

**CITY OF ABILENE  
HERITAGE COMMISSION  
AGENDA**

March 21, 2024, 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: ___ Nanc Scholl, Chair ___ Nicole Beck, Vice Chair<br>___ Mary Burtzloff ___ Andrew Pankratz ___ Barry Arp<br>___ Kevin Bailey ___ Jeff Radabaugh |
| 3. Approval of Agenda   |
| 4. Approval of the Meeting Minutes – February 15, 2024  |
| <b>Business</b>   |
| 5. National Preservation Month - May  |
| 6. Administrative Review permit approvals: <ul style="list-style-type: none"><li>• 303 N Broadway – mechanical/plumbing/electrical permit</li></ul>             |
| 7. Comments   |
| 8. Adjournment  |

**CITY OF ABILENE  
HERITAGE COMMISSION  
MEETING MINUTES**

**February 15, 2024, 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, Nanc Scholl, Mary Burtzloff, Kevin Bailey

**Members Absent:** None

**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 Beck. Motion carried unanimously 7-0.

**Approval of the Meeting Minutes – December 21, 2023**

Scholl moved to approve the minutes as written, seconded by Arp. Motion carried unanimously 7-0.

**Business**

**Annual election of Chair and Vice Chair**

Motion by Beck to elect Scholl as Chair, seconded by Pankratz. Motion carried unanimously 7-0.

Motion by Arp to elect Beck as Vice Chair, seconded by Burtzloff. Motion carried unanimously 7-0.

**Goals and training opportunities**

CLG training opportunities

SHPO/HPF (Historic Preservation Fund) grant opportunities for training:

- Kansas Preservation Conference May 15-17, 2024, in Newton, KS
- NAPC free membership from CAMP training, monthly webinars, NAPC Forum in West Palm Beach, FL July 31 – August 4, 2024.

Future goals are to establish a Preservation Plan for the City of Abilene and hire a consultant to update surveys as needed with assistance from CLG/SHPO grant opportunities.

May is National Preservation Month. Members would like to pursue purchasing a banner that would hang over NW 3<sup>rd</sup> St in downtown. Proclamation for Preservation Month at City Commission opportunity as well.

The local Abilene Register of Historic Places plaque program in the past was sponsored by the Heritage Commission; possibility to pursue that in the future to bring the program back.

Members would like to update a Design Review brochure from 1998.

Discussion was held regarding submitting newspaper articles to highlight historic preservation efforts.

**Administrative Review permit approvals:**

- 108 NW 3<sup>rd</sup> St – roof permit

**Comments**

None

**Adjournment**

Arp made a motion to adjourn at 4:30 p.m., seconded by Radabaugh. Motion carried unanimously 7-0.

Minutes Approved,

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Nanc Scholl, Chair  
Heritage Commission

Attest:

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Kari Zook  
Community Development Director



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
- Roofing

**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: 303 N. Broadway, Abilene, KS 67410

Property Owner: Rockets Tap House - Trevor Witt

Property Owner Phone/E-mail: 785-280-3529

General Contractor/Engineer: \_\_\_\_\_

General Contract Phone/E-mail: \_\_\_\_\_

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

Describe Work: The partial change existing downtown business building to assembly and storage. The existing building is 1 story with basement.

Value of Work: \$ \$575,000

Site Plan attached:  YES  NO

**Builder Declaration (List Contractors):** G.100 Provides contacts.

(Must be licensed in the City of Abilene)

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

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

Mechanical: \_\_\_\_\_

Roofing: \_\_\_\_\_

**Measurements, as applicable to the project:**

See attached code study, G.200

Living Area: \_\_\_\_\_ Garage Sq. Ft.: \_\_\_\_\_

Addition Sq. Ft.: \_\_\_\_\_ Total Sq. Ft.: \_\_\_\_\_

Stories/Height: \_\_\_\_\_ Land Area: \_\_\_\_\_

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

Occupant Class: \_\_\_\_\_ Use of Building: \_\_\_\_\_

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: Trevor D. Witt Date: 2/23/24

Signature: Trevor D. Witt

- 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 = \$ 2009
- Additional Inspections \$25

**Electrical**

- Base Fee \$25

**Mechanical**

- Base Fee \$25

**Plumbing**

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

**Roofing**

- Base Fee \$25

**Permit Fee: \$ 2,109**

**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:

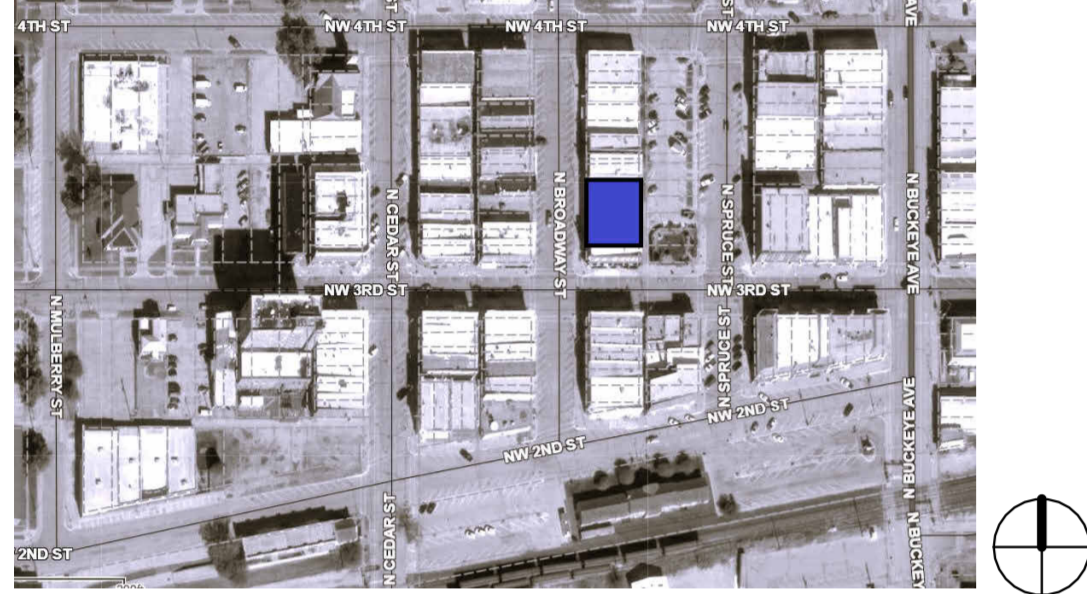
Approved for Issuance by:

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

# RACKETS TAP HOUSE

303 N. BROADWAY  
ABILENE, KS 67410  
PERMIT SET

## VICINITY MAP



## PROJECT TEAM

**OWNER**  
RACKETS TAP HOUSE  
303 N BROADWAY  
ABILENE, KS  
TREVOR WITT  
PHONE: (785) 280-3529

**CONTRACTOR**  
BHS CONSTRUCTION  
301 S 4TH ST STE 210  
MANHATTAN, KS  
KARL KELLY  
PHONE: (785) 236-9113

**CIVIL + SEWER REWORK**  
BRIAN'S PLUMBING  
2205 N BRADY STREET  
ABILENE, KS  
JOSH KOCH  
PHONE: (785) 236-1960

**ELECTRICAL**  
JAE'S ELECTRIC  
2205 N BRADY STREEET  
ABILENE, KS  
JIM REED  
(785) 643 - 0965

**FIRE SPRINKLER**  
TBD  
ADDRESS

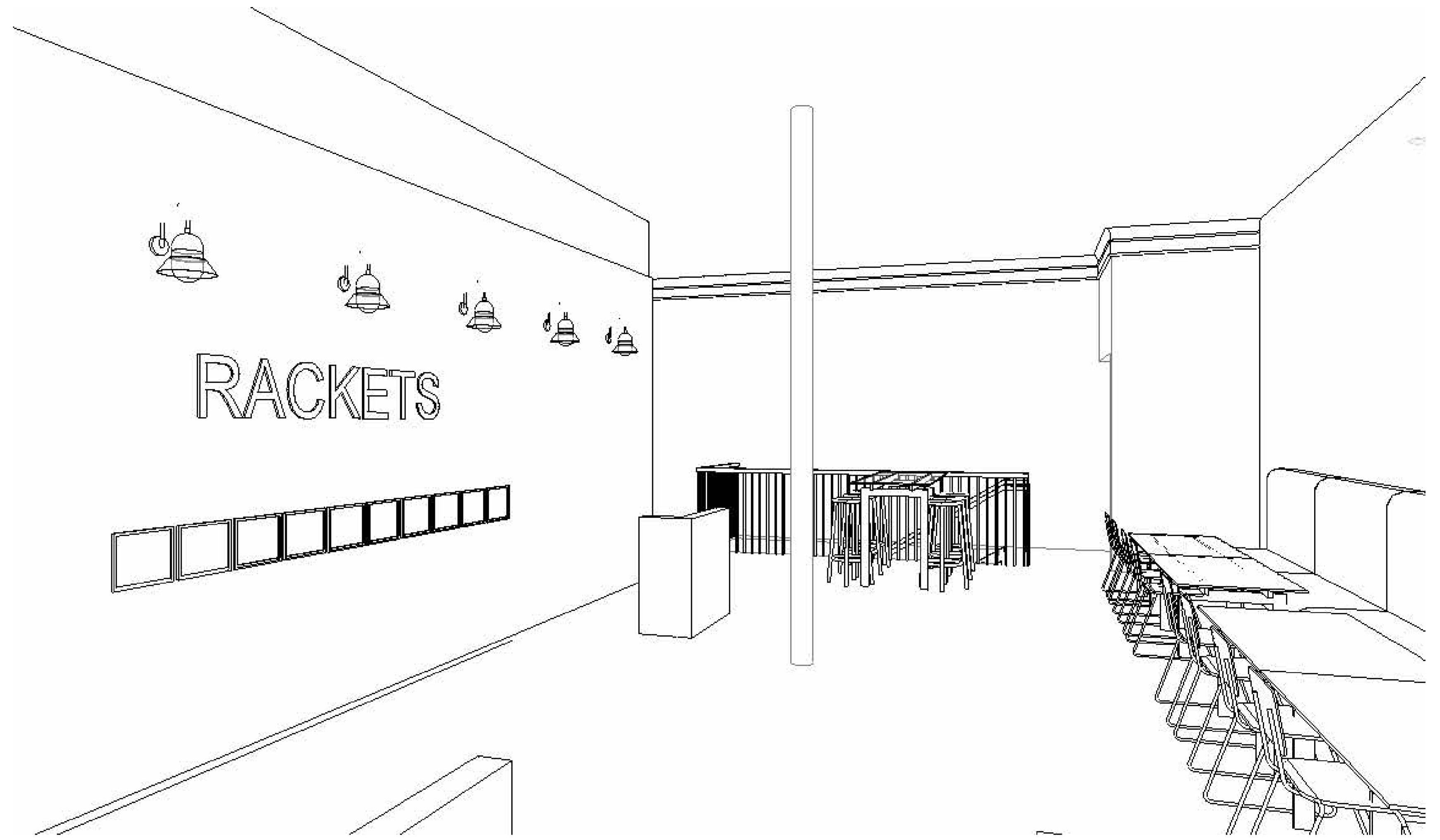
CONTACT  
PHONE:

**ARCHITECT**  
FOXTAIL STUDIOS LLC  
510 TOM SMITH CIR.  
ABILENE, KS  
KRISTYN ANDERSON  
PHONE: (641) 799-6733

**STRUCTURAL ENGINEERING**  
OLSSON ENGINEERING  
302 S. FOURTH  
MANHATTAN, KS  
CONTACT:  
PHONE:

**PLUMBING**  
QUALITY HEATING, AIR, AND PLUMBING  
VERIFY  
ABILENE, KS  
CONTACT: MARC PARSONS  
PHONE: (785) 478-6018

**MECHANICAL**  
KVK  
108 NEBRASKA AVE  
WOODBINE, KS  
CONTACT: DARRIN VOLKMAN  
PHONE: (785) 366-0747



| INDEX LIST |                             |            |
|------------|-----------------------------|------------|
| A.101      | FLOOR PLANS                 | 2024.02.22 |
| A.110      | REFLECTED CEILING PLAN      | 2024.02.22 |
| A.200      | SECTIONS                    | 2024.02.22 |
| A.400      | ENLARGED PLANS + ELEVATIONS | 2024.02.22 |
| A.500      | INTERIOR DETAIL             | 2024.02.22 |
| A.501      | EXTERIOR WALL DETAILS       | 2024.02.22 |
| A.600      | SCHEDULES + NOTES           | 2024.02.22 |
| AD.100     | DEMO PLANS                  | 2024.02.22 |
| G.100      | COVERSHEET                  | 2024.02.22 |
| G.200      | CODE STUDY                  | 2024.02.22 |
| G.300      | SPECIFICATIONS              | 2024.02.22 |

NOTE: STRUCTURAL, CIVIL, MEPT, FIRE SPRINKLER SCOPES ARE TO BE SUBMITTED UNDER SEPERATE COVER.

|  |                         |  |                                |
|--|-------------------------|--|--------------------------------|
|  | REVISION CLOUD          |  | ELEVATION/SECTION LEVEL MARKER |
|  | NEW DOOR                |  | ELEVATION                      |
|  | EXISTING DOOR           |  | DIMENSION                      |
|  | WALL TAG                |  | NEW DOOR                       |
|  | FLOOR TAG               |  | KEYNOTE                        |
|  | WINDOW TAG              |  | DRAWING REFERENCE MARKER       |
|  | SYMBOLS<br>1/8" = 1'-0" |  | GRID LINE MARKER               |
|  |                         |  | SECTION MARKER                 |

I hereby certify that the portion of this technical submission described below was prepared by me or under my direct supervision and responsible charge. I am a duly registered architect under the laws of the state of Kansas.  
License expiration date: 06/30/2024

Kristyn Anderson, AIA, Kansas License #7854  
Foxtail Studios LLC

Pages or sheets covered by this seal: See General and Architectural Indexes  
Date issued: 2024.02.22

| CODE STUDY  |                             |
|---|-----------------------------|
| <b>PROJECT DESCRIPTION</b>  |                             |
| THE PARTIAL RENOVATION OF AN EXISTING ONE-STORY DOWNTOWN BUILDING TO A TAP HOUSE. |                             |
| <b>APPLICABLE CODES - CITY OF ABILENE</b>   |                             |
| 2016 International Building Code  |                             |
| 2016 International Existing Building Code   |                             |
| 2016 International Plumbing Code  |                             |
| 2016 International Fire Code  |                             |
| 2016 International Mechanical Code  |                             |
| 2016 International Fuel Gas Code  |                             |
| 2016 National Electrical Code   |                             |
| 2009 ICC A 117.1  |                             |
| <b>CODES/REGULATIONS UTILIZED IN DESIGN</b>                                       |                             |
| <b>OCCUPANCY</b>  | <b>PERIMETER</b>            |
| LEVEL 1 A-2   | BUILDING PERMETER = 346'-9" |
| BASEMENT S-2  |                             |
| <b>STORIES</b>  | <b>HEIGHT</b>               |
| LEVEL 1 TYPE VB   | 21'-8 3/4"                  |
| BASEMENT TYPE VB  |                             |
| <b>AUTOMATIC SPRINKLER SYSTEM</b>   | <b>TOTAL BUILDING AREA</b>  |
| LEVEL 1   | 6,600 SF                    |
| BASEMENT  | 6,601 SF                    |

|   |  |
|---|--|
| <b>2018 International Existing Building Code</b>  |  |
| EXISTING BUILDING COMPLETION - 1890, 1910   |  |
| MOST RECENT MODIFICATION - 2023   |  |
| <b>PROVISIONS FOR ALL COMPLIANCE METHODS (IEBC CHAPTER 3)</b>   |  |
| 301.1 General. The repair, alteration, change of occupancy, addition or relocation of all existing buildings shall comply with Section 301.2, 301.3, or 301.4 |  |

301.3 Alteration, addition or change of occupancy. The alteration, change of occupancy, addition of all existing buildings shall comply with one of the methods listed in Section 301.3, 301.3.2 or 301.3.3 shall be selected by the applicant. Sections 301.3.1 through 301.3.3 shall not be applied in combination with each other.

301.3.2 Work area compliance method. Alterations, additions and changes of occupancy complying with the applicable requirements of Chapters 6 through 12 of this code shall be considered in compliance with the provisions of this code.

301.5 Compliance with accessibility. Accessibility requirements for existing buildings shall comply with the 2009 edition of ICC A117.1.

302.5 New and replacement materials. Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repair and alterations, provided that unsafe conditions are not created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.

302.5.1 New structural members and connections. New structural members and connections shall comply with the detailing provisions of the International Building Code for new buildings of similar structure, purpose and location. Exception: Where alternative design criteria are specifically permitted.

302.6 Occupancy and use. Where determining the appropriate application of the referenced sections of this code, the occupancy and use of a building shall be determined in accordance with Chapter 3 of the International Building Code.

305.4.2 Partial change of occupancy. Where a portion of the building is changed to a new occupancy classification, any alterations shall comply with Sections 305.6, 305.7 and 305.8.

305.6 Alterations. A facility that is altered shall comply with the applicable provisions in Chapter 11 of the International Building Code, unless technically infeasible. Where compliance with this section is technically infeasible, the alteration shall provide access to the maximum extent technically feasible. Exceptions: 1. The altered element or space is not required to be on an accessible route, unless required by Section 305.7. 2. Accessible means of egress required by Chapter 10 of the International Building Code are not required to be provided in existing facilities.

305.7 Alterations affecting an area containing a primary function. Where an alteration affects the accessibility to, or contains an area of primary function, the route to the primary function area shall be accessible. The accessible route to the primary function area shall include toilet facilities and drinking fountains serving the area of primary function. Exceptions: 1. The costs of providing the accessible route are not required to exceed 20 percent of the costs of the alterations affecting the area of primary function.

305.8 Scoping for alterations. The provisions of Section 305.8.1 through 305.8.5 shall apply to alterations to existing buildings.

**CLASSIFICATION OF WORK (IEBC CHAPTER 6)**

601.1 Scope. The provisions of this chapter shall be used in conjunction with Chapters 7-12 and shall apply to the alteration, addition and change of occupancy of existing structures, including historic and moved structures, as referenced in Section 301.3.2. The work performed on an existing building shall be classified in accordance with this chapter.

601.2 Work area. The work area, as defined in Chapter 2, shall be identified on the construction documents.

601.3 Scope. Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

603.2 Application. Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8.

605.1 Scope. Change of occupancy provisions apply where the activity is classified as a change of occupancy as defined in Chapter 2.

605.2 Application. Changes of occupancy shall comply with the provisions of Chapter 10.

**ALTERATIONS - LEVEL 1 (IEBC CHAPTER 7)**

702.1 Interior finishes. Newly installed interior wall and ceiling finishes shall comply with Chapter 5 of International Building Code.

702.2 Interior floor finish. New interior floor finish, including new carpeting used as an interior floor finish material, shall comply with Section 904 of International Building Code.

702.3 Interior trim. Newly installed interior trim materials shall comply with Section 605 of the International Building Code.

702.6 Materials and methods. New work shall comply with the materials and methods requirements in the International Building Code, International Energy Conservation Code, International Mechanical Code, and International Plumbing Code.

706.1 General. Where alteration work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the provisions of this section shall apply.

**ALTERATIONS - LEVEL 2 (IEBC CHAPTER 8)**

801.1 Scope. Level 2 alterations as described in Section 603 shall comply with the requirements of this chapter.

801.2 Alteration Level 1 compliance. In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 7.

801.3 Compliance. New construction elements, components, systems, and spaces shall comply with the requirements of the International Building Code.

Exceptions: 1. Where new windows are added they are not required to comply with the light and ventilation requirements of the IBC. 2. Newly installed electrical equipment shall comply with the requirements of Section 807.3. The length of dead-end corridors in newly constructed spaces shall only be required to comply with the provisions of Sections 805.6. 4. The minimum ceiling height of the newly created habitable and occupiable spaces and corridors shall be 7 feet. 5. New structural members and connections shall be permitted to comply with alternative design criteria in accordance with Section 302.5BIC.

**802.1 Building Elements and Materials Scope.** The requirements of this section are limited to work areas in which Level 2 alterations are being performed and shall apply beyond the work area where specified.

**802.2 Existing vertical openings.** Existing interior vertical openings connecting two or more floors shall be enclosed with approved assemblies having a fire-resistance rating of not less than 1 hour with approved opening protectives. Exception: 4. In Group A occupancies, a minimum 30-minute enclosure shall be provided to protect all vertical openings not exceeding three stories.

**802.4 Interior finish.** The interior finish of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the IBC.

**802.5 Guards.** The requirements of Sections 802.5.1 and 802.5.2 shall apply in all work areas.

**802.5.1 Minimum requirement.** Every portion of a floor that is more than 30 inches above the floor or grade below and is not provided with guards, or those in which the existing guards are judged to be in danger of collapsing, shall be provided with guards.

**802.5.2 Design.** Where there are no guards or where existing guards must be replaced, the guards shall be designed and installed in accordance with the IBC.

**802.6 Fire-resistance ratings.** Where approved by the code official, buildings where an automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 of the IBC has been added, and the building is now sprinklered throughout, the required fire-resistance ratings of building elements and materials shall be permitted to meet the requirements of the current building code. The building is required to meet the other applicable requirements of the IBC.

**903.1 Fire Protection Scope.** The requirements of this section shall be limited to work areas in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

**903.2 Automatic sprinkler systems.** Automatic sprinkler systems shall be provided in accordance with the requirements of Sections 903.2.1 through 903.2.4. Installation requirements shall be in accordance with the IBC.

**903.4 Fire alarm and detection.** An approved fire alarm system shall be installed in accordance with sections 903.4.1 through 903.4.3. Where automatic sprinkler protection is provided in accordance with Section 903.2 and is connected to the building fire alarm system, automatic fire detection shall not be required. An approved automatic fire detection system shall be installed in accordance with the provisions of this code and NFPA 72.

**905.1 Means of Egress Scope.** The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the work area in which Level 2 alterations are being performed, and where specified they shall apply throughout the floor on which the work areas are located or otherwise beyond the work area.

**905.2 General.** The means of egress shall comply with the requirements of this section. Exception: Means of egress complying with the requirements of the building code under which the building was constructed shall be considered to be compliant means of egress if the opinion of the code official, they do not constitute a distinct hazard to life.

**905.3 Number of exits.** The number of exits shall be in accordance with Sections 905.3.1 through 905.3.3.

**905.3.1 Minimum number.** Every story utilized for human occupancy on which there is a work area that includes exits or corridors shared by more than one tenant within the work area shall be provided with the minimum number of exits based on the occupancy and load in accordance with the IBC. In addition, the exits shall comply with Sections 905.3.1.1 and 905.3.1.2.

**905.4 Egress doorways.** Egress doorways in any work area shall comply with Sections 805.4.1 through 805.4.5.

**805.4.1 Two egress doorways required.** Work areas shall be provided with two egress doorways in accordance with the requirements of Sections 805.4.1.1.

**805.4.1.1 Occupant load and travel distance.** In any work area, all rooms and spaces having an occupant load greater than 50 or in which the travel distance is an exit exceeds 75 feet shall have not fewer than two egress doorways.

**805.4.2 Door swing.** In the work area and in the egress path from any work area to the exit discharge, all egress doors serving an occupant load greater than 50 shall swing in the direction of exit travel.

**805.4.3 Door closing.** In any work area, all doors opening onto an exit passageway at grade or an exit stairway shall be self-closing or automatic-closing by listed closing devices. Exceptions: 1. Where exit doors are not required by the IBC. 2. Means of egress within or serving only a tenant space that is entirely outside the work area.

**805.4.4 Plastic hardware.** In any work area, and in the egress path from any work area to the exit discharge, in buildings or portions thereof of Group A assembly occupancies with an occupant load greater than 100, all required exit doors equipped with latching devices shall be equipped with approved panic hardware.

**805.6 Dead-end corridors.** Dead-end corridors in any work area shall not exceed 35 ft. Exceptions: 1. Where dead-end corridors of greater length are permitted by the IBC.

**805.7.1 Artificial lighting required.** Means of egress in all work areas shall be provided with artificial lighting in accordance with the requirements of the IBC.

**805.8.1 Exit signs work areas.** Means of egress in all work areas shall be provided with exit signs in accordance with the requirements of the IBC.

**805.9 Handrails.** The requirements of Section 805.9.1 and 805.9.2 shall apply to handrails from the work area floor to and including, the level of exit discharge.

**805.9.1 Minimum requirement.** Every required exit stairway that is part of the means of egress for any work area and that has three or more risers and is not provided with not fewer than one handrail, or in which the existing handrails are judged to be in danger of collapsing, shall be provided with handrails for the full length of the stairway on not fewer than one side. Exit stairways with a required egress width of more than 56 inches shall have handrails on both sides.

**805.9.2 Design.** Handrails required in accordance with Section 805.9.1 shall be designed and installed in accordance with the provisions of the IBC.

**805.11 Guards.** The requirements of Section 805.11.1 and 805.11.2 shall apply to guards from the work area floor to, and including, the level of exit discharge but shall be confined to the egress path of any work area.

