LCRA - 114 W Linwood Blvd - 10/05/2026

Applicant Information

Applicant / Primary Contact Information

Name
Patrick Sterrett

Type
Project Contact

Relationship To City
Relocating with the municipality

Business Profile

Name
MWA Linwood LLC

Phone
(816) 679-4229

Ext
No information entered

Email
hello@laurenpusateri.com

Physical Address
908 W 42nd St Kansas City 64111

Mailing Address
908 W 42nd St Kansas City 64111

Parties

Applicant Information

Business Name
MWA Linwood LLC

EIN
No information entered

First Name
Lauren

Last Name
Pusateri

Phone Number
+1 (816) 679-4229

Ext
No information entered

Email
hello@laurenpusateri.com

Address
908 W 42nd St, Kansas City, MO, 64111

Property Owner

Business Name
MWA Linwood LLC

EIN
No information entered

First Name
Lauren

Last Name
Pusateri

Phone Number
+1 (816) 679-4229

Ext
No information entered

Email
hello@laurenpusateri.com

Address
908 W 42nd St, Kansas City, MO, 64111

Attorney for Applicant

Business Name
No information entered

EIN
No information entered

First Name
NA

Last Name
NA

Phone Number
+1 (000) 000-0000

Ext
No information entered

Email
000@gmail.com

Address
NA, NA, MO, 00000

Questions

1. Identify members of the development team and provide evidence of experience with

other development projects.

Ans. Lauren and Kyle Pusateri are the members of MWA Linwood, LLC, the owner and redeveloper of the MWA Building. Lauren Pusateri Productions will relocate to the building upon completion of the redevelopment. Other development team members include Wolf21, general contractor; SPAWorks, architect; and Sterrett Urban, consultant.

Property Information

Parcel Id	Parcel Address	
JA29830080800000000	114 W Linwood Blvd, Kansas City, Missouri, 64111	
Last Assessment	**Previous Year Assessment**	**Districts**
2023 - $109,024.00	No recent assessments	City Limit, District 4

Questions

1. General Boundaries:

Ans. Generally bound by West 31st Terrace on the north, West Linwood Boulevard on the south, Wyandotte Street on the west, and Main Street on the east.

2. County:

Ans. Jackson

3. Council District:

Ans. 4th

4. Total Acreage:

Ans. 0.47

5. Is the use of Eminent Domain anticipated?

Ans. No

6. Control of Property

Ans. Own

7. Date of Purchase:

Ans. 8/2/2021

8. Sale Price:

Ans. 694000

9. Legal Name of Owner:

Ans. No information entered

10. Owner's Address:

Ans. No information entered

11. Owner of land upon completion of Project:

Ans. No information entered

12. Is the project located in any incentive areas?

Ans. 114 W Linwood Blvd Urban Renewal Plan

13. What is the current zoning of the project area?

Ans. B4-5

14. What is the proposed zoning for the project area?

Ans. B4-5

15. If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:

Ans. N/A

16. Land Use Plan:

Ans. Midtown/Plaza

17. Need for Modification:

Ans. None

18. Sales Price:

Ans. No information entered

19. Date purchase/option contract signed:

Ans. No information entered

20. Closing/expiration date:

Ans. No information entered

Details

Proposed Use
No information entered No information entered

Public Improvements
No information entered

Estimated Future Assessed Value
No information entered

Proposed Square Footage
No information entered

Improvements Requested

Estimated Future Tax
No information entered

Questions

1. Provide a detailed narrative description of the proposed project, including information as the size of the project, amount of land (property) to be purchased, whether the project is a rehabilitation of existing structure(s), expansion, or the construction of a new facility, residences, etc. Describe what products or services are to be manufactured or provided through this project.

Ans. The renovation of the vacant, 13,451 square foot MWA Building will provide affordable space for small, arts-related creative businesses. The second floor and mezzanine will be occupied by Lauren Pusateri Productions. Lauren and her husband Kyle are the members of MWA Linwood, the owner and redeveloper of the property. Lauren Pusateri Productions is a commercial photography studio and production space. The first floor will be leased to other small creative businesses.

2. No. of dwelling units:

Ans. 0

3. No. of hotel rooms:

Ans. 0

4. No. of parking spaces:

Ans. 19

5. List any nationally or locally historical properties and/or districts within the Project Area:

Ans. None

6. Please describe any environmental sustainability features of your project including level of LEED certification (if applicable) and/or any energy efficiency/alternative energy features:

Ans. The design satisfies the 2021 Energy Code of Kansas City.

7. Acquisition Price:

Ans. 694000

8. Total Development Budget:

Ans. 1896126

9. Current Assessed Value:

Ans. 128000

10. Projected Assessed Value:

Ans. 331769

11. Square footage:

Ans. 13451

12. Select target use for propsed project:

Ans. Commercial

13. Project Type:

Ans. Rehab/Expansion

14. No. of affordable units at 60% AMI

Ans. No information entered

Estimated Timeline

Estimated Construction Start Date

Date
12/01/2026

Description
Estimated Construction Start Date

Estimated Construction End Date

Date
07/30/2027

Description
Estimated Construction End Date

Abatement Start Date

Date
01/01/2028

Description
Abatement Start Date

Projections

test
0

Application Length
1

Questions

1. Number of NEW Jobs:

Ans. 32

2. Number of RETAINED Jobs

Ans. 1

3. Number of RELOCATED Jobs

Ans. 0

4. Number of CONSTRUCTION Jobs

Ans. 25

5. Projected Personal Property Investment

Ans. 100000

6. RETAINED Jobs Average Salary

Ans. 60000

7. NEW Jobs Average Salary

Ans. 66000

8. RELOCATED Jobs Average Salary

Ans. 0

9. CONSTRUCTION Jobs Average Salary

Ans. 50550

Financing Details

Fund Request

Funding Request	Not Specified
Eligible Costs Total	$0.00
Total Estimated Project Cost	$1,896,126.00
Total Funding Amount Requested	No information entered

Federal Incentives

Federal Loan, Grant, Tax Abatement, etc.	$0.00
Sub Total	$0.00

State Incentives

State Loan, Grant, Tax Abatement, etc.	$0.00
Sub Total	$0.00

Other Funding Source

All Other Sources of Funds	$0.00
Sub Total	$0.00

Debt

Debt	$1,108,700.00
Sub Total	$1,108,700.00

Equity

Equity	$787,426.00
Sub Total	$787,426.00

Questions

1. List Names of All Other Incentives:

Ans. No information entered

2. State the need for an incentive from Kansas City:

Ans. 1) High cost of construction; 2) low rent to attract creative companies, a priority industry in AdvanceKC; and 3) need for remediation of blight.

3. Please provide commitment letters for any sources received listing terms and conditions.

Ans. No information entered

Additional Notes / Comments

No information entered

Documentation Collection

Documents

1. Name: 114 W Linwood - Budget and Pro Formas 100526.pdf

Uploaded Date: 10/5/2026 3:21:28 PM

2. Name: MWA - Sources and Uses 100526.pdf

Uploaded Date: 10/5/2026 3:22:00 PM

3. Name: MWA Building Redevelopment - Required Attachments.pdf

Uploaded Date: 10/5/2026 3:22:35 PM

Questions

1. Number of jobs created or retained

Ans.

Bankrupcy Disclosure

Questions

1. Has the applicant or any parent, subsidiary or business entity otherwise affiliated with the applicant, ever filed a petition for bankruptcy or appointed a receiver?

Ans. No

Declarations

Disclosure Of Interests

Is any owner of the business, land, and/or building, any tenant, or any of the project developers an elected official or appointed official or related to an elected official or appointed official, or routinely contracts to provide goods or services to the governing body? (LCRA)

Applicant Answer: No

Relationship: No information entered

Declarations

FEES WILL BE CALCULATED AND COLLECTED AT A FUTURE DATE

Applicant Answer: Yes

The undersigned hereby represents and certifies that to the best of their knowledge and belief this project application contains no information or data that is false, incorrect or misleading.

Applicant Answer: Yes

Applicant acknowledges that the project is subject to Kansas City Municipal Code requirements. Applicant has reviewed the City Code and agrees to fully comply with all applicable City Code provisions including but not limited to: Minority and Women's Business

Enterprises participation, Code Chapter 3, Article IV, Division 2; Construction Workforce requirements, Code Chapter 3, Article IV, Division 3; Affirmative Action, Code Chapter 3, Article IV, Division 1; Prevailing Wage, Code Chapter 3, Article IV, Division 5; Affordable Housing Set Aside, Code Section 74-11; and Incentivized Project Construction Timeline, Code Section 74-12.

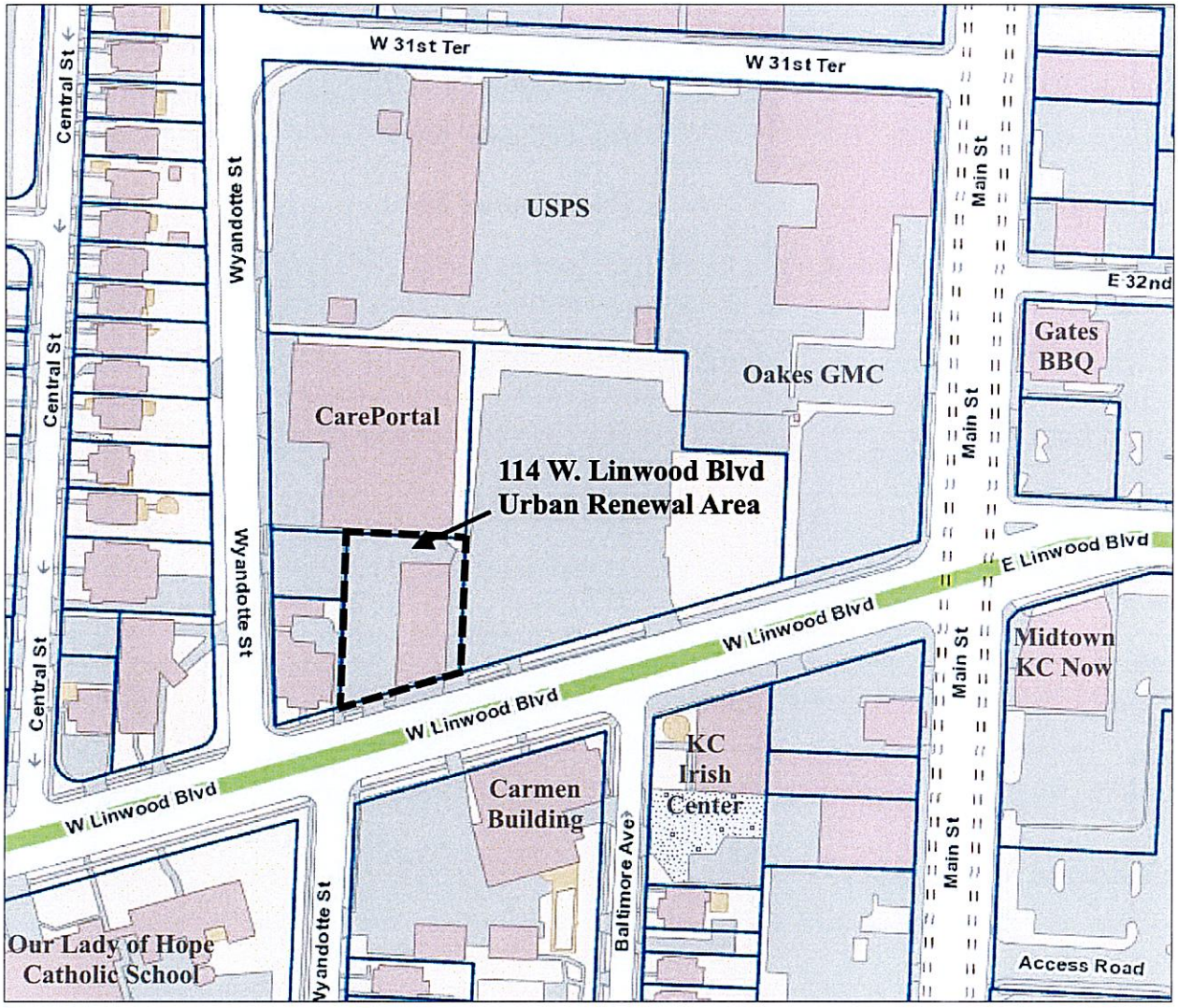
Applicant Answer: Yes



Name: Patrick Sterrett
Date: 10/05/2026

MWA Building Redevelopment

Attachment A: Map



MWA Building Redevelopment

Attachment B: Development Schedule

Renovation Commences	Fourth Quarter 2026
Renovation Complete	Third Quarter 2027
Stabilization	Third Quarter 2029

