NEGRO LEAGUES BASEBALL MUSEUM & HOTEL: DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE

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Plan Sheet Exemptions Requested: The applicant requests an exemption from the Sign Plan, pending final direction on the signage scope and intent. The applicant agrees to provide a detailed version of the sheet for subsequent project plan approval when required.

TABLE 1 - ZONING DATA (LOT 1)

NOTE: REFER TO PRELIMINARY PLAT SHEETS DP102 & DP103 FOR SITE PLAN & INTENT

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	M1-5	DX-5	Yes	
Gross Land Area				
in square feet △	45,080 sf	45,080 sf	No	
in acres	1.035 acres	1.035 acres	No △	
Right-of-way Dedication				
in square feet	n/a	n/a	-	
in acres	n/a	n/a	-	
Net Land Area				
in square feet △	45,080 sf	45,080 sf	No △	
in acres	1.035 acres	1.035 acres	No	
Building Area	0 gsf	110,160 gsf	No	
Floor Area Ratio	0	2.44	No	
Total Dwelling Units		△		
Detached House	n/a	n/a	-	
Zero lot line House	n/a	n/a	-	
Cottage House	n/a	n/a	-	
Semi-attached House	n/a	n/a	-	
Townhouse	n/a	n/a	-	
Two-unit House	n/a	n/a	-	
Multi-unit House	n/a	n/a	-	
Colonnade	n/a	n/a	-	
Multiplex	n/a	n/a	-	
Multi-Unit Building	n/a	n/a	-	
Total Lots				
Residential	n/a	n/a	-	
Public/Civic	n/a	n/a	-	
Commercial	n/a	n/a	-	
Industrial	n/a	n/a	-	
Other	4	1 (Commercial & Civic)	No	

△

TABLE 2 - BUILDING DATA

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
Rear Setback	None	10'-0" (Back Driveway)	No	
Front Setback	None	0'-0" (Paseo) & 0'-0" (18th Street)	No	
Side Setback	None	10'-0" (Grove Street) & 5'-0" (YMCA)	No	
Side Setback (Abutting Street)	n/a	n/a	No	
Height	None	96" - 0"	No	

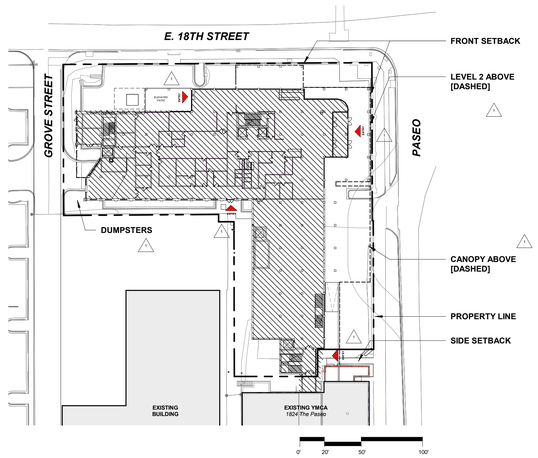

TABLE 4 - VEHICULAR + BIKE PARKING

PROPOSED USES	VEHICLE SPACES		SHORT-TERM BIKE SPACES		LONG-TERM BIKE SPACES		ALTERNATIVES PROPOSED
	Required	Proposed	Required	Proposed	Required	Proposed	See 88-420-16
Cultural (NLBM Museum) *Library/ Cultural Exhibit*	50 2.5/1,000 sf	105	11 10% of Stalls Provided	11	3 1+1/10,000 sf		n/a
Lodging (Hotel) *Lodging 41+ Rooms*	21 1 per/8 rooms	100	10 10% of Stalls Provided	10	5.2 1+1/10,000 sf		n/a
TOTAL	**71**	**205***	**21**	**21**	**8**	**8**	

88-420 PARKING

**Note: Refer to Table 4a-Alternative Compliance Parking*

TABLE 4a - ALTERNATIVE COMPLIANCE PARKING

ALTERNATIVE PROPOSED	DESCRIPTION	APPROVED
88-420-16-J. OFF-SITE PARKING	*Parking for the proposed development will be provided in a garage located on the adjacent east lot (Parcel # 280464 & 280463), offering 460 to 480 parking stalls. A shared-use agreement for the garage will be provided by the owner at a later date. Expected parking garage completion date will be June of 2026*	

△

TABLE 5 - OTHER DEVELOPMENT STANDARDS

88-425 – OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication △	Not Applicable
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	See Outdoor Lighting Plan/ Photometric Plan
88-435 Outdoor Display, Storage and Work Areas	Not Applicable
88-445 Signs	Exemption Requested. Re: Sheet index
88-450 Pedestrian Standards	On Site meets 88-450 criteria

OWNER:
GRAYSON CAPITAL
1881 MAIN STREET, #302
KANSAS CITY, MISSOURI 64108
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ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6655
MULTI.STUDIO

MEP ENGINEER
BRANCH PATTERN
1508 GRAND BLVD
KANSAS CITY, MO 64108
913.951.8311
BRANCHPATTERN.COM

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TALIAFERRO & BROWNE
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816.283.3456
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TALIAFERRO & BROWNE
1020 E. 8TH STREET
KANSAS CITY, MISSOURI 64108
816.283.3456
TB-ENGR.COM

STRUCTURAL ENGINEER:
PMA ENGINEERING
6717 SHAWNEE MISSION PKWY, SUITE 100
OVERLAND PARK, KS 66202
913.831.1262
PMAENGINEERING.COM

LIGHTING ENGINEER:
LIGHT WORKS
361B MAIN ST
WESTON. MO 64098
816.640.9948
LIGHTWORKSKC.COM

PROJECT ADDRESS:

1800 THE PASEO
KANSAS CITY, MO 64110

Project Number: 0223-9705
Issue Date: 1/27/2025

DP000

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Parcel No.		Owner	Address
1		19th Street Properties, LLC	1414 E. 19th St, Kansas City, MO 64108
2		City of Kansas City	1819 Lydia Ave, kansas City, MO 64108
3		City of Kansas City	1831 Lydia Ave, Kansas City, MO 64108
4		Malone Holdings, LLC	1320 E 19th St, Kansas City, MO 64108
5		Kansas City Area Transportation Authority	1300 E 19th St, Kansas City, MO 64108
6		Williams Communications Inc	1212 E 19th St, Kansas City, MO 64108
7		Dean Real Estate Holdings, LLC	1225 E 18th St, Kansas City, MO 64108
8		Dean Real Estate Holdings, LLC	1832 Paseo, Kansas City, MO 64108
9		Kansas City Area Transportation Authority	1200 E 18th St, Kansas City, MO 64108
10		Full Employment Council, Inc	1740 Paseo, Kansas City, MO 64108
11		Full Employment Council, Inc	1720 Paseo, Kansas City, MO 64108
12		Kansas City Power & Light Company	1710 Paseo, Kansas City, MO 64108
13	Unit 1	Jazz District Associates, LP	1512 E 18th St, Kansas City, MO 64108
	Unit 2		1512 E 18th St, Kansas City, MO 64108
	Unit 1		1514 E 18th St, Kansas City, MO 64108
	Unit 2		1514 E 18th St, Kansas City, MO 64108
14		City of Kansas City	1728 Vine St, Kansas City, MO 64108
15		City of Kansas City	1509 E 17th Terr, Kansas City, MO 64108
16		City of Kansas City Property & Ins Div	1600 E 17th St, Kansas City, MO 64108
17		City of Kansas City Property & Ins Div	1700 E 17th St, Kansas City, MO 64108
18		City of Kansas City Property & Ins Div	1619 E 17th Terr, Kansas City, MO 64108
19		City of Kansas City	1616 E 18th St, Kansas City, MO 64108
20		City of Kansas City	1619 E 18th St, Kansas City, MO 64108
21		City of Kansas City	1615 E 18th St, Kansas City, MO 64108
22		City of Kansas City	No Address Assigned by City, Kansas City, MO 64108
23		Grace Temple Non Denominational Church Inc	1812 Highland Ave, Kansas City, MO 64108
24		Apartments at Highland Place LLC	1816 Highland Ave, Kansas City, MO 64108
			1818 Highland Ave, Kansas City, MO 64108
25		Apartments at Highland Place LLC	1820 Highland Ave, Kansas City, MO 64108
26		Apartments at Highland Place LLC	1822 Highland Ave, Kansas City, MO 64108
27		Apartments at Highland Place LLC	1824 Highland Ave, Kansas City, MO 64108
28		Apartments at Highland Place LLC	1826 Highland Ave, Kansas City, MO 64108
29	Ste A	City of Kansas City	1612 E 19th St, Kansas City, MO 64108
	Ste B		1612 E 19th St, Kansas City, MO 64108
			1614 E 19th St, Kansas City, MO 64108
	Unit 1		1616 E 19th St, Kansas City, MO 64108
	Unit 2		1616 E 19th St, Kansas City, MO 64108
			1618 E 19th St, Kansas City, MO 64108
			1620 E 19th St, Kansas City, MO 64108
			1622 E 19th St, Kansas City, MO 64108
			1624 E 19th St, Kansas City, MO 64108
			1832 Highland Ave, Kansas City, MO 64108
			1834 Highland Ave, Kansas City, MO 64108
30		City of KC	1820 Vine St, Kansas City, MO 64108
31		Lisa Walker Yeager Trust	1600 B E 19th St, Kansas City, MO 64108
32		McClelland Verne Jahnel	1600 A E 19th St, Kansas City, MO 64108
			1831 Vine St, Kansas City, MO 64108
33	Unit A	Dixon Dynasties LLC	1827 Vine St, Kansas City, MO 64108
	Unit B		1827 Vine St, Kansas City, MO 64108
34		Zodiac Motorcycle Club	1825 Vine St, Kansas City, MO 64108
35		Zodiac Motorcycle Club	1823 Vine St, Kansas City, MO 64108
36		Jones Adam C & Noori D	1819 Vine St, Kansas City, MO 64108
37		18th & Vine Redevelopment Corp.	1817 Vine St, Kansas City, MO 64108
38		18th & Vine Redevelopment Corp.	1813 Vine St, Kansas City, MO 64108
39		City of Kansas City	1611 E 18th St, Kansas City, MO 64108
40		The Service Law Office of Kansas City LLC	1805 Vine St, Kansas City, MO 64108
			1807 Vine St, Kansas City, MO 64108
			1809 Vine St, Kansas City, MO 64108
			1601 E 18th St, Kansas City, MO 64108
	Unit 140		1601 E 18th St, Kansas City, MO 64108
	Unit 140A		1601 E 18th St, Kansas City, MO 64108
	Unit 170		1601 E 18th St, Kansas City, MO 64108
	Unit 206		1601 E 18th St, Kansas City, MO 64108
	Unit 207		1601 E 18th St, Kansas City, MO 64108
	Unit 315		1601 E 18th St, Kansas City, MO 64108
	Unit 360		1601 E 18th St, Kansas City, MO 64108
41		City of Kansas City	1523 E 18th St, Kansas City, MO 64108
42		City of Kansas City	1517 E 18th St, Kansas City, MO 64108
43		City of Kansas City	1511 E 18th St, Kansas City, MO 64108
44		City of Kansas City	1812 Vine St, Kansas City, MO 64108
45		City of Kansas City	1814 Vine St, Kansas City, MO 64108
46		City of Kansas City	1816 Vine St, Kansas City, MO 64108
47		City of Kansas City	1822 Vine St, Kansas City, MO 64108
48		City of Kansas City	1820 Vine St, Kansas City, MO 64108
			1838 Vine St, Kansas City, MO 64108
49		City of Kansas City	1818 Vine St, Kansas City, MO 64108
			1827 Paseo, Kansas City, MO 64108
			1851 Paseo, Kansas City, MO 64108
50		Holy Ghost New Testament Church	1815 Paseo, Kansas City, MO 64108
51		City of Kansas City	1507 E 18th St, Kansas City, MO 64108
52		City of Kansas City	1505 E 18th St, Kansas City, MO 64108
53		City of Kansas City	1501 E 18th St, Kansas City, MO 64108
54		1900 Vine Street, LLC	1901 Vine St, Kansas City, MO 64108
			1905 Vine St, Kansas City, MO 64108
			1927 Vine St, Kansas City, MO 64108
55		Vine Parking LLC	1900 Vine St, Kansas City, MO 64108
56		Vine Parking LLC	1903 Vine St, Kansas City, MO 64108
57		Vine Parking LLC	1931 Paseo, Kansas City, MO 64108
58		Sanford Real Estate LLC	1433 E 19th St, Kansas City, MO 64108
59		Sanford Real Estate LLC	1904 Paseo, Kansas City, MO 64108
60		Sanford Real Estate LLC	1920 Paseo, Kansas City, MO 64108
61		Sanford Real Estate LLC	1419 E 19th St, Kansas City, MO 64108
62		Belger Realty Co Inc	1920 Grove St, Kansas City, MO 64108
63		Sanford Real Estate LLC	1411 E 19th St, Kansas City, MO 64108
64		Sands Realty Co Inc	1317 E 19th St, Kansas City, MO 64108
65		Belger Realty Co Inc	1301 E 19th St, Kansas City, MO 64108
66		Negro League Baseball Museum Inc	1832 Paseo, Kansas City, MO 64108
67		Negro League Baseball Museum Inc	1824 Paseo, Kansas City, MO 64108
68		Negro League Baseball Museum Inc	1810 Paseo, Kansas City, MO 64108
69		City of Kansas City	1800 Paseo, Kansas City, MO 64108
70		City of Kansas City	1802 Paseo, Kansas City, MO 64108
71		City of Kansas City	1801 Grove St, Kansas City, MO 64108

