



PLAZA PARKING GARAGE: FINAL DEVELOPMENT PLAN

NOT FOR CONSTRUCTION

OWNER:
EMRES III KC, LLC
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1730 WALNUT ST.
KANSAS CITY, MO 64108
816.221.1411
<https://lankfordfendler.com/>

PROJECT ADDRESS:

609 W 46TH ST
KANSAS CITY, MO 64112
Project Number: 0225-2004
Issue Date: 03/20/2026

Multistudio

PRELIMINARY PLAT OF
PLAZA CLUB

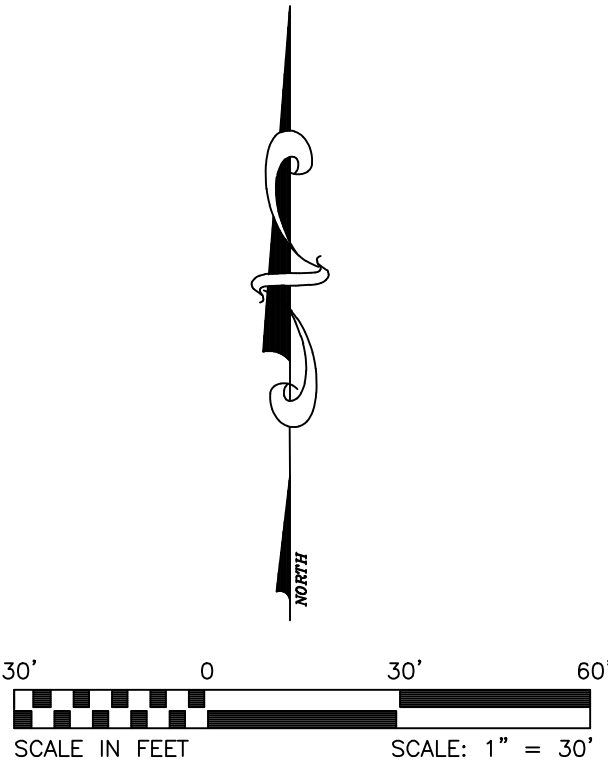
A REPLAT OF LOTS 1 THRU 7 GUSHURST, THE NORTH 178.63 FEET OF LOT 18 AND ALL OF LOT 17 EXCEPT THE WEST
18.00 FEET HOME PLACE, SUBDIVISIONS IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI



DESCRIPTION

ALL OF LOTS 1, 2, 3, 4, 5, 6, AND 7 GUSHURST SUBDIVISION, THE NORTH 178.63 FEET OF LOT 18 AND LOT 17 EXCEPT THE WEST 18 FEET, HOME PLACE SUBDIVISION IN THE CITY OF KANSAS CITY, JACKSON COUNTY, MISSOURI DESCRIBED MORE PARTICULARLY AS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 02°27'38" WEST A DISTANCE OF 210.13 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 87°22'33" WEST A DISTANCE OF 100.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 18; THENCE NORTH 03°03'59" WEST ALONG THE EAST LINE OF SAID LOT 18, A DISTANCE OF 31.27 FEET; THENCE NORTH 87°31'07" WEST A DISTANCE OF 100.19 FEET TO A 1/2" REBAR WITH SKW61 STAMPED CAP ON THE EAST LINE OF SAID LOT 17; THENCE SOUTH 02°23'50" WEST A DISTANCE OF 271.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE NORTH 87°11'25" WEST ALONG THE SOUTH LINE OF SAID LOT 17, 81.96 FEET TO A POINT 18.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 02°22'50" EAST PARALLEL WITH THE WEST LINE OF SAID LOT 17, 449.97 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 17; THENCE SOUTH 87°30'33" EAST 282.88 FEET TO THE POINT OF BEGINNING. CONTAINING 1.74 ACRES OF LAND MORE OR LESS



NOTE:

TRACT 1:
ALL OF LOT 17, EXCEPT THE WEST 18.00 FEET THEREOF WHICH LIES IN THE EXISTING RIGHT-OF-WAY FOR JEFFERSON STREET NOW ESTABLISHED, AND THE NORTH 178.63 FEET OF LOT 18, HOME PLACE, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 2:
ALL OF LOTS 1, 2, 3, 4, 5, 6 AND 7, GUSHURST SUBDIVISION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

PLAZA CLUB
609 W. 49TH ST.
KANSAS CITY, MO 64112

REVISIONS

DATE: 12-4-2025
DRAWING NAME:
JOB NUMBER:

GREG GRANT
14343 E. 2450 ROAD
FONTANA, KANSAS

COVER

TOPOGRAPHY SURVEY

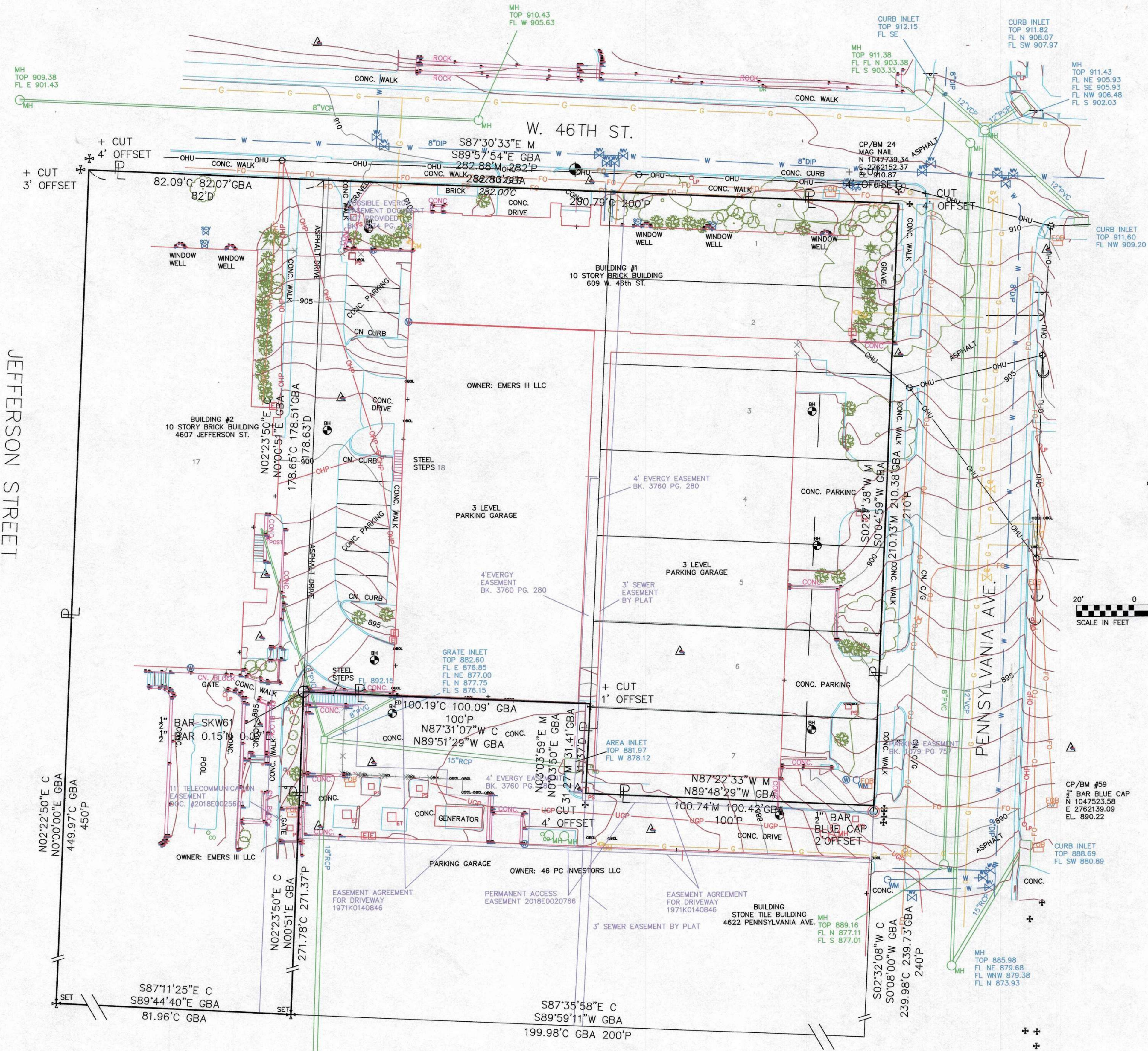
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LEGEND

- | | | | |
|--|------------------------------|--|-------------------------------------|
| | DECIDUOUS TREE | | WATER VALVE |
| | CONIFEROUS TREE | | FIRE HYDRANT |
| | BUSH | | GAS VALVE |
| | SHRUB | | CENTERLINE |
| | BOLLARD | | PROPERTY LINE |
| | GRATE INLET ROUND | | SECTION LINE |
| | GRATE INLET SQUARE | | BENCH MARK |
| | ELECTRICAL TRANSFORMER BOX | | FOUND MONUMENT AS NOTED |
| | GAS METER | | SET 1/2" BAR & CAP |
| | LIGHT POLE | | CHISELED "+" |
| | MANHOLE | | YARD LIGHT |
| | TELEPHONE POLE | | SINGLE POST SIGN |
| | WATER METER | | DOUBLE POST SIGN |
| | POWER POLE | | DEED |
| | GUY WIRE | | MEASURED |
| | TELEPHONE SPLICE BOX | | RADIALLY MEASURED |
| | CURB INLET | | CALCULATED |
| | RAILROAD | | POWER/PLAT |
| | FENCE | | FOUND |
| | CONTINUING LINE | | RIGHT-OF-WAY |
| | TRAFFIC SIGNAL POLE | | GAS |
| | TV SPLICE BOX | | SANITARY SEWER |
| | ELECTRIC METER | | STORM SEWER |
| | POWER SPLICE BOX | | WATER |
| | POST | | TELEPHONE |
| | MAIL BOX | | UNDERGROUND (UGP) UNDERGROUND POWER |
| | STUMP | | OVERHEAD (OHT) OVERHEAD TELEPHONE |
| | MATCH POINT | | CAST IRON PIPE |
| | CP (CONTROL POINT) | | CORRUGATED METAL PIPE |
| | GAS TEST | | REINFORCED CONCRETE PIPE |
| | GAS REGULATOR | | VITRIFIED CLAY PIPE |
| | SIAMESE CONNECTOR | | PLASTIC CORRUGATED PIPE |
| | STEAM VALVE | | CABLE TELEVISION |
| | WATER FAUCET | | ELECTRIC |
| | DRAIN | | EAVES DRAIN |
| | FLAG POLE | | ROOF DRAIN |
| | TEST HOLE | | PLASTIC |
| | FIBER OPTIC TELEPHONE MARKER | | MARSH AREA |
| | AIR CONDITIONER | | POST INDICATOR VALVE |
| | CLEAN OUT | | PARKING METER |
| | UTILITY POLE | | STEAM |
| | | | AREA INLET |
| | | | GRATE INLET |
| | | | CORRUGATED METAL ARCH PIPE |
| | | | FIBER OPTIC |
| | | | SPRINKLER CONTROL VALVE |
| | | | MAG NAIL |

NOTE:

- CP/BM #12
1" BAR
N 1047678.83
E 2761569.33
EL. 932.16
- CP #13
1" BAR
N 1047740.38
E 2761801.14
- CP/BM #24
MAG NAIL
N 1047739.34
E 2762152.37
EL. 910.87
- CP/BM #59
1" BAR BLUE CAP
N 1047523.58
E 2762139.09
EL. 890.22

NOTE: THE INFORMATION CONCERNING THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON, WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS OF THE VARIOUS UTILITY COMPANIES AND FROM FIELD LOCATIONS AS MARKED BY LOCATORS REPRESENTING SAID UTILITY COMPANIES. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR COMPLETE. WHERE MEASUREMENTS WERE NOT AVAILABLE, THE LOCATION OF THESE UNDERGROUND LINES HAVE BEEN SCALED FROM RECORD DRAWINGS. UTILITY LOCATIONS SHOULD BE VERIFIED IN THE FIELD PRIOR TO ANY CONSTRUCTION.

