GENERAL PROJECT NOTES

1. THIS PROJECT REPRESENTS THE REHABILITATION AND ADAPTIVE REUSE OF AN EXISTING HISTORIC STORAGE FACILITY. COMPLIANCE WITH THE NATIONAL PARK SERVICE SECRETARY OF THE INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES SHALL BE ACCOMPLISHED TO ENSURE THE PROJECT FULFILLS ALL REQUIREMENTS SET FORTH TO RECEIVE HISTORIC TAX CREDITS.
2. THE DESIGN INTENT OF MEP WORK IS A COMPLETE INSTALL WHICH IS CODE AND INSPECTOR COMPLIANT, CONCEALED FROM ROOF TO UNDER SLAB, NEAT AND ORDERLY ROUTING, AND COORDINATED W/ BUILDING SERVICE ENTRANCES. PROPOSED MEP DESIGNS OF ALL SYSTEMS SHALL COMPLY WITH THE EXISTING BUILDING CONDITIONS AND THE FINISHED ARCHITECTURAL DESIGN SHOWN IN THIS SET OF DRAWINGS. PROPOSED MEP DESIGNS SHALL BE COORDINATED WITH ALL SUB-CONTRACTOR TRADES.
3. FOLLOW AND COMPLY WITH ALL MANUFACTURER DIRECTIONS AND SPECIFICATIONS ON METHODS AND MATERIALS RELATING TO THE WORK.
4. FIRE NOTICE DEVICES SHALL BE PROVIDED AND INSTALLED PER CODE REQUIREMENTS.
5. ALL PRODUCTS AND MATERIALS ARE INTENDED AS GENERIC AND TO BE FINALIZED BY ARCHITECT'S SELECTION, U.N.O.
6. CONTRACTOR SHALL CONSTRUCT IN CONFORMANCE WITH ALL LOCAL CODES, ORDINANCES AND PROCEDURES.
7. DO NOT SCALE FROM DRAWINGS.
8. ALL DIMENSIONS ARE APPROXIMATE, ACTUAL FIELD-VERIFIED DIMENSIONS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. FIELD CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT THE TIME OF THEIR FINDING AND PRIOR TO COMMENCEMENT OF SAID WORK.
9. EXISTING CONDITIONS ARE NOTED, BUT NOT ALL CONDITIONS ARE VISIBLE. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND COMMENCEMENT OF WORK. CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF SAID WORK.
10. GENERAL CONTRACTOR SHALL GAIN APPROVAL FROM THE ARCHITECT FOR FINAL APPROVAL OF RESTORATION MATERIALS BEFORE COMMENCING WITH CONSTRUCTION. SUBMIT PRODUCT INFORMATION, SHOP DRAWINGS (IF NEEDED) AND SAMPLES FOR ALL RESTORATION WORK.
11. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH ALL BUILDING TRADES TO ENSURE THAT THE DESIGNATED WORK IS PER PLAN AND COMPLETED ON SCHEDULE.
12. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE ANY EXISTING CONSTRUCTION (WINDOWS, WALLS, DOORS, CEILINGS, FLOORS, FINISHES, FIXTURES, AND ACCESSORIES) TO REMAIN. NEW MATERIAL SHALL MATCH IN KIND.
13. PATCH AND REPAIR EXISTING CONSTRUCTION (WALLS, DOORS, CEILINGS, FLOORS, ETC.) AS REQUIRED FROM DEMOLITION OR CONSTRUCTION TO ALLOW FOR NEW OR COMPLETION OF EXISTING FINISHES. REPAIRS OR REPLACEMENTS MUST MATCH THE EXISTING MATERIAL IN TEXTURE, PROFILE, DIMENSION, FINISH AND WHERE APPROPRIATE, SPECIES.
14. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE, AND SHALL INCLUDE IN THEIR BID, ALL REQUIRED CORE DRILLING THROUGH THE EXISTING INTERIOR AND EXTERIOR WALLS, FLOORS, AND ROOFS AS REQUIRED FOR NEW WORK.
15. VERIFY ALL WORK WITH ARCHITECT PRIOR TO START OF DEMOLITION. NOTIFY ARCHITECT OF WORK NOT LISTED, OR ADDITIONS TO THE NECESSARY SCOPE OF WORK.
16. CONTRACTORS BASE SERVICES SHALL ADDITIONALLY PROVIDE FOR AND COMPLY WITH THE STANDARD CSI 3-PART SPECIFICATION FOR ALL SCOPES REQUIRED TO PROVIDE A TURNKEY, COMPLETE, WATERTIGHT, AND FUNCTIONAL BUILDING FOR OCCUPANCY.
17. PROVIDE MODEL / MOCK-UP UNIT WITHIN 90 DAYS OF START OF CONSTRUCTION.

ENERGY CODE ANALYSIS

THE SCOPE OF WORK DOES NOT INCLUDE ANY ALTERATIONS TO THE BUILDING ENVELOPE, ROOF, VERTICAL FENESTRATION, REPLACEMENT FENESTRATION, OR SKYLIGHTS. TO MAINTAIN COMPLIANCE WITH SECETARY OF INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC BUILDINGS. PER 2021 IECC SECTION C503.1, THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEMS ARE NOT REQUIRED TO COMPLY WITH THIS CODE.
REFER TO MEP DRAWINGS FOR IECC COMPLIANCE AND ALTERATIONS TO THE MEP SCOPE OF WORK (HEATING AND COOLING SYSTEMS, ECONOMIZERS, SERVICE HOT WATER SYSTEMS, AND LIGHTING SYSTEMS)

2021 IECC C505 CHANGE OF OCCUPANCY
2021 IEBC 907.1 EXISTING BUILDING
1. REFER TO ECA.01 & ECA.02 FOR ENERGY CODE ANALYSIS

PARKLAND DEDICATION

PROJECT ADDS RESIDENTIAL UNITS TO AN EXISTING VACANT BUILDING. OWNER ELECTS TO PAY FEE FOR NEW UNITS IN LIEU OF DEDICATED PARKLAND. FOR 2026 THE PRICE IS $20,065.67 PER ACRE.

SPECIAL INSPECTIONS

5. Special Inspections in accordance with § 1704 of the IBC.
Yes N/A

- ☐ List of all applicable types of work which require Special Inspection per KCBRC § 18-22, IBC § 1704-1705, and Chapter 2 of the CPD Special Inspections Manual:

[ ] EIFS (of non-drainable)	X Placement of Reinforcing Steel	[ ] Modular Block Earth Retaining Structure
[ ] Temporary Shoring	X Placement of Reinforced Concrete	[ ] Inspection of Metal Building Fabricator
[ ] Excavation and Filling	[ ] Testing of Reinforced Concrete	[ ] Inspection of Precast Fabricator
X Verification of Soils	[ ] Erection of Precast Concrete	[ ] Inspection of Structural Steel Fabricator
[ ] Drilled Piers or Piles	[ ] Prestressing Concrete	[ ] Mastic and Intumescent Fire-Resistive Coatings
[ ] Aggregate Piers	X Bolts installed in Concrete	[ ] Sprayed Fire-Resistant Materials
[ ] Seismic Resistance	X Steel Frame Inspection	[ ] Smoke Control System (per §909)
X Post-Installed Anchors	[ ] High-Strength Bolting	[ ] Fire Stopping (§1705.17)
[ ] Structural Masonry	X Structural Welding	[ ] Other: _____

- X ☐ Submit a letter from the Special Inspection Agency hired by the owner accepting responsibility for each applicable item. This is to be submitted to SpecialInspections@kcmo.org.
- X ☐ List approved fabricators (if any) for specific types of work.
- ☐ X For smoke control systems, submit system documentation including the design requirements (IBC 909.2), rational analysis (IBC 909.4), and acceptance testing procedures and methods (IBC 909.3, 909.18).
- ☐ X Where Quality Assurance for Seismic Resistance is required, submit the quality assurance plan and the contractor statement of responsibility (IBC 1705).

See CPD Special Inspections Manual for complete information. A Preconstruction Meeting is required prior to permit issuance for all Special Inspections projects.

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SAFETY GLAZING NOTES

SAFETY GLAZING SHALL BE PRESENT IN THE FOLLOWING CONDITIONS AND IN ACCORDANCE TO IBC SECTION 2406.

1. GLAZING IN SWINGING DOORS EXCEPT JALOUSIES
2. GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
3. GLAZING IN STORM DOORS
4. GLAZING IN UNFRAMED SWINGING DOORS.
5. GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS
6. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE.
7. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
8. GLAZING EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET AND EXPOSED BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR AND EXPOSED TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR AND ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE PLANE OF THE GLAZING.
9. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
10. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36 INCHES HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
11. GLAZING ADJACENT TO STAIRWAYS WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE NOSE OF THE TREAD.
12. GLAZING IN FIRE DEPARTMENT ACCESS PANELS. FIRE DEPARTMENT GLASS ACCESS PANELS SHALL BE OF TEMPERED GLASS. FOR INSULATING GLASS UNITS, ALL PANES SHALL BE TEMPERED GLASS.

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01 GENERAL
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A0.02 ACCESSIBILITY REQUIREMENTS
A0.03 INTERIOR PARTITION ASSEMBLY TYPES
A0.04 FIRE RATED ASSEMBLIES
A0.05 FIRE RATED ASSEMBLIES
A0.06 PENETRATION TYPES
A0.07 GENERAL REQUIREMENTS
A0.08 GENERAL REQUIREMENTS
A0.09 GENERAL REQUIREMENTS
A0.10 GENERAL REQUIREMENTS
A0.11 SITE SURVEY
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02-CIVIL
C302 PUBLIC IMPROVEMENT SITE UTILITY PLAN

04 ARCHITECTURAL - NEW
A1.00 FLOOR PLANS - LOWER FLOOR
A1.01 FLOOR PLANS - FIRST FLOOR
A1.02 FLOOR PLANS - SECOND FLOOR
A1.03 FLOOR PLANS - THIRD FLOOR
A1.04 FLOOR PLANS - FOURTH FLOOR
A1.05 FLOOR PLANS - FIFTH & SIXTH FLOOR
A1.09 ROOF PLAN
A2.00 REFLECTED CEILING PLAN - LOWER LEVEL
A2.01 REFLECTED CEILING PLAN - GROUND FLOOR
A2.02 REFLECTED CEILING PLAN SECOND THROUGH SIXTH FLOOR
A3.00 ENLARGED UNIT DESIGN - ONE BED
A3.01 ENLARGED UNIT DESIGN - TWO BED
A3.02 ENLARGED UNIT DESIGN - ADA
A4.00 EXTERIOR ELEVATIONS
A4.01 EXTERIOR ELEVATIONS
A5.00 SECTIONS & DETAILS
A6.00 PRODUCT INFORMATION, SCHEDULES & FINISHES
A6.02 DOOR SCHEDULE, NOTES & DETAILS

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	LAV	LAVATORY
ARCH.	ARCHITECT	MECH.	MECHANICAL
BM.	BEAM	MRF.	MANUFACTURER
B.O.	BOTTOM OF	MIN.	MINIMUM
CAB.	CABINET	MIR.	MIRROR
CLR.	CLEAR	MTL.	METAL
CMU	CONCRETE MASONRY UNIT	O/	OVER
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	PERF.	PERFORATED
CONT.	CONTINUOUS	PERIM.	PERIMETER
CONTR.	CONTRACTOR	PLYWD.	PLYWOOD
DIA.	DIAMETER	PTD.	PAINTED
DWGS.	DRAWINGS	QTY.	QUANTITY
ELEC.	ELECTRICAL	RE.	REFER
ELEV.	ELEVATION	REINF.	REINFORCED
EXT.	EXTERIOR	REQ'D	REQUIRED
FD	FLOOR DRAIN	R.O.	ROUGH OPENING
F.G. BATT	FIBERGLASS BATT	S.F.	SQUARE FEET
FTG.	FOOTING	SIM.	SIMILAR
FLR.	FLOOR	SQ.	SQUARE
FLR'G	FLOORING	STL.	STEEL
FT.	FOOT	STRUCT.	STRUCTURAL
GA	GUAGE	T&G	TONGUE AND GROOVE
GALV.	GALVANIZED	T.O.	TOP OF
GL.	GLASS	TEMP.	TEMPERED
GWB	GYPSUM WALL BOARD	TYP.	TYPICAL
HORIZ.	HORIZONTAL	T.P.O.	THERMOPLASTIC POLYOLEFIN MEMBRANE
HT.	HEIGHT		
HAVAC	HEATING, VENTILATION, & AIR CONDITIONING	U.N.O.	UNLESS OTHERWISE NOTED
		VERT.	VERTICAL
INSUL.	INSULATION	W/	WITH
INT.	INTERIOR	WD.	WOOD

CONCEPT IMAGE
MAIN STREET FACADE

BUILDING COVERAGE AREA

LEVEL	LOCATION	AREA
LOWER (ANDERSON)	ANDERSON	2511 SF
LOWER (ABC)	ABC	4982 SF
FIRST (ANDERSON)	ANDERSON	6214 SF
FIRST (ABC)	ABC	4807 SF
SECOND FLOOR	ABC / ANDERSON	13092 SF
THIRD FLOOR	ABC / ANDERSON	13092 SF
FOURTH FLOOR	ABC	6892 SF
FIFTH FLOOR	ABC	6892 SF
SIXTH FLOOR	ABC	6892 SF
ROOF PATIO	ABC	2763 SF
TOTAL AREA		68138 SF

RESIDENTIAL UNIT COUNT

NAME	COUNT	AREA
1B ; 1BA	25	13775 SF
1B ; 1BA (ADA)	1	647 SF
2B ; 2BA	25	26135 SF
2B ; 2BA (ADA)	1	1504 SF
TOTAL	52	42061 SF

COMMERCIAL SPACES

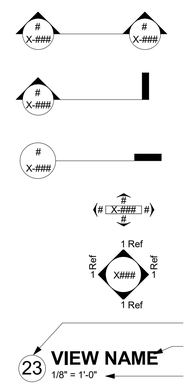
NAME	COUNT	AREA
LOWER (ABC)		
COMMERCIAL (LEASABLE)	1	3358 SF
FIRST (ABC)		
BUISNESS (LEASABLE)	1	2116 SF
BUSINESS (LEASABLE)	1	965 SF
ABC EXIST ROOF (HIGH)		
COMMERCIAL (LEASABLE ROOFTOP)	1	2714 SF
TOTAL	4	9153 SF

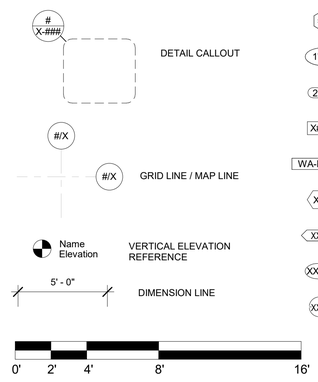
VICINITY MAP

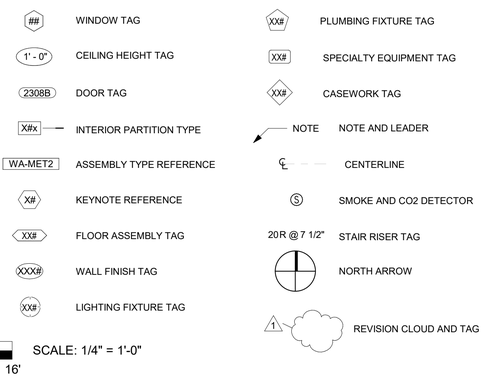
CITY VERIFIED LOTS ADDRESS,
3244 MAIN ST

LEGAL DESCRIPTION OF PROPERTY:
HYDE PARK LOT 3 (EX N 4') BLK 2 & HYDE PARK LOT 4 & N 1/2 LOT 5 BLK 2 (PARCELS CONSOLIDATED IN 2024 VIA DEED WITH THE COUNTY RECORDER OF DEEDS)

DRAWING SYMBOLS







City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE, KCI, LLC
KANSAS CITY, MISSOURI
(816) 783-2285
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS

ABC/ANDERSON APARTMENTS

3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

COVER SHEET

A0.00

2/11/2026 11:41:56 AM

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BUILDING CODE SUMMARY

ADOPTED CODES + PROJECT REFERENCES

	2018 International Building Code 2018 International Existing Building Code 2021 International Energy Code 2018 International Mechanical Code 2018 International Fuel Gas Code 2018 International Fire Code 2018 Uniform Plumbing Code 2017 National Electrical Code
Accessibility	2018 IBC + IEBC, ICC ANSI A117.1 - 2009, Accessibility and Usability Code and Fair Housing Act

BUILDING DATA

General	Interior conversion of a historic 6-story plus 1-level basement commercial storage building with concrete column beam structure.
Construction Type	1-B Non-Combustible Exterior
Fully Sprinkled	Yes ; NFPA 13 shall be provided throughout
Use / Change	Existing Storage converted to New Commercial and Multi-Family Residential
Zoning	B4-5
Parking	Not Required (Historic Building) ; off- street provided
Historical Data	Building listed on the National Register of Historic Places

USE AND CLASSIFICATION — Chapter 3

Basement	A-2 (Future Commercial) and R-2 (Residential)
First Floor	B (Future Buisness) and R-2 (Residential)
Second Floor	R-2 (Residential)
Third Floor	R-2 (Residential)
Fourth Floor	R-2 (Residential)
Fifth Floor	R-2 (Residential)
Sixth Floor	R-2 (Residential)
Rooftop	A-2 (Future Commercial)

BUILDING HEIGHTS AND AREAS — Chapter 5

Previous Occupancy Group	B - Taken from most recent permits for both buildings.	
Occupancy	R-2, 52 Dwelling Units A-2, 6,137 SF B, 2,978 SF	
Area (Existing)	Lower Floor 7,493 SF First Floor 11,021 SF Second Floor 13,092 SF Third Floor 13,092 SF Fourth Floor 6,892 SF Fifth Floor 6,892 SF Sixth Floor 6,892 SF Roof Top 2,763 SF Total: 68,138 SF	
Allowable Area	UL (Total)	Table 506.2
Height (Existing)	Mid-Rise 6-stories and Rooftop Amenity Max. = 74'-10" to top of occupied floor	
Allowable Height	12-stories 180'-0" (R-2 occupancy 1-B)	
Historic Exceptions	Every historic building that does not conform to the construciton requirements specified in the IBC shall be provided with an approved automatic fire sprinkler system	IEBC 1203.2 & 1203.12
Incidental Occupancy Separation	Mechanical Rooms (over 15 psi and 10 horsepower): 1 hour or approved automatic fire extinguishing system	Table 508.2
Accessory Occupancy	Aggregate accessory occupancies shall not occupy more than 10% of the building area of the story in which they are located.	Section 508.3.1
	No separation is required between the accessory occupancy and main occupancy.	Section 508.3.1.3
Occpancy separation	1 hour separation between R and B or M occupancies	Table 508.4
Historic Exceptions	Historic stairways shall be accepted without complying with handrail requirements, provided they are not structurally dangerous.	IEBC Section 1203.9
	Occupancy separations of 1 hour can be omitted with an approved automatic sprinkler systems	IEBC Section 1205.4

TYPE OF CONSTRUCTION — Chapter 6

Type	1-B ; Non-Combustible Exterior Walls		
Fire Resistance Ratings	Primary Structural Frame	2 hours	Table 601
	Columns Supporting Floors	1 hours	
	Bearing Walls - Exterior	2 hours	
	Bearing Walls - Interior	2 hours	
	Non-Bearing Walls - Exterior	1 hours	
	Non-Bearing Walls - Interior	0 hours	
	Floor Construction and Secondary Members	2 hours	
	Roof Construction and Secondary Members	1 hours	

FIRE + SMOKE PROTECTION — Chapter 7

Hazard Category	Means of Egress = Higher Hazard Heights and Area = Higher Hazard Exterior Wall Expose = Higher Hazard	IEBC Table 1011.5 IEBC Table 1011.6 IEBC Table 1011.6
Shaft Enclosures & Vertical Openings	Existing shaft and vertical opening enclosure is only required to be in a one hour enclosure	IEBC Section 802.2.1
Corridors	Group R: 0.5 hour required ; 1-hour provided	Table 1020.1
Dwelling Separation	Group R: 1 hour required ; 1-hour provided	Section 708.3
Horizontal Assemblies	Group R: 1 hour required ; 1-hour (existing)	Section 711.2.4.1
Opening Protection	Interior: 90 min. within 2-hour fire wall 60 min. within 1-hour fire barriers (shaft, exit enclosures, exit passageways) 45 min. within 1-hour fire partitions (other than listed above) 20 min. within 0.5 and 1-hour fire partitions (corridors) 45 min. within 1-hour fire partitions (other than corridors) 20 min. within 0.5-hour fire partitions (other than corridors)	Table 716
Fireblocking	Provide in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs horizontally at intervals not exceeding 10 feet vertically.	Section 718.2.2
	Unface batt insulation tightly fit in demising wall cavities provided.	Section 718.2.1
Historic Exceptions		
Stairway Enclosure	Every historic building that cannot be made to conform to the requirements in IBC for occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided w/ an approved automatic fire-extinguishing system.	IEBC 1203.12.
Corridor Doors	Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required ONLY to resist smoke, be reasonably tight fitting, and contain no louvers. Dwelling unit entry doors shall be self-closing with a positive latch and perimeter smoke sealing.	IEBC Section 804.6.1

INTERIOR FINISHES — Chapter 8

Wall + Ceiling Flame Spread	Group	Rating	Location	Table 803.13
	R-2	C	Exit Enclosure + Passageway	
		C	Corridors	
		C	Rooms and Enclosed Spaces	
Historic Exception	Existing nonconforming historic materials are allowed to remain with an automatic sprinkler system.			IEBC Section 1204.9

FIRE PROTECTION SYSTEMS — Chapter 9

Automatic Sprinker System	NFPA 13 system required - will be provided throughout Quick response sprinklers are required in all dwelling and sleeping units, and Light-Hazard occupancies	Section 903.2.8
Standpipe Systems	Required per IBC Section 905 and NFPA 14	Section 905
Fire Extinguishers	Will be provided in occupancies/locations required by IFC	Section 906.1
Fire Alarm	Addressible fire alarm system will be provided	Section 907.2.9
Smoke Alarm	Required to be installed and maintained for each bedroom, for each room in the means of egress path to each sleeping unit exit, and each story within sleeping unit -Battery backup required. Interconnection required where more than one alarm is required in individual unit	Section 907.2.10
Visible Alarms	Required & will be provided. All dwelling and sleeping units provided with capability to support visible notification appliances per ICC A117.1	Section 907.5.2.3
Audible Alarms	Required and will be provided	Section 907.5.2.1

MEANS OF EGRESS — Chapter 10

Exits per Floor	Lower Level 2 required ; 2 provided 1st Floor 2 required ; 2 provided 2nd-6th Floors 2 required ; 2 provided	Section 1006.3.2
Vertical Exit Enclosure	Interior exit stairways serving only the first and second stories equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 are not required to be enclosed	Section 1019.3; Except. 1
Exits per Space	Group-R; Less than 50 occupants when fully sprinkled Single exit allowed (existing to remain, no change)	Table 1006.2.1
Exit Separation	Existing exits meet the 1/3 length of the max. diagonal distance at each floor	Section 1015
Exit Access Travel Distance	250'-0" maximum when building is fully sprinkled	Table 1017.2
Common Path of Travel (Single Exit)	Group R - 125'-0" when building is fully sprinkled	Table 1006.2.1
Corridors	Minimum width: 44" ; 36" with occupant load less than 50 Dead End (new): 50'-0" maximum when fully sprinkled Dead End (exist): 70'-0" maximum when fully sprinkled	Section 1020.2 Section 1020.4 IEBC Section 805.6.3
Emergency Escape Historic Exception	Not required when fully sprinkled with multiple exits Fire sprinkler shall satisfy code requirements where not feasible	Section 1030 IEBC 1203.12
Existing Stairs	Not required to comply with IBC Section 1009	Section 3408.3
New Stair Req. (within dwelling units)	7 3/4" max riser ; 10" min tread ; 6'-8" min headroom Handrails shall be 34"-38" above nosing and provided on one side only and extend from top riser to bottom riser	Section 1011 Section 1011.11; 1012

ACCESSIBILITY — Chapter 11

Accessible Entrance And Route	Provided from public sidewalk	
Dwelling Units	Type 'A' (Adaptable) - at least 2% 2 units required Type 'A' units shall comply with ICC ANSI A117.1	Section 1107.6.2.2.1
	Type 'B' Not required in historic buildings	IEBC Section 305.9
Accessible Chair Lift		

PLUMBING FIXTURES

Min. # of Fixtures	Toilets	Lavatory	Kitchen Sink	Tub/Shower	Fountain	Jan. Sink	Washer
R-2 (per unit)	1	1	1	1	-	-	provided
A-2	6	6	1	-	-	-	-
B	1	1	-	-	-	-	-

OCCUPANCY LOAD CALCULATIONS

Occupancy	Area	Load Factor	Total Occupants
R-2	42,061 sf	200 gross	210 occupants
A-2	6,137 sf	15 net	409 occupants
B	2,668 sf	150 gross	18 occupants
Total			**637 occupants**

ADDITIONAL LIFE SAFETY NOTES

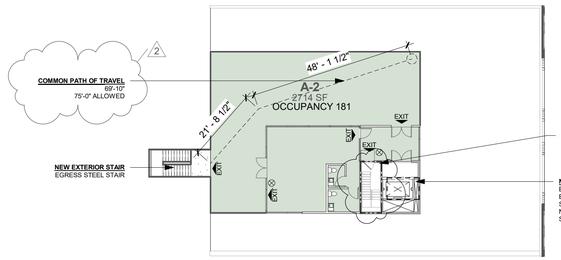
1. Complete automatic fire sprinkler design for the building is a delegated design and deferred submittal. Monitored by a proprietary supervising station (alarm company).
2. Complete fire alarm design for the building is a deledated design and deferred submittal.
3. Provide and install 1 exterior knox box (with building master key inside). Coordinate type, keying, location, and any additional requirements with fire department.
4. Portable fire extinguishers will be provided in the R, and S occupancies per NFPA 10-2018.
5. Provide emergency elevator communication system per 3001.2 with two way visual and text based interactive communication system.

HISTORIC EXCEPTIONS

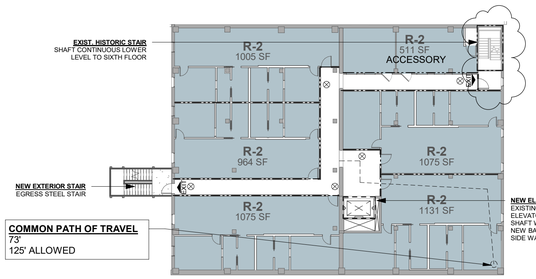
Corridor Doors	Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required ONLY to resist smoke, be reasonably tight fitting, and contain no louvers. Dwelling unit entry doors shall be self-closing with a positive latch.	IEBC Section 805.5.1
Means of Egress	Existing means of egress conforming to the requirements of the building code under which the building was constructed shall be considered compliant means of egress. All constructed means of egress shall remain, with accessory life safety updates required by IBC.	IEBC Chapter 10
Accessible Means of Egress	Accessible Means of Egress required by Chapter 10 are not required to be provided in existing buildings.	IBC 3411.6, Exception 2
Change of Occupancy	Where a portion of an *existing building* is changed to a new occupancy classification and that portion is not separated from the remainder of the building with fire barriers having a fire-resistence rating as required in the *International Buidling Code* for the separate occupancy, the entire building shall comply with all of the requirements of Chapter 9 applied throughout the building for the most restrictive occupancy classification in the building and with the requirements of this chapter.	IEBC 1012.1.1.1

GRAPHIC LEGEND

- .5 Hour Fire Partition Required, 1 Hour Provided
- 2-Hour Fire Barrier
- Egress Discharge Point
- Directional Exit Sign with Battery Back-Up
- Non-Directional Exit Sign with Battery Back-Up



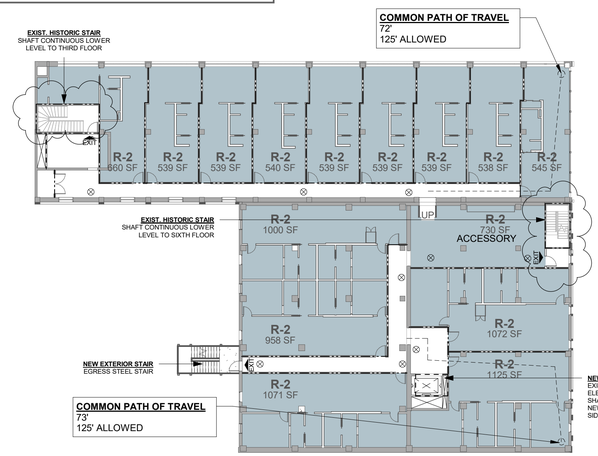
6 ROOFTOP PATIO
3/64" = 1'-0"



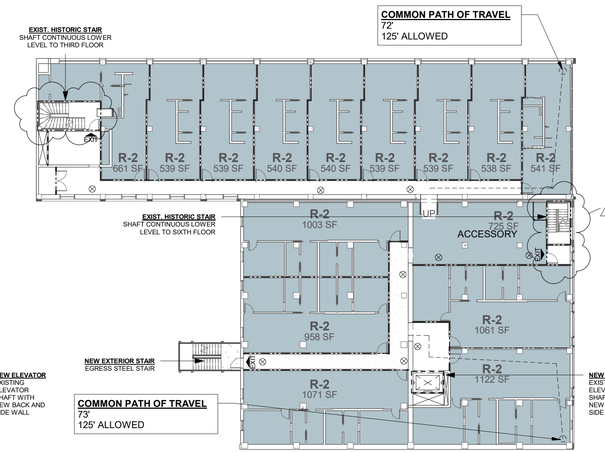
5 FOURTH - SIXTH FLOOR
3/64" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM

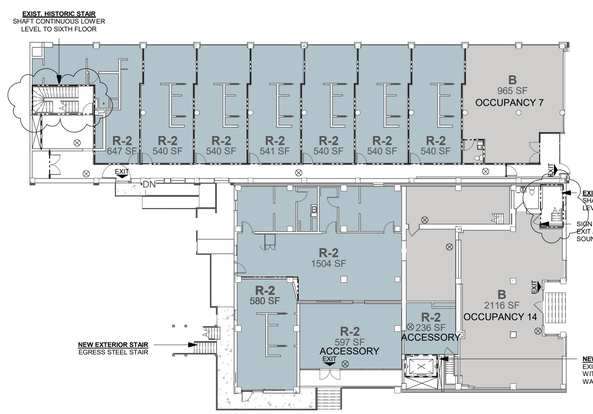
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Secretary of the City Plan Commission



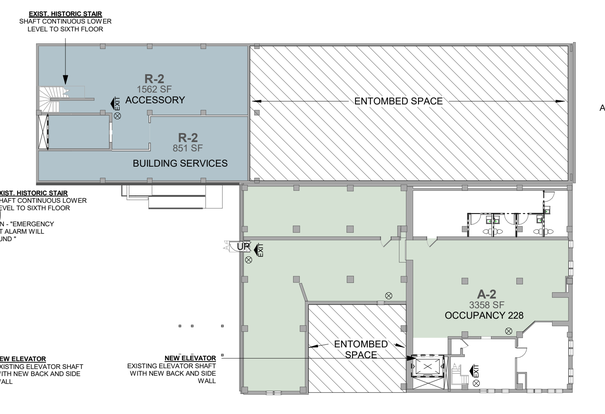
4 THIRD FLOOR
3/64" = 1'-0"



3 SECOND FLOOR
3/64" = 1'-0"



2 FIRST FLOOR
3/64" = 1'-0"



1 LOWER LEVEL
3/64" = 1'-0"

DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
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630-699-2329

ISSUE	DATE	NO
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City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

CODE ANALYSIS AND LIFE SAFETY PLANS

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LETTERS AND NUMBERS:

1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. (SEC. 1117B.5.6.1)
2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH. (SEC. 1117B5.6.2)
3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT. (SEC. 1117B.5.6.3)
4. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10. (SEC. 1117B.5.3)
5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (SEC. 1117B.5.5)
6. CHARCTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 1121B, THE MINIMUM CHARACTER HEIGHT SHALL BE 3". (SEC. 1117B.5.4)
7. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS. DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. (SEC. 1117B.5.2)

SIGN LOCATIONS:

8. ALL BUILDING ENTRANCES THAT ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE IDENTIFIED WITH A SIGN DISPLAYING THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS. (SEC. 1117B.5.7 & 1127B.3)
9. WHEN PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, RAISED LETTERS SHALL BE PROVIDED AND SHALL BE ACCOMPANIED BY BRAILLE IN CONFORMANCE WITH SECTION 1117B.5.6. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT LEAF DOORS, SIGNS SHALL BE PLACE ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT THE PERSON MAY APPROACH WITHIN 3" OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR. (SEC. 1117B.5.9)
10. ADDITIONAL DIRECTIONAL SIGNS ALONG ACCESSIBLE PATH OF TRAVEL ARE REQUIRED.
11. BUILDINGS REMODELED TO PROVIDE ACCESSIBLE SANITARY FACILITIES FOR PUBLIC USE SHALL HAVE INFORMATION POSTED IN THE LOBBY AS PART OF THE BUILDING DIRECTORY.

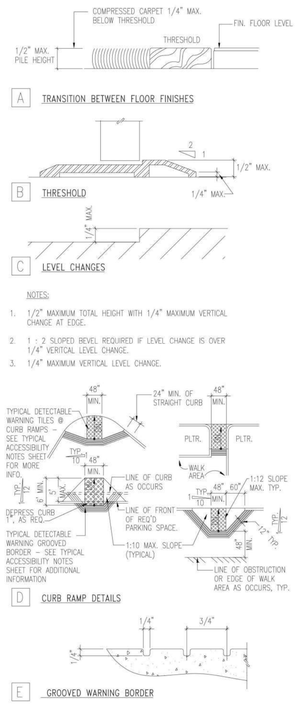
INTERNATIONAL SYMBOL OF ACCESSIBILITY:

12. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
13. WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15090 ON FEDERAL STANDARD # 595A.
14. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

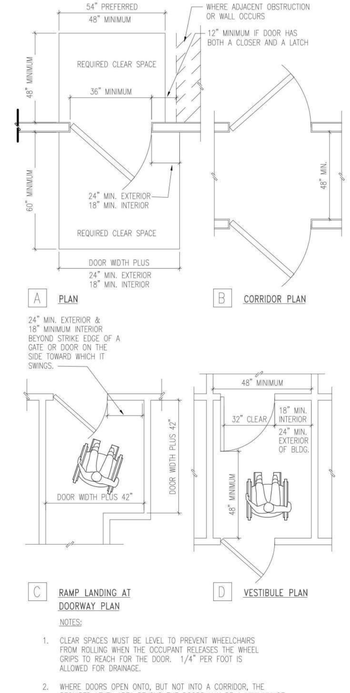
BRAILLE:

15. USE CONTRASTED GRADE 2 BRAILLE. DOTS TO BE 0.1 INCH ON CENTER IN EACH CELL.
16. 0.2 INCH SPACE BETWEEN CELLS.
17. DOTS RAISED MINIMUM 0.025 INCH ABOVE BACKGROUND.
18. SEE 4/T1-4 FOR MORE INFO.

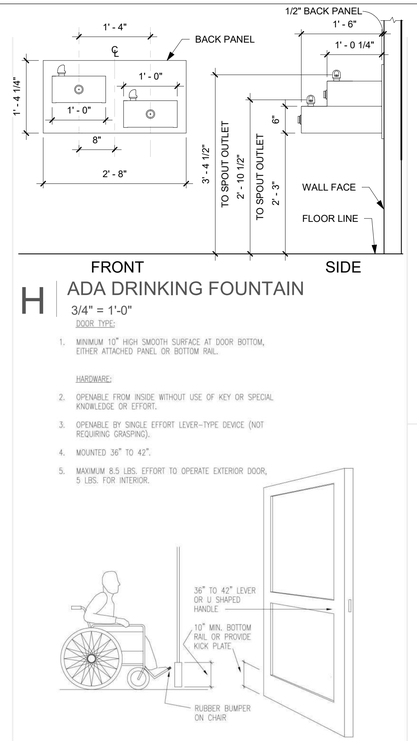
G | SIGNS / PICTOGRAMS
NTS



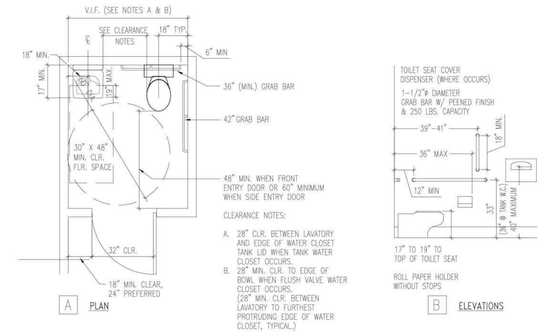
F | LEVEL CHANGES
NTS



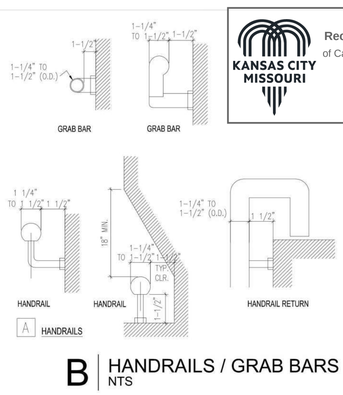
E | DOOR CLEAR SPACE
NTS



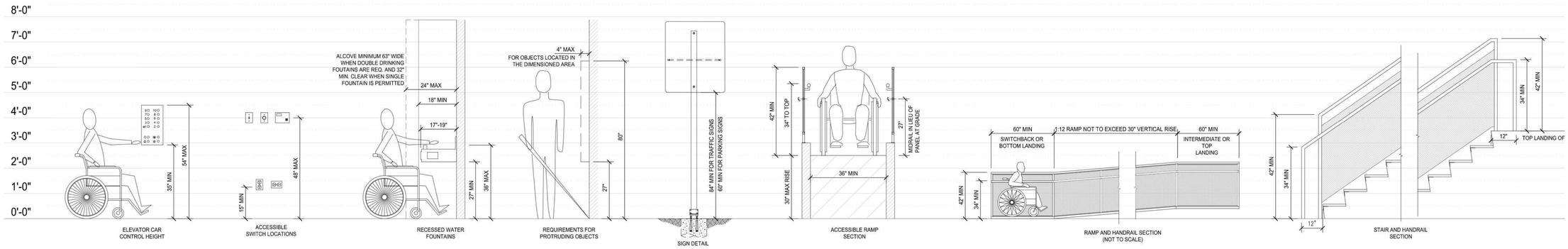
D | DOORS
NTS

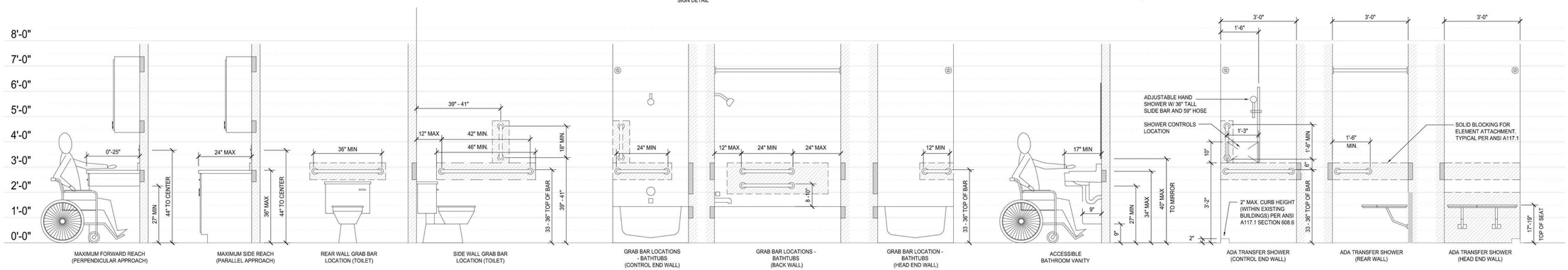


C | UNISEX TOILETS
NTS



B | HANDRAILS / GRAB BARS
NTS





A | ACCESSIBLE LOCATIONS
1/2" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE HO, LLC
KANSAS CITY, MISSOURI
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KANSAS CITY MISSOURI
City Plan Commission
Recommends Approval with Conditions
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DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
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ACCESSIBILITY REQUIREMENTS

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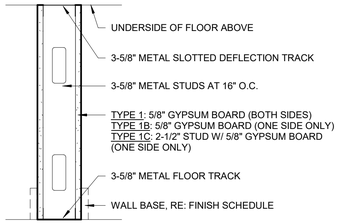
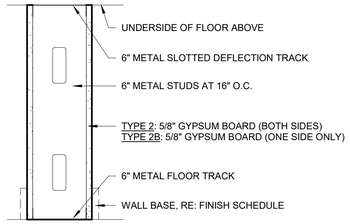
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + KO, LLC
KANSAS CITY, MISSOURI
(816) 786-2265
WWW.EXACTARCHITECTS.COM

INTERIOR NON-RATED AND RATED WALL ASSEMBLIES



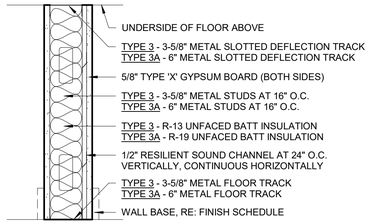
WALL TYPE 1

- NON-LOADBEARING INTERIOR PARTITION
- NON-RATED
- TYPICAL WALL AT INTERIOR OF DWELLING UNITS AND INTERIOR OF AMENITY ZONES.



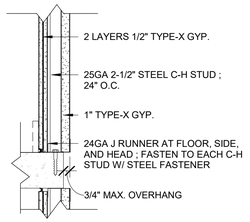
WALL TYPE 2

- NON-LOADBEARING INTERIOR PARTITION
- NON-RATED
- TYPICAL WALL AT INTERIOR WET WALLS FOR BATHROOM AND KITCHEN DWV STACKS



WALL TYPE 3

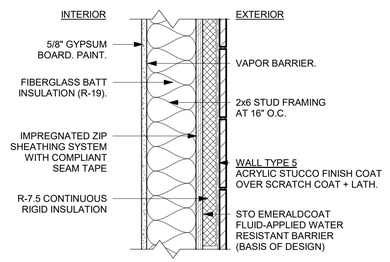
- 1-HOUR RATED ASSEMBLY - UL DESIGN: U419
- ACOUSTICAL PERFORMANCE: STC - 53
- TYPICAL WALL AT DEMISING WALLS BETWEEN UNITS, AND FROM UNIT TO CORRIDOR



WALL TYPE 4

- 2-HOUR RATED ASSEMBLY - UL DESIGN: U415, B
- NON-LOADBEARING INTERIOR PARTITION
- HEIGHT = 15'-10" MAX, NOTIFY ARCHITECT IF EXCEEDS
- TYPICAL WALL AT ELEVATOR / MECHANICAL SHAFTS

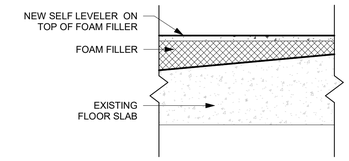
EXTERIOR NON-RATED AND RATED WALL ASSEMBLIES



WALL TYPE 5 - STUCCO

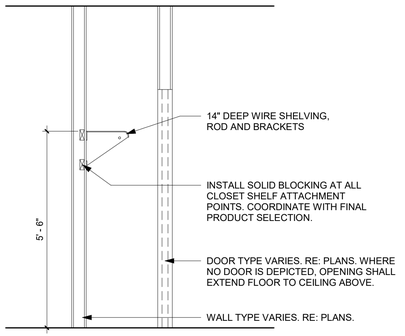
- RATING PER CODE ANAYSIS.
- EXTERIOR - PRIMARY FACADES (STREET FACING)

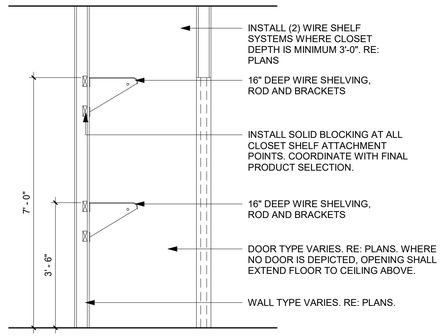
GENERAL WALL TYPE NOTES:
1. ALL RATED WALLS SHALL BE INSTALLED PER ATTACHED UL LISTING DESIGNS, RE: "FIRE RATED ASSEMBLIES"
2. USE MINIMUM 20 GAUGE STUDS AT ALL WALLS EXCEEDING 12'-0" IN HEIGHT (EXCEPT WALL TYPE 4)
3. PROVIDE MOLD AND MOISTURE RESISTANT GYPSUM BOARD AT ALL WET AREAS; INCLUSIVE OF KITCHENS, BATHROOMS, WINDOW FRAMES, JANITOR / MAINTENANCE ROOMS, AMENITY ZONES.
4. ALL EXISTING WALL FINISHES TO REMAIN SHALL BE REPAIRED / REPLACED IN-KIND AND REFINISHED FROM CORNER TO CORNER AND TOP TO BOTTOM FOR UNIFORM APPEARANCE.



FLOOR TYPE 1

- SELF LEVELER ATOP EXISTING FLOOR SLAB
- REFER TO PLANS ON LOCATION.





DEVELOPMENT PLANS

ABC/ANDERSON APARTMENTS

3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
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INTERIOR PARTITION ASSEMBLY TYPES

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UL Product iQ®

BXUV.U419 - Fire-resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

- Authorities Having Jurisdiction should be consulted in all cases as to the particular requirements covering the installation and use of UL Certified products, equipment, system, devices, and materials.
- Authorities Having Jurisdiction should be consulted before construction.
- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
- When field issues arise, it is recommended the first contact for assistance be the technical service staff provided by the product manufacturer noted for the design. Users of fire resistance assemblies are advised to consult the general Guide Information for each product category and each group of assemblies. The Guide Information includes specifics concerning alternate materials and alternate methods of construction.
- Only products which bear UL's Mark are considered Certified.

Fire-resistance Ratings - ANSI/UL 263

BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

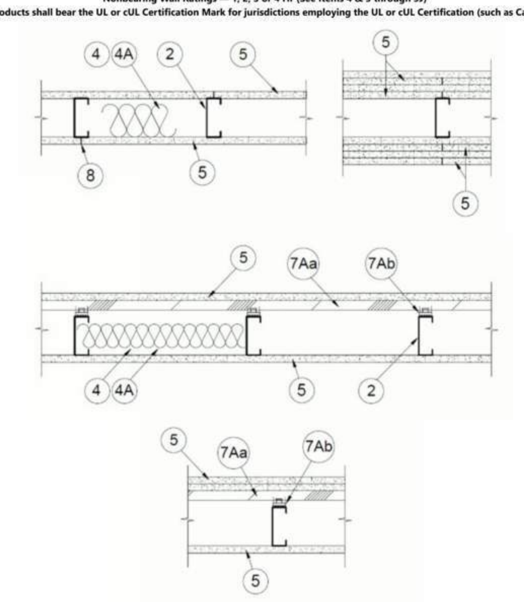
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **U419**

March 2, 2022

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5 through 5J)
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™ Track
CRACO MFG INC — SmartTrack25™
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track
IMPERIAL MANUFACTURING GROUP INC — Viper25™ Track

1B. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track
IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track

1C. **Framing Members* — Floor and Ceiling Runners —** (Not Shown) — In lieu of Item 1 — Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20
CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20
QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20
SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20
STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20
TELLING INDUSTRIES L L C — Type SUPREME D24/30EQD and Type SUPREME D20
UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

1D. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2A — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.

1E. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2E, 5F or 5G or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK
DMFCWBS L L C — ProTRAK
MBA METAL FRAMING — ProTRAK
RAM SALES L L C — Ram ProTRAK
STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK

1F. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
SUPER STUD BUILDING PRODUCTS — The Edge

1G. **Framing Members* — Floor and Ceiling Runner —** For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size attached to floor and ceiling with fasteners 24 in. OC max.
STUDCO BUILDING SYSTEMS — CROCSTUD Track

1H. **Floor and Ceiling Runners —** (Not Shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.018 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100
IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track VT100

1I. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2H, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
TELLING INDUSTRIES L L C — TRUE-TRACK™

1J. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2I, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.

1K. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2J, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

1L. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2N, proprietary channel shaped runners, 1-1/4 in. wide by min. 3-1/2 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
RESCUE METAL FRAMING, L L C — AlphaTRAK

1M. **Framing Members* — Floor and Ceiling Runners —** Not Shown — As an alternate to Item 1 — For use with Item 2O, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
RONDO BUILDING SERVICES PTY LTD — Rondo Wall Track

1N. **Framing Members* — Floor and Ceiling Runners —** Not Shown — As an alternate to Item 1 — For use with Item 2P, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
OEG BUILDING MATERIALS — OEG Track

1O. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2Q, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X Track

2. **Steel Studs —** Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. **Steel Studs —** (As an alternate to Item 2, For use with Items 5B, 5E, 5H, 5J or Type ULIX) — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2B. **Framing Members* - Steel Studs —** (As an alternate to Item 2, For use with Items 5C, 5I or Type ULIX) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™
CRACO MFG INC — SmartStud25™
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™
IMPERIAL MANUFACTURING GROUP INC — Viper25™

2C. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™
IMPERIAL MANUFACTURING GROUP INC — Viper20™

2D. **Framing Members* — Steel Studs —** In lieu of Item 2 — Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20
CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20
QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20
SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20
STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20
TELLING INDUSTRIES L L C — Type SUPREME D24/30EQD and Type SUPREME D20
UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

2E. **Framing Members* — Steel Studs —** (Not Shown, As an alternate to Item 2) — For use with Items 5F or 5G or 5I or Type ULIX only, channel shaped studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD
DMFCWBS L L C — ProSTUD
MBA METAL FRAMING — ProSTUD
RAM SALES L L C — Ram ProSTUD
STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

2F. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/4 in. less in lengths than assembly heights.
SUPER STUD BUILDING PRODUCTS — The Edge

2G. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in less than the assembly height.
STUDCO BUILDING SYSTEMS — CROCSTUD

2H. **Framing Members* — Steel Studs —** (Not Shown, As an alternate to Item 2) — Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
TELLING INDUSTRIES L L C — TRUE-STUD™

2I. **Framing Members* — Steel Studs —**

2J. **Framing Members* — Metal Studs —** Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights

2K. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
EB METAL INC — NITROSTUD

2L. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
OLMAR SUPPLY INC — PRIMESTUD

2M. **Framing Members* — Steel Studs —** As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™

2N. **Framing Members*— Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min depth 3-1/2 in. and as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in length than assembly height.
RESCUE METAL FRAMING, L L C — AlphaSTUD

2O. **Framing Members* — Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.
RONDO BUILDING SERVICES PTY LTD — Rondo Lipped Wall Stud

2P. **Framing Members* — Steel Studs —** As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, min 25 MSG galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.
OEG BUILDING MATERIALS — OEG Stud

2Q. **Framing Members* — Steel Studs —** Not Shown — In lieu of Item 2 — For use with Item 1O, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. min. bare metal thickness). Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X

3. **Wood Structural Panel Sheathing —** (Optional, For use with Item 5 Only) — (Not Shown) — 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.

4. **Batts and Blankets* —** (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5.
See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4A. **Batts and Blankets* —** (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.
See **Batts and Blankets** (BKNV or BZJZ) Categories for names of Classified companies.

4B. **Fiber, Sprayed* —** (Optional, for use with Type ULIX) Where insulation is required - Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the wall cavity in accordance with the application instructions supplied with the product. See **Fiber, Sprayed** (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

4C. **Foamed Plastic* —** (Where Batts and Blankets*, Item 4, are optional, for use with Item 5K) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity, for 2 hour rated assemblies only. When foamed plastic is used, minimum stud depth shall be 3-1/2 in.
CARLISLE SPRAY FOAM INSULATION — Types SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim 21, SealTite Pro One Zero, Foamsulate Closed Cell, Foamsulate OCX, Foamsulate 70, and Foamsulate HFO.

5. **Gypsum Board* —** Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) with Type ULIX need not be staggered. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — 1/2 in. thick Type C and 5/8 in. thick Type SCX
UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, ULIX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE
USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE
USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, **Steel Framing Members***, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.
CGC INC — Type SHX.
UNITED STATES GYPSUM CO — Type FRX-G, SHX.
USG MEXICO S A DE C V — Type SHX.

