CITY PLAN COMMISSION STAFF REPORT

CD-CPC-2026-00013

George B. Peck Dry Goods Building Historic Reuse

March 18, 2026

Docket #4

Request
Development Plan

Applicant
Annie Rouse
Exact Architects

Owner
1044 Main LLC

Site Information

Location	1044 Main St & 1031 Baltimore Ave
Area	0.44 Acres
Zoning	DC-15
Council District	4th
County	Jackson
School District	Kansas City

Surrounding Land Uses
North: Parking, DC-15
South: Commercial, DC-15
East: Commercial, DC-15
West: Commercial, residential, DC-15

KC Spirit Playbook Alignment
CD-CPC-2026-00013, high alignment.

Land Use Plan
The Greater Downtown Area Plan recommends Downtown Core for this location. The proposed plan has a high alignment with this designation. See Criteria A for more information.

Major Street Plan
Main Street, W 11th Street, and Baltimore Avenue are identified as Commercial/Mixed Use on the Major Street Plan.

Approval Process

Overview
The applicant seeks approval of a development plan to repurpose a historic building to create 13,000 square feet of commercial space and 74 dwelling units.

Existing Conditions
The existing11-story building is listed on the National Register of Historic Places as the George B. Peck Dry Goods Co. Building built prior to 1930, and covers the entire property.

Neighborhood(s)
This site is located within the Downtown Neighborhood Association.

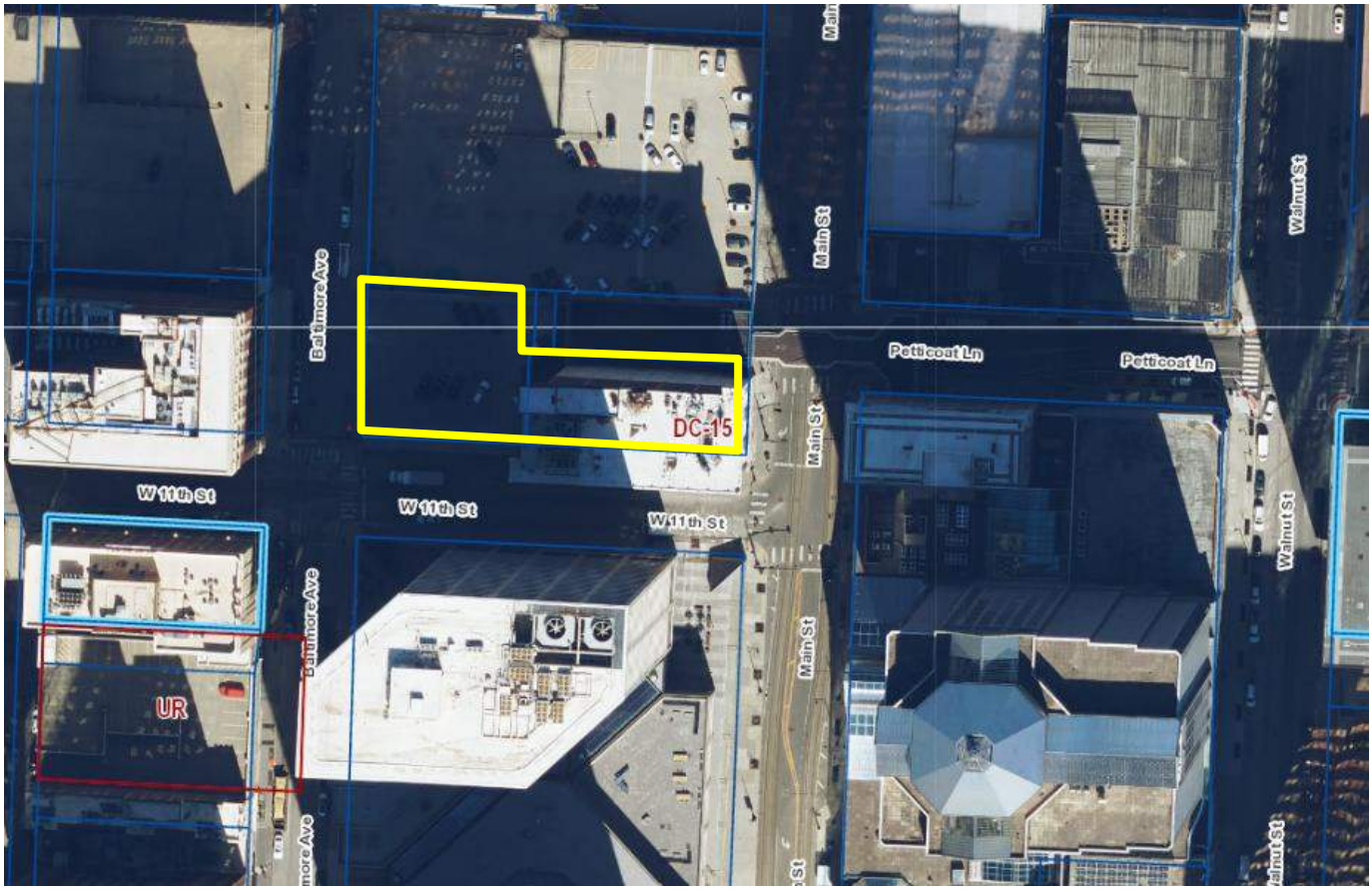
Required Public Engagement
Section 88-505-12, Public Engagement does apply to this request. The applicant hosted a meeting on March 11, 2026. A meeting summary is attached; see Attachment #3.

