



CITY PLAN COMMISSION STAFF REPORT

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

February 7, 2023

Project Name
City Harvest

Docket #7

Request

CD-CPC-2022-00174
Rezoning from district UR to district UR Development Plan

Applicant

Jesse Crupper
KEM Studio
1515 Genessee St. Unit 11
Kansas City, MO 64102

Owner

City of Kansas City Property and Insurance Division
414 12th Street
Kansas City, MO 64106

Location 400 Main Street
Area About 0.98 acres
Zoning UR
Council District 4th
County Jackson County
School District KCMO 110

Surrounding Land Uses

North: Vacant, zoned UR
South: Parking, zoned UR
East: Commercial, zoned UR
West: Commercial/Residential, zoned UR

Major Street Plan

This portion of Main Street is not identified on the City's Major Street Plan.

Land Use Plan

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

APPROVAL PROCESS



PROJECT TIMELINE

The application for the subject request was filed on 09/25/2022. Scheduling deviations from 2022 Cycle V have occurred.

- The applicant needed additional time to address parking, street car, and circulation concerns from staff members and members of the public.

NEIGHBORHOOD AND CIVIC ORGANIZATIONS NOTIFIED

The Downtown Neighborhood Association is tied to the subject site.

REQUIRED PUBLIC ENGAGEMENT

Public engagement as required by 88-505-12 does apply to this request. Applicant hosted a meeting on November 28, 2023. A summary of the meeting is attached to the staff report, see Attachment #3.

EXISTING CONDITIONS

The lot is currently being used as a parking lot by the public and the River Market tenants.

SUMMARY OF REQUEST + KEY POINTS

The applicant is seeking approval of a rezoning from district Urban Redevelopment (UR) to district Urban Redevelopment (UR) to approve a development plan acting as a preliminary plat.

CONTROLLING + RELATED CASES

River Market Development Plan – 10629URD was approved via Ordinance Number 63986 (1989). The Plan approves the Subject Property for use as a parking lot.

PROFESSIONAL STAFF RECOMMENDATION

Docket 7 Recommendation
Approval with Conditions

PLAN REVIEW

The proposal is for a rezoning from district Urban Redevelopment (UR) to district Urban Redevelopment (UR) to approve a mixed-use development plan acting as a preliminary plat. The proposed development will have 300 residential units, amenities, ground level retail/office space, and 307 parking spaces including street parking and public parking. The Developer submitted a Request for Proposal that was accepted by the City for the development, the RFP shows the units will range from 350 square feet to 1,100 square feet. Fifteen percent (15%) of the units will be leased as affordable units, with a lease rate equal to or lower than 70% of the median family income for the KCMO metropolitan area. A portion of each proposed unit type will be available for affordable housing rates: Twenty (20) out of the proposed thirty (30) micro apartments, Fifteen (15) out of sixty (60) studios, eight (8) out of one hundred twenty-six (126) one bedroom, and finally two (2) out of eighty-four (84) of the two bedroom units. The leasing office is located on the north end of the building with a pedestrian access on 4th Street. An additional entrance to the building is located on 5th Street, which will be used for the retail/commercial use located on the southern end and access to the apartment.

Uses located within the Downtown Streetcar Area are not required to provide off-street parking, however due to the River Market being located immediately adjacent to the subject property the Developer is proposing parking for the River Market Tenants and loading zones for the tenants to continue operating as they are currently. The Developer is also proposing 41 public parking spaces on the property.

The development consists primarily of cast-in-place concrete, anodized aluminum glazing, corrugated metal panels, and composite metal panel grid. The construction materials do not match the character of the surrounding neighborhood. The surrounding area consists of historic brick buildings with varying architectural features, while most buildings are a maximum of 3 stories in height. The proposed structure is 14 floors and 146.5' (feet) tall.

The proposed structure has a large amount of concrete on the east, west, and north elevations. The developer will need to work with staff to find appropriate alternatives for the blank spaces such as differing construction materials or public art installations at the time of UR Final Plan.

At the time of publication of this Staff Report the proposed development has not received approval from the FAA, therefore they will be required to continue to work with the FAA and Aviation and provide a copy of the approval to Planning Staff whenever it is received and with the submittal of the UR Final Plan.

The Developer provided a lighting plan for the amenity deck only, they will be required to submit a lighting plan in compliance with 88-430. The lighting plan will need to include location of exterior lights (including the ingress/egress of the parking garage, ingress/egress to the building), location of streetlights, and a photometric plan showing a point-by-point illumination array indicating site illumination at a minimum of 10-foot intervals along the property line ensuring that spillover light does not exceed 1.0 foot-candle onto public rights of way.

The Developer is providing pedestrian connections throughout the site and to neighboring developments, to ensure pedestrian safety, the Developer will be required to show crosswalks at the ingress/egress of the garage and across any roads at the time of UR Final Plan. Vehicular access to the property is provided off of 5th Street with an additional one-way exit provided to 3rd Street.

PLAN ANALYSIS**Indicates adjustment/deviation*

Standards	Applicability	Meets	More Information
Accessory or Use- Specific Standards (88-305 – 385)	No		
Boulevard and Parkway Standards (88-323)	No		
Parkland Dedication (88-408)	Yes	Yes, subject to conditions	
Parking and Loading Standards (88-420)	Yes	Yes, subject to conditions	
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	

Landscape and Screening Standards (88-425)

Parking floors within a multi-story parking garage must be screened with ground-floor retail/office, landscaping, ground-level residential, or upper level screening. The Developer is providing a leasing office to the north of the building and commercial space along the south. There is an Alley to the West that does not allow for screening with landscaping due to the elevation of the retaining wall and requirement for garage access and loading. The Developer is providing an amenity deck with additional landscaping to alternative screening on upper levels in lieu of ground floor landscaping. Due to the lack of natural light and space, staff supports no landscaping along the Alley, the Developer will need to provide detailed plans at the time of UR Final Plan showing how the amenity deck is providing the alternative landscaping. The eastern side of the lot is being used as an access to the garage and 3rd Street, the Developer is proposing street trees, planter boxes, bicycle parking, and grassy areas along the side of the building providing adequate screening of the parking garage.

Mechanical and utility screening for equipment located along the Alley will require continued work with staff to provide an alternative form of screening from the 5th Street right of way.

SPECIFIC REVIEW CRITERIA**Zoning and Development Code Map Amendments, Rezonings (88-515-08)**

In reviewing and making decisions on proposed zoning map amendments, the City Planning and Development Director, City Plan Commission, and City Council must consider at least the following factors:

A. Conformance with adopted plans and planning policies;

The subject property is currently zoned UR to allow for a parking lot, the application is requesting to rezone from UR to UR to allow for the development of a residential building with amenities and parking. The rezoning will be in conformance with adopted plans and planning policies when conditions have been met.

B. Zoning and use of nearby property;

All surrounding properties are included in the River Market UR. The River Market building is immediately East of the subject property, City Market Park is North of the property, surface parking is to the South and a mix of residential and commercial uses are found to the West.

C. Physical character of the area in which the subject property is located;

While the subject property is not located in a historic district, it is in the historic River Market Area. The surrounding properties consist mainly of brick buildings with varying architectural details such as columns, architectural awnings and window accents, and public art installations. The area has multiple mixed-use buildings with commercial/retail uses on the first floor and residential uses on upper floors. The area is located within an important transportation node in the City with high levels of multimodal transportation streetcar, bicycle, and pedestrian use.

D. Whether public facilities (infrastructure) and services will be adequate to serve development allowed by the requested zoning map amendment;

The proposed development is located in the Downtown Streetcar Area, with the future expansion of the streetcar extending east/west along 5th Street. The developer will need to continue to work with the Kansas City Streetcar Authority to ensure the extension of the streetcar tracks, location of the overhead contact system (OCS) poles, proposed landscaping (height of trees), storm water runoff, and permits are addressed and in compliance with the future extension. The developer submitted an RFP that stated 80 of the proposed parking stalls would be reserved for City Market tenants free of charge, in the submittal to City Planning, the developer is proposing 28 tenant parking spaces. Due to the location of the property in the Downtown Streetcar Area, there is no minimum required number of parking spaces.

The developer worked with the KC River Market tenants to discuss loading and parking issues, both came to an agreement of a loading zone located along Main Street. The loading area will need to be striped and designated as a loading zone with a sign listing loading times.

E. Suitability of the subject property for the use to which it has been restricted under the existing zoning regulations;

Under the previously approved UR Plan, the subject property was only allowed to be used as a parking lot, the River Market Area is growing and in need of additional residential units. There have been two mixed-use buildings recently approved in the area. The property is one of the last parking areas in the River Market, however due to the location, no minimum amount of parking is required and with the extension of the streetcar there is a push for multimodal forms of transportation.

F. Length of time the subject property has remained vacant as zoned;

The River Market UR plan approved parking as the primary use of the subject property. The property has been in constant use as a parking lot since the approval in 1989.

G. The extent to which approving the rezoning will detrimentally affect nearby properties; and

The rezoning will allow for a residential building with 279 residential parking spaces in the garage, 41 commercial parking spaces, and 28 additional spaces on Main Street for the use of the River Market tenants. The proposed parking drastically reduces the amount of parking for the area, however, the project is located in the Downtown Streetcar Area which has no minimum parking requirement.

H. The gain, if any, to the public health, safety, and welfare due to denial of the application, as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

The developer is proposing needed housing in a rapidly growing area of the City.

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;

The plan will comply with all standards of the Zoning and Development Code when all conditions have been met.

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

The subject property is in a UR district, the Developer is proposing a rezoning from district UR to district UR to allow the proposed use.

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;

The proposed development provides safe, efficient, and convenient movement of traffic. Access to the site can be gained from 5th Street. Both Main Street and the Alley provide right in-right out for access to the public and tenant shared parking garage. The Alley provides access for deliveries and tenant move-in/private tenant parking. At the intersection of 4th Street, the two-way street becomes a one-way private exit access (with a right out only exit onto 3rd Street).

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

The developer has provided safe, efficient, and convenient non-motorized travel opportunities for pedestrians. The sidewalk connection of the new development connects with City Market Park to the North and all other adjacent uses. The developer is not showing all required short-term bicycle storage, due to the proximity to the Streetcar and the development's location downtown, staff has drafted a condition requiring compliance with the number of short term bicycle storage at the time of UR Final Plan.

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

The plan provides adequate utilities based on City standards.

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 location and orientation of the building are compatible with adjacent properties; however, the design and construction materials of the proposed structure do not match the character of the surrounding properties. Long-Range Planning, Historic Preservation, and City Planning departments attempted to encourage the developer to revise the construction materials and design, at minimum for the first three floors to include more brick, similar colors, and construction details to allow for a better fit into the neighborhood and encourage pedestrian level activity. Staff also encouraged updated the privacy screens located on the balconies to resemble a pattern which, the developer updated the privacy screens to current layout, but did not update construction materials.

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.

The Developer provided adequate landscaping along the North, East, and South side of the property, the Alley to the west does not allow for appropriate landscaping, the Developer will be required to work with staff to work on an appropriate alternative at the time of the UR Final Plan.

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 parking garage is included within the building footprint, however a majority of the site is devoted to brick and asphalt. The developer will need to work with the Streetcar Authority to ensure storm water runoff does not affect the Streetcar tracks to on 5th Street. are devoted to asphalt.

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.

The only trees located on the property are along East 5th Street and the northern lot line. It can be assumed that all the trees will be removed and replaced.

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,

A handwritten signature in cursive script that reads "Larisa Chambi".

Larisa Chambi, AICP
Lead Planner



Plan Conditions

Report Date: February 02, 2023

Case Number: CD-CPC-2022-00174

Project: City Harvest

Condition(s) by Aviation. Contact Mike Waller at (816) 243-3038 / Mike.Waller@kcmo.org with questions.

1. The proposed development is located in an area where the Charles B. Wheeler Downtown Airport (MKC) height zoning restrictions apply. No structure in this area should be constructed which exceeds these restrictions.

Given the potential height and proximity of this plan to MKC, the proposed development will exceed FAR Part 77, Objects Affecting Navigable Airspace, standards. The proponent/developer has filed an on-line Form 7460-1, Notice of Proposed Construction or Alteration, for permanent vertical improvements or new structures and shall receive a Determination of No Hazard to Air Navigation from the FAA. Temporary cranes used for construction activities extending higher than the proposed top elevation of the building will need to be evaluated for compliance with FAR Part 77 standards as well. The FAA's Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) website can be accessed at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

Aviation recommends the proponent/developer provide the FAA with a 1A survey accuracy statement assuming the highest horizontal and vertical tolerance was used for this design. This information certifies the ground elevations the developer has portrayed within the plans are to higher level of accuracy. Per OEAAA, if this accuracy statement isn't provided, an adjustment commensurate with a 50 foot vertical buffer is applied to the development. This information can be referenced at: <https://oeaaa.faa.gov/oeaaa/external/content/surveyAccuracy.jsp>

The proponent/developer is recommended to comply with Chapters 3, 4, and 5 of FAA Advisory Circular (AC) 70/7460-1, Obstruction Marking and Lighting, as amended.

KCAD is actively working with the FAA to address airspace restrictions in the River Market that will allow vertical development while at the same time ensuring airspace surfaces are maintained according to FAA criteria.

Condition(s) by City Planning and Development Department. Contact Brad Wolf at (816) 513-2901 / Bradley.Wolf@kcmo.org with questions.

2. The developer shall continue to work with Staff to find opportunities to activate 5th Street and provide alternatives that will allow for the construction materials to better match the character of the neighborhood prior to submittal of the Final UR Plan.

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

3. That 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 provide a lighting plan in compliance with Section 88-430 of the Code at the time of UR Final Plan.
5. The developer shall continue to work with Public Works and the Kansas City Streetcar Authority regarding the redesign of inlets serving Main Street and 5th Street to ensure adequate drainage is provided to maintain streetcar operations.
6. The developer shall submit a detailed list of landscaping materials with the submittal of the UR Final Plan. Staff is strongly encouraging the developer provide native vegetation throughout the site.
7. The developer shall meet the requirements in Section 88-420-17-B-4 regarding no idle or idle free zone signage in all off-street loading zones.
8. The developer shall include an alternative compliance plan sheet providing alternatives for the required screening of the mechanical equipment located in the alley (on the west side of the building) at the time of UR Final Plan.
9. The developer shall secure approval of a UR final plan from Development Management Division staff prior to building permit.

Condition(s) by City Planning and Development Department. Contact Larisa Chambi at (816) 513-8822 / Larisa.Chambi@kcmo.org with questions.

10. That all signage shall conform to 88-445 and shall require a sign permit prior to installation.
11. 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.
12. That the plan is revised to show short-term bicycle parking as required of 88-420-09. The developer is missing two short term bicycle parking spaces on the site plan, the missing spaces shall be included on the Final UR Plan.
13. The developer shall submit plans showing compliance with the lighting requirements listed in Section 88-420-15-D at the time of Final UR Plan.
14. The developer shall continue to work with Public Works and the Kansas City Streetcar Authority regarding the KC Streetcar Overhead Contact System (OCS) for the streetcar.
15. The developer shall continue to work with Staff to provide alternatives to the vast areas of blank concrete proposed for the first couple floors of the building. Alternatives shall be submitted at the time of UR Final Plan submittal.

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

16. 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.
17. The developer shall submit plans to Land Development Division and obtain permits to construct sidewalks along the platted frontage, as shown on the approved street plans and to a tie-in point with the existing sidewalks and construct associated ADA ramps at the proposed entrance drives as necessary for the type of drive approach.
18. The developer must 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.
19. 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 may be required.
20. The owner/developer must submit plans for grading, siltation, and erosion control to Land Development Division for review and acceptance, and secure a Site Disturbance permit for any proposed disturbance area equal to one acre or more prior to beginning any construction activities.
21. The developer must request the Land Development Division to initiate an ordinance to establish or re-establish the grade on existing streets that are being improved where existing grades change by more than 6 inches and the grades have been previously established.
22. The developer shall cause the area to be platted and processed in accordance with Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, as amended, commonly known as the Development Regulations.
23. The developer must design and construct all interior public streets to City Standards, as required by Chapter 88 and the Land Development Division, including curb and gutter, storm sewers, street lights, and sidewalks.
24. 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 entire site 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, and the developer shall secure permits to construct any improvements required by the Land Development Division prior to recording the plat.

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

25. The project shall meet the fire flow requirements as set forth in Appendix B of the International Fire Code 2018. (IFC-2018 § 507.1)

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

26. 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)
27. Fire hydrant distribution shall follow IFC-2018 Table C102.1

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 -2013 § 8.7.2)
28. Required fire department access roads shall be an all weather surface (IFC-2012: § 503.2.3) and all Fire Department access roads shall be provided prior to construction/demolition projects begin. (IFC-2018 § 501.4 and 3310.1; NFPA 241-2013 § 7.5.5) Required fire department access roads shall be designed to support a fire apparatus with gross axle weight of 85,000 pounds. (IFC-2018: § 503.2.3) Shall provide fire lane signage on fire access drives.
29. The fire access lane from 3rd Street is allowed to be 18' 8", the fire access lane shall be marked with signage and striping.
30. The proposed building shall have a fire department access road within 150 feet of any exterior portion of the structure. (IFC-2018: § 503.1.1)
31. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)
32. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements.
33. In buildings required to have standpipes by Section 905.3.1, not less than one standpipe shall be provided for use during construction. Such standpipes shall be installed prior to construction exceeding 40 feet (12 192mm) in height above the lowest level of fire department vehicle access. Such standpipes shall be provided with fire department hose connections at locations adjacent to stairways complying with Section 3311.1. As construction progresses, such standpipes shall be extended to within one floor of the highest point of construction having secured decking or flooring. (IFC-2018 3313.1)

Condition(s) by Parks & Recreation. Contact Justin Peterson at (816) 513-7599 / Justin.Peterson@kcmo.org with questions.

34. The developer has indicated a payment of cash-in-lieu to satisfy the parkland dedication requirements of 88-408. The amount due shall be based upon the (2022) acquisition rate of (\$64,220.18) per acre. This requirement shall be satisfied prior to certificate of occupancy.
35. The developer shall submit a streetscape plan with street tree planting plan per 88-425-03 for approval 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.

36. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to C of O.
<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Service-Lines-Final.pdf>

Condition(s) by Water Services Department. Contact Jerald Windsor at (816) 513-0413 / Jerald.Windsor@kcmo.org with questions.

37. The developer must submit water main extension drawings for a new fire hydrant prepared by a registered professional Engineer in Missouri to the main extension desk for review, acceptance and contracts per the KC Water Rules and Regulations for Water main extensions and Relocations.
(<https://www.kcwater.us/wp-content/uploads/2022/05/2022-Rules-and-Regulations-for-Water-Main-Extensions-Final2.pdf>)
[Limiting planters near water mains to 6" x 4' curbs and short fences.]

CITY HARVEST UR AMENDMENT CD-CPC-2022-00174

400 MAIN ST
KANSAS CITY, MO 64102



VIEW FROM SE ON MAIN STREET

RENDERING (FOR REFERENCE ONLY) **13L**

OWNER:	FLAHERTY AND COLLINS PROPERTIES ONE INDIANA SQUARE, SUITE 3000 INDIANAPOLIS, IN 46204 PHONE: 317.816.8300 CONTACT: BRANDON BOGAN	CIVIL ENGINEER:	TALIAFERRO & BROWNE, INC. 1020 EAST 8TH ST KANSAS CITY, MO 64106 PHONE: 816.283.3456 CONTACT: KURT MITSCHER
ARCHITECT:	KEM STUDIO 1515 GENESSEE STREET, SUITE 11 KANSAS CITY, MO 64102 PHONE: 816.806.3158 CONTACT: GRACE BROEDER	STRUCTURAL ENGINEER:	FORTIS STRUCTURAL, LLC 7935 E PRENTICE AVE STE. 305 GREENWOOD VILLAGE, CO 80111 PHONE: 720.583.3800 CONTACT: ADAM WOOD
		M/E/P/F ENGINEER:	FSC CONSULTING ENGINEERS 8875 W 86TH STREET OVERLAND PARK, KS 66212 PHONE: 913.722.3473 CONTACT: LOGAN LINREIN
		LANDSCAPE ARCHITECT:	MCLV 524 WALNUT ST #330 KANSAS CITY, MO 64106 PHONE: 816.945.4119 CONTACT: DEREK HOETMER

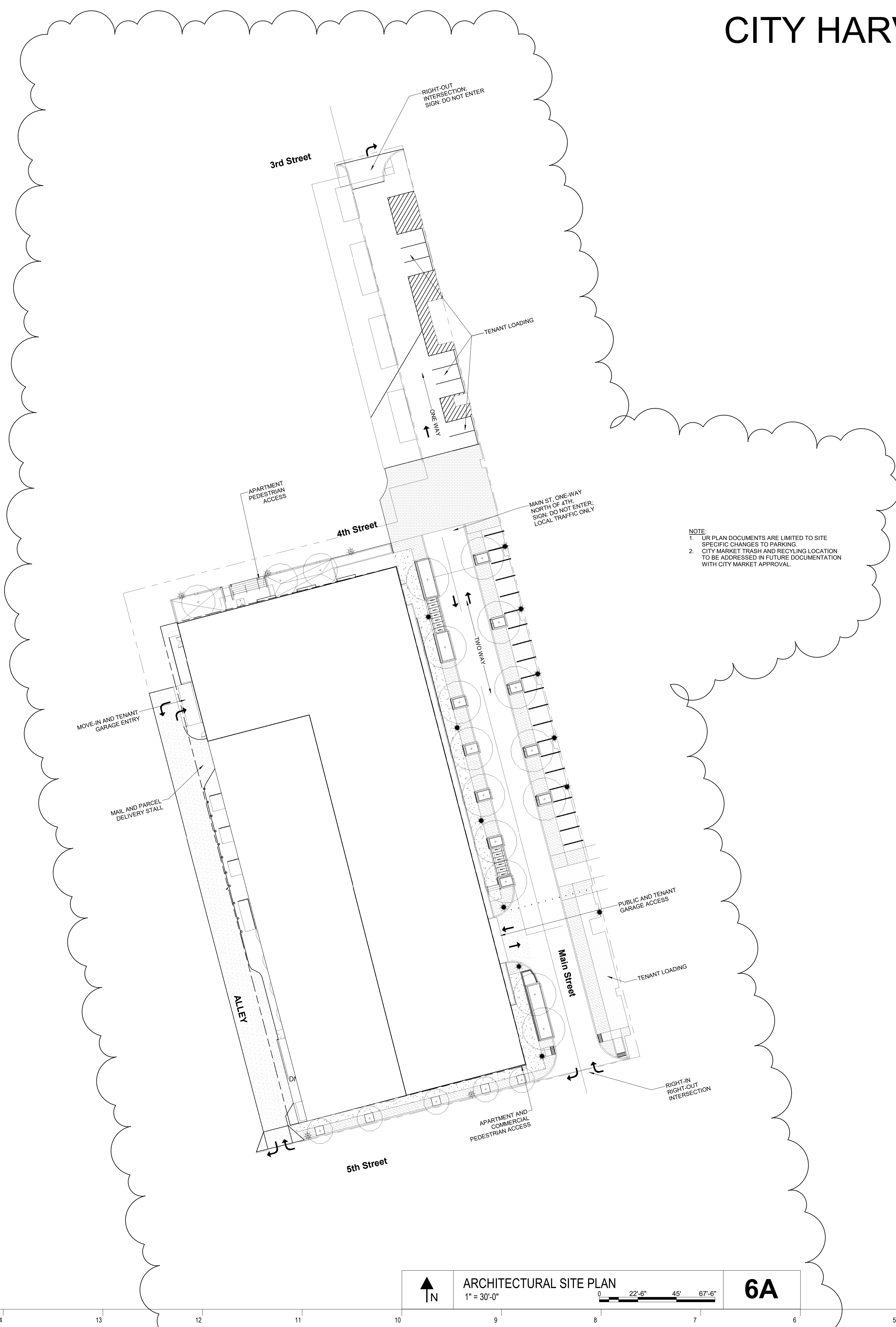
CONTACT INFORMATION **13H**

	REVISION REFERENCE & DELTA		EXISTING DOOR		GLAZING TYPE
	ENLARGED DETAIL REFERENCE		NEW DOOR		SPOT ELEVATION
	BUILDING SECTION		KEY NOTE TAG		WALL TYPE
	WALL SECTION		ROOM NAME		ELEVATION
	ROOM NAME/NUMBER		GRID REFERENCE		DOOR TAG
	CENTERLINE				

STANDARD SYMBOLS **13F**



LOCATION MAP
NOT TO SCALE **7L**



NOTE:
1. UR PLAN DOCUMENTS ARE LIMITED TO SITE SPECIFIC CHANGES TO PARKING.
2. CITY MARKET TRASH AND RECYCLING LOCATION TO BE ADDRESSED IN FUTURE DOCUMENTATION WITH CITY MARKET APPROVAL.

