



CITY PLAN COMMISSION STAFF REPORT

City of Kansas City, Missouri
City Planning & Development Department
www.kcmo.gov/cpc

June 18, 2024

Project Name

15th & Holmes Residential Mixed Use

Docket # 3

Request

CD-CPC-2024-00012

Development Plan – Residential

Applicant

Matthew Ledbetter

Grayson Capital

1881 Main St, Ste 302, Kansas City, MO 64108

Owner

Grayson Communities

1881 Main St, Ste 200, Kansas City, MO 64108

Location	1525 Holmes St
Area	About 1.1 Acres
Zoning	B4-5, M1-5
Council District	4 th
County	Jackson
School District	Kansas City MO 110

Surrounding Land Uses

North: I-670, vacant uses, zoned B4-5

South: industrial uses, zoned M1-5

East: industrial, vacant uses, zoned B4-5, M1-5

West: industrial, vacant uses, zoned B4-5, M1-5

KC Spirit Playbook Alignment

LRP determination: Likely

Land Use Plan

The Greater Downtown Area Plan recommends Downtown Mixed Use for this location.

Major Street Plan

Holmes Road is identified on the City's Major Street Plan as Commercial/Mixed Use, and E Truman Rd is identified as a Thoroughfare.

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 2/9/2024. Scheduling deviations from 2024 Cycle 4.1 have occurred.

- The applicant needed additional time to make site layout modifications and revise plans.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The subject site is located with the Crossroads Community Association.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on 3/21/2024. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The subject site currently contains one building to be demolished for the proposed development. The majority of the site is impervious and underdeveloped.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a development plan to allow for the construction of a residential mixed-use building in district M1-5 and B4-5 on about 1.1 acres generally located at the northeast corner of E 16th Street and Holmes Street.

CONTROLLING + RELATED CASES

None

PROFESSIONAL STAFF RECOMMENDATION

Docket #3 Approval with Conditions

PLAN REVIEW

The development plan proposes a 148,600 square foot building, which includes approximately 6,070 square feet of commercial space and 184 residential units. Future roof amenity deck will be approximately 4,500 square feet.

Proposed parking will be at portions of the building's ground level and include 133 spaces on-site. The parking areas are accessible from the alley off of E Truman Road on the north and the alley off of E 16th Street on the south. This proposed development is utilizing the affordable housing parking exemption in section 88-420-04-M, which reduces their parking requirement from one space per dwelling unit to half of a space per dwelling unit. The developer plans to lease the City-owned lot at 1534 Charlotte Street for an additional 52 parking spaces. The northwest corner of the site will contain a transit plaza including bus stop area and bicycle parking.

Landscaping will be provided along Holmes Road with street trees planted on E Truman Road and E 16th Street. Proposed species include Bald Cypress, Kentucky Coffee Tree, Kansas Hawthorn, Serviceberry, and Swamp Milkweed.

Proposed building materials include metal panels, fiber cement panels, shiplap siding, modular brick, and corrugated metal screens.

PLAN ANALYSIS

Commercial and Industrial Lot and Building (88-120, 88-140), Use- Specific (88-300), and Development Standards (88-400)

Standards	Applicability	Meets	More Information
Lot and Building Standards (88-120, 140)	Yes	Yes	
Accessory or Use- Specific Standards (88-305 – 385)	No	N/A	
Boulevard and Parkway Standards (88-323)	No	N/A	
Parkland Dedication (88-408)	Yes	Yes	
Parking and Loading Standards (88-420)	Yes	Yes	
Tree Preservation and Protection (88-424)	No	N/A	
Landscape and Screening Standards (88-425)	Yes	Yes	Subject to conditions
Outdoor Lighting Standards (88-430)	Yes	Yes	Subject to conditions
Sign Standards (88-445)	Yes	Yes	Subject to conditions
Pedestrian Standards (88-450)	Yes	Yes	

SPECIFIC REVIEW CRITERIA**Development Plans, Project Plan, or Site Plan (88-516-05)**

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies;

Long Range Planning staff reviewed this project and determined the development is likely to align with the KC Spirit Playbook. The project achieves Playbook goals related to infill development and the use of existing infrastructure. Additionally, it expands and diversifies housing options along a transit route.

B. The proposed use must be allowed in the district in which it is located;

The subject site is zoned B4-5 and M1-5, which both allow residential and commercial uses in mixed-use buildings.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways;

Vehicular ingress and egress is adequate for the site. The parking garage will be accessible from the alley to the east of the property, which reduces curb cuts off E Truman Road and E 16th Street. The parking garage will be accessible at grade, as there is a slope across the site from north to south.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site;

The plan will provide for accessible, efficient pedestrian and multi-modal opportunities. The northwest portion of the site is identified on the plans as a transit plaza with pedestrian-focused features, bicycle parking, and designated area for future bus stop.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Public utilities are adequate to serve the building and all of its uses.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The proposed design of the building is generally compatible with some of the industrial building design in the crossroads area. Proposed building materials include metal panels, fiber cement panels, shiplap siding, modular brick, and corrugated metal screens. There is one condition of approval stating the applicant shall continue working with planning staff during the time of building permit to discuss design elements to compliment the Crossroads District.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

Landscaping is compliant with the Code and all areas of parking garage visible from public rights of way will be screened with brick and metal building materials.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

The site is currently completely impervious. The proposed project is building up to the property lines, which is appropriate for this type of development and context area. The development will comply with all City stormwater management requirements.

- I. **The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.**

There are no trees existing trees on-site.

ATTACHMENTS

1. Conditions Report
2. Applicants Submittal
3. Public Engagement Materials

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends **approval with conditions** as stated in the conditions report.

Respectfully Submitted,



Genevieve Kohn, AICP
Planner



Plan Conditions

Report Date: June 13, 2024

Case Number: CD-CPC-2024-00012

Project: 15th & Holmes Residential Mixed Use

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn at (816) 513-8808 / Genevieve.Kohn@kcmo.org with questions.

1. All signage shall conform to 88-445 and shall require a sign permit prior to installation.
2. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that all landscaping required of the approved plan has been installed in accordance with the plan and is healthy prior to Certificate of Occupancy.
3. The developer shall submit an affidavit, prepared by an engineer licensed in the State of Missouri, verifying that all outdoor lighting has been installed in accordance with approved plans and that lighting levels do not exceed that shown on the approved lighting plan at the property lines prior to Certificate of Occupancy.
4. The developer shall submit an affidavit, completed by a landscape architect licensed in the State of Missouri, verifying that street trees have been installed in accordance with the approved street tree planting plan and are healthy prior to Certificate of Occupancy.
5. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with 88-425-08.
6. The developer shall continue to work with staff during the time of building permit to discuss architectural design to compliment the Crossroads District.
7. The applicant shall identify the proposed location of addressing on the building elevations at the time of building permit to ensure visibility for emergency personnel.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

8. The developer shall submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, provide a copy of the Storm Water Pollution Prevention (SWPP) plan submitted to the Missouri Dept. of Natural Resources (MDNR) and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
9. The developer shall submit verification of vertical and horizontal sight distance for the drive connection to public right-of-way to the Land Development Division and make improvements to ensure local jurisdiction and/or minimum AASHTO adequate sight distance standards are met, prior to issuance of any certificate of occupancy.
10. The developer shall obtain the executed and recorded City approved grading, temporary construction, drainage/sewer, or any other necessary easements from the abutting property owner(s) that may be required prior to submitting any public improvements crossing properties not controlled by the developer and include said document(s) within the public improvement applications submitted for permitting
11. The developer shall submit a Storm Drainage analysis from a Missouri-licensed civil engineer to the Land Development Division evaluating proposed improvements and impact to drainage conditions. Since this project is within a "Combined Sewer Overflow" (CSO) district, the project shall be designed to retain rainfall of 1.5 inch depth over the disturbed area to simulate natural runoff conditions and reduce small storm discharge to the combined sewer system. Manage the 10-year storm and 100-year storm per currently adopted APWA standards. The analysis shall be submitted prior to issuance of any building permits, and the developer secure permits to construct any improvements required by the Land Development Division prior to issuance of any certificate of occupancy.
12. The developer shall submit a streetscape plan for approval and permitting by the Land Development Division prior to beginning construction of the streetscape improvements in the public right of way, and construct ADA compliant ramps at all required locations where new private drives are being added, or where existing sidewalks are modified or repaired.

Condition(s) by City Planning and Development Department. Contact Terry Thomas at (816) 513-2510 / Terry.A.Thomas@kcmo.org with questions.

13. The developer shall submit an analysis to verify adequate capacity of the existing sewer system as required by the Land Development Division prior to issuance of a building permit to connect private system to the public sewer main and depending on adequacy of the receiving system, make other improvements as may be required.
14. The developer shall integrate into the existing street light system any relocated existing street lights within the street right-of-way impacted by the new drive or approach entrances as required by the Land Development Division, and the relocated lights must comply with all adopted lighting standards.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

15. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)
16. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)
All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).
17. Fire hydrants shall be installed and operable prior to the arrival of any combustible building materials onto the site. (IFC-2018 § 501.4 and 3312.1; NFPA 241-2013 § 8.7.2)
Fire hydrant distribution shall follow IFC-2018 Table C102.1
18. Aerial Fire Apparatus access roads shall be provided for any building that is 30 feet in height or greater. Aerial Fire Apparatus Roads are a minimum 26 feet wide, at least 15 feet away from the building but not more than 30 feet from the structure. (IFC-2018 § D105). Shall provide fire lane signage on fire access drives.

Condition(s) by Parks & Recreation. Contact Richard Sanchez at (816) 513-7678 / Richard.Sanchez@kcmo.org with questions.

19. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2024 acquisition rate of \$64,220.18 per acre. This requirement shall be satisfied prior to certificate of occupancy.
20. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval and permitting by the Parks & Recreation Department's Forestry Division prior to beginning work in the public right-of-way

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

21. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
South of River contact - Patrick Lewis 816-513-0423
North of River contact - Pedro Colato 816-513-4892
22. When an existing building is being renovated, is being changed in use or occupancy, or is undergoing a building addition, and the existing water service line(s) will be reused, the water service line(s) and related appurtenances shall meet the most current version of KC Water Rules and Regulations.



SHEET INDEX			
G000	COVER SHEET	A101	AREA PLANS
C100	SITE SURVEY	A102	AREA PLANS
C101	SITE DEMOLITION PLAN	A103	AREA PLANS
C102	SITE LAYOUT PLAN	A300	BUILDING SECTIONS
C104	GRADING PLAN	A301	BUILDING SECTIONS
C105	SITE UTILITY PLAN	A900	EXTERIOR BUILDING PERSPECTIVES
L101	LANDSCAPE PLAN	A901	EXTERIOR BUILDING PERSPECTIVES
SP100	OFF-SITE PARKING PLAN	EL101	PHOTOMETRIC LIGHTING PLAN
A100	AREA PLANS	EL102	EXTERIOR LIGHT FIXTURES DETAILS

TABLE 1 - SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	M1-5	M1-5	No	
Gross Land Area				
in square feet	48,626	48,626	No	
in acres	1.12	1.12	No	
Right-of-way Dedication				
in square feet	N/A	N/A	N/A	
in acres	N/A	N/A	N/A	
Net Land Area				
in square feet	48,626	48,626	No	
in acres	1.12	1.12	No	
Building Area (sq. ft.)	13,537 (TO DEMO)	148,600	No	
Floor Area Ratio	0.278	3.05	No	
Residential Use Info				
Total Dwelling Units	4	0		
Detached House	0	0		
Zero Lot Line House	0	0		
Cottage House	0	4		
Semi-attached House	0	0		
Townhouse	0	0		
Two-unit House	0	0		
Multi-unit House	0	0		
Colonnade	0	0		
Multiplex	0	0		
Multi-unit Building	0	184	No	
Total Lots				
Residential	0	0		
Public/ Civic	0	0		
Commercial	0	1 (Mixed Use)	No	
Industrial	1	0		
Other	0	0		

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

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

TABLE 3B - LANDSCAPE SCHEDULE	
88-425 LANDSCAPE REQUIREMENTS	SYMBOL
88-425-03 Street Trees	See L101 Landscape Plan
88-425-04 General	See L101 Landscape Plan
88-425-05 Perimeter Vehicular Use Area	Not Applicable
Adjacent to Streets	
Buffer Width	
Trees	
Shrubs/ Wall/ Berm	
Adjacent to Residential Zones	
Buffer Width	
Shrubs/ Wall/ Berm	
88-425-06 Interior Vehicular Use Area	Not Applicable / Partially Covered by Building
Interior Area	
Trees	
Shrubs	
88-425-07 Parking Garage Screening	Provided by building facade screen walls and site fencing
88-425-08 Mechanical/ Utility Equipment Screening	Not Applicable
88-425-08-A Dumpsters	Trash collection and storage will be done internally within the building. The primary trash collection / dumpster room will be located at the Southeast Corner adjacent to the alley / parking lot.
88-425-08-D Roof-mounted Mechanical Equipment	Option 3 - An equipment setback from roof edges visible from the public right-of-way that is at least 3 feet in depth for each one foot of equipment height.
88-425-09 Outdoor Use Screening	Not Applicable

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

TABLE 5 - OTHER DEVELOPMENT STANDARDS	
88-408 OTHER DEVELOPMENT STANDARDS	
88-408 Parkland Dedication	METHOD OF COMPLIANCE In lieu of dedication, fee to be paid for by the Owner
88-409-A Parkland Dedication Calculations for 184 multifamily residential units:	
184 x 2 people per unit = 368	
43,560 s.f. (1 acre) x .006 = 261.36	
261.36 x 360 = 100,884.96 s.f. (2.319 acres) of land dedication	
88-415 Stream Buffers	Not applicable
88-430 Outdoor Lighting	Included
88-435 Outdoor Display/Storage and Work Areas	Not applicable
88-445 Signs	See sheets A200 & A900 for planned attached building signage locations
88-450 Pedestrian Standards	Public sidewalk access

TABLE 6 - BUILDING USE & SF BREAKDOWN		
USE	MIXED USE	# OF UNITS
First Floor	7,158 G.S.F. (Commercial / B.O.H.)	0 / 6,070 G.S.F. of Commercial Space
Mezzanine	3,196 G.S.F. (Commercial / B.O.H.)	0
Second Floor	23,806 G.S.F. (Residential / Amenity Space)	24 / 6,460 G.S.F. of Amenity Space
Third Floor	28,610 G.S.F. (Residential)	40
Fourth Floor	28,610 G.S.F. (Residential)	40
Fifth Floor	28,610 G.S.F. (Residential)	40
Sixth Floor	28,610 G.S.F. (Residential)	40
Future Roof Deck	4,500 G.S.F.	0
TOTAL	153,100 G.S.F. (Roof Deck Included)	184

UNIT MIX	
TYPE	COUNT
Studio	65
One Bedroom	89
Two Bedroom	10
TOTAL	164

TABLE 4 - PARKING				
VEHICLE SPACES	BIKE SPACES		ALTERNATIVE PROPOSED?	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
Proposed Use(s)				
Residential	184 / 92**	118	Long - 56 Short - 10	Long - 56 Short - 14
Commercial	15*	15	Long - 0 Short - 4	Long - 0 Short - 7
Total	199 / 107**	133	70	77

- Proposed Parking Breakdown is as follows:
 - Covered & Screened Parking Lot = 29 Stalls (South Alley Access)
 - Uncovered Surface Parking Lot = 31 Stalls (South Alley Access)
 - Partially Covered Surface Parking Lot = 20 Stalls (North Alley Access)
 - Adjacent Long Term Lease Surface Parking Lot = 53 Stalls (South Alley Access)
- Commercial Parking Calc Used*, Personal Improvement Service of 2.5 per 1,000 s.f.
- Affordable Housing Exemption (See 88-420-04-M)**
- 20% of the units within the development will be affordable allowing for a 0.5 space per dwelling unit ratio
- 184 x 0.5 = 92 required

