

**CITY OF ABILENE  
HERITAGE COMMISSION  
AGENDA**

December 21, 2023 at 4:00 p.m.  
Abilene Public Library  
209 NW 4<sup>th</sup> St.  
Abilene, KS 67410

<b>Agenda Item</b>
1. Call to Order
2. Roll Call: ___ Andrew Pankratz, Chair ___ Barry Arp, Vice Chair ___ Mary Burtzloff ___ Nanc Scholl ___ Nicole Beck ___ Kevin Bailey ___ Jeff Radabaugh
3. Approval of Agenda
4. Approval of the Meeting Minutes – November 16, 2023
<b>Business</b>
5. Certificate of Appropriateness <ul style="list-style-type: none"><li>• 204 N Cedar St – Harvey Drug</li><li>• 201 NW 2<sup>nd</sup> St – CVB/Community Foundation</li><li>• 109/111/113 NW 3<sup>rd</sup> St – Rural Rental, LLC</li></ul>
6. Comments <ul style="list-style-type: none"><li>• Terms expiring in January – Nanc Scholl, Mary Burtzloff</li></ul>
7. Adjournment

**CITY OF ABILENE  
HERITAGE COMMISSION  
MEETING MINUTES**

**November 16, 2023 at 4:00 p.m.  
Abilene Public Library  
209 NW 4<sup>th</sup> St. Abilene, KS 67410**

**Members Present:** Andrew Pankratz (Chair), Barry Arp (Vice Chair), Nicole Beck, Jeff Radabaugh, Kevin Bailey, Nanc Scholl

**Members Absent:** Mary Burtzloff

**Staff Present:** Community Development Director Kari Zook, Administrative Assistant Kellie Olson

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**Call to Order**

The meeting was called to order by Chair Pankratz at 4:00 p.m.

**Approval of Agenda**

Arp moved to approve the agenda, seconded by Radabaugh. Motion carried unanimously 6-0.

**Approval of the Meeting Minutes – September 20, 2023**

Scholl moved to approve the minutes as written, seconded by Arp. Motion carried unanimously 6-0.

**Business**

**Heritage Commission goal-setting discussion**

Discussion was held regarding the future goals of the commission. Staff informed commissioners that the Comprehensive Plan is nearing completion. The next public meeting will be held November 28, 2023, at 6 p.m. in the library. The future goals of city staff are to utilize our CLG status and apply for grants to cover a consultant to prepare a Preservation Plan for the City of Abilene, with new surveys taken of all the historic districts. The commissioners expressed interest in placing a banner over 3<sup>rd</sup> St in May 2024 for National Preservation Month. Staff will inquire for details regarding the timeline and cost to proceed with that project.

**Administrative Review permit approvals:**

- 306 NW 2<sup>nd</sup> St – building permit
- 409 NW 3<sup>rd</sup> St – mechanical permit

**Comments**

- Future development and rehabilitation projects were discussed for the following properties:
  - Convention & Visitors Bureau – 201 NW 2<sup>nd</sup> St
  - Memorial Art – 205 NE 3<sup>rd</sup> St
  - Steinhäuser’s/Rural Rental – 109/111/1113 NW 3<sup>rd</sup> St
  - Sunflower Hotel – 409 NW 3<sup>rd</sup> St
  - 214 N Cedar St – Rehab for 2<sup>nd</sup> story residential
  - Racket’s Tap House – 303 N Broadway
  - 306 NW 2<sup>nd</sup> St – Guilfoyle/Security 1<sup>st</sup> Title Co
  - 204 N Cedar St – Harvey Drug
- The Heritage Homes Tour will be December 2-3, 2023.

**Adjournment**

Scholl made a motion to adjourn at 4:25 p.m., seconded by Beck. Motion carried unanimously 6-0.

Minutes Approved,

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Andrew Pankratz, Chair  
Heritage Commission

Attest:

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Kari Zook  
Community Development Director

# The Secretary of the Interior's Standards for the Treatment of Historic Properties: Rehabilitation as a Treatment and Standards for Rehabilitation

**Rehabilitation** is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

## Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

# Staff Report

**TO:** Heritage Commission  
**FROM:** Kari Zook, Community Development Director  
**SUBJECT:** 204 N Cedar St – Harvey Drug  
**DATE:** December 21, 2023

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## APPLICANT/OWNER:

J JAKS Properties, LLC – Adam & Sandie Kueker  
Harvey Drug  
Application date received: 11/30/23

## BACKGROUND:

This parcel is contributing to the Abilene Downtown Historic District.

The building permit and supporting documentation for the project are attached to the agenda packet for review. The goal of this project is to add convenience to the pharmacy by providing a drive-through option for its customers. Staff believe this modification to the south side exterior of the building will not damage or destroy the historical significance of the property.

The following Secretary of the Interior's Standards for the Treatment of Historic Properties: Standards for Rehabilitation apply to this project as listed:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

## ACTION:

The Heritage Commission may:

1. Approve the certificate of appropriateness as requested.
2. Disapprove the certificate of appropriateness with findings.



Permit #: 2023-290

Please submit this form to:  
Community Development  
419 N Broadway  
785-263-2355  
kolson@abilenecityhall.com

**APPLICATION FOR PERMIT**

- Building     Electrical
- Plumbing     Mechanical



**PERMIT TYPE**

- Residential     Commercial/Industrial
- Non-Residential

**METHOD OF PAYMENT:**     Cash/Check     Charge

**PAID**

NOV 30 2023 ck# 1007

Project Site Address: 204 N. Cedar Street

Property Owner: JJAKS Properties (Adam/Sandie Kueker)

Property Owner Phone/E-mail: hesstonpharmacy@gmail.com | 785-263-4550

General Contractor/Engineer: Nathan Zook

General Contract Phone/E-mail: (785) 200-0263

Class of Work:     New     Addition     Alteration/Remodel     Repair     Demolition     Other

Describe Work: Drive thru window on south side of building

Value of Work: \$ 3400

Site Plan attached: YES    NO

Builder Declaration (List Contractors):

Electrical: \_\_\_\_\_

Plumbing: \_\_\_\_\_

Mechanical: Nathan Zook / Thomas (Stub) McGivney

Living Area: 1680    Garage Sq. Ft.: NIA

Addition Sq. Ft.: NIA    Total Sq. Ft.: ~~1680~~ 3360

Stories/Height: 2    Land Area: 1680

Coverage %: \_\_\_\_\_    Occupant Load: \_\_\_\_\_

Occupant Class: C    Use of Building: pharmacy

ICC Building Type: \_\_\_\_\_

I certify that I have read this application and state that the above information is correct, and that I as owner or builder, do agree to comply with all city adopted building codes, relating to building construction. I acknowledge the city is not responsible for covenants, easements, or right-of-way related to the property listed above.

Name Printed: Sandie Kueker    Date: 11-30-23

Signature: Sandie Kueker

- Builder/Contractor     Agent for Contractor     Owner     Agent for Owner

**Work Sheet**

(to be completed by staff)

**Building**    Base \$25  
Each Additional \$1,000 x \$3.50 = 8.50  
Additional Inspections \$25

**Electrical**    \$25

**Mechanical**    \$25

**Plumbing**    \$25  
Sewer \$10  
Septic \$20

**Permit Fee: \$ 33.40**

**Building Inspection Department**

(for office use only)

Zoning District: \_\_\_\_\_ Historic District: \_\_\_\_\_

Flood Zone: \_\_\_\_\_ Corp of Engineer: \_\_\_\_\_

Setbacks: Front Yard \_\_\_\_\_ Side Yard \_\_\_\_\_  
Rear Yard \_\_\_\_\_

Special Conditions:  
\_\_\_\_\_  
\_\_\_\_\_

Approved for Issuance by:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**From:** [Sandie Kueker](#)  
**To:** [Kellie Olson](#)  
**Subject:** Harvey Drug Drive Thru Window  
**Date:** Friday, December 8, 2023 3:47:12 PM  
**Attachments:** [Letter to City Harvey Drug Drive Thru history.pdf](#)  
[Order Confirmation Drive Thru window.pdf](#)

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Hi Kerri,

I made a "window" with plastic and taped it up approximately where the window will go. Nate and Tom (Stub) measured the placement to ensure placement was the best distance from the white pipes and stairs and also fits with the space inside.

I've also attached a copy of our Order Confirmation for the window. Here is a link to their website if you want to see a larger image:

<https://covenantsecurityequipment.com/products/cse-ra-275-sc-self-closing-drive-thru-slider-window-multiple-color-options>

The window color we chose was dark bronze so it matches the other windows on the front of the building and blends in well with the brick. The size is the 47 1/2" Wide X 43 1/2" High. (These are the dimensions I cut the plastic I used for the picture so hopefully gives a good idea of what it will look like.)

We plan to add concrete bollards on either side of the white pipes and before the stairs so customers will have guides (and not run into the building). We have these same types of bollards on our other two stores' drive throughs and they work really well.

Tom (Stub) McGiveny has looked at the project many times and thinks there will not be any problem. (We don't want to do anything to harm the building either!) I asked him to stop by the City Office to write a note and have a notary witness that he's looked at it and feels confident about the integrity of the wall.

I've also added a quick letter explaining why having a drive-thru window helps preserve the tradition of this pharmacy. I thought maybe the committee would appreciate the background information.

Please let me know if there is anything more you need! Thanks for all your help with our project. We really appreciate it!

Have a great weekend,  
Sandie

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**Hesston Pharmacy**  
**101 South Main**  
**Hesston, Kansas 67062**  
**phone: (620)327-2211**  
**fax: (620)327-2500**

**Harvey Drug Abilene**

**204 N Cedar Street  
Abilene, KS 67410  
phone: (785)263-4550  
fax: (785)263-1496**

**Harvey Drug Newton  
115 W 5th Street  
Newton, KS 67410  
phone: (316)333-0120  
fax: (316)333-0121**

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This message is confidential, intended only for the named recipient(s) and may contain information that is privileged or exempt from disclosure under applicable law. If you are not the intended recipient(s), you are notified that the dissemination, distribution, or copying of this message is strictly prohibited. If you receive this message in error or are not the named recipient(s), please notify the sender by return email and delete this message. Thank you.



**204 N Cedar Street  
Abilene, KS 67062**

Hello!

My name is Sandie Kueker. My husband, Adam, and I are pharmacists and the new owners of Harvey Drug (previously Trapp Pharmacy). We are so proud of the history of the pharmacy and hope to continue this Abilene tradition for many years to come.

Way back in 1870, James G Northcraft along with his wife, Charlotte, started the pharmacy on South Cedar in a little room just north of the grocery store. Mr. Northcraft was a leading pioneer in the world of pharmacy and quickly grew to need a new larger space. In 1879, Mr. Northcraft built the current building that has continued to serve as a pharmacy since its completion. We have been told our pharmacy is the 2nd oldest pharmacy in the state of Kansas. What a tradition!

Over the years, the pharmacy has been owned by progressive pharmacists and offered many leading edge services. We've had countless patients come in and tell us stories of the care their families received over the years. We've also heard stories of the fun days of the soda fountain stops after a movie. We love the history and the stories of all the people that have been cared for inside these walls.

We plan to keep this tradition alive by offering services relevant to today's patients. We've added immunizations, free blood pressure checks, free Covid testing through the KDHE program, MTM services, medication packaging and a huge selection of gifts, toys and puzzles. We've partnered with others in the community, including the Abilene High School Stick 'Em Up group, giving them space inside our store to sell their products (at no charge to the students). Being a part of the community is at the heart of all we do. We want kids from today to grow up and remember all the support they received from Harvey Drug.

We believe a pharmacy drive-through will service so many patients in so many ways. From the busy young mom with sick kiddos in the car to our older patients that might slip on their way up the curb, we hope this drive-through will make it easier and convenient for those needing this option.

Adam and I own two other pharmacies, each of which have a drive through/drive-up option. Our staff is trained to quickly and efficiently service patients through the drive. We will use the same efficient procedures to ensure patients are in and out of the drive-through in minutes.

I grew up in Belleville, Kansas, and worked in the downtown drug store in high school. We had a drive-through window in our alley and it was such a great relief to those needing this option on a "sick day." We never blocked the alley. If someone needed something that would take extra time, we would simply have them pull around and park out front. We would then run the medications out to them when they were ready. We will do the same here at Harvey Drug.

If you have any questions or concerns, please feel free to reach out to me at any time. We are so happy to be part of the Abilene community once again! Thank you for allowing our family to care for yours.

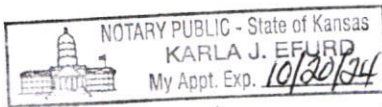
Sincerely,  
Sandie Kueker, RPh

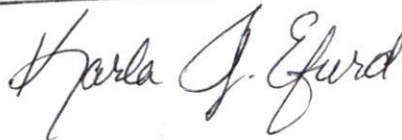
I have inspected the wall and in my professional opinion this wall will support the load of the addition of the drive through window. I plan to add a 6ft by 5/8 inch steel lintel to support the load above the window.

The integrity of the building appears to be sound. If at any point, there are concerns about the structure, we will stop the project.

I have consulted with several other masonry professionals on this project and they all agree the project appears to be sound.

  
\_\_\_\_\_  
Thomas (Stub) McGivney



 12/8/23

UNFLOWER





Sandie Kueker <hesstonpharmacy@gmail.com>

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**Order CSE-5322 confirmed**

1 message

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**Covenant Security Equipment** <sales@covenantsecurityequipment.com>  
To: hesstonpharmacy@gmail.com

Mon, Nov 20, 2023 at 8:49 PM



**COVENANT**  
Security Equipment

ORDER CSE-5322

# Thank you for your purchase!

Hi Adam,

We wanted to let you know that we have received your order! Depending on the item you ordered, we will provide you with the necessary updates via email.

For stock items, you can expect to receive a Tracking Information Email on the following business day after it ships. However, for items with a longer lead time, we will first send you an Estimated Ship Date Email followed by a Tracking Information Email the business day after it ships.

Please know that we are committed to shipping your order as soon as possible and will keep you informed of any changes along the way.

If you require an update on your order status at any time, please use this link to fill out our order status request form.

[Check My Order Status](#)

Thank you for choosing us as your supplier.

Best regards,

The CSE Team

[View your order](#) or [Visit our store](#)

## Order summary



Ready Access 275 Self Closing Drive-Thru Slider  
Window | Multiple Color Options - 47½" (w) x 43½"  
(h) / Right Hand Slide / Standard Bronze × 1

**\$1,270.00**

**Lead Time:** 2 weeks + transit time

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Subtotal	<b>\$1,270.00</b>
Shipping	<b>\$313.23</b>

Taxes **\$0.00**

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Total **\$1,583.23 USD**

### Customer information

#### Shipping address

Sandie Kueker  
Harvey Drug Abilene LLC  
204 North Cedar Street  
Abilene KS 67410  
United States


#### Billing address

Adam Kueker  
1302 East Hickory Street  
Hesston KS 67062  
United States

#### Shipping method

Estes Express Lines (Intransit days: 6)

#### Payment method

 ending with 6722

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If you have any questions, reply to this email or contact us at [sales@CovenantSecurityEquipment.com](mailto:sales@CovenantSecurityEquipment.com)


## Re: Harvey Drug Drive Thru Window

Sandie Kueker <hesstonpharmacy@gmail.com>

Wed 12/13/2023 5:37 PM

To: Kellie Olson <kolson@abilenecityhall.com>

Cc: Kari Zook <kari@abilenecityhall.com>; Travis Steerman <travis@abilenecityhall.com>

 1 attachments (4 MB)

Harvey Drug Abilene (Trapp) Drive Thru Idea.jpg;

Hi Kellie,

Thanks so much for the follow up. I plan to be the one to attend the meeting on the 21st. Please let me know if there is anything I need to bring along with me.

To answer your questions:

1. We do not plan to remove the stairs. There are many reasons why this is the case: 1. This is the only staircase to our upstairs. (The interior staircase was blocked off years ago) The upstairs is empty, but we do need access for when maintenance needs to be done, etc. 2. The height of the stairs will serve as an excellent guide for traffic. 3. In the future we would like to put the stairs back the way they used to be in the old pictures. We just have to grow the pharmacy in order to have the budget to do this. For now, we will leave the door up locked/as is to keep others from going upstairs.

2. I drew a picture of the traffic pattern we have in mind. We plan to run the drive-thru in the same way we have done in other pharmacies.

Here are a couple of examples:

Harvey Drug in Newton is situated along the alley that is used for the post office drop. Patients circle around a pole to get in our line. We've always been able to move our line quickly and never block the post office alleyway (the east/west street behind the pharmacy).

Arbuthnot Drug was in a historic downtown building in Belleville. I worked there in high school and college. Bob (the owner) added a very similar window to the old brick building. We never had any issues. If someone needed to go down the alley, we would have our customers circle around or pull into a parking spot in front of the store. We will be respectful of this in Abilene too!

I hope the above makes sense. Sorry I'm not much of an artist. Hopefully my drawing makes sense. If not, please let me know and I can provide more information.

Thank you again,  
Sandie

On Tue, Dec 12, 2023 at 4:15 PM Kellie Olson <[kolson@abilenecityhall.com](mailto:kolson@abilenecityhall.com)> wrote:

Hi Sandie,

Thank you for all of the information you submitted to us last week. This project will be presented to our Heritage Commission on Thursday, December 21<sup>st</sup>, at 4:00 p.m. at the Abilene Public Library. We would like a representative of the project, whomever you feel is best suited, to be in attendance to answer any questions the commission may have.

In the meantime, we have a couple questions while reviewing the permit application.

1. Kari previously inquired about the exterior staircase and whether there are plans to remove it. Can you confirm if removal is part of the project scope?
2. City staff has some concerns about traffic flow and would like to see a traffic pattern outline – how you intend for traffic to flow for the entrance and exit of the drive-thru. The City is willing to place one-way signage to help reduce the likelihood of drivers crossing through the south parking lot to exit onto 2<sup>nd</sup> Street.

Please do not hesitate to let us know if you have any questions or concerns. You are welcome to reply to this email with your responses to our questions or visit the office.

Thank you,

Kellie Olson

Administrative Assistant

Community Development

City of Abilene

P: 785.263-2355

E: [kolson@abilenecityhall.com](mailto:kolson@abilenecityhall.com)

419 N. Broadway | P.O. Box 519

Abilene, KS 67410

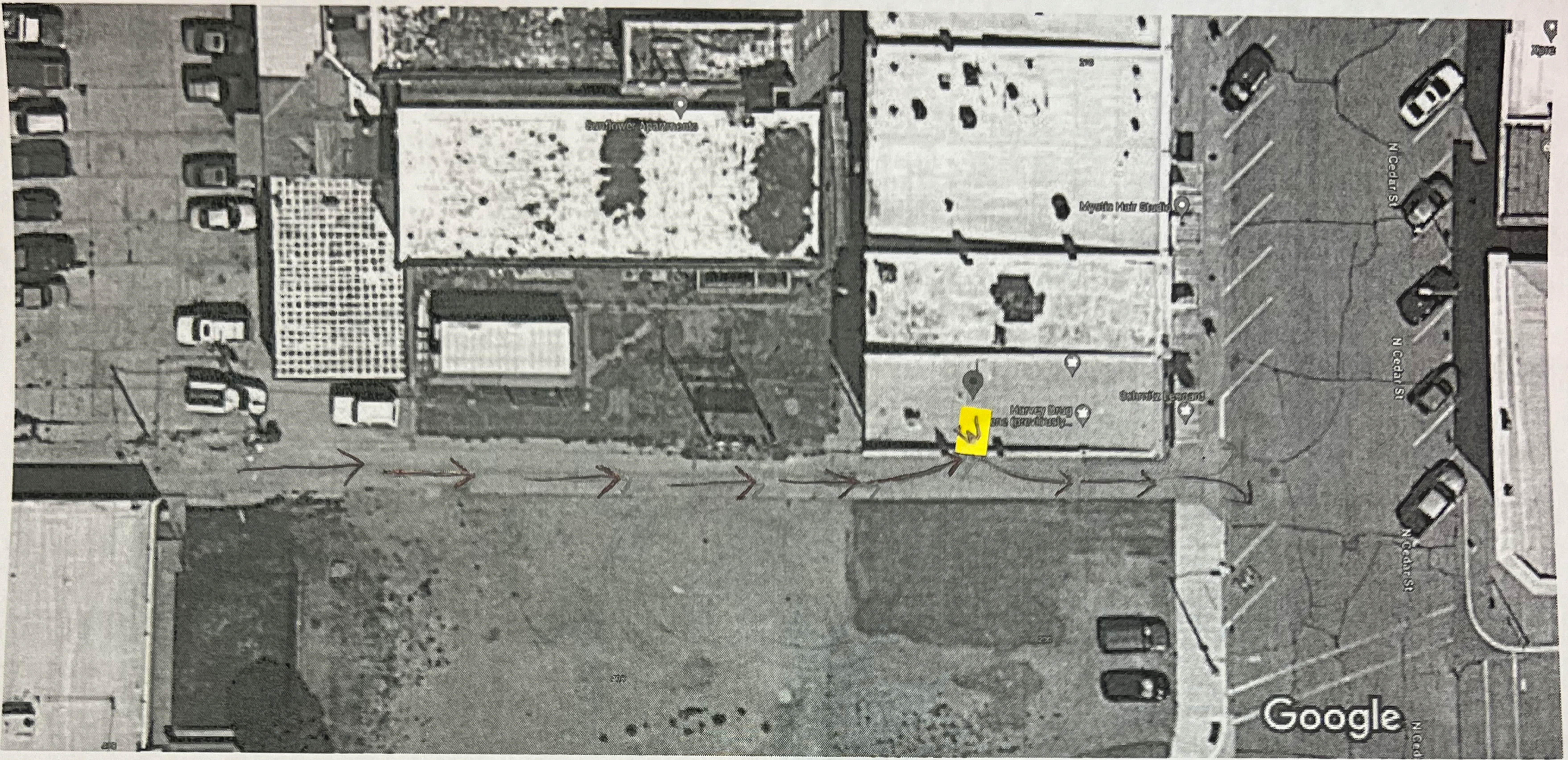
[www.abilenecityhall.com](http://www.abilenecityhall.com)



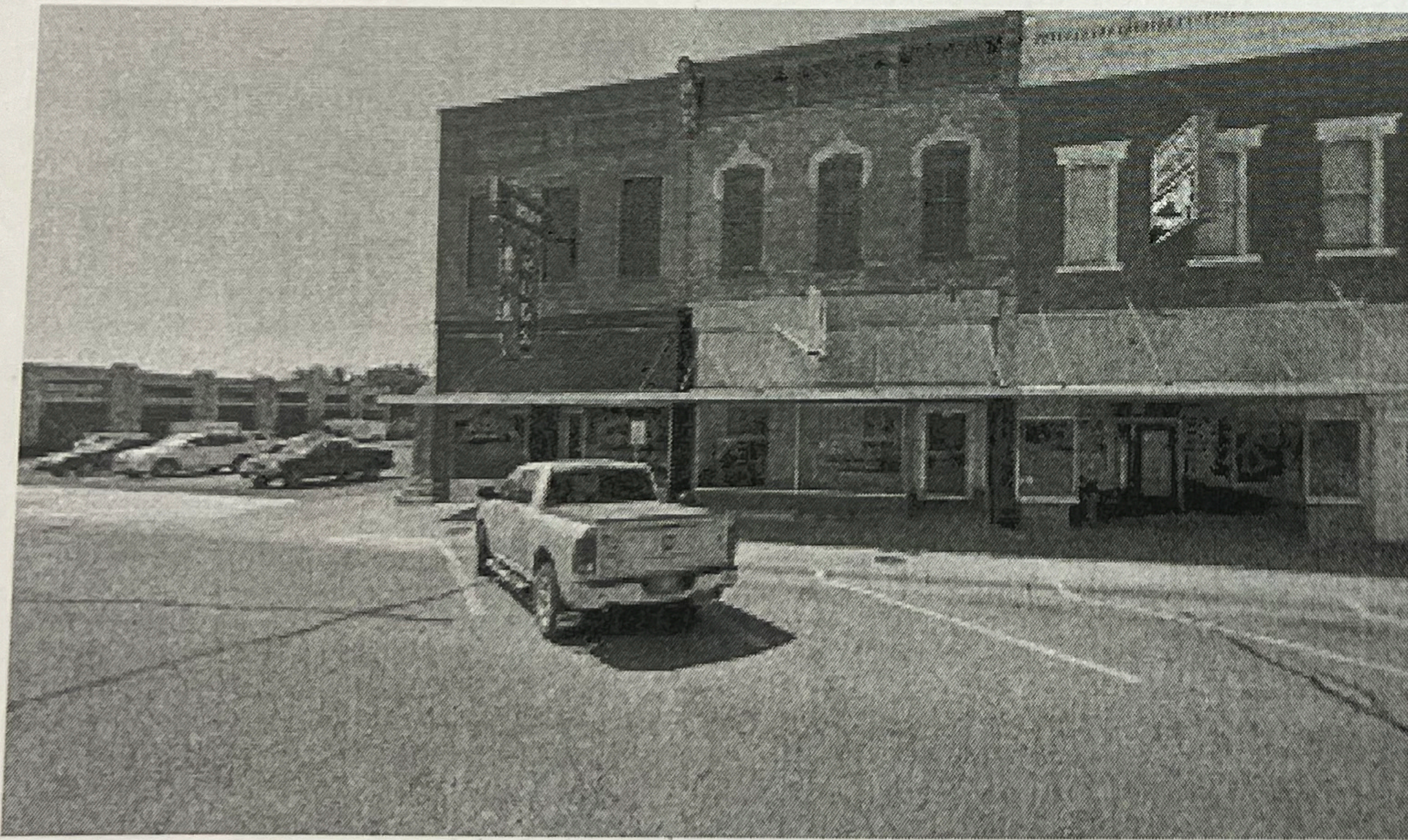
Google Maps

204 N Cedar St

Harvey Drug, Abilene



Map data ©2023, Map data ©2023 Google 20.ft



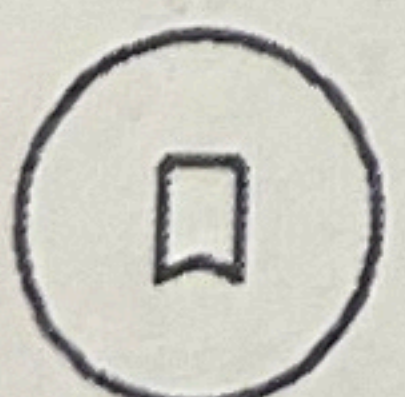
204 N Cedar St

Building

This is what we have in mind for Abilene...  
 Cars would enter from the west + exit the east end of the alley.



Directions



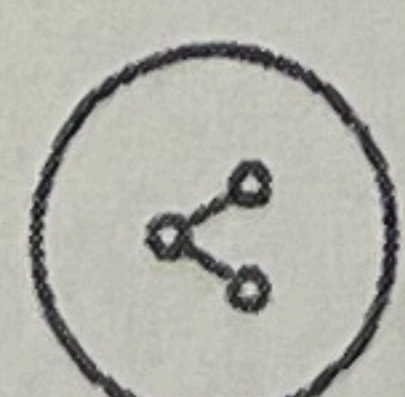
Save



Nearby



Send to phone



Share



204 N Cedar St, Abilene, KS 67410

# Staff Report

**TO:** Heritage Commission  
**FROM:** Kari Zook, Community Development Director  
**SUBJECT:** 201 NW 2<sup>nd</sup> St – CVB/Community Foundation  
**DATE:** December 21, 2023

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## APPLICANT:

Gilmore & Associates Homes, LLC/A+ Architectural & Construction Services  
Application date received: 12/11/23

## OWNER:

Railroad/City of Abilene long-term lease/Community Foundation of Dickinson County tenant  
Convention and Visitors Bureau (Union Pacific Railroad Passenger Depot)

## BACKGROUND:

The CVB is listed on the Local, State, and National Register and is also in the Abilene Downtown Historic District.

The building permit and drawings for the project are attached to the agenda packet for review. The goal of this project is to rehabilitate the west third of the building's exterior façade to its original appearance and renovate the interior to today's standards of office space without destroying the historical integrity of the property. The renovation of the interior office spaces will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property would be unimpaired.

The following Secretary of the Interior's Standards for the Treatment of Historic Properties: Standards for Rehabilitation apply to this project as listed:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

## ACTION:

The Heritage Commission may:

1. Approve the certificate of appropriateness as requested.
2. Disapprove the certificate of appropriateness with findings.



Permit #: \_\_\_\_\_

# Building Permit Application



City Code may be reviewed at [www.abileneks.citycode.net](http://www.abileneks.citycode.net) or at the Community Development Department.

### Permit to include:

(Check all that apply)

- Building
- Plumbing
- Electrical
- Mechanical

### District Type:

(Check all that apply)

- Residential
- Commercial
- Historic District
- Non-Residential
- Industrial
- Flood Zone

Please submit this form to:

Community Development  
419 N Broadway  
785-263-2355  
[kolson@abilencityhall.com](mailto:kolson@abilencityhall.com)

Project Site Address: 201 NW 2nd St., Abilene, KS 67410

Property Owner: Railroad / City of Abilene Long Term Lease / Community Foundation of Dickinson County Tenant

Property Owner Phone/E-mail: 785-479-7491 - Elizabeth Weese

General Contractor/Engineer: Gilmore & Associates Homes, LLC/A+ Architectural & Construction Services

General Contract Phone/E-mail: 816-421-9042/andy@gilmore-associatesre.com

Class of Work:  New  Addition  Alteration/Remodel  Repair  Other \_\_\_\_\_

Describe Work: Renovation of the west third of the building to create two separate office suites. Add/expand the existing private restrooms.

Value of Work: \$ 135,385

Site Plan attached:  YES  NO

### Builder Declaration (List Contractors):

(Must be licensed in the City of Abilene)

Electrical: S&K Electric

Plumbing: Four Seasons

Mechanical: KVK, Inc

Roofing: NA

### Measurements, as applicable to the project:

Living Area: 2,061sf Garage Sq. Ft.: NA

Addition Sq. Ft.: NA Total Sq. Ft.: 2,061sf

Stories/Height: 1/16' Land Area: Unknown

Coverage %: Unknown Occupant Load: 21

Occupant Class: B Use of Building: Business

ICC Building Type: III B

I certify that I have read this application and state that the above information is correct, and that I as owner or builder, do agree to comply with all city adopted building codes, relating to building construction. I acknowledge the city is not responsible for covenants, easements, or right-of-way related to the property listed above.

Name Printed: Andy Gilmore Date: 12/11/2023

Signature: \_\_\_\_\_

- Builder/Contractor
- Agent for Contractor
- Owner
- Agent for Owner

**Work Sheet**  
(to be completed by staff)

**Building**

- Base Fee \$25
- Each Additional \$1,000 x \$3.50 = \$ \_\_\_\_\_
- Additional Inspections \$25

**Electrical**

- Base Fee \$25

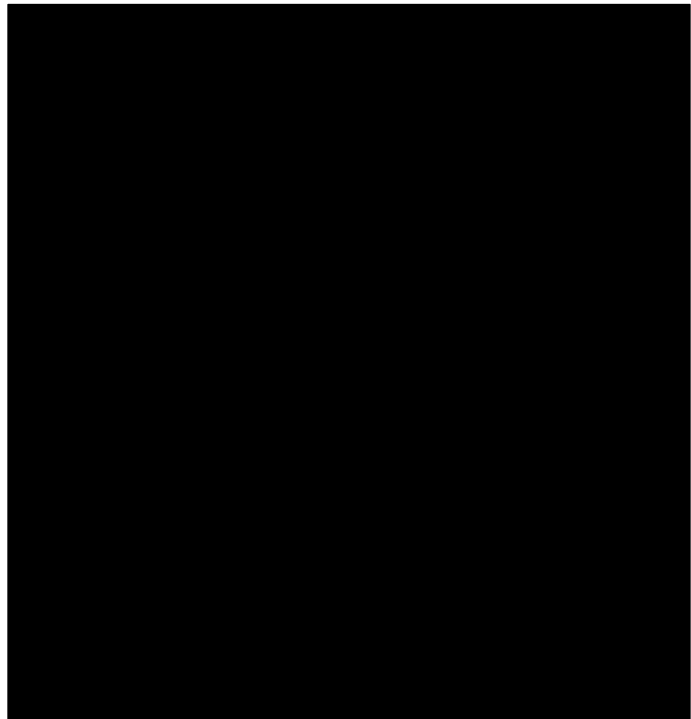
**Mechanical**

- Base Fee \$25

**Plumbing**

- Base Fee \$25
- Sewer \$10
- Septic \$20

**Permit Fee: \$** \_\_\_\_\_



ABILENE CONVENTION & VISITOR BUREAU AND  
COMMUNITY FOUNDATION OF DICKINSON COUNTY

201 NW 2nd St.  
Abilene, Kansas 67410

D R A W I N G I N D E X

- A1 COVER SHEET, CODE FOOTPRINT
- A2 DEMOLITION PLAN
- A3 FLOOR PLAN / ELEVATION
- A4 REFLECTED CEILING PLAN
- A5 ENLARGED TOILET PLAN
- A6 SCHEDULES

**A+** Architectural & Construction Services

Johnnie B. Adom RA  
356 N. Santa Fe,  
Salina, KS 67401  
cell: 785-822-4963  
adom@aplusacs.net

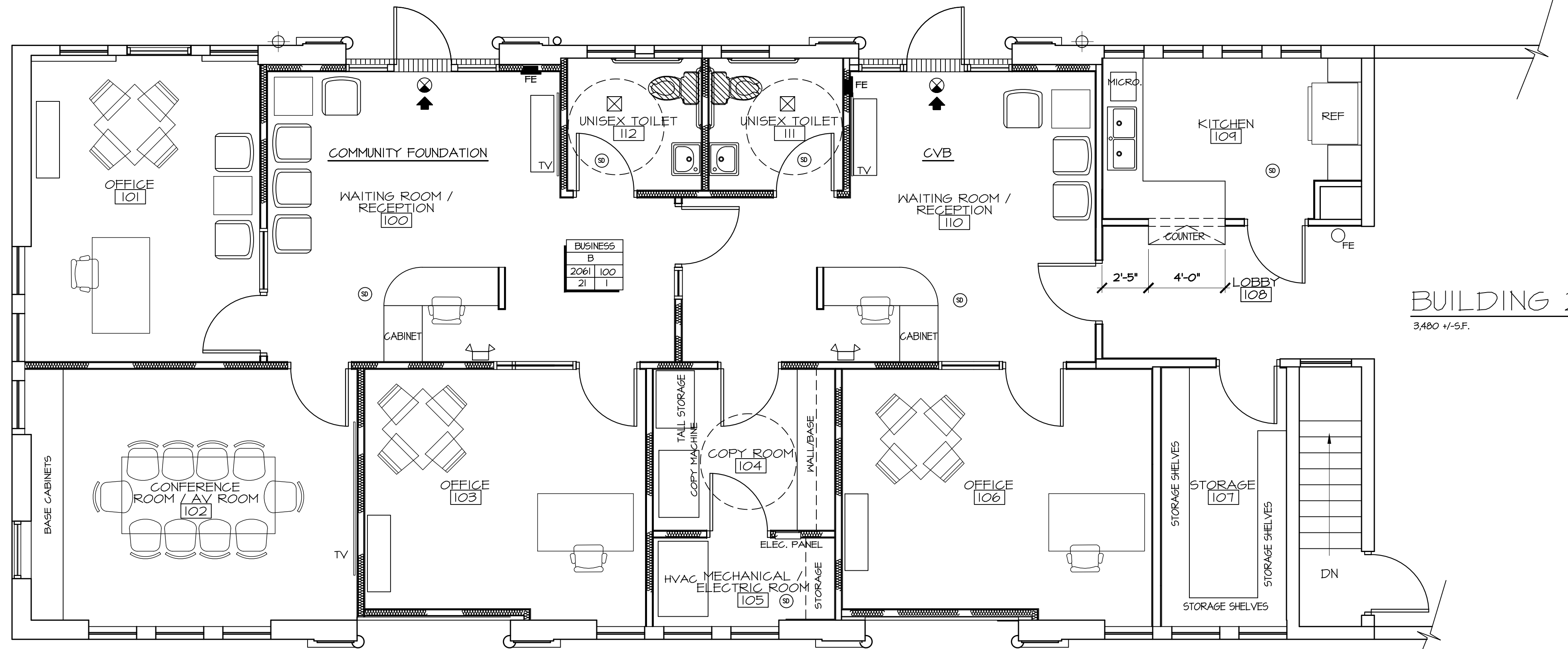
A Veteran Owned Organization

GENERAL REQUIREMENTS:

1. BUILDER'S SET: THE SCOPE OF THIS SET OF PLANS IS TO PROVIDE A BUILDER'S SET OF CONSTRUCTION DOCUMENTS AND GENERAL NOTES HERINAFTER REFERRED TO AS PLANS. TO OBTAIN A BUILDING PERMIT; HOWEVER, ALL MATERIALS AND METHODS OF CONSTRUCTION NECESSARY TO COMPLETE THE PROJECT ARE NOT NECESSARILY DESCRIBED. THE PLANS DELINEATE AND DESCRIBE ONLY LOCATIONS, DIMENSIONS, GENERAL METHODS OF ASSEMBLING OR FASTENING. THE IMPLEMENTATION OF THESE PLANS TYPES OF MATERIALS AND REQUIRES A CONTRACTOR THOROUGHLY KNOWLEDGEABLE WITH THE APPLICABLE BUILDING CODES AND METHODS OF CONSTRUCTION SPECIFIC TO THIS PRODUCT TYPE AND TYPE OF CONSTRUCTION. CONTRACTOR SHALL PROVIDE A LIST OF SUB-CONTRACTORS PRIOR TO COMMENCEMENT OF THE WORK FOR OWNER TO REVIEW. OWNER HAS THE RIGHT TO REFUSE LISTED SUB-CONTRACTOR AND CONTRACTOR SHALL PROVIDE AN ALTERNATE FOR APPROVAL.
2. CODES: ALL CONSTRUCTION SHALL COMPLY WITH THE MOST STRINGENT REQUIREMENTS OF ALL CURRENT APPLICABLE CITY OF ABILENE, RULES, CODES, ORDINANCES AND REGULATIONS. IF THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR PERFORMS ANY WORK IN CONFLICT WITH THE ABOVE MENTIONED LAWS, RULES, CODES, ORDINANCES AND REGULATIONS, THEN THE CONTRACTOR IN VIOLATION SHALL BEAR ALL COSTS OF REPAIR ARISING OUT OF THE NON - CONFORMING WORK.
3. PERMITS: ALL CITY REQUIRED PERMIT AND PLAN CHECK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.
4. INSURANCE: THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND/OR MATERIALS FOR THE WORK ARE REQUIRED TO PURCHASE AND MAINTAIN IN FORCE ALL RISK BUILDERS INSURANCE PRIOR TO COMMENCEMENT OF THE WORK AND/OR FURNISHING LABOR, SERVICES AND MATERIALS. EACH ALL RISK POLICY SHALL BE IN THE AMOUNT SUFFICIENT TO COVER THE REPLACEMENT VALUE OF THE WORK BEING PERFORMED AND/OR THE LABOR, SERVICES AND MATERIALS BEING SUPPLIED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, DESIGNER, AND ALL PROFESSIONAL CONSULTANTS.
5. INSURANCE: OWNER/ CLIENT SHALL CAUSE THE GENERAL CONTRACTOR AND EVERY SUBCONTRACTOR PERFORMING WORK OR PROVIDING SERVICES AND / OR MATERIALS FOR THE WORK TO PURCHASE AND MAINTAIN GENERAL LIABILITY INSURANCE.
6. NAMED PRODUCTS: THE DESIGNER MAKES NO GUARANTEE FOR PRODUCTS IDENTIFIED BY TRADE NAME OR MANUFACTURER.
7. SCOPE: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIAL INDICATED ON THE PLANS AND REASONABLY INFERRED OR REQUIRED BY THE APPLICABLE CODES.
8. SUBSTITUTION: SUBSTITUTIONS OF SPECIFIC MATERIALS OR PRODUCTS LISTED ON THE SPECIFICATION SHEET SHALL NOT BE MADE WITHOUT WRITTEN AUTHORIZATION BY OWNER/ CLIENT. THE GENERAL CONTRACTOR AND ANY SUBCONTRACTOR SHALL NOT MAKE THE STRUCTURAL SUBSTITUTIONS OR CHANGES WITHOUT PRIOR WRITTEN AUTHORIZATION FROM THE STRUCTURAL ENGINEER.
9. CHANGES: ANY ADDITION, DELETION, OR CHANGE IN THE SCOPE OF THE WORK DESCRIBED BY THE PLANS SHALL BE BY WRITTEN CHANGE ORDER ONLY.
10. INTENTION: THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION SHALL BE INCLUDED IN THE WORK FOR COMPLETE EXECUTION OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION.
11. REVIEW OF DRAWINGS: THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF WORK. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ANY WORK NOT IN CONFORMANCE WITH THE PLANS OR IN CONFLICT WITH ANY CODE.
12. USE OF THE DRAWINGS: DIMENSIONS TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED @TYPICAL IMPLY ALL LIKE CONDITIONS TREATED SIMILARLY, UNLESS NOTED OTHERWISE. THE ARCHITECTURAL DETAILS SHOWN ARE INTENDED TO FURTHER ILLUSTRATE THE VISUAL DESIGN CONCEPT AND THE MINIMUM RECOMMENDED WEATHER PROTECTION FOR THIS PROJECT. BUILDING CODE REQUIREMENTS, STRUCTURAL CONSIDERATIONS, TRADE ASSOCIATION MANUALS AND PUBLICATIONS AND PRODUCT MANUFACTURER'S WRITTEN INSTRUCTIONS SHALL ALSO BE CONSIDERED IN ORDER TO COMPLETE THE CONSTRUCTION OF THE DETAILS, AND IN SOME CASES MAY SUPERSEDE THE DETAILS.
13. APPROVED DRAWINGS: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK BETWEEN THE DIFFERENT SUBCONTRACTORS AND REQUIRING ALL SUBCONTRACTORS TO USE THE MOST CURRENT BUILDING DEPARTMENT APPROVED SET OF PLANS.
14. CUTTING AND PATCHING: ALL SUBCONTRACTORS SHALL DO THEIR OWN CUTTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS COME TOGETHER PROPERLY AND FIT IT TO RECEIVE OR BY WORK OF OTHER TRADES.
15. CLEAN UP: ALL TRADES SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK. SUBCONTRACTORS SHALL REMOVE ALL RUBBISH, TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND LEAVE THE JOB IN A BROOM - CLEAN CONDITION. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC., SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
16. STORAGE OF MATERIALS: THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR STORING THE MATERIALS ON THE SITE ACCORDING TO MATERIAL SUPPLIERS' OR MANUFACTURERS' INSTRUCTIONS. THE MATERIALS SHALL BE KEPT SECURE AND PROTECTED FROM MOISTURE, PESTS, AND VANDALS. ANY LOSS ARISING OUT OF MATERIALS STORED AT THE SITE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OF SUBCONTRACTOR WHO STORED THE DAMAGED OR LOST MATERIALS.

PROJECT CLOSE OUT

1. NOTIFY ARCHITECT/CONSULTANT ONE WEEK PRIOR TO COMPLETE INSPECTION OF WORK. CONSULTANT WILL PERFORM AND SUBMIT A PUNCH LIST OF ITEMS THAT ARE NOT COMPLETE OR NEED ADDITIONAL WORK.
2. PROVIDE OPERATIONS AND MAINTENANCE INSTRUCTIONS, ARRANGED AND SUBDIVIDED BY SPECIFICATION SECTION. FOR EACH CATEGORY, IDENTIFY NAME, ADDRESS, AND TELEPHONE NUMBER OF SUBCONTRACTORS AND SUPPLIERS.
3. PROVIDE SHOP DRAWINGS, PRODUCT DATA AND CERTIFICATES.
4. WARRANT EACH SYSTEM AND EACH ELEMENT THEREOF AGAINST ALL DEFECTS DUE TO FAULTY WORKMANSHIP DESIGN OR MATERIAL FOR PERIOD OF 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION UNLESS MANUFACTURERS STANDARD WARRANTY EXCEEDS. WARRANTY SHALL INCLUDE LABOR & MATERIAL MAKE REPAIRS OR REPLACEMENTS WITHOUT ANY ADDITIONAL COST TO OWNER. PERFORM REMEDIAL WORK PROMPTLY, UPON WRITTEN NOTICE FROM ARCHITECT OR OWNER.
5. ASSEMBLE DOCUMENTS IN 3 RING BINDER.



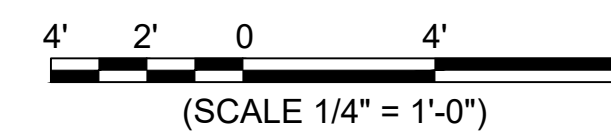
BUILDING 2  
3400 +/- S.F.

BUILDING 1  
2061 S.F.



