



Parkville Board of Zoning Adjustment
“Special” Meeting Agenda
City of Parkville, Missouri
Wednesday, February 10, 2016 at 5:30 p.m.
City Hall Boardroom

1. Call to Order
2. Roll Call
3. Announcements
 - A. Introduction of New Community Development Director by City Administrator Lauren Palmer.
4. General Business
 - A. Approval of the agenda.
 - B. Approval of Minutes from the Wednesday, July 29, 2015 Board of Zoning Adjustment meeting. Approval of Minutes from the Thursday March 21st, 2013 Board of Adjustment Meeting (*previously omitted from the Wednesday, July 29, 2015 meeting packet*)
5. Public Hearing
 - A. Application to consider flood-plain development variance for the English Landing Park for construction of new restrooms and a parks department storage building on .511 acres, more or less, zoned PLCD Parkland and Conservation District Residential District. *Case BZA16-01, City of Parkville, applicant.*
6. Regular Business
 - A. Adoption of the Board of Zoning Adjustment Bylaws & Adoption of the Board of Zoning 2016 Meeting Dates & Time
7. Unfinished Business

None
8. Other Business
 - A. Upcoming meetings & dates of importance:
 - Board of Aldermen Meetings: Tuesday, February 16, 2016 and Tuesday, March 1, 2016 at 7:00pm.
 - Board of Zoning Adjustment Meetings: Tuesday February 23, 2016-CXL'd (no agenda), Tuesday March 22, 2016 at 5:30pm.
 - Planning & Zoning Commission Regular Meeting: Tuesday March 8, 2016 at 5:30pm
9. Adjournment

**Minutes of the
Board of Zoning Adjustment Meeting
City of Parkville, Missouri
Wednesday, July 29, 2015 at 5:30 p.m.
City Hall Boardroom**

1. CALL TO ORDER

Chairman Al McCormick called the meeting to order at 5:34 pm.

2. ROLL CALL

Board Members Present:

Al McCormick, Chairman
Carla Dods, Vice Chairman
Russell Downing, Secretary
Gia McFarlane
Ken Wright

A quorum of the Board of Zoning Adjustment was present.

Staff Present:

Sean Ackerson, Assistant City Administrator / Community Development Director
Emily Crook, Community Development Department Assistant

3. GENERAL BUSINESS

A. Approval of Board of Zoning Adjustment Meeting Agenda.

Chairman Al McCormick called for any discussion of the proposed agenda.

Vice Chairman Dods moved to approve the agenda, Board Member McFarlane seconded. Motion passed 5-0.

B. Approval of Minutes from the Thursday, March 21, 2013 Board of Zoning Adjustment meeting.

The minutes were excluded from the meeting's packet agenda. The Board resolved to take no further action.

4. PUBLIC HEARING

Chairman McCormick introduced the public hearing item. He asked Community Development Director Sean Ackerson to describe the application.

- A. **Application to consider uniform variance for the reduction of interior side-yard setbacks from 10 feet to 6.5 feet for all for single-family lots on 43.3 acres, more or less, zoned R-3 Single-Family Residential District.** *Case BZA15-01, Thousand Oaks West, David Barth, Forest Park Development, LLC, applicant.*

Community Development Director Ackerson outlined the area and the boundaries between the County and the City. He stated that the applicant's intent is to change the setbacks to match the rest of the Thousand Oaks properties that are annexed into the City. He gave a brief history of the Thousand Oaks development. For further background information, he shared the recent decision made in the last Planning and Zoning Commission Meeting. Ackerson, then, proceeded to explain the R-3 zoning code. The applicant wants to reduce the setbacks from 10 feet to 6.5 feet to match the R-3 zoning code that is currently in place with the other homes in Thousand Oaks.

Community Development Director Ackerson then referenced the staff report. He reviewed the requirements to hold a Board of Zoning Adjustment hearing and explained the guidelines for the meeting. Next, he defined the hardships to the applicants and stated that reducing the side yard setbacks provides more flexibility. Thousand Oaks is an R-3 zoning district and the plats are over 20 percent larger than the required minimum square footage. Allowing the setback reduction would match the current County R-7 zoning in place in Thousand Oaks County homes.

Community Development Director Ackerson referenced the comments submitted the email from the residents affected in Thousand Oaks. Overall, they were very concerned about the last Planning and Zoning Commission decision. They do not support the setbacks or the variance as these changes will decrease the character and the quality of development. He, then, stated that he was available for questions.

Chairman McCormick asked if any of the board members had questions for Community Development Director Ackerson.

Secretary Downing asked what the name of the lot area would be. Community Development Director Ackerson stated that it would remain a part of Thousand Oaks. Secretary Downing, also, asked if there were 6.5 feet setbacks in place for all current homes in Thousand Oaks. Ackerson, referencing the exhibit, said that that was the case.

Vice Chairman Dods asked if there was any data to support the claim that the setbacks are all uniform. Community Development Director Ackerson stated that the information can be found on the plats.

Board Member Wright asked about the concerns submitted in the emails regarding the cul-de-sac. Community Development Director Ackerson addressed the approved decision to remove of the cul-de-sac and the addition of an access road at River Road. He, then, referenced the preliminary plat.

Chairman McCormick called for any more question from the board members and then called David Barth to the podium to speak.

David Barth (6014 NW 9 Highway) stated that he acquired the land after he began construction years ago. He wants to keep the character and the uniformity of Thousand Oaks intact. He is requesting the change in setbacks for future homeowners to have flexibility in development. He stated that he intends to construct 34 homes on 44 acres, so he is not decreasing the size of the lots. He, then, restated that the preliminary plat has already been approved. His only aim is to develop the land and build new homes.

Vice Chairman Dods asked if future development is planned. Mr. Barth stated that he was not aware of any other future plans for development. Community Development Director Ackerson clarified what area was being referenced. Mr. Barth, then, stated that people want to buy lots along the greenway. They want front yards and back yards more than side yards. If the application to reduce setbacks were approved, that does not mean that every lot would have the minimum 6.5 feet side yard setback. He is building on rough terrain.

Chairman McCormick asked if there were any other questions from the board members, then he opened the hearing to the public.

Tom Kirker (14795 NW 66th Terrace) stated that he was opposed to the preliminary plat. Mr. Barth is supposed to meet with the residents to consider alternatives for the loss of the cul-de-sac, but this has not occurred. Approval should not occur until that condition has been met. It would be like "pulling the cart before the horse."

Jeff Kinsey (14775 MW 66th Terrace) asked what the difference was between the preliminary plat and the final plat. He asked questions about the process and then stated that he was opposed to the setbacks. He, also, asked if there was a way to offset the loss to the owners if the setback reduction were to be approved. Mr. Kinsey proceeded to play a clip of Commissioner Pam Scott from the June 09, 2015 Planning and Zoning Commission meeting. He testified that the lots are being sold at premiums and he referenced the homes for sale in the subdivision; the average price for the new homes is over \$400,000. He, also, played a clip of Mr. Barth projecting home prices for these homes. He believes that higher price lots should have larger setbacks.

Chairman McCormick asked if there was anyone else who wanted to speak.

Kathy Sloan (14790 NW 66th Terrace) is a nine-year resident. She was assured when she bought her house that the road would not be developed any further. She is not opposed to development but she is opposed to a through street and to the application. She noted that the preliminary plat is approved subject to conditions. She received a letter referencing a variance reduction from 6.5 feet to 5 feet. She was opposed to this because it would not allow for the aggregate separation of 13 feet. She stated that she has been maintaining Tract B instead of the subdivision, but it is steep and dangerous to mow. The area has been neglected by the developer. Ms. Sloan then referred back to her letter. She has enjoyed gardening, but that will be lost with the development of Phase 20. It will block the view and destroy the trees along the property line. She, then, stated that she had brought an invoice with her for the land that she had been mowing for nine years.

Community Development Director Ackerson stated that there is a 20 foot utility easement next to Lots 451 and 533. It would not reduce the setback to her property. Chairman McCormick asked if there was anyone else who wanted to speak. Seeing no one, he closed the hearing. He, then, asked if any of the board members had any further comments or questions.

Board Member Wright stated that the concerns addressed seemed to be in regards to the loss of the cul-de-sac. The residents do not appear to be as concerned about the setbacks themselves.

Vice Chairman Dods asked when the setbacks are brought to the Board of Zoning Adjustment. Community Development Director Ackerson stated that they are taken to the Board before the final plat is approved.

Chairman McCormick asked if there were any more questions. Seeing none, he called for a motion. **Secretary Downing made a motion to approve the uniform variance for the reduction of interior side-yard setbacks from 10 feet to 6.5 feet. Board Member McFarlane seconded. Motion Passed 5-0.**

5. REGULAR BUSINESS

A. Discussion of terms and vacancies.

Community Development Director Ackerson outlined the protocol for terms and vacancies. The board members will be contacted by the mayor about continuing to serve on the Board. He stated that some of the board members have served many terms and no longer wish to be a part of the Board of Zoning Adjustment.

B. Discussion of preferred meeting dates.

Community Development Director Ackerson stated that he had no personal preference between Tuesday or Wednesday meetings. When he asked the board members if they had a personal preference, Secretary Downing stated that Tuesday nights are best for him.

Chairman McCormick asked if everyone was in agreement that the new meeting date would be Tuesdays to which everyone agreed.

Community Development Director Ackerson discussed the change in material delivery. Submitting a single file to drop box is more user-friendly.

Secretary Downing stated that the discussion tonight had very little to do with the application. There was agreement. Discussion ensued.

6. ADJOURNMENT

Seeing no other discussion, Chairman McCormick called for a motion to adjourn. **Vice Chairman Dods moved to adjourn. Board Member McFarlane seconded. Motion to adjourn passed 5-0.** Meeting adjourned at 6:42 p.m.

Submitted by:

Emily Crook
Community Development Department Assistant

5/15/15

DRAFT

**Parkville Board of Zoning Adjustment
Thursday, March 21, 2013, 5:30 p.m.
Public Works Conference Room**

Minutes

ITEM 1. CALL TO ORDER

Director Ackerson called the meeting to order at 5:30 p.m.

ITEM 2. ROLL CALL

Members present:

Al McCormick
Russ Downing
Gia McFarlane

Carla Dods
Ken Wright

Also present:

Sean Ackerson, Assistant City Administrator / Community Development Director

ITEM 3. GENERAL BUSINESS

Item 3(A) Approval of Board of Zoning Adjustment Meeting Agenda.

Chairman McCormick asked for a motion to approve the agenda as published.

**Vice Chairman Dods moved to approve the agenda. Member McFarlane seconded.
Motion passed 5-0**

Item 3(B) Approval of Minutes from the April 4, 2012 Board of Zoning Adjustment Meeting.

Chairman McCormick asked for a motion to approve the minutes from the April 4, 2012 meeting.

Secretary Downing moved to approve the minutes as presented, Vice Chairman Dods seconded. Motion passed 5-0.

ITEM 4. PUBLIC HEARING

Item 4(A) Case No. BZA13-01. Application to consider a proposed special yard exception to allow a single-family structure to be located closer than 20 feet to the rear property line. 17 West 7th Street, Parkville, Missouri, Kurt and Tracie Breeding, owners.

Chairman McCormick deferred to Director Ackerson for a staff report.

Ackerson referred to his staff report and read the list of exhibits, included in the Board packets and added that he would like the Parkville Municipal code be entered into the record as an exhibit by reference.

Director Ackerson explained this applicant was requesting a 5 foot reduction in the required front yard setback. .

Secretary Downing moved to recommend approval of the proposed application as submitted subject to staff recommendations, that the motion exclude any lots currently under construction, that the motion be subject to preserving an additional 5 feet of vegetation on the rear of the subject lots, and any exceptions to that would need to be approved by staff and that the finding that the Board, in its opinion, as a matter of fact has determined that the proposed exception will not substantially adversely affect the adjacent and neighboring property by this title. Bob Lock seconded. Motion failed to pass by a voice vote tie 3-3. Ayes: Lock, McCormick and Downing. Nay: Dods, Cary and Wright.

ITEM 5. REGULAR BUSINESS

None

ITEM 6. UNFINISHED BUSINESS

Item 6(A) Election of 2013-2014 Board of Zoning Adjustment Officers.

Director Ackerson explained that the election would be for a Chairman, a Vice Chairman and a Secretary and stated that the Secretary is not required to take minutes, but able to Chair the meeting should the Chairman and Vice Chairman be unavailable. He explained the nominations would be made by the members

Board Member Dods, nominated Al McCormick as Chairman, Board Member Downing seconded. Member Wright moved to close nominations, Dods seconded. Al McCormick is elected Chairman by acclamation.

Board Member Downing, nominated Carla Dods as Vice Chairman, Member Wright seconded. Chairman McCormick moved to close nominations, Downing seconded. Carla Dods is elected Vice Chairman by acclamation.

Vice Chairman Dods nominated Russ Downing as Secretary. Member Wright seconded. Chairman McCormick moved to close nominations. Wright seconded. Russ Downing is elected Secretary by acclamation.

ITEM 7. OTHER BUSINESS

Director Ackerson stated that with the newly elected Mayor, permanent member appointments were expected in the future and thanked Keith Cary and Bob Lock for their voluntary participation in order to get us through this evening. They both agreed to short term participation and plan to resume their roles as Planning & Zoning Commissioners.

ITEM 8. ADJOURNMENT

Vice Chairman Dods moved to adjourn. Member McFarlane seconded. Motion to adjourn passed 5-0.

Meeting adjourned at 6:14 p.m.

Submitted by: _____
Sean Ackerson, Department Director

4/1/2013
Date



DATE SUBMITTED: 01-12-16
 APPLICATION #: BZA16-01
 DATE APPROVED: _____

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0018

Application for Floodplain Development Variance

1. Applicant / Contact Information

Applicant(s)

Name: City of parkville
 Address: 8880 Clark Ave
 City, State: Parkville, Missouri 64152
 Phone: 816-741-7676 Fax: 816-741-0013
 E-mail: inspections@parkvillemo.gov

Owner(s), if different from applicant

Name: _____
 Address: _____
 City, State: _____
 Phone: _____ Fax: _____
 E-mail: _____

We, the undersigned, do hereby authorize the submittal of this application and associated documents and certify that all information contained therein is true and correct. We acknowledge that development in the City of Parkville is subject to the Municipal Code of the City of Parkville. We do hereby agree to abide by and comply with the above-mentioned codes, and further understand that any violations from the provisions of such or from the conditions as stated herein shall constitute cause for fines, punishments and revocation of approvals as applicable.

Applicant's Signature (Required) [Signature] Date: 1-20-16
Property Owner's Signature (Required) [Signature] Date: 1-20-16

2. Type of Request

Check one: Appeal Special Exception Variance Applicable

Zoning regulation and section: Chapter 404-Floodpain Management, Section404.050

Describe nature of the request: English Landing Park demolition of existing restroom building and replacing with new restrooms in same location and erect new Parks Department storage building north of restroom.

- 1) Is structure in the floodway? Yes No
 Structure is in flood fringe
- 2) Can the development be located outside of the floodplain? Yes No
 If yes, then the variance should not be granted. If not, continue...
 State why the development CANNOT be located outside of the floodplain:
Existing infrastructure for restroom and other utilities are in place. Relocation of restroom would cause a hardship financially for the city. This area is the highest ground in the park.
- 3) State why the development will not increase flood heights, create additional threats to public safety, or cause additional public expense:



DATE SUBMITTED: 1-12-16
 APPLICATION #: BZALC-01
 DATE APPROVED: _____

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4) Is the variance submitted under HARDSHIP? Yes No

The exceptional hardship is: Existing infrastructure for restroom and other utilities are in place. Relocation of restroom would cause a hardship financially for the city. This area is the highest ground in the park.

The Parks Department has outgrown the existing facility and needs new facility in close proximity to park

5) Is the requested variance or exception for the construction or restoration of a structure listed on the National Register of Historic Places or the State Historic Register? Yes No

If yes, attach a letter or appropriate documentation from either agency that shows that the structure is a documented historic building.

6) Is the variance for Agricultural Structures? Yes No

3. Property Information

Address and general location:

8570 East Mcaffee Drive, English Landing Park

Attach a separate sheet with complete legal description of the property.

Present zoning Parkland and Conservation PLCD Proposed zoning: No Change

Present use of the property: English Landing Park Restroom, Park

Proposed use with variance, appeal or special exception: English Landing Park Restroom, Park
Parks Department storage building

4. Neighboring Land Use, Zoning, Character and Effects of Amendment on Each

Describe the zoning and uses on the neighboring properties:

<u>Land use</u>	<u>Zoning</u>
North: <u>Park University</u>	<u>Planned Educational Campus "PED"</u>
South: <u>Missouri River</u>	_____
East: <u>Industrial</u>	<u>Heavy Industrial District "I-3"</u>
West: <u>Retail/office/residential/restaurant</u>	<u>Old Town District "OTD"</u>

General character of the neighborhood: Parks-land

Effects of the requested variance, appeal or special exception on adjacent and neighboring property: _____

No effect on surrounding area since use is not changing.

Other comments or factors relating to this request: Restrooms are becoming in a state of disrepair and need to become more functional for the increased traffic of the park. The Parks Department has outgrown the existing facility and has no room to keep all the equipment out of the elements necessary to maintain the park and and complete required maintenance of equipment.



DATE SUBMITTED: 1-12-16
 APPLICATION #: BZFH6-01
 DATE APPROVED: _____

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5. Checklist of Required Submittals

Completed application and all required submittals as follows.

Nonrefundable application fee of \$300.00. Applicant will be additionally billed to recover costs for required publication and certified notice to adjacent property owners.

Names and addresses of all property owners within 185' of the applicable property.

Complete legal description of the applicable property.

Owner's signature and affidavit of ownership.

Four copies of a plan showing proposed variance, appeal or special exception in relation to existing proposed features, on and off-site and all supporting documentation and exhibits in paper and electronic (pdf) format.

For City Use Only

Application accepted as complete by: Kathy Yulich - ASST. To the Community Dev. Director
 Name/Title _____ Date 1/20/16

Application fee payment by: Check # 0 N/A Amount \$ 0 N/A

Accepted by: _____
 Name/Title _____ Date _____

Board Action: Approved Approved with Conditions Denied Postponed

Date of Action: _____

Conditions if any: _____



Staff Analysis

- Agenda Item: **4.A**
- Proposal: An application for a Floodplain Development Variance in English Landing Park
- Case No: BZA16-01
- Applicant: City of Parkville, Missouri
- Owners: City of Parkville, Missouri
- Existing Zoning: PLCD- Parkland and Conservation District
- Parcel #: Portion of parcel 20-7.0-35-400-006-001.000
- Exhibits: A. This staff report
 B. Application for floodplain development variance
 C. Legal description for the subject property
 D. Bid Set Drawings dated 1-7-16
 E. February 2, 2016 memo from Public Works Director Alysén Abel
- By Reference: A. Parkville Flood Plain Management regulations in its entirety - Parkville zoning code in its entirety - <http://www.ecode360.com/PA3395-DIV-05>
 B. Parkville Master Plan - <http://parkvillemo.gov/departments/community-development-department/master-plan/>
 C. Public Hearing Notice from Parkville web site- <http://parkvillemo.gov/public-hearings/>

Overview

The applicant requests a floodplain development variance on approximately .511 acres, more or less, located at 8570 E. McAfee Dr., North of E. McAfee Dr. and South of 9 Highway along the Burlington Northern railroad tracks in English Landing Park.

The property contains one parcel - Platte County parcel number 20-7.0-35-400-006-001.000 (see depiction below).

Floodway in redline- Floodplain in blue



Parkville Municipal Code Section 404 Floodplain Management requirements are 760.9 which can be found online at: <http://www.ecode360.com/27900958>

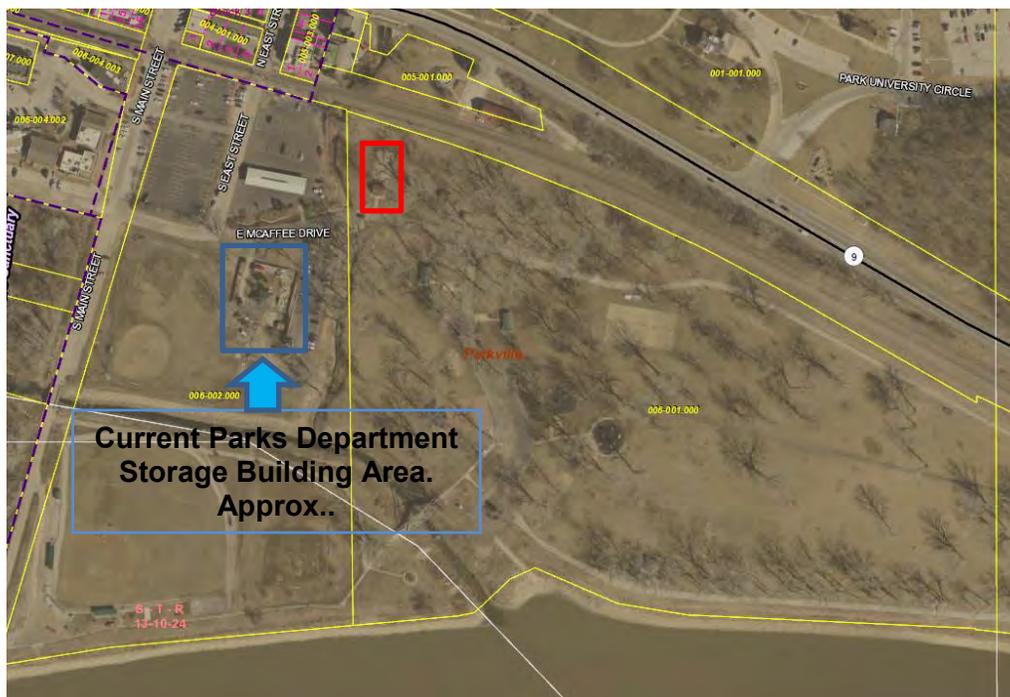


Subject area outlined below

Approximately .511 acres



Aerial overview of total park area with area requesting variance outlined.



This property is currently being used as English Landing Park's restroom facilities with the basketball court directly behind the bathroom. The applicant is proposing a variance in the Floodplain development to build new bathroom facilities for the park, and a new storage/workshop building for the Parks Division of the Public Works Department.

Review and Analysis

The application has been reviewed against the City of Parkville's City Code, including the applicable PLCD Parkland and Conservation District along with the current floodplain management regulations, and the City's adopted Master Plan, including the adopted Future Land Use Plan.

Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half (½) acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level. As the lot size increases beyond the one-half (½) acre, the technical justification required for issuing the variance increases.

City Codes define how the Board of Zoning Adjustment shall determine if a proposed floodplain variance is appropriate. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. Also variances shall only be issued upon:

- a. A showing of good and sufficient cause;
- b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and
- c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
- d. The variance granted must be the minimum necessary, considering the flood hazard, to afford relief. The greater the hazard the less the relief that can be afforded. The variance must be modified to be the minimum that will both provide relief and preserve the integrity of the local ordinance. The resulting variance issued may be considerably less than that requested.
- e. Additional conditions may be added to mitigate any possible detrimental effects of granting the variance. Other property owners cannot be adversely affected in any material way.

HARDSHIP AND VARIANCES:

Hardship is the least understood and hardest to establish criterion for granting a variance. To determine whether an applicant has established an exceptional hardship sufficient to justify a variance, the Board of Zoning Adjustment must weigh the hardship against the purpose of the ordinance. The floodplain ordinance is based on public safety and damage reduction. If the variance requested is to waive or reduce the elevation requirement, the individual hardship must be weighed against the community's need to protect its citizens against the dangers and damages due to flooding. Only a truly exceptional and unique hardship should persuade the board to set aside provisions of an ordinance designed with the entire community's safety in mind.

The following are the Floodplain Management Variance Criteria:

In passing upon such applications for variances, the Board of Zoning Adjustment shall consider all technical data and evaluations, all relevant factors, standards in other Sections the following criteria:

1. The danger to life and property due to flood damage;
2. The danger that materials may be swept onto other lands to the injury of others;
3. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
4. The importance of the services provided by the proposed facility to the community;
5. The necessity to the facility of a waterfront location, where applicable;
6. The availability of alternative locations, not subject to flood damage, for the proposed use;
7. The compatibility of the proposed use with existing and anticipated development;
8. The relationship of the proposed use to the Comprehensive Plan and Floodplain Management Program for that area;
9. The safety of access to the property in times of flood for ordinary and emergency vehicles;
10. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site; and
11. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

In order to minimize flood damages during the one-hundred-year flood and the threat to public health and safety, the following conditions shall be included for any variance issued for accessory structures that are constructed at-grade and wet-flood proofed.

1. Use of the accessory structures must be solely for parking and limited storage purposes in flood-prone areas only.
2. For any new or substantially damaged accessory structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below highest adjacent grade, must be built with flood-resistant materials in accordance with Section 404.040(A)(4)(b).

3. The accessory structures must be adequately anchored to prevent flotation, collapse or lateral movement of the structure in accordance with Section 404.040(A)(4)(a). All of the building's structural components must be capable of resisting specific flood-related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.
4. Any mechanical, electrical, or other utility equipment must be located above highest adjacent grade or flood proofed so that they are contained within a watertight, flood proofed enclosure that is capable of resisting damage during flood conditions in accordance with Section 404.040(A)(4)(d).
5. The accessory structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the one-hundred-year flood, contain openings that will permit the automatic entry and exit of floodwaters in accordance with the NFIP regulations.
6. Equipment, machinery, or other contents must be protected from any flood damage.
7. No disaster relief assistance under any program administered by any Federal agency shall be paid for
8. Wet-flood proofing construction techniques must be reviewed and approved by the Floodplain Administrator and a professional engineer or architect registered in the State of Missouri prior to the issuance of any floodplain development permit for construction.

Staff Conclusion and Recommendation

Staff concludes that: the proposed variance would not result in increased flood height or additional threat to public safety. The facilities would enhance the public's park experience and give the parks division a much needed operational facility. There is necessity to construct the facility close to the waterfront to serve park patrons and for close proximity to maintenance equipment for parks personnel. Because utilities already exist in this location, it would create a financial and logistical hardship to relocate the restroom facility elsewhere in the park. Furthermore, it is unlikely an alternative location could be identified to serve the park that is outside of the flood plain.

Following review, staff recommends approving the proposed variance for English Landing Park based on the merits of the application and the findings and conclusions in this report as well as the conditions placed upon the project by the Public Works Director within her memo dated February 1, 2016-copy attached.

It should be noted that the recommendation contained in this report is made without the benefit of being able to consider public comments to be shared during the public hearing. Staff reserves the right to modify or confirm the conclusions and recommendations herein based on consideration of any additional information that may be presented.

Necessary Action

Following consideration of the proposed variance application, associated exhibits and any testimony presented during the public hearing the Board of Zoning Adjustment Commission, must recommend approval or denial, unless action is otherwise postponed.

End of Memorandum

Paul Giarratana, CBO, CBI, CFM 2-10-16
Building Official Date

Kelly Yulich – Assistant to the Community 2-10-16
Development Director Date



CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

Staff Analysis

Date: February 1, 2016

To: Board of Zoning Adjustment

From: Alysen Abel, Public Works Director

CC: Paul Giarratana, CBO, CBI, CFM – Building Official.
Kelly Yulich – Assistant to the Community Development Director

RE: English Landing Park – New Restroom Facility

The existing restroom facility is adjacent to White Aloe Creek, located at the entrance of English Landing Park. The restroom is closed during the winter months, does not have a separate family restroom, and lacks adequate ADA access.

In 2015, the City of Parkville received an Outreach Grant from the Platte County Parks and Recreation Department for the construction of a new restroom facility in English Landing Park in the amount of \$40,000. The City's Capital Improvement Program (CIP) includes \$160,000 for the construction of the new restroom facility.

The current plan is to demolish the existing restroom facility in March, prior to the start of construction. The City will contract separately for the demolition, performing a portion of the work with Public Works staff.

The proposed restroom would be located in approximately the same area as the existing restroom facility. The finish floor elevation of the new facility is approximately 2 feet higher than the existing finish floor elevation. The new facility would be open year round, include a family restroom, and would be ADA accessible. The new facility will be larger and can accommodate higher traffic during the busy summer days and city events.

There are a variety of special events held in the Parkville Parks. Large events draw upwards of 10,000 participants. In 2015, the City certified both 5K and 10K courses, held in both English Landing and Platte Landing Parks, bring in between 500 and 1,000 runners. The parks staff estimates approximately 200 park users per day during the spring, summer, and fall seasons.

This project relates to the desires of the Parkville Board of Aldermen, the Parkville Livable Communities Study, the Parkville 2008 Master Plan, and the Platte County Parks Park System Master Plan. At the Board of Aldermen Planning Retreat in July 2015, the completion of the restroom facility was listed as one of the 2016 strategic priorities by the Mayor and Board of Aldermen. Parks was listed as one of the five Critical Success Factors identified by the Board of Aldermen.

In July, the City contracted with Williams, Spurgeon, Kuhl & Freshnock Architects for the design of the new restroom facility in English Landing Park. The City staff has worked directly with WSKF for the review of the plans and specifications.

The design of the new restroom facility also includes the construction of a Parks Storage Facility. The facility is a pre-engineered wood structure. This building will be bid separately from the restroom. The existing basketball court will serve as the foundation of the Parks Storage Facility. There will be a separate request for a floodplain variance for the storage building.

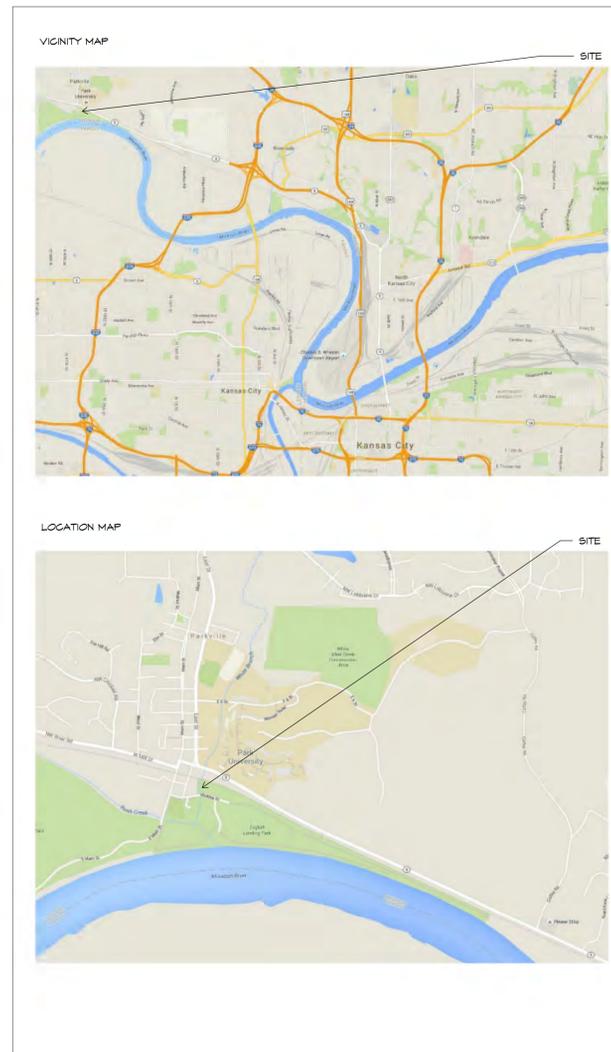
The restroom project is currently out for bid. Bids will be received on Tuesday, February 9th. It is anticipated that construction of the restroom facility will be completed by late June/early July 2016.