**805.11.1 Minimum requirement.** Every open portion of a stairway, landing, or balcony that is more than 30 inches above the floor or grade below and is not provided with guards, or those portions in which existing guards are judged to be in danger of collapsing, shall be provided with guards.

**805.11.2 Design.** Guards required in accordance with Section 805.11.1 shall be designed and installed in accordance with the IBC.

**806.1 Structural General.** Structural elements and systems within buildings undergoing Level 2 alterations shall comply with this section.

**807.1 New Installations.** Newly installed electrical equipment and wiring relating to work done in any work area shall comply with all applicable requirements of NFPA 70 except as provided for in Section 907.3.

**807.2 Existing Installations.** Existing wiring in all work areas in Group A-2 shall be upgraded to meet the materials and methods requirements of Chapter 7.

**808.1 Reconfigured or converted spaces.** Reconfigured spaces intended for occupancy and spaces converted to habitable or occupiable space in any work area shall be provided with natural or mechanical ventilation in accordance with the International Mechanical Code.

**808.2 Altered existing systems.** In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured, or extended shall provide not less than 5 cubic feet per minute per person of outdoor air and not less than 15 cm of ventilation air per person; or not less than the amount of ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62.1.

**808.3 Local exhaust.** Newly introduced devices, equipment, or operations that produce airborne particulate matter, odors, fumes, vapor, combustion products, gaseous contaminants, pathogenic and allergenic organisms, and microbial contaminants in such quantities as to affect adversely or impair health or cause discomfort to occupants shall be provided with local exhaust.

**809.1 Minimum fixtures.** Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the International Plumbing Code based on the increased occupant load. See calculations on sheet G.200.

**810.1 Energy Conservation Minimum requirements.** Level 2 alterations to existing buildings or structures are permitted without requiring the entire building structure to comply with the energy requirements of the International Energy Conservation Code. The alterations shall conform to the energy requirements of the International Energy Conservation Code as they relate to new construction only.

**CHANGE OF OCCUPANCY (IEBC CHAPTER 10)**

1001.1 Scope. The provisions of this chapter shall apply where a change of occupancy occurs, as defined in Section 202.

1001.2 Certificate of occupancy. A change of occupancy or a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the IBC shall not be made to any structure without the approval of the code official. A certificate of occupancy shall be issued where it has been determined that the requirements for the change of occupancy have been met.

1001.2.2.1 Partial change of occupancy. Where the occupancy classification or group of a portion of an existing building is changed, Section 1011 shall apply.

1001.3 Certificate of occupancy required. A certificate of occupancy shall be issued where a change of occupancy occurs that results in a different occupancy classification as determined by the IBC.

1002.1 Compliance with the building code. Stages and platforms shall comply with all of the applicable requirements of the IBC.

1003.1 Building Elements and Materials General. Building elements and materials in portions of buildings undergoing a change of occupancy classification shall comply with Section 1011.

1005.1 Means of Egress General. Means of egress in portions of buildings undergoing a change of occupancy classification shall comply with Section 1011.

1006.1 Live loads. Structural elements carrying live loads from an area with a change of occupancy shall satisfy the requirements of Section 1607 of the IBC. Design live loads for areas of new occupancy shall be based on Section 1607 of the IBC. Design live loads for other areas shall be permitted to use previously approved design live loads.

1006.2 Snow and wind loads. Where a change of occupancy results in a structure being assigned to a higher risk category, the structure shall satisfy the requirements of Sections 1609 and 1609 of the IBC for the new risk category.

1006.3 Seismic loads. Where a change of occupancy results in a building being assigned to a higher risk category, the building shall satisfy the requirements of Section 1613 of the IBC for the new risk category using full seismic forces.

1007.2 Unsafe conditions. Where the occupancy of an existing building or part of an existing building is changed, all unsafe conditions shall be corrected in accordance with the requirements of Sections 803.2.1 through 803.2.4.

1007.3 Service upgrade. Where the occupancy of an existing building or part of an existing building is changed, electrical service shall be upgraded to meet the requirements of NFPA 70 for the new occupancy.

1007.4 Number of electrical outlets. Where the occupancy of an existing building or part of an existing building is changed, the number of electrical outlets shall comply with NFPA 70 of the new occupancy.

1009.1 Increased demand. Where the occupancy of an existing building or part of an existing building is changed such that the new occupancy is subject to increased or different plumbing fixture requirements or to increased water supply requirements in accordance with the International Plumbing Code, the new occupancy shall comply with the intent of the respective International Plumbing Code provisions.

1009.2 Food-handling occupancies. If the new occupancy is a food-handling establishment, all existing sanitary waste lines above the food or drink preparation or storage areas shall be partitioned or otherwise protected to prevent soaking pipes or condensation on pipes from food or drink. New drainage lines shall not be installed above such areas and shall be protected in accordance with the International Plumbing Code.

1009.3 Interceptors required. If the new occupancy will produce grease or oil-laden waste, interceptors shall be provided as required in the International Plumbing Code.

1010.1 Light and ventilation. Light and ventilation shall comply with the requirements of the IBC for the new occupancy.

1011.1 Change of Occupancy Classification General. The provisions of this section shall apply to buildings or portions thereof undergoing a change of occupancy classification. This section shall apply to buildings or portions thereof where there is a different fire protection system threshold requirement in Chapter 9 of the IBC. Such buildings shall also comply with Sections 1002 through 1010 of this code. The application of requirements for the change of occupancy shall be as set forth in Sections 1011.1.1 through 1011.1.3.

1011.1.1.1 Change of occupancy classification without separation. Where a portion of an existing building is changed to a new occupancy classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the IBC, an exit portion is not separated from the remainder of the building with fire barriers having a fire resistance rating as required in the IBC for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 of this code applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

1011.2.1 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the IBC, an exit portion is not separated from the remainder of the building with fire barriers having a fire resistance rating as required in the IBC for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 of this code applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

1011.2.2 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the IBC, an exit portion is not separated from the remainder of the building with fire barriers having a fire resistance rating as required in the IBC for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 of this code applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

1011.2.3 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the IBC, an exit portion is not separated from the remainder of the building with fire barriers having a fire resistance rating as required in the IBC for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 of this code applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

1011.2.4 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the IBC, an exit portion is not separated from the remainder of the building with fire barriers having a fire resistance rating as required in the IBC for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 of this code applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

1011.2.5 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the IBC, an exit portion is not separated from the remainder of the building with fire barriers having a fire resistance rating as required in the IBC for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 of this code applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

1011.2.6 Fire sprinkler system. Where a change in occupancy classification occurs or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the IBC, an exit portion is not separated from the remainder of the building with fire barriers having a fire resistance rating as required in the IBC for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 of this code applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.

**2018 International Existing Building Code**

**GENERAL BUILDING HEIGHTS AND AREAS (IEBC CHAPTER 5)**

502.1 Address identification. Existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

503.1 General. Unless otherwise specifically modified in Chapter 4 and this chapter, building height, number of stories and building area shall not exceed the limits specified in Tables 504-3, 504-4 and 504-5.

**Allowable Building Heights and Areas**

Occupancy A-2 for VB Construction, Sprinklered

|                               |           |                 |                             |
|-------------------------------|-----------|-----------------|-----------------------------|
| Table 504.3 Height Maximum    | 60'-0"    | Existing Height | 21'-8 3/4"                  |
| Table 504.4 Allowable Stories | 2         | Existing        | 1 Story with Basement       |
| Table 504.5 Area Maximum      | 24,000 SF | Approx.         | 6,600 SF per Story Existing |

508.1.1 Occupancy classification. Nonseparated occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space. In addition, the most restrictive provisions of Chapter 9 that apply to the nonseparated occupancies shall apply to the total nonseparated occupancy area.

**INTERIOR FINISHES (CHAPTER 8 IBC)**

803.1.2 Interior wall and ceiling finish materials tested in accordance with ASTM E84 or UL 723. Interior wall and ceiling finish materials shall be classified in accordance with ASTM E84 or UL 723.

Class A - Flame spread index 0-25; Smoke developed index 0-450

Class B - Flame spread index 26-75; Smoke developed index 0-450

Class C - Flame spread index 76-200; Smoke developed index 0-450

Exception: Materials tested in accordance with Section 803.1.1 and as indicated in Sections 803.1.3 through 803.13.

Table 803.13 Interior wall and ceiling finish requirements by occupancy.

A-2 (most restrictive), Sprinklered

Interior exits and stairs and ramp and exit passageways - Class B

Rooms and enclosed spaces - Class C

**803.15.4 Materials.** An interior wall or ceiling finish material that is not more than 1/4" thick shall be applied directly onto the wall, ceiling, or structural element without the use of turring strips and shall not be suspended away from the building element to which that finish material it is applied.

**804.1 General.** Interior floor finish and floor covering materials shall comply with Sections 804.2 through 804.4.2. Exception: Floor finishes and coverings of a traditional type, such as wood, vinyl, linoleum or terrazzo, and resilient floor covering materials that do not comply with the requirements of this section shall be permitted to be used.

**805.1 Decorative Metals and Trim General.** The following requirements shall apply to all occupancies:

- Furnishings or decorative materials of an explosive or highly flammable character shall not be used.
- Fire-retardant coatings in existing buildings shall be maintained so as to retain the effectiveness of the treatment under service conditions encountered in actual use.
- Furnishings or other objects shall not be placed to obstruct exits, access thereto, egress therefrom or visibility thereof.
- The permissible amount of decorative vegetation and noncombustible decorative materials shall not be limited.

**806.2 Combustible decorative materials.** In Groups A and B, curtains, draperies, fabric hangings and similar combustible decorative materials suspended from walls or ceilings shall comply with Section 906.4 and shall not exceed 10 percent of the specific wall or ceiling area to which such materials are attached. Fixed or movable walls and partitions, paneling, wall pads and crash pads applied structurally or for decoration, acoustical correction, surface insulation or other purposes shall be considered to be interior finish, shall comply with Section 803 and shall not be considered to be decorative materials or furnishings. Exception: 4. The 10-percent limit shall not apply to curtains, draperies, fabric hangings and similar combustible decorative materials used as window treatments.

**FIRE PROTECTION AND LIFE SAFETY SYSTEMS (CHAPTER 9 IBC)**

901.2 Fire protection systems. Fire protection systems shall be installed, repaired, operated and maintained in accordance with this code and the International Fire Code. Any fire protection system for which an exception or reaction to the provisions of this code has been granted shall be considered to be a required system.

902.1 Pump and riser room size. Where provided, fire pump rooms and automatic sprinkler system riser rooms shall be designed with adequate space for all equipment necessary for the installation.

902.1.1 Access. Automatic sprinkler system risers, fire pumps and controllers shall be provided with ready access. Where located in a fire pump room or automatic sprinkler system riser room, the door shall be permitted to be locked provided that the key is available at all times.

902.1.2 Marking on access door. Access doors for room shall be labeled with an approved sign. The lettering shall be in contrasting colors to the background. Letters shall have a minimum height of 2 inches with a minimum stroke of 3/16 inch.

902.1.3 Environment. Rooms shall be maintained at a temperature of not less than 40 degrees F. Heating units shall be permanently installed.

902.1.4 Lighting. Permanently installed artificial illumination shall be provided in the automatic sprinkler system riser rooms and fire pump rooms.

903.2 Where required. Approved automatic sprinkler systems in buildings shall be provided in the locations described in Sections 903.2.1 through 903.2.12.

903.2.1.2 Group A-2. An automatic sprinkler system shall be provided throughout stories containing Group A-2 occupancies, and throughout all stories from the Group A-2 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

- The fire area exceeds 1,500 square feet.
- The fire area has an occupant load of 100 or more.
- The fire area is located on a floor other than a level of exit discharge serving such occupancy.

903.2.11.1 Stories without openings. An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet and where the story does not comply with the following criteria for exterior wall openings:

- Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1011 IBC or an outside ramp complying with Section 1012 IBC.
- Openings entirely above the adjoining ground level totaling not less than 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on not fewer than one side.

903.2.11.2 Stories with openings. An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet and where the story does not comply with the following criteria for exterior wall openings:

- Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1011 IBC or an outside ramp complying with Section 1012 IBC.
- Openings entirely above the adjoining ground level totaling not less than 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on not fewer than one side.

903.2.11.3 Stories with openings. An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet and where the story does not comply with the following criteria for exterior wall openings:

- Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1011 IBC or an outside ramp complying with Section 1012 IBC.
- Openings entirely above the adjoining ground level totaling not less than 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on not fewer than one side.

903.2.11.4 Stories with openings. An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet and where the story does not comply with the following criteria for exterior wall openings:

- Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1011 IBC or an outside ramp complying with Section 1012 IBC.
- Openings entirely above the adjoining ground level totaling not less than 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on not fewer than one side.

903.2.11.5 Stories with openings. An automatic sprinkler system shall be installed throughout all stories, including basements, of all buildings where the floor area exceeds 1,500 square feet and where the story does not comply with the following criteria for exterior wall openings:

- Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1011 IBC or an outside ramp complying with Section 1012 IBC.
- Openings entirely above the adjoining ground level totaling not less than 20 square feet in each 50 linear feet, or fraction thereof, of exterior wall in the story on not fewer than one side.

903.3.1.1 NFPA 13 Sprinkler System. Where the provisions of this code require that a building or portion thereof be equipped throughout with an automatic sprinkler system in accordance with this code, sprinklers shall be installed throughout in accordance with NFPA 13 except as provided in Sections 903.3.1.1.1 and 903.1.1.2.

Section 906. Portable fire extinguishers shall be installed per this section.

907.2 Where required - new buildings and structures. An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.1, 907.2 and 907.3 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

907.2.1 Group A. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in Group A occupancies where the occupant load due to the assembly occupancy is 300 or more, or where the Group A occupant load is more than 100 persons above or below the lowest level of exit discharge.

**MEANS OF EGRESS (CHAPTER 10 IBC)**

1003.4 Slip-resistant surface - Circulation paths of the means of egress shall have a slip-resistant surface and be securely attached.

1003.5 Elevation Change - Where changes in elevation of less than 12 inches exist in the means of egress, sloped surfaces shall be used. Where the difference is 6 inches or less, the ramp shall be equipped with either handrails or floor finish materials that contrast with adjacent floor finish materials.

1004 Occupant Load - See calculation on sheet G.200

1005 Means of Egress Width - See plans on sheet G.200

1006 Number of Exits and Exit Access Doorways to meet requirements of this section. See circulation on sheet G.200.

1007.1.1 Two exits or exit access doorways. Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.1.2, the separation distance shall be not less than one-third of the length of the ximum overall diagonal dimension of the area served.

1008 Means of Egress Illumination to meet requirements of this section.

1009 Accessible Means of Egress to comply with the requirements of this section.

1011 Stairways new stairs to comply with this section.

1012 Ramps used as part of a means of egress shall meet the provisions of this section.

1013 Exit Signs to meet requirements of this section.

1014 Handrails to meet requirements of this section.

1015 Guards to meet requirements of this section.

1017 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1018 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1019 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1020 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1021 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1022 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1023 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1024 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1025 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1026 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1027 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

1028 Exit Access Travel Distance. Travel distance within the exit access portion of the means of egress system shall be in accordance with this section. Occupancy A maximum travel distance 250 feet.

**DIVISION 1 - GENERAL REQUIREMENTS**  
**INSPECTION BEFORE PROPOSAL**

- 1 THE GENERAL CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING EXISTING CONDITIONS AT THE JOB SITE BEFORE SUBMITTING A PROPOSAL. SUBMISSION OF A PROPOSAL SHALL BE TAKEN AS EVIDENCE THAT SUCH INSPECTION HAS BEEN MADE. CLAIMS FOR EXTRA COMPENSATION FOR WORK THAT COULD HAVE BEEN FORESEEN BY SUCH INSPECTION WHETHER SHOWN ON CONTRACT DOCUMENTS OR NOT, SHALL NOT BE ACCEPTED OR PAID.
  - CODES AND PERMITS**
    - 2 ALL WORK SHALL COMPLY WITH CURRENT APPLICABLE CODES. PRIOR TO THE START OF CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, TESTS, CERTIFICATES, AND APPROVALS SHALL BE SUBMITTED TO THE APPROPRIATE AUTHORITIES BY THE CONTRACTOR AND PAID FOR BY THE OWNER.
    - 3 GENERAL CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND APPROVALS PRIOR TO ANY CONSTRUCTION.
    - 4 ALL EXTERIOR SIGNAGE TO BE APPROVED BY THE CITY UNDER SEPARATE PERMITS.
  - CONSTRUCTION DOCUMENTS**
    - 5 THE PURPOSE OF THE CONSTRUCTION DOCUMENTS IS NOT TO DESCRIBE EVERY EXACT CONDITION. INSTEAD, THE PURPOSE IS TO THOROUGHLY OUTLINE THE INTENT OF THE CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO PROVIDE AND BID COMPLETE SYSTEMS PER MANUFACTURER'S REQUIREMENTS TO INSURE A COMPLETE SYSTEM AND THE MANUFACTURER APPROVAL OF WARRANTIES.
    - 6 ALL MEASUREMENTS PROVIDED IN THE DRAWINGS ARE SUBJECT TO FIELD VERIFICATION.
    - 7 FOLLOW WRITTEN DIMENSIONS ONLY. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO EDGE OF BRICK OR CONCRETE, OR EDGE OF STUDS, OR CENTERLINE OF COLUMN UNLESS NOTED OTHERWISE.
    - 8 DETAIL DRAWINGS BOTH DESCRIBE THE CONSTRUCTION AT SPECIFIC LOCATIONS AND ALSO PROVIDE DESIGN INTENT WHEN SIMILAR MATERIALS OR RELATIONSHIPS OCCUR. PROVIDE DETAILING AND CONSTRUCTION PER THE DESIGN INTENT.
    - 9 THE WORDS "ALIGN," "HOLD," "FINISHED," AND "FIXED" AS USED IN THESE DOCUMENTS SHALL SUPERSEDE ANY DIMENSIONAL INFORMATION OTHERWISE GIVEN, AND SHALL REFER TO FINISHED SURFACES UNLESS NOTED OTHERWISE.
    - 10 DIMENSIONS NOTED "VERIFY IN FIELD," "VIF," OR "+/-" ARE APPROXIMATE, AND SHOULD BE VERIFIED BY THE CONTRACTOR IN THE FIELD.
    - 11 DRAWINGS, DETAILS, AND NOTES DESIGNATED AS "TYPICAL" OR "TYP" IN ONE LOCATION SHALL BE REPLICATED IN ALL SIMILAR SITUATIONS THROUGHOUT THE PROJECT.
    - 12 WORK EXPLICITLY EXCLUDED FROM THE SCOPE IN INDICATED "NIC" OR "NOT IN CONTRACT." WORK AREA IS REHABILITATION PROJECTS IS INDICATED ON THE DRAWINGS.
  - COORDINATION AND GENERAL CONTRACTING**
    - 13 PRIOR TO CONSTRUCTION, CONTRACTOR SHALL COORDINATE AND REVIEW ALL TRADES AND ROUGH CONSTRUCTION WITH FINISHES AND FIXTURES FOR PROPER INSTALLATION IN THE PROJECT.
  - 14 GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AND METHODS OF CONSTRUCTION AS REQUIRED FOR COMPLETION OF THE PROJECT WITH THE INTENT OF THESE CONSTRUCTION DOCUMENTS.
  - 15 THE GENERAL CONTRACTOR SHALL PROVIDE AND COORDINATE NEW INTERIOR/EXTERIOR SIGNAGE.
  - 16 SITE SAFETY PROCEDURES AND PROTOCOL FOR EVERYONE WORKING ON THE JOB SITE ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
  - 17 GENERAL CONTRACTOR, OR SUBCONTRACTORS UNDER THE GENERAL CONTRACTOR, SHALL PROVIDE ANY AND ALL TEMPORARY BARRICADES AND TRAFFIC CONTROL TO SECURE THE SITE DURING CONSTRUCTION AS APPROVED AND/OR REQUIRED BY THE CITY AND OWNER.
  - 18 PRIOR TO COMMENCING WITH CONSTRUCTION, THE GENERAL CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION CONFERENCE WITH THE MAJOR KEY PERSONNEL, SUBCONTRACTORS, OWNER AND ARCHITECT TO ANSWER ANY PRE-CONSTRUCTION QUESTIONS AND TO ALLOW THE ARCHITECT TO FURTHER EXPLAIN THE INTENT OF THE DESIGN.
  - 19 CONTRACTOR SHALL LAY OUT ALL NEW CONSTRUCTION DIMENSIONS. AFTER ALL NEW WORK IS LAID OUT, ANY QUESTIONS OR PROBLEMS SHALL TO BE REPORTED IN A TIMELY MANNER TO THE ARCHITECT FOR REVIEW AND DETERMINATION.
  - 20 CONTRACTOR TO PROVIDE ALL REQUIRED ITEMS AND ASSEMBLIES AS LISTED AND DESCRIBED IN THE CODE ANALYSIS, CONTRACT DOCUMENTS, AND WALL TYPE DETAILS.
  - 21 GENERAL CONTRACTOR SHALL PROVIDE A MINIMUM 1 YEAR WARRANTY FOR ALL MATERIALS, SYSTEMS AND WORKMANSHIP UNLESS ADDITIONAL OR LONGER WARRANTIES ARE REQUESTED REQUIRED BY THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CONTACT THE OWNER TO DETERMINE AND PROVIDE THE REQUIRED WARRANTIES.
- SHOP DRAWINGS AND PRODUCT SUBMITTALS**
  - 22 GENERAL CONTRACTOR SHALL PROVIDE COMPLETE SHOP DRAWINGS FOR FABRICATIONS, ASSEMBLIES, AND EQUIPMENT AS DESCRIBED IN THE CONTRACT DOCUMENTS.
  - 23 GENERAL CONTRACTOR SHALL PROVIDE PRODUCT SUBMITTALS FOR PRODUCTS IDENTIFIED BELOW AND AS REQUIRED FOR REVIEW OF RELATED SHOP DRAWINGS AND PRODUCT SUBMITTALS.
  - 24 PRIOR TO TRANSMITTING SHOP DRAWINGS AND PRODUCT SUBMITTALS TO THE ARCHITECT FOR REVIEW, THE GENERAL CONTRACTOR SHALL COMPLETE A THOROUGH COORDINATION REVIEW WHICH INCORPORATES VERIFICATION OF THE EXISTING CONDITIONS AND TRADE COORDINATION. THE PURPOSE OF THE SHOP DRAWINGS AND PRODUCT SUBMITTALS IS TO COORDINATE EXISTING/BUILT CONDITIONS AFTER A THOROUGH REVIEW OF THE SITE AND PROJECT AND TO RECONCILE MANUFACTURER RECOMMENDED DETAILS WITH TRADES AND FIELD CONDITIONS.
  - 25 PROCESS AND SUBMIT SHOP DRAWINGS/SUBMITTALS IN ACCORDANCE WITH THE ARCHITECT'S STANDARD PROCEDURES.

- 26 PURCHASE AND/OR INSTALLATION OF PRODUCTS, FABRICATIONS, AND EQUIPMENT COVERED IN THIS SECTION THAT IS UNDERTAKEN PRIOR TO APPROVAL OF THE SHOP DRAWING SUBMITTAL WILL RESULT IN FULL CONTRACTOR RESPONSIBILITY FOR ANY DEVIATIONS OR SUBSEQUENT REVIEW COMMENTS FROM THE ARCHITECT AND SHALL RENDER THE CONTRACTOR RESPONSIBLE FOR ALL COORDINATION AND REMEDIATION.
- 27 PROVIDE THE FOLLOWING SHOP DRAWINGS:
  - METAL FABRICATIONS
  - DOORS AND WINDOWS
  - SIGNAGE
  - MANUFACTURED WOOD CASEWORK
  - COUNTERTOPS
  - PLUMBING LAYOUT
  - ELECTRICAL LAYOUT
  - MECHANICAL LAYOUT
  - SPRINKLER LAYOUT
- 28 PROVIDE THE FOLLOWING PRODUCT SUBMITTALS:
  - SEALANTS
  - DOORS AND FRAMES
  - DOOR HARDWARE
  - ACOUSTICAL CEILING TILE
  - ACOUSTICAL PANELS
  - CASEWORK
  - COUNTERTOPS
  - FLOORING + WALL BASE
  - CARPET
  - PAINT
  - APPLIANCES
  - FIRE EXTINGUISHERS AND CABINETS
  - PLUMBING FIXTURES
  - METAL PANEL
  - WOOD SHEATHING
  - INSULATION
  - TAP EQUIPMENT

**EXISTING CONDITIONS**

- 29 WHILE REASONABLE CARE WAS TAKEN TO PROVIDE ACCURATE CONTRACT DOCUMENTS, RENOVATION IS INHERENTLY IMPRECISE. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THE CONTRACT DOCUMENTS AND INFORM THE ARCHITECT OF ANY INCONSISTENCIES OR UNDOCUMENTED CONDITIONS DISCOVERED. UPON DISCOVERY OF ANY INCONSISTENCIES, THE GENERAL CONTRACTOR SHALL PROVIDE WRITTEN NOTICE AND EXPLANATION TO THE ARCHITECT FOR REVIEW AND DETERMINATION. TIMELY COMMUNICATION IS CRITICAL TO RESOLVING POTENTIAL INCONSISTENCIES IN AN EFFICIENT MANNER.
- 30 START OF WORK, CONTINUATION OF WORK, AND INSTALLATION OF NEW WORK BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR INDICATE ACCEPTANCE OF EXISTING CONDITIONS.
- 31 IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. OWNER SHALL REMOVE AND/OR REMEDIATE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
- 32 VERIFY THAT BUILDING SYSTEM SUPPLY AND RETURN RUNS AFFECTED BY THE WORK HAVE BEEN DISCONNECTED AND PROPERLY CAPPED.
- 33 IT IS RECOMMENDED THE GENERAL CONTRACTOR LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.

