MARSHALL APARTMENTS

APARTMENTS

KANSAS CITY, 23-3280 MISSOURI

REFERENCE LEGEND

- 1–A1 — DETAIL REFERENCE REF # – SHT. #
- A–A1 SIM — DETAIL REFERENCE REF # – SHT #
- A / A1.1 — INTERIOR ELEVATION REFERENCE
- 100'–0" FIN. FLR. — ELEVATION DESIGNATION
- 1 — DOOR MARK
- A — WINDOW MARK
- 4 — PARTITION MARK
- CUT LINE
- REVISIONS
- WAITING 101 — ROOM NAME & NUMBER
- A–A1 — PROJECTED VIEW OF PHOTOGRAPH REF # – SHT. #
- SB 10'–0" (BTM) — CEILING ELEVATION & MATERIAL
- PROJECT NORTH
- TRUE NORTH
- A DETAIL SCALE — DRAWING NAME, DRAWING SCALE, DRAWING REF #

MATERIAL LEGEND

- BATT INSULATION
- BRICK MASONRY
- COMPACTED EARTH
- RIGID INSULATION
- POURED CONCRETE
- WALL W/ BRICK VENEER
- METAL STUD WALL
- CONCRETE WALL
- WOOD STUD WALL
- C.M.U. WALL
- PLYWOOD
- ROUGH WOOD
- FINISH WOOD
- METAL STUD
- GLASS LARGE SCALE
- STRUCTURAL STEEL
- CONC. MASONRY UNIT SECTION
- MTL JOIST
- MTL FURRING
- PRECAST CONC. SLAB

ABBREVIATIONS

& AND	Cntr. Counter	Exp. Expansion	Hr. Hour	N. North	Reinf. Reinforced	Temp. Tempered
∠ Angle	Col. Column	Ext. Exterior	Hgt. Height	N.I.C. Not In Contract	Req'd Required	T.&G. Tongue & Groove
@ At	Conc. Conc. Concrete		I.D. Inside Diameter	No. or # Number	Resil. Resilient	Thk. Thick
℄ Centerline	C.T. Ceramic Tile	F.A. Fire Alarm	Insul. Insulation	Nom. Nominal	Rm. Room	T.O.M. Top Of Masonry
⌀ Diameter or Round	CMU Concrete Masonry Unit	F.D. Floor Drain	Int. Interior	N.T.S. Not To Scale	R.O. Rough Opening	T.O.S. Top Of Steel
# Pound or Number	Ctr. Center	Fdn. Foundation				T.P. Top Of Pavement
		F.E. Fire Extinguisher		O/ On or Over	S. South	T.P.D. Toilet Paper Dispenser
Acous. Acoustical	Dbl. Double	F.E.C. F.E. Cabinet	Jan Janitor	Obs. Obscure	S.B. Splash Block	T.V. Television
Adj. Adjustable	Det. Detail	Fin. Finish	Jt. Joint	O.C. On Center	S.C. Solid Core	T.W. Tackwall
A.F.F. Above Finished Floor	D.F. Drinking Fountain	Fl. Floor		O.D. Diameter	Sched. Schedule	Typ. Typical
Aggr. Aggregate	Dia. Diameter	Flash. Flashing	Kit. Kitchen	Off. Office	S.D. Soap Dispenser	Trd. Tread
Al. Aluminum	Dim. Dimension	F.L. Flow line		Opng. Opening	Sect. Section	
Approx. Approximate	Dn. Down	Ft. Foot or feet	Lab. Laboratory	Opp. Opposite	Shr. Shower	U.O.N. Unless Otherwise Noted
Arch. Architect or Architectural	Dr. Door	Ftg. Footing	Lam. Laminate		Sht. Sheet	Ur. Urinal
Asb. Asbestos	Ds. Downspout	Furr. Furring	Lav. Lavatory	P. Paint	Sim. Similar	
Asph. Asphalt	Dwg. Drawing	Fut. Future	Lkr. Locker	Pl. Plate	S.N.D. Sanitary Napkin Disp.	V.C.T. Vinyl Composition Tile
A.V. Audio Visual	Dwr. Drawer		Lt. Light	P.Lam. Plastic Laminate	S.N.R. Sanitary Napkin Recep.	V.T. Vinyl Tile
		Ga. Gauge		Plas. Plaster	Spec. Specification	V.B. Vapor Barrier
Bd. Board	(E) Existing	Galv. Galvanized	Mas. Masonry	Plywd. Plywood	Sq. Square	Vert. Vertical
Bitum. Bituminous	E. East or Existing	G.B. Grab Bar	Max. Maximum	Pr. Pair	SSt. Stainless Steel	Vest. Vestibule
Bldg. Building	Ea. Each	Gl. Glass	M.C. Medicine Cabinet	Pt. Paint	Std. Standard	Vyl. Vinyl
Blk. Block	E.J. Expansion Joint	Gnd. Ground	Mech. Mechanical	P.T.D. Paper Towel Dispenser	St. Steel	
Blk'g. Blocking	El. Elevation	Gr. Grade	Memb. Membrane	Ptn. Partition	Stor. Storage	W. West
Bm. Beam	Elec. Electrical	Gyp. Gypsum	Met. Metal	P.T.R. Paper Towel Receptacle	Strl. Structural	w/ With
Bot. Bottom	Elev. Elevator		Mfr. Manufacturer		Susp. Suspended	w/o Without
BO BY OWNER	Eq. Equal	H.B. Hose Bibb	Mh. Manhole	Q.T. Quarry Tile	S.V. Sheet Vinyl	W.C. Wall Covering
Brg. Bearing	Equip. Equipment	H.C. Hollow Core	Min. Minimum		Sym. Symmetrical	Wd. Wood
Brk. Brick	E.W. Each Way	Hdwd. Hardwood	Mir. Mirror	R. Riser		Wp. Waterproof
	E.W.C. Elec. Water Cooler	Hdwr. Hardware	Misc. Miscellaneous	Rad. Radius	Tex. Texture	Wdw. Window
Cab. Cabinet	Exist. Existing	H.M. Hollow Metal	M.O. Masonry Opening	R.D. Roof Drain	T.B. Towel Bar	Wsct. Wainscot
Clg. Ceiling	Expo. Exposed	Horiz. Horizontal	Mtd. Mounted	Ref. Reference	T.Bd. Tack Board	Wt. Weight
Clr. Clear						



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SHEET INDEX

GENERAL
COVER SHEET
CFP CODE FOOTPRINT
ADA 2010 ADA STANDARD FOR ACCESSIBILITY DESIGN

DEMOLITION
D2.1 LOWER LEVEL DEMOLITION PLAN
D2.2 FIRST FLOOR DEMOLITION PLAN
D2.3 SECOND FLOOR DEMOLITION PLAN
D2.4 THIRD FLOOR DEMOLITION PLAN
D5.1 ROOF DEMOLITION PLAN

ARCHITECTURAL
A2.1 LOWER LEVEL PROPOSED FLOOR PLAN
A2.2 FIRST FLOOR PROPOSED FLOOR PLAN
A2.3 SECOND FLOOR PROPOSED FLOOR PLAN
A2.4 THIRD FLOOR PROPOSED FLOOR PLAN
A3.1 PHOTOGRAPHIC ELEVATIONS
A4.1 STAIR PLAN & SECTIONS
A5.1 ROOF PLAN
A7.1 FIRST & SECOND FLOOR REFLECTED CEILING PLANS
A7.2 THIRD FLOOR REFLECTED CEILING PLAN
A8.1 UNIT BATHS TYPE 1–3 ENLARGED PLAN AND INTERIOR ELEVATIONS
A8.2 UNIT BATHS TYPE 4–6 ENLARGED PLAN AND INTERIOR ELEVATIONS
A8.3 UNIT BATHS TYPE 7 ENLARGED PLAN AND INTERIOR ELEVATIONS
A8.4 UNIT KITCHEN ELEVATIONS
A8.5 UNIT KITCHEN ELEVATIONS
A8.6 PUBLIC RESTROOMS
A8.7 INTERIOR ELEVATIONS
A8.8 INTERIOR ELEVATIONS
A9.1 SECOND FLOOR, FLOOR FINISH PLAN
A9.2 THIRD FLOOR, FLOOR FINISH PLAN
A10.1 FINISH & WINDOW SCHEDULES
A10.2 DOOR SCHEDULES

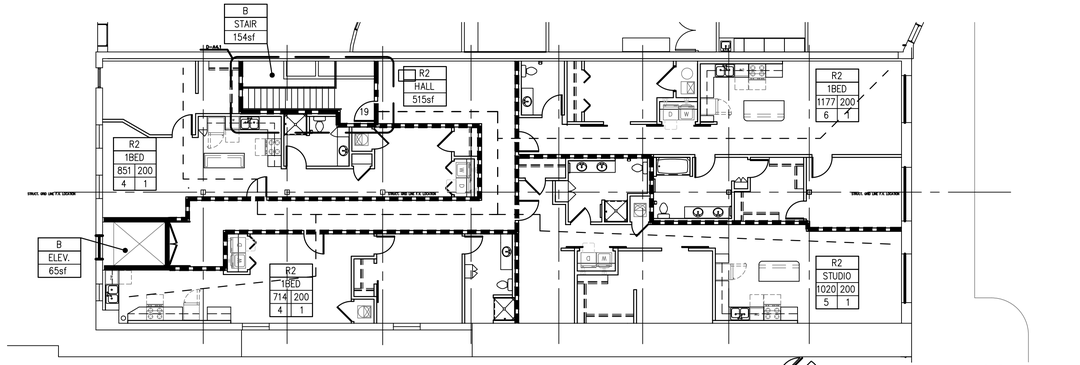
STRUCTURAL
S0.1 HEADER SCHEDULE
S2.1 FIRST FLOOR FRAMING PLAN
S2.2 SECOND FLOOR FRAMING PLAN
S2.3 THIRD FLOOR FRAMING PLAN
S3.1 STRUCTURAL DETAILS

MECHANICAL
ME0.1 NOTES/LEGEND
ME1.1 MECH. & ELECT. DEMOLITION PLANS
ME1.2 MECH. & ELECT. DEMOLITION PLANS
M1.1 1ST & 2ND FL. HVAC PLANS
M1.2 3RD FL. HVAC PLAN
M1.3 LOWER LVL & 1ST FL. WASTE AND VENT PLANS
M1.4 2ND & 3RD FL. WASTE AND VENT PLANS
M1.5 LOWER LVL & 1ST FL. DOMESTIC WATER PLANS
M1.6 2ND FL. & 3RD FL. DOMESTIC WATER PLANS
M6.1 MECHANICAL SCHEDULES/DETAILS
M6.2 MECHANICAL SCHEDULES/DETAILS

ELECTRICAL
E1.1 LOWER LEVEL/1ST FL./MEZZANINE ELECTRICAL PLAN
E1.2 2ND & 3RD FL. ELECTRICAL PLAN
E6.1 SCHEDULE/DETAILS/DIAGRAMS
E6.2 ELECTRICAL/LIGHT FIXTURE SCHEDULES
E6.3 CALCULATIONS

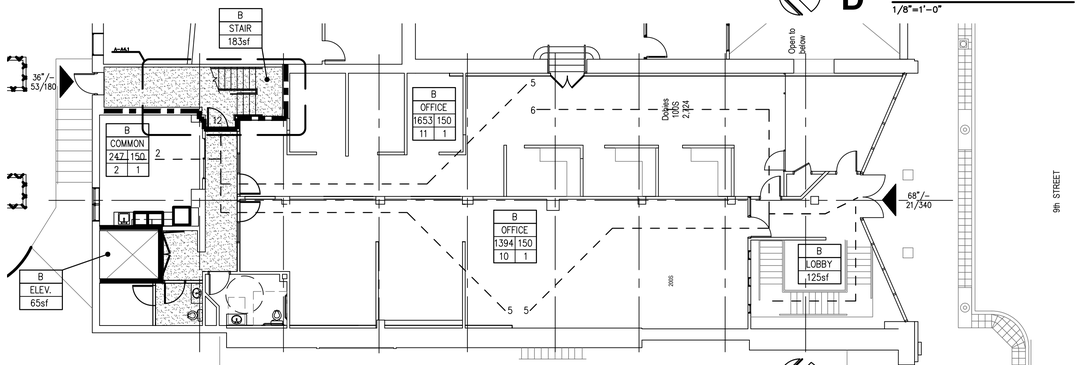
STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019009786
ARCHITECT

PERMIT SUBMITTAL SET 8-21-2023

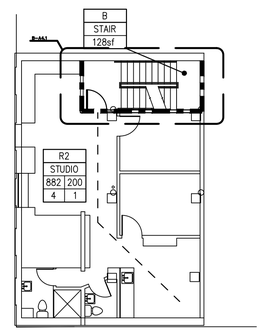


North **E** **THIRD FLOOR PLAN**
1/8"=1'-0"

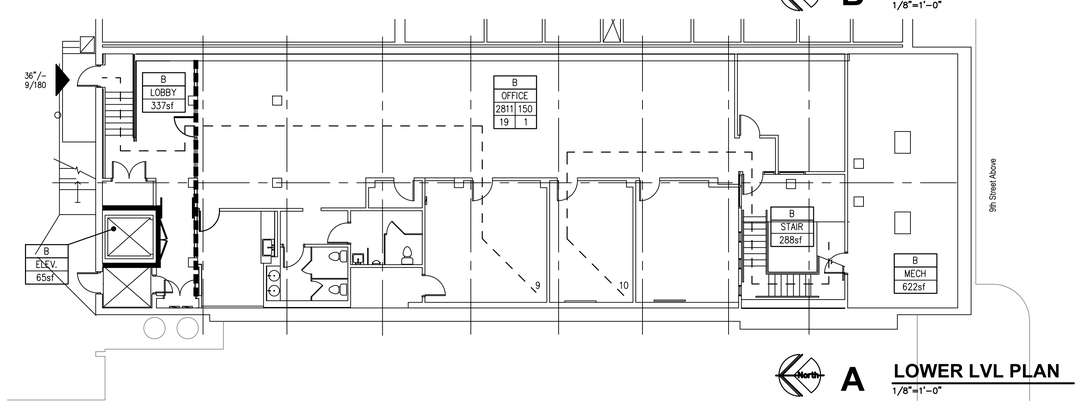
North **D** **SECOND FLOOR PLAN**
1/8"=1'-0"



North **B** **FIRST FLOOR PLAN**
1/8"=1'-0"



North **C** **MEZZ. LVL PLAN**
1/8"=1'-0"



North **A** **LOWER LVL PLAN**
1/8"=1'-0"

PROJECT INFORMATION

TYPE OF CONSTRUCTION	INTERIOR REMODEL
FACILITY NAME	MARSHALL BUILDING LOFTS
FACILITY ADDRESS	110 W 9TH ST. KANSAS CITY, MO, 64105
COUNTY	JACKSON
REASON FOR SUBMITTAL	CHANGE IN USE BUSINESS TO MIXED-USE BUSINESS + APARTMENTS
LOCAL FIRE DEPARTMENT	CITY OF KANSAS CITY
WATER SUPPLY	CITY OF KANSAS CITY
LOCAL BUILDING INSPECTION DEPARTMENT	CITY OF KANSAS CITY
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST.; SALINA, KS 67401
CODES/REGULATIONS	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL EXISTING BUILDING CODE 2018 INTERNATIONAL RESIDENTIAL CODE 2018 INTERNATIONAL FUEL GAS CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 UNIFORM PLUMBING CODE 2017 NATIONAL ELECTRICAL CODE 2016 NFPA 72 NATIONAL FIRE ALARM CODE 2012 INTERNATIONAL ENERGY CONSERVATION CODE 2009 ICC/ANSI-A117.1 ACCESSIBILITY

LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

NON-RATED CONSTRUCTION

1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1020.1)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.1)*

1/2 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS W/ 20 MIN OPENINGS *(PER IBC 708.3 EXCEPTION 2 & TABLE 716.1)*

1 HOUR CONSTRUCTION; INT. EXIT STAIR, 3 STORIES CONNECTED, W/ 60 MIN OPENINGS *(PER IBC 1023.2 & TABLE 716.1)*

2 HOUR CONSTRUCTION (EXIST); EXIT ENCLOSURE, SHAFT WALLS W/ 90 MIN OPENINGS *(PER IBC TABLE 716.1)*

EXIT LIGHT

EXIT/EMERGENCY LIGHT

EMERGENCY LIGHT

FIRE EXTINGUISHER — FE

FIRE HYDRANT/FIRE DEPARTMENT CONNECTION — FH, FDC

FIRE ALARM REMOTE ANNUNCIATOR PANEL — FAA

FIRE ALARM CONTROL PANEL — FACP

	R-2	
OCCUPANCY GROUP (AU - ACCESSORY USE)	APARTMENT	
OCCUPANCY USE		
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	1,000	200
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	5	1

CODE INFORMATION

OCCUPANCY OVERALL: MIXED OCCUPANCY

CONSTRUCTION TYPE: III-B

OCCUPANCY BASIC ALLOWABLE AREA:

B	OFFICE	19,000 SF
R-2	APARTMENTS	16,000 SF

ALLOWABLE AREA INCREASE: *(NON-SEPARATED USES. PER IBC SEC. 508.3)*

	R-2
BASE ALLOWABLE	16,000 SF
AREA INCREASE (0%)	0 SF
SPRINKLER INCREASE (200%)	32,000 SF
TOTAL FLOOR ALLOWABLE	48,000 SF
TOTAL BLDG	192,000 SF

ACTUAL BUILDING AREA:

LOWER LEVEL	4,830 SF
FIRST FLOOR + MEZZ	5,450 SF
SECOND FLOOR	4,492 SF
THIRD FLOOR	4,635 SF
TOTAL BLDG	19,407 SF

BASIC ALLOWABLE STORIES: 3+1=4 (B), 4+1=5 (R2) *(PER IBC TABLE 504.4)*

ACTUAL STORIES: 3 *(ABOVE GRADE PLANE)*

BASIC ALLOWABLE HEIGHT: 55'+20'=75' *(PER IBC TABLE 504.3)*

ACTUAL HEIGHT: ~54'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: III-B

EXTERIOR BEARING WALLS:	2 HOUR	
STRUCTURAL FRAME:	0 HOUR	
INTERIOR BEARING WALLS:	0 HOUR	
INTERIOR NON-BEARING WALLS:	0 HOUR	
SHAFT ENCLOSURES:	2 HOUR	
FLOOR/CEILING ASSEMBLY:	0 HOUR	
CEILING/ROOF ASSEMBLY:	0 HOUR	Class C
CORRIDOR/DWELLING UNITS:	1/2 HOUR	*(708.3 EXCEPTION 1)*
DWELLING UNITS -	1/2 HOUR	*(708.3 EXCEPTION 2)*
DWELLING UNITS FL/CEILING -	1/2 HOUR	*(711.2.4.3 EXCEPTION)*

OCCUPANCY SEPARATIONS:
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE. DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS. *(PER IBC SEC. 508.3)*

ROOF COVERINGS *CLASS C OR BETTER*

PORTABLE FIRE EXTINGUISHERS
REQUIRED, PROVIDED IN EACH R2 DWELLING UNIT

FIRE ALARM REQUIREMENTS:
NOT REQUIRED

SMOKE ALARM REQUIREMENTS: *(PER IBC 907.2.10.2)*
REQUIRED, PROVIDED - SLEEPING ROOMS & AT EACH FLOOR
REQUIRED, PROVIDED - SMOKE DETECTOR EACH FLOOR

CARBON MONOXIDE DETECTION REQUIREMENTS: *(PER IBC 915.2)*
NOT REQUIRED, PROVIDED - SLEEPING ROOMS & AT EACH FLOOR
(NOT REQ'D - NO GAS SERVICE OR FUEL-BURNING APPLIANCES PROVIDED, NO ATTACHED GARAGE)

AUTOMATIC FIRE SUPPRESSION SYSTEM:
REQUIRED, EXISTING, PER NFPA 13

STANDPIPES: *(PER IBC 905.1)*
NOT REQUIRED

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.1(1))*
NO HAZARDOUS MATERIALS ARE TO BE STORED

SMOKE CONTROL:
NOT REQUIRED

SMOKE PARTITIONS:
NOT REQUIRED

TOTAL OCCUPANT LOAD: 79

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	COMMONS	15 sf/OCCUPANT	49
B	LOBBY	15 sf/OCCUPANT	49
B	OFFICE	150 sf/OCCUPANT	49
B	MECH/ELEC	300 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10

EMERGENCY ESCAPE AND RESCUE: *(PER IBC 1030.1 #1)*
REQUIRED, PROVIDED

SUPPLEMENTAL CODE INFORMATION

MAX. 4 DWELLING UNIT / FLOOR, 20 OCCUPANTS MAX. / FLOOR = 1 REQ. EGRESS
MAX. 125' DISTANCE TO AN EXIT

EXISTING HISTORIC ELEVATOR SHAFT PER IEBC APPENDIX FOR 8" CLAY BRICK W/ OR W/O PLASTER FACING = 5HR & 6HR FIRE RATING

HISTORIC REGISTERED BUILDING - NO ACCESSIBLE ELEVATOR ACCESS TO GROUND LEVEL FOR APARTMENT UNITS. NO WORK TO BE DONE @ HISTORIC DESIGNATED ELEVATOR SHAFT. ACCESSIBLE DWELLING UNITS NOT PROVIDED.

ELEVATOR TO REMAIN AS-IS AND FOR USE BY BUILDING MAINTENANCE WITH FREIGHT DESIGNATION. FIRE DOORS TO BE INSTALLED TO ACHIEVE 2HR SHAFT RATING.

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786
ARCHITECT

REVISION:

DATE: 8-21-2023
JOB: 22-3280
SHEET NO.:

CFP

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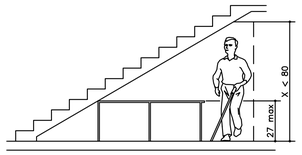
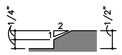


Vertical Clearance

S STANDARD VERTICAL CLEARANCE

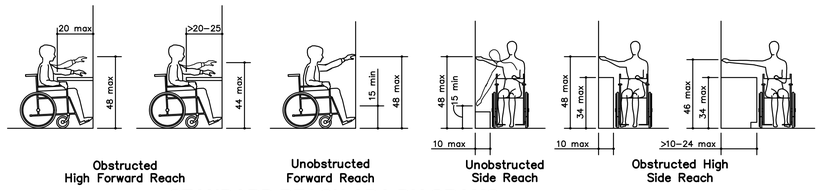
NO SCALE



Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

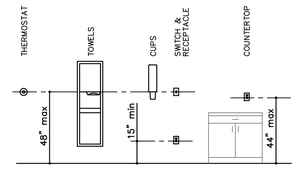
NO SCALE



Obstructed High Forward Reach | Unobstructed Forward Reach | Unobstructed Side Reach | Obstructed High Side Reach

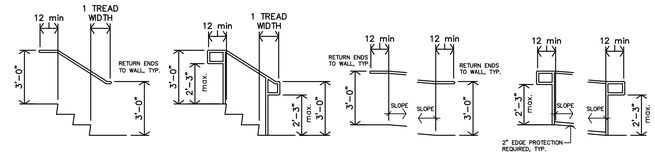
R STANDARD REACH ADA DIAGRAMS

NO SCALE



Q STANDARD CONTROL REACH LIMITATIONS DETAILS

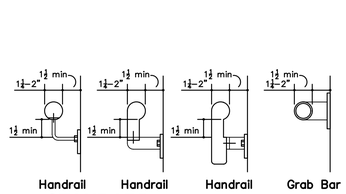
NO SCALE



Stair Handrail Extensions at Walls | Stair Handail Extensions at Freestanding Handrails | Ramp Handrail Extensions at Walls | Ramp Handail Extensions at Freestanding Handrails

M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

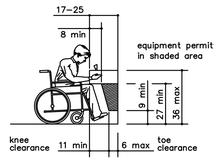
NO SCALE



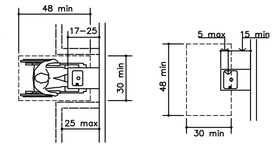
Handrail | Handrail | Handrail | Grab Bar

K STANDARD HANDRAIL/GRAB BAR DETAILS

NO SCALE

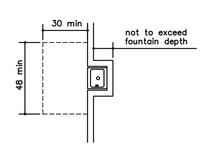


Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan

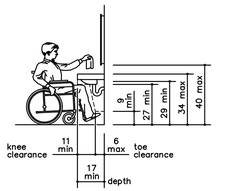
Drinking Fountain Spout Location



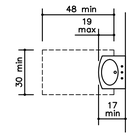
Built–in Fountain or Cooler

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



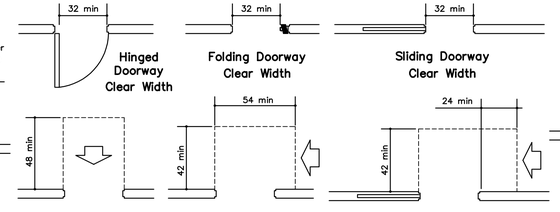
Lavatory Clearances



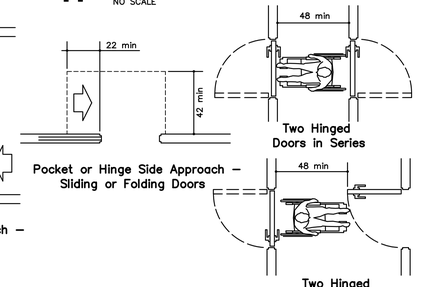
Clear Floor Space at Lavatories

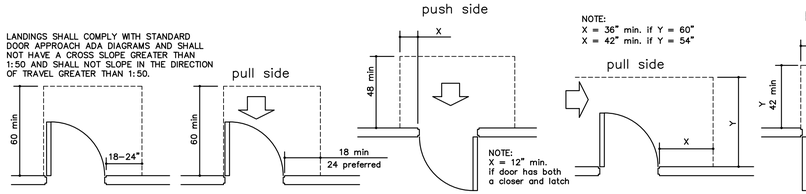
H STANDARD LAVATORY DETAILS

NO SCALE

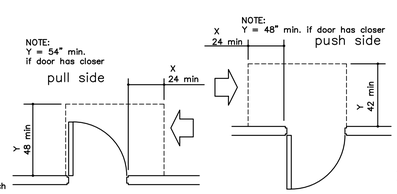


Front Approach – Sliding or Folding Doors | Side Approach – Sliding or Folding Doors | Stop or Latch Side Approach – Sliding or Folding Doors





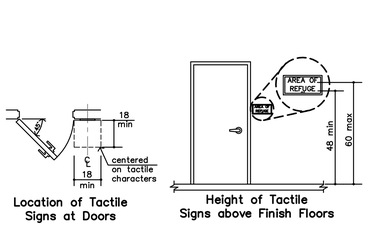
Exterior Landing | Front Approach – Swinging Door | Front Approach – Swinging Door | Hinge Side Approach – Swinging Door | Side Approach – Swinging Door



Latch Side Approach Swinging Door | Latch Side Approach Swinging Door

G STANDARD DOOR APPROACH ADA DIAGRAMS

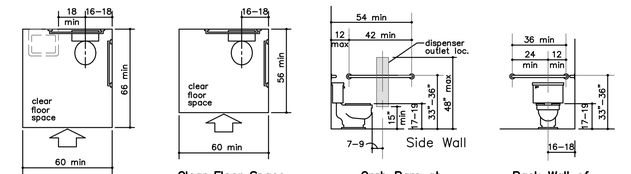
NO SCALE



Location of Tactile Signs at Doors | Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

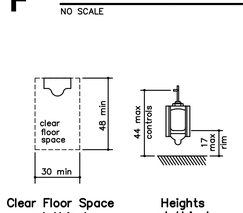
NO SCALE



Overlap of Water Closet Clearance in Residential Dwelling Units (Exception) | Clear Floor Space at Water Closet | Grab Bars at Water Closets | Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

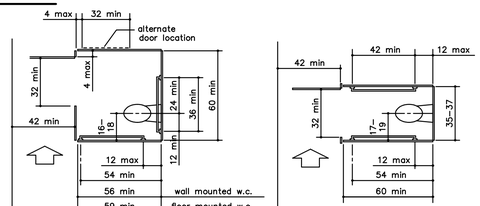
NO SCALE



Clear Floor Space at Urinal | Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

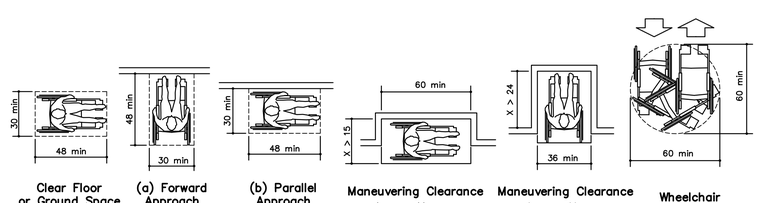
NO SCALE



Wheelchair Accessible Toilet Compartment | Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

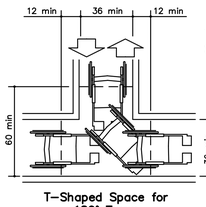
NO SCALE



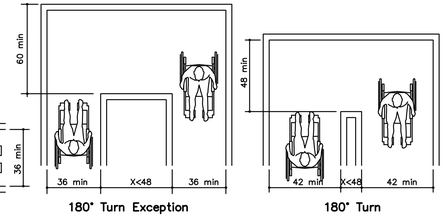
Clear Floor or Ground Space | (a) Forward Approach | (b) Parallel Approach | Maneuvering Clearance in an Alcove, Parallel Approach | Maneuvering Clearance in an Alcove Forward Approach | Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE



T–Shaped Space for 180° Turns



180° Turn Exception | 180° Turn

FOR REFERENCE ONLY

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
jgr@jgrarchitects.com
785.827.0386

JGR

MARSHALL APARTMENTS

RENOVATION

KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786
ARCHITECT

REVISION:

DATE: 8-21-2023
JOB: 22-3280
SHEET NO.:

ADA

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ALTA/ACSM Land Title Survey

Notes:

1.) The lightly shaded areas on this survey are existing underground parking garages with basic improvement locations.

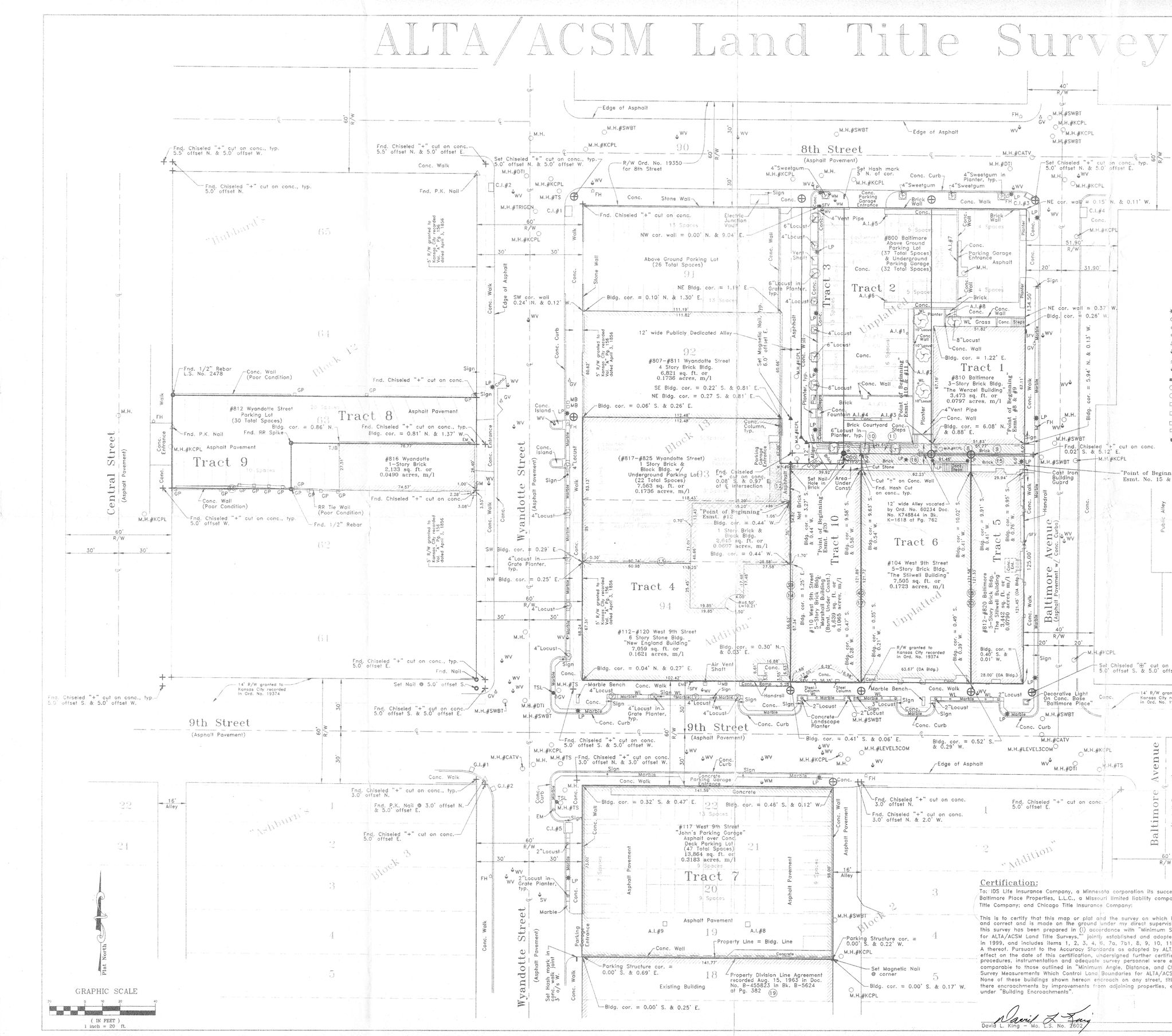
2.) This Surveyors opinion for the Parking Leases for this project is that all the parking spaces shown hereon are leased to monthly tenants with no visible type of parking meters or operation agreement.

Building Encroachments:

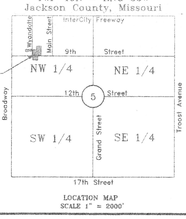
1.) S.E. corner of building #812-#820 Baltimore is 0.40' S. of the property line.
2.) N.W. corner of building #812-#820 Baltimore is 0.41' W. of the property line.
3.) S.W. corner of building #812-#820 Baltimore is 0.52' S. & 0.29' W of the property line.
4.) S.W. corner of building #104 West 9th Street is 0.35' S. & 0.21' W. of the property line.
5.) N.W. corner of building #104 West 9th Street is 0.54' W. of the property line.
6.) N.W. corner of building #110 West 9th Street is 0.44' W. of the property line.
7.) S.W. corner of building #110 West 9th Street is 0.41' S. of the property line.
8.) N.E. corner of building #112-#120 West 9th Street is 1.25' E. of the property line.
9.) S.E. corner of building #112-#120 West 9th Street is 0.03' E. of the property line.
10.) N.E. corner of building #817-#825 Wyandotte Street is 0.81' E. of the property line.
11.) S.E. corner of building #807-#811 Wyandotte Street is 0.22' S. & 0.81' E. of the property line.
12.) N.E. corner of building #807-#811 Wyandotte Street is 1.19' E. of the property line.
13.) N.W. corner of building #807-#811 Wyandotte Street is 0.24' N. & 0.12' W. of the property line.
14.) N.E. corner of building #816 Wyandotte Street is 0.81' N. of the property line.
15.) N.W. corner of building #816 Wyandotte Street is 0.86' N. of the property line.

Legend

⊕	Denotes Set "+" cut on conc.	○ M.H.#SWBT	Southwestern Bell Telephone Manhole
℄	Denotes Centerline	○ M.H.#KCP&L	Kansas City Power & Light Manhole
✸ LP	Light Pole	○ M.H.#CATV	Cable Television Manhole
☼ WL	Walk Light	○ M.H.#DTI	DTI Manhole
⊕ EM	Electric Meter	○ M.H.#TS	Traffic Signal Manhole
⊕ GM	Gas Meter	○ M.H.#TRIGEN	Trigen Manhole
⊕ GV	Gas Valve	○ M.H.#LEVEL3COM	Level 3 Communication Manhole
⊕ WV	Water Valve	□ TJB	Telephone Junction Box
⌂ FH	Fire Hydrant	—●—	Sign
⊕ WM	Water Meter	(Y) 6"Elm	Tree w/size & type
▬ SFV	Siamese Fire Valve Hookup	□ MB	Mail Box
○ M.H.	Manhole	□ GP	Guard Post
○ CO	Cleanout Manhole	R/W	Right-of-Way
□ A.I.#	Area Inlet	Conc.	Concrete
□ G.I.#	Grate Inlet	Ent.	Entrance
□ C.I.#	Curb Inlet	Asph.	Asphalt
□ TSB	Traffic Signal Box	cor.	Corner
● TSL	Traffic Signal Light	Bldg.	Building
(8)	Denotes Item No. in Schedule B 2 (See Page 1) of Chicago Title Insurance Company Commitment No. MJ28990, dated May 14, 2000	RR	Railroad
		typ.	Typical



SECTION 5
TWP. 49N - RNG. 33W
Jackson County, Missouri



LOCATION MAP
SCALE 1" = 2000'

REGISTERED LAND SURVEYOR
David L. King
NUMBER
LS-2602
STATE OF MISSOURI
8/1/00

Certification:

To: IDS Life Insurance Company, a Minnesota corporation its successors and assigns, Baltimore Place Properties, L.L.C., a Missouri limited liability company; Assured Quality Title Company; and Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based is true and correct and is made on the ground under my direct supervision on July 27, 2000; this survey has been prepared in (i) accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 6, 7a, 7b1, 8, 9, 10, 11a, 13, 14 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that proper field procedures, instrumentation and adequate survey personnel were employed to achieve results comparable to those outlined in "Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys". None of these buildings shown hereon encroach on any street, title or building lines, nor are there encroachments by improvements from adjoining properties, except for those stated above under "Building Encroachments".

David L. King - Mo. L.S. No. 2602

SCHMITZ, KING & Associates, Inc.
• Professional Land Surveying Services •
19915 W. 161st St., Suite E • Olathe, Kansas • 66062
(913) 397-6080

Baltimore Place Properties, L.L.C.
c/o Mr. Richardson Powell
120 West 9th Street
Kansas City, Missouri 64105

DRAWN BY	TMV	JOB NO.	00097
APPROVED BY	BAK	DATE	07/28/00
FIELD WORK COMPLETED ON:	06/21/00	DRAWING FILE:	00097D2

SHEET 2 OF 2

HISTORIC PRESERVATION NOTES

STRUCTURE, MASONRY AND EXTERIOR WALLS
(ONLY AT NEW/REPLACEMENT WINDOW LOCATIONS AS NECESSARY)

1. WORK SHALL NOT DAMAGE ANY EXISTING MASONRY, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. MASONRY REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
3. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
4. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING STONE SHOULD BE SALVAGED FOR REUSE. IF EXISTING STONE IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, AND TEXTURE.
5. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM EXTERIOR STONE CLADDING, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC MASONRY. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
6. STUCCO REPAIR SHOULD BE ACCOMPLISHED IN ACCORDANCE WITH NATIONAL PARK SERVICE PRESERVATION BRIEF 22.

WINDOWS

1. WINDOWS ARE TO REMAIN AND/OR BE REMOVED AND REPLACED AS INDICATED ON THE DRAWINGS AND SPECIFIC KEYNOTES PER BUILDING LOCATION. NEW WINDOWS SHALL BE AS SPECIFIED TO MATCH HISTORIC CHARACTER.
2. GLASS IN WINDOWS MUST BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.

INTERIOR

1. NEW PARTITIONS SHOULD NOT INTERSECT WINDOWS. ANY PARTITION THAT JOGS IN FRONT OF WINDOWS SHOULD BE HELD BACK 3'
2. PLASTER WALLS AND CEILINGS TO REMAIN. SEE SPECIFIC KEYNOTES.
3. PLASTER SHALL BE RETAINED AND REPAIRED WHERE POSSIBLE.
4. NEW WALLS AND CEILINGS SHALL BE GYP. WITH SIMPLE TRIM.
5. NEW FLOORING SHALL BE WOOD PLANK (WOOD-LOOK LVT NOT ACCEPTED). REFERENCE FINISH PLANS.
6. STRUCTURE SHALL NOT BE EXPOSED ANYWHERE.
7. HISTORIC WOOD STRUCTURAL MEMBERS AT THIRD FLOOR SHALL REMAIN, AND BE EXPOSED AT ALL LOCATIONS, UNLESS NOTED OTHERWISE.

VERTICAL CIRCULATION

1. STAIRS SHALL BE AS NOTED ON DRAWINGS. DEMO, NEW, OR NO-WORK.
2. NEW STAIR AND VERTICAL SHAFT TO BE CONSTRUCTED AT NORTH-EAST CORNER AS SHOWN ON DRAWINGS.
3. ELEVATOR CAR TO REMAIN AND BE REPAIRED. INSPECT AND REPAIR ELEVATOR SHAFT PER HISTORIC PRESERVATION MEMO NOTES. ELEVATOR OPERATION AND SYSTEMS WORK SHALL BE AT DIRECTION OF OWNER.

MECHANICAL, ELECTRICAL, PLUMBING

1. NEW HVAC DUCTS SHALL RUN ABOVE NEW GYP CEILINGS AND BE EXPOSED WHERE NOTED BELOW EXISTING PLASTER TO REMAIN.
2. ROOFTOP EQUIPMENT SHALL NOT BE VISIBLE FROM GROUND.
3. ELECTRICAL CONDUIT SHALL RUN ABOVE CEILINGS AND WITHIN WALLS. EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
4. NEW PLUMBING SHALL NOT BE EXPOSED.

ROOF

1. REPAIR OR REPLACE ROOF SURFACE WHERE NEW PENETRATIONS FOR MECH./ELECT. INSTALLED.
2. ANY NEW STRUCTURES, PENTHOUSES, HVAC EQUIPMENT SHALL BE HELD BACK FROM THE PARAPET SO THAT IT IS NOT VISIBLE FROM THE GROUND.

SPECIFIC DEMOLITION NOTES

01 PROTECT HISTORIC FEATURE – EXTERIOR MASONRY FACADE

02 PROTECT HISTORIC FEATURE – ELEVATOR, SHAFT & WALLS, PROTECT DURING CONSTRUCTION

03 HISTORIC ELEVATOR DOORS & FRAME TO REMAIN AND SECURED OPEN

04 REMOVE EXISTING H.M. DOOR & FRAME. PREP OPENING FOR INSTALLATION OF NEW H.M. DOOR & FRAME

05 NON-HISTORIC DOOR: REMOVE EXISTING DOOR AND FRAME.

06 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH AND REPAIR EXISTING CEILING, ADJACENT WALLS AND FLOOR AS NEEDED.

07 REMOVE EXISTING H.M. FRAME.

08 REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW INSTALLATION

09 WINDOWS TO REMAIN

10 REMOVE EXISTING DOOR & FRAME. PREP FOR NEW WINDOW INSTALLATION

11 REMOVE EXISTING FLOOR FINISH, CARPET, TILE & GLUE, COORDINATE WITH ASBESTOS REMOVAL CONTRACTOR, PREPARE TO RECEIVE NEW FINISH.

12 REMOVE EXISTING COUNTER & CASEWORK

13 REMOVE EXISTING PLUMBING FIXTURES. RE-ROUTE DOMESTIC WATER, WASTE LINES AS NECESSARY PER MEP DRAWINGS FOR NEW WORK.

14 REMOVE EXISTING STAIR, LANDING, ALL RAILINGS & HANDRAILS AS SHOWN. REPAIR & PATCH ANY WALLS SHOWN TO REMAIN.

15 CUT & REMOVE FLOOR AREA AS SHOWN. REMOVE FLOORING, SUBFLOOR, STRUCTURAL MEMBERS, AND CEILINGS/FINISHES BELOW. RE-ROUTE ANY EXISTING MECHANICAL/ELECTRICAL LINES PER MEP DRAWINGS FOR NEW WORK. CONSULT STRUCTURAL DRAWINGS FOR NEW WORK NECESSARY BEFORE DEMO. ANY UNFORESEEN CIRCUMSTANCES DISCOVERED WHICH INHIBIT THE WORK AS DESIGNED SHOULD BE BROUGHT TO ARCHITECTS ATTENTION PRIOR TO FURTHER WORK.

