

GENERAL PROJECT / CONSTRUCTION NOTES

- THIS PROJECT REPRESENTS THE REHABILITATION AND ADAPTIVE REUSE OF AN EXISTING HISTORIC OFFICE BUILDING. COMPLIANCE WITH THE NATIONAL PARK SERVICE SECRETARY OF THE INTERIOR'S STANDARDS FOR TREATMENT OF HISTORIC PROPERTIES SHALL BE ACCOMPLISHED TO INSURE THE PROJECT FULFILLS ALL REQUIREMENTS SET FORTH TO RECEIVE HISTORIC TAX CREDITS.
- 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.
- FOLLOW AND COMPLY WITH ALL MFG. DIRECTIONS AND SPECIFICATIONS ON METHODS AND MATERIALS RELATING TO THE WORK.
- FIRE NOTICE DEVICES SHALL BE PROVIDED AND INSTALLED PER CODE REQUIREMENTS.
- ALL PRODUCTS AND MATERIALS ARE INTENDED AS GENERIC AND TO BE FINALIZED BY ARCHITECT'S SELECTION, U.N.O.
- CONTRACTOR SHALL CONSTRUCT IN CONFORMANCE WITH ALL LOCAL CODES, ORDINANCES AND PROCEDURES.
- DO NOT SCALE FROM DRAWINGS.
- 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.
- 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.
- 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.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, ELECTRICAL AND PLUMBING WORK WITH ALL BUILDING TRADES TO INSURE THAT THE DESIGNATED WORK IS PER PLAN AND COMPLETED ON SCHEDULE.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE ANY EXISTING CONSTRUCTION (WINDOWS, WALLS, DOORS, CEILINGS, FLOORS, ETC.) TO REMAIN WHICH ARE DAMAGED DURING CONSTRUCTION. NEW MATERIAL SHALL MATCH IN KIND.
- 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.
- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE, AND SHALL INCLUDE IN THEIR BID, ALL REQUIRED CORE DRILLING THROUGH THE EXISTING INTERIOR AND EXTERIOR MASONRY WALLS AS REQUIRED FOR NEW WORK.
- VERIFY ALL WORK WITH ARCHITECT PRIOR TO START OF DEMOLITION. NOTIFY ARCHITECT OF WORK NOT LISTED, OR ADDITIONS TO THE NECESSARY SCOPE OF WORK.
- CONTRACTORS BASE SERVICES SHALL ADDITIONALLY PROVIDE FOR AND COMPLY WITH THE SPECIFICATIONS AND DRAWINGS DESIGN INTENT.
- 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 SECRETARY 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 C501.5 HISTORIC BUILDING EXEMPT
- 2021 IECC C505 CHANGE OF OCCUPANCY
- 2021 IEBC 907.1 EXISTING BUILDING
- 1. REFER TO ECA.01 & ECA.02 FOR ENERGY CODE ANALYSIS

SPECIAL INSPECTIONS

- S** Special Inspections in accordance with § 1704 of the IBC
- Yes/No**
- List of all applicable types of work which require Special Inspection per KCBC § 18-22, IBC § 1704.1705, and Chapter 2 of the 2021 Special Inspections Manual
 - EPPS (if non-drainable) Placement of Reinforcing Steel Modular Block Earth Retaining Structure
 - Temporary Shoring Placement of Reinforced Concrete Inspection of Metal Building Fabricator
 - Excavation and Filling Testing of Reinforced Concrete Inspection of Precast Fabricator
 - 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 Bolts installed in Concrete Sprayed Fire-Resistive Materials
 - Seismic Resistance Steel Frame Inspection Similar Control System (per 909)
 - Post-Installed Anchors High Strength Bolting Fire Stopping (§1705.17)
 - Structural Masonry Structural Welding Other:
 - Submit a letter from the Special Inspection Agency hired by the owner accepting responsibility for each applicable item. This is to be submitted to SpecialInspection@exactarch.com
 - List approved fabricators (if any) for specific types of work.
 - For smoke control systems, submit system documentation including the design requirements (IBC 909.2), natural analysis (IBC 909.4), and acceptance testing procedures and methods (IBC 909.3, 909.18)
 - Where Quality Assurance is required, submit the quality assurance plan and the contractor statement of responsibility (IBC 1705).
- See 2021 Special Inspections Manual for complete information. A Preconstruction Meeting is required prior to permit issuance for all Special Inspections projects.

SAFETY GLAZING NOTES

- SAFETY GLAZING SHALL BE PRESENT IN THE FOLLOWING CONDITIONS AND IN ACCORDANCE TO IBC SECTION 2406.
- GLAZING IN SWINGING DOORS EXCEPT JALOUSIES
 - GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES AND PANELS IN SLIDING AND BI-FOLD CLOSET DOOR ASSEMBLIES.
 - GLAZING IN STORM DOORS
 - GLAZING IN UNFRAMED SWINGING DOORS
 - GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBS AND SHOWERS
 - 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.
 - 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.
 - 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.
 - GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE.
 - 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.
 - 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.
 - 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.