- 34 ALL EXISTING MATERIALS AND ITEMS TO REMAIN (INCLUDING THOSE OUTSIDE OF THE IDENTIFIED SCOPE OF WORK) SHALL BE PROTECTED DURING CONSTRUCTION. ANY INTERIOR OR EXTERIOR DAMAGE TO EXISTING CONDITIONS/MATERIALS SHALL BE REPLACED AND/OR REPAIRED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- CHANGES AND CLARIFICATIONS TO THE SCOPE OF WORK**
- 35 DEVIATIONS FROM THE CONTRACT DOCUMENTS MUST BE APPROVED BY THE ARCHITECT; OTHERWISE THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSOCIATED IMPLICATIONS.
  - 36 DEVIATIONS FROM THE CONTRACT DOCUMENTS THAT AFFECT SCOPE, DURATION, AND/OR COST WILL BE REVIEWED IN ACCORDANCE WITH THE ARCHITECT'S ESTABLISHED PROCEDURES AS "CHANGE ORDER REQUESTS" OR ISSUED AS "PROPOSAL REQUESTS" DEPENDING ON THE CIRCUMSTANCES.
  - 37 CLARIFICATIONS TO THE DRAWINGS THAT DO NOT AFFECT SCOPE, DURATION, AND/OR COST SHALL BE ISSUED AS "ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS" OR "ASI".

**DEMOLITION AND DISPOSAL**

- 38 DEMOLITION WORK SHALL INCLUDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND INCIDENTALS REQUIRED TO COMPLETE THE FULL SCOPE OF WORK INCLUDING HAULING AND LEGAL DISPOSAL OF DEMOLITION WASTE.
- 39 CONTRACTOR AND SUBCONTRACTORS SHALL PROVIDE TEMPORARY BRACING AND SUPPORT AS REQUIRED TO ENSURE STRUCTURAL STABILITY OF NEW WORK AND EXISTING CONDITIONS DURING THE PROJECT.
- 40 REMOVE, REPLACE, PATCH, AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION, BY COMPATIBLE METHODS AND WITH MATCHING MATERIALS.
- 41 WORK SHALL BE PERFORMED IN A MANNER THAT PRESERVES EXISTING WARRANTIES OF MATERIALS AND EQUIPMENT TO REMAIN.
- 42 MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
- 43 MAINTAIN FIRE-PROTECTION FACILITIES IN SERVICE DURING SELECTIVE DEMOLITION OPERATIONS.
- 44 DEMOLITION DEBRIS SHALL BE RECYCLED WHENEVER POSSIBLE.
- 45 THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION AND MUST COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

**DEMOLITION AND DISPOSAL**

- 46 ALL WORK IS TO BE REGULATED AND INTERPRETED BY THE GENERAL CONDITIONS OF THE SIGNED CONTRACT FOR CONSTRUCTION AIA DOCUMENT A201.

- 47 THE ARCHITECT SHALL REVIEW AND CERTIFY APPLICATIONS FOR PAYMENT FROM THE CONTRACTOR, ALL PROCEDURES FROM ARTICLE 9 OF THE AIA 201 SHALL BE FOLLOWED. PRIOR TO THE FIRST APPLICATION FOR PAYMENT THE CONTRACTOR MUST SEND THE ARCHITECT THE FOLLOWING:
  - LIST OF SUBCONTRACTORS
  - SCHEDULE OF VALUES
  - CONTRACTOR'S CONSTRUCTION SCHEDULE
  - SUBMITTAL SCHEDULE
  - COPIES OF BUILDING PERMITS.

- 48 CHANGE ORDERS AND OTHER CHANGES IN THE WORK FROM THE CONTRACTOR SHALL CONFORM TO ALL PROCEDURES FROM ARTICLE 7 OF THE AIA A201 CONTRACT.

- 49 THE ARCHITECT SHALL EXECUTE A PUNCHLIST, INSPECTION, AND FINAL COMPLETION PROCESS AS DESCRIBED IN ARTICLE 9 OF THE AIA A201 CONTRACT.

**PROJECT CLOSEOUT**

- 50 PRIOR TO SUBSTANTIAL COMPLETION OF THE WORK, THE ARCHITECT WILL EXECUTE A PUNCHLIST IN ACCORDANCE WITH THE ARCHITECT'S STANDARD OFFICE PROCEDURES.

- 51 CONTRACTOR SHALL PROVIDE THE FOLLOWING ITEMS IN A "PROJECT MANUAL" AT THE CLOSE-OUT OF THE PROJECT AND PRIOR TO THE SUBMITTAL OF THE FINAL PAY APPLICATION OR INVOICE.
  - ALL PRODUCT AND FIXTURE WARRANTIES AND OPERATION MANUALS
  - CONTRACTOR WARRANTY DOCUMENTS
  - EQUIPMENT AND FIXTURE CUT SHEETS
  - LIST OF ALL EXACT FINISH COLORS/MATERIALS
  - SUBCONTRACTOR LIST
  - CERTIFICATE OF OCCUPANCY

- 52 CONTRACTOR SHALL SUBMIT LIEN WAIVERS FOR ALL WORK PERFORMED, INSURANCE CERTIFICATES FOR PRODUCTS AND COMPLETED OPERATIONS WHERE REQUIRED, AND PROOF THAT TAXES, FEES, AND SIMILAR OBLIGATIONS WERE PAID.

- DIVISION 3 - CONCRETE**
- 1 PROVIDE 4" CONCRETE SLAB ON GRADE WITH WWF 6X6-W2, 1 X W2, 1 REINFORCING, MINIMUM COMPRESSIVE STRENGTH: 4000PSI AT 28 DAYS.
  - 2 CONCRETE CURING COMPOUND: SINAK, LITHIUMCURE 2000

- 3 SEE STRUCTURAL SPECIFICATIONS FOR STRUCTURAL CONCRETE REQUIREMENTS.

- DIVISION 4 - MASONRY**
- GENERAL**
- 1 PROVIDE MASONRY REPOINTING LOCATIONS OF THE FOLLOWING DEFECTS: HOLES AND MISSING MORTAR, CRACKS THAT CAN BE PENETRATED 1/4" OR MORE BY A KNIFE BLADE, CRACKS 1/8" OR MORE IN WIDTH AND OF ANY DEPTH, HOLLOW-SOUNDING JOINTS WHEN TAPPED WITH METAL OBJECT, ERODED SURFACES 1/4" OR MORE DEEP. DETERIORATION TO POINT THAT MORTAR CAN BE EASILY REMOVED BY HAND, WITHOUT TOOLS, JOINTS FILLED WITH SUBSTANCES OTHER THAN MORTAR.
  - 2 MASONRY WORK SHALL INCLUDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND INCIDENTALS REQUIRED TO IMPLEMENT THE INTENT OF THE DESIGN DRAWINGS AND SPECIFICATIONS.

- DIVISION 5 - METALS**
- GENERAL**
- 1 METAL WORK SHALL INCLUDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND INCIDENTALS REQUIRED TO IMPLEMENT THE INTENT OF THE DESIGN DRAWINGS AND SPECIFICATIONS.
- METAL FABRICATIONS**
- 2 SEE STRUCTURAL SPECIFICATION FOR NEW METAL FABRICATION WORK.
  - 3 MATERIALS, EQUIPMENT, LABORS TO REPAIR EXISTING ROOF ACCESS LADDER.
- PIPE AND TUBE RAILINGS**
- 4 SUBMIT PRODUCT DATA AND DELEGATED-DESIGN SHOP DRAWINGS FOR RAILINGS DESCRIBED IN CONSTRUCTION DOCUMENTS.

- DIVISION 6 - WOODS AND PLASTICS**
- GENERAL**
- 1 ROUGH AND FINISH CARPENTRY WORK SHALL INCLUDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND INCIDENTALS REQUIRED TO IMPLEMENT THE INTENT OF THE DESIGN DRAWINGS AND SPECIFICATIONS.
- ROUGH CARPENTRY**
- 2 ROUGH FRAMING DIMENSIONAL LUMBER SHALL BE CONSTRUCTION GRADE UNLESS NOTED OTHERWISE. PROVIDE WOOD BLOCKING AS REQUIRED FOR FINISH MATERIALS, CABINETS, SHELVES, ACCESSORIES, AND WALL-MOUNTED ITEMS.
- INTERIOR CARPENTRY**
- 3 MAINTAIN, PATCH AND REPAIR EXISTING HISTORIC TRIM.
  - 4 PROVIDE MATERIALS, LABOR AND EQUIPMENT FOR INSTALLATION OF INTERIOR TRIM MATERIALS. MATERIAL AND DIMENSIONS TO BE SELECTED BY OWNER.
- CABINTRY**
- 5 MILLWORK AND CABINETRY WILL BE PROVIDED AND INSTALLED BY OWNER.

- DIVISION 7 - THERMAL AND MOISTURE PROTECTION**
- GENERAL**
- 1 THERMAL AND MOISTURE PROTECTION WORK SHALL INCLUDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND INCIDENTALS REQUIRED TO IMPLEMENT THE INTENT OF THE DESIGN DRAWINGS AND SPECIFICATIONS.

- INSULATION**
- 2 INSULATION INSTALLATION DETAILS SHALL MEET CURRENT CODES AND CONFORM TO THE DESIGN DETAILS.
  - 3 PROVIDE 3 1/2" SOUND BATT INSULATION IN WALL AND CEILING FRAMING TO CONTROL SOUND TRANSFER.

- VAPOR RETARDERS**
- 4 PROVIDE STEGO WRAP, 15 MILS UNDER NEW CONCRETE SLAB ON GRADE CONSTRUCTION.
- METAL WALL PANELS**
- 5 NEW EXTERIOR WALL PANELS TO MATCH EXISTING. CONTRACTOR TO SUBMIT PRODUCT DATA AND SAMPLE FOR ARCHITECT APPROVAL.

- SEALANTS**
- 6 PROVIDE MANUFACTURER RECOMMENDED TYPE OF SEALANT BETWEEN DOOR FRAMES AND DRYWALL.

**DIVISION 8 - OPENINGS**

- 1 WORK ON NEW OPENINGS IN THE BUILDING SHALL INCLUDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND INCIDENTALS REQUIRED TO IMPLEMENT THE INTENT OF THE DESIGN DRAWINGS AND SPECIFICATIONS.
- 2 SOLID CORE FLUSH WOOD DOORS: TRANSPARENT FINISH. STAIN TO MATCH OWNER SAMPLE.
- 3 DELEGATED DESIGN OF EXTERIOR WOOD DOOR. REFER TO TYPE FOR REQUIREMENTS.
- 4 HOLLOW METAL DOORS, LEVEL C STANDARD DUTY, 0.032" THICK STEEL
- 5 HOLLOW METAL DOOR FRAMES, 0.042 INCH THICK, FULL PROFILE WELDED
- 6 GLAZING: USE 6 MM CLEAR TEMPERED FLOAT GLASS.
- 7 ALL EXITS TO BE OPERABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR KEY. MANUALLY OPERATED BOLTS ARE PROHIBITED.
- 8 PROVIDE TEMPERED GLASS IN ALL LOCATIONS INDICATED IN THE DRAWINGS AND AS REQUIRED BY CODE.
- 9 PROVIDE JAMB AND FLOOR ANCHORS FOR ALL HOLLOW METAL FRAMES.
- 10 KEYING AND ELECTRONIC ENTRY SYSTEM TO BE COORDINATED WITH OWNER.
- 11 DELEGATED DESIGN FOR DOOR HARDWARE. PROVIDE PRODUCT DATA, SHOP DRAWINGS AND SCHEDULE FOR ARCHITECT APPROVAL.
- 12 DOOR HARDWARE SETS:
  1. MAIN ENTRY
  2. HOLLOW METAL DOOR, EGRESS EXIT HARDWARE
  3. INTERIOR EGRESS DOOR
  4. SINGLE-USER RESTROOM DOOR
  5. CLOSE/OWNER ACCESS DOOR
  6. TRAFFIC DOOR HARDWARE
  7. COOLER

- DIVISION 9 - FINISHES**
- 1 FINISHING WORK SHALL INCLUDE ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, AND INCIDENTALS REQUIRED TO IMPLEMENT THE INTENT OF THE DESIGN DRAWINGS AND SPECIFICATIONS.
  - 2 GYPSUM BOARD: WALL AND CEILING GYPSUM BOARD: 5/8" THICK, TYPE X WHERE REQUIRED TO COMPLY WITH ASTM C1398/1398M
  - 3 TILE BACKING PANELS: 1/2" THICK CEMENTITIOUS BACKER UNITS TO COMPLY WITH ANSI A118.9 AND ASTM C1288 OR ASTM C1325

- CEILINGS**
- 4 BASIS OF DESIGN PRODUCT: ARMSTRONG, CALLA TILE, 2X2 SQUARE, 9/16" REGULAR EDGE WITH INTERLUDE GRID. BLACK TILE AND GRID.

- COUNTERTOP**
- 5 COUNTERTOP TO BE PROVIDED BY OWNER. CONTRACTOR TO COORDINATE BLOCKING REQUIREMENTS.

- FLOORING**
- 6 POLY-1: GRANITEX, VORTEX COATINGS. PROVIDE FINISH SAMPLE FOR ARCHITECT APPROVAL FROM MANUFACTURE'S STANDARD.
  - 7 CPT-1: BROADLOOM CARPET. LOCATION: STAIRS.

- WALL FINISHES**
- 9 SPECIAL SURFACES PROVIDED BY OWNER. SUBMIT PRODUCT DATA TO ARCHITECT FOR APPROVAL.

- WALL BASE**
- 10 WB-1: GRANITEX, VORTEX COATING, INTEGRAL BASE. PROVIDE ACCESSORIES AS REQUIRED. COLOR TO MATCH FLOORING.
  - 11 WB-2: RUBBER WALL BASE: TARKETT 4" TRADITIONAL. COLOR: ARCHITECT APPROVAL FROM STANDARD COLOR OFFERINGS.

- PROVIDE TYPE OF PAINT AND PRIMER INDICATED BELOW AS
- PAINTING**
- 12 PT-1: COLOR SELECTION BY INTERIOR DESIGN AND OWNER. LOCATION: TYPICAL WALL COLOR
  - 13 PT-2: COLOR SELECTION BY INTERIOR DESIGN AND OWNER. LOCATION: TYPICAL CEILING COLOR.
  - 14 INTERIOR GALVANIZED AND NON-GALVANIZED FERROUS METAL
    - 1ST COAT - UNIVERSAL NETAL PRIMER
    - 2ND COAT - ALKYD SEMI-GLOSS ENAMEL
    - 3RD COAT - SAME AS 2ND COAT.
  - 15 INTERIOR DRYWALL WALL SURFACE
    - 1ST COAT - INTERIOR LATEX WALL PRIMER
    - 2ND COAT - LATEX EGGSHELL
    - 3RD COAT - SAME AS 2ND COAT.
  - 16 INTERIOR DRYWALL CEILINGS
    - 1ST COAT - INTERIOR LATEX WALL PRIMER
    - 2ND COAT - LATEX FLAT
    - 3RD COAT - SAME AS 2ND COAT.
  - 17 INTERIOR PAINT FINISHES FOR WOOD
    - 1ST COAT - WALL AND WOOD PRIMER
    - 2ND COAT - ALKYD SEMI-GLOSS ENAMEL
    - 3RD COAT - SAME AS 2ND COAT.
  - 18 INTERIOR METAL - UNPRIMED
    - 1ST COAT - METAL PRIMER
    - 2ND COAT - ALKYD SEMI-GLOSS ENAMEL
    - 3RD COAT - SAME AS 2ND COAT.

- SIGNAGE**
- 19 SEE SIGNAGE TYPES LEGEND AND SCHEDULE FOR LIST OF SIGNAGE NEEDS.

- DIVISION 10 - SPECIALTIES**
- FIRE EXTINGUISHERS + CABINETS**
- 1 PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS: BASIS OF DESIGN PRODUCT: J.L INDUSTRIES, AMBASSADOR SERIES SEMI-RECESSED WITH 2 1/2" ROLLED EDGE.
  - 2 PROVIDE 10 POUND ABC TYPE EXTINGUISHERS FOR TYPICAL CABINET LOCATIONS.
  - 3 PROVIDE 10 POUND TYPE K EXTINGUISHERS FOR KITCHEN LOCATIONS. PROVIDE WALL HUNG BRACKET.
- TOILET AND BATH ACCESSORIES**
- 4 TOILET PAPER HOLDER: SELECTION BY OWNER.
  - 5 SOAP DISPENSER: SELECTION BY OWNER.
  - 6 GRAB BARS: BOBRICK B-9806.MBLK (BLACK)
  - 7 RECESSED SANITARY NAPKIN DISPOSAL: BOBRICK 4353

- 8 MIRRORS: SELECTION BY OWNER.
- 9 RECESSED TOWEL DISPENSER: SELECTION BY OWNER.
- 10 COAT HOOKS: SELECTION BY OWNER.
- 11 CUSTODIAL ACCESSORIES: MOP AND BROOM HOLDER; 36" UNIT WITH SHELF, 4 HOOKS AND 3 HOLDERS.

- DIVISION 11 - EQUIPMENT**
- 1 BACK-OFF-HOUSE (BOH), KITCHEN AND TAP EQUIPMENT PROVIDED BY OWNER. OWNER WILL PROVIDE DRAWINGS AND PRODUCT INFORMATION FOR THIS EQUIPEMENT.

- DIVISION 12 - FURNISHINGS**
- 2 ALL FURNISHINGS WILL BE INSTALLED AND PROVIDED BY OWNER.

- DIVISION 21 - FIRE SUPPRESSION**
- 1 ALL FIRE SUPPRESSION WORK REFERENCED HEREIN IS TO BE CONDUCTED UNDER A DESIGN-BUILD CONTRACT ARRANGEMENT. MEP REFERENCES IN THE DRAWINGS AND SPECIFICATIONS ARE CONCEPTUAL AND INTENDED ONLY TO DEFINE THE SCOPE OF THE WORK FOR BIDDING PURPOSES.
  - 2 THE GENERAL CONTRACTOR AND FIRE SUPPRESSION CONTRACTOR ARE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF PROPER FUNCTIONING COMPLETE AND OPERATIONAL SYSTEMS. THE CONTRACTOR SHALL CONDUCT ALL TESTS REQUIRED AND APPLICABLE TO INSURE THE PROPER FUNCTIONING OF SUCH SYSTEMS. THEY ARE ALSO RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE CODES AND GOVERNING BODIES.
  - 3 IF REQUIRED, SYSTEMS SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER HOLDING A CURRENT LICENSE IN THE STATE OF KANSAS, HIRED BY THE SUBCONTRACTOR OR GENERAL CONTRACTOR. PRIOR TO ANY NEW CONSTRUCTION, THE DESIGNED SYSTEM MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT AND OWNER.
  - 4 ALL WORK SHALL BE DONE PER APPLICABLE LOCAL, STATE, AND NATIONAL CODES. CONTRACTOR TO PAY FOR PERMITS AND ARRANGE FOR ALL INSPECTIONS REQUIRED FOR THE FIRE SUPPRESSION WORK.

- DIVISION 22 - PLUMBING**
- 1 ALL PLUMBING WORK REFERENCED HEREIN IS TO BE CONDUCTED UNDER A DESIGN-BUILD CONTRACT ARRANGEMENT. MEP REFERENCES IN THE DRAWINGS AND SPECIFICATIONS ARE CONCEPTUAL AND INTENDED ONLY TO DEFINE THE SCOPE OF THE WORK FOR BIDDING PURPOSES.

- 2 THE GENERAL CONTRACTOR AND PLUMBING CONTRACTOR ARE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF PROPER FUNCTIONING COMPLETE AND OPERATIONAL SYSTEMS. THE CONTRACTOR SHALL CONDUCT ALL TESTS REQUIRED AND APPLICABLE TO INSURE THE PROPER FUNCTIONING OF SUCH SYSTEMS. THEY ARE ALSO RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE CODES AND GOVERNING BODIES.
- 3 IF REQUIRED, SYSTEMS SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER HOLDING A CURRENT LICENSE IN THE STATE OF KANSAS, HIRED BY THE SUBCONTRACTOR OR GENERAL CONTRACTOR. PRIOR TO ANY NEW CONSTRUCTION, THE DESIGNED SYSTEM MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT AND OWNER.
- 4 SYSTEMS ARE TO BE OF FIRST QUALITY UTILIZING NEW MATERIALS AT ALL LOCATIONS WITHIN THE EXISTING BUILDING. NO EXISTING MATERIALS ARE TO BE USED UNLESS PRIOR APPROVED BY THE OWNER AND ARCHITECT.

- 5 IF THE CONTRACTOR PROPOSES TO USE ANY EXISTING PIPING (INTERIOR OR EXTERIOR), PRIOR TO ANY ACCEPTANCE BY THE ARCHITECT OR OWNER, THE CONTRACTOR MUST PROVE TO THE OWNER THAT THE EXISTING PIPING WHEN UTILIZED IN THE NEW SYSTEM WILL NOT ONLY PROVIDE THE OWNER WITH A COMPLETE AND OPERATIONAL SYSTEM, BUT WILL NOT CAUSE ANY FUTURE PROBLEMS DUE TO IT'S USE. THE CONTRACTOR ALSO ASSUMES ANY RESPONSIBILITY FOR USING SUCH EXISTING PIPING.
- 6 THE CONTRACTOR SHALL MAINTAIN ONE SET OF CONTRACT DOCUMENTS ON SITE AND RECORD DEPARTURES FROM BASIC PLANS.
- 7 ALL WORK SHALL BE DONE PER APPLICABLE LOCAL, STATE, AND NATIONAL CODES. CONTRACTOR TO PAY FOR PERMITS AND ARRANGE FOR ALL INSPECTIONS REQUIRED FOR THE PLUMBING WORK.
- 8 CUTTING, BORING, OR NOTCHING OF STRUCTURAL MEMBERS SHALL NOT BE PERMITTED EXCEPT AS ALLOWED IN THE PREVAILING BUILDING CODE AND AS APPROVED BY A QUALIFIED STRUCTURAL ENGINEER.
- 9 FIXTURE NOTES:
  - IN-WALL BOTTLE FILLER - ELKAY EZH2O LIV PRO IN-WALL COMMERCIAL FILTERED WATER DISPENSER.

- DIVISION 23 - MECHANICAL**
- 1 ALL MECHANICAL WORK REFERENCED HEREIN IS TO BE CONDUCTED UNDER A DESIGN-BUILD CONTRACT ARRANGEMENT. MEP REFERENCES IN THE DRAWINGS AND SPECIFICATIONS ARE CONCEPTUAL AND INTENDED ONLY TO DEFINE THE SCOPE OF THE WORK FOR BIDDING PURPOSES.

- 2 THE GENERAL CONTRACTOR AND MECHANICAL CONTRACTOR ARE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF PROPER FUNCTIONING COMPLETE AND OPERATIONAL SYSTEMS. THE CONTRACTOR SHALL CONDUCT ALL TESTS REQUIRED AND APPLICABLE TO INSURE THE PROPER FUNCTIONING OF SUCH SYSTEMS. THEY ARE ALSO RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE CODES AND GOVERNING BODIES.
- 3 IF REQUIRED, SYSTEMS SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER HOLDING A CURRENT LICENSE IN THE STATE OF KANSAS, HIRED BY THE SUBCONTRACTOR OR GENERAL CONTRACTOR. PRIOR TO ANY NEW CONSTRUCTION, THE DESIGNED SYSTEM MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT AND OWNER.
- 4 SYSTEMS ARE TO BE OF FIRST QUALITY UTILIZING NEW MATERIALS AT ALL LOCATIONS WITHIN THE EXISTING BUILDING AND ANY NEW BUILDING ADDITIONS. NO EXISTING MATERIALS ARE TO BE USED UNLESS PRIOR APPROVED BY THE OWNER AND ARCHITECT.
- 5 ALL WORK SHALL BE DONE PER APPLICABLE LOCAL, STATE, AND NATIONAL CODES. CONTRACTOR TO PAY FOR PERMITS AND ARRANGE FOR ALL INSPECTIONS REQUIRED FOR THE HVAC WORK.
- 6 CUTTING, BORING, OR NOTCHING OF STRUCTURAL MEMBERS SHALL NOT BE PERMITTED EXCEPT AS ALLOWED IN THE PREVAILING BUILDING CODE AND AS APPROVED BY A QUALIFIED STRUCTURAL ENGINEER.