MWA Building Redevelopment

Attachment C: Design Plans

114 WEST LINWOOD BLVD

MWA BUILDING

ADDRESSES AND SUITE NUMBERS

1st Floor:
114 W. Linwood Blvd • Suite 01

2nd Floor:
114 W. Linwood Blvd • Suite 02

SCOPE OF WORK

1. SELECTIVE ALTERATION OF INTERIOR
2. NEW MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS

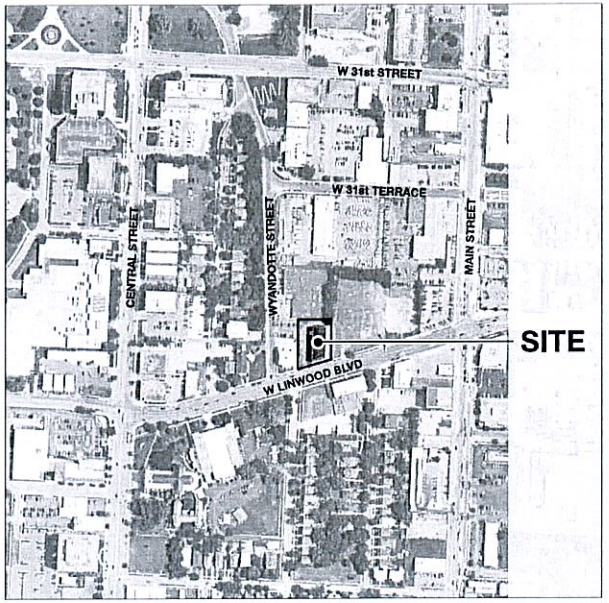
APPLICABLE CODES

2018 International Building Code (IBC)
2018 International Fire Code (IFC)
2018 Uniform Plumbing Code (UPC)
2018 International Mechanical Code (IMC)
2018 International Fuel Gas Code (IFGC)
2017 NFPA 70 National Electrical Code (NEC)
2018 International Private Sewage Disposal Code (IPSD)
ASME A17.1-2016 Safety Code for Elevators and Escalators
2021 International Energy Conservation Code (IECC)
ICC/ANSI A117.1-2009 Accessible and Usable Buildings

SPECIAL INSPECTIONS

PREFORMED BY ENGINEERS

Placement of Reinforcing Steel
Placement of Reinforced Concrete
Testing of Reinforced Concrete
Post Installed Anchors
Structural Steel Connections



AREA PLAN
Scale: NOT TO SCALE (1)



FRONT FACADE (2)

SHEET INDEX

ARCHITECTURAL DRAWINGS:

G0.01 INDEX / COVER SHEET
G0.02 CODE ANALYSIS
G0.03 CODE ANALYSIS

EC4.1.1 ENERGY COMPLIANCE ANALYSIS
EC4.1.2 ENERGY COMPLIANCE ANALYSIS

G0.06 SITE SURVEY
G0.07 SITE PLAN

D1.00 BASEMENT - DEMO PLAN
D1.01 1st FLOOR - DEMO PLAN
D1.02 2nd FLOOR - DEMO PLAN
D1.03 MEZZANINE - DEMO PLAN

A-0.01 LIFE SAFETY
A-0.02 STANDARDS / SYMBOLS
A-0.03 WALL TYPES

A-1.00 BASEMENT FLOOR PLAN
A-1.01 1st FLOOR PLAN
A-1.02 2nd FLOOR PLAN
A-1.03 MEZZANINE PLAN
A-1.04 ROOF PLAN

A-1.50 BASEMENT • REFLECTED CEILING PLAN
A-1.51 1st FLOOR • REFLECTED CEILING PLAN
A-1.52 2nd FLOOR • REFLECTED CEILING PLAN
A-1.53 MEZZANINE • REFLECTED CEILING PLAN

A-2.01 SOUTH ELEVATION
A-2.02 WEST ELEVATION
A-2.03 NORTH ELEVATION
A-2.04 EAST ELEVATION

A-3.01 LONGITUDINAL BUILDING SECTION
A-3.02 TRANSVERSE BUILING SECTION
A-3.03 TRANSVERSE BUILING SECTION
A-3.04 TRANSVERSE SECTION THRU CENTRAL STAIR
A-3.05 TRANSVERSE SECTION THRU NORTH STAIR

A-4.01 INTERIOR ELEVATIONS
A-4.10 STAIR SECTIONS / DETAILS

A-6.01 DOOR SCHEDULE

STRUCTURAL DRAWINGS:

S1.00 BASEMENT • STRUCTURAL PLAN
S1.01 1st FLOOR • STRUCTURAL PLAN
S1.02 2nd FLOOR • STRUCTURAL PLAN
S1.03 MEZZANINE & ROOF TOP • STRUCTURAL PLAN
S1.04 STRUCTURAL DETAILS

MEP DRAWINGS:

E1.1 ELECTRICAL NOTES, SYMBOLS & ABBREVIATIONS

E2.1 ELECTRICAL BASEMENT & 1ST FLOOR POWER PLAN
E2.2 ELECTRICAL 2ND & MEZZANINE FLOOR POWER PLAN

E3.1 ELECTRICAL BASEMENT & 1ST FLOOR LIGHTING PLAN
E3.2 ELECTRICAL 2ND & MEZZANINE FLOOR LIGHTING PLAN

E4.1 ELECTRICAL ONE-LINE DIAGRAM & SCHEDULES
E4.2 ELECTRICAL SCHEDULES
E4.3 LIGHTING SCHEDULES

E5.1 ELECTRICAL SPECIFICATIONS
E5.2 ELECTRICAL SPECIFICATIONS

M1.1 MECHANICAL NOTES, SYMBOLS & ABBREVIATIONS

M2.1 MECHANICAL BASEMENT & 1ST FLOOR PLAN
M2.2 MECHANICAL 2ND & MEZZANINE FLOOR PLAN

M3.1 MECHANICAL DETAILS AND SCHEDULES

M4.1 MECHANICAL SPECIFICATIONS

P1.1 PLUMBING NOTES, SYMBOLS & ABBREVIATIONS
P1.2 PLUMBING DETAILS & SCHEDULES

P2.1 PLUMBING BASEMENT & 1ST FLOOR WASTE & VENT PLAN
P2.2 PLUMBING 2ND & MEZZANINE FLOOR WASTE & VENT PLAN
P2.3 PLUMBING BASEMENT & 1ST FLOOR WATER PLAN
P2.4 PLUMBING 2ND & MEZZANINE FLOOR WATER PLAN

P3.1 PLUMBING RISERS

P4.1 PLUMBING SPECIFICATIONS

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AC	AIR CONDITIONING
ADJ	ADJUSTABLE, ADJACENT
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
@	AT
AUX	AUXILIARY
BLDG	BUILDING
B.O	BOTTOM OF
CAB	CABINET
CLG	CEILING
C.L	CENTER LINE
CLOS	CLOSET
C.W	COLD WATER
COL	COLUMN
CONC	CONCRETE
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
DET	DETAIL
DIA	DIAMETER
DIM	DIMENSION
DWG	DRAWING
DIAG	DIAGONAL
ELEC	ELECTIC, ELECTRICAL
ELEV	ELEVATION
EQUIP	EQUIPMENT
EQ	EQUAL
EA	EACH
EXH	EXHAUST
F.D	FLOOR DRAIN
FIN	FINISH
FIX	FIXTURE
F.C	FACE OF
F.P	FIRE PROOFING
F.R	FIRE RATED
FLR, FL'R	FLOOR
F.T	FIRE-TREATED
G	GAS
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
G.W.B	GYPSUM WALL BOARD
GYP.BD	GYPSUM WALL BOARD
GFRG	GLASS FIBER REINFORCED GYPSUM
HDWR	HARDWARE
HDWD	HARDWOOD
H.V.A.C	HEAT, VENT, & AIR COND
HT	HEIGHT
HOR	HORIZONTAL
H.W	HOT WATER
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT
LAV	LAVATORY
LBS	POUNDS
LAM	LAMINATE
MATL	MATERIAL
MECH	MECHANICAL
MTL	METAL
MIN	MINIMUM
MAX	MAXIMUM
MFR	MANUFACTURER
N.I.C	NOT IN CONTRACT
N.T.S	NOT TO SCALE
NO. OR #	NUMBER
NOM	NOMINAL
O.C	ON CENTER(S)
OPNG	OPENING
OPP. HND	OPPOSITE HAND
PT	PRESSURE TREATED
PTD	PAINTED
PLY(WD)	PLYWOOD
R.D	ROOF DRAIN
RD	ROUND
RAD	RADIUS
REC	RECESSED/ RECEPTACLE
REQ'R(ED)	REQUIRE(D)
REFL	REFLECTED
REINF	REINFORCED
SCH	SCHEDULE
SEC	SECTION
SEP	SEPARATE
SERV	SERVICE
SF	SQUARE FEET
SQFT	SQUARE FEET
SIM	SIMILAR TO
SPEC	SPECIFICATION
SPKLR	SPRINKLER
ST.STL	STAINLESS STEEL
STL	STEEL
S.C	SOLID CORE
SUSP	SUSPEND
TEL	TELEPHONE
THERM	THERMOSTAT
THK	THICKNESS
T.O. SLAB	TOP OF SLAB
T.O.S	TOP OF STEEL
TYP	TYPICAL
TRTD	TREATED
U.L	UNDERWRITERS LABORATORIES
U.O.N	UNLESS OTHERWISE NOTED
VEN	VENEER
VERT	VERTICAL
V.F.F	VERIFY IN FIELD
V.B	VAPOR BARRIER
W.C	WATER CLOSET
W.P	WATERPROOFING
W.R	WATER RESISTANT
W. W/O	WITH, WITHOUT
WD	WOOD

GENERAL NOTES

BUILDING STANDARDS AND REGULATIONS

1. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, ALL LOCAL LAWS AND ORDINANCES, THE AMERICANS WITH DISABILITIES ACT (ADA) AND THE STANDARDS OF THE NATIONAL BOARD OF FIRE UNDERWRITERS. WHERE REQUIREMENTS OF THESE CODES ARE CONTRADICTORY OR MUTUALLY EXCLUSIVE, THE MORE STRINGENT RULE SHALL APPLY.
2. CONTRACTOR SHALL BE FAMILIAR WITH AND WORK SHALL BE IN COMPLIANCE WITH REFERENCED FIRE-RATED ASSEMBLY TESTS AND STANDARDS.
3. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
4. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE CITY, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING AGENCIES.
5. THE CONTRACTOR SHALL NOTIFY ADJACENT PROPERTY OWNERS AND THE BUILDING MANAGEMENT IN ACCORDANCE WITH THE PROVISIONS OF LAW AND AS REQUIRED BY THE BUILDING ALTERATION AGREEMENT.
6. PRIOR TO THE COMMENCEMENT OF WORK, PROOF OF LIABILITY, PROPERTY DAMAGE AND OTHER INSURANCE SHALL BE PROVIDED IN THE AMOUNTS STATED IN THE CONTRACT BETWEEN THE OWNER AND CONTRACTOR.
7. CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE UTILITY PROVIDERS.
8. IF UNANTICIPATED HAZARDOUS MATERIALS ARE ENCOUNTERED, CONTRACTOR SHALL CEASE WORK IN THE AREA AND CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.

MEANS AND METHODS

1. THE CONTRACTOR SHALL SUPERVISE THE WORK USING HIS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND SHALL HAVE CONTROL OVER, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. THE CONTRACTOR SHALL LAYOUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
2. QUALITY ASSURANCES: A) ALL WORK SHALL BE PERFORMED AND SUPERVISED BY WORKMEN THOROUGHLY FAMILIAR WITH THE MATERIALS AND METHODS SPECIFIED. B) WORK SHALL BE INSTALLED PLUMB AND LEVEL, SHOULD EXISTING ADJACENT WORK NOT BE PLUMB AND LEVEL, NEW WORK SHALL BE INSTALLED AS NECESSARY TO MEET THE EXISTING WORK, WITHOUT APPEARING TO EMPHASIZE THE VARIANCE. THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT TO DETERMINE HOW BEST TO DEEMPHASIZE THE VARIANCE PRIOR TO COMMENCING THE WORK.
3. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADE, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
4. ALL PIPING AND WIRING TO BE REMOVED SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND REPAIRING AS REQUIRED BY, OR CAUSED BY THE WORK OF ANY AND ALL TRADES TO COMPLETE THE JOB AS INDICATED BY THE CONTRACT DOCUMENTS. A) MATERIALS USED IN CUTTING AND PATCHING SHALL BE IDENTICAL TO ORIGINAL MATERIALS, UNLESS OTHERWISE NOTED. IF IDENTICAL MATERIALS ARE NOT AVAILABLE, PROVIDE FINISHED WORK THAT WILL RESULT IN EQUAL OR BETTER THAN EXISTING PERFORMANCE CHARACTERISTICS. B) USE CUTTING METHODS LEAST LIKELY TO DAMAGE ELEMENTS RETAINED OR ADJOINING WORK. USE TOOLS TO ENSURE NEAT, ACCURATELY FORMED HOLES AND EDGES AT ADJACENT WORK. C) LOCATE UTILITIES BEFORE CUTTING. CAP VALVE, SEAL AND PLUG ABANDONED UTILITIES TO PREVENT ENTRY OF MOISTURE OR OTHER FOREIGN MATTER. D) PATCHING SHALL BE PERFORMED SO AS TO PROVIDE SOLID, TRUE AND ALIGNED SUBSTRATA FOR THE INSTALLATION OF FINISH MATERIALS. E) PATCHING SHALL SEAMLESSLY JOIN THE IMMEDIATE EXISTING ADJACENT CONSTRUCTION IN MATERIAL, FINISH AND COLOR, UNLESS OTHERWISE NOTED. JOINTS SHALL BE DURABLE AND INVISIBLE, CREATE TRUE, EVEN PLANES WITH UNIFORM CONTINUOUS APPEARANCE. MATERIALS USED SHALL BE IDENTICAL TO MATERIALS CUT AND PATCHED. F) REPAINT ENTIRE ASSEMBLIES, NOT JUST PATCHED AREAS.