16 PROTECT HISTORIC FEATURE – STRUCTURAL BEAM, BRACE, & WOOD TRIMWORK. REF. DETAIL B/D2.4 (IMAGE)

17 REMOVE EXISTING ACOUSTIC TILE CEILINGS & TRACK

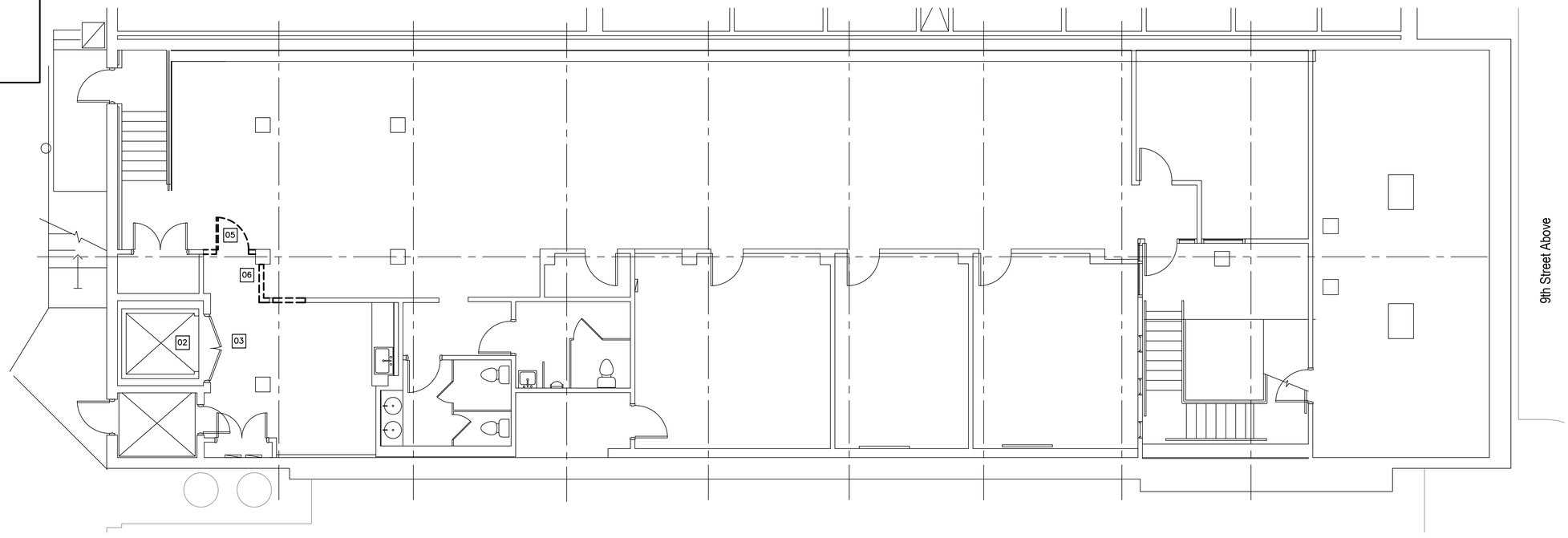
GENERAL DEMOLITION NOTES

1. ALL INVESTIGATION & TESTING FOR ASBESTOS & HAZARDOUS MATERIALS SHALL BE THE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR &/OR GENERAL CONTRACTOR.
2. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
3. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
4. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
5. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. NOTIFY OWNER IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
8. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
9. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
10. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

HISTORIC METAL ELEVATOR DOORS TO REMAIN. PROTECT. FIXED IN OPEN POSITION
**LOCATED AT ELEVATOR OPENING ON ALL FLOORS
(REFER TO NPS PRESERVATION BRIEF #49 FOR METAL WORK)



B HISTORIC FEATURE
3/16"=1'-0"



North **A** LOWER LEVEL DEMOLITION FLOOR PLAN
3/16"=1'-0"

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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

JGR

MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786

REVISION:

DATE: 8-21-2023
JOB: 22-3280
SHEET NO.:

D2.1

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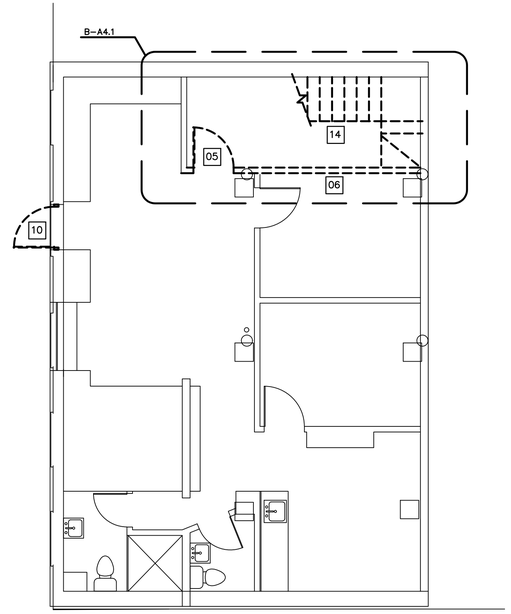
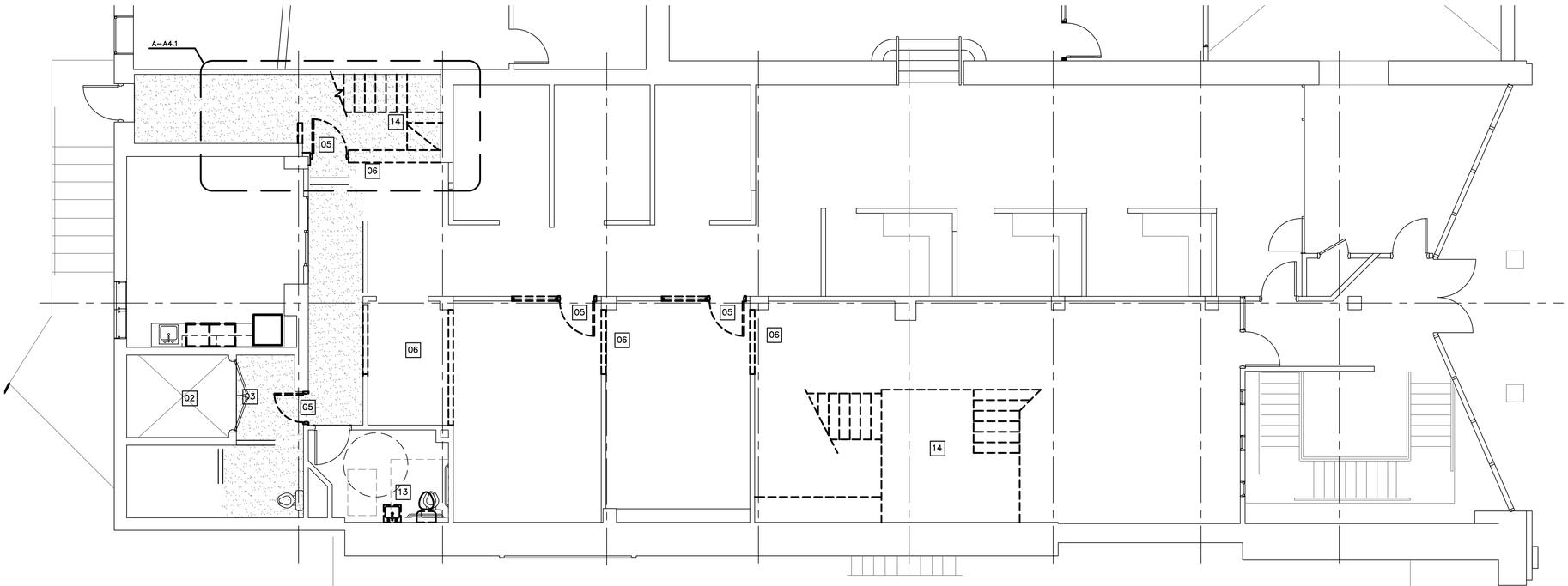
2. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
3. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
4. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
5. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
7. NOTIFY OWNER IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
8. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
9. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
10. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS



B **EXISTING MEZZANINE FLOOR PLAN**
3/16"=1'-0"



A **FIRST FLOOR DEMOLITION PLAN**
3/16"=1'-0"

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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

JGR

MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786
REGISTERED ARCHITECT

REVISION:

DATE: 8-21-2023
JOB: 22-3280
SHEET NO.:

D2.2

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HISTORIC PRESERVATION NOTES

STRUCTURE, MASONRY AND EXTERIOR WALLS
(ONLY AT NEW/REPLACEMENT WINDOW LOCATIONS AS NECESSARY)

1. WORK SHALL NOT DAMAGE ANY EXISTING MASONRY, ORNAMENT OR CHARACTER-DEFINING FEATURES. CONTRACTOR TO PROTECT DURING CONSTRUCTION.
2. MASONRY REHABILITATION SHALL CONSIST OF SPOT REPOINTING AND REPAIR/REPLACEMENT OF ISOLATED DETERIORATION. ALL WORK SHALL CONFORM TO PRESERVATION STANDARDS OUTLINED IN THE NATIONAL PARK SERVICE PRESERVATION BRIEFS 1,2 & 6. DETERIORATED MORTAR SHOULD BE REMOVED TO SOUND MORTAR. NEW MORTAR SHOULD MATCH EXISTING IN COLOR, TEXTURE, COMPOSITION, AND JOINT PROFILE.
3. NATIONAL PARK SERVICE BRIEF 2 SPECIFIES THE RECOMMENDED COMPOSITION OF MORTARS USED IN HISTORIC BUILDINGS.
4. IF ANY WALL SECTIONS MUST BE REBUILT, THE EXISTING STONE SHOULD BE SALVAGED FOR REUSE. IF EXISTING STONE IS DAMAGED BEYOND REPAIR, NEW MATERIAL MUST MATCH THE HISTORIC/EXISTING IN SIZE, COLOR, AND TEXTURE.
5. IF IT IS NECESSARY TO REMOVE PAINT, SOILING, OR BIO GROWTH FROM EXTERIOR STONE CLADDING, IT SHOULD BE ACCOMPLISHED USING THE GENTLEST MEANS POSSIBLE TO AVOID DAMAGING THE HISTORIC MASONRY. CONTACT AND REFER TO HISTORIC CONSULTANTS/SPECIALISTS FOR TREATMENT OPTIONS.
6. STUCCO REPAIR SHOULD BE ACCOMPLISHED IN ACCORDANCE WITH NATIONAL PARK SERVICE PRESERVATION BRIEF 22.

WINDOWS

1. WINDOWS ARE TO REMAIN AND/OR BE REMOVED AND REPLACED AS INDICATED ON THE DRAWINGS AND SPECIFIC KEYNOTES PER BUILDING LOCATION. NEW WINDOWS SHALL BE AS SPECIFIED TO MATCH HISTORIC CHARACTER.
2. GLASS IN WINDOWS MUST BE CLEAR, COLORLESS, AND NON-REFLECTIVE WITH NO LESS THAN 69% VLT AND NO GREATER THAN 11% VLR.

INTERIOR

1. NEW PARTITIONS SHOULD NOT INTERSECT WINDOWS. ANY PARTITION THAT JOGS IN FRONT OF WINDOWS SHOULD BE HELD BACK 3'
2. PLASTER WALLS AND CEILINGS TO REMAIN. SEE SPECIFIC KEYNOTES.
3. PLASTER SHALL BE RETAINED AND REPAIRED WHERE POSSIBLE.
4. NEW WALLS AND CEILINGS SHALL BE GYP. WITH SIMPLE TRIM.
5. NEW FLOORING SHALL BE WOOD PLANK (WOOD-LOOK LVT NOT ACCEPTED). REFERENCE FINISH PLANS.
6. STRUCTURE SHALL NOT BE EXPOSED ANYWHERE.
7. HISTORIC WOOD STRUCTURAL MEMBERS AT THIRD FLOOR SHALL REMAIN, AND BE EXPOSED AT ALL LOCATIONS, UNLESS NOTED OTHERWISE.

VERTICAL CIRCULATION

1. STAIRS SHALL BE AS NOTED ON DRAWINGS. DEMO, NEW, OR NO-WORK.
2. NEW STAIR AND VERTICAL SHAFT TO BE CONSTRUCTED AT NORTH-EAST CORNER AS SHOWN ON DRAWINGS.
3. ELEVATOR CAR TO REMAIN AND BE REPAIRED. INSPECT AND REPAIR ELEVATOR SHAFT PER HISTORIC PRESERVATION MEMO NOTES. ELEVATOR OPERATION AND SYSTEMS WORK SHALL BE AT DIRECTION OF OWNER.

MECHANICAL, ELECTRICAL, PLUMBING

1. NEW HVAC DUCTS SHALL RUN ABOVE NEW GYP CEILINGS AND BE EXPOSED WHERE NOTED BELOW EXISTING PLASTER TO REMAIN.
2. ROOFTOP EQUIPMENT SHALL NOT BE VISIBLE FROM GROUND.
3. ELECTRICAL CONDUIT SHALL RUN ABOVE CEILINGS AND WITHIN WALLS. EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
4. NEW PLUMBING SHALL NOT BE EXPOSED.

ROOF

1. REPAIR OR REPLACE ROOF SURFACE WHERE NEW PENETRATIONS FOR MECH./ELECT. INSTALLED.
2. ANY NEW STRUCTURES, PENTHOUSES, HVAC EQUIPMENT SHALL BE HELD BACK FROM THE PARAPET SO THAT IT IS NOT VISIBLE FROM THE GROUND.

SPECIFIC DEMOLITION NOTES

01 PROTECT HISTORIC FEATURE – EXTERIOR MASONRY FACADE

02 PROTECT HISTORIC FEATURE – ELEVATOR, SHAFT & WALLS, PROTECT DURING CONSTRUCTION

03 HISTORIC ELEVATOR DOORS & FRAME TO REMAIN AND SECURED OPEN

04 REMOVE EXISTING H.M. DOOR & FRAME. PREP OPENING FOR INSTALLATION OF NEW H.M. DOOR & FRAME

05 NON-HISTORIC DOOR: REMOVE EXISTING DOOR AND FRAME.

06 REMOVE EXISTING WALLS AS SHOWN SCHEMATICALLY BY DASHED LINES. PATCH AND REPAIR EXISTING CEILING, ADJACENT WALLS AND FLOOR AS NEEDED.

07 REMOVE EXISTING H.M. FRAME.

08 REMOVE EXISTING WINDOW. PREP FOR NEW WINDOW INSTALLATION

09 WINDOWS TO REMAIN

10 REMOVE EXISTING DOOR & FRAME. PREP FOR NEW WINDOW INSTALLATION

11 REMOVE EXISTING FLOOR FINISH, CARPET, TILE & GLUE, COORDINATE WITH ASBESTOS REMOVAL CONTRACTOR, PREPARE TO RECEIVE NEW FINISH.

12 REMOVE EXISTING COUNTER & CASEWORK

13 REMOVE EXISTING PLUMBING FIXTURES. RE-ROUTE DOMESTIC WATER, WASTE LINES AS NECESSARY PER MEP DRAWINGS FOR NEW WORK.

14 REMOVE EXISTING STAIR, LANDING, ALL RAILINGS & HANDRAILS AS SHOWN. REPAIR & PATCH ANY WALLS SHOWN TO REMAIN.

15 CUT & REMOVE FLOOR AREA AS SHOWN. REMOVE FLOORING, SUBFLOOR, STRUCTURAL MEMBERS, AND CEILINGS/FINISHES BELOW. RE-ROUTE ANY EXISTING MECHANICAL/ELECTRICAL LINES PER MEP DRAWINGS FOR NEW WORK. CONSULT STRUCTURAL DRAWINGS FOR NEW WORK NECESSARY BEFORE DEMO. ANY UNFORESEEN CIRCUMSTANCES DISCOVERED WHICH INHIBIT THE WORK AS DESIGNED SHOULD BE BROUGHT TO ARCHITECTS ATTENTION PRIOR TO FURTHER WORK.

16 PROTECT HISTORIC FEATURE – STRUCTURAL BEAM, BRACE, & WOOD TRIMWORK. REF. DETAIL B/D2.4 (IMAGE)

17 REMOVE EXISTING ACOUSTIC TILE CEILINGS & TRACK

GENERAL DEMOLITION NOTES

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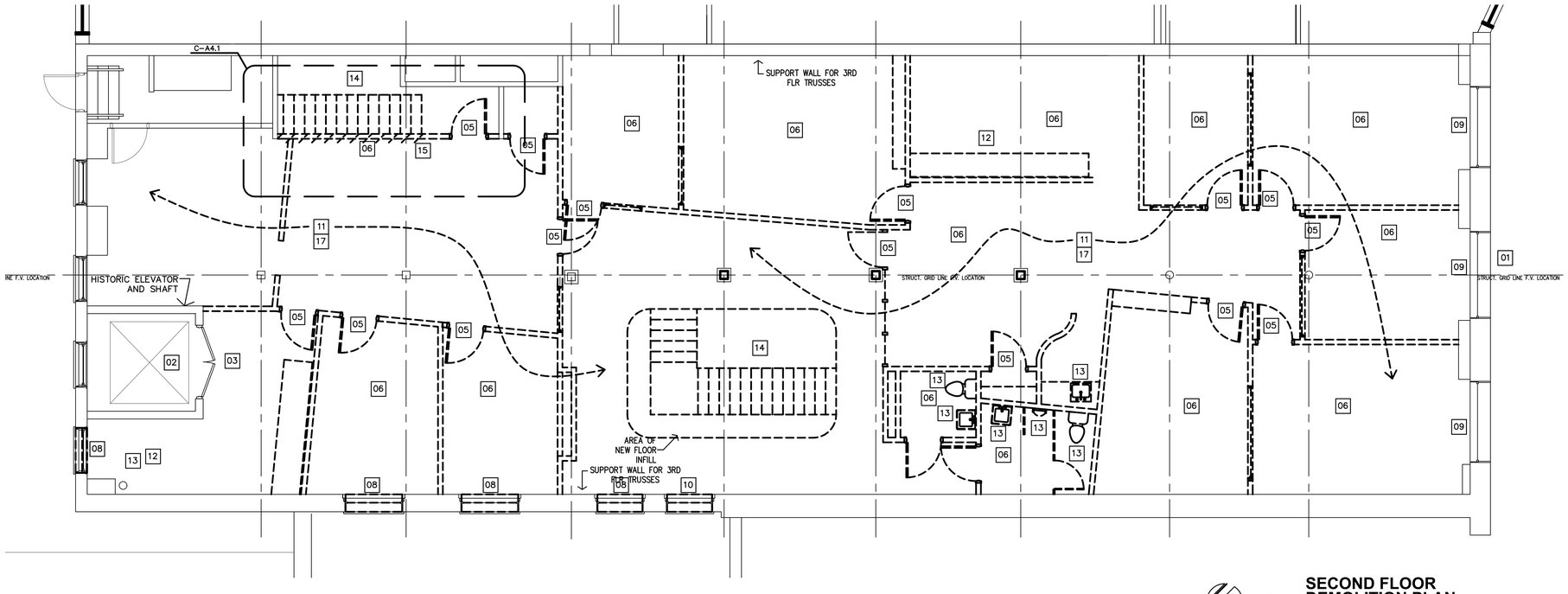

A **SECOND FLOOR DEMOLITION PLAN**
3/16"=1'-0"

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NUMBER A-2019008786

REVISION:

DATE: 8-21-2023
JOB: 22-3280
SHEET NO.:

D2.3

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HISTORIC PRESERVATION NOTES

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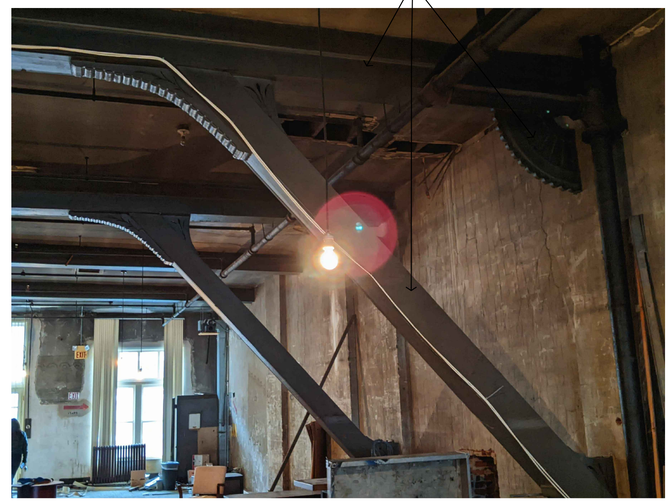
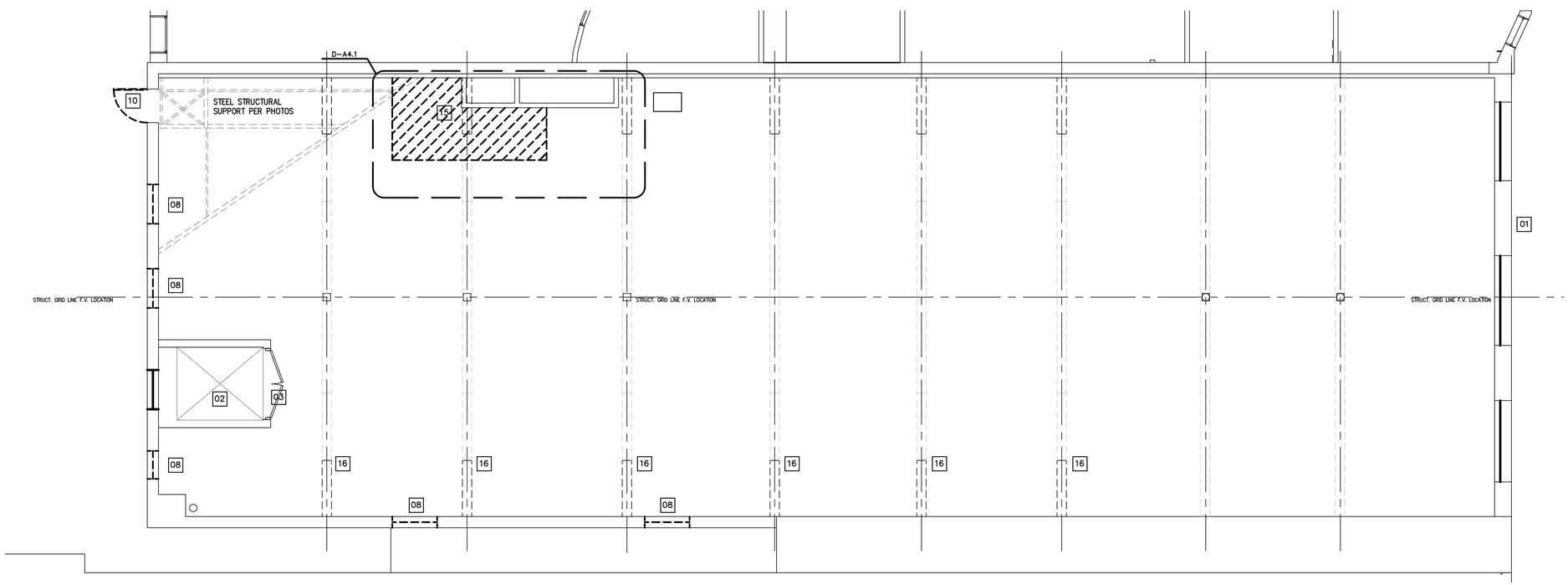
STRUCTURAL BRACE, BEAM, & DETAILED TRIM/WOODWORK. TO REMAIN.



B HISTORIC FEATURE
3/16"=1'-0"



North **A** THIRD FLOOR DEMOLITION PLAN
3/16"=1'-0"

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A **PROPOSED ROOF PLAN**
3/16"=1'-0"

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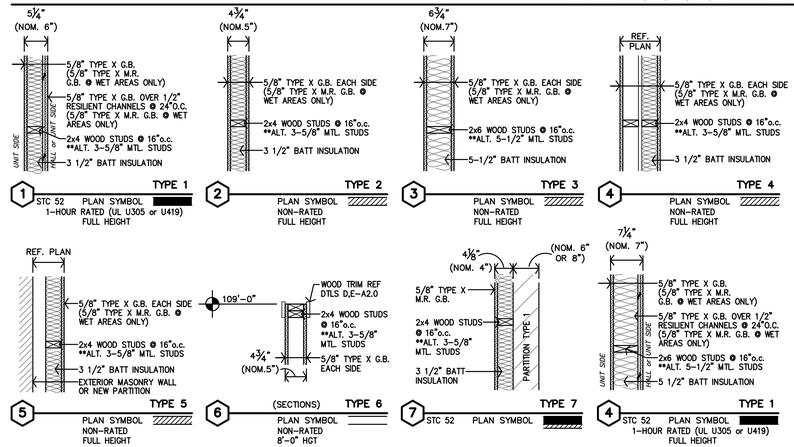
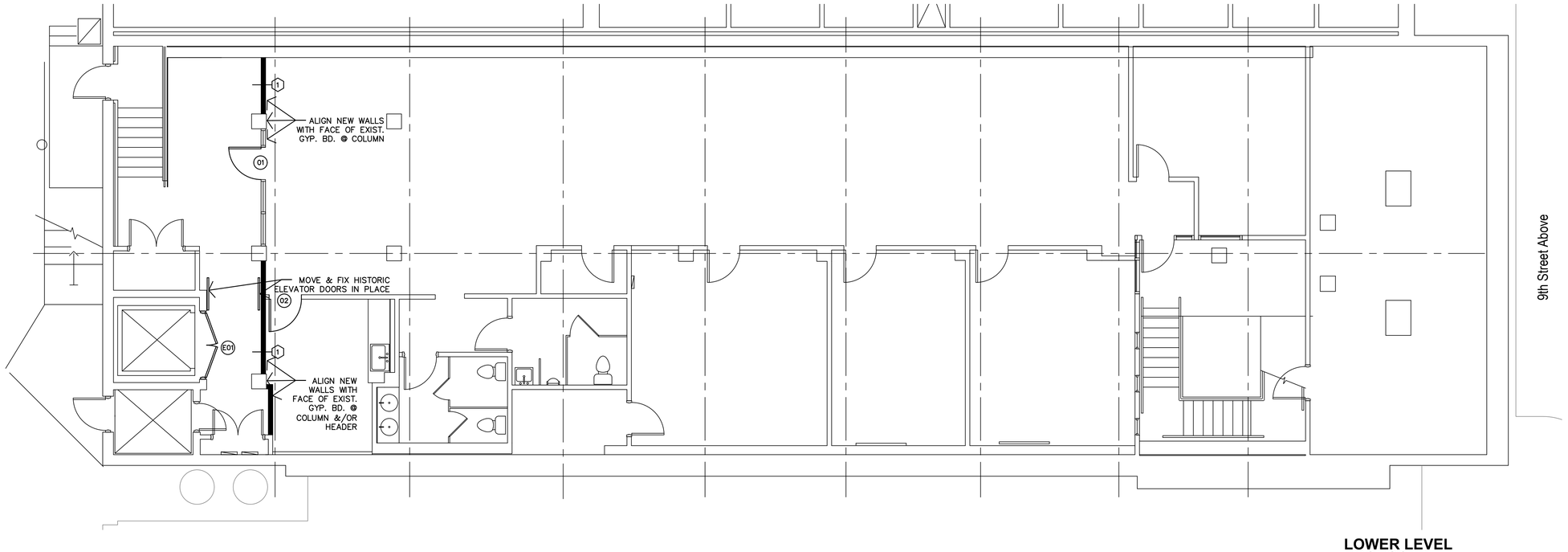
INTERIOR PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP,A2.1,A2.2,A2.3,A2.4 FOR RATED WALLS, LOCATIONS & CODE INFORMATION





A

LOWER LEVEL PROPOSED FLOOR PLAN

3/16"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

MARSHALL APARTMENTS

RENOVATION

KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786

REVISION:

DATE: 8-21-2023
JOB: 22-3280
SHEET NO.:

A2.1

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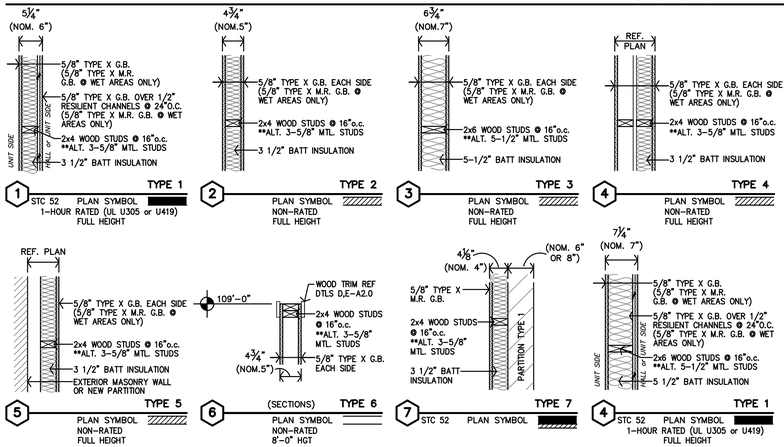
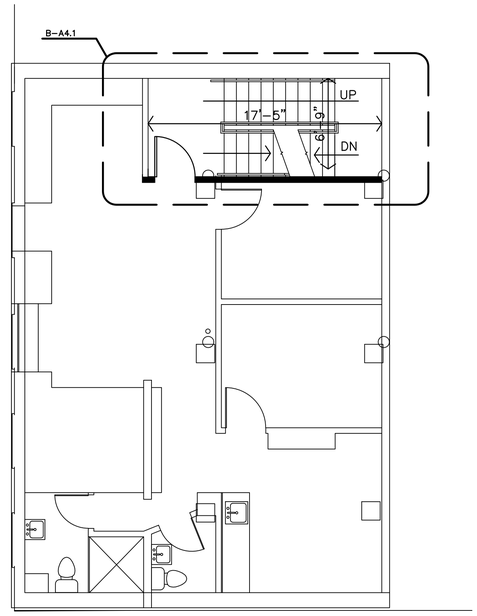
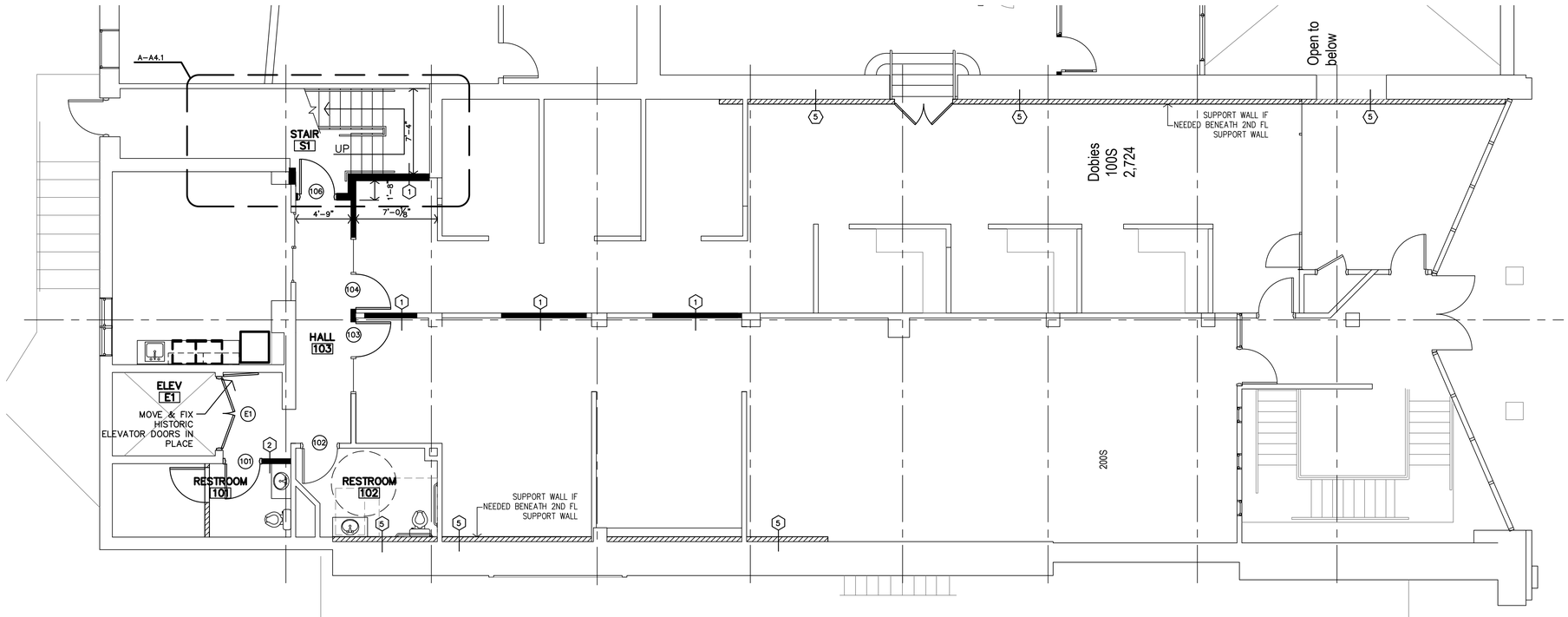
INTERIOR PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP,A2.1,A2.2,A2.3,A2.4 FOR RATED WALLS, LOCATIONS & CODE INFORMATION





B **MEZZANINE PROPOSED FLOOR PLAN**
3/16"=1'-0"



A **FIRST FLOOR PROPOSED FLOOR PLAN**
3/16"=1'-0"

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
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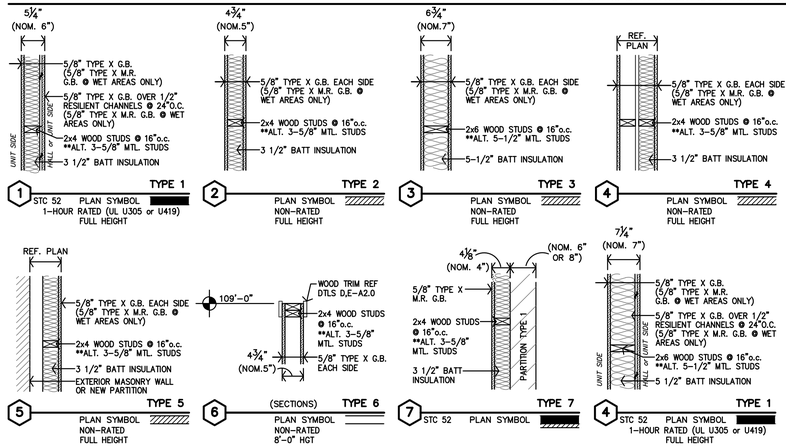
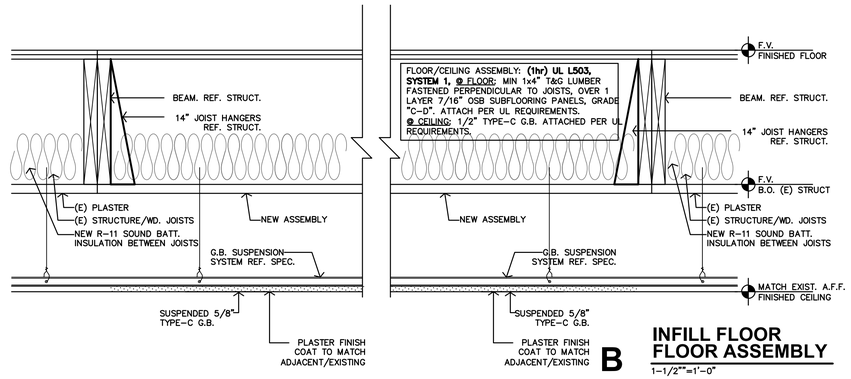
APARTMENT GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
2. CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
3. CONTRACTOR TO PROVIDE & INSTALL FIRE BLOCKING AT PARTY WALL AT 10'-0"O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS PER 2018 IBC, SECTION 718.2
4. CONTRACTOR TO PROVIDE & INSTALL DRAFTSTOPS AT CONCEALED FLOOR SPACES PER 2018 IBC, SECTION 718.3
5. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2018 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
6. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.7 FOR FIRE PENTRATION ASSEMBLIES
7. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
8. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
9. F.O.S. = FACE OF STUD
10. F.O.B. = FACE OF BRICK

INTERIOR PARTITION SCHEDULE

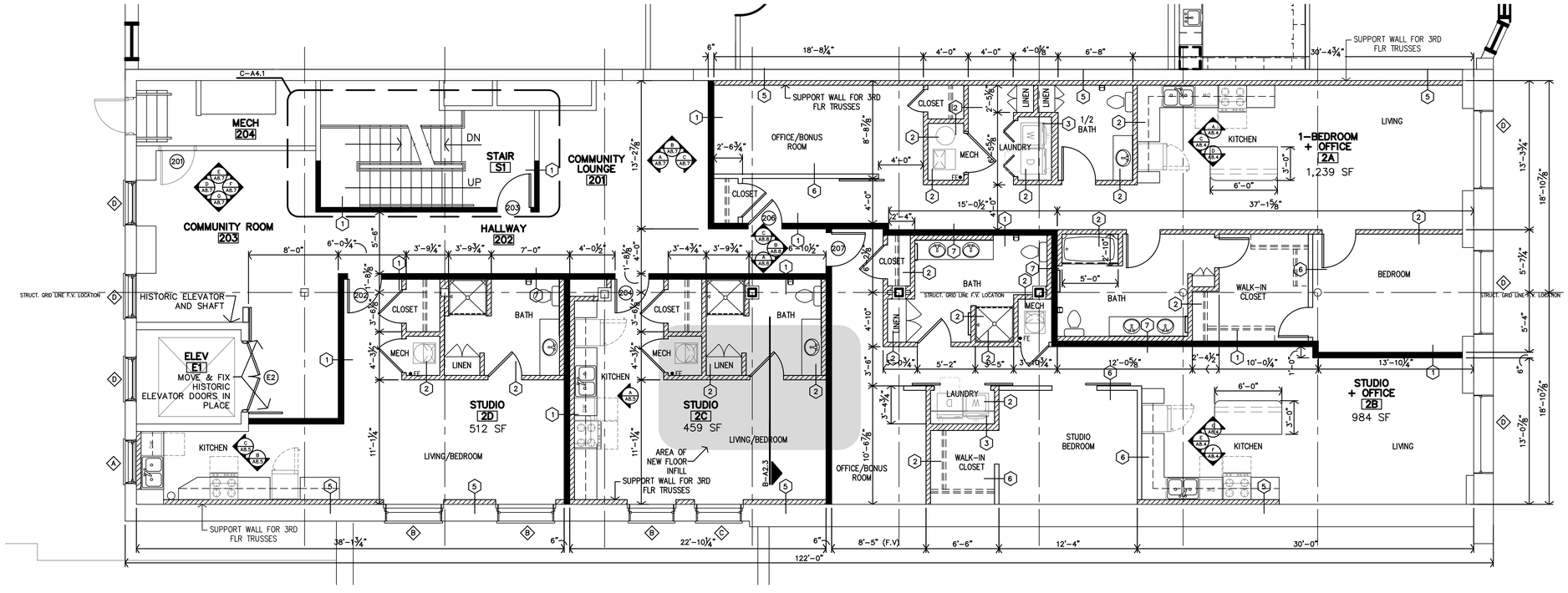
- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP,A2.1,A2.2,A2.3,A2.4 FOR RATED WALLS, LOCATIONS & CODE INFORMATION





B INFILL FLOOR FRAMING ASSEMBLY
1-1/2"=1'-0"

** FOR DIMENSIONAL CONTROL OF ALL NEW CONSTRUCTION, PARTICULARLY THE WALLS, DIMENSIONS SHALL BE PRIMARILY FROM THE CENTER LINE STRUCTURAL GRID AS FOLLOWS THE COLUMN & BEAM LINE. THUS ALL NEW DWELLING UNITS SHOULD "STACK" PLUMBING WALLS & UNIT LAYOUT AS INTENDED. THE EAST/WEST EXISTING MASONRY BEARING WALLS DO NOT APPEAR TO HAVE UNIFORM THICKNESS @ EACH FLOOR. NOTIFY ARCHITECT BEFORE PROCEEDING IF EXISTING CONDITIONS/MEASUREMENTS DEVIATE SIGNIFICANTLY FROM PLANS.



A 2ND FLOOR PROPOSED FLOOR PLAN
3/16"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786
ARCHITECT

REVISION:

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A2.3

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APARTMENT GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
2. CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
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8. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
9. F.O.S. = FACE OF STUD
10. F.O.B. = FACE OF BRICK

INTERIOR PARTITION SCHEDULE

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- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
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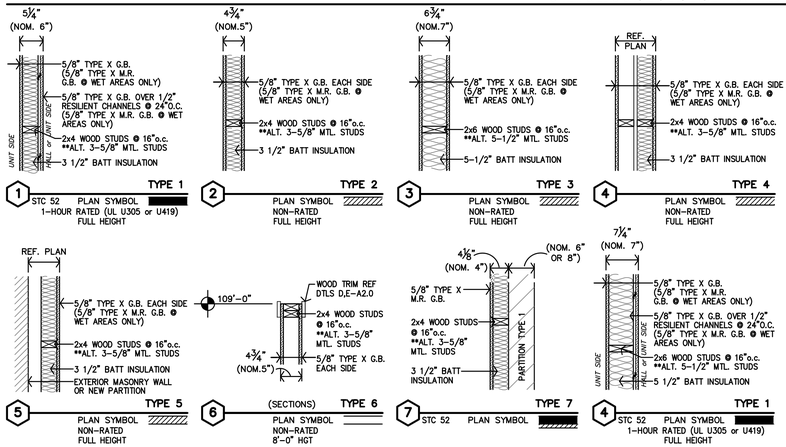
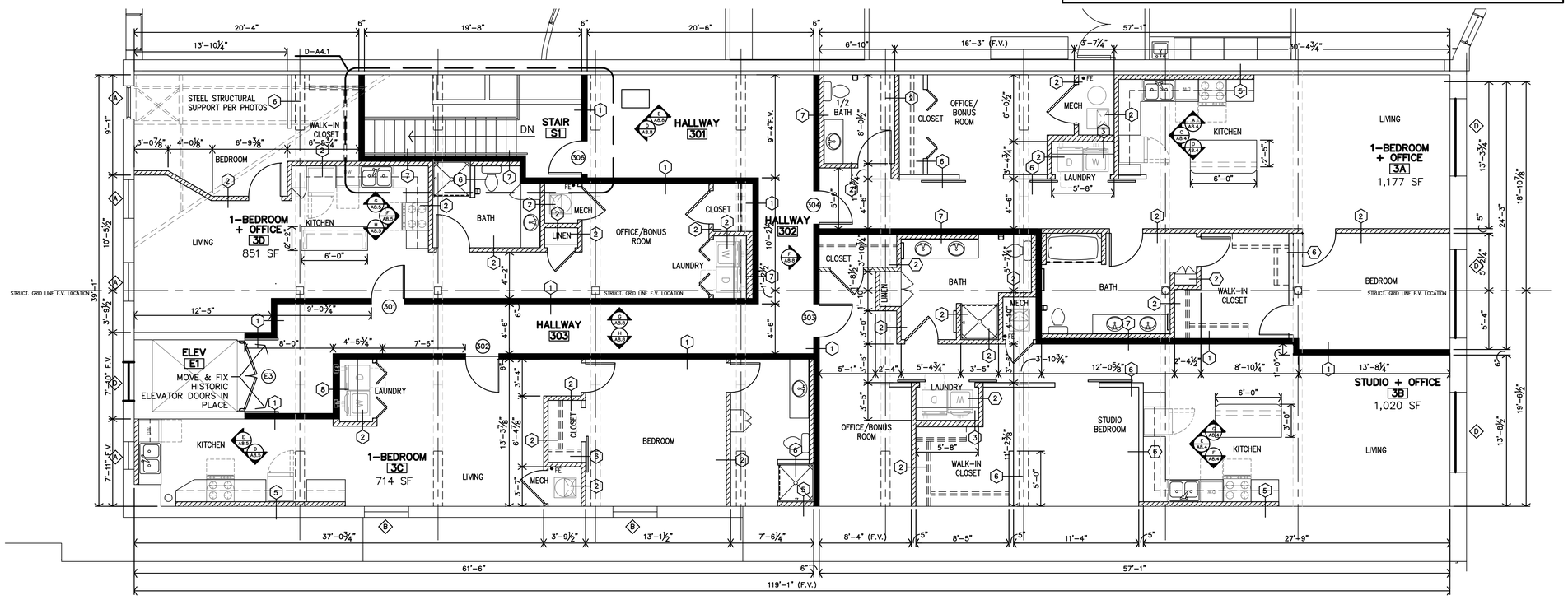


** FOR DIMENSIONAL CONTROL OF ALL NEW CONSTRUCTION, PARTICULARLY THE WALLS, DIMENSIONS SHALL BE PRIMARILY FROM THE CENTER LINE STRUCTURAL GRID AS FOLLOWS THE COLUMN & BEAM LINE. THUS ALL NEW DWELLING UNITS SHOULD "STACK" PLUMBING WALLS & UNIT LAYOUT AS INTENDED. THE EAST/WEST EXISTING MASONRY BEARING WALLS DO NOT APPEAR TO HAVE UNIFORM THICKNESS @ EACH FLOOR. NOTIFY ARCHITECT BEFORE PROCEEDING IF EXISTING CONDITIONS/MEASUREMENTS DEVIATE SIGNIFICANTLY FROM PLANS.



A 3RD FLOOR PROPOSED FLOOR PLAN
3/16"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
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PRESERVATION NOTES FOR EXTERIOR
(ONLY AT WINDOW REPLACEMENT LOCATIONS AS NECESSARY)

GENERAL NOTES, REGARDING TUCKPOINTING
Reference Specifications & Preservation Briefs

REPOINTING MASONRY
Rake out and repoint joints to the following extent:
All joints in areas indicated, Joints indicated to receive sealant–filled. Seal these joints according to Section 079200 "Joint Sealants."

Joints at locations of the following defects:
- Holes and missing mortar.
- Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
- Cracks 1/16 inch (1.6 mm) or more in width and of any depth.
- Hollow–sounding joints when tapped by metal object.
- Eroded surfaces 1/4 inch (6 mm) or more deep.
- Deterioration to point that mortar can be easily removed by hand, without tools.
- Joints filled with substances other than mortar.

Do not rake out and repoint joints where not indicated, required or instructed. Rake out joints as follows, according to procedures demonstrated in approved mockup:
- Remove mortar from joints to 2 times joint width, but not less than 3/4 inch (20 mm) or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches (50 mm) deep; consult Architect or Engineer for direction.
- Remove mortar from masonry surfaces within raked–out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
- Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

POINTING WITH MORTAR
- Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
- Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch (9 mm) until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
- After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch (9 mm). Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to feather edge the mortar.
- When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
- Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.

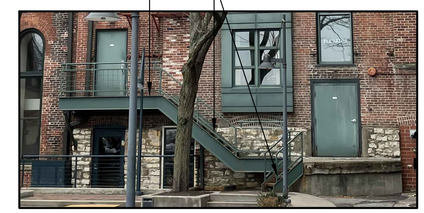
Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

FINAL CLEANING
After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff–nylon or –fiber brushes, and clean water, applied by low pressure spray.
- Do not use metal scrapers or brushes.
- Do not use acidic or alkaline cleaners.

GENERAL NOTES, DIRECTION, SCOPE OF WORK
All notes on this sheet are specific to each location and/or building element being called out. Only those noted shall be part of this scope of work.

Reference Sheet A3.0, Specifications & Preservation Briefs
- Noted exterior windows/doors shall be replaced with new windows. The new replacement window shall be per historic designation, product TBD. Existing rough opening shall be maintained, cleaned, and prepped for new install. Reference new window manufacturer guidelines for install. Details to be provided.

- If any contractor needs clarification or has any questions regarding items that may be Historical, or items to be removed, salvaged etc., Please contact the Architect to get direction and clarification, before proceeding.