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

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

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

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

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

CIVIL ENGINEER:
TALIAFERRO & BROWNE, INC.
1020 E. 8TH STREET
KANSAS CITY, MO 64118
T 816-255-3456

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE
+ URBAN DESIGN LLC
214 W 21ST ST, SUITE 200
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15TH & HOLMES

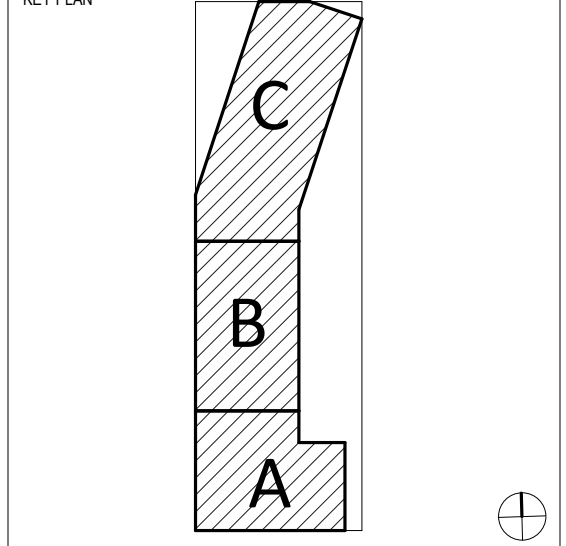
1531 HOLMES STREET
KANSAS CITY, MO 64108

DRAW

214 W 214 STREET KANSAS CITY, MO 64114
PHONE: 816.531.8303
drawarch.com

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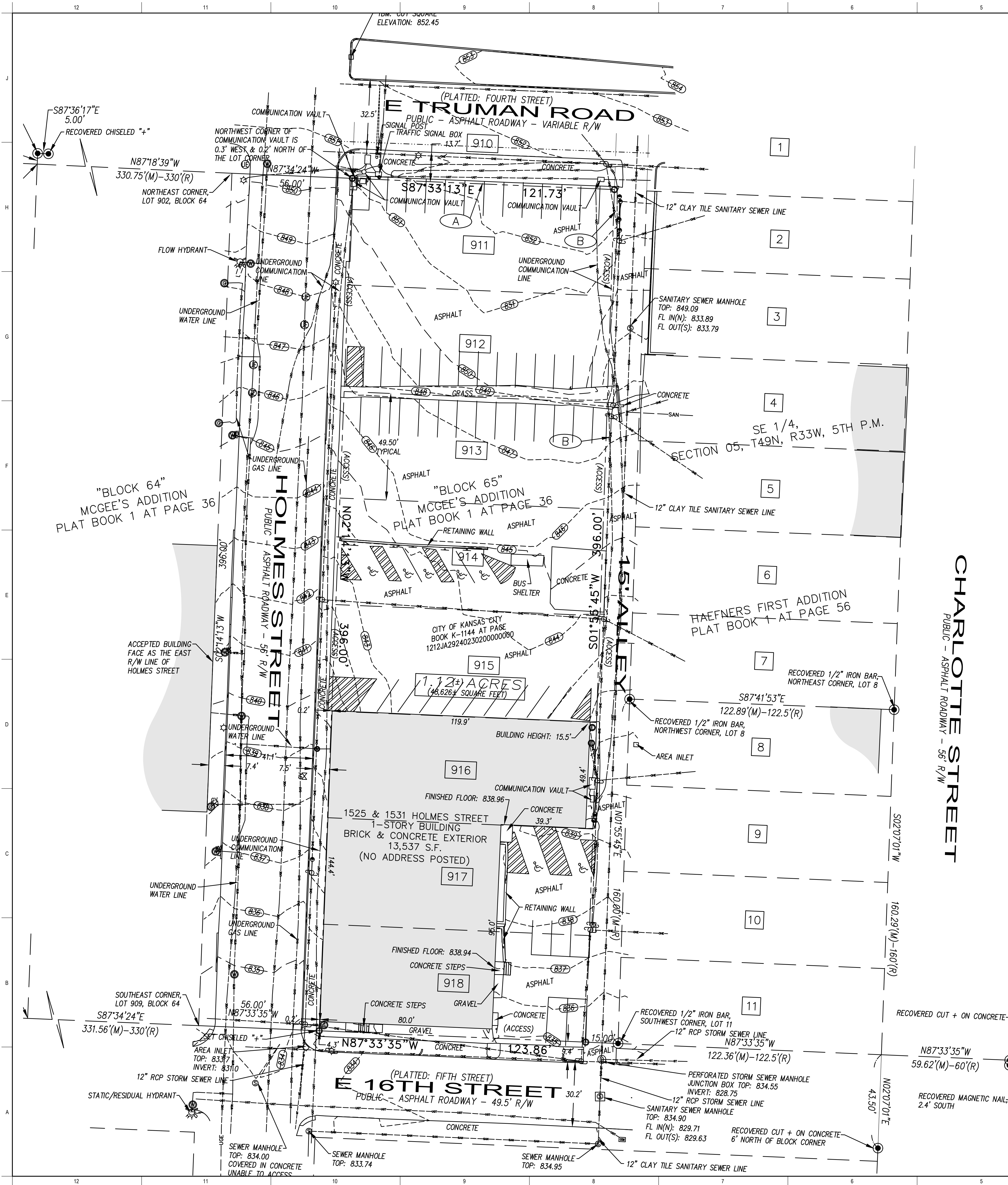
DOMINIQUE DAVISON	MO 8285981201
RELEASE SCHEDULE	DATE
3 CITY DEVELOPMENT PLAN SUBMITTAL	2024.02.09
4 CITY DEV. COMMENT RESPONSES	2024.03.15
6 CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

COVER SHEET

G 000

CITY DEVELOPMENT PLAN SUBMITTAL

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LEGEND OF SYMBOLS:

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

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

ARCHITECT OF RECORD:
DRAW ARCHITECTURE
+ URBAN DESIGN LLC
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STRUCTURAL:
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MEP ENGINEERS:
CUSTOM ENGINEERING
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INDEPENDENCE, MO 64055
T 816-350-1473

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

LANDSCAPE ARCHITECT:
DRAW ARCHITECTURE
+ URBAN DESIGN LLC
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15TH & HOLMES

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KEY PLAN

DOMINIQUE DAVISON MO 639061203

RELEASE SCHEDULE

NO. 1 RELEASE

2 CITY DEV. COMMENT

3 RESPONSES

4 CITY DEVELOPMENT PLAN

5 RESUBMITTAL

DATE 2024.03.15

2024.05.31

TOPOGRAPHIC SURVEY

C100

CITY DEVELOPMENT PLAN SUBMITTAL

Printed 3/13/2024 3:07:07 PM



GENERAL NOTES - SITE DEMOLITION:

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

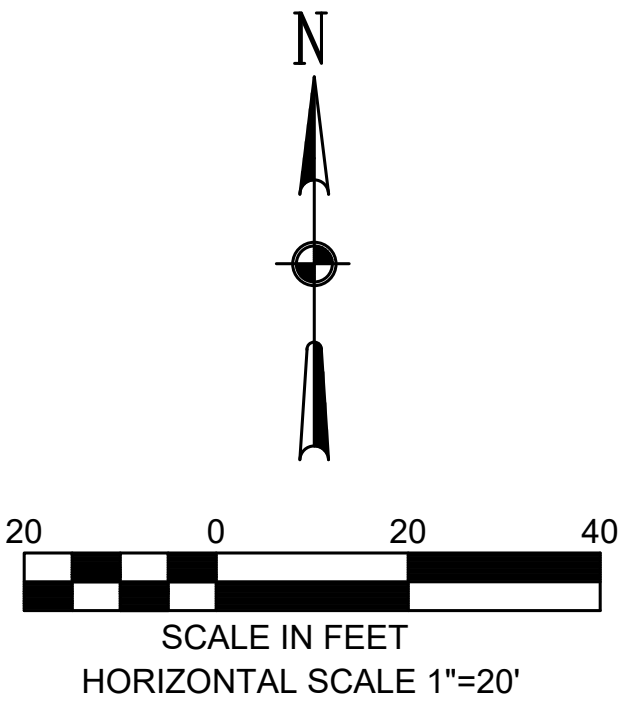
SITE DEMOLITION NOTES

- EXISTING WALL TO BE REMOVED.
- EXISTING TORNADO SIREN TO BE REMOVED BY OTHERS.
- EXISTING POWER POLE TO REMAIN.
- EXISTING POWER POLE TO BE REMOVED BY OTHERS.
- EXISTING CONCRETE STAIRS TO BE REMOVED.
- EXISTING GAS METER TO BE REMOVED.
- EXISTING WATER METER AND SERVICE TO BE ABANDONED.

- EXISTING POWER POLE WITH GUY WIRE TO REMAIN.
- EXISTING DRIVE APRON TO BE REMOVED.
- EXISTING CURB TO BE REMOVED.

PAVEMENT REMOVAL LEGEND

- CONCRETE PAVEMENT REMOVAL
- BRICK PAVEMENT REMOVAL
- ASPHALT PAVEMENT REMOVAL
- DEMOLITION LIMITS



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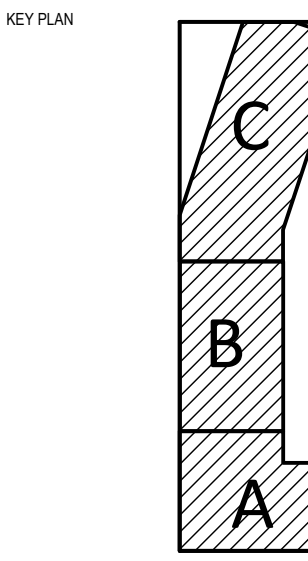
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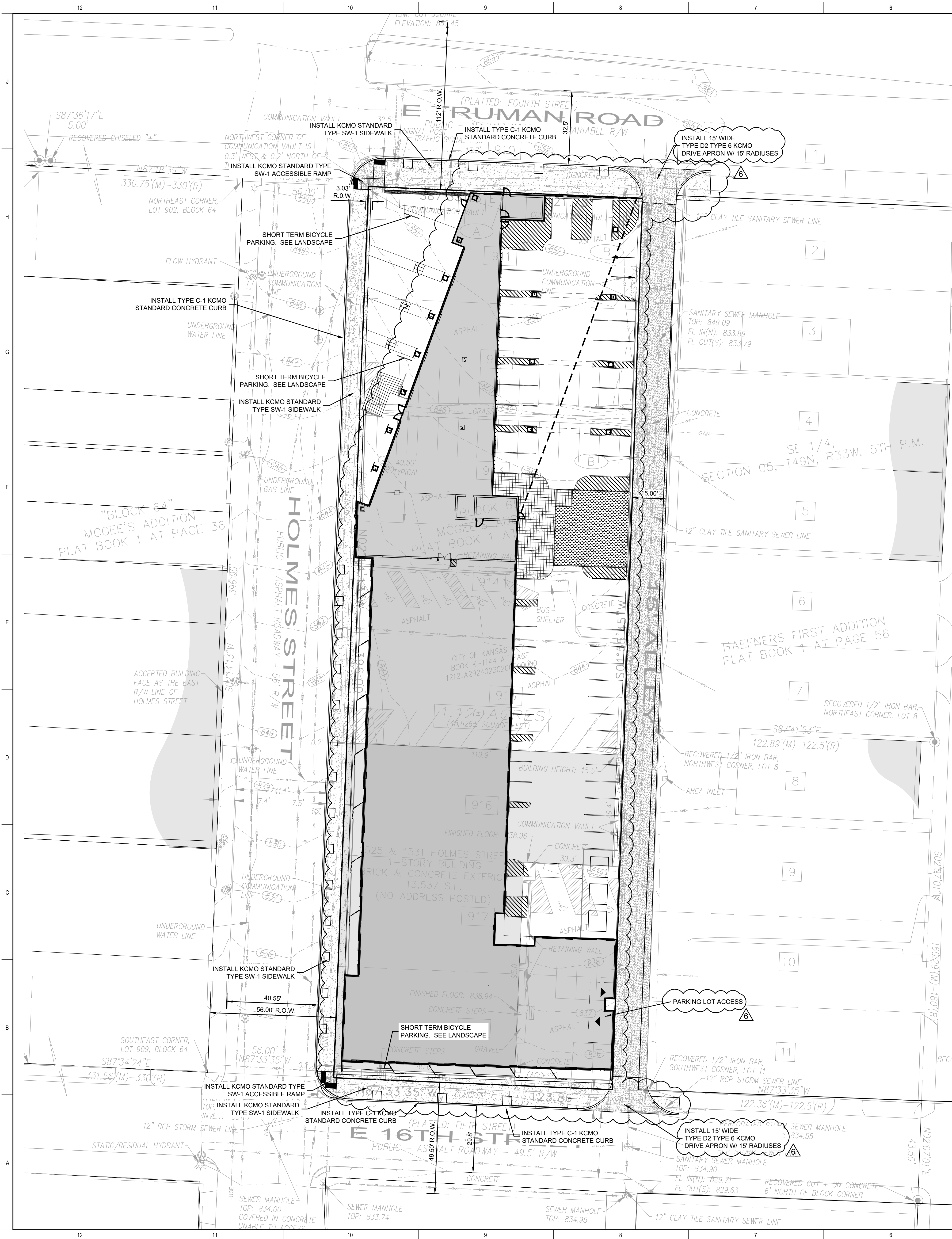
DOMINIQUE DAVISON			MO 639061203
RELEASE SCHEDULE			
NO.	REVISION	CITY DEV. COMMENT	DATE
4		RESPONSES	2024.03.15
6		CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

SITE DEMOLITION PLAN

C101

CITY DEVELOPMENT PLAN SUBMITTAL

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LEGAL DESCRIPTION:

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

PAVEMENT LEGEND

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

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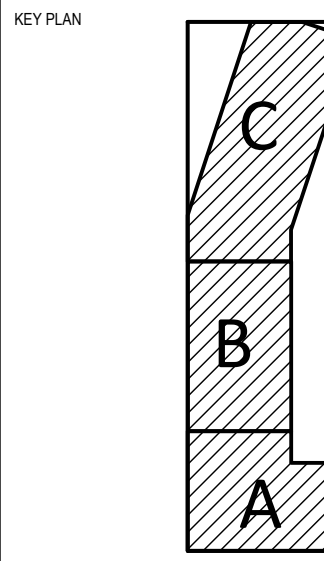
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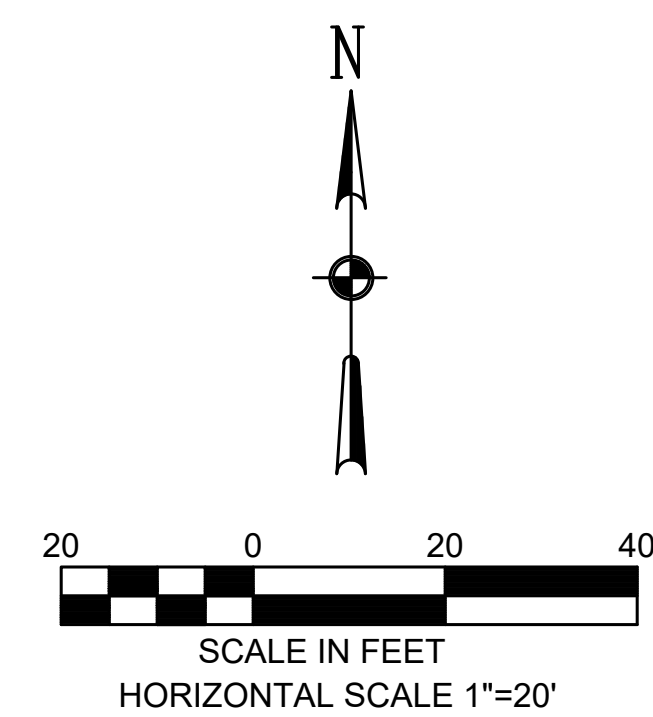
RELEASE SCHEDULE	DATE
NO. 1: PRELIMINARY	2024.03.15
NO. 2: CITY DEV. COMMENT RESPONSES	2024.03.15
NO. 3: CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

