PROSPECT FHG - LINEAGE CONNECT

BASE BID:

ALTERNATES:

ARCHITECT:

FALK ARCHITECTS, INC.
BRYAN FALK, LICENSED ARCHITECT, NCARB, LEED AP
BRYAN@FALK-ARCHITECTS.COM
785-691-9958
1520 CLAY ST.
NORTH KANSAS CITY, MO 64116
www.falk-architects.com

PROJECT DESCRIPTION: NEW PRINT SHOP WITH OFFICE SPACES

PROPERTY DESCRIPTION:

A TRACT BEING ALL OF LOTS 1 THROUGH 9, THE NORTH 3.00 FEET OF LOT 15 AND LOTS 16 THROUGH 27,
TANNER HOMESTEAD, A SUBDIVISION AND PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP
49 NORTH, RANGE 33 WEST, ALL IN KANSAS CITY, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS, SURVEYED AND DESCRIBED ON APRIL 1, 2025, BY JOHN B. YOUNG, PLS-
2006016647:

BEGINNING AT THE NORTHWEST CORNER OF SAID TANNER HOMESTEAD;
THENCE SOUTH 87°32'08" EAST ALONG THE NORTH LINE OF SAID TANNER HOMESTEAD, 130.05 FEET TO
THE NORTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 02°25'09" WEST ALONG THE EAST LINE OF SAID LOT 2, 100.00 FEET;
THENCE SOUTH 87°32'08" EAST, 129.43 FEET TO THE WEST RIGHT-OF-WAY LINE OF PROSPECT AVENUE, AS
NOW ESTABLISHED;
THENCE SOUTH 02°24'28" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, 372.94 FEET;
THENCE NORTH 87°33'19" WEST, 129.93 FEET TO THE WEST LINE OF SAID LOT 15;
THENCE NORTH 02°27'33" EAST ALONG THE WEST LINE OF SAID LOTS 15 THROUGH 18, 73.14 FEET TO THE
SOUTHEAST CORNER OF SAID LOT 9;
THENCE NORTH 87°45'03" WEST ALONG THE SOUTH LINE OF SAID LOT 9, 130.09 FEET TO THE WEST LINE OF
SAID TANNER HOMESTEAD;
THENCE NORTH 02°28'44" EAST ALONG SAID WEST LINE, 400.34 FEET TO THE POINT OF BEGINNING.
CONTAINS 100,430 SQUARE FEET OR 2.31 ACRES MORE OR LESS.

OWNER CONTACTS

OWNER'S REPRESENTATIVE & LAND OWNER:
DON MAXWELL
ADDRESS LINE 1
ADDRESS LINE 2

DESIGN TEAM CONTACTS

MEP ENGINEER:

BLANCHARD AE GROUP
RICHARD IVERSON, PE
RIVERSON@BAE.GROUP
785-993-0824
1425 WAKARUSA DR., SUITE B
LAWRENCE, KS 66049
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STRUCTURAL ENGINEER:

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KIMBERLY JONES, PE, SE
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913-549-4701
7302 W. 145TH TERRACE
OVERLAND PARK, KS 66223
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JGRAY@DUBOISENGRS.COM
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7611 STATE LINE RD., SUITE 103
KANSAS CITY, MO 64114
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UTILITY CONTACTS

KC WATER
STORM AND SANITARY SEWER:

4800 E. 63RD ST.
KANSAS CITY, MO 64130
816-513-0300
CONTACT: KARINE PAPIKIAN

***COMPANY* INTERNET:**

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ADDRESS LINE 2
PHONE NUMBER
CONTACT:

SPIRE: GAS

7500 E. 35TH TERRACE
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PHONE NUMBER
CONTACT:

***COMPANY* TELEPHONE:**

ADDRESS LINE 1
ADDRESS LINE 2
PHONE NUMBER
CONTACT:

KC WATER
WATER:

4800 E. 63RD ST.
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816-513-0236
CONTACT: JEFF MARTIN

EVERGY: ELECTRIC

4400 E FRONT ST.
KANSAS CITY, MO 64120
816-652-8474
CONTACT: MIKE BOSWELL

KANSAS CITY, MO FIRE DEPARTMENT:

635 WOODLAND AVE, SUITE 2100
KANSAS CITY, MO 64106
816-513-4000
CONTACT:

SITE LOCATION

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G004	ENERGY CODE CONFORMANCE
G005	ENERGY CODE CONFORMANCE
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DD

DATE: 05-16-2025

2024-126

LINEAGE CONNECT

3510 PROSPECT AVE, KANSAS CITY, MO 64128

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G000

COVER SHEET

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CODE ANALYSIS:

REASON FOR SUBMITTAL - NEW CONSTRUCTION

TYPE OF CONSTRUCTION - II-B PER TABLE 601

B & F1 OCCUPANCY

FULLY SPRINKLED - YES

ALLOWABLE SQUARE FOOTAGE PER FLOOR - 46,500 SQFT (SM) PER TABLE 506.2
FRONTAGE INCREASE - 34,875 SF (0.75 FACTOR PER 506.3.3)
ALLOWABLE SQUARE FOOTAGE PER FLOOR W/ FRONTAGE - 81,375 SF PER FLOOR
ALLOWABLE HEIGHT/STORIES ABOVE GRADE - 75 FT / 3 STORIES PER TABLE 504.3 + 504.4

ACTUAL HEIGHT/STORIES ABOVE GRADE - 34 FT / 2 STORIES

ACTUAL SQUARE FOOTAGE:
LEVEL 1: 39,839 SF
LEVEL 2: 6,544 SF
TOTAL: 46,383 SF

TOTAL OCCUPANT LOAD - 402 OCCUPANTS

ACTIVE FIRE SAFETY FEATURES -
SHAFT SMOKE DETECTION
FIRE EXTINGUISHER
EXIT SIGNS
EMERGENCY LIGHTING
FIRE SPRINKLERS
FIRE ALARM CONTROL PANEL

FACILITY NAME - LINEAGE CONNECT FACILITY

FACILITY ADDRESS - 3510 PROSPECT AVE. KANSAS CITY MISSOURI, 64128

CITY - KANSAS CITY MO **COUNTY** - JACKSON COUNTY

LOCAL FIRE DEPARTMENT - KANSAS CITY FIRE

WATER SUPPLY - KANSAS CITY WATER

LOCAL CITY INSPECTION DEPARTMENT - CITY PLANNING & DEVELOPMENT

CODES:
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2018 UNIFORM PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

PROFESSIONAL INFO:
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IBC 2018 - DEFINITIONS

ATRIUM
AN OPENING CONNECTING TWO OR MORE STORIES OTHER THAN ENCLOSED STAIRWAYS, ELEVATORS, HOISTWAYS, ESCALATORS, PLUMBING, ELECTRICAL, AIR-CONDITIONING OR OTHER EQUIPMENT, WHICH IS CLOSED AT THE TOP AND NOT DEFINED AS A MALL. STORIES, AS USED IN THIS DEFINITION, DO NOT INCLUDE BALCONIES WITHIN ASSEMBLY GROUPS OR MEZZANINES THAT COMPLY WITH SECTION 505.

MEZZANINE
AN INTERMEDIATE LEVEL OR LEVELS BETWEEN THE FLOOR AND CEILING OF ANY STORY AND IN ACCORDANCE WITH SECTION 505.

IBC 2018 - CODE NOTES:

TABLE 307.1(1)MAXIMUM ALLOWABLE QUANTITY PER CONTROL AREA OF HAZARDOUS MATERIALS POSING A PHYSICAL HAZARD
THE OWNER HAS CONFIRMED THEY ARE UNDER THE MAXIMUM ALLOWABLE QUANTITIES FOR HAZARDOUS MATERIALS.

505.2 MEZZANINES.
A MEZZANINE OR MEZZANINES IN COMPLIANCE WITH SECTION 505.2 SHALL BE CONSIDERED A PORTION OF THE STORY BELOW. SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1. THE AREA OF THE MEZZANINE SHALL BE INCLUDED IN DETERMINING THE FIRE AREA. THE CLEAR HEIGHT ABOVE AND BELOW THE MEZZANINE FLOOR CONSTRUCTION SHALL BE NOT LESS THAN 7 FEET.

505.2.1 AREA LIMITATION.
THE AGGREGATE AREA OF A MEZZANINE OR MEZZANINES WITHIN A ROOM SHALL BE NOT GREATER THAN ONE-THIRD OF THE FLOOR AREA OF THAT ROOM OR SPACE IN WHICH THEY ARE LOCATED. THE ENCLOSED PORTION OF A ROOM SHALL NOT BE INCLUDED IN A DETERMINATION OF THE FLOOR AREA OF THE ROOM IN WHICH THE MEZZANINE IS LOCATED. IN DETERMINING THE ALLOWABLE MEZZANINE AREA, THE AREA OF THE MEZZANINE SHALL NOT BE INCLUDED IN THE FLOOR AREA OF THE ROOM. **FLOOR AREA OF MEZZANINE IS 1/3 THE FLOOR AREA OF THE ROOM DIRECTLY ASSOCIATED WITH IT (THE LOBBY).**

903.2.4 GROUP F-1.
AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP F-1 OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1.A GROUP F-1 FIRE AREA EXCEEDS 12,000 SQUARE FEET.
3.THE COMBINED AREA OF ALL GROUP F-1 FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET.

907.2.2 GROUP B
A MANUAL FIRE SYSTEM IS NOT REQUIRED IN GROUP B OCCUPANCIES WHERE THE BUILDING IS PROVIDED WITH AUTOMATIC SPRINKLING THROUGHOUT.

907.2.4 GROUP F
A MANUAL FIRE SYSTEM IS NOT REQUIRED IN GROUP F OCCUPANCIES WHERE THE BUILDING IS PROVIDED WITH AUTOMATIC SPRINKLING THROUGHOUT.

2018 INTERNATIONAL PLUMBING CODE (IPC):

PER SECTION **410.3**, PROVIDE TWO DRINKING FOUNTAINS FOR PEOPLE WHO USE WHEELCHAIR AND STANDING PERSONS.

PER SECTION **424.2**, URINALS SHALL NOT BE SUBSTITUTED FOR MORE THAN 50 PERCENT OF THE REQUIRED WATER CLOSETS.