Project Timeline
The application was filed on February 8, 2026. No scheduling deviations have occurred.

Professional Staff Recommendation
Docket #4 Approval with Conditions

KANSAS CITY Planning & Dev

VICINITY MAP



PLAN REVIEW

The proposed reuse of the Peck Dry Goods building includes construction of 13,134 square feet of ground floor commercial tenant space and 74 residential units on the second through eleventh floors. A small rooftop amenity space is proposed to be less than 800 square feet. The building is accessible through one entry on Main Street and others within the parking garage. The existing parking garage is located to the west of the building that will be utilized for this development and contains 50 parking spaces.

The structure, which includes both the building and parking garage, are existing and built to the property lines so no landscaping is proposed. Exterior work will be done on the building to restore the historic architecture that was previously altered.

PLAN ANALYSIS

Standards	Meets	Notes
Lot and Building Standards (88-130)	Yes	
Parkland Dedication (88-408)	Yes, subject to conditions	

Standards	Meets	Notes
Parking & Loading (88-420)	Yes	
Signs (88-445)	Yes, subject to conditions	

SPECIFIC REVIEW CRITERIA

Development Plan, Project Plan, or Site Plan (88-516-05)

In order to be approved, a development plan, project plan, or site plan must comply with all of the following criteria:

A. The plan must comply with all standards of the Zoning and Development Code and all other applicable city ordinances and policies.

The proposed development is in compliance with all applicable sections of the Zoning and Development Code.

"Redeveloping the Peck Building for housing has high alignment with both the Greater Downtown Area Plan and the KC Spirit Playbook. Those long-range plans call for repurposing historic buildings and creating mixed-use space. This project will add housing density and new commercial space to downtown. The applicant's response satisfied questions regarding parking garage improvements and possible exterior artwork." – Luke Ranker, 4th District Planner, Community Planning Division

B. The proposed use must be allowed in the district in which it is located.

The proposed commercial and residential uses are permitted in the DC zoning district.

C. Vehicular ingress and egress to and from the site, and circulation within the site must provide for safe, efficient, and convenient movement of traffic not only within the site but on adjacent roadways.

Existing vehicular ingress and egress to the parking garage to the west of the building are adequate for access and circulation. No parking is required per 88-420-04-H, which exempts buildings on the National Historic Register from off-street parking requirements, as well as 88-420-04-E, which exempts uses within the downtown loop from off-street parking requirements.

D. The plan must provide for safe, efficient, and convenient non-motorized travel opportunities, being pedestrian and bicycle movement, on the subject site.

No changes are proposed to existing pedestrian facilities around the site as the building and parking garage are built up to the sidewalk in the public right-of-way. Pedestrian movement is expected to be efficient around the site.

E. The plan must provide for adequate utilities based on City standards for the particular development proposed.

Utilities are expected to be adequate to serve the site, subject to standard conditions from Water Services.

F. The location, orientation, and architectural features, including design and material, of buildings and other structures on the site must be designed to be compatible with adjacent properties.

The building is existing and will undergo façade improvements in alignment with it's designation on the National Register of Historic Places.

G. Landscaping, berms, fences, and/or walls must be provided to buffer the site from undesirable views, noises, lighting, or other off-site negative influences and to buffer adjacent properties from negative influences that may be created by the plan.

No landscaping is required for the existing building and attached parking garage on the subject site. The combined structure is already built up to the property lines.

H. The design of streets, drives, and parking areas within the project should result in a minimum of area devoted to asphalt or other impervious surfaces consistent with the needs of the project and city code requirements.

No new drives or impervious surfaces are proposed.