CODE FOOTPRINT

SCALE: 1/4" = 1'-0"



CODE FOOTPRINT ANALYSIS

(1) PROJECT CONSTRUCTION PURPOSE

- NEW CONSTRUCTION
- NEW ADDITION
- CHANGE IN USE
- RENOVATION
- OTHER

- NEW LICENSE
- SUBMITTAL TO KSFM
- CERTIFICATE OF OCCUPANCY
- PLAN OF CORRECTION

(2) BUILDING LOCATION

201 NW 2nd St.  
ABILENE, KS, 67410

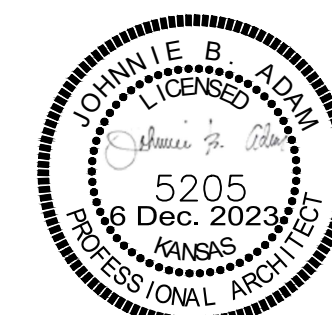
(3) BUILDING OWNER

OWNER: ABILENE CVB AND FOUNDATION OFFICE

(4) CODE FOOTPRINT PREPARER

PROJECT ARCHITECT:  
A+ ARCHITECTURAL & CONSTRUCTION SERVICES  
356 N. Santa Fe,  
SALINA, KANSAS 67401  
T 785.822.4163  
E adom@aplusacs.net

(5) CODE FOOTPRINT PREPARER'S SEAL



(6) PREPARATION DATE:

December 2023

(7) CODES USED

(8) RESPONDING FIRE DEPARTMENT

ABILENE FIRE DEPARTMENT  
ADMINISTRATIVE OFFICE  
414 N. BROADWAY  
P.O. BOX 514  
ABILENE, KANSAS 67410-0514

(9) LOCAL BUILDING INSPECTION DEPARTMENT

CITY OF ABILENE  
ABILENE CITY HALL  
414 N. BROADWAY  
P.O. BOX 514  
ABILENE, KANSAS 67410-0514

(10) BUILDING OCCUPANCY GROUP AND TYPE

GROUP B - BUSINESS

(11) TYPE OF CONSTRUCTION

TYPE III B  
- EXISTING MASONRY EXTERIOR BEARING WALLS, WOOD FRAME TRUSSES, WOOD FRAME PARTITION WALLS W/ GYPSUM WALL BOARD.

(12) OCCUPANT LOAD

BUILDING 1 - 2,061 S.F. (BUSINESS AREA) / 100 S.F. GROSS OCCUPANT LOAD FACTOR = 21 PERSONS.

(13) PASSIVE FIRE SAFETY SYSTEMS

N/A

(14) ACTIVE FIRE SAFETY FEATURES

- SMOKE DETECTION SYSTEM - HARDWIRED W/BATTERY BACKUP
- EXIT LIGHTS / EMERGENCY LIGHTING
- FIRE EXTINGUISHER - 2.5 LB. (MINIMUM) PLACED IN LOCATIONS AS DIRECTED BY THE ABILENE FIRE DEPARTMENT.

NOTES

JOHNNIE B. ADOM / ARCHITECT, ON BEHALF OF A+ ARCHITECTURAL & CONSTRUCTION SERVICES, PREPARED THIS CODE FOOTPRINT DRAWING TO THE BEST OF EFFORT UTILIZING CONSULTANTS PROVIDED DRAWINGS AND GOOGLE MAPS. BRING DISCREPANCIES BETWEEN THE CODE FOOTPRINT DRAWING AND/OR PROPOSED OR COMPLETED CONSTRUCTION TO THE ATTENTION OF THE BUILDING OWNER AND THE CODE FOOTPRINT PREPARER FOR RESOLUTION.

LEGEND

- Occupancy Group: BUSINESS, 2061 | 100, 21 | 1
- OL/Required Exits
- LED WALL MOUNTED EMERGENCY LIGHT W/ BATTERY BACK-UP (SPACE FOR MINIMUM ILLUMINATION = IFC (FOOT-CANDLE))
- EXHAUST FAN (EF)
- INTERIOR PARTITION - NON-LOAD-BEARING WALL, 1/2" GYP. BRD., 4" METAL STUDS @ 16" O.C. W/ 5/8" GYP. BRD. EACH SIDE (OPTION - 2X4 WOOD STUDS) W/BATT INSULATION
- EXTERIOR LIGHT
- EXIT LIGHT
- EXTERIOR EXIT
- CEILING MOUNTED SMOKE DETECTOR
- FIRE EXTINGUISHER (CABINET/WALL)

November 8, 2023

A+ Architectural & Construction Services  
Johnnie B. Adom, RA, AIA  
356 N Santa Fe  
Salina, KS 67401

Reference: Abilene CVB Framing Evaluation  
PPSE Project Number: 23224

Dear: Johnnie

Per your request, Prairie Psalm Structural Engineering (PPSE) has completed a framing evaluation for the Abilene Convention and Visitor's Bureau (CVB) building remodel located at 201 NW 2nd St in Abilene, KS 67410. A site evaluation was conducted at mid-day on Monday, November 6, 2023. The scope of remodel is in the west third of the building. It has been requested to evaluate if any elements to be modified/removed in the remodel plan are load bearing.

Existing Roof Trusses: The building is clad with clay tile roofing on 1x6 decking supported by alternating 2x6 rafters and timber trusses (howe truss configuration) @ 16" o.c. The timber trusses were conservatively presumed to carry the full load of the framing and construction materials without supplement of the intermediate roof rafters. A hard ceiling is attached to the bottom of the trusses and a second acoustical tile ceiling is suspended approximately one and a half feet below the high ceiling. The trusses have been evaluated per the International Building Code (IBC) 2018 minimum code loads along with the weight of construction materials and found likely to be able to span the full building width. The theoretical capacity remaining was minimal (less than 5%), so it is recommended to contact a structural engineer for specific loading evaluation if new equipment exceeding 300 pounds is to be supported by the trusses in the remodel. It was also observed that intermediate walls extending to the bottom of the existing roof trusses appeared to have gaps between the vertical studs and the wall top plate, which indicates that compression forces are not transferred from truss to studs.

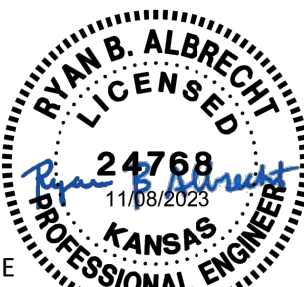
Opening for kitchen pass-thru: It does not appear that this wall is load bearing since the same full-span roof trusses are located over this area.

Lateral force (wind/seismic) resisting system: The preliminary remodel plan has been evaluated in comparison to the existing condition and indicates that building stiffness will not be significantly affected. The first floor consists of a heavy concrete (rigid) diaphragm and appears to be able to adequately transfer lateral forces to the intermediate concrete basement foundation walls below.

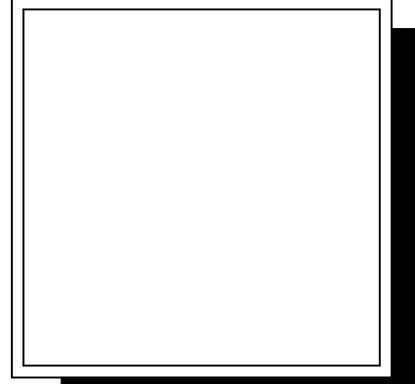
Attic cleanout: It appears a large amount of organic debris has entered through the gable vent or other opening near the attic west wall and should be removed to prevent structure deterioration. Notify a structural engineer if deterioration is observed after debris removal.

Thank you for contacting PPSE for your project. Please do not hesitate with any questions or concerns.

Sincerely,



Ryan B. Albrecht, PE



date: DEC 2023  
project no: 25-0095  
drawn by: jba  
checked by: jba  
revisions:

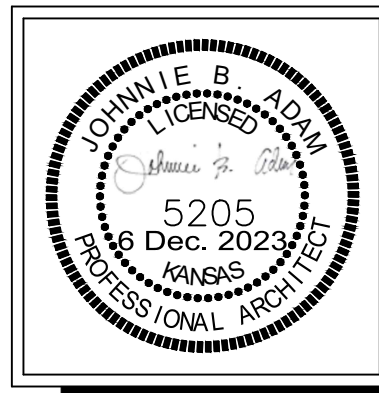
drawing title:  
COVER SHEET  
CODE FOOTPRINT  
PLOT SCALE: 1/4" (25)

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FACILITY IMPROVEMENTS  
ABILENE CONVENTION & VISITOR BUREAU AND  
COMMUNITY FOUNDATION OF DICKINSON COUNTY  
ABILENE, KANSAS 67401

Architectural & Construction Services  
Johnnie B. Adom RA  
356 N. Santa Fe,  
Salina, Kansas 67401  
cell: 785-822-4963  
adom@aplusacs.net

A Veteran Owned Organization



date: DEC 2023	project no: 25-095
drawn by: jba	checked by: jba
date:	date:
revisions:	revisions:

drawing title: **DEMOLITION PLAN**  
 PLOT SCALE: 1/4" (25)  
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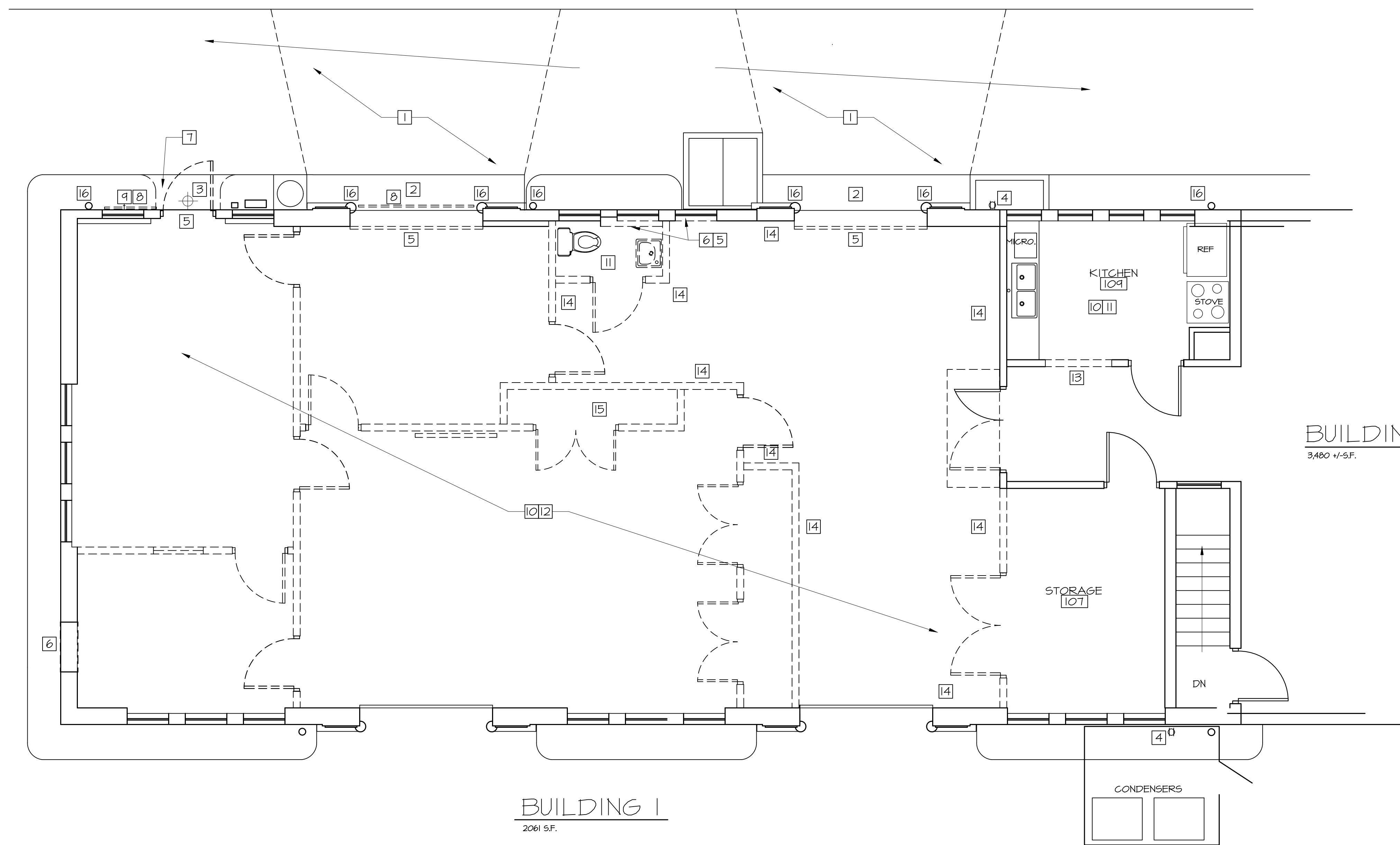
sheet no.  
**A2**  
 2 of 6

**DEMOLITION GENERAL NOTES:**

- DEMOLITION NOTES INDICATED ON DRAWINGS SHALL NOT RELIEVE CONTRACTORS OF INCIDENTAL DEMOLITION OR REMOVAL OF ITEMS REQUIRING SAME FOR RECONSTRUCTION ACTIVITIES.
- VERIFY ALL CONDITIONS PRIOR TO DEMOLITION. DISCREPANCIES BETWEEN DESIGN CONDITIONS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- IT IS THE INTENT OF THE DEMOLITION TO REMOVE ALL OF THE EXISTING CONSTRUCTION WHICH CONFLICTS WITH THE INTENT OF THE NEW CONSTRUCTION.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO ITEMS INDICATED TO REMAIN AS A RESULT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- WHERE EXISTING FINISH, FIXTURES OR EQUIPMENT, ARE REQUIRED TO BE REMOVED FOR THE COMPLETION OF THE WORK EXERCISE CAUTION TO AVOID DISRUPTING SURROUNDING MATERIALS. SALVAGE EXISTING MATERIALS AS MUCH AS POSSIBLE FOR REUSE IN PATCHING TO MATCH SURROUNDING FINISHES WHERE REQUIRED.
- WHERE REMOVAL OF EXISTING, FINISH, FIXTURES OR EQUIPMENT, ETC. DISRUPTS EXISTING ELECTRICAL, MECHANICAL AND PLUMBING SERVICES, THE APPROPRIATE CONTRACTOR SHALL MAKE PERMANENT (OR IF NECESSARY, PROPER TEMPORARY) CONNECTIONS TO RESTORE AFFECTED SERVICES TO ORIGINAL CONDITION IN AREAS NOT SCHEDULED FOR DEMOLITION AND REMODELING.
- PATCH TO MATCH ADJACENT SURFACES OF EXISTING WALLS AND FLOORS IN ALL AREAS REQUIRED DUE TO THE REMOVAL OF MECHANICAL, ELECTRICAL, AND PLUMBING EQUIPMENT OR FIXTURES.
- WHERE EXISTING WALLS OR CEILINGS ARE DISTURBED FOR ACCESS TO SERVICES, PATCH TO MATCH DISTURBED MATERIALS AND FINISHES TO ORIGINAL CONDITION. WHERE REPAINTING IS REQUIRED, THE ENTIRE WALL OR CEILING SURFACE SHALL BE REPAINTED TO THE NEAREST CORNERS.
- ALL EXISTING UNUSED WALL PENETRATIONS IN INTERIOR WALLS ALONG WITH PENETRATIONS LEFT AFTER SELECTIVE DEMOLITION ACTIVITIES SHALL BE FILLED TO MATCH ADJACENT WALL FINISHES AND THICKNESS AS DIRECTED.
- OWNER SHALL HAVE "FIRST RIGHT OF REFUSAL" ON ALL ITEMS REMOVED DURING DEMOLITION.

**DEMOLITION PLAN KEY NOTES:**

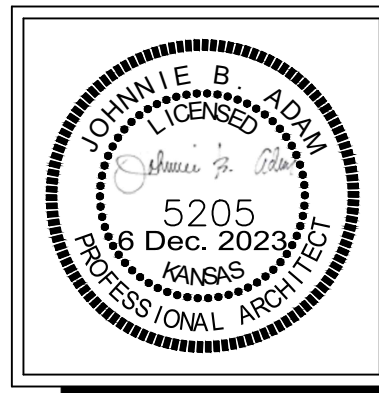
- ADJUST EXISTING BRICK PAVERS AS NECESSARY TO SLOPE TO NEW ENTRY.
- REMOVE EXISTING CONCRETE AT EXISTING ENTRANCES.
- REMOVE EXISTING LIGHT FIXTURE.
- REMOVE EXISTING DUPLEX OUTLET, PREP FOR NEW WEATHER PROOF BOX.
- REMOVE EXISTING DOORS/FRAME, WINDOWS, PARTITION WALLS AS REQUIRED FOR IMPROVEMENT WORK.
- REMOVE PLYWOOD/GYPSUM BOARD TO EXPOSE EXISTING OPENING, PREP FOR NEW WINDOW.
- REMOVE EXISTING BRICK EDGING, PAVERS AS REQUIRED TO CONTINUE EDGING & LANDSCAPING.
- REMOVE SIGNAGE AND COORDINATE NEW SIGNAGE WITH TENANTS.
- REMOVE EXISTING HOSE BIB.
- REMOVE EXISTING WALLS, FLOORING MATERIAL, CEILING MATERIALS/FIXTURES, CIRCUITS, FRAMING, APPLIANCES ETC. THE INTENT IS TO CREATE AN OPEN SPACE FOR MATERIALS, APPLIANCES ETC.
- REMOVE FIXTURES, CABINETS, APPLIANCES, ETC.
- REMOVE ITEMS FROM ATTIC SPACES AS RECOMMENDED BY STRUCTURAL ENGINEER, DATED NOVEMBER 8, 2023. REF. SHEET A1.
- REMOVE A PORTION OF EXISTING WALL FOR NEW OPENING.
- NOT USED.
- COORDINATE REMOVAL OF IT CABINET WITH PROVIDER.
- PREP EXISTING STEEL BOOTS AND ANGLE FOR PAINT.



NORTH  
  
**DEMOLITION PLAN**  
 SCALE: 1/4" = 1'-0"  
**LEGEND**  
 - - - - - DEMOLITION

**BUILDING 2**  
 3,480 +/- SF.

**BUILDING 1**  
 2061 SF.



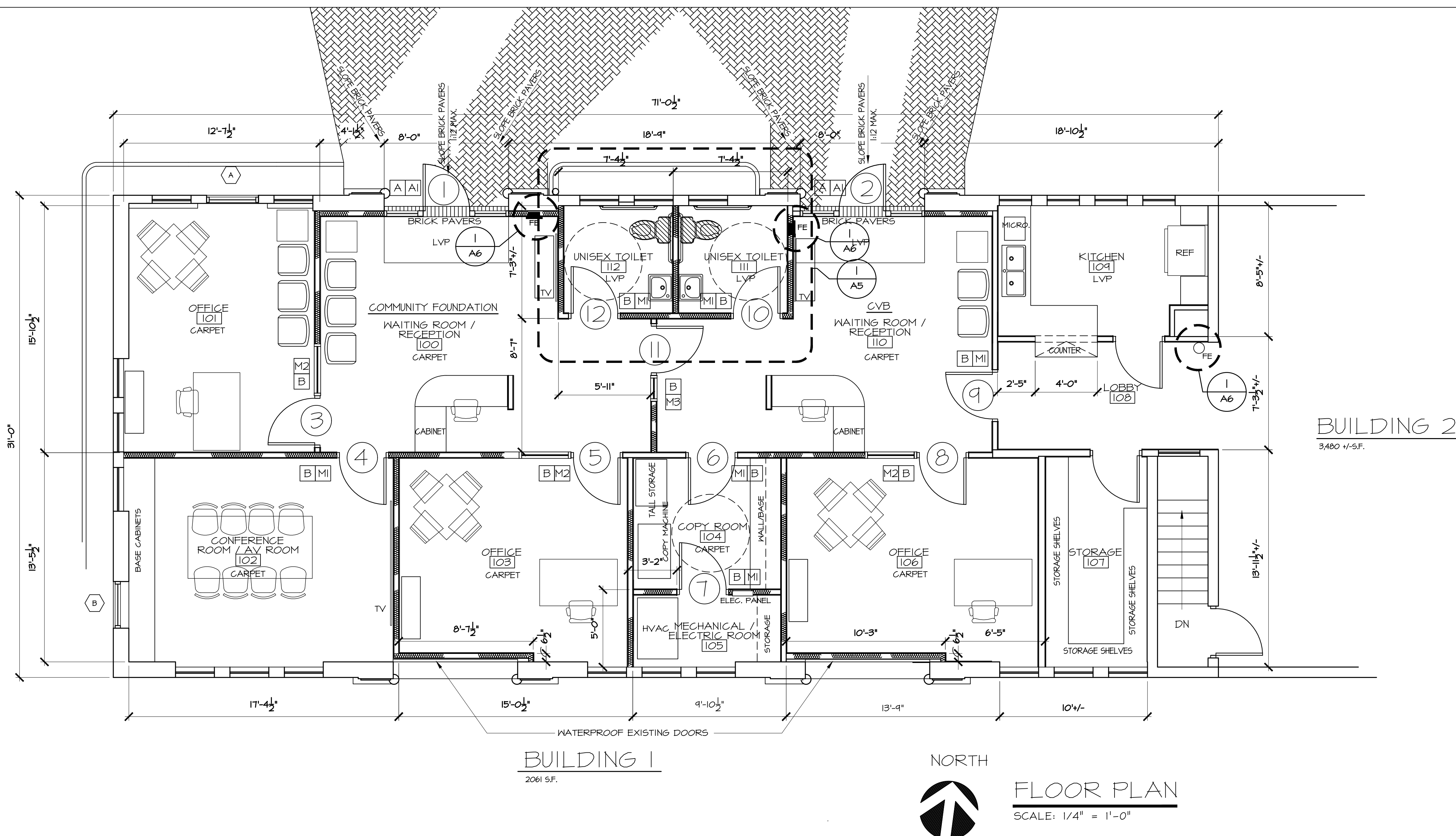
date: DEC 2023  
 project no: 25-095  
 drawn by: jba  
 checked by: jba  
 revisions:

drawing title:  
**IMPROVEMENT PLAN & ELEVATION**  
 PLOT SCALE: 1/4" = 1'-0"

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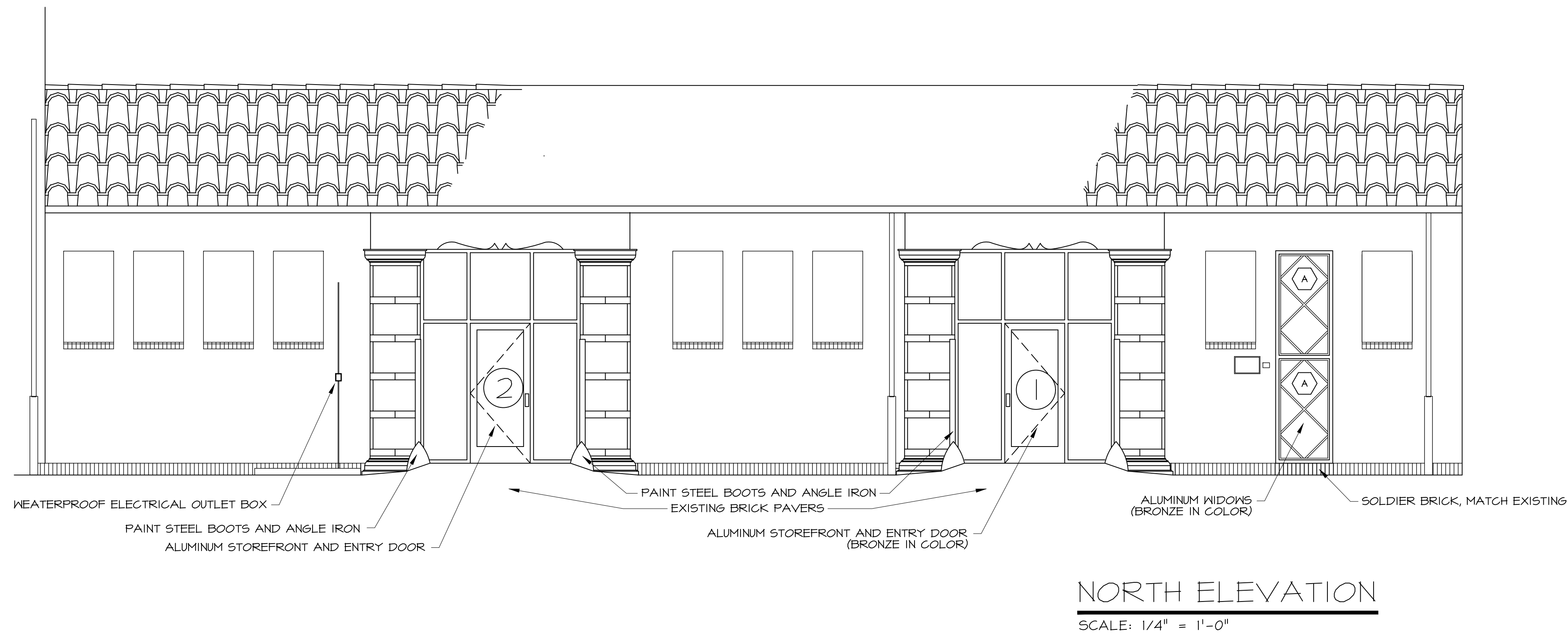
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**ABILENE, KANSAS 67401**

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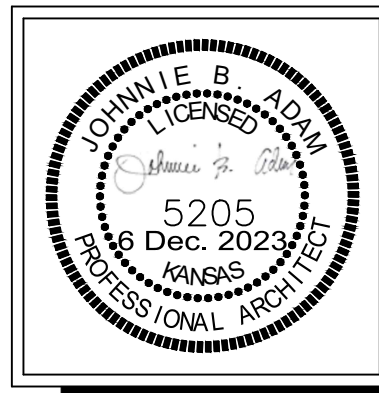


- IMPROVEMENT NOTES:**
- ALL WORK SHALL CONFORM TO THE REFERENCED CODES AND OTHER REGULATIONS, STATUTES, AND ORDINANCES AS APPLICABLE. THE PROJECT INCLUDES WORK REQUIRED TO MEET THE REQUIREMENTS OF THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. 6 AMERICAN'S DISABILITY ACT "TO THE MAXIMUM EXTENT FEASIBLE." DUE TO STRUCTURAL ADJACENT WALLS SCOPE OF SUCH ALTERATIONS IS DIS-PROPORTIONATE TO THE COST OF THE OVERALL ALTERATIONS.
  - THE FACILITY WILL REMAIN OCCUPIED THROUGHOUT THE PROJECT HOWEVER, PATRONS WILL BE DIRECTED TO TOILET FACILITIES ON OTHER FLOOR LEVELS.
  - NOTIFY THE ARCHITECT OF CONDITIONS WHICH VARY FROM THOSE SHOWN ON THE DRAWINGS PRIOR TO PROCEEDING WITH AFFECTED WORK. THE OWNER AND ARCHITECT ASSUME THAT THE BID SUBMITTED BY THE SELECTED CONTRACTOR AND/OR SUBCONTRACTORS PROVIDED A COMPLETE AND FULLY FUNCTIONING PROJECT, AND THAT THE BID INCLUDES ALL REASONABLY INFERRABLE OR OBSERVABLE CONDITIONS AFFECTING THE WORK OF THE PROJECT. THE OWNER AND THE ARCHITECT UNDERSTAND SUBMISSION OF THE BID AND THE CONTRACTOR'S PROCEEDING WITH THE WORK OF THE PROJECT TO INDICATE THE CONTRACTOR'S CONFIRMATION OF THE INTENTION TO PROVIDE A COMPLETE AND FULLY FUNCTIONING PROJECT. THE OWNER AND THE ARCHITECT WILL CONSIDER REQUESTS FOR ADDITIONAL COMPENSATION, OTHER THAN WHEN ORIGINATED BY THE OWNER, ONLY WHEN THE CONTRACTOR DEMONSTRATES THAT THE DRAWINGS AND/OR SPECIFICATIONS DID NOT DESCRIBE OR REASONABLY INFER THE WORK IN THE QUESTION, OR THAT A REASONABLE SITE INVESTIGATION DURING THE BID PREPARATION PERIOD COULD NOT HAVE UNCOVERED THE CONDITION.
  - CONDUCT SITE PREPARATION ACTIVITIES TO LIMIT GENERATION OF DUST AND NOISE. REMOVE DISPOSAL MATERIALS AS THEY ACCUMULATE, BUT AT LEAST DAILY. PREVENT DUST AND DEBRIS FROM AFFECTING PUBLIC AREAS, INCLUDING STREETS, WALKS, ALLEYS, PARKING LOTS, ETC.
  - PROVIDE AND INSTALL BLOCKING IN WALLS AS REQUIRED BY CONSTRUCTION, EQUIPMENT, DEVICES, ETC., ATTACHED TO THE WALLS INCLUDING THOSE ITEMS PROVIDED BY THE OWNER AND/OR OTHERS. PROVIDE AND INSTALL SUPPORTING CONSTRUCTION REQUIRED BY CONSTRUCTION, EQUIPMENT, DEVICES, ETC., ATTACHED TO OR SUSPENDED FROM THE CEILINGS, INCLUDING THOSE ITEMS PROVIDED BY THE OWNER AND/OR OTHERS.
  - PREPARE SURFACES AND INSTALL NEW FINISHES AS SCHEDULED OR AS SELECTED BY THE OWNER ON ALL NEW/EXISTING SURFACES EXCEPT THOSE SURFACES NOTED OR SCHEDULED OTHERWISE. PROVIDE AND INSTALL COMMERCIAL FIRST-QUALITY PAINT, INCLUDING COMPATIBLE PRIMER AND/OR SEALER AS REQUIRED ON WALLS, CEILINGS, DOORS, FRAMES, AND MISCELLANEOUS SURFACES. PREPARE SURFACES TO RECEIVE NEW FINISHES AS DIRECTED BY THE MANUFACTURER OF THE FINISH MATERIAL. PREPARATION OF SURFACES SCHEDULED TO RECEIVE FINISHES AS PART OF THE PROJECT SHALL INCLUDE PATCHING OF WALLS, CEILINGS, AND FLOORS TO PROVIDE A SOUND SUBSTRATE SUITABLE FOR THE NEW FINISH. PROVIDE AND INSTALL LATEX LEVELING COMPOUND TO SMOOTH IRREGULARITIES IN EXISTING SUB-FLOORING PRIOR TO INSTALLATION OF FINISH FLOORING SCHEDULED. INSTALL LATEX LEVELING COMPOUND TO A SMOOTH PLANE WITHOUT DEVIATION EXCEEDING 3/8" IN 4'-0" WHERE FLOOR RECEIVES VINYL SHEET GOODS, VINYL OR CERAMIC TILES OR SIMILAR PRODUCTS. PATCH/REPAIR/PREPARATION OF NEW AND EXISTING SURFACES SHALL INCLUDE FILLING OF HOLES, DEPRESSIONS, IRREGULARITIES, DEFECTS, ETC. DUST AND CLEAN SURFACES PRIOR TO APPLICATION OF FINISHES. THE OWNER AND/OR ARCHITECT MAY REQUIRE REPAIR OR REPLACEMENT OF FINISHES APPLIED OVER IMPROPERLY PREPARED SUBSTRATES.
  - THE CONTRACTOR SHALL PROVIDE UPDATED PROJECT SCHEDULES AS SCHEDULED ACTIVITIES CHANGE. THE CONTRACTOR SHALL KEEP OWNER INFORMED OF HOW THEY INTEND TO GET BACK ON SCHEDULE.
  - MECHANICAL, ELECTRICAL & PLUMBING SUB-CONTRACTORS ARE TO PROVIDE THE MEP SYSTEM/WORK WITHIN THE CAPACITY ALLOWED BY THEIR LICENSE AND THAT IF THEY BELIEVE THE NECESSARY WORK WILL EXCEED THEIR PERMITTED ABILITY, THEY ARE TO RETAIN A SEPARATE MEP ENGINEERING AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
  - THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR ALL JOB-SITE SAFETY AND PERFORMANCE OF THE WORK. THE WORK DESCRIBED ON THE DRAWINGS MAY REQUIRE THE CONTRACTOR TO TAKE MEASURES TO PROVIDE WORKERS, OCCUPANTS, AND/OR PUBLIC SAFETY. THE WORK DESCRIBED ON THE DRAWINGS MAY REQUIRE TEMPORARY SHORING AND BRACING TO STABILIZE CONSTRUCTION. THE CONTRACTOR RETAINS FULL RESPONSIBILITY FOR ALL SUCH MEASURES.
  - THE CONTRACTOR SHALL ACCEPT PROJECT-RELATED DIRECTION AFFECTING THE COST OR SCOPE OF THE WORK ONLY FROM DESIGNATED OWNER'S REPRESENTATIVE IDENTIFIED IN ADVANCE, AND/OR THE ARCHITECT. REPORT AND/OR CONFIRM ANY DIRECTION RECEIVED FROM NON-DESIGNATED PERSONNEL WITH THE OWNER PRIOR TO IMPLEMENTATION.
  - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES
  - IT IS THE CONTRACTORS RESPONSIBILITY TO PRESERVE ALL EXISTING UTILITIES UNLESS IT IS SPECIFICALLY NOTED TO RE-LOCATE. REMOVE OR ABANDON UTILITY LINES.

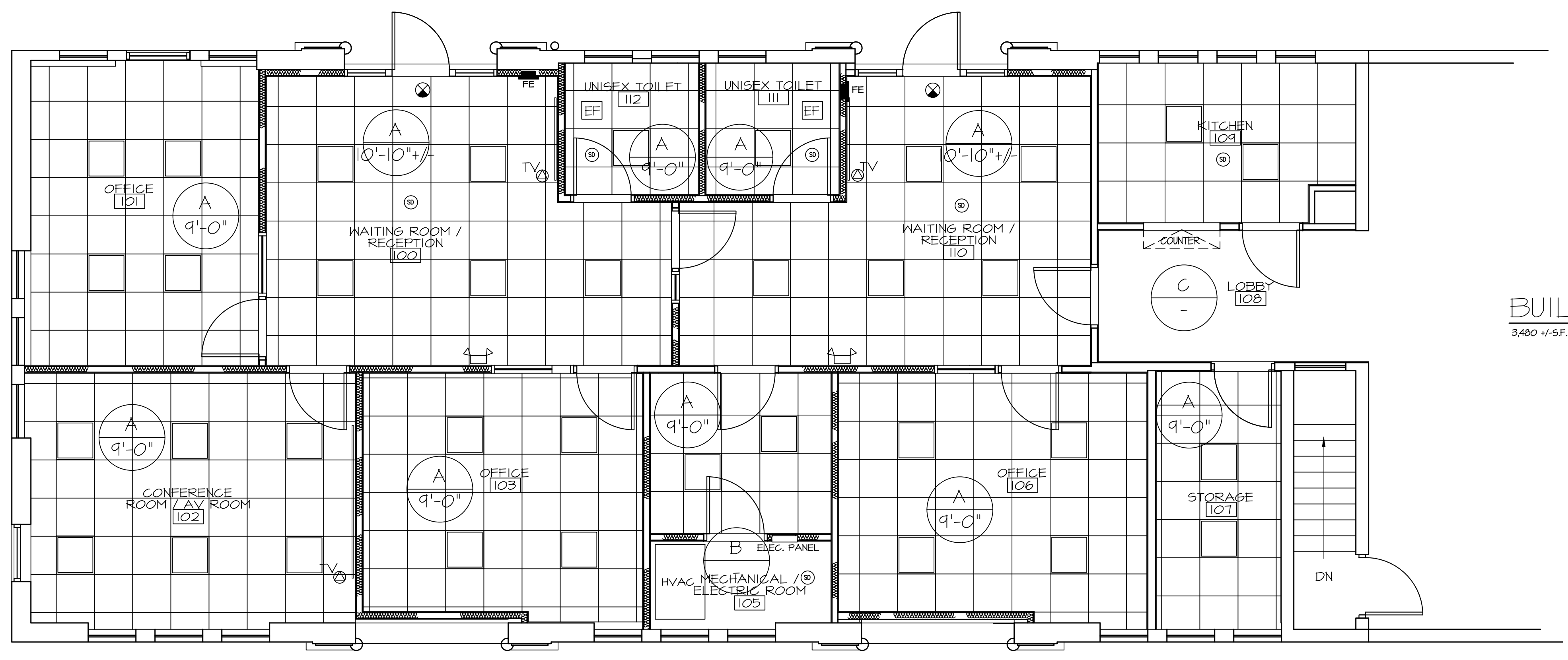
- GENERAL RENOVATION NOTES:**
- DISCONNECT AND REMOVE ANY EQUIPMENT, PIPING OR DUCTWORK THAT WAS INSTALLED AS PART OF THE BUILDING SHELL THAT IS NOT NEEDED OR CONFLICTS WITH THIS BUILD OUT.
  - EXISTING UNDERGROUND PIPING LOCATIONS ARE ESTIMATED BASED UPON ANTICIPATED ROUTINGS. FIELD VERIFY EXACT LOCATIONS DURING CONSTRUCTION AND PROVIDE ALL NECESSARY MODIFICATIONS.
  - EXISTING CIRCUITS MAY BE RE-USED WHERE POSSIBLE.
  - CONCEAL NEW CIRCUITING IN WALLS WHERE POSSIBLE. FOR NEW DEVICES INSTALLED ON EXISTING SOLID WALLS, CONCEAL CIRCUITING IN WIREMOLD. COORDINATE FINISH AND GENERAL ROUTING OF WIREMOLD WITH ARCHITECT TO BE AS CONCEALED AND/OR ROUTED IN A NEAT AND ORGANIZED CONSISTENT MANNER.
  - SUBSTITUTIONS: THE BASE BID SHALL INCLUDE ONLY PRODUCTS FROM MANUFACTURERS SPECIFICALLY NAME IN DRAWINGS & SPECIFICATIONS. NO SUBSTITUTION WILL BE CONSIDERED PRIOR TO RECEIPT OF BIDS UNLESS WRITTEN REQUEST FROM APPROVAL TO BID HAS BEEN RECEIVED BY ARCHITECT AT LEAST TEN DAYS PRIOR TO DATE FROM RECEIPT OF BIDS. REQUEST SHALL INCLUDE NAME OF MATERIAL OR EQUIPMENT FOR SUBSTITUTION & COMPLETE DESCRIPTION OF PROPOSED SUBSTITUTE INCLUDING DRAWINGS, CUTS, PERFORMANCE & TEST DATE & OTHER INFORMATION FOR EVALUATION.



sheet no.  
**A3**  
 3 of 6



date: DEC 2023	drawn by: jba	date:
project no: 25-095	checked by: jba	date:
	revisions:	



**BUILDING 2**  
3,480 +/- SF.

**BUILDING 1**  
2,061 SF.



**REFLECTED CEILING PLAN**  
SCALE: 1/4" = 1'-0"

**GENERAL MECHANICAL NOTES:**

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE INTERNATIONAL MECHANICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. ALL EQUIPMENT SHALL BE ADEQUATELY AND PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
3. ALL EQUIPMENT AND ACCESSORIES INSTALLED IN CONCEALED SPACES REQUIRING ACCESS SHALL BE PROVIDED WITH ACCESS DOORS MEETING ANY FIRE REQUIREMENTS OF THE WALL/CEILING THEY ARE INSTALLED.
4. EXISTING DUCT FOR SUPPLY AND RETURN MAY BE RE-USED WHERE POSSIBLE.

**GENERAL ELECTRICAL NOTES:**

1. COORDINATE WORK WITH OTHER TRADES AS NECESSARY.
2. CONNECT TO EXISTING CIRCUITS AND JUNCTION BOXES.
3. ALL ELECTRICAL WORK SHALL COMPLY WITH LOCAL, STATE AND NEC CODES.
4. PROVIDE NEW DEVICES AT EXISTING CIRCUITS AS ALLOWED.
5. CONCEALED NEW CONDUITS MAY BE ABANDONED IN PLACE, BUT ALL WIRES TO BE REMOVED.

IT IS THE INTENT OF THIS PROJECT IS TO UTILIZE EXISTING DUCTWORK, CIRCUITS, WASTE/VENT LINES IF ACCEPTABLE AND IN GOOD CONDITION. MECHANICAL, ELECTRICAL, & PLUMBING SUB-CONTRACTORS ARE TO PROVIDE THE MEP SYSTEM/WORK WITHIN THE CAPACITY ALLOWED BY THEIR LICENSE AND THAT IF THEY BELIEVE THE NECESSARY WORK WILL EXCEED THEIR PERMITTED ABILITY, THEY ARE TO RETAIN A SEPARATE MEP ENGINEERING AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

**LEGEND**

- LED WALL MOUNTED EMERGENCY LIGHT W/ BATTERY BACKUP (MIN. ILLUMINATION = 1 FC (FOOT-CANDLE))
- EXHAUST FAN - CONNECT TO LIGHT SWITCH
- DUPLEX, TV OUTLET
- SMOKE DETECTOR W/BATTERY BACKUP - CEILING MOUNT - REF. ELECTRICAL
- CEILING EXIT SIGN- REUSE EXISTING IF MEETS CODE
- 2'X2' LED LIGHT FIXTURE
- CEILING ASSEMBLY
- CEILING HEIGHT FROM FINISH FLOOR
- 24"X24" 5/8" LAY-IN ACOUSTICAL PANEL, WHITE ARMSTRONG ANGLED TEGULAR EDGE, MEDIUM TEXTURE - T04, NON-RATED WITH NON-RATED TEE GRID.
- EXPOSED
- EXISTING TO REMAIN.

drawing title:  
**REFLECTED CEILING PLAN**  
PLOT SCALE: 1/4" (25)

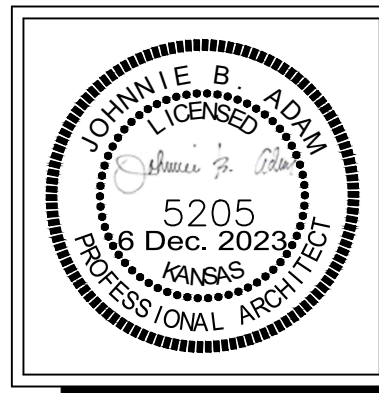
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**ABILENE, KANSAS 67401**

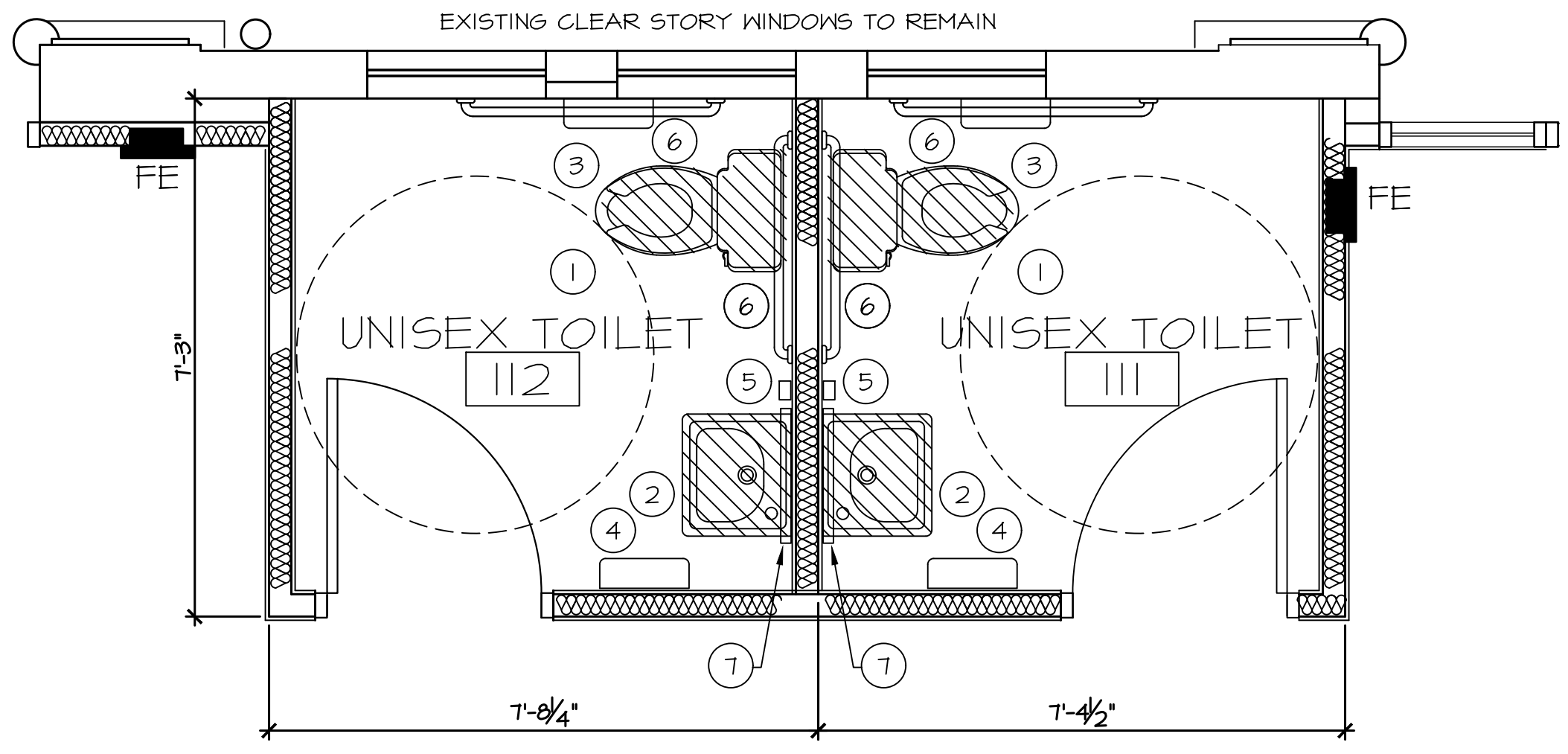
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Salina, Kansas 67401  
cell: 785-822-4863  
adam@ajcservices.net

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date: DEC. 2023  
 project no: 25-009  
 drawn by: jba  
 checked by: jba  
 revisions:



**1 ENLARGED TOILET PLAN**  
 SCALE: 1/2" = 1'-0"

**TOILET ROOM ACCESSORIES**

- 1 WATER CLOSET
- 2 WALL MOUNTED PORCELAIN LAVATORY-  
INSULATE EXPOSED PIPES
- 3 SURFACE MOUNTED DUAL TOILET PAPER  
DISPENSER
- 4 SURFACE MOUNTED PAPER TOWEL  
DISPENSER
- 5 SURFACE MOUNTED SOAP DISPENSER
- 6 GRAB BARS, B-6806.99X36 AND B-6806.99 X 42"
- 7 WALL MOUNTED MIRROR, B-165 - 2436

NOTE: PROVIDE BLOCKING FOR GRAB BARS & ACCESSORIES AS REQUIRED.

