



**DOWNTOWN PARKVILLE REDEVELOPMENT CORPORATION (DPRC)**

Regular Meeting Agenda

CITY OF PARKVILLE, MISSOURI

Friday, January 13, 2023 at 10:00 a.m.

Telephone & Videoconference Meeting

*In light of public health orders from the Missouri Governor and Platte County related to the COVID-19 pandemic, and given the nature of the items to be considered at this particular meeting, the members of the Downtown Parkville Redevelopment Corporation will meet via telephone or video conference. Members of the public interested in this meeting are encouraged to listen in or participate on the meeting via the following telephone number and access code – (312) 626 6799, Meeting ID: 879 8119 7160, Password: 894927 – rather than appear at City Hall.*

*In addition, rather than appearing at City Hall to provide input at the meeting on action agenda items, members of the public may submit written testimony to the Community Development Director in advance by 9:00 a.m. on the day of the meeting and the testimony will be to be provided to the Downtown Parkville Redevelopment Corporation and presented at the meeting and made part of the official record.*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. GENERAL BUSINESS**

A. Approval of the DPRC January 13, 2023 Meeting Agenda

B. Approval of the DPRC November 10, 2022 Meeting Minutes

**4. NEW BUSINESS**

A. Application for Redevelopment Project at 12 E 1<sup>st</sup> Street, Leon and Heather Versfeld, Applicant

**5. ADJOURN**

Notice posted by: Jeana Stark

Date: January 09, 2023

Time: 10:40 a.m.

**Minutes of the  
Downtown Parkville Redevelopment Corporation  
City of Parkville, Missouri**

Thursday, November 10, 2022 at 2:00 p.m.

Telephone & Videoconference Meeting

**1. CALL TO ORDER**

Theresa Bentley called the meeting to order at 2:00 p.m.

**2. ROLL CALL**

Theresa Bentley conducted a roll call.

Board Members Present:

Stephen Lachky

Mike Emmick

Philip Wassmer

Theresa Bentley

A quorum of the Downtown Parkville Redevelopment Corporation (DPRC) was present.

Other Members Present:

Guillaume Hanriot

**3. GENERAL BUSINESS**

**A. Approval of DPRC November 10, 2022 Meeting Agenda**

Theresa Bentley covered information on the meeting agenda.

**Phillip Wassmer moved to approve the November 10, 2022 Meeting Agenda.**

**Mike Emmick seconded the motion. Motion passed: 4-0.**

**B. Approval of DPRC April 22, 2022 Meeting Minutes**

Theresa Bentley presented minutes from the previous meeting.

**Phillip Wassmer moved to approve the April 22, 2022 Meeting Minutes.**

**Mike Emmick seconded the motion. Motion passed: 4-0.**

**4. NEW BUSINESS**

**A. Resolution No. 2022-06: Approve Memorandum of Understanding, Quit Claim Deed, and Certificate of Tax Abatement for 112 Main Street Project and Authorize President to Execute Documents on Behalf of Downtown Parkville Redevelopment Corporation**

Stephen Lachky explained how the Board of Aldermen approved an ordinance in October 2021 approving a redevelopment project for 112 Main Street and providing Chapter 353 tax abatement in the amount of 90% over a period of 12 years; and explained how the memorandum of understanding, quit claim deeds and certificate of tax abatement authorizes and executes said tax abatement.

**Phillip Wassmer moved to approve Resolution No. 2022-06. Mike Emmick seconded the motion. Motion passed: 4-0.**

**B. Resolution No. 2022-07 Approve Memorandum of Understanding, Quit Claim Deed, and Certificate of Tax Abatement for 207 Main Street Project and Authorize President to Execute Documents on Behalf of Downtown Parkville Redevelopment Corporation**

Stephen Lachky explained how the Board of Aldermen approved an ordinance in February 2022 approving a redevelopment project for 207 Main Street and providing Chapter 353 tax abatement in the amount of 90% over a period of 12 years; and explained how the memorandum of understanding, quit claim deeds and certificate of tax abatement authorizes and executes said tax abatement.

**Mike Emmick moved to approve Resolution No. 2022-07. Phillip Wassmer seconded the motion. Motion passed: 4-0.**

**5. ADJOURN**

**Theresa Bentley moved to adjourn the meeting, Mike Emmick seconded the motion. Motion passed: 4-0. Meeting adjourned at 2:09 p.m.**

Submitted by:

\_\_\_\_\_  
Stephen Lachky, AICP, CPM, CFM  
Community Development Director

11-10-22  
Date



Application #: URC 2023-01  
Date Submitted: 12-28-22  
Date Approved: \_\_\_\_\_

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

## DOWNTOWN PARKVILLE REDEVELOPMENT PLAN PROJECT APPLICATION

Project Name: 12 E 1<sup>st</sup> Parkville

### 1. Applicant / Contact Information

#### Applicant(s)

Name: 12 E 1st Parkville, LLC

Address: 12 E 1st Street

City, State: Parkville, MO

Phone: 8167168982 Cell: \_\_\_\_\_

Email: Leon@versfeldlaw.com

#### Owner(s), if different from applicant

Name: Leon and Heather Versfeld

Address: 6010 Southlake Dr

City, State: Parkville MO

Phone: 8167168982 Cell: \_\_\_\_\_

Email: Leon@versfeldlaw.com

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 12/28/22  
Owner's Signature (Required) [Signature] Date: 12/28/22

### 2. General Business Information

\*Incentive level/amount requested: See Tax Abatement

Does property have a current tax statement: Yes \_\_\_ No X

Does Applicant have a current Business license: Yes \_\_\_ No X

### 3. Project Information

Project Address: 12 E. 1st Street Parkville MO

Proposed project start date: Spring 2023 Anticipated project completion date: 12/31/2023

What is (are) the existing use(s) of the building? Vacant

Will this project proposal correspond with a change in the use of the building?

If so, explain: Restaurant and Office

\*See Section III of the Downtown Parkville Redevelopment Plan Policy

The project will involve the building's: Interior \_\_\_\_\_ Exterior \_\_\_\_\_ Both X

\*\*Please explain: See site plan

Please attach copies of a boundary map, legal description of property, building floor plan, and cost/benefit analysis showing real property tax revenue benefits to the taxing districts with and without the project.

#### Checklist of Required Submittals

- Completed application, including all required details and supporting documents.
- Application fee of \$250.00 (Level A) or \$750.00 (Levels "B" and "C") per Ordinance No. 3021 Downtown Parkville Redevelopment Plan. (Refundable if approval is not given for tax abatement for the project)
- Applicant's & Owner's signatures.
- Boundary Map.
- Property Legal Description.
- Building Floor Plan.
- Cost/Benefit Analysis.

~~Level "B"~~ Level "C"

\$750.00 paid . via check 2060

\*\*Provide cost breakdown by major categories such as signs, awnings, painting, repair, etc., as an attachment to this application. Attach one copy of the project design to the application.

City of Parkville, Missouri  
(816) 741-7676

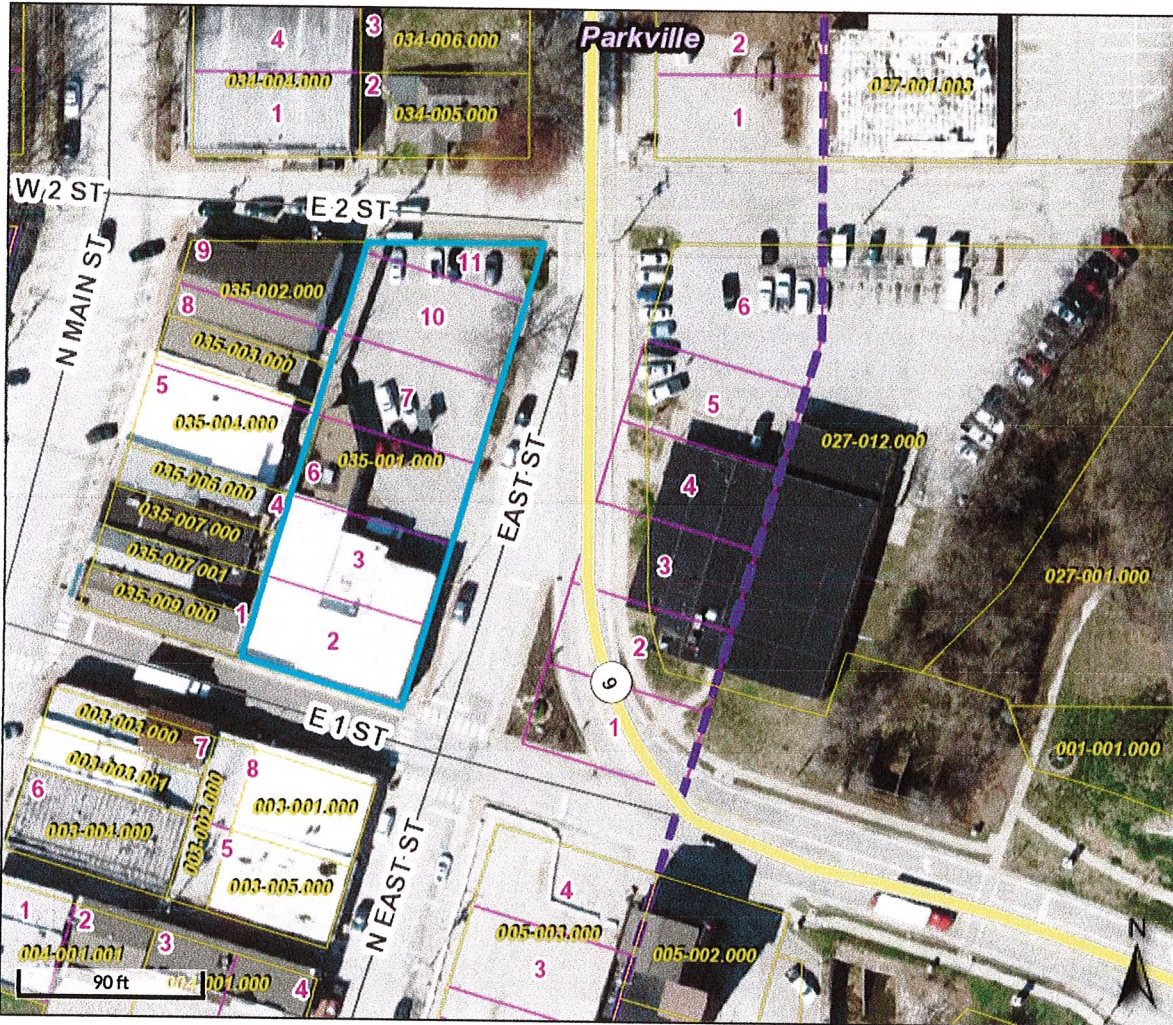
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REF#: 2060

TRAN: 25.0000 Development Permit  
Downtown Redevelopment Plan  
Leon & Heather Versfeld  
Development Permit 750.00CR

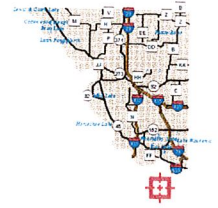
TENDERED: 750.00 CHECK

APPLIED: 750.00-

CHANGE:                       
0.00



Overview



Legend

- Parcels Current
- Roads**
- <all other values>
- 1
- 2
- 3
- 4
- 5
- 6
- 8
- 9
- 10
- Subdivisions
- Lot Numbers

Parcel ID 20-7.0-35-100-035-001.000

Sec/Twp/Rng 35/51/34

Property Address 12 E 1ST ST

District Dist 18

Brief Tax Description PARKVILLE

LOTS 2 3 6 7 10 11 BLK 6

(Note: Not to be used on legal documents)

Alternate ID n/a

Class Commercial

Acreege 0.4

Owner Address 12 E 1ST PARKVILLE LLC

12 E 1ST ST

PARKVILLE, MO 64152-3702

Date created: 9/14/2022

Last Data Uploaded: 9/13/2022 11:30:59 PM

Developed by  **Schneider**  
GEOSPATIAL

**Summary**

Parcel ID 20-7.0-35-100-035-001.000  
 Property Address 12 E 1ST ST  
 Sec/Twp/Rng 35/51/34  
 Brief Tax Description PARKVILLE LOTS 2 3 6 7 10 11 BLK 6  
 (Note: Not to be used on legal documents or any document to be recorded)  
 Gross Living Area N/A  
 Class Commercial  
 Lot Size  
 Route Number COM-PKV-OPV



**Owner**

Deed Holder  
 12 E 1st Parkville LLC  
 Contract Holder  
 DBA  
 Mailing Address  
 12 E 1ST ST  
 PARKVILLE, MO 64152-3702

**Land**

Lot Area 0.40 Acres

**Commercial Buildings**

Building 1: Bank - Main, 1 Story, Built - 1960, 6228 SF, Bsmt - 0 SF,  
 , Condition - Above Normal  
 Building Extras: #1- Canopy, 850 SF, Frame, Average Pricing, 1960, Qty1

**Yard Extras**

Paving - Asphalt

**Recorders**

Book & Page 1381-351

**Tax Collector Link**

[Click here to view Tax Collector data.](#)

**Valuation**

**[CLICK HERE to learn more about the Assessment Process \(Video\)](#)**

The values displayed are CURRENT YEAR values.

	Improvements	Land	Total	Assessment
Agricultural Value	\$0.00	\$0.00	\$0.00	\$0.00
Commercial Value	\$383,688.00	\$52,272.00	\$435,960.00	\$139,507.00
Residential Value	\$0.00	\$0.00	\$0.00	\$0.00

**Photos**

# 12 E. 1st Street

Parkville, Platte County  
Section 12, Township 14, Range 23

## Final Development Plan

Site Plan

22-0181

12 E. 1st Street  
Parkville, Platte County

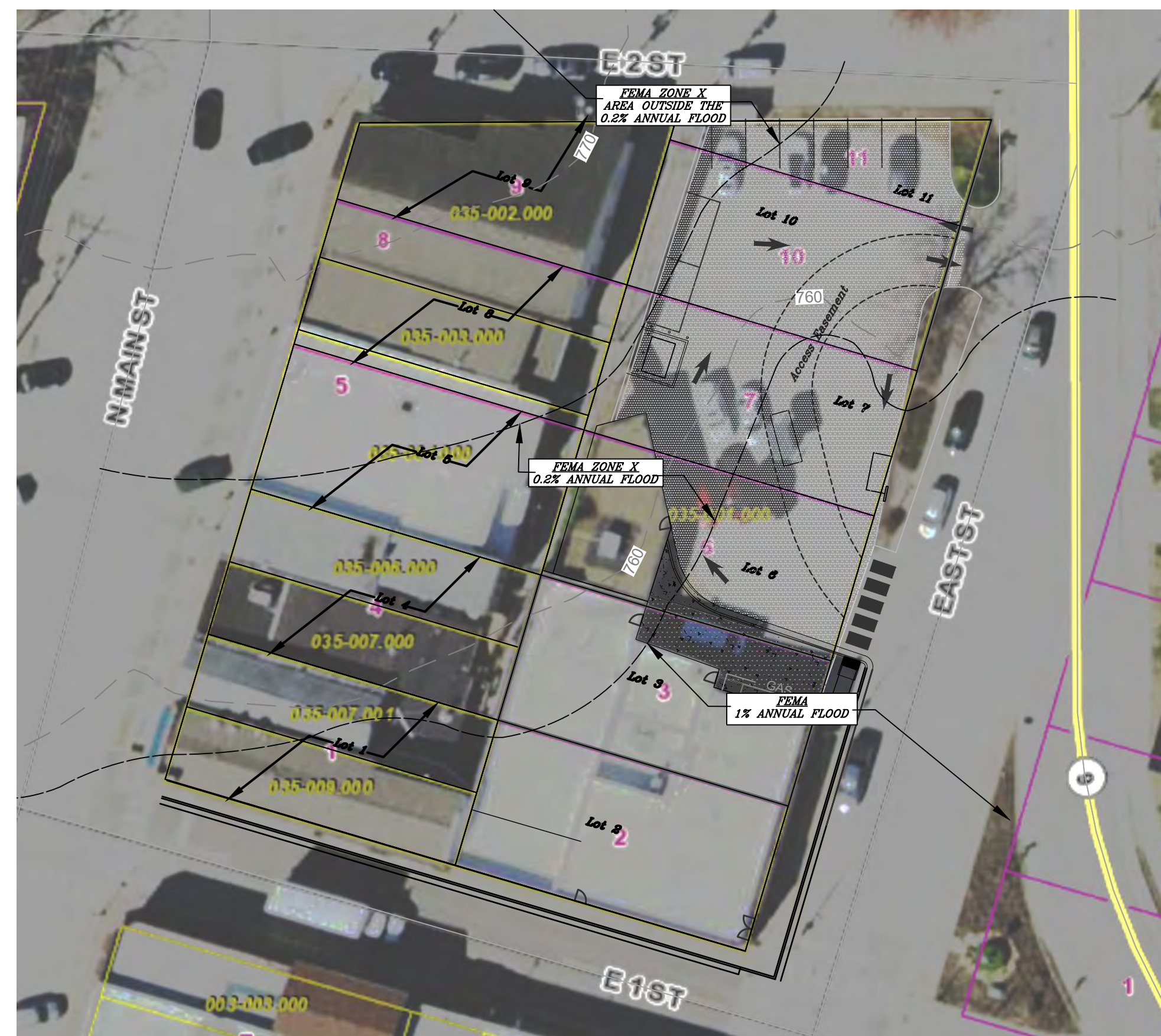
Title Sheet

### Legal Description

All of Lots 2, 3, 6, 7, 10, 11, Block 6, City of Parkville, Platte County, Missouri.

### UTILITY CONTACTS

City of Parkville	(816) 741-7676
CPWSD #1 of Platte County	(816) 891-3457
Platte County Regional Sewer District	(816) 858-2052
Spire Gas Energy	(816) 756-5252
Evergy	(816) 471-5275
Platte Clay Electric	(816) 807-7502
Century Link	(816) 243-5642
Unite Private Networks	(816) 903-9400
Spectrum	(816) 431-5818
Missouri One Call	(800) DIG-RITE
AT&T	(800) 464-7928
Comcast	(913) 891-3457



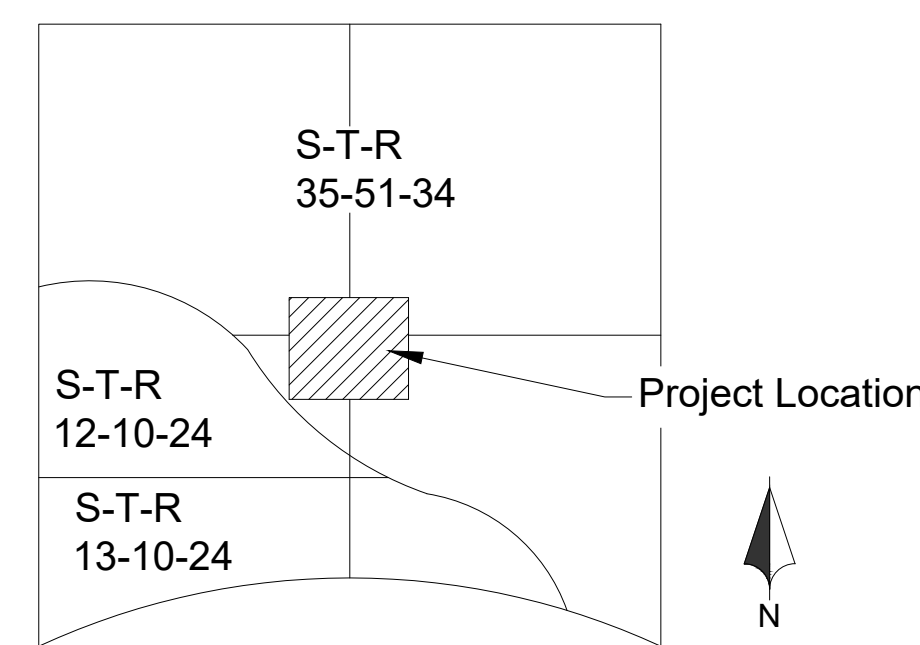
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Sheet Number	Sheet Title
C01	Title Sheet
C02	Existing Conditions
C03	General Layout
C04	Grading
C05	ADA Plan
C06	Utility Plan
C07	Standard Details
C08	Standard Details

NO.	DATE	REVISION
1	11/07/2022	City Comments
0	10/07/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

<b>Consultant:</b> Renaissance Infrastructure Consulting Andy Gabbert, PLA 8653 Penrose Lane Lenexa, KS 66219 816-800-0950	<b>Surveyor:</b> Renaissance Infrastructure Consulting 5015 NW Canal Street, Suite 100 Riverside, MO 64150 816-800-0950
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Prepared For:  
Clockwork  
Chris Jimenez//Principal  
423 Delaware St. Ste 102  
Kansas City MO 64105  
816-520-7625



SECTION MAP  
S-T-R 35-51-34

Site is composed of the following Assessor Parcels:

Parcel ID	Address	Owner	Existing Zoning	Proposed Zoning	Proposed Use
20-7.0-35-100-035-001.000	12 E. 1st St.	12 E. 1st St. LLC	OTD	OTD	Restaurant /Office

### LEGEND

---	Existing Section Line	---	Proposed Right-of-Way
---	Existing Right-of-Way Line	---	Proposed Property Line
---	Existing Lot Line	---	Proposed Lot Line
---	Existing Easement Line	---	Proposed Easement
---	Existing Curb & Gutter	---	Proposed Curb & Gutter
---	Existing Sidewalk	---	Proposed Sidewalk
---	Existing Storm Sewer	---	Proposed Storm Sewer
□	Existing Storm Structure	□	Proposed Storm Structure
W/L	Existing Waterline	A	Proposed Fire Hydrant
GAS	Existing Gas Main	WATER	Proposed Waterline
SAN	Existing Sanitary Sewer	---	Proposed Sanitary Sewer
⊙	Existing Sanitary Manhole	⊙	Proposed Sanitary Manhole
---	Existing Contour Major	---	Proposed Contour Major
---	Existing Contour Minor	---	Proposed Contour Minor
-----		-----	Future Curb & Gutter

**Renaissance Infrastructure Consulting**  
5015 NW Canal Street, Suite 100  
Riverside, Missouri 64150  
www.ri-consult.com  
MISSOURI CERTIFICATE OF AUTHORITY NO. 2010033630

Sheet  
C01



Owner: Cortez, Zachary A & Anna K Smith  
Address: 115 Main St

Owner: Cortez, Zachary a & Anna K Smith  
Address: 115 Main St

Owner: R ROCKING BAR H LLC  
Address: 109-111 Main St

Owner: 107 Main LLC  
Address: 107 Main St

Owner: MRE Holdings LLC  
Address: 103 Main St

Owner: MRE Holdings LLC  
Address: 103 Main St

Owner: MRE Holdings LLC  
Address: 101 Main St

Owner: 23 E 1st St  
Address: 12 E 1st St

Owner: United States Postal Service  
Address: 105 East St

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Site Plan  
22-0181  
12 E. 1st Street  
Parkville, Platte County

Existing Conditions

NO.	DATE	REVISION
1	11/07/2022	City Comments
0	10/07/2022	Original Submittal

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C02


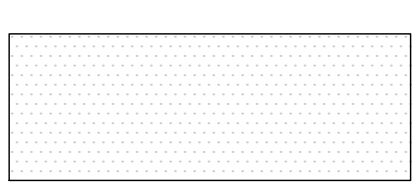
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**Legend**

- Future Parking (F00)
- ADA Parking (H00)

**Paving Schedule**

-  Concrete Pavement
-  Heavy Duty Asphaltic Concrete



Site Plan  
22-0181  
12 E. 1st Street  
Parkville, Platte County

General Layout

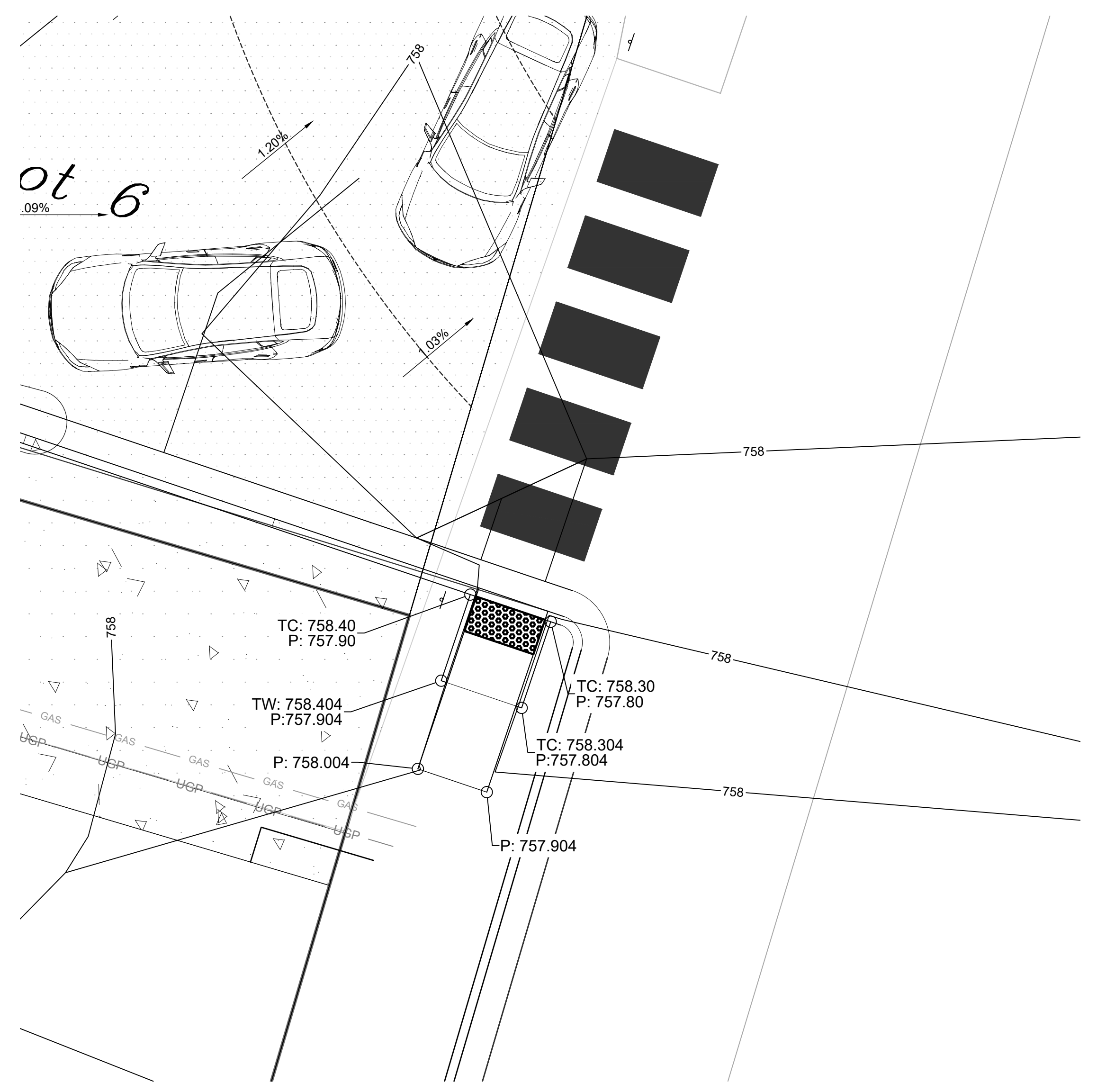
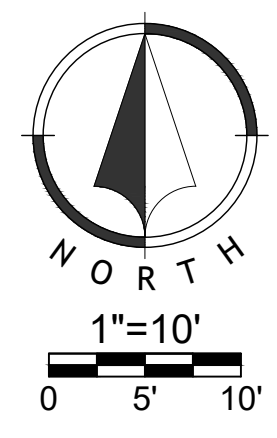
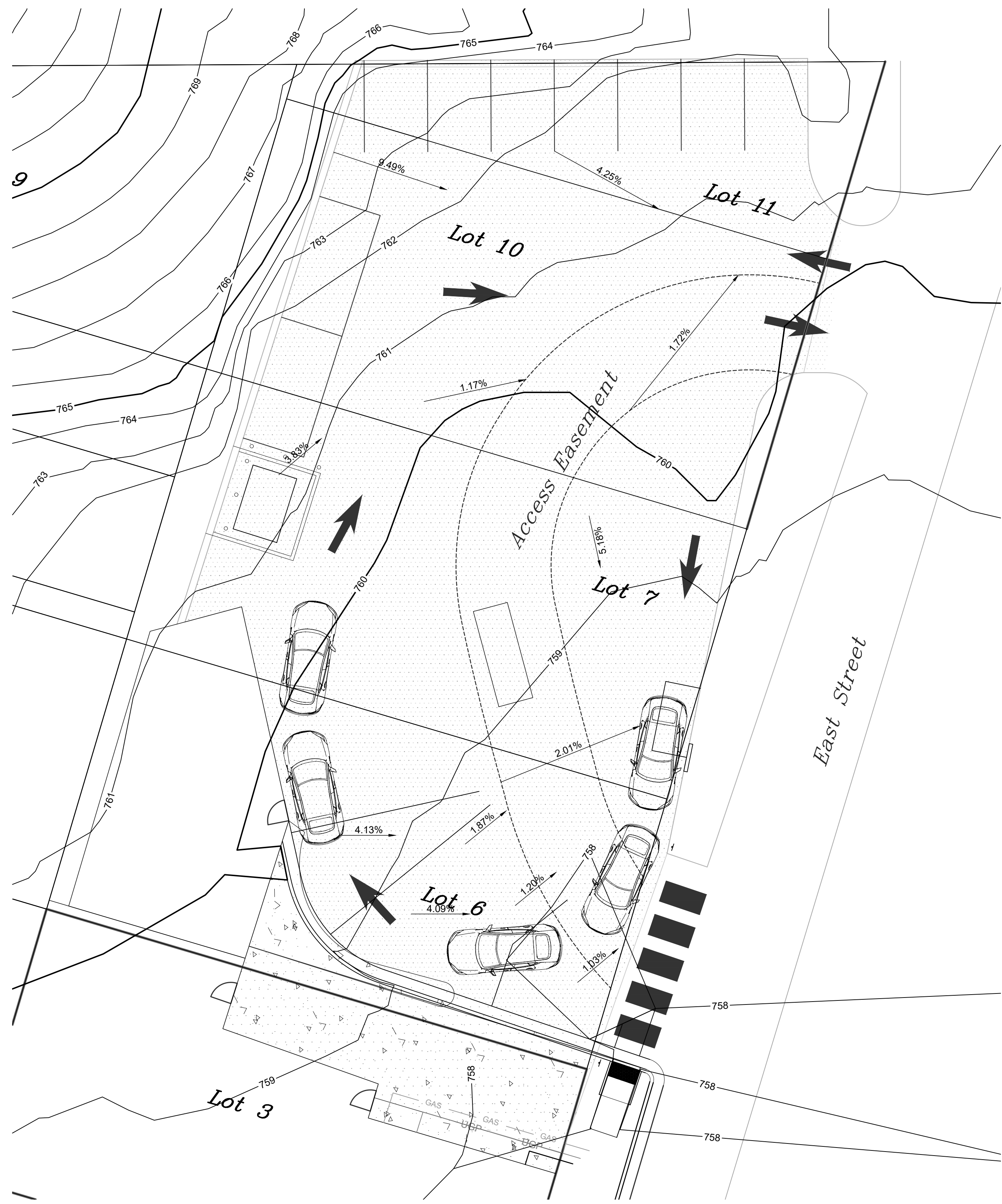
NO.	DATE	REVISION
1	11/07/2022	City Comments
0	10/07/2022	Original Submittal

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C03

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Site Plan  
 22-0181  
 12 E. 1st Street  
 Parkville, Platte County

Grading

NO.	DATE	REVISION
0	10/07/2022	Original Submittal

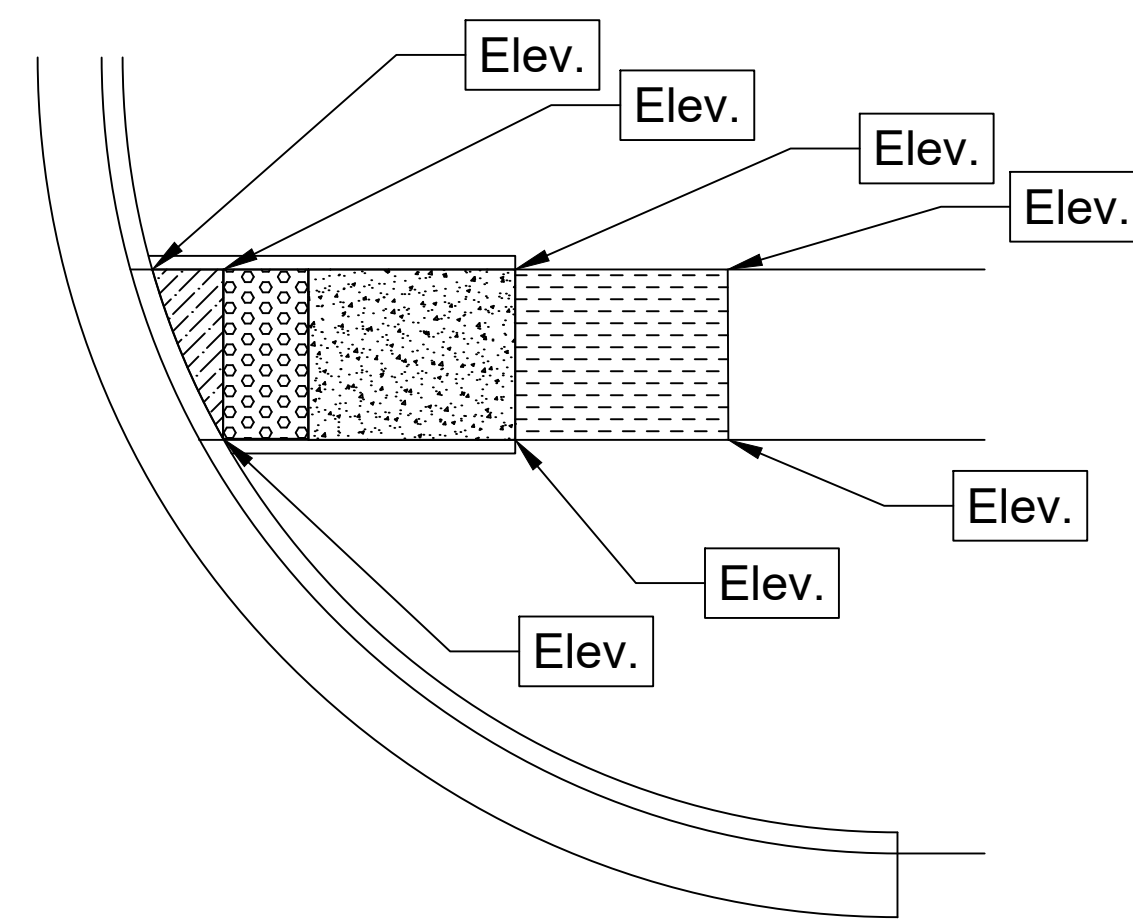
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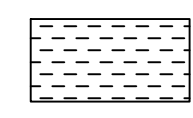
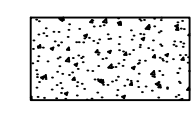
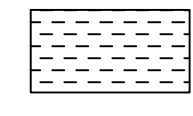
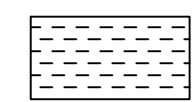
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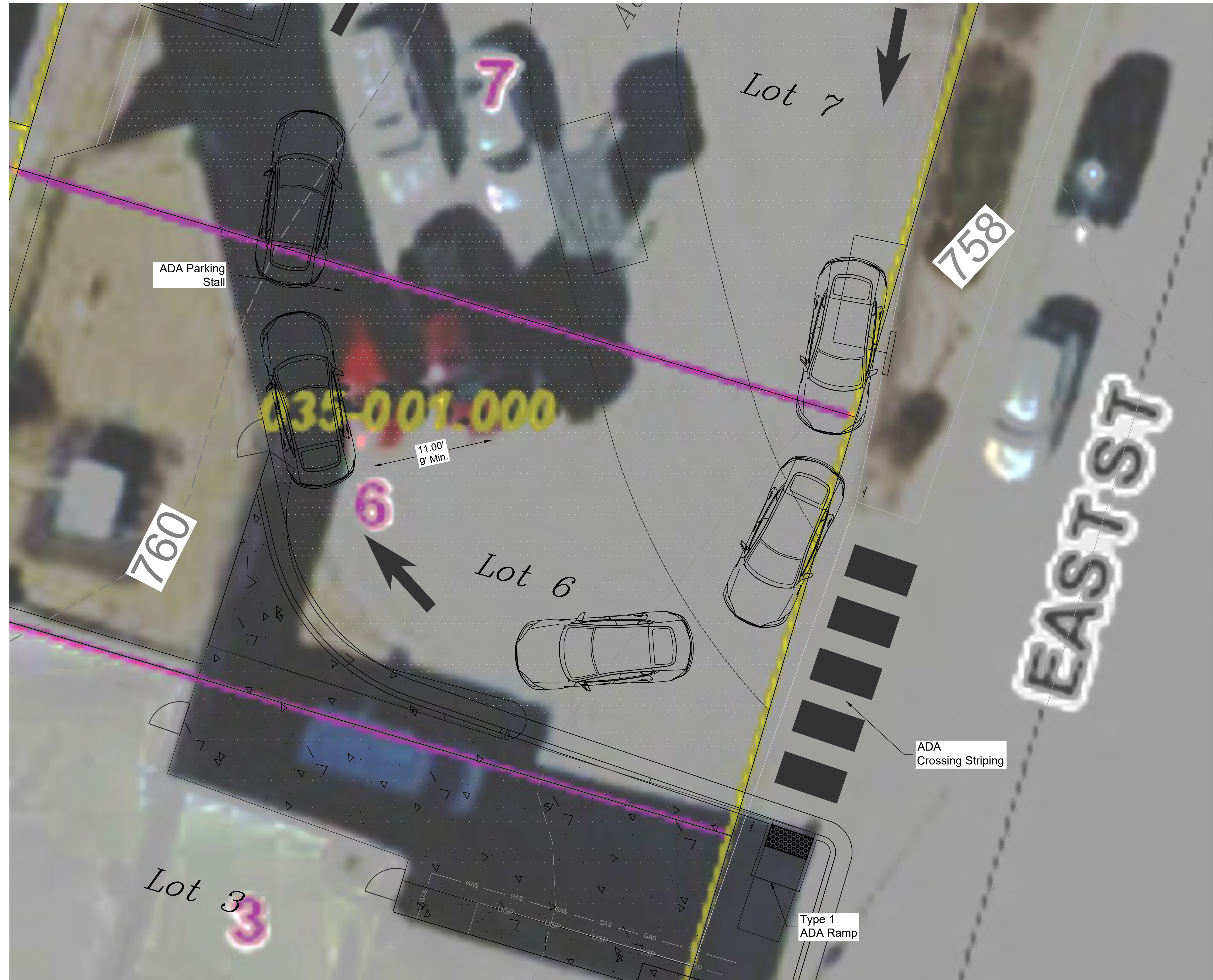
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**Sidewalk Ramp Notes:**

1. Sidewalk ramp location determined from intersection of the extension of back of sidewalk and back of curb and gutter.
2. Plan drawing shall include a table of elevations for all points labeled as Elev.
3. Key all construction joints or use tie bars #4 epoxy coated @ 12" o.c.
4. Longitudinal joint spacing to match width of sidewalk.
5. Isolation joints shall be placed where walk abuts driveways and similar structures, and 250' Centers max.
6. Sidewalk Ramp shall be lengthened to provide ADA compliance slope but need not exceed 15'.
7. ADA maximum ramp slope = 1"/Ft.  
ADA maximum cross slope = 2%
8. Detectable Warnings to comply with ADA requirements.
9. Landing for type C Ramp along the entire curb return is preferred, but may be shortened to minimum ADA compliant dimension



-  Landing
-  Ramp
-  2' Wide Detectable Warning
-  Transition



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Site Plan

22-0181

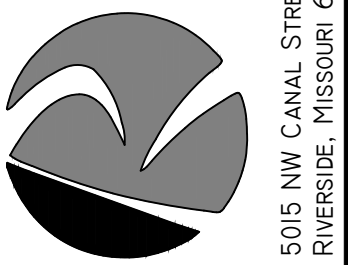
12 E. 1st Street  
Parkville, Platte County

ADA Plan

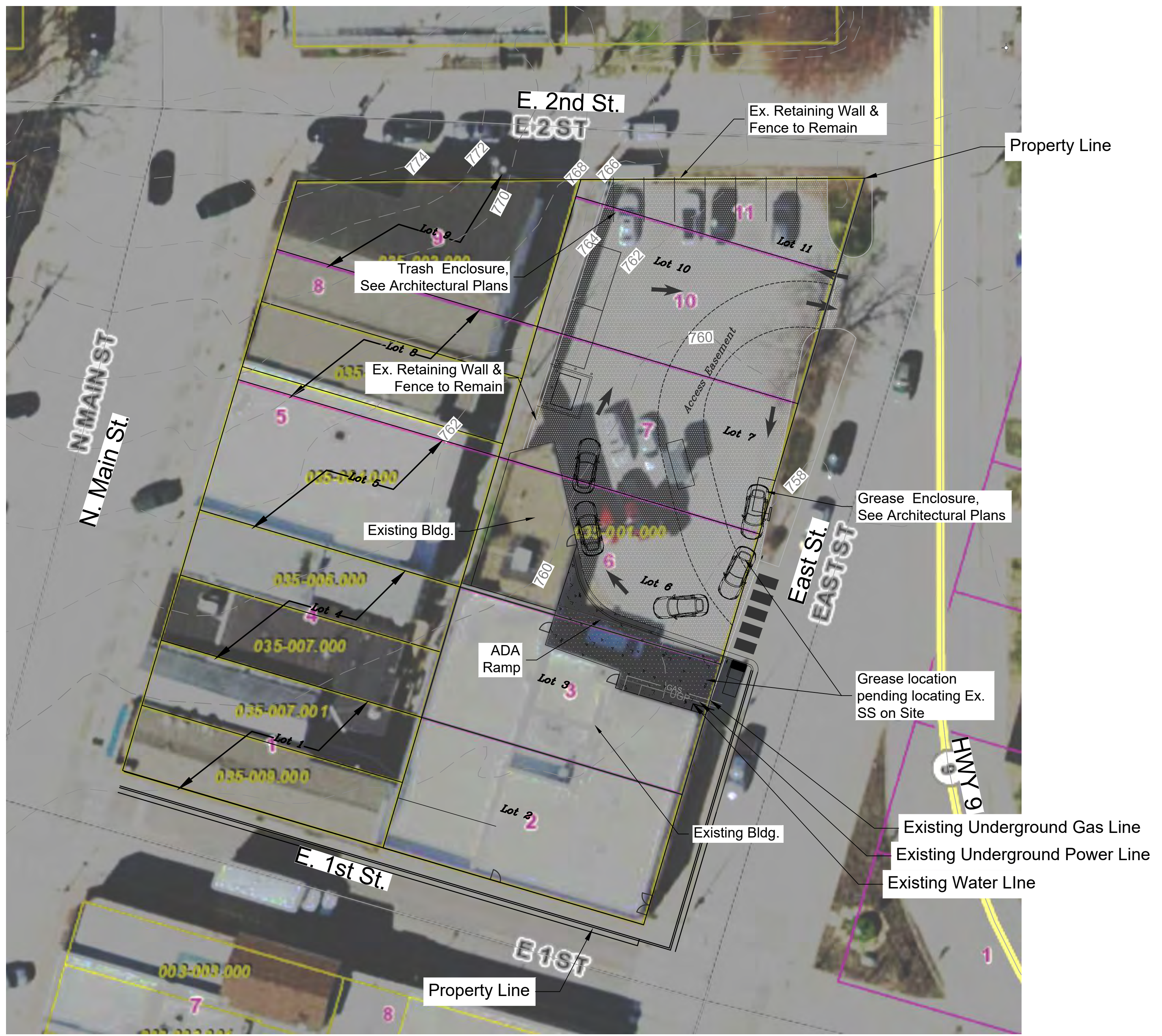
NO.	DATE	REVISION
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0	10/07/2022	Original Submittal

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Sheet  
C05



**Note:**  
Existing utility lines are an approximation and must be field certified before construction.



Site Plan  
22-0181  
12 E. 1st Street  
Parkville, Platte County

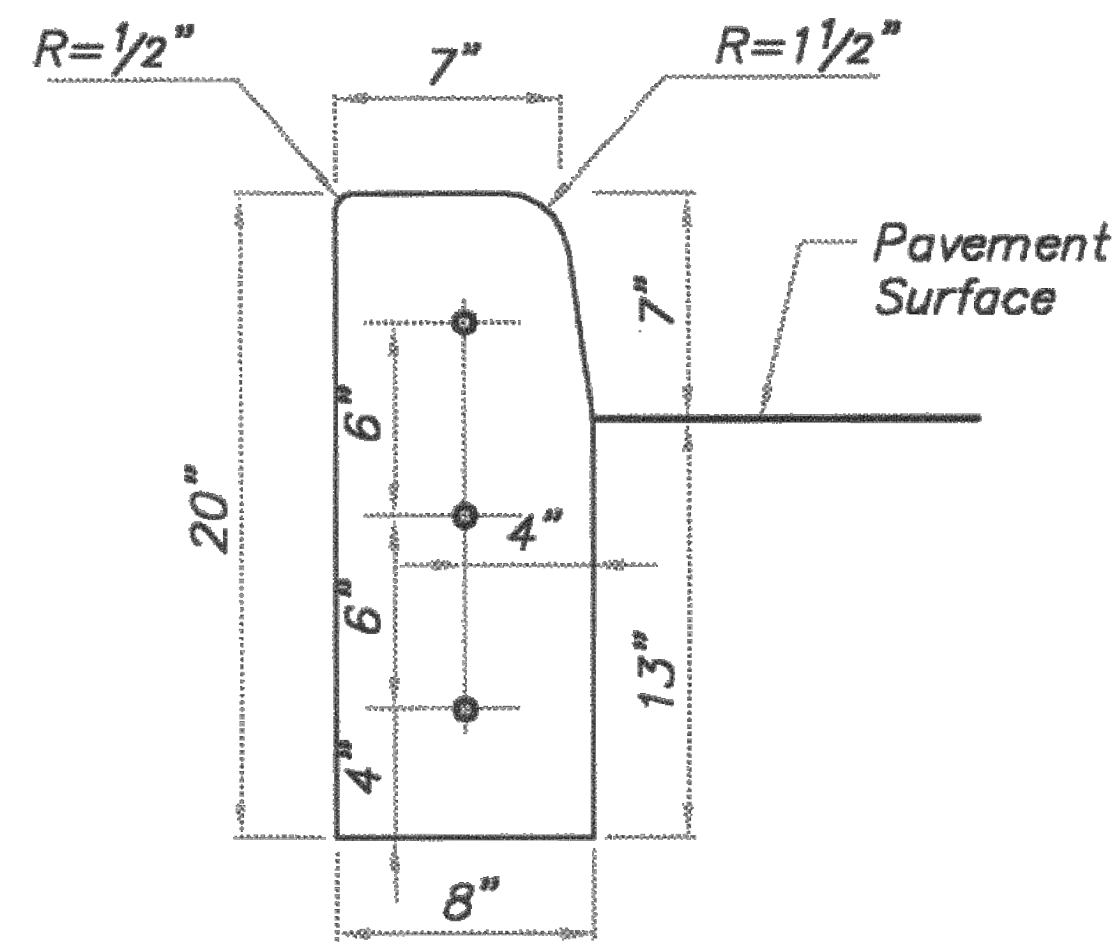
Utility Plan

NO.	DATE	REVISION
1	11/07/2022	City Comments
0	10/07/2022	Original Submittal

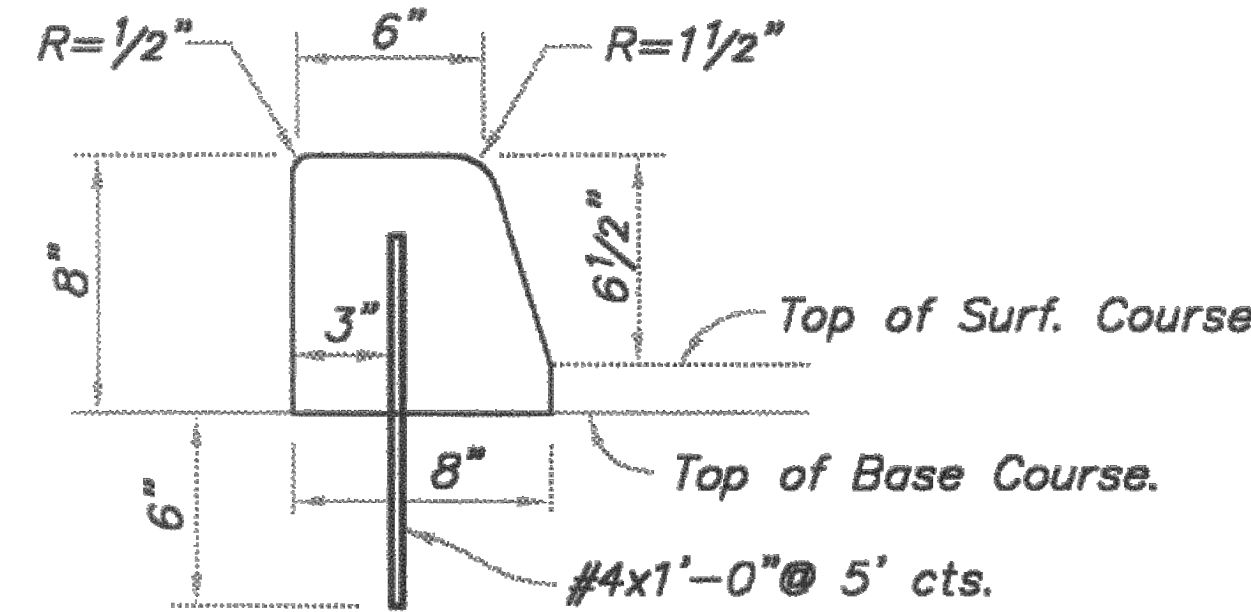
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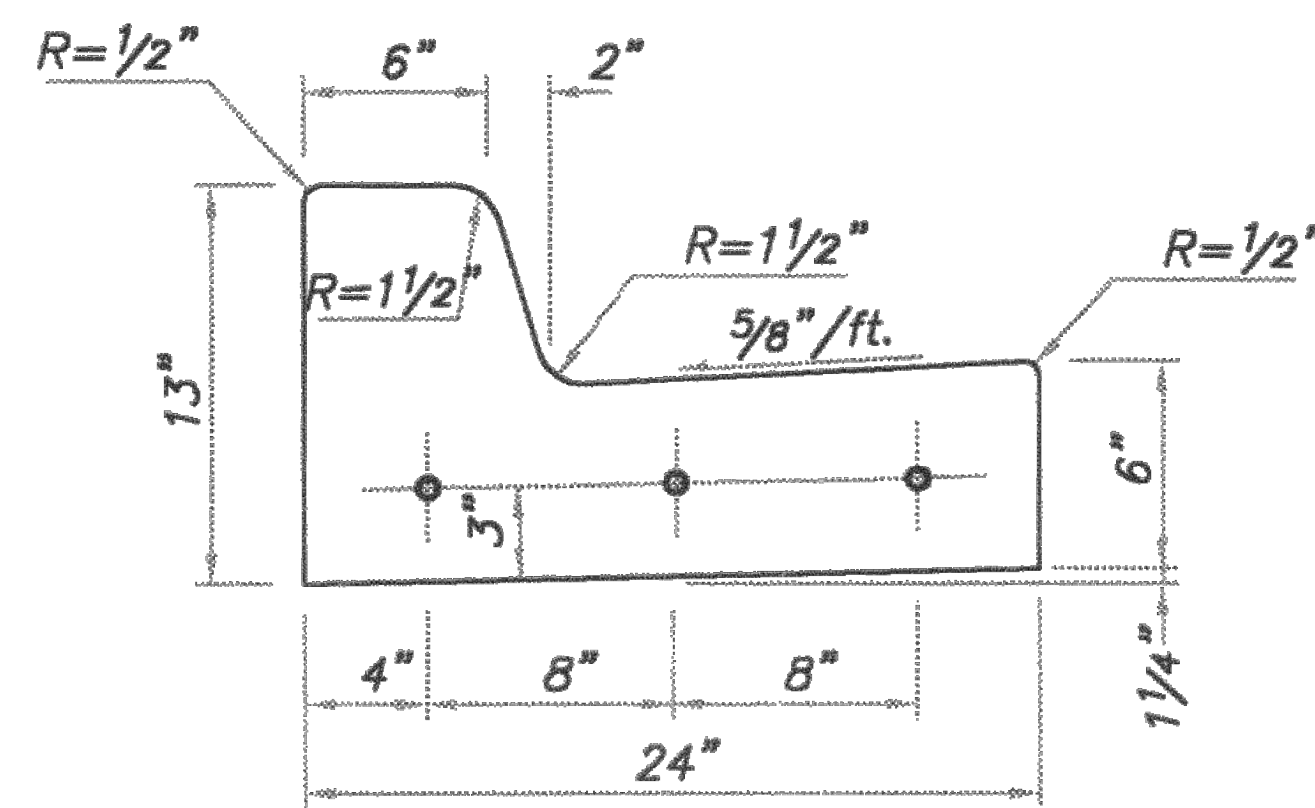
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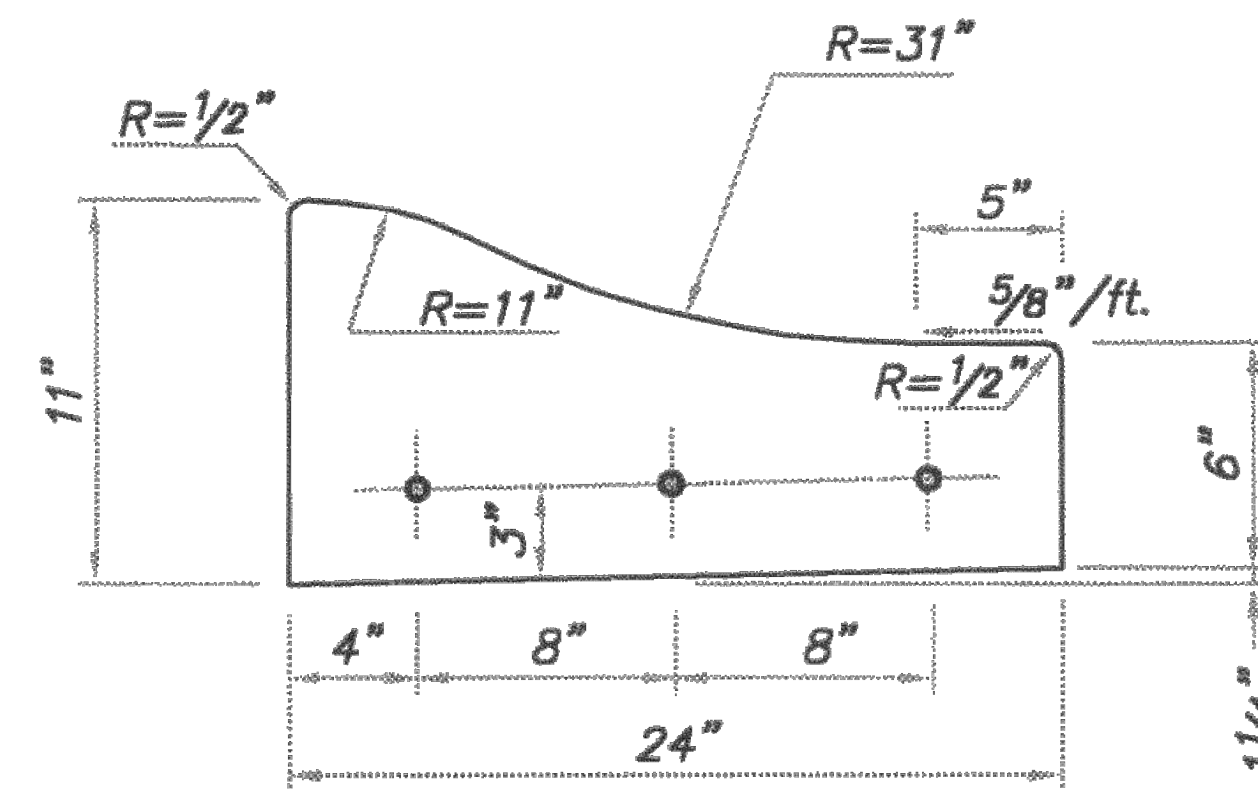
**STRAIGHT CURB**  
(TYPE C-1)



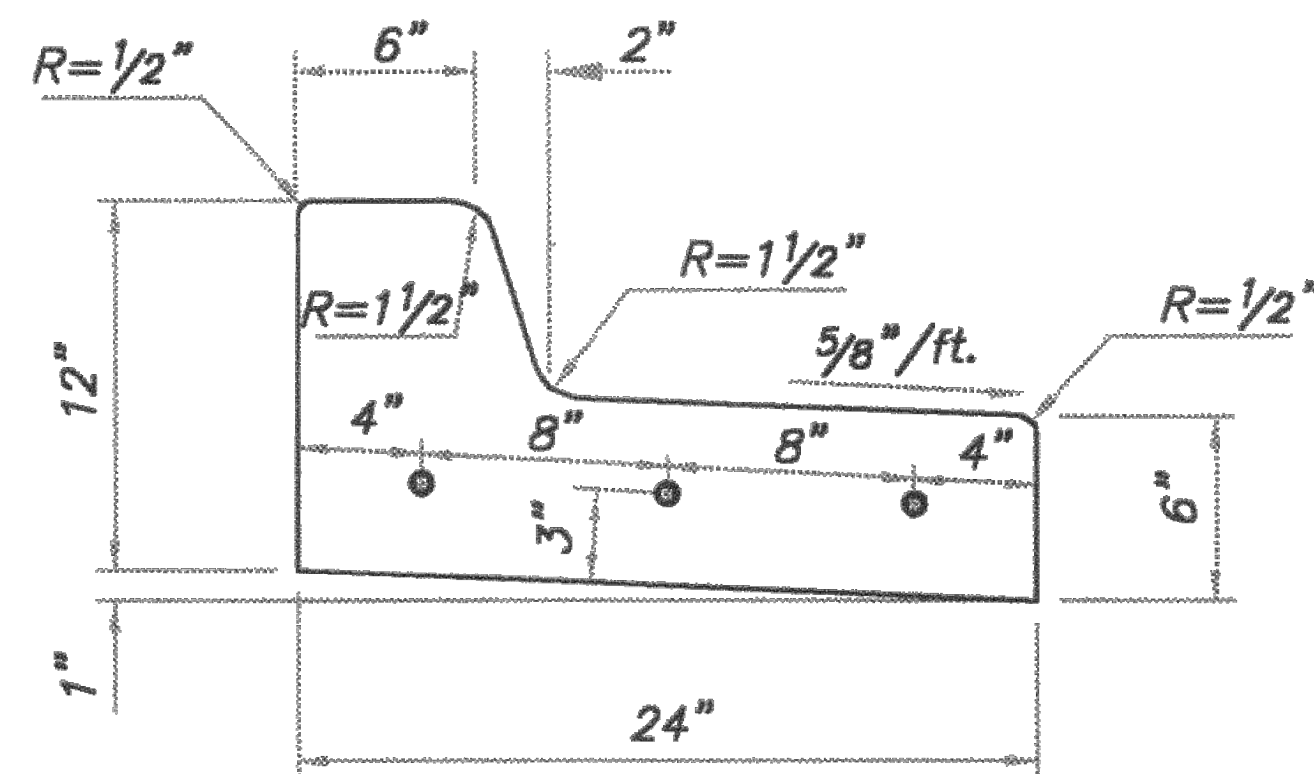
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(TYPE DC)



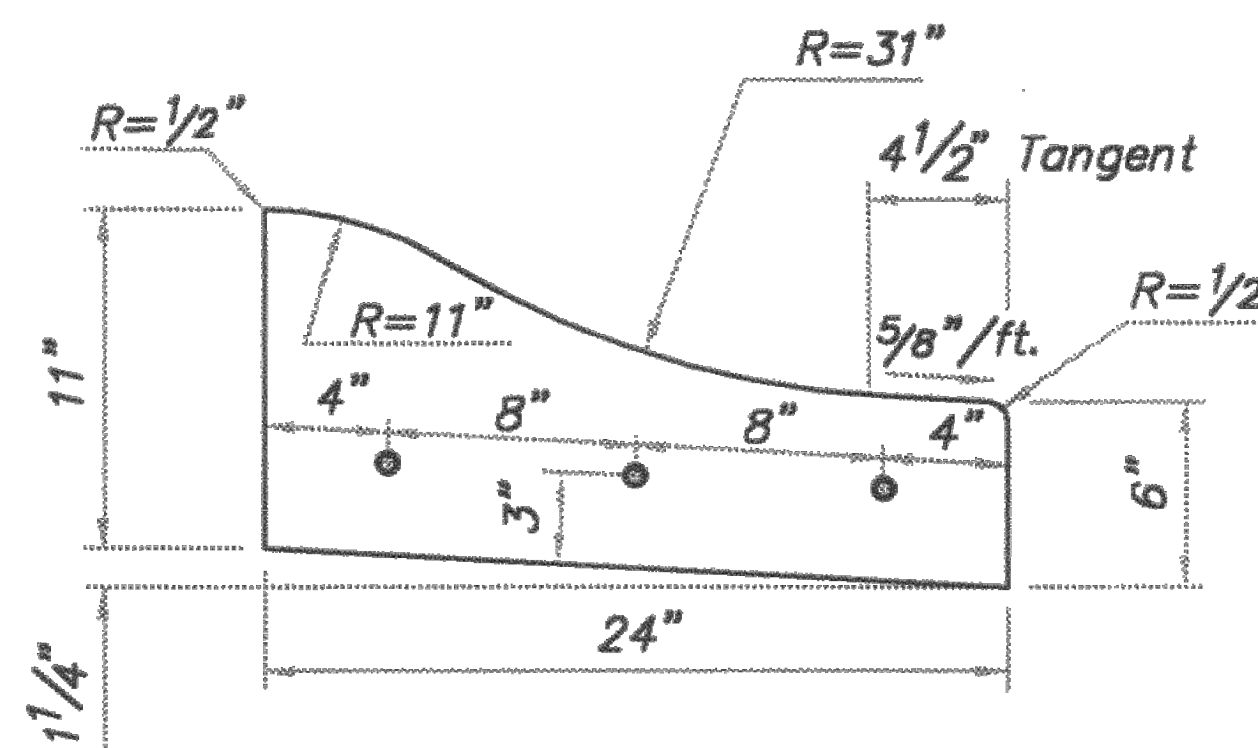
**STRAIGHT BACK CURB & GUTTER**  
(TYPE CG-1)



**ROLL BACK CURB & GUTTER**  
(TYPE CG-2)



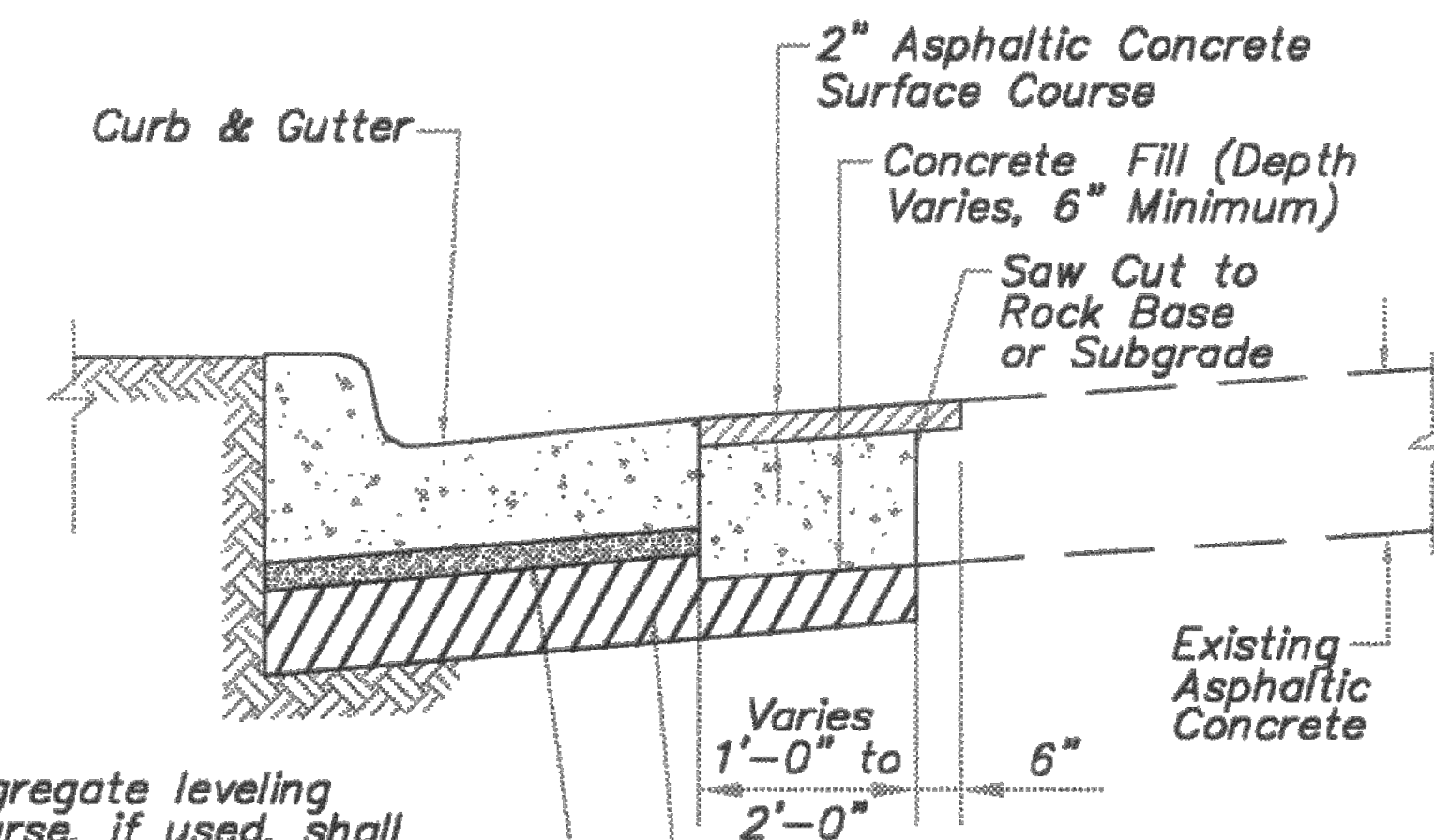
**STRAIGHT BACK DRY CURB & GUTTER**  
(TYPE CG-1 DRY)



**ROLL BACK DRY CURB & GUTTER**  
(TYPE CG-2 DRY)

**GENERAL NOTES:**

- 3/4" Isolation Joints with 5/8" dia. x 2' smooth dowels shall be placed at radius points and at 150' intervals. These dowel bars shall be greased and wrapped on one end with expansion tubes.
- 1" deep Contraction Joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
- Fix dowel bars with bar supports.
- Depth of curb shall be a minimum of 8" through the handicap access ramp.
- Concrete shall conform to Standard Specifications Section 2208.2.B.
- Asphaltic concrete surface course shall conform to Standard Specifications Section 2205.2.