NORTH

60 0 60 120

SCALE IN FEET
HORIZONTAL SCALE 1"=60'

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810

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NEGRO LEAGUES BASEBALL MUSEUM & HOTEL

1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

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MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
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MULTI.STUDIO

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KANSAS CITY, MO 64106
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PMA ENGINEERING
6717 SHAWNEE MISSION, #100
OVERLAND PARK, KS 66202
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BRANCH PATTERN
1508 GRAND BLVD
KANSAS CITY, MO 64108
913.951.8311
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LIGHT WORKS
361B MAIN ST
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816.640.9948
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ISSUE DATE: 1/27/2025

REVISIONS

NUMBER	DESCRIPTION	DATE

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EXISTING CONDITIONS

DP101

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE

PRELIMINARY PLAT

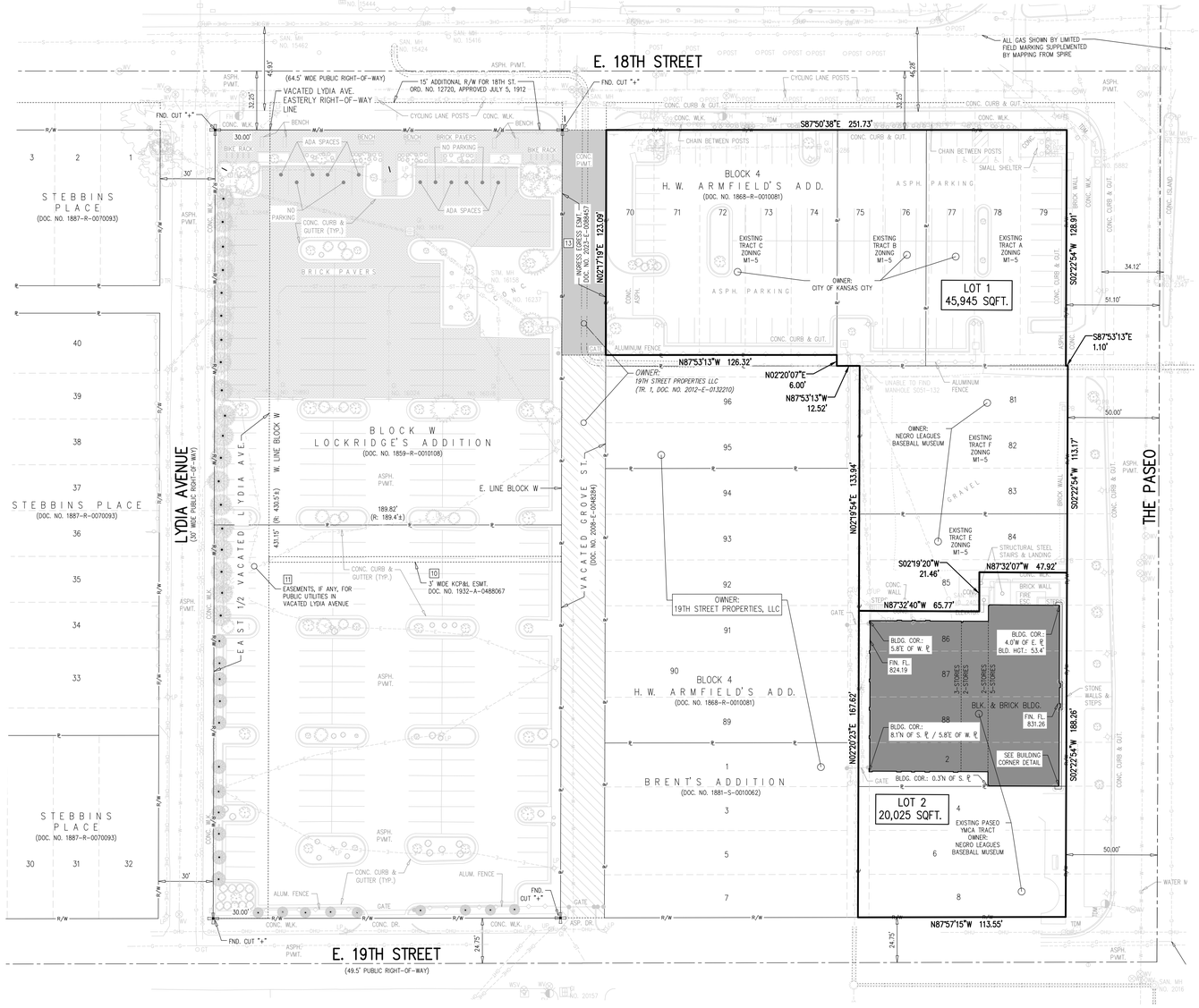
NEGRO LEAGUES BASEBALL MUSEUM & HOTEL CAMPUS
PART OF LOTS 70-79 & 81-85, BLK. 4, H.W. ARMFIELD'S ADDITION
AND TOGETHER WITH A PORTION OF VACATED LYDIA AVENUE
KANSAS CITY, JACKSON COUNTY, MISSOURI

PARCEL	OWNER	PARCEL ID NO.
1	CITY OF KANSAS CITY, MISSOURI	29-620-09-19-01
2	CITY OF KANSAS CITY, MISSOURI	29-620-09-20-01

LEGEND

CI	CURB INLET
EM	ELECTRIC METER
FH	FIRE HYDRANT
GI	GRATE INLET
GT	GAS TEST PORT
GW	GUY WIRE ANCHOR
LP	LIGHT POLE
MH	MANHOLE
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONC. PIPE
SAN.	SANITARY
STM.	STORM
UP	UTILITY POLE
WV	WATER VALVE
---E---	UNDERGROUND ELECTRIC
---G---	GAS
---OHE---	OVERHEAD ELECTRIC
---OHT---	OVERHEAD TELEPHONE
---OHU---	OVERHEAD UTILITIES
---P---	PROPERTY LINE
---R/W---	RIGHT-OF-WAY LINE
---S---	SANITARY SEWER
---ST---	STORM SEWER
---UGC---	UNDERGROUND COMMUNICATION
---W---	WATER
---WS---	WATER SERVICE
○	SIGN

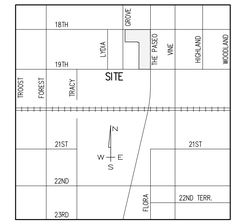
LAND DATA	AREA
TOTAL LAND AREA LOT 1	45,945 SQ.FT.
TOTAL LAND AREA LOT 2	20,025 SQFT.
LAND AREA FOR PROPOSED AND EXISTING RIGHT OF WAY	0
NET LAND AREA	65,970 SQ.FT.
PLAT DATA	**COUNT**
NUMBER OF LOTS	2



GRAPHIC SCALE

30' 0 15' 30' 60'

(IN FEET)
1 INCH = 30'



VICINITY MAP

NW 1/4 SEC. 9, TWP. 49, RNG. 33
NOT TO SCALE

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

Taliaferro & Browne, Inc.
Civil / Structural Engineering,
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1020 E. 8th STREET
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PH (816) 283-3456 FAX (816) 283-0810

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KANSAS CITY, MO 64111
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PMA ENGINEERING
6717 SHAWNEE MISSION, #100
OVERLAND PARK, KS 66202
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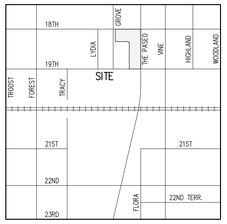
PRELIMINARY PLAT

