# PLAZA MULTI-FAMILY APARTMENTS PRELIMINARY PLAT AND DEVELOPMENT PLAN

A RESIDENTIAL SUBDIVISION SECTION 29, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN KANSAS CITY, JACKSON COUNTY, MISSOURI

#### SHEET LIST:

C001 COVER SHEET C002 EXISTING CONDITIONS

C002A EXISTING CONDITIONS

C003 PROPOSED CONDITIONS - GROUND FLOOR

C004 PROPOSED CONDITIONS - 1ST FLOOR C005 PROPOSED SITE GRADING

C006 PROPOSED SITE UTILITY

C007 PRELIMINARY PLAT

L101 LANDSCAPE PLAN CONCEPT E001 SITE PLAN PHOTOMETRIC

E002 FIXTURE CUT SHEETS

A100 GARAGE LOWER LEVEL

A101 GARAGE UPPER LEVEL

A102 1ST FLOOR PLAN

A103 2ND FLOOR PLAN

A104 3RD & 4TH FLOOR PLAN A105 5TH FLOOR PLAN

A200 EXTERIOR ELEVATIONS

A300 SECTIONS

A400 EXTERIOR RENDERINGS

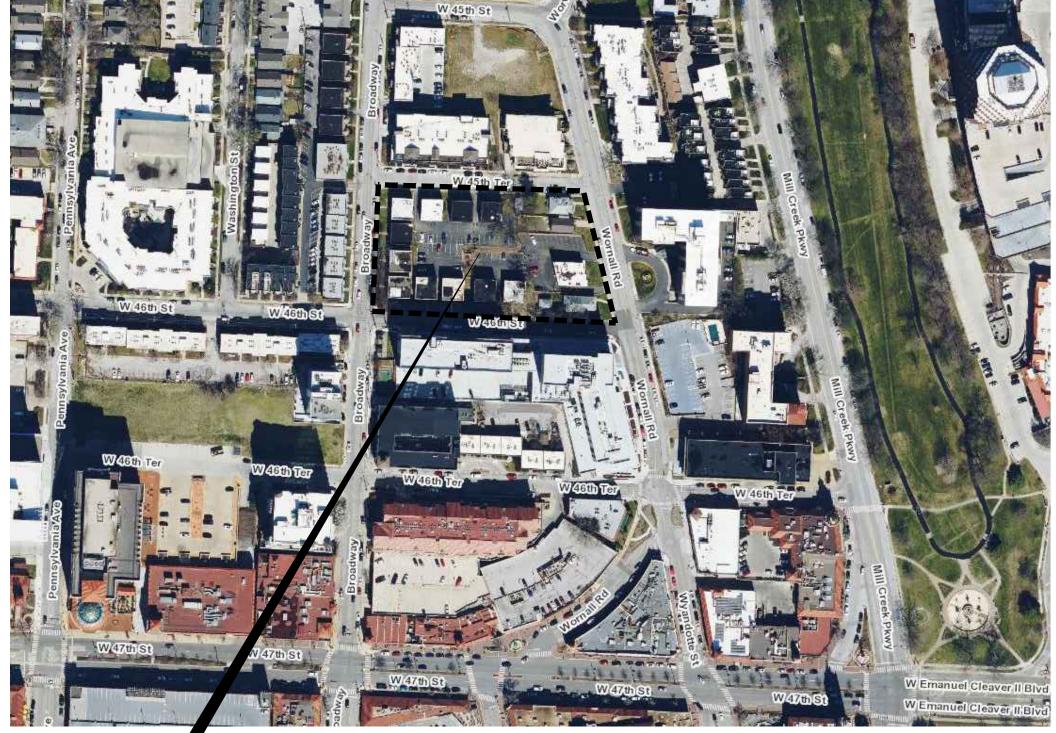
SIGNAGE SHALL COMPLY WITH CHAPTER 88-445

APPROVING A DEVIATION TO SECTION 88-110-06, TO ALLOW FOR AN ADDITIONAL 109 UNITS IN AN R-0.5 ZONING DISTRICT FOR A MINIMUM LOT AREA PER UNIT (SQ. FT) OF 306.

PAYMENT IN LIEU OF LAND DEDICATION: THE DEVELOPER ELECTS TO PAY THE CITY OF KANSAS CITY, MISSOURI, A SUM OF \$66,937.74 IN LIEU OF REQUIRED PARKLAND DEDICATION FOR 278 RESIDENTIAL UNITS PURSUANT TO SECTION 88-408-C OF THE ZONING AND DEVELOPMENT CODE.



EXTERIOR RENDERING



SECTION 29 TOWNSHIP 49N RANGE 33W

PROPERTY DESCRIPTION:

LOT 17 WORNALL PARK LOT 18 WORNALL PARK

PROJECT LOCATIONS

WORNALL PARK LOTS 19 THRU 21

WORNALL PARK LOT 22
310-12 W 46TH ST / LOT 23 E 25 FT OF LOT 24 WORNALL PARK
W 10 FT OF LOT 24 ALL LOT 25 E 10 FT OF LOT 26 WORNALL PARK
4535-41 BROADWAY 318-24 W 46TH ST WORNALL PARK W 26 ALL LOTS 27 THRU 30

WORNALL PARK E 7 FT OF S 40 FT LOT 12 & W 30.5 FT OF S 40 FT LOT 13 4531 BROADWAY / S 49 FT LOT 10 S 49 FT OF W 28 FT LOT 11 S 40FT OF E 7 FT LOT 11 S 40 FT OF W 28 FT LOT 12 WORNALL PARK

WORNALL PARK N 58 FT LOT 10 & N 58 FT OF W 28 FT LOT 11 309-23 W 45TH TER WORNALL PARK E 7 FT LOT 11 EXC S 40 FT ALL LOT 12 EXC S 40 FT ALL LOT 13 EXC S 40 FT OF W 30.5 FT ALL LOTS 14 THRU 16

#### TABLE 1 - SITE DATA

Site Data	Existing	Proposed	Deviation Requested	Approved	
Zoning	R-0.5	R-0.5	No		
Gross Land Area					
in square feet	86,382	86,382	No		
in acres	1.983	1.983	No		
Right-of-way Dedication					
in square feet	0	210	No		
in acres	0.00	0.005	No		
Right-of-way Vacation					
in square feet	0	0	No		
in acres	0.00	0.00	No		
Net Land Area					
in square feet	86,382	86,172	No		
in acres	1.983	1.978	No		
Building Area (sq. ft.)		398,511	No		
loor Area Ratio		4.62	No		
Residential Use Info					
Total Dwelling Units	172	278	Yes		
Detached House	0	0	No		
Zero Lot Line House	0	0	No		
Cottage House	0	0	No		
Semi-attached House	0	0	No		
Townhouse	0	0	No		
Two-unit House	0	0	No		
Multi-unit House	0	0	No		
Colonnade	0	0	No		
Multiplex	0	0	No		
Multi-unit Building	172	278	Yes		
Total Lots	11	1	No		
Residential	11	1	No		
Public/Civic	3	0	No		
Commercial	0	0	No		
Industrial	0	0	No		
Other	0	0	No		

## TABLE 2 - BUILDING DATA

Building Data	Existing	Proposed	Deviation Requested	Approved
Rear Setback	25 ft	0 ft	Yes	
Front Setback	15 ft	0 ft	Yes	
Side Setback	0 - 8 ft	0 ft	Yes	
Side Setback (abutting street)	15 ft	0 ft	Yes	
Height	-	77 ft	No	

#### TABLE 4 - PARKING

Building Data	Vehicle	Vehicle Spaces		paces	Alternatives Proposed
	Required	Proposed	Required	Proposed	(See 88-420-16-H)
Proposed Use(s)					
Residential	278	296			
Short Term Bicycle			30	30	NONE
Long Term Bicycle			72	72	
Total	278	296	102	102	
			•		

296 parking spaces with up to 10 additional spaces per ordinance.

### TABLE 5 - OTHER DEVELOPMENT STANDARDS

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

### **DEVELOPMENT SUMMARY TABLE**

								T.		
Name	Use	Height	No. Floors	No. Floors	Usage	Area (sf)	Units	Parking Spaces Required	Parking Spaces Provided	Area (:
				Garage Floors	Amenity	9,305	0	0	18	125,39
				Garage Floors	Parking	116,085		0	10	123,5
				01	Amenity	6,086	52	52	52	54,85
Plaza Multi-Family	Apartmonts	77'-0''	6	01	Residential	48,770	32	32	32	54,65
Flaza Williti-Fallilly	Apartments	//-0		02	Residential	54,660	52	52	52	54,66
				03	Residential	54,660	59	59	59	54,66
				04	Residential	54,660	59	59	59	54,66
				05	Residential	54,285	56	56	56	54,28
Total							278	278	296	398,53

PROJECT TIMELINE: CONSTRUCTION START: SUMMER 2025 CONSTRUCTION END: FALL 2026 THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE NAME: EPC REAL ESTATE GROUP ADDRESS: 8001 METCALF AVE, SUITE 300 OVERLAND PARK, KS 66204 PHONE: 816 405 5958 jtinkler@epcrealestate.com

www.epcrealestate.com



**City Plan Commission Recommends Approval with Conditions** 

Secretary of the City Plan Commission

BRR Original printed on recycled paper

BRR Architecture, Inc

8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204

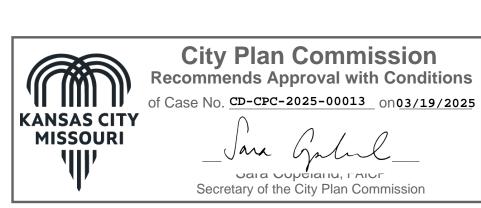
Taliaferro & Browne, Inc. Civil / Structural Engineering, Landscape Architecture & Surveying 1020 E. 8th Street, KCMO 64106

Fax (816) 283-0810

Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

**CPC SUBMITTAL** 

**COVER SHEET** 



Consultants Taliaferro & Browne, Inc. Civil / Structural Engineering,

Landscape Architecture & Surveying 1020 E. 8th Street, KCMO 64106 Ph (816) 283-3456 Fax (816) 283-0810

specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers.

Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law. **Issues & Revisions** 

**Project Name** 

Checked By: Drawn by: Document date: 1/24/24 31000657 **Project Phase** 

**CPC SUBMITTAL Professional Seal** 



**EXISTING CONDITIONS** 

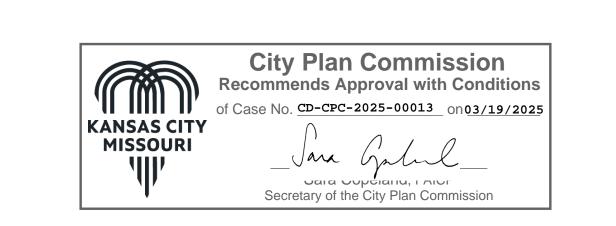
Sheet No. C002

		OWNERSHIP INFOR	MATION
PARC	EL NO.	OWNER	ADDRESS
	STE 104	BELCORE ANN MARIE	7425 FONTANA ST PRAIRIE VILLAGE, KS 66208
	STE 202	AHLQUIST CONNOR AND HANNAH-RAE	4516 BROADWAY AVE UNIT 2B KANSAS CITY, MO 64111
	STE 102	VILLANUEVA MARIA	4516 BROADWAY UNIT 102 KANSAS CITY, MO 64111
	STE 203	GAUR NEETA & RAKESH	14543 MOHAWK CIR LEAWOOD, KS 66224
	STE 301	SNYDER MCKENZIE M	4516 BROADWAY UNIT 3-A KANSAS CITY, MO 64111
	STE 302	MUSICK KELLI	4516 BROADWAY UNIT 301 KANSAS CITY, MO 64111
$\langle 7 \rangle$	STE 304	HAWKINS SAWYER GRAY	4516 BROADWAY UNIT 304 KANSAS CITY, MO 64111
	STE 201	SMILEY TYLER	4518 BROADWAY UNIT 2A KANSAS CITY, MO 64111
	STE 303	ROSKOP AILIE L	4516 BROADWAY UNIT 3D KANSAS CITY, MO 64111
	STE 101	WAMBUGU DANIEL	4615 BROADWAY BLVD UNIT 1A
	STE 204	5A LLC	KANSAS CITY, MO 64111  3 EASTGATE DR
		46 BROADWAY PARTNERS LLC	HILL CITY, KS 67642  500 SHAWNEE MISSION PKWY STE L5
	8 >	COHEN-ESREY  43 MADISON LLC	MISSION, KS 66202  4310 MADISON AVE STE L103
	STE 103	ALLAIRE GEORGE E & DEBORAH	KANSAS CITY, MO 64111  300 W 45TH TER UNIT 103  KANSAS CITY, MO (4111)
	STE 204	A-TRUSTEES  WARREN STEVE & LYNN	KANSAS CITY, MO 64111  300 W 45TH TER UNIT 204  KANSAS CITY MO (4111)
	STE 301	LESLIE D LERNER TRUST	KANSAS CITY, MO 64111  300 W 45TH TER UNIT 301  KANSAS CITY, MO (4111)
	STE 302	NELSON ROGER R & MARJORIE L	KANSAS CITY, MO 64111  300 W 45TH TER UNIT 302  KANSAS CITY, MO (4111)
	STE 102	BELT ROBERT J-TRUSTEE	KANSAS CITY, MO 64111 300 W 45TH TER UNIT 102
9	STE 201	RAMRAP HOLDINGS LLC	KANSAS CITY, MO 64111 9711 SUNSET CIR
		SPIVAK FAMILY TRUST DATED	LENEXA, KS 66220
	STE 104	09/24/2024 SPIVAK JEFFREY G & ELIZABETH ANN -TRUSTEES	300 W 45TH TER UNIT 104 KANSAS CITY, MO 64111
	STE 202	SULLIVAN JEFFREY L & ANDREA	300 W 45TH TER KANSAS CITY, MO 64111
		J & K WORNALL INVESTMENTS LLC	2749 A NW HUNTER DR BLUE SPRINGS, MO 64015 300 W 45TH TER UNIT 203
	STE 203	WIMER MICHAEL L & HOTZ ROBERT B  CAROL E BACHHUBER REVOCABLE	300 W 45TH TER UNIT 203 KANSAS CITY, MO 64111 300 W 45TH TER UNIT 101
	STE 101 STE 804	TRUST AGREEMENT  JLC REAL ESTATE LLC	KANSAS CITY, MO 64111  555 POYNTZ AVE STE 255
	STE 600	LAMBDEN MYA B	MANHATTAN, KS 66502 4545 WORNALL RD # 600
	STE 109	BALICK PAMELA	KANSAS CITY, MO 64111 4545 WORNALL RD APT 109
		HERRERA FRANCISCO OMAR	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT LE4
	STE 102	B&T PLAZA PROPERTIES LLC	KANSAS CITY, MO 64111 4545 WORNALL RD APT 102
		FOWLER COLIN	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT LE-6
	STE 307	ROBERT G BECKERS LIVING TRUST DATED 8/23/1999	KANSAS CITY, MO 64111 4545 WORNALL RD APT 802
	UNIT LE1	%ROBERT G BECKERS-TRUSTEE ROBERT G BECKERS LIVING	KANSAS CITY, MO 64111 4545 WORNALL RD APT 802
	STE 409	%ROBERT G BECKERS-TRUSTEE	KANSAS CITY, MO 64111 4545 WORNALL RD 409
	STE 409	JUAREZ ANDREA  JERRY D SHIERMEYER REVOCABLE  TRUST AGREEMENT	KANSAS CITY, MO 64111 4545 WORNALL RD #409
_		THOMAS B THOMSEN-TRUSTEE	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 1008
(10)	STE 1008	RODRIGUEZ PAOLA MORALES  ROBERT G BECKERS LIVING  TRUCKER DATED 0/22/1000	KANSAS CITY, MO 64111 4545 WORNALL RD APT 802
	STE 211	TRUST DATED 8/23/1999  **ROBERT G BECKERS-TRUSTEE  JAMSHID HOORFAR LIVING TRUST	KANSAS CITY, MO 64111 4545 WORNALL RD 211
	STE 402	ROBERT G BECKERS LIVING TRUST DATED 8/23/1999	KANSAS CITY, MO 64111 4545 WORNALL RD APT 802
		%ROBERT G BECKERS-TRUSTEE	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 704
	STE 704	PARKWAY TOWERS CONDO	KANSAS CITY, MO 64111 4545 WORNALL RD
	STE 1200	% BOARD OF MANAGERS SHARMA NIKITA JYOTI	KANSAS CITY, MO 64112 4545 WORNALL RD #1200
	STE 1200	WALKER MICHAEL W & DUCHARDT	KANSAS CITY, MO 64112 4545 WORNALL RD #1004-6
		LAURA J CAROLYN GENTILE LIV TR DATED 11/06/2006	KANSAS CITY, MO 64111  4545 WORNALL RD UNIT 1111&1112
		CAROLYN GENTILE TRUSTEE  VAKHSHOORI SUSAN	KANSAS CITY, MO 64111 4545 WORNALL RD #1207
	S1E 120/	WINGO DARREL W - TRUSTEE	KANSAS CITY, MO 64111  4545 WORNALL RD UNIT 605
		PEK PROPERTY LLC	KANSAS CITY, MO 64111  4545 WORNALL RD UNIT 1002  KANSAS CITY MO 64111
		GUTHRIE JOHN & JUDITH	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 111 KANSAS CITY, MO 64111
		CLEM DEBRA D & WILLIAM M	4545 WORNALL KANSAS CITY, MO 64111
		PETEETE TERRY L & SWARNAMBAL N	4545 WORNALL #901 KANSAS CITY, MO 64111

	<b>.</b>	OWNERSHIP INFOR	1		
ARCEL N	1O.	OWNER	ADDRESS		
STE	112	SMART SALLY C & SMART SHARON M	4545 WORNALL RD UNIT 112 KANSAS CITY, MO 64111		
STE	108	DETRICK STAN	4545 WORNALL RD #108 KANSAS CITY, MO 64111		
STE	501	ROGERS CHARLES W & KAREN L	4545 WORNALL RD KANSAS CITY, MO 64111		
		CURTIS C DUANE & PATRICIA	4545 WORNALL RD # 1105 KANSAS CITY, MO 64111		
STE	E 909	MCGARR BRIAN	4545 WORNALL RD UNIT 909 KANSAS CITY, MO 64111		
STE	602	WILLET JAMES & DANA L	8239 HYGIENE RD LONGMONT, CO 80503		
STE	603	GRAFING KEITH & EDITH	4301 MADISON AVE KANSAS CITY, MO 64111		
STE	E 608	CHOE LIHEA	4545 WORNALL RD UNIT 608 KANSAS CITY, MO 64111		
STE	E 607	KRANITSKY JANET L	4545 WORNALL RD 607 KANSAS CITY, MO 64111		
STE	E 700	CAUGHRON MANAGEMENT GROUP LLC	10227 E 137TH ST		
STF	611	PETERS STEPHEN C	KANSAS CITY, MO 64149  4545 WORNALL RD UNIT 611		
	612		KANSAS CITY, MO 64111 4545 WORNALL RD 612		
		BELL HOWARD R & ZELIA O	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 701		
	701	MCINTYRE AMELIA J TRUSTEE	KANSAS CITY, MO 64111 4545 WORNALL RD #703		
STE	2 703	COOK DONALD L & SUSAN L  CHERYL M PARRISH TRUST	KANSAS CITY, MO 64111		
STE	708	DATED 12/17/1998 CHERYL M PARRISH -TRUSTEE	4545 WORNALL RD # 708 KANSAS CITY, MO 64111		
STE	709	AMIROF CONRAD	3145 BROADWAY KANSAS CITY, MO 64111		
STE	710	AMIROF CONRAD	3145 BROADWAY KANSAS CITY, MO 64111 67 WILLOWBROOKE ST HUTCHINSON, KS 67502		
STE	711	M PATRICIA KERR TRUST 12-23-2011			
STE	206	MMO INVESTMENTS LLC	15426 IRON HORSE CIR LEAWOOD, KS 66224		
10 STE	208	MOORE TONY & MAI DAU	123 S FIGUEROA ST APT 702 LOS ANGELES, CA 90012		
STE	209	MAILAND BRITTANY	4545 WORNALL RD UNIT 209 KANSAS CITY, MO 64111		
STE	212	CONLEY MICHAEL P	4545 WORNALL RD 212 KANSAS CITY, MO 64111		
STE	306	BALDWIN CONRAD C JR	4545 WORNALL 306 KANSAS CITY, MO 64111		
STE	311	DAVIS THOMAS H & HUYCKE MARGARET A	5927 CENTRAL ST KANSAS CITY, MO 64113		
STE	309	ALI MOHSIN	15211 89TH AVE APT 210 JAMAICA, NY 11432		
STE	312	СНОН ЈНІМ	4545 WORNALL RD UNIT 312 KANSAS CITY, MO 64111		
UNIT	ΓLO1	RASMUSSEN ANNETTE	4545 WORNAL RD UNIT 101 KANSAS CITY, MO 64111		
UNIT	ΓLO2	DIANNE J BOYD TRUST DIANNE J BOYD-TRUSTEE	4545 WORNALL RD UNIT LO-2 KANSAS CITY, MO 64111		
STE	E 405	GUENTHER NICOLE-TR	4545 WORNALL RD 405 KANSAS CITY, MO 64111		
STE	£ 406	GUENTHER NICOLE-TR	4545 WORNALL RD 405 KANSAS CITY, MO 64111		
STE	E 407	COMBEST NANCY M	4545 WORNALL RD 407 KANSAS CITY, MO 64111		
UNIT	Γ LE3	BONAR REX A & SUSAN M	4545 WORNALL RD UNIT LE3 KANSAS CITY, MO 64111		
STE	E 411	DANIEL ROBERT A	8242 SHAW RD BROOKSVILLE, FL 34602		
STE	502	DVORAK JOHN A & ZIMMERMAN LEANN	4545 WORNALL RD #502 KANSAS CITY, MO 64111		
UNI	T LE7	TAO JING	545 WORNALL RD LE-7		
STE	E 100	FREDERICK RIGBY BARNES III &	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 100		
		NANCY DUPRE BARNES REVOCABLE LI WARFROD TOM & EVAH M	KANSAS CITY, MO 64111 4545 WORNALL RD LE8		
	503	GOVER HELEN L TRUSTEE	KANSAS CITY, MO 64111 4545 WORNALL RD APT 503		
	105	WITT DAN & SANDI	350 W 9TH		
STE		HERRON CLINT W & CHAVEZ	HOISINGTON, KS 67544  229 WARD PKWY 401B  KANSAS CITY MO 64112		
STE		HERRON SERGIO A  RYAN DANIEL & ROBIN	KANSAS CITY, MO 64112 4545 WORNALL RD UNIT 103 KANSAS CITY, MO 64111		
STE		BLAKENEY JOHN	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 905-906 KANSAS CITY, MO 64111		
STE		LEE ANN Y	4545 WORNALL RD 907 KANSAS CITY, MO 64112		
STE	910	BRUNO MARY	4545 WORNALL # 910		
	2911	JENSEN JACQUELINE	KANSAS CITY, MO 64111 4545 WORNALL RD APT 911		