**CURB REPLACEMENT DETAIL**

AMERICAN PUBLIC WORKS ASSOCIATION	
<b>APWA</b>	
KANSAS CITY METROPOLITAN CHAPTER	
CURB DETAILS	STANDARD DRAWING NUMBER C - 1 ADOPTED: MAY 23, 2001

Site Plan

22-0181  
12 E. 1st Street  
Parkville, Platte County

Standard Details

NO.	DATE	REVISION
1	11/07/2022	City Comments
0	10/07/2022	Original Submittal

DRAWN BY	CHECKED BY
JA	PC

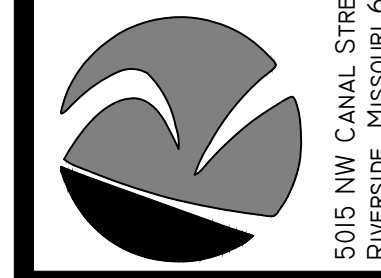
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Sheet  
C07

NO.	DATE	REVISION
1	11/07/2002	City Comments
0	10/07/2002	Original Submittal

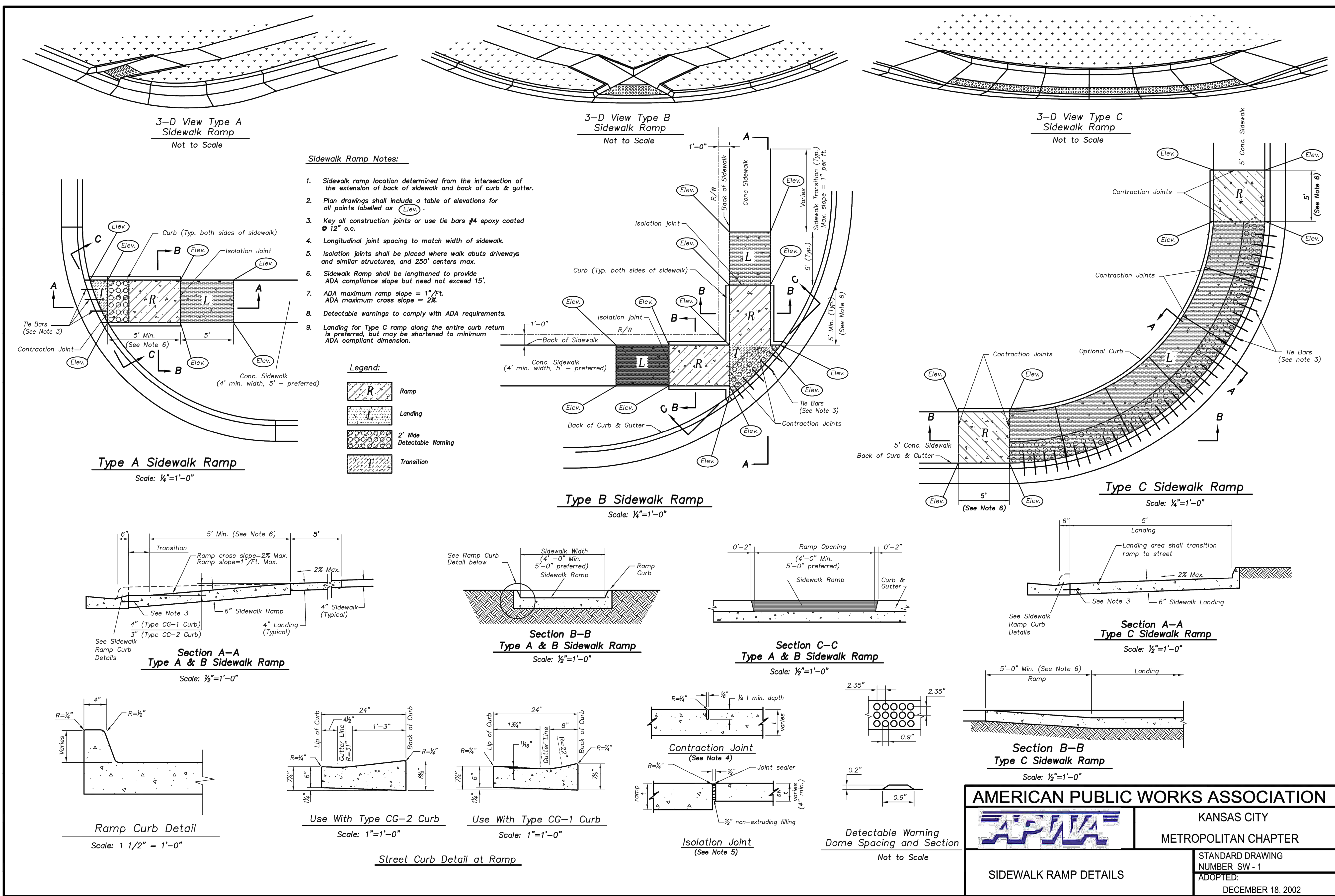
DRAWN BY: JA  
CHECKED BY: PC

**Renaissance Infrastructure Consulting**  
 816.800.0950  
 5015 NW CANAL STREET, SUITE 100  
 RIVERSIDE, MISSOURI 64150  
 WWW.RIC-CONSULT.COM  
 MISSOURI CERTIFICATE OF AUTHORITY NO. 2010033630



STANDARD DRAWING  
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 ADOPTED:  
 DECEMBER 18, 2002

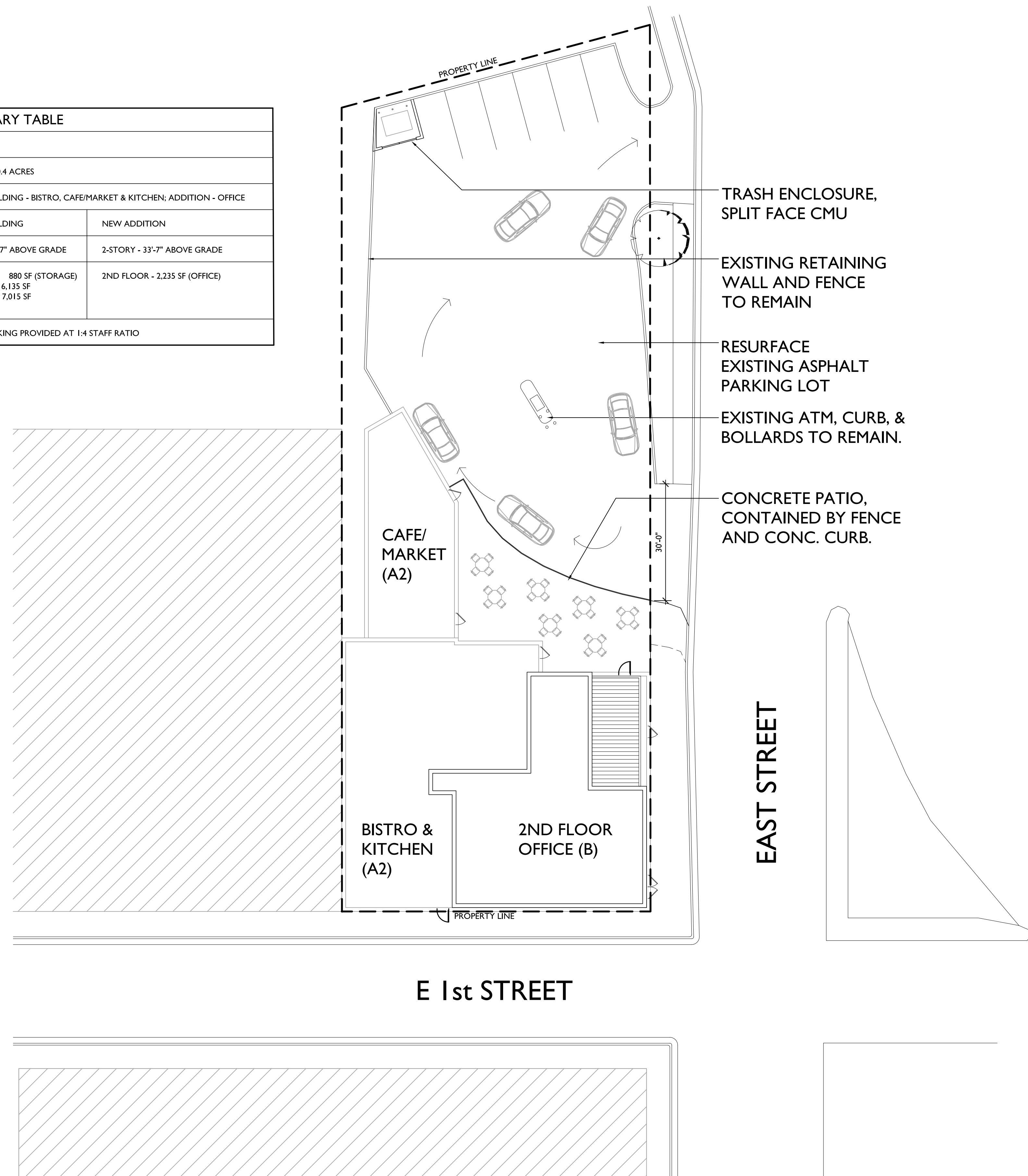
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jallen  
 Nov 07 - 2022-2:50pm  
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NOT FOR CONSTRUCTION

DEVELOPMENT SUMMARY TABLE		
ZONING	OTD	
LAND AREA	17,262 SF OR 0.4 ACRES	
PROPOSED USE	EXISTING BUILDING - BISTRO, CAFE/MARKET & KITCHEN; ADDITION - OFFICE	
HEIGHT & AREAS	EXISTING BUILDING	NEW ADDITION
HEIGHT	1-STORY - 20'-7" ABOVE GRADE	2-STORY - 33'-7" ABOVE GRADE
AREAS	BASEMENT - 880 SF (STORAGE) 1ST FLOOR - 6,135 SF TOTAL - 7,015 SF	2ND FLOOR - 2,235 SF (OFFICE)
PARKING RATIO	OFF SITE PARKING PROVIDED AT 1:4 STAFF RATIO	



- TRASH ENCLOSURE, SPLIT FACE CMU
- EXISTING RETAINING WALL AND FENCE TO REMAIN
- RESURFACE EXISTING ASPHALT PARKING LOT
- EXISTING ATM, CURB, & BOLLARDS TO REMAIN.
- CONCRETE PATIO, CONTAINED BY FENCE AND CONC. CURB.

**12 E. 1st Street**  
12 E 1st Street  
Parkville, MO 64152

rev	issue	date
	Minor Site Plan	10.07.2022

22.05. 12 E IST

**AS001**

SITE PLAN

**01** | Architectural Site Plan  
Scale 1/16" = 1'-0"



NOT FOR CONSTRUCTION



04 | Southwest View  
Scale



03 | Northwest View  
Scale



02 | East Elevation  
Scale 1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES:

1. TUCKPOINT EXISTING MORTAR JOINTS AS REQ'D. ESTIMATED (20%)
2. CONTRACTOR TO INSPECT AND REPAIR DAMAGED AND/OR LOOSE BLOCK AS REQUIRED. CLEAN AND PREP ALL EXISTING MASONRY AND WOOD FOR PAINT.
3. POWER WASH EXTERIOR MASONRY/WOOD AND PAINT WITH (2) COATS SHERWIN WILLIAMS LOXON SELF-CLEANING ACRYLIC COATING (OR APPROVED EQUAL)
4. PROVIDE NEW GUTTERS AND DOWNSPOUTS AT EXISTING LOCATIONS, 24 GAUGE AND COATED WITH KYNAR 500 FINISH. COLOR BRONZE. RE: ROOF PLAN.
5. USE PRESSURE TREATED LUMBER WHERE WOOD FRAMING IS IN CONTACT WITH CONCRETE OR MASONRY.
6. ALL EXISTING PARAPET CAP, METAL EDGE FASCIA, DRIP EDGE, AND COUNTER FLASHING AND REPLACE WITH NEW. SHEET METAL SHALL BE MIN. 24 GAUGE AND COATED WITH A KYNAR 500 FINISH. COLOR TBD. GC TO CONFIRM WITH ARCHITECT PRIOR TO WORK.
7. ALL EXPOSED STEEL LINTELS SHALL BE PRIMED AND PAINTED (COLOR TBD). COORDINATE WITH STRUCTURAL.
8. FACE BRICK TO MATCH EXISTING FORMAT.

STOREFRONT GENERAL NOTES:

1. PROVIDE AND INSTALL TEMPERED SAFETY GLAZING AT ALL LOCATIONS REQUIRED BY 2018 IBC SECTION 2406.
2. OVERALL DIMENSIONS ARE TO ROUGH OPENINGS. CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENINGS PRIOR TO ORDERING FRAMES AND INSTALLING FRAMES. ENSURE PROPER FRAME CLEARANCES AS NEEDED FOR ROUGH OPENING INSTALLATION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF STOREFRONTS FOR OWNER AND ARCHITECT APPROVAL.
3. 1" TEMPERED INSULATED GLASS. MIN. U-VALUE OF .30, BASIS OF DESIGN SOLAR BAN 60.
4. BASIS OF DESIGN FOR STOREFRONT IS KAWNEER TRIFAB VG 451 IT FRONT SHEAR BLOCK W/ OUTSIDE GLAZING OR SIMILAR. BLACK ANODIZED STOREFRONT SIGHTLINES SHALL BE 2" BY 4 1/2" FRAME DEPTH.
5. PROVIDE HEADERS FOR ALL NEW WINDOW/STOREFRONT LOCATIONS. RE: STRUCTURAL



01 | South Elevation  
Scale 1/8" = 1'-0"

12 E. 1st Street

12 E 1st Street  
Parkville, MO 64152

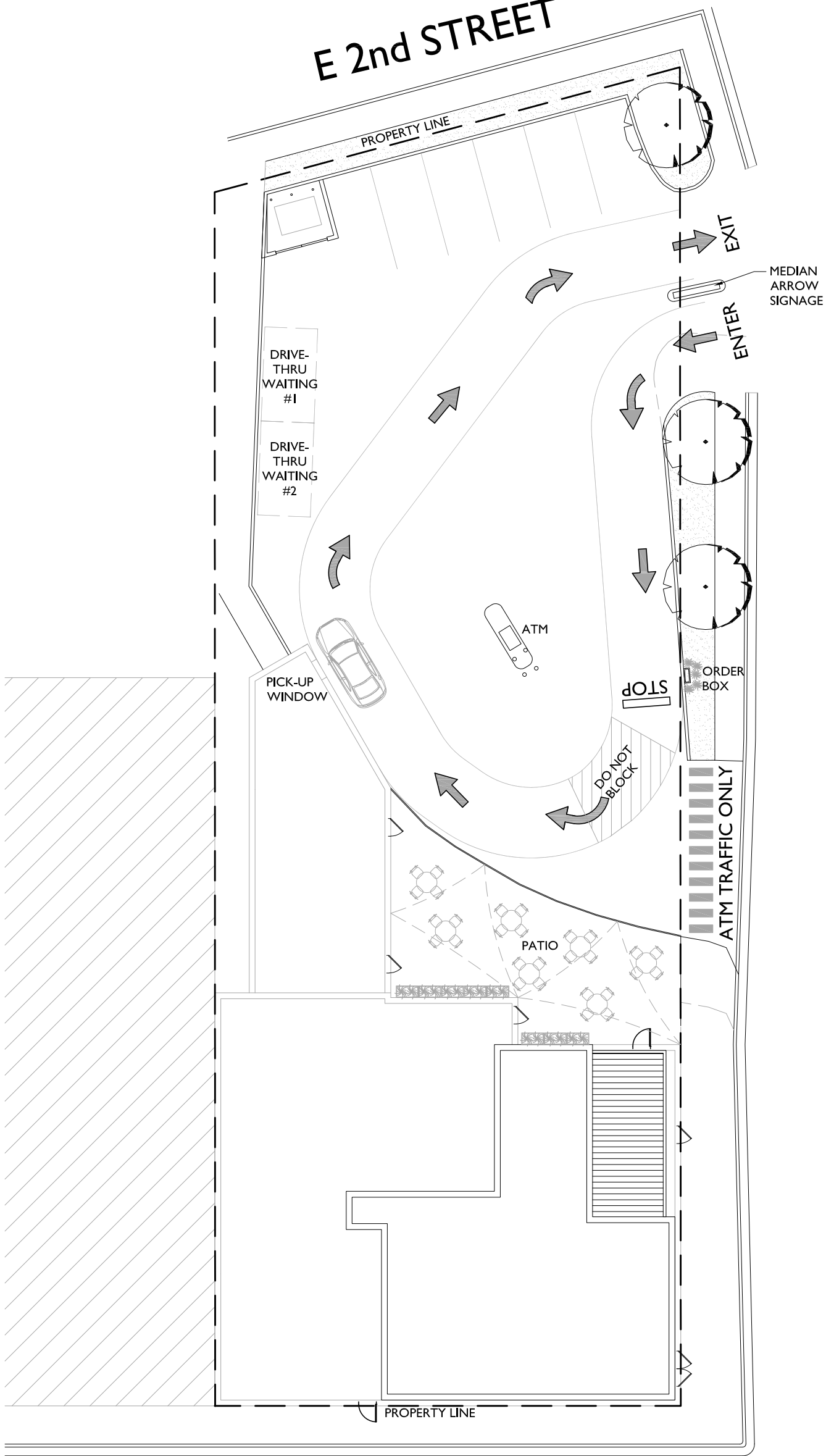
REV	ISSUE	DATE
	MINOR SITE PLAN	10.07.2022

22.05. 12 E IST

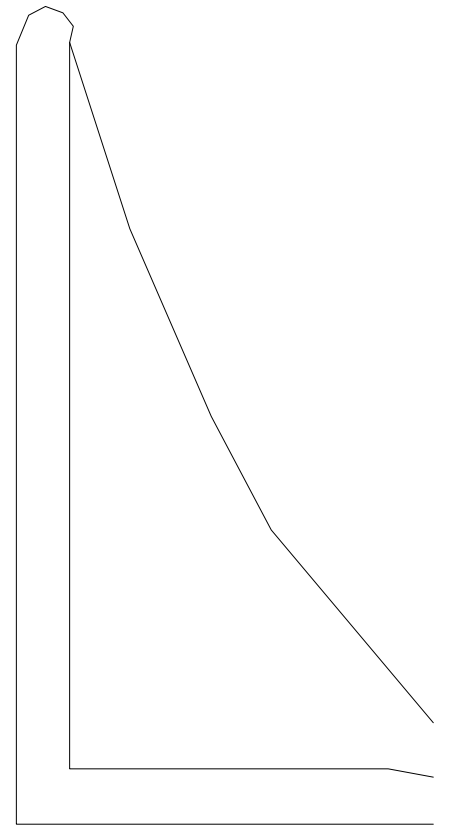
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EXTERIOR ELEVATIONS

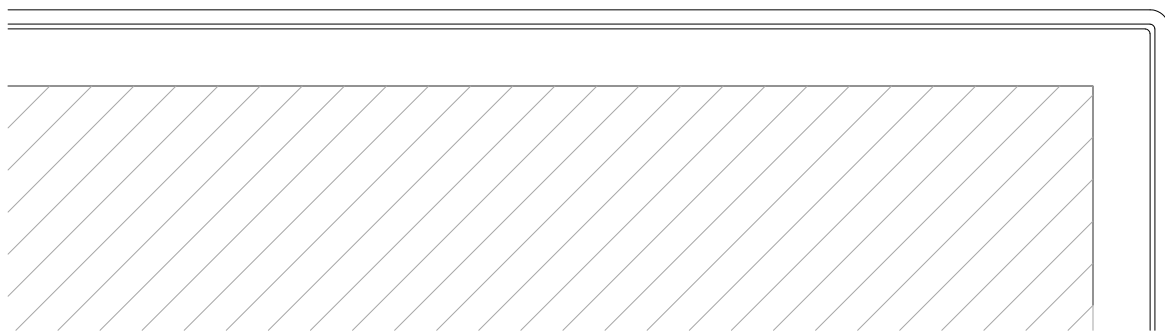
E 2nd STREET



EAST STREET



E 1st STREET















RESTROOM

tea  
[small text describing tea]

coffee  
[small text describing coffee]



# Grab & Go

Fresh Food   Salads   Seasonal   Drinks





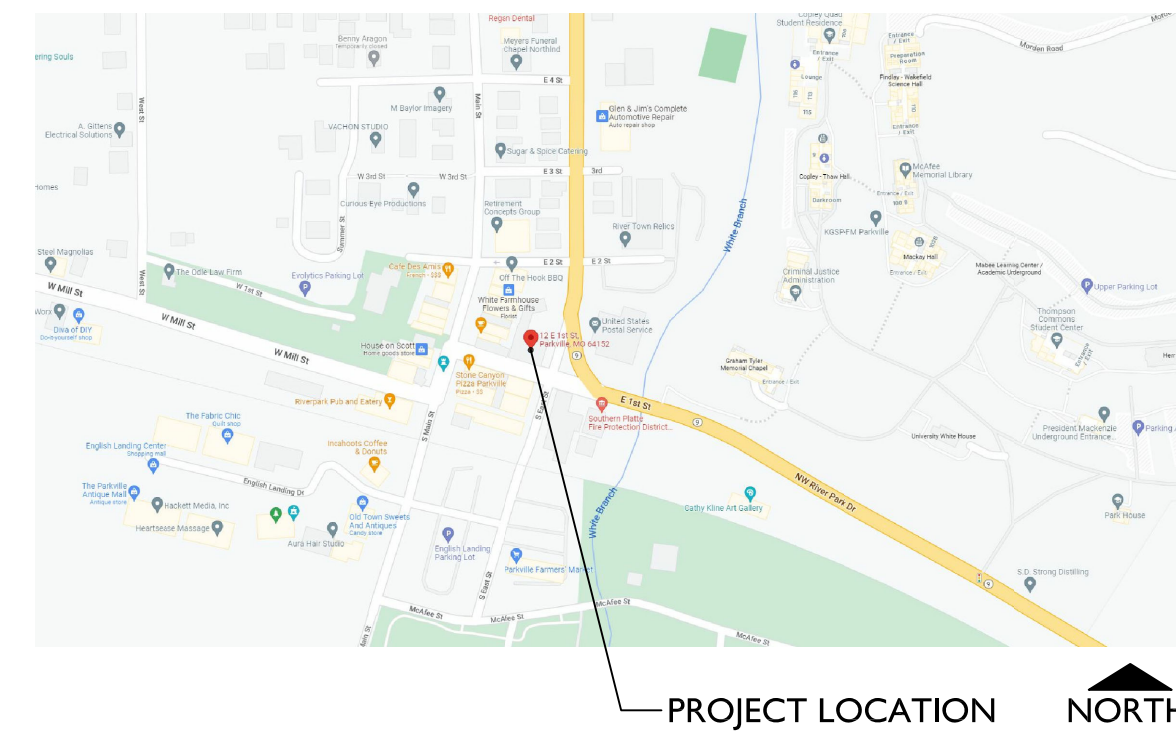
# 12 E. 1st Street

## GENERAL NOTES

- GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS WORKING ON THIS CONSTRUCTION PROJECT SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ANY AND ALL APPLICABLE CODES, REGULATIONS, DIRECTIVES AND LAWS. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL CITY REGULATIONS AND CODE ISSUES AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT UPON DISCOVERY OF ANY DISCREPANCIES ON THE DOCUMENTS OR CONDITIONS OF THE PROJECT SITE.
- SUBSTANTIAL COMPLETION SHALL BE ESTABLISHED ON DELIVERY OF OCCUPANCY PERMIT. FINAL COMPLETION SHALL BE DEEMED COMPLETED WHEN ALL PUNCH LIST ITEMS ARE COMPLETED AND APPROVED, ALL SUPPORT EQUIPMENT INSTALLED AND COMPLETE. OWNER WILL DETERMINE FINAL COMPLETION.
- THE RESPONSIBILITIES CONCERNING THE PREPARATION AND REVIEW OF THE APPLICATION FOR PAYMENT AND PAYMENT SCHEDULE SHALL BE ADDRESSED IN THE AGREEMENTS BETWEEN THE OWNER, ARCHITECT, AND CONTRACTOR.
- THE ARCHITECT WILL BE AVAILABLE TO THE OWNER AND CONTRACTOR DURING CONSTRUCTION. THE ARCHITECT WILL ASSIST THE OWNER AND/OR CONTRACTOR IN OBTAINING A BUILDING PERMIT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION PROCESS, MATERIAL VERIFICATION, AND WORKER SAFETY.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, AND FOR TECHNIQUES OF ASSEMBLY.
- ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT AND WORKMAN LIKE MANNER. ANY EXISTING FINISHES DISTURBED OR DAMAGED BY THE CONTRACTOR OR TRADES UNDER CONTRACT DURING THE COURSE OF THE WORK SHALL BE REPAIRED TO MATCH EXISTING.
- NO SUBSTITUTES OF SPECIFIED CONSTRUCTION ITEMS, EQUIPMENT AND FINISHES WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND ARCHITECT.
- ALL BIDDING CONTRACTOR(S) SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS OF THE PROJECT SITE, AS THEY CURRENTLY EXIST, SO THEY MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS PRIOR TO SUBMITTING ANY BIDS.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH SCHEDULING INFORMATION PRIOR TO CONSTRUCTION, WHICH WILL BE UPDATED IF THERE ARE ANY CHANGES.
- ALL REQUIRED COMMUNICATION SHALL BE THROUGH THE ARCHITECT AND OWNER.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE. INFORMATION CONTAINED IN THESE DRAWINGS IS GENERAL AND NOT BASED ON EXISTING DOCUMENTS AND FIELD MEASUREMENTS. THE INFORMATION CONTAINED HEREIN MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS TO CONFORM TO EXISTING CONDITIONS AND DESIGN INTENT OF DOCUMENTS. THE CONTRACTOR MUST NOTIFY ARCHITECT OF ANY CONFLICTS AND/OR VARIATIONS.
- CONTRACTOR SHALL FURNISH ALL ITEMS SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING FLOOR FINISH MATERIALS TO ENSURE THAT TRANSITIONS BETWEEN FLOORING MATERIALS WILL BE SMOOTH AND IN ACCORDANCE WITH THE DRAWINGS.
- UNLESS OTHERWISE STATED, CHANGES IN FLOORING MATERIAL SHALL OCCUR AT THE CENTERLINE OF DOORS.
- ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SHALL BE SO PLACED AS TO AVOID INTERFERENCE WITH LOCATIONS OF CASEWORK, RECESSED LIGHTING FIXTURES, PIPING, DUCT WORK, ETC.
- DEMOLITION WORK SHALL INCLUDE ALL EXISTING CONSTRUCTION AS INDICATED AND AS REQUIRED TO COMPLETE NEW WORK AS INDICATED ON THE DOCUMENTS AND TO THE DESIGN INTENT OF DRAWINGS, WHETHER OR NOT DEMOLITION WORK IS SPECIFICALLY INDICATED.
- ALL CONTRACTORS SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT, BOTH AS TO MATERIAL AND WORKMANSHIP, FOR A PERIOD OF TWELVE MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. IN ADDITION, ANY DAMAGE TO ADJACENT AREAS/SURFACES CAUSED BY FAULTY MATERIALS OR WORKMANSHIP SHALL ALSO BE REPAIRED TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- CONTRACTOR SHALL PROVIDE ALL PATCHING, CLEANING, AND REPAIR WORK TO EXISTING SURFACES AS REQUIRED TO ACHIEVE SMOOTH, CLEAN WALL SURFACES FOR FINISH MATERIALS. REMOVE ALL DECALS, MARKS, PAINT, DIRT, AND DISCOLORATION FROM EXISTING MATERIALS TO REMAIN.
- CONTRACTOR TO INSTALL ALL MATERIAL PER MANUFACTURERS' REQUIREMENTS, UL RATING REQUIREMENTS, SPECIFIC TRADE GUIDELINES, INDUSTRY STANDARDS, AND BUILDING CODES. ALL NEW FINISHES TO COMPLY WITH IBC CHAPTER 8.
- PROVIDE SIGNAGE MEETING ADA REQUIREMENTS AND LOCATIONS DICTATED BY THE CITY AND LOCAL CODES. DESIGN, CONTENT, AND LOCATIONS SHALL BE PROVIDED TO THE OWNER AND ARCHITECT PRIOR TO INSTALLATION.
- ALL SURFACES SCHEDULED FOR PAINT IN FOOD PREPARATION AND RESTROOM AREAS SHALL BE EPOXY TYPE PAINT FOR WASHABILITY.
- NO COMBUSTIBLE MATERIALS WILL BE ALLOWED IN RETURN AIR PLENUMS.
- INSTALL NEW OR MODIFY THE EXISTING FIRE SPRINKLER SYSTEM (IF EXISTING) AS REQUIRED TO SATISFY APPLICABLE CODES FOR NEW WORK AND EXISTING CONDITIONS COMBINED.
- THE CONTRACTOR MUST SUBMIT TO OWNER AN INSURANCE CERTIFICATE WITH MINIMUM COVERAGE OF \$1,000,000 IN GENERAL LIABILITY OR EQUAL. THIS CERTIFICATE MUST NAME THE OWNER AS ADDITIONAL INSURED.
- ALL CHANGES, DEVIATIONS, MODIFICATIONS, ADDITIONS OR DELETIONS FROM THE CONTRACT OF CONSTRUCTION OF APPROVED ARCHITECTURAL PLANS SHALL BE APPROVED BY THE OWNER AND ARCHITECT.
- ALL DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH UNLESS OTHERWISE NOTED.

- REMOVE ALL CONSTRUCTION DEBRIS, UNUSED MATERIALS, TOOLS, ETC.
- CLEAN, SANITIZE, AND STOCK ALL TOILET ROOMS
- CLEAN ALL COUNTERTOPS AND TABLETOPS
- CLEAN INTERIOR AND EXTERIOR SURFACES OF STOREFRONT GLASS AND FRAMES
- CLEAN ALL FLOORS
- CLEAN ALL GLASS SURFACES
- REPLACE ALL FILTER MEDIA IN HVAC SYSTEMS

## LOCATOR PLAN



## SCOPE SUMMARY

Interior renovation of an existing space (T.I.). Scope includes demolition of existing conditions and installation of new partitions, doors, and finishes. MEP & fire alarm/sprinkler packages to be design/build and Contractor to coordinate IT/AV/security installation in the field with Tenant vendor.

## CODE SUMMARY

THE PLANS SUBMITTED HAVE BEEN DESIGNED TO MEET THE CODES AS LISTED BELOW:

- 2018 International Building Code
- 2018 International Existing Building Code
- 2018 Uniform Plumbing Code
- 2018 International Energy Conservation Code
- 2018 International Mechanical Code
- 2018 International Fire Gas Code
- 2017 National Electrical Code

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION  
MIXED OCCUPANCY - B BUSINESS: OFFICE & A-2 ASSEMBLY: DINING  
NON-SEPARATED MIXED USE

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS (TABLE 503)  
THIS SCOPE OF WORK DOES INCREASE THE AREA OF THE EXISTING BUILDING/TENANT SPACE.

TENANT RENOVATION AREA = 8,134 SF

CHAPTER 6 TYPES OF CONSTRUCTION  
CONSTRUCTION TYPE III-B  
NOT SPRINKLED

CHAPTER 9 FIRE PROTECTION SYSTEMS  
FIRE EXTINGUISHERS PROVIDED IN ACCORDANCE WITH INTERNATIONAL FIRE CODE: (EXTINGUISHERS PROVIDED AND INSTALLED BY GENERAL CONTRACTOR) NFPA 10 SMOKE DETECTORS TO BE PROVIDED.

CHAPTER 10 MEANS OF EGRESS  
THE EXISTING BUILDING MEETS THE REQUIREMENTS FOR MEANS OF EGRESS.

OCCUPANT LOAD:  
OFFICE (BUSINESS - 1/150 GSF) = 1,835 SF/150 = 12 OCC  
BISTRO/CAFE (ASSEMBLY - 1/15 GSF) = 3,185 SF/15 = 212 OCC  
PATIO (ASSEMBLY - 1/15 GSF) = 400 SF/15 = 27 OCC  
KITCHEN/STORAGE (COMMERCIAL KITCHEN 1/200 GSF) = 2,248 SF = 11 OCC

CHAPTER 11 ACCESSIBILITY  
THE EXISTING BUILDING MEETS THE REQUIREMENTS FOR ACCESSIBLE ENTRIES. THE EXISTING PARKING SPACES MEET THE REQUIREMENTS FOR ACCESSIBLE PARKING.

CHAPTER 29 PLUMBING SYSTEMS  
THIS SCOPE OF WORK DOES NOT INCREASE THE AREA OF THE EXISTING BUILDING AND MEETS THE REQUIREMENTS FOR PLUMBING SYSTEMS.

## PROJECT TEAM

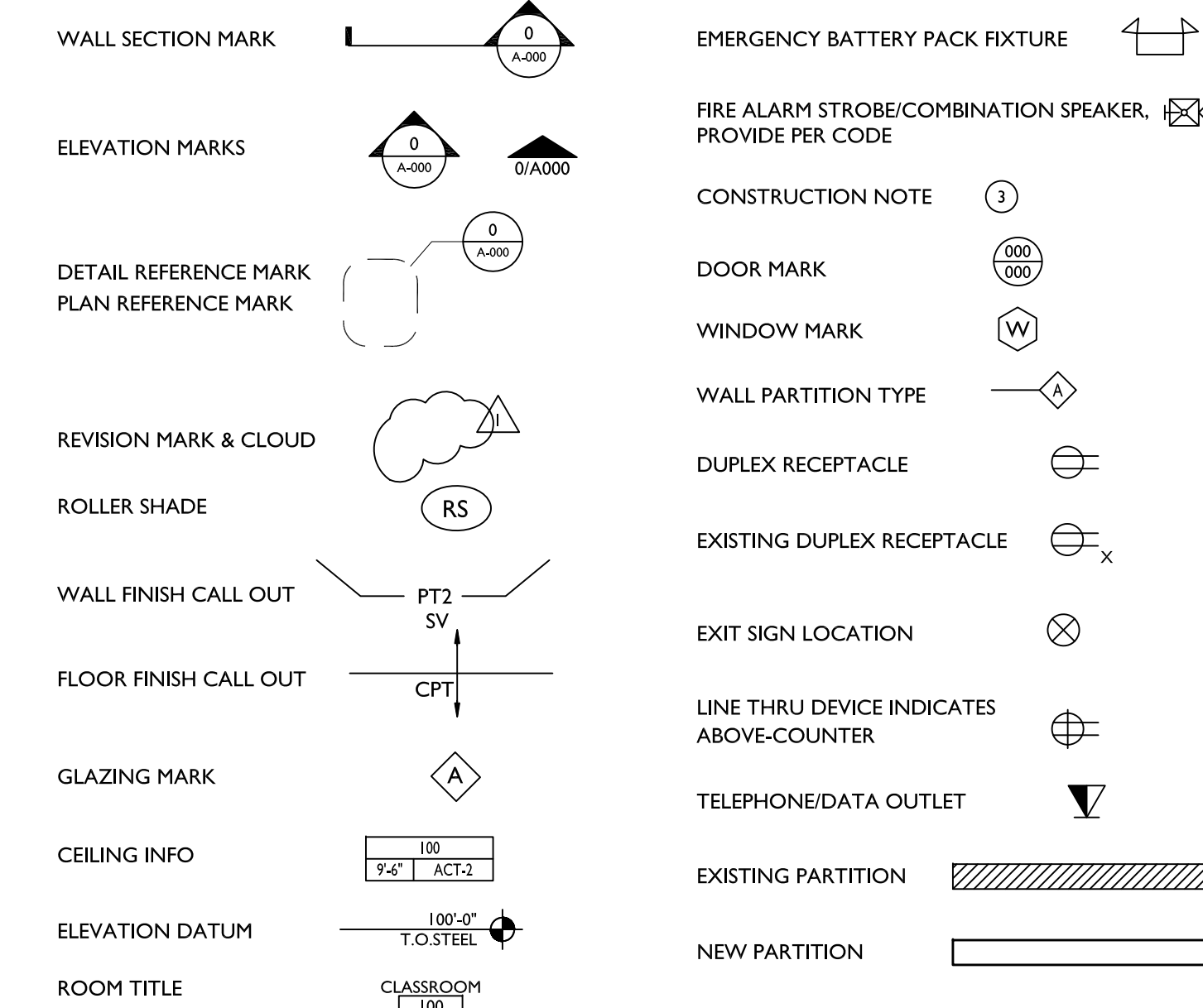
**OWNER:**  
12 E. 1st St.  
4717 Grand Ave. Ste. 250  
Kansas City, MO 64112  
816.565.4040 p  
contact: Leon Versfeld

**MEP:**  
**Dialectic Engineering**  
310 W 20th St. Ste. 100  
Kansas City, MO 64108  
816.997.9659 m  
contact: Scott Thraen

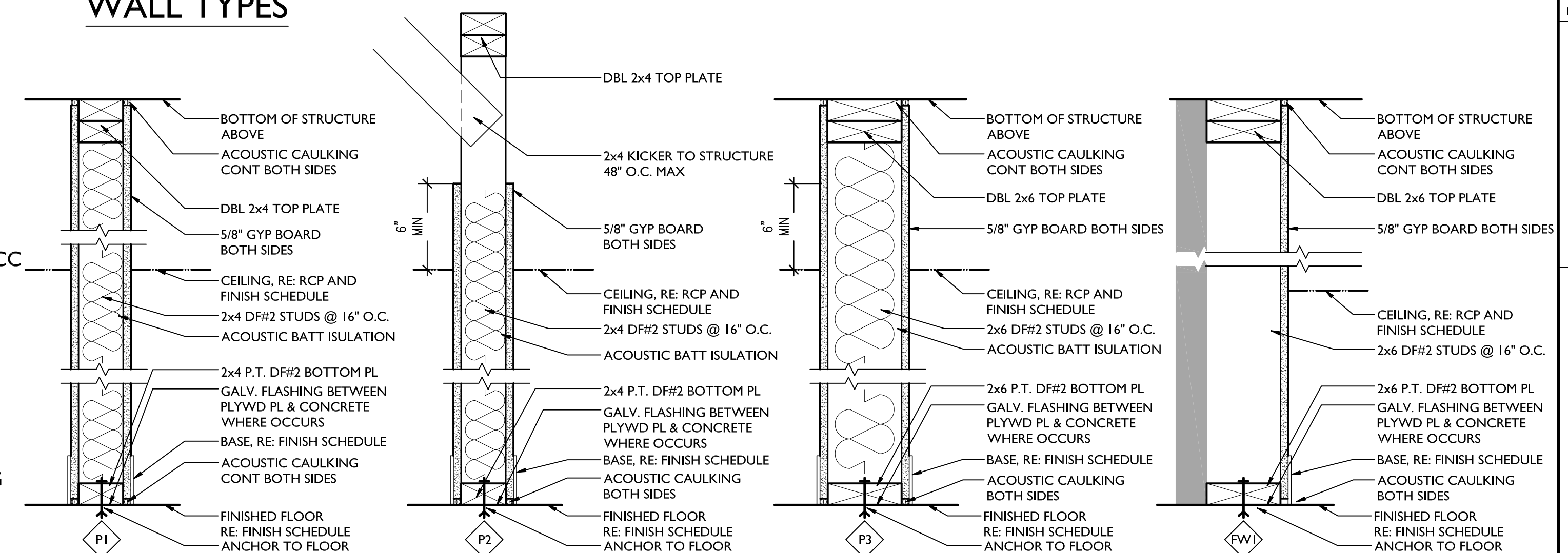
**ARCHITECTURAL:**  
**clockwork**  
423 Delaware Street, Suite 102  
Kansas City, MO 64105  
816.520.7625 m  
contact: Chris Jimenez

**STRUCTURAL:**  
**Norton Schmidt Consulting Engineers**  
Kansas City, MO  
816.805.2019 m  
contact: Grant Russell

## DRAWING SYMBOLS



## WALL TYPES



## SHEET INDEX

**ARCHITECTURAL:**  
A000 COVER SHEET, INDEX, WALL TYPES  
AS001 ARCHITECTURAL SITE PLAN  
AD100 ARCHITECTURAL DEMOLITION PLAN  
A100 FIRST & SECOND FLOOR PLAN  
A150 FIRST & SECOND FLOOR REFLECTED CEILING PLAN  
A200 EXTERIOR ELEVATIONS & BUILDING SECTION  
A400 INTERIOR ELEVATIONS  
A600 FIRST & SECOND FLOOR FINISH PLAN  
A601 LEGEND & SCHEDULES

**STRUCTURAL:**  
S1 STRUCTURAL NOTES  
S2 FOUNDATION & FIRST FLOOR PLAN  
S3 SECOND AND ROOF PLAN  
S4 SECTIONS & DETAILS  
S5 SECTION & DETAILS

**MEP:**  
M0 MECHANICAL NOTES & LEGEND  
M1 MECHANICAL OVERALL PLANS  
P0 PLUMBING NOTES & LEGEND  
P1 OVERALL PLUMBING PLANS  
P2.0 ENLARGED WASTE & VENT PLANS  
P2.1 ENLARGED WATER & GAS PLANS  
P3 PLUMBING DETAILS  
E0 ELECTRICAL NOTES & LEGEND  
E1 ELECTRICAL POWER OVERALL PLANS  
E2 ELECTRICAL RISER & SCHEDULES

**FOOD SERVICE:**  
FS1 FOOD SERVICE EQUIPMENT PLAN

-END OF INDEX-

NOT FOR CONSTRUCTION

12 E. 1st Street  
12 E. 1st Street  
Parkville, MO 64152

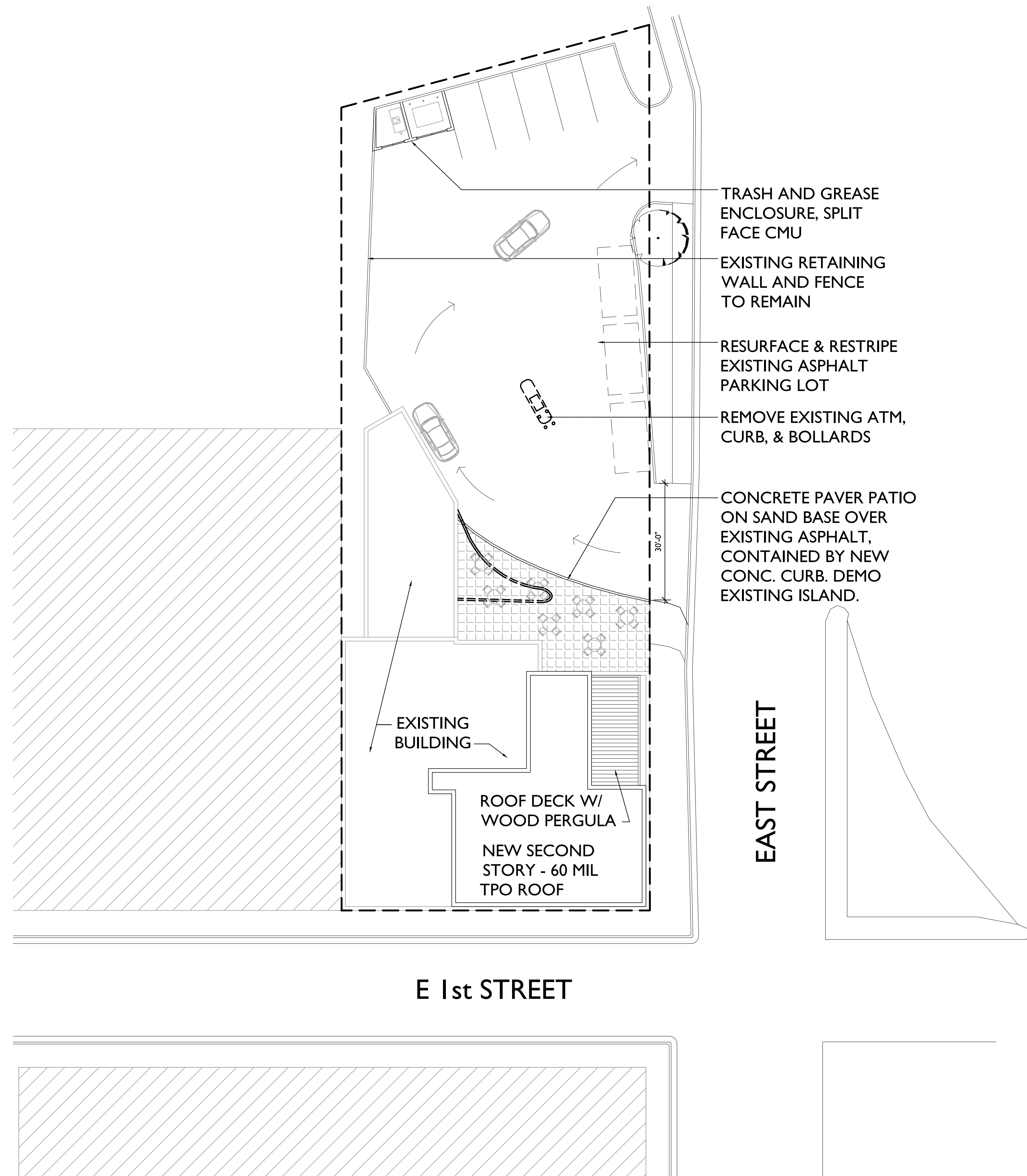
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	DD Pricing Set	08.09.2022

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**A000**

COVER SHEET  
CODE INFO

NOT FOR CONSTRUCTION



**12 E. 1st Street**

12 E 1st Street  
 Parkville, MO 64152

rev	issue	date
	DD Pricing Set	08.09.2022

22.05. 12 E IST

**AS001**

SITE PLAN

**01** | Architectural Site Plan  
 Scale 1/16" = 1'-0"



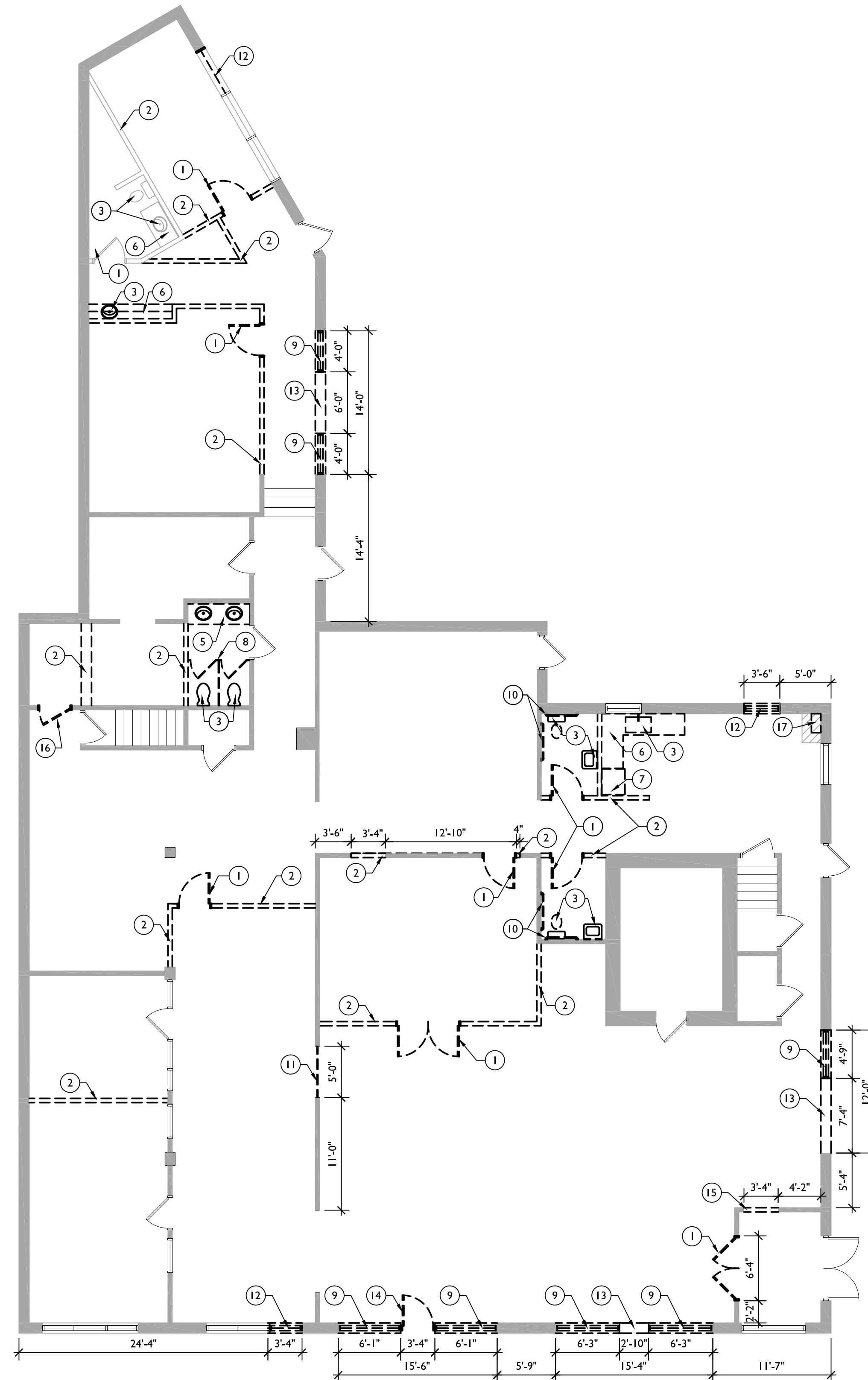
NOT FOR CONSTRUCTION

DEMOLITION GENERAL NOTES:

- ITEMS TO BE REMOVED ARE SHOWN WITH A DASHED (HIDDEN) LINE.
- ALL DIMENSIONS ARE +/-
- GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING AND COORDINATING ALL FIELD CONDITIONS AS CALLED FOR OR REQUIRED BY THE NEW WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR MUST MAINTAIN ADEQUATE SUPPORT, INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY, ALARMS, ETC. FOR ALL OR PART OF ITEMS TO REMAIN.
- LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
- CONTRACTOR TO PROTECT ALL EXISTING FINISHES, CEILINGS AND OTHER SURFACES SCHEDULED TO REMAIN DURING ALL PHASES OF CONSTRUCTION. ANY SURFACES SCHEDULED TO REMAIN THAT GET DAMAGED DUE TO CONTRACTOR WORK SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- PATCH, REPAIR AND PREP ALL REMAINING DRYWALL AS REQUIRED TO RECEIVE NEW FINISH.
- REMOVE WALL BASE, CORNER GUARDS AND WALL PROTECTION IN ALL AREAS OF THE PROJECT DEMOLITION LIMITS AND DISCARD.
- ALL EXISTING BUILDING STANDARD ROLLER SHADES TO REMAIN ON WINDOWS TO REMAIN. CLEAN AND REPAIR AS NEEDED.
- EXISTING FIRE EXTINGUISHER CABINETS TO REMAIN.
- BROOM SWEEP AND PREPARE ALL SURFACES TO RECEIVE NEW FINISHES.
- ALL EXISTING WOOD WALL PANELING, ASSOCIATED FURRING AND TRIM TO BE REMOVED. PATCH, REPAIR, AND PREP ALL REMAINING DRYWALL AS REQUIRED TO RECEIVE NEW FINISH.
- EXISTING SHELVING AND SHELVING RODS TO BE DEMOED AND REMOVED.
- REFER TO STRUCTURAL DEMO PLAN FOR ADDITION.