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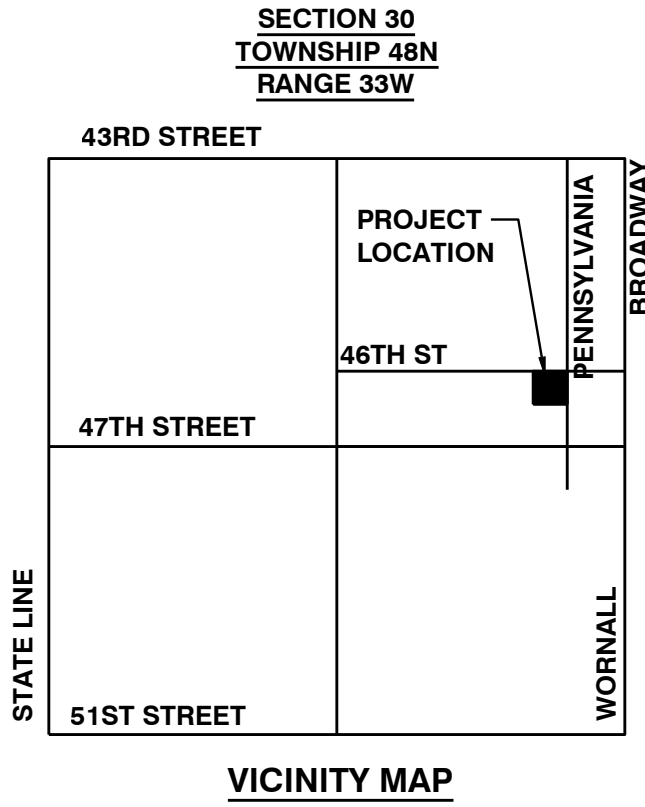
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SITE DATA	Existing	Proposed	Deviation Requested?	Approved
Lotting	R-0.5	R-0.5		
Gross Land Area	75,471	75,471		
in square feet	1.73	1.73		
in acres				
Right-of-way Dedication	0	0		
in square feet	0	0		
in acres				
Net Land Area	75,471	75,471		
in square feet	1.73	1.73		
in acres				
Garage Area (sq. ft.)	17,648	22,360		
Drive Area Ratio	1.03			
Residential Use Info				
Total Dwelling Units	214	214		
Building Area (SF)	16,600			
Floor Area Ratio	0.60			
Total Lots	2	1*		
Residential				

* The two existing parcels to be replatted to one lot.

BUILDING DATA	Required	Proposed	Deviation Requested?	Approved
Rear Setback	52' 9"	0'	YES*	
Front Setback	31' 9"	10'	YES*	
Side Setback	28' 3"	15'	YES*	
Side Setback (abutting street)	42' 9"	15'	YES*	
Height				

* Replat consists of one large lot with existing buildings. Existing building locations cannot meet the required setbacks for the large lot.

88-420 PARKING	Vehicle Spaces		Bike Spaces		Alternatives Proposed? (See 88-420.1a)
	Required	Proposed	Required	Proposed	
Proposed Use Residential	214	227			
Standard	207	220			
Accessible Car	5	5			
Accessible Van	2	2			
Short Term			23	21	YES
Long Term			61	12	YES
TOTALS	214	227	84	33	

- LEGEND:
- NEW PORTLAND CEMENT CONCRETE PAVEMENT
 - CONCRETE SIDEWALK
 - NEW TYPE CG-1 CURB & GUTTER
 - NEW TYPE CG-1 CURB & GUTTER (DRY)
 - NEW FLUSH CURB
 - CURB HEIGHT TRANSITION 6" HIGH TO 0" HIGH
 - NEW RETAINING WALL

60 30 0 60
SCALE IN FEET

ISSUE DATE: 03/17/2026

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OVERALL SITE PLAN

C100

FINAL DEVELOPMENT PLAN

PLAZA PARKING GARAGE

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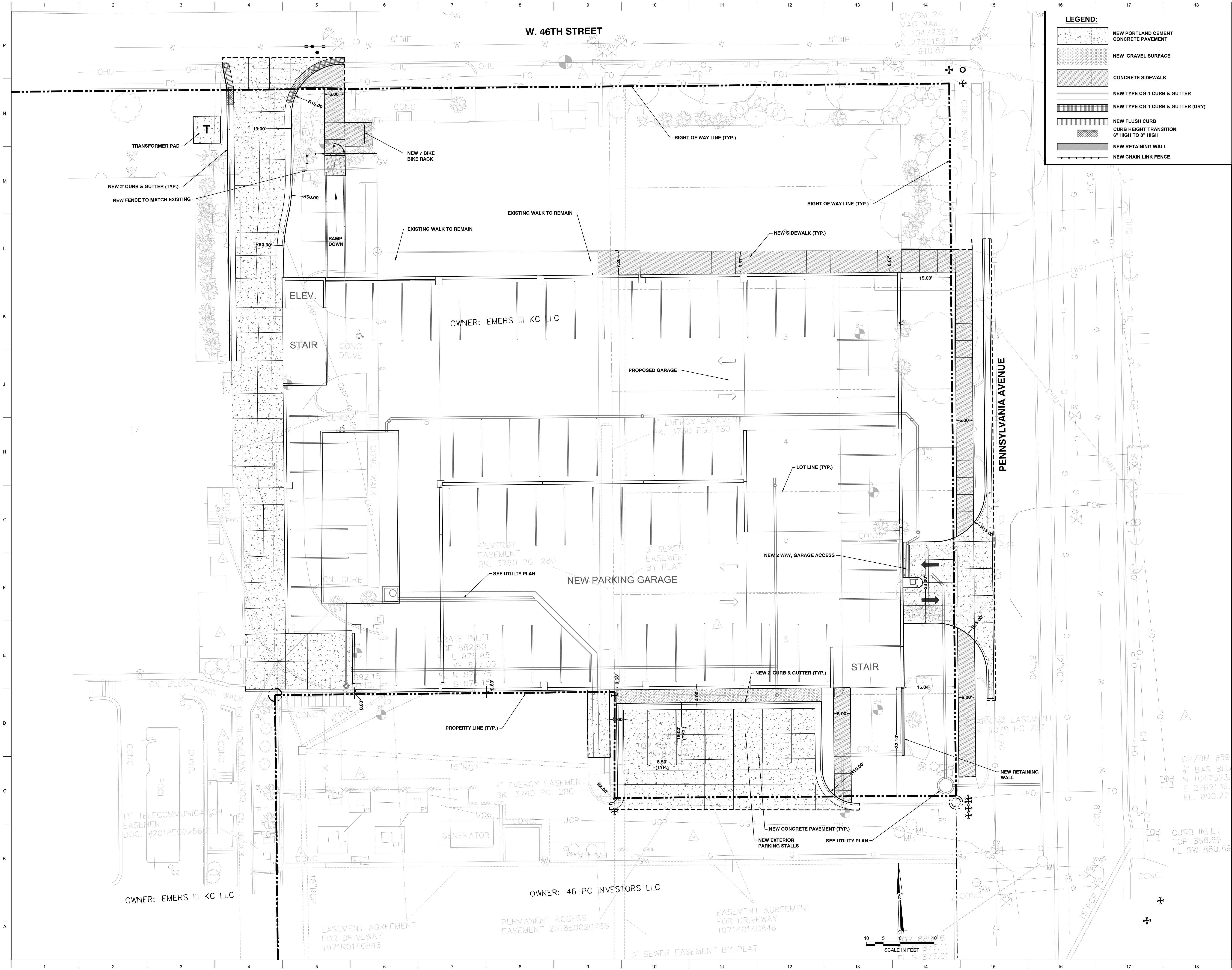
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PAVING PLAN