PARKVILLE ENGLISH LANDING RESTROOM

BID SET

ISSUE DATE:
1 / 7 / 2016

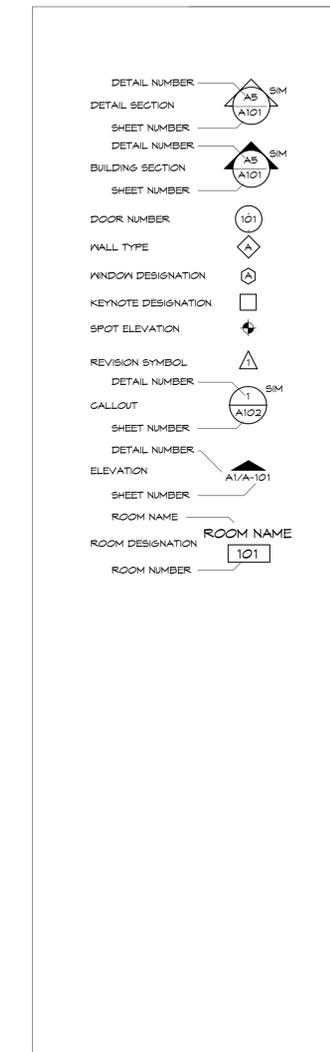
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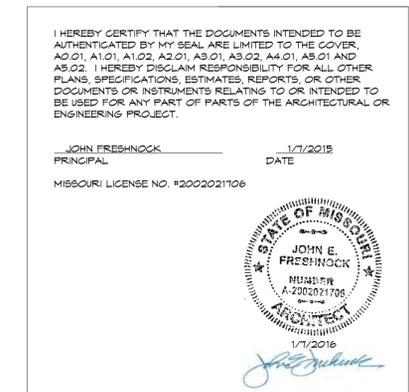
ENTRY:



SYMBOLS:



AUTHENTICITY:



DRAWING INDEX:

COVER	
1-CIVIL	COVER SHEET
C1.01	DIMENSION PLAN
C2.01	GRADING PLAN
C3.01	UTILITY PLAN
C4.01	DETAILS
2-ARCHITECTURE	CODE REVIEW
A0.01	FIRST FLOOR PLAN
A1.01	PRE ENGINEERED WOOD BUILDING
A2.01	ELEVATIONS
A3.01	BUILDING SECTIONS
A3.02	WALL SECTIONS
A4.01	INTERIOR ELEVATIONS
A5.01	SPECIFICATIONS
A5.02	SPECIFICATIONS
3-STRUCTURAL	GENERAL NOTES & PLANS
S1.01	SECTIONS
S3.01	
4-MEP	SITE PLAN/MECHANICAL/ELECTRICAL
ME1.01	
5-MECHANICAL	FLOOR PLAN MECHANICAL
M1.01	MECHANICAL SCHEDULES AND DETAILS
M2.01	
7-ELECTRICAL	FLOOR PLAN ELECTRICAL
E1.01	DETAILS ELECTRICAL
E2.01	



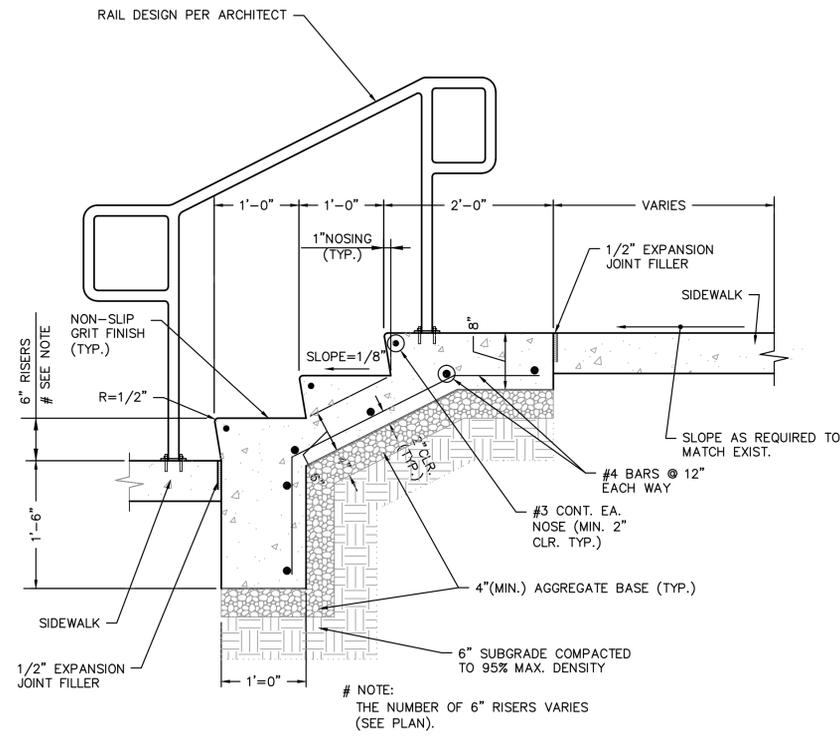
Owner:
City of Parkville
8800 Clark Ave
Parkville, MO 64152
T. 816.741.7676

Architect:
Williams Spurgeon Kuhl & Freshnock Architects, Inc.
110 Armour Road
North Kansas City, MO 64116
T. 816.300.4101
F. 816.300.4102

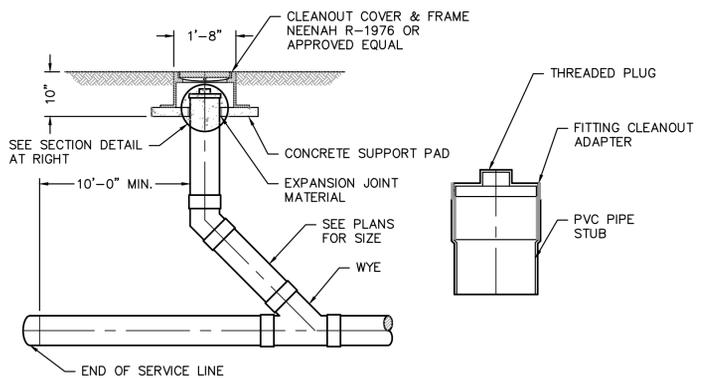
Structural:
Bob D. Campbell & Co, Inc.
4338 Belleview
Kansas City, MO 64111
T. 816.531.4144

Civil:
Olsson Associates
1251 NW Briarcliff Pkwy, Suite 50
Kansas City, MO 64116
T. 816.361.1177

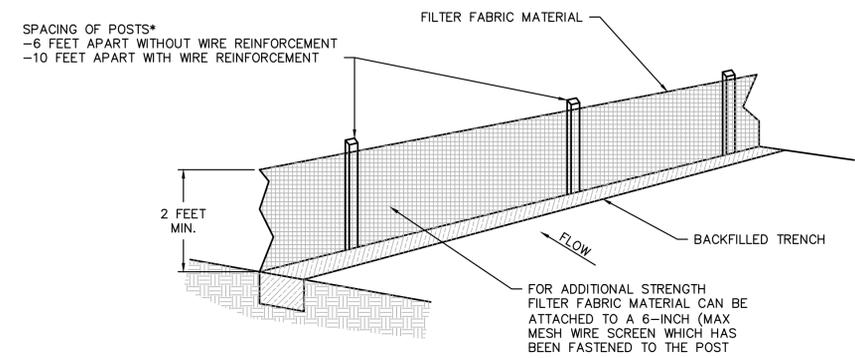
MEP
PKMR Engineers
13300 West 98th Street
Lenexa, Kansas 66215
T. 913.492.2400



CONCRETE STAIR DETAIL
NOT TO SCALE



ONE-WAY WYE CLEANOUT DETAIL
NOT TO SCALE

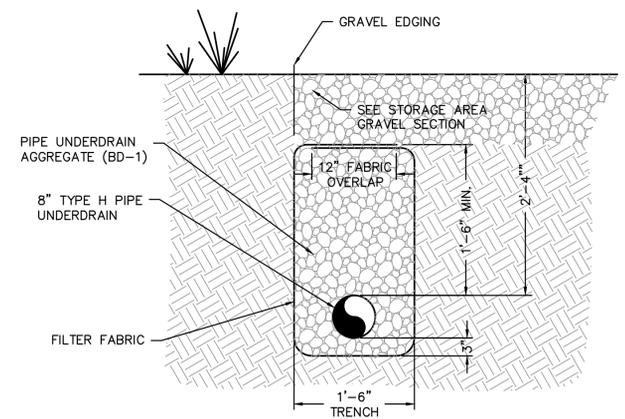


SPECIFICATIONS FOR SEDIMENT FENCE FABRIC

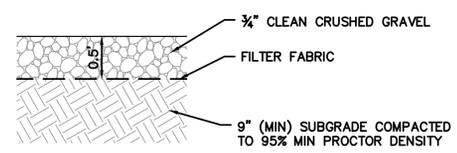
PHYSICAL PROPERTY	MINIMUM REQUIREMENTS
FILTERING EFFICIENCY	85%
TENSILE STRENGTH AT 20% (MAXIMUM) ELONGATION:	
STANDARD STRENGTH =	30 LB/LINEAR INCH
HIGH STRENGTH =	50 LB/LINEAR INCH

- * POSTS**
- WITHOUT WIRE REINFORCEMENT
2" X 2" (NOMINAL) WOOD OR
1.0 LB/LINEAR FOOT STEEL
 - WITH WIRE REINFORCEMENT
4" DIAMETER (NOMINAL) WOOD
OR 1.33 LB/LINEAR FOOT STEEL

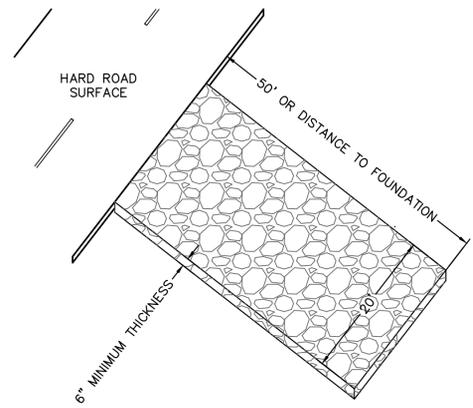
SEDIMENT CONTROL FENCE DETAIL
NOT TO SCALE



PIPE UNDERDRAIN
NOT TO SCALE

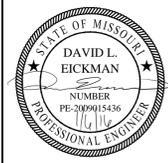


GRAVEL STORAGE AREA & ACCESS DRIVE GRAVEL SECTION
NOT TO SCALE



- NOTES:**
1. INSTALL AS SOON AS POSSIBLE AFTER START OF GRADING.
 2. USE 2 TO 3 INCH AGGREGATE STONE.
 3. DRIVE MUST BE AT LEAST 20 FEET WIDE AND 50 FEET LONG OR THE DISTANCE TO THE FOUNDATION, WHICHEVER IS LESS.
 4. REPLACE AS NEEDED TO MAINTAIN 6 INCH DEPTH.
- GRAVEL CONSTRUCTION ENTRANCE DETAIL**
NOT TO SCALE

USER: jnewland
 F:\PROJECTS\015-2662\40-design\AutoCAD\final plans\Drawings\Construction Documents\C-DTL_52662.dwg
 DATE: Jan 06, 2016 3:32pm
 XREFS:



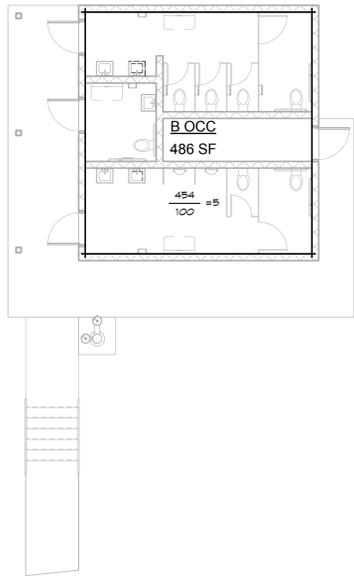
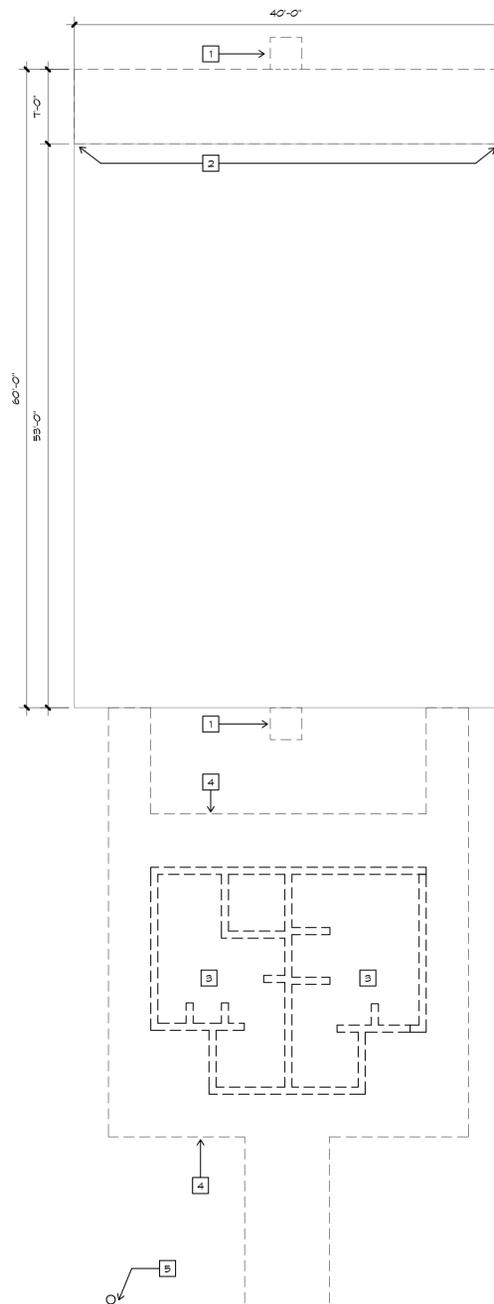
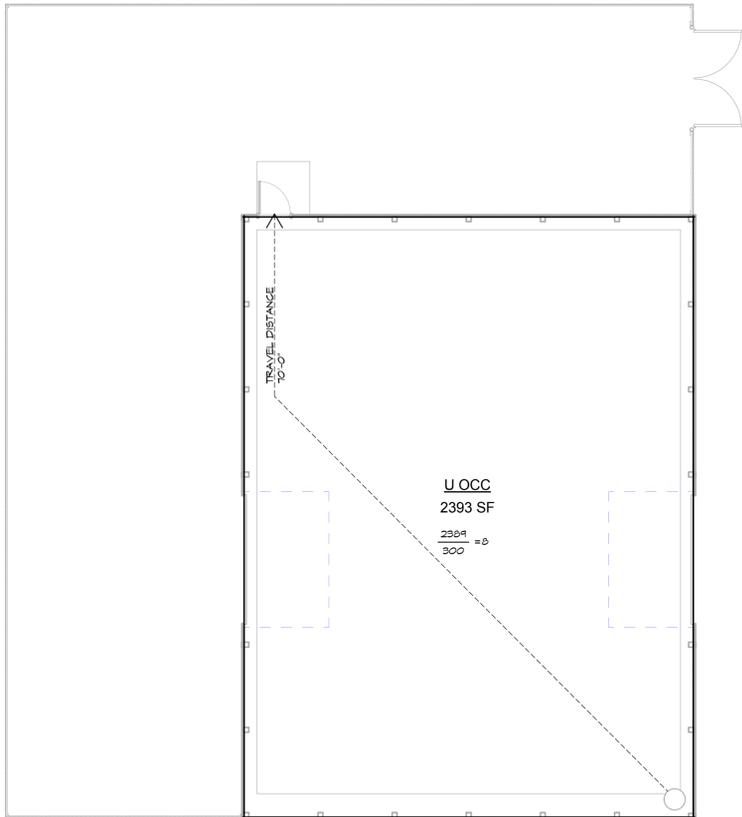
REV. NO.	DATE	REVISIONS DESCRIPTION	BY

DETAILS	2015
CONSTRUCTION DOCUMENTS	
RESTROOM	
ENGLISH LANDING PARK	
PARKVILLE, MISSOURI	

drawn by: KJG
 checked by: KJG
 approved by: DLE
 QA/QC by: DLE
 project no.: 015-2662
 drawing no.:
 date: 10.06.2015

NOTE: DEMOLITION TO BE DONE BY OWNER IN ADVANCE OF CONTRACTOR STARTING WORK, DEMO PLAN SHOWN FOR INFORMATIONAL PURPOSES ONLY

- DEMO NOTES:**
- 1 REMOVE AND SALVAGE (2) BASKETBALL HOOPS
 - 2 CUT AND REMOVE T-0' OF EXISTING BASKETBALL COURT SLAB
 - 3 REMOVE EXISTING BUILDING AND FOUNDATIONS AND PLUMBING
 - 4 REMOVE WALKS AND PATHS SURROUNDING EXISTING RESTROOM
 - 5 OVERHEAD POWER TO BE REMOVED AND RELOCATED UNDERGROUND



ADOPTED CODES
PARKVILLE, MO

2012 INTERNATIONAL BUILDING CODE
2012 INTERNATIONAL PLUMBING CODE
2012 INTERNATIONAL MECHANICAL CODE
2012 INTERNATIONAL FUEL GAS CODE
2012 INTERNATIONAL FIRE CODE
2011 NATIONAL ELECTRIC CODE

NFPA-13
NFPA-14
ANSI

CONSTRUCTION TYPE:
V-B (NON-COMBUSTIBLE)
BUILDING IS NON-SPRINKLERED

USE AND OCCUPANCY:
U - STORAGE BUILDING
B - RESTROOM

FIRE RESISTANCE REQUIREMENTS PER TABLE 601

STRUCTURAL FRAME	0
EXTERIOR BEARING WALLS	0
INTERIOR BEARING WALLS	0
INTERIOR NON-BEARING WALLS	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

BUILDING HEIGHT: PER TABLE 503

U	ALLOWABLE	1 STORIES
	ACTUAL	1 STORIES
B	ALLOWABLE	1 STORIES
	ACTUAL	1 STORIES

BUILDING AREA: PER TABLE 503

U	ALLOWABLE	5,500 SQ FT
	ACTUAL SPACE	2394 SQ FT
B	ALLOWABLE	9,000 SQ FT
	ACTUAL SPACE	454 SQ FT

REQUIRED EGRESS

U OCCUPANCY	8
E OCCUPANCY	5
TOTAL OCCUPANCY	54
U - TOTAL EGRESS WIDTH REQUIRED	$8 * 2 / OCC = 1.6"$
B - TOTAL EGRESS WIDTH REQUIRED	$5 * 2 / OCC = 1"$
U - TOTAL EGRESS WIDTH PROVIDED:	36"
B - TOTAL EGRESS WIDTH PROVIDED:	36"

FIXTURE REQUIREMENTS (TABLE 2902.1)
FIXTURES PROVIDED BASED ON PROJECTED MEDIAN USE OF PARK. ADDITIONAL PORTABLE RESTROOMS PROVIDED FOR EVENT.

DRINKING FOUNTAINS
REQUIRED: 1
PROVIDED: 1

SERVICE SINKS
REQUIRED: 1
PROVIDED: 1

LEGEND

- 60' ← OCCUPANCY SF
- 50' ← NUMBER OF OCCUPANTS
- ← OCCUPANT LOAD FACTOR
- ▲ ← DIRECTION OF TRAVEL
- 15 ← COMBINED OCCUPANCY LOAD
- ▲ ← DIRECTION OF TRAVEL
- 15 ← ROOM OCCUPANCY LOAD
- F.E. FIRE EXTINGUISHER 4 BRACKET
- F.E.C. FIRE EXTINGUISHER CABINET 4 EXTINGUISHER
- ⊗ EXIT SIGN
- ⬆ EMERGENCY LIGHT

JOB NUMBER
15049

ISSUE DATE
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REVISIONS

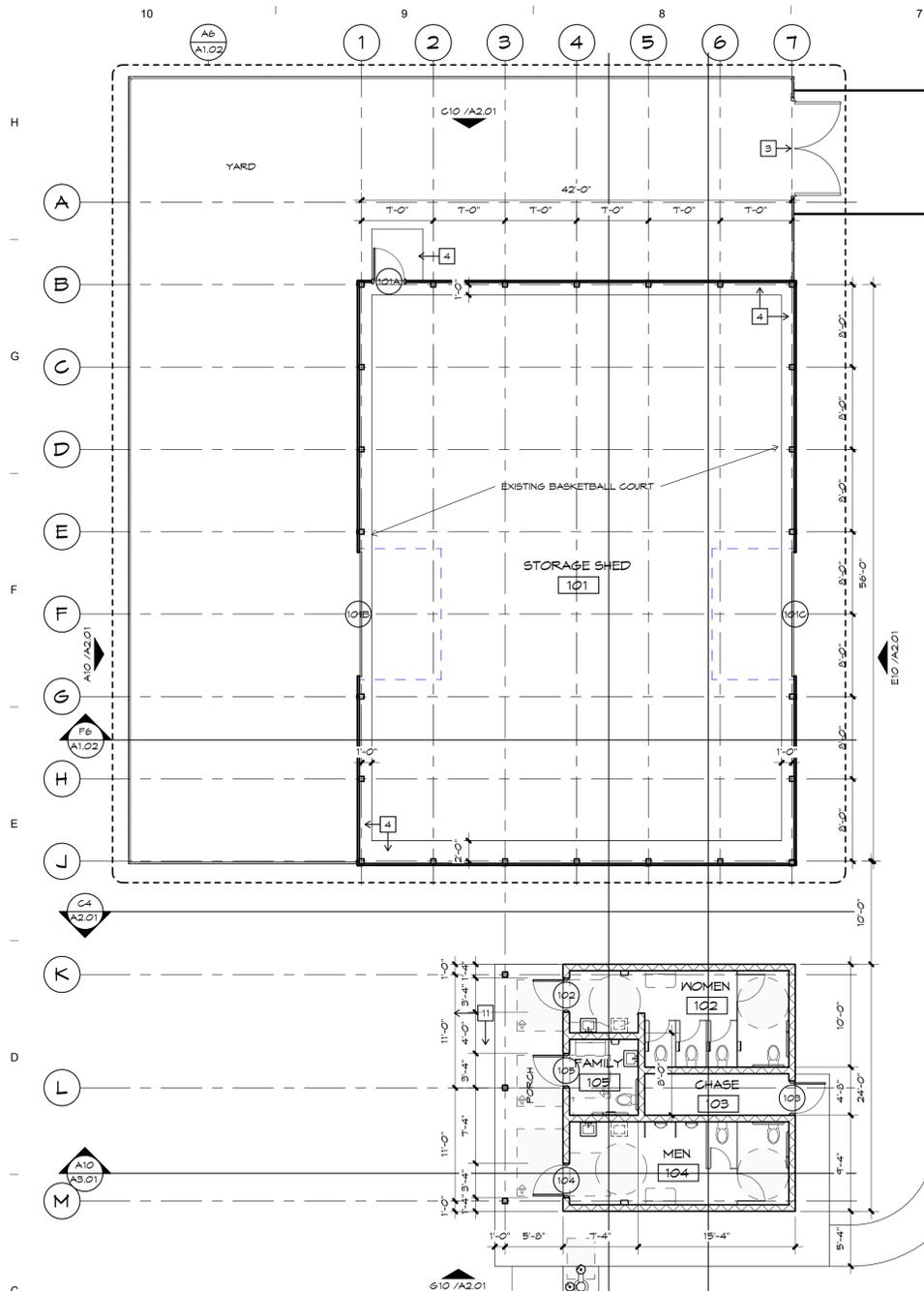


PARKVILLE ENGLISH LANDING RESTROOM

CITY OF PARKVILLE, MO

Williams Spurgeon Kuhl & Freshnock Architects, Inc.
Missouri Certificate of Authority #2003011262

CODE REVIEW
A0.01

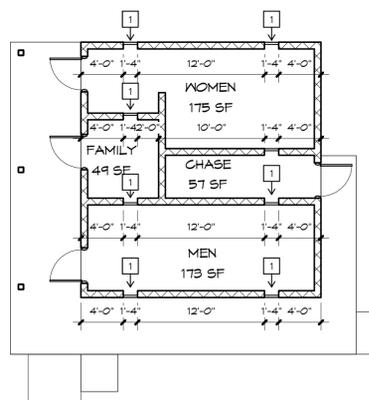


C10 FIRST FLOOR PLAN
1/8" = 1'-0"

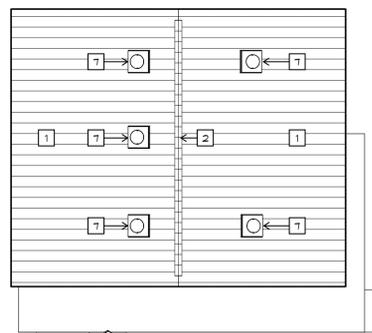
TOTAL BUILDING AREA :	454 SQ FT
WOMEN	175 SQ FT
CHASE	51 SQ FT
MEN	173 SQ FT
FAMILY	44 SQ FT
TOTAL VENT AREA :	409 SQ IN

DUAL FUNCTION SMART VENT SPECIFICATIONS	
1.	SMART VENT PRODUCTS MODEL # 1540-510: VENTILATED WITH LOUVERED BLADES AND SCREEN A. FLOOD COVERAGE: 200 sq.ft. B. AIR VENTILATION: 51 SQ IN C. SIZE: 16" WIDE BY 21" HIGH. D. ROUGH OPENINGS: 16-1/4" WIDE BY 8-1/4" HIGH.
2.	INSTALL VENTS IN AT LEAST TWO DIFFERENT WALLS SPACED EVENLY AROUND FOUNDATION PERIMETER, AND LOCATED A MAXIMUM OF 12 INCHES ABOVE GRADE TO BOTTOM OF VENT.
3.	INSTALL ONE SINGLE HEIGHT FLOOD VENT FOR EVERY 200 SQ.FT. OF ENCLOSED SPACE BELOW FLOORPLAN.

A10 FLOOD VENT PLAN
1/8" = 1'-0"



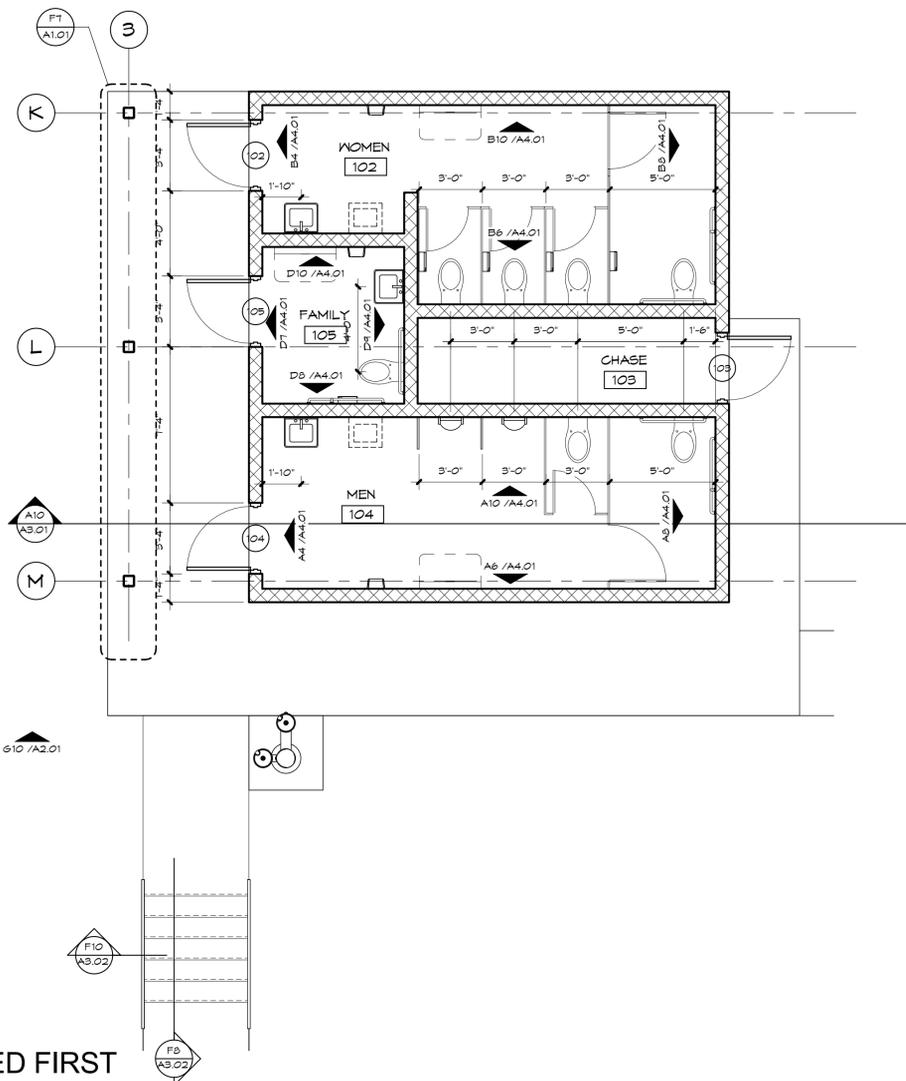
A7 ROOF PLAN
1/8" = 1'-0"



A4 REFLECTED CEILING PLAN
1/8" = 1'-0"

F7ALT 1
1/4" = 1'-0"

D6 ENLARGED FIRST FLOOR PLAN
1/4" = 1'-0"



GENERAL NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- WHERE A CONDITION IS NOTED 'TYP.', IT IS UNDERSTOOD THAT ALL SIMILAR CONDITIONS BE CONSTRUCTED OF THE SAME MATERIALS AND/OR DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF CMU, FACE OF CONCRETE FOUNDATION WALL, OR CENTER OF STL. STRUCTURE, UNLESS NOTED OTHERWISE.
- REFER TO EXTERIOR WALL SECTIONS FOR EXTERIOR WALL CONSTRUCTION.
- ALL DOOR OPENINGS ARE TO BE LOCATED 4" FROM HINGE SIDE OF ADJACENT WALL UNLESS CENTERED IN ROOM OR NOTED OTHERWISE.
- COORDINATE ROOF AND FLOOR PENETRATIONS W/ MEP AND STRUCTURAL DRAWINGS.
- SIGNAGE PER DOOR SCHEDULE ON A4.01 AND FOR WALL MOUNTED ADA SIGNAGE AND LOCATIONS.
- REFER TO ROOM FINISH SCHEDULE ON A4.01 FOR INTERIOR FINISHES.

FLOOR PLAN NOTES:

- 8" X 16" FLOOD VENT INSERT AT 0'-0" A.F.F.
- STONE COLUMN WRAP AND CAST STONE CAP - ALT 1
- GATE
- NEW CONCRETE

ALTERNATES:

- STONE COLUMN BASE W/CAST STONE CAP
- SKYLIGHTS
- DRINKING FOUNTAIN W/ DOS BOWL
- SECOND SINK (MENS AND WOMENS)
- HEATING FOR MEN AND WOMENS RESTROOMS
- GRAVEL FOR YARD
- FENCING FOR YARD

RCP/ROOF NOTES:

- ALL METAL CEILING PANELS TO BE INSTALLED @ 10'-0" AFF, U.N.O.
- REFER TO ELECTRICAL FOR LIGHT FIXTURE TYPES AND NOTES.
- REFER TO MECHANICAL FOR SUPPLY AND RETURN REGISTER LOCATIONS.