DEMOLITION PLAN KEYED NOTES:

- REMOVE EXISTING DOOR, FRAME AND ASSOCIATED HARDWARE.
- REMOVE EXISTING PARTITION WALL AS INDICATED BY DASHED LINES.
- REMOVE EXISTING PLUMBING FIXTURE/ROUGH-IN. TERMINATE AND CAP OFF EXISTING SUPPLY WASTE AND VENT IN WALL AS REQUIRED.
- REMOVE EXISTING PLUMBING FIXTURE.
- REMOVE EXISTING PLUMBING FIXTURES & EXISTING CASEWORK.
- REMOVE EXISTING CASEWORK.
- REMOVE EXISTING EQUIPMENT.
- REMOVE EXISTING TOILET PARTITIONS.
- REMOVE EXISTING WINDOW, FRAME, ASSOCIATED HARDWARE AND WINDOW TREATMENT TO ALLOW FOR GARAGE DOOR OPENING.
- REMOVE EXISTING GRAB BARS AND ASSOCIATED HARDWARE.
- REMOVE EXISTING VAULT DOOR AND ASSOCIATED HARDWARE - STORE VAULT DOOR AND ASSOCIATED HARDWARE FOR REUSE.
- REMOVE EXISTING WINDOW, FRAME, ASSOCIATED HARDWARE, WINDOW TREATMENT AND EXTERIOR WALL BELOW TO ALLOW FOR NEW EXTERIOR DOOR.
- REMOVE EXISTING EXTERIOR WALL AS INDICATED BY DASHED LINES TO ALLOW FOR GARAGE DOOR OPENING. HEADER PER STRUCTURAL.
- REMOVE EXISTING EXTERIOR DOOR, FRAME, AND ASSOCIATED HARDWARE AND INFILL WALL BELOW TO ALLOW FOR GARAGE DOOR OPENING.
- REMOVE EXISTING PARTITION WALL AS INDICATED BY DASHED LINES TO ALLOW FOR NEW INTERIOR DOOR.
- REMOVE EXISTING FILE SAFE
- REMOVE UPPER PORTION OF NIGHT DROP SAFE



01 Demolition Plan  
Scale 1/8" = 1'-0"



12 E. 1st Street  
12 E 1st Street  
Parkville, MO 64152

rev	issue	date
	DD Pricing Set	08.09.2022

22.05. 12 E IST

AD100

DEMOLITION PLAN

NOT FOR CONSTRUCTION

FLOOR PLAN GENERAL NOTES:

1. ALL DIMENSIONS TO EXISTING ITEMS ARE +/-
2. DIMENSIONS FOR INTERIOR PARTITIONS ARE TO OUTSIDE FACE OF WALL FINISH.
3. ALL PARTITIONS TO BE TYPE (P) UNLESS NOTED OTHERWISE.
4. CONTRACTOR TO COORDINATE ALL MEP REQUIREMENTS.
5. CONTRACTOR TO COORDINATE IT/AV/SECURITY SYSTEM WITH TENANTS VENDOR. PROVIDE CONDUIT AND PULL STRING FOR IT/AV/SECURITY WORK. COORDINATE WITH ELECTRICAL & IT/AV/SECURITY.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ALL BLOCKING AS REQUIRED FOR CASEWORK, LIGHT FIXTURES, ACCESSORIES, ETC.
7. CONTRACTOR SHALL PROVIDE AND INSTALL TEMPERED SAFETY GLAZING AT LOCATIONS REQUIRED BY 2018 IBC SECTION 2406.
8. ALL STOREFRONT DOORS AND DOORS DIMENSIONS ARE TO FRAME EXTENTS. CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENINGS PRIOR TO ORDERING FRAMES AND DOORS.
9. CONTRACTOR SHALL COORDINATE ALL CORE DRILL LOCATIONS WITH FURNITURE, ELECTRICAL AND I.T. LAYOUTS. PROVIDE FLUSH POKE THROUGH DEVICE.
10. ALL SWITCHES, CONTROLS, ETC TO COMPLY WITH A.B.A.S. (ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD) REQUIREMENTS FOR MOUNTING HEIGHTS.
11. ALL FURNITURE AND MERCHANDISING EQUIPMENT ARE TO BE PROVIDED BY THE TENANT (N.I.C.)
12. ALL CUSTOM ITEMS TO BE REVIEWED BY TENANT / ARCHITECT VIA SHOP DRAWINGS PRIOR TO FABRICATION.
13. ALL FURNITURE SHOWN SCREENED IS FOR REFERENCE ONLY - FURNITURE IS N.I.C. AND PROVIDED BY TENANT.
14. CONTRACTOR TO PROVIDE CONDUIT, POWER, DATA, AND PHONE FOR POS EQUIPMENT BY TENANT. PROVIDE FLOOR BOX IN FLOOR BELOW COUNTER AND GROMMETS IN COUNTERTOP. REFER TO FOOD SERVICE PLAN FOR NUMBER OF POS AND POS LOCATIONS.
15. ALL DECORATIVE WOOD ELEMENTS SHALL BE CONSTRUCTED OF MATERIALS WITH A CLASS C FLAME SPREAD INDEX OR BETTER.
16. PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH 2018 IFC AND NFPA 10. PROVIDE PORTABLE FIRE EXTINGUISHERS WITHIN 30 FT OF COMMERCIAL COOKING EQUIPMENT.
17. PATCH AND TOUCH-UP PAINT ALL EXISTING WALLS, WINDOW SILLS, APRONS, MULLIONS AND COLUMNS AS NECESSARY.
18. G.C. TO REMOVE/BAG ALL EXISTING ROLLER SHADES, CLEAN, REPAIR AND REINSTALL.
19. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL MENU/SIGNAGE (INTERIOR & EXTERIOR) W/ TENANT & TENANT VENDORS.
20. ALL GYP. BOARD WALL FINISH SHALL BE LEVEL 4 MIN. PRIOR TO RECEIVING NEW PAINT/WALLCOVERING.
21. CONTRACTOR TO ENSURE PROJECT SITE IS SECURE WHEN NOT PRESENT.
22. PROVIDE NON-COMBUSTIBLE MATERIAL WITHIN 18 INCHES OF ALL HOODS. FOOD SERVICE VENDOR TO PROVIDE STAINLESS STEEL.
23. CONTRACTOR SHALL COORDINATE ALL FLOOR DRAINS/FLOOR SINKS AND ANY UNDERSLAB/TRENCHED ITEMS AS REQUIRED WITH KITCHEN VENDOR.
24. WHERE APPLICABLE, ALIGN CENTER OF NEW WALL WITH CENTER OF NEW WINDOW MULLION.

FLOOR PLAN KEY NOTES:

- 1 REUSE EXISTING VAULT DOOR AND ASSOCIATED HARDWARE - CONTRACTOR TO ENSURE VAULT DOOR IS OPERABLE.
- 2 9' TALL OPERABLE PARTITION, BASIS OF DESIGN MODERNFOLD LEGACY. PROVIDE HEADER AS REQUIRED.
- 3 PROVIDE POWER AND PLUMBING AS REQUIRED FOR TENANT, PROVIDE CAFE EQUIPMENT. REFER TO INTERIOR ELEVATIONS AND COORDINATE WITH TENANT.
- 4 COPIER AT THIS LOCATION. PROVIDE DEDICATED POWER AND DATA AS REQUIRED.
- 5 REFER TO FOOD SERVICE DRAWINGS FOR EQUIPMENT LAYOUT AND SPECIFICATIONS. GC TO COORDINATE INSTALL WITH PB&J/FOOD VENDOR.
- 6 BUILT-IN CASEWORK. REFER TO INTERIOR ELEVATIONS (A400) & INTERIOR CASEWORK DETAILS (A500)
- 7 GC PROVIDED/INSTALLED RESTROOM ACCESSORIES. PROVIDE BLOCKING IN WALL ADEQUATE TO SUPPORT SINK ASSEMBLY AND ADA GRAB BARS IN ALL RESTROOMS (RR-105, RR-106, RR-114 ADA STALL & RR-208)

FAUCET SPECIFICATION:

**RESTROOM: 105, 106 & 208**  
MANUFACTURER: DELTA  
MODEL: ARCHDALE 35798LF-CZ TWO HANDLE WIDESPREAD LAVATORY FAUCET - 3 HOLE MOUNT  
FINISH: CHAMPAGNE BRONZE

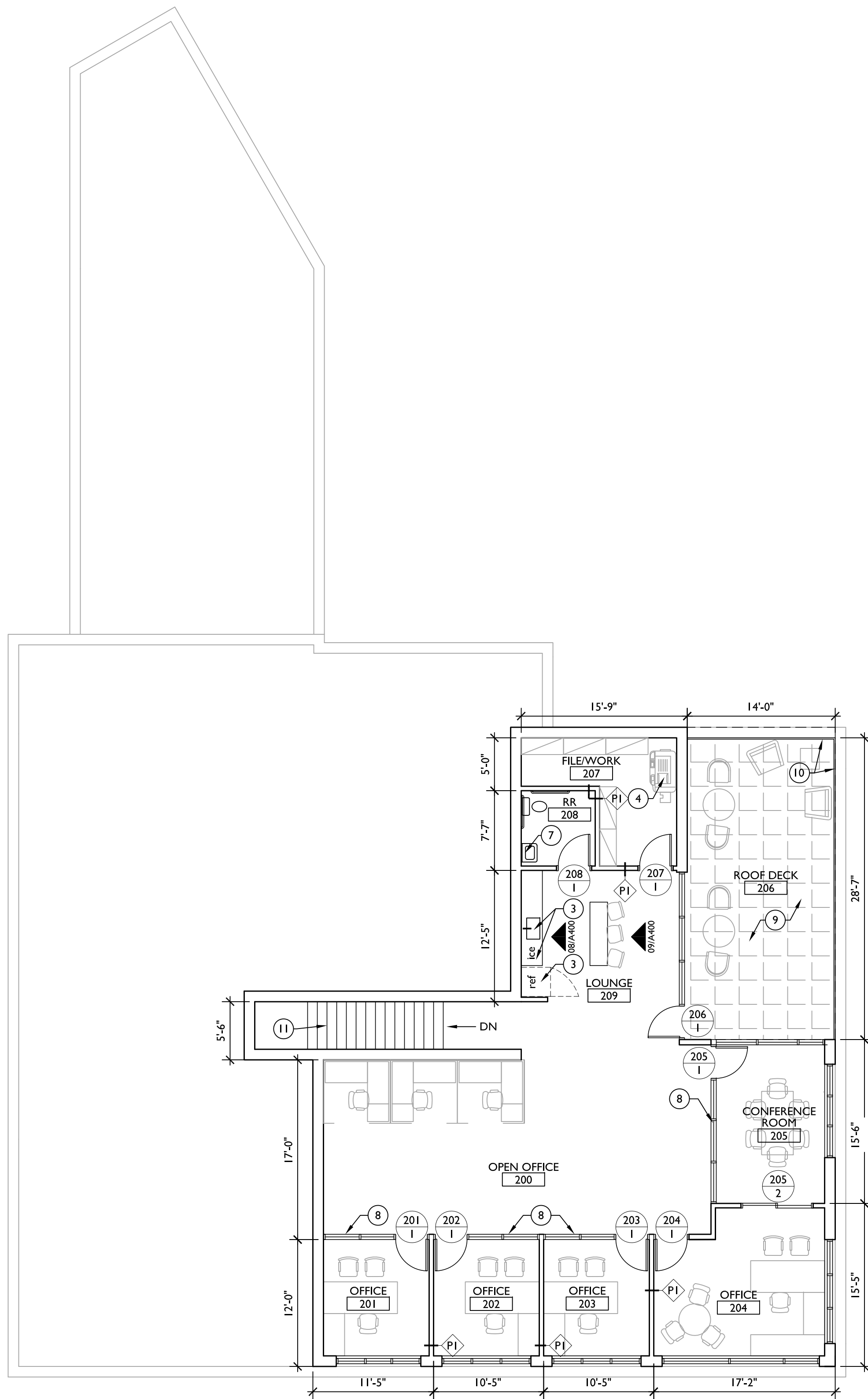
**RESTROOM: 114**  
MANUFACTURER: DELTA  
MODEL: ASHLYN 3564-BLMPU-DST TWO HANDLE WIDESPREAD LAVATORY FAUCET - METAL POP-UP  
FINISH: MATTE BLACK

SINK SPECIFICATION:

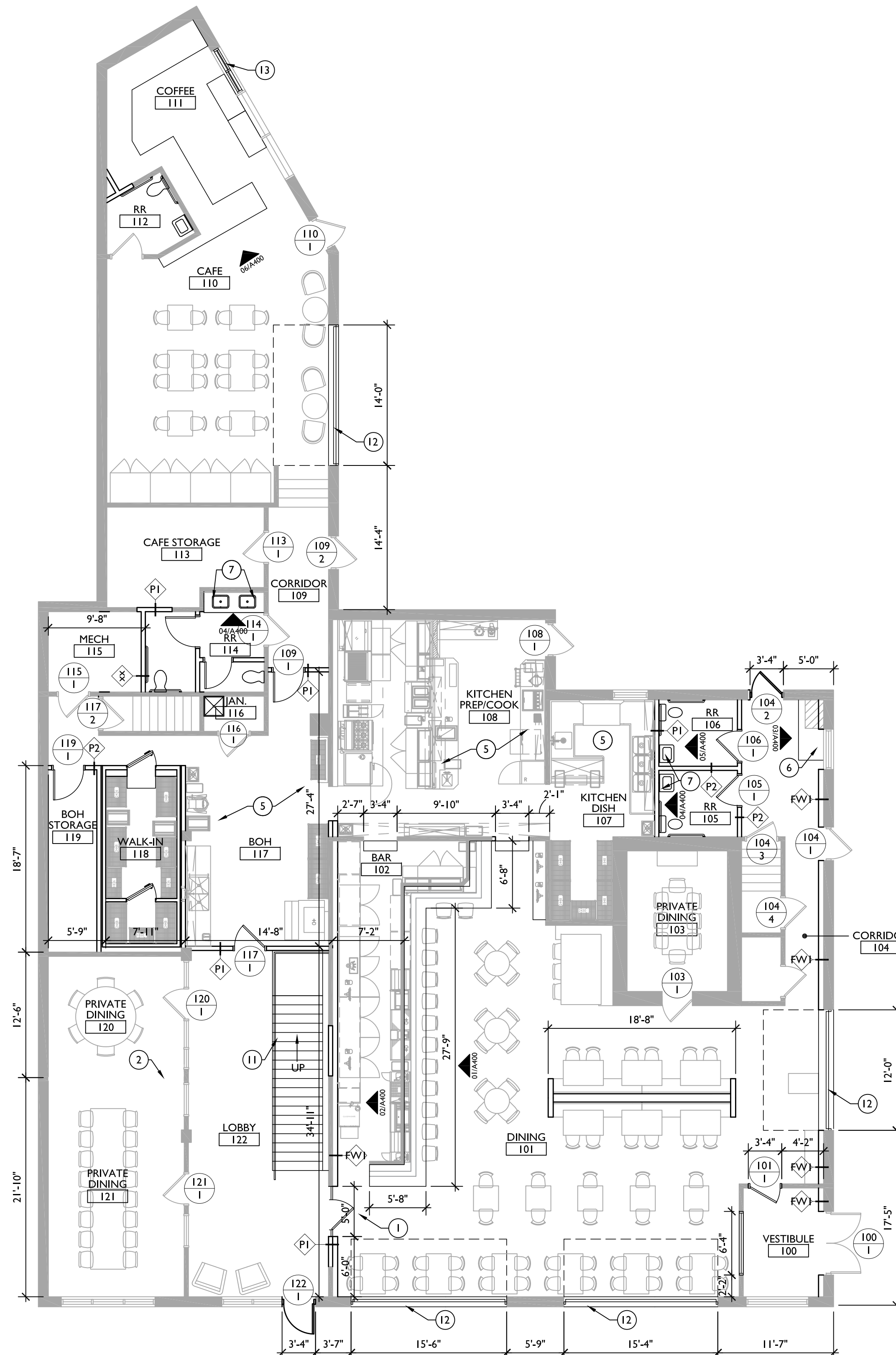
**RESTROOM: 105, 160 & 208**  
MANUFACTURER: AMERICAN STANDARD  
MODEL: DECORUM 21X20-1/4" WALL HUNG EVERCLEAN SINK WITH 8" WIDESPREAD - MODEL # 9134008EC.020  
FINISH: WHITE

**RESTROOM: 114**  
MANUFACTURER: KOHLER  
MODEL: CAXTON RECTANGLE UNDERMOUNT SINK K-20000-0  
FINISH: WHITE

- 8 BLACK ANODIZED ALUMINUM STOREFRONT SYSTEM, 8'-2" TALL, KAWNEER 451 OR EQUAL. STAIN GRADE WOOD SWING DOOR W/ FULL TEMPERED VISION LITE.
- 9 ROOF DECK PAVERS. BASIS OF DESIGN TILE TECH WOOD DECK TILES ON LOW HEIGHT PEDESTALS.
- 10 PARAPET MOUNTED ALUMINUM GUARDRAIL W/ HORIZONTAL PICKETS.
- 11 PORCELAIN TILE STAIR TREADS AND RISERS W/ BLACKENED STEEL FABRICATION GUARDRAIL AND HANDRAIL.
- 12 OVERHEAD GLASS AND ALUMINUM DOOR, BLACK ANODIZED. BASIS OF DESIGN OVERHEAD DOOR MODEL 511.  
\* ADD ALTERNATE EXTEND DOOR TO FINISH FLOOR.
- 13 TRANSACTION WINDOW, BASIS OF DESIGN QUICKSERV SC-4030



02 Floor Plan - Second Floor  
Scale 1/8" = 1'-0"



01 Floor Plan - First Floor  
Scale 1/8" = 1'-0"



rev	issue	date
DD	Pricing Set	08.09.2022

22.05. 12 E IST

A100

FLOOR PLAN

NOT FOR CONSTRUCTION

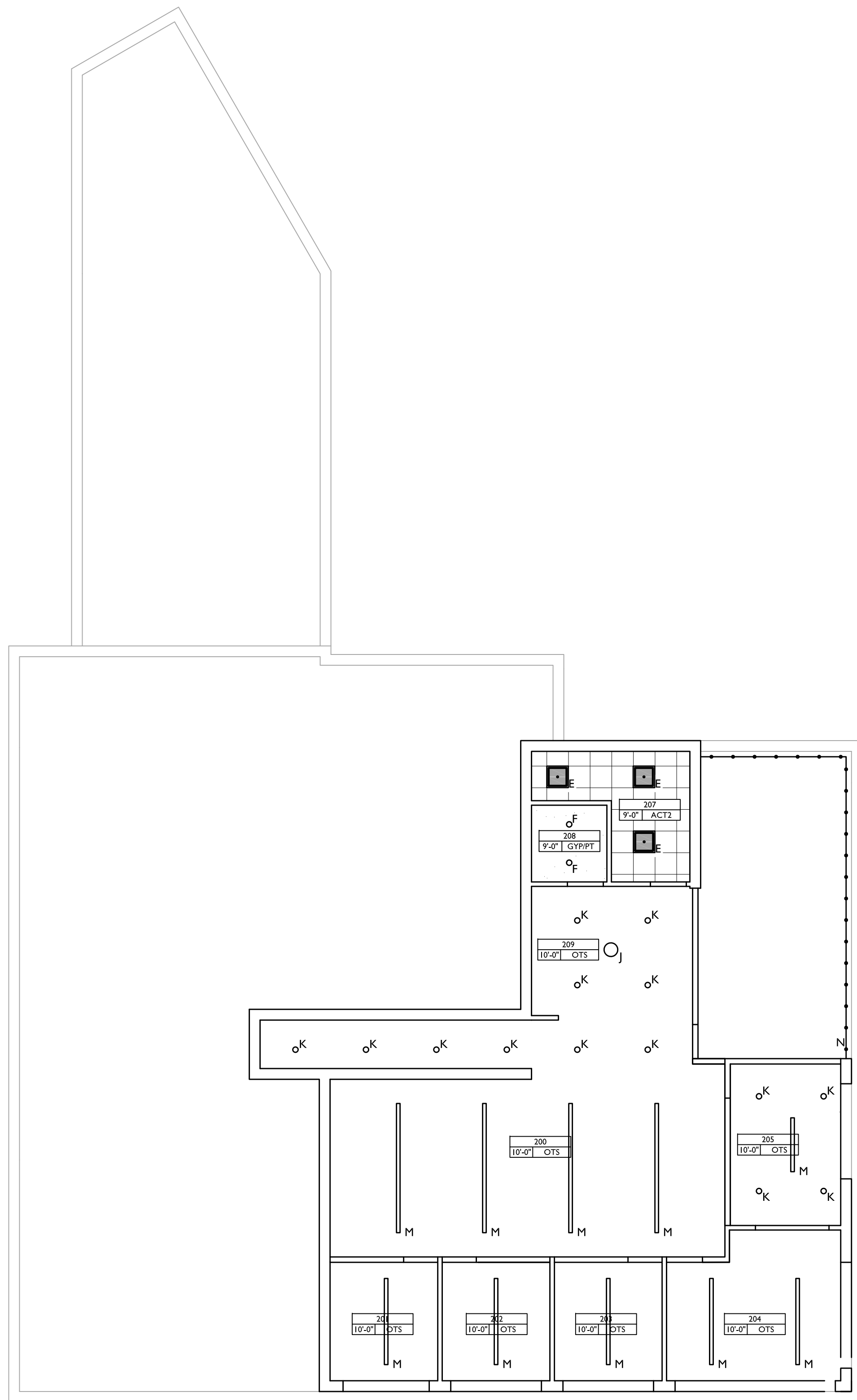
REFLECTED CEILING PLAN GENERAL NOTES:

1. ALL DIMENSIONS TO EXISTING ITEMS ARE +/-
2. CONTRACTOR TO COORDINATE ALL MEP REQUIREMENTS.
3. CONTRACTOR TO COORDINATE IT/AV/SECURITY SYSTEM WITH TENANTS VENDOR. PROVIDE CONDUIT AND PULL STRING FOR IT/AV/SECURITY WORK. COORDINATE WITH ELECTRICAL & IT/AV/SECURITY.
4. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT BACK TO ARCHITECT ANY CONFLICTS THAT MAY AFFECT DESIGN INTENTIONS SHOWN ON PROJECT DOCUMENTS.
5. REFER TO MEP DRAWINGS FOR ALL EMERGENCY AND EXIT LIGHTING REQUIREMENTS.
6. CONCEAL ALL CONDUIT TO LIGHT FIXTURES, EXIT DEVICES AND EMERGENCY LIGHTING IN WALL OR IN HARD PIPE CONDUIT.
7. CENTER LIGHTS WITHIN SOFFIT AND TILES U.N.O.
8. COORDINATE MOUNTING HEIGHTS OF ALL PENDANT LIGHTS IN FIELD WITH ARCHITECT U.N.O.
9. PROVIDE NEW CLEAR, EDGE LIT EXIT SIGNS U.N.O. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION.
10. CONTRACTOR TO ENSURE THAT LOUD OR DISRUPTIVE (SMELLY) WORK SHALL BE DONE AFTER BUSINESS HOURS. COORDINATE WITH LANDLORD AND TENANT.
11. CONTRACTOR SHALL COORDINATE BLOCKING REQUIREMENTS OF ALL ITEMS IN SCOPE TO PROVIDE BLOCKING AS NEEDED FOR INSTALLATION AND SUPPORT.

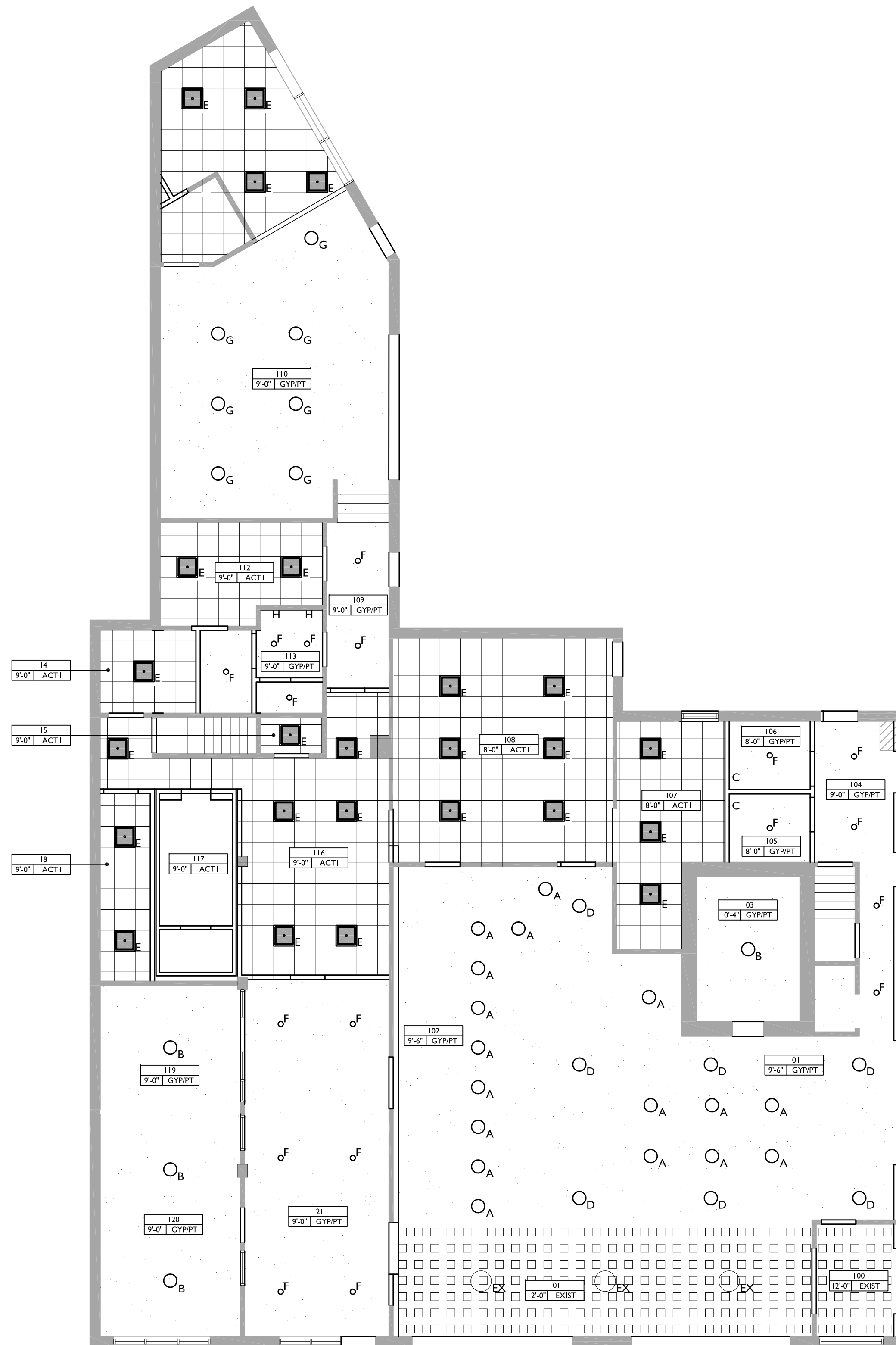
REFLECTED CEILING PLAN KEYED NOTES:

1. CEILINGS ABOVE HOODS AND WALK-IN COOLER/FREEZERS SHALL BE COORDINATED WITH EQUIPMENT PLANS, EQUIPMENT CLEARANCES, MEP & RCP. PROVIDE ALLOWANCE FOR STRUCTURAL SUPPORT/TIE-BACK AS REQUIRED AT HOODS, PER FINAL KITCHEN EQ PLANS AND EQ SPECS.
2. WALL/CEILING MOUNTED MENU BOARDS PROVIDED BY OTHERS. GC TO COORDINATE
3. GC TO ENSURE EXISTING POWER IS PROVIDED FOR NEW SIGNAGE. SIGNAGE PROVIDED BY OTHERS.
4. PROVIDE BLOCKING IN CEILING FOR METAL DIVIDERS. DIVIDERS ARE TO BE HUNG FROM CEILING. COORDINATE FINAL DETAIL WITH ARCHITECT.

LIGHT FIXTURE SCHEDULE	
A	PENDANT FIXTURE - BISTRO BAR & FIXED SEATING
B	PENDANT FIXTURE - BISTRO PRIVATE DINING
C	WALL MOUNT VANITY FIXTURE - BISTRO RESTROOM
D	SURFACE MOUNT FIXTURE - BISTRO DINING
E	2X2 LED TROFFER FIXTURE - BOH
F	LED CAN LIGHTING
G	PENDANT FIXTURE - COFFEE SHOP
H	WALL MOUNT VANITY FIXTURE - COFFEE SHOP RESTROOM
J	PENDANT FIXTURE - OFFICE
K	SUSPENDED LED CYLINDER PENDANT LIGHTING - OFFICE
L	SURFACE MOUNT FIXTURE - COFFEE SHOP (TBD - IF USED)
M	SUSPENDED LED LINEAR FIXTURE
N	EXTERIOR LED FESTOON STRING LIGHTING



02 Ceiling Plan - Second Floor  
Scale 1/8" = 1'-0"



01 Ceiling Plan - First Floor  
Scale 1/8" = 1'-0"

12 E. 1st Street  
12 E 1st Street  
Parkville, MO 64152

rev	issue	date
	DD Pricing Set	08.09.2022

22.05. 12 E IST

A150

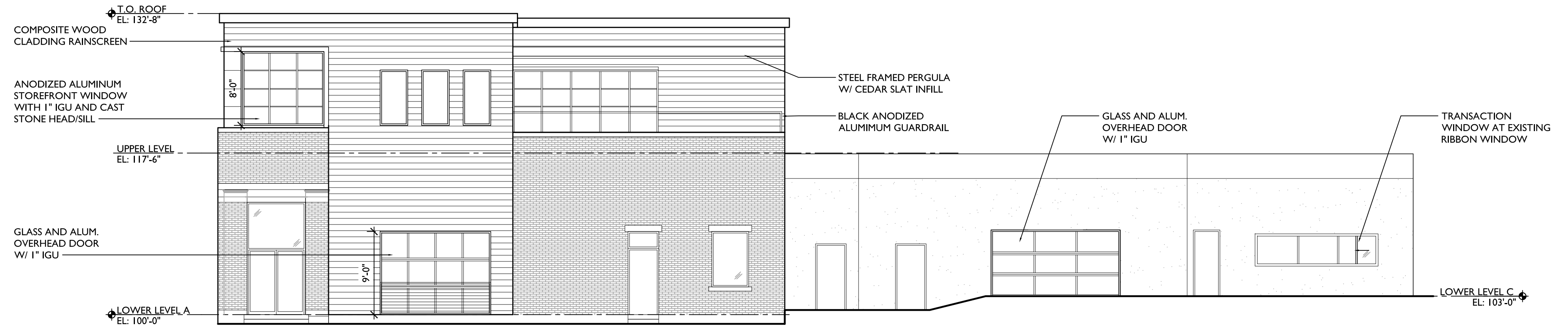
CEILING PLAN



NOT FOR CONSTRUCTION

12 E. 1st Street

12 E 1st Street  
Parkville, MO 64152



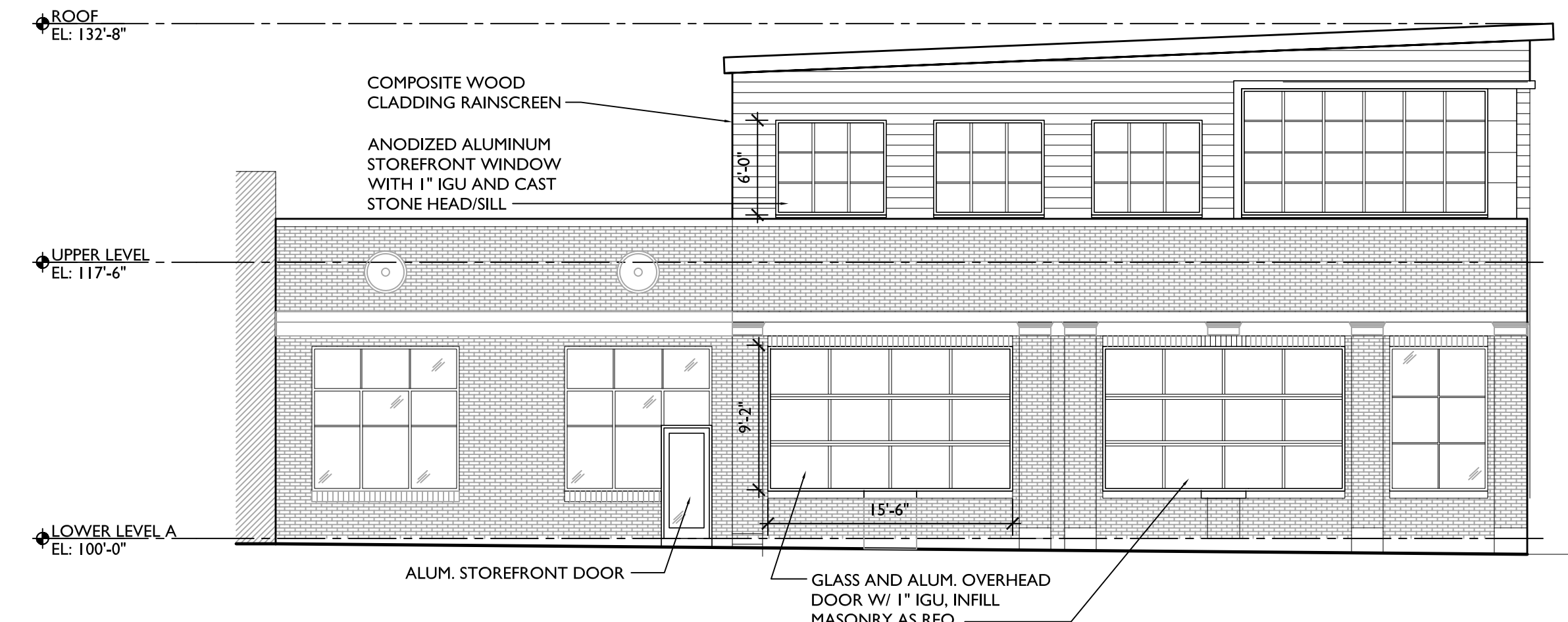
02 | East Elevation  
Scale 1/8" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES:

1. TUCKPOINT EXISTING MORTAR JOINTS AS REQ'D. ESTIMATED (20%)
2. CONTRACTOR TO INSPECT AND REPAIR DAMAGED AND/OR LOOSE BLOCK AS REQUIRED.
3. CLEAN AND PREP ALL EXISTING MASONRY AND WOOD FOR PAINT.
4. POWER WASH EXTERIOR MASONRY/WOOD AND PAINT WITH (2) COATS SHERWIN WILLIAMS LOXON SELF-CLEANING ACRYLIC COATING (OR APPROVED EQUAL).
5. PROVIDE NEW GUTTERS AND DOWNSPOUTS AT EXISTING LOCATIONS, 24 GAUGE AND COATED WITH KYNAR 500 FINISH. COLOR BRONZE. RE: ROOF PLAN.
6. USE PRESSURE TREATED LUMBER WHERE WOOD FRAMING IS IN CONTACT WITH CONCRETE OR MASONRY.
7. ALL EXISTING PARAPET CAP, METAL EDGE FASCIA, DRIP EDGE, AND COUNTER FLASHING AND REPLACE WITH NEW. SHEET METAL SHALL BE MIN. 24 GAUGE AND COATED WITH A KYNAR 500 FINISH. COLOR TBD. GC TO CONFIRM WITH ARCHITECT PRIOR TO WORK.
8. ALL EXPOSED STEEL LINTELS SHALL BE PRIMED AND PAINTED (COLOR TBD). COORDINATE WITH STRUCTURAL.
9. FACE BRICK TO MATCH EXISTING FORMAT.

STOREFRONT GENERAL NOTES:

1. PROVIDE AND INSTALL TEMPERED SAFETY GLAZING AT ALL LOCATIONS REQUIRED BY 2018 IBC SECTION 2406.
2. OVERALL DIMENSIONS ARE TO ROUGH OPENINGS. CONTRACTOR TO COORDINATE AND VERIFY ROUGH OPENINGS PRIOR TO ORDERING FRAMES AND INSTALLING FRAMES. ENSURE PROPER FRAME CLEARANCES AS NEEDED FOR ROUGH OPENING INSTALLATION. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF STOREFRONTS FOR OWNER AND ARCHITECT APPROVAL.
3. 1" TEMPERED INSULATED GLASS. MIN. U-VALUE OF .30, BASIS OF DESIGN SOLAR BAN 60.
4. BASIS OF DESIGN FOR STOREFRONT IS KAWNEER TRIFAB VG 451T FRONT SHEAR BLOCK W/ OUTSIDE GLAZING OR SIMILAR. BLACK ANODIZED STOREFRONT SIGHTLINES SHALL BE 2" BY 4 1/2" FRAME DEPTH.
5. PROVIDE HEADERS FOR ALL NEW WINDOW/STOREFRONT LOCATIONS. RE: STRUCTURAL.



01 | South Elevation  
Scale 1/8" = 1'-0"

rev	issue	date
DD	Pricing Set	08.09.2022

22.05. 12 E 1ST

A200

EXTERIOR ELEVATIONS

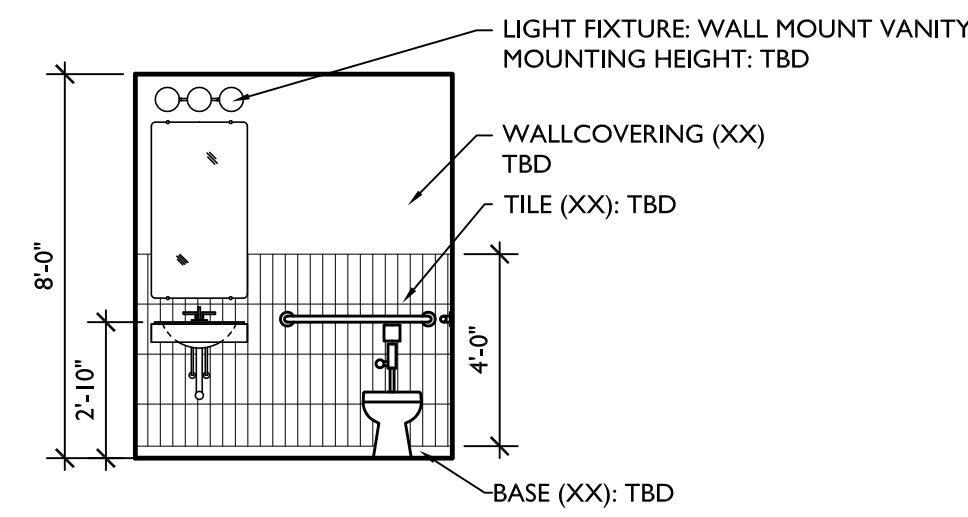
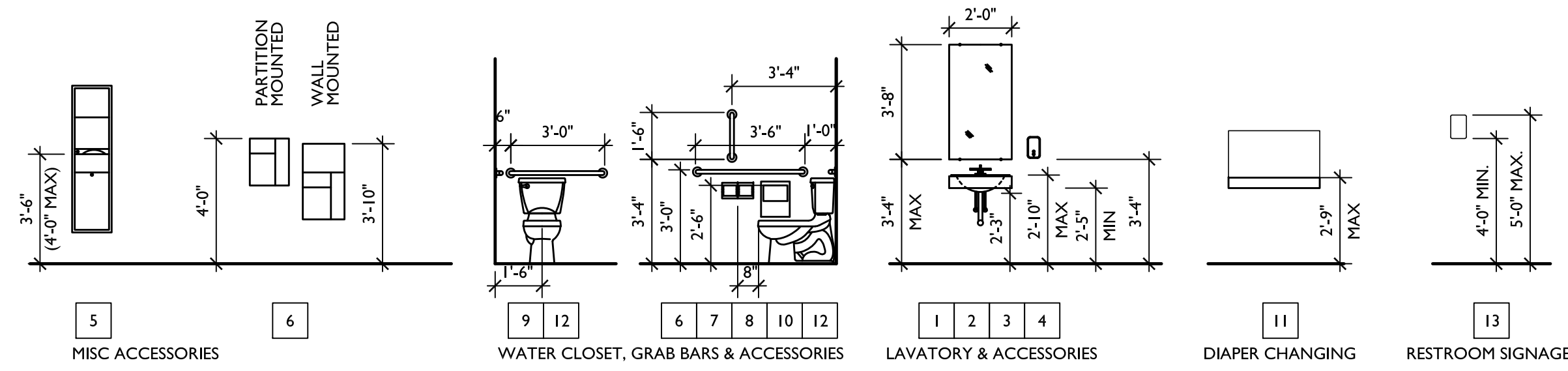
NOT FOR CONSTRUCTION

RESTROOM TAG LEGEND & SPECIFICATIONS

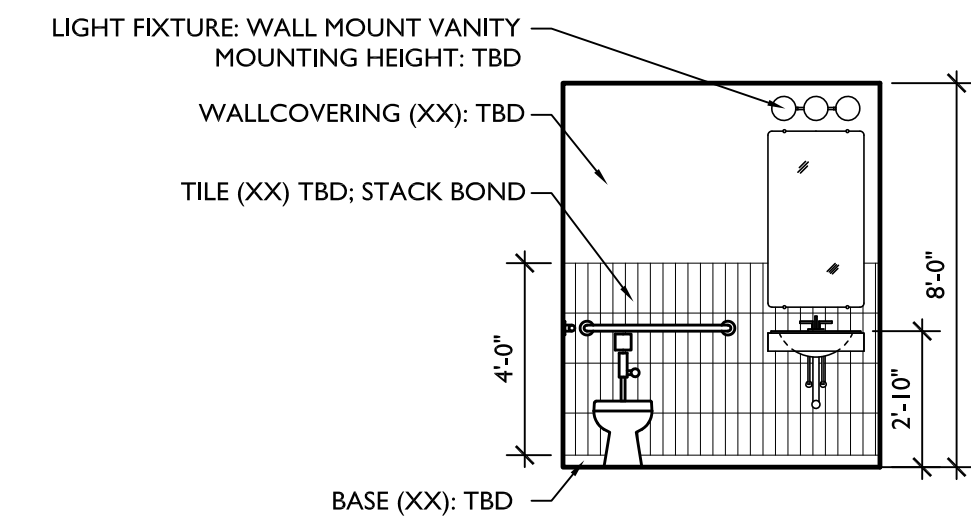
- |  |                            |                            |
|--|----------------------------|----------------------------|
| 1 SINK & DRAIN                             | 6 SANITARY NAPKIN DISPOSAL | 11 DIAPER CHANGING STATION |
| 2 FAUCET                                   | 7 TOILET PAPER DISPENSER   | 12 TOILET                  |
| 3 SOAP DISPENSER                           | 8 18" VERTICAL GRAB BAR    | 13 RESTROOM SIGNAGE        |
| 4 1/4" THICK FRAMELESS MIRROR (TEMPERED)   | 9 36" GRAB BAR             |                            |
| 5 WASTE RECEPTACLE / PAPER TOWEL DISPENSER | 10 42" GRAB BAR            |                            |

\* ALL ACCESSORIES SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.  
\*\* ALL ACCESSORIES SHALL BE POLISHED CHROME WHERE APPLICABLE.

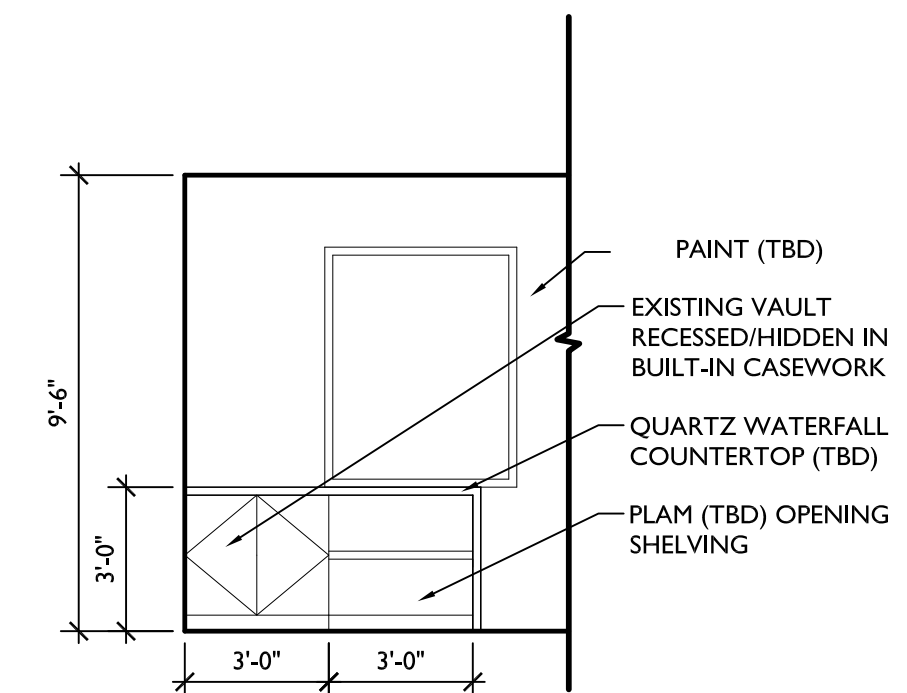
ADULT STANDARD MOUNTING HEIGHTS



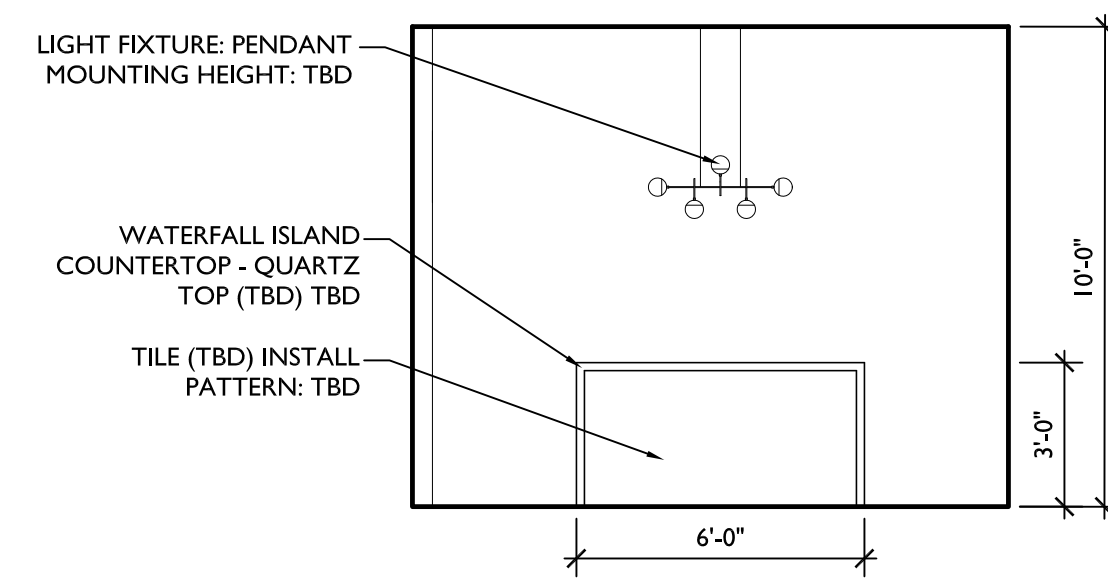
05 Interior Elevation  
Scale 1/4" = 1'-0"



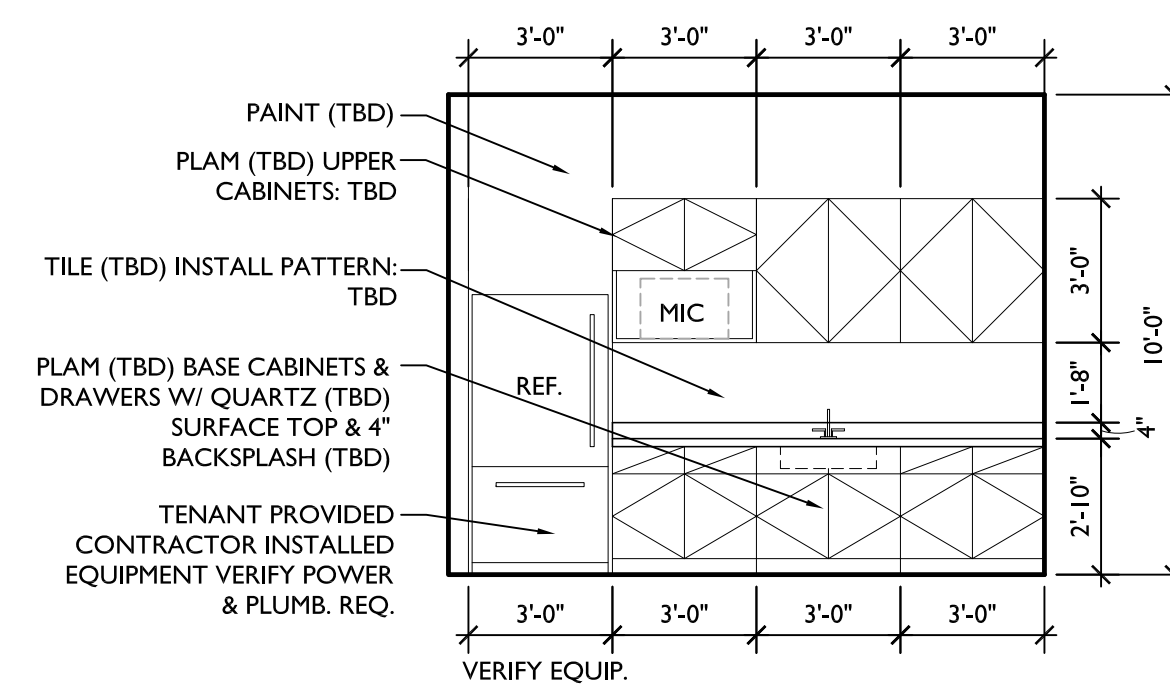
04 Interior Elevation  
Scale 1/4" = 1'-0"



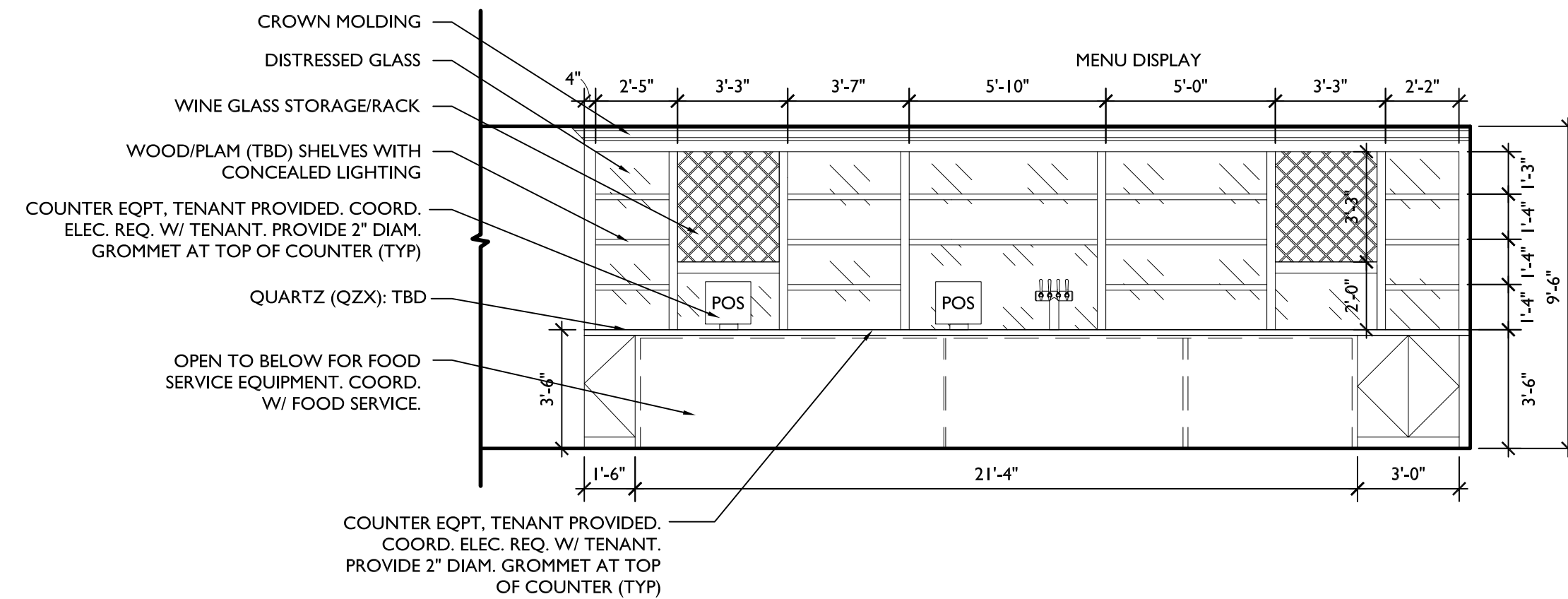
03 Interior Elevation  
Scale 1/4" = 1'-0"



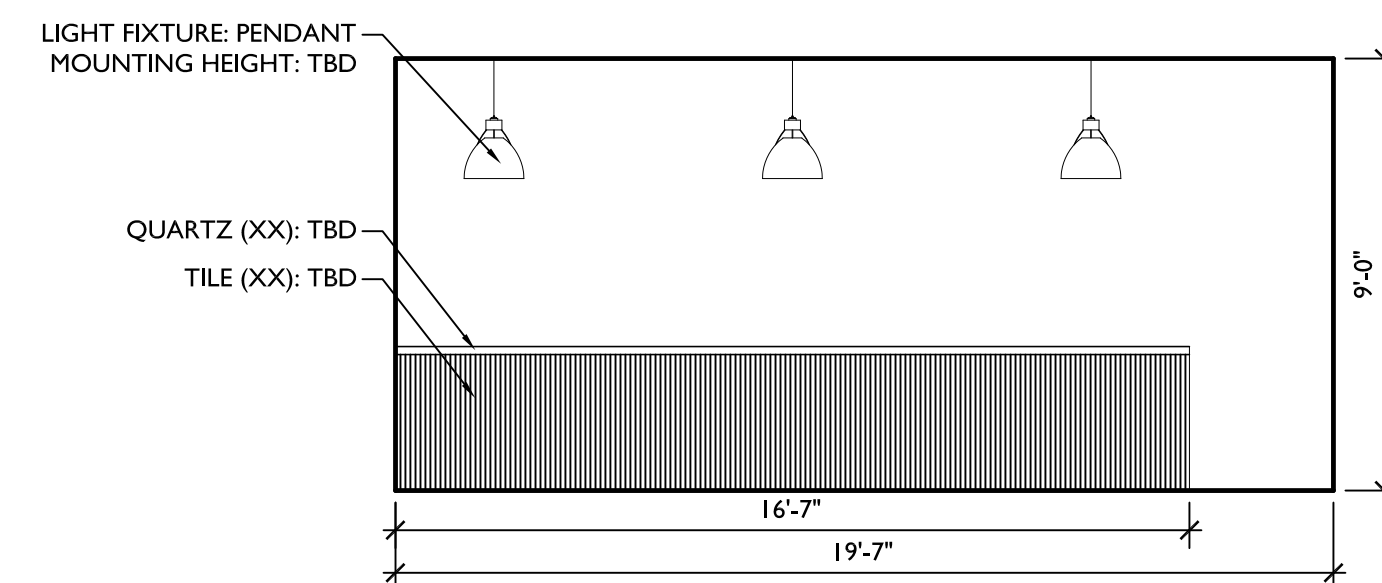
08 Interior Elevation  
Scale 1/4" = 1'-0"



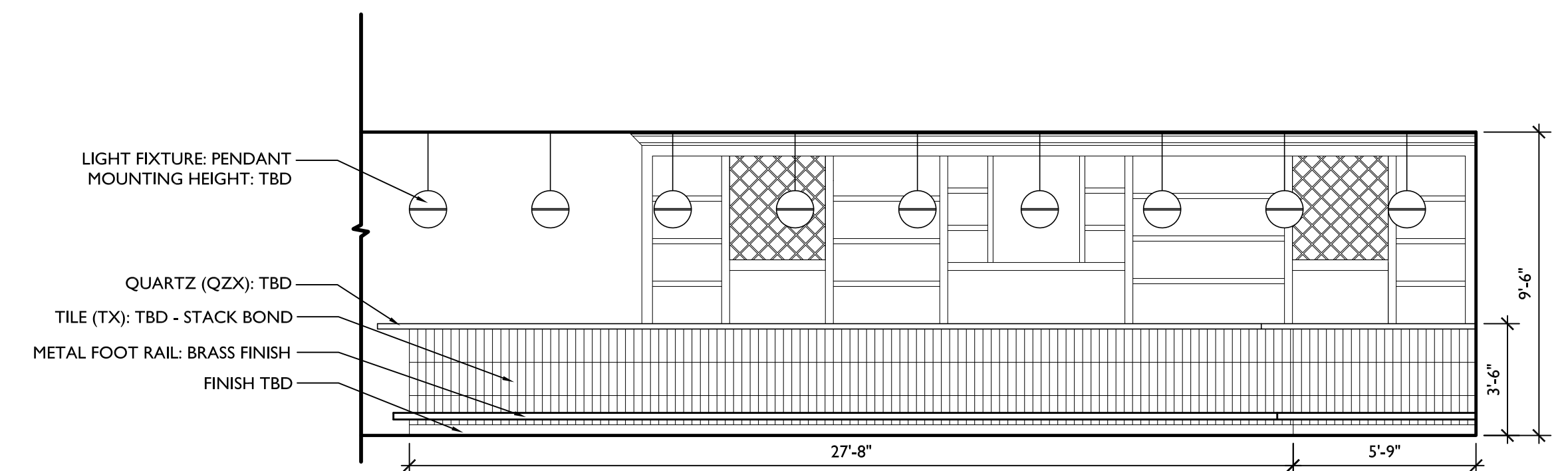
07 Interior Elevation  
Scale 1/4" = 1'-0"