ARCHITECTURAL SITE PLAN
1" = 30'-0"
6A

G001-UR	PLANNING COVER SHEET
C101-UR	UR LAYOUT PLAN & PRELIMINARY PLAT
C102-UR	UR GRADING PLAN
C103-UR	UR UTILITY PLAN
L100-UR	SITE CONTEXT PLAN
L200-A-UR	STREETSCAPE PLAN - SOUTH
L200-B-UR	STREETSCAPE PLAN - NORTH
L200-C-UR	STREETSCAPE PLAN - PARK
L300-A-UR	LANDSCAPE PLAN - SOUTH
L300-B-UR	LANDSCAPE PLAN - NORTH
L300-C-UR	LANDSCAPE PLAN - PARK
A101	FLOOR PLANS - LEVEL B & LEVEL 0
A102	FLOOR PLANS - LEVEL 1 & COMMERCIAL 1.5
A103	FLOOR PLANS - LEVEL 2 & LEVEL 3
A201-UR	EXTERIOR ELEVATIONS
A202-UR	EXTERIOR ELEVATIONS
A600	3D VIEWS
EL101-UR	PHOTOMETRIC PLAN

1/31/2023 9:26:55 AM

KEM STUDIO
1515 GENESSEE ST SUITE 11
KANSAS CITY MO 64102
t 816 756 1808
kemstudio.com

RELATED DOCUMENTS: This Drawing may be part of an integrated set of Construction Documents, including the executed Agreement, the General and Supplemental Conditions of the Contract, Division 01 "General Requirements", and applicable "Technical Specification Sections". The Contract Documents are complementary, and each is required for proper operation and use, in accordance with product manufacturer's requirements, and comply with applicable laws, codes and ordinances of Authorities Having Jurisdiction (AHJ).

VERIFY EXISTING CONDITIONS AND DIMENSIONS prior to construction. Calculate and measure dimensions - DO NOT SCALE THE DRAWINGS unless so directed by the Architect. Dimensions indicated are to the face of a material unless otherwise indicated. Application of a material or equipment item to use, in accordance with product manufacturer's requirements, and assumption of responsibility for subsequent satisfactory installation.

THIS DRAWING WAS PREPARED under the Architect's supervision, and is an "instrument of service" intended solely for use on this Project. The Architect's Services are performed solely in the interest of the Architect's Client - no obligation is assumed by the Architect for the benefit of any other entity involved in the Construction Work. The information, ideas and designs indicated - including the overall form, arrangement and composition of spaces or building elements - constitutes the original, confidential, and unpatented Work and property of the Architect. Possession of this Drawing confers no right or license to disclose to others the subject matter contained herein for any but authorized purposes. Unauthorized use, reproduction or distribution - in whole or in part - is strictly prohibited. Copyright © 2022 by KEM STUDIO.

KEY PLAN:
PROJECT NUMBER: A2015
CITY HARVEST
400 MAIN ST.
KANSAS CITY, MO
NOT FOR CONSTRUCTION
XX.XX.XXXX

ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	
UR REVISIONS	2023.01.23.1	

PLANNING COVER SHEET
G001-UR

CITY HARVEST UR PLAN AND PRELIMINARY PLAT

SECTION 33 TOWNSHIP 50N RANGE 3NW

UR REZONING INFORMATION

- A. ZONING INFORMATION**
- EXISTING ZONING: THE PROPERTY IS CURRENTLY ZONED UR. (FROM KCMO WEB SITE - 09/21/2022)
 - PROPOSED ZONING: URBAN REDEVELOPMENT DISTRICT
 - ALL ADJACENT ZONING IS CURRENTLY ZONED URBAN REDEVELOPMENT DISTRICT
- B. TOTAL LAND AREA**
42,785 SQ. FT. (0.98 ACRES) INCLUDING ALL CURRENT PROPERTY WITHIN THE BOUNDARY SHOWN
- C. LAND AREA FOR STREET RIGHT-OF-WAY**
- EXISTING STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) LAND TO BE DEDICATED TO R/W
 - PROPOSED ADDITIONAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) LAND TO BE DEDICATED TO R/W
 - PROPOSED REMOVED STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) RIGHT-OF-WAY TO BE VACATED
 - PROPOSED TOTAL STREET RIGHT-OF-WAY: 0 SQ. FT. (0.00 ACRES) AFTER VACATION & DEDICATION
- D. NET LAND AREA**
42,785 SQ. FT. (0.98 ACRES) AFTER R/W DEDICATION AND VACATION - TOTAL, ALL PHASES

E., F., & G. BUILDING USE AND HEIGHT INFORMATION

Building Name	Above Grade	Elevation	No. Floors	No. Units	Use	Area (sf)	Units / Floor	Total Units	Pkg/Floor	Total Pkg	Fl. Area (sf)	Total Area (sf)
Building 1	147'-6"	996'-6"	14	0	Parking/Business	23,201	-	81	81	23,201	23,201	23,201
				1	Parking/Office	37,393	-	76	76	37,393	37,393	37,393
				2	Parking/Office	37,393	-	76	76	37,393	37,393	37,393
				3	Residential	39,658	28	28	40	40	39,658	39,658
				4-12	Residential	25,928	28	292	-	-	25,928	233,362
				13	Residential	25,837	25	25	-	-	25,837	25,837
Totals:								300	279	279		398,835

- Height above grade is measured from 1st floor elevation to top of roof.
- Total Area (sf) per zoning requirements.
- FAR = 10.75
- Total parking proposed - Residential: 0.79 spaces per unit, Mixed Use: 2 spaces per 1,000 net sf. (Project will use shared parking model)
- Total parking provided - 279 spaces
- Total short term bicycle parking proposed: 28 Spaces - Proposed Ratio to be: Residential: 10% of off-street parking, Mixed Use (if greater than 5,000 sf): 1 per 10,000sf
- Total long term bicycle parking proposed: 100 Spaces - Proposed Ratio to be: Residential: 1 per 3 units, Mixed Use (if greater than 5,000 sf): 1 per 10,000sf
- Other uses within Office to be approved by the Developer/Owner.

H. BUILDING COVERAGE AND FLOOR AREA RATIO

- BUILDING COVERAGE: 37,654 SF
- FLOOR AREA RATIO - ALL PHASES: 10.75

I. DENSITY

- GROSS DENSITY: 306 UNITS / ACRE (BASED ON TOTAL LAND AREA)
- NET DENSITY: 306 UNITS / ACRE (NET LAND AREA)

J. PROPOSED PARKING SPACES

VEHICLE PARKING

PROPOSED NO. OF SPACES	TOTAL
RESIDENTIAL (0.79 PER UNIT)	238
COMMERCIAL PARKING	41
TOTAL PARKING PROVIDED IN GARAGE	279
ADDITIONAL PARKING CREATED IN RIGHT-OF-WAY *	28
TOTAL PARKING PROVIDED RIGHT-OF-WAY + GARAGE	307
* NOT INCLUDED IN PARKING RATIO CALCULATION	

BICYCLE PARKING

REQUIRED NO. OF SPACES	TOTAL
SHORT TERM BICYCLE PARKING PROPOSED	28
SHORT TERM BICYCLE PARKING REQUIRED	28
LONG TERM BICYCLE PARKING PROPOSED	100
LONG TERM BICYCLE PARKING REQUIRED	100

K. PROJECT TIMELINE:

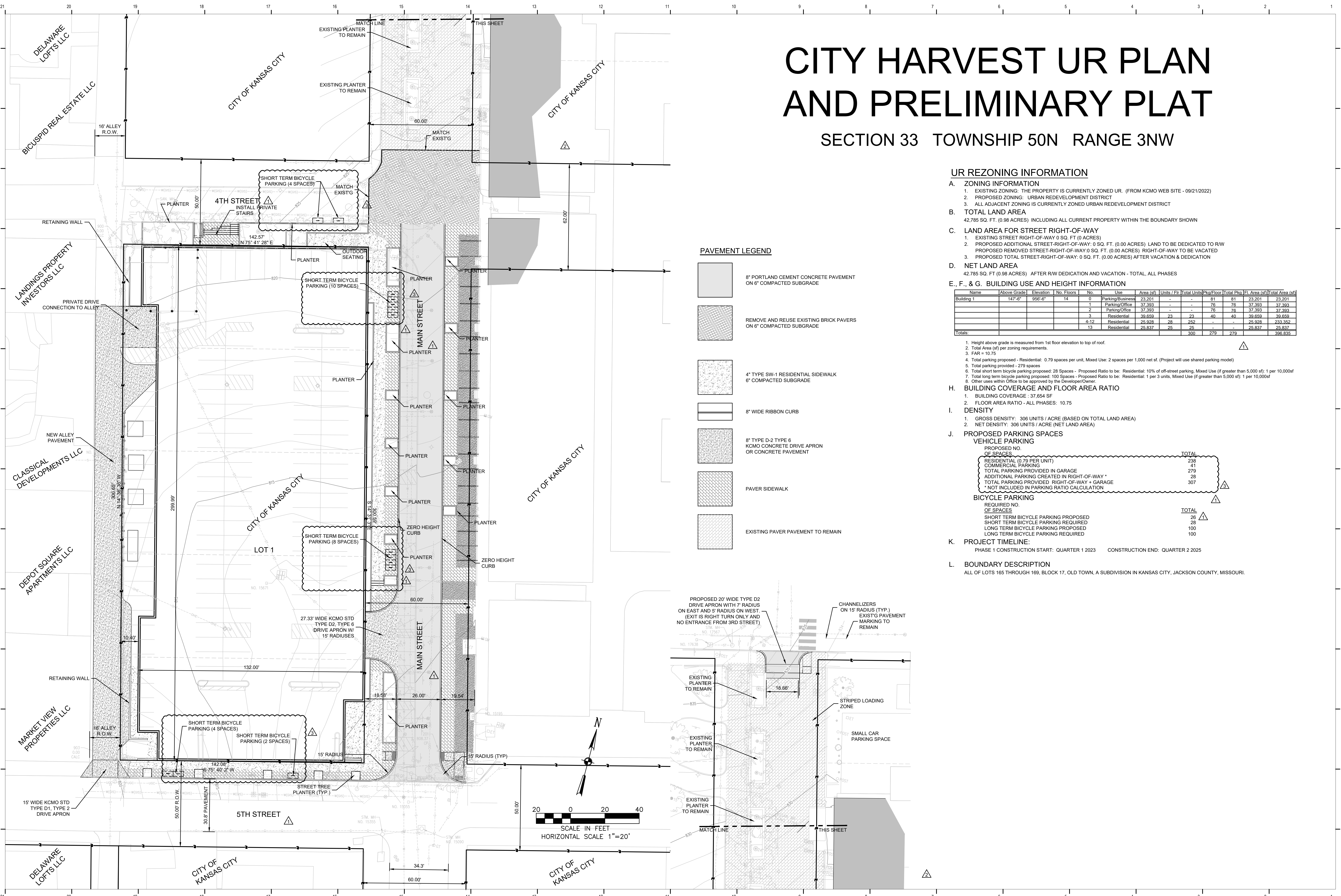
PHASE 1 CONSTRUCTION START: QUARTER 1 2023 CONSTRUCTION END: QUARTER 2 2025

L. BOUNDARY DESCRIPTION

ALL OF LOTS 165 THROUGH 169, BLOCK 17, OLD TOWN, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

PAVEMENT LEGEND

-
-
-
-
-
-
-



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KEM STUDIO

RELATED DOCUMENTS: This Drawing may be part of an integrated set of documents including the executed Agreement, the General and Supplemental Conditions of the Contract, Division-01 General Requirements, and applicable technical Specification Sections. The Contract Documents are complementary what is required by one is as binding as required by all. Other documents affecting the Work may include Electrical recommendations, Manufacturer's Product Data and installation requirements, Shop Drawings and Coordination Drawings. Failure to review applicable documents does not reduce the obligation to provide complete and operational building components.

THE INTENT OF THE CONTRACT DOCUMENTS: is to include all items necessary for completion of the construction Work indicated. Except as otherwise indicated, provide, furnish and install all products, materials, equipment, options, items or accessories necessary for proper operation and use, in accordance with product manufacturer's requirements, and comply with applicable laws, codes and ordinances or Authorities Having Jurisdiction (AHJ).

VERIFY EXISTING CONDITIONS AND DIMENSIONS: prior to construction. Calculate and measure dimensions - DO NOT SCALE THE DRAWINGS unless so directed by the Architect. Dimensions indicated are to the face of a material unless otherwise indicated. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for the material. Possession of this Drawing confers no right or license to disclose to others the subject matter contained herein for any but authorized purposes. Unrestricted use, reproduction or distribution - in whole or in part - is strictly prohibited. Copyright © 2022 by KEM STUDIO.

CITY HARVEST

400 MAIN ST.
KANSAS CITY, MO

PROJECT NUMBER: A215

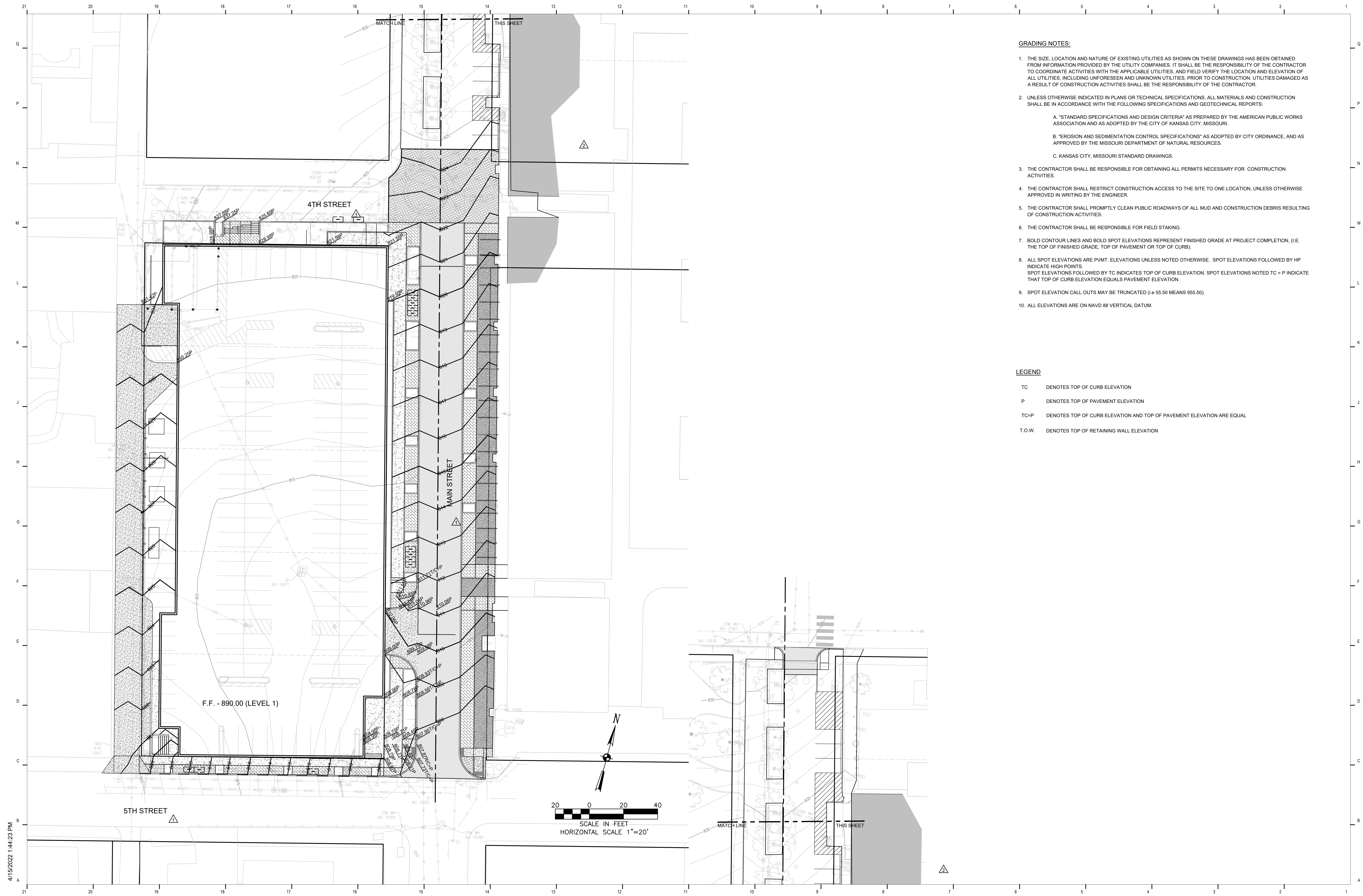
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XX.XX.XXXX

ISSUED FOR:	DATE:	REV.
100% SCHEMATIC DESIGN	02/02/2022	1.442.23 PM
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CITY PLANNING COMMENTS	12/19/2022	2
CITY PLANNING COMMENTS	01/18/2023	3

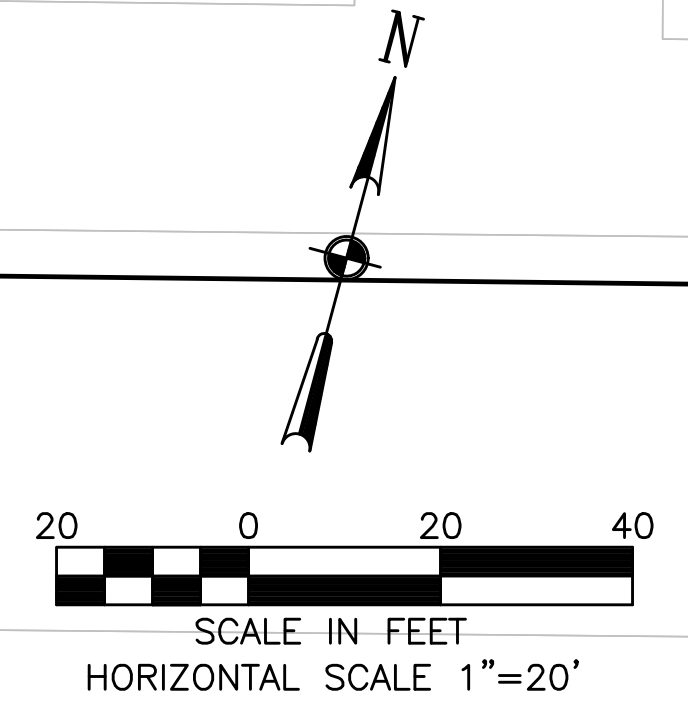
UR LAYOUT PLAN AND PRELIMINARY PLAT

C101



- 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 STANDARD DRAWINGS.
 - 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.

- LEGEND**
- TC DENOTES TOP OF CURB ELEVATION
 - P DENOTES TOP OF PAVEMENT ELEVATION
 - TC=P DENOTES TOP OF CURB ELEVATION AND TOP OF PAVEMENT ELEVATION ARE EQUAL
 - T.O.W. DENOTES TOP OF RETAINING WALL ELEVATION



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RELATED DOCUMENTS: This Drawing may be part of an integrated set of Construction Documents, including the executed Agreement, the General and Supplemental Conditions of the Contract, Division-01 General Requirements, and applicable technical Specification Sections. The Contract Documents are complementary what is required by one is as binding as if required by all. Other documents affecting the Work may include Geotechnical recommendations, Manufacturer's Product Data and installation requirements, Shop Drawings and Coordination Drawings. Failure to review applicable documents does not reduce the obligation to provide complete and operational building components.

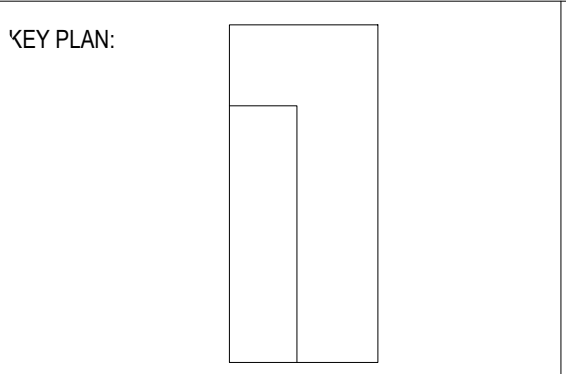
THE INTENT OF THE CONTRACT DOCUMENTS is to include all items necessary for completion of the construction Work indicated. Except as otherwise indicated, provide (furnish and install) all products, materials, equipment, options, items or accessories necessary for proper operation and use, in accordance with product manufacturer's requirements, and comply with applicable laws, codes and ordinances or Authorities Having Jurisdiction (AHJ).

VERIFY EXISTING CONDITIONS AND DIMENSIONS prior to construction. Calculate and measure dimensions - DO NOT SCALE THE DRAWINGS unless so directed by the Architect. Dimensions indicated are to the face of a material unless otherwise indicated. Application of a material or equipment item to Work installed by others constitutes acceptance of that Work, and assumption of responsibility for subsequent satisfactory installation.