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.

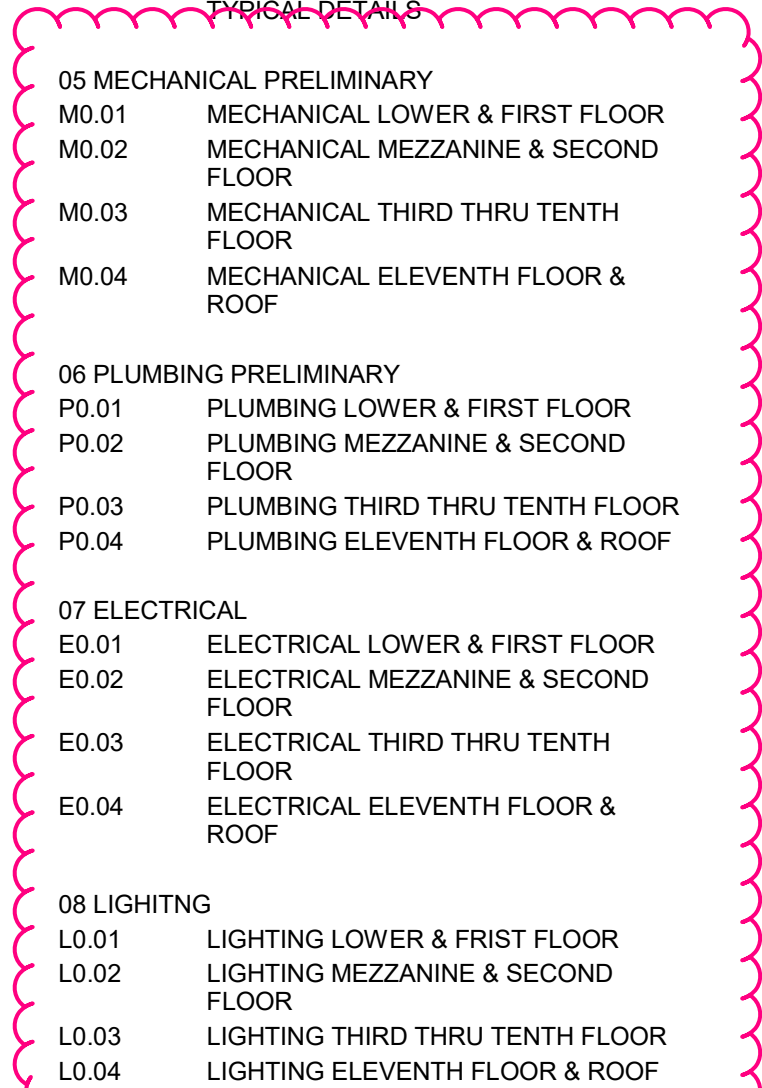
BUILDING AREA (GSF)	
LEVEL	AREA
00 LOWER LEVEL	10056 SF
01 FIRST FLOOR	8408 SF
01.5 MEZZANINE	5749 SF
02 SECOND FLOOR	7718 SF
03 THIRD FLOOR	7718 SF
04 FOURTH FLOOR	7718 SF
05 FIFTH FLOOR	7718 SF
06 SIXTH FLOOR	7718 SF
07 SEVENTH FLOOR	7718 SF
08 EIGHTH FLOOR	7718 SF
09 NINTH FLOOR	7718 SF
10 TENTH FLOOR	7718 SF
11 ELEVENTH FLOOR	7718 SF
MAIN BUILDING ROOF	1800 SF
TOTAL AREA	103189 SF

COMMERCIAL SPACE		
NUMBER	NAME	AREA
00 LOWER LEVEL		
001	COMMERCIAL LEASABLE	3827 SF
01 FIRST FLOOR		
103	COMMERCIAL LEASABLE	5042 SF
101	COMMERCIAL LEASABLE	443 SF
102	COMMERCIAL LEASABLE	404 SF
01.5 MEZZANINE		
114	COMMERCIAL LEASABLE	1710 SF
113	COMMERCIAL LEASABLE	1708 SF
TOTAL SPACES: 6		13134 SF