**ADA NOTES:**

- WATER CLOSET:** FLUSH CONTROLS ARE TO BE OPERABLE BY AN OSCILLATING HANDLE WITH A MINIMUM OPERATING FORCE OF 3 LB/F OR BY A LOW VOLTAGE BUTTON. THE HANDLE OR BUTTON IS TO BE LOCATED ON THE WIDE SIDE SO AS TO BE OPERABLE WITHOUT REQUIRING EXCESSIVE BODY MOVEMENT.
- LAVATORY:** PROVIDE A CLEARANCE OF AT LEAST 24 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES WIDE, TO 8 INCHES MINIMUM DEPTH AT THE TOP. PROVIDE FOR THE CLEARANCE AT LEAST 30 INCHES WIDE, TO 9 INCHES ABOVE THE FLOOR AND 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY. PROVIDE A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES IN FRONT OF LAVATORY. THE CLEAR SPACE MAY EXTEND INTO KNEE AND TOE SPACE UNDERNEATH THE LAVATORY. INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES. NO SHARP OR ABRASIVE SURFACES ARE ALLOWED UNDER LAVATORIES. FAUCET CONTROLS ARE REQUIRED TO BE OPERABLE WITH ONE HAND AND CANNOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE NECESSARY TO OPERATE CONTROLS IS NOT TO EXCEED 5 LB/F.
- ACCESSORIES:** WHERE TOWEL, SANITARY NAPKIN AND WASTE RECEPTACLES AND SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS TO BE LOCATED WITH ALL OPERABLE PARTS WITHIN 40 INCHES FROM THE FLOOR.
- MOUNT MIRRORS** WITH THE BOTTOM EDGE NO MORE THAN 40 INCHES FROM THE FLOOR.
- LOCATE TOILET TISSUE DISPENSERS** ON THE WALL WITHIN 12 INCHES OF THE FRONT EDGE OF THE TOILET SEAT.
- THE STRUCTURAL STRENGTH** OF GRAB BARS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE SPECIFICATIONS OF THE AMERICAN DISABILITIES ACT.
- SIGNAGE**
- E. RAISED LETTERS** SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION IIIIB.5.6. THEY SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60 INCHES ABOVE THE FINISH FLOOR TO THE CENTER LINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
- a. LETTER TYPE: LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32 INCH (0.794 MM) MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.
- b. SYMBOL SIZE: RAISED CHARACTERS OR SYMBOLS SHALL BE MINIMUM OF 5/8 INCH (15.9 MM) HIGH.
- c. PICTORIAL SYMBOL SIGNS (PICTOGRAMS). PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6 INCHES (152 MM) IN HEIGHT.

**GENERAL RENOVATION NOTES:**

1. DISCONNECT AND REMOVE ANY EQUIPMENT, PIPING OR DUCTWORK THAT WAS INSTALLED AS PART OF THE BUILDING SHELL THAT IS NOT NEEDED OR CONFLICTS WITH THIS BUILD OUT.
2. EXISTING CIRCUITS MAY BE RE-USED WHERE POSSIBLE.
3. CONCEAL NEW CIRCUITING IN WALLS WHERE POSSIBLE. FOR NEW DEVICES INSTALLED ON EXISTING SOLID WALLS, CONCEAL CIRCUITING IN WIREMOLD. COORDINATE FINISH AND GENERAL ROUTING OF WIREMOLD WITH ARCHITECT TO BE AS CONCEALED AND/OR ROUTED IN A NEAT AND ORGANIZED CONSISTENT MANNER.
4. SUBSTITUTIONS: THE BASE BID SHALL INCLUDE ONLY PRODUCTS FROM MANUFACTURERS SPECIFICALLY NAME IN DRAWINGS & SPECIFICATIONS. NO SUBSTITUTION WILL BE CONSIDERED PRIOR TO RECEIPT OF BIDS UNLESS WRITTEN REQUEST FROM APPROVAL TO BID HAS BEEN RECEIVED BY ARCHITECT AT LEAST TEN DAYS PRIOR TO DATE FROM RECEIPT OF BIDS. REQUEST SHALL INCLUDE NAME OF MATERIAL OR EQUIPMENT FOR SUBSTITUTION & COMPLETE DESCRIPTION OF PROPOSED SUBSTITUTE INCLUDING DRAWINGS, CUTS, PERFORMANCE & TEST DATE & OTHER INFORMATION FOR EVALUATION.

**PLUMBING DEMOLITION GENERAL NOTES:**

1. MAINTAIN ALL EXISTING DEVICES, EQUIPMENT, ASSOCIATED CIRCUITS ETC, SHOWN AS EXISTING TO REMAIN OR OTHERWISE UNRELATED TO THE SCOPE OF THE PROJECT IN WORKING ORDER.
2. CONTRACTOR SHALL REMOVE LAY-IN CEILING, LIGHT FIXTURES, ETC. AS REQUIRED FOR CONSTRUCTION WHERE NEEDED PRIOR TO DEMOLITION AND REPLACE SAME AFTER CONSTRUCTION. EXISTING CONDUITS ABOVE CEILING SHALL BE RELOCATED AND/OR TEMPORARILY REMOVED TO FACILITATE THE INSTALLATION OF NEW EQUIPMENT.
3. NOTES AND DRAWINGS ARE BASED UPON A FIELD EXAMINATION OF THE SITE AND MAY NOT INDICATE ALL ITEMS. THE CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SITE AND THE SCOPE OF WORK FOR THE CONTRACT PRIOR TO BID. ANY EXISTING CONDITIONS WHICH IS APPARENT OR COULD BE REASONABLY INFERRED FROM A VISIT TO THE SITE SHALL NOT BE THE BASIS FOR A CHANGE IN THE CONTACT AMOUNT.
4. PATCH ANY HOLES IN STRUCTURE CREATED BY REMOVAL OF DUCTWORK, CONDUITS, PIPES, ETC.
5. PC TO REMOVE ALL EXPOSED PIPING TAKEN OUT OF SERVICE.

**GENERAL PLUMBING NOTES:**

1. THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF PIPING WITH THE POSITION AND LAYOUT OF THE STRUCTURE. THIS CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY OFFSETS, TURNS, RISES AND DROPS FOR PIPING AS NEEDED TO INSTALL THE PLUMBING SYSTEM TO CLEAR STRUCTURE AND OTHER SYSTEMS IN CONFLICT WITH PIPE ROUTING.
2. COORDINATE WORK WITH OTHER TRADES TO INSTALL SYSTEMS ABOVE CEILING HEIGHTS INDICATED ON ARCHITECTURAL PLANS.
3. NO SANITARY PIPING BELOW GRADE SHALL BE LESS THAN 2".
4. ALL WATER PIPING SHALL BE 3/4" UNLESS NOTED OTHERWISE.
5. FOR INDIVIDUAL PIPING CONNECTIONS TO FIXTURES AND RISERS NOT SHOWN ON PLANS SHALL BE PROVIDED BY SUB-CONTRACTOR.
6. CLEANOUTS ARE NOT SHOWN ON DRAWINGS, CONTRACTOR SHALL INSTALL ALL CODE REQUIRED CLEANOUTS. COORDINATE LOCATION WITH ARCHITECT.

**GENERAL MECHANICAL NOTES:**

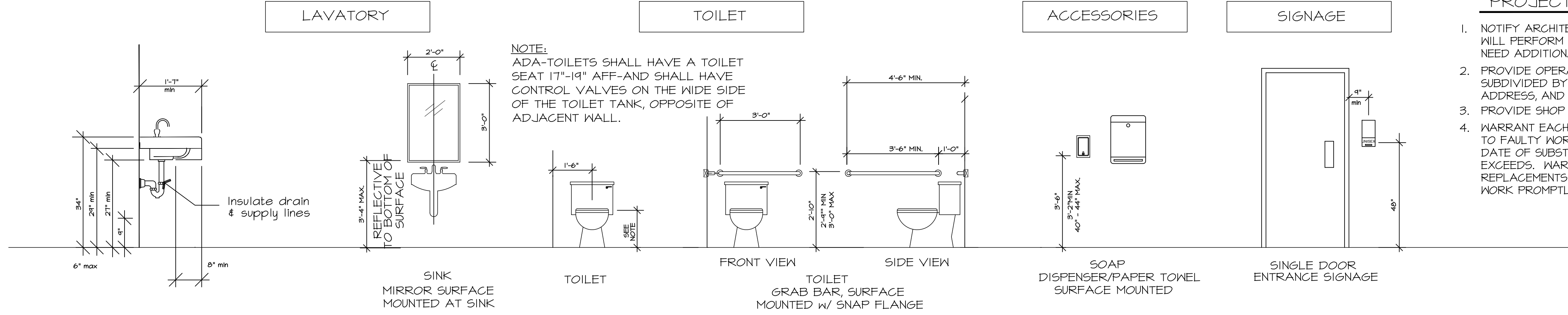
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2. ALL EQUIPMENT SHALL BE ADEQUATELY AND PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
3. ALL EQUIPMENT AND ACCESSORIES INSTALLED IN CONCEALED SPACES REQUIRING ACCESS SHALL BE PROVIDED WITH ACCESS DOORS MEETING ANY FIRE REQUIREMENTS OF THE WALL/CEILING THEY ARE INSTALLED.
4. EXISTING DUCT FOR SUPPLY AND RETURN MAY BE RE-USED WHERE POSSIBLE.

**GENERAL ELECTRICAL NOTES:**

1. ELECTRICIAN SHALL DIAGNOSE EXISTING CIRCUIT BREAKERS TO DETERMINE OVERLOAD.
2. CONNECT TO EXISTING CIRCUITS AND JUNCTION BOXES.
3. ALL ELECTRICAL WORK SHALL COMPLY WITH LOCAL, STATE AND NEC CODES.
4. PROVIDE NEW DEVICES AT EXISTING CIRCUITS AS ALLOWED.
5. CONCEALED CONDUITS MAY BE ABANDONED IN PLACE, BUT ALL WIRES TO BE REMOVED.
6. ALL MATERIAL REMOVED DURING DEMOLITION SHALL BE INSPECTED BY THE ARCHITECT.

**PROJECT CLOSE OUT**

1. NOTIFY ARCHITECT ONE WEEK PRIOR TO COMPLETE INSPECTION OF WORK. ARCHITECT WILL PERFORM AND SUBMIT A PUNCH LIST OF ITEMS THAT ARE NOT COMPLETE OR NEED ADDITIONAL WORK.
2. PROVIDE OPERATIONS AND MAINTENANCE INSTRUCTIONS, ARRANGED AND SUBDIVIDED BY SPECIFICATION SECTION. FOR EACH CATEGORY, IDENTIFY NAME, ADDRESS, AND TELEPHONE NUMBER OF SUBCONTRACTORS AND SUPPLIERS.
3. PROVIDE SHOP DRAWINGS, PRODUCT DATA AND CERTIFICATES.
4. WARRANT EACH SYSTEM AND EACH ELEMENT THEREOF AGAINST ALL DEFECTS DUE TO FAULTY WORKMANSHIP DESIGN OR MATERIAL FOR PERIOD OF 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION UNLESS MANUFACTURERS STANDARD WARRANTY EXCEEDS. WARRANTY SHALL INCLUDE LABOR & MATERIAL MAKE REPAIRS OR REPLACEMENTS WITHOUT ANY ADDITIONAL COST TO OWNER. PERFORM REMEDIAL WORK PROMPTLY, UPON WRITTEN NOTICE FROM ARCHITECT OR OWNER.



**ACCESSORY LEGEND**  
 N.T.S.

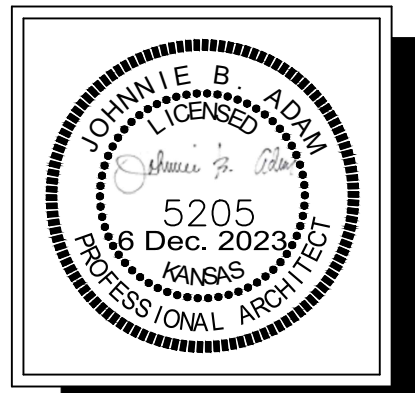
drawing title:  
**ENLARGED TOILETS**  
 PLOT SCALE: 1/4" (25)

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**ABILENE, KANSAS 67401**

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sheet no.  
**A5**  
 5 of 6



# DOOR SCHEDULE

NUMBER	LOCATION	SIZE	DOORS		FRAME		REMARKS
			MAT'L	FINISH	MAT'L	FINISH	
1	WAITING / RECEPTION 100	3'-0"X7'-0"	ALUM.	MANUF.	ALUM.	MANUF.	EXIT DOOR W/PANIC DEVICE/LOCK
2	WAITING / RECEPTION 110	3'-0"X7'-0"	ALUM.	MANUF.	ALUM.	MANUF.	EXIT DOOR W/PANIC DEVICE/LOCK
3	OFFICE	3'-0"X7'-0"	WOOD	STAIN	STEEL	PAINT	LOCK
4	CONFERENCE / AV ROOM	3'-0"X7'-0"	WOOD	STAIN	STEEL	PAINT	PASSAGE
5	OFFICE	3'-0"X7'-0"	WOOD	STAIN	STEEL	PAINT	LOCK
6	COPY ROOM	3'-0"X7'-0"	WOOD	STAIN	STEEL	PAINT	PASSAGE
7	MECHANICAL / ELECT.	3'-0"X7'-0"	WOOD	STAIN	STEEL	PAINT	LOCK
8	OFFICE	3'-0"X7'-0"	WOOD	STAIN	STEEL	PAINT	LOCK
9	LOBBY 108	3'-0"X7'-0"	WOOD	STAIN	STEEL	PAINT	LOCK
10	TOILET	3'-0"X7'-0"	WOOD	STAIN	STEEL	PAINT	PRIVACY LOCK
11	PASS THROUGH DOOR	3'-0"X7'-0"	WOOD	STAIN	STEEL	PAINT	LOCK (EACH SIDE OF DOOR)
12	TOILET	3'-0"X7'-0"	WOOD	STAIN	STEEL	PAINT	PRIVACY LOCK

- COORDINATE LOCK SETS & HARDWARE WITH OWNER - BASE BID
- ALL WOOD DOORS TO BE SOLID CORE - COORDINATE STYLE WITH OWNER

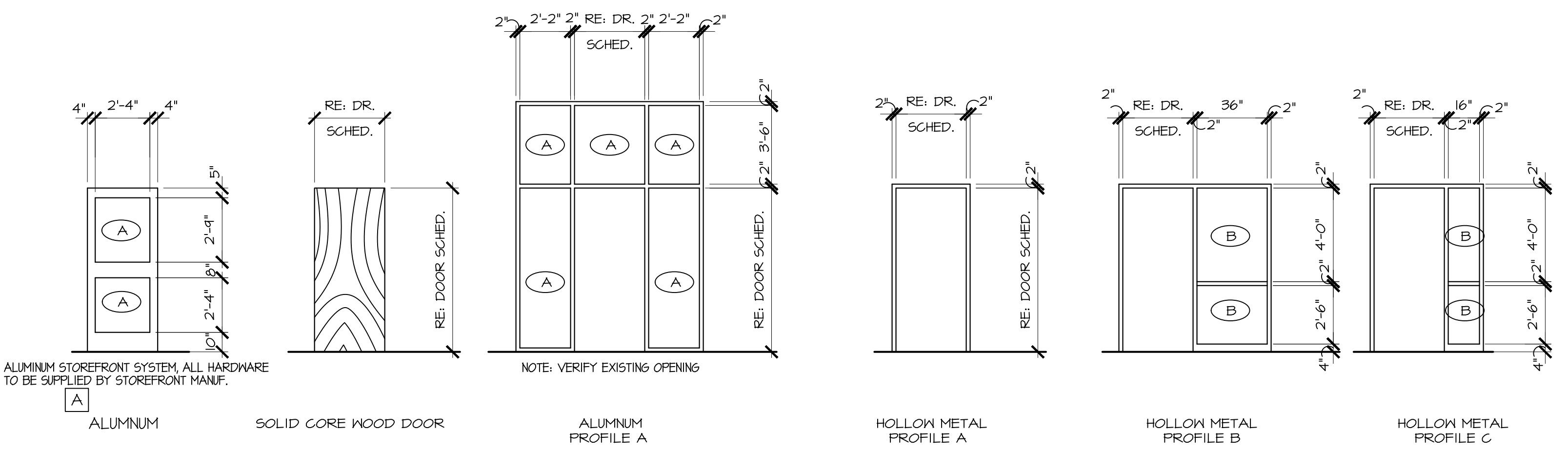
# ROOM FINISH SCHEDULE

ROOM NAME	FLOOR			WALL								CEILING			REMARKS
	MATERIAL	FINISH	BASE	N		S		E		W		MATERIAL	FINISH	HEIGHT	
				MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH				
WAITING / RECEPTION 100	CONC.	LVP	RUB	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	10'-6"	
OFFICE 101	CONC.	CPT.	RUB	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	9'-0"	
CONFERENCE/AV 102	CONC.	CPT.	RUB	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	9'-0"	
OFFICE 103	CONC.	CPT.	RUB	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	10'-0"	
COPY ROOM 104	CONC.	CPT.	RUB	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	9'-0"	
MECHANICAL/ELECT. 105	CONC.	-	RUB	GB	PT	GB	PT	GB	PT	GB	PT	-	-	EXPOSED	
OFFICE 106	CONC.	CPT.	RUB	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	9'-0"	
STORAGE 107	CONC.	-	RUB	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	9'-0"	
LOBBY 108	CONC.	EXISTING TO REMAIN, TOUCH UP PAINT ALONG WALLS AS REQUIRED.													
KITCHEN 109	CONC.	LVP	TILE	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	9'-0"	
WAITING / RECEPTION 110	CONC.	LVP	RUB	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	10'-6"	
TOILET 111	CONC.	LVP	TILE	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	9'-0"	
TOILET 112	CONC.	LVP	TILE	GB	PT	GB	PT	GB	PT	GB	PT	ACT	-	9'-0"	

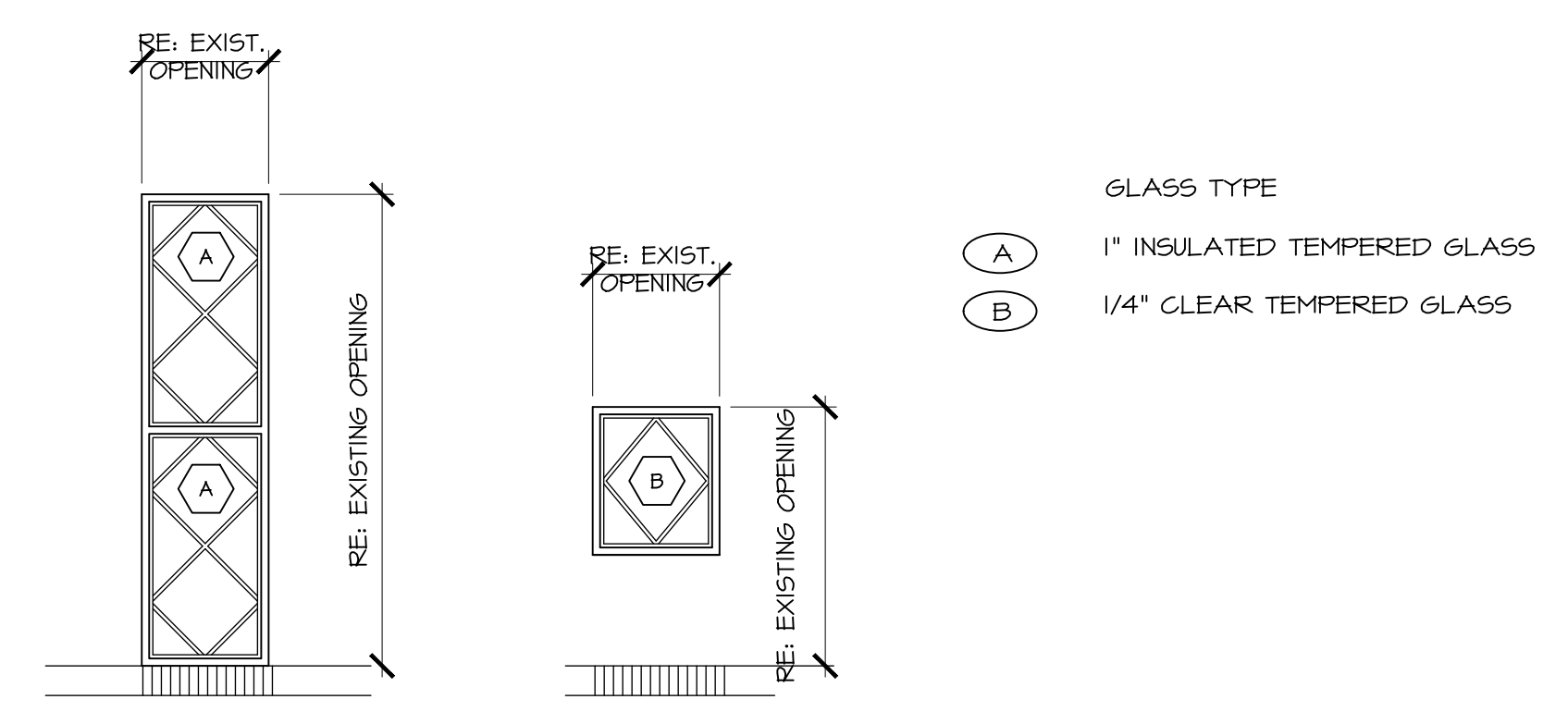
date: DEC 2023  
 project no: 25-095  
 drawn by: jba  
 checked by: jba  
 revisions: \_\_\_\_\_  
 date: \_\_\_\_\_

drawing title: SCHEDULES  
 PLOT SCALE: 1/4" = 1'-0"  
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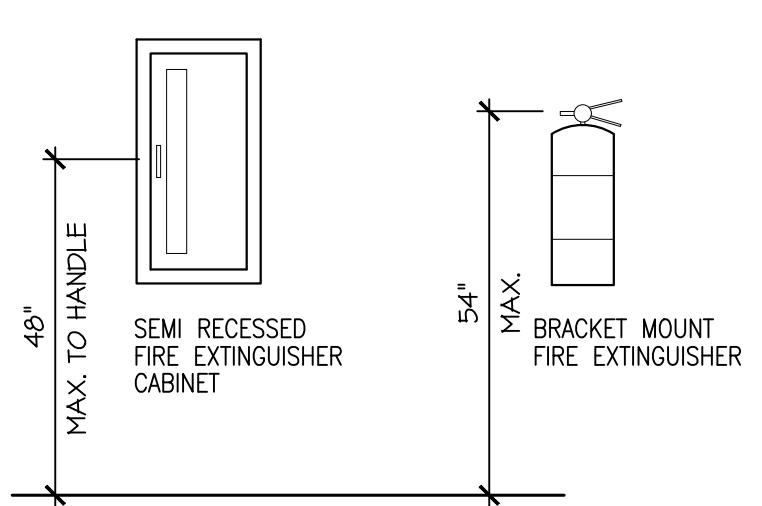
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 ABILENE, KANSAS 67401



# DOOR & DOOR FRAMES



# WINDOW FRAMES



1 FIRE EXTINGUISHERS  
 1 1/2" x 1'-0"

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sheet no.  
 A6  
 6 of 6

# Staff Report

**TO:** Heritage Commission  
**FROM:** Kari Zook, Community Development Director  
**SUBJECT:** 109/111/113 NW 3<sup>rd</sup> St – Rural Rental, LLC  
**DATE:** December 21, 2023

---



## APPLICANT:

Gilmore & Associates Homes, LLC/Veritas Architecture + Design  
Application date received: 12/7/23

## OWNER:

Rural Rental, LLC – John & Sue Kollhoff

## BACKGROUND:

All parcels are contributing to the Abilene Downtown Historic District.

The building permit and drawings for the project are attached to the agenda packet for review. The goal of this project is to rehabilitate the exterior façade and renovate the interior to today's standards for both commercial and residential (2<sup>nd</sup> floor) without destroying the historical integrity of the property.

The following Secretary of the Interior's Standards for the Treatment of Historic Properties: Standards for Rehabilitation apply to this project as listed:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
  
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
  
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

## ACTION:

The Heritage Commission may:

1. Approve the certificate of appropriateness as requested.
2. Disapprove the certificate of appropriateness with findings.



# Building Permit Application



City Code may be reviewed at [www.abileneks.citycode.net](http://www.abileneks.citycode.net) or at the Community Development Department.

### Permit to include:

(Check all that apply)

- Building
- Plumbing
- Electrical
- Mechanical

### District Type:

(Check all that apply)

- Residential
- Commercial
- Historic District
- Non-Residential
- Industrial
- Flood Zone

Please submit this form to:

Community Development  
419 N Broadway  
785-263-2355  
[kolson@abilencityhall.com](mailto:kolson@abilencityhall.com)

Project Site Address: 109/111/113 NW 3rd St., Abilene, KS 67410

Property Owner: Rural Rental, LLC

Property Owner Phone/E-mail: 785-760-3361

General Contractor/Engineer: Gilmore & Associates Homes, LLC/Veritas Architecture + Design

General Contract Phone/E-mail: 816-421-9042/andy@gilmore-associatesre.com

Class of Work:  New  Addition  Alteration/Remodel  Repair  Other \_\_\_\_\_

Describe Work: Historic renovation of existing downtown buildings into retail on the main level and residential apartments on the second floor.

Value of Work: \$ 1,548,919

Site Plan attached:  YES  NO

### Builder Declaration (List Contractors):

(Must be licensed in the City of Abilene)

- Electrical: S&K Electric
- Plumbing: Denny's Plumbing
- Mechanical: KVK, Inc
- Roofing: Bill's Roofing

### Measurements, as applicable to the project:

Living Area: 10,762sf ~~Storage~~ Garage Sq. Ft.: 5,381sf

Addition Sq. Ft.: NA Total Sq. Ft.: 16,143sf

Stories/Height: 2/28' Land Area: 6,128sf

Coverage %: 88% Occupant Load: 98

Occupant Class: B, M, R-2 Use of Building: Mixed-Use

ICC Building Type: V-B

I certify that I have read this application and state that the above information is correct, and that I as owner or builder, do agree to comply with all city adopted building codes, relating to building construction. I acknowledge the city is not responsible for covenants, easements, or right-of-way related to the property listed above.

Name Printed: Andy Gilmore Date: 12/07/2023

Signature: Andy Gilmore

- Builder/Contractor
- Agent for Contractor
- Owner
- Agent for Owner

**Work Sheet**  
(to be completed by staff)

**Building**

- Base Fee \$25
- Each Additional \$1,000 x \$3.50 = \$ 5417.72
- Additional Inspections \$25

**Electrical**

- Base Fee \$25

**Mechanical**

- Base Fee \$25

**Plumbing**

- Base Fee \$25
- Sewer \$10
- Septic \$20

**Permit Fee: \$ 5,517.72**

**Building Inspection Department**  
(for office use only)

Zoning District: \_\_\_\_\_ Historic District: \_\_\_\_\_

Flood Zone: \_\_\_\_\_ Corp of Engineer: \_\_\_\_\_

Setbacks:  
Front Yard \_\_\_\_\_ Side Yard \_\_\_\_\_

Rear Yard \_\_\_\_\_

Special Conditions:

Approved for Issuance by:

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# HISTORIC RENOVATION

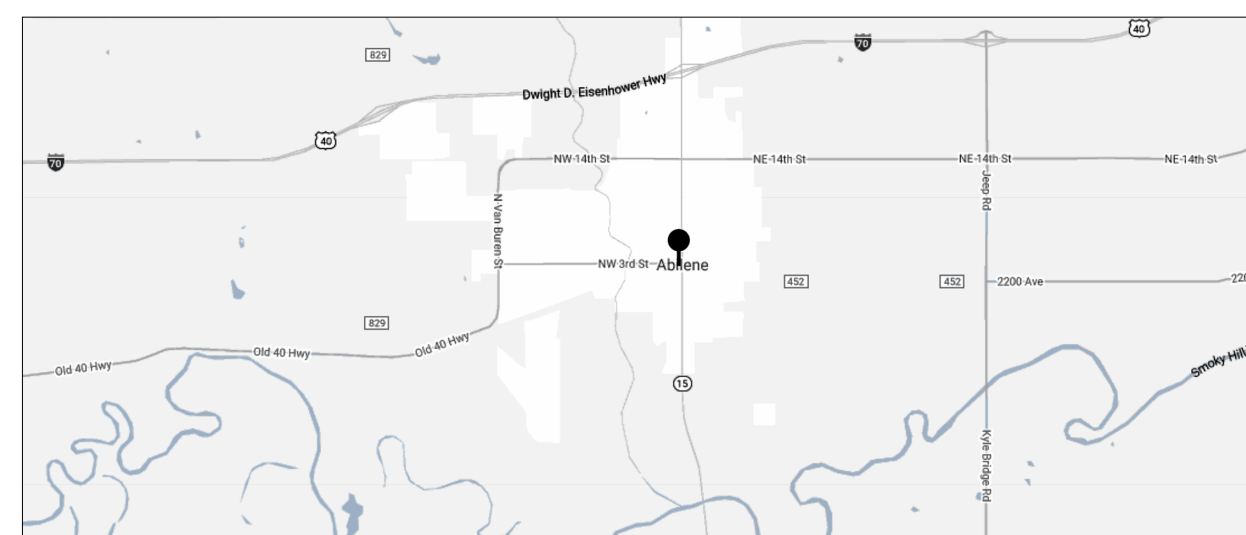
JOHN KOLLHOFF  
 109/111/113 NW 3RD ST. ABILENE, KS  
 22.50



LOCATION MAP



VICINITY MAP



## SHEET INDEX

Sheet Number	Sheet Name
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G202	FIRE RATING INFORMATION
G203	FIRE RATING INFORMATION
G204	FIRE RATING INFORMATION
G205	FIRE RATING INFORMATION
G211	CODE ANALYSIS
G212	GENERAL ACCESSIBILITY REQUIREMENTS
<b>DEMOLITION</b>	
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D101	ARCHITECTURAL DEMOLITION PLAN - MAIN LEVEL
D102	ARCHITECTURAL DEMOLITION PLAN - SECOND LEVEL
D201	DEMOLITION ELEVATIONS
D202	ARCH DEMOLITION ROOF PLAN
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A001	SITE PLAN
A100	ARCHITECTURAL FLOOR PLAN - LOWER LEVEL
A101	ARCHITECTURAL FLOOR PLAN - MAIN LEVEL
A102	ARCHITECTURAL FLOOR PLAN - SECOND LEVEL
A201	EXTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A303	SECTIONS & DETAILS- EXTERIOR
A305	ENLARGED PLANS & DETAILS
A401	ROOF PLAN
A501	DOOR AND WINDOW INFORMATION
A503	DETAILS & WALL SECTIONS
A600	REFLECTED CEILING PLAN - LOWER LEVEL
A601	REFLECTED CEILING PLAN - MAIN LEVEL
A602	REFLECTED CEILING PLAN - SECOND LEVEL
A701	FINISH FLOOR PLAN - MAIN LEVEL
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A704	ENLARGED PLANS & ELEVATIONS
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ME001	COVER SHEET
ME100	SITE PLAN
ME101	UTILITY CALCULATIONS
ME201	LOWER LEVEL FLOOR PLAN - DEMOLITION
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<b>MECHANICAL</b>	
M100	LOWER LEVEL FLOOR PLAN - HVAC
M101	MAIN LEVEL FLOOR PLAN - HVAC
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M103	ROOF PLAN - HVAC
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<b>PLUMBING</b>	
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E201	PANEL SCHEDULES
E202	PANEL SCHEDULES
E301	ELECTRICAL RISER DIAGRAM/ DETAILS
E302	ELECTRICAL RISER DIAGRAM
<b>ELECTRICAL</b>	
E100	LOWER LEVEL FLOOR PLAN - ELECTRICAL
E101	MAIN LEVEL FLOOR PLAN - ELECTRICAL
E102	SECOND LEVEL FLOOR PLAN - ELECTRICAL

## DESIGN TEAM

### ARCHITECT

TRAVIS WILLSON  
 VERITAS ARCHITECTURE + DESIGN  
 707 N 6TH ST  
 KANSAS CITY, KS 66101  
 913.624.1610

### MEP

ANDY HESS  
 LATIMER SOMMERS ASSOCIATES P.A.  
 3639 SW SUMMERFIELD DRIVE, SUITE A  
 TOPEKA, KS 66614-3474  
 785.233.3232



707 n. 6th street  
 kansas city, ks 66101  
 www.veritas-ad.com  
 913.624.1610  
 consulting engineer.

PROGRESS SET ONLY

NOT FOR  
 CONSTRUCTION  
 RECORDING PURPOSES,  
 OR IMPLEMENTATION

HISTORIC RENOVATION

JOHN KOLLHOFF

109/111/113 NW 3RD ST. ABILENE, KS

## REVISIONS

No.	Description	Date

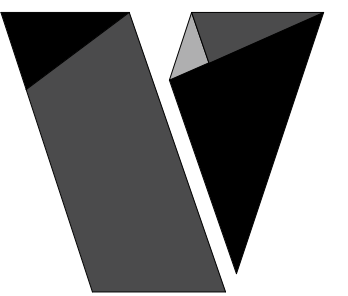
sheet issue date:  
 12/07/23

project no.:  
 22.50

sheet contents:  
 TITLE SHEET

sheet no.:

G101



veritas  
architecture + design

707 n. 6th street  
kansas city, ks 66101  
www.veritas-ad.com  
913.624.1610

consulting engineer:

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REVISIONS

No. Description Date

sheet issue date:  
12/07/23

project no.:  
22.50

sheet contents:  
ARCHITECTURAL  
DEMOLITION PLAN -  
LOWER LEVEL

sheet no.:

D100

lower level demolition notes

#	NOTE TEXT
1	REMOVE EXISTING WALL, DOOR/OPENING, & FRAME AS INDICATED
5	REMOVE EXISTING FLOOR AS REQUIRED FOR NEW ELEVATOR

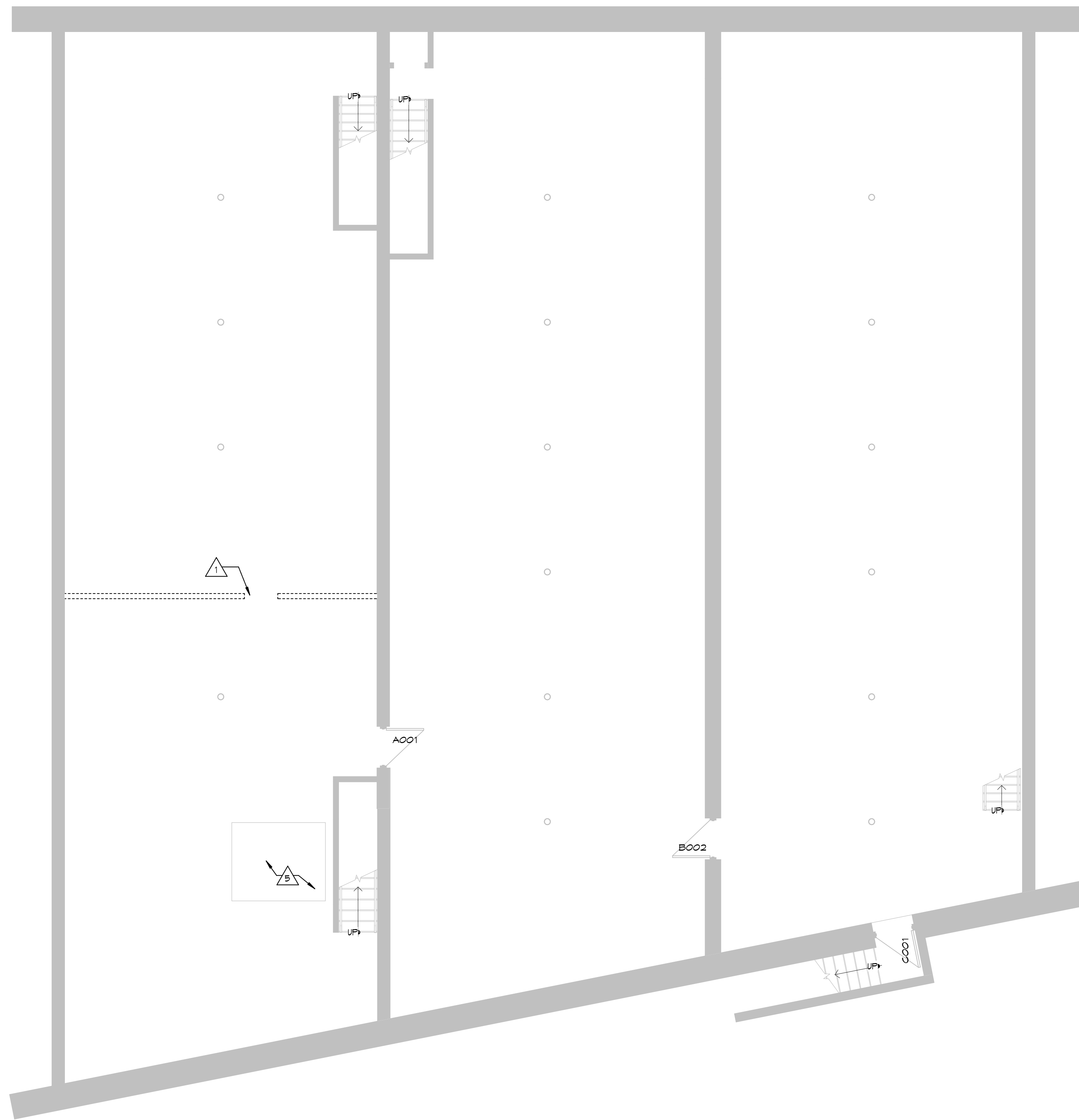
- APPLICABLE TO ENTIRE PLAN:
- A. REFER TO MEP DRAWINGS FOR EXTENT OF REMOVAL OF EXISTING MEP SYSTEMS.
  - B. CLEAN AND REMOVE ALL DEBRIS.
  - C. REMOVE ANY STANDING WATER.
  - D. CLEAN AND REMOVE DIRT AS APPLICABLE TO EXPOSE EXISTING FLOOR.
  - E. REMOVE MOLD FROM ALL AREAS.
  - F. EXISTING STRUCTURE TO REMAIN, UNO.

demo plan legend

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	KEYNOTE, RE: DEMO KEYNOTES

demolition general notes

- A. ITEMS TO BE DEMOLISHED ARE SHOWN W/ A DASHED / HIDDEN LINE, RE: DEMO PLAN LEGEND FOR ADDITIONAL INFO.
- B. DEMO, CLEAN AND PREPARE AS REQUIRED TO ACCOMPLISH WORK INDICATED IN THESE DRAWINGS. ALL REQUIRED DEMOLITION WORK SHALL BE INCLUDED IN THE BASE BID PACKAGE.
- C. DEMOLISH ALL UNUSED AND ABANDONED PIPING, EQUIP, FLOOR, WALL AND CEILING MOUNTED DEVICES ASSOCIATED W/ DECOMMISSIONED MEPPF SYSTEMS ABOVE AND BELOW CEILINGS AND BACK TO SOURCE ON ALL BUILDING LEVELS (WHETHER INDICATED OR NOT INDICATED ON DRAWINGS).
- D. DEMOLISHED OR WASTE MATERIALS ARE NOT TO BE DISPOSED OF BY BURNING, WHETHER ON SITE OR OFF SITE.
- E. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMO ACTIVITIES TO ACCUMULATE ON JOB SITE. REMOVE DAILY.
- F. PROVIDE TEMPORARY CONSTRUCTION BARRICADES AS REQUIRED FOR DEMOLITION.
- G. VERIFY AND COORDINATE ALL FIELD CONDITIONS AS REQUIRED BY THE NEW WORK PRIOR TO CONSTRUCTION.
- H. GC SHALL MAINTAIN STRUCTURAL STABILITY OF EXISTING STRUCTURE DURING DEMOLITION WHICH MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO, SHORING, TEMP PILING AND BRACING AS REQUIRED. ALL SHORING / BRACING IS MEANS AND METHODS & IS SOLELY THE RESPONSIBILITY OF THE GC.
- I. MAINTAIN ADEQUATE INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY ALARMS, ETC. FOR ALL OR PART OF ITEMS TO REMAIN.
- J. DEMO ALL MEPPF COMPONENTS WHEN IN CONFLICT W/ NEW LAYOUT. NOTIFY ARCHITECT IN ADVANCE OF ANY ISSUES.
- K. ALL BRICK INDICATED WITHIN AREAS TO BE DEMOLISHED IS TO BE SALVAGED, CLEANED, PREPPED FOR USAGE, AND STORED ON SITE FOR USE IN FUTURE PHASES.
- L. ALL AREAS OF DAMAGED / SPALLED BRICK OR BLOCK (WHETHER SPECIFICALLY INDICATED OR NOT) SHALL BE REPLACED TO MATCH EXISTING IN KIND. REPLACEMENT BRICKS OR BLOCK SHALL COME FROM SALVAGED STOCK. FULL BRICKS OR BLOCKS ONLY - NO CUT UNITS. ALL REPAIRS SHALL BE KEYED IN. AREAS TO BE IDENTIFIED BY GC PRIOR TO DEMOLITION.
- M. GROUT SHALL BE REPLACED WHERE DAMAGED OR MISSING. GROUT MAKE-UP, COLOR AND TUCKPOINT TO MATCH EXISTING.
- N. THE DEMOLITION DRAWINGS ARE TO BE USED IN CONJUNCTION W/ THE COMPLETE ARCHITECTURAL AND MEPPF DRAWINGS FOR COORDINATION AND IDENTIFICATION OF ADDITIONAL DEMOLITION SCOPE NOT INDICATED ON THIS DRAWING.