LAYOUT SHEET

C102

CITY DEVELOPMENT PLAN SUBMITTAL

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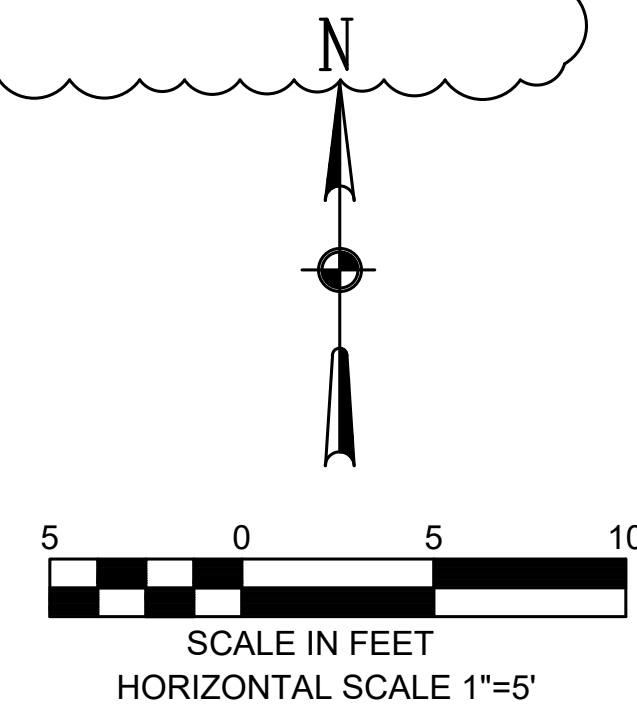
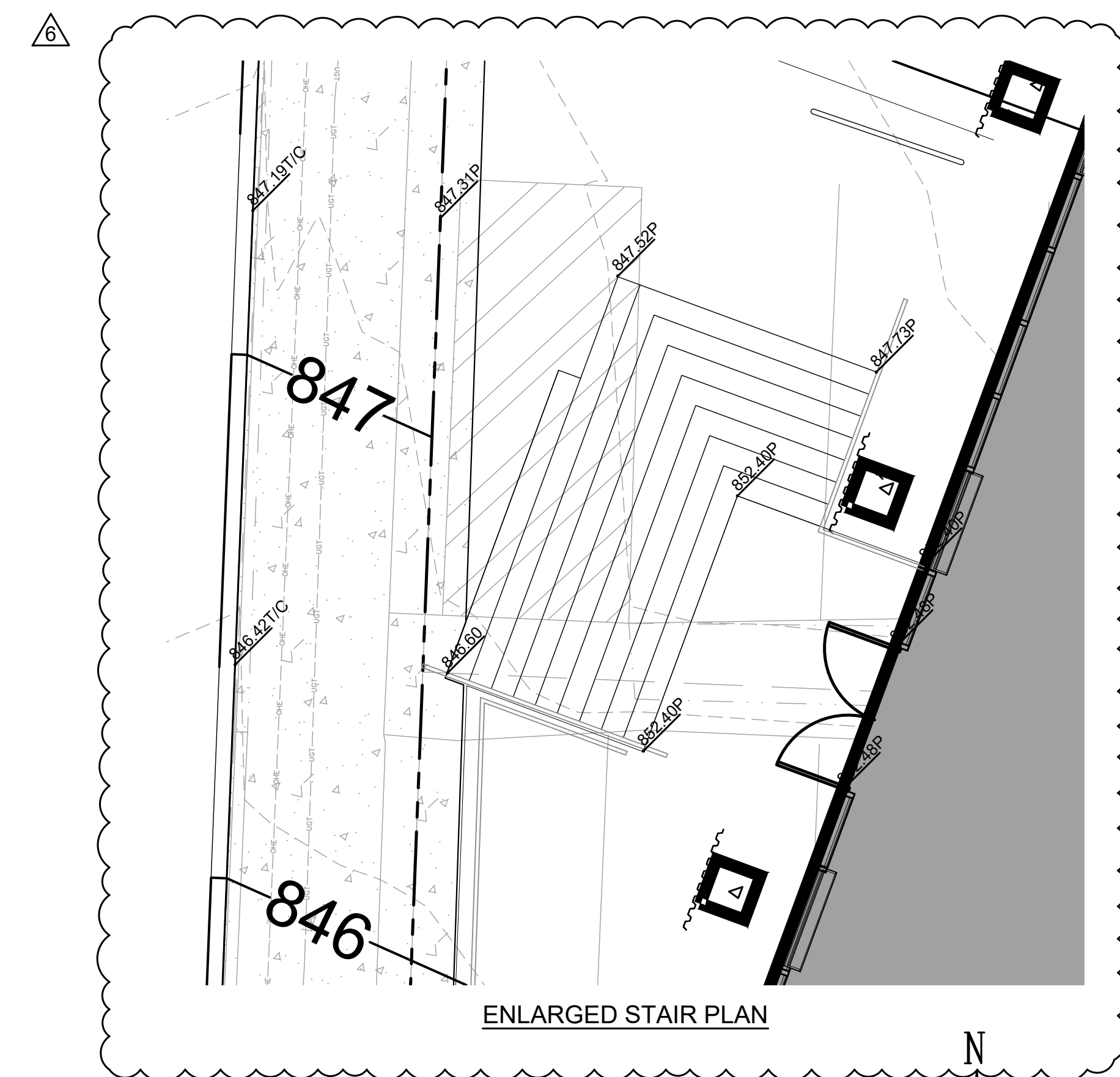


GRADING NOTES:

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

LEGEND

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



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KEY PLAN

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DOMINIQUE DAVISON

MO 639061203

RELEASE SCHEDULE

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

GRADING PLAN

C104

CITY DEVELOPMENT PLAN SUBMITTAL

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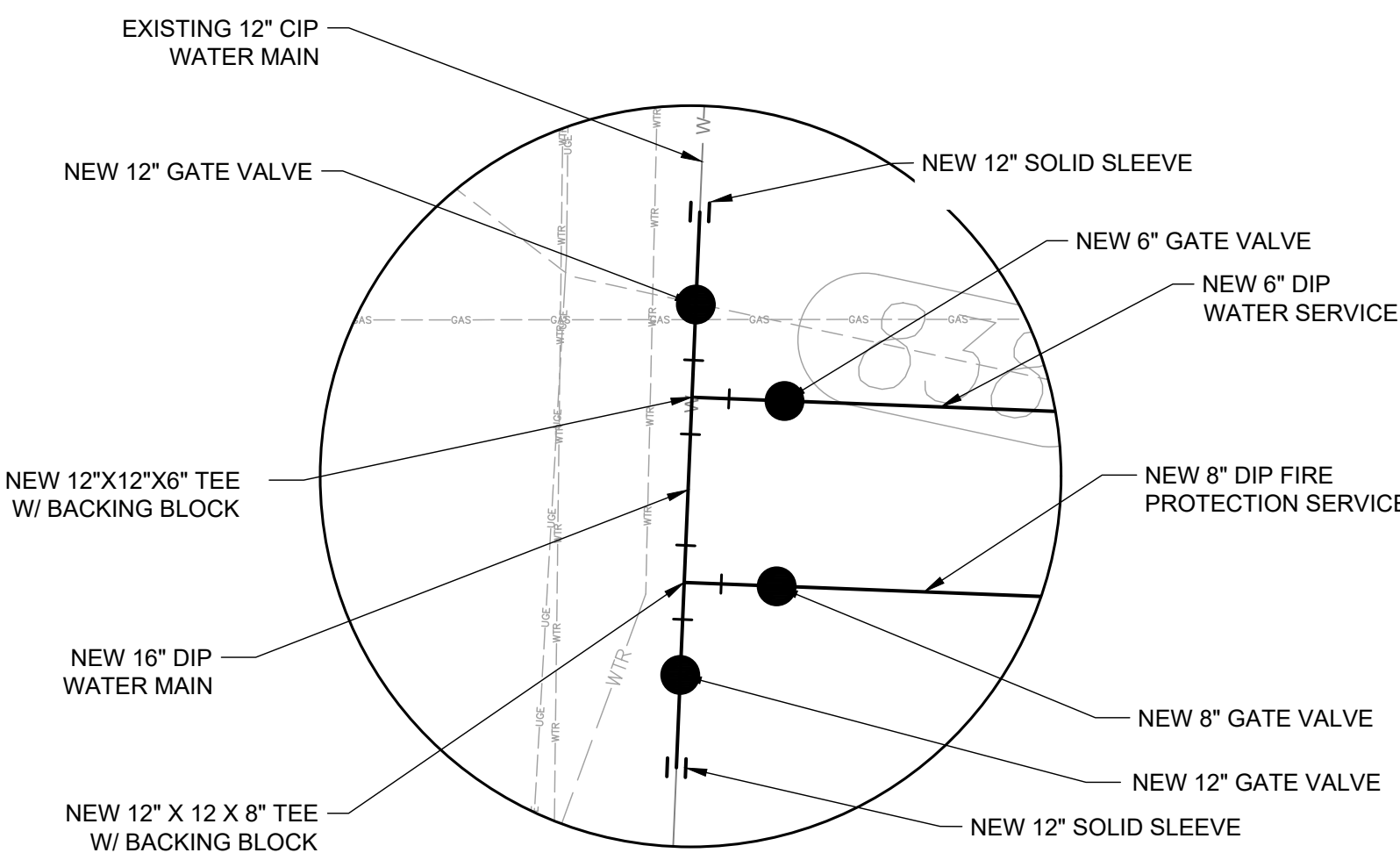


GENERAL NOTES

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

GENERAL NOTES FOR WATER SERVICE LINE:

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



DETAIL 1 - WATER SERVICE CONNECTION

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

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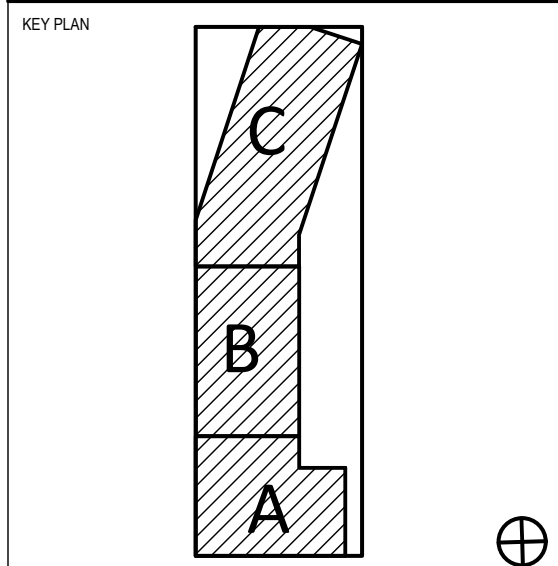
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1	CITY DEV. COMMENT	2024.03.15
2	RESPONSES	
3	CITY DEVELOPMENT PLAN	2024.05.31
4	RESUBMITTAL	

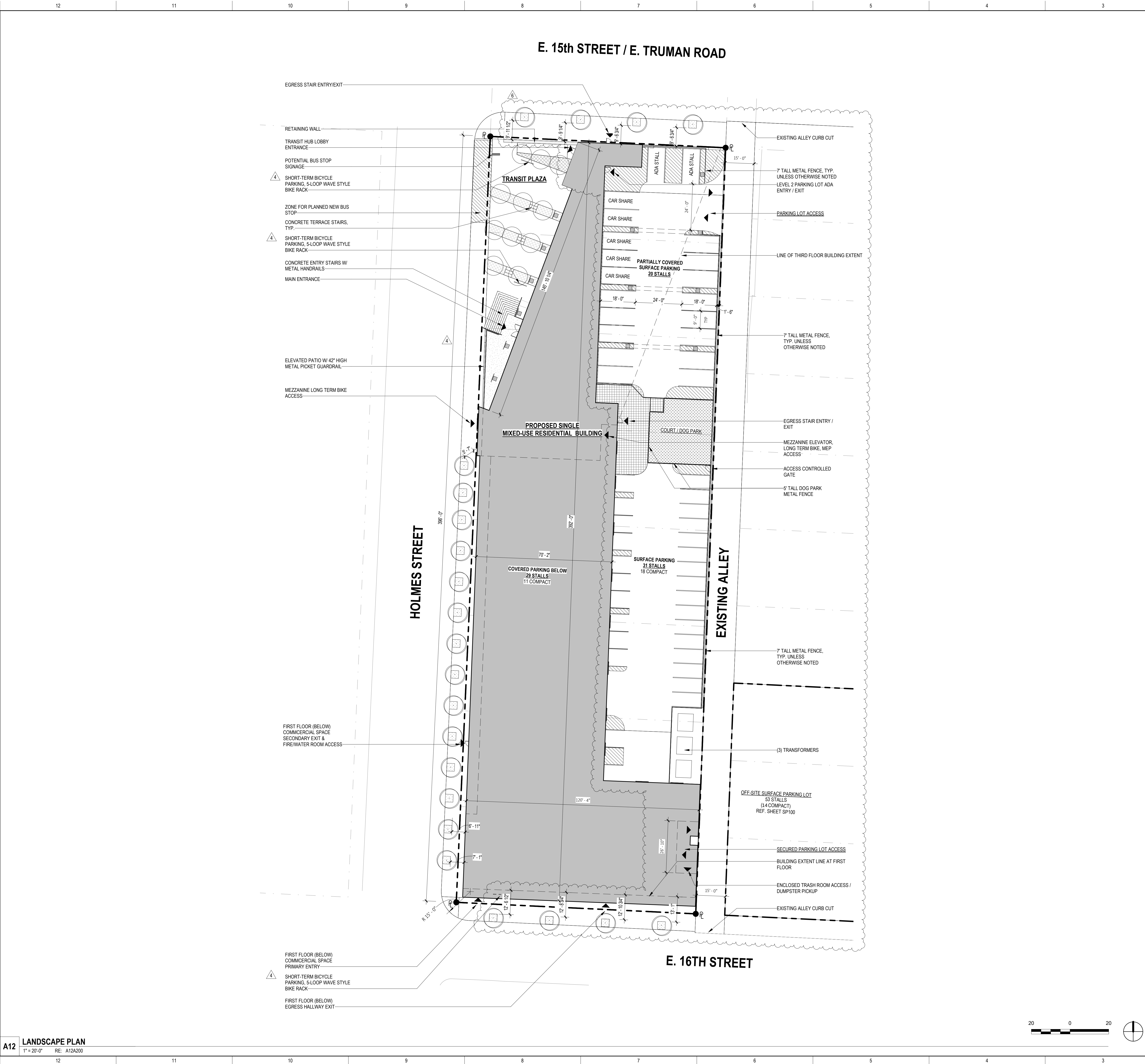
DOMINIQUE DAVISON
MO 639061030

UTILITY PLAN

C105

CITY DEVELOPMENT PLAN SUBMITTAL

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

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TABLE 3 - LANDSCAPE REQUIREMENTS

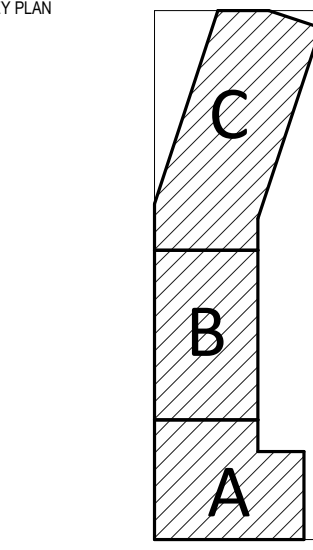
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATE REQUESTED?	APPROVED
88-425-03 Street Trees	22	22	No	
Holmes St	14	14		
E 15th St	4	4		
E 16th St	4	4		
88-425-04 General	5	11		
88-425-05 Perimeter Vehicular Use Area	Not Applicable			
Adjacent to Streets	Not Applicable			
Adjacent to Residential Zones	Not Applicable			
88-425-06 Interior Vehicular Use Area	Not Applicable / Partially Covered by Building			
88-425-07 Parking Garage Screening	Provided by building facade screen walls and site fencing			
88-425-08 Mechanical/Utility Equipment Screening				
88-425-08-A Dumpsters	Trash collection and storage will be done internally within the building. The primary trash collection / dumpster room will be located at the Southeast Corner within the First Floor Parking Garage			
88-425-08-D Roof-mounted Mechanical Equipment	Option 3 - An equipment setback from roof edges visible from the public right-of-way that is at least 3 feet in depth for each one foot of equipment height.			
88-425-09 Outdoor Use Screening	Not Applicable			