5B. **Gypsum Board* —** (Not Shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in or 3/4 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to 20 MSG steel studs Item 2A with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 11) or Lead Discs or Tabs (see Item 12).
RAY-BAR ENGINEERING CORP — Type RB-LBG

5C. **Gypsum Board* —** (For Use With Item 2B) — Rating Limited to 1 Hour. 5/8 in. thick, 48 in. wide, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. (Vertical Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.
CGC INC — Type SCX, ULIX.
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type SCX
UNITED STATES GYPSUM CO — Type SCX, SGX, ULIX.
USG BORAL DRYWALL SFZ LLC — Type SCX
USG MEXICO S A DE C V — Type SCX

5D. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.
CGC INC — Type USGX
UNITED STATES GYPSUM CO — Type USGX
USG BORAL DRYWALL SFZ LLC — Type USGX
USG MEXICO S A DE C V — Type USGX

5E. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5F. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1E and 2E and limited to 1 Hour Rating only, Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type SCX
UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX, ULIX
USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type SCX, SGX

5G. **Gypsum Board* —** (As an alternate to Item 5) — For use with Items 1E and 2E only, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Item 2E	No. of Layers & Thickness of Panel	Min Thkns of Insulation (Item 4)
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR;, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX or 3/4 in. thick Types IP-X3 or ULTRACODE
THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — 1/2 in. thick Types C and 5/8 in. thick SCX
UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C, , FRX-G, IP-AR, IP-X2, IPC-AR, ULIX; 3/4 in. thick Types IP-X3 or ULTRACODE
USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE
USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR; SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

5H. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 or 3/4 in thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) - Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).
MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5I. **Gypsum Board* —** (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.
CGC INC — Type ULIX, ULX
UNITED STATES GYPSUM CO — Type ULIX, ULX
USG MEXICO S A DE C V — Type ULX

5J. **Gypsum Board* —** (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

5K. **Gypsum Board* —** (As an alternate to Item 5 when Foam Plastic insulation (Item 4C) is used) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 5 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1 in. long Type S steel screws spaced 8 in. OC at perimeter and in the field. For 2 layer assemblies outer layer will be attached to studs over inner layer with the 1-5/8 in. long steel screws spaced 8 in. OC.

6. **Fasteners —** (Not Shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. **Single layer system with Type ULIX:** 1 in. long, spaced 12 in. OC in the field and perimeter, when panels are applied horizontally or vertically. **Two layer systems:** First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

7. **Furring Channels —** (Optional, Not Shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 5A.

7A. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

7B. **Framing Members* —** (Optional, Not Shown) — As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 5A.
b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax

7C. **Framing Members* —** (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ca) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PLITEQ INC — Type GENIECLIP

7D. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b. **Steel Framing Members* —** Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

7E. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Eb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.
b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

7F. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5. Not for use with Item 5A and 5E.
b. **Steel Framing Members* —** Used to attach resilient channels (Item 7Fa) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7G. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ga) to studs (Item 2). Clips spaced max. 48 in. OC. Clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

8. **Joint Tape and Compound —** Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.

9. **Siding, Brick or Stucco —** (Optional, Not Shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

10. **Caulking and Sealants* —** (Optional, Not Shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.
UNITED STATES GYPSUM CO — Type AS

11. **Lead Batten Strips —** (Not Shown, For Use With Item 5B) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5B) and optional at remaining stud locations. Required behind vertical joints.

11A. **Lead Batten Strips —** (Not Shown, For Use With Item 5H) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations.

12. **Lead Discs or Tabs —** (Not Shown, For Use With Item 5B) — Used in lieu of or in addition to the lead batten strips (Item 11) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5B) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

12A. **Lead Discs —** (Not Shown, for use with Item 5H) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

13. **Lead Batten Strips —** (Not Shown, For Use With Item 5E) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5E) and optional at remaining stud locations.

14. **Lead Tabs —** (Not Shown, For Use With Item 5E) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 5E) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

15. **Barrier Mesh —** (Optional, Not Shown) - Attached to steel studs on one or both sides of the wall using Barrier Mesh Clips spaced at maximum 12 inches on center vertically, using a flat head type screw penetrating through the steel at least 3/8 of an inch. For Steel Studs less than 0.033 inches in thickness, use self-piercing screws. For Steel Studs equal to or greater than 0.033 inches in thickness, use steel drill screws (self-tapping). Gypsum Board (Item 5) to be installed directly over the Barrier Mesh using prescribed screw patterns with lengths increased by a minimum 1/8 in. Barrier Mesh may be installed with the long dimension of the diamond pattern positioned vertically or horizontally. Barrier Mesh joints may occur as butt joints at the framing members and secured using the Barrier Mesh Clips or occur in between framing members as overlapping joints secured using 18 SWG wire ties spaced a maximum 12 in. on center.
CLARKDIETRICH BUILDING SYSTEMS — Barrier Mesh, Barrier Mesh Clips

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

Last Updated on 2022-03-02

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KANSAS CITY MISSOURI
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

FIRE RATED ASSEMBLIES

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BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

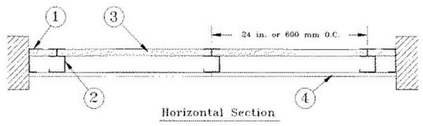
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. **U415**

February 14, 2022

Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**

System A – 1 Hr.



Horizontal Section

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Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached to studs with 1 in. long Type S steel screws spaced 12 in. when installed vertically or 8 in OC when installed horizontally. Horizontal joints need not be backed by steel framing.

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, ULX, USGX, WRC, WRX

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Types C and SCX

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, WRC, WRX, USGX.

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System B — 2 Hr

Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally in two layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 12 in. OC when installed vertically and staggered 12 in. from base layer screws or 8 in. OC when installed horizontally and staggered 8 in. from base layer screws. Horizontal joints between inner and outer layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in.

CGC INC — 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Types C and SCX

UNITED STATES GYPSUM CO — 1/2 in. Types C, IP-X2, IPC-AR, or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — 1/2 in. Types C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System C — 2 Hr

Gypsum panels, with beveled, square or tapered edges, nom 3/4 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, secured with 1-1/4 in. long Type S steel screws spaced 8 in. OC along vertical edges and 12 in. OC in the field when installed vertically or 8 in. OC along the vertical edges and in the field when installed horizontally. Horizontal joints need not be backed by steel framing. Screws along side joints offset 4 in. Requires min 4 in. deep framing per Items 1, 2 and 3. Requires min 3 in. thick mineral wool batts per Item 6.

CGC INC — Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — Type ULTRACODE

USG MEXICO S A DE C V — Types IP-X3 or ULTRACODE

System D — 2 Hr

Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached directly to studs with 1 in. long Type S steel screws spaced 24 in. when installed vertically or 16 in. OC when installed horizontally. Horizontal joints need not be backed by steel framing. Requires face layer of 1/2 or 5/8 in. thick cementitious backer units per Item 7 and min 1-1/2 in. thick mineral wool batts per Item 6.

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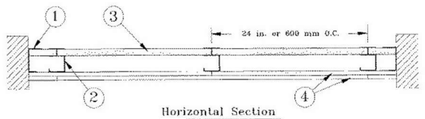
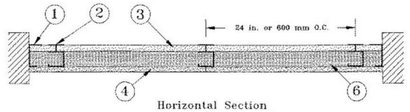
System B – 2 Hr.



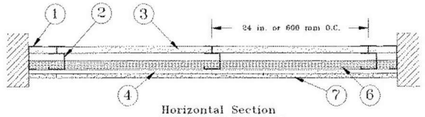
Horizontal Section

System C – 2 Hr.



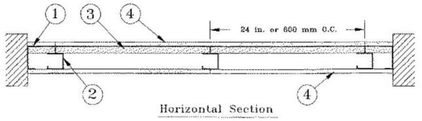
Horizontal Section

System D – 2 Hr.



Horizontal Section

System E – 2 Hr.



Horizontal Section

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4B. **Gypsum Board* —** (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or #6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Type Nelco

4C. **Gypsum Board* —** (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1, 2, 2A, 2B and 2D. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 9A) or Lead Discs (see Item 10A). Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip.
MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

4D. **Gypsum Board* —** (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

5. **Joint Tape and Compound —** (Not Shown)

Systems A, B, C, E, F, G, H, I

Joints on outer layers of gypsum boards (Item 4 and 4A) covered with paper tape and joint compound. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges. Exposed screw heads covered with joint compound.

6. **Batts and Blankets* —**

Systems A, B, E, F, G, H, I

(Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt mineral bearing the UL Classification Marking as to Fire Resistance.

Systems C & D

Min 3 in. (System C) and min 1-1/2 in. (System D) thick mineral wool batts, friction fitted between the studs and floor and ceiling runners.

ROCKWOOL — Type AFB, min. density 1.8 pcf / 28.8 kg/m^3

THERMAFIBER INC — Type SAFB, SAFB FF

7. **Cementitious Backer Units* —** (System D) — Nom 1/2 or 5/8 in. thick panels, square edge, attached to studs over gypsum wallboard with 1-5/8 in. long, Type S-12, corrosion resistant steel screws spaced 8 in. OC and staggered 8 in. from gypsum wall board screws. Joints covered with glass fiber mesh tape. Vertical joints staggered one stud cavity from gypsum wallboard joints. Horizontal joints staggered a min of 12 in. from the gypsum wallboard joints.
UNITED STATES GYPSUM CO — Type DCB

8. **Laminating Adhesive* —** (Optional, Not Shown) — Used to bond outer layer of Cementitious Backer Units (Item 7) to inner layers of Gypsum Board (Item 4) in System D. ANSI A136.1 Type 1 organic adhesive applied with 1/4 in. square notched trowel. See Adhesives (BYWR) in the Fire Resistance Directory or Adhesives (BJLZ) in the Building Materials Directory for names of Classified companies.

9. **Lead Batten Strips —** (Not Shown, For Use With Item 4A) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long

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1. Floor, Side and Ceiling Runners â€" "J" - shaped runner, min 2-1/2 in. deep (min 4 in. deep when System C is used), with unequal legs of 1 in. and 2 in., fabricated from min 24 MSG (min 20 MSG when Item 4A, 4B, 4C, 4D or 7 are used) galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC. "E" - shaped studs (Item 2A) may be used as side runners in place of "J" - shaped runners.

2. **Steel Studs —** "C-H" - shaped studs, min 2-1/2 in. deep (min 4 in. deep when System C is used), fabricated from min 25 MSG (min 20 MSG when Items 2D, 4A, 4B, 4C, 4D or 7 is used) galv steel. Cut to lengths 3/8 to 1/2 in. less than floor-to-ceiling height and spaced 24 in. or 600 mm OC (max 16 in. OC when Items 4A, 4B, 4C, or 4D are used).

2A. **Steel Studs —** (Not Shown) — "E" - shaped studs installed back to back in place of "C-H" - shaped studs (Item 2) "E" - shaped studs secured together with steel screws spaced a maximum 12 in. OC. Fabricated from min 25 MSG (min 20 MSG when Item 2D, 4A, 4B or 7 is used) galv steel, min 2-1/2 in. deep (min 4 in. deep when System C is used), with one leg 1 in. long and two legs 3/4 in. long. Shorter legs 1 in. apart to engage gypsum liner panels. Cut to lengths 3/8 to 1/2 in. less than floor to ceiling heights.

2B. **Furring Channels —** (Optional, Not Shown) — For use with single or double layer systems. Resilient furring channels fabricated from min 25MSG corrosion protected steel, installed horizontally, and spaced vertically a max 24 in. OC. Flange portion of channel attached to each intersecting "C-H" or "E" stud on side of stud opposite the 1 in. liner panels with 1/2 in. long Type S or S-12 pan-head steel screws. When furring channels are used, wallboard to be installed vertically only. . Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

2C. **Furring Channels —** For use with System I - "Hat" - shaped, 25 MSG galv steel furring channels attached directly over the inner layers of wallboard to each stud with 2 in. long Type S pan head steel screws. Screws alternate from top flange to bottom flange at each stud intersection. Furring channels spaced vertically max 24 in. OC.

2D. **Steel Framing Members* —** (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Da) to studs (Item 2 or 2A). Clips spaced max. 24 in. OC., and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75)

2E. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. . Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Ea) to studs. Clips spaced 24 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

2F. **Steel Framing Members* —** (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).

a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 3.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Da) to studs (Item 2 or 2A). Clips spaced max. 24 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring

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channels are friction fitted into clips.
PLITEQ INC — Type GENIECLIP

2G. **Steel Framing Members* —** (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 2Gb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Ga) to studs. Clips spaced 24 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

2H. **Steel Framing Members* —** (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 2Ha) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

2I. **Steel Framing Members* —** (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 4.

b. **Steel Framing Members* —** Used to attach furring channels (Item 2Ia) to studs (Item 2 or 2A). Clips spaced max. 24 in. OC., and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

3. **Gypsum Board* —** Gypsum liner panels, nom 1 in. thick, 24 in. or 600 mm (for metric spacing) wide. Panels cut 1 in. less in length than floor to ceiling height. Vertical edges inserted in "H" portion of "C-H" studs or the gap between the two 3/4 in. legs of the "E" studs. Free edge of end panels attached to long leg of vertical "J" - runners with 1-5/8 in. long Type S steel screws spaced not greater than 12 in. OC. When wall height exceeds liner panel length, liner panel may be butted to extend to the full height of the wall. Horizontal joints need not be backed by steel framing. In System I, butt joints in liner panels are staggered min 36 in. Butt joints backed with 6 in. by 22 in. strips of 3/4 in. thick gypsum wallboard (Item 4). Wallboard strips centered over butt joints and secured to liner panels with six 1-1/2 in. long Type G steel screws, three screws along the 22 in. dimension at the top and bottom of the strips.
CGC INC — Type SLX

UNITED STATES GYPSUM CO — Type SLX

USG BORAL DRYWALL SFZ LLC — Type SLX

USG MEXICO S A DE C V — Type SLX

4. **Gypsum Board* —**

System A — 1 Hr

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KANSAS CITY MISSOURI
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE - KO, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS

ABC/ANDERSON APARTMENTS

3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

KANSAS CITY MISSOURI
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

FIRE RATED ASSEMBLIES

A0.05

2/11/2026 11:42:11 AM

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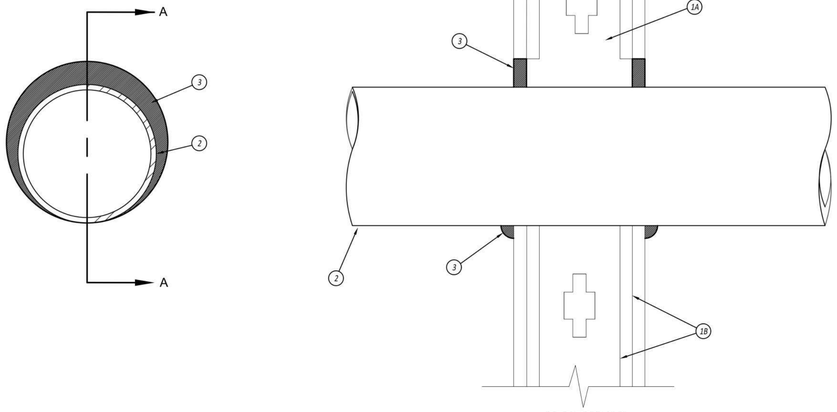
System No. W-L-1146
September 3, 2004
F Ratings - 1 & 2 Hr (See Item 1)
T Rating - 0 Hr



SECTION A-A

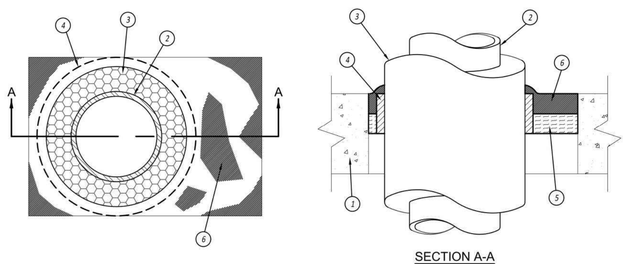
1. WALL ASSEMBLY - THE 1 OR 2 HR FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER DESCRIBED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGN IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO BE MIN 3-1/2 IN. (89 MM) WIDE AND SPACED MAX 24 IN. (610 MM) OC. WHEN STEEL STUDS ARE USED AND THE DIAM OF OPENING EXCEEDS THE WIDTH OF STUD CAVITY, THE OPENING SHALL BE FRAMED ON ALL SIDES USING LENGTHS OF STEEL STUD INSTALLED BETWEEN THE VERTICAL STUDS AND SCREW-ATTACHED TO THE STEEL STUDS AT EACH END. THE FRAMED OPENING IN THE WALL SHALL BE 4 IN. TO 6 IN. (102 TO 152 MM) WIDER AND 4 IN. TO 6 IN. (102 TO 152 MM) HIGHER THAN THE DIAM OF THE PENETRATING ITEM SUCH THAT, WHEN THE PENETRATING ITEM IS CENTERED IN THE OPENING, A 2 IN. TO 3 IN. (51 MM TO 76 MM) CLEARANCE IS PRESENT BETWEEN THE PENETRATING ITEM AND THE FRAMING IN ALL FOUR SIDES.
   B. GYPSUM BOARD* - THE GYPSUM WALLBOARD TYPE, THICKNESS, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES DESIGN IN THE UL FIRE RESISTANCE DIRECTORY. MAX DIAM OF OPENING IS 26 IN. (660 MM) FOR STEEL STUD WALLS. MAX DIAM OF OPENING IS 14-1/2 IN. (368 MM) FOR WOOD STUD WALLS.
   THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

2. THROUGH PENETRANT - ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN PIPE, CONDUIT OR TUBING AND PERIPHERY OF OPENING SHALL BE MIN OF 0 IN. (POINT CONTACT) TO MAX 2 IN. (0 MM TO 51 MM). PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:
   A. STEEL PIPE - NOM 24 IN. (610 MM) DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
   B. IRON PIPE - NOM 24 IN. (610 MM) DIAM (OR SMALLER) SERVICE WEIGHT (OR HEAVIER) CAST IRON SOIL PIPE, NOM 12 IN (305 MM) DIAM (OR SMALLER) OR CLASS 50 (OR HEAVIER) DUCTILE IRON PRESSURE PIPE.
   C. CONDUIT - NOM 6 IN. (152 MM) DIAM (OR SMALLER) STEEL CONDUIT OR NOM 4 IN (102 MM) DIAM (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING
   D. COPPER TUBING - NOM 6 IN. (152 MM) DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING
   E. COPPER PIPE - NOM 6 IN. (152 MM) DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

3. FILL, VOID OR CAVITY MATERIALS* - CAULK OR SEALANT - MIN 5/8 IN. (16 MM) THICKNESS OF FILL MATERIAL APPLIED WITHIN THE ANNULUS, FLUSH WITH BOTH SURFACES OF WALL. MIN 1/2 IN. (13 MM) DIAM BEAD OF CAULK APPLIED TO THE PENETRANT/WALLBOARD INTERFACE AT THE POINT CONTACT LOCATION ON BOTH SIDES OF WALL.
   3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT.

*BEARING THE UL CLASSIFICATION MARK

System No. C-AJ-5017
August 23, 2004
(Formerly System No. 395)
F Rating - 3 Hr
T Rating - 1/2 and 1 Hr (See Item 3)
L Rating At Ambient - less than 1 cfm/sq. ft.
L Rating At 400° F - less than 1 cfm/sq. ft.
W Rating - Class I (See Item 6)



SECTION A-A

1. FLOOR ORWALL ASSEMBLY - MIN 4-1/2 IN. THICK LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS* MAX AREA OF SQUARE, RECTANGULAR OR CIRCULAR OPENING IS 45 SQ IN. WITH MAX DIMENSION OF 9 IN.
   SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

2. PIPE - NOM 3 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER PIPE OR NOM 2-1/2 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. ONE OR MORE INSULATED PIPES MAY BE INSTALLED WITH A MIN CLEARANCE OF 1/2 IN. MAINTAINED BETWEEN INSULATED PIPES AND WITH A MIN CLEARANCE OF 1/4 IN. MAINTAINED BETWEEN INSULATED PIPE AND SIDES OF THROUGH OPENING. PIPES TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY.

3. PIPE INSULATION - PLASTICS# - NOM 3/4 IN. THICK ACRYLONITRILE BUTADIENE/POLYVINYL CHLORIDE (AB/PVC) FLEXIBLE FOAM FURNISHED IN THE FORM OF TUBING WITH SKIN. WHEN NOM 2-1/2 OR 3 IN. DIAM INSULATED STEEL OR COPPER PIPE IS USED, T RATING IS 1/2 HR.WHEN MAX 2 IN. DIAM INSULATED STEEL OR COPPER PIPE IS USED,T RATING IS 1 HR.
   SEE PLASTICS# (QMFZ2) CATEGORY IN THE RECOGNIZED COMPONENT DIRECTORY FOR NAMES OF MANUFACTURERS. ANY RECOGNIZED COMPONENT TUBE INSULATION MATERIAL MEETING THE ABOVE SPECIFICATIONS AND HAVING A UL94 FLAMMABILITY CLASSIFICATION OF 94-5VA MAY BE USED.

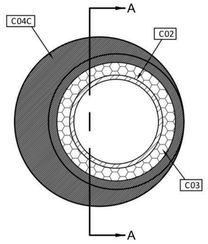
4. FILL,VOID OR CAVITY MATERIALS* - WRAP STRIP - NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2 IN. WIDE STRIPS. ONE NOM 2 IN. WIDE STRIP TIGHTLY-WRAPPED AROUND PIPE INSULATION (ITEM 3) WITH THE FOIL SIDE EXPOSED AND SLID INTO THROUGH OPENING SUCH THAT THE TOP EDGE IS FLUSH WITH TOP SURFACE OF FLOOR. WHEN A SINGLE INSULATED PIPE IS INSTALLED IN A CIRCULAR THROUGH OPENING AND WHEN THE MAX ANNULAR SPACE BETWEEN THE INSULATED PIPE AND THE SIDES OF THE THROUGH OPENING IS 3/8 IN., THE WRAP STRIP LAYER MAY BE SECURED IN PLACE WITH PRESSURE-SENSITIVE TAPE. IN ALL OTHER SITUATIONS, THE WRAP STRIP LAYER SHALL BE SECURED IN PLACE WITH MIN NO. 18 GAUGE GALV STEEL TIE WIRE. IN WALL ASSEMBLIES, THE WRAP STRIP LAYER IS TO BE INSTALLED ON THE INSULATED PIPE IN THE SAME MANNER USED FOR FLOOR ASSEMBLIES BUT SHALL BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF THE WALL.
   3M COMPANY - TYPE FS-195+

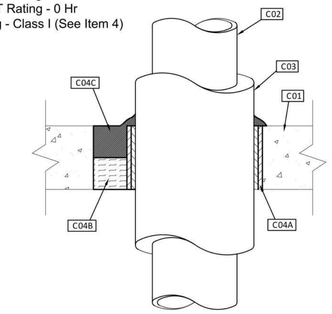
5. PACKING MATERIAL - MIN 1 IN. THICK MINERAL WOOL BATT INSULATION FIRMLY PACKED INTO OPENING WITH ITS TOP SURFACE RECESSED MIN 1 IN. FROM TOP SURFACE OF THE FLOOR. IN WALL ASSEMBLIES, PACKING MATERIAL TO BE FIRMLY PACKED INTO OPENING ON BOTH SIDES OF WALL AND RECESSED MIN 1 IN. FROM WALL SURFACE. WHEN A SINGLE INSULATED PIPE (WITH WRAP STRIP LAYER) IS INSTALLED IN A CIRCULAR THROUGH OPENING AND WHEN THE MAX ANNULAR SPACE BETWEEN THE WRAP STRIP LAYER AND THE SIDES OF THE THROUGH OPENING IS 1/8 IN., NO FORMING MATERIAL IS REQUIRED.

6. FILL,VOID OR CAVITY MATERIALS* - CAULK OR SEALANT - APPLIED TO FILL THROUGH OPENING TO A MIN DEPTH OF 1 IN. IN FLOOR ASSEMBLIES, FILL MATERIAL TO BE INSTALLED FLUSH WITH TOP SURFACE OF FLOOR. IN WALL ASSEMBLIES, FILL MATERIAL TO BE INSTALLED FLUSH WITH WALL SURFACE ON BOTH SIDES OF WALL.
   3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT.
   (THE W RATING APPLIES ONLY WHEN FB-3000 WT SEALANT IS USED.)

*BEARING THE UL CLASSIFICATION MARK

System No. C-AJ-5080
August 23, 2004
F Rating - 2 Hr
T Rating - 0 Hr
W Rating - Class I (See Item 4)





SECTION A-A

C01. FLOOR OR WALL ASSEMBLY - MIN 2-1/2 IN. THICK REINFORCED LIGHTWEIGHT OR NORMAL WEIGHT (100-150 PCF) CONCRETE. WALL MAY ALSO BE CONSTRUCTED OF ANY UL CLASSIFIED CONCRETE BLOCKS*. MAX DIAM OF OPENING IS 7-1/2IN.
SEE CONCRETE BLOCKS (CAZT) CATEGORY IN THE FIRE RESISTANCE DIRECTORY FOR NAMES OF MANUFACTURERS.

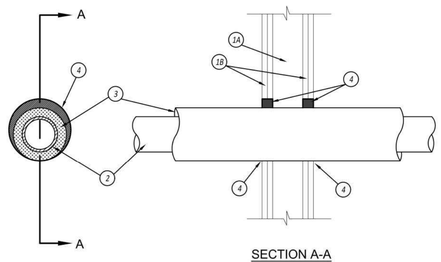
C02. THROUGH PENETRANTS - ONE METALLIC PIPE OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF FLOOR OR WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR TUBING MAY BE USED:
A. STEEL PIPE - NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE.
B. COPPER TUBING - NOM 3 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING.
C. COPPER PIPE - NOM 3 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

C03. PIPE INSULATION - PLASTICS# - NOM 1/2 TO 3/4 IN. THICK ACRYLONITRILE BUTADIENE/POLYVINYL CHLORIDE (AB/PVC) FLEXIBLE FOAM FURNISHED IN THE FORM OF TUBING. AN ANNULAR SPACE OF MIN 1/4 IN. TO MAX 1-1/4 IN. IS REQUIRED WITHIN THE FIRESTOP SYSTEM.
SEE PLASTICS (QMFZ2) CATEGORY IN THE PLASTICS RECOGNIZED COMPONENT DIRECTORY FOR NAMES OF MANUFACTURERS. ANY RECOGNIZED COMPONENT PIPE INSULATION MATERIAL MEETING THE ABOVE SPECIFICATIONS AND HAVING A UL 94 FLAMMABILITY CLASSIFICATION OF 94-5VA MAY BE USED.

C04. FIRESTOP SYSTEM - THE FIRESTOP SYSTEM SHALL CONSIST OF THE FOLLOWING:
A. FILL,VOID OR CAVITY MATERIALS* - WRAP STRIP - NOM 1/4 IN. THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2 IN. WIDE STRIPS. ONE NOM 2 IN. WIDE STRIP TIGHTLY-WRAPPED AROUND PIPE INSULATION WITH THE FOIL SIDE EXPOSED AND SLID INTO THROUGH OPENING SUCH THAT THE TOP EDGE IS FLUSH WITH TOP SURFACE OF FLOOR OR EXTENDING A MAX OF 1 IN. ABOVE THE TOP SURFACE OF FLOOR. WHEN INSULATED PIPE IS INSTALLED IN THROUGH OPENINGS WITH A MAX ANNULAR SPACE BETWEEN THE INSULATED PIPE AND THE PERIPHERY OF THE OPENING OF 1/4 TO 3/8 IN., THE WRAP STRIP LAYER MAY BE SECURED IN PLACE WITH PRESSURE-SENSITIVE FOIL TAPE. IN ALL OTHER SITUATIONS, THE WRAP STRIP LAYER SHALL BE SECURED IN PLACE WITH MIN NO. 18 GAUGE GALV STEEL TIE WIRE. IN WALL ASSEMBLIES, THE WRAP STRIP LAYER IS TO BE INSTALLED ON THE INSULATED PIPE IN THE SAME MANNER USED FOR FLOOR ASSEMBLIES BUT SHALL BE INSTALLED SYMMETRICALLY ON BOTH SIDES OF THE WALL.
3M COMPANY - TYPE FS-195+
B. PACKING MATERIAL - MIN 1 IN. THICKNESS OF MIN 4 PCF MINERAL WOOL BATT INSULATION TIGHTLY PACKED INTO OPENING AS A PERMANENT FORM. PACKING MATERIAL TO BE RECESSED FROM TOP SURFACE OF FLOOR OR FROM BOTH SURFACES OF WALL AS REQUIRED TO ACCOMMODATE THE REQUIRED THICKNESS OF FILL MATERIAL.
C. FILL,VOID OR CAVITY MATERIAL* - CAULK OR SEALANT - MIN 1 IN. THICKNESS OF FILL MATERIAL APPLIED WITHIN ANNULUS, FLUSH WITH TOP SURFACE OF FLOOR OR BOTH SURFACES OF WALL ASSEMBLY. A MIN 1/4 IN. DIAM BEAD OF CAULK SHALL BE APPLIED TO EDGE OF WRAP STRIP ON THE TOP SURFACE OF FLOOR AND ON BOTH SURFACES OF WALL ASSEMBLY.
3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT.
(THE W RATING APPLIES ONLY WHEN FB-3000 WT SEALANT IS USED.)

*BEARING THE UL CLASSIFICATION MARKING
#BEARING THE UL RECOGNITION MARKING

System No. W-L-5040
September 7, 2004
F Ratings - 1 and 2 HR (See Item 1)
T Ratings - 1/4, 1/2 and 3/4 HR (See Item 2)



SECTION A-A

1. WALL ASSEMBLY - THE 1 OR 2 HR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL OR PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:
   A. STUDS - WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM 2 BY 4 IN. LUMBER SPACED 16 IN. OC. STEEL STUDS TO BE MIN 3-5/8 IN. WIDE AND SPACED MAX 24 IN. OC.
   B. GYPSUM BOARD* - NOM 5/8 IN. THICK, 4 FT WIDE WITH SQUARE OR TAPERED EDGES. THE GYPSUM WALLBOARD TYPE, NUMBER OF LAYERS, FASTENER TYPE AND SHEET ORIENTATION SHALL BE AS SPECIFIED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX DIAM OF OPENING IN WALLBOARD LAYERS IS 7 IN.
   THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS 1 HR WHEN INSTALLED IN A 1 HR FIRE RATED WALL AND 2 HR WHEN INSTALLED IN A 2 HR FIRE RATED WALL.

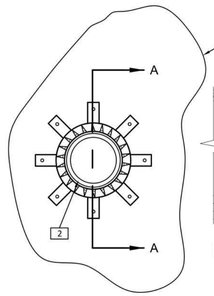
2. THROUGH PENETRANTS - ONE METALLIC PIPE OR TUBING TO BE INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. PIPE OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES OR TUBING MAY BE USED:
   A. STEEL PIPE - NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 10 (OR HEAVIER) STEEL PIPE. WHEN STEEL PIPE IS USED, T RATING IS 3/4 HR.
   B. COPPER TUBING - NOM 4 IN. DIAM (OR SMALLER) TYPE L (OR HEAVIER) COPPER TUBING. T RATING IS 3/4 HR FOR COPPER TUBING OF NOM 2 IN. DIAM AND SMALLER. FOR COPPER TUBING GREATER THAN NOM 2 IN. DIAM, T RATING IS 1/4 AND 1/2 HR WHEN INSTALLED IN 1 AND 2 HR RATED WALLS, RESPECTIVELY.
   C. COPPER PIPE - NOM 4 IN. DIAM (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE. T RATING IS 3/4 HR FOR COPPER PIPE OF NOM 2 IN. DIAM AND SMALLER. FOR COPPER PIPE GREATER THAN NOM 2 IN. DIAM, T RATING IS 1/4 AND 1/2 HR WHEN INSTALLED IN 1 AND 2 HR RATED WALL RESPECTIVELY.

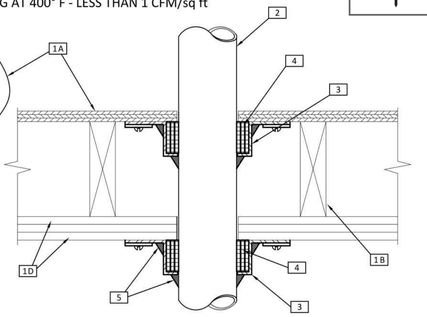
3. PIPE INSULATION - PLASTICS# - NOM 3/4 IN. THICK ACRYLONITRILE BUTADIENE/POLYVINYL CHLORIDE (AB/PVC) FLEXIBLE FOAM FURNISHED IN THE FORM OF TUBING. THE ANNULAR SPACE BETWEEN THE INSULATED PIPE AND THE EDGE OF THE THROUGH OPENING SHALL BE MIN ZERO IN. (POINT CONTACT) TO MAX 1-1/4 IN.
   SEE PLASTICS# (QMFZ2) CATEGORY IN THE RECOGNIZED COMPONENT DIRECTORY FOR NAMES OF MANUFACTURERS. ANY RECOGNIZED COMPONENT TUBE INSULATION MATERIAL MEETING THE ABOVE SPECIFICATIONS AND HAVING A UL94 FLAMMABILITY CLASSIFICATION OF 94-5VA MAY BE USED.

4. FILL, VOID OR CAVITY MATERIALS* - CAULK OR SEALANT - MIN 5/8 IN. THICKNESS OF CAULK APPLIED WITHIN THE ANNULAR SPACE, FLUSH WITH EACH SURFACE OF WALL. A MIN 1/2 IN. DIAM BEAD OF CAULK SHALL BE APPLIED TO THE PIPE INSULATION/ WALLBOARD INTERFACE AT THE POINT CONTACT LOCATION ON BOTH SIDES OF WALL.
   3M COMPANY - CP 25WB+ CAULK OR FB-3000 WT SEALANT

*BEARING THE UL CLASSIFICATION MARK

SYSTEM NO. F-C-2002
May 18, 2005
F RATING - 2 HR
T RATING - 2 HR
L RATING AT AMBIENT- 7 CFM/sq ft
L RATING AT 400° F - LESS THAN 1 CFM/sq ft





SECTION A-A

1. FLOOR-CEILING ASSEMBLY - THE FIRE-RATED WOOD JOIST FLOOR-CEILING ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN DESIGN NO. L505, L511 OR L536 IN THE UL FIRE RESISTANCE DIRECTORY, AS SUMMARIZED BELOW:
   A. FLOORING SYSTEM - LUMBER OR PLYWOOD SUBFLOOR WITH FINISH FLOOR OF LUMBER, PLYWOOD OR FLOOR TOPPING MIXTURE* AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. MAX DIAM OF OPENING IN FLOORING IS 4-3/4 IN. (121 MM).
   B. WOOD JOISTS - NOM 2 IN. BY 10 IN. (51 MM BY 254 MM) LUMBER JOISTS SPACED 16 IN. OC WITH NOM 1 IN. BY 3 IN. (25 MM BY 76 MM) LUMBER BRIDGING AND WITH ENDS FIRESTOPPED.
   C. FURRING CHANNELS (NOT SHOWN) - RESILIENT GALV STEEL FURRING CHANNELS INSTALLED PERPENDICULAR TO WOOD JOISTS BETWEEN FIRST AND SECOND LAYERS OF WALLBOARD (ITEM 1D) AND SPACED MAX 24 IN (610 MM) OC.
   D. GYPSUM BOARD* - NOM 4 FT (122 CM) WIDE BY 5/8 IN. (16 MM) THICK AS SPECIFIED IN THE INDIVIDUAL FLOOR-CEILING DESIGN. FIRST LAYER OF WALLBOARD NAILED TO WOOD JOISTS. SECOND LAYER OF WALLBOARD SCREW-ATTACHED TO FURRING CHANNELS. THE SECONDARY FIRESTOP SYSTEM (ITEMS 3, 4 AND 5) MUST BE INSTALLED IN THE JOIST CAVITY PRIOR TO INSTALLATION OF THE GYPSUM WALLBOARD CEILING.

2. NONMETALLIC PIPE - NOM 4 IN. DIAM (OR SMALLER) SCHEDULE 40 SOLID CORE POLYVINYL CHLORIDE (PVC) PIPE OR SCHEDULE 40 CHLORINATED POLYVINYL CHLORIDE (CPVC) PIPE FOR USE IN CLOSED (PROCESS OR SUPPLY) OR VENTED (DRAIN, WASTE, VENT) PIPING SYSTEMS. DIAM OF CIRCULAR OPENINGS HOLE-SAWED THROUGH FLOORING SYSTEM AND THROUGH TWO-LAYER GYPSUM WALLBOARD CEILING TO BE NO GREATER THAN 1/8 IN. (3.2 MM) LARGER THAN OUTSIDE DIAM OF PIPE. PIPE TO BE INSTALLED APPROX MIDWAY BETWEEN WOOD JOISTS AND CENTERED IN CIRCULAR OPENINGS.

3. FILL, VOID, OR CAVITY MATERIALS* - WRAP STRIP - NOM 1/4 IN. (6 MM) THICK INTUMESCENT ELASTOMERIC MATERIAL FACED ON ONE SIDE WITH ALUMINUM FOIL, SUPPLIED IN 2 IN. (51 MM) WIDE STRIPS. NOM 2 IN. (51 MM) WIDE STRIPS TIGHTLY WRAPPED AROUND NONMETALLIC PIPE (FOIL SIDE EXPOSED) WITH THE EDGES BUTTED AGAINST THE UNDERSIDE OF THE SUBFLOOR (SECONDARY FIRESTOP SYSTEM) AND AGAINST THE FINISHED GYPSUM WALLBOARD CEILING (PRIMARY FIRESTOP SYSTEM). WRAP STRIPS FOR PRIMARY AND SECONDARY FIRESTOP SYSTEMS TO BE INSTALLED IDENTICALLY. FOR NOM 1/2 IN. TO NOM 2 IN. (13 MM TO NOM 51 MM) DIAM PIPES, A MIN OF ONE LAYER OF WRAP STRIP IS REQUIRED. FOR NOM 2-1/2 IN. AND NOM 3 IN. (64 MM AND NOM 76 MM) DIAM PIPES, A MIN OF TWO LAYERS OF WRAP STRIP IS REQUIRED. FOR NOM 3-1/2 IN. AND NOM 4 IN. (89 MM AND NOM 102 MM) DIAM PIPES, A MIN OF THREE LAYERS OF WRAP STRIP IS REQUIRED. EACH LAYER OF WRAP STRIP TO BE INSTALLED WITH BUTTED SEAM, WITH BUTTED SEAMS IN SUCCESSIVE LAYERS STAGGERED. WRAP STRIP LAYER(S) TEMPORARILY HELD IN POSITION USING ALUMINUM FOIL TAPE, STEEL WIRE TIE, OR EQUIVALENT.
   3M COMPANY - FS-195+

4. STEEL COLLAR - NOM 2 IN. (51 MM) DEEP COLLAR WITH 1-1/4 IN. (32 MM) WIDE BY 2 IN. (51 MM) LONG ANCHOR TABS AND MIN 3/4 IN. (19 MM) LONG TABS TO RETAIN WRAP STRIP LAYERS. COILS OF PRECUT 0.016 IN. (0.41 MM) THICK (30 GAUGE) GALV SHEET STEEL AVAILABLE FROM WRAP STRIP MANUFACTURER. AS AN ALTERNATE, COLLAR MAY BE FIELD-FABRICATED FROM MIN 0.016 IN. (0.41 MM) THICK (30 GAUGE) GALV SHEET STEEL IN ACCORDANCE WITH INSTRUCTION SHEET SUPPLIED BY WRAP STRIP MANUFACTURER. STEEL COLLAR, WITH ANCHOR TABS BENT OUTWARD 90 DEG, WRAPPED TIGHTLY AROUND WRAP STRIP LAYERS WITH MIN 1 IN. (25 MM) OVERLAP AT THE SEAM. WITH STEEL ANCHOR TABS PRESSED TIGHTLY AGAINST THE SUBFLOOR (SECONDARY FIRESTOP SYSTEM) OR THE FINISHED GYPSUM WALLBOARD CEILING (PRIMARY FIRESTOP SYSTEM), COMPRESS COLLAR AROUND WRAP STRIP LAYERS USING A MIN 1/2 IN. (13 MM) WIDE BY 0.028 IN. (0.71 MM) THICK STAINLESS STEEL BAND CLAMP WITH WORM DRIVE TIGHTENING MECHANISM AT THE COLLAR MIDHEIGHT. AS AN ALTERNATE TO THE BAND CLAMPS, COLLARS MAY BE SECURED BY A MEANS NO 10 IN. BY 1/2 IN. (13 MM) LONG SHEET METAL SCREWS INSTALLED IN THE VERTICAL AXIS AT THE CENTER OF THE 1 IN. (25 MM) OVERLAP ALONG THE PERIMETER JOINT OF THE COLLAR. A MIN OF THREE SCREWS IS REQUIRED.
   SECURE COLLAR TO SUBFLOOR (SECONDARY FIRESTOP SYSTEM) USING MIN 3/4 IN. (19 MM) LONG STEEL SCREWS IN CONJUNCTION WITH 1-1/4 IN. (32 MM) DIAM STEEL FENDER WASHERS. SECURE COLLAR TO FINISHED GYPSUM WALLBOARD CEILING (PRIMARY FIRESTOP SYSTEM) USING 3/16 IN. (5 MM) DIAM STEEL TOGGLE BOLTS (1-7/8 IN. (48 MM) GRIP) IN CONJUNCTION WITH 1-1/4 IN. (32 MM) DIAM STEEL FENDER WASHERS. MIN OF THREE FASTENERS, SYMMETRICALLY LOCATED, REQUIRED FOR NOM 1/2 IN. TO NOM 3 IN. (13 MM AND NOM 76 MM) DIAM PIPES. MIN OF FOUR FASTENERS, SYMMETRICALLY LOCATED, REQUIRED FOR NOM 3-1/2 IN. AND NOM 4 IN. (89 MM AND NOM 102 MM) AND NOM 4 IN. DIAM PIPES. AS A FINAL STEP, BEND WRAP STRIP RETAINER TABS 90 DEG TOWARD PIPE TO LOCK WRAP STRIP LAYERS IN POSITION.

5. FILL, VOID OR CAVITY MATERIALS* - CAULK OR SEALANT - GENEROUS BEAD OF CAULK TO BE APPLIED AROUND THE PERIMETER OF THE STEEL COLLAR (ITEM 4) AT ITS INTERFACE WITH THE SUBFLOOR (SECONDARY FIRESTOP SYSTEM) AND GYPSUM WALLBOARD CEILING (PRIMARY FIRESTOP SYSTEM). A NOM 1/4 IN. (6 MM) DIAM BEAD OF CAULK SHALL BE APPLIED AROUND THE PERIMETER OF THE NONMETALLIC PIPE AT ITS INTERFACE WITH THE WRAP STRIP LAYERS.
   3M COMPANY - CP 25WB+, IC 15WB+, FIREDAM 150+ CAULK OR FB-3000 WT SEALANT
   (NOTE: CP 25WB+ NOT SUITABLE FOR USE WITH CPVC PIPES.)

6. FIRESTOP DEVICE* (NOT SHOWN) - AS AN ALTERNATE TO ITEMS 3 AND 4 FOR NOM 1-1/2 IN., 2 IN., 3 IN. OR 4 IN. (38 MM, 51 MM, 76 MM OR 102 MM) MM) DIAM NONMETALLIC PIPES, A FIRESTOP DEVICE CONSISTING OF A SHEET-STEEL SPLIT COLLAR LINED WITH INTUMESCENT MATERIAL AND PROVIDED WITH STEEL CLIPS FOR ATTACHMENT MAY BE USED. FIRESTOP DEVICE TO BE INSTALLED ON UNDERSIDE OF SUBFLOOR AND AGAINST THE FINISHED GYPSUM WALLBOARD CEILING IN ACCORDANCE WITH THE ACCOMPANYING INSTALLATION INSTRUCTIONS.
   3M COMPANY - PPD 150, PPD 200, PPD 300, PPD 400

*BEARING THE UL CLASSIFICATION MARKING

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Jane Gabriel
Secretary of the City Plan Commission

KANSAS CITY MISSOURI

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE - KO, LLC
KANSAS CITY, MISSOURI
(816) 788-2265
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS

ABC/ANDERSON APARTMENTS

3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

PENETRATION TYPES

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SPECIFICATIONS:
DIVISION 1 - GENERAL REQUIREMENTS

SECTION 01 10 00 - SUMMARY
PROJECT INFORMATION
A. Contractor: Supplementing the definitions of the General Condition of the Contract, AIA A201-2007, the "Contractor" is identified as an entity that has a direct contract with the Owner to perform a portion of the Work of the project at the site. Communications will be issued to Contractors that are prepared by the Owner.
B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.
ACCESS TO SITE
A. General: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.
B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
1. Limits: Confine construction operations to interior and exterior areas of the existing building.
2. Driveways, Walkways and Entrances: Keep driveways loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
3. Contractor Parking: Limit vehicle parking for Contractor and construction personnel to locations approved by Owner. Applicable parking fees shall be paid by the Contractor.
a. Coordinate parking with Owner. Any vehicles parked on site in areas not approved by Owner will be towed.
C. Condition of Existing Building and Grounds: Maintain portions of existing building affected by construction operations in a weather tight condition throughout construction period. Repair damage caused by construction operations.
1. Where it is necessary for the Contractor to use portions of existing buildings or grounds for operations, such use shall be strictly in accordance with requirements and approval of the Owner's Representative. Contractor shall provide proper and safe access to the Owner occupied areas at all times.
COORDINATION WITH OCCUPANTS
A. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.
1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior to Owner acceptance of the completed Work.
2. Obtain a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.
3. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of Work.
4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.
5. For each limited occupancy, Owner agrees to obtain written consent of Contractor, secure endorsement from insurance carriers, and consent of Surety.
6. Prior to occupying a specific portion of the Work, Owner and Contractor shall make mutually acceptable arrangements for security, protection and insurance for people and property; warranties; and operation, maintenance and payment for utilities and services for each complete area to be occupied.
7. Owner reserves the right to use and occupy in whole or any part of the improvements that have been substantially completed. Use and occupancy by Owner shall not be construed as an acceptance of Work or any part, and any claim which Owner may have against Contractor shall not be deemed to have been waived by occupancy. If limited occupancy increases cost of Work or imposes delay in completion, Contractor shall be entitled to extra compensation, or extension of time, or both, but claims for extra compensation shall be in writing and shall be substantiated with receipted vouchers and other supporting data.
8. Execute Certificate of Substantial Completion for each specific portion of Work prior to Owner occupancy. After Owner occupancy Contractor shall allow access for Owner personnel, access for the public, operation of HVAC, plumbing, and electrical systems for occupied areas, Owner's security and protection of occupied areas, Owner's maintenance of occupied areas, and Owner's insurance for occupied areas.
WORK RESTRICTIONS
A. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.
B. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:
1. Notify Owner not less than two days in advance of proposed utility interruptions.
2. Obtain Owner's written permission before proceeding with utility interruptions.
a. Unless otherwise directed, existing water, gas, power and communication systems, sanitary sewer lines, and other surface and subsurface structures and systems, shall be protected during progress of Work. Should Contractor in performance of Work disturb, disconnect or damage any of above, expenses arising from disturbance or in replacing or repair shall be borne by Contractor.
C. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet (8 m) of entrances, operable windows, or outdoor-air intakes.
D. Controlled Substances: Use of tobacco products and other controlled substances within the existing building is not permitted.
E. Contractor shall:
1. Not unreasonably encumber site with materials and equipment.
2. Not load structure with weight that will endanger structure.
3. Control use of existing stairwells for vertical circulation.
4. Restrict parking for construction vehicles to spaces adjacent to the building designated for vehicles actively used in the construction process. Make arrangements and pay for parking required to supplement on-site parking.
5. Make deliveries of construction materials, equipment, supplies and similar products and make removals at the area designated by the Owner's Representative.
6. Assume full responsibility for protection and safekeeping of stored products.
7. Move stored products that interfere with operations of Owner and other contractors.
8. Obtain and pay for land required for additional storage or work areas to supplement onsite operations.
9. Cooperate with other contractors and coordinate Work with work under separate contracts, including access to the Work.
SECURITY REQUIREMENTS
A. Access Badges: All Contractor and Subcontractor personnel shall wear a current identification badge that shall be clearly visible at all times. Badges shall be provided by the Contractor or Subcontractor. All Contractor and Subcontractor personnel shall also have a valid and current recognizable photo identification, such as a driver's license, on their person at all times.
B. The Contractor shall maintain the security and integrity of the site by enclosure fences and gates. All gates shall be locked at the end of each working day, and the Contractor shall verify that the site is clear of personnel and secure before departing.

SECTION 01 25 00 - SUBSTITUTION PROCEDURES
DEFINITIONS
A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.
ADMINISTRATIVE REQUIREMENTS
A. Architect's Process: Tracking and responding to communications from the Contractor and for submitting requests and information to the Contractor will be handled electronically.
1. Contractor shall prepare requests and submittals on electronic forms acceptable to Architect and Owner provided the data included is consistent with the forms included at the end of this Section.
ACTION SUBMITTALS
A. Substitution Requests: Submit electronic requests for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
1. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors, that will be necessary to accommodate proposed substitution.
c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
e. Samples, where applicable or requested.
f. Certificates and qualification data, where applicable or requested.
g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
k. Cost information, including a proposal of change, if any, in the Contract Sum.
l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 10 working days of receipt of request, or seven working days of receipt of additional information or documentation, whichever is later.
a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.
B. Source and Quantity of Substitution Requests: Only one request for substitution submitted directly from Contractor will be considered for an item; repetitive submittals of the same item will not be considered. Substitution requests from others, or that contain unrelated material, or that contain incomplete information will be returned without review. Refer Section 01 33 00 "Submittal Procedures" for additional requirements.
QUALITY ASSURANCE
A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials.
PROCEDURES
A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.
PART 2 - PRODUCTS
SUBSTITUTIONS
A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 working days prior to time required for preparation and review of related submittals.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
b. Requested substitution provides sustainable design characteristics that specified product provided.
c. Substitution request is fully documented and properly submitted.
d. Requested substitution will not adversely affect Contractor's construction schedule.
e. Requested substitution has received necessary approvals of authorities having jurisdiction.
f. Requested substitution is compatible with other portions of the Work.
g. Requested substitution has been coordinated with other portions of the Work.
h. Requested substitution provides specified warranty.
i. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.
B. Substitutions for Convenience: Architect will consider requests for substitution if received within 60 days after the Notice to Proceed. Requests received after that time may be considered or rejected at discretion of Architect.
1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
b. Requested substitution does not require extensive revisions to the Contract Documents.
c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
d. Requested substitution provides sustainable design characteristics that specified product provided.
e. Substitution request is fully documented and properly submitted.
f. Requested substitution will not adversely affect Contractor's construction schedule.
g. Requested substitution has received necessary approvals of authorities having jurisdiction.
h. Requested substitution is compatible with other portions of the Work.
i. Requested substitution has been coordinated with other portions of the Work.
j. Requested substitution provides specified warranty.
k. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

SECTION 01 26 00 - CONTRACT MODIFICATION PROCEDURES
SUMMARY
A. Section includes administrative and procedural requirements for handling and processing Contract modifications.
B. Administrative Forms: AIA Documents
MINOR CHANGES IN THE WORK
A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on Architect's Supplemental Information (ASI) form.
ADMINISTRATIVE REQUIREMENTS
A. Architect's Process: The Architect will use electronic forms for tracking and responding to communications from the Contractor and for submitting requests and information to the Contractor.
1. Contractor shall prepare requests and submittals on electronic forms acceptable to Architect and Owner.
PROPOSAL REQUESTS
A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
1. Work Change Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
a. Work Change Proposal Requests will be issued on AIA Document G709 or similar.
2. Within time specified in Proposal Request after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
c. Include costs of labor and supervision directly attributable to the change.
d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
e. Contractor's Quotation Form: Use Contractor-generated form acceptable to Architect.
B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.
1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
6. Comply with requirements in Section 01 25 00 "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
7. Proposal Request Form: Use Contractor-generated form acceptable to Architect.
CHANGE ORDER PROCEDURES
A. On Owner's approval of a Work Changes Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701, Change Order Form.
CONSTRUCTION CHANGE AUTHORIZATION
A. Definition: Construction Change Authorization as used in this Project Manual shall have the same meaning as the Construction Change Directive used in the AIA Document A201-2007 General Conditions of the Contract for Construction.
B. Construction Change Authorization: Architect may issue a Construction Change Authorization. Construction Change Authorization instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
1. Construction Change Authorization contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.
C. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Authorization.
1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

SECTION 01 29 00 - PAYMENT PROCEDURES
SUMMARY
A. Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.
DEFINITIONS
A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.
SCHEDULE OF VALUES
A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.
1. Coordinate line items in the schedule of values with other required administrative forms and schedules, including the following:
a. Application for Payment forms with continuation sheets.
b. Submittal schedule.
c. Items required to be indicated as separate activities in Contractor's construction schedule.
2. Submit the schedule of values to Architect at earliest possible date, but no later than seven working days before the date scheduled for submittal of initial Applications for Payment.
3. Subschedules for Separate Elements of Work: Where the Contractor's construction schedule defines separate elements of the Work, provide subschedules showing values coordinated with each element.
B. Format and Content: Use Project Manual table of contents and/or CSI latest edition specification list as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.
1. Arrange schedule of values consistent with format of AIA Document G703.
2. Arrange the schedule of values in tabular form with separate columns to indicate the following for each item listed:
a. Related Specification Section or Division.
b. Description of the Work.
c. Name of subcontractor.
d. Name of manufacturer or fabricator.
e. Name of supplier.
f. Change Orders (numbers) that affect value.
g. Dollar value of the following, as a percentage of the Contract Sum to nearest onehundredth percent, adjusted to total 100 percent.
3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of five percent of the Contract Sum.
a. Include separate line items under Contractor and principal subcontracts for Project closeout requirements in an amount totaling five percent of the Contract Sum and subcontract amount.
5. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
6. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
a. Differentiate between items stored on-site and items stored off-site. If required, include evidence of insurance.
7. Provide separate line items in the schedule of values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
8. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor's option.
9. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.
APPLICATIONS FOR PAYMENT
A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.
B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.
1. Submit draft copy of Application for Payment five days prior to due date for review by Architect.
C. Application for Payment Forms: Use forms acceptable to Owner for Applications for Payment. Submit forms for approval with initial submittal of schedule of values.
D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.
1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
4. Indicate separate amounts for work being carried out under Owner-requested project acceleration.
E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on-site and items stored off-site.
1. Provide certificate of insurance, evidence of transfer of title to Owner, and consent of surety to payment, for stored materials.
2. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
3. Provide summary documentation for stored materials indicating the following:
a. Value of materials previously stored and remaining stored as of date of previous Applications for Payment.
b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for Payment.
c. Value of materials stored since date of previous Application for Payment and remaining stored as of date of current Application for Payment.
F. Transmittal: Submit three signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required.
1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.
G. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's liens from subcontractors, sub-subcontractors, and suppliers for construction period covered by the previous application.
1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
2. When an application shows completion of an item, submit conditional final or full waivers.
3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
5. Waiver Forms: Submit executed waivers of lien on forms, acceptable to Owner.
H. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:
1. List of subcontractors.
2. Schedule of values.
3. Contractor's construction schedule (preliminary if not final).
4. Products list (preliminary if not final).
5. Schedule of unit prices.
6. Submittal schedule (preliminary if not final).
7. List of Contractor's staff assignments.
8. List of Contractor's principal consultants.
9. Copies of building permits.
10. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
11. Initial progress report.
12. Report of preconstruction conference.
I. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.
1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.
J. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:
1. Evidence of completion of Project closeout requirements.
2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
3. Updated final statement, accounting for final changes to the Contract Sum.
4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
6. AIA Document G707, "Consent of Surety to Final Payment."
7. Evidence that claims have been settled.
8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
9. Final liquidated damages settlement statement.

