

VITAGRAPH FILM EXCHANGE BUILDING FOR LEASE

1703 Wyandotte - 3rd FLOOR

Kansas City, Missouri

3,859 SF FOR LEASE

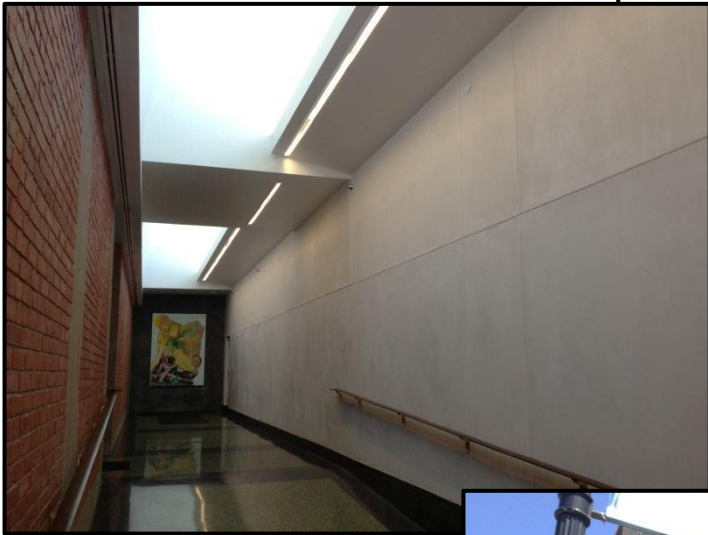
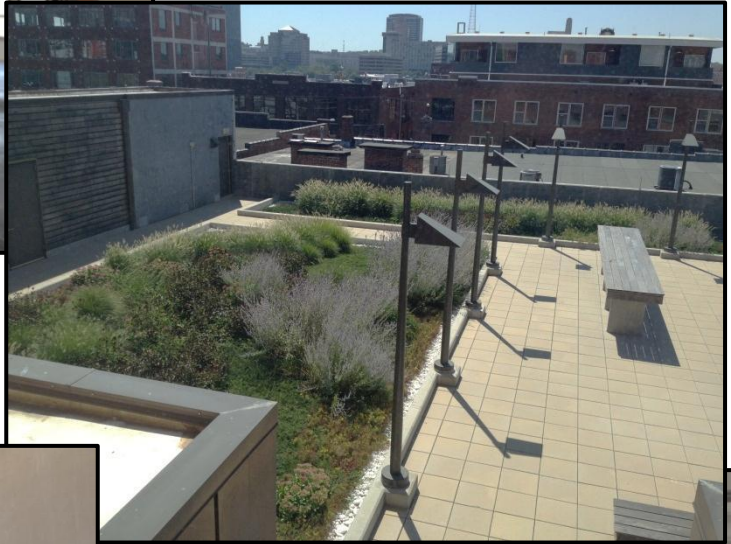
Historic Renovation Completed in 2010