USE OF THE CONSTRUCTION DOCUMENTS

1. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND CURRENT SET OF CONTRACT DOCUMENTS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES.
2. CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT THE ARCHITECT IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED.
3. THE DRAWINGS ARE SCHEMATIC IN NATURE. MODIFICATIONS IN DUCTS, PIPING, CONDUIT, AND/OR WIRING MAY BE REQUIRED TO ACCOMMODATE ACTUAL FIELD CONDITIONS.
4. DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE: A) TO FINISHED FACE OF PARTITION OR EXTERIOR WALL. B) TO CENTERLINE OF COLUMNS AND DOORS. C) TO TOP OF STRUCTURAL FLOOR. D) TO BOTTOM OF FINISHED CEILING.

DEFINITIONS

1. "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE AND FINISH FACES IN THE SAME PLANE AND/OR INSTALL NEW CONSTRUCTION ADJACENT TO EXISTING CONSTRUCTION WITHOUT ANY VISIBLE JOINTS OR ADDITIONAL IRREGULARITIES.
2. "CLEAR" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS NOT ADJUSTABLE WITHOUT THE APPROVAL OF THE ARCHITECT. CLEAR DIMENSIONS ARE TYPICALLY TO FINISH FACE.
3. "MAXIMUM" OR "MAX" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY GREATER THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.
4. "MINIMUM" OR "MIN" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS SLIGHTLY ADJUSTABLE BUT MAY NOT VARY TO A DIMENSION OR QUANTITY LESS THAN THAT SHOWN WITHOUT APPROVAL OF THE ARCHITECT.
5. "TYPICAL" OR "TYP" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT.
6. "+/-" AS USED IN THESE DOCUMENTS SHALL MEAN THE DIMENSION OR QUANTITY IS SLIGHTLY ADJUSTABLE TO ACCOMMODATE ACTUAL CONDITIONS.

MATERIALS

1. ALL DISSIMILAR METAL MATERIALS SHALL BE ISOLATED WITH A NON-METALLIC SEPARATOR.
2. ALL MATERIALS USED IN AIR DISTRIBUTION/RETURN PLENUMS SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS AND SHALL BE APPROVED BY BUILDING CODE AUTHORITIES.
3. ALL MATERIALS USED IN FIRE RATED ASSEMBLIES SHALL BE APPROVED BY U.L. OR OTHER RECOGNIZED STANDARDS FOR USE IN SUCH ASSEMBLIES.
4. ALL STEEL PRODUCTS USED IN THE EXTERIOR WALLS SHALL BE STAINLESS OR GALVANIZED. ALL EXTERIOR STEEL SHALL BE GALVANIZED UNLESS NOTED OR SPECIFIED OTHERWISE.
5. ALL SHEET METAL FLASHING SHALL ALLOW FOR THERMAL MOVEMENT OF THE MATERIALS WITHOUT DEFLECTION AND/OR OIL-CANNING.
6. ALL MATERIALS, ASSEMBLIES AND EQUIPMENT SUPPLIED BY THE CONTRACTOR SHALL HAVE MEA (MATERIALS AND EQUIPMENT ACCEPTANCE DIVISION) OR BSA (BOARD OF STANDARDS AND APPEALS) APPROVAL FOR USE IN THE MUNICIPALITY.

ADMINISTRATION OF THE WORK

1. CONTRACTOR SHALL PERFORM ALL WORK REQUIRED BY THE CONTRACT DOCUMENTS INCLUDING ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, SCAFFOLDING AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER AND COMPLETE EXECUTION OF THE WORK. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ALL REQUIREMENTS OF THE LAW.
2. THE CONTRACTOR SHALL PROVIDE A PROJECT SCHEDULE TO THE ARCHITECT AND OWNER PRIOR TO COMMENCING THE WORK. THE SCHEDULE SHALL INDICATE THE CHRONOLOGICAL PHASES OF THE CONTRACTOR'S WORK THROUGH THE COMPLETION OF THE PROJECT. THE SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE AND START AND COMPLETION DATES FOR EACH TRADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE APPROVED SCHEDULE.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD, COVERING OR AFFECTING THE WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AFFECTING THE WORK AT THE SITE. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DOUBTFUL CONDITIONS THAT MIGHT AFFECT THE QUALITY OF, OR INTERFERE WITH THE PROPER COMPLETION OF THE PROJECT PRIOR TO COMMENCING WORK. COMMENCEMENT OF WORK INDICATES ACCEPTANCE OF EXISTING CONDITIONS.
4. CONTRACTOR SHALL CO-ORDINATE WITH ALL TRADES TO PROVIDE COMPLETE WORKING SYSTEMS.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT SAMPLES, AND MANUFACTURER'S TECHNICAL INFORMATION FOR THE ARCHITECT'S AND ENGINEER'S REVIEW, PRIOR TO THE COMMENCEMENT OF FABRICATION, WHERE REQUIRED BY THE CONTRACT DOCUMENTS OR WHEN REQUESTED BY THE ARCHITECT.
6. THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS IS FOR CONFORMANCE WITH THE DESIGN CONCEPT ONLY. APPROVAL OF A SPECIFIC ITEM DOES NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSIONS, COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND COORDINATION OF THE WORK WITH OTHER TRADES. THE CONTRACTOR IS NOT RELIEVED OF RESPONSIBILITY FOR ANY DEVIATION FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS, NOR BY ERRORS OR OMISSIONS IN THE SHOP DRAWINGS BY THE ARCHITECT'S REVIEW OF THESE DRAWINGS.
7. DRAWINGS OF EXISTING FACILITIES ARE, IN GENERAL, DIAGRAMMATIC. EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR FROM FIELD MEASUREMENTS TAKEN BY CONTRACTOR'S PERSONNEL. ACTUAL ARRANGEMENT OF THE WORK SHALL FOLLOW LOCATIONS SHOWN ON THE DRAWINGS WITHIN THE CONSTRAINTS OF EXISTING EQUIPMENT AND CONSTRUCTION. DIMENSIONS SHALL GOVERN. THESE DRAWINGS AND THEY ARE NOT TO BE SCALED. DRAWING AND NOTES / DRAWINGS ARE COMPLEMENTARY AND HAVE EQUAL AUTHORITY AND PRIORITY. SHOULD THERE BE DISCREPANCIES IN THEMSELVES OR BETWEEN THEM, CONTRACTOR SHALL BASE BID PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND/OR QUANTITY OF THE WORK INDICATED. IN THE EVENT OF DISCREPANCIES, THE APPROPRIATE METHOD OF PERFORMING THE WORK AND/OR ITEMS TO BE INCORPORATED INTO THE SCOPE OF THE WORK SHALL BE DETERMINED BY THE ARCHITECT OR ENGINEER.
8. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK. GIVE NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE SAFETY OF PERSONS AND PROPERTY AND THEIR PROTECTION FROM DAMAGE, INJURY AND LOSS. INSURE THAT THE JOB SITE IS MAINTAINED AT ALL TIMES IN SUCH A WAY AS TO PREVENT INJURY OR DAMAGE TO ALL PERSONS WORKING ON OR VISITING THE PREMISES AND TO PERSONAL PROPERTY. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
9. CONTRACTOR SHALL BE FAMILIAR WITH AND WORK SHALL BE IN COMPLIANCE WITH REFERENCED FIRE-RATED ASSEMBLY TESTS AND STANDARDS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COORDINATION EFFORTS OF ALL SUBCONTRACTORS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL AND REMOVAL TASKS, AS WELL AS, PROVIDE AND MAINTAIN COVERINGS AND PROTECTION TO PREVENT DAMAGE, DISCOLORATION OR SPALLING OF EXISTING AND NEW CONSTRUCTION, FINISHES, FURNISHING, FABRICS AND THE OWNER'S POSSESSIONS. MAINTAIN PROTECTION UNTIL OWNER'S FINAL ACCEPTANCE. UPON OWNER'S ACCEPTANCE, REMOVE PROTECTION AND CLEAN ALL EXPOSED SURFACES.
12. THE CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY AND TRANSFER OF EQUIPMENT AND MATERIALS TO THE JOB SITE.
13. WHERE DIFFERENCES BETWEEN THE DRAWINGS, NOTES AND SPECIFICATIONS OCCUR, THE DECISION OF THE ARCHITECT SHALL GOVERN AS TO WHICH TAKES PRECEDENCE. THE ARCHITECT SHALL PROMPTLY RESOLVE ANY SUCH DISCREPANCIES BROUGHT TO HIS ATTENTION BY THE CONTRACTOR.
14. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK, SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
15. REQUESTS TO SUBSTITUTE ANY PRODUCT, TECHNIQUE, OR MATERIAL SHALL BE SUBMITTED IN WRITING TO ARCHITECT FOR APPROVAL. SAMPLES, PRODUCT INFORMATION, AND DRAWINGS SHALL BE REQUIRED PRIOR TO SUBSTITUTION APPROVAL. PROPOSED SUBSTITUTION SHALL BE OF EQUAL QUALITY AND PERFORMANCE SPECIFICATION TO THAT ORIGINALLY SPECIFIED.
16. WARRANTY & GUARANTEE: A) THE CONTRACTOR GUARANTEES THAT WORK COMPLETED UNDER THIS CONTRACT IS FREE FROM FAULTY MATERIALS AND WORKMANSHIP, INCLUDING IMPROPER INSTALLATION. THIS GUARANTEE SHALL COVER A MINIMUM PERIOD OF ONE (1) YEAR FOLLOWING THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER AND SHALL BIND THE CONTRACTOR TO REPAIR OR REPLACE, PROMPTLY AND EFFICIENTLY ANY AND ALL WORK AND MATERIALS FOUND TO BE DEFECTIVE DURING THIS PERIOD, INCLUDING OTHER WORK NOT PREVIOUSLY UNDER THIS CONTRACT, THAT IS DAMAGED BY SUCH DEFICIENCY. B) NEITHER THE FINAL CERTIFICATE NOR THE FINAL PAYMENT NOR ANY OTHER PROVISION IN THE CONTRACT SHALL RELIEVE THE CONTRACTOR OF RESPONSIBILITY DESCRIBED IN THIS SECTION. C) THIS WARRANTY IS IN ADDITION TO MANUFACTURER'S STANDARD WARRANTIES ON SPECIFIC PRODUCTS, MATERIALS AND ASSEMBLIES. D) IN THE EVENT THAT ADDITIONAL PROFESSIONAL SERVICES ARE REQUIRED TO VERIFY AND DIRECT REPAIRS OR REPLACEMENT OF WORK AS A DIRECT CONSEQUENCE OF THE FAILURE OF MATERIALS OR WORKMANSHIP GUARANTEED BY THE CONTRACTOR, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PAYMENT OF FEES FOR SUCH PROFESSIONAL SERVICES, AND ANY OTHER FEES NECESSARY TO CORRECT THE WORK.
17. CONTRACTOR SHALL MAINTAIN A CLEAN AND NEAT WORK SITE AT ALL TIMES. CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, CONTAINERS AND DEBRIS AS GENERATED BY THE CONSTRUCTION, DEMOLITION, AND BY THE DELIVERY AND INSTALLATION OF WOODWORK, FURNITURE AND APPLIANCES, WHETHER PROVIDED UNDER THIS CONTRACT OR NOT.
18. THE CONTRACTOR SHALL LEAVE ALL SPACES VACUUM CLEAN AND ORDERLY, READY FOR OWNER OCCUPANCY. ALL SURFACES, INCLUDING COUNTERS, CABINET SHELVES AND TOPS, MANTLES, MOLDINGS, DOOR AND WINDOW HEADS, PLUMBING AND LIGHTING FIXTURES, APPLIANCES, HEATING AND AIR-CONDITIONING EQUIPMENT (INCLUDING RADIATORS, FIN-TUBE AND CONVECTORS) AND FLOORS SHALL BE THOROUGHLY DUSTED WITH A FREQUENTLY RINSED DAMP CLOTH. AFTER DUSTING, ALL SURFACES, FLOORS SHALL BE VACUUMED USING AT ATTACHMENTS APPROPRIATE FOR THE FINISH. WINDOWS SHALL BE SCRAPED CLEAN WITH A RAZOR AND WASHED WITH VINEGAR AND NEWSPRINT.