		OWNERSHIP INFOR	MATION
PARC	EL NO.	OWNER	ADDRESS
	STE 1000	POUND LEE ELLIFF & DONALD M	400 BELLE AIR PLACE CARTHAGE, MO 64836
	STE 1011	NASH JULIE A-TRUSTEE	4545 WORNALL RD # 1001 KANSAS CITY, MO 64111
	STE 1012	HOLM REAL ESTATE ABILENE LLC	PO BOX 428 ABILENE, KS 67410
	STE 1007	BATSCHELET JOHN A	4545 WORNALL RD 1007 KANSAS CITY, MO 64111
	STE 1101	SKEENS PARKWAY TOWERS 1101 LLC	4545 WORNALL RD UNIT 1101 KANSAS CITY, MO 64111
	STE 1107	ARAMOON SAEID & MAHMASH	4545 WORNALL RD # 1107
	STE 1109	BRENDE SHANNA	KANSAS CITY, MO 64112  4545 WORNALL RD APT 1109
		TAYLOR TIMOTHY & SHERRY	KANSAS CITY, MO 64111  4545 WORNALL RD UNIT 1110
	STE 801	BRADBURY DANIEL J & JOBETH TRUST	KANSAS CITY, MO 64111 4545 WORNALL RD APT 805
	STE 806	BRADBURY DANIEL J & JOBETH TRUST	KANSAS CITY, MO 64111 4545 WORNALL RD APT 805
	STE 808	SCHWARZ JOAN E	KANSAS CITY, MO 64111 4545 WORNALL # 808
	STE 809		KANSAS CITY, MO 64130 14601 CARTER RD
		MILLER PHILLIP & ANAMARIA	OVERLAND PARK, KS 66221  4545 WORNALL RD APT 810
	STE 810	WELNSZ MELISSA	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 811
	STE 811	BLOBAUM MELODEE	KANSAS CITY, MO 64111 4545 WORNALL 812
	STE 812	CERO MARIA TRUST SARAPH PRASAD V & PATHAK	KANSAS CITY, MO 64111  4545 WORNALL RD APT 902
	STE 902	SEEMANTINI M	KANSAS CITY, MO 64111  4545 WORNALL RD UNIT 905-906
	STE 905	BLAKENEY JOHN	KANSAS CITY, MO 64111
	STE 302	DEWEY THOMAS E	4545 WORNALL UNIT 302 KANSAS CITY, MO 64111
	STE 408	EQUITY TRUST COMPANY CUSTODIAN FBO CURTIS JAY IRA	5705 W 148TH PL OVERLAND PARK, KS 66223
(10)	UNIT LO3	MILLER NANCY A & MILLER LESLIE J	1 DEER PARK RD GREAT NECK, NY 11024
	STE 904	SPEARMAN ROBB & SOCK HOON	909 56TH WEST DES MOINES, IA 50266 4545 WORNALL RD 604
	STE 604	MCGINNESS LELAND R	KANSAS CITY, MO 64111 4545 WORNALL RD 207
	STE 1108	LAZERE LOIS & ROBERT-TR  MCLELLAN KELSEY	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 1108
		REISER JOAN E	KANSAS CITY, MO 64111 4545 WORNALL RD LE-2
		SKEENS PROPERTIES LLC	KANSAS CITY, MO 64111  1000 W 58TH ST  KANSAS CITY MO 64112
	STE 912	JONES FAMILY TRUST 05/01/2020 HOWARD E & CAROLYN C JONES	KANSAS CITY, MO 64113 PO BOX 787
	STE 805	TRUSTEES BRADBURY DANIEL J &	HEBER SPRINGS, AR 72543  4545 WORNALL RD APT 805
		JOBETH TRUST  MAYERDIRK MARK A & NANCY S	KANSAS CITY, MO 64111 4545 WORNALL APT 1210
	STE 512	WOODLEY ROBERY	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 512
		BONAR REX A & SUSAN M	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT LE3
	STE 411		KANSAS CITY, MO 64111 8242 SHAW RD
		DANIEL ROBERT A  DVORAK JOHN A &	BROOKSVILLE, FL 34602 4545 WORNALL RD #502
	STE 502	ZIMMERMAN LEANN	KANSAS CITY, MO 64111 231 FAIRDALE RD
		HALL BRIGID D & JAMES M IV-TRUSTEES	SALINA, KS 67401 4545 WORNALL UNIT 400
		CRAWFORD RAY & DON	KANSAS CITY, MO 64111 4545 WORNALL RD # L05
		WIEDERHOLT JOHN M & JESSICA N	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 201
	STE 201 STE 205	LOH PROPERTY LLC  WALDEN PATRICK F & BARBARA A	KANSAS CITY, MO 64111 1302 N PRESCOTT ST
	STE 210	SADLER INVESTMENT	WICHITA, KS 67212  116 LOWES FOOD DR PWB 303 LEWISYHLE NG 27022
	STE 305	PROPERTIES INC  OLYAEI TRUST DATED 10-04-2013 OLYAEE MOJTABA & OLYAEI MARYAM	LEWISVILLE, NC 27023  15426 IRON HORSE CIR
		S-TRUSTEES  JANA GOLDSICH REVOCABLE	LEAWOOD, KS 66224 4545 WORNALL RD 705-706
	STE 706	TRUST DATED 10/05/2016	KANSAS CITY, MO 64111
	STE 707	WATSON JOE A & BECKY A	5316 LOCUST CT OSAGE BEACH, MO 65065
	STE 807	KOEHLER JEROME S JR-TRUSTEE	5410 STATE LINE RD MISSION HILLS, KS 66208
	STE 903	LEWIS FAMILY IRREVOCABLE TRUST DATED 03/13/2024	2012 W 48TH ST WESTWOOD, KS 66205

PARC	CEL NO.	OWNER	ADDRESS
	STE 1009	EAST WEST PROPERTIES LLC	705 B SE MELODY LN UNIT 341 LEE'S SUMMIT, MO 64063
	STE 1103	KOEHLER JEROME S JR-TRUSTEE	5410 STATE LINE RD MISSION HILLS, KS 66208
	STE 705	JANA GOLDSICH REVOCABLE TRUST DATED 10/05/2016	4545 WORNALL RD 705-706 KANSAS CITY, MO 64111
	STE 1104	HARTMAN KRISTINA D ANN & HOLDER SCOTT G	2408 SW REGENCY DR LEE'S SUMMIT, MO 64082
	STE 107	SHEPHERD CHRISTELLA L	13315 CORRINGTON AVE GRANDVIEW, MO 64030
	STE 412	ADAMS TODD M	1247 ARBORSIDE DR AURORA, IL 60502
	STE 504	OGREN MARK W-TRUSTEE	545 WORNALL RD UNIT 504 KANSAS CITY, MO 64111
	STE 505	NIKNAM NAHAL & NAMIN FARID M	4340 WARWICK BLVD KANSAS CITY, MO 64111
	STE 506	NIKNAM NAHAL & NAMIN FARID M	4340 WARWICK BLVD
	STE 507	BARBARA M KNAUF TRUST DATE 06/29/1995	KANSAS CITY, MO 64111  143 ISLAND WAY
	STE 508	% BARBARA KNAUF TRUSTEE  GREGORY EPY MICHELE	GREEN ACRES, FL 33413  4545 WORNALL RD UNIT 508
	STE 908		KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 908
		YASA SARP TURGUT	KANSAS CITY, MO 64111 4545 WORNALL RD UNIT 1102
	STE 1102		KANSAS CITY, MO 64111 4310 KARNES RD
	STE 310	SSPL INVESTMENTS LLC	SAINT JOSEPH, MO 64506  4545 WORNALL RD APT 1202
	STE 1201	HOWE SAMUEL F & KATHLEEN SCHMIEDELER	KANSAS CITY, MO 64111
	STE 104	MCCLELLAN MARIAN	4545 WORNALL UNIT 104 KANSAS CITY, MO 64111
	STE 203	CONNOLLY STEPHEN G-TRUSTEE	805 W MONTEREY AVE STOCKTON, CA 95204
	STE 204	BROWN ASHLEE	4545 WORNALL RD UNIT 204 KANSAS CITY, MO 64111
(10)	STE 510	PHILLIPS FAMILY REVOCABLE TRUST C/O N WILLIAM PHILLIPS	4545 WORNALL RD # 510 KANSAS CITY, MO 64111
	STE 511	PHILLIPS FAMILY REVOCABLE TRUST C/O N WILLIAM PHILLIPS	4545 WORNALL RD # 510 KANSAS CITY, MO 64111
	STE 1202	HOWE SAMUEL F & KATHLEEN SCHMIEDELER	4545 WORNALL RD APT 1202 KANSAS CITY, MO 64111
	STE 401	LABAYOG JO-MEL S & DOROTA	82 THORNHILL DR DANVILLE, IL 61832
	STE 702	COSTELLO JOHN K & DECKER CAROLE J TRUSTE	4545 WORNALL RD UNIT 702 KANSAS CITY, MO 64111 4545 WORNALL STE 301
	STE 301	WALLINGFORD NANCY A	KANSAS CITY, MO 64111  4545 WORNALL RD UNIT 303
	STE 303	MURPHY ALINDA	KANSAS CITY, MO 64111 4545 WORNALL RD APT 308
	STE 308	ORDO NATHAN	KANSAS CITY, MO 64111 1715 W 39TH ST 207
		GOLDENBELL REAL ESTATE LLC KENNETH G SAYLER	KANSAS CITY, MO 64111 4553 PLUMSTEAD DR
	STE 509	REVOCABLE LIVING TRUST	VIRGINA BEACH, VA 23462 4545 WORNALL RD UNIT 601
	STE 601	WILLIAMS MOLLY K	KANSAS CITY, MO 64111
	STE 609	ROBINSON REAGAN	4545 WORNALL 609 KANSAS CITY, MO 64111 712 PARKWAY TOWERS
	STE 712	PEOPLE FOR THE ETHICAL TREATMENT OF	4545 WORNALL RD KANSAS CITY, MO 64111
	STE 106	SMITH SHELLEY	4545 WORNALL RD UNIT 106 KANSAS CITY, MO 64111
	STE 1204	LARRABEE FAMILY TRUST DATED 9/2/2021	4545 WORNALL RD UNIT 1205 KANSAS CITY, MO 64111
	STE 1205	LARRABEE MARK R & AIMEE G	4545 WORNALL RD APT 1205 KANSAS CITY, MO 64111
	STE 1206	LARRABEE MARK R & AIMEE G	4545 WORNALL RD APT 1205 KANSAS CITY, MO 64111
	STE 803	OSMUNDSON DAVID & JEANETTE	4545 WORNALL UNIT 803 KANSAS CITY, MO 64111
	STE 300	GAITA JOHN & NORA SALIH	4545 WORNALL RD UNIT 300 KANSAS CITY, MO 64111
	STE 200	TAUNTON ROMA L	4545 WORNALL RD APT 200 KANSAS CITY, MO 64111
	UNIT LE5	POPE ERNESTINE	4545 WORNALL RD UNIT LE 5 KANSAS CITY, MO 64111
	STE 305	OLYAEI TRUST DATED 10-04-2013 OLYAEE MOJTABA & OLYAEI MARYAM S-TRUSTEES	15426 IRON HORSE CIR LEAWOOD, KS 66224
	STE 1100	MCDILL RYAN	4545 WORNALL RD UNIT 1100 KANSAS CITY, MO 64111
	STE 1209	BURKE MICHAEL-TRUSTEE	4545 WORNALL RD UNIT 1209 KANSAS CITY, MO 64111
	STE 404	ELCHOS MARK	4545 WORNALL RD UNIT 404 KANSAS CITY, MO 64111
<	11	SUMMIT HOSPITALITY 138 LLC SUMMIT HOTEL PROPERTIES 12600 HIL LCOUNTRY BLVD STE R-100 AUSTIN, TX 78738	4600 MILL CREEK PKWY KANSAS CITY, MO 64111





Consultants

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106
Ph (816) 283-3456
Fax (816) 283-0810

Copyright Notice

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

	Issues & Revisions						
NO.	DATE	DESCRIPTION					
$\dashv$							
$\dashv$							
$\neg$							
$\dashv$							
$\dashv$							
T							
T							

Project I

AZA MULTI-FAMILY

H STREET & WORNALL ROAD

SOLITY MISSOLIDI

Project Manager LBN Checked By: LBN Drawn by: VL

Project No. 31000657

Project Phase
CPC SUBMITTAL

Professional Seal

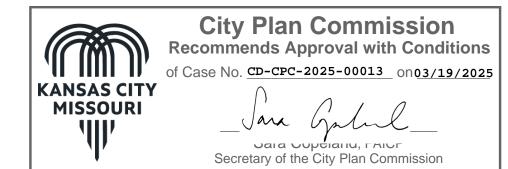


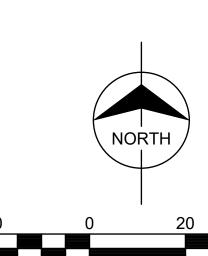
Sheet Title

EXISTING CONDITIONS

Sheet No.