SECTION 01 31 00 - PROJECT MANAGEMENT AND COORDINATION
SUMMARY
A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:
1. General coordination procedures.
2. Coordination drawings.
3. Requests for Information (RFIs).
4. Project meetings.
INFORMATIONAL SUBMITTALS
A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design.
1. Name, address, and telephone number of entity performing subcontract or supplying products.
2. Number and title of related Specification Section(s) covered by subcontract.
3. Drawing number and detail references, as appropriate, covered by subcontract.
B. Digital Coordination Drawings: Submit electronic digital files for full coordination.
C. Key Personnel Names: Within 15 working days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site.
GENERAL COORDINATION PROCEDURES
A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, that depend on each other for proper installation, connection, and operation.
1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.
B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.
1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.
C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:
1. Preparation of the Schedule of Values.
2. Installation and removal of temporary facilities and controls.
3. Delivery and processing of submittals.
4. Progress meetings.
5. Preinstallation conferences.
6. Project closeout activities.
7. Startup and adjustment of systems.
COORDINATION DRAWINGS
A. Coordination Drawings, General: Prepare coordination drawings according to requirements in individual Sections, and additionally where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.
1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on standard printed data. Include the following information, as applicable:
a. Use applicable Drawings as a basis for preparation of coordination drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
b. Provide coordinated composite drawings, drawn at a scale not less than 1/4 inch per foot in both plan and elevation, including, but not limited to, equipment, ducts,pipe sleeves, piping including plumbing and sprinkler systems, lighting, special supports and other items contained within the space and finished ceiling. Show mechanical and electrical services and architectural and structural features drawn to scale. Provide composite drawings for corridors, specialty spaces, mechanical rooms, shafts, tunnels, and other areas of limited space with complex systems. Distribute copies of composite drawings to all trades to assure a complete, coordinated installation of work within the space available. Include elevation drawings indicating finish ceiling heights, and heights above finished floor to bottom of ductwork, piping, conduit and other overhead fixtures and equipment.
1) Sheet Size: At least 8-1/2 by 11 inches but no larger than 30 by 40 inches.
2) Draw required details at a scale not less than 3/4 inch per foot.
c. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
d. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
e. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
f. Indicate required installation sequences.
1) Scheduling, sequencing movement, and positioning of large equipment into the building during construction.
g. Indicate dimensions shown on the Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.
h. Refer to Sections of Division 23 and Division 26 for specific Coordination Drawing requirements for mechanical and electrical installations.
i. Indicate relationship of components shown on separate Shop Drawings.
B. Coordination Drawing Organization: Organize coordination drawings as follows:
1. Floor Plans and Reflected Ceiling Plans: Show architectural and structural elements, and mechanical, plumbing, fire-protection, fire-alarm, and electrical Work. Show locations of visible ceiling-mounted devices relative to acoustical ceiling grid. Supplement plan drawings with section drawings where required to adequately represent the Work. Designate fire-rated walls, partitions and floors.
a. Where indicated, include supports, components and plenum space clearances for raised access flooring.
2. Plenum Space: Indicate subframing for support of ceiling and wall systems, mechanical and electrical equipment, and related Work. Locate components within ceiling plenum to accommodate layout of light fixtures indicated on Drawings. Indicate areas of conflict between light fixtures and other components.
3. Mechanical and Electrical Rooms: Provide coordination drawings for mechanical and electrical rooms showing plans and elevations of mechanical, plumbing, fire-protection, fire-alarm, and electrical equipment.
4. Through Penetrations: Indicate fire-rated and non-fire-rated penetrations and openings required for all disciplines through interior and exterior walls, interior partitions, foundation walls, and floor slabs.
5. Mechanical and Plumbing Work: Show the following:
a. Sizes and bottom elevations of ductwork, supply piping, sanitary, floor and roof drain piping, and conduit runs, including insulation, bracing, flanges, and support systems. Indicate access points and required maintenance areas.
b. Dimensions of major components, such as control boxes, dampers, valves, diffusers, access doors, cleanouts and electrical distribution equipment.
c. Fire-rated enclosures around ductwork.
d. Sleeves and capped utilities for future work.
6. Electrical Work: Show the following:
a. Runs of vertical and horizontal conduit 1-1/4 inches (32 mm) in diameter and larger.
b. Light fixture, exit light, electrified door hardware, access controls, emergency battery pack, smoke detector, and other fire-alarm locations.
c. Panel board, switch board, switchgear, transformer, busway, generator, and motor control center locations.
d. Location of pull boxes and junction boxes, dimensioned from column center lines.
7. Fire-Protection System: Show the following:
a. Locations of standpipes, mains piping, branch lines, pipe drops, and sprinkler heads.
8. Review: Architect will review coordination drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are Contractor's responsibility. If Architect determines that coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, Architect will so inform Contractor, who shall make changes as directed and resubmit.
C. Coordination Drawing Prints: Prepare coordination drawing prints according to requirements in Section 01 33 00 "Submittal Procedures."
D. Coordination Digital Data Files: Prepare coordination digital data files according to the following requirements:
1. File Preparation Format: Same digital data software program, version, and operating system as original Drawings.
2. File Submittal Format: Submit or post coordination drawing files using Portable Data File (PDF) format.
3. Architect will furnish Contractor one set of digital data files of Drawings for use in preparing coordination digital data files.
a. Architect makes no representations as to the accuracy or completeness of digital data files as they relate to Drawings.
b. Digital Data Software Program: Drawings will be available for downloading in *.DWG formats.
c. Contractor shall execute a data licensing agreement in the form of Electronic Data Transfer Agreement.
REQUESTS FOR INFORMATION (RFIs)
A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.
1. Architect will return RFIs submitted to Architect by other entities controlled by Contractor with no response.
2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.
B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:
1. Project name, Project number, Date, Name of Contractor, Name of Architect.
2. RFI number, numbered sequentially and RFI subject.
3. Specification Section number and title and related paragraphs, as appropriate.
4. Drawing number and detail references, as appropriate.
5. Field dimensions and conditions, as appropriate.
6. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
7. Contractor's signature.
8. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.
a. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.
C. RFI Forms: Software-generated form with substantially the same content as indicated above, acceptable to Architect.
1. Attachments shall be electronic files in PDF format.
D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven working days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.
1. The following Contractor-generated RFIs will be returned without action:
a. Requests for approval of submittals.
b. Requests for approval of substitutions.
c. Requests for approval of Contractor's means and methods.
d. Requests for coordination information already indicated in the Contract Documents.
e. Requests for adjustments in the Contract Time or the Contract Sum.
f. Requests for interpretation of Architect's actions on submittals.
g. Incomplete RFIs or inaccurately prepared RFIs.
2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information.
3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Section 01 26 00 "Contract Modification Procedures."
a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 10 days of receipt of the RFI response.
E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly.
F. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within seven days if Contractor disagrees with response.
1. Identification of related Minor Change in the Work, Construction Change Authorization, and Proposal Request, as appropriate.
PROJECT MEETINGS
A. General: General Contractor will schedule and conduct meetings and conferences at Project site unless otherwise indicated.
1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
2. Agenda: General Contractor will prepare the meeting agenda. Distribute the agenda to all invited attendees.
3. Minutes: General Contractor will record significant discussions and agreements achieved and distribute the meeting minutes to everyone concerned within five days of the meeting.
B. Preconstruction Conference: General Contractor will schedule and conduct a preconstruction conference before starting construction, but no later than 15 days after execution of the Agreement.
1. Attendees: Authorized representatives of Owner and its consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Discuss items of significance that could affect progress, including the following:
a. Review responsibilities and personnel assignments
b. Tentative construction schedule.
c. Critical work sequencing and long-lead items.
d. Designation of key personnel and their duties.
e. Lines of communications.
f. Procedures for processing field decisions and Change Orders.
g. Procedures for RFIs.
h. Procedures for testing and inspecting.
i. Procedures for processing Applications for Payment.
j. Distribution of the Contract Documents.
k. Submittal procedures.
l. Preparation of record documents.
m. Use of the premises and existing building.
n. Work restrictions.
o. Working hours.
p. Owner's occupancy requirements.
q. Responsibility for temporary facilities and controls.
r. Procedures for moisture and mold control.
s. Procedures for disruptions and shutdowns.
t. Construction waste management and recycling.
u. Parking availability.
v. Office, work, and storage areas.
w. Equipment deliveries and priorities.
x. First aid.
y. Security.
z. Progress cleaning.
C. Preinstallation Conferences: General Contractor will schedule and conduct a preinstallation conference at Project site before each construction activity that requires coordination with other construction.
1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect of scheduled meeting dates.
2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:
a. Contract Documents, Options, Related RFIs, Related Change Orders, Purchases, Deliveries, Submittals, Review of mockups, Possible conflicts, Compatibility requirements, Time schedules, Weather limitations, Manufacturer's written instructions, Warranty requirements, Compatibility of materials, Acceptability of substrates, Temporary facilities and controls, Space and access limitations, Regulations of authorities having jurisdiction, Testing and inspecting requirements, Installation procedures, Coordination with other work, Required performance results, Protection of adjacent work, Protection of construction and personnel.
3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
4. Reporting: Distribute minutes of the meeting to each party present and to other parties requiring information.
5. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.
D. Project Closeout Conference: General Contractor will schedule and conduct a project closeout conference, at a time convenient to Owner, but no later than 90 days prior to the scheduled date of Substantial Completion.
1. Attendees: Authorized representatives of Owner and its consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Discuss items of significance that could affect or delay Project closeout, including the following:
a. Review responsibilities and personnel assignments
b. Preparation of record documents.
c. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
d. Submittal of written warranties.
e. Requirements for preparing operations and maintenance data.
f. Requirements for delivery of material samples, attic stock, and spare parts.
g. Requirements for demonstration and training.
h. Preparation of Contractor's punch list.
i. Procedures for processing Applications for Payment at Substantial Completion and for final payment.
j. Submittal procedures.
k. Owner's partial occupancy requirements.
l. Installation of Owner's furniture, fixtures, and equipment.
m. Responsibility for removing temporary facilities and controls.
E. Progress Meetings: General Contractor will schedule and conduct progress meetings at regular intervals.
1. Attendees: In addition to representatives of Owner, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
1) Review schedule for next period.
b. Review present and future needs of each entity present, including the following:
1) Interface requirements, Sequence of operations, Status of submittals, Deliveries, Off-site fabrication, Access, Site utilization, Temporary facilities and controls, Progress cleaning, Quality and work standards, Status of correction of deficient items, Field observations, Status of RFIs, Status of proposal requests, Pending changes, Status of Change Orders, Pending claims and disputes, Documentation of information for payment requests.
3. Schedule Updating: Revise Contractor's construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.
F. Coordination Meetings: General Contractor will schedule and conduct Project coordination meetings at regular intervals. Project coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and preinstallation conferences.
1. Attendees: In addition to representatives of Owner, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meetings shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Review and correct or approve minutes of the previous coordination meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
a. Combined Contractor's Construction Schedule: Review progress since the last coordination meeting. Determine whether each contract is on time, ahead of schedule, or behind schedule, in relation to combined Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
b. Schedule Updating: Revise combined Contractor's construction schedule after each coordination meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with report of each meeting.
c. Review present and future needs of each contractor present, including the following:
1) Interface requirements, Sequence of operations, Status of submittals, Construction waste management and recycling, Sequence of finish installation and indoor air quality procedures, Deliveries, Off-site fabrication, Access, Site utilization, Temporary facilities and controls, Work hours, Hazards and risks, Progress cleaning, Quality and work standards, Status of correction of deficient items, Field observations, Requests for interpretations (RFIs), Status of Proposal Requests (PRs), Pending changes, Status of Change Orders, Pending claims and disputes, Documentation of information for payment requests.

SECTION 01 33 00 - SUBMITTAL PROCEDURES
SUMMARY
A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.
DEFINITIONS
A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals"
B. Informational Submittals: Written and graphic information that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals."

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
KANSAS CITY MISSOURI
Sara Copeland, FAICP
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
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DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
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APPLICANT:
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ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

GENERAL REQUIREMENTS

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SPECIFICATIONS:
DIVISION 1 - GENERAL REQUIREMENTS CONTINUED

ACTION SUBMITTALS

A. Submittal Schedule: Submit a schedule of submittals, arranged in chronological order by dates required by construction schedule. Include time required for review, ordering, manufacturing, fabrication, and delivery when establishing dates. Include additional time required for making corrections or revisions to submittals noted by Architect and additional time for handling and reviewing submittals required by those corrections.
1. Coordinate submittal schedule with list of subcontracts, the schedule of values, and Contractor's construction schedule.
2. Initial Submittal: Submit concurrently with initial construction schedule but prior to first application for payment. Include submittals required during the first 60 days of construction. List those submittals required to maintain orderly progress of the Work and those required early because of long lead time for manufacture or fabrication.
3. Six-Week Look-Ahead Schedules: Maintain and update submittal schedules to reflect current conditions at the project site and project status. Submit revised submittal schedules highlighting the submittals planned in the subsequent six weeks.
4. Format: Arrange the following information in a tabular format:
a. Scheduled date for first submittal.
b. Specification Section number and title.
c. Submittal category: Action; informational.
d. Name of subcontractor.
e. Description of the Work covered.
f. Scheduled date for Architect's final release or approval.
g. Scheduled date of fabrication.
h. Scheduled dates for purchasing.
i. Scheduled dates for installation.
j. Activity or event number.

SUBMITTAL ADMINISTRATIVE REQUIREMENTS

A. Electronic Data: Electronic digital data files of the Contract Drawings will be provided by Architect for Contractor's use in preparing submittals upon execution of an "Electronic Data Transfer Agreement."
B. Coordination: Coordinate preparation and processing of submittals with performance of construction activities. Transmit each submittal sufficiently in advance of performance of related construction activities to avoid delay.
1. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
2. Submittal items required for each Specification Section shall be submitted concurrently unless partial submittals for portions of the Work are indicated on approved submittal schedule.
3. Submit action submittals and informational submittals required by the same Specification Section as separate packages under separate transmittals.
4. Coordinate transmittal of different types of submittals for related parts of the Work so processing will not be delayed because of need to review submittals concurrently for coordination.
a. Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until related submittals are received.
5. Arrange for preparation of required submittals in sufficient detail to permit analysis and review by Architect, sufficiently early to allow for review, and accommodate the rate of construction progress required under the Contract. Delete or mark out extraneous material not relevant to the Project.
C. Processing Time: Allow time for submittal review, including time for resubmittals, as follows. Time for review shall commence on the first full working day following Architect's receipt of submittal. No extension of the Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
1. Initial Review: Allow 10 consecutive working days for initial review of each submittal. Allow additional time if processing must be delayed to permit coordination with subsequent submittals or if concurrent review is required. Architect will advise Contractor when a submittal being processed must be delayed for coordination or concurrent review.
2. Resubmittal Review: Allow 10 consecutive working days for review of each resubmittal.
3. Extended Review: For large or complex projects, allow 20 working days for initial review of the following submittals:
a. Coordination drawings, Windows, Door hardware, Electronic security systems, HVAC temperature controls, HVAC balancing report.
b. If more than five shop drawings of a single trade are received in one week.
D. Electronic Submittals: Two-dimensional documents, such as schedules, shop drawings, product data, and general information, shall be submitted electronically in portable document format (PDF) file. Identify and incorporate information in each electronic submittal file as follows:
1. Assemble complete submittal package into a single indexed file incorporating submittal requirements of a single Specification Section and transmittal form with links enabling navigation to each item.
2. Name file with submittal number or other unique identifier, including revision identifier.
3. Provide means for insertion to permanently record Contractor's review and approval markings and action taken by Architect.
E. Options: Identify options requiring selection by Architect.
F. Deviations and Additional Information: On an attached separate sheet, prepared on Contractor's letterhead, record relevant information, requests for data, revisions other than those requested by Architect on previous submittals, and deviations from requirements in the Contract Documents, including minor variations and limitations. Include same identification information as related submittal.
G. Resubmittals: Make resubmittals in same form as initial submittal.
1. Note date and content of previous submittal.
2. Note date and content of revision in label or title block and clearly indicate extent of revision.
3. Resubmit submittals until they are marked with approval notation from Architect's action stamp.
H. Distribution: Furnish copies of final submittals to manufacturers, subcontractors, suppliers, fabricators, installers, authorities having jurisdiction, and others as necessary for performance of construction activities. Show distribution on transmittal forms.
I. Use for Construction: Retain complete copies of submittals on Project site. Use only final action submittals that are marked with approval notation from Architect's action stamp.

PART 2 - PRODUCTS

SUBMITTAL PROCEDURES

A. General Submittal Procedure Requirements:
1. Submit electronic submittals via email as PDF electronic files.
a. Architect will return annotated file. Annotate and retain one copy of file as an electronic Project record document file.
2. Certificates and Certifications Submittals: Provide a statement that includes signature of entity responsible for preparing certification. Certificates and certifications shall be signed by an officer or other individual authorized to sign documents on behalf of that entity.

ACTION SUBMITTALS

A. Product Data: Collect information into a single submittal for each element of construction and type of product or equipment.
1. If information must be specially prepared for submittal because standard published data are not suitable for use, submit as Shop Drawings, not as Product Data.
2. Mark each copy of each submittal to show which products and options are applicable. Delete or mark out extraneous material that is not applicable to the Work. Edit material to conform to project requirements, and to clearly show model number, type and size proposed. Provide additional information as necessary to supplement standard information.
3. Submit Product Data in the following format:
a. PDF electronic file.
B. Shop Drawings: Prepare Project-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or standard printed data, unless submittal based on Architect's digital data drawing files is otherwise permitted.
1. Preparation: Fully illustrate requirements in the Contract Documents. Include the following information, as applicable:
a. Dimensions.
b. Identification of products.
c. Fabrication and installation drawings.
d. Roughing-in and setting diagrams.
e. Wiring diagrams showing field-installed wiring, including power, signal, and control wiring.
f. Shop fabrication instructions.
g. Templates and patterns.
h. Schedules.
i. Design calculations.
j. Compliance with specified standards.
k. Notation of coordination requirements.
l. Notation of dimensions established by field measurement.
m. Relationship and attachment to adjoining construction clearly indicated.
n. Seal and signature of professional engineer if specified.
o. Highlight deviations from the Contract Documents.
2. Wiring Diagrams: Differentiate between manufacturer-installed and field-installed wiring.
3. Do not use Shop Drawings for ordering, fabrication, or construction without an appropriate final stamp from the Contractor and Architect indicating action taken in connection with construction.
4. Submit Shop Drawings in PDF electronic file format:
C. Samples: Submit Samples for review of size, kind, color, pattern, and texture for a check of these characteristics with other elements and for a comparison of these characteristics between final submittal and actual component as delivered and installed.
1. Transmit Samples that contain multiple, related components such as accessories together in one submittal package.
2. For projects where electronic submittals are required, provide corresponding electronic submittal of Sample transmittal, digital image file illustrating Sample characteristics, and identification information for record.
3. Disposition: Maintain sets of approved Samples at Project site, available for quality control comparisons throughout the course of construction activity. Sample sets may be used to determine final acceptance of construction associated with each set.
4. Samples for Initial Selection: Submit manufacturer's color charts consisting of units or sections of units showing the full range of colors, textures, and patterns available.
5. Samples for Verification: Submit full-size units or Samples of size indicated, prepared from same material to be used for the Work, cured and finished in manner specified, and physically identical with material or product proposed for use, and that show full range of color and texture variations expected. Samples include, but are not limited to, the following: partial sections of manufactured or fabricated components; small cuts or containers of materials; complete units of repetitively used materials; swatches showing color, texture, and pattern; color range sets; and components used for independent testing and inspection.
a. Number of Samples: Submit three sets of Samples. Architect will retain two Sample sets; remainder will be returned.

INFORMATIONAL SUBMITTALS

A. Insurance Certificates and Bonds: Prepare written information indicating current status of insurance or bonding coverage. Include name of entity covered by insurance or bond, limits of coverage, amounts of deductibles, if any, and term of the coverage.
B. Qualification Data: Prepare written information that demonstrates capabilities and experience of firm or person. Include lists of completed projects with project names and addresses, contact information of architects and owners, and other information specified.
C. Welding Certificates: Prepare written certification that welding procedures and personnel comply with requirements in the Contract Documents. Submit record of Welding Procedure.Specification and Procedure Qualification Record on AWS forms. Include names of firms and personnel certified.
D. Installer Certificates: Submit written statements on manufacturer's letterhead certifying that Installer complies with requirements in the Contract Documents and, where required, is authorized by manufacturer for this specific Project.
E. Manufacturer Certificates: Submit written statements on manufacturer's letterhead certifying that manufacturer complies with requirements in the Contract Documents. Include evidence of manufacturing experience where required.
F. Product Certificates: Submit written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
G. Material Certificates: Submit written statements on manufacturer's letterhead certifying that material complies with requirements in the Contract Documents.
H. Material Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting test results of material for compliance with requirements in the Contract Documents.
I. Product Test Reports: Submit written reports indicating that current product produced by manufacturer complies with requirements in the Contract Documents. Base reports on evaluation of tests performed by manufacturer and witnessed by a qualified testing agency, or on comprehensive tests performed by a qualified testing agency.
J. Research Reports: Submit written evidence, from a model code organization acceptable to authorities having jurisdiction, that product complies with building code in effect for Project.
K. Preconstruction Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of tests performed before installation of product, for compliance with performance requirements in the Contract Documents.
L. Compatibility Test Reports: Submit reports written by a qualified testing agency, on testing agency's standard form, indicating and interpreting results of compatibility tests performed before installation of product. Include written recommendations for primers and substrate preparation needed for adhesion.
M. Field Test Reports: Submit written reports indicating and interpreting results of field tests performed either during installation of product or after product is installed in its final location, for compliance with requirements in the Contract Documents.
N. Design Data: Prepare and submit written and graphic information, including, but not limited to, performance and design criteria, list of applicable codes and regulations, and calculations. Include list of assumptions and other performance and design criteria and a summary of loads. Include load diagrams if applicable. Provide name and version of software, if any, used for calculations. Include page numbers.

DELEGATED-DESIGN SERVICES

A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.
1. If criteria indicated are not sufficient to perform services or certification required, submit a written request for additional information to Architect.
B. Delegated-Design Services Certification: In addition to Shop Drawings, Product Data, and other required submittals, submit digitally signed PDF electronic calculation files, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional.
1. Indicate that products and systems comply with performance and design criteria in the Contract Documents. Include list of codes, loads, and other factors used in performing these services.

PART 3 - EXECUTION

CONTRACTOR'S REVIEW

A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
B. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.
1. Architect will take no action on submittals that have not been stamped and certified.

ARCHITECT'S ACTION

A. Action Submittals: Architect will review each submittal, make marks to indicate corrections or revisions required, and return it. Architect will stamp each submittal with an action stamp and will mark stamp appropriately to indicate action, as follows:
1. REVIEWED: Submittal has been reviewed for the limited purpose of checking for conformance with information given and design concept expressed in the Contract Documents and no exceptions are taken; Contractor may proceed with work represented in submittal. Architect's review is not conducted for the purpose of determining the accuracy or completeness of other details, such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment and systems, all of which remain the responsibility of the Contractor.
2. REVIEWED WITH COMMENTS: Submittal has been reviewed as stated in Subparagraph 1. above, but certain exceptions are noted. Contractor may proceed with work represented in submittal, provided Contractor agrees to incorporate exceptions noted by Architect.
3. REVISE AS NOTED AND RESUBMIT: Submittal has been reviewed as stated in Subparagraph 1.above, but certain exceptions are noted. Contractor may not proceed with work represented in submittal. Revise submittal incorporating noted exceptions and resubmit to Architect until "APPROVED" or "APPROVED AS NOTED" status is given.
4. REJECTED/RESUBMIT: Submittal has been reviewed as stated in Subparagraph 1. above and is not acceptable. Contractor may not proceed with work represented for one or more of the following reasons:
a. Since work represented in submittal is not acceptable; submit specified item.
b. Submittal has not been made in accordance with procedures specified.
c. Insufficient information is provided to make a determination.
d. Submittal contains too many errors or omissions to make a determination.
e. Information provided does not conform to information included in the Contract Documents.
f. Submittal contains excessive extraneous materials making a final determination impossible.
5. NO ACTION REQUIRED: Submittal has not been reviewed for one or more of the following reasons:
a. Submittal is not required by the Contract Documents.
b. Submittal includes manufacturer's instructions to the Contractor relative to Contractor's responsibility for means, methods, procedures, and safety precautions.
B. Informational Submittals: Architect will review each submittal and will not return it, or will return it if it does not comply with requirements. Architect will forward each submittal to appropriate party.
C. Partial submittals prepared for a portion of the Work will be reviewed when use of partial submittals has received prior approval from Architect.
D. Incomplete submittals and submittals with errors are unacceptable, will be considered nonresponsive, and will be returned for resubmittal without review.
E. Submittals not required by the Contract Documents may be returned or discarded by the Architect without action.

SECTION 01 35 91 - HISTORIC TREATMENT PROCEDURES

DEFINITIONS

A. Consolidate: To strengthen loose or deteriorated materials in place.
B. Design Reference Sample: A sample that represents the Architect's prebid selection of work to be matched; it may be existing work or work specially produced for the Project.
C. Dismantle: To disassemble or detach a historic item from a surface, or a nonhistoric item from a historic surface, using gentle methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
D. Historic: Spaces, areas, rooms, surfaces, materials, finishes, and overall appearance that are important to the successful preservation, rehabilitation, restoration, and reconstruction as determined by Architect. Designated historic spaces, areas, materials, and surfaces are indicated on Drawings
E. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Architect.
F. Reconstruct: To remove existing item, replicate damaged or missing components, and reinstall in original position and configuration.
G. Refinish: To remove existing finishes to base material and apply new finish to match original, or as otherwise indicated.
H. Reinstall: To protect removed or dismantled item, repair and clean it as indicated for reuse, and reinstall it in original position, or where indicated.
I. Remove: To take down or detach a nonhistoric item located within a historic space, area, or room, using methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
J. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. This includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.
K. Replace: To remove, duplicate, and reinstall entire item with new material. The original item is the pattern for creating duplicates unless otherwise indicated.
L. Replicate: To reproduce in exact detail, materials, and finish unless otherwise indicated.
M. Reproduce: To fabricate a new item, accurate in detail to the original, and from either the same or a similar material as the original, unless otherwise indicated.
N. Restore: To consolidate, replicate, reproduce, repair, and refinish as required to achieve the indicated results.
O. Retain: To keep existing items that are not to be removed or dismantled.
P. Reversible: New construction work, treatments, or processes that can be removed or undone in the future without damaging historic materials unless otherwise indicated.
Q. Salvage: To protect removed or dismantled items and deliver them to Owner.
R. Stabilize: To provide structural reinforcement of unsafe or deteriorated items while maintaining the essential form as it exists at present; also, to reestablish a weather-resistant enclosure.
S. Strip: To remove existing finish down to base material unless otherwise indicated.

COORDINATION

A. Historic Treatment Subschedule: A construction schedule coordinating the sequencing and scheduling of historic treatment work for entire Project, including each activity to be performed in historic spaces, areas, and rooms, and on historic surfaces; and based on Contractor's Construction Schedule. Secure time commitments for performing critical construction activities from separate entities responsible for historic treatment work.
1. Schedule construction operations in sequence required to obtain best historic treatment results.
2. Coordinate sequence of historic treatment work activities
B. Public Circulation: Coordinate historic treatment work with public circulation patterns at Project site. Some work is near public circulation patterns. Public circulation patterns cannot be closed off entirely, and in places can be only temporarily redirected around small areas of work. Plan and execute the Work accordingly.

PROJECT MEETINGS FOR HISTORIC TREATMENT

1. Attendees: In addition to representatives of Owner, Architect, and Contractor, testing service representative, historic treatment specialists, chemical-cleaner manufacturer, supplier, installer, and other entity concerned with progress or involved in planning, coordination, or performance of historic treatment work activities shall be represented at these meetings. All participants at conference shall be familiar with Project and authorized to conclude matters relating to historic treatment work.
2. Reporting: Record conference results and distribute copies to everyone in attendance and to others affected by decisions or actions resulting from conference.
A. Preliminary Historic Treatment Conference: Before starting historic treatment work, conduct conference at Project site.
1. Agenda: Discuss items of significance that could affect progress of historic treatment work, including review of the following:
a. Historic Treatment Subschedule: Discuss and finalize; verify availability of materials, historic treatment specialists' personnel, equipment, and facilities needed to make progress and avoid delays.
b. Fire-prevention plan.
c. Governing regulations.
d. Areas where existing construction is to remain and the required protection.
e. Hauling routes.
f. Sequence of historic treatment work operations.
g. Storage, protection, and accounting for salvaged and specially fabricated items.
h. Existing conditions, staging, and structural loading limitations of areas where materials are stored.
i. Qualifications of personnel assigned to historic treatment work and assigned duties.
j. Requirements for extent and quality of work, tolerances, and required clearances.
k. Methods and procedures related to historic treatments, including product manufacturers' written instructions and precautions regarding historic treatment procedures and their effects on materials, components, and vegetation.
l. Embedded work such as flashings and lintels, special details, collection of wastes, protection of occupants and the public, and condition of other construction that affect the Work or will affect the work.
B. Coordination Meetings: Conduct coordination meetings specifically for historic treatment work at regularly scheduled intervals. Coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and preinstallation conferences.
2. Agenda: Review and correct or approve minutes of previous coordination meeting. Review other items of significance that could affect progress of historic treatment work. Include topics for discussion as appropriate to status of Project.
a. Historic Treatment Subschedule: Review progress since last coordination meeting. Determine whether each schedule item is on time, ahead of schedule, or behind schedule. Determine how construction behind schedule will be expedited with retention of quality; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities are completed within the Contract Time.
b. Schedule Updating: Revise Contractor's Historic Treatment Subschedule after each coordination meeting where revisions to schedule have been made or recognized. Issue revised schedule concurrently with report of each meeting.
c. Review present and future needs of each entity present, including review items listed in the "Preliminary Historic Treatment Conference" Paragraph above and the following:
1) Interface requirements of historic treatment work with other Project Work.
2) Status of submittals for historic treatment work.
3) Access to historic treatment work.
4) Effectiveness of fire-prevention plan.
5) Quality and work standards of historic treatment work.
6) Change Orders for historic treatment work.

MATERIALS OWNERSHIP

A. Historic items, relics, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, antiques, and other items of interest or value to Owner that may be encountered or uncovered during the Work, regardless of whether they were previously documented, remain Owner's property.
1. Carefully dismantle and salvage each item or object and protect it from damage, then promptly deliver it to Owner where directed.
2. Coordinate with Owner's historical adviser, who will establish special procedures for dismantling and salvaging.

INFORMATIONAL SUBMITTALS

A. Historic Treatment Subschedule:
1. Submit historic treatment subschedule within 15 days of date established for commencement of historic treatment work.
B. Preconstruction Documentation: Show preexisting conditions of adjoining construction and site improvements, including finish surfaces, that might be misconstrued as damage caused by Contractor's historic treatment operations.
C. Historic Treatment Program: Submit 15 days before work begins.
D. Fire-Prevention Plan: Submit 15 days before work begins.

QUALITY ASSURANCE

A. Historic Treatment Specialist Qualifications: An experienced firm regularly engaged in historic treatments similar in nature, materials, design, and extent to this work as specified in each section and that has completed a minimum of five recent projects with a record of successful inservice performance that demonstrates the firm's qualifications to perform this work.
1. Field Supervisor Qualifications: Full-time supervisors experienced in historic treatment work similar in nature, material, design, and extent to that indicated for this Project. Supervisors shall be on Project site when historic treatment work begins and during its progress. Supervisors shall not be changed during Project except for causes beyond the control of the specialist firm.
a. Construct new mockups of required work whenever a supervisor is replaced.
B. Historic Treatment Program: Prepare a written plan for historic treatment for whole Project, including each phase or process and protection of surrounding materials during operations. Describe in detail the materials, methods, and equipment to be used for each phase of work. Show compliance with indicated methods and procedures specified in this and other Sections. Coordinate this whole-Project historic treatment program with specific requirements of programs required in other historic treatment Sections.
1. Dust and Noise Control: Include locations of proposed temporary dust- and noise-control partitions and means of egress from occupied areas coordinated with continuing on-site operations and other known work in progress.
2. Debris Hauling: Include plans clearly marked to show debris hauling routes, turning radii, and locations and details of temporary protective barriers.
C. Fire-Prevention Plan: Prepare a written plan for preventing fires during the Work, including placement of fire extinguishers, fire blankets, rag buckets, and other fire-prevention devices during each phase or process. Coordinate plan with Owner's fire-protection equipment and requirements. Include fire?watch personnel's training, duties, and authority to enforce fire safety.

STORAGE AND HANDLING OF HISTORIC MATERIALS

A. Salvaged Historic Materials:
1. Clean loose dirt and debris from salvaged historic items unless more extensive cleaning is indicated.
2. Pack or crate items after cleaning; cushion against damage during handling. Label contents of containers.
3. Store items in a secure area until delivery to Owner.
4. Transport items to Owner's storage area designated by Owner.
5. Protect items from damage during transport and storage.
B. Historic Materials for Reinstallation:
1. Repair and clean historic items for reuse as indicated.
2. Pack or crate items after cleaning and repairing; cushion against damage during handling. Label contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment unless otherwise indicated. Provide connections, supports, and miscellaneous materials to make item functional for use indicated.
C. Existing Historic Materials to Remain: Protect construction indicated to remain against damage and soiling from construction work. Where permitted by Architect, items may be dismantled and taken to a suitable, protected storage location during construction work and reinstalled in their original locations after historic treatment and construction work in the vicinity is complete.
D. Storage: Catalog and store historic items within a weathertight enclosure where they are protected from moisture, weather, condensation, and freezing temperatures.
1. Identify each item with a nonpermanent mark to document its original location. Indicate original locations on plans, elevations, sections, or photographs by annotating the identifying marks.
2. Secure stored materials to protect from theft.
3. Control humidity so that it does not exceed 85 percent. Maintain temperatures 5 deg F or more above the dew point.
E. Storage Space:
1. Arrange for off-site locations for storage and protection of historic material that cannot be stored and protected on-site.

FIELD CONDITIONS

A. Size Limitations in Historic Spaces: Materials, products, and equipment used for performing the Work and for transporting debris, materials, and products shall be of sizes that clear surfaces within historic spaces, areas, rooms, and openings, including temporary protection, by 12 inches or more.

PART 3 - EXECUTION

PROTECTION, GENERAL

A. Protect persons, motor vehicles, surrounding surfaces of building, building site, plants, and surrounding buildings from harm resulting from historic treatment procedures.
1. Use only proven protection methods, appropriate to each area and surface being protected.
2. Provide temporary barricades, barriers, and directional signage to exclude the public from areas where historic treatment work is being performed.
3. Erect temporary barriers to form and maintain fire-egress routes.
4. Erect temporary protective covers over walkways and at points of pedestrian and vehicular entrance and exit that must remain in service during historic treatment work.
5. Contain dust and debris generated by historic treatment work, and prevent it from reaching the public or adjacent surfaces.
6. Provide shoring, bracing, and supports as necessary. Do not overload structural elements.
7. Protect floors and other surfaces along hauling routes from damage, wear, and staining.
8. Provide supplemental sound-control treatment to isolate removal and dismantling work from other areas of the building.
B. Temporary Protection of Historic Materials:
1. Protect existing historic materials with temporary protections and construction. Do not remove existing materials unless otherwise indicated.
2. Do not attach temporary protection to historic surfaces except as indicated as part of the historic treatment program and approved by Architect.
C. Comply with each product manufacturer's written instructions for protections and precautions. Protect against adverse effects of products and procedures on people and adjacent materials, components, and vegetation.
D. Utility and Communications Services:
1. Notify Owner, Architect, authorities having jurisdiction, and entities owning or controlling wires, conduits, pipes, and other services affected by historic treatment work before commencing operations.
2. Disconnect and cap pipes and services as required by authorities having jurisdiction, as required for historic treatment work.
3. Maintain existing services unless otherwise indicated; keep in service, and protect against damage during operations. Provide temporary services during interruptions to existing utilities.
E. Existing Drains: Prior to the start of work in an area, test drainage system to ensure that it is functioning properly. Notify Architect immediately of inadequate drainage or blockage. Do not begin work in an area until the drainage system is functioning properly.
1. Prevent solids such as stone or mortar residue or other debris from entering the drainage system. Clean out drains and drain lines that become sluggish or blocked by sand or other materials resulting from historic treatment work.
2. Protect drains from pollutants. Block drains or filter out sediments, allowing only clean water to pass.
F. Existing Roofing: Prior to the start of work in an area, install roofing protection.

PROTECTION FROM FIRE

A. General: Follow fire-prevention plan and the following:
1. Comply with NFPA 241 requirements unless otherwise indicated.
2. Remove and keep area free of combustibles, including rubbish, paper, waste, and chemicals, unless necessary for the immediate work.
B. Heat-Generating Equipment and Combustible Materials: Care shall be taken while performing work with heat-generating equipment or combustible materials, including welding, torch-cutting, soldering, brazing, removing paint with heat, or other operations where open flames or implements using high heat or combustible solvents and chemicals are anticipated.
C. Fire Extinguishers, Fire Blankets, and Rag Buckets: Maintain fire extinguishers, fire blankets, and rag buckets for disposal of rags with combustible liquids. Maintain each as suitable for the type of fire risk in each work area. Ensure that nearby personnel and the fire-watch personnel are trained in fire-extinguisher and blanket use.
D. Sprinklers: Where sprinkler protection exists and is functional, maintain it without interruption while operations are being performed. If operations are performed close to sprinklers, shield them temporarily with guards.
1. Remove temporary guards at the end of work shifts, whenever operations are paused, and when nearby work is completed.

PROTECTION DURING APPLICATION OF CHEMICALS

A. Protect motor vehicles, surrounding surfaces of building being restored, building site, plants, and surrounding buildings from harm or damage resulting from applications of chemicals and adhesives.
B. Cover adjacent surfaces with protective materials that are proved to resist chemicals selected for Project unless chemicals being used will not damage adjacent surfaces as indicated in historic treatment program. Use covering materials and masking agents that are waterproof and UV resistant and that will not stain or leave residue on surfaces to which they are applied. Apply protective materials according to manufacturer's written instructions. Do not apply liquid masking agents or adhesives to painted or porous surfaces. When no longer needed, promptly remove protective materials.
C. Do not apply chemicals during winds of sufficient force to spread them to unprotected surfaces.
D. Neutralize alkaline and acid wastes and legally dispose of off Owner's property.
E. Collect and dispose of runoff from chemical operations by legal means and in a manner that prevents soil contamination, soil erosion, undermining of paving and foundations, damage to landscaping, or water penetration into building interior.

GENERAL HISTORIC TREATMENT

A. Have historic treatment work performed only by qualified historic treatment specialists.
B. Ensure that supervisory personnel are present when historic treatment work begins and during its progress.
C. Perform surveys of Project Site as the Work progresses to detect hazards resulting from historic treatment procedures.
D. Follow the procedures in subparagraphs below and procedures approved in historic treatment program unless otherwise indicated:
1. Retain as much existing material as possible; repair and consolidate rather than replace.
2. Use additional material or structure to reinforce, strengthen, prop, tie, and support existing material or structure.
3. Use reversible processes wherever possible.
4. Use historically accurate repair and replacement materials and techniques unless otherwise indicated.
E. Notify Architect of visible changes in the integrity of material or components whether from environmental causes including biological attack, UV degradation, freezing, or thawing or from structural defects including cracks, movement, or distortion.
1. Do not proceed with the work in question until directed by Architect.
F. Where missing features are indicated to be repaired or replaced, provide work with appearance based on accurate duplications rather than on conjecture, subject to approval of Architect.
G. Where work requires existing features to be removed or dismantled and reinstalled, perform these operations without damage to the material itself, to adjacent materials, or to the substrate.
H. Identify new and replacement materials and features with permanent marks hidden in the completed Work to distinguish them from original materials. Record a legend of identification marks and the locations of the items on record Drawings.

SECTION 01 40 00 - QUALITY REQUIREMENTS

SUMMARY

A. Section includes administrative and procedural requirements for quality assurance and quality control.
B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.

DEFINITIONS

A. Quality-Assurance Services: Activities, actions, and procedures performed before and during execution of the Work to guard against defects and deficiencies and substantiate that proposed construction will comply with requirements.
B. Quality-Control Services: Tests, inspections, procedures, and related actions during and after execution of the Work to evaluate that actual products incorporated into the Work and completed construction comply with requirements. Services do not include contract enforcement activities performed by Architect.
C. Mockups: Full-size physical assemblies that are constructed on-site. Mockups are constructed to verify selections made under Sample submittals; to demonstrate aesthetic effects and, where indicated, qualities of materials and execution; to review coordination, testing, or operation; to show interface between dissimilar materials; and to demonstrate compliance with specified Installation tolerances. Mockups are not Samples. Unless otherwise indicated, approved mockups establish the standard by which the Work will be judged.

DELEGATED DESIGN

A. Performance and Design Criteria: Where professional design services or certifications by a design professional are specifically required of Contractor by the Contract Documents, provide products and systems complying with specific performance and design criteria indicated.

CONFLICTING REQUIREMENTS

A. Referenced Standards: If compliance with two or more standards is specified and the standards establish different or conflicting requirements for minimum quantities or quality levels, comply with the most stringent requirement. Refer conflicting requirements that are different, but apparently equal, to Architect for a decision before proceeding.
B. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum provided or performed. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits. To comply with these requirements, indicated numeric values are minimum or maximum, as appropriate, for the context of requirements. Refer uncertainties to Architect for a decision before proceeding.
C. Items indicated on the drawings but not included in the specifications, or included in the specifications and not indicated on the drawings, shall have the same effect as if indicated or Included in both. In case of conflict or inconsistency between the drawings and the specifications, the Contractor shall additional information or interpretation as specified in Section 01 31 00 "Project Management and Coordination," Any adjustment by the Contractor without such determination shall be at its own risk and expense.

ACTION SUBMITTALS

A. Qualification Data: For testing agencies specified in "Quality Assurance" Article to demonstrate their capabilities and experience. Include proof of qualifications in the form of a recent report on the inspection of the testing agency by a recognized authority.
B. Delegated-Design Submittal: In addition to Shop Drawings, Product Data, and other required submittals, submit a statement, signed and sealed by the responsible design professional, for each product and system specifically assigned to Contractor to be designed or certified by a design professional, indicating that the products and systems are in compliance with performance and design criteria indicated. Include list of codes, loads, and other factors used in performing these services.

INFORMATIONAL SUBMITTALS

A. Contractor's Quality-Control Plan: For quality-assurance and quality-control activities and responsibilities.
B. Qualification Data: For Contractor's quality-control personnel.
C. Schedule of Tests and Inspections
D. Reports: Prepare and submit certified written reports and documents as specified.
E. Permits, Licenses, and Certificates: For Owner's records, submit copies of permits, licenses, certifications, inspection reports, releases, jurisdictional settlements, notices, receipts for fee payments, judgments, correspondence, records, and similar documents, established for compliance with standards and regulations bearing on performance of the Work.

CONTRACTOR'S QUALITY-CONTROL PLAN

A. Quality-Control Plan, General: Submit quality-control plan within 10 days of Notice to Proceed, and not less than five days prior to preconstruction conference. Submit in format acceptable to Architect. Identify personnel, procedures, controls, instructions, tests, records, and forms to be used to carry out Contractor's quality-assurance and quality-control responsibilities. Coordinate with Contractor's construction schedule.
B. Quality-Control Personnel Qualifications: Engage qualified full-time personnel trained and Experienced in managing and executing quality-assurance and quality-control procedures similar in nature and extent to those required for Project.
1. Project quality-control manager may also serve as Project superintendent.
C. Submittal Procedure: Describe procedures for ensuring compliance with requirements through review and management of submittal process. Indicate qualifications of personnel responsible for submittal review.
D. Testing and Inspection: In quality-control plan, include a comprehensive schedule of Work requiring testing or inspection.
E. Continuous Inspection of Workmanship: Describe process for continuous inspection during construction to identify and correct deficiencies in workmanship in addition to testing and inspection specified. Indicate types of corrective actions to be required to bring work into compliance with standards of workmanship established by Contract requirements and approved mockups.
F. Monitoring and Documentation: Maintain testing and inspection reports including log of approved and rejected results. Include work Architect has indicated as nonconforming or defective. Indicate corrective actions taken to bring nonconforming work into compliance with requirements. Comply with requirements of authorities having jurisdiction.

REPORTS AND DOCUMENTS

A. Test and Inspection Reports: Prepare certified written reports
B. Manufacturer's Technical Representative's Field Reports: Prepare written information documenting manufacturer's technical representative's tests and inspections
C. Factory-Authorized Service Representative's Reports: Prepare written information documenting manufacturer's factory-authorized service representative's tests and inspections

QUALITY ASSURANCE

A. General: Qualifications paragraphs in this article establish the minimum qualification levels Required; individual Specification Sections specify additional requirements.
B. Manufacturer Qualifications: A firm experienced in manufacturing products or systems similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
C. Fabricator Qualifications: A firm experienced in producing products similar to those indicated for this Project and with a record of successful in-service performance, as well as sufficient production capacity to produce required units.
D. Installer Qualifications: A firm or individual experienced in installing, erecting, or assembling work similar in material, design, and extent to that indicated for this Project, whose work has Resulted in construction with a record of successful in-service performance.
E. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated. Engineering services are defined as those performed for installations of the system, assembly, or product that are similar in material, design, and extent to those indicated for this Project.
F. Specialists: Certain Specification Sections require that specific construction activities shall be performed by entities who are recognized experts in those operations. Specialists shall satisfy qualification requirements indicated and shall be engaged for the activities indicated.
G. Testing Agency Qualifications: An NRTL, an NVLAP, or an independent agency with the experience and capability to conduct testing and inspecting indicated, as documented according to ASTM E 329 ; and with additional qualifications specified in individual Sections; and, where required by authorities having jurisdiction, that Is acceptable to authorities.
H. Manufacturer's Technical Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to observe and inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for This Project.
I. Factory-Authorized Service Representative Qualifications: An authorized representative of manufacturer who is trained and approved by manufacturer to inspect installation of manufacturer's products that are similar in material, design, and extent to those indicated for this Project.
J. Mockups: Before installing portions of the Work requiring mockups, build mockups for each Form of construction and finish required to comply with the following requirements, using materials indicated for the completed Work:
1. Build mockups in location and of size indicated or, if not indicated, as directed by Architect.
2. Notify Architect seven days in advance of dates and times when mockups will be constructed.
3. Employ supervisory personnel who will oversee mockup construction. Employ workers that will be employed during the construction at Project.
4. Demonstrate the proposed range of aesthetic effects and workmanship.
5. Obtain Architect's approval of mockups before starting work, fabrication, or construction.
a. Allow seven days for initial review and each re-review of each mockup.
6. Maintain mockups during construction in an undisturbed condition as a standard for judging the completed Work.

QUALITY CONTROL

A. Owner Responsibilities: Where quality-control services are indicated as Owner's responsibility, Owner will engage a qualified testing agency to perform these services.
1. Owner will furnish Contractor with names, addresses, and telephone numbers of testing agencies engaged and a description of types of testing and inspecting they are engaged to perform.
2. Payment for these services will be made from testing and inspecting allowances, as authorized by Change Orders.
3. Costs for retesting and reinspecting construction that replaces or is necessitated by work that failed to comply with the Contract Documents will be charged to Contractor, and the Contract Sum will be adjusted by Change Order.
B. Contractor Responsibilities: Tests and inspections not explicitly assigned to Owner are Contractor's responsibility. Perform additional quality-control activities required to verify that the Work complies with requirements, whether specified or not.
1. Contractor shall not employ same entity engaged by Owner, unless agreed to in writing by Owner.
C. Manufacturer's Field Services: Where indicated, engage a factory-authorized service representative to inspect field-assembled components and equipment installation, including service connections. Report results in writing as specified in Section 01 33 00 "Submittal Procedures."
D. Manufacturer's Technical Services: Where indicated, engage a manufacturer's technical representative to observe and inspect the Work.
E. Retesting/Reinspecting: Regardless of whether original tests or inspections were Contractor's responsibility, provide quality-control services, including retesting and reinspecting, for construction that replaced Work that failed to comply with the Contract Documents.
F. Testing Agency Responsibilities: Cooperate with Architect and Contractor in performance of duties. Provide qualified personnel to perform required tests and inspections.
G. Associated Services: Cooperate with agencies performing required tests, inspections, and similar quality-control services, and provide reasonable auxiliary services as requested. Notify agency sufficiently in advance of operations to permit assignment of personnel.
H. Coordination: Coordinate sequence of activities to accommodate required quality-assurance and -control services with a minimum of delay and to avoid necessity of removing and replacing construction to accommodate testing and inspecting.

SPECIAL TESTS AND INSPECTIONS

A. Special Tests and Inspections: Owner will engage a qualified special inspector to conduct special tests and inspections required by authorities having jurisdiction as the responsibility of Owner.

PART 3 - EXECUTION

TEST AND INSPECTION LOG

A. Test and Inspection Log: Prepare a record of tests and inspections. Include the following:
1. Date test or inspection was conducted.
2. Description of the Work tested or inspected.
3. Date test or inspection results were transmitted to Architect.
4. Identification of testing agency or special inspector conducting test or inspection.
B. Maintain log at Project site. Post changes and revisions as they occur. Provide access to test and inspection log for Architect's reference during normal working hours.

3.2 REPAIR AND PROTECTION

A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching

in Section 01 73 00 "Execution."

B. Protect construction exposed by or for quality-control service activities.
C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
KANSAS CITY MISSOURI
Sara Copeland, FAICP
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
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DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

GENERAL REQUIREMENTS

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SPECIFICATIONS:
DIVISION 1 - GENERAL REQUIREMENTS CONTINUED

SECTION 01 42 00 - REFERENCES

DEFINITIONS

A. General: Basic Contract definitions are included in the Conditions of the Contract.

B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.

C. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."

D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."

E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.

F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.

G. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.

1. "Installer": Entity engaged by the Contractor, either as an employee or subcontractor, to perform an "Install" construction activity.
   a. Installer shall be experienced in the operations they are engaged to perform.
2. "Experienced Installer": Entity that has successfully completed a minimum of five previous projects similar in size and scope to this Project; is familiar with the special requirements indicated; and has complied with requirements of authorities having jurisdiction.

H. "Provide": Furnish and install, complete and ready for the intended use.

I. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.

INDUSTRY STANDARDS

A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.

B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.

C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.

ABBREVIATIONS AND ACRONYMS

A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities indicated in Thomson Gale's "Encyclopedia of Associations" or in Columbia Books' "National Trade & Professional Associations of the U.S."

B. Materials, equipment, and operations specified by reference to published standards and specifications of a technical society, trade association, or other agency standard, shall comply with the requirements of the current edition of the listed document that is in effect on the issue date of the Specifications or Addendum page making reference thereto, unless otherwise specified.

C. Code, Federal Government Agencies, Standards and Regulations and State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities from professional standards in the industry.

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

DEFINITIONS

A. Permanent Enclosure: As determined by Architect, permanent or temporary roofing is complete, insulated, and weathertight; exterior walls are insulated and weathertight; and all openings are closed with permanent construction or substantial temporary closures.

USE CHARGES

A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated.

B. Water and Sewer Service from Existing System: Water from Owner's existing water system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.