C **GENERAL NOTES WEST ELEVATION**
NO SCALE



B **GENERAL NOTES NORTH ELEVATION**
NO SCALE



A **GENERAL NOTES SOUTH ELEVATION**
NO SCALE

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
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NUMBER A–2019008766
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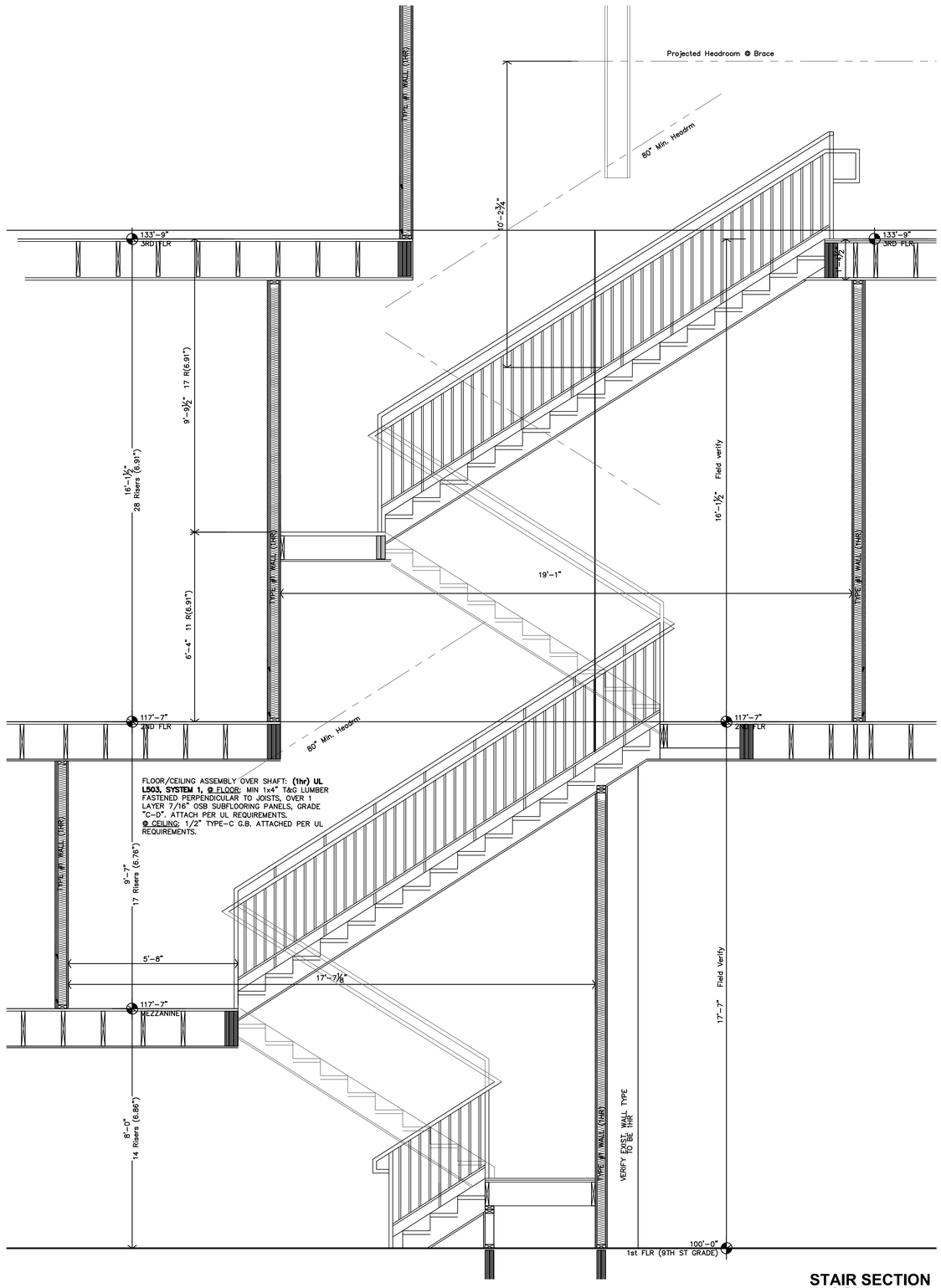
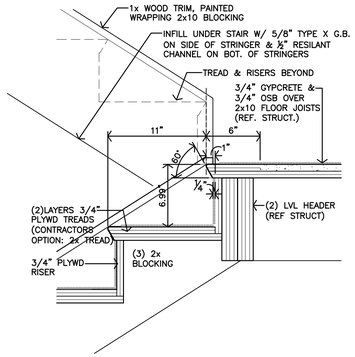
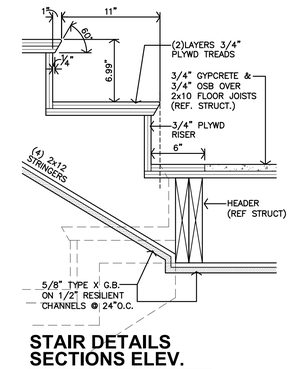
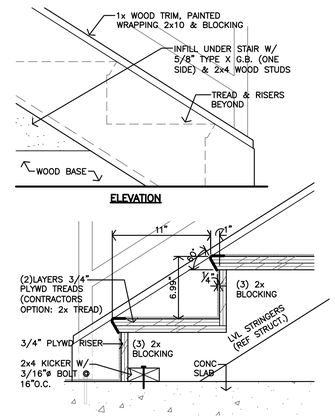


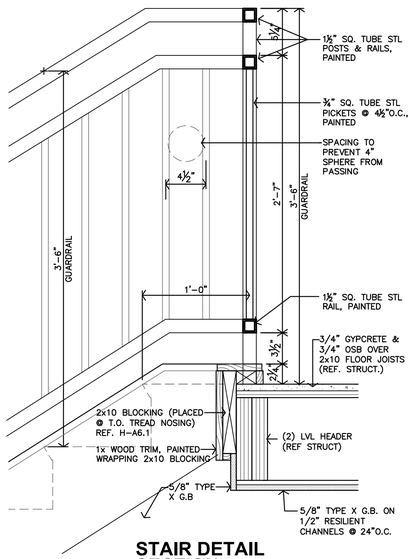
B **STAIR SECTION FLOOR PLAN**
1/2"=1'-0"



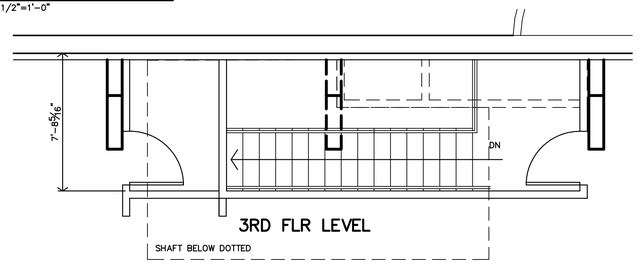


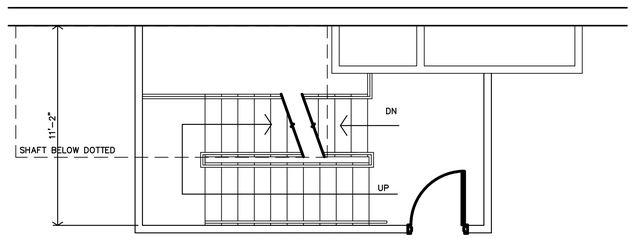


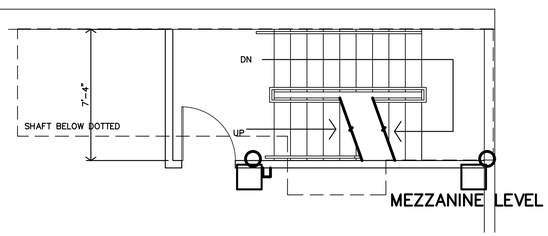
C **STAIR DETAILS SECTIONS ELEV.**
1 1/2"=1'-0"

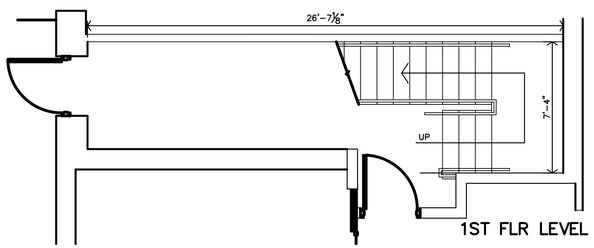


D **STAIR DETAIL SECTION**
1 1/2"=1'-0"









A **STAIR PLANS FLOOR PLAN**
1/4"=1'-0"

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
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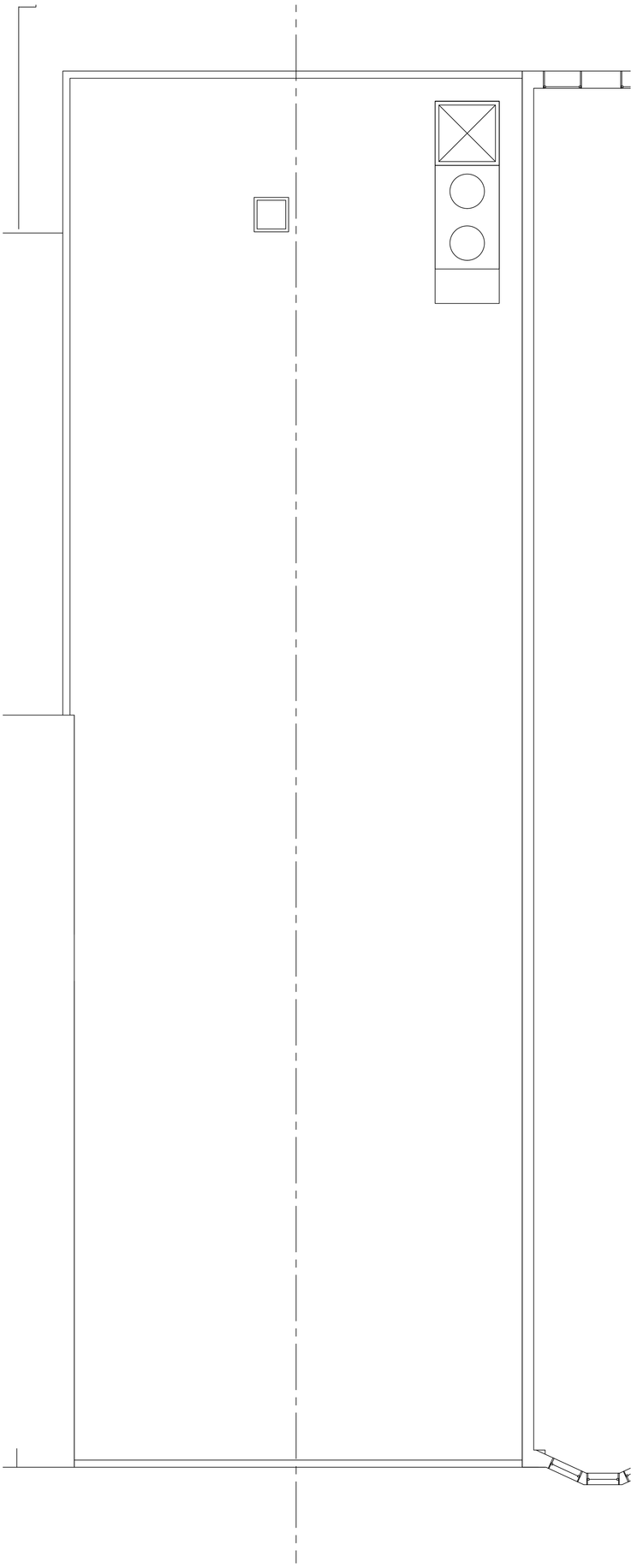

A

PROPOSED ROOF PLAN

3/16"=1'-0"

MARSHALL APARTMENTS

RENOVATION

KANSAS CITY, MISSOURI

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785.827.0386 jgr@jgrarchitects.com

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CHRISTOPHER GILLAM NUMBER A-2019008786

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SHEET NO.: A5.1

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CEILING NOTES

1. CONTRACTOR SHALL COORDINATE CEILING & WALL WORK, PLASTER AND/OR HARDBOARD AND BATTENS. REMOVE ALL ABANDONED OR NOT USED MATERIALS, CLIPS, ANCHORS, CONDUITS, WIRE, BOXES, ETC. FILL AND PATCH ALL HOLES.
2. MECHANICAL & ELECTRICAL; LIGHTS, CONDUIT, DUCTWORK, ETC., TO BE ABOVE CEILING WHERE POSSIBLE. SURFACE MOUNTED RUNS SHALL BE COORDINATED, GROUPED, STRAIGHT, AESTHETIC NEAT, CLEAN AND CONSISTENT, WITH MINIMAL DISRUPTION OF SMOOTH CONT. CEILINGS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING, TILE OR G.B., PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL & PATCH OR TRIM AS REQ'D.
5. FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.
6. ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED, SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF UNDERSIDE OF STRUCTURE.
7. GC TO PROVIDE R-38 BLOWN IN INSULATION OVER 6MIL VAPOR BARRIER, ABOVE 3RD FL CEILING IN ATTIC PER 2012 IECC REQUIREMENTS.
8. ALL ABOVE CEILING WORK SHALL BE DONE TO MINIMIZE THE IMPACT/DESTRUCTION OF THE HISTORIC PLASTER WHERE NOTED TO REMAIN ON DRAWINGS.

CEILING TYPES
REFER SPECIFICATIONS

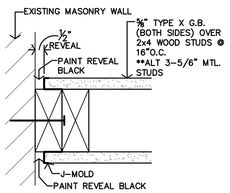
GB	GYP BD (PAINTED)
P	EXIST./NEW PLASTER (PAINTED)
H	EXIST./NEW HARDBD. (PAINTED)

1 — CLG. TYPE
9'-8" — CLG. HEIGHT (ASSUMED)

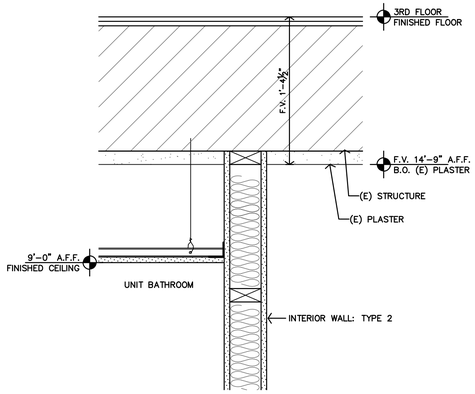
FINISH KEYNOTES

01 ALL EXISTING PLASTER WALLS TO REMAIN; PROTECT, CLEAN, REMOVE LOSE, PATCH & REPAIR TO MATCH EXISTING, AS NEW.
02 EXISTING WOOD STRUCTURE TO REMAIN, PROTECT, CLEAN, PATCH, REPAIR & PAINT.
03 ALL EXISTING EXPOSED BRICK TO REMAIN, CLEAN, PATCH & REPAIR
04 EXISTING CEILING HEIGHT TO BE MAINTAINED OR MATCHED WITH NEW, AND/OR PATCHED & REPLACED GYP. BD.

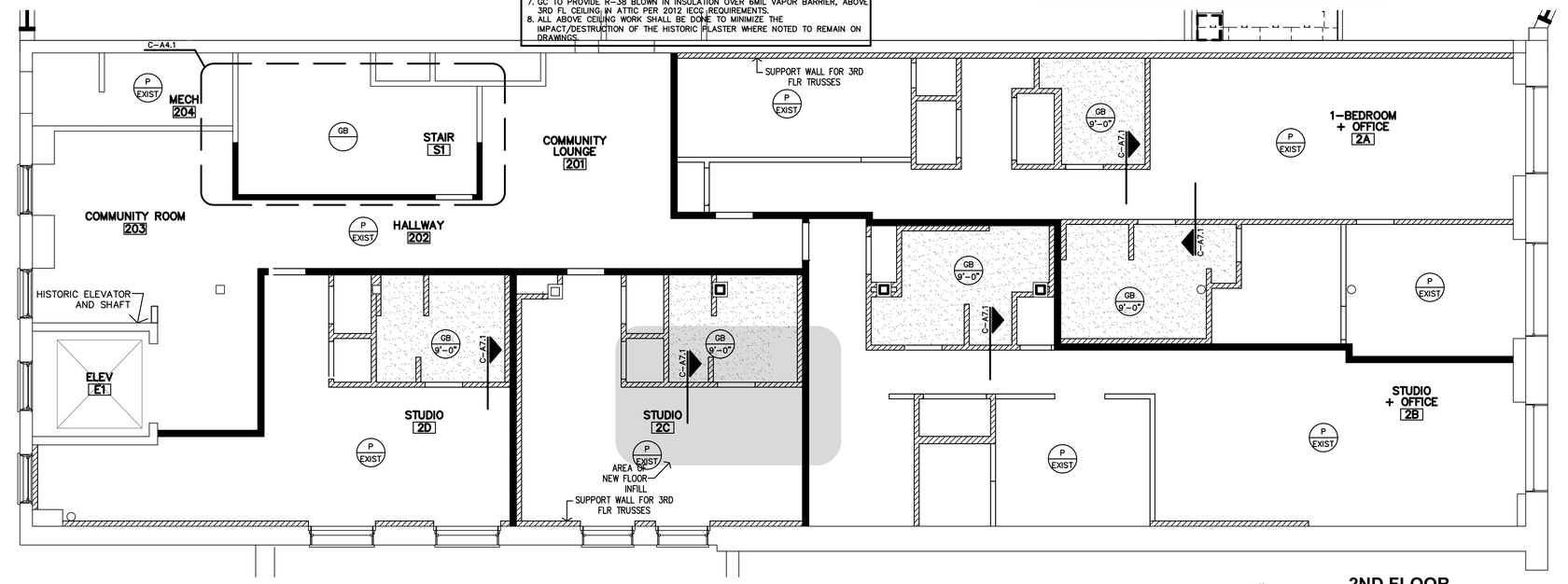
CEILING LEGEND
ILLUSTRATES NEW GYP. BD.



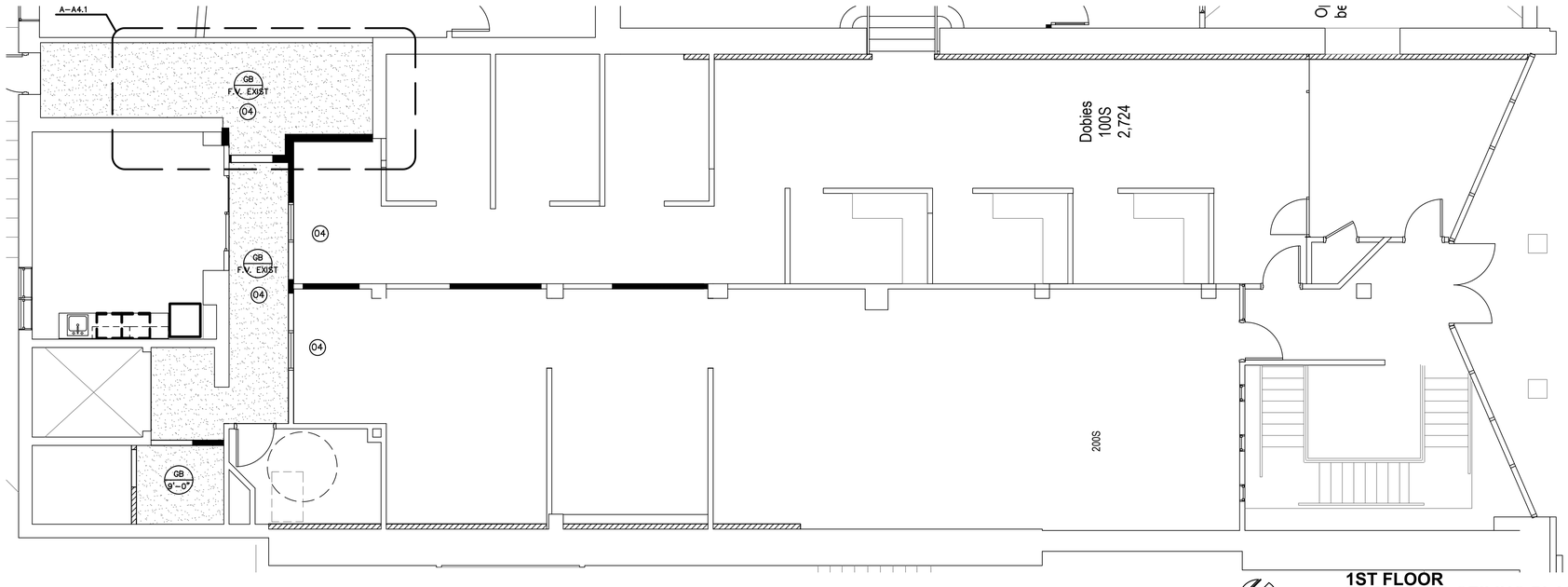
D NEW WALL DTL.
3"=1'-0"



C 2ND FLOOR CEILING DTL.
1 1/2"=1'-0"



B 2ND FLOOR REFLECTED CEILING PLAN
3/16"=1'-0"



A 1ST FLOOR REFLECTED CEILING PLAN
3/16"=1'-0"

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786
ARCHITECT

REVISION:

DATE: 8-21-2023
JOB: 22-3280
SHEET NO.:

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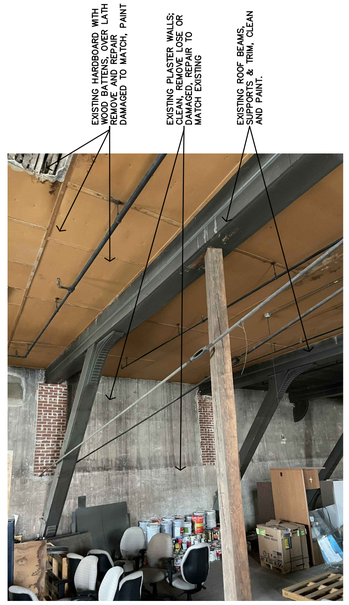
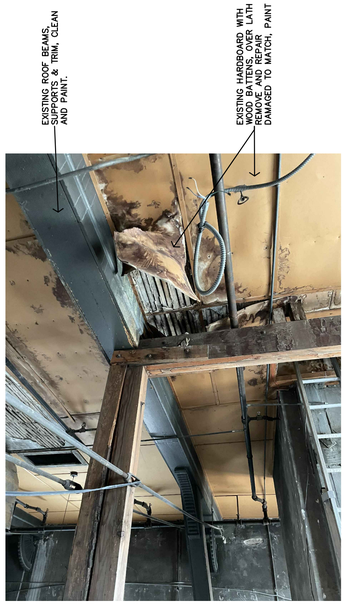
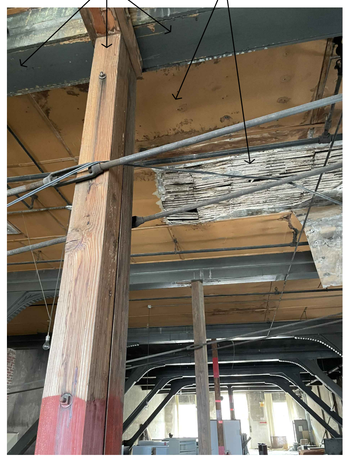






C 3RD FLOOR WALL, CEILING & BEAMS
NTS





B 3RD FLOOR WALL, CEILING & BEAMS
NTS

CEILING NOTES

1. CONTRACTOR SHALL COORDINATE CEILING & WALL WORK, PLASTER AND/OR HARDBOARD AND BATTENS. REMOVE ALL ABANDONED OR NOT USED MATERIALS, CLIPS, ANCHORS, CONDUITS, WIRE, BOXES, ETC. FILL AND PATCH ALL HOLES.
2. MECHANICAL & ELECTRICAL; LIGHTS, CONDUIT, DUCTWORK, ETC.,TO BE SURFACE MOUNTED, RUNS SHALL BE COORDINATED, GROUPED, STRAIGHT, AESTHETIC NEAT, CLEAN AND CONSISTENT, WITH MINIMAL DISRUPTION OF SMOOTH CONT. CEILINGS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING, TILE OR G.B., PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL & PATCH OR TRIM AS REQ'D.
5. FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE, AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.
6. ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED, SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF UNDERSIDE OF STRUCTURE.
7. GC TO PROVIDE R-49 BLOWN IN INSULATION OVER 6MIL VAPOR BARRIER, ABOVE 3RD FL CEILING IN ATTIC PER 2018 IECC REQUIREMENTS.

CEILING TYPES
REFER SPECIFICATIONS

GB	GYP BD (PAINTED)
P	EXIST./NEW PLASTER (PAINTED)
H	EXIST./NEW HARDBD. (PAINTED)
F.V.	EXIST. HEIGHT/FIELD VERIFY

1 / 8'-8" — CLG. TYPE / CLG. HEIGHT (ASSUMED)

FINISH KEYNOTES

01 ALL EXISTING PLASTER WALLS TO REMAIN; PROTECT, CLEAN, REMOVE LOSE, PATCH & REPAIR TO MATCH EXISTING, AS NEW.

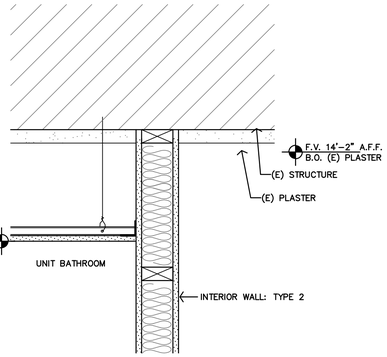
02 EXISTING WOOD STRUCTURE TO REMAIN, PROTECT, CLEAN, PATCH, REPAIR & PAINT.

03 ALL EXISTING EXPOSED BRICK TO REMAIN, CLEAN, PATCH & REPAIR

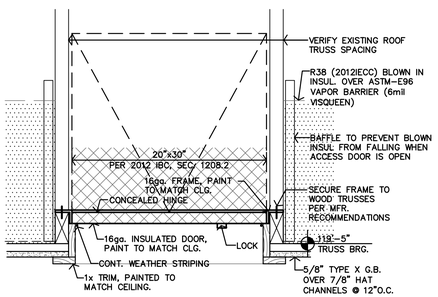
04 EXISTING CEILING HEIGHT TO BE MAINTAINED OR MATCHED WITH NEW, AND/OR PATCHED & REPLACED GYP. BD.

CEILING LEGEND

ILLUSTRATES NEW GYP. BD.

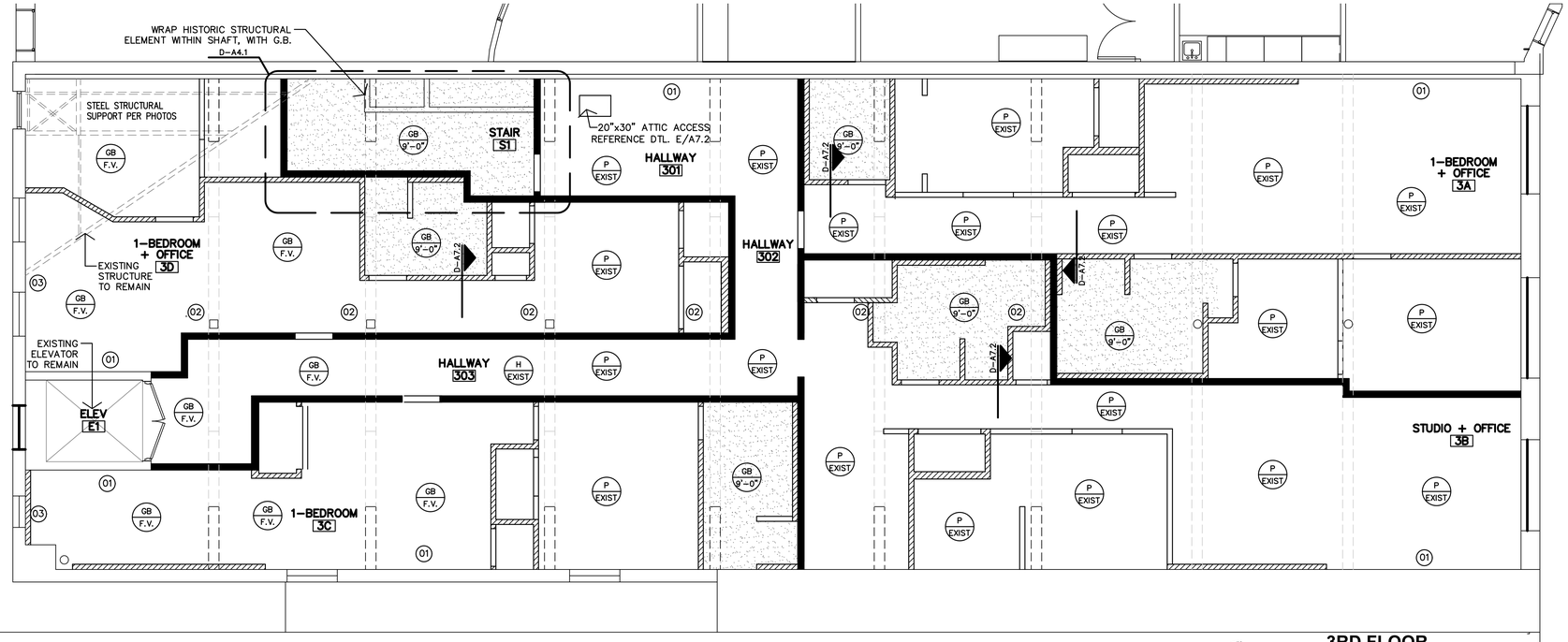


D 3RD FLOOR CEILING DTL.
1 1/2"=1'-0"



NOTES:
1. PROVIDE & INSTALL ATTIC ACCESS DOOR/HATCH.
2. DOOR & RIGID INSUL TO MEET 2012 IECC
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING

E TYP. ROOF ACCESS DETAIL
1 1/2"=1'-0"



A 3RD FLOOR REFLECTED CEILING PLAN
3/16"=1'-0"

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CHRISTOPHER GILLAM NUMBER A-2019008786 STATE OF MISSOURI REGISTERED ARCHITECT

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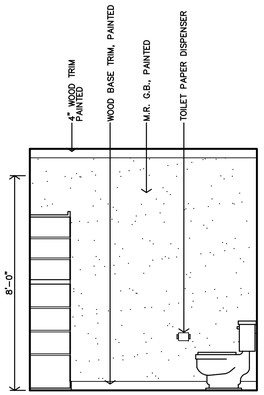
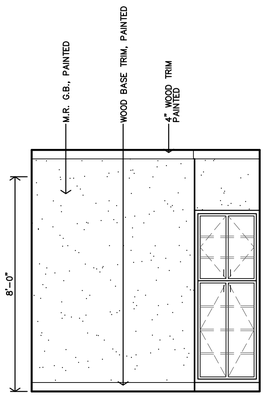
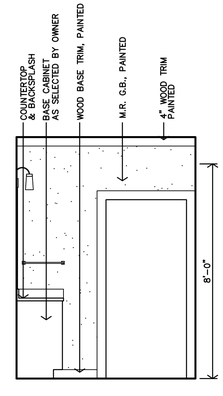


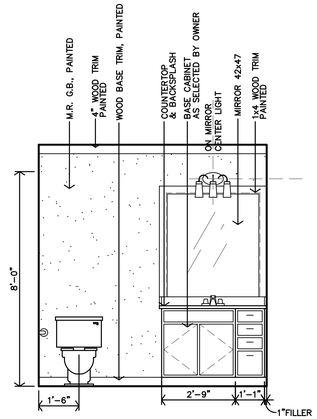
P TYPE 3 INTERIOR ELEVATION
3/8"=1'-0"



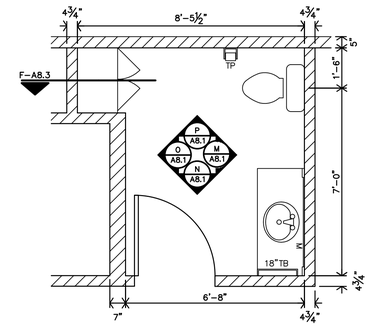
O TYPE 3 INTERIOR ELEVATION
3/8"=1'-0"



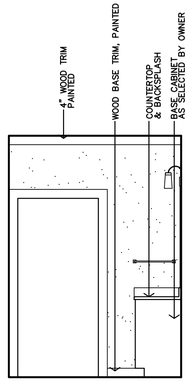
N TYPE 3 INTERIOR ELEVATION
3/8"=1'-0"



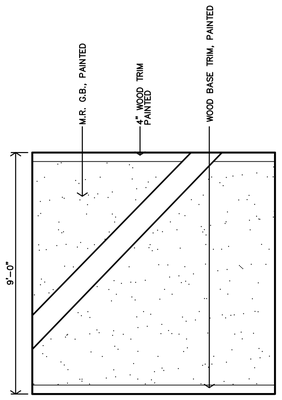
M TYPE 3 INTERIOR ELEVATION
3/8"=1'-0"



L TYPE 3 ENLARGED BATH PLAN
3/8"=1'-0" UNITS: 3A



K TYPE 2 INTERIOR ELEVATION
3/8"=1'-0"



J TYPE 2 INTERIOR ELEVATION
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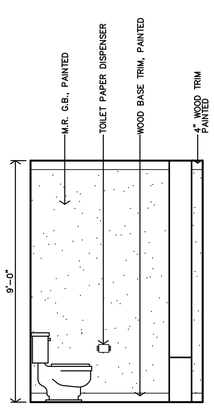
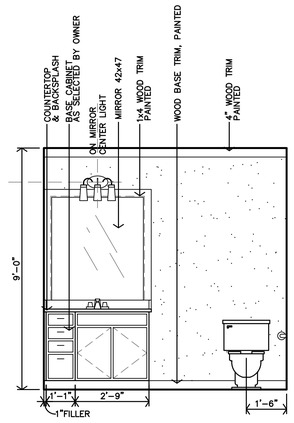
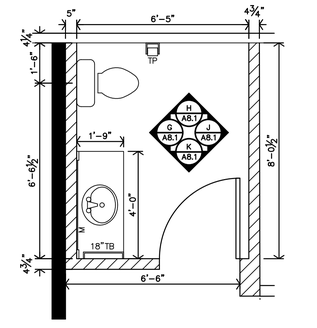


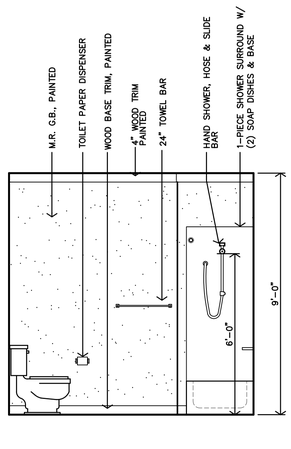
H TYPE 2 INTERIOR ELEVATION
3/8"=1'-0"



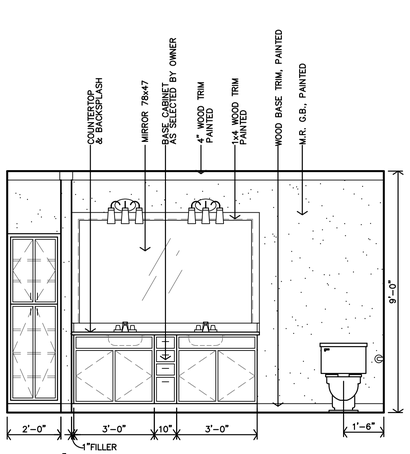
G TYPE 2 INTERIOR ELEVATION
3/8"=1'-0"



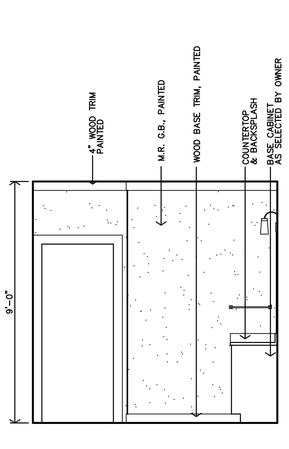
F TYPE 2 ENLARGED BATH PLAN
3/8"=1'-0" UNITS: 2A



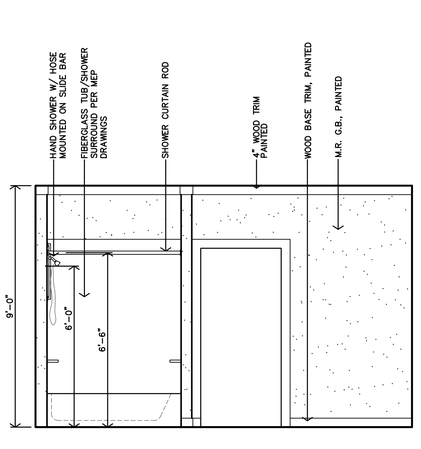
E TYPE 1 INTERIOR ELEVATION
3/8"=1'-0"



D TYPE 1 INTERIOR ELEVATION
3/8"=1'-0"



C TYPE 1 INTERIOR ELEVATION
3/8"=1'-0"



B TYPE 1 INTERIOR ELEVATION
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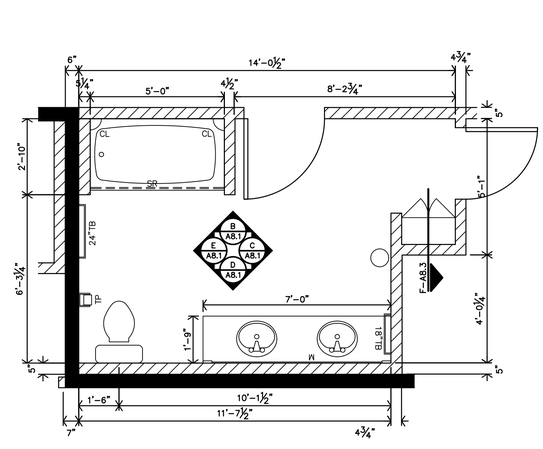

A TYPE 1 ENLARGED BATH PLAN
3/8"=1'-0" UNITS: 2A

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MARSHALL APARTMENTS

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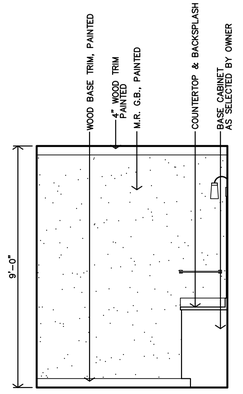
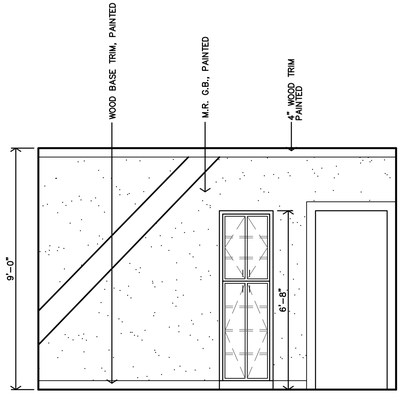
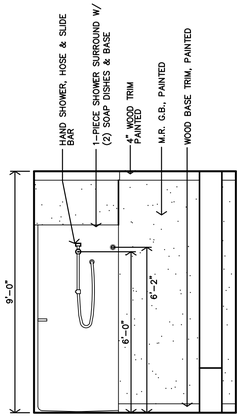


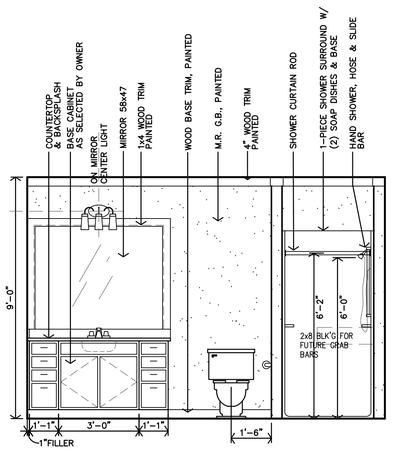
P TYPE 6 INTERIOR ELEVATION
3/8"=1'-0"



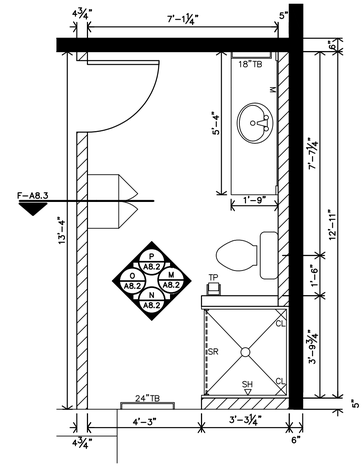
O TYPE 6 INTERIOR ELEVATION
3/8"=1'-0"



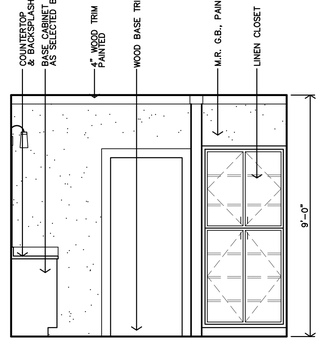
N TYPE 6 INTERIOR ELEVATION
3/8"=1'-0"



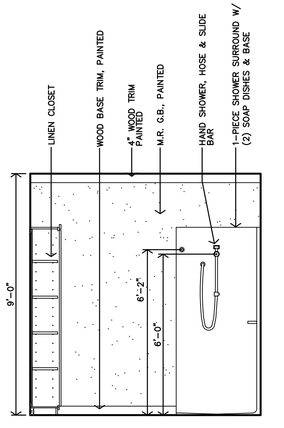
M TYPE 6 INTERIOR ELEVATION
3/8"=1'-0"



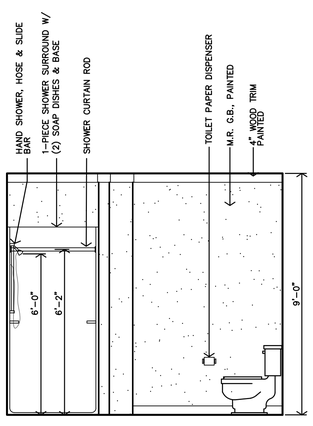
L TYPE 6 ENLARGED BATH PLAN
3/8"=1'-0" UNITS: 3C



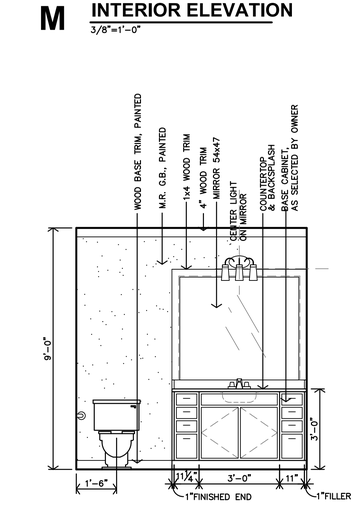
K TYPE 5 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2D SIMILAR



J TYPE 5 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2D SIMILAR



H TYPE 5 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2D SIMILAR



G TYPE 5 INTERIOR ELEVATION
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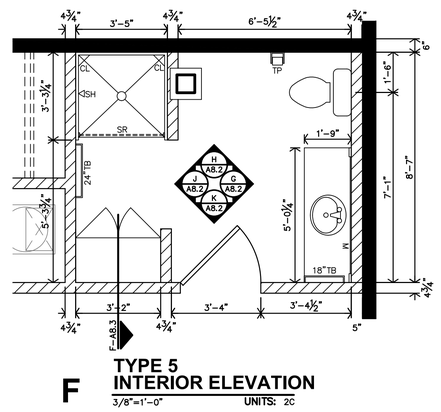
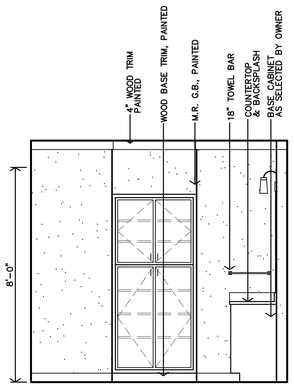
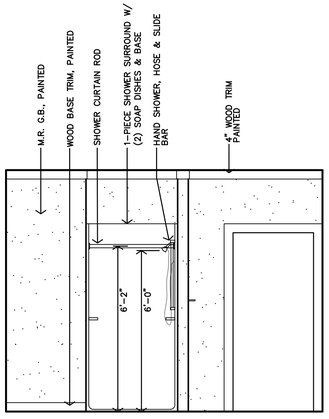


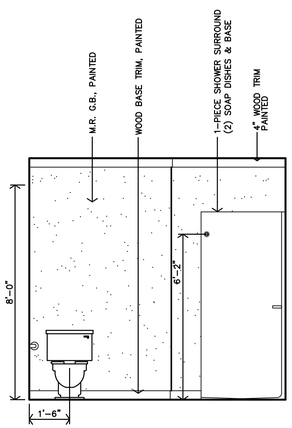
F TYPE 5 INTERIOR ELEVATION
3/8"=1'-0" UNITS: 2C



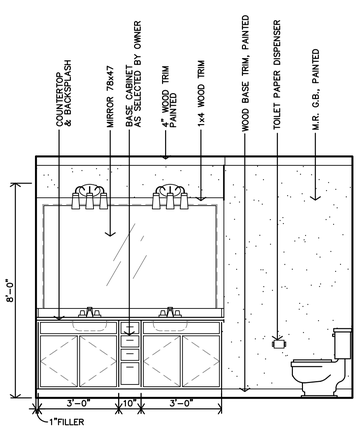
E TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



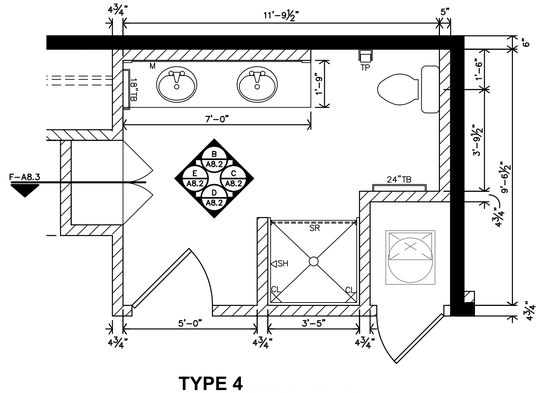
D TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



C TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



B TYPE 4 INTERIOR ELEVATION
3/8"=1'-0"



A TYPE 4 ENLARGED BATH PLAN
3/8"=1'-0" UNITS: 2B 3B

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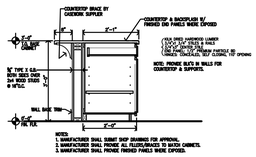
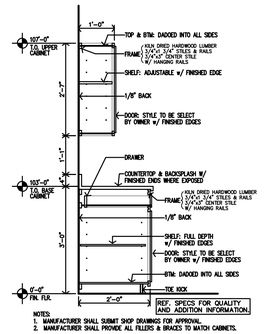
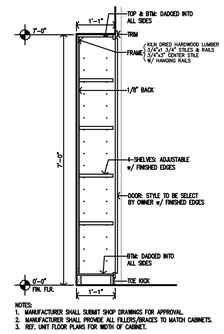


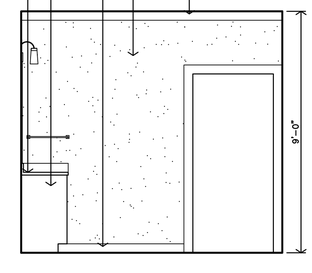
H **TYP. KITCHEN ISLAND CASEWORK SECTION**
3/8"=1'-0"