DP102

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE

PRELIMINARY PLAT

PROPOSED MUSEUM & HOTEL CONDOMINIUM PLAT EXHIBIT



VICINITY MAP

NW 1/4 SEC. 9, TWP. 49, RNG. 33

NOT TO SCALE

PARCEL	OWNER	PARCEL ID NO.
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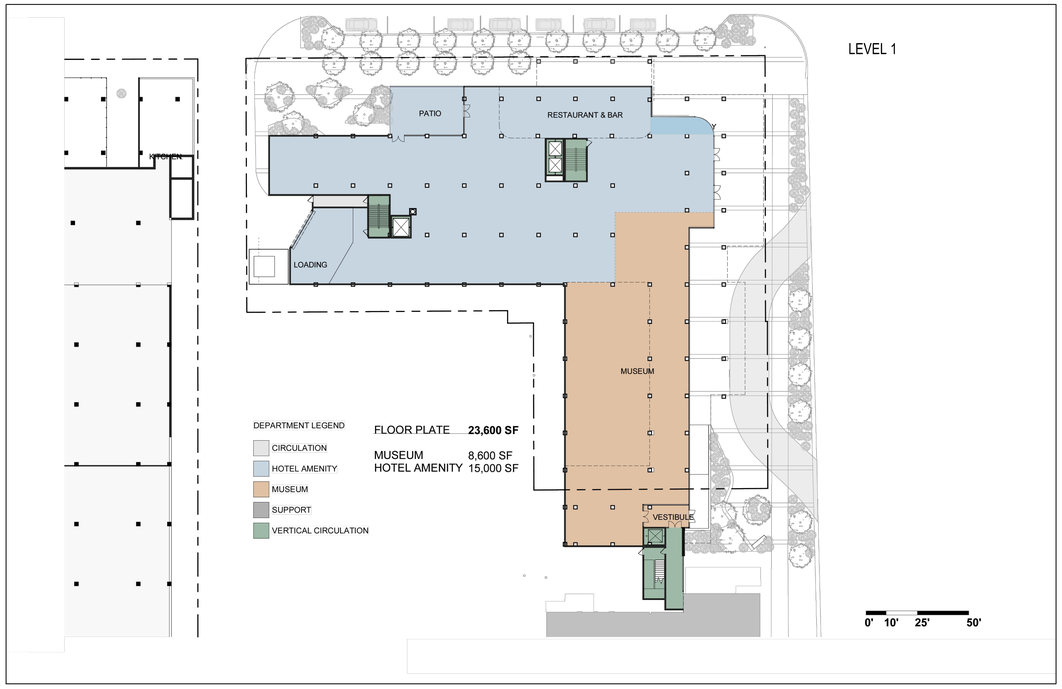
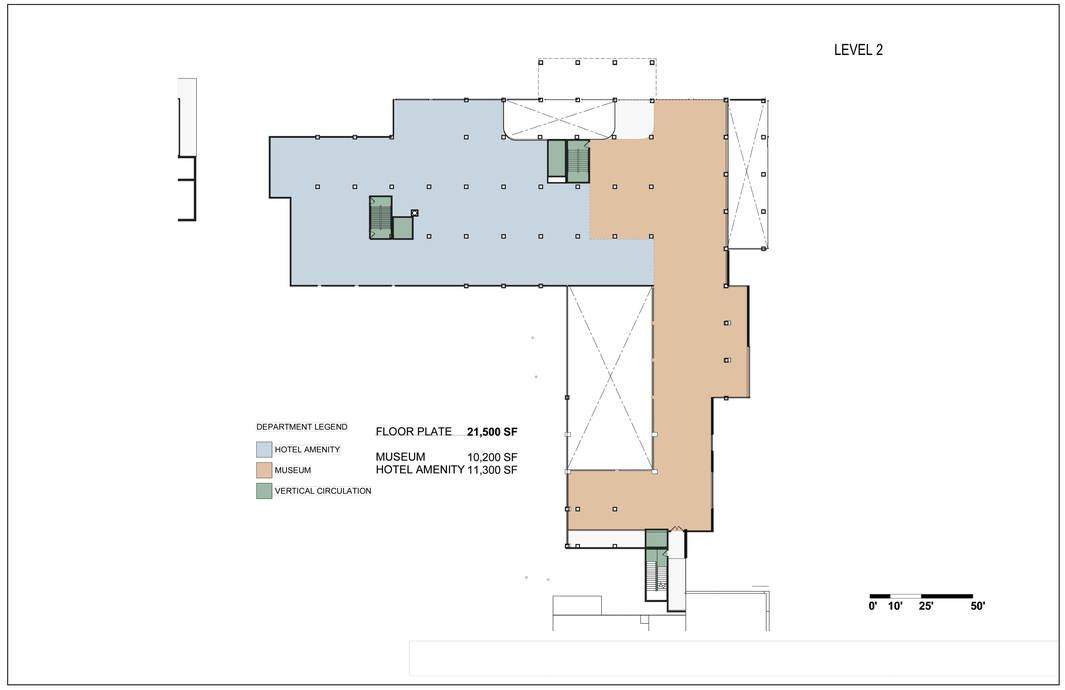
2	CITY OF KANSAS CITY, MISSOURI	29-620-09-20-01





GRAPHIC SCALE

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1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
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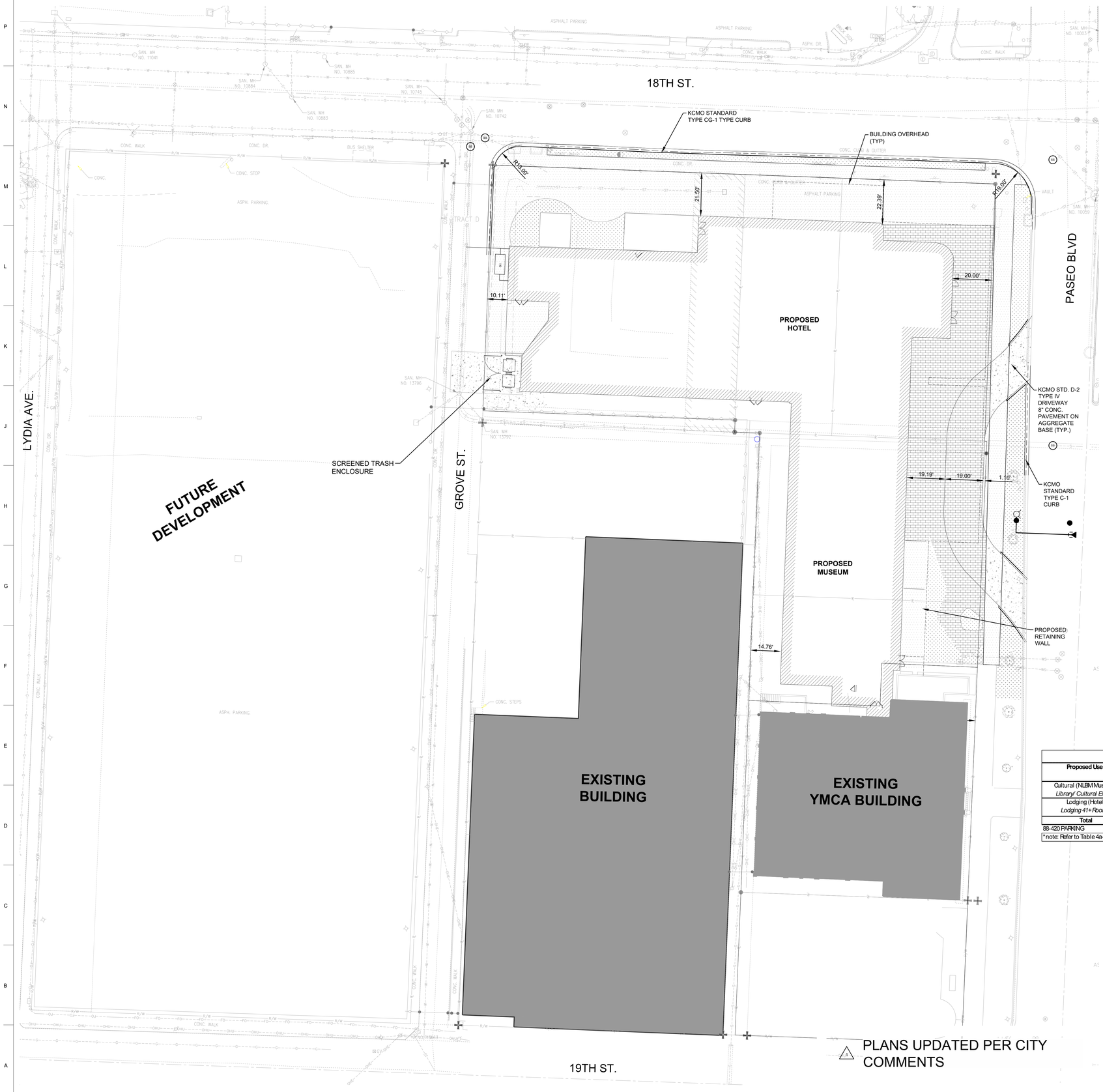
PRELIMINARY CONDOMINIUM PLAT

DP103

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE



PROPERTY DESCRIPTION:

H W ARMFIELDS ADD S 123 FT OF LOT 75 & W 23.51 FT OF TH S123 LOT 76 BLK 4 ALSO TH N 1/2 VAC ALLEY LY S ADJ SD LOTS. A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

THIS SURVEY AND LEGAL DESCRIPTION ARE THE SAME AS THAT SHOWN ON A TRUSTEE'S DEED RECORDED UNDER INSTRUMENT NO. 2019E0026892, OFFICIAL PUBLIC RECORDS, JACKSON COUNTY, MISSOURI.