NOTES

ISSUE PACKAGE

DRAWING FILE: 114 W Linwood Blvd - 2026 08 05.vwx

GENERAL CONTRACTOR
WOLF 21
2736 MERCIER STREET
KANSAS CITY
MISSOURI 64108
(816) 884-9663

CONSULTANTS

CODE CONSULTANT
PBQ Inc.
6675 W. 95th STREET
OVERLAND PARK
KANSAS 66212
(913) 722-3473

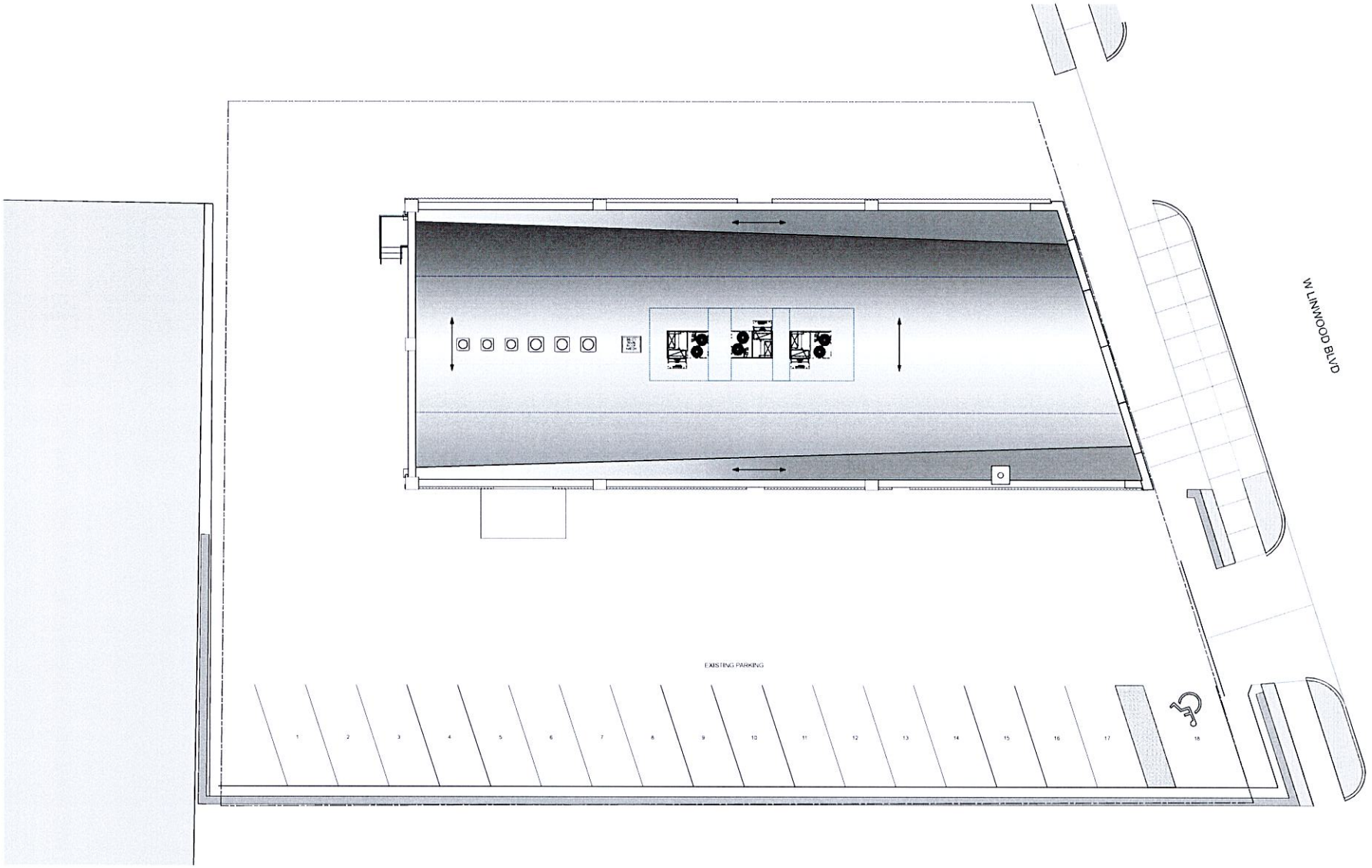
STRUCTURAL
BOWMAN BATCH
5150 LEDGE STONE DRIVE
MANHATTAN
KANSAS 66503
(785) 539-4687

STATE OF MISSOURI — STEPHEN J. KAISER — NUMBER A-2022037561 — DATE Aug. 09, 2022 — ARCHITECT

SPAW DESIGN — CHRISTOPHER SPAW, ARCHITECT

MWA BUILDING
114 WEST LINWOOD BLVD - KANSAS CITY, MISSOURI 64111
LAUREN & KYLE PUSATERI – OWNERS

COVER SHEET
SHEET NO.
G0.01
08/05/2026



SITE PLAN
Scale: 1/8" = 1'-0"

NOTES

ISSUE PACKAGE

DRAWING FILE: 114 W Linwood Blvd • 2026 08 05.vwx

GENERAL CONTRACTOR

WOLF 21
2736 MERCIER STREET
KANSAS CITY
MISSOURI 64108
(816) 884-9653

CONSULTANTS

CODE CONSULTANT
PEC Inc.
8675 W. 96th STREET
OVERLAND PARK
KANSAS 66212
(913) 722-3473

STRUCTURAL
BOWMAN BUTOW
5410 LEGACY STONE DRIVE
MANHATTAN
KANSAS 66503
(785) 539-4687

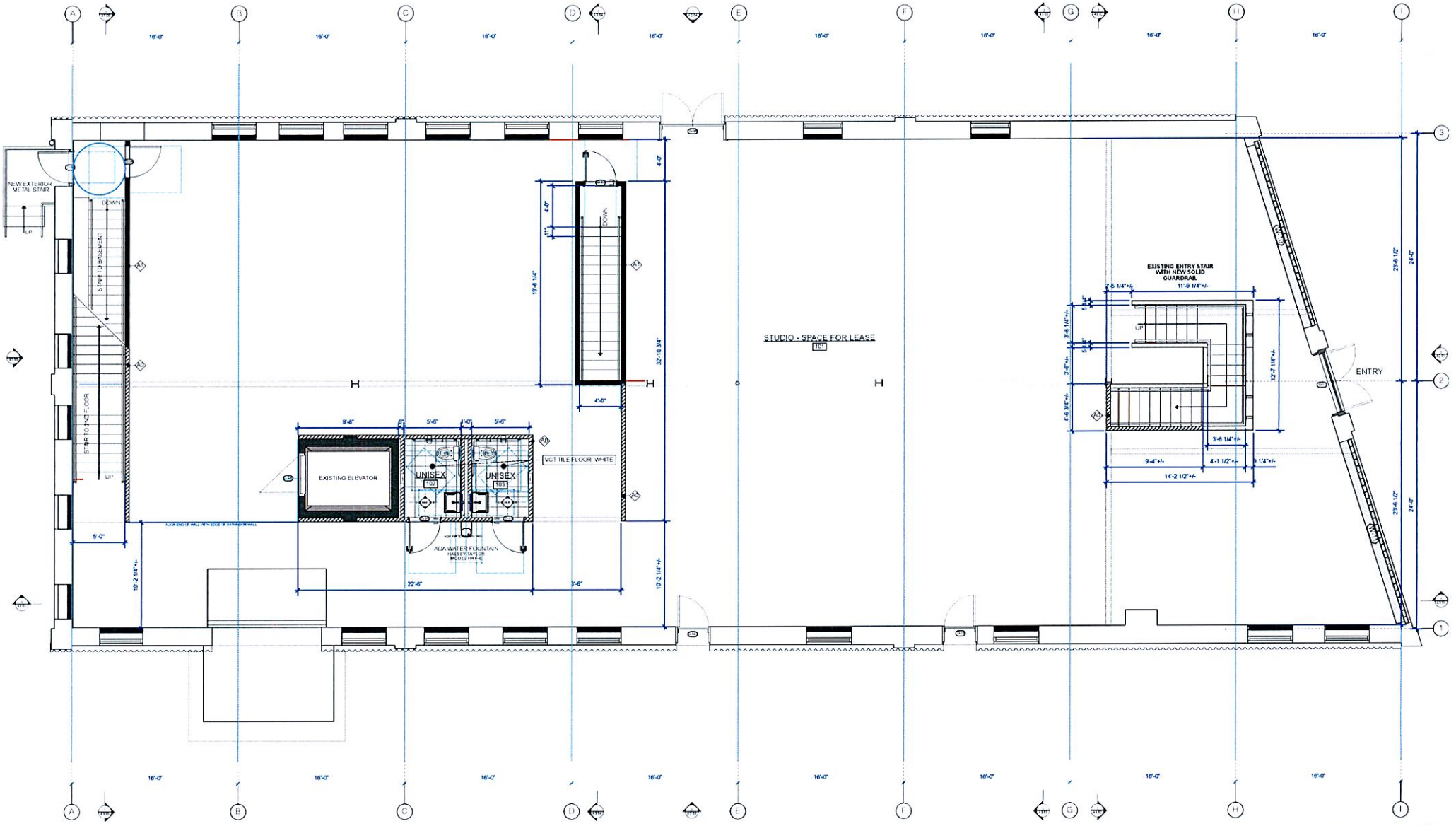
STATE OF MISSOURI
CHRISTOPHER DAVID KLAUER
A-2023037661
CERTIFICATE OF AUTHORITY
ARCHITECT

CHRISTOPHER DAVID ARCHITECT

SITE PLA

MWA BUILDING
114 WEST LINWOOD BLVD • KANSAS CITY, MISSOURI 64111
LAUREN & KYLE PUSATERI – OWNERS

SHEET NO.
G0.07
08/05/202



1st FLOOR PLAN
Scale: 1/4" = 1'-0"

NOTES:

FLOOR PLAN GENERAL NOTES:

1. PLUG HOLES IN WOOD FLOOR LARGER THAN 1/4" DIAMETER.
2. PATCH MISSING WOOD FLOORING WITH MATCHING FLOORING OR WITH PLYWOOD.
3. REPLACE DAMAGED WOOD FLOORWITH MATCHING FLOORING OR WITH PLYWOOD.
4. INSULATE AND INFILL EXISTING COVERED WINDOW OPENINGS WITH PLYWOOD AND PAINT.
5. PRIME AND PAINT NEW AND EXISTING INTERIOR WALLS AND DRYWALL SURFACES TO MATCH BENJAMIN MOORE COLOR: CLOUD WHITE.