02 Interior Elevation  
Scale 1/4" = 1'-0"



06 Interior Elevation  
Scale 1/4" = 1'-0"



01 Interior Elevation  
Scale 1/4" = 1'-0"

12 E. 1st Street  
12 E 1st Street  
Parkville, MO 64152

rev	issue	date
DD	Pricing Set	08.09.2022

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A400

INTERIOR ELEVATIONS

NOT FOR CONSTRUCTION

12 E. 1st Street

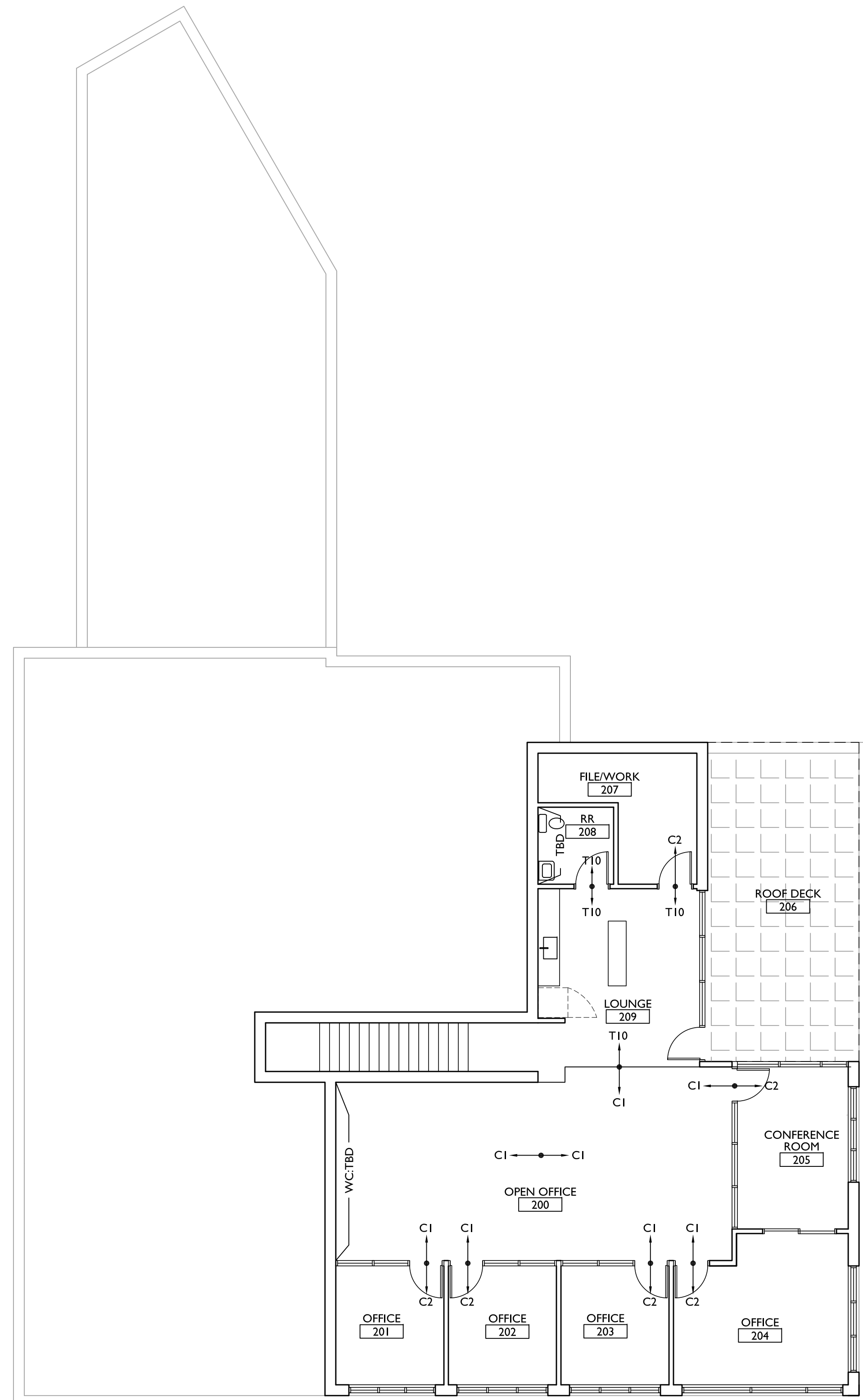
12 E 1st Street  
 Parkville, MO 64152

rev	issue	date
	DD Pricing Set	08.09.2022

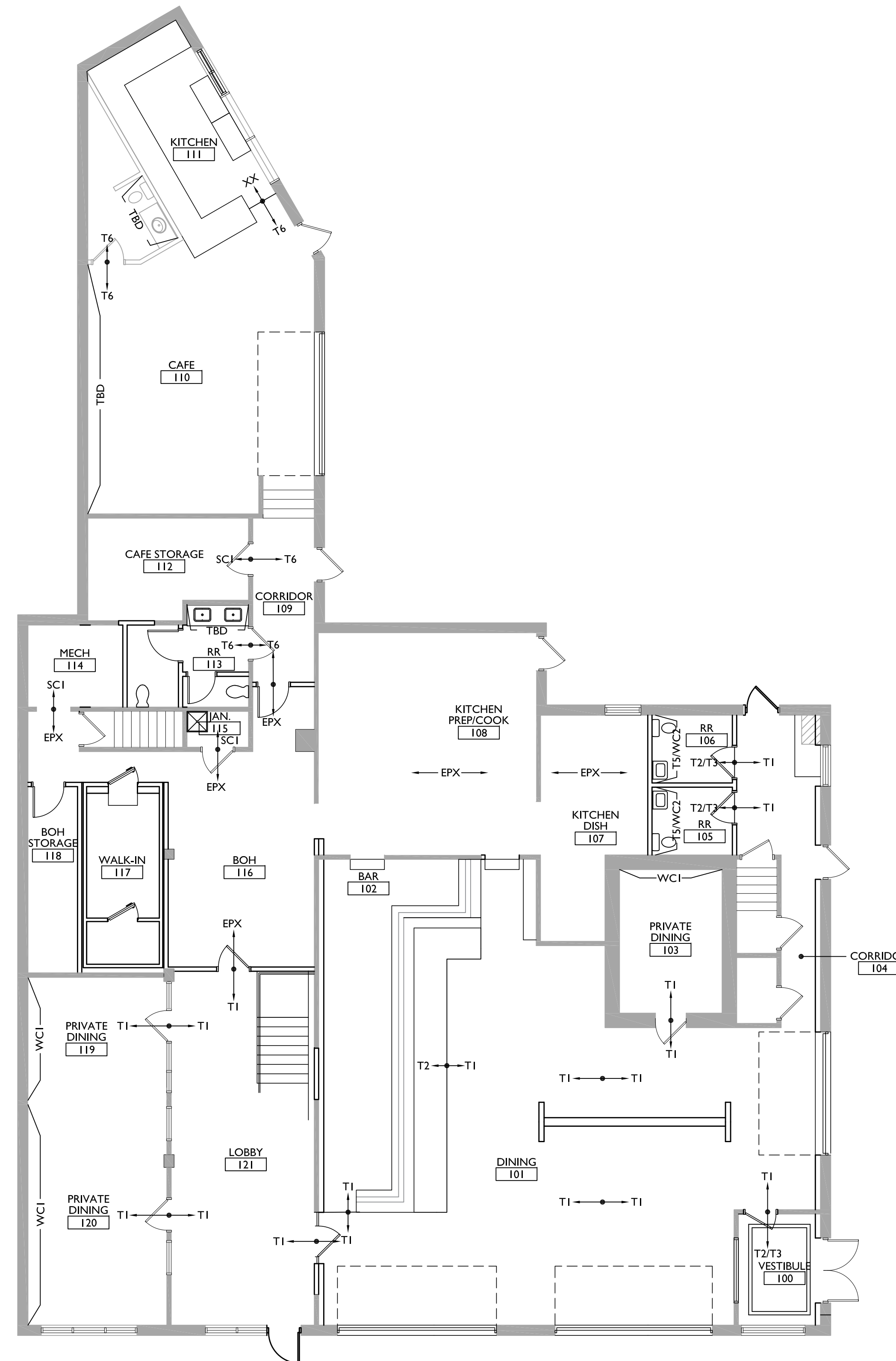
22.05. 12 E 1ST

A600

FINISH PLAN & SCHEDULE



02 | Finish Plan - Second Floor  
 Scale 1/8" = 1'-0"



01 | Finish Plan - First Floor  
 Scale 1/8" = 1'-0"



NOT FOR CONSTRUCTION

DOOR AND FRAME SCHEDULE

NUMBER	DOOR			MATERIAL	FINISH	FRAME		FIRE RATING LABEL	HARDWARE SET NO	KEYSIDE RM NO	NOTES
	WD	HGT	THK			MATL	FINISH				
100-1	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
101-1	3'-0"	7'-0"	1-3/4"	-	-	-	-	-	-	-	-
103-1	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
104-1	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
104-2	3'-0"	7'-0"	-	-	-	-	-	-	-	-	-
104-3	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
104-4	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
105-1	3'-0"	7'-0"	1-3/4"	-	-	-	-	-	-	-	-
106-1	3'-0"	7'-0"	1-3/4"	-	-	-	-	-	-	-	-
108-1	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
109-1	3'-0"	7'-0"	1-3/4"	-	-	-	-	-	-	-	-
109-2	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
110-1	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
113-1	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
114-1	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
115-1	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
116-1	-	-	-	-	-	-	-	-	-	-	-
116-2	EXIST.	-	-	-	-	-	-	-	-	-	-
117-2	-	-	-	-	-	-	-	-	-	-	-
118-1	-	-	-	-	-	-	-	-	-	-	-
119-1	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
120-1	EXIST.	-	-	EXIST.	-	EXIST.	-	-	EXIST.	-	-
121-1	-	-	-	-	-	-	-	-	-	-	-
201-1	3'-0"	-	-	-	-	-	-	-	-	-	-
202-2	3'-0"	-	-	-	-	-	-	-	-	-	-
203-1	3'-0"	-	-	-	-	-	-	-	-	-	-
204-1	3'-0"	-	-	-	-	-	-	-	-	-	-
205-1	3'-0"	-	-	-	-	-	-	-	-	-	-
205-2	3'-0"	-	-	-	-	-	-	-	-	-	-
206-1	3'-0"	-	-	-	-	-	-	-	-	-	-
207-1	3'-0"	-	-	-	-	-	-	-	-	-	-

DOOR HARDWARE NOTES

- ALL EXISTING DOORS, FRAMES AND HARDWARE ARE TO REMAIN UNLESS NOTED OTHERWISE.
- CONTRACTOR TO COORDINATE ROUGH OPENING REQUIREMENTS FOR ALL NEW DOOR OPENINGS
- ALL DOORS SHALL HAVE ADA COMPLIANT HARDWARE AND ALLOW FREE EGRESS IN THE PATH OF EGRESS TRAVEL (TYP).
- ALL DOORS SHALL BE IN COMPLIANCE WITH 2018 IBC SECTION 1008 AS APPLIES.
- ALL GLAZING SHALL COMPLY WITH 2018 IBC SECTION 2406. PROVIDE TEMPERED SAFETY GLAZING AS REQUIRED.
- DOORS LESS THAN 90" HGT - 3 SETS OF MORTISE HINGES (5" T X 4-1/2" W). DOOR OVER 90" HGT - 4 SETS.
- KNOCK DOWN FRAMES ARE ACCEPTABLE IF CONTRACTOR FILLS AND SANDS MITERED JOINTS PRIOR TO PAINT.
- FINISH - SATIN CHROME (26D) FOR ALL HINGES AND HARDWARE.
- HARDWARE SETS:
  - HS-1A ENTRY / EXIT (EXIT DEVICE, THRESHOLD, KEYS LOCK) INTERIOR DOOR
  - HS-1B ENTRY / EXIT (EXIT DEVICE, THRESHOLD, KEYS LOCK) EXTERIOR DOOR
  - HS-2 PASSAGE (LEVER LATCH SET AND FLOOR STOP)
  - HS-3 PRIVACY (LEVER LOCK SET AND FLOOR STOP)
  - HS-4 SECURED (LEVER KEYS LOCK SET)
  - HS-5 PASSAGE (CONCEALED PIVOTS, PUSH/PULL BARS)
  - HS-6 SECURED (CONCEALED PIVOTS, PUSH/PULL BARS, FLOOR LOCK)

FINISH SCHEDULE

NO.	ROOM NAME	FLOOR		WALLS				CEILING	NOTES
		FINISH	BASE	NORTH	EAST	SOUTH	WEST	FINISH	
100	VESTIBULE	T2/T3	TBD	-	-	-	-	-	-
101	DINING	T1	B1	-	-	-	-	-	-
102	BAR	T1	TBD	-	-	-	-	-	-
103	PRIVATE DINING	T1	B1	-	-	-	-	-	-
104	CORRIDOR	T1	B1	-	-	-	-	-	-
105	RESTROOM	T2/T3	TBD	-	-	-	-	-	-
106	RESTROOM	T2/T3	TBD	-	-	-	-	-	-
107	BOH - KITCHEN: DISH	EPX	TBD	-	-	-	-	-	-
108	BOH - KITCHEN: PREP/COOK	EPX	TBD	-	-	-	-	-	-
109	CORRIDOR	T6	B3	-	-	-	-	-	-
110	CAFE	T6	B3	-	-	-	-	-	-
111	KITCHEN	EPX	TBD	-	-	-	-	-	-
112	CAFE STORAGE	SCI	-	-	-	-	-	-	-
113	RESTROOM	T6	B3	-	-	-	-	-	-
114	MECH ROOM	SCI	-	-	-	-	-	-	-
115	JANITOR CL	SCI	-	-	-	-	-	-	-
116	BOH	EPX	TBD	-	-	-	-	-	-
117	BOH - WALK-IN	TBD	TBD	-	-	-	-	-	-
118	BOH	EPX	TBD	-	-	-	-	-	-
119	PRIVATE DINING	T1	B1	-	-	-	-	-	-
120	PRIVATE DINING	T1	B1	-	-	-	-	-	-
121	LOBBY	T1	B1	-	-	-	-	-	-
200	OPEN OFFICE	C1	B4	-	-	-	-	-	-
201	OFFICE	C2	B4	-	-	-	-	-	-
202	OFFICE	C2	B4	-	-	-	-	-	-
203	OFFICE	C2	B4	-	-	-	-	-	-
204	OFFICE	C2	B4	-	-	-	-	-	-
205	CONFERENCE RM	C2	B4	-	-	-	-	-	-
206	ROOF DECK	-	-	-	-	-	-	-	-
207	FILE/WORK	C1	B4	-	-	-	-	-	-
208	RESTROOM	T9	B5	-	-	-	-	-	-
209	LOUNGE	T9	B4	-	-	-	-	-	-

FINISH NOTES

- ALL GYP BD WALLS SHALL BE PAINTED PT1, U.N.O. ON SCHEDULE.
- ALL RECEPTACLES & COVER PLATES SHALL BE WHITE, U.N.O.
- CONTRACTOR TO PROVIDE 4"x4" PAINT SWATCH OF EACH COLOR SCHEDULED FOR APPROVAL BY OWNER.
- PAINT HM FRAMES TO MATCH ADJACENT WALLS (SEMI-GLOSS), U.N.O.
- PAINT EXISTING DOOR AND FRAME TO MATCH WALL (SEMI-GLOSS)
- ALL GYP WALLS TO BE PAINTED IN RESTROOMS OR OTHER WET LOCATIONS SHALL USE EPOXY TYPE PAINT.
- ALL WALLS TO RECEIVE TILE SHALL RECEIVE TILE BACKER BOARD/CEMENT BOARD.
- USE SCHLUTER PROFILE 'SCHIENE' IN FINISH AE- ANODIZED ALUMINUM, AT ALL TRANSITIONS BETWEEN FLOORING MATERIALS AND AT EXPOSED FLOORING EDGES, U.N.O.
- AT TILE LOCATIONS, PROVIDE 1/8" GROUT LINES MAX, U.N.O.
- USE SCHLUTER PROFILE 'JOLLY' IN FINISH AE- BRUSHED ANODIZED ALUMINUM AT PAINT TO TILE WALL TRANSITIONS.
- PROVIDE CORNER GUARDS AT ALL OUTSIDE CORNERS WITH WALL COVERING, CORNER GUARD SPEC.
- ALL CABINET DRAWER/DOOR HARDWARE TO BE: 4" HAFELE ALUMINUM TAB PULL, BLACK
- ALL FOOD PREP AREAS TO HAVE FRP, BASIS OF DESIGN MARLITE STANDARD FRP

FINISH LEGEND

- ACT- ACOUSTICAL GRID CEILING  
ACT1- TBD
- B- BASE  
B1- DAL TILE, SADDLE BROOK - WALNUT CREEK: 3X18" BULLNOSE  
B2- TBD: RESTROOM & ENTRY BASE - BISTRO  
B3- CONCEPT SURFACES, VAPOR - CLAY: 3X24" BULLNOSE HONED FINISH  
B4- TBD: RUBBER BASE - LAW OFFICE  
B5- TBD: TILE BASE LAW OFFICE & BREAKROOM/LOUNGE
- C- CARPET  
C1- TBD: LAW OFFICE CARPET - OPEN OFFICE (\$28/SY ALLOWANCE)  
C2- TBD: LAW OFFICE CARPET - PRIVATE OFFICES (\$28/SY ALLOWANCE)
- EPX - EPOXY  
EPX1- MMA EPOXY FLOORING, BASIS OF DESIGN: DURAFLEX HYBRI-FLEX M
- PL- PLASTIC LAMINATE  
PL1- TBD: BISTRO WOOD FINISH  
PL2- TBD: COFFEE SHOP WOOD FINISH  
PL3- TBD: LAW OFFICE PLAM FINISH
- PT- PAINT  
PT1- SHERWIN WILLIAMS, SKYLINE STEEL, SW 1015  
PT2- SHERWIN WILLIAMS, VOGUE GREEN, SW 0065  
PT3- TBD:  
PT4- TBD:  
PT5- TBD:  
PT6- TBD:
- QZ- QUARTZ  
QZ1- WILSONART - MARBLE FALLS Q4033  
QZ2- CAMBRIA - CLARE  
QZ3- TBD: LAW OFFICE COUNTERTOP
- T- TILE  
T1- DAL TILE, 6X36" SADDLE BROOK - WALNUT CREEK SD15  
T2- DAL TILE, 11X11" KEYSTONE - PENNY ROUND SOLID COLORS: ARCTIC WHITE D617  
T3- DAL TILE, 11X11" KEYSTONE - PENNY ROUND SOLID COLORS: BLACK D311  
T4- DAL TILE, 2.5"X9" REMEDY - HERBAL RD21  
T5- DAL TILE, 2.5"X9" REMEDY - ELIXIR RD20  
T6- CONCEPT SURFACES, 24X24" VAPOR - CLAY  
T7- TBD: CAFE BAR FACE (\$10/SF ALLOWANCE)  
T8- TBD: CAFE BATHROOM WET WALL (\$8/SF ALLOWANCE)  
T9- TBD: LAW OFFICE BREAKROOM FLOOR & RESTROOM FLOOR (\$8/SF ALLOWANCE)  
T10- TBD: LAW OFFICE RESTROOM WALL TILE (\$8/SF ALLOWANCE)
- TG- TILE GROUT  
TG1- TBD
- WC- WALLCOVERING  
WC1- MDC, SORIANO, CAYMAN: MHC1501 OR BRIXTON, SHERWOOD FOREST: MBX9301  
WC2- MDC, BLACKSMITH, SHADOW: MRE1482  
WC3- TBD: COFFEE SHOP RESTROOM
- WD- WOOD  
WD1- STAIN TO MATCH ARCHITECT'S SAMPLE (DOORS ONLY)

12 E. 1st Street  
12 E 1st Street  
Parkville, MO 64152

rev	issue	date
	DD Pricing Set	08.09.2022

22.05. 12 E IST

A601

SCHEDULES

# GENERAL STRUCTURAL NOTES

Governing Building Code: 2018 International Building Code

## Design Loads:

Gravity:	
Roof Live Load	20 psf
Ground Snow Load, Pg	20 psf
Flat-roof Snow Load, Pf (Includes rain on snow)	19 psf
Snow Exposure Factor, Ce	1.0
Snow Load Importance Factor, Is	1.0
Thermal Factor, Ct	1.0
Wind:	
Ultimate Design Wind Speed, Vult	115 mph
Nominal Design Wind Speed, Vasd	89 mph
Risk Category	II
Exposure Category	B
Internal Pressure Coefficient	+0.55,-0.55
Components and Cladding (20 Sq Ft walls, 50 Sq Ft roof)	30.2 psf walls 29.6 psf roof
Seismic:	
Risk Category	II
Seismic Importance Factor Ie	1.0
Mapped Spectral Response Acceleration Ss	0.109
Mapped Spectral Response Acceleration S1	0.062
Site Class	D
Spectral Response Coefficient SDS	0.117
Spectral Response Coefficient SDI	0.099
Seismic Design Category	B
Basic Seismic-Force-Resisting System	Light Framed Walls with Wood Structural Panels
Design Base Shear	0.018W
Seismic Response Coefficient, Cs	0.018
Response Modification Factor, R	6.5
Analysis Procedure	Equivalent Lateral Force

## General:

- These notes supplement the specification which should be referred to for additional information. Any conflict and/or contradiction of terms or requirements with these General Notes will be resolved by the Architect/Engineer in favor of the more stringent or superior quality requirement.
- The General Contractor shall be responsible for verifying all dimensions and elevations shown on the plans and for coordinating all dimensions and elevations shown on the structural drawings with those shown on the architectural and mechanical drawings. If errors or discrepancies in the dimensions occur, it shall be the superintendent's responsibility to bring all discrepancies to the attention of the Architect before proceeding with the work. Report any discrepancies with information contained in these documents immediately to the Engineer.
- The Contractor shall verify all architectural, mechanical, and electrical openings, sizes and locations, with the structural drawings.
- Structural details shown on these drawings are general in nature and are valid for all similar areas and conditions, unless specifically shown or noted otherwise.
- The Contractor shall provide all temporary bracing and shoring as required during construction to ensure the safety of all individuals involved.
- Furnish all labor, materials and equipment necessary to complete the work shown or inferred by these drawings.

## Foundations:

- Foundations for this project have been designed for a net allowable soil bearing pressure of 1500 psf.
- The Owner will retain a qualified testing agency to test and observe all earthwork, foundation and slab support material to verify compliance with the design requirements.
- When required and not shown otherwise, place construction joints in continuous foundations at third point between columns and a minimum of 10' from any corner. Reinforcing shall be continuous through joint and lapped at splices as required in the Reinforcing Steel section below. Place a 2"x4" horizontal shear key in footing and vertical shear key in walls.
- Anchor bolts shall be located by means of a template to assure proper alignment.
- Grout below all column base plates and other bearing members shall be 4000 psi non-shrink grout, thoroughly compacted and installed as recommended by the grout manufacturer.

## Concrete:

- All concrete and reinforcing work shall conform to the latest edition of the American Concrete Institute's "Standard Building Code Requirements for Reinforced Concrete," (ACI 318) and "Specifications for Structural Concrete for Buildings," (ACI 301).
- Proposed concrete mix design shall be submitted to the Engineer for approval prior to construction. Concrete mix designs shall meet the following requirements:

	Minimum 28-day Strength	Water/Cement Ratio	Maximum Slump	Air Entrainment
Interior slabs & found. walls 4000 psi	.512	4"±1"	2"	2%
Footings 3000 psi	.626	4"±1"	4"±1"	2%
Exterior exposed concrete 4000 psi	.421	4"±1"	6"±1"	2%
- If Contractor desires to increase slump above allowable limits to facilitate placement or pumping, this shall be done utilizing an appropriate approved admixture - no water shall be added at the project site without the Engineer's permission. All admixtures shall be approved in writing by the Engineer.
- The Contractor shall reject any concrete that exceeds the slump limits noted above or exceeds the total allowable mixing time noted in the specification.
- No aluminum shall be placed in concrete.
- Absolutely no calcium chloride shall be added to any concrete on this project.
- All portions of structural steel columns, or other structural steel below grade shall be painted with 2 coats of asphaltic paint and shall be encased with minimum of 6" of concrete cover all around or 6" of solid grouted normal weight CMU all around.
- All concrete is reinforced unless specifically noted as unreinforced. Reinforce all concrete not otherwise shown with the same reinforcing as in similar sections or areas.
- During hot weather (80 degrees F and above), the Contractor shall comply with the recommendations ACI-305 "Hot Weather Concrete". During cold weather (40 degrees and below), the Contractor shall comply with the recommendations of ACI-306 "Cold Weather Concreting".
- The concrete mix designs are to be submitted as a formal submittal to the Engineer of Record for review and acceptance. After acceptance of the mix design by the Engineer of Record, the accepted designs must be forwarded to the City Inspection Dept. & the Special Inspector PRIOR to concrete being delivered to the site.

## Structural Steel:

- All structural steel shall conform to the following:
  - Structural Steel -ASTM A992, Grade 50
  - Miscellaneous Steel -ASTM A36, Grade 36
  - Structural Tubing -ASTM A500, Grade B
- All structural steel wide flange and WT shapes shall be ASTM A992, Grade 50 unless noted otherwise.
- All beam connections shall be designed by the steel fabricator under the direction of a registered professional engineer unless specific connections are shown on the drawings. Connections shall be welded or bolted per the latest edition of the AISC steel construction manual. Bolts shall be ASTM A-325, type N bolts unless specifically noted on the drawings.
- Unless noted as slip-critical, all bolts shall be tightened to a snug tight condition so that all plies are firmly in contact, and shall be visually inspected by a testing agency for conformance.
- Unless noted otherwise, all column anchor bolts shall have a minimum yield stress of 36 ksi.
- All structural steel shall have one coat of red oxide primer conforming to specifications. Field touch-up all unpainted areas and weld areas.
- Welding shall conform to the latest publication of applicable codes set forth by the American Welding Society. Non-qualified or unauthorized welds will not be accepted.
- See architectural drawings for all miscellaneous steel, nailer holes, attachments, etc.
- Hot dip galvanize all steel exposed to the elements to meet ASTM 525 G60.

## Reinforcing Steel:

- Materials shall comply with the following:
  - Reinforcing steel, all bars, shall be ASTM A615, Grade 60.
  - Welded wire mesh reinforcing shall be ASTM A1064 cold draw wire.
- Detail bars in accordance with the "Manual of Standard Practice for Detailing Reinforced Structures" ACI 318, and "Building Code Requirements for Reinforced Concrete," ACI 318.
- Accessories shall be as specified in the latest edition of "Concrete Reinforcing Steel Institute Handbook". "Chairs" or other acceptable means to support reinforcing steel & WWF are required. "Pulling-up" the WWF in slabs on grade, topping slabs or supported slabs is not acceptable. Maximum spacing of accessories to include "chairs" or other reinforcing support devices shall be 4'-0" o.c. maximum each way. All accessories to have galvanized or plastic coated feet.
- Reinforcing shall be continuous and where splices are required they shall be lapped a minimum of 45 bar diameters for bars NOT considered top bars. Top bars, bars with more than 12 inches of concrete below, shall be lapped 56 bar diameters at splices unless noted otherwise on the drawings. Welded wire fabric shall be lapped a minimum of six inches.
- Standard concrete cover of bars unless otherwise noted shall be:
  - Where earth formed 3 inches
  - Other 2 inches
- At corners of all walls and grade beams, supply corner bars as noted in the drawings, or if not noted 4'-0" long (2'-0" each direction) matching size and spacing of horizontal bars. Where there are no vertical bars in face of wall, supply three (3) #4 support bars for corner bars.
- At all holes in concrete walls and slabs, add two #5 bars (opening dimension plus 5'-0") at each of four sides and add two #5 bars x 5'-0" diagonally at each of the corners of the hole.
- Provide 6x6/W2.1xW2.1 welded wire fabric for all concrete slabs-on-grade unless otherwise noted. Place wire in center of slab.
- At all interior slab corners, unless such corner is relieved by a construction joint, two #5 x 6'-0" shall be placed diagonally at the mid-depth of the slab.
- Where reinforcing bar or deformed anchors are required to be welded to other steel members A706 "Weldable" grade reinforcing bars shall be used. A615 grade reinforcing shall not be welded. Other types of weldable deformed anchors may be substituted with written permission from the Engineer.

## Anchors:

- Expansion anchors shall be Hilti "Kwik Bolt II". Holes shall be drilled into concrete or masonry and not cored. If reinforcing is encountered during drilling the hole shall be moved to avoid damaging reinforcing. Unless noted otherwise bolt embedment shall be a minimum of 2" less than the length of the bolt. Follow all manufacturer's recommendations including those for proper drill size, hole cleaning and bolt torque.
- Steeve anchors shall be Hilti Steeve Anchors. Sleeve anchors set in masonry walls shall have the proper length to insure adequate anchorage to face shell of block. Follow all manufacturer's recommendations including those for proper drill size, hole cleaning and bolt torque.
- Adhesive used to anchor rebar or threaded rods shall be Hilti HIT-RE 500 V3. Holes shall be drilled into concrete or masonry and not cored. If reinforcing is encountered during drilling the hole shall be moved to avoid damaging reinforcing. Unless noted otherwise bolt embedment shall be a minimum of 2" less than the length of the bolt. Follow all manufacturer recommendations including those for proper drill size and hole cleaning. When possible horizontal holes to receive rebar shall be slightly inclined to encourage flow of adhesive.
- Powder actuated fasteners for attachment of light gauge framing to concrete shall be "Hilti" X-C fasteners with .138" min. shank diameter, and shall be embedded 1" minimum into concrete base.

## Dimension Lumber and Sheathing:

- All sawn lumber framing members shall be Douglas Fir North or Southern Pine meeting the following stresses:

Wall Studs, headers, 4x6 posts, and double top plates - #2 grade	Fb = 850 psi
	Ft = 500 psi
	Fv = 180 psi
	Fc (perpendicular) = 625 psi
	Fc (parallel) = 1400 psi
	E = 1,600,000 psi
- All wood framing members referenced as nominal sizes, dressed S4S. Provide actual sizes as required by PS20. Provide seasoned lumber with 19% maximum moisture content at time of dressing.
- All sawn lumber exposed to weather or in contact with concrete or masonry shall be pressure treated.
- All wood structural panels shall be identified with the appropriate grade trademark of the American Plywood Association (APA) and shall meet the requirements of product standard PS-2.
- Wood structural panels shall be set with face grain perpendicular to supporting members and stagger end joints 4'-0".
- Wood trusses and their connections shall be designed by the manufacturer for the loads stipulated on the drawings. Shop drawings and calculations with an Engineer's seal shall be submitted for review prior to fabrication. Connection plates shall meet the requirements of the International Building Code. The truss manufacturer shall design and supply all hardware and fasteners for joining timber members supplied by the truss manufacturer.
- Temporary stability of wood trusses during erection shall be the responsibility of the contractor in conjunction with all recommendations of the manufacturer.
- Wood trusses shall not be field cut.
- All nailing not indicated on the drawings shall conform to the nailing schedule of the governing building code. Spacing, end distances and edge distances of nails and spikes shall be such as to avoid the unusual splitting of the wood.
- All nails shall be common wire nails, unless noted otherwise.
- All light gage metal framing accessories noted shall be as manufactured by "Simpson Strong Tie" or approved equal, attach framing accessories to wood framing in accordance with manufacturers recommendations.
- Parallam PSL beams shall be Truss Joist 2.0E grade with E=2.0KSI, Fb=2,900 PSI, Fv=290 PSI minimum.
- Before erection or installation, certified wood truss fabrication drawings and Parallam PSL beams and details shall be submitted for review per section 2303.4.1 of the 2003 International Building Code.

## Shop Drawing Review:

- Norton & Schmidt Consulting Engineers, LLC. will review shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to properly function as an integral element of the overall structural system detailed on these drawings. This review will not relieve the contractor from the responsibility for errors, correctness of details, or conformance with the contract. The contractor shall allow 10 working days for review of all structural submittals.
- Prior to submittal of a shop drawing or related submittal the general contractor shall:
  - Review each submission for compliance with the contract documents.
  - Review each submission for conformance with the means, methods, techniques, sequences, and operations of construction; and safety precautions and programs incidental thereto, all of which are the sole responsibility of the general contractor.
  - Identify any variation from the contract documents.
  - Review and approve each compliant submission. Non-compliant submissions shall be returned to the subcontractor and approved submissions shall be stamped thus.
- The following is a list of required shop drawings and related submittals. The general contractor shall refer to the specifications for more information and a complete list of required submittals:
  - Concrete mix designs, tests and material certifications.
  - Structural steel shop drawings.
  - Concrete reinforcing shop drawings, material certifications.
  - Pre-manufactured wood trusses and connections.

## Design Responsibility

I, Robert G. Russell, P.E. Registered Engineer and a Principal of Norton & Schmidt Consulting Engineers, LLC., accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of sheets S100, S101, S102, S103, and S104. I disclaim any responsibility for all other drawings in the construction document package as they are the responsibility of other design professionals.

# ABBREVIATIONS LEGEND

AB	ANCHOR BOLT	MCJ	MASONRY CONTROL JOINT
ACI	AMERICAN CONCRETE INSTITUTE	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	MIN	MINIMUM
AISI	AMERICAN IRON AND STEEL INSTITUTE	MISC	MISCELLANEOUS
ARCH	ARCHITECTURAL	MO	MASONRY OPENING
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MTL	METAL
AWS	AMERICAN WELDING SOCIETY	NIC	NOT IN CONTRACT
BFF	BELOW FINISH FLOOR	NO	NUMBER
BFS	BOTTOM OF FOOTING STEP	NS	NEAR SIDE
BL	BLOCK LINTEL	NTS	NOT TO SCALE
BO	BOTTOM OF	OC	ON CENTER
BOS	BOTTOM OF STEEL	OH	OPPOSITE HAND
BRG	BEARING	PAF	POWDER ACTUATED FASTENERS
CIP	CAST-IN-PLACE CONCRETE	PCF	POUNDS PER CUBIC FEET
CJ	CONTROL JOINT (WALL)	PL	PLATE
CL	CENTER LINE	PLF	POUNDS PER LINEAR FOOT
CLR	CLEAR	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	QTY	QUANTITY
COL	COLUMN	RD	ROOF DRAIN
CONC	CONCRETE	REF	REFERENCE
CONST	CONSTRUCTION	REINF	REINFORCING
CONT	CONTINUOUS	REQD	REQUIRED
DIA	DIAMETER	REV	REVERSE
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	RO	ROUGH OPENING
EJ	EXPANSION JOINT	RTU	ROOF TOP UNIT
EL	ELEVATION	SDI	STEEL DECK INSTITUTE
ELEC	ELECTRICAL	SIM	SIMILAR
EQ	EQUAL	SJI	STEEL JOIST INSTITUTE
EW	EACH WAY	SPECS	SPECIFICATIONS
FDN	FOUNDATION	T&B	TOP AND BOTTOM
FF	FINISH FLOOR	TFS	TOP OF FOOTING STEP
FS	FAR SIDE	THK	THICK
FTG	FOOTING	TO	TOP OF
GA	GAGE	TOC	TOP OF CONCRETE
GC	GENERAL CONTRACTOR	TOF	TOP OF FOOTING
GYP BD	GYP SUM BOARD	TOGB	TOP OF GRADE BEAM
HORIZ	HORIZONTAL	TOM	TOP OF MASONRY
HSA	HEADED STUD ANCHOR	TOP	TOP OF PAVING
INFO	INFORMATION	TOS	TOP OF STEEL
JST	JOIST	TRANS	TRANSVERSE
JT	JOINT	TYP	TYPICAL
KSI	KIPS PER SQUARE INCH	UNO	UNLESS NOTED OTHERWISE
LBS	POUNDS	VERT	VERTICAL
LLH	LONG LEG HORIZONTAL	W	WIDTH
LLV	LONG LEG VERTICAL	WP	WORK POINT
LONG	LONGITUDINAL	WS	WALL STEP
MAX	MAXIMUM	WWF	WELDED WIRE FABRIC

# SYMBOLS LEGEND

	ELEVATION DESIGNATION
	CUT SYMBOL
	SECTION CUT
	ELEVATION DETAIL
	BLOWUP DETAIL
	GRID DESIGNATION
	POINT LOAD SYMBOL
	REVISION DESIGNATION
	PLAN NOTE SYMBOL
	SLAB JOINT DESIGNATION
	SPOT ELEVATION
	PLAN CONSTRUCTION JOINT
	PLAN CONTROL JOINT
	PLAN STRUCTURAL JOIST
	DETAIL EDGE OF ARCHITECTURAL FINISH
	STRUCTURAL CMU WALL
	STRUCTURAL WOOD WALL

SCOPE OF WORK	INSPECTION TASK	FREQUENCY OF INSPECTION		BUILDING CODE REFERENCE
		CONTINUOUS	PERIODIC	
SOILS	FILL PLACEMENT	X		1704.7.2
	EVALUATION OF IN-PLACE DENSITY	X		1704.7.3
CONCRETE	REINFORCING STEEL & PLACEMENT		X	TABLE 1704.4.1.
	BOLTS INSTALLED IN CONCRETE	X		TABLE 1704.4.3.
	VERIFICATION OF REO'D MIX		X	TABLE 1704.4.4.
	CONCRETE SAMPLING	X		TABLE 1704.4.5.
STEEL	CONCRETE PLACEMENT	X		TABLE 1704.4.6.
	CURING TEMPERATURE & TECHNIQUES		X	TABLE 1704.4.7.
	MAT'L VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS & WASHERS		X	TABLE 1704.3.1.a.&b.
	HIGH-STRENGTH BOLTED CONNECTIONS		X	TABLE 1704.3.2.a.
	MAT'L VERIFICATION OF STRUCT. STEEL		X	TABLE 1704.3.3.a.&b.
	WELD MATERIALS VERIFICATION		X	TABLE 1704.3.4.a.&b.
	FILLET WELDS <9/16"		X	TABLE 1704.3.5.a.&b.5)
STEEL FRAME		X	TABLE 1704.3.6.a.,b.&c.	

A QUALIFIED SPECIAL INSPECTOR WILL BE RETAINED BY THE OWNER TO COMPLETE SPECIAL INSPECTIONS PRIOR TO AND DURING CONSTRUCTION TO CONFORM WITH THE REQUIREMENTS OF THE BUILDING CODE AND THE LOCAL CODE AUTHORITIES. ITEMS REQUIRING SPECIAL INSPECTIONS ARE TABULATED ABOVE. REFER TO CODE CHAPTER 17 FOR SPECIFIC REQUIREMENTS FOR EACH INSPECTION TASK.

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N&S JOB NUMBER: 2022-1165  
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PROJECT INFORMATION

12 E 1ST STREET  
PARKVILLE, MISSOURI

ISSUE INFO	
DATE:	08/08/2022

DRAWN BY: BTM  
CHECKED BY: RGR  
ISSUED FOR: CONSTRUCTION

SHEET TITLE

# STRUCTURAL NOTES

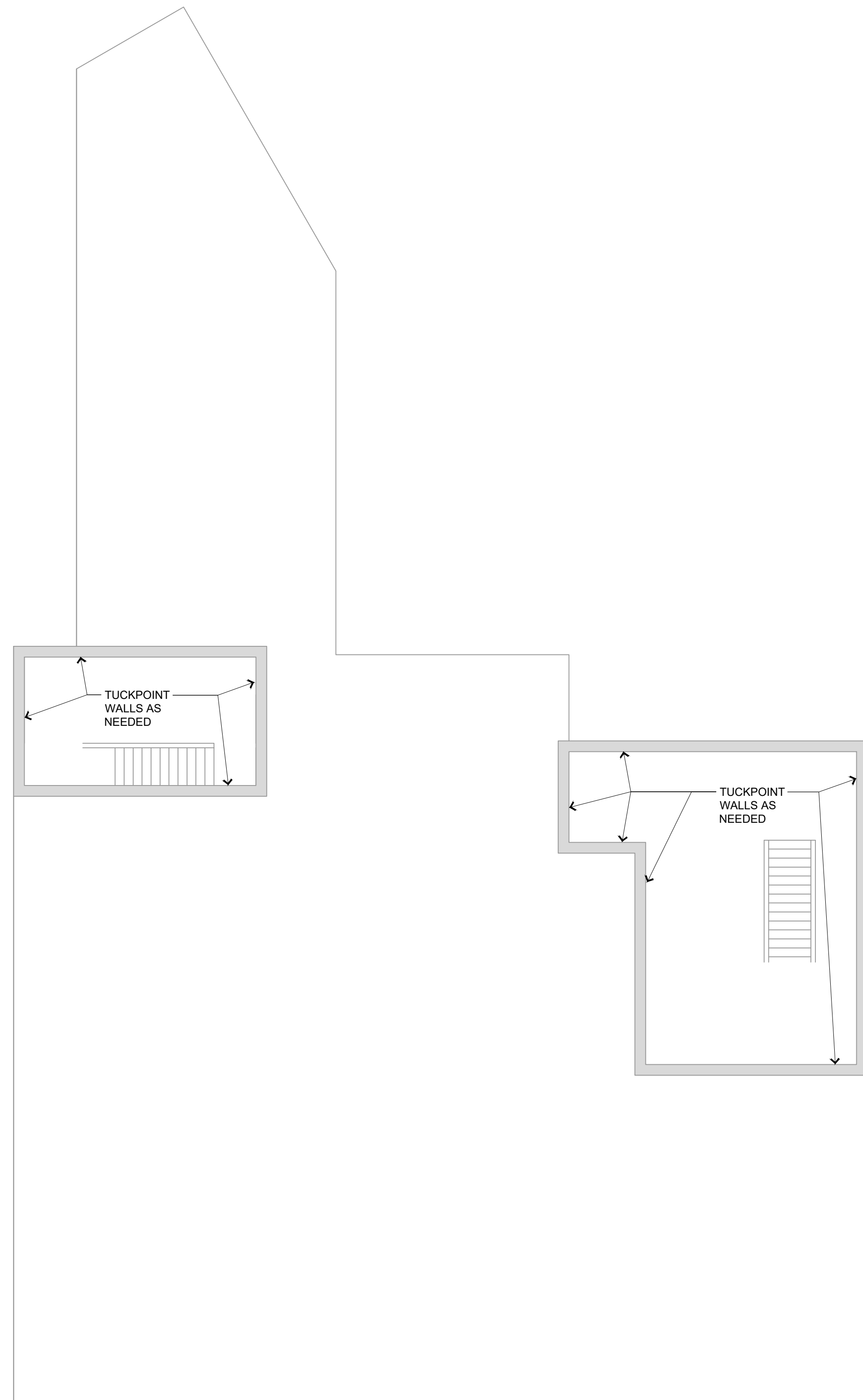
SHEET NUMBER

# S1

SHEAR WALL SCHEDULE						
MARK	ADJUSTED NOMINAL UNIT SHEAR (#/FT) WIND	MATERIAL	FASTENER SIZE, TYPE	PANEL EDGE FASTENER SPACING (EACH SHEET)	FIELD FASTENER SPACING (INTERIOR OF EACH SHEET)	SILL PLATE ANCHOR BOLT
	1144	1 5/8" WOOD STRUCTURAL PANELS, STRUCTURAL 1 ONE SIDE-BLOCKED	10d COMMON OR GALVANIZED BOX NAILS	4"	12"	1/2" DIA AT 16"oc

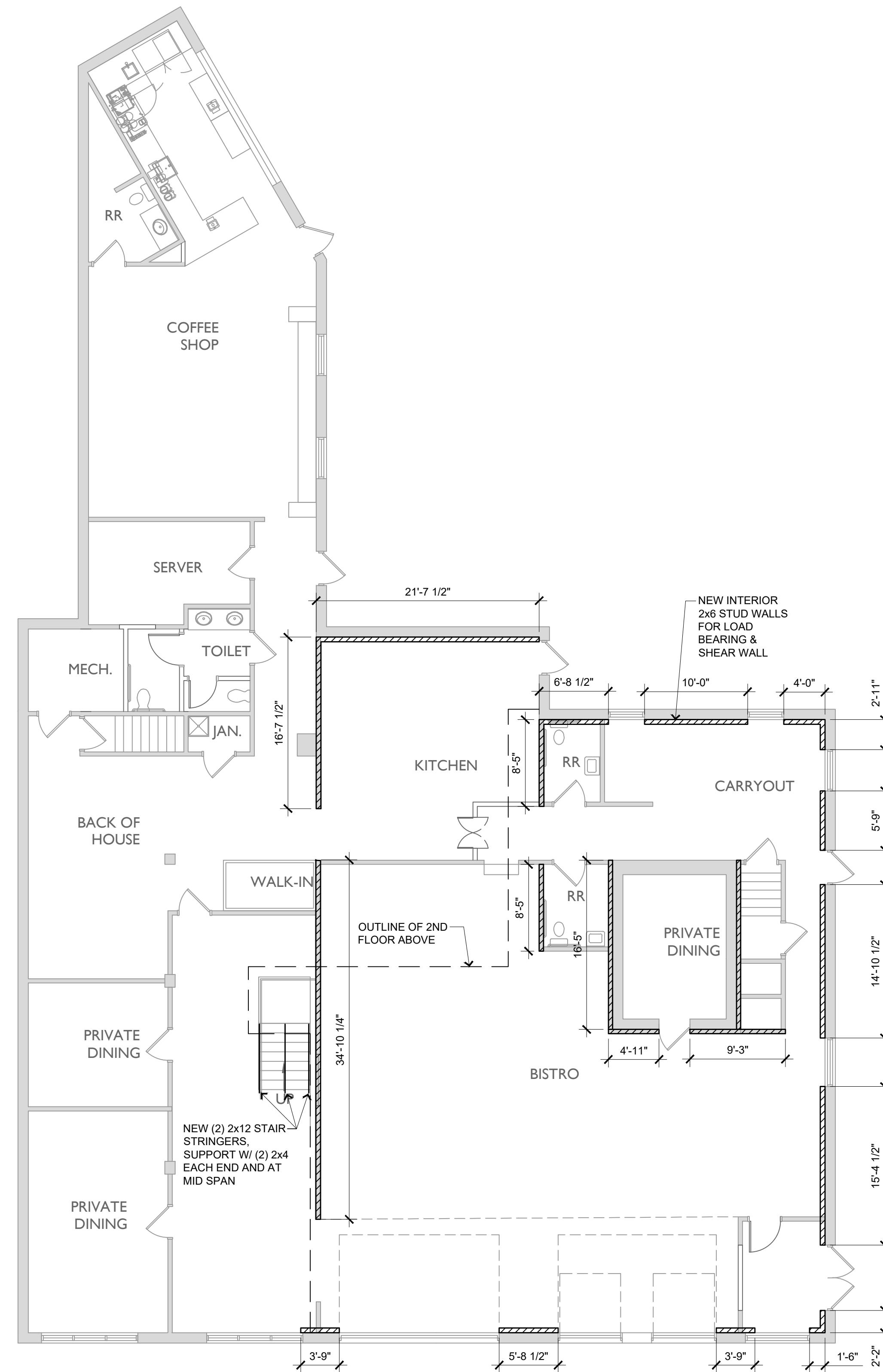
NOTES:

- NUMBER UNDER SHEAR WALL MARK DESIGNATES MINIMUM LENGTH OF SHEAR WALL BETWEEN EDGE FASTENER NAILING.
- PANELS SHALL NOT BE LESS THAN 4'x8' SHEETS EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL SHEET EDGES SHALL BE BLOCKED AND NAILED WITH EDGE NAILING.
- FOUNDATION (SILL PLATE) ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.225" x 3" x 3" IN SIZE. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. USE SIMPSON BPS 1/2-6 WITH STANDARD CUT WASHER BETWEEN NUT AND SIMPSON BPS 1/2-6.
- REF 9-S103 FOR POSTS AND HOLDDOWNS AT ENDS OF SHEAR WALLS.
- SHEAR WALL SHEATHING TO BE APPLIED TO FACE OF WALL WITH MARK.
- REINFORCE BEARING WALL W/ ADDITIONAL 2x4 AT EACH STUD.
- ALL NEW BEARING AND SHEAR WALLS ARE INSET OF EXISTING BRICK WALLS.



**1 BASEMENT PLAN**

SCALE: 1/8" = 1'-0"  
RE: ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS



**2 FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"  
RE: ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS

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**PROJECT INFORMATION**

12 E 1ST STREET  
PARKVILLE, MISSOURI

ISSUE INFO	
DATE:	08/08/2022

DRAWN BY: BTM  
CHECKED BY: RGR  
ISSUED FOR: CONSTRUCTION

**SHEET TITLE**

FOUNDATION & FIRST FLOOR PLANS

**SHEET NUMBER**

**S2**

SHEAR WALL SCHEDULE						
MARK	ADJUSTED NOMINAL UNIT SHEAR (#/FT) WIND	MATERIAL	FASTENER SIZE, TYPE	PANEL EDGE FASTENER SPACING (EACH SHEET)	FIELD FASTENER SPACING (INTERIOR OF EACH SHEET)	SILL PLATE ANCHOR BOLT
	1144	1 5/8" WOOD STRUCTURAL PANELS, STRUCTURAL 1 ONE SIDE-BLOCKED	10d COMMON OR GALVANIZED BOX NAILS	4"	12"	1/2" DIA AT 16"oc

- NOTES:
- NUMBER UNDER SHEAR WALL MARK DESIGNATES MINIMUM LENGTH OF SHEAR WALL BETWEEN EDGE FASTENER NAILING.
  - PANELS SHALL NOT BE LESS THAN 4'x8' SHEETS EXCEPT AT BOUNDARIES AND CHANGES IN FRAMING. ALL SHEET EDGES SHALL BE BLOCKED AND NAILED WITH EDGE NAILING.
  - FOUNDATION (SILL PLATE) ANCHOR BOLTS SHALL HAVE A STEEL PLATE WASHER UNDER EACH NUT NOT LESS THAN 0.225" x 3" x 3" IN SIZE. THE PLATE WASHER SHALL EXTEND TO WITHIN 1/2" OF THE EDGE OF THE BOTTOM PLATE ON THE SIDE WITH SHEATHING. USE SIMPSON BPS 1/2-6 WITH STANDARD CUT WASHER BETWEEN NUT AND SIMPSON BPS 1/2-6.
  - REF 9-S103 FOR POSTS AND HOLDDOWNS AT ENDS OF SHEAR WALLS.
  - SHEAR WALL SHEATHING TO BE APPLIED TO FACE OF WALL WITH MARK.
  - REINFORCE BEARING WALL W/ ADDITIONAL 2x4 AT EACH STUD.
  - ALL NEW BEARING AND SHEAR WALLS ARE INSET OF EXISTING BRICK WALLS.

### ROOF FRAMING PLAN NOTES

NOTES ARE TYPICAL UNLESS NOTE NUMBER IS INSIDE OF CIRCLE, THEN THE NOTE REFERS TO A SPECIFIC LOCATION(S) MARKED ON THE PLAN.

- REF ARCH FOR DIMENSIONS NOT SHOWN.
- APA 32/16 SPAN RATED STRUCTURAL 1 SHEATHING, EXPOSURE 1, 15/32" MIN THICKNESS. LAY WITH FACE GRAIN PERPENDICULAR TO SUPPORTS AND STAGGER END JOINTS. ATTACH WITH 10d COMMON NAILS AT 6"oc AT SUPPORTED EDGES AND 6"oc AT INTERMEDIATE SUPPORTS.