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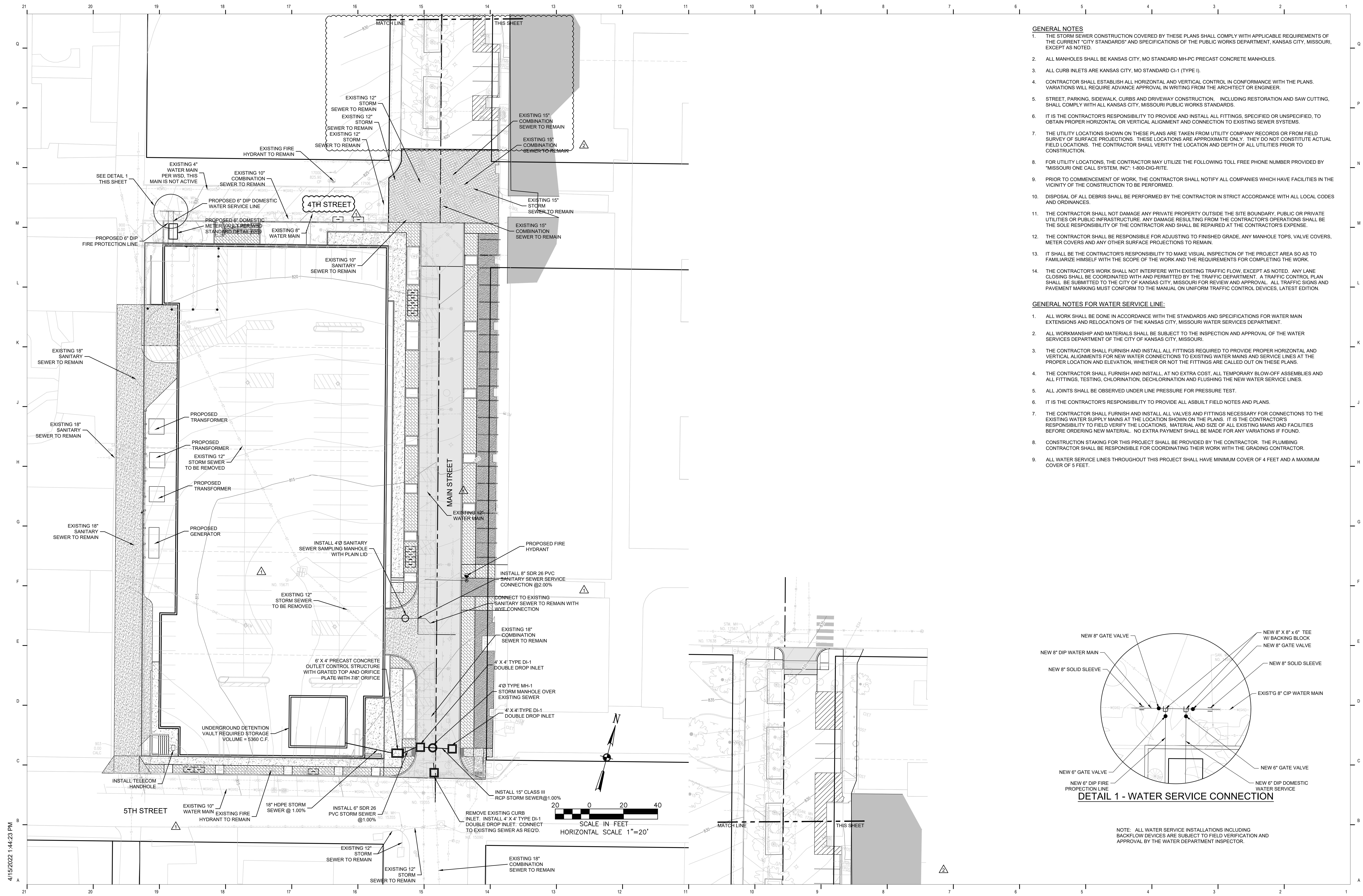
CITY HARVEST
400 MAIN ST.
KANSAS CITY, MO
PROJECT NUMBER: A215

NOT FOR CONSTRUCTION
XX.XX.XXXX



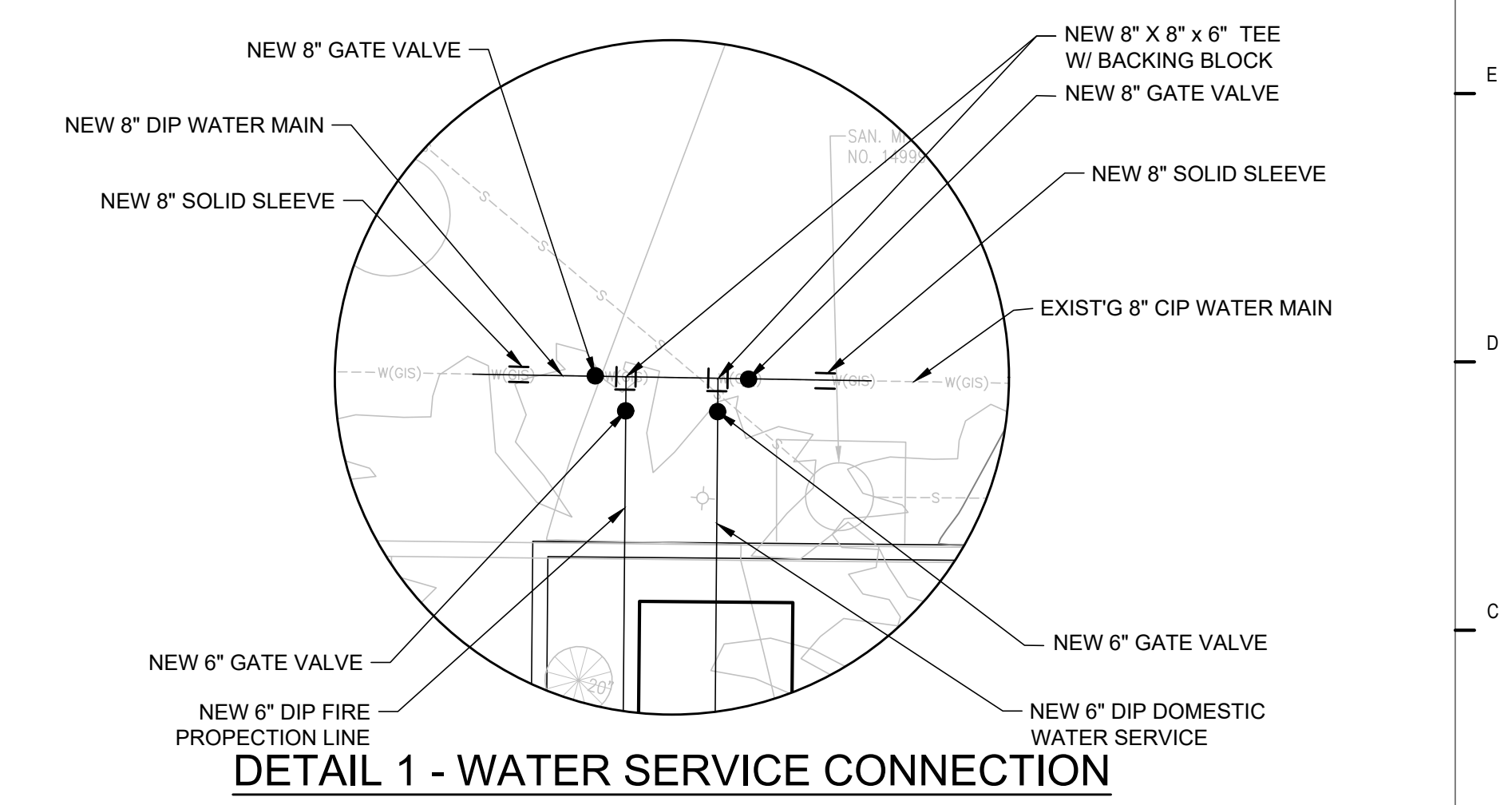
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CITY PLANNING COMMENTS	11/23/2022	1
CITY PLANNING COMMENTS	12/19/2022	2
CITY PLANNING COMMENTS	01/18/2023	3

UR GRADING PLAN
C102



- 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 LOCATION, 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.



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

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CITY HARVEST

400 MAIN ST.
KANSAS CITY, MO

PROJECT NUMBER: A215

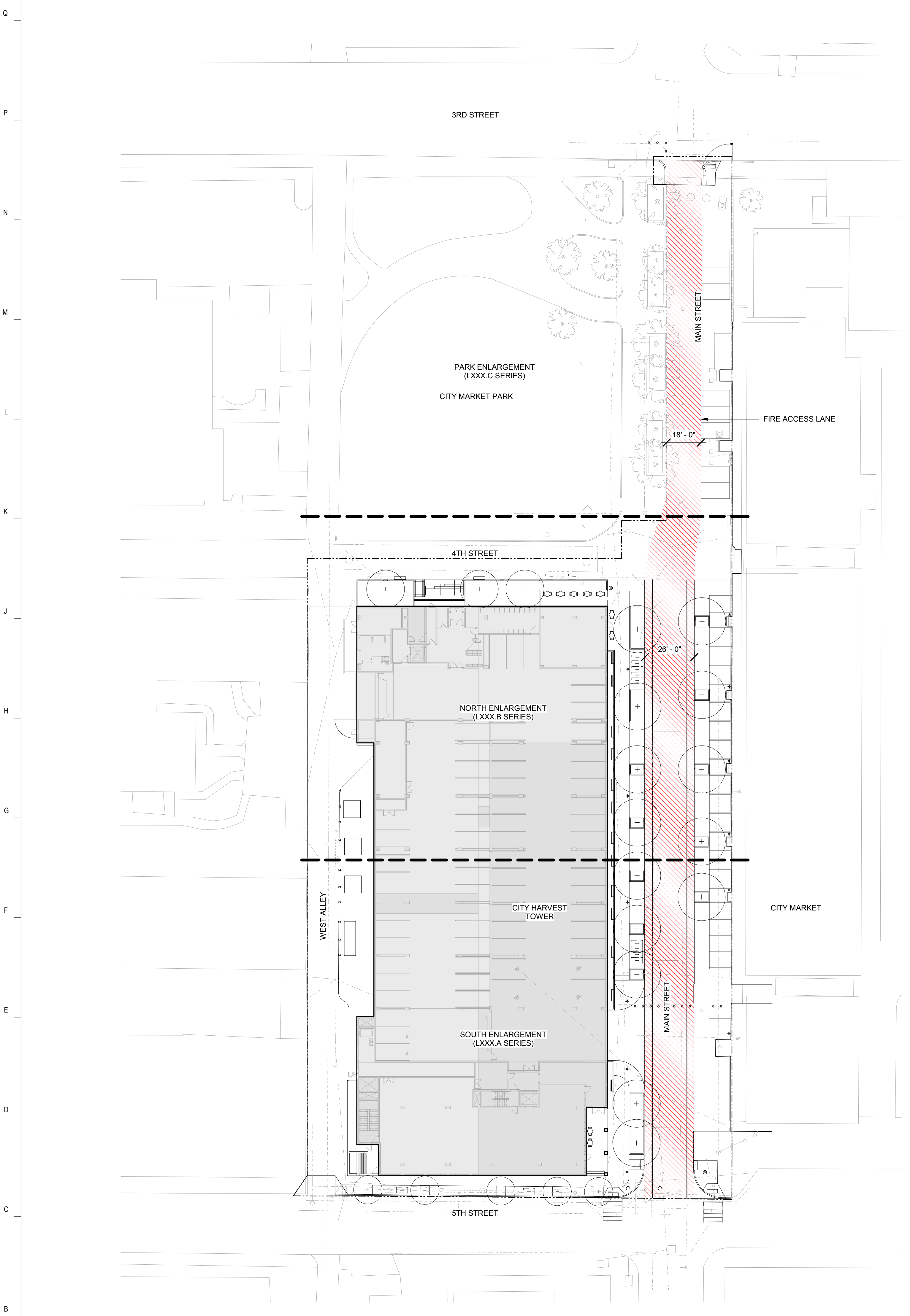
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CITY PLANNING COMMENTS	11/21/2022	1
CITY PLANNING COMMENTS	12/19/2022	2
CITY PLANNING COMMENTS	01/18/2023	3

UR UTILITY PLAN

C103

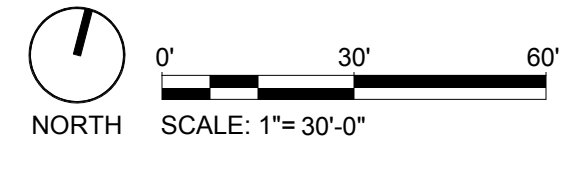


LANDSCAPE GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS GOVERNING THE WORK.
2. DO NOT SCALE OFF DRAWINGS, USE DRAWING DIMENSIONS ONLY. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. BRING TO THE ATTENTION OF LANDSCAPE ARCHITECT ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS PRIOR TO THE BEGINNING OF WORK. FIELD CONDITION DISCREPANCIES SHALL NOT BE USED AS THE BASIS FOR CHANGE ORDER CLAIMS ONCE WORK HAS BEGUN.
3. EXISTING CONDITION SHOWN ON PLANS IS BASED ON SURVEY PERFORMED ON FEBRUARY 2022 BY TALAFERRO & BROWNE. CONTRACTOR SHALL REVIEW PLANS, SPECIFICATIONS, AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT PROJECT SITE.
4. ALL WORK PERFORMED IN A PUBLIC RIGHT-OF-WAY SHALL MEET THE REQUIREMENTS OF LOCAL ZONING. THE CONTRACTOR SHALL MAINTAIN ALL NEW AND EXISTING UTILITIES IN GOOD WORKING ORDER AND PROTECT THEM FROM DAMAGE AT ALL TIMES UNTIL THE WORK IS COMPLETED AND ACCEPTED.
5. PRESERVE AND PROTECT ALL EXISTING STRUCTURES, FURNISHINGS, SURFACE MATERIALS, ABOVE AND BELOW GRADE UTILITIES, FOOTINGS AND VEGETATION INDICATED TO REMAIN WITHIN AND ADJACENT TO LIMIT OF WORK DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
6. THE EXISTENCE AND LOCATIONS OF EACH AND EVERY UNDERGROUND UTILITY IS NOT GUARANTEED AND UNDOCUMENTED CONDITIONS MAY EXIST. COORDINATE WITH LANDSCAPE ARCHITECT AND CIVIL ENGINEER FOR LOCATIONS OF UTILITIES NOT SHOWN ON THE BASE DRAWING INCLUDING, BUT NOT LIMITED TO, HIGH VOLTAGE ELECTRIC LINES, ABANDONED STEAM LINES, ABANDONED WATER LINES, TELEPHONE, CABLES, ETC. STAKE OUT LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. ANY UTILITY THAT IS DAMAGED DURING SITE WORK OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. REFER TO CIVIL DRAWINGS FOR UTILITY LOCATIONS.
7. MAINTAIN VEHICULAR TRAFFIC AND PEDESTRIAN CIRCULATION TO AND AROUND THE SITE. MAINTAIN CLEARLY MARKED PEDESTRIAN ACCESS TO AREAS ON-SITE NOT AFFECTED BY CONSTRUCTION ACTIVITIES.
8. CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY STRUCTURES AS REQUIRED TO MEET PROPOSED GRADES, INCLUDING DRAIN INLETS, MANHOLES, AND LIGHT POLE BASES. CONTRACTORS SHALL MEET EXISTING GRADES AT ALL EDGES OF LIMIT OF WORK.
9. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY MEASURES TO PREVENT SOIL EROSION. APPROVED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES MUST BE INSTALLED BEFORE SITE CLEANING AND SITE GRADING OPERATIONS BEGIN.

1 SITE PLAN - PLANNING
L100-UR1" = 30'-0"

2 SITE ILLUSTRATIVE PLAN - PLANNING
L100-UR1" = 30'-0"



1/18/2023 12:08:41 PM

KEMSTUDIO
1515 GENESEE ST SUITE 11
KANSAS CITY MO 64102
t 816 756 1808
kemstudio.com

MCLV
524 Walnut St. #330
Kansas City, MO 64105
Tel: 816 945 4119

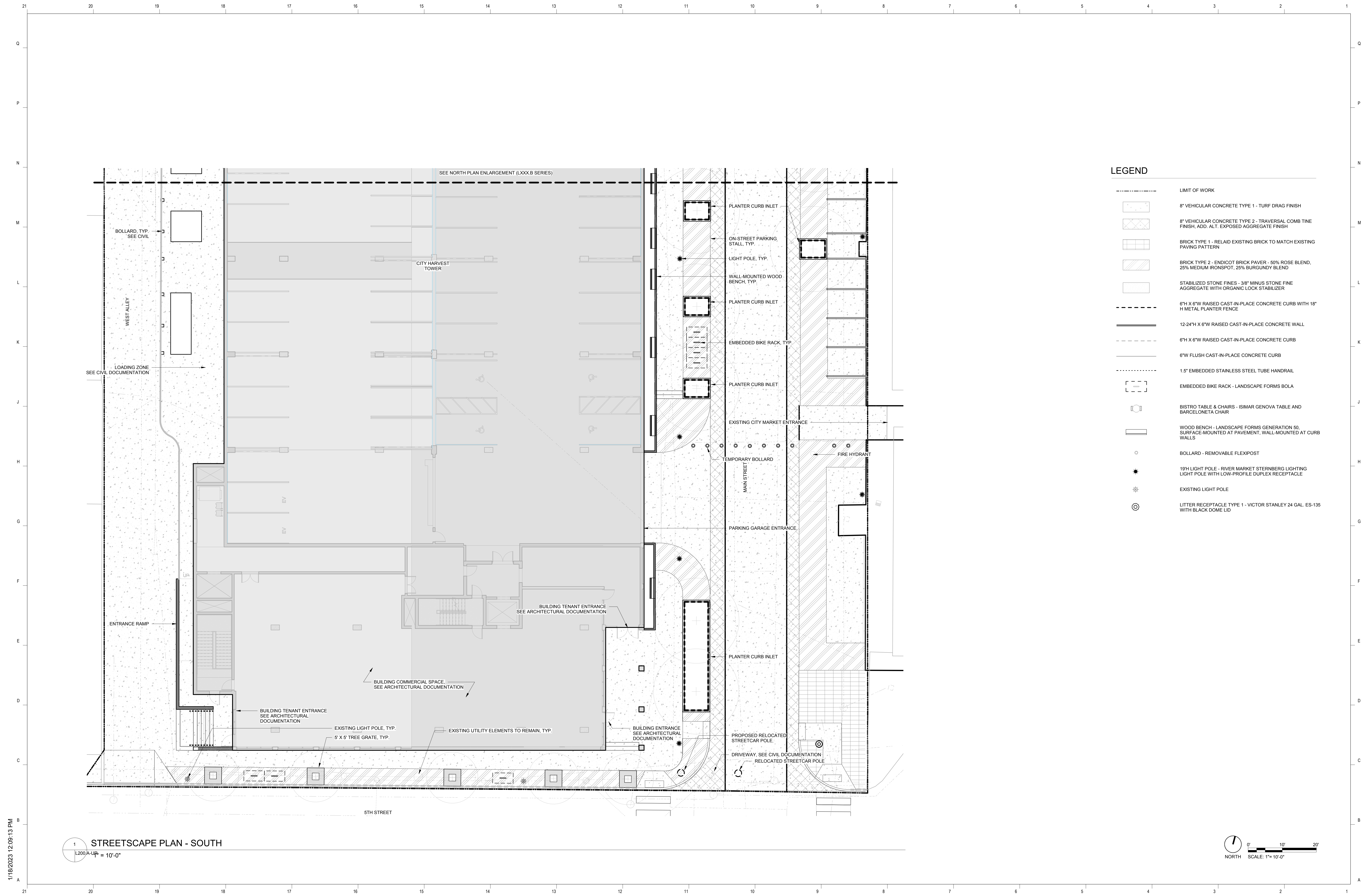
CITY HARVEST
400 MAIN ST.
KANSAS CITY, MO
PROJECT NUMBER: A2015

NOT FOR CONSTRUCTION

KEY PLAN:
0123223

ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	

SITE CONTEXT PLAN
L100-UR



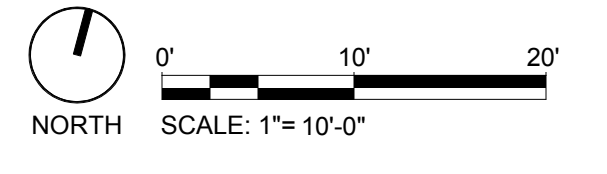
LEGEND

	LIMIT OF WORK
	8" VEHICULAR CONCRETE TYPE 1 - TURF DRAG FINISH
	8" VEHICULAR CONCRETE TYPE 2 - TRAVERSAL, COMB TINE FINISH, ADD. ALT. EXPOSED AGGREGATE FINISH
	BRICK TYPE 1 - RELAID EXISTING BRICK TO MATCH EXISTING PAVING PATTERN
	BRICK TYPE 2 - ENDICOT BRICK PAVER - 50% ROSE BLEND, 25% MEDIUM IRONSPOT, 25% BURGUNDY BLEND
	STABILIZED STONE FINES - 3/8" MINUS STONE FINE AGGREGATE WITH ORGANIC LOCK STABILIZER
	6"H X 6"W RAISED CAST-IN-PLACE CONCRETE CURB WITH 18" H METAL PLANTER FENCE
	12-24"H X 6"W RAISED CAST-IN-PLACE CONCRETE WALL
	6"H X 6"W RAISED CAST-IN-PLACE CONCRETE CURB
	6"W FLUSH CAST-IN-PLACE CONCRETE CURB
	1.5" EMBEDDED STAINLESS STEEL TUBE HANDRAIL
	EMBEDDED BIKE RACK - LANDSCAPE FORMS BOLA
	BISTRO TABLE & CHAIRS - ISIMAR GENOVA TABLE AND BARCELONETA CHAIR
	WOOD BENCH - LANDSCAPE FORMS GENERATION 50, SURFACE-MOUNTED AT PAVEMENT, WALL-MOUNTED AT CURB WALLS
	BOLLARD - REMOVABLE FLEXIPOST
	15'H LIGHT POLE - RIVER MARKET STERNBERG LIGHTING LIGHT POLE WITH LOW-PROFILE DUPLEX RECEPTACLE
	EXISTING LIGHT POLE
	LITTER RECEPTACLE TYPE 1 - VICTOR STANLEY 24 GAL. ES-135 WITH BLACK DOME LID

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1
L200.A-UR = 10'-0"

STREETSCAPE PLAN - SOUTH



KEMSTUDIO
1515 GENESSEE ST SUITE 11
KANSAS CITY MO 64102
t 816 756 1808
kemstudio.com