SITE LEGEND

- CONCRETE
- AMENITIES AND PLANTING ZONE
- PROPOSED BUILDING
- SIDEWALK
- BRICK PAVEMENT

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
Zoning	M1-5	DX-5	Yes	
Gross Land Area				
in square feet	45,080 sf	45,080 sf	No	
in acres	1.035 acres	1.035 acres	No	
Right-of-way Dedication				
in square feet	n/a	n/a	-	
in acres	n/a	n/a	-	
Net Land Area				
in square feet	45,080 sf	45,080 sf	No	
in acres	1.035 acres	1.035 acres	No	
Building Area	0 sf	134,140 sf	No	
Floor Area Ratio	0	2.44	No	
Total Dwelling Units				
Detached House	n/a	n/a	-	
Zero lot line House	n/a	n/a	-	
Cottage House	n/a	n/a	-	
Semi-attached House	n/a	n/a	-	
Townhouse	n/a	n/a	-	
Two-unit House	n/a	n/a	-	
Multi-unit House	n/a	n/a	-	
Colonnade	n/a	n/a	-	
Multiplex	n/a	n/a	-	
Multi-Unit Building	n/a	n/a	-	
Total Lots				
Residential	n/a	n/a	-	
Public/Civic	n/a	n/a	-	
Commercial	n/a	n/a	-	
Industrial	n/a	n/a	-	
Other	4	1 (Commercial & Civic)	No	

BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
Rear Setback	None	10'-0" (Back Driveway)	No	
Front Setback	None	0'-0" (Paseo) & 0'-0" (18th Street)	No	
Side Setback	None	10'-0" (Grove Street) & 5'-0" (YMCA)	No	
Side Setback (Abutting street)	n/a	n/a	No	
Height	None	96' - 0"	No	

88-420 PARKING

Proposed Uses	Vehicle Spaces		Short -Term Bike Spaces		Long-Term Bike Spaces		Alternatives Proposed
	Required	Proposed	Required	Proposed	Required	Proposed	See 88-420-16
Cultural (NLBM Museum) *Library/ Cultural Exhibit*	50 2.5/1,000 sf	105	11 10%of Stalls Provided	11	3 1+1/10,000 sf		n/a
Lodging (Hotel) *Lodging 41+ Rooms*	21 1 per/6 rooms	100	10 10%of Stalls Provided	10	5.2 1+1/30 Rooms		n/a
Total	**71**	**205***	**21**	**21**	**8**	**8**	

88-420 PARKING
*note: Refer to Table 4a-Alternative Compliance Parking

ALTERNATIVE PROPOSED	DESCRIPTION	APPROVED
88-420-16-J. OFF-SITE PARKING	*Parking for the proposed development will be provided in a garage located on the adjacent east lot (Parcel # 280464 & 280463), offering 460 to 480 parking stalls. A shared-use agreement for the garage will be provided by the owner at a later date. Expected parking garage completion date will be June of 2026*	

88-425 – OTHER DEVELOPMENT STANDARDS	METHOD OF COMPLIANCE
88-408 Parkland Dedication	Not Applicable
88-415 Stream Buffers	Not Applicable
88-430 Outdoor Lighting	See Outdoor Lighting Plan/ Photometric Plan
88-435 Outdoor Display, Storage and Work Areas	Not Applicable
88-445 Signs	Exemption Requested. Re: Sheet index
88-450 Pedestrian Standards	On Site meets 88-450 criteria

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

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Civil / Structural Engineering,
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1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810

multistudio

NEGRO LEAGUES BASEBALL MUSEUM & HOTEL

1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER:
GRAYSON CAPITAL
1881 MAIN STREET, #302
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816.702.5191
GRAYSONCRE.COM

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

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TALIAFERRO & BROWNE
1020 E 8TH ST
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PMA ENGINEERING
6717 SHAWNEE MISSION, #100
OVERLAND PARK, KS 66202
913.831.1262
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BRANCH PATTERN
1508 GRAND BLVD
KANSAS CITY, MO 64108
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LIGHTING ENGINEER:
LIGHT WORKS
361B MAIN ST
WESTON, MO 64098
816.640.9948
LIGHTWORKSKC.COM

ISSUE DATE: 1/27/2025

REVISIONS

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PROPOSED SITE PLAN

DP201

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE

SHEET REMOVED PER CITY COMMENTS

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NEGRO LEAGUES BASEBALL MUSEUM & HOTEL

1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

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1981 MAIN STREET, #302
KANSAS CITY, MO 64108
816.702.5191
GRAYSONCRE.COM

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MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6655
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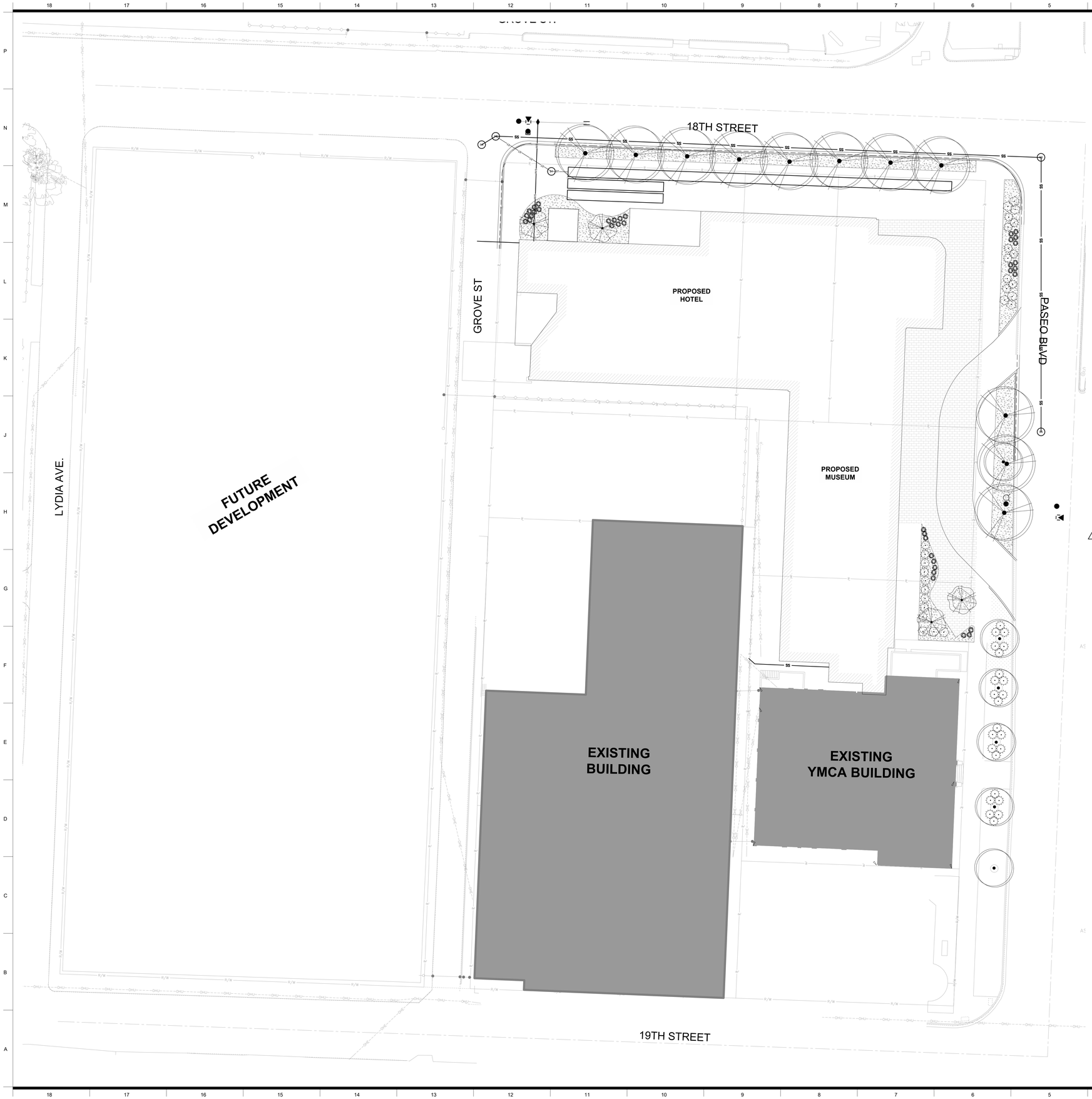
PROPOSED 18TH STREET PLAN

DP202

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE



LANDSCAPE CODE REQUIREMENTS

Negro League Baseball Museum - 18th and Paseo

	Quantity	Required	Existing	Provided	Total
Site Data					
Site Area (SF)	45,945.00				
Building Footprint (SF)	25,475.60				
Site Zoning	M1-5/DX-5				
General Landscape 88-425-04					
1 tree / 5,000 SF of building coverage	5.10	6.00	n/a	6.00	6.00
Street Tree 88-425-03					
w/in street R/W (req. 15' esmt) OR w/in 10' of R/W					
1 tree / 30 LF of street					
18th Street (N)	251.73	8.39	-	12.00	12.00
Paseo Boulevard (E)	203.30	6.78	2.00	4.00	6.00
Special Standards on Boulevard 88-323					
150' within BLVD R/W		YES			
Building setback 20' from R/W		YES			

CONCEPT PLANT SCHEDULE

DECIDUOUS TREE Acer rubrum `Armstrong` / Armstrong Red Maple Carpinus caroliniana `JFS-KW6` / Native Flame® American Hornbeam Zelkova serrata `JFS-KW1` / City Sprite® Japanese Zelkova	14
ORNAMENTAL TREE Prunus americana / American Plum Syringa reticulata / Japanese Tree Lilac	4
EXISTING TREE	6
PERENNIAL Baptisia australis / Blue Wild Indigo Bouteloua gracilis `Blonde Ambition` / Blonde Ambition Blue Grama Echinacea purpurea / Coneflower Iris brevicaulis / Zigzag Iris Schizachyrium scoparium / Little Bluestem	32
DECIDUOUS SHRUB Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	13
EVERGREEN SHRUB Itea virginica / Virginia Sweetspire	38
MULCH	2,873 sf

2 NOTE: *The client will pay the required fee of $1,110, at the time of the certificate of occupancy, in lieu of planting three additional trees to meet the required landscaping standards.*

1 PLANS UPDATED PER CITY COMMENTS

NORTH

20 0 20 40

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KANSAS CITY, MO 64111
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MULTI.STUDIO