SECTION 2902.1: MINIMUM REQUIRED PLUMBING FIXTURES
B OCCUPANCY: 152 OCCUPANTS

WATER CLOSET
MINIMUM REQUIRED: 3 MALE / 3 FEMALE
ACTUAL PROVIDED: 1 MALE / 2 FEMALE

URINALS
MINIMUM REQUIRED: N/A
MAXIMUM ALLOWED SUBSTITUTION: 50%
ACTUAL PROVIDED: 1

LAVATORY
MINIMUM REQUIRED: 2 MALE / 2 FEMALE
ACTUAL PROVIDED: 2 MALE / 2 FEMALE

DRINKING FOUNTAIN
MINIMUM REQUIRED: 1 HANDICAPPED + 1 STANDING
ACTUAL PROVIDED: 1 HANDICAPPED + 1 STANDING

SERVICE SINK
MINIMUM REQUIRED: 1
ACTUAL PROVIDED: 1

SECTION 2902.1: MINIMUM REQUIRED PLUMBING FIXTURES
F-1 OCCUPANCY: 246 OCCUPANTS

WATER CLOSET
MINIMUM REQUIRED: 2 MALE / 2 FEMALE
ACTUAL PROVIDED: 2 MALE / 4 FEMALE

URINALS
MINIMUM REQUIRED: N/A
MAXIMUM ALLOWED WATER CLOSET SUBSTITUTION: 50%
ACTUAL PROVIDED: 2

LAVATORY
MINIMUM REQUIRED: 2 MALE / 2 FEMALE
ACTUAL PROVIDED: 3 MALE / 3 FEMALE

DRINKING FOUNTAIN
MINIMUM REQUIRED: 1 STANDING + 1 HANDICAPPED
ACTUAL PROVIDED: 1 STANDING + 1 HANDICAPPED

SERVICE SINK
MINIMUM REQUIRED: 1
ACTUAL PROVIDED:

CODE PLAN LEGEND

SYMBOL	DESCRIPTION
	EXIT SIGN
	EXIT SIGN W/ EMERGENCY LIGHTING
	EMERGENCY LIGHTING
FE	FIRE EXTINGUISHER
	EXIT - EXTERIOR
	PATH OF TRAVEL - EGRESS
	1-HR FIRE RATED BARRIER
OCCUPANTS X WIDTH FACTOR / WIDTH (INCHES)	CLEAR EGRESS WIDTH

OCCUPANCY					
Number	Name	Area	Occupancy Factor	Occupancy Calculation	Occupancy Load
101	RECEPTION	960 ft²	150 ft²	6.398595	6
103	LARGE CONF.	311 ft²	15 ft²	20.752778	21
104	DATA PROCESSING	674 ft²	150 ft²	4.493935	5
105	SERVER	125 ft²	300 ft²	0.417639	1
106	OFFICE	191 ft²	150 ft²	1.275324	2
107	C.S.	665 ft²	150 ft²	4.430417	5
108	C.S. MAN.	191 ft²	150 ft²	1.275324	2
111	PRESORT SUPER.	180 ft²	150 ft²	1.197083	2
112	PROD. SUPER.	180 ft²	150 ft²	1.197083	2
113	JAN.	146 ft²	300 ft²	0.485093	1
114	TOOL & PARTS	387 ft²	300 ft²	1.290972	2
115	PRINT FLOOR	20998 ft²	100 ft²	209.9808	209
116	STORAGE	10604 ft²	300 ft²	35.347699	37
117	TRANS. SUPER	122 ft²	150 ft²	0.812222	1
118	RISER	110 ft²	300 ft²	0.366667	1
119	UTILITY / AIR COMP.	247 ft²	300 ft²	0.822579	1
120	LOADING DOCK	1316 ft²	300 ft²	4.387407	5
121	EXTERIOR MECHANICAL	381 ft²	300 ft²	1.27049	2
200	MEZZANINE	315 ft²			
201	CIRCULATION	538 ft²			
202	SALES TEAM	363 ft²	150 ft²	2.419954	3
203	DIRECTOR OF SALES	175 ft²	150 ft²	1.166667	2
204	GEN. OFFICE	289 ft²	150 ft²	1.925139	2
205	FUTURE	150 ft²	150 ft²	1	1
206	SECURE RECORDS	210 ft²	150 ft²	1.399398	2
207	SMALL CONFERENCE	254 ft²	15 ft²	16.944444	17
208	SUPPLY / COPY	264 ft²	300 ft²	0.881389	1
209	OP. MAN.	188 ft²	150 ft²	1.25	2
210	CIRCULATION	694 ft²			
211	FILING	238 ft²	300 ft²	0.791667	1
212	KITCHENETTE	471 ft²	150 ft²	3.14166	4
213	BREAK ROOM	683 ft²	15 ft²	45.5	46
214	WOMEN	211 ft²			
215	MEN	210 ft²			
216	WORKOUT	714 ft²	50 ft²	14.284607	15
223	MEN	259 ft²			
224	WOMEN	263 ft²			
Grand total: 37		44276 ft²			401

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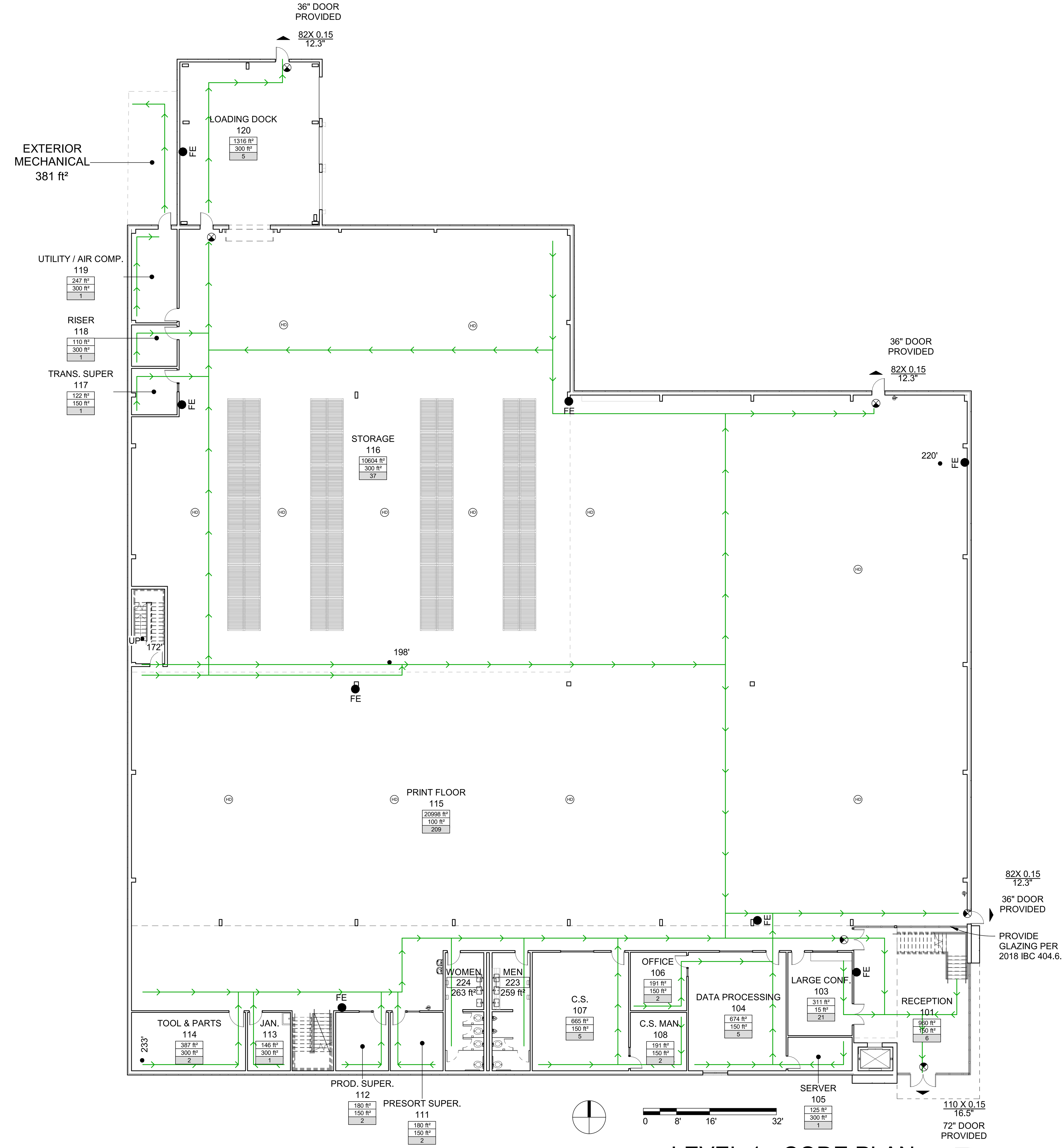
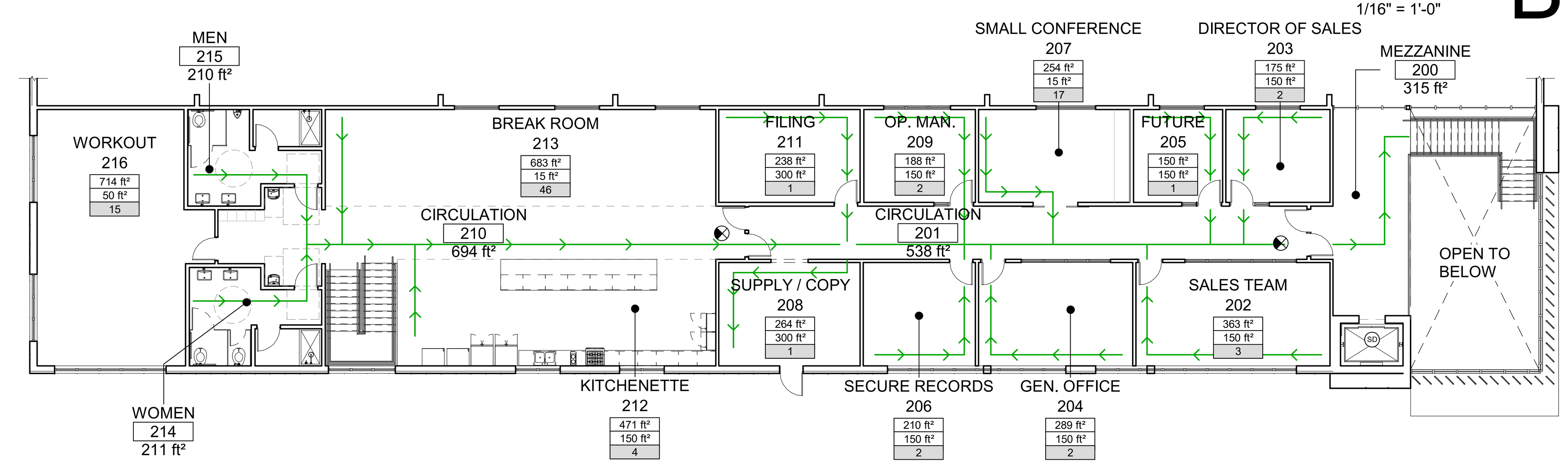