ISSUE PACKAGE

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GENERAL CONTRACTOR

WOLF 21
2736 N BROOKER STREET
KANSAS CITY
MISSOURI 64106
(816) 884-9653

CONSULTANTS

CODE CONSULTANT
PBC Inc.
9675 W. 95th STREET
OVERLAND PARK
KANSAS 66212
(913) 722-3473

STRUCTURAL
SOPHIA BATCH
5110 LEDGE STONE DRIVE
MANHATTAN
KANSAS 66503
(785) 539-4687

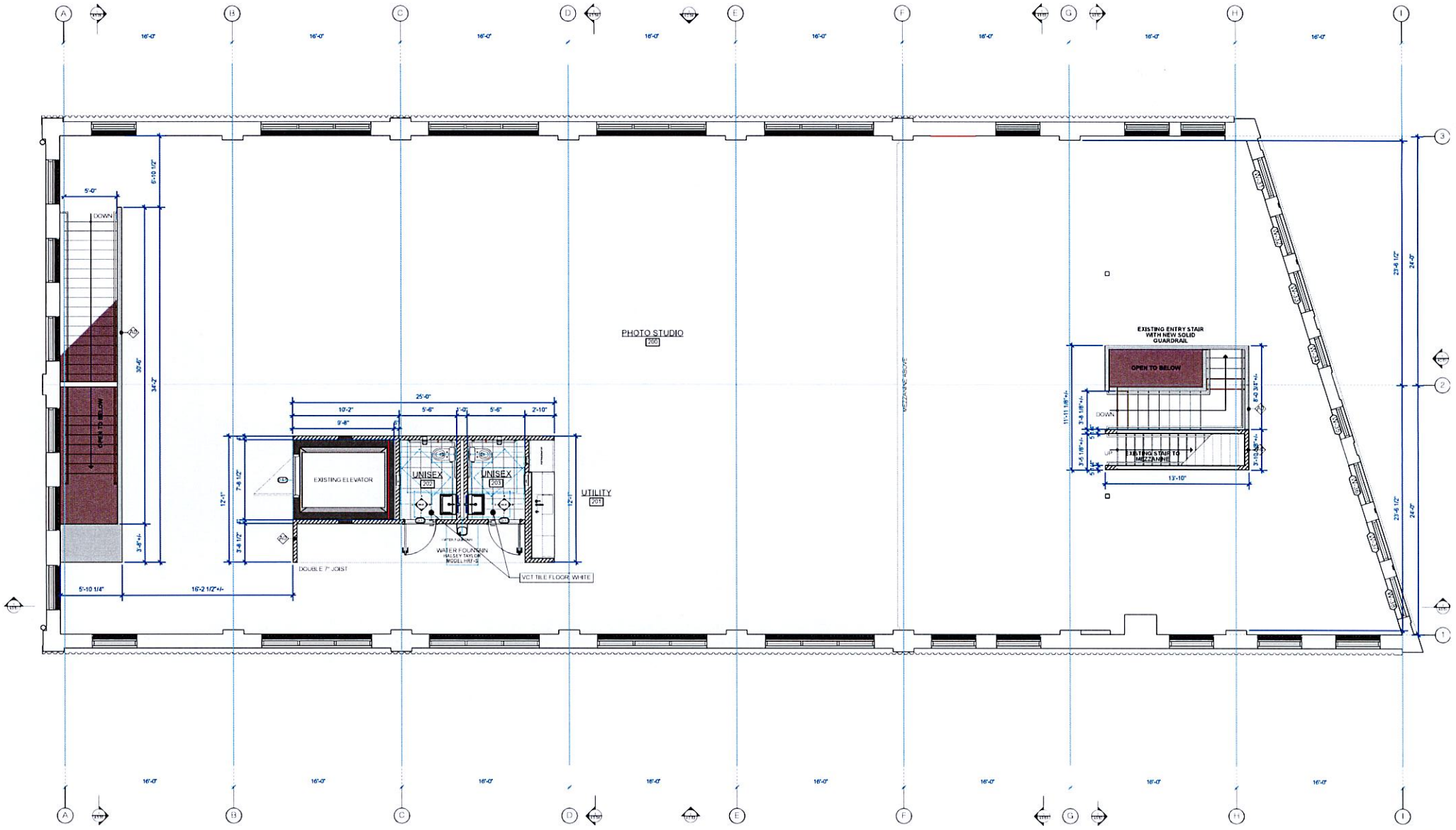
MWA BUILDING
114 WEST LINWOOD BLVD • KANSAS CITY, MISSOURI 64111

LAUREN & KYLE PUSATERI – OWNERS

1st FLOOR PLA

SHEET NO:
A1.01

08/05/2026



2nd FLOOR PLAN
Scale: 1/4" = 1'-0"

NOTES

FLOOR PLAN GENERAL NOTES:

1. PLUG HOLES IN WOOD FLOOR LARGER THAN 1/4" DIAMETER.
2. PATCH MISSING WOOD FLOOR WITH PLYWOOD.
3. REPLACE DAMAGED WOOD FLOOR WITH PLYWOOD.
4. INSULATE AND INFILL EXISTING COVERED WINDOW OPENINGS WITH PLYWOOD AND PAINT.
5. PRIME AND PAINT NEW AND EXISTING INTERIOR WALLS AND DRYWALL SURFACES TO MATCH BENJAMIN MOORE COLOR 'CLOUD WHITE'.

ISSUE PACKAGE

DRAWING FILE: 114 W Linwood Blvd • 2026.08.05.vwx

GENERAL CONTRACTOR

WOLF 21
2736 MERCIER STREET
KANSAS CITY
MISSOURI 64108
(816) 884-9663

CONSULTANTS

CODE CONSULTANT
PBD Inc.
8675 W. 95th STREET
OVERLAND PARK
KANSAS 66212
(913) 722-3473

STRUCTURAL
SCHWAB EATON
5310 LEDGE STONE DRIVE
MANHATTAN
KANSAS 66503
(785) 539-4687

STATE OF MISSOURI
CHRISTOPHER DEAN BAUER
A-2022037651
ARCHITECT

CHRISTOPHER DEAN ARCHITECT

MWA BUILDING

114 WEST LINWOOD BLVD • KANSAS CITY, MISSOURI 64111

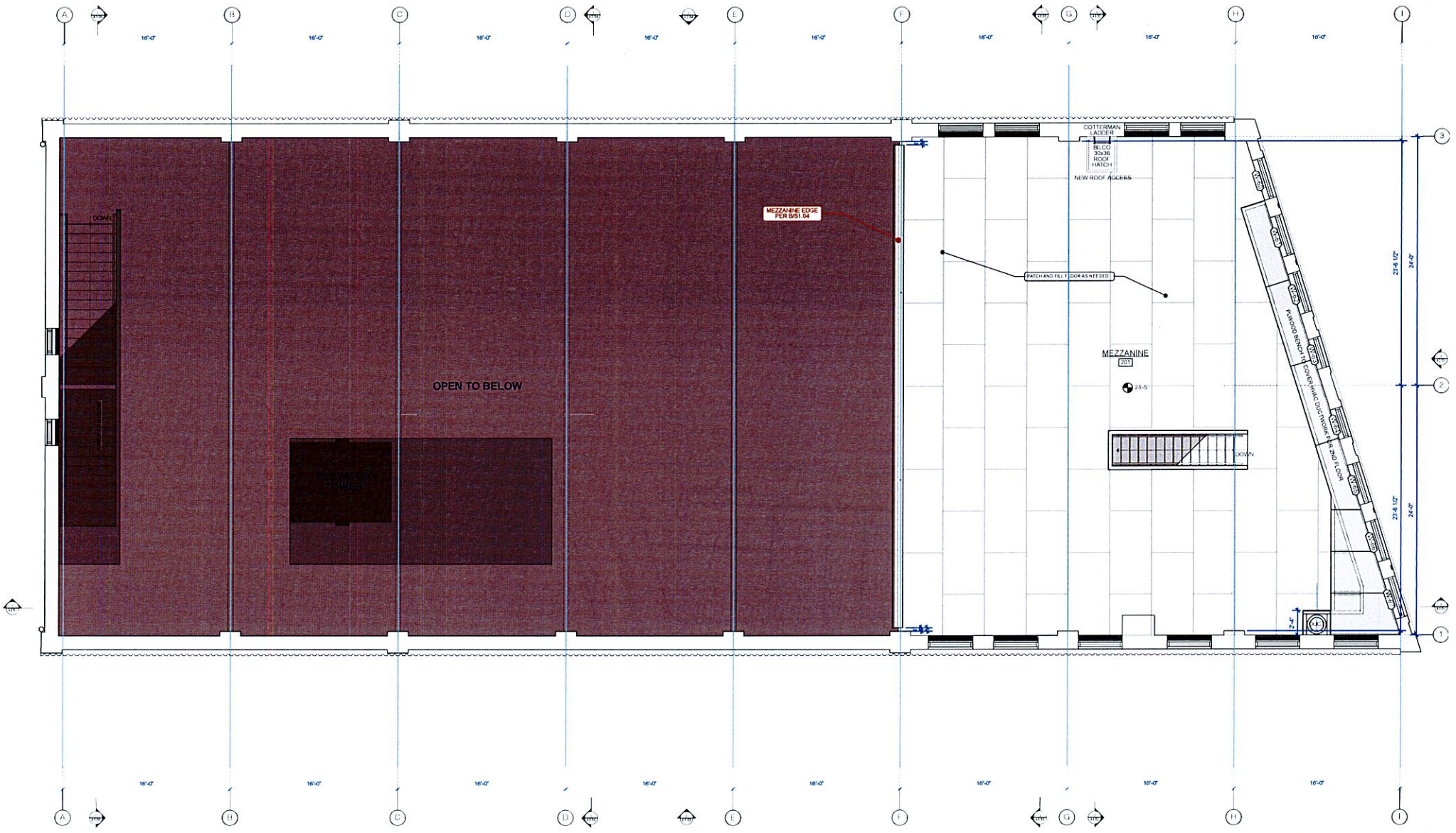
LAUREN & KYLE PUSATERI – OWNERS

2nd FLOOR PLA

SHEET NO.

A1.02

08/05/202



MEZZANINE PLAN
Scale: 1/4" = 1'-0"

NOTES

FLOOR PLAN GENERAL NOTES:

1. PLUG HOLES IN WOOD FLOOR LARGER THAN 1/4" DIAMETER
2. PATCH MISSING WOOD FLOOR WITH PLYWOOD
3. REPLACE DAMAGED WOOD FLOOR WITH PLYWOOD
4. INSULATE AND INFILL EXISTING COVERED WINDOW OPENINGS WITH PLYWOOD AND PAINT
5. PRIME AND PAINT NEW AND EXISTING INTERIOR WALLS AND DRYWALL SURFACES TO MATCH BENJAMIN MOORE COLOR: CLOUD WHITE

ISSUE PACKAGE

DRAWING FILE: 114 W Linwood Blvd - 2026.08.05.vwx

GENERAL CONTRACTOR

WOLF 21
2736 MERCIER STREET
KANSAS CITY
MISSOURI 64108
(816) 884-9663

CONSULTANTS

CODE CONSULTANT
PEC Inc.
8675 W. 90th STREET
OVERLAND PARK
KANSAS 66212
(913) 722-3473

STRUCTURAL
BOWMAN BATOH
5160 LEGACY STONE DRIVE
MANHATTAN
KANSAS 66503
(785) 539-4687

STATE OF MISSOURI
CHRISTOPHER M. SPAIN
NUMBER A-2022037661
2024 AUG 05

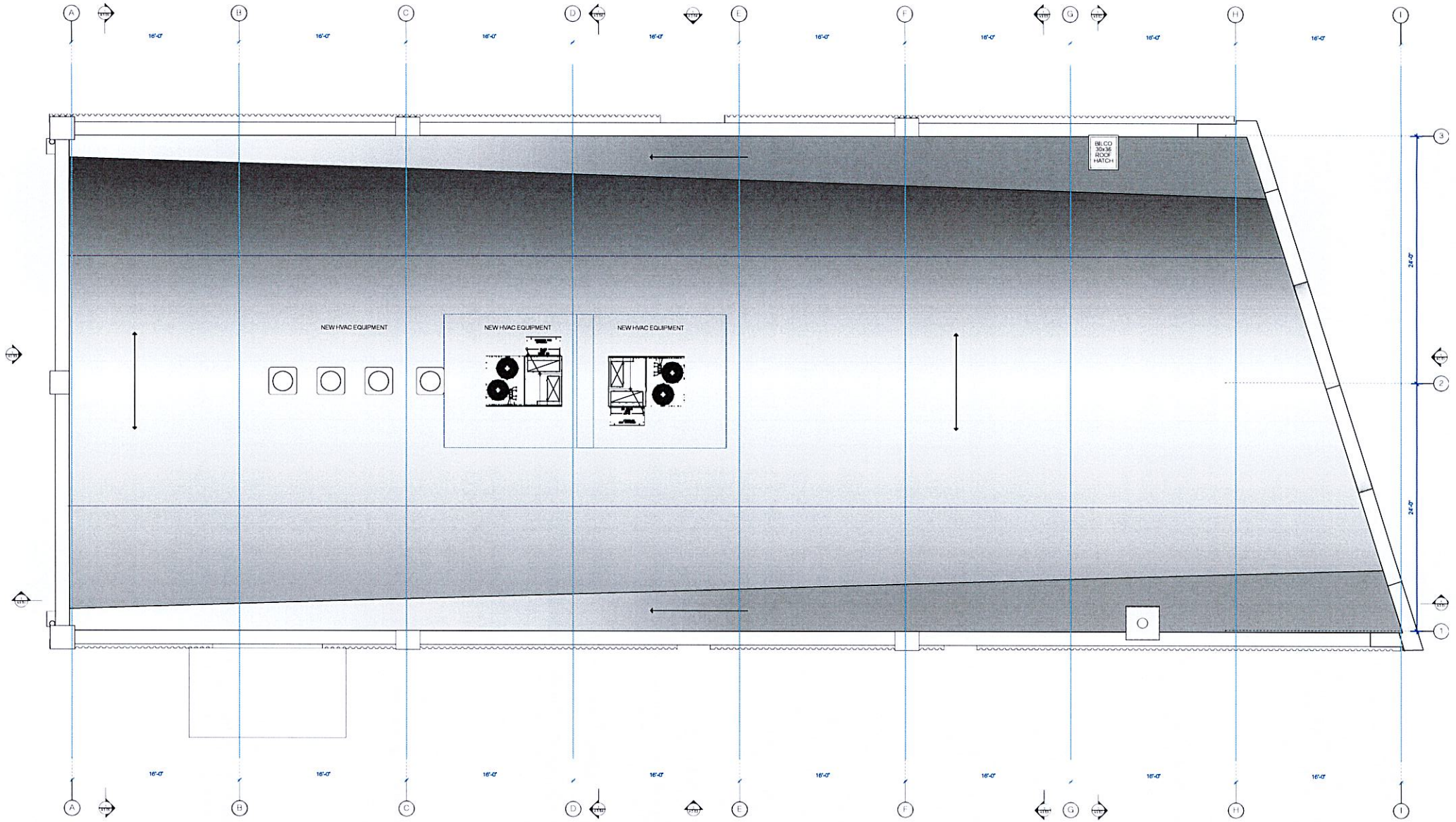
CHRISTOPHER SPAIN ARCHITECT
1600 E 18TH, CREST ROAD
KANSAS CITY, MISSOURI 64127
(816) 210-7648

