ATTN: Project Manager: _____ **Date:** _____

EXHIBIT 5F
LCRA 3/28/23

ECONOMIC DEVELOPMENT CORPORATION

For any project seeking assistance through the following agencies, a completed application form must be provided. Applications will be reviewed by EDC staff to determine the best course of action. Those agencies include: Tax Increment Financing Commission, Land Clearance for Redevelopment Authority, Port Authority, Planned Industrial Expansion Authority, and Chapter 353.

UNIVERSAL REDEVELOPMENT PROJECT APPLICATION

➢ Application may be submitted electronically

Email completed application to Susan Tumey at stumey@edckc.com. 816-221-2106

If more space is required for response to any question, please attach additional sheet(s).

1. APPLICANT INFORMATION

Applicant/Organization Name: Phronesis LLC

Business Address: 2000 Vine St., #1A, Kansas City, MO, 64108

Contact Person: Tim Duggan

E-Mail Address: tim@phronesis.us

Phone: 816-214-0896 Fax: NA

Address (if different than business address) _____

Attorney for Applicant: Shomari Benton

Attorney's Address: 2000 Vine St., #1B, Kansas City, MO, 64108

Attorney's Phone: 816-645-9944

2. LOCATION OF THE PROJECT

General Boundaries:

1601-03 East Linwood Boulevard, Kansas City, MO, 64109

County: Jackson Council District: Third

Total Acreage: 0.549

Is the project located in any incentive areas? Yes

What is the current zoning of the project area? R - 1.5

What is the proposed zoning for the project area? Same

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

Not Applicable

Land Use Plan NA Need for Modification NA

3. THE PROJECT

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

➢ ☐ New Construction ■ Rehab/Expansion ☐ Residential ☐ Commercial ☐ Industrial

➢ ☐ Single Family/Duplex ■ Multifamily ☐ Retail ☐ Mixed Use ☐ Office

Historic Preservation and Restoration of two separate Colonnades Apartment Buildings located at 1601 E. Linwood Boulevard. The project will remain housing for mixed income tenants.

Square footage: 23,910

No. of dwelling units 14 No. of hotel rooms 0 No. of parking spaces 14

List any nationally or locally historical properties and/or districts within the Project Area.
(Contact the City Landmarks Commission at (816) 513-2902 for information regarding local and national historical properties and/or districts)

The project will be pursuing Historic Tax Credits.

Please describe any environmental sustainability features of your project including level of LEED certification (if applicable) and/or any energy efficiency/alternative energy features. (Please note if you are interested in receiving free information from EDC staff on how available energy efficiency programs can reduce your overall project costs.) See also: www.kcpl.com/businessrebates.

The project will include a complete HVAC system upgrade with the building improvements. The project will be using LED lighting controls, high efficient windows, and high SEER rating for the HVAC.

NUMBER OF JOBS

■ Created	2	Average Salary:	$ 48,000
☐ Retained		Average Salary:	$
☐ Relocated		Average Salary:	$
■ Construction jobs	48	Average Salary:	$ 36,000

Projected personal property investment: $3,125,000.00

Will there be the use of federal or state incentives for this project? Which incentives and how much is being sought?

The project has begun the process for Historic Tax Credit pursuit for Federal and State Historic Tax Credits. The total amount is unknown at this point.

In addition, the project will pursue State Sales Tax Exemption on Construction Materials.

State the need for an incentive (i.e., competitive pressures of the location, need for remediation of blight in proximity to the Project, addition of jobs to a high unemployment area, etc.)

The project directly addresses the need for remediation of blight on significant node along the Linwood Boulevard transportation corridor.

4. PROJECT COSTS

Identify the costs reasonably necessary for the acquisition of the site and/or construction of the proposed Project together with any machinery and equipment in connection therewith, including any utilities hook-up, access roads, or appurtenant structures.

Acquisition Price: $94,000.00 (2012)

Total Development Budget: $4,200,000.00

Current Assessed Value: _____

Projected Assessed Value: _____

5. CONTROL OF PROPERTY

If the Applicant owns the project site, indicate:

Date of Purchase 2012

Sales Price $94,000.00

If the Applicant has a contract or option to purchase the project site, indicate:

Sales Price Not Applicable

Date purchase/option contract signed _____

Closing/expiration date _____

If the Applicant will lease the project site, indicate:

Legal Name of Owner Not Applicable

Owner's Address _____

Owner of land upon completion of the Project _____

6. LAND ACQUISITION

For each Project Area, please provide the following:

- A map showing all parcels to be acquired
- Addresses and parcel numbers of all parcels to be acquired
- Current owners of all parcels to be acquired

Is the use of Eminent Domain anticipated? Not Applicabl e

7. SOURCES OF FUNDS:

State amount and sources of financing for each Project costs listed above. Please provide commitment letters for any sources received listing terms and conditions.

SOURCE	AMOUNT
Private Equity	$625,000.00
Construction Loan (Debt)	$2,500,000
Central City Sales Tax Grant (Pending)	$1,075,000.00
	$
	$

8. DEVELOPMENT TEAM

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

Development Services will be led by Tim Duggan from Phronesis LLC. Tim has over 20 years experience in

Legal Services will be led by Shomari Benton from Benton, LLoyd & Chung. Shomari has over 15 years experience in real estate and development.

Communications will be led by Jason Parson from Parson + Associates. Jason has over 20 years experience in Community Engagement & Outreach.

9. FINANCIAL INFORMATION

A. Budget – include a detailed breakdown of all hard and soft costs

B. Complete list of sources and uses of funds (indicate if you have received tax credits and secured other financing)

C. 10 year operating pro forma

- One that shows the project without any incentive assistance
- One that shows the project with requested incentive

The Pro forma should also include assumptions such as estimated lease rates, revenue assumptions, and expense assumptions.

D. If seeking TIF assistance, provide projections for PILOTS and EATS.

E. If seeking TIF or Chapter 100 assistance, provide a personal property depreciation and replacement schedule.

F. Financing Term Sheet

10. BOND FINANCING

Bond Financing is handled on a case-by-case basis.

11. REQUIRED ATTACHMENTS

need ➢ ***Attachment A*** A map showing the boundaries of the project.

need ➢ ***Attachment B*** A development schedule for the project, including the phasing of development and the locations and improvements to be accomplished in each phase.

attached ➢ ***Attachment C*** Design plans for the project (including site plans & elevations), if available.

need ➢ ***Attachment D*** Letter(s) of Support from one or more of the following: councilpersons, mayor, county official, state representative, state senator, local taxing entities, and/or neighborhood organization(s).

as of 1/18/23

13. BANKRUPCY DISCLOSURE:

Has the applicant or any parent, subsidiary or business entity otherwise affiliated with the applicant, ever filed a petition for bankruptcy or appointed a receiver? If **Yes,** the applicant must obtain and file a "**Statement of Bankruptcy/Receivership**."

☒ No ☐ Yes

FEES WILL BE CALCULATED AND COLLECTED AT A FUTURE DATE.

12. CERTIFICATION OF APPLICANT:

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

NAME: Timothy Regan

SIGNATURE:

TITLE: Manager / Member

APPLICATION MAY BE EMAILED TO: stumey@edckc com or

MAIL COMPLETED APPLICATION TO: **Economic Development Corporation**
Attn: Susan Tumey
300 Wyandotte, Suite 400
Kansas City, Missouri 64105

FOR INTERNAL USE ONLY

Assistance Project will be evaluated for which financial analysis:

☐ TIF
☐ LCRA
☐ PIEA/Chapter 353
☐ Chapter 100

Comments:

Advance KC Project Inquiry Meeting Date: _____ Score Card Value: _____

Financial Analysis Review Committee: _____

EXTERIOR & INTERIOR LANDLORD IMPROVEMENTS PROJECT + ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

GEORGE NIEWRZEL, ARCHITECT, P.C.
4227 BELL ST, KANSAS CITY MO 64111
(816) 753 3259

SHEET INDEX

NOTE:

CONTRACTOR SHALL NEGOTIATE DETAILS AND PRICING OF TRIM, FINISHES AND ALL OTHER COMPONENTS NEEDED FOR A COMPLETE PROJECT PRIOR TO SUBMITTING BID, OR SHALL INCLUDE THESE ITEMS AS "ALLOWANCES" IN THE SUBMITTED BID. ALLOWANCE AMOUNTS ON CONTRACTOR'S SUBMITTED BID SHALL INCLUDE MATERIALS & ALL APPLICABLE TAXES AND DELIVERY CHARGES. COST OF INSTALLING ITEMS DESIGNATED AS ALLOWANCE ITEMS SHALL BE INCLUDED IN THE BASE BID CONTRACT AMOUNT ON THEIR SUBMITTED BID BUT NOT AS PART OF THE ALLOWANCE PRICE. CONTRACTOR SHALL SUBMIT A SCHEDULE WITH THEIR BID STATING DETAILS OF TRIM, FINISHES, FIXTURES AND OTHER LIKE ITEMS NOT FULLY DETAILED AND SPECIFIED IN THESE PLANS.

GENERAL NOTES

(APPLY TO ALL WORK OF THIS CONTRACT)

1 CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND DETAILS SHOWN ON DRAWINGS WITH EXISTING FIELD CONDITIONS. CONDITIONS FOUND WHICH WILL PREVENT ACCOMPLISHMENT OF INTENT EXPRESSED IN THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR ANY REQUIRED DETERMINATION PRIOR TO COMMENCING WORK AFFECTED BY SUCH CONDITIONS. INFORMATION SHOWN ON THESE DRAWINGS HAS BEEN TAKEN FROM EXISTING DRAWINGS AND DOCUMENTS. THIS SET OF PLANS IS NOT TO BE CONSTRUED AS CONSTITUTING "AS BUILT" CONDITIONS. THESE DRAWINGS SHOULD NOT BE SCALED FOR EXACT MEASUREMENTS. CONTRACTOR IS RESPONSIBLE FOR DETERMINING ANY DEVIATIONS BETWEEN THE PLANS AND THE EXISTING CONDITIONS THAT MIGHT AFFECT THE WORK OF THIS CONTRACT, PRIOR TO PERFORMING ANY WORK OR ORDERING COMPONENTS & MATERIALS.

2 PROTECT EXISTING WORK THAT IS TO REMAIN FROM DAMAGE DURING THIS CONSTRUCTION. CONTRACTORS SHALL REPAIR AND/OR REPLACE ANY DAMAGE TO ADJOINING AREAS OR COMPONENTS CAUSED BY THE WORK OF THIS CONTRACT.

3 DIMENSIONS OF WALLS AND OTHER COMPONENTS ARE TYPICALLY TO FINISH FACE UNLESS OTHERWISE NOTED. DIMENSIONS OF EXTERIOR FACES OF EXTERIOR WALLS ARE TYPICALLY TO FACE OF SHEATHING UNLESS OTHERWISE NOTED.

4 CONTRACTORS MAY NEED TO PERFORM MINOR DEMOLITION NOT SHOWN IN THE CONTRACT DOCUMENTS IN ORDER TO ACCOMPLISH THE DESIGN INTENT OF THESE DOCUMENTS AND PROVIDE A COMPLETED PROJECT. SUCH MAY INCLUDE, BUT NOT BE LIMITED TO, TRIM, FINISHES, MINOR ITEMS OF HARDWARE, OR EQUIPMENT AND OTHER COMPONENTS. SUCH WORK, THOUGH NOT EXPRESSLY SHOWN HEREIN, SHALL BE A PART OF THE WORK OF THIS CONTRACT. CONTRACTOR SHALL INSPECT THE BUILDINGS, PLANS AND SITE PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SUCH WORK NOT SHOWN IN THE CONTRACT DOCUMENTS, AND INCLUDE SAME IN BID.

5 CONTRACTORS MAY NEED TO PERFORM MINOR PATCHING AND INSTALLATION OF FINISHES, TRIM AND OTHER WORK OR COMPONENTS NOT SHOWN IN THE CONTRACT DOCUMENTS IN ORDER TO ACCOMPLISH THE DESIGN INTENT OF THESE DOCUMENTS AND PROVIDE A COMPLETE PROJECT. SUCH MAY INCLUDE, BUT NOT BE LIMITED TO, TRIM, FINISHES, CAULKING, TOUCH UP PAINTING, AND MINOR ITEMS OF HARDWARE AND EQUIPMENT. SUCH WORK, THOUGH NOT EXPRESSLY SHOWN HEREIN SHALL BE A PART OF THE WORK OF THIS CONTRACT. CONTRACTORS SHALL INSPECT THE BUILDINGS, PLANS AND SITES PRIOR TO BIDDING TO DETERMINE THE EXTENT OF SUCH WORK NOT SHOWN IN THE CONTRACT DOCUMENTS, AND INCLUDE SUCH IN BID.

6 THE DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREAS NOT SHOWN ON THE DRAWINGS DUE TO CHANGES AFFECTING EXISTING SYSTEMS. SUCH WORK MAY INCLUDE, BUT NOT BE LIMITED TO, CORING, CUTTING, PATCHING, CAULKING, FINISHING AND MINOR ITEMS OF HARDWARE AND EQUIPMENT. SUCH INCIDENTAL WORK, THOUGH NOT EXPRESSLY SHOWN HEREIN, IS A PART OF THIS CONTRACT. INSPECT THOSE AREAS RECEIVING WORK, AND ASCERTAIN WORK NEEDED, AND DO THAT WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

7 DO NOT CUT STUDS, JOISTS, BEAMS, COLUMNS OR ANY OTHER STRUCTURAL ELEMENTS UNLESS SPECIFICALLY INDICATED. DRILL SLABS WHERE APPROVED. DRILL WALLS FOR PENETRATIONS OF PIPING AND WIRING. CORE DRILL CIRCULAR OPENINGS THROUGH SLABS AND WALLS, AND MAKE OPENINGS OF PROPER SIZE FOR ITEMS PASSING THROUGH. APPLY FIRE STOPPING AT OPENINGS. USE SAW CUTS TO REMOVE MASONRY OR CONCRETE WHERE REMAINING MASONRY OR CONCRETE IS TO BE EXPOSED.

8 CONTRACTOR SHALL LAY OUT AND CONFIRM ROUGH IN WORK, TAKING PAINS TO DETERMINE LOCATIONS RELATIVE TO EXISTING WORK AND TO AVOID CONFLICTS, AND SHALL BRING ANY CONFLICTS TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.

9 FURNISH ALL EQUIPMENT, MATERIALS, AND OTHER ITEMS OF ANY GIVEN TYPE BY THE SAME MANUFACTURER.

10 CONTRACTORS SHALL WORK CLOSELY WITH OWNER AND TENANTS AND CONFORM TO THEIR REQUIREMENTS FOR WORKING HOURS, ACCESS TO SITE, FIRE LANES, DUMPSTERS, PARKING, SECURITY, MATERIAL DELIVERIES, DUST AND NOISE CONTROL, UTILITIES, AND ANY OTHER ASPECT AFFECTING THE USE OF THE FACILITY BY EMPLOYEES, TENANTS, AND GUESTS.

11 CONTRACTORS SHALL VISIT THE SITE PRIOR TO BIDDING AND INVESTIGATE AND OBSERVE BUILDINGS AND SITE AND ANY OTHER AVAILABLE PERTINENT INFORMATION, AND SHALL OBSERVE ANY ACCESSIBLE OR VISIBLE INFORMATION OR CONDITIONS THAT MIGHT AFFECT THIS WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO EXTERIOR, SITE AND ROOFS. CONTRACTORS SHALL OBSERVE AVAILABLE ACCESS, AND DETERMINE THE ARRANGEMENTS THAT WILL NEED TO BE MADE FOR CONSTRUCTION WORK PRIOR TO SUBMITTING BID.

12 CONTRACTOR SHALL MAINTAIN DRIVEWAYS AND OTHER PARTS OF ALL FIRE EXIT SYSTEMS CLEAR AT ALL TIMES.

13 CONTRACTOR SHALL COORDINATE ALL WORK WITH UTILITY COMPANIES HAVING JURISDICTION, AND SHALL PERFORM ALL UTILITY WORK IN ACCORDANCE WITH THE UTILITY COMPANY'S STANDARDS AND PROCEDURES, AND WITH APPLICABLE CODES AND STANDARDS. CONTRACTOR SHALL CALL 1-800-DIG-RITE OR OTHER APPLICABLE NUMBERS TO ARRANGE MARKING OF EXISTING UNDERGROUND UTILITIES.

14 CONTRACTOR SHALL PROVIDE SERVICES BY QUALIFIED OTHER PARTIES FOR THE DESIGN OF FIRE ALARM SYSTEMS. SUCH PARTIES SHALL BE PROPERLY QUALIFIED, EDUCATED, LICENSED AND INSURED FOR SUCH WORK. THEY SHALL SECURE PERMITS FOR THE WORK THEY DESIGN. CONTRACTOR SHALL SUBMIT FIRE ALARM PLANS TO CITY FOR APPROVAL. SEE NOTES

RENOVATION NOTES

(APPLY TO ALL WORK OF THIS CONTRACT)

1 TRADE, PRODUCT, AND MANUFACTURER'S NAMES AND CATALOG NUMBERS SHOWN ON DRAWINGS FOR NEW PRODUCTS ARE TO ESTABLISH QUALITY REQUIRED. IN EACH CASE, ADD BY INFERENCE AFTER TRADE, PRODUCT OR MANUFACTURER'S NAME THE PHRASE "OR APPROVED EQUAL".
2. DETERMINE LOCATION OF PARTITIONS AND OTHER ITEMS NOT DIMENSIONED BY THEIR RELATION TO COLUMN FACE OR CENTER, WINDOW JAM OR MULLION OR OTHER SIMILAR FIXED ITEM.
3 PROTECT EXISTING WORK TO REMAIN FROM DAMAGE.
4 REPAIR, PATCH AND FINISH, OR REFINISH AS APPLICABLE, SURFACES DAMAGED OR NEWLY EXPOSED DURING PERFORMANCE OF THE WORK UNDER THIS CONTRACT.
5 EXCEPT IN SPACES WHERE NO WORK UNDER THIS CONTRACT IS REQUIRED, OR WHERE SPECIFICALLY INDICATED OTHERWISE, ENCLOSE EXISTING AND NEW CONDUITS, DUCTS, PIPES AND SIMILAR ITEMS IN FURRING WHER SUCH ITEMS PASS THROUGH FINISHED SPACES.
6 WHERE CONDUITS, DUCTS, PIPES AND SIMILAR ITEMS ARE SHOWN TO BE INSTALLED IN EXISTING WALLS OR PARTITIONS, NEATLY CHASE THE WALLS OR PARTITIONS, INSTALL THE ITEMS AND PATCH THE WALLS OR PARTITIONS TO MAKE THE INSTALLATION NOT DISCERNIBLE IN THE FINISHED WORK.
7 INSTALL NEW CONDUITS, PIPES AND DUCTS ABOVE NEW FINISHED CEILING. IN EXISTING FINISHED AREAS WHERE A NEW CEILING IS NOT SCHEDULED, INSTALL NEW CONDUITS AND PIPES IN EVERY CASE, AND NEW DUCTS WHERE POSSIBLE, ABOVE EXISTING FINISHED CEILING. PATCH CEILING AS NEEDED FOR THIS WORK. IN EXISTING FINISHED SPACES, ELECTRICAL WORK MAY BE NEATLY RUN IN SURFACE RACEWAY THAT IS INTENDED TO BE EXPOSED.
8 FURR TO CONCEAL HORIZONTAL DUCTS PASSING THROUGH EXISTING OR NEW SPACES WHERE IT IS NOT POSSIBLE TO INSTALL THE DUCTS ABOVE THE CEILING. USE GYPSUM BOARD FOR SUCH FURRING.
9 PROVIDE LINTELS OVER EVERY NEW OPENING IN BOTH NEW AND EXISTING WALLS AND PARTITIONS.
10 USE SAW CUTS TO REMOVE EXISTING MASONRY WHERE MASONRY IS TO BE EXPOSED.
11 REMOVE AND CAP ABANDONED SUPPLY AND WASTE PLUMBING LINES IN A MANNER ALLOWED BY CODE. PATCH AFFECTED STRUCTURE AND FINISHES TO MATCH EXISTING ADJACENT CONSTRUCTION.
12 REMOVE AND CAP ABANDONED ELECTRICAL WIRING, BOXES AND DEVICES IN A MANNER ALLOWED BY CODE. PATCH AFFECTED STRUCTURE AND FINISHES TO MATCH EXISTING ADJACENT CONSTRUCTION.
13 ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESERVATIVE TREATED.

PREVIOUS KCMO PERMITS ISSUED:

1 EAST:	CPBF-201721839
2 EAST:	CPBF-201721842
3 EAST:	CPBF-201721848
4 EAST:	CPBF-201721847
1 WEST:	CPBF-201721845

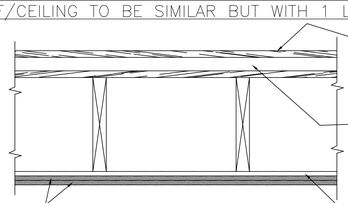
NEW 2 HOUR FIRE RATED MASONRY EXTERIOR WALL INFILL:

INDICATED THUS: A

CONSTRUCT AS FOLLOWS:
ONE WYTHE NORMAL WEIGHT TYPE N 8" X 8" X 16" HOLLOW C.M.U., LAID RUNNING BOND USING TYPE M MORTAR; USE BLOCKS USING LIMESTONE, CINDERS OR COOLED SLAG AGGREGATE, WITH TWO CORES, AND HAVING MINIMUM PERCENT SOLID VOLUME OF 53 PERCENT MEET EQUIVALENT SOLID THICKNESS OF 4" PER INTERNATIONAL BUILDING CODE AND THEREFORE A FIRE RATING OF MINIMUM 2 HOURS;
(SEE UNIFORM BUILDING CODE TABLE 721.1(2), ITEM 3-1.3 FOR EQUIVALENT FIRE RATING)

1 TYPICAL 1HR FLOOR CEILING ASSEMBLY)

(TYP. @ 2ND, 3RD & 4TH FLRS --1ST FLR. IS CONCRETE)
(CEIL. @ ROOF/CEILING TO BE SIMILAR BUT WITH 1 LAYER GYP. BD.)



INSTALL 3/4" TONGUE AND GROOVE UNDERLAYMENT GRADE PLYWOOD PANELS, PERPENDICULAR TO 2X4 SLEEPERS; NAIL W. 8D NAIL TYP 6" O.C AT PANEL EDGES AND 12" O.C AT INTERIOR. STAGGER END JOINTS 4'

REPLACE EXISTING 2X4 SLEEPER 16" O.C. WITH NEW 2X4 SLEEPER 16" O.C. PERPENDICULAR TO FLOOR JOISTS; NAIL W. 2 - 16D NAILS AT EACH SLEEPER/JOIST INTERSECTION

EXISTING 2X10 FLOOR JOISTS 16" O.C.

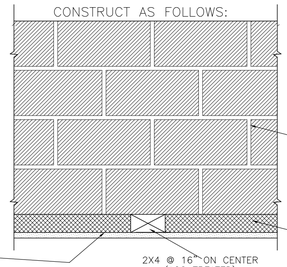
RESILIENT CHANNELS -- FORMED OF NO. 25 MSG GALV STEEL, 1/2 IN. DEEP, SPACED MAX 12 IN. OC, PERPENDICULAR TO JOISTS. CHANNEL SPLICES LOCATED BENEATH JOISTS AND OVERLAPPED 4 IN.. CHANNELS SECURED TO EACH JOIST WITH ONE 1/2 IN. LONG TYPE S-12 LOW PROFILE STEEL SCREW. TWO CHANNELS, SPACED 6 IN. OC, ORIENTED OPPOSITE EACH GYPSUM BOARD END JOINT. ADDITIONAL CHANNELS SHALL EXTEND MIN 6 IN. BEYOND EACH SIDE EDGE OF BOARD.

2 LAYERS NOM 1/2 IN. THICK, 48 IN. WIDE GYPSUM PANELS. BASE LAYER INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS, SECURED WITH 1 IN. LONG TYPE S BUGLE-HEAD SCREWS SPACED 12 IN. OC, WITH SCREWS LOCATED 6 IN. FROM AND ON EACH SIDE OF THE GYPSUM PANEL, IN BOTH THE FIELD AND THE PERIMETER, AND 1-1/2 IN. FROM SIDE EDGES OF THE PANELS. FACE LAYER INSTALLED WITH LONG DIMENSION PERPENDICULAR TO RESILIENT CHANNELS OR CROSS TEES WITH JOINTS OFFSET 24 IN. FROM BASE LAYER, SECURED WITH 1-5/8 IN. LONG TYPE S BUGLE-HEAD SCREWS SPACED 8 IN.,OC, WITH SCREWS LOCATED 4 IN. FROM AND ON EACH SIDE OF THE GYPSUM PANEL MIDSPAN, IN BOTH THE FIELD AND THE PERIMETER, AND 1-1/2 IN. FROM SIDE EDGES OF THE PANEL. BUTT JOINTS OF FACE LAYER PANELS SECURED TO BASE LAYER WITH 1-1/2 IN. LONG TYPE G SCREWS SPACED 8 IN. OC AND 1-1/2 IN. FROM SIDE EDGES OF THE PANELS, WITH BUTT JOINTS LOCATED BETWEEN RESILIENT CHANNELS. BUTT JOINTS OF FACE PANELS STAGGERED A MINIMUM OF 12 IN. FROM BUTT JOINTS OF BASE LAYER.

EXISTING 1 HR-FIRE RATED EXTERIOR PARTITION DETAIL: (INTERIOR MASONRY WALL IS SIMLAR)

INDICATED THUS:

CONSTRUCT AS FOLLOWS:



EXISTING EXTERIOR WALLS ARE MIN. 3 WYTHES OF BRICK, EQUIVALENT TO 2 HOUR FIRE RATED, SEE INTL. BUILDING CODE TABLE 721.1(2), ITEM 1-1.1 FOR EQUIVALENT FIRE RATING)

1/2" REGULAR GYPSUM WALLBOARD (WATER RESISTANT "W/R" BOARD AT BATHROOM WALLS, THROUGHOUT, AND AT KITCHEN WALLS ADJACENT TO CABINETS/COUNTERS) INSTALL USING SCREWS 16" O.C. MAX. (12" O.C. AT MOISTURE RESISTANT GYPSUM BOARD); APPLY IN ACCORDANCE WITH US GYPSUM "GYPSUM CONSTRUCTION MANUAL" (AT ACQ TREATED WALL FURRING, USE HOT DIP GALVANIZED OR S.S FASTENERS)

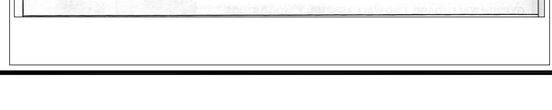
2X4 @ 16" ON CENTER (ACQ TREATED)

AT EXTERIOR WALLS ONLY, FILL CAVITY WITH CLOSED CELL POLYSTYRENE INSULATION TYPICAL

NEW 2 HR FIRE RATED WOOD FRAMED INTERIOR WALL:

INDICATED THUS: B

CONSTRUCT AS FOLLOWS:

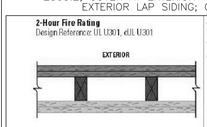


NEW 2 HR FIRE RATED WOOD FRAMED EXTERIOR WALL:

INDICATED THUS: C

CONSTRUCT AS FOLLOWS:

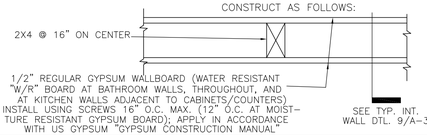
CONSTRUCT USING FIRE RETARDANT TREATED STUDS COMPLYING WITH IBC SECTION 2303.2; COVER AT EXTERIOR WITH TYVEK AIR AND WATER BARRIER; INSTALL EXTERIOR LAP SIDING; CAULK PERIMETER OF OPENING TYPICAL



NEW NON-FIRE RATED INTERIOR PARTITION DETAIL:

INDICATED THUS:

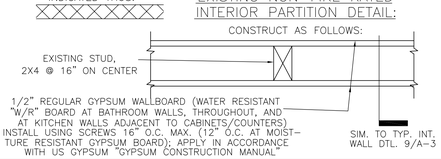
CONSTRUCT AS FOLLOWS:



EXISTING NON-FIRE RATED INTERIOR PARTITION DETAIL:

INDICATED THUS:

CONSTRUCT AS FOLLOWS:



CONFORM WITH THE FOLLOWING CODES FOR ALL WORK:

KANSAS CITY BUILDING & REHABILITATION CODE, CHAPTER 18, CODE OF ORDINANCES
THE FOLLOWING MODEL CODES ARE ADOPTED AS AMENDED BY THE KANSAS CITY BUILDING & REHABILITATION CODE:
INTERNATIONAL BUILDING CODE, 2012 EDITION
INTERNATIONAL EXISTING BUILDING CODE, 2012 EDITION (OPTIONAL)
INTERNATIONAL MECHANICAL CODE, 2012 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION
INTERNATIONAL FUEL GAS CODE, 2012 EDITION
UNIFORM PLUMBING CODE, 2012 EDITION
NATIONAL ELECTRICAL CODE, 2011 EDITION
INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION
INTERNATIONAL PRIVATE SEWAGE DISPOSAL CODE, 2012 EDITION
AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS AS FOLLOWS:
ICC/ANSI-A117.1 PROVIDING ACCESSIBILITY AND USABILITY FOR PHYSICALLY HANDICAPPED PEOPLE, 2009 EDITION
ASME A17.1 SAFETY CODE FOR ELEVATORS AND ESCALATORS, 2010 EDITION
ASME A17.3 SAFETY CODE FOR EXISTING ELEVATORS AND ESCALATORS, 2011 EDITION
ASME A17.6 STANDARD FOR ELEVATOR SUSPENSION, COMPENSATION AND GOVERNOR SYSTEMS, 2010 EDITION
ASME A18.1 SAFETY STANDARD FOR PLATFORM LIFTS AND STAIRWAY CHAIR LIFTS, 2011 EDITION
ANSI-A10.4 SAFETY REQUIREMENTS FOR PERSONNEL HOISTS, 2007 EDITION
NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS AS FOLLOWS (SEE IBC CHAPTER 35 FOR A COMPLETE LIST OF ADOPTED NFPA STANDARDS):
NFPA 13 STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS, 2010 EDITION
NFPA 14 STANDARD FOR THE INSTALLATION OF STANDPIPE SYSTEMS, 2010 EDITION
NFPA 13R STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN RESIDENTIAL OCCUPANCIES UP TO FOUR STORIES IN HEIGHT, 2010 EDITION
NFPA 72 NATIONAL FIRE ALARM CODE, 2010 EDITION
NFPA 110 EMERGENCY AND STANDBY POWER SYSTEMS, 2010 EDITION.
KANSAS CITY ZONING AND DEVELOPMENT CODE, CHAPTER 88, CODE OF ORDINANCES
FENCES AND WALLS; CHAPTER 27, CODE OF ORDINANCES
FLOODPLAIN MANAGEMENT, CHAPTER 28, CODE OF ORDINANCES
PARKING STATIONS, CHAPTER 52, CODE OF ORDINANCES
TRAVEL TRAILERS AND MOBILE HOMES, CHAPTER 72, CODE OF ORDINANCES

INFORMATION FOR REVIEW:

TYPE OF CONSTRUCTION: TYPE III-B
(INTERIOR STRUCTURE IS WOOD FRAMED, NON-FIRE RATED; EXTERIOR WALLS ARE MIN. 3 WYTHES OF BRICK, EQUIVALENT TO 2 HOUR FIRE RATED, SEE INTL. BUILDING CODE TABLE 721.1(2), ITEM 1-1.1 FOR EQUIVALENT FIRE RATING)

OCCUPANCY CLASS: "GROUP R-2"
SPRINKLERING: NONE
NUMBER OF STORIES: FOUR PLUS BASEMENT
HEIGHT OF BUILDING: 47'

FLOOR AREAS, GROSS:

1ST FLOOR:	3,246 S.F.	3RD FLOOR:	3,246 S.F.
2ND FLOOR:	3,246 S.F.	4TH FLOOR:	3,246 S.F.
	TOTAL:	12,984 S.F.	

ALLOWABLE HEIGHT/NUMBER OF STORIES:
55' / 4 STORIES PER IBC TABLE 503

ALLOWABLE FLOOR AREA PER FLOOR:
16,000 S.F. PER IBC TABLE 503

I.B.C. OCCUPANT LOAD, BASED ON GROSS FLOOR AREA:

BASEMENT:	8.52 OCCUPANTS	3RD FLOOR:	12.6 OCCUPANTS
1ST FLOOR:	12 OCCUPANTS	4TH FLOOR:	12.6 OCCUPANTS
2ND FLOOR:	12.6 OCCUPANTS	TOTAL:	58.32 OCCUPANTS

2012 INTERNATIONAL EXISTING BUILDING CODE COMPLIANCE:

ALL WORK SHALL CONFORM WITH 2012 I.E.B.C. SECTION 301.1.1 "PRESCRIPTIVE COMPLIANCE METHOD", AND CHAPTER 11 OF THE 2012 INTERNATIONAL FIRE CODE AS FOLLOWS, AND SHALL THEREFORE BE CONSIDERED TO BE IN COMPLIANCE WITH THE 2012 INTERNATIONAL EXISTING BUILDING CODE:
--I.F.C. 1103.4.2 REQUIRES VERTICAL OPENINGS BE PROTECTED BY 1 HOUR RATED CONSTRUCTION (2 HOUR PROTECTION IS PROVIDED)
--I.F.C. 1103.7.6 REQUIRES MANUAL FIRE ALARM SYSTEM (SEE "FIRE ALARM" BELOW)

SMOKE ALARMS:

--INSTALL HARD WIRED SMOKE ALARMS WITH BATTERY BACKUP LISTED PER UL217 INSIDE AND OUTSIDE OF SLEEPING ROOMS WITHIN EACH UNIT AS SHOWN, WITH EACH CONNECTED WITH ALARMS IN THE SAME UNIT, IN ACCORDANCE WITH I.B.C. AND I.R.C.

FIRE ALARM:

IN ACCORDANCE WITH 1103.7.6 OF THE 2012 I.F.C., FURNISH AND INSTALL A MANUAL FIRE ALARM SYSTEM THAT NOTIFIES THE OCCUPANT NOTIFICATION SYSTEM OF THE BUILDING IN ACCORDANCE WITH SECTION 907.6 OF THE 2012 INTERNATIONAL FIRE CODE AND NFPA AS FOLLOWS:

- MANUAL FIRE ALARM SYSTEM PER I.B.C. AND NFPA; AND,
- AUTOMATIC VOICE ALARM SYSTEM PER I.B.C. 907.5.2.2 AND 907.6 AND NFPA
- DESIGNER SHALL BE A REGISTERED ENGINEER OR NICET-CERTIFIED LEVEL 3 SYSTEM DESIGNER.
- SUBMIT SEALED ENGINEERING DRAWINGS BY QUALIFIED LICENSED PARTIES FOR CONFORMING ALARM SYSTEM. (TO BE A "DEFERRED SUBMITTAL" PER KCMO BULLETIN #144)

ACCESSIBILITY:

IN ACCORDANCE WITH IBC 1107.6.2.1.2 AND 1107.7.1 AND 1107.7.7.1.1, PROVIDE TYPE B ACCESSIBLE UNITS AT THE TWO 1ST FLOOR UNITS.

REQUIRED FIRE RATINGS

EXTERIOR WALLS	2 HOUR NONCOMBUSTIBLE -- SEE WALL TYPE "A" DTL. (OR FRAMED WITH FIRE RETARDANT TREATED WOOD WHERE SHOWN, AS ALLOWED BY IBC -- SEE WALL TYPE "C" DTL.)
STAIR WALLS, EXISTING	2 HOURS REQD. PER IBC
STAIR WALLS, NEW (INFILL)	2 HRS REQD. PER IBC--SEE WALL TYPE "B"
OTHER INTERIOR WALLS	NO FIRE RATING -- SEE LEGEND
FLOOR/CEILINGS BETWEEN UNITS (@ 2ND, 3RD, 4TH FLOORS)	1 HOUR PER IBC 711.3 -- SEE DETAIL

NOTES REGARDING FINISHES:

AT ALL AREAS, THE MAXIMUM FLAME SPREAD CLASS OF FINISH MATERIALS USED ON WALLS AND CEILINGS SHALL NOT EXCEED FLAME SPREAD CLASS III (FLAME SPREAD INDEX OF 76-200).

REVISIONS	BY
1 6-26-18	GN

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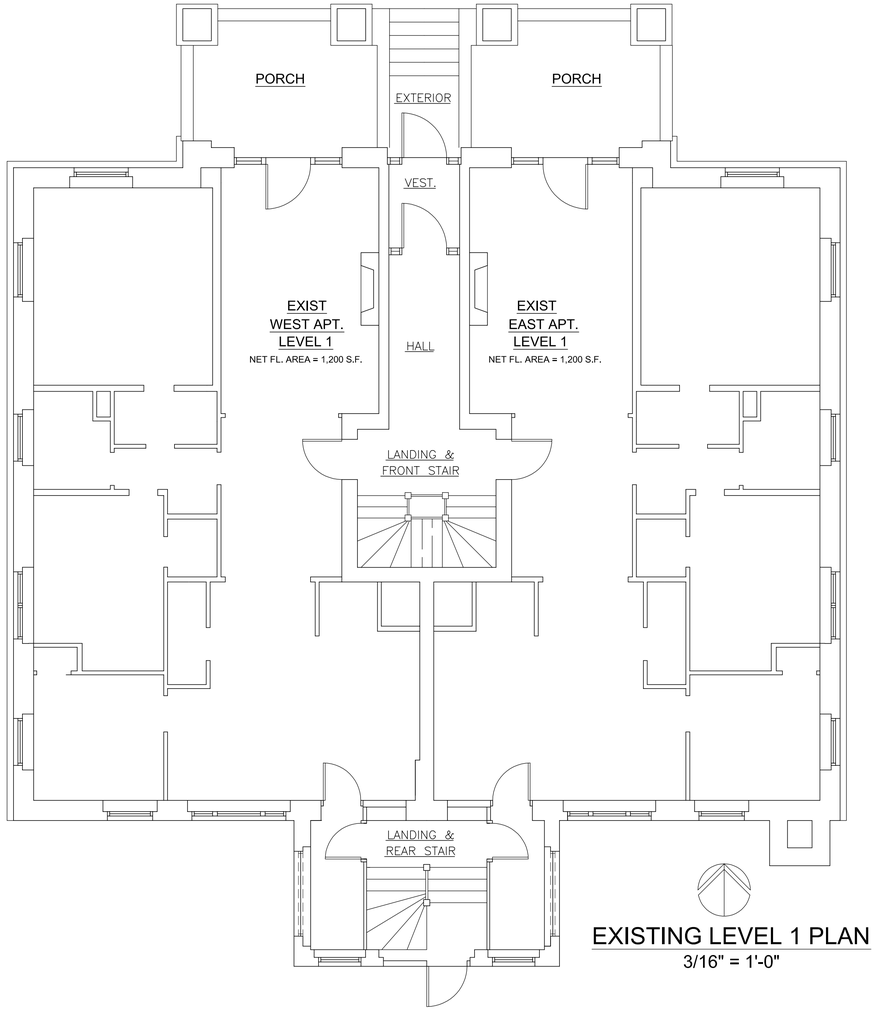
SEP 18 2019

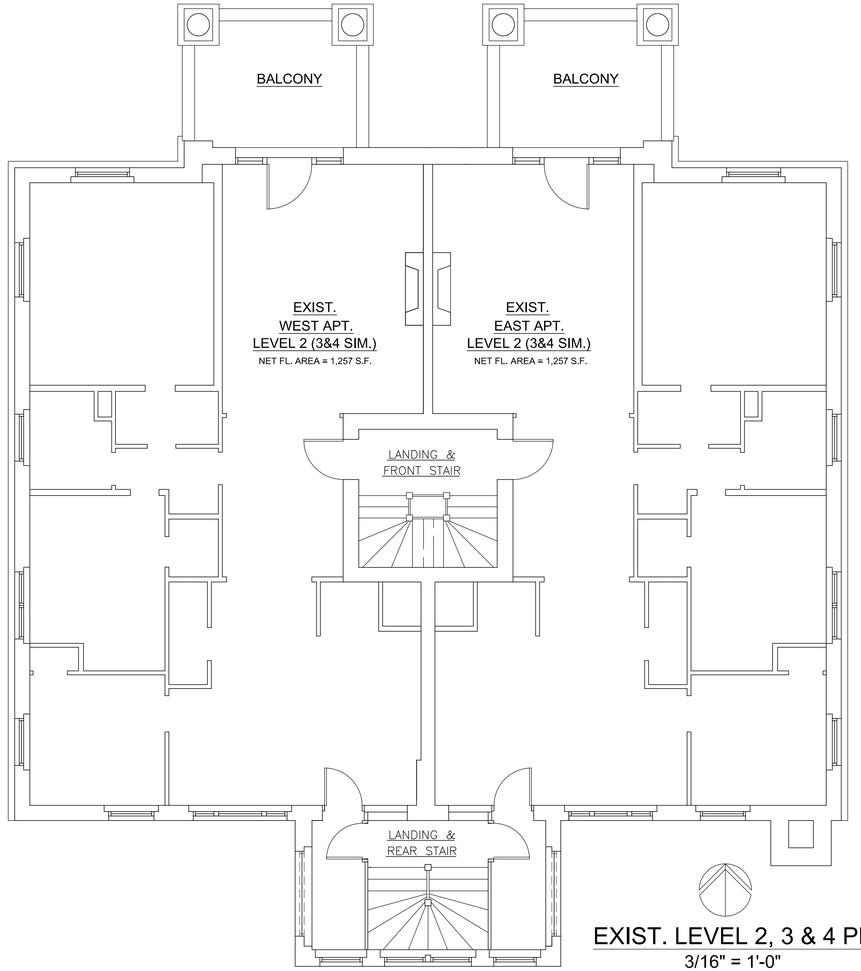
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

DRAWN: GCN
DATE: MARCH 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: COVER



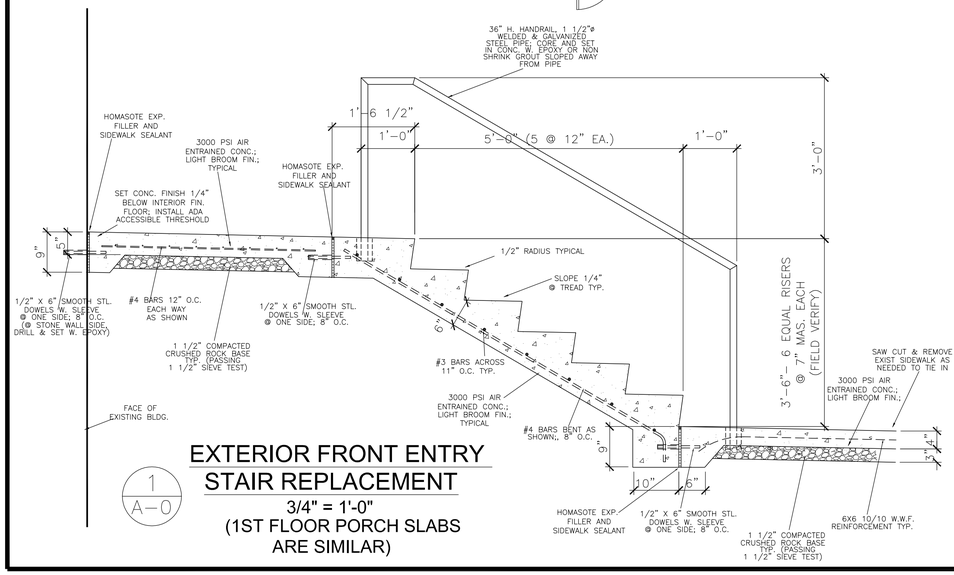
EXISTING LEVEL 1 PLAN

3/16" = 1'-0"



EXIST. LEVEL 2, 3 & 4 PLAN

3/16" = 1'-0"

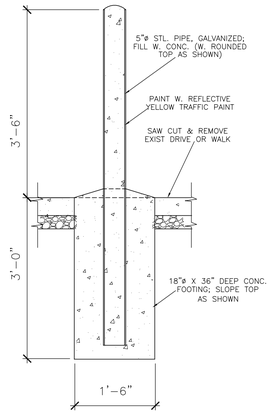


1 / A-0

EXTERIOR FRONT ENTRY STAIR REPLACEMENT

3/4" = 1'-0"

(1ST FLOOR PORCH SLABS ARE SIMILAR)



2 / A-0

TRAFFIC BOLLARD

3/4" = 1'-0"

ABBREVIATIONS LEGEND

EXIST.	EXISTING	A/C	AIR CONDITIONING	W.W.F.	WELDED WIRE FABRIC	RAD.	RADIUS
AL.	ALUMINUM	W.H.	WATER HEATER	TYP.	TYPICAL	EXH.	EXHAUST
G.I.	GALVANIZED IRON	M/E	MECHANICAL/ELECTRICAL	MECH.	MECHANICAL	DTL.	DETAIL
MIN.	MINIMUM	H.W.	HOT WATER	ELECT.	ELECTRICAL	P. L.	PROPERTY LINE
MAX.	MAXIMUM	C.W.	COLD WATER	EQUIPT.	EQUIPMENT	EJ	EXPANSION JOINT
CONC.	CONCRETE	DIA.	DIAMETER	SPEC.	SPECIFICATION	FE	FIRE EXTINGUISHER
CONT.	CONTINUOUS	GAL.	GALLON	CJ	CONTROL JOINT	MFR.	MANUFACTURER
C.L.	CENTER LINE	PVC	POLY VINYL CHLORIDE	SIM	SIMILAR	ELEV	ELEVATION
O.C.	ON CENTER	APPROX.	APPROXIMATELY	W.	WITH	D.F.	DRINKING FOUNTAIN
REQ'D	REQUIRED	N / A	NOT APPLICABLE				

SYMBOLS LEGEND

- "1" — FLOOR PLAN NOTES -- SEE FLOOR PLAN LEGEND
- "1" — CEILING PLAN NOTES -- SEE CEILING PLAN LEGEND
- "1" — EXT. ELEVATIONS NOTES -- SEE CEILING PLAN LEGEND
- 001 — DOOR OR OTHER OPENING SEE OPENING SCHEDULE
- BATHROOM EXHAUST FAN (EXHAUSTED TO EXTERIOR) SEE M/E PLANS
- FE — WALL MOUNTED FIRE EXTINGUISHER (SEE FLOOR PLAN NOTES)
- SD — HARD WIRED INTERCONNECTED SMOKE DETECTOR. SEE M/E/P PLANS
- MANUAL FIRE ALARM PULL STATION; SEE FIRE ALARM NOTES
- E.P. — ELECTRICAL PANEL
- NEW DUPLEX OUTLET
- GFI — DUPLEX OUTLET, GFI PROTECTED
- $ — WALL LIGHT SWITCH, AT ADA ACCESSIBLE HEIGHT
- $3 — WALL SWITCH, 3 WAY, AT ADA ACCESSIBLE HEIGHT
- EMERGENCY LIGHTING UNIT W. BATTERY BACKUP
- ILLUMINATED EXIT SIGN W. BATTERY BACKUP
- WC — CHINA TANK TOILET W. SEAT SEE M/E/P PLANS

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EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

DRAWN	GCN
DATE	MARCH 5 2018
SCALE	SCALE NOTED
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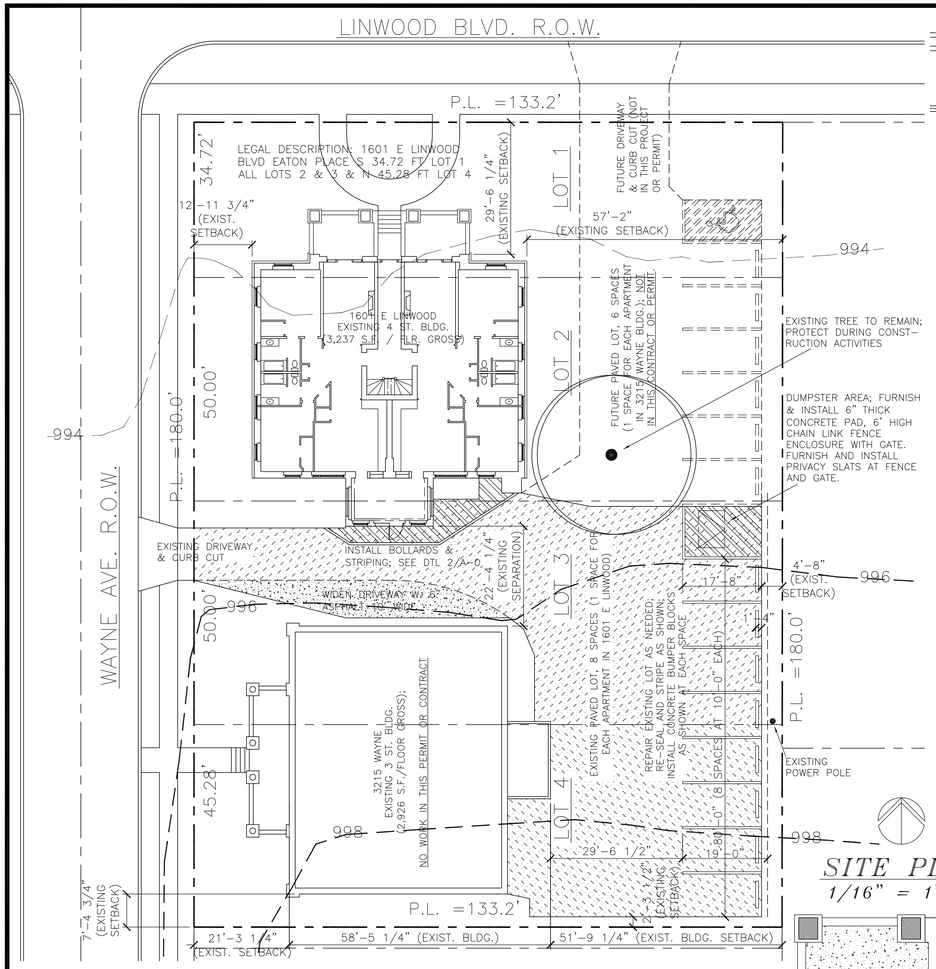
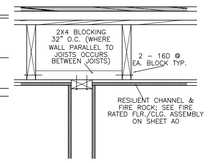
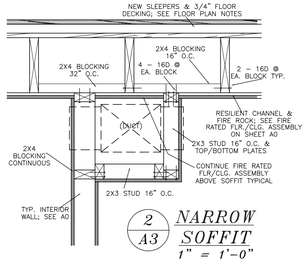
SHEET	A-0



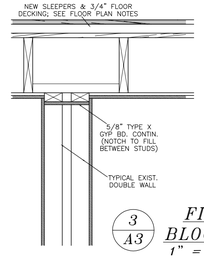
SITE PLAN
1/16" = 1'-0"



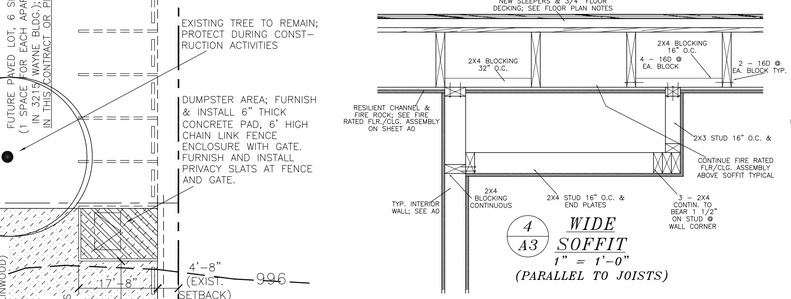
1/A3 WALL BRACE
1" = 1'-0"
(OCCURS WHERE WALL IS PARALLEL TO JOISTS)



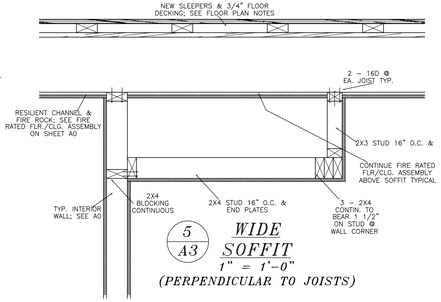
2/A3 NARROW SOFFIT
1" = 1'-0"



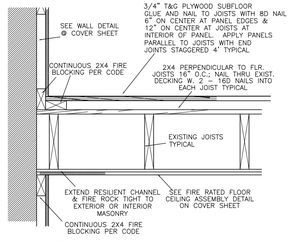
3/A3 FIRE BLOCK'G.
1" = 1'-0"



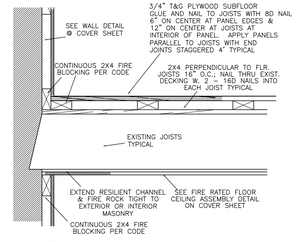
4/A3 WIDE SOFFIT
1" = 1'-0"
(PARALLEL TO JOISTS)



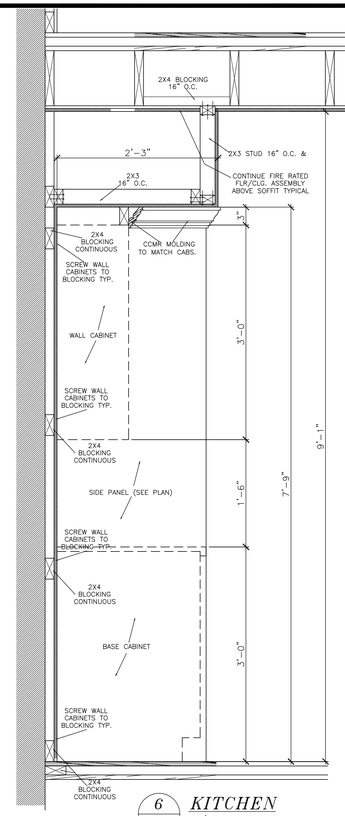
5/A3 WIDE SOFFIT
1" = 1'-0"
(PERPENDICULAR TO JOISTS)



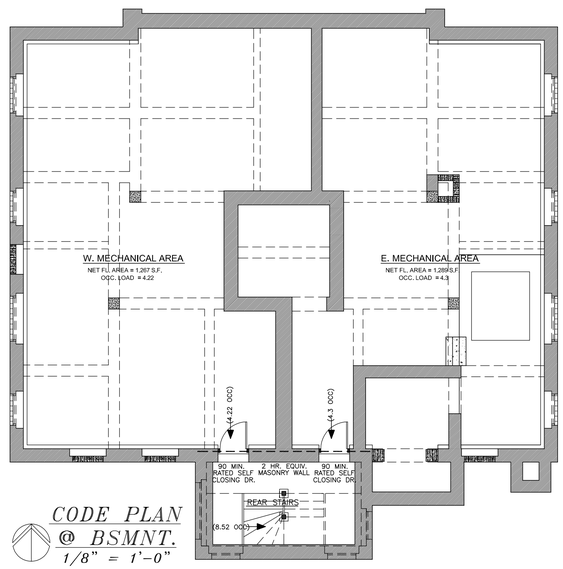
7/A3 FLR. SLEEPERS 1
1" = 1'-0"
(PERP. TO JOISTS)



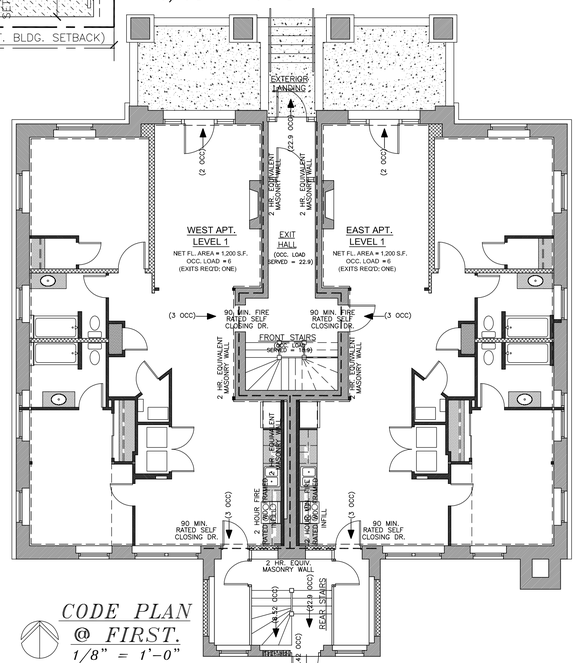
8/A3 FLR. SLEEPERS 2
1" = 1'-0"
(PARALLEL TO JOISTS)



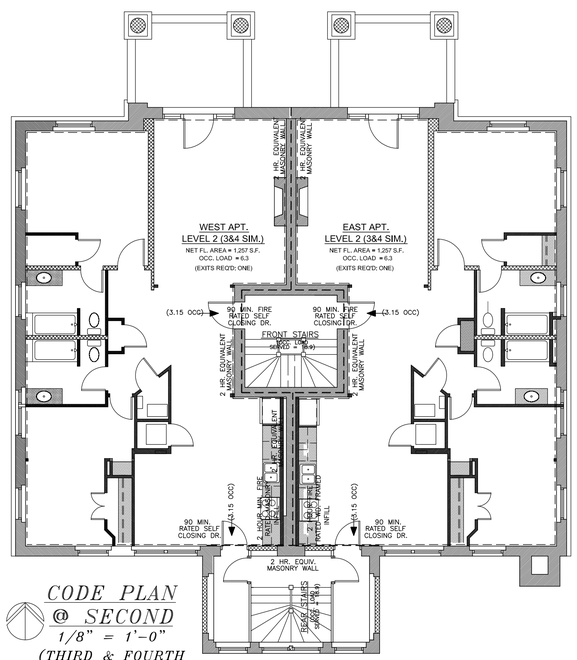
6/A3 KITCHEN /SOFFIT
1" = 1'-0"



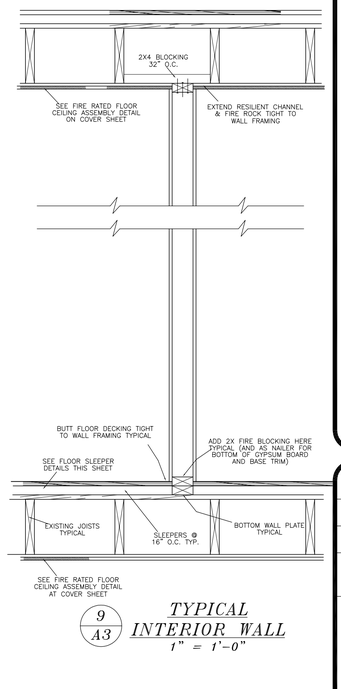
CODE PLAN @ BSMNT.
1/8" = 1'-0"



CODE PLAN @ FIRST.
1/8" = 1'-0"



CODE PLAN @ SECOND
1/8" = 1'-0"
(THIRD & FOURTH ARE SIMILAR)



9/A3 TYPICAL INTERIOR WALL
1" = 1'-0"

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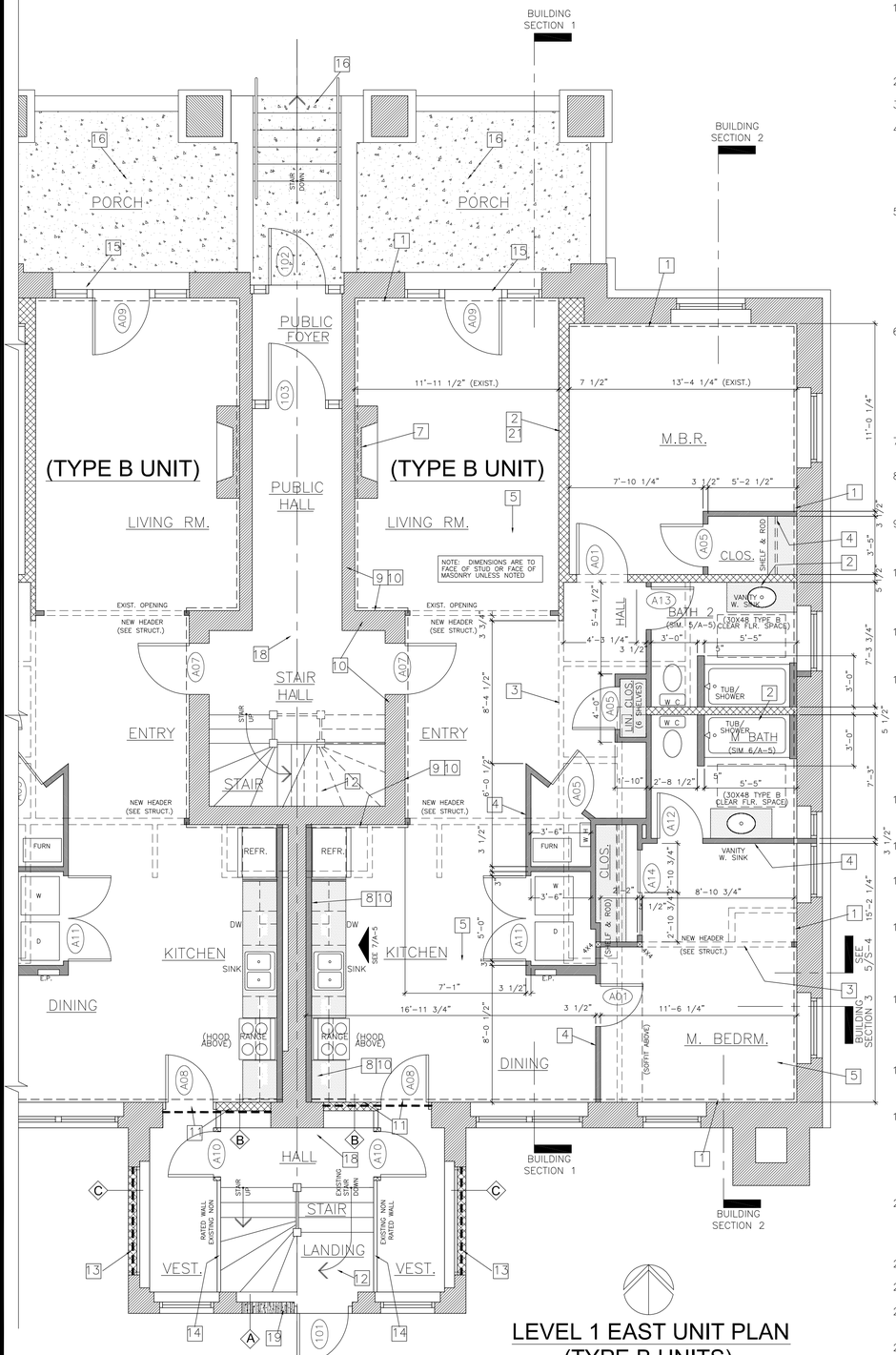
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT
PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS
AT 1601 EAST LINWOOD BOULEVARD
KANSAS CITY MO