I. The plan must identify trees to be removed and trees to be preserved during the development of the subject property with the goal of saving trees that are not required to be removed for the development of the property.

There are no existing trees on the site.

ATTACHMENTS

1. Conditions Report
2. Applicant's Submittal
3. Public Engagement Materials
4. Public Testimony

PROFESSIONAL STAFF RECOMMENDATION

City staff recommends APPROVAL WITH CONDITIONS as stated in the conditions report.

Respectfully submitted,

Genevieve Kohn-Smith, AICP

Lead Planner

Plan Conditions

Report Date: March 12, 2026

Case Number: CD-CPC-2026-00013

Project: George B. Peck Dry Goods Building Historic Reuse

Condition(s) by City Planning and Development Department. Contact Genevieve Kohn-Smith at (816) 513-8808 / genevieve.kohn-smith@kcmo.org with questions.

1. The developer shall screen all roof and/or ground mounted mechanical and utility equipment in compliance with Section 88-425-08 of the Zoning and Development Code. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

2. All signage shall conform to 88-445 and shall require a sign permit prior to installation. This condition may be satisfied by an assigned City Planning and Development Building Inspector.

Condition(s) by Fire Department. Contact Michael Schroeder at (816) 513-4604 / michael.schroeder@kcmo.org with questions.

3. Fire hydrant(s) shall be within 400 feet on a fire access road following an approved route established by the Authority Having Jurisdiction (AHJ) of any exterior portion of a building. The use of existing fire hydrant(s) may be used to satisfy this requirement otherwise a private fire hydrant(s) or hydrant system may be required. This distance may be increased to 600 feet for R-3 and U occupancy(s) or the building(s) is fully protected by an approved automatic fire sprinkler system(s). (IFC-2018: § 507.5.1)

4. The building's FDC shall be immediately recognizable from the street or nearest point of Fire Department access (IFC-2018 § 912.2.1).

5. New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. (IFC 2018 510.1) and (NFPA1221)

6. All Fire Department Connections (FDC) shall be threaded connections, Storz connections are not allowed in the City of Kansas City, Missouri (IFC-2018 § 903.3.6; NFPA 13-2010 § 6.8.1).

7. Buildings which have an occupiable floor greater than 75 feet above grade shall meet high-rise requirements (IFC 2018 Sec 914.3)..

8. Buildings equipped with a fire standpipe system shall have an operable fire hydrant within 100 feet of the Fire Department Connection (FDC). (IFC2018 § 507.5.1.1)

9. The Fire Department Connection (FDC) shall not be located that obstructs access/egress to the building when in use (IFC-2018 § 912.2).

10. Fire hydrant distribution shall follow IFC-2018 Table C102.1

11. The developer shall meet the fire flow requirements as set forth in Appendix B of the project International Fire Code 2018. (IFC-2018 § 507.1)

12. Fire and Life Safety Systems shall be designed to meet the occupancies.

Condition(s) by KCPD. Contact Jeffrey Krebs at (816)651-8809 / Jeffrey.Krebs@kcmo.org with questions.

13. Provide a note on the plans indicating the use of metal door frames or Jamb Braces on exterior doors at the time of building plan review. Development Management Division reviewer may satisfy this condition.

14. Provide a note on the plans for residential units to have 180-degree eye viewers, such as peep holes, at the time of building plan review. Development Management Division reviewer may satisfy this condition.

Condition(s) by Parks & Recreation. Contact Angela Eley at (816) 513-2869 / angela.eley@kcmo.org with questions.

Condition(s) by Parks & Recreation. Contact Angela Eley at (816) 513-2869 / angela.eley@kcmo.org with questions.

15. The developer shall be responsible for dedication of parkland, private open space in lieu of parkland, or payment of cash-in-lieu of either form of dedication, or any combination thereof in accordance with 88-408. Should the developer choose to pay cash-in-lieu of dedicating all or a portion of the required area, the amount due shall be based upon the 2025 acquisition rate of $20,065.67 per acre. This requirement shall be satisfied prior to certificate of occupancy.

Condition(s) by Water Services Department. Contact Heather Massey at (816) 513-2111 / heather.massey@kcmo.org with questions.