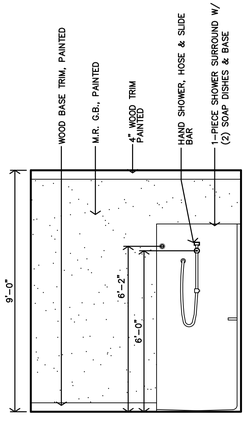
G **TYP. KITCHEN CABINET CASEWORK SECTION**
1/2"=1'-0"



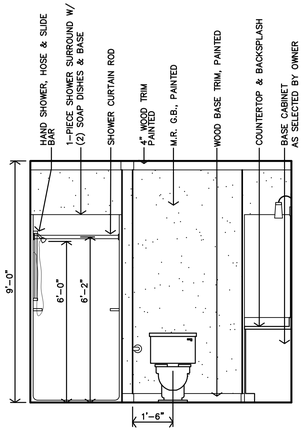
F **TYP. LINEN CLOSET CASEWORK SECTION**
1/2"=1'-0"



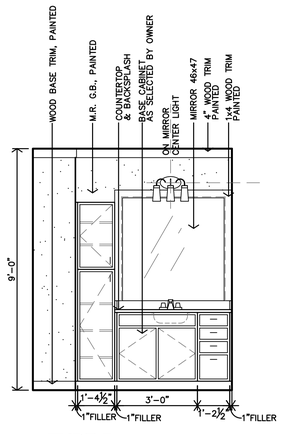
E **TYPE 7 INTERIOR ELEVATION**
3/8"=1'-0"



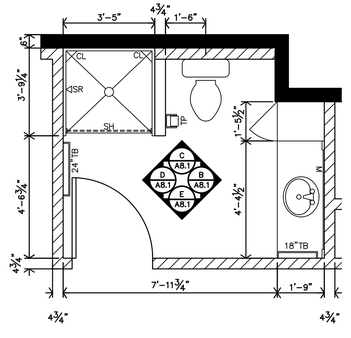
D **TYPE 7 INTERIOR ELEVATION**
3/8"=1'-0"



C **TYPE 7 INTERIOR ELEVATION**
3/8"=1'-0"



B **TYPE 7 INTERIOR ELEVATION**
3/8"=1'-0"



A **TYPE 7 ENLARHED BATH PLAN**
3/8"=1'-0" **UNITS:** 2C

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785.827.0386 jgr@jgrarchitects.com

MARSHALL APARTMENTS
RENOVATION

KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786

REVISION:

DATE: 8-21-2023
JOB: 22-3280
SHEET NO.:

A8.3

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G UNIT 2B & 3B ISLAND CASEWORK ELEVATION
3/8"=1'-0"

F UNIT 2B & 3B CASEWORK ELEVATION
3/8"=1'-0"

E UNIT 2B & 3B CASEWORK ELEVATION
3/8"=1'-0"

D UNIT 2A & 3A ISLAND CASEWORK ELEVATION
3/8"=1'-0"

C UNIT 2A & 3A CASEWORK ELEVATION
3/8"=1'-0"

B UNIT 3A CASEWORK ELEVATION
3/8"=1'-0"

A UNIT 2A CASEWORK ELEVATION
3/8"=1'-0" UNITS: 2A

MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

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STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786
REGISTERED ARCHITECT

REVISION:

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JOB: 22-3280
SHEET NO.:

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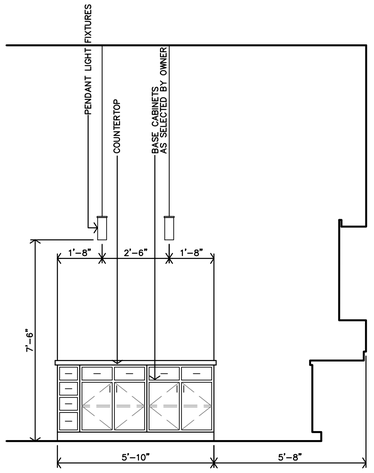
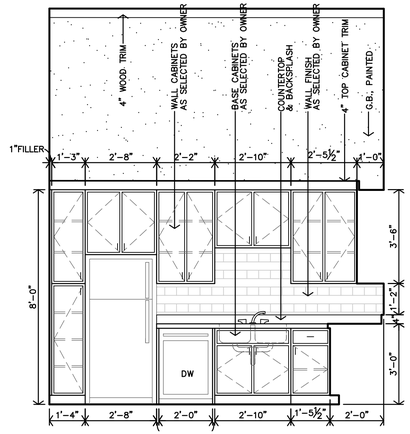
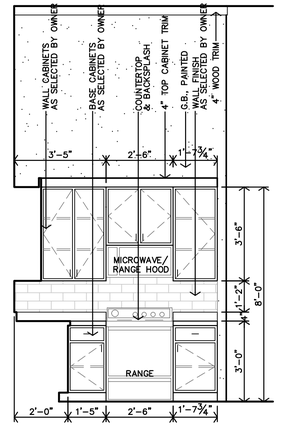


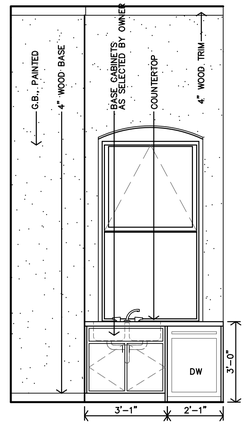
H UNIT 3D CASEWORK ELEVATION
3/8"=1'-0"



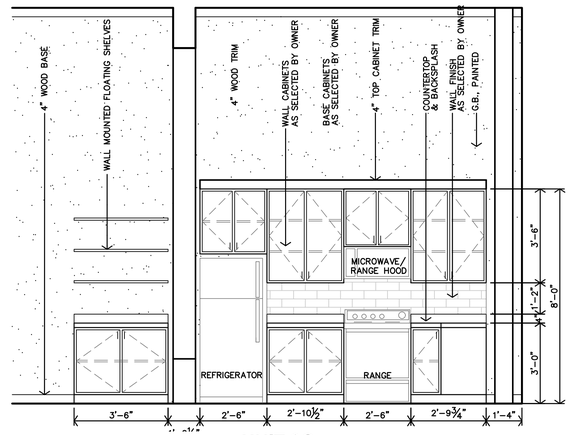
G UNIT 3D CASEWORK ELEVATION
3/8"=1'-0"



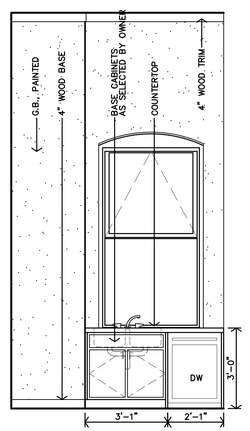
F UNIT 3D CASEWORK ELEVATION
3/8"=1'-0"



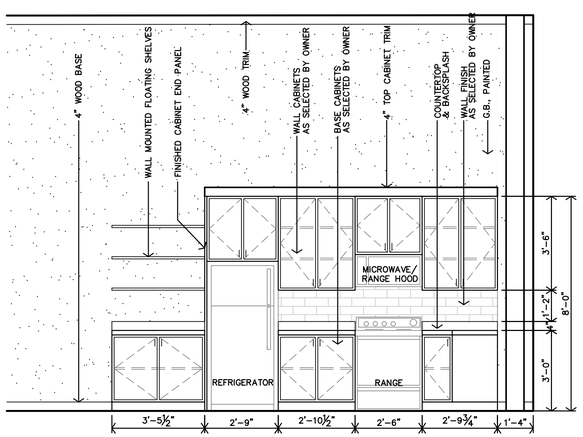
E UNIT 3C CASEWORK ELEVATION
3/8"=1'-0"



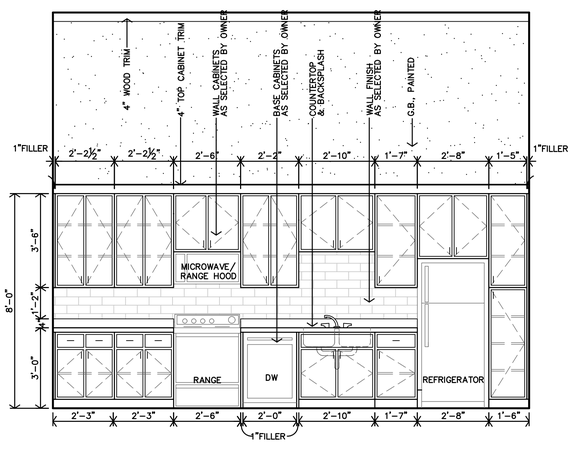
D UNIT 3C CASEWORK ELEVATION
3/8"=1'-0"



C UNIT 2D CASEWORK ELEVATION
3/8"=1'-0"



B UNIT 2D CASEWORK ELEVATION
3/8"=1'-0"



A UNIT 2C CASEWORK ELEVATION
3/8"=1'-0"

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MARSHALL APARTMENTS
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KANSAS CITY, MISSOURI

STATE OF MISSOURI
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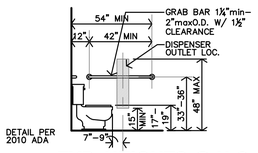
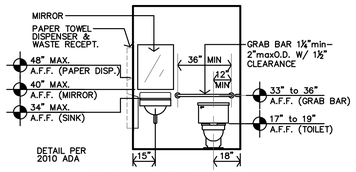
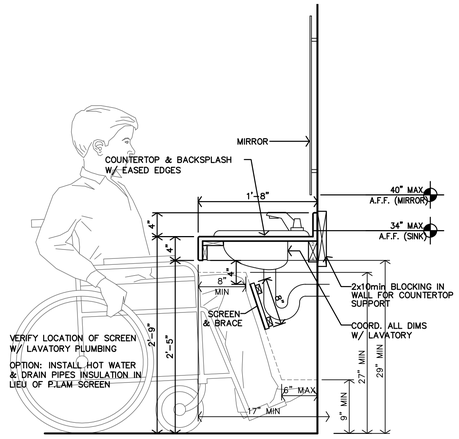


M **TYP. HEIGHTS @ H.C. TOILET SIDE WALL**
1/4"=1'–0" FOR HC HEIGHTS & LOCATION ONLY

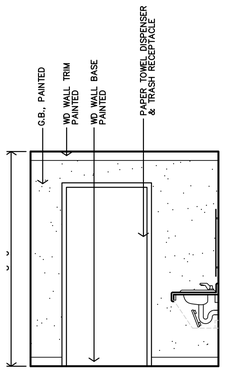


L **TYP. HEIGHTS @ H.C. TOILET BACK WALL**
1/4"=1'–0" FOR HC HEIGHTS & LOCATION ONLY

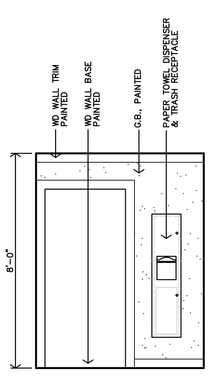


K **RESTROOM #101 & 3102 VANITY SECTION**
3/8"=1'–0"

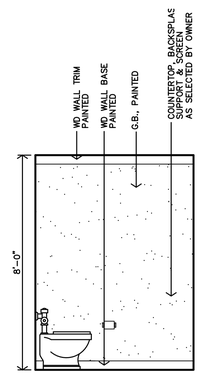
NOTE:
1. ALL FINISHED SURFACES NOT NOTED ARE TO BE AS SELECTED BY OWNER.
2. ALL GYP. BD. & WD. TRIM PAINT COLORS TO BE SELECTED BY OWNER.
3. COORDINATE WITH OWNER LOCATION OF ALL COMMON AREA DATA CONNECTIONS, SPECIFIC OUTLETS & POWER LOCATIONS FOR INTENDED FURNISHINGS OR APPLIANCES IN ADDITION TO THESE DRAWINGS.



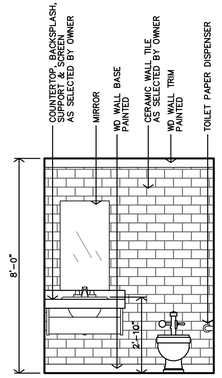
J **RESTROOM #102 INTERIOR ELEVATION**
3/8"=1'–0"



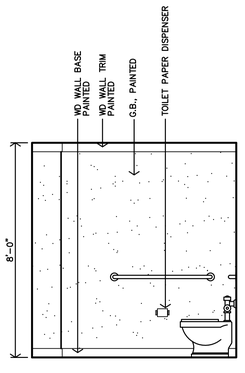
H **RESTROOM #102 INTERIOR ELEVATION**
3/8"=1'–0"



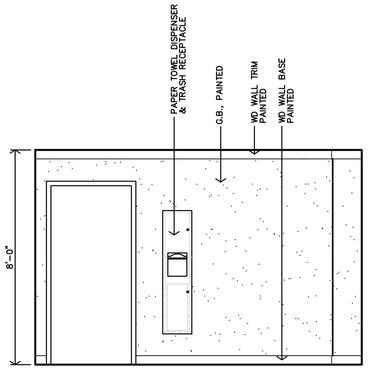
G **RESTROOM #102 INTERIOR ELEVATION**
3/8"=1'–0"



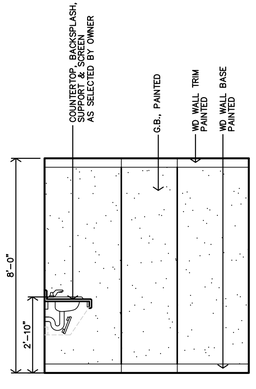
F **RESTROOM #102 INTERIOR ELEVATION**
3/8"=1'–0"



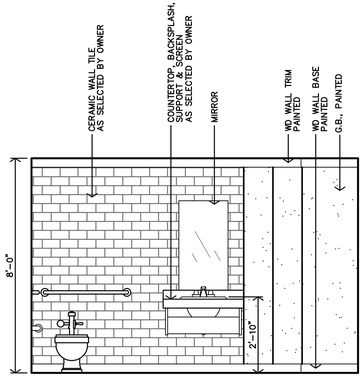
E **RESTROOM #101 INTERIOR ELEVATION**
3/8"=1'–0"



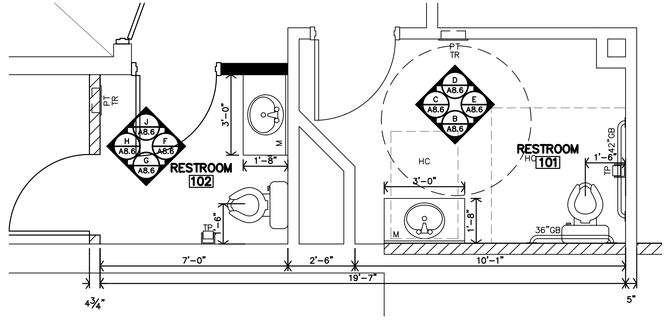
D **RESTROOM #101 INTERIOR ELEVATION**
3/8"=1'–0"



C **RESTROOM #101 INTERIOR ELEVATION**
3/8"=1'–0"



B **RESTROOM #101 INTERIOR ELEVATION**
3/8"=1'–0"



A **PUBLIC RESTROOMS ENLARGED PLAN**
3/8"=1'–0"

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

CHRISTOPHER GILLAM
NUMBER A-2019008786

REVISION:

DATE: 8-21-2023
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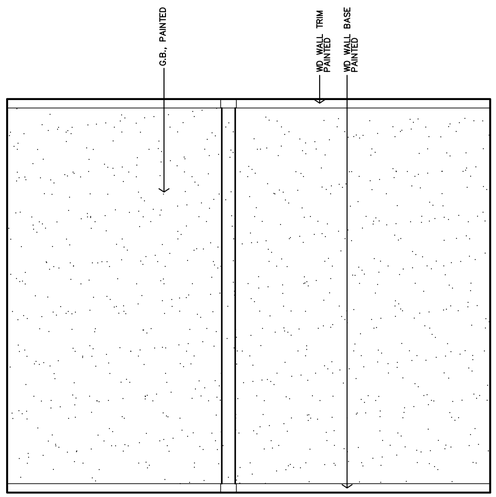
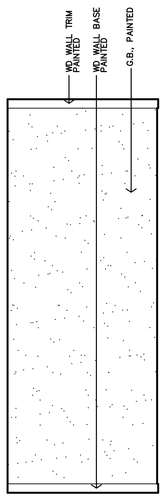
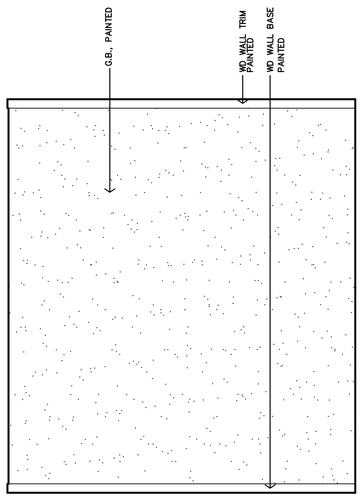


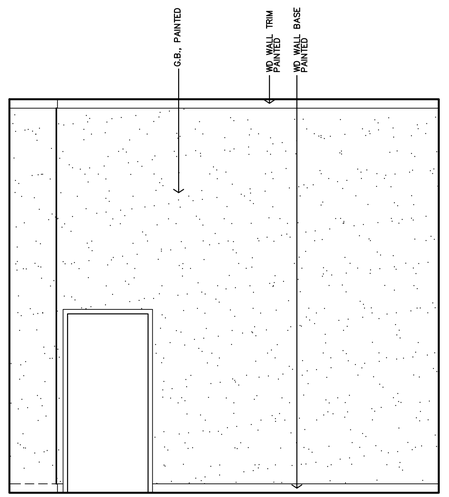
G COMMUNITY ROOM #203 INTERIOR ELEVATION
3/8"=1'-0"



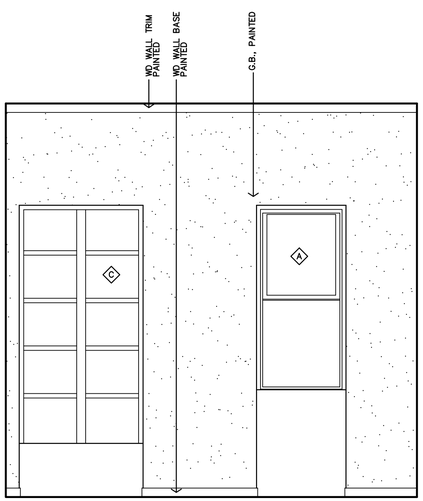
HALL 202



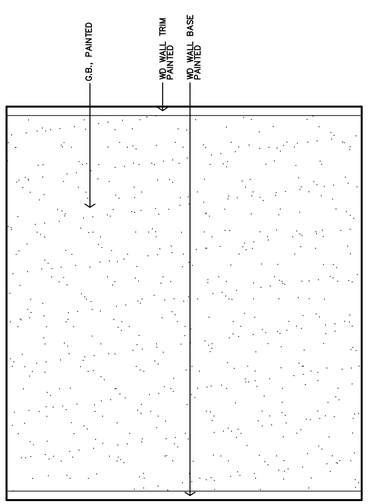
F COMMUNITY ROOM #203 INTERIOR ELEVATION
3/8"=1'-0"



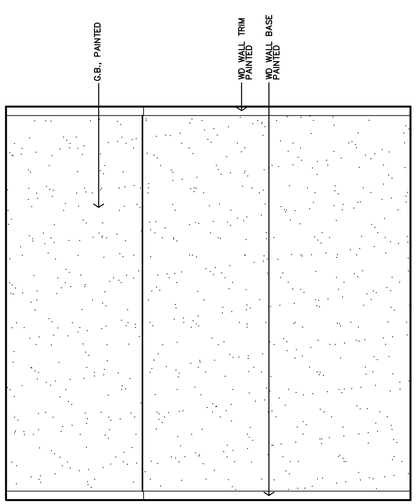
E COMMUNITY ROOM #203 INTERIOR ELEVATION
3/8"=1'-0"



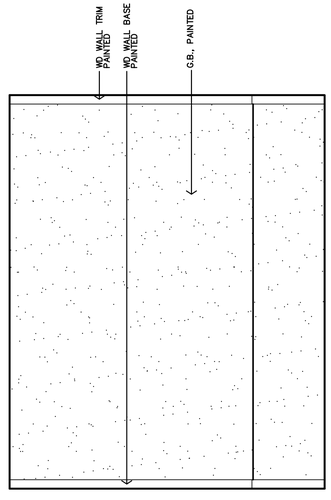
D COMMUNITY ROOM #203 INTERIOR ELEVATION
3/8"=1'-0"



C COMMUNITY LOUNGE #201 INTERIOR ELEVATION
3/8"=1'-0"



B COMMUNITY LOUNGE #201 INTERIOR ELEVATION
3/8"=1'-0"



A COMMUNITY LOUNGE #201 INTERIOR ELEVATION
3/8"=1'-0"

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MARSHALL APARTMENTS

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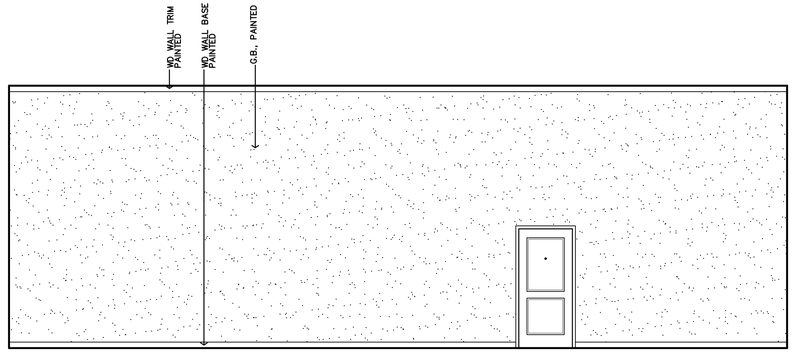
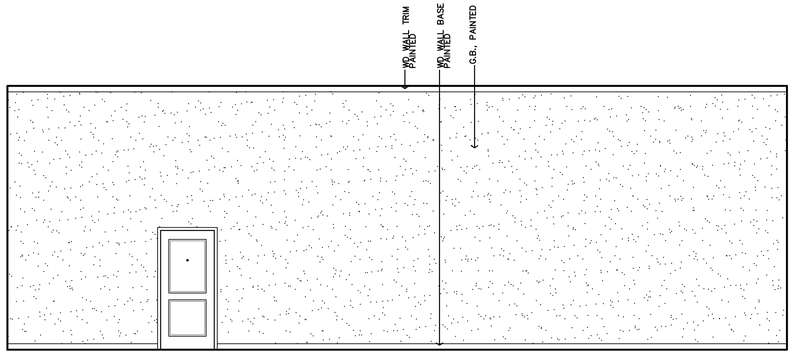
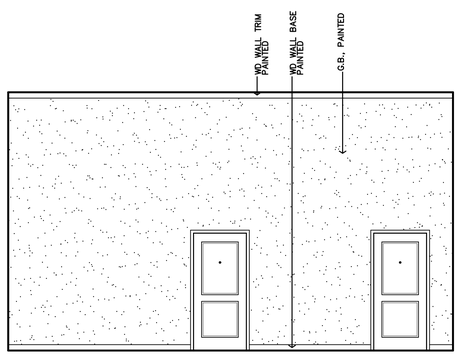


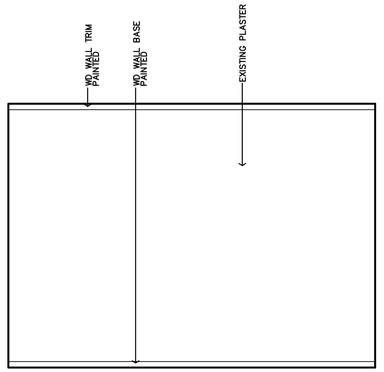
H HALLWAY #303 INTERIOR ELEVATION
3/8"=1'-0"



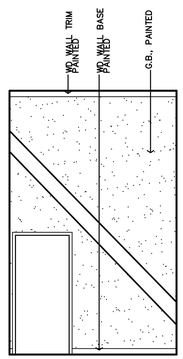
G HALLWAY #303 INTERIOR ELEVATION
1/4"=1'-0"



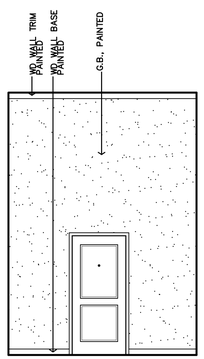
F HALLWAY #302 INTERIOR ELEVATION
1/4"=1'-0"



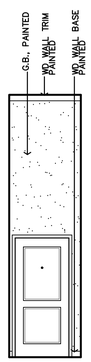
E HALLWAY #301 INTERIOR ELEVATION
1/4"=1'-0"



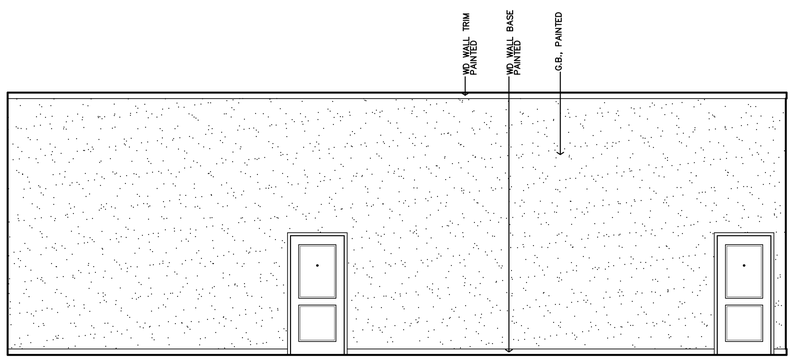
D HALLWAY #301 INTERIOR ELEVATION
1/4"=1'-0"



C HALLWAY #202 INTERIOR ELEVATION
1/4"=1'-0"



B HALLWAY #202 INTERIOR ELEVATION
1/4"=1'-0"



A HALLWAY #202 INTERIOR ELEVATION
1/4"=1'-0"

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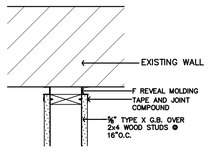
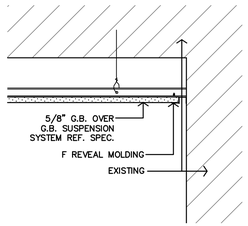


C **WALL DETAIL**
1 1/2"=1'-0"



B **CEILING DETAIL**
1 1/2"=1'-0"

GENERAL FINISH NOTES

1. BRICK, EXISTING WALLS: PER HISTORIC PRESERVATION STANDARDS, TUCKPOINT, CLEAN, REPAIR, REPLACE. TO BE LEFT EXPOSED.
2. EXISTING FLOORS: CLEAN, REPAIR AND INSTALL NEW AS INDICATED OR SCHEDULED.
3. PAINT CEILING TO 2" BELOW LOWEST JOIST/BEAM. INCLUDE THE CEILING DECK, JOISTS, BEAMS AND ANY EXPOSED UTILITIES INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, PLUMBING PIPING, ETC. (EXCEPT FOR DUCTWORK).
4. EXISTING WOOD FLOORING & STRUCTURE SLOPES DRASTICALLY FROM MIDDLE OF BUILDING TO EXTERIOR WALLS. FLOOR WILL NEED TO BE LEVELED. REFERENCE SHEETS A4.1-A4.5 FOR DETAILS.
5. FINAL FINISHED FLOORING MATERIAL WILL BE AS SHOWN ON FINISH FLOOR PLANS ON SHEETS A6.1-A6.2
6. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS.
7. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
8. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
9. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED, PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
10. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
11. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
12. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY, NO BRUSH FINISH.
13. STAIRS & LANDINGS: INSTALL CARPET WITH RUBBER NOSINGS.
14. UNITS: FLOORING TO BE CONTINUOUS @ REMOVEABLE SINK CABINETS & KITCHEN WORKSPACE

FLOORING LEGEND

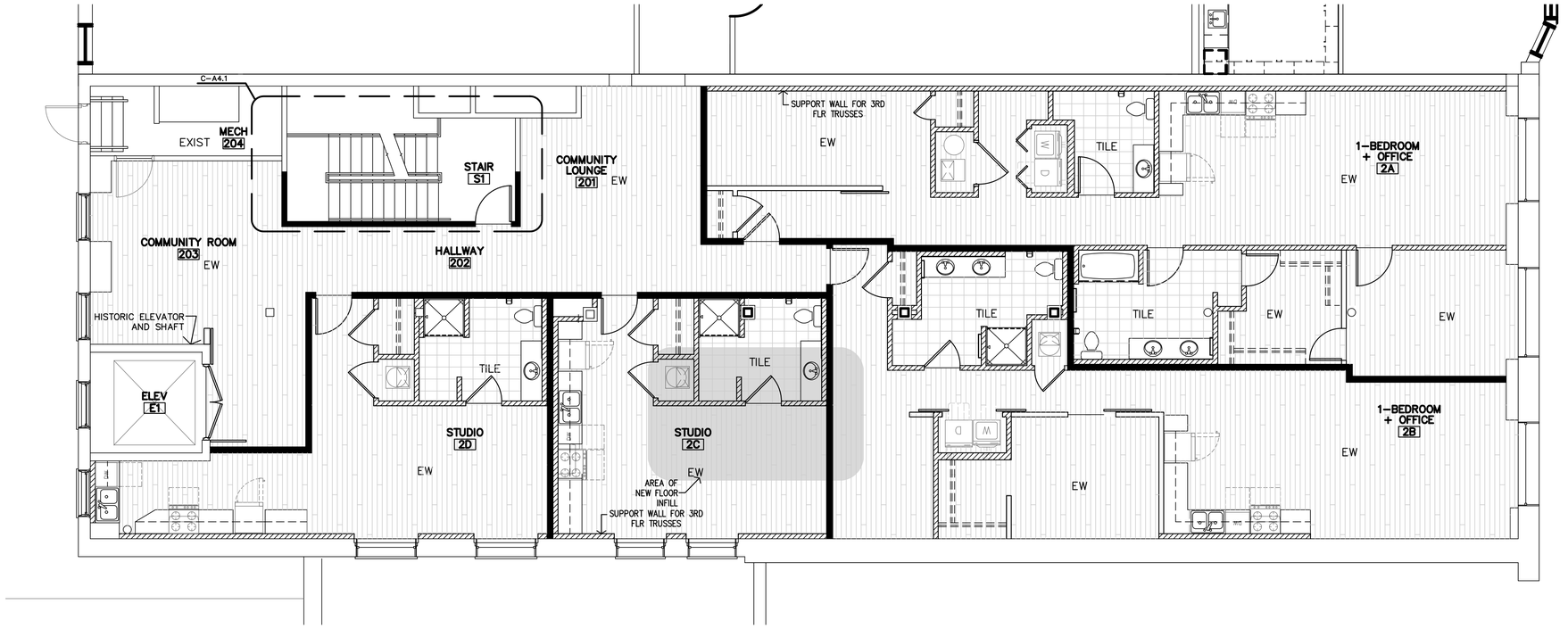
CPT	NEW CARPET
EW	NEW ENGINEERED WOOD FLOORING
TILE	NEW FLOOR TILE
CONC	CONCRETE

FINISH KEYNOTES

01 ALL EXISTING PLASTER WALLS TO REMAIN. PROTECT & REPAIR AS REQUIRED WHERE POSSIBLE. PATCH AND REPLACE PLASTER, AS NEEDED TO MATCH EXISTING.

02 EXISTING WOOD STRUCTURE TO REMAIN, PROTECT DURING CONSTRUCTION.

03 ALL EXISTING EXPOSED BRICK TO REMAIN



A **2ND FLOOR FINISH FLOOR PLAN**
3/16"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786
REGISTERED ARCHITECT

REVISION:

DATE: 8-21-2023
JOB: 22-3280
SHEET NO.:

A9.1

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GENERAL FINISH NOTES

1. BRICK, EXISTING WALLS: PER HISTORIC PRESERVATION STANDARDS, TUCKPOINT, CLEAN, REPAIR, REPLACE. TO BE LEFT EXPOSED.
2. EXISTING FLOORS: CLEAN, REPAIR AND INSTALL NEW AS INDICATED OR SCHEDULED.
3. PAINT CEILING TO 2" BELOW LOWEST JOIST/BEAM. INCLUDE THE CEILING DECK, JOISTS, BEAMS AND ANY EXPOSED UTILITIES INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, PLUMBING PIPING, ETC. (EXCEPT FOR DUCTWORK).
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5. FINAL FINISHED FLOORING MATERIAL WILL BE AS SHOWN ON FINISH FLOOR PLANS ON SHEETS A6.1-A6.2
6. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS.
7. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
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FLOORING LEGEND

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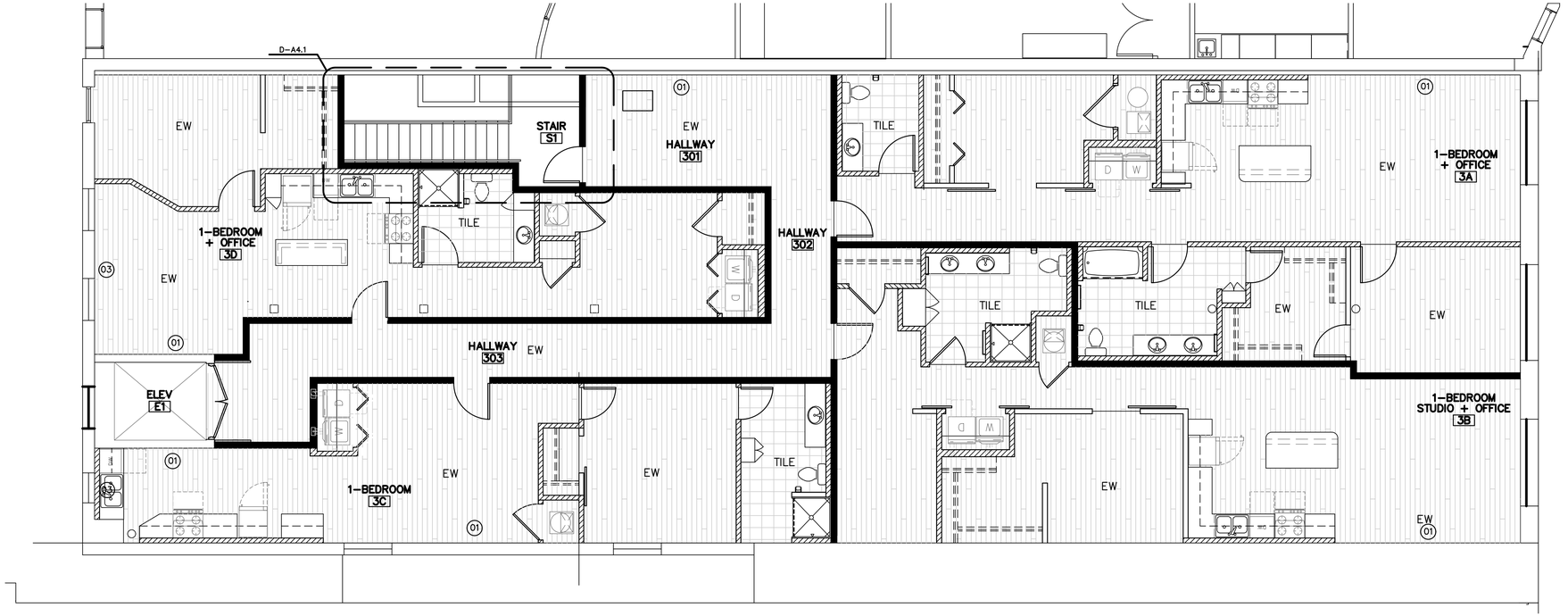
EW	NEW ENGINEERED WOOD FLOORING
TILE	NEW FLOOR TILE
CONC	CONCRETE

FINISH KEYNOTES

01 ALL EXISTING PLASTER WALLS TO REMAIN. PROTECT & REPAIR AS REQUIRED WHERE POSSIBLE. PATCH AND REPLACE PLASTER, AS NEEDED TO MATCH EXISTING.

02 EXISTING WOOD STRUCTURE TO REMAIN, PROTECT DURING CONSTRUCTION.

03 ALL EXISTING EXPOSED BRICK TO REMAIN



A 3RD FLOOR FINISH FLOOR PLAN
3/16"=1'-0"

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786
ARCHITECT

REVISION:

DATE: 8-21-2023
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GENERAL NOTES, REPAIRING HISTORIC PLASTER
If major structural problems are found to be the source of the plaster problem, the structural problem should be corrected. Minor structural problems that will not endanger the building can generally be ignored. Cosmetic damages from minor building movement, holes, or bowed areas can be repaired without the need for wholesale demolition. However, it may be necessary to remove deteriorated plaster for masonry walls to dry out. Repairs made to a wet base will fail again.

Filling Cracks
Hairline cracks in wall and ceiling plaster are not a serious cause for concern as long as the underlying plaster is in good condition. Fill with a patching material. For cracks that reopen bridge the crack with fiberglass mesh tape pressed into the patching material. After the first application of a quick setting joint compound dries, apply a second coat to cover the tape, feathering it at the edges. Apply third coat to even out the surface, followed by light sanding. The area is cleaned off with a damp sponge, then dried to remove any leftover plaster residue or dust.
When cracks are larger, the plaster on each side of the crack should be removed to a width of about 6 inches down to the lath. The debris is cleaned out, and metal lath applied to the cleared area, leaving the existing wood lath in place. The metal lath usually prevents further cracking. The crack is patched with an appropriate plaster in three layers (i.e., base coats and finish coat).

Replacing Delaminated Areas of the Finish Coat
When the finish coat of plaster comes loose from the base coat. Paint a liquid plaster–bonding agent onto the areas of base–coat plaster that will be replastered with a new lime finish coat. To repair small areas of delaminated finish coat can use the methods described in "Patching Materials."

Patching Holes in Walls
For small holes (less than 4 inches in diameter) that involve loss of the brown and finish coats, the repair is made in two applications. First, a layer of base coat plaster is troweled in place and scraped back below the level of the existing plaster. When the base coat has set but not dried, more plaster is applied to create a smooth, level surface. For larger holes where all three coats of plaster are damaged or missing down to the wood lath. Clean out and any loose lath is re–nailed. Next, a water mist is sprayed on the old lath to keep it from twisting when the new, wet plaster is applied or a bonding agent is used. To strengthen the patch, expanded metal lath (diamond mesh) should be attached to the wood lath with tie wires or nailed over the wood lath with lath nails. The plaster is then applied in three layers over the metal lath, lapping each new layer of plaster over the old plaster so that old and new are evenly joined. This stepping is recommended to produce a strong, invisible patch. If patch is made in a plaster wall that is slightly wavy, the contour of the patch should be made to conform to the irregularities of the existing work.

Patching Holes in Ceilings
First, the plaster around the loose plaster should be examined.
To patch a hole in the ceiling plaster, metal lath is fastened over the wood lath; then the hole is filled with successive layers of plaster, as described above. When Damaged Plaster Cannot be Repaired–Replacement Options
Partial or complete removal may be necessary if plaster is badly damaged, particularly by long–term moisture problems. Workers undertaking demolition should wear OSHA–approved masks. If plaster in adjacent rooms is still in good condition, walls should not be pounded–a small trowel or pry bar is worked behind the plaster carefully in order to pry loose pieces off. When the damaged plaster has been removed, decide whether to replaster over the existing lath or use a different system. This decision should be based in part on the thickness of the original plaster and the condition of the original lath. It is important to ensure that the wood trim around the walls, windows, and doors will have the same "reveal" as before. A lath and plaster system that will give this required depth should be selected.

Replaster Old Wood Lath
When plasterers work with old lath, each lath strip is re–nailed and the chunks of old plaster are cleaned out. Because the old lath is dry, it must be thoroughly soaked before applying the base coats of plaster, or it will warp and buckle; furthermore, because the water is drawn out, the plaster will fail to set properly. As noted earlier, if new metal lath is installed over old wood lath as the base for new plaster, many of these problems can be avoided and the historic lath can be retained. The ceiling should still be sprayed unless a vapor barrier is placed behind the metal lath.

Replaster Over New Metal Lath
Galvanized metal lath. When lathing over open joists, cover the joists with kraft paper or a polyethylene vapor barrier. Three coats of wet plaster are applied consecutively to form a solid, monolithic unit with the lath. The scratch coat keys into the metal lath; the second, or brown, coat bonds to the scratch coat and builds the thickness; the third, or finish coat, consists of lime putty and gauging plaster.

Painting New Plaster
It is best to allow new plaster to cure two to three weeks. A good alkaline–resistant primer, specifically formulated for new plaster, should then be used. A compatible latex or oil–based paint can be used for the final coat.

FINISH SCHEDULE NOTES

GENERAL NOTES:

A. INSTALL TRANSITION STRIPS CONSISTENT WITH FLOORING MATERIAL, BETWEEN FINISHED FLOORING OF DIFFERING HEIGHTS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED, PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. INSTALL REVEAL MOLDS AT ALL GYP. BD. TO EXISTING PLASTER & BRICK WALL TRANSITIONS. REF. DETAILS.
H. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
I. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY, NO BRUSH FINISH.
J. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
K. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
L. INTERIOR BRICK WALLS: REFERENCE PRESERVATION BRIEFS AND HISTORIC MEMO FOR CLEANING & FINISH TREATMENT.
M. INTERIOR PLASTER WALLS: REFERENCE PRESERVATION BRIEFS AND HISTORIC MEMO FOR CLEANING & FINISH TREATMENT.
N. WOOD STRUCTURE, COLUMNS, BEAMS, FLOOR JOIST & EXPOSED FLOOR/CEILING DECKING CLEAN & PREPARE FOR PAINT PER FINISH SCHEDULE AND AS NOTED ON FINISH PLAN. EXPOSED WOOD NOT CALLED OUT AS HISTORIC, TO BE PAINTED, OR OTHER, SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
O. STAIRS & LANDINGS, INSTALL RUBBER TREAD & NOSINGS.
P. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL WALLS & GYP CEILINGS.
Q. GC TO PROVIDE INTERIOR SIGNAGE FOR: UNIT ENTRY DOOR #S, STAIRS, FIRE EXIT PATH, COMMON AREAS, & OTHER AS REQUIRED BY CODE OFFICIAL & OWNER. SIGNAGE PACKAGE DESIGN AS SELECTED BY OWNER.
R. ALL FURNITURE AS SHOWN IS FOR SCHEMATIC PURPOSES ONLY. ALL FURNITURE NOT A PART OF DESIGN SCOPE IS BY OWNER.

SPECIFIC NOTES:

1. PLASTER– EXISTING TO REMAIN, CLEAN & REMOVE LOOSE MATERIAL, PATCH TO MATCH & PREP FOR PAINT.
2. EXISTING BRICK WALLS, TO BE EXPOSED, MEDIA–BLAST, TUCKPOINT, REPAIR, REPLACE AND CLEAN. FREE OF ALL LOOSE DEBRIS AND DUST.

FLOORING GENERAL NOTES

1. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
2. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
3. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
4. CUT TILE TIGHT AROUND DOOR FRAMES, AT VCT FLOORS INSTALL CLEAR SILICONE SEALANT AT THE FLOOR/FRAME TRANSITION.
5. INSTALL METAL SCHLUTER TRANSITION BETWEEN FLOOR & WALL MATERIAL TRANSITIONS UNLESS BULLNOSE OR WOOD TRIM IS INDICATED. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS
6. DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.

PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P2 EPOXY PAINT · C CARPET · CT CERAMIC TILE · FRP FIBERGLAS REINF. PANEL
P1 LATEX PAINT · C1 COMMERCIAL CARPET · RB RUBBER · TX TEXTURE
E EXISTING · EW ENGINEERED WOOD · SC SEALED CONCRETE · S CLEAN & SEAL BRICK

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: CERAMIC TILE	FLOOR: RUBBER SHEET	FLOOR: ENGINEERED WOOD	FLOOR: 1" GYPCRETE, ACOUST MATT	FLOOR: EXISTING TO REMAIN	BASE: SELF COVE RUBBER BASE	BASE: WOOD BASE, PAINTED	BASE: CERAMIC TILE	N.WALL: 5/8" FIRE RATED G.B.	N.WALL: CERAMIC TILE WAINSCOT	N.WALL: EXISTING PLASTER (note 2)	N.WALL: EXISTING MASONRY (note 3)	E.WALL: 5/8" FIRE RATED G.B.	E.WALL: CERAMIC TILE WAINSCOT	E.WALL: EXISTING PLASTER (note 2)	E.WALL: EXISTING MASONRY (note 3)	S.WALL: 5/8" FIRE RATED G.B.	S.WALL: CERAMIC TILE WAINSCOT	S.WALL: EXISTING PLASTER (note 2)	S.WALL: EXISTING MASONRY (note 3)	W.WALL: 5/8" FIRE RATED G.B.	W.WALL: CERAMIC TILE WAINSCOT	W.WALL: EXISTING PLASTER (note 2)	W.WALL: EXISTING MASONRY (note 3)	CEILING REF. REFLECTED CEILING PLANS: 5/8 FIRE RATED G.B.	CEILING: (E) STRUCTURE	CEILING: (E) HARDBD	CEILING: (E) PLASTER	REF. SPECIFIC NOTES FOR ALL OCCURANCES
FIRST FLOOR																															
101	RESTROOM								●		P1				P1				P1					●			P1				
102	RESTROOM								●		P1				P1				P1					●			P1				
103	HALL									●	P1				P1				P1				P1				P1				
SECOND FLOOR																															
201	COMMUNITY LOUNGE				EW				●		P1						●		P1				P1				P1	P1		P1	
202	HALL				EW				●					●	P1				P1				P1				P1	P1		P1	
203	COMMUNITY ROOM				EW				●					●	P1				P1				P1		●		P1	P1		P1	
204	MECHANICAL							RB						●			●										P1	P1			
THIRD FLOOR																															
301	HALL				EW				●		P1						●		P1				P1					P1	P1	P1	
302	HALL				EW				●		P1				P1				P1				P1					P1	P1	P1	
303	HALL				EW				●		P1		●		P1				P1				P1					P1	P1	P1	
STAIR & ELEVATOR																															
E1	ELEVATOR						●																			●					
S1	STAIR			RB					●		P1				P1				P1				P1				P1				

UNIT FINISH SCHEDULE - 8 UNITS

FINISHES & INSTRUCTIONS

P2 EPOXY PAINT · E EXISTING · EW ENGINEERED WOOD · CT CERAMIC TILE
P1 LATEX PAINT · C CARPET · S CLEAN & SEAL BRICK · TX TEXTURE

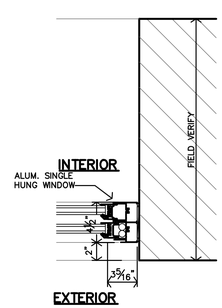
DESCRIPTION	FLR: ENGINEERED WOOD	FLR: CERAMIC TILE	BASE: WOOD (@ ALL G.B. WALLS)	BASE: SELF COVE RUBBER BASE	WALLS: 5/8" FIRE RATED G.B.	WALLS: EXISTING PLASTER (note 2)	WALLS: EXISTING MASONRY (note 3)	CEILING REF. REFLECTED CEILING PLANS: 5/8 FIRE RATED G.B.	CEILING: (E) STRUCTURE	CEILING: (E) PLASTER	REF. SPECIFIC NOTES FOR ALL OCCURANCES
KITCHEN	EW		●		P1	●	●		P1	P1	
LIVING ROOM	EW		●		P1	●	●		P1	P1	
MECHANICAL	EW		●		P1	●			P1	P1	
BATH		CT	●		P1	●		P1			
BEDROOM	EW		●		P1	●	●		P1	P1	
CLOSET	EW		●		P1	●			P1	P1	
STORAGE	EW		●		P1	●			P1	P1	
HALLWAY	EW		●		P1	●			P1	P1	

WINDOW SCHEDULE

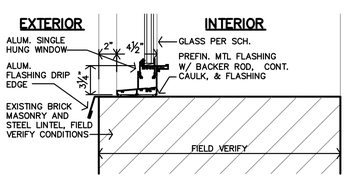
MARK	WIDTH	HEIGHT	STYLE	EXTERIOR	DETAILS	REMARKS
A			NEW ALUMINUM OPERABLE WINDOW	●		1,3
B			NEW ALUMINUM OPERABLE WINDOW	●		1,3
C			NEW ALUMINUM OPERABLE WINDOW	●		1,2,3
D			EXISTING WINDOW TO REMAIN	●		

GENERAL NOTES:
A. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
B. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
C. CONTRACTOR TO PROVIDE & INSTALL MFR'S COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
D. PATCH AND REPAIR EXISTING SILLS AS NEEDED AND REQUIRED

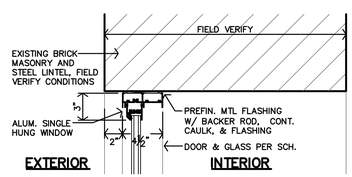
SPECIFIC NOTES:
1. THESE WINDOWS ARE IN NEW or REVISED MASONRY OPENINGS. MATCH EXIST. HEAD, JAMB & SILL.
2. WINDOW TO HAVE TEMPERED GLASS
3. AT EXISTING WINDOW FRAMES, CONTRACTOR TO REPAIR OR PATCH ANY MISSING FLASHING, CAULK, THERMAL BREAKS, PANNING, ETC. TO ENSURE WEATHER & WATERTIGHT CONDITIONS.