DRAWN: GCN
DATE: MARCH 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: A—1

FLOOR PLAN NOTES:

(INDICATED AT PLAN BY NUMBER IN SQUARE)

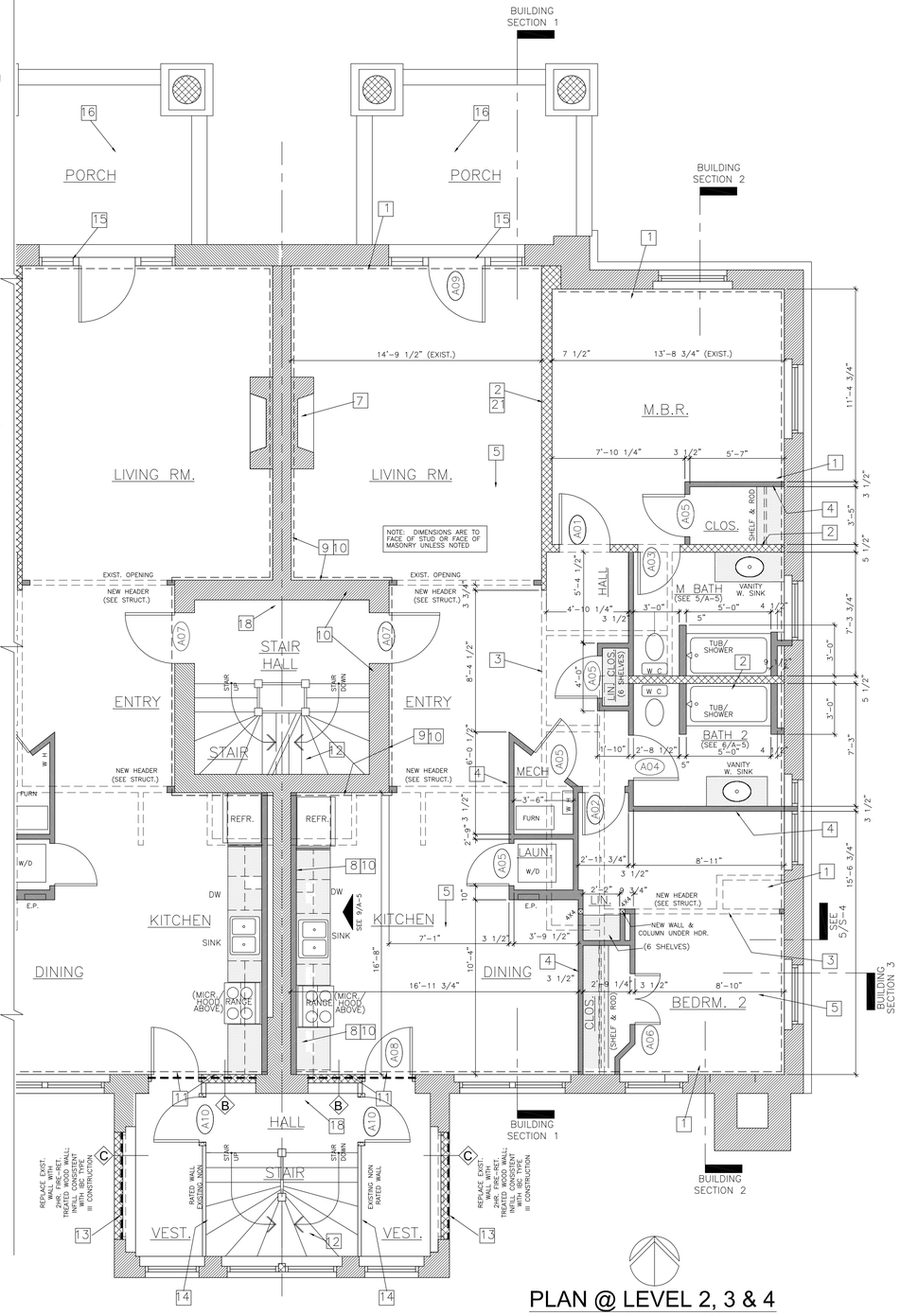
1. INSTALL 2X4 FURRING FLAT AGAINST EXTERIOR EXISTING MASONRY WALL, 24" MIN. O.C. FILL FULL BETWEEN WITH CLOSED CELL SPRAY FOAM INSULATION, AND COVER WITH 1/2" REGULAR GYPSUM BOARD, TAPED W. LEVEL 4 FINISH. (FINISH SURFACE IS SHOWN DASHED)
2. EXISTING WOOD FRAMED INTERIOR WALL TO REMAIN WHERE INDICATED THUS.
3. REMOVE EXISTING WOOD FRAMED WALLS AS SHOWN THUS (DASHED).
4. CONSTRUCT NEW NON FIRE RATED WOOD FRAMED INTERIOR WALL(S) AS SHOWN. SEE WALL TYPES, COVER SHEET. EXTEND NEW WALLS TO SUPPORT EXISTING JOISTS ABOVE, WITH HEADERS AS SHOWN ON STRUCTURAL PLANS. INSTALL BLOCKING BETWEEN JOISTS UNDER BEARING WALLS & HEADER BEARING POINTS.
5. AT LEVELS 2, 3 AND 4, REMOVE EXISTING 2X SLEEPERS AND FINISH WOOD FLOORING. REPLACE WITH 2X4 SLEEPERS 16" O.C. LAID FLAT NAILED THROUGH EXISTING 1X DECKING PERPENDICULAR TO EXISTING FLOOR JOISTS; INSTALL 3/4" TONGUE AND GROOVE PLYWOOD ON TOP NAILED TO THE SLEEPERS READY TO RECEIVE FINISH FLOORING. SEE FIRE RATED FLOOR ASSEMBLY DETAIL, COVER SHEET. FIRE BLOCK BETWEEN SLEEPERS SO THAT NO CAVITY IS GREATER THAN 10' LONG.
6. AT LEVEL 1, REMOVE EXISTING 2X SLEEPERS AND FINISH WOOD FLOORING. REPLACE WITH 2X4 ACQ TREATED SLEEPERS 16" O.C. LAID FLAT RUNNING EAST WEST ATTACHED 16" O.C. TO EXISTING CONCRETE SLAB, AND INSTALL 3/4" TONGUE AND GROOVE PLYWOOD NAILED TO SLEEPERS READY TO RECEIVE FINISH FLOORING. FIRE BLOCK BETWEEN SLEEPERS SO THAT NO CAVITY IS GREATER THAN 10' LONG. SEE FLR. ASSEMBLY DTL, COVER SHT.
7. EXISTING FIREPLACE AND MANTEL TO REMAIN. DELETE GAS PIPING AND BLOCK UP FLUE OPENING OVER FIRE BOX.
8. FUR OUT EXISTING WALL WITH 2X4 STUD WALL IN FRONT TIGHT TO WALL FACE AND COVER WITH 1/2" M.R. GYPSUM BOARD, TAPED W. LEVEL 4 FINISH.
9. INSTALL 2X4 FURRING FLAT AGAINST INTERIOR EXISTING MASONRY WALL, 24" MIN. O.C. COVER WITH 1/2" REGULAR GYPSUM BOARD, TAPED W. LEVEL 4 FINISH.
10. EXISTING 2 HOUR FIRE RATED EQUIVALENT MASONRY WALL TO REMAIN. FIRE STOP NEW AND EXISTING PENETRATIONS WITH 2 HOUR FIRE RATED MATERIAL/ASSEMBLY AS APPROVED BY ARCH. AND PER DETAILS, A-6.
11. REMOVE EXISTING WINDOW TO EXISTING REAR STAIRS; FURNISH AND INSTALL NEW 2 HOUR FIRE RATED WOOD STUD FRAMED INFILL AT EXIST. OP'G. SEE WALL TYPES, COVER SHT.
12. EXISTING INTERIOR EXIT STAIR TO REMAIN. REPAIR AND INFILL EXISTING RAILINGS TO MEET 2012 IBC MAXIMUM 4" SPACING REQUIREMENT. INSTALL TOP RAIL WHERE NEEDED TO MEET MINIMUM GUARD RAIL HEIGHT OF 42" ABOVE ADJACENT FLOOR. INSTALL SINGLE HANDRAIL AT SIDE OF STAIR 36" ABOVE NOSING PROJECTION WHERE NOT EXISTING. REPLACE EXISTING MISSING RISERS, TREADS AND STRINGERS AT STAIR RUN FROM GRADE ENTRY TO BASEMENT AT REAR STAIR.
13. INFILL EXISTING EXTERIOR WALL OPENING WITH FIRE RETARDANT TREATED WOOD FRAMED 2 HOUR FIRE RATED OPENING. FINISH INTERIOR TO LEVEL 4 FINISH.
14. EXISTING NON FIRE RATED EXPOSED WOOD PARTITION TO REMAIN. INSTALL NEW DOOR FROM STAIR AS SHOWN.
15. BALCONY DOOR AND SIDELIGHT SETS ARE SHOWN BUT ARE TO BE FUTURE WORK AFTER BALCONIES ARE REPLACED LATER. FIX EXISTING DOOR IN PLACE. SEE DOOR SCHEDULE.
16. BALCONIES ARE SHOWN ON THE FLOOR PLANS BUT ARE TO BE FUTURE WORK PERFORMED LATER. REMOVE AND REPLACE EXISTING 1ST FLOOR PORCH SLAB AND STEPS TO GRADE. ADD 1 1/2"ø HANDRAIL AT BOTH SIDES OF STEPS. SEE DETAIL 1/A-0.
17. EXISTING BASEMENT CONCRETE COLUMNS AND OVERHEAD CONCRETE BEAMS AND SLAB TO REMAIN. REPAIR WHERE INDICATED IN STRUCTURAL PLANS. FIRE STOP PENETRATIONS OF WALLS AND SLAB WITH 2 HOUR FIRE RATED MATERIAL/ASSEMBLY AS APPROVED BY ARCHITECT.
18. FURNISH AND INSTALL MANUAL FIRE ALARM SYSTEM, WITH PULL STATIONS AS SHOWN. DESIGN TO BE BY OTHERS. SEE FIRE ALARM NOTES AT COVER SHEET.
19. INFILL EXISTING EXTERIOR WALL OPENING WITH DECORATIVE C.M.U. MASONRY 2 HOUR FIRE RATED OPENING, SASH OR PIER BLOCK AT EXPOSED END. FINISH INTERIOR WITH 1 1/2" EPS INSULATION & FURRING ZEES, 1/2" M.R. GYPSUM BOARD, LEVEL 4 FINISH (AT BSMNT. INTERIOR FINISH MAY BE OMITTED)
20. REMOVE EXISTING BASEMENT WINDOW AND INFILL WITH 6X6X4 HOLLOW GLASS BLOCK, OBSCURE PATTERN. WHERE SILL IS BELOW GRADE, LAY 4" THICK C.M.U. MASONRY COURSE(S) FIRST UP TO GRADE.
21. AT DOUBLE EXISTING WALL, INSTALL FIREBLOCKING PER DETAIL SHEET A3.
22. REMOVE AND DISPOSE OF EXISTING MTL. CABINET OR OTHER ITEM OF DEBRIS.
23. EXISTING ABANDONED BOILER TO REMAIN (NOTE, IT HAS BEEN ABATED AND CLEANED OF ASBESTOS AND ANY OTHER HARMFUL SUBSTANCE)
24. CLEAN & REPAIR CONCRETE STAIRS AT GRADE CHANGE BETWEEN BSMNT LEVELS, ADD HAND RAIL SIMILAR TO NEW EXT. STAIRS SHT. A-0
25. PERFORM STEEL, MASONRY AND/OR CONCRETE REPAIR AT THIS AREA, OR OTHER STRUCTURAL WORK HERE -- SEE STRUCTURAL PLANS, NOTES AND DETAILS.



LEVEL 1 EAST UNIT PLAN
(TYPE B UNITS)

1/4" = 1'-0"

(1ST WEST UNIT IS IDENTICAL BUT REVERSED)



PLAN @ LEVEL 2, 3 & 4
EAST UNITS

1/4" = 1'-0"

(LEVEL 2, 3 & 4 WEST UNITS ARE IDENTICAL BUT REVERSED)

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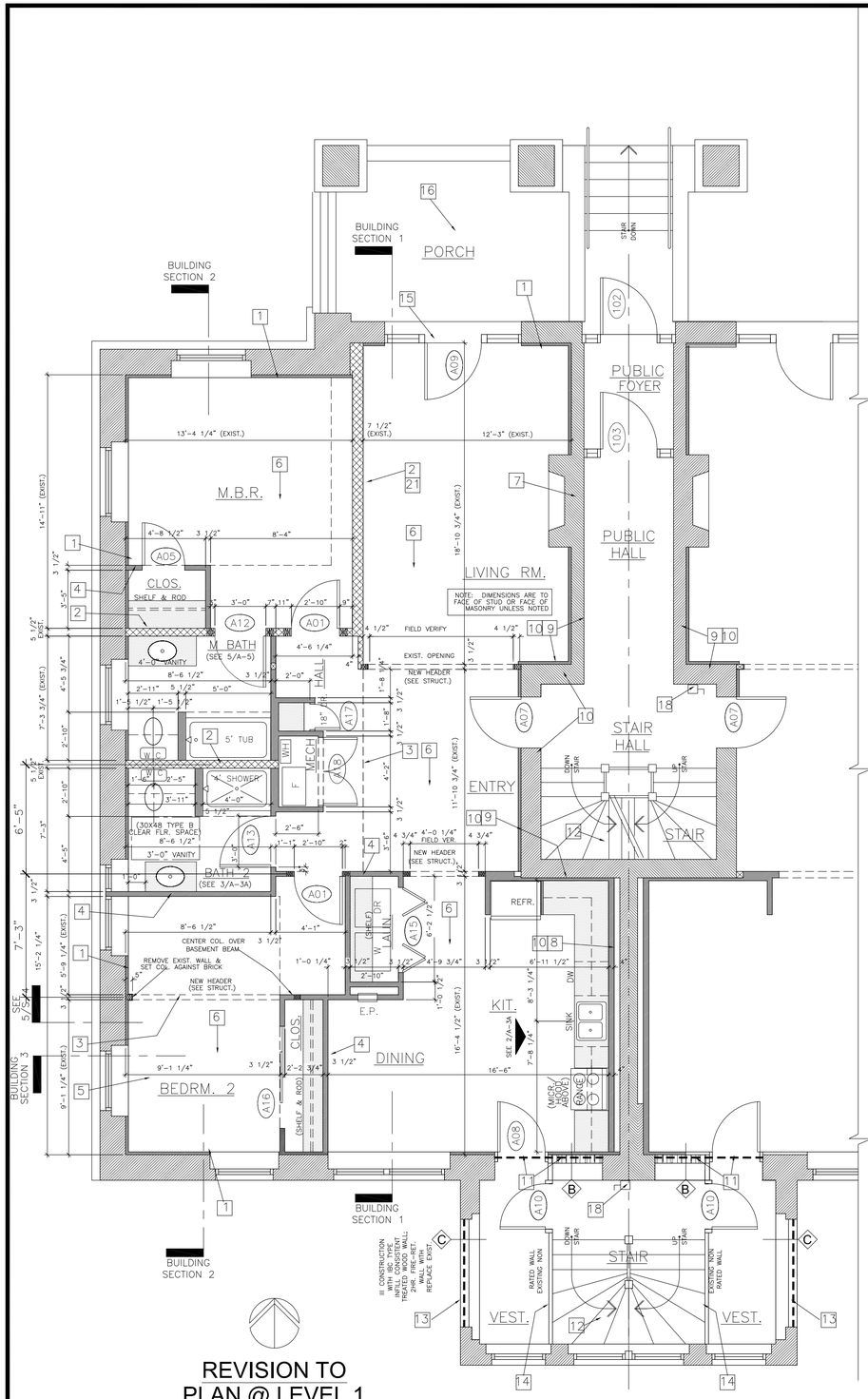
DRAWN	GCN
DATE	MARCH 5 2018
SCALE	SCALE NOTED
STATUS	FOR PERMIT
SHEET	A-2



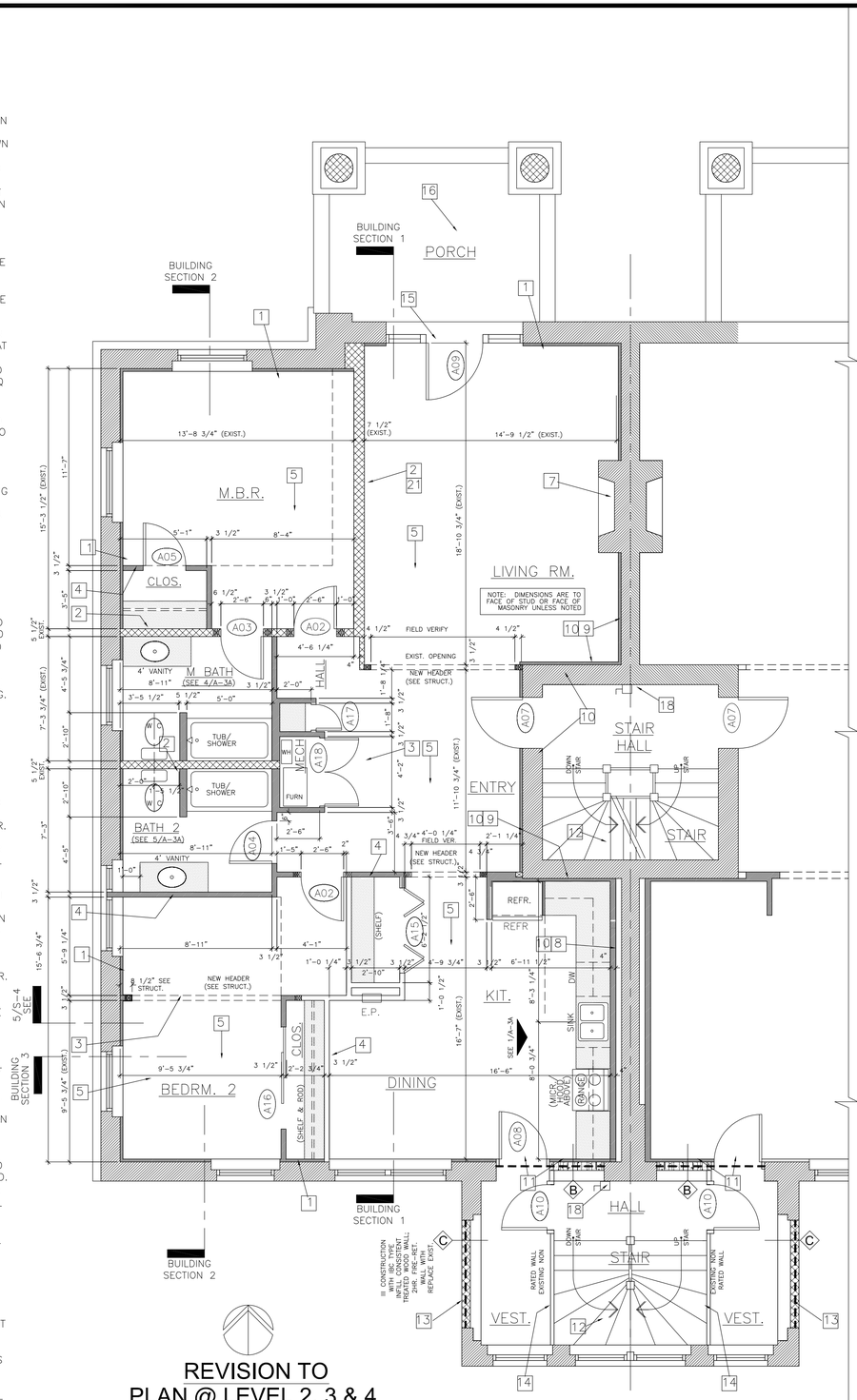
REVISION TO PLAN @ LEVEL 1 WEST UNIT (TYPE B UNIT)

1/4" = 1'-0"

FLOOR PLAN NOTES:

(INDICATED AT PLAN BY NUMBER IN SQUARE)

1. INSTALL 2X4 FURRING FLAT AGAINST EXTERIOR EXISTING MASONRY WALL, 24" MIN. O.C. FILL FULL BETWEEN WITH CLOSED CELL SPRAY FOAM INSULATION, AND COVER WITH 1/2" REGULAR GYPSUM BOARD, TAPED W. LEVEL 4 FINISH.
2. EXISTING WOOD FRAMED INTERIOR WALL TO REMAIN WHERE INDICATED THUS.
3. REMOVE EXISTING WOOD FRAMED WALLS AS SHOWN THUS (DASHED).
4. CONSTRUCT NEW NON FIRE RATED WOOD FRAMED INTERIOR WALL(S) AS SHOWN. SEE WALL TYPES, COVER SHEET. EXTEND NEW WALLS TO SUPPORT EXISTING JOISTS ABOVE, WITH HEADERS AS SHOWN ON STRUCTURAL PLANS. INSTALL BLOCKING BETWEEN JOISTS UNDER BEARING WALLS & HEADER BEARING POINTS.
5. AT LEVELS 2, 3 AND 4, REMOVE EXISTING 2X SLEEPERS AND FINISH WOOD FLOORING. REPLACE WITH 2X4 SLEEPERS 16" O.C. LAID FLAT NAILED THROUGH EXISTING 1X DECKING PERPENDICULAR TO EXISTING FLOOR JOISTS; INSTALL 3/4" TONGUE AND GROOVE PLYWOOD ON TOP NAILED TO THE SLEEPERS READY TO RECEIVE FINISH FLOORING. SEE FIRE RATED FLOOR ASSEMBLY DETAIL, COVER SHEET. FIRE BLOCK BETWEEN SLEEPERS SO THAT NO CAVITY IS GREATER THAN 10' LONG.
6. AT LEVEL 1, REMOVE EXISTING 2X SLEEPERS AND FINISH WOOD FLOORING. REPLACE WITH 2X4 ACQ TREATED SLEEPERS 16" O.C. LAID FLAT RUNNING EAST WEST ATTACHED 16" O.C. TO EXISTING CONCRETE SLAB, AND INSTALL 3/4" TONGUE AND GROOVE PLYWOOD NAILED TO SLEEPERS READY TO RECEIVE FINISH FLOORING. FIRE BLOCK BETWEEN SLEEPERS SO THAT NO CAVITY IS GREATER THAN 10' LONG. SEE FLR. ASSEMBLY DTL, COVER SHT.
7. EXISTING FIREPLACE AND MANTEL TO REMAIN. DELETE GAS PIPING AND BLOCK UP FLUE OPENING OVER FIRE BOX.
8. FUR OUT EXISTING WALL WITH 2X4 STUD WALL IN FRONT TIGHT TO WALL FACE AND COVER WITH 1/2" M.R. GYPSUM BOARD, TAPED W. LEVEL 4 FINISH.
9. INSTALL 2X4 FURRING FLAT AGAINST INTERIOR EXISTING MASONRY WALL, 24" MIN. O.C. COVER WITH 1/2" REGULAR GYPSUM BOARD, TAPED W. LEVEL 4 FINISH.
10. EXISTING 2 HOUR FIRE RATED EQUIVALENT MASONRY WALL TO REMAIN. FIRE STOP NEW AND EXISTING PENETRATIONS WITH 2 HOUR FIRE RATED MATERIAL/ASSEMBLY AS APPROVED BY ARCH. AND PER DETAILS, A-6.
11. REMOVE EXISTING WINDOW TO EXISTING REAR STAIRS; FURNISH AND INSTALL NEW 2 HOUR FIRE RATED WOOD STUD FRAMED INFILL AT EXIST. OP'G. SEE WALL TYPES, COVER SHT.
12. EXISTING INTERIOR EXIT STAIR TO REMAIN. REPAIR AND INFILL EXISTING RAILINGS TO MEET 2012 IBC MAXIMUM 4" SPACING REQUIREMENT. INSTALL TOP RAIL WHERE NEEDED TO MEET MINIMUM GUARD RAIL HEIGHT OF 42" ABOVE ADJACENT FLOOR. INSTALL SINGLE HANDRAIL AT SIDE OF STAIR 36" ABOVE NOSING PROJECTION WHERE NOT EXISTING. REPLACE EXISTING MISSING RISERS, TREADS AND STRINGERS AT STAIR RUN FROM GRADE ENTRY TO BASEMENT AT REAR STAIR.
13. INFILL EXISTING EXTERIOR WALL OPENING WITH FIRE RETARDANT TREATED WOOD FRAMED 2 HOUR FIRE RATED OPENING. FINISH INTERIOR TO LEVEL 4 FINISH.
14. EXISTING NON FIRE RATED EXPOSED WOOD PARTITION TO REMAIN. INSTALL NEW DOOR FROM STAIR AS SHOWN.
15. BALCONY DOOR AND SIDELIGHT SETS ARE SHOWN BUT ARE TO BE FUTURE WORK AFTER BALCONIES ARE REPLACED LATER. FIX EXISTING DOOR IN PLACE. SEE DOOR SCHEDULE.
16. BALCONIES ARE SHOWN ON THE FLOOR PLANS BUT ARE TO BE FUTURE WORK PERFORMED LATER. REMOVE AND REPLACE EXISTING 1ST FLOOR PORCH SLAB AND STEPS TO GRADE. ADD 1 1/2"ø HANDRAIL AT BOTH SIDES OF STEPS. SEE DETAIL 1/A-0.
17. EXISTING BASEMENT CONCRETE COLUMNS AND OVERHEAD CONCRETE BEAMS AND SLAB TO REMAIN. REPAIR WHERE INDICATED IN STRUCTURAL PLANS. FIRE STOP PENETRATIONS OF WALLS AND SLAB WITH 2 HOUR FIRE RATED MATERIAL/ASSEMBLY AS APPROVED BY ARCHITECT.
18. FURNISH AND INSTALL MANUAL FIRE ALARM SYSTEM, WITH PULL STATIONS AS SHOWN. DESIGN TO BE BY OTHERS. SEE FIRE ALARM NOTES AT COVER SHEET.
19. INFILL EXISTING EXTERIOR WALL OPENING WITH DECORATIVE C.M.U. MASONRY 2 HOUR FIRE RATED OPENING, SASH OR PIER BLOCK AT EXPOSED END. FINISH INTERIOR WITH 1 1/2" EPS INSULATION & FURRING ZEES, 1/2" M.R. GYPSUM BOARD, LEVEL 4 FINISH (AT BSMNT. INTERIOR FINISH MAY BE OMITTED)
20. REMOVE EXISTING BASEMENT WINDOW AND INFILL WITH 6X6X4 HOLLOW GLASS BLOCK, OBSCURE PATTERN. WHERE SILL IS BELOW GRADE, LAY 4" THICK C.M.U. MASONRY COURSE(S) FIRST UP TO GRADE.
21. AT DOUBLE EXISTING WALL, INSTALL FIREBLOCKING PER DETAIL SHEET A3.
22. REMOVE AND DISPOSE OF EXISTING MTL. CABINET OR OTHER ITEM OF DEBRIS.
23. EXISTING ABANDONED BOILER TO REMAIN (NOTE, IT HAS BEEN ABATED AND CLEANED OF ASBESTOS AND ANY OTHER HARMFUL SUBSTANCE)
24. CLEAN & REPAIR CONCRETE STAIRS AT GRADE CHANGE BETWEEN BSMNT LEVELS, ADD HAND RAIL SIMILAR TO NEW EXT. STAIRS SHT. A-0
25. PERFORM STEEL, MASONRY AND/OR CONCRETE REPAIR AT THIS AREA, OR OTHER STRUCTURAL WORK HERE -- SEE STRUCTURAL PLANS, NOTES AND DETAILS.



REVISION TO PLAN @ LEVEL 2, 3 & 4 WEST UNITS

1/4" = 1'-0"

REVISIONS	BY
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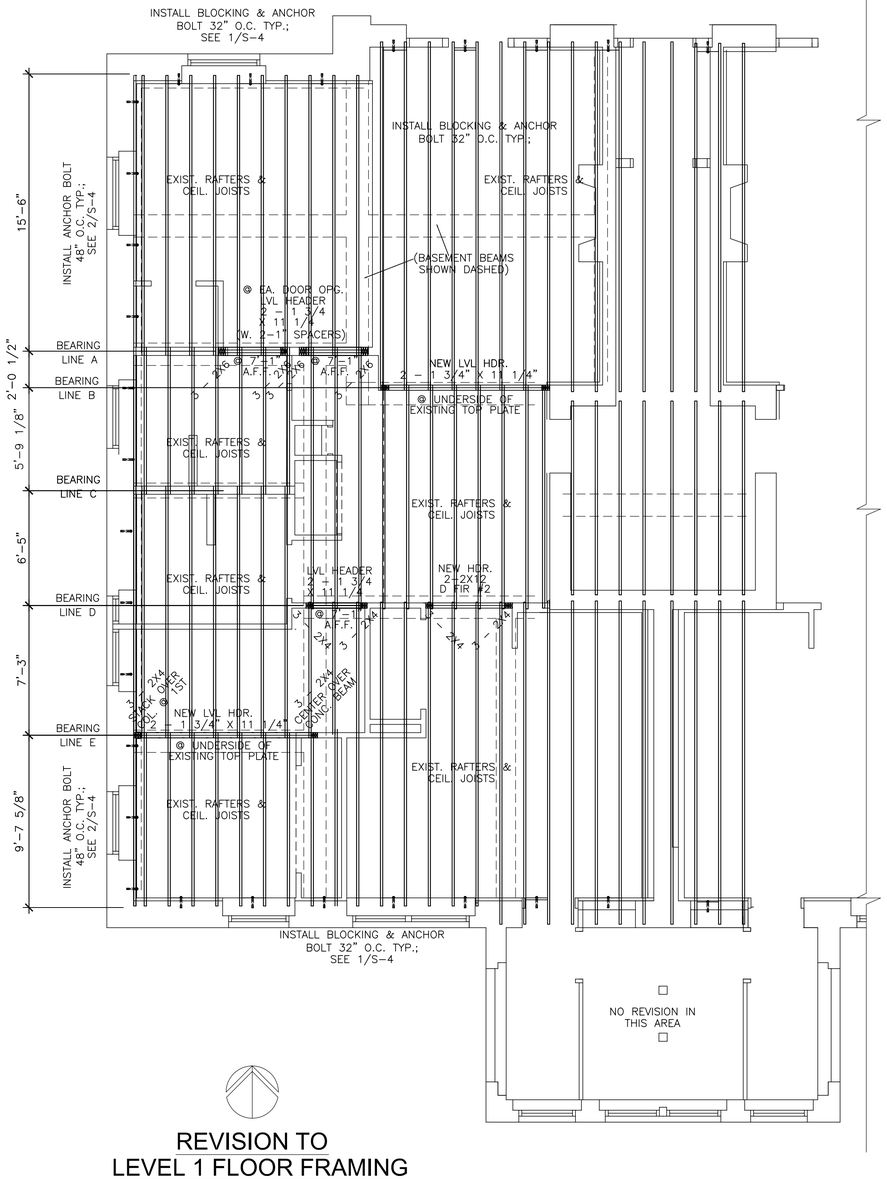
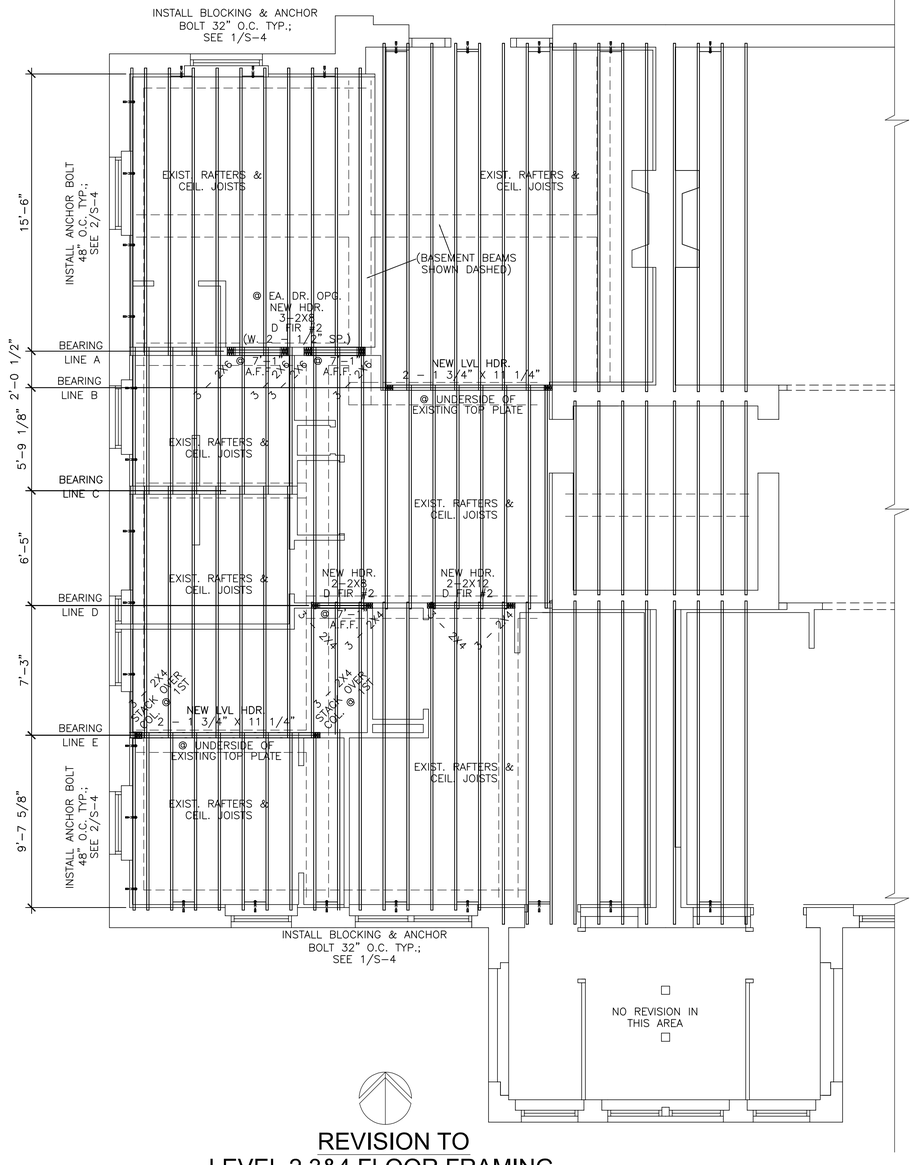
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

DRAWN	GCN
DATE	FEB 11 2019
SCALE	SCALE NOTED
STATUS	FOR PERMIT
SHEET	A-2A



REVISION TO
LEVEL 1 FLOOR FRAMING
WEST UNIT
1/4" = 1'-0"



REVISION TO
LEVEL 2,3&4 FLOOR FRAMING
WEST UNITS
1/4" = 1'-0"

(NOTE: ROOF FRAMING IS SIMLAR)

REVISIONS	BY
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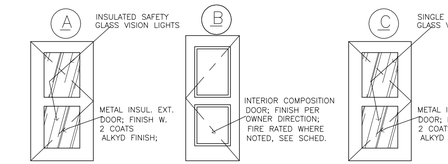
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT
PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS
AT 1601 EAST LINWOOD BOULEVARD
KANSAS CITY MO

DRAWN: GCN
DATE: FEB 11 2019
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: A-2B

DOOR SCHEDULE

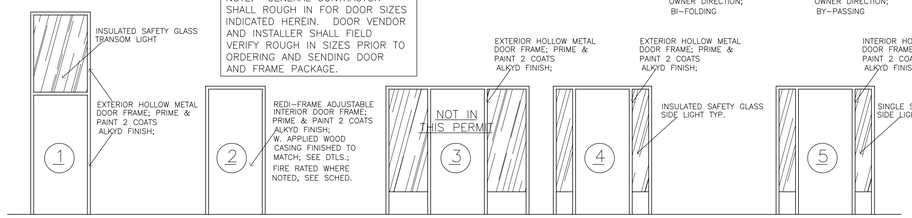
NO.	(DESCRIPTION)	DOOR NOM. WIDTH X HEIGHT	DOOR TYPE	FRAME TYPE	DOOR FIRE RATING	FRAME FIRE RATING	HARDW. SET	NOTES:
RESIDENTIAL UNITS								
A01	34" BEDROOM	2'-10" X 7'-0"	B	2	NONE	NONE	6	--
A02	30" BEDROOM	2'-6" X 7'-0"	B	2	NONE	NONE	6	--
A03	30" PRIVATE BATH	2'-6" X 7'-0"	B	2	NONE	NONE	7	--
A04	30" HALL BATH	2'-6" X 7'-0"	B	2	NONE	NONE	6	--
A05	30" CLOSET	2'-6" X 7'-0"	B	2	NONE	NONE	7	--
A06	36" CLOSET PR. OF DOORS	TWO 1'-6" X 7'-0"	B	2	NONE	NONE	8	--
A07	APARTMENT FR. ENTRANCE	3'-0" x 6'-8"	B	2	90 MIN.	90 MIN.	5	--
A08	APARTMNT. REAR ENTRANCE	2'-8" x 7'-0"	B	2	90 MIN.	90 MIN.	5	--
A09	BALCONY DOOR SET	3-0" x 7'-0"	A	3	NONE	NONE	5	1
A10	REAR STAIR VESTIBULE DR.	2-8" x 7'-0"	B	2	NONE	NONE	5	--
A11	60" CLOSET PR. OF DOORS	TWO 2'-6" X 7'-0"	B	2	NONE	NONE	8	--
A12	34" PRIVATE BATH	3'-0" X 7'-0"	B	2	NONE	NONE	7	--
A13	34" HALL BATH	3'-0" X 7'-0"	B	2	NONE	NONE	6	--
A14	60" CLOSET BY-PASSING	TWO 2'-6" X 7'-0"	B	2	NONE	NONE	9	--
A15	72" CLOSET BI-FOLDING	FOUR 1'-6" X 7'-0"	E	2	NONE	NONE	10	--
A16	72" CLOSET BY-PASSING	TWO 3'-0" X 7'-0"	F	2	NONE	NONE	9	--
A17	18" CLOSET	1'-6" X 7'-0"	B	2	NONE	NONE	7	--
A18	48" MECH CLOS PAIR	TWO 2'-0" X 7'-0"	B	2	NONE	NONE	8	--
COMMON AREAS								
101	EXT REAR ENTRANCE	3'-0" x 6'-8"	A	1	NONE	NONE	1	--
102	EXT FRONT ENTRANCE	3'-0" x 7'-0"	A	4	NONE	NONE	2	--
103	FRONT ENTRANCE AIR LOCK	3'-0" x 7'-0"	C	5	NONE	NONE	4	--
B01	BASEMENT DOOR	3-4" x 6'-8"	D	2	90 MIN.	90 MIN.	3	2

DOOR TYPES



NOTE: GENERAL CONTRACTOR SHALL ROUGH IN FOR DOOR SIZES INDICATED HEREIN. DOOR VENDOR AND INSTALLER SHALL FIELD VERIFY ROUGH IN SIZES PRIOR TO ORDERING AND SENDING DOOR AND FRAME PACKAGE.

FRAME TYPES



DOOR HARDWARE SETS LEGEND:

SET 1 (ENTRY/EGRESS DOOR, EXTERIOR)- HINGES AND OVERHEAD CLOSER; LEVER HANDLED ADA STOREROOM LOCK ANSI F86 FUNCTION; WEATHERSTRIPPING AND ADA ACCESSIBLE THERMAL BREAK THRESHOLD; ELECTRIC STRIKE OPERATED BY ENTRY SYSTEM READER. DRIP CAP ON FRAME; DRIP SWEEP ON DOOR

SET 2 (FRONT EXIT DISCHARGE DOOR): HINGES AND OVERHEAD CLOSER; LEVER HANDLED ADA STOREROOM LOCK ANSI F86 FUNCTION; WEATHERSTRIPPING AND ADA ACCESSIBLE THERMAL BREAK THRESHOLD; DRIP CAP ON FRAME; DRIP SWEEP ON DOOR

SET 3 (BASEMENT DRS): HINGES & CLOSER; LEVER HANDLED UL LISTED CLASSROOM LOCK ANSI F84.

SET 4 (AIR LOCK DOOR): HINGES & CLOSER; LEVER HANDLED UL LISTED PASSAGE LATCH ANSI F75.

SET 5 (RESIDENCE ENTRY DOORS ALL FLOORS): ADA LEVER HANDLED ENTRANCE LOCK ANSI F82 FUNCTION; SPRING HINGES; WALL BUMPER; SMOKE GASKET

SET 6 (INTERIOR UNIT PRIVACY DOORS): HINGES; ADA LEVER HANDLED BATH/BEDROOM PRIVACY LOCK ANSI F76 FUNCTION; WALL BUMPER;

SET 7 (INTERIOR UNIT PASSAGE DOORS): HINGES; ADA LEVER HANDLED PASSAGE LATCH F75 ANSI FUNCTION; WALL BUMPER

SET 8 (CLOSET HINGED PAIR OF DOORS): HINGES; TOP CATCH AT EACH LEAF; ADA LEVER HANDLED SINGLE DUMMY TRIM ANSI D170 FUNCTION AT EACH LEAF

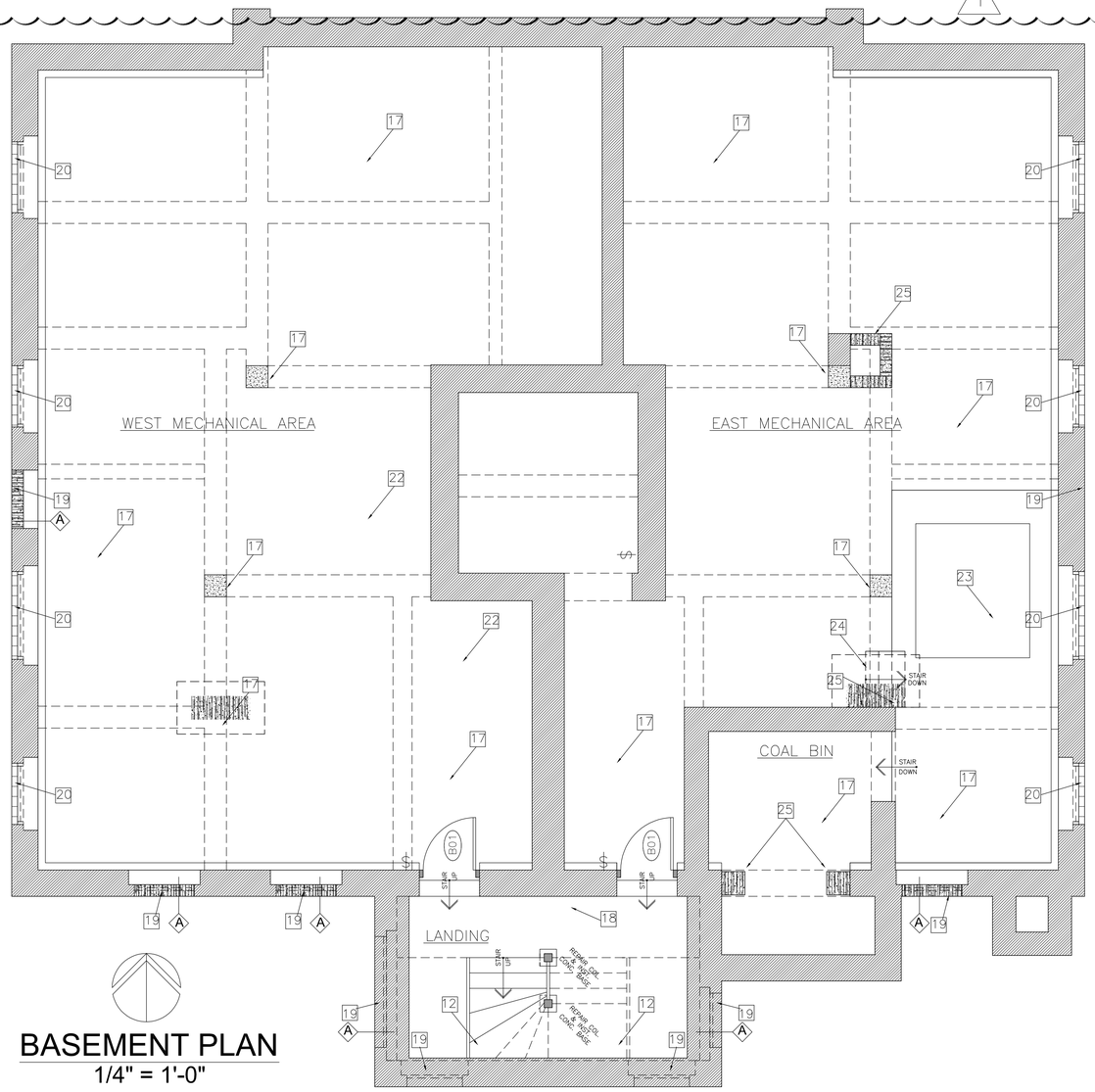
SET 9 (CLOSET BY-PASSING PAIR OF DOORS): BY-PASSING HARDWARE SET BY STANLEY OR APPROVED EQUAL.

SET 10 (CLOSET BI-FOLDING PAIR OF DOORS): BY-FOLDING HARDWARE SET BY STANLEY OR APPROVED EQUAL.

DOOR SCHEDULE NOTES LEGEND:

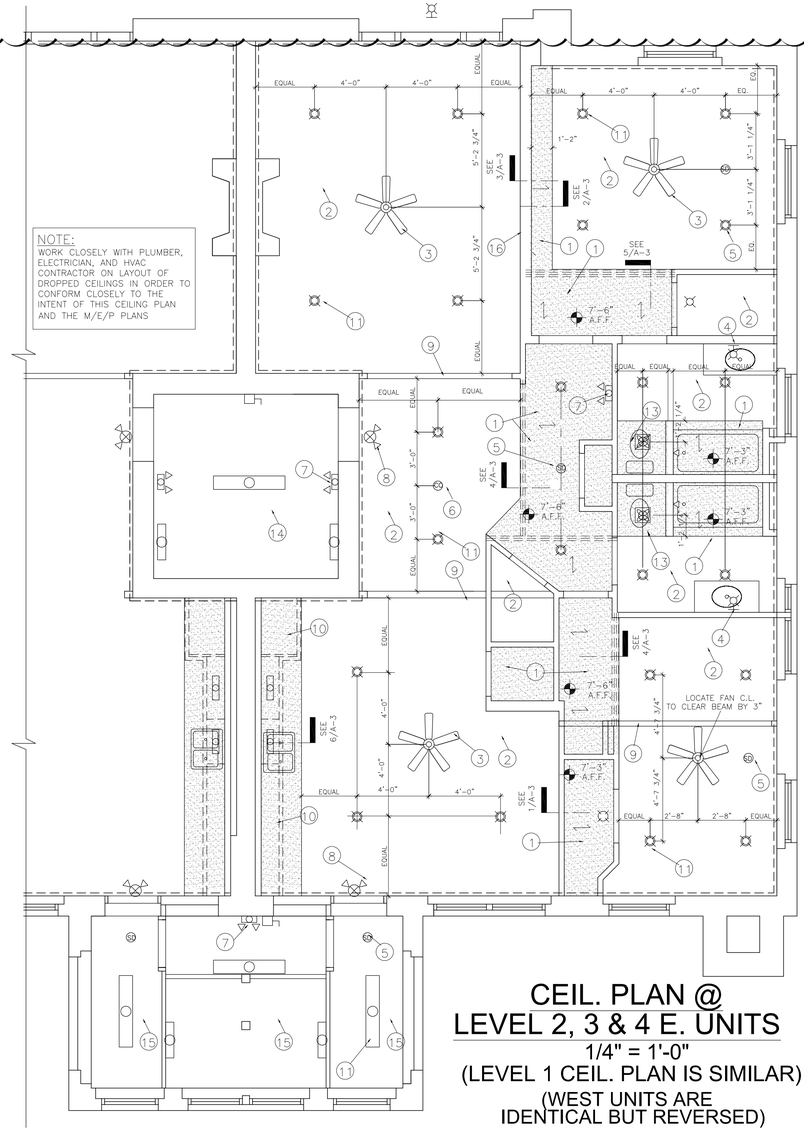
1 FUTURE DOOR REPLACEMENT TO BE DONE ONLY AFTER THE BALCONY HAS BEEN REPLACED (UNDER FUTURE PERMIT). SECURE EXISTING DOOR IN A CLOSED POSITION IN SUCH A WAY THAT THE DOOR CANNOT BE OPENED.

2. LAY BRICK OR CMU MASONRY 6" MIN. THICKNESS TOOTHED OR BONDED INTO EXISTING BRICK TO COMPLETE ROUGH OPENING FOR NEW FIRE RATED DOOR FRAME.



BASEMENT PLAN
1/4" = 1'-0"

NOTE:
WORK CLOSELY WITH PLUMBER, ELECTRICIAN, AND HVAC CONTRACTOR ON LAYOUT OF DROPPED CEILINGS IN ORDER TO CONFORM CLOSELY TO THE INTENT OF THIS CEILING PLAN AND THE M/E/P PLANS



CEIL. PLAN @ LEVEL 2, 3 & 4 E. UNITS
1/4" = 1'-0"
(LEVEL 1 CEIL. PLAN IS SIMILAR)
(WEST UNITS ARE IDENTICAL BUT REVERSED)

CEILING PLAN NOTES:
(INDICATED AT PLAN BY NUMBER IN CIRCLE)

1. WOOD FRAMED DROPPED SOFFIT COVERING HVAC DUCWORK AND PLUMBING, WHERE SHOWN SHADED THUS. AT HEIGHT ABOVE FINISH FLOOR INDICATED ("A.F.F."). NOTE: AT ALL LEVELS, EXTEND GYPSUM BOARD OF MAIN CEILING ABOVE THE DROPPED SOFFIT FOR A CONTINUATION OF THE FIRE RATED FLOOR/CEILING ASSEMBLY TYPICAL. PAINT. SEE SOFFIT DETAILS AT SHEET A3 TYPICAL. DASHED LINES SHOW MAIN FRAMING;
2. CONSTRUCT FLOOR/CEILING ACCORDING TO DETAIL AT COVER SHEET FOR FIRE RATED ASSEMBLY, AT 2ND, 3RD & 4TH FLOORS. AT 4TH FL. ROOF/CEILING, INSTALL R49 INSULATION AT ATTIC, USING 5 1/2" KRAFT FACED BATTS AT THE CEILING. THE REMAINDER OF THE INSULATION VALUE IS TO BE ACHIEVED WITH OPEN CELL POLYURETHANE INSULATION SPRAYED TO THE UNDERSIDE OF THE ROOF DECK. THEN CONSTRUCT CEILING AS INDICATED FOR FIRE RATED FLOOR CEILING ASSEMBLY. ALL GYPSUM BOARD CEILING CONSTRUCTION SHALL BE IN ACCORDANCE WITH U.S. GYPSUM "GYPSUM CONSTRUCTION MANUAL". PAINT.
3. CEILING FAN W. LIGHT TYP.; SEE M/E/P PLANS
4. WALL MOUNTED LIGHT FIXTURE OVER VANITY TYP. AT 7'-0" A.F.F. TO CENTERLINE.
5. U.L. LISTED HARD WIRED AND INTERCONNECTED SMOKE DETECTOR TYP. WITH BATTERY BACKUP. SEE M/E/P PLANS.
6. U.L. LISTED HARD WIRED C.O. DETECTOR TYP. WITH BATTERY BACKUP. SEE M/E/P PLANS.
7. WALL MOUNTED U.L. LISTED EMERGENCY LIGHTING FIXTURE W. BATTERY BACKUP TYP. AT 7'-0" A.F.F. TO BOTTOM OF FIXTURE. SEE M/E/P PLANS.
8. WALL MOUNTED U.L. LISTED COMBO EXIT SIGN/EMERGENCY LIGHTING FIXTURE W. BATTERY BACKUP TYP. AT 7'-0" A.F.F. TO BOTTOM OF FIXTURE. SEE M/E/P PLANS.
9. STRUCTURAL LVL HEADER. SEE STRUCTURAL PLANS. WRAP WITH 1/2" REGULAR GYPSUM BOARD, FINISHED TO LEVEL 4, W. METAL FLUSH CORNER BEAD TRIM.
10. WOOD FRAMED DROPPED FASCIA COVERING ABOVE KITCHEN CABINETS, WHERE SHOWN SHADED THUS. SEE KITCHEN ELEVATIONS AND DETAILS AT SHEET A-3. NOTE: EXTEND GYPSUM BOARD OF MAIN CEILING ABOVE THE DROPPED SOFFIT FOR A CONTINUATION OF THE FIRE RATED FLOOR CEILING ASSEMBLY TYPICAL.
11. LIGHT FIXTURE TYPICAL; SEE M/E/P PLANS.
12. AT DOUBLE EXISTING WALL, INSTALL FIREBLOCKING PER DETAIL SHEET A3.
13. EXHAUST FAN; SEE M/E/P PLANS
14. RESTORE AND REPAIR EXISTING PLASTER CEILING AT FRONT STAIRS/LANDINGS AND AT LEVEL 1 PUBLIC HALLWAY/FOYER TYPICAL. PAINT.
15. RESTORE AND REPAIR EXISTING WOOD STRUCTURE/CEILING AT REAR STAIRS AND ENTRY VESTIBULES TYPICAL. PAINT.

REVISIONS	BY
1 2-11-19	GN

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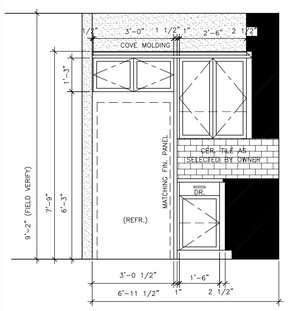
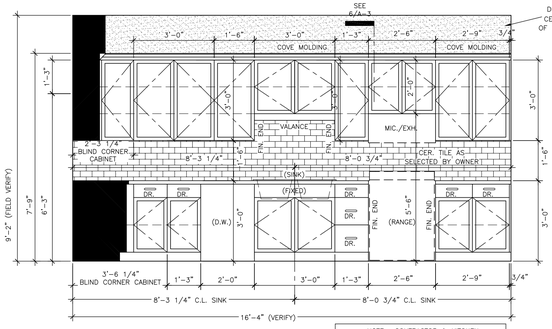
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

DRAWN	GCN
DATE	MARCH 5 2018
SCALE	SCALE NOTED
STATUS	FOR PERMIT
SHEET	A-3





1 A-3A

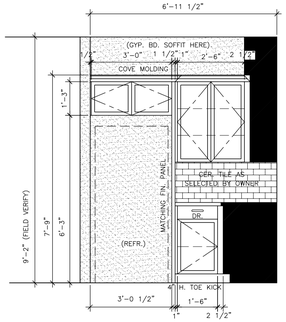
WEST TYPICAL KITCHEN (FLOORS 2,3,&4)

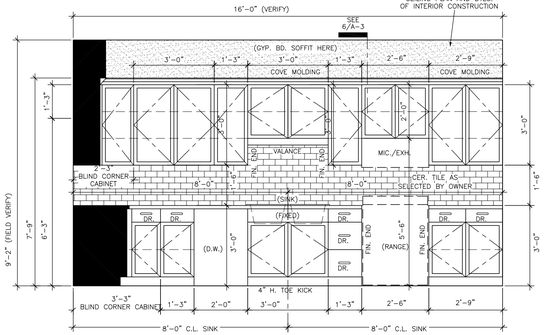
3/8" = 1'-0"

(VERIFY OVERALL DIMENSIONS AT ALL UNITS)

NOTE: CONTRACTOR & KITCHEN VENDOR SHALL VERIFY ALL DIMENSIONS & CABINET DESIGNATIONS PRIOR TO ORDERING CABINETS; CONTRACTOR SHALL ITEMIZE AND ORDER ANY MISCELLANEOUS CABINET RELATED PARTS NOT SHOWN HEREIN BUT NEEDED FOR A COMPLETE INSTALLATION.

NOTE: ORDER MATCHING SKINS FOR FINISHED ENDS AS NOTED



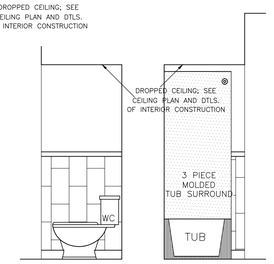


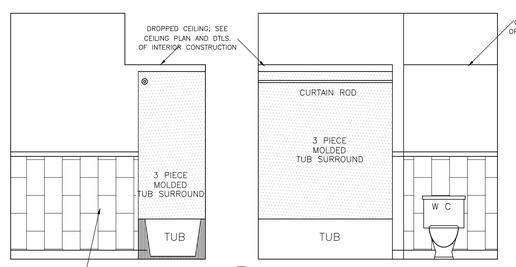
2 A-3A

WEST FIRST FLOOR KITCHEN

3/8" = 1'-0"

(VERIFY OVERALL DIMENSIONS AT ALL UNITS)

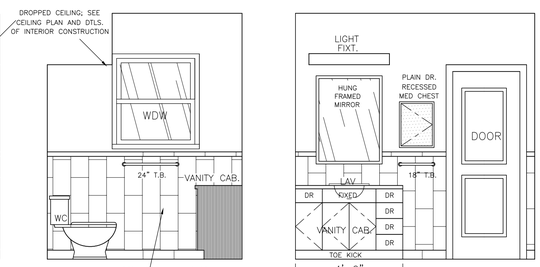


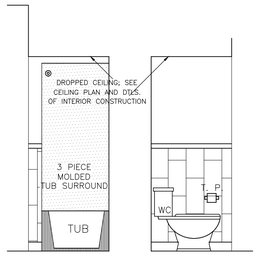


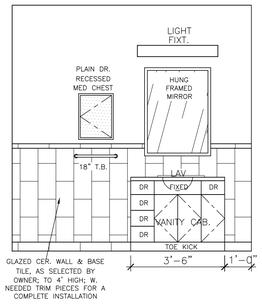
4 A-3A

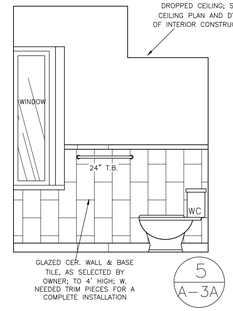
WEST MASTER BATH @ 2,3,4 (1ST FLR. IS SIMLAR)

3/8" = 1'-0"





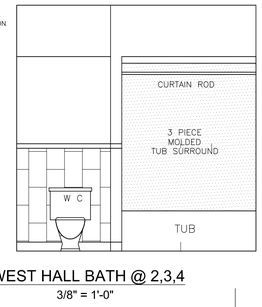


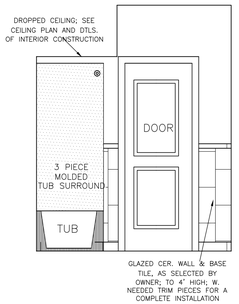


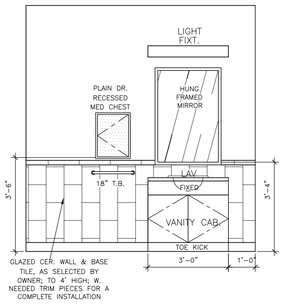
5 A-3A

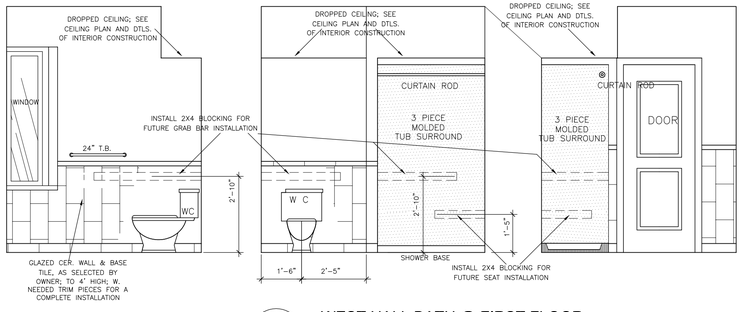
WEST HALL BATH @ 2,3,4

3/8" = 1'-0"







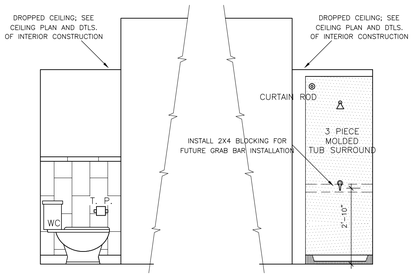


3 A-3A

WEST HALL BATH @ FIRST FLOOR (TYPE "B" UNIT)

3/8" = 1'-0"

(VERIFY OVERALL DIMENSIONS AT ALL UNITS)



CEIL. PLAN @ LEVEL 2, 3 & 4 WEST

1/4" = 1'-0"

(LEVEL 1 CEIL. PLAN IS SIMILAR)

CEILING PLAN NOTES:

(INDICATED AT PLAN BY NUMBER IN CIRCLE)

1. WOOD FRAMED DROPPED SOFFIT COVERING HVAC DUCWORK AND PLUMBING, WHERE SHOWN SHADED THUS. AT HEIGHT ABOVE FINISH FLOOR INDICATED ("A.F.F."). NOTE: AT ALL LEVELS, EXTEND GYPSUM BOARD OF MAIN CEILING ABOVE THE DROPPED SOFFIT FOR A CONTINUATION OF THE FIRE RATED FLOOR/CEILING ASSEMBLY TYPICAL. PAINT. SEE SOFFIT DETAILS AT SHEET A3 TYPICAL. DASHED LINES SHOW MAIN FRAMING;
2. CONSTRUCT FLOOR/CEILING ACCORDING TO DETAIL AT COVER SHEET FOR FIRE RATED ASSEMBLY, AT 2ND, 3RD & 4TH FLOORS. AT 4TH FL. ROOF/CEILING, INSTALL R49 INSULATION AT ATTIC, USING 5 1/2" KRAFT FACED BATTS AT THE CEILING. THE REMAINDER OF THE INSULATION VALUE IS TO BE ACHIEVED WITH OPEN CELL POLYURETHANE INSULATION SPRAYED TO THE UNDERSIDE OF THE ROOF DECK. THEN CONSTRUCT CEILING AS INDICATED FOR FIRE RATED FLOOR CEILING ASSEMBLY. ALL GYPSUM BOARD CEILING CONSTRUCTION SHALL BE IN ACCORDANCE WITH U.S. GYPSUM "GYPSUM CONSTRUCTION MANUAL". PAINT.
3. CEILING FAN W. LIGHT TYP.; SEE M/E/P PLANS
4. WALL MOUNTED LIGHT FIXTURE. AT BATHROOM, CENTER OVER VANITY TYP. AT 7'-0" A.F.F. TO CENTERLINE.
5. U.L. LISTED HARD WIRED AND INTERCONNECTED SMOKE DETECTOR TYP. WITH BATTERY BACKUP, TYPICAL WHERE SHOWN THUS. SEE M/E/P PLANS.
6. U.L. LISTED HARD WIRED C.O. DETECTOR TYP. WITH BATTERY BACKUP. SEE M/E/P PLANS.
7. WALL MOUNTED U.L. LISTED EMERGENCY LIGHTING FIXTURE W. BATTERY BACKUP TYP. AT 7'-0" A.F.F. TO BOTTOM OF FIXTURE. SEE M/E/P PLANS.
8. WALL MOUNTED U.L. LISTED COMBO EXIT SIGN/EMERGENCY LIGHTING FIXTURE W. BATTERY BACKUP TYP. AT 7'-0" A.F.F. TO BOTTOM OF FIXTURE. SEE M/E/P PLANS.
9. STRUCTURAL LVL HEADER AT UNDERSIDE OF DOUBLE TOP PLATE. SEE STRUCTURAL PLANS. WRAP WITH 1/2" REGULAR GYPSUM BOARD, FINISHED TO LEVEL 4, W. METAL FLUSH CORNER BEAD TRIM.
10. WOOD FRAMED DROPPED FASCIA ABOVE KITCHEN CABINETS, WHERE SHOWN SHADED THUS. SEE KITCHEN ELEVATIONS AND DETAILS AT SHEET A-3. NOTE: EXTEND GYPSUM BOARD OF MAIN CEILING ABOVE THE DROPPED SOFFIT FOR A CONTINUATION OF THE FIRE RATED FLOOR CEILING ASSEMBLY TYPICAL.
11. LIGHT FIXTURE TYPICAL; SEE M/E/P PLANS.
12. AT DOUBLE EXISTING WALL, INSTALL FIREBLOCKING PER DETAIL SHEET A3.
13. EXHAUST FAN; SEE M/E/P PLANS
14. RESTORE AND REPAIR EXISTING PLASTER CEILING AT FRONT STAIRS/LANDINGS AND AT LEVEL 1 PUBLIC HALLWAY/FOYER TYPICAL. PAINT.
15. RESTORE AND REPAIR EXISTING WOOD STRUCTURE/CEILING AT REAR STAIRS AND ENTRY VESTIBULES TYPICAL. PAINT.