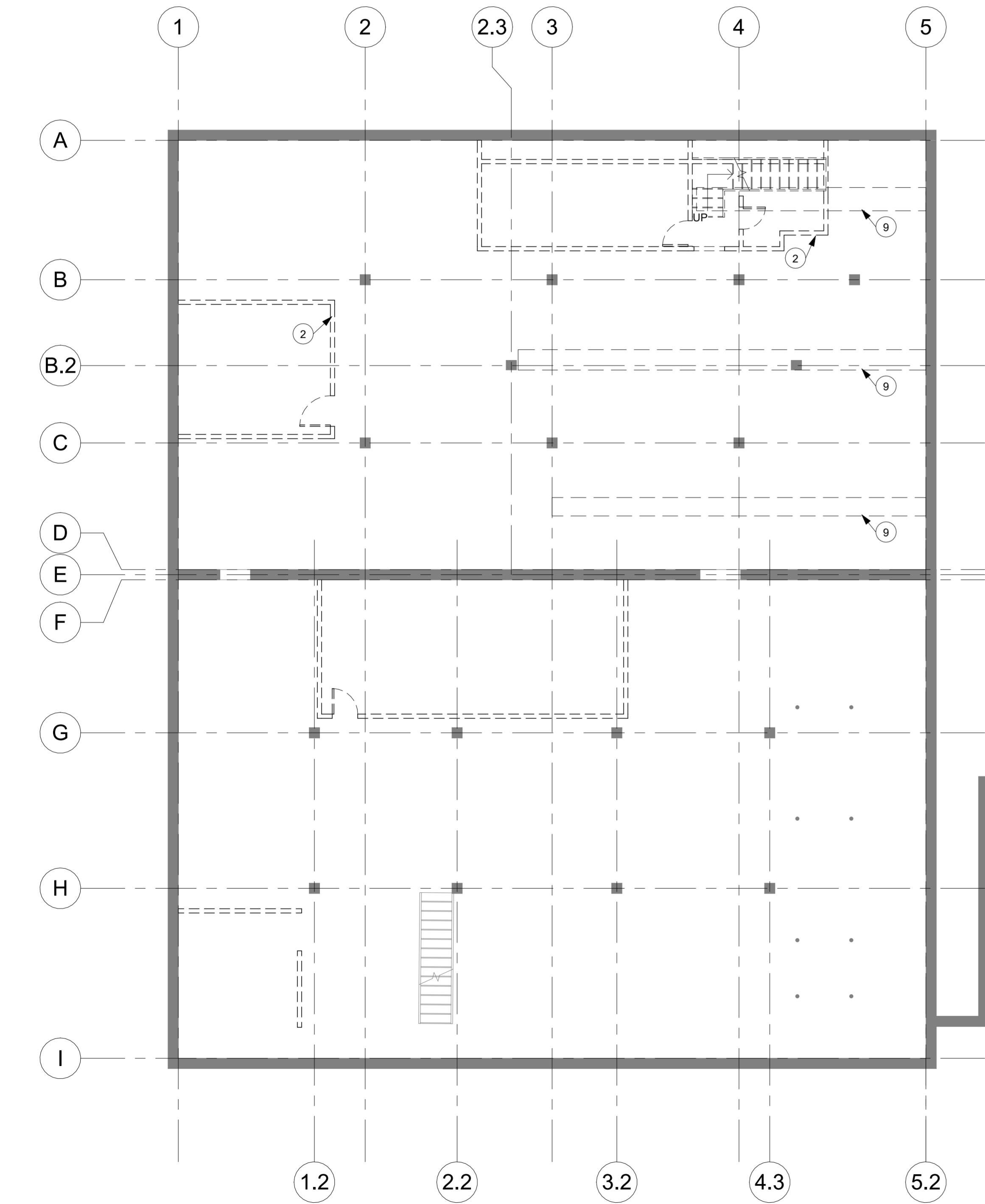
- DIVISION 23 - ELECTRICAL**
- 1 ALL ELECTRICAL WORK REFERENCED HEREIN IS TO BE CONDUCTED UNDER A DESIGN-BUILD CONTRACT ARRANGEMENT. MEP REFERENCES IN THE DRAWINGS AND SPECIFICATIONS ARE CONCEPTUAL AND INTENDED ONLY TO DEFINE THE SCOPE OF THE WORK FOR BIDDING PURPOSES.
  - 2 THE GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR ARE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF PROPER FUNCTIONING COMPLETE AND OPERATIONAL SYSTEMS. THE CONTRACTOR SHALL CONDUCT ALL TESTS REQUIRED AND APPLICABLE TO INSURE THE PROPER FUNCTIONING OF SUCH SYSTEMS. THEY ARE ALSO RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE CODES AND GOVERNING BODIES.
  - 3 IF REQUIRED, SYSTEMS SHALL BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER HOLDING A CURRENT LICENSE IN THE STATE OF KANSAS, HIRED BY THE SUBCONTRACTOR OR GENERAL CONTRACTOR. PRIOR TO ANY NEW CONSTRUCTION, THE DESIGNED SYSTEM MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT AND OWNER.
  - 4 SYSTEMS ARE TO BE OF FIRST QUALITY UTILIZING NEW MATERIALS AT ALL LOCATIONS WITHIN THE EXISTING BUILDING. NO EXISTING MATERIALS ARE TO BE USED UNLESS PRIOR APPROVED BY THE OWNER AND ARCHITECT.

- 5 IF THE CONTRACTOR PROPOSES TO USE ANY EXISTING PIPING (INTERIOR OR EXTERIOR), PRIOR TO ANY ACCEPTANCE BY THE ARCHITECT OR OWNER, THE CONTRACTOR MUST PROVE TO THE OWNER THAT THE EXISTING PIPING WHEN UTILIZED IN THE NEW SYSTEM WILL NOT ONLY PROVIDE THE OWNER WITH A COMPLETE AND OPERATIONAL SYSTEM, BUT WILL NOT CAUSE ANY FUTURE PROBLEMS DUE TO IT'S USE. THE CONTRACTOR ALSO ASSUMES ANY RESPONSIBILITY FOR USING SUCH EXISTING PIPING.
- 6 THE CONTRACTOR SHALL MAINTAIN ONE SET OF CONTRACT DOCUMENTS ON SITE AND RECORD DEPARTURES FROM BASIC PLANS.
- 7 ALL WORK SHALL BE DONE PER APPLICABLE LOCAL, STATE, AND NATIONAL CODES. CONTRACTOR TO PAY FOR PERMITS AND ARRANGE FOR ALL INSPECTIONS REQUIRED FOR THE ELECTRICAL WORK.
- 8 ALL WIRE TO BE COPPER.
- 9 PROVIDE STRUCTURED WIRING/DATA SYSTEM PER OWNER REQUIREMENTS.
- 10 PROVIDE A TENANT SECURITY SYSTEM PER OWNER REQUIREMENTS.
- 11 CUTTING, BORING, OR NOTCHING OF STRUCTURAL MEMBERS SHALL NOT BE PERMITTED EXCEPT AS ALLOWED IN THE PREVAILING BUILDING CODE AND AS APPROVED BY A QUALIFIED STRUCTURAL ENGINEER.
- 12 CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHT FIXTURES. ELECTRICAL IS PROVIDING LAYOUT AND SCHEDULE. ELECTRICAL TO PROVIDE ALTERNATES TO PACKAGE. DECORATIVE LIGHTING

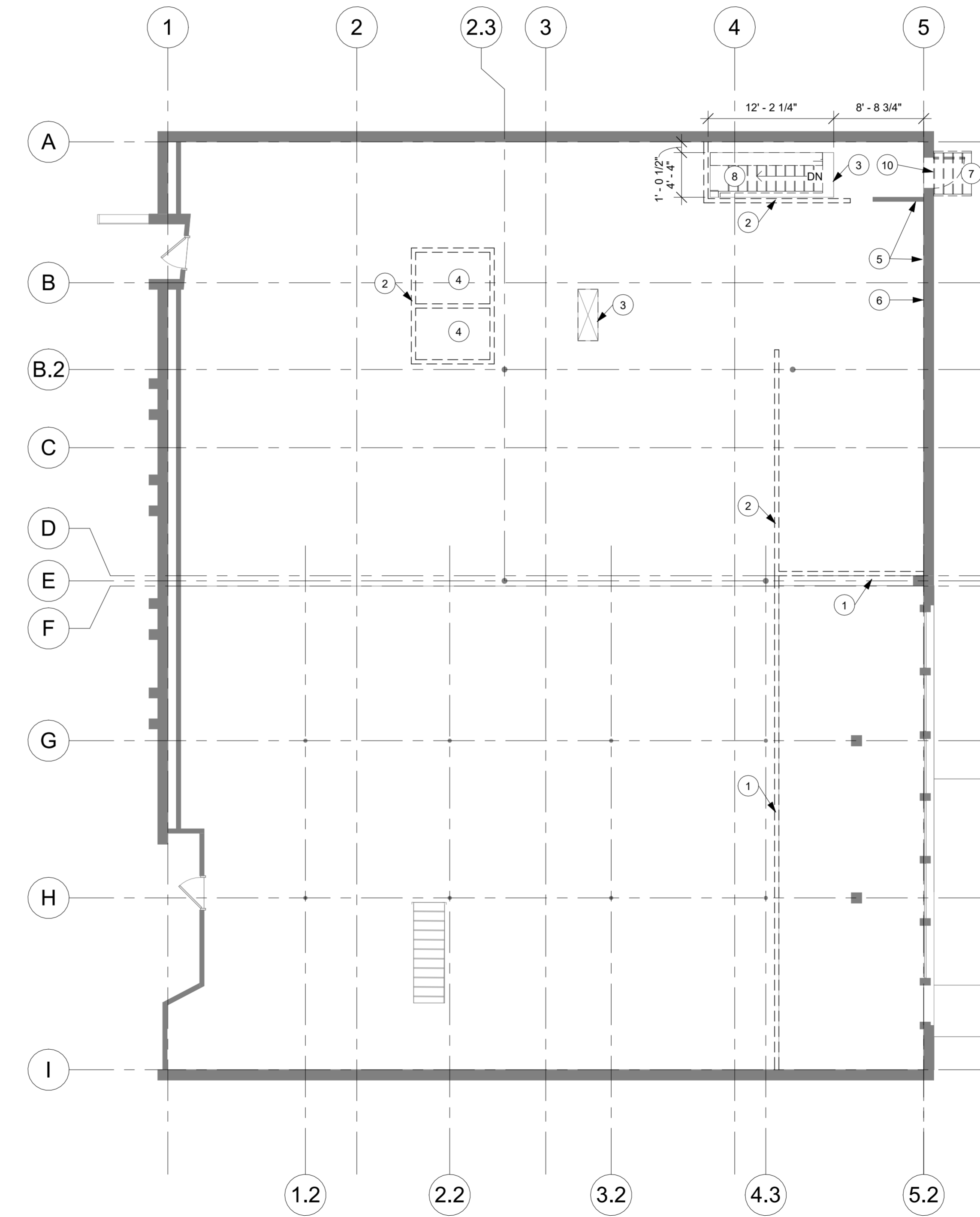
- 13 CONTRACTOR SHALL LAY OUT ALL NEW CONSTRUCTION DIMENSIONS. AFTER ALL NEW WORK IS LAID OUT, ANY QUESTIONS OR PROBLEMS SHALL TO BE REPORTED IN A TIMELY MANNER TO THE ARCHITECT FOR REVIEW AND DETERMINATION.
- 14 CONTRACTOR TO PROVIDE ALL REQUIRED ITEMS AND ASSEMBLIES AS LISTED AND DESCRIBED IN THE CODE ANALYSIS, CONTRACT DOCUMENTS, AND WALL TYPE DETAILS.
- 15 GENERAL CONTRACTOR SHALL PROVIDE A MINIMUM 1 YEAR WARRANTY FOR ALL MATERIALS, SYSTEMS AND WORKMANSHIP UNLESS ADDITIONAL OR LONGER WARRANTIES ARE REQUESTED REQUIRED BY THE OWNER. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CONTACT THE OWNER TO DETERMINE AND PROVIDE THE REQUIRED WARRANTIES.

**DEMOLITION KEYNOTES**

- 1 REMOVE EXISTING EXTERIOR WALL AT DASHED LINE FROM FLOOR TO ROOF. SALVAGE EXISTING WINDOWS FOR REUSE.
- 2 REMOVE EXISTING INTERIOR WALLS AT DASHED LINES.
- 3 CUT EXISTING FLOOR FOR NEW OPENING. COORDINATE DIMENSIONS WITH NEW WORK.
- 4 REMOVE EXISTING PLUMBING AND FIXTURES.
- 5 REMOVE PANELING.
- 6 REMOVE ELECTRICAL PANEL AND PREPARE TO RELOCATE TO NEW LOCATION.
- 7 REMOVE EXISTING EXTERIOR STAIR, HANDRAILS AND GUARDS.
- 8 REMOVE EXISTING STAIR, HANDRAILS AND GUARDS.
- 9 DEMOLISH FLOOR SLAB FOR NEW FOOTING. REFER TO STRUCTURAL FOR DETAILS.
- 10 REMOVE EXISTING DOOR. KEEP FRAME.



2 DEMO FLOOR PLAN - BASEMENT  
1/8" = 1'-0"



1 DEMO FLOOR PLAN - LEVEL 1  
1/8" = 1'-0"

**GENERAL DEMOLITION NOTES**

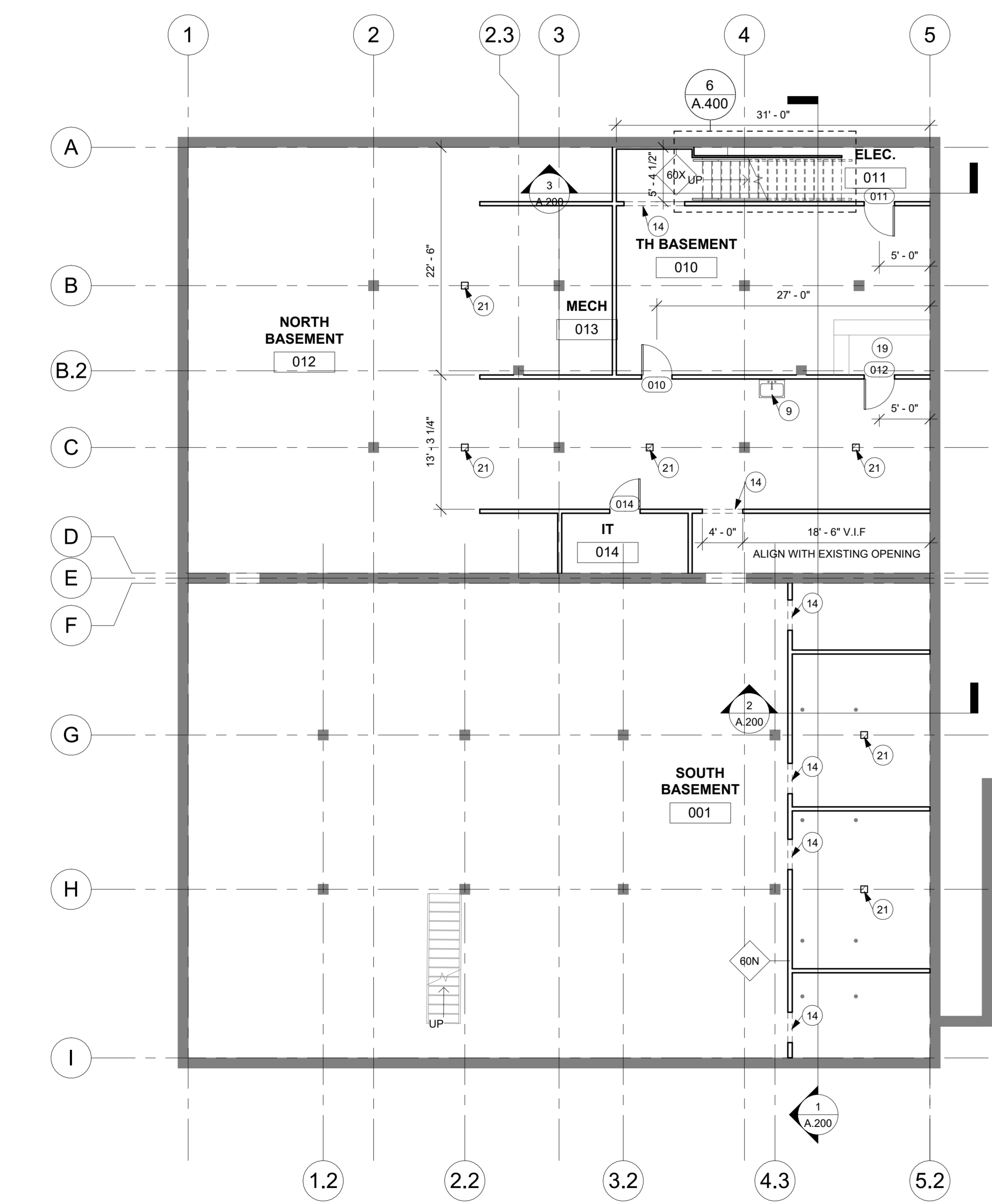
- A PROVIDE SHORING AND/OR TEMPORARY SUPPORT TO REMAINING STRUCTURE AS REQUIRED DURING DEMOLITION AND CONSTRUCTION.
- B COORDINATE SELECTIVE DEMOLITION WITH CONSTRUCTION SCOPE. REMOVE EXISTING CONSTRUCTION, BUILDING SYSTEMS AND FINISHES AS REQUIRED TO FULLY IMPLEMENT THE DEFINED CONSTRUCTION SCOPE. VERIFY REMOVAL OF ANY HISTORIC ORIGINAL ELEMENTS WITH ARCHITECT PRIOR TO SELECTIVE DEMOLITION.
- C VERIFY EXISTING CONDITIONS WITH EXPLORATORY DEMOLITION PRIOR TO UNDERTAKING SELECTIVE DEMOLITION SCOPE.
- D IT IS NOT THE INTENT OF THESE DRAWINGS OR SPECIFICATIONS TO IDENTIFY OR LOCATE ENVIRONMENTAL HAZARDS. POTENTIAL HAZARDS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: LEAD PAINT, ASBESTOS, MOLD, MACHINE OIL. FOLLOW ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING IDENTIFICATION, ASSESSMENT, AND REMEDIATION OF SUSPECTED HAZARDOUS MATERIALS.
- E SCRABE PEELING/DETERIORATED PAINT FROM WALLS, COLUMNS, AND CEILING THROUGHOUT WORK AREA.
- H REMOVE ALL DEBRIS AND STORED EQUIPMENT FROM WORK AREA PRIOR TO STARTING.
- I RETAIN ITEMS OF VALUE TO THE OWNER AND PROTECT FROM DAMAGE DURING SELECTIVE DEMOLITION.

**FLOOR PLAN KEYNOTES**

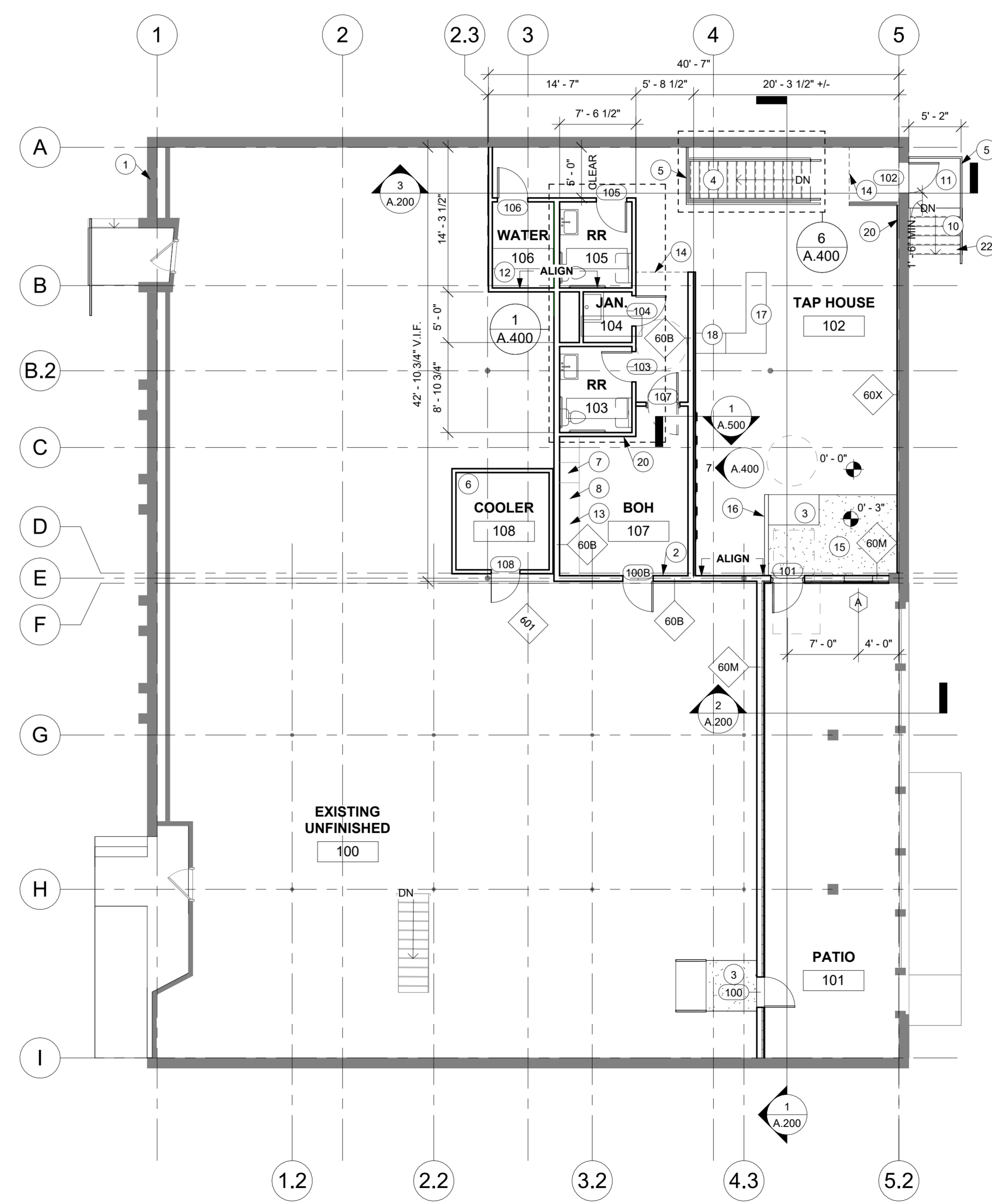
- 1 FIRE DEPARTMENT CONNECTION. REFER TO SPRINKLER.
- 2 ELECTRICAL PANEL LOCATION. REFER TO ELECTRICAL.
- 3 NEW INTERIOR RAMP AND PLATFORM TO ENTRY.
- 4 NEW INTERIOR WOOD STAIR. SEE STRUCTURAL.
- 5 NEW GAURDRAIL 42" A.F.F. PAINTED 2X2 STEEL POST AND TOP RAIL WITH 1" TUBE BALLASTERS SPACE 4" MAX O.C.
- 6 NEW PRE-MANUFACTURED COOLER WITH INSULATED FLOOR AND INTERNAL RAMP. OWNER TO CONFIRM SPECIFICATION AND COORDINATE MEP REQUIREMENTS.
- 7 DISHWASHER PROVIDED BY OWNER. PROVIDE ELECTRICAL AND PLUMBING AS REQUIRED.
- 8 NEW SINK BY OWNER. PROVIDE PLUMBING AS REQUIRED.
- 9 NEW UTILITY SINK. PROVIDE PLUMBING AS NEEDED.
- 10 NEW CONCRETE STAIR. TREAD 11" MIN. RISER 7" MAX. REFER TO STRUCTURAL.
- 11 NEW STOOP. THRESHOLD TO BE LESS THAN 3/4" AT DOOR. SEE STRUCTURAL AND CIVIL FOR FOUNDATIONS.
- 12 NEW NFPA 13 FIRE SPRINKLER SYSTEM DELIGATED DESIGN BY CONTRACTOR.
- 13 NEW REFRIDGERATOR BY OWNER. PROVIDE ELECTRICAL AS REQUIRED.
- 14 WALL ABOVE. SEE RCP FOR INFORMATION.
- 15 PLATFORM FLOOR. ELEVATION TO BE EQUAL WITH DOOR THRESHOLD. V.I.F.
- 16 PROVIDE PARTIAL HEIGHT WALL 60A. T.O. WALL 48" A.F.F.
- 17 HOST COUNTER BY OWNER. COORDINATE MEPT REQUIREMENTS WITH OWNER.
- 18 OWNER PROVIDED DELI CASE COOLER. PROVIDE MEPT AS REQUIRED.
- 19 BAR EQUIPMENT LAYOUT BY OWNER. COORDINATE MEPT REQUIREMENTS.
- 20 FIRE EXTINGUISHER. CONFIRM FINAL LOCATION WITH AHJ AND ARCHITECT.
- 21 NEW COLUMN. SEE STRUCTURAL.
- 22 NEW HANDRAIL 34" MIN. AFF. EXTEND HORIZONTAL 1'-0" PAST TOP AND BOTTOM STAIR. PROVIDE INTERMEDIATE SUPPORTS TO GUARD AS NECESSARY. TYP. BOTH SIDES.