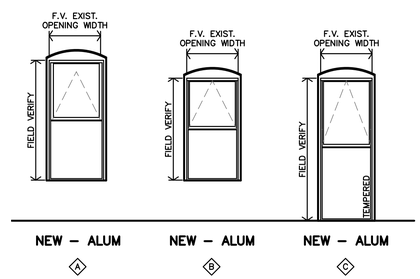
D SH WINDOW JAMB DTL.
1 1/2"=1'–0"



C SH WINDOW SILL DTL.
1 1/2"=1'–0"



B SH WINDOW HEAD DTL.
1 1/2"=1'–0"



A WINDOW TYPES
NOT TO SCALE

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UNIT DOOR SCHEDULE

MARK	LOCATION	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL S.C. WOOD, PANEL	DOOR MATERIAL H.M.	DOOR TYPE TYPE	DOOR TYPE BARN DOOR	DOOR TYPE BI-FOLD	DOOR FINISH PAINT	FRAME MATERIAL WOOD	FRAME MATERIAL H.M.	FRAME TYPE TYPE	FRAME FINISH PAINT	REMARKS
U1	BEDROOM	3'-0"	6'-8"	1 3/4"	●		B	●		●	●		2	●	
U2	BATHROOM	3'-0"	6'-8"	1 3/4"	●		B			●	●		2	●	
U3	CLOSET	PR(3'-0")	6'-8"	1 3/4"	●		B	●		●	●		2	●	
U4	LAUNDRY	5'-0"	6'-8"	1 3/4"			C	●	●	●	●		2	●	
U5	HALL CLOSET	3'-0"	6'-8"	1 3/4"	●		B			●	●		2	●	
U6	MECH	3'-0"	6'-8"	1 3/4"	●		B			●	●		2	●	
U7	OFFICE	3'-0"	6'-8"	1 3/4"	●		B	●		●	●		2	●	
U8	LINEN CLOSET	2'-6"	6'-8"	1 3/4"	●		B	●		●	●		2	●	

NOTES: 1. INSTALL PRIVACY LATCH SET ❂ BEDROOM, BATH, & OFFICE
2. UNDERCUT DOOR 1"

PUBLIC DOOR SCHEDULE

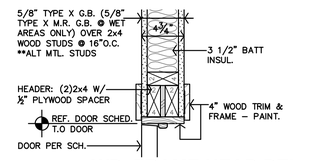
MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL ALUMINUM	DOOR MATERIAL HOLLOW METAL	DOOR MATERIAL S.C. WOOD	DOOR TYPE TYPE	DOOR FINISH PREFINISHED	DOOR FINISH PAINT	DOOR FINISH STAINED	FRAME MATERIAL ALUMINUM	FRAME MATERIAL HOLLOW METAL	FRAME MATERIAL WOOD	FRAME TYPE INTERIOR TYPE	FRAME TYPE EXTERIOR TYPE	FRAME FINISH PREFINISHED	FRAME FINISH PAINT	FRAME FINISH STAINED	RATING	TYPICAL DETAILS (REF. WALL TYPE & RATINGS)	REMARKS
LOWER LEVEL																					
01	3'-0"	6'-8"	1 3/4"	●			H		●				●		4		●		20min	K/L/M/N-A10.2	
02	3'-0"	6'-8"	1 3/4"			●	E		●				●		1			●		D/E-A10.2	
FIRST FLOOR																					
101	3'-0"	6'-8"	1 3/4"			●	E		●				●		1			●		D/E-A10.2	
102	F.V. EXIST	F.V. EXIST	F.V. EXIST																	F.V. EXIST	
103	3'-0"	6'-8"	1 3/4"	●			H		●		●				3		●		20min	K/L/M/N-A10.2	
104	3'-0"	6'-8"	1 3/4"	●			H		●		●				3		●		20min	K/L/M/N-A10.2	
106	3'-0"	6'-8"	1 3/4"		●		G		●			●			1			●	60min	F/G-A10.2	
SECOND FLOOR																					
201	F.V. EXIST	F.V. EXIST	F.V. EXIST																	F.V. EXIST	
202	3'-0"	6'-8"	1 3/4"			●	A		●				●		1			●	20min	F/G-A10.2	
203	3'-0"	6'-8"	1 3/4"		●		G		●				●		1			●	60min	F/G-A10.2	
204	3'-0"	6'-8"	1 3/4"			●	A		●				●		1			●	20min	F/G-A10.2	
206	3'-0"	6'-8"	1 3/4"			●	A		●				●		1			●	20min	F/G-A10.2	
207	3'-0"	6'-8"	1 3/4"			●	A		●				●		1			●	20min	F/G-A10.2	
THIRD FLOOR																					
301	3'-0"	6'-8"	1 3/4"			●	A		●				●		1			●	20min	F/G-A10.2	
302	3'-0"	6'-8"	1 3/4"			●	A		●				●		1			●	20min	F/G-A10.2	
303	3'-0"	6'-8"	1 3/4"			●	A		●				●		1			●	20min	F/G-A10.2	
304	3'-0"	6'-8"	1 3/4"			●	A		●				●		1			●	20min	F/G-A10.2	
306	3'-0"	6'-8"	1 3/4"		●		G		●			●			1			●	60min	F/G-A10.2	
ELEVATOR																					
E01	FIELD VERIFY ROUGH OPENING AT EACH FLOOR. SUBMIT PRODUCT FOR APPROVAL.																		90min		
E1	FIELD VERIFY ROUGH OPENING AT EACH FLOOR. SUBMIT PRODUCT FOR APPROVAL.																		90min		
E2	FIELD VERIFY ROUGH OPENING AT EACH FLOOR. SUBMIT PRODUCT FOR APPROVAL.																		90min		
E3	FIELD VERIFY ROUGH OPENING AT EACH FLOOR. SUBMIT PRODUCT FOR APPROVAL.																		90min		

GENERAL NOTES:

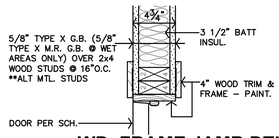
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHERTIGHT SEAL, AT ALL NEW EXTERIOR DOORS & FRAMES.
3. ALUMINUM THRESHOLD EXPANSION JOINT COVER BETWEEN CONCRETE AND WOOD FLOOR.
4. ALL UNIT ENTRY & INTERIOR DOORS SHALL HAVE A 'SIMPLE STYLE' DOOR FRAME/TRIM DESIGN U.N.O. IN THIS SCHEDULE. REF. DETAIL C-A10.2

SPECIFIC NOTES:

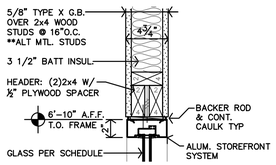
A. HISTORIC ELEVATOR DOORS: PROTECT EXISTING, REMOVE & RE-INSTALL ❂ LOCATION AS INDICATED ON DRAWINGS.
B. HISTORIC OPENINGS: FIELD VERIFY OPENING SIZE AND CONDITIONS.
C. UNIT ENTRY DOOR: TO BE KEYED LOCKSET & NON-KEYED DEADBOLT W/ 1" MIN THROW.
D. UNIT ENTRY DOOR: PEEP HOLE @ 60"AFF.
E. EXTERIOR DOORS: INSTALL NEW SILL & FLASHING, WEATHERSTRIPPING, CONT. CAULK FOR A WEATHERTIGHT SEAL. FIELD VERIFY CONDITIONS.
F. STAIR DOORS SHALL BE EQUIPPED WITH AUTOMATIC CLOSERS.
G. STAIR DOORS TO BE 60-MIN RATED, WITH CLEAR RATED GLASS.



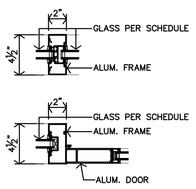
J WD. FRAME HEAD DTL.
1 1/2"=1'-0"



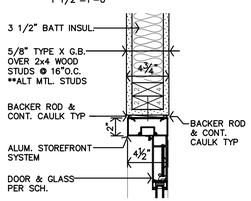
H WD. FRAME JAMB DTL.
1 1/2"=1'-0"



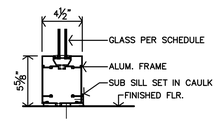
N INT. STOREFRONT HEAD DETAIL
1 1/2"=1'-0" JAMB SIMILAR



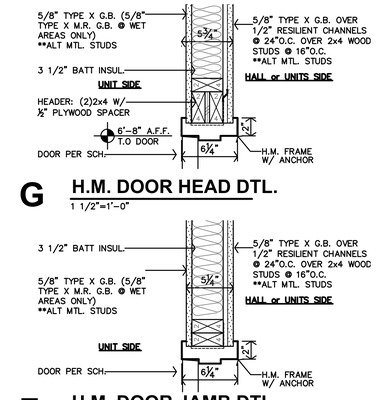
M INT. STOREFRONT MULLION DETAILS
1 1/2"=1'-0"



L INT. STOREFRONT DOOR JAMB DETAIL
1 1/2"=1'-0" HEAD SIMILAR

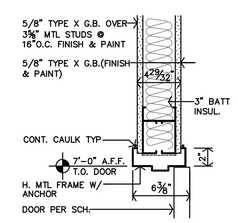


K INT. STOREFRONT SILL DETAIL
1 1/2"=1'-0"

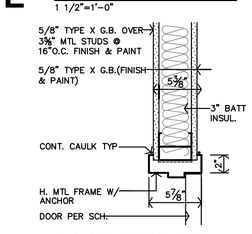


G H.M. DOOR HEAD DTL.
1 1/2"=1'-0"

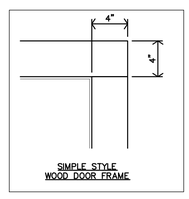
F H.M. DOOR JAMB DTL.
1 1/2"=1'-0"



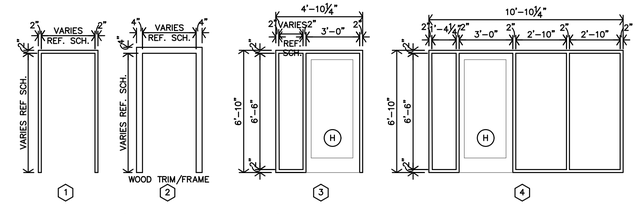
E DOOR HEAD DTL.
1 1/2"=1'-0"



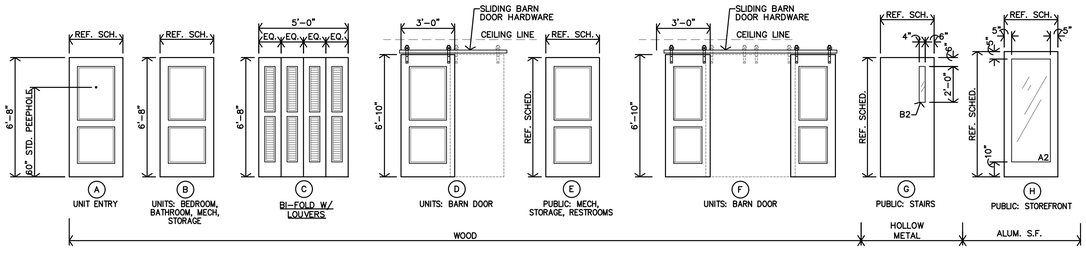
D DOOR JAMB DTL.
1 1/2"=1'-0"



C WOOD DOOR FRAME STYLE
1-1/2"=1'-0"



B INTERIOR FRAME TYPES
1/4"=1'-0"



A DOOR TYPES
1/4"=1'-0"

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
CHRISTOPHER GILLAM
NUMBER A-2019008786

REVISION:

DATE: 8-21-2023
JOB: 22-3280
SHEET NO.:

A10.2

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GENERAL NOTES - STRUCTURAL

1. General Information:

   A. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.
   B. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called for on architectural, mechanical, or electrical drawings. Conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding
   C. All design and construction work for this project shall conform to the requirements of the 2018 International Building Code, as amended by the City of Kansas City, Missouri.
   D. These drawings are for this specific project and no other use is authorized.

2. Structural Design Load Criteria:

   A. Floor Live= 40 psf (An allowance of 20 psf has been made for partitions)
   B. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2018 International Building Code.

3. Post-Installed Anchors:

   A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post-installed anchors. The general contractor shall coordinate an on-site meeting with the post-installed anchor manufacturer field representative and subcontractor performing the anchor installation to educate the construction team on the anchor installation guidelines and requirements. The contractor shall send a record copy of the meeting meetings to the design team.
   B. Mechanical anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC01. All anchors shall be installed per the anchor manufacturer's written instructions.
   C. Adhesive anchors used in solid grouted masonry shall have been tested and qualified for use in accordance with ICC-ES AC58. All anchors shall be installed per the anchor manufacturer's written instructions.
   D. Anchors used in hollow concrete masonry shall have been tested and qualified in accordance with ICC-ES AC106 or ICC-ES AC58 as appropriate. All anchors shall be installed per the anchor manufacturer's written instructions with appropriate screen tubes used for adhesives.

4. Timber and Wood Framing:

   A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2018 International Building Code.
   B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus of 1,600,000psi unless noted otherwise. All joist, truss members, and headers to be No. 2 grade (min. unless noted otherwise. All lumber for exterior decks and balconies shall be treated Southern Yellow Pine No. 2 grade.
   C. Blocking at stud bearing walls and shear walls shall be solid, matching sheathing joints.
   D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing, in any case, shall not exceed 8'-0".
   E. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.9.1 of the 2018 International Building Code. Floor sheathing shall be APA rated tongue and groove Sturd-I-Floor, exposure 1, glued and nailed with 8d ring shank nails or # 10 screws at 12" on center to all supports. All floor sheathing shall be installed with 1/8 inch gaps between panel edges and end joints. Sheathing of exterior walls or roof diaphragms shall be edge nailed with 8d common nails at 6" on center and nailed to intermediate framing and/or blocking members with 8d common nails at 12" on center unless otherwise noted on the drawings.
   F. Joist hangers shall have Uniform Building Code approval and shall be equal to Simpson Strong Tie "LUS" for wood application and "LB" for steel weld-on application.
   G. Service condition - dry with moisture content at or below 19% in service.
   H. Laminated veneer lumber (LVL) shall have an allowable flexural stress (F_b) of 2,600 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi.

5. Statement of Structural Special Inspection:

   A. The structural design for this project is based on completion of special inspections during construction in accordance with section 1704 of the 2018 International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
   B. The following inspections and tests are required with the frequency (continuous or periodic) as defined within the referenced section or standard listed below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
      1) Post Installed Anchors
   C. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
   D. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.
   E. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.

6. Copyright and Disclaimer:

   A. All drawings in the structural set (S-series drawings) are the copyrighted work of Bob D. Campbell and company, Inc. These drawings may not be photographed, traced, or copies in any manner without the written permission of Bob D. Campbell and Company, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings for any purpose or in any manner.
   B. I, Michael J. Falbe, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of S-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.

NAILING SCHEDULE (REFER TO NOTES #1 and #2)

	CONNECTION	ATTACHMENTS (REF NOTE #3 and #4)	
1	JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
2	BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END
3	SOLE PLATE TO JOIST OR BLOCKING & TRUSS TO TOP PL	3" x 0.131" NAILS AT 8"o.c.-TYPICAL FACE NAIL 4-3" x 0.131" NAILS AT 16"o.c.-BRACED WALL PANELS	16d BOX NAILS AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL
4	TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL
5	STUD TO SOLE PLATE	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-END NAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL
6	DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL
7	DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL
8	DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS
9	BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL
10	RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	10d NAILS AT 6"o.c. MAX.-TOENAIL
11	TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL
12	CONTINUOUS HEADER, TWO PIECES	3" x 0.131" NAILS AT 10"o.c. ALONG EACH EDGE	16d NAILS AT 16"o.c. MAX. ALONG EACH EDGE-TOENAIL
13	CEILING JOISTS TO PLATE	5- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
14	CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL
15	CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
16	CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL
17	RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL
18	1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL
19	BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c.	16d NAILS AT 24"o.c. MAX.
20	BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24"o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPISITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32"o.c. MAX. TOP AND BOTTOM, STAGGERED ON OPPISITE SIDES. 2-20d NAILS AT ENDS AND EACH SPLICE
21	BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 6"o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 12"o.c. TOP AND BOTTOM ALONG EDGE
22	2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT
23	RIM BOARD TO TRUSS	2 - 3" x 0.131" FACE NAILS (1T/1B @ EA TRUSS)	2-10d NAILS - FACE NAILS (1T/1B @ EA TRUSS)
24	BUILT-UP STUD PACK COLUMNS	REFER TO DETAIL 6/S1.1	REFER TO DETAIL 6/S1.1

NOTES:
1.) ALL NAILS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING.
2.) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE.
3.) NAILING DESIGNATION:
   4- 3" x 0.131" NAILS
   - 4 = QUANTITY
   - 3" = NAIL LENGTH
   - 0.131" = DIAMETER IN INCHES
4.) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.

HEADER SCHEDULE

MARK	HEADER	JAMB STUDS	NOTES
(A)	(2) 2x10 w/ ½" PLYWOOD SPACER PL	2 JACK / 1 KING	
(B)	(2) 1¾"x9¼" LVLs	3 JACK	

NOTES:
1. JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS UNO.
2. WHERE BEAM IS NOTED "UPSET", ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
3. ALL EXTERIOR LUMBER TO BE TREATED.
4. PROVIDE SQUASH BLOCKS AT TRUSSES & BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
5. PROVIDE ½" PLYWOOD SPACER PLs AT HEADERS CONSTRUCTED WITH 2x LUMBER.
6. AT CONTRACTOR'S OPTION-PROVIDE GLULAM IN LIEU OF PSLs.
7. REFER TO DTL 4/S1.1 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS
8. ATTACH JAMB AND KING STUDS TOGETHER PER CONNECTION TYPE 24 IN NAILING SCHEDULE ON SHEET S1.0.
9. REFER TO DETAILS 9/S0.04 FOR TYPICAL HEADER CONDITIONS.

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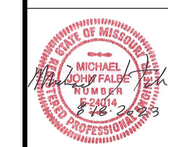
MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI



REVISION:

DATE: 8-18-2023
JOB: 22-3280
SHEET NO.:

S1.0

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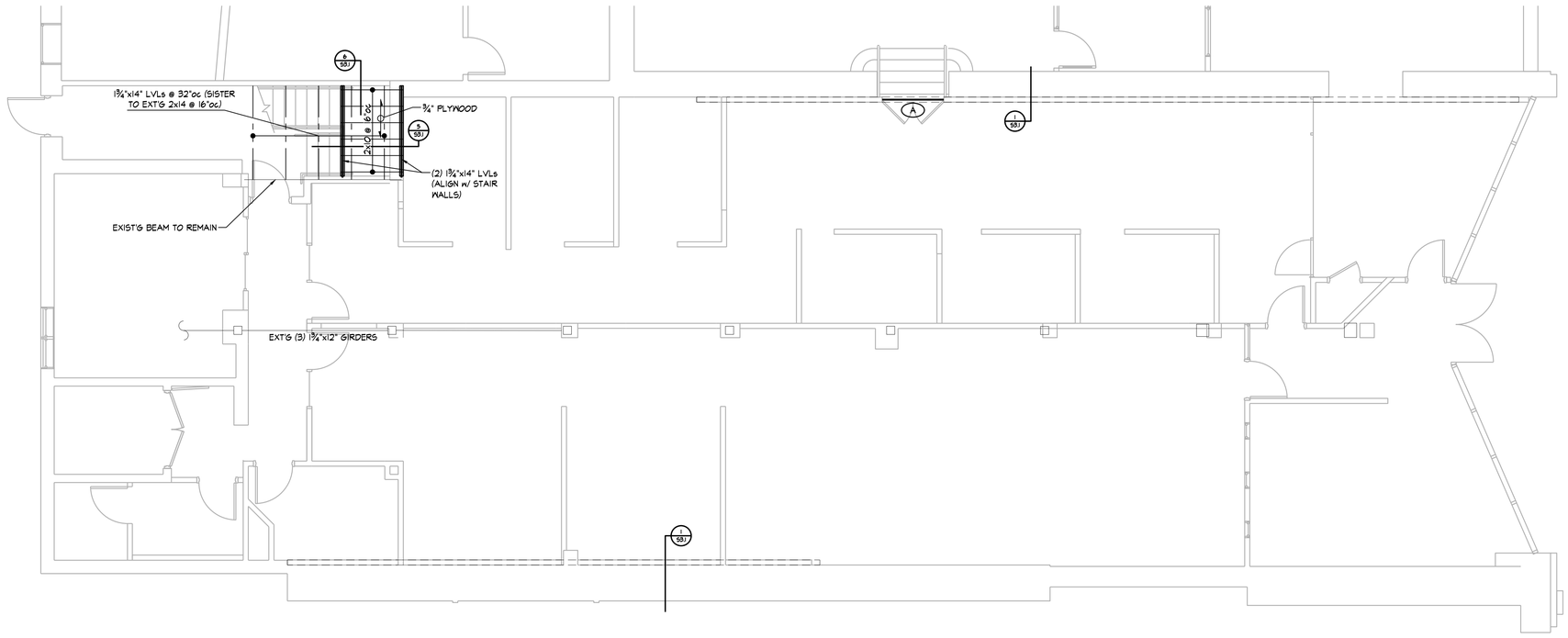

FIRST FLOOR FRAMING PLAN

3/16" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.0
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. FIELD VERIFY EXISTING CONDITIONS

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MARSHALL APARTMENTS

RENOVATION

KANSAS CITY, MISSOURI

STATE OF MISSOURI
MICHAEL JOHN FALDE
NUMBER E-24114
REGISTERED PROFESSIONAL ENGINEER
8-18-2023

REVISION:

DATE: 8-18-2023
JOB: 22-3280
SHEET NO.:

S2.1

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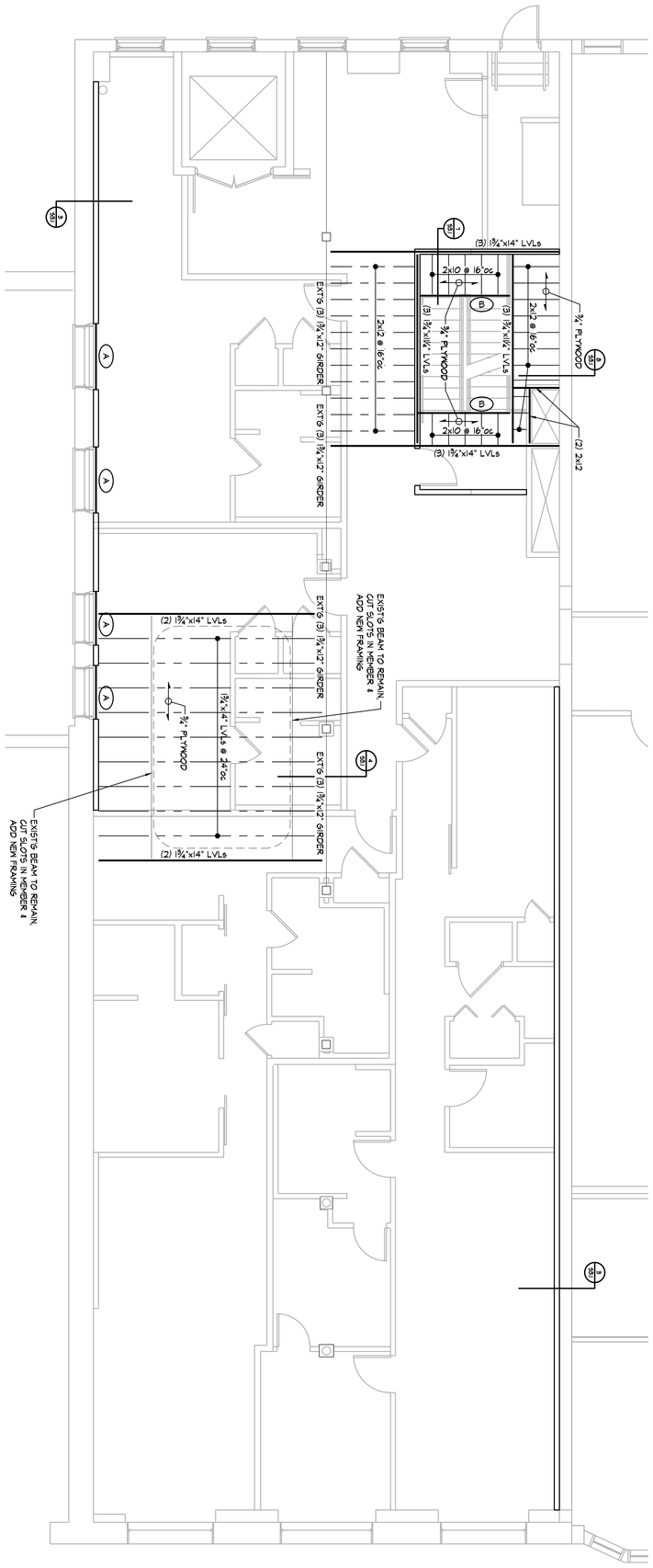

NORTH

SECOND FLOOR FRAMING PLAN

3/16" = 1'-0"

NOTES:

MARSHALL APARTMENTS

RENOVATION

KANSAS CITY, **MISSOURI**

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REVISION:

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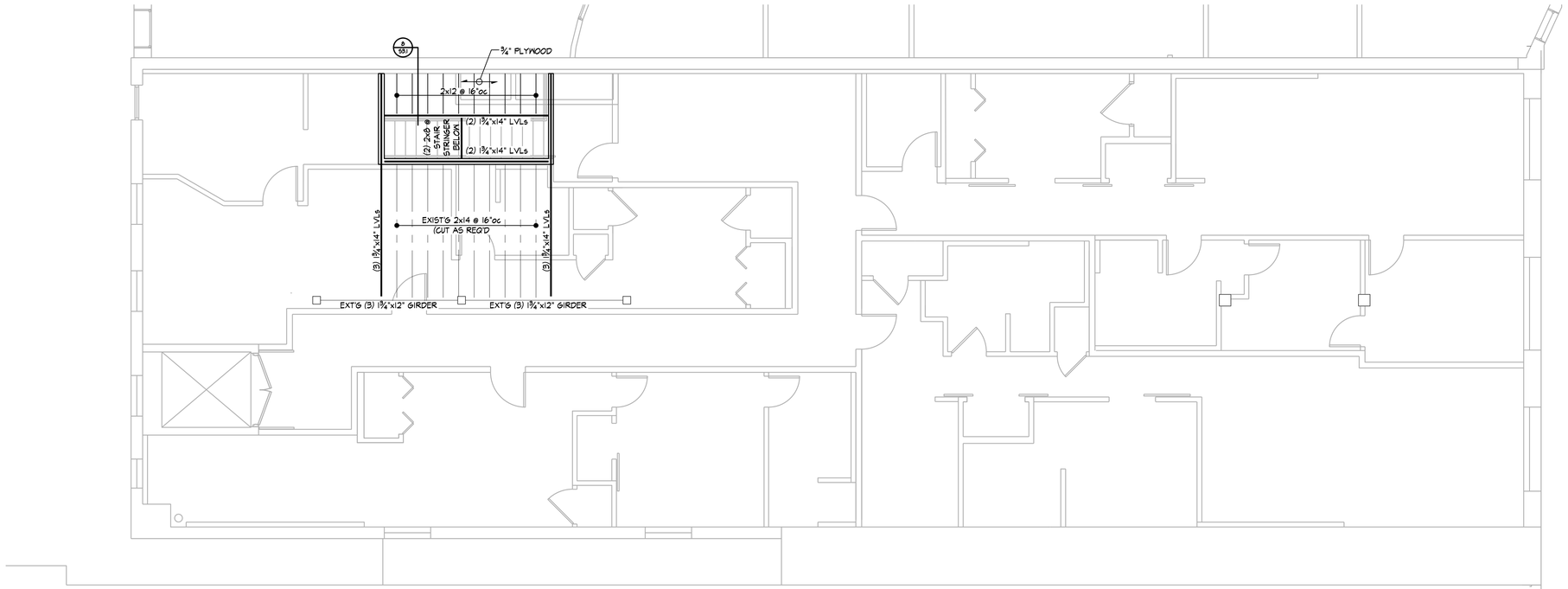

THIRD FLOOR FRAMING PLAN

3/16" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
3. FIELD VERIFY EXISTING CONDITIONS

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MARSHALL APARTMENTS

RENOVATION

KANSAS CITY, MISSOURI

STATE OF MISSOURI
MICHAEL JOHN FALDE
NUMBER E-24114
REGISTERED PROFESSIONAL ENGINEER

REVISION:

DATE: 8-18-2023
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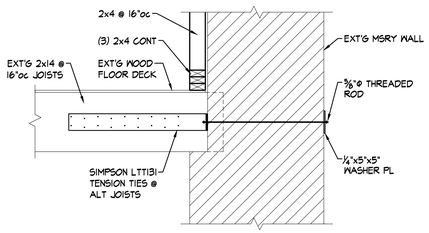
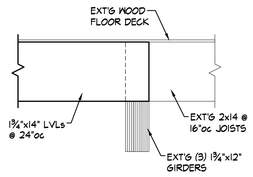
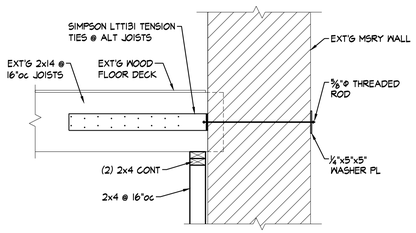


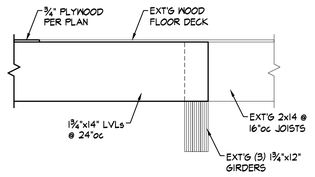
SECTION 1 — ¾" = 1'-0" — 53.1



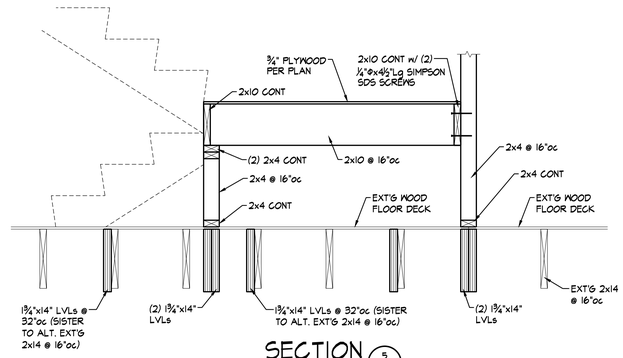
SECTION 2 — ¾" = 1'-0" — 53.1



SECTION 3 — ¾" = 1'-0" — 53.1



SECTION 4 — ¾" = 1'-0" — 53.1



SECTION 5 — ¾" = 1'-0" — 53.1

SECTION 6 — ¾" = 1'-0" — 53.1

SECTION 7 — ¾" = 1'-0" — 53.1

SECTION 8 — ¾" = 1'-0" — 53.1

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MARSHALL APARTMENTS

RENOVATION

KANSAS CITY, MISSOURI

STATE OF MISSOURI — MICHAEL JOHN FALDE — NUMBER E-24414 — LICENSED PROFESSIONAL ENGINEER — 8-18-2023

REVISION:

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JOB: 22-3280
SHEET NO.:

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MECHANICAL AND ELECTRICAL SYMBOLS AND ABBREVIATIONS

A

ABOVE FINISH FLOOR	AFF
ABOVE FINISH GRADE	AFG
ACRYLONITRILE BUTADIENE STYRENE PIPE	ABS
AIR CONDITIONING	A/C
AIR HANDLING UNIT	AHU
ALTERNATING CURRENT	AC
ALUMINUM	AL
AMERICAN NATIONAL STANDARDS INSTITUTE	ANSI
AMERICAN SOCIETY OF MECHANICAL ENGINEERS	ASME
AMERICAN WIRE GAUGE	AWG
AMERICANS WITH DISABILITIES ACT	ADA
AMPERE	AMP or A
ANALOG INPUT	AI
ANALOG OUTPUT	AO
ARCHITECT or ARCHITECTURAL	ARCH
AUTHORITY HAVING JURISDICTION	AHJ
AUTOMATIC TRANSFORMER SWITCH	ATS

B

BELOW CEILING	BC
BELOW GRADE	BG
BINARY INPUT	BI
BINARY OUTPUT	BO
BOOT WASH	BW
BRITISH THERMAL UNIT	BTU
BTUs PER HOUR	BTUH
BUILDING	BLDG

C

CABLE TELEVISION	CATV
CAPACITY	CAP
CATEGORY	CAT
CEILING MOUNT	CLG
CELSIUS	C
CHILLED WATER	CHW
CHILLED WATER RETURN	CHWR
CHILLED WATER SUPPLY	CHWS
CIRCUIT BREAKER	CB
CLEANOUT	CO
CLOTHES WASHER CONNECTION BOX	CCB
COLD WATER (DOMESTIC)	CW
COMMON	C
CONCRETE	CONC
CONDENSING UNIT	CU
CONDUIT	C
CONDUIT ONLY (WITH PULL STRING)	CO
COPPER	CU
COUNTER TOP	CT
CROSS-LINKED POLYETHYLENE PIPE	PEX
CUBIC FEET PER MINUTE	CFM
CUBIC YARD	CU YD

D

DEPTH or DEEP	D
DIRECT CURRENT	DC
DIRECT DIGITAL CONTROL	DDC
DIRECT EXPANSION	DX
DISCONNECT SWITCH	DS
DISH WASHER	DW
DRINKING FOUNTAIN	DF
DRY BULB	DB

E

ELECTRIC or ELECTRICAL	E or ELEC
ELECTRIC WATER COOLER	EWC
ELECTRIC HEATER	EH
ELECTRICAL CONTRACTOR	EC
ELECTRICAL METALLIC TUBING	EMT
ENTERING AIR TEMPERATURE	EAT
ENTERING WATER TEMPERATURE	EWT
EQUIPMENT	EQUIP
EXHAUST	EXH
EXHAUST AIR	EA
EXHAUST FAN	EF
EXHAUST GRILLE	EG
EXISTING	EXIST
EXISTING TO REMAIN	ETR
EXTERNAL STATIC PRESSURE	ESP

F

FAHRENHEIT	F
FAN COIL UNIT	FCU
FEET	FT
FEET PER MINUTE	FPM
FIBER OPTIC CABEL	FOC
FINISH FLOOR CLEAN OUT	FFCO
FINISH GRADE	FG
FINISH GRADE CLEAN OUT	FGCO
FIRE ALARM	FA
FLEXIBLE METALLIC CONDUIT	FMC
FLOOR DRAIN	FD
FLOOR SINK	FS

G

GALLON	GAL
GALLONS PER FLUSH	GPF
GALLONS PER HOUR	GPH
GALLONS PER MINUTE	GPM
GALVANIZED RIGID STEEL CONDUIT	GRC
GAS	G
GAUGE	GA
GENERAL CONTRACTOR	GC
GLOBAL POSITIONING SYSTEM	GPS
GOVERNMENT FURNISHED/CONTRACTOR INSTALLED	GFCI
GOVERNMENT FURNISHED/GOVERNMENT INSTALLED	GFGI
GROUNDING ELECTRODE CONDUCTOR	GEC
GROUNDING (BONDING) CONDUCTOR	G
GROUND FAULT CIRCUIT INTERRUPTER	GFI
GROUND FAULT PROTECTION FOR EQUIPMENT	GFPE

H

HANDHOLE	HH
HEATING	HTG
HEATING WATER RETURN	HR
HEATING WATER SUPPLY	HS
HIGH DENSITY POLYETHYLENE CONDUIT	HDPE
HORSEPOWER	HP
HOT GAS RE-HEAT	HGRH
HOT WATER (DOMESTIC)	HW
HOT WATER HEATER	HWH
HOT WATER PUMP	HWP
HOT WATER RECIRC. (DOMESTIC)	HWR
HOUR	HR

K

KELVIN	K
KILOWATT	KW

L

LAUNDRY TUB	LT
LAVATORY	LAV
LEAVING AIR TEMPERATURE	LAT
LEAVING WATER TEMPERATURE	LWT
LIGHTING	LTG
LIQUIDTIGHT FLEXIBLE METAL CONDUIT	LFMC

M

KCMIL (THOUSAND CIRCULAR MILLS)	MCM
MAIN CIRCUIT BREAKER	MCB
MAIN LUG ONLY	MLO
MANHOLE	MH
MANUFACTURER	MANUF
MAXIMUM	MAX
MAXIMUM OVERCURRENT PROTECTION	MOCP
MECHANICAL CONTRACTOR	MC
MINIMUM	MIN
MINIMUM CIRCUIT AMPACITY	MCA
NEMA RATED MOTOR STARTER	MS
MOUNTED	MTD
MULTIMODE	MM

N

NATIONAL ELECTRICAL CODE (NFPA 70)	NEC
NATIONAL ELECTRICAL MANUFACTURER'S ASSOC.	NEMA
NATIONAL FIRE PROTECTION ASSOCIATION	NFPA
NATIONALLY RECOGNIZED TESTING LABORATORY	NRTL
NATURAL GAS	G or NAT GAS
NEUTRAL (GROUNDED) CONDUCTOR	N
NOMINAL	NOM
NON FUSED	NF
NORMALLY CLOSED	NC
NORMALLY OPEN	NO
NORTH	N
NOT APPLICABLE	N/A
NOT TO SCALE	NTS

O

ON CENTER	O.C.
OUTDOOR AIR	OA
OUTSIDE DIAMETER	OD
OUTSIDE PLANT CABLE	OSP
OVERHEAD	OH

P

PASSIVE INFRARED	PIR
PHASE	PH OR Ø
POLYVINYL CHLORIDE	PVC
POLYVINYL CHLORIDE CONDUIT	PVC
POUNDS	LBS
POUNDS PER SQUARE INCH	PSI
PRESSURE REDUCING VALVE	PRV
PULL BOX	PB

R

RECEPTACLE	RCPT
REQUIRED	REQ'D
RETURN AIR	RA
RETURN GRILLE	RG
ROOF TOP UNIT	RTU
REVOLUTIONS PER MINUTE	RPM

S

SENSIBLE	SENS
SERVICE ENTRANCE SWITCHBOARD	SES
SERVICE SINK	SS
SHOWER	SH
SINGLE MODE	SM
SINGLE POLE, DOUBLE THROW	SPDT
SPECIFICATIONS	SPEC
SQUARE FEET	SQ FT or SF
STRAND	ST
SUPPLY AIR	SA
SUPPLY DIFFUSER	SD
SURGE PROTECTION DEVICE	SPD

T

TAMPERPROOF ENCLOSURE	TP
TELECOMMUNICATIONS ROOM	TR
TELEPHONE	T
TELEVISION	TV
TEMPERATURE (CHANGE IN)	TEMP (T)
TEMPERATURE/PRESSURE	T/P
TEMPERATURE CONTROL CONTRACTOR	TC
THOUSAND BTUs PER HOUR	MBH
TOTAL	TOT
TRANSIENT VOLTAGE SURGE SUPPRESSION	TVSS
TYPICAL	TYP

U

UNDERGROUND	UG
UNDERWRITERS LABRATORIES	UL
UNINTERRUPTIBLE POWER SUPPLY	UPS
UNLESS NOTED OTHERWISE	UNO
UNSHIELDED TWISTED PAIR	UTP

V

VENT BELOW SLAB	VBS
VENT THROUGH ROOF	VTR
VENTILATION FAN	VF
VOLT-AMPERES	VA
VOLTS	V
VOLTS ALTERNATING CURRENT	VAC

W

WALL HYDRANT	WH
WASH TUB	WT
WATER CLOSET	WC
WATER COLUMN (in inches)	"WC
WATER SERVICE	W
WATT(S)	W
WEATHERPROOF ENCLOSURE	WP
WET BULB	WB
WIRE WAY	WW
WITH	W/

X

TRANSFORMER	XFMR

MECHANICAL SYMBOLS

- THERMOSTAT
- SQUARE SUPPLY DIFFUSER - TYPE AND AIRFLOW INDICATED
- SQUARE RETURN GRILLE - TYPE INDICATED
- WALL/DUCT DIFFUSER
- GRILLE/DIFFUSER TAG
  - TOP: DEVICE TAG (SEE SCHEDULE)
  - MIDDLE: NECK SIZE
  - BOTTOM: AIRFLOW
- MANUAL BALANCING DAMPER
- RECTANGULAR RETURN OR RELIEF AIR DUCT UP
- RECTANGULAR RETURN OR RELIEF AIR DUCT UP
- RECTANGULAR SUPPLY AIR DUCT UP
- RECTANGULAR SUPPLY AIR DUCT DOWN
- RECTANGULAR RETURN OR EXHAUST AIR DUCT DOWN
- ROUND DUCT UP
- ROUND DUCT DOWN
- FLEXIBLE DUCTWORK - MAX 5'
- RIGID DUCT RUNOUT
- 90° ELBOW WITH TURNING VANES
- PIPE TURNING UP
- PIPE TURNING DOWN
- 90° ELBOW
- 45° ELBOW
- TEE
- TEE UP
- TEE DOWN
- SANITARY DRAIN ABOVE GRADE
- SANITARY VENT
- DOMESTIC COLD WATER
- DOMESTIC HOT WATER
- W — WATER SERVICE PIPING
- FP — FIRE PROTECTION PIPING
- UNION
- BALL VALVE
- CHECK VALVE
- CONNECT TO EXISTING

SYMBOL MODIFICATION DESIGNATORS/ABBREVIATIONS

OA	OUTDOOR AIR
RA	RETURN AIR
SA	SUPPLY AIR
MC	MECHANICAL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
GC	GENERAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BG	BELOW GRADE
FG	FINISHED GRADE
FFCO	FINISH FLOOR CLEAN OUT
FWCO	FINISH WALL CLEAN OUT
FGCO	FINISH GRADE CLEAN OUT
UNO	UNLESS NOTED OTHERWISE

CIRCUIT AND RACEWAY SYMBOLS

- CIRCUIT DESIGNATION:
  - ## — TOP INDICATES PANEL OF CIRCUIT ORIGIN
  - ## — BOTTOM INDICATES CIRCUIT NUMBER
- HOMERUN - WIRING TO PANEL OF CIRCUIT ORIGIN
- PARTIAL HOMERUN - WIRING TO PANEL OF CIRCUIT ORIGIN
- CONDUIT CONCEALED IN WALL OR ABOVE CEILING
- CONDUIT BELOW GRADE OR EMBEDDED IN CONCRETE
- LINE VOLTAGE CIRCUIT CONDUCTORS
  - SHORT = HOT/TRACER/SWITCH LEG CONDUCTOR
  - LONG = NEUTRAL (GROUNDED) CONDUCTOR
  - CURVED = GROUNDING (BONDING) CONDUCTOR
- CONDUIT STUB OUT WITH NYLON END BUSHING
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- GROUNDING CONNECTION

LIGHTING SYMBOLS

- EXISTING 2x4 PARABOLIC LOUVERED FLUORESCENT TROFFER
- CEILING FAN
- PENDANT OR SURFACE MOUNTED LINEAR LUMINAIRE
- LENSED STRIP LIGHT
- SURFACE MOUNTED ROUND LIGHT
- WALL MOUNTED LUMINAIRE
- DECORATIVE PENDANT
- WALL MOUNTED 3-LAMP VANITY LIGHT
- SINGLE FACE EXIT SIGN - WALL AND CEILING MOUNTED WITH DIRECTIONAL ARROWS AS INDICATED ON PLANS
- DOUBLE FACE EXIT SIGN - WALL AND CEILING MOUNTED WITH DIRECTIONAL ARROWS AS INDICATED ON PLANS
- TWIN HEAD EMERGENCY LIGHT
- REMOTE EMERGENCY LIGHTING UNIT