REVISIONS	BY
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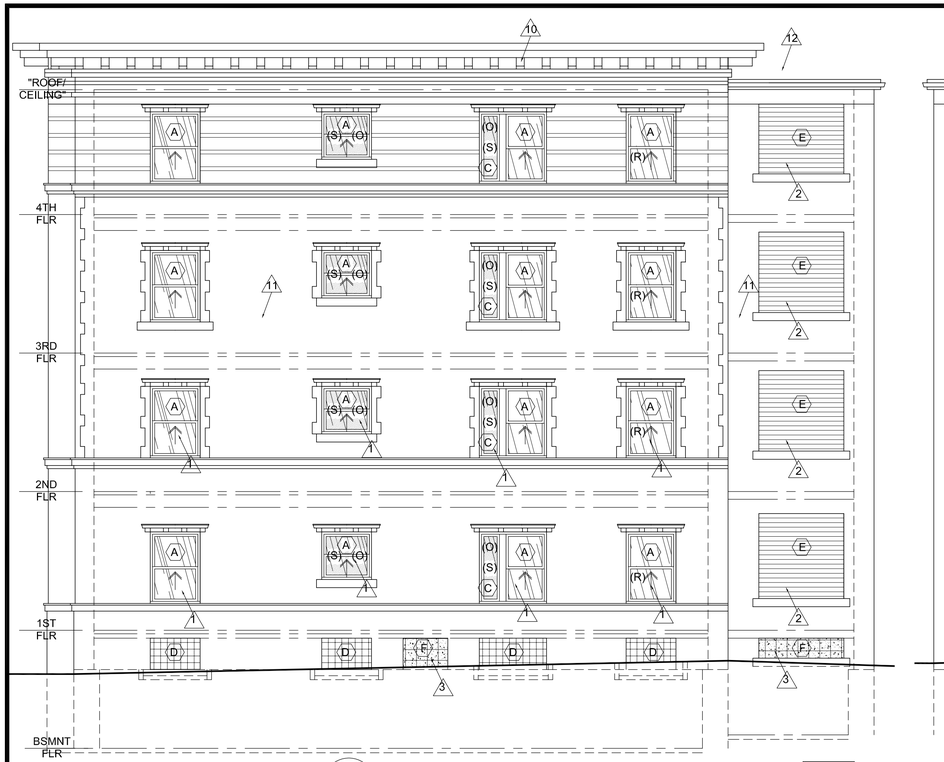
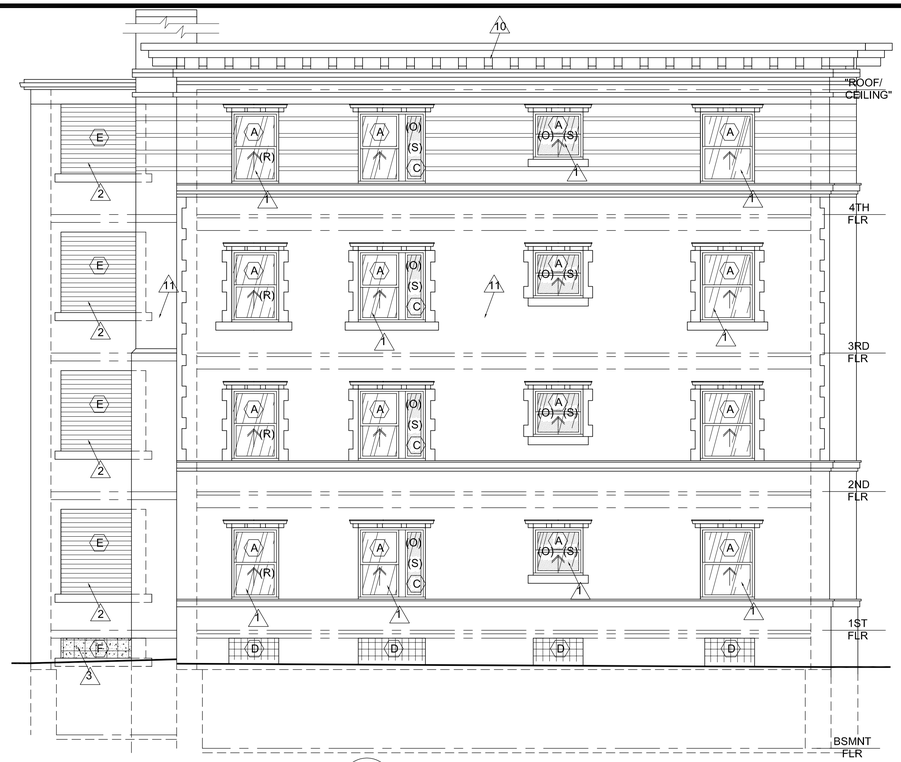
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

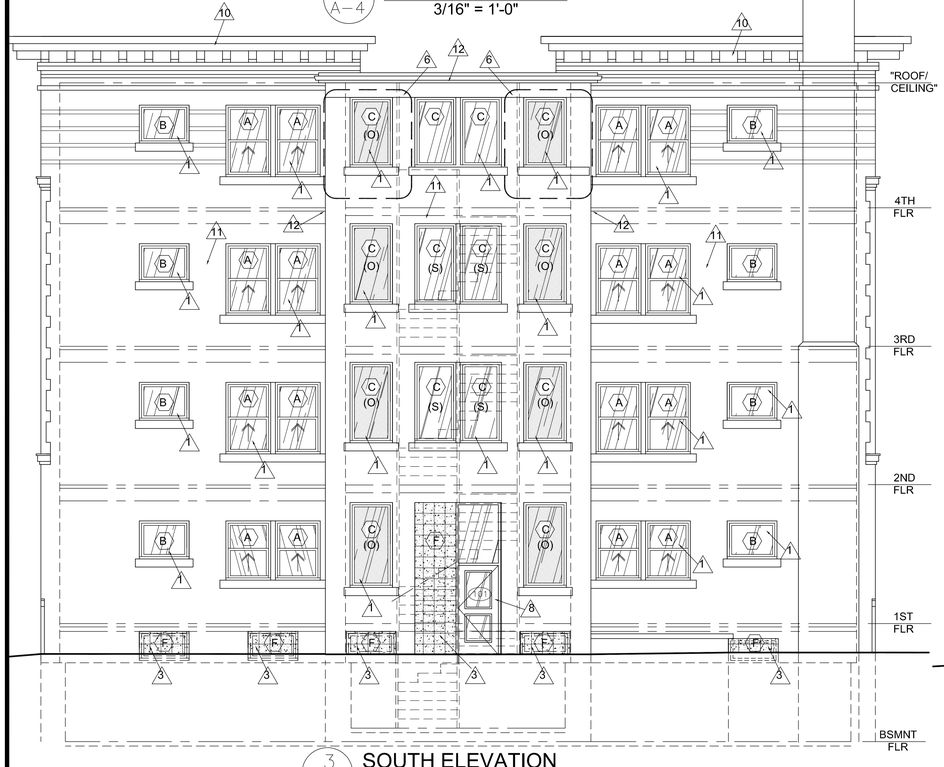
DRAWN	GCN
DATE	FEB 11 2019
SCALE	SCALE NOTED
STATUS	FOR PERMIT
SHEET	A-3A



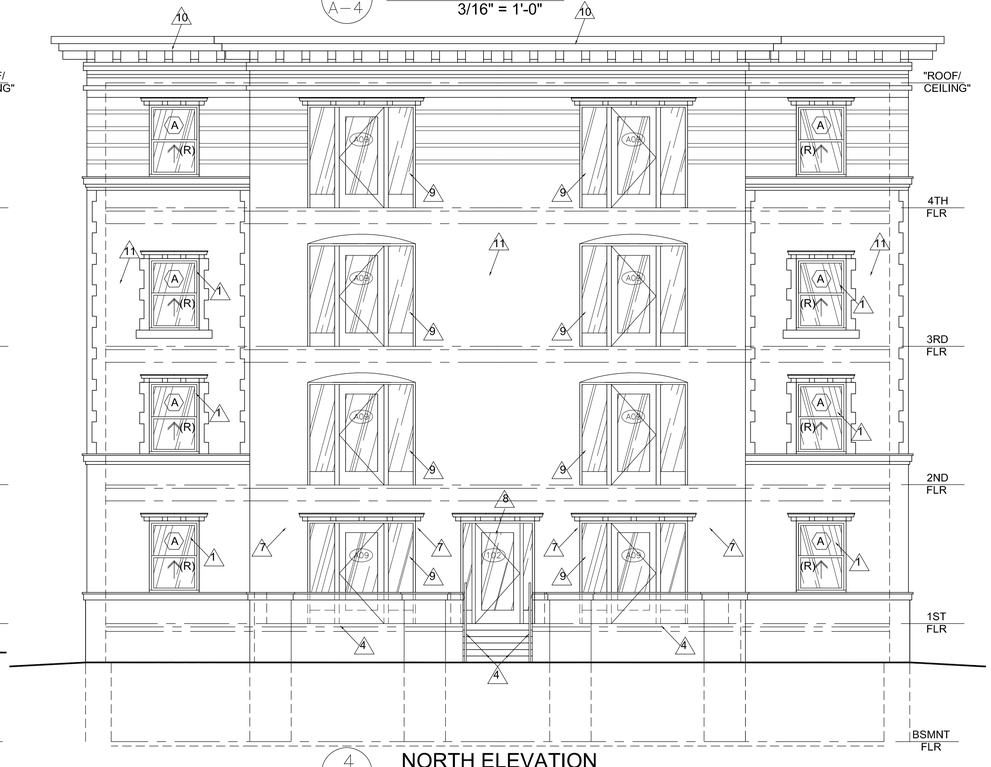
1 A-4 WEST ELEVATION
3/16" = 1'-0"



2 A-4 EAST ELEVATION
3/16" = 1'-0"

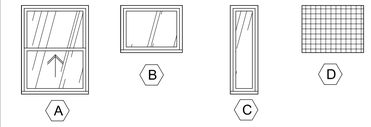


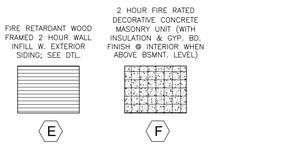
3 A-4 SOUTH ELEVATION
3/16" = 1'-0"



4 A-4 NORTH ELEVATION
3/16" = 1'-0"

WINDOW & OPENING SYMBOLS LEGEND





(R)
EMERGENCY ESCAPE & RESCUE WINDOW PER I.B.C.

WHERE INDICATED "R", DOUBLE HUNG WINDOW WITH MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT.; MIN. NET CLEAR OPENING HEIGHT SHALL BE 24"; MIN. NET CLEAR OPENING WIDTH SHALL BE 20"; MAX. HEIGHT OF THE CLEAR OPENING SHALL NOT BE GREATER THAN 44" ABOVE THE FLOOR.

(S)
WINDOW FITTED WITH SAFETY GLASS PER I.B.C.

WINDOWS AND OPENINGS IN STAIRS AND IN WET AREAS SHALL BE FITTED WITH GLAZING AS REQUIRED IN IBC 2406 FOR "HAZARDOUS LOCATIONS"; AND SHALL COMPLY WITH SECTIONS 2406.1.1 THROUGH 2406.1.2 FOR IMPACT TEST AND FOR PLASTIC GLAZING. (INDICATED "S")

(O)
WINDOW FITTED WITH TRANSLUCENT OBSCURING GLASS

WHERE INDICATED "O", WINDOWS TO BE FITTED WITH OBSCURE PATTERN DOUBLE GLAZED SEALED UNITS.

NOTE: WINDOWS ARE TO BE FITTED WITH FALL PROTECTION OR OPENING CONTROL DEVICE PER I.B.C. AS FOLLOWS:

FALL PROTECTION IS REQUIRED WHEN THE EXTERIOR HEIGHT OF THE WINDOW'S SILL ABOVE GRADE EXCEEDS 72 INCHES, AND THE LOWEST PART OF THE INTERIOR OPENING IS BELOW 24 INCHES ABOVE THE FINISHED FLOOR INSIDE. FALL PROTECTION OR OPENING CONTROL DEVICES MAY BE USED IN LIEU OF THE OPENING REQUIREMENT, BUT MUST COMPLY WITH ASTM F 2090 STANDARDS

ENERGY CONSERVATION REQUIREMENTS:

EXTERIOR GLAZED WINDOWS:

MAXIMUM U FACTOR = 0.35

SHGC = .40 MAXIMUM

NOTE: CONTRACTORS SHALL FIELD MEASURE EACH WINDOW OPENING AND BUILD A WINDOW FOR THAT OPENING; AND SHALL OBSERVE EACH OPENING TO DETERMINE ANY FIELD CONDITIONS REQUIRING SPECIAL DETAILS OR TREATMENT, INCLUDING TRIM, ANCHORAGE, AND OTHER SALIENT FACTORS.

ELEVATION NOTES:

(INDICATED AT ELEVATION BY NUMBER IN TRIANGLE)

ELEVATIONS NOTES:

1. ROUGH IN AND INSTALL NEW THERMAL GLAZED WINDOW, FIXED OR OPERABLE AS INDICATED, TYPICAL WHERE SHOWN THUS. SEE OPENING SCHEDULE. INSTALL FIELD-CUT FLAT EXTERIOR TRIM. SEE WINDOW DETAIL. CAULK AND SEAL FOR A COMPLETE AND WEATHER TIGHT INSTALLATION.
2. INFILL EXISTING EXTERIOR WALL OPENING WITH FIRE RETARDANT TREATED WOOD FRAMED 2 HOUR FIRE RATED OPENING. FINISH INTERIOR TO LEVEL 4 FINISH. SEE FIRE RATED ASSEMBLIES DETAILS.
3. INFILL EXISTING EXTERIOR WALL OPENING WITH C.M.U. MASONRY 2 HOUR FIRE RATED OPENING. FINISH INTERIOR WITH 1 1/2" FURRING ZEES AND 1/2" GYPSUM BOARD, LEVEL 4 FINISH (EXCEPT AT BASEMENT WHERE INTERIOR FINISH MAY BE OMITTED)
4. REMOVE AND REPLACE EXISTING 1ST FLOOR LANDINGS AND STEPS TO GRADE. ADD 1 1/2"ø HANDRAIL AT BOTH SIDES OF STEPS.
5. EXISTING 1ST FLOOR PORCH SLAB AND BALLUSTRADE/WALL TO REMAIN. FIX EXISTING EXTERIOR DOOR FROM 1ST FLOOR UNIT IN PLACE.
6. RE-LAY BRICK WALL IN THIS AREA, REUSING EXISTING BRICK, ALL WYTHES. INTERLACE WITH (FINGER INTO) ADJACENT MASONRY TO REMAIN. MATCH MORTAR COMPOSITION, COLOR AND WORKMANSHIP WITH ADJACENT EXISTING WORK. LAY IN ANCHOR BOLTS AT FLOOR AND ROOF RIM JOISTS 24" O.C. CONNECTING INTO NEW MASONRY. SEE STRUCTURAL DETAILS.
7. REMOVE ANY EXISTING PORCH STRUCTURE THAT REMAINS THAT IS IN DANGER OF MOVING OR COLLAPSING IN PREPARATION FOR PORCH/BALCONY REPAIRS PROJECT AT A FUTURE DATE.
8. FURNISH AND INSTALL ENTRY DOOR AND FRAME. SEE DOOR SCHEDULE.
9. BALCONY DOOR AND SIDELIGHT SETS ARE SHOWN BUT ARE TO BE FUTURE WORK AFTER BALCONIES ARE REPLACED LATER. FIX EXISTING DOOR IN PLACE. SEE DOOR SCHEDULE.
10. EXISTING OVERHANG AND ORNAMENTAL SHEET METAL CORNICE WITH BRACKETS AS OCCUR. RESTORE AND REHABILITATE, AND PAINT TO MATCH EXISTING.
11. EXISTING MASONRY WALL. PERFORM TUCKPOINTING AT MISSING MORTAR AND ANY CRACKS.
12. EXISTING SHEET METAL GUTTERS AND DOWNSPOUTS. REPAIR AS NEEDED AND PAINT.

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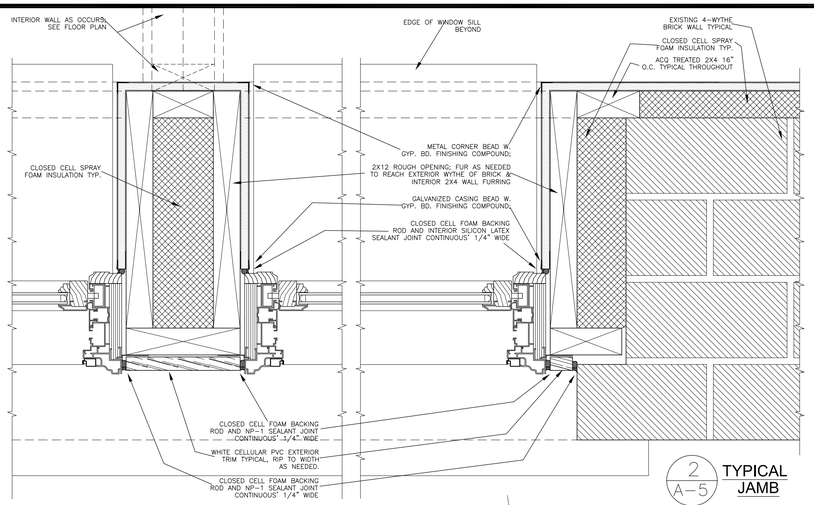
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

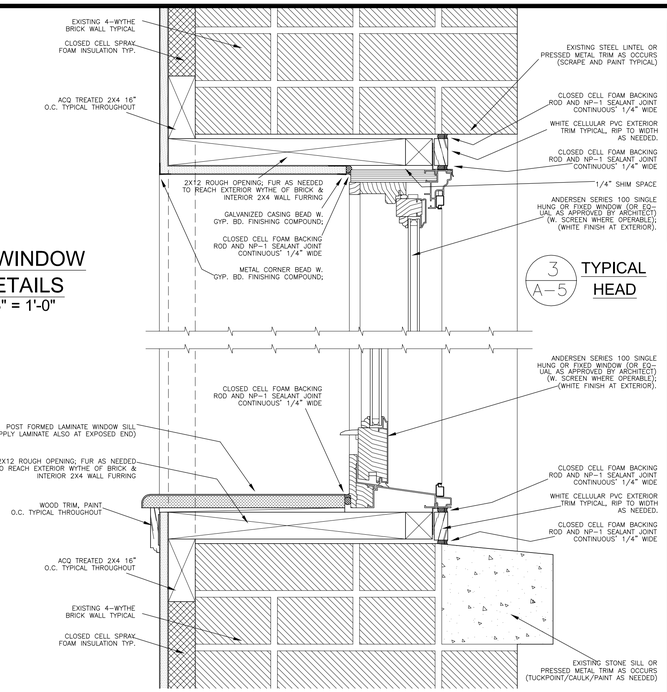
DRAWN: GCN
DATE: MARCH 5 2018
SCALE: NOTED
STATUS: FOR PERMIT
SHEET: A-4



1 / A-5 INTERMEDIATE JAMB

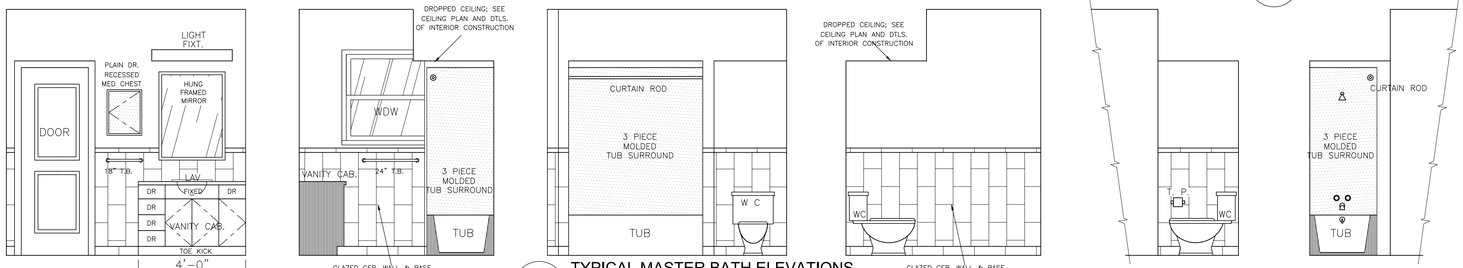
2 / A-5 TYPICAL JAMB

TYP. WINDOW DETAILS
3" = 1'-0"

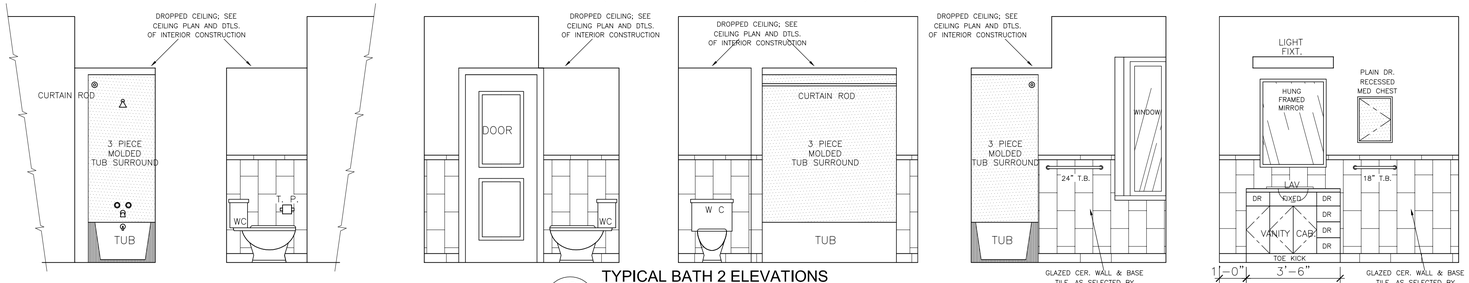


3 / A-5 TYPICAL HEAD

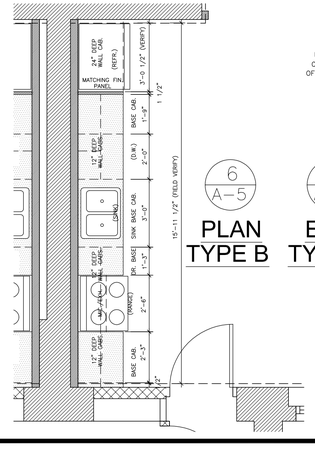
4 / A-5 TYPICAL SILL



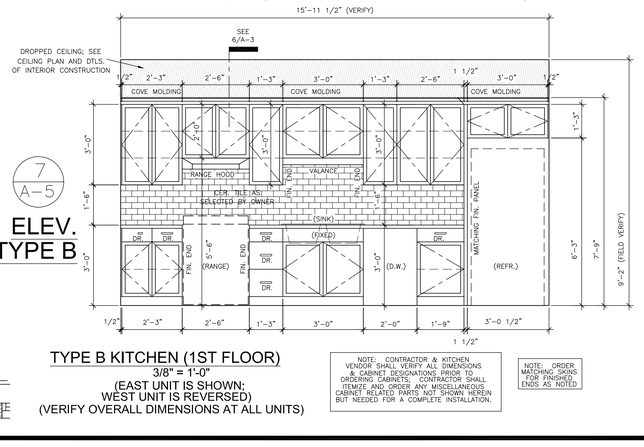
5 / A-5 TYPICAL MASTER BATH ELEVATIONS
3/8" = 1'-0"
(FL. 2, 3 & 4 SOUTH IS SHOWN)
TYPE B BATH 2 IS SIMILAR
(VERIFY OVERALL DIMENSIONS AT ALL UNITS)



6 / A-5 TYPICAL BATH 2 ELEVATIONS
3/8" = 1'-0"
(FL. 2, 3 & 4 SOUTH IS SHOWN)
TYPE B MASTER BATH IS SIMILAR
(VERIFY OVERALL DIMENSIONS AT ALL UNITS)



6 / A-5 PLAN TYPE B

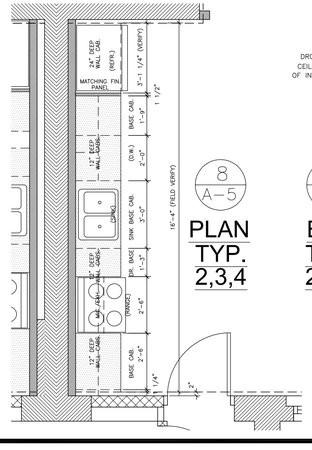


7 / A-5 ELEV. TYPE B

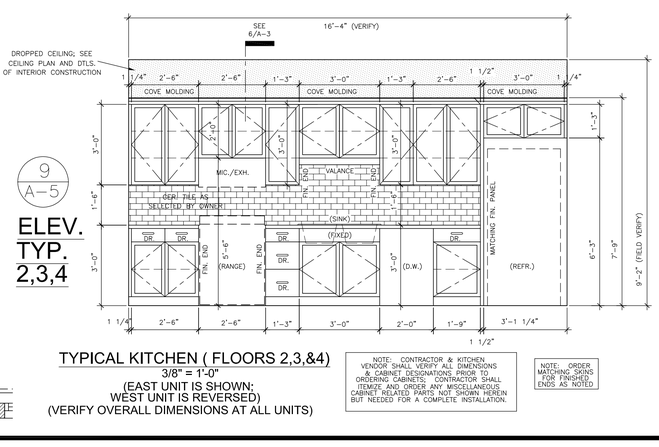
TYPE B KITCHEN (1ST FLOOR)
3/8" = 1'-0"
(EAST UNIT IS SHOWN;
WEST UNIT IS REVERSED)
(VERIFY OVERALL DIMENSIONS AT ALL UNITS)

NOTE: CONTRACTOR & KITCHEN VENDOR SHALL VERIFY ALL DIMENSIONS & CABINET DESIGNATIONS PRIOR TO ORDERING CABINETS; CONTRACTOR SHALL ITEMIZE AND ORDER ANY MISCELLANEOUS CABINET RELATED PARTS NOT SHOWN HEREIN BUT NEEDED FOR A COMPLETE INSTALLATION.

NOTE: ORDER MATCHING SKINS FOR FINISHED ENDS AS NOTED



8 / A-5 PLAN TYP. 2,3,4



9 / A-5 ELEV. TYP. 2,3,4

TYPICAL KITCHEN (FLOORS 2,3,&4)
3/8" = 1'-0"
(EAST UNIT IS SHOWN;
WEST UNIT IS REVERSED)
(VERIFY OVERALL DIMENSIONS AT ALL UNITS)

NOTE: CONTRACTOR & KITCHEN VENDOR SHALL VERIFY ALL DIMENSIONS & CABINET DESIGNATIONS PRIOR TO ORDERING CABINETS; CONTRACTOR SHALL ITEMIZE AND ORDER ANY MISCELLANEOUS CABINET RELATED PARTS NOT SHOWN HEREIN BUT NEEDED FOR A COMPLETE INSTALLATION.

NOTE: ORDER MATCHING SKINS FOR FINISHED ENDS AS NOTED

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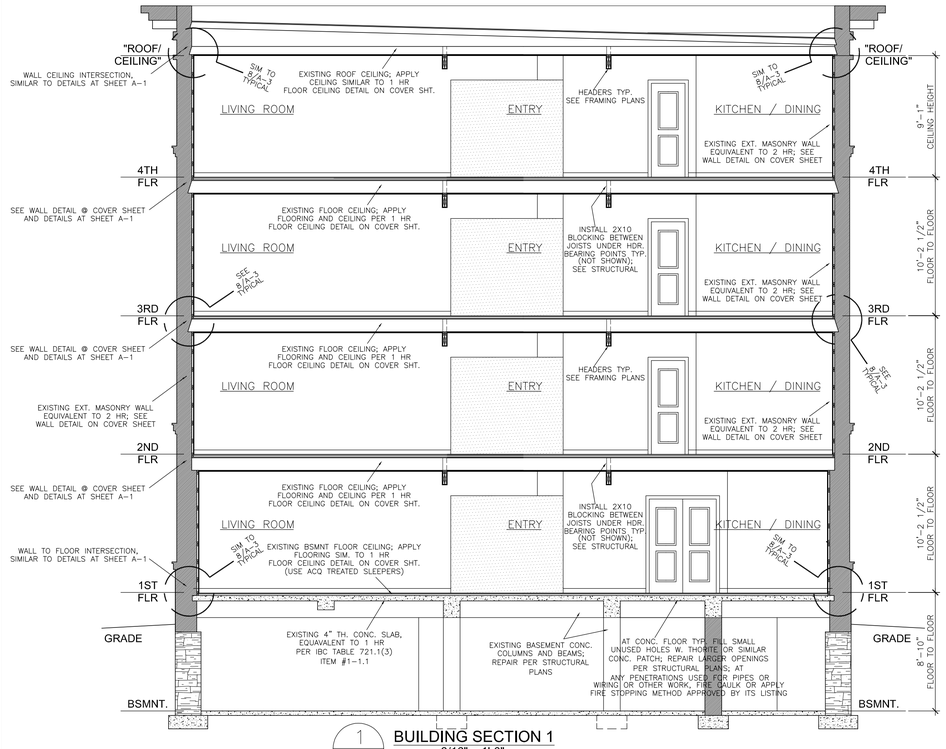
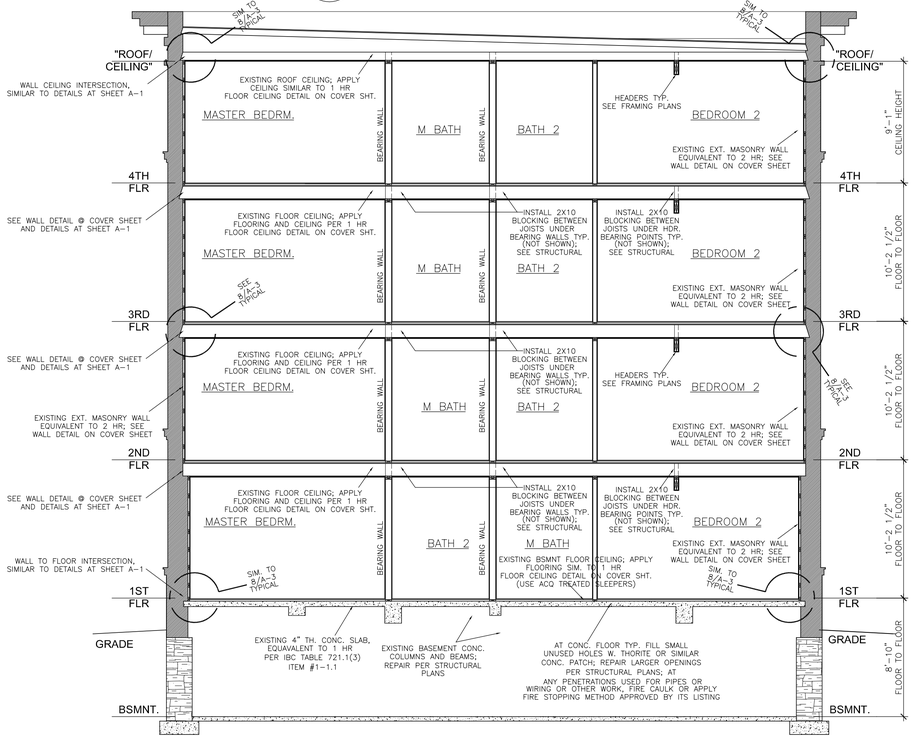
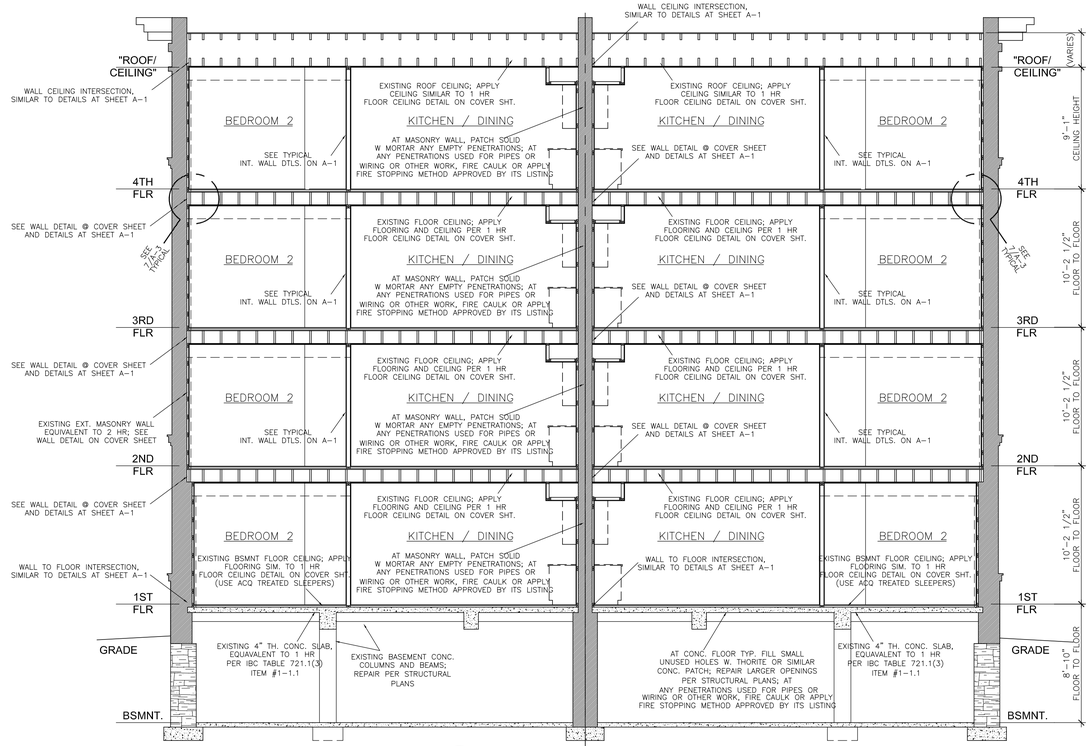
DRAWN	GCN
DATE	MARCH 5 2018
SCALE	SCALE NOTED
STATUS	FOR PERMIT
SHEET	A-5



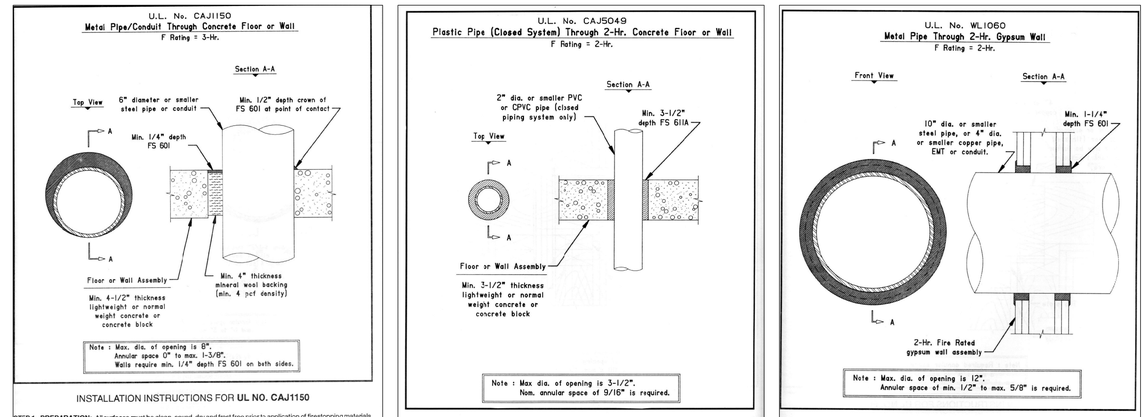
1 / A-6 **BUILDING SECTION 1**
3/16" = 1'-0"
LOOKING EAST



2 / A-6 **BUILDING SECTION 2**
3/16" = 1'-0"
LOOKING EAST



3 / A-6 **BUILDING SECTION 3**
3/16" = 1'-0"
LOOKING EAST



INSTALLATION INSTRUCTIONS FOR **UL NO. CAJ1150**

STEP 1 - PREPARATION: All surfaces must be clean, sound, dry and frost free prior to application of firestopping materials.

STEP 2 - BACKING MATERIAL: Firmly pack mineral wool around the penetrating item to a min. depth of 4" and recess it 1/4" below the top surface of the floor (or both sides of a wall).

STEP 3 - FIRESTOP SEALANT: Apply FS 601 over the backing material to a min. depth of 1/4". If the pipe is offset to one side, use FS 601 to build a 1/2" crown around the circumference of the pipe where it contacts the periphery of the opening. Wall penetrations require Firestop Sealant installed on both sides. Leave completed seal undisturbed for 48 hours.

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METAL PIPE THRU CONCRETE FLOOR

INSTALLATION INSTRUCTIONS FOR **UL NO. CAJ5049**

STEP 1 - PREPARATION: All surfaces must be clean, sound, dry and frost free prior to application of firestopping materials.

STEP 2 - FIRESTOP SEALANT: Apply a min. 3-1/2" depth of FS 611A to completely fill the opening and tool it with a putty knife until flush with both surfaces. Leave completed seal undisturbed for 48 hours.

56

PLASTIC PIPE THRU CONCRETE FLOOR

INSTALLATION INSTRUCTIONS FOR **UL NO. WL1060**

STEP 1 - PREPARATION: All surfaces must be clean, sound, dry and frost free prior to application of firestopping materials.

STEP 2 - FIRESTOP SEALANT: Apply a min. 1-1/4" depth of FS 601 in the annular space between the pipe and the wall on both sides and tool it with a putty knife until flush with the surface. Tool excess sealant beyond the perimeter of the opening 1/2" onto the wall surface. Leave completed seal undisturbed for 48 hours.

27

METAL PIPE THRU GYP WALL

4 / A-6 **FIRESTOPPING DETAILS**
NO SCALE

(ALSO SEE M/E/P PLANS FOR FIRESTOPPING DETAILS)

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DRAWN: GCN
DATE: MARCH 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: A-6

STRUCTURAL GENERAL NOTES

GENERAL REQUIREMENTS

1. CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMANCE WITH THE 2012 IBC CODE, AS AMENDED BY THE CITY OF KANSAS CITY, MO.

2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATING ALL CONTRACT DOCUMENTS, INCLUDING ALL REQUIREMENTS, OPENINGS, ETC. WHETHER SHOWN ON STRUCTURAL DRAWINGS OR NOT. CONTRACTOR SHALL REVIEW/VERIFY ALL DIMENSIONS & ELEVATIONS AND REPORT ANY DISCREPANCIES, INCONSISTENCIES, OR DIFFICULTIES AFFECTING THE WORK TO THE ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE WORK.

3. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK.

4. THESE DRAWINGS ARE FOR THIS SPECIFIC PROJECT AND NO OTHER USE IS AUTHORIZED OR PERMITTED.

5. THE BUILDING IS NOT STRUCTURALLY STABLE UNTIL ALL FRAMING, CONNECTIONS, SHEATHING, PERMANENT BRACING, ETC. ARE COMPLETE. THE CONTRACTOR IS THE SOLE PARTY RESPONSIBLE FOR THE STABILITY OF THE BUILDING UNTIL SUCH TIME AS IT IS COMPLETE. THE DESIGN OF ALL TEMPORARY BRACING SYSTEMS IS THE RESPONSIBILITY OF THE CONTRACTOR AS A MEANS AND METHODS OF CONSTRUCTION ITEM. ALL TEMPORARY BRACING SHALL REMIAN IN PLACE UNTIL ALL STRUCTURAL WORK IS COMPLETE. THE DESIGN LOADS SHALL NOT BE EXCEEDED AT ANY TIME DURING CONSTRUCTION.

6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND SEQUENCES OF CONSTRUCTION.

USE OF CONTRUCTION DRAWINGS

1. CONTRACTOR SHALL NOT SCALE DRAWINGS. ONLY WRITTEN DIMENSIONS OR KEYED NOTES SHALL BE USED. CONTACT ENGINEER IF CLARIFICATION OR ADDITIONAL INFORMATION IS REQUIRED. DRAWINGS SHALL NOT BE REPRODUCED FOR SUBMITTALS.

2. DRAWINGS OR PORTIONS OF DRAWINGS USED FOR SUBMITTALS WILL BE REJECTED AND RETURNED TO CONTRACTOR.

3. DIMENSIONS ARE AS FOLLOWS UNLESS NOTED OTHERWISE:
   A. FACE OF STUD
   B. TO CENTERLINE OF COLUMNS, PARTY WALL,
   C. TO TOP OF STRUCTURAL STEEL

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I, WILLIAM TORRES, P.E. DO HEREBY ACCEPT PROFESSIONAL RESPONSIBILITY AS REQUIRED BY THE PROFESSINAL REGISTRATION LAWS OF THIS STATE FOR THE STRUCTURAL DESIGN DRAWINGS CONSISTING OF THE S-SERIES DRAWINGS. I HEREBY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE ARCHITECTURE OR OTHER ENGINEERING PROJECT OR SURVEY.

WILLIAM TORRES, P.E.

STRUCTURAL DESIGN

1. ROOF LIVE LOAD = 30 PSF (+ CODE PRESCRIBED DRIFT)
2. FLOOR LIVE LOAD = 40 PSF @ UNITS
   i.= 100 PSF @ CORRIDORS & COMMON AREAS
3. STRUCTURE DEAD LOAD = ACTUAL WEIGHT OF MATERIALS
4. MISC. M.E.P. LOADS = 10 PSF
5. LATERAL LOADS – WIND:
   A. BASIC WIND SPEED = 90 MPH
   B. EXPOSURE = B
   C. IMPORTANCE = 1.0
6. LATERAL LOADS – SEISMIC:
   A. OCCUPANCY CATEGORY = II
   B. ANALYSIS PROCEDURE = NOT EVALUATED AS EXISTING LATERAL SYSTEM IS NOT BEING MODIFIED, AND RENOVATIONS WILL NOT ADD MORE THAN 5% OF NEW SEISMIC LOADING TO BUILDING. 1

FOUNDATION CRITERIA

1. A GEOTECHNICAL REPORT WAS NOT PREPARED FOR THIS PROJECT DUE TO THE AGE OF THE BUILDING AND THE FACT THAT NO NET INCREASED LOAD WILL OCCUR TO FOUNDATION ELEMENTS.
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY SOIL CONDITIONS THAT ARE IN VARIANCE WITH EXPECTED CONDITIONS.
3. FOUNDATIONS, GRADE BEAMS, AND RETAINING WALLS ARE DESIGNED TO BEAR ON SOIL CAPABLE OF SAFELY SUPPORTING 1,500 PSF.
4. THE CONTRACTOR SHALL PROVIDE FOR DEWATERING AT ALL EXCAVATIONS, REGARDLESS OF THE SOURCE OF WATER.
5. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY A QUALIFIED GEOTECHNICAL ENGINEER, APPROVED BY THE ARCHITECT/ENGINEER, PRIOR TO PLACEMENT OF ANY FOUNDATION ELEMENT.
6. ALL CONCRETE IN STRUCTURAL WORK, RETAINING BACKFILL SHALL HAVE ATTAINED ITS DESIGN STRENGTH AND BE TEMPORARILY BRACED PRIOR TO BEING BACKFILLED.
7. MOISTURE CONTENT IN ALL SOILS BELOW BUILDINGS SHALL NOT BE ALLOWED TO CHANGE AFTER EXCAVATIONS AND AFTER FINAL GRADING FOR SLABS ON GRADE ARE COMPLETE. ANY SUBGRADE MATERIALS THAT BECOME DESSICATED, SOFTENED BY WATER, OR OTHERWISE DISTURBED SHALL BE RECOMPACTED TO CONFORM TO THE GEOTECHNICAL REPORT.
8. DO NOT PLACE ANY FOUNDATIONS OR CONCRETE ON FROZEN GROUND

CONCRETE

1. ALL CONCRETE SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE DOCUMENTS, AND CONCRETE REINFORCING STEEL INSTITUTE MANUAL OF STANDARD PRACTICE.
2. ALL CAST-IN-PLACE CONCRETE, EXCEPT EXTERIOR FLATWORK, SHALL ACHIEVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500PSI. NOT LESS THAN 500 POUNDS OF CEMENT SHALL BE USED PER CUBIC YARD OF CONCRETE REGARDLESS OF STRENGTHS OBTAINED, AND NOT OVER 6 GALLONS OF WATER PER 100 POUNDS OF CEMENT. DESIGN MIX TO ACHIEVE A MAXIMUM OF 4 INCHES OF SLUMP.
3. ALL CAST-IN-PLACE CONCRETE FOR EXTERIOR FLATWORK SHALL ACHIEVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4500PSI, NOT LESS THAN 560 POUNDS OF CEMENT SHALL BE USED PER CUBIC YARD OF CONCRETE REGARDLESS OF STRENGTHS OBTAINED, AND NOT OVER 5 GALLONS OF WATER PER 100 POUNDS OF CEMENT. DESIGN MIX TO ACHIEVE A MAXIMUM OF 4 INCHES OF SLUMP. ALL EXTERIOR FLATWORK CONCRETE SHALL BE AIR-ENTRAINED WITH 6% +/-1% AIR.
4. THE PRECEDING MIX DESIGNS MAY HAVE WATER-REDUCING ADMIXTURES INCLUDED TO IMPROVE WORKABILITY. ALL WATER-REDUCING ADMIXTURES SHALL CONFORM TO ASTM C494.
5. THE PRECEDING MIX DESIGNS MAY HAVE ASTM C618 CLASS C FLY ASH SUBSTITUTED FOR UP TO 15% OF THE CEMENT CONTENT. THE TOTAL CEMENTITIOUS CONTENT MAY NOT BE REDUCED.
6. ALL INTERIOR CONCRETE SLABS ON GRADE SHALL BE PLACED ABOVE 15MIL VAPOR BARRIER EQUIVALENT TO STEGO WRAP. ALL VAPOR BARRIER JOINTS SHALL BE LAPPED AND SEALED PER MANUFACTURER'S RECOMMENDATIONS. THE VAPOR BARRIER SHALL BE PLACED ABOVE A COURSE OF FREE-DRAINING GRANULAR MATERIAL AS SPECIFIED IN THE GEOTECHNICAL REPORT. ALL DAMAGED AREAS OF THE VAPOR BARRIER SHALL BE SEALED PER THE MANUFACTURER'S RECOMMENDATIONS PRIOR TO PLACEMENT OF CONCRETE.
7. PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL VERIFY THAT ALL DIMENSIONS, ELEVATIONS, CONCRETE INSERTS, EMBEDDED ITEMS, AND ANY OPENINGS ARE CORRECT, AND RIGIDLY SECURED. THIS APPLIES TO ALL ITEMS SHOWN ON THE STRUCTURAL, ARCHITECTURAL, AND/OR M.E.P. DRAWINGS.
8. ALL CONTRACTION JOINTS IN CONCRETE SLABS ON GRADE SHALL BE LOCATED AS SHOWN ON PLANS. WHERE NOT SHOWN, LIMIT CONTROLLED AREAS TO NOT MORE THAN 225 SQUARE FEET, NOR GREATER THAN 15 FEET ON ANY SIDE. ALL CONTRACTION JOINTS SHALL BE CUT TO A DEPTH OF A MINIMUM OF 1/3 OF THE SLAB DEPTH, AND SHALL BE CUT WITHIN 12 HOURS OF CONCRETE PLACEMENT.
9. ALL CONCRETE IS TO BE REINFORCED UNLESS SPECIFICALLY NOTED AS UNREINFORCED. PROVIDE REINFORCING IN ALL CONCRETE NOT OTHERWISE SHOWN WITH THE SAME REINFORCING AS SIMILAR SECTIONS.
10. ALL REINFORCING SHALL BE DETAILED PER ACI 315 AND MEET THE REQUIREMENTS OF ACI 318, CURRENT EDITIONS, UNLESS NOTED OTHERWISE.
11. CONSTRUCTION JOINTS IN BEAMS, SLABS, AND GRADE BEAMS SHALL OCCUR IN THE MIDDLE THIRD OF THE SPAN UNLESS NOTED OTHERWISE. PROVIDE 2X4 HORIZONTAL KEYS AT ALL CONSTRUCTION JOINTS.
12. NO ALUMINUM ITEMS SHALL BE EMBEDDED IN CONCRETE.
13. LIMIT CHLORIDE-ION CONTENT OF ALL ADMIXTURES TO 0.06% BY WEIGHT OF CEMENT

REINFORCED STEEL CRITERIA

1. ALL REINFORCING SHALL BE DETAILED, FABRICATED, PLACED AND SUPPORTED IN ACCORDANCE WITH THE CURRENT EDITION OF ACI 315.
2. ALL REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A615 GRADE 60, EXCEPT FOR ALL WELDED REINFORCING WHICH SHALL CONFORM TO ASTM A706 GRADE 60.
3. ALL WELDED PLAIN WIRE FABRIC SHALL BE SUPPLIED IN SHEETS AND SHALL CONFORM TO ASTM A185.
4. CLEAR MINIMUM COVERAGE OF CONCRETE OVER ALL REINFORCING STEEL SHALL BE AS FOLLOWS. (ALL COVERAGE SHALL BE NOMINAL BAR DIAMETER MINIMUM.)
   A. CONCRETE PLACED AGAINST EARTH 3"
   B. FORMED CONCRETE AGAINST EARTH 2"
   C. FORMED SLABS 1"
   D. BEAMS OR COLUMNS 11/2"
   E. OTHER 2"
5. PROVIDE CORNER BARS AT ALL WALLS, GRADE BEAMS AND BEAMS IN THE EXTERIOR FACE. ALL CORNER BARS SHALL LAP A MINIMUM OF 24" IN EACH DIRECTION, OR 40 BAR DIAMETERS. ALL CORNER BARS SHALL MATCH SIZE AND SPACING OF HORIZONTAL BARS. WHERE THERE ARE NO VERTICAL BARS IN THE EXTERIOR FACE, PROVIDE 3-#4 VERTICAL SUPPORT BARS.
6. ALL REINFORCING BARS MARKED CONTINUOUS SHALL BE LAPPED 40 BAR DIAMETERS (24" MINIMUM) AT SPLICES AND EMBEDMENTS, UNLESS NOTED OTHERWISE AS CLASS 'B' SPLICES. SPLICE ALL TOP BARS AT MIDSPAN, AND ALL BOTTOM BARS OVER SUPPORTS, UNLESS NOTED OTHERWISE.
7. ALL REINFORCING STEEL ACCESSORIES SHALL BE IN ACCORDANCE WITH THE ACI DETAILING HANDBOOK, AND THE CONCRETE REINFORCING STEEL INSTITUTE DESIGN HANDBOOK. THE MAXIMUM SPACING OF ALL ACCESSORIES SHALL BE 4'-0" ON CENTER. ALL ACCESSORIES ON EXPOSED SURFACES ARE TO HAVE PLASTIC COATED FEET.
8. ALL DOWELS SHALL BE THE SAME SIZE AND SPACING AS ADJOINING MAIN BARS (SPLICE LENGTHS SHALL BE 40 BAR DIAMETERS, OR 24" MINIMUM, UNLESS NOTED OTHERWISE).
9. AT ALL OPENINGS IN CONCRETE WALLS AND SLABS, PROVIDE 2-#5 BARS (LENGTH = R.O. + 80 BAR DIAMETERS) AT EACH OF FOUR SIDES, AND 2-#5 X 5'-0"LG DIAGONALLY AT EACH OF FOUR CORNERS.
10. ALL SLABS AND STAIRS NOT SHOWN OTHERWISE SHALL BE REINFORCED WITH #4 BARS @ 12"OC EACH WAY. ALL PORCHES SHALL BE DOWELED TO ADJACENT WALLS OR GRADE BEAMS WITH # 4 BARS @ 12"OC AND SHALL BE SLOPED 1/8" PER FOOT (MINIMUM) FOR DRAINAGE, UNLESS NOTED OTHERWISE.
11. ALLOW 1 TON OF REINFORCING STEEL TO BE USED IN THE FIELD AS DIRECTED BY THE ENGINEER-OF-RECORD (DELIVERY AND LABOR FOR SAME TO BE INCLUDED).

CONCRETE MASONRY UNITS CRITERIA

1. CONCRETE BLOCK USED IN EXTERIOR WALLS OR LOAD BEARING WALLS SHALL MEET THE REQUIREMENTS OF ASTM C90 AND HAVE A MINIMUM NET COMPRESSIVE STRENGTH OF 1900 PSI AND LAID UP USING TYPE N MORTAR SUCH THAT F'M EQUALS 1350 PSI. ANY BLOCK IN CONTACT WITH EARTH SHALL BE NORMAL WEIGHT UNITS, LAID USING TYPE "S" MORTAR AND GROUTED SOLID.
2. THE CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY BRACING FOR ALL MASONRY WALLS DURING CONSTRUCTION.
3. ALL CONCRETE BLOCK SHALL HAVE 9 GAGE (OR LARGER) HORIZONTAL JOINT REINFORCING (LADDER OR TRUSS) PER ARCHITECTURAL DRAWINGS AND SPECIFICATIONS (16" MAXIMUM VERTICAL SPACING).
4. CAVITY WALL CONSTRUCTION SHALL BE REINFORCED AS DESIGNED FOR SPECIFIC CONCRETE BLOCK USED. THE HORIZONTAL JOINT REINFORCING SHALL BE OF THE LADDER OR TRUSS STYLE PER SPECIFICATION AND CONTINUOUS BETWEEN BRICK AND BLOCK, AS PRESCRIBED BY ARCHITECTURAL DRAWINGS, AND/OR SPECIFICATIONS
5. CONCRETE BLOCK SHALL BE REINFORCED AS FOLLOWS IN 8" WALLS (U.N.O.):
   A. VERTICAL REINFORCING SHALL BE A MINIMUM OF 1 - #4 BAR IN 8" WALLS AT 32" ON CENTER, AT EACH CORNER, AT EACH DOOR AND WINDOW JAMB, EACH SIDE OF CONTROL JOINTS AND IN THE END VOID OF EACH LENGTH OF WALL. LAP SPLICES FOR MASONRY VERTICAL REINFORCING SHALL BE 48 BAR DIAMETERS OR 24" MINIMUM.
   B. HORIZONTAL REINFORCING:
      1) HORIZONTAL JOINT REINFORCING AS NOTED ABOVE.
      2) CONTINUOUS HORIZONTAL BARS SHALL BE INCLUDE PER SECTION OR DETAIL IN BOND BEAM OR OPTIONAL RUNNING BOND BEAM WHERE NOTED. WHERE BOND BEAMS ARE CONTINUOUS AT CORNERS OF WALLS, SUPPLY CORNER BARS MATCHING SIZE OF HORIZONTAL BARS (MINIMUM 2'-0" OR 40 BAR DIAMETERS IN EACH DIRECTION).
6. GROUT, WHERE NOTED ABOVE, SHALL HAVE A MINIMUM DESIGN ULTIMATE COMPRESSIVE STRENGTH OF 2500 PSI AT 28 DAY TEST AND 3/8" MAXIMUM AGGREGATE SIZE.
7. NON-LOAD BEARING CONCRETE BLOCK WALLS SHALL BE ISOLATED FROM ADJACENT STRUCTURAL ELEMENTS WITH VERTICAL 3/8" CONTROL JOINTS AND AT THE TOP OF THE WALL WITH 1" AIR SPACE OR COMPRESSIBLE MATERIAL AND SUPPORT PER ARCHITECTURAL DETAIL.
8. LINTELS OVER ALL OPENINGS IN WALLS NOT OTHERWISE COVERED SHALL BE ONE 6" X 3-1/2" X 3/8" ANGLE FOR EACH 4" OF MASONRY. ALL EXTERIOR LINTELS TO BE GALVANIZED.
9. WALLS SHALL BE ANCHORED TOP AND BOTTOM BY DOWELS MATCHING WALL VERTICAL REINFORCING (UNLESS NOTED OTHERWISE) FROM FLOOR SLAB BOTTOM AND BRACING ANGLES AT THE TOP, PER DETAILS ON THE DRAWINGS.

POST-INSTALLED ANCHORS

1 POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED IN THE CONSTRUCTION DOCUMENTS.

2 THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM THE ENGINEER PRIOR TO INSTALLING POST-INSTALLED ANCHORS FOR MISPLACED ANCHORS.