1 demolition floor plan - lower level  
3/16" = 1'-0"



main level demolition notes

- | #  | NOTE TEXT  |
|----|--|
| 1  | REMOVE EXISTING WALL, DOOR, & FRAME AS INDICATED   |
| 2  | REMOVE EXISTING STAIRS & WALL AS INDICATED. FLOOR OPENING TO BE INFILLED, RE: ARCHITECTURAL.   |
| 3  | REMOVE EXISTING STOREFRONT, WINDOWS, & DOORS BACK TO OVERALL MASONRY OPENING ABOVE TRANSOM. WINDOW SIGNAGE, SHADING DEVICES, ARE TO BE REMOVED ALSO. STRUCTURAL ITEMS TO REMAIN.   |
| 4  | REMOVE EXISTING BATHROOM FIXTURES, CAP &/OR REMOVE PIPING AS REQUIRED. COORDINATE WITH NEW CONSTRUCTION & MEP DEMO PLANS.  |
| 5  | REMOVE ANY EXISTING FURNITURE, FIXTURES, & EQUIPMENT, INCLUDING CABINETRY (BOTH BUILT-IN & FREESTANDING), DISPLAY WALLS, & ITEMS ASSOCIATED WITH SECURITY SYSTEM(S). COORDINATE WITH OWNER IF ANY OF THESE ITEMS ARE TO BE SALVAGED PRIOR TO REMOVAL.  |
| 10 | PREPARE TO INFILL EXISTING OPENINGS. REMOVE ANY FRAMING PROTRUDING FROM FINISHED FACE OF EXISTING WALLS. REMOVE ANY THRESHOLDS ALONG FLOOR OR OTHER ELEMENTS AS REQUIRED TO ALLOW FOR FINISHED FACE OF NEW INFILL WALL TO ALIGN WITH FINISHED FACE OF EXISTING WALLS TO REMAIN. RE: ARCHITECTURAL. |
| 11 | REMOVE EXISTING FLOOR AS REQUIRED FOR NEW ELEVATOR.  |
| 12 | REMOVE EXISTING NON-COMPLIANT PIPE-STYLE RAILING. PROVIDE TEMPORARY FALL PROTECTION AROUND EXTERIOR STAIR THROUGHOUT DEMOLITION & NEW CONSTRUCTION. NEW 42" TALL (ABOVE GRADE) GUARD IS TO BE INSTALLED AT THIS SAME LOCATION.   |
| 13 | REMOVE EXISTING COLUMNS & ADDITIONAL STRUCTURAL FRAMING THAT IS SUPPORTING THE MEZZANINE LEVEL AFTER ALL OTHER DEMOLITION ASSOCIATED WITH THAT LEVEL HAS BEEN COMPLETED.   |
| 14 | REMOVE EXISTING FLOOR AS REQUIRED FOR CONSTRUCTION OF NEW ENTRY & EXTERIOR PAVING  |
| 15 | REMOVE EXISTING FLOOR, DOOR THRESHOLD, & STEP AT ENTRY AS REQUIRED FOR CONSTRUCTION OF NEW ACCESSIBLE ENTRY. EXTERIOR PAVEMENT REMOVAL/REWORK IS TO BE AVOIDED OR LIMITED IF CONDITIONS ALLOW.   |
| 16 | REMOVE EXISTING FLOOR AS REQUIRED FOR CONSTRUCTION OF NEW CHASE. RE: ARCHITECTURAL PLANS FOR ADDITIONAL INFO.  |

- APPLICABLE TO ENTIRE PLAN:
- A. REFER TO MEP DRAWINGS FOR EXTENT OF REMOVAL OF EXISTING MEP SYSTEMS.
- B. REMOVE ALL EXISTING CARPET, TILE, & FLOOR COVERINGS TO EXISTING HARDWOOD FLOOR BELOW. WOOD FLOORS ARE TO BE INSPECTED, WITH REPAIRS MADE AS NEEDED.
- a. THE INTENT IS TO RE-FINISH FLOORING THAT CAN BE ADEQUATELY REPAIRED.
- b. AS AN ALTERNATIVE TO RE-FINISHING, FLOORING IS TO BE MADE READY FOR USE AS SUBFLOOR FOR NEW FLOOR MATERIALS SHOWN/NOTED ON A700 SERIES SHEETS.
- C. REMOVE SUSPENDED (INCLUDING GRID & TILES) AND APPLIED CEILINGS.
- a. ALLOW OWNER/ARCHITECT INSPECTION OF EXISTING METAL CEILING IN PLACE PRIOR TO REMOVING ANY METAL.

mezzanine level demolition notes

- | # | NOTE TEXT   |
|---|---|
| 1 | REMOVE EXISTING WALL, DOOR, & FRAME AS INDICATED  |
| 2 | REMOVE EXISTING STAIRS & WALL AS INDICATED. FLOOR OPENING TO BE INFILLED, RE: ARCHITECTURAL.  |
| 3 | REMOVE EXISTING WALLS, CEILINGS, & FLOORS AT MEZZANINE LEVEL.   |
| 4 | REMOVE EXISTING COLUMNS & ADDITIONAL STRUCTURAL FRAMING THAT IS SUPPORTING THE MEZZANINE LEVEL AFTER ALL OTHER DEMOLITION ASSOCIATED WITH THAT LEVEL HAS BEEN COMPLETED.  |
| 5 | REMOVE ANY EXISTING FURNITURE, FIXTURES, & EQUIPMENT, INCLUDING CABINETRY (BOTH BUILT-IN & FREESTANDING), DISPLAY WALLS, & ITEMS ASSOCIATED WITH SECURITY SYSTEM(S). COORDINATE WITH OWNER IF ANY OF THESE ITEMS ARE TO BE SALVAGED PRIOR TO REMOVAL. |

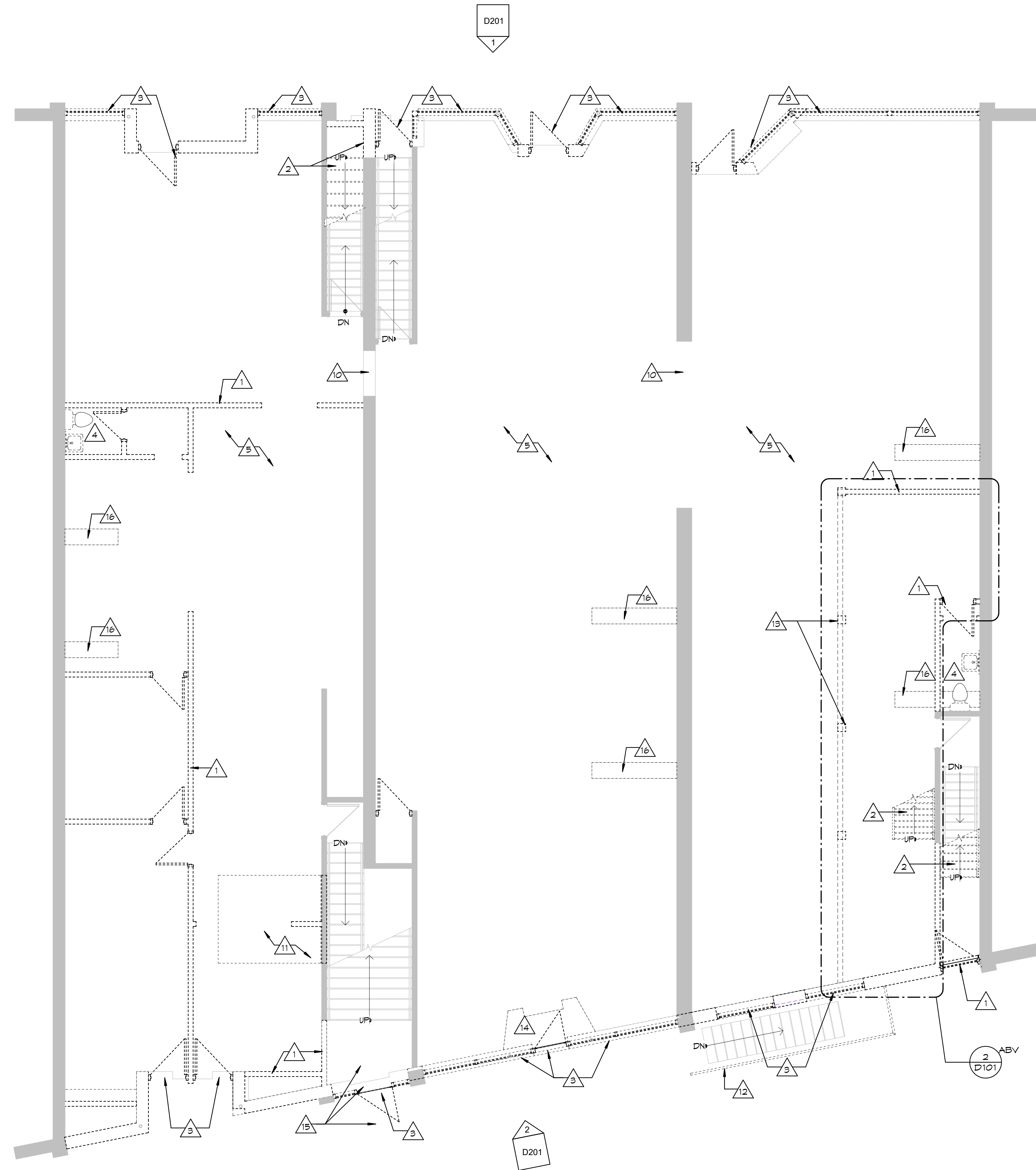
- APPLICABLE TO ENTIRE PLAN:
- A. REFER TO MEP DRAWINGS FOR EXTENT OF REMOVAL OF EXISTING MEP SYSTEMS.
- B. REMOVE ALL EXISTING CARPET, TILE, & FLOOR COVERINGS TO EXISTING HARDWOOD FLOOR BELOW.
- C. REMOVE CEILING GRID & TILES
- D. REMOVE MOLD FROM ALL AREAS.
- E. EXISTING STRUCTURE TO REMAIN, UNO.

demo plan legend

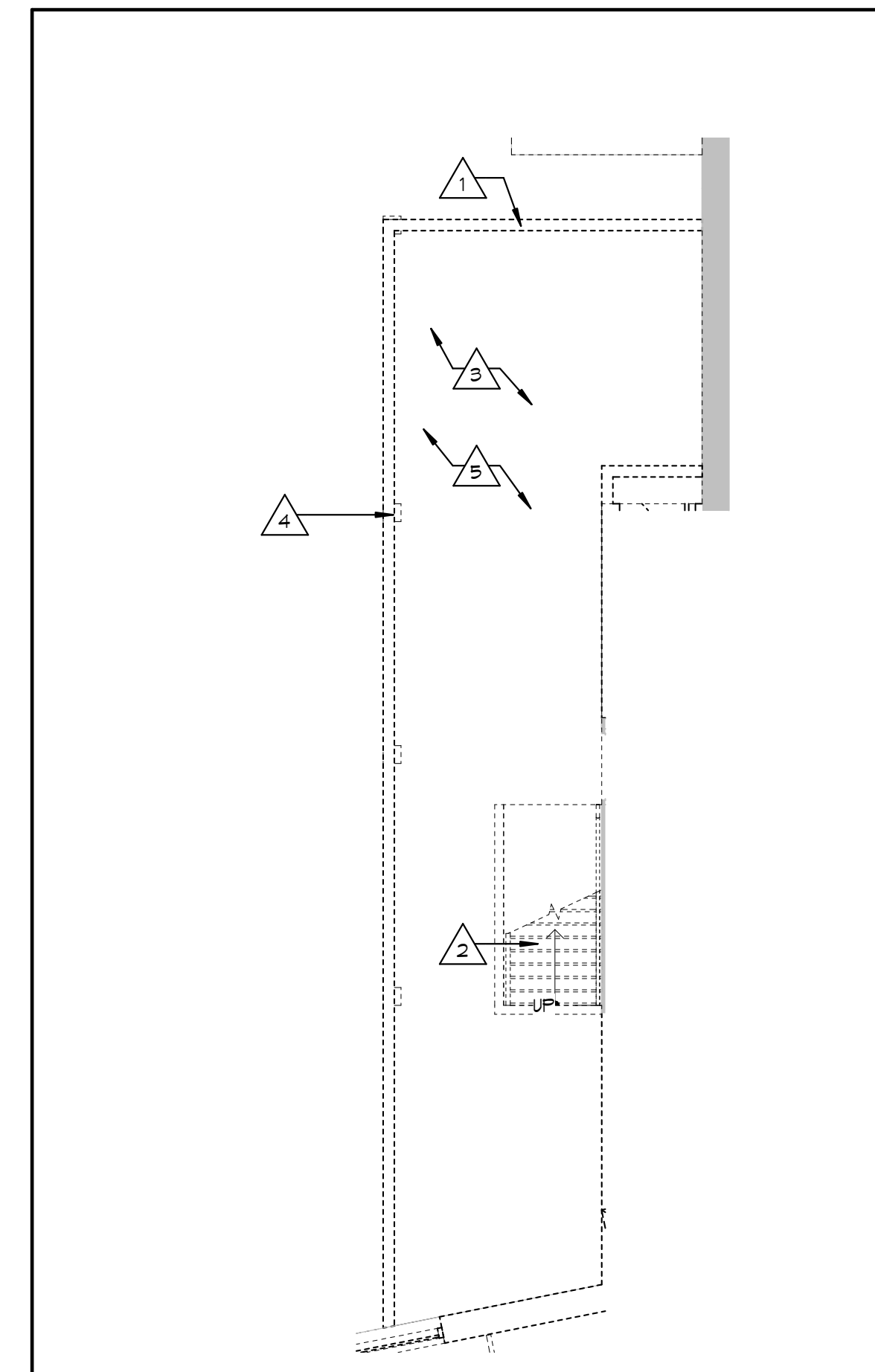
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	KEYNOTE, RE: DEMO KEYNOTES

demolition general notes

- ITEMS TO BE DEMOLISHED ARE SHOWN W/ A DASHED / HIDDEN LINE. RE: DEMO PLAN LEGEND FOR ADDITIONAL INFO.
- DEMO, CLEAN AND PREPARE AS REQUIRED TO ACCOMPLISH WORK INDICATED IN THESE DRAWINGS. ALL REQUIRED DEMOLITION WORK SHALL BE INCLUDED IN THE BASE BID PACKAGE.
- DEMOLISH ALL UNUSED AND ABANDONED PIPING, EQUIP, FLOOR, WALL AND CEILING MOUNTED DEVICES ASSOCIATED W/ DECOMMISSIONED MEPPF SYSTEMS ABOVE AND BELOW CEILINGS AND BACK TO SOURCE ON ALL BUILDING LEVELS (WHETHER INDICATED OR NOT INDICATED ON DRAWINGS).
- DEMOLISHED OR WASTE MATERIALS ARE NOT TO BE DISPOSED OF BY BURNING, WHETHER ON SITE OR OFF SITE.
- DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMO ACTIVITIES TO ACCUMULATE ON JOB SITE. REMOVE DAILY.
- PROVIDE TEMPORARY CONSTRUCTION BARRICADES AS REQUIRED FOR DEMOLITION.
- VERIFY AND COORDINATE ALL FIELD CONDITIONS AS REQUIRED BY THE NEW WORK PRIOR TO CONSTRUCTION.
- GC SHALL MAINTAIN STRUCTURAL STABILITY OF EXISTING STRUCTURE DURING DEMOLITION WHICH MAY INCLUDE, BUT IS NOT NECESSARILY LIMITED TO, SHORING, TEMP PILING AND BRACING AS REQUIRED. ALL SHORING / BRACING IS MEANS AND METHODS & IS SOLELY THE RESPONSIBILITY OF THE GC.
- MAINTAIN ADEQUATE INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY ALARMS, ETC. FOR ALL OR PART OF ITEMS TO REMAIN.
- DEMO ALL MEPPF COMPONENTS WHEN IN CONFLICT W/ NEW LAYOUT. NOTIFY ARCHITECT IN ADVANCE OF ANY ISSUES.
- ALL BRICK INDICATED WITHIN AREAS TO BE DEMOLISHED IS TO BE SALVAGED, CLEANED, PREPPED FOR USAGE, AND STORED ON SITE FOR USE IN FUTURE PHASES.
- ALL AREAS OF DAMAGED / SPALLED BRICK OR BLOCK (WHETHER SPECIFICALLY INDICATED OR NOT) SHALL BE REPLACED TO MATCH EXISTING IN KIND. REPLACEMENT BRICKS OR BLOCK SHALL COME FROM SALVAGED STOCK. FULL BRICKS OR BLOCKS ONLY - NO CUT UNITS. ALL REPAIRS SHALL BE KEYED IN AREAS TO BE IDENTIFIED BY GC PRIOR TO DEMOLITION.
- GROUT SHALL BE REPLACED WHERE DAMAGED OR MISSING. GROUT MAKE-UP, COLOR AND TUCKPOINT TO MATCH EXISTING.
- THE DEMOLITION DRAWINGS ARE TO BE USED IN CONJUNCTION W/ THE COMPLETE ARCHITECTURAL AND MEPPF DRAWINGS FOR COORDINATION AND IDENTIFICATION OF ADDITIONAL DEMOLITION SCOPE NOT INDICATED ON THIS DRAWING.



1 demolition floor plan - main level  
3/16" = 1'-0"



2 demolition floor plan - mezzanine level  
3/16" = 1'-0"








second level demolition notes

- # NOTE TEXT
- 1 REMOVE EXISTING WALL, DOOR, & FRAME AS INDICATED
- 2 REMOVE EXISTING STAIRS & WALL AS INDICATED. FLOOR OPENING TO BE FILLED, RE: ARCHITECTURAL.
- 3 REMOVE PORTION OF MASONRY WALL TO HEIGHT OF 8'-0". INSTALL NEW LINTEL TO PROVIDE SUPPORT FOR EXISTING BRICK WALL ABOVE OPENING
- 4 REMOVE EXISTING BATHROOM FIXTURES, CAP & OR REMOVE PIPING AS REQUIRED. COORDINATE WITH NEW CONSTRUCTION & MEP DEMO PLANS.
- 5 REMOVE ANY EXISTING FURNITURE, FIXTURES, & EQUIPMENT, INCLUDING CABINETRY (BOTH BUILT-IN & FREESTANDING), DISPLAY WALLS, & ITEMS ASSOCIATED WITH SECURITY SYSTEM(S). COORDINATE WITH OWNER IF ANY OF THESE ITEMS ARE TO BE SALVAGED PRIOR TO REMOVAL.
- 6 COORDINATE EXTENT OF DEMO WITH LOCATION & WIDTH OF PROPOSED CORRIDOR. THE CENTERLINE OF THIS PROPOSED CORRIDOR IS SHOWN HERE WITH DIMENSIONS FROM CL PROVIDED FOR REFERENCE.
- 7 FIELD VERIFY CONDITIONS OF EXISTING STRUCTURE. PROVIDE ADEQUATE SUPPORT PRIOR TO REMOVAL OF ANY COMPONENTS THAT ARE PROVIDING STRUCTURAL SUPPORT.
- 8 EXISTING DOOR, FRAME, TRANSOM, & TRIM TO REMAIN. DOOR IS TO BE PERMANENTLY CLOSED WITH NEW WALL, RE: ARCHITECTURAL.
- 9 REMOVE PORTION OF PLASTER/ STUD WALL AS REQUIRED FOR NEW DOOR/ FRAME.
- 10 EXISTING DOOR & FRAME TO REMAIN. CLERESTORY PANELS ABOVE DOORS ARE TO REMAIN. ANY OPERABLE WINDOWS/PANELS ARE TO BE FIXED SO THAT THEY ARE NO LONGER OPERABLE. GLASS IS TO BE REPLACED IF DAMAGED.
- 11 REMOVE EXISTING FLOOR AS REQUIRED FOR NEW ELEVATOR.
- 12 REMOVE EXISTING FLOOR AS REQUIRED FOR NEW CHASE, TYPICAL FOR FOR HATCHED AREAS, UNO.
- 13 REMOVE EXISTING COMPONENTS ASSOCIATED WITH ATTIC/ ROOF ACCESS ABOVE (AFTER NEW ROOF ACCESS HATCH & LADDER CONSTRUCTION HAS BEEN COMPLETED). REMOVE ANY DEBRIS & ANY DAMAGED MATERIALS VISIBLE ON THE SECOND LEVEL & THROUGHOUT THE ATTIC.
- 14 REMOVE RAISED FLOOR AT BATHROOM (INCLUDING ANY ADJACENT STEPS UP TO IT). FIELD VERIFY EXISTING CONDITIONS UNDER RAISED FLOOR & REPORT TO DESIGN TEAM ANY ITEMS THAT MAY IMPACT THE PROPOSED NEW SCOPE.
- 15 DEMO EXISTING HALF HEIGHT WALL TO FLOOR LEVEL TO ALLOW CONSTRUCTION OF NEW FULL HEIGHT WALL.

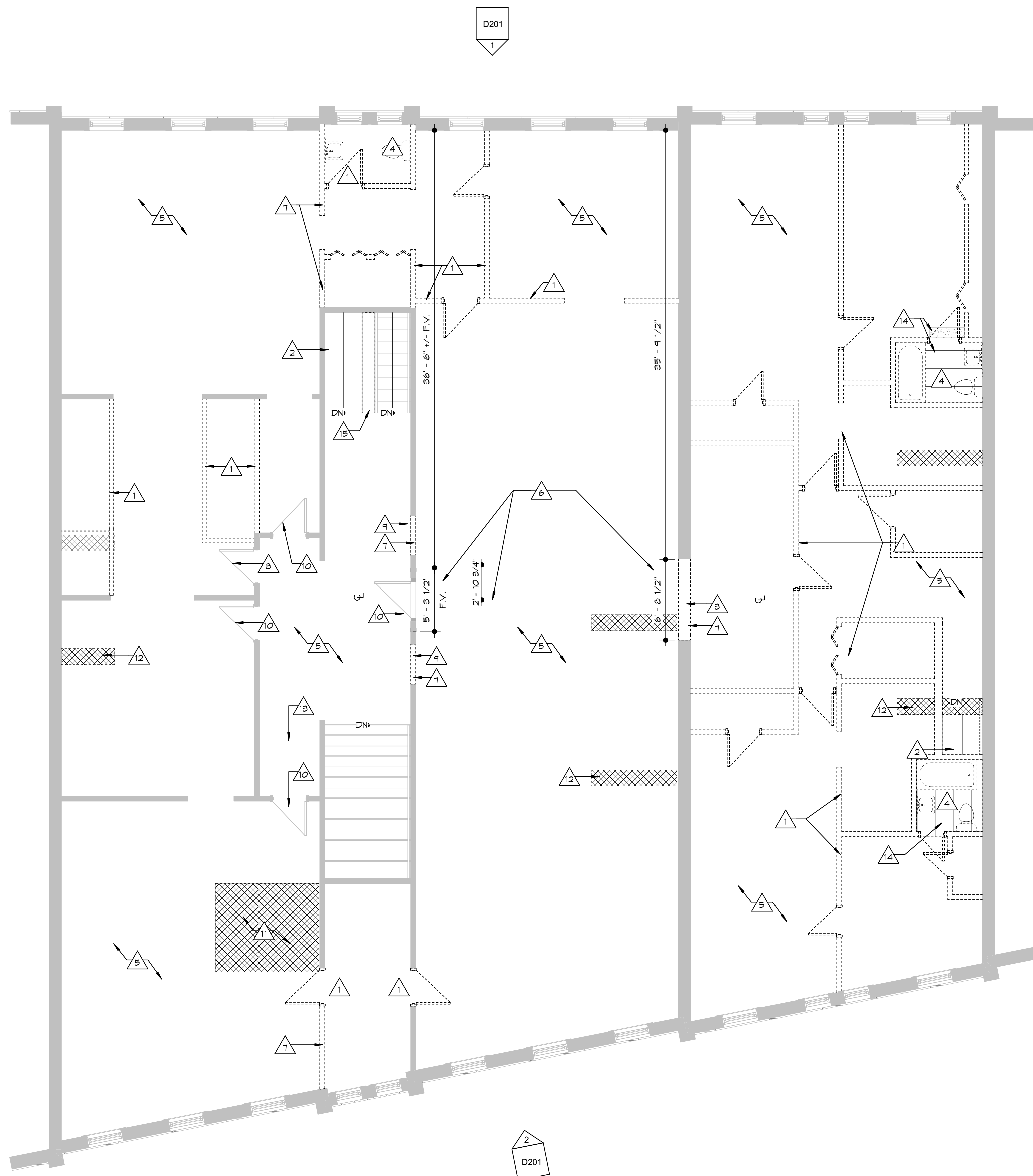
- APPLICABLE TO ENTIRE PLAN:
- A. REFER TO MEP DRAWINGS FOR EXTENT OF REMOVAL OF EXISTING MEP SYSTEMS.
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    - a. THE INTENT IS TO RE-FINISH FLOORING THAT CAN BE ADEQUATELY REPAIRED.
    - b. AS AN ALTERNATIVE TO RE-FINISHING, FLOORING IS TO BE MADE READY FOR USE AS SUBFLOOR FOR NEW FLOOR MATERIALS SHOWN/NOTED ON A100 SERIES SHEETS.
  - C. REMOVE ALL EXISTING CARPET, TILE, & FLOOR COVERINGS TO EXISTING HARDWOOD FLOOR BELOW.
  - D. REMOVE CEILING GRID & TILES.
  - E. EXISTING WOOD TRIM IS TO BE LEFT IN PLACE TO THE GREATEST EXTENT POSSIBLE.
    - a. ON WALLS TO BE DEMOLISHED, EXISTING WOOD TRIM IS TO BE INSPECTED, REPAIRED IF POSSIBLE, & SALVAGED FOR REUSE.

demo plan legend

	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	KEYNOTE, RE: DEMO KEYNOTES

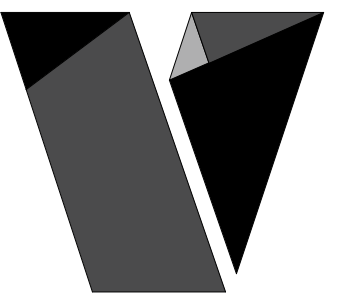
demolition general notes

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- E. DO NOT ALLOW MATERIALS AND DEBRIS GENERATED BY DEMO ACTIVITIES TO ACCUMULATE ON JOB SITE. REMOVE DAILY.
- F. PROVIDE TEMPORARY CONSTRUCTION BARRICADES AS REQUIRED FOR DEMOLITION.
- G. VERIFY AND COORDINATE ALL FIELD CONDITIONS AS REQUIRED BY THE NEW WORK PRIOR TO CONSTRUCTION.
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- I. MAINTAIN ADEQUATE INSULATION, WATERPROOFING, EMERGENCY LIGHTING, SECURITY ALARMS, ETC. FOR ALL OR PART OF ITEMS TO REMAIN.
- J. DEMO ALL MEPPF COMPONENTS WHEN IN CONFLICT W/ NEW LAYOUT. NOTIFY ARCHITECT IN ADVANCE OF ANY ISSUES.
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- M. GROUT SHALL BE REPLACED WHERE DAMAGED OR MISSING. GROUT MAKE-UP, COLOR AND TUCKPOINT TO MATCH EXISTING.
- N. THE DEMOLITION DRAWINGS ARE TO BE USED IN CONJUNCTION W/ THE COMPLETE ARCHITECTURAL AND MEPPF DRAWINGS FOR COORDINATION AND IDENTIFICATION OF ADDITIONAL DEMOLITION SCOPE NOT INDICATED ON THIS DRAWING.



1 demolition floor plan - second level  
3/16" = 1'-0"





veritas  
architecture + design

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HISTORIC RENOVATION

JOHN KOLLHOFF

109/111/113 NW 3RD ST. ABILENE, KS

REVISIONS  
No. Description Date

sheet issue date:  
12/07/23

project no.:  
22.50

sheet contents:  
DEMOLITION  
ELEVATIONS

sheet no.:

D201

demolition notes - exterior

DEMOLITION NOTES THAT APPLY TO ENTIRE PLAN:  
A. REFER TO MEP DRAWINGS FOR EXTENT OF REMOVAL OF EXISTING MEP SYSTEMS.  
B. REMOVE ALL EXISTING CARPET & TILE FLOOR COVERINGS TO EXISTING HARDWOOD FLOOR BELOW.  
C. REMOVE CAULK IN EXISTING MORTAR JOINTS ON FACADE.

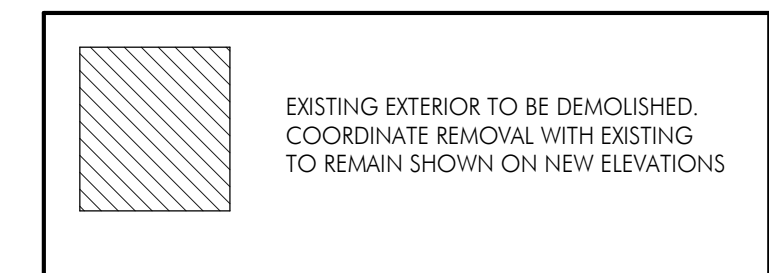
- | NUMBER | NOTE TEXT  |
|--------|--|
| 1      | REMOVE EXISTING STOREFRONT, WINDOWS, & DOORS BACK TO OVERALL MASONRY OPENING ABOVE TRANSOM. STRUCTURAL ITEMS TO REMAIN.  |
| 2      | EXISTING GUTTERS, SCUPPERS, & DOWNSPOUTS ARE TO REMAIN.  |
| 3      | EXISTING TRENCH DRAINS TO REMAIN. EVALUATE CONDITIONS & CAPACITY OF EXISTING DRAINS & REPORT ANY ISSUES TO DESIGN TEAM.  |
| 4      | EXISTING HISTORIC BUILDING PLAQUE TO BE CAREFULLY REMOVED FROM WOOD COLUMN & SALVAGED. PLAQUE IS TO BE REINSTALLED ON NEW COLUMN.  |
| 5      | DEMO TO EXISTING STEEL STOREFRONT BEAM (TYPICAL FOR ALL HATCHED AREAS). FIELD VERIFY EXISTING CONDITIONS & REPORT TO DESIGN TEAM.  |
| 6      | REMOVE EXISTING FLOOR, DOOR THRESHOLD, & STEP AT ENTRY AS REQUIRED FOR CONSTRUCTION OF NEW ACCESSIBLE ENTRY. EXTERIOR PAVEMENT REMOVAL/REWORK IS TO BE AVOIDED OR LIMITED IF CONDITIONS ALLOW.   |
| 7      | EXISTING ELECTRICAL SERVICE ENTRANCE. ANY/ALL ELECTRICAL COMPONENTS THAT ARE NO LONGER WORKING, CODE COMPLIANT, OR THAT MAY CREATE AN UNSAFE CONDITION ARE TO BE REMOVED. RE: ELECTRICAL DRAWINGS FOR PROPOSED NEW LOCATION. COORDINATE & CONFIRM LOCATION WITH UTILITY COMPANY. |
| 8      | REMOVE EXISTING NON-COMPLIANT PIPE-STYLE RAILING. PROVIDE TEMPORARY FALL PROTECTION AROUND EXTERIOR STAIR THROUGHOUT DEMOLITION & NEW CONSTRUCTION. NEW 42" TALL (ABOVE GRADE) GUARD IS TO BE INSTALLED AT THIS SAME LOCATION.   |
| 9      | REMOVE PORTION OF EXISTING WALL TO ALLOW INSTALLATION OF NEW EXTERIOR TRIM/ COPING. NEW TRIM IS TO MATCH EXISTING IN SIZE, SHAPE, COLOR, ETC. (THE INTENT IS TO CREATE A SYMMETRICAL FINISHED APPEARANCE AROUND ENTRY).  |
| 10     | EXISTING UNIT & ASSOCIATED SCREEN TO BE REMOVED.   |

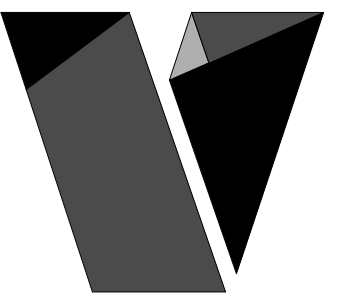


1 north elevation - demolition  
3/16" = 1'-0"



2 south elevation - demolition  
3/16" = 1'-0"





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JOHN KOLLHOFF

109/111/113 NW 3RD ST. ABILENE, KS

REVISIONS

No. Description Date

sheet issue date:  
12/07/23

project no.:  
22.50

sheet contents:  
ARCH DEMOLITION  
ROOF PLAN

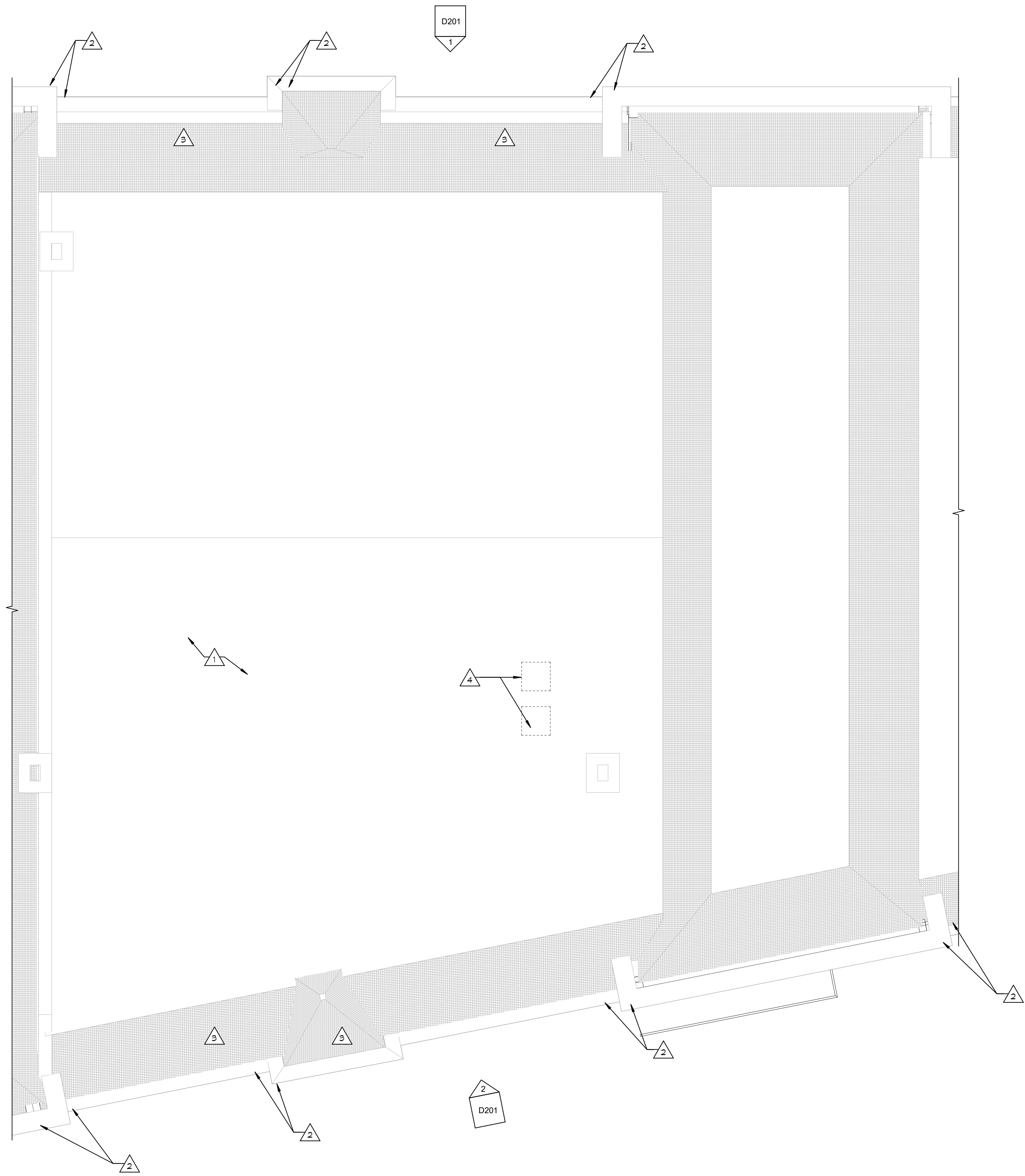
sheet no.:

D202

demolition notes - roof

DEMOLITION NOTES THAT APPLY TO ENTIRE PLAN:  
A. REFER TO MEP DRAWINGS FOR EXTENT OF REMOVAL OF  
EXISTING MEP SYSTEMS.

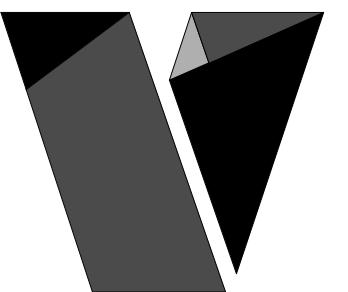
NUMBER	NOTE TEXT
1	REMOVE EXISTING ROOF DOWN TO DECK AND PREP FOR NEW ROOF FINISH. REF ARCH.
2	EXISTING GUTTERS, SCUPERS, & DOWNSPOUTS ARE TO REMAIN.
3	REMOVE ANY DAMAGED ROOFING TO DECKING. REPAIR ANY DAMAGED SHEATHING/ SUBSTRATE WHERE REQUIRED. INSTALL NEW SHINGLES THAT MATCH THE APPEARANCE OF THE EXISTING ROOF.
4	EXISTING UNITS TO BE REMOVED. CONFIRM UNITS SERVE AREA WITHIN THE SCOPE OF THIS PROJECT. AFTER THIS HAS BEEN CONFIRMED, COORDINATE WITH OWNER IF UNITS ARE TO BE SALVAGED.



1 demolition roof plan  
3/16" = 1'-0"



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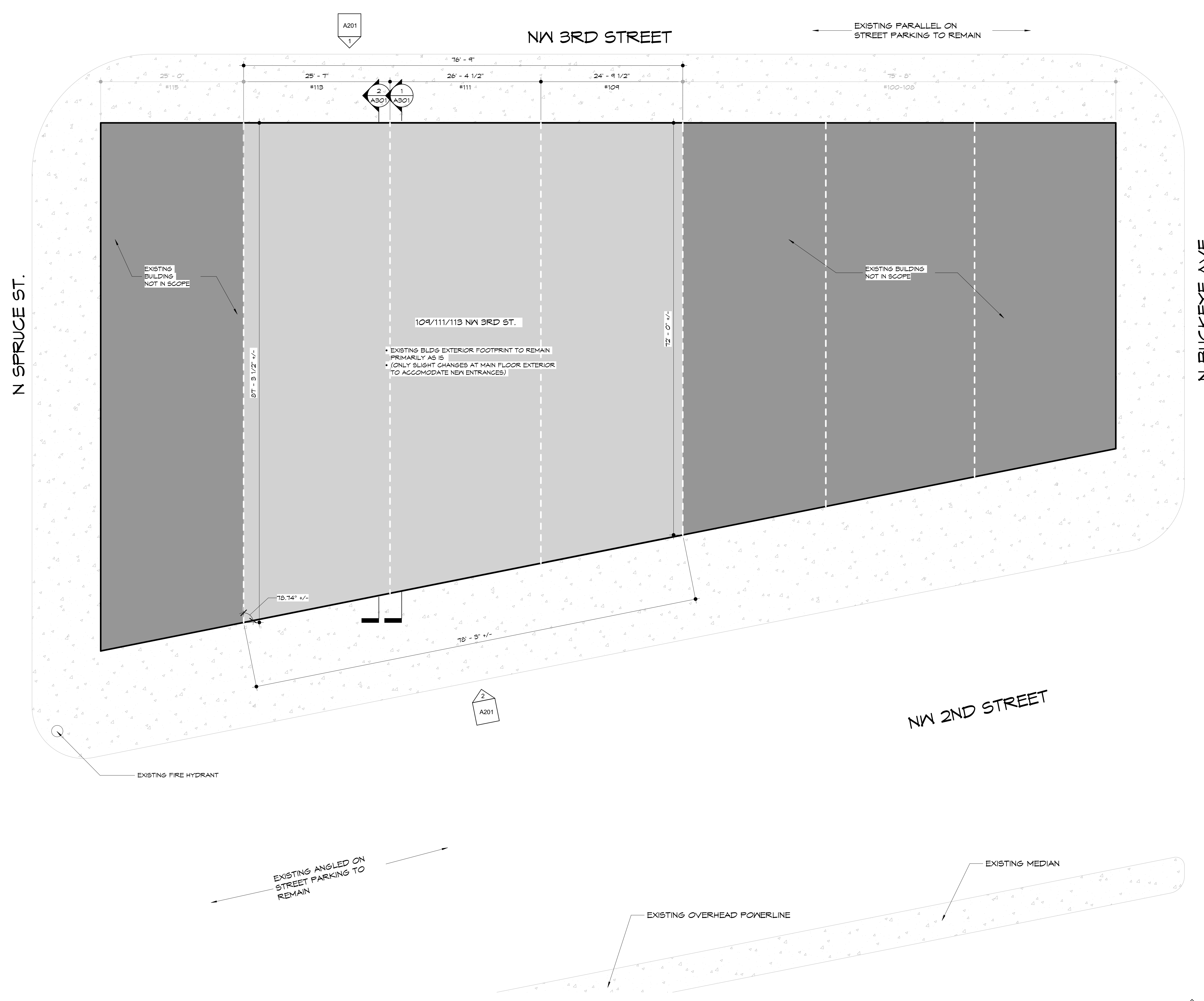
sheet contents:  
SITE PLAN

sheet no.:

A001

site general notes

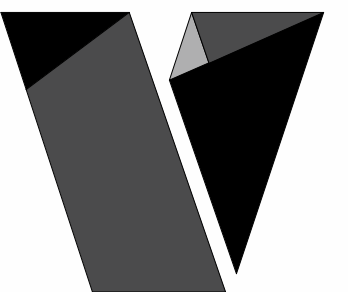
1. CONTRACTOR TO REMOVE TRASH AND DEBRIS FROM SITE PRIOR TO START OF EXCAVATION.
2. CONTRACTOR TO CUT ROUGH GRADE TO 4" BELOW FINAL FLATWORK.
3. CONTRACTOR TO LOCATE DEBRIS AND CONCRETE PIECES TO DESIGNATED LOCATION ON/NEAR SITE.
4. FINAL GRADE TO BE FITTED AWAY FROM FOUNDATION 6" IN 10' UNLESS NOTED OTHERWISE.
5. EXISTING EXTERIOR PAVEMENT TO REMAIN TO THE GREATEST EXTENT POSSIBLE.
6. EXISTING BUILDING ROOF DRAINAGE SYSTEM IS TO REMAIN IN PLACE. VERIFY THAT ALL COMPONENTS ARE OPERATING EFFECTIVELY TO PREVENT WATER ACCUMULATION ON OR ADJACENT TO THE SITE.
7. EXTERIOR LIGHTING IS TO BE PROVIDED BY THE EXISTING LIGHTPOLES ADJACENT TO THE EXISTING STOREFRONTS.



1 architectural site plan  
1/8" = 1'-0"



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REVISIONS  
No. Description Date

sheet issue date:  
12/07/23

project no.:  
22.50

sheet contents:  
ARCHITECTURAL  
FLOOR PLAN - LOWER  
LEVEL

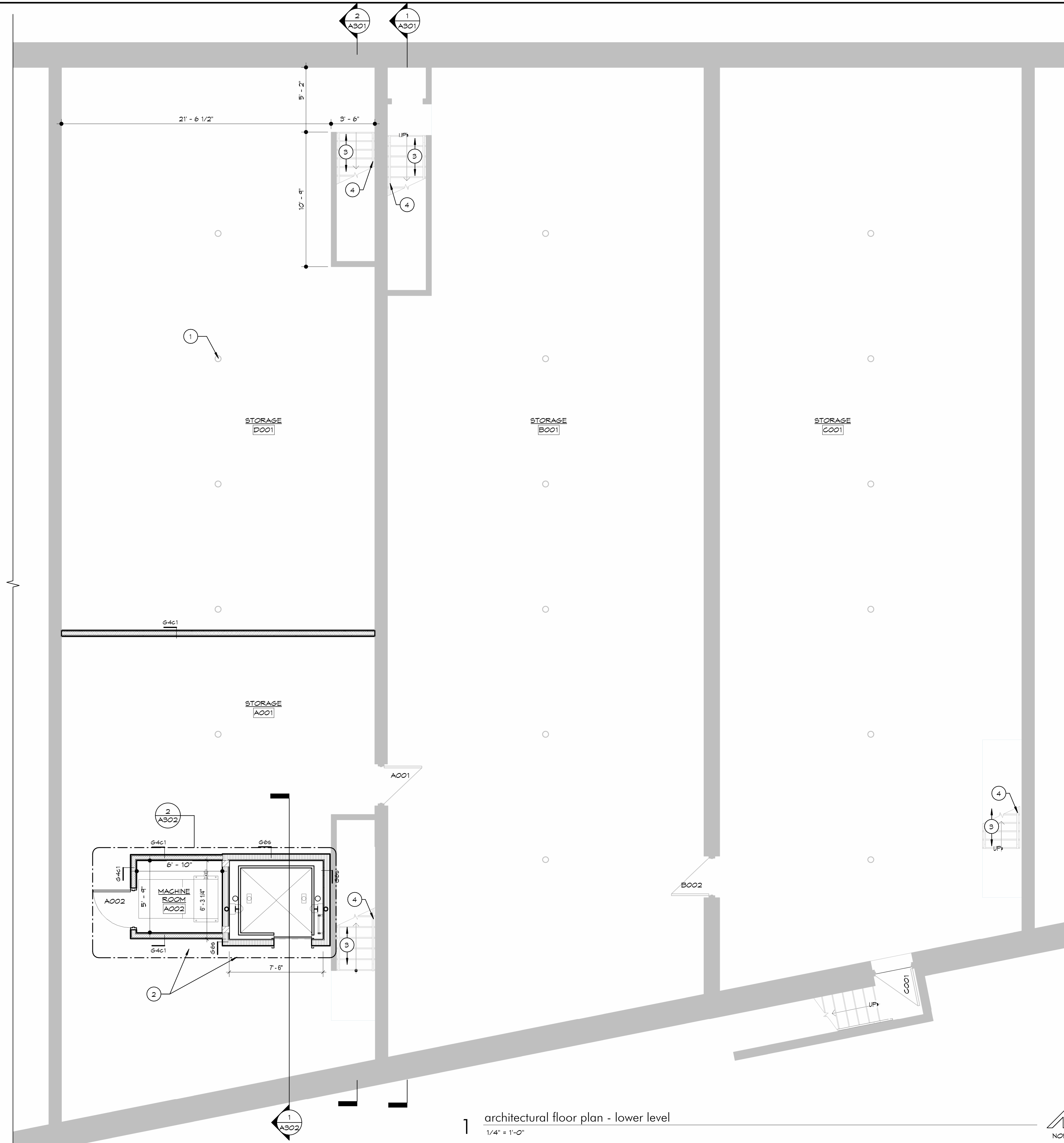
sheet no.:  
A100

lower level plan notes

- # KEYED NOTE
- 1 EXISTING STRUCTURE TO REMAIN, TYP.; STRUCTURAL ELEMENTS ARE SHOWN FOR REFERENCE ONLY; STRUCTURE CANNOT BE FIELD VERIFIED AT TIME OF ISSUE OF THESE DRAWINGS
- 2 PATCH/ REPAIR EXISTING FLOOR WHERE REQUIRED SURROUNDING MACHINE ROOM & ELEVATOR PIT. FLOOR IS TO BE MADE LEVEL AS REQUIRED TO MATCH FINISH FLOOR LEVEL OF EXISTING ADJACENT FLOORING.
- 3 INSPECT & REPAIR STAIRS WHERE REQUIRED. WOOD STAIRS ARE TO BE REFINISHED OR REPAINTED.
- 4 INSTALL SIMPLE WOOD HANDRAILS ON OUTER WALL. RE: DETAILS

general notes

- 1. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, BETWEEN MULTIPLE SPECIFICATION SECTIONS AND/OR BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
- 2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- 3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST REQUIRED VERTICAL AND LATERAL FORCES.
- 4. GENERAL: COORDINATE WITH WORK SHOWN ON DEMOLITION, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- 5. ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE, MASONRY, AND FACE OF STUD UNO.
- 6. PROVIDE WALL BASE AT ALL CABINETS, SHELVING, AND COLUMNS; RE: FINISH SHEETS.
- 7. REFER TO CODE COMPLIANCE PLANS FOR FIRE RATINGS OF PARTITIONS AND SMOKE BARRIER LOCATIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF PARTITIONS AND BARRIERS TO COMPLY WITH RATINGS INDICATED.