TABLE 3b - LANDSCAPE SCHEDULE

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

TABLE 6 - BUILDING USE & SF BREAKDOWN

USE	MIXED USE	# OF UNITS
First Floor	7,158 G.S.F. (Commercial / B.O.H.)	0 / 6,070 G.S.F. of Commercial Space
Mezzanine	3,196 G.S.F. (Commercial / B.O.H.)	0
Second Floor	23,806 G.S.F. (Residential / Amenity Space)	24 / 6,460 G.S.F. of Amenity Space
Third Floor	28,610 G.S.F. (Residential)	40
Fourth Floor	28,610 G.S.F. (Residential)	40
Fifth Floor	28,610 G.S.F. (Residential)	40
Sixth Floor	28,610 G.S.F. (Residential)	40
Future Roof Deck	4,500 G.S.F.	0
TOTAL	133,186 G.S.F. (Roof Deck Included)	184



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DOMINIQUE DAVISON	NO 8285981203
RELEASE SCHEDULE	DATE
3 CITY DEVELOPMENT PLAN SUBMITTAL	2024.02.09
4 CITY DEV. COMMENT RESPONSES	2024.03.15
6 CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

LANDSCAPE PLAN

L 100

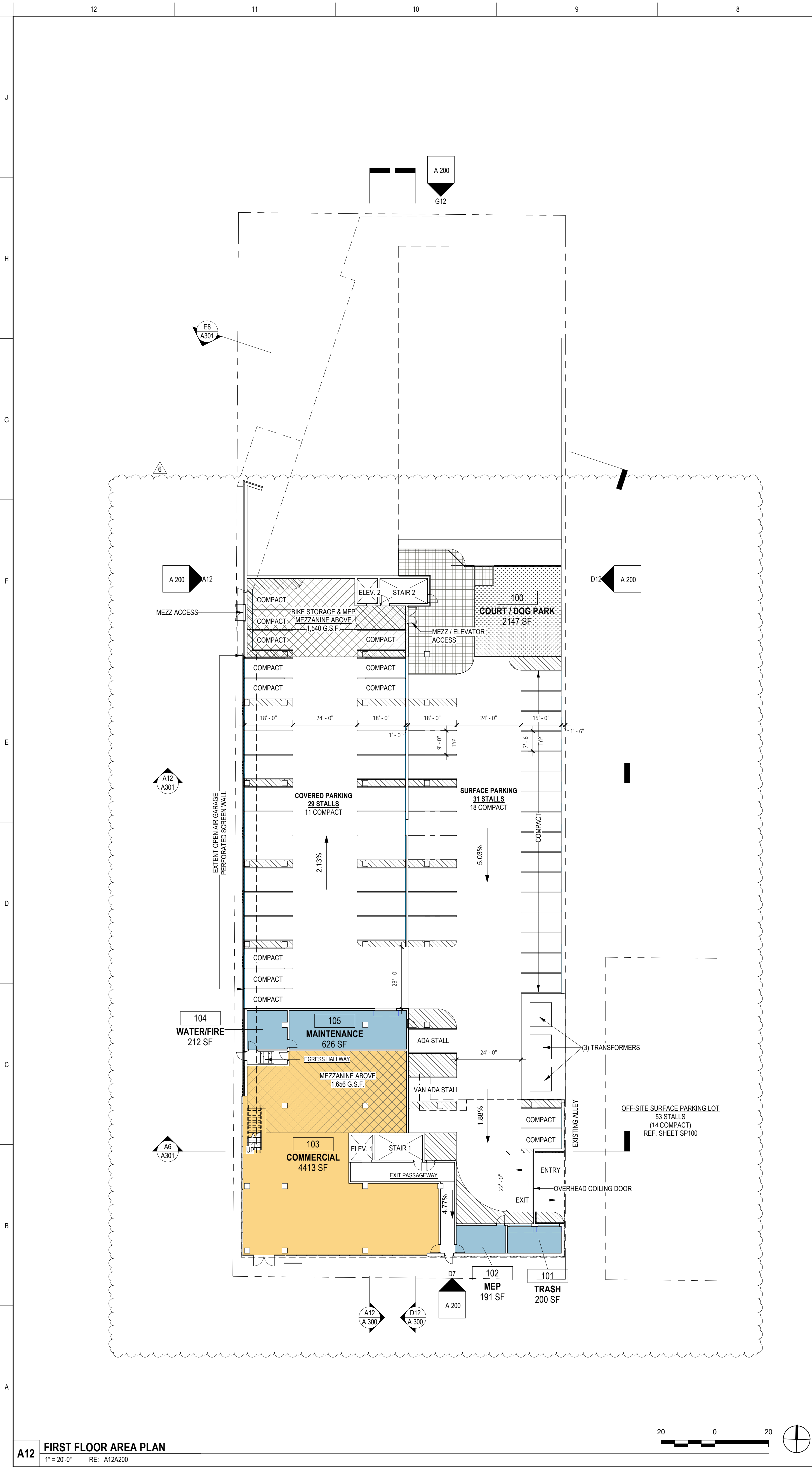
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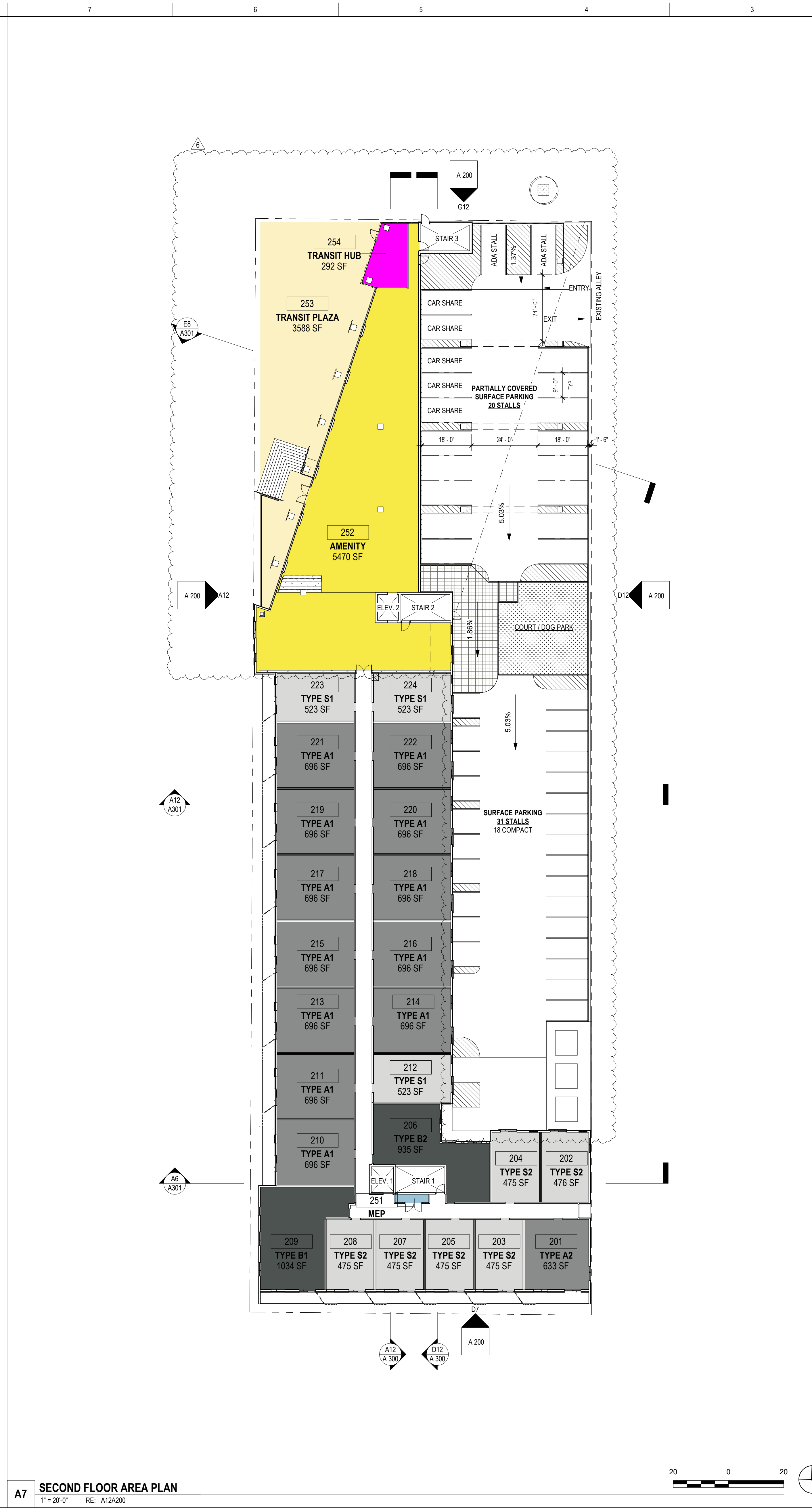


A12 SITE PLAN WITH C
1" = 20'-0" RE: A12A200

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A12 FIRST FLOOR AREA PLAN
1" = 20'-0" RE: A12A200



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

ROOM SCHEDULE				
LEVEL	NUMBER	NAME	AREA	OCCUPANCY
FIRST FLOOR	100	COURT / DOG PARK	2147 SF	A-3 (ASSEMBLY)
FIRST FLOOR	101	TRASH	200 SF	S-2 (STORAGE)
FIRST FLOOR	102	MEP	191 SF	S-1 (STORAGE)
FIRST FLOOR	103	COMMERCIAL	4413 SF	B (BUSINESS)
FIRST FLOOR	104	WATER/FIRE	212 SF	S-1 (STORAGE)
FIRST FLOOR	105	MAINTENANCE	626 SF	S-2 (STORAGE)
MEZZANINE	269	MEP	217 SF	S-2 (STORAGE)
MEZZANINE	270	MEP	269 SF	S-2 (STORAGE)
MEZZANINE	271	LONG TERM BIKE	850 SF	S-2 (STORAGE)
SECOND FLOOR - 2.2	201	TYPE A2	633 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	202	TYPE S2	476 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	203	TYPE S2	475 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	204	TYPE S2	475 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	205	TYPE S2	475 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	206	TYPE B2	935 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	207	TYPE S2	475 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	208	TYPE S2	475 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	209	TYPE B1	1034 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	210	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	211	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	212	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	213	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	214	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	215	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	216	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	217	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	218	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	219	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	220	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	221	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	222	TYPE A1	696 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	223	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	224	TYPE S1	523 SF	R-2 (RESIDENTIAL)
SECOND FLOOR - 2.2	225	MEP	37 SF	S-1 (STORAGE)
SECOND FLOOR - 2.2	226	AMENITY	5470 SF	A-3 (ASSEMBLY) / B (BUSINESS)
SECOND FLOOR - 2.2	227	TRANSIT PLAZA	3588 SF	N/A
SECOND FLOOR - 2.2	228	TRANSIT HUB	292 SF	A-3 (ASSEMBLY)

AREA PLAN - UNIT TYPE LEGEND				
	STUDIO UNIT			
	1 BEDROOM UNIT			
	2 BEDROOM UNIT			

BUILDING AREA BREAKDOWN				
1ST FLOOR	7,158 G.S.F.	TYPE IA TOTAL AREA = 10,354 G.S.F.		
MEZZANINE	1,656 (TENANT) + 1,540 G.S.F. = 3,196 G.S.F.			
2ND FLOOR	6,460 + 17,346 G.S.F. = 23,806 G.S.F.			
3RD FLOOR	28,610 G.S.F.	TYPE IIB TOTAL AREA = 138,246 G.S.F.		
4TH FLOOR	28,610 G.S.F.			
5TH FLOOR	28,610 G.S.F.			
6TH FLOOR	28,610 G.S.F.			
FUTURE ROOF DECK	4,500 G.S.F.			
TOTAL	148,600 G.S.F. (NOT INCLUDING FUTURE ROOFTOP & COVERED / UNCOVERED PARKING LOTS)			

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

PARKING BREAKDOWN			
LEVEL	COUNT	TYPE	# OF COMPACT
1ST FLOOR	53	SOUTHEAST CORNER SURFACE PARKING	14
1ST FLOOR	29	COVERED & SCREENED PARKING	11
1ST FLOOR	31	UNCOVERED SURFACE PARKING	18
2ND FLOOR	20	PARTIALLY COVERED SURFACE PARKING	0
TOTAL	133	184 UNITS	43
		.72 UNIT TO PARKING RATIO	

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

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

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

MEP ENGINEERS:
CUSTOM ENGINEERING
1700 E US HWY 40,
INDEPENDENCE, MO 64055
T 816-350-1473

CIVIL ENGINEER:
TALIAFERRO & BROWNE, INC.
1020 E. 8TH STREET
KANSAS CITY, MO 64118
T 816-293-3456

LANDSCAPE ARCHITECT:
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T 816-531-8303

15TH & HOLMES
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KEY PLAN

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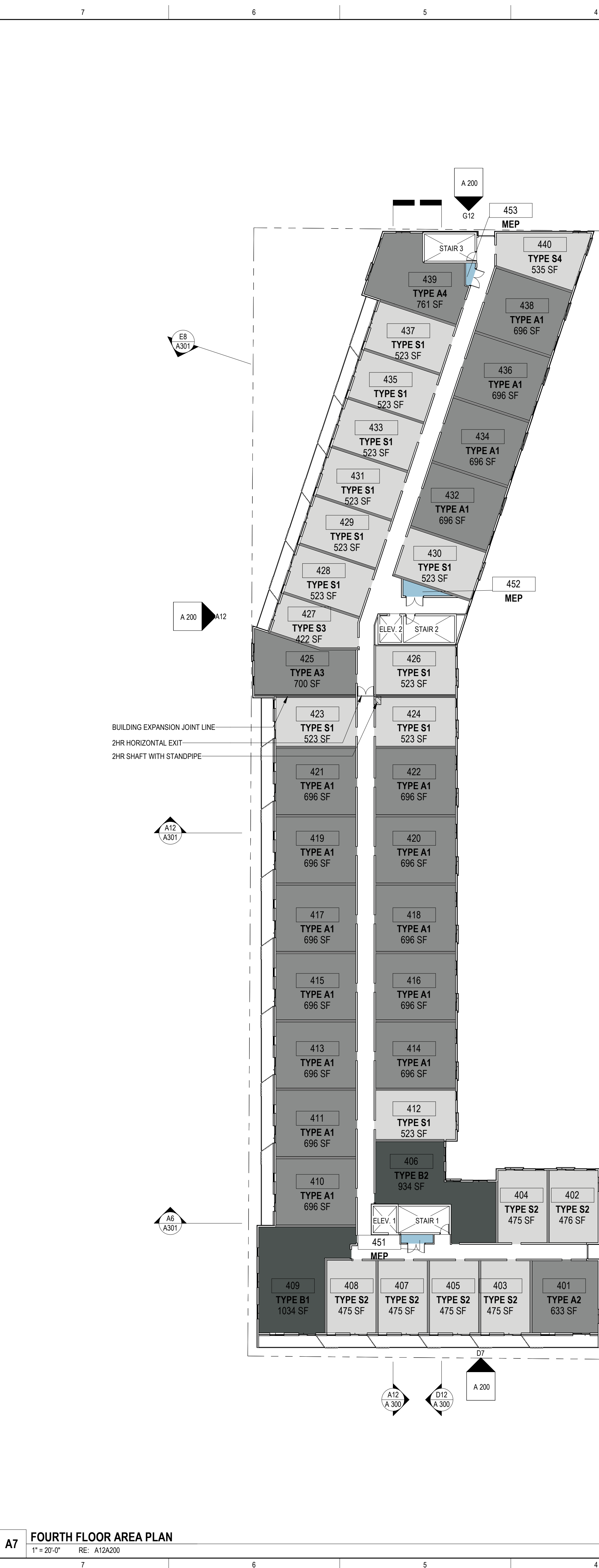
DOMINIQUE DAVISON
NO 9289991201