16. The developer shall ensure that water and fire service lines should meet current Water Services Department Rules and Regulations. Prior to issuance of Certificate of Occupancy.
    https://www.kcwater.us/wp-content/uploads/2025/02/2025-Final-Rules-and-Regulations-for-Water-Service-Lines.pdf

17. The developer shall have a water flow test done to ensure there is adequate water pressure to serve the development.
    South of River contact - Patrick Lewis (816) 513-0423
    North of River contact - David Gilyard (816) 513-4772

GENERAL PROJECT / CONSTRUCTION NOTES

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

ENERGY CODE ANALYSIS

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

2021 IECC C501.5 HISTORIC BUILDING EXEMPT
2021 IECC C505 CHANGE OF OCCUPANCY
2021 IEBC 907.1 EXISTING BUILDING
1. REFER TO ECA.01 & ECA.02 FOR ENERGY CODE ANALYSIS

SPECIAL INSPECTIONS

S Special Inspections in accordance with § 1704 of the IBC

Yes N/A

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

[ ] EIFS (if non-drainable)	\ Placement of Reinforcing Steel	[ ] Modular Block Earth Retaining Structure
[ ] Temporary Shoring	\ Placement of Reinforced Concrete	[ ] Inspection of Metal Building Fabricator
[ ] Excavation and Filling	[ ] Testing of Reinforced Concrete	[ ] Inspection of Precast Fabricator
\ Verification of Soils	[ ] Erection of Precast Concrete	[ ] Inspection of Structural Steel Fabricator
[ ] Drilled Piers or Piles	[ ] Prestressing Concrete	[ ] Mastic and Intumescent Fire-Resistive Coatings
[ ] Aggregate Piers	\ Bolts installed in Concrete	[ ] Sprayed Fire-Resistant Materials
[ ] Seismic Resistance	\ Steel Frame Inspection	[ ] Smoke Control System (per §909)
[ ] Post-Installed Anchors	[ ] High Strength Bolting	[ ] Fire Stopping (§17015.17)
[ ] Structural Masonry	[ ] Structural Welding	[ ] Other: _____

\ ☐ Submit a letter from the Special Inspection Agency hired by the owner accepting responsibility for each applicable item. This is to be submitted to SpecialInspections@kcmo.org.

\ ☐ List approved fabricators (if any) for specific types of work.

☐ \ For smoke control systems, submit system documentation including the design requirements (IBC 909.2), rational analysis (IBC 909.4), and acceptance testing procedures and methods (IBC 909.3, 909.18).

☐ \ Where Quality Assurance for Seismic Resistance is required, submit the quality assurance plan and the contractor statement of responsibility (IBC 1705).

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

SAFETY GLAZING NOTES

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

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

PARKLAND DEDICATION

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

SHEET INDEX

01 GENERAL
A0.00 COVER SHEET
A0.01 CODE ANALYSIS AND LIFE SAFETY PLANS
A0.02 ACCESSIBILITY REQUIREMENTS
A0.03 INTERIOR PARTITION AND HORIZONTAL ASSEMBLY TYPES
A0.04 FIRE RATED ASSEMBLIES
A0.05 FIRE RATED ASSEMBLIES
A0.06 FIRE RATED ASSEMBLIES
A0.07 FIRE RATED ASSEMBLIES
A0.08 GENERAL REQUIREMENTS
A0.09 GENERAL REQUIREMENTS
A0.10 GENERAL REQUIREMENTS
A0.11 GENERAL REQUIREMENTS
A0.12 SITE SURVEY
A0.13 ARCHITECTURAL SITE PLAN

03 ARCH EXISTING & DEMOLITION
AD.00 EXISTING & DEMOLITION FLOOR PLAN
AD.01 EXISTING & DEMOLITION FLOOR PLAN
AD.02 EXISTING & DEMOLITION FLOOR PLAN
AD.03 EXISTING & DEMOLITION FLOOR PLAN
AD.04 EXISTING & DEMOLITION FLOOR PLAN
AD.05 EXISTING & DEMOLITION FLOOR PLAN
AD.06 EXISTING & DEMOLITION FLOOR PLAN
AD.07 EXISTING & DEMOLITION FLOOR PLAN

04 ARCHITECTURAL
A1.00 FLOOR PLANS - LOWER & FIRST FLOOR
A1.01 FLOOR PLANS - MEZZANINE & SECOND FLOOR
A1.02 FLOOR PLANS - THIRD THRU TENTH FLOOR
A1.03 FLOOR PLANS - ELEVENTH FLOOR
A1.04 FLOOR PLANS - ROOF
A2.00 REFLECTED CEILING PLANS - LOWER & FIRST FLOORS
A2.01 REFLECTED CEILING PLAN - MEZZANINE & SECOND FLOOR
A2.02 REFLECTED CEILING PLANS - THIRD THRU TENTH FLOOR
A2.03 REFLECTED CEILING PLANS - ELEVENTH FLOOR
A3.00 UNIT DESIGN - ONE BED
A3.01 UNIT DESIGN - TWO BED
A3.02 UNIT DESIGN - ADA