MCLV
524 Walnut St. #330
Kansas City, MO 64105
Tel: 816 945 4119

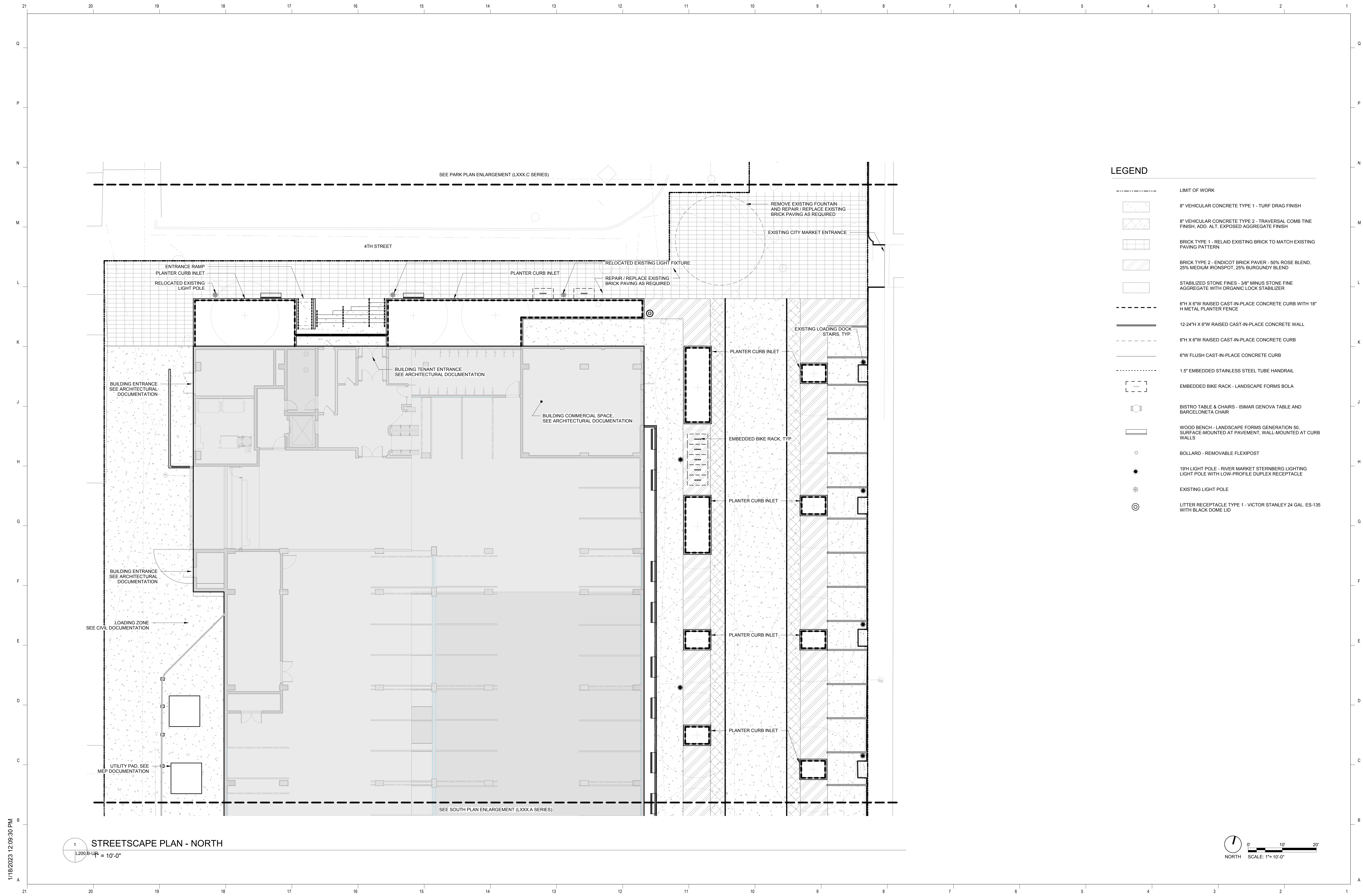
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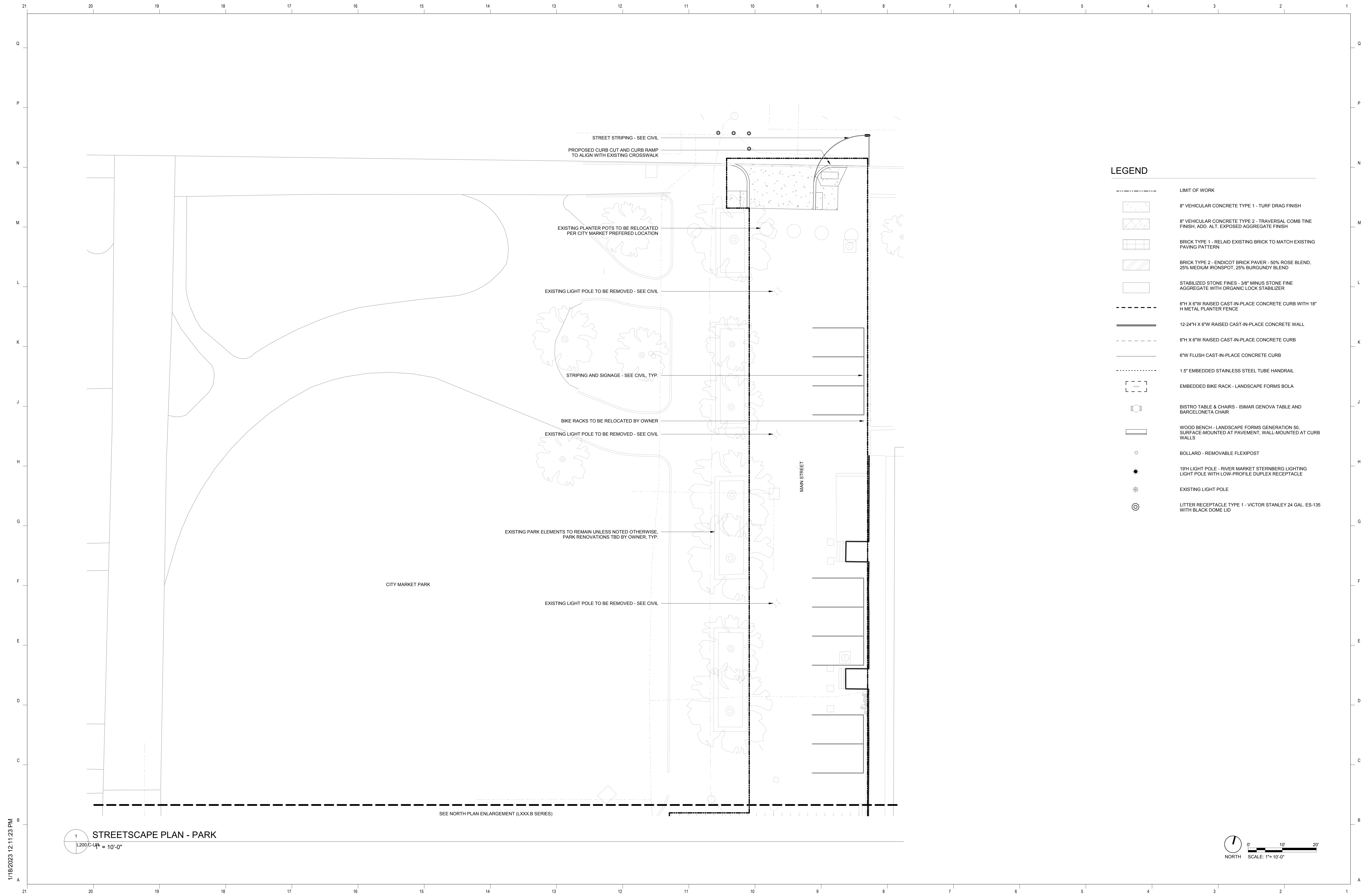
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KEY PLAN:

ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	

STREETSCAPE PLAN - SOUTH
L200.A-UR





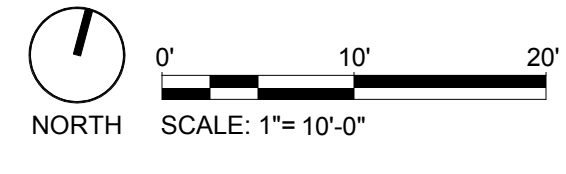
LEGEND

- LIMIT OF WORK
- [Pattern] 8" VEHICULAR CONCRETE TYPE 1 - TURF DRAG FINISH
- [Pattern] 8" VEHICULAR CONCRETE TYPE 2 - TRAVERSAL COMB TINE FINISH, ADD. ALT. EXPOSED AGGREGATE FINISH
- [Pattern] BRICK TYPE 1 - RELAID EXISTING BRICK TO MATCH EXISTING PAVING PATTERN
- [Pattern] BRICK TYPE 2 - ENDICOT BRICK PAVER - 50% ROSE BLEND, 25% MEDIUM IRONSPOT, 25% BURGUNDY BLEND
- [Pattern] STABILIZED STONE FINES - 3/8" MINUS STONE FINE AGGREGATE WITH ORGANIC LOCK STABILIZER
- 6"H X 6"W RAISED CAST-IN-PLACE CONCRETE CURB WITH 18" H METAL PLANTER FENCE
- 12-24"H X 6"W RAISED CAST-IN-PLACE CONCRETE WALL
- 6"H X 6"W RAISED CAST-IN-PLACE CONCRETE CURB
- 6"W FLUSH CAST-IN-PLACE CONCRETE CURB
- 1.5" EMBEDDED STAINLESS STEEL TUBE HANDRAIL
- [Symbol] EMBEDDED BIKE RACK - LANDSCAPE FORMS BOLA
- [Symbol] BISTRO TABLE & CHAIRS - ISIMAR GENOVA TABLE AND BARCELONETA CHAIR
- [Symbol] WOOD BENCH - LANDSCAPE FORMS GENERATION 50, SURFACE-MOUNTED AT PAVEMENT, WALL-MOUNTED AT CURB WALLS
- [Symbol] BOLLARD - REMOVABLE FLEXIPOST
- [Symbol] 15'H LIGHT POLE - RIVER MARKET STERNBERG LIGHTING LIGHT POLE WITH LOW-PROFILE DUPLEX RECEPTACLE
- [Symbol] EXISTING LIGHT POLE
- [Symbol] LITTER RECEPTACLE TYPE 1 - VICTOR STANLEY 24 GAL. ES-135 WITH BLACK DOME LID

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1
L200.C-UR = 10'-0"

SEE NORTH PLAN ENLARGEMENT (LXXX.B SERIES)



KEMSTUDIO
 1515 GENESSEE ST SUITE 11
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MCLV
 524 Walnut St. #330
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CITY HARVEST
 400 MAIN ST.
 KANSAS CITY, MO
 PROJECT NUMBER: A2015

NOT FOR CONSTRUCTION

KEY PLAN:

ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	

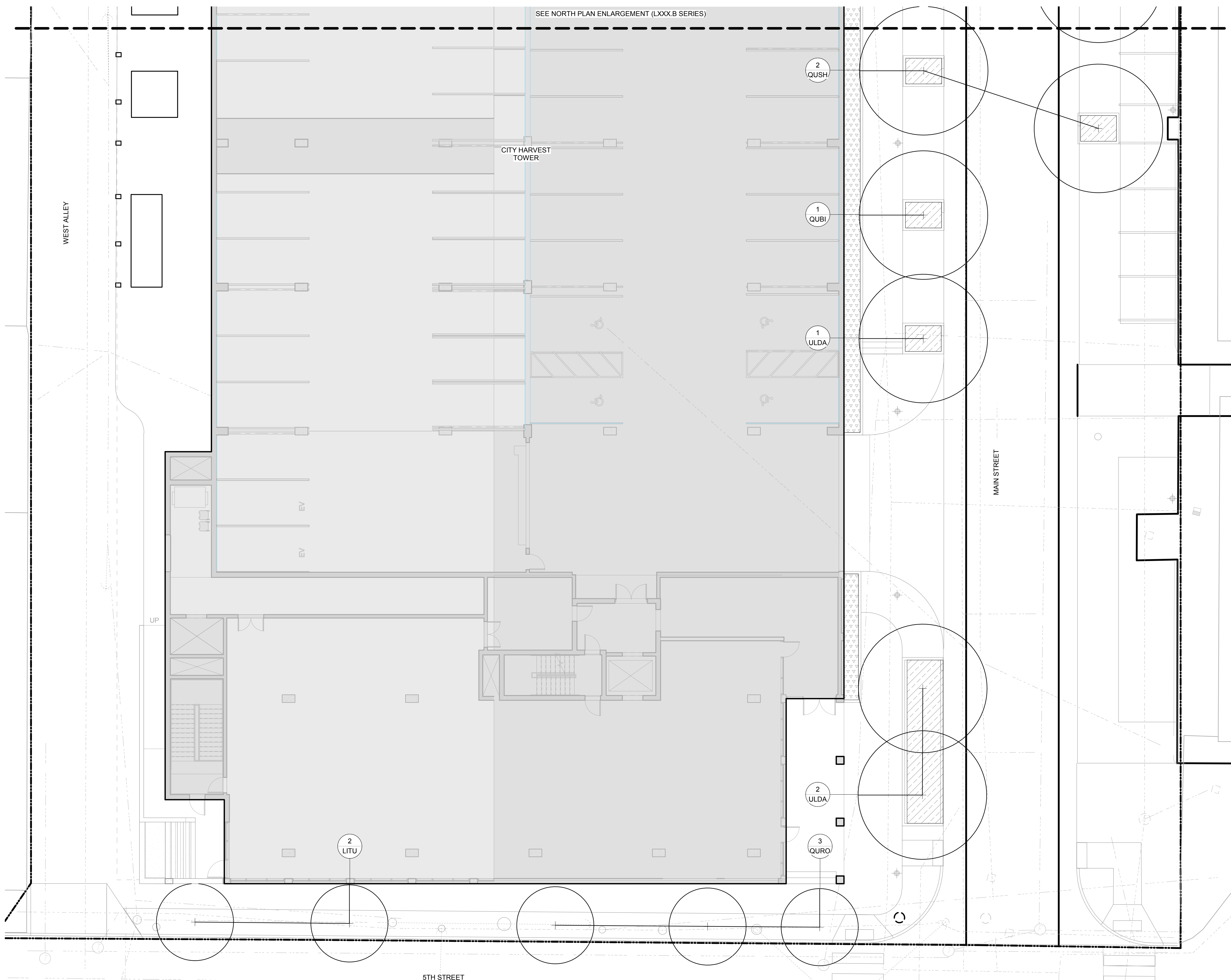
STREETSCAPE PLAN - PARK
L200.C-UR

88-425 LANDSCAPE REQUIREMENTS				
88-425 LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED	ALTERNATE REQUESTED	NOTES
88-425-03 Street Trees	19	22	No	564 LF of total street frontage (3rd, 5th, Main St). 1 tree for every 30' of street frontage.
88-425-04 General	8	21 (Road)	No	37,854 SF total building coverage.
88-425-05 Perimeter Vehicular Use Area	N/A	N/A	No	
88-425-06 Interior Vehicular Use Area	N/A	N/A	No	
88-425-07 Parking Garage Screening	10'	3' (East)	Yes	West alley serves as service road.
88-425-08 Mechanical/Utility Screening	Yes	No	Yes	West alley is dimensionally prohibitive and requires access around mechanical systems.
88-425-09 Outdoor Use Screening	N/A	N/A	No	

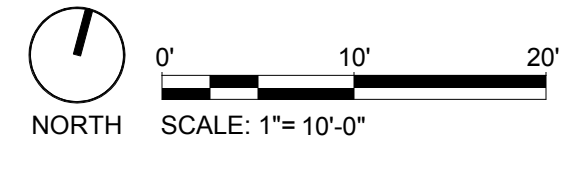
SCHEDULE - STREET TREE PLANTING						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
ACSA	3	Acer saccharum 'Autumn Splendor'	Caddo Maple 'Autumn Splendor'	3" Cal.	NA	B+B
LITU	2	Liriodendron tulipifera 'Fastigata'	Tulip Tree 'Fastigata'	3" Cal.	NA	B+B
QUBI	5	Quercus bicolor	Swamp White Oak	3" Cal.	NA	B+B
QURO	3	Quercus robur X Q. alba	Crimson Spire Oak	3" Cal.	NA	B+B
QUSH	6	Quercus shumardii	Shumard Oak	3" Cal.	NA	B+B
ULDA	3	Ulmus davidiana var. japonica 'Emerald Sunshine'	Emerald Sunshine Elm	3" Cal.	NA	B+B

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 - ALL NEWLY PLANTED AND LAWN AREAS SHALL BE IRRIGATED. REFER TO IRRIGATION SPECIFICATIONS.
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- LIMIT OF WORK
 - EXISTING TREE
 - ⊕ PROPOSED TREE PROVIDE 4'x4' PLANTING SOIL AT EACH TREE
 - ▨ SHRUB AND PERENNIAL MIX - #1 GAL. CONTAINERS AT 12" O.C., 24"D PLANTING SOIL
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1 LANDSCAPE PLAN - SOUTH
L900.A-UR = 10'-0"



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KEMSTUDIO 1515 GENESSEE ST SUITE 11 KANSAS CITY MO 64102 t 816 756 1808 kemstudio.com	MCLV 524 Walnut St. #330 Kansas City, MO 64105 Tel: 816 945 4119	CITY HARVEST 400 MAIN ST. KANSAS CITY, MO PROJECT NUMBER: A2015	NOT FOR CONSTRUCTION 01/23/23	ISSUED FOR: _____ DATE: REV. _____ UR AMENDMENT: _____ 09.26.2022 _____ _____ _____ _____	LANDSCAPE PLAN - SOUTH L900.A-UR
				KEY PLAN:	

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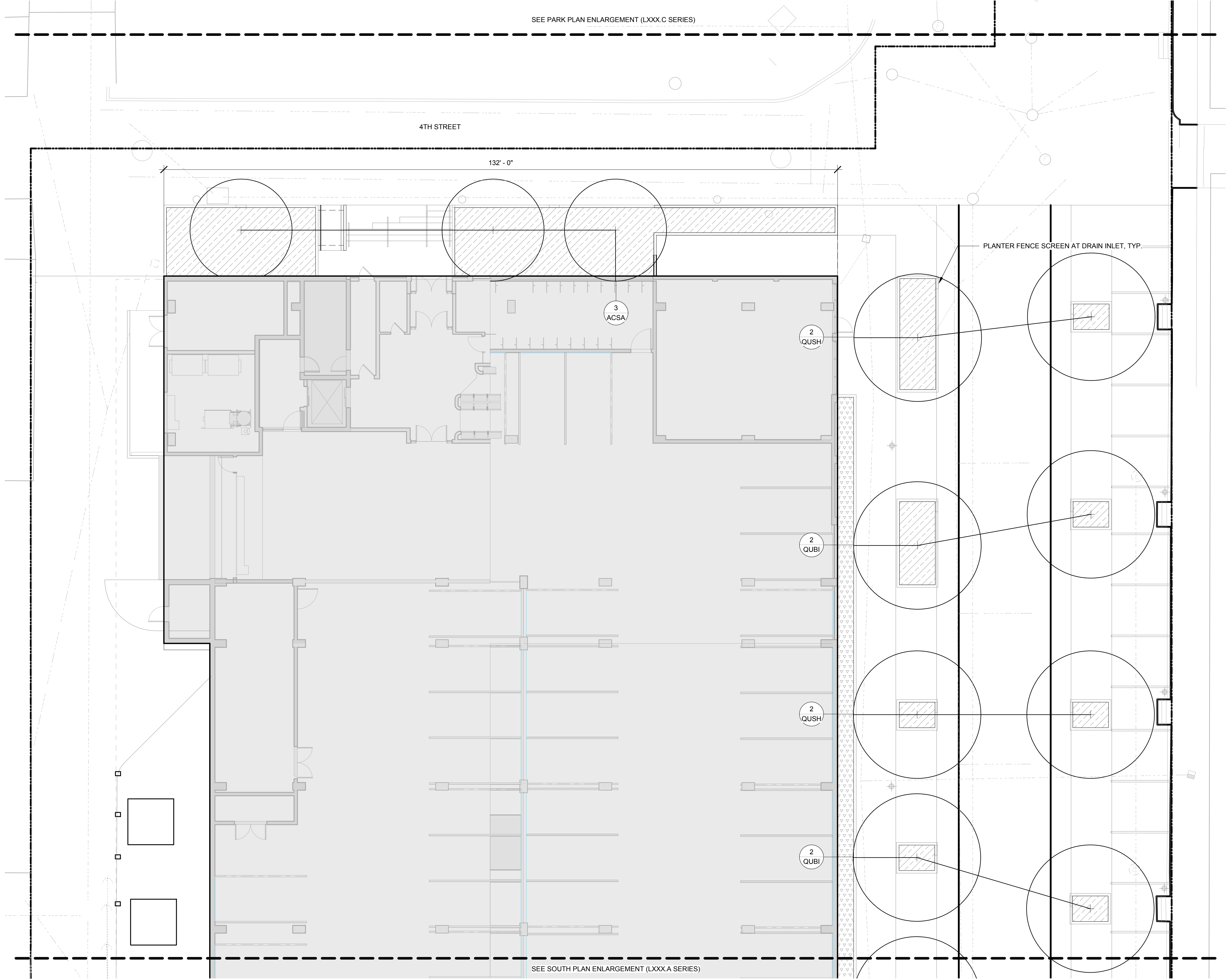
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LANDSCAPE PLAN - NORTH
1/18/2023 12:11:58 PM
L900.B-UR = 10'-0"

SCALE: 1"= 10'-0"
NORTH

KEMSTUDIO
1515 GENESSEE ST SUITE 11
KANSAS CITY MO 64102
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MCLV
524 Walnut St. #330
Kansas City, MO 64105
Tel: 816 945 4119

CITY HARVEST
400 MAIN ST.
KANSAS CITY, MO
PROJECT NUMBER: A2015

NOT FOR CONSTRUCTION

KEY PLAN:	
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ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	

LANDSCAPE PLAN - NORTH
L900.B-UR

21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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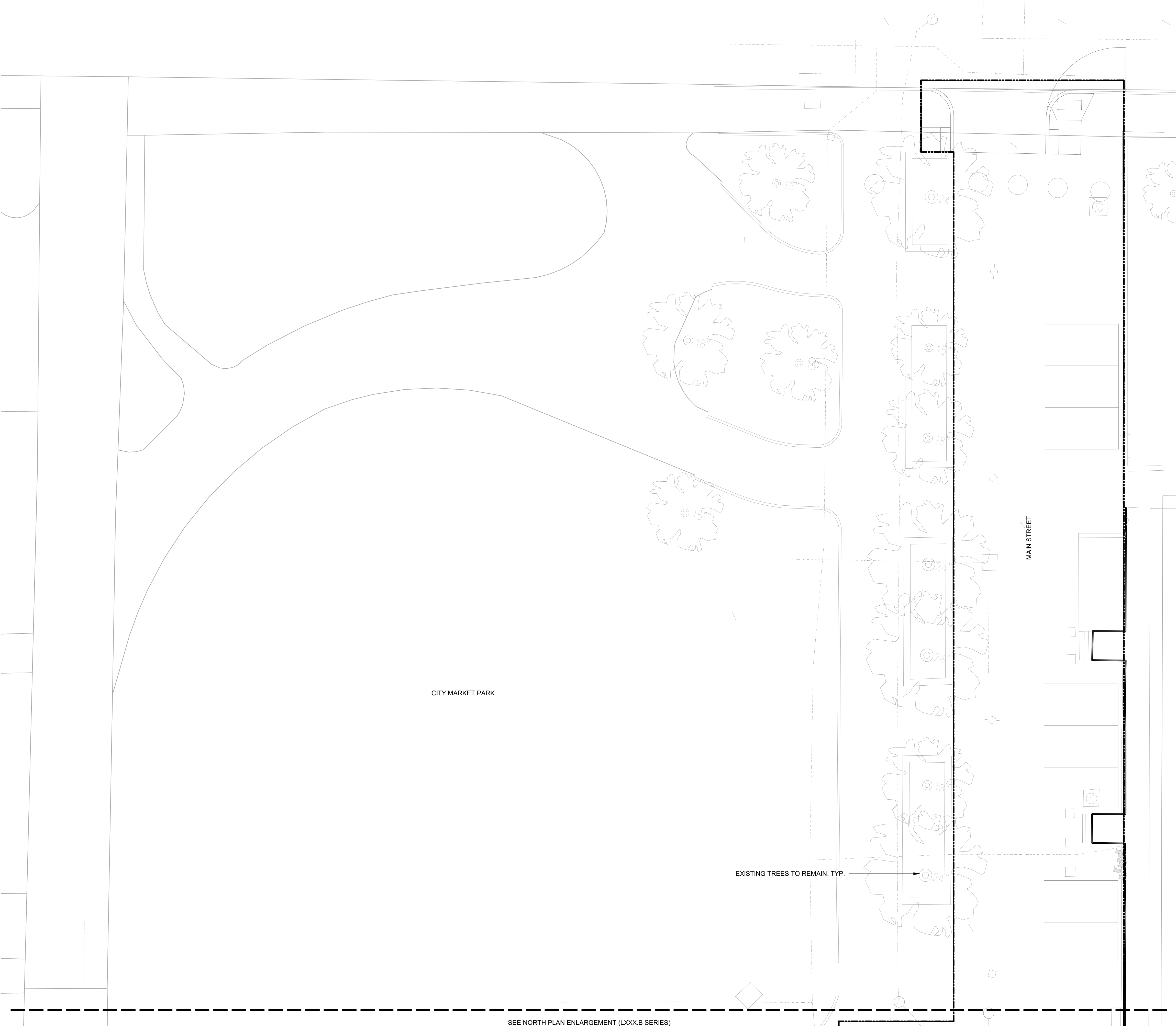
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 1 LANDSCAPE PLAN - PARK
 L900.C-UR = 10'-0"

SEE NORTH PLAN ENLARGEMENT (LXXX.B SERIES)

EXISTING TREES TO REMAIN, TYP.