MEZZANINE & PARTIAL ROOF PLA

MWA BUILDING
114 WEST LINWOOD BLVD - KANSAS CITY, MISSOURI 64111

LAUREN & KYLE PUSATERI – OWNERS

SHEET NO:
A1.03
08/05/202



ROOF PLAN
Scale: 1/4" = 1'-0"

NOTES

ISSUE PACKAGE

DRAWING FILE: 114 W Linwood Blvd - 2026.08.05.vwx

GENERAL CONTRACTOR
WOLF 21
2706 MERCIER STREET
KANSAS CITY
MISSOURI 64108
(816) 884-9663

CONSULTANTS
CODE CONSULTANT
PSC Inc.
8675 W. 96th STREET
OVERLAND PARK
KANSAS 66212
(913) 722-3473

STRUCTURAL
BOHNER BATOH
5410 LEDGE STONE DRIVE
MANHATTAN
KANSAS 66503
(785) 539-4687

STATE OF MISSOURI
CHRISTOPHER SPAW
A-2023017661
ARCHITECT

SPAW ARCHITECTS
CHRISTOPHER SPAW ARCHITECT
2929 N.W. 57th TERRACE
KANSAS CITY, MISSOURI 64151
816.221.7404

MWA BUILDING
114 WEST LINWOOD BLVD • KANSAS CITY, MISSOURI 64111
LAUREN & KYLE PUSATERI – OWNERS

ROOF PLA

SHEET NO.
A1.04
Date: 08/05/202



SOUTH ELEVATION (1)
Scale 1/4" = 1'-0"

NOTES

ISSUE PACKAGE

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GENERAL CONTRACTOR

WOLF 21
2736 FLETCHER STREET
KANSAS CITY
MISSOURI 64108
(816) 884-9653

CONSULTANTS

CODE CONSULTANT
PBD Inc.
8615 W. 95th STREET
OVERLAND PARK
KANSAS 66212
(913) 722-3473

STRUCTURAL
SCHEIBE BATOR
5410 LEJEUNE STONE DRIVE
MANHATTAN
KANSAS 66503
(785) 539-4687

STATE OF MISSOURI
CHRISTOPHER SEAN KUEBLER
A-2020019561
2024 AUG 29
ARCHITECT

CHRISTOPHER SEAN KUEBLER ARCHITECT
OWNER'S REPRESENTATIVE
4240 E. 51ST. DRIVE
KANSAS CITY, MISSOURI 64130
(816) 217-7500

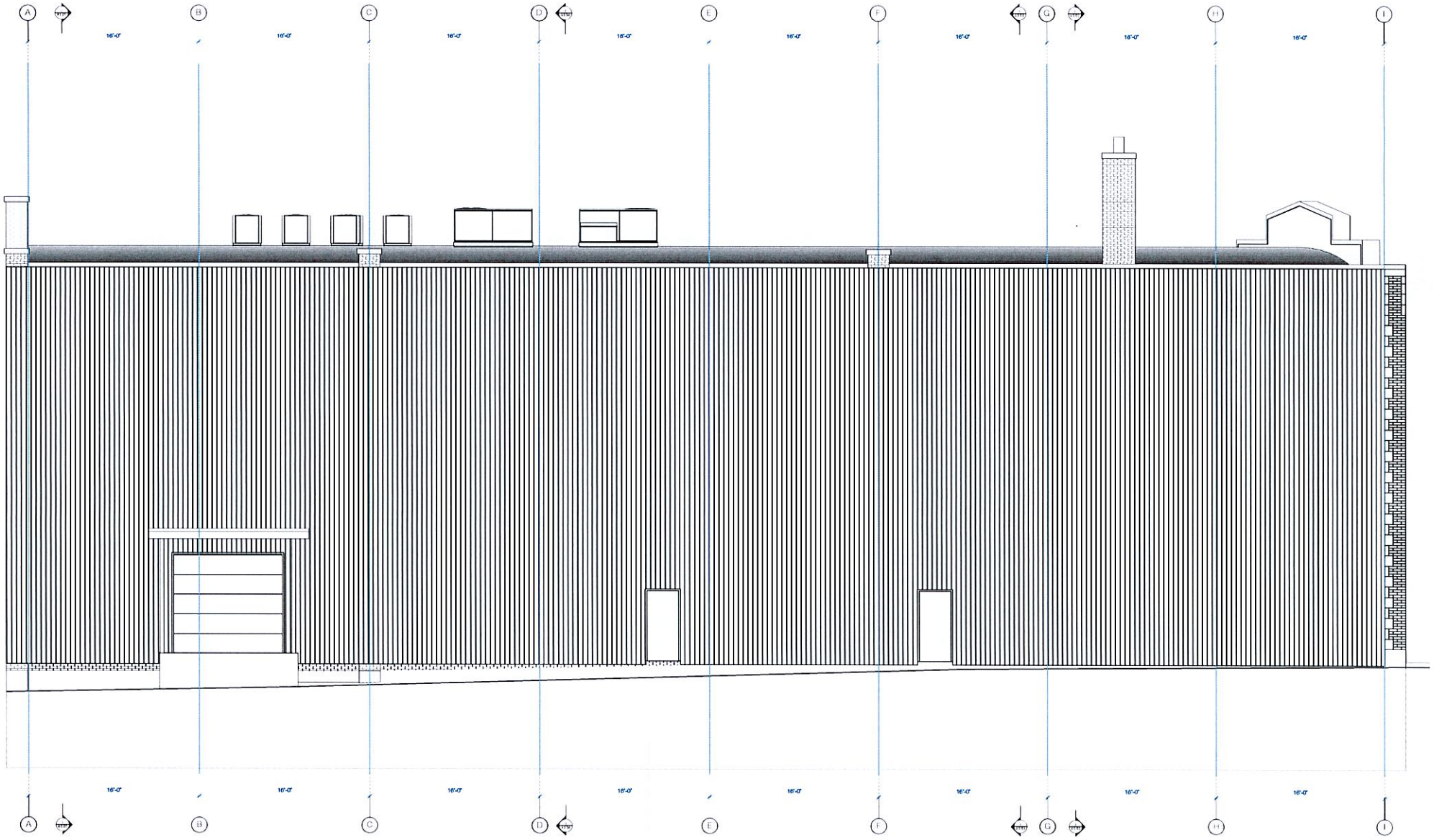
MWA BUILDING
114 WEST LINWOOD BLVD - KANSAS CITY, MISSOURI 64111

LAUREN & KYLE PUSATERI - OWNERS

SOUTH ELEVATIO

SHEET NO:
A2.01

DATE: 08/05/2026



WEST ELEVATION
Scale: 1/4" = 1'-0"

1

NOTES

ISSUE PACKAGE

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GENERAL CONTRACTOR

WOLF 21
2736 MERCER STREET
KANSAS CITY
MISSOURI 64108
(816) 884-9663

CONSULTANTS

CODE CONSULTANT
PBC Inc.
8675 W. 95th STREET
OVERLAND PARK
KANSAS 66212
(913) 722-3473

STRUCTURAL
BOHNING BATON
5110 LEGUE STONE DRIVE
MANHATTAN
KANSAS 66503
(785) 539-4687

STATE OF MISSOURI
CHRISTOPHER PAUL KAGER
A-2022007641
DATE AUG. 05
ARCHITECT

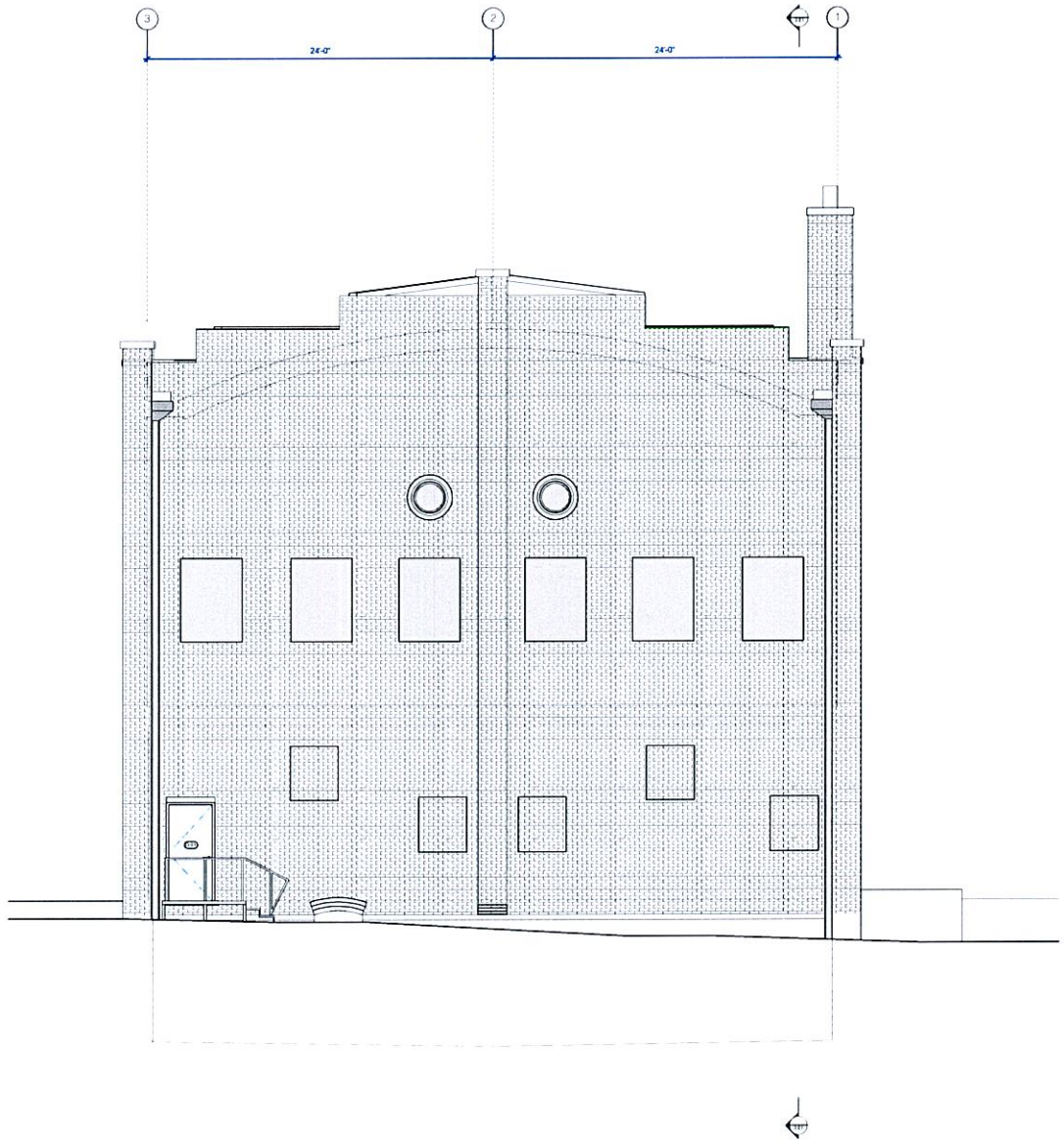
SPATIAS
CHRISTOPHER SPATIAS ARCHITECT

MWA BUILDING
114 WEST LINWOOD BLVD • KANSAS CITY, MISSOURI 64111
LAUREN & KYLE PUSATERI – OWNERS

WEST ELEVATIO

SHEET NO
A2.02

08/05/202



NORTH ELEVATION (1)
Scale: 1/4" = 1'-0"