1 architectural floor plan - lower level  
1/4" = 1'-0"



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sheet contents:  
 ARCHITECTURAL  
 FLOOR PLAN - MAIN  
 LEVEL

sheet no.:

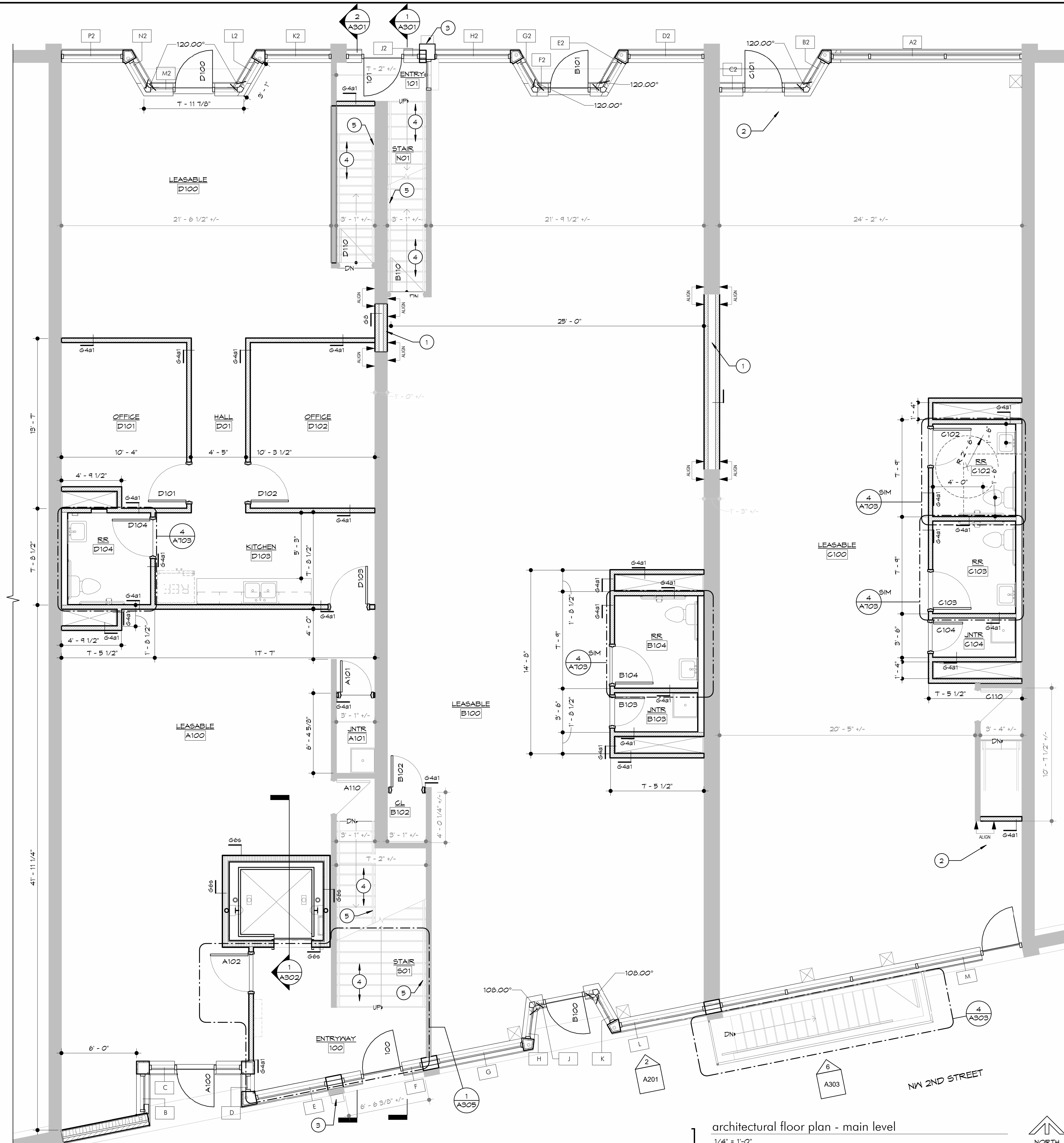
A101

main level plan notes #

- # KEYED NOTE
- 1 INFILL EXISTING WALL OPENING. FIELD VERIFY WALL CONSTRUCTION OF EXISTING WALL. THE FINISHED FACES OF PROPOSED NEW WALLS ARE TO ALIGN WITH THE FINISHED FACES OF THE EXISTING WALL.
- 2 INSTALL NEW FLOOR TO INFILL SPACE WHERE ITEM WAS DEMOLISHED. FIELD VERIFY CONSTRUCTION OF EXISTING FLOOR. THE FINISHED FACE OF THE PROPOSED NEW FLOOR IS TO ALIGN WITH THE FINISHED FACE OF THE EXISTING FLOOR.
- 3 INSTALL CALL BOX FOR VISITORS. BOX TO INCLUDE FD/EMS ACCESS @ SOUTH ENTRY.
- 4 INSPECT & REPAIR STAIRS WHERE REQUIRED. WOOD STAIRS ARE TO BE REFINISHED OR REPAINTED.
- 5 INSTALL HANDRAIL ON OUTER WALL. RE: DETAILS

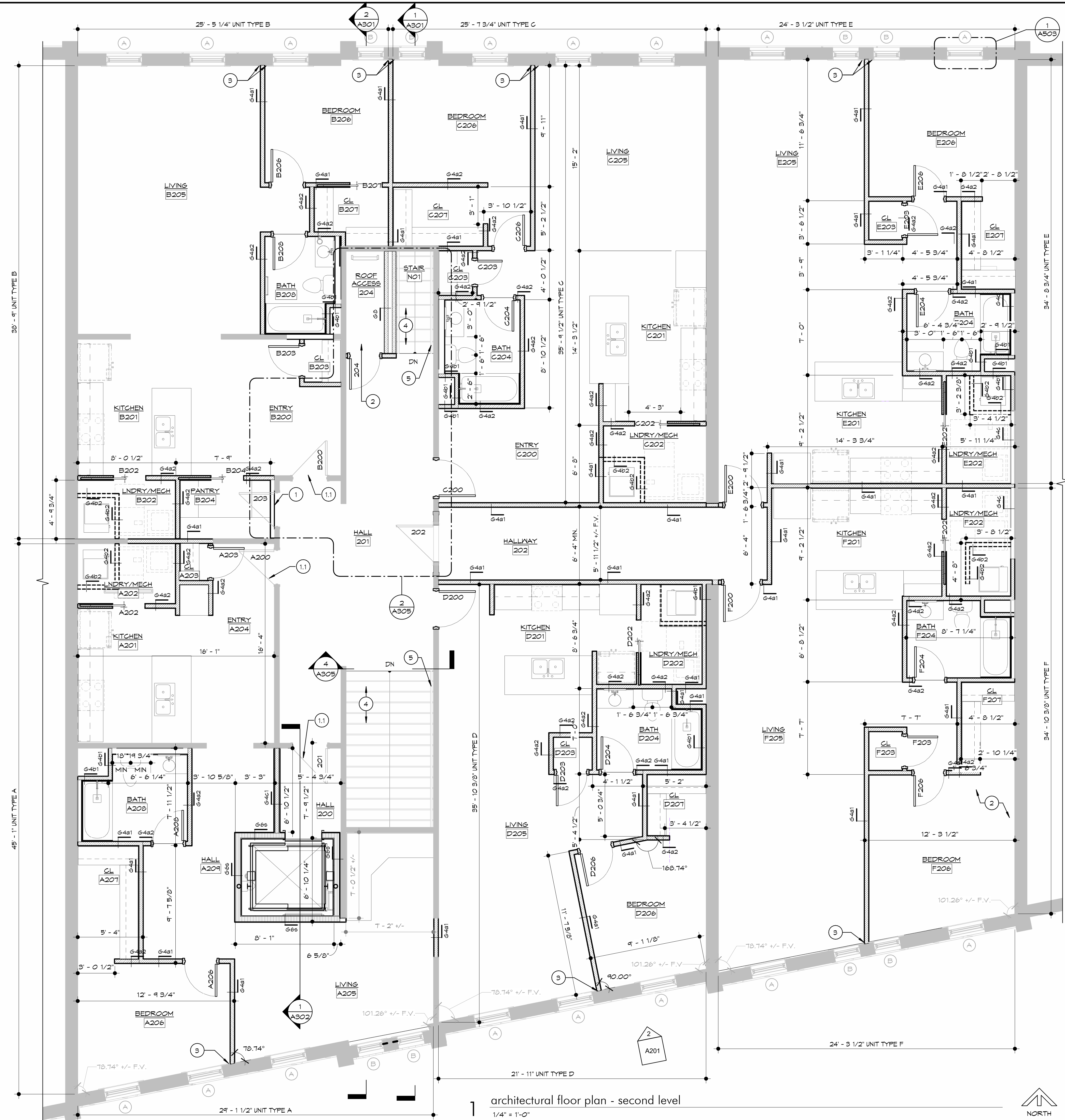
general notes

1. GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, BETWEEN MULTIPLE SPECIFICATION SECTIONS AND/OR BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
2. GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
3. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST REQUIRED VERTICAL AND LATERAL FORCES.
4. GENERAL: COORDINATE WITH WORK SHOWN ON DEMOLITION, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
5. ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE, MASONRY, AND FACE OF STUD UNO.
6. PROVIDE WALL BASE AT ALL CABINETS, SHELVING, AND COLUMNS; RE: FINISH SHEETS.
7. REFER TO CODE COMPLIANCE PLANS FOR FIRE RATINGS OF PARTITIONS AND SMOKE BARRIER LOCATIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF PARTITIONS AND BARRIERS TO COMPLY WITH RATINGS INDICATED.



1 architectural floor plan - main level  
 1/4" = 1'-0"





1 architectural floor plan - second level  
1/4" = 1'-0"



second level plan notes

- KEYED NOTE**
- ALL PARTS OF EXISTING DOOR, FRAME, TRANSOM, & TRIM ARE TO REMAIN (ON BOTH THE UNIT & CORRIDOR SIDES). DOOR IS TO BE PERMANENTLY SEALED; CONCEAL DOOR FROM UNIT INTERIOR W/ FURRED OUT WALL. FURR WALL ALONG OUTSIDE OF TRIM. (FUTURE USE OF DOORWAY IS TO BE MAINTAINED)
  - ALL PARTS OF EXISTING FRAME, TRANSOM, & TRIM ARE TO REMAIN (ON BOTH THE UNIT & CORRIDOR SIDES). TRANSOM PANELS ABOVE ARE TO REMAIN & ARE TO BE PERMANENTLY SEALED SHUT (IF OPERABLE PANELS) W/ FURRED OUT WALL ALONG THE OUTSIDE OF THE EXISTING TRIM ON THE UNIT INTERIOR SIDE.
  - INSTALL NEW FLOOR TO INFILL SPACE WHERE STAIR WAS REMOVED. FIELD VERIFY CONSTRUCTION OF EXISTING FLOOR. THE FINISHED FACE OF THE PROPOSED NEW FLOOR IS TO ALIGN WITH THE FINISHED FACE OF THE EXISTING FLOOR.
  - EXISTING EXTERIOR WINDOW, FRAME, & TRIM TO REMAIN. FIELD VERIFY & REPORT TO ARCHITECT IF NEW INTERIOR WALL CONFLICTS WITH ANY OF THESE COMPONENTS, TYPICAL FOR ANY NEW WALLS LOCATED ADJACENT TO EXISTING WINDOWS.
  - INSPECT & REPAIR STAIRS WHERE REQUIRED. WOOD STAIRS ARE TO BE REFINISHED OR REPAINTED.
  - INSTALL HANDRAIL ON OUTER WALL. RE: DETAILS

general notes

- GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, BETWEEN MULTIPLE SPECIFICATION SECTIONS AND/OR BETWEEN MULTIPLE DRAWINGS. THE ARCHITECT WILL DETERMINE WHICH SHALL GOVERN.
- GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS OF THE JOB SITE INCLUDING UTILITIES AND EXISTING STRUCTURES PRIOR TO BEGINNING WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR STABILITY OF THE STRUCTURE DURING CONSTRUCTION INCLUDING ALL SHORING AND BRACING REQUIRED TO RESIST REQUIRED VERTICAL AND LATERAL FORCES.
- GENERAL: COORDINATE WITH WORK SHOWN ON DEMOLITION, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS.
- ALL ARCHITECTURAL FLOOR PLAN DIMENSIONS ARE FROM FACE OF CONCRETE, MASONRY, AND FACE OF STUD UNO.
- PROVIDE WALL BASE AT ALL CABINETS, SHELVING, AND COLUMNS; RE: FINISH SHEETS.
- REFER TO CODE COMPLIANCE PLANS FOR FIRE RATINGS OF PARTITIONS AND SMOKE BARRIER LOCATIONS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION OF PARTITIONS AND BARRIERS TO COMPLY WITH RATINGS INDICATED.



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ARCHITECTURAL  
FLOOR PLAN -  
SECOND LEVEL

sheet no.:

A102

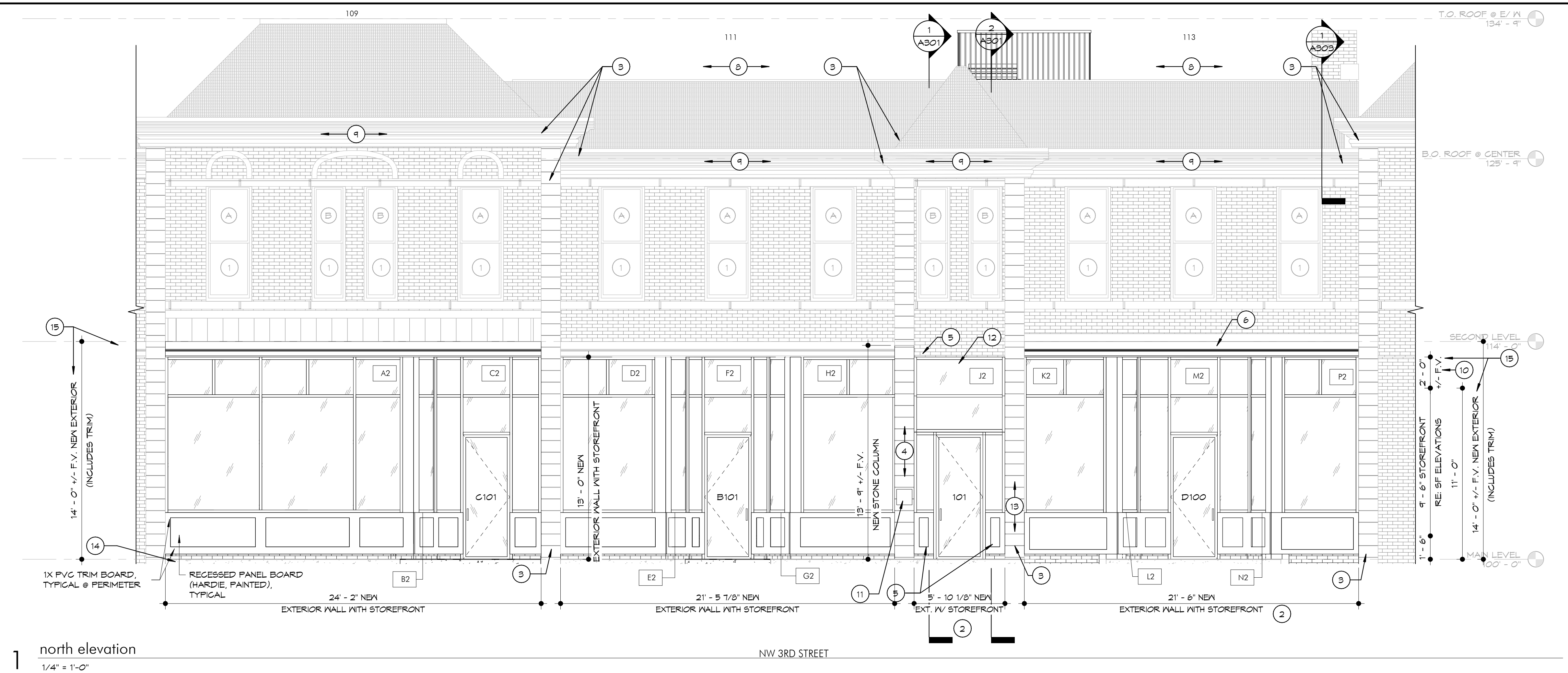
exterior elevation notes

GENERAL: COORDINATE WITH WORK SHOWN ON MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS, REF. FE SHEET FOR EQUIP. COORDINATION

- | NUMBER | NOTE TEXT   |
|--------|---|
| 1      | EXISTING WINDOW TO REMAIN   |
| 2      | NEW STOREFRONT & KNEE WALLS FROM GRADE LEVEL TO T.O. EXISTING STOREFRONT.   |
| 3      | EXISTING GUTTERS, SCUPPERS, & DOWNSPOUTS ARE TO REMAIN.   |
| 4      | INSTALL NEW STONE COLUMN TO MATCH EXISTING. REMOVE NON-HISTORIC SIDING & OTHER MATERIALS AS REQUIRED. EXISTING & NEW PORTIONS OF COLUMN ARE TO HAVE A CONTINUOUS FINISHED FINAL APPEARANCE.             |
| 5      | NEW BRICK INFILL ABOVE/ BELOW STOREFRONT TO MATCH EXISTING; USE SALVAGED BRICK IF AVAILABLE.  |
| 6      | NEW COPING/ TRIM TO MATCH EXISTING (PARALLEL, AT THE SAME HEIGHT & WITH THE SAME FINISH)  |
| 7      | NEW METERS, RE. ELEC  |
| 8      | CONDENSING UNIT BEYOND, TYPICAL UNITS ARE SMALL AND SET BACK, NOT VISIBLE FROM GROUND   |
| 9      | INSPECT EXISTING HISTORIC CORNICES. MAKE REPAIRS WHERE NECESSARY, FOLLOWING ACCEPTED PRESERVATION PRACTICES. REPAINT EXISTING CORNICES TO MATCH EXISTING.   |
| 10     | DEDICATED AREA FOR FUTURE TENANT SIGNAGE  |
| 11     | INSTALL CALL BOX FOR VISITORS, BOX TO INCLUDE FD/EMS ACCESS @ SOUTH ENTRY.  |
| 12     | FIELD VERIFY EXISTING CONDITIONS AFTER REMOVAL OF MATERIALS COVERING ENTRY. TOP FLOOR OR STOREFRONT GLAZING SHOWN HERE IS NOT TO CONFLICT WITH EXISTING CEILING, SOFFITS, OR STRUCTURE ON THE INTERIOR. |
| 13     | REPLACE DAMAGED LIMESTONE WHERE REQUIRED. EXISTING & NEW COMPONENTS OF COLUMN ARE TO HAVE A CONTINUOUS FINISHED FINAL APPEARANCE.   |
| 14     | EXISTING SIDEWALK, & EXTERIOR FINISHES AT EXISTING GRADE ARE TO REMAIN TO THE GREATEST EXTENT POSSIBLE. INSPECT, PATCH, & REPAIR WHERE REQUIRED.  |
| 15     | NEW WALLS ARE INTENDED TO EXTEND UP TO THE T.O. EXISTING STEEL STOREFRONT BEAM. FIELD VERIFY EXISTING CONDITIONS & REPORT TO DESIGN TEAM.   |

exterior elevation general notes

- KEYNOTES (INDICATED BY NUMBER ON DRAWINGS) ARE INDICATIVE OF SCOPE AT SIMILAR LOCATIONS ALSO. THESE NOTES ARE TO BE CONSIDERED TYPICAL & ARE APPLICABLE AT/ FOR ANY SIMILAR ADDITIONAL INSTANCES WHERE THE ASSOCIATED CONDITION EXISTS, UNO.
- EXTERIOR LIGHTING IS TO BE PROVIDED BY THE EXISTING LIGHTPOLES ADJACENT TO THE EXISTING STOREFRONTS.
- ALL EXTERIOR MECHANICAL AND PLUMBING VENT LOCATIONS SHALL BE APPROVED WITH ARCHITECT PRIOR TO INSTALLATION. THE INTENT IS FOR NEW MEP PENETRATIONS TO BE CLUSTERED NEAR THE SOUTHWEST CORNER.
- ALL PIPING SHALL PAINTED TO MATCH SURROUNDING CONTEXT.
- MASONRY CLEANING, PATCHING AND REPOINTING WORK WILL FOLLOW ACCEPTED PRESERVATION PRACTICES. REFER TO GSA TECHNICAL SERVICES BRIEFS FOR ADDITIONAL GUIDANCE.
- POWER WASH ENTIRETY OF EXISTING BRICK FACADE SURFACES TO REMOVE DIRT, GRIME, SMOG RESIDUE, & OTHER SURFACE CONTAMINATES.
  - A. WASH AT PRESSURE NOT TO EXCEED 400 PSI WITH A FAN TIP.
- REPOINT AT BRICK FACADES & STONE DETAILING. MATCHING HISTORIC MORTAR JOINTS TO THE GREATEST EXTENT POSSIBLE USING TYPE N MORTAR.
  - A. PATCHING MORTAR &/OR STEEL ANCHORS ARE TO BE USED TO STABILIZE CRACKS & TO INFILL FORMER PENETRATIONS.
  - B. PATCH EXISTING MASONRY HOLES USING PATCHING MORTAR AND ELASTOMERIC COMPOUND.
- CAULK ANY NEW PENETRATIONS USING APPROPRIATE ELASTOMERIC MASONRY CAULK.
- REPAINT BRICK FACADES WITH EXTERIOR MASONRY PAINT AFTER CLEANING & PATCHING HAVE BEEN COMPLETED.
- CLEAN EXISTING SURFACES THAT ARE TO REMAIN TO ALLOW PROPER INSTALLATION OF NEW MATERIALS EITHER ADJACENT TO, OR DIRECTLY ONTO THE EXISTING SURFACES. SPECIAL CARE SHOULD BE TAKEN DURING CLEANING TO APPROPRIATELY PRESERVE HISTORIC COMPONENTS.
- REPAINT WOOD WINDOW FRAMES WITH EXTERIOR MASONRY PAINT TO MATCH EXISTING.
- INSPECT, MAKE NECESSARY REPAIRS, THEN REPAINT ANY EXISTING PAINTED STOREFRONT COMPONENTS THAT ARE TO BE RETAINED.
- EXTERIOR SIDING INDICATED ON DRAWINGS SHALL BE INSTALLED OVER BUILDING WRAP.
- ALL EXTERIOR METAL SHALL BE CORROSION RESISTANT.
- MAINTAIN MIN. 8" CLEARANCE BETWEEN FINAL GRADE AND EXPOSED WOOD.

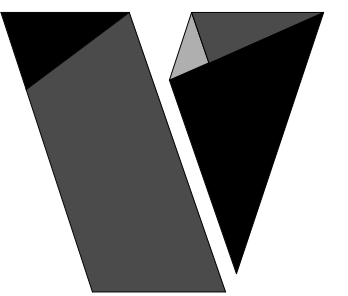


1 north elevation  
1/4" = 1'-0"



2 south elevation  
1/4" = 1'-0"

NOTE:  
ELEVATION SHOWN BEYOND THE  
GUARDRAIL AT THIS LOCATION FOR  
GRAPHIC CLARITY  
RE: 6/ AS03 FOR GUARDRAIL INFO



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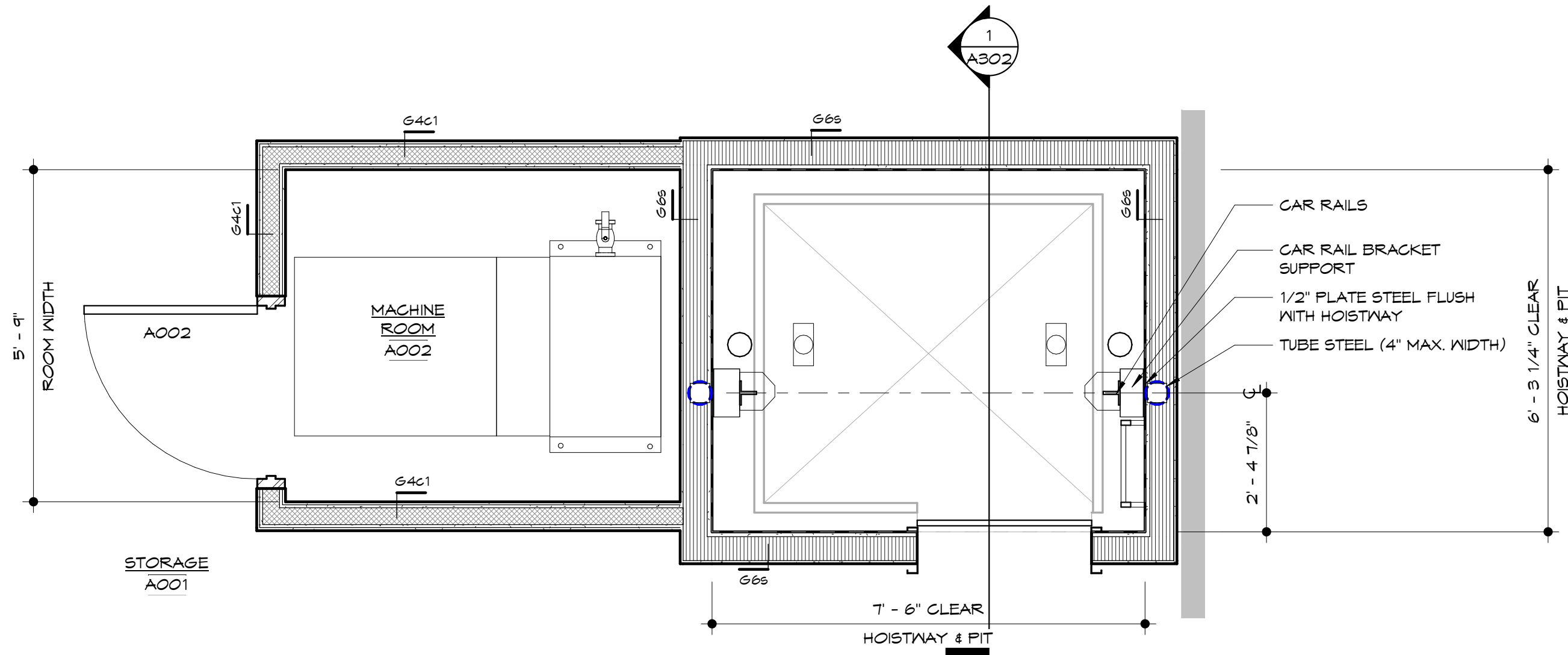
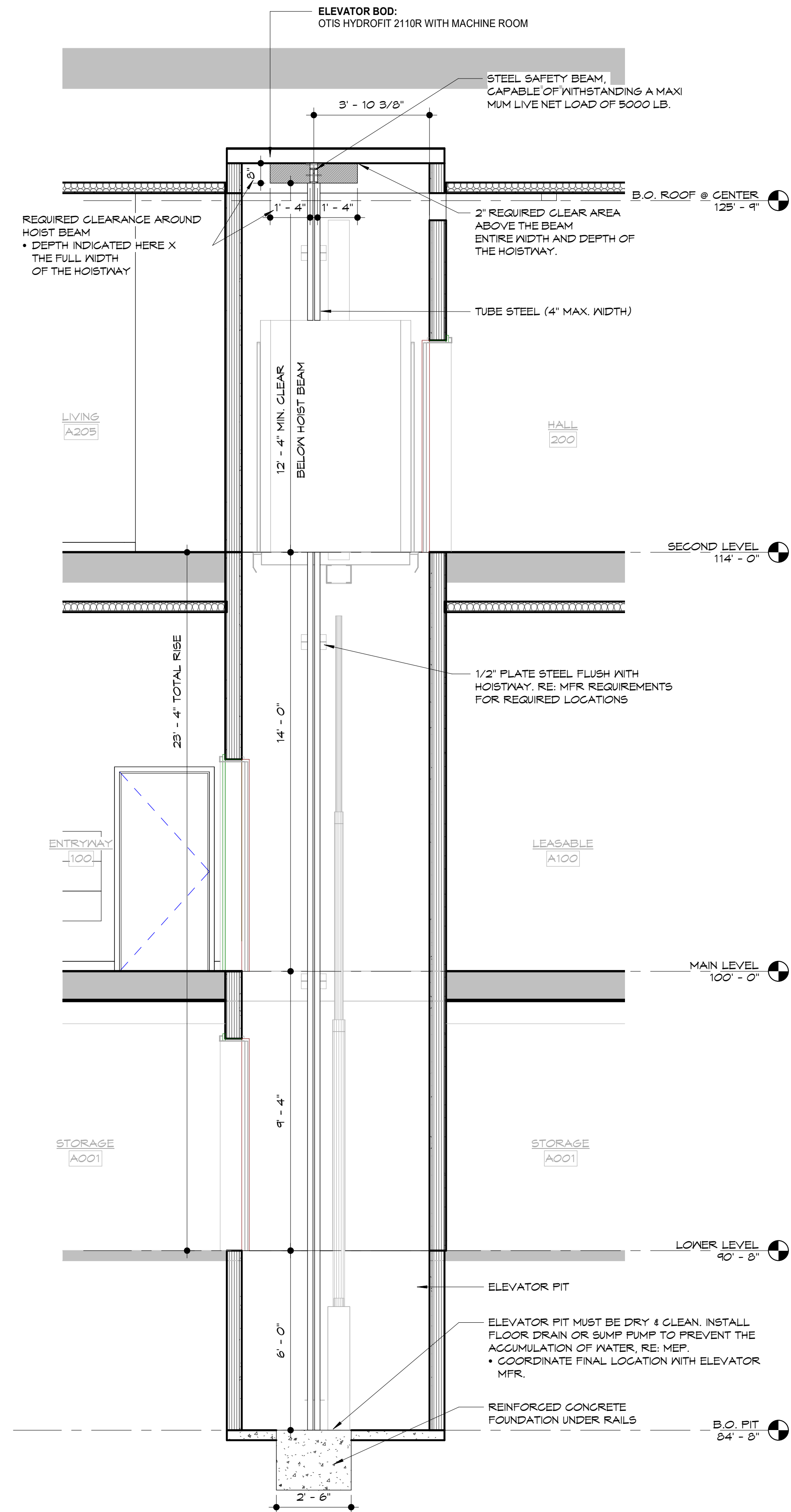
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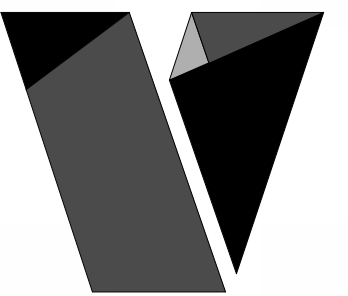
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SECTIONS & DETAILS-  
INTERIOR

sheet no.:

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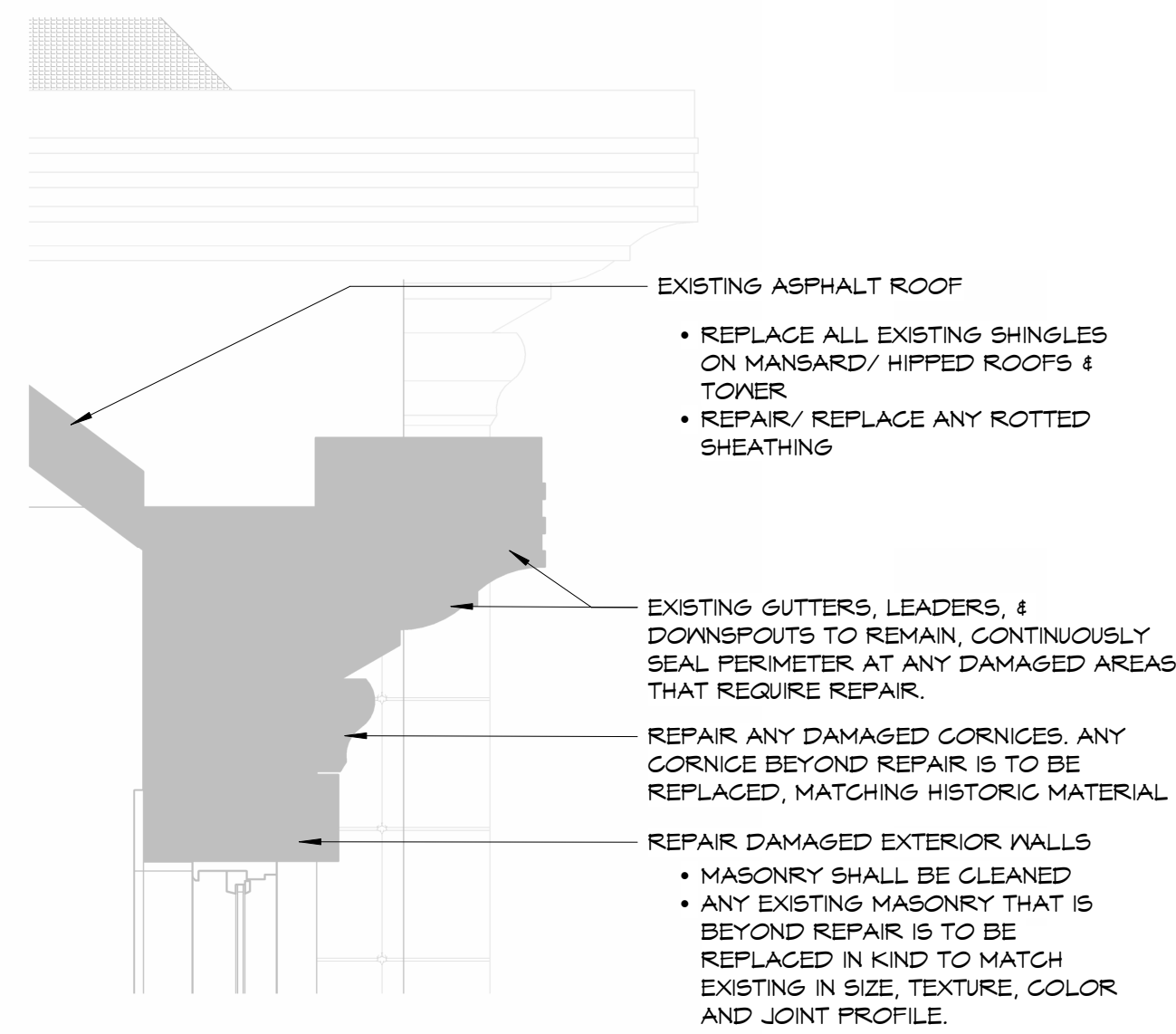
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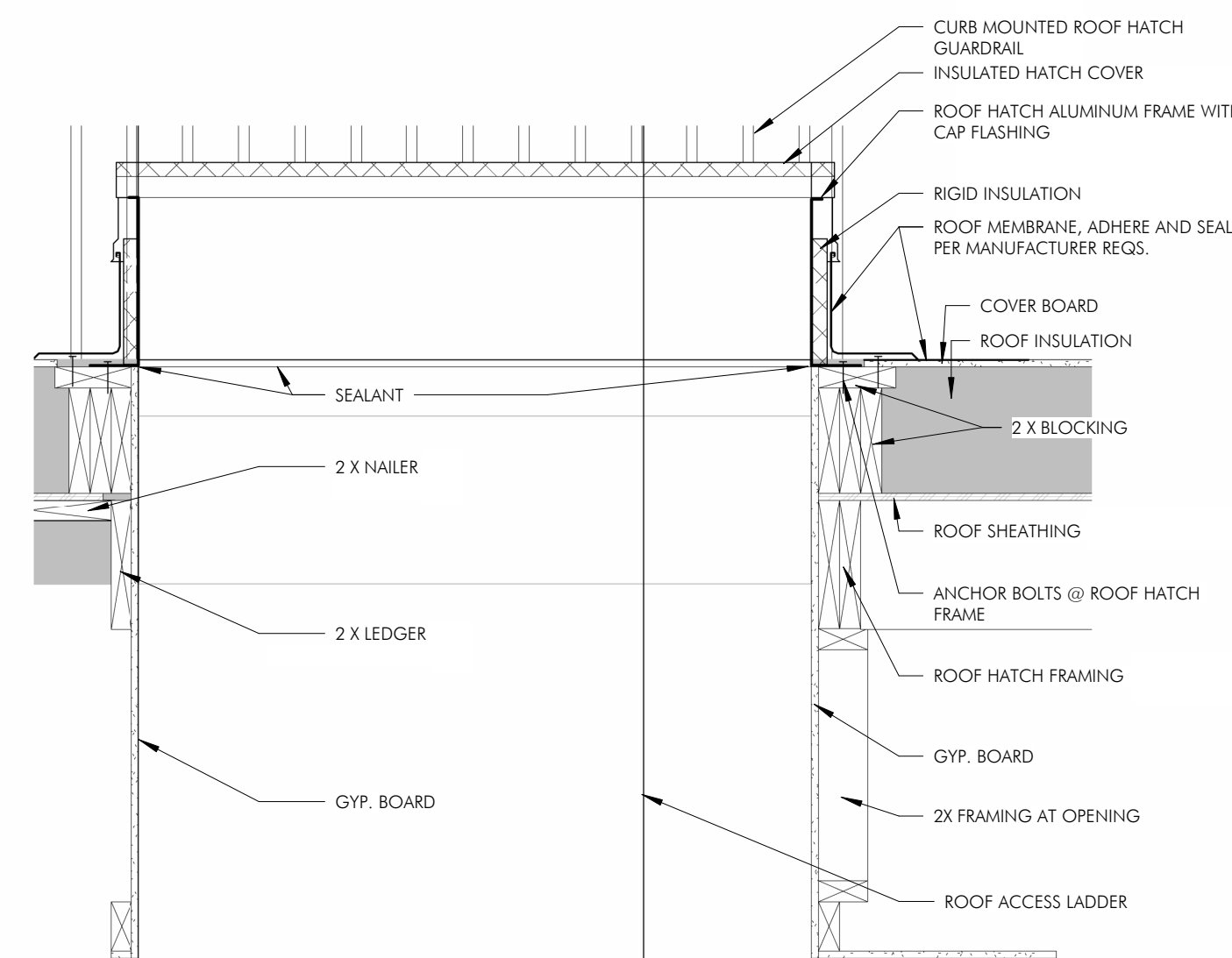
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EXTERIOR

sheet no.:

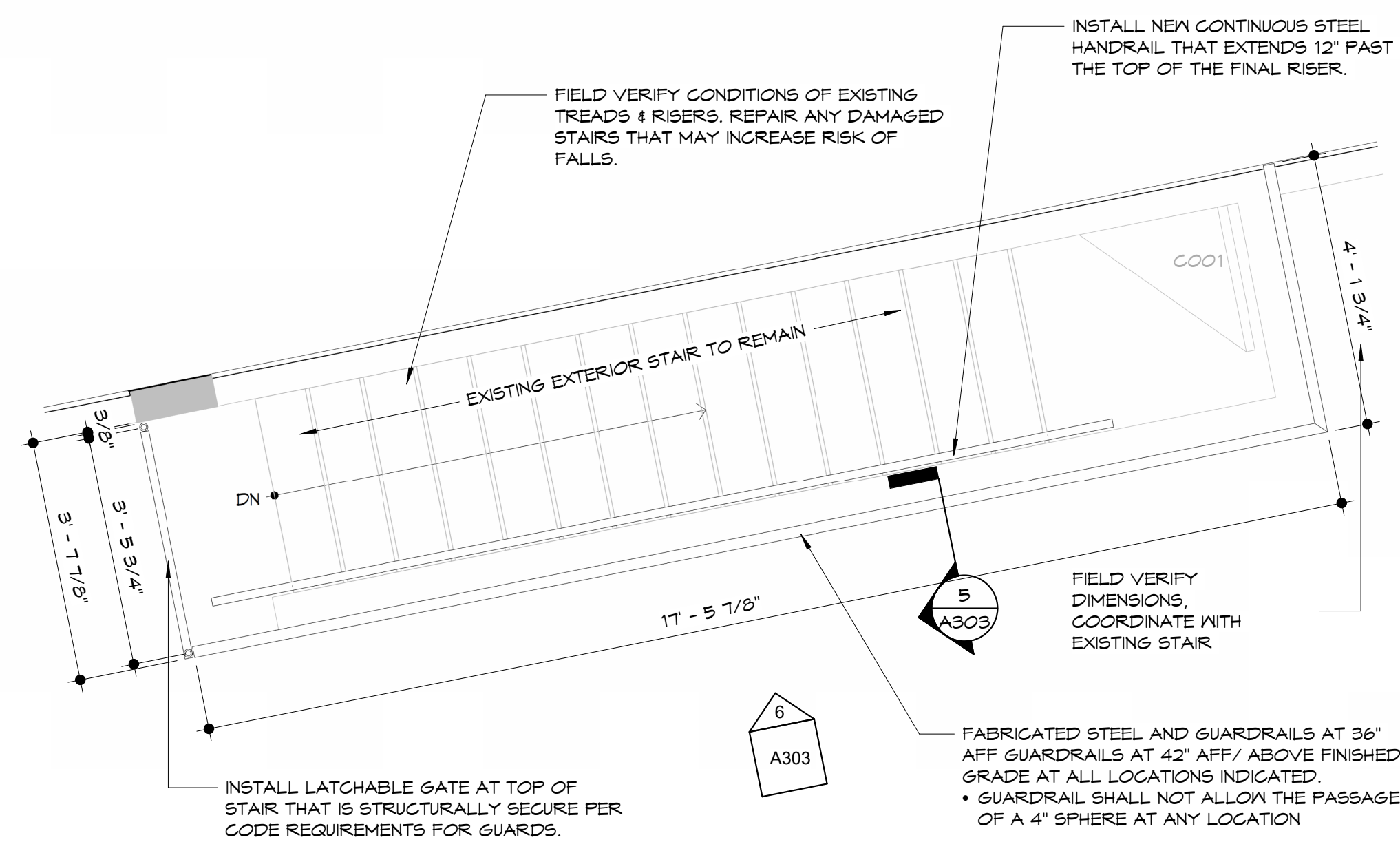
A303



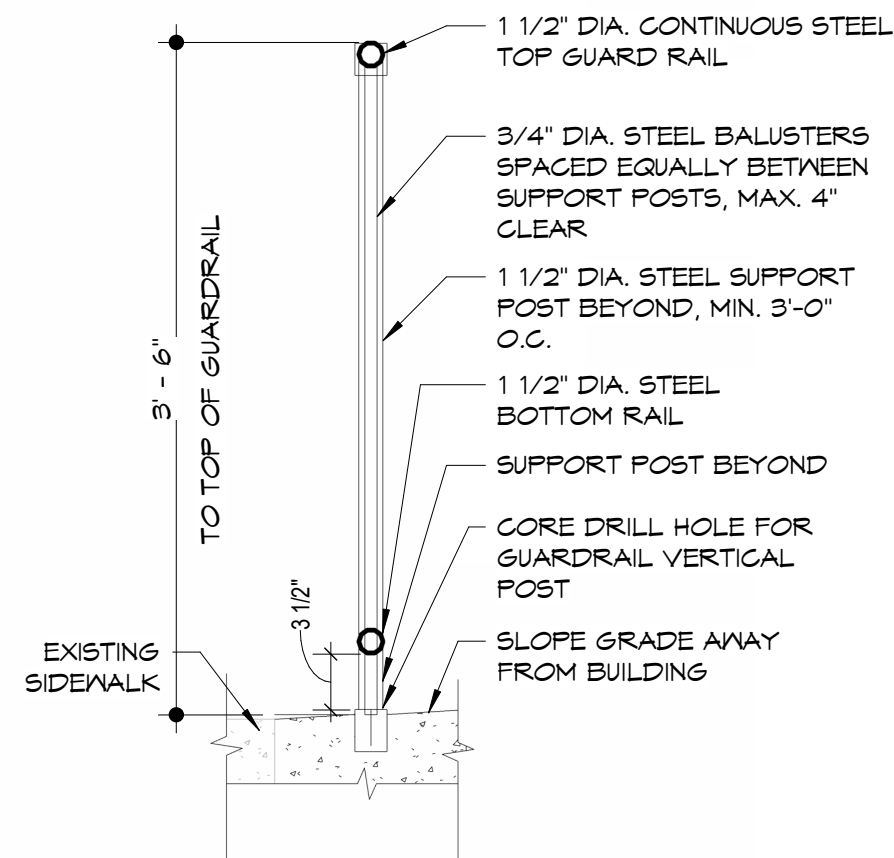
1 section @ roof/ cornice  
1" = 1'-0"