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**PROJECT INFORMATION**

12 E 1ST STREET  
 PARKVILLE, MISSOURI

ISSUE INFO	
DATE:	08/08/2022

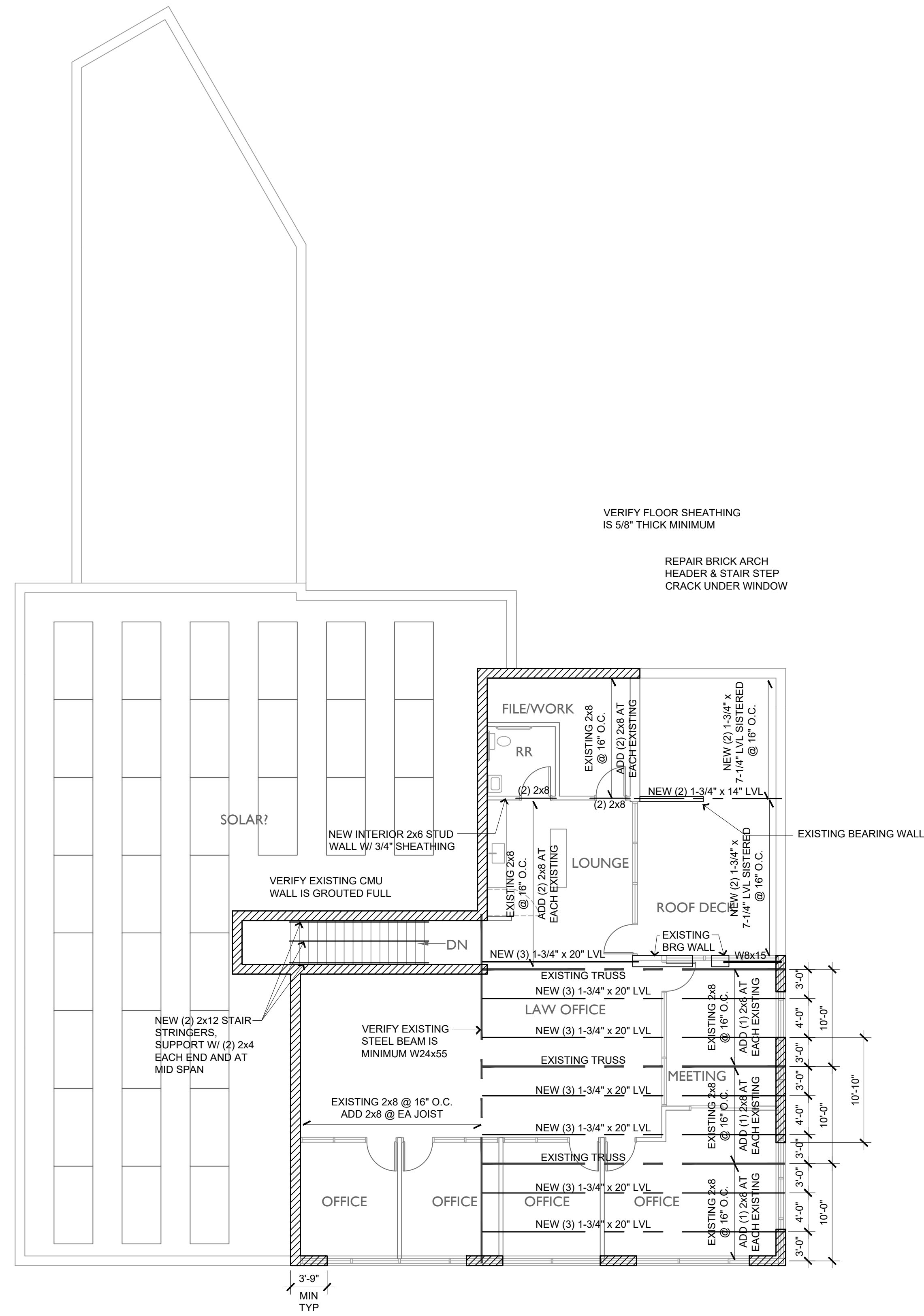
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 CHECKED BY: RGR  
 ISSUED FOR: CONSTRUCTION

**SHEET TITLE**

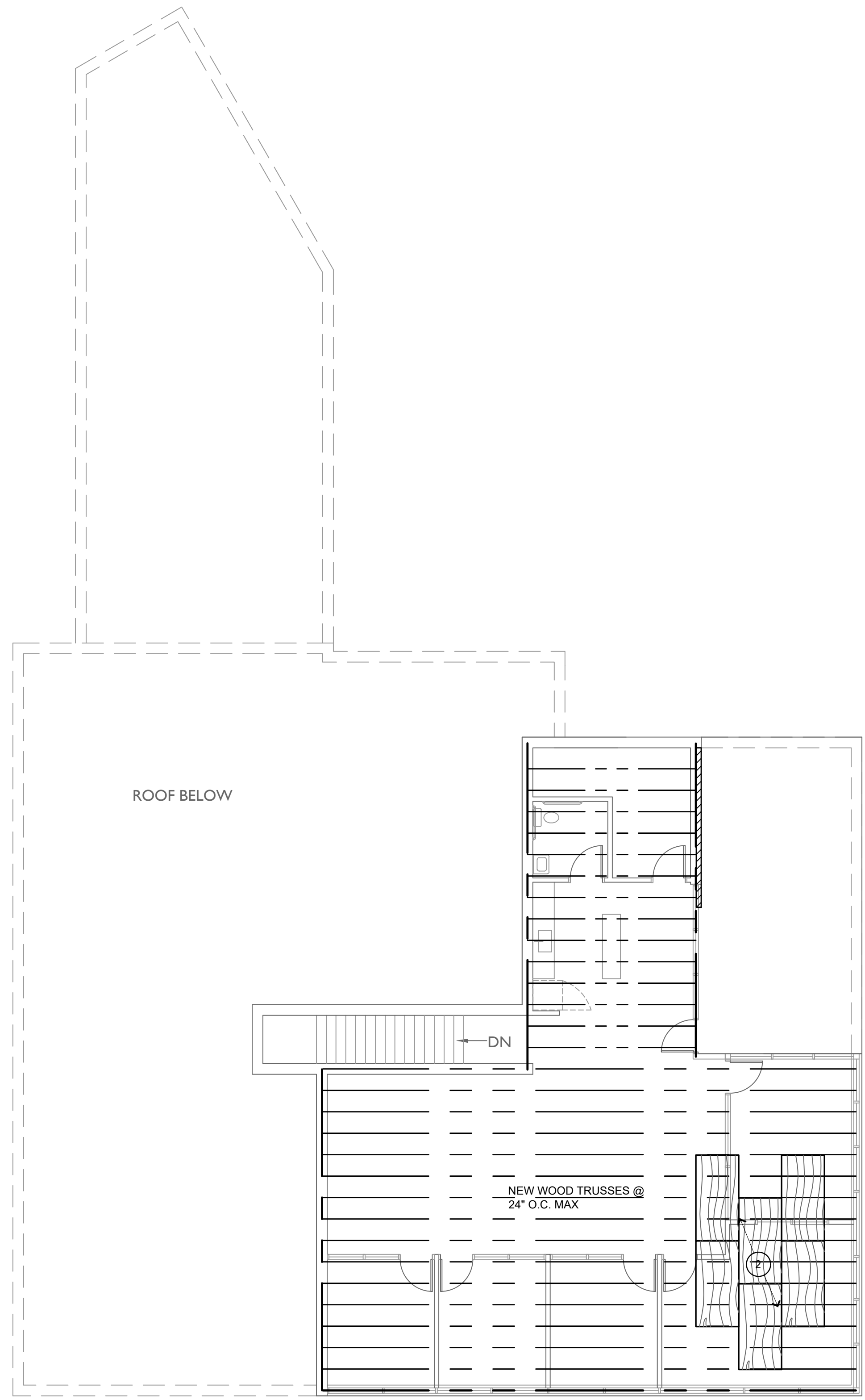
SECOND & ROOF PLANS

**SHEET NUMBER**

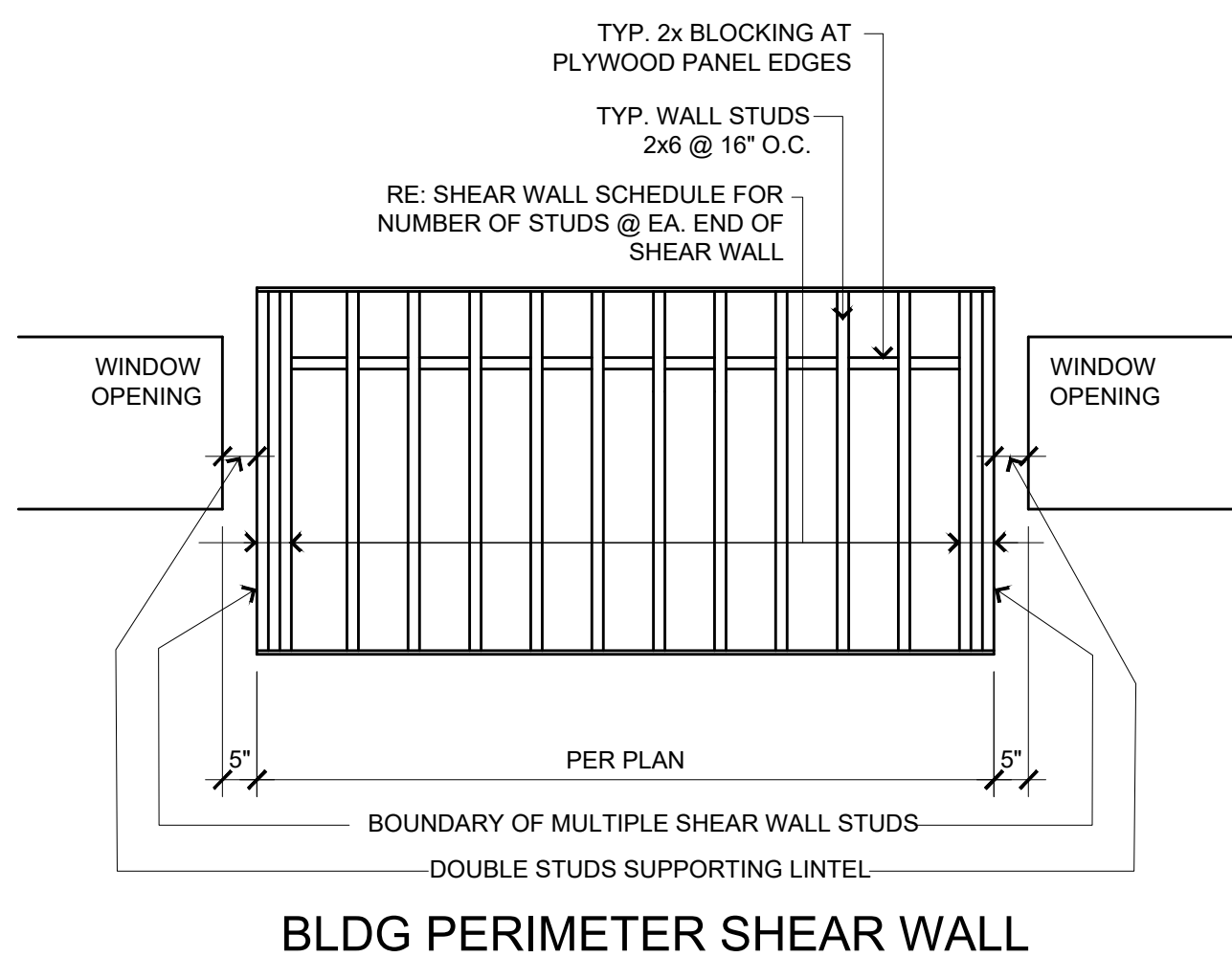
S3



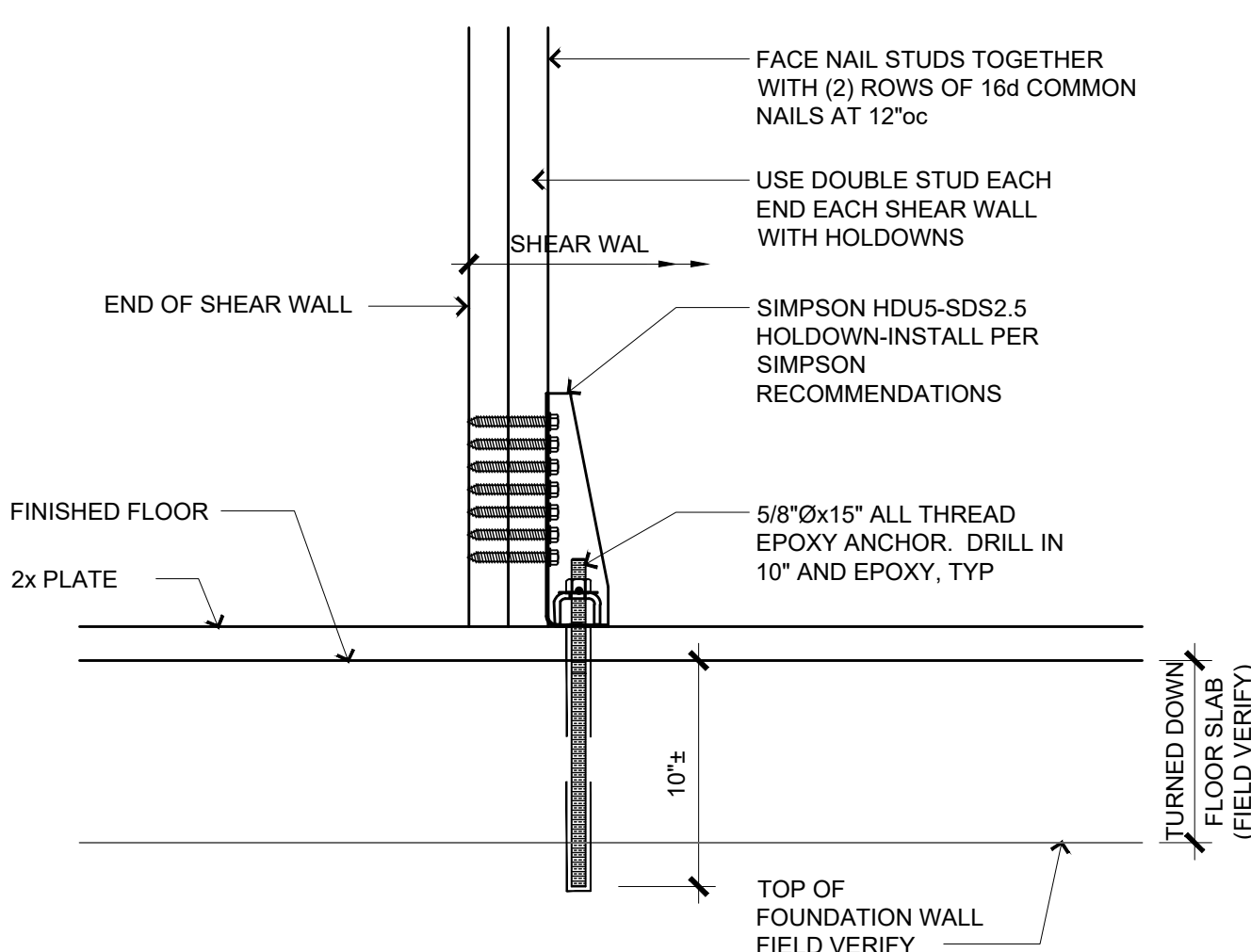
**1 SECOND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"  
 RE: ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS



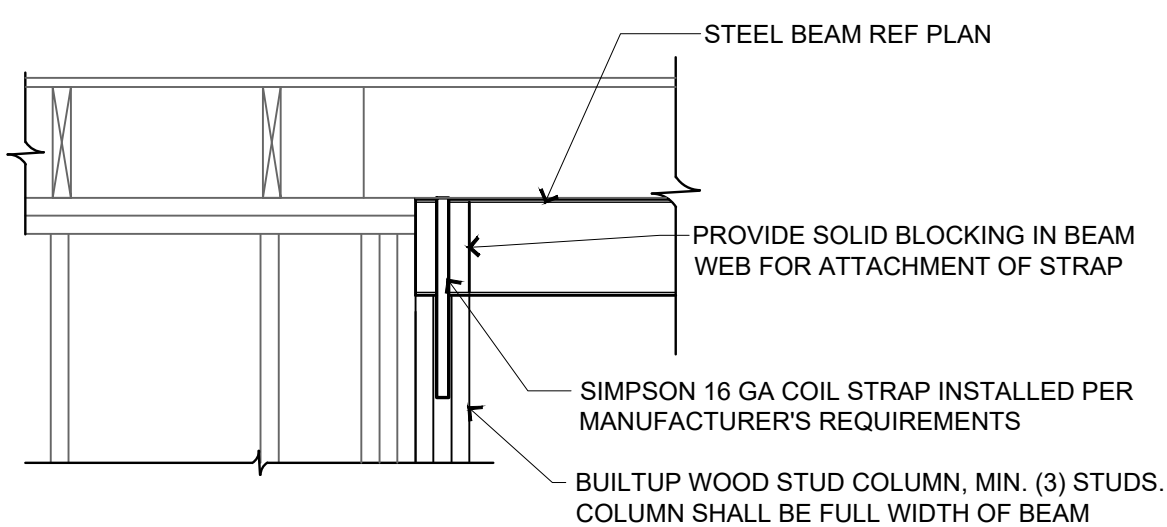
**2 SECOND FLOOR ROOF PLAN**  
 SCALE: 1/8" = 1'-0"  
 RE: ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS



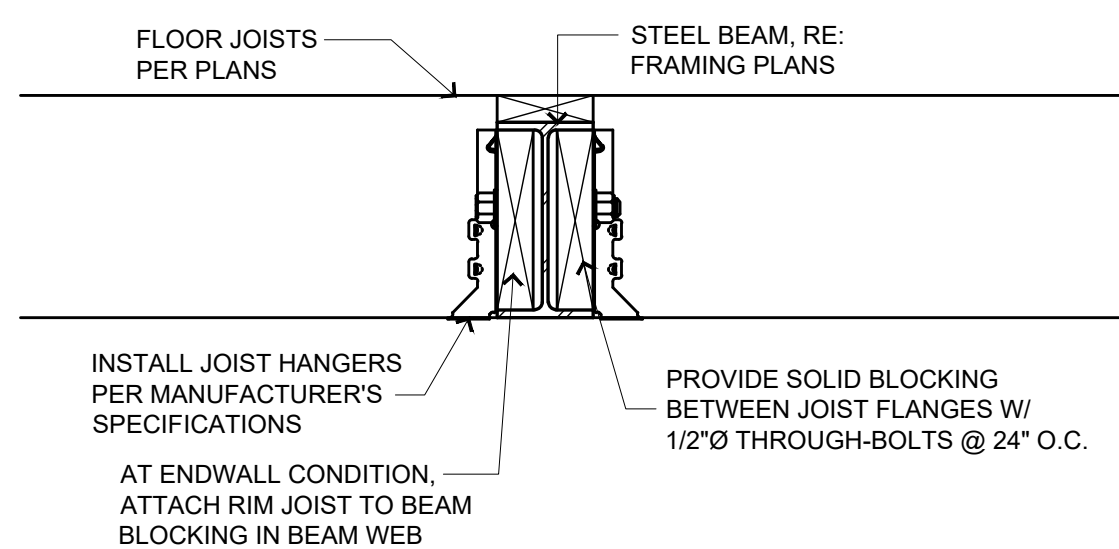
**13** TYP. SHEAR WALL ELEVATIONS  
SCALE: 1/4" = 1'-0"



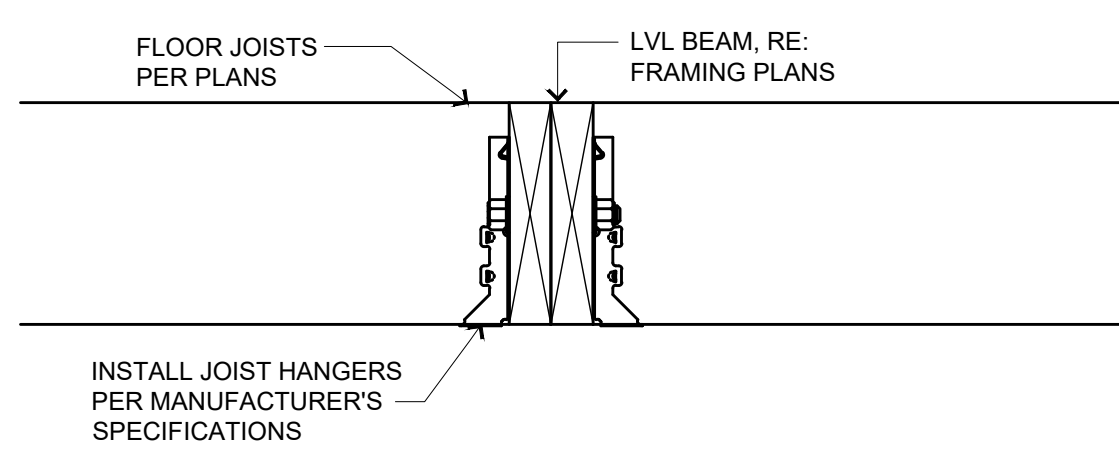
**14** TYP. HOLDOWNS AT SHEAR WALL ENDS  
SCALE: 1 1/2" = 1'-0"



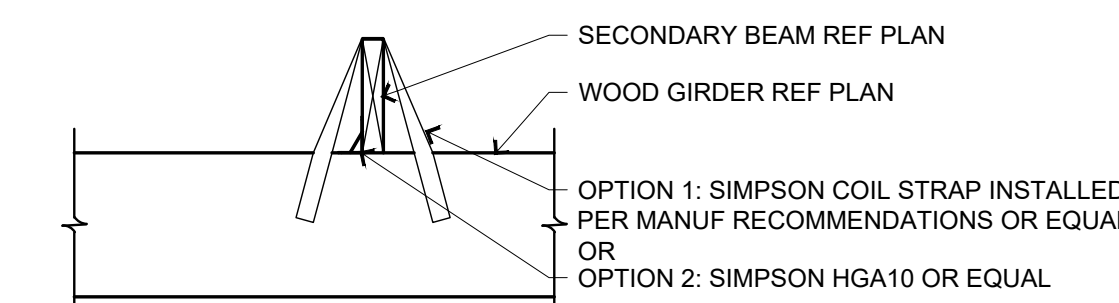
**8** STL BM PARALLEL TO WALL  
SCALE: 3/4" = 1'-0"



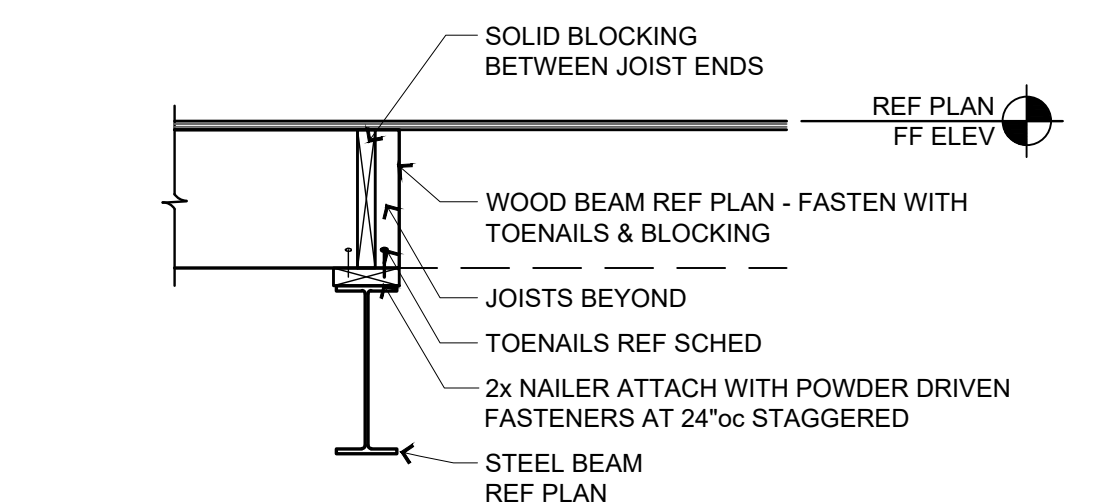
**9** UPSET STEEL BEAM  
SCALE: 1 1/2" = 1'-0"



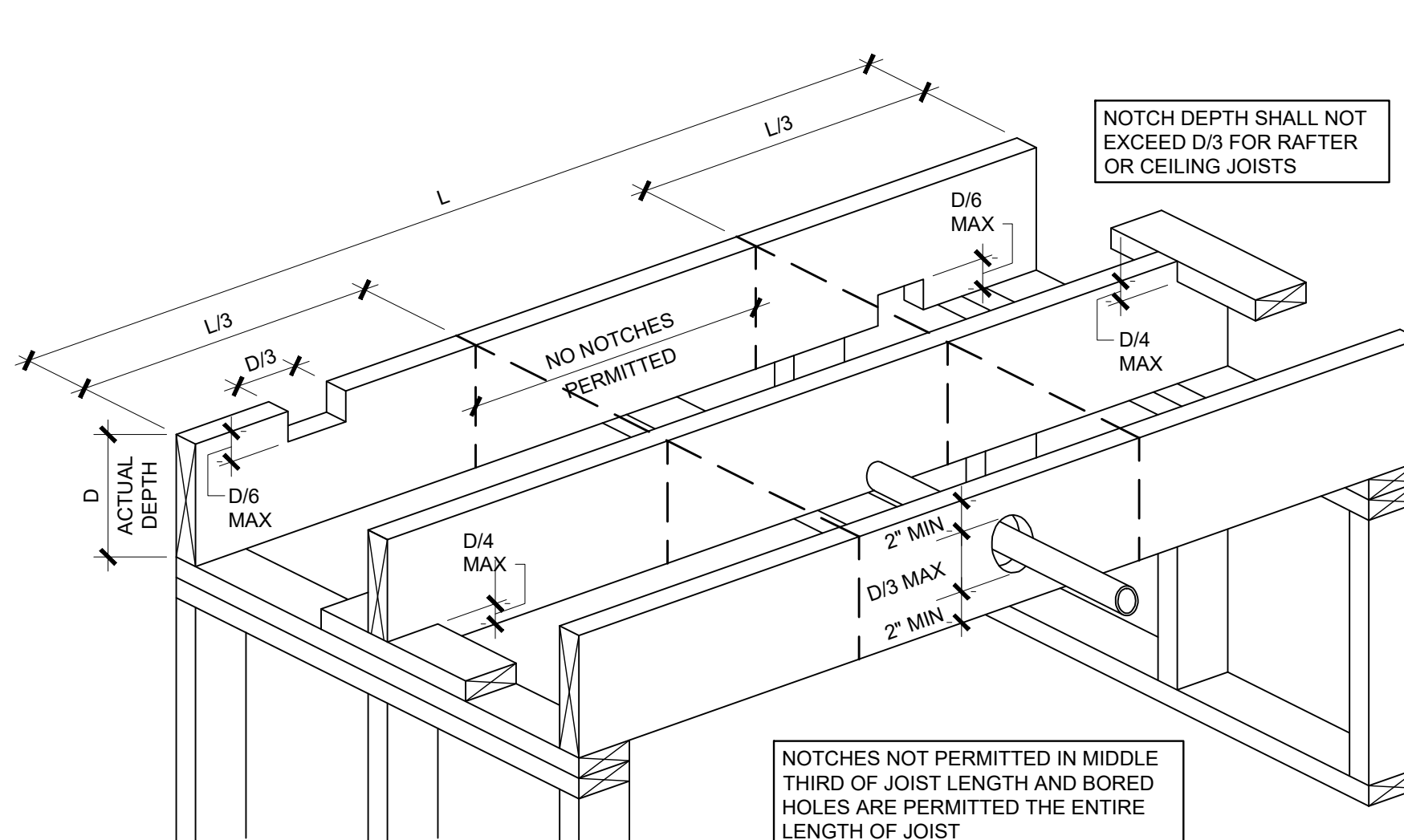
**10** UPSET LVL BEAM  
SCALE: 1 1/2" = 1'-0"



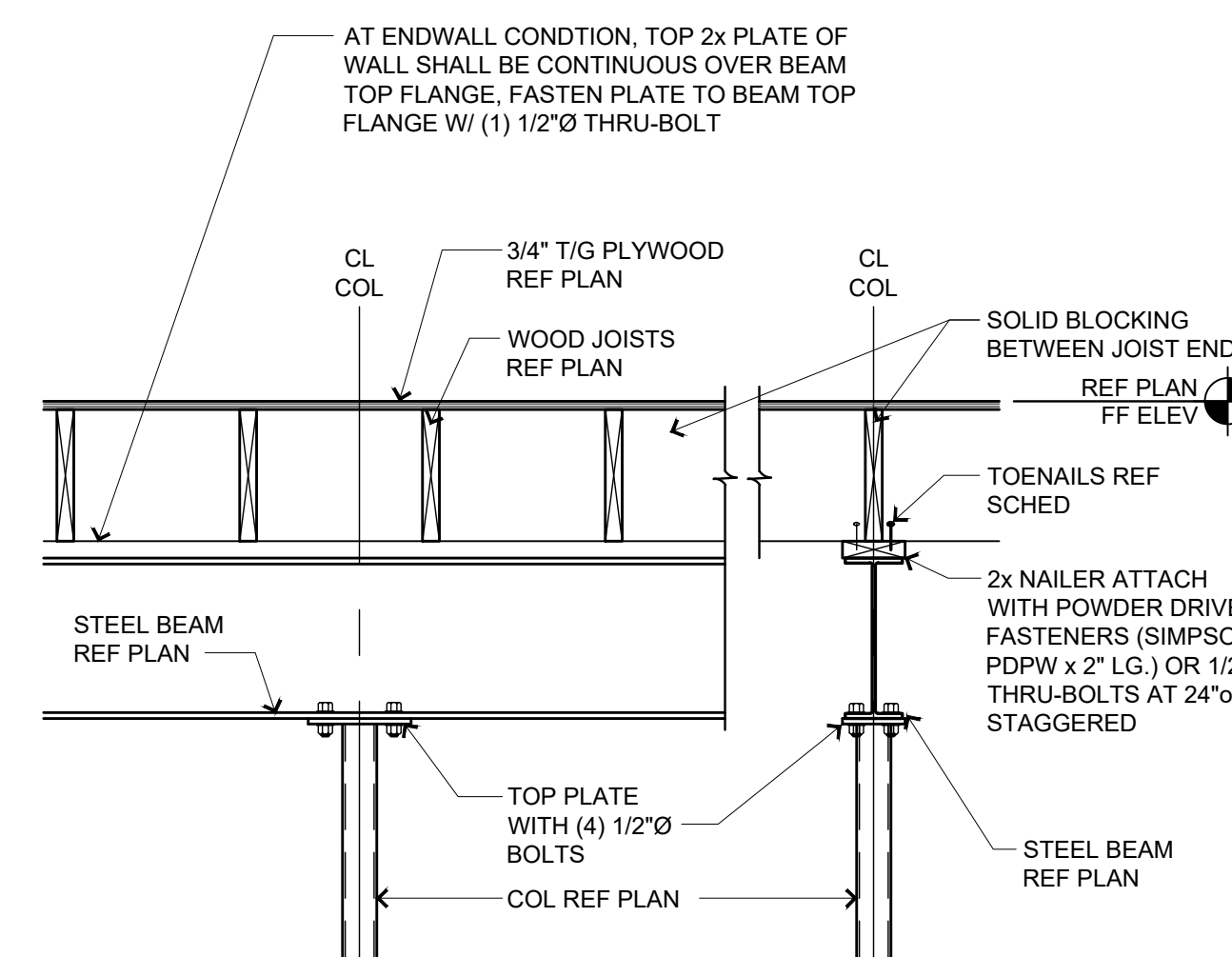
**11** WD BM BEARING ON WD BM  
SCALE: 3/4" = 1'-0"



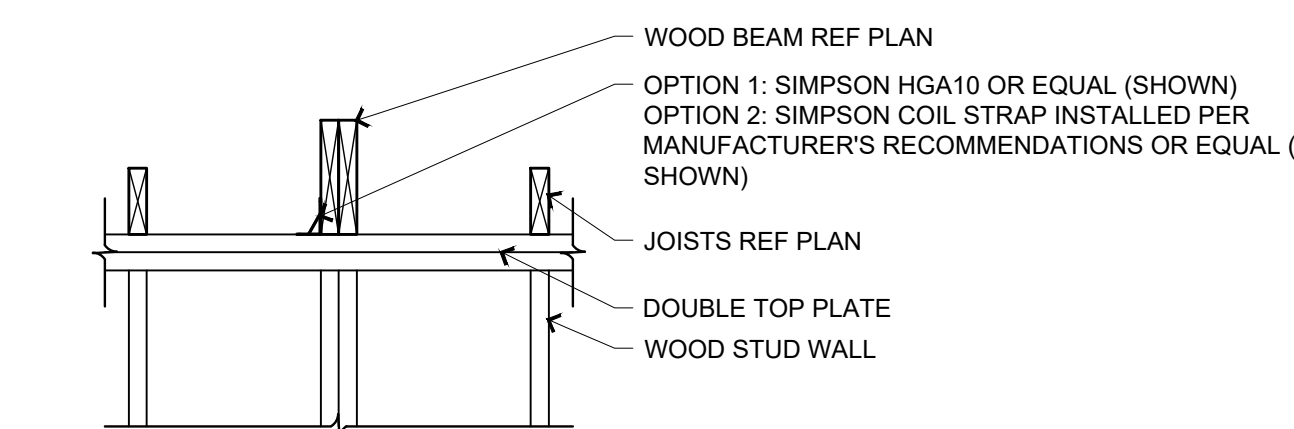
**12** WD BEAM ON STEEL BEAM  
SCALE: 3/4" = 1'-0"



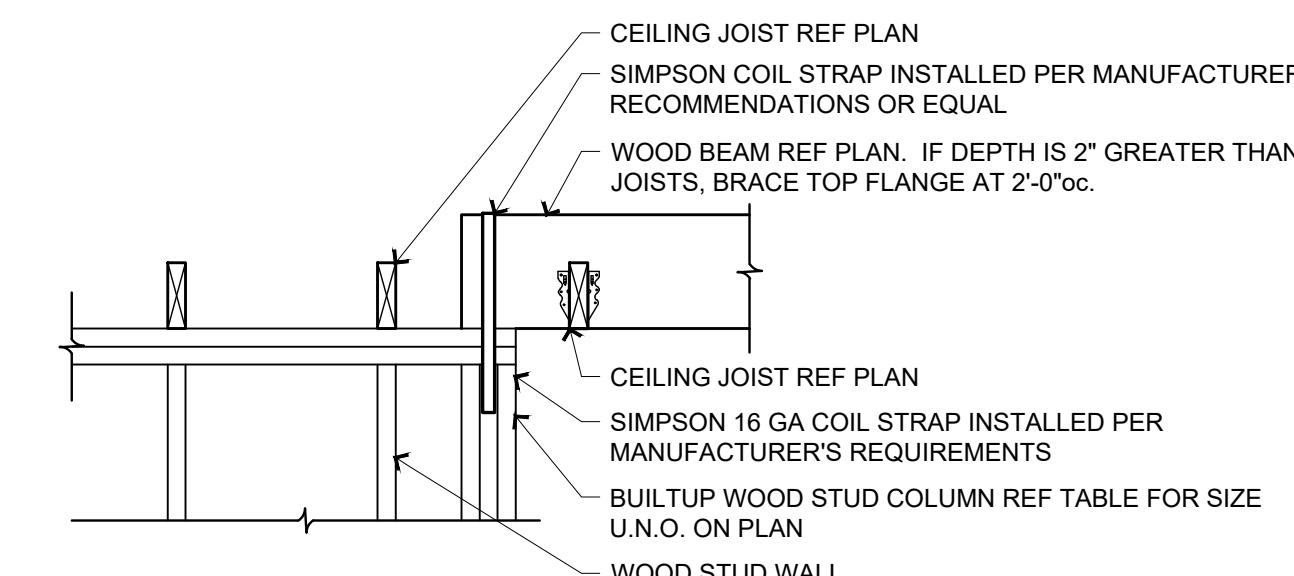
**4** NOTCHING AND BORING CEILING OR FLOOR JOISTS  
SCALE: 3/4" = 1'-0"



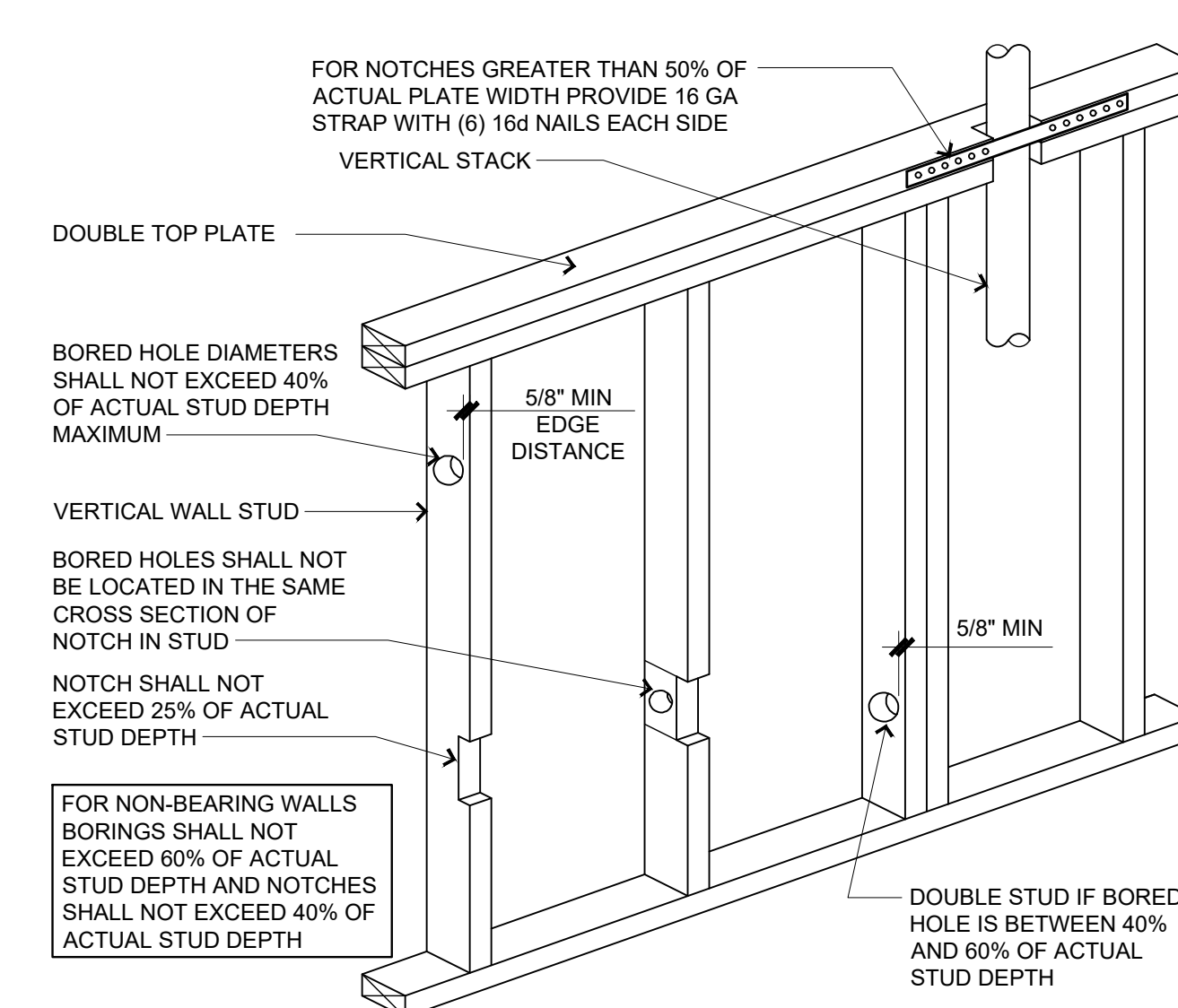
**5** TYP. BEAM AT COLUMN  
SCALE: 3/4" = 1'-0"



**6** TYP WOOD BM PERP TO WALL  
SCALE: 3/4" = 1'-0"

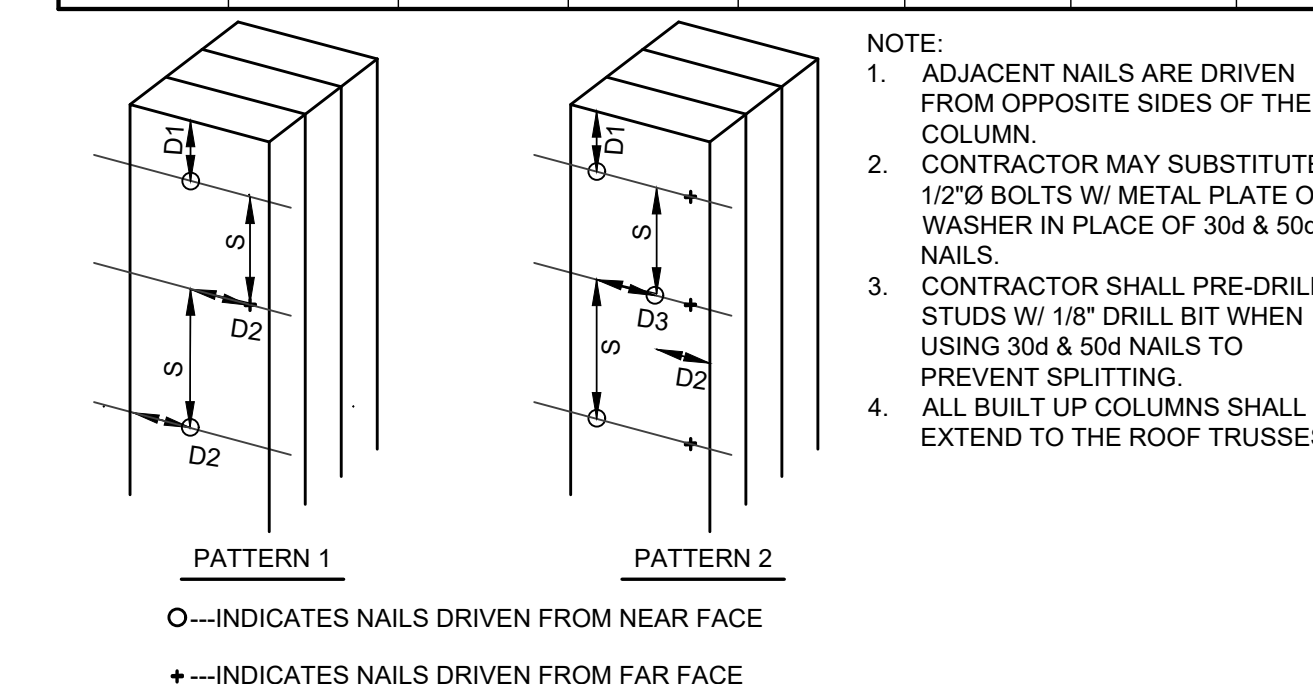


**7** TYP WD BM PARALLEL TO WALL  
SCALE: 3/4" = 1'-0"

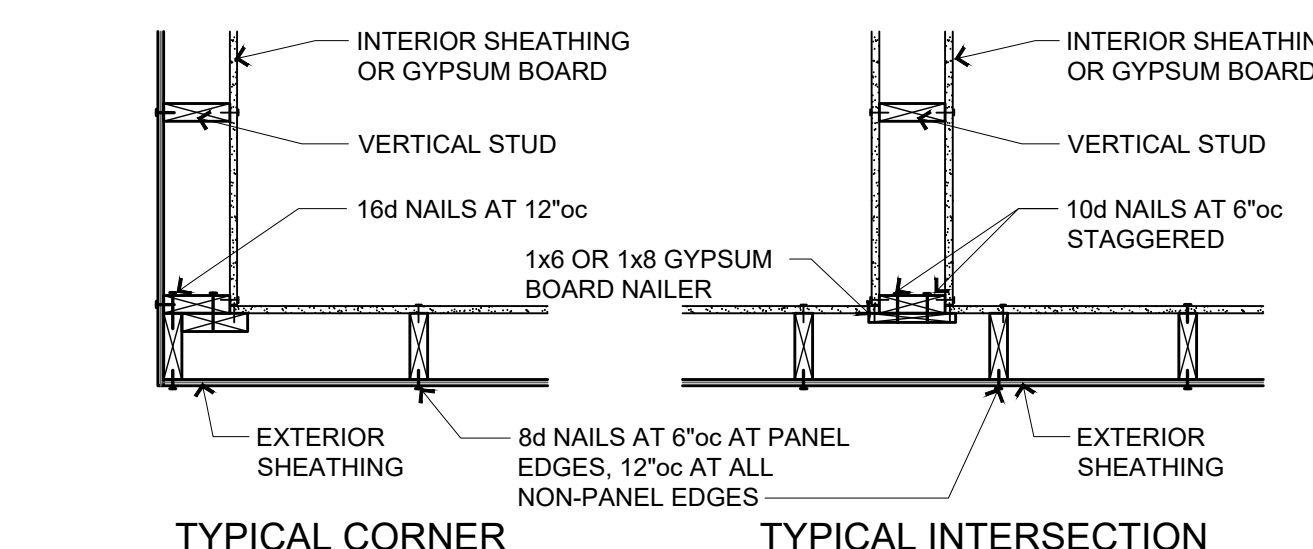


**1** NOTCHING AND BORING WALLS  
SCALE: 3/4" = 1'-0"

BUILT UP COLUMN NAILING SCHEDULE							
BUILT UP COLUMN	BUILT UP SECTION	PATTERN	END DISTANCE	EDGE DISTANCE	ROW SPACING	NAIL SPACING	NAIL SIZE
BC1	(2) 2x6	2	2 1/2"	1 1/2"	2 1/2"	9"	10d
BC2	(3) 2x6	2	3 1/2"	1 1/2"	2 1/2"	9"	30d
BC3	(4) 2x6	2	4"	1 1/2"	2 1/2"	9"	50d
BC4	(2) 2x4	1	2 1/2"	1"	---	6"	10d
BC5	(3) 2x4	1	3 1/2"	1 1/2"	---	8"	30d



**2** BUILT UP COLUMN SCHEDULE  
SCALE: 3/4" = 1'-0"



BEARING WALL HEADERS (CENTER BEARING FLOOR)					
INTERIOR WALL (1 FLOOR) <sub>2</sub>			EXTERIOR WALL (ROOF ONLY)		
SPAN	SIZE	NO. J.S.	SPAN	SIZE	NO. J.S.
0'-0" - 4'-5"	(2) 2x8	2	0'-0" - 5'-4"	(2) 2x8	2
4'-5" - 5'-5"	(2) 2x10	2	5'-5" - 6'-8"	(2) 2x10	2
5'-6" - 6'-3"	(2) 2x12	2	6'-7" - 7'-6"	(2) 2x12	2
INTERIOR WALL (2 FLOORS) <sub>2</sub>			EXT WALL (ROOF + FLOOR)		
0'-0" - 3'-2"	(2) 2x8	2	0'-0" - 4'-6"	(2) 2x8	2
3'-3" - 3'-10"	(2) 2x10	3	4'-7" - 5'-6"	(2) 2x10	2
3'-11" - 4'-5"	(2) 2x12	3	5'-7" - 6'-5"	(2) 2x12	2
			EXT WALL (ROOF + 2 FLOORS)		
			0'-0" - 3'-9"	(2) 2x8	2
			3'-10" - 4'-7"	(2) 2x10	2
			4'-8" - 5'-3"	(2) 2x12	2

NOTE:  
1. NOT FOR OPEN WEB TRUSS SYSTEMS  
2. MAXIMUM JOIST SPAN OF 18FT  
3. HEADERS SUPPORT FLOOR LOADS ONLY, NO ROOF LOADS

**3** TYP WALL FRAMING DETAILS  
SCALE: 3/4" = 1'-0"

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N&S JOB NUMBER: 2022-1165  
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**PROJECT INFORMATION**

12 E 1ST STREET  
PARKVILLE, MISSOURI

ISSUE INFO	
DATE:	08/08/2022

DRAWN BY: BTM  
CHECKED BY: RGR  
ISSUED FOR: CONSTRUCTION

**SECTIONS & DETAILS**

SHEET NUMBER  
**S4**

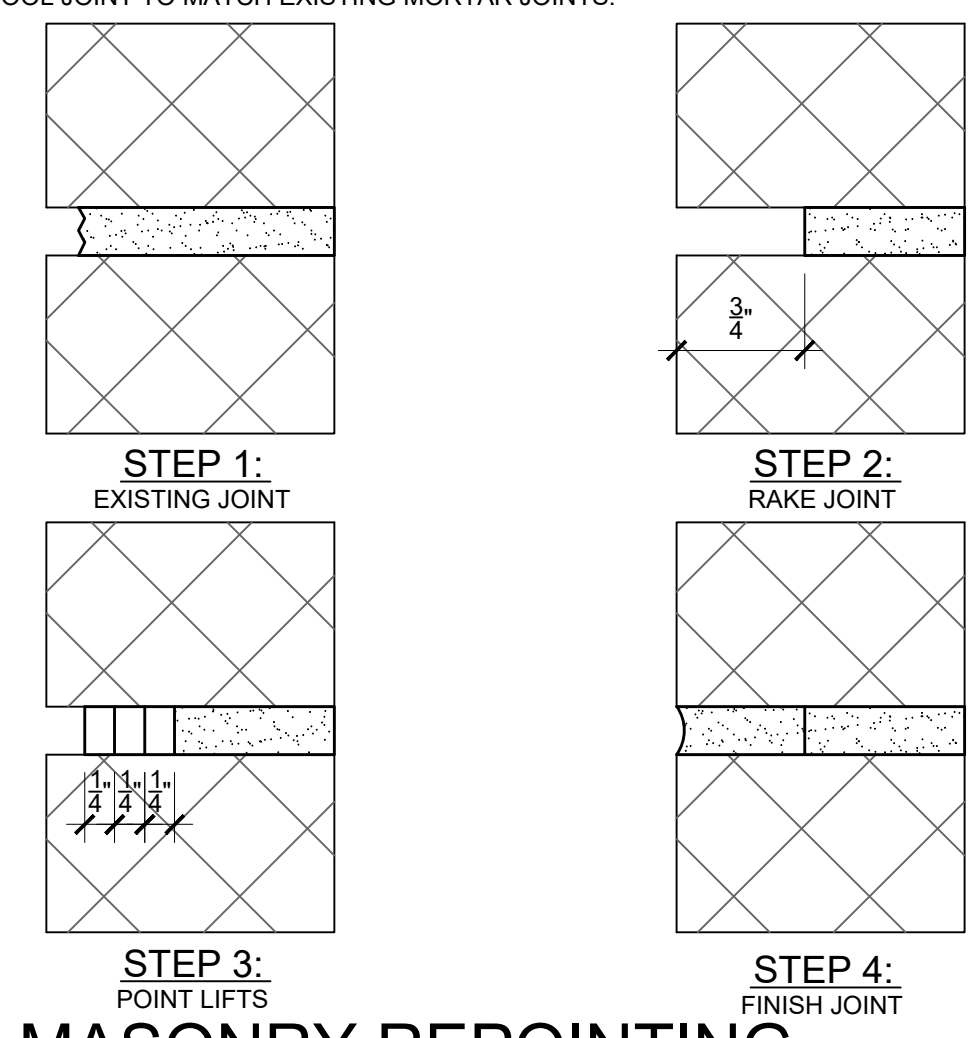
**PROJECT INFORMATION**  
 12 E 1ST STREET  
 PARKVILLE, MISSOURI

ISSUE INFO	
DATE:	08/08/2022

DRAWN BY: BTM  
 CHECKED BY: RGR  
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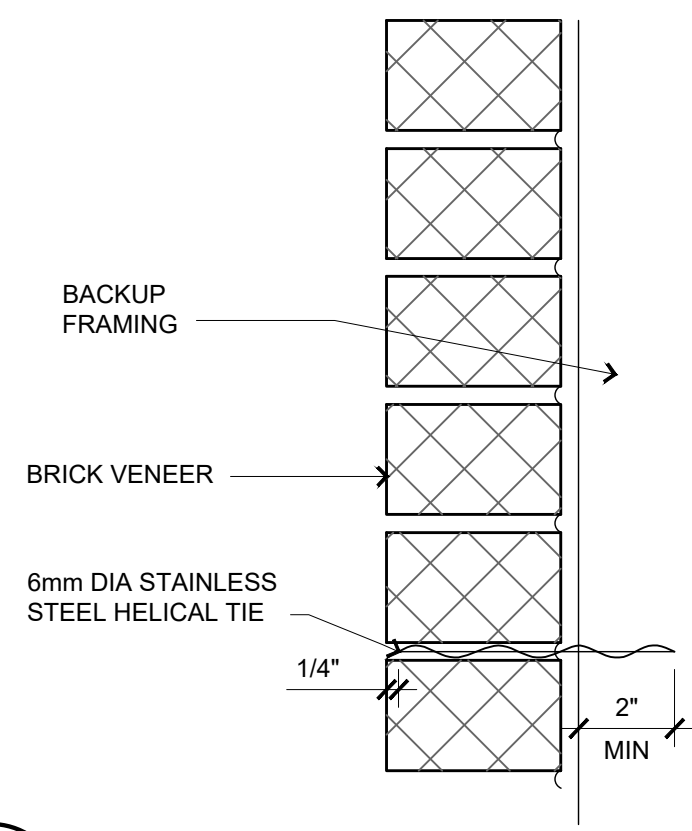
**SHEET TITLE**  
 SECTIONS & DETAILS

- STEPS:**
1. REMOVE LOOSE/DEBONDED/CRACKED MORTAR FROM JOINT. REMOVE MORTAR UNTIL SOUND, BONDED MORTAR IS FOUND.
  2. REMOVE EXISTING MORTAR TO 2-1/2 TIMES THE JOINT WIDTH OR 3/4" DEEP, WHICHEVER IS GREATER.
  3. INSTALL REPOINTING MORTAR IN 1/4" DEEP LIFTS, ALLOW MORTAR TO GET THUMB HARD PRIOR TO INSTALLING NEXT LIFT.
  4. FINISH AND TOOL JOINT TO MATCH EXISTING MORTAR JOINTS.

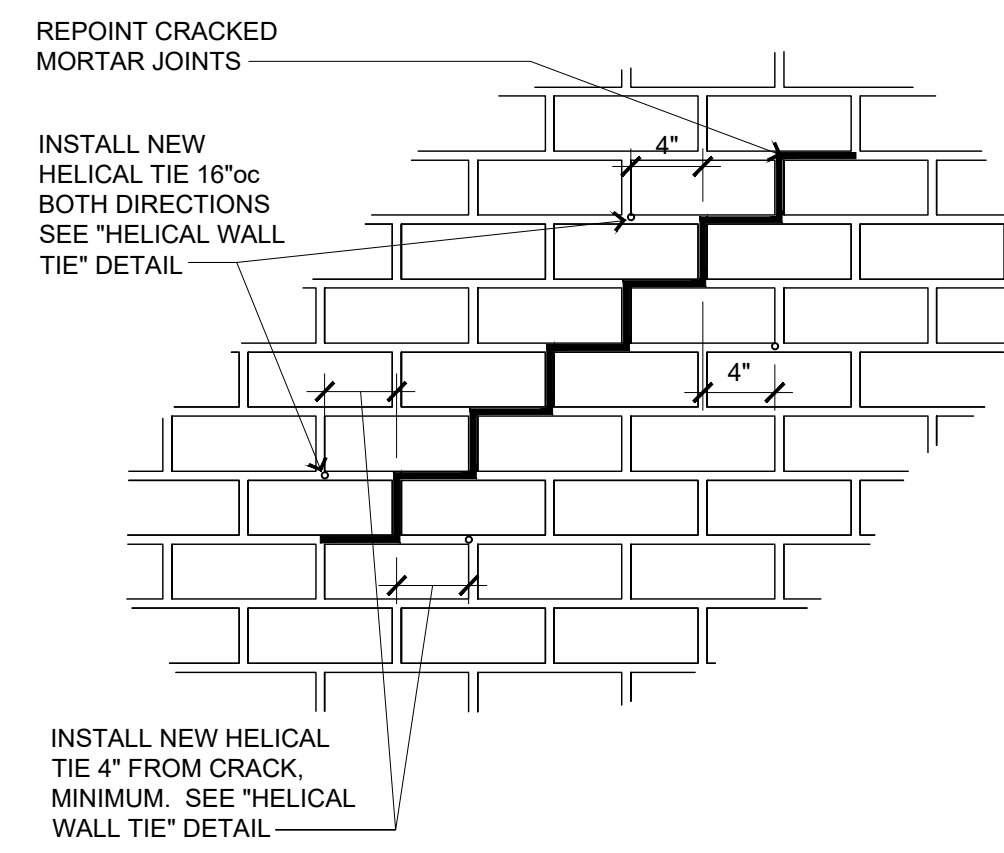


**1 MASONRY REPOINTING**  
 SCALE: 3" = 1'-0"

- HELICAL TIE INSTALLATION PROCEDURE**  
 (CONSULT WITH HELICAL TIE MANUFACTURER)
1. PRE-DRILL HOLE INTO SOLID MORTAR JOINT. DRILL TYP AND BIT DIAMETER TO BE DETERMINED BY MANUFACTURER REPRESENTATIVE.
  2. PRE-DRILL INTO BACKUP SUBSTRATE. DRILL TYPE AND BIT DIAMETER TO BE DETERMINED.
  3. PRE-DRILLED HOLE DIAMETER SHALL BE SMALLER THAN DIAMETER OF HELICAL TIE.
  4. CLEAN OUT HOLE WITH A STIFF WIREBRUSH AND OIL-FREE COMPRESSED AIR. INSTALL HELICAL TIE INTO BRICK AND BACKUP WALL USING MANUFACTURERS SPECIAL INSTALLATION SYSTEM.
  5. CUT OFF EXCESS AND COUNTER-SINK HELICAL TIE 1/4" DEEP.
  6. POINT OVER END OF TIE WITH SPECIFIED REPOINTING MORTAR



**2 HELICAL WALL TIE**  
 SCALE: NTS



**3 MASONRY STEP CRACKING REPAIR**  
 SCALE: NTS

## MECHANICAL SPECIFICATIONS

PROVIDE EQUIPMENT INDICATED ON DRAWINGS, AND AS REQUIRED FOR A COMPLETE FUNCTIONING SYSTEM.

DEFINITIONS: FURNISH MEANS TO SUPPLY AND DELIVER TO PROJECT SITE, READY FOR INSTALLATION. INSTALL MEANS TO PLACE IN POSITION AND MAKE CONNECTIONS FOR SERVICE OR USE. PROVIDE MEANS TO FURNISH AND INSTALL, COMPLETE AND READY FOR INTENDED USE.

WARRANTY: PROVIDE LABOR AND MATERIALS TO REPAIR OR REPLACE DEFECTIVE PARTS AND MATERIALS AS REQUIRED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OR OWNER ACCEPTANCE OF COMPLETION OF PROJECT. PROVIDE SEPARATE LINE ITEM DEDUCT AMOUNT ON THE PROPOSAL FORM TO DELETE WARRANTY SERVICE, AT OWNER'S OPTION.

COORDINATION: COORDINATE WITH WORK OF OTHER TRADES, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF OWNER, AND WITH CONSTRAINTS OF EXISTING CONDITIONS OF PROJECT SITE.

DUCT DIMENSIONS: UNLESS OTHERWISE NOTED, DUCT DIMENSIONS ON DRAWINGS ARE INSIDE CLEAR DIMENSIONS.

SHEET METAL DUCTWORK: DOWNSTREAM FROM AIR OUTLET OF TERMINAL UNITS, PROVIDE SHEET METAL DUCTWORK FABRICATED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS, FOR 1" W.G. PRESSURE CLASS, SEAL CLASS "A", UPSTREAM FROM AIR INLET OF TERMINAL UNITS, PROVIDE SHEET METAL DUCTWORK FABRICATED AND INSTALLED IN ACCORDANCE WITH ASHRAE AND SMACNA STANDARDS, FOR 4" W.G. PRESSURE CLASS, SEAL CLASS "A". SHEET METAL SHALL BE GALVANIZED SHEET STEEL OF LOCK FORMING QUALITY, WITH G90 ZINC COATING. SHEET STEEL SHALL COMPLY WITH ASTM A563 STANDARD SPECIFICATION FOR STEEL SHEET METAL, ZINC COATED (GALVANIZED) OR ZINC-IRON ALLOY-COATED (GALVANEALDED) BY HOT DIP PROCESS, AND A924 STANDARD SPECIFICATION FOR GENERAL REQUIREMENTS FOR SHEET METAL-COATED BY HOT DIP PROCESS. ALL ANGLE IRON USED FOR SUPPORT SHALL BE GALVANIZED. CONNECTIONS TO WALLS OR FLOOR SHALL BE AIR TIGHT WITH ANGLE IRON AND CAULKING. SEAL ALL DUCT SEAMS, TRANSVERSE AND LONGITUDINAL, AIR TIGHT. PROVIDE TURNING VANES AT ALL 90° ELBOWS.

REFRIGERANT PIPING: TYPE ACR HARD DRAWN COPPER TUBING MEETING THE REQUIREMENTS OF ASTM B280, WITH WROUGHT COPPER FITTINGS MEETING REQUIREMENTS OF ASME B16.22, WITH BRAZED JOINTS MEETING REQUIREMENTS OF AWS A 5.8, USING BAG-1 (SILVER) FILLER MATERIAL. INSULATE SUCTION LINE PIPING WITH 1" THICK ARMAFLEX TYPE AP, PAINT INSULATION LOCATED OUTDOORS WITH ARMAFLEX WB FINISH.

ROUND SHEET METAL DUCT: PROVIDE SPIRAL SEAM (ALL SIZES) OR SNAP LOCK (CONCEALED DUCT SIZES UP TO 10") GALVANIZED STEEL COMPLYING WITH SMACNA STANDARDS. SPIRAL SEAM DUCTWORK SHALL HAVE SMACNA SEAM TYPE RI.

FLEXIBLE DUCT: PROVIDE FACTORY ASSEMBLED CLASS 1 AIR DUCT (UL 181) WITH 1" THICK INSULATION AND REINFORCED OUTER PROTECTIVE COVER/VAPOR BARRIER. FLEXIBLE DUCT SHALL MEET NFPA 90A WITH FLAME SPREAD UNDER 25, SMOKE DEVELOPED UNDER 50, AND SHALL BE RATED FOR MINIMUM 2" W.G. PRESSURE AND 0 TO 250°F TEMPERATURE. PROVIDE FACTORY OPERATED METAL ADJUSTABLE CLAMPING DEVICES. USE TWIST-LOCK TAP COLLARS AT CONNECTIONS INTO SHEET METAL DUCTWORK. MAXIMUM EXTENDED LENGTH OF FLEXIBLE DUCT SHALL NOT EXCEED 6 FEET.

EXPOSED DUCTWORK: EXPOSED DUCTWORK SHALL BE CLEANED OF DEBRIS AND OIL, THEN WIPED DOWN WITH VINEGAR OR OTHER SURFACE PREPARING CHEMICAL TO PREPARE DUCT FOR PAINT.

DUCT SEALANT FOR DUCTWORK LOCATED INDOORS: PROVIDE WATER BASED SYNTHETIC LATEX EMULSION PERMANENTLY FLEXIBLE HIGH VELOCITY DUCT SEALANT, DUCTMATE INDUSTRIES INC., PRO SEAL OR EQUAL. SEALANT TO BE LOW VOC LEED COMPLIANT. CABLE OF 15" W.G., NFPA 90A AND 90B APPROVED, UL 181B-M LISTED AND UL 723 CLASSIFIED. INSTALL PER MANUFACTURER INSTRUCTIONS. SEALANT SHALL BE APPROVED FOR PLENUM INSTALLATIONS AND MEET FLAME SPREAD AND SMOKE DEVELOPED RATINGS FOR PLENUM APPLICATIONS.

DUCT SEALANT FOR DUCTWORK LOCATED OUTDOORS: PROVIDE SOLVENT BASED BRUSH ON PERMANENT HIGH VELOCITY DUCT SEALANT. SEALANT SHALL HAVE A SOLVENT OF TOLUENE AND HEPTANE, MINIMUM SOLIDS CONTENT OF 80%, MINIMUM SHORE A HARDNESS OF 60, WATER RESISTANT, MOLD AND MILDEW RESISTANT.

DUCT INSULATION (ALL ROUND SUPPLY DUCT AND ROUND RETURN DUCT ABOVE CEILING): PROVIDE MINIMUM 2" THICK BLANKET TYPE FIBERGLASS INSULATION COMPLYING WITH ASTM C-553, TYPE II, WITH FACTORY APPLIED KRAFT BONDED TO ALUMINUM FOIL, REINFORCED WITH FIBERGLASS VAPOR BARRIER/JACKET. JACKET SHALL CONFORM TO ASTM C-1136, TYPE II. INSTALLED R VALUE SHALL BE 6.0 OR HIGHER WITH 1.0 PCF DENSITY.

DUCT INSULATION (EXTERIOR DUCT): 2" THICK RIGID FIBERGLASS BOARD INSULATION PINNED TO DUCT SURFACE. THERMAL CONDUCTIVITY SHALL BE EQUAL TO OR LESS THAN 0.24 AT 75°F (MINIMUM R VALUE OF 8.0). FINISH EDGES OF INSULATION WITH REINFORCED INSULATING CEMENT OR REINFORCED MASTIC. INSULATION SHALL HAVE FOIL REINFORCED KRAFT OUTER JACKET. PROVIDE WEATHERPROOF OUTER JACKET EQUAL TO POLYURETHANE ALUMAGUARD OR EQUAL FLEXIBLE WEATHERPROOFING JACKET, SELF SEALING.

DUCT INSULATION (ALL OUTSIDE AIR DUCTWORK): PROVIDE BLANKET TYPE FIBERGLASS INSULATION COMPLYING WITH ASTM C-553, TYPE II, WITH FACTORY APPLIED KRAFT BONDED TO ALUMINUM FOIL, REINFORCED WITH FIBERGLASS VAPOR BARRIER/JACKET. JACKET SHALL CONFORM TO ASTM C-1136, TYPE II. FOR OUTSIDE AIR DUCT BETWEEN INTAKE AND AUTOMATIC SHUTOFF DAMPER, PROVIDE MINIMUM 3" THICK INSULATION WITH INSTALLED R VALUE OF 8.3 OR HIGHER WITH 0.75 PCF DENSITY. FOR OUTSIDE AIR DUCT BETWEEN AUTOMATIC SHUTOFF DAMPER AND UNIT, PROVIDE MINIMUM 1-1/2" THICK INSULATION WITH INSTALLED R VALUE OF 4.2 OR HIGHER WITH 0.75 PCF DENSITY.

DUCT LINER (ALL RECTANGULAR SUPPLY AND RETURN DUCT, ALL EXPOSED ROUND DUCTWORK): PROVIDE MINIMUM 1" THICK LONG TEXTILE FIBER TYPE DUCT LINER, WITH COATING ON AIR STREAM SIDE, CONFORMING TO NFPA 90A. DUCT LINER SHALL BE SECURED TO DUCT WITH BOTH ADHESIVE AND MECHANICAL FASTENERS. ADHESIVE SHALL BE LEAD COMPLIANT LOW VOC AS RECOMMENDED BY DUCT LINER MANUFACTURER, AND SHALL COMPLY WITH ASTM C-916. DUCT LINER FASTENERS SHALL COMPLY WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS", LATEST EDITION. THERMAL CONDUCTIVITY SHALL BE EQUAL TO OR LESS THAN 0.24 AT 75°F (MINIMUM R-VALUE OF 4.2).

ROUND VOLUME DAMPERS: PROVIDE MINIMUM 20 GAUGE GALVANIZED STEEL FRAME AND BLADES, MINIMUM 3/8" SQUARE STEEL AXLE, MOLDED SYNTHETIC BEARINGS, WITH LOCKING POSITION REGULATOR. REGULATOR SHALL BE POSITIONED WITH SHEET METAL STAND-OFF BRACKET BEYOND DUCT COVERING. WHERE POSITIONING REGULATOR IS NOT ACCESSIBLE, PROVIDE COUPLING AND EXTENSION ROD WITH REGULATOR FOR CEILING OR WALL INSTALLATION, AS REQUIRED.