POWER SYMBOLS

- SINGLE RECEPTACLE
- DUPLEX RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- SPECIAL RECEPTACLE (# = NEMA CONFIGURATION)
- SINGLE POLE WALL SWITCH
- $_2$ TWO POLE WALL SWITCH
- $_3$ THREE WAY WALL SWITCH
- $_K$ KEYED WALL SWITCH
- $_m$ MOTOR HP RATED SWITCH WITHOUT OVERLOAD PROTECTION
- $_T$ MECHANICAL DIAL TIMER WALL SWITCH
- $_{OS}$ LINE VOLTAGE OCCUPANCY SENSING WALL SWITCH
- (OS) CEILING MOUNTED OCCUPANCY SENSOR
- (P) EXTERIOR PHOTOCELL
- [C] CONTACTOR
- PUSH BUTTON OPERATOR
- (J) JUNCTION BOX
- MOTOR
- DISCONNECT SWITCH
- BRANCH CIRCUIT PANELBOARD
- 120V COMBINATION CO/SMOKE ALARM

TELECOMMUNICATIONS SYMBOLS

- APARTMENT PHONE OUTLET
- HOUSE/COMMONS TELECOMMUNICATIONS OUTLET
- (tv) APARTMENT CATV OUTLET
- APARTMENT COMBO PHONE/TV OUTLET
- TELEPHONE TERMINAL BOARD
- [GB] TELECOMMUNICATIONS GROUND BAR

SYMBOL MODIFYING DESIGNATORS

CLG	CEILING MOUNTED • FLUSH MOUNTED IN SUSPENDED OR HARD CEILINGS • SURFACE MOUNTED TO STRUCTURE ABOVE IN OPEN CEILINGS
CT	MOUNT BOTTOM OF DEVICE AT 6" ABOVE COUNTERTOP
EM	PROVIDE LUMINAIRE WITH EMERGENCY BATTERY BACKUP
GFI	GROUND FAULT CIRCUIT INTERRUPTING DEVICE
NL	NIGHTLIGHT WIRED TO UNSWITCHED HOT CONDUCTOR
WP	PROVIDE WEATHERPROOF ENCLOSURE FOR DEVICE
XX"	MOUNTING HEIGHT OF DEVICE ABOVE FINISHED FLOOR

GENERAL SYMBOLS

- DETAIL REFERENCE
  - # — DETAIL NUMBER
  - ## — SHEET NUMBER
- ELEVATION REFERENCE
  - # — DETAIL NUMBER
  - ## — SHEET NUMBER
- SECTION CUT
  - # — DETAIL NUMBER
  - ## — SHEET NUMBER
- (#) KEYED PLAN NOTE
- (#) REVISION NOTE
- ELEVATION
- CONNECT TO EXISTING. FIELD VERIFY LOCATION & MATERIAL OF EXISTING

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI — TIMOTHY C. T... — NUMBER E-24720 — REGISTERED PROFESSIONAL ENGINEER
15 August 2023

REVISION:

DATE: 08–15–2023
JOB: 22–3260
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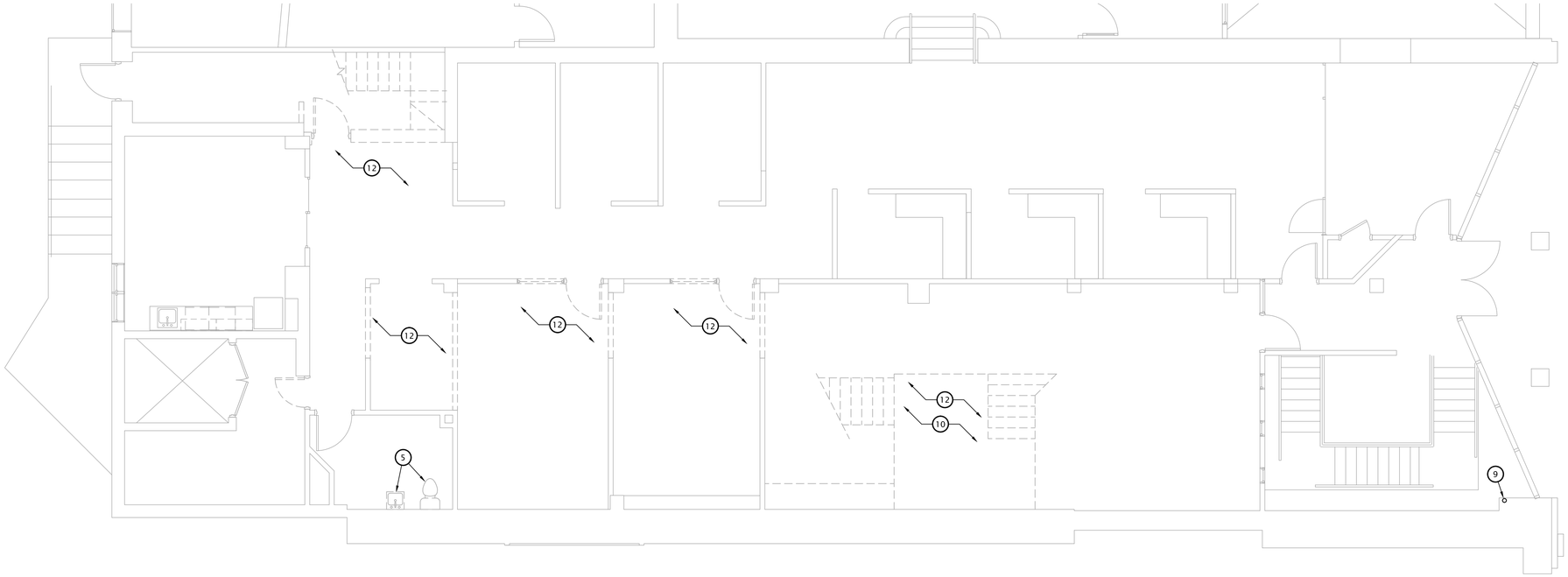
NOTE: REFER TO SHEET ME1.2 FOR GENERAL DEMOLITION NOTES

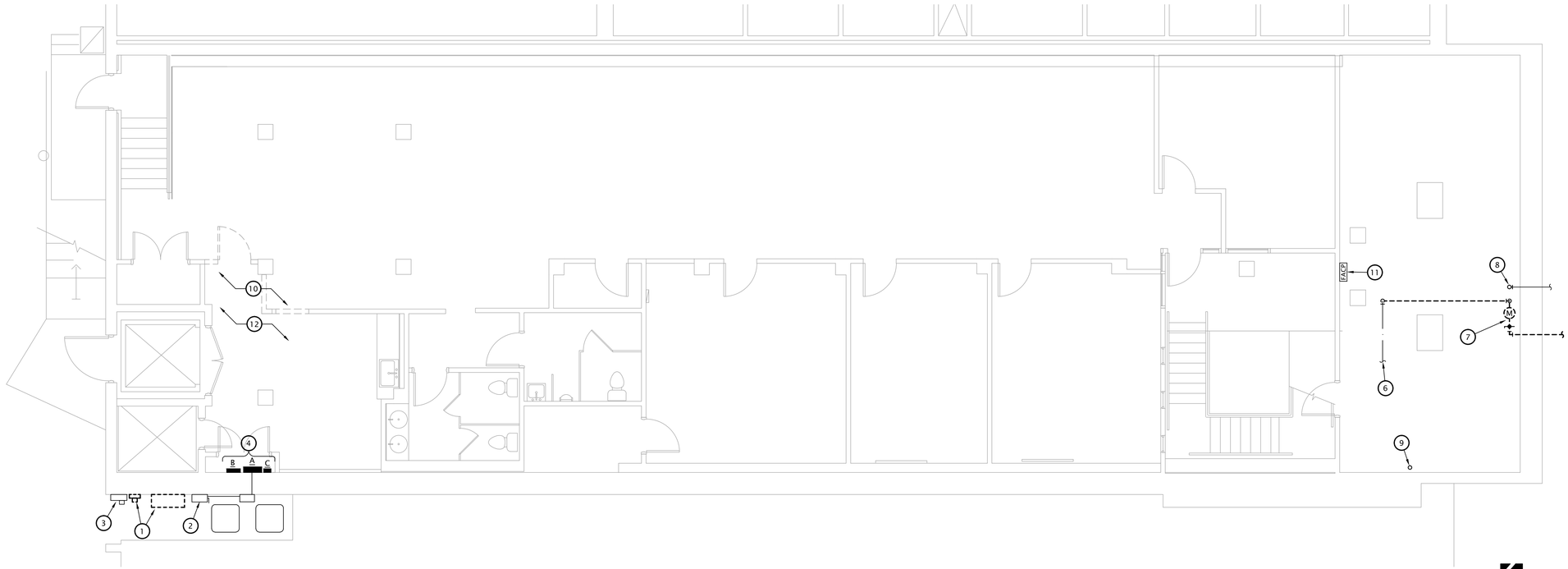


1 FIRST FLOOR MECHANICAL AND ELECTRICAL DEMOLITION PLAN

3/16" = 1'-0"

M/E DEMO PLAN NOTES BY SYMBOL

1. EXISTING ELECTRICAL UTILITY C:T CABINET AND METER FOR SERVICE TO LOWER LEVEL PANEL 'A' TO BE REMOVED AND REPLACED WITH NEW 320 AMP RATED METER SOCKET AS PART OF NEW WORK. SEE POWER PLAN ON SHEET E1.2 AND RISER DIAGRAM ON SHEET E6.1.
2. EXISTING 400 AMP SERVICE DISCONNECT SWITCH TO REMAIN.
3. EXISTING ELECTRICAL UTILITY METER 'B' SERVING 2ND FLOOR HOUSE SERVICE TO REMAIN.
4. EXISTING ELECTRICAL PANELS TO REMAIN.
5. REMOVE AND REPLACE EXISTING PLUMBING FIXTURES. SEE NEW WORK PLANS FOR ADDITIONAL INFO.
6. EXISTING WATER PIPING SERVING EXISTING FIXTURES TO REMAIN. RE-FEED FROM NEW WATER SERVICE. SEE NEW WORK PLANS FOR ADDITIONAL INFO.
7. EXISTING 3/4" DOMESTIC WATER SERVICE AND METER TO BE REMOVED AND REPLACED WITH NEW 2" WATER SERVICE. COORDINATE REQUIREMENTS WITH CITY OF KANSAS CITY AND PAY ALL ASSOCIATED FEES. SEE NEW WORK PLANS FOR ADDITIONAL INFO.
8. EXISTING FIRE SPRINKLER SERVICE RISER. MODIFY EXISTING FIRE SPRINKLER SYSTEM AS REQUIRED FOR NEW WORK. SEE NEW WORK PLANS FOR ADDITIONAL INFO. FIELD VERIFY EXACT REQUIREMENTS.
9. EXISTING BUILDING DRAIN TO REMAIN. FIELD VERIFY EXACT SIZE AND LOCATION.
10. EXISTING FIRE SPRINKLER SYSTEM TO BE MODIFIED THROUGHOUT AREA OF REMODEL IN ACCORDANCE WITH NFPA 13. COORDINATE EXTENT OF REMODEL AREAS WITH ARCHITECT. SEE NEW WORK PLANS FOR ADDITIONAL INFO.
11. EXISTING ADDRESSABLE FIRE ALARM CONTROL PANEL TO REMAIN, SILENT KNIGHT #5808.
12. REWORK EXISTING LIGHTING AND ELECTRICAL INSTALLATION IN THIS AREA TO SUPPORT DEMOLITION WORK.



1 LOWER LEVEL MECHANICAL AND ELECTRICAL DEMOLITION PLAN

3/16" = 1'-0"

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MARSHALL APARTMENTS

RENOVATION

KANSAS CITY, MISSOURI

STATE OF MISSOURI
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15 August 2023

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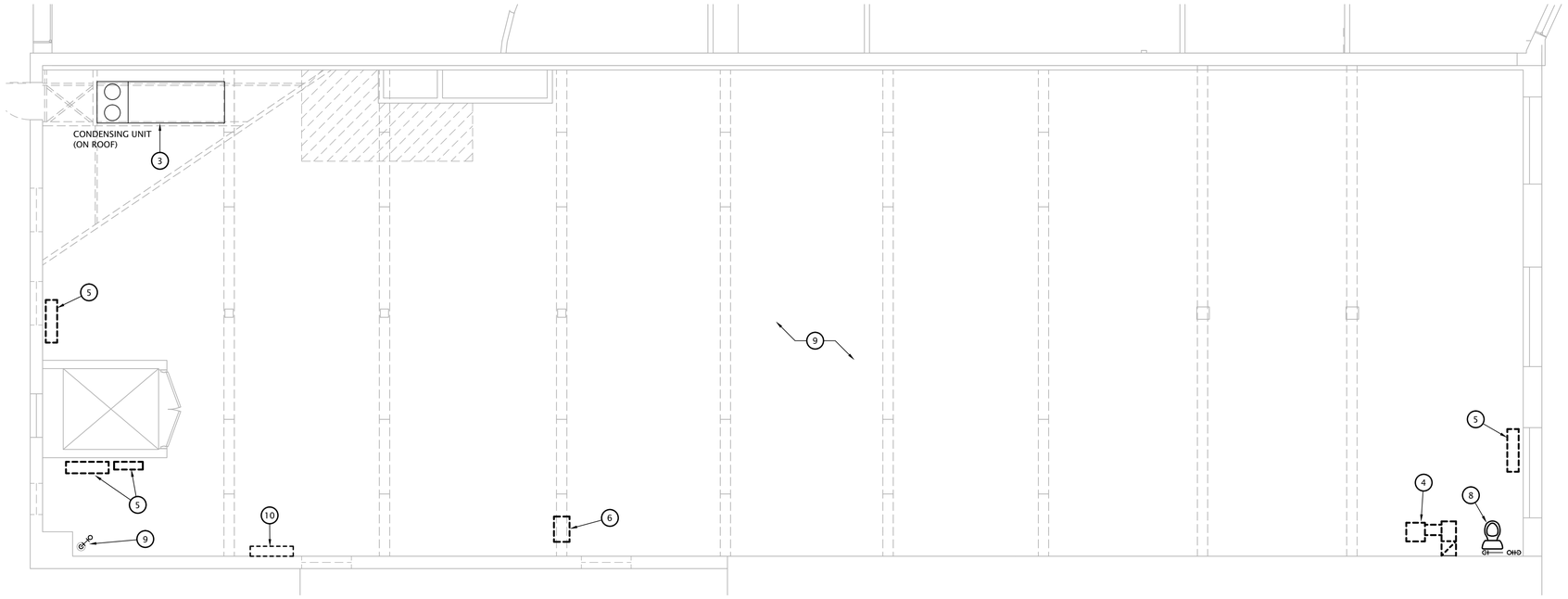
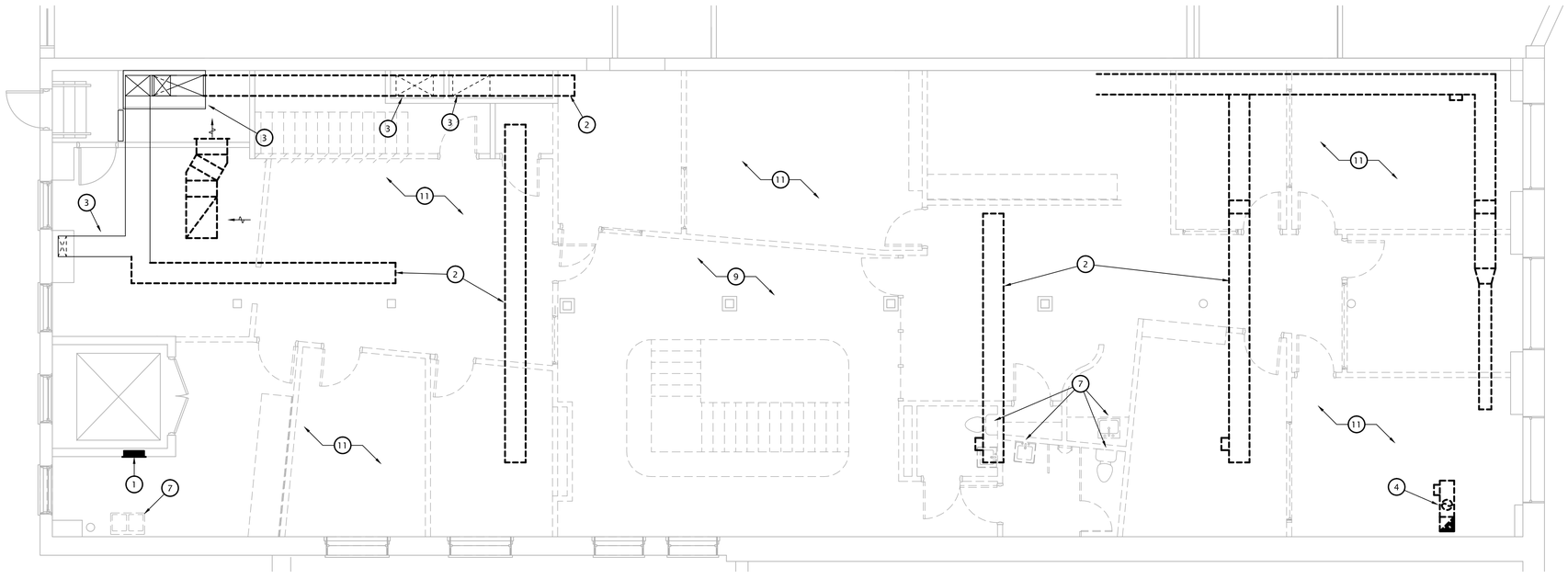


2 THRID FLOOR MECHANICAL AND ELECTRICAL DEMOLITION PLAN

3/16" = 1'-0"



1 SECOND FLOOR MECHANICAL AND ELECTRICAL DEMOLITION PLAN

3/16" = 1'-0"

GENERAL DEMOLITION NOTES

1. DRAWINGS GENERALLY INDICATE ITEMS TO REMAIN, AND DO NOT SPECIFICALLY DESCRIBE ALL MECHANICAL AND ELECTRICAL INSTALLATION TO BE REMOVED. IT IS CONTRACTORS RESPONSIBILITY TO VISIT JOB SITE AND FIELD VERIFY ALL ITEMS TO BE REMOVED, COORDINATE WITH G.C..
2. DELIVER DEMOLISHED EQUIPMENT, ETC. TO OWNER OR DISPOSE OF, AS DIRECTED BY OWNER.
3. SEE ARCHITECTURAL DEMOLITION DRAWINGS FOR ADDITIONAL INFORMATION.
4. ALL MECHANICAL AND ELECTRICAL INSTALLATION TAKEN OUT OF SERVICE SHALL BE REMOVED.
5. WHERE EXISTING MECHANICAL AND ELECTRICAL INSTALLATION TAKEN OUT OF SERVICE IS LOCATED BELOW SLABS OR IN WALLS AND IS UNABLE TO BE REMOVED, PLUG AND CAP AT SURFACE AND ABANDON.
6. COORDINATE CUTTING, PATCHING OF EXISTING BUILDING CONSTRUCTION AFFECTED BY MECHANICAL AND ELECTRICAL DEMOLITION WITH G.C.
7. NOT ALL ITEMS REQUIRED TO BE DEMOLISHED MAY BE INDICATED ON DRAWINGS. ALL DEMOLITION OF AFFECTED SPACE SHALL BE PERFORMED AS IF INDICATED.

GENERAL MECHANICAL DEMOLITION NOTES

1. ALL PIPING TAKEN OUT OF SERVICE SHALL BE REMOVED. WHERE PIPING TO BE REMOVED IS CONNECTED TO EXISTING PIPING TO REMAIN, PIPING SHALL BE REMOVED BACK TO MAIN AND CAPPED, UNLESS INDICATED OTHERWISE.
2. ALL DUCTWORK TAKEN OUT OF SERVICE SHALL BE REMOVED.
3. WHERE MECHANICAL PENETRATIONS IN AN EXTERIOR WALL AND/OR ROOF ARE TO BE TAKEN OUT OF SERVICE, COORDINATE INFILL OF EXTERIOR WALL AND/OR PATCHING OF ROOF WITH G.C.
4. COORDINATE CUTTING, PATCHING OF EXISTING WALLS, CEILINGS, AND FLOORS AFFECTED BY MECHANICAL DEMOLITION WITH G.C.

GENERAL ELECTRICAL DEMOLITION NOTES

1. REMOVE ALL NM, BX, MC, AC AND OTHER CABLE SYSTEMS AND WIRING FOR ALL ABANDONED CIRCUITS.
2. REMOVE ALL ABANDONED CONDUITS ABOVE LAY-IN CEILINGS, EXPOSED CONDUITS, FLEXIBLE CONDUITS, SURFACE RACEWAY, SURFACE MOUNTED OUTLET/JUNCTION BOXES AND EQUIPMENT UNLESS NOTED OTHERWISE.
3. WHERE ABANDONED FEEDERS AND BRANCH CIRCUITS ARE CONCEALED WITHIN WALLS, FLOORS AND HARD CEILINGS THAT ARE TO REMAIN, REMOVE ALL WIRING AND CAP CONDUITS AT BOTH ENDS.
4. WHERE ABANDONED OUTLET AND JUNCTION BOXES ARE RECESSED FLUSH IN WALLS, FLOORS AND HARD CEILINGS THAT ARE TO REMAIN, REMOVE ALL WIRING AND WIRING DEVICES AND PROVIDE BLANK STAINLESS STEEL COVERPLATES FOR BOXES 6"x6" AND SMALLER. REMOVE BOXES LARGER THAN 6"x6" AND PATCH SURFACE TO MATCH EXISTING. COORDINATE WITH ARCHITECT FOR FINAL DIRECTION.
5. ALL EQUIPMENT, FIXTURES, RACEWAY, WIRING AND DEVICES WHICH ARE REMOVED SHALL BE REMOVED FROM THE JOB SITE BY THIS CONTRACTOR, UNLESS DIRECTED OTHERWISE BY THE ARCHITECT OR OWNER'S REPRESENTATIVE. CONFORM TO ALL LAWS AND ORDINANCES IN EFFECT CONCERNING THE PROPER DISPOSAL OF LUMINAIRES AND LAMPS.
6. COORDINATE THE REMOVAL OF MECHANICAL AND PLUMBING EQUIPMENT WITH THE MECHANICAL AND PLUMBING CONTRACTORS. ELECTRICAL CONTRACTOR SHALL DISCONNECT AND REMOVE ELECTRICAL POWER AND CONTROL CIRCUITS FOR EQUIPMENT BEING REMOVED. REMOVE ALL ELECTRICAL EQUIPMENT ASSOCIATED WITH DEMOLISHED MECHANICAL AND PLUMBING EQUIPMENT (DISCONNECT SWITCHES, MOTOR STARTERS, RELAYS, ETC).

(#) M/E DEMO PLAN NOTES BY SYMBOL

1. REMOVE EXISTING HOUSE ELECTRICAL SERVICE PANEL.
2. REMOVE ALL EXISTING DUCTWORK SERVING 2ND FLOOR.
3. EXISTING AIR HANDLING UNIT, CONDENSING UNIT ON ROOF, AND DUCTWORK SERVING FLOORS BELOW TO REMAIN. SEE NEW WORK PLANS FOR ADDITIONAL INFO.
4. REMOVE EXISTING EXHAUST FAN AND ALL ASSOCIATED MECHANICAL AND ELECTRICAL INSTALLATION TAKEN OUT OF SERVICE.
5. REMOVE EXISTING STEAM RADIATOR AND ASSOCIATED MECHANICAL INSTALLATION TAKEN OUT OF SERVICE.
6. REMOVE EXISTING STEAM UNIT HEATER AND ALL ASSOCIATED MECHANICAL AND ELECTRICAL INSTALLATION TAKEN OUT OF SERVICE.
7. REMOVE ALL PLUMBING INSTALLATION TAKEN OUT OF SERVICE AT SECOND FLOOR.
8. REMOVE TOILET AND ALL ASSOCIATED PLUMBING INSTALLATION TAKEN OUT OF SERVICE.
9. EXISTING FIRE SPRINKLER SYSTEM TO BE MODIFIED THROUGHOUT AREA OF REMODEL IN ACCORDANCE WITH NFPA 13. COORDINATE EXTENT OF REMODEL AREAS WITH ARCHITECT. SEE NEW WORK PLANS FOR ADDITIONAL INFO.
10. REMOVE ELECTRICAL EQUIPMENT.
11. REMOVE EXISTING ELECTRICAL INSTALLATION THROUGHOUT 2ND FLOOR.

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15 August 2023

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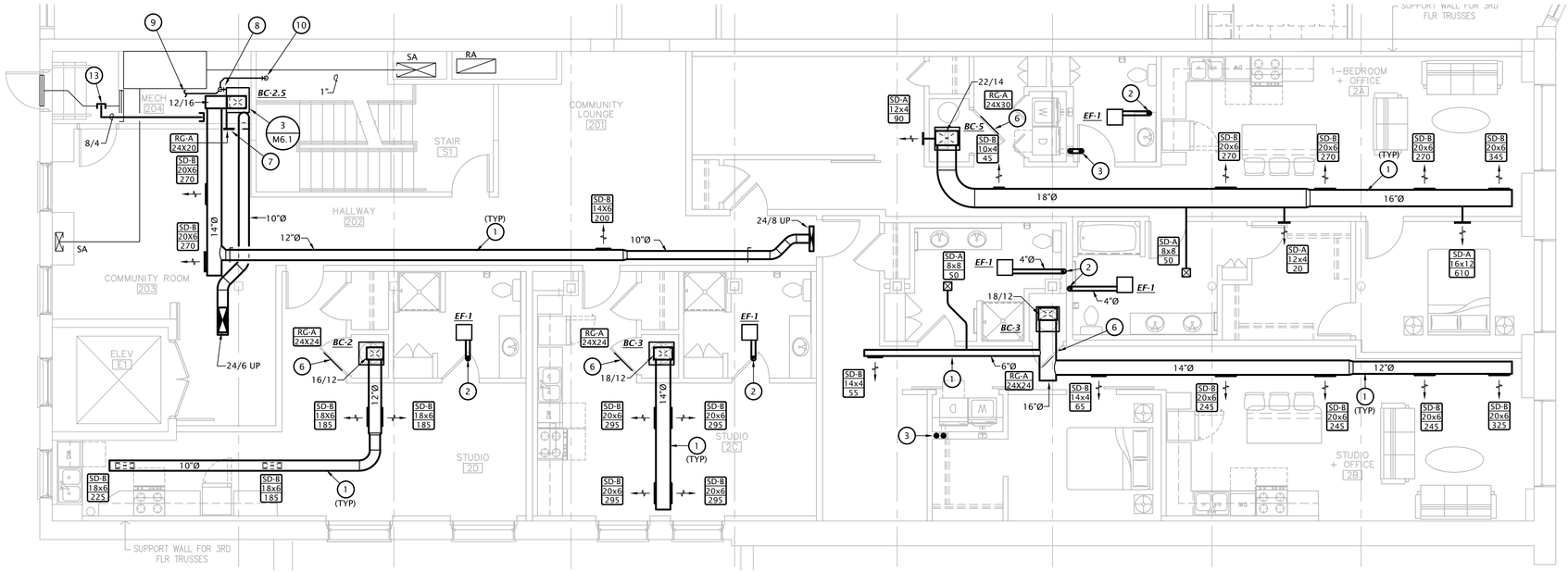
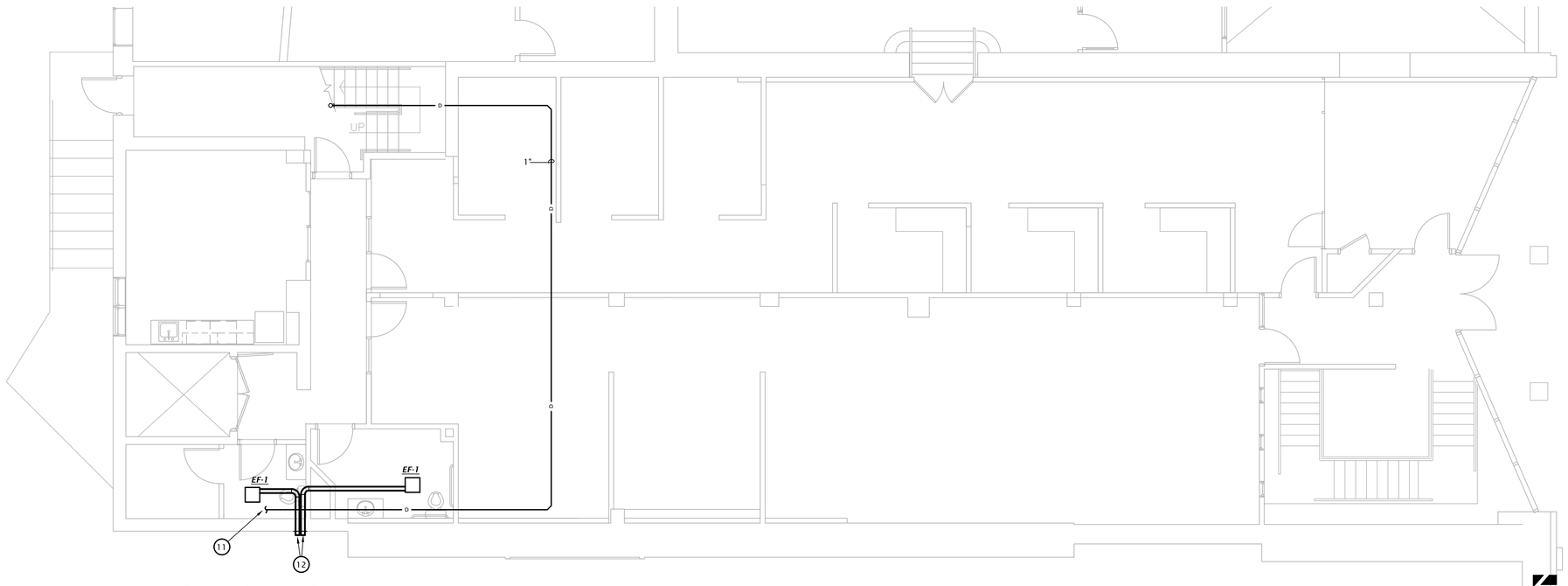


1 SECOND FLOOR HVAC PLAN
3/16" = 1'-0"



1 FIRST FLOOR HVAC PLAN
3/16" = 1'-0"

MECHANICAL PLAN NOTES BY SYMBOL

1. ROUTE EXPOSED DUCT AS HIGH AS POSSIBLE. COORDINATE EXACT ROUTING WITH ARCH. AND OTHER TRADES.
2. ROUTE 4" EXHAUST UP IN WALL TO ROOF. DUCTS SHALL RUN IN WALLS CONTINUOUS FROM EXHAUST FAN TO EXTERIOR OF BUILDING WITHOUT BEING COMBINED. COORDINATE EXACT ROUTING AND WALL LOCATIONS WITH G.C. AND EXISTING CONDITIONS.
3. ROUTE 4" DRYER VENT UP IN WALL TO TO ROOF. DUCTS SHALL RUN IN WALLS CONTINUOUS FROM EXHAUST FAN TO EXTERIOR OF BUILDING WITHOUT BEING COMBINED. COORDINATE EXACT ROUTING AND WALL LOCATIONS WITH G.C. AND EXISTING CONDITIONS.
4. EXISTING AIR HANDLING UNIT AND ASSOCIATED DUCTWORK SERVING SPACES BELOW TO REMAIN.
5. ENSURE RETURN AIR OPENINGS ARE PROVIDED FOR RETURN AIR PATH FROM RETURN DUCT THROUGH FLOOR BACK TO MECHANICAL CLOSET. NO DUCTWORK, OR TRANSFER AIR OPENINGS SHALL BE LOCATED IN VERTICAL EXIT ENCLOSURE. COORDINATE WITH G.C. AND ARCH.
6. MOUNT RETURN GRILLE IN DOOR TO MECH CLOSET 12" A.F.F. COORDINATE EXACT REQUIREMENTS AND MOUNTING IN DOOR WITH G.C.
7. MOUNT RETURN GRILL LOW IN WALL.
8. PROVIDE 3/4" CONDENSATE DRAIN FROM BLOWER COIL UNIT AND ROUTE AS INDICATED TO FLOOR BELOW.
9. EXTEND CONDENSATE DRAIN AND CONNECT TO EXISTING AIR HANDLING UNIT. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING CONDENSATE PIPING. MODIFY EXISTING PIPING AS REQUIRED, FIELD VERIFY EXACT REQUIREMENTS.
10. ROUTE CONDENSATE PIPING DOWN IN CHASE TO FLOOR BELOW.
11. ROUTE CONDENSATE PIPING TO NEAREST EXISTING FLOOR DRAIN IN MECH. CLOSET. IF NO FLOOR DRAIN IS EXISTING, PROVIDE INDIRECT CONNECTION AT TAILPIECE OF LAVATORY.
12. ROUTE 4"Ø EXHAUST DUCT TO WALL CAP. FIELD COORDINATE EXACT LOCATION WITH EXISTING CONDITIONS AND G.C.
13. CONNECT TO EXISTING O.A. DUCT. FIELD COORDINATE EXACT ROUTING WITH EXISTING CONDITIONS.

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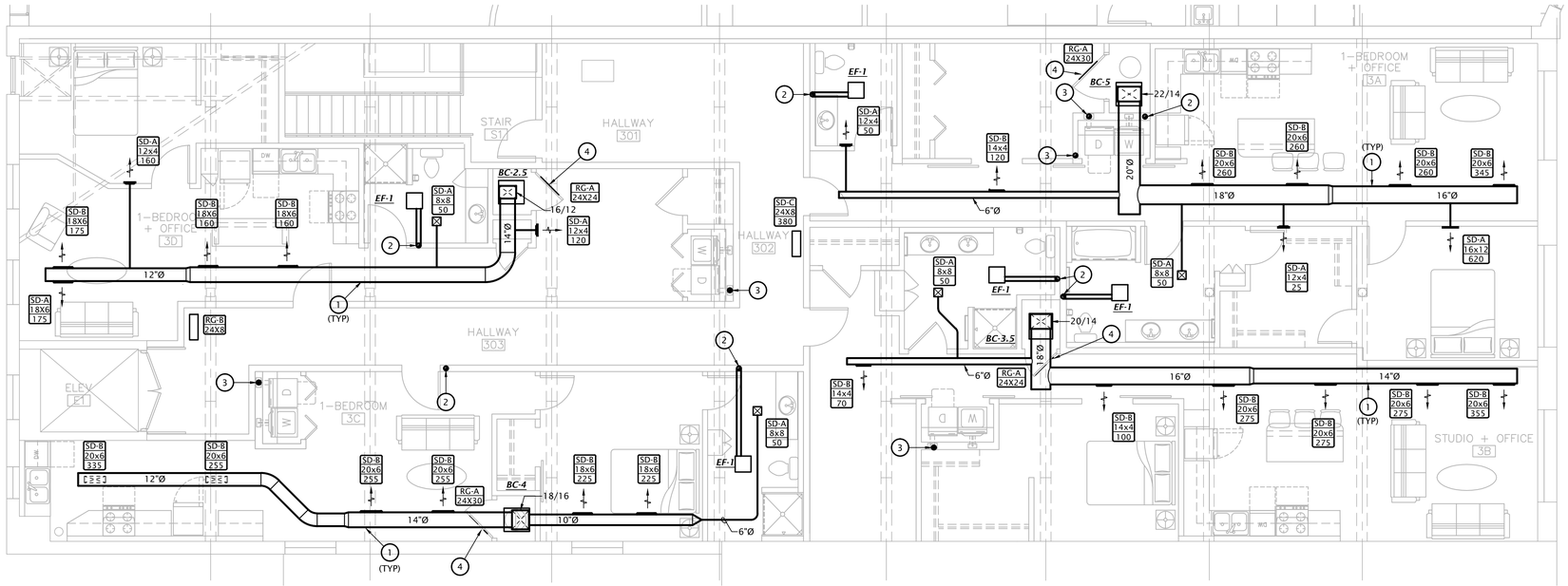
MECHANICAL PLAN NOTES BY SYMBOL

1. ROUTE EXPOSED DUCT AS HIGH AS POSSIBLE. COORDINATE EXACT ROUTING WITH ARCH. AND OTHER TRADES.
2. ROUTE 4" EXHAUST UP IN WALL TO ROOF. DUCTS SHALL RUN IN WALLS CONTINUOUS FROM EXHAUST FAN TO EXTERIOR OF BUILDING WITHOUT BEING COMBINED. COORDINATE EXACT ROUTING AND WALL LOCATIONS WITH G.C. AND EXISTING CONDITIONS.
3. ROUTE 4" DRYER VENT UP IN WALL TO TO ROOF. DUCTS SHALL RUN IN WALLS CONTINUOUS FROM EXHAUST FAN TO EXTERIOR OF BUILDING WITHOUT BEING COMBINED. COORDINATE EXACT ROUTING AND WALL LOCATIONS WITH G.C. AND EXISTING CONDITIONS.
4. MOUNT RETURN GRILLE IN DOOR TO MECH CLOSET 12" A.F.F. COORDINATE EXACT REQUIREMENTS AND MOUNTING IN DOOR WITH G.C.



1 THIRD FLOOR HVAC PLAN
3/16" = 1'-0"

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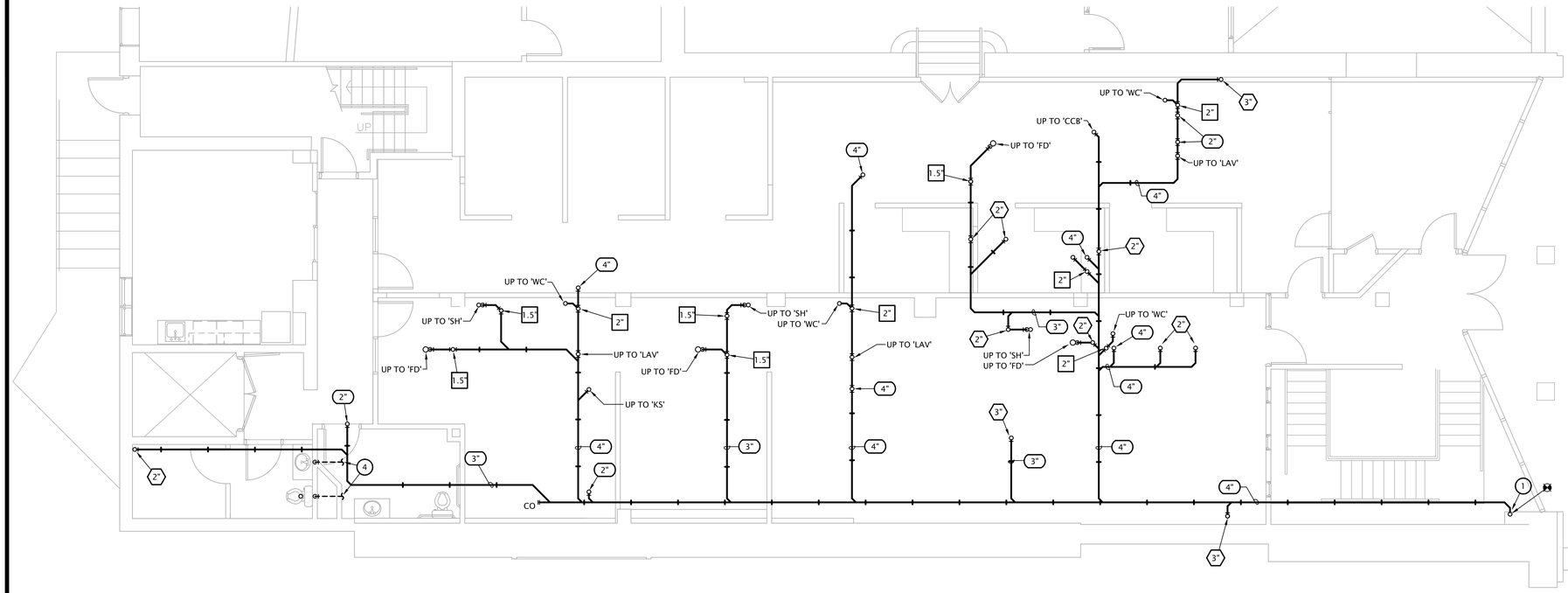


1 FIRST FLOOR WASTE AND VENT PLAN
3/16" = 1'-0"

PLUMBING SIZING SYMBOLS	
(X")	DRAIN (X = SIZE)
[X"]	VENT (X = SIZE)
⟨X"⟩	WASTE STACK VENT (X = SIZE)

WASTE STACK VENT NOTES:

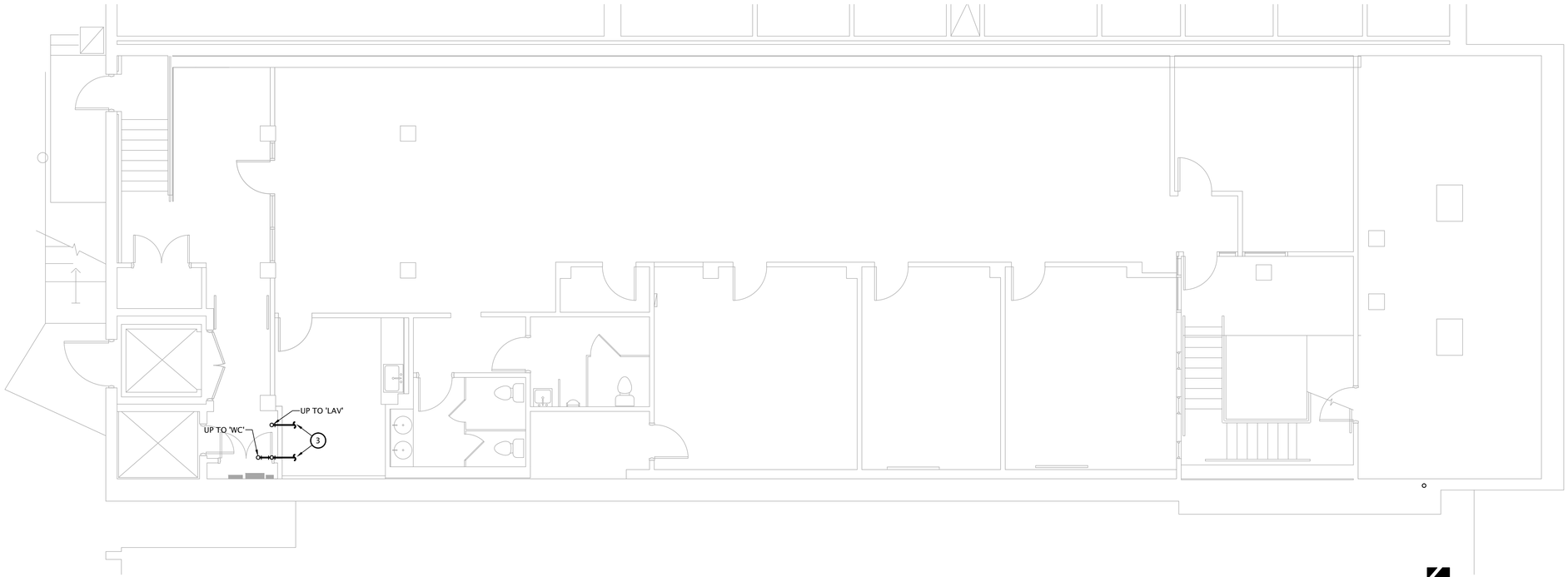
- PER IPC 913.2, WASTE STACK VENTS SHALL BE VERTICAL AND BOTH HORIZONTAL AND VERTICAL OFFSETS SHALL BE PROHIBITED BETWEEN THE LOWEST FIXTURE DRAIN CONNECTION AND THE HIGHEST FIXTURE DRAIN CONNECTION. FIXTURE DRAINS SHALL CONNECT SEPARATELY TO THE WASTE STACK.
- COORDINATE PIPE ROUTING AND WALL LOCATIONS WITH G.C.TO ENSURE WASTE STACK VENTS CAN BE RUN VERTICALLY WITHOUT OFFSETS.

WASTE AND VENT GENERAL NOTES

1. SEE PLUMBING FIXTURE SCHEDULE FOR ROUGH-IN SIZES AND ADDITIONAL INFORMATION.
2. COORDINATE EXACT ROUTING OF ALL PIPING WITH EXISTING CONDITIONS, G.C., AND OTHER TRADES.
3. COORDINATE ALL REQUIRED CUTTING AND PATCHING OF EXISTING CEILING, WALLS, FLOOR, ETC. WITH G.C. PRIOR TO INSTALLATION OF NEW PIPING.

(#) WASTE AND VENT NOTES BY SYMBOL

1. CONNECT TO EXISTING 4" DRAIN DOWN TO LOWER LEVEL. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING. MODIFY EXISTING INSTALLATION AS REQUIRED. FIELD VERIFY EXACT REQUIREMENTS.
2. REPLACE EXISTING FIXTURES IN TOILET ROOM. MODIFY EXISTING ROUGH-INS AS REQUIRED. FIELD VERIFY EXACT REQUIREMENTS.
3. EXTEND TO NEAREST EXISTING 4" OR LARGER WASTE PIPING IN THIS AREA. DO NOT ROUTE PIPING ABOVE EXISTING ELECTRICAL PANELS. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING PIPING.
4. EXTEND TO NEAREST EXISTING 2" OR LARGE VENT PIPING IN THIS AREA. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING.