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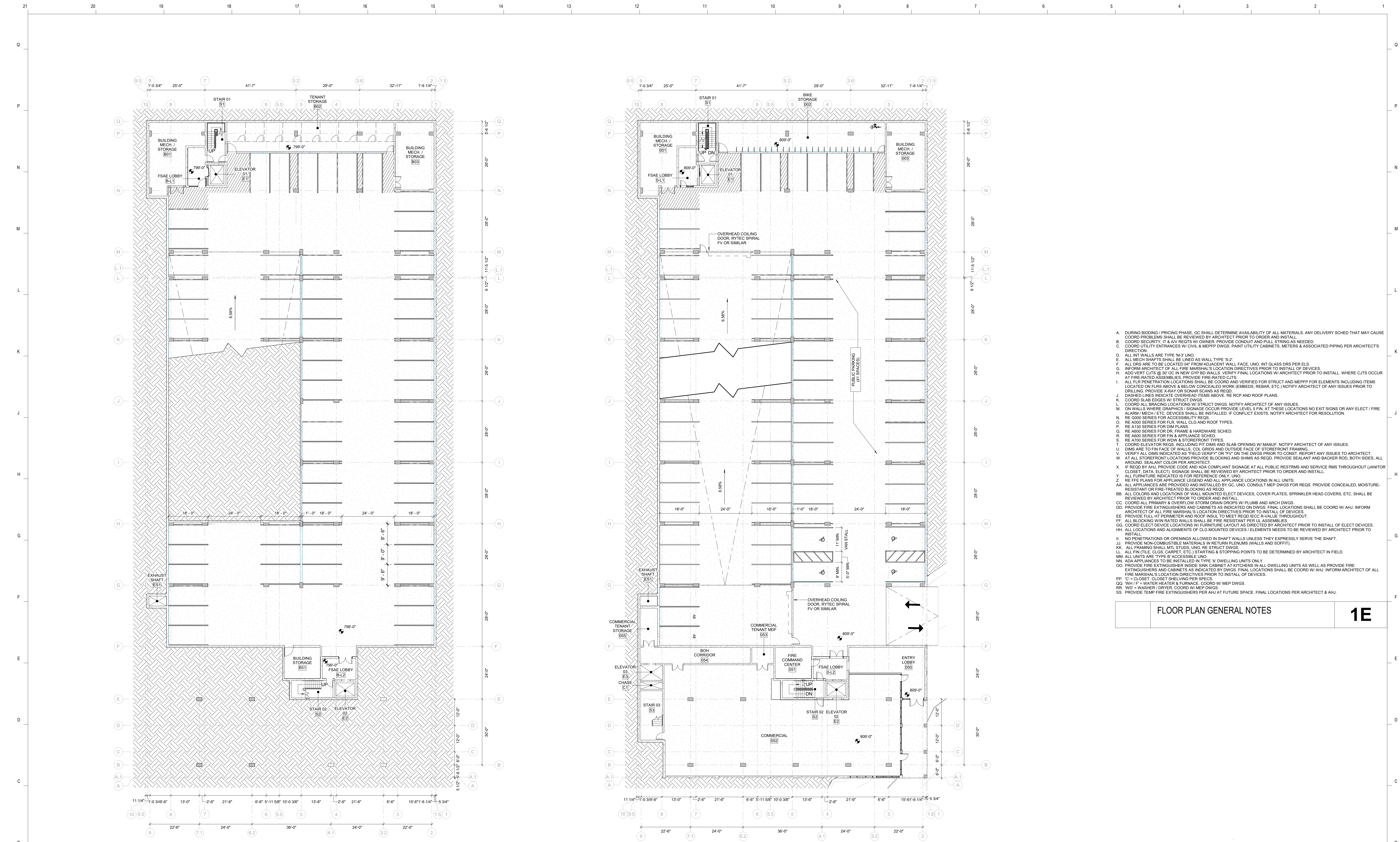
ISSUED FOR:	DATE:	REV.
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LANDSCAPE PLAN - PARK
L900.C-UR

21

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

21



- FLOOR PLAN GENERAL NOTES**
- A. DURING BIDDING / PRICING PHASE, GC SHALL DETERMINE AVAILABILITY OF ALL MATERIALS. ANY DELIVERY SCHED THAT MAY CAUSE COORD PROBLEMS SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
 - B. COORD SECURITY, IT & AV REITS W/ OWNER. PROVIDE CONDUIT AND PULL STRING AS NEEDED.
 - C. COORD UTILITY ENTRANCES W/ CIVIL & MEPPF DWGS. PAINT UTILITY CABINETS, METERS & ASSOCIATED PIPING PER ARCHITECT'S DIRECTION.
 - D. ALL INT WALLS ARE TYPE 'M-2' UNO.
 - E. ALL MECH SHAFTS SHALL BE LINED AS WALL TYPE 'S-2'.
 - F. ALL DMS ARE TO BE LOCATED 04" FROM ADJACENT WALL FACE. UNO. INT GLASS DRS PER ELS.
 - G. INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
 - H. ADD VERT CJTS @ 3/8" OC IN NEW GYP RD WALLS. VERIFY FINAL LOCATIONS W/ ARCHITECT PRIOR TO INSTALL. WHERE CJTS OCCUR AT FIRE-RATED ASSEMBLIES, PROVIDE FIRE-RATED CJTS.
 - I. ALL FLR PENETRATION LOCATIONS SHALL BE COORD AND VERIFIED FOR STRUCT AND MEPPF FOR ELEMENTS INCLUDING ITEMS LOCATED ON FLRS ABOVE & BELOW CONCEALED WORK (EMBEDS, REBAR, ETC.) NOTIFY ARCHITECT OF ANY ISSUES PRIOR TO DRILLING. PROVIDE X-RAY OR SONAR SCANS AS REQD.
 - J. DASHED LINES INDICATE OVERHEAD ITEMS ABOVE, RE RCP AND ROOF PLANS.
 - K. COORD SLAB EDGES W/ STRUCT DWGS.
 - L. COORD ALL BRACING LOCATIONS W/ STRUCT DWGS. NOTIFY ARCHITECT OF ANY ISSUES.
 - M. ON WALLS WHERE GRAPHICS / SIGNAGE OCCUR PROVIDE LEVEL 5 FIN AT THESE LOCATIONS NO EXIT SIGNS OR ANY ELECT / FIRE ALARM / MECH / ETC. DEVICES SHALL BE INSTALLED. IF CONFLICT EXISTS, NOTIFY ARCHITECT FOR RESOLUTION.
 - N. RE 0009 SERIES FOR ACCESSIBILITY REQS.
 - O. RE 0009 SERIES FOR FLR, WALL CLG AND ROOF TYPES.
 - P. RE 0010 SERIES FOR DIM PLANS.
 - Q. RE 0010 SERIES FOR DR, FRAME & HARDWARE SCHED.
 - R. RE 0010 SERIES FOR FIN & APPLIANCE SCHED.
 - S. RE 0010 SERIES FOR VOW & STOREFRONT TYPES.
 - T. COORD ELEVATOR REQS, INCLUDING PIT DMS AND SLAB OPENING W/ MANUF. NOTIFY ARCHITECT OF ANY ISSUES.
 - U. DMS ARE TO FIN FACE OF WALLS, COL GRIDS AND OUTSIDE FACE OF STOREFRONT FRAMING.
 - V. VERIFY ALL DMS INDICATED AS 'FIELD VERIFY' OR 'TV' ON THE DWGS PRIOR TO CONST. REPORT ANY ISSUES TO ARCHITECT.
 - W. AT ALL STOREFRONT LOCATIONS PROVIDE BLOCKING AND SHIMS AS REQD. PROVIDE SEALANT AND BACKER ROD, BOTH SIDES, ALL AROUND. SEALANT COLOR PER ARCHITECT.
 - X. IF REQD BY AHJ, PROVIDE CODE AND ADA COMPLIANT SIGNAGE AT ALL PUBLIC RESTRMS AND SERVICE RMS THROUGHOUT (JANITOR CLOSET, DATA, ELEC). SIGNAGE SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
 - Y. ALL FURNITURE INDICATED IS FOR REFERENCE ONLY. UNO.
 - Z. RE FIRE PLANS FOR APPLIANCE LEGEND AND ALL APPLIANCE LOCATIONS IN ALL UNITS.
 - AA. ALL APPLIANCES ARE PROVIDED AND INSTALLED BY GC. UNO. CONSULT MEP DWGS FOR REQS. PROVIDE CONCEALED, MOISTURE-RESISTANT OR FIRE-TREATED BLOCKING AS REQD.
 - BB. ALL COLORS AND LOCATIONS OF WALL MOUNTED ELECT DEVICES, COVER PLATES, SPRINKLER HEAD COVERS, ETC. SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
 - CC. COORD ALL PRIMARY & OVERHEAD STORM DRAIN DROPS W/ PLUMB AND ARCH DWGS.
 - DD. PROVIDE FIRE EXTINGUISHERS AND CABINETS AS INDICATED ON DWGS. FINAL LOCATIONS SHALL BE COORD W/ AHJ. INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
 - EE. PROVIDE FULL HT PERIMETER AND ROOF INSUL TO MEET REQD IECC R-VALUE THROUGHOUT.
 - FF. ALL BLOCKING W/ RATED WALLS SHALL BE FIRE RESISTANT PER UL ASSEMBLIES.
 - GG. COORD ELECT DEVICE LOCATIONS W/ FURNITURE LAYOUT AS DIRECTED BY ARCHITECT PRIOR TO INSTALL OF ELECT DEVICES.
 - HH. ALL LOCATIONS AND ALIGNMENTS OF CLG MOUNTED DEVICES / ELEMENTS NEEDS TO BE REVIEWED BY ARCHITECT PRIOR TO INSTALL.
 - II. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT.
 - JJ. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLenums (WALLS AND SCOFFS).
 - KK. ALL FRAMING SHALL MITL STUDS. UNO. RE STRUCT DWGS.
 - LL. ALL FIN (TILE, CLG, CARPET, ETC) STARTING & STOPPING POINTS TO BE DETERMINED BY ARCHITECT IN FIELD.
 - MM. ALL UNITS ARE TYPE 'B' ACCESSIBLE UNO.
 - NN. ADA APPLIANCES TO BE INSTALLED IN TYPE 'A' DWELLING UNITS ONLY.
 - OO. PROVIDE FIRE EXTINGUISHER INSIDE SINK CABINET AT KITCHENS IN ALL DWELLING UNITS AS WELL AS PROVIDE FIRE EXTINGUISHERS AND CABINETS AS INDICATED BY DWGS. FINAL LOCATIONS SHALL BE COORD W/ AHJ. INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
 - PP. 'C' = CLOSET. CLOSET SHELING PER SPECS.
 - QQ. 'WH' = WATER HEATER & FURNACE. COORD W/ MEP DWGS.
 - RR. 'WD' = WASHER / DRYER. COORD W/ MEP DWGS.
 - SS. PROVIDE TEMP FIRE EXTINGUISHERS PER AHJ AT FUTURE SPACE. FINAL LOCATIONS PER ARCHITECT & AHJ.

OVERALL PLAN - LEVEL B
1/16" = 1'-0"
15A

OVERALL PLAN - LEVEL 0
1/16" = 1'-0"
8A

NUMBER	DESCRIPTION
FLOOR PLAN KEYNOTES	
1A	

1/20/2023 4:50:20 PM

KEM STUDIO
1515 GENESSEE ST SUITE 11
KANSAS CITY MO 64102
t 816 756 1808
kemstudio.com

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CITY HARVEST
400 MAIN ST.
KANSAS CITY, MO
PROJECT NUMBER: A2015

KEY PLAN:

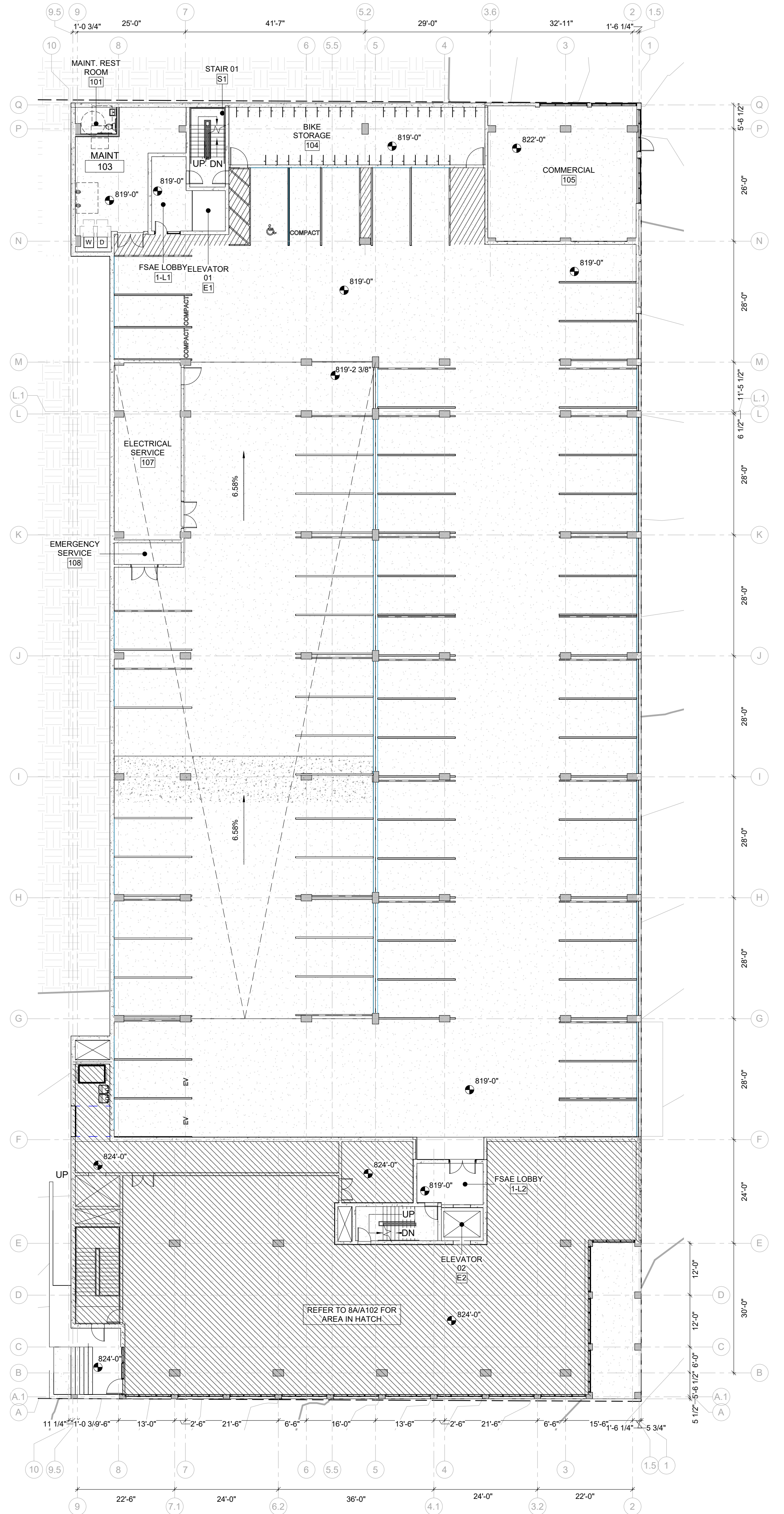
ISSUED FOR: 50% CONSTRUCTION DESIGN
DATE: 2022.10.07
REV: 1
DATE: 2023.01.23.1

NOT FOR CONSTRUCTION

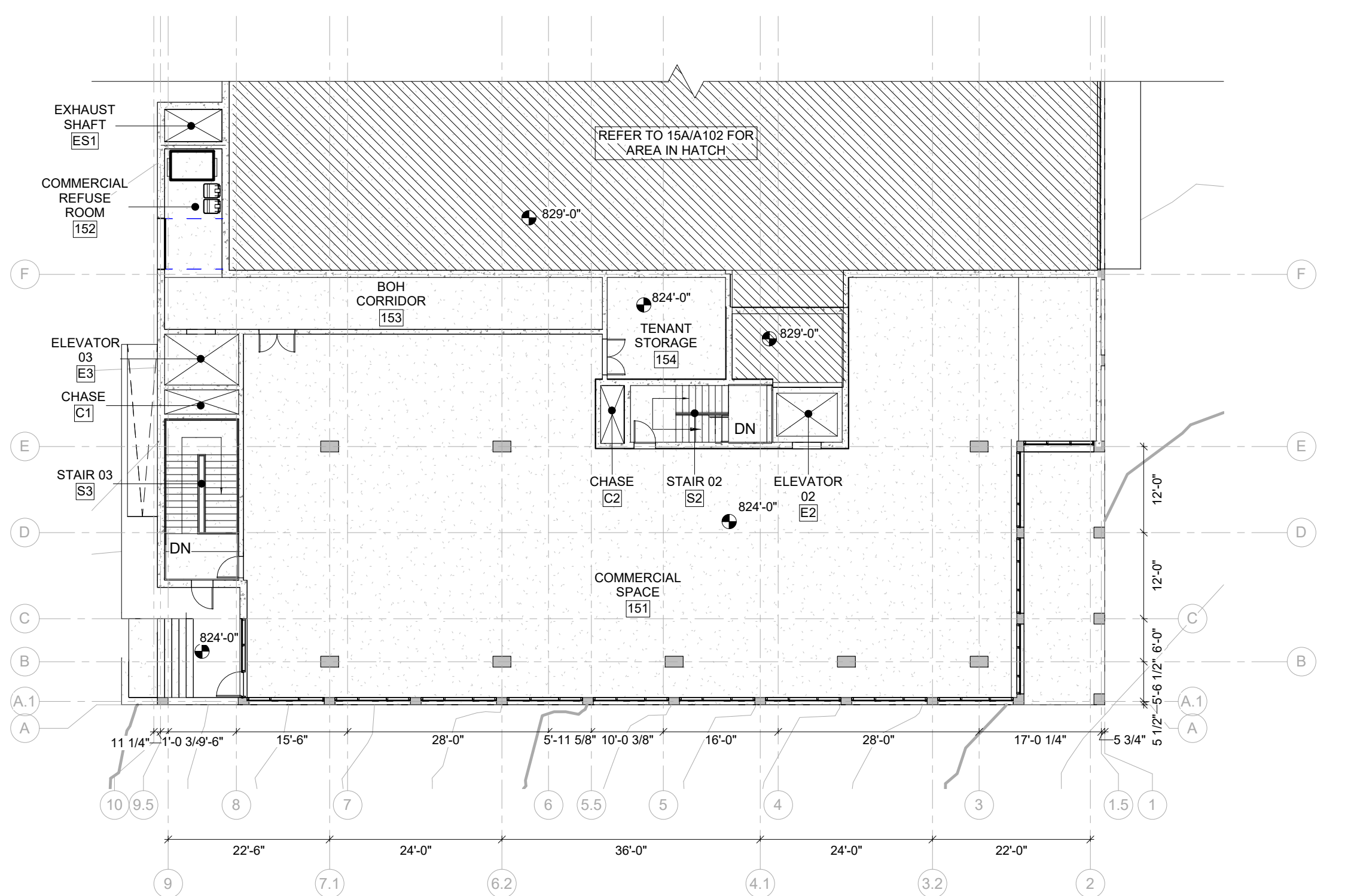
XX.XX.XXXX

FLOOR PLANS - LEVEL B & LEVEL 0

A101



OVERALL PLAN - LEVEL 1
 1/16" = 1'-0"
15A



FLOOR PLAN - COMMERCIAL 1.5
 1/16" = 1'-0"
8A

- A. DURING BIDDING / PRICING PHASE, GC SHALL DETERMINE AVAILABILITY OF ALL MATERIALS, ANY DELIVERY SCHED THAT MAY CAUSE COORD PROBLEMS SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
- B. COORD SECURITY, IT & AV REDTS W/ OWNER. PROVIDE CONDUIT AND PULL STRINGS AS NEEDED.
- C. COORD UTILITY ENTRANCES W/ CIVIL & MEPFP DWGS. PAINT UTILITY CABINETS, METERS & ASSOCIATED PIPING PER ARCHITECT'S DIRECTION.
- D. ALL INT WALLS ARE TYPE "A-3 UNO.
- E. ALL MESH SHAFTS SHALL BE LINED AS WALL TYPE "S-2.
- F. ALL DRG ARE TO BE LOCATED ON FROM ADJACENT WALL FACE, UNO, INT GLASS DRG PER ELS.
- G. INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
- H. ADD VERT CUTS @ 30" OC IN NEW GYP BD WALLS. VERIFY FINAL LOCATIONS W/ ARCHITECT PRIOR TO INSTALL, WHERE CUTS OCCUR AT FIRE-RATED ASSEMBLIES, PROVIDE FIRE-RATED CUTS.
- I. ALL FLR PENETRATION LOCATIONS SHALL BE COORD AND VERIFIED FOR STRUCT AND MEPFP FOR ELEMENTS INCLUDING ITEMS LOCATED ON FLRS ABOVE & BELOW CONCEALED WORK (EMBEDS, REBAR, ETC.) NOTIFY ARCHITECT OF ANY ISSUES PRIOR TO DRILLING. PROVIDE X-RAY OR SONAR SCANS AS REQD.
- J. DASHED LINES INDICATE OVERHEAD ITEMS ABOVE. RE RCP AND ROOF PLANS.
- K. COORD SLAB EDGES W/ STRUCT DWGS.
- L. COORD ALL BRACING LOCATIONS W/ STRUCT DWGS. NOTIFY ARCHITECT OF ANY ISSUES.
- M. ON WALLS WHERE GRAPHICS / SIGNAGE OCCUR PROVIDE LEVEL 5 FIN AT THESE LOCATIONS NO EXIT SIGNS OR ANY ELECT / FIRE ALARM / MECH / ETC. DEVICES SHALL BE INSTALLED, IF CONFLICT EXISTS, NOTIFY ARCHITECT FOR RESOLUTION.
- N. RE G000 SERIES FOR ACCESSIBILITY REQS.
- O. RE A000 SERIES FOR FLR, WALL, CLG AND ROOF TYPES.
- P. RE A130 SERIES FOR DIM PLANS.
- Q. RE A600 SERIES FOR DR, FRAME & HARDWARE SCHED.
- R. RE A600 SERIES FOR FIN & APPLIANCE SCHED.
- S. RE A700 SERIES FOR WDW & STOREFRONT TYPES.
- T. COORD ELEVATOR REQS, INCLUDING FIT DIMS AND SLAB OPENING W/ MANUF. NOTIFY ARCHITECT OF ANY ISSUES.
- U. DIMS ARE TO FIN FACE OF WALLS, COL GRIDS AND OUTSIDE FACE OF STOREFRONT FRAMING.
- V. VERIFY ALL DIMS INDICATED AS "FIELD VERIFY" OR "TV" ON THE DWGS PRIOR TO CONST. REPORT ANY ISSUES TO ARCHITECT.
- W. AT ALL STOREFRONT LOCATIONS PROVIDE BLOCKING AND SHIMS AS REQD. PROVIDE SEALANT AND BACKER ROD, BOTH SIDES, ALL AROUND. SEALANT COLOR PER ARCHITECT.
- X. IF REQD BY AHJ, PROVIDE CODE AND ADA COMPLIANT SIGNAGE AT ALL PUBLIC RESTRMS AND SERVICE RMS THROUGHOUT (JANITOR CLOSET, DATA ELECT, SIGNAGE SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
- Y. ALL FURNITURE INDICATED IS FOR REFERENCE ONLY, UNO.
- Z. RE FFE PLANS FOR APPLIANCE LEGEND AND ALL APPLIANCE LOCATIONS IN ALL UNITS.
- AA. ALL APPLIANCES ARE PROVIDED AND INSTALLED BY GC, UNO, CONSULT MEP DWGS FOR REQS. PROVIDE CONCEALED, MOISTURE-RESISTANT OR FIRE-TREATED BLOCKING AS REQD.
- BB. ALL COLORS AND LOCATIONS OF WALL MOUNTED ELECT DEVICES, COVER PLATES, SPRINKLER HEAD COVERS, ETC. SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
- CC. COORD ALL PRIMARY & OVERFLOW STORM DRAIN DROPS W/ PLUMB AND ARCH DWGS.
- DD. PROVIDE FIRE EXTINGUISHERS AND CABINETS AS INDICATED ON DWGS. FINAL LOCATIONS SHALL BE COORD W/ AHJ. INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
- EE. PROVIDE FULL HT PERIMETER AND ROOF INSUL. TO MEET REQD R-VALUE THROUGHOUT.
- FF. ALL BLOCKING WITH RATED WALLS SHALL BE FIRE RESISTANT PER UL ASSEMBLIES.
- GG. COORD ELECT DEVICE LOCATIONS W/ FURNITURE LAYOUT AS DIRECTED BY ARCHITECT PRIOR TO INSTALL OF ELECT DEVICES.
- HH. ALL LOCATIONS AND ALIGNMENTS OF CLG MOUNTED DEVICES / ELEMENTS NEEDS TO BE REVIEWED BY ARCHITECT PRIOR TO INSTALL.
- II. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT.
- JJ. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS AND SOFFIT).
- KK. ALL FRAMING SHALL MTL, STUDS, UNO, RE STRUCT DWGS.
- LL. ALL FIN TITL, CLGS, CARPET, ETC) STARTING & STOPPING POINTS TO BE DETERMINED BY ARCHITECT IN FIELD.
- MM. ALL UNITS ARE TYPE B ACCESSIBLE UNO.
- NN. ADA APPLIANCES TO BE INSTALLED IN TYPE "A" DWELLING UNITS ONLY.
- OO. PROVIDE FIRE EXTINGUISHER INSIDE SINK CABINET AT KITCHENS IN ALL DWELLING UNITS AS WELL AS PROVIDE FIRE EXTINGUISHERS AND CABINETS AS INDICATED BY DWGS. FINAL LOCATIONS SHALL BE COORD W/ AHJ. INFORM ARCHITECT OF ALL FIRE MARSHAL'S LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
- PP. "C" = CLOSET, CLOSET SHELIVING PER SPECS.
- QQ. "WH / F" = WATER HEATER & FURNACE. COORD W/ MEP DWGS.
- RR. "W" = WASHER / DRYER, COORD W/ MEP DWGS.
- SS. PROVIDE TEMP FIRE EXTINGUISHERS PER AHJ AT FUTURE SPACE. FINAL LOCATIONS PER ARCHITECT & AHJ.