C. Electric Power Service from Existing System: Electric power from Owner's existing system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.

INFORMATIONAL SUBMITTALS

A. Implementation and Termination Schedule: Within 15 days of date established for submittal of Contractor's Construction Schedule, submit a schedule indicating implementation and termination of each temporary utility.

B. Site Utilization Plan: Coordinate location of required facilities with Owner.

C. Moisture-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage.

D. Dust- and HVAC-Control Plan: Submit coordination drawing and narrative that indicates the dust- and HVAC-control measures proposed for use, proposed locations, and proposed time frame for their operation. Identify further options if proposed measures are later determined to be inadequate.

QUALITY ASSURANCE

A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.

B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.

C. Regulations: Comply with industry standards and applicable laws and regulations of authorities having jurisdiction.

D. Trade Jurisdictions: Assigned responsibilities for installation and operation of temporary utilities are not intended to interfere with trade regulations and union jurisdictions.

E. Accessible Temporary Egress: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.

PART 2 - PRODUCTS

MATERIALS

A. Polyethylene Sheet: Reinforced, fire-resistive sheet, 10-mil (0.25-mm) minimum thickness, with flame-spread rating of 15 or less per ASTM E 84 and passing NFPA 701 Test Method 2.

B. Dust-Control Adhesive-Surface Walk-off Mats: Provide mats minimum 36 by 60 inches.

C. Insulation: Unfaced mineral-fiber blanket, manufactured from glass, slag wool, or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively.

TEMPORARY FACILITIES

A. Field Offices, General: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading.

B. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.

1. Store combustible materials apart from building.

EQUIPMENT

A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.

B. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propane-gas or fuel-oil heaters with individual space thermostatic control.

1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
2. Heating Units: Listed and labeled for type of fuel being consumed, by a qualified testing agency acceptable to authorities having jurisdiction, and marked for intended location and application.
3. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 at each return-air grille in system and remove at end of construction and clean HVAC system as required in Section 01 77 00 "Closeout Procedures".

C. Air-Filtration Units: Primary and secondary HEPA-filter-equipped portable units with four-stage filtration. Provide single switch for emergency shutoff. Configure to run continuously.

PART 3 - EXECUTION

INSTALLATION, GENERAL

A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.

B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.

TEMPORARY UTILITY INSTALLATION

A. General: Install temporary service or connect to existing service.

1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.

B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.

1. Connect temporary sewers to municipal system as directed by authorities having jurisdiction.

C. Water Service: Connect to Owner's existing water service facilities. Clean and maintain water service facilities in a condition acceptable to Owner. At Substantial Completion, restore these facilities to condition existing before initial use.

D. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.

1. Toilets: Use of Owner's existing toilet facilities will be permitted, as long as facilities are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore these facilities to condition existing before initial use.

E. Heating and Cooling: Provide temporary heating and cooling required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.

F. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.

G. Ventilation and Humidity Control: Provide temporary ventilation required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.

Coordinate ventilation requirements to produce ambient condition required and minimize energy consumption.

1. Provide dehumidification systems when required to reduce substrate moisture levels to level required to allow installation or application of finishes.

H. Electric Power Service: Connect to Owner's existing electric power service. Maintain equipment in a condition acceptable to Owner.

I. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.

SUPPORT FACILITIES INSTALLATION

A. Traffic Controls: Comply with requirements of authorities having jurisdiction.

B. Parking: Use designated areas of Owner's existing parking areas for construction personnel.

C. Project Identification Sign: Provide Project signs

D. Temporary Signs: Provide temporary, directional signs for construction personnel and visitors for information concerning entrance to Project.

E. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations.

F. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.

G. Existing Elevator Use: Use of Owner's existing elevators will be permitted, provided elevators are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore elevators to condition existing before initial use, including replacing worn cables, guide shoes, and similar items of limited life.

1. Do not load elevators beyond their rated weight capacity.
2. Provide protective coverings, barriers, devices, signs, or other procedures to protect elevator car and entrance doors and frame. If, despite such protection, elevators become damaged, engage elevator Installer to restore damaged work so no evidence remains of correction work.

I. Temporary Stairs: Until permanent stairs are available, provide temporary stairs where ladders are not adequate.

J. Existing Stair Usage: Use of Owner's existing stairs will be permitted, provided stairs are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore stairs to condition existing before initial use.

1. Provide protective coverings, barriers, devices, signs, or other procedures to protect stairs and to maintain means of egress. If stairs become damaged, restore damaged areas so no evidence remains of correction work.

K. Temporary Use of Permanent Stairs: Use of new stairs for construction traffic will be permitted, provided stairs are protected and finishes restored to new condition at time of Substantial Completion.

SECURITY AND PROTECTION FACILITIES INSTALLATION

A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.

B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.

C. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each work day.

D. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.

E. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.

F. Covered Walkway: Erect protective, covered walkway for passage of individuals through or adjacent to Project site. Coordinate with entrance gates, other facilities, and obstructions. Comply with regulations of authorities having jurisdiction.

G. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.

H. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate occupied areas from fumes and noise.

I. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.

1. Prohibit smoking in construction areas.
2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
3. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.

MOISTURE AND MOLD CONTROL

A. Moisture-Protection Plan: Avoid trapping water in finished work. Document visible signs of mold that may appear during construction.

B. Exposed Construction Phase: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:

1. Protect porous materials from water damage.
2. Protect stored and installed material from flowing or standing water.
3. Keep porous and organic materials from coming into prolonged contact with concrete.
4. Remove standing water from decks.
5. Keep deck openings covered or dammed.

C. Partially Enclosed Construction Phase: After installation of weather barriers but before full enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:

1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
2. Keep interior spaces reasonably clean and protected from water damage.
3. Periodically collect and remove waste containing cellulose or other organic matter.
4. Discard or replace water-damaged material.
5. Do not install material that is wet.
6. Discard, replace, or clean stored or installed material that begins to grow mold.
7. Perform work in a sequence that allows any wet materials adequate time to dry before enclosing the material in drywall or other interior finishes.

D. Controlled Construction Phase of Construction: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:

1. Control moisture and humidity inside building by maintaining effective dry-in conditions.
2. Use permanent HVAC system to control humidity.
3. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.
   a. Hygroscopic materials that may support mold growth, including wood and gypsum based products, that become wet during the course of construction and remain wet for 48 hours are considered defective.
   b. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record readings beginning at time of exposure and continuing daily for 48 hours. Identify materials containing moisture levels higher than allowed. Report findings in writing to Architect.
   c. Remove materials that cannot be completely restored to their manufactured moisture level within 48 hours.

OPERATION, TERMINATION, AND REMOVAL

A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.

B. Maintenance: Maintain facilities in good operating condition until removal.

1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.

C. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.

1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.
2. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 01 77 00 "Closeout Procedures."

SECTION 01 60 00 - PRODUCT REQUIREMENTS

SUMMARY

A. Section includes administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.

DEFINITIONS

A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.

B. Basis-of-Design Product Specification: A specification in which a specific manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.

ACTION SUBMITTALS

A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

B. Basis-of-Design Product Specification Submittal: Comply with requirements in Section 01 33 00 "Submittal Procedures." Show compliance with requirements.

QUALITY ASSURANCE

A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.

1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
2. If a dispute arises between contractors over concurrently selectable but incompatible products, Architect will determine which products shall be used.

B. Nameplates: Except for required labels and operating data, do not attach or imprint manufacturer's or producer's nameplates or trademarks on exposed surfaces of products or equipment which will be exposed to view in occupied spaces or on the exterior.

1. Equipment Nameplates: Provide a permanent nameplate on each item of service connected or power-operated equipment. Locate on accessible, but inconspicuous, surface in occupied spaces. The nameplate shall contain essential operating data.

PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.

B. Delivery and Handling:

1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.

C. Storage:

1. Store products to allow for inspection and measurement of quantity or counting of units.
2. Store materials in a manner that will not endanger Project structure.
3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
4. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
6. Protect stored products from damage and liquids from freezing.
7. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.

PRODUCT WARRANTIES

A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.

1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner.

B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.

PART 2 - PRODUCTS

PRODUCT SELECTION PROCEDURES

A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.

B. Provide materials and equipment that are of good quality and new, unless otherwise specified, are free from faults and defects not inherent in the quality required, that conform with requirements of Contract Documents, that are suitable for use and function intended, that are corresponding in quality to related materials in the absence of a complete specification, that are of quality appearance where exposed to view, that are of one manufacturer or source for the same specific purpose, with uniform appearance and physical properties, and that are identical and interchangeable when required in quantity

1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
4. Where products are accompanied by the term "as selected," Architect will make selection.
5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.

D. Product Selection Procedures:

1. Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements.
2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements.
3. Products and Manufacturers:
   a. Restricted List: Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience may be considered unless otherwise indicated.
   b. Nonrestricted List: Where Specifications include a list of names of both available manufacturers and products, provide one of the products listed.
4. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.

E. Visual Matching Specification: Where Specifications require "match Architect's sample", provide a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.

1. If no product available within specified category matches and complies with other specified requirements, comply with requirements in Section 01 25 00 "Substitution Procedures" for proposal of product.

F. Visual Selection Specification: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.

COMPARABLE PRODUCTS

A. Conditions for Consideration: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with these requirements:

1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
3. Evidence that proposed product provides specified warranty.
4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
5. Samples, if requested.

SECTION 01 73 00 - EXECUTION

SUMMARY

A. Section includes general administrative and procedural requirements governing execution of the Work.

INFORMATIONAL SUBMITTALS

A. Qualification Data: For professional structural, mechanical and electrical engineers.

B. Certificates: Submit certificate signed by professional engineers certifying that improvements comply with requirements.

C. Landfill Receipts: Submit copy of receipts issued by a landfill facility, licensed to accept hazardous materials, for hazardous waste disposal.

QUALITY ASSURANCE

A. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated.

B. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.

EXAMINATION

A. Existing Conditions: The existence and location of utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.

1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping; underground electrical services, and other utilities.
2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.

B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.

1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.

C. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:

1. Description of the Work.
2. List of detrimental conditions, including substrates.
3. List of unacceptable installation tolerances.
4. Recommended corrections.

D. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.

PREPARATION

A. Existing Utility Information: Furnish information to Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.

B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.

D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect according to requirements in Section 01 31 00 "Project Management and Coordination."

CONSTRUCTION LAYOUT

A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.

B. General: Engage a professional engineer to lay out the Work using accepted surveying practices.

1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
2. Establish limits on use of Project site.
3. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
4. Inform installers of lines and levels to which they must comply.
5. Check the location, level and plumb, of every major element as the Work progresses.
6. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
7. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.

C. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.

D. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.

FIELD ENGINEERING

A. Identification: Owner will identify existing benchmarks, control points, and property corners.

B. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.

1. Do not change or relocate existing benchmarks or control points without prior written approval of Architect. Report lost or destroyed permanent benchmarks or control points promptly. Report the need to relocate permanent benchmarks or control points to Architect before proceeding.
2. Replace lost or destroyed permanent benchmarks and control points promptly. Base replacements on the original survey control points.

INSTALLATION

A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.

1. Make vertical work plumb and make horizontal work level.
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.
4. Maintain minimum headroom clearances.

B. Except where more stringent requirements are specified, prepare, install, test, adjust and clean products, materials and equipment in accordance with manufacturer's printed instructions, recommendations and limitations for conditions indicated. Provide recommended accessory materials for a complete installation. If conflict exists between job conditions or specified requirements and with manufacturer's instructions, request written clarification from Architect before proceeding.

C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.

D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.

E. Coordination of Space: Where space is limited, install components and systems to maximize space available for maintenance and ease of removal for replacement.

F. Concealed Work: In finished areas, except as otherwise indicated, conceal pipes, ducts, conduit and wiring in the finished construction. Coordinate locations of fixtures, outlets, access panels, and similar items with finish elements. Provide escutcheon plates at penetrations through finished walls, ceilings and floors, with finish appropriate to adjacent finished surface.

G. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.

H. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.

I. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.

J. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.

1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
2. Allow for building movement, including thermal expansion and contraction.
3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.

K. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.

L. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.

OWNER-INSTALLED PRODUCTS

A. Site Access: Provide access to Project site for Owner's construction personnel.

B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel.

1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work. Adjust construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to differences in actual construction progress.
2. Preinstallation Conferences: Include Owner's construction personnel at preinstallation conferences covering portions of the Work that are to receive Owner's work. Attend preinstallation conferences conducted by Owner's construction personnel if portions of the Work depend on Owner's construction.

PROGRESS CLEANING

A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.

1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F (27 deg C).
3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
   a. Use containers intended for holding waste materials of type to be stored.
4. Coordinate progress cleaning for joint-use areas where Contractor and other contractors are working concurrently.

B. Site: Maintain Project site free of waste materials and debris.

C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.

1. Remove liquid spills promptly.
2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.

D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.

E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.

F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.

G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Section 01 50 00 "Temporary Facilities & Controls"

H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.

I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.

J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.

STARTING AND ADJUSTING

A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.

B. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.

C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.

D. Manufacturer's Field Service: Comply with qualification requirements in Section 01 40 00 "Quality Reqmts"

PROTECTION OF INSTALLED CONSTRUCTION

A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.

B. Comply with manufacturer's written instructions for temperature and relative humidity.

C. Owner reserves the right to protect installed Work to prevent damage and deterioration if the Contractor fails to protect the installed Work in a proper manner. The costs incurred by the Owner shall be paid by the Contractor.

CORRECTION OF THE WORK

A. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Comply with requirements in Section 01 73 29 "Cutting and Patching."

1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.

B. Restore permanent facilities used during construction to their specified condition.

C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.

D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.

E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

SECTION 01 73 29 – CUTTING AND PATCHING

SUMMARY

A. Section includes general administrative and procedural requirements governing cutting and patching.

DEFINITIONS

A. Cutting: Removal of existing or in-place and completed construction necessary to permit installation or performance of other work.

B. Patching: Fitting and repair work required to restore construction to original conditions after installation of other work.

INFORMATIONAL SUBMITTALS

A. Cutting and Patching Plan: Submit plan describing procedures at least 10 working days prior to the time cutting and patching will be performed. Include the following information:

1. Extent: Describe reason for and extent of each occurrence of cutting and patching.
2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building appearance and other significant visual elements.
3. Products: List products to be used for patching and firms or entities that will perform patching work.
4. Dates: Indicate when cutting and patching will be performed.
5. Utilities and Mechanical and Electrical Systems: List services and systems that cutting and patching procedures will disturb or affect. List services and systems that will be relocated and those that will be temporarily out of service. Indicate length of time permanent services and systems will be disrupted.
   a. Include description of provisions for temporary services and systems during interruption of permanent services and systems.

QUALITY ASSURANCE

A. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated.

B. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.

1. Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.
2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.
3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.
4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.

C. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.

WARRANTY

A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.

PART 2 - PRODUCTS

MATERIALS

A. General: Comply with requirements specified in other Sections.

B. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.

1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to Architect for the visual and functional performance of in-place materials.

PART 3 - EXECUTION

EXAMINATION

A. Examine surfaces to be cut and patched & conditions under which cutting and patching are to be performed.

1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.

PREPARATION

A. Temporary Support: Provide temporary support of Work to be cut.

B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.

C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.

D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

CUTTING AND PATCHING

A. Cutting and Patching, General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.

1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.

B. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during installation or cutting and patching operations, by methods and with materials so as not to void existing warranties.

C. Temporary Support: Provide temporary support of work to be cut.

D. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations

E. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching according to requirements in Section 01 10 00 "Summary."

F. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.

G. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.

1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
4. Excavating and Backfilling: Comply with requirements in applicable Sections where required by cutting and patching operations.
5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
6. Proceed with patching after construction operations requiring cutting are complete.

H. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other work. Patch with durable seams that are as invisible as practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.

1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.
   a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
   b. Restore damaged pipe covering to its original condition.
3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
   a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an evenplane surface of uniform appearance.
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure.

I. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

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REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
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APPLICANT:
ANNIE ROUSE
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630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

GENERAL REQUIREMENTS

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SPECIFICATIONS:
DIVISION 1 - GENERAL REQUIREMENTS CONTINUED

SECTION 01 77 00 - CLOSEOUT PROCEDURES
SUMMARY
A. Section includes administrative and procedural requirements for contract closeout.
ACTION SUBMITTALS
A. Product Data: For cleaning agents.
B. Contractor's List of Incomplete Items (Punch List): Initial submittal at Substantial Completion.
C. Certified List of Incomplete Items (Punch List): Final submittal at Final Completion.
CLOSEOUT SUBMITTALS
A. Certificates of Release: From authorities having jurisdiction.
B. Certificate of Insurance: For continuing coverage.
C. Field Report: For pest control inspection.
MAINTENANCE MATERIAL SUBMITTALS
A. Schedule of Maintenance Material Items: For maintenance material submittal items specified in other Sections.
SUBSTANTIAL COMPLETION PROCEDURES
A. Contractor's List of Incomplete Items: Prepare and submit a list of items to be completed and corrected (Contractor's Punch List), indicating the value of each item on the list and reasons why the Work is incomplete. Punch List shall be prepared using the Architect's Site Observation web-based database application. The web based application can be accessed by Contractor and Owner personnel.
B. Submittals Prior to Substantial Completion: Complete the following a minimum of 10 working days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Certificates of Release: Obtain and submit releases from authorities having jurisdiction permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
2. Submit closeout submittals specified in other Division 01 Sections, including project record documents, operation and maintenance manuals, final completion construction photographic documentation, damage or settlement surveys, property surveys, and similar final record information.
3. Submit closeout submittals specified in individual Sections, including specific warranties, workmanship bonds, maintenance service agreements, final certifications, and similar documents.
4. Submit test/adjust/balance records.
5. Submit changeover information related to Owner's occupancy, use, operation, and maintenance.
C. Procedures Prior to Substantial Completion: Complete the following a minimum of 10 working days prior to requesting inspection for determining date of Substantial Completion. List items below that are incomplete at time of request.
1. Advise Owner of pending insurance changeover requirements.
2. Make final changeover of permanent locks and deliver keys to Owner. Advise Owner's personnel of changeover in security provisions.
3. Complete startup and testing of systems and equipment.
4. Perform preventive maintenance on equipment used prior to Substantial Completion.
5. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems. Submit demonstration and training video recordings specified in Section 01 79 00 "Demonstration and Training."
6. Advise Owner of changeover in utility services.
7. Participate with Owner in conducting inspection and walk through with local emergency responders.
8. Terminate and remove temporary facilities from Project site, along with construction tools and similar elements.
9. Complete final cleaning requirements, including touchup painting.
10. Touch up and otherwise repair and restore marred exposed finishes to eliminate visual defects.
D. Inspection: Submit a written request for inspection to determine Substantial Completion a minimum of 10 working days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will notify Contractor of Punch List items, either on Contractor's list or additional items identified by Architect, that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
2. Results of completed inspection will form the basis of requirements for final completion.
FINAL COMPLETION PROCEDURES
A. Submittals Prior to Final Completion: Before requesting final inspection for determining final completion, complete the following:
1. Submit a final Application for Payment according to Section 01 29 00 "Payment Procedures."
2. Certified List of Incomplete Items: Submit certified copy of Architect's Substantial Completion inspection list of items to be completed or corrected (Punch List), endorsed and dated by Architect. Final version of the Punch List shall state that each item has been completed or otherwise resolved for acceptance.
3. Certificate of Insurance: Submit evidence of final, continuing insurance coverage complying with insurance requirements.
4. Submit pest-control final inspection report.
B. Inspection: Submit a written request for final inspection to determine acceptance a minimum of 10 working days prior to date the work will be completed and ready for final inspection and tests. On receipt of request, Architect will either proceed with inspection or notify Contractor of unfulfilled requirements. Architect will prepare a final Certificate for Payment after inspection or will notify Contractor of construction that must be completed or corrected before certificate will be issued.
1. Reinspection: Request reinspection when the Work identified in previous inspections as incomplete is completed or corrected.
LIST OF INCOMPLETE ITEMS (PUNCH LIST)
A. Organization of List: Include name and identification of each space and area affected by construction operations for incomplete items and items needing correction including, if necessary, areas disturbed by Contractor that are outside the limits of construction.
1. Organize list of spaces in sequential order, starting with exterior areas first and proceeding from lowest floor to highest floor.
2. Organize items applying to each space by major element, including categories for ceiling, individual walls, floors, equipment, and building systems.
3. Submit list of incomplete items in PDF electronic file. Architect will return annotated file.
SUBMITTAL OF PROJECT WARRANTIES
A. Time of Submittal: Submit written warranties on request of Architect for designated portions of the Work where commencement of warranties other than date of Substantial Completion is indicated, or when delay in submittal of warranties might limit Owner's rights under warranty.
B. Partial Occupancy: Submit properly executed warranties within 15 working days of completion of designated portions of the Work that are completed and occupied or used by Owner during construction period by separate agreement with Contractor.
C. Warranty Electronic File: Scan warranties and bonds and assemble complete warranty and bond submittal package into a single indexed electronic PDF file with links enabling navigation to each item. Provide bookmarked table of contents at beginning of document.
1. Designate specific warranties that will be included in operation and maintenance manuals
PART 3 - EXECUTION
FINAL CLEANING
A. General: Perform final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
B. Cleaning: Employ experienced workers or professional cleaners for final cleaning. Clean each surface or unit to condition expected in an average commercial building cleaning and maintenance program. Comply with manufacturer's written instructions.
1. Complete the following cleaning operations before requesting inspection for certification of Substantial Completion for entire Project or for a designated portion of Project:
a. Clean Project site in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
b. Sweep paved areas broom clean. Remove petrochemical spills, stains, and other foreign deposits.
c. Remove tools, construction equipment, machinery, and surplus material from Project site.
d. Remove snow and ice to provide safe access to building.
e. Clean exposed exterior and interior hard-surfaced finishes to a dirt-free condition, free of stains, films, and similar foreign substances. Avoid disturbing natural weathering of exterior surfaces. Restore reflective surfaces to their original condition.
f. Remove debris and surface dust from limited access spaces, including roofs, plenums, shafts, trenches, equipment vaults, manholes, attics, and similar spaces.
g. Sweep concrete floors broom clean in unoccupied spaces.
h. Clean ceramic tile walls and floors.
i. Clean, buff and wax resilient floors.
j. Vacuum carpet and similar soft surfaces, removing debris and excess nap; clean according to manufacturer's recommendations if visible soil or stains remain.
k. Clean transparent materials, including mirrors and glass in doors and windows. Remove glazing compounds and other noticeable, vision-obscuring materials. Polish mirrors and glass, taking care not to scratch surfaces.
l. Remove labels that are not permanent.
m. Wipe surfaces of mechanical and electrical equipment, elevator equipment, and similar equipment. Remove excess lubrication, paint and mortar droppings, and other foreign substances.
n. Clean plumbing fixtures, accessories, and trim to a sanitary condition, free of stains, including stains resulting from water exposure.
o. Replace disposable air filters and clean permanent air filters. Clean exposed surfaces of diffusers, registers, and grills.
p. Clean ducts, blowers, and coils if units were operated without filters during construction or that display contamination with particulate matter on inspection.
q. Clean light fixtures, lamps, globes, and reflectors to function with full efficiency.
r. Leave Project clean and ready for occupancy.
C. Construction Waste Disposal: Comply with waste disposal requirements in Section 01 50 00 "Temporary Facilities and Controls."
REPAIR OF THE WORK
A. Complete repair and restoration operations before requesting inspection for determination of Substantial Completion.
B. Repair or remove and replace defective construction. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment. Where damaged or worn items cannot be repaired or restored, provide replacements. Remove and replace operating components that cannot be repaired. Restore damaged construction and permanent facilities used during construction to specified condition.
1. Remove and replace chipped, scratched, and broken glass, reflective surfaces, and other damaged transparent materials.
2. Touch up and otherwise repair and restore marred or exposed finishes and surfaces. Replace finishes and surfaces that that already show evidence of repair or restoration.
a. Do not paint over "UL" and other required labels and identification, including mechanical and electrical nameplates. Remove paint applied to required labels and identification.
3. Replace parts subject to operating conditions during construction that may impede operation or reduce longevity.
4. Replace burned-out bulbs, bulbs noticeably dimmed by hours of use, and defective and noisy starters in fluorescent and mercury vapor fixtures to comply with requirements for new fixtures.

SECTION 01 78 23 - OPERATION AND MAINTENANCE DATA
SUMMARY
A. Section includes administrative and procedural requirements for preparing operation and maintenance manuals.
CLOSEOUT SUBMITTALS
A. Manual Content: Operations and maintenance manual content shall be formatted and organized as required by this Section.
1. Architect will comment on whether content of operations and maintenance submittals are acceptable.
2. Where applicable, clarify and update reviewed manual content to correspond to revisions and field conditions.
B. Format: Submit operations and maintenance manuals in the following format:
1. PDF electronic file. Assemble each manual into a composite electronically indexed file. Submit on digital media acceptable to Architect.
a. Name each indexed document file in composite electronic index with applicable item name. Include a complete electronically linked operation and maintenance directory.
b. Enable inserted reviewer comments on draft submittals.
C. Initial Manual Submittal: Submit electronic draft copy of each manual at least 30 working days before commencing demonstration and training. Architect will comment on whether general scope and content of manual are acceptable.
D. Final Manual Submittal: Submit each manual in final form prior to requesting inspection for Substantial Completion and at least 15 working days before commencing demonstration and training. Architect will return copy with comments.
1. Correct or revise each manual to comply with Architect's comments. Submit copies of each corrected manual within 15 working days of receipt of Architect's comments and prior to commencing demonstration and training.
PART 2 - PRODUCTS
OPERATION AND MAINTENANCE DOCUMENTATION DIRECTORY
A. Directory: Prepare a single, comprehensive directory of emergency, operation, and maintenance data and materials, listing items and their location to facilitate ready access to desired information. Include a section in the directory for each of the following:
1. List of documents, List of systems, List of equipment, and Table of contents.
B. List of Systems and Subsystems: List systems alphabetically. Include references to operation and maintenance manuals that contain information about each system.
C. List of Equipment: List equipment for each system, organized alphabetically by system. For pieces of equipment not part of system, list alphabetically in separate list.
D. Tables of Contents: Include a table of contents for each emergency, operation, and maintenance manual.
E. Identification: In the documentation directory and in each operation and maintenance manual, identify each system, subsystem, and piece of equipment with same designation used in the Contract Documents. If no designation exists, assign a designation according to ASHRAE Guideline 4, "Preparation of Operating and Maintenance Documentation for Building Systems."
REQUIREMENTS FOR EMERGENCY, OPERATION, AND MAINTENANCE MANUALS
A. Organization: Unless otherwise indicated, organize each manual into a separate section for each system and subsystem, and a separate section for each piece of equipment not part of a system. Each manual shall contain the following materials, in the order listed: Title page, Table of contents, and Manual contents.
B. Title Page: Include the following information:
1. Subject matter included in manual.
2. Name and address of Project.
3. Name and address of Owner.
4. Date of submittal.
5. Name and contact information for Contractor.
6. Name and contact information for Architect.
7. Names and contact information for major consultants to the Architect that designed the systems contained in the manuals.
8. Cross-reference to related systems in other operation and maintenance manuals.
C. Table of Contents: List each product included in manual, identified by product name, indexed to the content of the volume, and cross-referenced to Specification Section number in Project Manual.
1. If operation or maintenance documentation requires more than one volume to accommodate data, include comprehensive table of contents for all volumes in each volume of the set.
D. Manual Contents: Organize into sets of manageable size. Arrange contents alphabetically by system, subsystem, and equipment. If possible, assemble instructions for subsystems, equipment, and components of one system into a single binder.
E. Manuals, Electronic Files: Submit manuals in the form of a multiple file composite electronic PDF file for each manual type required.
1. Electronic Files: Use electronic files prepared by manufacturer where available. Where scanning of paper documents is required, configure scanned file for minimum readable file size.
2. File Names and Bookmarks: Enable bookmarking of individual documents based on file names. Name document files to correspond to system, subsystem, and equipment names used in manual directory and table of contents. Group documents for each system and subsystem into individual composite bookmarked files, then create composite manual, so that resulting bookmarks reflect the system, subsystem, and equipment names in a readily navigated file tree. Configure electronic manual to display bookmark panel on opening file.
EMERGENCY MANUALS
A. Content: Organize manual into a separate section for each of the following: Type of emergency, Emergency instructions, and Emergency procedures.
B. Type of Emergency: Where applicable for each type of emergency indicated below, include instructions and procedures for each system, subsystem, piece of equipment, and component: Fire, Flood, Gas leak, Water leak, Power failure, Water outage, System, subsystem, or equipment failure, and Chemical release or spill.
C. Emergency Instructions: Describe and explain warnings, trouble indications, error messages, and similar codes and signals. Include responsibilities of Owner's operating personnel for notification of Installer, supplier, and manufacturer to maintain warranties.
D. Emergency Procedures: Include the following, as applicable:
1. Instructions on stopping.
2. Shutdown instructions for each type of emergency.
3. Operating instructions for conditions outside normal operating limits.
4. Required sequences for electric or electronic systems.
5. Special operating instructions and procedures.
OPERATION MANUALS
A. Content: In addition to requirements in this Section, include operation data required in individual Specification Sections and the following information:
1. System, subsystem, and equipment descriptions. Use designations for systems and equipment indicated on Contract Documents.
2. Performance and design criteria if Contractor has delegated design responsibility.
3. Operating standards.
4. Operating procedures.
5. Operating logs.
6. Wiring diagrams.
7. Control diagrams.
8. Piped system diagrams.
9. Precautions against improper use.
10. License requirements including inspection and renewal dates.
B. Descriptions: Include the following:
1. Product name and model number. Use designations for products indicated on Contract Documents.
2. Manufacturer's name.
3. Equipment identification with serial number of each component.
4. Equipment function.
5. Operating characteristics.
6. Limiting conditions.
7. Performance curves.
8. Engineering data and tests.
9. Complete nomenclature and number of replacement parts.
C. Operating Procedures: Include the following, as applicable:
1. Startup procedures.
2. Equipment or system break-in procedures.
3. Routine and normal operating instructions.
4. Regulation and control procedures.
5. Instructions on stopping.
6. Normal shutdown instructions.
7. Seasonal and weekend operating instructions.
8. Required sequences for electric or electronic systems.
9. Special operating instructions and procedures.
D. Systems and Equipment Controls: Describe the sequence of operation, and diagram controls as installed.
E. Piped Systems: Diagram piping as installed, and identify color-coding where required for identification.
PRODUCT MAINTENANCE MANUALS
A. Content: Organize manual into a separate section for each product, material, and finish. Include source information, product information, maintenance procedures, repair materials and sources, and warranties and bonds, as described below.
B. Source Information: List each product included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.
C. Product Information: Include the following, as applicable:
1. Product name and model number.
2. Manufacturer's name.
3. Color, pattern, and texture.
4. Material and chemical composition.
5. Reordering information for specially manufactured products.
D. Maintenance Procedures: Include manufacturer's written recommendations and the following:
1. Inspection procedures.
2. Types of cleaning agents to be used and methods of cleaning.
3. List of cleaning agents and methods of cleaning detrimental to product.
4. Schedule for routine cleaning and maintenance.
5. Repair instructions.
E. Repair Materials and Sources: Include lists of materials and local sources of materials and related services.
F. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.
1. Include procedures to follow and required notifications for warranty claims.
SYSTEMS AND EQUIPMENT MAINTENANCE MANUALS
A. Content: For each system, subsystem, and piece of equipment not part of a system, include source information, manufacturers' maintenance documentation, maintenance procedures, maintenance and service schedules, spare parts list and source information, maintenance service contracts, and warranty and bond information, as described below.
B. Source Information: List each system, subsystem, and piece of equipment included in manual, identified by product name and arranged to match manual's table of contents. For each product, list name, address, and telephone number of Installer or supplier and maintenance service agent, and cross-reference Specification Section number and title in Project Manual and drawing or schedule designation or identifier where applicable.
C. Manufacturers' Maintenance Documentation: Manufacturers' maintenance documentation including the following information for each component part or piece of equipment:
1. Standard maintenance instructions and bulletins.
2. Drawings, diagrams, and instructions required for maintenance, including disassembly and component removal, replacement, and assembly.
3. Identification and nomenclature of parts and components.
4. List of items recommended to be stocked as spare parts.
D. Maintenance Procedures: Include the following information and items that detail essential maintenance procedures:
1. Test and inspection instructions.
2. Troubleshooting guide.
3. Precautions against improper maintenance.
4. Disassembly; component removal, repair, and replacement; and reassembly instructions.
5. Aligning, adjusting, and checking instructions.
6. Demonstration and training video recording, if available.
E. Maintenance and Service Schedules: Include service and lubrication requirements, list of required lubricants for equipment, and separate schedules for preventive and routine maintenance and service with standard time allotment.
1. Scheduled Maintenance and Service: Tabulate actions for daily, weekly, monthly, quarterly, semiannual, and annual frequencies.
2. Maintenance and Service Record: Include manufacturers' forms for recording maintenance.
F. Spare Parts List and Source Information: Include lists of replacement and repair parts, with parts identified and cross-referenced to manufacturers' maintenance documentation and local sources of maintenance materials and related services.
G. Maintenance Service Contracts: Include copies of maintenance agreements with name and telephone number of service agent.
H. Warranties and Bonds: Include copies of warranties and bonds and lists of circumstances and conditions that would affect validity of warranties or bonds.
1. Include procedures to follow and required notifications for warranty claims.
PART 3 - EXECUTION
MANUAL PREPARATION
A. Operation and Maintenance Documentation Directory: Prepare a separate manual that provides an organized reference to emergency, operation, and maintenance manuals.
B. Emergency Manual: Assemble a complete set of emergency information indicating procedures for use by emergency personnel and by Owner's operating personnel for types of emergencies indicated.
C. Product Maintenance Manual: Assemble a complete set of maintenance data indicating care and maintenance of each product, material, and finish incorporated into the Work.
D. Operation and Maintenance Manuals: Assemble a complete set of operation and maintenance data indicating operation and maintenance of each system, subsystem, and piece of equipment not part of a system.
1. Engage a factory-authorized service representative to assemble and prepare information for each system, subsystem, and piece of equipment not part of a system.
2. Prepare a separate manual for each system and subsystem, in the form of an instructional manual for use by Owner's operating personnel.
E. Manufacturers' Data: Where manuals contain manufacturers' standard printed data, include only sheets pertinent to product or component installed. Mark each sheet to identify each product or component incorporated into the Work. If data include more than one item in a tabular format, identify each item using appropriate references from the Contract Documents. Identify data applicable to the Work and delete references to information not applicable.
1. Prepare supplementary text if manufacturers' standard printed data are not available and where the information is necessary for proper operation and maintenance of equipment or systems.
F. Drawings: Prepare drawings supplementing manufacturers' printed data to illustrate the relationship of component parts of equipment and systems and to illustrate control sequence and flow diagrams. Coordinate these drawings with information contained in record Drawings to ensure correct illustration of completed installation.
1. Do not use original project record documents as part of operation and maintenance manuals.
2. Comply with requirements of newly prepared record Drawings in Section 01 78 39 "Project Record Documents."
G. Comply with Section 01 77 00 "Closeout Procedures" for schedule for submitting operation and maintenance documentation.

SECTION 01 78 39 - PROJECT RECORD DOCUMENTS
SUMMARY
A. Section includes administrative and procedural requirements for project record documents.
CLOSEOUT SUBMITTALS
A. Record Drawings: Comply with the following:
1. Submit PDF electronic files of scanned record documents to the Owner. Include all documents, whether changes were made or not.
B. Record Specifications: Submit annotated PDF electronic files of Project's Specifications, including addenda and contract modifications.
C. Record Product Data: Submit annotated PDF electronic files and directories of each submittal.
D. Miscellaneous Record Submittals: See other Specification Sections for miscellaneous recordkeeping requirements and submittals in connection with various construction activities. Submit annotated PDF electronic files and directories of each submittal.
E. Reports: Submit weekly written reports indicating items incorporated into project record documents concurrent with progress of the Work, including revisions, concealed conditions, field changes, product selections, and other notations incorporated.
PART 2 - PRODUCTS
ELECTRONIC DATA
A. Electronic Data: Electronic digital data files of the Contract Drawings and Specifications will not be provided by Architect for Contractor's use in preparing project record documents without a properly executed "Electronic Data Transfer Agreement."
RECORD DRAWINGS
A. Record Prints: Maintain one set of marked-up paper copies of the Contract Drawings and Shop Drawings, incorporating new and revised drawings as modifications are issued.
1. Preparation: Mark record prints to show the actual installation where installation varies from that shown originally. Require individual or entity who obtained record data, whether individual or entity is Installer, subcontractor, or similar entity, to provide information for preparation of corresponding marked-up record prints.
a. Give particular attention to information on concealed elements that would be difficult to identify or measure and record later.
b. Accurately record information in an acceptable drawing technique.
c. Record data as soon as possible after obtaining it.
d. Record and check the markup before enclosing concealed installations.
e. Cross-reference record prints to corresponding archive photographic documentation.
2. Content: Types of items requiring marking include, but are not limited to, the following:
a. Dimensional changes to Drawings.
b. Revisions to details shown on Drawings.
c. Depths of foundations below first floor.
d. Locations and depths of underground utilities.
e. Revisions to routing of piping and conduits.
f. Revisions to electrical circuitry.
g. Actual equipment locations.
h. Duct size and routing.
i. Locations of concealed internal utilities.
j. Changes made by Change Order or Construction Change Authorization.
k. Changes made following Architect's written orders.
l. Details not on the original Contract Drawings.
m. Field records for variable and concealed conditions.
n. Record information on the Work that is shown only schematically.
3. Mark the Contract Drawings and Shop Drawings completely and accurately. Use personnel proficient at recording graphic information in production of marked-up record prints.
4. Mark record sets with erasable, red-colored pencil. Use other colors to distinguish between changes for different categories of the Work at same location.
5. Mark important additional information that was either shown schematically or omitted from original Drawings.
6. Note Construction Change Authorization numbers, alternate numbers, Change Order numbers, and similar identification, where applicable.
B. Newly Prepared Record Drawings: Prepare new Drawings instead of preparing record Drawings where Architect determines that neither the original Contract Drawings nor Shop Drawings are suitable to show actual installation.
1. New Drawings may be required when a Change Order is issued as a result of accepting an alternate, substitution, or other modification.
2. Consult Architect for proper scale and scope of detailing and notations required to record the actual physical installation and its relation to other construction. Integrate newly prepared record Drawings into record Drawing sets; comply with procedures for formatting, organizing, copying, binding, and submitting.
C. Format: Identify and date each record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.
1. Record Prints: Organize record prints and newly prepared record Drawings into manageable data files.
2. Format: Annotated PDF electronic file.
3. Record Digital Data Files: Organize digital data information into separate electronic files that correspond to each sheet of the Contract Drawings. Name each file with the sheet identification. Include identification in each digital data file.
4. Identification: As follows: Project name, Date, Designation "PROJECT RECORD DRAWINGS", Name of Architect, and Name of Contractor.
RECORD SPECIFICATIONS
A. Preparation: Mark Specifications to indicate the actual product installation where installation varies from that indicated in Specifications, addenda, and contract modifications.
1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
2. Mark copy with the proprietary name and model number of products, materials, and equipment furnished, including substitutions and product options selected.
3. Record the name of manufacturer, supplier, Installer, and other information necessary to provide a record of selections made.
4. For each principal product, indicate whether record Product Data has been submitted in operation and maintenance manuals instead of submitted as record Product Data.
5. Note related Change Orders, record Product Data, and record Drawings where applicable.
B. Format: Submit record Specifications as annotated PDF electronic file or scanned PDF electronic file(s) of marked-up paper copy of Specifications.
RECORD PRODUCT DATA
A. Preparation: Mark Product Data to indicate the actual product installation where installation varies substantially from that indicated in Product Data submittal.
1. Give particular attention to information on concealed products and installations that cannot be readily identified and recorded later.
2. Include significant changes in the product delivered to Project site and changes in manufacturer's written instructions for installation.
3. Note related Change Orders, record Specifications, and record Drawings where applicable.
B. Format: Submit record Product Data as annotated PDF electronic file or scanned PDF electronic file(s) of marked-up paper copy of Product Data.
1. Include record Product Data directory organized by Specification Section number and title, electronically linked to each item of record Product Data.
MISCELLANEOUS RECORD SUBMITTALS
A. Assemble miscellaneous records required by other Specification Sections for miscellaneous record keeping and submittal in connection with actual performance of the Work. Bind or file miscellaneous records and identify each, ready for continued use and reference.
B. Format: Submit miscellaneous record submittals as PDF electronic file or scanned PDF electronic file(s) of marked-up miscellaneous record submittals.
1. Include miscellaneous record submittals directory organized by Specification Section number and title, electronically linked to each item of miscellaneous record submittals.
PART 3 - EXECUTION
RECORDING AND MAINTENANCE
A. Recording: Maintain one copy of each submittal during the construction period for project record document purposes. Post changes and revisions to project record documents as they occur; do not wait until end of Project.
B. Maintenance of Record Documents and Samples: Store record documents and Samples in the field office apart from the Contract Documents used for construction. Do not use project record documents for construction purposes. Maintain record documents in good order and in a clean, dry, legible condition, protected from deterioration and loss. Provide access to project record documents for Architect's reference during normal working hours.

SECTION 01 79 00 - DEMONSTRATION AND TRAINING
SUMMARY
A. Section includes administrative and procedural requirements for instructing Owner's personnel.
INFORMATIONAL SUBMITTALS
A. Instruction Program: Submit outline of instructional program for demonstration and training, including a list of training modules and a schedule of proposed dates, times, length of instruction time, and instructors' names for each training module. Include learning objective and outline for each training module.
QUALITY ASSURANCE
A. Facilitator Qualifications: A firm or individual experienced in training or educating maintenance personnel in a training program similar in content and extent to that indicated for this Project, and whose work has resulted in training or education with a record of successful learning performance.
B. Instructor Qualifications: A factory-authorized service representative, complying with requirements in Section 01 40 00 "Quality Requirements," experienced in operation and maintenance procedures and training.
C. Pre-Instruction Conference: Conduct conference at Project site to comply with requirements in Section 01 31 00 "Project Management and Coordination." Review methods and procedures related to demonstration and training including, but not limited to, the following:
1. Inspect and discuss locations and other facilities required for instruction.
2. Review and finalize instruction schedule and verify availability of educational materials, instructors' personnel, audiovisual equipment, and facilities needed to avoid delays.
3. Review required content of instruction.
4. For instruction that must occur outside, review weather and forecasted weather conditions and procedures to follow if conditions are unfavorable.
COORDINATION
A. Coordinate instruction schedule with Owner's operations. Adjust schedule as required to minimize disrupting Owner's operations and to ensure availability of Owner's personnel.
B. Coordinate instructors, including providing notification of dates, times, length of instruction time, and course content.
C. Coordinate content of training modules with content of approved emergency, operation, and maintenance manuals. Do not submit instruction program until operation and maintenance data has been reviewed and approved by Architect.
PART 2 - PRODUCTS
INSTRUCTION PROGRAM
A. Program Structure: Develop an instruction program that includes individual training modules for each system and for equipment not part of a system.
B. Training Modules: Develop a learning objective and teaching outline for each module. For each module, include instruction for the following as applicable to the system, equipment, or component:
1. Basis of System Design, Operational Requirements, and Criteria: Include the following:
a. System, subsystem, and equipment descriptions.
b. Performance and design criteria if Contractor is delegated design responsibility.
c. Operating standards.
d. Regulatory requirements.
e. Equipment function.
f. Operating characteristics.
g. Limiting conditions.
h. Performance curves.
2. Documentation: Review the following items in detail:
a. Emergency manuals.
b. Operations manuals.
c. Maintenance manuals.
d. Project record documents.
e. Identification systems.
f. Warranties and bonds.
g. Maintenance service agreements and similar continuing commitments.
3. Emergencies: Include the following, as applicable:
a. Instructions on meaning of warnings, trouble indications, and error messages.
b. Instructions on stopping.
c. Shutdown instructions for each type of emergency.
d. Operating instructions for conditions outside of normal operating limits.
e. Sequences for electric or electronic systems.
f. Special operating instructions and procedures.
4. Operations: Include the following, as applicable:
a. Startup procedures.
b. Equipment or system break-in procedures.
c. Routine and normal operating instructions.
d. Regulation and control procedures.
e. Control sequences.
f. Safety procedures.
g. Instructions on stopping.
h. Normal shutdown instructions.
i. Operating procedures for emergencies.
j. Operating procedures for system, subsystem, or equipment failure.
k. Seasonal and weekend operating instructions.
l. Required sequences for electric or electronic systems.
m. Special operating instructions and procedures.
5. Adjustments: Include the following:
a. Alignments.
b. Checking adjustments.
c. Noise and vibration adjustments.
d. Economy and efficiency adjustments.
6. Troubleshooting: Include the following:
a. Diagnostic instructions.
b. Test and inspection procedures.
7. Maintenance: Include the following:
a. Inspection procedures.
b. Types of cleaning agents to be used and methods of cleaning.
c. List of cleaning agents and methods of cleaning detrimental to product.
d. Procedures for routine cleaning
e. Procedures for preventive maintenance.
f. Procedures for routine maintenance.
g. Instruction on use of special tools.
8. Repairs: Include the following:
a. Diagnosis instructions.
b. Repair instructions.
c. Disassembly; component removal, repair, and replacement; and reassembly instructions.
d. Instructions for identifying parts and components.
e. Review of spare parts needed for operation and maintenance.
PART 3 - EXECUTION
PREPARATION
A. Assemble educational materials necessary for instruction, including documentation and training module. Assemble training modules into a training manual organized in coordination with requirements in Section 01 78 23 "Operation and Maintenance Data."
B. Set up instructional equipment at instruction location.
INSTRUCTION
A. Facilitator: Engage a qualified facilitator to prepare instruction program and training modules, to coordinate instructors, and to coordinate between Contractor and Owner for number of participants, instruction times, and location.
B. Engage qualified instructors to instruct Owner's personnel to adjust, operate, and maintain systems, subsystems, and equipment not part of a system.
1. Owner will furnish an instructor to describe basis of system design, operational requirements, criteria, and regulatory requirements.
2. Owner will furnish an instructor to describe Owner's operational philosophy.
3. Owner will furnish Contractor with names and positions of participants.
C. Scheduling: Provide instruction at mutually agreed on times. For equipment that requires seasonal operation, provide similar instruction at start of each season.
1. Schedule training with Owner with at least seven days' advance notice.
D. Training Location and Reference Material: Conduct training on-site in the completed and fully operational facility using the actual equipment in-place. Conduct training using final operation and maintenance data submittals.
E. Cleanup: Collect used and leftover educational materials and give to Owner. Remove instructional equipment. Restore systems and equipment to condition existing before initial training use.

DIVISION 1 - GENERAL REQUIREMENTS END

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Sara Gubbels, AICP
Secretary of the City Plan Commission
KANSAS CITY MISSOURI

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
KANSAS CITY, MISSOURI
(816) 782-2285
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

GENERAL REQUIREMENTS

A0.10

2/11/2026 11:42:45 AM

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ALTA / NSPS LAND TITLE SURVEY

3240 & 3244 MAIN STREET
KANSAS CITY, JACKSON COUNTY, MISSOURI

VICINITY MAP
NW 1/4 SW 1/4 SEC. 17, TWP. 49, RNG. 33
NOT TO SCALE

BENCHMARK	
DESCRIPTION	ELEV.
KCBM #2009: NATIONAL GEODETIC SURVEY MONUMENT "U 171"; BENCHMARK DISK SET IN FACE OF BUILDING AT 1330 E. LINWOOD BLVD., 0.9' NORTH OF SOUTHEAST CORNER OF BUILDING, 3' ABOVE GROUND.	995.70
TBM: FOUND CUT SQUARE AT SOUTH END OF WALL ON EAST SIDE OF ROAD, IN FRONT OF MCDONALD'S RESTAURANT AT 3255 MAIN STREET.	976.62

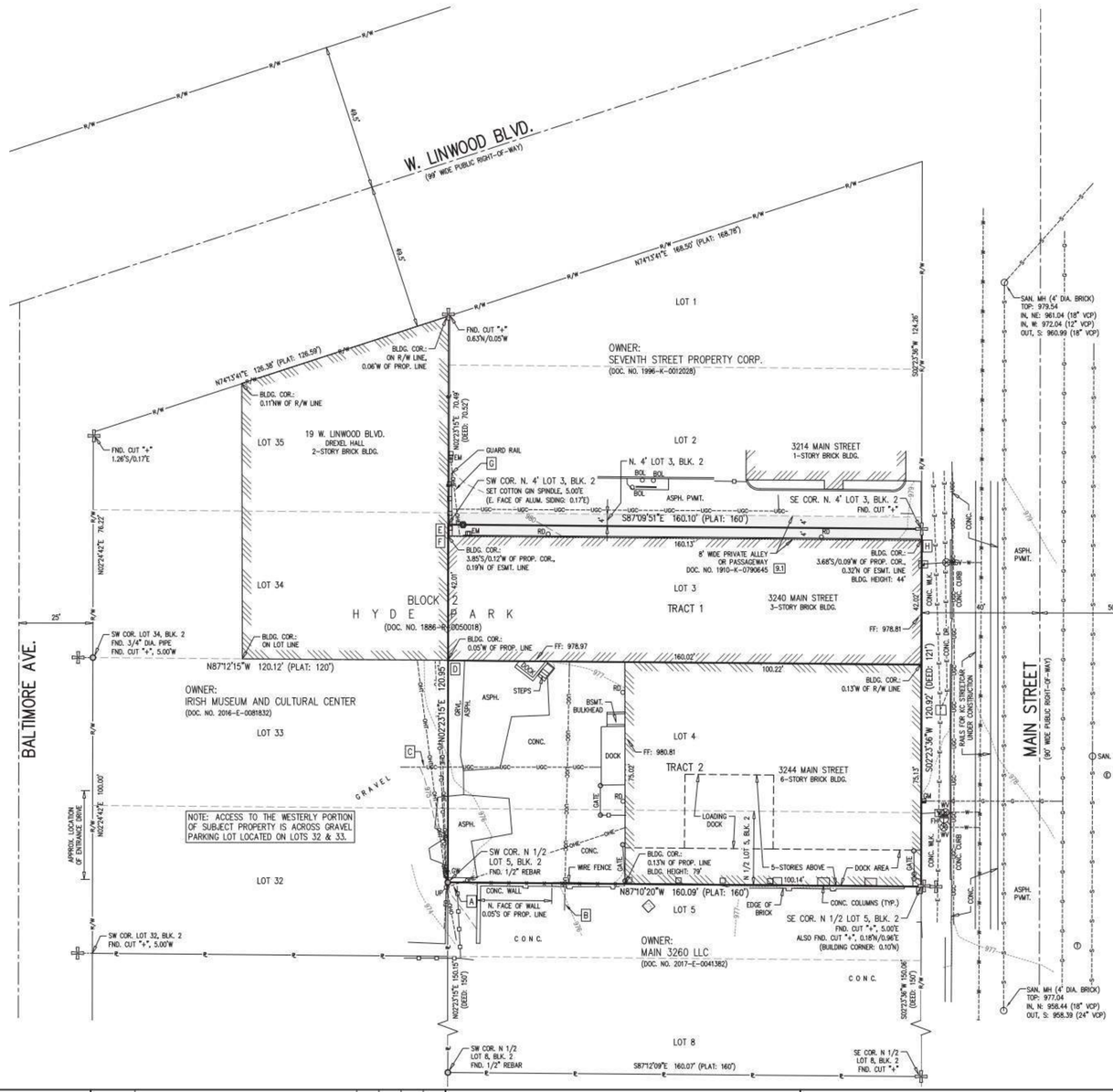
LEGEND

BOL	BOLLARD
EM	ELECTRIC METER
FH	FIRE HYDRANT
FF	FINISH FLOOR
GM	GAS METER
GW	GUY WIRE ANCHOR
MH	MANHOLE
RD	ROOF DRAIN
R/W	RIGHT-OF-WAY
SAN.	SANITARY
UP	UTILITY POLE
VCP	VITRIFIED CLAY PIPE
WV	WATER VALVE
---E---	UNDERGROUND ELECTRIC
---FO---	FIBER OPTICS
---G---	GAS
---OHE---	OVERHEAD ELECTRIC
---OHT---	OVERHEAD TELEPHONE
---OHU---	OVERHEAD UTILITIES
---P---	PROPERTY LINE
---R/W---	RIGHT-OF-WAY LINE
---S---	SANITARY SEWER
---UGC---	UNDERGROUND COMMUNICATION
---W---	WATER
(E)	ELECTRIC MANHOLE
(W)	WATER METER
(T)	TELEPHONE MANHOLE

LIST OF ENCROACHMENTS

AS SHOWN ON THE SURVEY, EXCEPT FOR THE FOLLOWING, NO OTHER ENCROACHMENTS AFFECT THE SITE:

- [A] OVERHEAD ELECTRIC LINE SERVICING SUBJECT PROPERTY CROSSES ADJOINER.
- [B] UNDERGROUND COMMUNICATION LINE SERVICING SUBJECT PROPERTY CROSSES ADJOINER.
- [C] UNDERGROUND COMMUNICATION LINE SERVICING SUBJECT PROPERTY CROSSES ADJOINER.
- [D] SOUTHWEST CORNER OF BLDG. 0.05'W OF PROP. LINE
- [E] NORTHWEST CORNER OF BLDG. 0.12'W OF PROP. LINE
- [F] NORTHWEST CORNER OF BLDG. 0.19'N OF ESMT. LINE
- [G] OVERHEAD ELECTRIC LINE SERVICING SUBJECT PROPERTY CROSSES ADJOINER.
- [H] NORTHEAST CORNER OF BLDG. 0.32'N OF ESMT. LINE



SURVEYOR'S NOTES – ALTA/NSPS TABLE A OPTIONAL REQUIREMENTS:

1. MONUMENTS PLACED (OR A REFERENCE MONUMENT OR WITNESS TO THE CORNER) AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE SURVEYED PROPERTY, UNLESS ALREADY MARKED OR REFERENCED BY EXISTING MONUMENTS OR WITNESSES IN CLOSE PROXIMITY TO THE CORNER: ALL CORNERS ARE FOUND OR SET AS SHOWN HEREON.
2. ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK: AS SHOWN.
3. FLOOD ZONE CLASSIFICATION (WITH PROPER ANNOTATION BASED ON FEDERAL FLOOD INSURANCE RATE MAPS OR THE STATE OR LOCAL EQUIVALENT) DEPICTED BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY: THE TRACT SHOWN HEREON LIES IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS INDICATED BY FLOOD INSURANCE RATE MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR JACKSON COUNTY, MISSOURI, MAP NUMBER 29095C0254G, EFFECTIVE DATE: JANUARY 20, 2017.
4. GROSS LAND AREA (AND OTHER AREAS IF SPECIFIED BY THE CLIENT): 0.444 ACRES.
5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G., GROUND SURVEY, AERIAL MAP), CONTOUR INTERVAL, DATUM, WITH ORIGINATING BENCHMARK, WHEN APPROPRIATE: CONTOURS ARE AT 1 FOOT INTERVALS DEVELOPED FROM A GROUND-RUN SURVEY BASED ON NAVD88 VERTICAL DATUM ORIGINATING FROM KCBM #2009, ALSO KNOWN AS NATIONAL GEODETIC SURVEY MONUMENT "U 171".
6. (a) IF THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, LIST THE ABOVE ITEMS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER: ZONING REPORT OR LETTER NOT PROVIDED.
6. (b) IF THE ZONING SETBACK REQUIREMENTS SPECIFIC TO THE SURVEYED PROPERTY ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THOSE REQUIREMENTS ON THE PLAT OR MAP AND IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. ZONING REPORT OR LETTER NOT PROVIDED.
7. (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL: AS SHOWN.
7. (c) MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE AT A LOCATION SPECIFIED BY THE CLIENT. IF NO LOCATION IS SPECIFIED, THE POINT OF MEASUREMENT SHALL BE IDENTIFIED: AS SHOWN.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G., PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE): SITE IMPROVEMENTS/CONDITIONS AS SHOWN. FIELD WORK COMPLETED DECEMBER 15, 2022.
9. NUMBER AND TYPE (E.G., DISABLED, MOTORCYCLE, REGULAR, AND OTHER MARKED SPECIALIZED TYPES) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS, AND IN PARKING STRUCTURES. STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS: NONE OBSERVED.
11. EVIDENCE OF UNDERGROUND UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY (IN ADDITION TO THE OBSERVED EVIDENCE OF UTILITIES REQUIRED PURSUANT TO SECTION 5.E.iv.) AS DETERMINED BY:
    (a) PLANS AND/OR REPORTS PROVIDED BY CLIENT (WITH REFERENCE AS TO THE SOURCES OF INFORMATION): NONE PROVIDED BY CLIENT. MISSOURI ONE CALL WAS NOTIFIED DECEMBER 9, 2022, TICKET NUMBERS 223430628 AND 223430629. THE FOLLOWING COMPANIES WERE NOTIFIED: ATT DISTRIBUTION, EVERGY, CITY OF KANSAS CITY WATER-SEWER-TRAFFIC-STREET, SPIRE MO WEST, MCI, UNITE PRIVATE NETWORKS, VERIZON WIRELESS.