LEVEL 1 - CODE PLAN

1/16" = 1'-0"

B



LEVEL 2 - CODE PLAN

1/16" = 1'-0"

A

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2024-126

LINEAGE CONNECT

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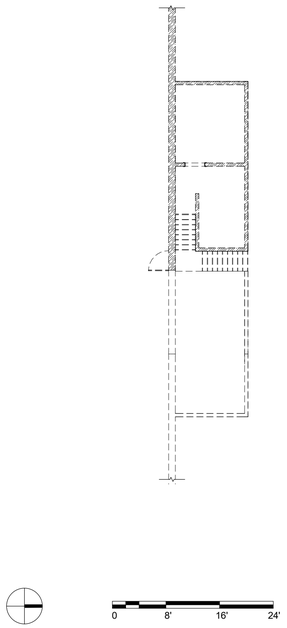
CODE PLAN

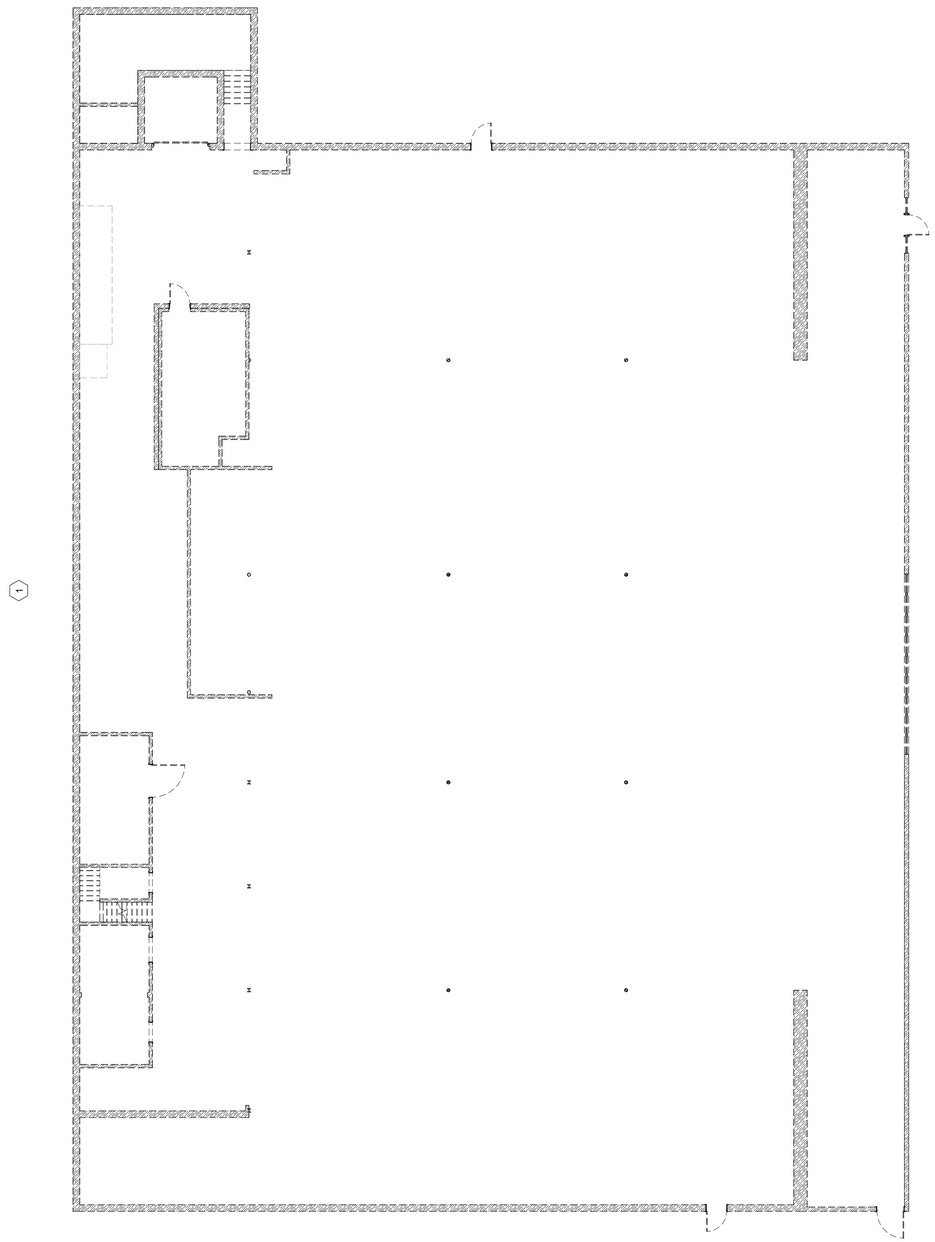
FALK ARCHITECTS INC

DEMO NOTES

1. xxxxxx
2. xxxxxx
3. xxxxxx
4. xxxxxx



MEZZANINE - DEMO PLAN
3/32" = 1'-0"
B



FINISH PLAN - DEMO PLAN
3/32" = 1'-0"
A

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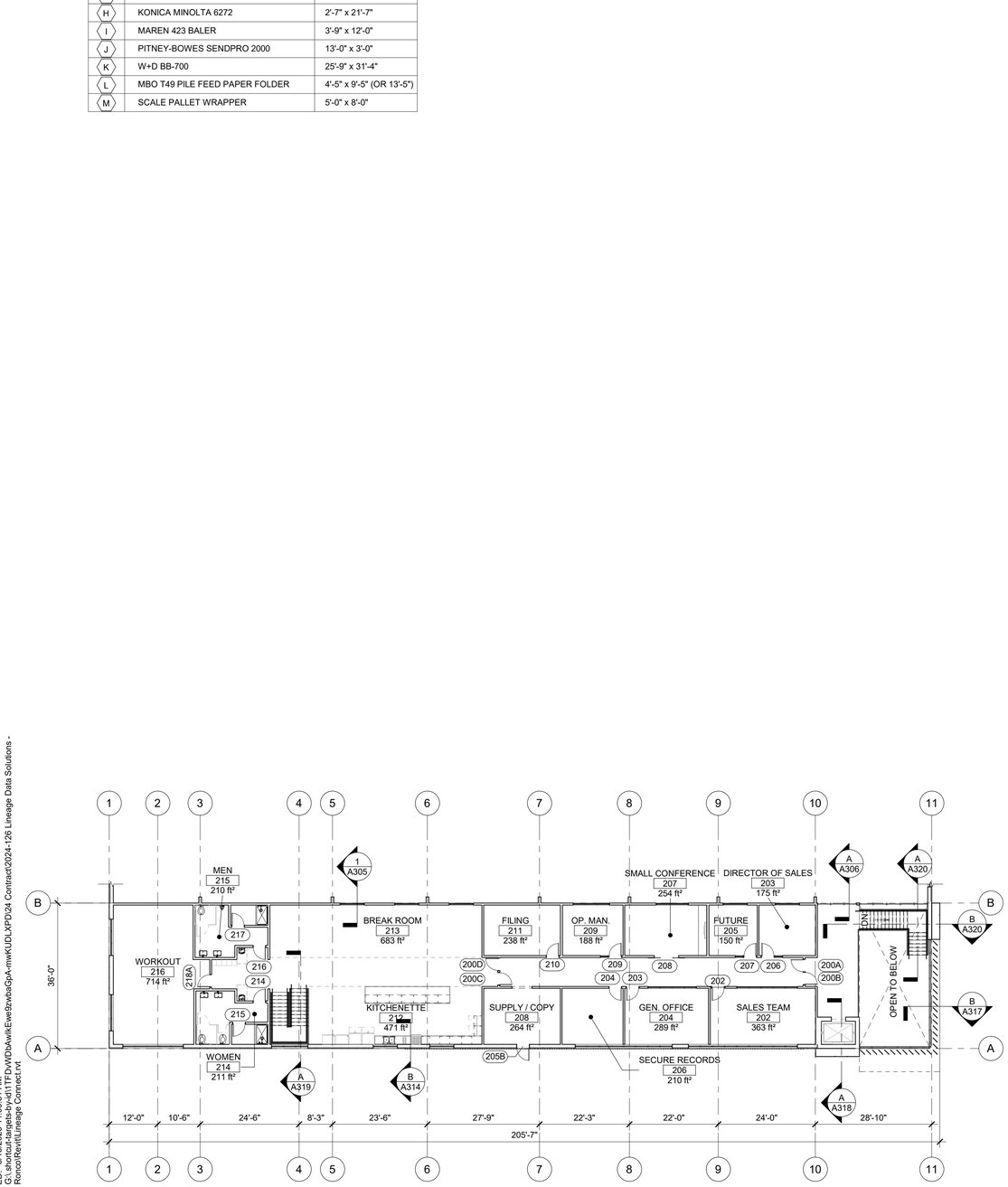
EXISTING BUILDING DEMO