**GENERAL NOTES**

- A VERIFY DIMENSIONS AND HIDDEN CONDITIONS WHERE NEW CONSTRUCTION CONNECTS WITH EXISTING THROUGHOUT.
- B DIMENSIONS AT WALLS. DIMENSIONS ARE GIVEN TO FACE OF FRAMING AND CENTERLINE OF OPENING UNLESS NOTED OTHERWISE.
- C DIMENSIONS AT CRITICAL LOCATIONS. CRITICAL DIMENSIONS MAY BE GIVEN TO FINISH FACE OF WALL (GYPSUM BOARD) IN CERTAIN SITUATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CRITICAL INTERIOR DIMENSIONS ARE MET AND ADJUSTING FRAMING AS REQUIRED BASED ON FIELD CONDITIONS.
- D EXISTING CONSTRUCTION TO REMAIN IS INDICATED WITH GRAY FILL (TYPICAL).
- E NEW INTERIOR PARTITION WALLS SHALL EXTEND FROM FLOOR STRUCTURE BELOW TO BOTTOM OF STRUCTURE/SLAB ABOVE UNLESS NOTED OTHERWISE AS PARTIAL HEIGHT.
- F KEY SPACES ARE DESCRIBED ON EXPANDED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN (TYPICAL).
- G ALL NEW WALLS SHALL BE TYPE 60A UNLESS NOTED OTHERWISE.
- H PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRES TOPPED AND/OR DAMPERED AS REQUIRED BY CODE. EACH SUBCONTRACTOR TO PROVIDE OWN PRESTOPPING WORK.
- I ALL NEW INTERIOR PARTITION WALLS SHALL BE TYPE 60A UNLESS NOTED OTHERWISE.
- J COORDINATE ALL WORK WITH ELECTRICAL, PLUMBING, AND MECHANICAL PLANS. FITURES AND DUCTS ARE INDICATED ON ARCHITECTURAL DRAWINGS FOR GENERAL INFORMATION. PURPOSES ONLY AND SHALL BE VERIFIED PRIOR TO INSTALLATION.
- K ALL CEILING MATERIAL SHEETS ATTACHED TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
- L PROVIDE SOUND BATT INSULATION BETWEEN BATHROOMS AND ADJACENT SPACES.
- M EXISTING FLOOR STRUCTURE TO REMAIN UNLESS NOTED OTHERWISE. PREPARE AS NOTED FOR NEW FINISHED FLOOR SURFACE (TYPICAL).
- N ALL SITE WORK, LANDSCAPING, RETAINING, AND PAVING SCOPE IS INDICATED ON THE ARCHITECTURAL DRAWINGS FOR GENERAL REFERENCE ONLY. SCOPE AND DETAILS SHALL BE DEFINED BY CIVIL AND STRUCTURAL ENGINEERING. DO NOT USE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION OF SITE WORK.
- O REFER TO SHEET A.600 FOR HORIZONTAL AND VERTICAL ASSEMBLY TYPES.
- P FLOORING IN WORK AREA TO BE POLY-I, UNLESS NOTED OTHERWISE.



2 FLOOR PLAN - BASEMENT  
1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 1  
1/8" = 1'-0"

**RCP KEYNOTES**

- 1 REPAIR AND PREP EXISTING TIN CEILING FOR NEW PAINT.
- 2 NEW ACT AND GRID SYSTEM. PROVIDE SOUNDBATT INSULATION ABOVE. CENTER ALL PENETRATIONS IN TILE.
- 3 EXISTING LIGHTING TO REMAIN. PROVIDE EMERGENCY AND EXIT LIGHTING AS REQUIRED BY CODE. SEE ELECTRICAL.
- 4 CEILING IS TO REMAIN UNFINISHED. CLEAN AND REMOVE ANY DEBRIS OR EXISTING ABANDONED MEPT EQUIPEMENT
- 5 EXTERIOR STRING LIGHTS.
- 6 REPAIR EXISTING CEILING FINISH AND PREPARE FOR NEW PAINT. SEE FINISH SCHEDULE.
- 7 NEW ACCESS PANEL. PAINT TO MATCH CEILING
- 8 PATCH AND REPAIR EXISTING EXTERIOR CEILING.
- 9 PROVIDE CODE MINIMUM EMERGENCY AND EGRESS LIGHTING IN UNFINISHED AREAS. REFER TO ELECTRICAL FOR REQUIREMENTS.

**ELECTRICAL FIXTURES**

- ⊙ XA WALL SCONCE 1
- ▭ XB WALL SCONCE 2 - BATH BAR
- XC PENDANT 1
- XD 2' LED WALL FIXTURE
- XE CEILING MOUNT FIXTURE

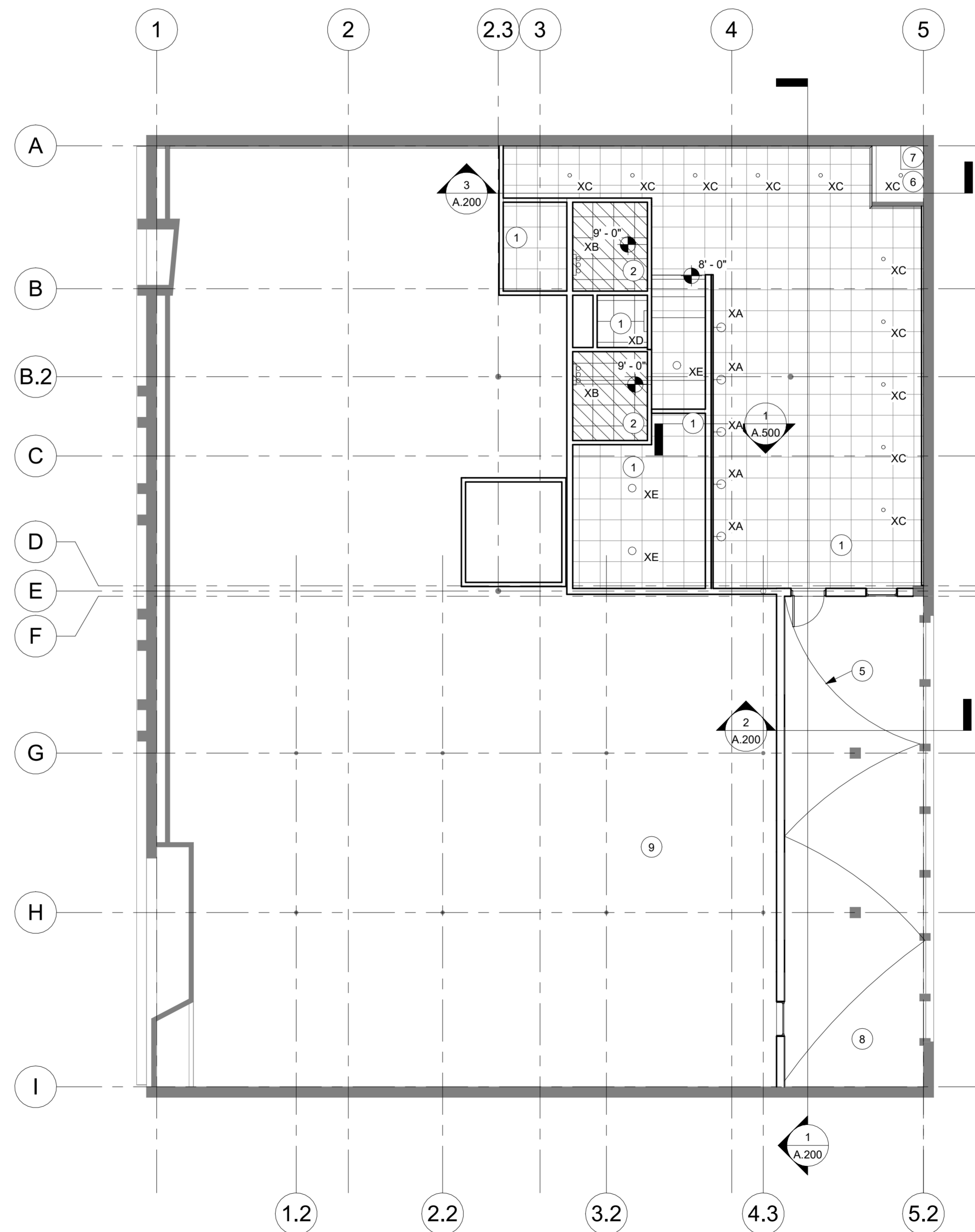
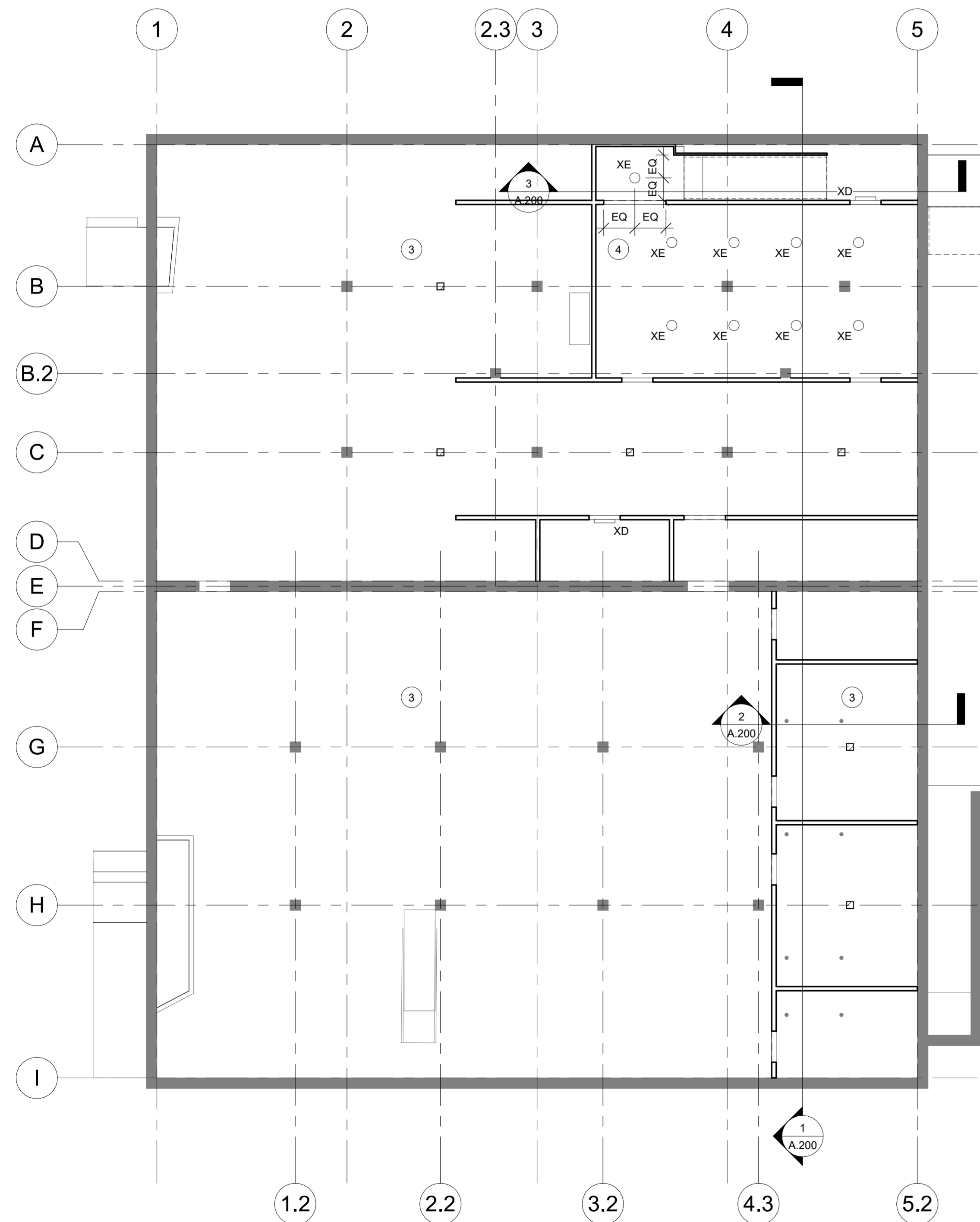
**NOTE:** FINAL LIGHTING AND ELECTRICAL FIXTURES TO BE COORDINATED WITH OWNER AND ARCHITECT.

**CEILING LEGEND**

- EXISTING HISTORIC CEILING TILE - REPAIR AND PAINT
- NEW ACT AND GRID SYSTEM
- EXISTING FINISH TO REMAIN

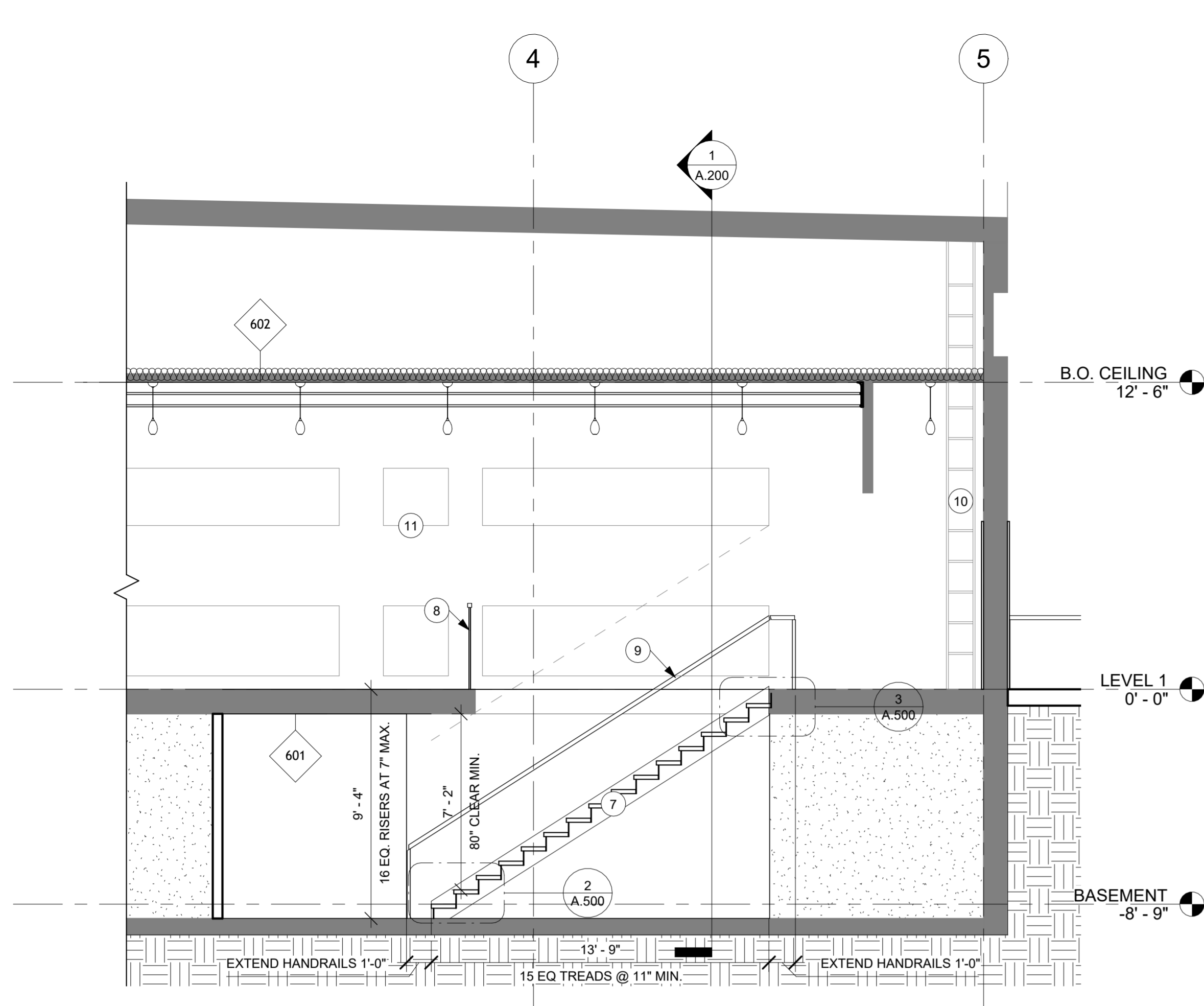
**GENERAL NOTES**

- A VERIFY DIMENSIONS AND HIDDEN CONDITIONS WHERE NEW CONSTRUCTION CONNECTS WITH EXISTING THROUGHOUT.
- B DIMENSIONS AT WALLS UNLESS NOTED OTHERWISE.
- C DIMENSIONS AT CRITICAL LOCATIONS. CRITICAL DIMENSIONS MAY BE GIVEN TO FINISH FACE OF WALL (GYPSUM BOARD) IN CERTAIN SITUATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING CRITICAL INTERIOR DIMENSIONS ARE MET AND ADJUSTING FRAMING AS REQUIRED BASED ON FIELD CONDITIONS.
- D EXISTING CONSTRUCTION TO REMAIN IS INDICATED WITH GRAY FILL (TYPICAL).
- E NEW INTERIOR PARTITION WALLS SHALL EXTEND FROM FLOOR STRUCTURE BELOW TO BOTTOM OF STRUCTURE/SLAB ABOVE UNLESS NOTED OTHERWISE AS PARTIAL HEIGHT.
- F KEY SPACES ARE DESCRIBED ON EXPANDED PLAN SHEETS, REFERENCED FROM THE OVERALL FLOOR PLAN (TYPICAL).
- G ALL NEW WALLS SHALL BE TYPE 80A UNLESS NOTED OTHERWISE.
- H PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRESTOPPED AND/OR DAMPERED AS REQUIRED BY CODE. EACH SUBCONTRACTOR TO PROVIDE OWN FIRESTOPPING WORK.
- I ALL NEW INTERIOR PARTITION WALLS SHALL BE TYPE 80A UNLESS NOTED OTHERWISE.
- J COORDINATE ALL WORK WITH ELECTRICAL, PLUMBING, AND MECHANICAL PLANS. FIXTURES AND DUCTS ARE INDICATED ON ARCHITECTURAL DRAWINGS FOR GENERAL INFORMATIONAL PURPOSES ONLY AND SHALL BE VERIFIED PRIOR TO INSTALLATION.
- K ALL CEILING MATERIALS SHEETS ATTACHED TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
- L PROVIDE SOUND BATT INSULATION BETWEEN BATHROOMS AND ADJACENT SPACES.
- M EXISTING FLOOR STRUCTURE TO REMAIN UNLESS NOTED OTHERWISE. PREPARE AS NOTED FOR NEW FINISHED FLOOR SURFACE (TYPICAL).
- N ALL SITE WORK, LANDSCAPING, RETAINING, AND PAVING SCOPE IS INDICATED ON THE ARCHITECTURAL DRAWINGS FOR GENERAL REFERENCE ONLY. SCOPE AND DETAILS SHALL BE DEFINED BY CIVIL AND STRUCTURAL ENGINEERS. DO NOT USE ARCHITECTURAL DRAWINGS FOR CONSTRUCTION OF SITE WORK.
- O REFER TO SHEET A.600 FOR HORIZONTAL AND VERTICAL ASSEMBLY TYPES.
- P FLOORING IN WORK AREA TO BE POLY-1, UNLESS NOTED OTHERWISE.

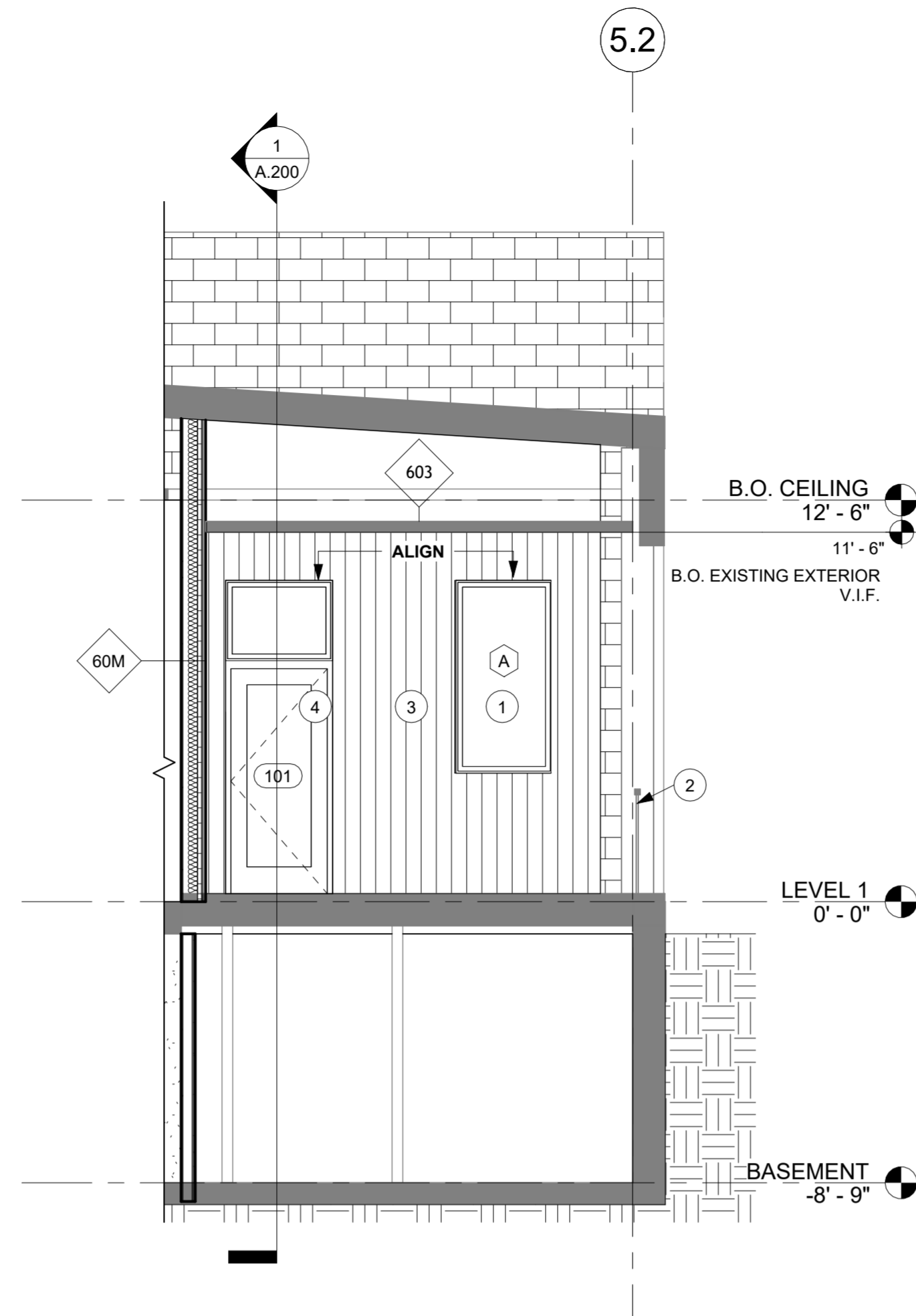


2 RCP - BASEMENT  
 1/8" = 1'-0"

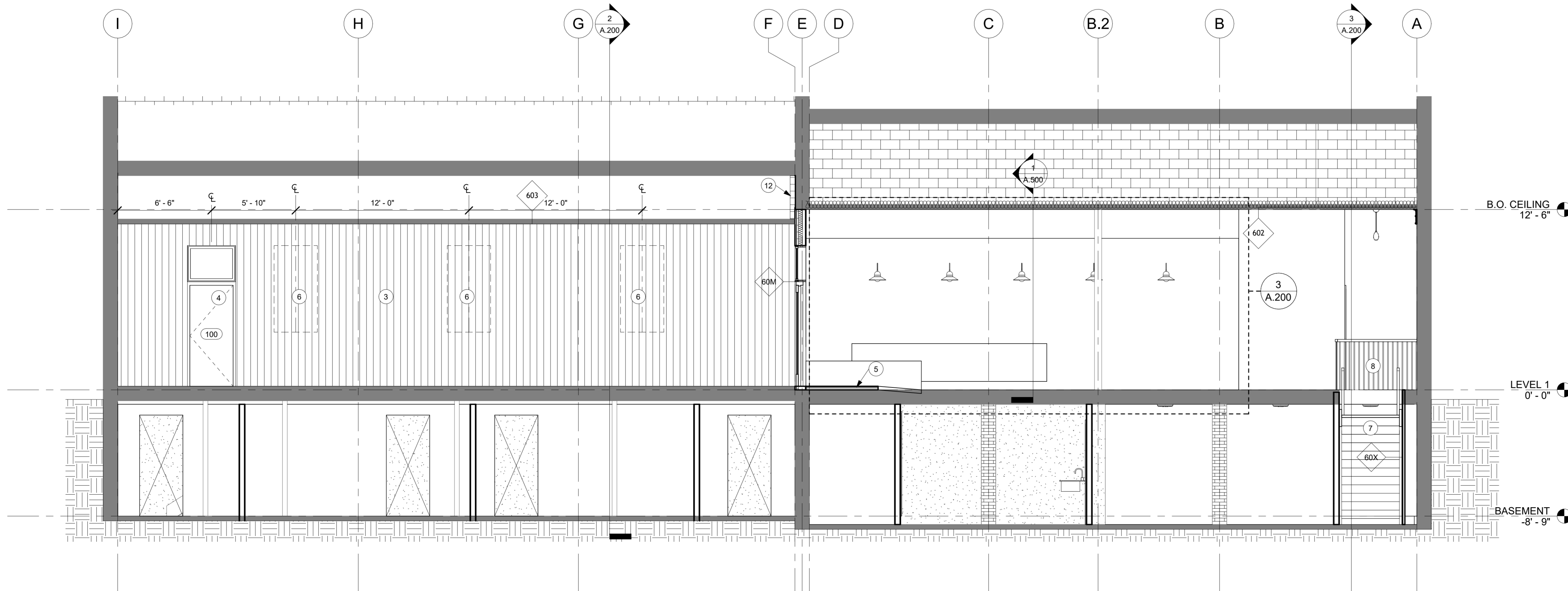
1 RCP - LEVEL 1  
 1/8" = 1'-0"