RELEASE SCHEDULE
NO. 4
CITY DEV. COMMENT
RESPONSES
CITY DEVELOPMENT PLAN
RESUBMITTAL

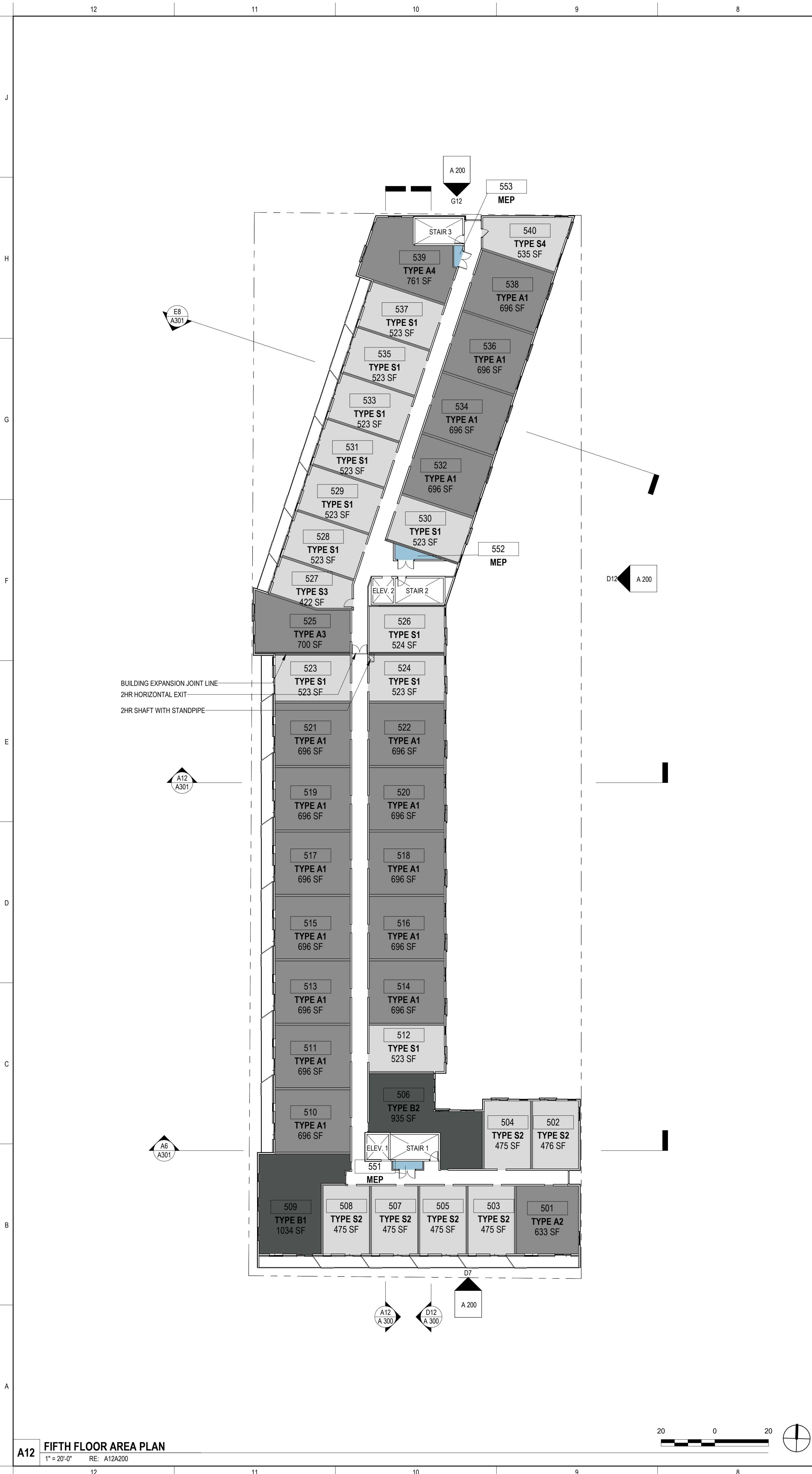
DATE
2024.03.15
2024.05.31

AREA PLANS
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CITY DEVELOPMENT PLAN SUBMITTAL

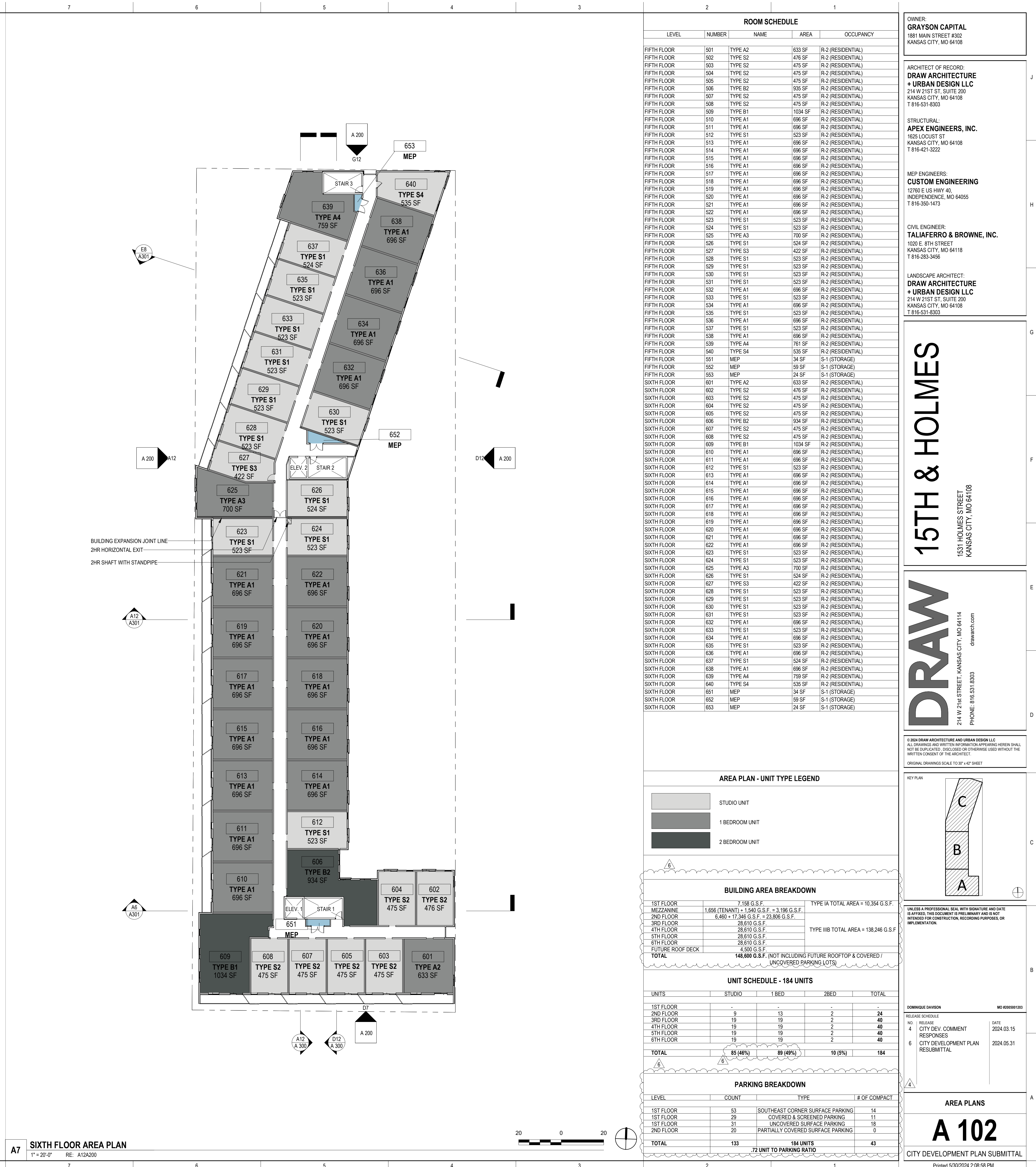
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MEP ENGINEERS: CUSTOM ENGINEERING 2760 E US HWY 40, INDEPENDENCE, MO 64055 916-350-1473	
CIVIL ENGINEER: ITALIAFERRO & BROWNE, INC. 1200 E. 8TH STREET KANSAS CITY, MO 64118 916-283-3456	
LANDSCAPE ARCHITECT: DRAW ARCHITECTURE URBAN DESIGN LLC 14 W 21ST ST, SUITE 200 KANSAS CITY, MO 64108 916-531-8303	
DRAW 15TH & HOLMES 214 W 21st STREET, KANSAS CITY, MO 64114 1531 HOLMES STREET KANSAS CITY, MO 64108 PHONE: 916.531.8303 drawarch.com	
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REVIEW PLAN	A B C 1 2 3 4 5 CITY DEV. COMMENT RESPONSES CITY DEVELOPMENT PLAN RESUBMITTAL DATE 2024.03.15 2024.05.31
DOMINIQUE DAVISON	MO K200-01001-2023
RELEASE SCHEDULE 0 PRELIMINARY 1 CITY DEV. COMMENT 2 RESPONSES 3 CITY DEVELOPMENT PLAN 4 RESUBMITTAL	DATE 2024.03.15 2024.05.31
AREA PLANS	
A 101	
CITY DEVELOPMENT PLAN SUBMITTAL	
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A12 FIFTH FLOOR AREA PLAN
1" = 20'-0" RE: A12A200



A17 SIXTH FLOOR AREA PLAN
1" = 20'-0" RE: A12A200

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

AREA PLAN - UNIT TYPE LEGEND				
	STUDIO UNIT			
	1 BEDROOM UNIT			
	2 BEDROOM UNIT			

BUILDING AREA BREAKDOWN				
1ST FLOOR	7,198 G.S.F.	TYPE IA TOTAL AREA = 10,354 G.S.F.		
MEZZANINE	1,656 (TENANT) + 1,540 G.S.F. = 3,196 G.S.F.			
2ND FLOOR	6,490 + 17,348 G.S.F. = 23,838 G.S.F.			
3RD FLOOR	28,810 G.S.F.	TYPE IIB TOTAL AREA = 138,246 G.S.F.		
4TH FLOOR	28,810 G.S.F.			
5TH FLOOR	28,810 G.S.F.			
6TH FLOOR	28,810 G.S.F.			
FUTURE ROOF DECK	4,500 G.S.F.			
TOTAL	148,600 G.S.F. (NOT INCLUDING FUTURE ROOFTOP & COVERED / UNCOVERED PARKING LOTS)			

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

PARKING BREAKDOWN				
LEVEL	COUNT	TYPE	# OF COMPACT	
1ST FLOOR	53	SOUTHEAST CORNER SURFACE PARKING	14	
1ST FLOOR	29	COVERED & SCREENED PARKING	11	
1ST FLOOR	31	UNCOVERED SURFACE PARKING	18	
2ND FLOOR	20	PARTIALLY COVERED SURFACE PARKING	0	
TOTAL	133	184 UNITS	43	
		.72 UNIT TO PARKING RATIO		

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

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

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

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

CIVIL ENGINEER:
TALIAFERRO & BROWNE, INC.
1020 E 8TH STREET
KANSAS CITY, MO 64118
T 816-283-3456

LANDSCAPE ARCHITECT:
**DRAW ARCHITECTURE
+ URBAN DESIGN LLC**
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KEY PLAN

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DONNIQUE DAVISON
NO 0205091001

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

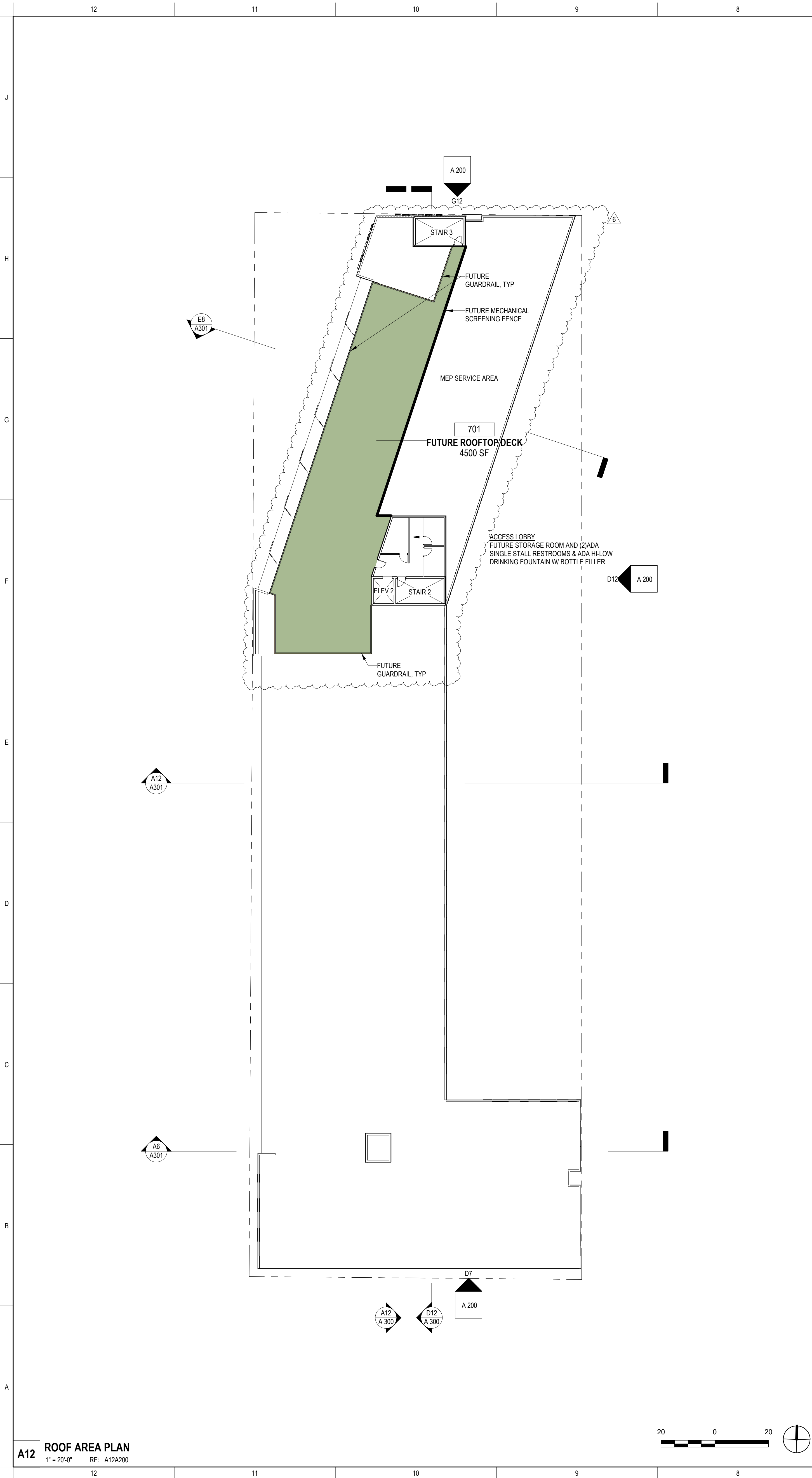
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2024.05.31

AREA PLANS

A 102

CITY DEVELOPMENT PLAN SUBMITTAL

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A12 ROOF AREA PLAN
1" = 20'-0" RE: A12A200