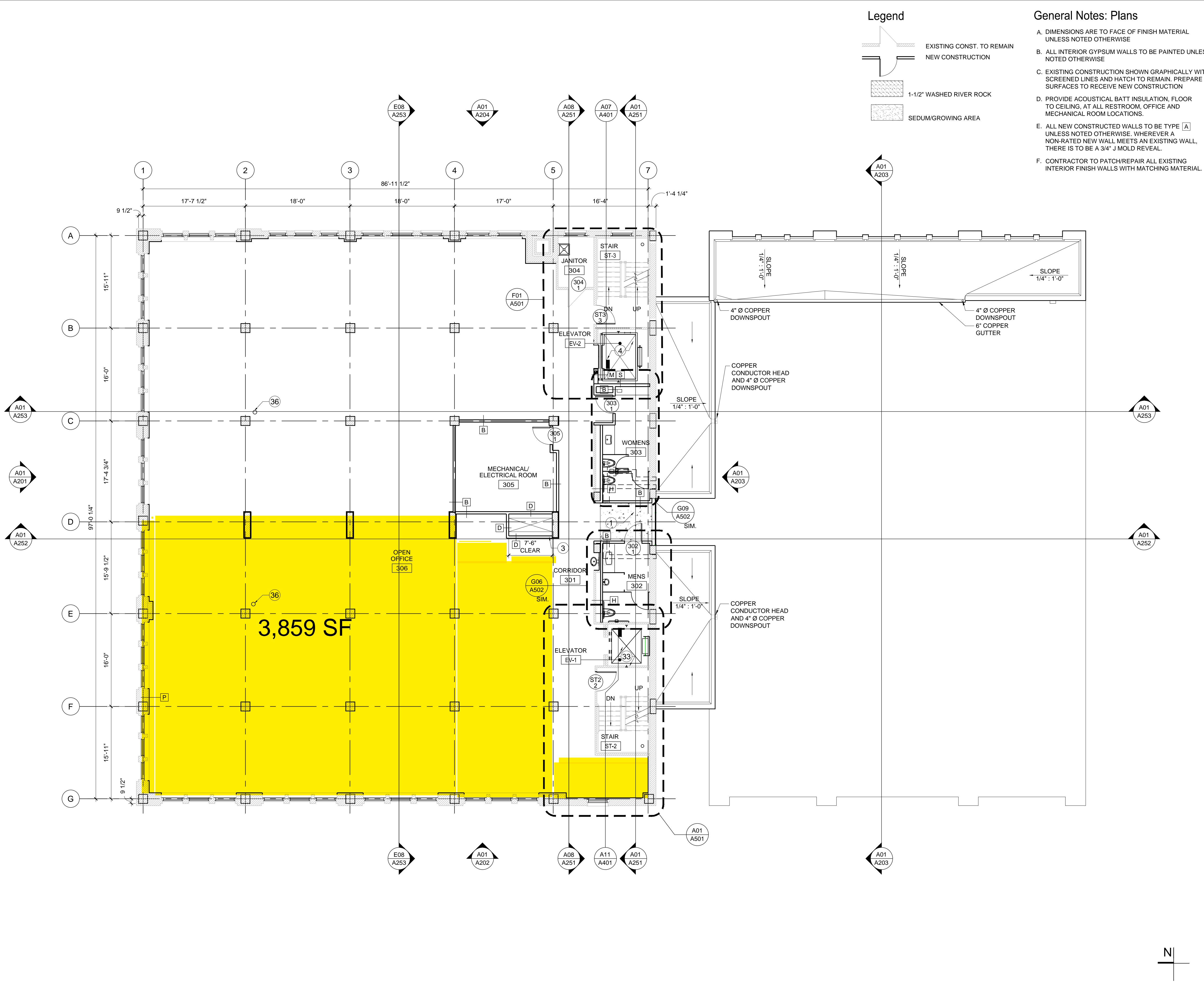


- Premier Crossroads location near Webster House, Performing Arts Center, Vitagraph Film Exchange Building, and new Webster House Garage
- Covered Parking available in attached garage or Webster House Garage
- Views of downtown / Performing Arts Center
- Roof deck / patio for tenants' use
- Secured storage available in basement
- LEED Gold building
- \$24.00 / SF - Full Service

Peter T. Lacy, CRE CCIM
913-236-7000
pete@lacykc.com







Legend

- EXISTING CONST. TO REMAIN
- NEW CONSTRUCTION
- 1-1/2" WASHED RIVER ROCK
- SEDUM GROWING AREA

General Notes: Plans

- A. DIMENSIONS ARE TO FACE OF FINISH MATERIAL UNLESS NOTED OTHERWISE
- B. ALL INTERIOR GYPSUM WALLS TO BE PAINTED UNLESS NOTED OTHERWISE
- C. EXISTING CONSTRUCTION SHOWN GRAPHICALLY WITH SCREENED LINES AND HATCH TO REMAIN. PREPARE SURFACES TO RECEIVE NEW CONSTRUCTION
- D. PROVIDE ACOUSTICAL BATT INSULATION, FLOOR TO CEILING, AT ALL RESTROOM, OFFICE AND MECHANICAL ROOM LOCATIONS.
- E. ALL NEW CONSTRUCTED WALLS TO BE TYPE [A] UNLESS NOTED OTHERWISE, WHEREVER A NON-RATED NEW WALL MEETS AN EXISTING WALL, THERE IS TO BE A 3/4" J MOLD REVEAL.
- F. CONTRACTOR TO PATCH/REPAIR ALL EXISTING INTERIOR FINISH WALLS WITH MATCHING MATERIAL.