3 CARE SHALL BE TAKEN WITH PLACING POST-INSTALLED ANCHORS TO AVOID DAMAGING EXISTING REINFORCEMENT.

4 THE HOLES SHALL BE DRILLED AND CLEANED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS.

5 POST-INSTALLED ANCHORS SHALL MEET ACI APPENDIX D CRITERIA. THE FOLLOWING ARE ACCEPTABLE POST-INSTALLED ANCHORS:
   a. ALL ADHESIVE ANCHORING SYSTEMS REFERRED TO IN THESE DRAWINGS SHALL BE ONE OF THE FOLLOWING:
      i. HILTI HIT HY 200
      ii. POWERS AC100+ GOLD
      iii. SIMPSON STRONG-TIE SET-XP
      iv. OR APPROVED EQUIVALENT
   b. ALL SCREW ANCHORS REFERRED TO IN THESE DRAWINGS SHALL BE ONE OF THE FOLLOWING:
      i. HILTI KH-EZ
      ii. POWERS WEDGE BOLT+
      iii. SIMPSON STRONG-TIE TITEN
      iv. OR APPROVED EQUIVALENT

STRUCTURAL STEEL CRITERIA

1. ALL STRUCTURAL STEEL BEAMS AND COLUMNS SHALL CONFORM TO ASTM A992, GRADE 50 STEEL. ALL MISC. STEEL SHALL BE ASTM A36 GRADE STEEL. ALL HOLLOW STRUCTURAL SECTIONS (HSS) SHALL BE ASTM A500, GRADE B.
2. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED, AND ERECTED IN ACCORDANCE WITH AISC "CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES" IN THE 13TH EDITION OF THE AISC STEEL CONSTRUCTION MANUAL.
3. ALL WELDING SHALL CONFORM TO THE RECOMMENDATIONS OF THE AWS, AND ALL ELECTRODES SHALL BE E70XX. ALL WELDS SHALL BE PERFORMED BY CERTIFIED WELDERS.
4. ALL ANCHOR BOLTS SHALL BE 3/4" DIAMETER, ASTM F1554, GRADE 36 UNLESS NOTED OTHERWISE.
5. ALL BOLTS NOT OTHERWISE SPECIFIED SHALL BE 3/4" DIAMETER HIGH-STRENGTH BOLTS (ASTM A325- N). ALL BOLTS SHALL BE FULLY PRETENSIONED, AND ALL CONNECTIONS SHALL HAVE A MINIMUM OF 2 BOLTS. ALL BEAM CONNECTIONS SHALL BE DESIGNED PER THE AISC MANUAL OF STEEL CONSTRUCTION "FRAMED BEAM CONNECTIONS" FOR THE INDICATED REACTIONS, OR AT LEAST 0.4 X BEAM TOTAL SHEAR CAPACITY SHOWN IN THE ALLOWABLE UNIFORM LOAD TABLES,, WHICHEVER IS GREATER. ALL CONNECTIONS SHALL ALSO ACCOUNT FOR ECCENTRICITY WHEN THE BOLT LINE IS MORE THAN 2" FROM THE CENTER OF THE SUPPORT. CONNECTION DESIGN AND SHOP DRAWING PREPARATION SHALL BE COMPLETED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROJECT STATE, AND ALL SHOP DRAWINGS AND CONNECTION CALCULATIONS SHALL BEAR HIS SEAL.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MISCELLANEOUS METALS, WHETHER SHOWN ON STRUCTURAL DRAWINGS OR NOT. REFERENCE ARCHITECTURAL DRAWINGS FOR ADDITIONAL MISC METALS.
7. PROVIDE L 6 X 3 1/2 X 3/8 LOOSE LINTEL FOR EACH 4" OF MASONRY. MAX SPAN = 6'-0". LOOSE LINTELS SHALL BEAR ON 8" OF SOLID MASONRY ON EACH END. ALL LOOSE LINTELS SHALL BE GALVANIZED AND INSTALLED WITH THE LONG LEG VERTICAL (LLV).
8. LIMIT CHLORIDE-ION CONTENT OF ALL ADMIXTURES TO 0.06% BY WEIGHT OF CEMENT

WOOD FRAMING

1. ALL WOOD FRAMING MEMBERS, WOOD CONSTRUCTION, AND FASTENERS SHALL BE IN ACCORDANCE WITH THE APPLICABLE CODE, AND THE CURRENT EDITION OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION (NDS).
2. ALL WOOD MEMBERS USED IN BENDING (IE HEADERS, BEAMS), SHALL BE DOUGLAS FIR-LARCH OR SOUTHERN PINE. ANY GRADE MAY BE USED WHICH MEETS THE FOLLOWING PROPERTIES: FB=1000PSI, E=1,600,000PSI.
3. ALL WOOD MEMBERS USED IN COMPRESSION (IE STUDS, POSTS), SHALL BE DOUGLAS FIR-LARCH, #2 GRADE WHICH MEETS THE FOLLOWING PROPERTIES: FC=1350PSI, E=1,600,000PSI.
4. ALL WOOD MEMBERS SHALL BE SEASONED LUMBER WITH A MOISTURE CONTENT AT OR BELOW 19% IN SERVICE.
5. ALL WOOD PLATES, SILLS AND SLEEPERS WHICH REST ON CONCRETE, MASONRY, OR WHICH ARE IN CONTACT WITH THE EARTH SHALL BE TREATED WOOD. ALL FASTENERS IN CONTACT WITH TREATED LUMBER SHALL BE GALVANIZED. ALL ANCHOR BOLTS SHALL BE 1/2" DIAMETER GALVANIZED BOLTS AT 32"OC UNLESS NOTED OTHERWISE
6. ALL JOIST HANGERS SHALL HAVE ICBO APPROVAL AND SHALL BE EQUAL TO SIMPSON STRONG-TIE "LUS" HANGERS FOR WOOD CONSTRUCTION, AND "LB" HANGERS FOR WELD-ON APPLICATIONS TO STEEL BEAMS, UNLESS NOTED OTHERWISE.
7. ALL NAILS SHALL BE COMMON WIRE NAILS WITH SIZES AND SPACING CONFORMING TO TABLE 2304.9.1 OF THE 2009 IBC.
8. ALL FLOOR SHEATHING SHALL BE APA RATED TONGUE AND GROOVE, EXPOSURE 1 PANELS. ALL FLOOR SHEATHING SHALL BE GLUED AND NAILED WITH 8D RING SHANK NAILS (OR #10 SCREWS) AT 12"OC TO ALL SUPPORTS.
9. ALL ROOF SHEATHING SHALL BE APA RATED TONGUE AND GROOVE SHEATHING (AT CONTRACTOR'S OPTION, SQUARE-EDGED PANELS MY BE USED WITH ROOF CLIPS), EXPOSURE 1 PANELS. ALL ROOF SHEATHING SHALL BE ATTACHED WITH 8D COMMON NAILS AT 6"OC AT PANEL EDGES, AND AT 12"OC IN THE FIELD. ALL PANELS EDGES SHALL BE STAGGERED.
10. ALL WALL SHEATHING SHALL BE APA RATED, EXPOSURE 1, STRUCTURAL 1 PANELS. ALL WALL SHEATHING SHALL BE ATTACHED WITH 8D COMMON NAILS AT 6"OC AT PANEL EDGES AND AT 12"OC IN THE FIELD, UNLESS NOTED OTHERWISE HEREIN. ALL PANEL EDGES SHALL BE STAGGERED.
11. ALL JOIST BLOCKING AND BRIDGING SHALL BE SOLID WOOD OR CROSS BRIDGING OF EITHER WOOD OR METAL STRAPS. SPACING OF BLOCKING SHALL NOT EXCEED 8'-0"OC.
12. BRIDGING OF STUDS BEARING WALLS AND SHEAR WALLS SHALL BE SOLID, AND MATCHING SHEATHING JOINTS.
13. ALL LAMINATED VENEER LUMBER (LVL) SHALL BE EQUIVALENT TO TRUSS JOIST "MICROLLAM" WITH AN ALLOWABLE FLEXURAL BENDING STRESS (FB) OF 2600PSI AND A MODULUS OF ELASTICITY (E) OF 1,900,000PSI.

CONCRETE REPAIR:

1. REMOVE LOOSE AND SPALLED CONCRETE TO 12" BEYOND THE AREA TO BE REPAIRED OR PATCHED. EXPOSE REINFORCING STEEL AND REMOVE RUST, SCALING AND CORROSION ALONG REINFORCING IN ACCORDANCE WITH ICRI TECHNICAL GUIDELINE NO. 310.1R AS REQUIRED UNTIL CLEAN AND SOUND REINFORCING STEEL IS ENCOUNTERED.
2. SAW CUT THE PERIMETER OF THE AREA BEING REPAIRED INTO A SQUARE WITH AMINIMUM DEPTH OF 1" (25 MM).
3. THE SURFACE TO BE REPAIRED MUST BE CLEAN, SATURATED SURFACE-DRY (SSD), STRONG, AND ROUGHENED TO A CSP OF 8-9 FOLLOWING ICRI GUIDELINE NO. 310.2 TO PERMIT PROPER BOND.
4. FOR HOLES LARGER THAN 12", INSTALL REINFORCING TO MATCH EXISTING REINFORCEMENT SIZE AND SPACING PRIOR TO APPLICATION OF PATCHING MATERIALS.
5. PREPARE CONCRETE SUBSTRATE WITH MASTER EMACO P124 PRIMER PRIOR TO INSTALLING REPAIR MORTAR.
6. APPLY MASTER EMACO T 240 TO AREA TO BE REPAIRED IN ACCORDANCE TO MANUFACTERER'S SPECIFICATION. INCORPORATE MICRO FIBERS INTO THE MIX AT THE RATE OF 1 LB PER CUBIC YARD OF MIX.
7. PROTECT AND CURE REPAIRED AREAS IN ACCORDANCE TO MANUFACTURER'S RECCOMMENDATIONS.
8. LIMIT CHLORIDE-ION CONTENT OF ALL ADMIXTURES TO 0.06% BY WEIGHT OF CEMENT

SHOP DRAWING REVIEW

1. THE GENERAL CONTRACTOR WILL SUBMIT SHOP DRAWINGS FOR REVIEW BY WILLIAM TORRES, PE. AS NOTED BELOW. THE CONTRACTOR WILL REVIEW ALL SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER, AND ALL SHOP DRAWINGS SHALL BEAR THE GENERAL CONTRACTOR'S SHOP DRAWING STAMP. THE G.C.'S REVIEW SHALL DETERMINE THE CONFORMANCE WITH THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF CONSTRUCTION AND ALL SAFETY PRECAUTIONS; ALL OF WHICH ARE ITEMS THAT ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
2. ALL SHOP DRAWINGS MUST BE ORIGINAL DOCUMENTS AND SHALL NOT BE REPRODUCTIONS OF THESE CONTRACT DOCUMENTS WITHOUT THE PRIOR, WRITTEN CONSENT OF WILLIAM TORRES, PE.
3. WILLIAM TORRES, PE. SHALL ASSUME THAT NO SUBMISSION COMPRISES A VARIATION UNLESS THE GC ADVISES WILLIAM TORRES, PE. WITH WRITTEN DOCUMENTATION.
4. THE GENERAL CONTRACTOR SHALL SUBMIT THE FOLLOWING SHOP DRAWINGS AND RELATED MATERIALS (AS APPLICABLE):
   A. CONCRETE MIX DESIGNS AND MATERIAL CERTIFICATES.
   B. REINFORCING STEEL SHOP DRAWINGS INCLUDING ERECTION DRAWINGS AND BENDING DETAILS. BAR LISTS AND QUANTITIES WILL NOT BE REVIEWED.
   C. MISCELLANEOUS ANCHORS SHOWN ON THE STRUCTURAL DRAWINGS

REVISIONS	BY
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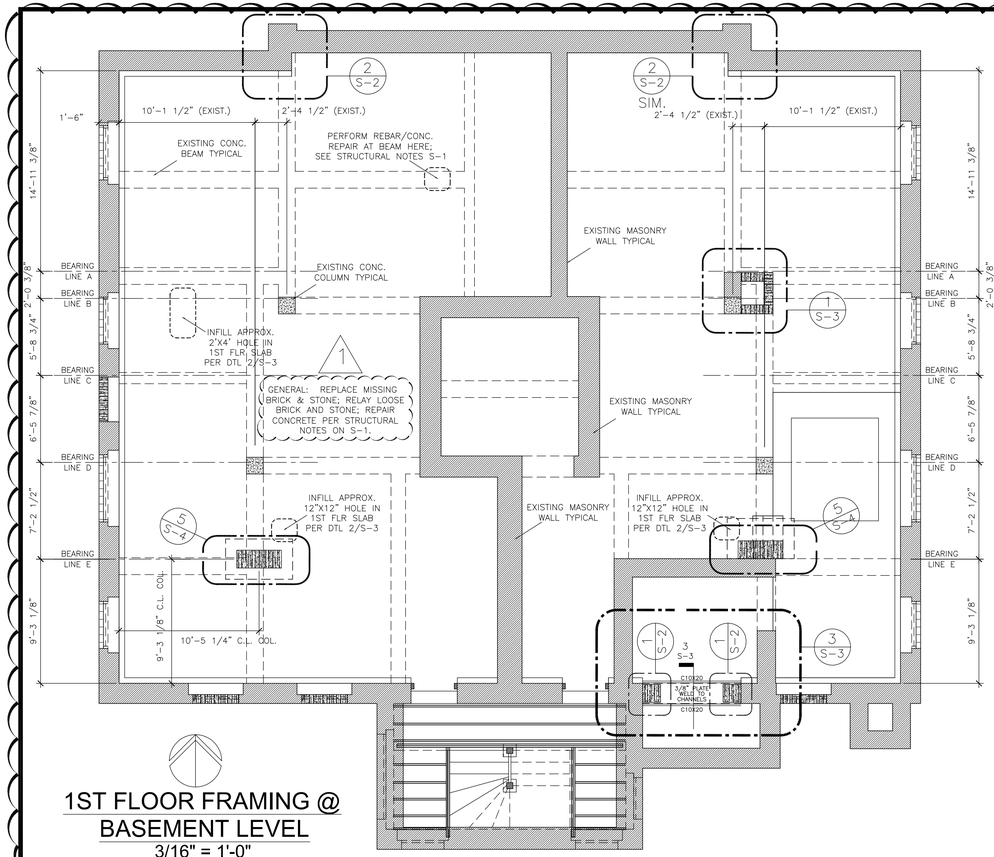
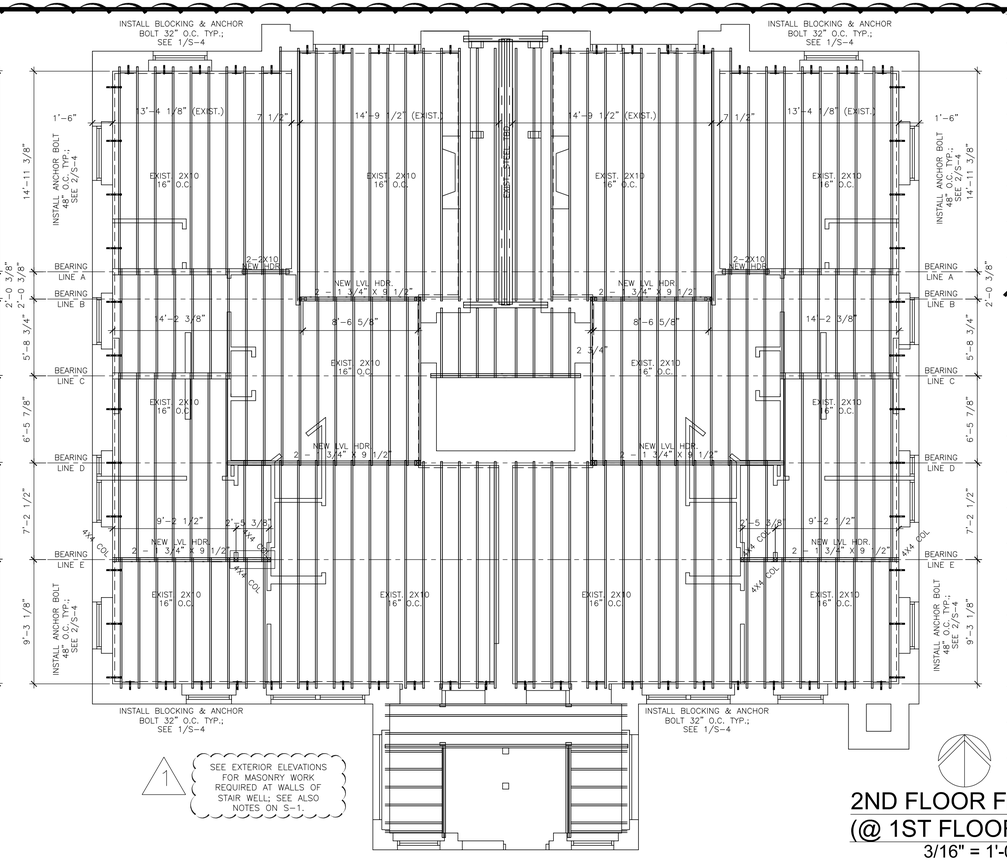
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

DRAWN: GCN
DATE: MARCH 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: S-1



1ST FLOOR FRAMING @ BASEMENT LEVEL

3/16" = 1'-0"



1 — SEE EXTERIOR ELEVATIONS FOR MASONRY WORK REQUIRED AT WALLS OF STAIR WELL; SEE ALSO NOTES ON S-1.

2ND FLOOR FRAMING (@ 1ST FLOOR LEVEL)

3/16" = 1'-0"

1 — INSTALL DOUBLE ROW 2X10 BLOCKING BETWEEN JOISTS CENTERED UNDER HEADER BEARING POINTS TYP., SEE BLDG. SECTIONS

INSTALL SINGLE ROW 2X10 BLOCKING BETWEEN JOISTS CENTERED UNDER BEARING WALLS TYP.

SEE BUILDING SECTIONS

GENERAL: REPLACE MISSING BRICK, ESPECIALLY AT PORCH DOOR SILLS; RELAY LOOSE BRICK AND STONE; TUCKPOINT BRICK ARCHES AT INTERIOR TYPICAL PER STRUCTURAL NOTES ON S-1.
REPLACE MISSING AND DAMAGED ORIGINAL BOARD SUBFLOOR; NAIL EXISTING SLEEPERS TO FLOOR JOISTS BELOW (NOT TO SUBFLOOR) WITH TWO 16D NAILS AT EACH SLEEPER/ JOIST INTERSECTION.

REVISIONS	BY
1 5-9-18	GN

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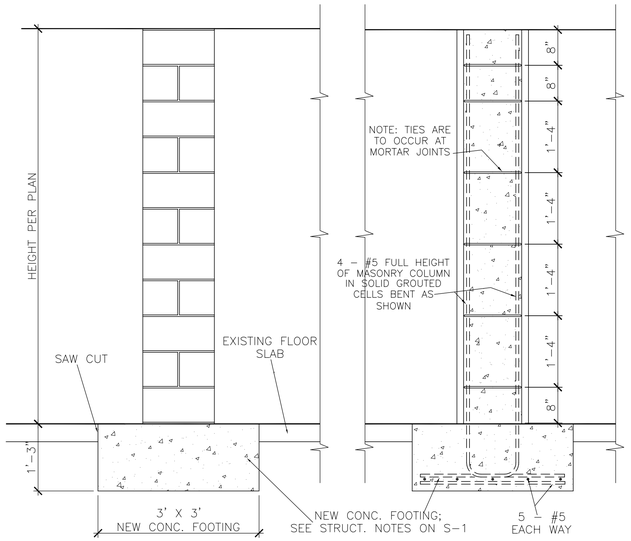
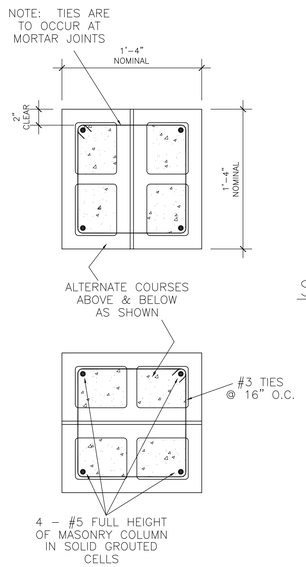


ELEVATION

3/4" = 1'-0"

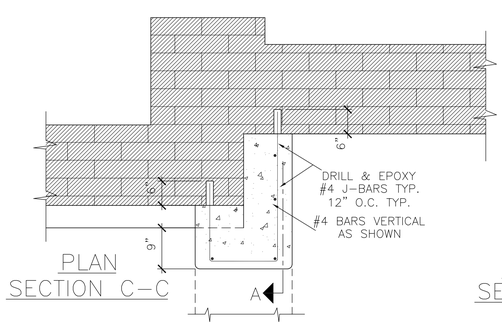
SECTION

3/4" = 1'-0"

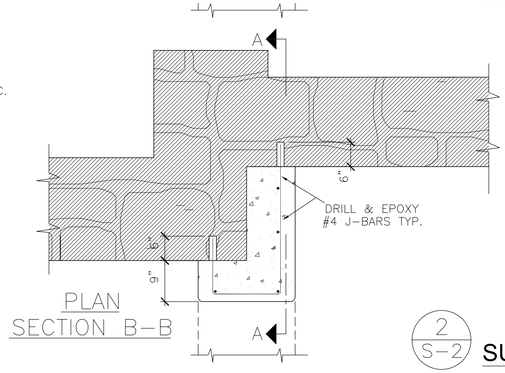


PLAN

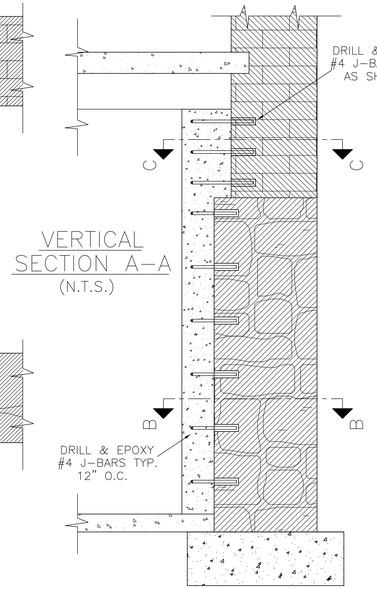
1 1/2" = 1'-0"



PLAN SECTION C-C

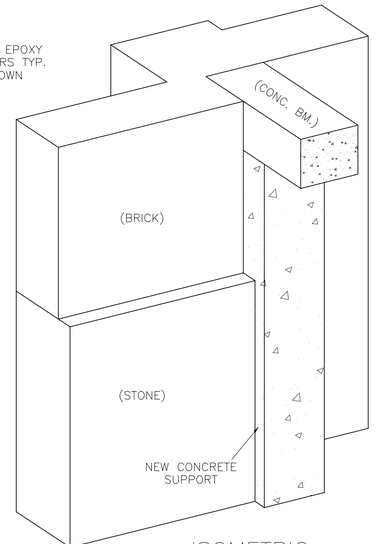


PLAN SECTION B-B



VERTICAL SECTION A-A

(N.T.S.)



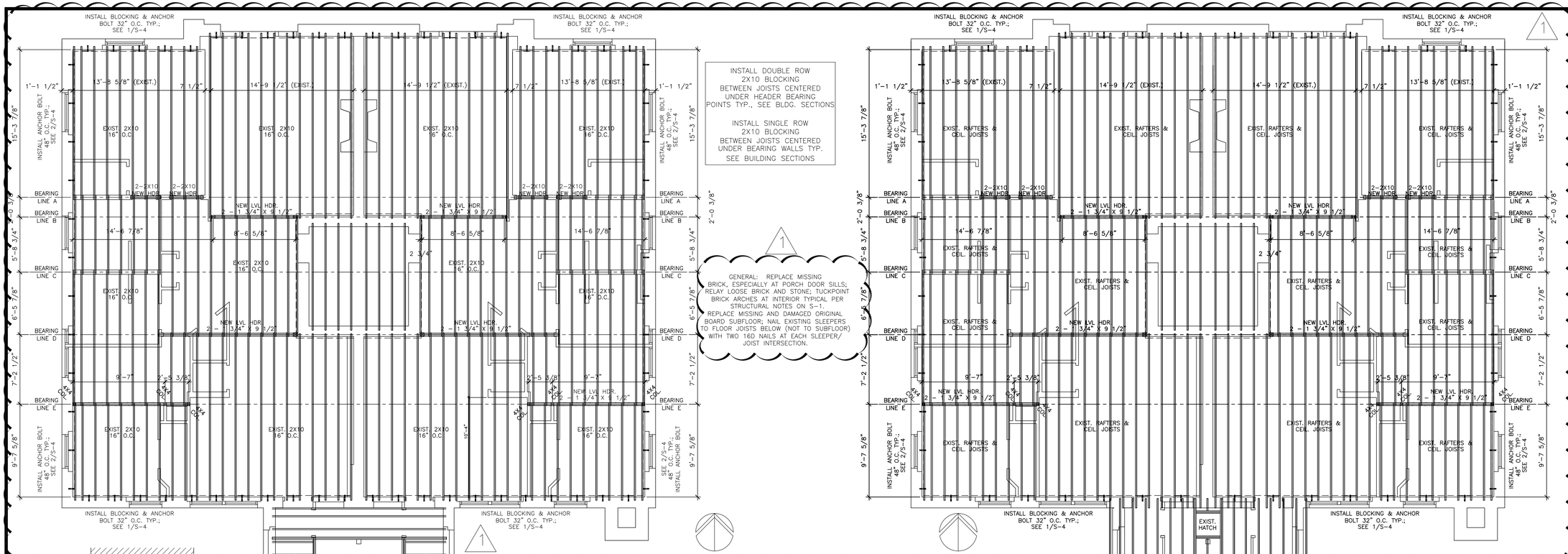
ISOMETRIC

(N.T.S.)

1/S-2 — BASEMENT SQUARE C.M.U. COL.
SCALE NOTED

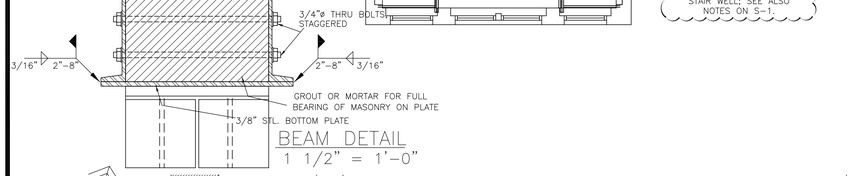
2/S-2 — WEST BASEMENT BM. SUPPORT (E. BEAM SIMILAR)
3/4" = 1'-0"

DRAWN	GCN
DATE	MARCH 5 2018
SCALE	SCALE NOTED
STATUS	FOR PERMIT
SHEET	S-2

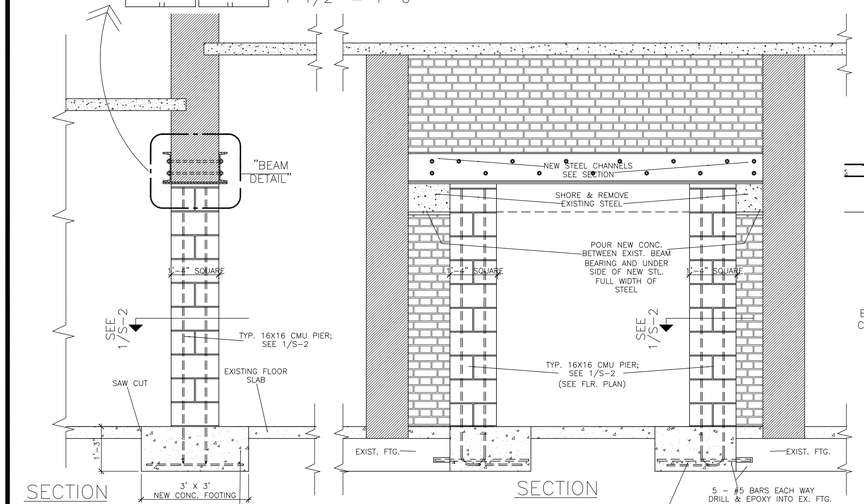


3RD, 4TH FLOOR FRAMING
3/16" = 1'-0"

ROOF FRAMING PLAN
3/16" = 1'-0"



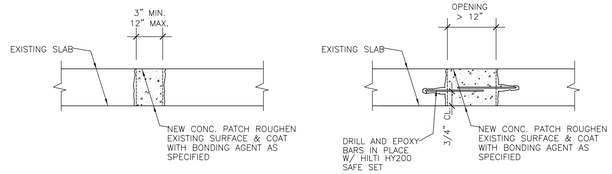
BEAM DETAIL
1 1/2" = 1'-0"



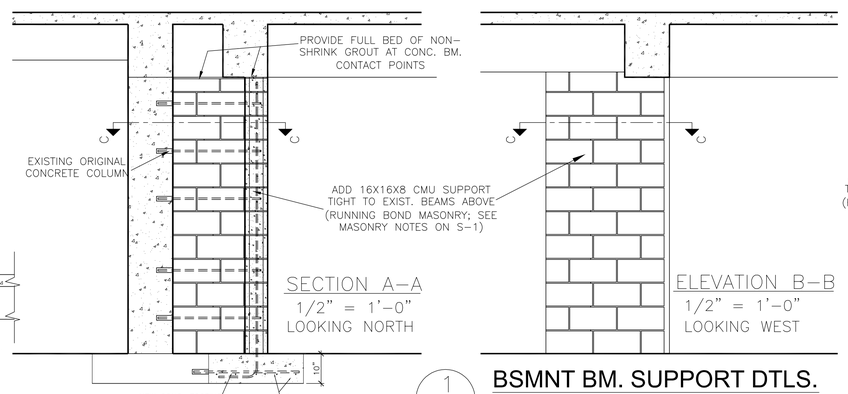
SECTION
1/2" = 1'-0"
LOOKING EAST

SECTION
1/2" = 1'-0"
LOOKING NORTH

3 S-3 COAL RM. WALL SUPPORT DTLS.
SCALE NOTED



2 S-3 SLAB INFILL DETAIL
(AT SMALL OPENING)
1 1/2" = 1'-0"

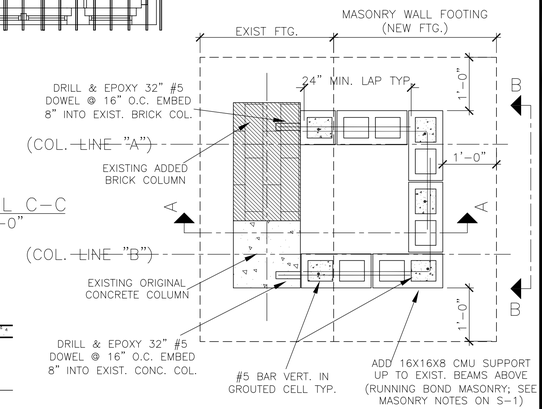


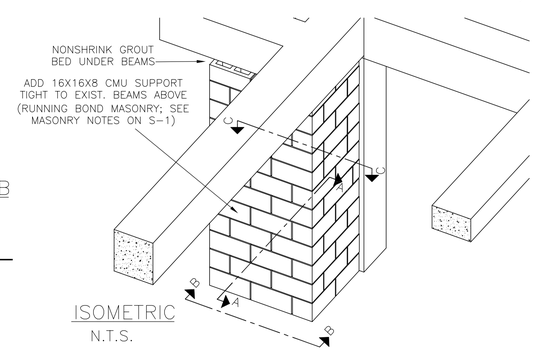
SECTION A-A
1/2" = 1'-0"
LOOKING NORTH

ELEVATION B-B
1/2" = 1'-0"
LOOKING WEST

1 S-3 BSMNT BM. SUPPORT DTLS.
(ON COL. LINES A&B, EAST SIDE)
SCALES NOTED

PLAN DETAIL C-C
3/4" = 1'-0"





ISOMETRIC
N.T.S.

REVISIONS	BY
1 5-9-18	GN

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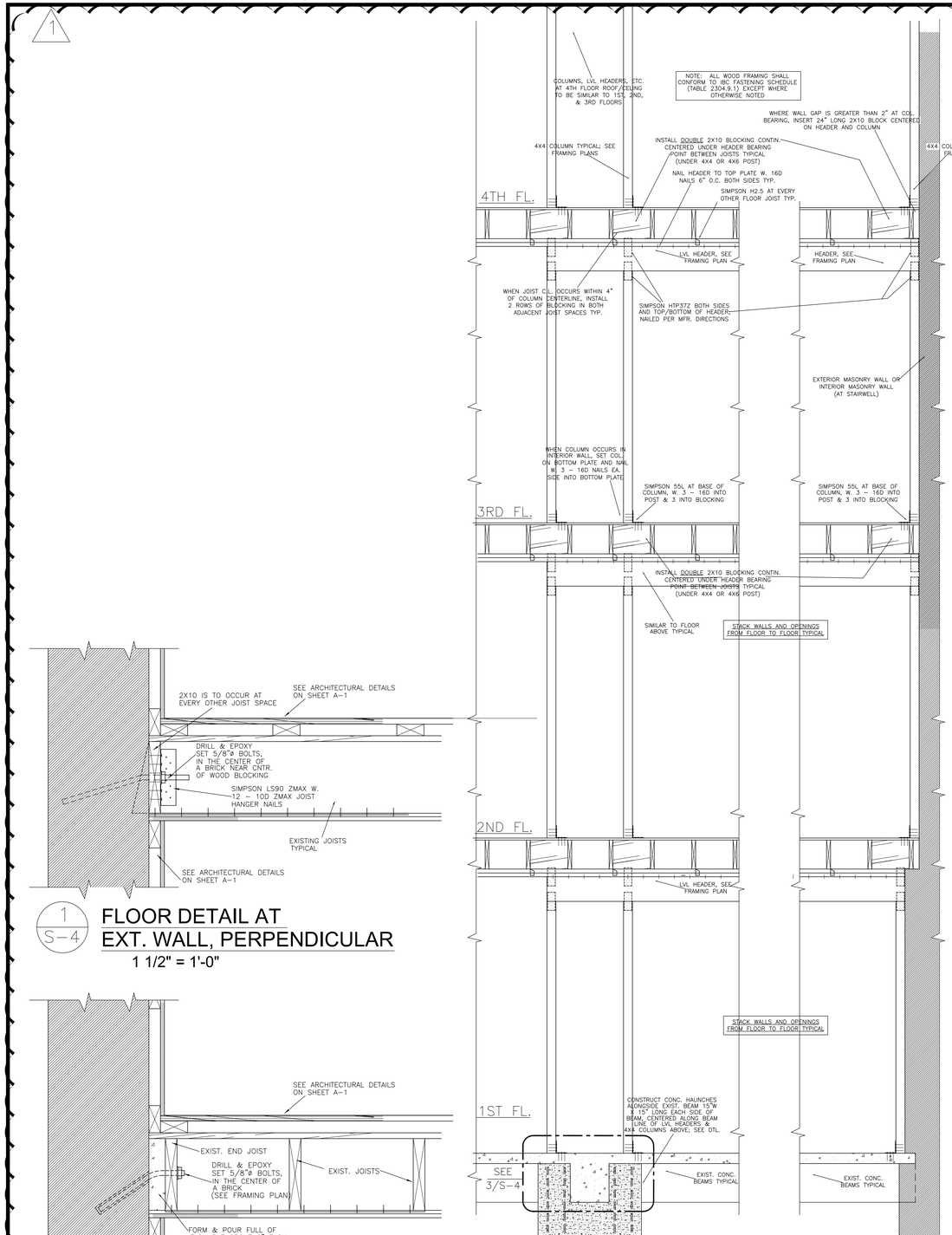
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT
PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS
AT 1601 EAST LINWOOD BOULEVARD
KANSAS CITY MO

DRAWN	GCN
DATE	MARCH 5 2018
SCALE	SCALE NOTED
STATUS	FOR PERMIT
SHEET	S-3



5 / S-4 FRAMING ELEVATION AT FRAMING LINE "E" (SEE FRAMING PLANS)

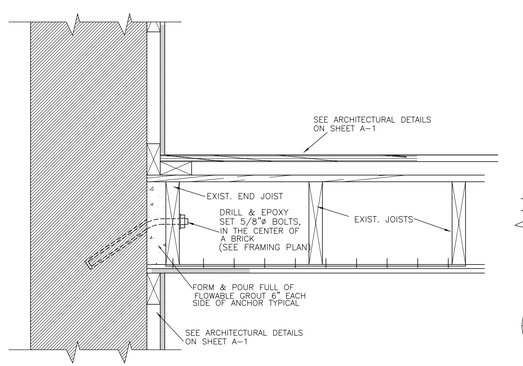
1/2" = 1'-0"

(LOOKING NORTH)

(FRAMING DETAILS AT OTHER LVL HEADERS TO BE SIMILAR)

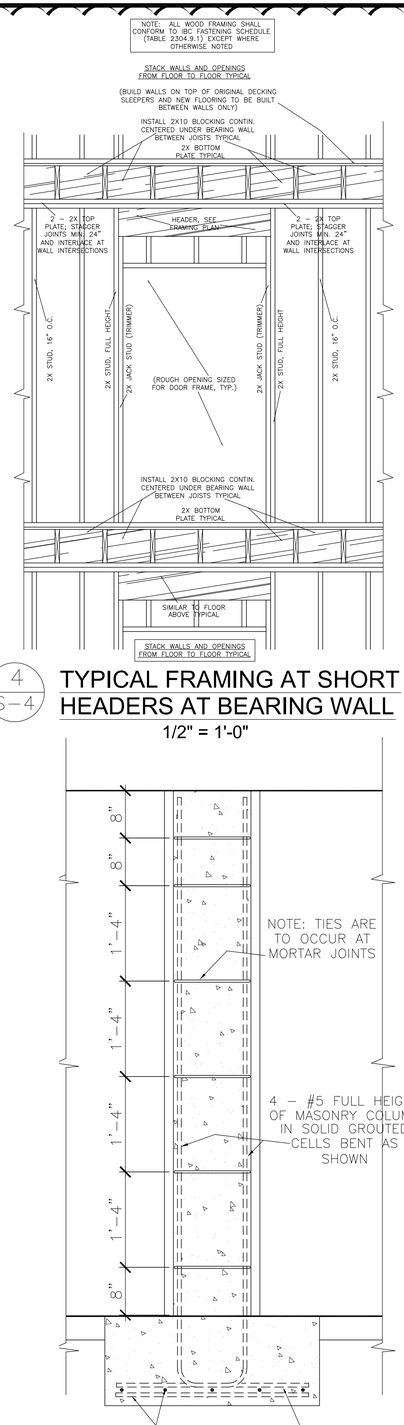
1 / S-4 FLOOR DETAIL AT EXT. WALL, PERPENDICULAR

1 1/2" = 1'-0"



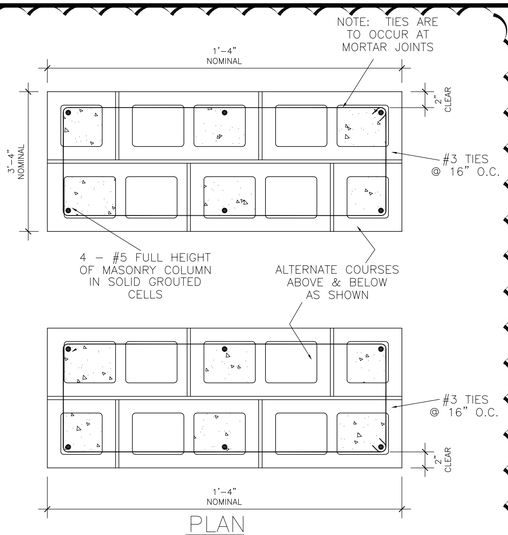
2 / S-4 FLOOR DETAIL AT EXT. WALL, PARALLEL

1 1/2" = 1'-0"



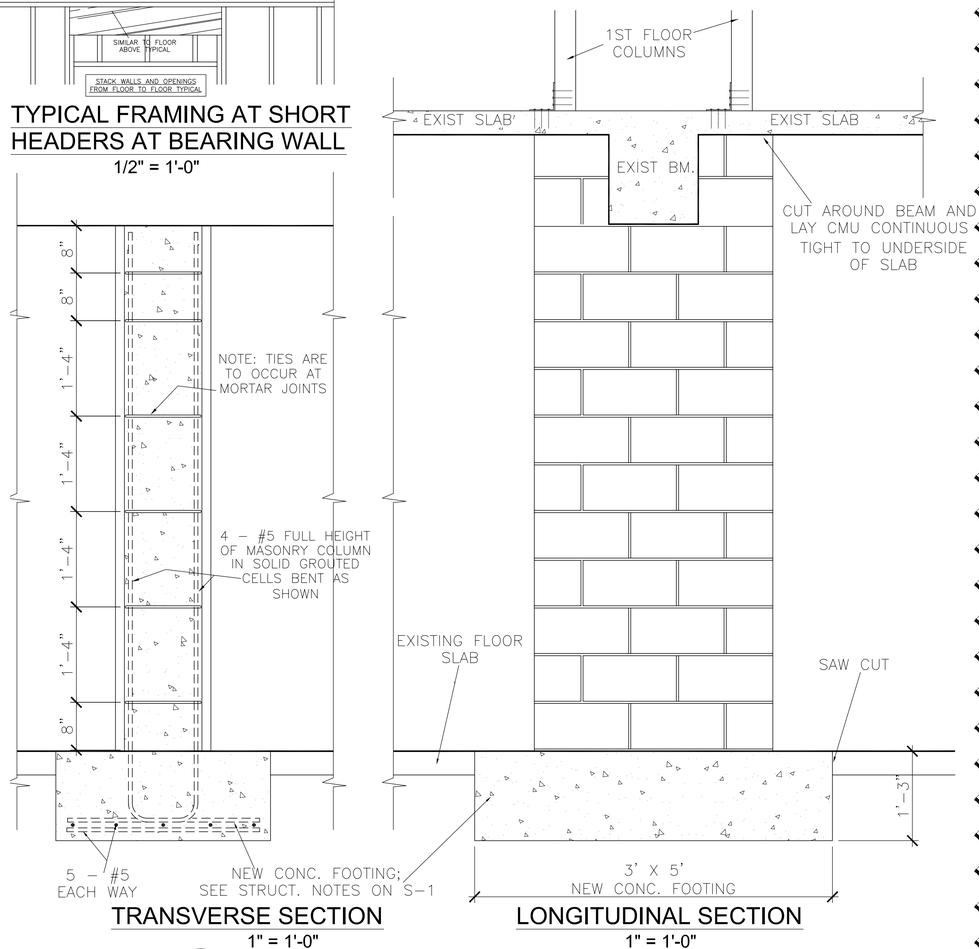
4 / S-4 TYPICAL FRAMING AT SHORT HEADERS AT BEARING WALL

1/2" = 1'-0"



PLAN

1 1/2" = 1'-0"



TRANSVERSE SECTION

1" = 1'-0"

LONGITUDINAL SECTION

1" = 1'-0"

3 / S-4 ELONGATED CMU COL'S AT BASEMENT ON BRG. LINE "E"

REVISIONS		BY
1	5-9-18	GN

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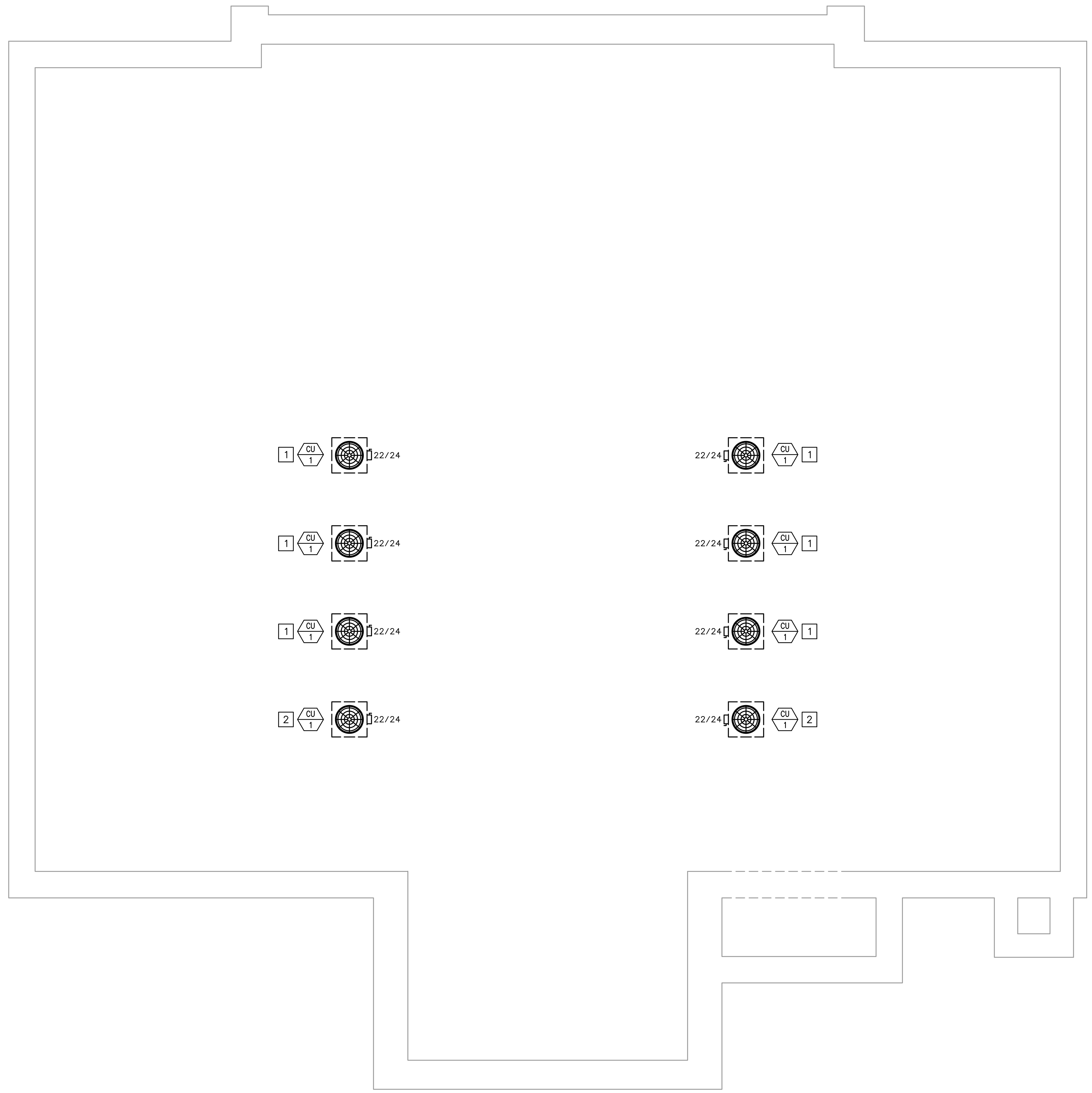
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

DRAWN	GCN
DATE	MARCH 5 2018
SCALE	SCALE NOTED
STATUS	FOR PERMIT
SHEET	S-4

MECHANICAL PLAN NOTES #:

1. INSTALL CONDENSING UNIT ON A PAD OF A TYPE RECOMMENDED BY THE ROOFING CONTRACTOR.



ROOF PLAN - MECHANICAL/ELECTRICAL

1/4" = 1'-0"

REVISIONS	BY
CITY COMMENTS JAN 5 2018	GPG
ARCH REVISIONS MAY 14 2018	GPG

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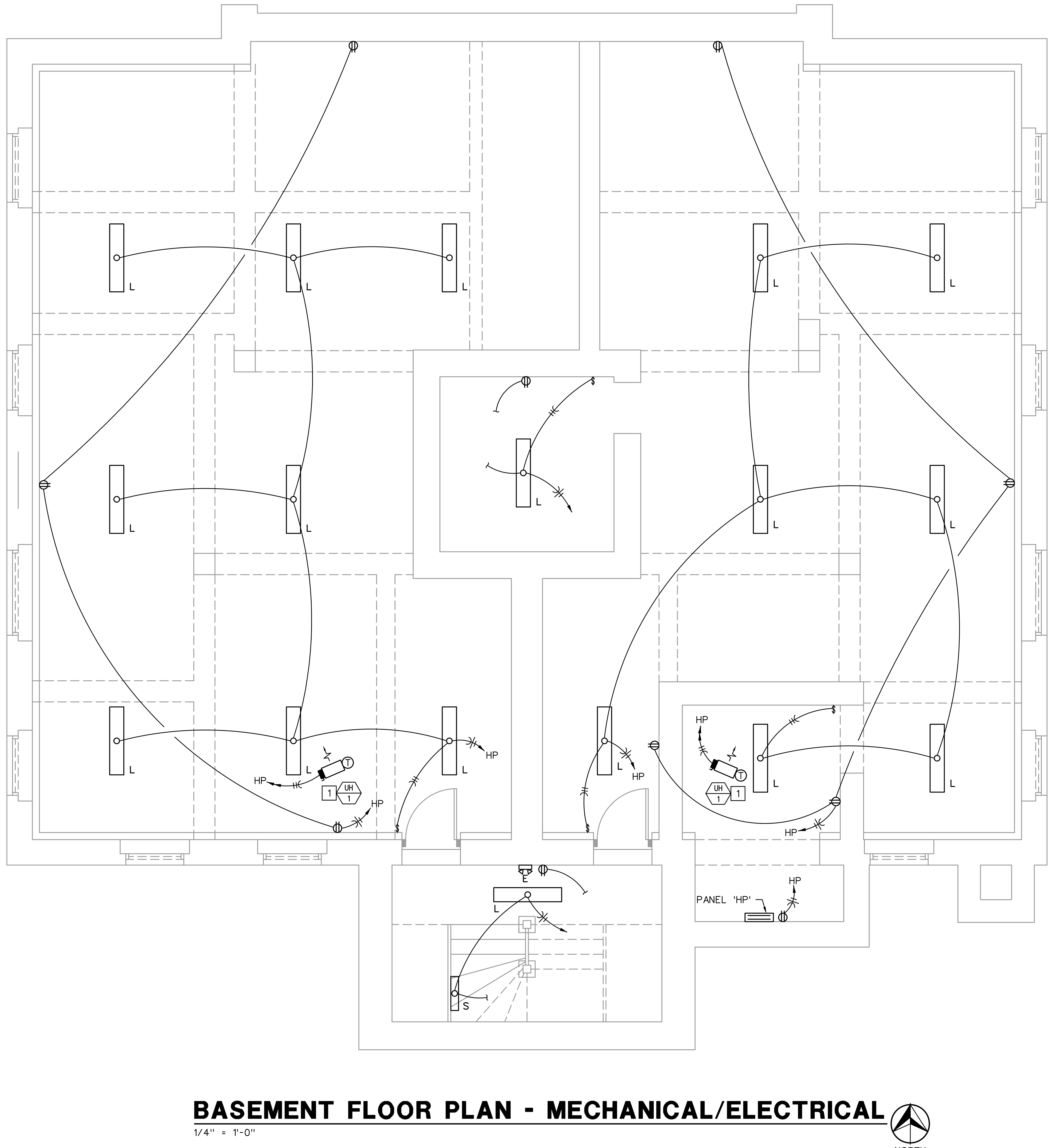
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT
PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS
AT 1601 EAST LINWOOD BOULEVARD
KANSAS CITY MO

DRAWN: GPG
DATE: JAN 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: ME-1

MECHANICAL PLAN NOTES #:

1. COORDINATE LOCATION WITH EXISTING STRUCTURE. MOUNT IN LOCATION TO NOT OBSTRUCT ACCESS TO BASEMENT.



BASEMENT FLOOR PLAN - MECHANICAL/ELECTRICAL

1/4" = 1'-0"

REVISIONS	BY
1 CITY COMMENTS JAN 5 2018	GPG
2 ARCH REVISIONS MAY 14 2018	GPG

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KANSAS CITY MO

DRAWN: GPG
DATE: JAN 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: ME-2

DIFFUSER SCHEDULE

MARK NO.	MANUFACTURER	MODEL NO.	FACE SIZE (INCHES)	NECK SIZE (INCHES)	FRAME TYPE	FINISH	REMARKS
A	TITUS	272RL	SEE PLANS	-	SURFACE	-	1,3
B	TITUS	23RL	SEE PLANS	-	SURFACE	-	1,3

NOTES:
1. SEE PLANS FOR NECK SIZE.
2. PROVIDE DAMPER AT DUCT TAKE-OFF EXCEPT PROVIDE GRILLE MOUNTED DAMPER ABOVE INACCESSIBLE CEILINGS.
3. COLOR PER ARCHITECT.

WATER HAMMER ARRESTOR SCHEDULE

MARK NO.	MANUFACTURER	MODEL NO.	PDI UNIT RATING	FIXTURE UNIT CAPACITY	REMARKS
AA	SIOUX CHIEF	660 SERIES	AA	4 (SINGLE FIXT)	X
A	SIOUX CHIEF	652	A	1 - 11	X
B	SIOUX CHIEF	653	B	12 - 32	X
C	SIOUX CHIEF	654	C	33 - 60	X
D	SIOUX CHIEF	655	D	61 - 113	X
X	X	X	X	X	X

NOTES:
1. INSTALL IN AN ACCESSIBLE LOCATION IN ACCORDANCE WITH THE PLUMBING CODE.

FIXTURE BRANCH SCHEDULE

FIXTURE	WASTE	VENT	COLD	HOT
Water Closet (ft)	4"	2"	½"	---
Water Closet (fv)	4"	2"	1"	---
Urinal	2"	1 ½"	3/4"	---
Lavatory	1 ½"	1 ½"	½"	½"
Sink	2"	1 ½"	½"	½"
Triple Sink	2"	1 ½"	(2) ½"	(2) ½"
Shower, Tub	2"	1 ½"	½"	½"
Water Fountain	1 ½"	1 ½"	½"	---
Janitor Sink (flr)	3"	2"	3/4"	3/4"
Janitor Sink (wall)	2"	1 ½"	½"	½"
Floor Drain	2"	1 ½"	---	---
Floor Sink	3"	2"	---	---
Eqpt Floor Drain	3"	2"	---	---
Hub Drain	2"	1 ½"	---	---
Dishwasher	2"	1 ½"	---	½"
Washer Box	2"	1 ½"	½"	½"
Ice Maker	---	---	½"	---
FPWH, HB	---	---	3/4"	---

1. Minimum waste or vent size below slab on grade shall be 2".
2. Size as shown on drawings and diagrams, but not less than listed.

CONDENSING UNIT SCHEDULE

MARK NO.	MANUFACTURER	MODEL NO.	TOTAL MBH	AMBIENT °F	STAGES	UNIT EER	ELECTRICAL VOLT	ELECTRICAL ø	ELECTRICAL HZ	ELECTRICAL MCA	ELECTRICAL MOCP	REMARKS
1	LENNOX	14ACX-030-230	27.0	95	1	14.3	230	1	60	17.2	25	1-3

NOTES:
1. PROVIDE WITH 5 YEAR COMPRESSOR WARRANTY, COIL HAIL GUARDS, REFRIGERANT LINE SET, HOT GAS BYPASS AND WITH ALL MANUFACTURER RECOMMENDED ACCESSORIES.
2. DISCONNECT BY ELECTRICAL CONTRACTOR.
3. MOUNT ON 4" FOAM EQUIPMENT PAD.

FAN SCHEDULE

MARK NO.	MANUFACTURER	MODEL NO.	CFM	ESP IN W.G.	TYPE	FAN SIZE	RPM	DRIVE	ACCESSORIES	ELECTRICAL VOLT	ELECTRICAL ø	ELECTRICAL HZ	ELECTRICAL HP/W	REMARKS
1	COOK	GC-144	100	0.25	CEILING	-	1100	D	X	120	1	60	98W	1

NOTES:
1. PROVIDE CEILING FANS WITH CEILING GRILLE, DISCONNECT SWITCH, HANGER HARDWARE, BACKDRAFT DAMPER, UNIT MOUNTED VARIABLE SPEED SWITCH, WALL OR ROOF CAP, FLEX CONNECTOR, SWITCH WITH LIGHTS.

FURNACE SCHEDULE (NATURAL GAS HEAT)

MARK NO.	MANUFACTURER	MODEL NO.	SUPPLY					HEATING		ELECTRICAL			REFRIGERANT COIL					REMARKS
			CFM	MIN O.A. CFM	RPM	EXT. S.P. IN W.G.	HP	MBH INPUT	MBH OUTPUT	VOLT	ø	HZ	MODEL NO.	TOTAL MBH	SENS. MBH	EDB °F	EWB °F	
1	LENNOX	ML195UH070XP36B	825	-	-	0.5	.33	66	64	120	1	60	CX35-24B-F	27.0	19.5	80	67	1-5

NOTES:
1. PROVIDE WITH 10 YEAR HEAT EXCHANGER WARRANTY, COIL MATCHED TO CONDENSING UNIT, 7 DAY PROGRAMMABLE NIGHT SETBACK MICROPROCESSOR THERMOSTAT (OR ROOM SENSOR WITH REMOTE CONTROLLER IF SO INDICATED), THROWAWAY FILTERS WITH SIDE ACCESS HOUSING, NEOPRENE PAD ISOLATORS.
2. PIPE PVC FLUE & COMBUSTION AIR PER MANUFACTURER RECOMMENDATIONS. PROVIDE CONCENTRIC COMBUSTION/VENT KIT WHERE INDICATED.
3. PIPE COIL & FURNACE CONDENSATE DRAIN TO FD OR OTHER APPROVED RECEPTOR. TRAP AS REQUIRED.
4. DISCONNECT SWITCH, WHERE REQUIRED, BY ELECTRICAL CONTRACTOR.
5. PROVIDE CONDENSATE SENSOR SHUTDOWN AND ALARM AND CONTAINMENT PANS PIPED TO DRAIN FOR ALL UNITS LOCATED WHERE DAMAGE COULD OCCUR.

INSTANTANEOUS WATER HEATER SCHEDULE (NATURAL GAS)

MARK NO.	MANUFACTURER	MODEL NO.	TYPE	MIN. INPUT (MBH)	MAX INPUT (MBH)	GPM FLOW RATE (MIN.)	GPM FLOW RATE (MAX.)	TEMP RISE °F	GPM FLOW RATE (DESIGN)	GAS MBH INPUT	GAS MBH OUTPUT	GAS THERMAL EFFICIENCY	REMARKS
1	RINNAI	REU-KBD3237FFUD-US	TANKLESS	15	199	0.25	98	70	5.4	199	189	95%	1-3

NOTES:
1. SEE PIPING SCHEMATIC FOR OTHER ACCESSORIES NEEDED.
2. SAFTEY FEATURES INCLUDE AIR-FUEL RATIO SENSOR, EXHAUST/WATER TEMPERATURE SAFETY CONTROL AND OVERHEAT CUT-OFF FUSE.
3. PROVIDE 120-VOLT POWER SUPPLY.

UNIT HEATER SCHEDULE (ELECTRIC)

MARK NO.	LOCATION	MANUFACTURER	MODEL NO.	TYPE	CFM	EAT	INPUT KW	OUTPUT MBH	STAGES	ELECTRICAL VOLT	ELECTRICAL ø	ELECTRICAL HZ	ELECTRICAL HP/AMP	REMARKS
1	BSMT	MARKEL	H1HUH05003	HORIZ.	400	65	5	17.1	1	240	1	60	20.8A	1, 2
2	STAIRS	MARKEL	H3473A1	VERT.	600	65	3	10.2	1	240	1	60	12.5A	2
2	CORR.	MARKEL	H3473A1	VERT.	600	65	3	10.2	1	240	1	60	12.5A	2

MSc300B

NOTES:
1. PROVIDE SUSPENDED UNITS WITH HANGER HARDWARE, UNIT MOUNTED THERMOSTAT, DEFLECTOR VANES, DISCONNECT SWITCH.
2. PROVIDE VERTICAL UNITS WITH INTEGRAL DISCONNECT SWITCH & THERMOSTAT, MOUNTING HARDWARE, ARCHITECTURAL FACE PLATE, SURFACE MOUNT.
3. CYCLE FAN ON A CALL FOR HEAT.

PLUMBING FIXTURE SCHEDULE

1. INSTALL PLUMBING FIXTURES AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. VERIFY ROUGH-IN REQUIREMENTS WITH MANUFACTURER'S DRAWINGS AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE WATER-CONSERVING FIXTURES AND APPURTENANCES IF/AS REQUIRED BY LOCAL AUTHORITIES. CONFIRM ALL LOCATIONS AND MOUNTING HEIGHTS WITH ARCHITECTURAL DRAWINGS AND/OR SPECIFICATIONS. CAULK FIXTURES TO WALLS/FLOORS. SET COUNTER MOUNTED SINKS AND LAVATORIES IN A BED OF CAULK. THE SPECIFIED PLUMBING FIXTURES, OR APPROVED EQUALS, SHALL BE USED UNLESS OTHERWISE NOTED OR INDICATED.

2. WATER CLOSET (WC-1), TOTO #CST744S, VITREOUS CHINA, FLOOR-MOUNTED, ELONGATED BOWL, SIPHON JET ACTION, CLOSE-COUPLED TANK TYPE WATER CLOSET, 1.6-GPF, 14-5/8" HIGH, FULLU GLAZED TRAPWAY AND MANUFACTURER'S BOLT CAPS, CHROME-PLATED BRASS TRIP LEVER AND 3/8" FLEXIBLE RISER WITH LOOSE KEY QUARTER TURN ANGLE STOP VALVE. PROVIDE TOTO #SC534 WHITE ELONGATED OPEN FRONT SEAT LESS COVER.

3. WATER CLOSET (WC-1H), TOTO #CSC744SL.01, FLOOR-MOUNTED, CONSTRUCTED OF VITREOUS CHINA, MEETING ANSI A-117.1 AND ADA BARRIER-FREE REQUIREMENTS, 17" HIGH, 1.6-GALLON FLUSH, CLOSE-COUPLED TANK DESIGN WITH ELONGATED BOWL AND SIPHON JET ACTION. TANK SHALL BE VITREOUS CHINA WITH COVER, 3/8" FLEXIBLE RISER WITH LOOSE KEY ANGLE STOP VALVE, CHROME-PLATED BRASS TRIP LEVER AND MANUFACTURER'S BOLT CAPS. PROVIDE BENKE #527 WHITE ELONGATED OPEN FRONT SEAT LESS COVER, PERMA BUMPER.

4. LAVATORY (LAV-1H), TOTO #LT307.4 (20"X18"), WALL-HUNG TYPE, CONSTRUCTED OF VITREOUS CHINA, MEETING ANSI A-117.1 AND ADA BARRIER-FREE REQUIREMENTS. LAVATORY SHALL HAVE 4-INCH FAUCET CENTERS AND DRILLED FOR CONCEALED ARM CARRIER. PROVIDE 3/8-INCH FLEXIBLE RISER W/ANGLE SUPPLIES WITH LOOSE KEY STOPS, 1-1/4-INCH INLET 1-1/2-INCH OUTLET CHROME PLATED CAST BRASS "P" TRAP W/CLEANOUT PLUG AND ESCUTCHEON W/SET SCREW. PROVIDE DELTA #523-WFOGHDF HEAVY DUTY SINGLE LEVER FAUCET, 4-INCH CENTERS, VANDAL-RESISTANT 2.2 GPM AERATOR, PERFORATED OFFSET GRID DRAIN (W/ 1-1/4" TAILPIECE) AND VANDAL-RESISTANT SINGLE LEVER HANDLE. PROVIDE WITH J.R. SMITH CARRIER (TO MATCH WALL TYPE). MOUNT AT ADA HEIGHT AND MAINTAIN CLEARANCES UNDER LAVATORY AS REQUIRED BY ADA REGULATIONS. INSULATE WASTE AND HOT WATER SUPPLY UNDER LAVATORY WITH UNDERSINK PROTECTIVE PIPE COVER, MOLDED, ANTIMICROBIAL, WITH FLUSH REUSABLE FASTENERS, TRUEBRO LAV GUARD.