    NOTE TO THE CLIENT, INSURER, AND LENDER – WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.
12. AS SPECIFIED BY THE CLIENT, GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS (E.G., HUD SURVEYS, SURVEYS FOR LEASES ON BUREAU OF LAND MANAGEMENT MANAGED LANDS). THE RELEVANT SURVEY REQUIREMENTS ARE TO BE PROVIDED BY THE CLIENT OR CLIENT'S DESIGNATED REPRESENTATIVE: NONE SPECIFIED BY CLIENT.
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS. IF MORE THAN ONE OWNER, IDENTIFY THE FIRST OWNER'S NAME LISTED IN THE TAX RECORDS FOLLOWED BY "ET AL.": AS SHOWN.
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: THERE IS ONGOING CONSTRUCTION IN MAIN STREET IN CONNECTION WITH THE KC STREETCAR PROJECT.
17. PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK: AT THE TIME OF THE SURVEY THERE WERE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE IS RECENT SIDEWALK REPAIRS ALONG THE WEST SIDE OF MAIN STREET IN CONNECTION WITH THE ONGOING KC STREETCAR PROJECT.
18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR: AS SHOWN.

PROPERTY DESCRIPTION:

TRACT 1: LOT 3, EXCEPT THE NORTH 4 FEET THEREOF BLOCK 2, HYDE PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, TOGETHER WITH AN EASEMENT FOR PRIVATE ALLEY OR PASSAGEWAY APPURTENANT TO THE ABOVE-DESCRIBED PROPERTY OVER THE NORTH 4 FEET OF SAID LOT 3 AND APPURTENANT TO THE PREMISES IN QUESTION ON THE NORTH AS DESCRIBED IN INSTRUMENT RECORDED IN BOOK B-1303, PAGE 363, IN THE OFFICE OF THE RECORDER OF DEEDS OF JACKSON COUNTY, MISSOURI, AT KANSAS CITY.

TRACT 2: LOT 4, AND THE NORTH 1/2 OF LOT 5, BLOCK 2, HYDE PARK, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT/FILE NO: NCS-1084178-1-KCTY, EFFECTIVE DATE: AUGUST 20, 2021 (TRACT 1); AND COMMITMENT/FILE NO. NCS-1084178-KCTY, EFFECTIVE DATE: AUGUST 13, 2021 (TRACT 2).

   COMMITMENT NO. NCS-1084178-1-KCTY SURVEY RELATED SCHEDULE B, PART II ITEMS (TRACT 1):

   3.1 EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF OR BEEN PROVIDED WITH INFORMATION REGARDING UNRECORDED OR CLAIMS OF EASEMENTS.

   4.1 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND: SEE LIST OF ENCROACHMENTS.

   8.1 EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED SEPTEMBER 24, 1886 IN PLAT BOOK 5, PAGE 18: THERE ARE NO EASEMENTS, RESTRICTIONS OR SETBACK LINES SHOWN ON THE RECORDED PLAT OF HYDE PARK.

   9.1 PRIVATE ALLEY OR PASSAGEWAY EASEMENT GRANTED BY THE INSTRUMENT RECORDED DECEMBER 7, 1910 AS DOCUMENT NO. 790645 IN BOOK B1303, PAGE 363: AS SHOWN.

   COMMITMENT NO. NCS-1084178-KCTY SURVEY RELATED SCHEDULE B, PART II ITEMS (TRACT 1):

   3.1 EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS: SURVEYOR IS NOT AWARE OF OR BEEN PROVIDED WITH INFORMATION REGARDING UNRECORDED OR CLAIMS OF EASEMENTS.

   4.1 ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCES AFFECTING TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND OR THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND: SEE LIST OF ENCROACHMENTS.

   8.1 EASEMENTS, RESTRICTIONS AND SETBACK LINES AS PER PLAT, RECORDED SEPTEMBER 24, 1886 IN PLAT BOOK 5, PAGE 18: THERE ARE NO EASEMENTS, RESTRICTIONS OR SETBACK LINES SHOWN ON THE RECORDED PLAT OF HYDE PARK.
2. THIS SURVEY IS BASED ON THE DESCRIPTION CONTAINED IN EXHIBIT A OF THE ABOVE STATED TITLE COMMITMENTS.
3. THE RECORD SOURCE OF THE SUBJECT TRACT IS RECORDED AS DOCUMENT NO. 2010-E-0004737 (TRACT 1), AND DOCUMENT NO. 2000-K-0016170 (TRACT 2).
4. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
5. BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, WEST ZONE, AS DETERMINED BY GPS OBSERVATIONS.
6. ACCURACY STANDARD: TYPE URBAN

PREPARED FOR:
EXACT PARTNERS
3829 MAIN STREET
KANSAS CITY, MO 64111

GRAPHIC SCALE
20' 0 10' 20' 40'
(IN FEET)
1 INCH = 20'

N W E S

DATE	REVISIONS AND RECORD OF ISSUE	NO.	BY	CK	APP

DRAWN: JBP, VAH DATE: 12.22.2022 CHECKED: REG DATE: 1.3.2023
APPROVED: REG DATE: 12.29.2022 P.C.: JPS SCALE: 1" = 20'

TALIAFERRO & BROWNE, INC.
CONSULTING ENGINEERS–SURVEYORS
1020 EAST 8TH ST., KANSAS CITY, MO, 64106
PH: (816) 283-3456 FAX: (816) 283-0841
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000466 KANSAS LICENSE NO. E-1481
PROFESSIONAL SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094 KANSAS LICENSE NO. LS-196

FOR: EXACT PARTNERS

3240–3244 MAIN STREET

ALTA/NSPS LAND TITLE SURVEY

CERTIFICATION:

TO ENTERPRISE BANK & TRUST AND FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–5, 6a, 6b, 7a, 7c, 8, 9, 10a, 12, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 15, 2022.

DATE: JANUARY 5, 2023

STATE OF MISSOURI
RICKY E. GARD NUMBER LS-2069
LAND SURVEYOR
RICKY E. GARD MO LS NO. 2069

T & B PROJECT NO.
04-4590-001

DRAWING:
04-4590V-AS01.DWG

Sheet 1 of 1

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
KANSAS CITY MISSOURI
Sara Copeland, FAICP
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE HO, LLC
KANSAS CITY, MISSOURI
(816) 782-2285
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

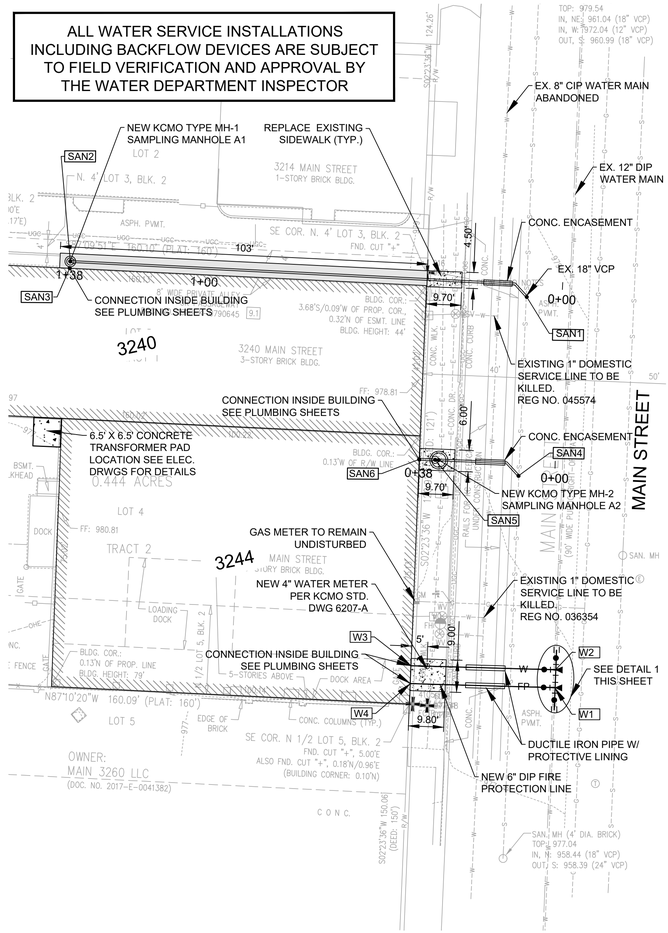
SITE SURVEY

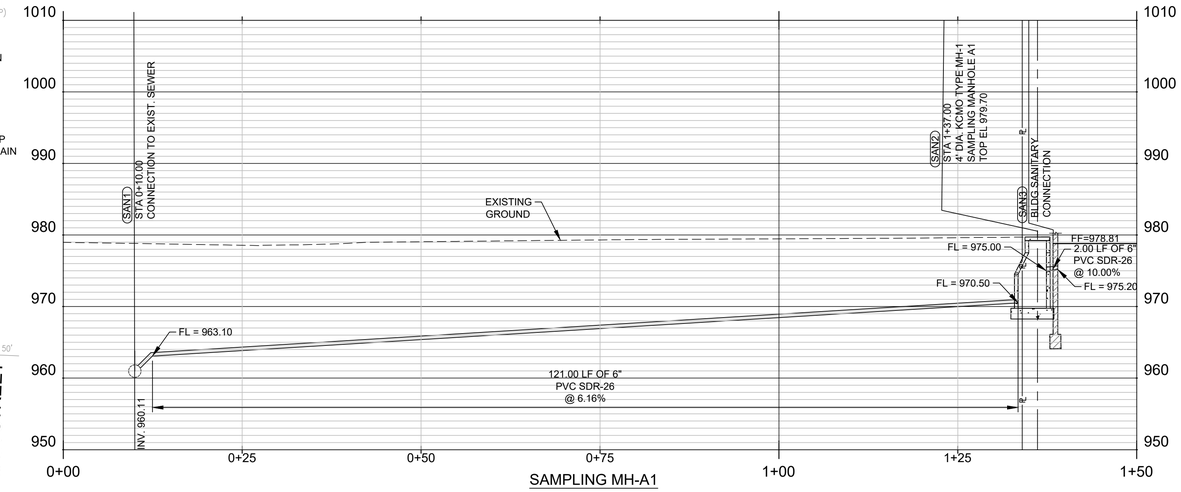
A0.11

2/11/2026 11:42:50 AM
1/5/2023 2:55:17 PM - S:\NET\JOB\04-4590-3440-3244 MAIN STREET-ALTA SURVEY\DWG (WORKING)\04-4590V-AS01.DWG

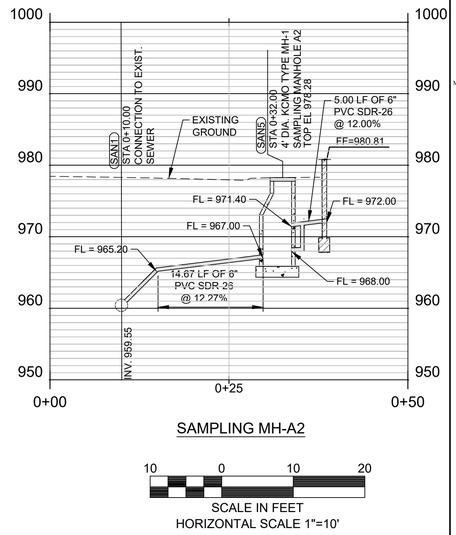
© COPYRIGHT EXACT ARCHITECTS 2023

ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AND APPROVAL BY THE WATER DEPARTMENT INSPECTOR





SAMPLING MH-A1

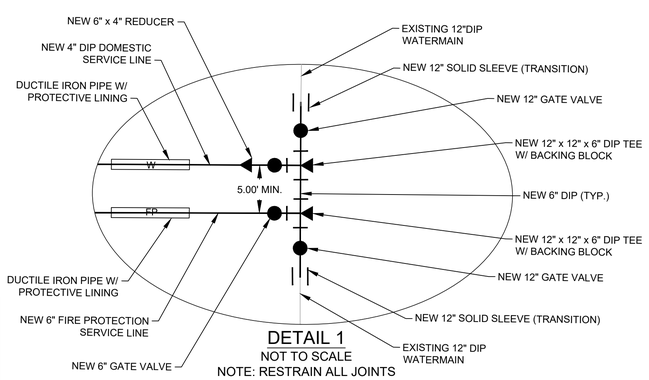


SAMPLING MH-A2

SCALE IN FEET
HORIZONTAL SCALE 1"=10'

GENERAL NOTES FOR WATER SERVICE LINE:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR WATER MAIN EXTENSIONS AND RELOCATIONS OF THE KANSAS CITY, MISSOURI WATER SERVICES DEPARTMENT.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE WATER SERVICES DEPARTMENT OF THE CITY OF KANSAS CITY, MISSOURI.
3. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL FITTINGS REQUIRED TO PROVIDE PROPER HORIZONTAL AND VERTICAL ALIGNMENT FOR NEW WATER CONNECTIONS TO EXISTING WATER MAINS AND SERVICE LINES AT THE PROPER LOCATION AND ELEVATION, WHETHER OR NOT THE FITTINGS ARE CALLED OUT ON THESE PLANS.
4. THE CONTRACTOR SHALL FURNISH AND INSTALL, AT NO EXTRA COST, ALL TEMPORARY BLOW-OFF ASSEMBLIES AND ALL FITTINGS FOR TESTING, CHLORINATION, DECHLORINATION AND FLUSHING THE NEW WATER SERVICE LINES.
5. ALL JOINTS SHALL BE OBSERVED UNDER LINE PRESSURE FOR PRESSURE TEST.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL ASBUILT FIELD NOTES AND PLANS.
7. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL VALVES AND FITTINGS NECESSARY FOR CONNECTION TO THE EXISTING WATER SUPPLY MAINS AT THE LOCATIONS SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATIONS, MATERIAL AND SIZE OF ALL EXISTING MAINS AND FACILITIES BEFORE ORDERING NEW MATERIAL. NO EXTRA PAYMENT SHALL BE MADE FOR ANY VARIATIONS IF FOUND.
8. CONSTRUCTION STAKING FOR THIS PROJECT SHALL BE PROVIDED BY THE CONTRACTOR. THE SITE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THEIR WORK WITH THE GRADING CONTRACTOR.
9. ALL WATER SERVICE LINES THROUGHOUT THIS PROJECT SHALL HAVE BETWEEN 48" AND 60" OF COVER.
10. UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS FROM THE BEST AVAILABLE RECORDS. THE EXACT LOCATIONS AND ELEVATIONS OF THESE UTILITIES OR THE COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED. NOTE THAT SERVICE LINES MAY NOT BE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL SURFACE UTILITIES WITHIN THE PROJECT AREA DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH UTILITY COMPANIES PRIOR TO COMMENCING REQUIRED WORK IN THE VICINITY OF SUCH UTILITIES.
11. ALL WATER SERVICE INSTALLATIONS INCLUDING BACKFLOW DEVICES ARE SUBJECT TO FIELD VERIFICATION AN APPROVAL BY THE WATER DEPARTMENT INSPECTOR.
12. WHERE SERVICE LINES MUST CROSS OVER SEWERS, STORM DRAINS, OR SANITARY SEWERS, THE SERVICE LINE MUST BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE SERVICE LINE IS AT LEAST 18" ABOVE THE TOP OF THE SEWER. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE SERVICE LINE LOCATED WITHIN 10 FEET HORIZONTALLY OF ANY SEWER OR SEWER LINE THAT IT CROSSES, SAID 10 FEET TO BE MEASURED AS THE NORMAL DISTANCE FROM THE SERVICE LINE TO THE SEWER.



DETAIL 1
NOT TO SCALE
NOTE: RESTRAIN ALL JOINTS

WATER SERVICE CONTROL POINTS		
POINT N0.	STRUCTURE	NORTHING & EASTING
W1	12" x 12" x 6" DIP TEE	N:1056245.55 E:2764438.72
W2	12" X 12" X 6" DIP TEE	N:1056250.54 E:2764438.94
W3	4" DIP DOMESTIC WATER CONNECTION	N:1056251.68 E:2764398.49
W4	6" DIP FIRE PROTECTION LINE CONNECTION	N:1056246.70 E:2764398.31

GENERAL NOTES:

1. CONTRACTOR SHALL ESTABLISH ALL HORIZONTAL AND VERTICAL CONTROL IN CONFORMANCE WITH THE PLANS. VARIATIONS WILL REQUIRE ADVANCE APPROVAL IN WRITING FROM THE ARCHITECT OR ENGINEER.
2. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE OR IN COMPLIANCE WITH THE FOLLOWING SPECIFICATIONS:
   A. "STANDARD SPECIFICATIONS AND DESIGN CRITERIA" AS PREPARED BY THE AMERICAN PUBLIC WORKS ASSOCIATION AND AS ADOPTED BY THE CITY OF KANSAS CITY, MISSOURI.
   B. KANSAS CITY, MISSOURI STANDARD DRAWINGS
   C. THE PROJECT GEOTECHNICAL REPORT
3. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS OR FROM FIELD SURVEY OF SURFACE PROJECTIONS. THESE LOCATIONS ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (INCLUDING ANY UNKNOWN UTILITIES) PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.": 1-800-DIGRITE.
5. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
6. DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
7. THE CONTRACTOR SHALL NOT DAMAGE ANY PRIVATE PROPERTY. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING TO FINISHED GRADE, ALL MANHOLE TOPS, VALVE COVERS, AND METER COVERS.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE A VISUAL INSPECTION OF THE PROJECT AREA SO AS TO FAMILIARIZE HIMSELF WITH THE SCOPE OF THE WORK AND THE REQUIREMENTS FOR COMPLETING THE WORK.
10. ALL CONCRETE FLATWORK OR ASPHALTIC CONCRETE PAVEMENT TO BE REMOVED WHICH IS ADJACENT TO CONCRETE OR ASPHALTIC CONCRETE PAVEMENT TO REMAIN, SHALL BE FIRST CUT FULL DEPTH WITH A CONCRETE SAW SO AS TO FORM A NEAT EDGE AGAINST EXISTING PAVEMENT. THE JOINT BETWEEN EXISTING AND NEW CONCRETE SURFACE SHALL BE AN EXPANSION JOINT FILLED WITH 1/2 INCH THICK EXPANSION JOINT MATERIAL. THE TOP 1/2 INCH OF THE JOINT SHALL BE CAULKED.
11. CONTRACTOR'S WORK SHALL NOT INTERFERE WITH EXISTING TRAFFIC FLOW, EXCEPT AS NOTED. ANY LANE CLOSING SHALL BE COORDINATED WITH, AND PERMITTED BY THE TRAFFIC DEPARTMENT. A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL. ALL TRAFFIC SIGNS AND PAVEMENT MARKINGS MUST CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (LATEST EDITION).
12. PROVIDE DOWELED EXPANSION JOINT AT ALL PC & PT OF CURB.
13. PROVIDE CURB CONTRACTION JOINTS AT 10' MAXIMUM CENTERS.

LEGEND:

NEW ASPHALT PAVEMENT
2" TYPE 3-01 ASPHALTIC CONCRETE SURFACE
6" TYPE 1-01 ASPHALTIC CONCRETE BASE COURSE
6" AB-3 AGGREGATE BASE COURSE
6" COMPACTED SUBGRADE
SEE DETAIL SHEET C305

KCMO 4" PCC SIDEWALK
4" AB-3 AGGREGATE BASE COURSE
6" COMPACTED SUBGRADE
(REFER TO STREET RESTORATION KCMO STD. DWG)
SEE DETAIL SHEET C305

NOTE:
ALL PIPE CROSSINGS UNDER STREET CAR LINE SHALL BE COORDINATED WITH THE STREET CAR AUTHORITY. LINE CROSSINGS SHALL BE BORED.

QUANTITIES SHOWN HERE ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF EACH BIDDER TO VERIFY ALL QUANTITIES TO THEIR SATISFACTION PRIOR TO SUBMISSION OF BID ON PROPOSED WORK.

SANITARY SEWER GENERAL NOTES:

1. THE SANITARY SEWER CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE CURRENT "CITY STANDARDS" AND SPECIFICATIONS OF THE PUBLIC WORKS DEPARTMENT, KANSAS CITY, MISSOURI, EXCEPT AS NOTED.
2. ALL MANHOLES SHALL BE KANSAS CITY, MO STANDARD MH-PC PRECAST CONCRETE MANHOLES.
3. ALL PVC PIPES SHALL BE INSTALLED USING WATERTIGHT JOINTS.
4. CONTRACTOR SHALL ESTABLISH ALL HORIZONTAL AND VERTICAL CONTROL IN CONFORMANCE WITH THE PLANS. VARIATIONS WILL REQUIRE ADVANCE APPROVAL IN WRITING FROM THE ENGINEER.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND INSTALL ALL FITTINGS, SPECIFIED OR UNSPECIFIED, TO OBTAIN PROPER HORIZONTAL OR VERTICAL ALIGNMENT AND CONNECTION TO EXISTING SEWER SYSTEMS.
6. THE UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS OR FROM FIELD SURVEY OF SURFACE PROJECTIONS. THESE LOCATIONS ARE APPROXIMATE ONLY. THEY DO NOT CONSTITUTE ACTUAL FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (INCLUDING ANY UNKNOWN UTILITIES) PRIOR TO CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE MADE IF VARIATIONS ARE FOUND.
7. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC": 1-800-DIGRITE.
8. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
9. DISPOSAL OF ALL DEBRIS SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
10. THE CONTRACTOR SHALL NOT DAMAGE ANY PRIVATE OR PUBLIC PROPERTY. ANY DAMAGE RESULTING FROM THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING TO FINISHED GRADE ANY MANHOLE TOPS, VALVE COVERS, METER COVERS AND ANY OTHER SURFACE PROJECTIONS TO REMAIN. NO EXTRA COMPENSATION SHALL BE MADE IF ADJUSTMENT OR FIELD DETERMINATION IS REQUIRED.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE VISUAL INSPECTION OF THE PROJECT AREA SO AS TO FAMILIARIZE HIMSELF WITH THE SCOPE OF THE WORK AND THE REQUIREMENTS FOR COMPLETING THE WORK.
13. CONTRACTOR'S WORK SHALL NOT INTERFERE WITH EXISTING TRAFFIC FLOW, EXCEPT AS NOTED. ANY LANE CLOSING SHALL BE COORDINATED WITH AND BE SUBMITTED FOR REVIEW AND APPROVAL. ALL TRAFFIC SIGNS AND PAVEMENT MARKING MUST CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND SUBMIT TRAFFIC CONTROL PLAN FOR THE CITY'S REVIEW AND APPROVAL.

SANITARY SEWER CONTROL POINTS

SAN1 6" SDR-26 PVC SANITARY SEWER WYE CONNECTION TO EXISTING 15" LINED SEWER
N= 1056354.77 E= 2764430.81

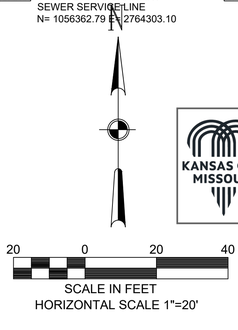
SAN2 6" SAMPLING PORT
N= 1056364.73 E= 2764303.26

SAN3 6" SDR-26 PVC SANITARY SEWER SERVICE LINE
N= 1056362.79 E= 2764303.10

SAN4 6" SDR-26 PVC SANITARY SEWER SERVICE WYE CONNECTION TO EXISTING 21" LINED SEWER
N= 1056304.75 E= 2764428.51

SAN5 4' DIA. KCMO TYPE MH-1 SAMPLING MANHOLE
N= 1056309.17 E= 2764406.23

SAN6 6" SDR-26 PVC SANITARY SEWER SERVICE LINE
N= 1056309.35 E= 2764400.76



SCALE IN FEET
HORIZONTAL SCALE 1"=20'

KANSAS CITY MISSOURI
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

Plan File No. 2025-011
REVIEWED FOR CODE COMPLIANCE
City Planning and Development
Development Services
Land Development Division
- Site Disturbance ☐
- Private Grading ☐
- Public Grading ☐
- Street Design ☑
- Sanitary Sewers ☐
- Storm Drainage ☐
- Street Lighting ☐
- Material Testing ☑

By: DI ZHAO
REVIEWER
DATE: 3/07/2025
City Planning & Development Department
KANSAS CITY, MISSOURI
CONSTRUCTION PERMIT MUST BE SECURED WITHIN ONE YEAR OF REVIEW
CLDPIR-2025-00011

Taliaferro & Browne, Inc.
Civil / Structural Engineering, Landscape Architecture & Surveying
1020 E. 8th STREET
KANSAS CITY, MISSOURI 64106
PH (816) 283-3456 FAX (816) 283-0810
PROFESSIONAL ENGINEERING CORPORATION
MISSOURI LICENSE NO. 000846 KANSAS LICENSE NO. E-1481
PROFESSIONAL LAND SURVEYING CORPORATION
MISSOURI LICENSE NO. 000094

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE (HQ) LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS
ABC/ANDERSON LOFTS
3240-44 MAIN ST., KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
Permit Set	09.12.25	0

SHEET
PUBLIC IMPROVEMENT SITE UTILITY PLAN
C302

K:\Net\job2175-0940\50-Design\SITE\750940 UTILITY PLAN SHEET C302.dwg Mar 03, 2025 - 3:30pm
10/22/2024 2:55:39 PM
10/22/2024 2:55:39 PM

GENERAL SITE PLAN NOTES:

1. REMOVE ALL BRUSH AND OVERGROWTH INCLUDING MISCELLANEOUS DEBRIS AND TRASH THROUGHOUT THE SITE.
2. COORDINATE ALL WORK WITH CIVIL DRAWINGS AND MEP SITE PLAN. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR BETWEEN DRAWINGS.
3. INSPECT CONDITION OF ALL CURBS, STRUCTURES, SURFACES, AND OTHER SITE ITEMS SCHEDULED TO REMAIN. NOTIFY ARCHITECT OF DISCREPANCIES, OR WHERE REPAIR OR REPLACEMENT IS REQUIRED.
4. EXISTING STORM INLETS AND ATTACHED CURBS SHALL REMAIN INTACT. PROTECT THROUGHOUT CONSTRUCTION.
5. SLOPE ALL NEW PARKING AND LANDSCAPING AWAY FROM FACE OF NEAREST BUILDING.
6. INSTALL STEEL EDGING STRIPS AT ALL LANDSCAPING TRANSITIONS AND AT ALL TRANSITIONS BETWEEN DISSIMILIAR MATERIALS.
7. COORDINATE NEW PARKING STALL SIGNAGE AND PARKING BLOCKS WITH ARCHITECT.
8. SITE PAVING TO INCLUDE PAINTED HANDICAP, STALL STRIPING, ARROWS, AND COMPACT CAR MARKINGS.
9. REFER TO ELEVATIONS FOR ANY AND ALL WORK ASSOCIATED WITH THE BUILDING EXTERIOR.
10. PREPARE ALL AREAS OF NEW PLANTING OR SOFTSCAPE WITH TOP SOIL, IN CONDITION FOR CONTINUED AND HEALTHY PLANT GROWTH.
11. NEW CONCRETE CURBS OR SIDEWALKS SHALL MATCH PROFILE, HEIGHT, AND/OR DEPTH OF EXISTING SITE WORK, WHERE THEY MEET EXISTING CONCRETE SCHEDULED TO REMAIN.
12. ALL BUILDING BASE TO HARDSCAPE TRANSITIONS SHALL HAVE NEW EXPANSION JOINT AND BACKER ROD INSTALLED BETWEEN MATERIALS, TYP. JOINT SHALL HAVE A MIN. OF 1/2" WIDE BITUMINOUSE JOINT FILLER INSTALLED. WHERE EXISTING JOINT OR SEALANT OCCURS, REMOVE PRIOR TO NEW WORK.
13. ALL GRADED AREAS TO RECEIVE EROSION CONTROL FOR A FULL 4-WEEKS AFTER GRASS SEED GERMINATION.
14. PROTECT ALL STORM SEWERS WITH EROSION CONTROL.
15. EXISTING BRICK STEP AND DOCK AT BACK COURTYARD WILL REMAIN. PROTECT DURING CONSTRUCTION, AND SPOT REPAIR AS REQUIRED BY NEW STEEL STAIR INSTALLATION.
16. ALL WORK UNDER THE STREETCAR A TRACK ACCESS PERMIT WILL BE APPLIED FOR PUBLIC WORKS AND PLUMBERS WILL BE TRACK ACCESS CERTIFIED

LEGAL DESCRIPTION OF PROPERTY:
HYDE PARK LOT 3 (EX N 4') BLK 2 & HYDE PARK LOT 4 & N 1/2 LOT 5 BLK 2 (PARCELS CONSOLIDATED IN 2024 VIA DEED WITH THE COUNTY RECORDER OF DEEDS)

BUILDING COVERAGE AREA

LEVEL	LOCATION	AREA
LOWER (ANDERSON)	ANDERSON	2511 SF
LOWER (ABC)	ABC	4982 SF
FIRST (ANDERSON)	ANDERSON	6214 SF
FIRST (ABC)	ABC	4807 SF
SECOND FLOOR	ABC / ANDERSON	13092 SF
THIRD FLOOR	ABC / ANDERSON	13092 SF
FOURTH FLOOR	ABC	6892 SF
FIFTH FLOOR	ABC	6892 SF
SIXTH FLOOR	ABC	6892 SF
ROOF PATIO	ABC	2763 SF
TOTAL AREA		68138 SF

UNIT & COMMERCIAL COUNT PER FLOOR

LEVEL	NAME	COUNT	AREA
LOWER (ABC)			
LOWER (ABC)	COMMERCIAL (LEASABLE)	1	3358 SF
FIRST (ABC)			
FIRST (ABC)	1B ; 1BA	7	3818 SF
FIRST (ABC)	1B ; 1BA (ADA)	1	647 SF
FIRST (ABC)	2B ; 2BA (ADA)	1	1504 SF
FIRST (ABC)	BUISNESS (LEASABLE)	1	2116 SF
FIRST (ABC)	BUSINESS (LEASABLE)	1	965 SF
SECOND FLOOR			
SECOND FLOOR	1B ; 1BA	9	4977 SF
SECOND FLOOR	2B ; 2BA	5	5215 SF
THIRD FLOOR			
THIRD FLOOR	1B ; 1BA	9	4979 SF
THIRD FLOOR	2B ; 2BA	5	5225 SF
FOURTH FLOOR			
FOURTH FLOOR	2B ; 2BA	5	5249 SF
FIFTH FLOOR			
FIFTH FLOOR	2B ; 2BA	5	5267 SF
SIXTH FLOOR			
SIXTH FLOOR	2B ; 2BA	5	5178 SF
ABC EXIST ROOF (HIGH)			
ABC EXIST ROOF (HIGH)	COMMERCIAL (LEASABLE ROOFTOP)	1	2714 SF
TOTAL		56	51214 SF

DEVELOPMENT TABULATION

BUILDING DATA	
ZONING	B4-5 (EXISTING TO REMAIN)
LAND AREA	19,130 SF
PROPOSED USE	R-2 (RESIDENTIAL APARTMENTS) ; A-2 (COMMERCIAL LEASIBLE) ; B (BUISNESS)
HEIGHT (EXISTING)	7-STORIES ABOVE GRADE ; 73'-10" TO ROOF DECK
GROSS FLOOR AREA (EXISTING)	REFER TO TABLE ABOVE
RESIDENTIAL UNITS	REFER TO TABLE ABOVE
NET LAND AREA	19,130 SF TOTAL ; 11,021 SF RESIDENTIAL USE
BUILDING COVERAGE	11,021 SF EXTERIOR / 19,130 SF LAND AREA = .57
FLOOR AREA RATIO	68,138 SF / 19,130 SF LAND AREA = 3.6
GROSS DENSITY	56 UNITS /19,130 SF LAND AREA = 1 UNIT PER 341 SF
NET DENSITY	56 UNITS / 11,021 SF RESIDENTIAL USE = 1 UNIT PER 196 SF
PARKING	NO PARKING REQUIRED PER 88-420-04-H LANDMARKS AND HISTORIC DISTRICTS. 6 TANDUM SPOTS PROVIDED WITH 1 ADA. POTENTIAL ADDITIONAL PARKING ACROSS MAIN ST WITH LOT AGREEMENT
BICYCLE PARKING (PER 88-420)	SHORT TERM: 3 REQUIRED / 16 PROVIDED LONG TERM: 20 REQUIRED/24 PROVIDED
PHASING	SINGLE-PHASE CONSTRUCTION
SETBACKS	NO NEW SETBACKS; EXISTING BUILDING FOOTPRINT TO REMAIN

MATERIAL & LANDSCAPE LEGEND:

ESTIMATED TAKE-OFFS LISTED IN LEGEND.

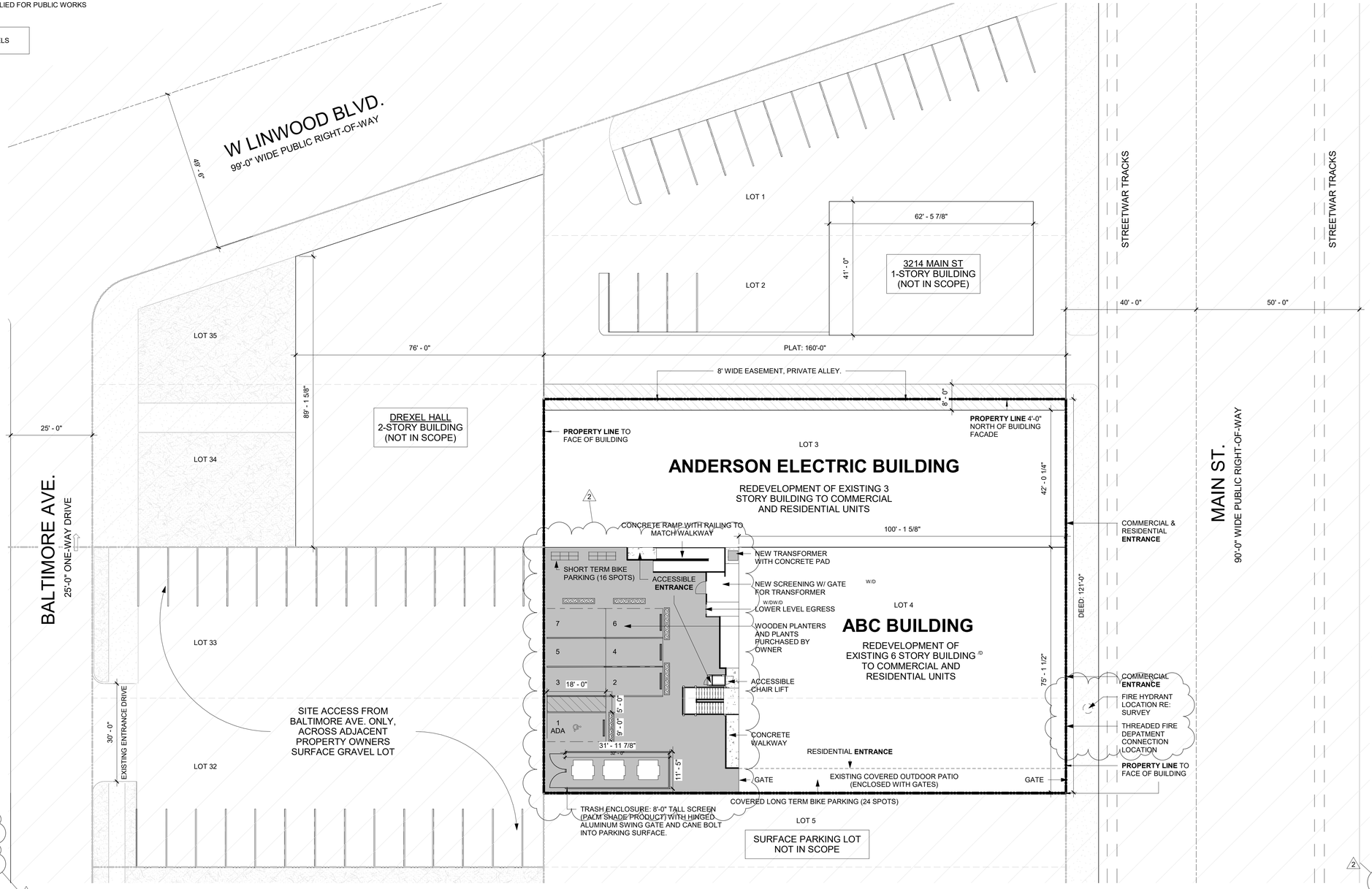
- EXISTING SURFACE TO REMAIN. RE: CIVIL DRAWINGS FOR SCOPES AND MATERIALS.
- 167 SQFT — NEW - EXTERIOR 5" CONCRETE SLAB, 4" GRAVEL BASE EXPOSED - FINISH LEVEL
- 3763 SQFT — COMPACT EXISTING GRAVEL, TOP WITH 3" ASPHAULT BASE AND 1.5" ASPHALT SURFACE

PARKING COUNT
10 STANDARD
1 ADA REQUIRED
11 TOTAL

NOTE: PROPOSED SHARED USE AGREEMENT FOR OFF-SITE PARKING ACROSS MAIN ST.

SIDEWALKS, CURBS, DRIVEWAYS:

1. WORK SHALL INCLUDE REPLACEMENT OF ANY SIDEWALK SQUARE CRACKED OR MISSING A PIECE 1/2" OR MORE WIDE, ADJOINING SQUARE DIFFERING VERTICALLY 1/2" OR MORE, WITH SURFACES NOT OF CONTIGUOUS CONCRETE, AND THE ADJOINING CURB OF THAT WALK OR SHARING THAT CRITERIA OR HAVING A GUTTER 4" BELOW STREET, OR IMPEDING THE FLOW OF WATER.
2. REPLACE; ANY CURB HAVING A MEASURED HEIGHT OF 2 1/2" OR LESS ABOVE THE STREET SURFACE, ANY CURB HAVING A GUTTER SECTION OF 4" OR MORE BELOW THE STREET SURFACE, ANY CURB THAT OBSTRUCTS THE INTENDED FLOW OF WATER, SHALL BE REPLACED TO THE NEAREST JOINTS. THE VERTICAL TRANSITION FROM THE NEW CURB TO THE EXISTING CURB SHALL NOT EXCEED A SLOPE OF 1/2" PER FOOT.



0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

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

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Jane Gabriel
Jane Gabriel, Chair
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE, H.O. LLC
KANSAS CITY, MISSOURI
(816) 786-2285
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

2 ARCHITECTURAL SITE PLAN

A0.12

2/11/2026 11:42:54 AM

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GENERAL NEW PLAN NOTES:

A. SEE DEMOLITION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
B. AFTER DEMOLITION, REPAIR ALL SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW FINISHES AND REPAIR WORK SHALL MATCH EXISTING FINISHES, COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT.
C. REPAIR ALL DAMAGED EXISTING STRUCTURAL ELEMENTS FOUNDATION WALLS, BEARING WALLS, STRUCTURE (COLUMNS, BEAMS, JOISTS, FLOOR & ROOF DECKING). INFILL ALL VACATED FLOOR OPENINGS AND AREAS OF MISSING OR DAMAGED FINISH FLOORING. IN BASEMENT FILL ALL NEW & MISC FLOOR SLAB OPENINGS W/ MINIMUM 4" REINFORCED CONCRETE SLAB ON 6 MIL. VAPOR BARRIER ON MINIMUM 4" COMPACTED GRAVEL.
D. REPAIR ALL DAMAGED MASONRY OR BLOCK INTERIOR WALLS AS REQUIRED. PATCH ALL INTERIOR HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. REPOINT ALL WALLS AS NEEDED. PATCH & REPAIR ALL MASONRY OR BLOCK WALL AREAS EXPOSED TO VIEW. RE: REFINISH SCHEDULE.
E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORK AS REQUIRED. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED & FAILED METAL LINTELS W/ NEW AS REQUIRED, HOT-DIPPED GALVANIZED FINISH AT EXTERIOR LOCATIONS. REPAIR ALL EXISTING LINTELS. WIRE BRUSH CLEAN & PAINT METALS EXPOSED TO VIEW. LINTEL COLOR TO MATCH ADJACENT EXISTING LINTELS, PAINT ALL METALS, 1 PRIME COAT & 2 FINISH COATS. SEMI-GLOSS.
F. REFER TO EXTERIOR ELEVATIONS FOR WORK ASSOCIATED WITH THE BUILDNG FACADE AND ASSOCIATED OPENINGS.
G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, U.N.O.
H. ALL NEW INTERIOR WALLS TO BY TYPE 1, U.N.O REFER TO WALL TYPE SHEET FOR TYPICAL CONSTRUCTION.
I. NOT USED
J. ALL FLOOR/CEILING, ROOF/CEILING & WALL PENETRATIONS ARE TO BE PROPERLY FIRECAULKED, FIRESTOPPED, SMOKE/FIRE DAMPERED, ETC AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES, AS REQUIRED BY CODE. RE: LIFE SAFETY PLANS AND CODE ANALYSIS FOR REQUIRED LOCATIONS OF RATED WALLS.
K. ALL INTERIOR WALLS THAT ABUT NON-GYPSUM BOARD SURFACES OR STRUCTURAL MEMBER SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. CONSULT ARCHITECT AS NEEDED DURING CONSTRUCTION.
L. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC PERFORMANCE. INSTALL ACOUSTICAL FIRE CAULK AT ALL PENETRATIONS OF FLOORS, WALLS & CEILINGS THAT SEPARATE APARTMENT UNITS FROM OTHER APARTMENT UNITS, CORRIDORS, ETC.
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N. ALL DOMESTIC WATER PIPING TO BE CONCEALED WITHIN CONSTRUCTION. PLUMBING WASTE PIPING TO BE CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT POSSIBLE, ALL EXPOSED PLUMBING WASTE PIPING TO BE CAST IRON. INSTALL INSULATION ON ALL PIPING PRONE TO CONDENSATION (PAINTABLE COVERS AT EXPOSED INSULATION). FIRE SPRINKLER PIPING EXPOSED TO VIEW TO BE METAL TYPE. ELECTRICAL SYSTEMS TO BE CONCEALED WITHIN CONSTRUCTION TO THE FULLEST EXTENT POSSIBLE. ALL EXPOSED WIRING, SHALL BE ENCLOSED IN CONDUIT.
O. NOT USED
P. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING, AS REQUIRED BY CODE, METALLIC PIPE TYPE WHERE EXPOSED. INCLUDE SPRINKLERING OF CONCEALED AREAS WHERE REQUIRED BY CODE. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERRED SUBMITTAL. INSTALL ESCUTCHEONS AT ALL PENETRATIONS. ALL TRIM & HEADS BRUSHED CHROME FINISH.
Q. ALL EXPOSED MEP, FIRE SPRINKLER, ETC ITEMS TO BE INSTALLED IN A NEAT AND ORDERLY MANNER, WITH STRAIGHT RUNS INSTALLED TIGHT TO UNDERSIDE OF STRUCTURE OR DECK ABOVE, AND WALLS. CONSULT ARCHITECT & MEP ENGINEER AS NEEDED.
R. ALL IN-UNIT CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" MIN. RE:WALL TYPE SHEET.
S. INSTALL IN-WALL BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVING, HANDRAILS, SHOWER ACCESSORIES, ETC.
T. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT, SIMILAR SHAFT WALLS & EXIT PASSAGEWAYS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS / PASSAGEWAYS.
U. PREPARE EXISTING FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS.
V. INSTALL 1 MRL TYPE ELEVATOR SYSTEM IN ITS ENTIRETY. INCLUDE HOIST BEAM, STEEL SUPPORTS, GUIDE RAIL BEAMS, SUMP PIT, PIT LADDERS, ETC WHERE REQUIRED BY MANUFACTURER. ALSO INCLUDE IBC 2018 SECTION 3001.2 "EMERGENCY ELEVATION COMMUNICATION SYSTEMS FOR THE DEAF, HARD OF HEARING AND SPEECH IMPAIRED", (A FULLY ACCESSIBLE VISUAL, TEXT-BASED & VIDEO-BASED LIVE INTERACTIVE SYSTEM). ELEVATOR MANUFACTURED BY 'KONE', OR APPROVED EQUAL, MONOSPACE 500 MODEL DX, 2,500 LB CAPACITY, SPEED 150 (CAB INTERIOR CLEARANCES MEETING 2018 IBC STRETCHER REQUIREMENT), 8'-0" CAR HEIGHT AND 7'-0" ENTRANCE HEIGHT. CAB FLOORS: ALUM. DIAMOND PLATE, MILL FINISH.
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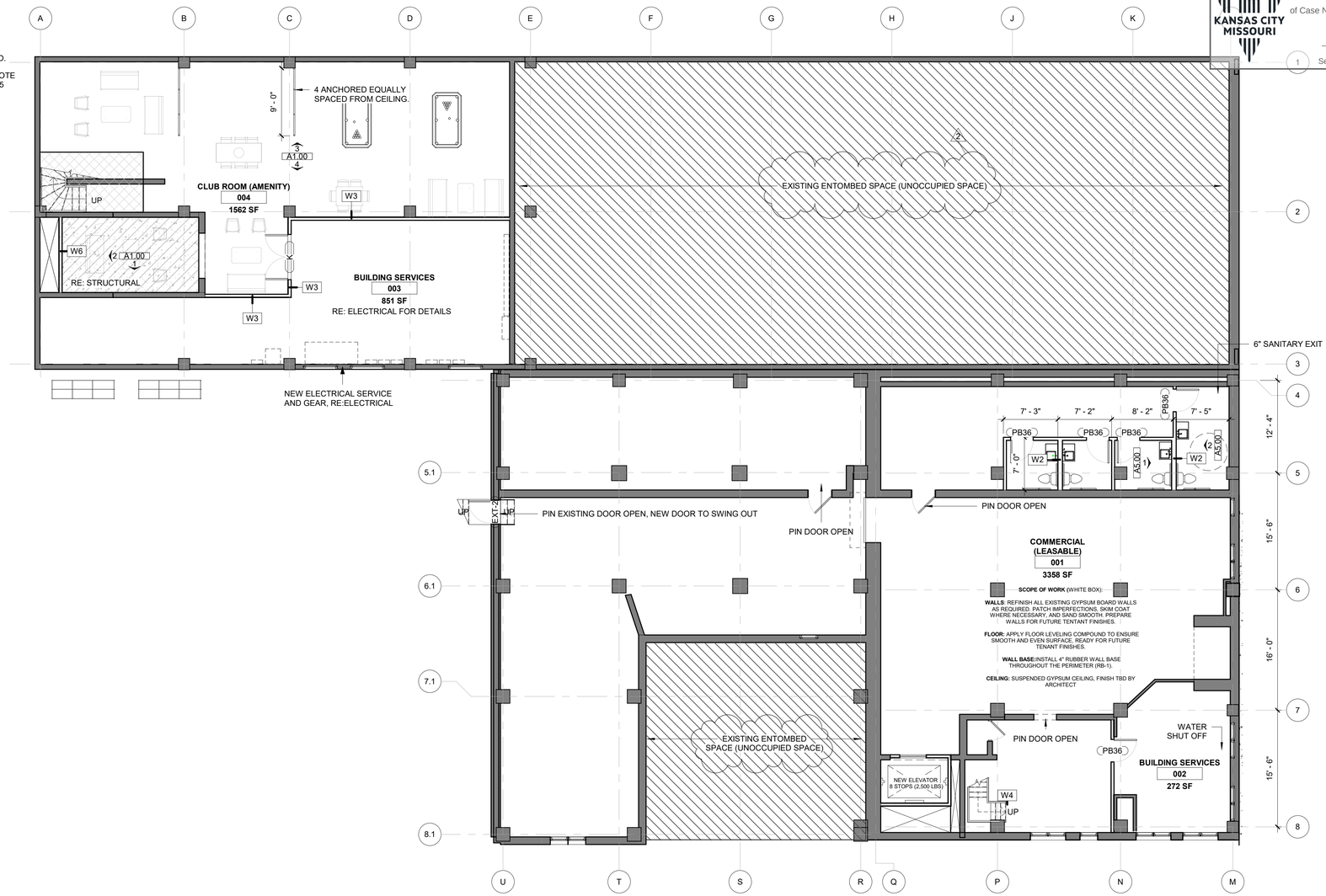
X. INSTALL VERTICAL PLATFORM LIFT SYSTME IN ITS ENTIRETY. CHAIR MANUFACTURED BY 'LIFEWAYMOBILITY' OR APPROVED EQUAL, SAVARIA MULTILIFT OUTDOOR VERTICAL PLATFORM LIFT, STEEL ULC FIRE RATED DOORS WITH TEMPERED GLASS INSERTS FOR DOORS AND LOW PROFILE ALUMINUM DOORS.

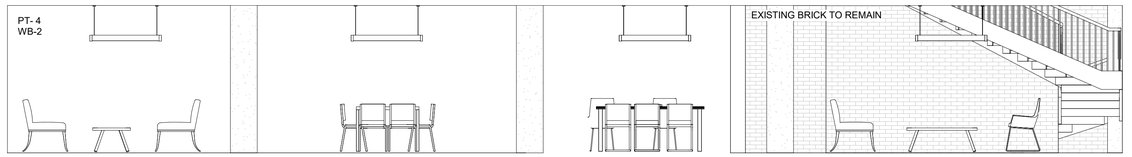
NEW PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.
RE: SCHEDULES FOR ESTIMATED TAKE-OFFS.