GARAGE GROUND FLOOR





HORIZONTAL SCALE 1"=20'

PROPOSED CONDITIONS -GROUND FLOOR

BRR Original printed on recycled paper



**Project Manager:** LBN Drawn by:

Document date: 1/24/24

31000657 **Project Phase** 

Architect of Record: BRR Architecture, Inc

Tel: 913-262-9095 Fax: 913-262-9044

Consultants

8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204

Taliaferro & Browne, Inc. Civil / Structural Engineering, Landscape Architecture & Surveying

1020 E. 8th Street, KCMO 64106

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

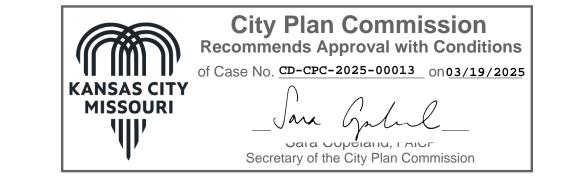
Ph (816) 283-3456

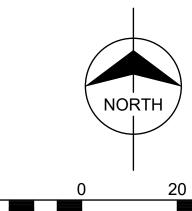
Fax (816) 283-0810

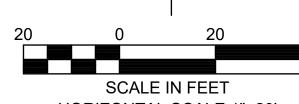
**Issues & Revisions** 

**Project Name** 

GARAGE 1ST FLOOR







HORIZONTAL SCALE 1"=20' PROPOSED CONDITIONS -

BRR Original printed on recycled paper

Architect of Record: BRR Architecture, Inc 8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204 Tel: 913-262-9095 Fax: 913-262-9044

Taliaferro & Browne, Inc. Civil / Structural Engineering, Landscape Architecture & Surveying 1020 E. 8th Street, KCMO 64106 Ph (816) 283-3456

Fax (816) 283-0810 This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

**Issues & Revisions** 

**Project Name** 

PRECAST RCB (WATERTIGHT, 175'L X 11'W X 6'D). CONTRACTOR TO COORDINATE INSTALLATION WITH

CURB INLET— TOP=872.87 F\_ OUT(W)=868.07 15"RCP

CURB INLET LP— TOP=871.07 F\_ OUT(NE)=865.87 15"RCP—

Checked By: LBN Drawn by: Document date: 1/24/24

31000657 **Project Phase** 

GARAGE GROUND FLOOR

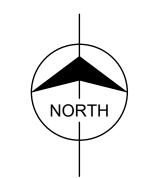


City Plan Commission
Recommends Approval with Conditions

Secretary of the City Plan Commission

<u>LEGEND</u>

■ ■ PROJECT BOUNDARY



HORIZONTAL SCALE 1"=20'

PROPOSED SITE GRADING

Drawn by: ∨L

Document date: 1/24/24

Project Phase

BRR Original printed on recycled paper

BRR Architecture, Inc

Taliaferro & Browne, Inc. Civil / Structural Engineering, Landscape Architecture & Surveying 1020 E. 8th Street, KCMO 64106 Ph (816) 283-3456 Fax (816) 283-0810

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

Issues & Revisions

8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204

Tel: 913-262-9095 Fax: 913-262-9044

Architect of Record: BRR Architecture, Inc 8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204

Tel: 913-262-9095 Fax: 913-262-9044

Taliaferro & Browne, Inc. Civil / Structural Engineering, Landscape Architecture & Surveying

Fax (816) 283-0810

1020 E. 8th Street, KCMO 64106

Ph (816) 283-3456

a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law. **Issues & Revisions** 

Project Manager: Checked By: Drawn by: Document date:

1/24/24 31000657

Project Phase **CPC SUBMITTAL** 

**Professional Seal** 

PROPOSED SITE UTILITY

#### SITE LEGEND:

PROJECT BOUNDARY

NEW KCMO TYPE SW-1 PCC SIDEWALK AND RAMP 4" AB-3 AGGREGATE BASE COURSE 6" COMPACTED SUBGRADE

KCMO STD. D-2 TYPE VI COMM. DRIVEWAY 8" PCC PAVEMENT

6" AB-3 BASE COURSE 6" COMPACTED SUBGRADE 2" TYPE 3-01 ASPHALTIC CONCRETE SURFACE

6" TYPE I-01 ASPHALTIC CONCRETE BASE COURSE 6" AB-3 AGGREGATE BASE COURSE

PROPOSED KCMO TYPE C-1 CURB PROPOSED ADA RAMP. EXISTING CURB INLETS.

PROPOSED RAISED PLANTER. SEE LANDSCAPE PLAN. PROPOSED CASCADING WATER FEATURE. SEE LANDSCAPE PLAN. PROPOSED BIKE RACK LOCATION (SEE ARCHITECTURAL PLANS). PROPOSED LOADING ZONE.

PROPOSED TRASH ENCLOSURE LOCATION. PROPOSED H-20 TRAFFIC RATED UNDERGROUND ENCLOSED PRECAST RCB (WATERTIGHT, 175'L X 11'W X 6'D). PROVIDED VOL. = 11,200 CF. REQUIRED VOL. = 10,550 CF.

CONTRACTOR TO COORDINATE INSTALLATION WITH PROPOSED FOUNDATIONS. SEE STRUCTURAL PLANS. PROPOSED BUILDING PATIO (TYP,). SEE ARCHITECTURAL/STRUCTURAL PLAN.

PROPOSED STAIR AND HANDRAIL (TYP.) PROPOSED RETAINING/LANDSCAPE WALL. SEE LANDSCAPE PLAN. PROPOSED 8' X 9' TRANSFORMER LOCATION.

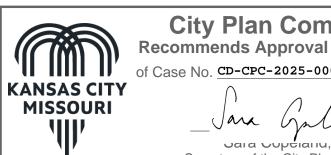
PROPOSED SIDEWALK BRICK PAVERS PROPOSED IDLE-FREE ZONE SIGN.

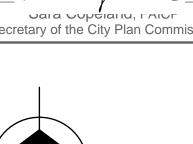
#### SITE UTILITY LEGEND:

- 1) PROPOSED 6" DIP FIRE PROTECTION LINE.
- (2) PROPOSED 4" DIP DOMESTIC WATER SERVICE LINE.
- (3) 4" WATER METER TO BE LOCATED INSIDE MECHANICAL ROOM. PROJECT TO OBTAIN WAIVER FROM KC WATER. SEE MEP PLANS.
- (4) PROPOSED 6" SDR-26 PVC SANITARY SEWER SERVICE.
- (5) PROPOSED 4' DIA. KCMO TYPE MH-1 SAMPLING MANHOLE.
- (6) PROPOSED 6" HDPE ROOFDRAIN (TYP.)
- 7 PROPOSED H-20 TRAFFIC RATED UNDERGROUND ENCLOSED PRECAST RCB (WATERTIGHT, 175'L x 11'W x 6'D).

PROVIDED VOL. = 11,200 CF. REQUIRED VOL. = 10,550 CF. CONTRACTOR TO COORDINATE INSTALLATION WITH PROPOSED FOUNDATIONS. SEE STRUCTURAL PLANS.

- 8 PROPOSED HDPE STORM PIPE (WATERTIGHT, TYP.).
- 9 30" DIA. NYLOPLAST STORM WATER OUTLET CONTROL STRUCTURE W/ H-20 ADA PEDESTRIAN GRATE.
- (10) PROPOSED 8' X 9' TRANSFORMER LOCATION.
- EXISTING FIRE HYDRANT. DO NOT DISTURB.
- PROPOSED 30"Ø HDPE RISER PIPE.
- (3) EXISTING WATER SERVICE LINES TO BE KILLED AND METER TO BE REMOVED (TYP.).
- (14) EXISTING CURB INLET TO REMAIN. ADJUST TOP OF INLET TO MATCH FINISHED GRADE AND REPLACED DAMAGED CURB INLET TOPS.
- (15) EXISTING GRATE INLET TO REMAIN.
- (16) EXISTING CURB INLET TO BE CONVERTED TO JUNCTION BOX.
- (17) EXISTING STREETLIGHT AND/OR POWER LINE TO REMAIN. DO NOT DISTURB.
- (18) EXISTING GAS SERVICE LINE TO BE KILLED (TYP.). (19) EXISTING UTILITY VAULT TO REMAIN. ADJUST TOP ELEVATION TO MATCH
- FINISHED GRADE.
- 20) PROPOSED TRASH ENCLOSURE LOCATION.
- (21) PROPOSED GAS SERVICE LINE BY OTHERS. (22) PROPOSED 30" DIA. NYLOPLAST DRAIN BASIN W/ STD. GRATE.
- (23) PROPOSED FIRE HYDRANT.
- (24) NEW FIRE HYDRANT. KCMO WSD PROJECT NO. 80002224.
- (25) NEW FIRE HYDRANT. KCMO WSD PROJECT NO. 80002280.







HORIZONTAL SCALE 1"=20'

PRELIMINARY PLAT

BRR Original printed on recycled paper

**City Plan Commission Recommends Approval with Conditions** f Case No. <u>CD-CPC-2025-00013</u> on<u>03/19/2025</u> Secretary of the City Plan Commission

Drawn by: Document date: 1/24/24 Project No. 31000657 Project Phase

Project Manager:

Checked By:

Architect of Record: BRR Architecture, Inc 8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204

Tel: 913-262-9095 Fax: 913-262-9044

Taliaferro & Browne, Inc. Civil / Structural Engineering,

Landscape Architecture & Surveying

specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of

Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

this drawing for reference or example on another project requires the services of properly licensed architects and engineers.