RCP/ROOF NOTES:

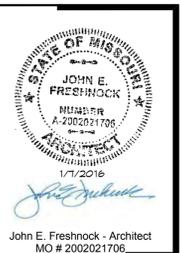
- METAL ROOF
- RIDGE VENT
- VENTED METAL SOFFIT
- METAL SOFFIT
- METAL CEILING
- 24" X 30" ATTIC ACCESS PANEL
- SKYLIGHT - ALT 2

LEGEND:

- METAL CEILING AND SOFFIT/EAVE PANELS

JOB NUMBER	15049
ISSUE DATE	1/7/2016
REVISIONS	

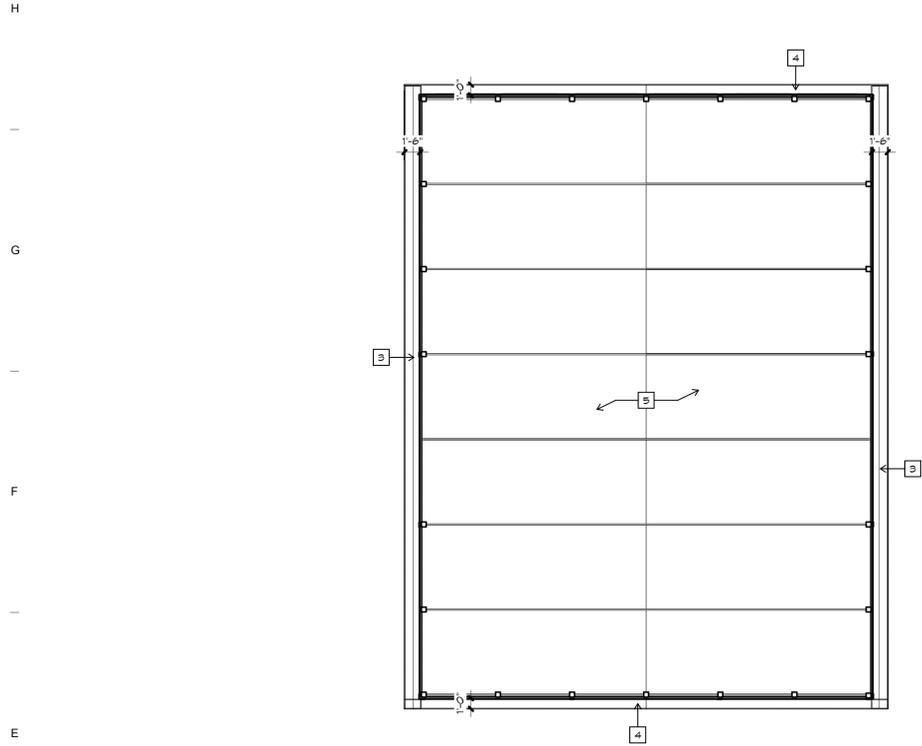
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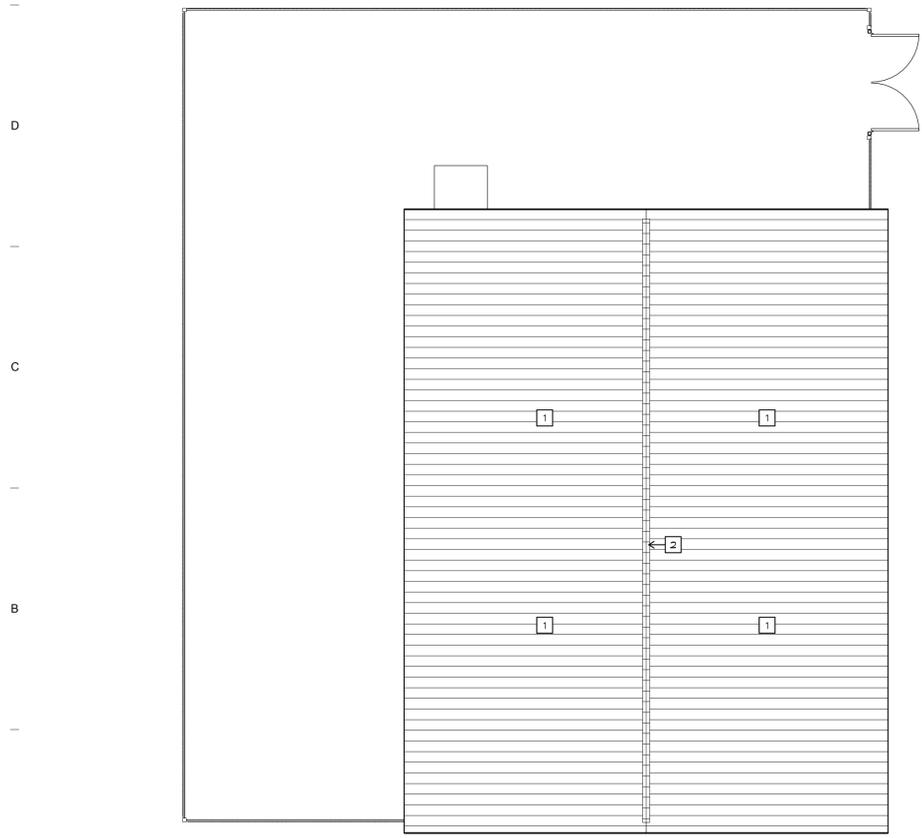
PARKVILLE ENGLISH LANDING RESTROOM

CITY OF PARKVILLE, MO
Williams Spurgeon
Kuhl & Freshnock
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Missouri Certificate of Authority
#2003011262

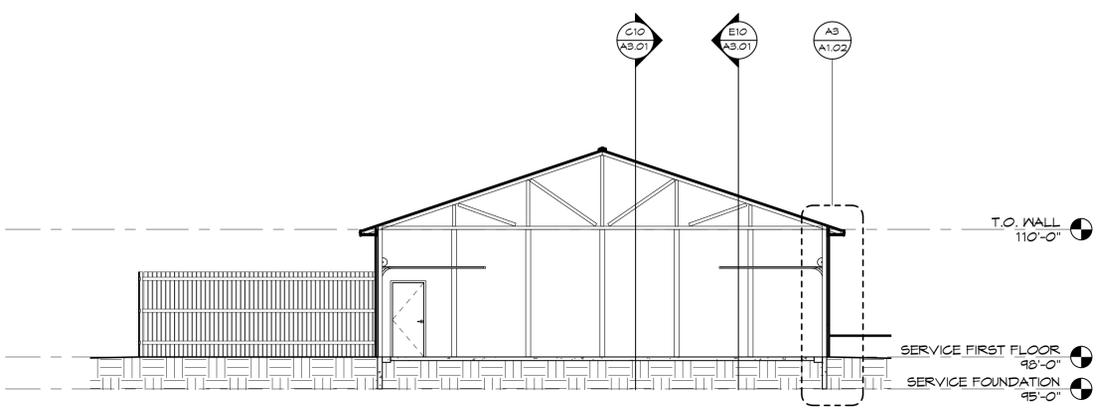
FIRST FLOOR PLAN
A1.01



REFLECTED CEILING E10 PLAN
1/8" = 1'-0"

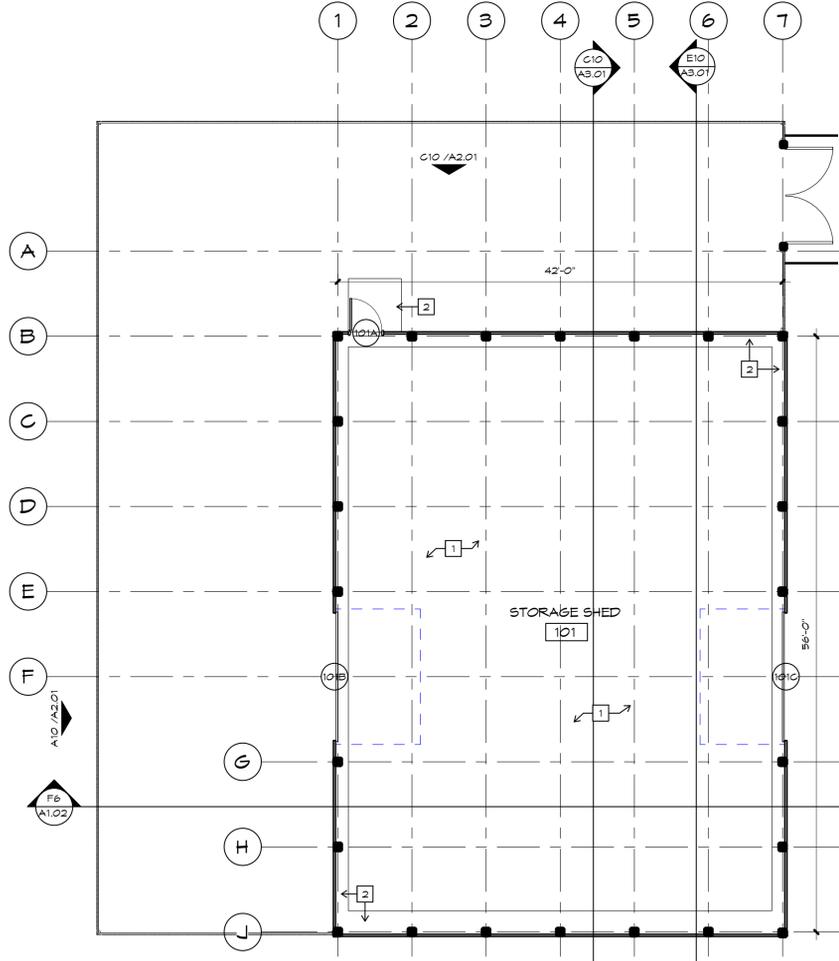


A10 ROOF PLAN
1/8" = 1'-0"



F6 BUILDING SECTION
1/8" = 1'-0"

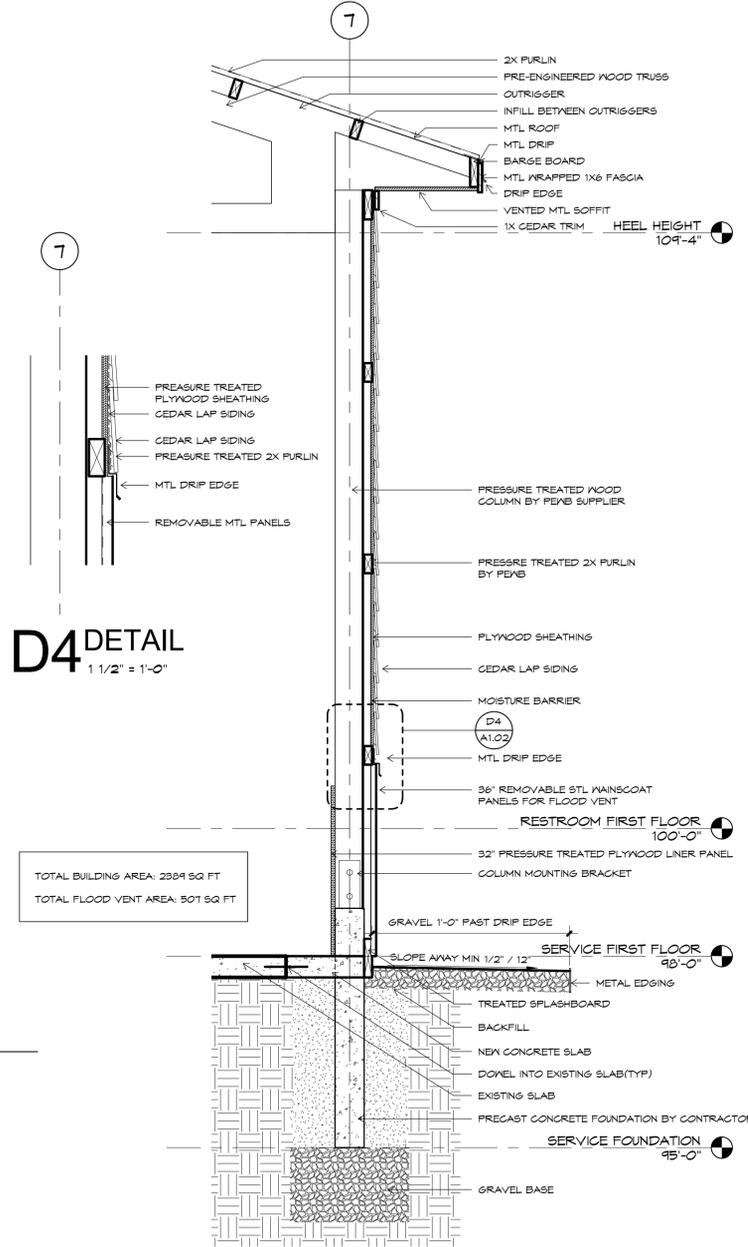
NOTE: WOOD BUILDING PROVIDED UNDER SEPERATE CONTRACT WITH OWNER. SHOWN FOR INFORMATION PURPOSES ONLY.



A6 FLOOR PLAN
1/8" = 1'-0"

- ROOF NOTES:**
- 1 METAL ROOF
 - 2 RIDGE VENT
 - 3 VENTED METAL SOFFIT
 - 4 METAL SOFFIT
 - 5 ANTI-CONDENSATION COATING

- PLAN NOTES:**
- 1 EXISTING SLAB TO REMAIN
 - 2 NEW CONCRETE



D4 DETAIL
1 1/2" = 1'-0"

TOTAL BUILDING AREA: 2389 SQ FT
TOTAL FLOOD VENT AREA: 501 SQ FT

A3 WALL SECTION
3/4" = 1'-0"

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ISSUE DATE
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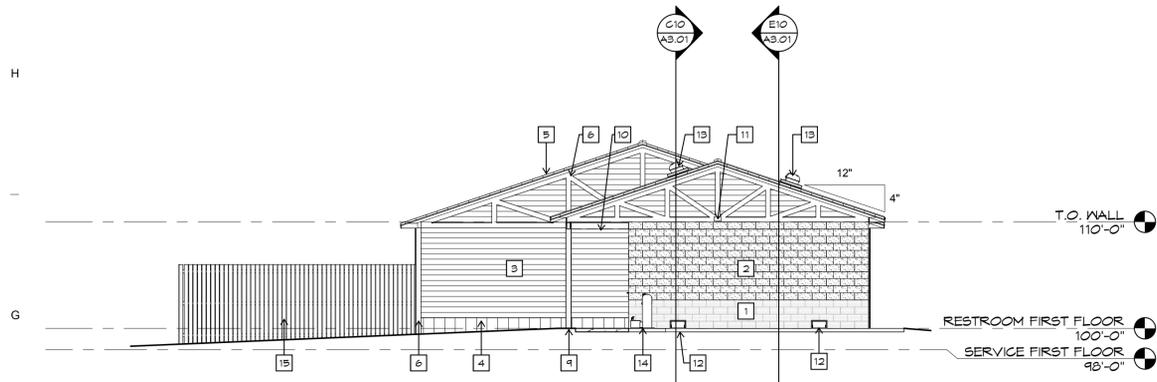
John E. Freshnock - Architect
MO # 2002021706

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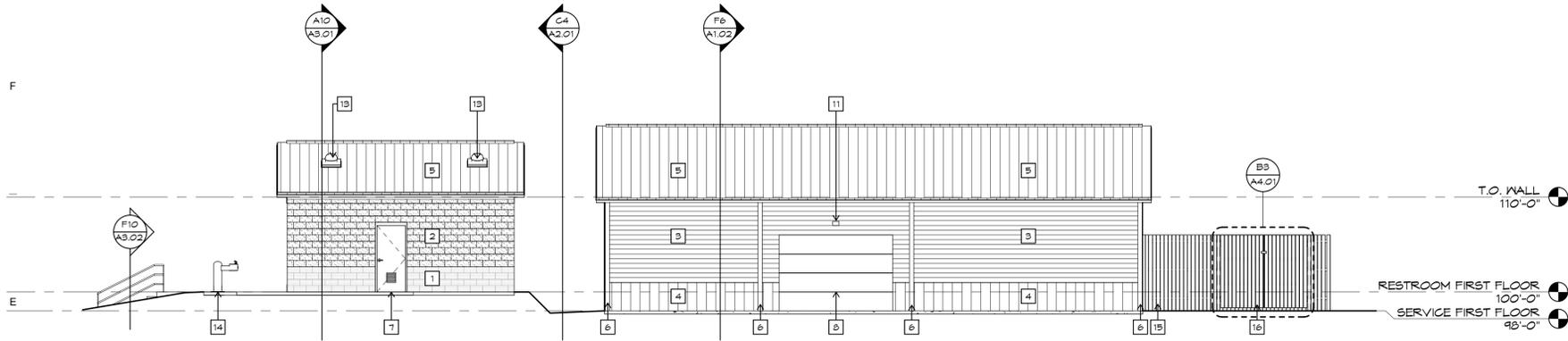
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Spurgeon
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Freshnock
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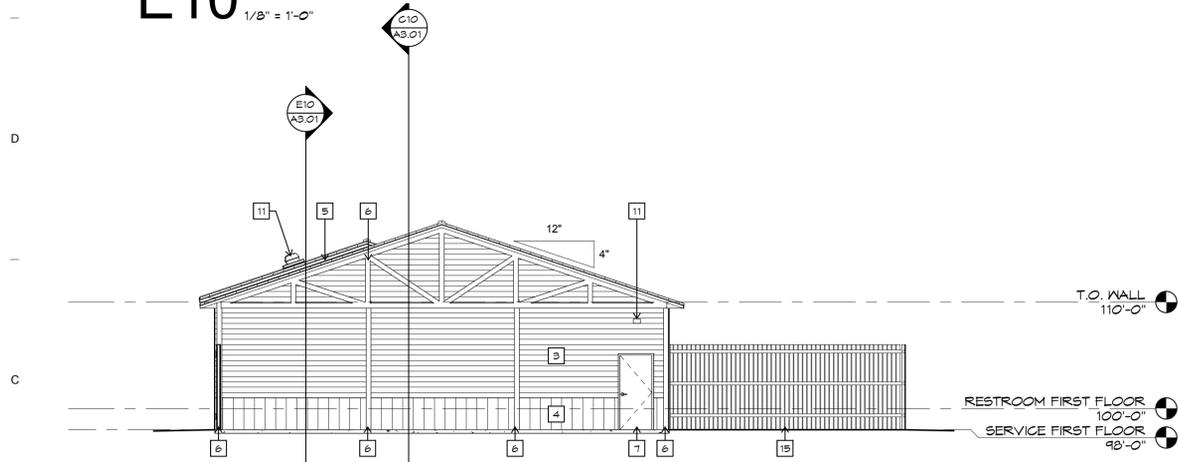
PRE ENGINEERED WOOD BUILDING A1.02



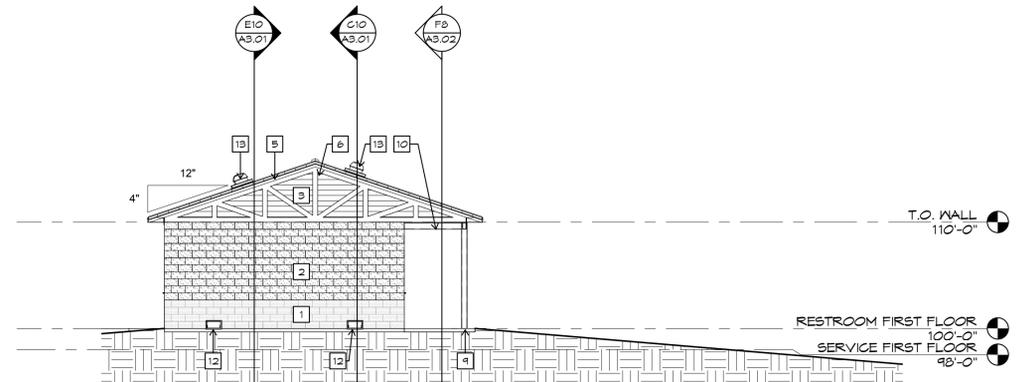
G10 SOUTH ELEVATION
1/8" = 1'-0"



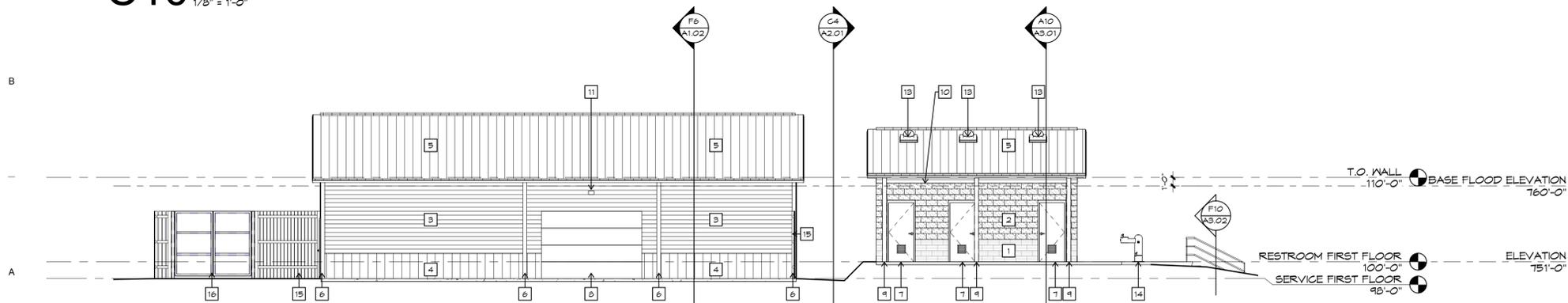
E10 EAST ELEVATION
1/8" = 1'-0"



C10 NORTH ELEVATION
1/8" = 1'-0"



C4 SECTION
1/8" = 1'-0"



A10 WEST ELEVATION
1/8" = 1'-0"

NOTE: WOOD BUILDING PROVIDED UNDER SEPERATE CONTRACT WITH OWNER. SHOWN FOR INFORMATION PURPOSES ONLY.

GENERAL NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND EXISTING CONDITIONS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
2. WHERE A CONDITION IS NOTED TYPICAL (TYP), IT IS UNDERSTOOD THAT ALL SIMILAR CONDITIONS BE CONSTRUCTED OF THE SAME MATERIALS AND/OR DIMENSIONS.
- 3.

ELEV NOTES:

- 1 CMU - PAINTED COLOR A
- 2 CMU - PAINTED COLOR B
- 3 CEDAR SIDING
- 4 REMOVABLE MTL WANSOAT/FLOOD VENT
- 5 METAL ROOF
- 6 TRIM
- 7 PAINTED STL DOOR
- 8 PAINTED STL OHD
- 9 STL COLUMN PER STRUCTURAL
- 10 STL BEAM PER STRUCT
- 11 WALL LIGHT PER MEP
- 12 FLOOD DOOR
- 13 SKYLIGHT - ALT 2
- 14 DRINKING FOUNTAIN - ALT 3
- 15 FENCE - ALT 1
- 16 GATE - ALT 1

JOB NUMBER	15049
ISSUE DATE	1/7/2016
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Freshnock
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ELEVATIONS

A2.01

H

G

F

E

D

C

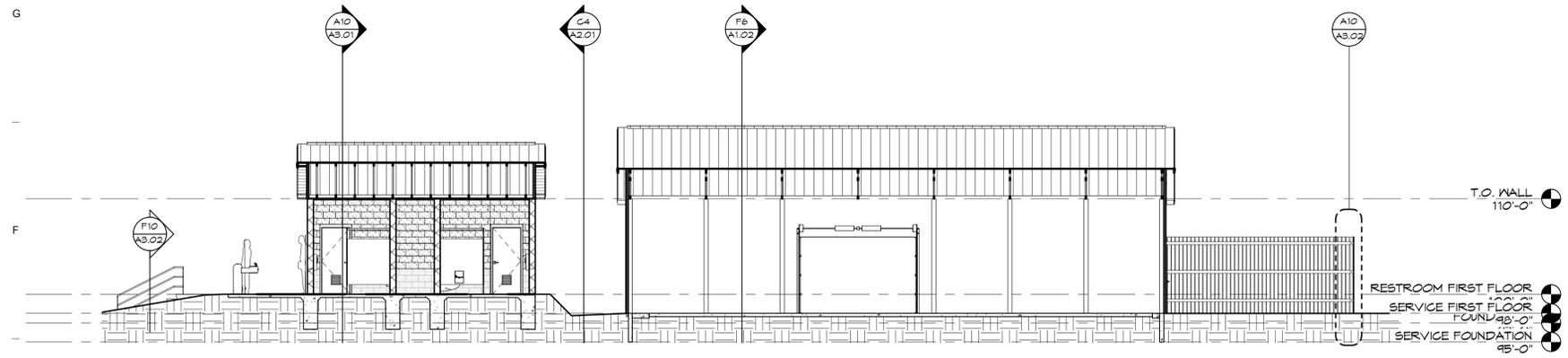
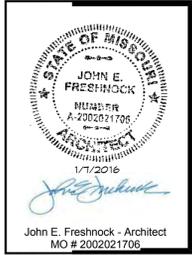
B

A

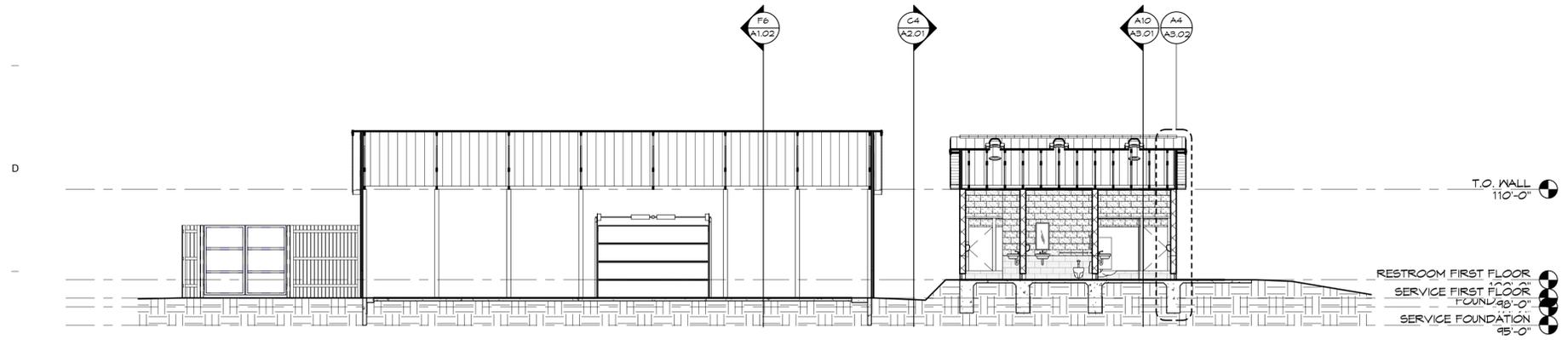
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JOB NUMBER	15049
ISSUE DATE	1/7/2016
REVISIONS	

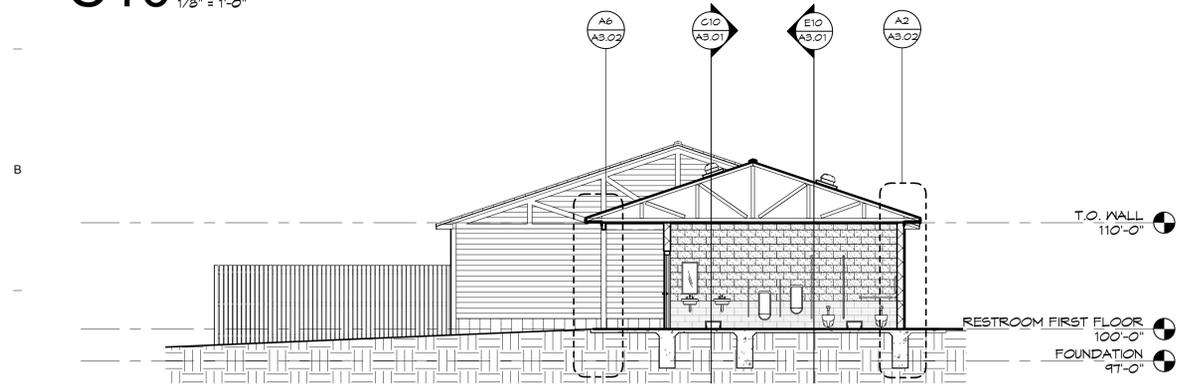
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E10 BUILDING SECTION
1/8" = 1'-0"



C10 BUILDING SECTION
1/8" = 1'-0"



A10 BUILDING SECTION
1/8" = 1'-0"

PARKVILLE ENGLISH LANDING RESTROOM

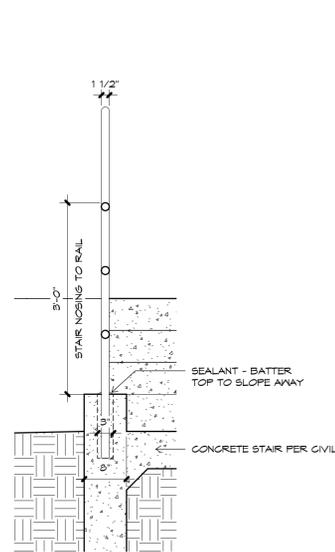
CITY OF PARKVILLE, MO

110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102

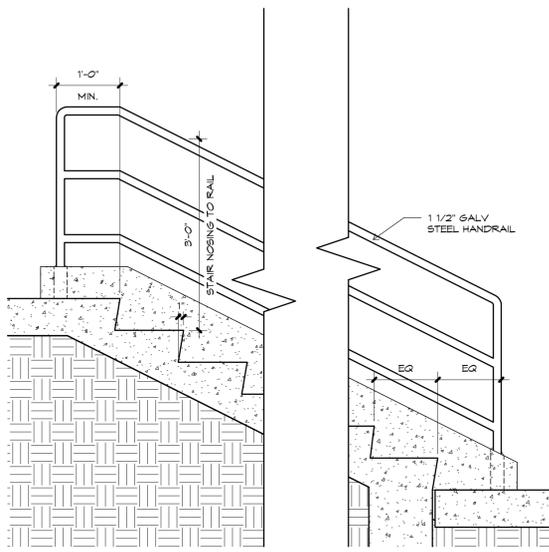
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BUILDING SECTIONS
A3.01

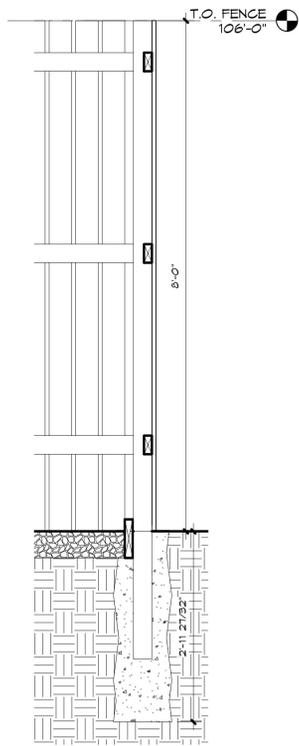
H
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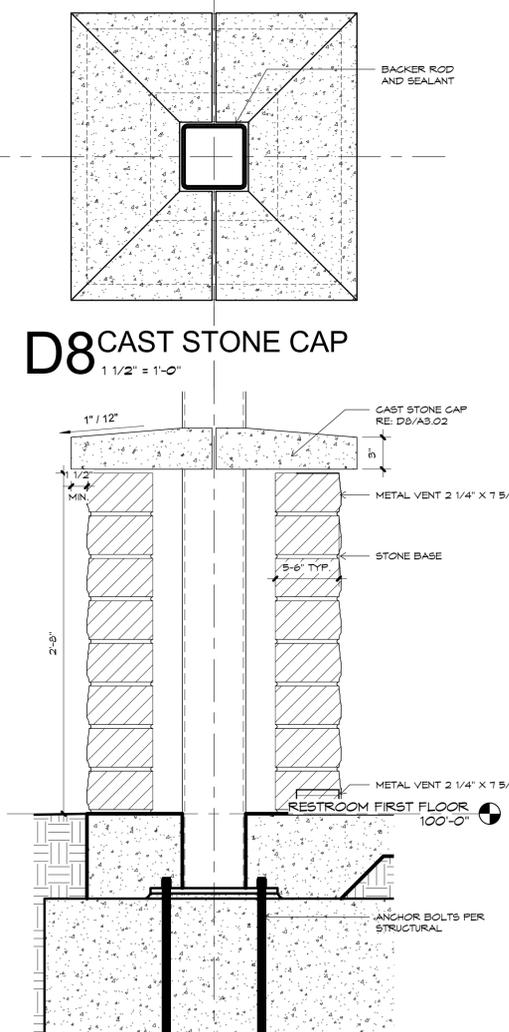
F10 HANDRAIL SECTION
3/4" = 1'-0"



F8 HANDRAIL SECTION
3/4" = 1'-0"

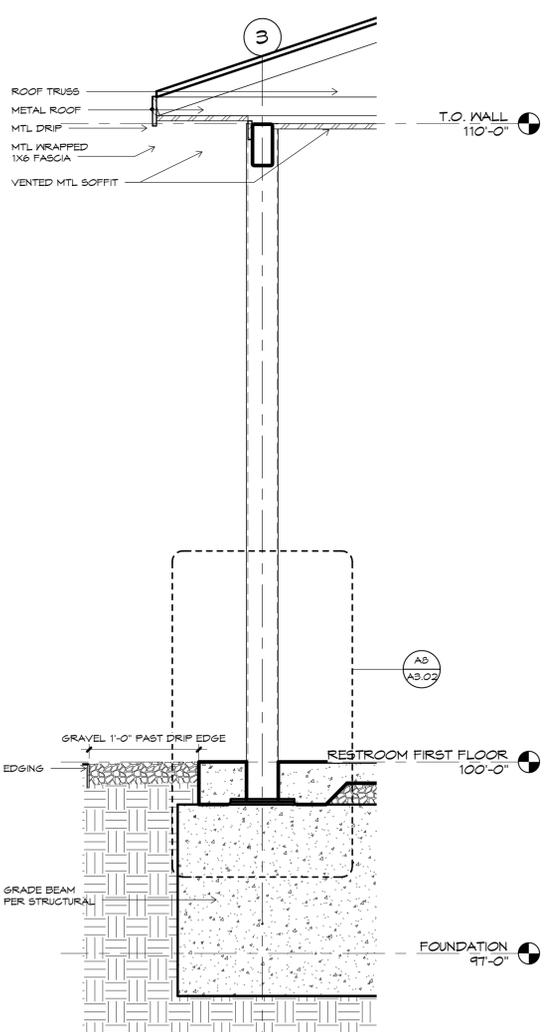


A10 FENCE - ALT 7
3/4" = 1'-0"

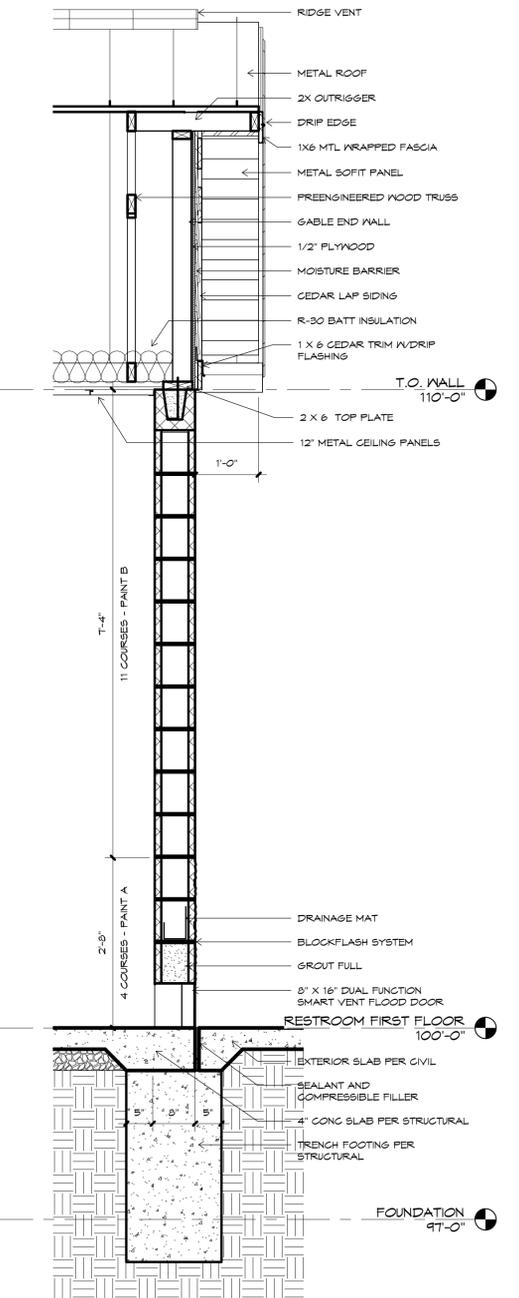


D8 CAST STONE CAP
1 1/2" = 1'-0"

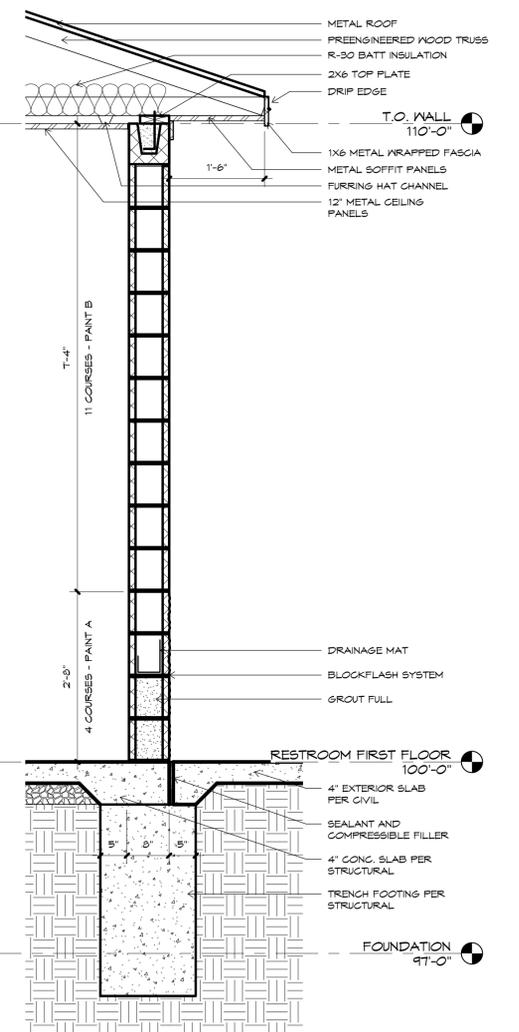
A8 COLUMN BASE - ALT 1
1 1/2" = 1'-0"