5. MOP SINK (MS-1), STERN WILLIAMS #SB-900, CONSTRUCTED OF TERRAZZO, 32" SQUARE BY 12" HIGH (COORDINATE SIZE WITH ARCHITECTURAL PLANS), CHROME-PLATED CAST BRASS DRAIN (CAST INTEGRAL) WITH STAINLESS STEEL CAP. PROVIDE WITH DELTA #28T2383 FAUCET WITH VACUUM BREAKER, LEVER HANDLES, 3/4" HOSE THREAD SPOUT WITH 48" LONG HOSE, WALL SUPPORT, INTEGRAL STOPS AND ROUGH CHROME-PLATED FINISH..

2
6. SHOWER (SH-1H), ACCESSIBLE ROLL-IN STYLE, AQUATIC #14836BFSCTTR, ACRYLIC ONE PIECE SHOWER ENCLOSURE, NOMINAL 36"X48"X77" SHOWER ENCLOSURE (COLOR PER ARCHITECT), LH OR RH DEPENDING ON ORIENTATION, 1-1/8" THRESHOLD, HAND HELD SHOWER WITH VACUUM BREAKER AND 60" HOSE ATTACHED TO 24" SLIDE BAR, PRESSURE BALANCING FAUCET WITH ANGLE CHECK STOPS, ALL BRASS/SS CONSTRUCTION, STAINLESS STEEL DRAIN STRAINER, INCLUDE STAINLESS STEEL GRAB BAR OPTION, PADDED FOLD-UP SEAT, CURTAIN ROD AND ANTIMICROBIAL SHOWER CURTAIN. MAXIMUM FLOW SHALL BE 2.5 GPM.

7. BATHTUB (BT-1), AQUATIC #2603SG, ACRYLIC ONE PIECE BATHTUB AND TUB ENCLOSURE, NOMINAL 32"X60"X73" (COLOR PER ARCHITECT) WITH MANUFACTURER'S STANDARD COMPONENTS INCLUDING ANTI-SKID FLOOR. PROVIDE WITH PRESSURE BALANCING OR THERMOSTATIC COMBINATION SHOWER/BATH FAUCET WITH ANGLE CHECK STOPS, ALL BRASS/SS CONSTRUCTION, FIXED SHOWER HEAD, TUB SPOUT WITH DIVERTER AND POP-UP BATH WASTE DRAIN (DEARBORN SERIES 222 DRAIN). PROVIDE WITH CURTAIN ROD AND SHOWER CURTAIN.

8. BATHTUB (BT-1H), AQUATIC #2603CTH, ACRYLIC ONE PIECE ADA ACCESSIBLE BATHTUB AND TUB ENCLOSURE, NOMINAL 32"X60"X74 (COLOR PER ARCHITECT) WITH MANUFACTURER'S STANDARD COMPONENTS AND OPTIONS INCLUDING ANTI-SKID FLOOR AND ADA COMPLIANT GRAB BARS (TO BE INSTALLED IN THE FUTURE) MOUNTED ON REINFORCED STRUCTURAL BACKING AND REMOVABLE SEAT. PROVIDE WITH PRESSURE BALANCING OR THERMOSTATIC COMBINATION SHOWER/BATH FAUCET WITH ANGLE CHECK STOPS, ALL BRASS/SS CONSTRUCTION, HAND HELD SHOWER WITH VACUUM BREAKER AND 60" HOSE ATTACHED TO 24" SLIDE BAR, TUB SPOUT WITH DIVERTER AND POP-UP BATH WASTE DRAIN (DEARBORN SERIES 222 DRAIN). PROVIDE WITH CURTAIN ROD AND SHOWER CURTAIN.

ALL FIXTURES USED SPECIFICALLY FOR HANDWASHING PURPOSES (LAVATORIES, HAND SINKS, ETC.) SHALL BE PROVIDED WITH A TEMPERING VALVE TO TEMPER THE HOT WATER TO THE FIXTURE (MAXIMUM OF 105-DEGREES F).

MECHANICAL SYMBOLS

	NEW SHEET METAL DUCTWORK & SIZE.
	NEW SHEET METAL DUCTWORK & SIZE.
	SUPPLY AIR DUCT OR OUTSIDE AIR INTAKE.
	RETURN AIR DUCT OR EXHAUST AIR DUCT.
	DIRECTION OF RETURN AIRFLOW.
T	THERMOSTAT OR TEMPERATURE SENSOR.
—CD—	CONDENSATE DRAIN.
	ELBOW DOWN.
	ELBOW UP.
SA	SUPPLY AIR.
OA	OUTSIDE AIR.
RA	RETURN AIR.
EA	EXHAUST AIR.
CU	CONDENSING UNIT.
EF	EXHAUST FAN.
RTU	ROOFTOP UNIT.
	PLAN NOTE DESIGNATION.
	PLAN REVISION DESIGNATION.
	CONNECT TO EXISTING.
	MECHANICAL EQUIPMENT DESIGNATION - TOP PORTION IS EQUIPMENT (RTU, EF, HP, ETC.), BOTTOM PORTION IS NO. OR LETTER (SEE APPROPRIATE SCHEDULE).

PLUMBING SYMBOLS

	EXISTING TO REMAIN.
	NEW PIPING WORK.
	DOMESTIC COLD WATER (CW).
	DOMESTIC HOT WATER (HW).
	HOT WATER RECIRCULATION (HWR).
—V—	PLUMBING VENT ABOVE FLOOR (V).
—SAN—	SANITARY WASTE ABOVE FLOOR (W).
	SANITARY WASTE BELOW FLOOR (W).
—NG—	GAS (NATURAL) (NG).
	ELBOW DOWN.
	ELBOW UP.
	TEE DOWN.
	TEE UP.
	CAP.
	PIPE UNION.
	1/4 TURN SHUT-OFF VALVE.
	CHECK VALVE.
VTR	VENT THRU ROOF (VTR).
ETR	EXISTING TO REMAIN.
	PLAN NOTE DESIGNATION.
	PLAN REVISION DESIGNATION.
	CONNECT TO EXISTING.
	PLUMBING EQUIPMENT DESIGNATION - TOP PORTION IS EQUIPMENT (HW, RTU, ETC.), BOTTOM PORTION IS NO. OR LETTER (SEE APPROPRIATE SCHEDULE).

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1 CITY COMMENTS JAN 5 2018	GPG
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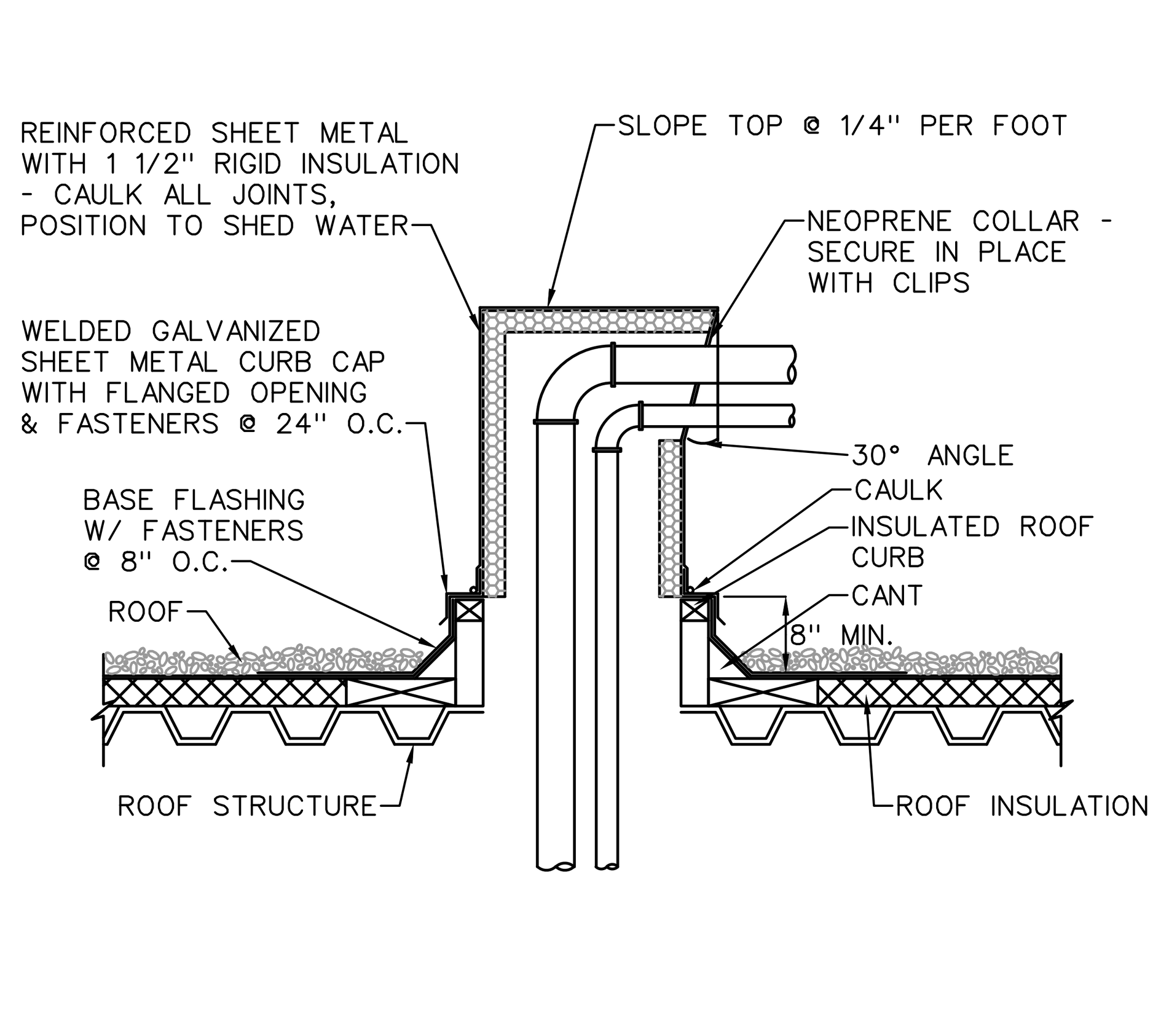
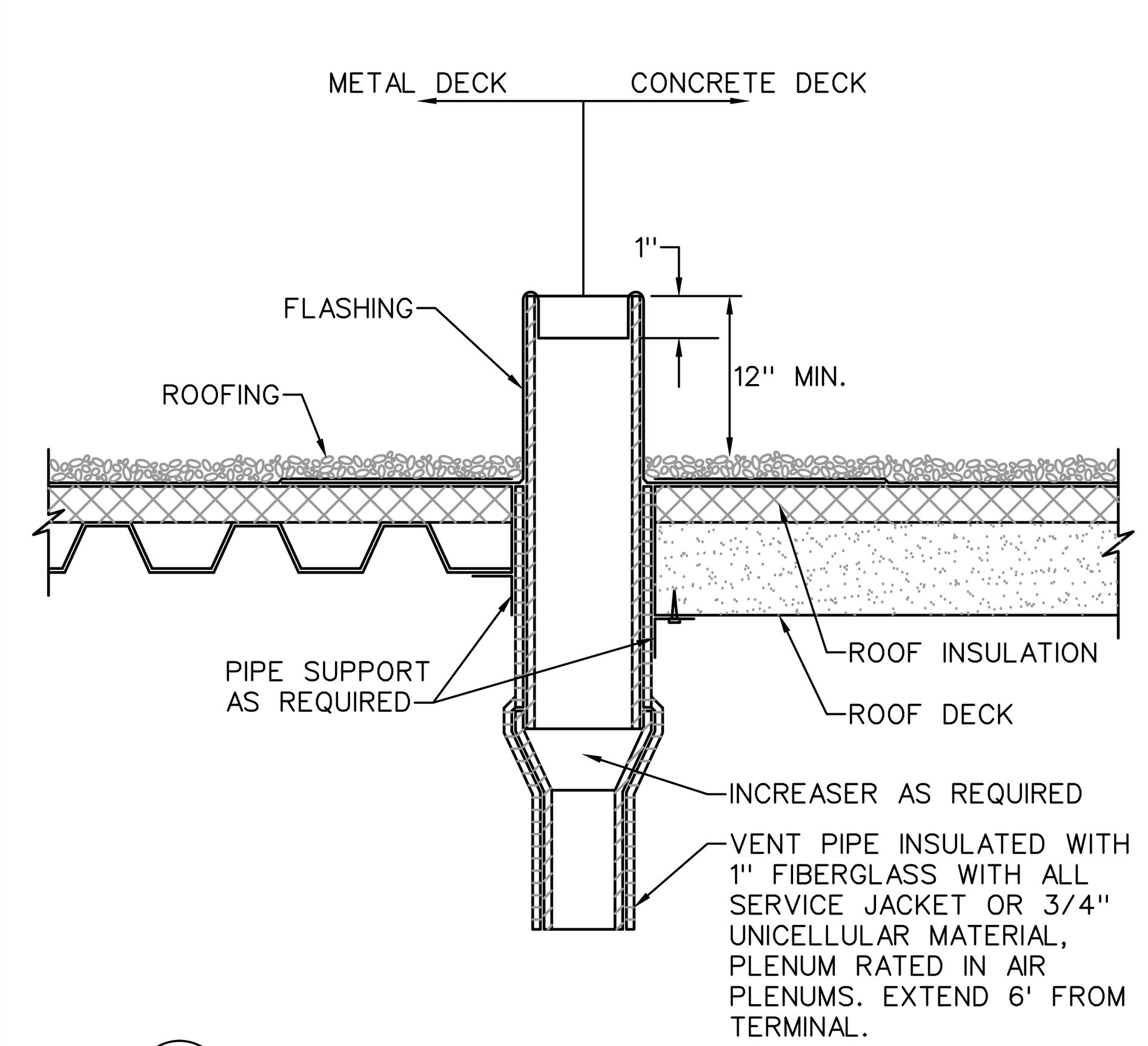
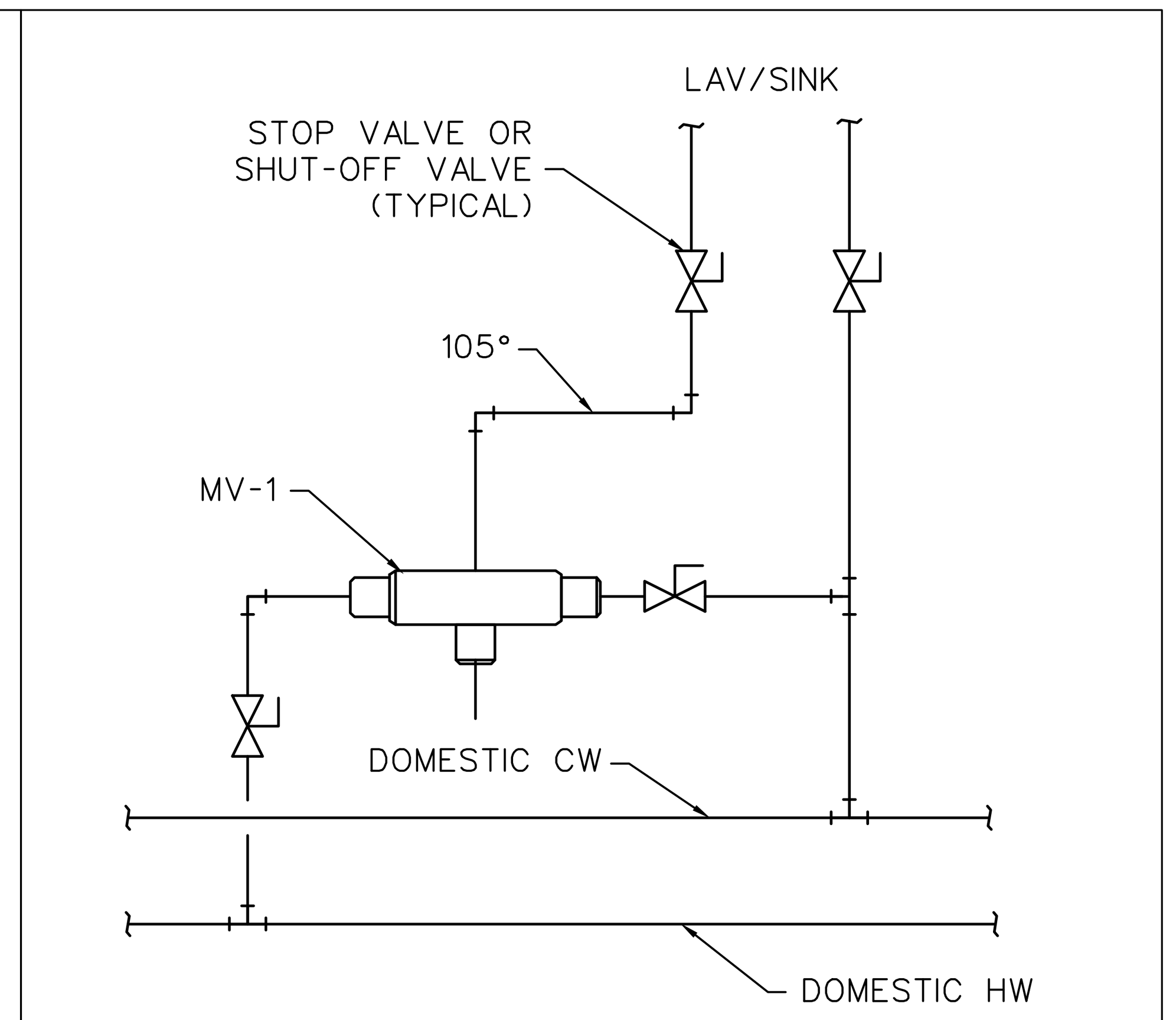


? M3.1 MULTIPLE PIPE ROOF PENETRATIONS DETAIL
NO SCALE



? P3.1 VENT THRU ROOF DETAIL
NO SCALE



? P3.1 MIXING VALVE DETAIL
NO SCALE

DOMESTIC WATER RISER DIAGRAM GENERAL NOTES

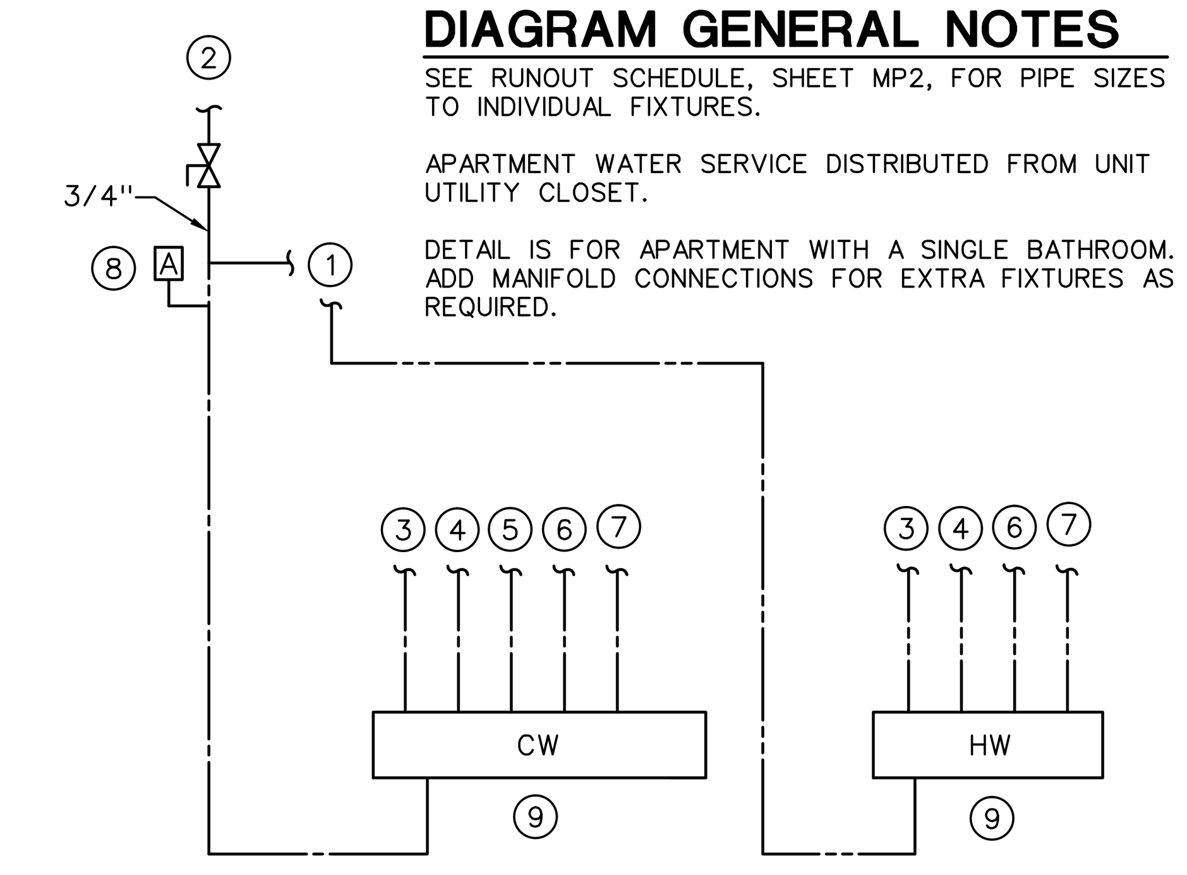
SEE RUNOUT SCHEDULE, SHEET MP2, FOR PIPE SIZES TO INDIVIDUAL FIXTURES.

APARTMENT WATER SERVICE DISTRIBUTED FROM UNIT UTILITY CLOSET.

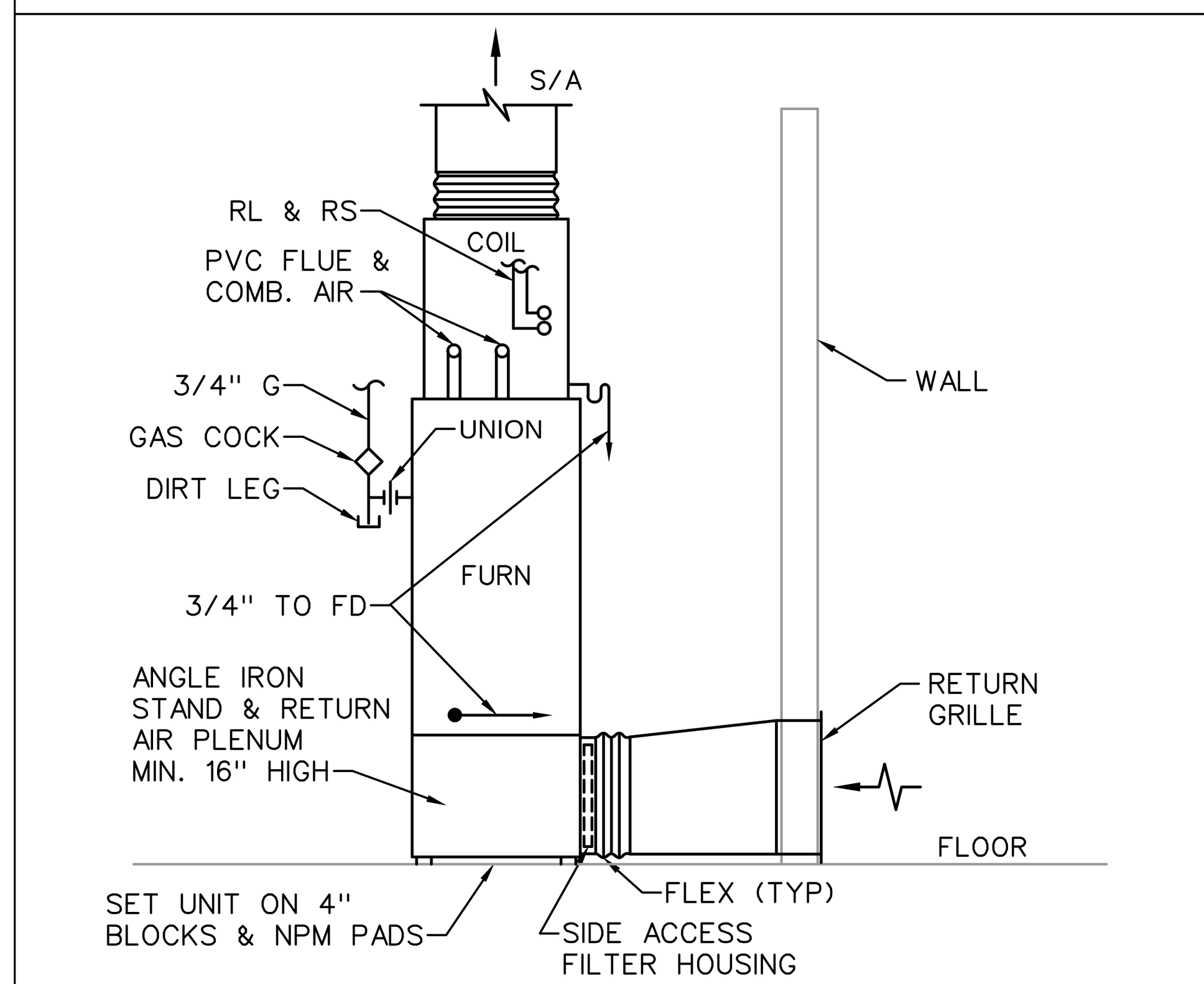
DETAIL IS FOR APARTMENT WITH A SINGLE BATHROOM. ADD MANIFOLD CONNECTIONS FOR EXTRA FIXTURES AS REQUIRED.

DOMESTIC WATER RISER DIAGRAM NOTES

1. 3/4" HW AND CW PIPING TO/FROM WATER HEATER. SEE "INTANTANEOUS (TANKLESS) GAS WATER HEATER DETAIL", THIS SHEET, FOR CONTINUATION OF PIPING.
2. SEE FLOOR PLANS FOR CONTINUATION.
3. 1/2" CW AND HW TO WB-1 OR WB-1H.
4. 1/2" CW AND HW TO BT-1 OR BT-1H.
5. 1/2" CW TO WC-1 OR WC-1H.
6. 1/2" CW AND HW TO LAV-1 OR LAV-1H.
7. 1/2" CW AND 1/2"HW TO SK-1 OR SK-1H.
8. INSTALL WATER HAMMER ARRESTOR IN AN ACCESSIBLE LOCATION.
9. HW AND CW MANIFOLD FOR PLEX WATER PIPING SYSTEM. SIOUX CHIEF, OR APPROVED EQUAL, COPPER MANIFOLD WITH STOP VALVES FOR EACH PEX SUPPLY. LOCATE IN UTILITY CLOSET.

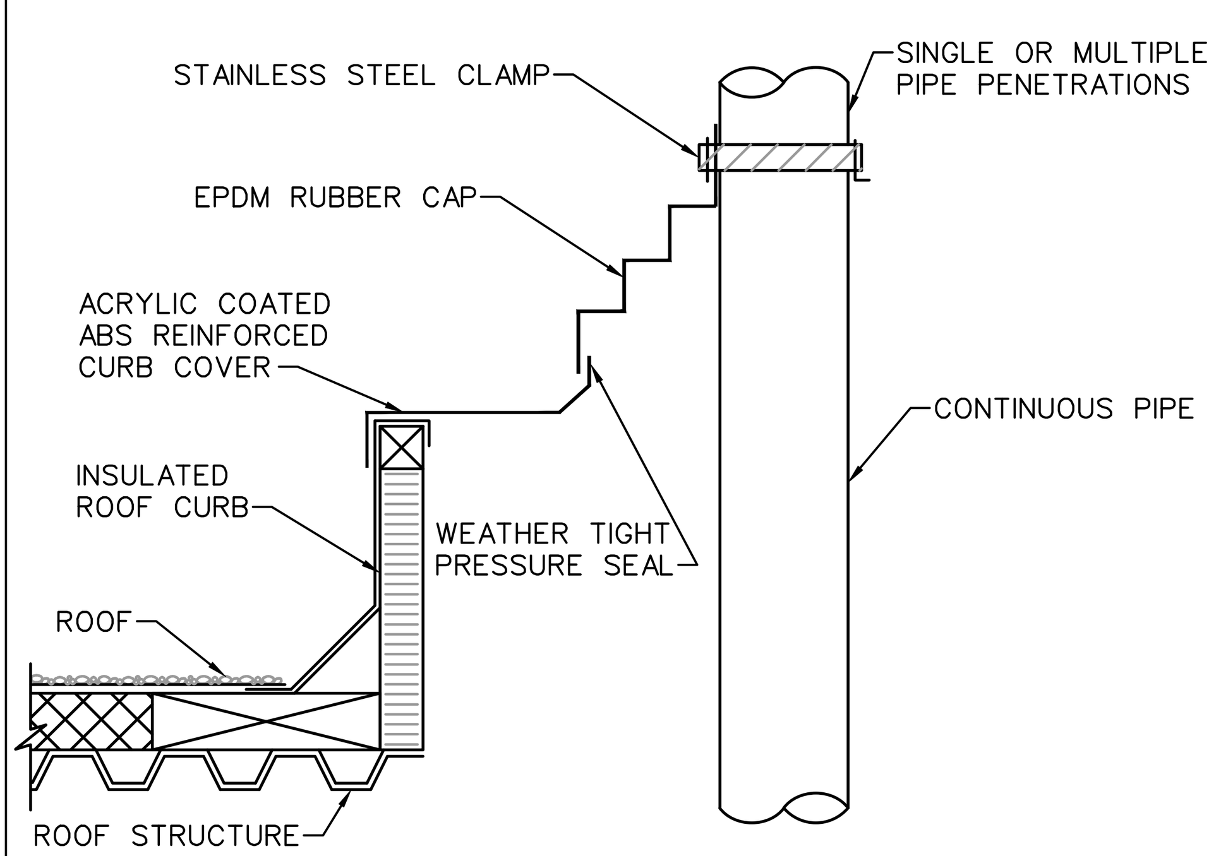


TYPICAL UNIT DOMESTIC WATER RISER
NO SCALE

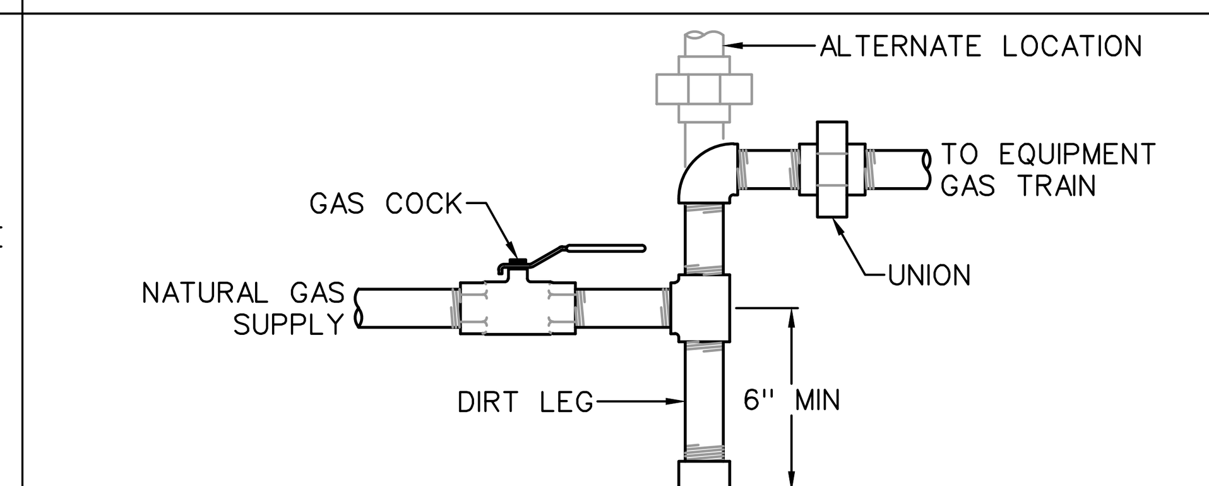


UPFLOW CONFIGURATION DEPICTED, DOWNFLOW & HORIZONTAL SIMILAR

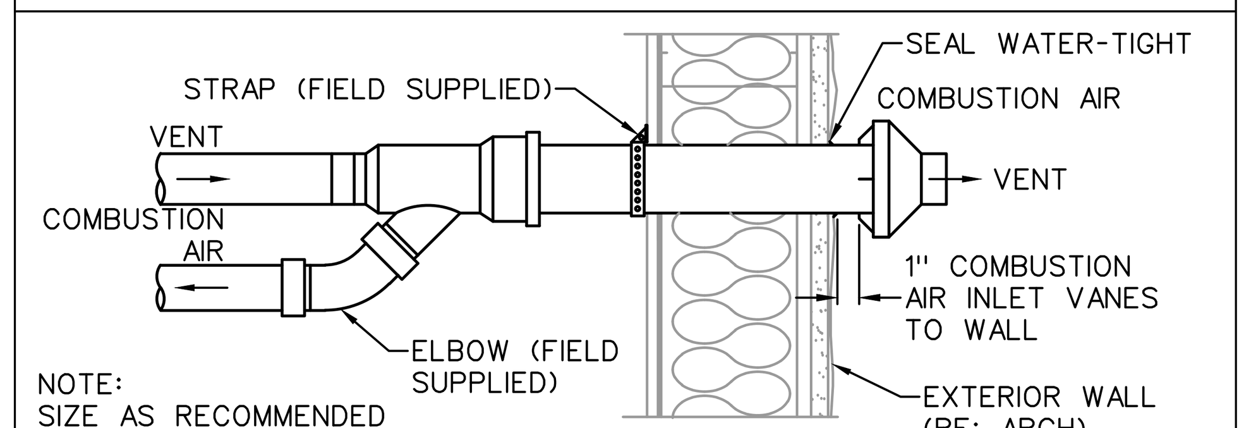
? M3.1 TYPICAL HIGH EFFICIENCY FURNACE DETAIL
NO SCALE
5 TON, 4 & 5 TON TWIN



? M3.1 ROOF PENETRATIONS DETAIL
NO SCALE
LOW TEMPERATURE PIPE (UP TO 150°F)

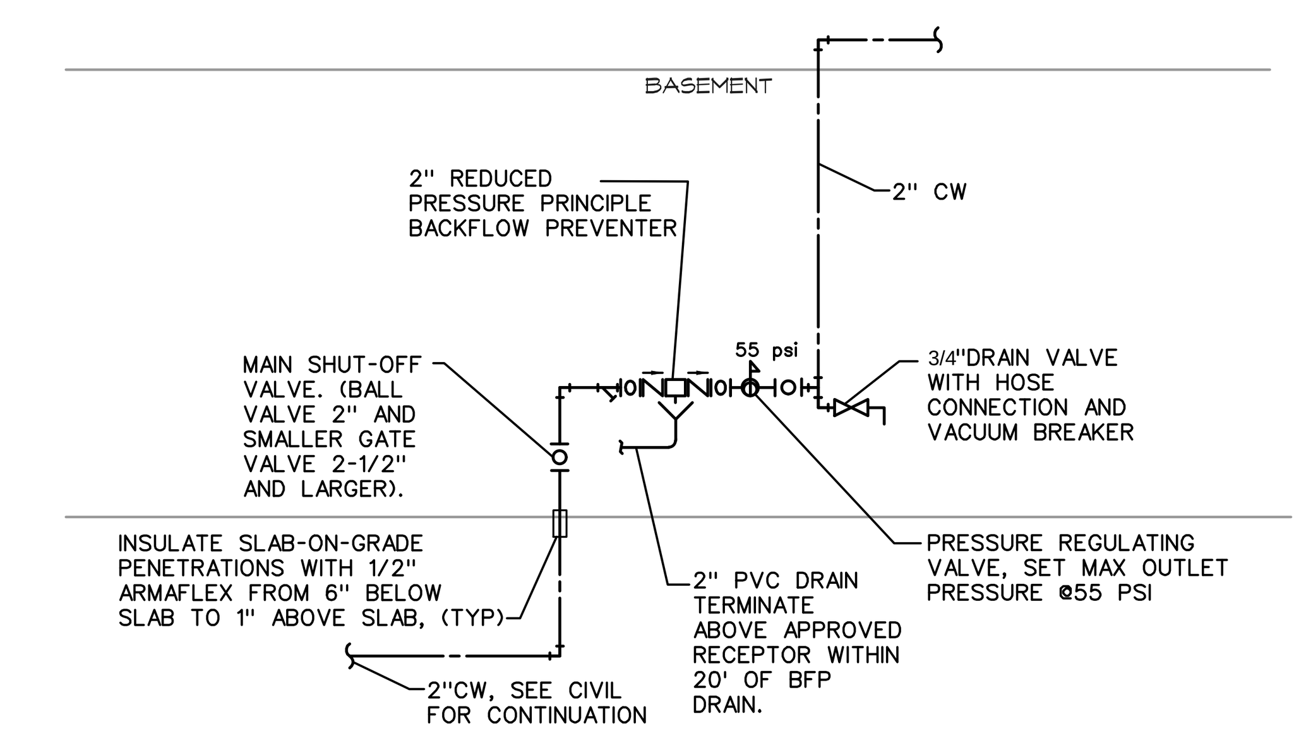


? P3.1 GAS EQUIPMENT CONNECTION DETAIL
NO SCALE



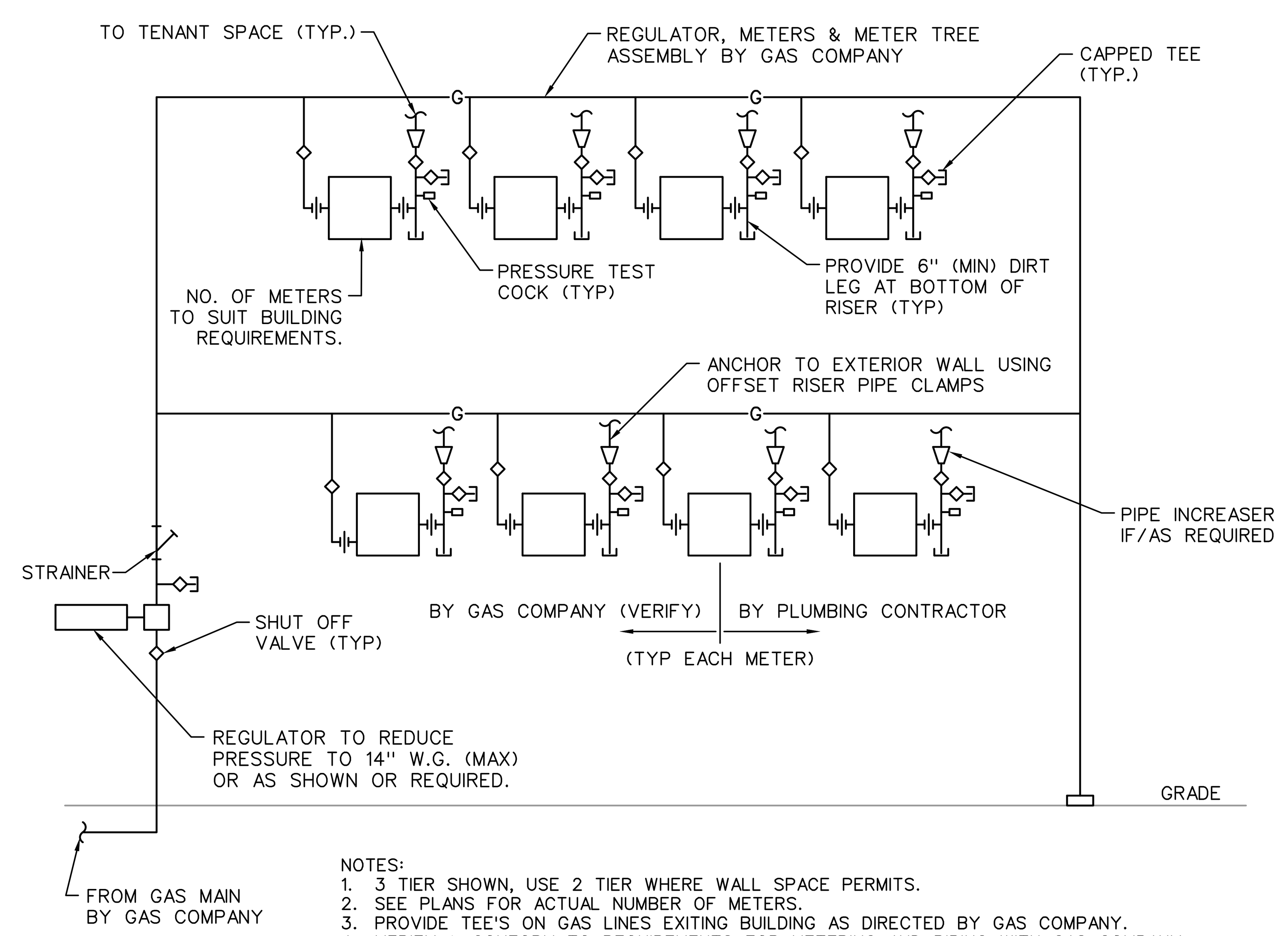
NOTE:
SIZE AS RECOMMENDED BY EQUIPMENT MANUFACTURER.

? M3.1 CONCENTRIC PVC FLUE TERMINAL DETAIL
NO SCALE



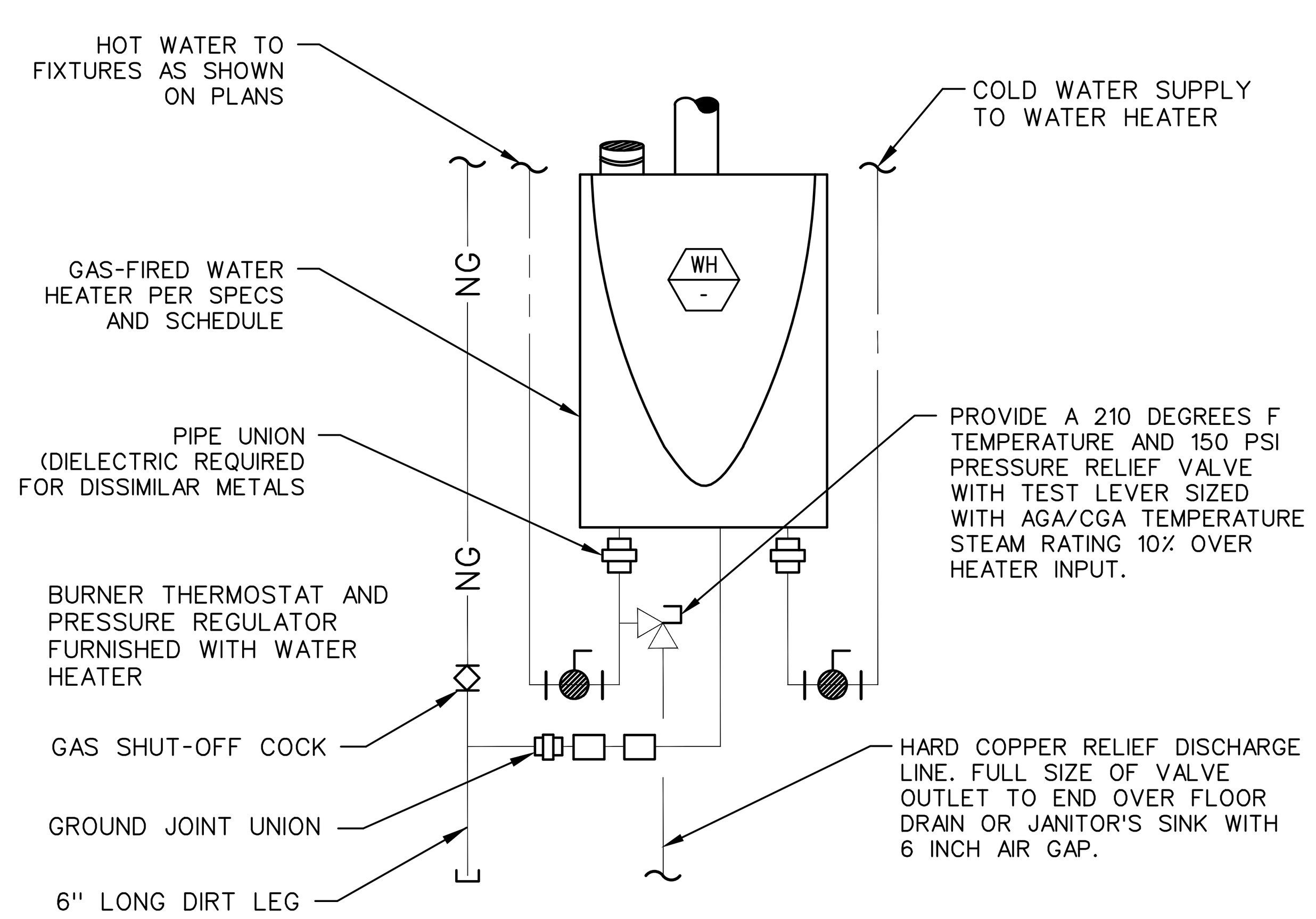
? P3.1 DOMESTIC WATER SERVICE ENTRANCE
NO SCALE

PD255a



NOTES:
1. 3 TIER SHOWN, USE 2 TIER WHERE WALL SPACE PERMITS.
2. SEE PLANS FOR ACTUAL NUMBER OF METERS.
3. PROVIDE TEE'S ON GAS LINES EXITING BUILDING AS DIRECTED BY GAS COMPANY.
4. VERIFY & CONFORM TO REQUIREMENTS FOR METERING AND PIPING WITH GAS COMPANY. INSTALL OTHER UTILITIES MINIMUM TEN FEET FROM GAS LINE. PLUMBING CONTRACTOR SHALL PAY ALL GAS COMPANY FEES FOR INSTALLATION.

? P3.1 GAS METER DETAIL
NO SCALE



CONNECTIONS TO WATER AND GAS PIPING AS REQUIRED BY MANUFACTURER. DISCHARGE TEMPERATURE SHALL BE SET TO A MAXIMUM OF 120 DEGREES FAHRENHEIT. PROVIDE SEISMIC STRAP OR BRACING AND FLEXIBLE PIPE CONNECTORS. REFER TO FLOOR PLAN FOR PIPE SIZES. ARRANGEMENT SHOWN IS SCHEMATIC, ADJUST TO SUIT FIELD CONDITIONS. REFER TO SPECIFICATIONS AND WATER HEATER SCHEDULE.

? P3.1 INSTANTANEOUS (TANKLESS) GAS WATER HEATER
NO SCALE

REVISIONS	BY
1 CITY COMMENTS JAN 5 2018	GPG
2 ARCH REVISIONS MAY 14 2018	GPG

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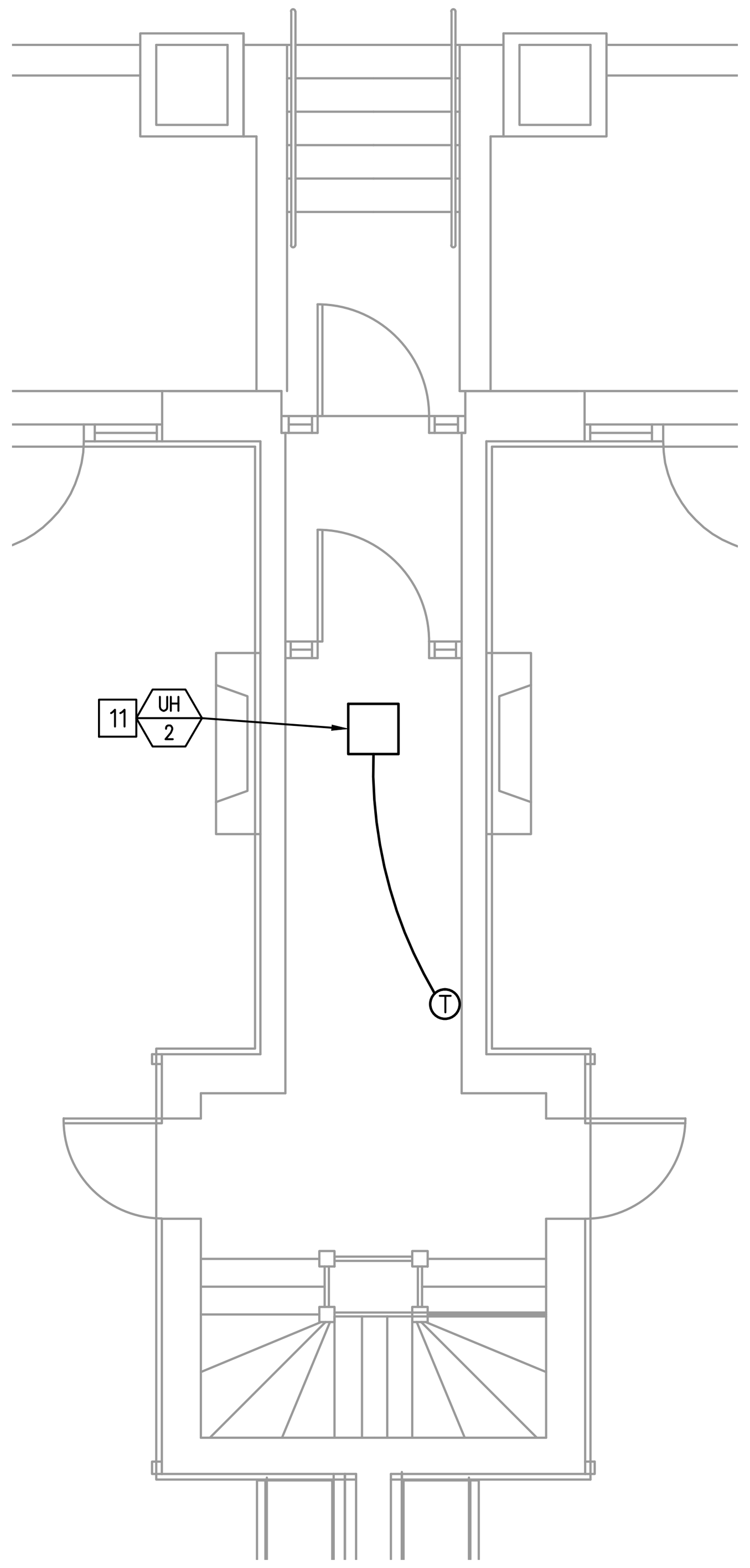
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT
PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS
AT 1601 EAST LINWOOD BOULEVARD
KANSAS CITY MO

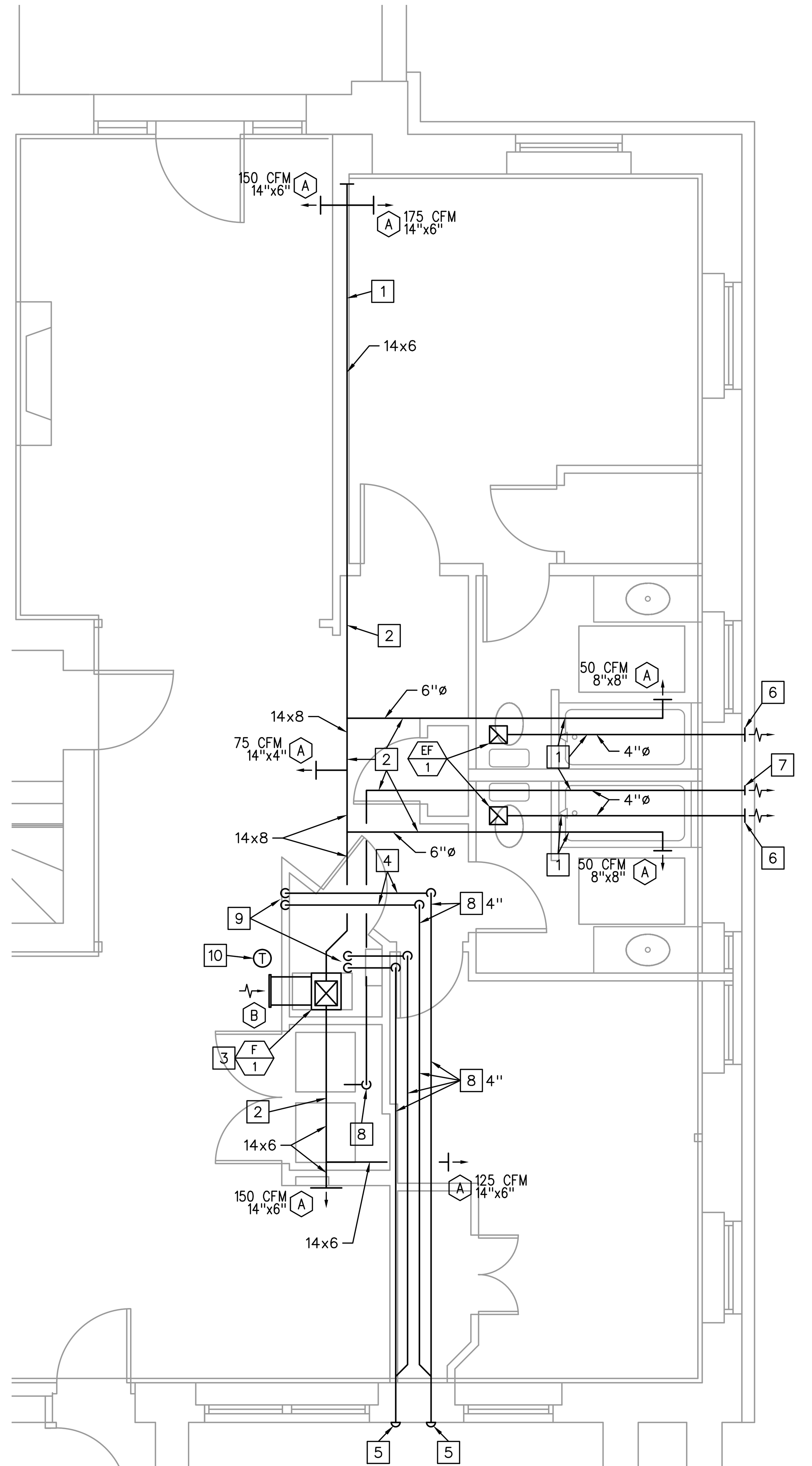
DRAWN: GPG
DATE: JAN 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: MP2

MECHANICAL PLAN NOTES #:

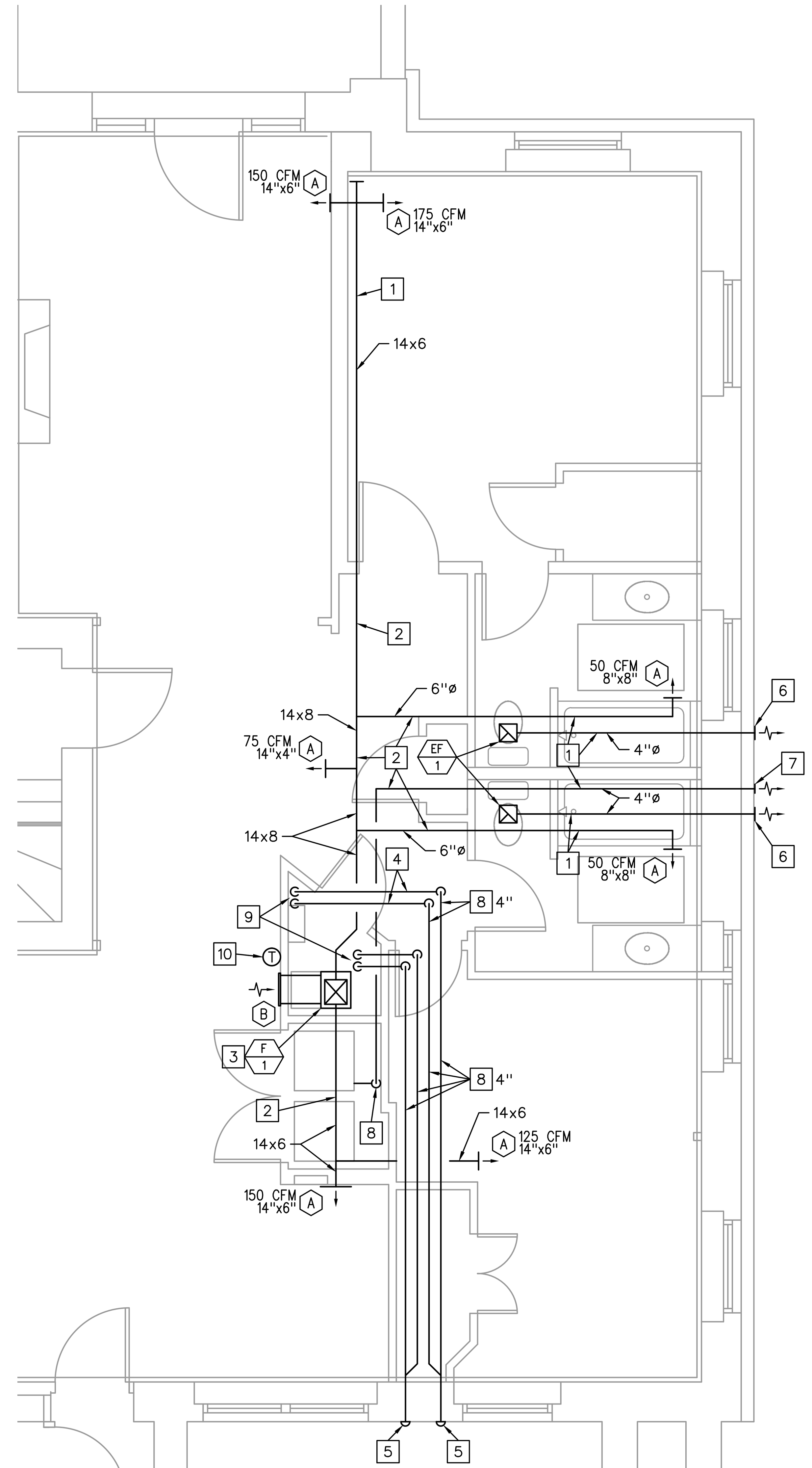
1. INSTALL DUCTWORK IN SOFFIT. SEE ARCHITECTURAL PLANS.
2. INSTALL DUCTWORK ABOVE CEILING. SEE ARCHITECTURAL PLANS.
3. SEE "FURNACE DETAIL", SHEET MP2.
4. INSTALL 4" PVC VENT/COMBUSTION AIR PIPES ABOVE CEILING.
5. CONCENTRIC VENT KIT PROVIDED WITH FURNACE OR WATER HEATER. LOCATE A MINIMUM OF 12" FROM ANY WINDOW OPENING.
6. BATHROOM EXHAUST FAN WEATHERPROOF WALL OUTLET.
7. DRYER WEATHERPROOF WALL OUTLET.
8. RUN PIPE OR VENT BETWEEN JOISTS.
9. PVC VENT/INTAKE PIPING FROM FURNACE OR WATER HEATER.
10. MOUNT THERMOSTAT AT 60" AFF EXCEPT AT FIRST FLOOR MOUNT SO THAT OPERATOR IS NO MORE THAN 48" AFF.
11. MOUNT ON BOTTOM OF STAIR STRUCTURE OR SURFACE MOUNT ON CEILING. COORDINATE LOCATION WITH LIGHT FIXTURE.
12. INSTALL AT LEVEL 3.