FLOOR PLAN GENERAL NOTES
1E

FLOOR PLAN KEYNOTES
1A

1/20/2023 4:50:44 PM

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 1515 GENESSEE ST SUITE 11
 KANSAS CITY MO 64102
 t 816 756 1808
 kemstudio.com

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CITY HARVEST
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 KANSAS CITY, MO
 PROJECT NUMBER: A2015

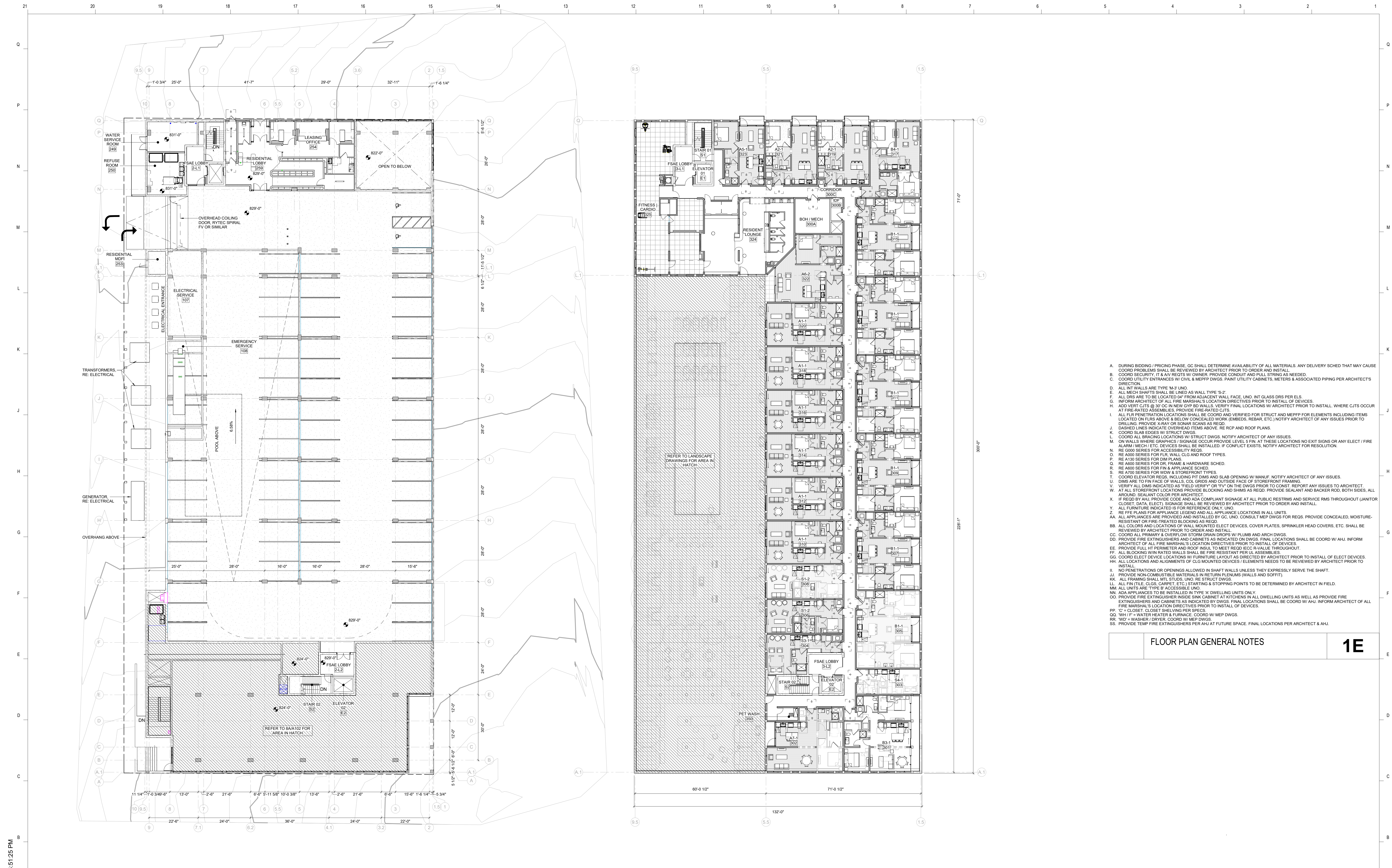
KEY PLAN:

 NOT FOR CONSTRUCTION
 XXXX.XXXX

ISSUED FOR:	DATE:	REV:
50% CONSTRUCTION DESIGN	2022.10.07	
10% REVISIONS	2023.01.23.1	

NUMBER	DESCRIPTION

FLOOR PLANS - LEVEL 1 & COMMERCIAL 1.5
A102



- FLOOR PLAN GENERAL NOTES**
- A. DURING BIDDING / PRICING PHASE, GC SHALL DETERMINE AVAILABILITY OF ALL MATERIALS, ANY DELIVERY SCHED THAT MAY CAUSE COORD PROBLEMS SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
 - B. COORD SECURITY, IT & AV ROOMS W/ OWNER. PROVIDE CONDUIT AND FULL STRINGS AS NEEDED.
 - C. COORD UTILITY ENTRANCES W/ CIVIL & MEP/PP DWGS. PAINT UTILITY CABINETS, METERS & ASSOCIATED PIPING PER ARCHITECT'S DIRECTION.
 - D. ALL INT WALLS ARE TYPE "A" UNO.
 - E. ALL MECH SHAFTS SHALL BE LINED AS WALL TYPE "S-2".
 - F. ALL DRG ARE TO BE LOCATED FROM ADJACENT WALL FACE, UNO, INT GLASS DRG PER ELS.
 - G. INFORM ARCHITECT OF ALL FIRE MARSHALS LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
 - H. ADD VERT CUTS @ 30" OC NEW COP BD WALLS. VERIFY FINAL LOCATIONS W/ ARCHITECT PRIOR TO INSTALL. WHERE CUTS OCCUR AT FIRE-RATED ASSEMBLIES, PROVIDE FIRE-RATED CUTS.
 - I. ALL FLR PENETRATION LOCATIONS SHALL BE COORD AND VERIFIED FOR STRUCT AND MEPP/PP FOR ELEMENTS INCLUDING ITEMS LOCATED ON FLRS ABOVE & BELOW CONCEALED WORK (EMBEDS, REBAR, ETC.) NOTIFY ARCHITECT OF ANY ISSUES PRIOR TO DRILLING. PROVIDE X-RAY OR SONAR SCANS AS REQD. DASHED LINES INDICATE OVERHEAD ITEMS ABOVE. RE: RCP AND ROOF PLANS.
 - J. COORD SLAB EDGES W/ STRUCT DWGS. NOTIFY ARCHITECT OF ANY ISSUES.
 - K. COORD ALL BRACING LOCATIONS W/ STRUCT DWGS. NOTIFY ARCHITECT OF ANY ISSUES.
 - L. ON WALLS WHERE GRAPHICS / SIGNAGE OCCUR PROVIDE LEVEL 5 FIN AT THESE LOCATIONS NO EXIT SIGNS OR ANY ELECT / FIRE ALARM / MECH / ETC. DEVICES SHALL BE INSTALLED. IF CONFLICT EXISTS, NOTIFY ARCHITECT FOR RESOLUTION.
 - N. RE 6000 SERIES FOR ACCESSIBILITY REQD.
 - O. RE 400 SERIES FOR FLR WALL CLG AND ROOF TYPES.
 - P. RE A130 SERIES FOR DIM PLANS.
 - Q. RE A600 SERIES FOR DR, FRAME & HARDWARE SCHED.
 - R. RE A600 SERIES FOR FIN & APPLIANCE SCHED.
 - S. RE A700 SERIES FOR WDW & STOREFRONT TYPES.
 - T. COORD ELEVATOR REQD, INCLUDING FIT DIMS AND SLAB OPENING W/ MANUF. NOTIFY ARCHITECT OF ANY ISSUES.
 - U. DIMS ARE TO FIN FACE OF WALLS, COL GRDS AND OUTSIDE FACE OF STOREFRONT FRAMING.
 - V. VERIFY ALL DIMS INDICATED AS "FIELD VERIFY" OR "FV" ON THE DWGS PRIOR TO CONST. REPORT ANY ISSUES TO ARCHITECT.
 - W. AT ALL STOREFRONT LOCATIONS PROVIDE BLOCKING AND SHIMS AS REQD. PROVIDE SEALANT AND BACKER ROD, BOTH SIDES, ALL AROUND. SEALANT COLOR PER ARCHITECT.
 - X. IF REQD BY AHJ, PROVIDE CODE AND ADA COMPLIANT SIGNAGE AT ALL PUBLIC RESTROOMS AND SERVICE RIMS THROUGHOUT (JANITOR CLOSET, DATA ELECT), SIGNAGE SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
 - Y. ALL FURNITURE INDICATED IS FOR REFERENCE ONLY, UNO.
 - Z. RE FIN PLANS FOR APPLIANCE LEGEND AND ALL APPLIANCE LOCATIONS IN ALL UNITS.
 - AA. ALL APPLIANCES ARE PROVIDED AND INSTALLED BY GC, UNO. CONSULT MEP DWGS FOR REQD. PROVIDE CONCEALED, MOISTURE-RESISTANT OR FIRE-TREATED BLOCKING AS REQD.
 - BB. ALL COLORS AND LOCATIONS OF WALL MOUNTED ELECT DEVICES, COVER PLATES, SPRINKLER HEAD COVERS, ETC. SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
 - CC. COORD ALL PRIMARY & OVERFLOW STORM DRAIN DROPS W/ PLUMB AND ARCH DWGS.
 - DD. PROVIDE FIRE EXTINGUISHERS AND CABINETS AS INDICATED ON DWGS. FINAL LOCATIONS SHALL BE COORD W/ AHJ. INFORM ARCHITECT OF ALL FIRE MARSHALS LOCATION DIRECTIVES PRIOR TO INSTALL OF DEVICES.
 - EE. PROVIDE FULL HT PERIMETER AND ROOF INSUL. TO MEET REQD R-VALUE THROUGHOUT.
 - FF. ALL BLOCKING WITH RATED WALLS SHALL BE FIRE RESISTANT PER UL ASSEMBLIES.
 - GG. COORD ELECT DEVICE LOCATIONS W/ FURNITURE LAYOUT AS DIRECTED BY ARCHITECT PRIOR TO INSTALL OF ELECT DEVICES.
 - HH. ALL LOCATIONS AND ALIGNMENTS OF CLG MOUNTED DEVICES / ELEMENTS NEEDS TO BE REVIEWED BY ARCHITECT PRIOR TO INSTALL.
 - II. NO PENETRATIONS OR OPENINGS ALLOWED IN SHAFT WALLS UNLESS THEY EXPRESSLY SERVE THE SHAFT.
 - JJ. PROVIDE NON-COMBUSTIBLE MATERIALS IN RETURN PLENUMS (WALLS AND SOFFIT).
 - KK. ALL FRAMING SHALL MITL STUDS, UNO. RE: STRUCT DWGS.
 - LL. ALL FIN (TILE, CLGS, CARPET, ETC.) STARTING & STOPPING POINTS TO BE DETERMINED BY ARCHITECT IN FIELD.
 - MM. ALL UNITS ARE TYPE "A" ACCESSIBLE UNO.
 - NN. ADA APPLIANCES TO BE INSTALLED IN TYPE "A" DWELLING UNITS ONLY.
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 - PP. "C" = CLOSET, CLOSET SHELVING PER SPEC.
 - QQ. "WH / F" = WATER HEATER & FURNACE. COORD W/ MEP DWGS.
 - RR. "W" = WASHER / DRYER, COORD W/ MEP DWGS.
 - SS. PROVIDE TEMP FIRE EXTINGUISHERS PER AHJ AT FUTURE SPACE. FINAL LOCATIONS PER ARCHITECT & AHJ.

OVERALL PLAN - LEVEL 2
 1/16" = 1'-0"
15A

OVERALL PLAN - LEVEL 3
 1/16" = 1'-0"
8A

NUMBER	DESCRIPTION
FLOOR PLAN KEYNOTES	

KEM STUDIO
 1515 GENESSEE ST SUITE 11
 KANSAS CITY MO 64102
 t 816 756 1808
 kemstudio.com