A6 COLUMN SECTION
3/4" = 1'-0"



A4 WALL SECTION
3/4" = 1'-0"



A2 WALL SECTION
3/4" = 1'-0"

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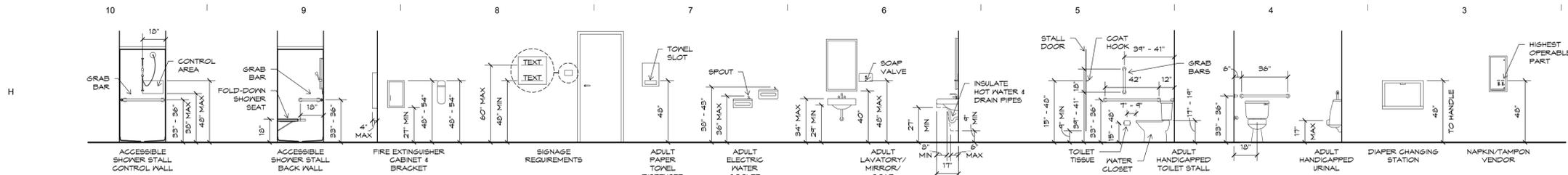
John E. Freshnock - Architect
MO # 2002021706

PARKVILLE ENGLISH LANDING RESTROOM

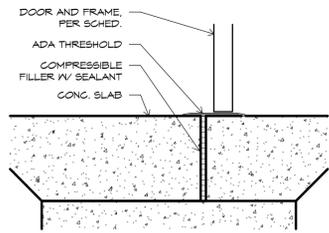
CITY OF PARKVILLE, MO

Williams Spurgeon
Kuhl & Freshnock
Architects, Inc.
Missouri Certificate of Authority
#2003011262

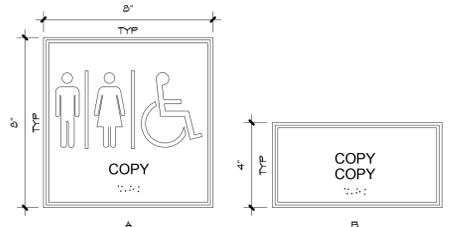
WALL SECTIONS
A3.02



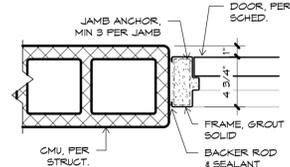
ADA TYPICAL G10 MOUNTING HEIGHTS
1/4" = 1'-0"



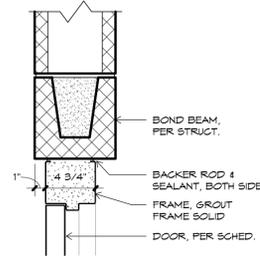
F10 THRESHOLD
1 1/2" = 1'-0"



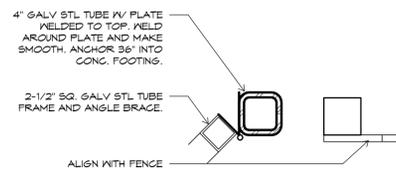
F8 SIGNAGE
3" = 1'-0"



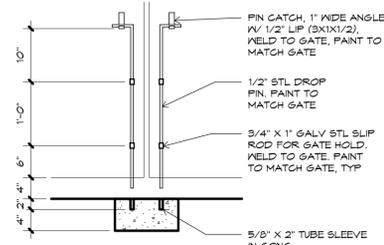
E6 DOOR JAMB @ CMU
1 1/2" = 1'-0"



E5 DOOR HEAD @ CMU
1 1/2" = 1'-0"



E3 GATE POST
1 1/2" = 1'-0"



E1 GATE CATCH
3/4" = 1'-0"

DOOR INFORMATION										FRAMES				SIGNAGE	
NO.	WIDTH	HEIGHT	TYPE	MATERIAL	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD	REMARKS	SIGN TYPE	SIGN COPY			
101A	3'-0"	7'-0"	D1	HM INSUL.	F1	HM									
101B	12'-0"	8'-0"	D3	INSULATED											
101C	12'-0"	8'-0"	D3	INSULATED											
102	3'-0"	7'-0"	D2	HM INSUL.	F1	HM	E5/A4.01	E6/A4.01	F10/A4.01		C	WOMEN			
103	3'-0"	7'-0"	D2	HM INSUL.	F1	HM	E5/A4.01	E6/A4.01	F10/A4.01		D	MEN			
104	3'-0"	7'-0"	D2	HM INSUL.	F1	HM	E5/A4.01	E6/A4.01	F10/A4.01		D	MEN			
105	3'-0"	7'-0"	D2	HM INSUL.	F1	HM	E5/A4.01	E6/A4.01	F10/A4.01		A	FAMILY			

ROOM NO.	ROOM NAME	FLOOR FINISH				WALLS				CEILING
			NORTH	EAST	SOUTH	WEST				
101	STORAGE SHED		SEALED CONCRETE	PAINT	PAINT	PAINT	PAINT		PREFINISHED MTL PANELS	
102	WOMEN		SEALED CONCRETE	PAINT	PAINT	PAINT	PAINT		PREFINISHED MTL PANELS	
103	CHASE		SEALED CONCRETE	PAINT	PAINT	PAINT	PAINT		PREFINISHED MTL PANELS	
104	MEN		SEALED CONCRETE	PAINT	PAINT	PAINT	PAINT		PREFINISHED MTL PANELS	
105	FAMILY		SEALED CONCRETE	PAINT	PAINT	PAINT	PAINT		PREFINISHED MTL PANELS	

- GENERAL NOTES:**
- INSTALL ALL TOILET ACCESSORIES TO MEET ADA REQUIREMENTS, PER G10/A4.01
 - TOILET ACCESSORIES PER SPECIFICATIONS
- NOTES:**
- 1 VC
 - 2 URINAL
 - 3 LAVATORY SINK
 - 4 ADDITIONAL SINK - ALT 4
 - 5 PARTITION
 - 6 URINAL SCREEN
 - 7 18" GRAB BAR
 - 8 36" GRAB BAR
 - 9 42" GRAB BAR
 - 10 MIRROR
 - 11 ADDITIONAL MIRROR - ALT 4
 - 12 FLOOD DOOR
 - 13 SANITARY NAPKIN DISPOSAL
 - 14 AIR DRYER
 - 15 BABY CHANGING STATION

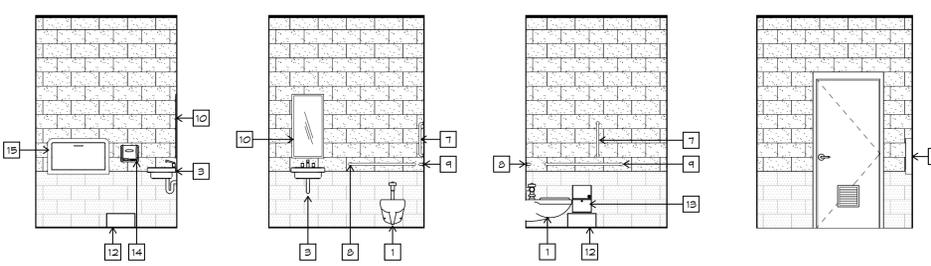
JOB NUMBER
15049

ISSUE DATE
1/7/2016

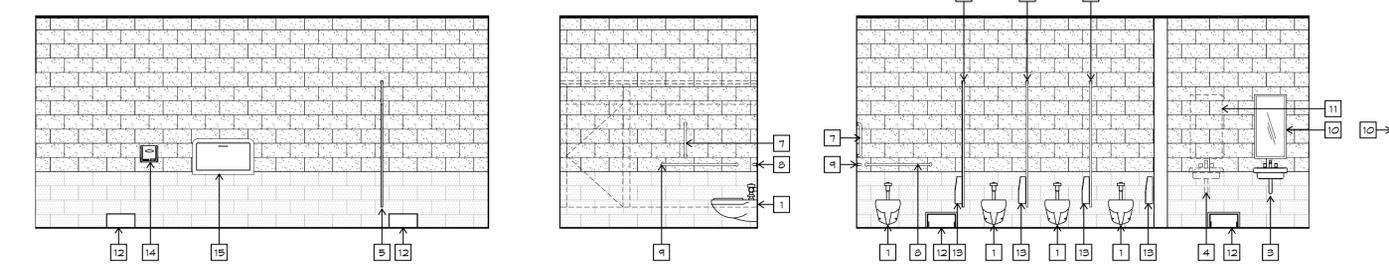
REVISIONS

Williams Spurgeon
Kuhl & Freshnock
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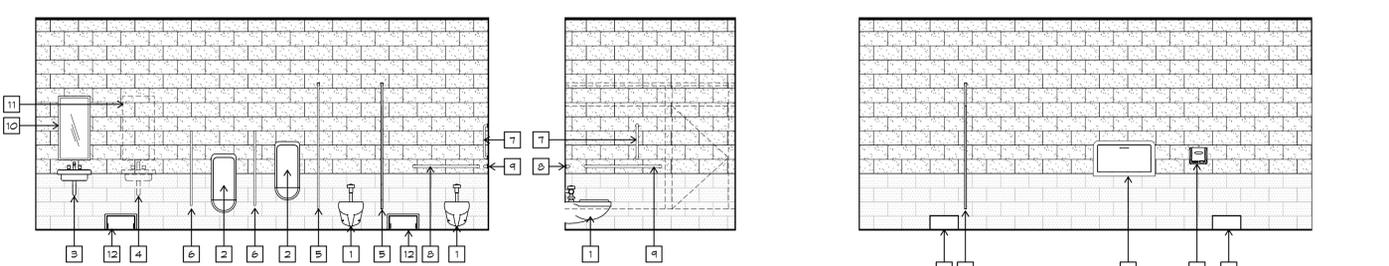
STATE OF MISSOURI
JOHN E. FRESHNOCK
A-2002021706
1/7/2016
John E. Freshnock - Architect
MO # 2002021706



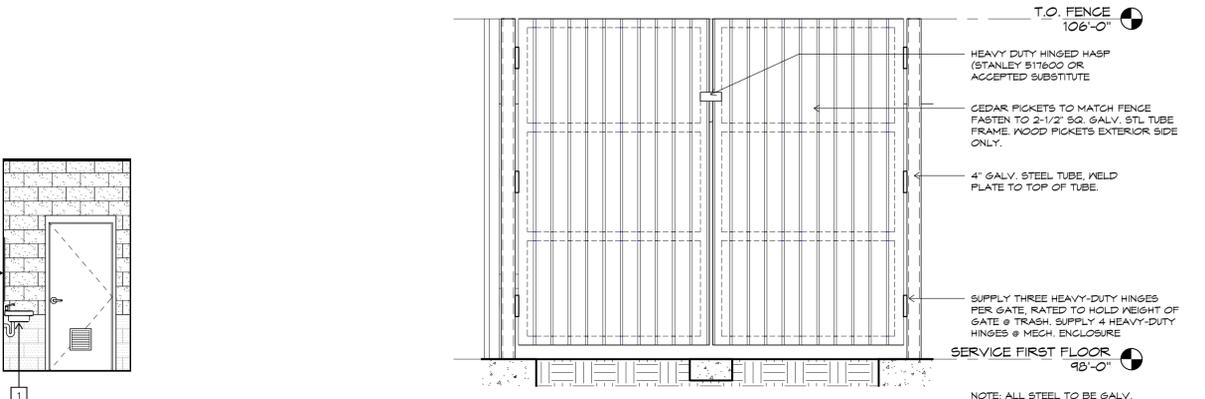
D10 FAMILY 1/4" = 1'-0"
D9 FAMILY 1/4" = 1'-0"
D8 FAMILY 1/4" = 1'-0"
D7 FAMILY 1/4" = 1'-0"



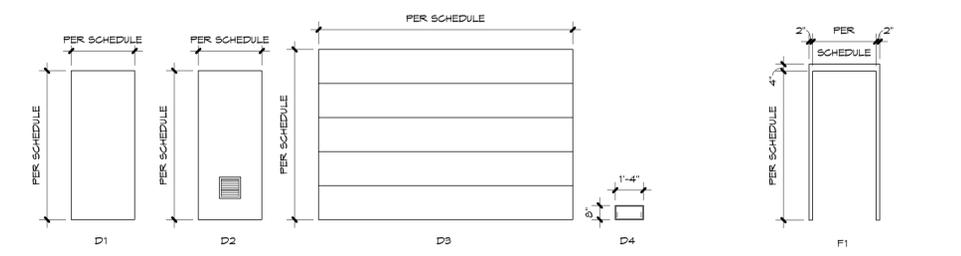
B10 WOMENS 1/4" = 1'-0"
B8 WOMENS 1/4" = 1'-0"
B6 WOMENS 1/4" = 1'-0"
B4 WOMENS 1/4" = 1'-0"



A10 MENS 1/4" = 1'-0"
A8 MENS 1/4" = 1'-0"
A6 MENS 1/4" = 1'-0"



B3 GATE
1/2" = 1'-0"



A3 DOOR TYPES 1/4" = 1'-0"
A1 FRAME TYPES 1/4" = 1'-0"

PARKVILLE ENGLISH LANDING RESTROOM

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#2003011262

INTERIOR ELEVATIONS

A4.01

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C:\Users\jamesl.McKovick\Desktop\15049
- CENTRAL_jamesl.mckovick.rvt

110 Armour Road North Kansas City, Missouri 64116 Tel. 816.300.4101 Fax 816.300.4102

CITY OF PARKVILLE, MO

SECTION 011000 - SUMMARY
 PART 1 - GENERAL
 1.1 SUMMARY OF WORK
 A. Project: English Landing Park Restroom and Storage Building
 Owner: City of Parkville, Missouri
 B. Architect: Williams Spurgeon Kuhl & Freshnook Architects Inc.
 Contractor: TBD
 H. The Work consists of new restroom building with CMU walls, truss roof with metal roofing to match storage building, sidewalks, site work, new electrical for storage building and site fencing and gravel driveways.
 F. Work under Other Contracts:
 1. Owner will contract for the purchase and construction of the pre-engineered wood pole barn building.
 1.2 WORK RESTRICTIONS
 A. Contractor's Use of Premises: During construction, Contractor will have full use of site area indicated. Contractor's use is limited only by Owner's right to perform work or employ other contractors on portions of Project, and as follows:
 1. Park will be in use during construction, access to the park will pass the site and must be maintained in an open and safe manner.
 PART 2 - PRODUCTS (Not Applicable)
 PART 3 - EXECUTION (Not Applicable)

END OF SECTION 011000
 SECTION 012000 - PRICE AND PAYMENT PROCEDURES
 PART 1 - GENERAL
 1.1 ALTERNATES
 A. An alternate is an amount proposed by bidder for certain work that may be added to or deducted from the Base Bid amount if Owner accepts the Alternate. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate the Alternate into the Work. No other adjustments are made to the Contract Sum.
 B. Indicate on the Bid Form amounts to be deducted from or added to the Contract Sum for the following alternates:
 1. Alternate Number 1: Add three (3) stone bases with cast stone caps.
 2. Alternate Number 2: Add five (5) skylights to project.
 3. Alternate Number 3: Add ADA drinking fountain with dog bowl and Filler.
 4. Alternate Number 4: Add one additional sink in the men's and women's restrooms.
 5. Alternate Number 5: Add testing to Women's and Men's restrooms.
 6. Alternate Number 6: Add gravel drive and gravel at storage yard.
 7. Alternate Number 7: Add Wood Fence around storage yard.
 1.2 CONTRACT MODIFICATION PROCEDURES
 A. On Owner's approval of a proposal from Contractor, Architect will issue a Change Order, for all changes to the Contract Sum or the Contract Time.
 B. When Owner and Contractor disagree on the terms of a proposal, Architect may issue a Construction Change Directive to proceed with the change. For subsequent inclusion in a Change Order. Construction Change Directive will contain a description of the change and designate the method to be followed to determine changes to the Contract Sum or the Contract Time.
 1.3 PAYMENT PROCEDURES
 A. Submit a Schedule of Values at least 10 days before the initial Application for Payment. Break down the Contract Sum into at least one line item for each Specification Section in the Project Manual table of contents. Coordinate the Schedule of Values with Contractor's Construction Schedule.
 1. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
 2. Provide separate line items in the Schedule of Values for initial cost of materials and for total installed value of that part of the Contract Sum.
 B. Submit 3 copies of each application for payment on AIA Document G702/G703, according to the schedule established in Owner/Contractor Agreement.
 1. With each application for Payment, submit waivers of mechanic's liens from subcontractors, sub-suppliers/contractors and suppliers.
 2. Submit Final Application for Payment after completion of Project closeout procedures with release of liens and supporting documentation.
 a. Include consent of surety to final payment on AIA Document G707 and insurance certificates.
 b. Submit final meter readings for utilities, a record of stored fuel, and similar data as of the date of Substantial Completion.
 PART 2 - PRODUCTS (Not Applicable)
 PART 3 - EXECUTION (Not Applicable)

END OF SECTION 012000
 SECTION 013000 - ADMINISTRATIVE REQUIREMENTS
 PART 1 - GENERAL
 PROJECT MANAGEMENT AND COORDINATION
 A. Coordinate construction to ensure efficient and orderly installation of each part of the Work.
 B. Schedule and conduct progress meetings at Project site at monthly intervals. Notify Owner and Architect of meeting dates and times. Require attendance of each major contractor or other entity concerned with current progress or involved with planning or coordination of future activities.
 1. Second minutes and distribute to everyone concerned, including Owner and Architect.
 1.1 SUBMITTAL PROCEDURES
 A. Coordinate each submittal with fabrication, purchasing, testing, delivery, other submittals, and related activities that require sequential activity.
 1. No extension of Contract Time will be authorized because of failure to transmit submittals enough in advance of the Work to permit processing, including resubmittals.
 2. Submit electronic copies of each submittal. Architect will mark up and return by email.
 3. Architect will discard submittals received from sources other than Contractor.
 B. Place a permanent label on each submittal for identification. Provide a space approximately 6 by 8 inches on label or beside title block to record Contractor's review and approval markings and action taken by Architect. Include the following information on the label:
 1. Project name.
 2. Date.
 3. Name and address of Contractor.
 4. Name and address of subcontractor or supplier.
 5. Number and title of appropriate Specification Section.
 6. Identify deviations from the Contract Documents on submittals.
 7. Contractor's Construction Schedule Submittal Procedure: Submit two copies or submit electronically the schedule within days after date established for commencement of the Work.
 PART 2 - PRODUCTS
 2.1 ACTION SUBMITTALS
 A. Product Data: Mark each copy to show applicable products and options. Include the following:
 1. Manufacturer's written recommendations, product specifications, and installation instructions.
 2. Wiring diagrams showing factory-installed wiring.
 3. Printed performance curves and optional range diagrams.
 4. Testing by recognized testing agency.
 5. Compliance with specified standards and requirements.
 6. Shop Drawings: Prepare Product-specific information, drawn accurately to scale. Do not base Shop Drawings on reproductions of the Contract Documents or scanned printed data. Submit on sheets at least 8-1/2 by 11 inches but no larger than 30 by 42 inches. Include the following:
 1. Dimensions and identification of products.
 2. Fabrication and installation drawings and roughing-in and setting diagrams.
 3. Wiring diagrams showing field-installed wiring.
 4. Notation of coordination requirements.
 5. Notation of dimensions established by field measurement.
 C. Samples: Submit Samples for review of kind, color, pattern, and texture and for a comparison of these characteristics between submittal and actual component as delivered and installed. Include name of manufacturer and product name on label.
 1. If variation is inherent in material or product, submit at least three sets of paired units that show variations.
 2.2 INFORMATION SUBMITTALS
 A. Qualification Data: Include lists of completed projects with project names and addresses, names and addresses of architects and owners, and other information specified.
 B. Product Certificates: Prepare written statements on manufacturer's letterhead certifying that product complies with requirements in the Contract Documents.
 2.3 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 consistent with specific 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 Submittal: In addition to Shop Drawings, Product Data, and other required submittals, submit electronic copies of 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.
 1. Indicate those 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.
 2.4 CONTRACTOR'S CONSTRUCTION SCHEDULE
 A. Gantt-Chart Schedule: Submit a comprehensive, fully developed, horizontal Gantt-chart-type schedule within 30 days of date established for the Notice of Award.
 B. Preparation: Indicate each significant construction activity separately. Identify first workday of each week with a continuous vertical line.
 PART 3 - EXECUTION
 3.1 SUBMITTAL REVIEW
 A. 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. Architect will review each action submittal, make marks to indicate corrections or modifications required, stamp and mark as appropriate to indicate action taken, and return copies less those retained.
 3.2 CONTRACTOR'S CONSTRUCTION SCHEDULE
 A. Distribute copies of approved schedule to Owner, Architect, subcontractors, testing and inspecting agencies, and parties identified by contractor with a need-to-know schedule responsibility. When revisions are made, distribute updated schedule to the same parties.
 B. Updating: At monthly intervals, update schedule to reflect actual construction progress and activities. Issue schedule one week before each regularly scheduled progress meeting.
 1. As the Work progresses, indicate Actual Completion percentage for each activity.
 END OF SECTION 013000

SECTION 014000 - QUALITY REQUIREMENTS
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. 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 Documents requirements.
 B. Testing and inspecting services are specified in other Sections of these Specifications or are required by authorities having jurisdiction and shall be performed by independent testing agencies.
 C. Where quality control services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these services.
 3. Contractor is responsible for scheduling times for tests, inspections, and obtaining samples and notifying testing agency.
 4. Retesting and Reinspecting: Contractor shall pay for additional testing and inspecting required as a result of tests and inspections indicating noncompliance with requirements.
 5. Submittals: Testing agency shall submit a certified written report of each test and inspection to Contractor, Owner, Architect, and to authorities having jurisdiction when they so direct. Reports of each inspection, test, or similar service shall include the following:
 1. Name, address, and telephone number of testing agency.
 2. Project title and number.
 3. Date of issue.
 4. Dates and locations of samples and tests or inspections.
 5. Record of temperature and weather conditions at time of sample taking and testing and inspecting.
 6. Names of individuals making tests and inspections.
 7. Description of the Work and test and inspection method.
 8. Complete test or inspection data, test and inspection results, an interpretation of test results, and comments or professional opinion on whether tested or inspected Work complies with the Contract Document requirements.
 9. Recommendations on retesting and reinspecting.
 10. Name and signature of laboratory supervisor.
 C. Testing Agency Qualifications: An independent agency with the experience and capability to conduct testing and inspecting indicated; and where required by authorities having jurisdiction, that is acceptable to authorities.
 2. Testing Agency Responsibilities: Testing agency shall cooperate with Architect and Contractor in performing its duties and shall provide qualified personnel to perform inspections and tests.
 3. Agency shall promptly notify Architect and Contractor of irregularities or deficiencies in the Work observed during performance of its services.
 2. Agency shall not release, revoke, alter, or increase requirements of the Contract Documents nor approve or accept any portion of the Work.
 3. Agency shall not perform any duties of Contractor.
 E. Auxiliary Services: Cooperate with testing agencies and provide auxiliary services as requested, including the following:
 1. Access to the Work.
 2. Incidental labor and facilities necessary to facilitate tests and inspections.
 3. Adequate quantities of materials for testing, and assistance in obtaining samples.
 4. Facilities for storage and field curing of test samples.
 5. Security protection for testing and inspecting equipment.
 F. Special Tests and Inspections: Conducted by a qualified special inspector as required by authorities having jurisdiction, as indicated in individual Specification Sections.
 1. Minimum Quantity or Quality Levels: The quantity or quality level shown or specified shall be the minimum primary requirement. The actual installation may comply exactly with the minimum quantity or quality specified, or it may exceed the minimum within reasonable limits.
 PART 2 - PRODUCTS (Not Applicable)
 PART 3 - EXECUTION (Not Applicable)

END OF SECTION 014000
 SECTION 015000 - TEMPORARY FACILITIES AND CONTROLS
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Use Charges: Cost or use charges for temporary facilities shall be included in the Contract Sum.
 B. Use water and electric power from Owner's existing system without metering and without payment of use charges.
 C. Electrical Service: Comply with NEMA, NECA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA70.
 PART 2 - PRODUCTS
 2.1 EQUIPMENT
 A. Heating Equipment: Unless Owner authorizes use of permanent heating system, provide vented, self-contained heaters with thermostatic control.
 B. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
 2. Heating Units: Listed and labeled, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
 PART 3 - EXECUTION
 3.1 TEMPORARY UTILITIES
 A. General: Arrange with utility company, Owner, and existing users for time when service can be interrupted. If necessary, make connections for temporary services.
 B. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.
 C. Heating: Provide temporary heating required 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.
 D. Provide temporary lighting for construction site with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.
 3.2 TEMPORARY SUPPORT FACILITIES
 A. Provide field offices, storage and fabrication sheds, and other support facilities as necessary for construction operations.
 B. Provide waste-collection containers in sizes adequate to handle waste from construction operations. Collect waste daily and, when containers are full, legally dispose of waste off-site and obtain necessary permits from Owner. Restrict use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
 C. Submit Record Drawings and Specifications, operation and maintenance manuals, Property surveys, and similar final record information.
 D. Deliver tools, spare parts, extra materials, and similar items.
 E. Make final changover of permanent locks and deliver keys to Owner.
 3.3 TEMPORARY SECURITY AND PROTECTION FACILITIES
 A. Provide temporary environmental protection, security, and other temporary facilities, and conduct construction in ways and by methods that comply with environmental regulations and that minimize possible air, waterway, and subsurface contamination or pollution or other undesirable effects.
 B. Provide measures to prevent soil erosion and discharge of soil-bearing water runoff and airborne dust to adjacent properties and walkways, according to requirements of authorities having jurisdiction.
 C. Provide temporary enclosures for protection of construction and workers from inclement weather and for containment of heat.
 D. Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
 E. Furnish and install site safety fencing in a manner that will prevent people and animals from easily entering site except by entrance ways.
 F. Install and maintain temporary fire-protection facilities. Comply with NFPA1241.
 3.4 TERMINATION AND CLEANUP
 A. Temporary Utilities: At earliest feasible time, when acceptable to Owner, change over to use of temporary service to use of permanent service.
 B. Remove temporary facilities and controls no later than Substantial Completion.
 C. Personnel remaining after Substantial Completion will be permitted to use permanent facilities, under conditions acceptable to Owner.
 END OF SECTION 015000

SECTION 016000 - PRODUCT REQUIREMENTS
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
 B. Product Substitutions: Substitutions include changes in products, materials, equipment, and methods or changes in materials or methods by the Contract Documents and proposed by Contractor after award of the Contract.
 1. Submit electronically each request for product substitution.
 2. Submit requests within 10 days of award of the Contract.
 3. Do not submit unapproved substitutions on Shop Drawings or other submittals.
 4. Identify product to be replaced and show compliance with requirements for substitutions. Include a detailed comparison of significant qualities of proposed substitution with those of the specified list or other parts of the Work or other parts of the Work required to accommodate proposed substitution, and any proposed changes in the Contract Sum or the Contract Time should the substitution be accepted.
 5. Architect will review the proposed substitution and notify Contractor of its acceptance or rejection.
 C. Comparable Product Requests:
 1. Submit electronically copies of each request for comparable product. Do not submit unapproved products on Shop Drawings or other submittals.
 2. Identify product to be replaced and show compliance with requirements for comparable product requests. Include a detailed comparison of significant qualities of proposed substitution with those of the Work specified.
 3. Architect will review the proposed product and notify Contractor of its acceptance or rejection.
 D. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft. Comply with manufacturer's written instructions.
 1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
 2. Store products at Project site in manufacturer's original sealed container or packaging, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
 3. Inspect products on delivery to ensure compliance with the Contract Documents and to ensure that products are not damaged or properly protected.
 4. Store materials in a manner that will not endanger Project structure.
 5. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
 END OF SECTION 016000

E. Warranties specified in other Sections shall be in addition to, and run concurrent with, and other warranties required by the Contract Documents. Manufacturer's disclaimer and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
 PART 2 - PRODUCTS
 2.1 PRODUCT OPTIONS
 A. Provide products that comply with the Contract Documents, are undamaged, and are new at the time of installation.
 B. Provide products complete with accessories, trim, finish, and other devices and components needed for a complete installation and the intended use and effect.
 2. Descriptive, performance, and reference standard requirements in the Specifications establish "salient characteristics" of products.
 B. Product Selection Procedures:
 1. Where Specifications name a single product or manufacturer, provide the item indicated that complies with requirements.
 2. Where Specifications include a list of names of products or manufacturers, provide one of the items indicated that complies with requirements.
 3. Where Specifications include a list of names of products or manufacturers, accompanied by the term "available products" or "available manufacturers," provide one of the named items that complies with requirements. Comply with provisions for "comparable product requests" for consideration of an unnamed product.
 4. Where Specifications name a product as the "basis-of-design" and include a list of manufacturers, provide the named product. Comply with provisions for "comparable product requests" for consideration of an unnamed product by the other named manufacturers.
 C. Unless otherwise indicated, Architect will select color, pattern, and texture of each product from manufacturer's full range of options that includes both standard and premium items.
 PART 3 - EXECUTION (Not Applicable)

END OF SECTION 016000
 SECTION 017000 - EXECUTION AND CLOSEOUT REQUIREMENTS
 PART 1 - GENERAL
 1.1 CLOSEOUT SUBMITTALS
 A. Record Drawings: Maintain a set of prints of the Contract Drawings as Record Drawings. Mark to show actual installation where installation varies from that shown originally.
 B. Identify and date each Record Drawing; include the designation "PROJECT RECORD DRAWING" in a prominent location.
 B. Operation and Maintenance Data: Submit electronically complete manual. Organize data into bookmarked pdf files. Include the following:
 1. Manufacturer's operation and maintenance documentation.
 2. Maintenance and service schedules.
 3. Maintenance service contracts.
 4. Emergency instructions.
 5. Spare parts list.
 6. Wiring diagrams.
 7. Copies of warranties.
 PART 2 - PRODUCTS (Not Applicable)
 PART 3 - EXECUTION
 3.1 EXAMINATION AND PREPARATION
 A. Examine surfaces and conditions for compliance with manufacturer's written requirements including, but not limited to, surfaces that are sound, level, plumb, smooth, clean, and free of deleterious substances, substrates within installation tolerances, and application conditions within environmental limits. Proceed with installation only after satisfactory conditions have been corrected.
 B. Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to property survey and existing benchmarks.
 C. Verify dimensions and conditions for fit of the Work properly. Where fabricated products are to be fitted to other construction, verify dimensions by field measurement before fabrication and, when possible, allow for fitting and trimming during installation.
 3.2 CUTTING AND PATCHING
 A. Do not cut structural members or operational elements without prior written approval of Architect.
 B. Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to prevent interruption to occupied areas.
 C. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections.
 3.3 INSTALLATION
 A. Comply with manufacturer's written instructions for installation. Anchor each product securely in place, accurately located and aligned with other portions of the Work. Clean exposed surfaces and protect from damage.
 B. Clean Finish: Protect site and work areas daily, including common areas.
 3.4 FINAL CLEANING
 A. Complete the following cleaning operations before requesting inspection for certification time:
 1. Remove labels that are not permanent.
 2. Clean transparent materials, including mirrors. Remove excess glazing compounds. Replace chipped or broken glass.
 3. Clean exposed surfaces to a dust-free condition, free of stains, films, and foreign substances. Sweep concrete floors broom clean.
 4. Vacuum carpeted surfaces and wax resilient flooring.
 5. Wipe surfaces of mechanical and electrical equipment. Remove excess lubrication.
 C. Heating: Provide final lighting fixtures, lamps, globes, and reflectors.
 6. Clean Project site, yard, and grounds, in areas disturbed by construction activities. Sweep paved areas; remove stains, spills, and foreign deposits. Rake grounds to a smooth, finished surface.
 3.5 CLOSEOUT PROCEDURES
 A. Substantial Completion: Before requesting Substantial Completion inspection, complete the following:
 1. Prepare a list of items to be completed and corrected (punch list), the value of items on the list, and reasons why the Work is not complete.
 2. Advise Owner of pending inspection changeover requirements.
 3. Submit specific warranties, maintenance service agreements, and similar documents. Obtain and submit releases permitting Owner unrestricted use of the Work and access to services and utilities. Include occupancy permits, operating certificates, and similar releases.
 4. Submit Record Drawings and Specifications, operation and maintenance manuals, Property surveys, and similar final record information.
 5. Deliver tools, spare parts, extra materials, and similar items.
 6. Make final changover of permanent locks and deliver keys to Owner.
 7. Complete start-up testing of systems.
 8. Remove temporary facilities and controls.
 9. Submit changover information related to Owner's occupancy, use, operation, and maintenance.
 10. Complete final cleaning requirements, including touchup painting.
 12. Touch up and otherwise repair and restore marked exposed finishes to eliminate visual defects.
 B. Submit a written request for inspection for Substantial Completion. On receipt of request, Architect will proceed with inspection or advise Contractor of unfulfilled requirements. Architect will prepare the Certificate of Substantial Completion after inspection or will advise Contractor of items that must be completed or corrected before certificate will be issued.
 C. Request inspection for Final Completion, once the following are complete:
 1. Submit a copy of Substantial Completion inspection list stating that each item has been completed or otherwise resolved for acceptance.
 2. Instruct Owner's personnel in operation, adjustment, and maintenance of products, equipment, and systems.
 D. Request inspection when the Work identified in previous inspections as incomplete is completed or corrected.
 E. Submit a written request for final inspection for acceptance. On receipt of request, Architect will proceed with inspection or advise Contractor of unfulfilled requirements. Architect will prepare Final Certificate for Payment after inspection or will advise Contractor of items that must be completed or corrected before certificate will be issued.
 3.6 DEMONSTRATION AND TRAINING
 A. Engage qualified instructors to instruct Owner's personnel to adjust, operate, and maintain systems, subsystems, and equipment not part of a system. Include a detailed review of the following:
 1. Include instruction for basis of system design and operational requirements, review of documentation, emergency procedures, operations, adjustments, troubleshooting, maintenance, and repairs.
 END OF SECTION 017000