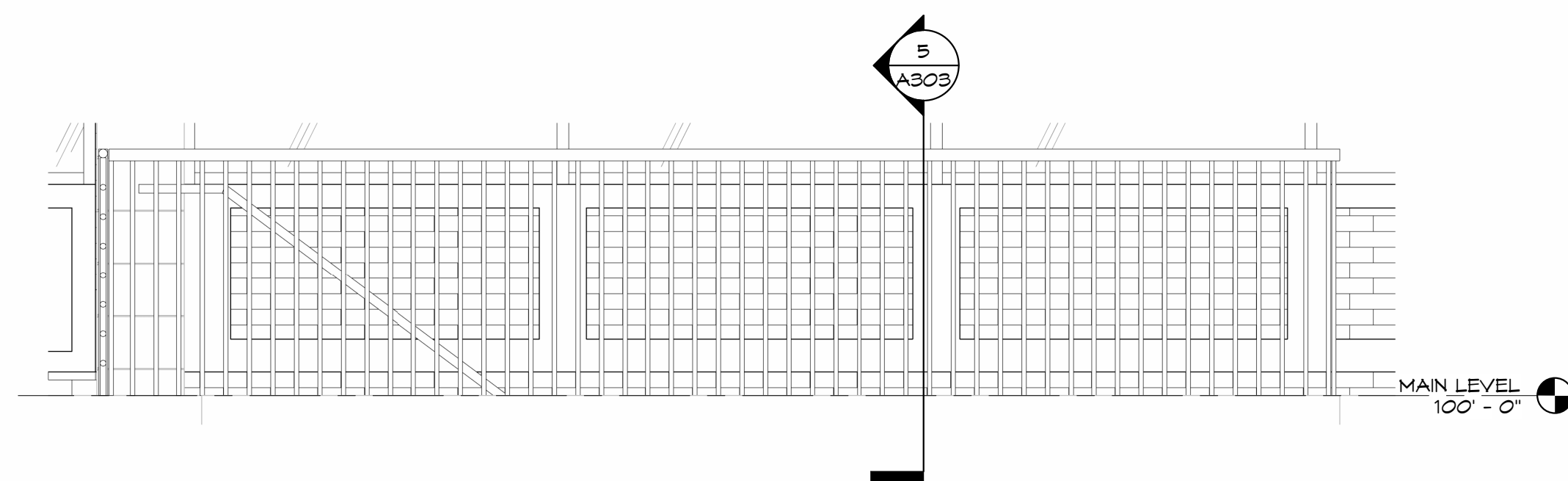
2 section @ roof hatch  
1" = 1'-0"



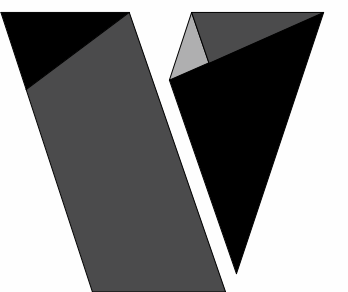
4 enlarged plan- exterior stair  
1/2" = 1'-0"



5 section @ exterior guardrail  
1" = 1'-0"



6 elevation - exterior guardrail  
1/2" = 1'-0"



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No. Description Date

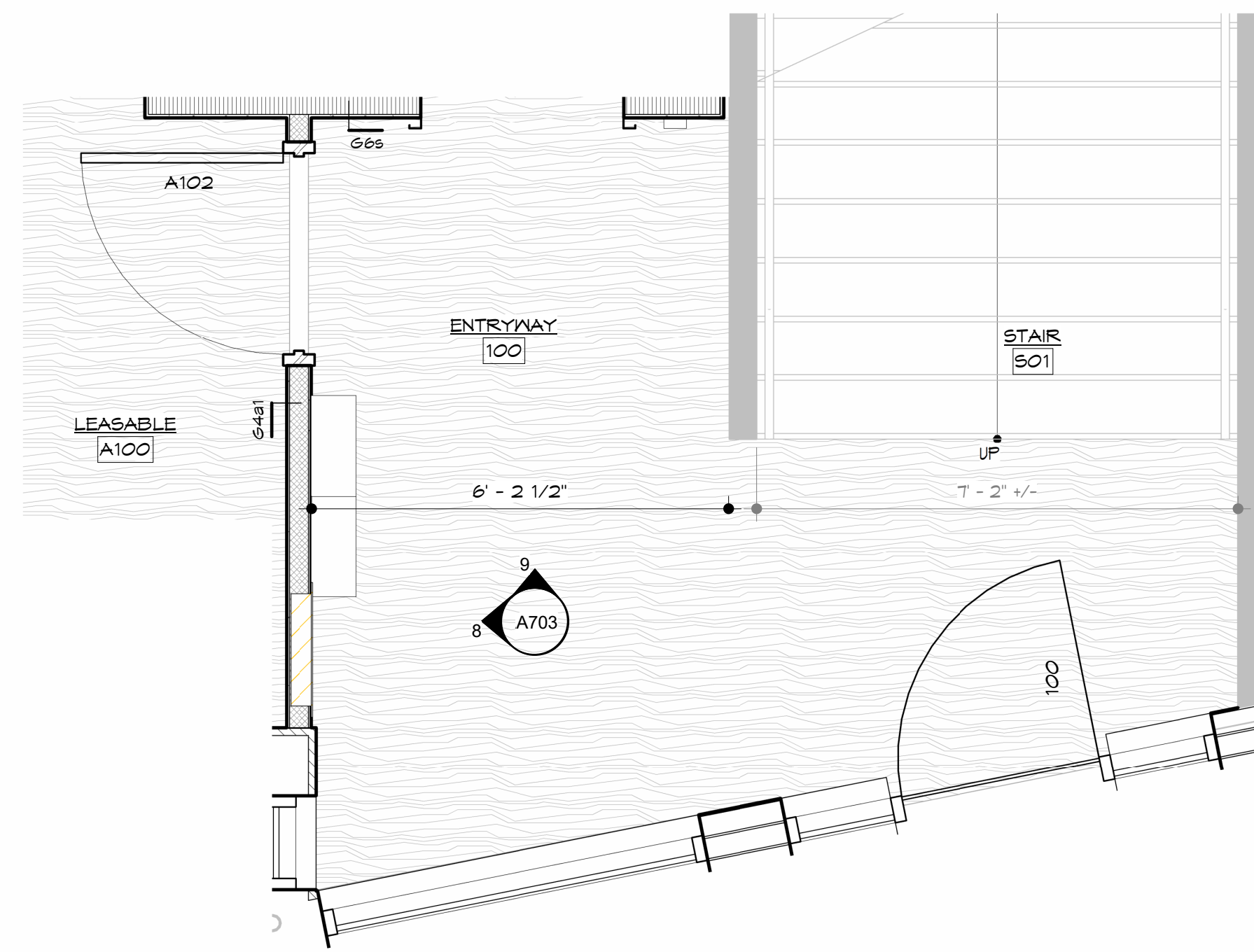
sheet issue date:  
12/07/23

project no.:  
22.50

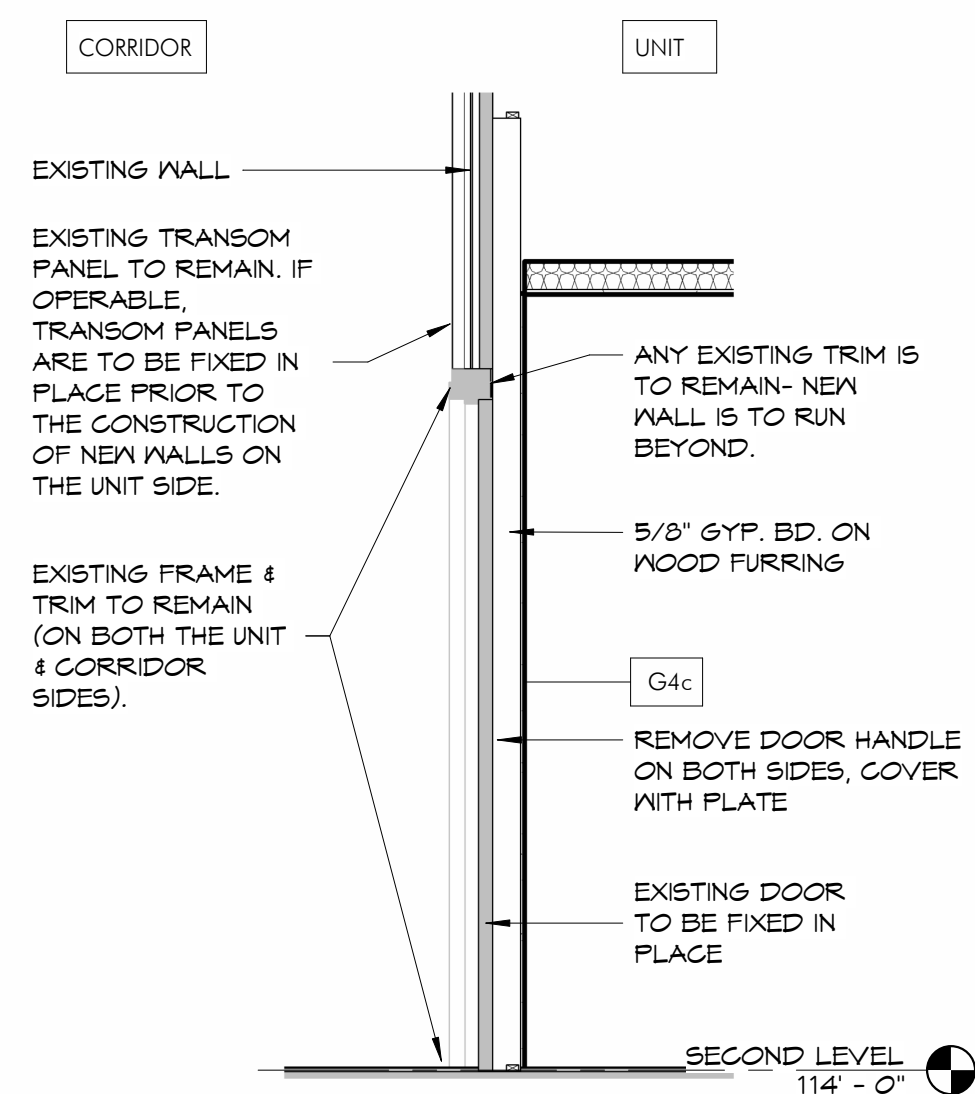
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ENLARGED PLANS &  
DETAILS

sheet no.:

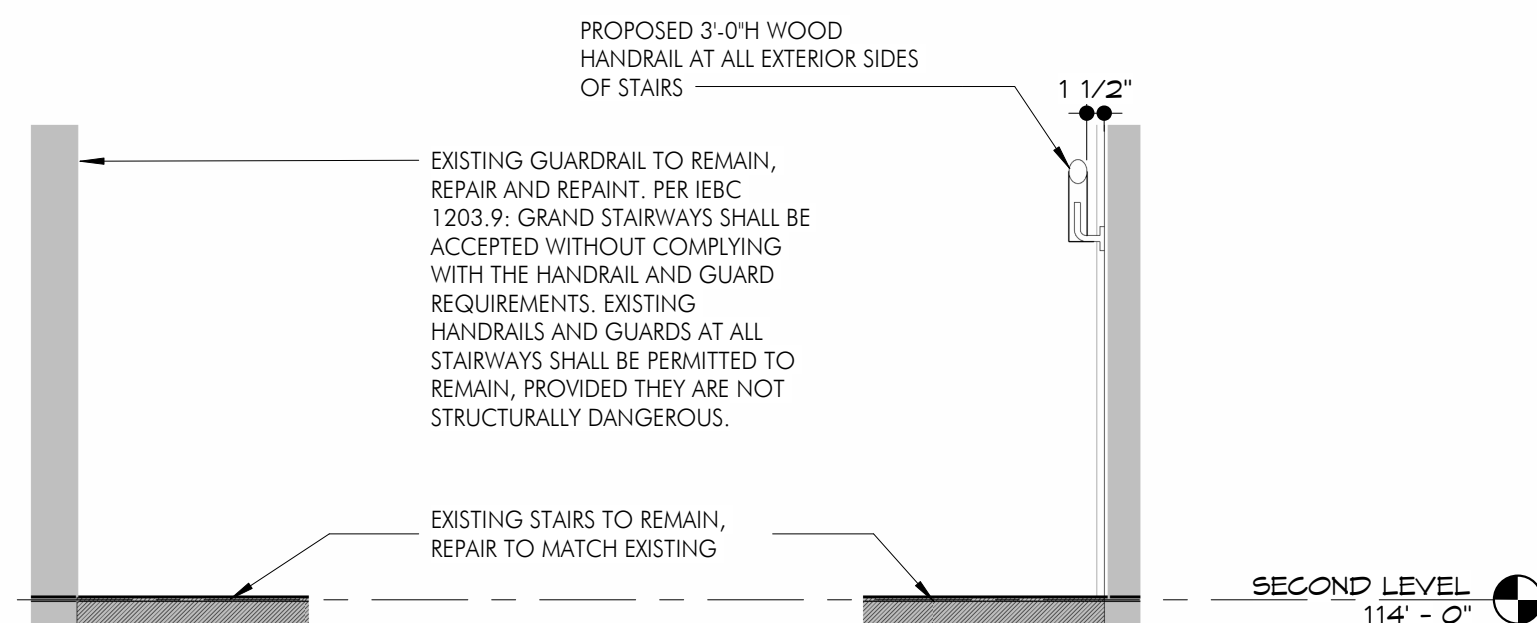
A305



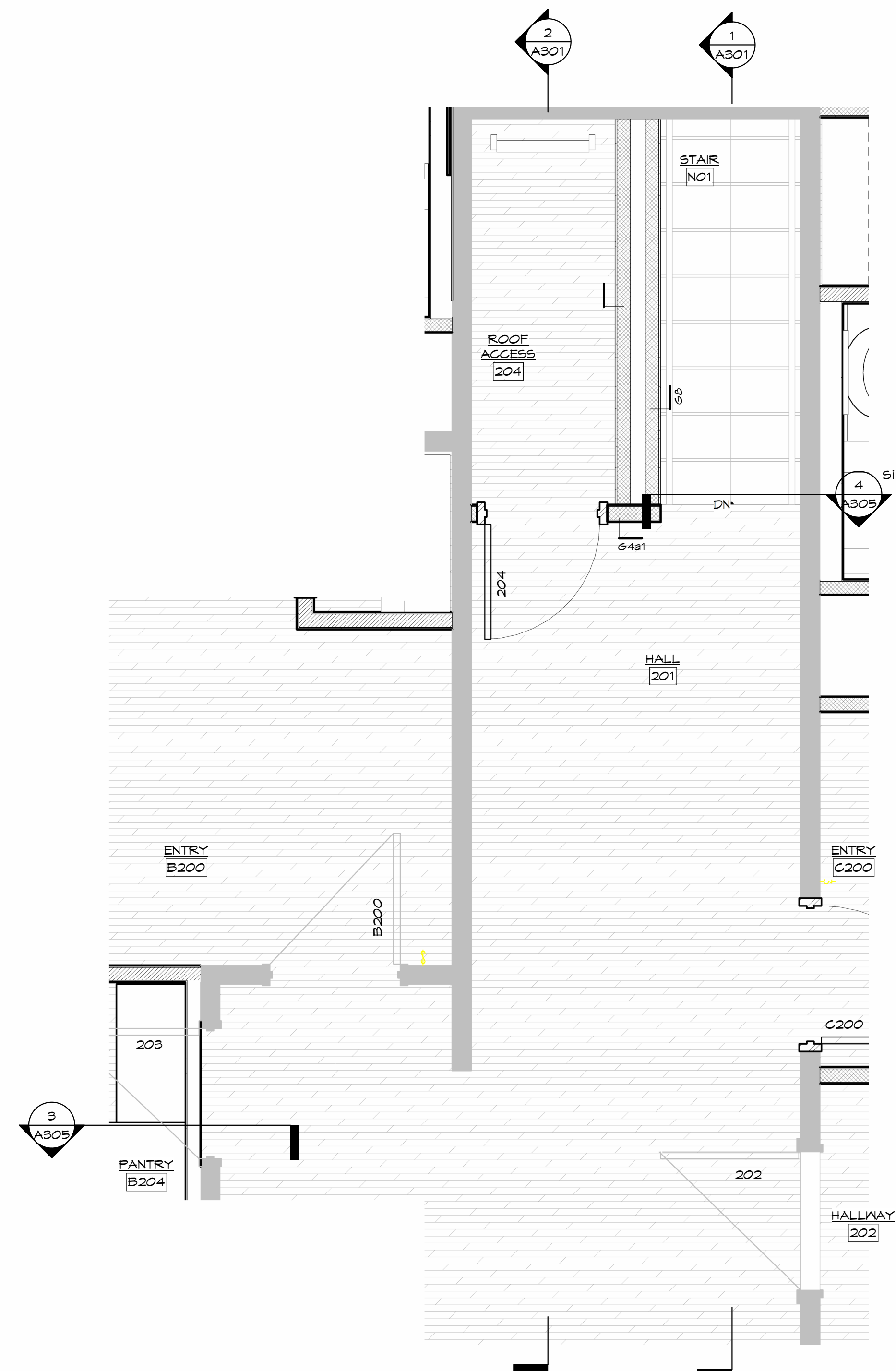
1 enlarged plan - entry  
1/2" = 1'-0"



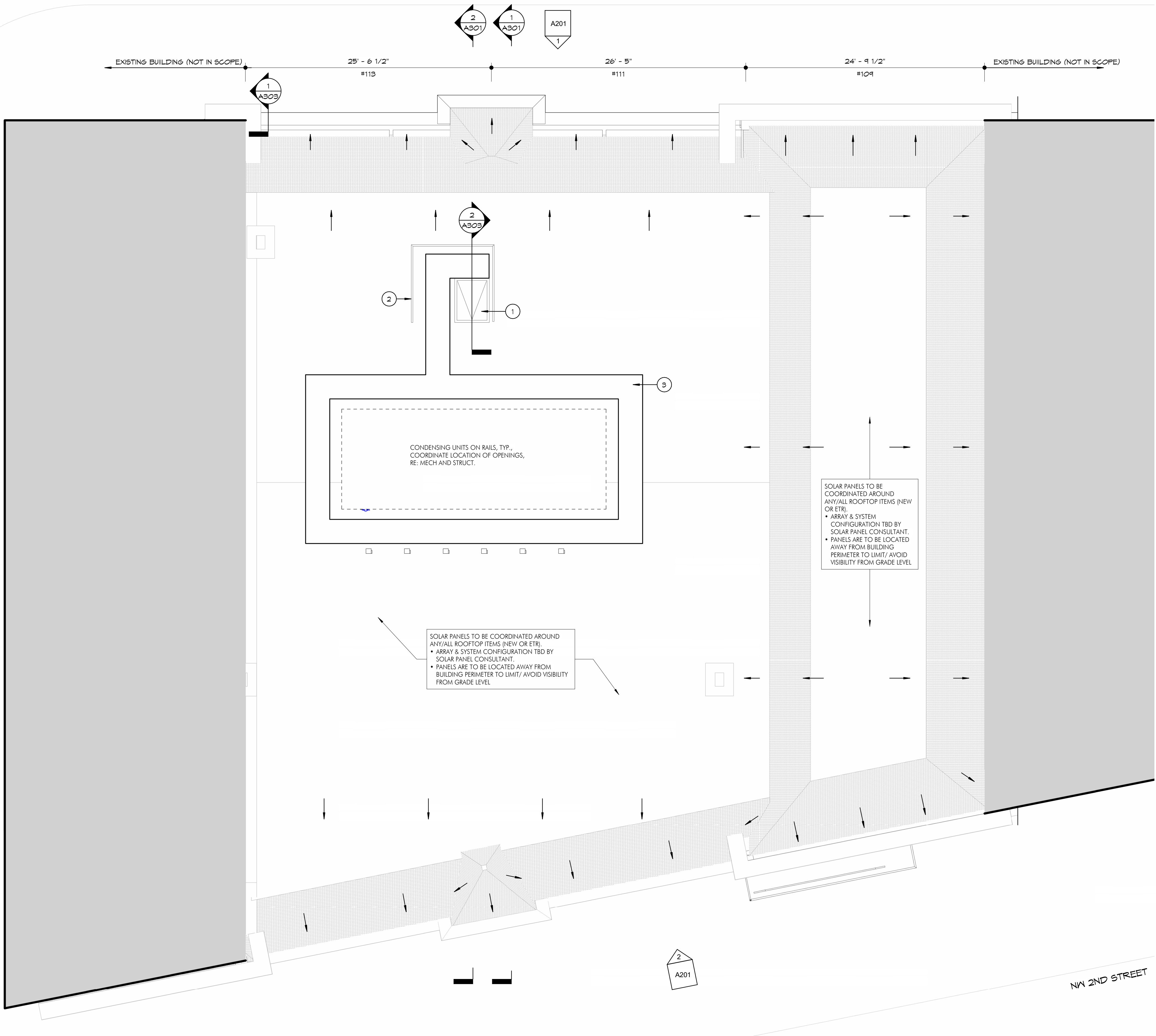
3 section @ fixed door/transom  
1/2" = 1'-0"



4 section @ stair  
3/4" = 1'-0"



2 enlarged plan - roof & stair  
1/2" = 1'-0"



ROOF PLAN LEGEND

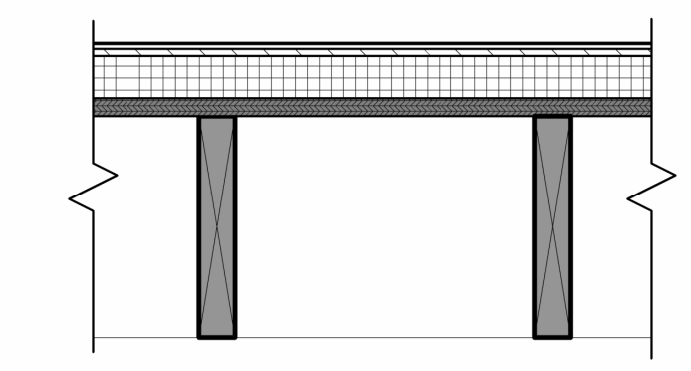
- ← INDICATES SLOPED STRUCTURE
- INDICATES GENERAL DIRECTION OF SLOPE OF EXISTING ROOF.  
• F.V. ACTUAL EXISTING CONDITIONS PRIOR TO INSTALLATION OF ANY NEW ROOFING MATERIALS
- [Hatched Box] NEW TPO ROOFING SYSTEM OVER EXISTING STRUCTURE
- [Stippled Box] ASPHALT SHINGLES  
• REPLACE ALL EXISTING SHINGLES ON MANSARD/ HIPPED ROOFS & TOWER  
• REPAIR/ REPLACE ANY ROTTED SHEATHING

roof plan notes

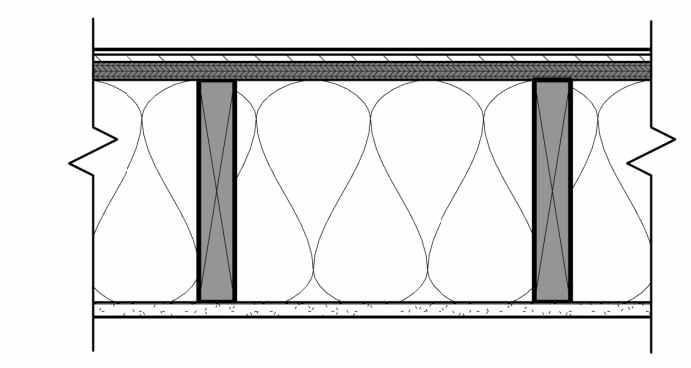
GENERAL: COORDINATE WITH WORK SHOWN ON MECHANICAL, PLUMBING, AND ELECTRICAL

- | Flag | Note  | Text |
|------|---|------|
| 1    | ROOF ACCESS HATCH   |      |
| 2    | FABRICATED STEEL AND GUARDRAILS AT 36" AFF GUARDRAILS AT 42" AFF AT ALL LOCATIONS INDICATED. GUARDRAIL SHALL NOT ALLOW THE PASSAGE OF A 4" SPHERE AT ANY LOCATION |      |
| 3    | INSTALL WALKWAY PADS TO PROVIDE ACCESS AROUND ALL ROOF TOP ITEMS (INCLUDING CONDENSING UNITS, SOLAR PANELS, ETC.)   |      |

WOOD ROOFS



EXISTING WOOD FRAMED ROOF:  
EXISTING ROOF JOISTS @ MIN 16" O.C.; 3/4" EXISTING WOOD SUBSTRATE TO REMAIN; PATCH AND REPAIR AS REQUIRED; INSTALL NEW POLYISOCYANURATE INSULATION, INSTALLED IN (2) 2" LAYERS (STAGGERED); TAPER AS REQUIRED TO MEET MINIMUM SLOPE; NEW MIN 1/2" COVER BOARD; NEW TPO ROOFING MEMBRANE.



EXISTING WOOD FRAMED ROOF:  
EXISTING ROOF JOISTS @ MIN 16" O.C.; 3/4" EXISTING WOOD SUBSTRATE TO REMAIN; PATCH AND REPAIR AS REQUIRED; INSTALL NEW GLASS FIBER BATTS PRESSURE FIT TO FILL ANNULAR SPACE BETWEEN JOISTS; NEW MIN 1/2" COVER BOARD; NEW TPO ROOFING MEMBRANE. INSTALL NEW 5/8" GYPSUM BOARDS DIRECTLY TO UNDERSIDE OF EXISTING ROOF JOISTS

APPLICABLE TO ALL ROOF TYPES ABOVE:  
RE: RCP FOR ADDITIONAL FINISHING REQUIREMENTS AND/OR DROPPED CEILING INSTALLATIONS



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No.	Description	Date

sheet issue date: 12/07/23

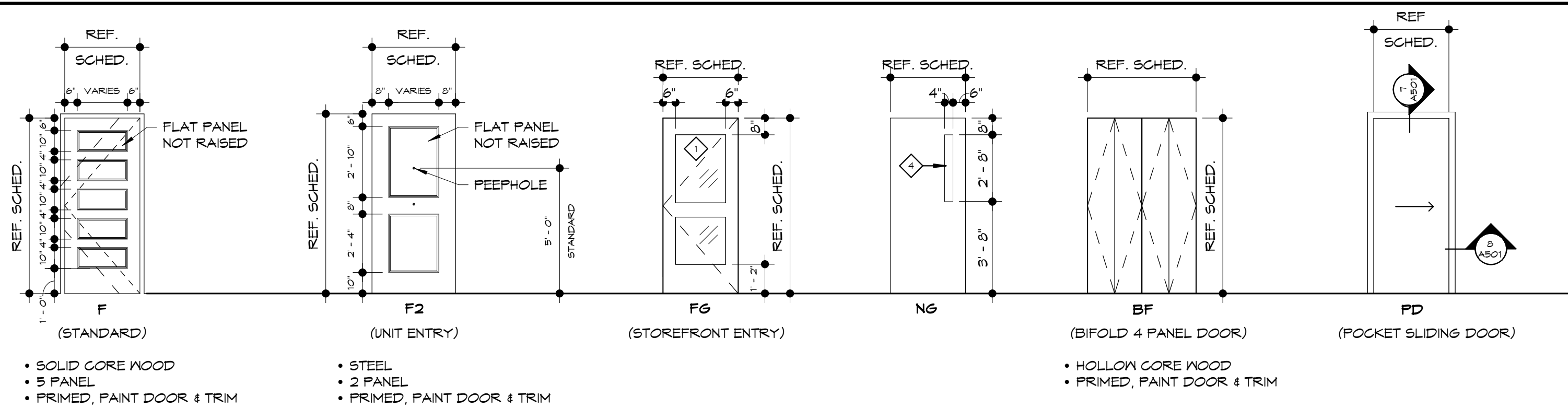
project no.: 22.50

sheet contents: ROOF PLAN

sheet no.:

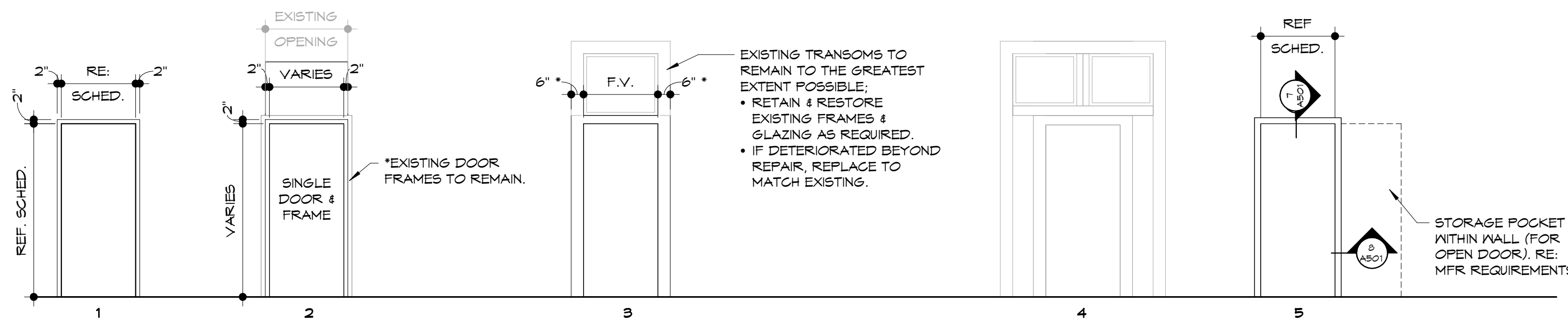
A401





door types

NOT TO SCALE

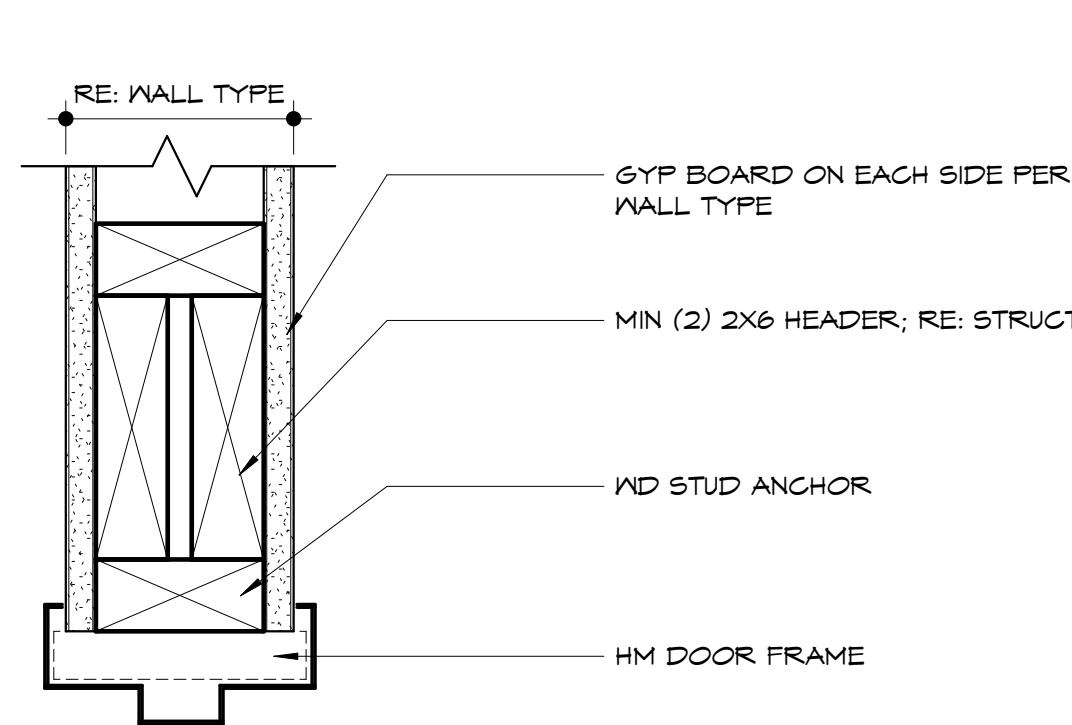


\*F.V. DIMENSIONS OF ANY/ ALL FRAMES THAT ARE ETR.

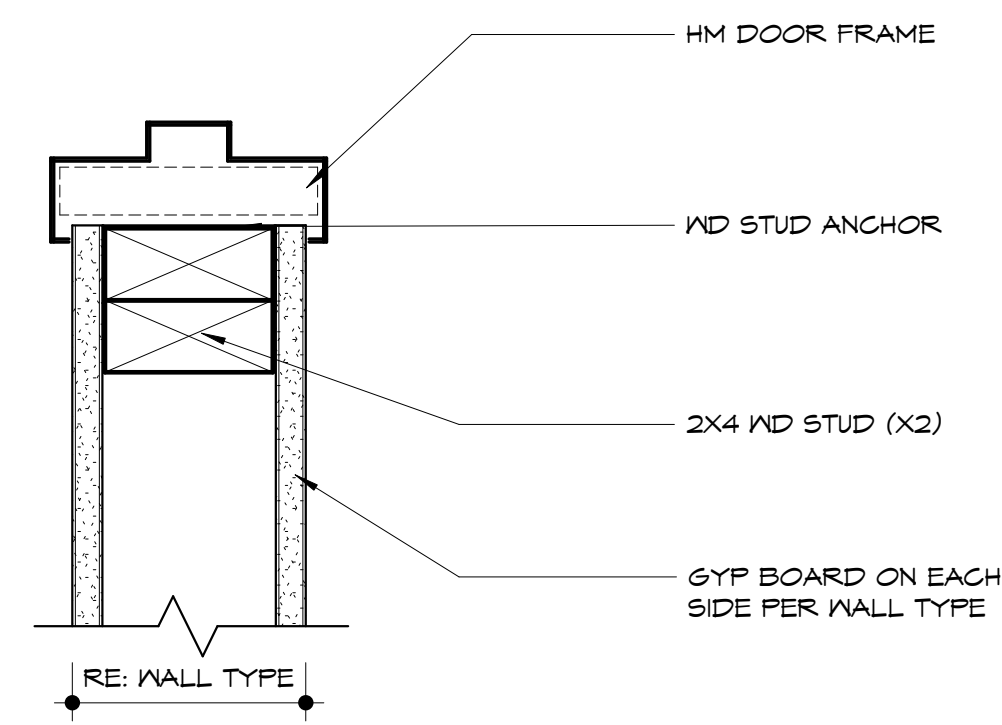
\*RE: STOREFRONT ELEVATIONS FOR FRAMES IF NOT INCLUDED HERE.

frame types

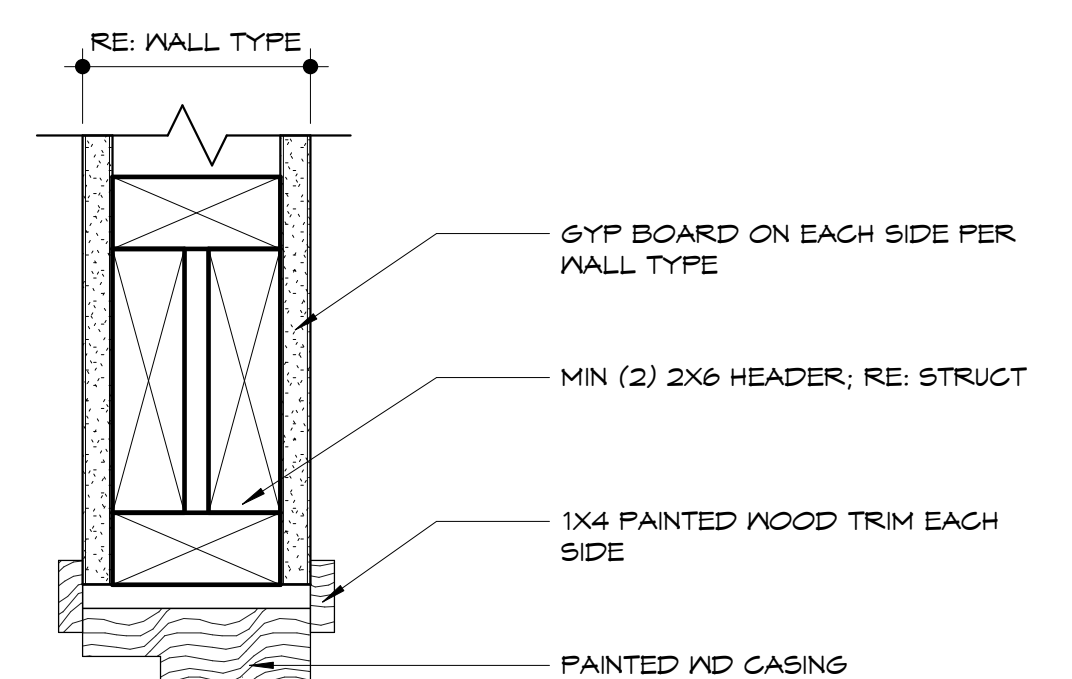
NOT TO SCALE



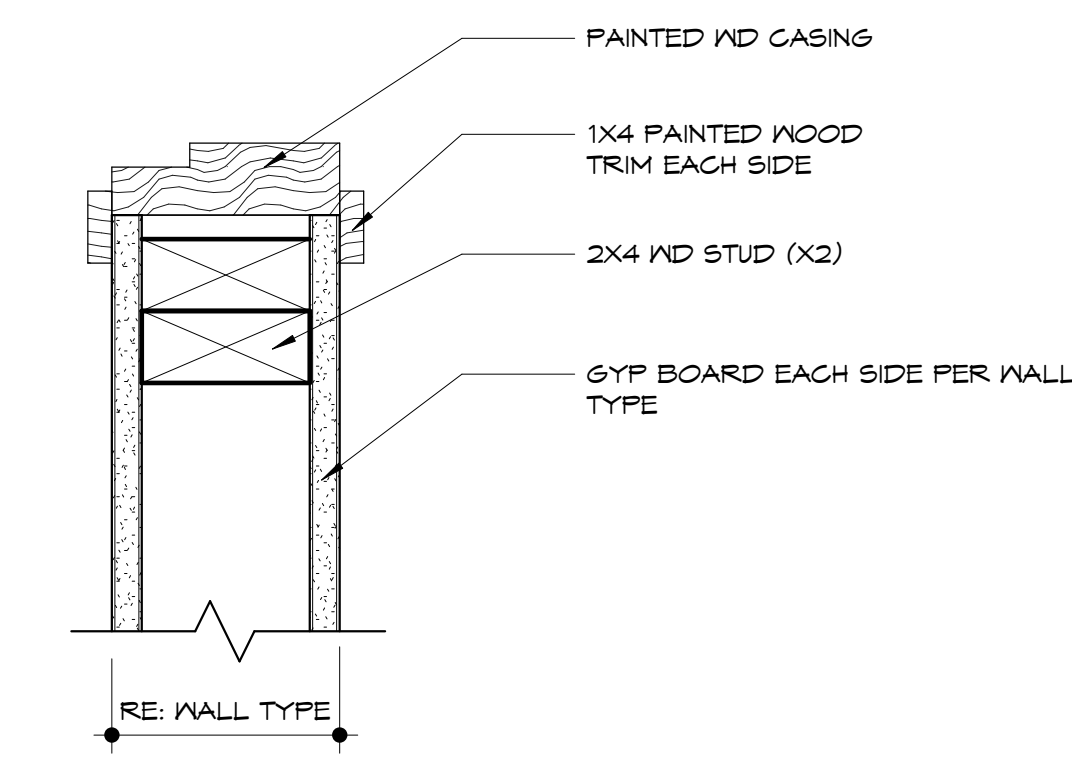
1 head detail - hm wd wall  
3" = 1'-0"



2 jamb detail - hm wd wall  
3" = 1'-0"



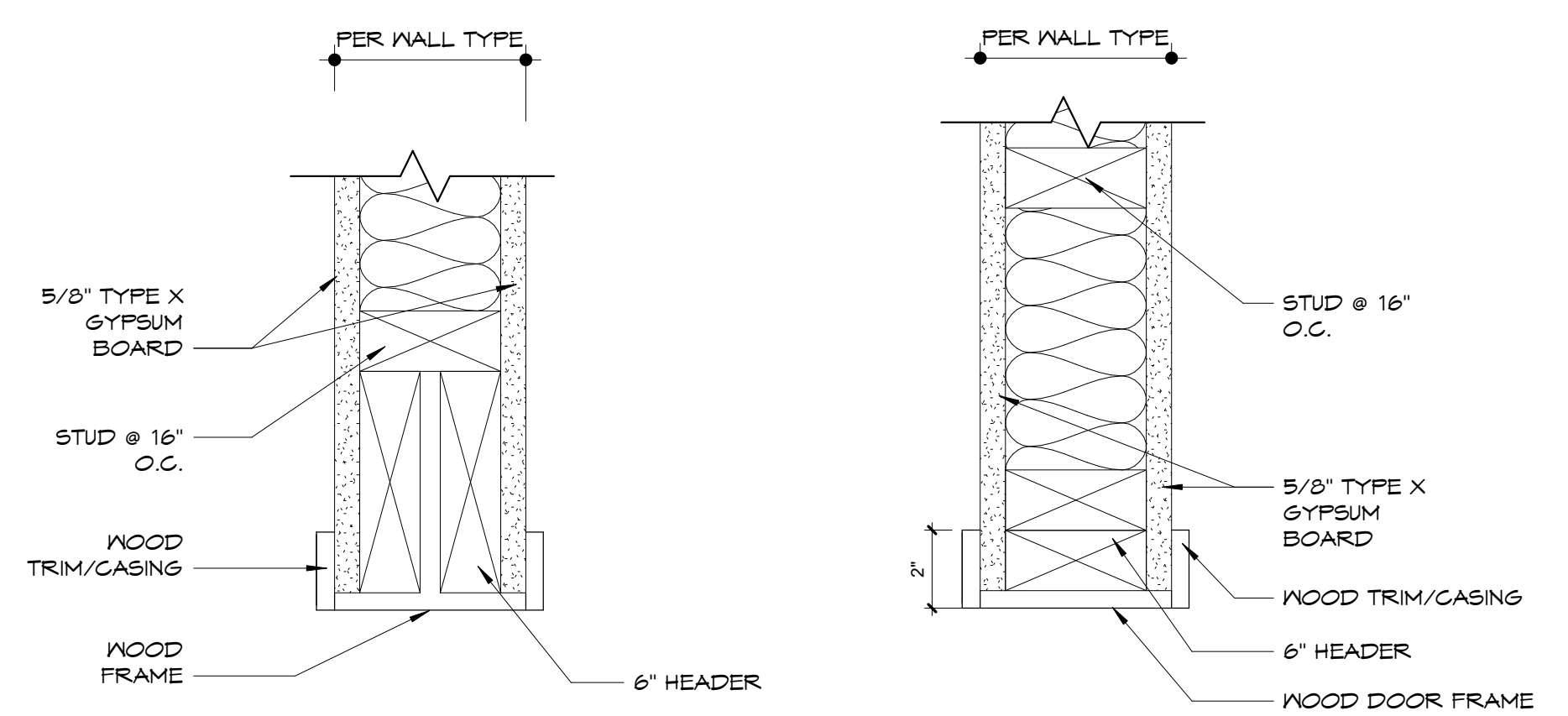
3 head detail - wd wd wall  
3" = 1'-0"



4 jamb detail - wd wd wall  
3" = 1'-0"