Plan Key Notes

- 1 SHADED AREA REPRESENTS NEW CAST-IN PLACE CONCRETE SLAB TO TIE BACK TO EXISTING FLOOR ELEVATION - RE: STRUCTURAL DRAWINGS FOR SUPPORT ASSEMBLY; S101.
- 2 NEW MASONRY INFILL TO MATCH EXISTING - SET BACK 3" FROM EXISTING FACE, ALIGN COURSING WITH EXISTING. MASONRY COLOR, TEXTURE AND MORTAR TO MATCH EXISTING - RE: SPECIFICATION.
- 3 NEW 2-HOUR RATED VERTICAL MECHANICAL SHAFT.
- 4 NEW ELEVATOR WITHIN ENLARGED EXISTING HOISTWAY CONSTRUCTED OF GYPSUM SHAFTWALL ASSEMBLY FOR 2-HOUR RATING WHERE ENLARGED. BASIS OF DESIGN: OTIS - 4000# GEN2 MACHINE-ROOMLESS ELEVATOR, 350 FPM. SUBCONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COORDINATING "WORK BY OTHERS" WITH THE GC. (142100 FOR FINISHES) - SEE G12/A252 FOR PIT.
- 5 MECHANICAL SCREEN: COPPER LOUVERS ON STL. TUBE FRAME (RE: STRUCT), MITER ALL CORNERS
- 6 GLASS GUARDRAIL (RE: A01/A352, F01/A352)
- 7 PAINTED TRAFFIC/PEDESTRIAN MARKINGS/BOUNDARIES
- 8 NEW STEEL 1 1/2" TUBE HANDRAIL - MILL FINISH WITH PAINTED COATING.
- 9 JANITOR'S SINK WITH WALL MOUNTED CHROME FIXTURE - RE: PLUMBING DRAWINGS
- 10 WATER COOLER - RE: PLUMBING DRAWINGS
- 11 AREA FOR COMMERCIAL TRASH RECEPTACLE, PROVIDE BUMPER AT WEST WALL
- 12 METAL ACCESS DOOR, PAINT DOOR AND FRAME TO MATCH WALL - SEE DRAWINGS FOR SIZE.
- 13 NEW COPPER SCUPPER AND DOWNSPOUT PER SMACNA (5TH ED.) FIG. 1-26A
- 14 NEW COPPER CONDUCTOR HEAD AND 8" DIA. COPPER DOWNSPOUT - PER SMACNA (5TH ED.) FIG. 1-25E. AT DOWNSPOUTS THAT CARRY TO THE GROUND, TRANSITION FROM COPPER TO PREFINISHED METAL DOWNSPOUT (COLOR TO BE DARK BRONZE) APPROXIMATELY 19'-0" ABOVE GRADE. RE: BUILDING ELEVATIONS
- 15 NEW COPPER COPING TO EXTENTS SHOWN
- 16 18 x 18 CONCRETE PAVERS OVER BUILT-UP ROOFING
- 17 CONCRETE PADS FOR MECHANICAL EQUIPMENT; RE: MECH. SPEC.
- 18 TAPER RIGID INSULATION TO FORM CRICKET TO SLOPE AS INDICATED ON PLAN
- 19 CONCRETE TOPPING INFILL
- 20 CHAINLINK FENCE DIVIDER; APPLIED FROM F.F. TO BOTTOM OF STRUCTURE.
- 21 IN-GRADE TRANSFORMER
- 22 LOUVER - RE: MEP M101
- 23 FOUNDATION DRAIN. RE: A300-301 FOR DETAILS.
- 24 RECESSED WALK-OFF MAT. COORD. DRAIN WITH MEP.
- 25 WASH - RE: A300-301, STRUCTURAL FOR DETAILS.
- 26 STRUCTURAL BRACING, STL. TUBE (RE: STRUCT)
- 27 CONCRETE PAD FOR CHILLER - RE: STRUCTURAL
- 28 NEW METAL TREAD NOSING, FINISH: SATIN BRONZE. BASIS OF DESIGN: BALCO, INC. MODEL BT-400LS
- 29 METAL FLOOR GRATE / DRAIN
- 30 METAL HANDRAIL TO BE RESTORED
- 31 SECURITY ACCESS PANEL
- 32 CONCRETE BOLLARD
- 33 NEW TRACTION PASSENGER ELEVATOR WITHIN EXISTING HOISTWAY - SPEED 350FPM - ELEVATOR SUBCONTRACTOR REQUIRED TO SCHEDULE SITE VISIT WITH GC TO VERIFY EXTENT TO BRING ELEVATOR TO CURRENT PASSENGER CODE REQUIREMENTS BEFORE SUBMITTING BID. ELEVATOR SUBCONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COORDINATING "WORK BY OTHERS" WITH THE GC. (142100 FOR FINISHES) - SEE G12/A252 FOR PIT AND H08/A601 FOR CAB FINISHES.
- 34 HOSE BIB, RE: P101
- 35 EXTERIOR GRADE ELECTRICAL OUTLET RE: ELECT.
- 36 PLUMBING STACK
- 37 NEW FLAGPOLE (RE: STRUCT FOR SUPPORT)
- 38 NEW SHIPS LADDER, G.C. TO CONFIRM RISERS
- 39 FIRE EXTINGUISHER CABINET (FULLY RECESSED)
- 40 FIRE EXTINGUISHER WALL MOUNTED ON BRACKET
- 41 REMOVE UNLEVEL PORTION OF CONCRETE TOPPING, REPLACE TO EXTENTS REQUIRED.
- 42 WINDOW TREATMENT WITH MOTORIZED CONTROLS
- 43 WINDOW TREATMENT WITH MANUAL CONTROLS
- 44 PASS-THRU IN CAST CONCRETE CURB FOR DRAINAGE, TYPICAL ON CURBS. RE: F06/A351
- 45 EPDM ROOFING ON 6" (MIN.) RIGID INSULATION, SLOPE @ 1/4" : 1'-0" MIN.
- 46 REMOVE AND SALVAGE EXIST. TERRA COTTA CAP, WRAP ROOFING MEMBRANE OVER PARAPET WALL, AND REPLACE ORIGINAL TERRA COTTA CAP.
- 47 CMU INFILL AT PARAPET (RE:A11/A302)
- 48 INSTALL TRAFFIC SIGNAGE STATING "NO LEFT TURN"
- 49 NOT USED