FALK ARCHITECTS INC

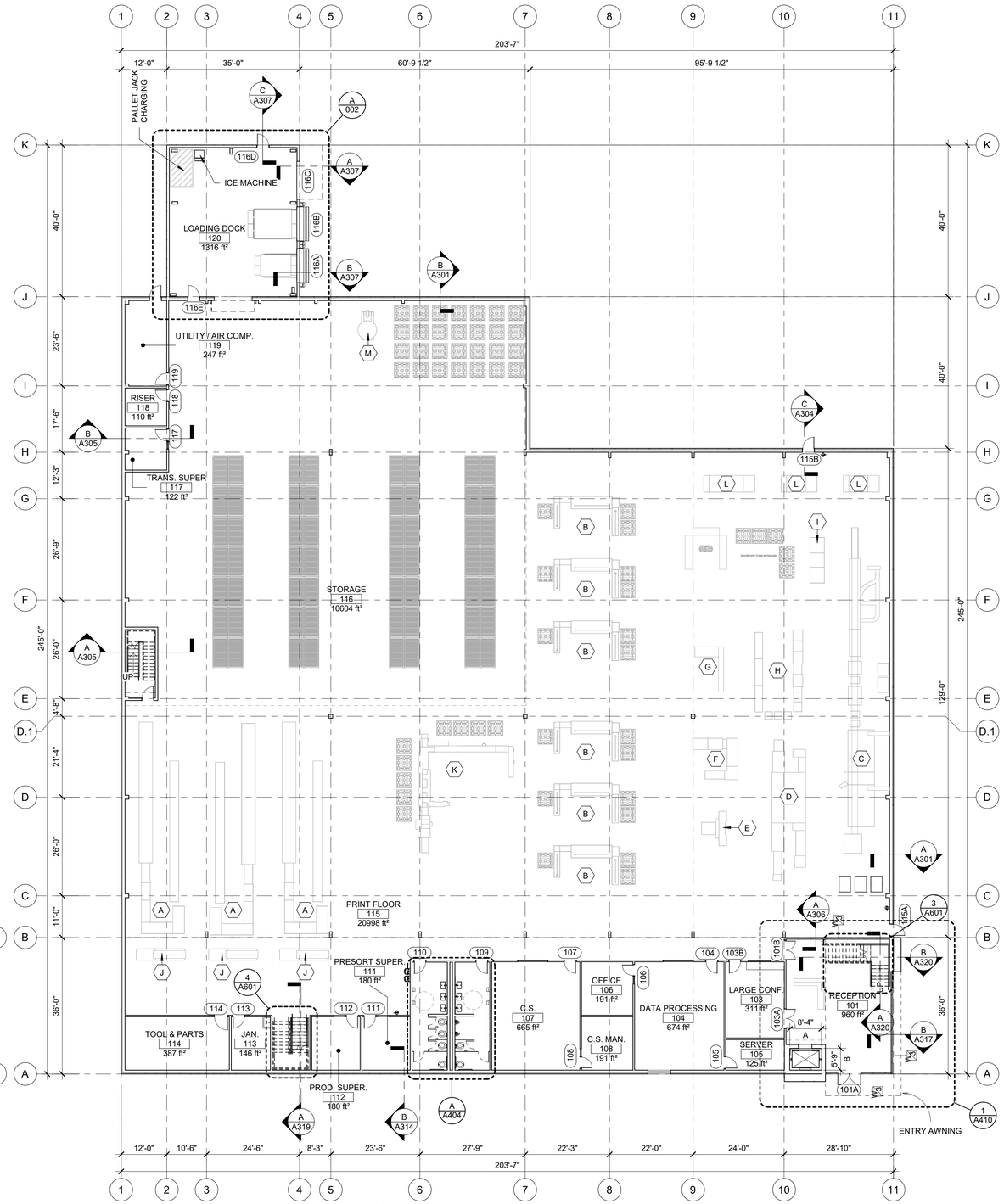
EQUIPMENT SCHEDULE		
TAG	NAME	DIMENSIONS
A	BELL & HOWELL CRITERION	12'-0" x 55'-10"
B	BELL & HOWELL MAILSTAR INSERTER	17'-0" x 10'-5"
C	CANON COLORSTREAM 3500	7'-0" x 86'-0"
D	CANON VARIOPRINT I300	9'-0" x 37'-0"
E	CHALLENGE CHAMPION 370 TC CUTTER	9'-0" x 6'-7"
F	HORIZON HTS-30	10'-11" x 11'-11"
G	KIRK-RUDY 215 INKJET	7'-7" x 12'-0"
H	KONICA MINOLTA 6272	2'-7" x 21'-7"
I	MAREN 423 BALER	3'-9" x 12'-0"
J	PITNEY-BOWES SENDPRO 2000	13'-0" x 3'-0"
K	W+D BB-700	25'-9" x 31'-4"
L	MBO T49 PILE FEED PAPER FOLDER	4'-5" x 9'-5" (OR 13'-5")
M	SCALE PALLET WRAPPER	5'-0" x 8'-0"



LEVEL 2 - OVERALL FLOOR PLAN

1/16" = 1'-0"

B



LEVEL 1 - OVERALL FLOOR PLAN

1/16" = 1'-0"

A

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PLAN NOT LOCKED IN

LINEAGE CONNECT

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OVERALL FLOOR PLAN

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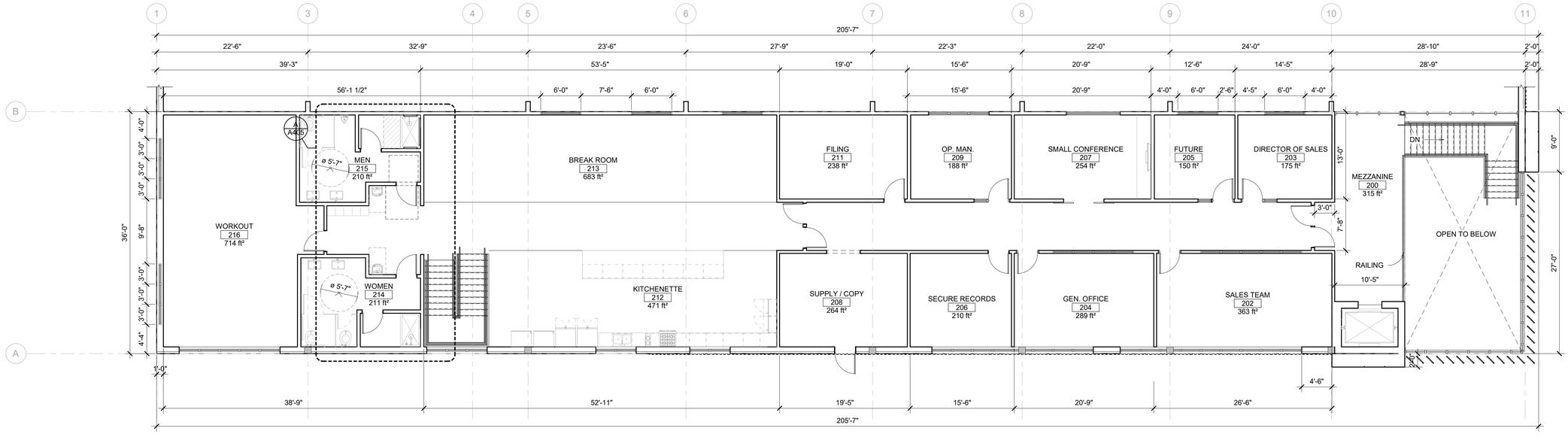
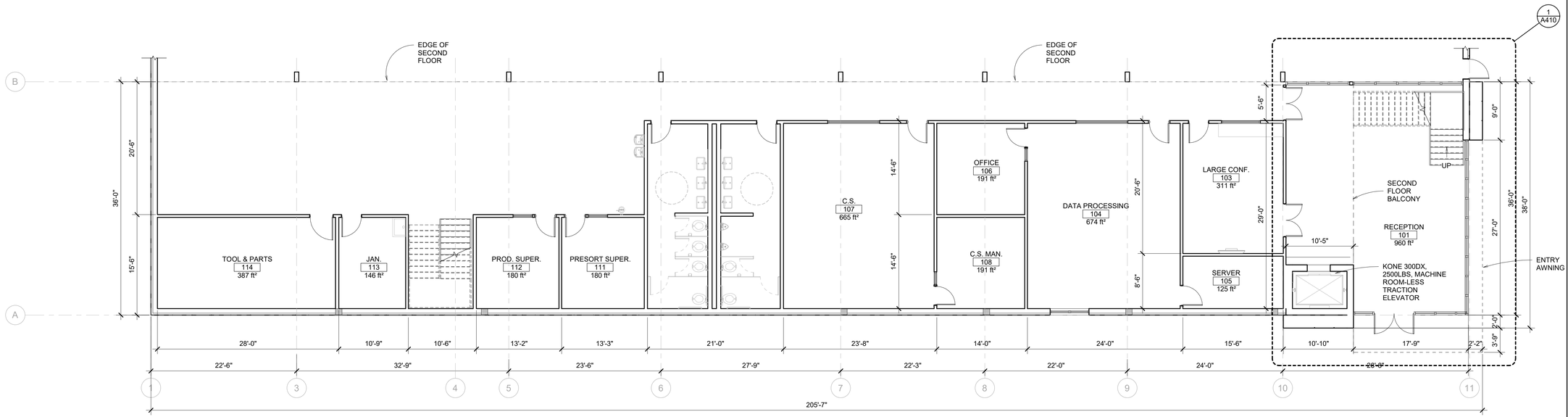


LEVEL 2 - DIMENSIONED FLOOR PLAN

1/8" = 1'-0"

B



LEVEL 1 - DIMENSIONED FLOOR PLAN

1/8" = 1'-0"

A

DD

DATE: 05-16-2025

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LINEAGE CONNECT

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ENLARGED FLOOR PLANS

FALK ARCHITECTS INC

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TABLE 1 - SITE DATA				
SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED?	APPROVED
ZONING	R-1.5, B-2	UR		
GROSS LAND AREA				
IN SQUARE FEET		100,430		
IN ACRES		2.31		
RIGHT-OF-WAY DEDICATION	-	-		
IN SQUARE FEET	-	-		
IN ACRES	-	-		
NET LAND AREA				
IN SQUARE FEET		100,430		
IN ACRES		2.31		
BUILDING AREA (SQ. FT.)		40,495		
FLOOR AREA RATIO		40.32%		
RESIDENTIAL USE INFO				
TOTAL DWELLING UNITS	-	-		
DETACHED HOUSE	-	-		
ZERO LOT LINE HOUSE	-	-		
COTTAGE HOUSE	-	-		
SEMI-ATTACHED HOUSE	-	-		
TOWNHOUSE	-	-		
TWO-UNIT HOUSE	-	-		
MULTI-UNIT HOUSE	-	-		
COLONNADE	-	-		
MULTIPLEX	-	-		
MULTI-UNIT BUILDING	-	-		
TOTAL LOTS				
RESIDENTIAL	7	0		
PUBLIC/CIVIC	-	-		
COMMERCIAL	-	-		
INDUSTRIAL	-	1		
OTHER	2	0		

TABLE 2 - BUILDING DATA				
BUILDING DATA	REQUIRED	PROPOSED	DEVIATION REQUESTED?	APPROVED
REAR SETBACK	20-FT			
FRONT SETBACK	0-FT			
SIDE SETBACK	10-FT			
SIDE SETBACK (ABUTTING STREET	10-FT			
HEIGHT		20-FT		