3 NEW STAIR SECTION  
1/4" = 1'-0"



2 SECTION E-W  
1/4" = 1'-0"



1 SECTION N-S  
1/4" = 1'-0"

SECTION KEYNOTES

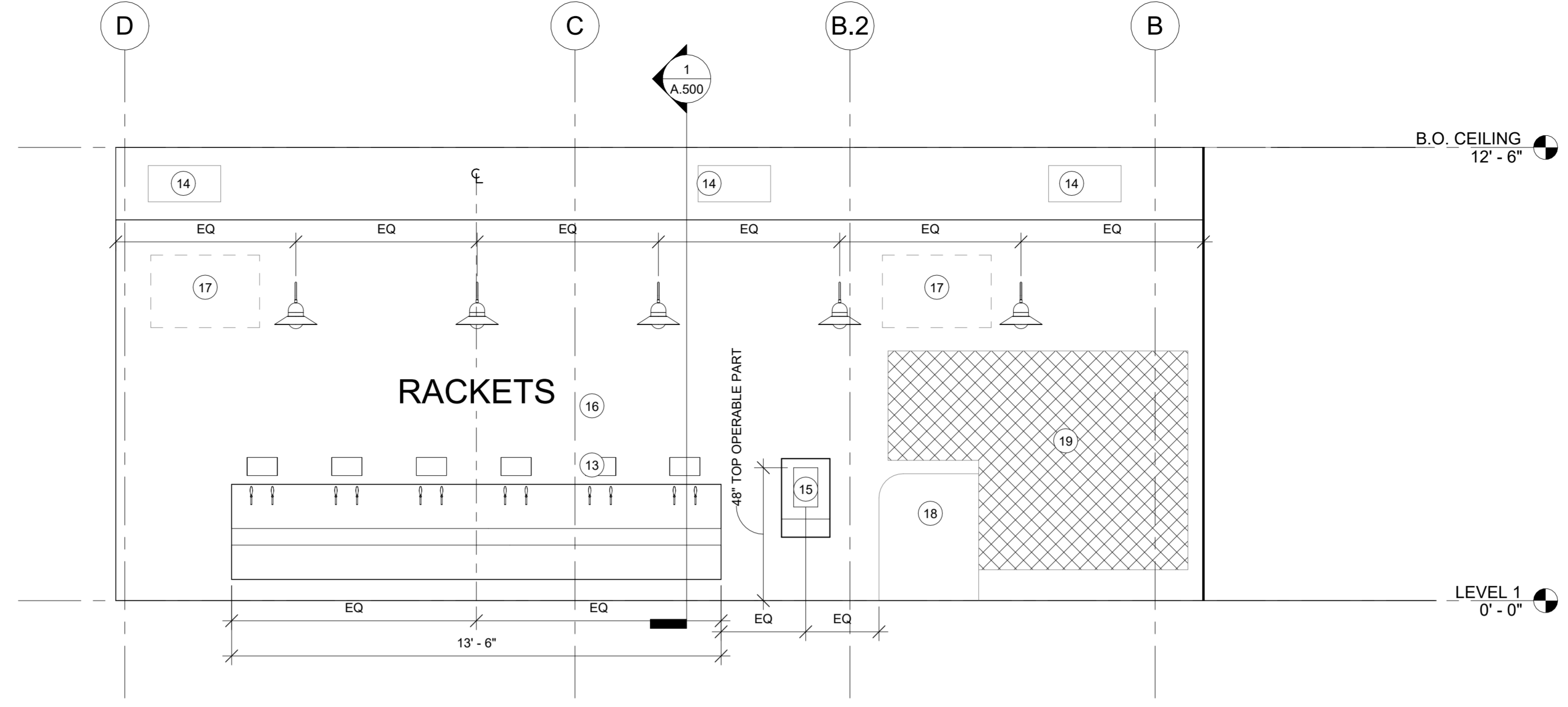
- 1 SALVAGE EXISTING WINDOWS FOR NEW PLACEMENT IN NEW WALL. VERIFY EXISTING DIMENSIONS.
- 2 EXISTING RAILS TO REMAIN AT PATIO EDGE.
- 3 MATCH EXISTING METAL PANEL AT EXTERIOR WALL.
- 4 NEW EXTERIOR DOOR. SEE DOOR SCHEDULE.
- 5 NEW RAMP AND LANDING AT DOOR.
- 6 SALVAGE EXISTING WINDOWS FOR FUTURE INSTALL. PROVIDE HEADERS AND FRAMING IN FRAMING.
- 7 NEW WOOD STAIR. SEE STRUCTURAL FOR DETAILS.
- 8 NEW GAUDDRAIL 42" A.F.F. PAINTED 2X2 STEEL POST AND TOP RAIL WITH 1" TUBE BALLASTERS SPACE 4" MAX O.C.
- 9 NEW HANDRAIL 34" MIN. AFF. EXTEND HORIZONTAL 1'-0" PAST TOP AND BOTTOM STAIR. PROVIDE INTERMEDIATE SUPPORTS TO WALL AS NECESSARY.
- 10 REPAIR EXISTING ROOF ACCESS LADDER AND PAINT TO MATCH WALL.
- 11 MAINTAIN AND REPAIR EXISTING WALL AND HISTORIC MOLDINGS. PREPARE FOR NEW PAINT. SEE FINISH SCHEDULE.
- 12 PROVIDE RIGID INSULATION AT EXTERIOR MASS WALL - MIN. 9.6

GENERAL NOTES

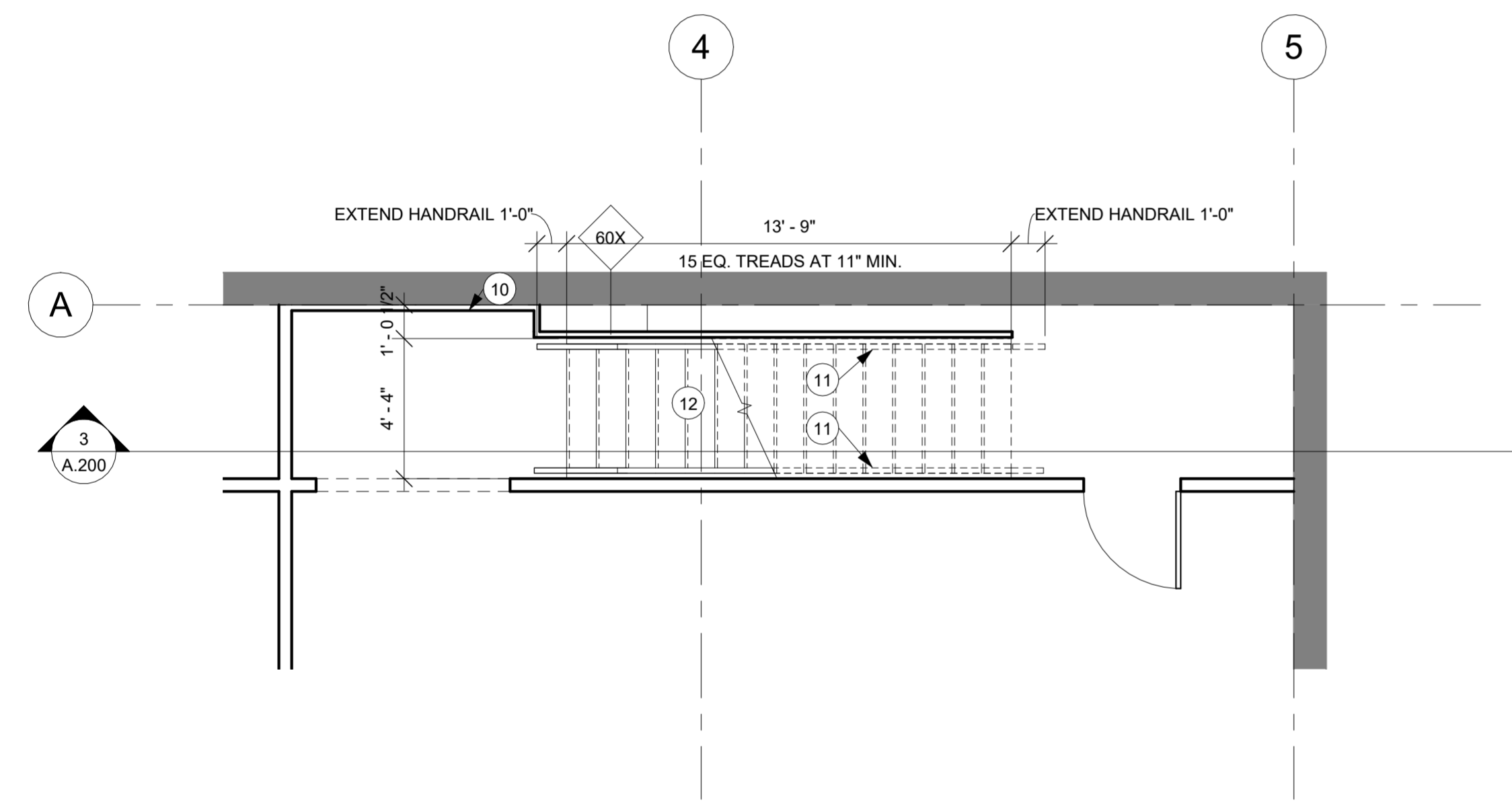
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- H ALL NEW WALLS SHALL BE TYPE 60A UNLESS NOTED OTHERWISE.
- O PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE FIRESTOPPED AND/OR DAMPERED AS REQUIRED BY CODE. EACH SUBCONTRACTOR TO PROVIDE OWN FIRESTOPPING WORK.
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- L ALL CEILING MATERIAL SHEETS ATTACHED TO UNDERSIDE OF FLOOR/ROOF STRUCTURE UNLESS NOTED OTHERWISE. CEILING HEIGHTS ARE INDICATED OFF OF ASSOCIATED FLOOR LEVEL.
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- P REFER TO SHEET A.600 FOR HORIZONTAL AND VERTICAL ASSEMBLY TYPES.
- Q FLOORING IN WORK AREA TO BE POLY-I, UNLESS NOTED OTHERWISE.

**ENLARGED PLAN KEYNOTES**

- 1 TOILET. REFER TO PLUMBING FOR SPECIFICATIONS.
- 2 MIRROR. MOUNT WITH BOTTOM OF REFLECTIVE SURFACE 40" MAX A.F.F. CENTER ON SINK.
- 3 SANITARY NAPKIN DISPOSAL. COORDINATE WITH FRAMING.
- 4 BABY CHANGING STATION. PROVIDE BLOCKING AS NECESSARY.
- 5 MOP SINK. REFER TO PLUMBING.
- 6 GRAB BARS. PROVIDE IN WALL SOLID BLOCKING AT DASHED LINE.
- 7 WALL MOUNTED SINK TO BE 2'-0" ON CENTER FROM WALL. MOUNT 34" MAX TO TOP OF COUNTER SURFACE.
- 8 SCRUBBABLE WALL SURFACE. FINAL SELECTION BY OWNER.
- 9 PROVIDE WRAP AND PROTECTION AT EXPOSED PLUMBING.
- 10 PROVIDE FURRING AT EXISTING WALL.
- 11 NEW HANDRAIL 34" MIN. AFF. EXTEND HORIZONTAL 1'-0" PAST TOP AND BOTTOM STAIR. PROVIDE INTERMEDIATE SUPPORTS TO WALL AS NECESSARY.
- 12 NEW WOOD STAIR.
- 13 IPUR TAP WALL SYSTEM. CONTRACTOR TO COORDINATE SYSTEM REQUIREMENTS WITH ARCHITECT, OWNER AND SUPPLIERS.
- 14 MECHANICAL DIFFUSERS AT TOP OF WALL. COORDINATE FINAL LOCATIONS WITH ARCHITECT.
- 15 IN-WALL BOTTLE FILLER. SEE SPECIFICATION. FOLLOW MANUFACTURER'S INSTALLATION REQUIREMENTS. MOUNT NO HIGHER THAN 48" A.F.F. TO HIGHEST OPERABLE PART.
- 16 OWNER PROVIDED SIGNAGE. COORDINATE BLOCKING AND ELECTRICAL REQUIREMENTS.
- 17 WALL MOUNTED TELEVISION. PROVIDE ELECTRICAL CONNECTIONS. COORDINATE FINAL LOCATIONS WITH OWNER AND ARCHITECT.
- 18 OWNER PROVIDED DELI CASE COOLER. PROVIDE MEPT AS REQUIRED.
- 19 MERCHANDISE DISPLAY HERE. COORDINATE WITH OWNER FOR IN-WALL BLOCKING REQUIREMENTS.
- 20 WALL MOUNTED LIGHT FIXTURE. CENTER ON MIRROR AND SINK.



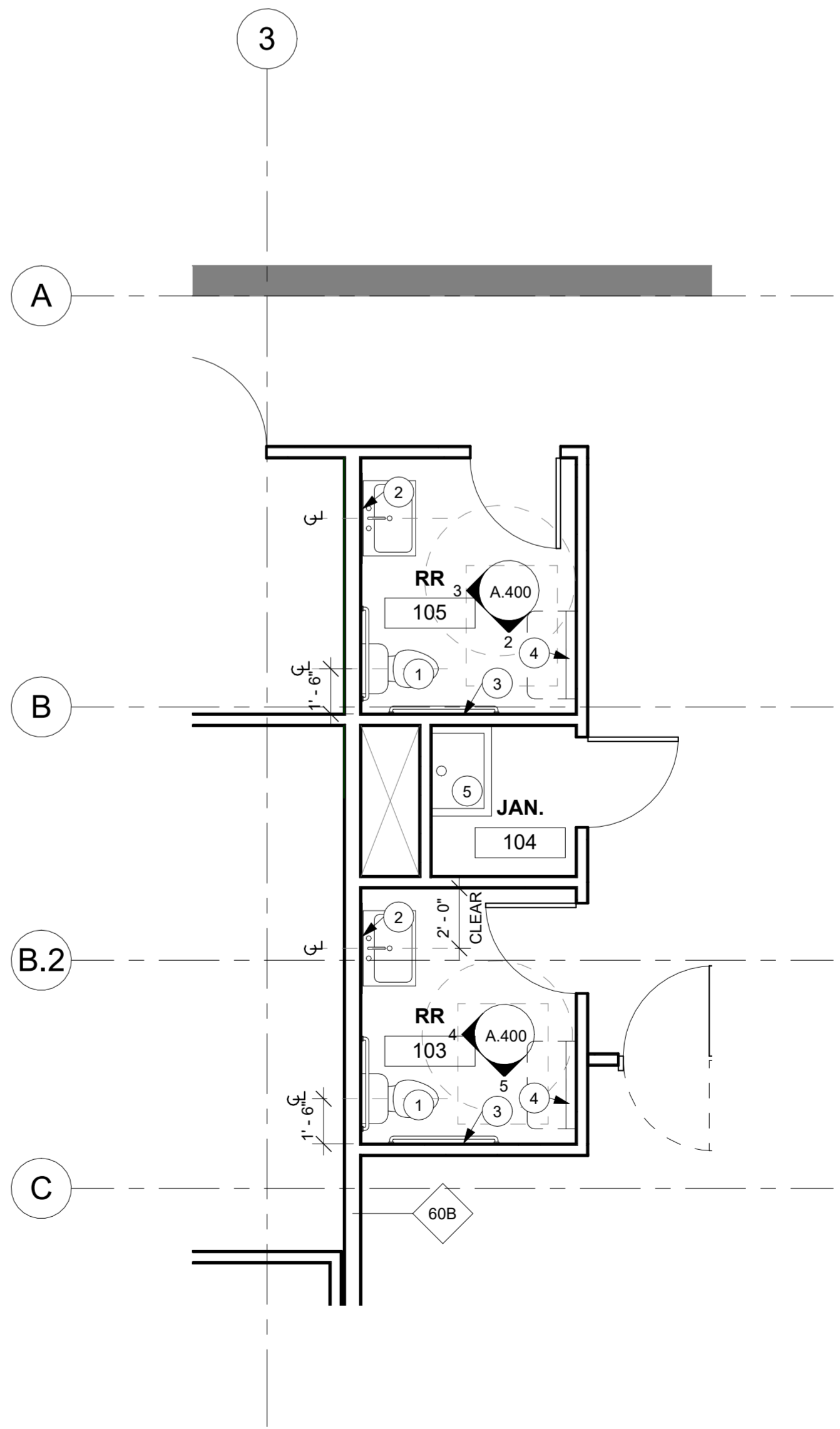
7 TAP WALL ELEVATION  
 3/8" = 1'-0"



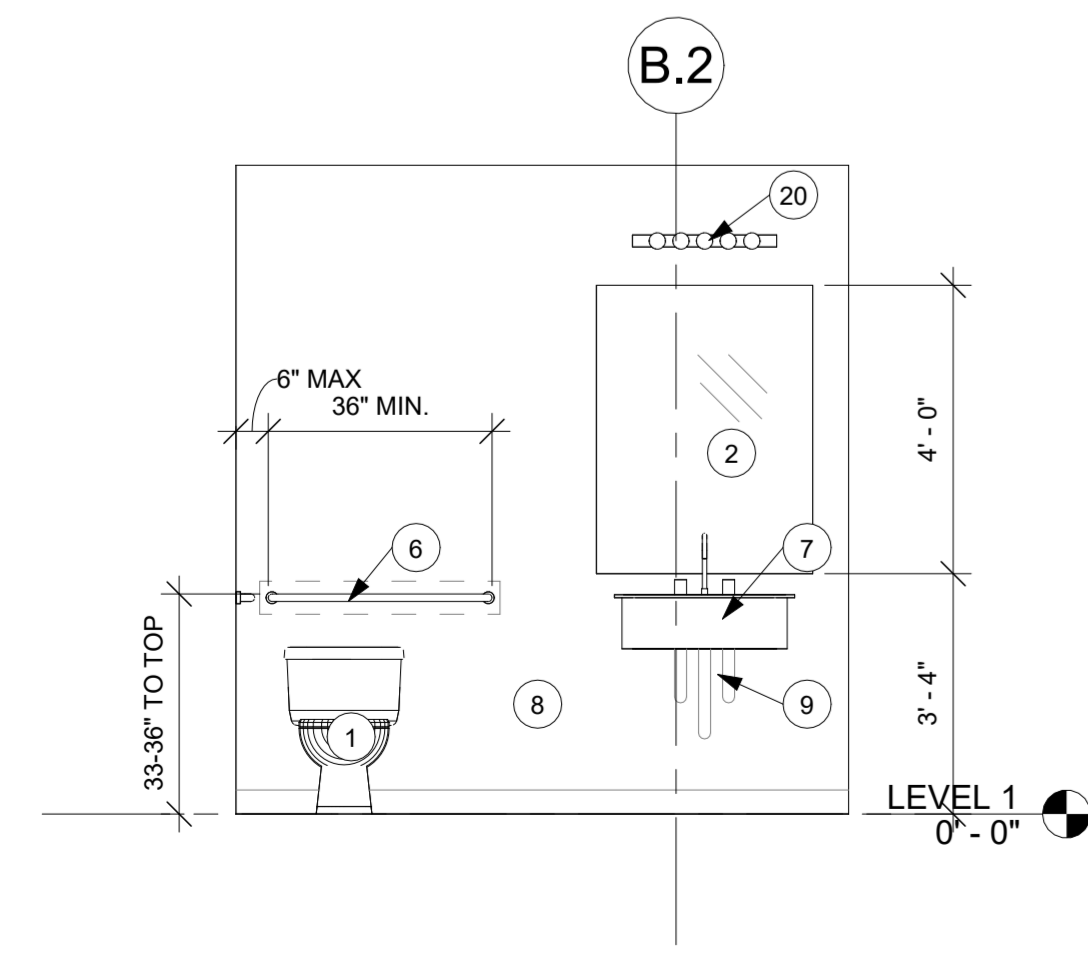
6 ENLARGED PLAN - STAIR  
 1/4" = 1'-0"



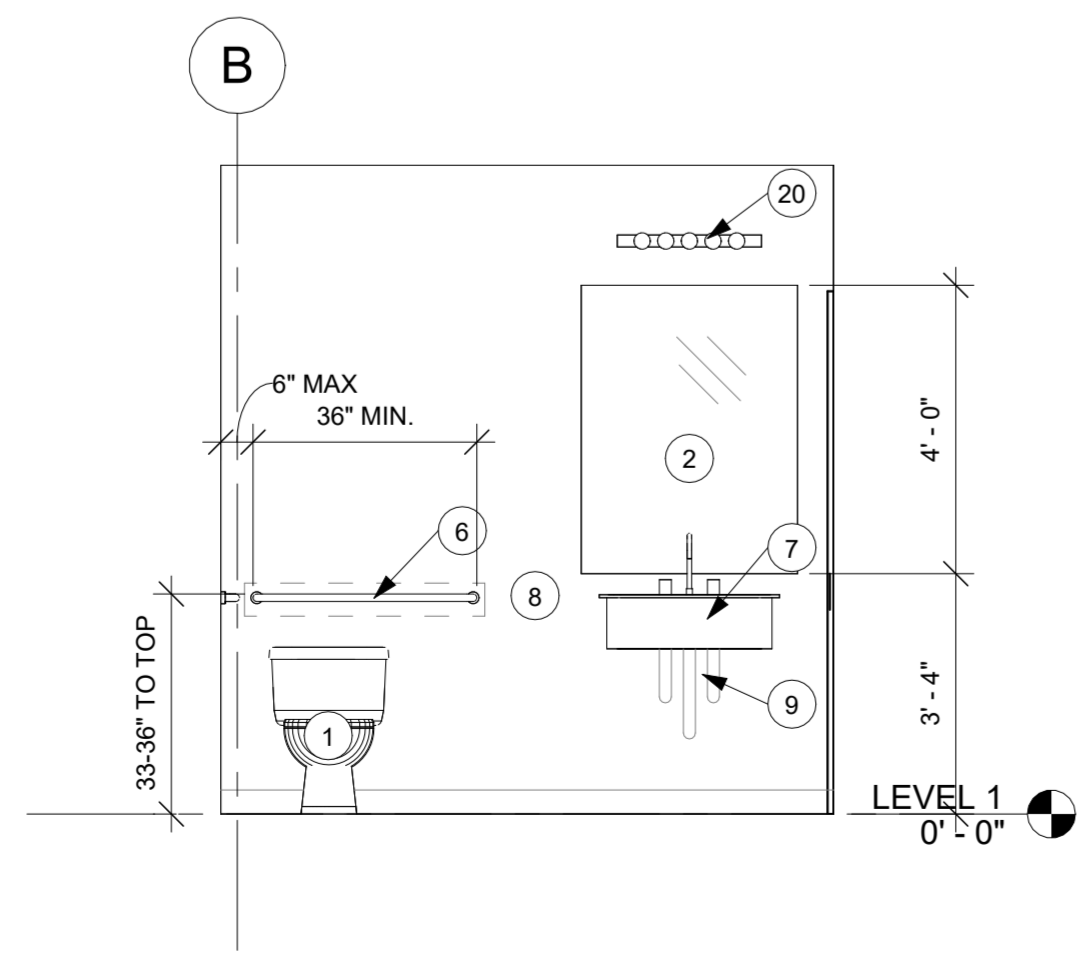
5 RESTROOM 2 VIEW 2  
 3/8" = 1'-0"