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KANSAS CITY, MO 64106
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OVERLAND PARK, KS 66202
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BRANCH PATTERN
1508 GRAND BLVD
KANSAS CITY, MO 64108
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LIGHT WORKS
361B MAIN ST
WESTON, MO 64098
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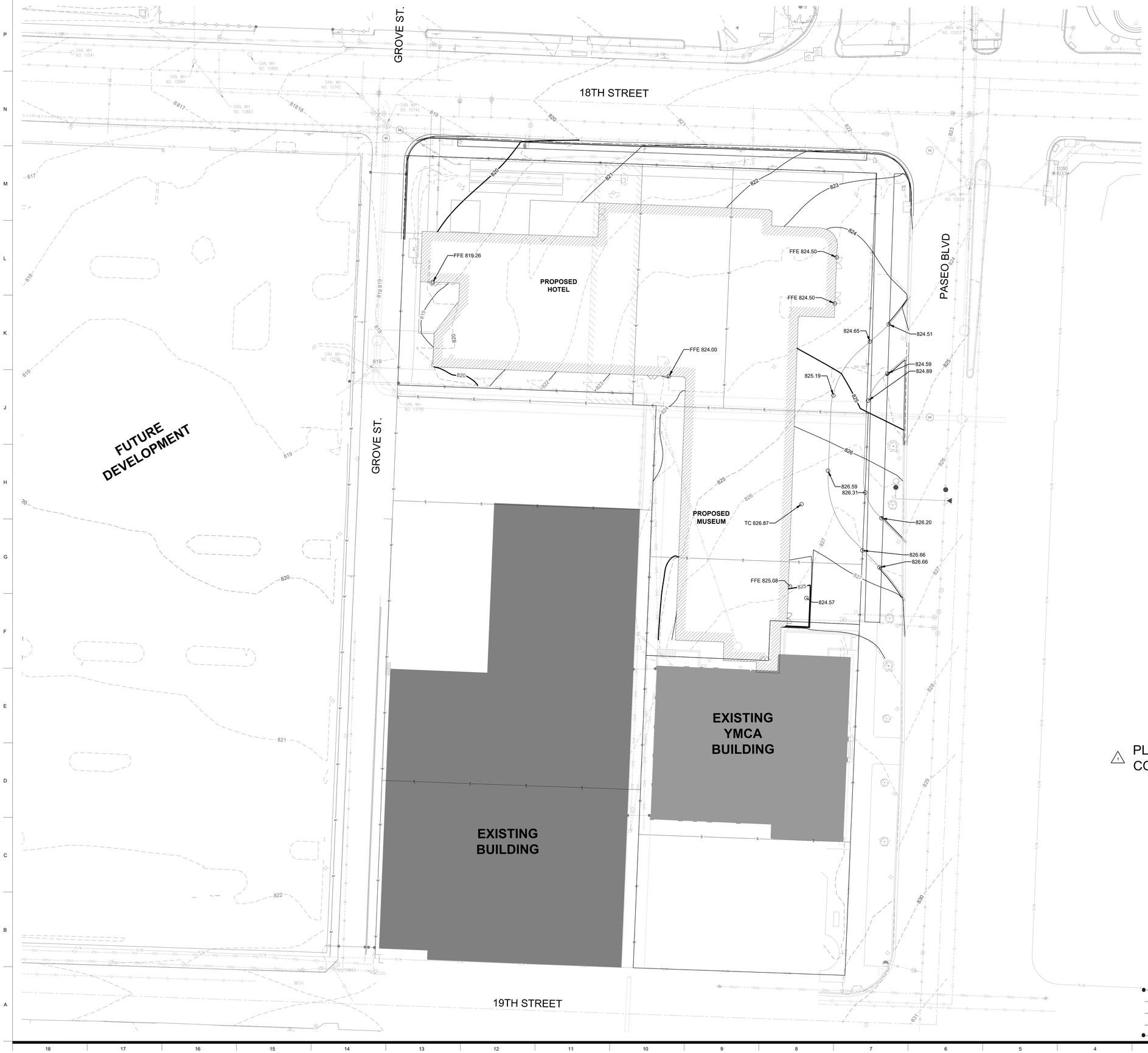
PROPOSED LANDSCAPE PLAN

DP203

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE



1 PLANS UPDATED PER CITY COMMENTS

GRADING LEGEND:

- EXIST. 1-FT MINOR CONTOUR
- EXIST. 5-FT MAJOR CONTOUR
- PROP. 1-FT MINOR CONTOUR
- PROP. 5-FT MAJOR CONTOUR

NORTH

20 0 20 40

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OVERLAND PARK, KS 66202
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361B MAIN ST
WESTON, MO 64098
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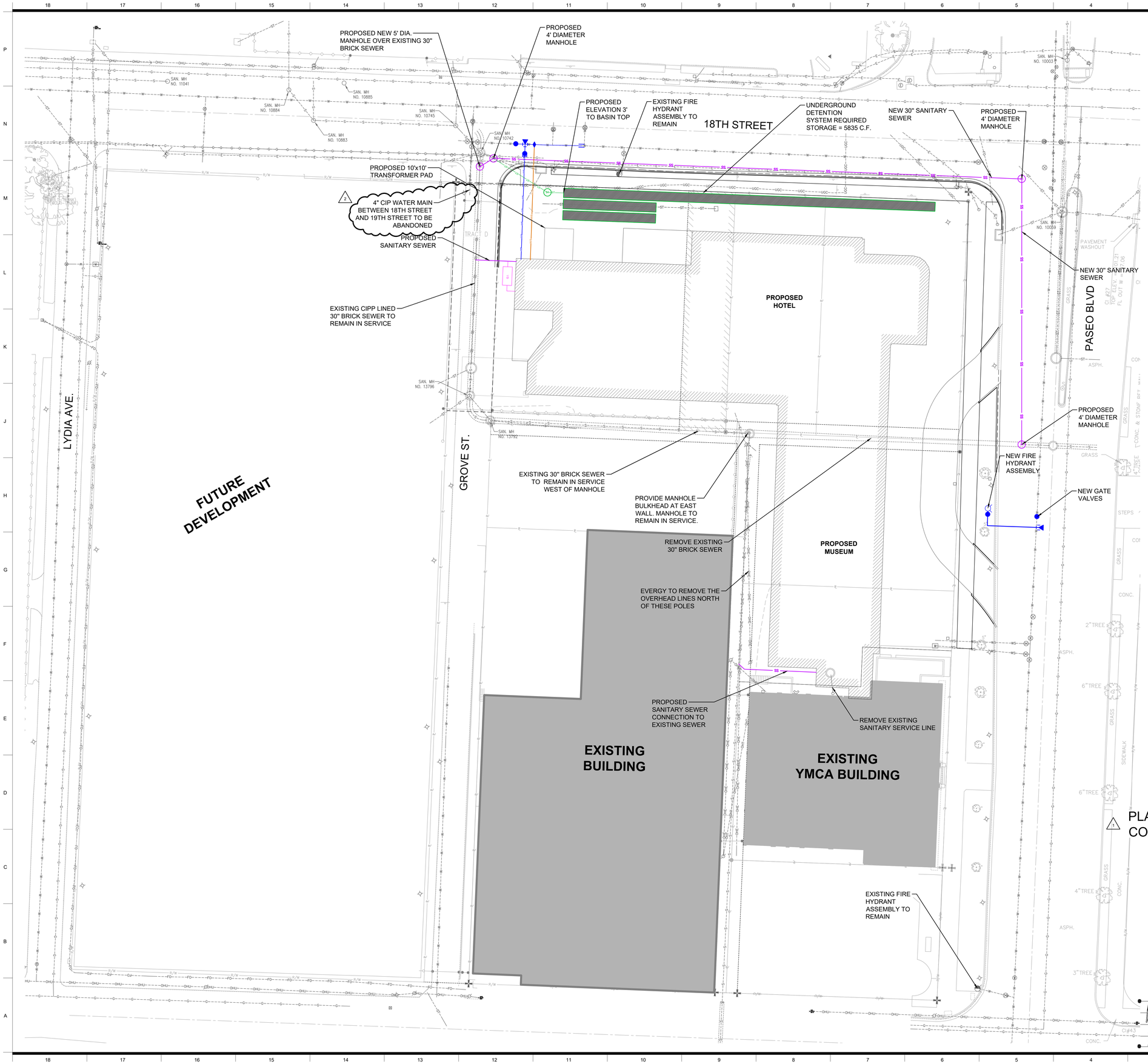
PROPOSED GRADING PLAN

DP204

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE



NOTES:

1. MANHOLES SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING MH-1. MANHOLE MINIMUM 4' DIA. SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
2. CURB INLETS SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING CI-1. CURB INLETS SHALL BE A MINIMUM SIZE OF 5' X 4'. SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
3. GRATE INLETS SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING GI-1 AND SHALL BE A MINIMUM SIZE OF 2' X 1'". SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
4. JUNCTION BOXES SHALL BE IN ACCORDANCE WITH KCMO STANDARD DRAWING JB-1." SIZE OF STRUCTURE SHALL BE DEPENDENT ON SIZE OF THE ADJACENT PIPE SEGMENTS.
5. GAS MAINS AND SERVICE (BY OTHERS)
6. PRIVATE WATER SERVICE LINES ARE ASSUMED TO BE 8" SIZE.
7. ELECTRIC LINES AND SERVICE (BY OTHERS)
8. FIBER LINES AND SERVICE (BY OTHERS)
9. ALL GRATE INLET ON THE PAVEMENT AND SIDEWALK AREAS SHALL BE HIGH HEEL PROOF.

LEGEND:

- R/W — EXISTING RIGHT-OF WAY
- R/W — PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- AI — AREA INLET
- CI — CURB INLET
- MH — MANHOLE
- GI — GRATE INLET
- JB — JUNCTION BOX
- SS — SANITARY SEWER STRUCTURE
- ST — STORM SEWER STRUCTURE
- FH — FIRE HYDRANT
- LIGHT POLE

NEW UTILITY LINES

- W — NEW WATER LINE MAIN
- WS — WATER SERVICE LINE
- WF — NEW WATER FIRE LINE
- ST — NEW STORM SEWER LINE
- SS — NEW SANITARY SEWER LINE
- G — NEW GAS LINE (BY OTHERS)
- GS — NEW GAS SERVICE
- E — NEW ELECTRIC LINE
- FO — NEW FIBER OPTIC

EXISTING UTILITY LINES

- W — EXISTING WATER LINE
- WS — EXISTING WATER SERVICE LINE
- E — EXISTING ELECTRIC LINE
- G — EXISTING GAS LINE
- UGT — EXISTING TELEPHONE LINE
- ST — EXISTING STORM SEWER LINE
- SS — EXISTING SANITARY SEWER LINE
- FO — EXISTING FIBER OPTICS
- UGG — EXISTING UNDERGROUND CABLE

PLANS UPDATED PER CITY COMMENTS

NORTH

20 0 20 40

SCALE IN FEET
HORIZONTAL SCALE 1"=20'

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MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6655
MULTISTUDIO

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TALIAFERRO & BROWNE
1020 E 8TH ST
KANSAS CITY, MO 64106
816.283.3456
TB-ENGR.COM

LANDSCAPE ARCHITECT:
TALIAFERRO & BROWNE
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STRUCTURAL ENGINEER:
PMA ENGINEERING
6717 SHAWNEE MISSION, #100
OVERLAND PARK, KS 66202
913.831.1262
PMAENGINEERING.COM