A4.00 EXTERIOR ELEVATIONS (PRIMARY)
A4.01 EXTERIOR ELEVATIONS (SECONDARY)

A4.05 PARKING GARAGE SCOPE
A4.06 PARKING GARAGE SCOPE
A6.00 PRODUCT INFORMATION AND FINISHES

07 ELECTRICAL
MEP 4.01 SITE PHOTOMETRIC PLAN

BUILDING AREA (GSF)

LEVEL	AREA
00_LOWER LEVEL	10056 SF
01_FIRST FLOOR	8408 SF
01.5_MEZZANINE	5749 SF
02_SECOND FLOOR	7718 SF
03_THIRD FLOOR	7718 SF
04_FOURTH FLOOR	7718 SF
05_FIFTH FLOOR	7718 SF
06_SIXTH FLOOR	7718 SF
07_SEVENTH FLOOR	7718 SF
08_EIGHTH FLOOR	7718 SF
09_NINTH FLOOR	7718 SF
10_TENTH FLOOR	7718 SF
11_ELEVENTH FLOOR	7718 SF
MAIN BUILDING ROOF	1800 SF
TOTAL AREA	103189 SF

COMMERCIAL SPACE

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

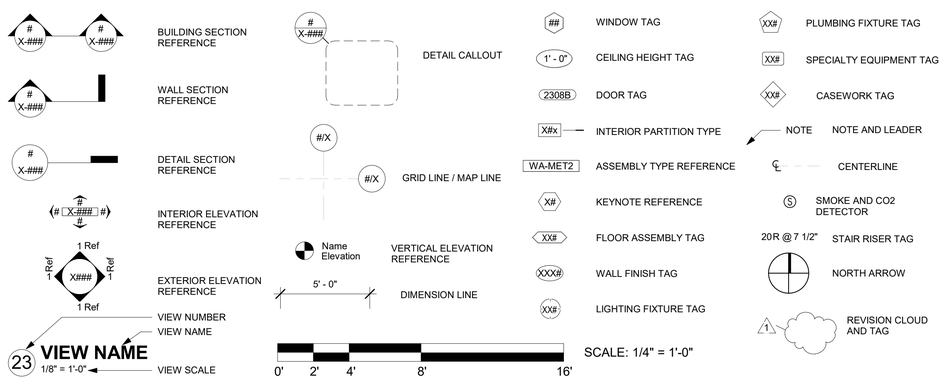
RESIDENTIAL UNITS

TYPE	COUNT	AREA
1B ; 1BA	41	26536 SF
1B ; 1BA ADA	5	3125 SF
2B ; 2BA	28	26485 SF
TOTAL	74	56146 SF

RESIDENT AMENITIES

TYPE	COUNT	AREA
RESIDENT CLUB ROOM	1	1071 SF
RESIDENT GAME ROOM	1	950 SF
RESIDENT ROOFTOP	1	728 SF
RESIDENT SECURE MAILROOM	1	280 SF
TOTAL	4	3028 SF

DRAWING SYMBOLS



ABBREVIATIONS

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

VICINITY MAP

LEGAL DESCRIPTION:
SMARTS PARTITION NO 2 LOTS 5 &6 & ALL VAC ALLEY LY W OF & ADJ ALSO ASHBURNS ADD S 8.33 FT OF E 3 FT LOT 9 & E 3 FT OF LOTS 10 & 11 BLK 18

CALEB BULAND, ARCHITECT | MO 2009005509

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

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

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
KANSAS CITY MISSOURI 64105

COVER SHEET

A0.00

2/25/2026 3:59:23 PM

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BUILDING CODE SUMMARY

ADOPTED CODES + PROJECT REFERENCES

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

BUILDING DATA

General	Interior conversion of a historic 12-story plus 1-level basement commercial storage building with concrete column beam structure.
Construction Type	1-B Non-Combustible Exterior
Fully Sprinkled	Yes ; NFPA 13 shall be provided throughout
Use / Change	Existing Buisness converted to New Commercial and Multi-Family Residential
Zoning	DC-15
Parking	Not Required (Historic Building) ; Parking Garage adjacent parcel
Historical Data	Building listed on the National Register of Historic Places