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

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

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

STRUCTURAL:
APEX ENGINEERS, INC.
1625 LOCUST ST
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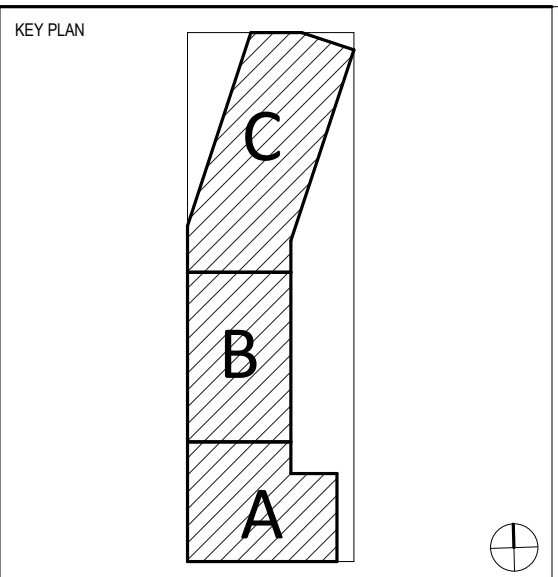
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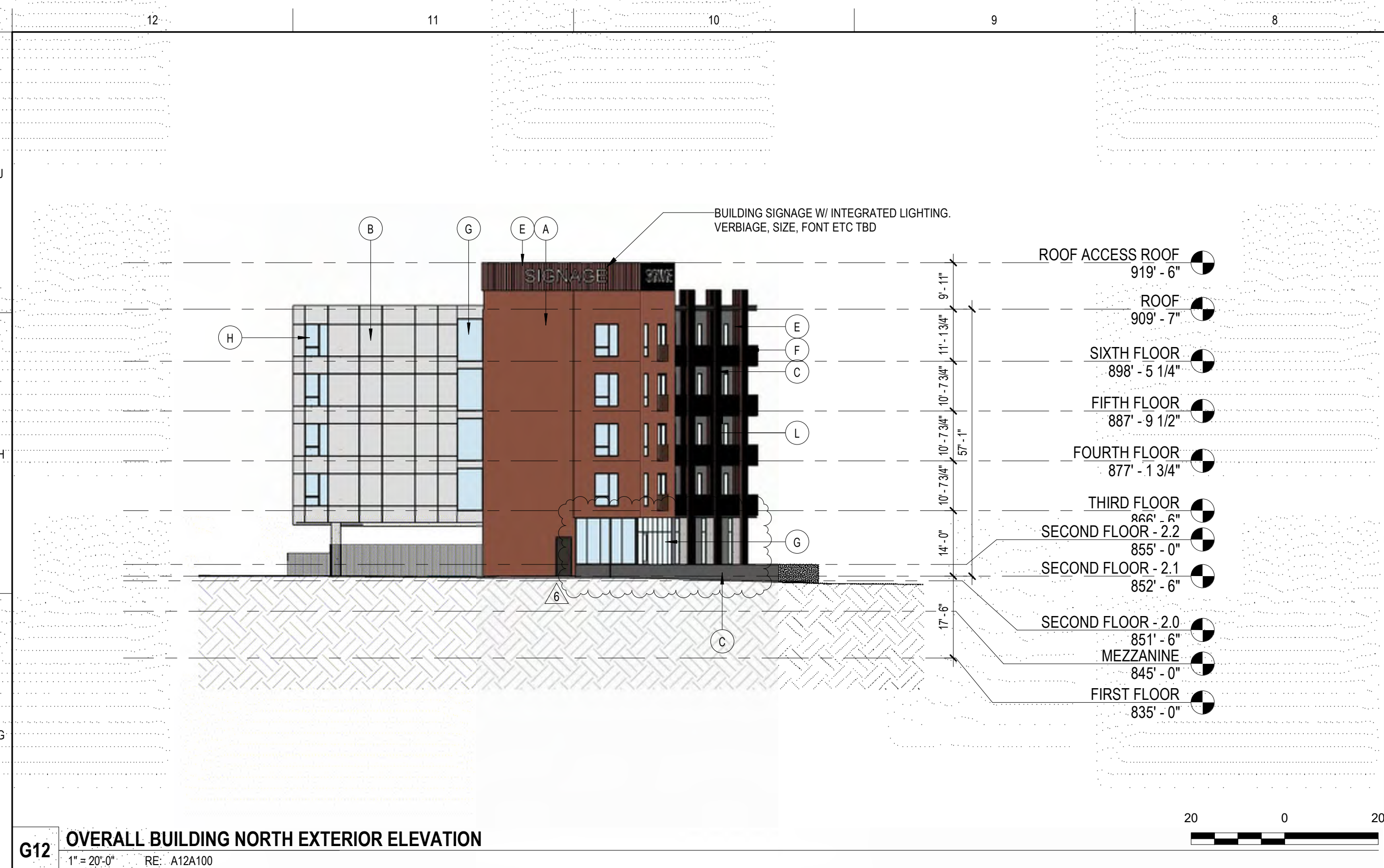
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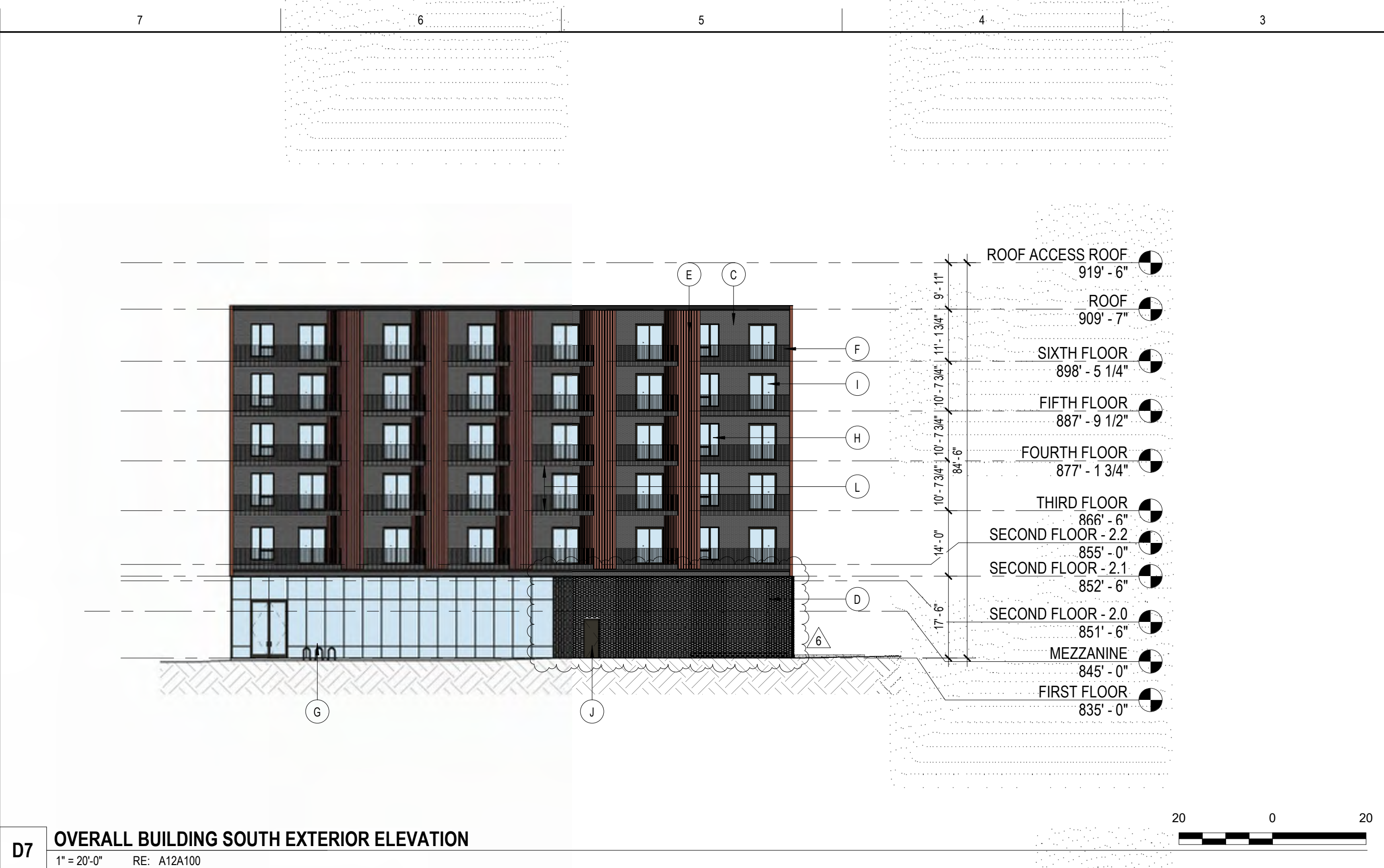
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DOWNIQUE DAVISON		MO 8285901201
RELEASE SCHEDULE	NO. 4	DATE 2024.03.15
CITY DEV. COMMENT	RESPONSES	2024.05.31
CITY DEVELOPMENT PLAN	RESUBMITTAL	

AREA PLANS
A 103
CITY DEVELOPMENT PLAN SUBMITTAL



G12 OVERALL BUILDING NORTH EXTERIOR ELEVATION
1" = 20'-0" RE: A12A100



D7 OVERALL BUILDING SOUTH EXTERIOR ELEVATION
1" = 20'-0" RE: A12A100



D12 OVERALL BUILDING EAST EXTERIOR ELEVATION
1" = 20'-0" RE: A12A100



A12 OVERALL BUILDING WEST EXTERIOR ELEVATION
1" = 20'-0" RE: A12A100

MATERIAL LEGEND

Option	Description	Image
OPTION 1 - METAL PANEL RIBBED CLADDING	Metal Panel Ribbed Cladding	[Image]
OPTION 2 - METAL PANEL FLAT CLADDING	Metal Panel Flat Cladding	[Image]
OPTION 1 - FIBER CEMENT PANELS	Fiber Cement Panels	[Image]
OPTION 2 - FIBER CEMENT PANELS W/ REVEALS	Fiber Cement Panels w/ Reveals	[Image]
OPTION 3 - CEMENTITIOUS SHIPLAP SIDING	Cementitious Shiplap Siding	[Image]
OPTION 4 - METAL PANEL RIBBED CLADDING	Metal Panel Ribbed Cladding	[Image]
OPTION 5 - METAL PANEL FLAT CLADDING	Metal Panel Flat Cladding	[Image]
OPTION 1 - FULL DEPTH MODULAR BRICK	Full Depth Modular Brick	[Image]
OPTION 2 - FIBER CEMENT PANELS	Fiber Cement Panels	[Image]
OPTION 3 - FIBER CEMENT PANELS	Fiber Cement Panels	[Image]
OPTION 1 - FULL DEPTH MODULAR BRICK PERFORATED SCREEN PATTERN	Full Depth Modular Brick Perforated Screen Pattern	[Image]
OPTION 2 - PERFORATED METAL SCREEN W/ PUNCHED PATTERN	Perforated Metal Screen w/ Punched Pattern	[Image]
PERFORATED CORRUGATED METAL SCREENS	Perforated Corrugated Metal Screens	[Image]
METAL VERTICAL PICKET GUARDRAIL AT WALK OUT PATIO / JULIET BALCONIES AND EXTERIOR AMENITY DECKS WHERE REQUIRED	Metal Vertical Picket Guardrail	[Image]
ALUMINUM STOREFRONT & DOOR SYSTEM	Aluminum Storefront & Door System	[Image]
FIBER GLASS FIXED AND AWNING WINDOWS	Fiber Glass Fixed and Awning Windows	[Image]
FIBER GLASS SLIDING GLASS DOOR AT JULIET BALCONIES	Fiber Glass Sliding Glass Door	[Image]
FIBER GLASS DOUBLE SWING DOOR AT WALK OUT PATIOS	Fiber Glass Double Swing Door	[Image]
HOLLOW METAL DOOR	Hollow Metal Door	[Image]
OVERHEAD COILING GARAGE DOOR	Overhead Coiling Garage Door	[Image]
WOOD COMPOSITE PATIO DECKING	Wood Composite Patio Decking	[Image]

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

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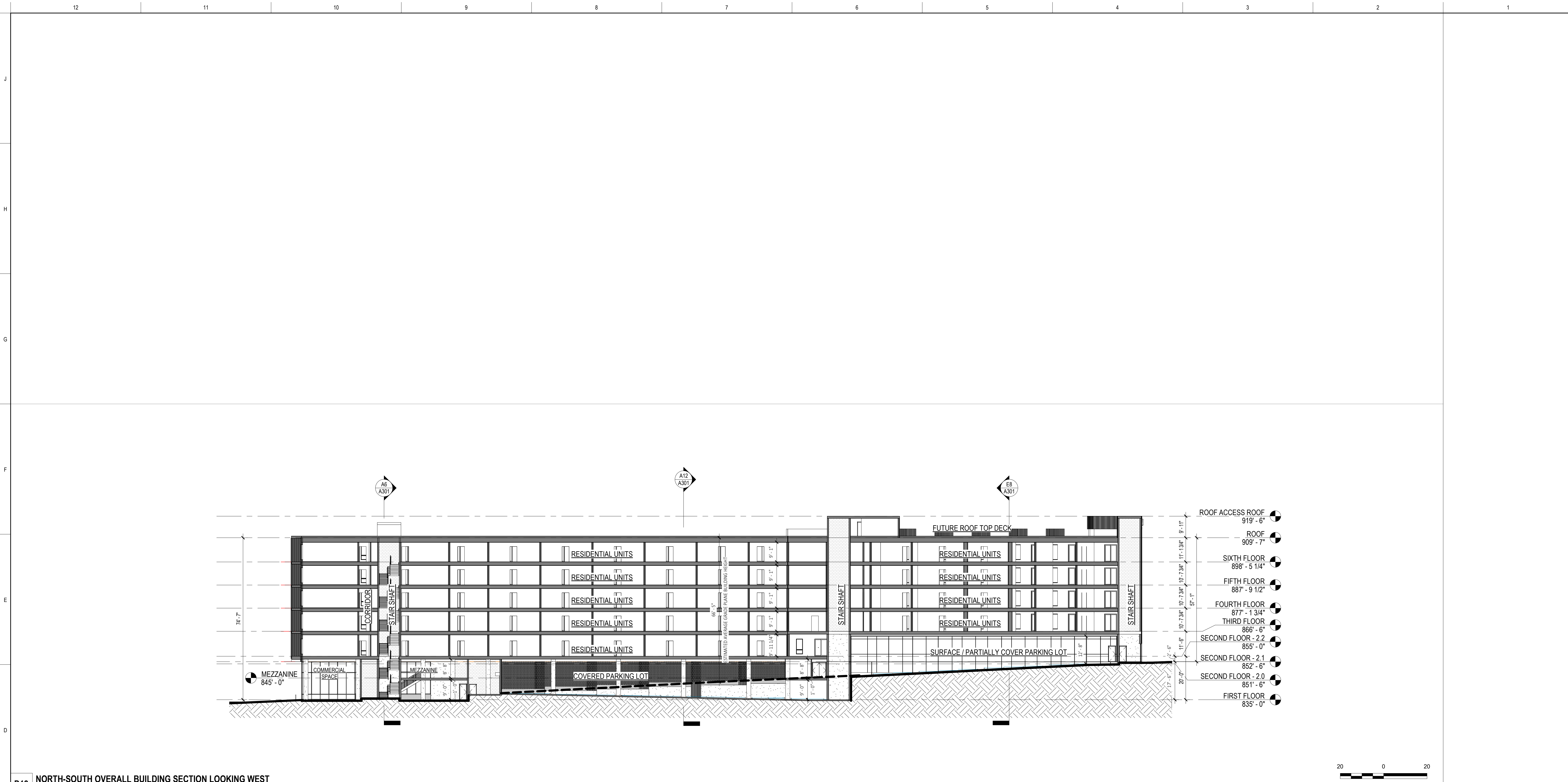
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3	CITY DEVELOPMENT PLAN SUBMITTAL	2024.02.09
6	CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