DOOR AND FRAME SCHEDULE												
MARK	DOOR		FRAME									
	W	H	TYPE (A)	MATERIAL (B)	MATERIAL (B)	TYPE (C)	DETAILS			RATING	HWDE SET (E)	NOTES (F)
W	H					HEAD (C)	JAMB (C)	SILL (D)				
LOWER LEVEL												
A002	3'-0"	6'-8"	F	W	HM	1	1	2	N/A	90 MIN.	5	
MAIN LEVEL												
100	3'-0"	6'-0"	FG	GL/AL	AL	SF						2
101	3'-0"	1/32"	6'-0"	FG	GL/AL	AL	SF					2
237	3'-0"	T	0"	F	FG	HOL. MTL.	S1	1	2	N/A	-	
238	3'-0"	T	0"	F	FG	HOL. MTL.	S1	1	2	N/A	-	
A100	3'-0"	6'-0"	FG	GL/AL	AL	SF						2
A101	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		5
A102	3'-0"	6'-8"	F	W	HM	S1	1	2	N/A	-		4
B100	3'-0"	6'-0"	FG	GL/AL	AL	SF						2
B101	3'-0"	1/32"	6'-0"	FG	GL/AL	AL	SF					2
B102	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		5
B103	2'-4"	6'-8"	F	W	HM	S1	1	2	N/A	-		5
B104	3'-0"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
C100	3'-0"	6'-0"	FG	GL/AL	AL	SF						2
C101	3'-0"	6'-0"	FG	GL/AL	AL	SF						2
C102	3'-0"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
C103	3'-0"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
C104	2'-4"	6'-8"	F	W	HM	S1	1	2	N/A	-		5
D100	3'-0"	1/32"	6'-0"	FG	GL/AL	AL	SF					2
D101	3'-0"	T	0"	F	W	HM	S1	1	2	N/A	-	7
D102	3'-0"	T	0"	F	W	HM	S1	1	2	N/A	-	7
D103	3'-0"	T	0"	F	W	HM	S1	1	2	N/A	-	4
D104	3'-0"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
SECOND LEVEL												
204	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		5
A202	2'-8"	6'-8"	PD	W	WD	AD						1
A203	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		1
A206	2'-8"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
A208	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
B202	2'-8"	6'-8"	PD	W	WD	AD						1
B203	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		1
B204	2'-8"	6'-8"	PD	W	WD	AD						1
B206	2'-8"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
B207	2'-8"	6'-8"	PD	W	WD	AD						1
B208	2'-8"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
C200	3'-0"	T	0"	F	W	HM	S1	1	2	N/A	20	3
C202	2'-8"	6'-8"	PD	W	WD	AD						1
C203	2'-0"	6'-8"	F	W	HM	W1	1	2	N/A	-		1
C204	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
C206	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
D200	3'-0"	T	0"	F	W	HM	S1	1	2	N/A	20	3
D202	2'-8"	6'-8"	PD	W	WD	AD						1
D203	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		1
D204	2'-8"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
D206	2'-8"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
E200	3'-0"	6'-8"	F	W	HM	S1	1	2	N/A	20	3	
E202	2'-8"	6'-8"	PD	W	WD	AD						1
E203	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		1
E204	2'-8"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
E206	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
F200	3'-0"	6'-8"	F	W	HM	S1	1	2	N/A	20	3	
F202	2'-8"	6'-8"	PD	W	WD	AD						1
F203	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		1
F204	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
F206	2'-6"	6'-8"	F	W	HM	S1	1	2	N/A	-		6
Grand total: 54												

DOOR AND FRAME SCHEDULE- EXISTING DOORS												
PLAN MARK	DOOR		FRAME									
	W	H	DOOR TYPE (A)	DOOR MATERIAL (B)	FRAME MATERIAL (B)	TYPE (C)	DETAILS			RATING	HWDE SET (E)	NOTES (F)
W	H					HEAD (C)	JAMB (C)	SILL (D)				
LOWER LEVEL												
A001	3'-0"	T	0"	--	--	--	--	--	--	--	--	2
B002	3'-0"	T	0"	--	--	--	--	--	--	--	--	2
C001	3'-0"	6'-8"	--	--	--	--	--	--	--	--	--	2
MAIN LEVEL												
A110	2'-8"	6'-6"	--	--	--	--	--	--	--	--	--	5
B110	2'-8"	T	0"	--	--	--	--	--	--	--	--	5
C110	2'-6"	6'-8"	--	--	--	--	--	--	--	--	--	5
D110	2'-8"	T	0"	--	--	--	--	--	--	--	--	5
SECOND LEVEL												
201	2'-10"	T	0"	--	--	--	--	--	--	--	--	1
202	3'-0"	6'-8"	--	--	--	--	--	--	--	--	--	1
203	2'-10"	T	0"	--	--	--	--	--	--	--	--	ETR
232	0'-0"	0'-0"	--	--	--	--	--	--	--	--	--	3
A200	2'-10"	T	0"	--	--	--	--	--	--	--	--	3
B200	2'-10"	T	0"	--	--	--	--	--	--	--	--	3
Grand total: 13												



7 head detail - pocket sliding door  
3" = 1'-0"

8 jamb detail - pocket sliding door  
3" = 1'-0"

door and frame schedule notes

- FIELD VERIFY CONDITIONS AT ALL EXIST. OPENINGS & MODIFY AS REQ'D TO FIT.
- ALL ALUM. FRAMES ARE 4 1/2" DEEP AND 2" WIDE.
- ALL STEEL WELDED FRAMES ARE 3/4" WIDER THAN THE NOMINAL WALL WIDTH - U.N.O
- ALL DOORS ARE 1 3/4" THICK UNLESS NOTED OTHERWISE.
- WOOD DOORS ARE TO BE SOLID CORE WOOD, UNO.
- DOOR KEYING CONFERENCE IS TO BE CONDUCTED WITH OWNER TO COORDINATE APPROPRIATE TENANT & VISITOR ACCESS FOR ALL DOORS.
- THE FOLLOWING CLARIFICATIONS CORRESPOND TO THE LETTERS IN PARENTHESES ( ) A, B, C, D, E, & F INCLUDED IN SELECT COLUMN HEADERS:

- A. DOOR TYPE KEY:
- F = FLUSH
  - HG = HALF GLASS
  - NG = NARROW LITE GLASS
  - FG = FULL GLASS
  - BF = BI-FOLD
  - PD = POCKET SLIDING DOOR
  - SF = SEE STOREFRONT ELEVATION
- B. DOOR/ FRAME MATERIALS:
- S = STEEL
  - A = ALUMINUM
  - W = WOOD
  - HM = HOLLOW METAL
  - GL = GLASS TYPES ARE INDICATED ON DOOR/FRAME ELEVATIONS (TYPES INDICATED CORRESPOND TO THOSE LISTED IN THE GLAZING SCHEDULE)
- C. REFER TO HEAD & JAMB DETAILS (A500 SERIES SHEETS).
- D. REFER TO SILL DETAILS (A500 SERIES SHEETS).
- E. HARDWARE SETS, RE: LOCKSET LEGEND ON THIS SHEET.
- F. ADDITIONAL SCHEDULE NOTES

- GENERAL NOTES:
- FIELD VERIFY CONDITIONS OF EXISTING DOORS & HARDWARE.
    - ANY/ALL DOORS INDICATED AS ETR (IN DOOR SCHEDULES OR ON PLANS) MUST BE FULLY OPERATIONAL, APPROPRIATELY RATED, & CAPABLE OF PROVIDING SECURE ACCESS WHERE REQUIRED.
  - SALVAGE EXISTING HARDWARE FOR REUSE IF POSSIBLE.

door lockset legend

#	FUNCTION	ROOM INTERIOR	ROOM EXTERIOR
1	PASSAGE	FREE OPERATION	FREE OPERATION
2	ENTRANCE/ CLASSROOM	FREE OPERATION	KEY LOCK
3	UNIT ENTRY	FREE OPERATION (AUTO- LOCKS)	BLUETOOTH/ CARD LOCK (PHYSICAL KEY BACKUP)
4	LIMITED ACCESS	BLUETOOTH/ CARD LOCK (PHYSICAL KEY BACKUP)	BLUETOOTH/ CARD LOCK (PHYSICAL KEY BACKUP)
5	STORAGE	FREE OPERATION	KEY TO OPEN FIXED LEVER
6	PRIVACY	PUSH BUTTON LOCK	EMERG. LOCK RELEASE
7	OFFICE	THUMB TURN LOCK	KEY LOCK

glazing schedule

MARK	TYPE
◇	1" Insulated, Tempered, Tinted, Low-E Glass
◇	1" Insulated, Tinted, Low-E Glass
◇	1" Insulated, Spandrel Glass



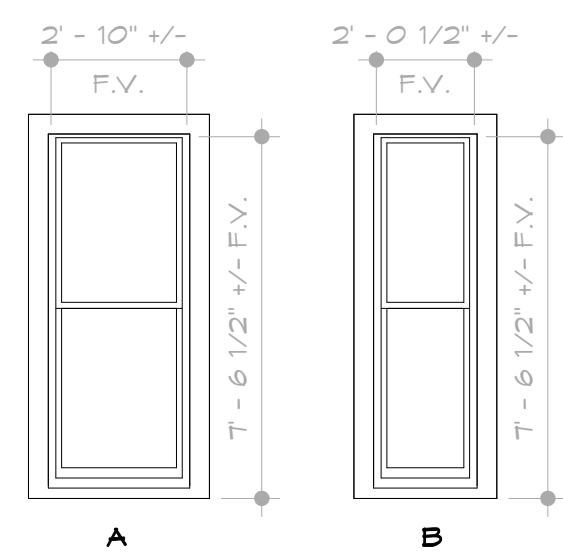
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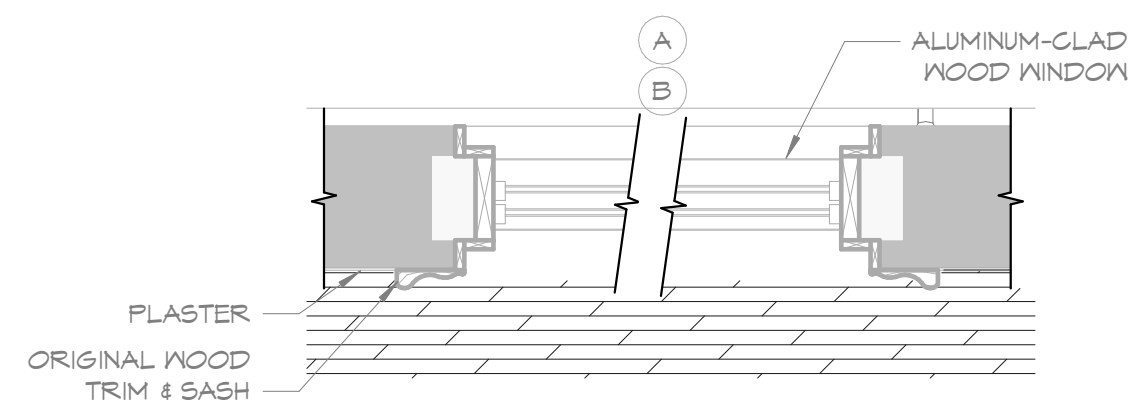
REVISIONS		
No.	Description	Date

sheet issue date: 12/07/23  
project no.: 22.50  
sheet contents: DOOR AND WINDOW INFORMATION  
sheet no.: A501



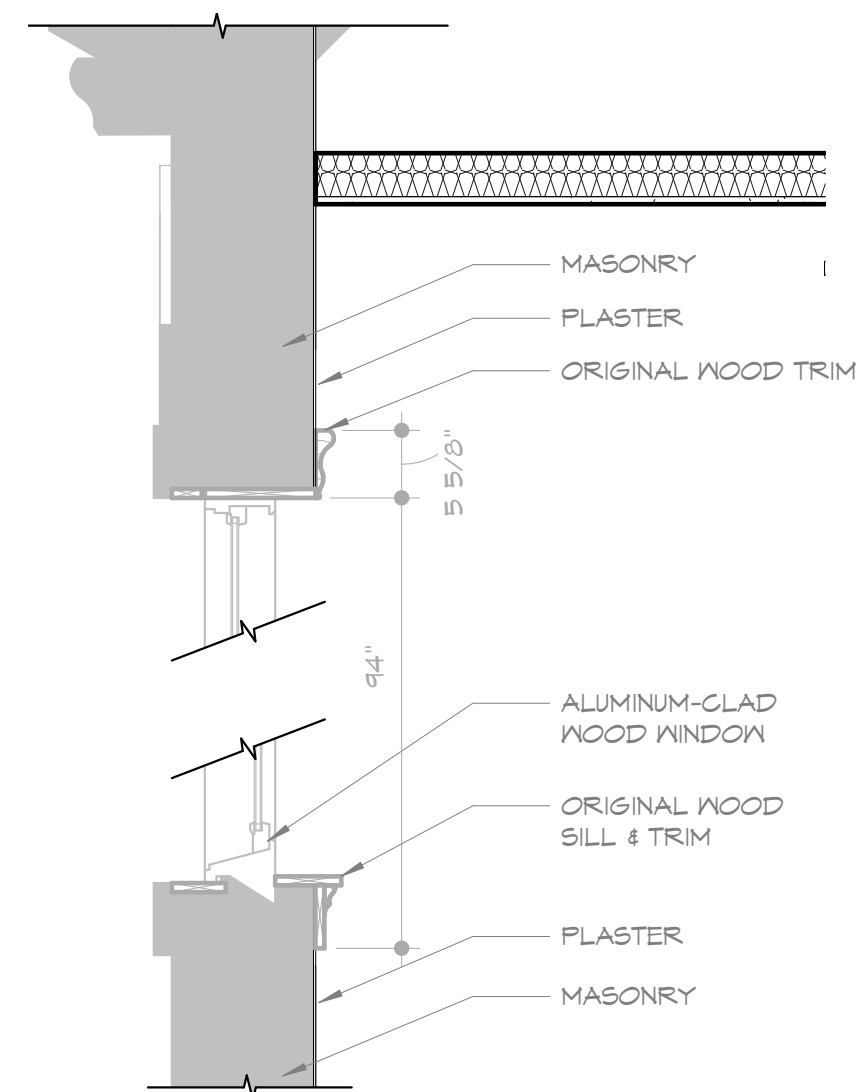
ALL EXISTING WINDOWS ARE TO REMAIN TO THE MAXIMUM EXTENT POSSIBLE.  
FIELD VERIFY DIMENSIONS. EXISTING DIMENSIONS INDICATED ON THE DRAWINGS ARE FOR REFERENCE ONLY.

window types



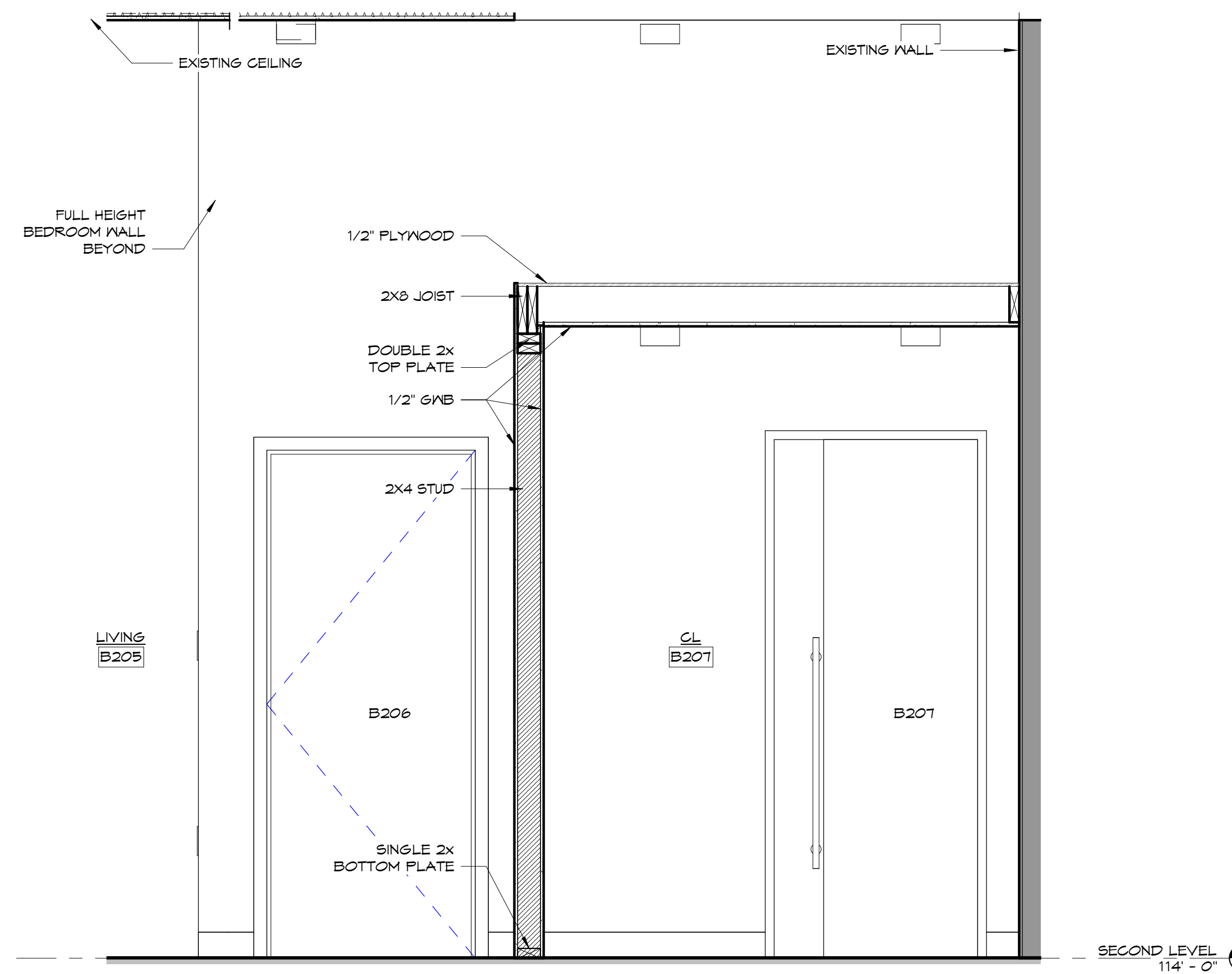
ALL EXISTING WINDOW CONDITIONS ARE TO BE FIELD VERIFIED. DRAWINGS OF EXISTING CONDITIONS ARE FOR REFERENCE ONLY, UNO.

1 existing window- plan detail  
3/4" = 1'-0"

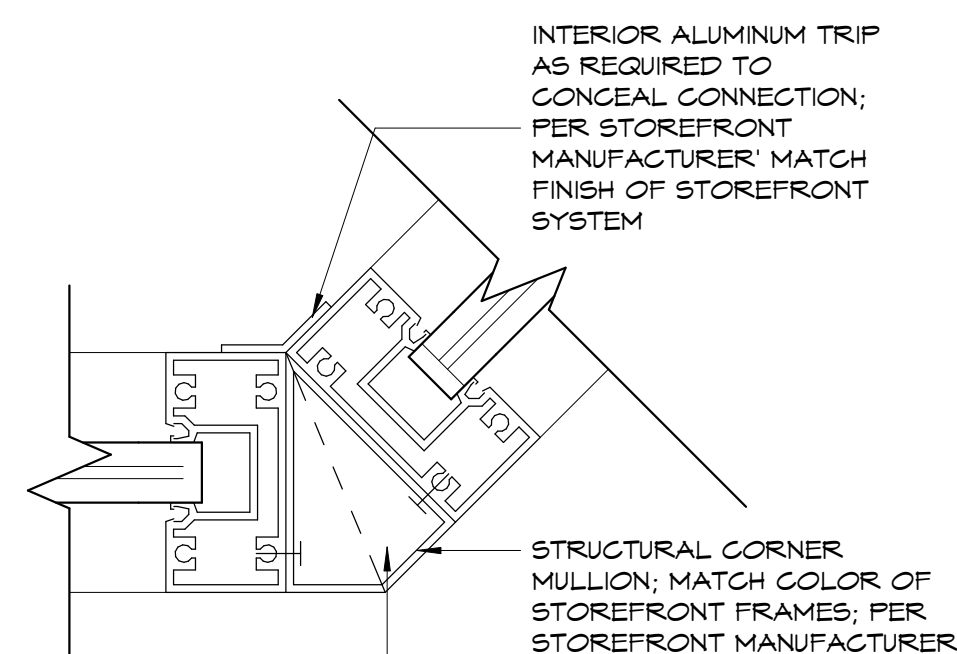


ALL EXISTING WINDOW CONDITIONS ARE TO BE FIELD VERIFIED. DRAWINGS OF EXISTING CONDITIONS ARE FOR REFERENCE ONLY, UNO.

2 existing window- section  
3/4" = 1'-0"



3 section @ low ceilings  
3/4" = 1'-0"



RE: OVERALL PLAN FOR ANGLES AT STOREFRONT CONNECTIONS. BREAK METAL IS TO BE INSULATED AT CONNECTIONS IF CONTINUOUS THERMAL BREAK CANNOT BE ACHIEVED USING STOREFRONT MFR'S CORNER DETAILS

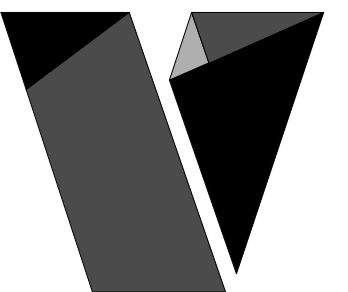
5 typical storefront corner detail  
3" = 1'-0"

detail notes

GENERAL: COORDINATE WITH WORK SHOWN ON MECHANICAL, PLUMBING, AND ELECTRICAL

NOTE TEXT

XXX



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109/111/113 NW 3RD ST. ABILENE, KS

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No. Description Date

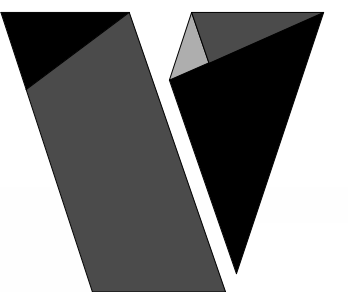
sheet issue date:  
12/07/23

project no.:  
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sheet contents:  
DETAILS & WALL  
SECTIONS

sheet no.:

A503



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No. Description Date

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project no.:  
22.50

sheet contents:  
REFLECTED CEILING  
PLAN - SECOND LEVEL

sheet no.:

A602

reflected ceiling plan legend

CEILING TAG      CEILING TYPE  
A 12'-0"      HEIGHT OF CEILING ABOVE FLOOR

TYPE    PATTERN/SYMBOL    DESCRIPTION

CEILING

- ER**       **EXISTING TO REMAIN**
  - F.V. EXISTING CONDITIONS FOR THESE AREAS (MAY BE OPEN TO STRUCTURE)
- E1**       **EXISTING METAL CEILING**
  - EXISTING METAL CEILING ABOVE WEST COMMERCIAL SPACE IS TO BE REMOVED.
  - REINSTALL IF CONDITIONS ALLOW.
  - SALVAGEABLE COMPONENTS ARE TO BE INSPECTED & ASSESSED FOR POTENTIAL REUSE.
  - IF THE QUALITY & QUANTITY OF SALVAGED COMPONENTS ARE SUFFICIENT TO REUSE FOR THE AREA SHOWN, THEY ARE TO BE CLEANED & REPAIRED PRIOR TO REINSTALLING.
  - IF INSUFFICIENT, A SHEETROCK CEILING IS TO BE INSTALLED AT PLANE OF THE ORIGINAL CEILING.
- EX**       **EXTERIOR CEILING**
  - 4" SHIP-LAP SIDING INSTALLED DIRECTLY OVER EXISTING JOISTS.
  - SHERWIN WILLIAMS PAINT SW TO06 EXTRA WHITE
- A**       **2X2 ACT SYSTEM**
  - 9/16" SUSPENDED GRID
  - ACOUSTICAL CEILING PANELS
- B**       **5/8" GYPSUM BOARDS OVER USG DRYWALL SUSPENSION SYSTEM OR EQUIVALENT.**
  - INTENDED WHERE PLASTER IS EXTANT IN FLOOR CONDITION.
  - LEVEL 3 FINISH; PRIME, PAINT (CLEANABLE SURFACE PAINT);
  - REF MANUF. INSTRUCTIONS FOR MATERIALS & INSTALLATION INSTRUCTIONS
  - EXTENSIVE FORMER ATTACHMENTS MAY BE USED IF IN SUITABLE CONDITION & ACCEPTABLE BY MFR.

HVAC

\* REFER TO MECHANICAL FOR DUCT LAYOUTS & ADDITIONAL INFO. ANY MECHANICAL COMPONENTS INCLUDED ON PLANS ARE CONCEPTUAL ONLY.

- CEILING REGISTER, REF. MECH.
- CEILING RETURN, REF. MECH.

LIGHTING

\* REFER TO ELECTRICAL FOR FIXTURE TYPES ASSOCIATED WITH LIGHTING PLAN SYMBOLS (WHETHER INDICATED BELOW OR NOT)

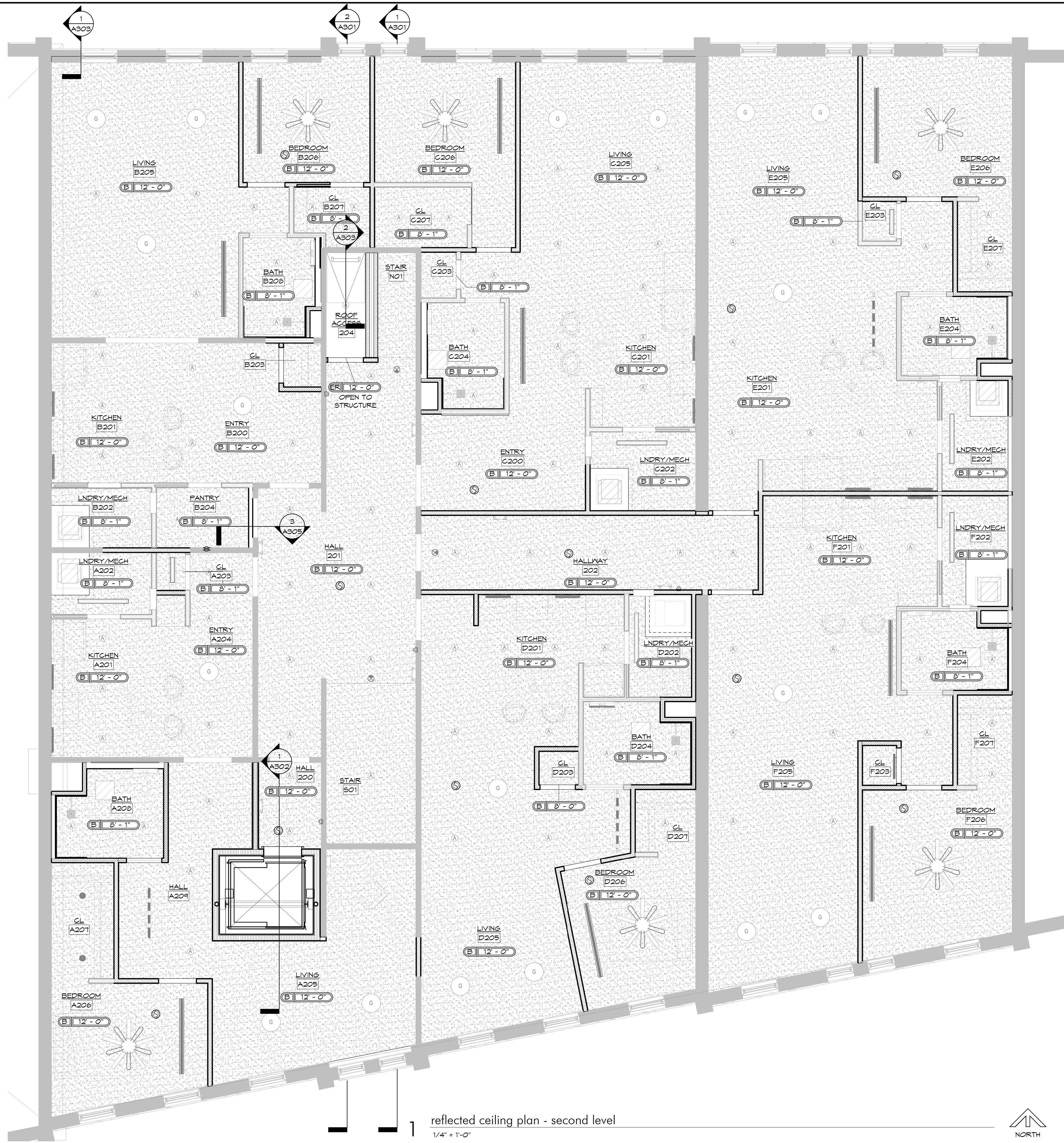
reflected ceiling plan notes

GENERAL: COORDINATE WITH WORK SHOWN ON MECHANICAL, PLUMBING, AND ELECTRICAL

- APPLICABLE TO ENTIRE PLAN:
- A. PLASTER IN SOUND CONDITION IS TO BE RETAINED AT SECOND-FLOOR CEILING WHERE POSSIBLE.
  - B. VISUAL CONDITION SUGGESTS THAT CEILING MAY NOT BE SALVAGEABLE AT SEVERAL LOCATIONS.
  - C. INSTALL NEW HARD CEILINGS ON JOISTS, AT THE SAME PLANE AS THE PLASTER CEILING
  - D. NEW STP. CEILING FINISHED FACE IS TO BE PRIMED AND PAINTED.

ceiling general notes

- THE OVERALL DESIGN INTENT IS TO MAINTAIN EXISTING CEILING HEIGHTS WHERE POSSIBLE.
- FIELD VERIFY CEILING HEIGHTS OF ANY CEILINGS SHOWN/ NOTED AS ETR (HEIGHTS INDICATED IN CEILING TAGS ARE FOR REFERENCE ONLY FOR THESE CEILINGS).
- CEILING FINISHES SHOWN AT THE TIME OF ISSUANCE OF THESE DRAWINGS REFLECT THE INTENT OF THE DESIGN TEAM & OWNER. ONCE DEMOLITION BEGINS & EXISTING CONDITIONS ARE UNCOVERED, PROPOSED FINISHES ARE TO BE MODIFIED WHERE REQUIRED.
- ARE WHAT BE DETERMINED BY WHAT IS UNCOVERED ONCE DEMOLITION BEGINS.
  - INSTALL NEW SHEETROCK CEILINGS WHERE PLASTER IS EXTANT IN FLOOR CONDITION.
- DIMENSIONS INDICATING LIGHT FIXTURE LOCATIONS ARE TO CL OF FIXTURES, UNO.
- ADJACENT FIXTURES OF THE SAME TYPE (RE: ELEC) THAT ARE NOT DIMENSIONED ARE TO BE LOCATED ALONG THE SAME AXIS AS THE DIMENSIONED FIXTURES, UNO.



reflected ceiling plan - second level  
1/4" = 1'-0"



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## REVISIONS

No.	Description	Date

sheet issue date:  
11/9/2023

project no.:  
22.50

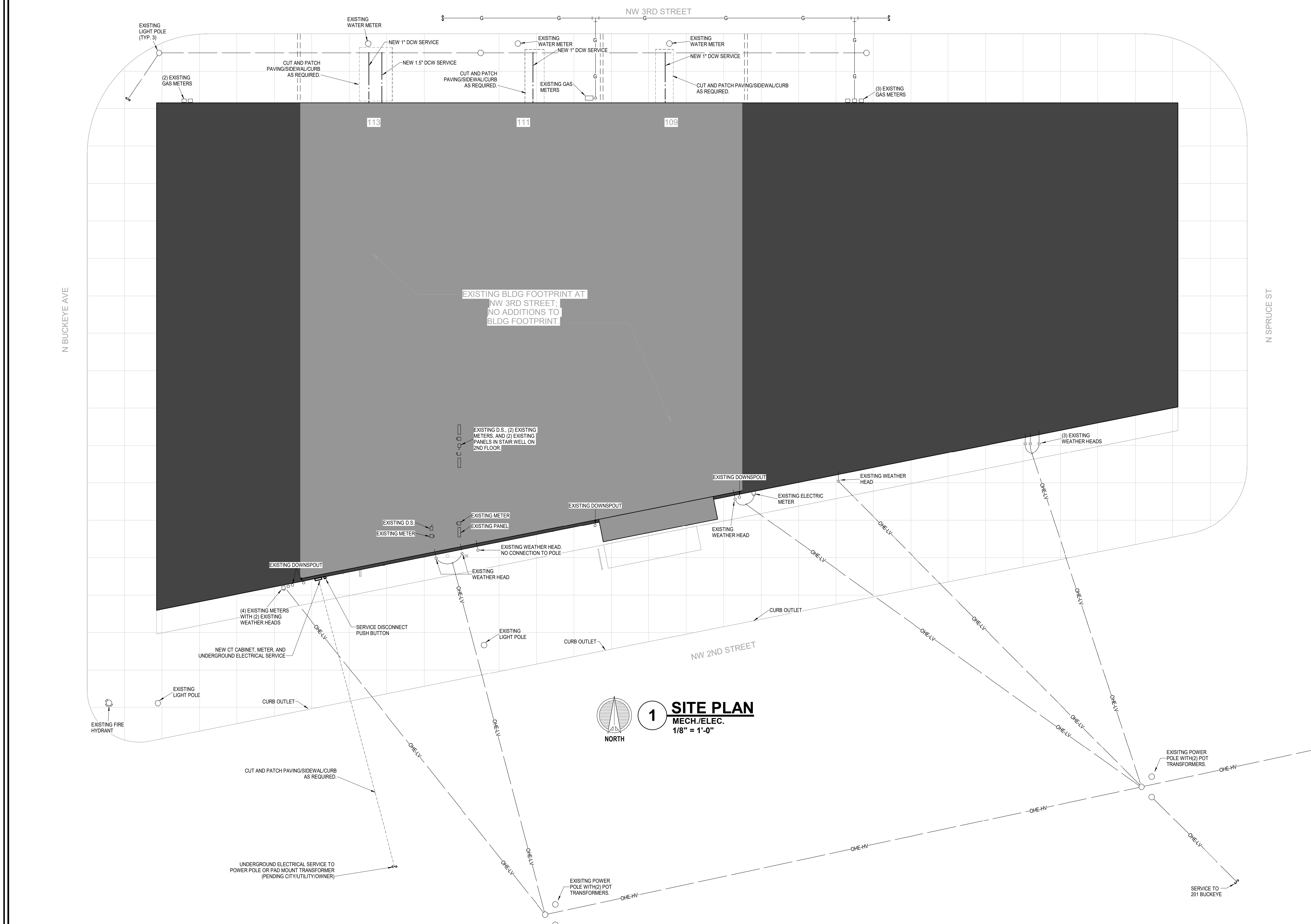
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SITE PLAN

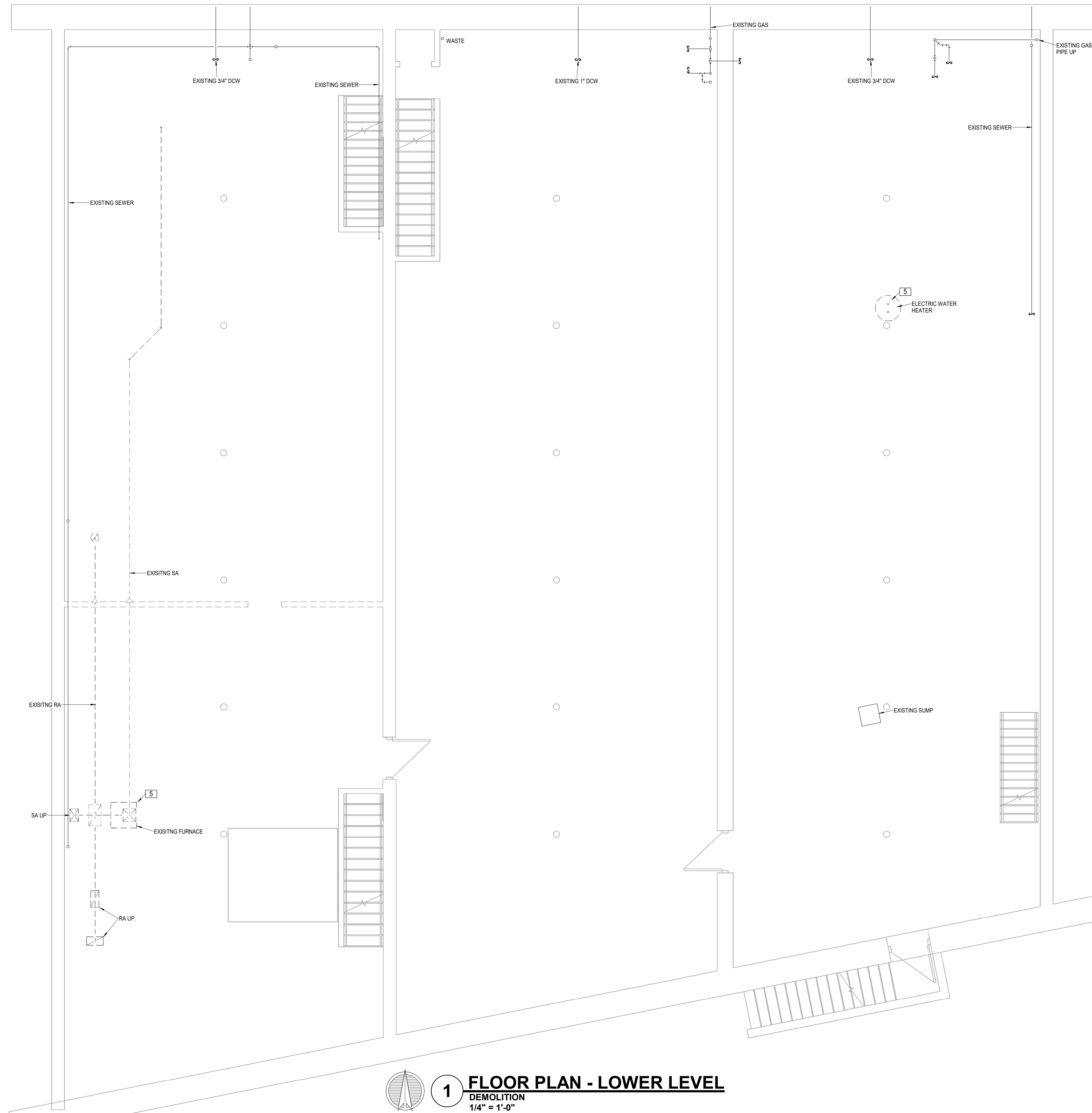
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# ME100

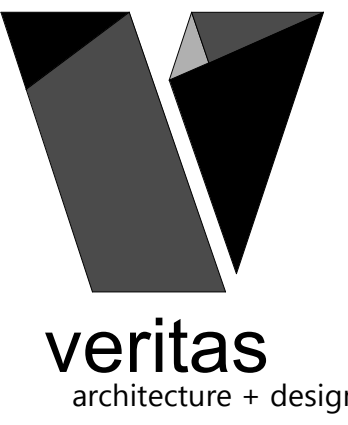


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Email: lsapa@lsapa.com  
LSA PROJECT NO. 2310012





- LEGEND:**
- 1 REMOVE ALL LIGHTS AND CIRCUITS.
  - 2 REMOVE ALL PLUMBING.
  - 3 REMOVE ALL POWER, CIRCUITS, DEVICES, ETC.
  - 4 REMOVE ALL DUCTWORK, GRILLES, REGISTERS, AND DIFFUSERS.
  - 5 REMOVE MECHANICAL EQUIPMENT, DUCTWORK, POWER, PIPING, FLUE, CONTROLS, ETC.



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sheet contents:  
LOWER LEVEL FLOOR  
PLAN - DEMOLITION

sheet no.:  
**ME201**



**1 FLOOR PLAN - LOWER LEVEL**  
 DEMOLITION  
 1/4" = 1'-0"

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sheet issue date:  
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project no.:  
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sheet contents:  
MAIN LEVEL FLOOR  
PLAN - DEMOLITION

sheet no.:

**ME202**

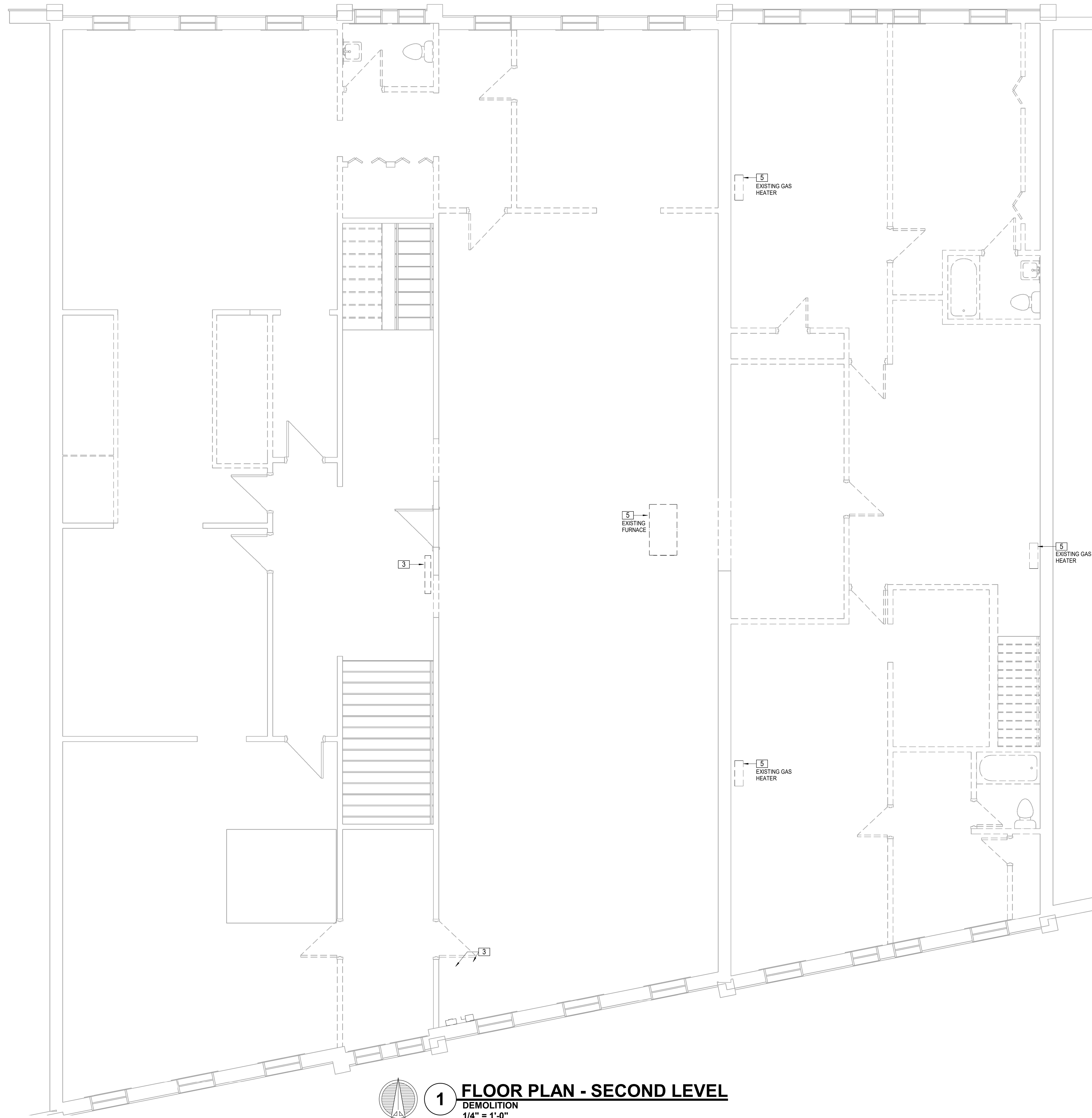
- LEGEND:**
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  - 4 REMOVE ALL DUCTWORK, GRILLES, REGISTERS, AND DIFFUSERS.
  - 5 REMOVE MECHANICAL EQUIPMENT, DUCTWORK, POWER, PIPING, FLUE, CONTROLS, ETC.



**1 FLOOR PLAN - MAIN LEVEL**  
DEMOLITION  
1/4" = 1'-0"

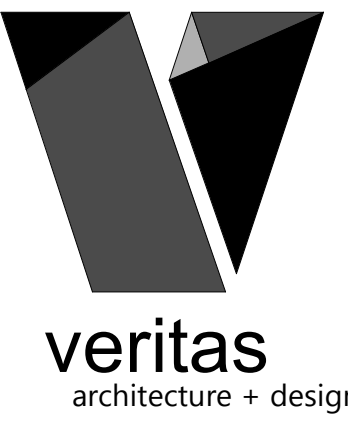


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**LEGEND:**

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- 5 REMOVE MECHANICAL EQUIPMENT, DUCTWORK, POWER, PIPING, FLUE, CONTROLS, ETC.