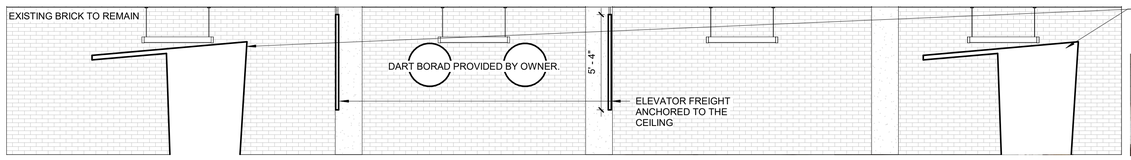
- EXISTING WALL TO REMAIN.
- NEW WALL TO BE CONSTRUCTED.
- EXISTING DOORS TO REMAIN. (NOTE SOME NEW DOORS SHOWN AT 45 DEGREES AT DOOR SWING CONFLICTS)
- NEW DOOR TO BE INSTALLED.
- CONCRETE FLOOR INFILL.
- SELF-LEVELING CONCRETE, EXPOSED. PREP AND SEAL.
- FLOOR TO REMAIN, REPAIR AND SEAL
- HISTORIC MATERIALS



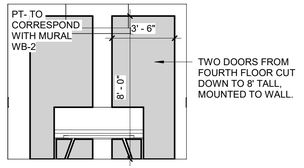
5 | 00_LOWER LEVEL
1/8" = 1'-0"



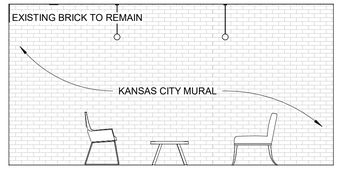
4 | CLUB ROOM SOUTH
1/4" = 1'-0"



3 | CLUB ROOM NORTH
1/4" = 1'-0"



2 | CR
1/4" = 1'-0"



1 | CLUB ROOM ELEVATOR LOUNGE SOUTH
1/4" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE, H.O. LLC
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ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
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630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

FLOOR PLANS - LOWER FLOOR

A1.00

2/11/2026 11:42:57 AM

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NEW PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.
RE: SCHEDULES FOR ESTIMATED TAKE-OFFS.

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- SELF-LEVELING CONCRETE, EXPOSED. PREP AND SEAL.
- FLOOR TO REMAIN, REPAIR AND SEAL

MATERIAL & LANDSCAPE LEGEND:

ESTIMATED TAKE-OFFS LISTED IN LEGEND.

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- 3763 SQFT — COMPACT EXISTING GRAVEL, TOP WITH 3" ASPHAULT BASE AND 1.5" ASPHALT SURFACE

PARKING COUNT
10 STANDARD
1 ADA REQUIRED
11 TOTAL

NOTE: PROPOSED SHARED USE AGREEMENT FOR OFF-SITE PARKING ACROSS MAIN ST.

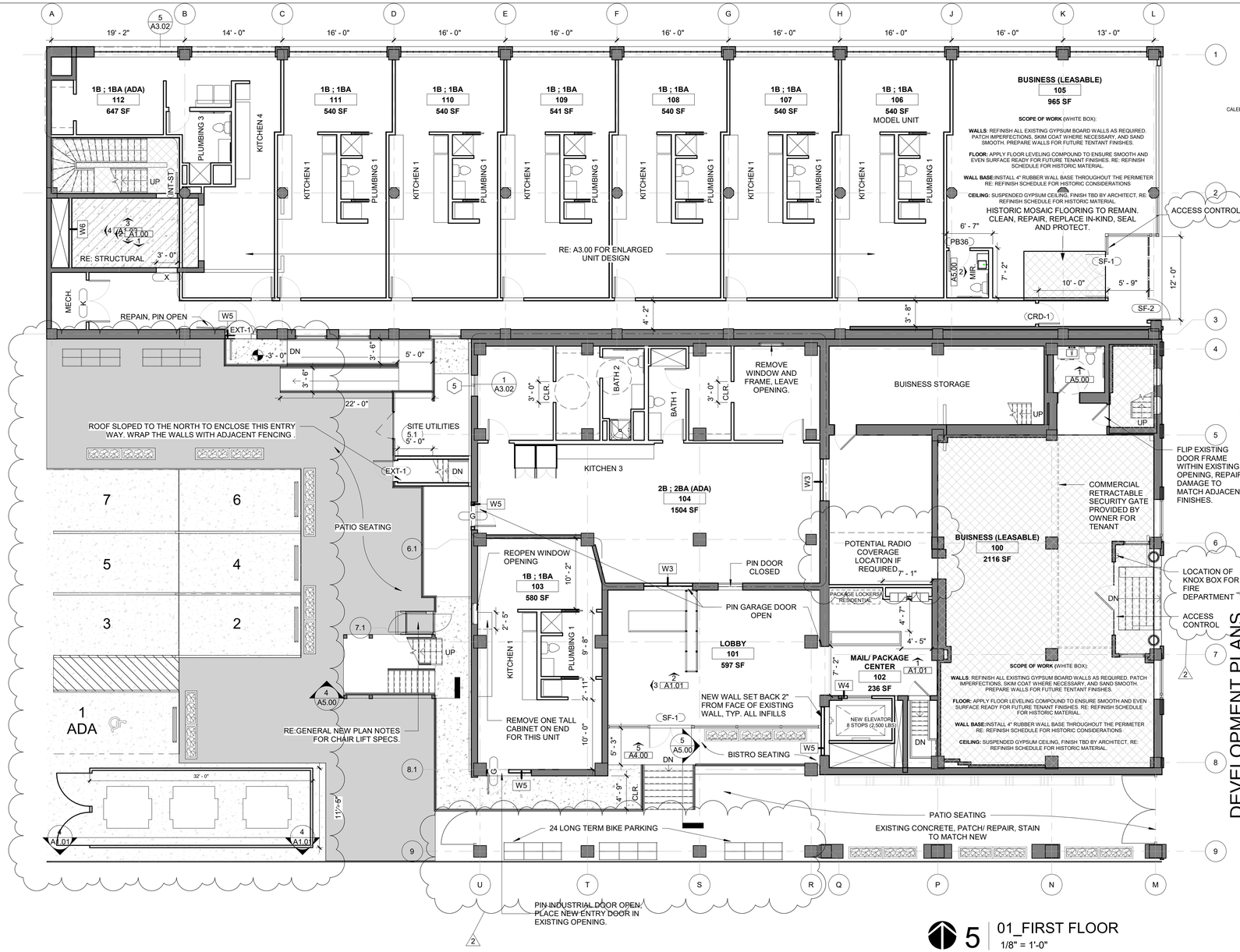
RESIDENTIAL UNIT COUNT

NAME	COUNT	AREA
1B ; 1BA	25	13775 SF
1B ; 1BA (ADA)	1	647 SF
2B ; 2BA	25	26135 SF
2B ; 2BA (ADA)	1	1504 SF
TOTAL	52	42061 SF

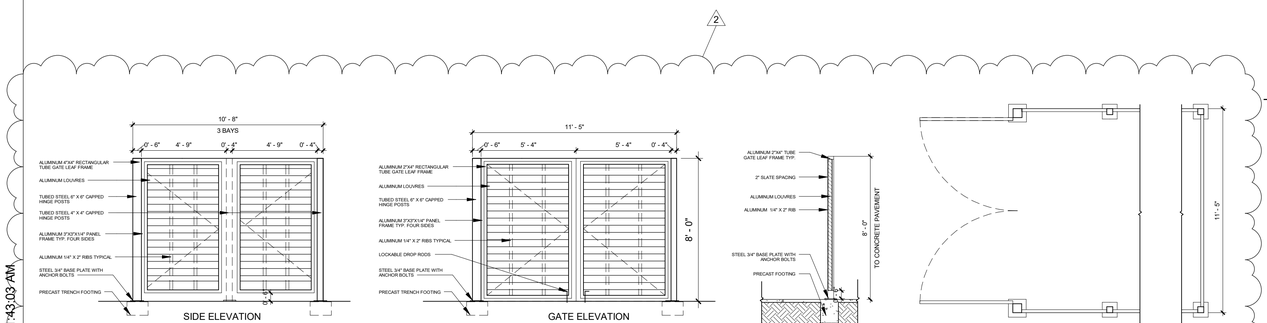
KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00008** on **03/04/2026**

Sara Copeland, FAICP
Secretary of the City Plan Commission

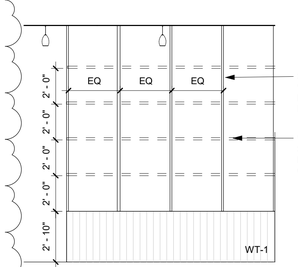


5 | 01_FIRST FLOOR
1/8" = 1'-0"

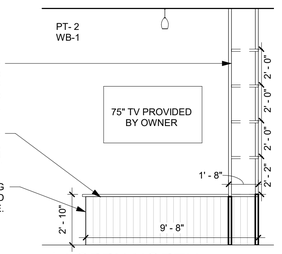


NOTE: PRODUCT - PALM SHIELD LOUVERED DUMPSTER ENCLOSURE STANDARD SINGLE BAY

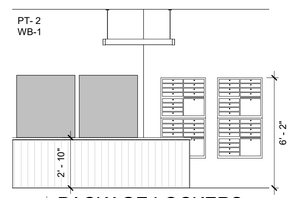
4 | DUMPSTER ENCLOSURE DETAIL
1/4" = 1'-0"



3 | LOBBY WEST
1/4" = 1'-0"



2 | LOBBY NORTH
1/4" = 1'-0"



1 | PACKAGE LOCKERS
1/4" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
KANSAS CITY, MISSOURI
(816) 786-2265
WWW.EXACTARCHITECTS.COM

ABC/ANDERSON APARTMENTS

DEVELOPMENT PLANS

3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

FLOOR PLANS - FIRST FLOOR

A1.01

2/11/2026 11:43:03 AM

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GENERAL NEW PLAN NOTES:

A. SEE DEMOLITION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
B. AFTER DEMOLITION, REPAIR ALL SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW FINISHES AND REPAIR WORK SHALL MATCH EXISTING FINISHES, COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT.
C. REPAIR ALL DAMAGED EXISTING STRUCTURAL ELEMENTS FOUNDATION WALLS, BEARING WALLS, STRUCTURE (COLUMNS, BEAMS, JOISTS, FLOOR & ROOF DECKING). INFILL ALL VACATED FLOOR OPENINGS AND AREAS OF MISSING OR DAMAGED FINISH FLOORING. IN BASEMENT FILL ALL NEW & MISC FLOOR SLAB OPENINGS W/ MINIMUM 4" REINFORCED CONCRETE SLAB ON 6 MIL. VAPOR BARRIER ON MINIMUM 4" COMPACTED GRAVEL.
D. REPAIR ALL DAMAGED MASONRY OR BLOCK INTERIOR WALLS AS REQUIRED. PATCH ALL INTERIOR HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. REPOINT ALL WALLS AS NEEDED. PATCH & REPAIR ALL MASONRY OR BLOCK WALL AREAS EXPOSED TO VIEW. RE: REFINISH SCHEDULE.
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F. REFER TO EXTERIOR ELEVATIONS FOR WORK ASSOCIATED WITH THE BUILDNG FACADE AND ASSOCIATED OPENINGS.
G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, U.N.O.
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T. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT, SIMILAR SHAFT WALLS & EXIT PASSAGEWAYS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS / PASSAGEWAYS.
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V. INSTALL 1 MRL TYPE ELEVATOR SYSTEM IN ITS ENTIRETY. INCLUDE HOIST BEAM, STEEL SUPPORTS, GUIDE RAIL BEAMS, SUMP PIT, PIT LADDERS, ETC WHERE REQUIRED BY MANUFACTURER. ALSO INCLUDE IBC 2018 SECTION 3001.2 "EMERGENCY ELEVATION COMMUNICATION SYSTEMS FOR THE DEAF, HARD OF HEARING AND SPEECH IMPAIRED", (A FULLY ACCESSIBLE VISUAL, TEXT-BASED & VIDEO-BASED LIVE INTERACTIVE SYSTEM). ELEVATOR MANUFACTURED BY 'KONE', OR APPROVED EQUAL, MONOSPACE 500 MODEL DX, 2,500 LB CAPACITY, SPEED 150 (CAB INTERIOR CLEARANCES MEETING 2018 IBC STRETCHER REQUIREMENT), 8'-0" CAR HEIGHT AND 7'-0" ENTRANCE HEIGHT. CAB FLOORS: ALUM. DIAMOND PLATE, MILL FINISH.
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- NEW WALL TO BE CONSTRUCTED.
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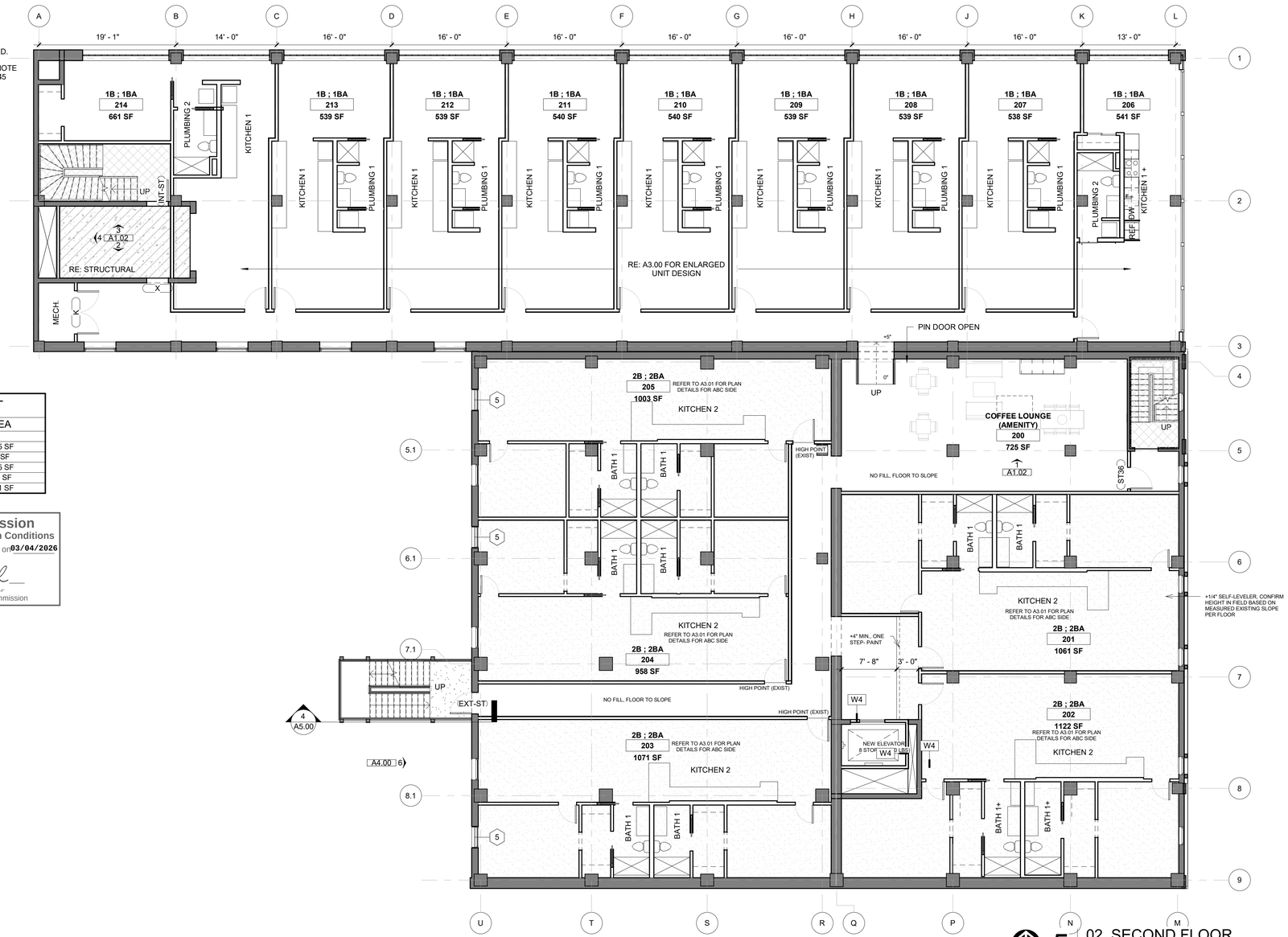
- NEW DOOR TO BE INSTALLED.
- CONCRETE FLOOR INFILL.
- SELF-LEVELING CONCRETE, EXPOSED. PREP AND SEAL.
- FLOOR TO REMAIN, REPAIR AND SEAL
- HISTORIC MATERIALS

RESIDENTIAL UNIT COUNT

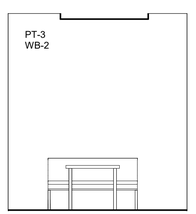
NAME	COUNT	AREA
1B ; 1BA	25	13775 SF
1B ; 1BA (ADA)	1	647 SF
2B ; 2BA	25	26135 SF
2B ; 2BA (ADA)	1	1504 SF
TOTAL	52	42061 SF

KANSAS CITY MISSOURI

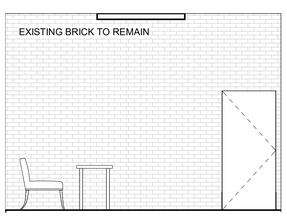
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Sara Gabriel
Sara Copeland, FAICP
Secretary of the City Plan Commission



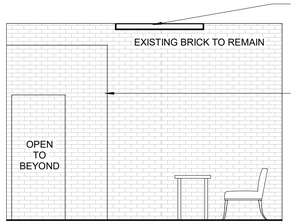
5 02_SECOND FLOOR
1/8" = 1'-0"



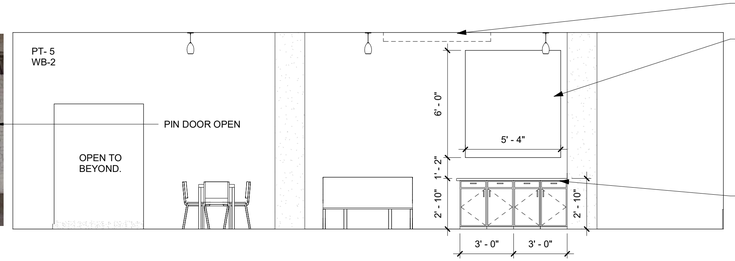
4 ELEVATOR SHAFT LOUNGE
1/4" = 1'-0"



3 ELEVATOR SHAFT NORTH
1/4" = 1'-0"



2 ELEVATOR LOUNGE SOUTH
1/4" = 1'-0"



1 COFFEE LOUNGE NORTH
1/4" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
KANSAS CITY, MISSOURI
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FLOOR PLANS - SECOND FLOOR

A1.02

2/11/2026 11:43:06 AM

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NAME	COUNT	AREA
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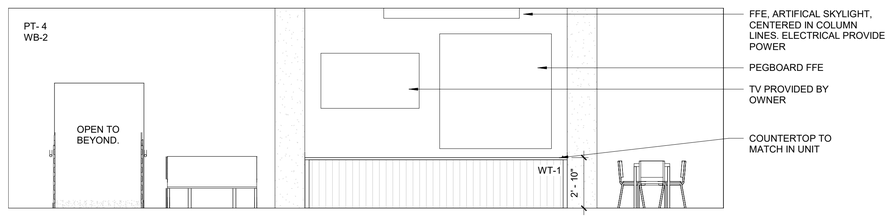
KANSAS CITY MISSOURI

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026

Jana Gubanyi, AICP
Secretary of the City Plan Commission

2 | 03_THIRD FLOOR
1/8" = 1'-0"



1 | LIBRARY AMENITY NORTH
1/4" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE - KO, LLC
KANSAS CITY, MISSOURI
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FLOOR PLANS - THIRD FLOOR

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2/11/2026 11:43:10 AM

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U. PREPARE EXISTING FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS.
V. INSTALL 1 MRL TYPE ELEVATOR SYSTEM IN ITS ENTIRETY. INCLUDE HOIST BEAM, STEEL SUPPORTS, GUIDE RAIL BEAMS, SUMP PIT, PIT LADDERS, ETC WHERE REQUIRED BY MANUFACTURER. ALSO INCLUDE IBC 2018 SECTION 3001.2 "EMERGENCY ELEVATION COMMUNICATION SYSTEMS FOR THE DEAF, HARD OF HEARING AND SPEECH IMPAIRED", (A FULLY ACCESSIBLE VISUAL, TEXT-BASED & VIDEO-BASED LIVE INTERACTIVE SYSTEM). ELEVATOR MANUFACTURED BY 'KONE', OR APPROVED EQUAL, MONOSPACE 500 MODEL DX, 2,500 LB CAPACITY, SPEED 150 (CAB INTERIOR CLEARANCES MEETING 2018 IBC STRETCHER REQUIREMENT), 8'-0" CAR HEIGHT AND 7'-0" ENTRANCE HEIGHT. CAB FLOORS: ALUM. DIAMOND PLATE, MILL FINISH.
W. THE DESIGNATED ACCESSIBLE APARTMENT UNITS SHALL BE CONSTRUCTED TO 'TYPE A' ACCESSIBILITY REQUIREMENTS OF ICC A117.1 - 2009. REFER TO PLAN FOR UNIT LOCATIONS.
X. INSTALL VERTICAL PLATFORM LIFT SYSTME IN ITS ENTIRETY. CHAIR MANUFACTURED BY 'LIFEWAYMOBILITY' OR APPROVED EQUAL, SAVARIA MULTILIFT OUTDOOR VERTICAL PLATFORM LIFT, STEEL ULC FIRE RATED DOORS WITH TEMPERED GLASS INSERTS FOR DOORS AND LOW PROFILE ALUMINUM DOORS.

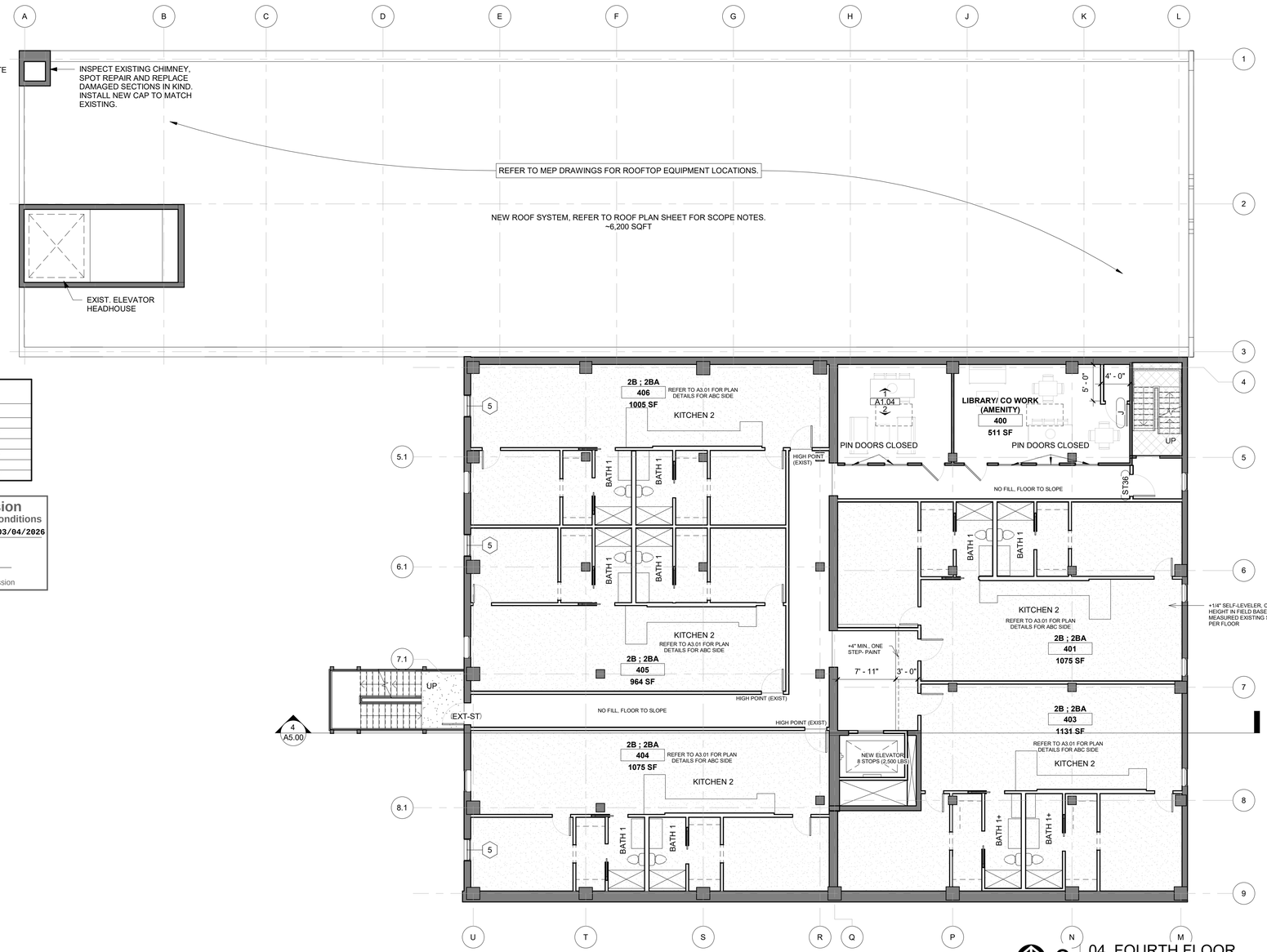
NEW PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.
RE: SCHEDULES FOR ESTIMATED TAKE-OFFS.

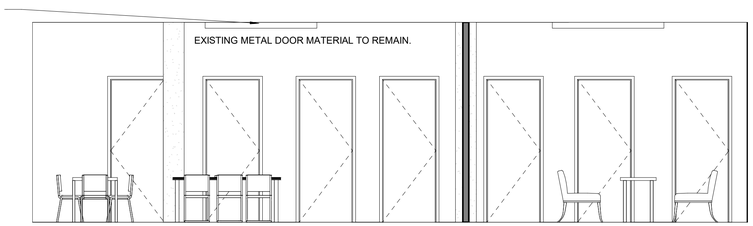
- EXISTING WALL TO REMAIN.
- NEW WALL TO BE CONSTRUCTED.
- EXISTING DOORS TO REMAIN. (NOTE SOME NEW DOORS SHOWN AT 45 DEGREES AT DOOR SWING CONFLICTS)
- NEW DOOR TO BE INSTALLED.
- CONCRETE FLOOR INFILL.
- SELF-LEVELING CONCRETE, EXPOSED. PREP AND SEAL.
- FLOOR TO REMAIN, REPAIR AND SEAL
- HISTORIC MATERIALS

RESIDENTIAL UNIT COUNT		
NAME	COUNT	AREA
1B ; 1BA	25	13775 SF
1B ; 1BA (ADA)	1	647 SF
2B ; 2BA	25	26135 SF
2B ; 2BA (ADA)	1	1504 SF
TOTAL	52	42061 SF

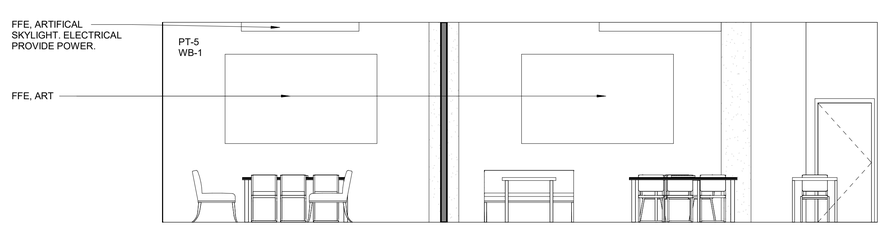
KANSAS CITY MISSOURI
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Jana Gubbins, FAICP
Secretary of the City Plan Commission



3 04_FOURTH FLOOR
1/8" = 1'-0"



2 LIBRARY/ CO WORKING SOUTH
1/4" = 1'-0"



1 LIBRARY/ CO WORKING NORTH
1/4" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE - KO, LLC
KANSAS CITY, MISSOURI
(816) 785-2285
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DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

FLOOR PLANS - FOURTH FLOOR

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GENERAL NEW PLAN NOTES:

A. SEE DEMOLITION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
B. AFTER DEMOLITION, REPAIR ALL SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW FINISHES AND REPAIR WORK SHALL MATCH EXISTING FINISHES, COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT.
C. REPAIR ALL DAMAGED EXISTING STRUCTURAL ELEMENTS FOUNDATION WALLS, BEARING WALLS, STRUCTURE (COLUMNS, BEAMS, JOISTS, FLOOR & ROOF DECKING). INFILL ALL VACATED FLOOR OPENINGS AND AREAS OF MISSING OR DAMAGED FINISH FLOORING. IN BASEMENT FILL ALL NEW & MISC FLOOR SLAB OPENINGS W/ MINIMUM 4" REINFORCED CONCRETE SLAB ON 6 MIL. VAPOR BARRIER ON MINIMUM 4" COMPACTED GRAVEL.
D. REPAIR ALL DAMAGED MASONRY OR BLOCK INTERIOR WALLS AS REQUIRED. PATCH ALL INTERIOR HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. REPOINT ALL WALLS AS NEEDED. PATCH & REPAIR ALL MASONRY OR BLOCK WALL AREAS EXPOSED TO VIEW. RE: REFINISH SCHEDULE.
E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORK AS REQUIRED. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED & FAILED METAL LINTELS W/ NEW AS REQUIRED, HOT-DIPPED GALVANIZED FINISH AT EXTERIOR LOCATIONS. REPAIR ALL EXISTING LINTELS. WIRE BRUSH CLEAN & PAINT METALS EXPOSED TO VIEW. LINTEL COLOR TO MATCH ADJACENT EXISTING LINTELS, PAINT ALL METALS, 1 PRIME COAT & 2 FINISH COATS. SEMI-GLOSS.
F. REFER TO EXTERIOR ELEVATIONS FOR WORK ASSOCIATED WITH THE BUILDNG FACADE AND ASSOCIATED OPENINGS.
G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, U.N.O.
H. ALL NEW INTERIOR WALLS TO BY TYPE 1, U.N.O REFER TO WALL TYPE SHEET FOR TYPICAL CONSTRUCTION.
I. NOT USED
J. ALL FLOOR/CEILING, ROOF/CEILING & WALL PENETRATIONS ARE TO BE PROPERLY FIRECAULKED, FIRESTOPPED, SMOKE/FIRE DAMPERED, ETC AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES, AS REQUIRED BY CODE. RE: LIFE SAFETY PLANS AND CODE ANALYSIS FOR REQUIRED LOCATIONS OF RATED WALLS.
K. ALL INTERIOR WALLS THAT ABUT NON-GYPSUM BOARD SURFACES OR STRUCTURAL MEMBER SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. CONSULT ARCHITECT AS NEEDED DURING CONSTRUCTION.
L. CAULK ALL JOINTS BETWEEN DISSIMILAR MATERIALS FOR WEATHERTIGHT, WATERTIGHT, AIRTIGHT, ETC PERFORMANCE. INSTALL ACOUSTICAL FIRE CAULK AT ALL PENETRATIONS OF FLOORS, WALLS & CEILINGS THAT SEPARATE APARTMENT UNITS FROM OTHER APARTMENT UNITS, CORRIDORS, ETC.
M. DUCTWORK EXPOSED TO VIEW TO BE SPIRAL TYPE GALVANIZED SHEETMETAL, SUPPORTED BY TENSION CABLE SYSTEM, W/ SHEETMETAL COLLARS AT WALL PENETRATIONS. ALL REFRIGERANT PIPING TO BE CONCEALED WITHIN CONSTRUCTION.
N. ALL DOMESTIC WATER PIPING TO BE CONCEALED WITHIN CONSTRUCTION. PLUMBING WASTE PIPING TO BE CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT POSSIBLE, ALL EXPOSED PLUMBING WASTE PIPING TO BE CAST IRON. INSTALL INSULATION ON ALL PIPING PRONE TO CONDENSATION (PAINTABLE COVERS AT EXPOSED INSULATION). FIRE SPRINKLER PIPING EXPOSED TO VIEW TO BE METAL TYPE. ELECTRICAL SYSTEMS TO BE CONCEALED WITHIN CONSTRUCTION TO THE FULLEST EXTENT POSSIBLE. ALL EXPOSED WIRING, SHALL BE ENCLOSED IN CONDUIT.
O. NOT USED
P. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING, AS REQUIRED BY CODE, METALLIC PIPE TYPE WHERE EXPOSED. INCLUDE SPRINKLERING OF CONCEALED AREAS WHERE REQUIRED BY CODE. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERRED SUBMITTAL. INSTALL ESCUTCHEONS AT ALL PENETRATIONS. ALL TRIM & HEADS BRUSHED CHROME FINISH.
Q. ALL EXPOSED MEP, FIRE SPRINKLER, ETC ITEMS TO BE INSTALLED IN A NEAT AND ORDERLY MANNER, WITH STRAIGHT RUNS INSTALLED TIGHT TO UNDERSIDE OF STRUCTURE OR DECK ABOVE, AND WALLS. CONSULT ARCHITECT & MEP ENGINEER AS NEEDED.
R. ALL IN-UNIT CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" MIN. RE:WALL TYPE SHEET.
S. INSTALL IN-WALL BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVING, HANDRAILS, SHOWER ACCESSORIES, ETC.
T. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT, SIMILAR SHAFT WALLS & EXIT PASSAGEWAYS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS / PASSAGEWAYS.
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KANSAS CITY MISSOURI
City Plan Commission
Recommends Approval with Conditions
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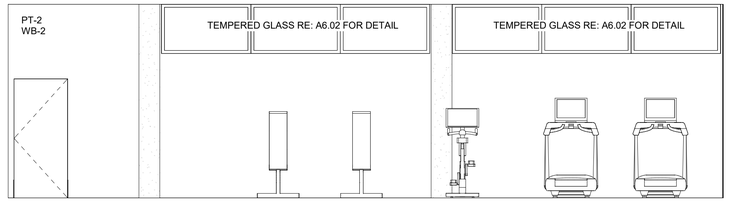
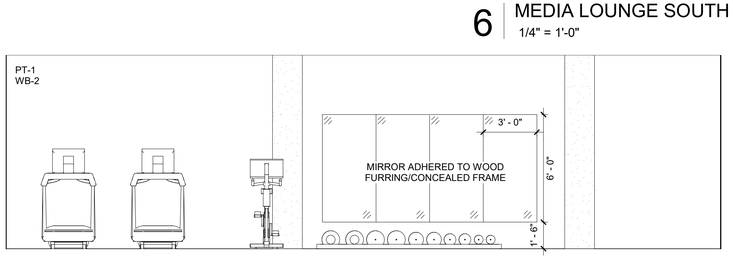
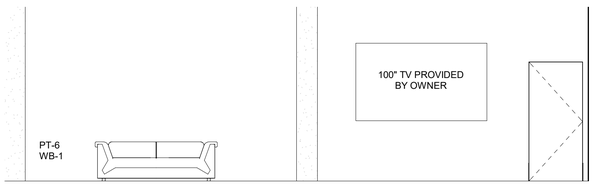
Sara Copeland, FAICP
Secretary of the City Plan Commission



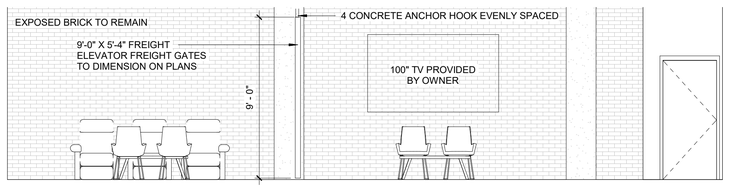
6 MEDIA LOUNGE SOUTH
1/4" = 1'-0"



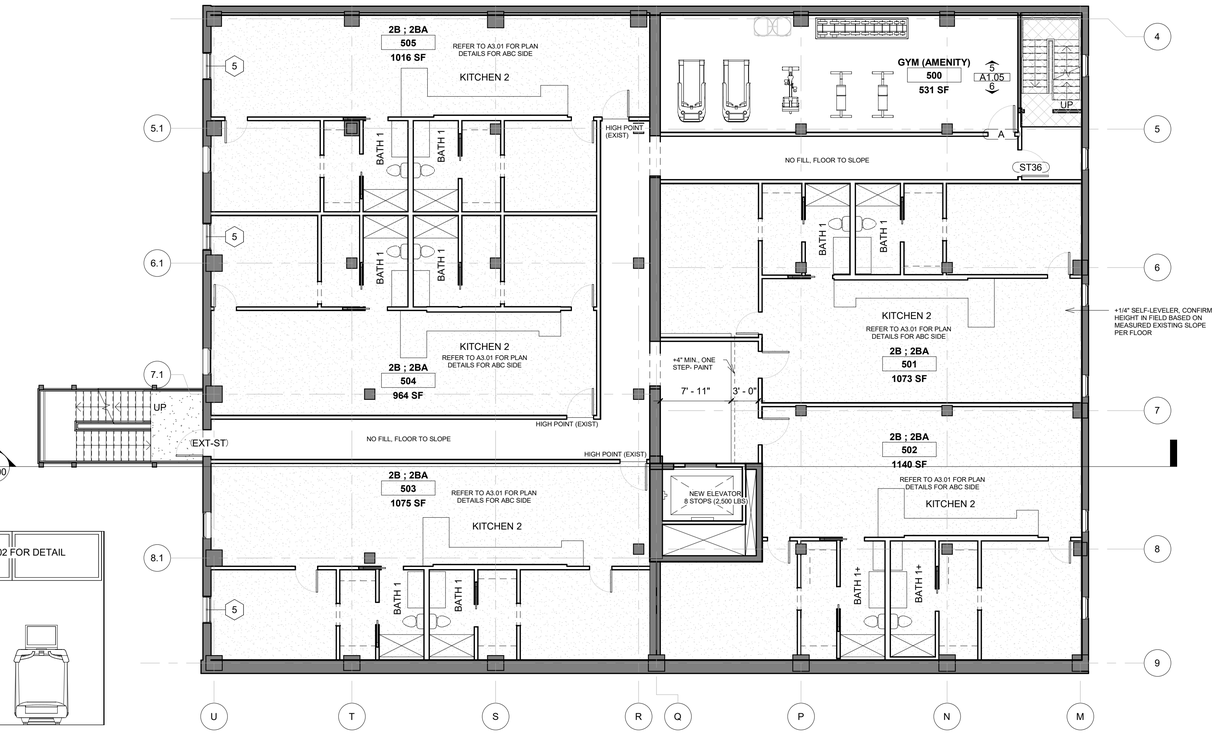
5 MEDIA LOUNGE NORTH
1/4" = 1'-0"



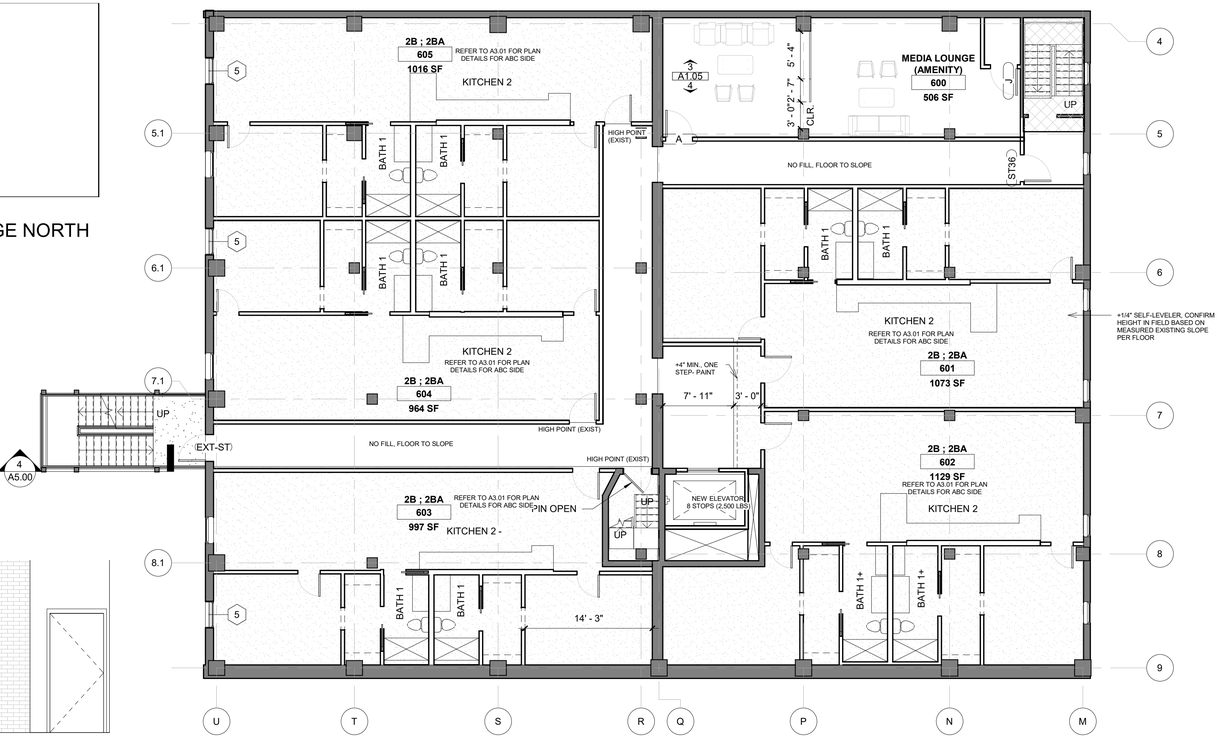
4 GYM SOUTH
1/4" = 1'-0"



3 GYM NORTH
1/4" = 1'-0"



2 05_FIFTH FLOOR
1/8" = 1'-0"



1 06_SIXTH FLOOR
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
KANSAS CITY, MISSOURI
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DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

FLOOR PLANS - FIFTH & SIXTH FLOOR

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GENERAL ROOF PLAN NOTES:

A. PRIOR TO ROOF INSTALLATION, REPOINT ALL EXISTING MASONRY PARAPET WALLS. REPLACE ALL DAMAGED & MISSING BRICKS WITH NEW OR SALVAGED MATERIALS TO MATCH EXISTING. DO NOT SEAL PARAPET WALLS.
B. INSTALL SPRAY TYPE INSULATION IN GAPS BETWEEN ROOF INSULATION & MASONRY WALLS, PIPES & SIMILAR PENETRATIONS, TYP. AT SIMILAR CONDITIONS.
C. ROOFING SYSTEM: INSTALL NEW FULLY ADHERED 60 MIL SHEET MEMBRANE ROOFING (GRAY FINISH) OVER 1/2" COVER BOARD ADHERED TO RIGID INSULATION BOARD SYSTEM (MINIMUM R-30) FULLY ADHERED TO EXISTING CLEANED AND REPAIRED CONCRETE DECK. PROVIDE POSITIVE DRAINAGE TO ROOF DRAINS AND GUTTERS AS REQUIRED W/ TAPERED INSULATION.
D. FULLY ADHERED ALL LAYERS, MECHANICALLY FASTENED COVER BOARD TO INSULATION.
E. TURN KEY SYSTEM TO ENSURE COMPLIANCE WITH MANUFACTURER'S STANDARD 20 YEAR WARRANTY.
K. ROOF SYSTEM TO BE CLASS 'A' TYPE.
G. INCLUDE AS PART OF THE ROOF SYSTEM INSTALLATION ALL REQUIRED FLASHING, CURB FLASHING, EDGE FLASHING, TERMINATION BAR, BLOCKING, COUNTER FLASHING, PIPE FLASHING, CAULKING, ETC.
H. COORDINATE ROOF WORK WITH ALL OTHER ASSOCIATED WORK FOR A COMPLETE WATERPROOF ROOF SYSTEM.
I. NOT USED.
J. COORDINATE LOCATION OF ALL CONDENSERS, AND REQUIRED PADS, RISERS AND ANCHORAGES WITH MECHANICAL AND STRUCTURAL SHEETS.
K. ROOF DECK INFILLS SHALL MATCH EXISTING ROOF DECK THICKNESS, NUMBER OF LAYERS & MATERIAL. ROOF STRUCTURE REPLACEMENT SHALL MATCH EXISTING SIZES & MATERIAL. DO NOT ALTER STRUCTURE BELOW UNLESS NOTED OTHERWISE ON STRUCTURAL PLANS.

2

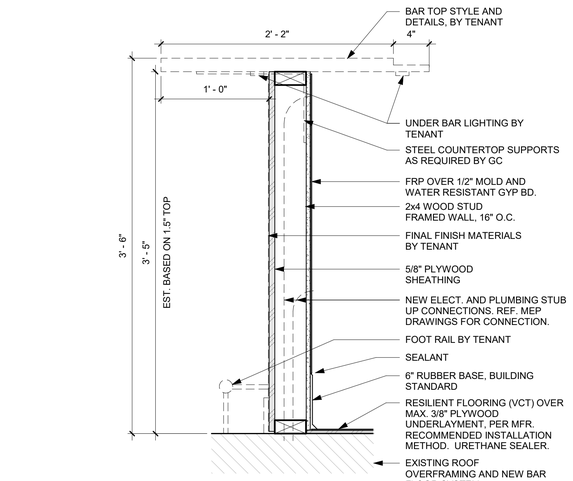
EQUIPMENT SCHEDULE

ITEM	EQUIPMENT CATEGORY
1	UNDERCOUNTER BAR REFRIGERATOR
2	ICE BIN SPEED RAIL
3	18" SINK
4	TRASH
5	UNDERCOUNTER WAREWASHER

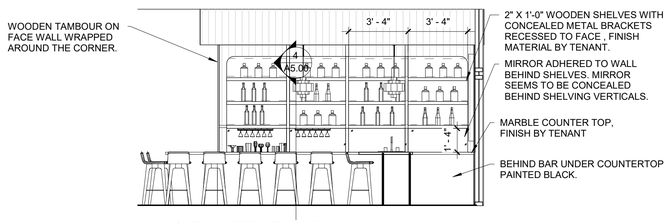
4 ANDERSON EXISTING ROOF
12" = 1'-0"

3 ABC EXISTING ROOF
12" = 1'-0"

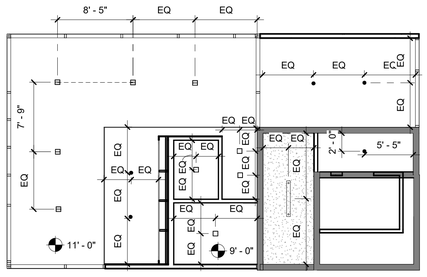
2 EAST WEST
1/8" = 1'-0"



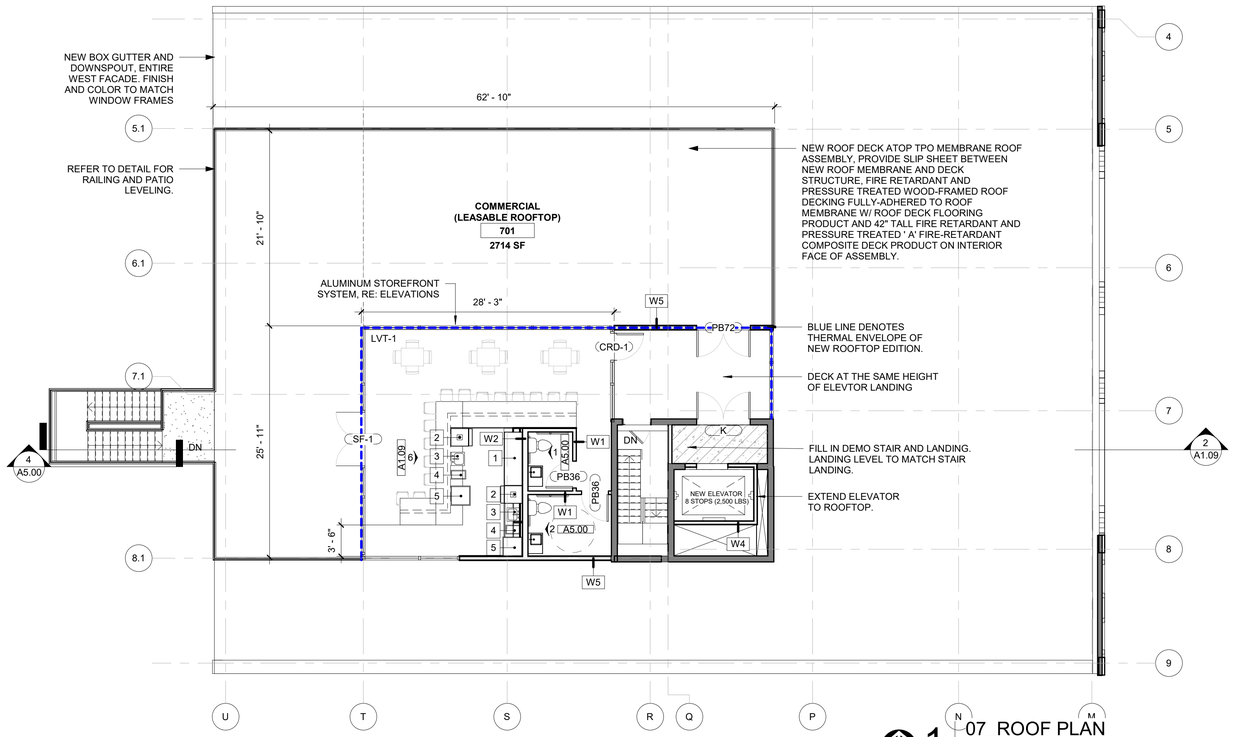
7 STEEL BAR SECTION
1 1/2" = 1'-0"



6 ROOFTOP BAR
1/4" = 1'-0"



5 07_ROOF PLAN RCP
1/8" = 1'-0"



1 07_ROOF PLAN
1/8" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00088 on 03/04/2026
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

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ROOF PLAN

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GENERAL REFLECTED CEILING PLAN NOTES:

1. THE DESIGN INTENT IS TO CONCEAL ALL PIPE, CONDUIT, AND DUCT LINES ABOVE A FINISHED SOFFIT/CEILING OR WITHIN WALL/CHASES (U.N.O). AT SPECIFIC LOCATIONS WHERE EXISTING CEILING STRUCTURE IS TO REMAIN EXPOSED OR WHERE CONCEALMENT IS INFEASIBLE DUE TO THE LOCATION OF HISTORIC FABRIC (WALLS TO REMAIN, ETC.), INSTALL ALL REQUIRED EXPOSED PIPING, CONDUIT AND DUCTWORK IN A NEAT, ORDERLY AND THOUGHFUL MANNER TIGHT TO UNDERSIDE OF FLOOR SLABS AND FACES OF WALLS. EXPOSED PIPE, CONDUIT, AND DUCTWORK SHALL BE A METTALIC FINISH. COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT PRIOR TO ROUTING AND INSTALLATION.
2. THE EXPECTED OUTCOME OF MEP WORK IS A CODE COMPLIANT COMPLETE INSTALL WITH NEAT AND ORDERLY ROUTING. PROPOSED MEP DESIGNS OF ALL SYSTEMS SHALL COMPLY WITH THE EXISTING BUILDING CONDITIONS AND THE FINISHED ARCHITECTURAL DESIGN SHOWN IN THIS SET OF DRAWINGS. PROPOSED MEP DESIGNS SHALL BE COORDINATED WITH ALL SUB-CONTRACTOR TRADES.
3. MECHANICAL: COORDINATE ALL CLEARANCE AND INSTALLATION REQUIREMENTS WITH THE MEP CONTRACTOR AND EQUIPMENT MANUFACTURER. ROUTE ALL LINE SETS WITHIN WALLS AND ABOVE CEILINGS / SOFFITS WHERE THEY OCCUR.
4. SPRINKLER SYSTEM (DELEGATED DESIGN): COORDINATE INSTALLATION WITH HISTORIC FINISHES AND CEILINGS SCHEDULED TO REMAIN, PATCH AND REPAIR SURFACES AND MATERIALS DISTURBED OR REMOVED TO MATCH ADJACENT TO REMAIN. PROVIDE SIDEWALL HEADS WITHIN SOFFITS AND RECESSED PENDANT SPRINKLER HEADS AT DROPPED CEILING LOCATIONS, WHITE FINISH. WHERE EXPOSED, PROVIDE NEAT AND ORDERLY SPRINKLER HEADS AND METALLIC PIPE ROUTING.
5. FINISH EXPOSED FACE OF SOFFITS UP TO DECK WITH GYPSUM BOARD, ALL LOCATIONS.
6. REPAIR ALL PLASTER CEILINGS SCHEDULED TO REMAIN TO MATCH EXISTING.
7. REFER TO EXISTING AND NEW FLOOR PLANS FOR AREAS OF CEILING DETERIORATION THAT SHALL BE PATCHED AND REPAIRED IN CONJUNCTION WITH NEW WORK. FIELD WALK IS REQUIRED PRIOR TO BIDDING TO BETTER QUANTIFY SCOPE OF WORK.
8. THE EXISTING STRUCTURE IS NOT SHOWN ON THE DRAWINGS FOR CLARITY. FIELD VERIFY AND INSTALL PER DESIGN INTENT, NOTIFY ARCHITECT OF DISCREPANCIES OR CONFLICTS WITH STRUCTURE PRIOR TO FRAMING OR CORE DRILLING.
9. ALL EXISTING HISTORIC CEILING STRUCTURES AND FINISHES SCHEDULED TO REMAIN EXPOSED SHALL BE PROTECTED / REFINISHED WHERE APPLICABLE. CEILING REFINISH WORK INCLUDES EXISTING SURFACE CLEANING, SEALING, PATCHING/REPLACING IN-KIND, SURFACE PREP FOR NEW PAINT FINISH, AND PROTECTION DURING CONSTRUCTION.
10. ROUTE ALL EXPOSED DUCTWORK TIGHT TO WALLS AND CEILINGS, WHERE POSSIBLE. HEIGHT OF ROUTING TO BE COORDINATED WITH MECHANICAL PLANS AND SUPPLY REQUIREMENTS. MAINTAIN AN 8'-0" CLEARANCE FROM EXTERIOR WINDOWS WHERE VISIBLE FROM EXTERIOR, PER NATIONAL PARK SERVICE REQUIREMENTS.