1 LOWER LEVEL WASTE AND VENT PLAN
3/16" = 1'-0"

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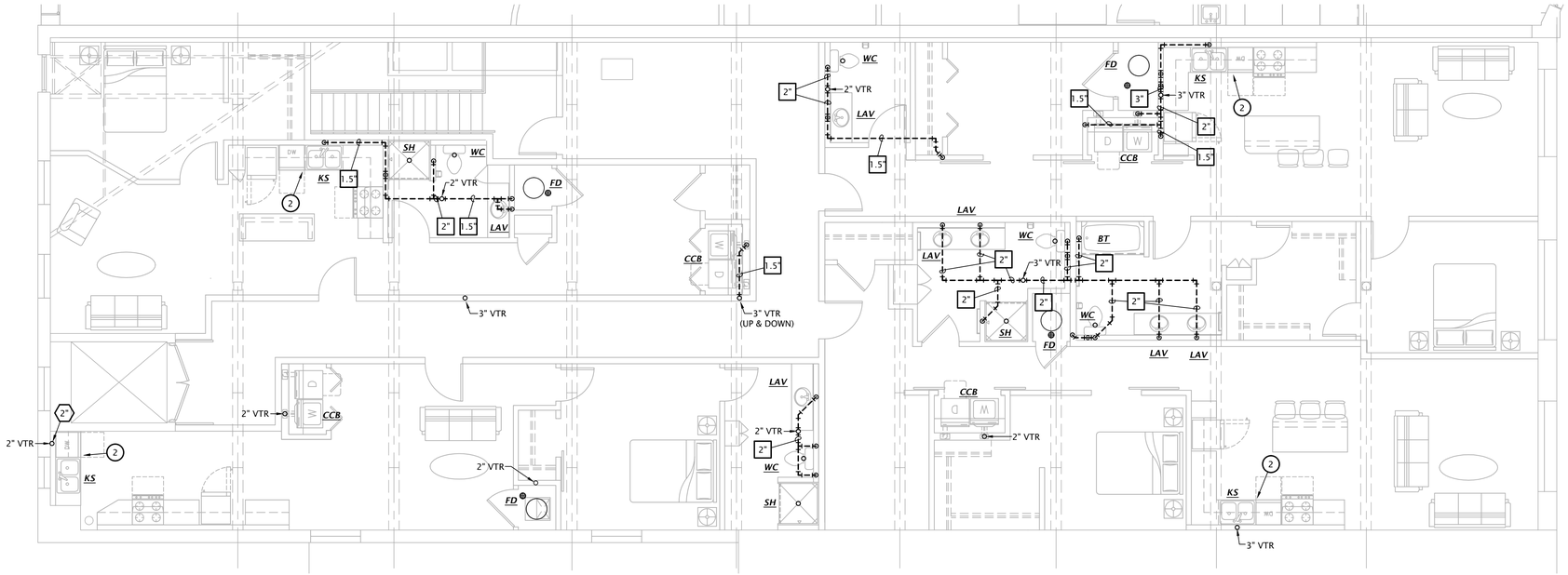
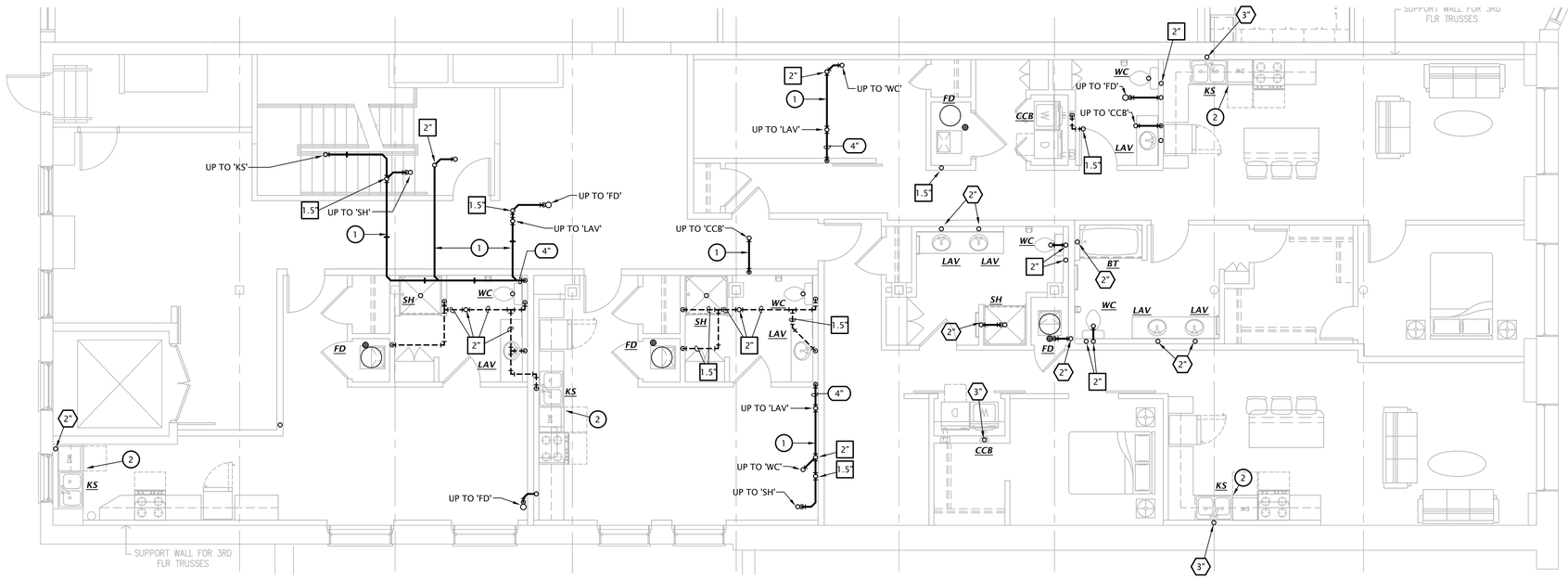


2 THIRD FLOOR WASTE AND VENT PLAN
3/16" = 1'-0"



1 SECOND FLOOR WASTE AND VENT PLAN
3/16" = 1'-0"

PLUMBING SIZING SYMBOLS

X"	DRAIN (X = SIZE)
X"	VENT (X = SIZE)
X"	WASTE STACK VENT (X = SIZE)

WASTE STACK VENT NOTES:

- PER IPC 913.2, WASTE STACK VENTS SHALL BE VERTICAL AND BOTH HORIZONTAL AND VERTICAL OFFSETS SHALL BE PROHIBITED BETWEEN THE LOWEST FIXTURE DRAIN CONNECTION AND THE HIGHEST FIXTURE DRAIN CONNECTION. FIXTURE DRAINS SHALL CONNECT SEPARATELY TO THE WASTE STACK.
- COORDINATE PIPE ROUTING AND WALL LOCATIONS WITH G.C. TO ENSURE WASTE STACK VENTS CAN BE RUN VERTICALLY WITHOUT OFFSETS.

WASTE AND VENT GENERAL NOTES

1. SEE PLUMBING FIXTURE SCHEDULE FOR ROUGH-IN SIZES AND ADDITIONAL INFORMATION.
2. COORDINATE EXACT ROUTING OF ALL PIPING WITH EXISTING CONDITIONS, G.C., AND OTHER TRADES.
3. COORDINATE ALL REQUIRED CUTTING AND PATCHING OF EXISTING CEILING, WALLS, FLOOR, ETC. WITH G.C. PRIOR TO INSTALLATION OF NEW PIPING.

WASTE AND VENT NOTES BY SYMBOL

1. COORDINATE EXACT ROUTING OF PIPING IN SPACES WITH EXISTING PLASTER CEILINGS WITH G.C. AND ARCH. ROUTE PIPING BETWEEN AND THROUGH EXISTING JOISTS IF POSSIBLE. OBTAIN APPROVAL FROM STRUCTURAL ENGINEER PRIOR TO CUTTING OR MODIFYING ANY EXISTING STRUCTURAL MEMBERS.
2. ROUTE DRAIN FROM DISHWASHER TO INDIRECT CONNECTION AT GARBAGE DISPOSER. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED BY OTHERS.

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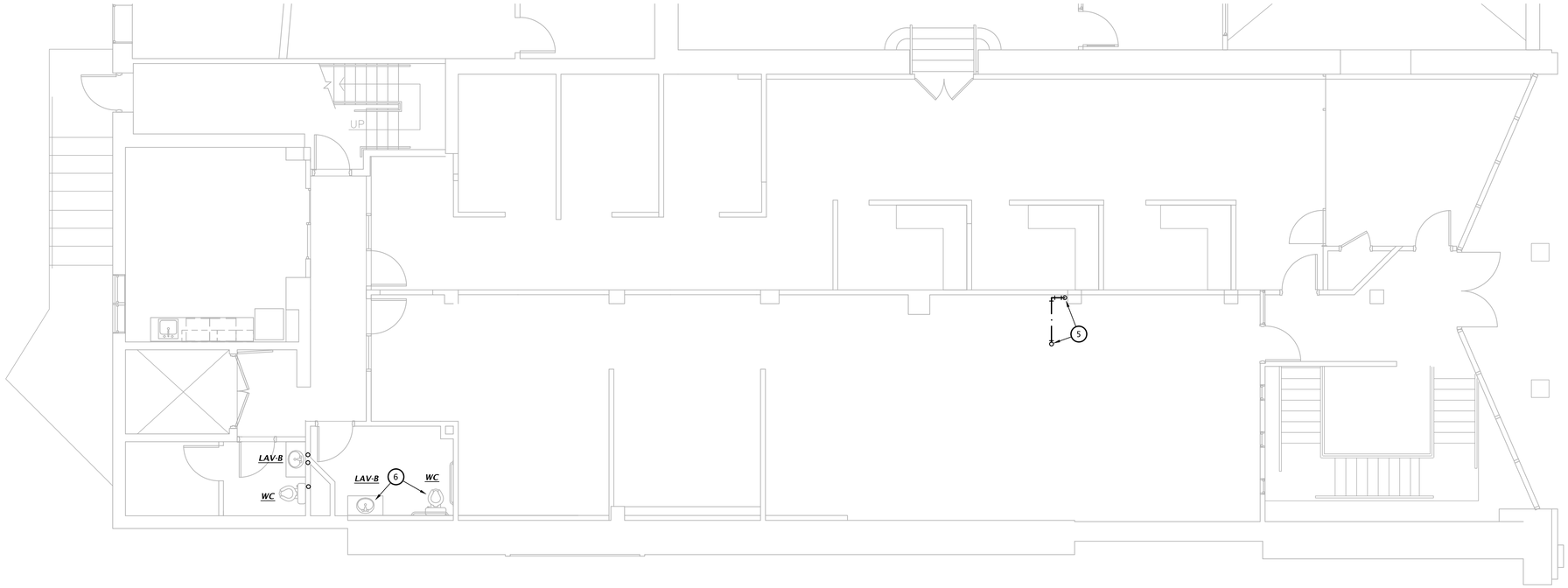
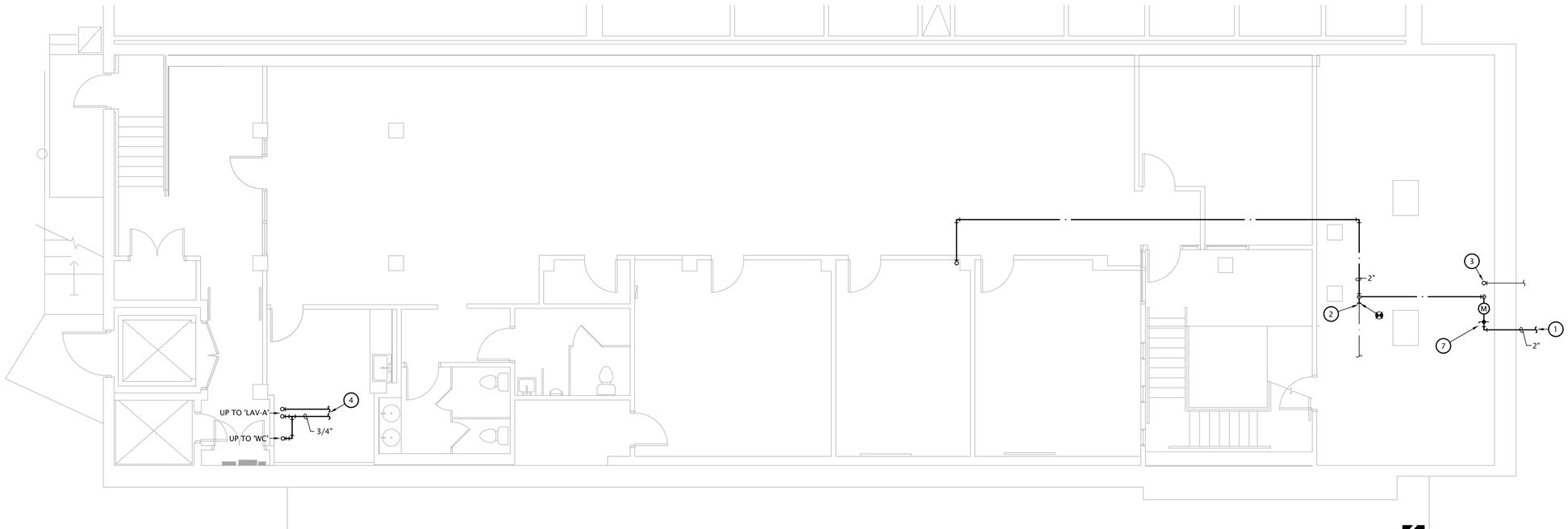


2 FIRST FLOOR DOMESTIC WATER PLAN

3/16" = 1'-0"



1 LOWER LEVEL DOMESTIC WATER PLAN

3/16" = 1'-0"

DOMESTIC WATER GENERAL NOTES

1. SEE PLUMBING FIXTURE SCHEDULE FOR ROUGH-IN SIZES AND ADDITIONAL INFORMATION.
2. COORDINATE EXACT ROUTING OF ALL PIPING WITH EXISTING CONDITIONS, G.C., AND OTHER TRADES.
3. COORDINATE ALL REQUIRED CUTTING AND PATCHING OF EXISTING CEILING, WALLS, FLOOR, ETC. WITH G.C. PRIOR TO INSTALLATION OF NEW PIPING.
4. DOMESTIC WATER PIPING SHALL BE INSULATED WITH MIN. R-3 INSULATION.
5. EXPOSED PIPING SHALL BE COPPER OR RIGID PEX ROUTED PERPENDICULAR TO BUILDING SURFACES. NEATLY TRAIN PIPING TOGETHER ALONG EXISTING CONSTRUCTION AND COORDINATE WITH OTHER TRADES. OBTAIN APPROVAL OF ROUTING FROM ARCHITECT PRIOR TO ROUGHING IN.

DOMESTIC WATER NOTES BY SYMBOL

1. EXTEND 2" WATER TO CITY MAIN. COORDINATE TAPPING AND METERING REQUIREMENTS WITH CITY OF KANSAS CITY AND PAY ALL ASSOCIATED FEES.
2. CONNECT TO EXISTNG 1" DOMESTIC WATER LINE SERVING EXISTING FIXTURES TO REMAIN. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING.
3. EXISTING FIRE SPRINKLER RISER. MODIFY EXISTING FIRE SPRINKLER SYSTEM AS REQUIRED FOR NEW WORK. FIELD VERIFY EXACT REQUIREMENTS. MODIFY FIRE SPRINKLER SYSTEM THROUGHOUT AREAS OF REMODEL IN ACCORDANCE WITH NFPA 13. PROVIDE DRY TYPE HEADS IN ATTIC ABOVE THIRD FLOOR. COORDINATE EXACT ROUTING OF SPRINKLER PIPING WITH ARCHITECT PRIOR TO INSTALLATION. ROUTE PIPING CONCEALED WHEREVER POSSIBLE.
4. CONNECT TO NEAREST EXISTING 3/4" OR LARGER DOMESTIC HOT WATER AND 1" COLD WATER IN THIS AREA. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING AND MODIFY EXISTING INSTALLATION AS REQUIRED.
5. ROUTE WATER PIPING UP THROUGH FIRST FLOOR TO 2ND FLOOR CONCEALED IN WALLS AND ABOVE CEILING. COORDINATE EXACT ROUTING WITH EXISTING CONDITIONS AND G.C.
6. REPLACE EXISTING FIXTURES WITH NEW. MODIFY EXISTING ROUGH-INS AS REQUIRED FOR NEW WORK. FIELD VERIFY EXACT REQUIREMENTS.
7. PROVIDE SHUT-OFF VALVE AND PRESSURE REDUCING VALVE SET TO 80 PSI IF REQUIRED AT WATER SERVICE ENTRANCE.

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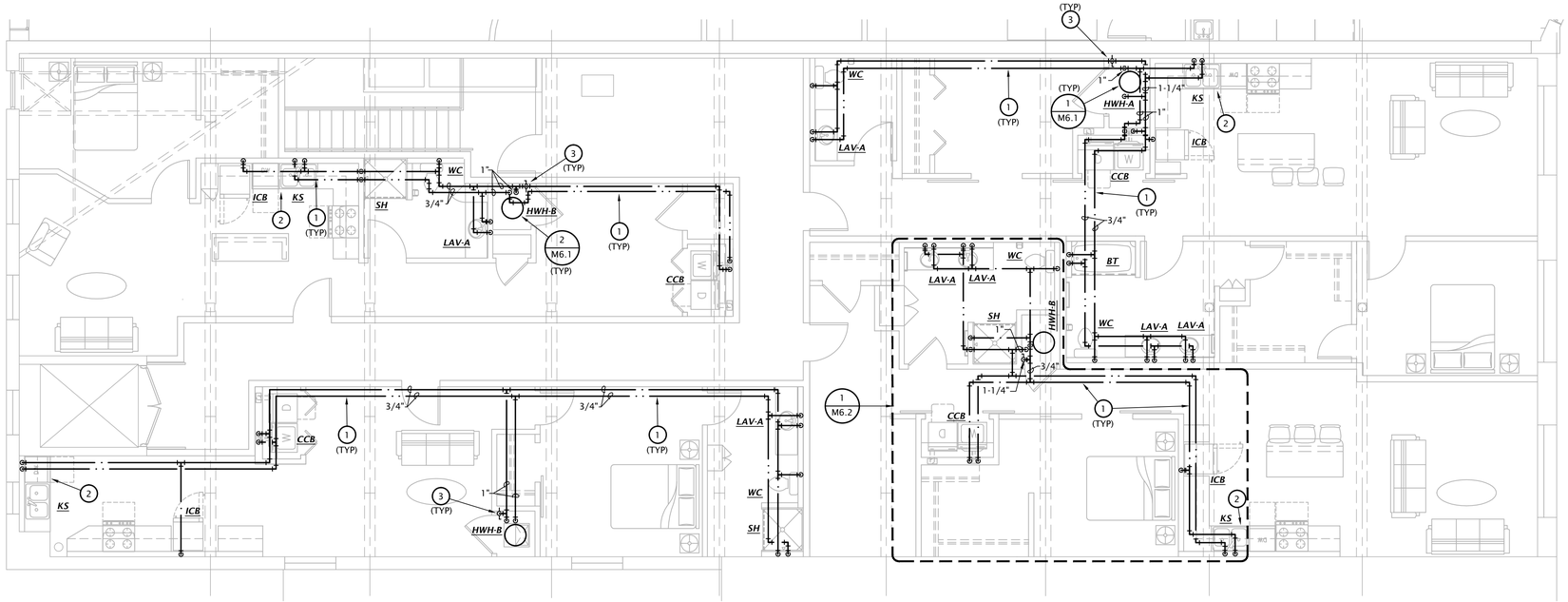
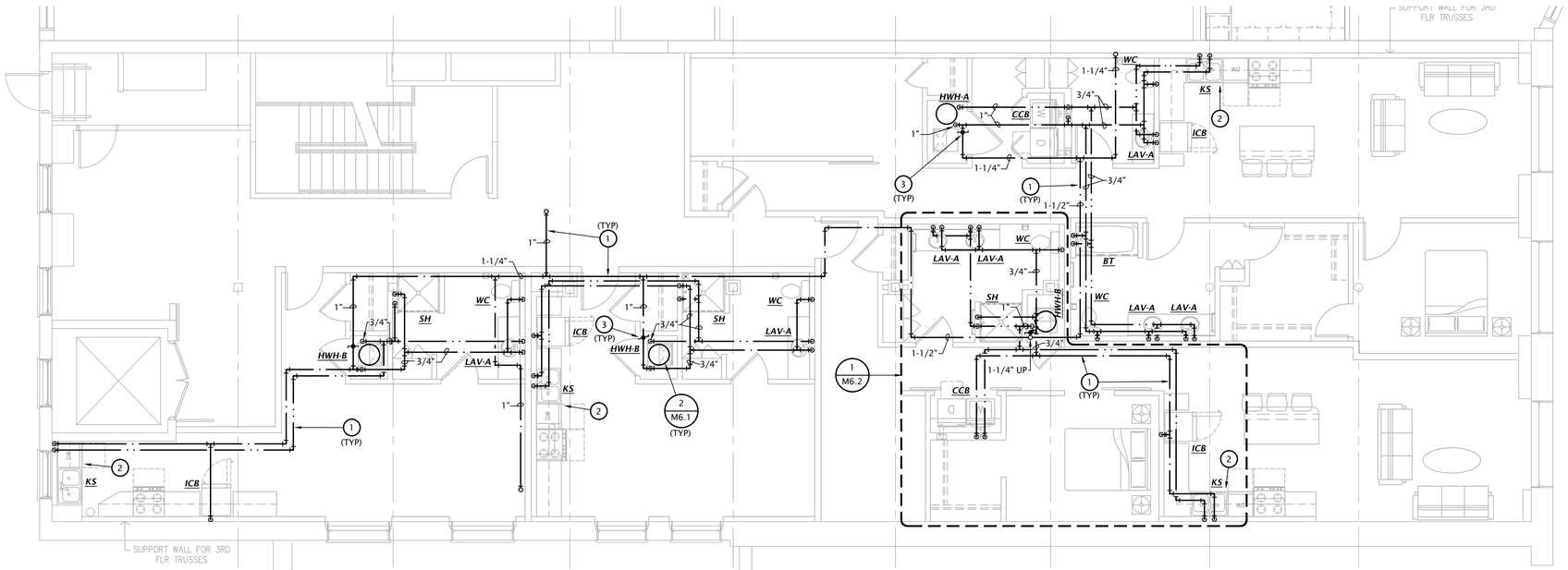


2 THIRD FLOOR DOMESTIC WATER PLAN
3/16" = 1'-0"



1 SECOND FLOOR DOMESTIC WATER PLAN
3/16" = 1'-0"

DOMESTIC WATER GENERAL NOTES

1. SEE PLUMBING FIXTURE SCHEDULE FOR ROUGH-IN SIZES AND ADDITIONAL INFORMATION.
2. COORDINATE EXACT ROUTING OF ALL PIPING WITH EXISTING CONDITIONS, G.C., AND OTHER TRADES.
3. COORDINATE ALL REQUIRED CUTTING AND PATCHING OF EXISTING CEILING, WALLS, FLOOR, ETC. WITH G.C. PRIOR TO INSTALLATION OF NEW PIPING.
4. DOMESTIC WATER PIPING SHALL BE INSULATED WITH MIN. R-3 INSULATION.
5. EXPOSED PIPING SHALL BE COPPER OR RIGID PEX ROUTED PERPENDICULAR TO BUILDING SURFACES. NEATLY TRAIN PIPING TOGETHER ALONG EXISTING CONSTRUCTION AND COORDINATE WITH OTHER TRADES. OBTAIN APPROVAL OF ROUTING FROM ARCHITECT PRIOR TO ROUGHING IN.

DOMESTIC WATER NOTES BY SYMBOL

1. DO NOT ROUTE DOMESTIC WATER PIPING EXPOSED THROUGH FINISHED SPACES WITHOUT APPROVAL FROM ARCHITECT. COORDINATE EXACT ROUTING AND CEILING AND SOFFIT LOCATIONS WITH ARCHITECT AND G.C.
2. PROVIDE VALVED 1/2" HW BRANCH BELOW SINK AND CONNECT DISHWASHER PROVIDED BY OTHERS. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDED.
3. PROVIDE SHUT-OFF VALVE ACCESSIBLE FROM MECHANICAL CLOSET FOR EACH APARTMENT.

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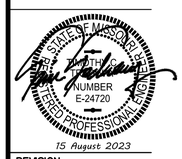

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SPLIT SYSTEM SCHEDULE

BLOWER COIL						
MARK	BC-2	BC-2.5	BC-3	BC-3.5	BC-4	BC-5
MANUFACTURER	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE
MODEL	TEM4A0B30S31	TEM4A0B30S31	TEM4A0C37S31	TEM4A0C42S41	TEM4A0C49M41	TEM4A0C61M51
SUPPLY AIRFLOW (CFM)	800	1000	1180	1400	1380	1840
ESP ("WG)	0.5	0.4	0.5	0.5	0.5	0.5
BLOWER SPEED	HIGH	HIGH	MED	MED	MED	MED
MOTOR HP	1/3	1/3	1/3	1/2	3/4	3/4
FLA	2	2	2.5	4.1	6	6
ELECTRIC HEATER (KW)	7.2	7.2	7.2	10.8	10.8	10.8
MCA	46	46	46	73	73	73
MOCP	50	50	50	80	80	80
VOLTAGE/PHASE	208/1	208/1	208/1	208/1	208/1	208/1
ENT. AIR DB	75	75	75	75	75	75
ENT. AIR WB	63	63	63	63	63	63
NET SENS. CAPACITY (MBH)	17.2	20.8	25.0	29.5	33.3	38.9
NET TOTAL CAPACITY (MBH)	22.2	27.0	32.6	38.3	44.5	52.2
HEAT PUMP UNIT						
MARK	HP-2	HP-2.5	HP-3	HP-3.5	HP-4	HP-5
MANUFACTURER	TRANE	TRANE	TRANE	TRANE	TRANE	TRANE
MODEL	4TWR4024N1	4TWR4030N1	4TWR4036N1	4TWR4042N1	4TWR4048N1	4TWR4060N1
O.A. DB	95˚F	95˚F	95˚F	95˚F	95˚F	95˚F
REFRIGERANT	R410-A	R410-A	R410-A	R410-A	R410-A	R410-A
VOLTAGE/PHASE	208/1	208/1	208/1	208/1	208/1	208/1
MCA	15	15	18	24	26	32
MOCP	25	25	30	40	40	50

NOTES:

1. Provide refrigerant piping sized in accordance with manufacturer's recommendations for actual field installed length and routing.
2. Provide with 7-day programmable thermostat.
3. Provide with R140a refrigerant.

AIR DEVICE SCHEDULE

MARK	MANUFATURER	MODEL	APPLICATION				FINISH	MOUNTING	DAMPER	DESCRIPTION	NOTES
			SUPPLY	RETURN	EXHAUST	TRANSFER					
SD-A	PRICE	520	•				WHITE	SURFACE	NO	Steel, double deflection grille with adj. bars 3/4" O.C., front blades parallel to long dimension, size as indicated on plans	1
SD-B	PRICE	SDG	•				ALUMINUM	SPIRAL DUCT	YES	Steel, double deflection, spiral duct grille with front blades parallel to long dimension, size as indicated on plans.	1
SD-C	PRICE	LBMH-26C	•				ANODIZED CLEAR	FLOOR	NO	Heavy duty aluminum bar grille with 3/16" bars spaced at 7/16" with 15˚ deflection, size as indicated on drawings	
RG-A	PRICE	530		•			WHITE	SURFACE/ WALL	NO	Steel, single deflection louvered return grille, size as indicated on plans.	1
RG-B	PRICE	LBMH-25C		•			ANODIZED CLEAR	FLOOR	NO	Heavy duty aluminum bar grille with 3/16" bars spaced at 7/16" with 0˚ deflection, size as indicated on drawings	

GENERAL NOTES

- Maximum noise criteria shall be 25.
- Runouts to diffusers shall be same size as neck, U.N.O.
- Paint objects visible through grilles with flat black paint.
- Provide mounting frame as required for ceiling type. Coordinate with Architect.

NOTES:

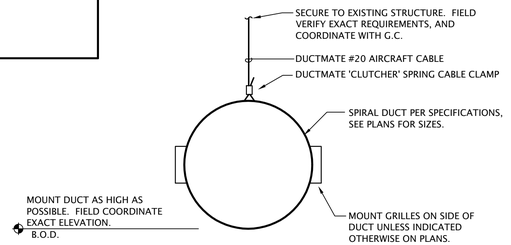
1. Coordinate exact color or field paintable finish with Arch.

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	ESP (" wg)	POWER	VOLTS/ PHASE
EF-1	BROAN	XB80L1	80	0.4"	84 W	120 / 1

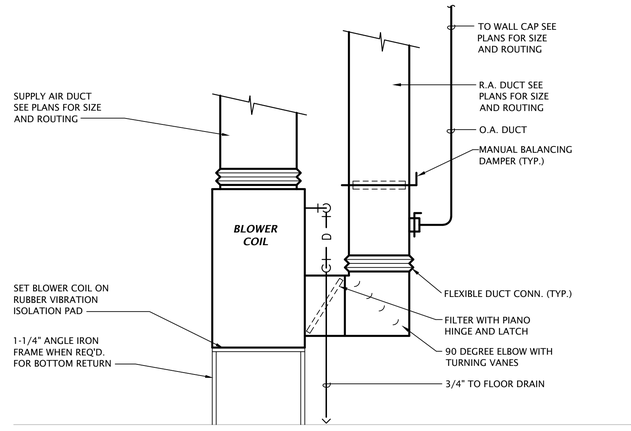
NOTES:

- Fixture shall be Energy Star listed.
- Fixture shall operate at <1 SONE
- Fixture shall have LED light.
- Provide integral disconnect.
- Provide manufacturer's wall cap.
- Provide integral backdraft damper.
- Provide with manufacturer's ceiling radiation damper.



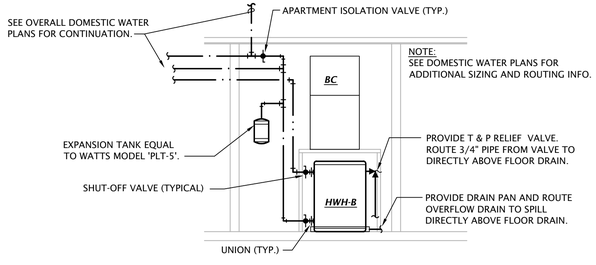
4 EXPOSED SPIRAL DUCT DETAIL

NO SCALE



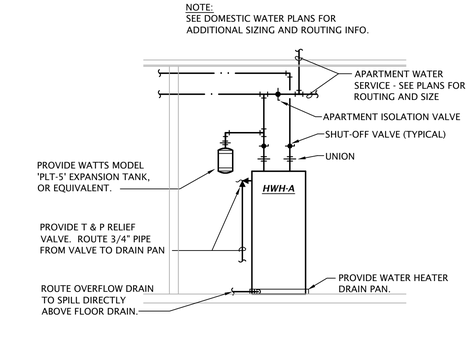
3 TYPICAL BLOWER COIL DETAIL

NO SCALE



2 APARTMENT WATER HEATER PIPING DIAGRAM

NO SCALE



1 APARTMENT WATER HEATER PIPING DIAGRAM

NO SCALE

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REGISTERED PROFESSIONAL ENGINEER
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REVISION:

DATE: 08-15-2023
JOB: 22-3260
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PLUMBING FIXTURE SCHEDULE

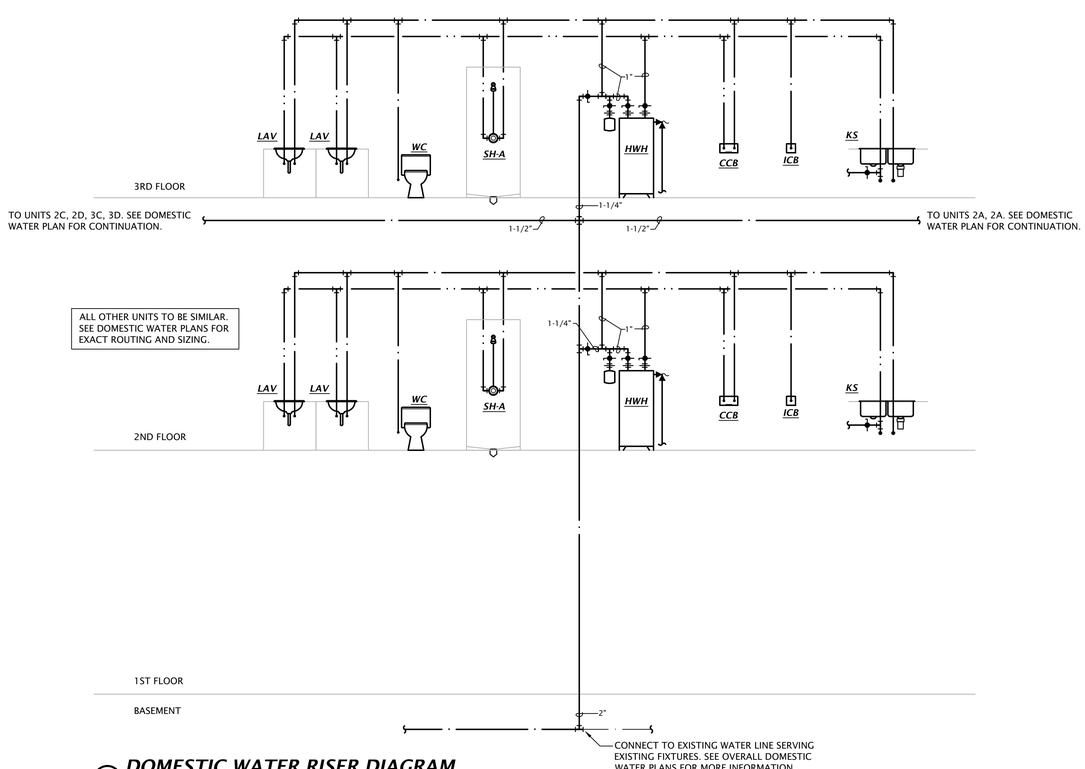
MARK	MANUFACTURER	DESCRIPTION	TRIM		ROUGH-IN SIZES				NOTES
			MANUFACTURER	DESCRIPTION	WASTE	VENT	CW	HW	
WC	KOHLER	Model 3999-0 "Highline" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator located on open side of room.	KOHLER	#4650-0 Lustra white, open front, plastic seat with cover	4"	2"	1/2"	---	1
LAV-A	KOHLER	Model 2196-4-0 self-rimming lavatory, white vitreous china, 20"W x 17", faucet holes on 4" centers.	KOHLER	Model 15182-4RA single handle faucet. Provide pop-up drain.	2"	1-1/2"	1/2"	1/2"	2,4
LAV-B	KOHLER	Model 2196-4-0 self-rimming lavatory, white vitreous china, 20"W x 17", faucet holes on 4" centers.	KOHLER	Model 15182-4RA single handle faucet. Provide pop-up drain. Provide point of use tempering valve.	2"	1-1/2"	1/2"	1/2"	1,2,4
KS	JUST	Model DL-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as req.	DELTA IN-SINK-ERATOR	Model 400-HDF single handle kitchen sink faucet with hose spray attachment. Chrome finish. Provide basket strainer. "Badger 5" garbage disposal, 1/2hp, 120V, cord and plug connected.	2"	1-1/2"	1/2"	1/2"	2,4
BT	AQUARIUS	Model 102A 6034 TS OT cast acrylic tub/shower, 60"W x34-3/8"D x75-7/8"H, with integral soap/toiletry shelves and grab bar, right or left hand rough-in as required, white finish.	DELTA	Model R10000-UNWS/T13H232 single handle pressure-balancing valve with metal tub filler with pull diverter, push-clean showerhead and pop-up drain with overflow.	2"	1-1/2"	1/2"	1/2"	2,4
SH	AQUARIUS	Model 118A 3634 SH one-piece acrylic shower, 36"x33.5"x84", with molded soap shelf, right or left hand rough-in as required. Provide with brass drain with chrome strainer.	DELTA	Model R10000-UNWS/T13H132 pressure balancing valve with integral temperature limits, single metal lever handle, with 1.5 GPM shower head and arm.	2"	1-1/2"	1/2"	1/2"	
CCB	WATER TITE	Model W4700 recessed washing machine box with 2"PVC/ABS drain coupling and knockout test cap. Two, 1/4 turn adaptor ball valves, sweat connection.			2"	2"	1/2"	1/2"	
ICB	WATER TITE	Model W9700 ice maker connection box with 1/4 turn ball valve and 1/2" sweat copper connection.			---	---	1/2"	---	
FD	SIOUX CHIEF	Series 833 adjustable floor drain with nickel bronze strainer. Provide Proset Trapguard trap protection device.			2"	---	---	---	
HWH-A	A.O. SMITH	Model ENT-40, 40 gallon electric water heater, (2) non simultaneous 4500 watts, 208 volt / 1-phase heating elements, 21 GPH recovery @ 90˚F temp rise. Minimum 0.95 Energy Factor. Supplied with temperature & pressure relief valve and brass drain valve.							
HWH-B	A.O. SMITH	Model ENJ-40, 40 gallon electric water heater, (2) non simultaneous 4500 watts, 208 volt / 1-phase heating elements, 21 GPH recovery @ 90˚F temp rise. Minimum 0.93 Energy Factor. Supplied with temperature & pressure relief valve and brass drain valve.							

GENERAL:

- Provide fixtures with all trim necessary for complete installation

NOTES:

1. Fixture and installation to meet requirements of Americans with Disabilities Act.
2. Provide 1/4 turn angle stops with escutcheon plates, and chrome plated or braided stainless steel supplies, and 1-1/4" cast brass p-trap.
3. Insulate water and waste piping below lavatory. Utilize insulation kit equivalent to LavGuard by Truebro.
4. Trim shall be provided with polished chrome finish.



1 **DOMESTIC WATER RISER DIAGRAM**
Not to Scale

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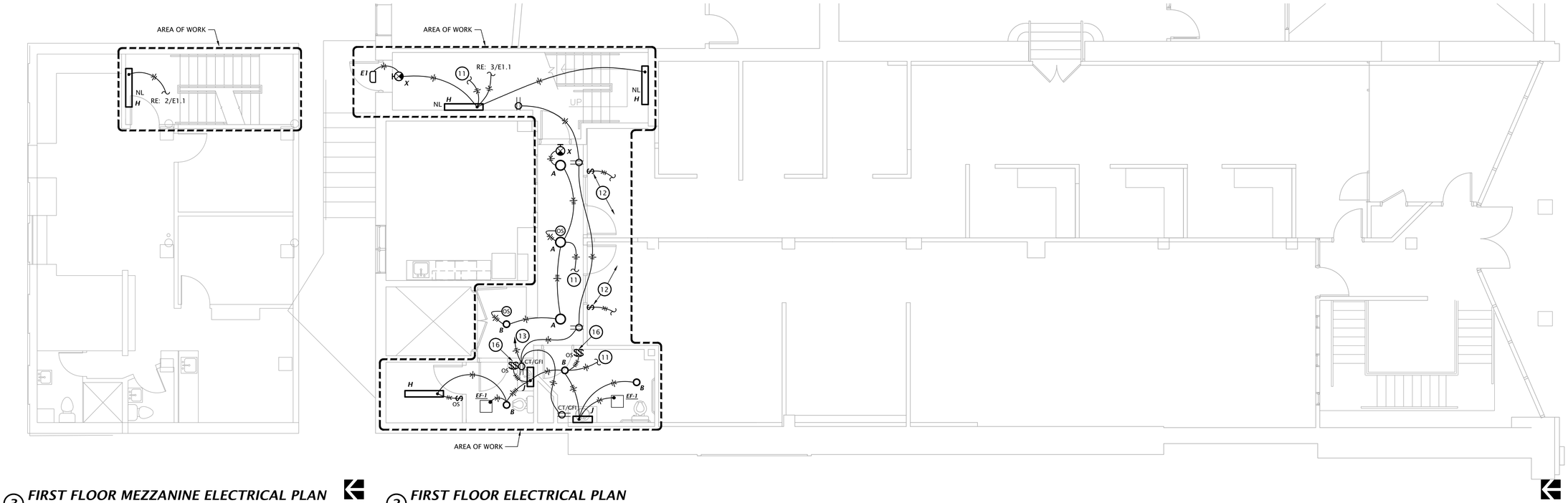
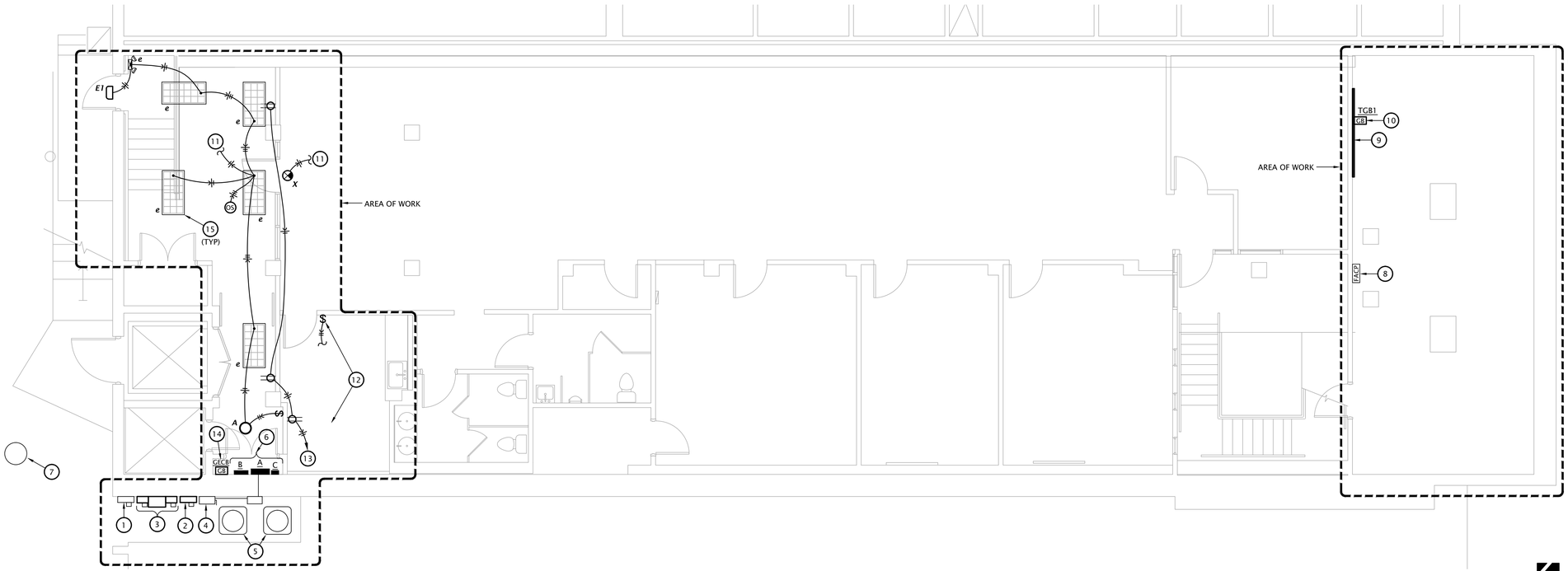


3 FIRST FLOOR MEZZANINE ELECTRICAL PLAN
3/16" = 1'-0"

2 FIRST FLOOR ELECTRICAL PLAN
3/16" = 1'-0"



1 LOWER LEVEL ELECTRICAL PLAN
3/16" = 1'-0"

ELECTRICAL NOTES BY SYMBOL

1. EXISTING METER FOR 2ND FLOOR HOUSE PANEL 'D' TO REMAIN.
2. NEW 320A METER SOCKET TO REPLACE EXISTING C:T CABINET AND METER FOR EXISTING LOWER LEVEL MAIN PANEL 'A'. SEE RISER DIAGRAM ON SHEET E6.1.
3. NEW RESIDENTIAL METER CENTER FOR 2ND AND 3RD FLOOR APARTMENT UNITS. SEE RISER DIAGRAM ON SHEET E6.1.
4. EXISTING 400A SERVICE DISCONNECT FOR LOWER LEVEL MAIN ELECTRICAL PANEL 'A' TO REMAIN.
5. EXISTING GRADE MOUNTED CONDENSING UNITS TO REMAIN.
6. EXISTING ELECTRICAL PANELBOARDS TO REMAIN.
7. EXISTING ELECTRICAL UTILITY VAULT. FIELD VERIFY EXACT LOCATION AND COORDINATE WORK FOR NEW SERVICE LATERALS WITH EVERGY.
8. EXISTING ADDRESSABLE FIRE ALARM CONTROL PANEL TO REMAIN, SILENT KNIGHT #5808.
9. COMMUNICATIONS TERMINAL BOARD FOR TERMINATION OF DWELLING UNIT CAT6 AND COAX SERVICE CABLES. PROVIDE TWO LAYERS OF 4'x8'x3/4" ACX FIRE RESISTANT PLYWOOD MOUNTED SECURELY TO WALL. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.
10. TELECOMMUNICATIONS GROUND BAR: 13-1/4"W x 2"H x 1/4" THICK ELECTRO-TIN PLATED COPPER BUS BAR, COMPLETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS, ERICO #TGBA14L06PT OR EQUAL. MOUNT AT 18" AFF AND PROVIDE #6 CU GROUND TO COMMON GROUNDING ELECTRODE CONDUCTOR BUS BAR 'GECB'. ALL CONNECTIONS TO GROUND BAR SHALL BE MADE USING COMPRESSION TYPE LUGS.
11. CONNECT TO UNSWITCHED 120V LIGHTING CIRCUIT SERVING LIGHTING IN THIS AREA. CIRCUITRY SHALL BE 2#12, #12G, 1/2"C.
12. ADJUST LUMINAIRES IN CEILING GRID AS REQUIRED AND ADD LIGHT SWITCH ADJACENT TO NEW DOOR FOR CONTROL OF ALL LIGHTING IN THIS ROOM.
13. HOMERUN TO AVAILABLE 20A/1P BREAKER IN PANEL 'A' OR 'B'. CIRCUITRY SHALL BE 2#12, #12G, 1/2"C.
14. COMMON GROUNDING ELECTRODE CONDUCTOR BUSBAR. SEE 2/E6.1.
15. RECIRCUIT EXISTING LIGHT FIXTURE AS SHOWN.
16. OCCUPANCY SENSOR SHALL CONTROL ALL LIGHTS IN ROOM AND ADJACENT SWITCH SHALL CONTROL EXHAUST FAN.