MEP ENGINEER:
BRANCH PATTERN
1508 GRAND BLVD
KANSAS CITY, MO 64108
913.951.8311
BRANCHPATTERN.COM

LIGHTING ENGINEER:
LIGHT WORKS
3618 MAIN ST
WESTON, MO 64098
816.640.9948
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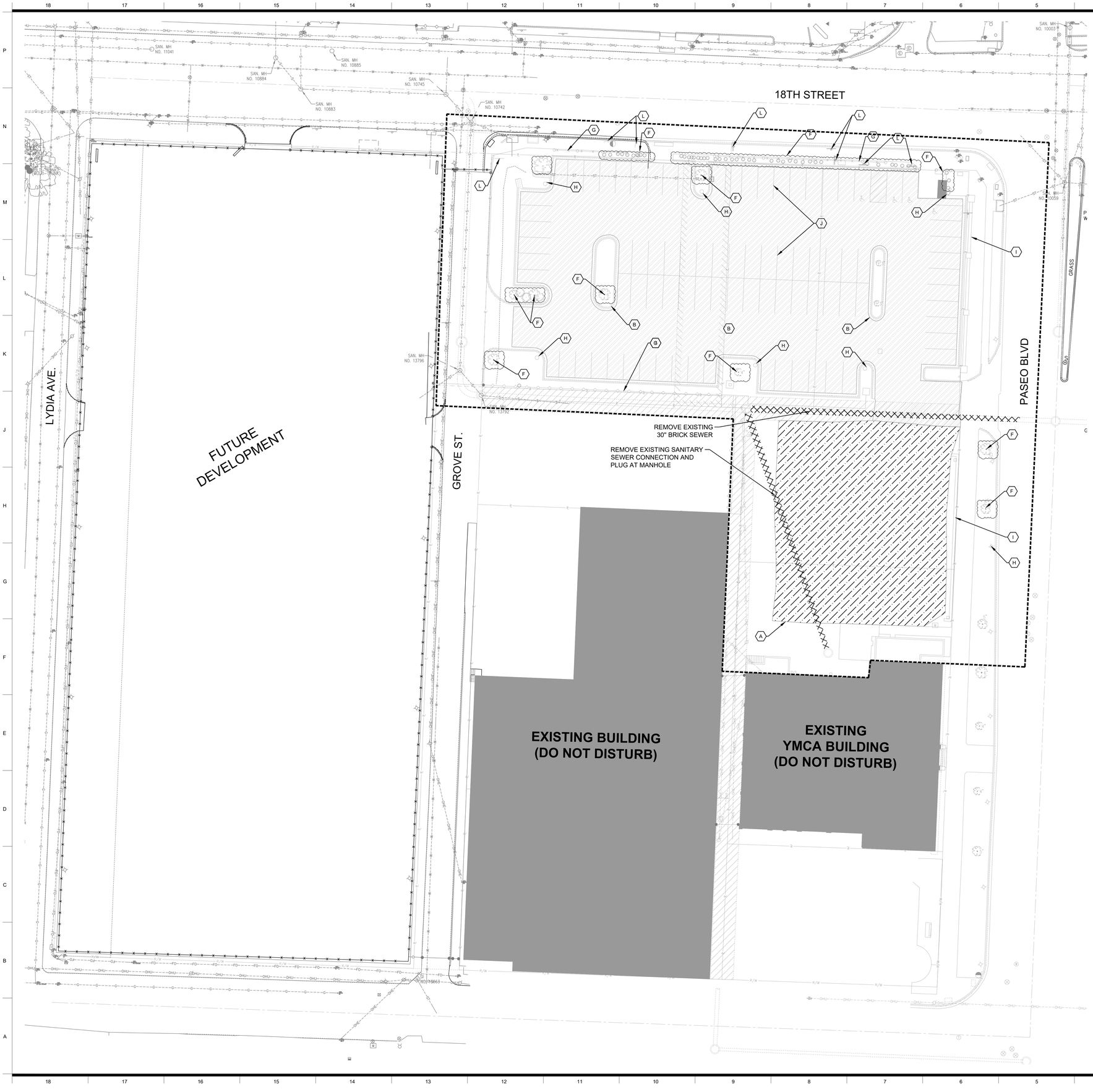
PROPOSED UTILITY PLAN

DP205

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE



SITE DEMOLITION NOTES

- A — REMOVE, AND DISPOSE OF EXISTING GRAVEL
- B — SAWCUT, REMOVE, AND DISPOSE OF EXISTING CURB AND GUTTER
- C — SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE PAVEMENT
- D — SAWCUT, REMOVE, AND DISPOSE OF EXISTING ASPHALT PAVEMENT
- E — SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE SIDEWALK
- F — REMOVE AND DISPOSE OF LANDSCAPING IN ITS ENTIRETY
- G — REMOVE AND DISPOSE OF EXISTING FENCE AND GATES
- H — REMOVE AND DISPOSE OF EXISTING YARD LIGHT AND SPOT LIGHTSH
- I — REMOVE AND DISPOSE OF EXISTING WALLS AND FOUNDATIONS
- J — REMOVE EXISTING PAVEMENT MARKINGS
- K — REMOVE AND DISPOSE OF EXISTING CONCRETE FLUME
- L — REMOVE AND DISPOSE OF EXISTING SIGNS
- M — EXISTING FENCE TO REMAIN

- 01 — EXISTING ELECTRIC BOX TO BE REMOVED AND RELOCATED
- 02 — EXISTING WATER VALES TO BE ADJUSTED
- 03 — EXISTING STORM INLET TO BE ADJUSTED
- 04 — EXISTING STORM STRUCTURE TO BE REMOVED
- 05 — EXISTING SANITARY SEWER STRUCTURE TO REMAIN
- 06 — EXISTING ELECTRIC TRANSMISSION LINE AND POLES TO REMAIN
- 07 — EXISTING OVERHEAD POWER (OHP) TO BE REMOVED
- 08 — EXISTING WATER METER PIT TO BE REMOVED
- 09 — EXISTING LIGHT POLE TO BE RELOCATED
- 10 — EXISTING FIRE HYDRANT (FH) TO REMAIN
- 11 — EXISTING TRAFFIC SIGNAL TO REMAIN
- 12 — EXISTING ELECTRIC BOX TO BE REMOVED

LEGEND:

- UTILITY LINE TO BE REMOVED IN ITS ENTIRETY WITHIN CONSTRUCTION LIMITS.
- CONSTRUCTION LIMIT
- SAWCUT (NEAT AND CLEAN, FULL DEPTH)
- BRUSH AND TREES TO BE REMOVED IN THEIRS ENTIRETY WITHIN CONSTRUCTION LIMITS.
- (C) CONCRETE PAVEMENT TO BE REMOVED IN ITS ENTIRETY WITHIN CONSTRUCTION LIMITS..
- (B) ASPHALT PAVEMENT TO BE REMOVED IN ITS ENTIRETY WITHIN CONSTRUCTION LIMITS.
- (A) GRAVEL TO BE REMOVED IN ITS ENTIRETY WITHIN CONSTRUCTION LIMITS.

△1 PLANS UPDATED PER CITY COMMENTS

NORTH

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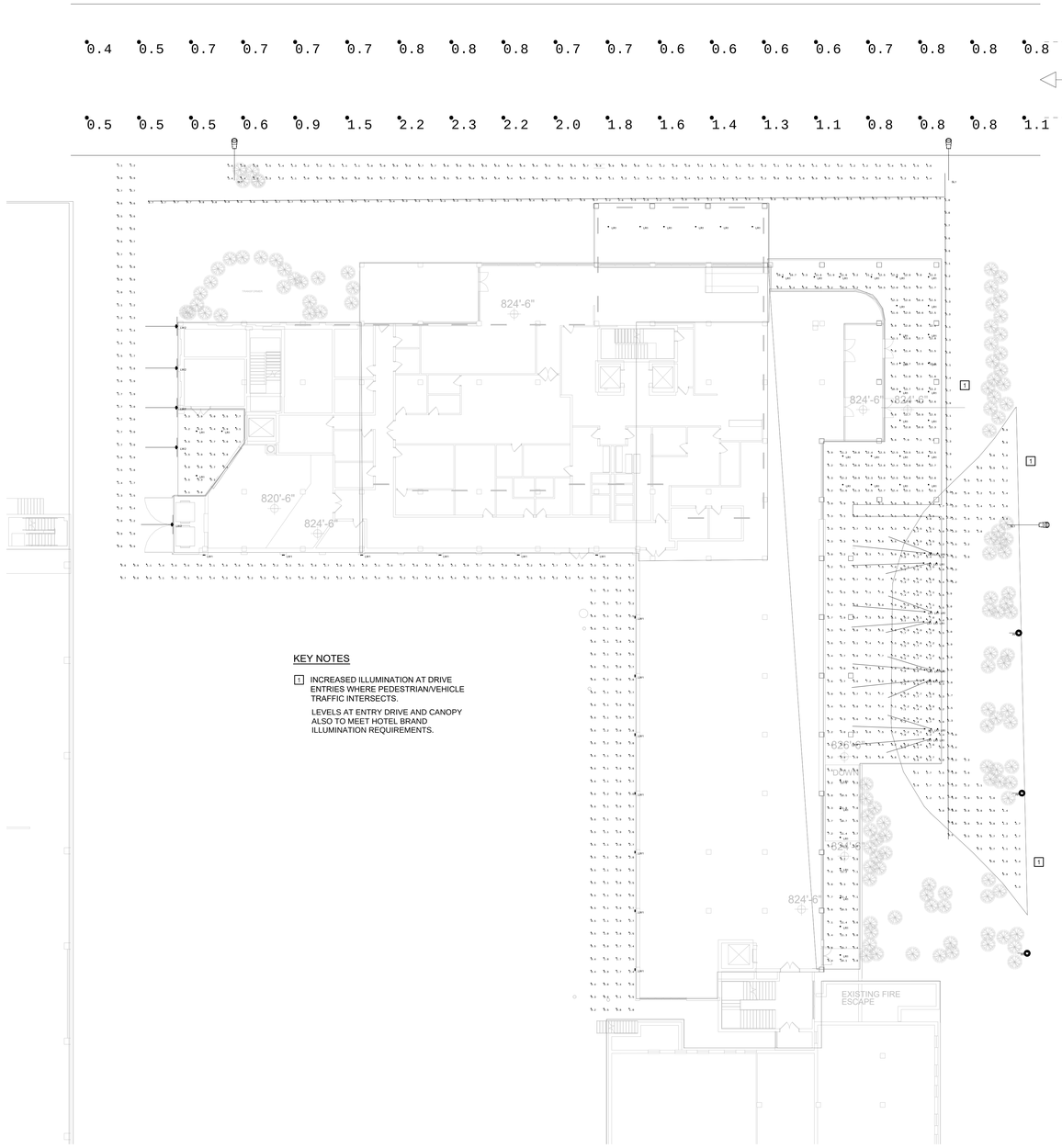
DEMOLITION AND TREE REMOVAL PLAN