1020 E. 8th Street, KCMO 64106

Ph (816) 283-3456

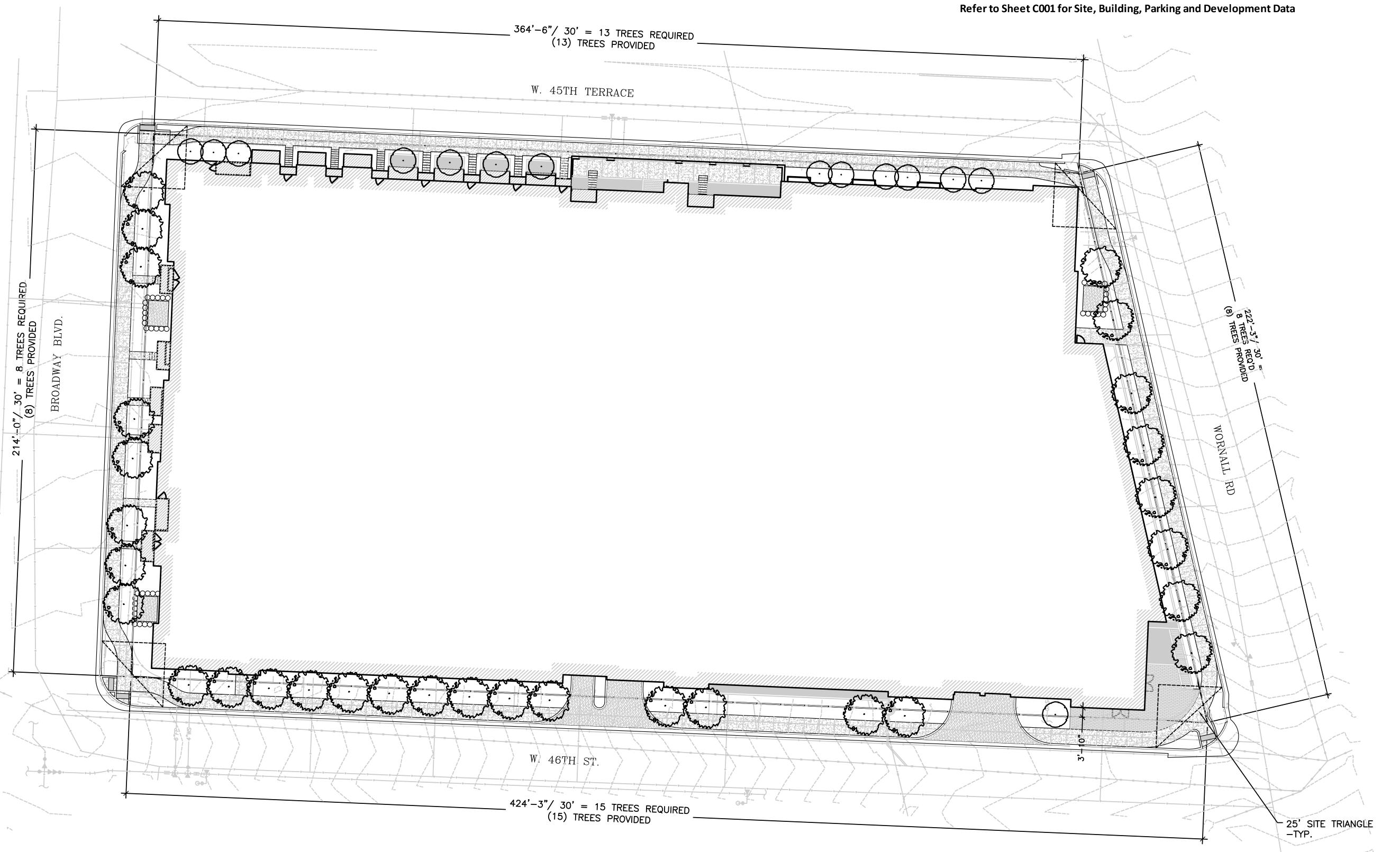
Fax (816) 283-0810

**Issues & Revisions** 

**Project Name** 

LANI	DSCAPE MATERIALS			
QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	NOTES /
	Large Deciduous Trees			
6	Carpinus caroliniana 'JFS-KW6'	Native Flame American Hornbeam	2.0	B&B
4	Celtis occidentalis 'JFS-KSU1'	Prairie Sentinel Hackberry	2.0	B&B
10	Ginkgo biloba 'Princeton Sentry'	Ginkgo	2.0	B&B
6	Quercus 'Crimschmidt'	Crimson Spire Oak	2.0	B&B
4	Zelkova serrata 'Musashino'	Musashino Japanese Zelkova	2.0	B&B
	Ornamental Deciduous Trees			
9	Cercis canadensis The Rising Sun ('JNJ'	Rising Sun' Redbud (single-stem)	8'-9' ht.	B&B
5	Cornus alternifolia	Golden Shadows® Pagoda Dogwood	8'-9' ht.	B&B
	Shrubs / Ornamental Grasses			
44	Rhamnus frangula 'Fine Line'	Fine Line Buckthorn	3 gal.	Cont.

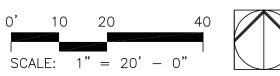
88-425 – LANDSCAPE REQUIREMENTS		Required	Proposed	Symbol	Alternative Requested?	Approved
88-425-03 Street Trees:					,	
At least one street tree is required for each 30' of street				www		
frontage.				& . }		
Broadway Street: 215' / 30' = 8 Trees		8	8	\(\frac{1}{2}\) \(\frac{1}{2}\)		
W 45th Terrace: 366' / 30' = 13 Trees		13	13	CAS CONTRACTOR OF THE PARTY OF		
W 46th Street: 426' / 30' = 15 Trees		15	15			
Wornall Road: 215' / 30' = 8 Trees		8	8	$(\cdot)$		
Total		44	44			
Required street trees must be installed within the ROW or within 10' of the street ROW. (If street trees are located outside the ROW the city is authorized to require the establishment of a 15' landscape maintenance easement.)		Yes	Yes			
88-425-04 General	SF					
At least one tree must be provided per 5,000 square feet of principle building coverage (building footprint)		0	0			
Building	73770					
88-425-08-B Screening of Mechanical Equipment & Utility Cabine	ts					
Above-ground utility cabinets that are 30 or more inches in height or width and visible from the right-of-way must be screened from public view with landscaping or with an architectural treatment.		Yes	Yes			
88-425-10-B Trees						
If more than 8 trees are required, no more than 40% may be of a single species. If more than 25 trees are required, no more than 25% may be of a single species.		Yes	Yes			





City Plan Commission
Recommends Approval with Conditions

Secretary of the City Plan Commission



Architect of Record: BRR Architecture, Inc 8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204

Tel: 913-262-9095 Fax: 913-262-9044 Consultants

**BBN** Architects, Inc 411 Nichols Road Suite 246 KANSAS CITY, MO 64112 Tel: 816-753-2550

Copyright Notice This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

**Issues & Revisions** 

**Project Name** 

CPC SUBMITTAL

**Professional Seal** 

Sheet Title LANDSCAPE PLAN CONCEPT
Sheet No.

LIGHT FIXTURE SCHEDULE									
TYPE	MANUFACTURER	LAMPS	WATTS VOLTS	DESCRIPTION	NOTES				
	GOTHAM IV06 D 10LM 35K 80CRI 60D MVOLT	LED 1000 LUM 3500K	9.8	LED 4" RECESSED CAN LIGHT RATED FOR OUTDOOR USE AND WET LOCATIONS FLOOD DISTRIBUTION (60 DEGREES)					
SB	HE WILLIAMS 4CRDI 17 L9 835 D [*]	LED 900 LUM 3500K	<u>11</u> 120	LED CYLINDER WALL SCONCE - DOWN LIGHT ONLY * COORDINATE FINISH WITH ARCHITECT					

SPECIFIC NOTES:

SUBSTITUTION NOTES:

THE LIGHTING DESIGN FOR THIS PROJECT IS BASED UPON THE MANUFACTURERS SPECIFIED. IF AN ADDITIONAL SUBSTITUTION IS DESIRED BY THE CONTRACTOR, A SUBSTITUTION REQUEST SUBMITTAL MUST BE PROVIDED AS FOLLOWS:

S1. SUBSTITUTION REQUEST MUST BE RECEIVED BY THE ENGINEER IN WRITING 10 DAYS PRIOR TO BID. FAILURE TO SUBMIT CONSTITUTES

A GUARANTEE TO SUPPLY THE SPECIFIED FIXTURES. S2. INFORMATION IS TO BE SUPPLIED COMPARING PHOTOMETRY, (WITH FLOOR PLANS INDICATING POINT BY POINT CALCULATIONS)

DIMENSIONS, MATERIAL COMPOSITION, FINISH, VISUAL APPEARANCE AS WELL AS THE "CONTRACTOR NET" PRICING. SAMPLES ARE TO BE PROVIDED UPON REQUEST.

S3. GREAT CARE, TIME AND EXPENSE HAVE BEEN USED TO PROVIDE OUR CLIENT WITH THE LIGHTING AND CONTROLS SYSTEM. THEREFORE, FOR EACH AND EVERY TYPE OF FIXTURE OFFERED AS AN UNSOLICITED ALTERNATE, A \$500.00 FEE WILL BE CHARGED TO THE CONTRACTOR FOR REVIEW OF THE ALTERNATE FIXTURE. THIS CHARGE IS IN NO WAY A GUARANTEE OF APPROVAL, BUT IS SOLELY TO COMPENSATE

THE ENGINEER FOR TIME SPENT VALIDATING EQUALITY AND COMPATIBILITY WITH THE PROJECT REQUIREMENTS. THIS REIMBURSEMENT MUST BE

RECEIVED BY THE ENGINEER PRIOR TO ANY REVIEW COMMENCING.

S4. PACKAGING OF LIGHT FIXTURES WILL NOT BE CONSIDERED OR APPROVED. S5. MANUFACTURER'S REPRESENTATIVE AGENTS SHALL BE ALLOWED TO OFFER MINI-LOT PRICING FOR SPECIFIED LIGHTING FIXTURES.

S6. LIGHTING CONTROLS PRICING SHALL BE COMPLETELY SEPARATE OF ANY LIGHT FIXTURE PRICING. ANY LIGHTING CONTROLS PRICING THAT IS SUBMITTED WITH LIGHT FIXTURE PRICING (UNIT OR MINI-LOT) WILL BE IMMEDIATELY REJECTED IN ITS ENTIRETY.

GENERAL NOTE:

G1. ELECTRICAL CONTRACTOR SHALL VERIFY CEILING TYPE PRIOR TO ORDERING ANY LIGHT FIXTURES. G2. ELECTRICAL CONTRACTOR SHALL COORDINATE DIMMING DRIVERS/BALLASTS WITH DIMMING SWITCHES/SYSTEMS AND SHALL INCLUDE ALL REQUIRED CONTROL WIRING.

CALCULATION SUMMARY (FC)								
REGION	AVG	MAX	MIN	AVG/MIN	MAX/MIN			
NORTHEAST	0.77	2.3	0	N/A	N/A			
NORTHWEST	1.24	12.3	0	N/A	N/A			
SOUTHEAST	6.04	22	0.2	30.2	110			
PROPERTY LINE	0.09	5.2	0	N/A	N/A			

The project will seek an exception for Ordinance 88-430-05-C through the Board of Zoning Adjustment for locations in which the light spill at the property line exceeds 1.0 fc.

W 45TH TERRACE 7.0 to.0 \$\frac{\frac

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions of Case No. CD-CPC-2025-00013 on03/19/2025

+ associates Secretary of the City Plan Commission

1730 Walnut Street Kansas City, Missouri 64108 1915 Frederick Avenue, St. Joseph, Missouri 64501 Phone: 816.221.1411 | Fax: 816.221.1429 LANKFORD | FENDLER + ASSOCIATES, CONSULTING ENGINEERS, INC. COPYRIGHT © 2024 Project No. 24.7643.00 COA No. 2006001168

SITE PLAN PHOTOMETRIC E001 BRR Original printed on recycled paper

**CPC SUBMITTAL** 

GREGORY J.