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sheet contents:  
SECOND LEVEL FLOOR  
PLAN - DEMOLITION

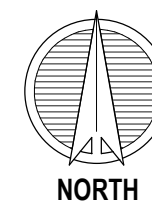
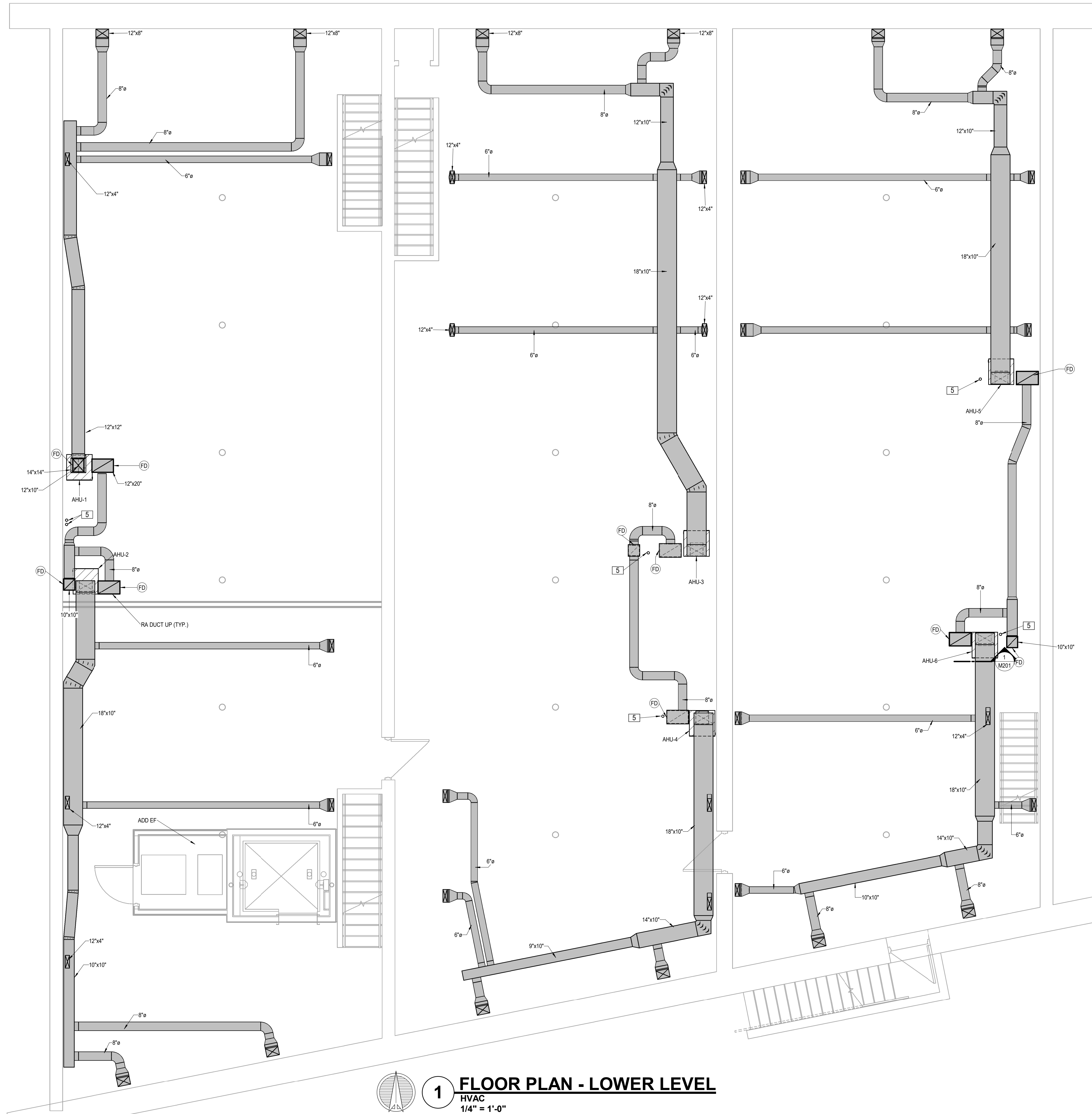
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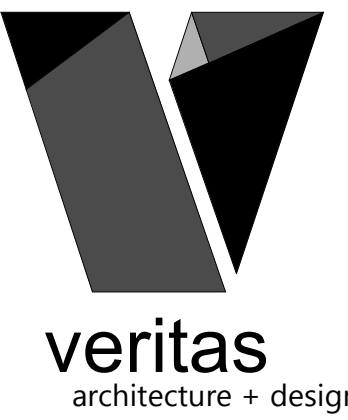
**1 FLOOR PLAN - SECOND LEVEL**  
 DEMOLITION  
 1/4" = 1'-0"

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**1 FLOOR PLAN - LOWER LEVEL**  
 HVAC  
 1/4" = 1'-0"

- LEGEND:**
- 1 4" UP TO GOOSENECK KIT
  - 2 IN-WALL METAL DRYER BOX.
  - 3 4" DRYER VENT UP TO DRYER VENT GOOSENECK KIT.
  - 4 VERTICAL AIR HANDLING UNIT ON STEEL STAND ABOVE WATER HEATER. REFER TO DETAIL.
  - 5 REFRIGERANT LINE SET.
  - 6 INSULATED ROOF CURB WITH INSULATED CURB CAP FOR PIPING AND CONDUIT.
  - 7 OUTSIDE AIR INTAKE, GREENHECK; FGI, 10 X 10 THROAT, INSULATED ROOF CURB.
  - 8 PROVIDE CRD WHERE SUPPLY DUCT PENETRATES THE RATED FLOOR-CEILING ASSEMBLY.



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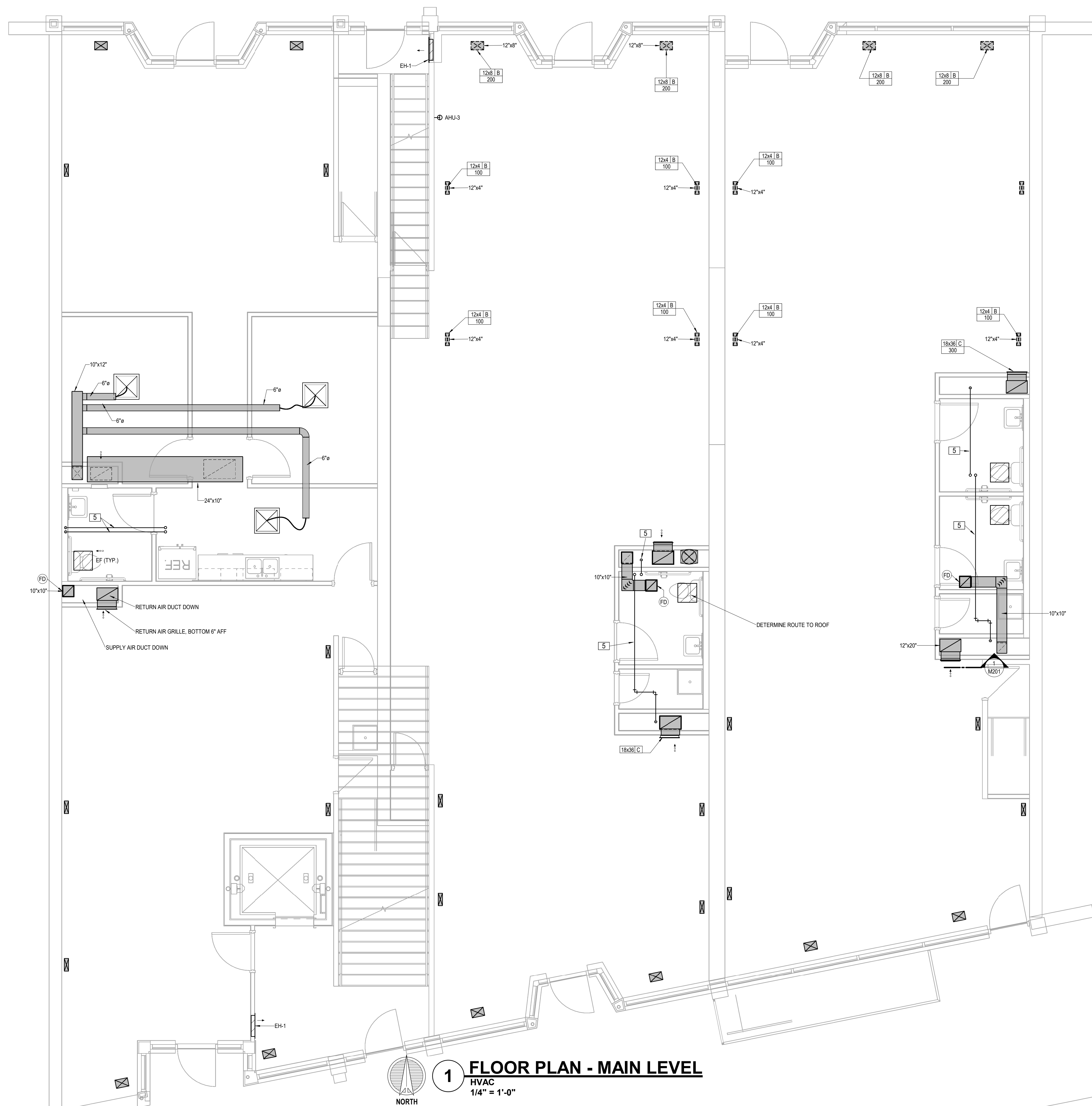
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 LOWER LEVEL FLOOR  
 PLAN - HVAC

sheet no.:

**M100**

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**1 FLOOR PLAN - MAIN LEVEL**  
 HVAC  
 1/4" = 1'-0"

**LEGEND:**

- 1 4" UP TO GOOSENECK KIT
- 2 IN-WALL METAL DRYER BOX.
- 3 4" DRYER VENT UP TO DRYER VENT GOOSENECK KIT.
- 4 VERTICAL AIR HANDLING UNIT ON STEEL STAND ABOVE WATER HEATER. REFER TO DETAIL.
- 5 REFRIGERANT LINE SET.
- 6 INSULATED ROOF CURB WITH INSULATED CURB CAP FOR PIPING AND CONDUIT.
- 7 OUTSIDE AIR INTAKE, GREENHECK: FGI, 10 X 10 THROAT, INSULATED ROOF CURB.
- 8 PROVIDE CRD WHERE SUPPLY DUCT PENETRATES THE RATED FLOOR-CEILING ASSEMBLY.



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sheet issue date:  
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project no.:  
 22.50

sheet contents:  
 MAIN LEVEL FLOOR  
 PLAN - HVAC

sheet no.:

**M101**



REVISIONS

No.	Description	Date

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11/9/2023

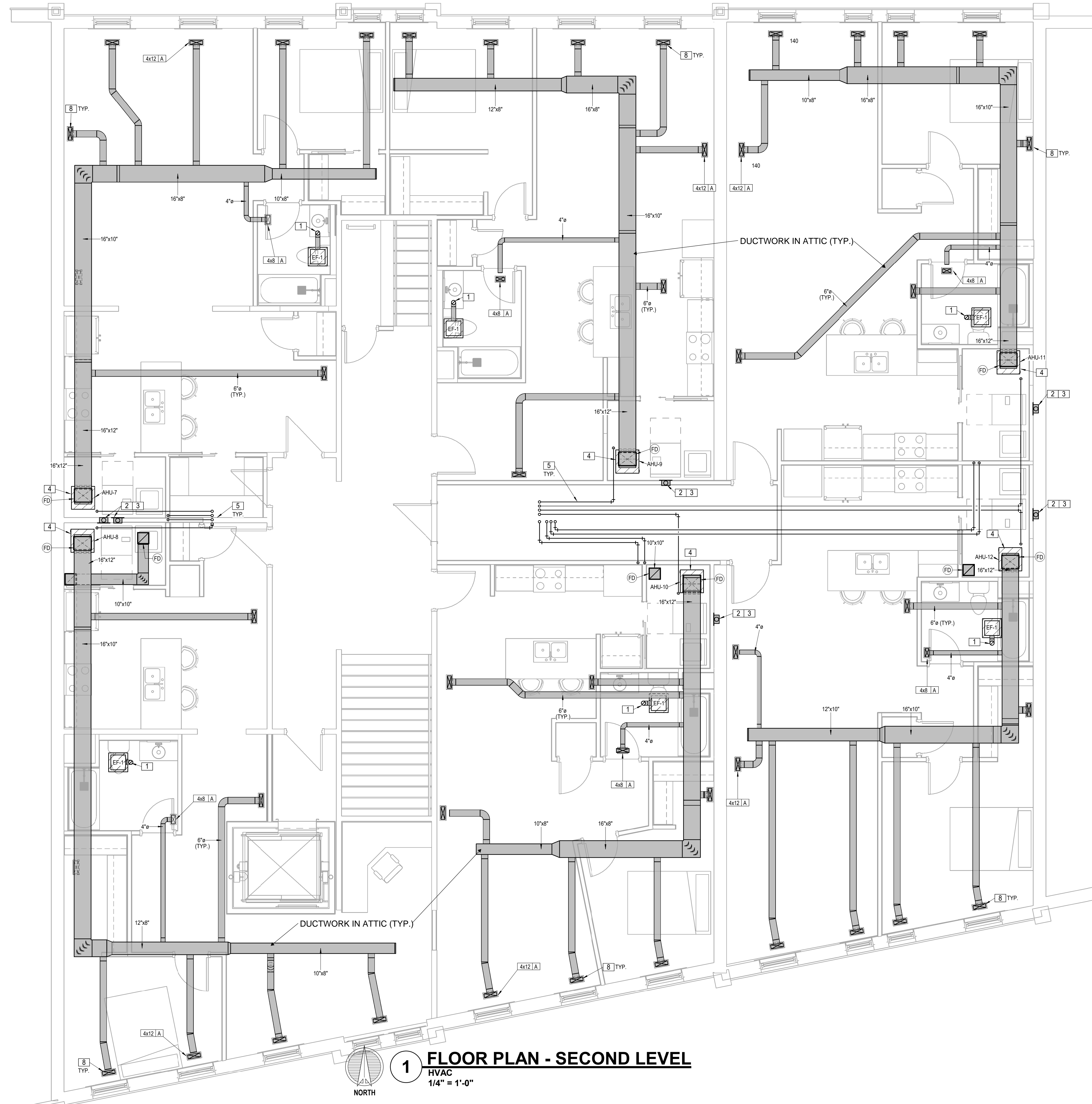
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SECOND LEVEL FLOOR  
PLAN - HVAC

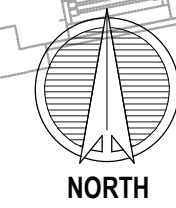
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**M102**

- LEGEND:**
- 1 4" UP TO GOOSENECK KIT
  - 2 IN-WALL METAL DRYER BOX.
  - 3 4" DRYER VENT UP TO DRYER VENT GOOSENECK KIT.
  - 4 VERTICAL AIR HANDLING UNIT ON STEEL STAND ABOVE WATER HEATER. REFER TO DETAIL.
  - 5 REFRIGERANT LINE SET.
  - 6 INSULATED ROOF CURB WITH INSULATED CURB CAP FOR PIPING AND CONDUIT.
  - 7 OUTSIDE AIR INTAKE, GREENHECK; FGI, 10 X 10 THROAT, INSULATED ROOF CURB.
  - 8 PROVIDE CRD WHERE SUPPLY DUCT PENETRATES THE RATED FLOOR-CEILING ASSEMBLY.



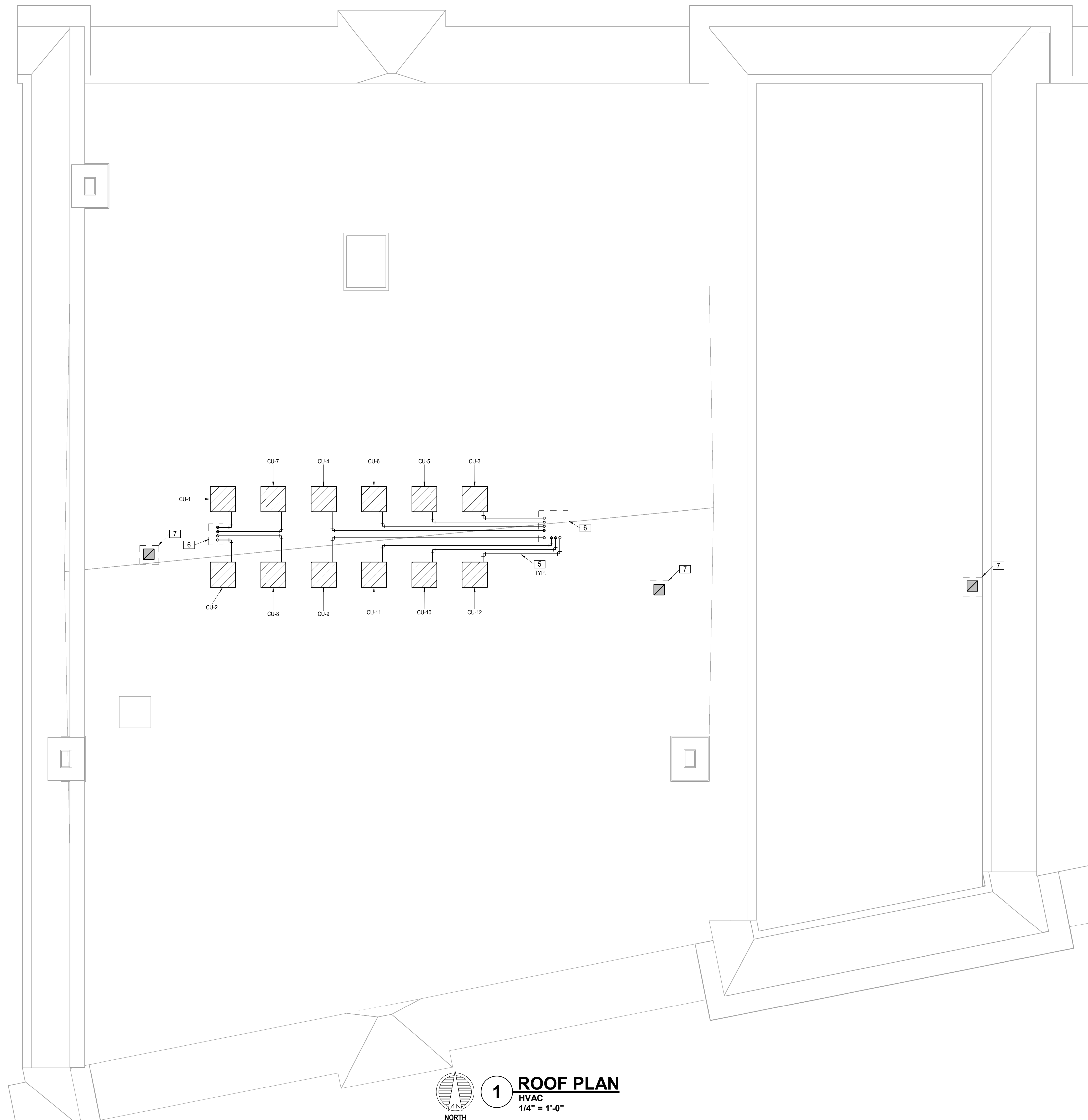
**1 FLOOR PLAN - SECOND LEVEL**  
HVAC  
1/4" = 1'-0"



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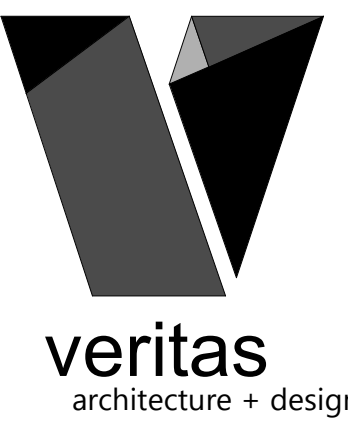


**LEGEND:**

- 1 4" UP TO GOOSENECK KIT
- 2 IN-WALL METAL DRYER BOX.
- 3 4" DRYER VENT UP TO DRYER VENT GOOSENECK KIT.
- 4 VERTICAL AIR HANDLING UNIT ON STEEL STAND ABOVE WATER HEATER. REFER TO DETAIL.
- 5 REFERIGERANT LINE SET.
- 6 INSULATED ROOF CURB WITH INSULATED CURB CAP FOR PIPING AND CONDUIT.
- 7 OUTSIDE AIR INTAKE, GREENHECK: FGI, 10 X 10 THROAT, INSULATED ROOF CURB.
- 8 PROVIDE CRD WHERE SUPPLY DUCT PENETRATES THE RATED FLOOR-CEILING ASSEMBLY.

**1 ROOF PLAN**  
 HVAC  
 1/4" = 1'-0"

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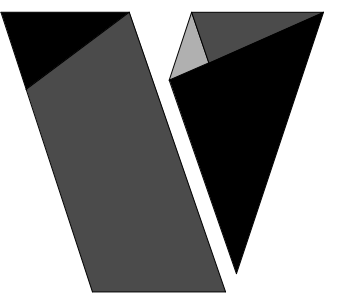
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 ROOF PLAN - HVAC

sheet no.:

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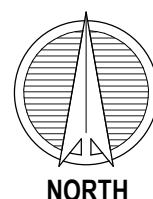
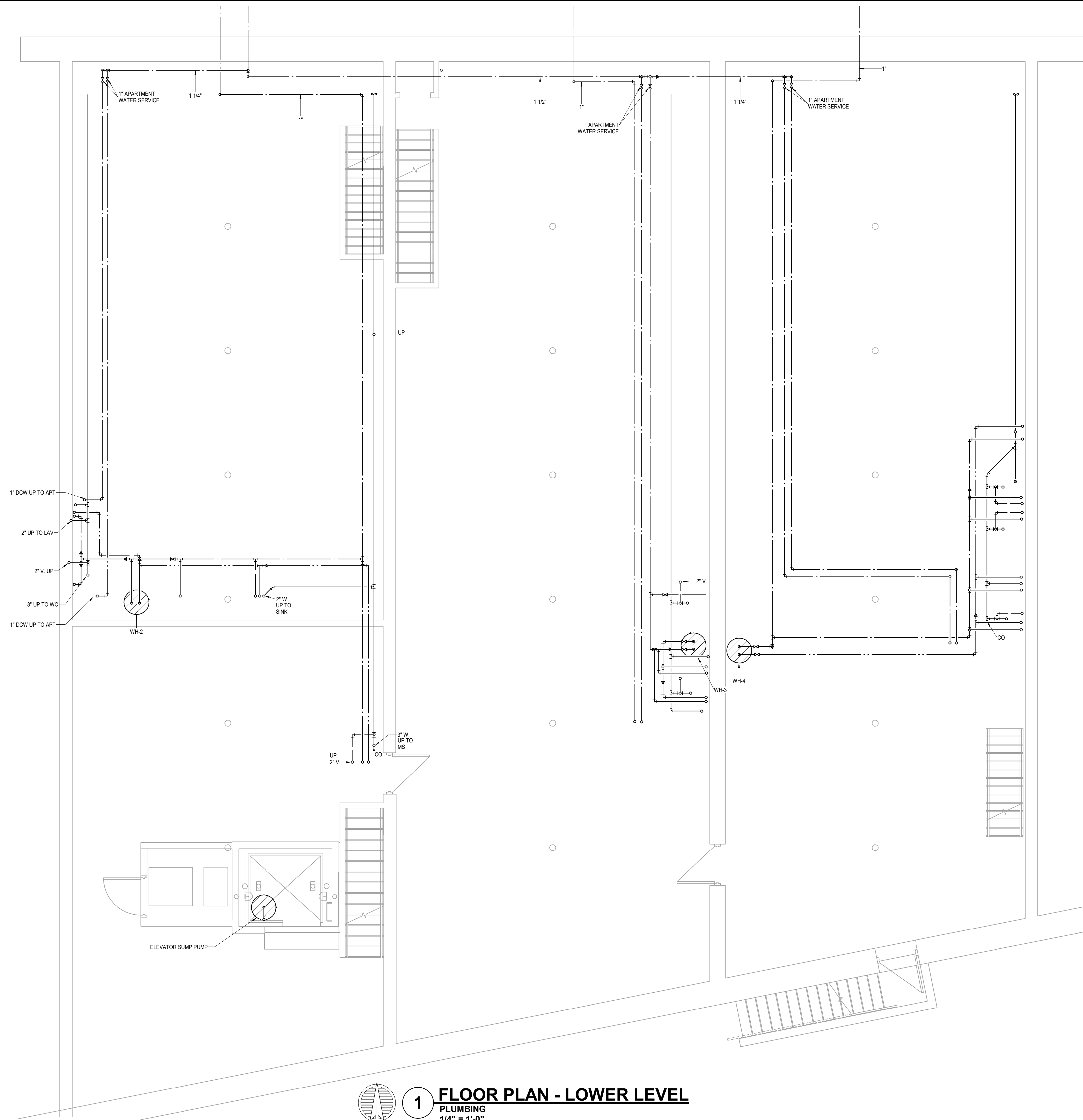
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LOWER LEVEL FLOOR  
PLAN - PLUMBING

sheet no.:

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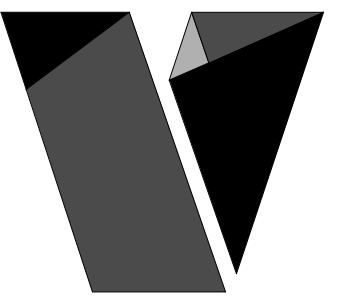


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## FLOOR PLAN - LOWER LEVEL

PLUMBING  
1/4" = 1'-0"

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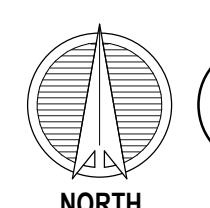
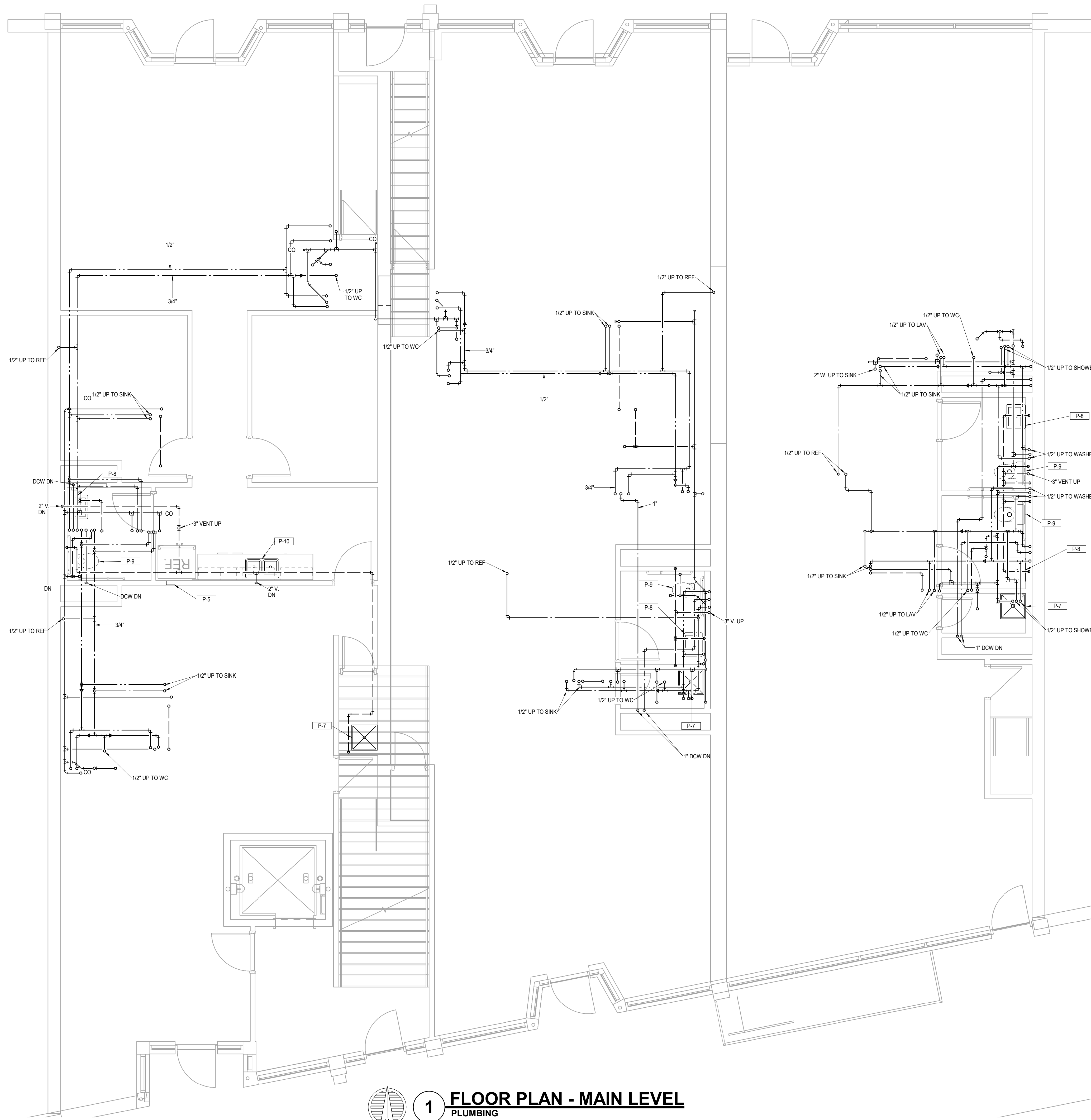
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MAIN LEVEL FLOOR  
PLAN - PLUMBING

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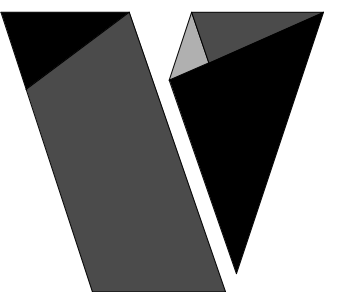
# P101



**1 FLOOR PLAN - MAIN LEVEL**  
**PLUMBING**  
1/4" = 1'-0"

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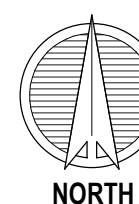
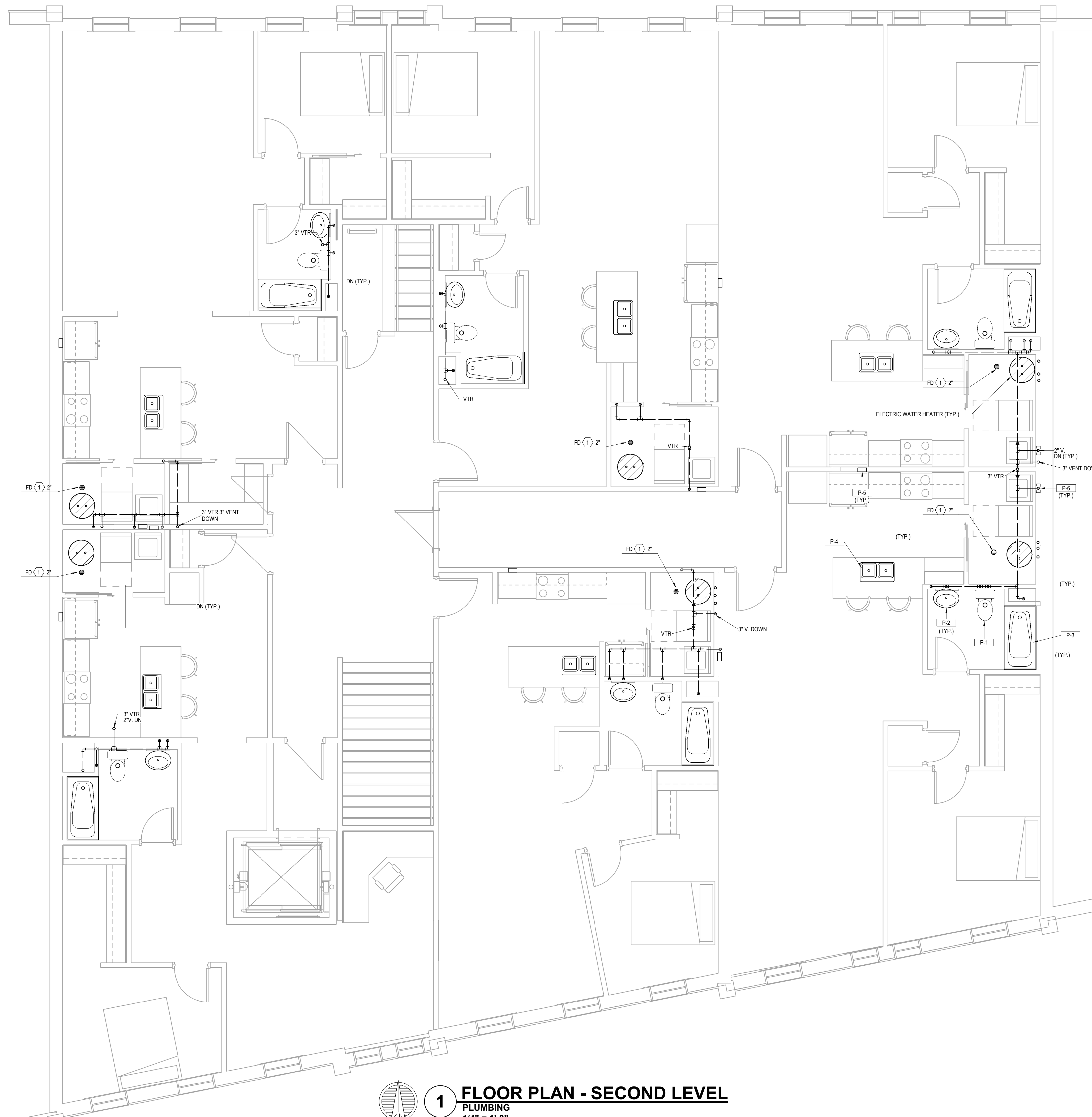
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SECOND LEVEL FLOOR  
PLAN - PLUMBING

sheet no.:

# P102



## 1 FLOOR PLAN - SECOND LEVEL

PLUMBING  
1/4" = 1'-0"

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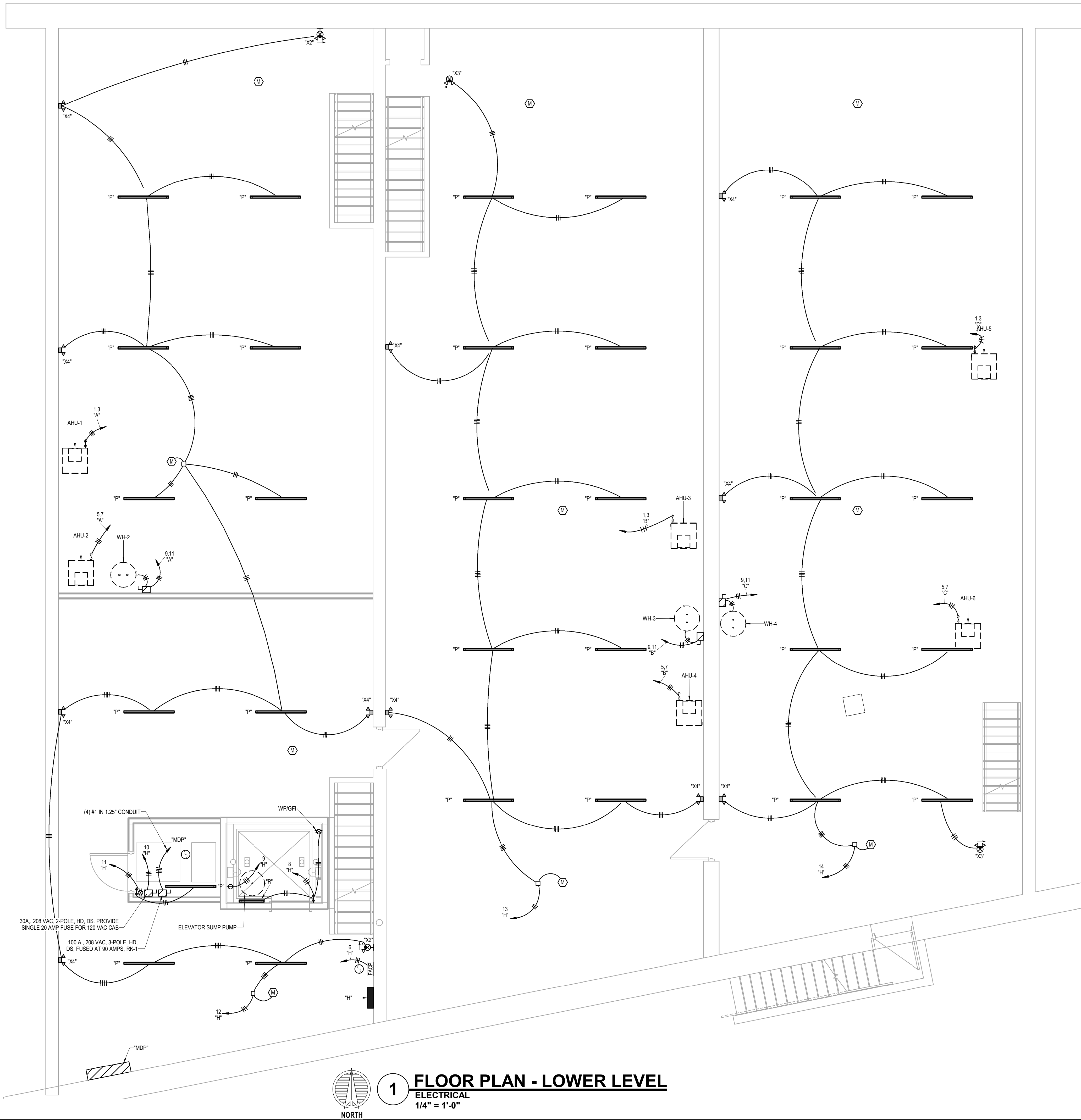
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LOWER LEVEL FLOOR  
PLAN - ELECTRICAL

sheet no.:

E100

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**1 FLOOR PLAN - LOWER LEVEL**  
ELECTRICAL  
1/4" = 1'-0"



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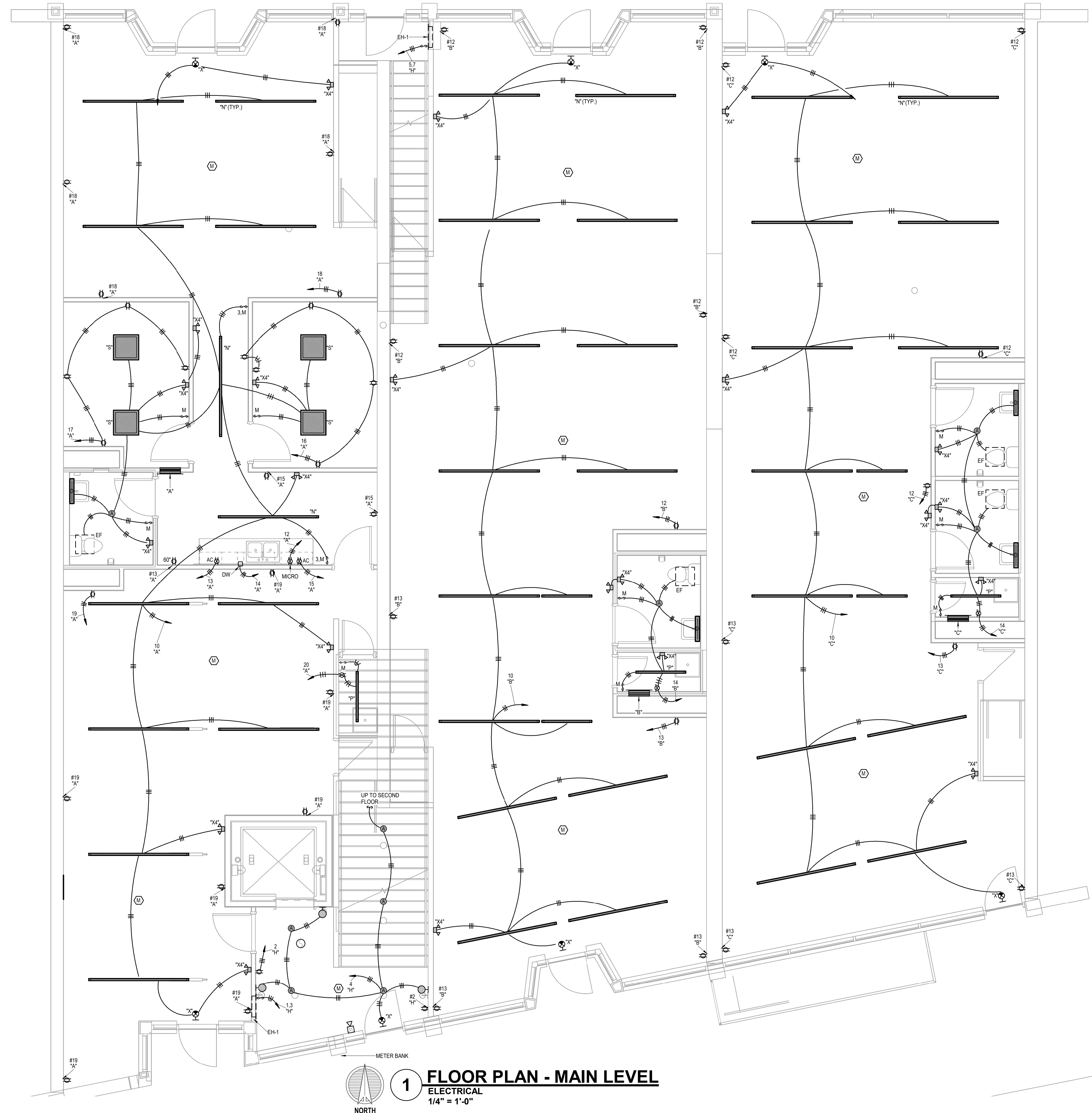
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MAIN LEVEL FLOOR  
PLAN - ELECTRICAL

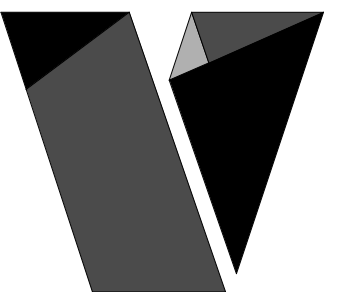
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**1 FLOOR PLAN - MAIN LEVEL**  
ELECTRICAL  
1/4" = 1'-0"





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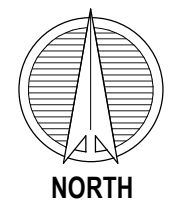
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SECOND LEVEL FLOOR  
PLAN - ELECTRICAL

sheet no.:

# E102

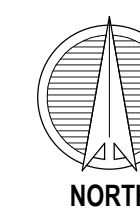
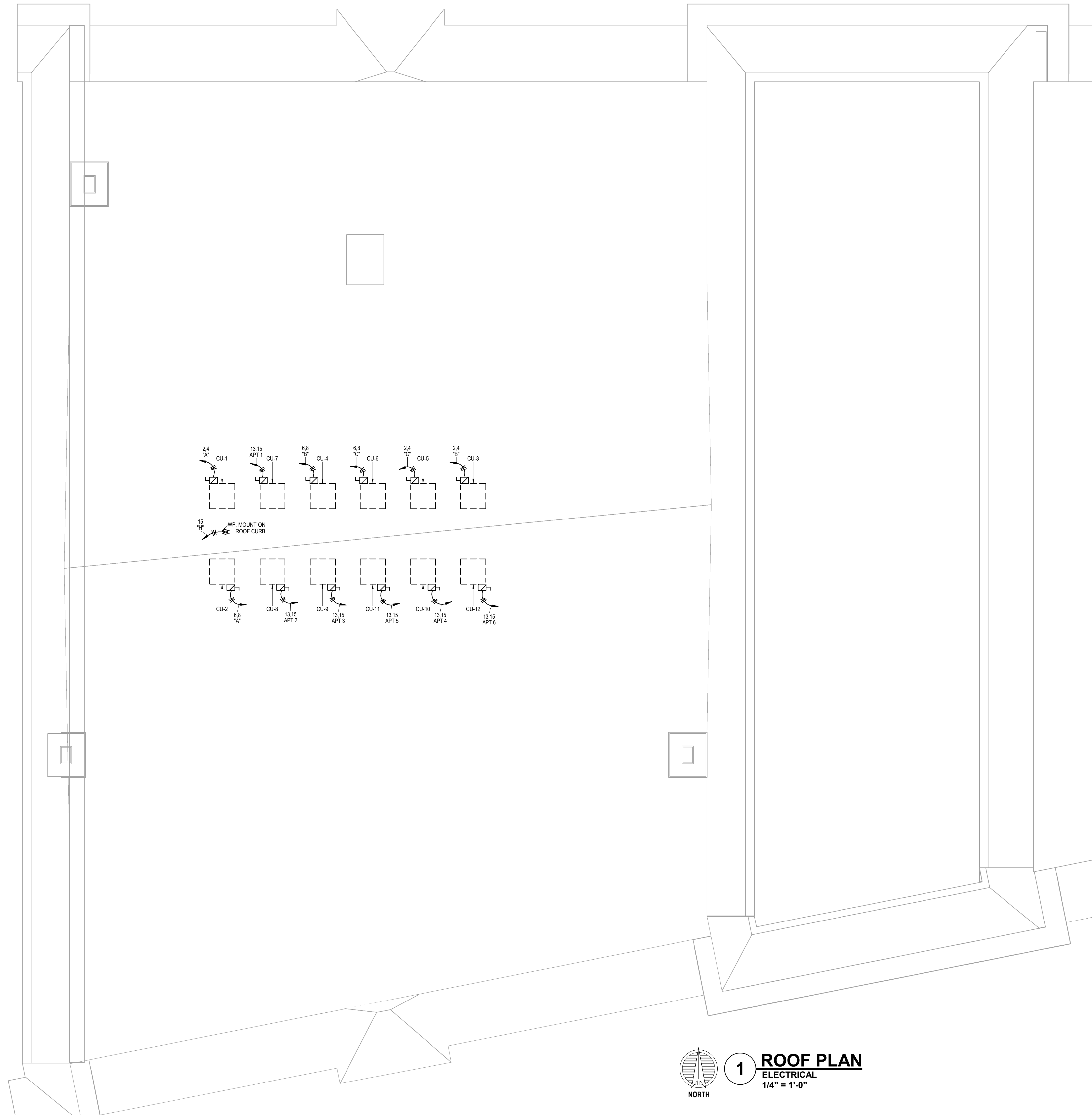


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LSA PROJECT NO. 2310012



**1 FLOOR PLAN - SECOND LEVEL**  
ELECTRICAL  
1/4" = 1'-0"

90% CHECK-SET



**1 ROOF PLAN**  
ELECTRICAL  
1/4" = 1'-0"



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**HISTORIC RENOVATION**

JOHN KOLHOFF  
109/111/113 NW 3RD ST. ABILENE, KS

**REVISIONS**

No.	Description	Date

sheet issue date:  
11/9/2023

project no.:  
22.50

sheet contents:  
ROOF PLAN -  
ELECTRICAL

sheet no.:

**E103**