C200

FINAL DEVELOPMENT PLAN



PLAZA PARKING GARAGE

609 W 46TH ST
KANSAS CITY, MO 64112

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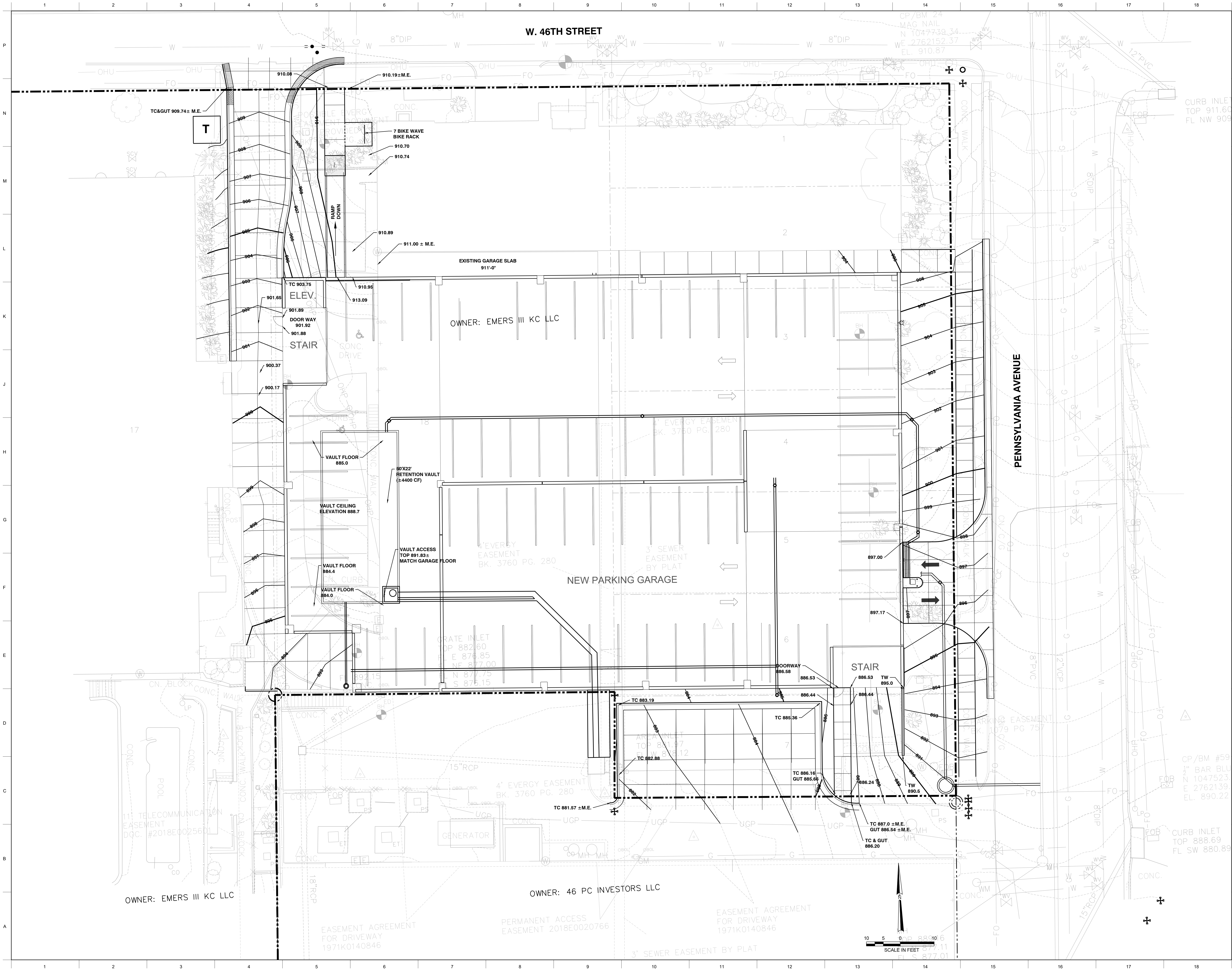
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GRADING PLAN

C300

FINAL DEVELOPMENT
PLAN



PLAZA PARKING GARAGE

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KANSAS CITY, MO 64112

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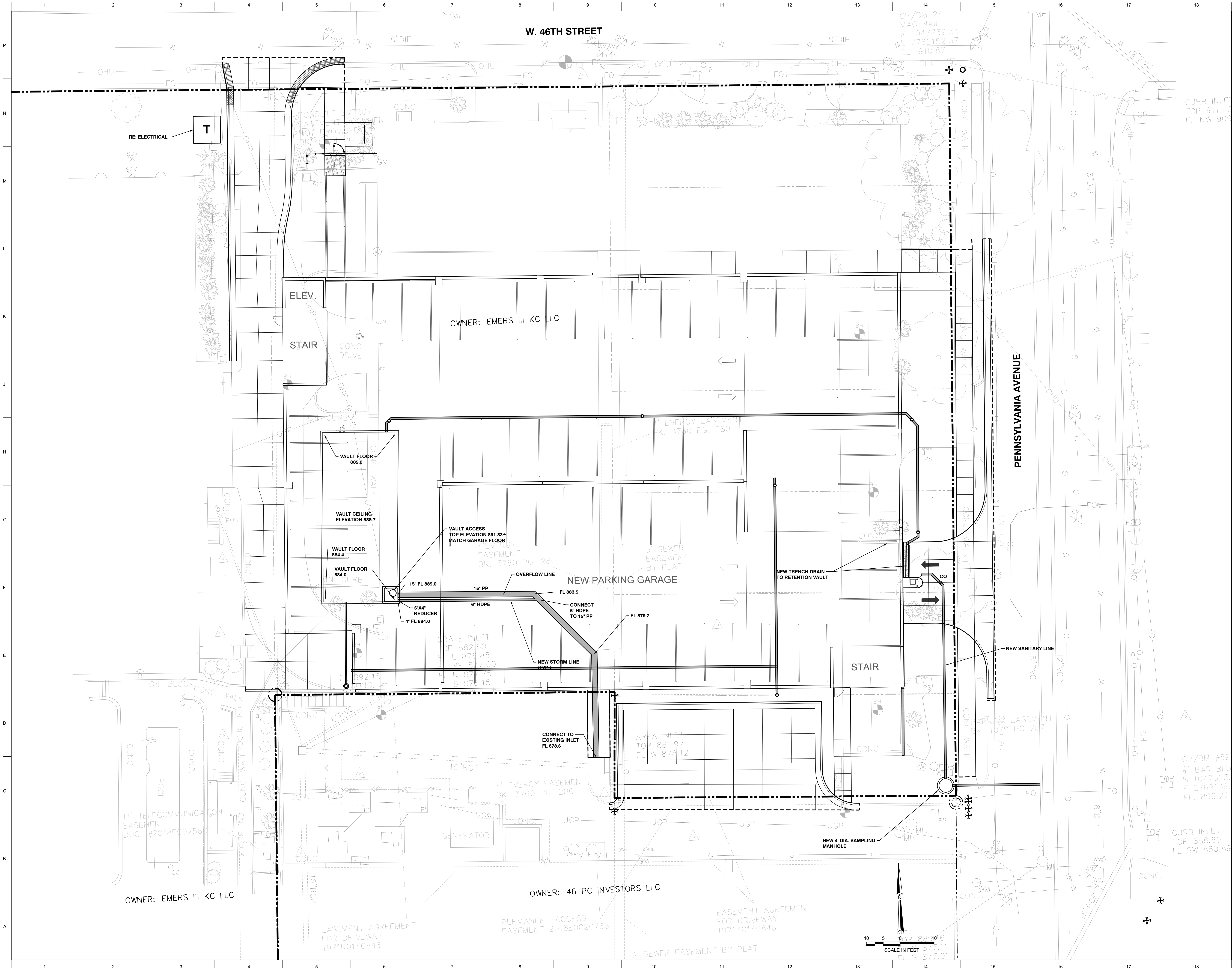
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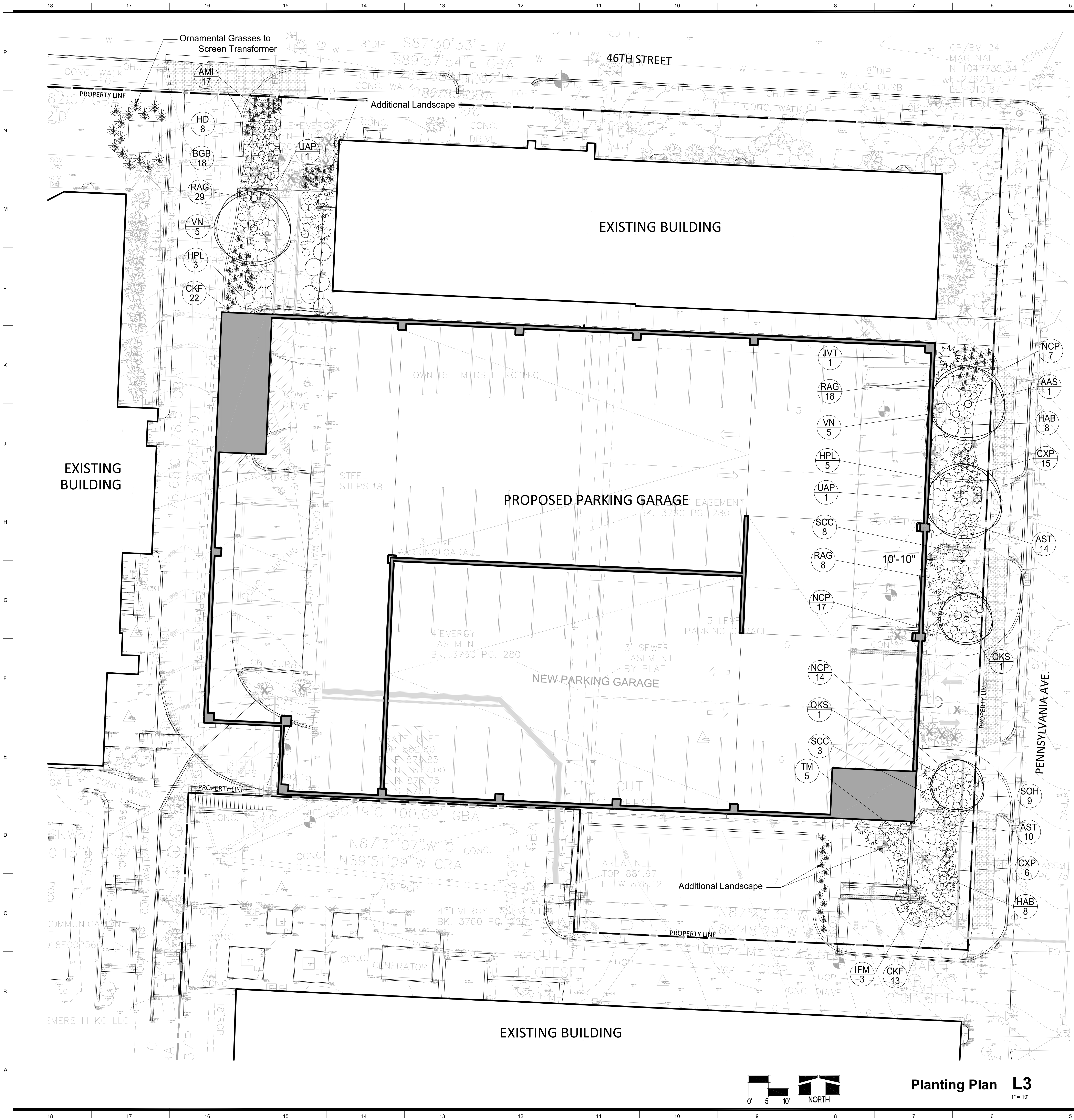
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UTILITIES PLAN