CEILING FINISH LEGEND:

CONTRACTOR IS RESPONSIBLE FOR BIDDING A COMPLETE TAKE-OFF, INCLUDING ALL UNITS. RE: SCHEDULE FOR ESTIMATE TAKE-OFF.
PRODUCTS ARE BASIS OF DESIGN, ALTERNATES MUST BE REVIEWED AND APPROVED BY ARCHITECT.

GYP. BOARD, PAINTED
5/8" TYPE 'C' ATTACHED TO UNDERSIDE OF NEW FRAMING OR GRID

EXISTING CEILING TO REMAIN
CONCRETE CEILINGS TO BE PAINTED RE:REFINISH SCHEDULE

LIGHT FIXTURE SCHEDULE:

PRODUCTS ARE BASIS OF DESIGN, ALTERNATES MUST BE REVIEWED AND APPROVED BY ARCHITECT.

LOW-PROFILE LED SQUARE LIGHT
HLB 6 INCH SQUARE WHITE NEW CONSTRUCTION OR REMODEL CANLES RECESSED INTEGRATED LED KIT WARM 3000K.

BATHROOM VANITY FIXTURE
36 INCH FRAMLESS BACKLIT ANTI-FOG GROUND LED MIRROR.

LINEAR LED PENDANT
PROGRESSIVE LIGHT, PMIVT-4-LS-CS 4' STRIP LINEAR LED FIXTURE.

HIGH-PROFILE ROUND PENDANT LIGHT
PROGRESSIVE LIGHT QUOIZEL PICCOLO 1-LIGHT MINI PENDANT IN MATTE BLACK, 8 INCH.

WALL WASH SCONCE
KICAAO MODERN WALL SCONCE LED MODERNLIGHTS SUITABLE FOR INDOOR WARM LIGHT 3000K.

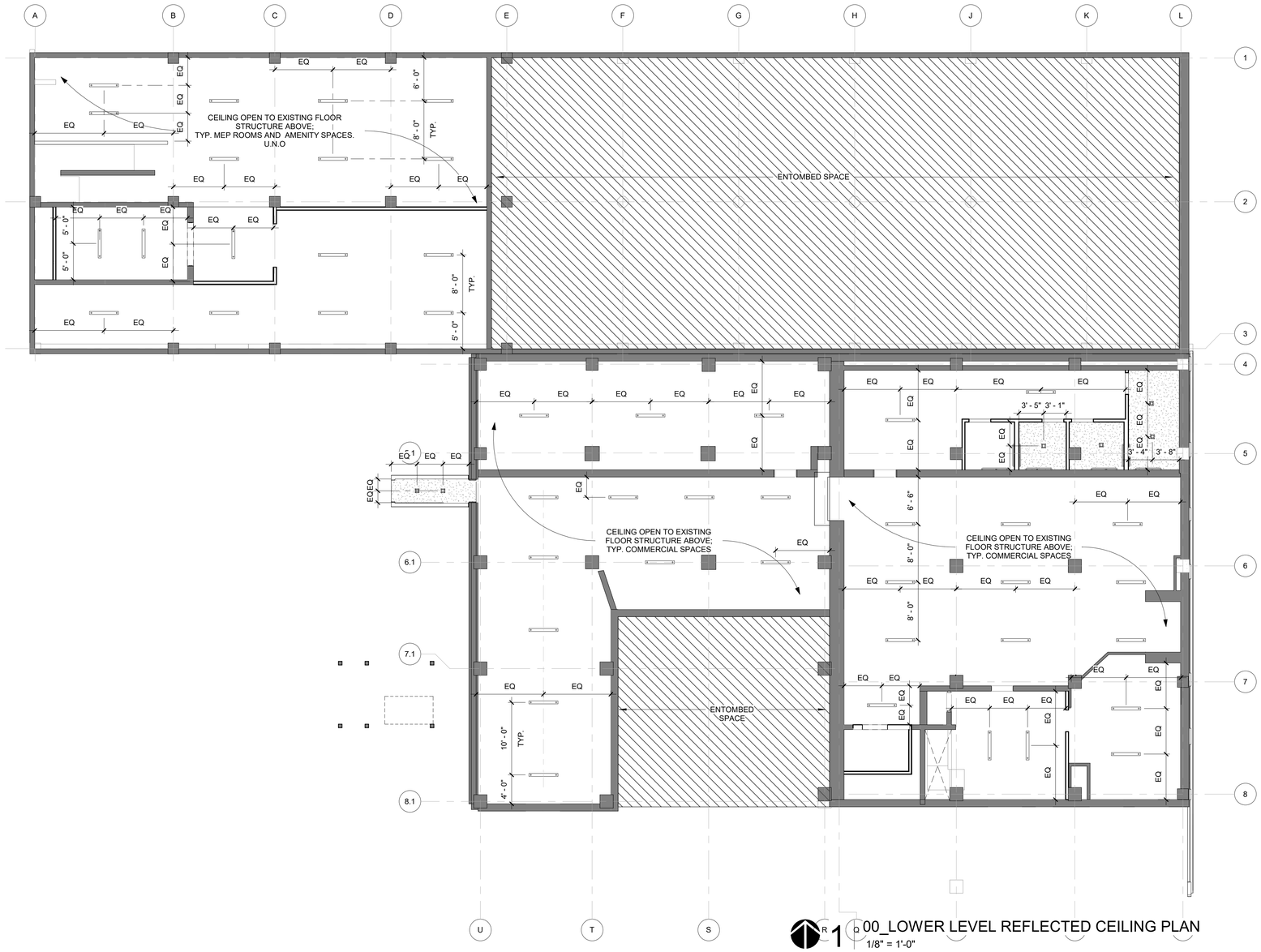
ESTIMATE LIGHTING TAKE-OFF:

1B ; 1BA | 8 FIXTURES

1B ; 1BA (ADA) | 9 FIXTURES

2B ; 2BA | 14 FIXTURES

2B ; 2BA (ADA) | 9 FIXTURES



1 00_LOWER LEVEL REFLECTED CEILING PLAN
1/8" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Jeffrey Gabriel
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE, H.O. LLC
KANSAS CITY, MISSOURI
(816) 788-2285
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

REFLECTED CEILING PLAN - LOWER LEVEL

A2.00

2/11/2026 11:43:44 AM

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GENERAL REFLECTED CEILING PLAN NOTES:

1. THE DESIGN INTENT IS TO CONCEAL ALL PIPE, CONDUIT, AND DUCT LINES ABOVE A FINISHED SOFFIT/CEILING OR WITHIN WALL/CHASES (U.N.O). AT SPECIFIC LOCATIONS WHERE EXISTING CEILING STRUCTURE IS TO REMAIN EXPOSED OR WHERE CONCEALMENT IS INFEASIBLE DUE TO THE LOCATION OF HISTORIC FABRIC (WALLS TO REMAIN, ETC.), INSTALL ALL REQUIRED EXPOSED PIPING, CONDUIT AND DUCTWORK IN A NEAT, ORDERLY AND THOUGHFUL MANNER TIGHT TO UNDERSIDE OF FLOOR SLABS AND FACES OF WALLS. EXPOSED PIPE, CONDUIT, AND DUCTWORK SHALL BE A METTALIC FINISH. COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT PRIOR TO ROUTING AND INSTALLATION.
2. THE EXPECTED OUTCOME OF MEP WORK IS A CODE COMPLIANT COMPLETE INSTALL WITH NEAT AND ORDERLY ROUTING. PROPOSED MEP DESIGNS OF ALL SYSTEMS SHALL COMPLY WITH THE EXISTING BUILDING CONDITIONS AND THE FINISHED ARCHITECTURAL DESIGN SHOWN IN THIS SET OF DRAWINGS. PROPOSED MEP DESIGNS SHALL BE COORDINATED WITH ALL SUB-CONTRACTOR TRADES.
3. MECHANICAL: COORDINATE ALL CLEARANCE AND INSTALLATION REQUIREMENTS WITH THE MEP CONTRACTOR AND EQUIPMENT MANUFACTURER. ROUTE ALL LINE SETS WITHIN WALLS AND ABOVE CEILINGS / SOFFITS WHERE THEY OCCUR.
4. SPRINKLER SYSTEM (DELEGATED DESIGN): COORDINATE INSTALLATION WITH HISTORIC FINISHES AND CEILINGS SCHEDULED TO REMAIN, PATCH AND REPAIR SURFACES AND MATERIALS DISTURBED OR REMOVED TO MATCH ADJACENT TO REMAIN. PROVIDE SIDEWALL HEADS WITHIN SOFFITS AND RECESSED PENDANT SPRINKLER HEADS AT DROPPED CEILING LOCATIONS, WHITE FINISH. WHERE EXPOSED, PROVIDE NEAT AND ORDERLY SPRINKLER HEADS AND METALLIC PIPE ROUTING.
5. FINISH EXPOSED FACE OF SOFFITS UP TO DECK WITH GYPSUM BOARD, ALL LOCATIONS.
6. REPAIR ALL PLASTER CEILINGS SCHEDULED TO REMAIN TO MATCH EXISTING.
7. REFER TO EXISTING AND NEW FLOOR PLANS FOR AREAS OF CEILING DETERIORATION THAT SHALL BE PATCHED AND REPAIRED IN CONJUNCTION WITH NEW WORK. FIELD WALK IS REQUIRED PRIOR TO BIDDING TO BETTER QUANTIFY SCOPE OF WORK.
8. THE EXISTING STRUCTURE IS NOT SHOWN ON THE DRAWINGS FOR CLARITY. FIELD VERIFY AND INSTALL PER DESIGN INTENT, NOTIFY ARCHITECT OF DISCREPANCIES OR CONFLICTS WITH STRUCTURE PRIOR TO FRAMING OR CORE DRILLING.
9. ALL EXISTING HISTORIC CEILING STRUCTURES AND FINISHES SCHEDULED TO REMAIN EXPOSED SHALL BE PROTECTED / REFINISHED WHERE APPLICABLE. CEILING REFINISH WORK INCLUDES EXISTING SURFACE CLEANING, SEALING, PATCHING/REPLACING IN-KIND, SURFACE PREP FOR NEW PAINT FINISH, AND PROTECTION DURING CONSTRUCTION.
10. ROUTE ALL EXPOSED DUCTWORK TIGHT TO WALLS AND CEILINGS. WHERE POSSIBLE. HEIGHT OF ROUTING TO BE COORDINATED WITH MECHANICAL PLANS AND SUPPLY REQUIREMENTS. MAINTAIN AN 8'-0" CLEARANCE FROM EXTERIOR WINDOWS WHERE VISIBLE FROM EXTERIOR, PER NATIONAL PARK SERVICE REQUIREMENTS.

CEILING FINISH LEGEND:

CONTRACTOR IS RESPONSIBLE FOR BIDDING A COMPLETE TAKE-OFF, INCLUDING ALL UNITS. RE: SCHEDULE FOR ESTIMATE TAKE-OFF.
PRODUCTS ARE BASIS OF DESIGN, ALTERNATES MUST BE REVIEWED AND APPROVED BY ARCHITECT.

GYP. BOARD, PAINTED
5/8" TYPE 'C' ATTACHED TO UNDERSIDE OF NEW FRAMING OR GRID

EXISTING CEILING TO REMAIN
CONCRETE CEILINGS TO BE PAINTED RE:REFINISH SCHEDULE

LIGHT FIXTURE SCHEDULE:

PRODUCTS ARE BASIS OF DESIGN, ALTERNATES MUST BE REVIEWED AND APPROVED BY ARCHITECT.

LOW-PROFILE LED SQUARE LIGHT
HLB 6 INCH SQUARE WHITE NEW CONSTRUCTION OR REMODEL CANLES RECESSED INTEGRATED LED KIT WARM 3000K.

BATHROOM VANITY FIXTURE
36 INCH FRAMLESS BACKLIT ANTI-FOG GROUND LED MIRROR.

LINEAR LED PENDANT
PROGRESSIVE LIGHT, PMIVT-4-LS-CS 4' STRIP LINEAR LED FIXTURE.

HIGH-PROFILE ROUND PENDANT LIGHT
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WALL WASH SCONCE
KICAAO MODERN WALL SCONCE LED MODERNLIGHTS SUITABLE FOR INDOOR WARM LIGHT 3000K.

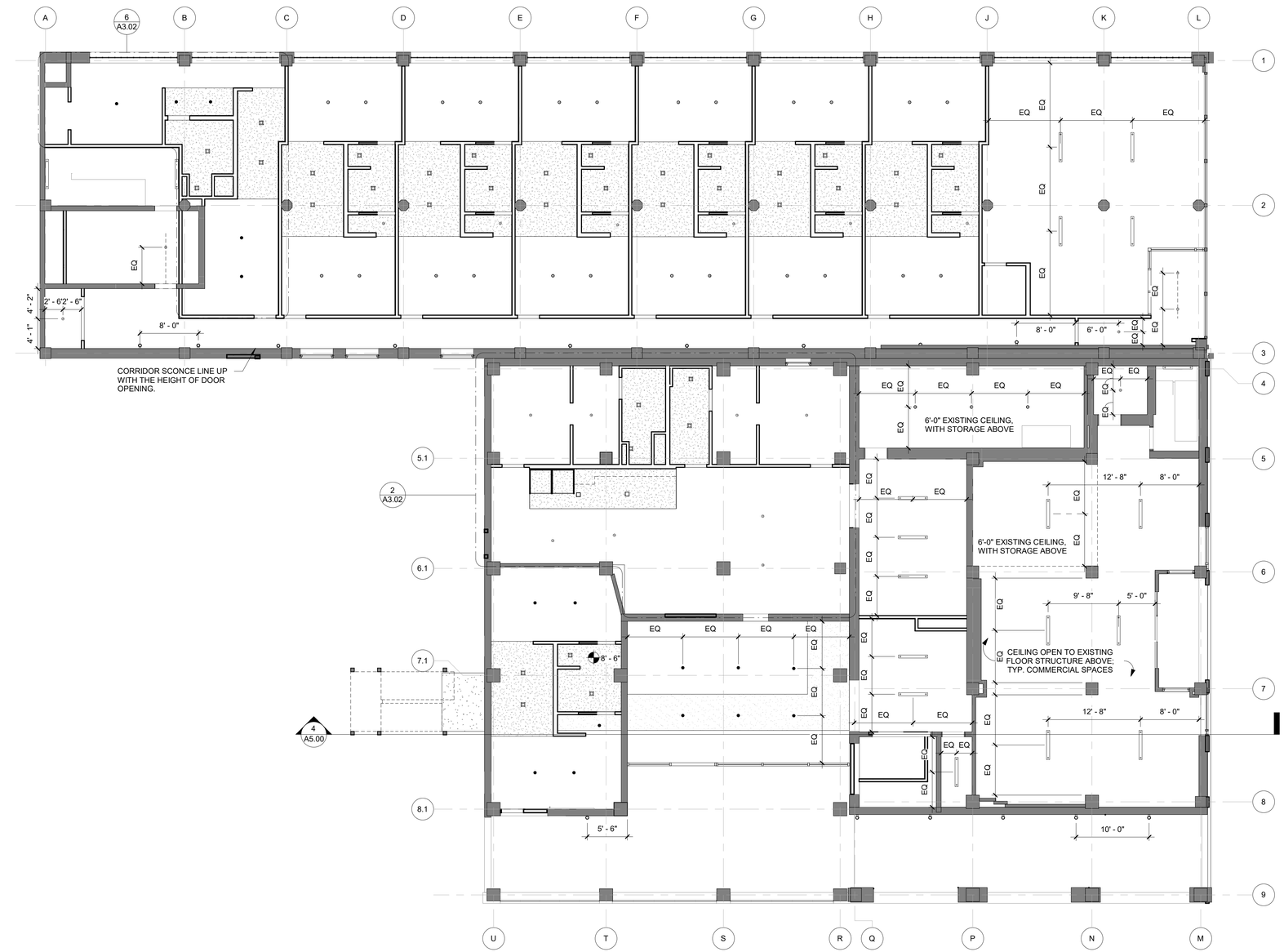
ESTIMATE LIGHTING TAKE-OFF:

1B ; 1BA | 8 FIXTURES

1B ; 1BA (ADA) | 9 FIXTURES

2B ; 2BA | 14 FIXTURES

2B ; 2BA (ADA) | 9 FIXTURES



1 01_GROUND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Jana Gubanc, AICP
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

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City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

REFLECTED CEILING PLAN - GROUND FLOOR

A2.01

2/11/2026 11:43:46 AM

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GENERAL REFLECTED CEILING PLAN NOTES:

1. THE DESIGN INTENT IS TO CONCEAL ALL PIPE, CONDUIT, AND DUCT LINES ABOVE A FINISHED SOFFIT/CEILING OR WITHIN WALL/CHASES (U.N.O). AT SPECIFIC LOCATIONS WHERE EXISTING CEILING STRUCTURE IS TO REMAIN EXPOSED OR WHERE CONCEALMENT IS INFEASIBLE DUE TO THE LOCATION OF HISTORIC FABRIC (WALLS TO REMAIN, ETC.), INSTALL ALL REQUIRED EXPOSED PIPING, CONDUIT AND DUCTWORK IN A NEAT, ORDERLY AND THOUGHFUL MANNER TIGHT TO UNDERSIDE OF FLOOR SLABS AND FACES OF WALLS. EXPOSED PIPE, CONDUIT, AND DUCTWORK SHALL BE A METTALIC FINISH. COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT PRIOR TO ROUTING AND INSTALLATION.
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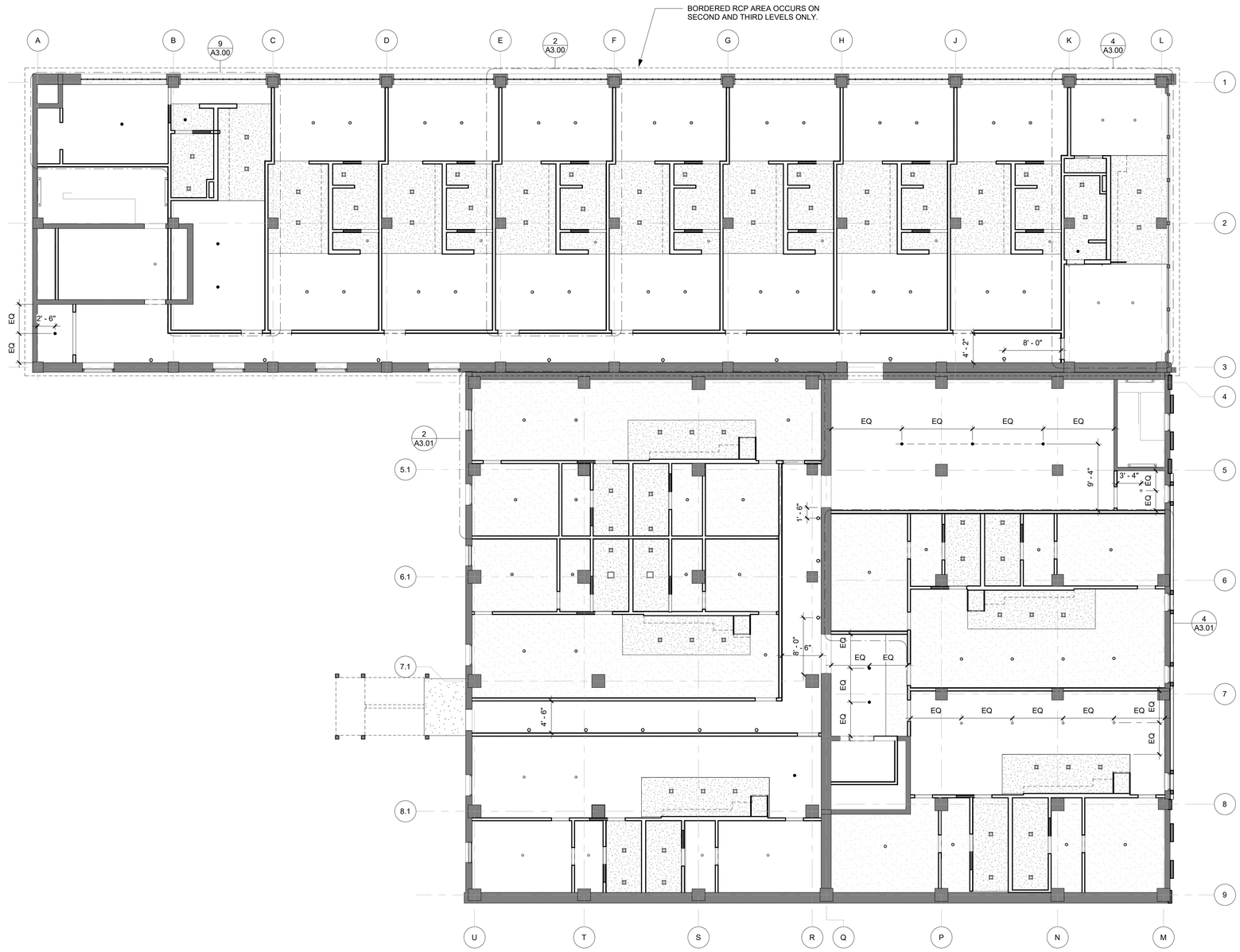

1 | 02_SECOND THROUGH SIXTH REFLECTED CEILING PLAN
1/8" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
KANSAS CITY, MISSOURI
(816) 788-2285
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

REFLECTED CEILING PLAN SECOND THROUGH SIXTH FLOOR

A2.02

2/11/2026 11:43:49 AM

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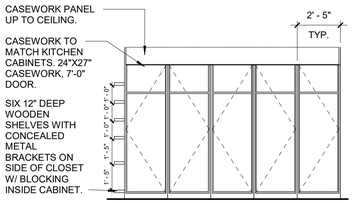
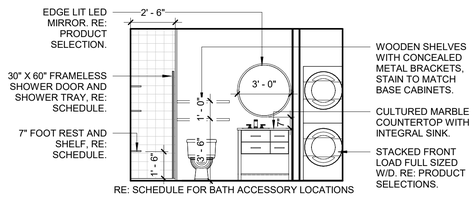
City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission

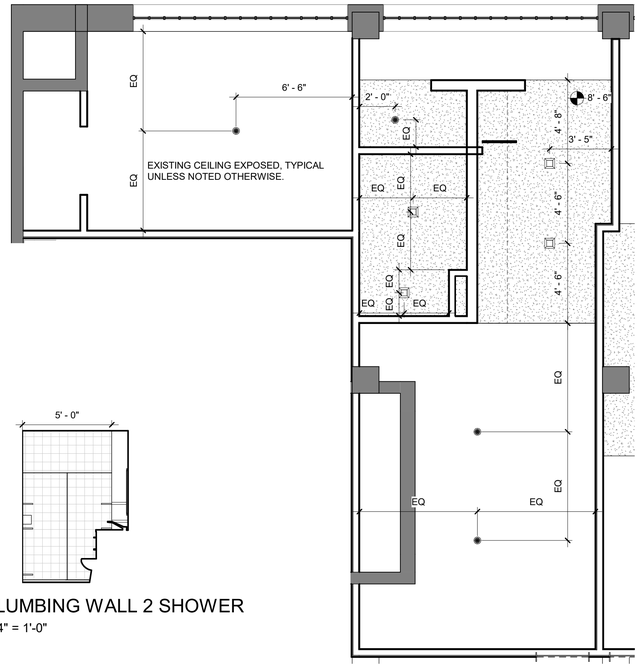


12 CLOSET 1
1/4" = 1'-0"

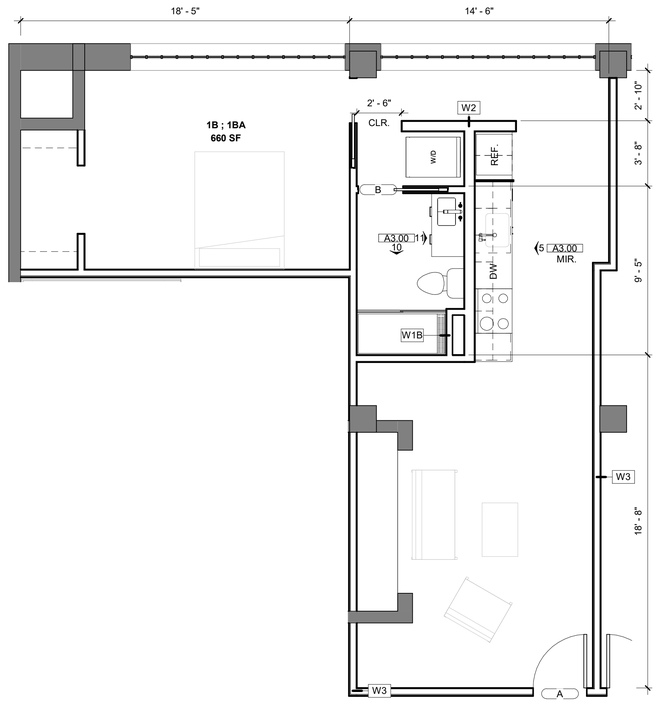


11 PLUMBING WALL 2
1/4" = 1'-0"

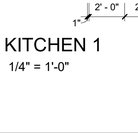
10 PLUMBING WALL 2 SHOWER
1/4" = 1'-0"



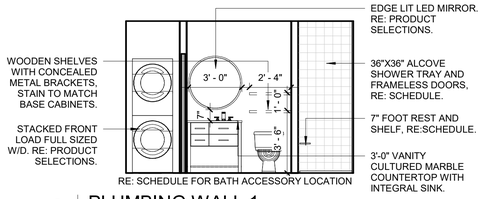
9 ONE BED TYPICAL UNIT DESIGN 3 RCP
1/4" = 1'-0"



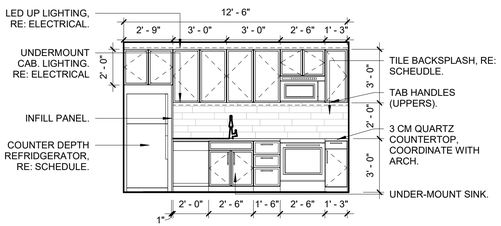
8 ONE BED TYPICAL UNIT DESIGN 3
1/4" = 1'-0"



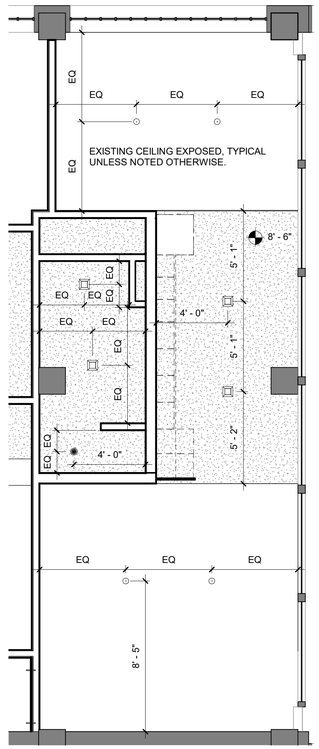
7 PLUMBING WALL 1 SHOWER
1/4" = 1'-0"



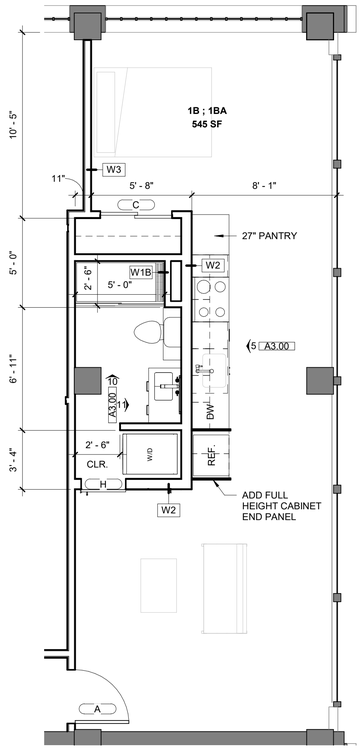
6 PLUMBING WALL 1
1/4" = 1'-0"



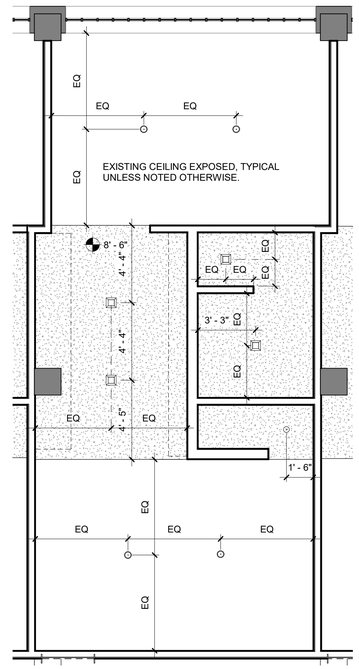
5 KITCHEN 1
1/4" = 1'-0"



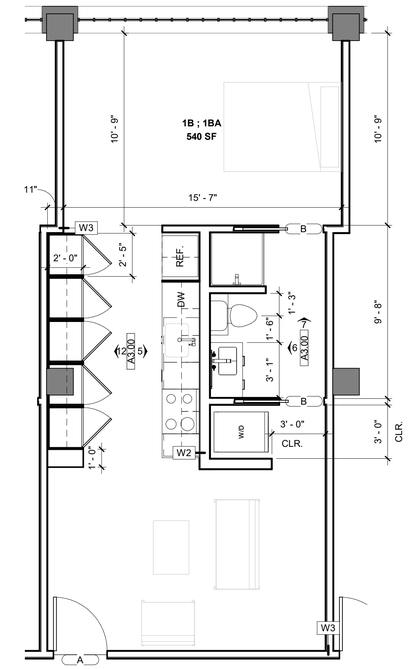
4 ONE BED TYPICAL UNIT DESIGN 2 RCP
1/4" = 1'-0"



3 ONE BED TYPICAL UNIT DESIGN 2
1/4" = 1'-0"



2 ONE BED TYPICAL UNIT DESIGN 1 RCP
1/4" = 1'-0"



1 ONE BED TYPICAL UNIT DESIGN 1
1/4" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
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630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

ENLARGED UNIT DESIGN - ONE BED

A3.00

2/11/2026 11:43:54 AM

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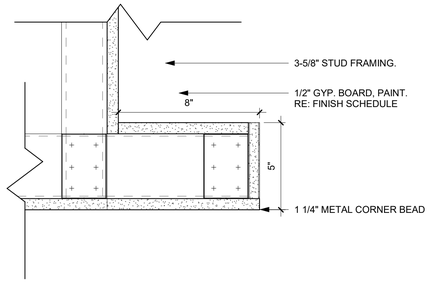
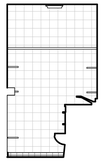
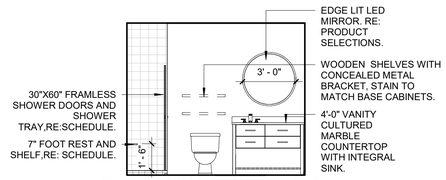


8 SOFFIT DETAIL
3" = 1'-0"



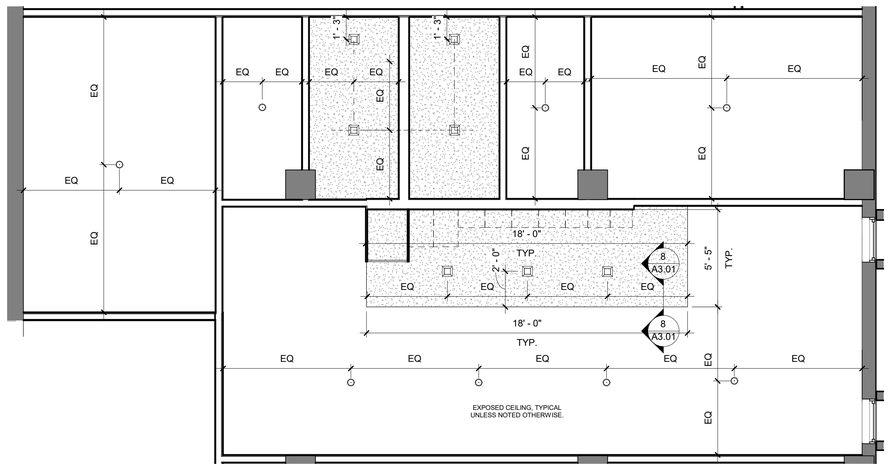
7 BATHROOM 1 SHOWER
1/4" = 1'-0"



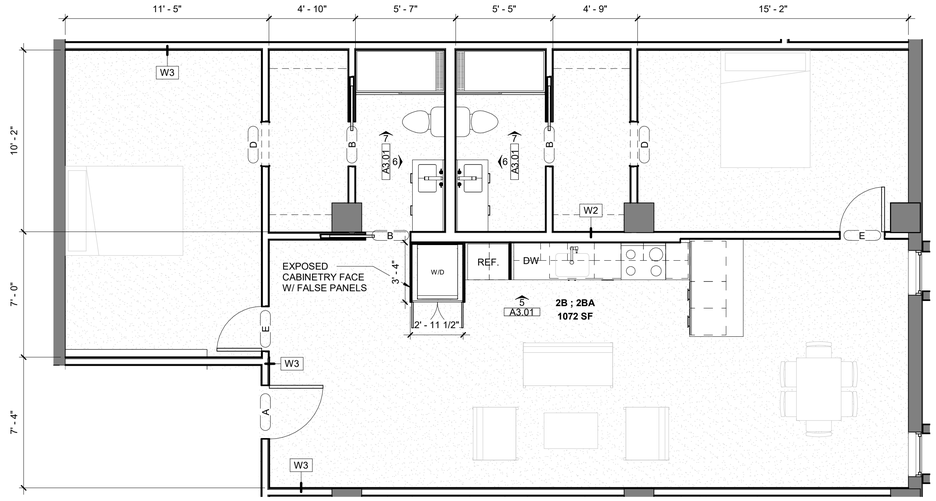
RE: SCHEDULE FOR BATH ACCESSORY LOCATION

6 BATHROOM 1
1/4" = 1'-0"

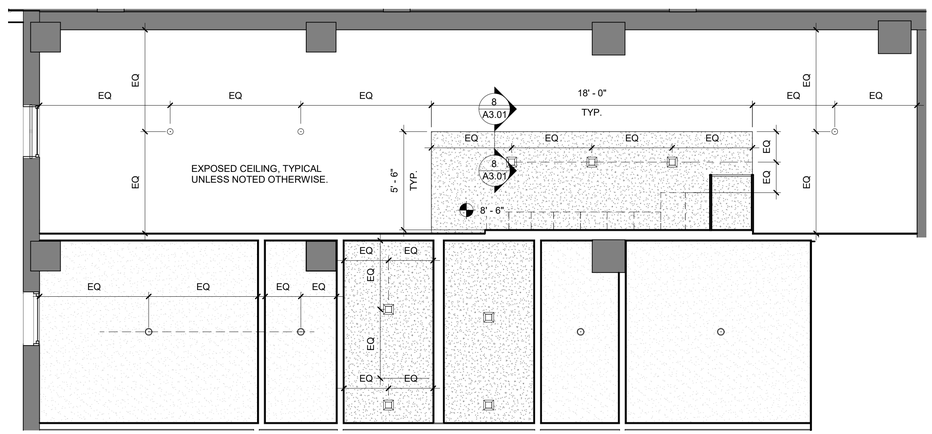
5 KITCHEN 2
1/4" = 1'-0"



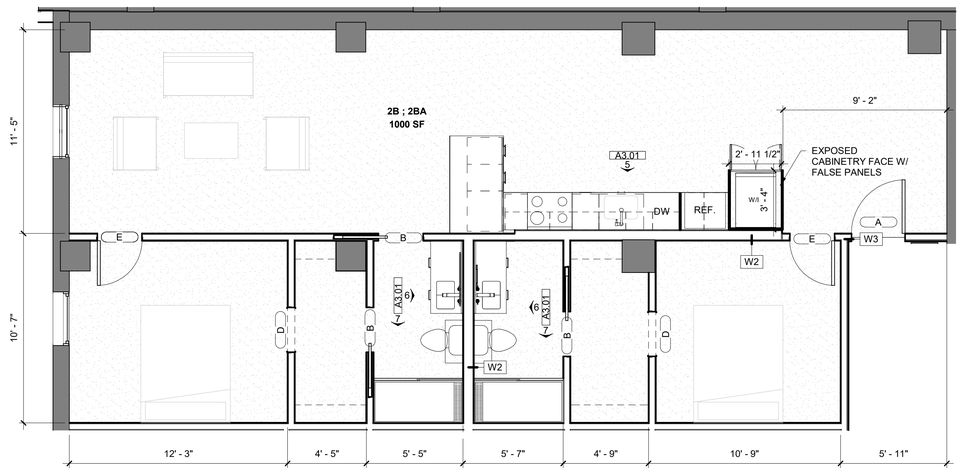
4 TWO BED TYPICAL UNIT DESIGN 2 RCP
1/4" = 1'-0"



3 TWO BED TYPICAL UNIT DESIGN 2
1/4" = 1'-0"



2 TWO BED TYPICAL UNIT DESIGN 1 RCP
1/4" = 1'-0"



1 TWO BED TYPICAL UNIT DESIGN 1
1/4" = 1'-0"

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Recommends Approval with Conditions
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ENLARGED UNIT DESIGN - TWO BED

A3.01

2/11/2026 11:43:59 AM

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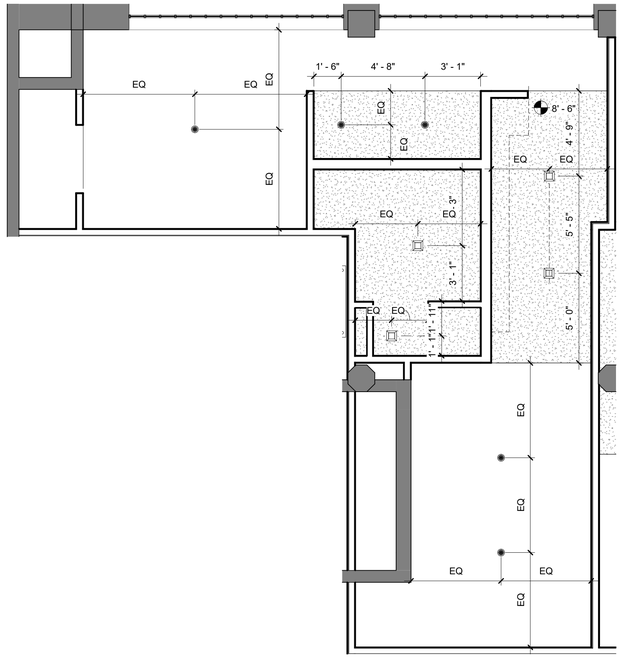
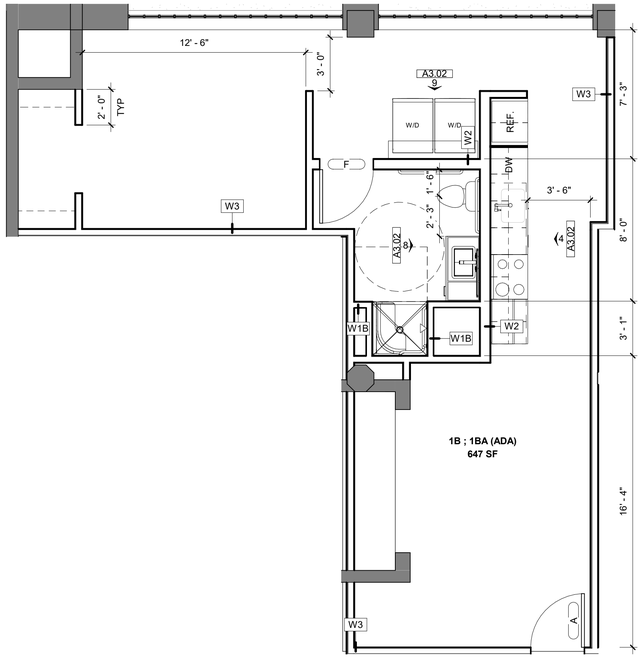
of Case No. CD-CPC-2026-00008 on 03/04/2026
Secretary of the City Plan Commission

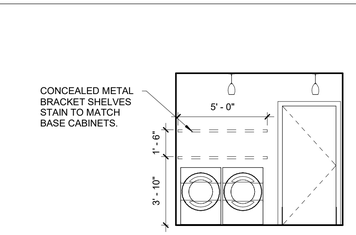


6 ONE BED RCP ADA
1/4" = 1'-0"

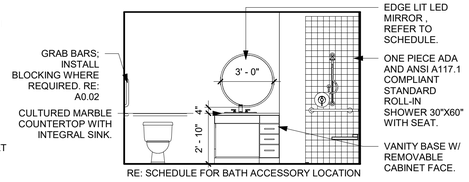


5 ONE BED ADA UNIT
1/4" = 1'-0"

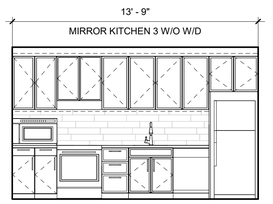
8 PLUMBING 3 ADA
1/4" = 1'-0"



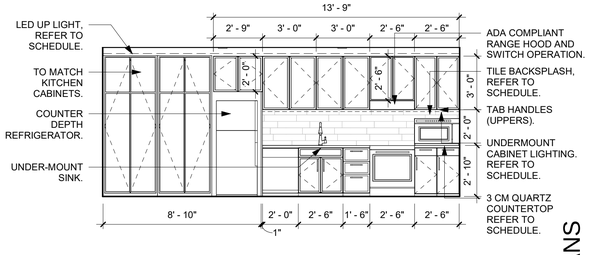
9 ADA LAUNDRY ROOM
1/4" = 1'-0"



7 BATH 2 ADA
1/4" = 1'-0"



4 KITCHEN 4 ADA
1/4" = 1'-0"



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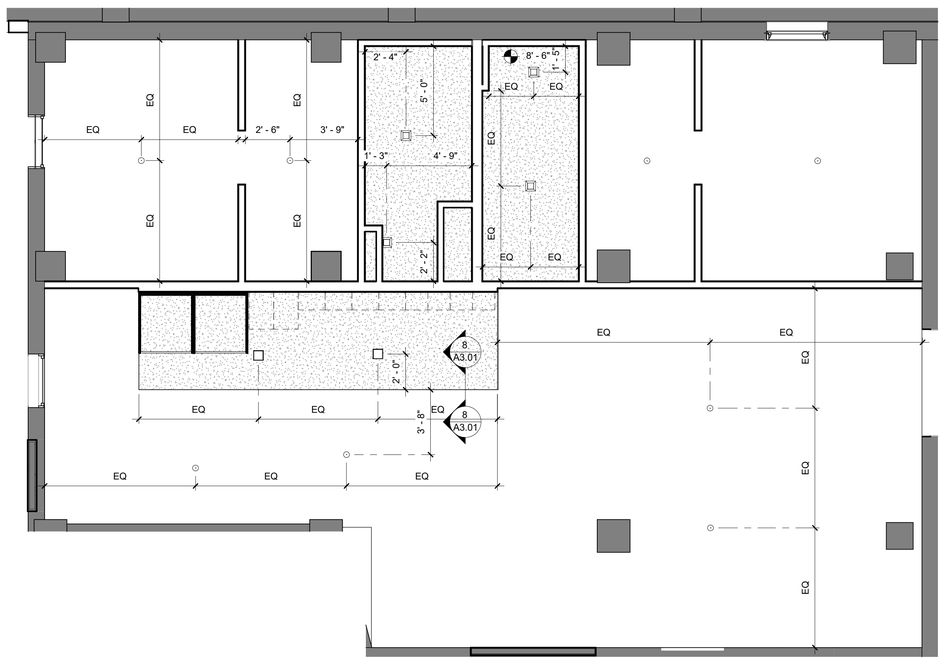
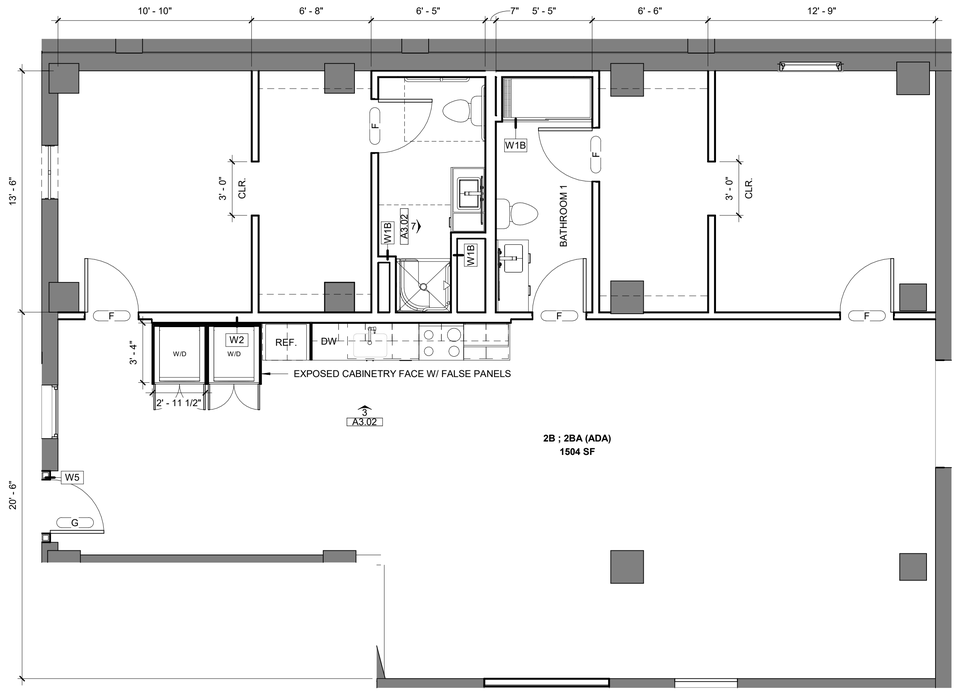
1/4" = 1'-0"



2 TWO BED RCP ADA UNIT
1/4" = 1'-0"



1 TWO BED ADA UNIT
1/4" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE - KCI, LLC
KANSAS CITY, MISSOURI
(816) 785-2285
WWW.EXACTARCHITECTS.COM

DEVELOPMENT PLANS

ABC/ANDERSON APARTMENTS

3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

ENLARGED UNIT DESIGN - ADA

A3.02

2/11/2026 11:44:04 AM

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GENERAL EXTERIOR ELEVATION NOTES:

A. REMOVE FROM THE BUILDING ELEVATIONS ALL MEP SYSTEMS, ELEC. REMOVE FROM THE BUILDING ELEVATIONS ALL MEP SYSTEMS, ELEC. SERVICE, FIXTURES, CONDUIT, ETC NOT SHOWN TO BE REUSED (ALL ITEMS NOT IDENTIFIED FOR CLARITY). REMOVE ALL VACATED HANGERS, RODS, BOLTS, SCREWS, ETC TO A DEPTH OF 3" MINIMUM. DISPOSE OF ALL ITEMS AS REQUIRED. PATCH & REPAIR ALL DAMAGED AREAS TO MATCH ADJACENT APPEARANCE. SEE DEMOLITION PLANS & MEP DRAWINGS FOR ADDITIONAL INFORMATION.

B. ALL NEW WINDOWS AND STOREFRONT SHALL BE INSTALLED TO HISTORIC BUILDING STANDARDS OF THE DEPARTMENT OF THE INTERIOR. ALL GLAZING SHALL BE CLEAR, INSULATED MODERATE-SOLAR-GAIN LOW-E TYPE, W/ PERIMETER FLAT BLACK SPACERS. WINDOWS SHALL BE THERMALLY BROKEN TYPE. AT INTERIOR PERIMETER OF EXISTING / ORIGINAL WINDOW OPENINGS (HEAD, JAMB & SILL) INSTALL WOOD TRIM TO MATCH EX SIZE, PROFILE, DETAILING, ETC., PAINT TO MATCH WINDOW. FABRICATE EACH WINDOW TO CUSTOM SIZE AS REQUIRE FOR EACH MASONRY OPENING. DO NOT STANDARDIZE WINDOW SIZES. PROVIDE COMPLETE SHOP DRAWING PACKAGE W/ NEW WINDOW DETAILS ADJACENT TO EX WINDOW DETAILS (WHERE REPLICATING), INCLUDING EXTERIOR & INTERIOR TRIM, FOR ARCHITECT'S & STATE HISTORIC PRESERVATION OFFICER'S APPROVAL. ALL NEW GLAZING SHALL BE SAFETY GLAZING TYPE WHERE REQUIRED BY CODE.

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D. CLEAN EX BRICK/GLASS BLOCK. REPLACE ALL DAMAGED, SPALDED, & MISSING UNITS. REPLACE NON-MATCHING UNITS. PATCHING OF SMALL (1" DIA. MAX.) HOLES IS ACCEPTABLE. REPOINT ALL BRICK WALL & SILL JOINTS AS REQUIRED. ALL REPLACEMENT & INFILL BRICK SHALL BE TOOTHED-IN SOLID FULL DEPTH OF WALL, U.N.O.. TEXTURE, SIZE, FINISH, COLOR, DETAILING, STRENGTH, ETC. OF NEW BRICK, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF REPLACEMENT BRICK, PATCHES & MORTAR FOR ARCHITECT'S APPROVAL. MULTIPLE BRICK & MORTAR COLORS SHALL BE ANTICIPATED.

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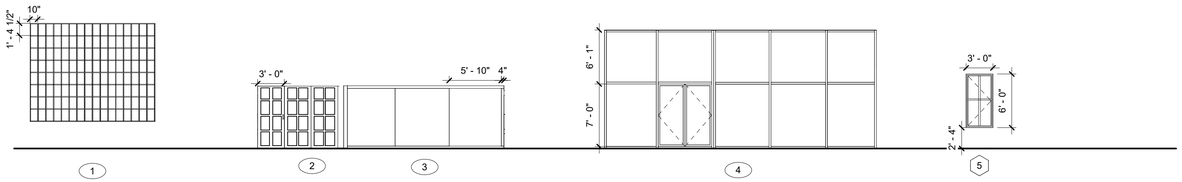
J. CAULK ALL WINDOW, STOREFRONT & DOOR SILLS, JAMBS & HEADS AS REQUIRED FOR WATERPROOF PERFORMANCE. COLOR TO MATCH ADJACENT WINDOW, STOREFRONT OR DOOR FRAME SURFACE COLOR. CAULK ALL OTHER EXTERIOR WALL PENETRATIONS, COLOR TO MATCH ADJACENT MASONRY COLOR.

K. CAULK / RECAULK AT ALL EXTERIOR WALL / PAVING (CONCRETE, PAVING, ASPHALT, ETC.) JOINTS.

WINDOW TYPES



1 NEW WINDOW IN OPENING TO MATCH HISTORIC WINDOWS ON NORTH, WINDOW OPENING SIZES VARY.

2 NEW STOREFRONT ON EAST ANDERSON TO MATCH HISTORICS.

4 NEW STOREFRONT

5 NEW WINDOW TO MATCH EXISTING WINDOWS ON THE WEST FACADE.

EXTERIOR ELEVATION SCOPE OF WORK NOTES:

1. PROVIDE LOW-E FILM COATING AT ALL EXISTING EXTERIOR WINDOW AND DOOR GLAZING. PROVIDE SAMPLE OF INSTALLATION FOR NATIONAL PARK SERVICE REVIEW AND APPROVAL.
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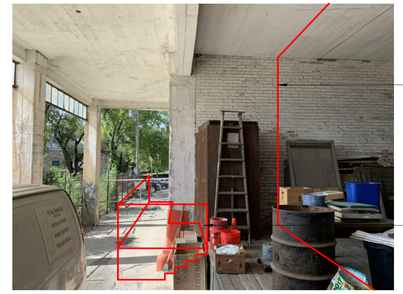
4. EXIST. CLAY TILE PARAPET COPING. REPAIR/REPLACE DAMAGED UNITS. RESET AND REPOINT AFTER NEW ROOF SYSTEM INSTALLATION.
5. REPLACE GUTTER AND DOWNSPOUT - FINISH TO MATCH ADJACENT MASONRY.