RENDERED EXTERIOR ELEVATIONS

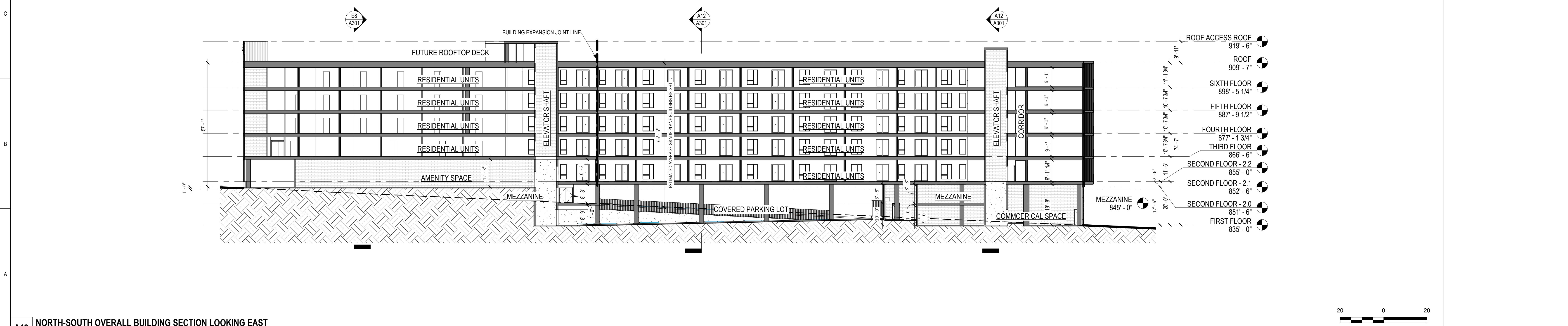
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D12 NORTH-SOUTH OVERALL BUILDING SECTION LOOKING WEST
1" = 20'-0" RE: A12A100



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

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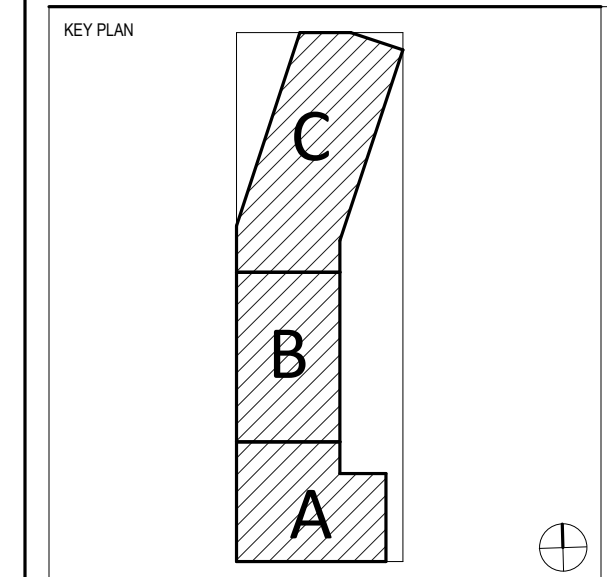
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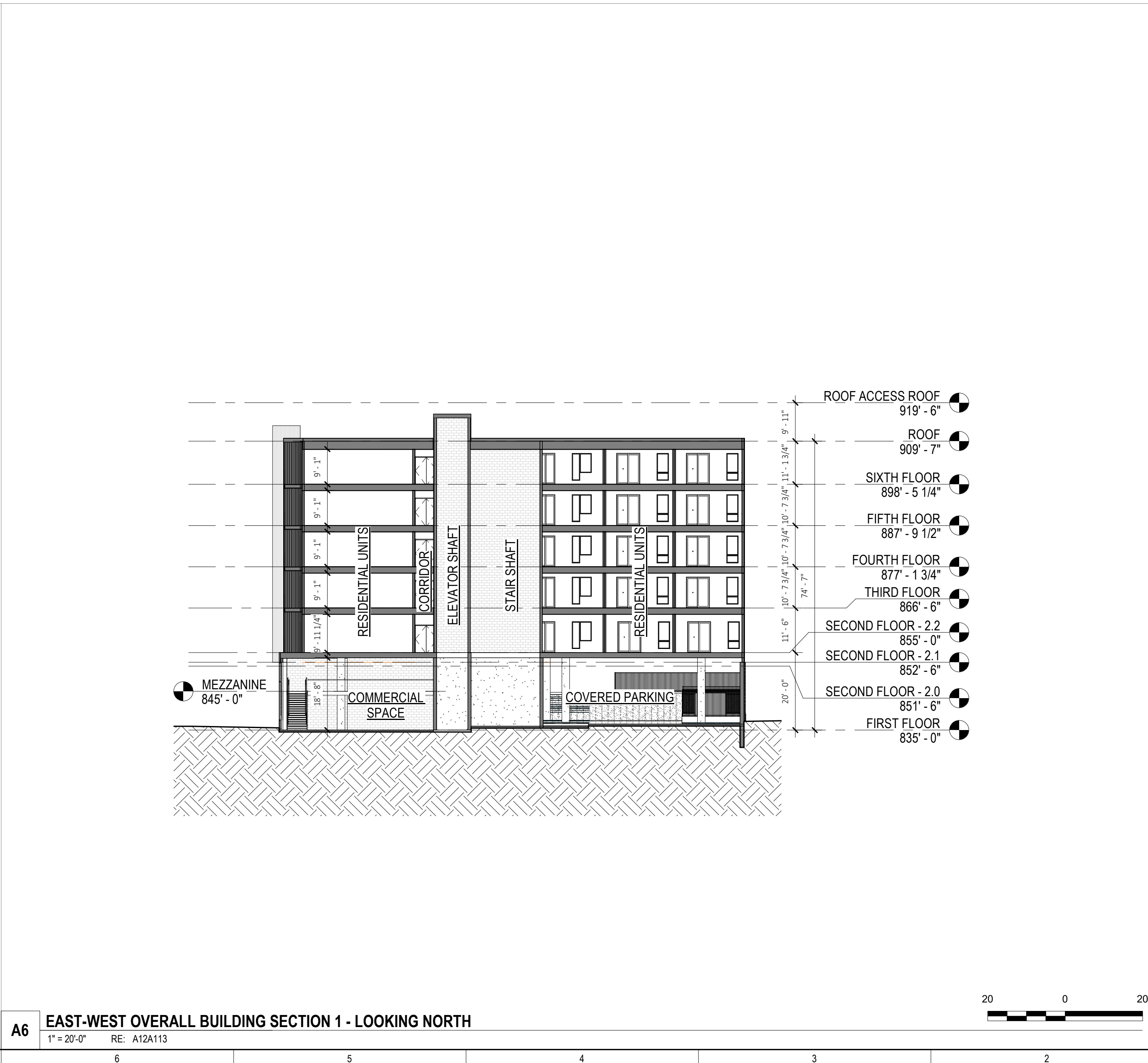
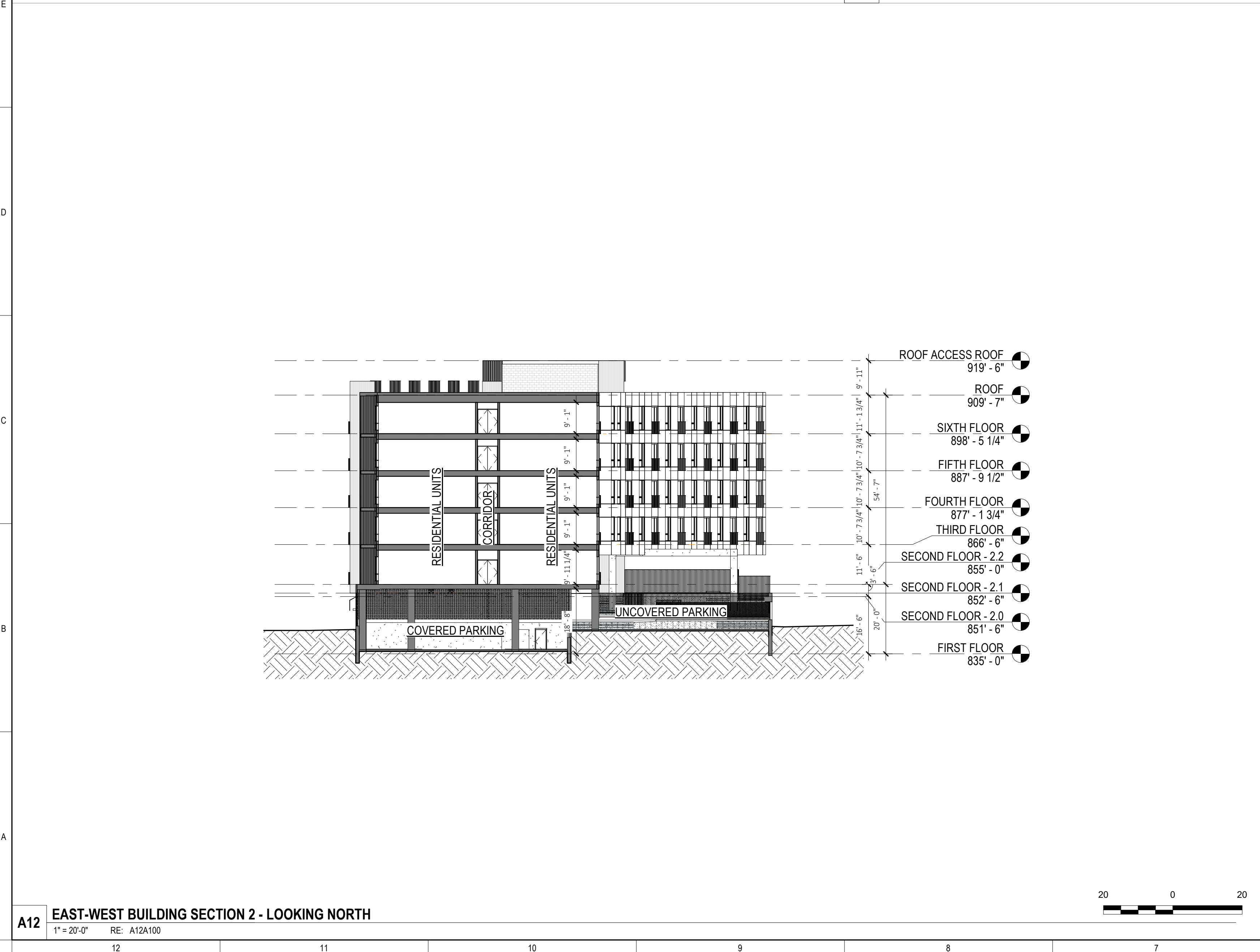
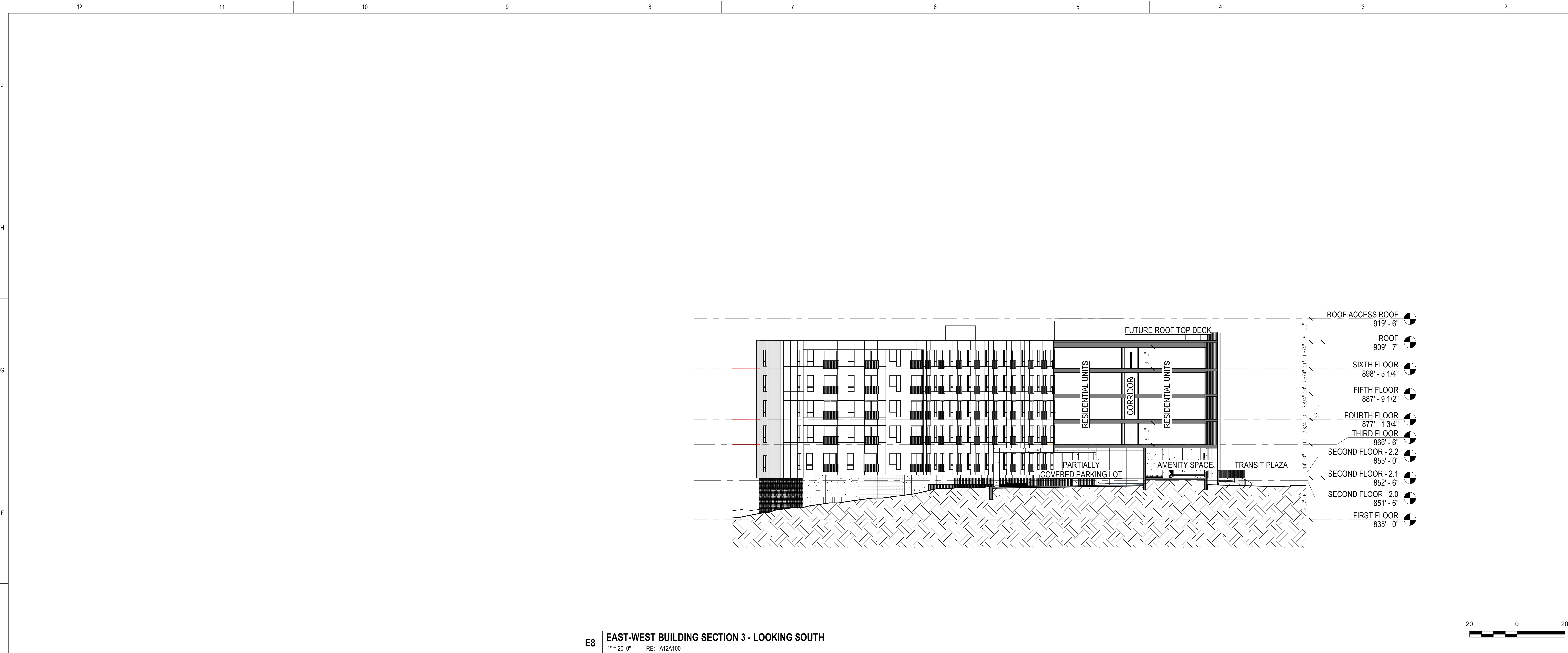
DONNIQUE DAVISON		MO 9289591201	
RELEASE SCHEDULE	NO.	DATE	
4	CITY DEV. COMMENT	2024.03.15	
6	CITY DEVELOPMENT PLAN	2024.05.31	
	RESPONSES		
	RESUBMITTAL		

BUILDING SECTIONS

A 300

CITY DEVELOPMENT PLAN SUBMITTAL

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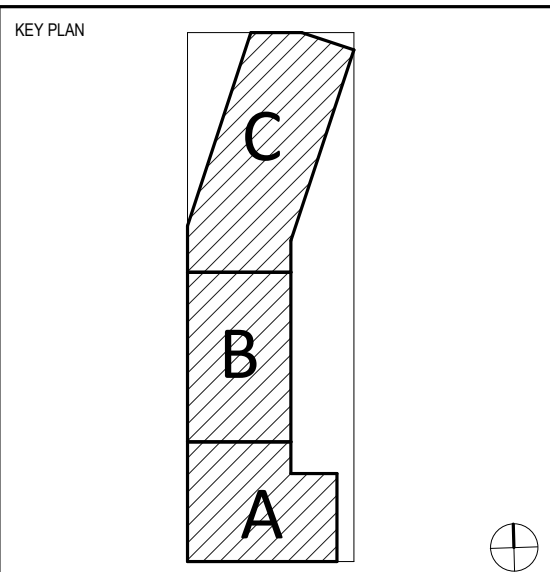
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NO.	RELEASE	DATE
4	CITY DEV. COMMENT RESPONSES	2024.03.15
6	CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

BUILDING SECTIONS
A 301
CITY DEVELOPMENT PLAN SUBMITTAL
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MATERIAL LEGEND

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

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DOWNIQUE DAVISON
NO 8285981201

RELEASE SCHEDULE	DATE
3 CITY DEVELOPMENT PLAN SUBMITTAL	2024.02.09
6 CITY DEVELOPMENT PLAN RESUBMITTAL	2024.05.31

EXTERIOR BUILDING PERSPECTIVES

A 900

CITY DEVELOPMENT PLAN SUBMITTAL

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MATERIAL LEGEND

- (A)** OPTION 1 - METAL PANEL RIBBED CLADDING
OPTION 2 - METAL PANEL FLAT CLADDING
- (B)** OPTION 1 - FIBER CEMENT PANELS
OPTION 2 - FIBER CEMENT PANELS W/ REVEALS
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NO 8289591201