USE AND CLASSIFICATION — **Chapter 3**

Basement	A-2 (Future Commercial)
First Floor	A-2 (Future Commercial)
Mezzanine Floor	B (Future Buisness)
Second Floor	R-2 (Residential)
Third Floor	R-2 (Residential)
Fourth Floor	R-2 (Residential)
Fifth Floor	R-2 (Residential)
Sixth Floor	R-2 (Residential)
Seventh Floor	R-2 (Residential)
Eighth Floor	R-2 (Residential)
Ninth Floor	R-2 (Residential)
Tenth Floor	R-2 (Residential)
Eleventh Floor	R-2 (Residential)
Rooftop	R-2 (Residential)

BUILDING HEIGHTS AND AREAS — **Chapter 5**

Occupancy	R-2, 74 Dwelling Units A-2, 9,716 SF B, 3,416 SF	
Area (Existing)	Lower Floor 10,056 SF First Floor 8,408 SF Mezzanine 5,749 SF Second Floor 7,718 SF Third Floor 7,718 SF Fourth Floor 7,718 SF Fifth Floor 7,718 SF Sixth Floor 7,718 SF Seventh Floor 7,718 SF Eighth Floor 7,718 SF Ninth Floor 7,718 SF Tenth Floor 7,718 SF Eleventh Floor 7,718 SF Roof Top Amenity 728 SF Total: 96,372 SF	
Allowable Area	UL (Total)	Table 506.2
Height (Existing)	High-Rise 12-stories and Rooftop Amenity Max. = 160'-6" to top of occupied floor	
Allowable Height	12-stories 180'-0" (R-2 occupancy 1-B)	
Historic Exceptions	Every historic building that does not conform to the construciton requirements specified in the IBC shall be provided with an approved automatic fire sprinkler system	IEBC 1203.2 & 1203.12
Incidental Occupancy Separation	Mechanical Rooms (over 15 psi and 10 horsepower): 1 hour or approved automatic fire extinguishing system	Table 508.2
Accessory Occupancy	Aggregate accessory occupancies shall not occupy more than 10% of the building area of the story in which they are located.	Section 508.3.1
	No separation is required between the accessory occupancy and main occupancy.	Section 508.3.1.3
Occpancy separation	1 hour separation between R and B or M occupancies	Table 508.4
Historic Exceptions	Historic stairways shall be accepted without complying with handrail requirements, provided they are not structurally dangerous.	IEBC Section 1203.9
	Occupancy separations of 1 hour can be omitted with an approved automatic sprinkler systems	IEBC Section 1205.4

TYPE OF CONSTRUCTION — **Chapter 6**

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

FIRE + SMOKE PROTECTION — **Chapter 7**

Hazard Category	Means of Egress = Higher Hazard Heights and Area = Higher Hazard Exterior Wall Expose = Higher Hazard	IEBC Table 1011.5 IEBC Table 1011.6 IEBC Table 1011.6
Shaft Enclosures & Vertical Openings	Existing shaft and vertical opening enclosure is only required to be in a one hour enclosure	IEBC Section 802.2.1
Corridors	Group R: 0.5 hour required ; 1-hour provided	Table 1020.1
Dwelling Separation	Group R: 1 hour required ; 1-hour provided	Section 708.3
Horizontal Assemblies	Group R: 1 hour required ; 1-hour (existing)	Section 711.2.4.1
Opening Protection	Interior: 90 min. within 2-hour fire wall 60 min. within 1-hour fire barriers (shaft, exit enclosures, exit passageways) 45 min. within 1-hour fire partitions (other than listed above) 20 min. within 0.5 and 1-hour fire partitions (corridors) 45 min. within 1-hour fire partitions (other than corridors) 20 min. within 0.5-hour fire partitions (other than corridors)	Table 716
Fireblocking	Provide in concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs horizontally at intervals not exceeding 10 feet vertically.	Section 718.2.2
	Unface batt insulation tightly fit in demising wall cavities provided.	Section 718.2.1

Historic Exceptions

Stairway Enclosure	Every historic building that cannot be made to conform to the requirements in IBC for occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided w/ an approved automatic fire-extinguishing system. Existing interior vertical openings with a fire rating of no less than 1 hour fire rating.	IEBC 1203.12.
Corridor Doors	Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required ONLY to resist smoke, be reasonably tight fitting, and contain no louvers. Dwelling unit entry doors shall be self-closing with a positive latch and perimeter smoke sealing.	IEBC Section 804.6.1