NUMBER
PE-2006037230

★: FENDLER :★

Architect of Record: BRR Architecture, Inc

Tel: 913-262-9095 Fax: 913-262-9044

8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204

Taliaferro & Browne, Inc. Civil / Structural Engineering, Landscape Architecture & Surveying 1020 E. 8th Street, KCMO 64106

This drawing was prepared for use on a

properly licensed architects and engineers

**Issues & Revisions** 

specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of

Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

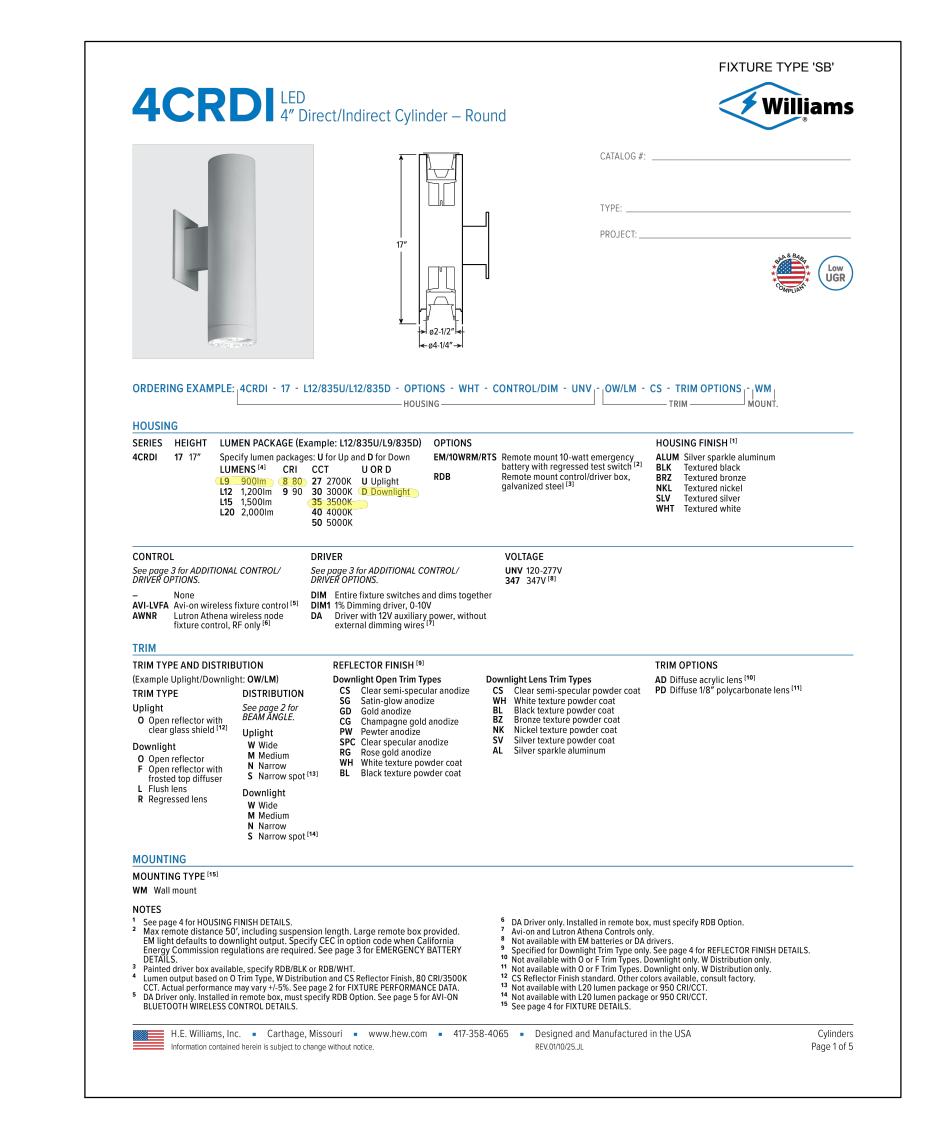
Ph (816) 283-3456 Fax (816) 283-0810

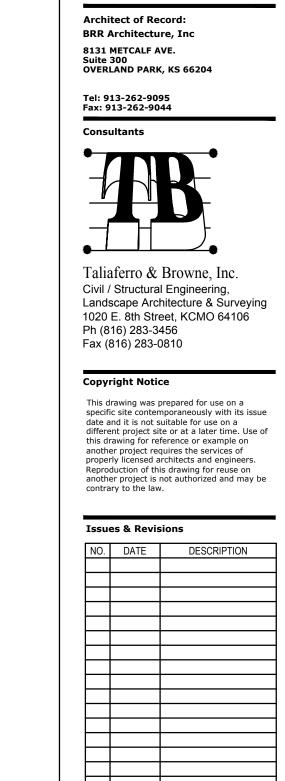
SITE PLAN-PHOTOMETRIC

SCALE: 1" = 20'-0"

W 46TH STREET







**Project Name** 

PLAZA MULTI-FAMILY W 46TH STREET & WORNALL ROAD KANSAS CITY, MISSOURI

A NEW MIXED USE BUILDING FOR:

**CPC SUBMITTAL** 

GREGORY J. FENDLER NUMBER PE-2006037230

FIXTURE CUT SHEETS LANKFORD | FENDLER + ASSOCIATES, CONSULTING ENGINEERS, INC.

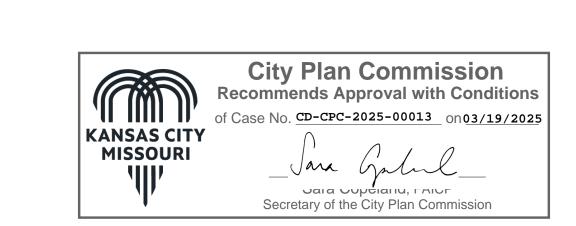
E002

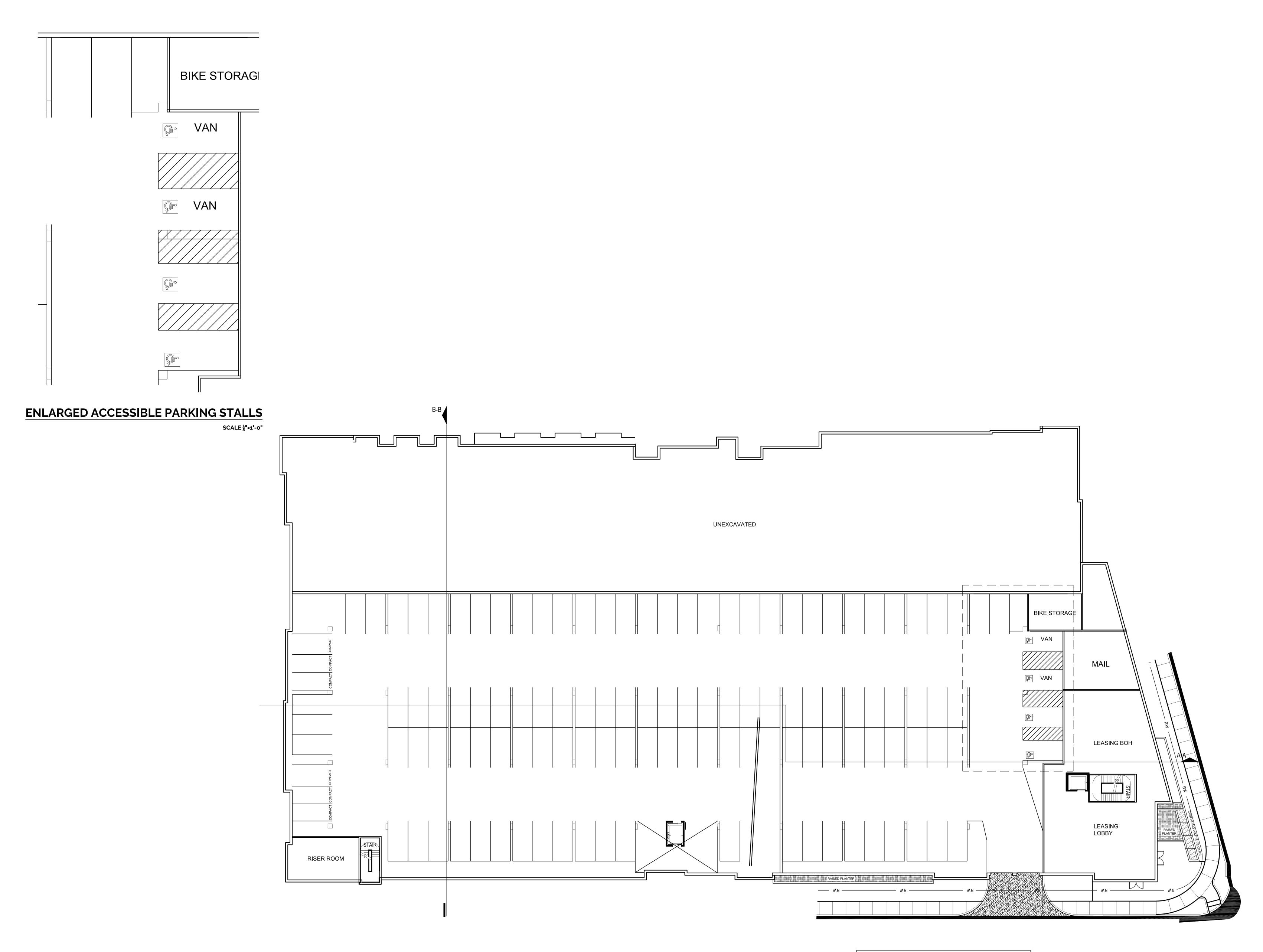
BRR Original printed on recycled paper

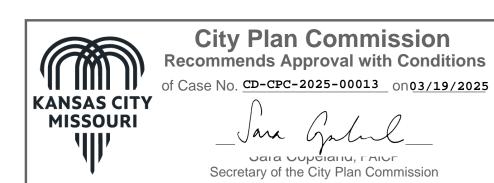
+ associates

1730 Walnut Street Kansas City, Missouri 64108 1915 Frederick Avenue, St. Joseph, Missouri 64501 Phone: 816.221.1411 | Fax: 816.221.1429

COPYRIGHT © 2024 Project No. 24.7643.00 COA No. 2006001168







GARAGE LOWER LEVEL SCALE 1/16"=1'-0"

Architect of Record: BRR Architecture, Inc 8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204 Tel: 913-262-9095 Fax: 913-262-9044