RECTANGULAR VOLUME DAMPERS: PROVIDE MINIMUM 16 GAUGE GALVANIZED STEEL CHANNEL FRAME, 16 GAUGE GALVANIZED STEEL BLADES, MINIMUM 1/2" HEXAGONAL AXLE, MOLDED SYNTHETIC BEARINGS, WITH 3/8" SQUARE PLATED STEEL CONTROL SHAFT. LINKAGES SHALL BE CONCEALED IN FRAME. OPERATING SHAFT SHALL EXTEND BEYOND FRAME AND DUCT TO LOCKING QUADRANT WITH ADJUSTABLE LEVER. MAXIMUM BLADE WIDTH SHALL NOT EXCEED 6".

DUCT TURNING VANES: PROVIDE FABRICATED TURNING VANES AND VANE RUNNERS CONSTRUCTED IN ACCORDANCE WITH SMACNA "HVAC DUCT CONSTRUCTION STANDARDS". PROVIDE TURNING VANES CONSTRUCTED OF CURVED BLADES, SUPPORTED WITH BARS PERPENDICULAR TO BLADES, AND SET INTO SIDE STRIPS SUITABLE FOR MOUNTING IN DUCTWORK. FOLLOW SMACNA GUIDELINES FOR SPAWING SUPPORT, AND CONSTRUCTION. ALL BLADES SHALL BE DOUBLE THICKNESS AIRFOIL TYPE.

FLEXIBLE DUCT CONNECTORS: PROVIDE UL LABELED 30 OUNCE NEOPRENE COATED FIBERGLASS FABRIC DUCT CONNECTORS AT DUCT CONNECTIONS TO VIBRATING EQUIPMENT.

DUCT ACCESS DOORS: PROVIDE HINGED ACCESS DOORS IN DUCTWORK WHERE REQUIRED FOR ACCESS TO EQUIPMENT. PROVIDE INSULATED ACCESS DOORS FOR INSULATED DUCTWORK. CONSTRUCT OF SAME OR THICKER GAUGE SHEET METAL AS DUCT IN WHICH IT IS INSTALLED. PROVIDE FLUSH FRAMES FOR UNINSULATED DUCTS, AND EXTENDED FRAMES FOR EXTERNALLY INSULATED DUCTS. PROVIDE CONTINUOUS HINGE ON ONE SIDE, WITH ONE HANDLE-TYPE LATCH FOR ACCESS DOORS 12" HIGH AND SMALLER, AND TWO HANDLE-TYPE LATCHES FOR LARGER ACCESS DOORS.

CURTAIN FIRE DAMPERS: PROVIDE WHERE INDICATED CURTAIN TYPE FIRE DAMPERS, SUITABLE FOR VERTICAL OR HORIZONTAL INSTALLATION AS REQUIRED FOR THE LOCATION SHOWN. CURTAIN FIRE DAMPERS SHALL HAVE MINIMUM 24 GAUGE GALVANIZED STEEL BLADES, COMPLETELY OUT OF AIR STREAM. CURTAIN FIRE DAMPERS SHALL CONFORM TO UL STANDARD 555, WHICH INCLUDES TESTING TO CLOSE UNDER DYNAMIC AIRFLOW CONDITIONS, AND SHALL BE UL LABELED AS A DYNAMIC RATED FIRE DAMPER. DAMPERS SHALL BE 1-1/2 OR 3 HOUR RATED AS REQUIRED BY LOCATION, AND SHALL HAVE 212°F FUSIBLE LINK.

CEILING FIRE DAMPERS: PROVIDE WHERE INDICATED CEILING FIRE DAMPERS CONSTRUCTED AND TESTED IN ACCORDANCE WITH CURRENT EDITION OF UL STANDARD 555C. CEILING FIRE DAMPERS SHALL HAVE MINIMUM 20 GAUGE GALVANIZED STEEL BLADES, WITH UL CLASSIFIED INSULATION, AND MINIMUM 20 GAUGE GALVANIZED STEEL FRAME. CEILING FIRE DAMPERS SHALL HAVE 212°F FUSIBLE LINK. PROVIDE DIFFUSER RADIATION SHIELDS CONSTRUCTED OF REFRACTORY CERAMIC FIBER AS APPLICABLE.

COMBINATION FIRE/SMOKE DAMPERS: PROVIDE WHERE INDICATED COMBINATION FIRE/SMOKE DAMPERS CONSTRUCTED AND TESTED IN ACCORDANCE WITH CURRENT EDITION OF UL STANDARD 555S. COMBINATION FIRE/SMOKE DAMPERS SHALL HAVE GALVANIZED STEEL AIRFOIL BLADES WITH SILICONE RUBBER BLADE SEALS AND FLEXIBLE STAINLESS STEEL JAMB SEALS. FRAMES SHALL BE MINIMUM 16 GAUGE GALVANIZED STEEL AXLES SHALL BE MINIMUM 1/2" PLATED STEEL. PROVIDE 212°F FUSIBLE LINK. PROVIDE OPPOSED BLADE CONFIGURATION. LINKAGES SHALL BE CONCEALED IN FRAME. LEAKAGE RATING SHALL BE UL 555S CLASS 1 (4 CFM/SF AT 1.0" WG). PROVIDE FACTORY INSTALLED INSULATION, AND MINIMUM 20 GAUGE GALVANIZED STEEL FRAME. DAMPERS SHALL BE POWERED OPEN, SPRING CLOSED. POWER FOR DAMPER SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR.

GREASE EXHAUST DUCTWORK: FABRICATE TYPE I EXHAUST DUCTS OF MINIMUM 16 GAUGE CARBON STEEL WHERE CONCEALED, AND OF MINIMUM 16 GAUGE STAINLESS STEEL WHERE EXPOSED. JOINTS AND SEAMS SHALL BE CONTINUOUSLY WELDED LIQUID TIGHT ON EXTERNAL SIDE OF DUCT SYSTEM. PROVIDE "FASTDOOR XL" GREASE DUCT CLEAN-OUT ACCESS DOORS MANUFACTURED BY THERMAL CERAMICS (OR EQUIVALENT) AT EVERY CHANGE OF DIRECTION IN DUCT AND EVERY 10 FEET WITH MINIMUM 3 FEET OF CLEARANCE IN FRONT OF CLEAN-OUT.

TYPE II EXHAUST DUCTWORK: FABRICATE TYPE II EXHAUST DUCTS OF 20 GAUGE TYPE 304 STAINLESS STEEL. SEAMS SHALL BE CONTINUOUSLY WELDED LIQUID TIGHT.

COMPOSITE GREASE DUCT FIRE PROTECTION INSULATION: PROVIDE FLEXIBLE BLANKET-TYPE INSULATION COMPOSED OF FIBER BLANKET ENCAPSULATED IN AN ALUMINUM FOIL SCRIM, PROVIDING NONCOMBUSTIBLE WRAP TO PROVIDE VAPOR AND DUST BARRIER. DUCT WRAP SYSTEM SHALL HAVE FLAME SPREAD INDEX OF NOT MORE THAN 5 AND SMOKE DEVELOPED INDEX NOT EXCEEDING 5, WHEN TESTED PER ASTM E-84. INSULATION AND JACKET SHALL BE RATED FOR OPERATING TEMPERATURES UP TO 2000°F. DUCT WRAP SYSTEM SHALL COMPLY WITH ALL FIVE FIRE TESTS OF STANDARD ASTM E2336. GREASE DUCT ENCLOSURE SYSTEM, AND DUCT FIRESTOP SYSTEM SHALL BE ASTM E 814 CLASSIFIED. PROVIDE DUCT WRAP ENCLOSURE WITH 1/4" LAYERS OF DUCT WRAP TO PROVIDE 2-HOUR FIRE RATING. PROVIDE COMPOSITE GREASE DUCT FIRE PROTECTION INSULATION FROM ONE OF THE FOLLOWING: THERMAL CERAMICS FIREMASTER FASTWRAP XL, UNIFRAX FYNWRAP 2.0 MAX.

MECHANICAL EQUIPMENT IDENTIFICATION: PROVIDE ENGRAVED PLASTIC LAMINATE LABEL FOR EACH MAJOR ITEM OF MECHANICAL EQUIPMENT AND EACH OPERATIONAL DEVICE. LETTERS SHALL BE MINIMUM OF 1/2" HIGH. PROVIDE SIGNS TO INFORM OPERATOR OF OPERATIONAL REQUIREMENTS, TO INDICATE SAFETY AND EMERGENCY PRECAUTIONS, AND TO WARN OF HAZARDS AND IMPROPER OPERATION.

TESTING AND BALANCING: TEST AND ADJUST ALL MECHANICAL SYSTEMS AND EQUIPMENT TO ASSURE PROPER BALANCE AND OPERATION. PERFORM TESTS IN ACCORDANCE WITH THE MOST DEVELOPED NEBB OR ABC, AND ASHRAE STANDARDS. ELIMINATE OBJECTIONABLE NOISE AND VIBRATION, AND ASSURE PROPER FUNCTION OF CONTROLS. BALANCING CONTRACTOR SHALL BE AN INDEPENDENT CERTIFIED TEST AND BALANCE CONTRACTOR, WITH NEBB OR ABC CERTIFICATION. SUBMIT COMPLETED AND CERTIFIED TEST AND BALANCE REPORT TO OWNER'S REPRESENTATIVE. BALANCE ALL SYSTEMS TO WITHIN 5% OF AIR FLOWS INDICATED ON THE DRAWINGS, AND REPORT DISCREPANCIES TO HVAC INSTALLER FOR CORRECTION. MARK FINAL BALANCE POSITIONS ON DAMPERS WITH PERMANENT MARKER.

OPERATIONS AND MAINTENANCE MANUALS (O&M): AT COMPLETION OF PROJECT PROVIDE A MINIMUM OF TWO O&M MANUALS IN THREE RING BINDERS TO OWNER/TENANT. MANUALS SHALL HAVE TABS LABELED WITH ALL SECTIONS SEPARATED WITH A CLEAR INDEX AT FRONT. PROVIDE WARRANTY LETTER AT FRONT OF MANUAL STATING DATES OF WARRANTY (START DATE AND END DATE) AND CONTACTS WITH PHONE NUMBERS FOR WARRANTY WORK. PROVIDE NARRATIVE OF HOW EACH SYSTEM IS INTENDED TO OPERATE INCLUDING RECOMMENDED SETPOINTS. MANUALS SHALL INCLUDE SUBMITTALS OF ALL EQUIPMENT, SIZE AND OPTIONS. SELECTED PROVIDE ALL BALANCING REPORTS, PROVIDE MANUFACTURER LITERATURE FOR OPERATIONS AND MAINTENANCE FOR ALL EQUIPMENT ON PROJECT. ALL PERIODIC AND ROUTINE MAINTENANCE SHALL BE CLEARLY IDENTIFIED. PROVIDE CONTROLS SECTION LISTING SYSTEM OPERATING AND CONTROL INSTRUCTIONS, MAINTENANCE, CALIBRATION, WIRING DIAGRAMS, SCHEMATICS AND CONTROL SEQUENCE DESCRIPTIONS.

SHOP DRAWINGS/SUBMITTALS: SUBMIT ELECTRONIC SUBMITTALS AND SHOP DRAWINGS VIA EMAIL AS PDF ELECTRONIC FILES. PROVIDE SEPARATE PDF SUBMITTALS ON ALL MECHANICAL EQUIPMENT (INCLUDING CONTROLS PACKAGES), AIR DISTRIBUTION DEVICES, DUCTWORK, DAMPERS, AND INSULATION; SUBMITTALS AND SHOP DRAWINGS SHALL INCLUDE THE FOLLOWING INFORMATION:

- PROJECT NAME
- DATE
- NAME AND ADDRESS OF ARCHITECT AND MEP ENGINEER
- NAME OF CONSTRUCTION MANAGER
- NAME OF CONTRACTOR
- NAME OF FIRM OR ENTITY THAT PREPARED SUBMITTAL
- NAMES OF SUBCONTRACTOR, MANUFACTURER, AND SUPPLIER.
- CATEGORY AND TYPE OF SUBMITTAL
- SUBMITTAL PURPOSE AND DESCRIPTION
- MANUFACTURER NAME
- PRODUCT NAME
- DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE
- INDICATION OF FULL OR PARTIAL SUBMITTAL
- TRANSMITTAL NUMBER
- REMARKS

IDENTIFY DEVIATIONS FROM THE CONTRACT DOCUMENTS ON SHOP DRAWINGS AND SUBMITTALS. FURNISH COPIES OF FINAL SUBMITTALS TO MANUFACTURERS, SUBCONTRACTORS, SUPPLIERS, FABRICATORS, INSTALLERS, AUTHORITIES HAVING JURISDICTION, AND OTHERS AS NECESSARY FOR PERFORMANCE OF CONSTRUCTION ACTIVITIES. SHOW DISTRIBUTION ON TRANSMITTAL FORMS.

SUBMITTALS SHALL INCLUDE (AS APPLICABLE):

- MANUFACTURER'S CATALOG CUTS
- MANUFACTURER'S PRODUCT SPECIFICATIONS
- STATEMENT OF COMPLIANCE WITH SPECIFIED REFERENCED STANDARDS
- TESTING BY RECOGNIZED TESTING AGENCY
- APPLICATION OF TESTING AGENCY LABELS AND SEALS
- WIRING DIAGRAMS SHOWING FACTORY-INSTALLED WIRING
- PERFORMANCE CURVES
- OPERATIONAL RANGE DIAGRAMS
- CLEARANCES REQUIRED TO OTHER CONSTRUCTION, IF NOT INDICATED ON SHOP DRAWINGS.

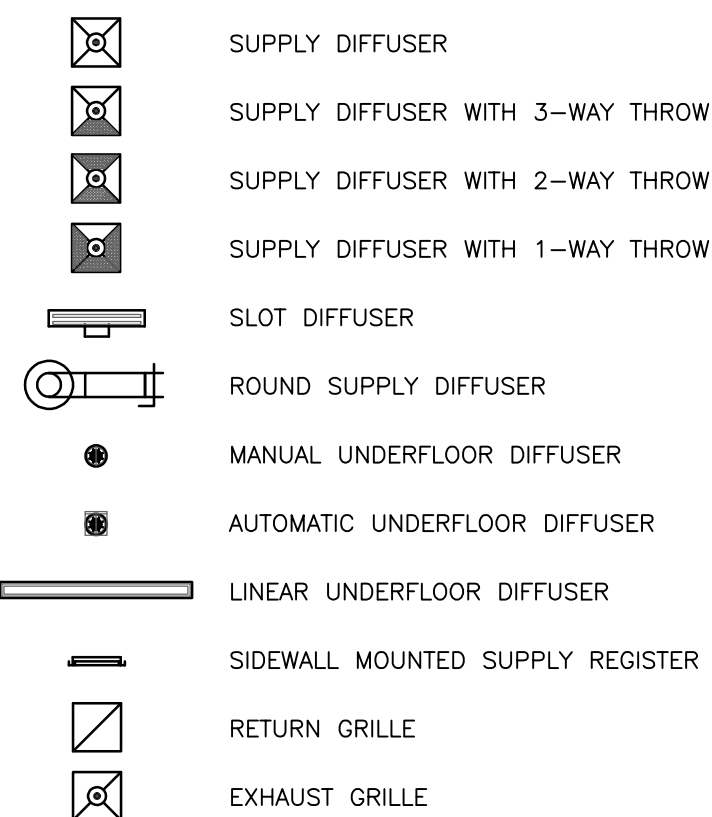
FULL SIZE SHOP DRAWINGS SHALL INCLUDE (AS APPLICABLE):

- IDENTIFICATION OF PRODUCTS
- SCHEDULES
- COMPLIANCE WITH SPECIFIED STANDARDS
- NOTATION OF COORDINATION REQUIREMENTS
- NOTATION OF DIMENSIONS ESTABLISHED BY FIELD MEASUREMENT
- RELATIONSHIP AND ATTACHMENT TO ADJOINING CONSTRUCTION CLEARLY INDICATED.

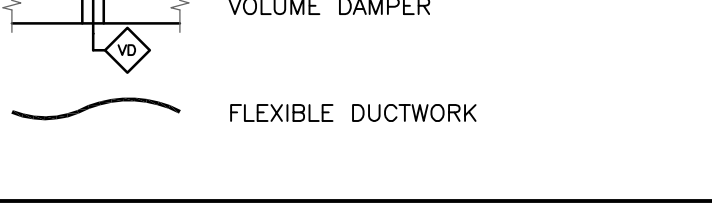
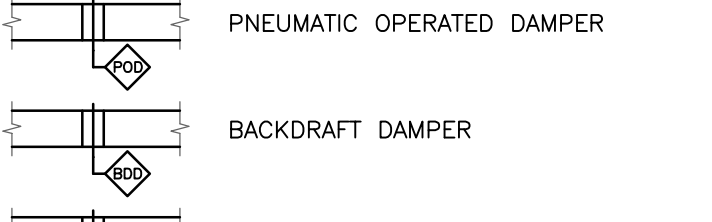
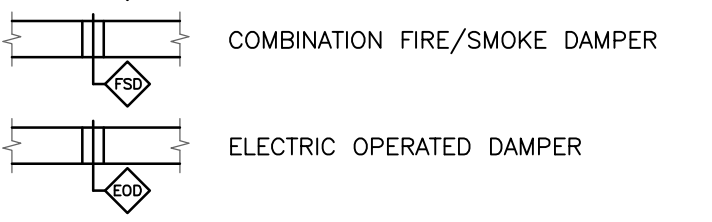
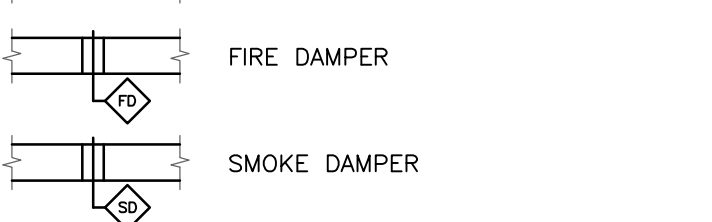
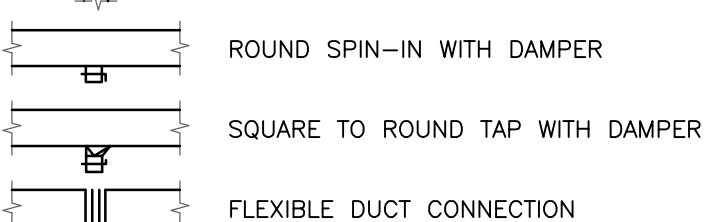
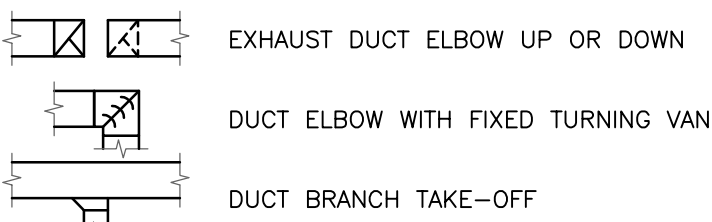
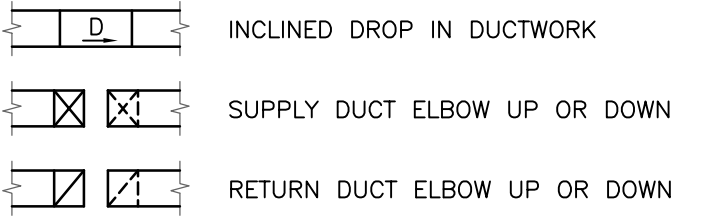
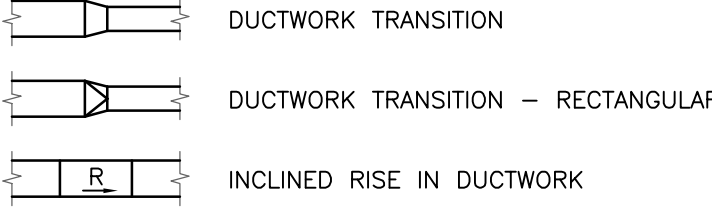
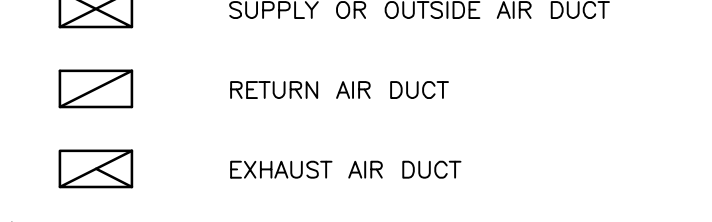
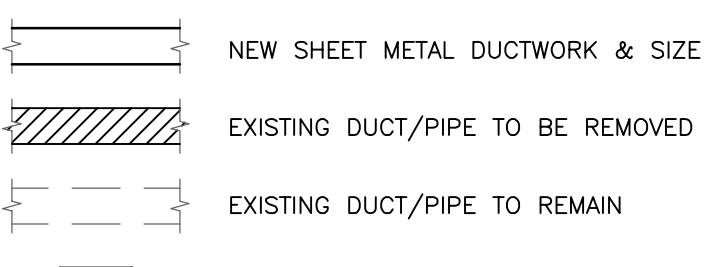
MECHANICAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING DUCT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.

## MECHANICAL SYMBOLS LEGEND

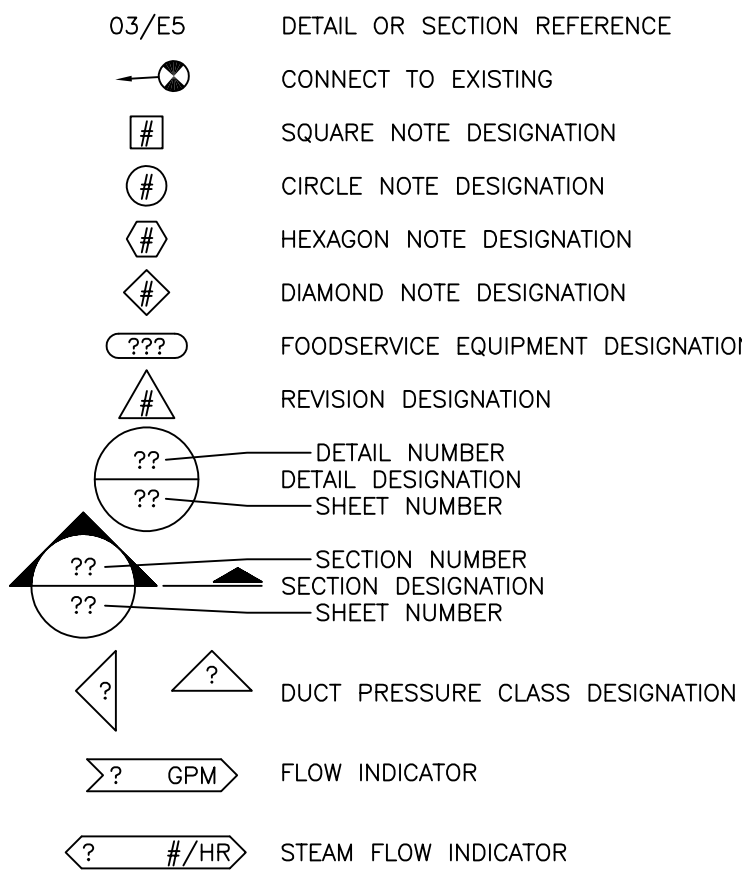
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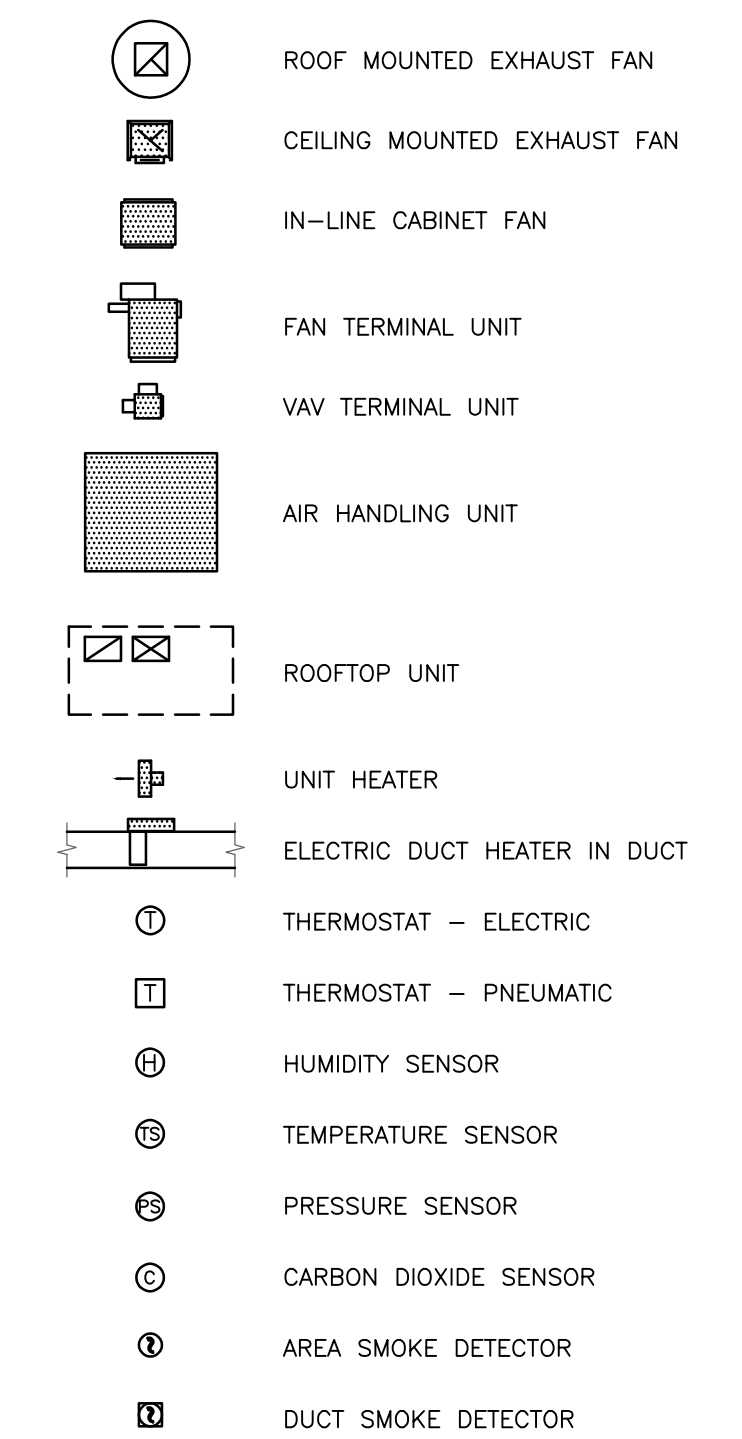
### DOUBLE LINE DUCT SYMBOLS:



### GENERAL REFERENCES/NOTATIONS:



### EQUIPMENT:



### SYMBOLS LEGEND NOTES:

1. REFER TO PLANS AND SPECIFICATIONS FOR DETAILED DESCRIPTION OF ALL DEVICES SHOWN, PROVIDED BY THIS CONTRACTOR. PROJECT MAY NOT USE ALL SYMBOLS OR DEVICES INDICATED ON THIS LEGEND.

## GENERAL NOTES

- CONTRACTORS AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW CONSTRUCTION DOCUMENTS. INFORMATION REGARDING COMPLETE WORK IS DISPERSED THROUGHOUT DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO COMPLETE DOCUMENT SET.
- COORDINATE WITH WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF OWNER, AND WITH CONSTRAINTS OF EXISTING CONDITIONS OF PROJECT SITE. PROVIDE DUCT RISES AND DROPS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF DISCREPANCIES BEFORE STARTING WORK.
- DRAWINGS FOR HVAC WORK ARE DIAGRAMMATIC, SHOWING GENERAL LOCATION, TYPE, LAYOUT, AND EQUIPMENT REQUIRED. DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE DUCTWORK, CONNECTIONS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY FOR A COMPLETE SYSTEM.
- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY GOVERNING AUTHORITY. PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.
- INSTALL EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS AND MAINTAIN MANUFACTURER'S RECOMMENDED CLEARANCE.
- USE OF COMBUSTIBLE MATERIALS IS NOT ALLOWED IN RETURN AIR PLENUMS. MATERIALS USED IN PLENUMS SHALL HAVE FLAME SPREAD RATING NOT TO EXCEED 25, AND SMOKE DEVELOPED RATING NOT TO EXCEED 50 WHEN TESTED IN ACCORDANCE WITH ASTM E 84. ALL EXPOSED WIRING IN PLENUMS SHALL BE PLENUM RATED.
- CONTRACT LANDLORD APPROVED ROOFING CONTRACTOR TO FLASH AND SEAL RELATED ROOF PENETRATIONS TO MAINTAIN ROOFING WARRANTY.
- INSTALL EXHAUST FAN MINIMUM 10 FT FROM INTAKE AIR OPENINGS.

NOT FOR CONSTRUCTION

**Dialectic ENGINEERING**

Dialectic, Inc.  
310 W 20th Street, Suite 100  
Kansas City, MO 64108  
Missouri Certificate of  
Authorization Number 1582

T 816-987-9601  
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DialecticEng.com  
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This sheet is part of the construction documents. Drawings, specifications and other sheets apply and need to be reviewed in total. Items shown are for diagrammatic representation and may not be relied on or used as shop drawings. Provide all modifications required to conform to site conditions, equipment and material used. Verify locations and dimensions of all architectural and structural elements per their respective documents, as these elements are shown only for reference, and require verification prior to fabrication or construction. Engineer has no liability for the accuracy of these associated elements, or for any work the engineer has not signed and sealed.

PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MISSOURI

Wael Sammur  
NAME:  
MECHANICAL ENGINEER EN-29583  
DISCIPLINE LICENSE NUMBER

12 E. 1st Street  
12 E 1st Street  
Parkville, MO 64152

rev	issue	date
	DD Pricing Set	08.05.2022

22.05. 12 E 1ST

## MECHANICAL NOTES AND LEGEND

NOT FOR CONSTRUCTION

12 E. 1st Street

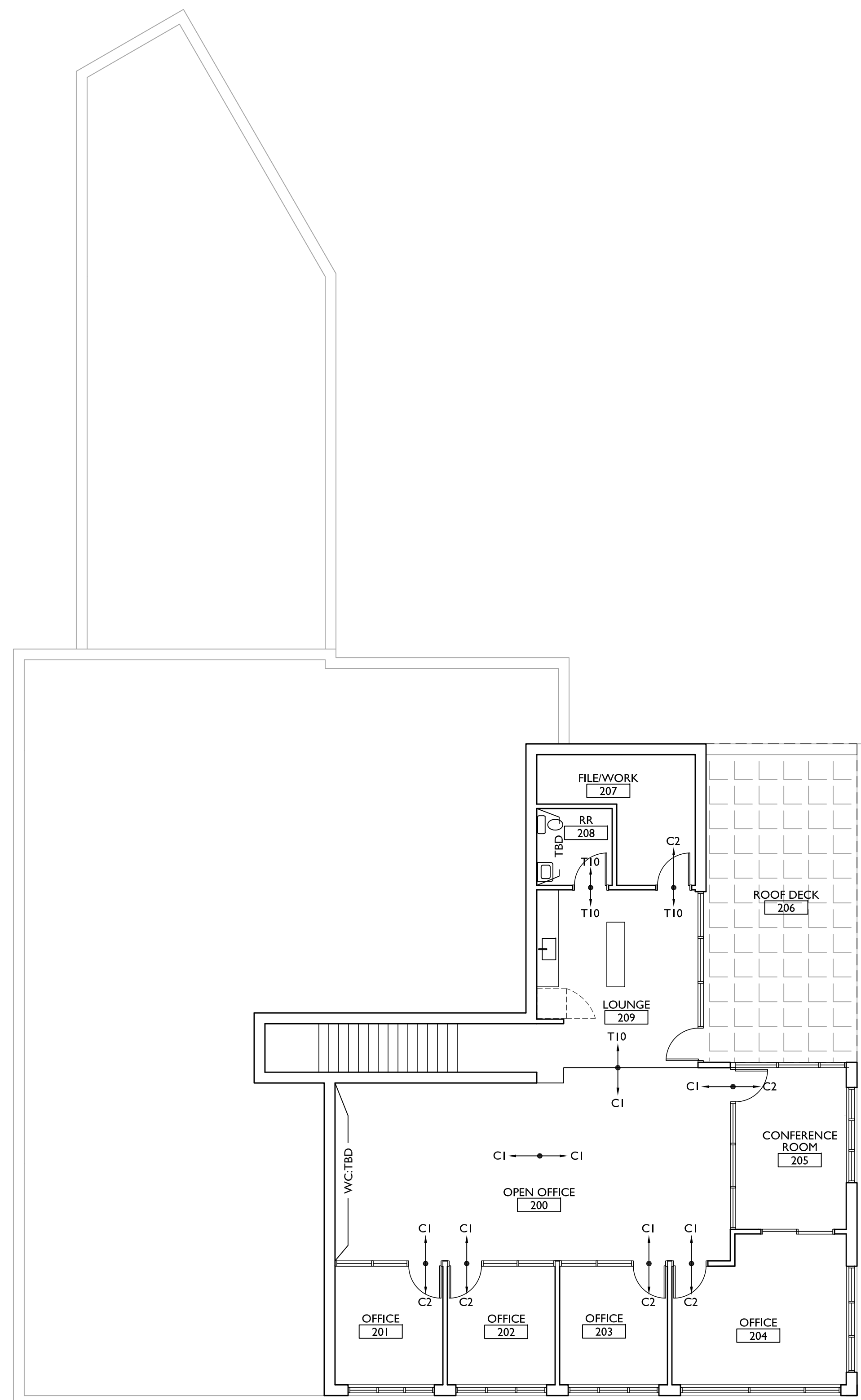
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rev	issue	date
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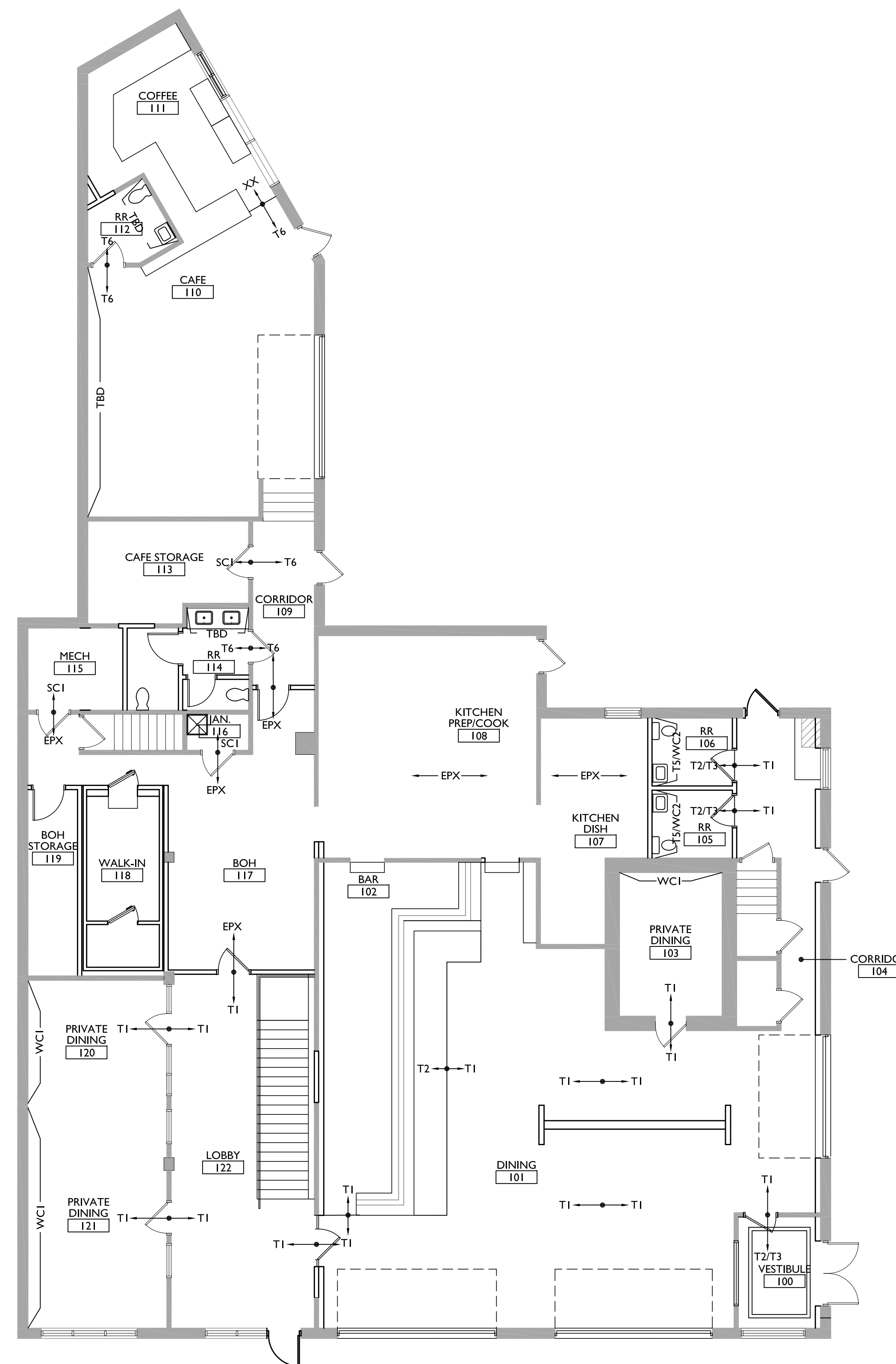
22.05. 12 E 1ST

A600

FINISH PLAN & SCHEDULE



02 | Finish Plan - Second Floor  
 Scale 1/8" = 1'-0"



01 | Finish Plan - First Floor  
 Scale 1/8" = 1'-0"



**PLUMBING SPECIFICATION**

THE WORK INCLUDES MODIFICATION TO THE EXISTING PLUMBING SYSTEM AND PROVIDING NEW MATERIALS, FITTINGS AND ACCESSORIES NECESSARY FOR A COMPLETE FUNCTIONING PLUMBING SYSTEM. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES AND/OR ORDINANCES AND IS SUBJECT TO INSPECTION.

HOOK-UP CHARGES, PERMITS AND ALL OTHER EXPENSES RELATED TO A COMPLETE AND FUNCTIONING PLUMBING SYSTEM ARE INCLUDED AS A PART OF THIS SECTION.

THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, FIXTURES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. REFER TO MANUFACTURER'S STANDARD ROUGH-IN DRAWINGS FOR PLUMBING FIXTURE INSTALLATION REQUIREMENTS AND COMPLY WITH ALL APPLICABLE ADA INSTALLATION REQUIREMENTS.

COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE.

PIPING SYSTEMS - GENERAL: ALL PIPING SHALL BE RUN PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. ALL PIPING SHALL BE CONCEALED EXCEPT IN UNFINISHED SPACES. INSTALL AS REQUIRED TO MEET ALL CONSTRUCTION CONDITIONS AND TO ALLOW FOR INSTALLATION OF OTHER WORK SUCH AS DUCTS AND ELECTRICAL CONDUIT. AT ALL CONNECTIONS BETWEEN FERROUS PIPING AND NONFERROUS PIPING PROVIDE AN ISOLATING DIELECTRIC UNION. ALL HANGERS SHALL BE COMPATIBLE WITH PIPING MATERIAL TO PREVENT CORROSION.

PROVIDE ALL FITTINGS, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE PLUMBING SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT INDICATED.

FIXTURES/EQUIPMENT FURNISHED BY OTHERS: PLUMBING CONTRACTOR SHALL PROVIDE UTILITY CONNECTIONS REQUIRED SUCH AS WATER, GAS, SUPPLIES, WASTE OUTLET AND TRAPS AT ALL PLUMBING TYPE FIXTURES OR EQUIPMENT FURNISHED BY OWNER, GENERAL CONTRACTOR, AND EQUIPMENT SUPPLIER. INCLUDED ARE STOP VALVES, ESCUTCHEONS, AND CHROME PLATED BRASS TUBING WITH COMPRESSION FITTINGS.

SANITARY SEWER PIPING: PROVIDE ALL DRAINS AND PIPING WITHIN THE PROJECT SPACE WITH CONNECTION TO THE EXISTING DRAINAGE SYSTEMS. ON-SITE SANITARY DRAINAGE PIPING ABOVE FLOOR SHALL BE ABS/PVC PLASTIC PIPE, WITH SOLVENT WELD FITTINGS, OR HUBLESS CAST-IRON PIPE AND FITTINGS AND CONNECTIONS. SANITARY DRAINAGE PIPING BELOW GRADE SHALL BE ABS/PVC PLASTIC PIPE WITH SOLVENT WELD FITTINGS, OR SERVICE-WEIGHT HUB AND SPIGOT TYPE CAST-IRON WITH NEOPRENE GASKET JOINT SYSTEM. ALL DRAINAGE PIPING SHALL BE UNIFORMLY PITCHED AT 1/4" PER FOOT FOR PIPE SIZES 3" AND SMALLER AND 1/8" PER FOOT FOR PIPE SIZES 4" AND LARGER, UNLESS OTHERWISE REQUIRED BY EXISTING CONDITIONS, OR INDICATED ON THE DRAWINGS.

SANITARY VENT PIPING: PROVIDE A COMPLETE SYSTEM OF ABS/PVC PLASTIC PIPE, WITH SOLVENT WELD FITTINGS, OR STANDARD WEIGHT CAST IRON NO-HUB PIPE AND FITTINGS. THE VENT SYSTEM SHALL BE CONNECTED TO THE LANDLORD SYSTEM OR CARRIED THROUGH THE ROOF WITH APPROPRIATE FLASHING.

CONDENSATE AND INDIRECT DRAIN PIPING: TYPE M COPPER TUBING UP TO 1" ID, TYPE DWV COPPER TUBING AND FITTINGS FOR 1-1/4" AND LARGER SIZES.

CLEANOUTS: PROVIDE CLEANOUTS AT THE END OF EACH HORIZONTAL RUN, AND AT THE BASE OF ALL VERTICAL STORM, WASTE AND DRAIN PIPES. CLEANOUTS SHALL BE OF THE SAME SIZE AS THE PIPES THEY SERVE, CONFORMING TO CODE REQUIREMENTS. PROVIDE SUITABLE WALL OR FLOOR CLEANOUTS WITH ACCESSORIES TO OBSCURE FROM VIEW. PROVIDE FLOOR MAKER IF BELOW RAISED FLOOR.

WATER DISTRIBUTION PIPING: LAYOUT WATER PIPING SO THAT THE ENTIRE SYSTEM CAN BE DRAINED. ABOVE GRADE HOT AND COLD WATER MAINS SHALL BE 1/2" MINIMUM TYPE L COPPER TUBING WITH WROUGHT COPPER FITTINGS AND SWEAT CONNECTIONS. ABOVE GRADE HOT AND COLD WATER BRANCHES SHALL BE 1/2" MINIMUM CROSS-LINKED POLYETHYLENE (PEX) TUBING COMPLIES WITH REQUIREMENTS OF ASTM F876 AND F877 AND CROSS-LINKING METHOD MUST BE TYPE A METHOD WITH ENGINEERED PLASTIC FITTINGS, REINFORCEMENT RINGS, BELOW GRADE HOT AND COLD WATER PIPING SHALL BE 1/2" MINIMUM TYPE K COPPER TUBING WITH WROUGHT COPPER FITTINGS, AND SWEAT CONNECTIONS. PROVIDE WATER HAMMER ARRESTERS AT EACH FIXTURE OR GROUP OF FIXTURES AS REQUIRED. INSTALL CHROME PLATED BRASS ESCUTCHEON PLATES AT ALL PENETRATIONS THROUGH FINISHED SURFACES (INCLUDING CABINET INTERIORS). USE LEAD FREE OR TIN-ANTIMONY SOLDER, 95/5 FOR ALL SWEAT FITTINGS OF COPPER PIPING.

DEDUCT ALTERNATE: COPPER PRESS FITTINGS WITH 50-YEAR WARRANTY IN PLACE OF WROUGHT COPPER FITTINGS AND SWEAT CONNECTIONS.

COLD WATER TO WATER COOLERS: CROSS-LINKED POLYETHYLENE (PEX) PLASTIC TUBING, PEX-A GRADE, ASTM F-876; ASTM F-877 (100 PSI AT 180°F). BRASS, COPPER OR ENGINEERED PLASTIC (EP) FITTINGS, ASTM F-1960. PIPING, FITTINGS AND JOINTS TO COMPLY WITH NSF 61-G, NSF 61 AND NSF 372. FITTINGS/JOINTS: COLD EXPANSION FITTING WITH PEX REINFORCING RINGS, ASTM F-1960 OR COLD EXPANSION FITTING WITH METAL COMPRESSION SLEEVE, ASTM 2080.

PIPE INSULATION: RIDGE ONE-PIECE FIBERGLASS PIPE INSULATION WITH REQUIREMENTS COMPLYING WITH ASTM C 547, SELF-SEALING ADHESIVE LAP LONGITUDINAL JOINTS AND BUTT STRIPS FOR TRANSVERSE JOINTS. JACKETING SHALL CONFORM TO ASTM C 1136, TYPE I, MAXIMUM VAPOR TRANSMISSION RATING OF 0.02 PERM WHEN TESTED ACCORDING TO ASTM E 96, PROCEDURE A. (K VALVE) 0.25 BTU/IN./HR. \* FT2 \* °F AT 75°F MEAN TEMPERATURE WITH A MINIMUM R-VALUE OF R4.

PROVIDE INSULATION THICKNESS AS INDICATED: DOMESTIC COLD WATER PIPING 1" AND SMALLER: 1/2" THICKNESS. DOMESTIC COLD WATER PIPING 1-1/4" - 2": 3/4" THICKNESS. DOMESTIC COLD WATER 2-1/2" AND LARGER: 1" THICKNESS. PLUMBING VENT PIPING WITHIN 6 FEET OF ROOF OUTLET: 1" THICKNESS. CONDENSATE PIPING: 1/2" THICKNESS. DOMESTIC HOT WATER PIPING 2" AND SMALLER: 1" THICKNESS. DOMESTIC HOT WATER PIPING 2-1/2" AND LARGER: 1-1/2" THICKNESS. DOMESTIC HOT WATER RETURN PIPING: 3/4" THICKNESS. DOMESTIC HOT WATER W/ELECTRIC TEMPERATURE MAINTENANCE SYSTEM): PIPING 1" AND SMALLER: 1" THICKNESS. PIPING 1-1/4" - 2"; 1-1/2" THICKNESS. PIPING 2-1/2" - 6": 2" THICKNESS.

WATER AND WASTE PIPING BELOW HANDICAP LAVATORIES/SINKS: PIPE INSULATION: PROVIDE TRIBURO "LAVGUARD 2" PREMANUFACTURED ADA TRAP AND SUPPLY PROTECTION OR EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

SHUTOFF VALVES WITH UNIONS SHALL BE PROVIDED FOR SERVICE TO EACH PLUMBING FIXTURE, OR OTHER EQUIPMENT ITEMS TO FACILITATE ISOLATION FOR REPAIR OR REPLACEMENT. PIPE LINE VALVES SHALL BE EQUAL TO CRANE SERIES #9202, QUARTER TURN BALL VALVE. CONSTRUCTION - TWO PIECE, BRONZE BODY, FULL PORTED, CHROME PLATED BRASS BALL, REPLACEABLE TEFLOM OR TFE SEATS AND SEALS. RATING - 150 PSI WSP, 600 PSI WOG. CONNECTIONS - SOLDER OR THREADED ENDS TO MATCH PIPING. STANDARDS COMPLIANCE - BRONZE OR BRASS VALVES: MSS-99-110. WHEN SHUTOFF VALVE ARE PLACED IN THE CEILING THE VALVES WILL BE LOCATED AT A MAXIMUM OF 12" ABOVE THE CEILING, AND NOTHING SHALL BE PLACED BETWEEN THE CEILING ACCESS AND THE VALVES.

ACCESS PANELS SHALL BE PROVIDED WHERE CONCEALED CONTROL DEVICES AND VALVES ARE CONCEALED WITHIN WALLS. WHERE ACCESS FOR ADJUSTMENT AND MAINTENANCE IS POSSIBLE THROUGH LAY-IN SUSPENDED CEILING ACCESS PANELS ARE NOT REQUIRED.

INSTALLATION: THOROUGHLY CLEAN ITEMS BEFORE INSTALLATION. CAP PIPE OPENINGS TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTIONS HAVE BEEN MADE. PROCEED AS RAPIDLY AS CONSTRUCTION WILL PERMIT. SET FIXTURES LEVEL AND IN PROPER ALIGNMENT. INSTALL SUPPLIES IN PROPER ALIGNMENT WITH FIXTURES. INSTALL SILICONE SEALANT BETWEEN FIXTURES AND ADJACENT MATERIAL, FOR SANITARY JOINT, AND OMIT ESCUTCHEONS.

REPAIR EXISTING PLUMBING SYSTEM COMPONENTS DAMAGED BY CONSTRUCTION OPERATIONS AND RESTORE TO ORIGINAL CONDITIONS.

TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE, FOR FOUR (4) HOURS MINIMUM. WHEN TESTING INDICATES MATERIALS OR WORKMANSHIP IS DEFICIENT, REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

TEST SANITARY DRAINAGE AND VENT SYSTEM BY FILLING WITH WATER, WITH ALL POINTS IN THE SYSTEM BEING SUBJECT TO PRESSURE OF AT LEAST 10' OF WATER. WATER LEVEL SHALL REMAIN STATIONARY FOR A PERIOD OF ONE HOUR, WITHOUT ANY PIPE OR JOINT LEAKAGE. IF TESTING INDICATES DEFICIENCIES REPLACE OR REPAIR AS REQUIRED, AND REPEAT TEST UNTIL STANDARDS ARE ACHIEVED.

PROVIDE A COMPLETE GAS PIPING SYSTEM TO SERVE GAS FIRED HVAC EQUIPMENT, DOMESTIC WATER HEATERS AND EQUIPMENT FURNISHED BY OTHERS, AS NOTED ON THE DRAWINGS. PROVIDE EITHER THREADED STEEL OR MALLEABLE IRON PIPE WITH MALLEABLE FITTINGS OR WELDED STEEL. PROVIDE ALL UNIONS, SHUT-OFF VALVES AND DIRT LEGS REQUIRED BY NFPA-54 AND GOVERNING LOCAL CODES AND AT EACH GAS APPLIANCE CONNECTION. PROVIDE ALL TESTS, METERS, INSPECTIONS, HANGERS AND EQUIPMENT CONNECTIONS REQUIRED FOR A COMPLETE AND OPERATING SYSTEM. ALL EXTERIOR AND INTERIOR GAS PIPING SHALL BE PRIMED AND PAINTED SAFETY YELLOW.

**PLUMBING FIXTURE SCHEDULE**

ID	FIXTURE TYPE	MANUFACTURER	MODEL	DESCRIPTION	ACCESSORIES/OPTIONS
WC-1	WATER CLOSET	AMERICAN STANDARD	2462.016.020 "CADET"	WHITE VITREOUS CHINA, ELONGATED SIPHON JET BOWL, PRESSURE ASSISTED 1.6 GPF AND RIM AT 15" AFF.	OLSONITE #95SSCT OPEN FRONT SEAT LESS COVER WITH SELF-SUSTAINING CHECK HINGE. PROVIDE 1/4 TURN ANGLE BALL STOP WITH METAL HANDLE.
WC-2	WATER CLOSET (ACCESSIBLE)	AMERICAN STANDARD	2462.016.020 "CADET"	WHITE VITREOUS CHINA, ELONGATED SIPHON JET BOWL, PRESSURE ASSISTED 1.6 GPF AND RIM AT 10 1/2" AFF.	OLSONITE #95SSCT OPEN FRONT SEAT LESS COVER WITH SELF-SUSTAINING CHECK HINGE. PROVIDE 1/4 TURN ANGLE BALL STOP WITH METAL HANDLE.
L-1	LAVATORY (ACCESSIBLE)	AMERICAN STANDARD	0476.028.020 "AQUALYN"	20"x17", SELF-RIMMING, WHITE VITREOUS CHINA, FRONT OVERFLOW AND FAUCET LEDGE.	AMERICAN STANDARD 6053.104-10V35 SINGLE HOLE BATTERY POWERED FAUCET WITH 0.35 GPM AERATOR. BRASSCRAFT QUARTER TURN LOOSE KEY STOPS, BRAIDED SUPPLIES, AND CHROME ESCUTCHEONS. MCGUIRE 8902, 1-1/4"x1-1/2", 17 GA, ADJUSTABLE TRAP WITH CLEANOUT AND WALL FLANGE, CHROME FINISH. MCGUIRE 155-WC, 1-1/4", 17 GA, OFFSET DRAIN WITH OPEN GRID STRAINER, CHROME PLATED. PROVIDE WITH MCGUIRE PW2125 INSULATION KIT.
L-2	LAVATORY (ACCESSIBLE)	AMERICAN STANDARD	0124.131.020 "COMRADE"	WHITE VITREOUS CHINA WALL HUNG LAVATORY, BACK OVERFLOW, FAUCET LEDGE, SOAP DEPRESSION, AND WALL HANGER.	AMERICAN STANDARD 6053.104-10V35 SINGLE HOLE BATTERY POWERED FAUCET WITH 0.35 GPM AERATOR. BRASSCRAFT QUARTER TURN LOOSE KEY STOPS, BRAIDED SUPPLIES, AND CHROME ESCUTCHEONS. MCGUIRE 8902, 1-1/4"x1-1/2", 17 GA, ADJUSTABLE TRAP WITH CLEANOUT AND WALL FLANGE, CHROME FINISH. MCGUIRE 155-WC, 1-1/4", 17 GA, OFFSET DRAIN WITH OPEN GRID STRAINER, CHROME PLATED. PROVIDE WITH MCGUIRE PW2125 INSULATION KIT. ZURN Z1231-EZ LAVATORY CARRIER.
S-1	SINGLE COMP SINK (ACCESSIBLE)	ELKAY	LRAD221965	SINGLE COMPARTMENT, SELF-RIMMING, 22"x19 1/2"x6 1/2" DEEP, 18 GAUGE STAINLESS STEEL SINK WITH FAUCET LEDGE AND 3 HOLES PUNCHED FOR 8" CENTER SET FAUCET.	CHICAGO FAUCET #1100-E35XKABCP, 8" CENTER SET WITH 8" SWING SPOUT, SINGLE WING HANDLES AND 1.5 GPM AERATOR. PROVIDE 1/4 TURN ANGLE BALL STOPS WITH METAL HANDLE, CHROME PLATED CUP STRAINER WITH TAILPIECE, P-TRAP WITH CLEANOUT & WASTE ARM TO WALL. SET FIXTURE IN BED OF PUTTY.
MS	MOP SINK	FIAT	MSB2424	FLOOR MOUNTED, TERRAZZO BASIN, 24"x24"x10" DEEP. DRAIN AND STOPPER SHALL BE INCLUDED WITH SINK.	PROVIDE WITH FIAT #830-AA FAUCET, HOSE AND BRACKET #832-AA, MS9 STAINLESS STEEL WALL GUARDS AND CHROME PLATED WALL NIPPLES AND ESCUTCHEONS.
MV	MIXING VALVE	SYMMONS	MAXLINE	BELOW LAVATORY MIXING VALVE: 7-210-CK, 3/8" COMPRESSION INLETS AND OUTLET. HARD PIPED MIXING VALVE: 7-225-CK, 1/2" SWEAT INLET AND OUTLET.	THERMOSTATIC CONTROLLER WITH INTEGRAL CHECKS, ALL BRASS BODY WITH DUAL STAINLESS STEEL STRAINER, VANDAL-RESISTANT TEMPERATURE ADJUSTMENT HANDLE. SET TO 105°. MOUNT IN ACCESSIBLE LOCATION.
FD	FLOOR DRAIN	ZURN	ZN-415B-2NH	ADJUSTABLE DURA-COATED CAST IRON BODY WITH POLISHED NICKEL BRONZE STRAINER.	PROVIDE WITH 1/2" TRAP PRIMER CONNECTION WITH MEMBRANE FLASHING CLAMP. PROVIDE OUTLET WITH P-TRAP AND CLEAN AND POLISH STRAINER TOP AFTER INSTALLATION.
ES	FLOOR SINK	ZURN	Z1901-2-23	CAST IRON BODY, FLASHING CLAMP, ACID RESISTANT COATED INTERIOR AND CAST IRON GRATE, 12" SQUARE 1/2" GRATE AND ALUMINUM SEDIMENT BUCKET. PROVIDE OUTLET WITH P-TRAP.	REFER TO PLAN FOR SIZES.

**PLUMBING WATER HEATER SCHEDULE**

ID	WATER HEATER TYPE	MANUFACTURER	MODEL	DESCRIPTION	ACCESSORIES/OPTIONS
WH-1	TANK WATER HEATER	AO SMITH		GAS FIRED TANK TYPE WATER HEATER.	

**PLUMBING PUMP SCHEDULE**

ID	MANUFACTURER	MODEL	DESCRIPTION	ACCESSORIES/OPTIONS
RCP	GRUNDFOS	ALPHA2	BRONZE BODY RECIRCULATING PUMP WITH "AUTOADAPT" VARIABLE SPEED MOTOR, 115 V-1P, 0.65A, VARIABLE 5-65W.	INSTALL NEAR WATER HEATER PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE WITH HONEYWELL L6006C SURFACE MOUNT AQUASTAT SET TO 5°F BELOW WATER HEATER OPERATING TEMPERATURE.

**PLUMBING SYMBOLS LEGEND**

**ABBREVIATIONS:**

BFP	BACKFLOW PREVENTER
CO	CLEANOUT
FFCO/FGCO	FLUSH FLOOR/GRADE CLEANOUT
PC	PLUMBING CONTRACTOR
RI	ROUGH-IN
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VTR	VENT THRU ROOF
WCO	WALL CLEANOUT
(E)	EXISTING

**LINE TYPES:**

---	EXISTING PLUMBING LINE - SEE DRAWING
- - - - -	EXISTING PLUMBING LINE - SEE DRAWING
- x - - - x -	PIPING TO BE REMOVED (X)
- - - - -	COLD WATER (CW)
- - - - -	COLD WATER (CW) - BELOW SLAB/GRADE
- - - - -	SOFT COLD WATER (SW)
- - - - -	HOT WATER (HW) 120°
- - - - -	HOT WATER RETURN (HWR) 120°
- - - - -	GAS LINE (MPC) - MEDIUM PRESSURE / 2PSI
- - - - -	GAS LINE (G) - STANDARD PRESSURE / 7" W.C.
- - - - -	CONDENSATE LINE (D)
- - - - -	OVERFLOW CONDENSATE LINE (OD)
- - - - -	PLUMBING VENT (V)
- - - - -	PLUMBING VENT (V) - BELOW SLAB/GRADE
- - - - -	SANITARY WASTE (SAN) - BELOW SLAB/GRADE
- - - - -	SAND/OIL WASTE (SOW) - BELOW SLAB/GRADE

**GENERAL REFERENCES/NOTATIONS:**

	CONNECT TO EXISTING
	PLAN NOTE DESIGNATION
	FIXTURE/EQUIPMENT NOTE DESIGNATION
	REVISION DESIGNATION
	HVAC EQUIPMENT DESIGNATION
	DETAIL NUMBER
	DETAIL DESIGNATION
	SHEET NUMBER
	MATCHLINE

**PIPE SYMBOLS:**

	PIPE TURNING UP/DOWN
	TEE TURNING UP/DOWN
	SHUTOFF VALVE (BALL TYPE)
	CHECK VALVE
	BALANCING VALVE
	END CAP

**SYMBOLS LEGEND NOTES:**  
REFER TO SPECIFICATIONS AND PLAN NOTES FOR DETAILED DESCRIPTION OF ALL DEVICES SHOWN IN THIS SCHEDULE, PROVIDED BY THIS CONTRACTOR.