TABLE 4 - PARKING					
88-420 - PARKING	VEHICLE SPACES		BIKE SPACES		ALTERNATIVES PROPOSED?
	REQUIRED	PROPOSED	REQUIRED	PROPOSED	
PROPOSED USE(S)		49		2	NO
TOTAL					

LEGEND

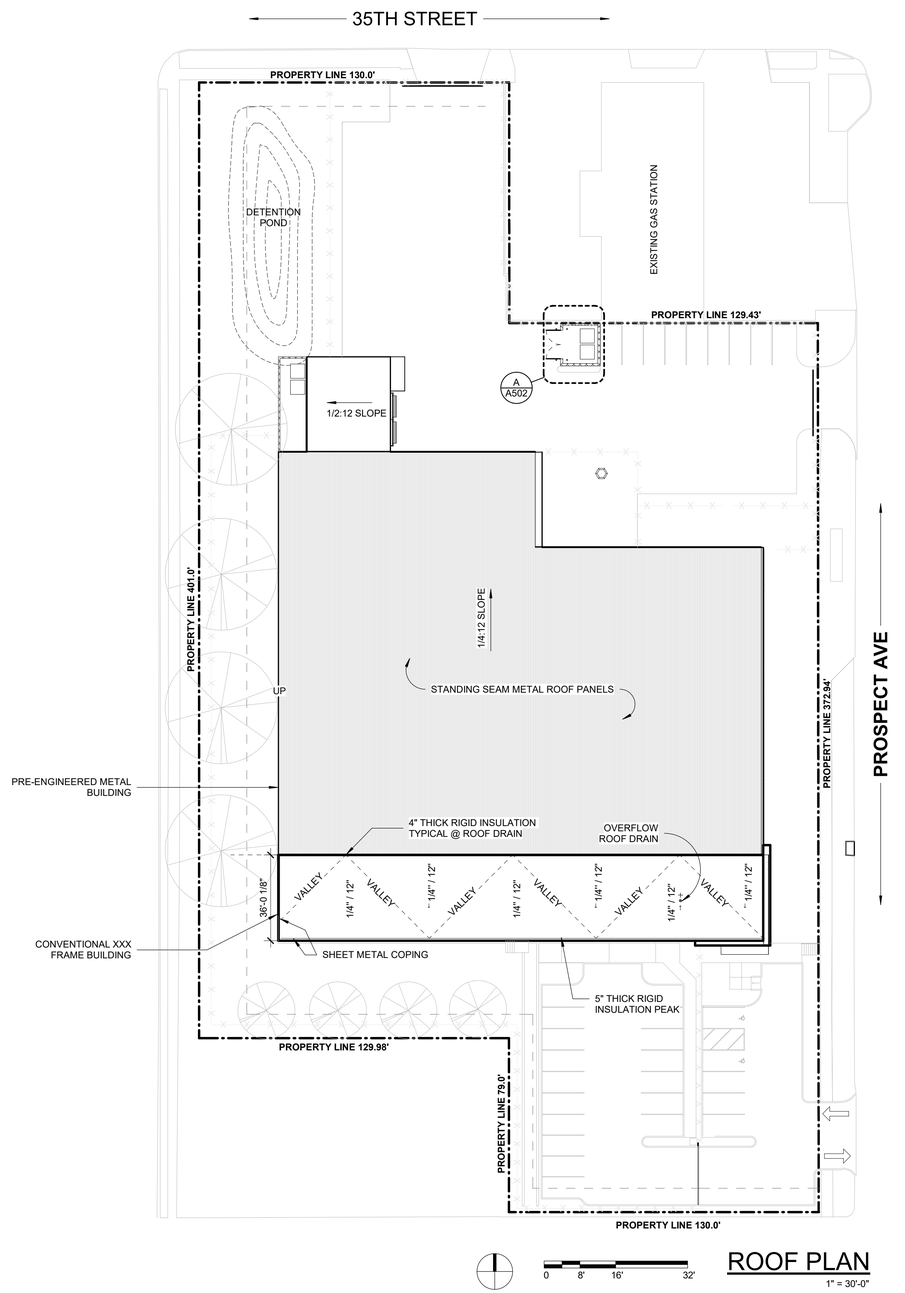
- ROOF DRAIN
- ROOF VENT
- OVERFLOW
- ROOFTOP EQUIPMENT (SHAPE MAY VARY)
- ROOF SLOPE
- ROOFTOP VENTILATION (SHAPE MAY VARY)

GENERAL NOTES:

ALL ROOF PENETRATION INCLUDING EQUIPMENTS VENTS, PIPES, DRAINS SHOWN DIAGRAMATIC ONLY. CONTRACTOR SHALL FIELD VERIFY ALL PENETRATIONS TYPE, SIZE, AND LOCATION BEFORE CONSTRUCTION AND INSTALL PER NRCA, SMACNA AND MANUFACTURER RECOMMENDATIONS AND INSTRUCTIONS.

PROVIDE BACK UP ROOF DRAIN NEXT TO MAIN ROOF DRAIN

CONTRACTOR SHALL PROVIDE PERSONAL FALL ARREST ANCHORAGE CONNECTOR DEVICES THAT COMPLY WITH ANSI/ASSE Z 359.1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS FOR SUCH DEVICE W/ LOCATIONS OF INSTALL AND METHOD OF INSTALL FOR APPROVAL BY ARCHITECT.



ROOF PLAN
1" = 30'-0"

A

DD

DATE: 05-16-2025

2024-126

LINEAGE CONNECT

3510 PROSPECT AVE, KANSAS CITY, MO 64128

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ROOF PLAN & DETAILS

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DATE PRINTED: 5/16/2025 11:00:34 AM
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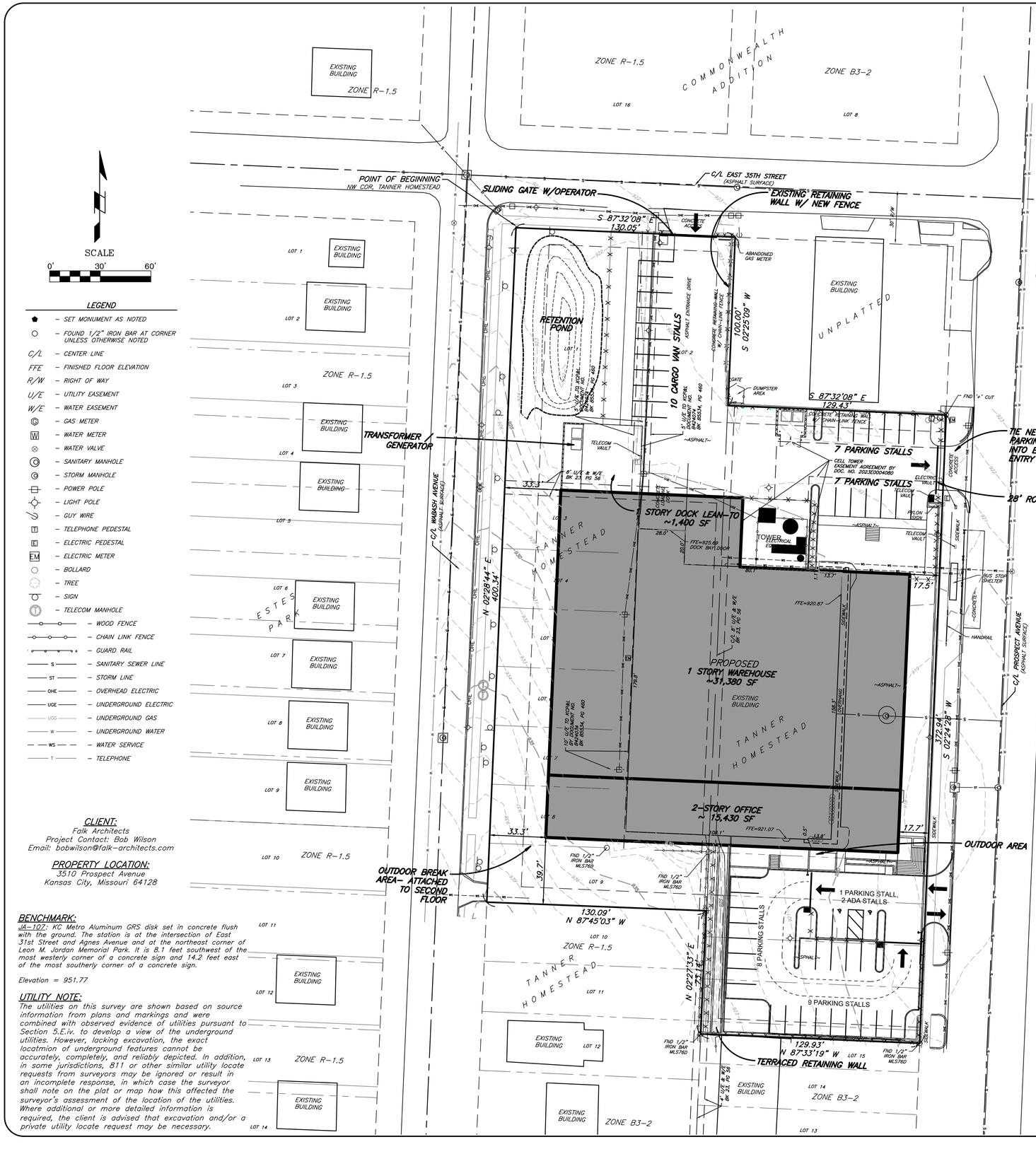
PRELIMINARY PLAT

PROSPECT FHG

NE 1/4, SECTION 21, TOWNSHIP 49 NORTH, RANGE 33 WEST
KANSAS CITY, JACKSON COUNTY, MISSOURI



LEGEND

- ⬟ – SET MONUMENT AS NOTED
- ○ – FOUND 1/2" IRON BAR AT CORNER UNLESS OTHERWISE NOTED
- C/L – CENTER LINE
- FFE – FINISHED FLOOR ELEVATION
- R/W – RIGHT OF WAY
- U/E – UTILITY EASEMENT
- W/E – WATER EASEMENT
- G – GAS METER
- W – WATER METER
- ⊗ – WATER VALVE
- S – SANITARY MANHOLE
- ST – STORM MANHOLE
- – POWER POLE
- – LIGHT POLE
- – GUY WIRE
- T – TELEPHONE PEDESTAL
- E – ELECTRIC PEDESTAL
- EM – ELECTRIC METER
- – BOLLARD
- – TREE
- – SIGN
- T – TELECOM MANHOLE
- OHE – OVERHEAD ELECTRIC
- UGE – UNDERGROUND ELECTRIC
- UGG – UNDERGROUND GAS
- W – UNDERGROUND WATER
- WS – WATER SERVICE
- T – TELEPHONE

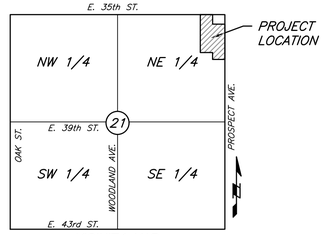
CLIENT:
Folk Architects
Project Contact: Bob Wilson
Email: bobwilson@folk-architects.com

PROPERTY LOCATION:
3510 Prospect Avenue
Kansas City, Missouri 64128

BENCHMARK:
JA-107: KC Metro Aluminum GRS disk set in concrete flush with the ground. The station is at the intersection of East 31st Street and Agnes Avenue and at the northeast corner of Leon M. Jordan Memorial Park. It is 8.1 feet southwest of the most westerly corner of a concrete sign and 14.2 feet east of the most southerly corner of a concrete sign.