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15 August 2023

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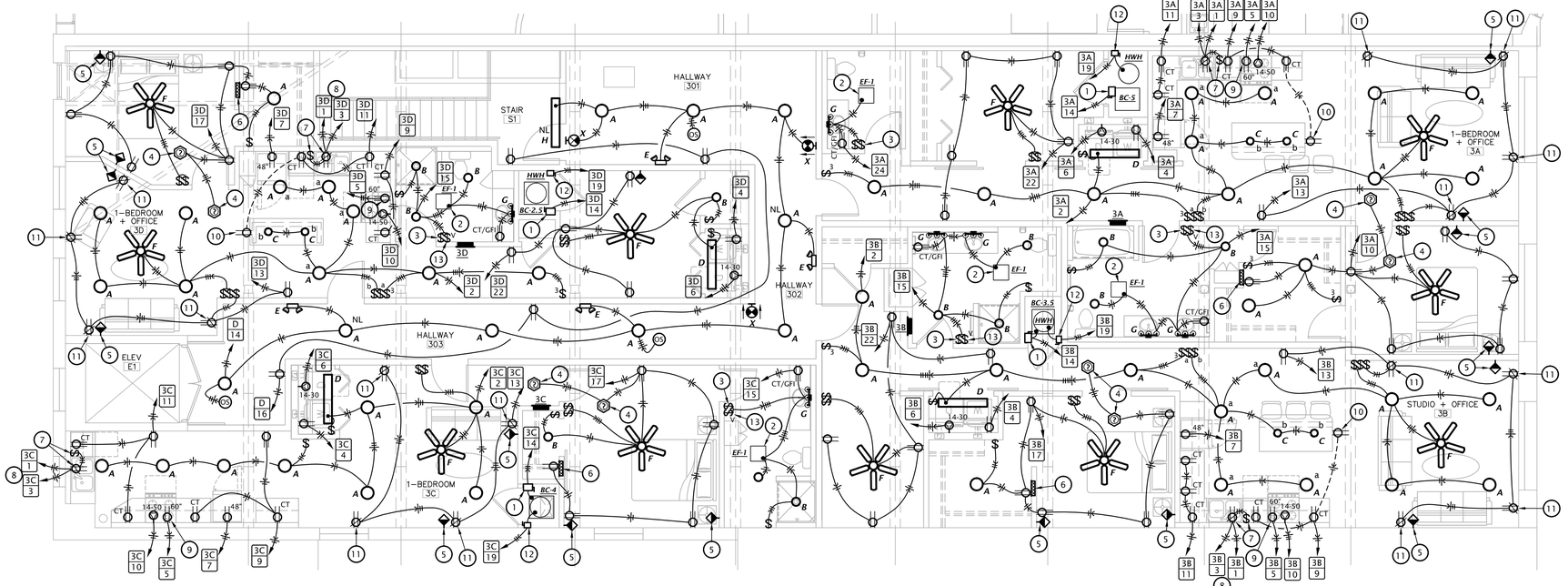
AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY. GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE ABOVE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.

(#) ELECTRICAL PLAN NOTES BY SYMBOL

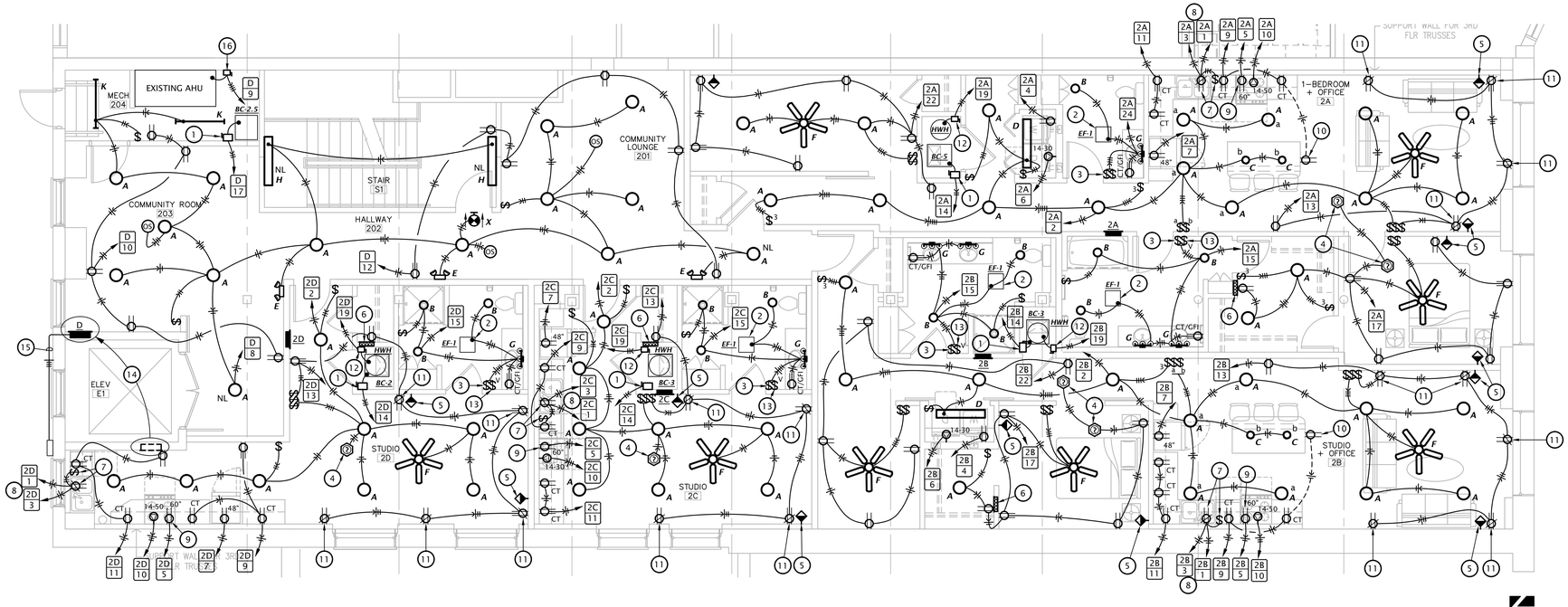
1. PROVIDE DISCONNECT SWITCH AND MAKE FINAL CONNECTION TO BLOWER COIL UNIT WITH ELECTRIC HEAT. SEE "HVAC EQUIPMENT ELECTRICAL CONNECTION SCHEDULE" ON SHEET E6.1. COORDINATE REQUIREMENTS WITH EQUIPMENT INSTALLER.
2. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
3. SWITCH CLOSEST TO THE DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
4. CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120Vac WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE PHOTOELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED. BRK #7010B OR EQUAL.
5. COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER. SEE 5:E6.1 FOR OUTLET DETAILS.
6. TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. SEE DETAIL 5:E6.1.
7. INSTALL RECEPTACLE FLUSH IN BACK OF BASE CABINET BELOW SINK. SPLIT WIRE RECEPTACLE WITH TOP HALF CONTROLLED BY SWITCH ABOVE COUNTER FOR DISPOSER AND BOTTOM HALF UNSWITCHED FOR DISHWASHER. PROVIDE CORDS AND GROUNDING PLUGS AS REQUIRED FOR DISPOSER AND DISHWASHER.
8. PROVIDE DEDICATED CIRCUITS WITH DEDICATED NEUTRAL CONDUCTORS FOR DISPOSER AND DISHWASHER. DO NOT SHARE THE NEUTRAL BETWEEN CIRCUITS.
9. PROVIDE RECEPTACLE FOR RANGE HOOD/MICROWAVE INSIDE CABINET ABOVE RANGE. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED.
10. MOUNT RECEPTACLE IN FACE OF CABINET 6" BELOW COUNTER TOP.
11. SPLIT WIRE RECEPTACLE WITH BOTTOM HALF SWITCHED AND TOP HALF UNSWITCHED.
12. PROVIDE 30A/2P DISCONNECT SWITCH AND CONNECT WATER HEATER.
13. PROVIDE TIMER SWITCH EQUAL TO AIR CYCLER 'SMART EXHAUST' FOR CONTROL OF EXHAUST FAN. SET SWITCH PER MANUFACTURER'S INSTRUCTIONS TO OPERATE FAN 25 MINUTES PER HOUR.
14. RELOCATE EXISTING HOUSE PANEL 'D'. EXTEND ALL BRANCH CIRCUITS AND FEEDERS THAT ARE TO REMAIN. DO NOT ROUTE CIRCUITS THROUGH ELEVATOR SHAFT.
15. ROUTE NEW SERVICE FEED TO PANEL 'D' ON EXTERIOR OF BUILDING. PENETRATE EXTERIOR WALL TO PANEL AND SEAL WEATHERTIGHT. EXISTING CONDUIT MAY BE REUSED, BUT ALL CONDUCTORS SHALL BE NEW.
16. 30A/3P NON-FUSED DISCONNECT SWITCH IN NEMA 1 ENCLOSURE. MAKE FINAL FLEXIBLE CONNECTION TO EXISTING AIR HANDLING UNIT.



(2) THIRD FLOOR ELECTRICAL PLAN

3/16" = 1'-0"

NOTE:
PROVIDE TAMPER PROOF RECEPTACLES IN DWELLING UNITS PER NEC REQUIREMENTS.



(1) SECOND FLOOR ELECTRICAL PLAN

3/16" = 1'-0"

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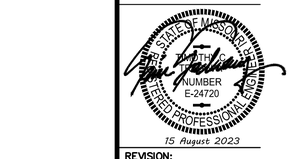

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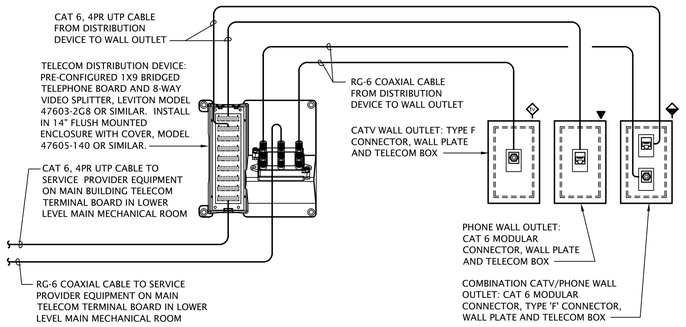
HVAC EQUIPMENT ELECTRICAL CONNECTION SCHEDULE

EQUIPMENT DESIGNATION	ELECTRICAL LOAD (MCA)	VOLTAGE/ PHASE (V/φ)	LOCAL DISCONNECT SWITCH				BRANCH CIRCUIT OCPD	BRANCH CIRCUITRY	NOTES
			AMPS	POLES	FUSING	ENCLOSURE			
BC-2	46 MCA	208/1	60	2	NON-FUSED	NEMA 1	50/2 CB	2#6, #10G, 3/4"C	
BC-2.5	46 MCA	208/1	60	2	NON-FUSED	NEMA 1	50/2 CB	2#6, #10G, 3/4"C	
BC-3	46 MCA	208/1	60	2	NON-FUSED	NEMA 1	50/2 CB	2#6, #10G, 3/4"C	
BC-3.5	73 MCA	208/1	100	2	NON-FUSED	NEMA 1	80/2 CB	2#3, #8G, 1"C	
BC-4	73 MCA	208/1	100	2	NON-FUSED	NEMA 1	80/2 CB	2#3, #8G, 1"C	
BC-5	73 MCA	208/1	100	2	NON-FUSED	NEMA 1	80/2 CB	2#3, #8G, 1"C	
HP-2	15 MCA	208/1	30	2	NON-FUSED	NEMA 3R	25/2 CB	2#10, #10G, 1/2"C	
HP-2.5	15 MCA	208/1	30	2	NON-FUSED	NEMA 3R	25/2 CB	2#10, #10G, 1/2"C	
HP-3	18 MCA	208/1	30	2	NON-FUSED	NEMA 3R	30/2 CB	2#10, #10G, 1/2"C	
HP-3.5	24 MCA	208/1	60	2	NON-FUSED	NEMA 3R	40/2 CB	2#8, #10G, 3/4"C	
HP-4	26 MCA	208/1	60	2	NON-FUSED	NEMA 3R	40/2 CB	2#8, #10G, 3/4"C	
HP-5	32 MCA	208/1	60	2	NON-FUSED	NEMA 3R	50/2 CB	2#6, #10G, 3/4"C	

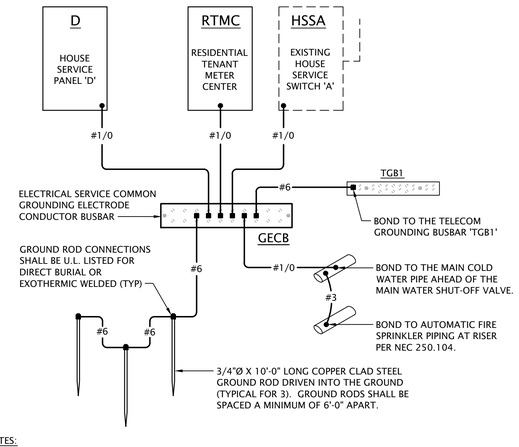
APARTMENT FEEDER SCHEDULE

Apartment #	Feeder Size
2C, 2D, 3C, 3D	COPPER (BASE BID): (3)#2, #6G IN 1-1/4" C OR MC-CABLE ALUMINUM (ALTERNATE BID): (3)#1/0, #4G IN 1-1/4" C OR MC-CABLE
2A, 2B, 3A, 3B	COPPER (BASE BID): (3)#1, #4G IN 1-1/4" C OR MC-CABLE ALUMINUM (ALTERNATE BID): (3)#2/0, #2G IN 1-1/2" C OR MC-CABLE

NOTES:
1. Voltage drop has been accounted for in sizes indicated, further up-sizing of feeders is not necessary
2. Ensure load center lugs are adequately sized to handle up-sized feeders.

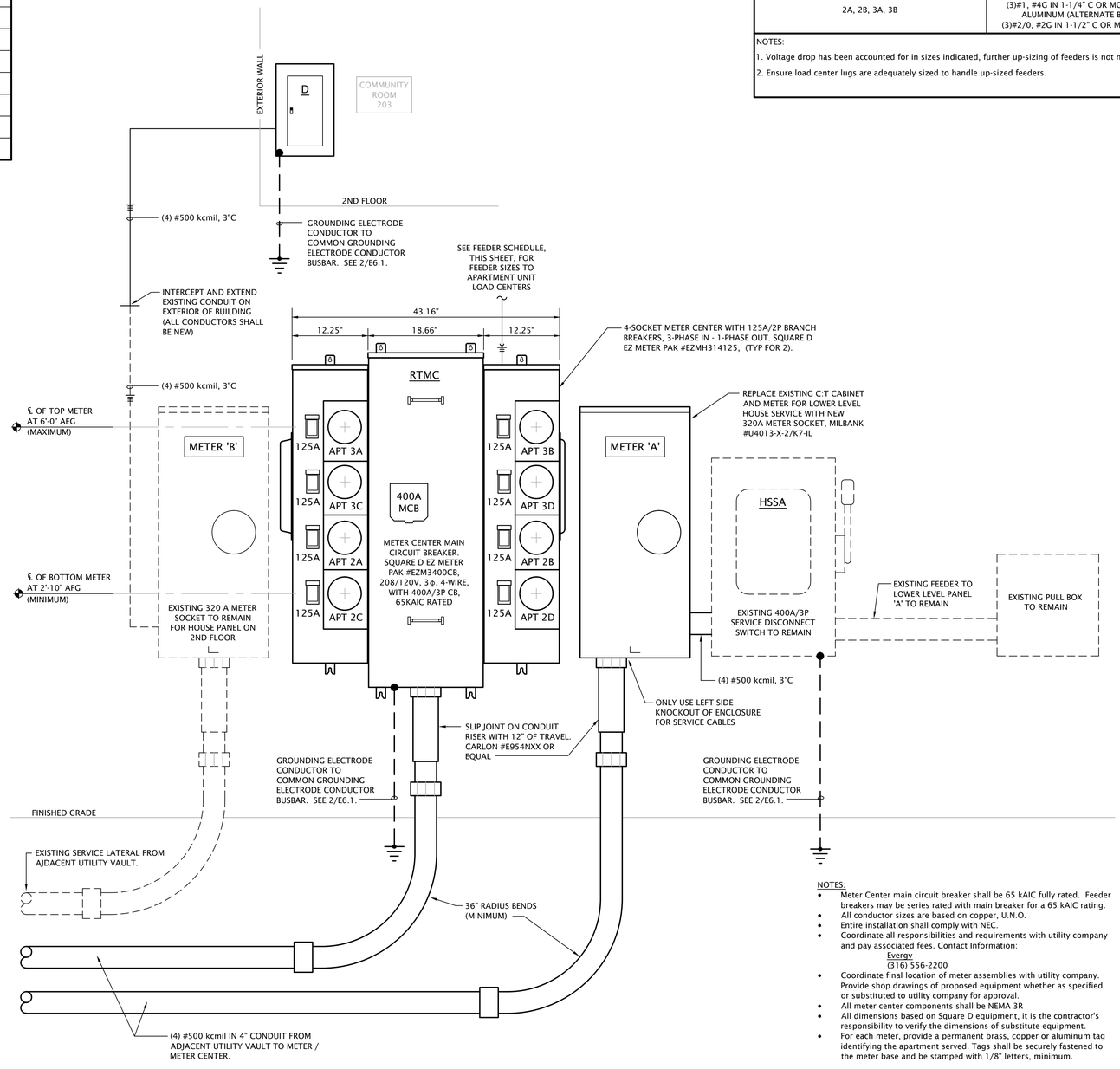


3 APARTMENT TELECOM WIRING SCHEMATIC
NO SCALE



NOTES:
1. COMMON GROUNDING ELECTRODE CONDUCTOR BUSBAR SHALL BE 1/4" THICK x 4" WIDE x 24" LONG, TIN PLATED COPPER BUSBAR. PROVIDE COMPLETE WITH INSULATING STAND OFFS, STAINLESS STEEL BRACKETS AND MOUNTING BOLTS. MOUNT ON WALL AT 18" AFF. ERICO #EGBA14424CCT OR EQUAL.
2. ALL CONNECTIONS TO GROUNDING BUSBAR SHALL BE MADE USING COMPRESSION TYPE LUGS (BURNDY 'YAZ' SERIES OR EQUAL). MECHANICAL LUGS ARE NOT ACCEPTABLE.
3. INSTALL ALL GROUNDING ELECTRODE CONDUCTORS IN 3/4" CONDUIT WHERE EXPOSED AND WHERE SUBJECT TO PHYSICAL DAMAGE.

2 AC SERVICE GROUNDING ELECTRODE SYSTEM DETAIL
No Scale



NOTES:
- Meter Center main circuit breaker shall be 65 kAIC fully rated. Feeder breakers may be series rated with main breaker for a 65 kAIC rating.
- All conductor sizes are based on copper, U.N.O.
- Entire installation shall comply with NEC.
- Coordinate all responsibilities and requirements with utility company and pay associated fees. Contact Information:
  Evergy
  (316) 556-2200
- Coordinate final location of meter assemblies with utility company. Provide shop drawings of proposed equipment whether as specified or substituted to utility company for approval.
- All meter center components shall be NEMA 3R
- All dimensions based on Square D equipment, it is the contractor's responsibility to verify the dimensions of substitute equipment.
- For each meter, provide a permanent brass, copper or aluminum tag identifying the apartment served. Tags shall be securely fastened to the meter base and be stamped with 1/8" letters, minimum.

1 ELECTRICAL SERVICE RISER DIAGRAM
NO SCALE

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
TIMOTHY JAMES JULIAN
NUMBER E-24720
REGISTERED PROFESSIONAL ENGINEER
15 August 2023

REVISION:

DATE: 08-15-2023
JOB: 22-3260
SHEET NO.:

E6.1

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Project 23054 August 2023

LIGHT FIXTURE SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	LAMP / LED DATA WATT/LUMENS	LAMP / LED DATA COLOR	BALLAST/DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
A	HALO	SMD12R-20-9S-WH-E	26W LED 2240 LUMENS	3000˚K	INTEGRAL DRIVER	SURFACE	WHITE	12"Ø ROUND SURFACE MOUNTED DOWNLIGHT	.
B	HALO	SMD6R-6-9S-WH	9W LED 775 LUMENS	3000˚K	INTEGRAL DRIVER	SURFACE	WHITE	6"Ø ROUND SURFACE MOUNTED DOWNLIGHT	4
C	KICHLER	83962WH	17W LED 225 LUMENS	3000˚K	INTEGRAL DRIVER	SUSPENDED AT 6'-6" AFF TO BOTTOM	WHITE	9"Ø DECORATIVE MINI-PENDANT, CORD SUSPENDED	.
D	METALUX	4BCLED-LD4-32SL-F-UNV-L830-CD-1	32W LED 3200 LUMENS	3000˚K	INTEGRAL DRIVER	SURFACE	WHITE	4' LINEAR WRAPAROUND WITH FROSTED LENS	.
E	SURE-LITES	SEL25SD	108 LUMENS	---	N/A	WALL AT 7'-6" AFF	WHITE	TWIN HEAD POLYCARBONATE EMERGENCY LIGHT	1,2
E1	SURE-LITES	SELDWTA29BZSD	1.1W LED 100 LUMENS	---	N/A	ON WALL ABOVE DOOR	BRONZE	DIE-CAST ALUMINUM EMERGENCY LIGHT WITH INTEGRAL BATTERY	1,2,3,4
F	KICHLER	310126OZ	1400 LUMENS	3000˚K	INTEGRAL DRIVER	6' DOWNROD	BRONZE	52" DIAMETER CEILING FAN WITH LED LIGHT KIT	.
G	SEAGULL	4424603EN3-112	(3) 9W A19 LED	3000˚K	N/A	WALL AT 7'-0" AFF	BLACK	3-LAMP LED VANITY LIGHT	.
H	METALUX	4BCLED-LD4-40SL-F-UNV-EL7W-L835-CD-1	42W LED 4000 LUMENS	3500˚K	0-10V DIMMING (10%-100%)	WALL AT 7'-6" AFF	WHITE	4' WALL BRACKET WITH FROSTED ACRYLIC LENS AND INTEGRAL 7W BATTERY BACKUP	2
J	METALUX	2BCLED-LD4-24HL-F-UNV-L835-CD-1	25W LED 2400 LUMENS	3500˚K	0-10V DIMMING (10%-100%)	WALL AT 7'-0" AFF	WHITE	4' WALL BRACKET WITH FROSTED ACRYLIC LENS	.
K	METALUX	4SNLED-LD5-47SL-LW-UNV-L835-CD1	41W LED 4,900 LUMENS	3500˚K	0-10V DIMMING (10%-100%)	SURFACE	WHITE	4' LED STRIP WITH FROSTED LENS, WIDE DISTRIBUTION	.
X	MULE	MXBRU-SD	---	GREEN LETTERS	N/A	CEILING/WALL/END	BLACK	SINGLE/DOUBLE FACE POLYCARBONATE LED EXIT	1,2,9
XE	MULE	SQC-LED-1-R-WW-SD	--- 1 WATT	GREEN LETTERS	N/A	CEILING/WALL	BLACK	SINGLE FACE COMINATION POLYCARBONATE EXIT SIGN/TWIN HEAD EMERGENCY LIGHT	1,2,9

GENERAL:
- All interior LED fixtures in apartment units shall be 3000°K correlated color temperature, min. 80 CRI.
- All interior LED fixtures in commons areas shall be 3500°K correlated color temperature, min. 80 CRI.
- All light fixtures shall be provided with universal drivers capable of operating at 120 V through 277 V UNO.
- All LED fixtures shall adhere to LM79 and LM80 standards.
- All apartment light fixtures shall be Energy Star certified.

NOTES:
1. Fixture shall have self-diagnostic/self-testing electronics.
2. Provide with emergency battery integral charger.
3. Fixture shall be capable of operation in temperatures ranging from -4˚F through 131˚F.
4. U.L. listed for 'wet location'.

Designation: D
Location: Community Room 203
Voltage: 208Y/120V-3Ph-4W
Enclosure: NEMA 1
Mounting: Recessed Flush
Manufacturer: Square D 'NQ'
Bus Amps: 400
MCB Amps: 400/3
AIC Rating: 10 kAIC
Other: Service Entrance Rated

Note	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
	1	AHU CONDENSING UNIT ON ROOF	3#1, #6G, 1-1/4"C	125 / 3				2
4	3							4
	5							6
	7	AIR HANDLING UNIT	3#12, #12G, 1/2"C	15 / 3	20 / 1	2#12, #12G, 1/2"C	LTG: 2ND FLOOR LOUNGE AND HALLWAY	8
	9				20 / 1	2#12, #12G, 1/2"C	RCPT: 2ND FLR COMMUNITY ROOM	10
	11				20 / 1	2#12, #12G, 1/2"C	RCPT: 2ND FLR LOUNGE	12
	13	EXISTING LOAD	2#10, #10G, 1/2"C	30 / 2	20 / 1	2#12, #12G, 1/2"C	LTG: 3RD FLOOR HALL	14
	15				20 / 1	2#12, #12G, 1/2"C	RCPT: 3RD FLOOR HALL	16
	17	BLOWER COIL UNIT 'BC-2.5'	(SEE SCHEDULE)	50 / 2	20 / 1	2#12, #12G, 1/2"C	ROOFTOP RECEPTS	18
	19				20 / 1	---	SPARE BREAKER	20
4	21	HEAT PUMP 'HP-2.5'	(SEE SCHEDULE)	25 / 2	20 / 1	---	SPARE BREAKER	22
	23				20 / 1	---	SPARE BREAKER	24
	25	SPARE BREAKER	---	20 / 1	20 / 1	---	SPARE BREAKER	26
	27	SPARE BREAKER	---	20 / 1	20 / 1	---	SPARE BREAKER	28
	29	SPARE BREAKER	---	20 / 1	20 / 1	---	SPARE BREAKER	30
	31	SPACE ONLY	---	---	---	---	SPACE ONLY	32
	33	SPACE ONLY	---	---	---	---	SPACE ONLY	34
	35	SPACE ONLY	---	---	---	---	SPACE ONLY	36
	37	SPACE ONLY	---	---	---	---	SPACE ONLY	38
	39	SPACE ONLY	---	---	---	---	SPACE ONLY	40
	41	SPACE ONLY	---	---	---	---	SPACE ONLY	42

Designation: (APT #)
Location: Apartment
Voltage: 208/120V-1Ph-3W
Enclosure: NEMA 1
Mounting: Recessed Flush
Manufacturer: Square D 'QO'
Bus Amps: 125
MCB Amps: MLO
AIC Rating: 10 kAIC
Other:

Note	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #	Note
2	1	DISPOSAL	2#12, #12G, 1/2"C	15 / 1	15 / 1	2#12, #12G, 1/2"C	LTG: KITCHEN/LIVING/HALL	2	1
2	3	DISHWASHER	2#12, #12G, 1/2"C	15 / 1	15 / 1	2#12, #12G, 1/2"C	CLOTHES WASHER	4	2 7
2	5	HOOD/MICROWAVE	2#12, #12G, 1/2"C	15 / 1	30 / 2	3#10, #10G, 1/2"C	CLOTHES DRYER	6	3 7
2	7	REFRIGERATOR	2#12, #12G, 1/2"C	15 / 1				8	
2	9	KITCHEN RECEPTS	2#12, #12G, 1/2"C	20 / 1	50 / 2	3#6, #10G, 3/4"C	RANGE	10	3
2	11	KITCHEN RECEPTS	2#12, #12G, 1/2"C	20 / 1				12	
1	13	LIVING ROOM RECEPTS	2#12, #12G, 1/2"C	20 / 1	-- 2	(SEE SCHEDULE)	BLOWER COIL	14	
	15	MASTER BATHROOM	2#12, #12G, 1/2"C	20 / 1				16	
1	17	BEDROOM	2#12, #12G, 1/2"C	20 / 1	-- 2	(SEE SCHEDULE)	HEAT PUMP	18	
	19	WATER HEATER	2#10, #10G, 1/2"C	20 / 2				20	
	21				20 / 1	2#12, #12G, 1/2"C	OFFICE/BONUS ROOM	22	1 6
	23	SPACE ONLY	---	---	20 / 1	2#12, #12G, 1/2"C	2ND BATHROOM	24	5

PANEL SCHEDULE NOTES BY SYMBOL

1. PROVIDE ARC FAULT CIRCUIT INTERRUPTING (AFCI) BREAKER.
2. PROVIDE COMBINATION ARC FAULT CIRCUIT INTERRUPTING/GROUND FAULT CIRCUIT INTERRUPTING (AFCI/GFCI) BREAKER.
3. PROVIDE CLASS 'A' 5mA RATED GROUND FAULT CIRCUIT INTERRUPTING (GFCI) BREAKER.
4. PROVIDE 'HACR' RATED BREAKER.
5. CIRCUIT ONLY APPLICABLE TO APARTMENT UNITS '2A' AND '3A'.
6. CIRCUIT ONLY APPLICABLE TO APARTMENT UNITS '2A', '2B', '3A', '3B', '3D'.
7. CIRCUIT APPLICABLE TO ALL APARTMENT UNITS EXCEPT '2C' AND '2B'.

Building Tenant Electrical Service Calculation (8 total units)
Marshall Apartments - Kansas City, MO

Area: 6,956 SF (Dwelling Units Only)

Item	Description	Rate	Quantity	Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.84 Part IV					
C1	General Loads (220.84 (C)(1))				
a	Lighting & Receptacles	3 VA/SF	6956 SF	20,868	
C2	Required Circuits (220.84 (C)(2))				
a	Laundry Circuits	1,500 VA/Circuit	6 Circuits	9,000	
b	Kitchen Circuits	1,500 VA/Circuit	16 Circuits	24,000	
			Sub Total:	33,000	
C3	Nameplate Ratings of Equipment (220.84 (C)(3))				
a1	Microwave	1,000 VA/Circuit	8 Circuits	8,000	
a2	Dishwasher	840 VA/Circuit	8 Circuits	6,720	
a3	Disposal	1175 VA/Circuit	8 Circuits	9,400	
a4	Refrigerator	900 VA/Circuit	8 Circuits	7,200	
b	Electric Range	8,000 VA/Circuit	8 Circuits	64,000	
c	Electric Clothes Dryer	5,000 VA/Circuit	6 Circuits	30,000	
d	Water Heater	4,500 VA/Circuit	8 Circuits	36,000	
			Sub Total:	161,320	
C4	Nameplate Ratings of Motors (220.84 (C)(4))				
	Blower Fan 'BC-2'	416 VA/Circuit	1 Circuits	416	
	Blower Fan 'BC-2.5'	416 VA/Circuit	2 Circuits	832	
	Blower Fan 'BC-3'	520 VA/Circuit	1 Circuits	520	
	Blower Fan 'BC-3.5'	853 VA/Circuit	1 Circuits	853	
	Blower Fan 'BC-4'	1,248 VA/Circuit	1 Circuits	1,248	
	Blower Fan 'BC-5'	1,248 VA/Circuit	2 Circuits	2,496	
			Sub Total:	6,365	
C5	A/C load (220.84 (C)(5))				
	Heat Pump 'HP-2' (A/C only)	2,552 VA/Circuit	1 Circuits	2,552	
	Heat Pump 'HP-2.5' (A/C only)	2,232 VA/Circuit	2 Circuits	4,464	
	Heat Pump 'HP-3' (A/C only)	3,066 VA/Circuit	1 Circuits	3,066	
	Heat Pump 'HP-3.5' (A/C only)	4,056 VA/Circuit	1 Circuits	4,056	
	Heat Pump 'HP-4' (A/C only)	4,430 VA/Circuit	1 Circuits	4,430	
	Heat Pump 'HP-5' (A/C only)	5,512 VA/Circuit	2 Circuits	11,024	
			Sub Total:	29,592	
C5	Electric Heat Load (220.84 (C)(5))				
	BC-2 Electric Heat	7,200 VA/Circuit	1 Circuits	7,200	
	BC-2.5 Electric Heat	7,200 VA/Circuit	2 Circuits	14,400	
	BC-3 Electric Heat	7,200 VA/Circuit	1 Circuits	7,200	
	BC-3.5 Electric Heat	10,800 VA/Circuit	1 Circuits	10,800	
	BC-4 Electric Heat	10,800 VA/Circuit	1 Circuits	10,800	
	BC-5 Electric Heat	10,800 VA/Circuit	2 Circuits	21,600	
			Sub Total:	72,000	
	C5: Greater of A/C and Electric Heat Loads:			72,000	
	Connected Load Total:			293,553	
	Dwelling Unit Demand Load from Table 220.84:			43%	126,228
	Total Building Tenant Service Demand Load (VA)				**126,228**
	Total Building Tenant Service Demand Load (Amperes) at 208Y/120V, 3-Phase, 4-Wire:				**351**

Provide 400A Meter Center with 400A/3P MCB

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
TIMOTHY C.
NUMBER E-24720
REGISTERED PROFESSIONAL ENGINEER
15 August 2023

REVISION:

DATE: 08–15–2023
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Project 23054 August 2023

Unit 3A - Feeder Calculation

Area 1177 SF			Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B1 General Loads (220.82 (B)(1))				
a Lighting & Receptacles	3 VA/SF	1177 SF	3,531	
B2 Required Circuits (220.82 (B)(2))				
a Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500	
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))				
a Electric Clothes Dryer	5,000 VA/Circuit	1 ea	5,000	
b Electric Range	8,000 VA/Circuit	1 ea	8,000	
c Dishwasher	840 VA/Circuit	1 ea	840	
d Microwave	1000 VA/Circuit	1 ea	1,000	
e Disposal	1,175 VA/Circuit	1 ea	1,175	
f Water Heater	4,500 VA/Circuit	1 ea	4,500	
f Refrigerator	900 VA/Circuit	1 ea	900	
B4 Nameplate Ratings of Motors (220.82 (B)(4))				
Motor (Blower Coil 'BC-5' Fan)	1,248 VA/Circuit	1 ea	1,248	
Part (B) Connected Load Total			**30,694**	
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)				**18,278**
C2 100% Nameplate Rating of Heat Pump (220.82 (C)(2))				
Heat Pump 'HP-5'	5,512 VA/Circuit	1 ea	5,512	
C4 65% Nameplate Rating of Electric Heat (220.82 (C)(4))				
'BC-5' 10,800 VA x 65% =	7,020 VA/Circuit	1 ea	7,020	
Part (C) Connected Load Total (Greater of C2 and C4)			**7,020**	
Part (C) Demand Load Total				**7,020**
Total Dwelling Unit Demand Load				**25,298**
Spare Capacity	**3%**			**759**
Total NEC Demand VA				**26,057**
Total Amps @ 120/208V-1Ph-3W				**125**

Provide 225A Load Center & Feed with 150A/2P Breaker

Unit 3B - Feeder Calculation

Area 1020 SF			Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B1 General Loads (220.82 (B)(1))				
a Lighting & Receptacles	3 VA/SF	1020 SF	3,060	
B2 Required Circuits (220.82 (B)(2))				
a Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500	
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))				
a Electric Clothes Dryer	5,000 VA/Circuit	1 ea	5,000	
b Electric Range	8,000 VA/Circuit	1 ea	8,000	
c Dishwasher	840 VA/Circuit	1 ea	840	
d Microwave	1000 VA/Circuit	1 ea	1,000	
e Disposal	1,175 VA/Circuit	1 ea	1,175	
f Water Heater	4,500 VA/Circuit	1 ea	4,500	
f Refrigerator	900 VA/Circuit	1 ea	900	
B4 Nameplate Ratings of Motors (220.82 (B)(4))				
Motor (Blower Coil 'BC-3.5' Fan)	853 VA/Circuit	1 ea	853	
Part (B) Connected Load Total			**29,828**	
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)				**17,931**
C2 100% Nameplate Rating of Heat Pump (220.82 (C)(2))				
Heat Pump 'HP-3.5'	4,056 VA/Circuit	1 ea	4,056	
C4 65% Nameplate Rating of Electric Heat (220.82 (C)(4))				
'BC-3.5' 10,800 VA x 65% =	7,020 VA/Circuit	1 ea	7,020	
Part (C) Connected Load Total (Greater of C2 and C4)			**7,020**	
Part (C) Demand Load Total				**7,020**
Total Dwelling Unit Demand Load				**24,951**
Spare Capacity	**4%**			**998**
Total NEC Demand VA				**25,949**
Total Amps @ 120/208V-1Ph-3W				**125**

Provide 125A Load Center & Feed with 125A/2P Breaker

Unit 3C - Feeder Calculation

Area 714 SF			Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B1 General Loads (220.82 (B)(1))				
a Lighting & Receptacles	3 VA/SF	714 SF	2,142	
B2 Required Circuits (220.82 (B)(2))				
a Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500	
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))				
a Electric Clothes Dryer	5,000 VA/Circuit	1 ea	5,000	
b Electric Range	8,000 VA/Circuit	1 ea	8,000	
c Dishwasher	840 VA/Circuit	1 ea	840	
d Microwave	1000 VA/Circuit	1 ea	1,000	
e Disposal	1,175 VA/Circuit	1 ea	1,175	
f Water Heater	4,500 VA/Circuit	1 ea	4,500	
f Refrigerator	900 VA/Circuit	1 ea	900	
B4 Nameplate Ratings of Motors (220.82 (B)(4))				
Motor (Blower Coil 'BC-4' Fan)	1,248 VA/Circuit	1 ea	1,248	
Part (B) Connected Load Total			**29,305**	
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)				**17,722**
C2 100% Nameplate Rating of Heat Pump (220.82 (C)(2))				
Heat Pump 'HP-4'	4,430 VA/Circuit	1 ea	4,430	
C4 65% Nameplate Rating of Electric Heat (220.82 (C)(4))				
'BC-4' 10,800 VA x 65% =	7,020 VA/Circuit	1 ea	7,020	
Part (C) Connected Load Total (Greater of C2 and C4)			**7,020**	
Part (C) Demand Load Total				**7,020**
Total Dwelling Unit Demand Load				**24,742**
Spare Capacity	**4%**			**990**
Total NEC Demand VA				**25,732**
Total Amps @ 120/208V-1Ph-3W				**124**

Provide 125A Load Center & Feed with 125A/2P Breaker

Unit 3D - Feeder Calculation

Area 851 SF			Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B1 General Loads (220.82 (B)(1))				
a Lighting & Receptacles	3 VA/SF	851 SF	2,553	
B2 Required Circuits (220.82 (B)(2))				
a Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500	
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))				
a Electric Clothes Dryer	5,000 VA/Circuit	1 ea	5,000	
b Electric Range	8,000 VA/Circuit	1 ea	8,000	
c Dishwasher	840 VA/Circuit	1 ea	840	
d Microwave	1000 VA/Circuit	1 ea	1,000	
e Disposal	1,175 VA/Circuit	1 ea	1,175	
f Water Heater	4,500 VA/Circuit	1 ea	4,500	
f Refrigerator	900 VA/Circuit	1 ea	900	
B4 Nameplate Ratings of Motors (220.82 (B)(4))				
Motor (Blower Coil 'BC-2.5' Fan)	416 VA/Circuit	1 ea	416	
Part (B) Connected Load Total			**28,884**	
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)				**17,554**
C2 100% Nameplate Rating of Heat Pump (220.82 (C)(2))				
Heat Pump 'HP-2.5'	2,232 VA/Circuit	1 ea	2,232	
C4 65% Nameplate Rating of Electric Heat (220.82 (C)(4))				
'BC-2.5' 7,200 VA x 65% =	4,680 VA/Circuit	1 ea	4,680	
Part (C) Connected Load Total (Greater of C2 and C4)			**4,680**	
Part (C) Demand Load Total				**4,680**
Total Dwelling Unit Demand Load				**22,234**
Spare Capacity	**10%**			**2,223**
Total NEC Demand VA				**24,457**
Total Amps @ 120/208V-1Ph-3W				**118**

Provide 125A Load Center & Feed with 125A/2P Breaker

Unit 2A - Feeder Calculation

Area 1239 SF			Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B1 General Loads (220.82 (B)(1))				
a Lighting & Receptacles	3 VA/SF	1239 SF	3,717	
B2 Required Circuits (220.82 (B)(2))				
a Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500	
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))				
a Electric Clothes Dryer	5,000 VA/Circuit	1 ea	5,000	
b Electric Range	8,000 VA/Circuit	1 ea	8,000	
c Dishwasher	840 VA/Circuit	1 ea	840	
d Microwave	1000 VA/Circuit	1 ea	1,000	
e Disposal	1,175 VA/Circuit	1 ea	1,175	
f Water Heater	4,500 VA/Circuit	1 ea	4,500	
f Refrigerator	900 VA/Circuit	1 ea	900	
B4 Nameplate Ratings of Motors (220.82 (B)(4))				
Motor (Blower Coil 'BC-5' Fan)	1,248 VA/Circuit	1 ea	1,248	
Part (B) Connected Load Total			**30,880**	
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)				**18,352**
C2 100% Nameplate Rating of Heat Pump (220.82 (C)(2))				
Heat Pump 'HP-5'	5,512 VA/Circuit	1 ea	5,512	
C4 65% Nameplate Rating of Electric Heat (220.82 (C)(4))				
'BC-5' 10,800 VA x 65% =	7,020 VA/Circuit	1 ea	7,020	
Part (C) Connected Load Total (Greater of C2 and C4)			**7,020**	
Part (C) Demand Load Total				**7,020**
Total Dwelling Unit Demand Load				**25,372**
Spare Capacity	**2%**			**507**
Total NEC Demand VA				**25,879**
Total Amps @ 120/208V-1Ph-3W				**124**

Provide 125A Load Center & Feed with 125A/2P Breaker

Unit 2B - Feeder Calculation

Area 984 SF			Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B1 General Loads (220.82 (B)(1))				
a Lighting & Receptacles	3 VA/SF	984 SF	2,952	
B2 Required Circuits (220.82 (B)(2))				
a Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500	
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))				
a Electric Clothes Dryer	5,000 VA/Circuit	1 ea	5,000	
b Electric Range	8,000 VA/Circuit	1 ea	8,000	
c Dishwasher	840 VA/Circuit	1 ea	840	
d Microwave	1000 VA/Circuit	1 ea	1,000	
e Disposal	1,175 VA/Circuit	1 ea	1,175	
f Water Heater	4,500 VA/Circuit	1 ea	4,500	
f Refrigerator	900 VA/Circuit	1 ea	900	
B4 Nameplate Ratings of Motors (220.82 (B)(4))				
Motor (Blower Coil 'BC-3' Fan)	520 VA/Circuit	1 ea	520	
Part (B) Connected Load Total			**29,387**	
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)				**17,755**
C2 100% Nameplate Rating of Heat Pump (220.82 (C)(2))				
Heat Pump 'HP-3'	3,066 VA/Circuit	1 ea	3,066	
C4 65% Nameplate Rating of Electric Heat (220.82 (C)(4))				
'BC-3' 7,200 VA x 65% =	4,680 VA/Circuit	1 ea	4,680	
Part (C) Connected Load Total (Greater of C2 and C4)			**4,680**	
Part (C) Demand Load Total				**4,680**
Total Dwelling Unit Demand Load				**22,435**
Spare Capacity	**10%**			**2,243**
Total NEC Demand VA				**24,678**
Total Amps @ 120/208V-1Ph-3W				**119**

Provide 125A Load Center & Feed with 125A/2P Breaker

Unit 2C - Feeder Calculation

Area 459 SF			Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B1 General Loads (220.82 (B)(1))				
a Lighting & Receptacles	3 VA/SF	459 SF	1,377	
B2 Required Circuits (220.82 (B)(2))				
a Laundry Circuit	1,500 VA/Circuit	0 Circuit	0	
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))				
a Electric Clothes Dryer	5,000 VA/Circuit	0 ea	0	
b Electric Range	8,000 VA/Circuit	1 ea	8,000	
c Dishwasher	840 VA/Circuit	1 ea	840	
d Microwave	1000 VA/Circuit	1 ea	1,000	
e Disposal	1,175 VA/Circuit	1 ea	1,175	
f Water Heater	4,500 VA/Circuit	1 ea	4,500	
f Refrigerator	900 VA/Circuit	1 ea	900	
B4 Nameplate Ratings of Motors (220.82 (B)(4))				
Motor (Blower Coil 'BC-2.5' Fan)	416 VA/Circuit	1 ea	416	
Part (B) Connected Load Total			**21,208**	
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)				**14,483**
C2 100% Nameplate Rating of Heat Pump (220.82 (C)(2))				
Heat Pump 'HP-2.5'	2,232 VA/Circuit	1 ea	2,232	
C4 65% Nameplate Rating of Electric Heat (220.82 (C)(4))				
'BC-2.5' 7,200 VA x 65% =	4,680 VA/Circuit	1 ea	4,680	
Part (C) Connected Load Total (Greater of C2 and C4)			**4,680**	
Part (C) Demand Load Total				**4,680**
Total Dwelling Unit Demand Load				**19,163**
Spare Capacity	**10%**			**1,916**
Total NEC Demand VA				**21,080**
Total Amps @ 120/208V-1Ph-3W				**101**

Provide 125A Load Center & Feed with 125A/2P Breaker

Unit 2D - Feeder Calculation

Area 512 SF			Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B1 General Loads (220.82 (B)(1))				
a Lighting & Receptacles	3 VA/SF	512 SF	1,536	
B2 Required Circuits (220.82 (B)(2))				
a Laundry Circuit	1,500 VA/Circuit	0 Circuit	0	
b Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000	
B3 Nameplate Ratings of Equipment (220.82 (B)(3))				
a Electric Clothes Dryer	5,000 VA/Circuit	0 ea	0	
b Electric Range	8,000 VA/Circuit	1 ea	8,000	
c Dishwasher	840 VA/Circuit	1 ea	840	
d Microwave	1000 VA/Circuit	1 ea	1,000	
e Disposal	1,175 VA/Circuit	1 ea	1,175	
f Water Heater	4,500 VA/Circuit	1 ea	4,500	
f Refrigerator	900 VA/Circuit	1 ea	900	
B4 Nameplate Ratings of Motors (220.82 (B)(4))				
Motor (Blower Coil 'BC-2' Fan)	416 VA/Circuit	1 ea	416	
Part (B) Connected Load Total			**21,367**	
Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)				**14,547**
C2 100% Nameplate Rating of Heat Pump (220.82 (C)(2))				
Heat Pump 'HP-2'	2,552 VA/Circuit	1 ea	2,552	
C4 65% Nameplate Rating of Electric Heat (220.82 (C)(4))				
'BC-2' 7,200 VA x 65% =	4,680 VA/Circuit	1 ea	4,680	
Part (C) Connected Load Total (Greater of C2 and C4)			**4,680**	
Part (C) Demand Load Total				**4,680**
Total Dwelling Unit Demand Load				**19,227**
Spare Capacity	**10%**			**1,923**
Total NEC Demand VA				**21,149**
Total Amps @ 120/208V-1Ph-3W				**102**

Provide 125A Load Center & Feed with 125A/2P Breaker

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MARSHALL APARTMENTS
RENOVATION
KANSAS CITY, MISSOURI

STATE OF MISSOURI
NUMBER E-24720
PROFESSIONAL ENGINEER
15 August 2023

REVISION:

DATE: 08-15-2023
JOB: 22-3260
SHEET NO.:

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