Consultants

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

**Issues & Revisions** 

**Project Phase** 

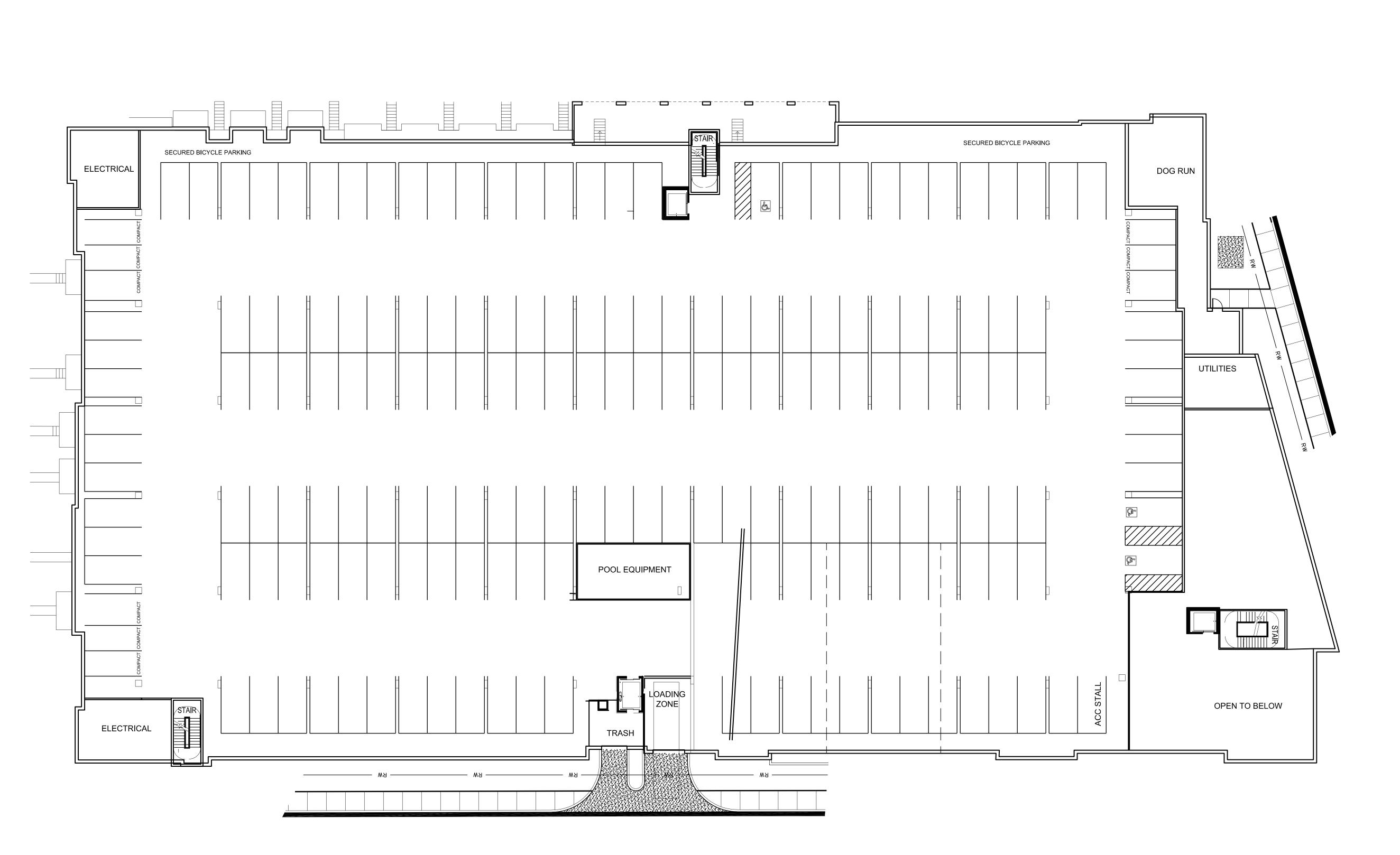
CPC SUBMITTAL Professional Seal

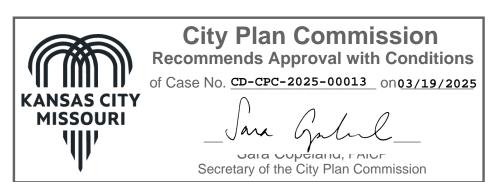


Sheet Title

GARAGE

LOWER LEVEL A100





GARAGE UPPER LEVEL SCALE 1/16"=1'-0" Tel: 913-262-9095 Fax: 913-262-9044 Consultants

Architect of Record: BRR Architecture, Inc

8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

**Issues & Revisions** 

Project Name

Project Manager: NC

**Project Phase** CPC SUBMITTAL



Sheet Title
GARAGE
UPPER LEVEL A101

City Plan Commission
Recommends Approval with Conditions KANSAS CITY MISSOURI Secretary of the City Plan Commission

1st FLOOR PLAN SCALE 16 = 1'-0"



Architect of Record: BRR Architecture, Inc 8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204 Tel: 913-262-9095 Fax: 913-262-9044

Consultants

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

**Issues & Revisions** 

Project Name

CPC SUBMITTAL



1st FLOOR
PLAN

A102

Consultants

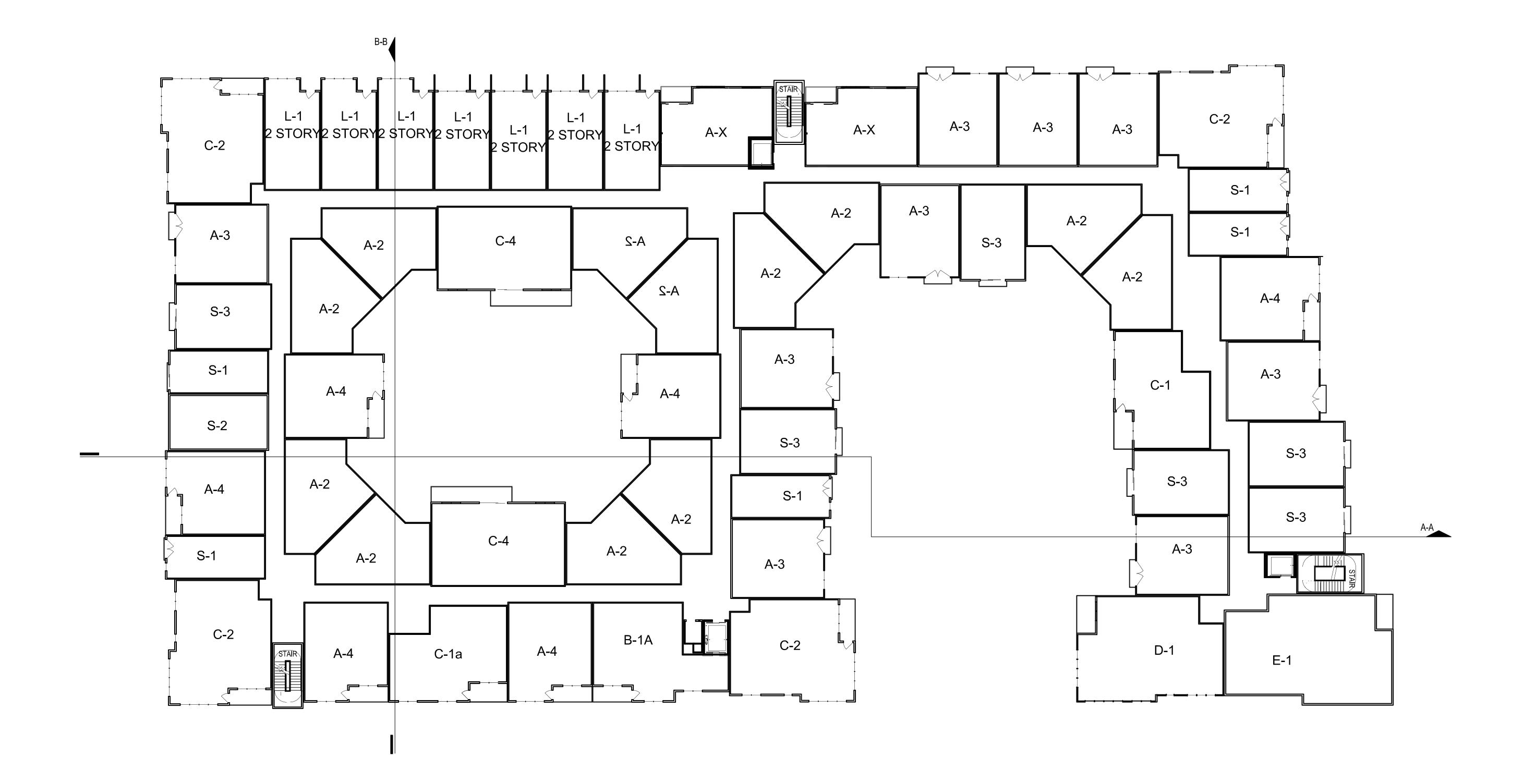
**Project Name** 

CPC SUBMITTAL



2nd FLOOR
PLAN

A103



City Plan Commission
Recommends Approval with Conditions

Secretary of the City Plan Commission

2nd FLOOR PLAN

SCALE 16 = 1'-0"