C400

FINAL DEVELOPMENT
PLAN





PLANT SCHEDULE						
PLANT LIST						
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	POT/BS	SPACING	REMARKS
Deciduous Trees						
AAS	Asier canadensis 'Candido' 'Autumn Splendor'	Autumn Splendor Caddis Sugar Maple	2 1/2" Caliber	8/8		Single Straight Leader, Well Branched
QKS	Quercus rubra 'Scarlet Hooter'	Harford Spill Columnar Oak	2" Caliber	8/8		Single Leader, Maturing
ISP	Illex americana 'New Harmony'	New Harmony American Elm	2 1/2" Caliber	8/8		Single Straight Leader, Pruned Above
Evergreen Trees						
JYT	Juniperus virginiana 'Taylor'	Spright Taylor Juniper	5/8" Ht.	8/8		Full, dense
Shrubs						
HPL	Hydrangea paniculata 'Limelight'	Large Panicle Hydrangea	30" Ht.	#10	42" x 42"	MATCHING
HD	Hydrangea 'Dappled'	Sunny Boulevard Hydrangea	12" Ht.	#10	30" x 30"	MATCHING
IFM	Illex 'Blue Angel' 'DANMAM'	Pussy Moony Sweetgale	24" Ht.	#10	30" x 30"	MATCHING
SCC	Scaphocephala 'NCS01'	Douglas May Candy Corn Spirea	12" Ht.	#10	30" x 30"	MATCHING
TM	Taxus 'media' 'Densata'	Dense Yew	24" Ht.	#10	30" x 30"	MATCHING
VN	Viburnum 'nana' 'Blue'	Blueberry Viburnum	24" Ht.	#10	42" x 42"	MATCHING
Perennials / Groundcovers						
ABT	Abutilon 'Vibrant'	Abutilon 'Vibrant'	1 GAL.	#1	24" x 24"	MATCHING
ABT	Abutilon 'Vibrant' 'Theory'	Abutilon 'Vibrant' 'Theory'	1 GAL.	#1	24" x 24"	MATCHING
HAB	Heuchera 'Alba' 'Autumn Breeze'	Autumn Breeze Heuchera	1 GAL.	#1	24" x 24"	MATCHING
ICP	Impatiens 'Coral' 'Pigeon'	Coral Pigeon Impatiens	1 GAL.	#1	24" x 24"	MATCHING
RAG	Rubus 'Blackberry' 'American Gold Rush'	American Gold Rush Blackberry	1 GAL.	#1	24" x 24"	MATCHING
SOH	Stachys 'officinalis' 'Hummer'	Hummingbird Salvia	1 GAL.	#1	24" x 24"	MATCHING
Ornamental Grasses / Sedges / Rush						
RGB	Bouteloua gracilis 'Horizon'	Blue Grass	1 GAL.	#1	24" x 24"	MATCHING
CHT	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	1 GAL.	#1	24" x 24"	MATCHING
CPK	Carex pensylvanica	Pennsylvania Sedge	1 GAL.	#1	18" x 18"	FULL IN POT
All Sedges to be in full type boxes.						

LANDSCAPE DATA TABLE				
TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425-03 STREET TREES (160' ALONG GARAGE)	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-04 GENERAL (1,835 S.F.)	0 TREES	9 TREES	NEARLY ALL OPEN AREAS ARE LANDSCAPED	
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS (160' ALONG PENN) LANDSCAPE WIDTH TREES	10' 6" CONTINUOUS	10' 6" CONTINUOUS	ONLY SPACE FOR STREET TREES	
ADJACENT TO RESIDENTIAL ZONES BUFFER WIDTH SHRUBS/WALL/BERM	10' CONTINUOUS	10' CONTINUOUS		
88-425-06 INTERIOR VEHICULAR USE AREA ADJACENT TO STREETS (79 SPACES LOT "E") INTERIOR AREA TREES	N/A	N/A	TREES IN ISLANDS AND PARKING PERIMETER	
SHRUBS/ORN. GRASSES	N/A	N/A		
88-425-07 PARKING GARAGE SCREENING	GARAGE FRONTAGE IS FULLY LANDSCAPED TO 10'+			
88-425-08 MECHANICAL/UTILITY EQUIPMENT SCREENING	ANY NEW TRASH ENCLOSURES, MECH. EQUIPMENT & UTILITY CABINETS WILL BE SCREENED FROM VIEW			
88-425-09 OUTDOOR USE SCREENING	N/A			

Shrub Planting Detail L2

Tree Planting Detail L1

multistudio

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LANDSCAPE PLAN

L101

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317.735.3349
WGI.COM

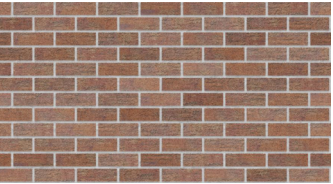
MEP ENGINEER:
LANKFORD | FENDLER
1730 WALNUT ST.
KANSAS CITY, MO 64108
816.221.1411
LANKFORDFENDLER.COM

GENERAL NOTES (EXTERIOR ELEVATIONS):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.
3. CONFIRM LOCATION OF EXTERIOR WALL LOUVERS WITH ARCHITECT PRIOR TO INSTALLATION.



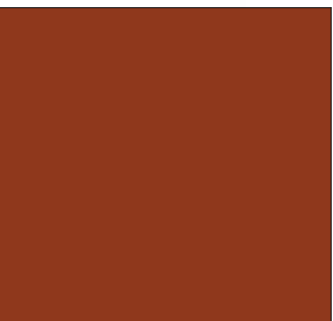
PRECAST FORMLINER PANEL



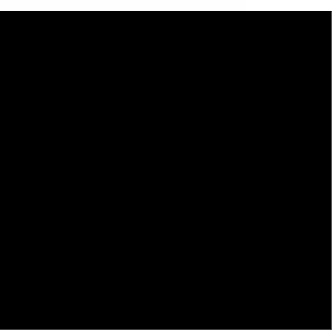
THIN BRICK MASONRY



GALVANIZED STEEL GUARDRAIL WITH MESH INFILL



RED PAINT



BLACK PAINT

ISSUE DATE: 03/20/2026

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NUMBER	DESCRIPTION	DATE
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NOT FOR CONSTRUCTION

EXTERIOR ELEVATIONS - PHASE 1

A202

FINAL DEVELOPMENT PLAN

M1 NORTH ELEVATION - ENLARGED PHASE 1
1/8" = 1'-0"

H1 EAST ELEVATION - ENLARGED PHASE 1
1/8" = 1'-0"

D1 SOUTH ELEVATION - ENLARGED PHASE 1
1/8" = 1'-0"

A1 WEST ELEVATION - ENLARGED PHASE 1
1/8" = 1'-0"

Scale: 1/8" = 1'-0"

PLAZA PARKING GARAGE

609 W 46TH ST
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC
589 FIFTH AVE, FL 18
NEW YORK, NY 10017
212.725.7910
EMETCAP.COM

ARCHITECT: MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6655
MULTI-STUDIO

CIVIL ENGINEER: SK DESIGN GROUP, INC
4600 COLLEGE BLVD #100
OVERLAND PARK, KS 66211
913.451.1516
SKDG.COM

CODE CONSULTANT: FPC CONSULTANTS KC
1330 BURLINGTON ST #200
NORTH KC, MO 64116
816.831.3377
FPC-CONSULTANTS.COM

STRUCTURAL ENGINEER: WGL INC
8910 PURDUE RD #210
INDIANAPOLIS, IN 46268
317.735.3349
WGI.COM

MEP ENGINEER: LANKFORD | FENDLER
1730 WALNUT ST.
KANSAS CITY, MO 64108
816.221.1411
LANKFORDFENDLER.COM

GENERAL NOTES (EXTERIOR ELEVATIONS):

1. MATERIALS AND FINISHES INDICATED APPLY TO ALL SIMILAR ELEMENTS.
2. COORDINATE EXTERIOR LIGHTING FIXTURE TYPES AND LOCATIONS WITH ELECTRICAL DRAWINGS.
3. CONFIRM LOCATION OF EXTERIOR WALL LOUVERS WITH ARCHITECT PRIOR TO INSTALLATION.

M1 NORTH ELEVATION - ENLARGED PHASE 2
1/8" = 1'-0"

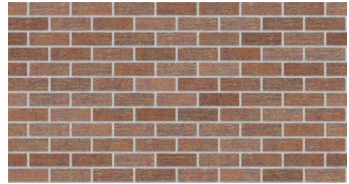
H1 EAST ELEVATION - ENLARGED PHASE 2
1/8" = 1'-0"

D1 SOUTH ELEVATION - ENLARGED PHASE 2
1/8" = 1'-0"

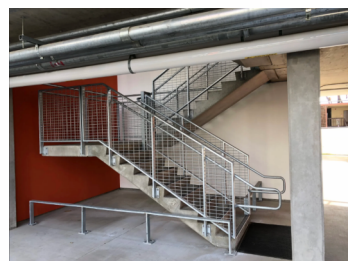
A1 WEST ELEVATION - ENLARGED PHASE 2
1/8" = 1'-0"



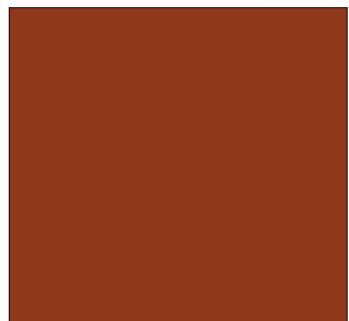
PRECAST FORMLINER PANEL



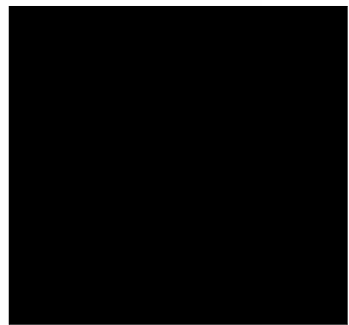
THIN BRICK MASONRY



GALVANIZED STEEL GUARDRAIL WITH MESH INFILL



RED PAINT



BLACK PAINT

ISSUE DATE: 03/20/2026

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EXTERIOR ELEVATIONS - PHASE 2

A203

FINAL DEVELOPMENT PLAN

609 W 46TH ST
KANSAS CITY, MO 64112

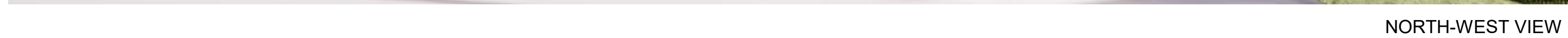
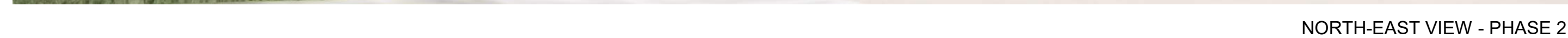
PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC	ARCHITECT: MULTISTUDIO
589 FIFTH AVE FL 16 NEW YORK, NY 10017 212.725.7910 EMETCAP.COM	4200 PENNSYLVANIA KANSAS CITY, MO 64111 816.931.6655 MULTI.STUDIO
CIVIL ENGINEER: SK DESIGN GROUP, INC	CODE CONSULTANT: FPFC CONSULTANTS, C
4600 COLLEGE BLVD #100 OVERLAND PARK, KS 66211 913.451.1818 SKDGM.COM	1330 BURLINGTON ST #200 NORTH KC, MO 64116 816.931.3377 FPFC-CONSULTANTS.COM