SECTION 033000 - CAST-IN-PLACE CONCRETE
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Submittals: concrete mix designs and submittals required by ACI301.
 B. Ready-Mixed Concrete: Provider Qualifications: ASTM C1304/C1304M.
 C. Compressive Strength: "Specification for Structural Concrete," ACI 318, "Specifications for Tolerances for Concrete Construction and Materials," and CRSI's "Manual of Standard Practice."
 PART 2 - PRODUCTS
 2.1 MATERIALS
 A. Reinforcing Bars: ASTM A615/A615M, Grade 60, deformed.
 B. Plain Steel Wire: ASTM A632, as drawn.
 C. Plain-Steel Welded Wire Reinforcement: ASTM A1115, fabricated from as-drawn steel wire flat sheets.
 D. Deformed-Steel Welded Wire Reinforcement: ASTM A1115, flat sheet.
 E. Portland Cement: ASTM C150, Type I or II.
 F. Fly Ash: ASTM C618, Type F or G.
 G. Aggregates: ASTM C686, uniformly graded.
 H. Synthetic Fiber: ASTM C1116, Type III, polypropylene fibers, 1/2 to 1-1/2 inches long.
 END OF SECTION 033000

Air-Entraining Admixtures: ASTM C426.
 J. Chemical Admixtures: ASTM C494, water-reducing and accelerating and water-reducing and retarding. Do not use calcium chloride or admixtures containing calcium chloride.
 K. Vapor Retarder: Clear 10-mil-thick polyethylene sheet or reinforced polyethylene sheet, ASTM C1145, Class II.
 L. Joint-Filler Strips: ASTM D11781, asphalt-saturated cellulose fiber, or ASTM D11782, cork or self-extruding cork.
 2. Where quality-control services are indicated as Contractor's responsibility, engage a qualified testing agency to perform these services.
 N. Clear, Waterborne, Membrane-Forming Curing Compound: ASTM C1309, Type I, Class II B.
 L. Clear, Solvent-Borne, Membrane-Forming Curing and Sealing Compound: ASTM C1309, Type I, Class I A.
 P. Clear, Waterborne, Membrane-Forming Curing and Sealing Compound: ASTM C1315, Type I, Class I A.
 P. Clear, Waterborne, Membrane-Forming Curing and Sealing Compound: ASTM C1315, Type I, Class I A.
 2.2 MIXES
 PART 3 - EXECUTION
 3.1 CONCRETE
 A. Construct formwork according to ACI 301B and maintain tolerances and surface irregularities within ACI 308R limits of Class I A, 1/8 inch for concrete exposed to view and Form Finish, 1/2 inch for other concrete surfaces.
 B. Place vapor retarder on prepared subgrade, with joints lapped 6 inches and sealed.
 C. Comply with CRSI's "Manual of Standard Practice" for fabricating, placing, and supporting reinforcement.
 D. Install construction, isolation, and contraction joints where indicated. Install full-depth joint-filler strips at isolation joints.
 E. Place concrete in a continuous operation and consolidate using mechanical vibrating equipment.
 F. Protect concrete from physical damage, premature drying, and reduced strength due to hot or cold weather during mixing, placing, and curing.
 G. Formed Surface Finish: Smooth-formed finish for concrete exposed to view, coated, or covered by waterproofing or other direct-applied material; rough-formed finish elsewhere.
 H. Slab Finishes: Comply with ACI 302.1R for screeding, restraining, and finishing operations for concrete surfaces. Do not wet concrete surfaces. Provide the following finishes:
 1. Troweled finish for floor surfaces and floors to receive floor coverings, paint, or other thin finishes.
 2. Nonslip-broom finish to exterior concrete platforms, steps, and ramps.
 3. Cure-cured surfaces by moist curing for at least seven days.
 I. Be prepared to cure concrete slabs after finishing. Apply membrane-forming curing compound to concrete surfaces.
 K. Owner will engage a testing agency to perform field tests and to submit test reports.
 L. Protect concrete from damage. Repair surface defects in formed concrete and slabs.
 END OF SECTION 033000

SECTION 042000 - UNIT MASONRY
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Submittals:
 1. Material Certificates: For each type of product indicated. Include statements of material properties indicating compliance with requirements.
 3.2 INSTALLATION
 A. In-Progress Cleaning: Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.
 B. Preconstruction Testing Service: Owner will engage a qualified independent testing agency to perform preconstruction testing required by authorities having jurisdiction.
 PART 2 - PRODUCTS
 2.1 MASONRY UNITS
 A. Concrete Masonry Units: ASTM C 90; Weight Classification, Normal Weight.
 1. Integral Water Repellent: Grace Construction Products, a unit of M. R. Grace & Co. - Com; Dry-Block.
 2. Special shapes for lintels, corners, jams, sash, control joints, and other special conditions.
 B. Square-edged units for outside corners, unless otherwise indicated.
 C. Decorative Concrete Masonry Units: ASTM C 90; Weight Classification, Normal Weight.
 1. Finish: Exposed faces with split-face finish.
 2. Integral Water Repellent: Grace Construction Products, a unit of M. R. Grace & Co. - Com; Dry-Block.
 3. Special shapes for lintels, corners, jams, sash, control joints, and other special conditions.
 C. Concrete Lintels: Precast units matching concrete masonry units and with reinforcing bars indicated or required to support loads indicated.
 2.2 MORTAR AND JOINTS
 A. Compressive Strength: "Specification for Structural Concrete," ACI 318, "Specifications for Tolerances for Concrete Construction and Materials," and CRSI's "Manual of Standard Practice."
 1. Do not use calcium chloride in mortar.
 2. For masonry below grade or in contact with earth, use Type S.
 3. For masonry above grade, use Type N.
 4. For exterior, above-grade, load-bearing and non-load-bearing walls and parapet walls: for interior load-bearing walls; for interior non-load-bearing partitions, and for other applications where another type is not indicated, use Type N.
 5. Water-Repellent Additive: For mortar used with concrete masonry units made with integral water repellent, use product recommended by manufacturer of units.
 B. Mortar: ASTM C 276 with a slump of 8 to 11 inches.
 2.3 JOINT REINFORCEMENT, TIES, AND ANCHORS
 A. Steel Reinforcing Bars: ASTM A 615/A 615M, Grade 60.
 B. Joint Reinforcement: ASTM A 481.
 1. Coating: Hot-dip galvanized at both interior and exterior walls.
 2. Wire Diameter for Side Rods: #11 or 0.148 inch.
 3. Wire Diameter for Cross Rods: #11.1 or 0.148 inch.
 4. For single-unit masonry, provide either ladder design or truss design.
 2.4 MISCELLANEOUS MASONRY ACCESSORIES
 A. Compressive Strength: Preformed strips complying with ASTM D 1056, Grade 2A1.
 B. Single Unit Block Flashing: "Block Flash" by Mortar Net Solutions, 326 Melton Rd. Burns Harbor, IN 46304 800-664-6638 Fax 219-781-5038 www.mortar.net.com
 C. Proprietary Acidic Masonry Cleaner: Product expressly approved for intended use by cleaner manufacturer and manufacturer of masonry units.
 PART 3 - EXECUTION
 3.1 INSTALLATION, GENERAL
 A. Cut masonry units with saw. Install with cut surfaces and, where possible, cut edges concealed.
 B. Mix units for exposed unit masonry from several pallets or cubes as they are placed to produce uniform blend of colors and textures.
 C. Stopping and Resuming Work: Rack back units; do not touch.
 D. Place concrete in hollow concrete masonry units with grout 24 inches under bearing plates, beams, lintels, posts, and similar items, unless otherwise indicated.
 E. Build non-load-bearing interior partitions full height and install compressible filler in joint between top of partition and underside of structure above.
 F. Tool exposed joints slightly concave when thumbprint hard, unless otherwise indicated.
 G. Keep cavities clean of mortar droppings and other materials during construction.
 3.2 LINTELS
 A. Install lintels where indicated.
 B. Minimum bearing of 8 inches at each jamb, unless otherwise indicated.
 3.3 FLASHING AND VEEB HOLES
 A. Flashing: Preformed strips complying with ASTM D 1056, Grade 2A1.
 B. Place through-wall flashing per manufacturer recommendations. Install drainage mat as indicated.
 3.4 CLEANING
 A. Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.
 B. Final Cleaning: After mortar is thoroughly cured, clean exposed masonry.
 C. Clean masonry with a proprietary cleaner applied according to manufacturer's written instructions.
 END OF SECTION 042000

SECTION 043000 - STONE MASONRY
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Submittals: Samples for stone.
 B. Submit qualification data for masonry contractor, including a list of completed projects.
 C. Construct a sample wall panel approximately 48 inches long by 48 inches high to demonstrate aesthetic effects and set quality standards for materials and execution.
 D. Do not use frozen materials or material mixed or coated with ice or frost. Do not build on frozen subgrade or setting beds. Comply with cold-weather construction requirements contained in ACI 308.1/ASCE 6/7MS3602.
 E. Comply with hot-weather construction requirements contained in ACI 308.1/ASCE 6/7MS3602.
 PART 2 - PRODUCTS
 2.1 STONE
 A. Granite: ASTM C615.
 B. Limestone: ASTM C616, Classification III Medium-Density.
 C. Match Architect's samples for stone characteristics relating to aesthetic effects.
 2.2 MORTAR
 A. Mortar for Stone Masonry: ASTM C1307, Proportion Specification, Type N for setting stone, Type O for pointing.
 1. Masonry Cement.
 2. Retain first subparagraph below if recommended by stone source to limit staining.
 3. Low-Alkali Cement. Use portland cement with not more than 0.60 percent total alkali per ASTM C114.
 2.3 STONE MASONRY-VENEER ANCHORS
 A. Galvanized steel, not less than 0.148 inch in diameter.
 2.4 EMBEDDED FLASHING MATERIALS
 A. Rubberized-Asphalt Flashing: Adhesive rubberized-asphalt compound, bonded to polyethylene film, with an overall thickness of 0.030 inch. Use only where flashing is fully embedded.
 2.5 MISCELLANEOUS MATERIALS
 A. Acidic Cleaner: Cleaner designed for removing mortar stains from stone masonry surfaces; expressly approved for intended use by cleaner manufacturer and stone producer.
 B. Sure Kleane Vana Tool, Prosocco Inc.
 2.6 STONE FABRICATION
 A. Stone bases shall be more than 81 sq. in. in area.
 B. Thickness of Stone Masonry Veneer: 4 inches plus or minus 1/2 inch.
 C. Thickness does not include projection of pitched faces.
 C. Type of Masonry (Pattern): Coursed rubble.
 D. Finish: Smooth face.
 PART 3 - EXECUTION
 3.1 SETTING STONE MASONRY, GENERAL
 A. Accurately marked stud centerlines on face of weather-resistant sheathing paper before beginning installation.
 B. Execute stone masonry by skilled masons experienced with the kind and form of stone and installation method indicated. Arrange stones for good fit. In pattern indicated, stone courses shall be laid out to different sizes for variations due to stone sizes and minor variations required to maintain bond alignment. Lay walls with joints not less than 3/8 inch at narrowest points or more than 1 inch at widest points.
 C. Install embedded flashing and vents at shelf angles, lintels, ledges, other obstructions to downward flow of water in the wall, and where indicated.
 1. Extend flashing 4 inches into masonry at each end and turn up 2 inches to form a pan.
 3.2 INSTALLING ANCHORED STONE MASONRY
 A. Stone courses in full bed of mortar with full head joints. Build veneer anchors into mortar joints as set.
 1. Embed veneer anchors in mortar joints of stone masonry at least halfway, but not less than 1-1/2 inches, through stone masonry and with at least 5/8-inch cover on outside face.
 2. Space anchors to provide not less than 1 anchor per 2 sq. ft. of wall area. Install additional anchors within 12 inches of openings, sealant joints, and perimeter at intervals not exceeding 12 inches.
 3. Prepare minimum 2-inch cavity between stone masonry and backup construction unless otherwise indicated. Keep cavity free of mortar droppings and debris.
 3.3 POINTING
 A. Prepare joints by placing and compacting pointing mortar in layers not more than 3/8 inch deep. Compact each layer thoroughly and allow to become thumbprint hard before applying next layer.
 B. Tool joints, when pointing mortar is thumbprint hard, with a smooth jointing tool to reproduce profile indicated.
 3.4 CLEANING
 A. In-Progress Cleaning: Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.
 B. Final Cleaning: After mortar is thoroughly cured, remove large mortar particles, scrub, and rinse stone masonry veneer.
 1. Wet wall surfaces with water before applying cleaner; remove cleaner promptly by rinsing with clean water.
 END OF SECTION 043000

SECTION 041200 - CAST STONE MASONRY
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Submittals:
 1. Product Data: Shop Drawings.
 2. Samples: For cast stone.
 B. Manufacturer Qualifications: A producing member of the Cast Stone Institute.
 PART 2 - PRODUCTS
 A. CAST STONE UNITS
 A. Provide cast stone units complying with ASTM C11364 using the vibrant dry tamp or wet-cast method.
 1. Provide units that are resistant to freezing and thawing.
 2. Provide exposed horizontal surfaces 112 units otherwise indicated.
 3. Provide raised fillets at backs of sills and at ends indicated to be built into jams.
 4. Provide drips on projecting elements, unless otherwise indicated.
 5. Provide finished textures: As selected.
 2.2 ACCESSORIES
 A. Anchors and Dowels: Type 304 stainless steel.
 B. Proprietary Acidic Cleaner: Product expressly approved for intended use by cleaner manufacturer and manufacturer of cast stone.
 C. Mortar: ASTM C1307, proportion specification.
 1. For setting mortar, use Type N O.
 2. For pointing mortar, use Type O O.
 PART 3 - EXECUTION
 3.1 SETTING CAST STONE
 A. Install cast stone units to comply with requirements in Division 04 Section "Unit Masonry."
 B. Set units in full bed of mortar with full head joints, unless otherwise indicated.
 1. Fill dove holes and anchor slots with mortar.
 2. Fill collar joints solid as units are set.
 3. Mortar and embed flashing into mortar joints as units are set.
 4. Keep head joints in coping and other units with exposed horizontal surfaces open to receive sealant.
 C. Rake out joints for pointing with mortar to depths of not less than 3/4 inch.
 D. Point mortar joints by placing mortar in layers not greater than 3/8 inch thick. Compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
 E. Tool exposed joints slightly concave when thumbprint hard, unless otherwise indicated.
 F. Provide expansion, control, and pressure-relieving joints of widths and at locations indicated. Keep joints free of mortar and other rigid materials.
 G. Prepare joints indicated to receive sealant and apply sealant of type and at locations indicated to comply with applicable requirements in Division 07 Section "Joint Sealants."
 3.2 CLEANING
 A. In-Progress Cleaning: Clean cast stone as work progresses. Remove mortar fins and smears before tooling joints.
 B. Final Cleaning: After mortar is thoroughly set and cured, clean exposed cast stone to comply with requirements in Division 04 Section "Unit Masonry."
 END OF SECTION 041200

SECTION 043000 - STONE MASONRY
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Submittals: Samples for stone.
 B. Submit qualification data for masonry contractor, including a list of completed projects.
 C. Construct a sample wall panel approximately 48 inches long by 48 inches high to demonstrate aesthetic effects and set quality standards for materials and execution.
 D. Do not use frozen materials or material mixed or coated with ice or frost. Do not build on frozen subgrade or setting beds. Comply with cold-weather construction requirements contained in ACI 308.1/ASCE 6/7MS3602.
 E. Comply with hot-weather construction requirements contained in ACI 308.1/ASCE 6/7MS3602.
 PART 2 - PRODUCTS
 2.1 STONE
 A. Granite: ASTM C615.
 B. Limestone: ASTM C616, Classification III Medium-Density.
 C. Match Architect's samples for stone characteristics relating to aesthetic effects.
 2.2 MORTAR
 A. Mortar for Stone Masonry: ASTM C1307, Proportion Specification, Type N for setting stone, Type O for pointing.
 1. Masonry Cement.
 2. Retain first subparagraph below if recommended by stone source to limit staining.
 3. Low-Alkali Cement. Use portland cement with not more than 0.60 percent total alkali per ASTM C114.
 2.3 STONE MASONRY-VENEER ANCHORS
 A. Galvanized steel, not less than 0.148 inch in diameter.
 2.4 EMBEDDED FLASHING MATERIALS
 A. Rubberized-Asphalt Flashing: Adhesive rubberized-asphalt compound, bonded to polyethylene film, with an overall thickness of 0.030 inch. Use only where flashing is fully embedded.
 2.5 MISCELLANEOUS MATERIALS
 A. Acidic Cleaner: Cleaner designed for removing mortar stains from stone masonry surfaces; expressly approved for intended use by cleaner manufacturer and stone producer.
 B. Sure Kleane Vana Tool, Prosocco Inc.
 2.6 STONE FABRICATION
 A. Stone bases shall be more than 81 sq. in. in area.
 B. Thickness of Stone Masonry Veneer: 4 inches plus or minus 1/2 inch.
 C. Thickness does not include projection of pitched faces.
 C. Type of Masonry (Pattern): Coursed rubble.
 D. Finish: Smooth face.
 PART 3 - EXECUTION
 3.1 SETTING STONE MASONRY, GENERAL
 A. Accurately marked stud centerlines on face of weather-resistant sheathing paper before beginning installation.
 B. Execute stone masonry by skilled masons experienced with the kind and form of stone and installation method indicated. Arrange stones for good fit. In pattern indicated, stone courses shall be laid out to different sizes for variations due to stone sizes and minor variations required to maintain bond alignment. Lay walls with joints not less than

1.1 STONE MASONRY-VENEER ANCHORS
 A. Veneer Anchors: Hot-dip galvanized steel, 0.145 inch in diameter.
 B. Embedment: 2 inches into masonry.
 C. Rubberized-Asphalt Flashing: Adhesive rubberized-asphalt compound, bonded to polyethylene film, with an overall thickness of 0.030 inch. Use only where flashing is fully concealed.
 1.3 MISCELLANEOUS MATERIALS
 A. Acidic Cleaner: Cleaner designed for removing mortar stains from stone masonry surfaces; expressly approved for intended use by cleaner manufacturer and stone producer.
 1. Available Products:
 a. Sure Kleane Vana Troi, Proscoco Inc.
 1.4 STONE FABRICATION
 A. Fabricate stone to be more than 0.1 sq. in. in area.
 B. Thickness of Stone Masonry Veneer: 4 inches plus or minus 1/2 inch. Thickness does not include projection of pitched faces.
 C. Type of Masonry (Pattern): Coursed rubble.
 D. Finish: Split face.
 PART 2 - EXECUTION
 2.1 SETTING STONE MASONRY, GENERAL
 A. Accurately mark stud centerlines on face of weather-resistant sheathing paper before beginning stone installation.
 B. Execute stone masonry by skilled masons experienced with the kind and form of stone and installation method indicated. Arrange stones for good fit, in pattern indicated.
 C. Maintain uniform joint widths except for variations due to different stone sizes and minor variations required to maintain bond alignment. Lay walls with joints cut less than 1/8 inch from vertical.
 D. Install embedded flashing and vents at shelf angles, lintels, ledges, other obstructions to downward flow of water in wall, and where indicated.
 1. Extend flashing 4 inches into masonry at each end and turn up 2 inches to form a drip edge.
 2.2 INSTALLING ANCHORED STONE MASONRY
 A. Set stone in full bed of mortar with full head joints. Build veneer anchors into mortar joints as stone is set.
 B. Embed veneer anchors in mortar joints of stone masonry at least halfway, but not less than 1-1/2 inches, through stone masonry and with at least 5/8-inch cover on outside face.
 C. Space anchors to provide not less than 1 anchor per 2 sq. ft. of wall area. Install additional anchors within 12 inches of openings, sealant joints, and perimeter at intervals not exceeding 12 inches.
 D. Provide minimum 2-inch cavity between stone masonry and backup construction unless otherwise indicated. Keep cavity free of mortar droppings and debris.
 2.3 POINTING
 A. Point stone joints by placing and compacting pointing mortar in layers not more than 3/8 inch deep. Compact each layer thoroughly and allow to become thumbprint hard before applying next layer.
 B. Tool joints, when pointing mortar is thumbprint hard, with a smooth jointing tool to obtain joint profile indicated.
 2.4 CLEANING
 A. In-Progress Cleaning: Clean masonry as work progresses. Remove mortar fins and smears before tooling joints.
 B. Final Cleaning: After mortar is thoroughly cured, remove large mortar particles, scrub, and rinse stone masonry veneer.
 1. Wet wall surfaces with water before applying cleaner; remove cleaner promptly by rinsing thoroughly with clear water.

END OF SECTION 044300
 SECTION 041200 - CAST STONE MASONRY
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Submittals: Product Data Shop Drawings.
 2. Samples: For cast stone.
 B. Manufacturer Qualifications: A producing member of the Cast Stone Institute.
 PART 2 - PRODUCTS
 2.1 CAST STONE UNITS
 A. Provide cast stone units complying with ASTM C1013B4 using the vibrant dry sand process.
 1. Provide units that are resistant to freezing and thawing.
 2. Slope exposed horizontal surfaces 1:12, unless otherwise indicated.
 3. Provide raised fillets at backs of sills and at ends indicated to be built into jambs.
 4. Provide drips on projecting elements, unless otherwise indicated.
 B. Colors and Textures: As selected.
 C. Mortar: ASTM C1119.
 A. Anchors and Dowels: Type I304 stainless steel.
 B. Proprietary Acidic Cleaner: Product expressly approved for intended use by cleaner manufacturer and manufacturer of cast stone units.
 C. Mortar: ASTM C1119.
 1. For setting mortar, use Type I N.
 2. For pointing mortar, use Type I O.
 PART 3 - EXECUTION
 3.1 SETTING CAST STONE
 A. Install cast stone units to comply with requirements in Division 04 Section "Unit Masonry."
 1. Set units in full bed of mortar with full head joints, unless otherwise indicated.
 1. Fill void holes and anchor slots with mortar.
 2. Fill mortar joints solid as units are set.
 3. Build mortar flashing into mortar joints as units are set.
 4. Keep head joints in coping and other units with exposed horizontal surfaces open to receive sealant.
 5. Make all joints for pointing with mortar to depths of not less than 3/4 inch.
 D. Point mortar joints by placing mortar in layers not greater than 3/8 inch thick. Compact each layer thoroughly and allow it to become thumbprint hard before applying next layer.
 6. Make all exposed joints slightly concave when thumbprint hard, unless otherwise indicated.
 F. Provide expansion, control, and pressure-relieving joints of widths and at locations indicated.
 G. Prepare joints indicated to receive sealant and apply sealant of type and at locations indicated to comply with applicable requirements in Division 04 Section "Joint Sealants."
 C. In-Progress Cleaning: Clean cast stone as work progresses. Remove mortar fins and smears before tooling joints. Remove excess sealant immediately.
 B. Final Cleaning: After mortar is thoroughly set and cured, clean exposed cast stone to comply with requirements in Division 04 Section "Unit Masonry."

END OF SECTION 041200
 SECTION 041000 - FINISH CARPENTRY
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Submittals: Samples for Cedar Siding.
 PART 2 - PRODUCTS
 2.1 MATERIALS, GENERAL
 A. General: Provide grades and grading rules of inspection agencies certified by American Lumber Standards Committee Board of Review.
 2.2 EXTERIOR FINISH CARPENTRY
 A. Exterior Lumber Trim: Saw-textured, grade 1B, western red cedar.
 B. Minimum Moisture Content: 19 percent.
 2.3 MISCELLANEOUS MATERIALS
 A. Fasteners for Exterior Finish Carpentry: hot-dip galvanized steel.
 PART 3 - EXECUTION
 3.1 INSTALLATION
 A. Condition finish carpentry in installation areas for 24 hours before installing.
 B. Prime and backprime lumber for painted finish exposed on exterior walls.
 C. Install finish carpentry level, plumb, true, and aligned with adjacent materials. Scribe and cut to fit adjoining work. Refinish and seal cuts.
 D. Install standing and running trim with minimum number of joints practical. Minimize joint lengths from masonry surfaces. Stagger joints in adjacent and related trim. Cope at returns and miter at corners.
 E. Nail siding at each stud. Do not allow nails to penetrate more than one thickness of siding, unless otherwise recommended by siding manufacturer. Seal joints at inside and outside corners and at trim locations.

END OF SECTION 062000
 SECTION 071000 - THERMAL INSULATION
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Submittals: Product Data.
 B. Flame-Spread Index: 25 or less where exposed; otherwise, as indicated in referenced Article.
 2. Smoke-Developed Index: 450 or less.
 PART 2 - PRODUCTS
 2.1 INSULATION PRODUCTS
 A. Expanded Polystyrene Board Insulation: ASTM C1288, Type III, with flame-spread index of 75 or less.
 B. Mineral-Fiber-Banket Insulation: ASTM C1665, Type I, unfaced with fibers manufactured from glass, slag wool, or rock wool, with flame-spread index of 25 or less.
 C. Glass-Fiber Loose-Fill Insulation: ASTM C174, Type I, pneumatic application, with flame-spread index of 25 or less.

SECTION 071010 - HOLLOW METAL DOORS AND FRAMES
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Summary: Factory-formed metal roof panels, fascia, and trim.
 B. Submittals: Product Data, Shop Drawings, and color Samples.
 C. Steel sheet thickness specified is minimum thickness of base metal without metallic coatings.
 D. Provide roof assemblies that comply with requirements in UL1280 for Class I90 wind-uplift resistance.
 E. Finish: Manufacturer's standard manufacturer's written warranty, without monetary limitation, signed by manufacturer agreeing to promptly repair or replace metal roof panels that fail to remain weathertight within 10 years from date of substantial completion.
 PART 2 - PRODUCTS
 2.1 METAL ROOF PANELS
 A. Available Products:
 1. Fabrical Grade 3
 B. Roof Panel Type: Exposed-fastener, lap-seam metal roof panels.
 C. Metallic-Coated Steel Roof Panels: Fabricated from galvanized structural-steel sheet, ASTM A123/A123M, G90, or aluminum-zinc alloy-coated structural-steel sheet, ASTM A123/A123M, Class 1A250 coating designation, grade 40.
 1. Nominal Metal Thickness: 0.022 inch.
 2.2 ACCESSORIES
 A. Provide components required for a complete roof panel assembly including trim, fascia, clips, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
 B. Flashing and Trim: Formed from 0.025-inch nominal thickness, zinc-coated (galvanized) steel sheet or aluminum-zinc alloy-coated metal sheet.
 C. Provide flashing and trim as required to seal against weather and to provide finished appearance. Finish flashing and trim with same finish system as adjacent metal roof panels.
 D. Underlayment: Self-adhering, polyethylene-faced, polymer-modified, bituminous sheet, ASTM D1194, 40 mils thick.
 E. Slip Sheet: Rosin-sized building paper, 5 lb/100 sq. ft.
 F. Thermal Spacers: Where panels attach directly to purlins, provide thermal spacers recommended by panel manufacturer.
 G. Bituminous Coating: Cold-applied asphalt mastic, 56PC-Paint172, compounded for 15-mil dry film thickness per coat.
 3.1 INSTALLATION
 A. Install underlayment on roof sheathing under metal roof panels unless otherwise recommended by metal roof panel manufacturer.
 B. Apply slip sheet over underlayment before installing metal roof panels.
 C. Anchor panels securely in place, with provisions for thermal and structural movement. Field cutting exterior panels by torch is not permitted.
 D. Install panels with concealed fasteners unless otherwise indicated.
 1. Steel Roof Panels: Use stainless-steel fasteners for surfaces exposed to the exterior and galvanized-steel fasteners for surfaces exposed to the interior.
 C. Install gaskets, joint fillers, and sealants where required for weatherproof performance of metal roof panel assemblies. Provide tapes of gaskets, fillers, and sealants recommended by metal roof panel manufacturer.
 D. Separate dissimilar metals with a bituminous coating or polymer-modified bituminous sheet underlayment.
 1.6 FINISHES
 A. Manufacturer's Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of tubular unit skylights if fail in materials or workmanship under normal use within specified warranty period.
 1. Failures include, but are not limited to, the following:
 A. Deterioration of metals, metal finishes, dome, and other materials beyond normal weathering.
 B. Breakage of glazing.
 C. Warranty Period:
 a. Tubular Skylight Assembly: 10 years from date of purchase.
 b. Tunnel Reflective Coating: 20 years from date of purchase.
 2.1 MANUFACTURERS
 A. General: Provide sealant backings of material and type that are containing a fire compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer.
 B. Cylindrical Sealant Backings: ASTM C1193, of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
 C. Bond-Breaker Tape: Polyethylene tape or other plastic tape tested by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint.
 3.1 EXECUTION
 A. Comply with ASTM C1193.
 B. Comply with ASTM C1194 for use of joint sealants in acoustical applications.

SECTION 081110 - HOLLOW METAL DOORS AND FRAMES
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Submittals: Product Data and Shop Drawings.
 B. Comply with ANSI A250.9.
 PART 2 - PRODUCTS
 2.1 MATERIALS, GENERAL
 A. Cold-Rolled Steel Sheets: ASTM A1008/A1008M, suitable for exterior doors.
 B. Hot-Rolled Steel Sheets: ASTM A1011/A1011M, free of scale, pitting, or surface defects.
 C. Metallic-Coated Steel Sheet: ASTM A123/A123M, G90, with 40AA40 metallic coating.
 D. Frame Anchors: ASTM A194/A194M, 40Z coating designation, mill phosphatized.
 E. For anchors bolted into exterior walls, sheet steel complying with ASTM A1008/A1008M or ASTM A1011/A1011M, not dip galvanized according to ASTM A153/A153M, Class 1B.
 F. Inserts, Bolts, and Fasteners: Hot-dip galvanized according to ASTM A153/A153M.