RESIDENTIAL UNITS		
TYPE	COUNT	AREA
1B : 1BA	41	26638 SF
1B : 1BA ADA	5	3151 SF
2B : 2BA	28	26576 SF
TOTAL	74	56365 SF

SHEET INDEX

- 01 GENERAL
 - A0.00 COVER SHEET
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 - A0.09 GENERAL REQUIREMENTS
 - A0.10 GENERAL REQUIREMENTS
 - A0.11 SITE SURVEY
 - A0.12 ARCHITECTURAL SITE PLAN
- 03 ARCH EXISTING & DEMOLITION
 - AD.00 EXISTING & DEMOLITION FLOOR PLAN
 - AD.01 EXISTING & DEMOLITION FLOOR PLAN
- 04 ARCHITECTURAL
 - A1.00 FLOOR PLANS - LOWER & FIRST FLOOR
 - A1.01 FLOOR PLANS - MEZZANINE & SECOND FLOOR
 - A1.02 FLOOR PLANS - THIRD THRU ELEVENTH FLOOR
 - A1.03 FLOOR PLANS - ROOF
 - A2.00 REFLECTED CEILING PLANS - LOWER & FIRST FLOORS
 - A2.01 REFLECTED CEILING PLAN - MEZZANINE & SECOND FLOOR
 - A2.02 REFLECTED CEILING PLANS - THIRD THRU TENTH FLOOR
 - A2.03 REFLECTED CEILING PLANS - ELEVENTH FLOOR
 - A3.00 UNIT DESIGN - ONE BED
 - A3.01 UNIT DESIGN - TWO BED
 - A3.02 UNIT DESIGN - ADA
 - A3.03 AMENITY DESIGN
 - A4.00 EXTERIOR ELEVATIONS (PRIMARY)
 - A4.01 EXTERIOR ELEVATIONS (SECONDARY)
 - A4.02 PHOTO SCOPE - EXTERIOR
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 - A6.00 PRODUCT INFORMATION AND FINISHES
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 - M0.01 MECHANICAL LOWER & FIRST FLOOR
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 - M0.03 MECHANICAL THIRD THRU TENTH FLOOR
 - M0.04 MECHANICAL ELEVENTH FLOOR & ROOF
- 06 PLUMBING PRELIMINARY
 - P0.01 PLUMBING LOWER & FIRST FLOOR
 - P0.02 PLUMBING MEZZANINE & SECOND FLOOR
 - P0.03 PLUMBING THIRD THRU TENTH FLOOR
 - P0.04 PLUMBING ELEVENTH FLOOR & ROOF
- 07 ELECTRICAL
 - E0.01 ELECTRICAL LOWER & FIRST FLOOR
 - E0.02 ELECTRICAL MEZZANINE & SECOND FLOOR
 - E0.03 ELECTRICAL THIRD THRU TENTH FLOOR
 - E0.04 ELECTRICAL ELEVENTH FLOOR & ROOF
- 08 LIGHTING
 - L0.01 LIGHTING LOWER & FRIST FLOOR
 - L0.02 LIGHTING MEZZANINE & SECOND FLOOR
 - L0.03 LIGHTING THIRD THRU TENTH FLOOR
 - L0.04 LIGHTING ELEVENTH FLOOR & ROOF



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DRAWING SYMBOLS

Diagram showing various drawing symbols and their meanings:

- BUILDING SECTION REFERENCE:** #X###
- WALL SECTION REFERENCE:** #X###
- DETAIL SECTION REFERENCE:** #X###
- INTERIOR ELEVATION REFERENCE:** (#)X###E##
- EXTERIOR ELEVATION REFERENCE:** #X###
- VIEW NUMBER:** 1 Ref
- VIEW NAME:** X###
- VIEW SCALE:** 1/8" = 1'-0"
- WINDOW TAG:** ##
- CEILING HEIGHT TAG:** 1'-0"
- DOOR TAG:** (2308B)
- INTERIOR PARTITION TYPE:** X#X
- ASSEMBLY TYPE REFERENCE:** WA-MET2
- KEYNOTE REFERENCE:** X#
- FLOOR ASSEMBLY TAG:** XX#
- WALL FINISH TAG:** XXX#
- LIGHTING FIXTURE TAG:** XX#
- PLUMBING FIXTURE TAG:** XX#
- SPECIALTY EQUIPMENT TAG:** XX#
- CASEWORK TAG:** XX#
- NOTE AND LEADER:** NOTE
- CENTERLINE:** CL
- SMOKE AND CO2 DETECTOR:** S
- STAIR RISER TAG:** 20R @ 7 1/2"
- NORTH ARROW:** North arrow symbol
- REVISION CLOUD AND TAG:** 1

ABBREVIATIONS

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

VICINITY MAP

LEGAL DESCRIPTION:
 SMARTS PARTITION NO 2 LOTS 5 & 6 & ALL VAC ALLEY LY W OF & ADJ ALSO ASHBURNS ADD S 8.333 FT OF E 3 FT LOT 9 & E 3 FT OF LOTS 10 & 11 BLK 18



ISSUE	DATE	NO
DD Review	26-0130	1
Development Plan	26-0206	2

COVER SHEET

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