STRUCTURAL ENGINEER:
WGI, INC
 8910 PURDUE RD #210
 INDIANAPOLIS, IN 46268
 317.735.3349
 WGI.COM

GENERAL NOTES (3D RENDERINGS)

1. RENDERINGS ON THIS SHEET ARE PROVIDED FOR REFERENCE AND ORIENTATION ONLY.



ISSUE DATE: 03/20/2026

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NUMBER	DESCRIPTION	DATE
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CONSTRUCTION**

3D RENDERINGS

G002

FINAL DEVELOPMENT PLAN

PLAZA PARKING GARAGE

609 W 48TH ST.
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC
589 FIFTH AVE FL 16
NEW YORK, NY 10017
212.725.7810
EMETCAP.COM

ARCHITECT: MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6652
MULTISTUDIO.COM

CIVIL ENGINEER: 9K DESIGN GROUP, INC
4600 COLLEGE BLVD #100
OVERLAND PARK, KS 66211
913.451.1818
9KDS.COM

CODE CONSULTANT: FPM CONSULTANTS KC
1330 BURLINGTON ST #200
NORTH KC, MO 64116
816.931.5371
FPC-CONSULTANTS.COM

STRUCTURAL ENGINEER: WGI, INC
8510 PURDUE RD #210
INDIANAPOLIS, IN 46268
317.735.3349
WGI.COM

MEP ENGINEER: LANKFORD | FENDLER
1730 WALNUT ST
KANSAS CITY, MO 64108
816.221.1411
LANKFORDFENDLER.COM

ISSUE DATE: 03/20/2026

REVISIONS		
NUMBER	DESCRIPTION	DATE

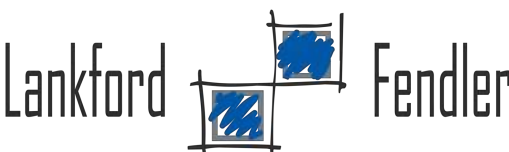
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PHOTOMETRIC PLAN

PH100

FINAL DEVELOPMENT PLAN

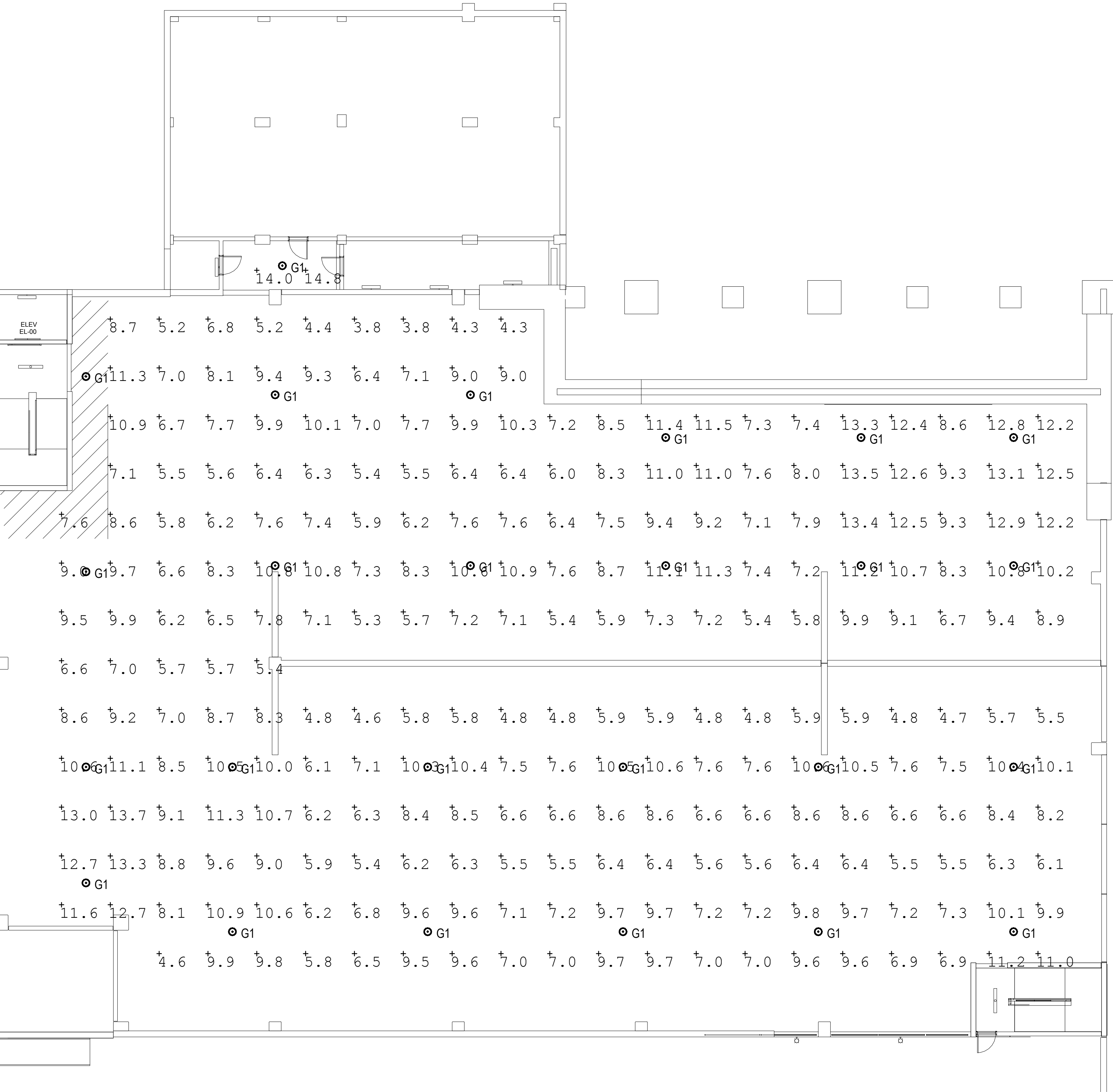


1730 Walnut Street
Kansas City, Missouri 64108
816.221.1411
Fax: 816.221.1420
LANKFORDFENDLER.COM
LJF-a Project No. 257807-00
Greg J. Fendler - Licensed Engineer - MO #20096037230
LJF-a2006031500

Luminaire Schedule						
Symbol	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	S1	DXT1 LED PT AIX RICH TSW	LED Area Light Mount on Pole, Type S Distribution	0.900	21500	184.43
	G1	VCPQ LED PS 4W TSW WWO L	LED Parking Garage Light	0.900	2684	43.37

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Garage B1 to Level 1	Illuminance	Fc	8.19	14.8	3.8	2.16
Garage Level 1 to Level 2	Illuminance	Fc	7.79	13.4	3.3	2.35
Garage Level 2 to Level 3	Illuminance	Fc	6.96	13.5	3.3	2.11
Garage Level 3 to Roof Top Parking	Illuminance	Fc	1.45	3.7	0.2	7.25

DISCLAIMER:
THESE CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO THE IES, CITY OF KANSAS CITY STANDARDS AND GOOD PRACTICE. THERE MAY BE DIFFERENCES BETWEEN MEASURED VALUES AND RESULTS PRESENTED HEREIN, BASED ON THE EXTENT IN WHICH FIELD CONDITIONS DEVIATE FROM THE INPUT DATA. ALL ATTACHED DRAWING(S) IMAGES ARE FOR PHOTOMETRIC REFERENCE ONLY.



PHOTOMETRIC PLAN - GARAGE
SCALE: 3/32" = 1'-0"

PLAZA PARKING GARAGE

609 W 48TH ST.
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC
589 FIFTH AVE FL 16
NEW YORK, NY 10017
212.725.7810
EMETCAP.COM

ARCHITECT: MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6652
MULTI.STUDIO

CIVIL ENGINEER: CIVIL ENGINEER GROUP, INC
3K DESIGN CONSULTANTS, INC
4600 COLLEGE BLVD #100
OVERLAND PARK, KS 66211
913.451.1818
SNOOKS.COM

CODE CONSULTANT: FPAC CONSULTANTS KC
1330 BURLINGTON ST #200
NORTH KC, MO 64116
816.931.3377
FPAC-CONSULTANTS.COM

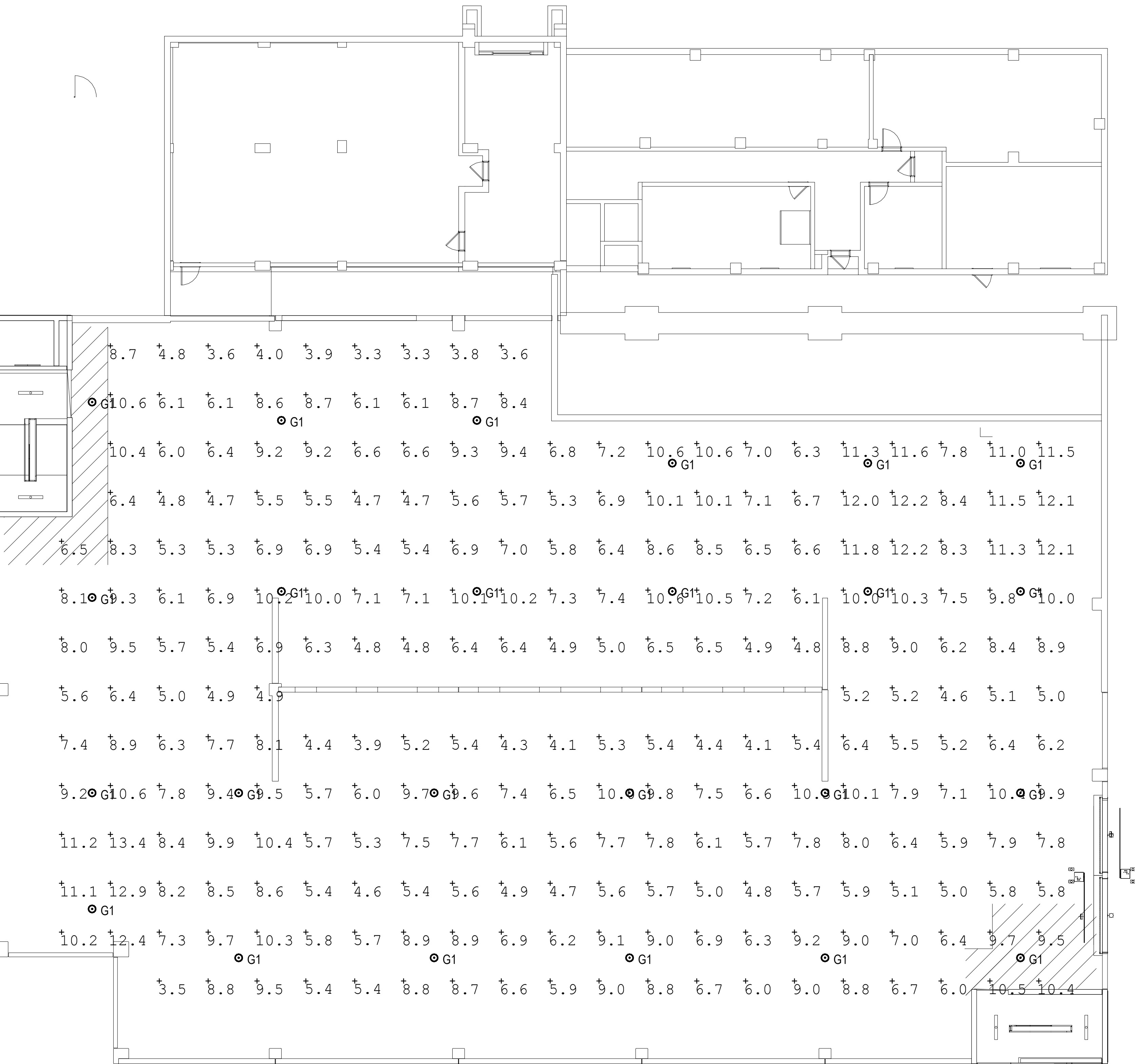
STRUCTURAL ENGINEER: WGI, INC
8510 PURDUE RD #210
INDIANAPOLIS, IN 46268
317.735.3349
WGI.COM