SECTION 081110 - HOLLOW METAL DOORS AND FRAMES
 PART 1 - GENERAL
 1.1 SECTION REQUIREMENTS
 A. Submittals: Product Data, Shop Drawings, and color Samples.
 B. Steel sheet thickness specified is minimum thickness of base metal without metallic coatings.
 C. Provide roof assemblies that comply with requirements in UL1280 for Class I90 wind-uplift resistance.
 D. Finish: Manufacturer's standard manufacturer's written warranty, without monetary limitation, signed by manufacturer agreeing to promptly repair or replace metal roof panels that fail to remain weathertight within 10 years from date of substantial completion.
 PART 2 - PRODUCTS
 2.1 METAL ROOF PANELS
 A. Available Products:
 1. Fabrical Grade 3
 B. Roof Panel Type: Exposed-fastener, lap-seam metal roof panels.
 C. Metallic-Coated Steel Roof Panels: Fabricated from galvanized structural-steel sheet, ASTM A123/A123M, G90, or aluminum-zinc alloy-coated structural-steel sheet, ASTM A123/A123M, Class 1A250 coating designation, grade 40.
 1. Nominal Metal Thickness: 0.022 inch.
 2.2 ACCESSORIES
 A. Provide components required for a complete roof panel assembly including trim, fascia, clips, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
 B. Flashing and Trim: Formed from 0.025-inch nominal thickness, zinc-coated (galvanized) steel sheet or aluminum-zinc alloy-coated metal sheet.
 C. Provide flashing and trim as required to seal against weather and to provide finished appearance. Finish flashing and trim with same finish system as adjacent metal roof panels.
 D. Underlayment: Self-adhering, polyethylene-faced, polymer-modified, bituminous sheet, ASTM D1194, 40 mils thick.
 E. Slip Sheet: Rosin-sized building paper, 5 lb/100 sq. ft.
 F. Thermal Spacers: Where panels attach directly to purlins, provide thermal spacers recommended by panel manufacturer.
 G. Bituminous Coating: Cold-applied asphalt mastic, 56PC-Paint172, compounded for 15-mil dry film thickness per coat.
 3.1 INSTALLATION
 A. Install underlayment on roof sheathing under metal roof panels unless otherwise recommended by metal roof panel manufacturer.
 B. Apply slip sheet over underlayment before installing metal roof panels.
 C. Anchor panels securely in place, with provisions for thermal and structural movement. Field cutting exterior panels by torch is not permitted.
 D. Install panels with concealed fasteners unless otherwise indicated.
 1. Steel Roof Panels: Use stainless-steel fasteners for surfaces exposed to the exterior and galvanized-steel fasteners for surfaces exposed to the interior.
 C. Install gaskets, joint fillers, and sealants where required for weatherproof performance of metal roof panel assemblies. Provide tapes of gaskets, fillers, and sealants recommended by metal roof panel manufacturer.
 D. Separate dissimilar metals with a bituminous coating or polymer-modified bituminous sheet underlayment.
 1.6 FINISHES
 A. Manufacturer's Warranty: Manufacturer's standard form in which manufacturer agrees to repair or replace components of tubular unit skylights if fail in materials or workmanship under normal use within specified warranty period.
 1. Failures include, but are not limited to, the following:
 A. Deterioration of metals, metal finishes, dome, and other materials beyond normal weathering.
 B. Breakage of glazing.
 C. Warranty Period:
 a. Tubular Skylight Assembly: 10 years from date of purchase.
 b. Tunnel Reflective Coating: 20 years from date of purchase.
 2.1 MANUFACTURERS
 A. General: Provide sealant backings of material and type that are containing a fire compatible with joint substrates, sealants, primers, and other joint fillers; and are approved for applications indicated by sealant manufacturer.
 B. Cylindrical Sealant Backings: ASTM C1193, of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.
 C. Bond-Breaker Tape: Polyethylene tape or other plastic tape tested by sealant manufacturer for preventing sealant from adhering to rigid, inflexible joint-filler materials or joint surfaces at back of joint.
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 1. Nominal Metal Thickness: 0.022 inch.
 2.2 ACCESSORIES
 A. Provide components required for a complete roof panel assembly including trim, fascia, clips, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
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 C. Provide flashing and trim as required to seal against weather and to provide finished appearance. Finish flashing and trim with same finish system as adjacent metal roof panels.
 D. Underlayment: Self-adhering, polyethylene-faced, polymer-modified, bituminous sheet, ASTM D1194, 40 mils thick.
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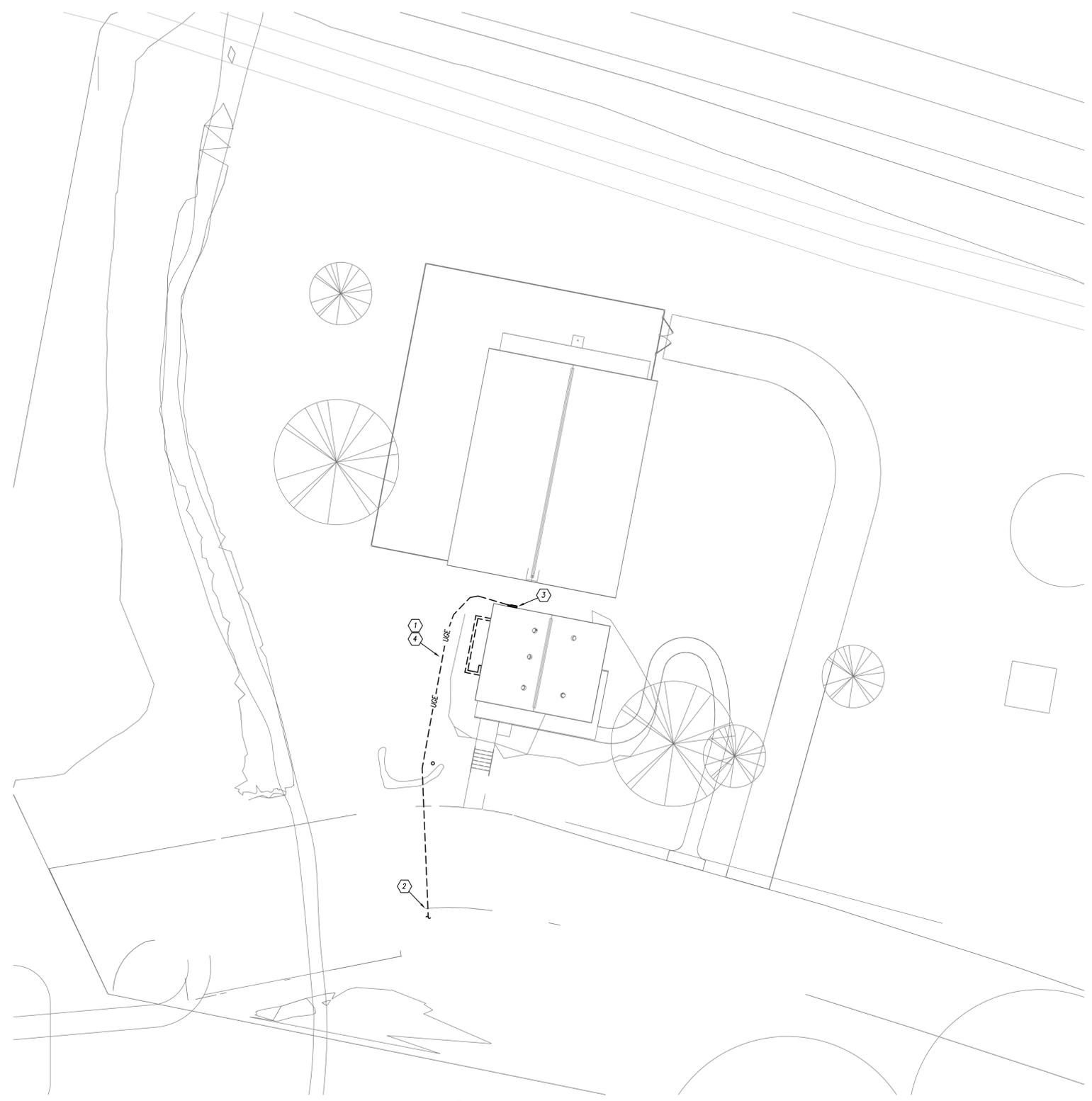
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 PART 2 - PRODUCTS
 2.1 METAL ROOF PANELS
 A. Available Products:
 1. Fabrical Grade 3
 B. Roof Panel Type: Exposed-fastener, lap-seam metal roof panels.
 C. Metallic-Coated Steel Roof Panels: Fabricated from galvanized structural-steel sheet, ASTM A123/A123M, G90, or aluminum-zinc alloy-coated structural-steel sheet, ASTM A123/A123M, Class 1A250 coating designation, grade 40.
 1. Nominal Metal Thickness: 0.022 inch.
 2.2 ACCESSORIES
 A. Provide components required for a complete roof panel assembly including trim, fascia, clips, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
 B. Flashing and Trim: Formed from 0.025-inch nominal thickness, zinc-coated (galvanized) steel sheet or aluminum-zinc alloy-coated metal sheet.
 C. Provide flashing and trim as required to seal against weather and to provide finished appearance. Finish flashing and trim with same finish system as adjacent metal roof panels.
 D. Underlayment: Self-adhering, polyethylene-faced, polymer-modified, bituminous sheet, ASTM D1194, 40 mils thick.
 E. Slip Sheet: Rosin-sized building paper, 5 lb/100 sq. ft.
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 C. Provide roof assemblies that comply with requirements in UL1280 for Class I90 wind-uplift resistance.
 D. Finish: Manufacturer's standard manufacturer's written warranty, without monetary limitation, signed by manufacturer agreeing to promptly repair or replace metal roof panels that fail to remain weathertight within 10 years from date of substantial completion.
 PART 2 - PRODUCTS
 2.1 METAL ROOF PANELS
 A. Available Products:
 1. Fabrical Grade 3
 B. Roof Panel Type: Exposed-fastener, lap-seam metal roof panels.
 C. Metallic-Coated Steel Roof Panels: Fabricated from galvanized structural-steel sheet, ASTM A123/A123M, G90, or aluminum-zinc alloy-coated structural-steel sheet, ASTM A123/A123M, Class 1A250 coating designation, grade 40.
 1. Nominal Metal Thickness: 0.022 inch.
 2.2 ACCESSORIES
 A. Provide components required for a complete roof panel assembly including trim, fascia, clips, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
 B. Flashing and Trim: Formed from 0.025-inch nominal thickness, zinc-coated (galvanized) steel sheet or aluminum-zinc alloy-coated metal sheet.
 C. Provide flashing and trim as required to seal against weather and to provide finished appearance. Finish flashing and trim with same finish system as adjacent metal roof panels.
 D. Underlayment: Self-adhering, polyethylene-faced, polymer-modified, bituminous sheet, ASTM D1194, 40 mils thick.
 E. Slip Sheet: Rosin-sized building paper, 5 lb/100 sq. ft.
 F. Thermal Spacers: Where panels attach directly to purlins, provide thermal spacers recommended by panel manufacturer.
 G. Bituminous Coating: Cold-applied asphalt mastic, 56PC-Paint172, compounded for 15-mil dry film thickness per coat.
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 PART 1 - GENERAL
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 D. Finish: Manufacturer's standard manufacturer's written warranty, without monetary limitation, signed by manufacturer agreeing to promptly repair or replace metal roof panels that fail to remain weathertight within 10 years from date of substantial completion.
 PART 2 - PRODUCTS
 2.1 METAL ROOF PANELS
 A. Available Products:
 1. Fabrical Grade 3
 B. Roof Panel Type: Exposed-fastener, lap-seam metal roof panels.
 C. Metallic-Coated Steel Roof Panels: Fabricated from galvanized structural-steel sheet, ASTM A123/A123M, G90, or aluminum-zinc alloy-coated structural-steel sheet, ASTM A123/A123M, Class 1A250 coating designation, grade 40.
 1. Nominal Metal Thickness: 0.022 inch.
 2.2 ACCESSORIES
 A. Provide components required for a complete roof panel assembly including trim, fascia, clips, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
 B. Flashing and Trim: Formed from 0.025-inch nominal thickness, zinc-coated (galvanized) steel sheet or aluminum-zinc alloy-coated metal sheet.
 C. Provide flashing and trim as required to seal against weather and to provide finished appearance. Finish flashing and trim with same finish system as adjacent metal roof panels.
 D. Underlayment: Self-adhering, polyethylene-faced, polymer-modified, bituminous sheet, ASTM D1194, 40 mils thick.
 E. Slip Sheet: Rosin-sized building paper, 5 lb/100 sq. ft.
 F. Thermal Spacers: Where panels attach directly to purlins, provide thermal spacers recommended by panel manufacturer.
 G. Bituminous Coating: Cold-applied asphalt mastic, 56PC-Paint172, compounded for 15-mil dry film thickness per coat.
 3.1 INSTALLATION
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 PART 2 - PRODUCTS
 2.1 METAL ROOF PANELS
 A. Available Products:
 1. Fabrical Grade 3
 B. Roof Panel Type: Exposed-fastener, lap-seam metal roof panels.
 C. Metallic-Coated Steel Roof Panels: Fabricated from galvanized structural-steel sheet, ASTM A123/A123M, G90, or aluminum-zinc alloy-coated structural-steel sheet, ASTM A123/A123M, Class 1A250 coating designation, grade 40.
 1. Nominal Metal Thickness: 0.022 inch.
 2.2 ACCESSORIES
 A. Provide components required for a complete roof panel assembly including trim, fascia, clips, seam covers, flashings, sealants, gaskets, fillers, closure strips, and similar items.
 B. Flashing and Trim: Formed from 0.025-inch nominal thickness, zinc-coated (galvanized) steel sheet or aluminum-zinc alloy-coated metal sheet.
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 C.



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

GENERAL NOTES

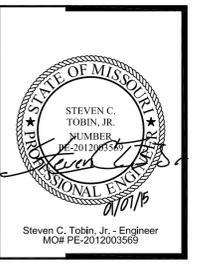
1. COORDINATE EXACT LOCATIONS OF ALL EQUIPMENT REQUIRING UTILITIES WITH CIVIL AND ARCHITECTURAL PLANS.
2. CONTACT UTILITY LOCATING SERVICE TO MARK EXACT LOCATIONS OF ALL EXISTING UTILITY LINES BELOW GRADE PRIOR TO BEGINNING SITE WORK.
3. CONCEAL ALL CONDUIT, CABLING, PIPING, ETC. BELOW GRADE OR INSIDE BUILDINGS. DO NOT SURFACE MOUNT ON EXTERIOR OF BUILDING/STRUCTURES.
5. E/C IS RESPONSIBLE FOR UPSIZING FEEDER AND BRANCH CIRCUIT CONDUCTORS AS REQUIRED TO COMPLY WITH VOLTAGE DROP REQUIREMENTS AS OUTLINED IN THE NEC.

SITE PLAN KEYED NOTES

- ① UNDERGROUND CONDUIT FROM METER TO UTILITY ARE TO BE INSTALLED BY OTHERS. CONTRACTOR TO FURNISH AND INSTALL SERVICE CONDUCTORS. REFER TO RISER DIAGRAM FOR ADDITIONAL INFORMATION.
- ② EXTEND AS DIRECTED BY UTILITY COMPANY.
- ③ REFER TO FLOOR PLAN SHEET FOR CONTINUATION INSIDE BUILDING.
- ④ EXACT ROUTING OF FEEDER TO BE DETERMINED IN THE FIELD.

JOB NUMBER	15049
ISSUE DATE	01/07/2016
REVISIONS	

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PARKVILLE ENGLISH LANDING RESTROOM
 CITY OF PARKVILLE, MO

Williams
Spurgeon
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Freshnock
Architects, Inc.
Missouri Certificate of Authority
#2003011262

pkmr
ENGINEERS

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MO State Certificate of Authority #E-2002020886

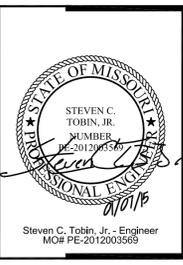
**SITE PLAN
MECHANICAL/
ELECTRICAL**

ME1.01

110 Armour Road North Kansas City, Missouri 64116 Tel: 816.300.4101 Fax: 816.300.4102

JOB NUMBER	15049
ISSUE DATE	01/07/2016
REVISIONS	

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Steven C. Tobin, Jr., Engineer
MO# PE-2012003569

GENERAL MECHANICAL NOTES

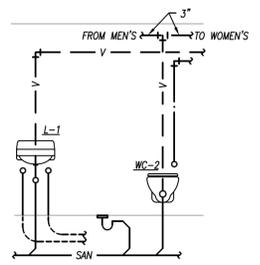
1. THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF THE DUCTWORK AND PIPING WITH THE POSITION AND LAYOUT OF THE STRUCTURE. THIS CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY OFFSETS, TURNS, RISES AND DROPS FOR AS NEEDED TO INSTALL THE SYSTEM TO CLEAR STRUCTURE AND OTHER SYSTEMS IN CONFLICT WITH PIPE ROUTING.
2. COORDINATE WORK WITH OTHER TRADES TO INSTALL SYSTEMS ABOVE CEILING HEIGHTS INDICATED ON ARCHITECTURAL PLANS.
3. NO SANITARY PIPING BELOW GRADE SHALL BE LESS THAN 2".
4. FOR INDIVIDUAL PIPING CONNECTIONS TO FIXTURES AND RISERS NOT SHOWN ON PLANS REFER TO RISER DIAGRAM AND PLUMBING FIXTURE SCHEDULE.
5. NO PIPING SHALL BE INSTALLED WHERE IT WILL BE SUBJECT TO FREEZING TEMPERATURES. COORDINATE EXACT ROUTING OF ALL PIPING WITH OTHER TRADES, EQUIPMENT AND PLUMBING FIXTURES.
6. ALL VENT PIPING IS SHOWN DIAGRAMMATIC. USE APPROPRIATE FITTINGS FOR VENT PIPING BELOW FLOOD RIM OF FIXTURE.
7. NOT ALL CLEANOUTS ARE SHOWN FOR DRAWING CLARITY. CONTRACTOR SHALL INSTALL ALL CODE REQUIRED CLEANOUTS. COORDINATE LOCATIONS WITH ARCHITECT.
8. PROVIDE CLEANOUTS IN ALL HORIZONTAL DRAINS WITHIN BUILDINGS NOT MORE THAN 100 FEET APART. BUILDING SEWERS SHALL BE PROVIDED WITH CLEANOUTS LOCATED NO MORE THAN 100 FEET APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANOUT. CLEANOUTS SHALL BE INSTALLED AT EACH CHANGE OF DIRECTION OF THE BUILDING DRAIN OR HORIZONTAL WASTE OR SOIL LINES GREATER THAN 45 DEGREES. WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A RUN OF PIPING, ONLY ONE CLEANOUT SHALL BE REQUIRED FOR EACH 40 FEET OF DEVELOPED LENGTH OF THE DRAINAGE PIPING. A CLEANOUT SHALL BE PROVIDED AT THE BASE OF EACH WASTE OR SOIL STACK. THERE SHALL BE A CLEANOUT NEAR THE JUNCTION OF THE BUILDING DRAIN AND THE BUILDING SEWER.

PLAN KEYED NOTES

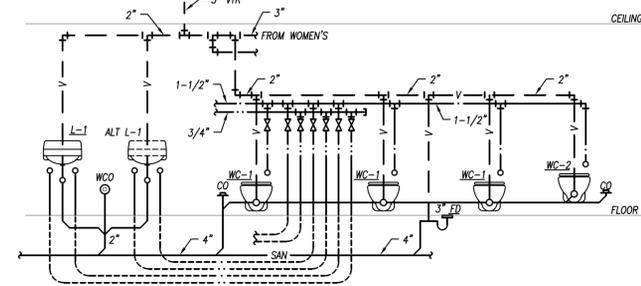
- 1 FURNISH AND INSTALL WALL CAP WITH BACKDRAFT DAMPER.
- 2 DOOR MAKE UP AIR LOUVER. REFER TO ARCHITECTURAL.
- 3 4" SANITARY. REFER TO CIVIL FOR CONTINUATION.
- 4 2" DOMESTIC WATER SERVICE. REFER TO CIVIL FOR CONTINUATION.
- 5 FURNISH AND INSTALL 2" DOUBLE CHECK BACKFLOW PREVENTER.
- 6 1/2" COLD WATER, 1/2" HOT WATER, 1-1/2" SANITARY, AND 1-1/4" VENT FOR CONNECTION TO LAVATORY.
- 7 PROVIDE PLUMBING ROUGH-IN AND CAP FOR FUTURE CONNECTION. RE: ALTERNATE BID #4.
- 8 ROUTE DOMESTIC HOT AND COLD WATER PIPING DOWN BELOW GRADE TO ASSOCIATED PLUMBING FIXTURE. PROVIDE ISOLATION VALVE IN RISER. LABEL EACH PIPE WITH FIXTURE SERVED.
- 9 FURNISH AND INSTALL DOMESTIC WATER HEATER SUSPENDED FROM STRUCTURE.
- 10 FURNISH AND INSTALL PLUMBING ROUGH-IN AND CAP FOR FUTURE CONNECTION. RE: ALTERNATE BID #3.

ALTERNATE BIDS

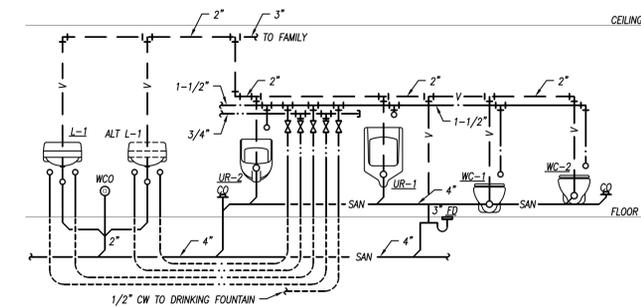
- ALTERNATE BID #3 - FURNISH AND INSTALL DRINKING FOUNTAIN. CONNECT TO PLUMBING ROUGH-IN.
- ALTERNATE BID #4 - FURNISH AND INSTALL ADDITIONAL LAVATORY L-1. CONNECT TO PLUMBING ROUGH-IN.
- ALTERNATE BID #5 - FURNISH AND INSTALL ELECTRIC HEATERS (EH-3, AND EH-4) IN MEN'S AND WOMEN'S RESTROOM.



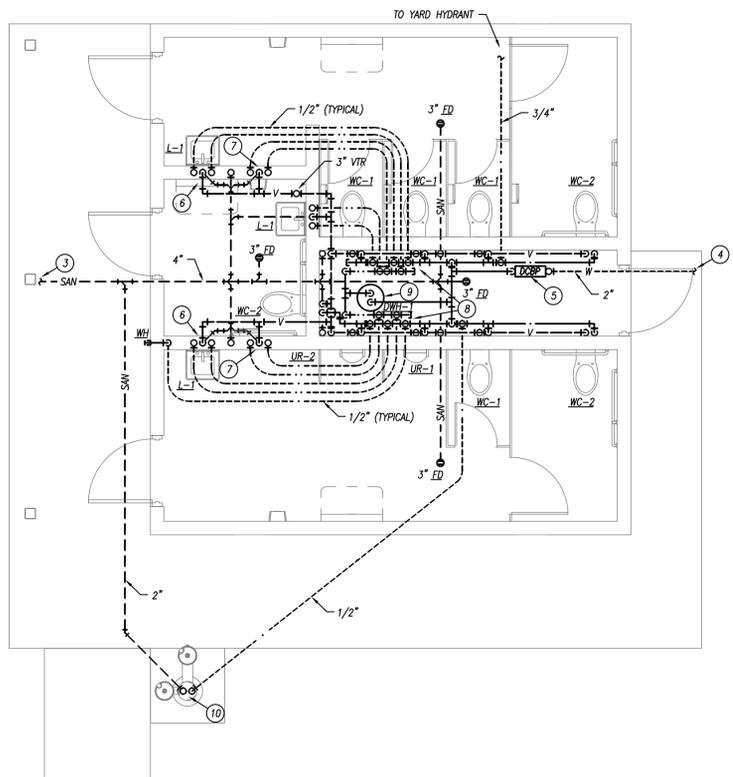
PLUMBING RISER DIAGRAM - FAMILY
NO SCALE



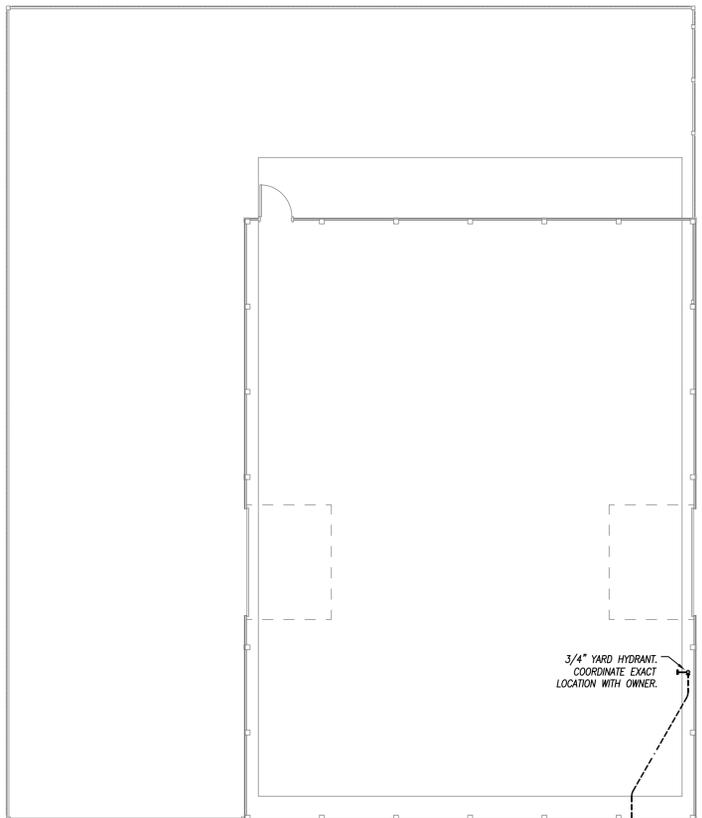
PLUMBING RISER DIAGRAM - WOMEN'S
NO SCALE



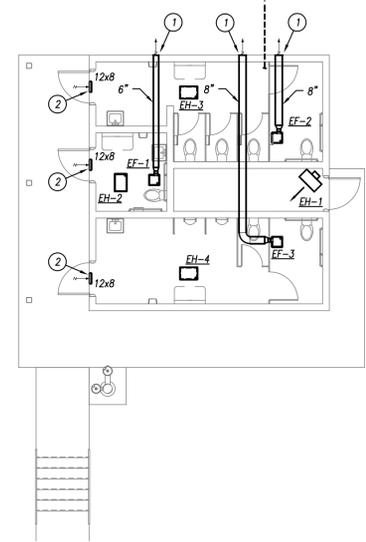
PLUMBING RISER DIAGRAM - MEN'S
NO SCALE



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



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



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PARKVILLE ENGLISH LANDING RESTROOM
CITY OF PARKVILLE, MO

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Missouri Certificate of Authority
#2003011262

FLOOR PLAN MECHANICAL
M1.01

110 Armour Road North Kansas City, Missouri 64116 Tel: 816.300.4101 Fax: 816.300.4102

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE MODEL	FIXTURE DESCRIPTION	FITTINGS AND TRIM		REMARKS	PLUMBING FIXTURE PIPE SIZES			
			FITTINGS MODEL	FITTINGS AND DESCRIPTION		WASTE	VENT	DCW	DHW
WC-1	AMERICAN STANDARD 2257.103	1.6 GALLON, WALL-MOUNTED FLUSH VALVE WATER CLOSET. SIPHON JET FLUSHING ACTION. TOP SPUD AND FLAT BOLT COVERS. WHITE VITREOUS CHINA ELONGATED BOWL. MOUNT TOP OF RIM AT 15" A.F.F. PROVIDE FACEPLATE AND FOOT SUPPORTS FOR HANGER AND ALL OTHER REQUIRED MOUNTING HARDWARE.	TOTO TE1GN3-32	EXPOSED WATER CLOSET FLUSH VALVE. CHROME-PLATED, HANDS FREE OPERATION. ECOPOWER SELF GENERATING POWER SYSTEM. 1" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 1.6 GALLON, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES. COORDINATE ROUGH IN HEIGHT WITH MANUFACTURER'S RECOMMENDATION.	---	4"	2"	1-1/4"	---
	CHURCH 9500C	WHITE, SOLID PLASTIC, OPEN-FRONT SEAT FOR ELONGATED BOWL. INTEGRAL BUMPERS. EXTERNALCHECK HINGES WITH STAINLESS STEEL POSTS.							
WC-2	AMERICAN STANDARD 2257.103	ADA-COMPLIANT, 1.6 GALLON, WALL-MOUNTED FLUSH VALVE WATER CLOSET. SIPHON JET FLUSHING ACTION. TOP SPUD AND FLAT BOLT COVERS. WHITE VITREOUS CHINA ELONGATED BOWL. MOUNT TOP OF RIM AT 17" A.F.F. PROVIDE FACEPLATE AND FOOT SUPPORTS FOR HANGER AND ALL OTHER REQUIRED MOUNTING HARDWARE.	TOTO TE1GN3-32	EXPOSED WATER CLOSET FLUSH VALVE. CHROME-PLATED, HANDS FREE OPERATION. ECOPOWER SELF GENERATING POWER SYSTEM. 1" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 1.6 GALLON, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES. COORDINATE ROUGH IN HEIGHT WITH MANUFACTURER'S RECOMMENDATION.	---	4"	2"	1-1/4"	---
	CHURCH 9500C	WHITE, SOLID PLASTIC, OPEN-FRONT SEAT FOR ELONGATED BOWL. INTEGRAL BUMPERS. EXTERNALCHECK HINGES WITH STAINLESS STEEL POSTS.							
UR-1	AMERICAN STANDARD 6561.017	WALL-HUNG URINAL. WHITE VITREOUS CHINA. 3/4" TOP SPUD. 1.0 GALLON SIPHON JET FLUSHING ACTION. MOUNT FIXTURE RIM AT 24" A.F.F. PROVIDE FLOOR-MOUNTED, HEAVY-DUTY TUBULAR STEEL UPRIGHTS, ADJUSTABLE CARRIER, PLATED HANGER, AND ALL OTHER REQUIRED MOUNTING HARDWARE.	TOTO TEU1GN-12	EXPOSED URINAL FLUSH VALVE. CHROME-PLATED, HANDS FREE OPERATION. ECOPOWER SELF GENERATING POWER SYSTEM. 3/4" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 1.0 GALLON, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES.	6	2"	2"	1"	---
UR-2	AMERICAN STANDARD 6561.017	ADA COMPLIANT, WALL-HUNG URINAL. WHITE VITREOUS CHINA. 3/4" TOP SPUD. 1.0 GALLON SIPHON JET FLUSHING ACTION. MOUNT FIXTURE RIM AT 17" A.F.F. PROVIDE FLOOR-MOUNTED, HEAVY-DUTY TUBULAR STEEL UPRIGHTS, ADJUSTABLE CARRIER, PLATED HANGER, AND ALL OTHER REQUIRED MOUNTING HARDWARE.	TOTO TEU1GN-12	EXPOSED URINAL FLUSH VALVE. CHROME-PLATED, HANDS FREE OPERATION. ECOPOWER SELF GENERATING POWER SYSTEM. 3/4" I.P.S. SCREWDRIVER BACK-CHECK ANGLE STOP WITH PROTECTIVE CAP. ADJUSTABLE TAILPIECE. 1.0 GALLON, VACUUM BREAKER FLUSH CONNECTION AND SPUD COUPLING FOR 1-1/2" TOP SPUD. PROVIDE WALL AND SPUD FLANGES.	6	2"	2"	1"	---
L-1	AMERICAN STANDARD 0355.012	ADA-COMPLIANT WALL-HUNG LAVATORY. 20"x18" WHITE VITREOUS CHINA BOWL WITH 4" BACK FOR USE WITH CONCEALED ARM HANGER. FAUCET HOLES ON 4" CENTERS. PROVIDE CONCEALED ARM CARRIER. COORDINATE MOUNTING HEIGHT WITH ARCHITECT.	TOTO TELSG3C-10	AUTOMATIC FAUCET, HANDS FREE OPERATION. ECOPOWER SELF GENERATING POWER SYSTEM. PROVIDE WITH COVER PLATE FOR SEAMLESS INSTALLATION. PROVIDE THERMOSTATIC MIXER INSTALLED BELOW SINK.	1,2,3,4,6	2"	2"	1/2"	1/2"
WH	ZURN 21310	EXPOSED, AUTOMATIC DRINKING, NON-FREEZE, ANTI-SIPHON WALL HYDRANT COMPLETE WITH INTEGRAL BACKFLOW PREVENTER. BRASS CASING, ALL-BRONZE INTERIOR PARTS. NON-TURNING OPERATING ROD WITH FREE-FLOATING COMPRESSION CLOSURE VALVE. REPLACEMENT BRONZE SEAT AND SEAT WASHER. COMBINATION 3/4" FEMALE AND 1" MALE IP INLET CONNECTION STANDARD. INCLUDES OPERATING KEY.	---	---	---	---	---	3/4"	---
YH	FREEZE FLOW	YARD HYDRANT: FULLY SELF CONTAINED, NO DRAIN, HEAVY DUTY BRASS HOSEBIB WITH PAUL GOOK, 1" GALVANIZED SCHED 40 STEEL PIPE RISER, S.S. CANSITER, 3/4" BRASS PIPE THREAD INLET, ASSE AND IAPMO APPROVED 1011 BACKFLOW PREVENTER WITH 3/4" BRASS GARDEN HOSE THREAD OUTLET, HOSE QUICK DISCONNECTOR AND 1052 BACKFLOW PREVENTER.	---	---	---	---	---	3/4"	---
DF	DRINKING FOUNTAIN ACORN ABC1500S-PF	ADA COMPLIANT DRINKING FOUNTAIN: OUTDOOR, PEDISTAL MOUNTED, BARRIER FREE, WITH PET FOUNTAIN. 18 GAUGE STAINLESS STEEL BOWL, POLISHED CHROME-PLATED BRASS BUBBLER, HEAVY DUTY, WELDED 12 GAUGE STAINLESS STEEL PEDESTAL WITH CORROSION AND SCRATCH RESISTANT FINISH.	---	---	---	---	---	---	---

- REMARKS:
- PROVIDE CHROME-PLATED BRASS TAILPIECE AND GRID DRAIN.
 - PROVIDE CHROME-PLATED BRASS P-TRAP.
 - PROVIDE LOOSE KEY STOPS AND FLEXIBLE RISERS.
 - PROVIDE CONCEALED ARM TYPE CARRIER WITH SQUARE, TUBULAR STEEL UP-RIGHTS AND BLOCK TYPE BASES.
 - INSULATE EXPOSED TAILPIECE, P-TRAP, AND WATER RISERS. REFER TO SPECIFICATIONS FOR INSULATION METHODS.
 - PROVIDE FLUSH VALVE HANDLE ON WIDE SIDE OF STALL.
 - PROVIDE HANDLE STOPS AND FLEXIBLE RISERS.
 - PROVIDE CHROME-PLATED BRASS TAILPIECE AND BASKET STRAINER.

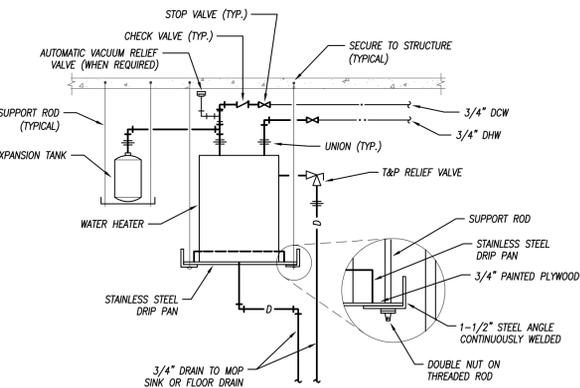
GENERAL NOTES (APPLICABLE TO ALL FIXTURES):

- ALL PUBLIC LAVATORIES AND SINKS SHALL BE PROVIDED WITH ANTI-SCALD ASSE 1016 LISTED VALVE ON HOT WATER SUPPLY.

MECHANICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

	SUPPLY DIFFUSER AND DIFFUSER CALLOUT (NECK SIZE, TYPE AND CFM)		THERMOSTAT
	RETURN GRILLE OR EXHAUST REGISTER		CONTROL WIRING
	SUPPLY AIR FLOW INDICATOR		INDICATES CONNECT TO EXISTING
	RETURN AND EXHAUST AIR FLOW INDICATOR		INDICATES ELEVATION
	DOMESTIC COLD WATER		SHUTOFF VALVE
	DOMESTIC HOT WATER		SHUTOFF VALVE IN RISER
	WASTE ABOVE GRADE OR FLOOR		BALANCING VALVE
	WASTE BELOW GRADE OR FLOOR		PIPING ELBOW UP
	PLUMBING VENT		PIPING ELBOW DOWN
	WATER SERVICE		PIPING TEE
	HOSE BIB		PIPING ELBOW
	WALL HYDRANT		PIPING TEE UP
	PLUMBING FIXTURE AND CALLOUT		PIPING TEE DOWN
	CLEAN OUT		INCREASE / REDUCER
	REDUCED PRESSURE BACKFLOW PREVENTER		UNION
	DOUBLE CHECK BACKFLOW PREVENTER		CAP
	FLUSH WALL CLEAN OUT		STRAINER
	FLUSH FLOOR CLEAN OUT		
	FLUSH GRADE CLEAN OUT		
	VENT THROUGH ROOF		CHECK VALVE
	MANHOLE		PRESS/ TEMP GAUGE WITH COOK
	FLOWLINE		PRESS/ TEMP GAUGE WITH COOK
	ABOVE FINISHED FLOOR		THERMOMETER
	BELOW GRADE		RELIEF VALVE
	ABOVE FINISHED GRADE		
	ABOVE GRADE		



WATER HEATER SCHEDULE - ELECTRIC

PLAN MARK	MANUFACTURER	MODEL NUMBER	GALLONS	# OF HTG. ELEMENTS	WATTS	RECOVERY @ 100°F RISE	VOLTAGE/ PHASE	REMARKS
DWH-1	A.O. SMITH	DEL	6.0	1	1,500	6.0	120 / 1	---

REMARKS:
1. ---

MECHANICAL SPECIFICATIONS

GENERAL MECHANICAL REQUIREMENTS

GENERAL REQUIREMENTS

- ALL WORK SHALL BE IN ACCORDANCE W/ LATEST EDITION OF INTERNATIONAL BUILDING, MECHANICAL & PLUMBING CODES, CODES AS ADOPTED BY CITY, COUNTY, STATE & ALL OTHER APPLICABLE CODES.
- FURNISH & INSTALL ALL LABOR & MATERIALS REQUIRED FOR COMPLETE, FUNCTIONING, MECHANICAL & PLUMBING SYSTEMS W/ ALL ASSOCIATED EQUIPMENT & APPARATUS AS SHOWN ON PLANS. "PROVIDE" MEANS TO FURNISH & INSTALL.
- OBTAIN & PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THIS WORK & SHALL MAKE ARRANGEMENTS FOR MODIFICATIONS TO WATER, GAS & SEWER CONNECTIONS TO BUILDING AS REQUIRED.
- ALL MATERIALS SHALL BE NEW & SHALL BARE UL LABEL WHERE APPLICABLE.
- VISIT SITE & OBSERVE CONDITIONS UNDER WHICH WORK WILL BE DONE. ANY DISCREPANCIES SHALL BE CALLED TO ARCHITECT'S ATTENTION. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN CONTRACT FOR ANY ERROR OR NEGLIGENCE ON CONTRACTOR'S PART.
- FINAL ACCEPTANCE OF WORK SHALL BE SUBJECT TO CONDITION THAT ALL SYSTEMS, EQUIPMENT, APPARATUS & APPLIANCES OPERATE SATISFACTORILY AS DESIGNED & INTENDED. WORK SHALL INCLUDE REQUIRED ADJUSTMENT OF SYSTEMS & CONTROL EQUIPMENT INSTALLED UNDER THESE SPECIFICATIONS.
- WARRANTY TO OWNER QUALITY OF MATERIALS, EQUIPMENT, WORKMANSHIP & OPERATION OF EQUIPMENT PROVIDED UNDER THESE SPECIFICATIONS FOR ONE YEAR FROM & AFTER COMPLETION OF BUILDING & ACCEPTANCE OF MECHANICAL SYSTEMS BY OWNER.
- ALL MATERIALS INSTALLED IN PLENUMS SHALL BE NONCOMBUSTIBLE OR HAVE FLAME/SMOKE INDEX OF NO MORE THAN 25/50 IN ACCORDANCE W/ ASTM E 84.
- ROOF PENETRATIONS - MADE BY AUTHORIZED ROOFING CONTRACTOR WHEN REQUIRED.

DIVISION 22 - PLUMBING

PIPING

A. SEE PIPING MATERIAL AND INSULATION SCHEDULE.

VALVES

- EQUIVALENT VALVES LISTED ON CURRENT COMPARISON CHARTS OF SPECIFIED VALVE MANUFACTURERS BY MILWAUKEE, STOCKHAM, POWELL, RED-WHITE, CRANE, APOLLO, MAELLER, MUSSCO, WATTS, HAYS, ROCKWELL-NORSTROM.
- BALL VALVES - 2" & UNDER - BRONZE FULL PORT W/ TEFLON SEATS, BRONZE BALL & INSULATED HANDLE.
- BALANCING VALVES - ARMSTRONG MODEL 30V 1 OR 30V 11, 125 PSI-WP AT 250 DEGREES F., METER CONNECTIONS W/ BUILT-IN CHECK VALVES SCREWED OR FLANGED ENDS. PROVIDE POLYURETHANE INSULATION COVER.
- CHECK VALVES - 2" & SMALLER SCREWED OR SOLDER BRONZE CHECK VALVE, 200 PSI-WOG/125 PSI-WSP, TEFLON OR BRONZE DISC & SEAT RING. 2-1/2" & LARGER FLANGED, ASTM 120 IRON BODY, BRONZE TRIMMED, 200PSI-WOG/125 PSI-WSP.
- BITTERLY VALVES - 3" & LARGER LEVER ASTM 1105 Q1 DRILLED & TAPPED FULL LOG BODY, 200 PSI-WOG, EXTENDED NECK, BRONZE DISC, STAINLESS STEEL STEM, FIELD-REPLACEABLE EPDM SLEEVE & STEM SEALS.

FIXTURES - SEE SCHEDULES

- FIXTURES: AMERICAN STANDARD, KOHLER, CRANE, ZURN, TOTO.
- FITTINGS & SUPPORTS: JOSAM, SMITH, WADE, ZURN, OR JONESPEC.
- SEATS: CHURCH, OLSONITE, BEAMS OR BENEWER.
- DRINKING FOUNTAINS: HALSEY TAYLOR, ELKAY, GASSIS, OR HANS.
- TRIM BY MOEN, DELTA, ELJER, KOHLER, AMERICAN STABARD, CRANE, SLOAN.
- FLUSHVALVES: SLOAN, ZURN, TOTO.
- CRANS BY WADE, ZURN, WOODFORD, SMITH, JOSAM.
- H. WALL HYDRANTS: JOSAM SERIES 71000 W/ CONNECTIONS FOR 1/2" PIPE & HOSE. NON-FREEZING W/ KEY, VACUUM BREAKER, LOCKING COVER. EQUIVALENT BY J.R. SMITH, WADE, WOODFORD OR ZURN.

EQUIPMENT - SEE SCHEDULES

- WATER HEATERS - STATE, RHEEM, NATIONAL, A.O. SMITH. PORCELAINIZED GLASSLINED TANK. COLD WATER INLET DROP TUBE. MAGNESIUM ANODE RODS. U.L. SEAL, 160 PSI, FACTORY TEMPERATURE & PRESSURE RELIEF VALVE. N.S.F. CONSTRUCTION, 3 YR WARRANTY.

EXECUTION

- PROVIDE UNIONS OR FLANGED JOINTS IN EACH PIPE LINE PRECEDING CONNECTIONS TO EQUIPMENT TO ALLOW REMOVAL FOR REPAIR OR REPLACEMENT. PROVIDE ALL SCREWED & CONTROL VALVES W/ UNIONS ADJACENT TO EACH CONNECTION. PROVIDE SCREWED END VALVES W/ UNION ADJACENT TO VALVE UNLESS VALVE CAN BE OTHERWISE EASILY REMOVED FROM LINE.
- AFTER PIPING IS IN PLACE TEST LINES TO INSURE NO LEAKS.
- ALL PIPING & EQUIPMENT SHALL BE SUPPORTED PROPERLY FROM STRUCTURE.
- ESCUTCHEONS - PROVIDE NICKEL-BRASS OR CHROME PLATED ON ALL EXPOSED PIPES WHEN PASSING THRU WALL OR CEILING OF FINISHED ROOMS.
- VERIFY FLOOR MATERIALS USED FROM ARCHITECTURAL PLANS & PROVIDE PROPER CLEANOUT TOPS, WHERE THEY OCCUR IN CARPET, QUARRY TILE, VINYL TILE OR CERAMIC TILE.
- PROVIDE WATER HAMMER ARRESTORS FOR ALL PLUMBING BANKS W/ FIXTURES UTILIZING FLUSH VALVES IN ANY CAPACITY. LOCATE ARRESTER BETWEEN LAST TWO FIXTURES SERVED ON BRANCH LINE.

DIVISION 23 - HVAC

GENERAL

- PROVIDE COMPLETE HVAC SYSTEM AS SHOWN ON DRAWINGS INCLUDING ALL NECESSARY EQUIPMENT, DUCTWORK, DIFFUSERS, GRILLES, & FILTERS. PROVIDE OPERATING & MAINTENANCE INSTRUCTIONS ON ALL EQUIPMENT.
- ALL HVAC WORK SHALL BE DONE IN STRICT ACCORDANCE W/ ALL REQUIREMENTS OF LOCAL BUILDING CODE, ASHRAE, NECA, NFPA & ALL OTHER APPLICABLE CODES HAVING JURISDICTION.

DUCTWORK

- HVAC DUCTWORK SHALL BE GALV SHEET METAL OF GAUGES & JOINT TYPES SPECIFIED IN SMACNA MANUAL. PROVIDE TURNING VANES IN ELBOWS.
- ALL DUCTWORK MUST BE SUPPORTED PROPERLY FROM STRUCTURE.

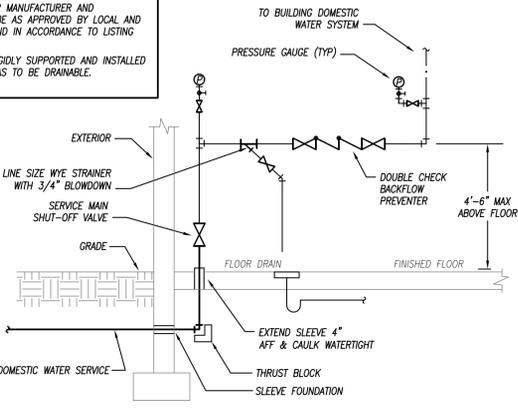
EQUIPMENT

- EXHAUST FANS - EQUIVALENT BY COOK, PENN, ACME, GREENHECK, JENNAIRE. PROVIDE W/ SPEED CONTROLS FOR ALL FANS LESS THAN 1/3HP TO BE FURNISHED TO E/C FOR MOUNTING AT FAN. PROVIDE W/ 14" MIN. CURB. PROVIDE GREASE TRIM & VENTILATED CURB EXTENSIONS FOR GREASE FANS.

EXECUTION

- COORDINATE W/ E/C TO PROVIDE ALL WIRING BETWEEN EQUIPMENT, DAMPERS, THERMOSTATS & ALL OTHER REQUIRED CONTROLS & DEVICES. PROVIDE ANY REQUIRED INTERFACES TO FIRE ALARM OR SIMILAR SYSTEMS.
- PROVIDE FACTORY-AUTHORIZED SERVICE START UP ON EQUIPMENT. TRAIN OWNER'S MAINTENANCE PERSONNEL ON STARTUP, SHUTDOWN, TROUBLESHOOTING, SERVICING, PREVENTIVE MAINTENANCE.

- NOTES:
- BACKFLOW PREVENTER MANUFACTURER AND INSTALLATION SHALL BE AS APPROVED BY LOCAL AND STATE AUTHORITIES AND IN ACCORDANCE TO LISTING OF DEVICE.
 - ALL PIPING TO BE RIGIDLY SUPPORTED AND INSTALLED IN SUCH A MANNER AS TO BE DRAINABLE.



PIPING MATERIAL & INSULATION SCHEDULE

SYSTEM	SIZE	MATERIAL	TYPE/SCHED	ACCEPTABLE FITTINGS		FIELD TEST PRESSURE/TIME		INSULATION	
				TYPE	THICKNESS	TYPE	THICKNESS		
DOMESTIC COLD WATER	1/2"-2-1/2"	COPPER OR PEX	L OR PEXA	SOLDER, PRO-PRESS, COLD EXPANSION - BRASS OR POLY	130 PSI - 1/2HR	FIBERGLASS W/ ASJ	1/2"		
DOMESTIC HOT WATER	1/2"-2-1/2"	COPPER OR PEX	L OR PEXA	SOLDER, PRO-PRESS, COLD EXPANSION - BRASS OR POLY	130 PSI - 1/2HR	FIBERGLASS W/ ASJ	1"		
DOM. HOT & COLD BELOW GRADE	1/2"-1-1/4"	COPPER OR PEX	K or PEXA	CONTINUOUS TUBING, BRASZED, COLD EXPANSION - BRASS OR POLY	130 PSI - 1/2HR	ELASTOMERIC	3/4" (HOT ONLY)		
SOIL & WASTE ABOVE GRADE	2"-8"	PVC	SCH. 40	SOLVENT JOINED	10 FT - 1/2HR	---	---		
SOIL & WASTE BELOW GRADE	2"-8"	PVC	SCH. 40	SOLVENT JOINED	10 FT - 1/2HR	---	---		
DRINKING FOUNT. DRAIN	ALL	---	---	---	---	ELASTOMERIC	1/2"		
DOM. WATER SERVICE BELOW GRADE	1"-3"	HDPE	DR 9	CONTINUOUS TUBING, FUSED	130 PSI - 1/2HR	---	---		

- NOTES
- ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
 - ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2007 REQUIREMENTS AT A MINIMUM.

ELECTRIC HEATER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	SERVICE	TYPE	CFM	KW	VOLTAGE	REMARKS
EH-1	MARKEL	5100 SERIES	CHASE	UNIT HEATER	400	5.0	240/1	1,2
EH-2	MARKEL	3380 SERIES	MENS	CEILING HEATER	175	4.0	240/1	1,3
EH-3	MARKEL	3380 SERIES	WOMENS	CEILING HEATER	175	4.0	240/1	1,3
EH-4	MARKEL	3380 SERIES	FAMILY	CEILING HEATER	175	4.0	240/1	1,3

- REMARKS:
- PROVIDE WITH INTEGRAL THERMOSTAT AND DISCONNECT.
 - PROVIDE WITH LOUVERED DIFFUSER, WALL, AND HEATER BRACKET.
 - PROVIDE WITH SURFACE MOUNT FRAME.

EXHAUST FAN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	AREA SERVED	FAN DATA				ELECTRICAL	MISC. CONTROLS	REMARKS	
				CFM	E.S.P. (IN)	HP	DRIVE				
EF-1	COOK	GN	WOMENS	300	0.375	---	DIRECT	---	120V / 1PH	---	1,2
EF-2	COOK	GN	MENS	300	0.375	---	DIRECT	---	120V / 1PH	---	1,2
EF-3	COOK	GN	FAMILY	70	0.375	---	DIRECT	---	120V / 1PH	---	1,2
EF-4	COOK			2,400	0.4	---	DIRECT	---	120V / 1PH	ON RISE 1-STAT	---

- REMARKS:
- UNIT SHALL BE PROVIDED WITH SOLID STATE SPEED CONTROL.
 - CONNECT TO LIGHTING CIRCUIT FOR POWER AND CONTROL.

DRAIN SCHEDULE

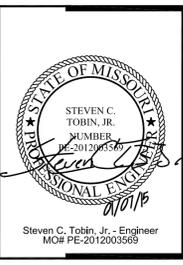
PLAN MARK	MANUFACTURER	MODEL NUMBER	SERVICE	TOP/GRADE SIZE	OUTLET SIZE	REMARKS
FD-1	WADE	1100-A	FLOOR DRAIN	6"	RE, PLANS	1,2

- REMARKS:
- PROVIDE WITH SATIN FINISH NICKLE BRONZE GRATE.
 - PROVIDE WITH TRAP SEAL, SURE SEAL OR APPROVED EQUAL.



JOB NUMBER	15049
ISSUE DATE	---
REVISIONS	01/07/2016

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PARKVILLE ENGLISH LANDING RESTROOM CITY OF PARKVILLE, MO

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MECHANICAL SCHEDULES AND DETAILS

M2.01

110 Armour Road North Kansas City, Missouri 64116 Tel: 816.308.4101 Fax: 816.308.4102

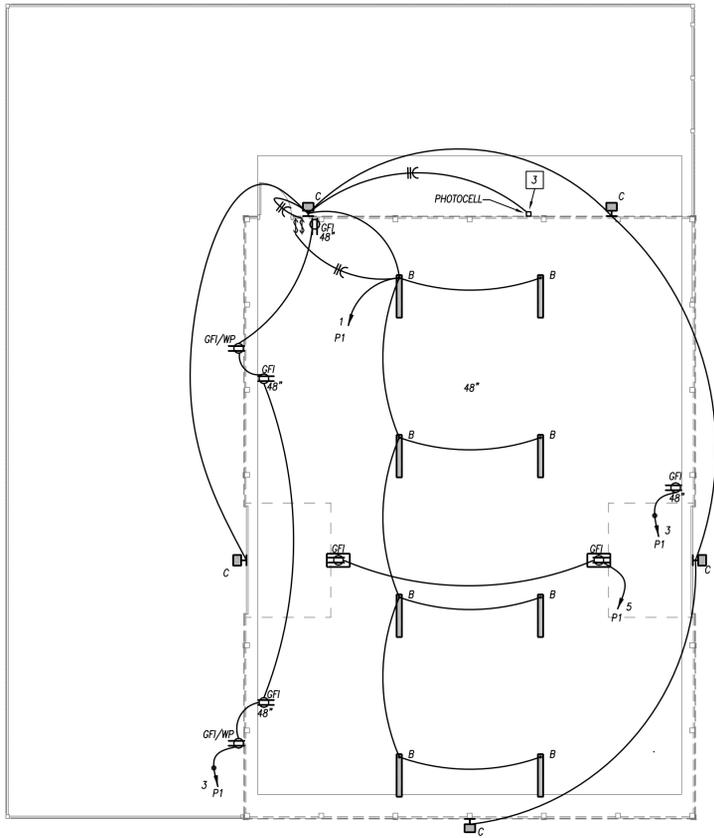
SINGLE-SECTION PANELBOARD SCHEDULE

DESCRIPTION	PHASE				CIRCUIT #	C/B				DESCRIPTION	
	A		B			TRIP		POLE			
	A	B	TRIP	POLE		TRIP	POLE	TRIP	POLE		
MAINTENANCE LIGHTS	566		20	1	1	2					ELEC HEAT EH-1
MAINTENANCE RECEPTACLES		1080	20	1	3	4					
MAINTENANCE OVERHEAD DOORS	360		20	1	5	6					ELEC HEAT EH-2
RESTROOM EXTERIOR LIGHTS		72	20	1	7	8					
RESTROOM INT LIGHTS	767		20	1	9	10					ELEC HEAT EH-3
RESTROOM RECEPTACLES		1080	20	1	11	12					
SPARE			20	1	13	14					ELEC HEAT EH-4
SPARE			20	1	15	16					
SPARE			20	1	17	18					WATER HEATER DWH-1
SPARE			20	1	19	20					
SPARE			20	1	21	22					
SPARE			20	1	23	24					
SPARE			20	1	25	26					
SPARE			20	1	27	28					
SPARE			20	1	29	30					
TOTALS	1693	2232								10000	8500

LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	1,405	1.25	1,756
RECEPTACLES	2,520	1.25	2,520
MOTORS	0	1.25	LARGEST + SUM OF REST
AIR CONDITIONING	0	0.00	0
SPACE HEATING	17,000	1.00	17,000
CONTINUOUS	1,500	1.25	1,875
NON-CONTINUOUS	0	1.00	0
MISC. LOADS 1	0	1.00	0
MISC. LOADS 2	0	1.00	0
SIZING LOAD:			23,151
SIZING LOAD (AMPS):			96

PHASE	VA	AMPS
A	11,693	97.4
B	10,732	89.4
TOTALS	22,425	93.4

REMARKS:
 1. CUTLER-HAMMER POW-R-LINE 1A PANEL OR EQUAL.
 2. SERVICE ENTRANCE RATED.
 3. NEMA 3R LOCKABLE ENCLOSURE. HINGED DOOR.
 ① PROVIDE HANDLE-TIES ON BREAKERS SERVING THE MAINTENANCE BUILDING.



GENERAL ELECTRICAL NOTES

1. ALL WORK SHALL COMPLY WITH LATEST EDITION OF THE NATIONAL ELECTRICAL CODE (NFPA 70) AND ALL LOCAL BUILDING CODES.
2. REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHTS OF ALL DEVICES NOT INDICATED OTHERWISE.
3. COORDINATE EXACT LOCATIONS OF ALL MECHANICAL EQUIPMENT, DUCT DETECTORS, ETC. WITH MECHANICAL CONTRACTOR.
4. LIGHT FIXTURES INDICATED AS EMERGENCY FIXTURES ARE TO FUNCTION AS NIGHT LIGHTS UNLESS SPECIFICALLY SHOWN SWITCHED.
5. COORDINATE EXACT NEMA CONFIGURATIONS OF RECEPTACLES SERVING EQUIPMENT WITH EXACT EQUIPMENT BEING FURNISHED.
6. ALL CIRCUITING TO BE CONCEALED IN WALL.

PLAN KEYED NOTES

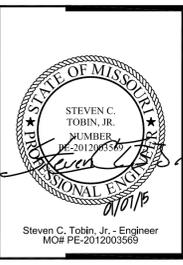
- 1 REFER TO SITE PLAN FOR CONTINUATION.
- 2 INSTALL PER UTILITY COMPANY STANDARDS.
- 3 MOUNT ABOVE THE LEVEL OF LIGHT FIXTURES ON NORTH FACE OF BUILDING FOR CONTROL OF EXTERIOR LIGHTS.
- 4 ROUTE THROUGH PHOTOCELL THIS BUILDING, THEN HOME RUN.
- 5 20 AMP TOGGLE-TYPE DISCONNECT WITH LOCKABLE HANDLE.

MOTION SENSORS

- Ⓜ CEILING-MOUNTED MOTION SENSORS: WATTSTOPPER DT-355 DUAL TECHNOLOGY (PASSIVE INFRARED AND ULTRASONIC) LINE-VOLTAGE CEILING SENSOR OR APPROVED EQUAL.
- GENERAL MOTION SENSOR NOTES:
 1. REFER TO SPECIFICATIONS FOR APPROVED EQUAL MANUFACTURERS.
 2. ALL MOTION SENSORS FOR ROOMS ARE TO BE SET FOR MANUAL-ON, AUTOMATIC-OFF OPERATION UNLESS OTHERWISE NOTED.

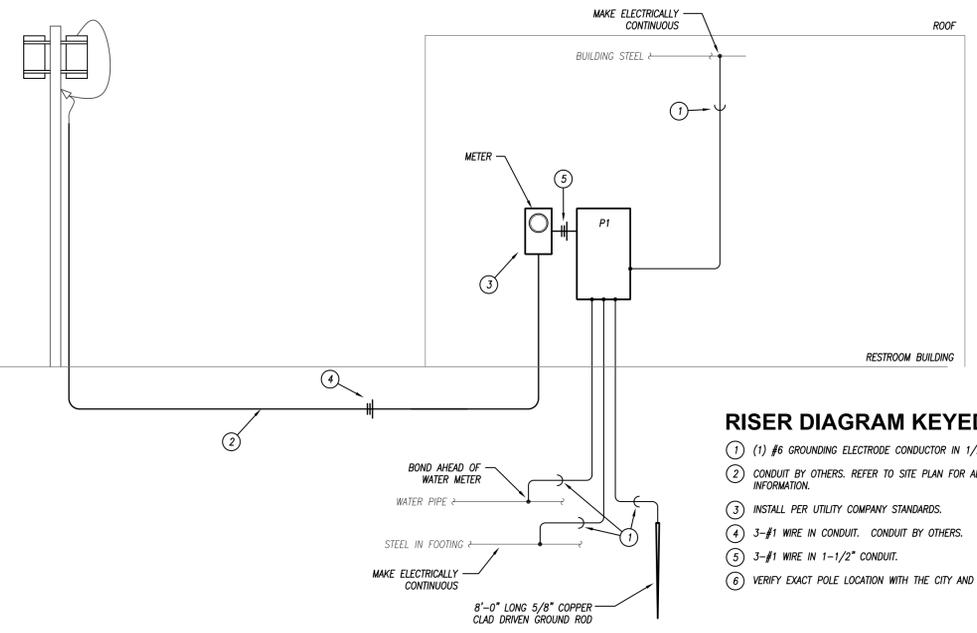
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PARKVILLE ENGLISH LANDING RESTROOM
CITY OF PARKVILLE, MO

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RISER DIAGRAM KEYED NOTES

- ① (1) #6 GROUNDING ELECTRODE CONDUCTOR IN 1/2" CONDUIT.
- ② CONDUIT BY OTHERS. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION.
- ③ INSTALL PER UTILITY COMPANY STANDARDS.
- ④ 3-#1 WIRE IN CONDUIT. CONDUIT BY OTHERS.
- ⑤ 3-#1 WIRE IN 1-1/2" CONDUIT.
- ⑥ VERIFY EXACT POLE LOCATION WITH THE CITY AND UTILITY COMPANY.

ELECTRICAL RISER DIAGRAM

NOT TO SCALE

FLOOR PLAN - ELECTRICAL
1/8" = 10"



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FLOOR PLAN ELECTRICAL
E1.01

ELECTRICAL SPECIFICATIONS

SECTION 16000 - ELECTRICAL REQUIREMENTS

GENERAL REQUIREMENTS

- A. ALL WORK SHALL BE IN ACCORDANCE W/ LATEST EDITION OF INTERNATIONAL BUILDING CODE, NATIONAL ELECTRICAL CODE, NFPA, CODES AS ADOPTED BY CITY, COUNTY, STATE & ALL OTHER APPLICABLE CODES.
- B. ALL MATERIALS & EQUIPMENT SHALL BE NEW & SHALL BEAR U.L. LABEL WHERE APPLICABLE. PROVIDE WATERPROOF EQUIPMENT ENCLOSURES WHERE REQUIRED.
- C. OBTAIN & PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THIS WORK & SHALL MAKE ARRANGEMENTS FOR MODIFICATIONS TO ELECTRICAL CONNECTIONS TO BUILDING AS REQUIRED.
- D. CONTRACTOR SHALL PROVIDE ALL LABOR & MATERIALS REQUIRED TO HAVE COMPLETE FUNCTIONING ELECTRICAL LIGHTING & POWER SYSTEMS TOGETHER W/ ALL ASSOCIATED EQUIPMENT & APPARATUS AS SHOWN ON PLANS.
- E. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT SHOWN, IT SHALL BE PROVIDED AS THOUGH FULLY SHOWN & SPECIFIED.
- F. CONTRACTOR SHALL VISIT SITE & OBSERVE CONDITIONS UNDER WHICH WORK WILL BE DONE. ANY DISCREPANCIES SHALL BE CALLED TO ARCHITECT'S ATTENTION. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION FOR ANY ERROR OR NEGLIGENCE ON CONTRACTOR'S PART.
- G. FINAL ACCEPTANCE OF WORK SHALL BE SUBJECT TO CONDITION THAT ALL SYSTEMS, EQUIPMENT, APPARATUS & APPLIANCES OPERATE SATISFACTORILY AS DESIGNED & INTENDED. WORK SHALL INCLUDE REQUIRED ADJUSTMENT OF SYSTEMS & CONTROL EQUIPMENT INSTALLED UNDER THESE SPECIFICATIONS.
- H. WARRANT TO OWNER QUALITY OF MATERIALS, EQUIPMENT, WORKMANSHIP & OPERATION OF EQUIPMENT PROVIDED UNDER THESE SPECIFICATIONS FOR ONE YEAR FROM & AFTER COMPLETION OF BUILDING & ACCEPTANCE OF MECHANICAL SYSTEMS BY OWNER.
- I. ALL MATERIALS INSTALLED IN FLENUMS SHALL BE NONCOMBUSTIBLE OR HAVE FLAME/SMOKE INDEX OF NO MORE THAN 25/50 IN ACCORDANCE W/ ASTM E 84.

SECTION 16100 - CONDUIT & CONDUCTORS

- A. FOLLOW CIRCUITING SHOWN ON PLANS. USE NO CONDUIT SMALLER THAN 1/2" & NO CONDUCTORS SMALLER THAN #12 GA. UNLESS NOTED OTHERWISE.
- B. WIRE SHALL BE IN NON-FLEXIBLE METALLIC CONDUIT (EMT, IMC OR RMC) FOR ALL CIRCUITS.
- C. MC CABLE ACCEPTABLE FOR FIXTURE WHIPS. DO NOT DASHY CHAIN LIGHT FIXTURES.
- D. CONDUIT INSTALLED BELOW GRADE OR IN BLOCK WALL CONSTRUCTION SHALL BE SCHEDULE 80 PVC HEAVY WALL PLASTIC CONDUIT MEETING NEMA STANDARDS & UL LISTED FOR UNDERGROUND & EXPOSED USE. PROVIDE GRS RADIUS BENDS & RISERS AS CONDUITS RISE ABOVE GRADE OR ABOVE FLOOR SLAB.
- E. PROVIDE INTERLOCKING SPACERS FOR MULTIPLE RUNS OF UC CONDUITS IN SAME TRENCH.
- F. LIGHTING & RECEPTACLE CIRCUIT CONDUCTORS SHALL BE COPPER THIN/THIN 600 VOLT, 75 DEG C, COLOR CODED AS DESCRIBED UNDER APPLICABLE CODES. NO ROMEX PLASTIC FLEX TUBING ETC PERMITTED. LIGHT FIXTURE WIRE INSULATION SHALL HAVE TEMP RATING NOT LESS THAN INDIVIDUAL FIXTURE MANUF RECOMMENDED RATING.
- G. CIRCUITS W/ NO. 8 OR LARGER CONDUCTORS, MOTOR CIRCUITS, POWER & FEEDER CIRCUITS & BUILDING SERVICE FEEDERS SHALL BE COPPER THIN/THIN 600 VOLT, 75 DEG C.
- H. ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE. PIPE SLEEVES, HANGERS & SUPPORTS SHALL BE FURNISHED & SET & CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER & PERMANENT LOCATIONS.

SECTION 16200 - GROUNDING

- A. SUPPLEMENT GROUNDING NEUTRAL OF SECONDARY DISTRIBUTION SYSTEM W/ EQUIPMENT GROUNDING SYSTEM, INSTALLED SO THAT METALLIC STRUCTURES, ENCLOSURES, RACKWAYS, JUNCTION BOXES, OUTLET BOXES, CABINETS, MACHINE FRAMES, PORTABLE EQUIPMENT & OTHER CONDUCTIVE ITEMS OPERATE CONTINUOUSLY AT GROUND POTENTIAL & PROVIDE LOW IMPEDANCE PATH FOR GROUND CURRENTS.
- B. SYSTEM SHALL COMPLY W/ NATIONAL ELECTRICAL CODE, DRAWINGS & AS SPECIFIED.
- C. PROVIDE EQUIPMENT GROUND BUS IN BASE OF LOW VOLTAGE, SWITCHGEAR BRAZED OR OTHERWISE ADEQUATELY CONNECTED BY AN APPROVED METHOD TO GROUND RODS.
- D. PROVIDE IN CONDUIT GREEN INSULATED COPPER GROUND CONDUCTOR TO MAIN METALLIC WATER SERVICE ENTRANCE & CONNECT BY MEANS OF ADEQUATE GROUND CLAMPS.
- E. EQUIPMENT GROUNDING CONDUCTORS FOR BRANCH CIRCUIT HOME RUNS SHOWN ON DRAWINGS SHALL INDICATE AN INDIVIDUAL & SEPARATE GROUND CONDUCTOR FOR THAT BRANCH CIRCUIT WHICH SHALL BE TERMINATED AT BRANCH CIRCUIT PANELBOARD, SWITCHBOARD, OR OTHER DISTRIBUTION EQUIPMENT.
- F. PROVIDE LOW VOLTAGE DISTRIBUTION SYSTEM W/ SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR FOR EACH SINGLE OR THREE-PHASE FEEDER. SINGLE PHASE 120 VOLT BRANCH CIRCUITS FOR LIGHTING & POWER SHALL CONSIST OF PHASE & NEUTRAL CONDUCTORS & GREEN GROUND CONDUCTOR INSTALLED IN COMMON CONDUIT WHICH SHALL SERVE AS GROUNDING CONDUCTOR.
- G. GROUNDING CONDUCTORS SHALL BE AS SHOWN ON PLANS OR IF NOT SPECIFICALLY SHOWN SHALL BE NO SMALLER THAN THAT REQUIRED BY NEC.