LOADING DOCK INFILL

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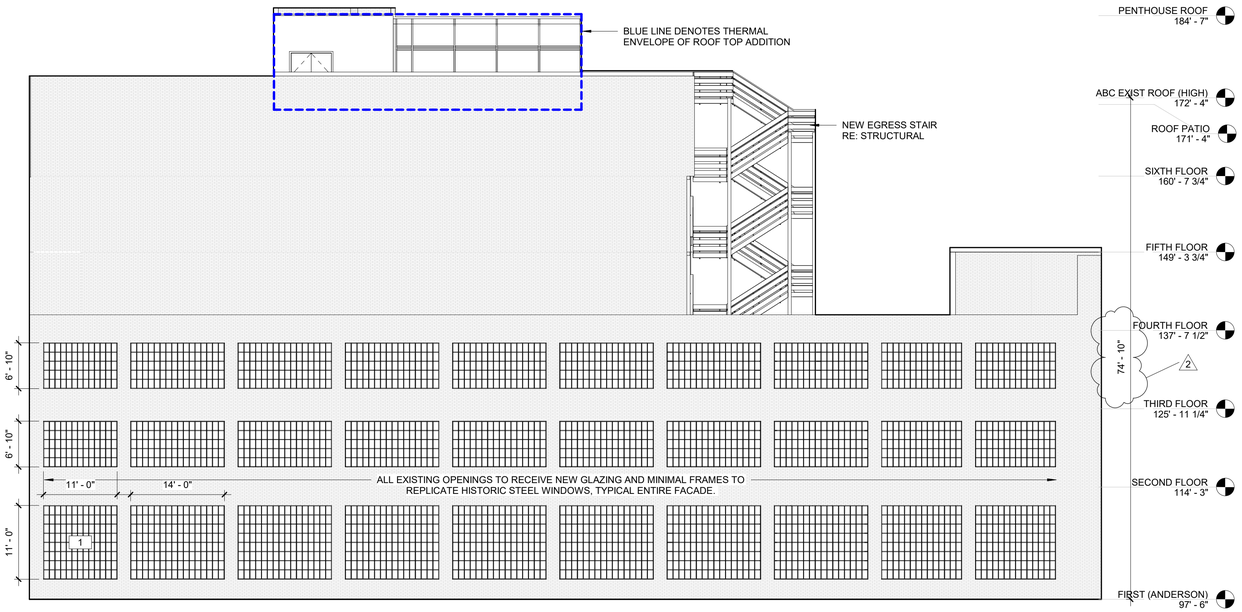
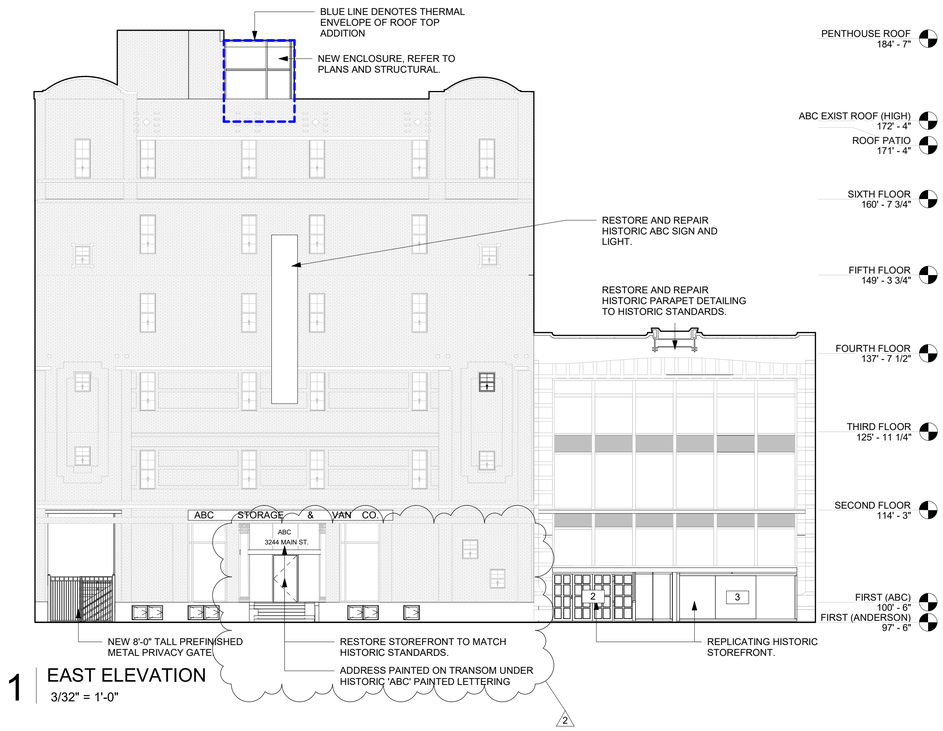


2 NORTH ELEVATION
3/32" = 1'-0"



1 EAST ELEVATION
3/32" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
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DEVELOPMENT PLANS

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630-699-2329

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City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

EXTERIOR ELEVATIONS

A4.00

2/11/2026 11:44:11 AM

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City Plan Commission
Recommends Approval with Conditions
of Case No. **CD-CPC-2026-00008** on **03/04/2026**
Dana Gabriel
Secretary of the City Plan Commission

KANSAS CITY MISSOURI

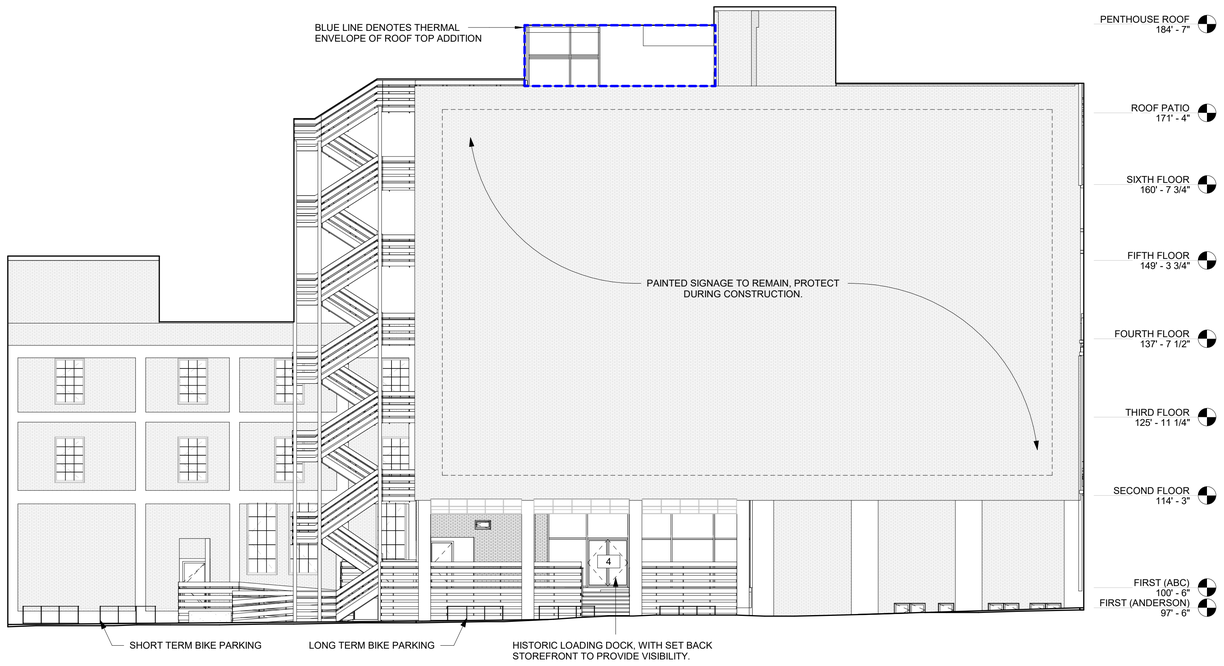
CALEB BULAND, ARCHITECT | MO 2009005509

PIN EXISTING DOOR OPEN ON INTERIOR.
PARTIALLY INFILL EXISTING OPENING WITH EXTERIOR MATERIALS TO MATCH EXISTING. PREPARE OPENING FOR NEW EXTERIOR RATED DOOR.
AREA OF NEW LANDING. REFER TO PLANS
DEMO EXISTING DOCK AND STEPS.
NEW ASPHALT PARKING LOT.

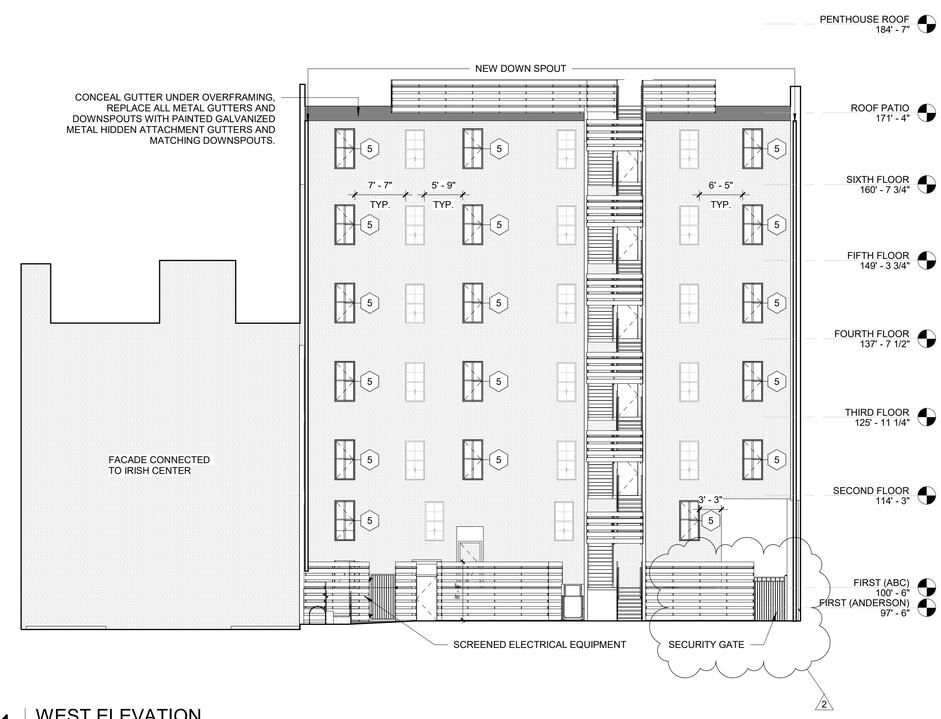
ANDERSON SOUTH EXTERIOR

NEW ASSEMBLED EXTERIOR PRECAST CONCRETE TREAD STAIR.
AREA OF NEW WALKWAY. REFER TO PLANS
DEMO EXISTING GATE
NEW GALVANIZED STEEL FENCE.
NEW ASPHALT PARKING LOT.

ABC WEST EXTERIOR



2 SOUTH ELEVATION
3/32" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + 40, LLC
KANSAS CITY, MISSOURI
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Permit Set	09.12.25	0

EXTERIOR ELEVATIONS

A4.01

2/11/2026 11:44:23 AM

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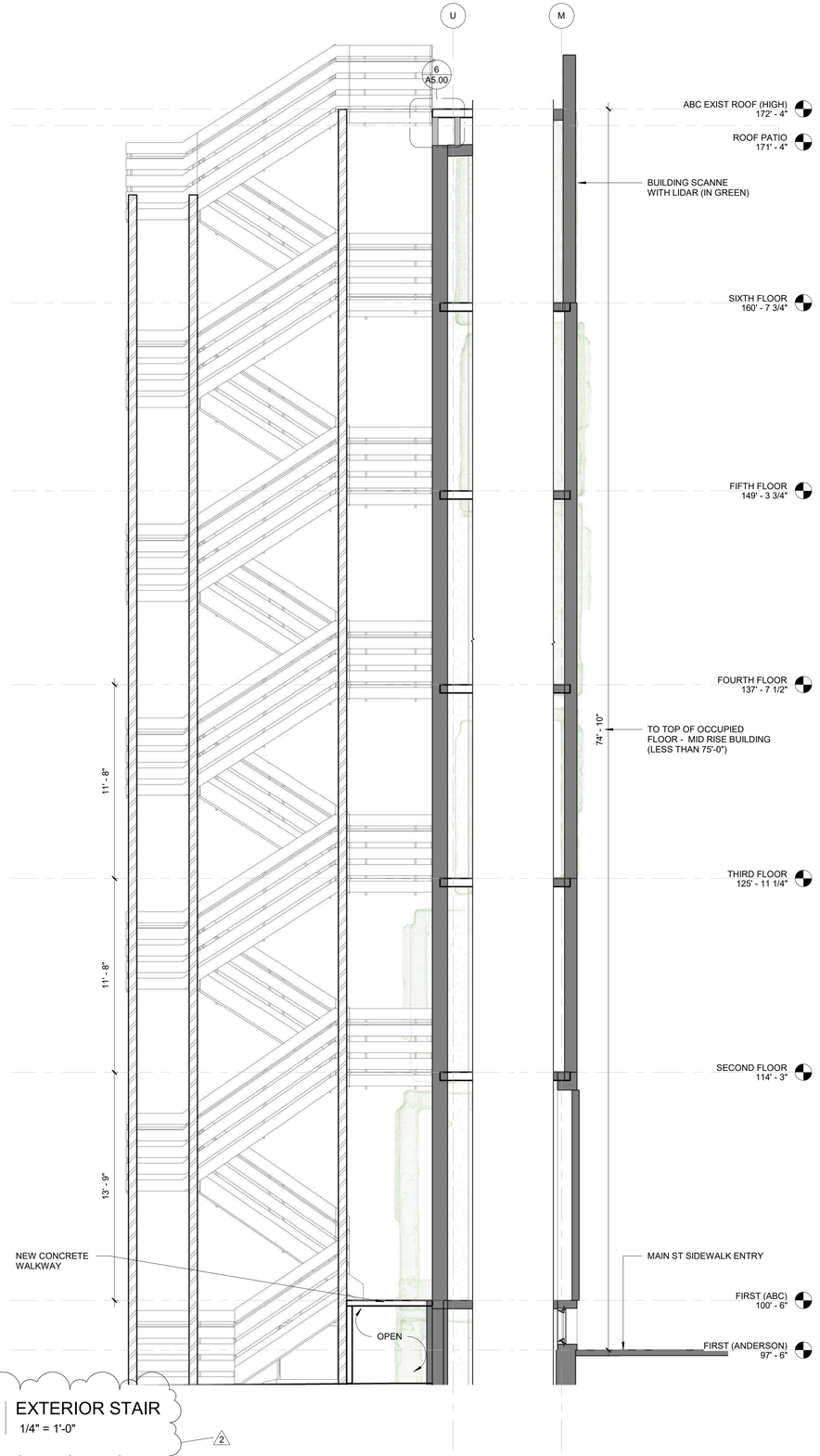
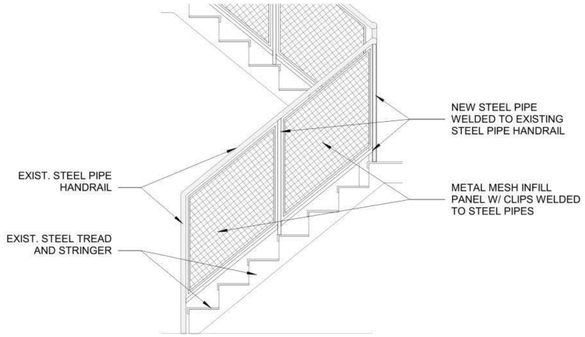
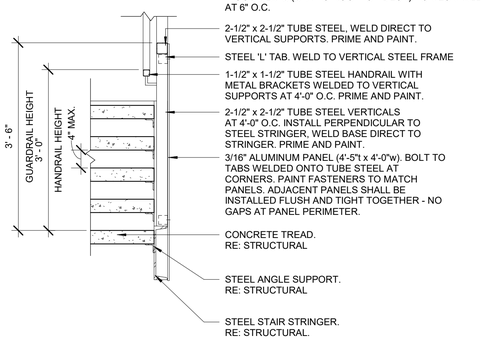


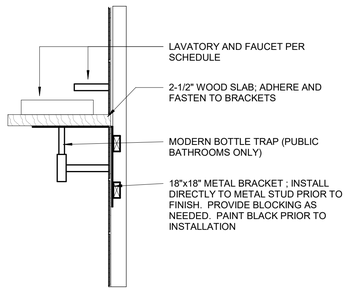
4 EXTERIOR STAIR
1/4" = 1'-0"



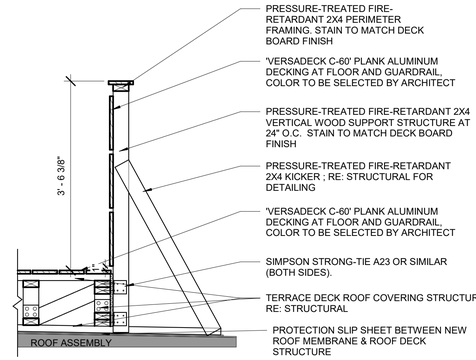
9 STAIR INFILL ELEVATION
1/2" = 1'-0"



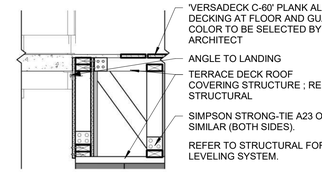
8 STAIR RAILING DETAIL
3/4" = 1'-0"



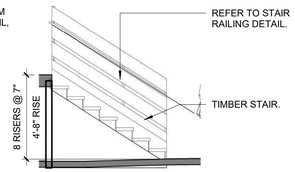
3 SINK DETAIL
3/4" = 1'-0"



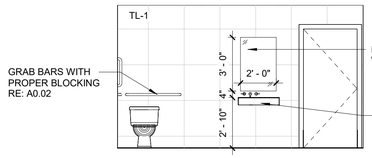
7 ROOF GUARDRAIL
3/4" = 1'-0"



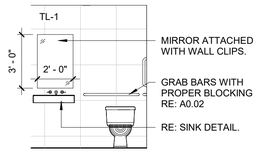
6 STAIR CONNECTION DETAIL
3/4" = 1'-0"



5 DOCK ENTRY STAIR
1/4" = 1'-0"



2 PUBLIC BATHROOM ADA
1/4" = 1'-0"



1 PUBLIC BATHROOM
1/4" = 1'-0"

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Sara Gabriel, Chair
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

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DEVELOPMENT PLANS

ABC/ANDERSON APARTMENTS

3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
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630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

SECTIONS & DETAILS

A5.00

2/11/2026 11:44:46 AM

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A5 - PRODUCT SELECTIONS

DIVISION & SECTION	PRODUCT	MANUFACTURER	NAME, STYLE OR NUMBER	FINISH OR COLOR	NOTES
08 - OPENINGS					
08 8300 MIRRORS	VANITY BATHROOM MIRROR	KEONJINN	36" X 36" ROUND FRAMLESS DIMMABLE ANTI-FOG WALL MOUNT MIRROR WITH BACKLIT	---	---
	PUBLIC BATHROOM MIRROR	---	24" X36" MIRROR	---	WALL-MOUNTED WITH CLIPS
09 - FINISHES					
09 3000 TILING	BACKSPLASH / WALL TILE	SAN GIORGIO	CALACATTA VECCHIA CERAMIC PENNY MOSAIC	100% GLOSS	GROUT COLOR TBD
	TILE TRANSITION STRIP	SCHLUTER	SCHIENE OR TREP-E	STAINLESS STEEL	EDGES: INSTALL SCHIENE NOSING. INSTALL TREP-E
09 5113 ACOUSTICAL PANEL CEILINGS	ACOUSTICAL CEILING PANELS	ARMSTRONG	PRELUDE XL 15/16" EXPOSED TEE AND OPTIMA SQUARE TEGULAR 15/16"	FLAT WHITE	CENTER GRID IN ROOM
09 6113 FLOOR SEALERS	OPEN SPECIFICATION	OPEN SPECIFICATION	COLORED ANTI-SLIP EPOXY COATING	LIGHT GREY	LOCKER ROOMS / BATHROOMS / FITNESS / HOUSEKEEPING
09 6519 RESILIENT BASE AND ACCESSORIES	RUBBER BASE	MANNINGTON	EDGE EFFECT, SIMPLE	VARIES; COORDINATE DURING CONSTRUCTION	---
09 9100 PAINTING	WALLS TYP, U.N.O	SHERWIN WILLIAMS	PER APPLICATION ; ACRYLIC DTM TO MATCH BRICK AT EXT. VENT HOODS	VARIES; COORDINATE DURING CONSTRUCTION	2 COATS PRIMER + FINISH
10 - SPECIALITIES					
10 1400 SIGNAGE	DWELLING UNIT NUMBERS	IMAGE 360 OR SIM.	FROSTED ACRYLIC	CLEAR AND TRANSLUCENT	INCLUDE STAND-OFFS
10 2800 TOILET AND BATH ACCESSORIES	SINGLE ROBE HOOK	PAMEX	SOLANO COLLECTION; MODEL: BC12-21	MATTE BLACK	OPPOSITE VANITY WALL
	METAL TOWEL RING	PAMEX	SOLAN COLLECTION; MODEL: BC12-30	MATTE BLACK	ADJACENT TO VANITY
	ROUND TOWEL BAR	PAMEX	SOLANO COLLECTION; MODEL: BC12-158XX	MATTE BLACK	OPPOSITE TOILET WALL
	CURTAIN ROD	PAMEX	ALUMINUM SHOWER ROD W/ ADJ FLANGE SET	MATTE BLACK	ADA SHOWERS ONLY
	SURFACE PAPER HOLDER	PAMEX	SOLANO COLLECTION; MODEL: BC12-48	MATTE BLACK	ON SIDE OF VANITY
10 5513 USPS-DELIVERY POSTAL SPECIALTIES	MAILBOXES.COM	PER USPS RQMTS	SALSBURY 4B+ HORIZONTAL MAILBOX 30 A DOORS, WALL MOUNT	BLACK	PER USPS RQMTS
	PARCEL PENDING	QUADIENT	STANDARD INDOOR LOCKERS	GREY	---
10 5700 WARDROBE AND CLOSET SPECIALTIES	WIRE SHELVING SYSTEM	CLOSETMAID	12" DEEP TOTALSLIDE - FIXED MOUNT	WHITE	RE: WALL TYPE SHEET FOR INSTALLATION HEIGHTS & COUNTS
11 - EQUIPMENT	**NOTE: PROVIDE COMPATIBLE ADA COMPLIANT APPLIANCES AT ALL ADA UNITS**				
	REFRIGERATOR	LG	MODEL: LRFLC2706S MODEL: LRFLC2706S(ADA)	28 INCH ; S.S.	BOTTOM FREEZER INCLUDES ICE MAKER, COUNTERDEPTH
	DISHWASHER	LG	MODEL: LDFC2423V MODEL: LDFC2423V(ADA)	S.S.	BUILT-IN 24"
	MICROWAVE	LG	MODEL: MVEL2033F MODEL: MSER2090S (ADA)	S.S.	OVER THE RANGE W/ RECIRC VENT...
	RANGE	LG	MODEL: LSEL6331F MODEL: LSEL6331F(ADA)	S.S.	---
	RANGE HOOD (ADA UNIT ONLY)	GE	MODEL: JVX3300DJBB	S.S.	---
	WASHER / DRYER	WHIRL POOL	MODEL:WET4024H MODEL: WFW4720RW(ADA)	WHITE	---
	ROOFTOP BAR: UNDERCOUNTER BAR REFRIGERATOR	AVANTCO	MODEL: UBB-72G-HC	BLACK	---
	ROOFTOP BAR: ICE BIN AND SINGLE TIER BOTTLE RACK	KATOM	KATOM#: 161-SR42H	S.S	---
	ROOFTOP BAR: WAREWASHER	KATOM	KATOM #: 617-EUH1	S.S	
12 - FURNISHINGS					
12 2413 ROLLER WINDOW SHADES	MANUAL ROLLER SHADES	WORLDWIDE WINDOWS	NORDIC SCREEN BW 1%	WHITE	--
12 3213 MANUFACTURERED WOOD VENEER-FACE CASEWORK	KITCHEN/VANITY CABINETS	CABINET GIANT	FULL OVERLAY WITH SOFT CLOSE HINGES, HARDWOOD / PLYWOOD CONSTRUCTION W/ MODERN PULLS (MATTE BLACK)	UPPERS: PETIT WHITE LOWERS & BATH VANITY :PETIT SAND	---
12 3640 STONE COUNTERTOPS	KITCHEN COUNTER AND VANITIES	---	LARGE VOLUME 2CM/3CM WHITE QUARTZ	WHITE	---
22 - PLUMBING					
22 4000 PLUMBING FIXTURES	REFER TO PLUMBING SHEETS FOR BASIS OF DESIGN FIXTURE SELECTIONS			MATTE BLACK	---
	SHOWER PAN AND SURROUNDS	MPL	3" X12" STACKED SMOOTH GLOSSY MARSTONE	MARSTONE	SIZE VARIES - RE: PLANS. 36"X36" ACCESSORIES INCLUDE- 7"X7" FOOT REST AND 15" ACCESSORY SHELF
	ADA SHOWER	MPL	36" X36" SHOWERS WITH 3" X12" STACKED SMOOTH GLOSSY MARSTONE	MARSTONE	WITH SHOWER CHAIR
	SHOWER DOOR	ENCORE	30" X 60" SHOWER SEMI-FRAMLESS SLIDING DOOR	MATTE BLACK	---
23 - HVAC	REFER TO MECHANICAL SHEETS FOR BASIS OF DESIGN FIXTURE SELECTIONS			**---**	**---**
26 - ELECTRICAL	REFER TO ELECTRICAL SHEETS FOR BASIS OF DESIGN FIXTURE SELECTIONS			**---**	**---**
28 - ELECTRONIC SAFETY AND SECURITY					
28 1300 ACCESS CONTROL	---	DORMAKABA	SAFFIRE LX W/ ACCESS MANAGEMENT SOFTWARE	---	---

GENERAL FINISH NOTES:

1. ALL MATERIALS AND PRODUCTS SHALL BE SUBMITTED AND APPROVED BY ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK.
2. VERIFY ALL REHABILITATION WORK WITH ARCHITECT PRIOR TO START OF DEMOLITION. NOTIFY ARCHITECT OF WORK NOT LISTED, OR ADDITIONS TO THE NECESSARY SCOPE OF WORK.
3. REFER TO ENLARGED PLANS FOR EXTENT OF FINISHES.
4. REPAIR AND RESTORE EXISTING FLOORS IN LOCATIONS TO REMAIN. WHERE NOTED ON ENLARGED AND NEW PLANS, PREPARE EXISTING FLOORS FOR NEW FLOOR FINISHES. UTILIZE FLOOR PATCHING COMPOUND TO PROVIDE A SMOOTH AND LEVEL SUBSURFACE FOR ALL FLOOR FINISH MATERIALS. PRE-BID WALK REQUIRED FOR EXTENT OF WORK, PLANS DO NOT SHOW EXTENT OF FLOOR PREP WORK.
5. PAINT ALL NEW EXPOSED GYPSUM BOARD AND WOOD DOOR TRIM, U.N.O. PAINT METAL SURFACES (HOLLOW METAL FRAMES, METAL DOORS, ETC.) U.N.O. UTILIZE PAINT TYPE PER MANUFACTURER'S RECOMMENDATION, DO NOT PAINT PRE-FINISHED METALS AND OTHER ITEMS NOTED TO BE WITHOUT APPLIED FINISH.
6. PAINT SCOPE INCLUDES SURFACE PREPARATION (EXISTING PAINT REMOVAL, SURFACE LEVELING / PATCHING, ETC.), PRIME AND PAINT.
7. ALL EXISTING PAINTED DOORS, FRAMES AND/OR PORTICOS SCHEDULED TO REMAIN SHALL BE SCRAPED TO ORIGINAL SURFACE, PRIMED AND PAINTED.
8. FLOOR FINISH TRANSITIONS: SCHLUTER METAL STRIPS: EXISTING FLOOR TO CERAMIC TILE, EXISTING FLOOR TO VINYL, CERAMIC TILE TO VINYL, CARPET TO VINYL AND EXISTING FLOOR TO CARPET.
9. ALL EXISTING STAINED SURFACES, DOORS, TRIM, CASEWORK, ETC SHALL BE RESTORED TO ITS ORIGINAL CONDITION AND FINISH.
10. INSTALL ALL CARPET TILE OVER ADHERED PAD BACKING.
11. CEILING HEIGHTS AND FINISH VARY PER UNIT. RE: REFLECTED CEILING PLANS, NEW NOTES AND FINISH NOTES.
12. EXPOSED BRICK, CONCRETE AND CMU WALLS SHALL ALL REMAIN EXPOSED, U.N.O.
13. EXPOSED STEEL STRUCTURE, CONCRETE, METAL DECKING, PLASTER AND CLAY TILE SHALL ALL REMAIN EXPOSED, U.N.O. RE: REFLECTED CEILING PLANS.
14. WHERE EXISTING BRICK WALLS, CONCRETE SURFACES, EXPOSED STEEL STRUCTURE AND METAL DECKING, AND PLASTER SURFACES HAVE BEEN PAINTED, THEY SHALL BE PREPPED AND REPAINTED, TYPICAL. WHERE THEY ARE A NATURAL BRICK, CONCRETE OR METAL FINISH, THEY SHALL REMAIN UNPAINTED, TYPICAL, U.N.O.

GENERAL FLOORING REFINISH NOTES:

1. ALL EXISTING FLOORING IS SCHEDULED TO REMAIN AND BE RESTORED. FLOOR FINISH IS NOT SHOWN ON THE PLANS FOR CLARITY. EXTENTS OF EXISTING FLOORING IS NOTED ON THE EXISTING AND NEW FLOOR PLANS. NOTIFY ARCHITECT OF ANY DISCREPENCIES.
2. PROTECT THE FLOORING DURING DEMOLITION AND NEW CONSTRUCTION; DURING, BUT NOT LIMITED TO, ADJACENT WALL DEMOLITION, FLOOR CORING, NEW WALL CONSTRUCTION, ETC. AREAS DAMAGED FROM DEMOLITION AND NEW CONSTRUCTION WORK IS THE RESPONSIBILITY OF EACH PARTY INVOLVED.
3. RESTORATION INCLUDES CONSOLIDATION, REPLICATION, REPRODUCTION, REPAIR AND REFINISH.
4. REPAIR AND RESTORE EXISTING FLOORS IN LOCATIONS TO REMAIN WHERE NON-HISTORIC FLOORING (VCT, CARPET, ETC.) HAS BEEN INSTALLED OVER ORIGINAL AND/OR WHERE HAZARDOUS MATERIALS COVER EXISTING FLOORS. PREP SURFACES ACCORDINGLY. RE: EXISTING AND NEW PLANS FOR FLOORING EXTENTS.

REFINISH SCHEDULE

TAG	MATERIAL	REFINISH SCOPE OF WORK	NOTES
FLOOR			
EX1	CONCRETE SLAB	CLEAN, SEAL, AND POLISH	SLOPE SLAB TO RECIEVE CONCRETE FILL, RE: FLOOR PLANS FOR LOCATION
MS1	MOSAIC FLOOR	REPAIR: REFINISH TO HISTORIC STANDARD	RE: FLOOR REFINISH NOTES
BR1	3RD FLOOR BRICK	INSPECT, REPAIR & SEAL	RE: FLOOR PLANS FOR LOCATION
BASE			
WD1	HISTORIC WOOD WALL...	CLEAN ; REFINISH	EAST STAIR ; PERIMETER/EXTERIOR WALLS
WALL			
EX7	CONCRETE COLUMNS	CLEAN	---
EX8	BRICK	CLEAN ; SEAL	---
EX9	PLASTER	REPAIR, REFINISH, PREP, PRIME, PAINT	---
EX10	C.I.P. CONCRETE	PATCH AND CLEAN	---
CEILING			
EX10	PLASTER	AREAS TO REMAIN SHALL BE PATCHED / REPAIRED ; CLEAN, PRIME & PAINT	PAINT TO MATCH NEW GYP. CEILINGS.
EX11	CONCRETE DECK	REPAIR AREAS OF EXPOSED REBAR, PRIME & PAINT	REMOVE EXISTING FINISH BACK TO RAW CONCRETE
STRUCTURE			
EX13	CONCRETE	PREP TO SMOOTH SURFACE ; CLEAN, PRIME & PAINT	PAINT SELECTION BY ARCHITECT

SITE DATA

SITE DATA	EXISTING	PROPOSED	DEVIATION REQUESTED	APPROVED
ZONING				
GROSS LAND AREA	MANNINGTON	LVT	WHITE SANDS ZEPHR RAINSTORM...	
IN SQFT				
BASE				
WB-1	---	2 1/2" PRIMED MDF BASE	PAINT COLOR- IRONCLAD	
WB-2	---	2 1/2" PRIMED MDF BASE	PAINT COLOR- PAVESTONE	
WALL				
PT-1	SHERWIN WILLIAMS	INTERIOR PAINT	VESSEL SW 9547	
PT-2	SHERWIN WILLIAMS	INTERIOR PAINT	TANGLEWOOD SW 9607	
PT-3	SHERWIN WILLIAMS	INTERIOR PAINT	IRONCLAD SW9570	
PT-4	SHERWIN WILLIAMS	INTERIOR PAINT	CLOVE SW 9605	
PT-5	SHERWIN WILLIAMS	INTERIOR PAINT	RAIN CLOUD SW 9639	
PT-6	SHERWIN WILLIAMS	INTERIOR PAINT	PAVESTONE SW 7642	
WT-1	SURFACE SOLUTIONS	WOODEN TAMBOUR	383 WALNUT TAMBOUR	
TL-1	DIMENSIONS	PORCELAIN TILE	BIRCH WOOD LOOK MATTE TILE,...	

VARIES: COORDINATE DURING CONSTRUCTION

WALL TAKE-OFF

TYPE	AREA	LENGTH
Type 1 - 3 5/8" stud w 5/8" both sides_to structure (4 7/8")	23012 SF	2680' - 7 3/8"
Type 1B - 3 5/8" stud w 5/8" single side_to structure (4 1/4")	1096 SF	106' - 6 1/4"
Type 2 - 6" stud + 5/8" both sides_to structure (7 1/4")	13047 SF	1202' - 0 3/4"
Type 3 (Demising) - 3 5/8" stud + 1/2" RC + Insulation + 5/8" Gyp. Both Sides (5 3/8")	42030 SF	2313' - 4 7/8"
Type 4 (SHAFT) - 4" mtl C-H stud + 1" GWB+ 1/2" GWB (x2) (one side)	1739 SF	19' - 7 3/4"
Type 5 - 3 5/8" stud w 2 layers 5/8" both sides_to structure (6 1/8")	769 SF	82' - 10 1/4"
Type 6 (SHAFT) - 4" mtl C-H stud + 1" GWB+ 1/2" GWB (both sides) 2	636 SF	16' - 11 3/8"
Type 9 - Cabinet Panel	92 SF	11' - 10"
TOTAL AREA	82421 SF	6433' - 10 3/4"

FLOOR TAKE-OFF

TYPE	AREA
CONCRETE INFILL	1167 SF
GYPSUM FILL FLOOR LEVEL	28322 SF
RENDER FLOORING	710 SF
TOTAL AREA	30198 SF

CEILING TAKE-OFF

TYPE	AREA
GYPSUM CEILING PAINTED	11179 SF
TOTAL AREA	11179 SF

KANSAS CITY MISSOURI

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Sara Copeland, FAICP
Secretary of the City Plan Commission

CALEB BULAND, ARCHITECT | MO 2009005509

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REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
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DEVELOPMENT PLANS

ABC/ANDERSON APARTMENTS

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PRODUCT INFORMATION, SCHEDULES & FINISHES

A6.00

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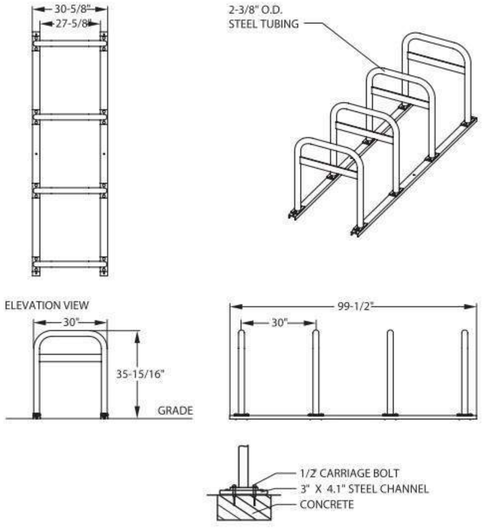
BIKE PARKING CUT SHEET

627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (630) 897-0573
sales@belson.com

Model # UX238-LB-8-P — **Dimension Sheet**

U RACK ON RAILS w/LEAN BARS | 4 LOOPS 8 BIKES



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PUBLIC DOOR SCHEDULE						
TYPE MARK	DOOR PROPERTIES WIDTH	DOOR PROPERTIES HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING	COUNT
CRD-1	3' - 0"	6' - 8"	C	4	45 MIN.	2
EXT-1	3' - 0"	6' - 8"	B	4	45 MIN.	2
EXT-2	3' - 0"	6' - 8"	B	4	45 MIN.	1
EXT-ST	3' - 0"	6' - 8"	B	4	90 MIN.	5
INT-ST	3' - 0"	6' - 8"	B	4	45 MIN.	3
J	3' - 0"	6' - 8"	B	4	45 MIN.	2
K	6' - 0"	6' - 8"	B	4	45 MIN.	4
PB36	3' - 0"	6' - 8"	E	3	N/A	7
PB72	6' - 0"	6' - 8"	B	4	45 MIN.	1
SF-1	6' - 0"	7' - 0"	C	2	45 MIN.	3
SF-2	3' - 0"	6' - 8"	B	2	45 MIN.	1
ST36	3' - 0"	6' - 8"	B	4	45 MIN.	1
X	3' - 0"	6' - 8"	N/A	7	N/A	3

UNIT DOOR SCHEDULE						
TYPE MARK	DOOR PROPERTIES WIDTH	DOOR PROPERTIES HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING	COUNT
A	3' - 0"	6' - 8"	A	3	20 MIN.	52
B	2' - 6"	6' - 8"	D	5	N/A	121
C	4' - 0"	6' - 8"	E	6	N/A	2
D	2' - 6"	6' - 8"	N/A	7	N/A	48
E	2' - 6"	6' - 8"	F	1	N/A	50
F	3' - 0"	6' - 8"	D	6	N/A	2
G	3' - 0"	6' - 8"	B	4	45 MIN.	2
H	2' - 6"	6' - 8"	D	8	N/A	2

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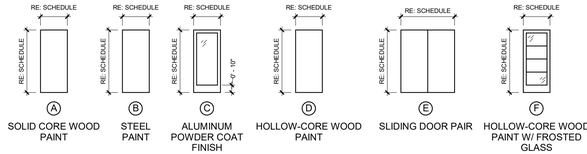
DOOR TYPES:

NOTE - DOOR ELEVATION RAIL/STILE DESIGN AND CONFIGURATION SHALL BE COORDINATED W/ REMAINDER OF DRAWING SET



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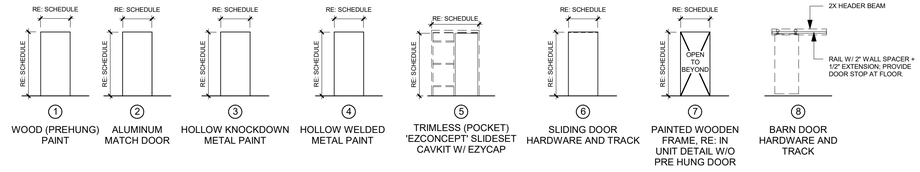


GENERAL DOOR AND FRAME NOTES:

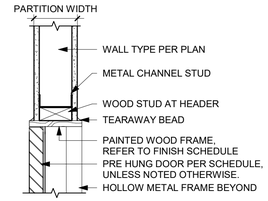
1. WHERE EXISTING DOORS ARE TO REMAIN; INSTALL NEW HARDWARE, CLOSERS, AND SEALS PER REQUIREMENTS.
2. ALL EXTERIOR EXIT DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
3. PROVIDE GRADE 2 HARDWARE TYPICAL WITH FINISH PER HARDWARE GROUPS.
4. SUB-CONTRACTOR TO PROVIDE HARDWARE SCHEDULE AND SAMPLES FOR ARCHITECT / OWNER APPROVAL.
5. ALL ADA HARDWARE TO COMPLY WITH APPLICABLE ADA, STATE AND FEDERAL CODES.
6. NEW FIRE-RATED DOORS REQUIRE FIRE-RATED FRAMES, MUST BE SELF-CLOSING (CLOSERS), AND MUST HAVE SMOKE AND DRAFT GASKETS PER CODE.
7. WHERE DOOR HARDWARE IS MISSING, NEW DOOR HARDWARE THAT MATCHES DOOR SCHEDULE HARDWARE REQUIRED PER OPENING SHALL BE INSTALLED IN ORIGINAL HARDWARE LOCATION.
8. VERIFY DOOR SIZES AND COUNTS WITH ARCHITECT PRIOR TO ORDER, RE: SCHEDULE AND NEW PLANS.
9. USE TEMPERED SAFETY GLASS IN DOOR, SIDELIGHT, AND TRANSOM GLAZING, WHERE REQUIRED BY CODE.
10. WHEREVER POSSIBLE, INSTALL SALVAGED HISTORIC DOORS AT EXISTING LOCATION. SITE COORDINATE SCOPE OF WORK AT DEMOLITION PHASE.
11. NEW STOREFRONT SYSTEMS AND PASSAGE/UNIT ENTRY DOORS SHALL BE SMOKE SEALED.
12. INSTALL PEEP HOLE AT APPROPRIATE HEIGHT IN ALL NEW DWELLING UNIT ENTRY DOORS.
13. RE: DOOR SCHEDULE FOR FRAME TYPE, DOOR CONFIGURATION AND STYLE.
14. IN EXISTING MASONRY WALLS, AT NEW DOOR CUTS AND EXISTING OPENINGS, INSTALL FRAME TIGHT TO THE EXISTING CONSTRUCTION AND SITE VERIFY APPROPRIATE WIDTH AND HEIGHT.

DOOR HARDWARE GROUPS:

GENERAL NOTES:
PROVIDE ADEQUATE NUMBER OF SUPPLIES TO POWER ALL LOCKING DEVICES. POWER SUPPLIES ARE TO HAVE A FIRE ALARM RELAY.
PROVIDE PROPER KEYING - THREE COPIES OF ONE KEY STYLE PER UNIT TO INCLUDE BUILDING ACCESS. PROVIDE SINGLE KEY ON ALL MECHANICAL, STORAGE, AND CORRIDOR CLOSET SPACES.

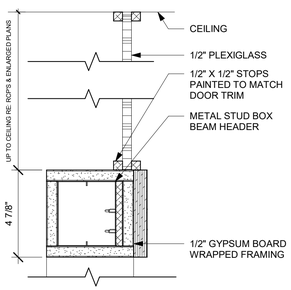
BASIS OF DESIGN IS ASSA ABLOY 4700LN SERIES IN BLACK SUEDE MONROE WITH SQUARE ROSETTES:

1. EXTERIOR EXIT WITH PROX READER - (2) HINGE; (1) ELEC. HINGE; (1) ELECT. EXIT DEVICE; (1) SURFACE CLOSER; (1) KICK PLATE; (1) THRESHOLD; (1) GASKETING; (1) SWEEP; (1) POSITION SWITCH; (1) WALL STOP OR ACCESSORY AS NEEDED.
2. NOTE: DOORS ELECTRICALLY UNLOCKED OR LOCKED DURING ESTABLISHED TIME ZONES AS PROGRAMMED BY THE ACCESS CONTROL SYSTEM. WHEN OUTSIDE LEVERS ARE LOCKED THEN THE CARD READER GRANTS ACCESS UPON PRESENTATION OF A VALID CREDENTIAL. LEVER MECHANICALLY LOCKS DURING POWER FAILURE WITH A MECHANICAL KEY OVERRIDE ENTRY. EGRESS ALWAYS FREE FROM INSIDE BY DEPRESSING INSIDE PUSH PAD. REQUEST TO EXIT SWITCH IN THE PUSH PAD TO SIGNAL AUTHORIZED EGRESS TO THE ACCESS CONTROL SYSTEM. DOOR POSITION SWITCH TO SIGNAL DOOR OPEN/CLOSED TO THE ACCESS CONTROL SYSTEM.
3. EXTERIOR STOREFRONT WITH PROX READER - (6) HINGE; (2) CONCEALED VERT ROD EXIT; (1) CYLINDER; (2) DOOR PULL; (1) SURFACE CLOSER; (1) AUTO DOOR OPERATOR; (1) THRESHOLD; (2) SWEEP; (2) ELECT. POWER TRANSFER; (2) POSITION SWITCH; (1) ACTUATOR SWITCH; (1) POWER SUPPLY NOTE: PERIMETER SEAL AND ASTRAGAL FURNISHED BY DOOR SUPPLIER. DOORS ELECTRICALLY UNLOCKED OR LOCKED DURING ESTABLISHED TIME ZONES AS PROGRAMMED BY THE ACCESS CONTROL SYSTEM. WHEN DEVICES ARE LOCKED THEN THE CARD READER GRANTS ACCESS UPON PRESENTATION OF A VALID CREDENTIAL. EXIT DEVICES MECHANICALLY LOCK DURING POWER FAILURE WITH A MECHANICAL KEY OVERRIDE ENTRY. EGRESS ALWAYS FREE FROM INSIDE BY DEPRESSING INSIDE PUSH PAD. REQUEST TO EXIT SWITCH IN THE PUSH PAD TO SIGNAL AUTHORIZED EGRESS TO THE ACCESS CONTROL SYSTEM. DOOR POSITION SWITCH TO SIGNAL DOOR OPEN/CLOSED TO THE ACCESS CONTROL SYSTEM. CARD READER OUTSIDE RETRACTS DEVICE AND ACTIVATES OUTSIDE ACTUATOR SWITCH. INSIDE ACTUATOR SWITCH ALWAYS RETRACTS THE LATCH AND POWERS THE DOOR OPERATOR.
4. SINGLE MECHANICAL / STORAGE (RATED) - (3) HINGE; (1) CYLINDRICAL LOCK; (1) SURFACE CLOSER; (1) KICK PLATE; (1) WALL STOP; (3) SILENCER608.
5. SINGLE CORRIDOR (RATED) - (3) HINGE; (1) TUBULAR LOCK; (1) SURFACE CLOSER; (1) KICK PLATE; (1) ELECTROMAGNETIC HOLDER; (1) GASKETING. NOTE: MAGNETIC HOLDER TO RELEASE DOORS UPON FIRE ALARM SIGNAL.
6. SINGLE DWELLING ENTRY (RATED) - (3) HINGE; (1) DEADBOLT; (1) THRESHOLD; (1) GASKETING; (1) DOOR BOTTOM; (1) 180-DEGREE EYE VIEWER; (1) PRIVACY LATCH
7. SINGLE PASSAGE WITH LOCK - (3) HINGE; (1) TUBULAR LOCK; (1) DOOR STOP
8. SINGLE PASSAGE - (3) HINGE; (1) DOOR STOP
9. CLOSET - SLIDING PAIR BI-PASS - (1) BI-PASS DOOR SET; (2) FLUSH PULL
10. UTILITY CLOSET - (3) HINGE; (1) TUBULAR LOCK; (1) DOOR STOP
11. SINGLE FIRE COMMAND (RATED) - (3) HINGE; (1) CYLINDRICAL LOCK; (1) SURFACE CLOSER; (1) KICK PLATE; (1) WALL STOP; (1) GASKETING

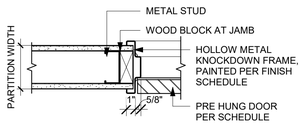


4 IN UNIT DOOR JAMB, TYP.
1 1/2" = 1'-0"

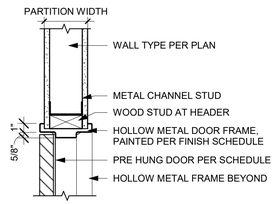
3 IN UNIT DOOR HEADER, TYP.
1 1/2" = 1'-0"



5 BORROWED LIGHT DETAIL
3" = 1'-0"



2 DOOR JAMB, TYP.
1 1/2" = 1'-0"



1 DOOR HEADER, TYP.
1 1/2" = 1'-0"

DEVELOPMENT PLANS
ABC/ANDERSON APARTMENTS
3244 MAIN ST, KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
Development Plan	01.23.26	1
City Comments 01 & Development Plan Comments	02.12.26	2
Permit Set	09.12.25	0

DOOR SCHEDULE, NOTES & DETAILS

A6.02

2/11/2026 11:44:54 AM

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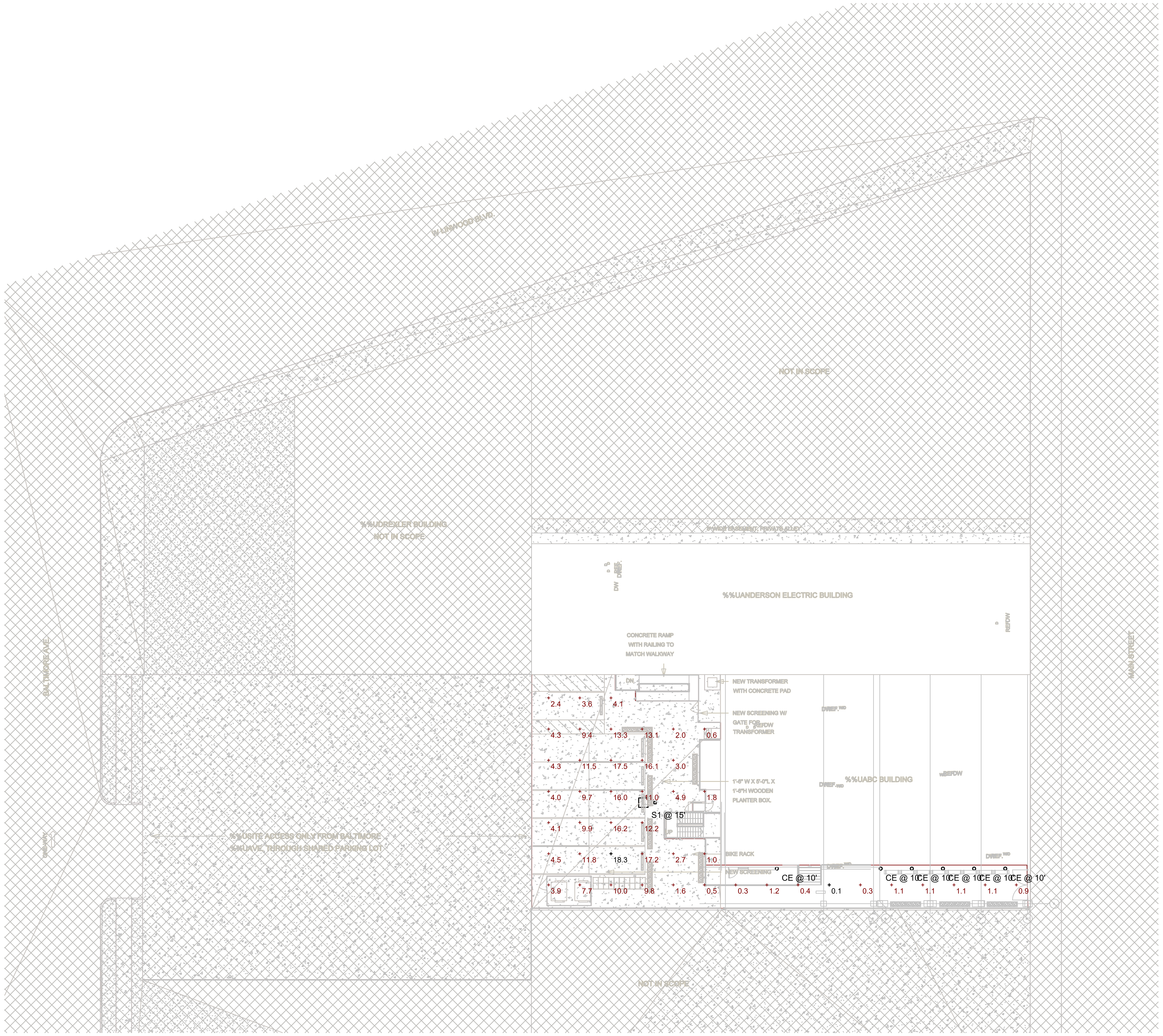

%%U	PARKING COUNT
4 STANDARD	
6 COMPACT	
%%U1 ADA REQUIRED	
11 TOTAL	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT AND WALKWAY	+	6.3 fc	18.3 fc	0.1 fc	183.0:1	63.0:1

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	Description	LLF	Input Power	Polar Plot
□	S1		1	EXO	ASL2-320L-255-4K7-4W	1	35334		1	255	Max: 30074cd
○	CE		6	PROGRESS	P5675-3130K	1	829	5" 17W LED Direct/Indirect Cylinder	1	33.9	Max: 454cd

1 | ES1.01 - PHOTOMETRIC PLAN
1" = 20'-0"

REVISED ENTIRE SHEET △1

City Plan Commission
Recommends Approval with Conditions
of Case No. CD-CPC-2026-00008 on 03/04/2026
Sara Copeland, FAICP
Secretary of the City Plan Commission
KANSAS CITY MISSOURI

(R)EVOLUTION ENGINEERING®
3590 E. PATRICK LANE
LAS VEGAS, NV 89120
702-514-3361
revolutionmep.com

STATE OF MISSOURI
CHRISTOPHER J. LOVETT
NUMBER PE-2017010247
PROFESSIONAL ENGINEER

DEVELOPMENT PLANS

ABC/ANDERSON APARTMENTS

3240-44 MAIN ST., KANSAS CITY, MO 64111

APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
PERMIT SET	09.27.25	0
BD RESPONSE	12.10.25	1

SITE PHOTOMETRIC PLAN

RE# ANDERSON

ES1.01