Elevation = 951.77

UTILITY NOTE:
The utilities on this survey are shown based on source information from plans and markings and were combined with observed evidence of utilities pursuant to Section 5.E.iv. to develop a view of the underground utilities. However, lacking excavation, the exact locatmion of underground features cannot be accurately, completely, and reliably depicted. In addition, in some jurisdictions, 811 or other similar utility locate requests from surveyors may be ignored or result in an incomplete response, in which case the surveyor shall note on the plat or map how this affected the surveyor's assessment of the location of the utilities. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary.



VICINITY MAP
SEC. 21-49-33
N.T.S.

CERTIFICATION:
I hereby certify that this drawing is based on an actual field survey made by me or under my direct supervision on the 15th day of January, 2025 and that said survey meets or exceeds the current Missouri Standards for Property Boundary Surveys, as established by the Missouri Board for Architects, Professional Engineers and Land Surveyors, and the Missouri Department of Natural Resources, Division of Geology and Land Survey.

STATE OF MISSOURI
JOHN B. YOUNG
NUMBER LS-2006016647
PROFESSIONAL LAND SURVEYOR

4-15-25
Date

John B. Young PLS-2006016647

PROPERTY DESCRIPTION:
A tract being all of Lots 1 through 9, the North 3.00 feet of Lot 15 and Lots 16 through 27, TANNER HOMESTEAD, a subdivision and part of the Northeast Quarter of Section 21, Township 49 North, Range 33 West, all in Kansas City, Jackson County, Missouri, being more particularly described as follows, surveyed and described on April 1, 2025, by John B. Young, PLS-2006016647:

Beginning at the Northwest corner of said TANNER HOMESTEAD; Thence South 87°32'08" East along the North line of said TANNER HOMESTEAD, 130.05 feet to the Northeast corner of said Lot 2; Thence South 02°25'09" West along the East line of said Lot 2, 100.00 feet; Thence South 87°32'08" East, 129.43 feet to the West Right-of-Way line of Prospect Avenue, as now established; Thence South 02°24'28" West along said West Right-of-Way line, 372.94 feet; Thence North 87°33'19" West, 129.93 feet to the West line of said Lot 15; Thence North 02°27'33" East along the West line of said Lots 15 through 18, 73.14 feet to the Southeast corner of said Lot 9; Thence North 87°45'03" West along the South line of said Lot 9, 130.09 feet to the West line of said TANNER HOMESTEAD; Thence North 02°28'44" East along said West line, 400.34 feet to the Point of Beginning. Contains 100,430 square feet or 2.31 acres more or less.

GENERAL NOTES:
1.) The Plat of TANNER HOMESTEAD is recorded in Plat Book 23 at Page 56 in the Recorder of Deeds Office, Jackson County, Missouri.

2.) REFERENCED: ALTA/NSPS Land Title Survey performed by Anderson Survey Company for Lineage Properties Missouri, LLC, dated 04/19/2024 by John P. Webster, PLS # 200900006.

3.) Basis of bearings is established by the Missouri State Plane Coordinate System from GPS observation.

4.) The subject property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on Flood Insurance Rate Maps (FIRM) 29095C0258G & 29095C0266G, both effective January 20, 2017.

5.) No Title Report was provided at the time of this survey.

6.) Utility structures, above and below ground, have been shown as marked by Dig Safe.

ZONING NOTES:
OVERLAY DISTRICT NODE
URBAN NEIGHBORHOOD NODE
URBAN NEIGHBORHOOD NODES ARE INTENDED TO ESTABLISH SMALLER-SCALE, NEIGHBORHOOD-ORIENTED COMMERCIAL HUBS AT PROSPECT MAX TRANSIT STOPS. THIS SUBDISTRICT ENABLES LOWER INTENSITY COMMERCIAL AND INSTITUTIONAL USES TO MEET DAILY NEEDS FOR SURROUNDING NEIGHBORHOODS. THE URBAN NEIGHBORHOOD NODE ESTABLISHES A COMPACT, WALKABLE DEVELOPMENT PATTERN THAT IS OF A LIMITED SCALE AND HEIGHT TO COMPLEMENT ADJACENT NEIGHBORHOOD SETTINGS

USE: 88-805-05-B. MANUFACTURING, PRODUCTION AND INDUSTRIAL SERVICES

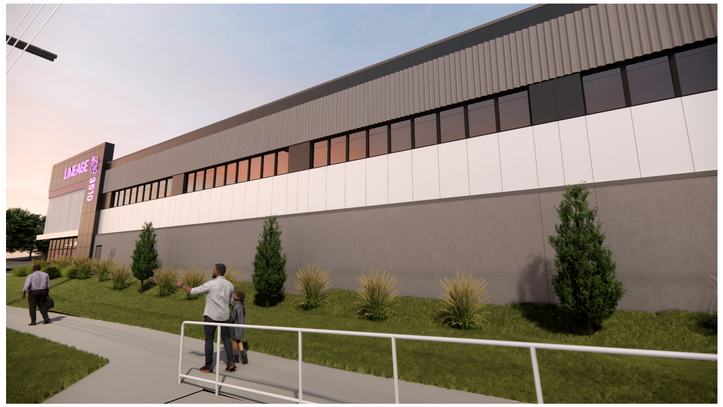
J & J SURVEY LLC
8680A N. GREEN HILLS ROAD • KANSAS CITY, MO 64154
PHONE (816)741-1017 • FAX (816)741-1018

Location: S:\24-499 - SW Quad of 35th & Prospect\DRAWINGS\2025.03.28-PPLAT\24.499PPLAT.dwg-Apr 15, 2025-2:07pm

1	INITIAL SUBMITTAL	04-15-25

TABLE 3 - LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATIVE REQUESTED?	APPROVED
88-425-03 STREET TREES				
88-425-04 GENERAL				
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS BUFFER WIDTH TREES SHRUBS / WALL / BERM ADJACENT TO RESIDENTIAL ZONES BUFFER WIDTH SHRUBS / BERM / FENCE / WALL				
88-425-06 INTERIOR VEHICULAR USE AREA INTERIOR AREA TREES SHRUBS				
88-425-07 PARKING GARAGE SCREENING	DESCRIBE			
88-425-08 MECHANICAL / UTILITY EQUIPMENT SCREENING	DESCRIBE			
88-425-09 OUTDOOR USE SCREENING	DESCRIBE			

TABLE 3A - ALTERNATIVE COMPLIANCE TO LANDSCAPE STANDARDS		
88-425 LANDSCAPE REQUIREMENTS	PROPOSED ALTERNATIVE	APPROVED
88-425-04 GENERAL		
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS BUFFER WIDTH TREES SHRUBS / WALL / BERM ADJACENT TO RESIDENTIAL ZONES BUFFER WIDTH SHRUBS / BERM / FENCE / WALL		
88-425-06 INTERIOR VEHICULAR USE AREA INTERIOR AREA TREES SHRUBS		
88-425-07 PARKING GARAGE SCREENING		
88-425-08 MECHANICAL / UTILITY EQUIPMENT SCREENING		
88-425-09 OUTDOOR USE SCREENING		