1629 Walnut
Kansas City, Missouri 64108
p. 816 300 0300
helixkc.com

These record documents have been prepared based on as-built information provided by others. Helix Architecture + Design, Bob D. Campbell & Co., BGR Engineers, SK Design Group, FSC Inc., and Land3 Studio have not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions that may be incorporated as a result of erroneous information provided by others.

Bob D. Campbell & Co.
Structural Engineer
4338 Belleview
Kansas City, MO 64111
p. 816.531.4144

BGR Engineers
MEP Engineer
908 Broadway, Ste. 200
Kansas City, MO 64105
p. 816.842.2800

SK Design Group, Inc.
Civil Engineer
4600 College Blvd., Ste 100
Overland Park, KS 66211
p. 913.451.1818

FSC, Inc. Consulting Engineers
Fire Protection/Code Consultant
3100 South 24th Street, Ste. E
Kansas City, KS 66106
p. 913.722.3473

Land3 Studio, L.L.C.
Landscape Consultant
140 Walnut Street, Suite 205
Kansas City, MO 64106
p. 816.471.7922

Architectural & Historical Research
Historical Consultant
1537 Belleview Ave.
Kansas City, MO 64108
p. 816.472.4154

VITAGRAPH BUILDING
SOBEL PROPERTIES, LLC.
1703 WYANDOTTE :: KANSAS CITY, MISSOURI 64108

Construction Documents
Revisions:

- 6 Changes to PRP-02.14.09
- 9 Changes to PRP-05.08.09

Record Documents 07.16.10

Drawn: JS/TF Checked: TRF

Project No. 06059
Date: 08.01.08

Third Floor Plan

A01 Third Floor Plan

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

A12 Key Notes

NTS re:

A104