MEP ENGINEER: LANKFORD / FENDLER
1730 WALNUT ST
KANSAS CITY, MO 64108
816.221.1411
LANKFORDFENDLER.COM

Luminaire Schedule						
Symbol	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	S1	DOXT LED P7 40K RICH TSW	LED Area Light Mount on Pole	0.900	21500	164.43
	G1	VORQ LED P3 40K TSW WCOLT	LED Parking Garage Light	0.900	2684	43.37

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
Garage B1 to Level 1	Illuminance	Fc	8.19	14.8	3.8	2.16	3.89
Garage Level 1 to Level 2	Illuminance	Fc	7.79	13.4	3.3	2.45	4.09
Garage Level 2 to Level 3	Illuminance	Fc	6.96	13.5	3.3	2.11	4.09
Garage Level 3 to Roof Top Parking	Illuminance	Fc	1.45	3.7	0.2	7.25	18.50

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ISSUE DATE: 03/20/2026

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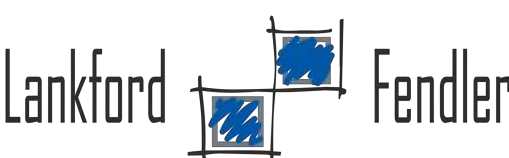
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PHOTOMETRIC PLAN

PH101

FINAL DEVELOPMENT PLAN



1730 Walnut Street
Kansas City, Missouri 64108
816.221.1411
Fax: 816.221.1420
Lankford + Associates, Inc.
Lankford + Associates, Inc.
Lankford + Associates, Inc.
Lankford + Associates, Inc.

609 W 46TH ST.
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER:
EMRES III KC, LLC
589 FIFTH AVE FL 16
NEW YORK, NY 10017
212.725.7910
EMETCAP.COM

ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.8855
MULTI.STUDIO

CIVIL ENGINEER:
SK DESIGN GROUP, INC
4600 COLLEGE BLVD #100
OVERLAND PARK,
KS 66211
913.451.1818
SKDG.COM

CODE CONSULTANT:
FP&C CONSULTANTS KC
1330 BURLINGTON ST #200
NORTH KC, MO 64116
816.931.3377
FPC-CONSULTANTS.COM

STRUCTURAL ENGINEER: WGI, INC
8910 PURDUE RD #210
INDIANAPOLIS, IN 46268
317.735.3349
WGI.COM

MEP ENGINEER: LANKFORD | FENDLER
1730 WALNUT ST.
KANSAS CITY, MO 64108
816.221.1411
LANKFORDFENDLER.COM

DISCLAIMER:
THESE CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO THE IES, CITY OF KANSAS CITY STANDARDS AND GOOD PRACTICE. THERE MAY BE DIFFERENCES BETWEEN MEASURED VALUES AND RESULTS PRESENTED HEREIN, BASED ON THE EXTENT IN WHICH FIELD CONDITIONS DEVIATE FROM THE INPUT DATA. ALL ATTACHED DRAWING(S) IMAGES ARE FOR PHOTOMETRIC REFERENCE ONLY.

 **PHOTOMETRIC PLAN - GARAGE**
SCALE: 3/32" = 1'-0"

ISSUE DATE: 03/20/2026

REVISIONS

NUMBER	DESCRIPTION	DATE
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IMPLEMENTATION

- **PHOTOMETRIC PLAN**

FINAL DEVELOPMENT PLAN

PLAZA PARKING GARAGE

609 W 48TH ST.
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC
589 FIFTH AVE FL 16
NEW YORK, NY 10017
212.725.7810
EMETCAP.COM

ARCHITECT: MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6652
MULTI.STUDIO

CIVIL ENGINEER: 3K DESIGN GROUP, INC
4600 COLLEGE BLVD #100
OVERLAND PARK, KS 66211
913.451.1818
3KDSG.COM

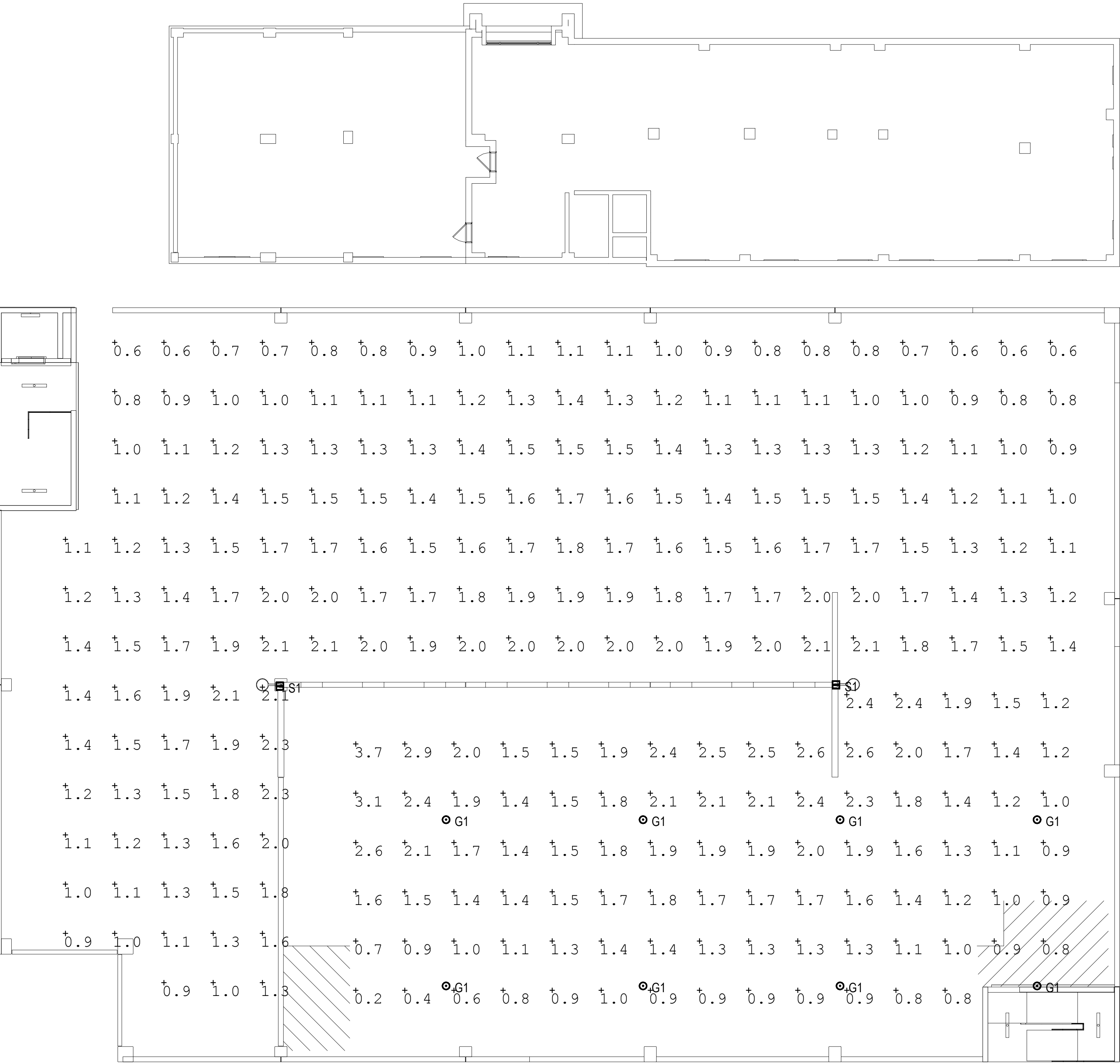
CODE CONSULTANT: FPAC CONSULTANTS KC
1330 BURLINGTON ST #200
NORTH KC, MO 64116
816.931.3371
FPAC-CONSULTANTS.COM

STRUCTURAL ENGINEER: WGI, INC
8510 PURDUE RD #210
INDIANAPOLIS, IN 46268
317.735.3349
WGI.COM

MEP ENGINEER: LANKFORD | FENDLER
1730 WALNUT ST
KANSAS CITY, MO 64108
816.221.1411
LANKFORDFENDLER.COM

Luminaire Schedule						
Symbol	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
	S1	00X1 LED PT AIK RICH TSW	LED Area Light Mount on Pole	0.900	21000	164.43
	G1	VCPQ LED PS 4W TSW WCOL	Type S Distribution LED Parking Garage Light	0.900	2684	43.37
Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Garage B1 to Level 1	Illuminance	Fc	8.19	14.8	3.8	2.16
Garage Level 1 to Level 2	Illuminance	Fc	7.79	13.4	3.3	2.35
Garage Level 2 to Level 3	Illuminance	Fc	6.96	13.5	3.3	2.11
Garage Level 3 to Roof Top Parking	Illuminance	Fc	1.45	3.7	0.2	7.25

DISCLAIMER:
THESE CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO THE IES, CITY OF KANSAS CITY STANDARDS AND GOOD PRACTICE. THERE MAY BE DIFFERENCES BETWEEN MEASURED VALUES AND RESULTS PRESENTED HEREIN, BASED ON THE EXTENT IN WHICH FIELD CONDITIONS DEVIATE FROM THE INPUT DATA. ALL ATTACHED DRAWINGS/IMAGES ARE FOR PHOTOMETRIC REFERENCE ONLY.