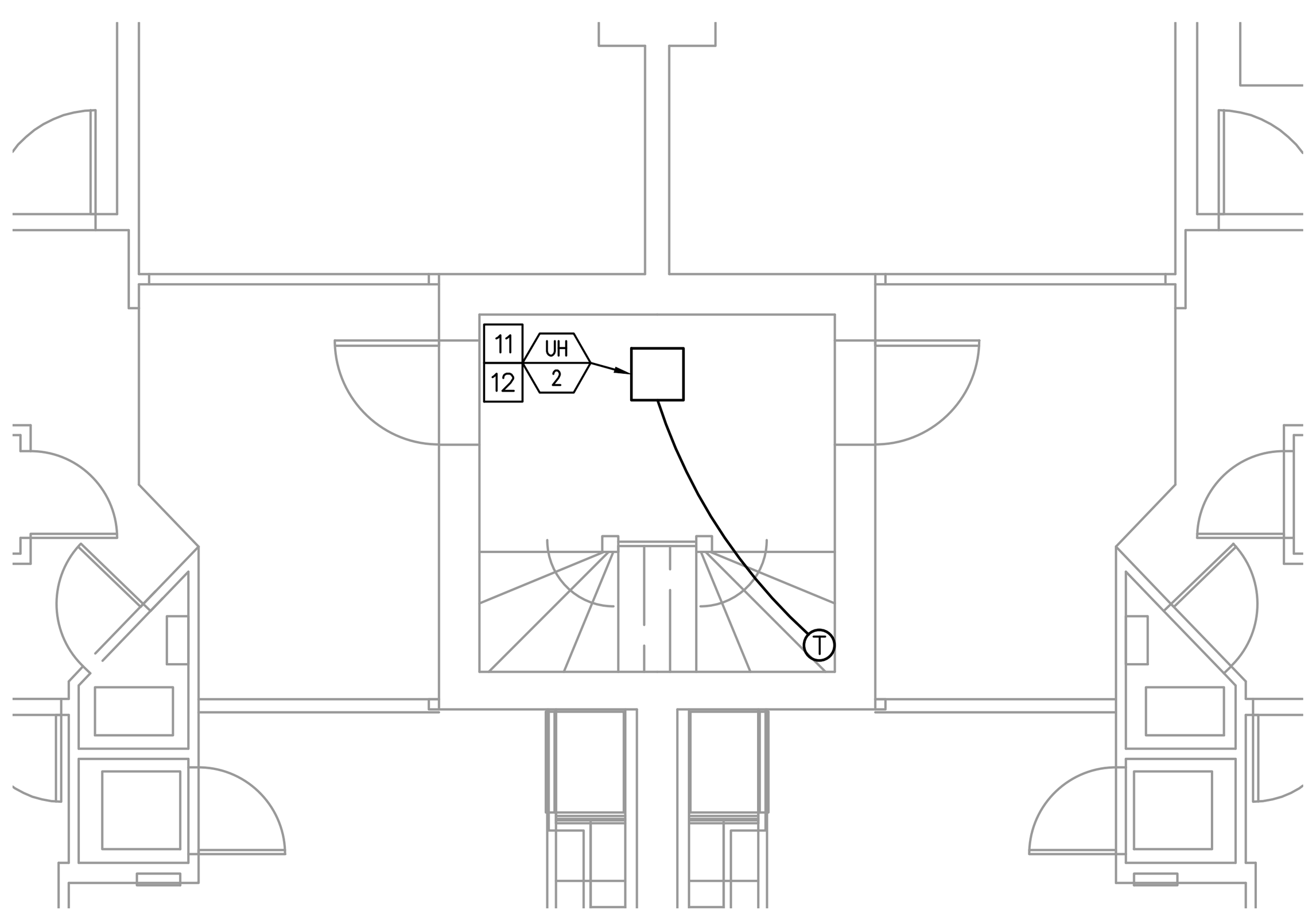
LEVEL 1
HALLWAY MECHANICAL PLAN
3/16" = 1'-0"
NORTH



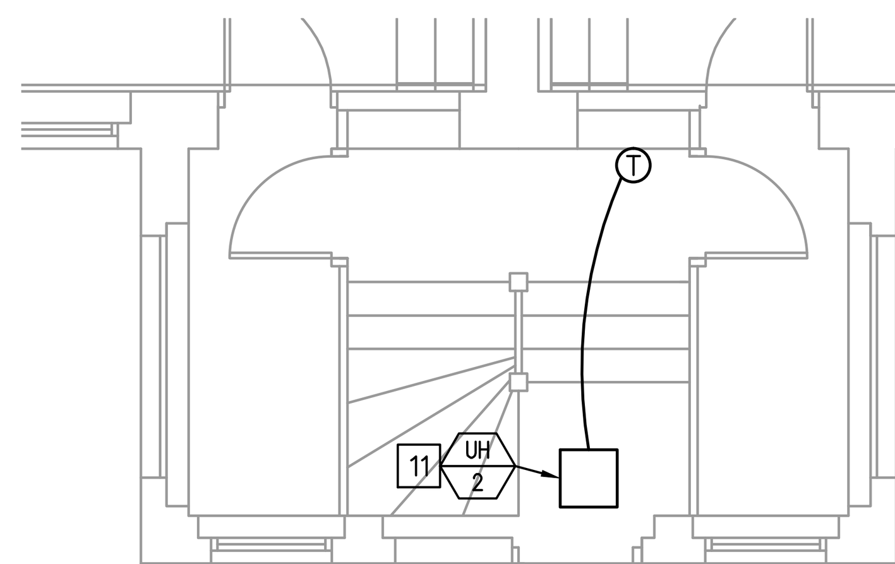
LEVEL 1
TYP. EAST UNIT PLAN - MECHANICAL
1/4" = 1'-0"
NORTH



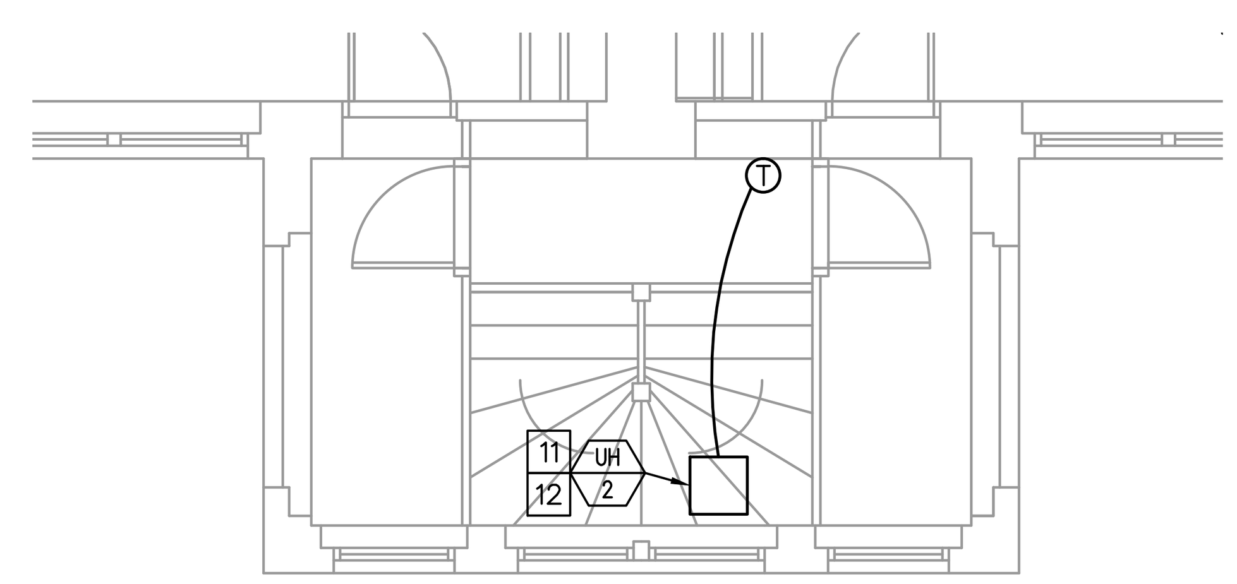
LEVEL 2,3,4
TYP. EAST UNIT PLAN - MECHANICAL
1/4" = 1'-0"
NORTH



LEVEL 2,3,4
HALLWAY MECHANICAL PLAN
3/16" = 1'-0"
NORTH



LEVEL 1
STAIRWAY MECHANICAL PLAN
1/4" = 1'-0"
NORTH



LEVEL 2,3,4
STAIRWAY MECHANICAL PLAN
1/4" = 1'-0"
NORTH

REVISIONS	BY
1 CITY COMMENTS JAN 5 2018	GPG
2 ARCH REVISIONS MAY 14 2018	GPG

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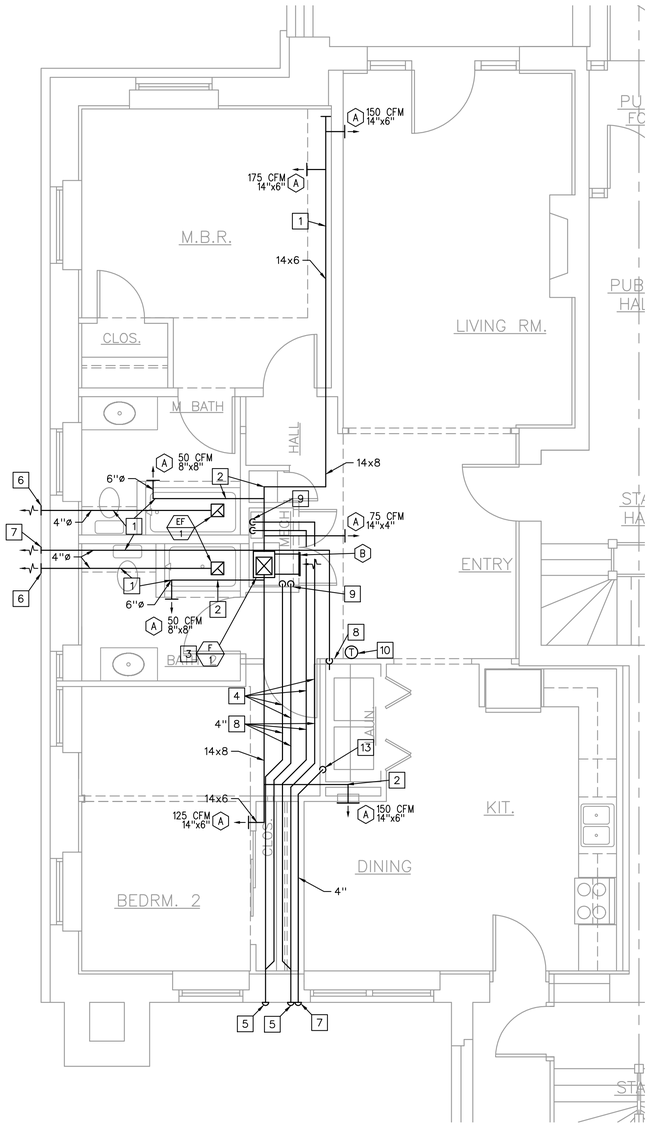
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT
PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS
AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

DRAWN: GPG
DATE: JAN 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: M-1



LEVEL 1
TYP. WEST UNIT PLAN - POWER

1/4" = 1'-0"

NORTH

NOTE:
FLOORS 2, 3 AND 4 SIMILAR..

MECHANICAL PLAN NOTES #:

1. INSTALL DUCTWORK IN SOFFIT. SEE ARCHITECTURAL PLANS.
2. INSTALL DUCTWORK ABOVE CEILING. SEE ARCHITECTURAL PLANS.
3. SEE "FURNACE DETAIL", SHEET MP2.
4. INSTALL 4" PVC VENT/COMBUSTION AIR PIPES ABOVE CEILING.
5. CONCENTRIC VENT KIT PROVIDED WITH FURNACE OR WATER HEATER. LOCATE A MINIMUM OF 12" FROM ANY WINDOW OPENING.
6. BATHROOM EXHAUST FAN WEATHERPROOF WALL OUTLET.
7. DRYER WEATHERPROOF WALL OUTLET.
8. RUN PIPE OR VENT BETWEEN JOISTS.
9. PVC VENT/INTAKE PIPING FROM FURNACE OR WATER HEATER.
10. MOUNT THERMOSTAT AT 60" AFF EXCEPT AT FIRST FLOOR MOUNT SO THAT OPERATOR IS NO MORE THAN 48" AFF.
11. MOUNT ON BOTTOM OF STAIR STRUCTURE OR SURFACE MOUNT ON CEILING. COORDINATE LOCATION WITH LIGHT FIXTURE.
12. INSTALL AT LEVEL 3.
13. 4" DRYER VENT DOWN IN WALL. TURN OUT AND MAKE CONNECTION TO THE DRYER WITH APPROVED FLEXIBLE METAL DUCT.

REVISIONS	BY
1 CITY COMMENTS JAN 5 2018	GPG
2 ARCH REVISIONS MAY 14 2018	GPG

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EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT
PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS
AT 1601 EAST LINWOOD BOULEVARD
KANSAS CITY MO

DRAWN	GPG
DATE	JAN 5 2018
SCALE	SCALE NOTED
STATUS	FOR PERMIT
SHEET	M-2

PANEL P1	120/240 VOLTS	■ 200 A. BUS	☐ SERVICE ENTRANCE
[1]	1 PHASE	■ 150 A. MAIN BREAKER	☐ FEED THRU LUGS
SECTION 1 OF 1	3 WIRE	■ MAIN LUGS ONLY	☐ SUBFEED LUGS

CIRC. NO.	CIRCUIT DESCRIPTION	WIRE	CIRC. BRKR. AMPS	CIRC. BRKR. POLES	Ø	CIRC. NO.	CIRCUIT DESCRIPTION	WIRE	CIRC. BRKR. AMPS	CIRC. BRKR. POLES
1	DINING RECEPTACLES	12	20	1	A	2	ENTRY RECEPTACLES	#12	20	1
3	MICROWAVE	#12	20	1	B	4	LIVING ROOM RECEPTACLES	#12	20	1
5	KITCHEN GF RECEPTACLES	#12	20	1	A	6	LIVING ROOM RECEPTACLES	#12	20	1
7	KITCHEN GF RECEPTACLE	#12	20	1	B	8	LIVING ROOM RECEPTACLES	#12	20	1
9	REFRIGERATOR	#12	20	1	A	10	MASTER BED RECEPTACLES	#12	20	1
11	DISHWASHER	#12	20	1	B	12	BEDROOM 2 RECEPTACLES	#12	20	1
13	DISPOSAL	#12	20	1	A	14	LAUNDRY RM. GF RECEPTACLE	#12	20	1
15	RANGE	#6	50	2	B	16	DRYER	#10	30	2
17		#6			A	18		#10		
19	FURNACE F–1	#12	20	1	B	20	WASH MACHINE	#12	20	1
21	WATER HEATER WH–1	#12	20	1	A	22	CONDENSING UNIT CU–1	#10	25	2
23	RANGE HOOD	#12	20	1	B	24		#10		
25	LIGHTS	#12	20	1	A	26	–	#12	20	1
27	LIGHTS	#12	20	1	B	28	–	#12	20	1
29	–	#12	20	1	A	30	–	#12	20	1

☐ SURFACE MOUNTED
■ FLUSH MOUNTED
POWER FACTOR 100 %
NEUTRAL BUS 100 %

LOAD CALCULATIONS		VA
GENERAL LIGHTING, 3 x SqFt.	1,213 =	3,639
SMALL APPLIANCE @ 1500 x 2		3,000
DISHWASHER		1,500
DISPOSAL		864
RANGE		8,000
LAUNDRY		1,500
DRYER		4,500
MICROWAVE		1,200
REFRIGERATOR		800
TOTAL CONNECTED LOCATED		25,003
DEMAND		
FIRST 10,000 @ 100%		10,000
REMAINDER @ 40%	x 15,003 =	6,001
FURNACE		732
CONDENSING UNIT		4,128
TOTAL LOAD		20,861
TOTAL COMPUTED LOAD 20,861	÷ 240V =	86.9

PANEL P3	120/240 VOLTS	■ 200 A. BUS	☐ SERVICE ENTRANCE
[2]	1 PHASE	■ 150 A. MAIN BREAKER	☐ FEED THRU LUGS
SECTION 1 OF 1	3 WIRE	■ MAIN LUGS ONLY	☐ SUBFEED LUGS

CIRC. NO.	CIRCUIT DESCRIPTION	WIRE	CIRC. BRKR. AMPS	CIRC. BRKR. POLES	Ø	CIRC. NO.	CIRCUIT DESCRIPTION	WIRE	CIRC. BRKR. AMPS	CIRC. BRKR. POLES
1	DINING RECEPTACLES	12	20	1	A	2	ENTRY RECEPTACLES	#12	20	1
3	KITCHEN GF RECEPTACLES	#12	20	1	B	4	LIVING ROOM RECEPTACLES	#12	20	1
5	KITCHEN GF RECEPTACLES	#12	20	1	A	6	LIVING ROOM RECEPTACLES	#12	20	1
7	KITCHEN GF RECEPTACLE	#12	20	1	B	8	LIVING ROOM RECEPTACLES	#12	20	1
9	REFRIGERATOR	#12	20	1	A	10	MASTER BED RECEPTACLES	#12	20	1
11	DISHWASHER	#12	20	1	B	12	BEDROOM 2 RECEPTACLES	#12	20	1
13	DISPOSAL	#12	20	1	A	14	LAUNDRY RM. GF RECEPTACLE	#12	20	1
15	RANGE	#6	50	2	B	16	DRYER	#10	30	2
17		#6			A	18		#10		
19	FURNACE F–1	#12	20	1	B	20	WASH MACHINE	#12	20	1
21	WATER HEATER WH–1	#12	20	1	A	22	CONDENSING UNIT CU–1	#10	25	2
23	RANGE HOOD/MICROWAVE	#12	20	1	B	24		#10		
25	–	#12	20	1	A	26	–	#12	20	1
27	–	#12	20	1	B	28	–	#12	20	1
29	–	#12	20	1	A	30	–	#12	20	1

☐ SURFACE MOUNTED
■ FLUSH MOUNTED
POWER FACTOR 100 %
NEUTRAL BUS 100 %

LOAD CALCULATIONS		VA
GENERAL LIGHTING, 3 x SqFt.	1,261 =	3,783
SMALL APPLIANCE @ 1500 x 2		3,000
DISHWASHER		1,500
DISPOSAL		864
RANGE		8,000
LAUNDRY		1,500
DRYER		4,500
MICROWAVE		1,200
REFRIGERATOR		800
TOTAL CONNECTED LOCATED		25,147
DEMAND		
FIRST 10,000 @ 100%		10000
REMAINDER @ 40%	x 15,147 =	6,059
FURNACE & HEATER		732
CONDENSING UNIT		4,128
TOTAL LOAD		20,919
TOTAL COMPUTED LOAD 20,919	÷ 240V =	87.2

PANEL HP	120/240 VOLTS	■ 225 A. BUS	☐ SERVICE ENTRANCE
	1 PHASE	■ 200 A. MAIN BREAKER	☐ FEED THRU LUGS
SECTION 1 OF 1	3 WIRE	■ MAIN LUGS ONLY	☐ SUBFEED LUGS

CIRC. NO.	CIRCUIT DESCRIPTION	CIRC. BRKR. AMPS	CIRC. BRKR. POLES	VA	Ø	CIRC. NO.	CIRCUIT DESCRIPTION	CIRC. BRKR. AMPS	CIRC. BRKR. POLES	VA
1	EM/EXIT LTS	20	1	500	A	2	UH–1 BASEMENT (E)	25	2	2496
3	BASEMENT LTS (E)	20	1	448	B	4				2496
5	BASEMENT LTS (W)	20	1	512	A	6	UH–1 BASEMENT (W)	25	2	2496
7	STAIRWAY LTS	20	1	626	B	8				2496
9	HALLWAY LTS	20	1	720	A	10	UH–2 STAIRWAY FIRST FLOOR	20	2	1500
11	BASEMENT REC (E)	20	1	720	B	12				1500
13	BASEMENT REC (W)	20	1	540	A	14	UH–2 STAIRWAY SECOND FLOOR	20	2	1500
15	STAIRWAY REC	20	1	900	B	16				1500
17	HALLWAY REC	20	1	1080	A	18	UH–2 STAIRWAY THIRD FLOOR	20	2	1500
19	WP/GF REC – ROOF AND ENTRYWAY	20	1	360	B	20				1500
21	EXTERIOR LTS	20	1	800	A	22	UH–2 STAIRWAY FOURTH FLOOR	20	2	1500
23	SPARE	20	1	–	B	24				1500
25	SPARE	20	1	–	A	26	UH–2 HALLWAY FIRST FLOOR	20	2	1500
27	SPARE	20	1	–	B	28				1500
29	SPARE	20	1	–	A	30	UH–2 HALLWAY SECOND FLOOR	20	2	1500
31	SPARE	20	1	–	B	32				1500
33	SPARE	20	1	–	A	34	UH–2 HALLWAY THIRD FLOOR	20	2	1500
35	SPARE	20	1	–	B	36				1500
37	SPACE	–	–	–	A	38	UH–2 HALLWAY FOURTH FLOOR	20	2	1500
39	SPACE	–	–	–	B	40				1500
41	SPACE	–	–	–	A	42	PANEL REC	20	1	180

TOTAL CONNECTED LOAD 41,010 VA
■ SURFACE MOUNTED
☐ FLUSH MOUNTED

DEMAND FACTORS:		
LIGHTS @ 125 % =	4,508	VA
RECEPTS @ 100 % =	3,420	VA
RECEPTS @ 50 % =	–	VA
OTHER @ 100 % =	33,984	VA
TOTAL DEMAND LOAD =	41,912	VA

NEUTRAL BUS 100 %
POWER FACTOR 100 %
DEMAND CURRENT 174.6 AMPS

PANEL SCHEDULE NOTES [#]

1. PANEL 'P2' IS SIMILAR.
2. PANELS 'P4', 'P5', 'P6', 'P7 AND 'P8' ARE SIMILAR.

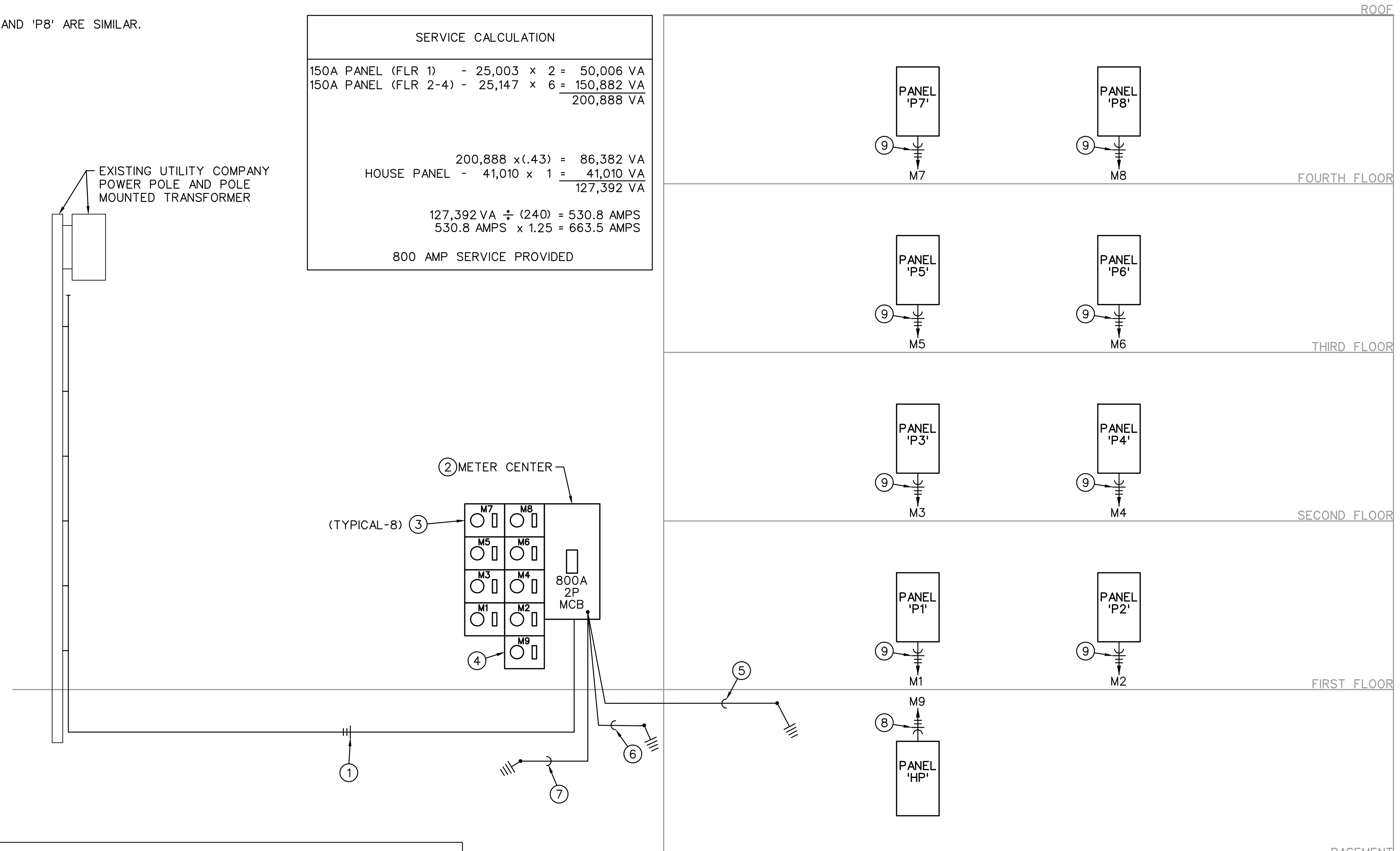
SERVICE CALCULATION

150A PANEL (FLR 1) - 25,003 x 2 = 50,006 VA
150A PANEL (FLR 2-4) - 25,147 x 6 = 150,882 VA
200,888 VA

200,888 x(.43) = 86,382 VA
HOUSE PANEL - 41,010 x 1 = 41,010 VA
127,392 VA

127,392 VA ÷ (240) = 530.8 AMPS
530.8 AMPS x 1.25 = 663.5 AMPS

800 AMP SERVICE PROVIDED



RISER DIAGRAM NOTES [#]

1. (3) SETS OF 2-1/2" SCHEDULE 40 PVC CONDUIT FOR 3-#400KCMIL (AL) PRIMARY SERVICE CABLES. INSTALL CONDUIT WITH TOP MINIMUM 3'-6" BELOW FINISHED GRADE.
2. METER CENTER SHALL BE RATED 800A, 240V, 1-PHASE, 3-WIRE IN AND 120/240V, 1-PHASE, 3-WIRE OUT, NEMA 3R ENCLOSURE, SE LABEL, 800A/2P MCB.
3. UTILITY COMPANY FEED-THRU METER WITH 150A/2P CIRCUIT BREAKER FOR EACH TENANT PANEL.
4. UTILITY COMPANY FEED-THRU METER WITH 200A/2P CIRCUIT BREAKER FOR HOUSE PANEL.
5. 3/4"C, 1-#3/0 (CU) GROUND WIRE. CONNECT TO COLD WATER SERVICE PIPE, AHEAD OF MAIN SHUT-OFF VALVE.
6. 3/4"C, 1-#3/0 (CU) GROUND WIRE. CONNECT TO 20'-0" LONG CONDUCTOR IN CONCRETE BUILDING FOOTING.
7. 3/4"C, 1-#3/0 (CU) GROUND WIRE'. CONNECT TO 3/4" ROUND x 12'-0" LONG COPPER CLAD STEEL DRIVEN GROUND ROD.
8. 2"C, 3-#3/0 (CU) AND 1-#6 (CU) GROUND WIRE.
9. 1-1/2"C, 3-#1/0 (CU) AND 1-#8 (CU) GROUND WIRE.

NOTE:
ALUMINUM CONDUCTORS (AL) SHALL BE ALCAN STABILOY AA-8000 SERIES, 600 VOLT.

ELECTRICAL RISER DIAGRAM

NO SCALE

REVISIONS	BY
1 CITY COMMENTS JAN 5 2018	GPG
2 ARCH REVISIONS MAY 14 2018	GPG

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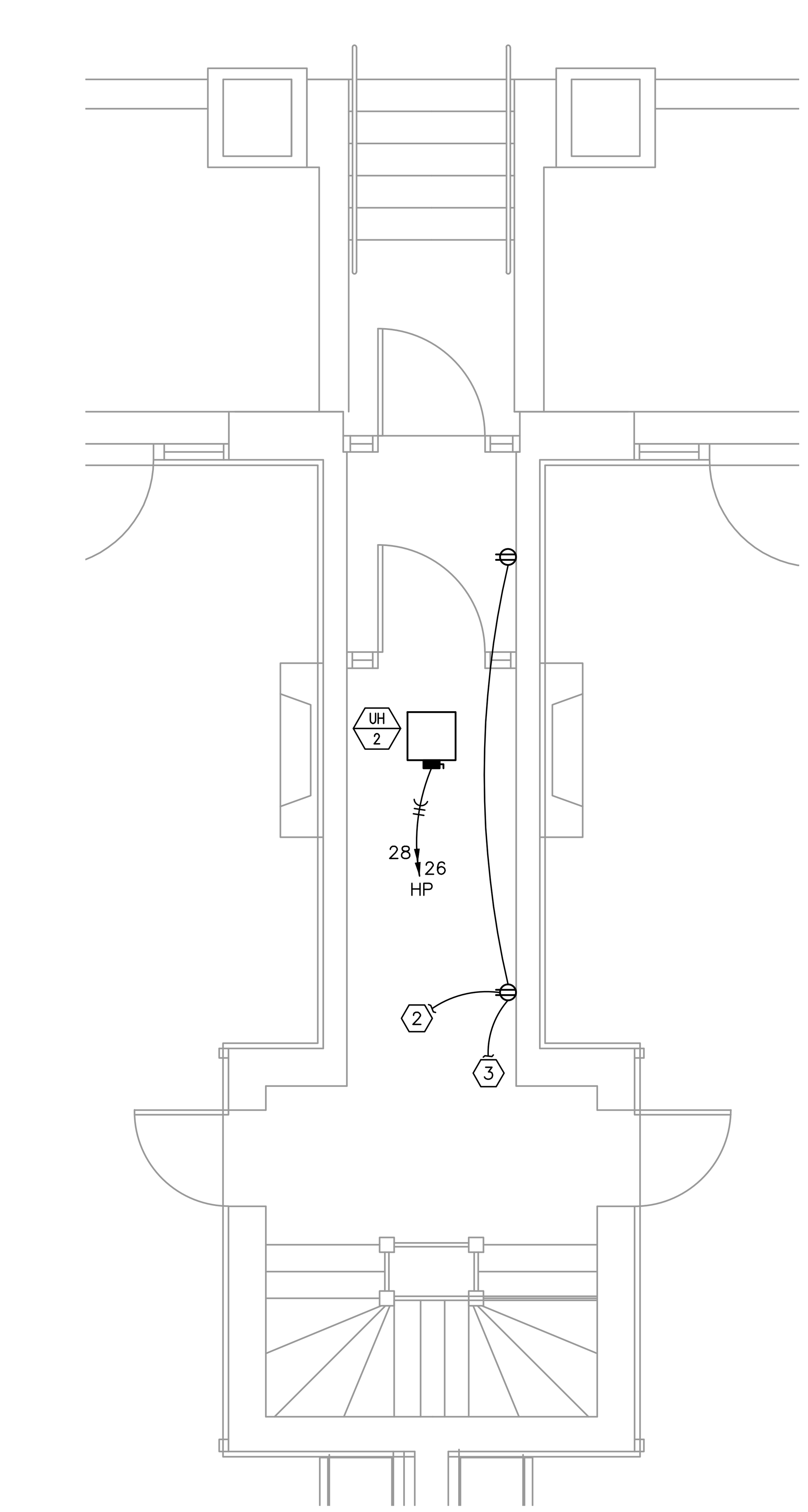
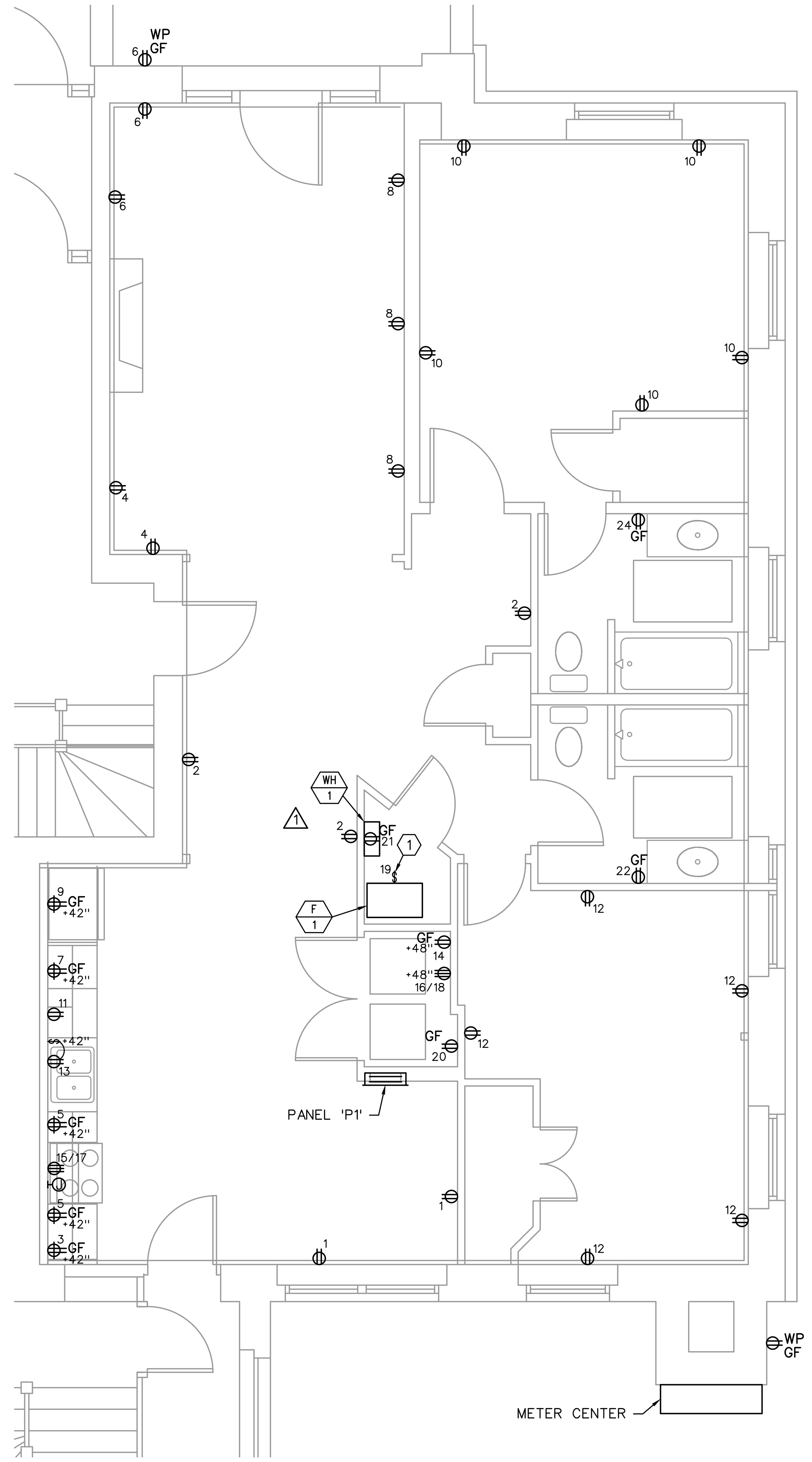
DRAWN: GPG
DATE: JAN 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: E–1



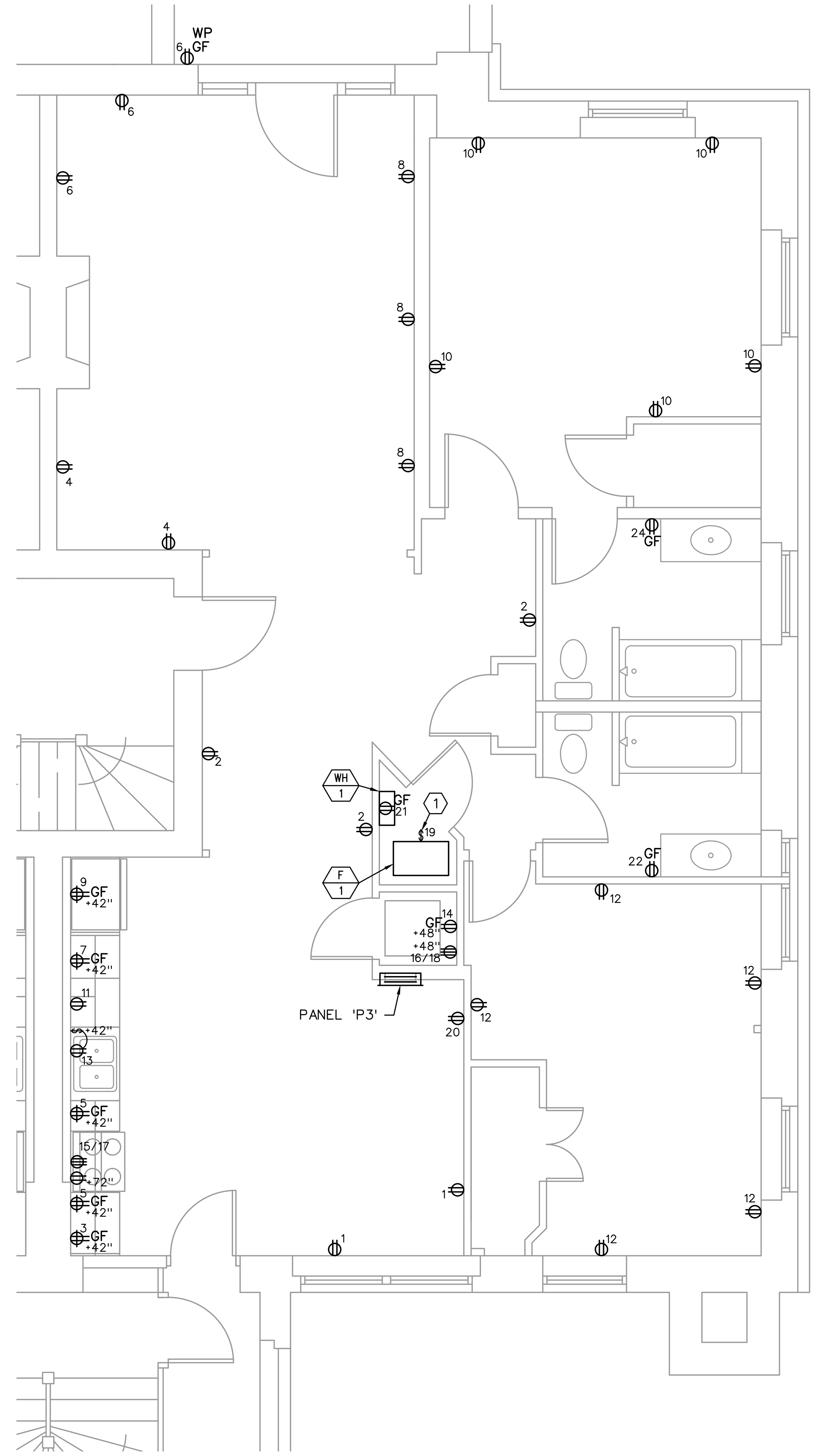
LEVEL 1
HALLWAY POWER PLAN

1/4" = 1'-0"



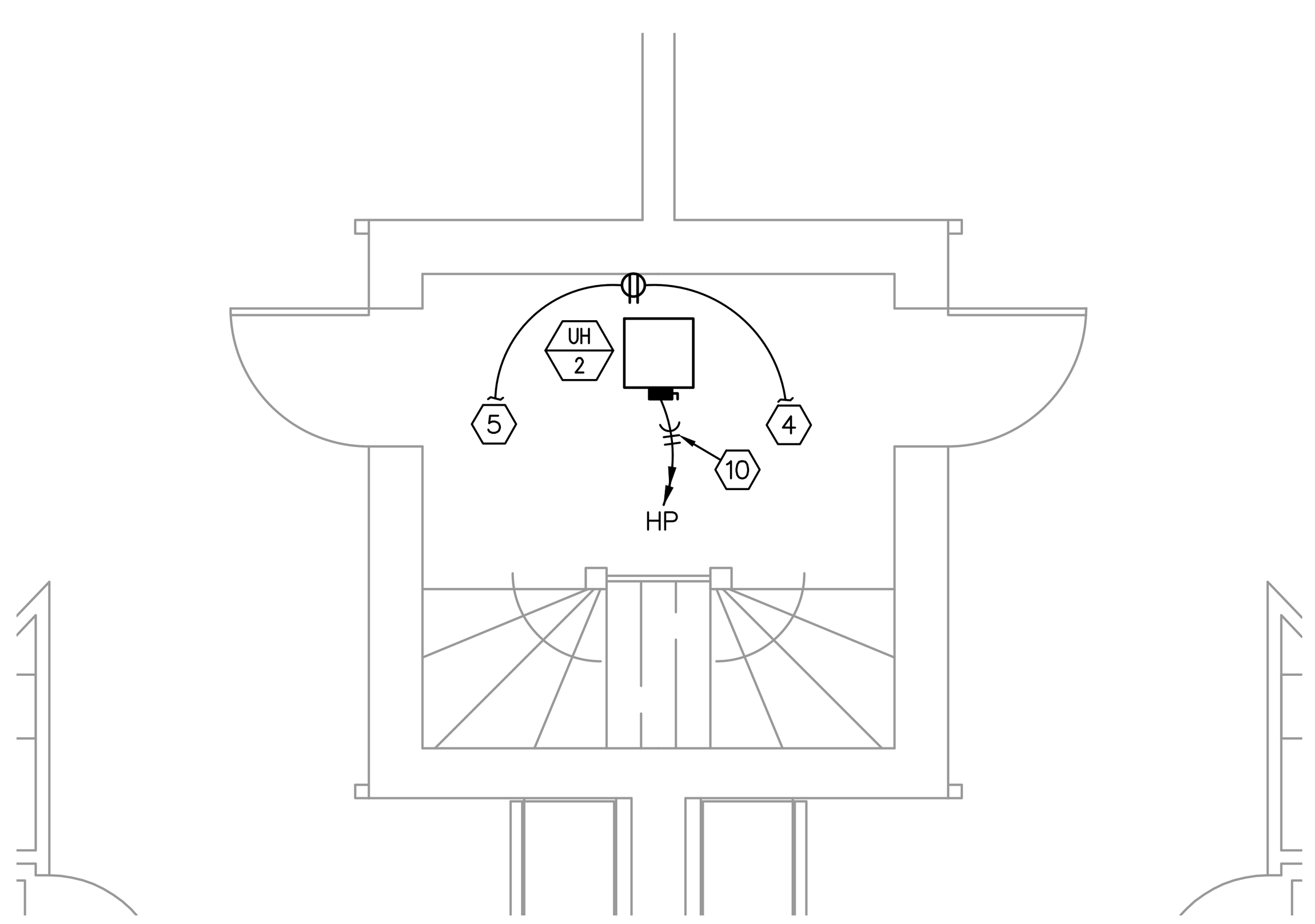
LEVEL 1
TYP. EAST UNIT PLAN - POWER

1/4" = 1'-0"



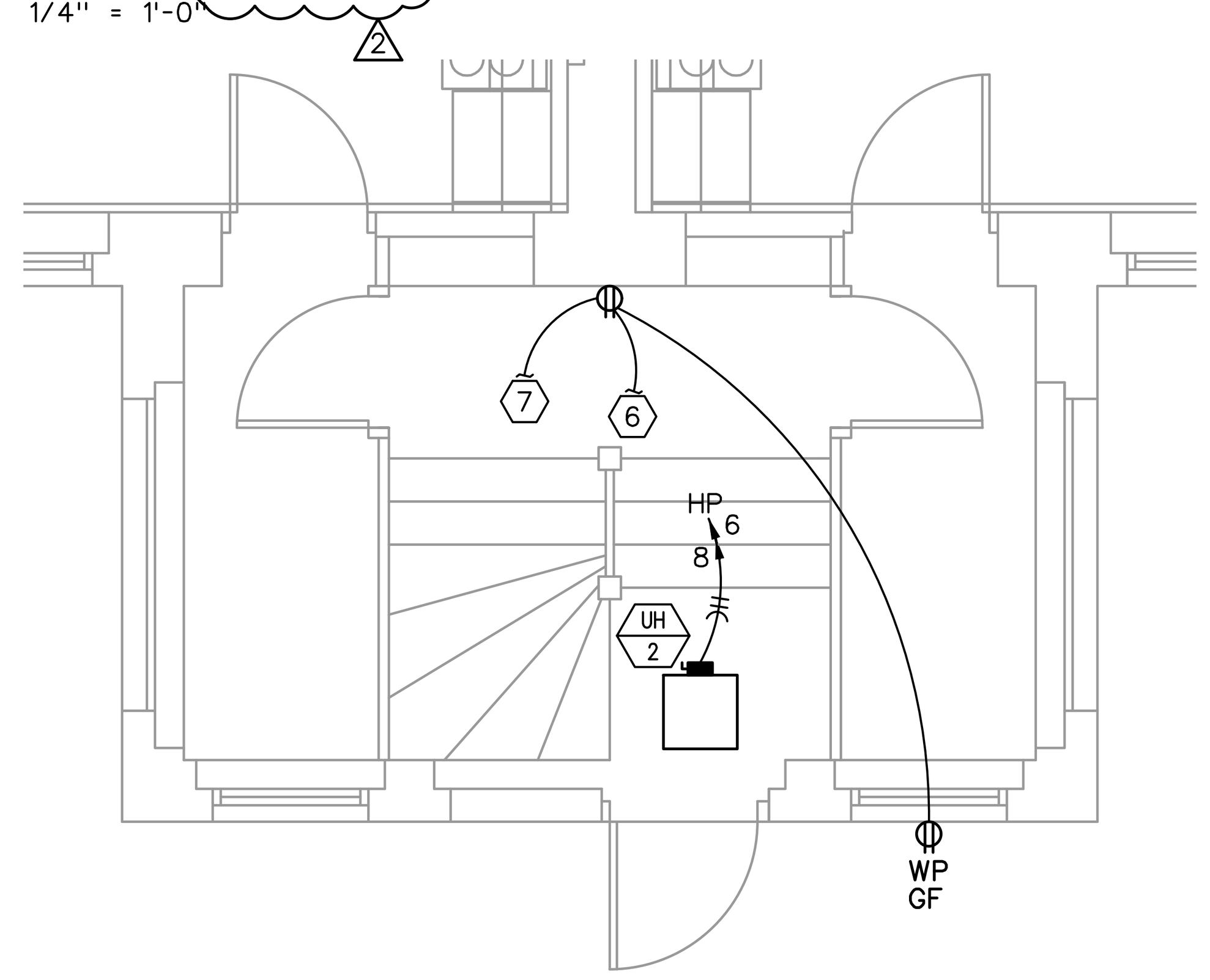
LEVEL 2,3,4
TYP. EAST UNIT PLAN - POWER

1/4" = 1'-0"



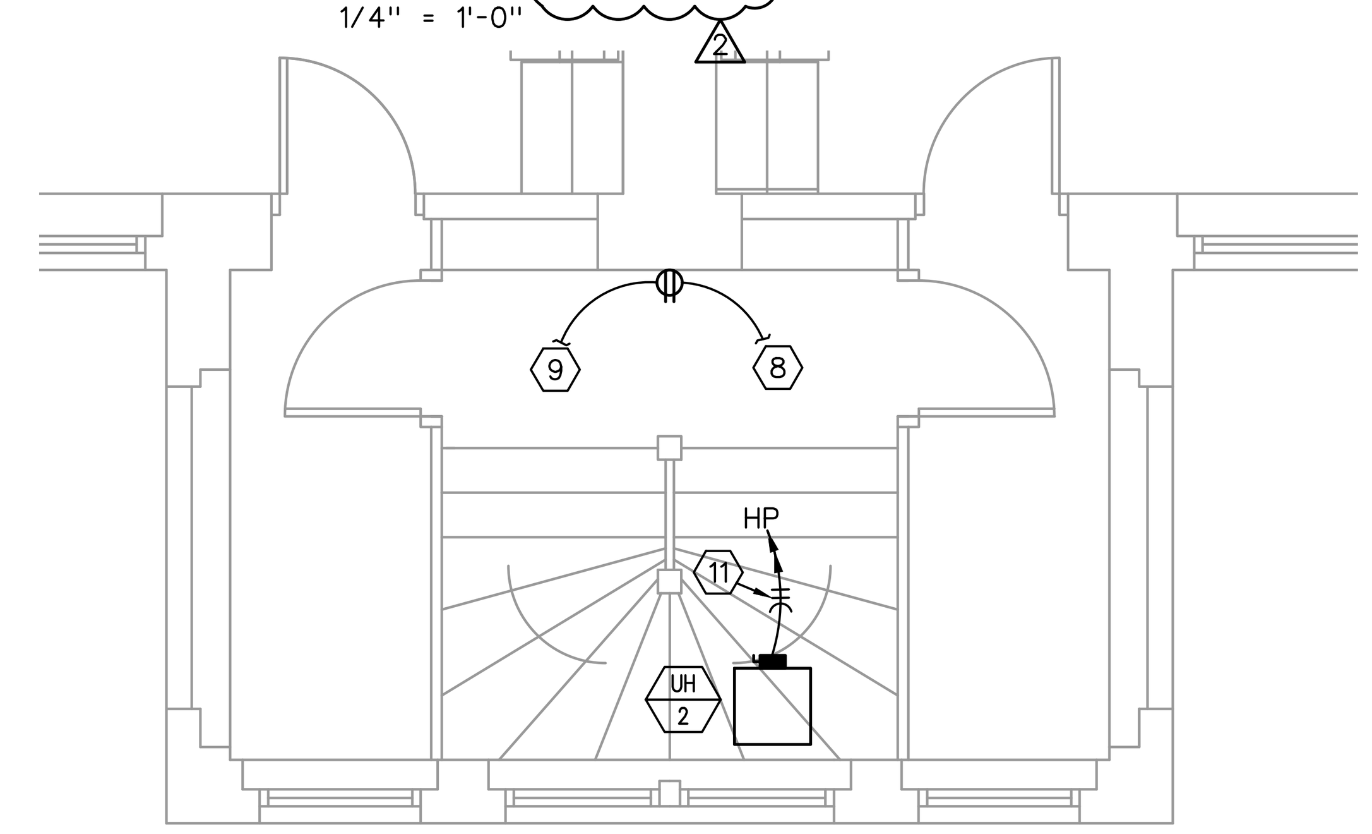
LEVEL 2,3,4
HALLWAY POWER PLAN

1/4" = 1'-0"



LEVEL 1
STAIRWAY POWER PLAN

1/4" = 1'-0"



LEVEL 2,3,4
STAIRWAY POWER PLAN

1/4" = 1'-0"

POWER PLAN NOTES (#):

1. 20A/1P, HORSEPOWER RATED TOGGLE SWITCH FOR DISCONNECTING MEANS. DO NOT INSTALL ON ACCESS PANEL.
2. DOWN TO RECEPTACLE IN BASEMENT HALLWAY. SEE SHEET ME-2 FOR CONTINUATION.
3. UP TO RECEPTACLE IN LEVEL 2 HALLWAY. SEE 'LEVEL 2,3,4 HALLWAY POWER PLAN', THIS SHEET, FOR CONTINUATION.
4. DOWN TO RECEPTACLE IN LEVEL 1 HALLWAY. SEE 'LEVEL 1 HALLWAY POWER PLAN', THIS SHEET, FOR CONTINUATION.
5. UP TO RECEPTACLE IN LEVEL 3 AND 4 HALLWAY.
6. DOWN TO RECEPTACLE IN BASEMENT STAIRWAY. SEE SHEET ME-2 FOR CONTINUATION.
7. UP TO RECEPTACLE IN LEVEL 2 STAIRWAY. SEE 'LEVEL 2,3,4 STAIRWAY POWER PLAN', THIS SHEET, FOR CONTINUATION.
8. DOWN TO RECEPTACLE IN LEVEL 1 STAIRWAY. SEE 'LEVEL 1 STAIRWAY POWER PLAN', THIS SHEET, FOR CONTINUATION.
9. UP TO RECEPTACLE IN LEVEL 3 AND 4 STAIRWAY.
10. UH-2 HALLWAY HOMERUN INSTALLED AS FOLLOWS:
    LEVEL 2 - HP-30/32
    LEVEL 3 - HP-34/36
    LEVEL 4 - HP-38/40
11. UH-2 STAIRWAY HOMERUN INSTALLED AS FOLLOWS:
    LEVEL 2 - HP-10/12
    LEVEL 3 - HP-14/16
    LEVEL 4 - HP-18/20

Gladfelter Engineering Group (GEG) assumes design responsibility for this project for only the mechanical, plumbing and electrical disciplines with drawing sheet number beginning with M, P and E. All other drawings should be considered the work of others. Further, drawings in this project set may contain drawing information, including but not limited to: architectural plans, sections and elevations, site plans and surveys and other information pertinent to showing the mechanical, plumbing and electrical work which is furnished by others, generally indicated by screened or light type. GEG assumes no responsibility or liability for the accuracy or regulatory compliance for work prepared by others even though shown on MPE drawings. GEG assumes responsibility only for the design of mechanical, plumbing and electrical disciplines contained herein, generally indicated in bold type.

REVISIONS	BY
1 CITY COMMENTS JAN 5 2018	GPG
2 ARCH REVISIONS MAY 14 2018	GPG

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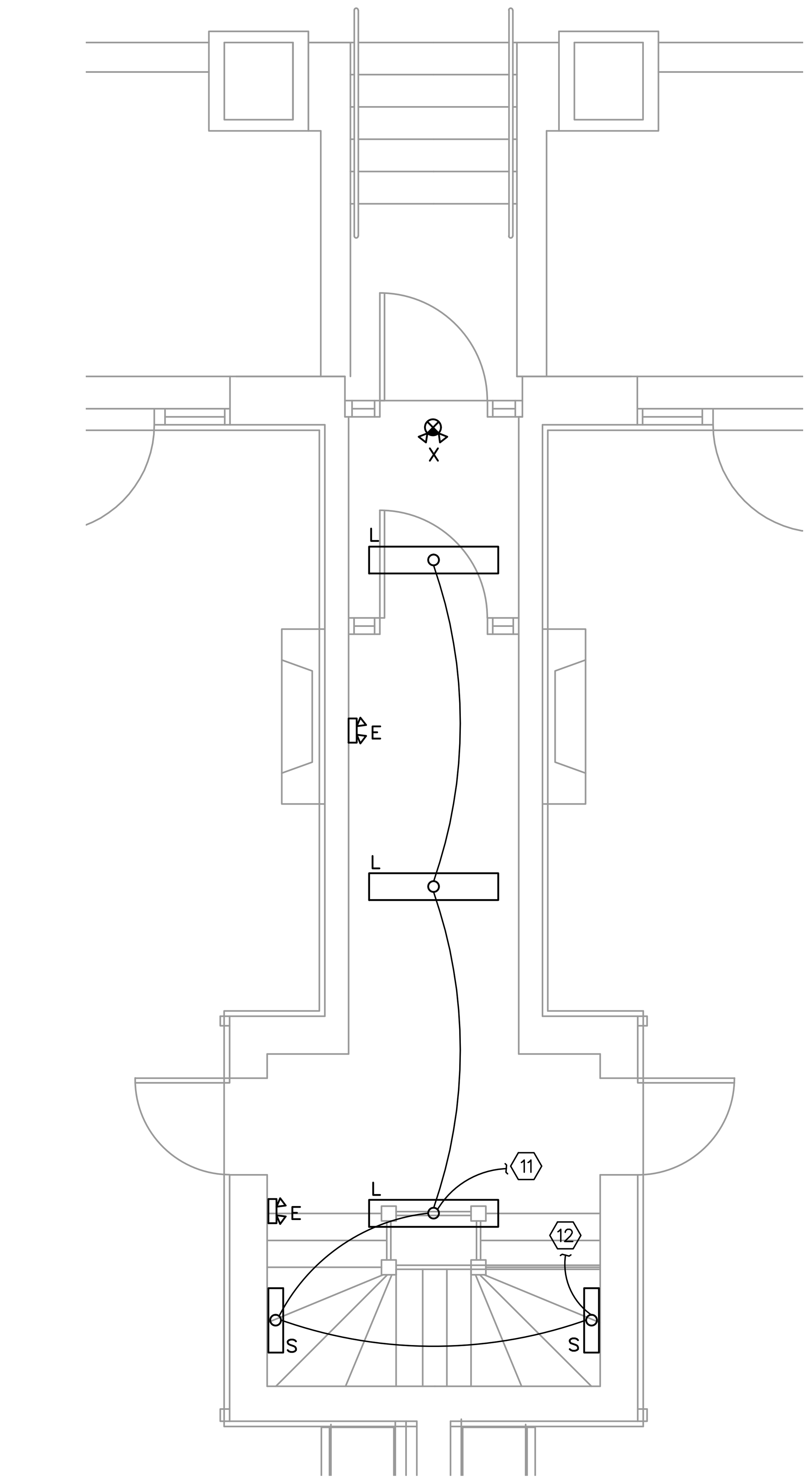
EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS AT 1601 EAST LINWOOD BOULEVARD KANSAS CITY MO

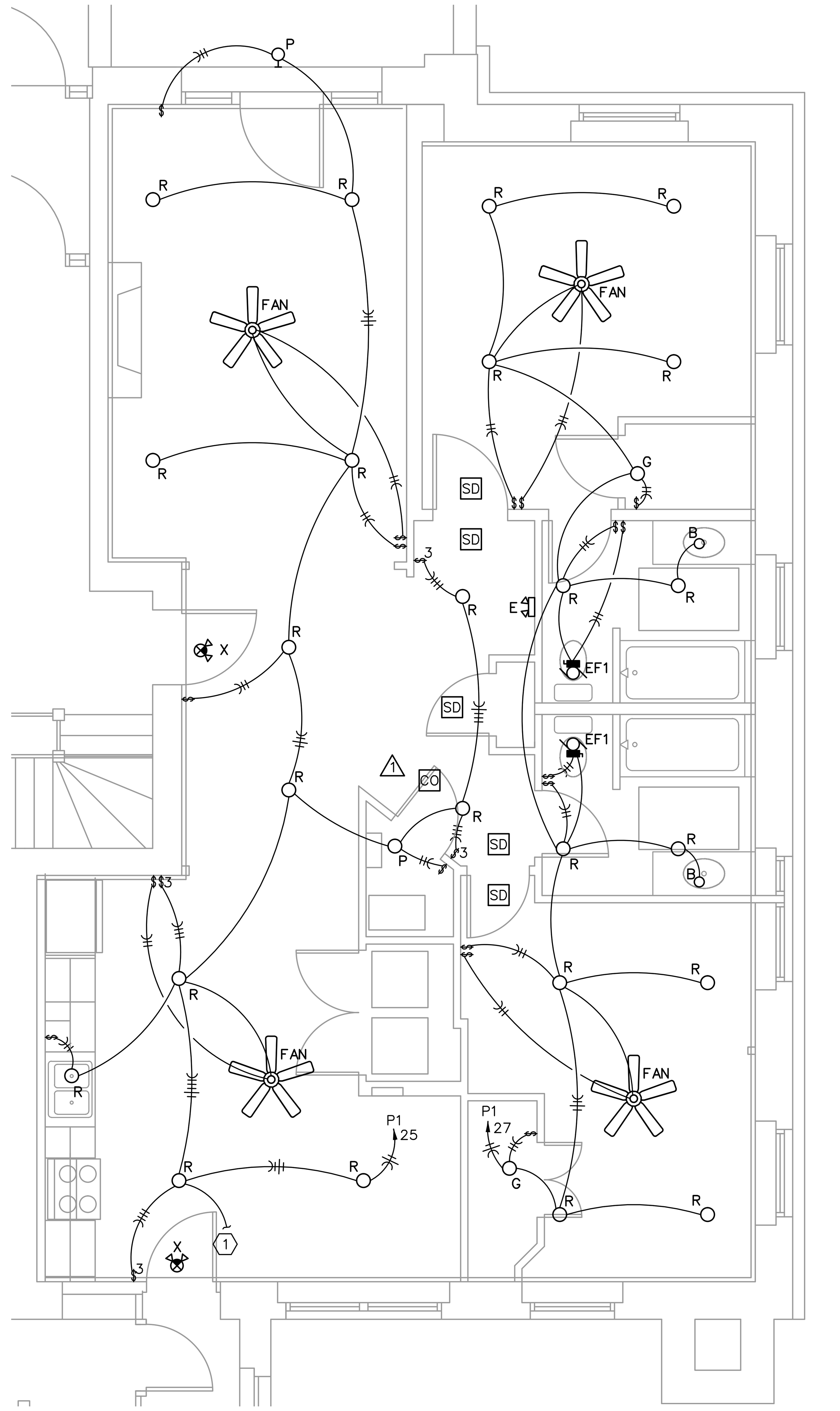
DRAWN: GPG
DATE: JAN 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: E-2



LEVEL 1 HALLWAY LIGHTING PLAN

1/4" = 1'-0"

NORTH

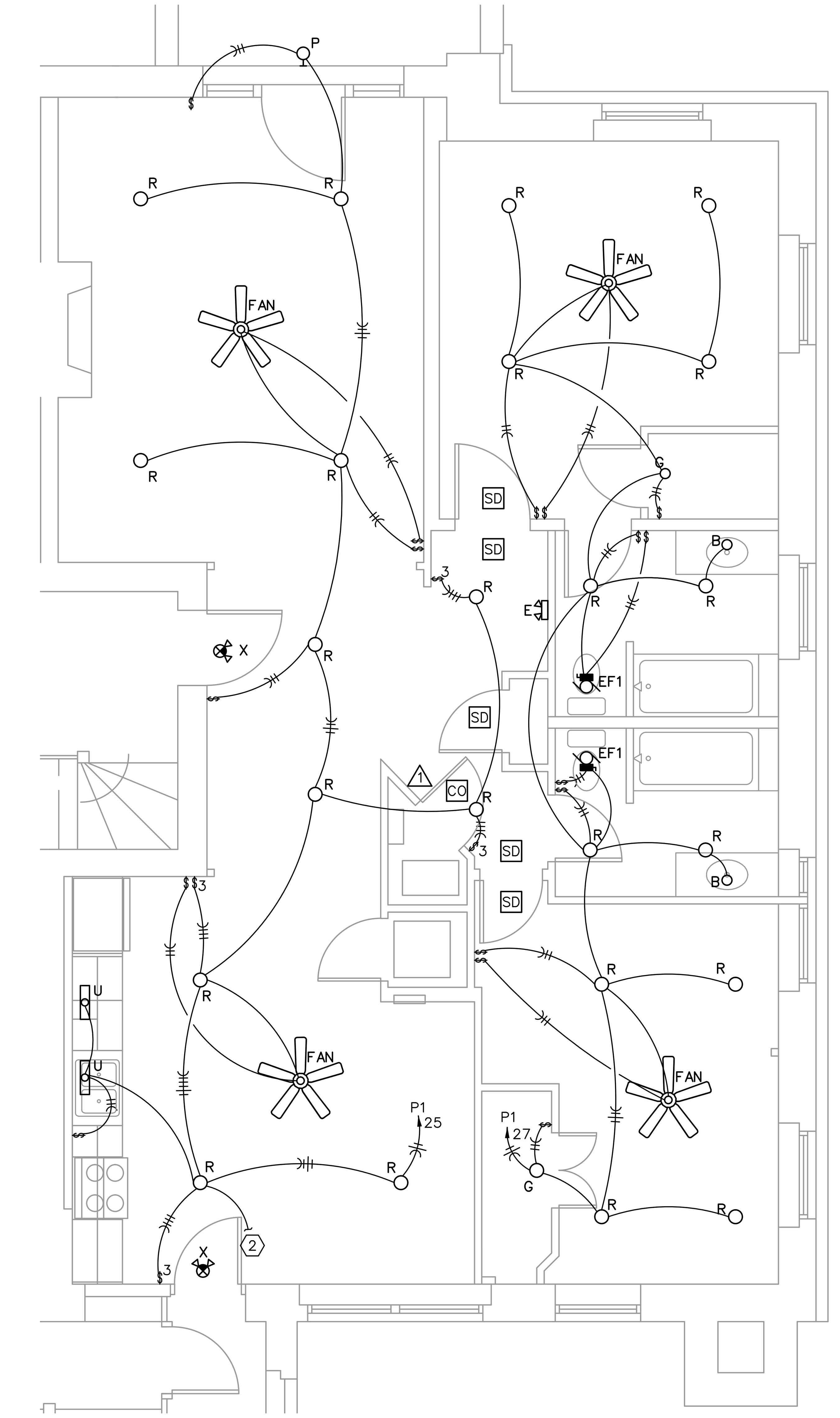


LEVEL 1 TYP. EAST UNIT PLAN - LIGHTING

1/4" = 1'-0"