NOTES

ISSUE PACKAGE

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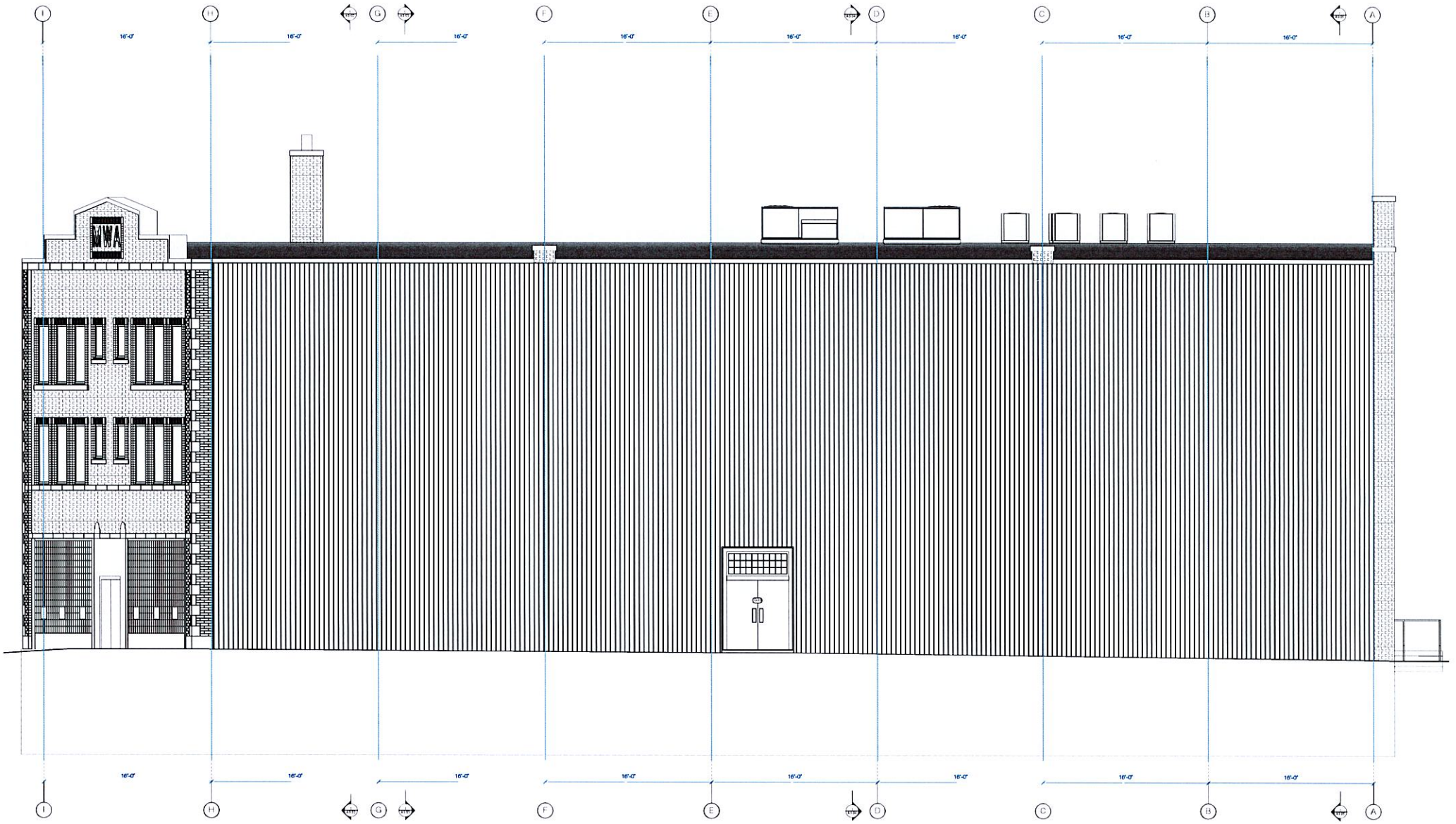
GENERAL CONTRACTOR
WOLF 21
2736 TROOST STREET
KANSAS CITY
MISSOURI 64108
(816) 484-9653

CONSULTANTS
CODE CONSULTANT
PEC Inc.
9875 W. 95th STREET
OVERLAND PARK
KANSAS 66212
(913) 722-3473

STRUCTURAL
SCHMIDT BATON
5310 LEDGE STONE DRIVE
MANHATTAN
KANSAS 66503
(785) 539-4687

MWA BUILDING
114 WEST LINWOOD BLVD • KANSAS CITY, MISSOURI 64111
LAUREN & KYLE PUSATERI – OWNERS

NORTH ELEVATIO
SHEET NO.
A2.03
08/05/2026



EAST ELEVATION
Scale: 1/4" = 1'-0"

1

NOTES

ISSUE PACKAGE

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GENERAL CONTRACTOR

WOLF 21
2736 MERCIER STREET
KANSAS CITY
MISSOURI 64108
(816) 884-9663

CONSULTANTS

CODE CONSULTANT
PBD Inc.
9675 W. 99th STREET
OVERLAND PARK
KANSAS 66212
(913) 722-3473

STRUCTURAL
BOWMAN BATSON
5410 LEDGE STONE DRIVE
MANHATTAN
KANSAS 66503
(785) 539-4687

STATE OF MISSOURI
ARCHITECT

PAVERS

MWA BUILDING
114 WEST LINWOOD BLVD • KANSAS CITY, MISSOURI 64111
LAUREN & KYLE PUSATERI – OWNERS

EAST ELEVATIO

SHEET NO:
A2.04

08/05/202

MWA Building Redevelopment

Attachment D: Letters of Support

April 30, 2026

Chair Chad Grittman
Land Clearance for Redevelopment Authority of Kansas City, Missouri
300 Wyandotte St, Ste 400
Kansas City, MO 64105

Dear Chair Grittman:

We are writing in support of the proposed redevelopment of 114 W. Linwood Boulevard and the associated requests related to the Urban Renewal Plan, rezoning, and tax abatement.

Lauren and Kyle Pusateri have been working for years to find a realistic path toward bringing this long-vacant building back into productive use, and their persistence reflects the kind of local, incremental reinvestment that should be encouraged along corridors like Linwood Boulevard.

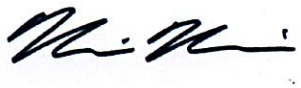
What makes this project especially valuable is that it is not speculative. It is being led by local owners who intend to occupy and operate the building themselves, creating a long-term creative business with active street-level uses and owner-occupied production space above. That kind of direct investment by owner-operators is often what gives smaller corridor projects the greatest chance of long-term success.

Linwood needs more examples of careful reinvestment that build on existing assets rather than waiting for large-scale change. This project represents exactly that kind of effort: adaptive reuse of an existing structure, long-term local commitment, and a practical plan for returning an underused property to active contribution within Midtown.

Supporting projects like this is important not only because of the building itself, but because incremental projects led by committed local owners are often what create durable momentum along older urban corridors.

We support this project and the use of available redevelopment tools that can help make its rehabilitation feasible.

Sincerely,



Kevin Klinkenberg
Executive Director

MWA LINWOOD, LLC
BUDGET

114 W. LINWOOD BLVD MWA Building Renovation 9/25/2026		13,451 13,451	Commercial Artist Workspace, Office, Restaurant, Retail Total Building SF - GLA (1st Fl, 2nd Fl, Mezz)	
DESCRIPTION			**TOTAL COST/SF**	**% OF TDC**
General Requirements		$ 10,988	0.82	0.58%
Interior Demolition		$ 13,500	1.00	0.71%
Excavation and Concrete		$ 9,000	0.67	0.47%
Masonry		$ -	0.00	0.00%
Metals / Structural / Fabrications / Decorative / Railings		$ 61,828	4.60	3.26%
Rough Carpentry / Framing		$ 50,186	3.73	2.65%
Finish Carpentry / Millwork		$ 9,311	0.69	0.49%
Thermal & Moisture Protection		$ 14,500	1.08	0.76%
Openings / Doors / Windows / Glasswork		$ 34,076	2.53	1.80%
Drywall & ACT		$ 102,310	7.61	5.40%
Paint		$ 30,798	2.29	1.62%
Flooring		$ 2,675	0.20	0.14%
Other Interior & Exterior Finishes		$ 9,060	0.67	0.48%
Specialties / Markerboards / Signage / Toilet Comp / Accessories		$ 8,736	0.65	0.46%
Equipment		$ -	0.00	0.00%
Window Shades		$ -	0.00	0.00%
Casework / Countertops		$ 14,579	1.08	0.77%
Special Construction		$ -	0.00	0.00%
Elevators		$ -	0.00	0.00%
Fire Suppression		$ 63,485	4.72	3.35%
Plumbing		$ 82,750	6.15	4.36%
HVAC		$ 129,446	9.62	6.83%
Electrical		$ 188,486	14.01	9.94%
A/V & Communications, Electronic Safety & Security		$ -	0.00	0.00%
Exterior Improvements / Landscape / Hardscape / Irrigation		$ -	0.00	0.00%
Electrical		$ -	0.00	0.00%
Subtotal Construction Costs		$ 835,714	62.13	44.07%
GC Fee on Contracted Work	5.0%	$ 37,607	2.80	1.98%
Management / Admin Costs (GMP)	10.9%	$ 91,000	6.77	4.80%
Builders Risk Insurance	0.20	$ 1,671	0.12	0.09%
Building Permit	1.4%	$ 11,765	0.87	0.62%
General Liability		$ 3,215	0.24	0.17%
Total Construction Cost		**$ 980,972**	**72.93**	**51.74%**

Soft Costs (Detail)			**COST/UNIT**	**% of TDC**
Architect/Design/Codes/Rezoning	$	56,972	$ 4.24	3.00%
Engineering	$	4,140	$ 0.31	0.22%
Survey	$	2,000	$ 0.15	0.11%
Legal	$	4,000	$ 0.30	0.21%
Utilities	$	2,400	$ 0.18	0.13%
LCRA/EDC Fees	$	11,488	$ 0.85	0.61%
City Plan Commission	$	1,426	$ 0.11	0.08%
Consultants	$	11,000	$ 0.82	0.58%
Total Soft Costs	**$**	**93,426**	**$ 6.95**	**4.93%**
Acquisition				
Property Acquisition	$	694,000	$ 51.59	36.60%
Acquisition Total	**$**	**694,000**	**$ 51.59**	**36.60%**
Developer Fee	**$**	**-**	**$ -**	**0.00%**
Financing				
Construction Period Interest	$	45,272	$ 3.37	2.39%
Financing Fees	$	11,087	$ 0.82	0.58%
Construction Period Taxes	$	12,574	$ 0.93	0.66%
Title & Recording	$	6,000	$ 0.45	0.32%
Owner's Contingency (Hard & Soft Cost) 5%	$	52,795	$ 3.93	2.78%
Financing	**$**	**127,728**	**$ 9.50**	**6.74%**
TOTAL DEVELOPMENT COST	**$**	**1,896,126**	**$ 140.97**	**100.00%**