PHOTOMETRIC PLAN - GARAGE
SCALE: 3/32" = 1'-0"

PHOTOMETRIC PLAN

PH103

FINAL DEVELOPMENT PLAN

PLAZA PARKING GARAGE

609 W 48TH ST.
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC
589 FIFTH AVE FL 16
NEW YORK, NY 10017
212.725.7810
EMETCAP.COM

ARCHITECT: MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6652
MULTI-STUDIO

CIVIL ENGINEER: SK DESIGN GROUP, INC
4600 COLLEGE BLVD #100
OVERLAND PARK, KS 66211
913.451.1818
SKDGS.COM

CODE CONSULTANT: FPAC CONSULTANTS KC
1330 BURLINGTON ST #200
NORTH KC, MO 64116
816.931.5371
FPAC-CONSULTANTS.COM

STRUCTURAL ENGINEER: WGI, INC
8610 PURDUE RD #210
INDIANAPOLIS, IN 46268
317.735.3349
WGI.COM

MEP ENGINEER: LANKFORD / FENDLER
1730 WALNUT ST
KANSAS CITY, MO 64108
816.221.1411
LANKFORDFENDLER.COM

ISSUE DATE: 03/20/2026

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NUMBER	DESCRIPTION	DATE

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PHOTOMETRIC PLAN

PH104
FINAL DEVELOPMENT
PLAN

Luminaire Schedule						
Symbol	Tag	Label	Description	LLF	Luminaire Lumens	Luminaire Watts
S3	S3	33347 BEGA IES 1	LED Wall Mounted Light	1.00	4076	34
L1	L1	F58ALVLS-FL-120LF-36K-1C-UNV	LED Surface Mounted Wet Listed	1.00	5000	41.2
S2	S2	24219 BEGA IES	LED Wall Mounted Light	0.90	1196	18

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Property Line	Illuminance	FC	0.26	1.3	0.0	N/A
North West Side	Illuminance	FC	19.39	26.0	13.0	1.27
South East Side	Illuminance	FC	16.58	27.7	9.7	1.56

DISCLAIMER:
THESE CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO THE IES, CITY OF KANSAS CITY STANDARDS AND GOOD PRACTICE. THERE MAY BE DIFFERENCES BETWEEN MEASURED VALUES AND RESULTS PRESENTED HEREIN, BASED ON THE EXTENT IN WHICH FIELD CONDITIONS DEVIATE FROM THE INPUT DATA. ALL ATTACHED DRAWING(S) IMAGES ARE FOR PHOTOMETRIC REFERENCE ONLY.

NOTE:
FIXTURE 'S1' AREA LIGHT SHALL BE POLE MOUNTED. POLE HEIGHT TO BE SUCH THAT BOTTOM OF LIGHT IS 20' FROM TOP OF LOWEST POINT OF ROOF DECK PARKING.

(1) FIXTURE 'L1' SHALL BE SURFACE MOUNTED ABOVE EACH STAIR LANDING.

PHOTOMETRIC PLAN - SITE
SCALE: 3/32" = 1'-0"

PLAZA PARKING GARAGE

609 W 48TH ST.
KANSAS CITY, MO 64112

PROJECT NUMBER: 0225-2004

OWNER: EMRES III KC, LLC 589 FIFTH AVE FL 16 NEW YORK, NY 10017 212.725.7810 EMETCAP.COM	ARCHITECT: MULTISTUDIO 4200 PENNSYLVANIA KANSAS CITY, MO 64111 816.931.6852 MULTISTUDIO.COM
CIVIL ENGINEER: SK DESIGN GROUP, INC 4600 COLLEGE BLVD #100 OVERLAND PARK, KS 66211 913.451.1818 SKDGS.COM	CODE CONSULTANT: FPAC CONSULTANTS KC 1330 BURLINGTON ST #200 NORTH KC, MO 64116 816.931.5377 FPAC-CONSULTANTS.COM
STRUCTURAL ENGINEER: WGI, INC 8510 PURDUE RD #210 INDIANAPOLIS, IN 46268 317.755.3349 WGI.COM	MEP ENGINEER: LANKFORD FENDLER 1730 WALNUT ST KANSAS CITY, MO 64108 816.221.1411 LANKFORDFENDLER.COM

ISSUE DATE: 03/20/2026

REVISIONS

NUMBER	DESCRIPTION	DATE
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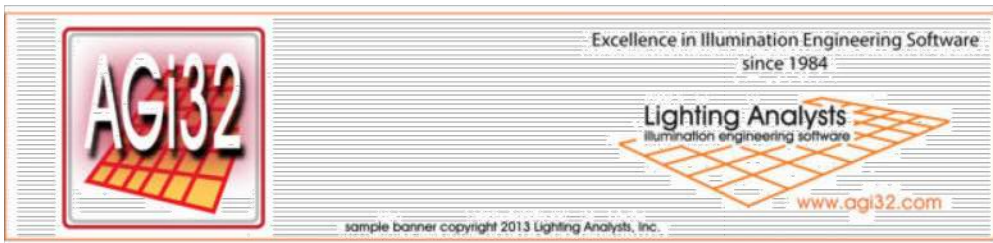
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PHOTOMETRIC PLAN

PH105

FINAL DEVELOPMENT PLAN



G1

Photometric Report (Type C)

Filename: VCPG_LED_P3_40K_T5R_MVOLT.ies
[TEST] ISF 38225P03C00
[TESTLAB] SCALED PHOTOMETRY
[ISSUEDATE] 3/4/2026
[MANUFAC] Lithonia Lighting
[LUMCAT] VCPG_LED_P3_40K_T5R_MVOLT
[LUMINAIRE] VCPG_LED_WITH_P3 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE

Maximum Candela = 1845.08621692657 at 90 H 57.5 V

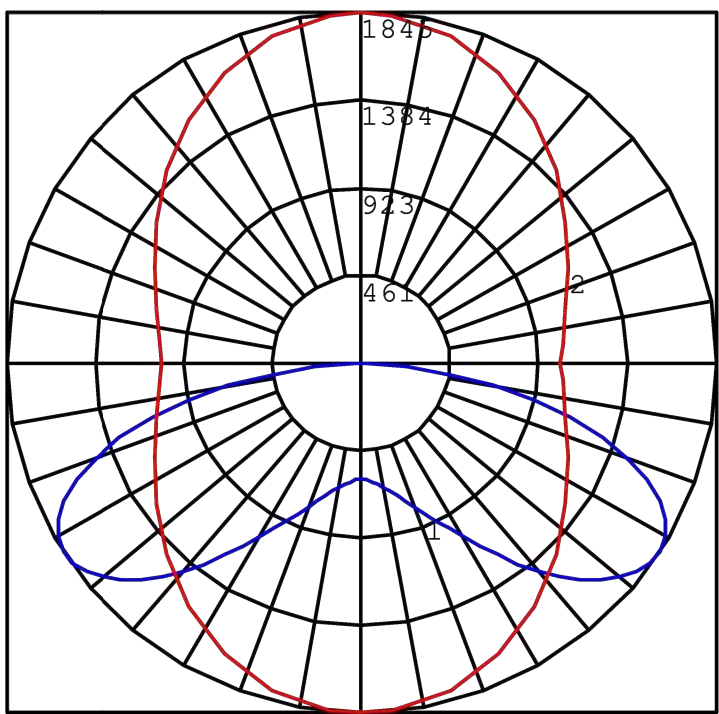


Classification:

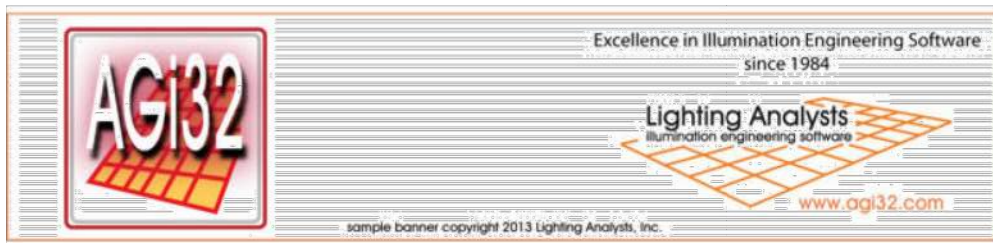
Road Classification: Type III, Short, N.A. (deprecated)
Upward Wast Light Ratio: 0.00
Luminaire Efficacy Rating (LER): 138
Maximum UGR: 34.3
Indoor Classification: Direct
BUG Rating : B5-U0-G3

Polar Candela Curves:

Vertical Plane Through:
1) 90 - 270 Horizontal
Horizontal Cone Through:
2) 57.5 Vertical



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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturer's photometric file.



L1

Photometric Report (Type C)

Filename: FSM41WL5-FL-1250LF-35K-1C-UNV-WH-4FT.ies
[TESTLAB] Focal Point Goniophotometer Lab
[ISSUEDATE] 2/23/2024
[MANUFAC] Focal Point, LLC
[LUMCAT] FSM41WL5-FL-1250LF-35K-1C-UNV-WH-4FT
[LUMINAIRE] Seven 4 LED Surface Mount - Wet Location
[LAMP] 3500K 80 CRI LED

Maximum Candela = 1946.84 at 0 H 2.5 V

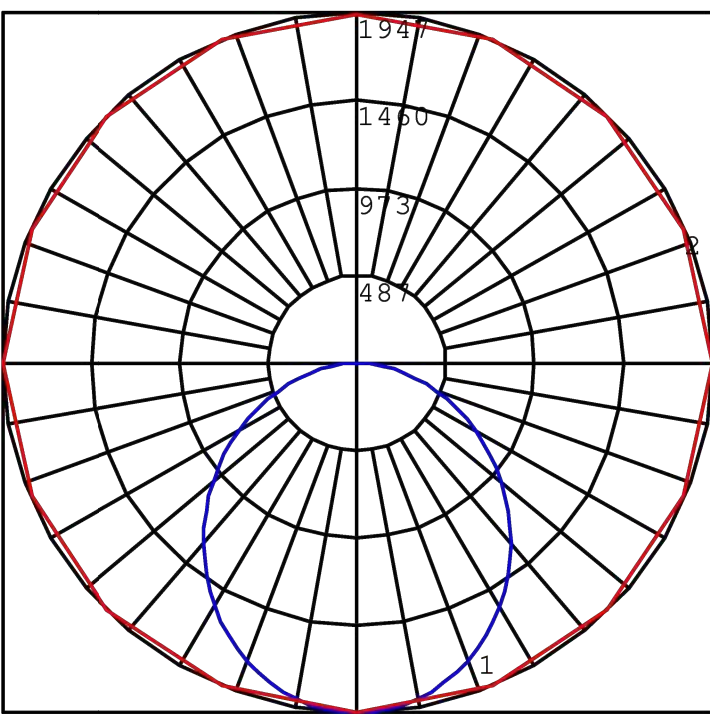


Classification:

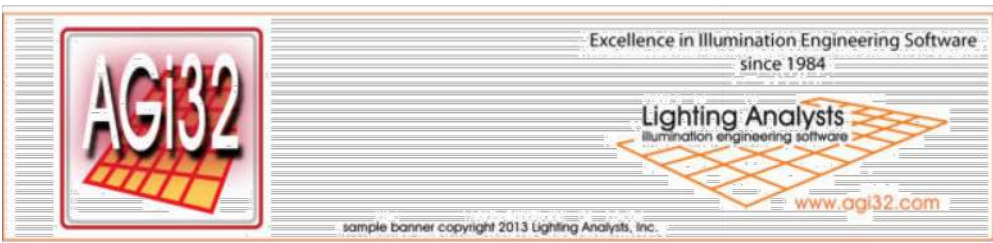
Road Classification: Type VS, Very Short, N.A. (deprecated)
Upward Wast Light Ratio: 0.00
Luminaire Efficacy Rating (LER): 121
Maximum UGR: 27.5
Indoor Classification: Direct
BUG Rating : B2-U1-G1

Polar Candela Curves:

Vertical Plane Through:
1) 0 - 180 Horizontal
Horizontal Cone Through:
2) 2.5 Vertical



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Calculations based on published IES Methods and recommendations, values rounded for display purposes.
Results derived from content of manufacturer's photometric file.