2

NORTH

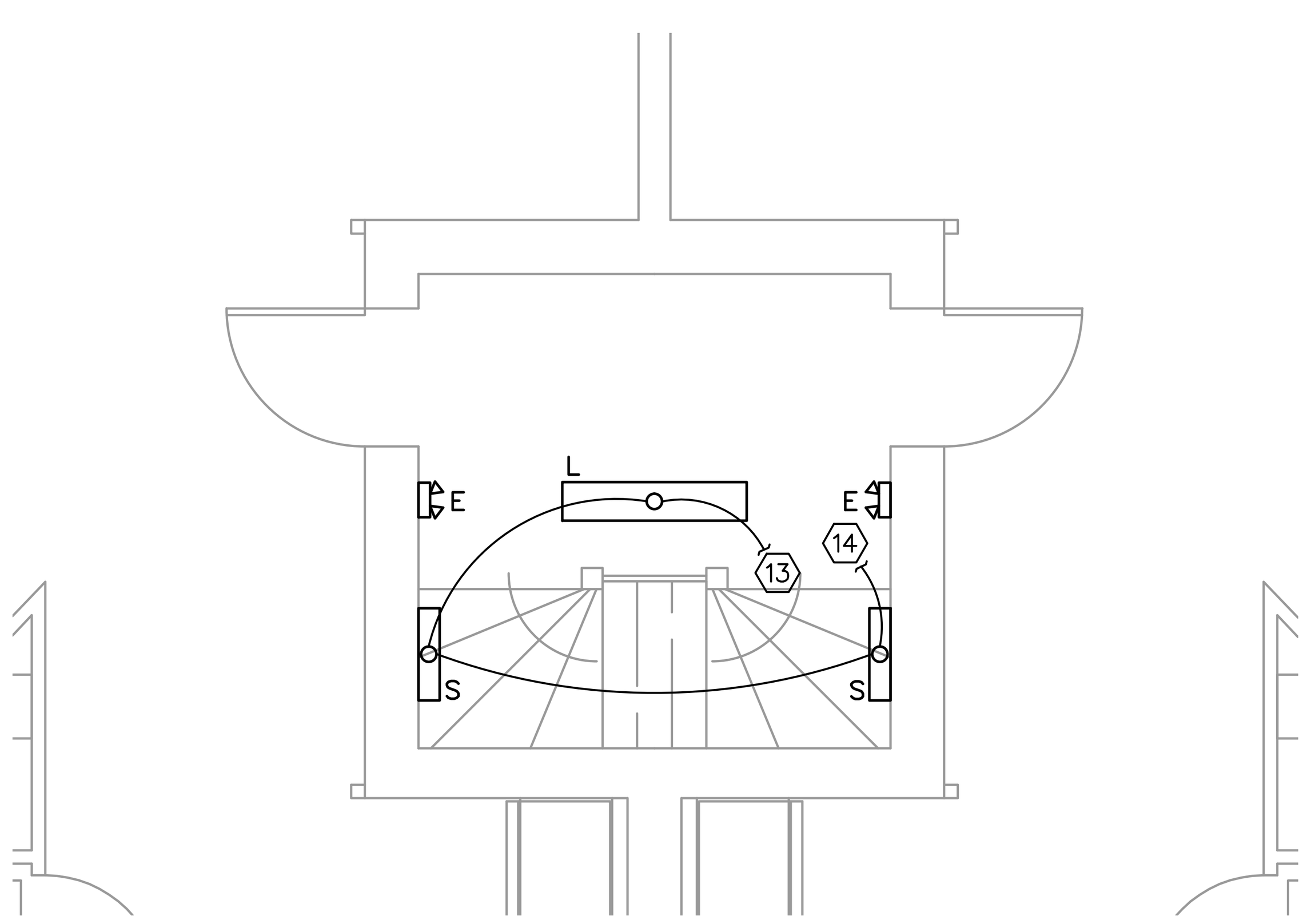


LEVEL 2,3,4 TYP. EAST UNIT PLAN - LIGHTING

1/4" = 1'-0"

2

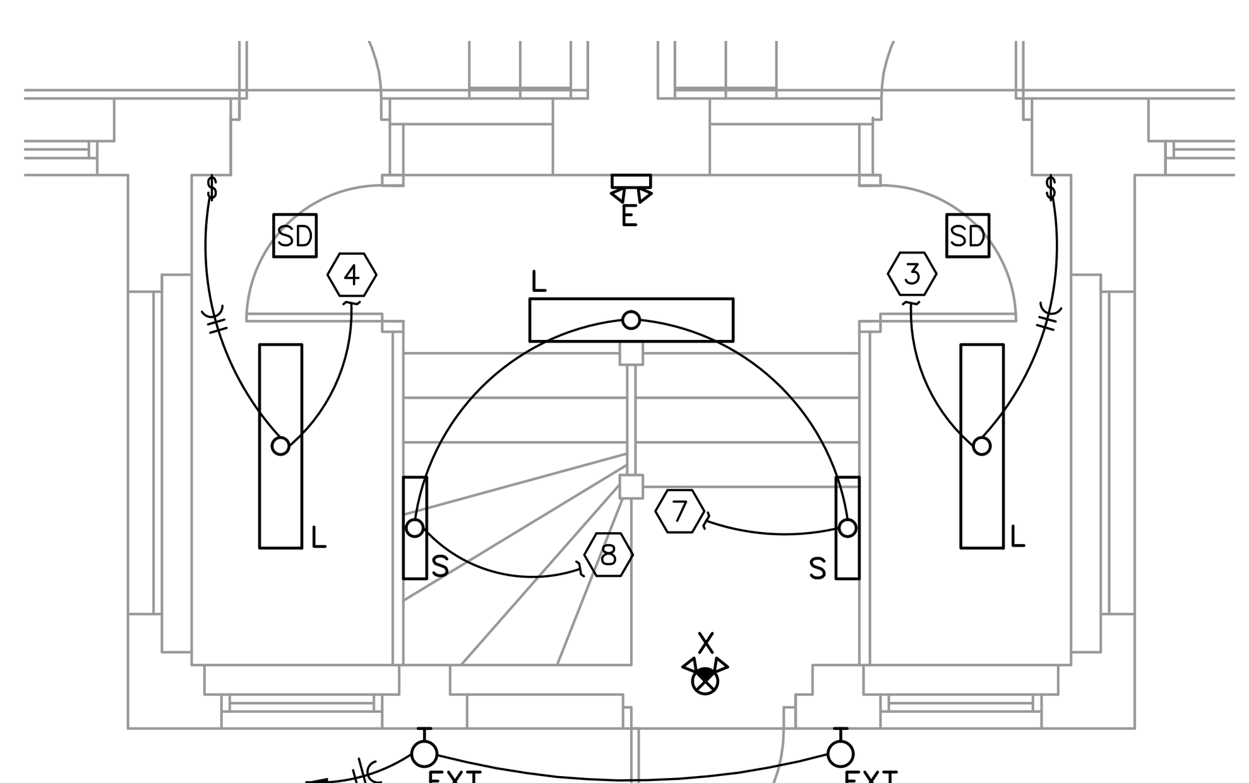
NORTH



LEVEL 2,3,4 HALLWAY LIGHTING PLAN

1/4" = 1'-0"

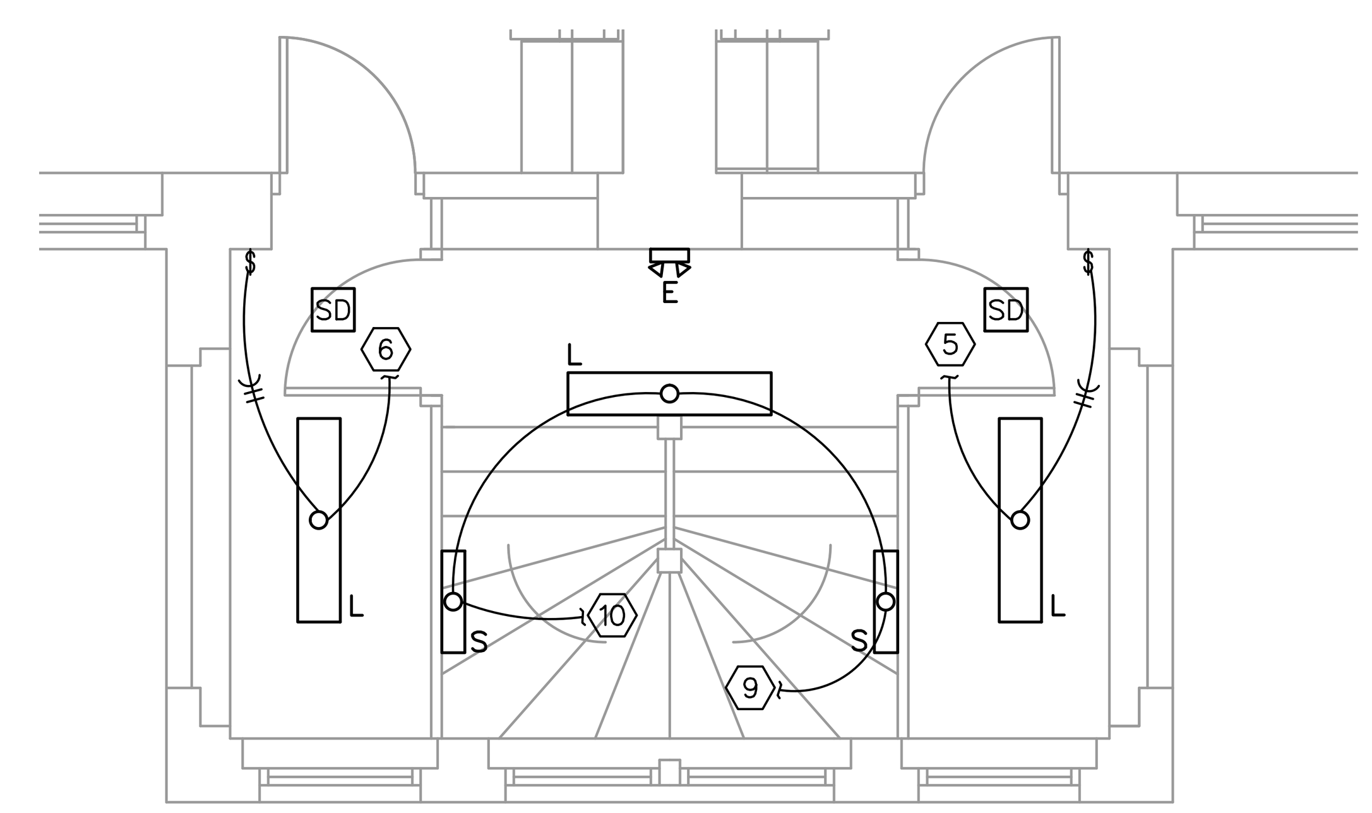
NORTH



LEVEL 1 STAIRWAY LIGHTING PLAN

1/4" = 1'-0"

NORTH



LEVEL 2,3,4 STAIRWAY LIGHTNG PLAN

1/4" = 1'-0"

NORTH

LIGHTING PLAN NOTES ⟨#⟩:

1. TO TYPE 'L' FIXTURE IN STAIRWAY. SEE 'LEVEL 1 STAIRWAY LIGHTING PLAN', THIS SHEET, FOR CONTINUATION.
2. TO TYPE 'L' FIXTURE IN STAIRWAY. SEE 'LEVEL 2,3,4 STAIRWAY LIGHTING PLAN', THIS SHEET, FOR CONTINUATION.
3. TO TYPE 'R' FIXTURE IN APARTMENT. SEE 'LEVEL 1 TYPICAL UNIT PLAN - LIGHTING', THIS SHEET, FOR CONTINUATION.
4. TO TYPE 'R' FIXTURE IN MIRRORED APARTMENT. SEE 'LEVEL 1 TYPICAL UNIT PLAN - LIGHTING', THIS SHEET, FOR CONTINUATION.
5. TO TYPE 'R' FIXTURE IN APARTMENT. SEE 'LEVEL 2,3,4 TYPICAL UNIT PLAN - LIGHTING', THIS SHEET, FOR CONTINUATION.
6. TO TYPE 'R' FIXTURE IN MIRRORED APARTMENT. SEE 'LEVEL 2,3,4 TYPICAL UNIT PLAN - LIGHTING', THIS SHEET, FOR CONTINUATION.
7. DOWN TO TYPE 'S' FIXTURE IN BASEMENT STAIRWAY. SEE SHEET ME2 FOR CONTINUATION.
8. UP TO TYPE 'S' FIXTURE IN LEVEL 2 STAIRWAY. SEE 'LEVEL 2,3,4 STAIRWAY LIGHTING PLAN', THIS SHEET, FOR CONTINUATION.
9. DOWN TO TYPE 'S' FIXTURE IN LEVEL 1 STAIRWAY. SEE 'LEVEL 1 STAIRWAY LIGHTING PLAN', THIS SHEET, FOR CONTINUATION.
10. UP TO TYPE 'S' FIXTURE IN LEVEL 3 AND 4 STAIRWAY.
11. DOWN TO TYPE 'L' FIXTURE IN BASEMENT HALLWAY. SEE SHEET ME2 FOR CONTINUATION.
12. UP TO TYPE 'S' FIXTURE IN LEVEL 2 HALLWAY. SEE 'LEVEL 2,3,4 HALLWAY LIGHTING PLAN', THIS SHEET, FOR CONTINUATION.
13. DOWN TO TYPE 'S' FIXTURE IN LEVEL 1 HALLWAY. SEE 'LEVEL 1 HALLWAY LIGHTING PLAN', THIS SHEET, FOR CONTINUATION.
14. UP TO TYPE 'S' FIXTURE IN LEVEL 3 AND 4 HALLWAY.

REVISIONS	BY
1 CITY COMMENTS JAN 5 2018	GPG
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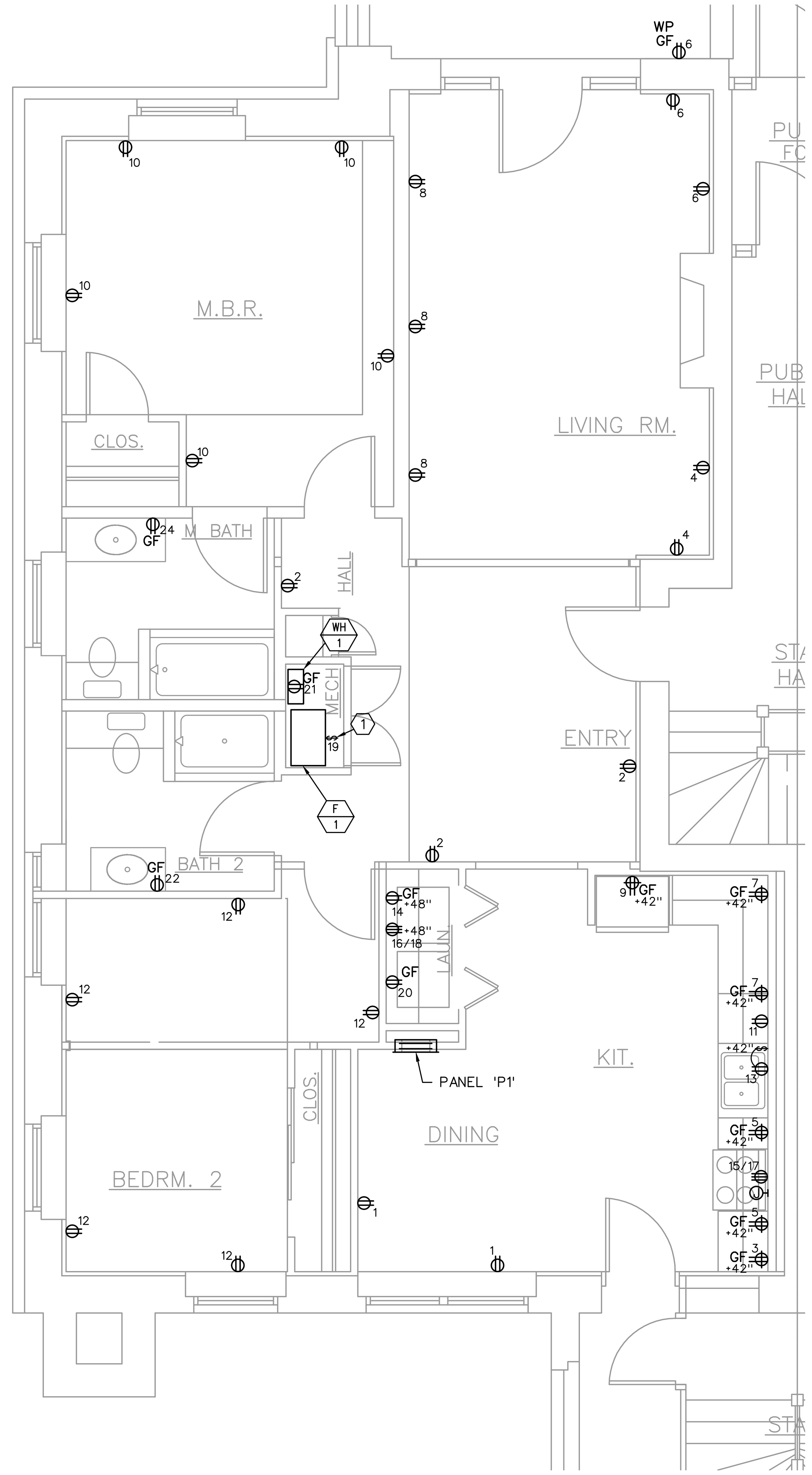
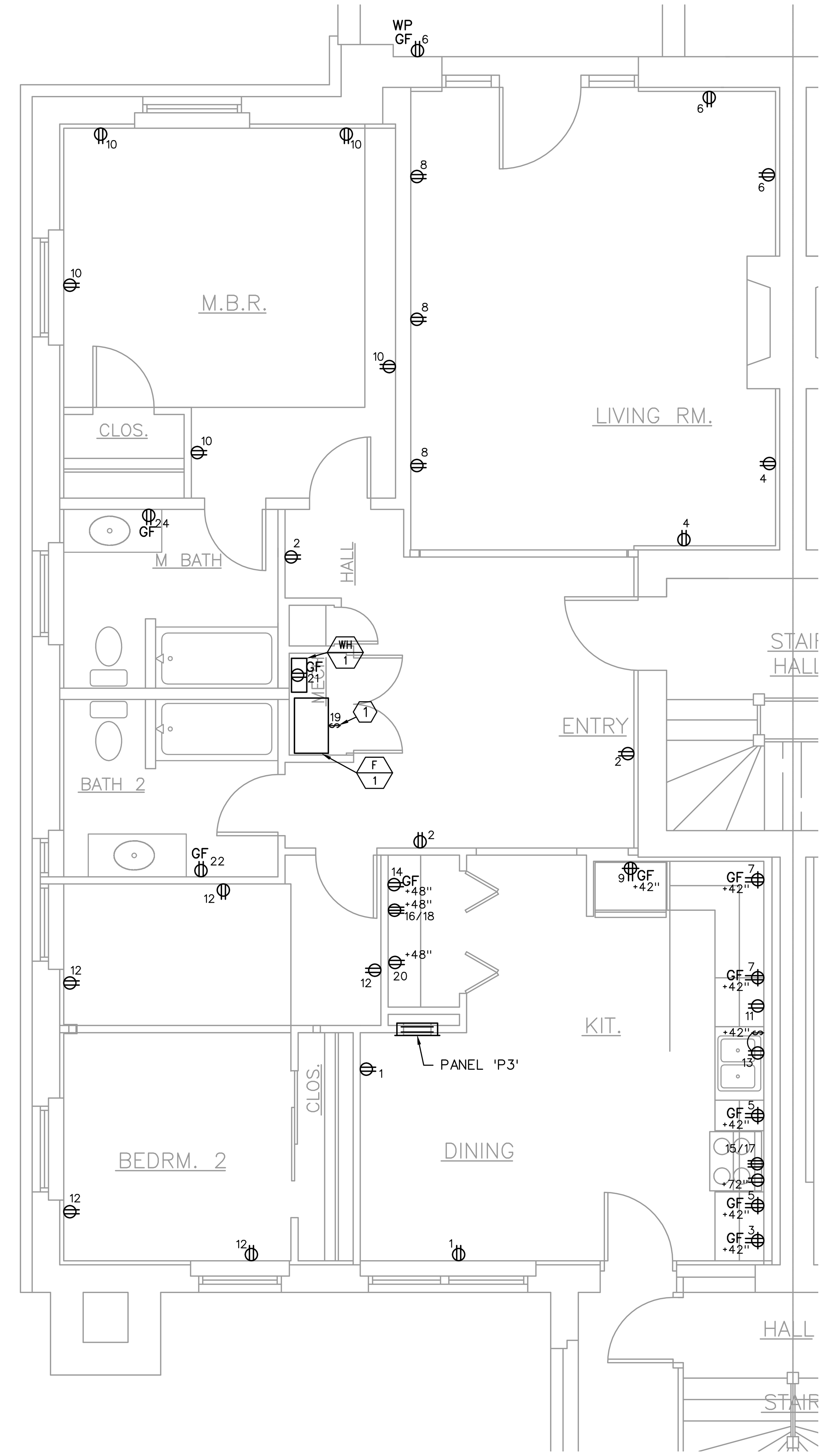


LEVEL 1
TYP. WEST UNIT PLAN - POWER
1/4" = 1'-0"
NORTH



LEVEL 2,3,4
TYP. WEST UNIT PLAN - POWER
1/4" = 1'-0"
NORTH

POWER PLAN NOTES #:

1. 20A/1P, HORSEPOWER RATED TOGGLE SWITCH FOR DISCONNECTING MEANS. DO NOT INSTALL ON ACCESS PANEL.
2. DOWN TO RECEPTACLE IN BASEMENT HALLWAY. SEE SHEET ME-2 FOR CONTINUATION.
3. UP TO RECEPTACLE IN LEVEL 2 HALLWAY. SEE 'LEVEL 2,3,4 HALLWAY POWER PLAN', THIS SHEET, FOR CONTINUATION.
4. DOWN TO RECEPTACLE IN LEVEL 1 HALLWAY. SEE 'LEVEL 1 HALLWAY POWER PLAN', THIS SHEET, FOR CONTINUATION.
5. UP TO RECEPTACLE IN LEVEL 3 AND 4 HALLWAY.
6. DOWN TO RECEPTACLE IN BASEMENT STAIRWAY. SEE SHEET ME-2 FOR CONTINUATION.
7. UP TO RECEPTACLE IN LEVEL 2 STAIRWAY. SEE 'LEVEL 2,3,4 STAIRWAY POWER PLAN', THIS SHEET, FOR CONTINUATION.
8. DOWN TO RECEPTACLE IN LEVEL 1 STAIRWAY. SEE 'LEVEL 1 STAIRWAY POWER PLAN', THIS SHEET, FOR CONTINUATION.
9. UP TO RECEPTACLE IN LEVEL 3 AND 4 STAIRWAY.
10. UH-2 HALLWAY HOMERUN INSTALLED AS FOLLOWS:
    LEVEL 2 - HP-30/32
    LEVEL 3 - HP-34/36
    LEVEL 4 - HP-38/40
11. UH-2 STAIRWAY HOMERUN INSTALLED AS FOLLOWS:
    LEVEL 2 - HP-10/12
    LEVEL 3 - HP-14/16
    LEVEL 4 - HP-18/20

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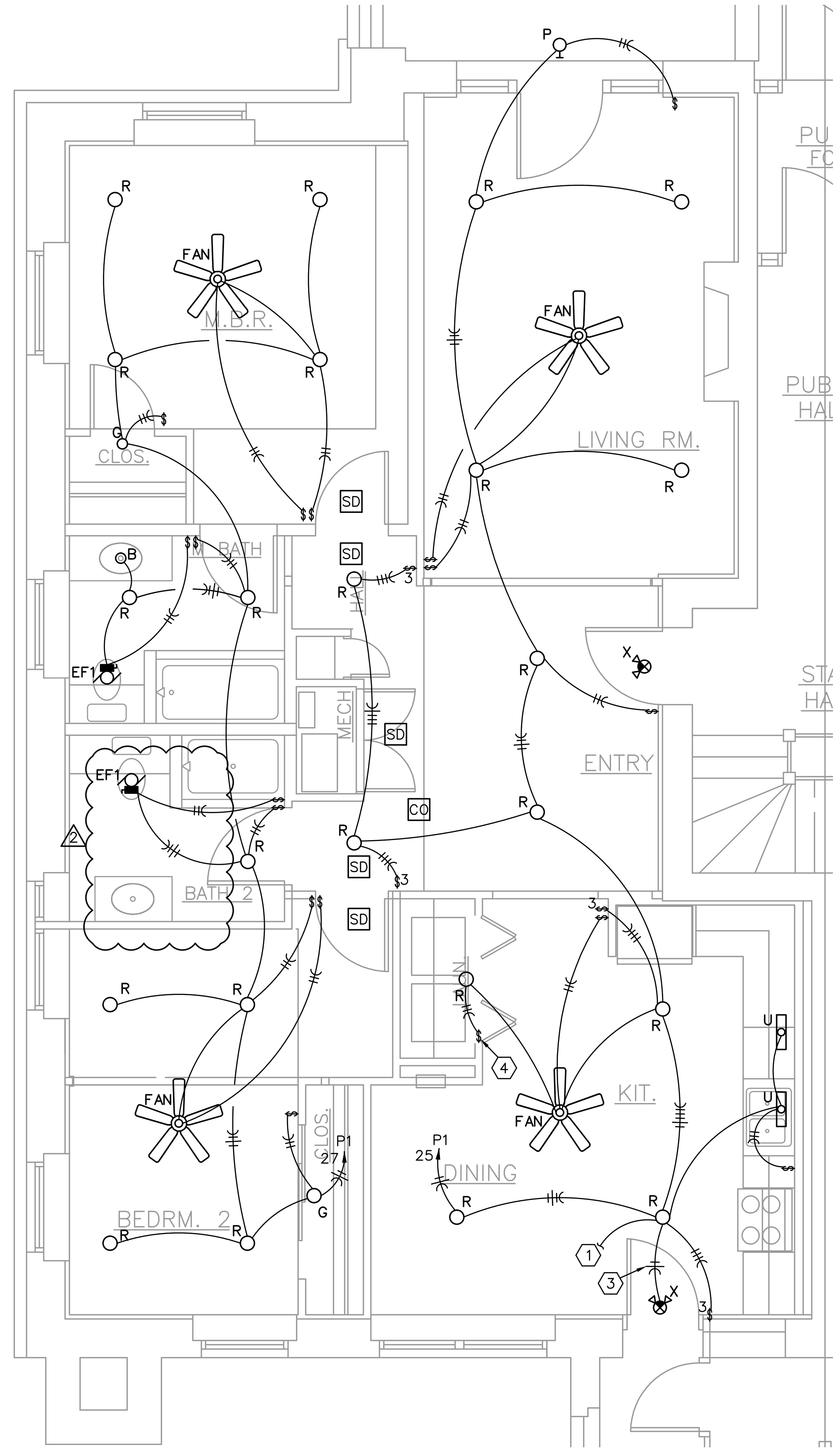
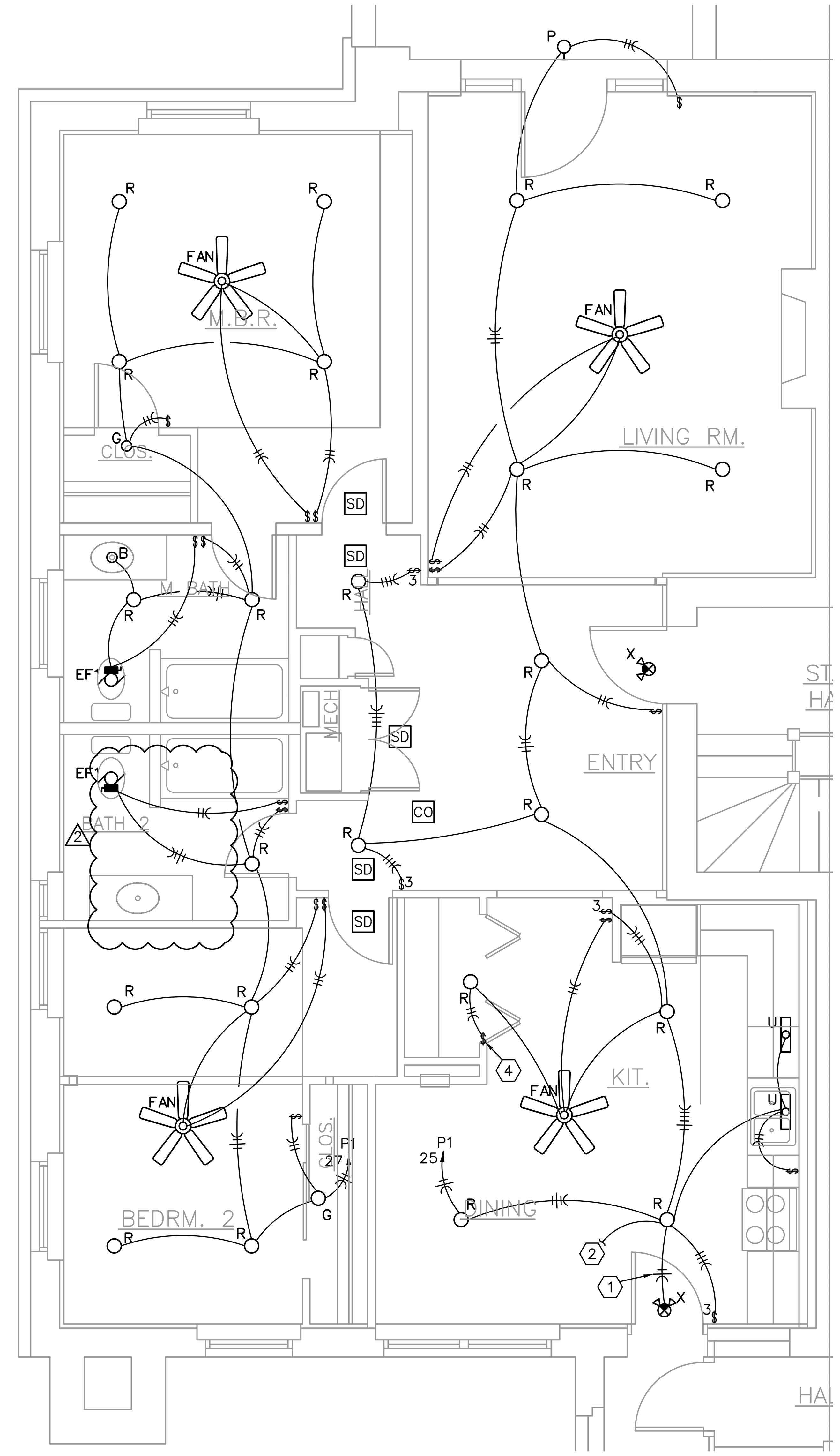
SHEET: E-4



LEVEL 1
TYP. WEST UNIT PLAN - LIGHTING
1/4" = 1'-0"
NORTH



LEVEL 2,3,4
TYP. WEST UNIT PLAN - LIGHTING
1/4" = 1'-0"
NORTH

LIGHTING PLAN NOTES ⟨#⟩:

1. TO TYPE 'L' FIXTURE IN STAIRWAY. SEE 'LEVEL 1 STAIRWAY LIGHTING PLAN', SHEET E3, FOR CONTINUATION.
2. TO TYPE 'L' FIXTURE IN STAIRWAY. SEE 'LEVEL 2,3,4 STAIRWAY LIGHTING PLAN', SHEET E3, FOR CONTINUATION.
3. CONNECT TO UNSWITCHED HOT LEG OF CIRCUIT.
4. PUSH-BUTTON SWITCH INSTALLED IN DOOR JAMB SO THAT WHEN DOOR IS CLOSED THE LIGHT FIXTURE IS OFF AND WHEN DOOR IS OPEN THE LIGHT FIXTURE IS ON.

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DRAWN: GPG
DATE: JAN 5 2018
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STATUS: FOR PERMIT
SHEET: E-5 (2)

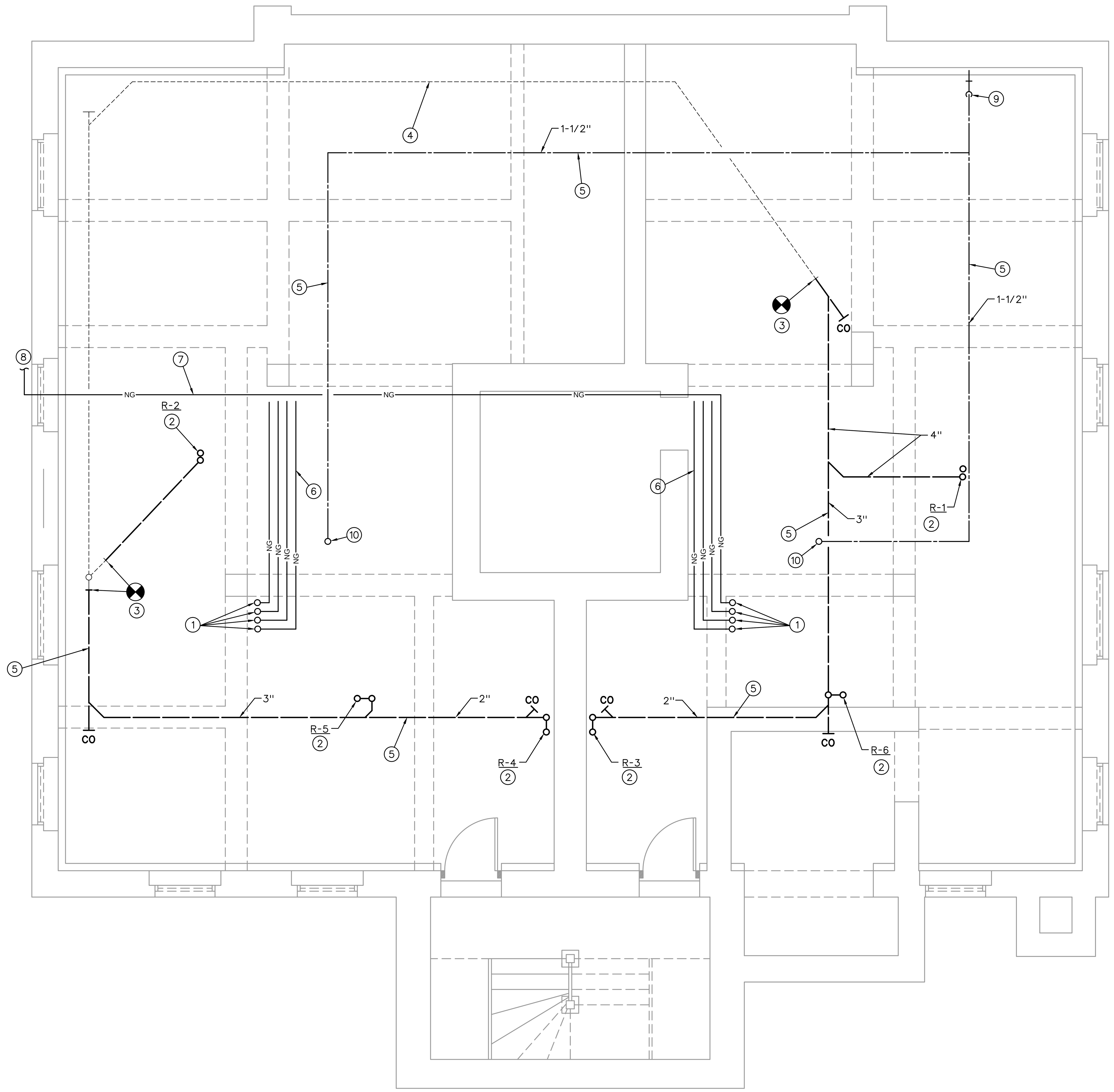
PLUMBING PLAN NOTES

1. 1-1/4" NG UP THRU FLOOR TO INDIVIDUAL TENANT LIVING UNITS.
2. SEE "SANITARY WASTE AND VENT RISER DIAGRAMS", SHEET P-4, FOR CONFIGURATION OF SANITARY, WASTE AND VENT PIPING.
3. CONNECT NEW 4" SANITARY PIPING TO EXISTING 4" SANITARY PIPING.
4. EXISTING 4" SANITARY PIPING SHALL REMAIN.
5. RUN NEW PIPING AS HIGH AS POSSIBLE.
6. FOUR (4) 1-1/4" NG SERVICES TO TENNANT UNITS.
7. EIGHT (8) 1-1/4" NG SERVICES TO TENNANT UNITS.
8. SEE "GAS METER DETAILS", SHEET MP2, FOR CONFIGURATION OF EXTERIOR TENANT NATURAL GAS METERS. COORDINATE LOCATION OF TENANT NATURAL GAS SERVICES THRU EXISTING OPENING WITH THE ARCHITECT. COORDINATE CONFIGURATION OF GAS MANIFOLD WITH LOCAL NG UTILITY.
9. 2" DOMESTIC WATER RISER. SEE DETAIL ON SHEET MP2.
10. 1-1/2" CW UP THRU FLOOR TO INDIVIDUAL TENANT UNITS.

PLUMBING GENERAL NOTES

A) ALL FIXTURES USED SPECIFICALLY FOR HANDWASHING PURPOSES (LAVATORIES, HAND SINKS, ETC.) SHALL BE PROVIDED WITH A TEMPERING VALVE TO TEMPER THE HOT WATER TO THE FIXTURE (MAXIMUM OF 105-DEGREES F).

B) SEE "WASTE AND VENT RISER DIAGRAM" AND "DOMESTIC WATER RISER DIAGRAM", SHEET P4, FOR PIPING NOT SHOWN ON THE PLANS.



BASEMENT FLOOR PLAN - MECHANICAL

1/4" = 1'-0"

NORTH

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DRAWN: GPG
DATE: JAN 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: P1

UNIT 1 EAST PLUMBING PLAN NOTES (#):

1. 1-1/4" NG DOWN TO WH-1.
2. 3/4" NG DOWN TO F-1.
3. 1-1/4" NG FROM BELOW.
4. 1-1/4" NG FROM BELOW CONTINUING UP THRU FLOOR.
5. RUN WASTE PIPING BETWEEN JOISTS.
6. 1-1/2" W DOWN, 1-1/2" V UP.
7. 2" W DOWN, 1-1/2" V UP.
8. 4" S DOWN, 2" V UP.
9. 1-1/2" CW FROM BELOW, 1-1/4" CW CONTINUING UP. INSTALL 3/4" VALVED WATER SERVICE FOR LEVEL 1 TENANT.

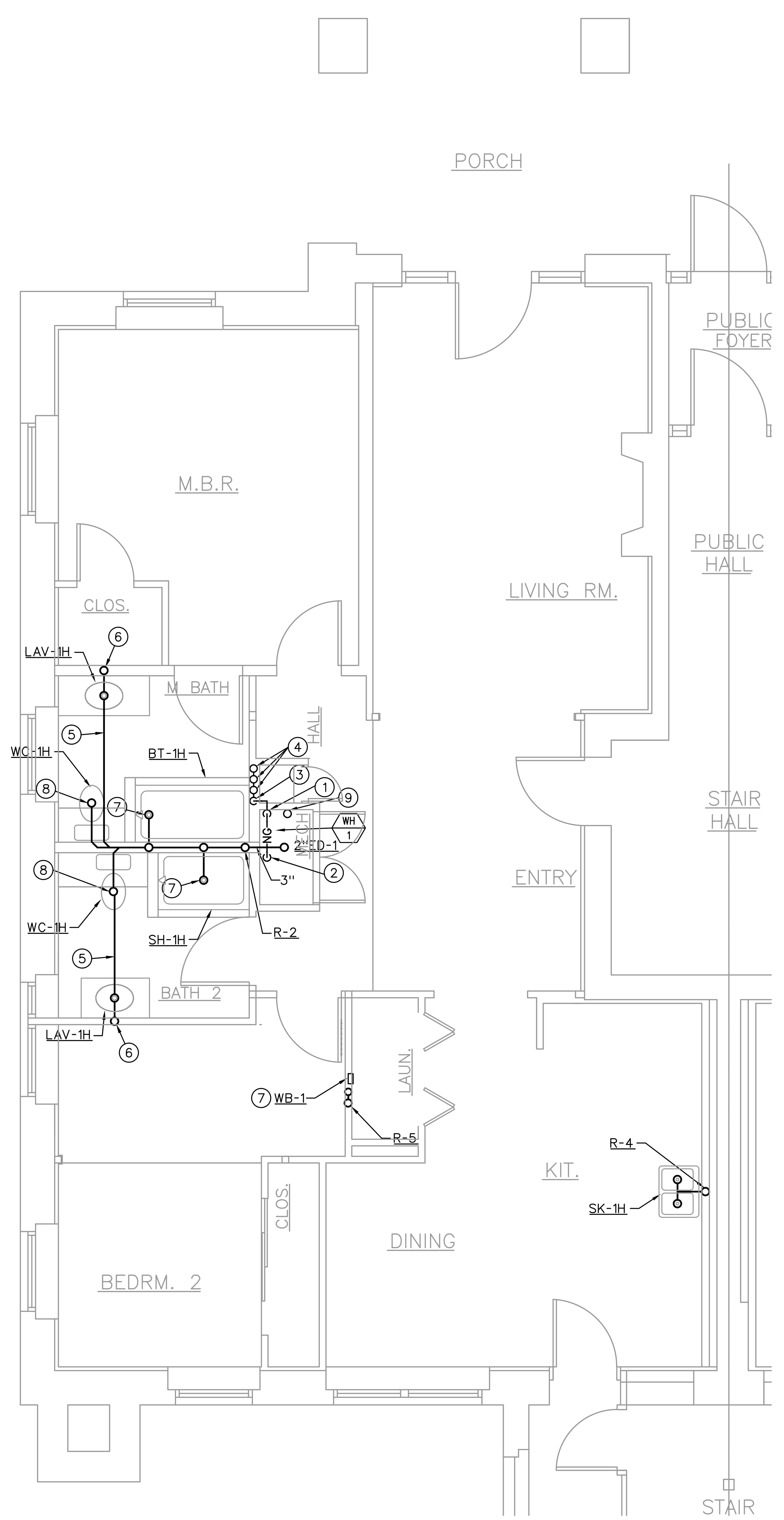
UNIT 1 WEST PLUMBING PLAN NOTES (#):

1. 1-1/4" NG DOWN TO WH-1.
2. 3/4" NG DOWN TO F-1.
3. 1-1/4" NG FROM BELOW.
4. 1-1/4" NG FROM BELOW CONTINUING UP THRU FLOOR.
5. RUN WASTE PIPING BETWEEN JOISTS.
6. 1-1/2" W DOWN, 1-1/2" V UP.
7. 2" W DOWN, 1-1/2" V UP.
8. 4" S DOWN, 2" V UP.
9. 1-1/2" CW FROM BELOW, 1-1/4" CW CONTINUING UP. INSTALL 3/4" VALVED WATER SERVICE FOR LEVEL 1 TENANT.

PLUMBING GENERAL NOTES:

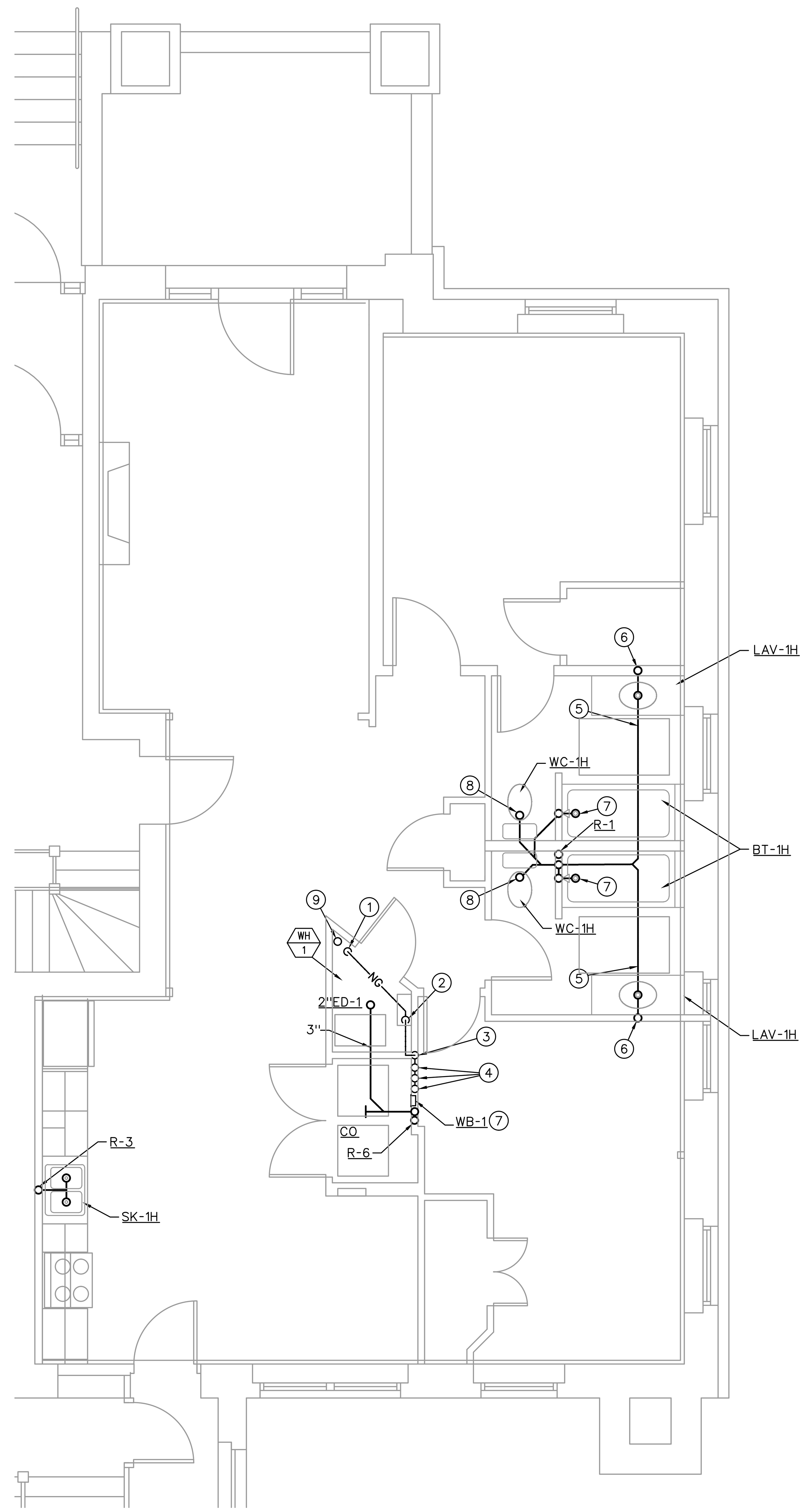
A) ALL FIXTURES USED SPECIFICALLY FOR HANDWASHING PURPOSES (LAVATORIES, HAND SINKS, ETC.) SHALL BE PROVIDED WITH A TEMPERING VALVE TO TEMPER THE HOT WATER TO THE FIXTURE (MAXIMUM OF 105-DEGREES F).

B) SEE "WASTE AND VENT RISER DIAGRAM" AND "DOMESTIC WATER RISER DIAGRAM", SHEET P4, FOR PIPING NOT SHOWN ON THE PLANS.



LEVEL 1
TYP. WEST UNIT PLAN - PLUMBING
1/4" = 1'-0"
NORTH

NOTE:
FLOORS 2, 3 AND 4 SIMILAR EXCEPT WITH BATH TUB INSTEAD OF SHOWER.



LEVEL 1
TYP. EAST UNIT PLAN - PLUMBING
1/4" = 1'-0"
NORTH

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1 CITY COMMENTS JAN 5 2018	GPG
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EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT
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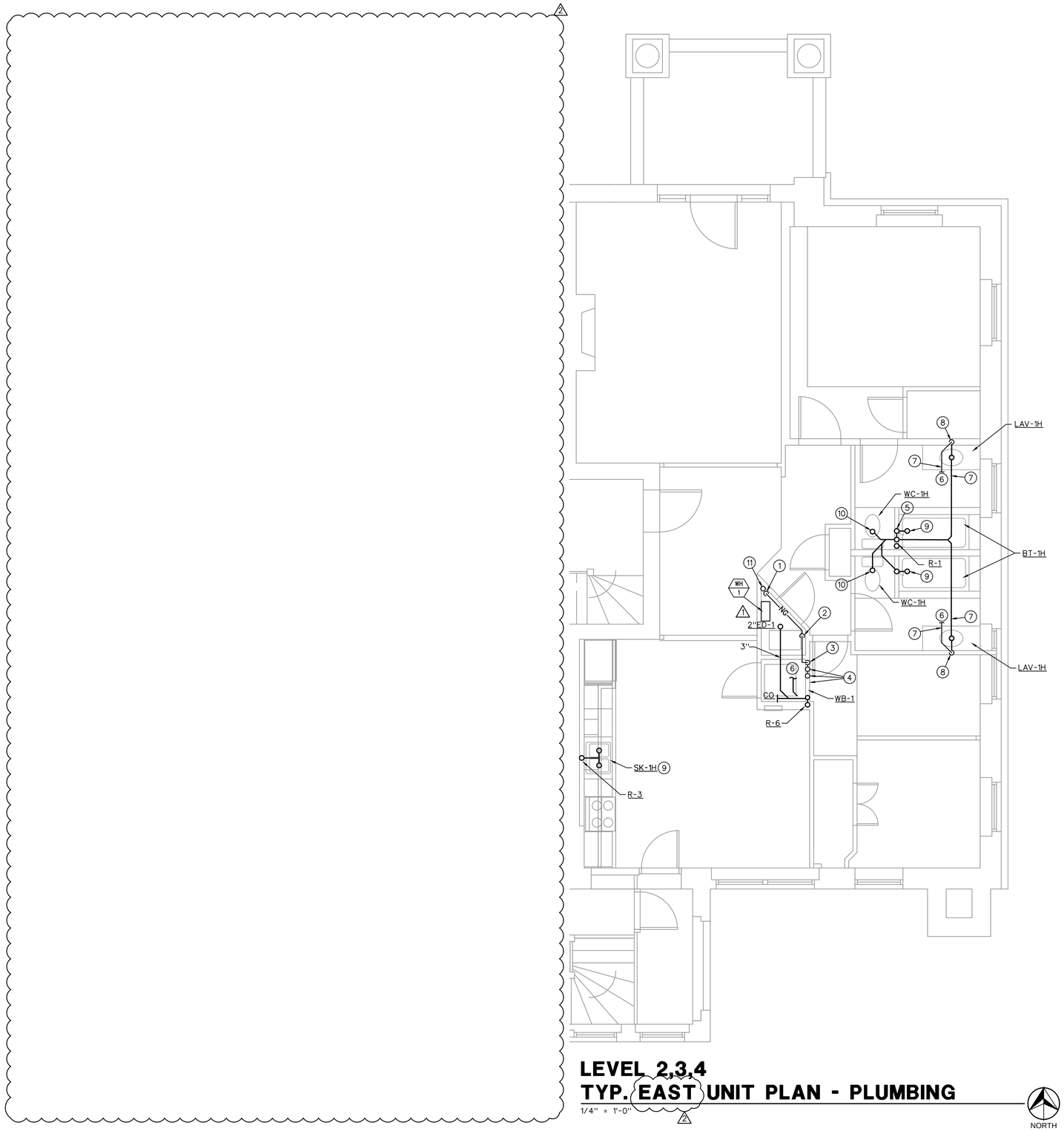
AT 1601 EAST LINWOOD BOULEVARD
KANSAS CITY MO

DRAWN: GPG
DATE: JAN 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: P2



LEVEL 2,3,4
TYP. EAST UNIT PLAN - PLUMBING

1/4" = 1'-0"

NORTH

UNIT 2-4
PLUMBING PLAN NOTES (#):

1. 1-1/4" NG DOWN TO WH-1.
2. 3/4" NG DOWN TO F-1.
3. 1-1/4" NG FROM BELOW.
4. 1-1/4" NG FROM BELOW CONTINUING UP THRU FLOOR.
5. 4" V UP TO 4" VTR. (4TH FLOOR ONLY).
6. 2" V (4TH FLOOR ONLY). SEE "SANITARY WASTE AND VENT RISER DIAGRAM", SHEET P4 FOR CONTINUATION.
7. RUN WASTE AND VENT PIPING BETWEEN JOISTS.
8. 1-1/2" W DOWN, 1-1/2" V UP.
9. 2" W DOWN, 1-1/2" V UP.
10. 4" S DOWN, 2" V UP.
11. 1-1/4" CW FROM BELOW (2ND FLOOR), 1" CW CONTINUING UP (2ND FLOOR). 1" CW FROM BELOW (3RD FLOOR), 3/4" CW CONTINUING UP (3RD FLOOR). INSTALL 3/4" VALVED WATER SERVICE AT EACH TENANT SPACE.

PLUMBING GENERAL NOTES:

A) ALL FIXTURES USED SPECIFICALLY FOR HANDWASHING PURPOSES (LAVATORIES, HAND SINKS, ETC.) SHALL BE PROVIDED WITH A TEMPERING VALVE TO TEMPER THE HOT WATER TO THE FIXTURE (MAXIMUM OF 105-DEGREES F).

B) SEE "WASTE AND VENT RISER DIAGRAM" AND "DOMESTIC WATER RISER DIAGRAM", SHEET P4, FOR PIPING NOT SHOWN ON THE PLANS.

REVISIONS	BY
1 CITY COMMENTS JAN 5 2018	GPG
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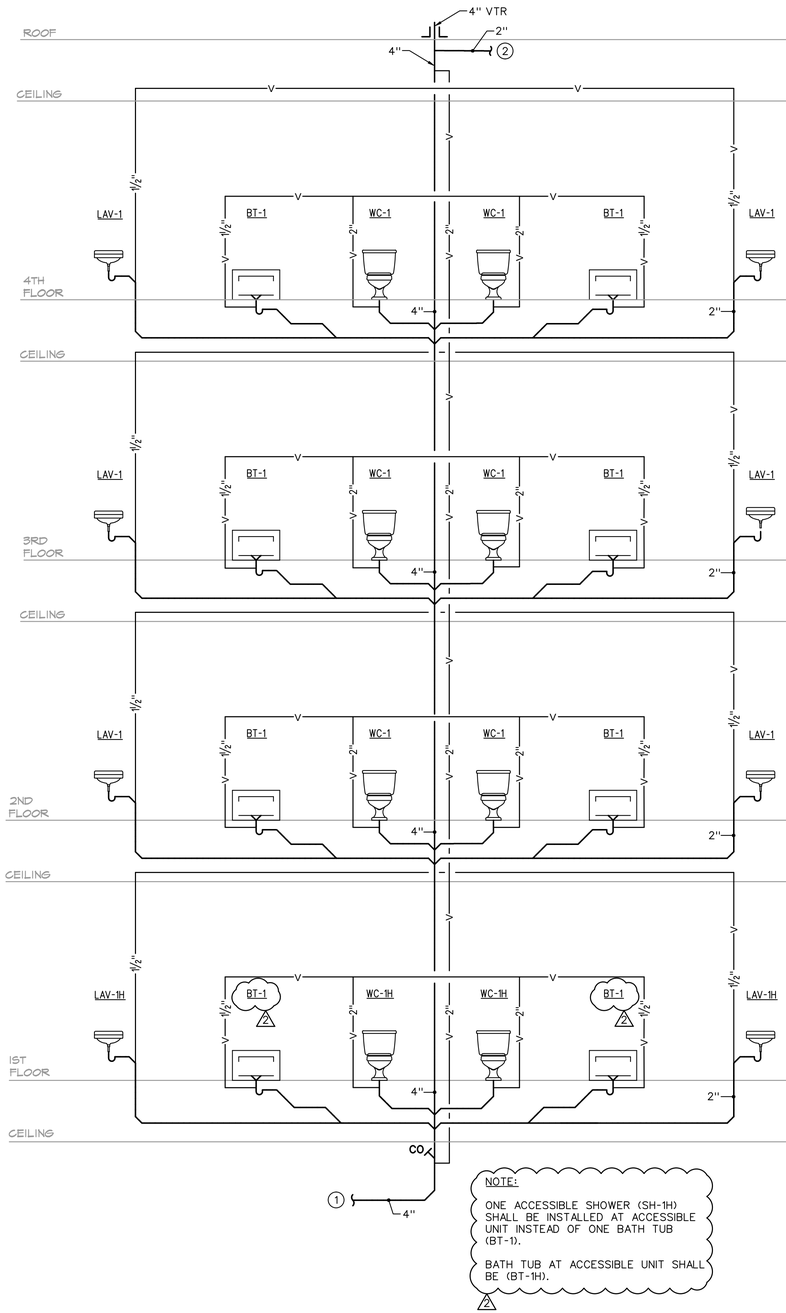
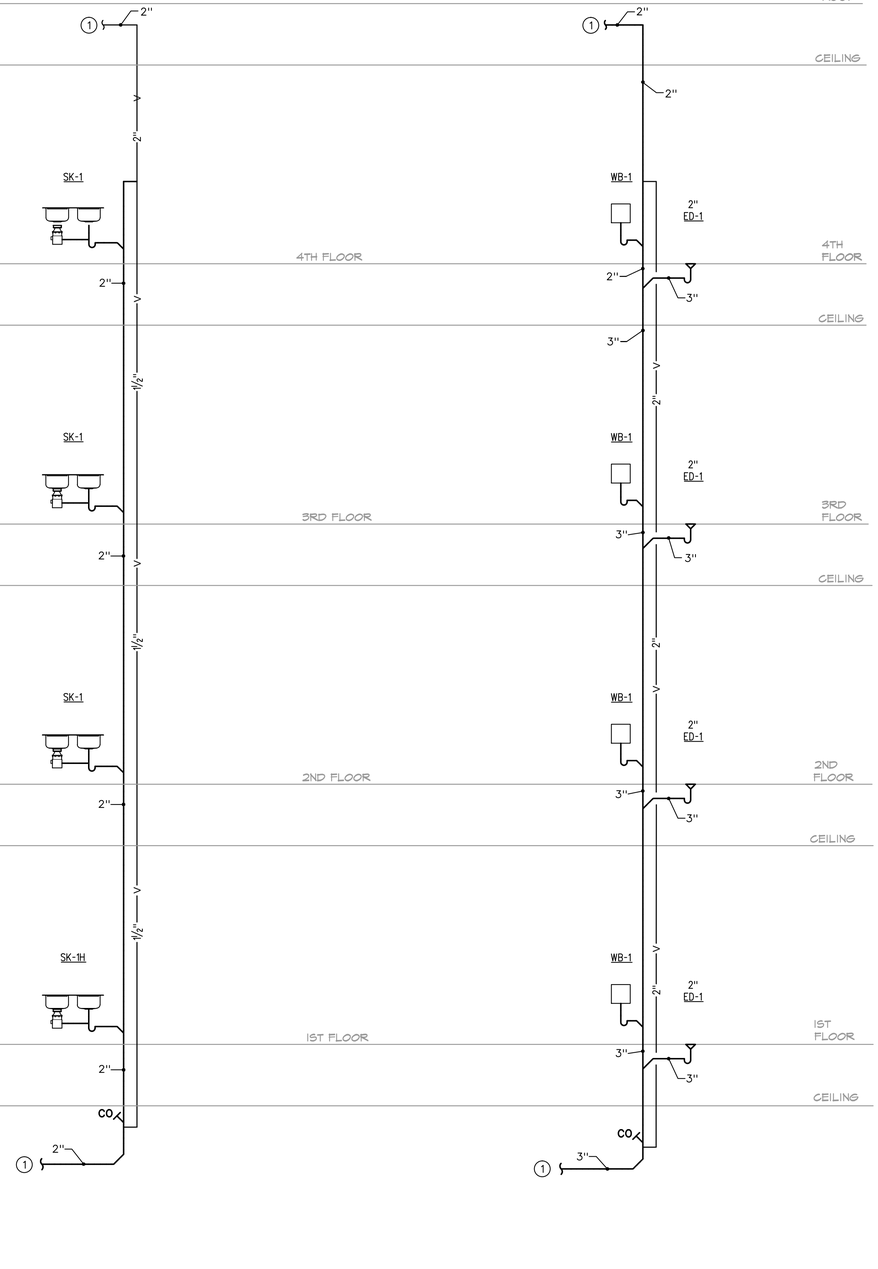
DRAWN	GPG
DATE	JAN 5 2018
SCALE	SCALE NOTED
STATUS	FOR PERMIT
SHEET	P3

RISER DIAGRAM NOTES

1. EXTEND VENT TO VTR. SEE THE PLUMBING PLAN FOR CONTINUATION.
2. 2" V FROM RISERS 3,4,5 OR 6.



RISER R-1 (R-2 SIMILAR)
SANITARY WASTE & VENT RISER DIAGRAM
NO SCALE



RISER R-3 (R-4 SIMILAR)
SANITARY WASTE & VENT RISER DIAGRAM
NO SCALE

RISER R-5 (R-6 SIMILAR)
SANITARY WASTE & VENT DIAGRAM
NO SCALE

REVISIONS	BY
1 CITY COMMENTS JAN 5 2018	GPG
2 ARCH REVISIONS MAY 14 2018	GPG

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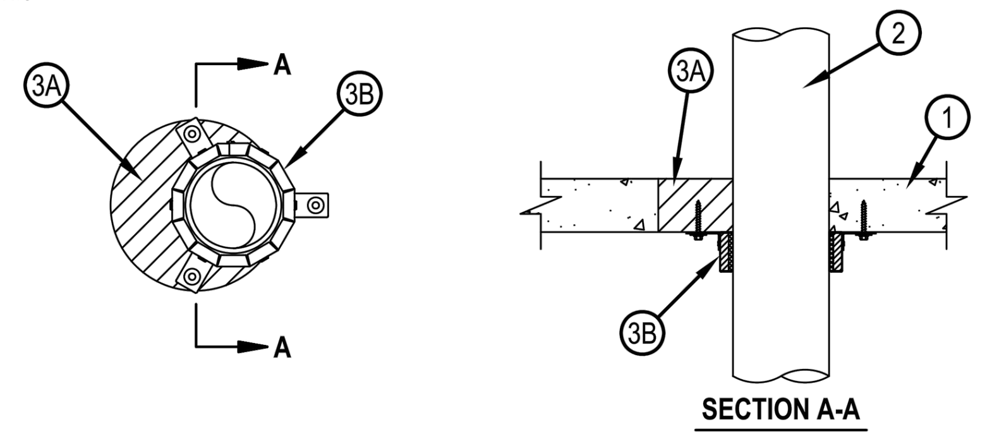
System No. C-AJ-2630

CAJ 2630

Classified by Underwriters Laboratories, Inc. to UL 1479

F Rating —2 Hr
T Rating —1-1/2 Hr



1. Floor or Wall Assembly —Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 8 in. (203 mm).
   See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Through Penetrants —One nonmetallic pipe to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe and opening shall be min 0 in. (point contact) to max 3-1/2 in. (89 mm). Pipe to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of nonmetallic pipes may be used:
   A. Polyvinyl Chloride (PVC) Pipe —Nom. 4 in. (102 mm) diam (or smaller) Schedule 40 solid-core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. Chlorinated Polyvinyl Chloride(CPVC) Pipe —Nom 4 in. (102 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
   C. Acrylonitrile Butadiene Styrene (ABS) Pipe —Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   D. Flame Retardant Polypropylene (FRPP) Pipe —Nom 4 in. (102 mm) diam (or smaller) Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
3. Firestop System —The firestop system shall consist of the following:
   A. Fill, Void or Cavity Material* - Mortar —Min 2-1/2 in. (64 mm) thickness of fill material applied within the annulus between penetrant and periphery of opening, flush with bottom surface of floor or both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC —CP 637 Firestop Mortar
   B. Firestop Device* —Firestop Collar —Firestop collar to be sized for nom diam of penetrant and to be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to the concrete and mortar (Item 3A) at underside of floor or both sides of wall using the anchor hooks provided with the collar. (Minimum 2 anchor hooks for 1-1/2 and 2 in. (38 and 51 mm) diam pipes, 3 anchor hooks for 3 and 4 in. (76 and 102 mm) diam pipes). The anchor hooks are to be secured to CP 637 mortar with min 1/4 in. (6 mm) diam by min 1-1/4 in. (32 mm) long concrete screw anchors or Hilti 1/4 in. (6 mm) diam by 1-1/4 in. (32 mm) long KWIK-CON II+ concrete screw anchors. The anchor hooks are to be secured to concrete floor or wall with min 1/4 in. (6 mm) diam by min 1-1/4 in. (32 mm) long steel expansion bolts or min 0.145 in. (3.7 mm) diam by 1-1/4 in. (32 mm) long powder actuated fasteners utilizing a 1-7/16 in. (36 mm) diam by 1/16 in. (1.6 mm) thick steel washer. As alternates to the anchors specified above for concrete, Hilti 1/4 in. (6 mm) diam by 1-1/4 in. (32 mm) long KWIK-CON II+ concrete screw anchor, or Hilti 1/4 in. (6 mm) diam by 1-3/4 in. (44 mm) long KWIK-BOLT 3 steel expansion anchor or Hilti X-DNI 27 P8 S15 powder actuated floor pin with integral nom 9/16 in. (14 mm) diam washer may be used.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC —CP 643 50/1.5"N, CP 643 63/2"N. CP 643 90/3"N, CP 643 110/4"N Firestop Collar

*Bearing the UL Classification Mark

Hilti Firestop Systems

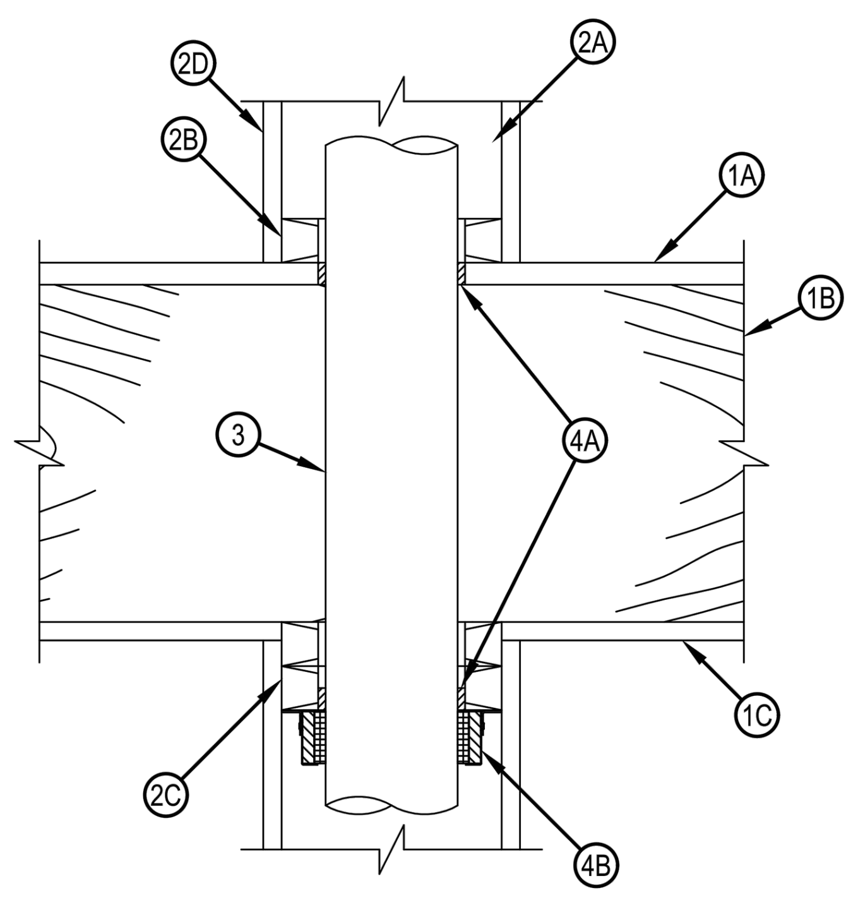
Reproduced by HILTI, Inc. Courtesy of
Underwriters Laboratories, Inc.
July 13, 2009

System No. F-C-2030

FC 2030

Classified by Underwriters Laboratories, Inc. to UL 1479

F Ratings — 1 and 2 Hr (See Item 1)
T Ratings — 0, 3/4, 1, 1-1/2 and 2 Hr (See Item 3)



System tested with a pressure differential of 2.5 Pa between the exposed and the unexposed surfaces with the higher pressure on the exposed side.