DP206

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE



Calculation Summary							
Scenario: Life Safety							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
18th Street Sidewalk	Illuminance	Fc	0.98	1.6	0.4	2.45	4.00
18th Street_Illum	Illuminance	Fc	1.38	2.3	0.6	2.30	3.83
18th Street_Luminance	Luminance	Cd/Sq.m	0.97	2.3	0.4	2.43	5.75
18th Street_Veil_Lum	Veiling Luminance	Cd/Sq.m	0.12	0.3	0.0	N.A.	N.A.
Back Alley	Illuminance	Fc	1.52	2.8	0.2	7.60	14.00
Dock	Illuminance	Fc	3.83	4.9	2.7	1.42	1.81
Entry Canopy	Illuminance	Fc	7.75	13.9	1.7	4.56	8.18
Grove Alley	Illuminance	Fc	1.25	2.0	0.5	2.50	4.00
Museum Entry Drive	Illuminance	Fc	4.01	8.2	0.5	8.02	16.40
Property Line 18th Street	Illuminance	Fc	1.00	3.0	0.3	3.33	10.00
Property Line Paseo	Illuminance	Fc	3.73	6.0	0.5	7.46	12.00

LIGHTING FIXTURE SCHEDULE

SYMBOL	IMAGE	LAMP	COLOR TEMP	WATTS	DESCRIPTION	LOCATION	NOTES
PP1		LED, 6447 LUMENS	3000K, 80CRI	58 W	EXISTING HISTORIC DISTRICTION PEDESTRIAN POLE TO BE REUSED.	EXISTING PEDESTRIAN POLES	
LR1		LED, 1238 LUMENS	3000K, 80CRI	14 W	NOMINAL 4.5" APERTURE RECESSED DOWNLIGHT WITH SYMMETRIC WIDE BEAM DISTRIBUTION AND A FROSTED LENS. PROVIDE WITH IP65 RATING.	CANOPY DOWNLIGHTS	
LW1		LED, 989 LUMENS	3000K, 80CRI	11 W	NOMINAL 4.5" APERTURE RECESSED DOWNLIGHT WITH SYMMETRIC WIDE BEAM DISTRIBUTION AND A FROSTED LENS. PROVIDE WITH IP65 RATING.	WALL MOUNTED BUILDING LIGHTING	
LW2		LED, 1461 LUMENS	3000K, 80CRI	12 W	NOMINAL 4.5" APERTURE RECESSED DOWNLIGHT WITH SYMMETRIC WIDE BEAM DISTRIBUTION AND A FROSTED LENS. PROVIDE WITH IP65 RATING.	WALL MOUNTED ALLEY LIGHTING	
SL1		LED	4000K	243 W	LED ROADWAY FIXTURE WITH DIE CAST ALUMINUM HOUSING AND TYPE 2 MEDIUM REFLECTOR. PROVIDE INTEGRAL LED, 0-10V DIMMABLE DRIVER WITH UNIVERSAL VOLTAGE. PROVIDE 20kV/20kA SPD, 7 PIN PHOTOCONTROL RECEPTACLE AND RECEPTACLE FOR SHORTING CAP. PROVIDE FACTORY INSTALLED, ANSI C136.15 COMPLIANT, NEMA LABEL.	STREETLIGHT	

1 SITE LIGHTING PLAN

SCALE: NTS

multistudio

NEGRO LEAGUES BASEBALL MUSEUM & HOTEL

1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER:
GRAYSON CAPITAL
1901 MAIN STREET, #302
KANSAS CITY, MO 64108
816.702.5191
GRAYSONCRE.COM

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

CIVIL ENGINEER:
TALIAFERRO & BROWNE
1020 E 8TH ST
KANSAS CITY, MO 64106
816.283.3456
TB-ENGR.COM

LANDSCAPE ARCHITECT:
TALIAFERRO & BROWNE
1020 E 8TH ST
KANSAS CITY, MO 64106
816.283.3456
TB-ENGR.COM

STRUCTURAL ENGINEER:
PMA ENGINEERING
6717 SHAWNEE MISSION, #100
OVERLAND PARK, KS 66202
913.831.1262
PMAENGINEERING.COM

MEP ENGINEER:
BRANCH PATTERN
1508 GRAND BLVD
KANSAS CITY, MO 64108
913.951.8311
BRANCHPATTERN.COM

LIGHTING ENGINEER:
LIGHT WORKS
361B MAIN ST
WESTON, MO 64098
816.640.9948
LIGHTWORKSKC.COM

ISSUE DATE: 1/27/2025

REVISIONS

NUMBER	DESCRIPTION	DATE
1	City Re-Zone Comments	03.03.25

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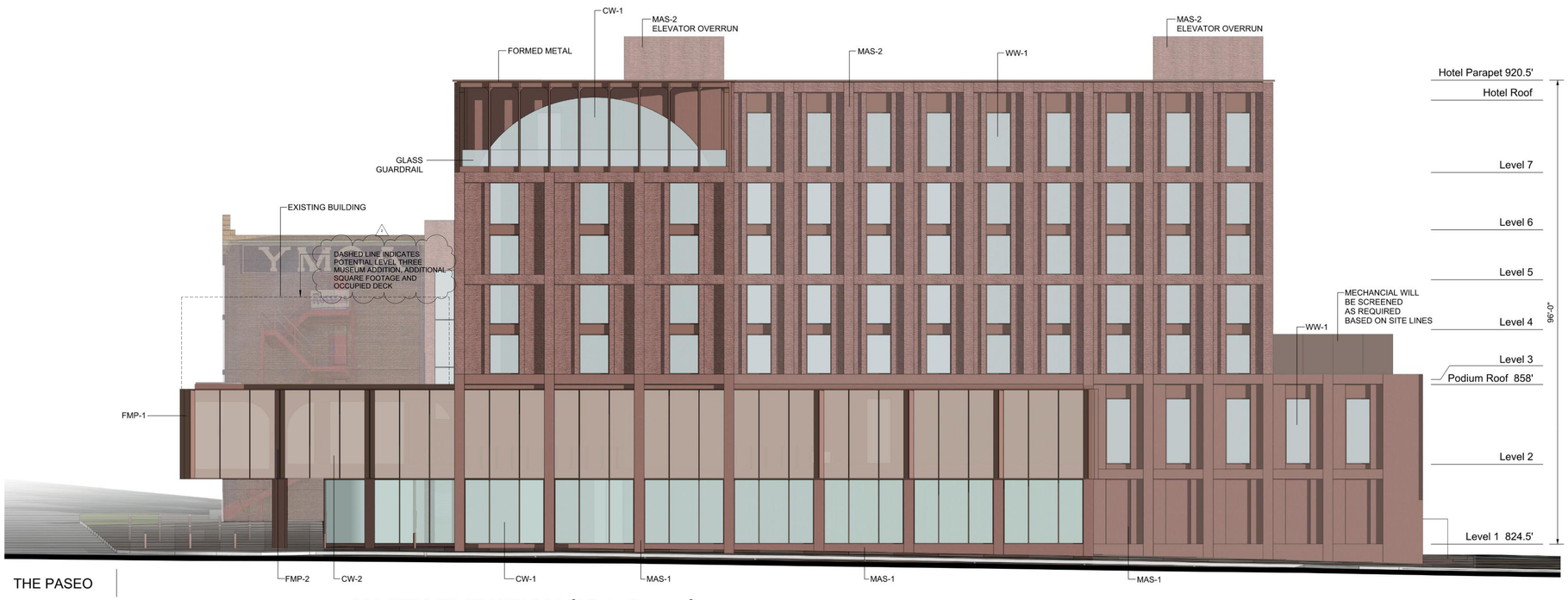
LIGHTWORKS INC.
DESIGN+ENGINEERING

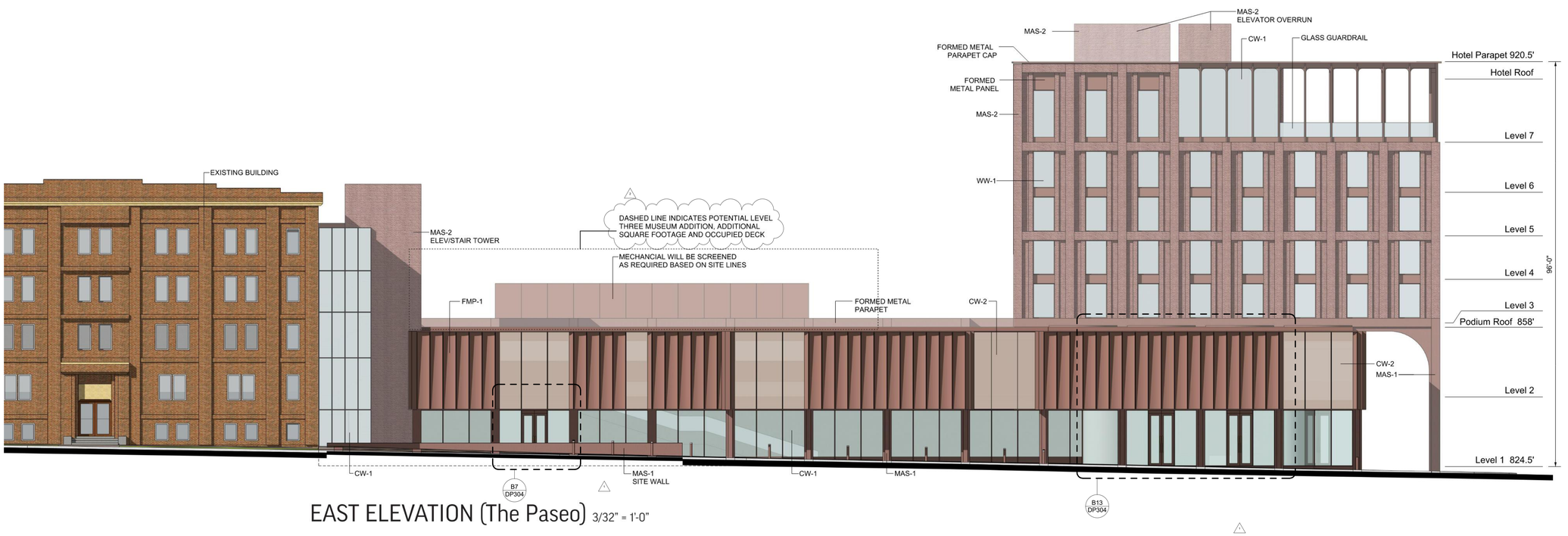
SITE PHOTOMETRIC PLAN

DP301

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE



NORTH ELEVATION (18th Street) 3/32" = 1'-0"