S1

Photometric Report (Type C)

Filename: DSX1_LED_P7_40K_80CRI_T5W (1).ies
[TESTLAB] SCALED PHOTOMETRY
[ISSUEDATE] 2/4/2026
[MANUFAC] Lithonia Lighting
[LUMCAT] DSX1_LED_P7_40K_80CRI_T5W
[LUMINAIRE] D-Series Size 1 Area Luminaire P7
Performance Package 4000K CCT 80 CRI Type 5 Wide

Maximum Candela = 14268.2776350975 at 45 H 75 V

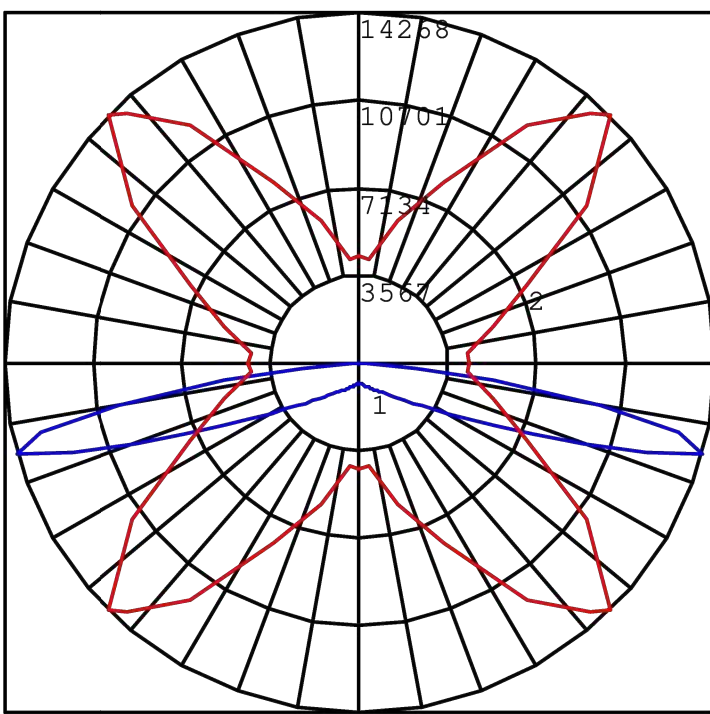


Classification:

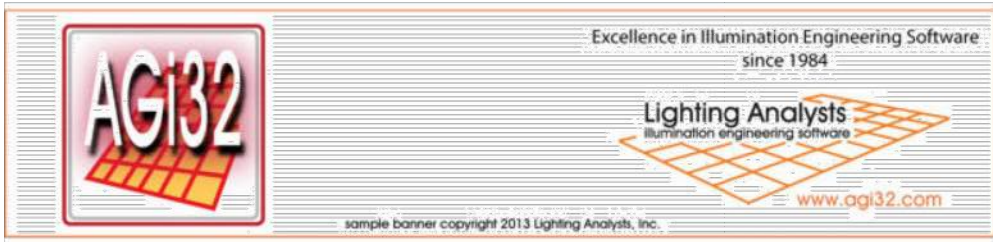
Road Classification: Type VS, Medium, N.A. (deprecated)
Upward Wast Light Ratio: 0.00
Luminaire Efficacy Rating (LER): 117
Maximum UGR: 42.3
Indoor Classification: Direct
BUG Rating : B5-U0-G3

Polar Candela Curves:

Vertical Plane Through:
1) 45 - 225 Horizontal
Horizontal Cone Through:
2) 75 Vertical



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Results derived from content of manufacturer's photometric file.



S2

Photometric Report (Type C)

Filename: 24219_BEGA_IES.ies
[MANUFAC] BEGA Converted by LUMCat V 16.09.2016 / H.R.
[LUMINAIRE] 24 219 K4
[LAMP] LED 14,9W 1793 lm, 18 W
[LAMP] LED 14,9W

Maximum Candela = 1620.7 at 0 H 2.5 V

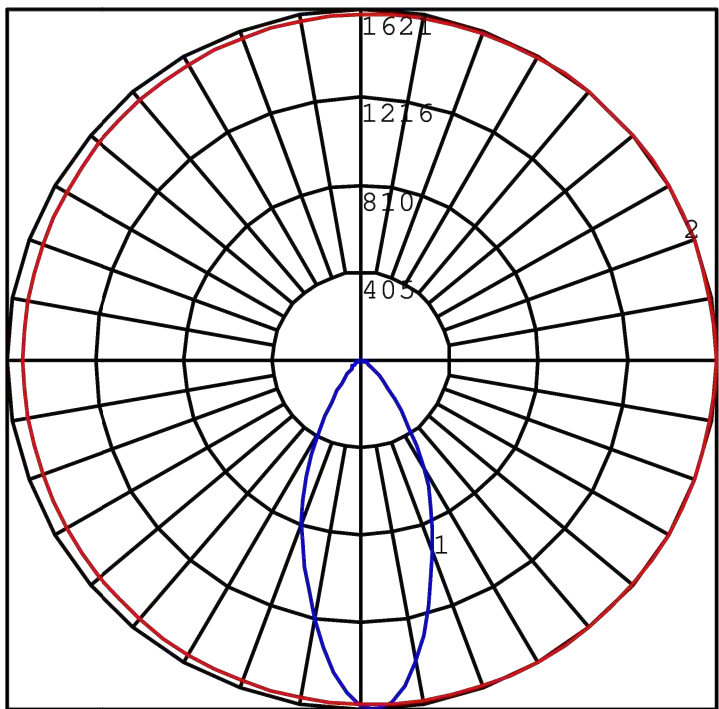


Classification:

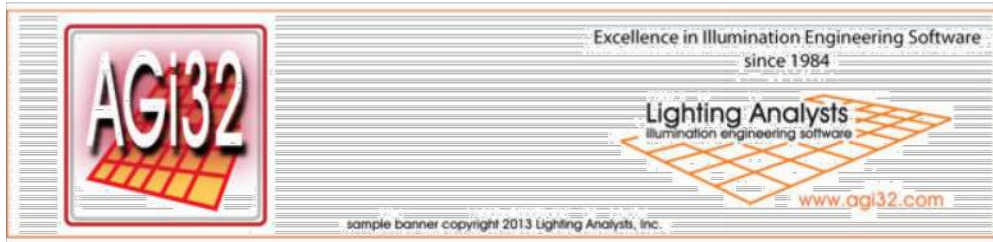
Road Classification: Type I, Very Short, N.A. (deprecated)
Luminaire Efficacy Rating (LER): 100
Maximum UGR: 24.6
Indoor Classification: Direct
BUG Rating : B0-U0-G0

Polar Candela Curves:

Vertical Plane Through:
1) 0 - 180 Horizontal
Horizontal Cone Through:
2) 2.5 Vertical



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Results derived from content of manufacturer's photometric file.



S3

Photometric Report (Type C)

Filename: 33243_BEGA_IES.ies
[MANUFAC] BEGA Converted by LUMCat V 17.05.2017 / H.R.
[LUMINAIRE] 33 243 K3
[LAMP] LED 29,8W 4012 lm, 34 W
[LAMP] LED 29,8W

Maximum Candela = 3526.9 at 5 H 7.5 V

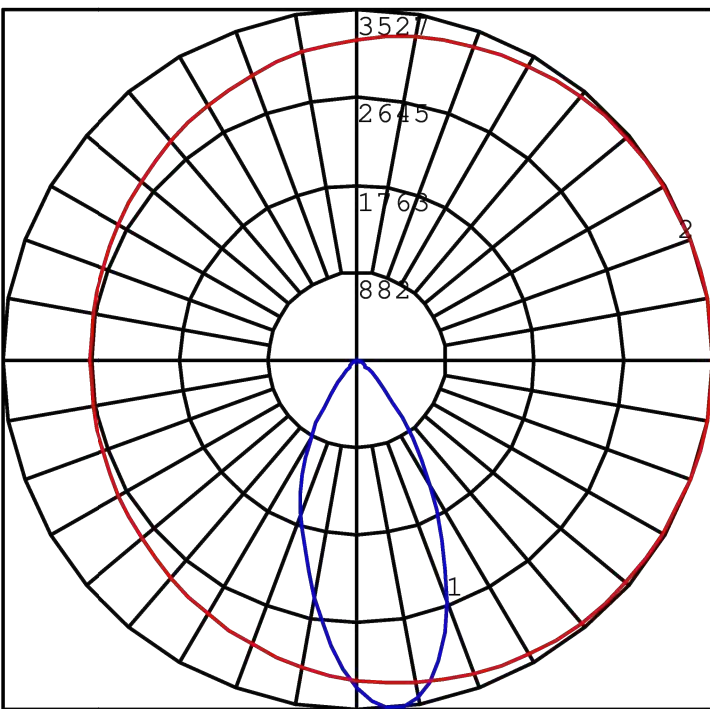


Classification:

Road Classification: Type I, Very Short, N.A. (deprecated)
Luminaire Efficacy Rating (LER): 118
Maximum UGR: 28.6
Indoor Classification: Direct
BUG Rating : B0-U0-G0

Polar Candela Curves:

Vertical Plane Through:
1) 5 - 185 Horizontal
Horizontal Cone Through:
2) 7.5 Vertical



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