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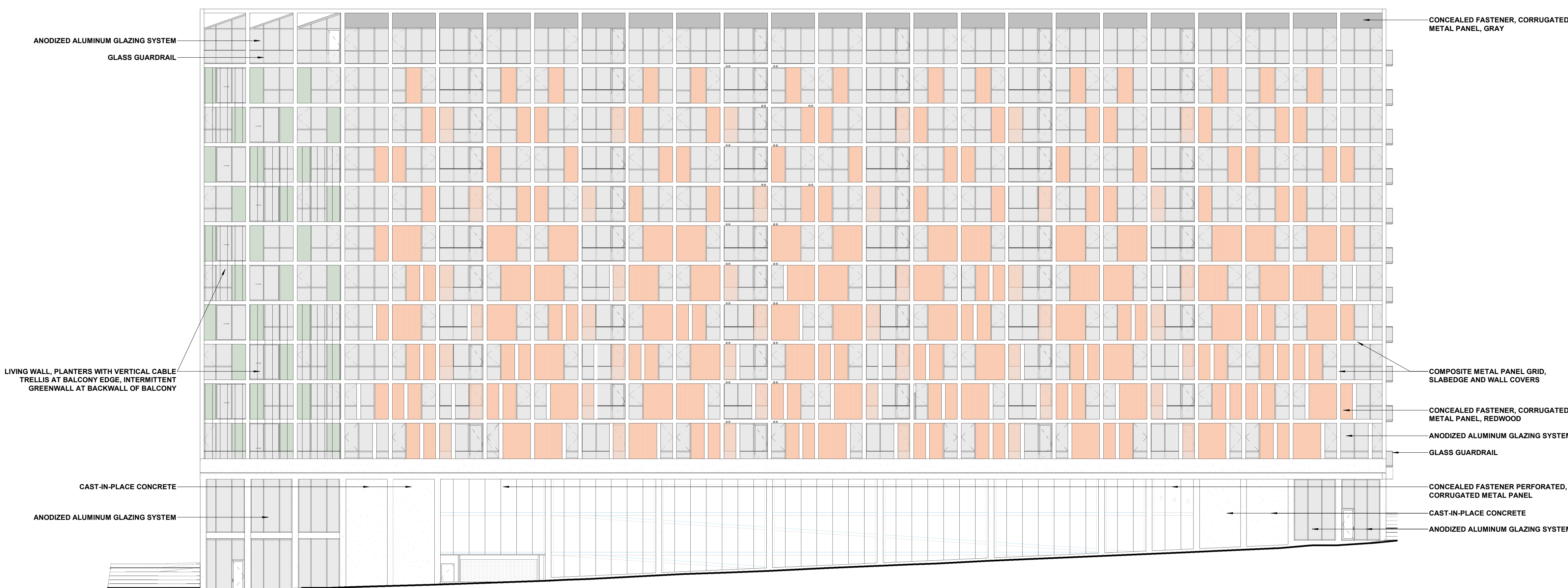
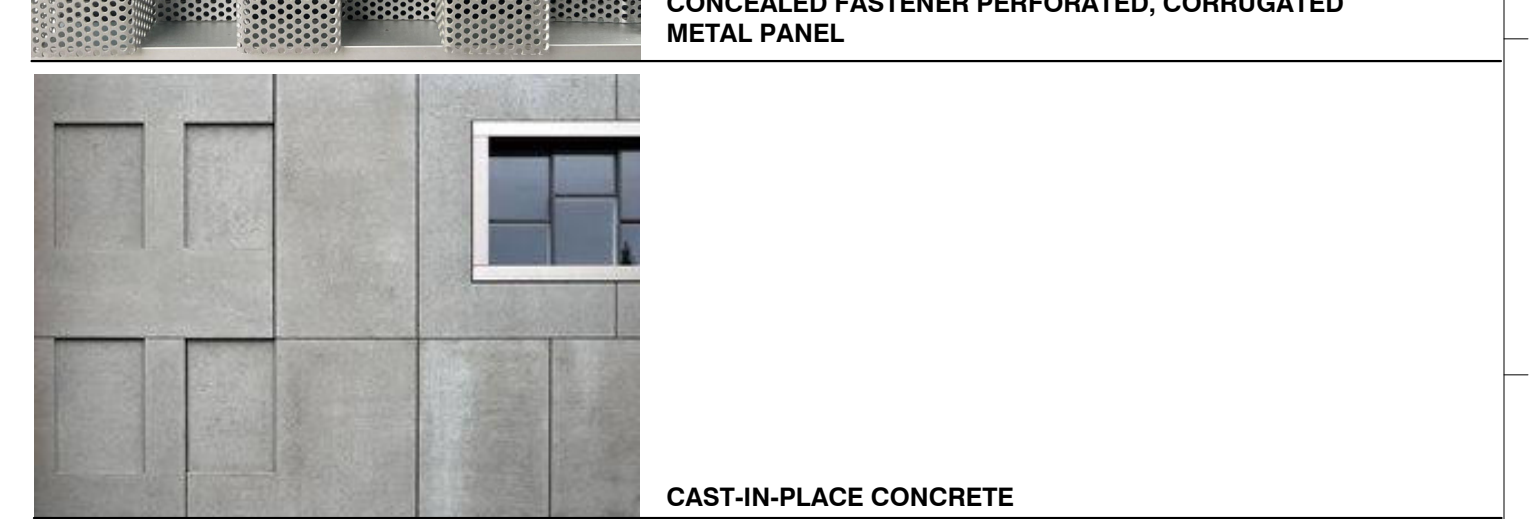
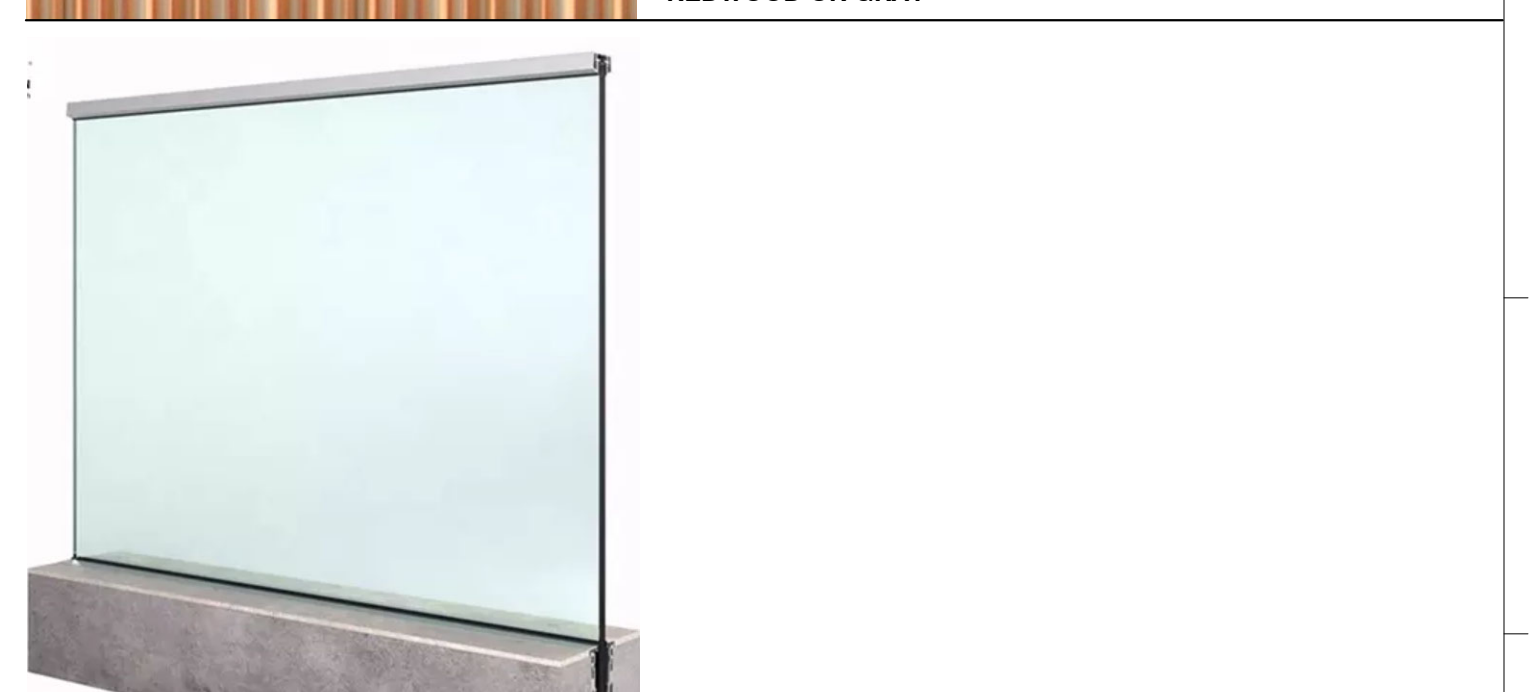
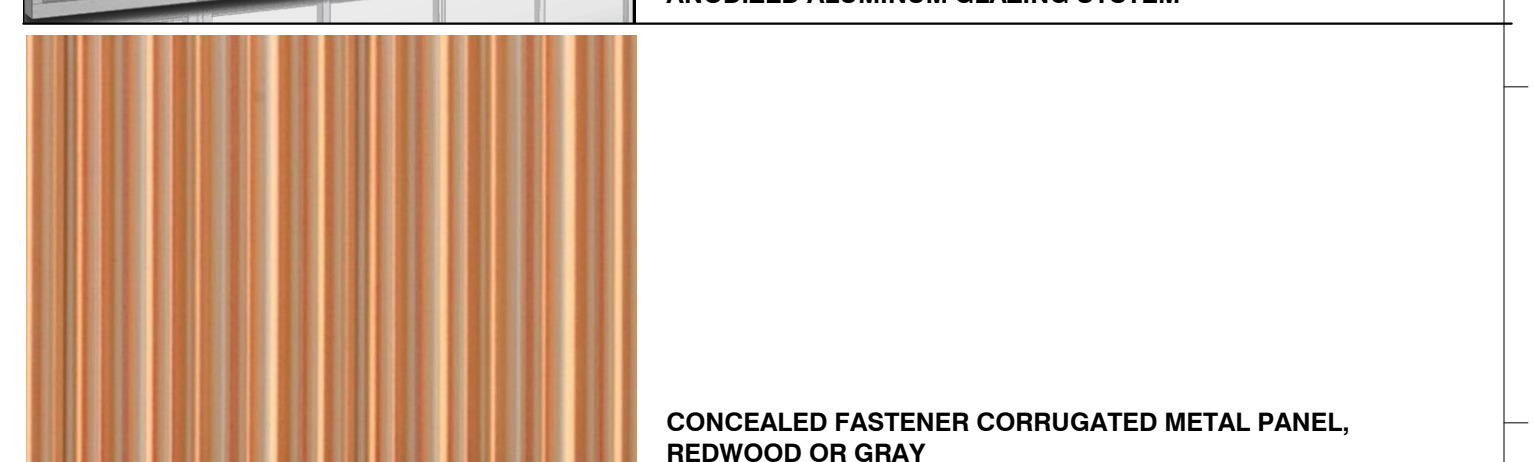
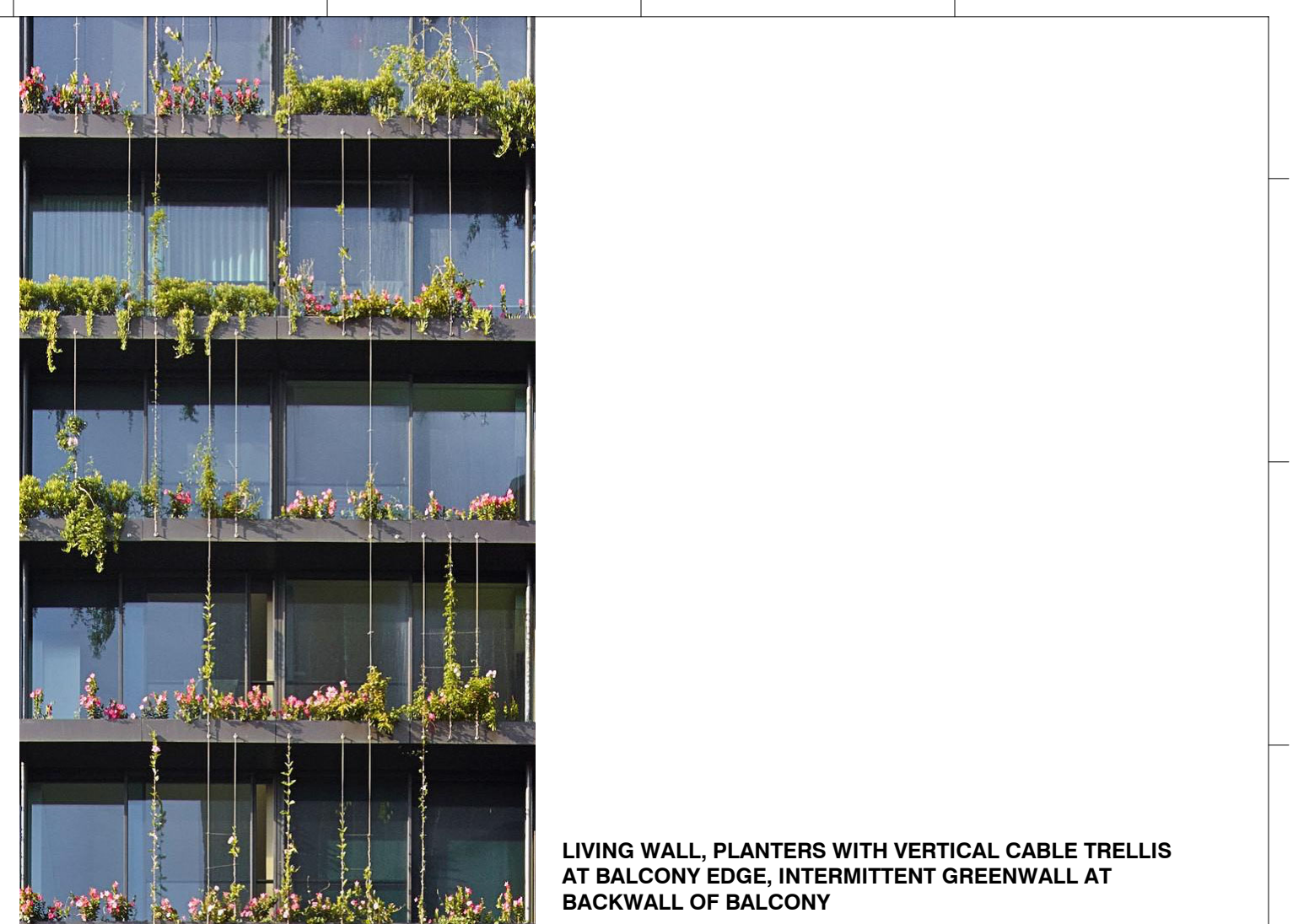
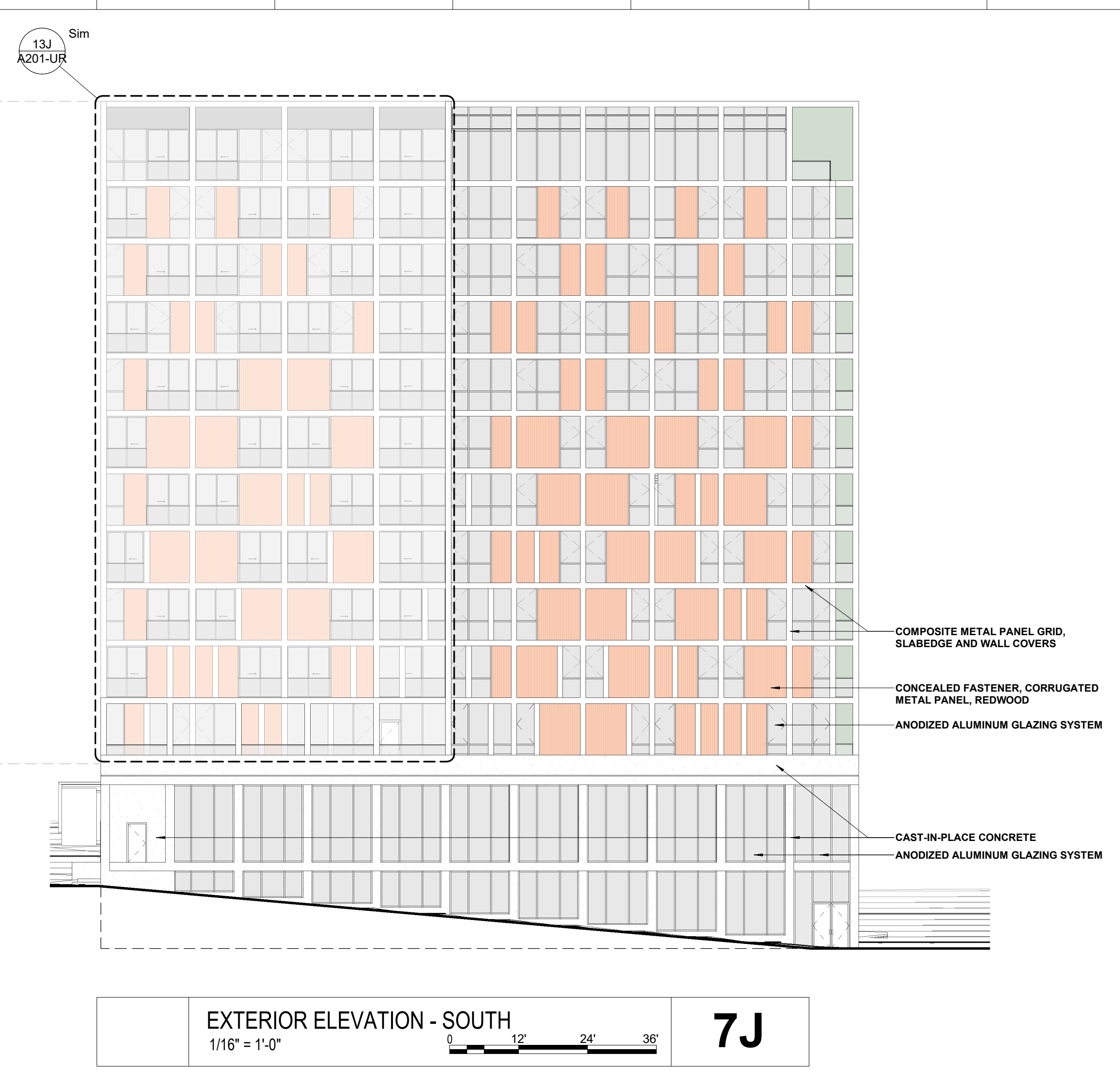
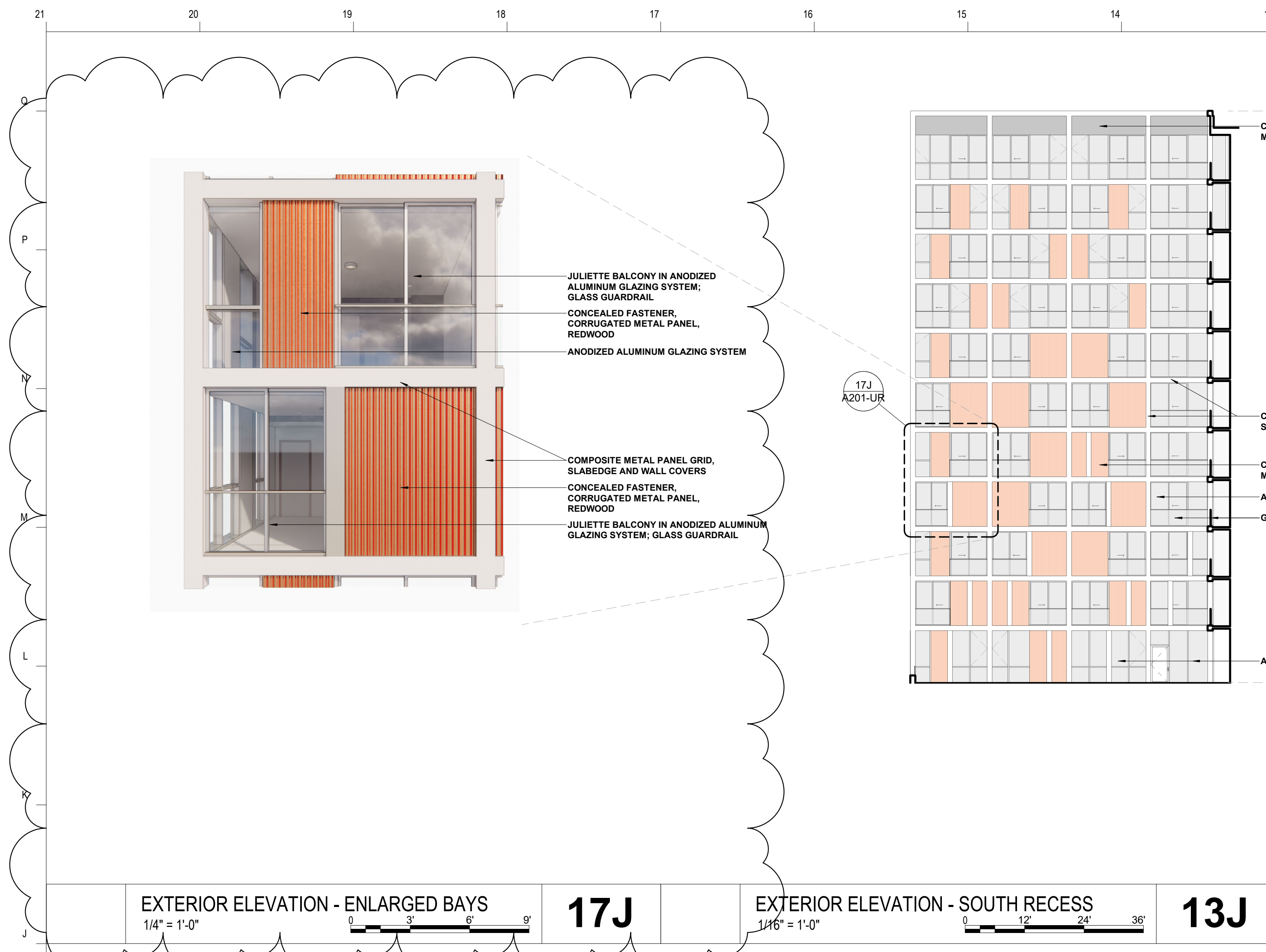
CITY HARVEST
 400 MAIN ST.
 KANSAS CITY, MO
 PROJECT NUMBER: A2015

KEY PLAN:
 NOT FOR CONSTRUCTION
 XXXXXXXX

ISSUED FOR:	DATE:	REV:
50% CONSTRUCTION DESIGN	2022.10.07	
100% CONSTRUCTION DESIGN	2023.01.23.1	

FLOOR PLANS - LEVEL 2 & LEVEL 3
A103

1/20/2023 4:51:25 PM



EXTERIOR FINISH LEGEND

1/20/2023 4:52:23 PM

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KANSAS CITY MO 64102
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CITY HARVEST

400 MAIN ST.
KANSAS CITY, MO
PROJECT NUMBER: A201S

NOT FOR CONSTRUCTION

KEY PLAN:

ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	
UR REVISIONS	2023.01.23	1

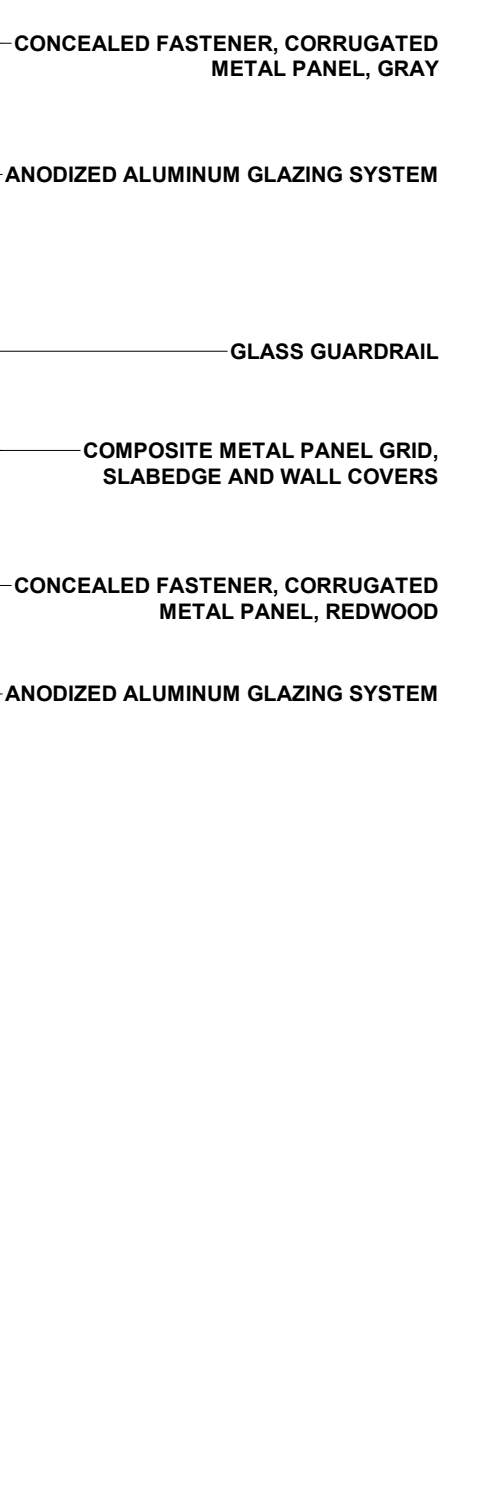
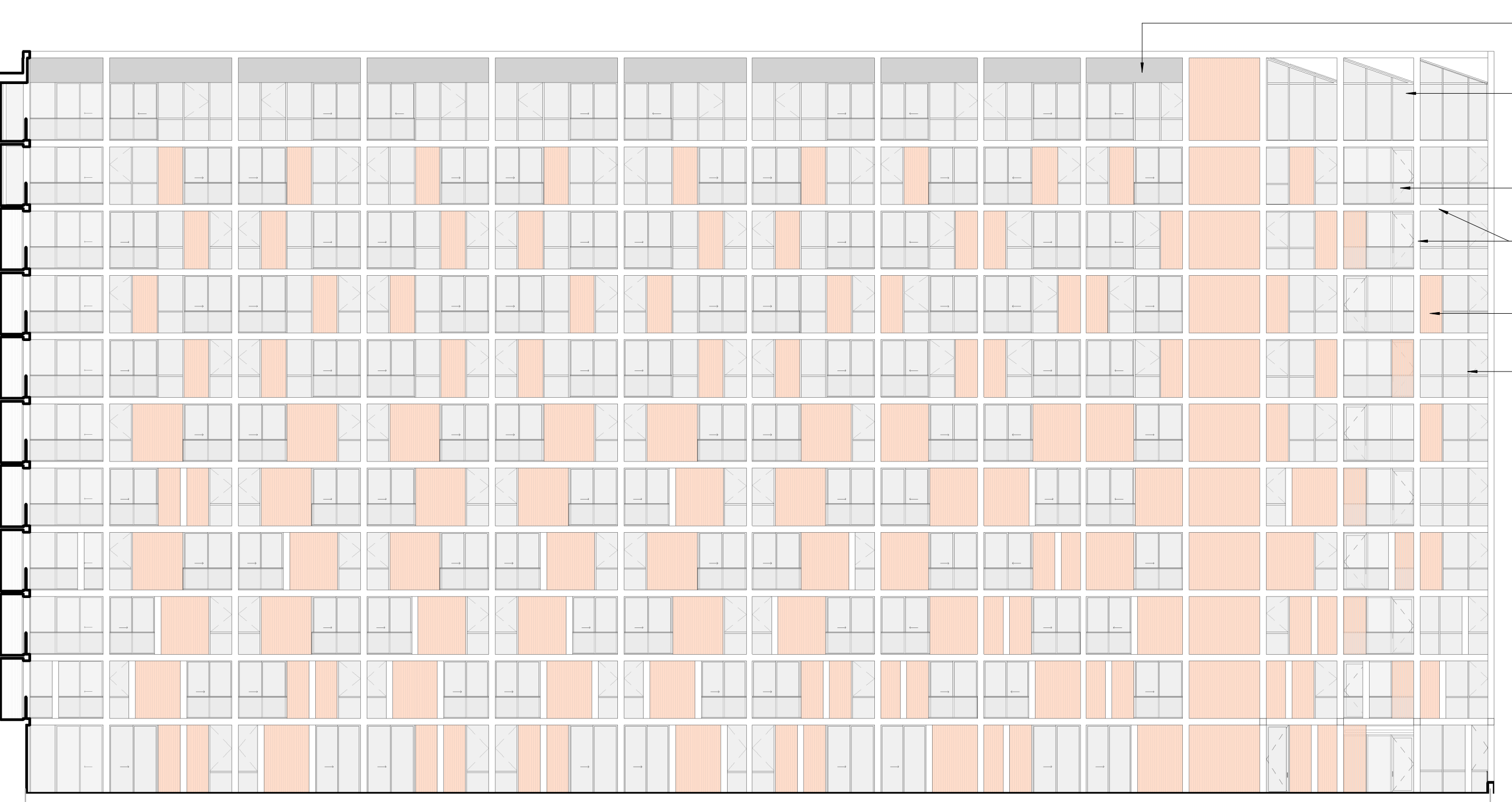
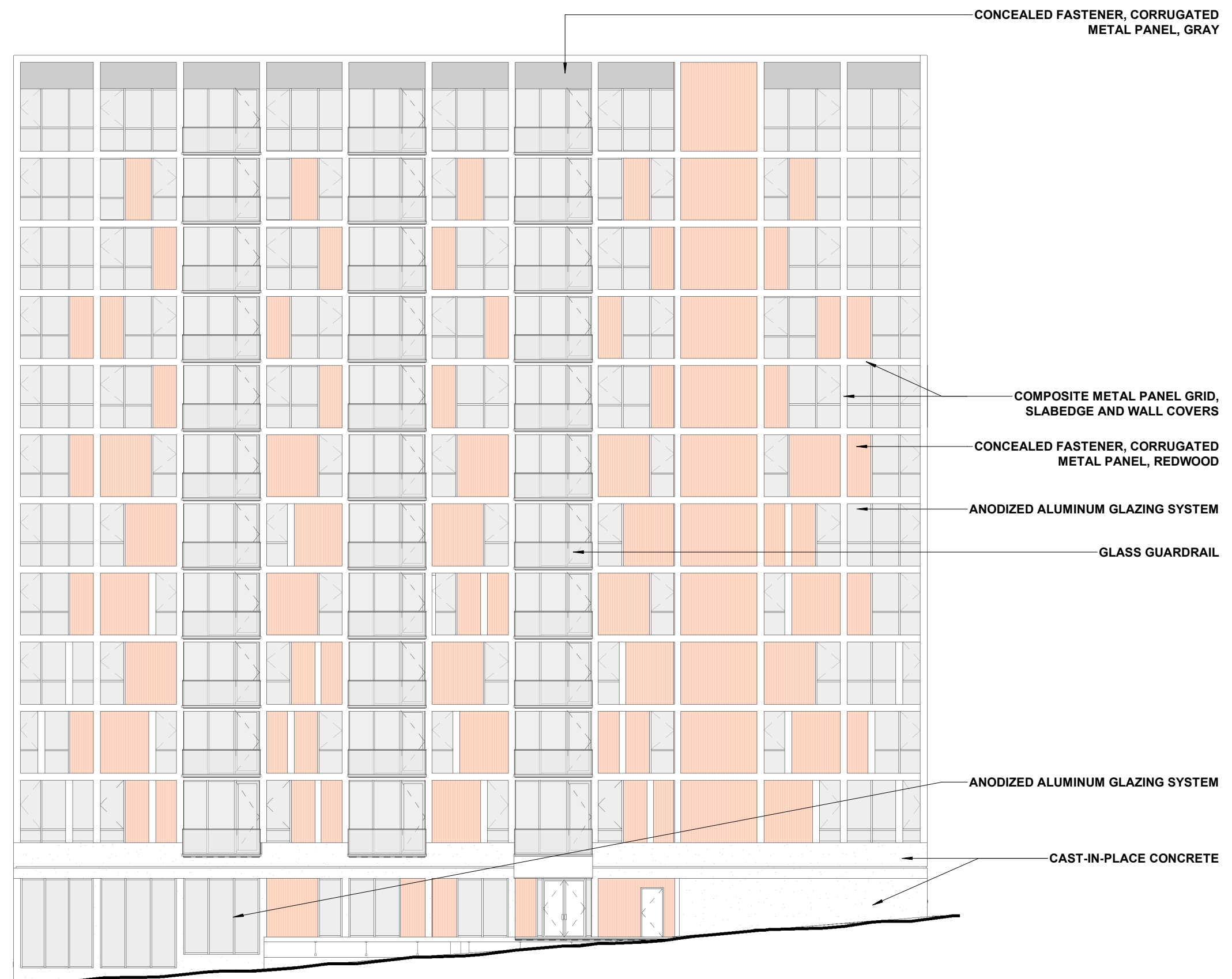
EXTERIOR ELEVATIONS