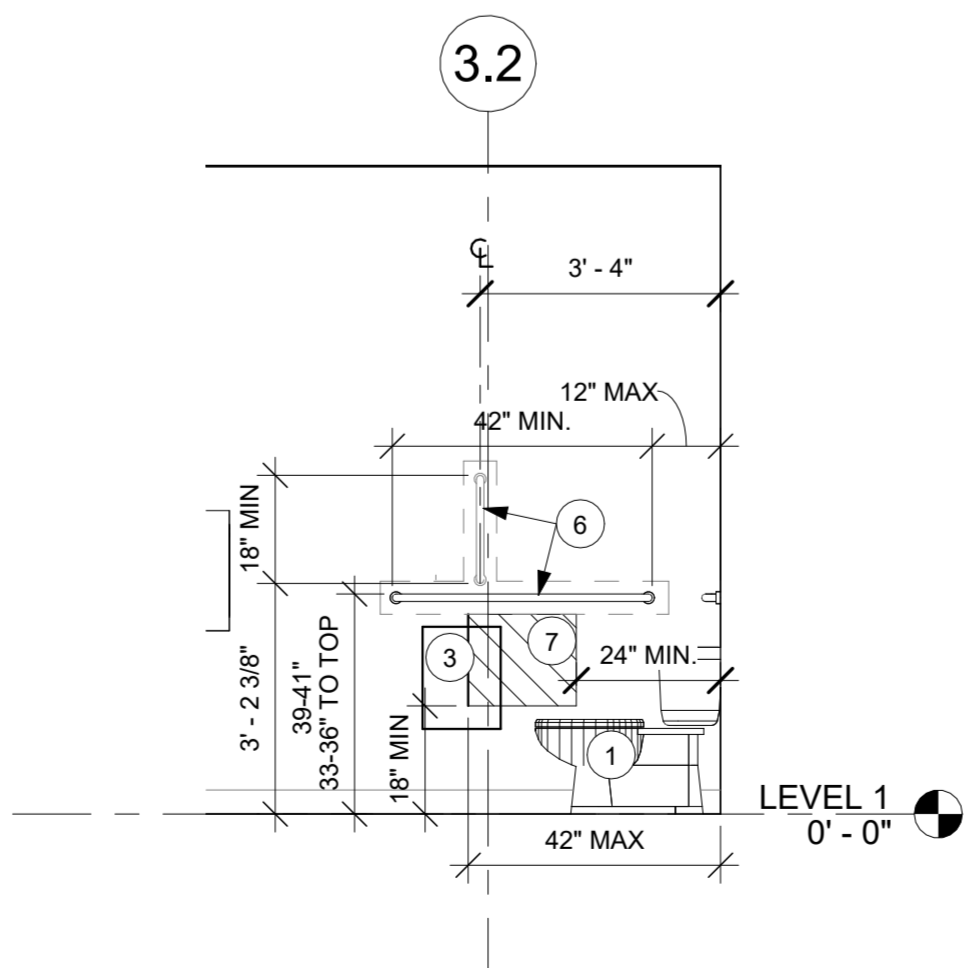
1 ENLARGED PLAN - RESTROOM  
 1/4" = 1'-0"



4 RESTROOM 2 VIEW 1  
 3/8" = 1'-0"



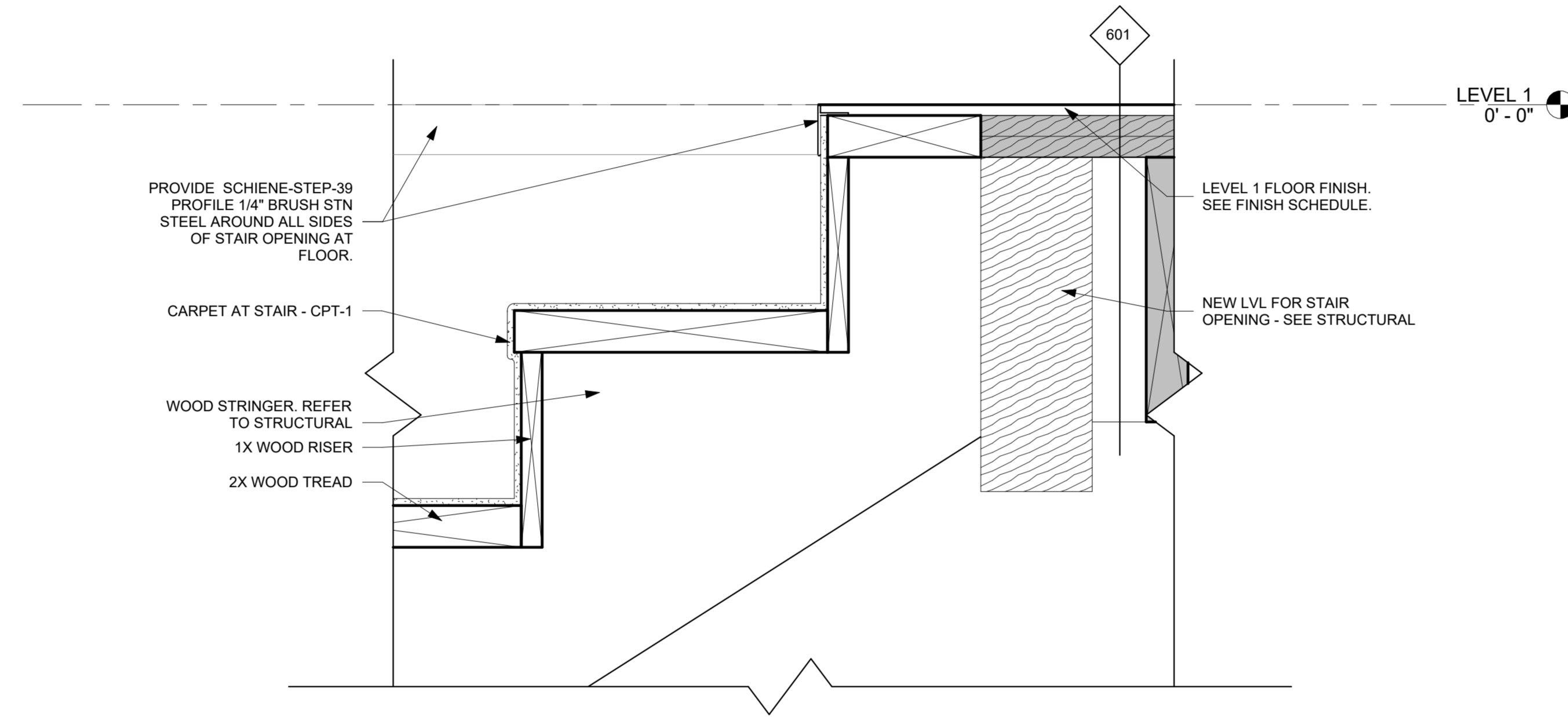
3 RESTROOM 1 VIEW 2  
 3/8" = 1'-0"



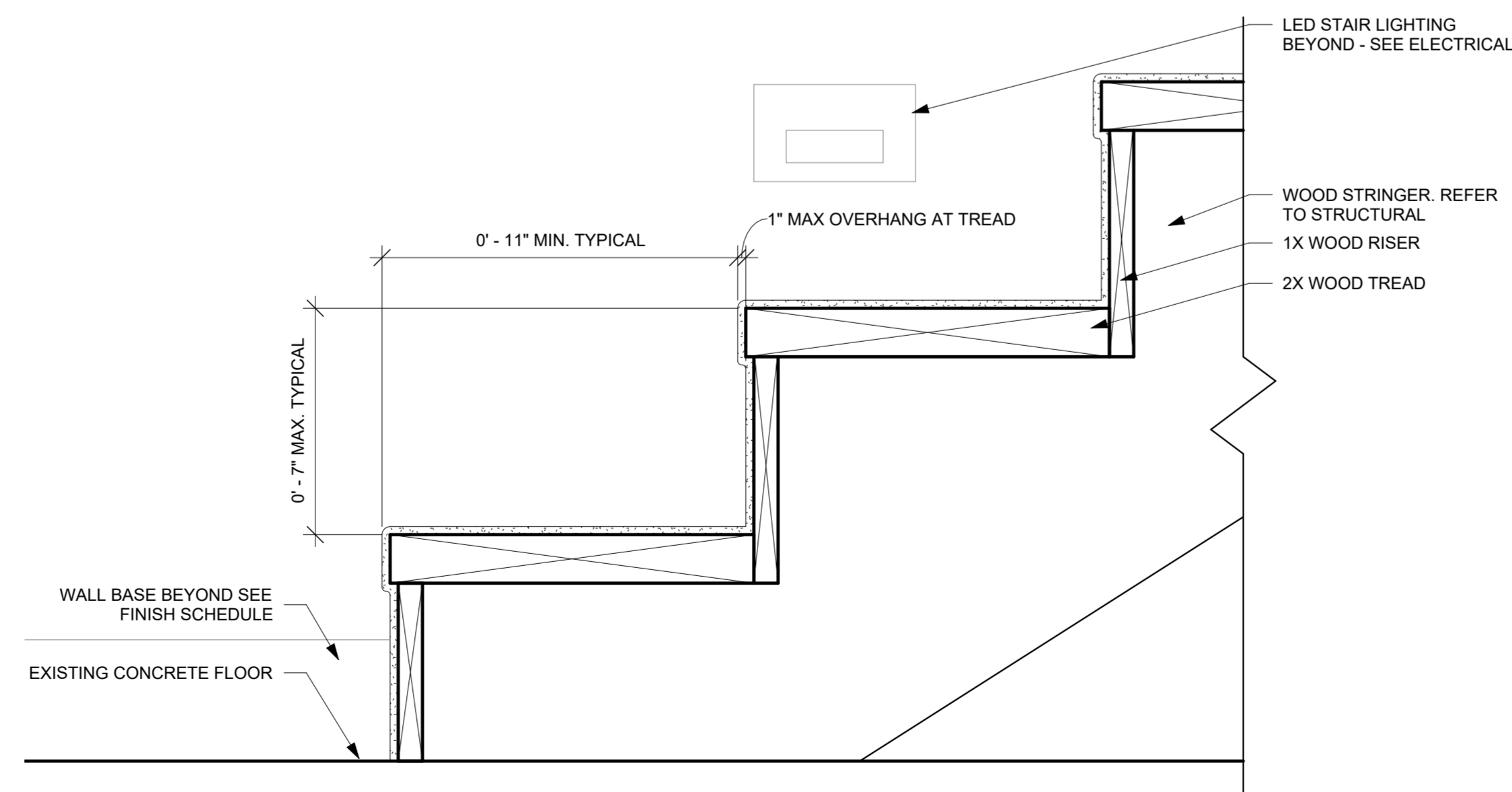
2 RESTROOM 1 VIEW 1  
 3/8" = 1'-0"

**GENERAL NOTES**

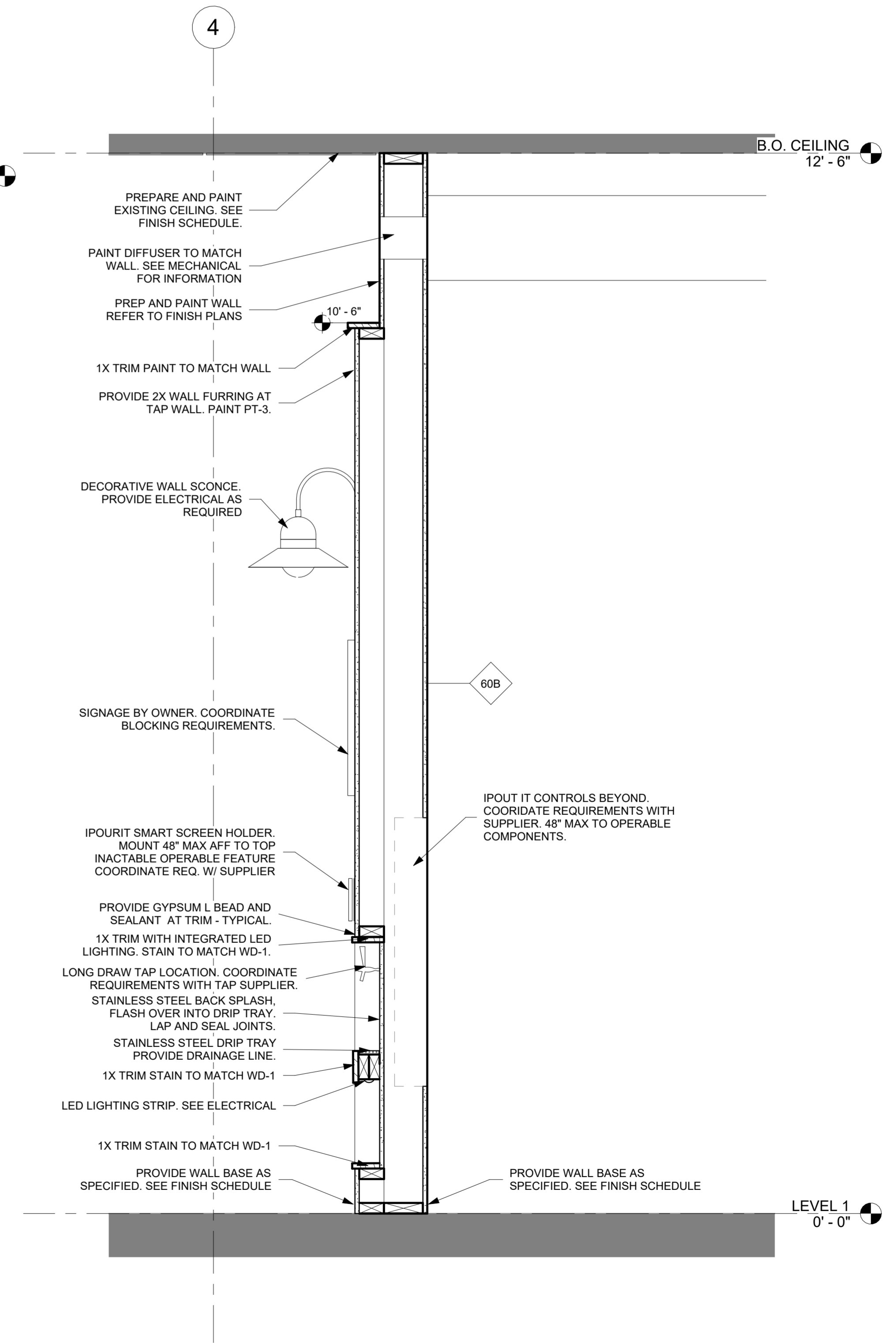
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③ STAIR SECTION - TOP  
3" = 1'-0"



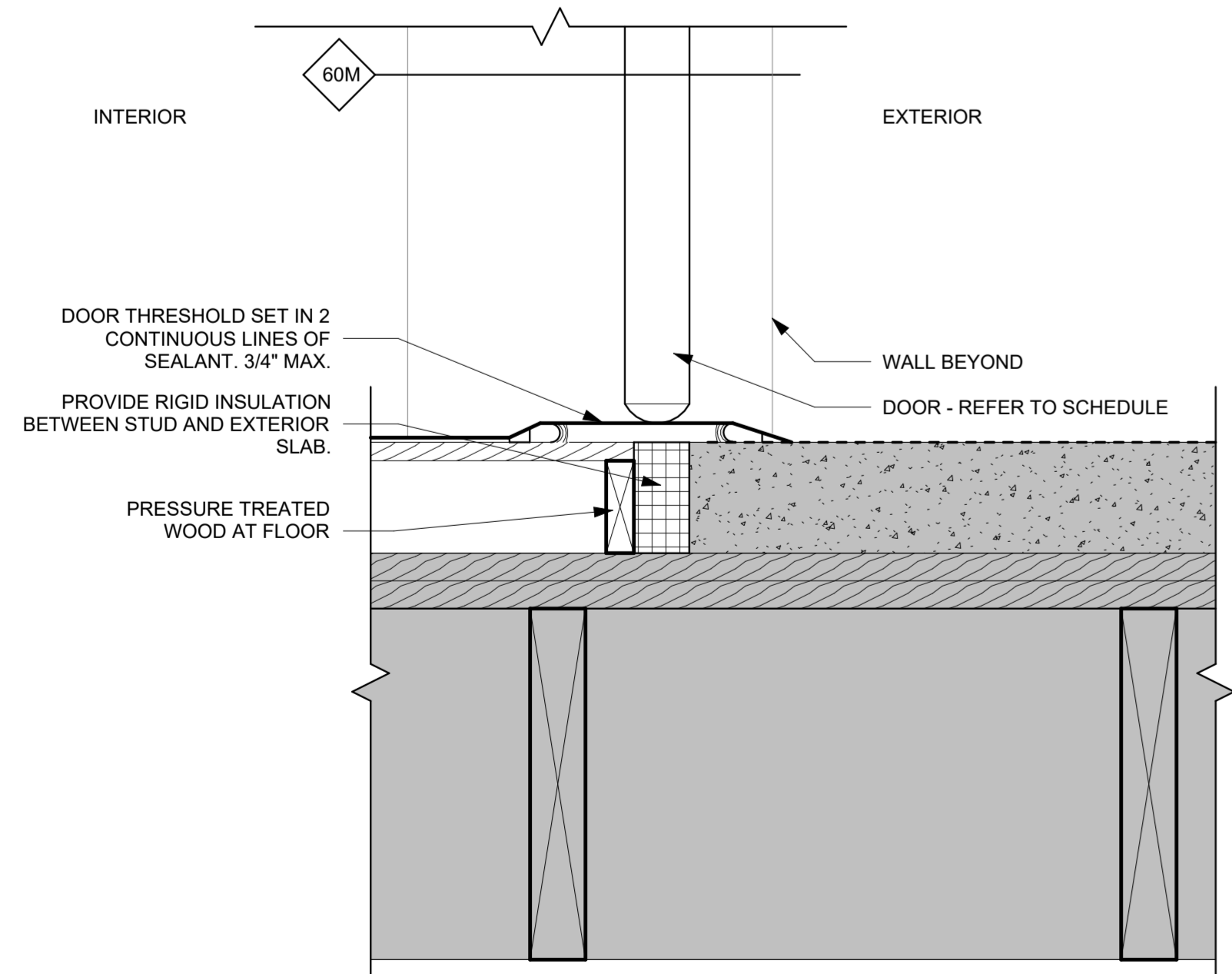
② STAIR SECTION - BOTTOM  
3" = 1'-0"



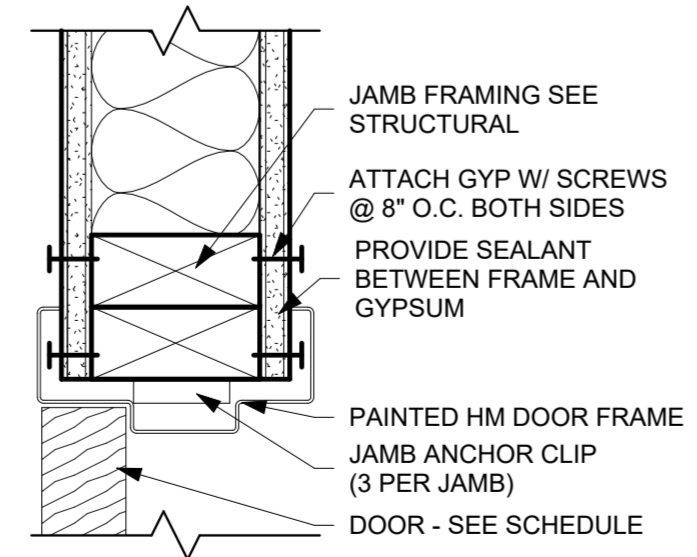
① TAP WALL SECTION  
1" = 1'-0"

FOR CONSTRUCTION

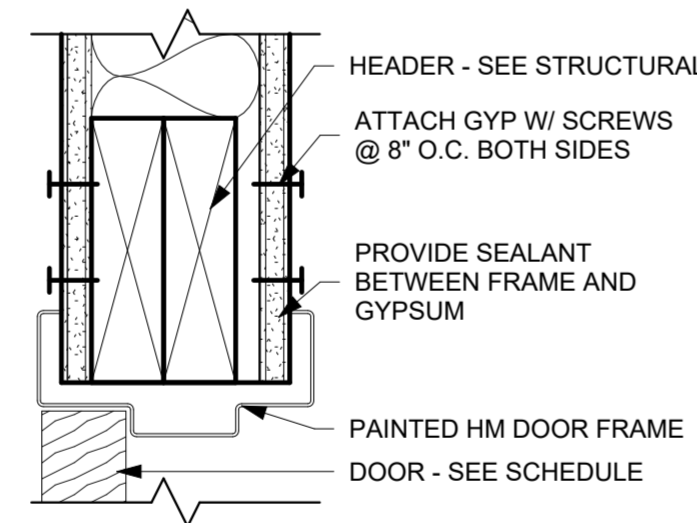
7 SILL THRESHOLD  
3" = 1'-0"



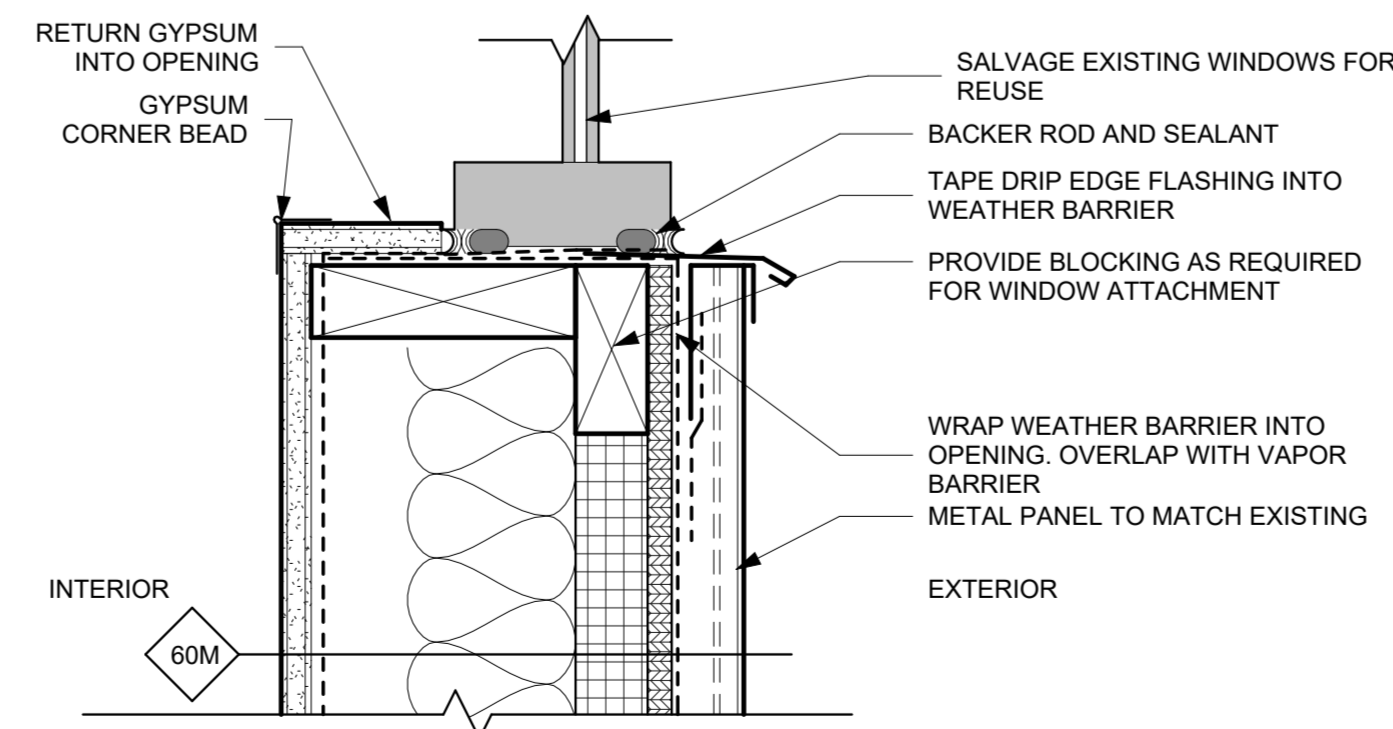
5 HM FRAME JAMB  
3" = 1'-0"



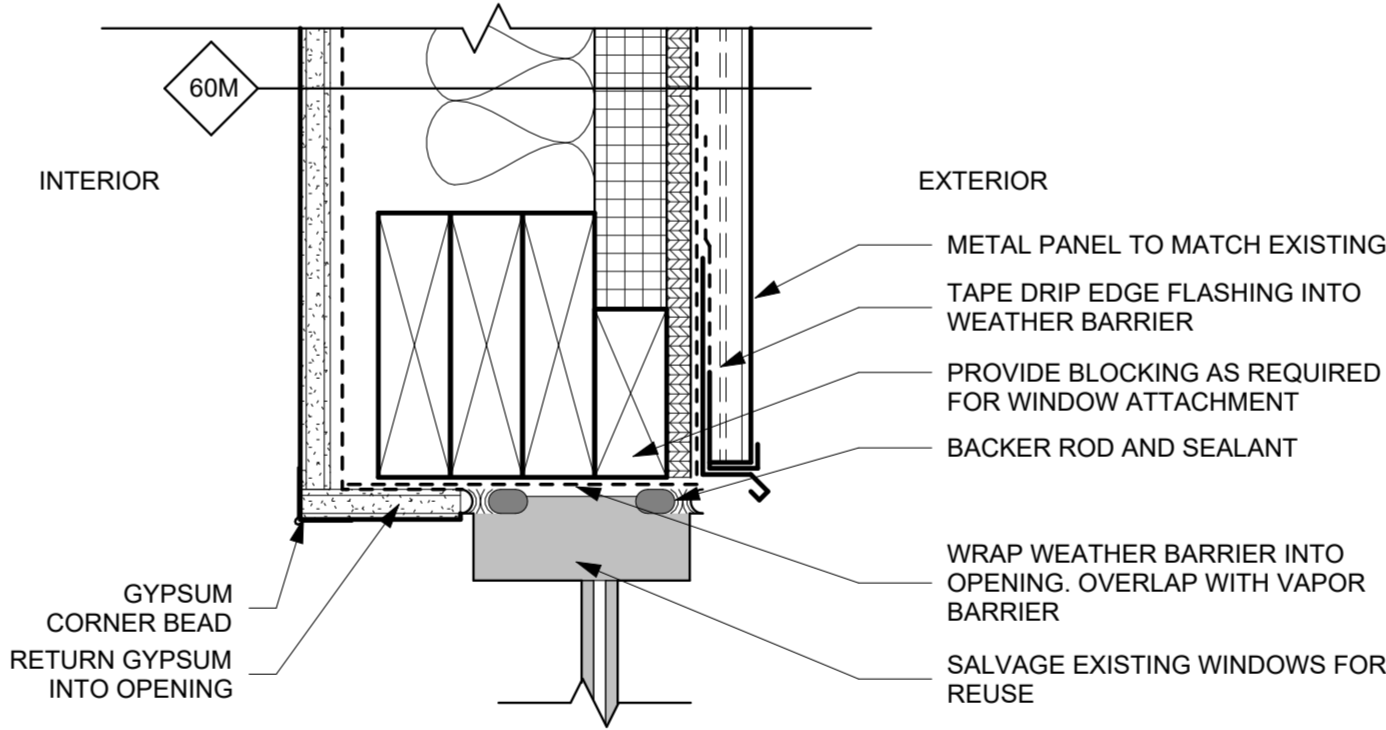
6 HM FRAME HEAD  
3" = 1'-0"