SECTION 16300 - ELECTRICAL EQUIPMENT

- A. JUNCTION BOXES & OUTLET BOXES SHALL BE GALVANIZED KNOCKOUT TYPE. LIGHTING FIXTURE BOXES IN CEILINGS SHALL NOT BE LESS THAN 4" OCTAGONAL KNOCKOUT TYPE. OUTLETS SHALL BE INSTALLED IN LOCATIONS SHOWN ON DRAWINGS EXCEPT OUTLETS MAY BE MOVED 4 FEET IN EITHER DIRECTION IF SO DIRECTED, WITHOUT ADDITIONAL COST. BOXES SHALL BE FLUSH MOUNTED ON WALLS FOR CONCEALED WORK. GANGABLE BOXES SHALL BE USED IN ALL OYBOARD SURFACES.

PANELBOARDS

- A. BRANCH CIRCUIT 208/240V PANELS SHALL BE CAPACITY SHOWN W/ TIN PLATED COPPER BUSSING & BRACED FOR MINIMUM OF 22,000A AIC OR AS OTHERWISE NOTED OR REQUIRED (SERIES RATED ACCEPTABLE). BOLT ON CIRCUIT BREAKERS. MINIMUM 20" WIDE WITH GALVANIZED STEEL ENCLOSURE WITH HINGED DOOR & KEYS LOCK. COORDINATE TRIM WITH MOUNTING LOCATION. PANELBOARD AND ENCLOSURE FOR EXTERIOR APPLICATION.
- B. EQUIVALENT BY SQUARE D, SIEMENS, OUTLET HAMMER, OR GE.

SECTION 16350 - ELECTRICAL IDENTIFICATION

- A. MANUFACTURED LABELS FOR EACH PANELBOARD. TYPEWRITTEN PANEL SCHEDULES MOUNTED IN PANELS.
- B. PRINTED TAPE STYLE LABEL FOR EACH RECEPTACLE INDICATING PANEL & CIRCUIT #.
- C. MANUFACTURED LABELS FOR ALL DISCONNECT SWITCHES INDICATING EQUIPMENT SERVED.
- D. BRANCH CIRCUITS - IDENTIFY EACH CIRCUIT W/ WIRE MARKERS WHEN ENCLOSURE LABEL AND WIRE COLORS DO NOT PROVIDE ENOUGH INFORMATION TO IDENTIFY EACH CIRCUIT WITHOUT TRACING. FEEDERS & BRANCH CIRCUIT HOME RUNS W/ WIRE MARKER W/ PANEL & CIR #. BOX COVERS ABOVE LAY-IN CEILINGS NEATLY MARKED W/ INDELEIBLE MARKER.

SECTION 16400 - WIRING DEVICES

- A. CONVENIENCE OUTLETS - SPEC GRADE 20 AMP DUPLEX W/ GROUND & SS WALL PLATES. OTHER OUTLETS SHALL BE VERIFIED W/ EQUIPMENT SUPPLIERS FOR PROPER NEMA CONFIGURATIONS. PROVIDE GFCI RATED DEVICES WHERE INDICATED AND AS REQ'D PER CODE.
- B. LIGHT SWITCHES - SPEC GRADE 20 AMP TOGGLE SWITCHES W/ SS WALL PLATES.
- C. WALL MOTION SWITCHES - SPEC GRADE, PIR, OVERRIDE.
- D. CEILING MOTION SWITCHES - SPEC GRADE, DUAL TECHNOLOGY, MODEL AS REQ'D BY ROOM CONFIGURATION, ALL NECESSARY POWER PACKS AND RELAYS.
- E. WALL MOTION SWITCHES (BATHROOM) - DUAL RELAY, SPEC GRADE, PIR, 2ND RELAY FOR OPERATION OF EXHAUST FAN DELAY.
- F. COLOR OF DEVICES AS DIRECTED BY ARCHITECT.
- G. EQUIVALENT DEVICES BY LEVITON, BRYANT, HUBBELL, WAITSTOPPER, LITHONIA, SENSOR SWITCH.

EXECUTION

- A. ALL OUTLETS, SHALL BE MOUNTED W/ BOTTOM AT 18" AFF & SWITCHES W/ BOTTOM AT 44" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE ON PLANS. REFER TO ARCH FOR OTHER REQUIRED ELEVATIONS AND CABINETS COORDINATION.

SECTION 16500 - LUMINAIRES, LAMPS & BALLASTS

- A. PROVIDE LIGHTING FIXTURES W/ LAMPS & ACCESSORIES REQ'D FOR HANGING. COORD MOUNTING OF LIGHTING FIXTURES W/ ARCHITECT & G/C. ADDITIONAL FIXTURE SUPPORTS SHALL BE PROVIDED BY E/C. SUPPORTS SHALL COMPLY W/ LATEST EDITION OF NEC. PROVIDE LIGHTING FIXTURE SECURING CLIPS AS REQUIRED. CONSULT ARCH PLANS FOR CEILING TYPES & PROVIDE SURFACE & RECESSED LIGHTING FIXTURES W/ APPROPRIATE MOUNTING COMPONENTS & ACCESSORIES.
- B. REFER TO LIGHTING FIXTURE SCHEDULE PLANS FOR FIXTURE TYPES.
- C. EQUIVALENT LUMINAIRES BY HUBBELL, INFINITY, LITHONIA, WILLIAMS, COLUMBA, EXTRONICS, LITEALARM, EXIDE.

LAMPS

- A. LAMPS SHALL BE TYPE RECOMMENDED BY FIXTURE MANUFACTURER. LAMP NONE ABOVE MANUFACTURER RECOMMENDED MAX WATTAGE.
- B. T-8 FLOOR - 32W, 7500R MIN, 4100 DEG K, 2900 APPROX INITIAL LUMENS
- C. EQUIVALENT LAMPS BY G.E., VENTURE, PHILLIPS OR SYLVANIA.

BALLASTS

- A. FLUORESCENT - ELECTRONIC, <20XTHD
- B. METAL HALIDE - PULSE START
- C. EQUIVALENT BY ADVANCE, G.E., MOTOROLA, OR MAGNETEK.

ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

	HOME RUN (2 #12, 1 #12 G UNLESS NOTED OTHERWISE)		DUPLEX RECEPTACLE		FIXED CAMERA
	INDICATES 2 PHASE, 1 NEUTRAL, AND 1 GROUND CONDUCTOR		LINE THRU DEVICE INDICATES ABOVE COUNTER		PAN/TILT/ZOOM CAMERA
	HOME RUN INDICATES SHARED CIRCUIT		DUPLEX RECEPTACLE WITH ISOLATED GROUND (SIMPLEX AND QUADPLEX SIMILAR)		PROXIMITY TYPE CARD READER
	HOME RUN DENOTES #10 CONDUCTORS THROUGHOUT CIRCUIT		QUADPLEX RECEPTACLE		SWIPE CARD READER
	OVERHEAD ELECTRICAL		SIMPLEX RECEPTACLE		BREAK GLASS DETECTOR
	UNDERGROUND ELECTRICAL		SPECIAL RECEPTACLE W/NEMA CONFIG AS NOTED		ELECTRIC STRIKE
	TELEPHONE CONDUIT		CEILING MOUNTED RECEPTACLE		SECURITY MOTION DETECTOR
	UNDERGROUND TELEPHONE CONDUIT		RECEPTACLE/DEVICE MOUNTED IN "TOMBSTONE"		KEYPAD / MAG LOCK
	UNDERGROUND CABLE TV CONDUIT		POKE-THRU W/DUPLEX RECEPTACLE		BUTTON / MAG LOCK
	UNDERGROUND DATA CONDUIT		POKE-THRU W/DATA RECEPTACLES		RELOCATED FIXTURE OR DEVICE EXISTING FIXTURE OR DEVICE
	FLUORESCENT LIGHT FIXTURE		POKE-THRU W/POWER AND DATA		ISOLATED GROUND FURNISH FIXTURE/DEVICE WITH WIREGUARD
	FLUORESCENT STRIP FIXTURE		SINGLE GANG FLOOR BOX (2, 3, 4 GANG SIMILAR)		WEATHER PROOF GROUND FAULT INTERRUPT
	SURFACE/RECESSED LIGHT FIXTURE		DIVIDED POWER POLE		EMERGENCY FIXTURE/DEVICE NIGHT LIGHT
	WALL-MOUNTED LIGHT FIXTURE		CLOCK RECEPTACLE		COORDINATE EXACT MOUNTING HEIGHT OF DEVICE TAMPER-PROOF DEVICE
	POLE-MOUNTED LIGHT FIXTURE		PLUG MOLD / WIRE MOLD AS SPECIFIED		CIRCUIT FOR DEVICE IS PROTECTED BY SHUNT TRIP BREAKER. RE: PANELBOARD SCHEDULES.
	EXIT LIGHT		JUNCTION BOX		INDICATES CONNECT TO EXISTING
	BATTERY-OPERATED EMERGENCY LIGHT (WALL MTD)		TELEPHONE OUTLET (SINGLE-GANG BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING)		REMOTE CONTROL SWITCH AS SCHEDULED
	BATTERY-OPERATED EMERGENCY LIGHT (CEILING MTD)		LINE THRU DEVICE INDICATES ABOVE COUNTER		TIMECLOCK - REFER TO PLANS FOR ASSOCIATED REMOTE CONTROL SWITCH
	WALL-MOUNTED COMBINATION EXIT LIGHT/BATTERY-OPERATED EMERGENCY LIGHT		DATA OUTLET (DOUBLE-GANG BOX WITH (2) 3/4" CONDUITS TO ABOVE ACCESSIBLE CEILING)		THERMOSTAT - ELECTRIC
	LIGHT SWITCH - SINGLE POLE		TELEPHONE/DATA OUTLET (DOUBLE-GANG BOX WITH (2) 3/4" CONDUITS TO ABOVE ACCESSIBLE CLC.)		PUSH BUTTON
	LIGHT SWITCH - 3-WAY		PHONE OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED - SEE DETAIL ON SHEET EXXX		MOTOR
	LIGHT SWITCH - 4-WAY		DATA OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED - SEE DETAIL ON SHEET EXXX		DISCONNECT SWITCH. SIZE, NUMBER OF POLES, AND FUSING AS INDICATED ON PLANS.
	LIGHT SWITCH - KEY		PHONE/DATA OUTLET WITH NUMBER OF PHONE/DATA JACKS AS INDICATED - SEE DETAIL ON SHEET EXXX		MAGNETIC MOTOR STARTER
	LIGHT SWITCH - DIMMER		COMBINATION DISCONNECT SWITCH / MOTOR STARTER		TOGGLE-TYPE DISCONNECT. FURNISH WITH THERMAL MOTOR PROTECTION WHERE SERVING FANS/PUMPS.
	LIGHT SWITCH - 3-WAY DIMMER		SURFACE PANELBOARD		RECESSED PANELBOARD
	LIGHT SWITCH - PILOT LIGHT		DISTRIBUTION PANELBOARD		SWITCHBOARD, FEEDER/MAIN CIRCUIT BREAKER SECTION AND DISTRIBUTION SECTION.
	LIGHT SWITCH - 2 POLE				
	WALL-MOUNTED MOTION SWITCH				
	CEILING-MOUNTED MOTION SWITCH				

LIGHT FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LAMP NUMBER / DESCRIPTION	VOLTAGE	REMARKS
A	KENALL	CC SERIES	9" x 12" AND 4'-0" LONG CORNER MOUNTED FIXTURE, FULLY ENCLOSED CLAMSHEL DESIGN. ONE-PIECE DIE-FORMED STEEL HOUSING. HEAVY GAUGE INTERNAL PIANO HINGE. CLEAR HIGH-IMPACT ACRYLIC LENS. INTERNAL LED DRIVER.	ONE (1) 45 WATT, 3240K LUMEN, LED MODULE. 4000K COLOR TEMPERATURE.	120	1
B	WILLIAMS	SERIES 77	4'-0" LONG SPECIFICATION-GRADE STRIP FIXTURE. CHAIN MOUNT FROM CEILING AT 8-6" A.F.F. ALL PARTS PAINTED WHITE AFTER FABRICATION. ELECTRONIC BALLAST.	TWO (2) 32 WATT 48" T8 LINEAR FLUORESCENT.	120	1,2
C	LUMARK	CROSSTOUR	SMALL-SCALE, LOW-PROFILE EXTERIOR WALL-MOUNTED FIXTURE. ONE-PIECE, DIE-CAST ALUMINUM HOUSING. IMPACT-RESISTANT, TEMPERED GLASS LENS. FORWARD THROW OPTICS WITH FULL CUTOFF PERFORMANCE. INTEGRAL LED DRIVER WITH HEAT SINK. POWDER COAT FINISH DARK BRONZE - COORDINATE WITH ARCHITECT/BUILDING OWNER. UL LISTED MET LOCATION.	ONE (1) 18 WATT, 1523 LUMEN, LED MODULE. 3500K COLOR TEMPERATURE.	120	1
D	HUBBELL	VAPORTITE VL15 SERIES	ROUGH LOCATION FIXTURE. FULLY ENCLOSED AND CASKETED. VOLTAGE CAST ALUMINUM BODY. VL15LG TEMPERED, FROSTED GLASS GLOBE. FURNISH IN WALL ARM MOUNT CONFIGURATION (WV-1) WITH OPTIONAL CAST ALUMINUM GUARD (VCG-15). INTEGRAL LED DRIVER. NEMA 3,4 RATING.	ONE (1) 18.7 WATT, 1073 LUMEN, LED MODULE. 5000K COLOR TEMPERATURE.	120	1

REMARKS:

- FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.
- FURNISH FIXTURE WITH WIRE GUARD.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):

- ALL FIXTURES UTILIZING LINEAR FLUORESCENT LAMPS SHALL COMPLY WITH NEC 410.130(G) REQUIREMENTS FOR DISCONNECTING MEANS. CONTRACTOR SHALL SUPPLY SAME IF NOT STANDARD ON FIXTURE.
- ALL BALLASTS FOR FLUORESCENT FIXTURES SHALL BE ELECTRONIC PROGRAMMED START.
- REFER TO SPECIFICATIONS FOR LAMP COLOR TEMPERATURES NOT LISTED ON SCHEDULE. FLUORESCENT LAMPS ARE GENERALLY 4100K.
- ALL FIXTURES SHALL BE IC RATED OR PROVIDED WITH INSULATION SHIELDS WHEN INSTALLED IN INSULATED AREAS OF THE TRUSS SPACE.
- FOR ALL FIXTURES INSTALLED IN RATED ASSEMBLIES, FURNISH AND INSTALL APPROVED FIRE BARRIER (E.Z. BARRIER OR TENMAT FF109 SERIES) OVER FIXTURE TO MAINTAIN 1 HOUR CEILING ASSEMBLY RATING.

JOB NUMBER
- 15049 -
ISSUE DATE
- 01/07/2016 -
REVISIONS

Williams Spurgeon
Kuhl & Freshnock
Architects, Inc. © 2015



Steven C. Tobin, Jr., Engineer
MO# PE-2012003569

PARKVILLE ENGLISH LANDING RESTROOM
CITY OF PARKVILLE, MO

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DETAILS
ELECTRICAL

E2.01

pkmr
ENGINEERS

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13301 W 98TH STREET
LENEXA, KS 66156
913.492.2400 WWW.PKMRNG.COM
Mo State Certificate of Authority #E-2002020886



Staff Analysis

- Agenda Item:** 5.A
- Application:** Adoption of Board of Zoning Adjustment Bylaws & 2016 Meeting Dates
- Case No:** BZA16-02
- Exhibits:** A. This staff report
- By reference:** A. The Parkville Municipal Code Title IV, Zoning Code, Section 480.020, subsections C & E. Meetings/Rules And Bylaws.
<http://www.ecode360.com/27902829>

Overview

The City of Parkville Municipal Code **Section 480.020 Procedures, Subsection C. Meetings:** states that all meetings of the Board shall be open to the public, and the Board shall hold regular meetings and special meetings, as necessary, in accordance with the provisions of RSMo. Chapter 610, which may from time to time, be amended. Regular meetings shall be held on a regularly scheduled date as adopted by the Board of Zoning Adjustment. Additional meetings may be held at the call of the Community Development Director or his/her designee or at such other times as the Board may deem appropriate. Any meeting of the Board of Zoning Adjustment may be omitted if there are no items on an agenda to justify the expense of holding the meeting. Any meeting of the Board of Zoning Adjustment may be rescheduled, as may be necessary.

In addition the City of Parkville Municipal Code **Section 480.020 Procedures, Subsection E. Rules and Bylaws:** states that the Board of Zoning Adjustment shall adopt rules in accordance with the provision of any ordinance adopted pursuant to Sections 89.010 to 89.140, RSMo., as amended.

Analysis and Comments

Staff has reviewed the City of Parkville’s Municipal Code, including but not limited to, Title IV, Chapter 480 Board of Zoning Adjustment. Based on the information received to-date, the primary considerations for adoption are consistent with the previously approved Planning and Zoning Commission bylaws and meeting dates.

With the last Board of Zoning Adjustment meeting dated 7-29-2015, the Board had agreed upon Tuesday evening meetings as stated in the minutes. Meetings are to be held in the City of Parkville’s Municipal Court Room at 5:30pm. The Board of Aldermen meets the 1st and 3rd Tuesdays of the month, and the Planning and Zoning Commission meets on the 2nd Tuesday of each month. This leaves the 4th Tuesday of every month available for Board of Zoning Adjustment meetings. The time of 5:30pm has been set aside for adoption for the meeting to start due to the Nature Sanctuary generally meets as well on the 4th Tuesday of the month at 7:00pm.

Deadlines for applications to be presented to the Board of Zoning Adjustment were determined by the time-frames needed for staff review of the application as well as the public notice requirements.

Standards of Review

The bylaws and meetings dates are to be approved and adopted by the Board of Zoning Adjustment based on the following standards of review:

1. **The extent to which the adoption conforms to the City's Municipal Code and requirements herein.**
2. **The extent to which the adoption conforms to the goals and objectives of the Board of Zoning Adjustment as well as the Community Development Department and City staff.**

Staff Conclusion and Recommendation

Staff concludes that the proposed adoption substantially conforms to the City of Parkville's Municipal Code Chapter 480 Board of Zoning Adjustment. Further, the proposed adoption conforms to the goals and objectives of the City of Parkville's Community Development Department and staff to be in compliance with the adopted City of Parkville's Municipal Code. Staff recommends approval and adoption of the Board of Zoning Adjustment bylaws and the 2016 meeting dates as proposed.

Necessary Action

Following consideration of the proposed bylaws and 2016 meeting dates adoption and supporting information, the factors discussed above and any information presented at the meeting, the Board of Zoning Adjustment should approve, approve with conditions, deny, or postpone the adoption. If approved subject to conditions, the conditions should be noted for the record.

2-4-16

Kelly Yulich
Assistant to the
Community Development Department



BYLAWS AND PROCEDURES
Of the
CITY OF PARKVILLE, MISSOURI
BOARD OF ZONING ADJUSTMENTS
Adopted by the Board of Zoning Adjustments on 2-10-16

CITY OF PARKVILLE • 8880 Clark Avenue • Parkville, MO 64152 • (816) 741-7676 • FAX (816) 741-0013

I. AUTHORITY AND POWERS

The authority and powers of the Parkville Board of Zoning Adjustment are those set forth in RSMo, Chapter 89 and amendments and supplements thereto, and those powers and duties delegated to the Board of Zoning Adjustment by the Board of Aldermen for the City of Parkville as set forth in Title IV of the City Code of Ordinances.

Those powers and duties include:

- a. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this Title.
- b. To hear and decide special exceptions to the terms of this Title or other matter upon which such Board is required to pass under this Title.
- c. To authorize upon appeal in specific cases such variance from the terms of this Title as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this Title will result in unnecessary hardship, and so that the spirit of the Zoning Code shall be observed and substantial justice done.
- d. To perform all other functions of the Board of Zoning Adjustment and Board of Adjustment pursuant to State Law and the Parkville Municipal Code.

II. ORGANIZATION AND STRUCTURE

a. MEMBERSHIP

The Board and Zoning Adjustment consists of five (5) members who shall be residents of the City and three (3) alternates, each shall be appointed to serve in the absence, abstention or the disqualification of the regular members. Appointments are made by the Mayor, with the consent of the Board of Aldermen, for service on the Board and Zoning Adjustment. Appointments shall be for a period of five (5) years, except when appointed to fill a vacancy of an unexpired term. All board members shall serve without pay or remuneration of any sort. Vacancies shall be filled by appointment of the Mayor with approval by the Board of Aldermen for the unexpired term(s). Any member may be removed by the Board of Aldermen for cause stated in writing and after a public hearing.

b. OFFICERS AND HOW ELECTED

The Board of Zoning Adjustment shall elect a Chairperson, Vice Chairperson and Secretary from among its citizen members. The terms of the Chairperson, Vice Chairperson and Secretary shall be for one (1) year with eligibility for re-election.

c. PRESIDING OFFICER

1. The Chairman or, in his absence the Vice Chairman, shall preside over all meetings and hearings of the Board. In the absence of both the Chairman and Vice Chairman, the Secretary shall preside over the Board.
2. The presiding officer shall administer oaths of truthfulness, take evidence, enter discussions and vote on all matters coming before the Board.
3. The presiding officer shall decide all points of order and procedure, subject to these rules, unless otherwise directed by the majority of the members of the Board present.
4. The Chairman shall appoint members to serve on any subcommittees of the Board.

d. COMMISSION STAFF LIAISON

1. The Community Development Director, or designated representative, shall serve as the Staff Liaison to the Board of Zoning Adjustment and shall provide the staff necessary to carry out the duties and responsibilities of the Board. The Community Development Director may

- appoint a member of his/her staff to serve as the Recorder of the meeting minutes. All references in these rules to the Staff Liaison shall include the Director of Community Development or his/her appointed staff or designees.
2. The Staff Liaison shall process all applications that are to be brought before the Board and, in doing so, guide the applicant through the proper procedures of the applicable ordinances, regulations or requirements.
 3. The Staff Liaison shall be responsible for all routine correspondence and provide for the proper presentation of matters coming before the Board, including preparation of the official agenda.
 4. The Staff Liaison shall attend all official meetings and hearings of the Board, keep the minutes, compile records, maintain files, and make available current ordinances, maps, and other pertinent information relating to the duties of the Board.

III. MEETINGS

a. OPEN MEETINGS

All meetings of the Board shall be open to the public and comply with the state's open meeting laws, and shall be conducted generally according to Robert's Rules of Order.

b. MEETINGS

The Board shall meet at the time and place set by resolution of the Board of Zoning Adjustment, unless otherwise specified in official public notices. In the event that no business comes before the Board for a specific meeting, the Community Development Director or his/her designee may elect to cancel the regular meeting and notify all members of such cancellation within 24 hours of the meeting time.

c. SPECIAL MEETINGS

Special meetings may be called by the Community Development Director or his/her designee when required to act upon matters before the Board, provided at least fifteen (15) days' notice is delivered to each member of the Board and to the public by posting such notice in a conspicuous place within the Parkville City Hall and on the subject property if applicable. Such notice shall specify the subject, time and place for such special meeting. Only the subject contained in the notice may be considered at such special meetings.

d. ADJOURNED MEETINGS

Meetings may be adjourned to a specified date, time, and place. In order to adjourn such meetings, a quorum need not be present; however, the notice provisions of special meetings shall apply if a quorum is not present.

e. QUORUM

Attendance by a quorum of three (3) Board of Zoning Adjustment members or alternates shall be required for a meeting to be held.

f. VOTING

An affirmative vote of a majority of the members present is required to pass any motion. The passage of a resolution requires a majority vote of the full membership of the Board of Zoning Adjustment. The presiding officer may call for a roll call vote and the minutes shall reflect such votes.

g. AGENDA

An official agenda generally following the "ORDER OF BUSINESS" shall be made available for all regular meetings and the presiding officer shall generally adhere to said agenda unless it is amended or revised by consent of the majority of the Board members present.

h. ORDER OF BUSINESS

1. Call to order by presiding officer.
2. Roll call to determine quorum.
3. Acceptance of the agenda.
4. Consideration of minutes from previous meeting(s).
5. Introductions/announcements
6. Public hearings
7. Other business including reports from special committees, CLARB, Planning & Zoning Commission, Board of Aldermen and/or Staff
8. Adjournment, or
9. Adjournment for continuance of any unfinished business to the next regular or special meeting.

i. DISPOSITION

All items coming before the Board as agenda items shall be acted upon on the day presented or heard and such action shall be one of the following:

1. Denial;
2. Approval;
3. Continuance;
4. Recommended to Board of Aldermen for approval; (if needed)
5. Recommended to Board of Aldermen for disapproval (denial); or
6. Taken under advisement

j. ATTENDANCE

Any member of the Board of Zoning Adjustment that is absent for three consecutive meetings without making prior arrangements shall be deemed to have resigned from the Board of Zoning Adjustment. A replacement member shall then be appointed by the mayor and approved by the Board of Aldermen.

IV. PROCEDURES

a. OFFICE PROCEDURES

1. Records and Files

Minutes shall be maintained for all Board meetings and such minutes shall be filed in the office of Community Development. All maps, charts, materials, documents, reports and correspondence shall be carefully maintained and preserved in accordance with the retention schedules set by the Missouri Secretary of State's Office and using office procedures compatible with the permanence and importance of such documentation. Security shall be provided to prevent any loss or unauthorized alteration.

2. Collection of Fees

Each application or activity coming before the Board that requires a fee by law shall be accompanied by suitable payment, payable to the City of Parkville and accepted by the Staff Liaison before placed on the official agenda. The amounts and methods of payment of fees shall be in accordance with schedules and ordinances established or authorized by the Board of Aldermen.

b. PUBLIC HEARING PROCEDURES

1. **Legal Notice.** The Department of Community Development is responsible for assuring all legal notices relating to this Board are duly published according to law.
2. **Order of Appearance of Hearing.** The order of hearing for each case shall be:
 - a) Open public hearing.
 - b) Staff reports:
 1. Community Development Director or representative.
 2. Public Works Director or representative, if applicable.
 3. Reports from other departments or public entities, if applicable.
 - c) Applicant's report
 - d) Report of proponent(s)
 - e) Report of opponent(s)

- f) Close public hearing.
 - g) Motion to dispose.
3. **Citizen Presentation.** All persons appearing before the Board shall stand where directed and state their name and address for the record. Any person who wishes to question testimony or otherwise comment on an issue at hand shall first be recognized by the Chairman and shall direct their questions and comments to the Board. No cross-examination of witnesses by anyone other than Board members shall be allowed unless specifically authorized by the presiding officer.
 4. **Time Limits for Presentations.** The presiding officer may limit the time any presenter, citizen, or witness has to state his/her case. Every effort shall be made to permit the development of all pertinent facts and to provide for the preservation of a fair and impartial hearing.
 5. **Board Presentation.** No member of the Board shall make the initial presentation on behalf of any applicant unless the member is the applicant. However, a Board member may offer testimony on behalf of an applicant after that Board member has disqualified themselves from the Board.
 6. **Member Disqualification.** A member shall disqualify themselves and not participate in discussion or vote on any application in which the member, his employer, or any member of his immediate family has or have had any financial interest whatsoever. Any member affected by this regulation shall disqualify themselves prior to the presentation of the application. A member who disqualifies themselves shall remove themselves from the room and not listen to the discussion nor return until the disposition of the item.
 7. **Postponement or Tabling of Hearing.** The hearing of any application may, upon request by the applicant, be postponed or may be tabled and such tabling or postponement may be granted by the Chairman of the meeting, provided that after the granting of two such postponements the members may vote to dismiss the subject application without prejudice. In such case that the applicant chooses to pursue the application, they must re-file it according to the requirements of the zoning ordinance or subdivision regulations.
- c. **PROCEDURE FOR STAFF INITIATED AGENDA ITEMS**
- Staff initiated agenda items shall be placed on the agenda by the Community Development Director and acted upon in accordance with these Rules and Procedures. Such items may be presented directly by staff or may be referred to the Board by the Board of Aldermen.
- e. **BOARD OF ZONING ADJUSTMENT SUPPORT AT BOARD LEVEL**
- On matters of major importance that are acted on by the Board of Zoning Adjustment and transmitted to the Board of Aldermen, it is appropriate to attend the Board of Aldermen meetings when such items are discussed to provide support of the Board of Zoning Adjustment action and recommendation.
- f. **ETHICAL PRINCIPLES OF THE PARKVILLE BOARD OF ZONING ADJUSTMENT AND STAFF**
- The Parkville Board of Zoning Adjustment has officially adopted the following principles to govern the conduct of its business. Should any questions arise about the interpretation and application of any of these principles, staff or the city attorney should be consulted.
1. **Serve the Public Interest.** The primary obligation of Board of Zoning Adjustment members and Community Development staff is to serve the public interest.
 2. **Support Citizen Participation in Adjustments.** Members and staff should encourage a forum for meaningful citizen participation and expression in the adjustments process and assist in clarifying community goals, objectives and policies.
 3. **Recognize the Comprehensive and Long-Range Nature of Adjustments Decisions.** Board of Zoning Adjustment members and planning staff must seek to balance and integrate physical (including historical, cultural, and natural), economic, and social characteristics of the community or area affected by adjustment decisions by gathering all relevant facts, considering responsible alternative approaches, and evaluating the means of accomplishing

- them. Board of Zoning Adjustments members and the Community Development staff should expressly evaluate foreseeable consequences before making a recommendation or decision.
4. **Expand Choice and Opportunity for All Persons.** Board members and the Community Development staff should strive to make decisions that increase choice and opportunity for all persons; recognize a special responsibility to plan for the needs of disadvantaged people; and urge that policies, institutions and decisions that restrict choices and opportunities be changed.
 5. **Facilities Coordination through the Adjustments Process.** Board of Zoning Adjustment members and the Community Development staff should strive to ensure that individuals and public and private agencies likely to be affected by a prospective adjustment decision receive adequate information far enough in advance of the decision to allow their meaningful participation.
 6. **Avoid Conflict of Interest.** Reference City of Parkville Municipal Code Chapter 107 Code of Ethics: To avoid conflict of interest and the appearance of impropriety, Board of Zoning Adjustment members who may receive some private benefit from a public adjustment decision must not participate in that decision. The private benefit may be direct or indirect, create a material personal gain, or provide an advantage to an immediate relation.
 7. **Render Thorough and Diligent Adjustment Service.** Should a Board of Zoning Adjustment member or members of staff believe he/she can no longer render service in a thorough and diligent manner, he/she should resign from the position. If a member has not sufficiently reviewed relevant facts and advice affecting a public adjustment decision, the member should not participate in that decision.
 8. **Not Seek or Offer Favors.** Board of Zoning Adjustment members and staff must not directly or indirectly solicit any gift or accept or receive any gift (whether in money, services, loans, travel, entertainment, hospitality, promises, or in some other form) under circumstances in which it could be reasonably inferred that the gift was intended or could reasonably be expected to be intended to influence them in the performance of their duties or that it was intended or could reasonably be construed to be intended as a reward for any recommendation or decision on their part.
 9. **Not Disclose or Improperly Use Confidential Information for Financial Gain.** Board of Zoning Adjustment members and staff must not disclose or use confidential information obtained in the course of their adjustment duties for financial or other gain.
 10. **Ensure Full Disclosure at Public Hearings.** Board of Zoning Adjustment members and staff members must ensure that the presentation of information on behalf of any party to an adjustment question occurs only at the scheduled public hearing on the question, not in private, unofficially, or with other interested parties absent. The official must make ex-parte information (received in mail, by telephone, or other communication) regarding the issue part of the public record.



Board and Zoning Adjustment 2016-2017 Meeting Dates and Deadlines

Board Meeting Dates	Board of Alderman Dates (If applicable)	Application Deadline Dates
4 th Tuesday of the Month at 5:30pm in the Municipal Court Room. Special Use Exceptions; Special Yard and Height Exceptions; Variances; Lapse of Special Exception or Variance	1 st Tuesday of the Month at 7:00pm in the Municipal Court Room.	All meetings are Public Hearings, and must not have less than 15 days of public notice, i.e. paper; internet etc. notices shall be posted on subject property and mailed to surrounding property owners within 185' of subject property.
Tuesday January 26 2016	Tuesday February 2, 2016	Tuesday, December 29, 2015
Tuesday February 23, 2016	Tuesday March 1, 2016	Tuesday, January 26, 2016
Tuesday March 22, 2016	Tuesday April 5, 2016	Tuesday, February 23, 2016
Tuesday April 26, 2016	Tuesday May 3, 2016	Tuesday, March 22, 2016
Tuesday May 24, 2016	Tuesday June 7, 2016	Tuesday, April 26, 2016
Tuesday June 28, 2016	Tuesday July 5, 2016	Tuesday, May 24, 2016
Tuesday July 26, 2016	Tuesday August 2, 2016	Tuesday, June 28, 2016
Tuesday August 23, 2016	Tuesday September 6, 2016	Tuesday, July 26, 2016
Tuesday September 27, 2016	Tuesday October 4, 2016	Tuesday, August 23, 2016
Tuesday October 25, 2016	Tuesday November 1, 2016	Tuesday, September 27, 2016
Tuesday November 22, 2016	Tuesday December 6, 2016	Tuesday, October 25, 2016
Tuesday December 27, 2016	Tuesday January 3, 2017	Tuesday, November 22, 2016
Tuesday January 24, 2017	Tuesday February 7, 2017	Tuesday, December 27, 2016