A201-UR

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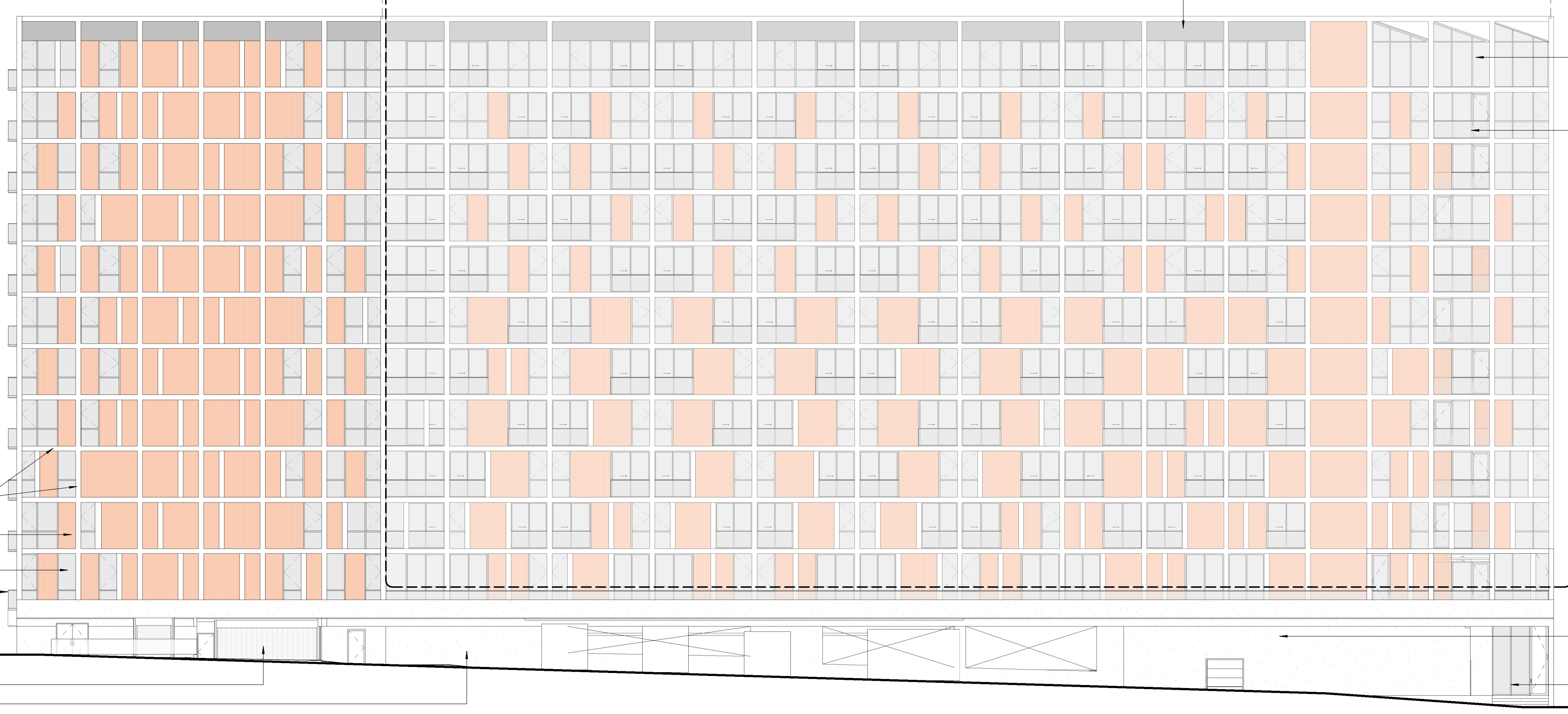
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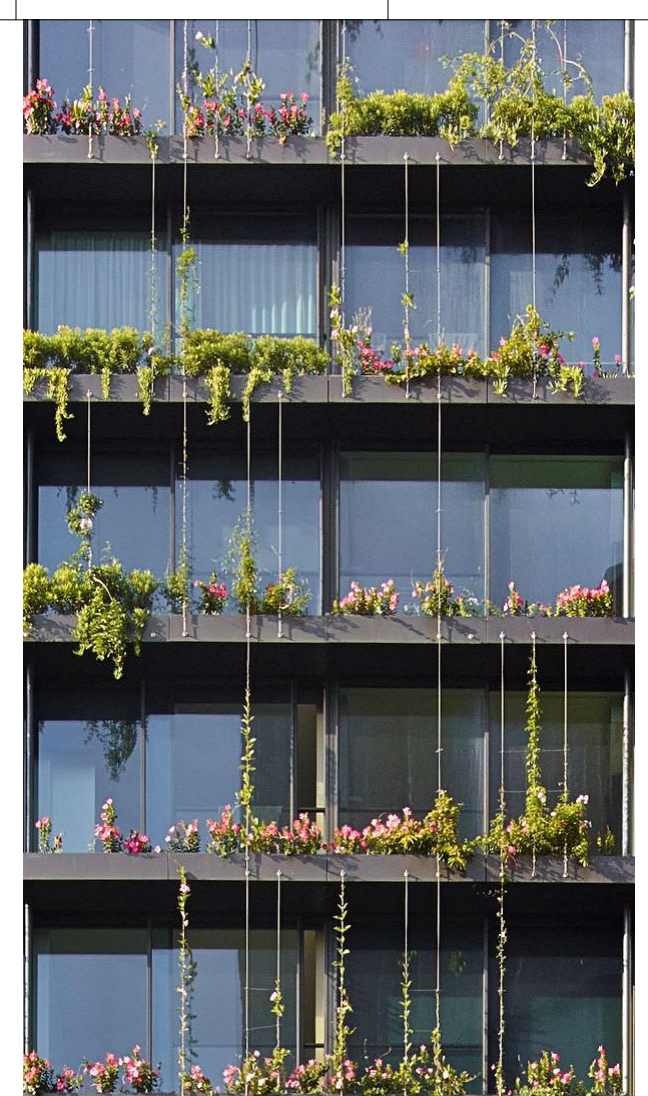


EXTERIOR ELEVATION - NORTH
1/16" = 1'-0" 0 12' 24' 36' **16J**

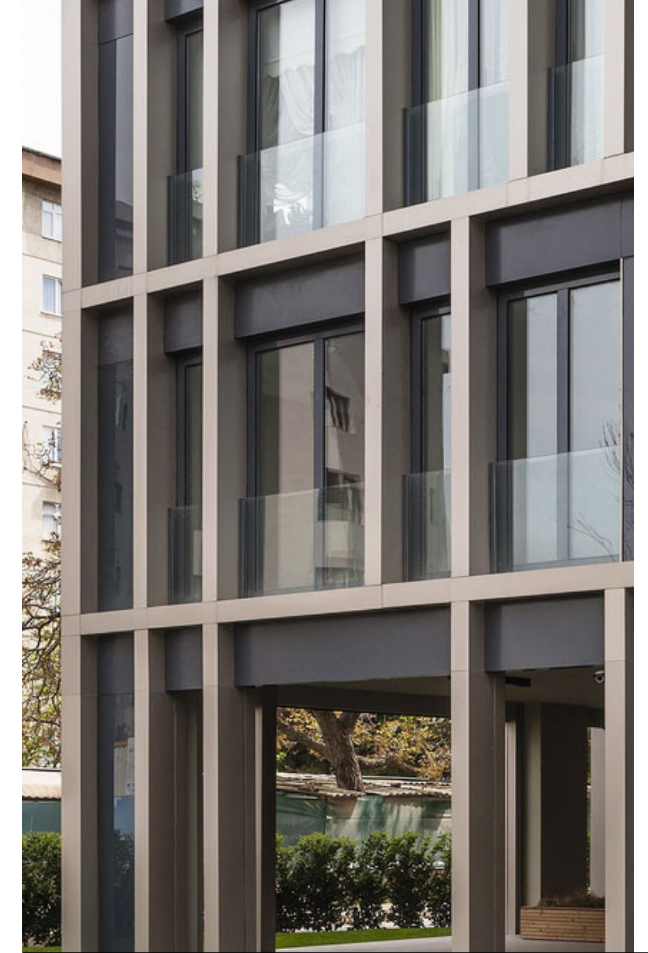
EXTERIOR ELEVATION - WEST RECESSED
1/16" = 1'-0" 0 12' 24' 36' **6J**



EXTERIOR ELEVATION - WEST
1/16" = 1'-0" 0 12' 24' 36' **6A**



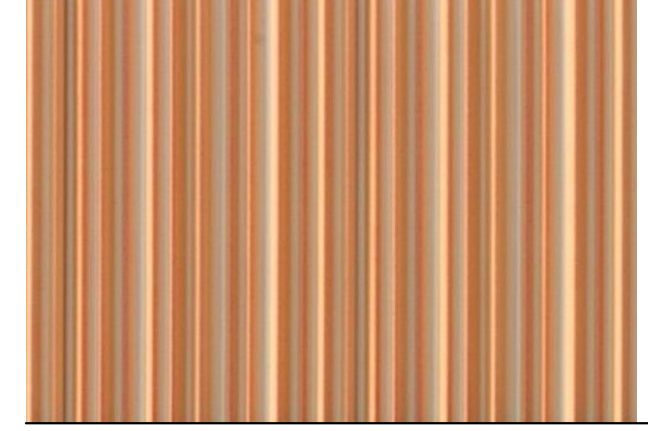
LIVING WALL, PLANTERS WITH VERTICAL CABLE TRELLIS AT BALCONY EDGE, INTERMITTENT GREENWALL AT BACKWALL OF BALCONY



COMPOSITE METAL PANEL GRID



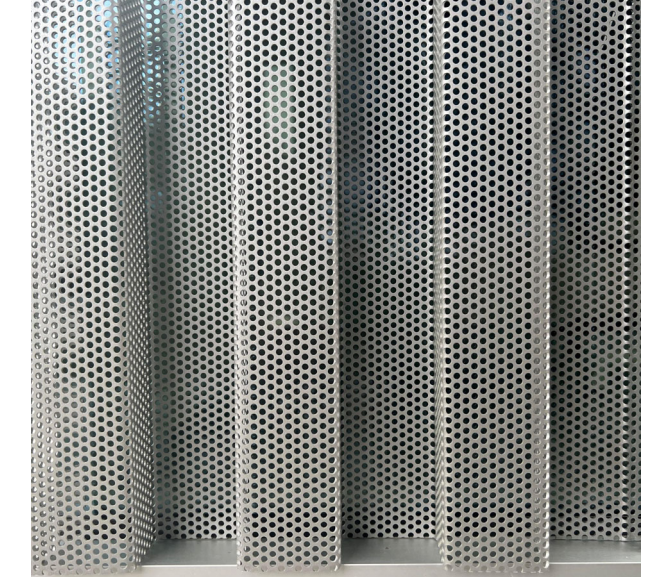
ANODIZED ALUMINUM GLAZING SYSTEM



CONCEALED FASTENER CORRUGATED METAL PANEL, REDWOOD OR GRAY



GLASS GUARDRAIL



CONCEALED FASTENER PERFORATED, CORRUGATED METAL PANEL



CAST-IN-PLACE CONCRETE

1/20/2023 4:52:55 PM

KEM STUDIO
1515 GENESSEE ST SUITE 11
KANSAS CITY MO 64102
t 816 756 1808

kemstudio.com

RELATED DOCUMENTS: This Drawing may be part of an integrated set of Construction Documents, including the executed Agreement, the General and Supplemental Conditions of the Contract, Division 01 "General Requirements", and applicable "Technical Specifications" Sections. The Contract Documents are complementary and shall be read in conjunction with as if required by all. Other documents affecting the Work may include Geotechnical recommendations, Manufacturer's Product Data and installation requirements, Shop Drawings and Coordination Drawings. Failure to review applicable documents does not reduce the obligation to provide complete and operational building components.

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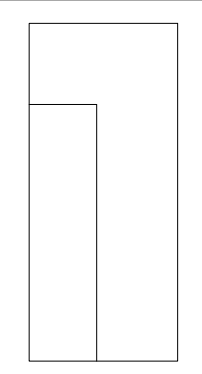
CITY HARVEST

400 MAIN ST.
KANSAS CITY, MO

PROJECT NUMBER: A2015

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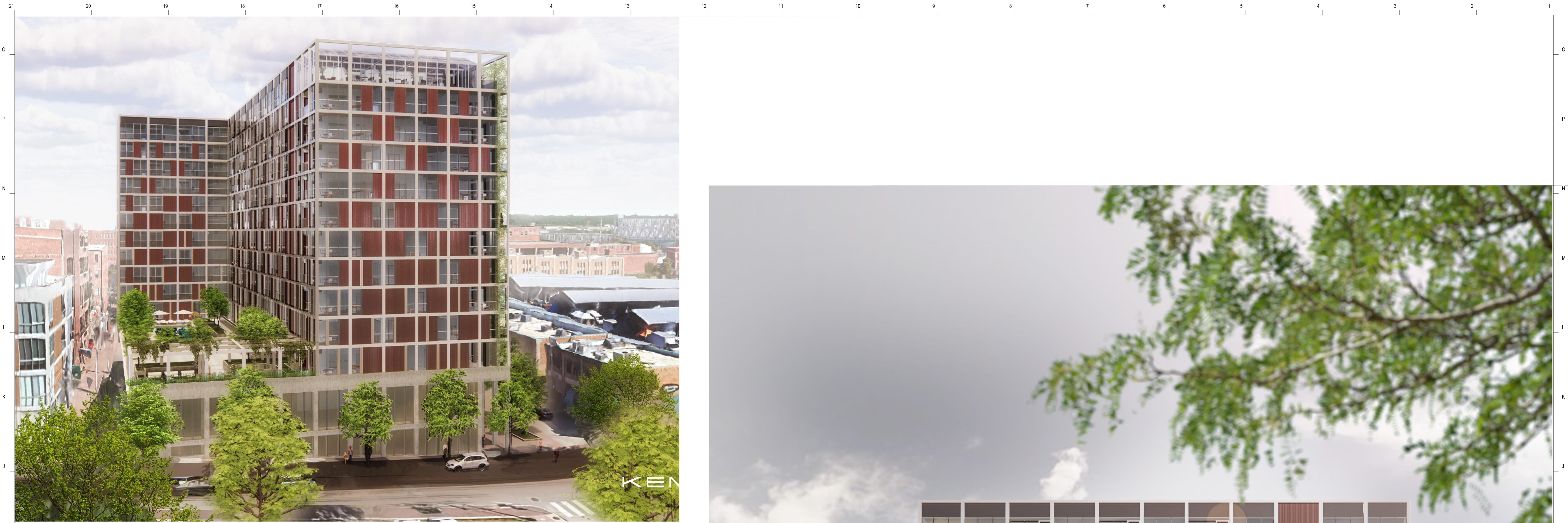
KEY PLAN:



ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	

EXTERIOR ELEVATIONS

A202-UR



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21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

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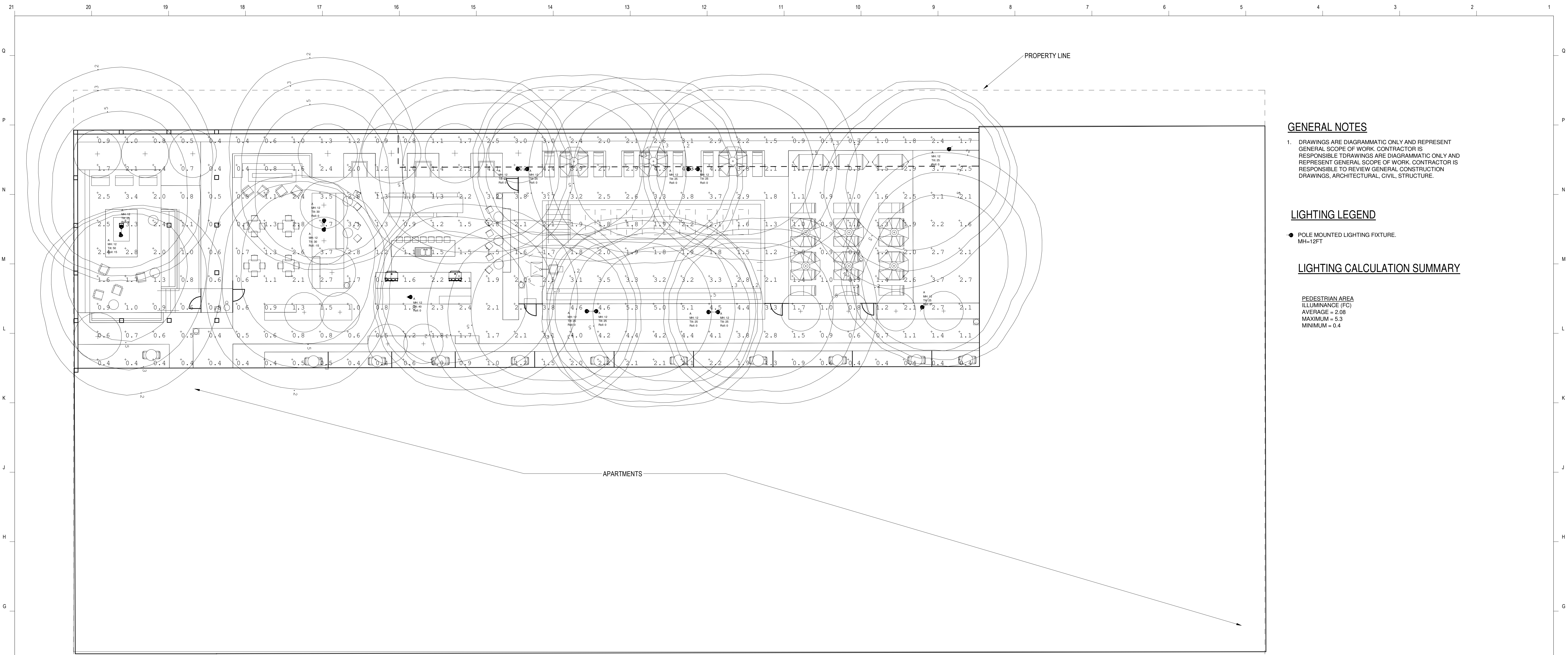
CITY HARVEST
 400 MAIN ST.
 KANSAS CITY, MO
 PROJECT NUMBER: A2015

NOT FOR CONSTRUCTION
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KEY PLAN:

ISSUED FOR:	DATE:	REV.
UR AMENDMENT	09.26.2022	

3D VIEWS
A900



GENERAL NOTES

1. DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT GENERAL SCOPE OF WORK. CONTRACTOR IS RESPONSIBLE TO REVIEW GENERAL CONSTRUCTION DRAWINGS, ARCHITECTURAL, CIVIL, STRUCTURE.

LIGHTING LEGEND

● POLE MOUNTED LIGHTING FIXTURE, MH=12FT

LIGHTING CALCULATION SUMMARY

PEDESTRIAN AREA
ILLUMINANCE (FC)
AVERAGE = 2.08
MAXIMUM = 5.3
MINIMUM = 0.4

POOL DECK LIGHT CALCULATION 1

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	[LUMCAT]
●	15	A	Single	Arne 36 LED, 350mA, 3000K, TIV Distribution, Frosted Lens // ARC23 5.0m Aluminum Pole	0.850	2961	40	600	ARxP36A1TIVO

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
Pedestrian Area	ILLUMINANCE	Fc	2.08	5.3	0.4	5.20	13.25		

9/23/2022 1:25:09 PM



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PROJECT NUMBER: A2015

NOT FOR CONSTRUCTION

KEY PLAN:

ISSUED FOR:	DATE:	REV.

POOL DECK LIGHTING CALCULATION

EL100

Public Meeting Notice

Please join _____

for a meeting about _____

case number _____

proposed for the following address:

Meeting Date:

Meeting Time:

Meeting Location:

Project Description:

If you have any questions, please contact:

Name:

Phone:

Email:

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.

Sincerely,

Meeting Sign-In Sheet

Project Name and Address

400 MAIN ST, KANSAS CITY, MO 64106

400 MAIN ST, KANSAS CITY, MO 64106

Name	Address	Phone	Email
Justin Cottrell	1028 W 72nd St KCMO 64114	913-568-9912	justin@kccommercialrealty.com
Randy Spivey	401 MAIN	816-695-3609	GLOBALPRODUCE@KC.PR.CO
Alana Sucharski	404 ADMIRAL	573-631-2297	alanasucharSKI@gmail.com
Joey Beim	6 W. 3rd KCMO 6465	816-492-1041	joeybeim@gmail.
RYAN ROMK	ONE IMPERIAL SQ. INDICUS IN	317-679-3854	Rromk@fco.com
STEVE SWANSON	520 W. PENNINGTON KCMO 64108	816-808-8166	steve.swanson@Cantico build.
DANIEL WINNERS	2114 MERCER ST.	816-812-1153	dc-winnerson@fco.com
Lynelle Haugbroek	609 Central St.	575-323-1415	lynelleh@gmail.com
BRAD SATTERWHITE	1515 GENESEE ST	816-808-8185	BSATTERWHITE@KEMSTUDIO.COM
Joett Boehm	523 GRAND	916 204 0562	jdboehm@gmail.com
Rachel Pierce	220 W 2nd	785-418-4839	pierceracheld@gmail.com

Name	Address	Phone	Email
John Stem Mark DeShazo	400 BRAND #414 KCMO	816 221-6161	EMBLAZONCO e@stern
Lauren Krutty	136 Main St. #503	913-907-0978	lkrutty@ kcstreetcar.org
moody HABASHI	309 main	816 682 5975	habashihouse@hotmail.com
Ahmed HABASHI	313 Main	816 682 5975	habashi_hans@yahoo.com
Robert Reiman	210 W 5th St #405	913 486 2340	rreiman@gmail.com
Deborah Reiman	11	913 - 707 6908	DeborahReiman@gmail.com
CHERYL SWEET	423 Delaware #204 KCMO 64105	612-296-7060	csweet6@yahoo.com
RICHARD SCHNABEL	423 DELAWARE #204 KCMO	816 756 2299	Barnamirs@gmail.com
Jennifer Lewis	20 E 5th St Suite 201 KCMO 64106	816 842 1271	JLewis@thecitymarket KC, org com
Ken Kantner	427 Main St	913-284-6600	kkantner@minskys.com
Kevin Eyle	307 A Main	940 368 2710	eyle2ofos@yahoo.com
Brenda Herndon	311A Main	913-982-7454	bjherndonkc@live.com
Stephanie Fox Knapp	#200 Walnut #410	785-766-0627	sfnippe@gmail.com
chandra villalobos	305 main St	816 288 5369	chan.villalobos99@gmail.com
Nicole Sumner	305 main st KC, MO 64105	816-912-7956	citymarketcoffee@gmail.com
Arturo Oliva	311A Main St	913-378-4152	ARTY1325@yahoo.com

Could you please send the Power Point to those on this list? Thank you.