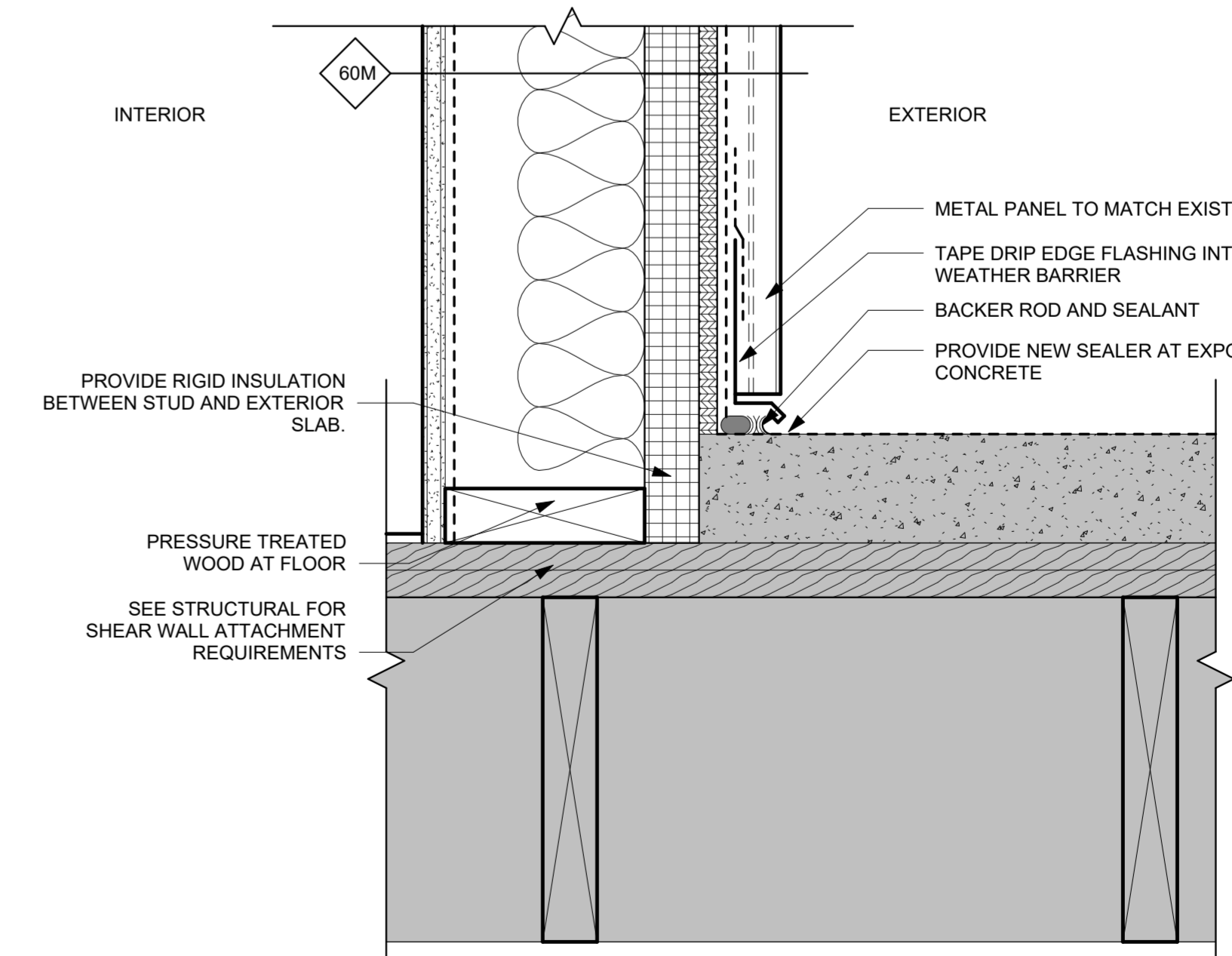
2 WINDOW SILL @ MP  
3" = 1'-0"



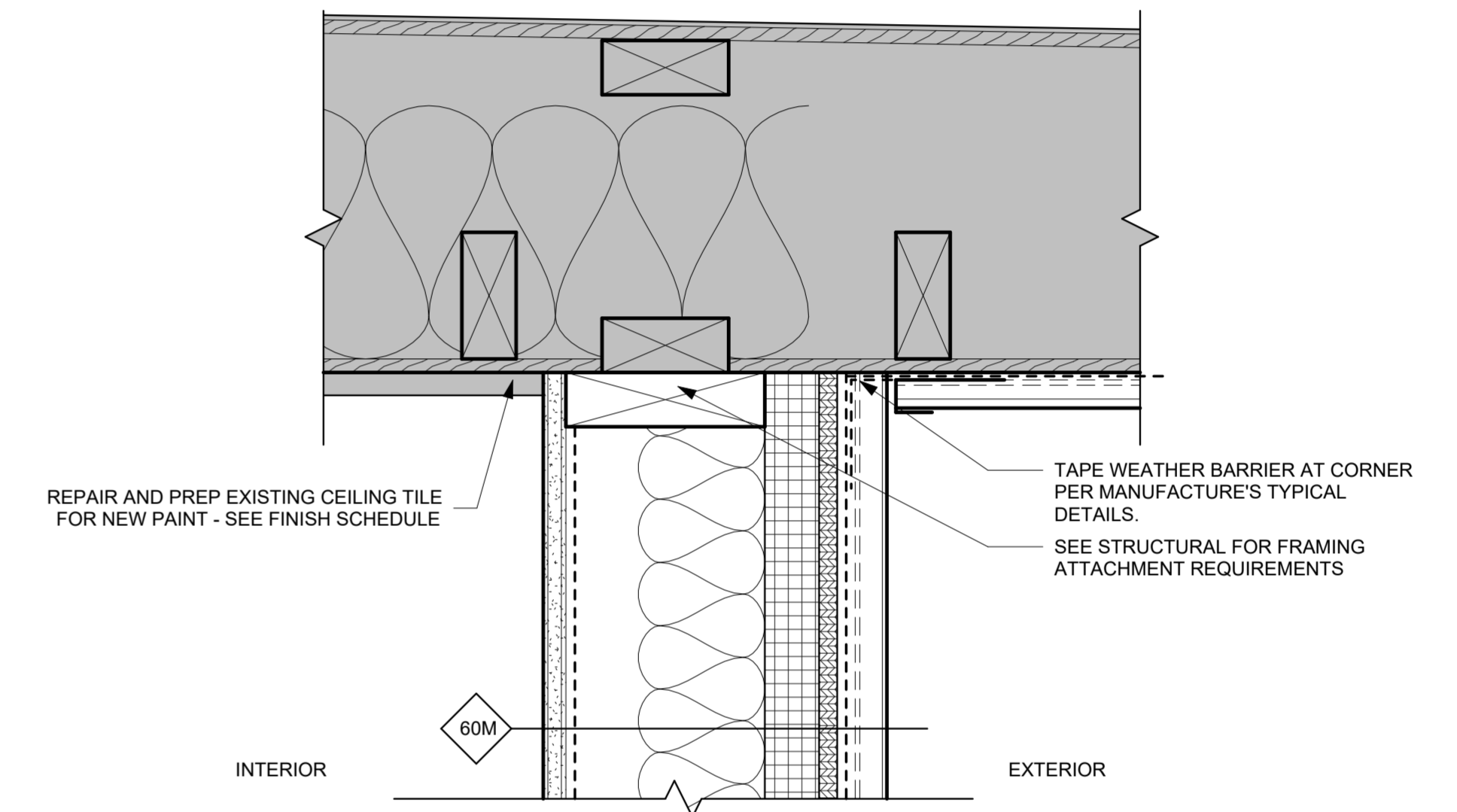
3 WINDOW HEAD @ MP  
3" = 1'-0"



1 NEW WALL BASE @ PATIO TYP.  
3" = 1'-0"



4 NEW WALL TOP @ PATIO TYP.  
3" = 1'-0"



FOR CONSTRUCTION

A.501

EXTERIOR WALL DETAILS

No. Description Date

PERMIT SET  
2024.02.22

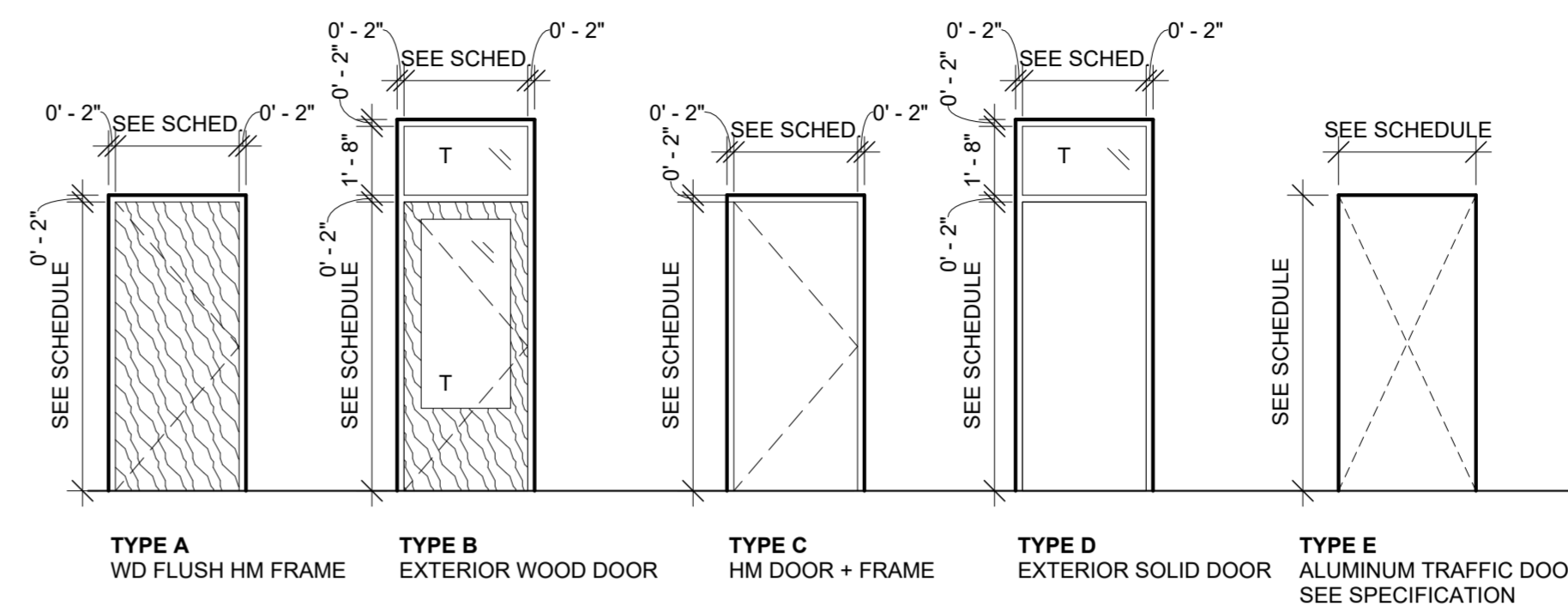
PROJECT NO.  
2023.02

RACKETS TAP HOUSE  
303 N. BROADWAY  
ABILENE, KS 67410

FOXTAIL STUDIOS LLC  
510 TOM SMITH CIR | ABILENE, KS 67410  
connect@foxtailstudiosarch.com

## DOOR SCHEDULE

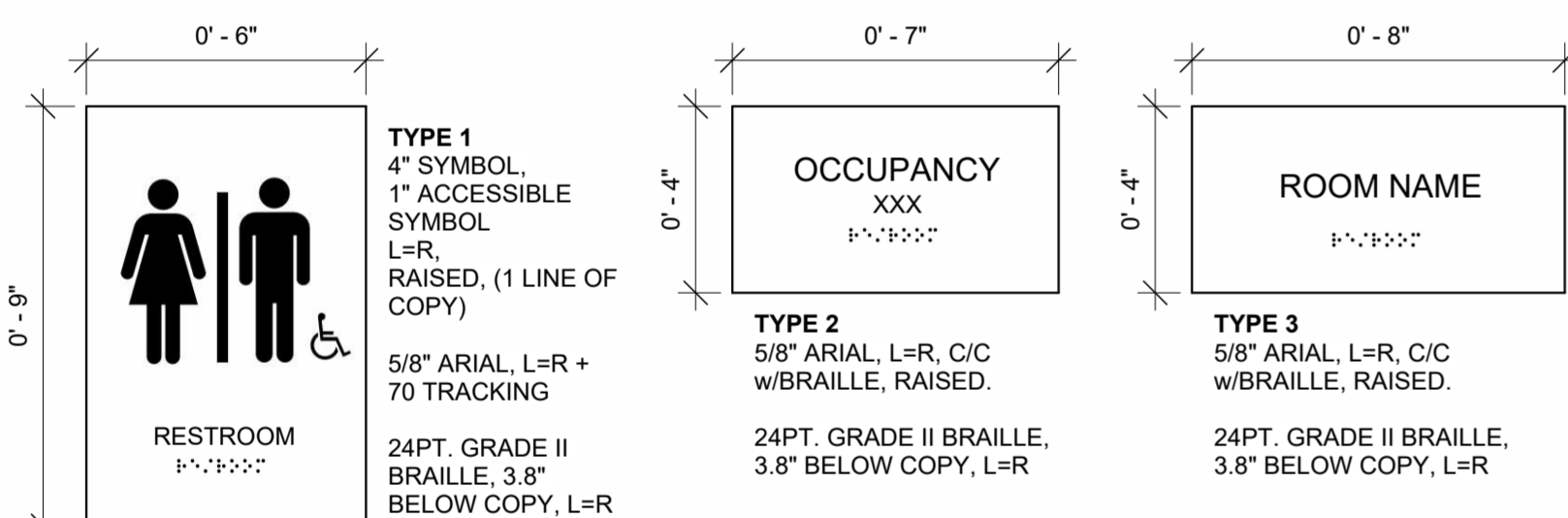
| MARK | TYPE | DESCRIPTION           | WIDTH    | HEIGHT  | THK         | MATL | FRAME MATL | HEAD    | DETAILS      |              | FIRE RATING | HW SET | Comments                          |
|------|------|-----------------------|----------|---------|-------------|------|------------|---------|--------------|--------------|-------------|--------|-----------------------------------|
|      |      |                       |          |         |             |      |            |         | SILL         | JAMB         |             |        |                                   |
| 010  | A    | TYP. INTERIOR DOOR    | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | HM         | 6/A.501 | -            | 5/A.501      | -           | 3      |                                   |
| 011  | A    | TYP. INTERIOR DOOR    | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | HM         | 6/A.501 | -            | 5/A.501      | -           | 5      |                                   |
| 012  | A    | TYP. INTERIOR DOOR    | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | HM         | 6/A.501 | -            | 5/A.501      | -           | 3      |                                   |
| 014  | A    | TYP. INTERIOR DOOR    | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | HM         | 6/A.501 | -            | 5/A.501      | -           | 5      |                                   |
| 100  | D    | EXTERIOR EGRESS DOOR  | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | HM         | -       | 7/A.501      | -            | -           | 2      |                                   |
| 100B | A    | TYP. INTERIOR DOOR    | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | HM         | 6/A.501 | -            | 5/A.501      | -           | 3      |                                   |
| 101  | B    | MAIN ENTRY            | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | -          | 3/A.501 | 7/A.501      | 3/A.501 SIM. | -           | 1      | FRAME BY DOOR SUPPLIER            |
| 102  | C    | REPLACEMENT DOOR      | 3' - 0"  | 6' - 8" | 0' - 1 3/4" | HM   | HM         | -       | 7/A.501 SIM. | -            | 45 MIN      | 2      | EXISTING OPENING VERIFY DOOR SIZE |
| 103  | A    | TYP. INTERIOR DOOR    | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | HM         | 6/A.501 | -            | 5/A.501      | -           | 4      |                                   |
| 104  | A    | TYP. INTERIOR DOOR    | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | HM         | 6/A.501 | -            | 5/A.501      | -           | 5      |                                   |
| 105  | A    | TYP. INTERIOR DOOR    | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | HM         | 6/A.501 | -            | 5/A.501      | -           | 4      |                                   |
| 106  | A    | TYP. INTERIOR DOOR    | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | WD   | HM         | 6/A.501 | -            | 5/A.501      | -           | 5      |                                   |
| 107  | E    | ALUMINUM TRAFFIC DOOR | 3' - 0"  | 7' - 0" | 0' - 1 3/4" | AL   | GYP        | -       | -            | -            | -           | 6      |                                   |
| 108  | -    | COOLER DOOR           | 2' - 10" | 7' - 0" | 0' - 0"     | -    | -          | -       | -            | -            | -           | 7      | PROVIDED BY COOLER SUPPLIER       |



OPENING TYPES  
1/4" = 1'-0"

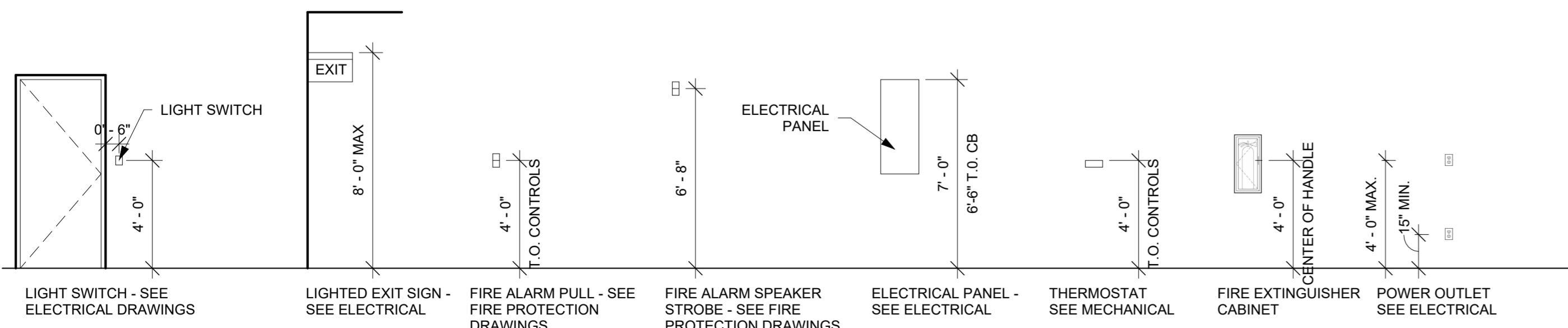
| FLOOR    | LOCATION       | SIGN TYPE | COPY               | MOUNTING               | NOTES |
|----------|----------------|-----------|--------------------|------------------------|-------|
| 1        | TAP HOUSE      | 2         | OCCUPANCY 59       | EAST OF DOOR 101       |       |
| 1        | PATIO          | 2         | OCCUPANCY 49       | SOUTH OF DOOR 100      |       |
| BASEMENT | TH BASEMENT    | 2         | OCCUPANCY 38       | NORTH WALL             |       |
| 1        | WATER          | 3         | WATER ROOM         |                        |       |
| 1        | JAN            | 3         | JANITOR            |                        |       |
| 1        | BOH            | 3         | EMPLOYEE ONLY      | DOOR 100B              |       |
| BASEMENT | TH BASEMENT    | 3         | EMPLOYEE ONLY      | DOOR 012               |       |
| BASEMENT | TH BASEMENT    | 3         | EMPLOYEE ONLY      | DOOR 010               |       |
| BASEMENT | ELECT.         | 3         | ELECTRICAL         | DOOR 011               |       |
| BASEMENT | IT             | 3         | *VERIFY WITH OWNER | DOOR 014               |       |
| BASEMENT | NORTH BASEMENT | 3         | MECHANICAL         | VERIFY FINAL LOCATION. |       |
| 1        | RR 105         | 1         | RESTROOM           | WEST OF DOOR 105       |       |
| 1        | RR 103         | 1         | RESTROOM           | SOUTH OF DOOR 103      |       |

\* VERIFY ALL FINAL LOCATIONS WITH ARCHITECT AND OWNER PRIOR TO INSTALLATION.

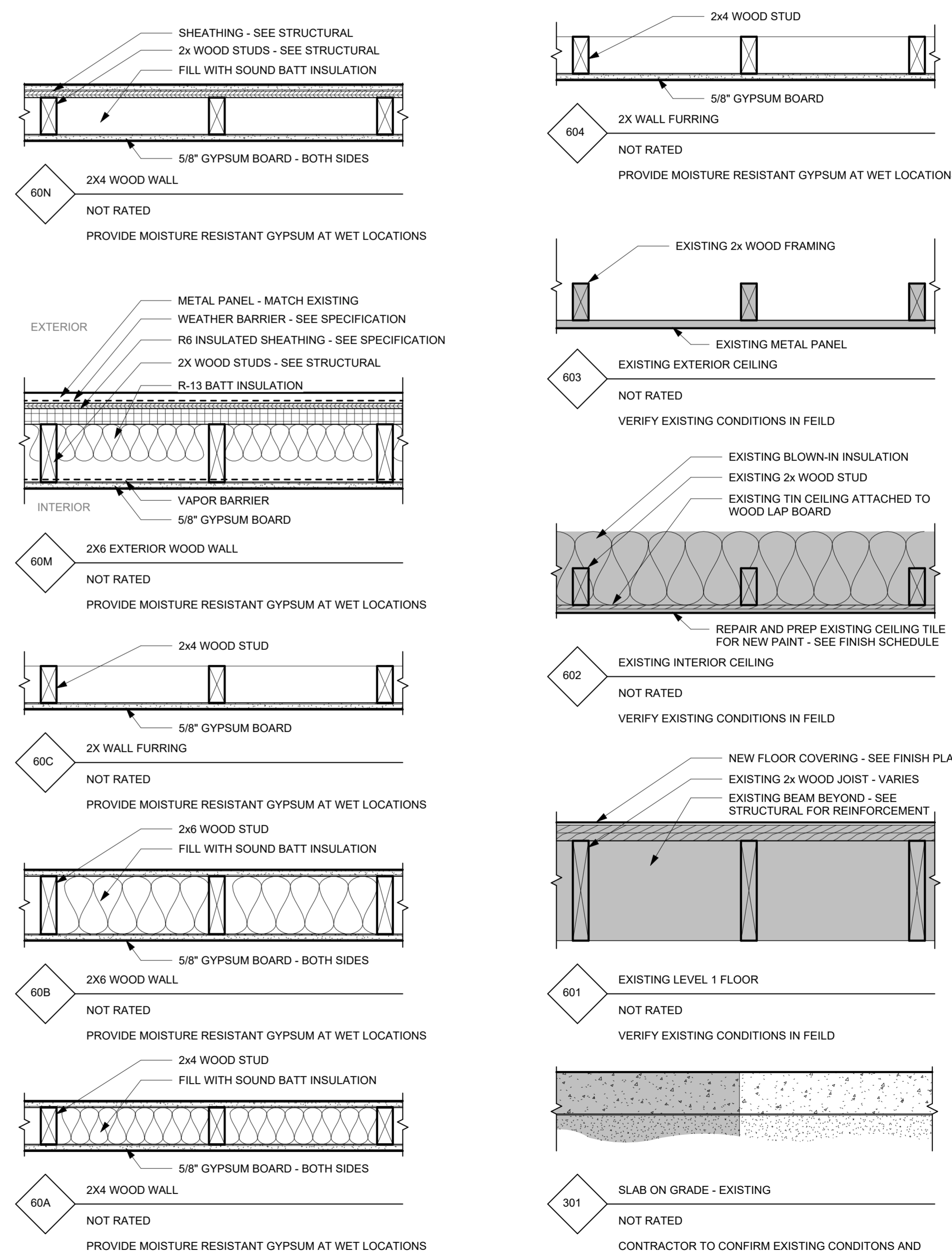


NOTE: ALL BRAILLE SHOWN IS A PLACEHOLDER GRAPHIC. SIGNAGE VENDOR TO UPDATE WITH ACCURATE TEXT.

SIGNAGE TYPES  
3" = 1'-0"



TYPICAL MOUNTING HEIGHTS  
1/4" = 1'-0"



ASSEMBLIES  
1 1/2" = 1'-0"