INTERIOR FINISHES — **Chapter 8**

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

FIRE PROTECTION SYSTEMS — **Chapter 9**

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

MEANS OF EGRESS — **Chapter 10**

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

ACCESSIBILITY — **Chapter 11**

Accessible Entrance And Route	Provided from public sidewalk on Main St	
Dwelling Units	Type 'A' (Adaptable) - at least 2% 5 units required Type 'A' units shall comply with ICC ANSI A117.1	Section 1107.6.2.2.1
	Type 'B' Not required in historic buildings	IEBC Section 305.9

PLUMBING FIXTURES

Min. # of Fixtures	Toilets	Lavatory	Kitchen Sink	Tub/Shower	Fountain	Jan. Sink	Washer
R-2 (per unit)	1	1	1	1	-	-	provided
A-2	9	6	-	-	-	1	-
B	1	1	-	-	-	1	-

OCCUPANCY LOAD CALCULATIONS

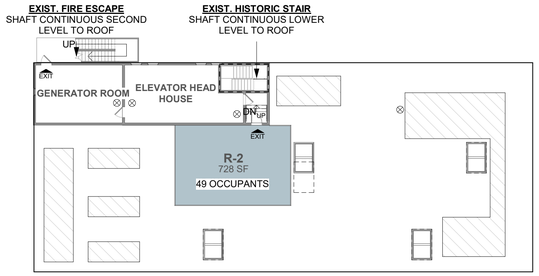
Occupancy	Area	Load Factor	Total Occupants
R-2	59,174 sf	200 gross	296 occupants
A-2	4,069 sf	15 net	648 occupants
B	3,416 sf	150 gross	23 occupants
Total			**967 occupants**

ADDITIONAL LIFE SAFETY NOTES

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

HISTORIC EXCEPTIONS

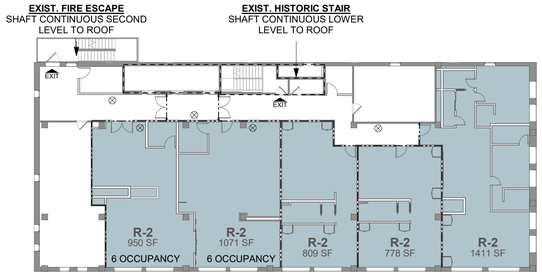
Corridor Doors	Existing doors in buildings protected throughout with an approved automatic sprinkler system shall be required ONLY to resist smoke, be reasonably tight fitting, and contain no louvers. Dwelling unit entry doors shall be self-closing with a positive latch.	IEBC Section 805.5.1
Means of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



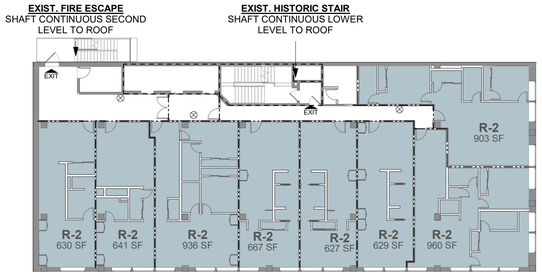
7 ROOF - CODE PLAN
1" = 20'-0"

GRAPHIC LEGEND

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



6 11_ELEVENTH FLOOR
1" = 20'-0"



5 03-10_THIRD THRU TENTH FLOOR
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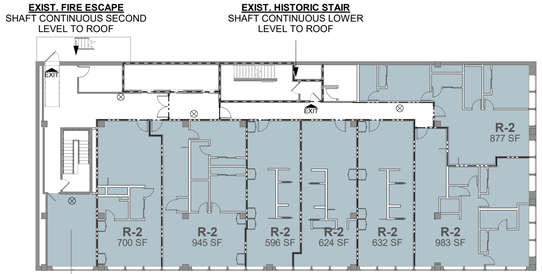

4 02_SECOND FLOOR
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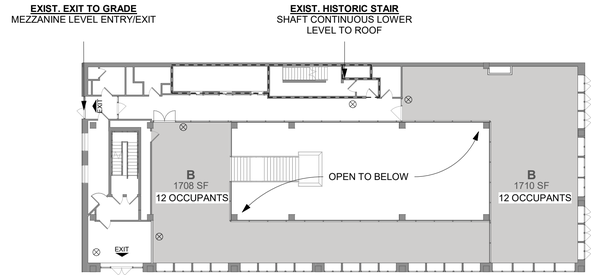

3 01.5_MEZZANINE
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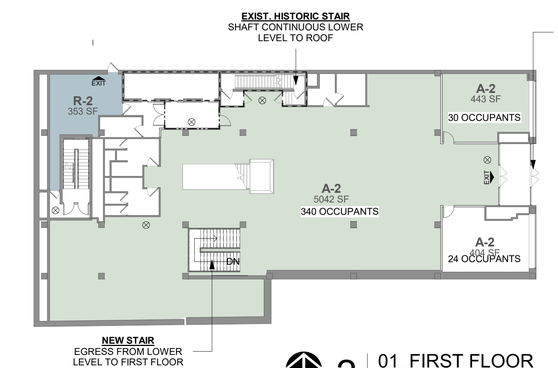