1. Floor-Ceiling Assembly — The 1 or 2 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The F Rating of the firestop system is equal to the rating of the floor-ceiling and wall assemblies. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Diam of opening shall be 1 in. (25 mm) larger than the nom diam of through-penetrant (Item 3).
   B. Joists — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with end firestopped.
   C. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in the individual Floor-Ceiling Design. Diam of opening shall be 1 in. (25 mm) larger than the nom diam of through-penetrant (Item 3).
   D. Furring Channels — (Not Shown) (As required) - Resilient galvanized steel furring installed in accordance with the manner specified in the individual L500 Series Designs in the Fire Resistance Directory.

Hilti Firestop Systems

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Underwriters Laboratories, Inc.
March 14, 2018

System No. F-C-2030

FC 2030

2. Chase Wall — (Optional) - The through penetrant (Item 3) may be routed through a fire-rated or non-rated single, double or staggered wood stud/gypsum wallboard chase wall having a fire rating consistent with that of the floor-ceiling assembly. The chase wall shall be constructed to include the following construction features:
   A. Studs — Nom 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs.
   B. Sole Plate — Nom 2 by 6 in. (51 by 152 mm) (or larger) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening shall be 1 in. (25 mm) larger than the nom diam of through-penetrant (Item 3).
   C. Top Plate — The double top plate shall consist of two nom 2 by 6 in. (51 by 152 mm) (or larger) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening shall be 1 in. (25 mm) larger than the nom diam of through-penetrant (Item 3).
   D. Gypsum Board* — One or two layers of min 1/2 in. (13 mm) gypsum board.
3. Through-Penetrants — One nom 1-1/2 in. (38 mm), 2 in. (51 mm), 3 in. (76 mm) or 4 in. (102 mm) diam nonmetallic pipe to be installed within the firestop system. Diam of opening through flooring system and through sole and top plates of chase wall to be max 2-1/8 in. (54 mm), 2-5/8 in. (67 mm), 4 in. (102 mm) or 5 in. (127 mm) for nom 1-1/2 in. (38 mm), 2 in. (51 mm), 3 in. (76 mm) or 4 in. (102 mm) diam nonmetallic pipe sizes, respectively. Pipe to be rigidly supported on both sides of the floor-ceiling assembly. The T Rating is dependent on the size of the through-penetrant. For 2 hr rated assemblies, the T Rating is 2 hr for 1-1/2 in. (38 mm) diam (and smaller) pipes and 1-1/2 hr for pipes greater than 1-1/2 in. (38 mm) diam. For 1 hr rated assemblies, the T rating is 1 hr for 1-1/2 in. (38 mm) diam (and smaller) pipes, 3/4 hr for 2 in. (51 mm) diam pipes and 0 hr for pipes greater than 2 in. (51 mm) diam. The following types of nonmetallic pipes may be used:
   A. Polyvinyl Chloride (PVC) Pipe — Schedule 40 solid-core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
   B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — SDR17 CPVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   C. Acrylonitrile Butadiene Styrene (ABS) pipe — Schedule 40 solid-core or cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
   D. Flame Retardant Polypropylene(FRPP) Pipe — Schedule 40 FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
4. Firestop System — The details of the firestop system shall be as follows:
   A. Fill, Void or Cavity Material* — Sealant — Min 3/4 in. (19 mm) thickness of fill material to be installed within the annular space between the pipe and the flooring (Item 1A) or sole plate. Min 5/8 in. (16 mm) thickness applied within the annular space, flush with the bottom surface of ceiling or lower top plate.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealantor FS-ONE MAX Intumescent Sealant.
   B. Firestop Device* — Firestop Collar — Firestop collar shall be installed in accordance with the accompanying installation instructions. Collar to be installed and latched around the pipe and secured to underside of ceiling or chase wall top plate (Item 2C) using the anchor hooks provided with the collar. (Minimum 2 anchor hooks for 1-1/2 (38 mm) and 2 in. (51 mm) diam pipes and 3 anchor hooks for 3 in. (76 mm) diam pipes). The anchor hooks are to be secured to the ceiling with min 3/16 in. (5 mm) diam steel toggler bolts or to the chase wall top plate with min No. 12 by min 1 in. (25 mm) long steel wood screws in conjunction with steel washers.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 643 50/1.5"N, CP643 63/2"N, CP 643 90/3"N or CP643 110/4"N Firestop Collar

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

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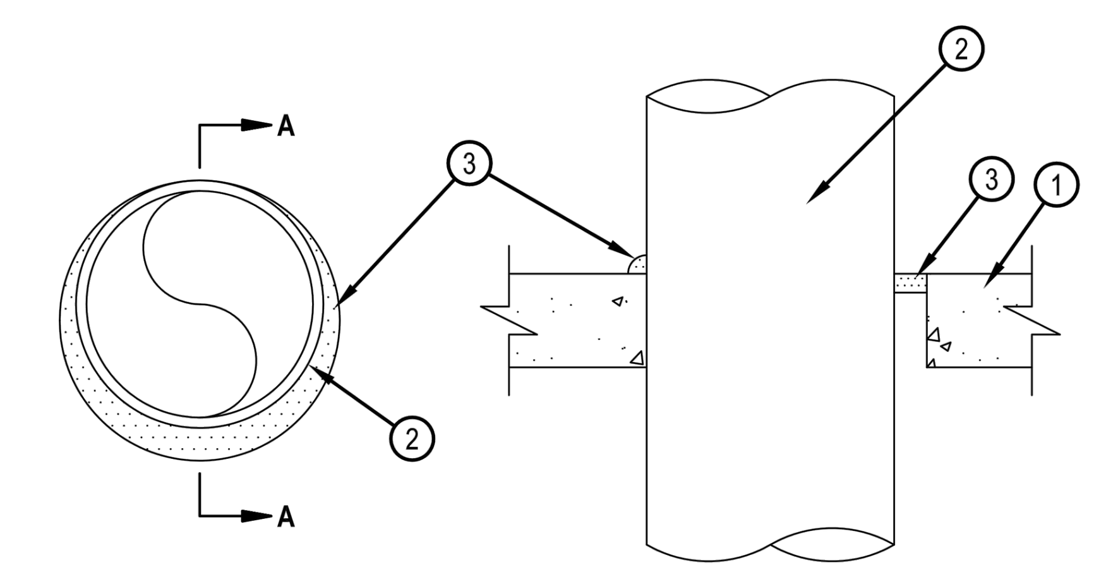
Underwriters Laboratories, Inc.
March 14, 2018

System No. C-AJ-1291

CAJ 1291

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating — 2 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 2 Hr
	FTH Rating — 0 Hr



1. Floor or Wall Assembly — Min 2-1/2 in. (64 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 30-7/8 in. (784 mm).
   See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.
2. Through-Penetrant — One metallic pipe or conduit to be installed either concentrically or eccentrically within the firestop system. The annular space between pipe or conduit and periphery of opening shall be min 0 in. to max 7/8 in. (22 mm). Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or conduits may be used:
   A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
   C. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
   D. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
   E. Conduit — Nom 6 in. (152 mm) diam (or smaller) steel conduit.
   F. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT).
3. Fill, Void or Cavity Material* — Sealant — Min 1/2 in. (13 mm) thickness of fill material applied within the annulus, flush with top surface of floor or with both surfaces of wall. At the point contact location between pipe and concrete, a min 1/4 in. (6 mm) diam bead of fill material shall be applied at the concrete/pipe interface on the top surface of floor and on both surfaces of wall.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

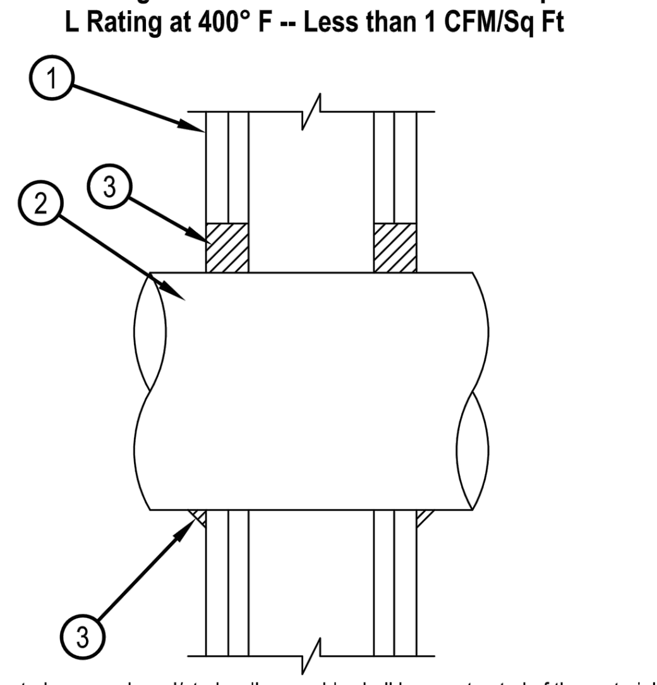
Reproduced by HILTI, Inc. Courtesy of
Underwriters Laboratories, Inc.
January 07, 2015

System No. W-L-1297

WL 1297

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

F Ratings -- 1 and 2 Hr (See Item 1)
T Rating -- 0 Hr
L Rating at Ambient -- Less than 1 CFM/Sq Ft
L Rating at 400° F -- Less than 1 CFM/Sq Ft



1. Wall Assembly — The 1 or 2 hr fire rated gypsum board/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300, U400, V400 or W400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features.
   A. Studs — Wall framing shall consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. (51 by 102 mm) lumber spaced 16 in. (406 mm) OC. Steel studs to be min 2-1/2 in. (64 mm) wide and spaced max 24 in. (610 mm) OC.
   B. Gypsum Board* — Nom 5/8 in. (16 mm) thick, 4 ft (1.22 m) wide with square or tapered edges. The gypsum board type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300, U400 or V400 Series Design in the Fire Resistance Directory. Max diam of opening is 32 in. (813 mm).
   The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.
2. Through Penetrant — One metallic pipe, conduit or tubing installed concentrically or eccentrically within the firestop system. Pipe, conduit or tube to be rigidly supported on both sides of wall assembly. The annular space between the pipe, conduit or tube and periphery of the opening shall be min 0 in (0 mm, point contact) to max 2 in. (51 mm) in 2 hr fire rated walls and min 0 in (0 mm, point contact) to max 1 in. (25 mm) in 1 hr fire rated walls. As an option, for through penetrant types 2A, 2B and 2C only in nom diameters not exceeding 4 in. (102 mm), the penetrant can be installed with continuous point contact. The following types and sizes of metallic pipes, conduit or tube may be used:
   A. Steel Pipe — Nom 30 in. (762 mm) diam (or smaller) Schedule 40 (or heavier) steel pipe.
   B. Iron Pipe — Nom 30 in. (762 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing (EMT) or 6 in. diam steel conduit.
   D. Copper Tube — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tube.
   E. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.
3. Fill, Void or Cavity Material*-Sealant — Min 5/8 in. (16 mm) or 1-1/4 in. (32 mm) thickness of fill material applied within the annulus, flush with both surfaces of wall, for 1 hr and 2 hr fire rated wall assemblies, respectively. A min 1/2 in. (13 mm) diam bead of fill material shall be applied at the pipe/wall interface at the point contact and continuous point contact location.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP606 Flexible Firestop Sealant
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

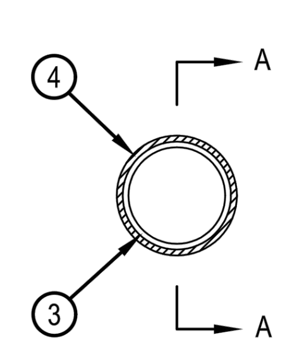
Reproduced by HILTI, Inc. Courtesy of
Underwriters Laboratories, Inc.
June 29, 2017

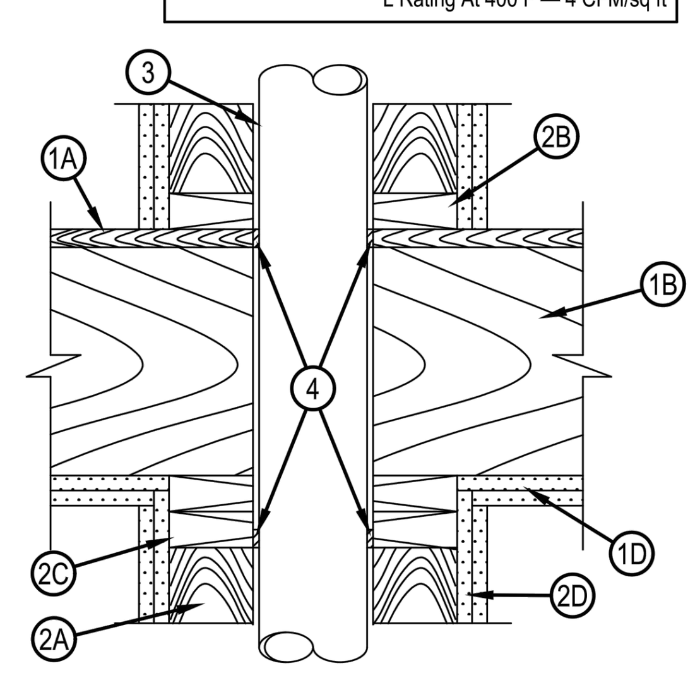
System No. F-C-1009

FC 1009

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 1 and 2 Hr (See Item 1)	F Rating — 1 and 2 Hr (See Item 1)
T Rating — 1/4 Hr	FT Rating — 1/4 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft	FH Rating — 1 and 2 Hr (See Item 1)
L Rating At 400 F — 4 CFM/sq ft	FTH Rating — 1/4 Hr
	L Rating At Ambient — Less Than 1 CFM/sq ft
	L Rating At 400 F — 4 CFM/sq ft





1. Floor-Ceiling Assembly — The 1 or 2 hr fire-rated solid or trussed lumber joist floor-ceiling assembly shall be constructed of the materials and in the manner specified in the individual L500 Series Floor-Ceiling Designs in the UL Fire Resistance Directory. The F Rating of the firestop system is equal to the rating of the floor-ceiling assembly. The general construction features of the floor-ceiling assembly are summarized below:
   A. Flooring System — Lumber or plywood subfloor with finish floor of lumber, plywood or Floor Topping Mixture* as specified in the individual Floor-Ceiling Design. Diam of opening to be max 1 in. (25 mm) larger than diam of pipe. As an alternate, the opening may be square-cut with a max dimension 1 in. (25 mm) greater than the diam of the pipe.
   B. Wood Joists* — Nom 10 in. (254 mm) deep (or deeper) lumber, steel or combination lumber and steel joists, trusses or Structural Wood Members* with bridging as required and with ends firestopped.
   C. Furring Channels — (Not Shown) —(As required) Resilient galvanized steel furring installed in accordance with the manner specified in the individual L500 Series Designs in the Fire Resistance Directory.
   D. Gypsum Board* — Thickness, type, number of layers and fasteners shall be as specified in the individual Floor-Ceiling Design. Diam of opening to be max 1 in. (25 mm) larger than diam of pipe.

Hilti Firestop Systems

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Underwriters Laboratories, Inc.
March 08, 2018

System No. F-C-1009

FC 1009

2. Chase Wall — (Optional) - The through penetrant (Item 3) may be routed through a fire rated or non-rated single, double, or staggered wood stud/gypsum board chase wall. Depth of chase wall to be min 1 in. greater than the diameter of the through penetrant. The chase wall shall be constructed to include the following construction features:
   A. Studs — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or double nom 2 by 4 in. (51 by 102 mm) lumber studs. Nom 2 by 4 in. (51 by 102 mm) studs are allowed for through-penetrants (Item 3) not exceeding nom 2 in. (51 mm) diam.
   B. Sole Plate — Nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening is to be max 1 in. (925 mm) larger than diam of pipe. As an alternate, the opening may be square-cut with a max dimension 1 in. (25 mm) greater than the diam of the pipe. Plates may be discontinuous over opening, terminating at two opposing edges of opening. Max length of discontinuity to be 1 in. (25 mm) greater than diam of through penetrant.
   C. Top Plate — The double top plate shall consist of two nom 2 by 4 in. (51 by 102 mm), 2 by 6 in. (51 by 152 mm) or two sets of parallel 2 by 4 in. (51 by 102 mm) lumber plates, tightly butted. Diam of opening is to be max 1 in. (25 mm) larger than diam of pipe. As an alternate, the opening may be square-cut with a max dimension 1 in. (25 mm) greater than the diam of the pipe. Plates may be discontinuous over opening, terminating at two opposing edges of opening. Max length of discontinuity to be 1 in. (25 mm) greater than diam of through penetrant.
   D. Gypsum Board* — One or two layers of min 1/2 in. (13 mm) gypsum board.
   E. Steel Plate — (Not Shown) When lumber plates are discontinuous, nom 1-1/2 in. (38 mm) wide No. 20 gauge (or heavier) galv steel plates shall be installed to connect each discontinuous lumber plate and to provide a form for the fill material. Steel plates sized to lap 2 in. (51 mm) onto each discontinuous lumber plate and secured to lumber plates with steel screws or nails.
3. Through Penetrants — One metallic pipe, conduit or tubing to be installed within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of floor assembly. The annular space within the firestop system shall be min 0 in. (point contact) to max 1 in. (25 mm). The following types and sizes of metallic pipes or conduits may be used:
   A. Steel Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
   B. Iron Pipe — Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
   C. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or steel conduit.
   D. Copper Tubing — Nom (102 mm) 4 in. diam (or smaller) Type L (or heavier) copper tubing.
   E. Copper Pipe — Nom (102 mm) 4 in. diam (or smaller) Regular (or heavier) copper pipe.
4. Fill, Void or Cavity Material* — Sealant — Min 3/4 in. (19 mm) thickness of fill material applied within the annulus, flush with the top surface of the floor or the sole plate. Min 5/8 in. (16 mm) thickness of fill material applied within the annulus, flush with bottom surface of ceiling or lower top plate.
   HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP601S, CFS-S SIL GG, CP606, FS-One Sealant or FS-ONE MAX Intumescent Sealant (Note: L Ratings apply only when FS-ONE Sealant is used.)
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

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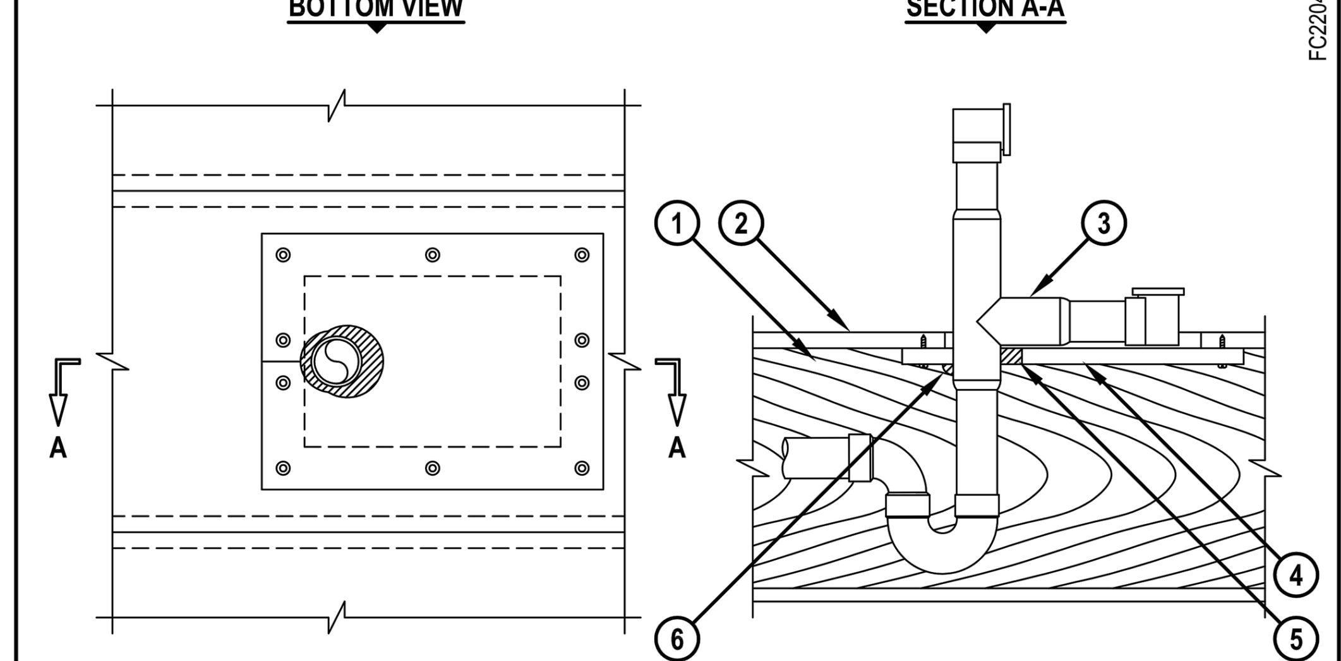
Underwriters Laboratories, Inc.
March 08, 2018

UL SYSTEM NO. F-C-2204

PLASTIC PIPE THROUGH WOOD FLOOR/CEILING ASSEMBLY

F-RATING = 1-HR.
T-RATING = 1/2-HR.

FC2204b 010715



1. WOOD FLOOR/CEILING ASSEMBLY (UL CLASSIFIED L500 SERIES) (1-HR. FIRE-RATING).
2. LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD, OR FLOOR TOPPING MIXTURE.
3. MAXIMUM 1-1/2" NOMINAL DIAMETER PVC OR ABS PLASTIC PIPE (SCHEDULE 40) AND DRAIN FITTINGS CEMENTED TOGETHER WITH PVC OR ABS BATHTUB WASTE/OVERFLOW FITTINGS.
4. 3/4" THICK PLYWOOD PATCH SIZED TO OVERLAP MINIMUM 2" BEYOND EACH EDGE OF RECTANGULAR OPENING. TWO PIECES POSITIONED AROUND DRAIN PIPING WITH CUT EDGES TIGHTLY BUTTED, AND SCREW ATTACHED TO UNDERSIDE OF SUBFLOOR WITH 1-1/4" LONG STEEL SCREWS (SPACED MAXIMUM 6" C/C). (SEE NOTE NO. 3 BELOW).
5. MINIMUM 5/8" DEPTH HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT.
6. MINIMUM 1/2" BEAD HILTI FS-ONE MAX OR FS-ONE INTUMESCENT FIRESTOP SEALANT APPLIED AT POINT OF CONTACT.

NOTES : 1. MAXIMUM SIZE OF OPENING = 12" x 8".
2. ANNULAR SPACE BETWEEN DRAIN PIPING AND PATCH = MINIMUM 0", MAXIMUM 1".
3. AS AN ALTERNATE TO PLYWOOD, 5/8" THICK GYPSUM WALL BOARD MAY BE USED.

Hilti Firestop Systems	HILTI, Inc. Tulsa, Oklahoma USA (800) 879-8000	Sheet: 1 of 1 Scale: 1/8" = 1" Date: Jan. 07, 2015	Drawing No. FC 2204b

Saving Lives through Innovation and Education

REVISIONS	BY
CITY COMMENTS JAN 5 2018	GPG
ARCH REVISIONS MAY 14 2018	GPG

Gladfelter Engineering Group
3710 Robinson Pike Rd., Grandview, MO 64030
Phone 913-387-2340 / Fax 816-761-0201
Email gpg@gegkc.net

EXTERIOR AND INTERIOR LANDLORD IMPROVEMENTS PROJECT
PLUS ADDITIONS/REVISIONS TO PREVIOUSLY APPROVED PLANS
AT 1601 EAST LINWOOD BOULEVARD
KANSAS CITY MO

DRAWN: GPG
DATE: JAN 5 2018
SCALE: SCALE NOTED
STATUS: FOR PERMIT
SHEET: MPE-1

Owner: Linvista Flats, LLC	1601-03 Linwood Boulevard					
Property: 1601-03 E. Linwood Blvd, KCMO, 64109	Mixed Use + Residential		Date		01/10/23	
Number of Dwelling Units	14		Square Footage		-	
			Land Area In Square Footage		23,914	
Estimate of Replacement Cost						
Land Improvements						
Purchase Price		94,500				
Pre-Development (LISC PD)		300,000				
Total Land Improvements		**394,500**				
Hard Costs						
Front Porch Construction (Allowance)(LISC PD)		200,000				
Linvista Flats LLC - Construction Improvements		1,150,000				
Wayne Colonnades - Construction Improvements		950,000				
Total Structures		**2,300,000**				
Total Improvements		**2,694,500**				
General Requirements	3.00%	80,835				
Subtotal		**2,775,335**				
Fees						
Builder's General Overhead	3.00%	80,835				
Builder's Profit	7.00%	188,615				
Performance Bond						
Total Cost of Construction		**3,044,785**				
Architect's Fees - Design	6.00%	182,687				
Architect's Fees - Supervision	2.00%	60,896				
MEP		0				
Civil Engineering		0				
Structural Engineering		0				
Total for All Improvements		**3,288,368**				
Construction Loan Period / Months		12				
Construction Loan		3,288,368				
Financing Fees and Expenses						
Construction Interest (%)	5.500%	99,473				
Lending Application Fee		1,000				
Construction Loan Fee		8,221				
Construction Permi Fee		7,500				
Permanent Financing Fee		8,221				
Other						
Other						
Total Financing Fees and Expenses		**124,415**				

Owner: Linvista Flats, LLC	1601-03 Linwood Boulevard					
Property: 1601-03 E. Linwood Blvd, KCMO, 64109	Mixed Use + Residential		Date		01/10/23	
Number of Dwelling Units	14		Square Footage		-	
			Land Area In Square Footage		23,914	
Interim Costs						
Construction Period R.E. Taxes		4,000				
Construction Period Insurance		9,500				
Total Interim Costs		**13,500**				
Professional Fees						
Environmental Study - Phase 1		4,500				
Structural Engineer		8,500				

Owner: Linvista Flats, LLC	1601-03 Linwood Boulevard					
Property: 1601-03 E. Linwood Blvd, KCMO, 64109	Mixed Use + Residential		Date		01/10/23	
Number of Dwelling Units	14		Square Footage		-	
			Land Area In Square Footage		23,914	
Appraisal		5,200				
Civil Engineer		8,500				
Site Survey		5,000				
MEP		6,000				
Legal - Construction Loan		18,000				
Geo Technical		4,000				
EDC KC		9,900				
Historical Tax Credit Application		43,500				
Total Professional Fees		**113,100**				
Total Charges and Financing		**251,015**				
Other Costs						
Construction Contingency	5.00%	138,767				
Environmental Abatement (Lead/ Asbestos)		25,000				
Community Engagement		5,000				
Website Development		4,000				
Property Manager		24,000				
Acquisition						
Other Acquisition		0				
Other Acquisition						
Other Acquisition						
Total Acquisition		**0**				
Total Estimated Replacement Cost		**3,736,149**				
Developer's Fee		448,338				
Pre-Development/ Reimbursables		0				
Tax Credit Fee (FED + MO)		3,500				
Tax Credit Syndication Fees		7,200				
Letter of Credit						
Credit Enhancement-Permanent Loan						
Other Escrow						
Syndication Costs (Fees paid by Dev.)						
Lease Up Costs		6,000				
Replacement Reserve		0				
Operating Reserve		0				
Total Development Costs		**4,201,187**				

Owner: Linvista Flats, LLC	1601-03 Linwood Boulevard					
Property: 1601-03 E. Linwood Blvd, KCMO, 64109	Mixed Use + Residential		Date		01/10/23	
Number of Dwelling Units	14		Square Footage		-	
			Land Area In Square Footage		23,914	
Total Source of Cash:			% of financing	Potential Tax Credits	Equity Investor Calculation	
Lending Partner - 1st		3,288,368	78%			
Historical Tax Credit Equity ($) Fed	-		0%	1,288,344	1,172,393	
Historical Tax Credit Equity ($) State			0%	1,223,962	1,113,805	
City Incentives (Pending - $1/8 Cent Sales Tax Funds)		750,000	18%			750,000 (assumption made in total deb
General Partner Equity/ RE Collateral		500,000	12%			
Total Sources		**4,538,368**				
Shortage ( )		**337,180**	**Surplus**			

Owner: Linvista Flats, LLC	1601-03 Linwood Boulevard					
Property: 1601-03 E. Linwood Blvd, KCMO, 64109	Mixed Use + Residential		Date		01/10/23	
Number of Dwelling Units	14		Square Footage		-	
			Land Area In Square Footage		23,914	
Annual Income						
Unit Type	**No**	**Rent/Mth**	**Total**	**Average Square Footage**	**Rent Per Sq. Ft.**	**Total Residential Sq. Footage**
Linvista Flats (8 Units) @ $1,375/ Month	12	16500	198,000	0	0.00	13,800
Wayne Colonnades (6) Units @ $1,250/ Month	12	8250	99,000	0	0.00	8,600
			0	0	0.00	
			0			0
					Total Sq. Footage	22,400
Total	**24**		297,000			
Total Estimated Rental Income			**297,000**			
Total Annual Income			**297,000**			
Less Vacancy %		5%	14,850			
Total			**282,150**			
Less Operating Exp. Contingency	417		10,000			
Less Repl. Reserve/ Contingency	1,389		10,000			
Net Operating Income			**262,150**			
Lendor 1st						
Mortgage Payment Calculation-Annual	2,538,368					4,955,805.00
Interest %	6.1000%					
Term of note/years	25		198,123	Debt Service	Debt Coverage Ratio	
		Cash flow	64,027		1.32	
$16,510.26						

Basis Calculation

Mixed Use + Residential

Credit Requested	Y or N
4% Construction Credit	N
9 % Construction Credit	N
Historic Rehabilitation Credit	N

Estimated % of Historic Rehab

Historic rehab cost %

Applicable Percentage Calculation	
Based on Unit Mix by Number	100%
Based on Percentage of Floor Area:	
Must use lesser of Percentage for Tax	

	Development Cost		Acquisition Credit		4 or 9% Credit		Historic Credit
Purchase Price	94,500		N/A		94,500		N/A
Pre-Development (LISC PD)	300,000		N/A		N/A		N/A
Front Porch Construction (Allowance)(LISC	200,000		N/A		N/A		N/A
Linvista Flats LLC - Construction Improvem	1,150,000		N/A		1,150,000		N/A
Wayne Colonnades - Construction Improve	950,000		N/A		950,000		N/A
General Requirements	80,835		N/A		80,835		0
Builder's General Overhead	80,835		N/A		80,835		0
Builder's Profit	188,615		N/A		188,615		0
Performance Bond	0		N/A		0		0
Architect's Fee-Design	182,687		N/A		182,687		0
Architect's Fee-Supervision	60,896		N/A		60,896		0
Soils Report	0		N/A		0		0
Survey	0		N/A		0		0
Engineering	0		N/A		0		0
Construction Interest (%)	99,473		N/A		89,526		0
HFA Application Fee	1,000		N/A		NA		0
Construction Loan Fee	8,221		N/A		8,221		0
Construction Inspection Fee	7,500		N/A		7,500		0
Permanent Financing Fee	8,221		N/A		N/A		N/A
Other Permanent Financing Fee	0		N/A		N/A		N/A
AHAP Application	0		N/A		0		0
Construction Period R.E. Taxes	4,000		N/A		3,600		0
Construction Period Insurance	9,500		N/A		8,550		0
Environmental Study	4,500		N/A		4,500		0
Market Study	8,500		N/A		8,500		0
Appraisal	5,200		N/A		5,200		0
Title & Recording - Construction Loan	8,500		N/A		8,500		N/A
Title & Recording - Permanent Loan	5,000		N/A		N/A		N/A
Legal - Acquisition	6,000		N/A		N/A		N/A

	Development Cost		Acquisition Credit		4 or 9% Credit		Historic Credit
Legal - Construction Loan	18,000		N/A		18,000		0
Legal - Permanent Loan	4,000		N/A		N/A		N/A
Organizational	9,900		N/A		N/A		N/A
Cost Cert	43,500		N/A		43,500		N/A
Construction Contingency	138,767		N/A		138,767		0
Environmental Abatement	25,000		N/A		25,000		0
Interior Furnishings	5,000		N/A		5,000		N/A
Marketing	4,000		N/A		N/A		N/A
Construction Easements	24,000		N/A		24,000		N/A
Land	0		N/A		N/A		N/A
Other Acquisition	0		0		N/A		
Other Acquisition	0				N/A		
Developer's Fee	448,338		N/A		448,338		0
Consultant's Fee	0		N/A		0		0
Tax Credit Fee (7%)	3,500		N/A		NA		N/A
Tax Credit Monitoring Fee	7,200		N/A		N/A		N/A
Letter of Credit	0		N/A		N/A		N/A
Credit Enhancement-Permanent Loan	0		N/A		N/A		N/A
Other Escrow	0		N/A		N/A		N/A
Syndication Costs (Fees paid by Dev.)	0		N/A		N/A		N/A
Lease Up Costs	6,000		N/A		N/A		N/A
Replacement Reserve (Cash Escrow)	0		N/A		N/A		N/A
Operating Reserve	0		N/A		N/A		N/A
			Acquisition Basis		**Construction Basis**		**Historic Basis**
Total Development Costs	**4,201,187**		**0**		**3,635,069**		**0**
If 9% - Enter Bad Money total							
Less Historic Tax Credit							0
Total Eligible Basis					**3,635,069**		
Multiplied by the Applicable Occupancy Fraction					**3,635,069**		
Increase for QCT					0%		
4 or 9% Basis					**0**		
4 or 9% Credit					**0**		
Total Acquisition Credit			**0**				

	Development Cost		Acquisition Credit		4 or 9% Credit		Historic Credit
Total Tax Credit					**0**		
30% Value =							
70% Value =	9.00%						

Development Schedule		
Mixed Use + Residential		
Development Stage - December 2020		**Date**
Site Control		
Seller	Single Seller One Parcel	
Option		NA
Contract		Dec
Closing		Jan-21
Zoning		Existing
Construction Financing		
Source	LISC + Lendor #1	
Application Submission		Feb-21
Conditional Commitment		Mar-12
Firm Commitment		Apr-21
Closing		May-21
Permanent Financing		
Source	Lendor #1	
Application Submission		Feb-21
Conditional Commitment		Mar-12
Firm Commitment		Apr-21
Closing		May-21
Plans		
Preliminary Drawings		Feb-21
Working Drawings		May-21
Construction		
Construction Start		May-21

Construction Complete		May-22
Rent Up / Conversion		
Leasing Start		Mar-22
Certificate of Occuancy / Begin Move Ins		May-22
1st Month Stabilized Occupancy		Jul-22
90 Days Stabilized Occupancy / Conversion to Permanent Financing		Oct-22

PROJECTED Annual Net Cash Flow:		Sustained		State HTC		Federal HTC					
Mixed Use + Residential		Occupancy		Year 3		Year 5					
01/10/23	**annual**	1	2	3	4	5	6	7	8	9	10
Assumptions:	**increases**	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
SOURCES											
Gross Rental Income	0.020	297,000	302,940	308,999	315,179	321,482	327,912	334,470	341,160	347,983	354,942
Other Income	0.000	0	0	0	0	0	0	0	0	0	0
Total Revenue		297,000	302,940	308,999	315,179	321,482	327,912	334,470	341,160	347,983	354,942
Vacancy/Collection Allowance	0.06	17,820	18,176	18,540	18,911	19,289	19,675	20,068	20,470	20,879	21,297
Commercial Income	0.020	0	0	0	0	0	0	0	0	0	0
Commercial Vacancy/Collection Allowance	0.02	0	0	0	0	0	0	0	0	0	0
Effective Gross Income		279,180	284,764	290,459	296,268	302,193	308,237	314,402	320,690	327,104	333,646
Use of Operating Reserves		0	0	0	0	0	0	0	0	0	0
TOTAL SOURCES		279,180	284,764	290,459	296,268	302,193	308,237	314,402	320,690	327,104	333,646
USES											
Building Operating Expenses	0.03	74,300	76,529	78,825	81,190	83,625	86,134	88,718	91,380	94,121	96,945
Real Estate Tax Expenses	0.01	2,000	2,020	2,040	2,061	2,081	2,102	2,123	2,144	2,166	2,187
Management Fee (% EGI)	0.00%	0	0	0	0	0	0	0	0	0	0
Total Operating Expenses	5,450	76,300	78,549	80,865	83,250	85,707	88,236	90,841	93,524	96,287	99,132
Operating Reserve (% EGI)	0.00	0	0	0	0	0	0	0	0	0	0
Replacement Reserve (at rental increase %)	1	10,000	10,200	10,404	10,612	10,824	11,041	11,262	11,487	11,717	11,951
TOTAL USES	5,451	86,300	88,749	91,269	93,862	96,531	99,277	102,103	105,011	108,003	111,083
NET OPERATING INCOME		192,880	196,015	199,190	202,406	205,663	208,960	212,299	215,679	219,101	222,563
DEBT SERVICE											
1st Mortgage		198,123	198,123	198,123	161,230	161,230	0	0	0	0	0
2nd Mortgage NMTC Debt Service					0	0	0				
3rd Mortgage											
4th Mortgage											
TOTAL DEBT SERVICE		198,123	198,123	198,123	161,230	161,230	0	0	0	0	0
NET CASH FLOW		-5,243	-2,108	1,067	41,176	44,433	208,960	212,299	215,679	219,101	222,563
		$0	$0	$0	$0	$0	$0	$0			
Debt Service Coverage Ratio											
First Lender:		0.97	0.99	1.01	1.26	1.28	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
First & Second Lender:		0.97	0.99	1.01	1.26	1.28	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Third Lender:		0.97	0.99	1.01	1.26	1.28	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
Fourth Lender:		0.97	0.99	1.01	1.26	1.28	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!
All Lenders:		**0.97**	**0.99**	**1.01**	**1.26**	**1.28**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**

PROJECTED Annual Net Cash Flow:							
Mixed Use + Residential							
01/10/23	**annual**	11	12	13	14	15	
Assumptions:	**increases**	2032	2033	2034	2035	2036	TOTAL
SOURCES							
Gross Rental Income	0.020	362,041	369,282	376,668	384,201	391,885	5,136,145
Other Income	0.000	0	0	0	0	0	0
Total Revenue		362,041	369,282	376,668	384,201	391,885	5,136,145
Vacancy/Collection Allowance	0.06	21,722	22,157	22,600	23,052	23,513	308,169
Commercial Income	0.020	0	0	0	0	0	0
Commercial Vacancy/Collection Allowance	0.02	0	0	0	0	0	0
Effective Gross Income		340,319	347,125	354,068	361,149	368,372	4,827,976
Use of Operating Reserves		0	0	0	0	0	0
TOTAL SOURCES		340,319	347,125	354,068	361,149	368,372	4,827,976
USES							
Building Operating Expenses	0.03	99,853	102,849	105,934	109,112	112,385	1,381,899
Real Estate Tax Expenses	0.01	2,209	2,231	2,254	2,276	2,299	32,194
Management Fee (% EGI)	0.00%	0	0	0	0	0	0
Total Operating Expenses	5,450	102,062	105,080	108,188	111,388	114,684	1,414,093
Operating Reserve (% EGI)	0.00	0	0	0	0	0	0
Replacement Reserve (at rental increase %)	1	12,190	12,434	12,682	12,936	13,195	172,934
TOTAL USES	5,451	114,252	117,514	120,870	124,324	127,879	1,587,027
NET OPERATING INCOME		226,067	229,612	233,198	236,825	240,493	3,240,949
DEBT SERVICE							
1st Mortgage		0	0	0	0	0	916,829
2nd Mortgage NMTC Debt Service							0
3rd Mortgage							
4th Mortgage							
TOTAL DEBT SERVICE		0	0	0	0	0	916,829
NET CASH FLOW		226,067	229,612	233,198	236,825	240,493	2,324,120
Debt Service Coverage Ratio							
First Lender:		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3.53
First & Second Lender:		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3.53
Third Lender:		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3.53
Fourth Lender:		#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!	3.53
All Lenders:		**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**#DIV/0!**	**3.53**

Brush Creek Redevelopment			
	Code	Amount	Breakdown of Misc and Other Expenses
Administrative Expenses			
Conventions and Meetings	6203		
Management Consultants	6204		
Advertising & Marketing	6210	0	
Other Renting Expenses	6250		
Office Salaries	6310	0	
Office Expenses	6311	3,000	
Office or Model Apt	6312		
Management Fee	6320	0	0.00%
Mgr or Superintendent Salary	6330		
Administrative Rent Free Unit	6331		
Legal Expense - Project	6340	5,000	
Audit Expense/ CPA	6350	3,000	
Bookkeeping Fees/Acct Services	6351		
Bad Debts	6370		
Misc. Admin Expenses	6390	5,000	
Total Administrative Expenses		**16,000**	
Utilities			
Fuel Oil - Coal	6420		
Electricity	6450	4,800	
Water	6451	8,000	
Gas	6452	0	
Sewer	6453	8,000	
Total Utilities Expense		**20,800**	
Operating & Maintenance Expenses			
Payroll	6510	0	
Supplies	6515	5,000	
Contracts	6520	5,000	
Operating & Maintenance Rent Free Unit	6521		
Garbage and Trash Removal	6525	4,500	
Security/ Alarm	6530	6,000	
Misc	6531		
Heating/Cooling Repairs and Main.	6546	800	
Snow Removal	6548	5,000	
Vehicle & Main. Equip. Operation & Repairs	6570	600	
Misc Operating & Maintenance Expense	6590	400	
Total Operating & Maintenance Expenses		**27,300**	
Taxes and Insurance			
Real Estate Taxes	6710	2,000	
Payroll Taxes (FICA)	6711	0	
Property and Liability Insurance (Hazard)	6720	9,000	

Fidelity Bond Insurance	6721	0	
Workmen's Compensation	6722	0	
Health Insurance and Other Employee Benefits	6723	0	
Miscellaneous Taxes, Licenses and Permits	6790	1,200	
Total Taxes and Insurance		**12,200**	
Total Annual Operating Expenses		**76,300**	
Per Unit Operating Expenses		**3,179**	
Annual Reserve for Replacement Deposit	416.666667	**10,000**	
Total Operating and Reserve Expenses		**86,300**	
Total Per Unit Expenses		**3,596**	

		Equity Pay in Percentage				#DIV/0!	#DIV/0!	#DIV/0!	#DIV/0!		#DIV/0!
	Boone Theater Mixed Use Development				Total	Upon Initial	Construction				
					(Permanent)	Closing	Completion	Conversion	Conversion	Stabilization	Variance
SOURCES											
	MHDC Construction Loan				3,288,368	3,288,368		(3,288,368)			
	Lending Partner - 1st				3,288,368			3,288,368			-
	#REF!				#REF!			#REF!			#REF!
	Tax Credit Equity				-	2,707,740	377,415	3,423,606	221,489	221,489	(6,951,739)
	#REF!				#REF!	280,000					#REF!
	LISC / City Funds				#REF!	#REF!					#REF!
	City Incentives (Pending - $1/8 Cent Sales Tax Funds)				750,000						750,000
	General Partner Equity/ RE Collateral				500,000	100					499,900
		Total Sources:			**#REF!**	**#REF!**	**377,415**	**#REF!**	**221,489**	**221,489**	
						Sep-05		**Nov-06**	**Apr-07**		
USES				per unit	#REF!	#REF!	271,787	94,000	221,489	136,611	
	Purchase Price			6750	94,500	94,500					-
	Pre-Development (LISC PD)			21429	300,000						300,000
	Front Porch Construction (Allowance)(LISC PD)			14286	200,000						200,000
	Linvista Flats LLC - Construction Improvements			82143	1,150,000	1,150,000					-
	Wayne Colonnades - Construction Improvements			67857	950,000	950,000					-
	General Requirements			5774	80,835	80,835					-
	Builder's General Overhead			5774	80,835	80,835					-
	Builder's Profit			13473	188,615	188,615					-
	Performance Bond			0	-	-					-
	Architect's Fee-Design			13049	182,687	182,687					-
	Architect's Fee-Supervision			4350	60,896	60,896					-
	#REF!			#REF!	#REF!	#REF!					#REF!
	Soils Report			0	-	-					-
	Survey			0	-	-					-
	Engineering			0	-	-					-
	Construction Interest (%)			7105	99,473	99,473					-
	#REF!			#REF!	#REF!	#REF!					#REF!
	HFA Application Fee			71	1,000	1,000					-
	Construction Loan Fee			587	8,221	8,221					-
	#REF!			#REF!	#REF!	#REF!					#REF!
	Construction Inspection Fee			536	7,500	7,500					-
	Permanent Financing Fee			587	8,221	8,221					-
	Other Permanent Financing Fee			0	-	-					-
	AHAP Application			0	-	-					-
	#REF!			#REF!	#REF!	#REF!					#REF!
	#REF!			#REF!	#REF!	#REF!					#REF!
	Construction Period R.E. Taxes			286	4,000	4,000					-
	Construction Period Insurance			679	9,500	9,500					-
	Environmental Study			321	4,500	4,500					-
	Market Study			607	8,500	8,500					-
	Appraisal			371	5,200	5,200					-
	Title & Recording - Construction Loan			607	8,500	8,500					-
	Title & Recording - Permanent Loan			357	5,000	5,000					-
	#REF!			#REF!	#REF!	#REF!					#REF!

	Boone Theater Mixed Use Development				Total	Upon Initial	Construction				
					(Permanent)	Closing	Completion	Conversion	Conversion	Stabilization	Variance
	Legal - Acquisition			429	6,000	6,000					-
	Legal - Construction Loan			1286	18,000	18,000					-
	Legal - Permanent Loan			286	4,000	15,000					(11,000)
	Organizational			707	9,900	9,900					-
	#REF!			#REF!	#REF!	#REF!					#REF!
	Cost Cert			3107	43,500	43,500					-
	#REF!			#REF!	#REF!	#REF!					#REF!
	#REF!			#REF!	#REF!	#REF!					
	Construction Contingency			9912	138,767	138,767					-
	Environmental Abatement			1786	25,000	25,000					-
	Interior Furnishings			357	5,000	5,000					-
	Marketing			286	4,000	4,000					-
	Construction Easements			1714	24,000	24,000					-
	Land			0	-	-					-
	Relocation			#REF!	#REF!	#REF!					#REF!
	#REF!			#REF!	#REF!	#REF!					#REF!
	Other Acquisition			0	-	-		-	-		-
	Other Acquisition			0	-	-		-			-
	Developer's Fee			32024	448,338	89,668	265,787		221,489	136,611	(265,217)
	Consultant's Fee			0	-	-					-
	Tax Credit Fee (7%)			250	3,500	3,500					-
	Tax Credit Monitoring Fee			514	7,200	7,200					-
	Letter of Credit			0	-						-
	Credit Enhancement-Permanent Loan			0	-			-			-
	Other Escrow			0	-			-			-
	Syndication Costs (Fees paid by Dev.)			0	-	-					-
	Lease Up Costs			429	6,000		6,000				-
	Replacement Reserve (Cash Escrow)			0	-			24,000			(24,000)
	#REF!			#REF!	#REF!	#REF!					#REF!
	Operating Reserve			0	-			70,000			(70,000)
	#REF!			#REF!	#REF!						
		Total Uses:		**#REF!**	**#REF!**	**#REF!**	**271,787**	**94,000**	**221,489**	**136,611**	#REF!
		Developer's Fee Percentage				20.0%	59.3%	0.0%	49.4%	30.5%	128.7%

JACKSON County ★ Missouri

29-730-13-03-00-0-00-000

Property Account Summary

Parcel ID:	29-730-13-03-00-0-00-000	Property Address:	1601 E LINWOOD BLVD APT 1W , KANSAS CITY, MO 64109

General Information

Property Description	EATON PLACES 34.72 FT OF LOT 1 ALL LOTS 2 & 3 & N 45.28 FT OFLOT 4
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	001
Remarks	From Conversion

Property Characteristics

Property Class	2018

Parties

Role	Percent	Name	Address
Taxpayer	100	EASAW JAMES & BUMPUS MINNETTE A	2118 FIRST ST NW, WASHINGTON, DC 20001
Owner	100	EASAW JAMES & BUMPUS MINNETTE A	2118 FIRST ST NW, WASHINGTON, DC 20001

Property Values

Value Type	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019	Tax Year 2018
Market Value Total	119000	119000	104905	104905	91222
Taxable Value Total	22610	22610	19932	19932	17332
Assessed Value Total	22610	22610	19932	19932	17332

Motor Vehicle Account Asset Inventory

Item Type	Make	Model	Series	Model Year	Item ID	Plate Number	Name on Title 1	Name on Title 2
No Vehicle Account Assets Found								

Active Exemptions

No Exemptions Found

Tax Balance

No Charge Amounts are due for this property. If you believe this is incorrect, please contact a Property Support Specialist.

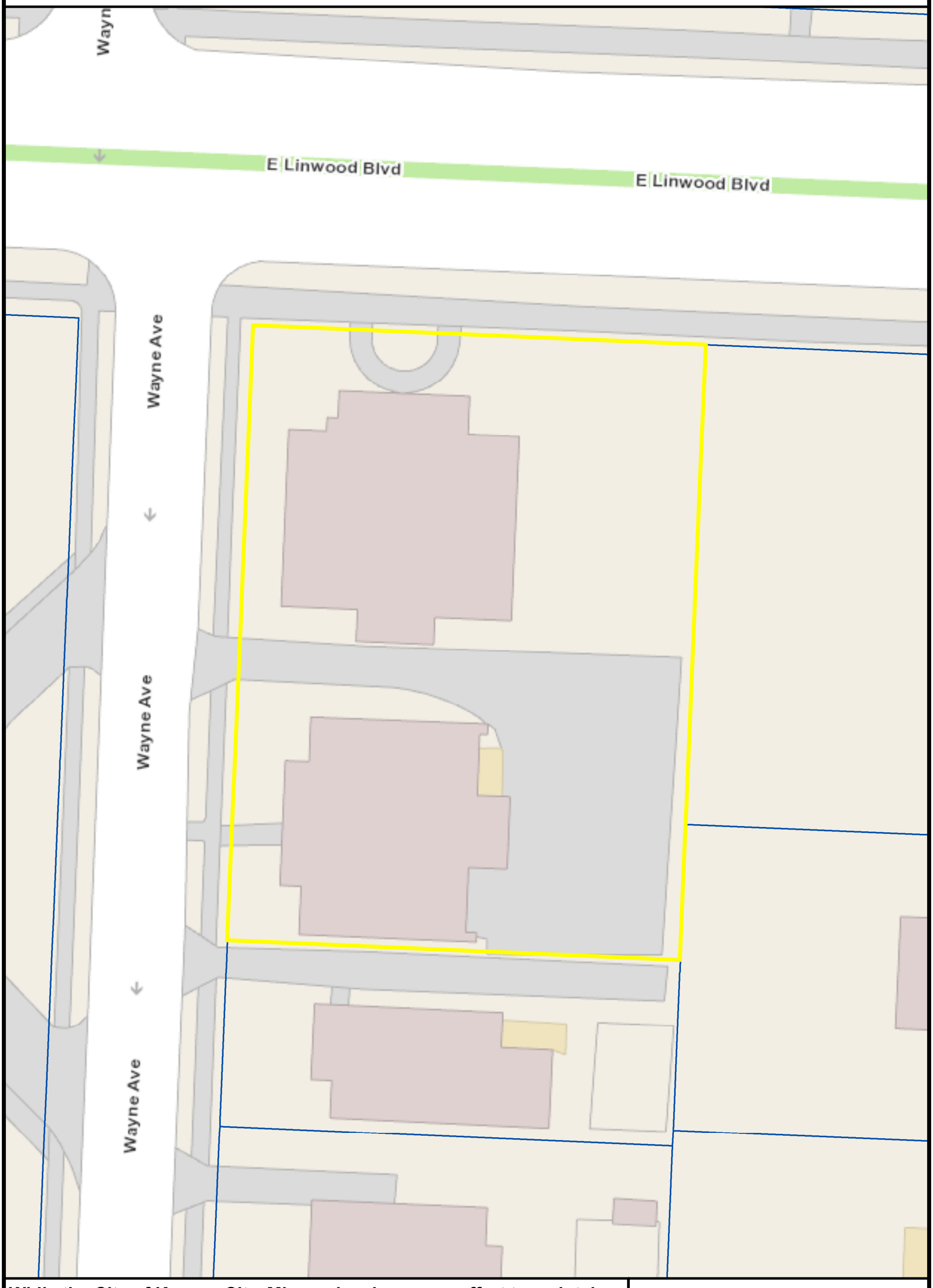
Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	$18.90
CITY - KANSAS CITY	$382.52
JACKSON COUNTY	$133.85
KANSAS CITY LIBRARY	$125.33
KANSAS CITY SCHOOL #33	$1,121.43
MENTAL HEALTH	$25.16
METRO JUNIOR COLLEGE	$45.85
STATE BLIND PENSION	$6.79

Receipts

Date	Receipt No.	Amount Applied to Parcel	Amount Due for Parcels Selected	Receipt Total	Change
12/24/2022 08:46:00	13442563	$1,859.83	$1,859.83	$1,859.83	$0.00
02/23/2022 10:53:00	13029291	$2,058.78	$2,058.78	$2,058.78	$0.00
12/29/2021 17:15:00	12929762	$0.00	$1,853.48	$1,853.48	$0.00
12/30/2020 18:46:00	12355073	$1,654.65	$1,654.65	$1,654.65	$0.00
12/24/2019 12:14:00	11730951	$1,620.23	$1,620.23	$1,620.23	$0.00
12/30/2018 19:21:00	11209846	$1,437.79	$1,437.79	$1,437.79	$0.00
12/24/2018 21:42:00	11149341	$0.00	$1,437.79	$1,437.79	$0.00
12/25/2017 07:25:00	10588531	$1,379.63	$1,379.63	$1,379.63	$0.00
12/24/2016 12:59:00	10026529	$1,277.57	$1,277.57	$1,277.57	$0.00
12/23/2015 23:06:00	9471696	$1,274.77	$1,274.77	$1,274.77	$0.00
12/24/2014 19:03:00	8920945	$1,281.40	$1,281.40	$1,281.40	$0.00
12/23/2013 13:52:00	8332138	$1,282.63	$1,282.63	$1,282.63	$0.00
01/03/2013 11:59:00	7884060	$176.82	$176.82	$176.82	$0.00
12/28/2012 11:12:00	7824686	$0.00	$161.30	$161.30	$0.00
12/30/2011 10:38:00	7304883	$161.17	$161.17	$161.17	$0.00
12/30/2010 09:32:00	6730292	$161.14	$161.14	$161.14	$0.00
12/19/2009 18:26:00	6102028	$160.90	$160.90	$160.90	$0.00
12/12/2008 00:00:00	5480577	$160.76	$160.76	$160.76	$0.00
12/12/2007 00:00:00	4888305	$160.63	$160.63	$160.63	$0.00
12/12/2006 00:00:00	4373409	$942.35	$942.35	$942.35	$0.00
12/09/2005 00:00:00	3769580	$942.24	$942.24	$942.24	$0.00
12/20/2004 00:00:00	3354696	$930.64	$930.64	$930.64	$0.00
04/30/2004 12:57:00	3069556	$3,475.63	$3,475.63	$3,475.63	$0.00
03/14/2001 09:58:00	1467887	$971.53	$13,931.12	$13,931.12	$0.00
01/26/2000 12:00:00	830714	$908.61	$908.61	$908.61	$0.00
12/31/1998 12:00:00	82631	$912.41	$912.41	$912.41	$0.00

My Map



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Printed Date: 12/7/2022