**GENERAL NOTES**

- CONTRACTORS AND SUB-CONTRACTORS SHALL CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS. INFORMATION REGARDING THE COMPLETE WORK IS DISPERSED THROUGHOUT THE DOCUMENT SET AND CANNOT BE ACCURATELY DETERMINED WITHOUT REFERENCE TO THE COMPLETE DOCUMENT SET.
- COORDINATE WITH THE WORK OF OTHER SECTIONS, EQUIPMENT FURNISHED BY OTHERS, REQUIREMENTS OF THE OWNER, AND WITH THE CONSTRAINTS OF THE EXISTING CONDITIONS OF THE PROJECT SITE. PROVIDE PIPE RISERS, DROPS, AND OFFSETS AS REQUIRED FOR FIELD INSTALLATION AND TRADE COORDINATION. NOTIFY ARCHITECT OF ANY DISCREPANCIES BEFORE STARTING WORK.
- DRAWINGS FOR PLUMBING WORK ARE DIAGRAMMATIC, SHOWING THE GENERAL LOCATION, TYPE, LAYOUT AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS. REFER TO MANUFACTURER'S STANDARD INSTALLATION DRAWINGS FOR EQUIPMENT CONNECTIONS AND INSTALLATION REQUIREMENTS. PROVIDE PIPING, CONNECTIONS, FITTINGS, VALVES, OFFSETS AND ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM.
- ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODE REQUIREMENTS AS APPROVED AND AMENDED BY THE GOVERNING CITY AND THE AUTHORITY HAVING JURISDICTION. PURCHASE ALL PERMITS ASSOCIATED WITH THE WORK. OBTAIN ALL INSPECTIONS REQUIRED BY CODE.
- PROVIDE WATER HAMMER ARRESTORS THROUGHOUT WATER SYSTEMS AS REQUIRED PER "WATER HAMMER ARRESTERS" DETAIL.
- PROVIDE BACKFLOW PREVENTION DEVICES IN WATER LINES FEEDING PLUMBING FIXTURES AND/OR EQUIPMENT AS SHOWN ON PLANS AND ELSEWHERE AS REQUIRED BY AUTHORITY HAVING JURISDICTION. USE DEVICES OF APPROVED MANUFACTURER AND TYPE IN ACCORDANCE WITH REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF PRESSURE AT BUILDING ENTRY PRIOR TO ALL LOCALLY REQUIRED DEVICES IS LESS THAN 60 PSIG STATIC, CONTACT OWNER'S REPRESENTATIVE. IF PRESSURE EXCEEDS 80 PSIG, PROVIDE PRESSURE REDUCING VALVE.
- SUSPEND HORIZONTAL SERVICE PIPING FROM UNDERSIDE OF ROOF OR FLOOR STRUCTURE UNLESS OTHERWISE INDICATED. INSTALL PIPING AS HIGH AS POSSIBLE. EXTEND PIPING DOWN IN WALLS, PARTITIONS AND CHASES TO SERVE FIXTURES AND EQUIPMENT.
- VERIFY SERVICE CONNECTION POINTS, SIZES, ELEVATIONS AND METERING LOCATIONS FOR PROJECT WITH LOCAL UTILITY COMPANIES AND/OR CIVIL ENGINEER, AS APPLICABLE.
- WATER ENTRY SERVICE PIPING, NEW AND/OR REVISED, CONTRACTOR SHALL ENSURE AND PROVIDE MINIMUM 10'-0" LINEAR FEET OF METAL PIPING MATERIAL BELOW GRADE IN CONTACT WITH EARTH, FOR CONNECTION OF ELECTRICAL SERVICE GROUNDING.
- FOR ALL HAND SINKS/LAVATORIES WITH AN OUTLET TEMPERATURE HIGHER THAN 110°F, PROVIDE APPROVED LEAD-FREE MIXING VALVE PER THE AHJ.

**clockwork**  
423 Delaware St Ste 102  
Kansas City MO 64105  
www.clockwork-ad.com

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**WANEL SAMMEL**  
NAME:  
MECHANICAL ENGINEER EB-2058009545  
DISCIPLINE LICENSE NUMBER

12 E. 1st Street  
12 E 1st Street  
Parkville, MO 64152

rev	issue	date
	DD Pricing Set	08.05.2022

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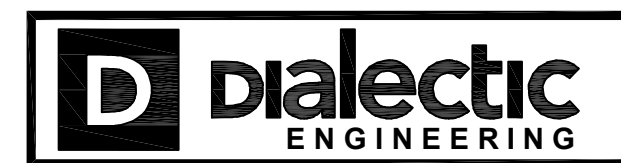
**SHEET TITLE INFORMATION**

**PLUMBING KEY NOTES**



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DISCIPLINE: MECHANICAL ENGINEER LICENSE NUMBER: EB-2958009545

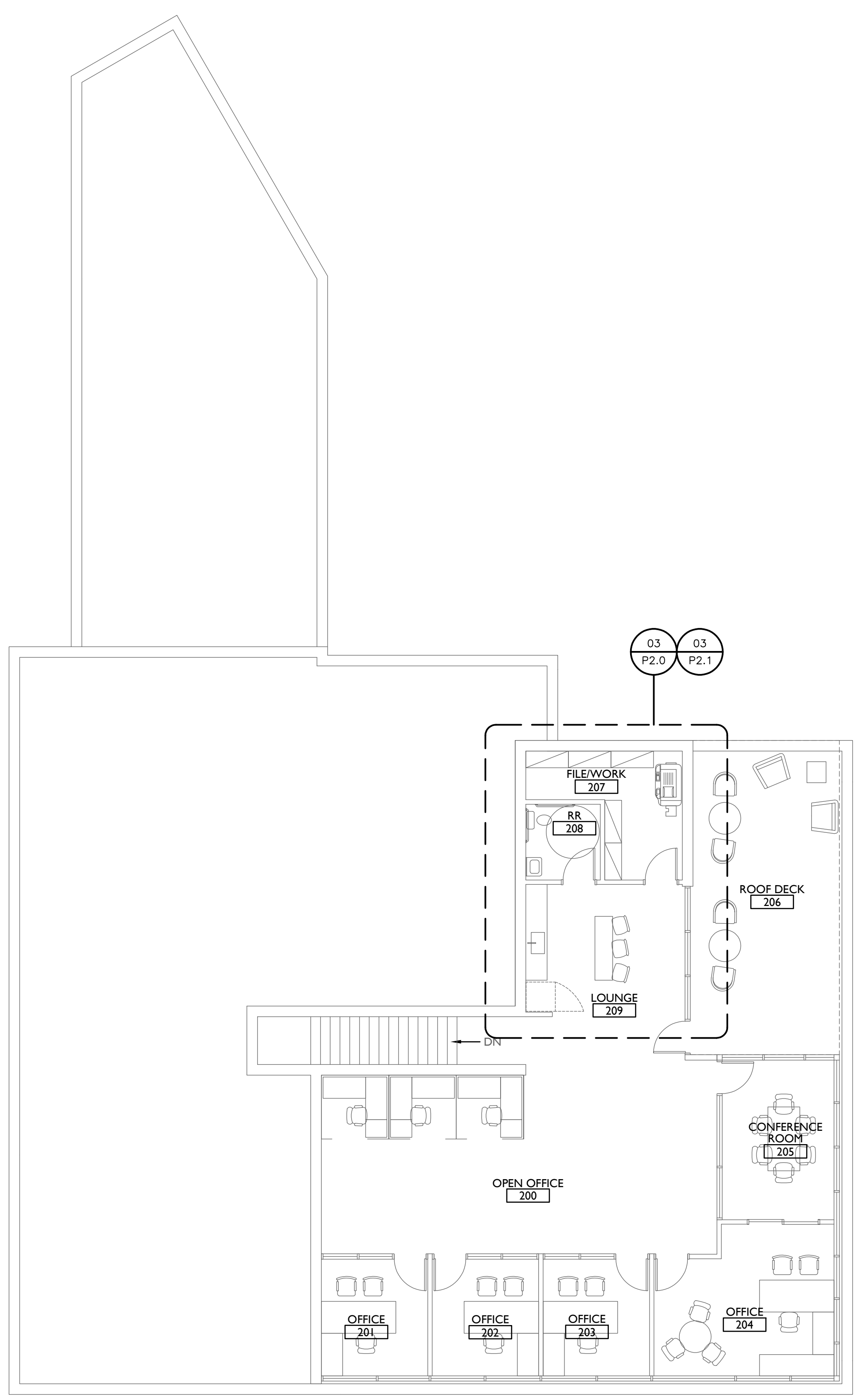
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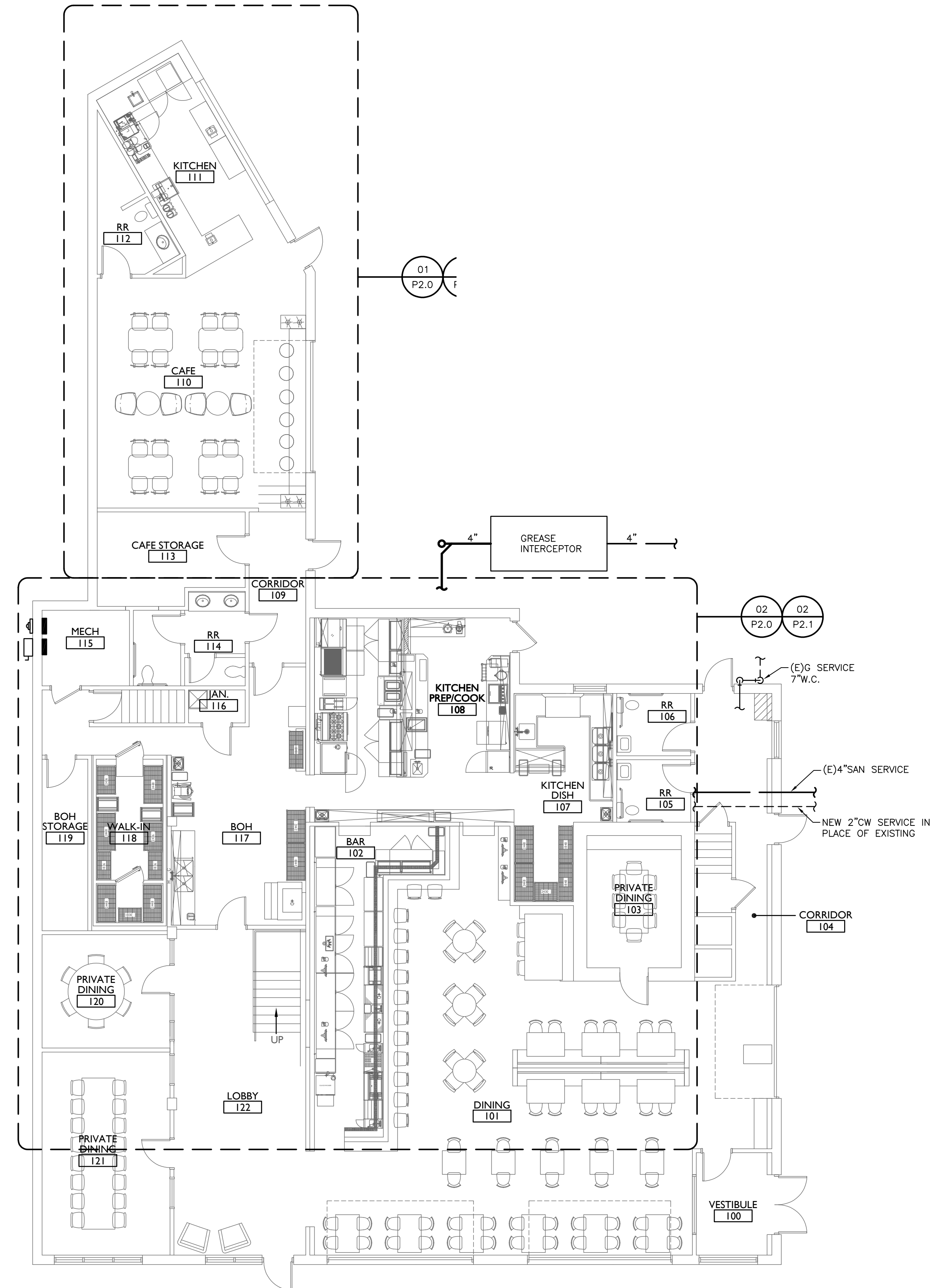
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**OVERALL PLUMBING PLAN**

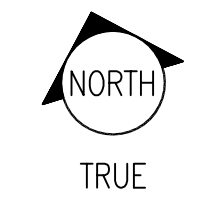
P1.0



**02 UPPER FLOOR XXX PLAN**  
1/8"=1'-0"



**01 GROUND FLOOR XXX PLAN**  
1/8"=1'-0"



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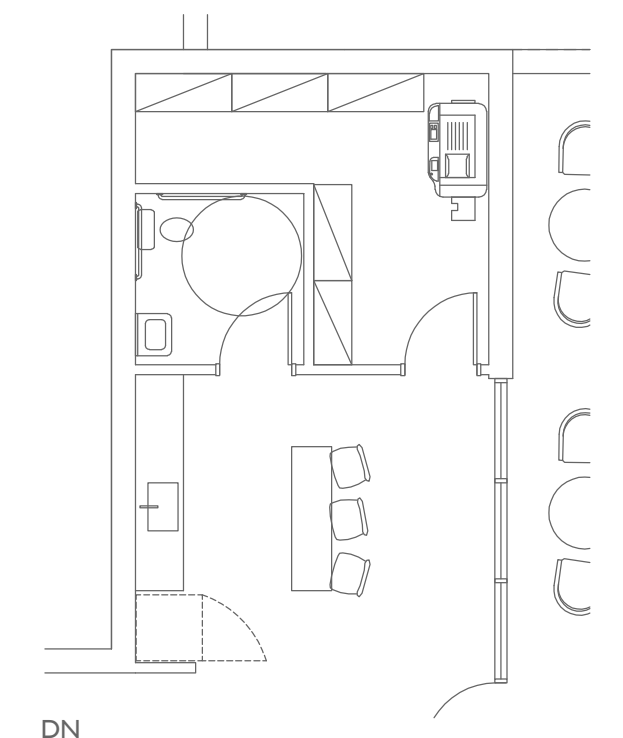
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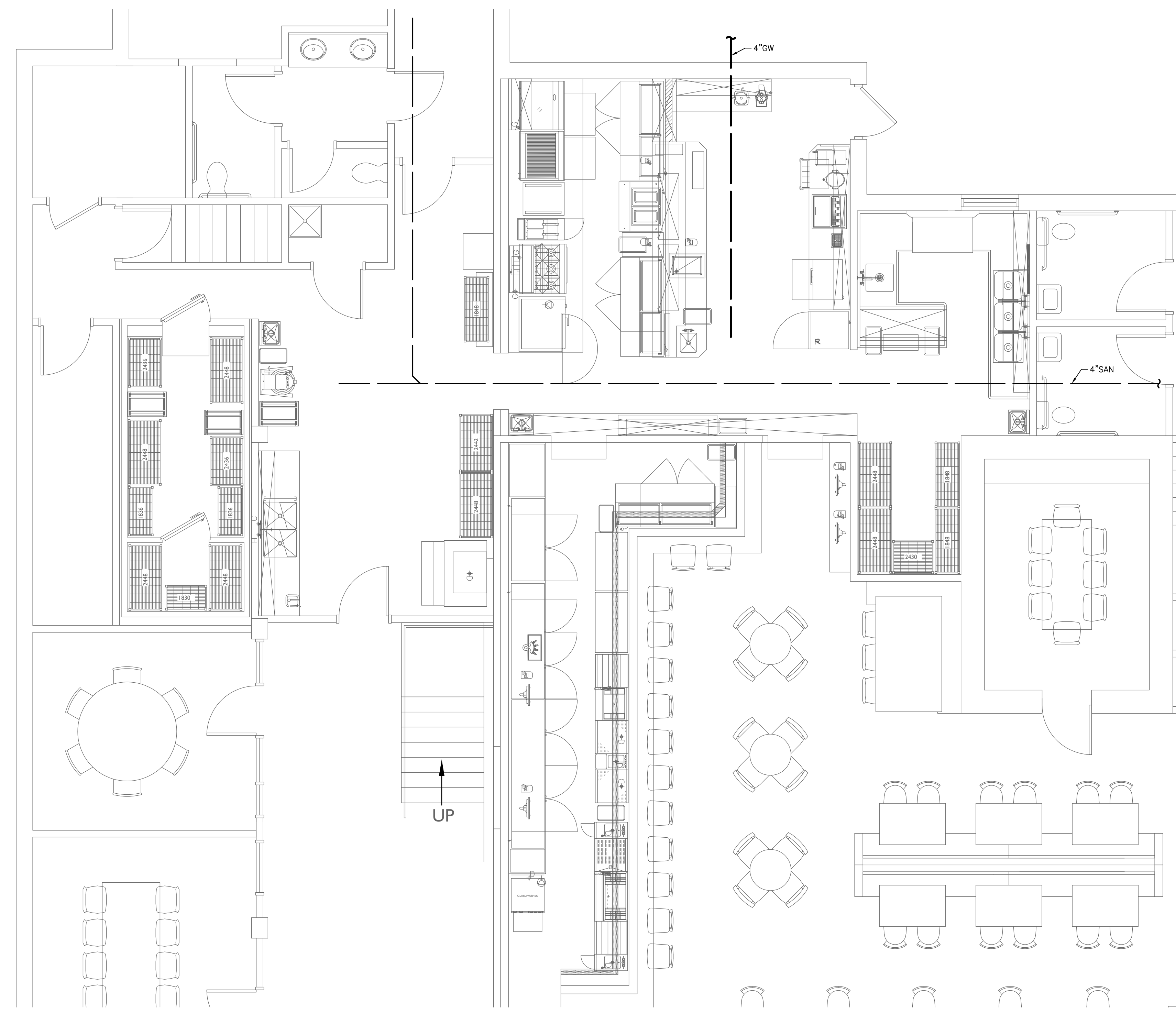
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ENLARGED WASTE & VENT PLANS

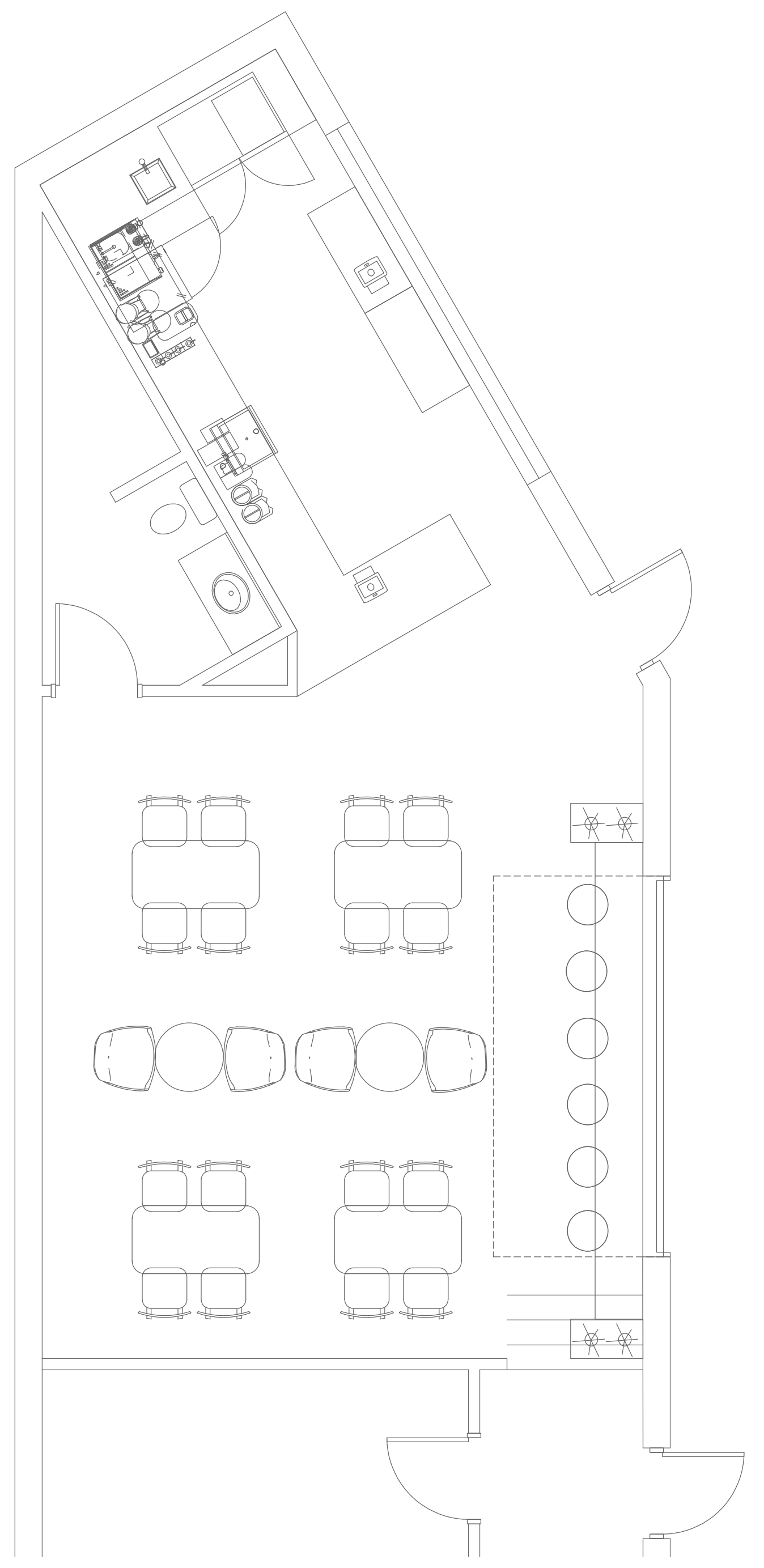
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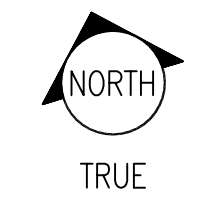
**03 ENLARGED PLUMBING PLAN - WASTE & VENT**  
 1/4"=1'-0"



**02 ENLARGED PLUMBING PLAN - WASTE & VENT**  
 1/4"=1'-0"



**01 ENLARGED PLUMBING PLAN - WASTE & VENT**  
 1/4"=1'-0"



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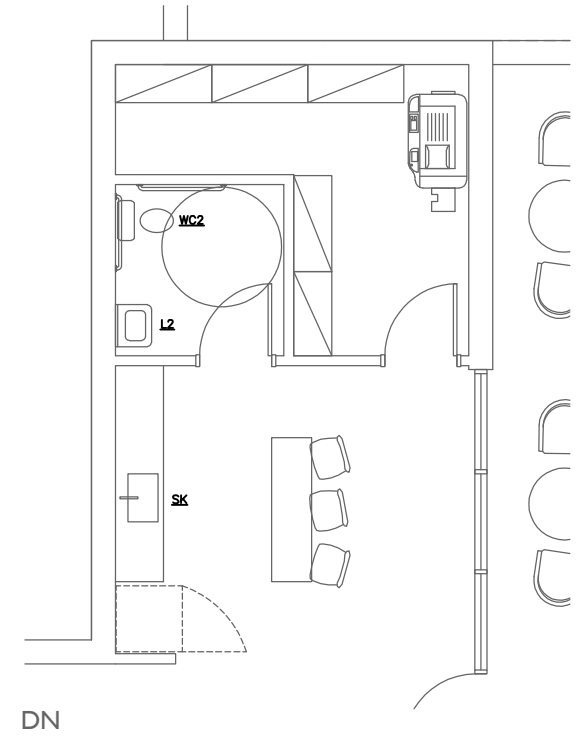
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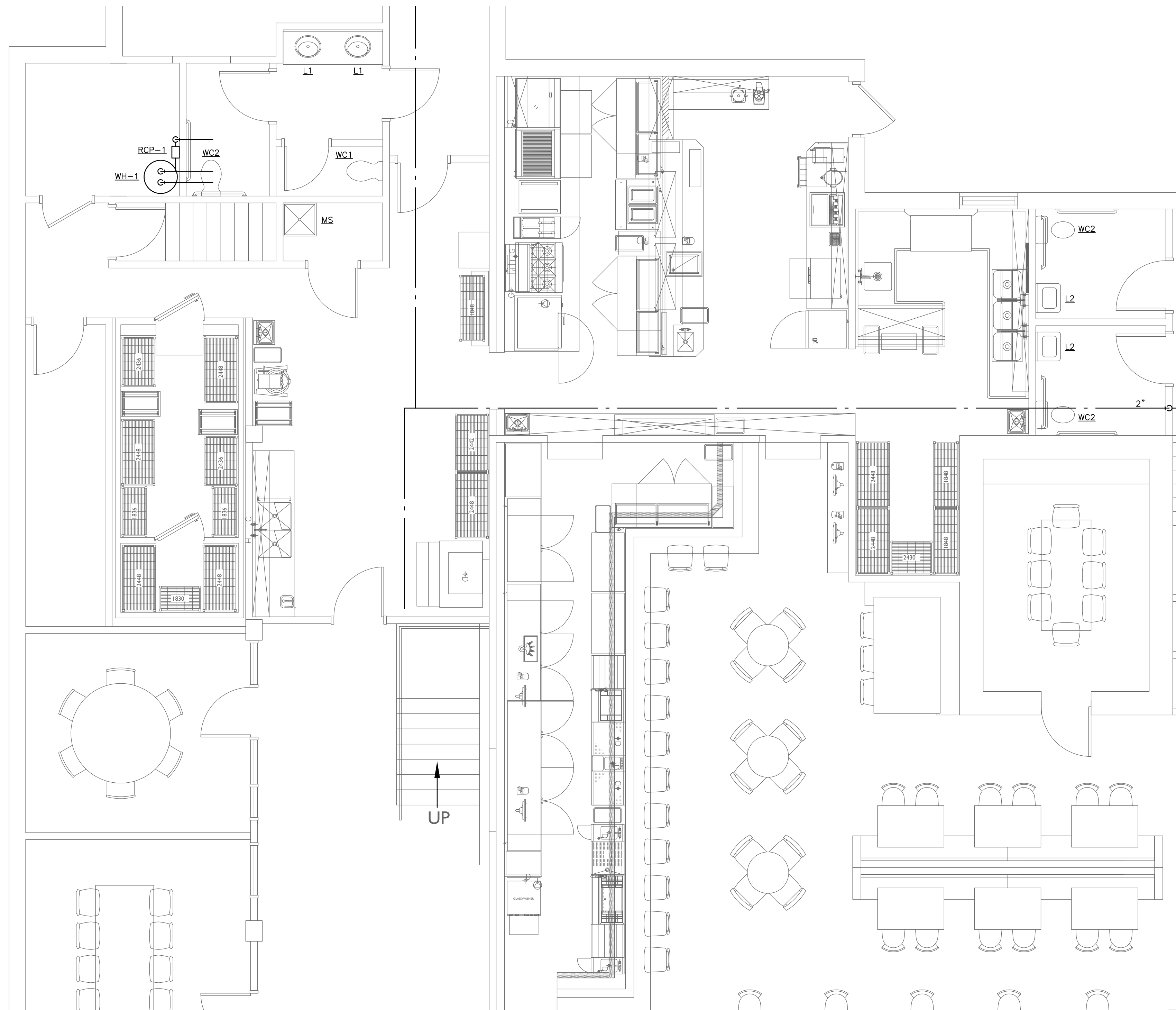
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ENLARGED WATER &  
 GAS PLANS

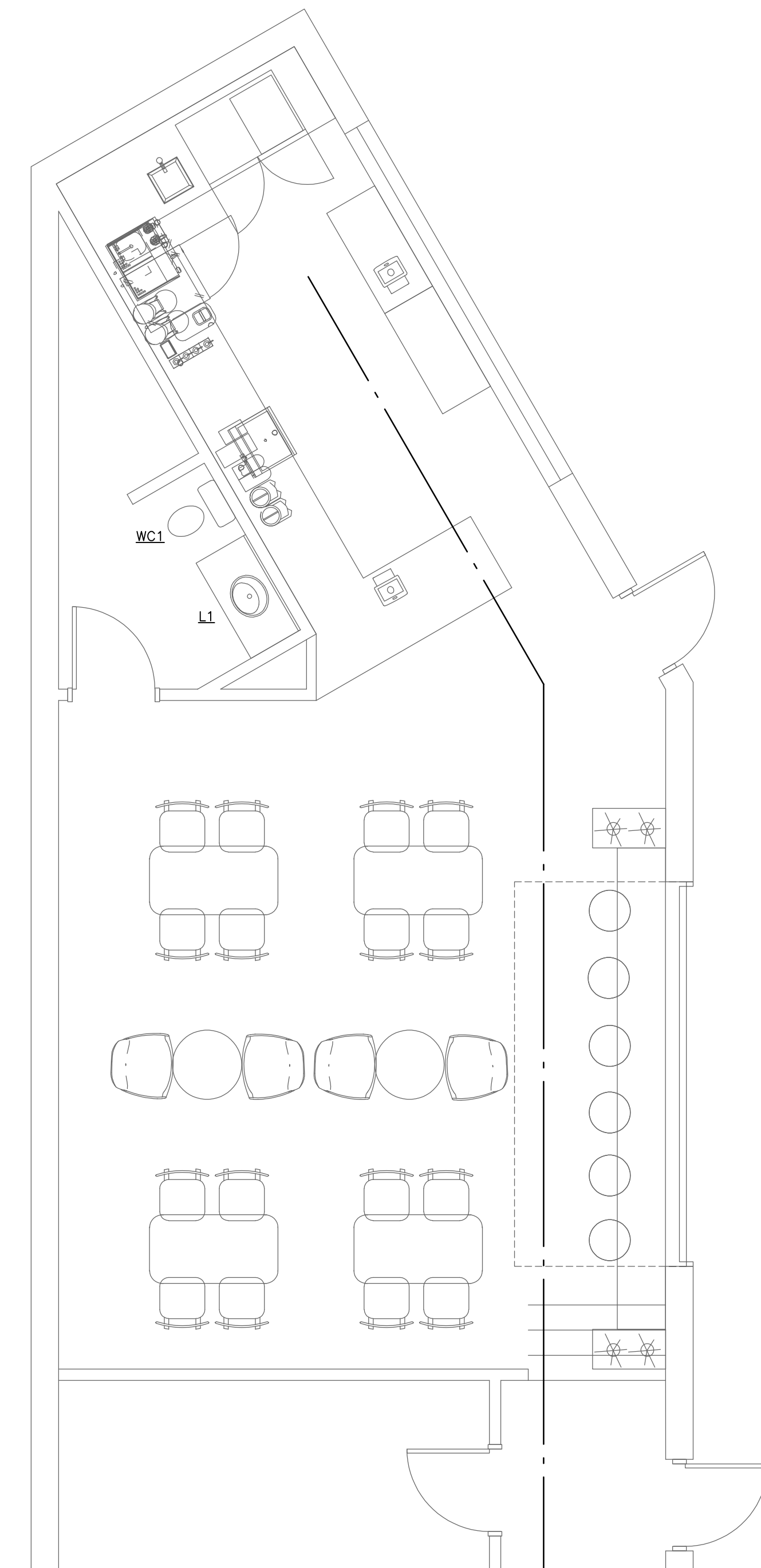
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**03 ENLARGED PLUMBING PLAN - WATER & GAS**  
 1/4"=1'-0"



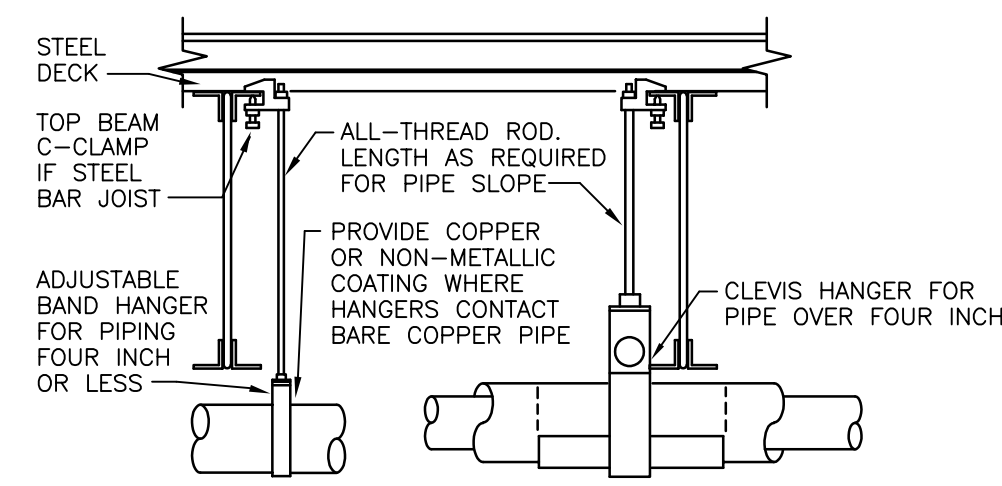
**02 ENLARGED PLUMBING PLAN - WATER & GAS**  
 1/4"=1'-0"



**01 ENLARGED PLUMBING PLAN - WATER & GAS**  
 1/4"=1'-0"



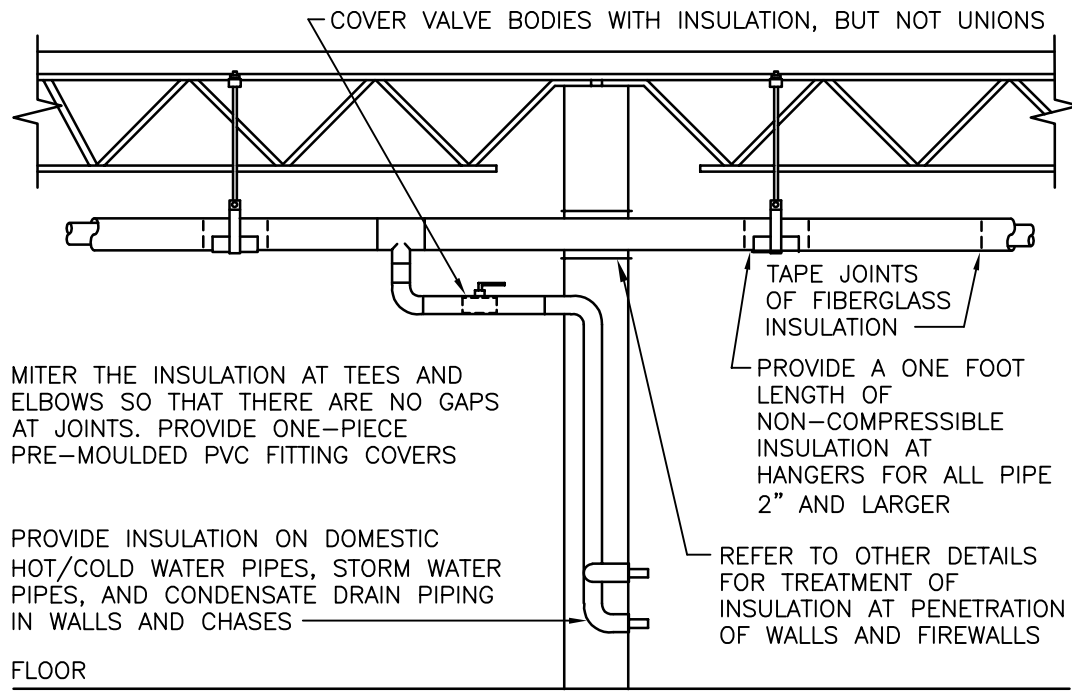
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DO NOT HANG PIPE LARGER THAN 3" FROM BOTTOM OF JOISTS. PROVIDE GALVANIZED STEEL SADDLE FOR ALL INSULATED PIPE LARGER THAN 3/4". VERIFY INSULATION THICKNESS WHEN SIZING HANGERS.

PROVIDE UPPER ATTACHMENT AS REQUIRED FOR CASES NOT SHOWN HERE. DO NOT INSTALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER EXCEPT IN CHASES. TRAPEZE HANGERS MAY BE USED FOR MULTIPLE PARALLEL PIPES. HANGER SPACING FOR PIPE SIZE: COPPER: 4"=12'-0"; 3"=11'-0"; 2 1/2"=10'-0"; 2"=9'-0"; 1 1/2"=8'-0"; 1 1/4"=7'-0"; 1" & 3/4"=6'-0"; 1/2"=5'-0". CAST IRON: 10'-0" AND ONE NEAR ALL JOISTS. STEEL: 4"=14'-0"; 3"=12'-0"; 2 1/2"=11'-0"; 2"=10'-0"; 1 1/2"=9'-0"; 1"=7'-0"; 3/4"=6'-0"; 1/2"=5'-0". LOCATE HANGERS AS CLOSE AS POSSIBLE TO TURNS AND TEES OF PIPE. PROVIDE SUPPLEMENTARY STEEL STRUTS BETWEEN JOISTS IF REQUIRED. LOCATE HANGERS TO TAKE LOAD OFF OF EQUIPMENT CONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. PROVIDE SEISMIC BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. CHAINS OR PERFORATED STRAP IRON OR STEEL IS NOT ACCEPTABLE. REFER TO CODES FOR FURTHER INFORMATION.

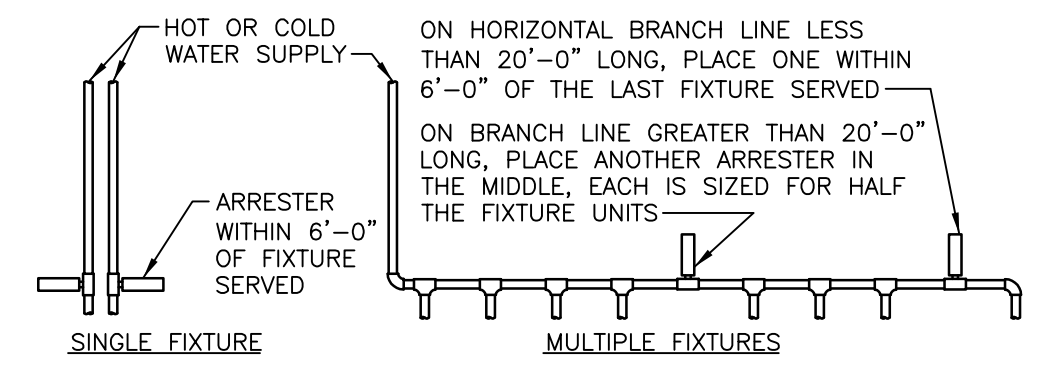
**06 PIPE HANGERS**  
NOT TO SCALE



MITER THE INSULATION AT TEES AND ELBOWS SO THAT THERE ARE NO GAPS AT JOINTS. PROVIDE ONE-PIECE PRE-MOULDED PVC FITTING COVERS.

PROVIDE INSULATION ON DOMESTIC HOT/COLD WATER PIPES, STORM WATER PIPES, AND CONDENSATE DRAIN PIPING IN WALLS AND CHASES. PROVIDE FIBERGLASS INSULATION WITH ALL-SERVICE JACKET WITH VAPOR BARRIER ON ALL COLD/HOT WATER PIPING AND CONDENSATE DRAIN PIPE. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION REGARDING INSULATION. INSTALL ALL ITEMS PER SPECIFICATIONS AND MANUFACTURER'S INSTRUCTIONS. MAINTAIN VAPOR BARRIER ON COLD PIPING BY MEANS OF SEALANT AND TAPE. FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES SHALL NOT EXCEED 25/50. SEAL EXPOSED ENDS OF FIBERGLASS INSULATION WITH ADHESIVE MASTIC.

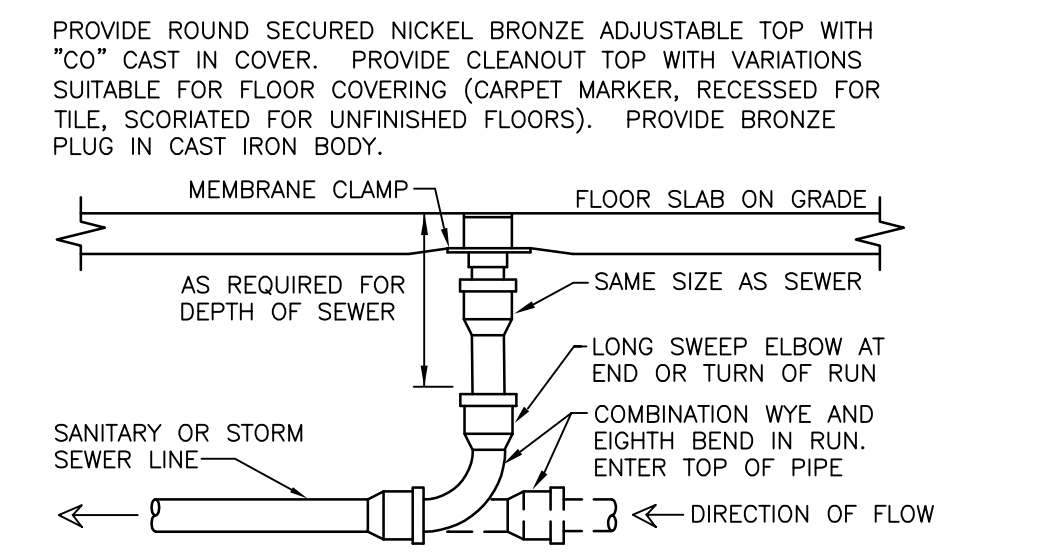
**05 PIPE INSULATION**  
NOT TO SCALE



PDI SIZE	FIXTURE UNIT LOAD	FIXTURE UNIT TABULATION	
		COLD	HOT
AA	1-3	VALVE WATER CLOSET	10
A	4-11	TANK WATER CLOSET	5
B	12-32	URINAL	5
C	33-60	LAVATORY	1.5
D	61-113	SINK	2
E	114-154	MOP BASIN	3
F	155-330	SHOWER/BATHTUB	2
		DRINKING FOUNTAIN	0.5

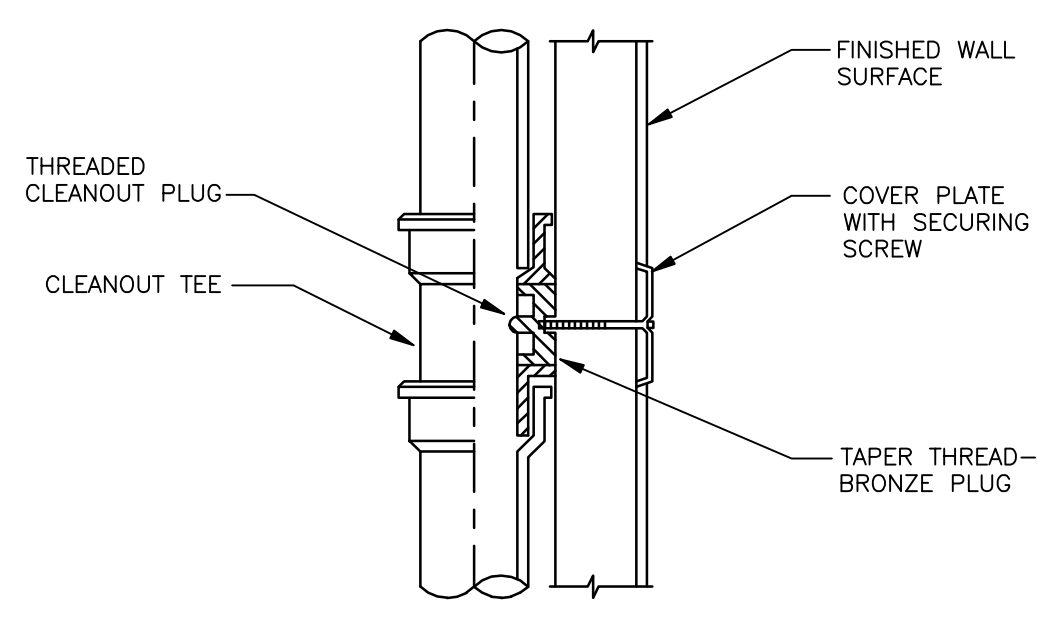
PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 OR ANSI #A112.26.1M CERTIFICATION. SIZE AND INSTALL PER PDI #WH-201 STANDARD OR MANUFACTURER'S INSTRUCTION. THE TABLES ABOVE ARE BASED ON THE SIOUX CHIEF PRODUCT LINE. IF PRESSURE IS IN EXCESS OF 65 PSIG THEN UPSIZE THE ARRESTER BY ONE (EXAMPLE: AN 'A' ARRESTER WOULD BECOME A 'B' ARRESTER.)

**01 WATER HAMMER ARRESTERS**  
NOT TO SCALE

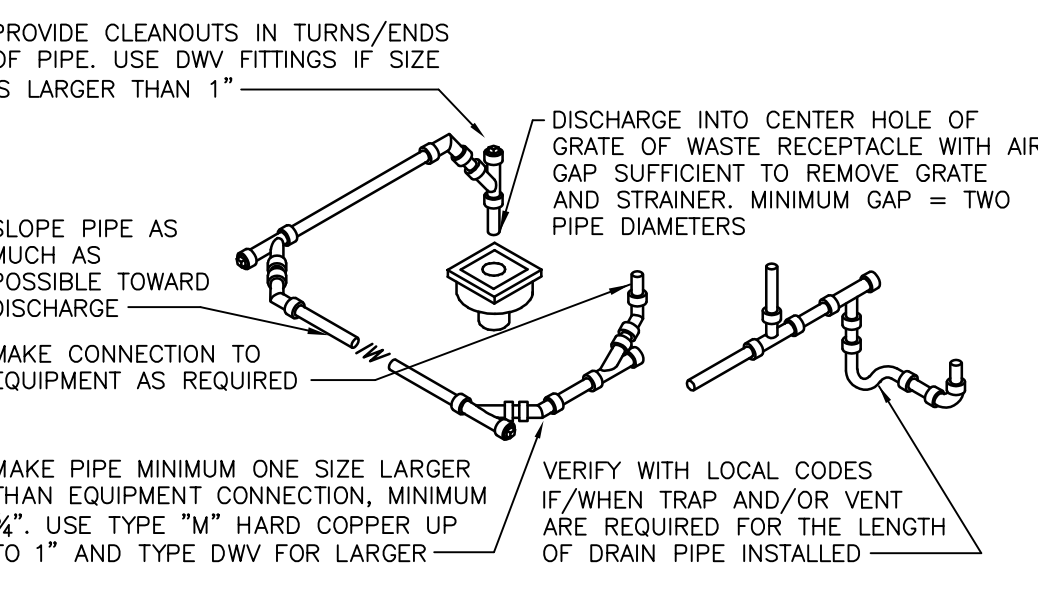


LOCATE AT BUILDING EXIT, AT ENDS OF RUNS, AT TURNS OF PIPE GREATER THAN 45 DEGREES, AT 50' INTERVALS ON STRAIGHT RUNS, AND WHERE SHOWN ON PLANS. PROVIDE BACKFILL PER ARCHITECTURAL SPECIFICATIONS. LOCATE CLEANOUTS WHERE THERE IS 18" CLEAR AROUND. CONSULT LOCAL CODES FOR OTHER FCO REQUIREMENTS.

**02 FLOOR CLEANOUT**  
NOT TO SCALE



**03 WALL CLEANOUT**  
NOT TO SCALE



ROUTE PIPE INCONSPICUOUSLY AND UNOBTUSIVELY. HANG PIPE AS REQUIRED. DO NOT INSULATE INDIRECT DRAIN PIPE WHEN INSTALLED EXPOSED IN FOOD SERVICE FACILITY. REFER TO LOCAL CODES FOR FURTHER INFORMATION.

**04 INDIRECT DRAIN**  
NOT TO SCALE

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PLUMBING DETAILS

### GENERAL DEMOLITION NOTES

- EXISTING DEVICES AND/OR CIRCUITS SHOWN ARE INDICATED ONLY FOR INFORMATION PURPOSES. VISIT THE SITE AND VERIFY ALL CONDITIONS AS THEY EXIST AND REMOVE, RELOCATE AND/OR REWORK ELECTRICAL EQUIPMENT OR CIRCUITS NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM.
- FAILURE TO FAMILIARIZE WITH SITE WILL NOT RELIEVE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING ALL WORK NECESSARY TO PROVIDE AN INSTALLATION THAT IS FREE FROM DEFECTS, DONE ACCORDING TO PLAN, AND PERFORMED TO INDUSTRY ACCEPTED STANDARDS.
- WORK SHALL CONFORM TO APPLICABLE PROVISIONS OF THE ADOPTED ELECTRICAL CODE.
- NOTIFY BUILDING OPERATIONS MANAGER (7) BUSINESS DAYS IN ADVANCE OF ALL INTERRUPTIONS TO EXISTING BUILDING SERVICES.
- MAINTAIN ACCURATE RECORDS OF MODIFICATIONS TO EXISTING SYSTEMS WHICH ARE TO REMAIN. DELIVER ALL "RECORD" DRAWINGS TO OWNER INDICATING SUCH CHANGES.
- DISCONNECT AND LABEL ABANDONED FEEDERS AND CIRCUITS.
- WHERE NEW WORK INTERFERES WITH CIRCUITS IN ROOMS OTHERWISE UNDISTURBED, EXISTING CIRCUITS SHALL BE REWORKED AS REQUIRED TO MAINTAIN SERVICE.
- REMOVE UNUSED EQUIPMENT, FIXTURES, AND PANELS FROM SITE, UNLESS NOTED OTHERWISE.
- COORDINATE ROUTING OF CONDUITS AND LOCATIONS OF EQUIPMENT WITH OTHER TRADES TO AVOID CONFLICTS.
- PROVIDE BLANK COVER PLATES WHERE DEVICES WITH CONCEALED CONDUITS ARE REMOVED LEAVING EXPOSED BACKBOXES AFTER FINAL SURFACE IS APPLIED. COORDINATE COVER PLAN FINISH WITH ARCHITECT.
- VERIFY LOCATION AND CONDITION OF EXISTING UTILITIES AND PROTECT DURING THE COURSE OF WORK. EXISTING UTILITIES, BUILDING MATERIALS AND ASSOCIATED ITEMS WHICH ARE DAMAGED BY CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE (IN A TIMELY MANNER) AND TO OWNER'S APPROVAL.
- REMOVE ALL NMB (ROMEX), BX, AND OTHER FLEXIBLE CONDUIT OR CABLE SYSTEMS AND EXPOSED WIRING FOR ABANDONED CIRCUITS.
- PROVIDE TEMPORARY CONNECTIONS TO MAINTAIN POWER TO BRANCH AND FEEDER CIRCUITS UNTIL PERMANENT PANEL IS INSTALLED TO RECONNECT REMAINING EXISTING CIRCUITS.
- COORDINATE REMOVAL OF MECHANICAL AND PLUMBING EQUIPMENT AND REMOVE ELECTRICAL POWER AND CONTROL CIRCUITS FOR EQUIPMENT BEING REMOVED. WHERE EXISTING EQUIPMENT IS BEING REPLACED WITH NEW EQUIPMENT OR RELOCATED EQUIPMENT, CONTRACTOR MAY REUSE EXISTING CONDUIT AND ROUGH-IN LOCATIONS IF FEASIBLE, BUT NEW CONDUCTORS SHALL BE PROVIDED.
- WHERE EQUIPMENT IS REMOVED FROM OR RELOCATED TO A LOCATION WHICH PENETRATES FIRE RATED CONSTRUCTION, PROVIDE APPROPRIATE FIRE STOPPING MATERIALS TO MAINTAIN FIRE RATING OF STRUCTURE.

### LIGHTING GENERAL NOTES

- CONNECT EXIT SIGNS, EMERGENCY AND NIGHT LIGHTS TO UNSWITCHED LIGHTING CIRCUIT, NOT CONTROLLED BY OCCUPANCY SENSORS, SWITCHES OR CONTACTORS.
- PROVIDE DEDICATED NEUTRAL WITH ALL DIMMING SYSTEM CIRCUITS. NO COMMON NEUTRALS SHALL BE ALLOWED.
- REFER TO "RECESSED LIGHTING FIXTURE SUPPORT DETAIL" FOR INFORMATION ON SUPPORT OF ALL RECESSED LIGHT FIXTURES.
- REFER TO ARCHITECTURAL REFLECTED CEILING PLAN AND DETAILS FOR LOCATION OF ALL LIGHTING FIXTURES AND ALL OTHER EQUIPMENT INSTALLED IN THE CEILING SYSTEM. VERIFY MOUNTING HEIGHTS AND FINISHES WITH ARCHITECT PRIOR TO ROUGH-IN.
- REFER TO POWER PLANS FOR LOCATIONS OF ELECTRICAL EQUIPMENT.
- PROVIDE (2) ADDITIONAL #12 CONDUCTORS FOR ALL 0-10V DIMMING CIRCUITS.

### POWER GENERAL NOTES

- VERIFY EXACT LOCATIONS OF HVAC AND PLUMBING EQUIPMENT, CONDUIT STUB-UPS AND POWER CONNECTIONS PRIOR TO ROUGH-IN.
- VERIFY EXACT LOCATION, MOUNTING HEIGHTS AND CONDUIT ROUTING FOR ALL THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS AND CO<sub>2</sub> SENSORS PRIOR TO ROUGH-IN.
- REFER TO MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL ELECTRICAL REQUIREMENTS. COORDINATE PROVISIONS FOR CONTROL CONDUIT AND WIRING AS REQUIRED FOR INTERLOCKING OF FANS, MOTORS, ETC. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- MOUNT DEVICES INSTALLED ON EQUIPMENT ON NON-REMOVABLE PANEL. COORDINATE LOCATION PRIOR TO COMMENCING ROUGH-IN WORK.

### FIRE ALARM GENERAL NOTES

- FIRE ALARM DEVICES ARE SHOWN FOR DESIGN INTENT ONLY. CONTRACTOR SHALL PROVIDE A COMPLETE FIRE ALARM SYSTEM, COMPLYING WITH LOCAL CODES AND NFPA. WHERE REQUIRED, CONTRACTOR SHALL PROVIDE STAMPED DRAWINGS SHOWING DEVICE LOCATIONS AND CALCULATIONS.
- FIRE ALARM CABLING SHALL BE INSTALLED IN CONDUIT FACTORY PAINTED RED.**
- DUCT TYPE SMOKE DETECTORS SHALL BE FURNISHED AND WIRED BY FIRE ALARM CONTRACTOR, AND INSTALLED IN DUCT BY MECHANICAL CONTRACTOR.
- PROVIDE DUCT OR AREA SMOKE DETECTOR (AS SHOWN ON PLANS) WITHIN 5' OF SMOKE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS AND FIRE ALARM CONTROL PANEL.
- PROVIDE HVAC SHUT DOWN RELAYS AT ALL HVAC EQUIPMENT. PROVIDE CONDUIT AND CONTROL WIRING FROM RELAY TO HVAC UNIT.
- EXISTING FIRE-ALARM EQUIPMENT: MAINTAIN EXISTING EQUIPMENT FULLY OPERATIONAL UNTIL NEW EQUIPMENT HAS BEEN TESTED AND ACCEPTED. AS NEW EQUIPMENT IS INSTALLED, LABEL IT "NOT IN SERVICE" UNTIL IT IS ACCEPTED. ONCE NEW SYSTEM IS INSTALLED, TESTED, AND ACCEPTED BY OWNER OR OWNER'S REPRESENTATIVE, REMOVE LABELS FROM NEW EQUIPMENT AND LABEL EXISTING FIRE-ALARM EQUIPMENT "NOT IN SERVICE" UNTIL REMOVED FROM BUILDING.**
- EQUIPMENT REMOVAL: AFTER ACCEPTANCE OF NEW FIRE-ALARM SYSTEM, CAREFULLY REMOVE EXISTING DISCONNECTED FIRE-ALARM EQUIPMENT AND PACKAGE, LABEL, AND TURN OVER TO OWNER. REMOVE ALL UNUSED WIRE, CONDUIT, AND BOXES. DAMAGED SURFACES SHALL BE RESTORED TO FINISHES TO MATCH SURROUNDING WALLS/CEILING/FLOORS.**
- CONNECTING TO EXISTING EQUIPMENT: VERIFY THAT EXISTING FIRE-ALARM SYSTEM IS OPERATIONAL BEFORE MAKING CHANGES OR CONNECTIONS.**
- J.A. CONNECT NEW EQUIPMENT TO EXISTING CONTROL PANEL.**  
**J.B. PROVIDE ALL EQUIPMENT REQUIRED TO ALLOW NEW DEVICES TO BE INSTALLED AND OPERATIONAL.**  
**J.C. LANDLORD APPROVED FIRE ALARM CONTRACTOR SHALL BE CONTRACTED TO MAKE ALL CHANGES TO LANDLORD FIRE ALARM SYSTEM.**  
**J.D. COORDINATE CONNECTION POINT AND TYPE WITH LANDLORD'S FIRE ALARM CONTRACTOR AND PROVIDE A COMPLETE SYSTEM AS REQUIRED BY CODES AND LANDLORD.**
- MAINTAIN A CLEAN, PROPER SAFE WORK ENVIRONMENT PER OSHA AND LOCAL AHJ REQUIREMENTS.
- AS NEW EQUIPMENT IS INSTALLED, LABEL IT "NOT IN SERVICE" UNTIL IT IS ACCEPTED.
- PROTECTIVE DUST COVERS SHALL REMAIN ON ALL NEW DETECTORS UNTIL FINAL CONSTRUCTION CLEANUP IS COMPLETED.**
- EXPAND, MODIFY, AND SUPPLEMENT EXISTING EQUIPMENT AS NECESSARY TO EXTEND EXISTING FUNCTIONS TO NEW POINTS. NEW COMPONENTS SHALL BE CAPABLE OF MERGING WITH EXISTING CONFIGURATION WITHOUT DEGRADING PERFORMANCE OF EITHER SYSTEM.
- PERFORM RE-ACCEPTANCE TESTING TO VERIFY PROPER OPERATION OF ADDED AND REPLACED DEVICES AND APPLIANCES.