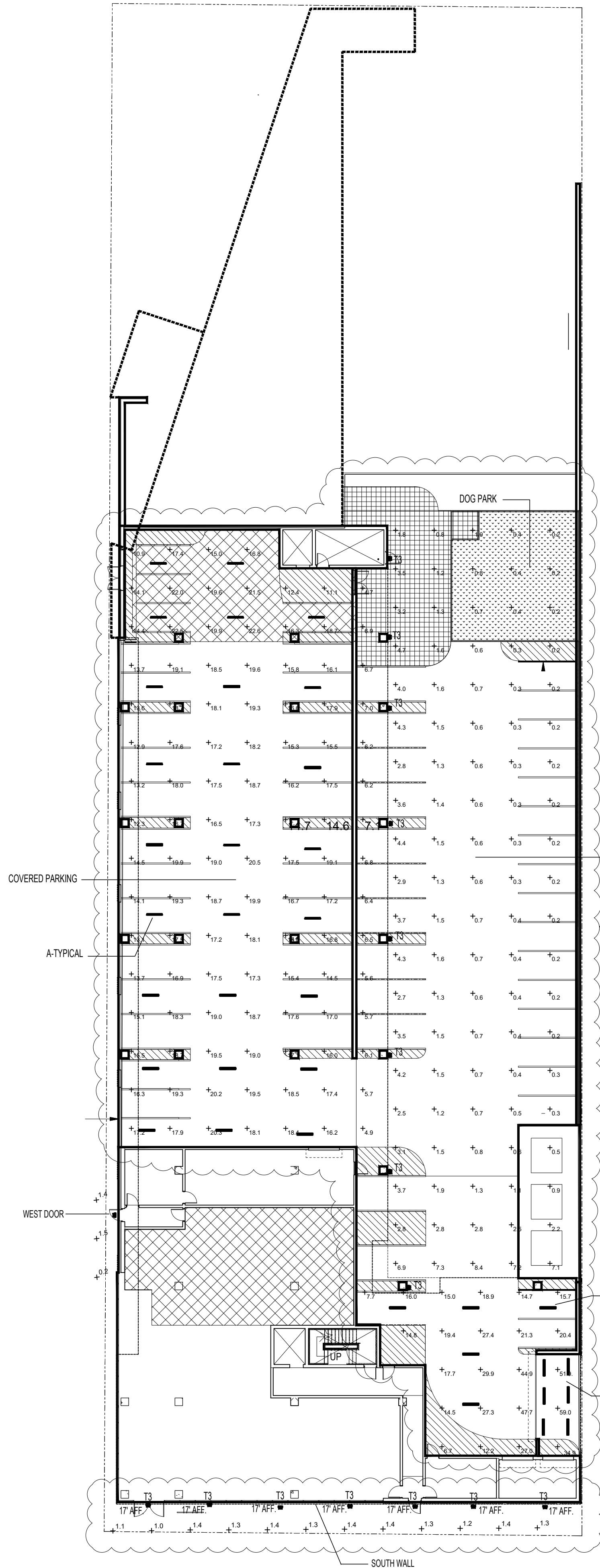
RELEASE SCHEDULE
NO. RELEASE DATE
4 CITY DEV. COMMENT
RESPONSES 2024.03.15
6 CITY DEVELOPMENT PLAN
RESUBMITTAL 2024.05.31

**EXTERIOR BUILDING
PERSPECTIVES**

A 901

CITY DEVELOPMENT PLAN SUBMITTAL

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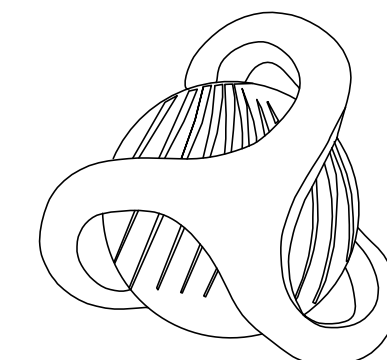
PHOTOMETRIC SUMMARY				
NO.	AREA NAME	AVG	MAX	MIN
1	FIRST FLOOR COVERED PARKING	15.4	22.6	4.6
2	FIRST FLOOR UNCOVERED SURFACE PARKING	1.9	10.3	0.2
3	FIRST FLOOR ENTRANCE COVERED PARKING	48.6	99.0	34.9
4	FIRST FLOOR WEST DOOR	0.8	1.5	0.2
5	FIRST FLOOR SOUTH WALL	1.3	1.4	1.0
6	FIRST FLOOR DOG PARK	0.5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

15TH AND HOLMES APARTMENTS FIXTURE SCHEDULE										
MARK	MANUFACTURER	MODEL NO.	TYPE	VOLTS	WATTS	LUMENS	CCT (°K)	CRI	LAMPS	MOUNTING
A	LITHONIA LIGHTING	VAP-1200ULM-FST WD-XX-G210-40K	4' LED LIGHT FIXTURE	120	64	5822	4000k	80	LED	CEILING
T-1	KLECOO LIGHTING	EW11305-BK	STEP LIGHT, PLANTER LIGHT AND WALL LIGHT	120	11	800	3000k	80	LED	WALL
T-3	TECH LIGHTING	700WSPT-S-Z	WALL SCONCE- PITCH SINGLE IN 8Z	120	26.1	823	3000K	80	LED	WALL AT 10 FT
T-4	ARTEMIDE	T082110	BOLLARD - CHLONE FLOOR 90 RUST	220-240	8	350	3000k	80	LED	BOLLARD



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

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



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816.350.1473
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15TH & HOLMES

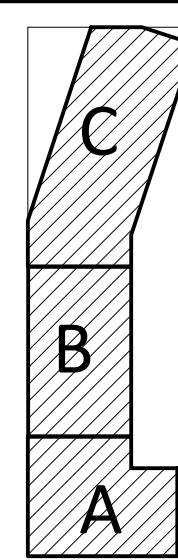
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KEY PLAN



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PE ENGINEER NAME

MO 00000000

RELEASE SCHEDULE

NO. 4

REL. DATE

4

CITY DEV. COMMENT

RESPONSES

6

CITY DEVELOPMENT PLAN

RESUBMITTAL

DATE

2024.03.15

DATE

2024.05.31

PHOTOMETRIC LIGHTING PLAN

EL101

CITY DEVELOPMENT PLAN SUBMITTAL

Printed: 2/1/2024 9:04:38 AM

CASA EW71305 WALL

PROJECT

DESCRIPTION

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

EW71305-BK

Black

EW71305-GY

Gray

Specification Details

* For custom options, consult factory for details.

Fixture Dimensions	W4-1/2" x H4-1/2" x E1"
Light Source	LED
Wattage	11W
Total Lumens	820lm
Delivered Lumens	86+130lm, GY:155lm
Voltage	120V
Color Temperature	3000K
CRI (Ra)	>90
Optional Color Temps	2700K - 5000K Available, Minimum Order Quantities Apply
LED Rated Life	50,000 hours
Dimming	100% - 10%, ELV Dimmer (Not Included)
Diffuser Details	Frosted Glass Diffuser
Location	Wet
Warranty	5 Years
ADA Compliant	Yes

COMMENT

KUZCO

19554 28TH AVENUE
SURREY - BC V3Z 6M3
CANADA
WWW.KUZCOLIGHTING.COM

Intertek

STEP , PLANTER AND WALL LIGHT FIXTURE : TYPE - T1

PITCH SINGLE WALL SCONCE

TECH LIGHTING

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

High quality LM80-tested LEDs

for consistent long-life performance and color

Outstanding protection against the elements:

• Marine-grade powder coat finishes

• Stainless Steel mounting hardware

• Impact-resistant, UV stabilized frosted acrylic lensing

Can be mounted for up lighting or down lighting

Specifications

DELIVERED LUMENS	823
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Spot/beam
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-UP-G0
SHOCK RESIST	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.	
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Marine Grade Powder Coat
LED LIFETIME	176,70,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.

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

PITCH SINGLE

shown in black

PITCH SINGLE

shown in bronze

PITCH SINGLE

shown in charcoal

PITCH SINGLE

shown in silver

techlighting.com

WALL PACK LIGHT FIXTURE: TYPE - T3

LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

INTENDED USE — Ideal for use in applications where smart, energy-efficient fixtures are desired. Typical applications include parking garages, canopies, transportation, schools, hospitals, cold storage and exterior retail environments where isolation or heat is a concern. Polycarbonate enclosure protects fixture while remaining easy to service and clean. Not for use or installation in direct outdoor sunlight. Must be installed under canopy or overhang only for direct sunlight installations. Please refer to the LED product family details where constraints can diminish the longevity of acrylic and/or polycarbonate. Click here for Acrylic/Polycarbonate Compatibility table for suitable uses.

CONSTRUCTION — UV stabilized, injection-molded, impact resistant, frosted polycarbonate housing with continuous pressed in place, closed-cell gasket. 20-gauge steel channel and channel cover. Aluminum sheet metal base plate for thermal conduction and support. Capable, tamper-resistant, polycarbonate lenses standard 18 to 20 tamper-resistant screws included. Stainless steel latches also available. Fixture design allows for approximately 4% up-light.

OPTICS — 10-curved, injection-molded, impact-resistant, clear transparent and frosted polycarbonate lens with aesthetic rib detail (.080" thick). Also 3 aluminum reflector used to achieve wide distribution.

ELECTRICAL — 100lm high-output LED integrated on a two-layer circuit board, ensuring cool-running operation. Standard 0-10V dimming. Integral 60/50 lamp protection, tested in accordance to IEEE/ANSI standards. >10W at 60,000 hours (see chart on page 3).

INSTALLATION — Two stainless steel surface mount brackets standard (unless another mounting option is chosen) allowing for ceiling or suspended mount. A variety of mounting options are available including stainless steel mounting systems. Allow mounting and mounting brackets for suspension with steel cable (cable not included). Optional stainless steel V-brackets available for chain hanging (chain not included). Surface conductivity on use and on each end (WET/DO NOT TOUCH) and on top (WET/DO NOT TOUCH) allow for rigid conduct entry for horizontal and vertical mounting on a wall. Application must be under a covered ceiling and 6000 option recommended. 1/2" - 3/4" ID. When wall mounted the product will be used for damp location only.

LISTINGS — CSA certified (UL) and CE marked. For use in ambient temperatures ranging from -20°F (-29°C) to 104°F (40°C). VAP LED is wet location listed for covered ceiling applications. IP65 and IP66 rated. VAP LED is IP65 splash zone and when suspended or ceiling mounted. When wall mounted the product will be used for damp location only. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Product List at www.designlights.org/DLC to confirm which versions are qualified.

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy American Act government procurement requirements under FAR, DHS and DOS regulations. Please refer to www.aacbuyusa.com/baa-usa-act for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.aacbuyusa.com/warranty-terms-and-conditions

For installed Rough Service Products, Acuity warrants that, for the lifetime of the product(s), the polycarbonate lens and/or polycarbonate housing will withstand damage resulting from occasional physical abuse and rough handling (the "Rough Service Warranty"), not withstanding the vandalism exclusion set forth at www.aacbuyusa.com/warranty-terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

Crating Number

None

Type

ARCHWAY PASSAGE

Rough Service Fixture

VAP LED

CEILING/ SUSPEND MOUNT

Specifications

Length: 54-3/4" (139.1)

Width: 4-1/4" (11.8)

Depth: 4-1/8" (10.5)

Weight: 13.5 lbs. (5.9 kg)

All dimensions are shown in inches (centimeters) unless otherwise noted.

4-1/8" (10.5)

54-3/4" (139.1)

4-1/4" (11.8)

Capable Luminaire

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

All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency

This luminaire is part of an A+ Certified solution for night or control networks marked by a shaded background*

To learn more about A+, visit www.acuitybrands.com/aplus.

*See ordering tree for details

INDUSTRIAL

VAP-LED

PARKING GARAGE LIGHT FIXTURE: TYPE - A

Chilone Floor 90 Rust

Ernesto Gismondi

IP65

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

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

DESCRIPTION

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

FEATURES

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

DIMENSIONS

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

SOURCES INCLUDED

- Category: **Led**
- Number: **1**
- Watt: **8W**
- Color temperature (K): **3000K**
- CRI: **80**

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

Artemide

OWNER:
GRAYSON CAPITAL
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KANSAS CITY, MO 64108

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ORIGINAL DRAWINGS SCALE TO 30" x 40" SHEET

KEY PLAN

UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR REFERENCE.

PE ENGINEER NAME	MO 00000000
RELEASE SCHEDULE	
NO. 4	CITY DEV. COMMENT RESPONSES
6	CITY DEVELOPMENT PLAN RESUBMITTAL
DATE	2024.03.15
DATE	2024.05.31

EXTERIOR LIGHT FIXTURES DETAILS

EL102

CITY DEVELOPMENT PLAN SUBMITTAL

CUSTOM ENGINEERING
MECHANICAL & ELECTRICAL ENGINEERING
12780 EAST 40 HIGHWAY
Independence, Missouri 64055
816.350.1473
www.CUSTOMENGR.COM

MISSOURI CERTIFICATE OF AUTHORITY #000239

Printed 2/1/2024 9:04:38 AM

Public Meeting Notice

Please join Grayson Capital
for a meeting about the multi-family development located at 1531 Holmes St.
case number CD-CPC-2024-00012

proposed for the following address: 1531 Holmes St.

Kansas City, MO 64108

Meeting Date: March 21, 2024

Meeting Time: 4:00 PM CST

Meeting Location: 1881 Main Street, 3rd Floor
Kansas City, MO 64108

Project Description:

Multi-family development of approximately 189 units with associated amenities.

If you have any questions, please contact:

Name: **Matt Ledbetter - Grayson Capital**

Phone: **816.399.9935**

Email: **matt@graysoncre.com**

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement



If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

A handwritten signature in black ink, appearing to read "Matt Ledbetter". The signature is stylized with a large, sweeping initial "M" and a long, horizontal stroke extending to the right.

Matt Ledbetter, Grayson Capital



CITY OF
KANSAS CITY,
MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2024-00012

Meeting Date: March 21, 2024

Meeting Location: 1881 Main Street, 3rd Floor, Kansas City MO 64108

Meeting Time (include start and end time): Start - 4:00 PM End - 4:45 PM

Additional Comments (optional):

See attached notes for meeting notes.



Mohawk at 15

Multi-Family Development

Public Engagement Meeting – March 21, 2024 - Notes

- Case Number: CD-CPC-2024-00012
- Agenda
 - Project Overview
 - Multi-Family
 - Commercial
 - Questions/Comments
- Notes
 - The meeting started at 4:00 PM.
 - Project team introduced themselves to the attendees.
 - Three property representatives were present as well as Grayson Capital, Developer, and Draw Architecture, Project Architect.
 - Grayson Capital gave a description of the project and project details.
 - Parking
 - During the discussion of the project, concern was raised about the parking ratio.
 - Grayson explained that the project met the parking ratio per city requirements.
 - Site Access
 - A concern was raised that one of the properties would not be able to be accessed with the new development due to alley way removal.
 - Grayson explained that the current alley will not be removed and that as part of the project the alley will be improved.
 - Property representatives provided information on the history and current uses of their properties and surrounding properties.
 - The project schedule was discussed.
 - Anticipated starting construction as early as August of 2024 with a 16 month construction schedule.
 - Further discussion on the area, history, current businesses, etc. continued to the end of the meeting.
 - The meeting ended at 4:45 PM.

MARCH 21, 2024

Meeting Sign-In Sheet

Project Name and Address

Mohawk at 15, 1531 Holmes Street, Kansas City MO

Mohawk at 15, 1531 Holmes Street, Kansas City MO

Name	Address	Phone	Email
MATT LEDBETTER	1531 Holmes	816.399.9935	MATT@GRAYSONCRE.COM
ANDREA YOUNG	1531 Holmes	913.638-2420	andrea@graysoncre.com
Justin Brown	1531 Holmes	402-310-7372	justin@chaworth.com
DAVE Sullivan	1522 Holmes	816-739-1707	davesullivan@Antisocial-Kr.org
WAYMON HOFFERNS	814 E 16th	816 471-4719 office 816-651-7601 (M)	WH@bluecollarlab.com
Thomas Nolan	1519 Charlotte	816-471-567	nolands1519@gmail.com
Judy Nolan	"	"	"
Michael Collins	1531 Holmes St	816-609-3359	michael@graysoncre.com