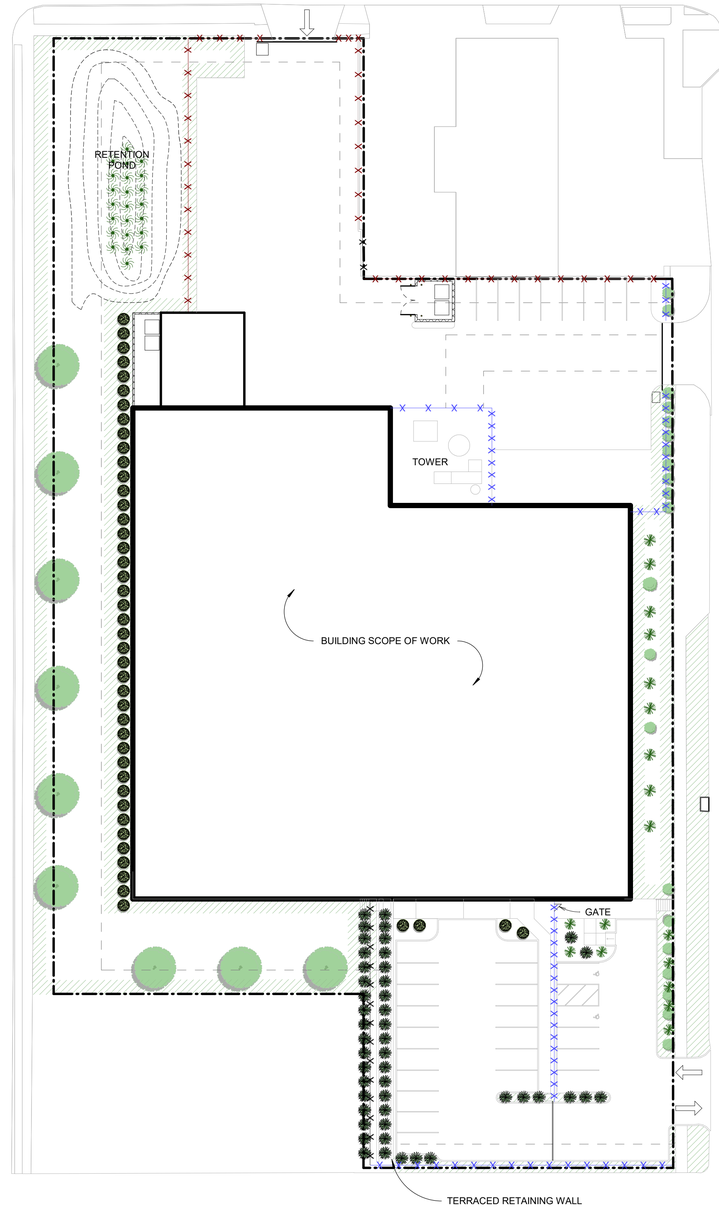


LANDSCAPE CONCEPT RENDER - EAST FACADE

8FT BLACK POWDER-COATED ANTI-CLUMB FENCE

UTILITY FENCE - BLACK CHAIN LINK

TABLE 3B - LANDSCAPE SCHEDULE		
88-425 LANDSCAPE SCHEDULE	SYMBOL	QUANTITY
88-425-03 STREET TREES		
2.5 CALIPER TREE - BALD CYPRESS		9
1.5 CALIPER TREE - JUNIPERUS VIRGINIANA 'TAYLOR'		21
88-425-04 GENERAL		
NATIVE BIORETENTION PLANTING - PRAIRIE DROPSEED		23
NATIVE ORNAMENTAL GRASS - SWITCHGRASS		18
88-425-05 PERIMETER VEHICULAR USE AREA ADJACENT TO STREETS ADJACENT TO RESIDENTIAL ZONES 88-425-08 MECHANICAL / UTILITY EQUIPMENT SCREENING 88-425-09 OUTDOOR USE SCREENING		
HYPERICUM PROLIFICUM - SHRUBBY ST. JOHN'S WORT		46
88-425-06 INTERIOR VEHICULAR USE AREA		
THUJA OCCIDENTALIS 'BOBOZAM' - AMERICAN ARBORVITAE		47



PRELIMINARY LANDSCAPING PLAN
1" = 30'-0"

A

DD

DATE: 05-16-2025

2024-126

LINEAGE CONNECT

3510 PROSPECT AVE, KANSAS CITY, MO 64128

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LANDSCAPING PLANS

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6. 88-424 TREE PRESERVATION AND PROTECTION			
STEP	PROCESS	CALCULATION	UNITS
1A	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE REMOVED	0.57	ACRES
1B	TOTAL ACREAGE OF CONTIGUOUS CANOPY COVER TO BE PRESERVED OUTSIDE OF THE STREAM BUFFER	0.11	ACRES
1C	STEP 1A - STEP 1B	0.46	ACRES
2A	UNDISTURBED ACRES OF CANOPY COVER IN THE STREAM BUFFERS	0.00	ACRES
2B	STEP 1C - STEP 2A	0.46	ACRES
	IF 2B IS A NEGATIVE NUMBER, NO MITIGATION IS REQUIRED, IF 2B IS POSITIVE, PROCEED TO STEP 3		
3	MULTIPLY THE ACREAGE CALCULATED IN STEP 2B BY 0.35	0.16	
4	MULTIPLY THE ACREAGE IN STEP 3 BY 150 CALIPER INCHES	24.0	INCHES
5	TOTAL CALIPER INCHES OF TREES PROVIDED FOR LANDSCAPE PLAN PER 88-425	52.5	INCHES
6	TOTAL CALIPER INCHES REQUIRED TO MITIGATION: STEP 4 - STEP 5	-28.5	INCHES
7	IF PAYING A FEE IN-LIEU: MULTIPLY STEP 6 BY $185		DOLLARS

NOTE:
1. NO MITIGATION SHALL BE REQUIRED IF CONTIGUOUS TREE CANOPY COVER IS LESS THAN ONE ACRE.

LEGEND:

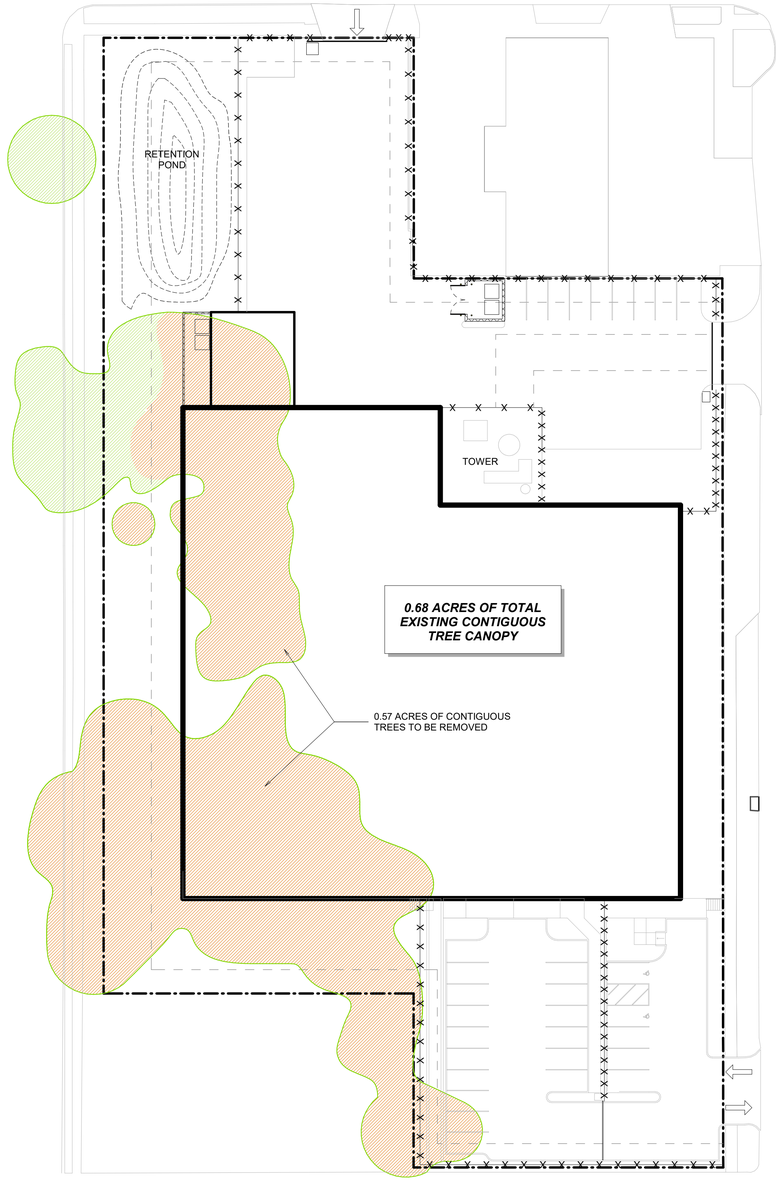
PROJECT PROPERTY BOUNDARY

EXISTING CONTIGUOUS TREE CANOPY

TREES TO BE PRESERVED

TREES TO BE REMOVED

EXISTING TREES TO BE PRESERVED



MITIGATION PLAN
1" = 30'-0"

A

DD

DATE: 05-16-2025

2024-126

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MITIGATION PLAN

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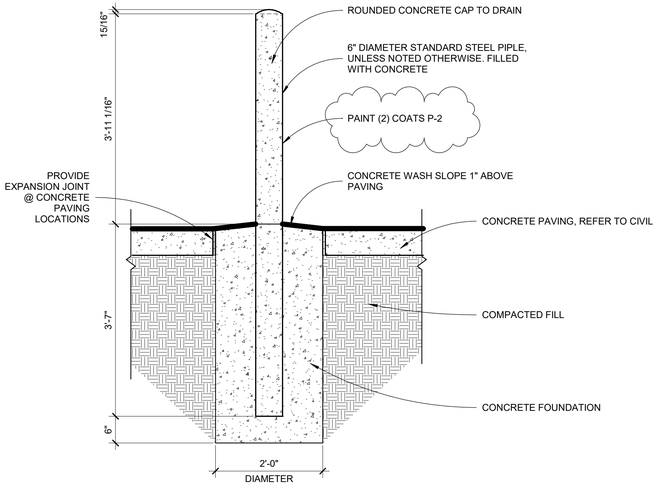
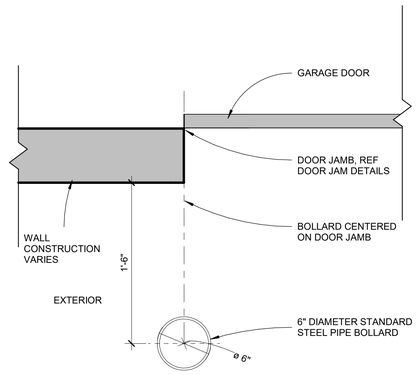
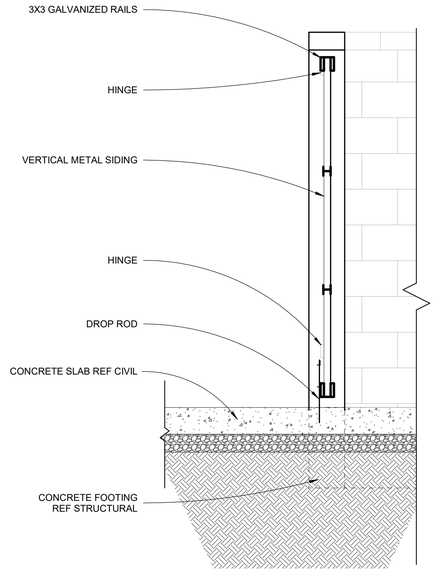


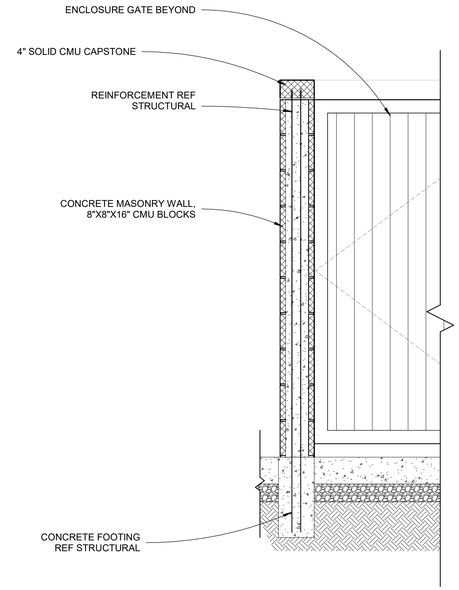
TYP. BOLLARD SECTION G
3/4" = 1'-0"