EAST ELEVATION (The Paseo) 3/32" = 1'-0"

0' 10' 30' 60'

MATERIAL LEGEND

MAS-1: Masonry - Architectural Precast Concrete (Level 1 & 2)

MAS-2: Masonry - Brick (Level 3 & Up)

FMP-1: Formed Metal Panel

FMP-2: Formed Metal

CW-1: Glass / Curtain Wall

CW-2: Glass / Curtain Wall (Level 2)

WW-1: Glass / Window Wall

NOTE: LANDSCAPE & UTILITIES OMITTED FOR CLARITY, REFER TO PLANS FOR ADDITIONAL INFORMATION

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NEGRO LEAGUES BASEBALL MUSEUM & HOTEL

1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER:
GRAYSON CAPITAL
1981 MAIN STREET, #302
KANSAS CITY, MO 64108
816.702.5191
GRAYSONCRE.COM

ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
816.931.6655
MULTISTUDIO

CIVIL ENGINEER:
TALIAFERRO & BROWNE
1020 E 8TH ST
KANSAS CITY, MO 64106
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LANDSCAPE ARCHITECT:
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WESTON, MO 64098
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BUILDING ELEVATIONS

DP302

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE

MATERIAL LEGEND

MAS-1: Masonry - Architectural Precast Concrete (Level 1 & 2)

MAS-2: Masonry - Brick (Level 3 & Up)

FMP-1: Formed Metal Panel

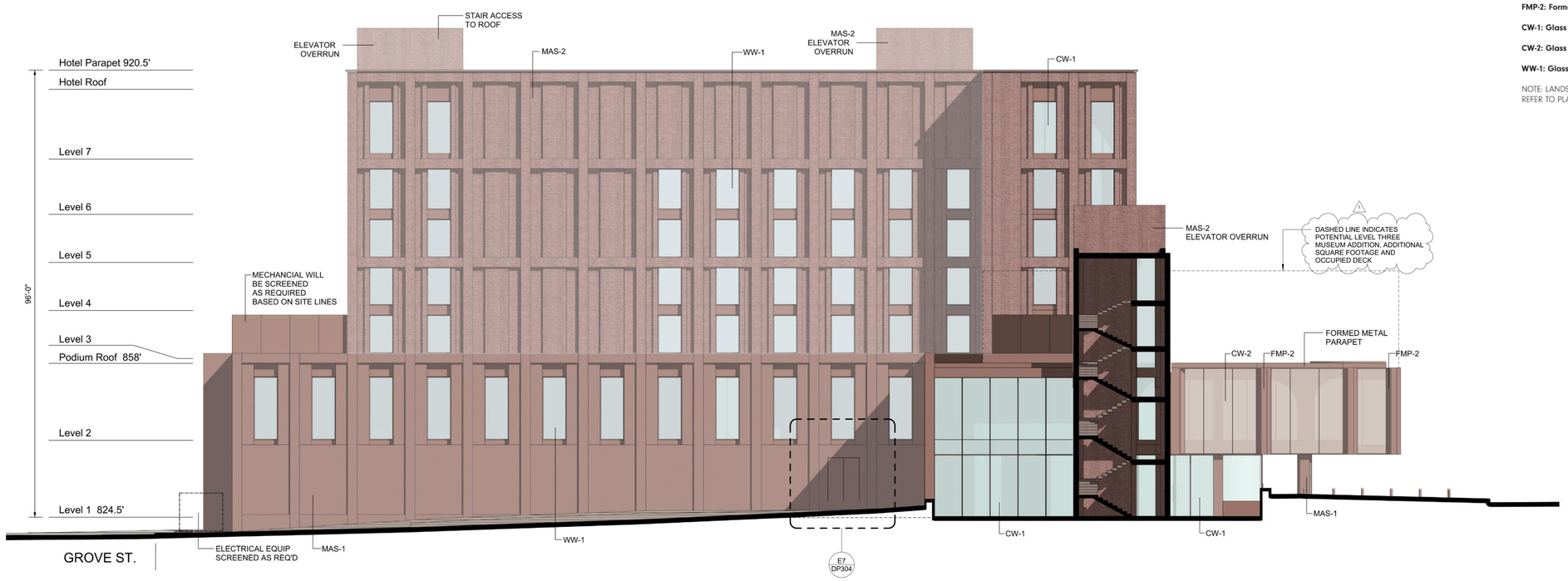
FMP-2: Formed Metal

CW-1: Glass / Curtain Wall

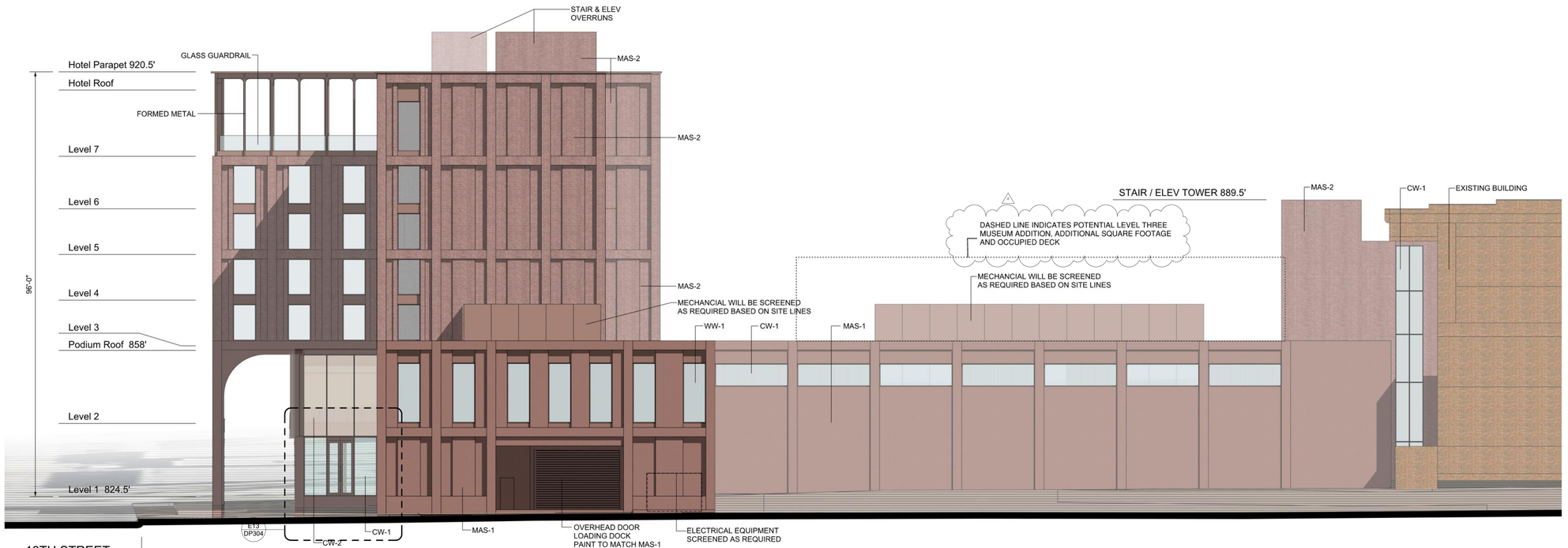
CW-2: Glass / Curtain Wall (Level 2)

WW-1: Glass / Window Wall

NOTE: LANDSCAPE & UTILITIES OMITTED FOR CLARITY, REFER TO PLANS FOR ADDITIONAL INFORMATION



SOUTH ELEVATION 3/32" = 1'-0"



WEST ELEVATION 3/32" = 1'-0"

0' 10' 30' 60'

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NEGRO LEAGUES BASEBALL MUSEUM & HOTEL

1800 THE PASEO
KANSAS CITY, MO 64110

PROJECT NUMBER: 0223-9705

OWNER:
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KANSAS CITY, MO 64108
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ARCHITECT:
MULTISTUDIO
4200 PENNSYLVANIA
KANSAS CITY, MO 64111
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MULTISTUDIO

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TALIAFERRO & BROWNE
1020 E 8TH ST
KANSAS CITY, MO 64106
816.283.3456
TB-ENGR.COM

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BUILDING ELEVATIONS

DP303

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE

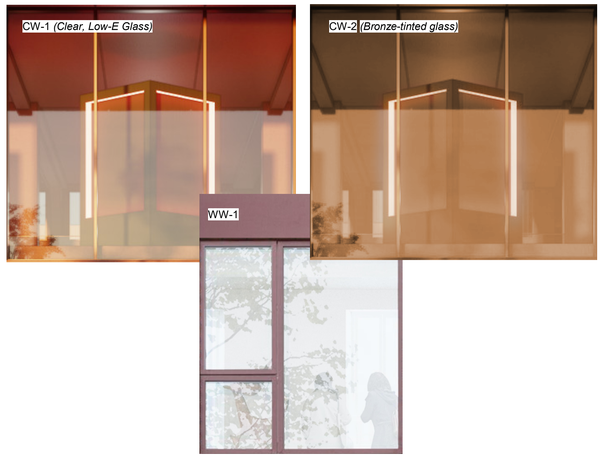
ENLARGED ELEVATIONS - PATIO DOORS E13
1/8" = 1'-0"

ENLARGED ELEVATIONS - EMPLOYEE ENTRY E7
1/8" = 1'-0"

ENLARGED ELEVATIONS_LOBBY ENTRY B13
1/8" = 1'-0"

ENLARGED ELEVATIONS_ MUSEUM ENTRY B7
1/8" = 1'-0"

ENLARGED EXTERIOR ENTRY ELEVATIONS



MATERIAL LEGEND

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WW-1: Glass / Window Wall

EXTERIOR MATERIAL BOARD

multistudio

NEGRO LEAGUES BASEBALL MUSEUM & HOTEL

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KANSAS CITY, MO 64110

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ENLARGED ELEVATIONS & MATERIAL BOARD

DP304

DEVELOPMENT PLAN, PRELIMINARY PLAT, & REZONE

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