### GENERAL ELECTRICAL NOTES

- INCLUDE ALLOWANCE FOR UNFORESEEN CONDITIONS THAT MAY AFFECT THE SCOPE OF WORK. MINOR DEVIATIONS REQUIRED FOR ACCOMPLISHING THE INTENT OF THIS DESIGN SHALL BE INCLUDED IN THE ALLOWANCE.
- SWITCHBOARDS, PANELBOARDS, DISCONNECT SWITCHES, TRANSFORMERS AND CONTACTORS SHALL BE "LISTED" AND "IDENTIFIED" AS RATED FOR MINIMUM OF 75°C CONDUCTOR TERMINATION.
- ELECTRICAL DESIGN IS BASED ON INSTALLATION OF 75°C CONDUCTORS CONNECTED TO TERMINAL LUGS AND EQUIPMENT U.L. LISTED FOR MINIMUM 75°C. CONDUCTORS TERMINATED ON EQUIPMENT WITH LOWER RATING (60°C) OR NO RATING SHOWN SHALL HAVE CONDUCTOR SIZE INCREASED TO CONFORM TO ADOPTED ELECTRICAL CODE AND UL/CUL NO. 489 REQUIREMENTS.
- CONDUIT INSTALLED INDOORS SHALL BE ELECTRICAL METALLIC TUBING (EMT), MINIMUM 3/4" OR AS NOTED.
- CONDUIT INSTALLED BELOW SLAB SHALL BE RIGID STEEL, IMC, PVC OR HDPE, MINIMUM 3/4". IF PVC OR HDPE IS USED, TRANSITION TO RIGID STEEL BEFORE TURNING UP AND PENETRATING FLOOR SLAB.
- CONDUCTORS SHALL BE MINIMUM #12 THIN/THWN COPPER UNLESS NOTED OTHERWISE ON PLANS OR IN SPECIFICATIONS. BRANCH CIRCUITS SHALL BE PROVIDED WITH (2) #12 CONDUCTORS AND (1) #12 EQUIPMENT GROUND CONDUCTOR UNLESS NOTED OTHERWISE.
- BRANCH CIRCUITS SHOWN WITH TWO GROUNDING CONDUCTORS SHALL HAVE ONE EQUIPMENT GROUND CONDUCTOR (GREEN) AND ONE ISOLATED GROUND CONDUCTOR (GREEN W/YELLOW STRIP) INSTALLED IN RACEWAY.
- DIRECT CURRENT WIRING SHALL BE (2) #10 IN 3/4" CONDUIT UNLESS NOTED OTHERWISE.
- CONTROL VOLTAGE WIRING SHALL BE PLENUM RATED OR INSTALLED IN CONDUIT.
- THERMOSTATS, TEMPERATURE SENSORS, CARBON DIOXIDE SENSORS AND HUMIDISTATS: UNLESS NOTED OTHERWISE, PROVIDE WALL BOX AT +3'-10" AFF WITH 3/4" CONDUIT STUBBED OUT TO ABOVE ACCESSIBLE CEILING WITH NYLON BUSHINGS AND PULLSTRING.
- PROVIDE FLEXIBLE CONNECTIONS ONLY FOR FINAL CONNECTION TO EQUIPMENT, 6"-10" MAXIMUM LENGTH. PROVIDE LIQUID TIGHT FLEXIBLE CONNECTION AT EXTERIOR LOCATIONS AND WHERE EXPOSURE TO MOISTURE IS POSSIBLE.
- ALL EMPTY CONDUITS SHALL BE PROVIDED WITH A PULL WIRE.
- ALL RACEWAYS SHALL CONTAIN A GROUNDING ELECTRODE SIZED PER THE ADOPTED ELECTRICAL CODE.
- COORDINATE WORK ABOVE THE CEILING WITH OTHER TRADES TO PROVIDE THE GREATEST POSSIBLE CLEARANCE. CONDUIT RUNS SHALL BE RUN THROUGH TRUSSES WHERE POSSIBLE.
- VERIFY EXACT PLACEMENT OF ALL DEVICES SHOWN ON CONSTRUCTION DOCUMENTS PRIOR TO FINAL PLACEMENT.
- ALL RECESSED PANELBOARDS SHALL BE INSTALLED WITH MINIMUM OF (3) 3/4" CONDUITS STUBBED UP TO ACCESSIBLE CEILING SPACE FOR FUTURE USE.
- ALL PANELBOARDS, SWITCHBOARDS AND LINE VOLTAGE CONTROL EQUIPMENT SHALL BE FIELD MARKED TO WARN QUALIFIED PERSONS OF POTENTIAL ELECTRIC ARC FLASH HAZARDS. MARKING SHALL BE LOCATED SO AS TO BE CLEARLY VISIBLE TO QUALIFIED PERSONS BEFORE EXAMINATION, ADJUSTING, SERVICING OR MAINTENANCE OF EQUIPMENT. MARKING SHALL BE SELF ADHESIVE, COMMERCIAL LABEL CONFORMING TO ADOPTED CODES.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS SHALL HAVE OPERABLE PARTS OF THE CONTROLS LOCATED NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR. IF THE REACH IS OVER AN OBSTRUCTION BETWEEN 20" AND 25" IN DEPTH, THE MAXIMUM HEIGHT IS REDUCED TO 44" FOR FORWARD APPROACH OR 46" FOR SIDE APPROACH, PROVIDED THE OBSTRUCTION IS NO MORE THAN 24" IN DEPTH. OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25" FROM THE WALL BENEATH A CONTROL.
- TERMS:  
SHALL - ACTION THAT IS REQUIRED WITHOUT OPTION OR QUALIFICATION.  
FURNISH - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING.  
INSTALL - CONTRACTOR SHALL BE RESPONSIBLE FOR LABOR AND CONSTRUCTION EQUIPMENT NECESSARY TO SET IN PLACE, CONNECT, CALIBRATE AND/OR TEST EQUIPMENT FURNISHED BY HIM OR OTHERS.  
PROVIDE - CONTRACTOR SHALL FURNISH AND INSTALL.

### COMMUNICATIONS GENERAL NOTES

- TELEPHONE, DATA AND CATV CABLING SHALL BE PROVIDED BY OTHERS.
- PROVIDED NYLON BUSHINGS ON ALL CONDUITS.

### WIRING SCHEDULE FOR VOLTAGE DROP

DISTANCE	CONDUCTOR SIZE
120V - 20A BRANCH CIRCUIT	
UP TO 100'	#12
100' - 150'	#10
150' - 250'	#8
250' - OVER	#6
277V - 20A BRANCH CIRCUIT	
UP TO 200'	#12
200' - 375'	#10
375' - OVER	#8

NOTE  
FOR CIRCUITS WITH #6 CONDUCTORS, REDUCE TO #8 CONDUCTORS AT PANEL FOR FINAL CONNECTIONS TO CIRCUIT BREAKER.

### ELECTRICAL SYMBOLS LEGEND

- HOME RUN TO PANEL CIRCUIT. NUMBERS, PHASE, NEUTRAL AND GROUND CONDUCTORS INDICATED ALONG WITH ISOLATED GROUND CONDUCTOR IF APPLICABLE.
- PARTIAL CIRCUIT
- CONDUIT INSTALLED CONCEALED ABOVE CEILING OR IN WALL
- CONDUIT INSTALLED CONCEALED BELOW FLOOR SLAB OR UNDERGROUND
- CONDUIT INSTALLED WITH DIRECT CURRENT POWER WIRING
- CONDUIT TURNED UP OR DOWN AS NOTED
- FLEXIBLE CONDUIT FOR FINAL CONNECTION TO EQUIPMENT
- 
- 
- 
- 
- 
- CEILING MOUNTED OCCUPANCY SENSOR
- 
- 
- 
- 
- 
- 
- 
- RECEPTACLE INSTALLED FLUSH IN CEILING
- ISOLATED GROUND RECEPTACLE INSTALLED FLUSH IN CEILING
- 
- JUNCTION BOX
- 
- DISCONNECT SWITCH PROVIDED WITH EQUIPMENT.
- COMBINATION MOTOR STARTER/DISCONNECT SWITCH FURNISHED BY MECHANICAL CONTRACTOR, INSTALLED BY ELECTRICAL CONTRACTOR
- MOTOR CONNECTION
- LIGHTING CONTACTOR, INSTALLED AS NOTED
- 
- CONTROL OR POWER RELAY, INSTALLED AS NOTED
- CONTROL TRANSFORMER, INSTALLED AS NOTED
- 
- ELECTRICALLY OPERATED DAMPER, PROVIDED BY MECHANICAL CONTRACTOR
- 
- 
- 
- 
- 
- 
- 
- 
- 
- 
- FIRE ALARM HORN AND 115cd STROBE, CEILING MOUNTED
- STROBE ONLY (115cd UNO), CEILING MOUNTED
- AREA TYPE PHOTOELECTRIC SMOKE DETECTOR, CEILING MOUNTED, OR AS NOTED
- DUCT TYPE PHOTOELECTRIC SMOKE DETECTOR WITH SAMPLING TUBES AND REMOTE INDICATOR LIGHT MOUNTED FLUSH IN CEILING BELOW DETECTOR
- FIRE ALARM SYSTEM RELAY
- SPRINKLER FLOW SWITCH, PROVIDED BY PLUMBING CONTRACTOR
- SPRINKLER TAMPER SWITCH, PROVIDED BY PLUMBING CONTRACTOR
- 
- COMBINATION FIRE/SMOKE DAMPER PROVIDED BY MECHANICAL CONTRACTOR
- AFF/AFG
- AHJ
- BAS
- EC
- FA
- GC
- MC
- NL
- NF
- PC
- TYP
- WP

SYMBOLS LEGEND NOTES:  
MOUNTING HEIGHTS INDICATED ARE MEASURED FROM FINISHED FLOOR TO THE CENTERLINE OF THE DEVICE UNLESS NOTED OTHERWISE.

NOT FOR CONSTRUCTION

### Dialectic ENGINEERING

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Kansas City, MO 64108  
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EARL K ZWEIFEL  
NAME:  
ELECTRICAL ENGINEER PE-2018009545  
DISCIPLINE LICENSE NUMBER

12 E. 1st Street  
12 E 1st Street  
Parkville, MO 64152

rev	issue	date
	DD Pricing Set	08.05.2022

22.05. 12 E IST

### ELECTRICAL NOTES AND LEGEND

**POWER PLAN KEY NOTES**

□ TEMPLATE FOR NOTES. INSERT TO NODE.

NOT FOR CONSTRUCTION

**Dialectic ENGINEERING**

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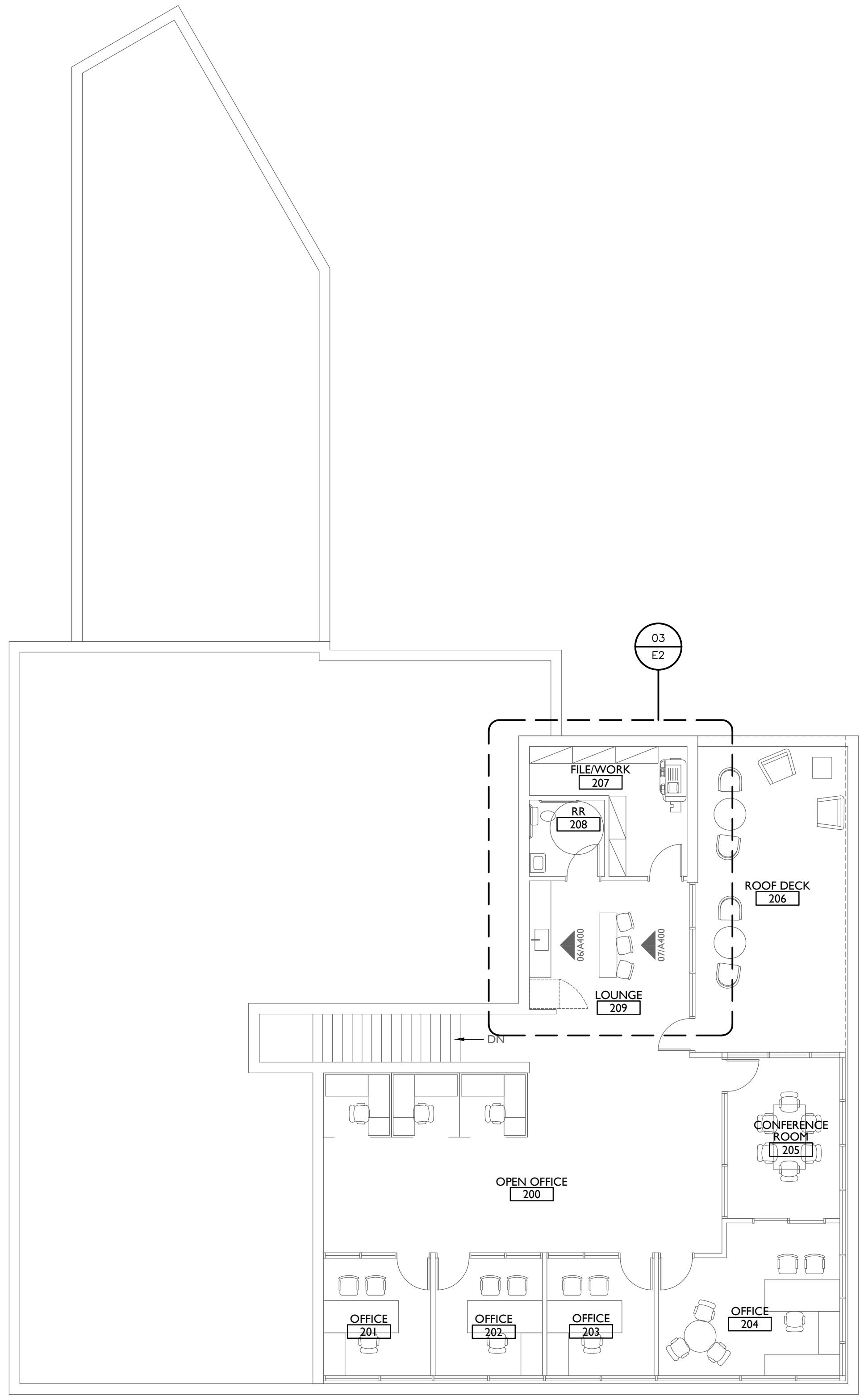
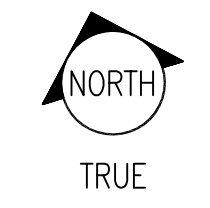
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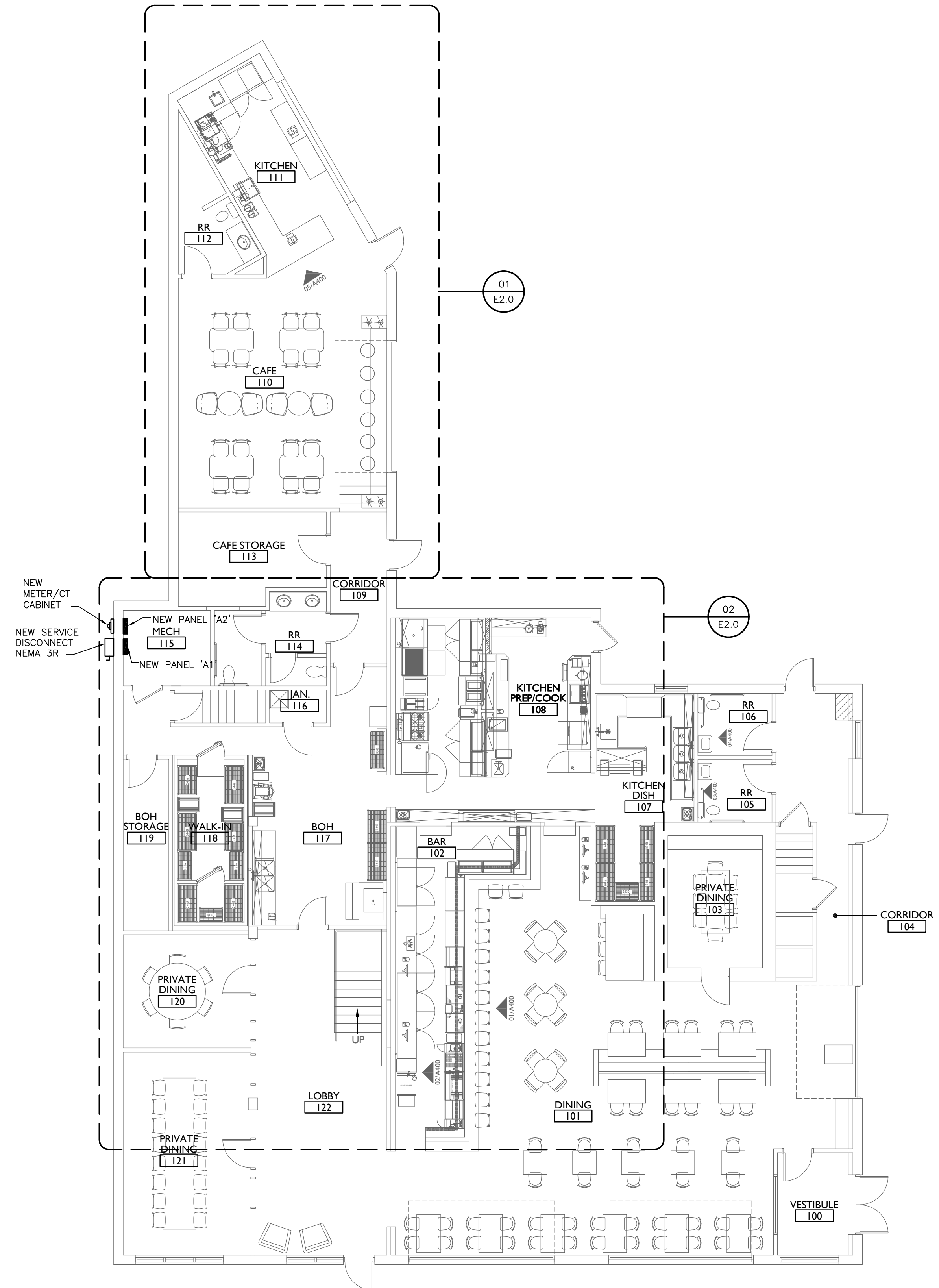
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**ELECTRICAL POWER OVERALL PLANS**

E1.0



**02 UPPER FLOOR POWER PLAN**  
1/8"=1'-0"



**01 GROUND FLOOR POWER PLAN**  
1/8"=1'-0"

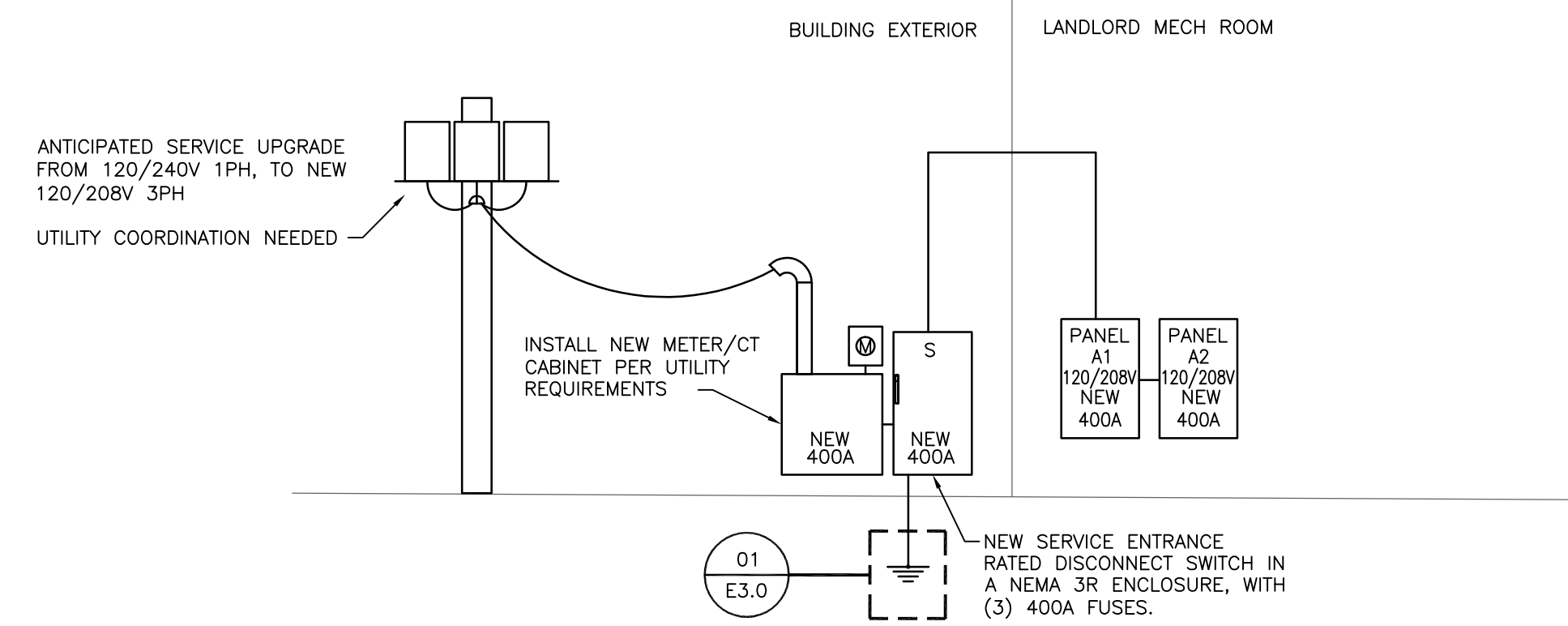
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PANEL: A1		LOCATION: IT ROOM		NEMA ENCLOSURE: TYPE 1								
SYSTEM: 208/120V, 3P, 4W		MAINS: 400A MLO		CABINET MOUNTING: SURFACE								
FEEDER: SEE RISER DIAGRAM				LUGS: BOTTOM								
OPTIONS:				AIC RATING:								
LOAD DESCRIPTION	BKR SIZE	BKR POLE	NOTE	WATTS	CCT NO.	PHASE	CCT NO.	WATTS	NOTE	BKR POLE	BKR SIZE	LOAD DESCRIPTION
	1				1	A	2					
	1				3	B	4					
	1				5	C	6					
	1				7	A	8					
	1				9	B	10					
	1				11	C	12					
	1				13	A	14					
	1				15	B	16					
	1				17	C	18					
	1				19	A	20					
	1				21	B	22					
	1				23	C	24					
	1				25	A	26					
	1				27	B	28					
	1				29	C	30					
	1				31	A	32					
	1				33	B	34					
	1				35	C	36					
	1				37	A	38					
	1				39	B	40					
	1				41	C	42					
	1				43	A	44					
	1				45	B	46					
	1				47	C	48					
	1				49	A	50					
	1				51	B	52					
	1				53	C	54					
	1				55	A	56					
	1				57	B	58					
	1				59	C	60					
FULLY BUSSED SPACE												
PRIMARY PANEL TOTALS			PHASE A : 0	SECONDARY PANEL TOTALS			PHASE A : 0	CONNECTED			DEMAND	
			PHASE B : 0				PHASE B : 0	W			W	
			PHASE C : 0				PHASE C : 0	A			A	

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PANEL: A2		LOCATION: IT ROOM		NEMA ENCLOSURE: TYPE 1								
SYSTEM: 208/120V, 3P, 4W		MAINS: 400A MLO		CABINET MOUNTING: SURFACE								
FEEDER: SEE RISER DIAGRAM				LUGS: BOTTOM								
OPTIONS:				AIC RATING:								
LOAD DESCRIPTION	BKR SIZE	BKR POLE	NOTE	WATTS	CCT NO.	PHASE	CCT NO.	WATTS	NOTE	BKR POLE	BKR SIZE	LOAD DESCRIPTION
	1				1	A	2					
	1				3	B	4					
	1				5	C	6					
	1				7	A	8					
	1				9	B	10					
	1				11	C	12					
	1				13	A	14					
	1				15	B	16					
	1				17	C	18					
	1				19	A	20					
	1				21	B	22					
	1				23	C	24					
	1				25	A	26					
	1				27	B	28					
	1				29	C	30					
	1				31	A	32					
	1				33	B	34					
	1				35	C	36					
	1				37	A	38					
	1				39	B	40					
	1				41	C	42					
	1				43	A	44					
	1				45	B	46					
	1				47	C	48					
	1				49	A	50					
	1				51	B	52					
	1				53	C	54					
	1				55	A	56					
	1				57	B	58					
	1				59	C	60					
FULLY BUSSED SPACE												
			PHASE A : 0				PHASE A : 0	CONNECTED			DEMAND	
			PHASE B : 0				PHASE B : 0	W			W	
			PHASE C : 0				PHASE C : 0	A			A	

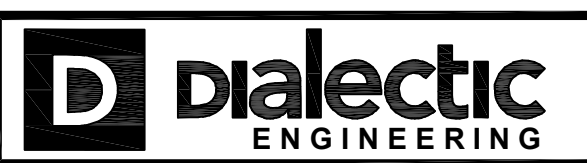
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**01 ELECTRICAL RISER DIAGRAM**  
NOT TO SCALE

EQUIPMENT MARK	VOLTAGE - PHASE	MOCP	FEEDER			REMARKS	FAULT CURRENT	VOLTAGE DROP
			CONDUCTOR & GROUND	PIPE	MATERIAL			
UTILITY	120/208V-3P AVAILABLE FAULT						42000	
S	120/208V-3P	400A	2 SETS(4)#3/0	4"	COPPER		42000	
A1	120/208V-3P	400A	2 SETS(4)#3/0,#3G	2"	COPPER		31334	0.0%
A2	120/208V-3P	400A	2 SETS(4)#3/0,#3G	2"	COPPER		30710	0.0%

NOTES:  
1 CONDUIT INSTALLED BELOW SLAB SHALL BE RIGID STEEL, IMC, PVC, OR HDPE, MINIMUM 3/4". IF PVC OR HDPE IS USED, TRANSITION TO RIGID STEEL BEFORE TURNING UP AND PENETRATING FLOOR SLAB  
2 GROUNDING ELECTRODE SHALL BE ROUTED IN PVC CONDUIT AND CONNECTED TO UNPAINTED STEEL OR A GROUNDED COLD WATER PIPE.



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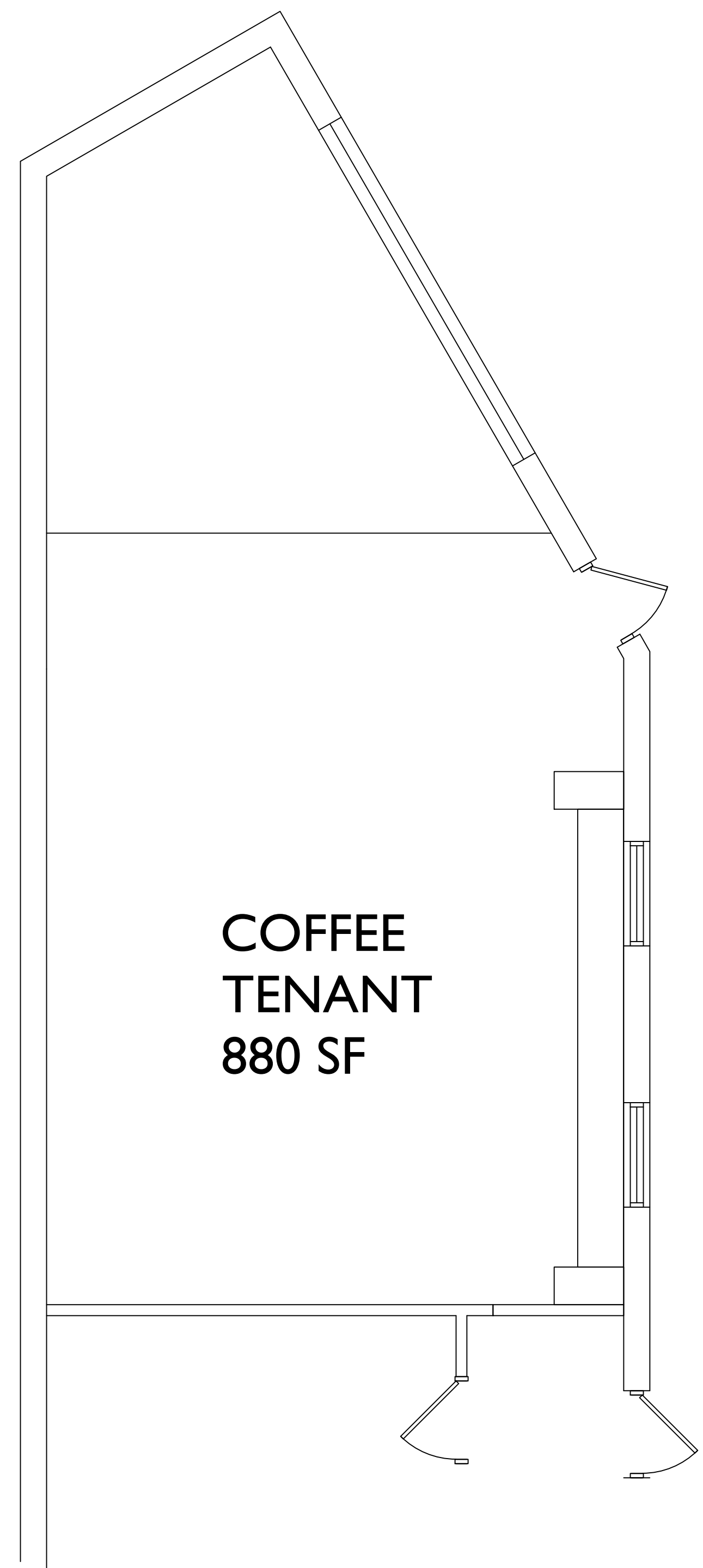
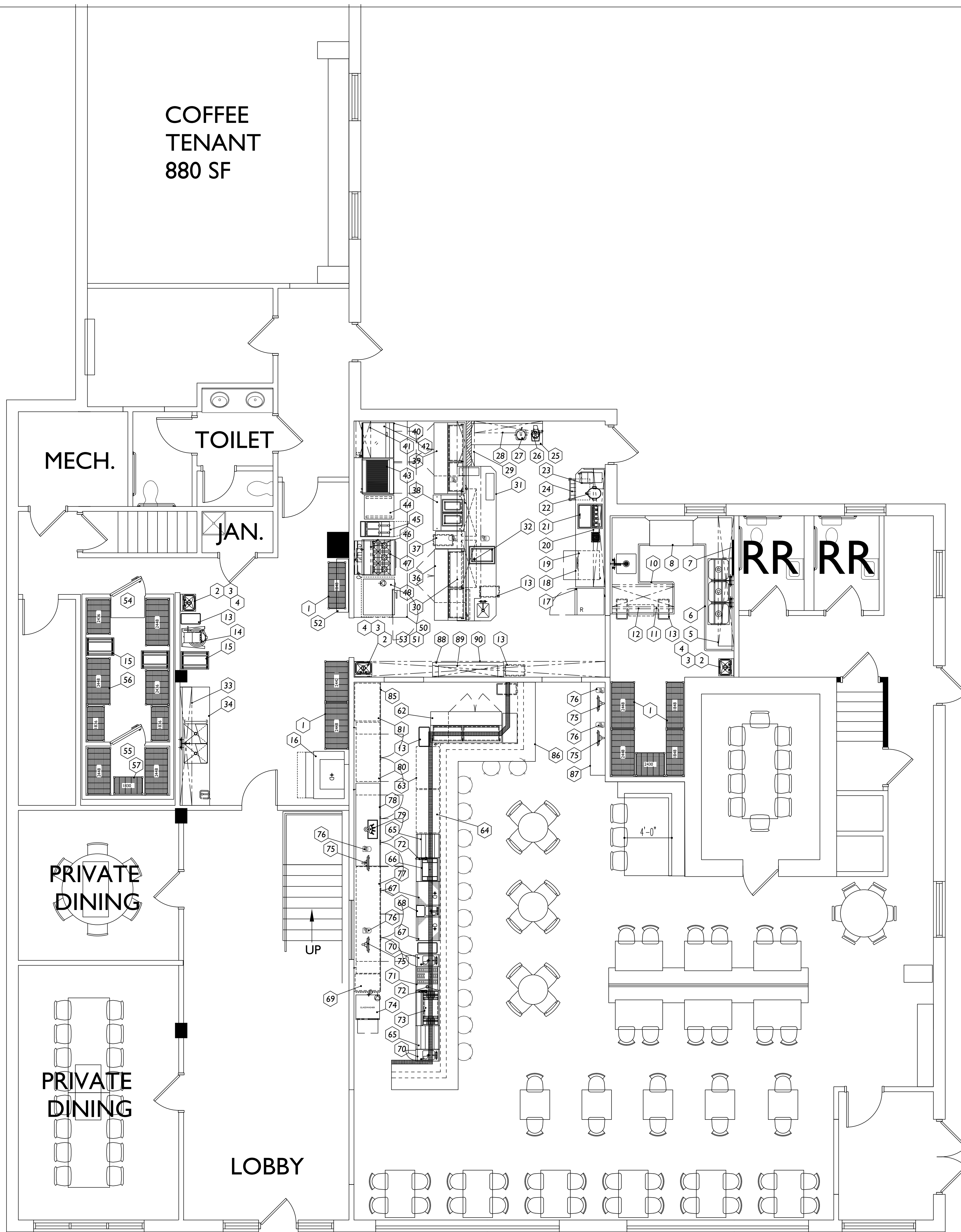
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	DD Pricing Set	08.05.2022

22.05. 12 E IST

ELECTRICAL RISER AND SCHEDULES

E4.0



**EQUIPMENT SCHEDULE**

Item No	Qty	Equipment Category	Equipment Remarks
1	LOT	DRY STORAGE	
2	3	HANDSINK	
3	3	PAPER TOWEL DISPENSER	BY OTHERS
4	3	SOAP DISPENSER	BY OTHERS
5	2	WALL SHELF	
6	1	3 COMP SINK/CLEAN DISHTABLE	
7	1	SMARTWALL GRID	
8	1	DISHWASHER	BY OTHERS
9	1	-SPARE NUMBER-	
10	1	SOILED DISHTABLE	
11	1	DBL SIDED ANGLED RACK SHELF	
12	1	OVERSHELF/TOP SHELF	
13	LOT	SLIM JM TRASH	BY OTHERS
14	1	FLOOR MIXER	
15	3	BUN PAN RACK	
16	1	ICE MACHINE/BIN/FILTER	
17	1	UPRIGHT REFRIGERATOR	
18	1	BEVERAGE STATION	
19	1	DRAWER WARMER	
20	2	WALL SHELF	
21	1	SODA DISPENSER	BY OTHERS
22	1	TEA DISPENSER	BY OTHERS
23	1	COFFEE/TEA BREWER	BY OTHERS
24	1	GLASS RACK DOLLY	
25	1	PREP WORKTABLE	
26	1	FOOD PROCESSOR	
27	1	BLENDER	
28	2	WALL SHELF	
29	1	PASS THRU LEDGE	
30	1	DBL PASS THRU SHELF	
31	1	PICK UP/PLATE CABINET	
32	1	DROP-IN ICED PAN	
33	2	WALL SHELF	
34	1	PREP WORKTABLE	
35	1	-SPARE NUMBER-	
36	1	PIZZA PREP REFRIGERATOR	
37	1	WORKTABLE	
38	1	STEAMTABLE	
39	1	PIZZA PREP REFRIGERATOR	
40	1	REFRIGERATED EQUIPMENT STAND	
41	1	WALL SHELF	
42	1	COUNTERTOP GRIDDLE	
43	1	COUNTERTOP CHARBROILER	
44	1	WORKTABLE	
45	1	FRYER	
46	1	SALAMANDER	
47	1	6 BURNER RANGE	
48	1	COMB OVEN	
49	1	-SPARE NUMBER-	
50	1	EXHAUST HOOD	
51	1	FANS/MUA/CURBS	
52	1	FIRE SUPPRESSION	
53	1	S/S WALL PANEL	
54	1	-SPARE NUMBER-	
55	1	WALK-IN COOLER	
56	LOT	COOLER SHELVING	
57	LOT	FREEZER SHELVING	
58	1	-SPARE NUMBER-	
59	1	-SPARE NUMBER-	
60	1	-SPARE NUMBER-	
61	1	-SPARE NUMBER-	
62	1	PIZZA PREP REFRIGERATOR	
63	1	S/S STORAGE CABINET	
64	1	S/S STORAGE CABINET	
65	1	UNDERBAR LIQUOR STEP DISPLAY	
66	1	ICE BIN/COCKTAIL STATION	
67	2	GLASS RACK CABINET	
68	1	DUMP SINK	
69	1	MILLWORK CABINET	BY OTHERS
70	2	HANDSINK	
71	1	DRAINBOARD	
72	2	SODA GUN	BY OTHERS
73	1	ICE BIN/COCKTAIL STATION	
74	1	GLASS WASHER	BY OTHERS
75	1	P.O.S. MONITOR	BY OTHERS
76	1	P.O.S. PRINTER	BY OTHERS
77	1	BACKBAR REFRIGERATOR	
78	1	BACKBAR REFRIGERATOR	
79	1	DRAFT BEER TOWER	
80	1	BACKBAR REFRIGERATOR	
81	1	MILLWORK CABINET	BY OTHERS
82	1	-SPARE NUMBER-	
83	1	-SPARE NUMBER-	
84	1	-SPARE NUMBER-	
85	1	BACKBAR COUNTER	BY OTHERS
86	1	FRONT BAR COUNTER	BY OTHERS
87	1	WAITRESS COUNTER	BY OTHERS
88	1	WAITRESS COUNTER	BY OTHERS
89	1	WALL SHELF	
90	1	WAITRESS COUNTER	

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FOODSERVICE EQUIPMENT LAYOUT FOR PARKVILLE GRILL PARKVILLE, MO

Edward Don & Company

DRAWING DESCRIPTION: FOODSERVICE BASEMENT FLOOR PLAN

DATE	REV	BY	DATE	REV	BY
07	30	22			

DRAWN BY: JLB  
APPROVED BY:

SCALE: 1/4"=1'0"

SHEET: FS-1

DRAWING NO: XX-XXX

**12 East 1st Street Cost-Benefit Analysis**  
**Summary of Tax Revenue Benefits to Taxing Districts (With and Without Project)**

	TOTAL TAXES WITH ABATMENT	TOTAL TAXES WITHOUT ABATEMENT	TOTAL TAXES NO PROJECT	BENEFIT OF 353 TO DEVELOPER	BENEFIT OF 353 TO TAXING DISTRICTS
<b>REAL PROPERTY TAX REVENUE</b>					
<b>Total Taxes over 15 years</b>					
STATE BLIND PENSION FUND	1,073	5,254	628	4,180	446
COUNTY	2,147	10,507	1,256	8,360	891
HEALTH DEPARTMENT	2,608	12,766	1,526	10,158	1,083
PC BOARD OF SVCS FOR DEV DISABLED	4,244	20,770	2,482	16,526	1,762
MENTAL HEALTH	3,260	15,954	1,906	12,694	1,353
MID-COUNTNENT PUBLIC LIBRARY	12,409	60,733	7,257	48,324	5,152
SENIOR CITIZEN LEVY	1,635	8,003	956	6,368	679
PARK HILL SCHOOL	193,061	944,878	112,907	751,818	80,154
PARKVILLE SPECIAL ROAD	8,523	41,714	4,985	33,191	3,539
SOUTH PLATTE FIRE	152,865	152,865	18,266	-	134,599
SOUTHERN PLATTE COUNTY AMBULANCE	18,686	18,686	2,233	-	16,453
PARKVILLE SPECIAL ROAD	21,698	106,195	12,690	84,497	9,008
METROPOLITAN COMMUNITY COLLEGES	7,257	35,515	4,244	28,258	3,013
M&M REPLACEMENT TAX	12,881	63,044	7,533	50,163	5,348

<b>TOTAL REVENUE</b>					
ALL TAXING DISTRICTS 15 YEARS	442,347	1,496,885	178,868	1,054,538	263,480

**NOTES**

1. BENEFITS SHOWN ABOVE ARE BASED UPON THE PROFORMA SCHEDULE OF CONSTRUCTION WHICH MAY BE DIFFERENT THAN THE REAL WORLD. TAXES SHOWN ABOVE INCLUDE ONLY THE REAL PROPERTY TAXES REMITTED TO THE TAXING DISTRICTS.
2. ABATEMENT SHOWN IS TIER B 90% ABATEMENT FOR 15 YEARS.
3. ABATEMENT ASSUMES PLATTE COUNTY FIRE AND AMBULANCE DISTRICTS WILL ELECT 100% OF TAXES DURING TERM

**12 East 1st Street 353**  
**Cost-Benefit Analysis (Annual Benefits to Districts Without Project)**

REAL PROPERTY TAX REVENUE																		TOTAL
353 YEAR	CALENDAR YEAR	REAL PROPERTY ASSESSED VALUE	STATE BLIND PENSION FUND 0.0300%	COUNTY 0.0600%	HEALTH DEPARTMENT 0.0729%	PC BOARD OF SVCS FOR DEV DISABLED 0.1186%	MENTAL HEALTH 0.0911%	MID-COUNTNENT PUBLIC LIBRARY 0.3468%	SENIOR CITIZEN LEVY 0.0457%	PARK HILL SCHOOL 5.3955%	PARKVILLE SPECIAL ROAD 0.2382%	SOUTH PLATTE FIRE 0.8729%	SOUTHERN PLATTE COUNTY AMBULANCE 0.1067%	PARKVILLE SPECIAL ROAD 0.6064%	METROPOLITAN COMMUNITY COLLEGES 0.2028%	M&M REPLACEMENT TAX 0.3600%	8.5476%	
1	2023	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
2	2024	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
3	2025	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
4	2026	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
5	2027	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
6	2028	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
7	2029	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
8	2030	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
9	2031	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
10	2032	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
11	2033	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
12	2034	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
13	2035	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
14	2036	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
15	2037	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
16	2038	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
17	2039	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
18	2040	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
19	2041	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
20	2042	139,507	42	84	102	165	127	484	64	7,527	332	1,218	149	846	283	502	11,925	
																	0	
																	0	
TOTAL (GROSS) 15 years			628	1,256	1,526	2,482	1,906	7,257	956	112,907	4,985	18,266	2,233	12,690	4,244	7,533	178,868	
TOTAL (NPV) 15 years			406	813	988	1,607	1,234	4,699	619	73,105	3,227	11,827	1,446	8,216	2,748	4,878	115,814	
TOTAL (GROSS) 20 years			837	1,674	2,034	3,309	2,542	9,676	1,275	150,542	6,646	24,355	2,977	16,919	5,658	10,045	238,490	
TOTAL (NPV) 20 years			480	960	1,166	1,898	1,458	5,549	731	86,335	3,812	13,968	1,707	9,703	3,245	5,760	136,773	

NOTE: REPLACEMENT TAX COLLECTED ONLY ON COMMERCIAL PROPERTY.

**12 East 1st Street 353  
Cost-Benefit Analysis (Annual Benefits to Districts With Project)**

353 YEAR	CALENDAR YEAR	REAL PROPERTY TAXABLE VALUE	STATE BLIND PENSION FUND 0.0300%	COUNTY 0.0600%	HEALTH DEPARTMENT 0.0729%	PC BOARD OF SVCS FOR DEV DISABLED 0.1186%	MENTAL HEALTH 0.0911%	MID-COUNTNENT PUBLIC LIBRARY 0.3468%	SENIOR CITIZEN LEVY 0.0457%	PARK HILL SCHOOL 5.3955%	PARKVILLE SPECIAL ROAD 0.2382%	SOUTH PLATTE FIRE 0.8729%	SOUTHERN PLATTE COUNTY AMBULANCE 0.1067%	PARKVILLE SPECIAL ROAD 0.6064%	METROPOLITAN COMMUNITY COLLEGES 0.2028%	M&M REPLACEMENT TAX 0.3600%	8.5476%
1	2023	238,545	72	143	174	283	217	827	109	12,871	568	9,863	1,206	1,447	484	859	29,121
2	2024	238,545	72	143	174	283	217	827	109	12,871	568	9,912	1,212	1,447	484	859	29,177
3	2025	238,545	72	143	174	283	217	827	109	12,871	568	9,912	1,212	1,447	484	859	29,177
4	2026	238,545	72	143	174	283	217	827	109	12,871	568	10,011	1,224	1,447	484	859	29,288
5	2027	238,545	72	143	174	283	217	827	109	12,871	568	10,011	1,224	1,447	484	859	29,288
6	2028	238,545	72	143	174	283	217	827	109	12,871	568	10,111	1,236	1,447	484	859	29,400
7	2029	238,545	72	143	174	283	217	827	109	12,871	568	10,111	1,236	1,447	484	859	29,400
8	2030	238,545	72	143	174	283	217	827	109	12,871	568	10,212	1,248	1,447	484	859	29,514
9	2031	238,545	72	143	174	283	217	827	109	12,871	568	10,212	1,248	1,447	484	859	29,514
10	2032	238,545	72	143	174	283	217	827	109	12,871	568	10,315	1,261	1,447	484	859	29,628
11	2033	238,545	72	143	174	283	217	827	109	12,871	568	10,315	1,261	1,447	484	859	29,628
12	2034	238,545	72	143	174	283	217	827	109	12,871	568	10,418	1,273	1,447	484	859	29,744
13	2035	238,545	72	143	174	283	217	827	109	12,871	568	10,418	1,273	1,447	484	859	29,744
14	2036	238,545	72	143	174	283	217	827	109	12,871	568	10,522	1,286	1,447	484	859	29,861
15	2037	238,545	72	143	174	283	217	827	109	12,871	568	10,522	1,286	1,447	484	859	29,861
16	2038	1,217,448	365	730	888	1,444	1,109	4,222	556	65,687	2,900	10,627	1,299	7,383	2,469	3,175	102,855
17	2039	1,217,448	365	730	888	1,444	1,109	4,222	556	65,687	2,900	10,627	1,299	7,383	2,469	3,175	102,855
18	2040	1,229,623	369	738	896	1,458	1,120	4,264	562	66,344	2,929	10,733	1,312	7,456	2,494	3,207	103,884
19	2041	1,229,623	369	738	896	1,458	1,120	4,264	562	66,344	2,929	10,733	1,312	7,456	2,494	3,207	103,884
20	2042	1,241,919	373	745	905	1,473	1,131	4,307	568	67,008	2,958	10,841	1,325	7,531	2,519	3,239	104,923
TOTAL (GROSS) 15 years			1,073	2,147	2,608	4,244	3,260	12,409	1,635	193,061	8,523	152,865	18,686	21,698	7,257	12,881	442,347
TOTAL (NPV) years			695	1,390	1,689	2,748	2,111	8,035	1,059	125,003	5,519	98,463	12,036	14,049	4,698	8,341	285,835
TOTAL (GROSS) 20 years			2,914	5,829	7,082	11,521	8,850	33,689	4,439	524,132	23,139	206,427	25,233	58,907	19,700	28,886	960,747
TOTAL (NPV) 20 years			1,342	2,684	3,261	5,305	4,075	15,511	2,044	241,319	10,654	117,281	14,336	27,122	9,070	13,963	467,966

1. TAXES ABOVE ARE BASED ON FROZEN INITIAL EQUALIZED ASSESSED VALUE OF REAL PROPERTY AND 10% PILOTS ON IMPROVED VALUE.
2. ASSUMES THE PLATTE FIRE AND AMBULANCE DISTRICTS WILL ELECT TO RECEIVE 100% OF THE REIMBURSEMENT.
3. REPLACEMENT TAX COLLECTED ONLY ON COMMERCIAL PROPERTY VALUE.

**12 East 1st Street 353  
Cost-Benefit Analysis (Annual Benefits to Districts Without 353)**

REAL PROPERTY TAX REVENUE															TOTAL		
CALENDAR YEAR	353 YEAR	REAL PROPERTY VALUE	STATE BLIND PENSION FUND 0.0300%	COUNTY 0.0600%	HEALTH DEPARTMENT 0.0729%	PC BOARD OF SVCS FOR DEV DISABLED 0.1186%	MENTAL HEALTH 0.0911%	MID-COUNTNENT PUBLIC LIBRARY 0.3468%	SENIOR CITIZEN LEVY 0.0457%	PARK HILL SCHOOL 5.3955%	PARKVILLE SPECIAL ROAD 0.2382%	SOUTH PLATTE FIRE 0.8729%	SOUTHERN PLATTE COUNTY AMBULANCE 0.1067%	PARKVILLE SPECIAL ROAD 0.6064%	METROPOLITAN COMMUNITY COLLEGES 0.2028%	M&M REPLACEMENT TAX 0.3600%	8.5476%
2023	1	1,129,886	339	678	824	1,340	1,029	3,918	516	60,963	2,691	9,863	1,206	6,852	2,291	4,068	96,578
2024	2	1,135,536	341	681	828	1,347	1,034	3,938	519	61,268	2,705	9,912	1,212	6,886	2,303	4,088	97,061
2025	3	1,135,536	341	681	828	1,347	1,034	3,938	519	61,268	2,705	9,912	1,212	6,886	2,303	4,088	97,061
2026	4	1,146,891	344	688	836	1,360	1,045	3,977	524	61,881	2,732	10,011	1,224	6,955	2,326	4,129	98,032
2027	5	1,146,891	344	688	836	1,360	1,045	3,977	524	61,881	2,732	10,011	1,224	6,955	2,326	4,129	98,032
2028	6	1,158,360	348	695	844	1,374	1,055	4,017	529	62,499	2,759	10,111	1,236	7,024	2,349	4,170	99,012
2029	7	1,158,360	348	695	844	1,374	1,055	4,017	529	62,499	2,759	10,111	1,236	7,024	2,349	4,170	99,012
2030	8	1,169,944	351	702	853	1,388	1,066	4,057	535	63,124	2,787	10,212	1,248	7,095	2,373	4,212	100,002
2031	9	1,169,944	351	702	853	1,388	1,066	4,057	535	63,124	2,787	10,212	1,248	7,095	2,373	4,212	100,002
2032	10	1,181,643	354	709	861	1,401	1,076	4,098	540	63,756	2,815	10,315	1,261	7,165	2,396	4,254	101,002
2033	11	1,181,643	354	709	861	1,401	1,076	4,098	540	63,756	2,815	10,315	1,261	7,165	2,396	4,254	101,002
2034	12	1,193,460	358	716	870	1,415	1,087	4,139	545	64,393	2,843	10,418	1,273	7,237	2,420	4,296	102,012
2035	13	1,193,460	358	716	870	1,415	1,087	4,139	545	64,393	2,843	10,418	1,273	7,237	2,420	4,296	102,012
2036	14	1,205,394	362	723	879	1,430	1,098	4,180	551	65,037	2,871	10,522	1,286	7,310	2,445	4,339	103,032
2037	15	1,205,394	362	723	879	1,430	1,098	4,180	551	65,037	2,871	10,522	1,286	7,310	2,445	4,339	103,032
2038	16	1,217,448	365	730	888	1,444	1,109	4,222	556	65,687	2,900	10,627	1,299	7,383	2,469	4,383	104,063
2039	17	1,217,448	365	730	888	1,444	1,109	4,222	556	65,687	2,900	10,627	1,299	7,383	2,469	4,383	104,063
2040	18	1,229,623	369	738	896	1,458	1,120	4,264	562	66,344	2,929	10,733	1,312	7,456	2,494	4,427	105,103
2041	19	1,229,623	369	738	896	1,458	1,120	4,264	562	66,344	2,929	10,733	1,312	7,456	2,494	4,427	105,103
	20	1,241,919	373	745	905	1,473	1,131	4,307	568	67,008	2,958	10,841	1,325	7,531	2,519	4,471	106,154
		TOTAL (GROSS) 15 years	5,254	10,507	12,766	20,770	15,954	60,733	8,003	944,878	41,714	152,865	18,886	106,195	35,515	63,044	1,496,885
		TOTAL (NPV) 15 years	3,384	6,768	8,223	13,378	10,276	39,119	5,155	608,613	26,869	98,463	12,036	68,402	22,876	40,608	964,170
		TOTAL (GROSS) 20 years	7,095	14,189	17,240	28,047	21,544	82,013	10,807	1,275,950	56,330	206,427	25,233	143,404	47,959	85,134	2,021,371
		TOTAL (NPV) 20 years	4,031	8,061	9,795	15,935	12,240	46,595	6,140	724,929	32,004	117,281	14,336	81,475	27,248	48,369	1,148,438

NOTE: REPLACEMENT TAX COLLECTED ONLY ON COMMERCIAL PROPERTY VALUE.

**207 Main 353**  
**Real Estate Assumptions**

**REAL PROPERTY LEVY RATES**

BI-ANNUAL GROWTH RATE REAL PROPERTY VALUE	1%		LEVY
COMMERCIAL ASSESSMENT RATE	32%	STATE BLIND PENSION FUND	0.0300%
RESIDENTIAL ASSESSMENT RATE	19%	COUNTY	0.0600%
DISCOUNT RATE	6%	HEALTH DEPARTMENT	0.0729%
BI-ANNUAL GROWTH RATE REAL PROPERTY VALUE (NO PROJECT)	0%	PC BOARD OF SVCS FOR DEV DISABLED	0.1186%
		MENTAL HEALTH	0.0911%
		MID-COUNTNENT PUBLIC LIBRARY	0.3468%
		SENIOR CITIZEN LEVY	0.0457%
	383,688	PARK HILL SCHOOL	5.3955%
	52,272	PARKVILLE SPECIAL ROAD	0.2382%
	139,507	SOUTH PLATTE FIRE	0.8729%
		SOUTHERN PLATTE COUNTY AMBULANCE	0.1067%
		PARKVILLE SPECIAL ROAD	0.6064%
		METROPOLITAN COMMUNITY COLLEGES	0.2028%
		M&M REPLACEMENT TAX	0.3600%
TOTAL COMMERCIAL LEVY RATE			8.5476%

20-7.0-35-100-034-002.000  
Retail, 1 story 6228 sf with canopy 850  
improv @ 70  
land  
av

**CALCULATION OF POST REDEVELOPMENT APPRAISED VALUES**

PHASE 1

		APPRAISED VALUE	
INITIAL APPRAISED VALUE LAND & IMPROVEMENTS		\$435,960	
TOTAL		\$435,960	

**PRE- AND POST-REDEVELOPMENT APPRAISED AND ASSESSED VALUES**

PHASE 1

INITIAL APPRAISED VALUE LAND & IMPROVEMENTS	\$435,960	INITIAL ASSESSED VALUE	\$139,507
INITIAL APPRAISED VALUE IMPROVEMENTS	\$383,688	INITIAL ASSESSED VALUE IMPROVEMENTS	\$122,780
INITIAL APPRAISED VALUE LAND	\$52,272	INITIAL ASSESSED VALUE LAND	\$16,727
EQUALIZED APPRAISED VALUE - COMMERCIAL (100%)	\$3,530,895	EQUALIZED ASSESSED VALUE - COMMERCIAL	\$1,129,886
EQUALIZED APPRAISED VALUE IMPROVEMENTS	\$0	EQUALIZED ASSESSED VALUE IMPROVEMENTS	\$0.00
EQUALIZED APPRAISED VALUE - RESIDENTIAL (0%)	\$0	EQUALIZED ASSESSED VALUE - RESIDENTIAL	\$0
EQUALIZED APPRAISED VALUE - TOTAL	\$3,530,895	EQUALIZED ASSESSED VALUE - TOTAL	\$1,129,886

**207 Main 353**  
**Real Estate Assumptions**

**PHASE 2**

INITIAL APPRAISED VALUE LAND & IMPROVEMENTS	\$0	INITIAL ASSESSED VALUE LAND	\$0
EQUALIZED APPRAISED VALUE LAND	\$0	EQUALIZED ASSESSED VALUE LAND	\$0

**PHASE 3**

INITIAL APPRAISED VALUE LAND & IMPROVEMENTS	\$0	INITIAL ASSESSED VALUE LAND	\$0
EQUALIZED APPRAISED VALUE LAND	\$0	EQUALIZED ASSESSED VALUE LAND	\$0

**PHASE 4**

INITIAL APPRAISED VALUE LAND & IMPROVEMENTS	\$0	INITIAL ASSESSED VALUE LAND	\$0
EQUALIZED APPRAISED VALUE LAND	\$0	EQUALIZED ASSESSED VALUE LAND	\$0

**NOTES**

1. ALTHOUGH THERE WILL BE SOME INCREASE IN LAND VALUE POST-REDEVELOPMENT, FOR THESE DRAFT PROJECTIONS THE LAND INCREASE IS NOT ACCOUNTED FOR AS IT WILL BE RELATIVELY INSIGNIFICANT.

**12 East 1st Street**

**Projections**

Year	Calendar Year	Projected Market Value	Base Appraised Value	Assessed Value w/o Abatement	Taxes without Abatement	Assessed Taxable Value w/ Abatement	Taxes w/ 90% Abatement
1	2022	\$3,530,895	\$435,960	\$1,129,886	\$96,578	\$238,545	\$20,390
2	2023	\$3,548,549	\$435,960	\$1,135,536	\$97,061	\$239,110	\$20,438
3	2024	\$3,548,549	\$435,960	\$1,135,536	\$97,061	\$239,110	\$20,438
4	2025	\$3,584,035	\$435,960	\$1,146,891	\$98,032	\$240,246	\$20,535
5	2026	\$3,584,035	\$435,960	\$1,146,891	\$98,032	\$240,246	\$20,535
6	2027	\$3,619,875	\$435,960	\$1,158,360	\$99,012	\$241,392	\$20,633
7	2028	\$3,619,875	\$435,960	\$1,158,360	\$99,012	\$241,392	\$20,633
8	2029	\$3,656,074	\$435,960	\$1,169,944	\$100,002	\$242,551	\$20,732
9	2030	\$3,656,074	\$435,960	\$1,169,944	\$100,002	\$242,551	\$20,732
10	2031	\$3,692,635	\$435,960	\$1,181,643	\$101,002	\$243,721	\$20,832
11	2032	\$3,692,635	\$435,960	\$1,181,643	\$101,002	\$243,721	\$20,832
12	2033	\$3,729,561	\$435,960	\$1,193,460	\$102,012	\$244,902	\$20,933
13	2034	\$3,729,561	\$435,960	\$1,193,460	\$102,012	\$244,902	\$20,933
14	2035	\$3,766,857	\$435,960	\$1,205,394	\$103,032	\$246,096	\$21,035
15	2036	\$3,766,857	\$435,960	\$1,205,394	\$103,032	\$246,096	\$21,035
16	2037	\$3,804,525	\$435,960	\$1,217,448	\$104,063	\$1,217,448	\$104,063
17	2038	\$3,804,525	\$435,960	\$1,217,448	\$104,063	\$1,217,448	\$104,063
18	2039	\$3,842,571	\$435,960	\$1,229,623	\$105,103	\$1,229,623	\$105,103
19	2040	\$3,842,571	\$435,960	\$1,229,623	\$105,103	\$1,229,623	\$105,103
20	2041	\$3,880,996	\$435,960	\$1,241,919	\$106,154	\$1,241,919	\$106,154
<b>15 YEAR TOTAL (GROSS)</b>					<b>\$1,496,885</b>	<b>\$310,669</b>	
<b>20 YEAR TOTAL (GROSS)</b>					<b>\$2,021,371</b>	<b>\$835,155</b>	

NOTES						
Estimated FMV - Commercial		\$	435,960	100.00%	Tax levy (Com)	0.0854760
Estimated FMV - Residential		\$	-	0.00%		
Estimated FMV - Total		\$	435,960			
Initial FMV		\$	435,960			
Bi-annual increase in value			1%			
Real property residential assessment rate			19%			
Real property commercial assessment rate			32%			
Percent Abated			90%			

\*I have used the 2021 tax receipt as this property has been owned by Park University since 2018, this was the last tax roll amount.

\*\*Owner is investing \$2,503,895 into this building including contingency and permits.