MWA Building
114 W Linwood Boulevard
Without Tax Abatement

114 W LINWOOD BLVD - MWA BUILDING

PROFORMA ANALYSIS, WITHOUT Tax Abatement

10/5/2026

Assumptions:				Construction	Year		Stabilization		
				0	1	2	3	4	5
INCOME									
Potential Gross Income - Creative/Studio/Office		sq ft							
$14.75 psf	Second Floor & Mezzanine	7,681	3.00%	0	113,295	116,694	120,194	123,800	127,514
$12.75 psf	First Floor	5,770	3.00%	0	73,568	75,775	78,048	80,389	82,801
	Other Income			0	0	0	0	0	0
Total Potential Gross Income		13,451		0	186,862	192,468	198,242	204,189	210,315
	Vacancy/Other Losses - Percent	1st Flr Only		0	50.0%	25.0%	5.0%	5.0%	5.0%
	Vacancy/Other Losses - Amount	1st Flr Only		0	(36,784)	(18,944)	(3,902)	(4,019)	(4,140)
Effective Gross Income				0	150,079	173,524	194,340	200,170	206,175
EXPENSES		Yr 3							
Operating Expenses		cost as % EGI	Annual Inflation						
2.25 psf	Maintenance & Operations	15.6%	3.00%	0	19,296	26,209	30,265	31,173	32,108
2.00 psf	Utilities	13.8%	3.00%	0	17,152	23,296	26,902	27,709	28,540
0.85 psf	Insurance	5.9%	3.00%	0	10,758	11,090	11,433	11,776	12,130
5.10 psf		35.3%							
2.50 psf	Real Estate Taxes	19.07%	1.50%	0	32,597	33,086	33,582	34,086	34,597
0.08 psf	Main St CID (sq ft assessment)	0.66%	1.50%	0	1,141	1,141	1,141	1,141	1,141
0.06 psf	Main St CID (AV assessment)	0.46%	1.50%	0	786	798	810	822	834
0.12 psf	Main St TDD (AV assessment)	0.93%	1.50%	0	1,592	1,616	1,641	1,665	1,690
7.86 psf		56.41%							
Total Operating Expenses				0	83,323	97,237	105,774	108,372	111,041
NET OPERATING INCOME (NOI)				(694,000)	66,756	76,288	88,566	91,798	95,134
DEBT SERVICE									
	Mini-Perm ($1.1M, 7.0%, 25-yr Amort, IO)				77,609	77,609	32,337	0	0
	Permanent Financing ($1.1M, 6.50%, 25-yr Amort)				0	0	52,931	90,740	90,740
	DSCR				0.86	0.98	1.04	1.01	1.05
SALE OF ASSET									
Value of Asset		6% cap rate							
Remaining Debt									
Selling Cost		3.0%							
TOTAL FLOW OF FUNDS (Leveraged)				(787,426)	(10,853)	(1,321)	3,297	1,058	4,395
Cumulative Cash Flow					(798,279)	(799,600)	(796,303)	(795,245)	(790,850)
	Annual Cash-on-Cash Return				-1.4%	-0.2%	0.4%	0.1%	0.6%
IRR - Leveraged									
TOTAL FLOW OF FUNDS (Unleveraged)				(1,896,126)	66,756	76,288	88,566	91,798	95,134
Cumulative Cash Flow					(1,829,370)	(1,753,082)	(1,664,516)	(1,572,719)	(1,477,584)
	Annual Yield on Cost				3.5%	4.0%	4.7%	4.8%	5.0%
IRR - Unleveraged									

114 W LINWOOD BLVD - MWA BUILDING

PROFORMA ANALYSIS, WITHOUT Tax Abatement

10/5/2026

Assumptions:				6	7	8	9	10
INCOME								
Potential Gross Income - Creative/Studio/Office		sq ft						
$14.75 psf	Second Floor & Mezzanine	7,681	3.00%	131,340	135,280	139,338	143,518	147,824
$12.75 psf	First Floor	5,770	3.00%	85,285	87,843	90,479	93,193	95,989
	Other Income			0	0	0	0	0
Total Potential Gross Income		13,451		216,625	223,123	229,817	236,712	243,813
	Vacancy/Other Losses - Percent	1st Flr Only		5.0%	5.0%	5.0%	5.0%	5.0%
	Vacancy/Other Losses - Amount	1st Flr Only		(4,264)	(4,392)	(4,524)	(4,660)	(4,799)
Effective Gross Income				212,360	218,731	225,293	232,052	239,013
EXPENSES		Yr 3						
Operating Expenses		cost as % EGI	Annual Inflation					
2.25 psf	Maintenance & Operations	15.6%	3.00%	33,071	34,063	35,085	36,138	37,222
2.00 psf	Utilities	13.8%	3.00%	29,397	30,278	31,187	32,122	33,086
0.85 psf	Insurance	5.9%	3.00%	12,494	12,868	13,254	13,652	14,062
5.10 psf		35.3%						
2.50 psf	Real Estate Taxes	19.07%	1.50%	35,116	35,643	36,178	36,720	37,271
0.08 psf	Main St CID (sq ft assessment)	0.66%	1.50%	1,141	1,141	1,141	1,141	1,141
0.06 psf	Main St CID (AV assessment)	0.46%	1.50%	847	859	872	885	899
0.12 psf	Main St TDD (AV assessment)	0.93%	1.50%	1,716	1,741	1,767	1,794	1,821
7.86 psf		56.41%						
Total Operating Expenses				113,781	116,595	119,485	122,453	125,501
NET OPERATING INCOME (NOI)				98,580	102,136	105,808	109,599	113,512
DEBT SERVICE								
	Mini-Perm ($1.1M, 7.0%, 25-yr Amort, IO)			0	0	0	0	0
	Permanent Financing ($1.1M, 6.50%, 25-yr Amort)			90,740	90,740	90,740	90,740	90,740
	DSCR			1.09	1.13	1.17	1.21	1.25
SALE OF ASSET								
Value of Asset		6% cap rate						1,891,871
Remaining Debt								(944,604)
Selling Cost		3.0%						(56,756)
TOTAL FLOW OF FUNDS (Leveraged)				7,840	11,397	15,069	18,859	913,284
Cumulative Cash Flow				(783,010)	(771,613)	(756,545)	(737,685)	175,598
	Annual Cash-on-Cash Return			1.0%	1.4%	1.9%	2.4%	2.9%
IRR - Leveraged								**2.05%**
TOTAL FLOW OF FUNDS (Unleveraged)				98,580	102,136	105,808	109,599	1,948,627
Cumulative Cash Flow				(1,379,005)	(1,276,868)	(1,171,060)	(1,061,461)	887,166
	Annual Yield on Cost			5.2%	5.4%	5.6%	5.8%	6.0%
IRR - Unleveraged								**4.65%**

MWA Building
114 W Linwood Boulevard
With Tax Abatement

114 W LINWOOD BLVD - MWA BUILDING

PROFORMA ANALYSIS, WITH Tax Abatement

10/5/2026

Assumptions:				Construction 0	Year 1	2	Stabilization 3	4	5
INCOME									
Potential Gross Income - Creative/Studio/Office		sq ft							
$14.75 psf	Second Floor & Mezzanine	7,681	3.00%	0	113,295	116,694	120,194	123,800	127,514
$12.75 psf	First Floor	5,770	3.00%	0	73,568	75,775	78,048	80,389	82,801
	Other Income			0	0	0	0	0	0
Total Potential Gross Income		13,451		0	186,862	192,468	198,242	204,189	210,315
	Vacancy/Other Losses - Percent	1st Flr Only		0	50.0%	25.0%	5.0%	5.0%	5.0%
	Vacancy/Other Losses - Amount	1st Flr Only		0	(36,784)	(18,944)	(3,902)	(4,019)	(4,140)
Effective Gross Income				0	150,079	173,524	194,340	200,170	206,175
EXPENSES		Yr 3							
Operating Expenses		cost as % EGI	Annual Inflation						
2.25 psf	Maintenance & Operations	15.6%	3.00%	0	19,296	26,209	30,265	31,173	32,108
2.00 psf	Utilities	13.8%	3.00%	0	17,152	23,296	26,902	27,709	28,540
0.85 psf	Insurance	5.9%	3.00%	0	10,758	11,090	11,433	11,776	12,130
5.10 psf		35.3%							
0.47 psf	Real Estate Taxes (land)	3.60%	1.50%	0	6,163	6,255	6,349	6,444	6,541
0.48 psf	PILOTS (exist improvements)	3.69%	1.50%	0	6,411	6,411	6,411	6,411	6,411
0.45 psf	PILOTS (70% Tax Abatement)	3.46%	1.50%	0	6,005	6,005	6,005	6,005	6,005
0.08 psf	Main St CID (sq ft assessment)	0.66%	1.50%	0	1,141	1,141	1,141	1,141	1,141
0.06 psf	Main St CID (AV assessment)	0.46%	1.50%	0	786	798	810	822	834
0.12 psf	Main St TDD (AV assessment)	0.93%	1.50%	0	1,592	1,616	1,641	1,665	1,690
6.76 psf		48.11%							
Total Operating Expenses				0	69,304	82,822	90,957	93,147	95,400
NET OPERATING INCOME (NOI)				(694,000)	80,774	90,703	103,383	107,023	110,775
DEBT SERVICE									
	Mini-Perm ($1.1M, 7.0%, 25-yr Amort, IO)				77,609	77,609	32,337	0	0
	Permanent Financing ($1.1M, 6.50%, 25-yr Amort)				0	0	52,931	90,740	90,740
	DSCR				1.04	1.17	1.21	1.18	1.22
SALE OF ASSET									
Value of Asset		6% cap rate							
Remaining Debt									
Selling Cost		3.0%							
TOTAL FLOW OF FUNDS (Leveraged)				(787,426)	3,165	13,094	18,115	16,284	20,035
Cumulative Cash Flow					(784,261)	(771,167)	(753,053)	(736,769)	(716,734)
	Annual Cash-on-Cash Return				0.4%	1.7%	2.3%	2.1%	2.5%
IRR - Leveraged									
TOTAL FLOW OF FUNDS (Unleveraged)				(1,896,126)	80,774	90,703	103,383	107,023	110,775
Cumulative Cash Flow					(1,815,352)	(1,724,649)	(1,621,266)	(1,514,243)	(1,403,468)
	Annual Yield on Cost				4.3%	4.8%	5.5%	5.6%	5.8%
IRR - Unleveraged									

114 W LINWOOD BLVD - MWA BUILDING

PROFORMA ANALYSIS, WITH Tax Abatement

10/5/2026

Assumptions:				6	7	8	9	10
INCOME								
Potential Gross Income - Creative/Studio/Office		sq ft						
$14.75 psf	Second Floor & Mezzanine	7,681	3.00%	131,340	135,280	139,338	143,518	147,824
$12.75 psf	First Floor	5,770	3.00%	85,285	87,843	90,479	93,193	95,989
	Other Income			0	0	0	0	0
Total Potential Gross Income		13,451		216,625	223,123	229,817	236,712	243,813
	Vacancy/Other Losses - Percent	1st Flr Only		5.0%	5.0%	5.0%	5.0%	5.0%
	Vacancy/Other Losses - Amount	1st Flr Only		(4,264)	(4,392)	(4,524)	(4,660)	(4,799)
Effective Gross Income				212,360	218,731	225,293	232,052	239,013
EXPENSES		Yr 3						
Operating Expenses		cost as % EGI	Annual Inflation					
2.25 psf	Maintenance & Operations	15.6%	3.00%	33,071	34,063	35,085	36,138	37,222
2.00 psf	Utilities	13.8%	3.00%	29,397	30,278	31,187	32,122	33,086
0.85 psf	Insurance	5.9%	3.00%	12,494	12,868	13,254	13,652	14,062
5.10 psf		35.3%						
0.47 psf	Real Estate Taxes (land)	3.60%	1.50%	6,639	6,739	6,840	6,942	7,046
0.48 psf	PILOTS (exist improvements)	3.69%	1.50%	6,411	6,411	6,411	6,411	6,411
0.45 psf	PILOTS (70% Tax Abatement)	3.46%	1.50%	6,005	6,005	6,005	6,005	6,005
0.08 psf	Main St CID (sq ft assessment)	0.66%	1.50%	1,141	1,141	1,141	1,141	1,141
0.06 psf	Main St CID (AV assessment)	0.46%	1.50%	847	859	872	885	899
0.12 psf	Main St TDD (AV assessment)	0.93%	1.50%	1,716	1,741	1,767	1,794	1,821
6.76 psf		48.11%						
Total Operating Expenses				97,720	100,106	102,563	105,091	107,693
NET OPERATING INCOME (NOI)				114,641	118,625	122,730	126,961	131,321
DEBT SERVICE								
	Mini-Perm ($1.1M, 7.0%, 25-yr Amort, IO)			0	0	0	0	0
	Permanent Financing ($1.1M, 6.50%, 25-yr Amort)			90,740	90,740	90,740	90,740	90,740
	DSCR			1.26	1.31	1.35	1.40	1.45
SALE OF ASSET								
Value of Asset		6% cap rate						2,188,681
Remaining Debt								(944,604)
Selling Cost		3.0%						(65,660)
TOTAL FLOW OF FUNDS (Leveraged)				23,901	27,885	31,991	36,221	1,218,998
Cumulative Cash Flow				(692,833)	(664,948)	(632,957)	(596,736)	622,263
	Annual Cash-on-Cash Return			3.0%	3.5%	4.1%	4.6%	5.2%
IRR - Leveraged								**6.40%**
TOTAL FLOW OF FUNDS (Unleveraged)				114,641	118,625	122,730	126,961	2,254,342
Cumulative Cash Flow				(1,288,827)	(1,170,203)	(1,047,473)	(920,512)	1,333,830
	Annual Yield on Cost			6.0%	6.3%	6.5%	6.7%	6.9%
IRR - Unleveraged								**6.58%**