KANSAS CITY MISSOURI

Consultants

Copyright Notice

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

Issues & Revisions

Project Name

ULTI-FAMILY
& WORNALL ROAD

PLAZA MULTI-FAN W 46TH STREET & WORNALL ROA

Project Manager:
NC
Checked By:
Drawn by:
NC
Document date:
4/04/25

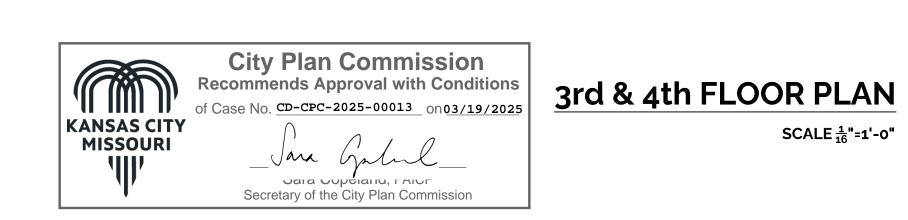
Project No. 31000657 Project Phase

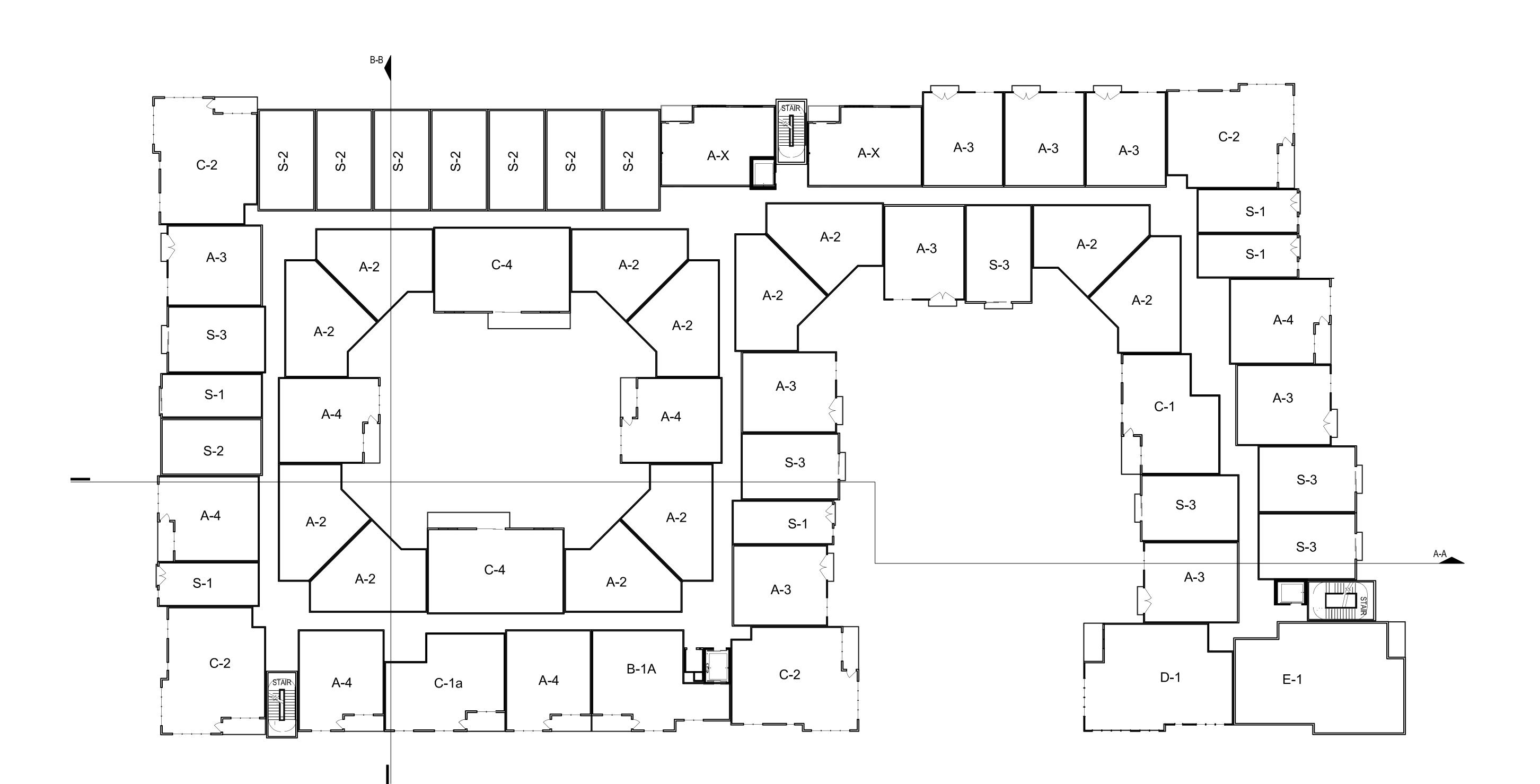
Project Phase
CPC SUBMITTAL

Professional Seal

NOT FOR CONSTRUCTION
NOT FOR GMP PRICING

Sheet Title
3rd&4th
FLOOR PLAN
Sheet No.
A104





Consultants

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

**Issues & Revisions** 

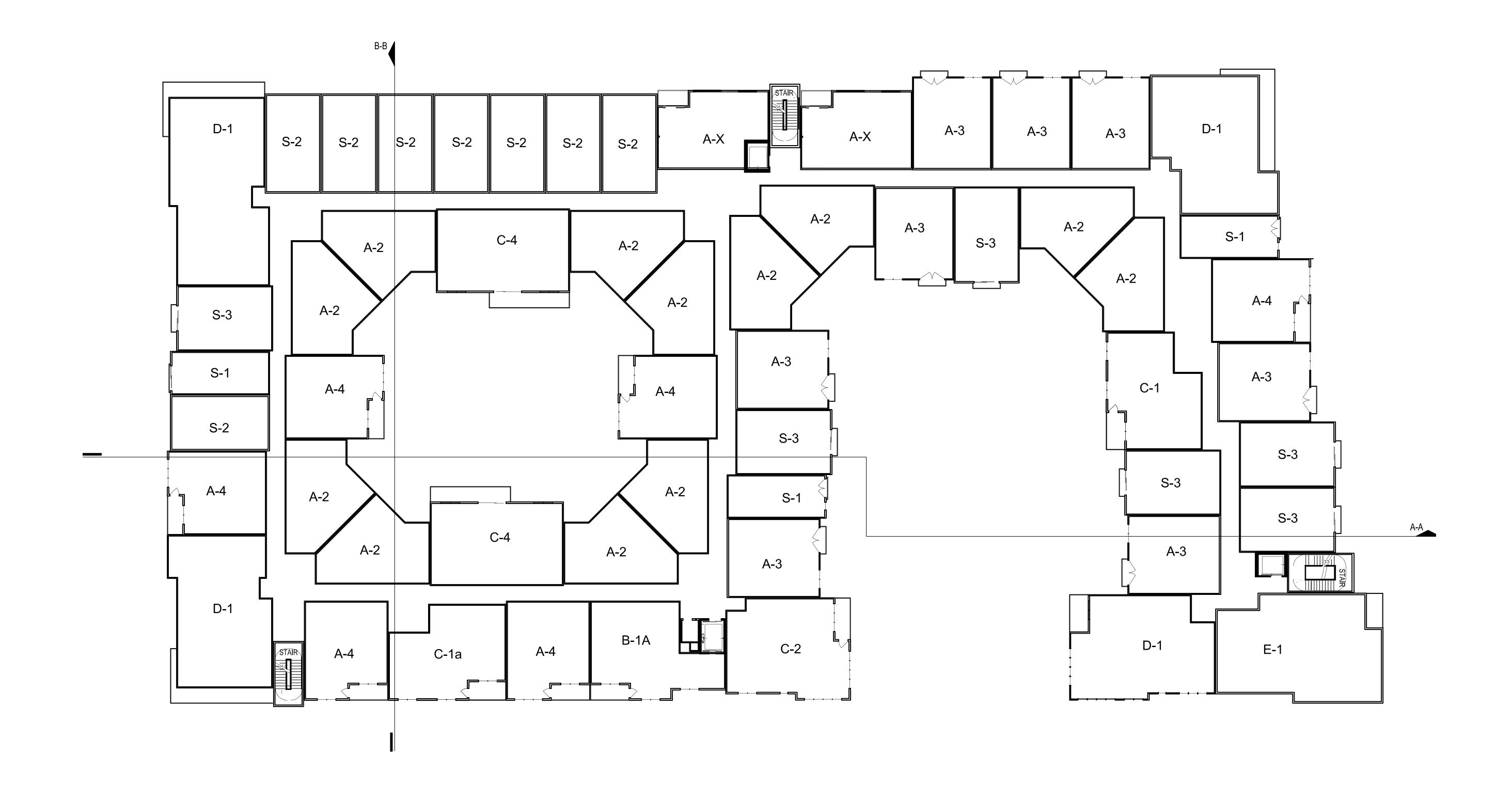
Project Name

CPC SUBMITTAL



5th FLOOR
PLAN

A105



City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2025-00013 on03/19/2025

Secretary of the City Plan Commission

5th FLOOR PLAN

SCALE 1/16"=1'-0"

KANSAS CITY MISSOURI

Architect of Record: BRR Architecture, Inc 8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204

Tel: 913-262-9095 Fax: 913-262-9044

Consultants

Taliaferro & Browne, Inc. Civil / Structural Engineering, Landscape Architecture & Surveying 1020 E. 8th Street, KCMO 64106 Ph (816) 283-3456

Fax (816) 283-0810

Copyright Notice This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

Issues & Revisions NO. DATE DESCRIPTION

TI-FAMIL A NEW MIXED USE BUILDING FOR:

Checked By: NC

Drawn by: JG Document date: 1/24/24

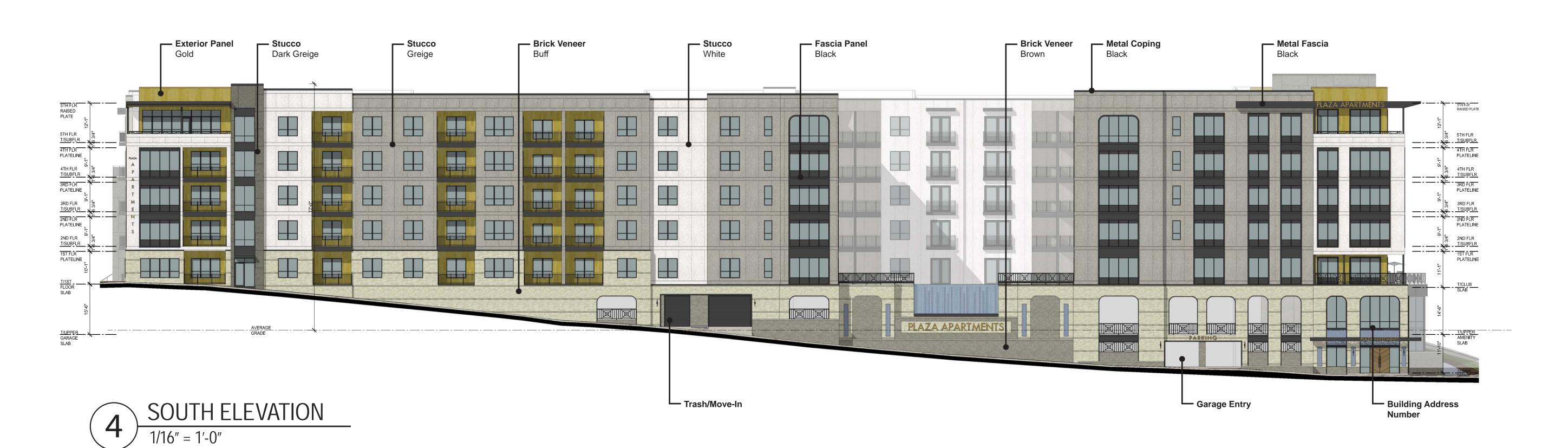
31000657 Project Phase CPC SUBMITTAL

Professional Seal

**ELEVATIONS** 

**A200** 

Secretary of the City Plan Commission



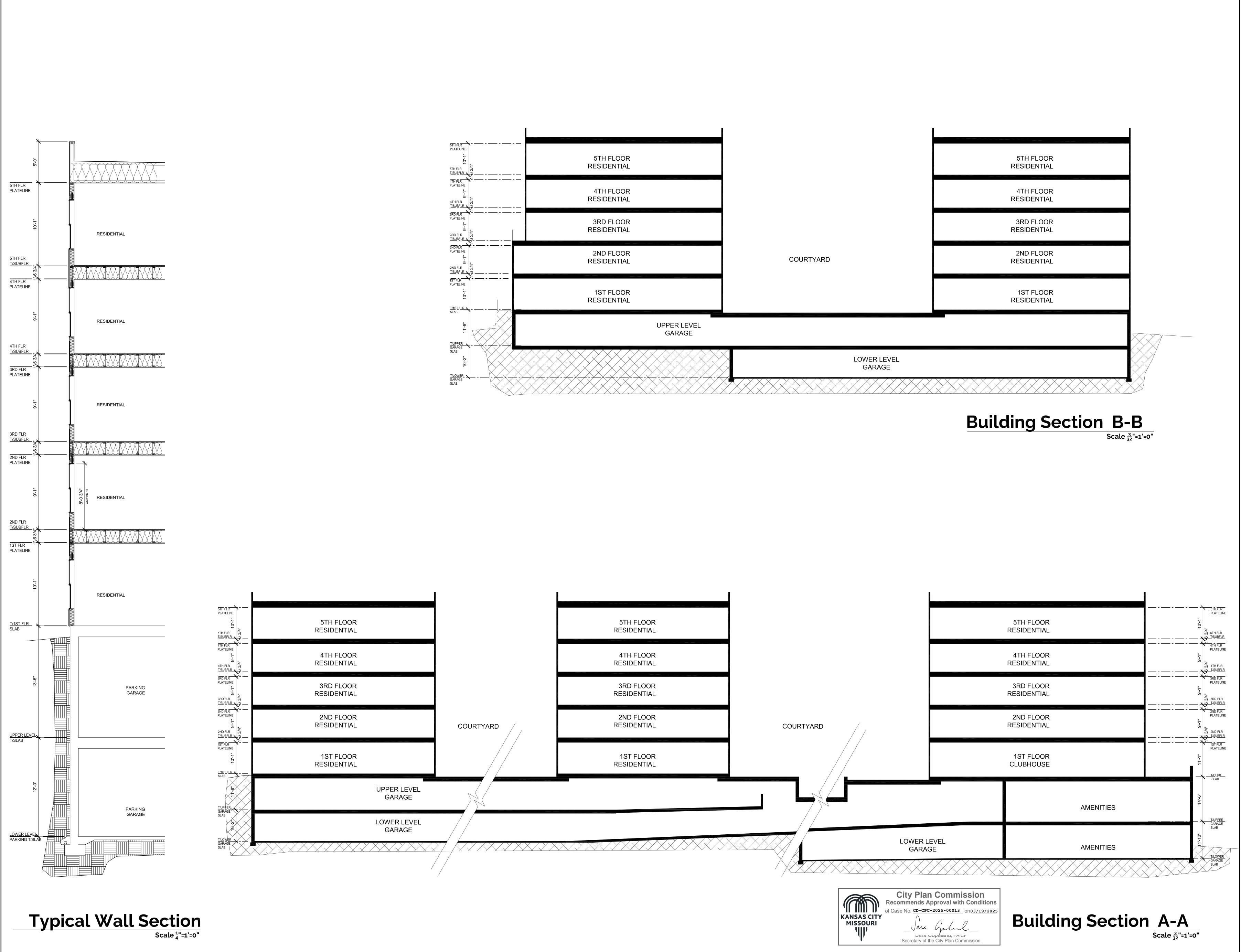


# NORTH ELEVATION









Consultants

This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers, Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

**Issues & Revisions** 

Project Name

AMIL ROAD

Project Manager: NC Drawn by: NC Document date: 4/04/25

31000657 **Project Phase** CPC SUBMITTAL

SECTIONS

**A300** 

Architect of Record: BRR Architecture, Inc 8131 METCALF AVE. Suite 300 OVERLAND PARK, KS 66204

Tel: 913-262-9095 Fax: 913-262-9044 Consultants

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th Street, KCMO 64106 Ph (816) 283-3456 Fax (816) 283-0810

Copyright Notice This drawing was prepared for use on a specific site contemporaneously with its issue date and it is not suitable for use on a different project site or at a later time. Use of this drawing for reference or example on another project requires the services of properly licensed architects and engineers. Reproduction of this drawing for reuse on another project is not authorized and may be contrary to the law.

Issues & Revisions

31000657

Project Phase CPC SUBMITTAL

Professional Seal









NORTHEAST PERSPECTIVE





SOUTHWEST PERSPECTIVE

NORTHWEST PERSPECTIVE

SOUTHEAST PERSPECTIVE