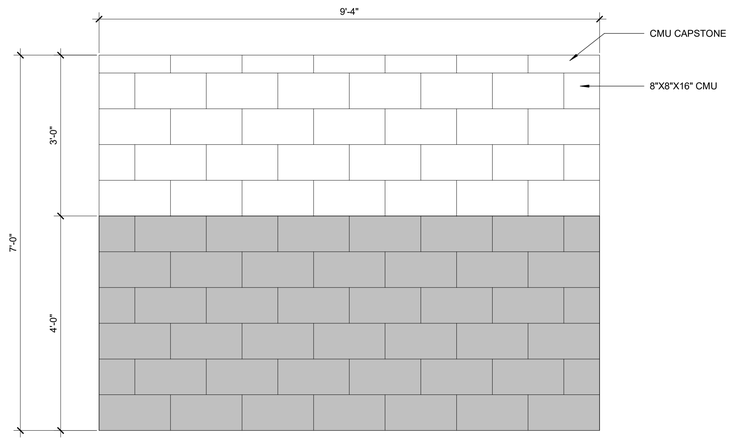
TYP. BOLLARD PLAN F
1 1/2" = 1'-0"



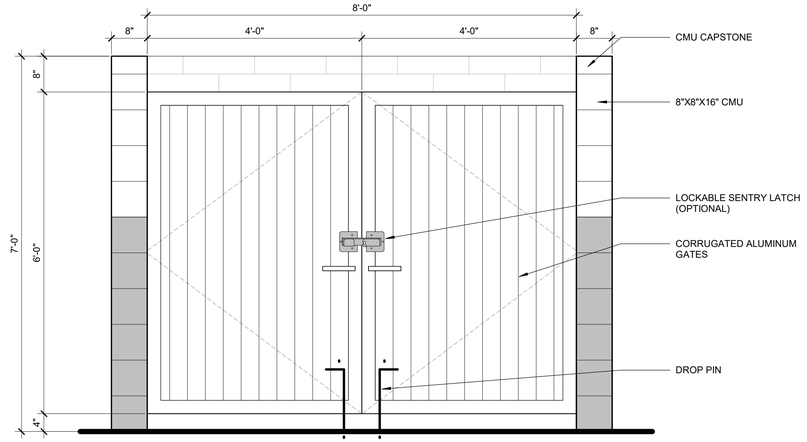
ENCLOSURE GATE SECTON E
3/4" = 1'-0"



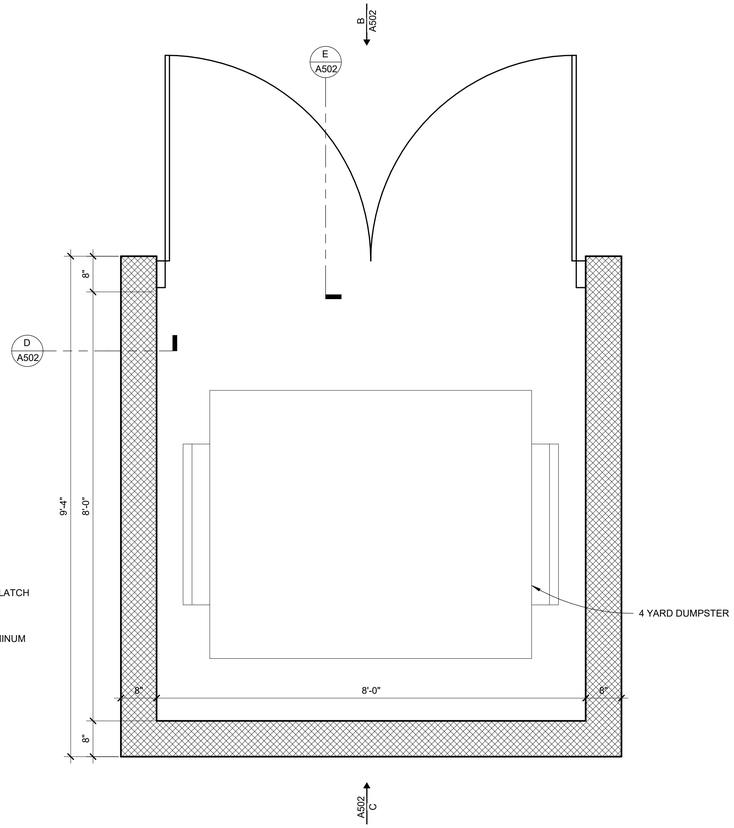
ENCLOSURE SECTION D
3/4" = 1'-0"



ENCLOSURE SIDE / BACK ELEVATION C
3/4" = 1'-0"



ENCLOSURE GATE ELEVATION B
3/4" = 1'-0"



TRASH ENCLOSURE PLAN A
3/4" = 1'-0"

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LINEAGE CONNECT
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DUMPSTER ENCLOSURE

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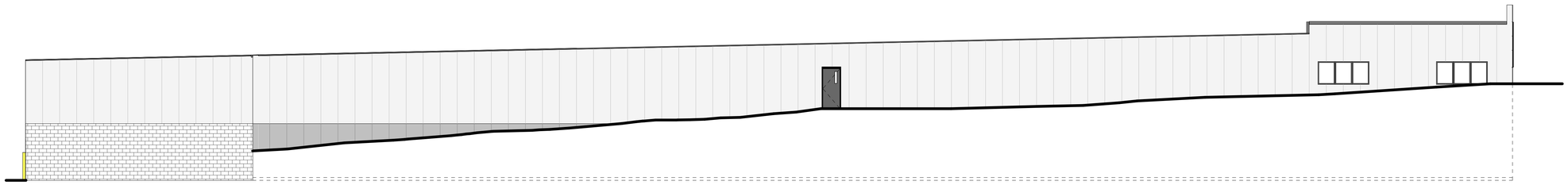
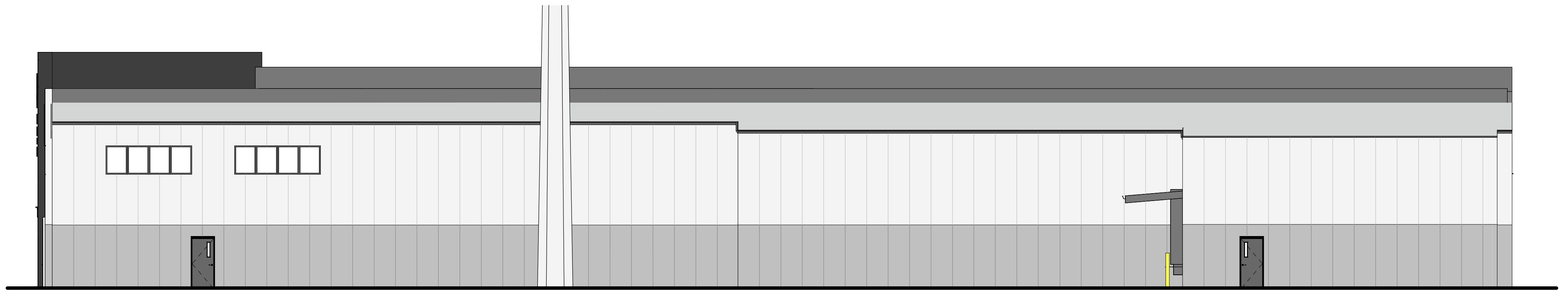


WEST ELEVATION D
1" = 10'-0"



NORTH ELEVATION C
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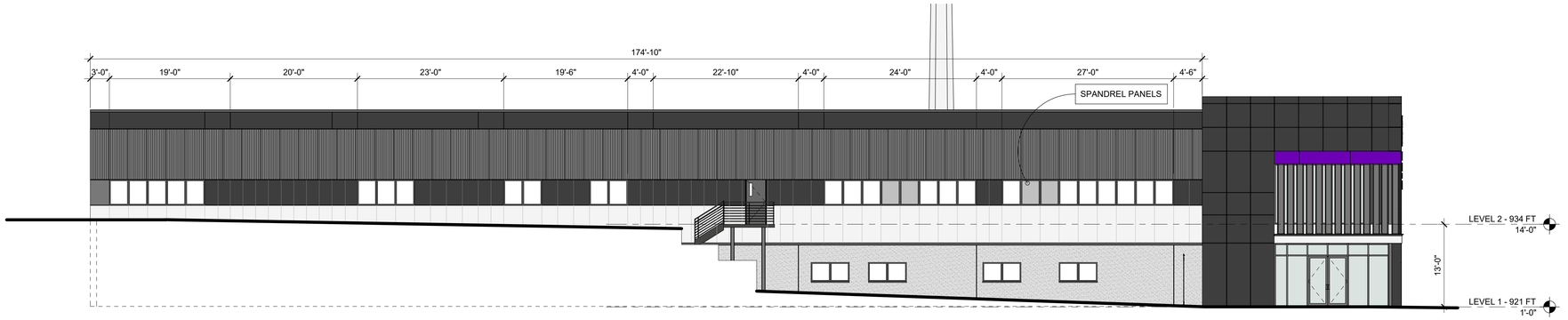

SOUTH ELEVATION B
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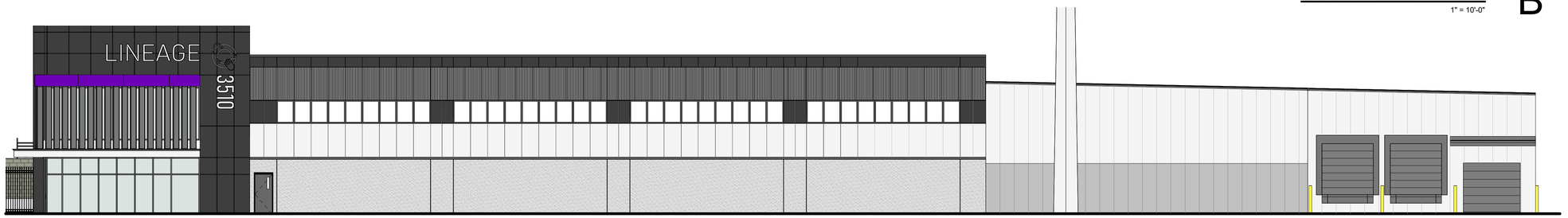

EAST ELEVATION A
1" = 10'-0"

DD

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PROPOSED ELEVATIONS

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LINEAGE
3510