2 01_FIRST FLOOR
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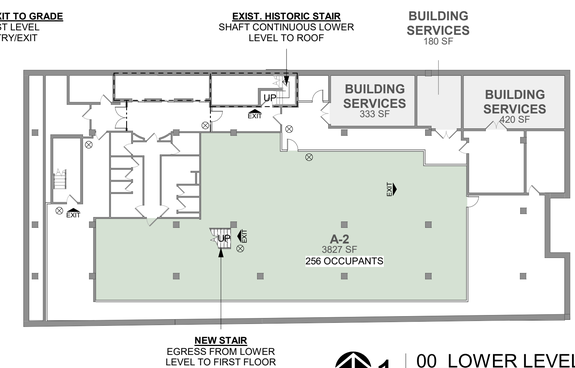

1 00_LOWER LEVEL
1" = 20'-0"

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ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

CODE ANALYSIS AND LIFE SAFETY PLANS

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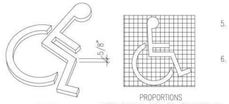


LETTERS AND NUMBERS:

1. LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE. (SEC. 1117B5.6.1)
2. RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH. (SEC. 1117B5.6.2)
3. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6" IN HEIGHT. (SEC. 1117B5.6.3)
4. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10. (SEC. 1117B.5.3)
5. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND, EITHER LIGHT CHARACTERS ON A DARK BACKGROUND OR DARK CHARACTERS ON A LIGHT BACKGROUND. (SEC. 1117B.5.5)
6. CHARCTERS AND NUMBERS ON SIGNS SHALL BE SIZED ACCORDING TO THE VIEWING DISTANCE FROM WHICH THEY ARE TO BE READ. THE MINIMUM HEIGHT IS MEASURED USING AN UPPER CASE X. LOWER CASE CHARACTERS ARE PERMITTED. FOR SIGNS SUSPENDED OR PROJECTED ABOVE THE FINISH FLOOR IN COMPLIANCE WITH SECTION 1121B, THE MINIMUM CHARACTER HEIGHT SHALL BE 3". (SEC. 1117B.5.4)
7. CONTRACTED GRADE 2 BRAILLE SHALL BE USED WHEREVER BRAILLE SYMBOLS ARE SPECIFICALLY REQUIRED IN OTHER PORTIONS OF THESE REGULATIONS; DOTS SHALL BE 1/10" ON CENTERS IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MINIMUM OF 1/40" ABOVE THE BACKGROUND. (SEC. 1117B.5.2)

SIGN LOCATIONS:

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

INTERNATIONAL SYMBOL OF ACCESSIBILITY:

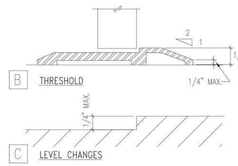
12. STANDARD USED TO IDENTIFY ACCESSIBLE FACILITIES.
13. WHITE FIGURE ON BLUE BACKGROUND, COLOR # 15090 ON FEDERAL STANDARD # 595A.
14. WHEN ENFORCING AGENCY DETERMINES, IF APPROPRIATE, SPECIAL DESIGNS AND COLORS MAY BE APPROVED.

BRAILLE:

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

G | SIGNS / PICTOGRAMS
NTS

A TRANSITION BETWEEN FLOOR FINISHES

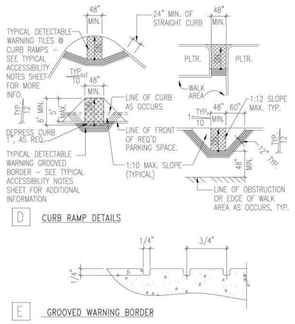


B THRESHOLD

C LEVEL CHANGES

NOTES:

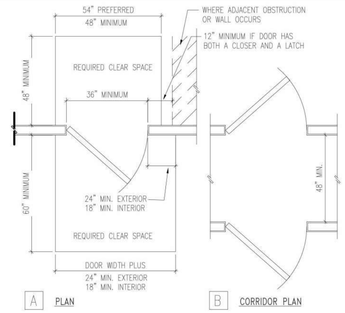
1. 1/2" MAXIMUM TOTAL HEIGHT WITH 1/4" MAXIMUM VERTICAL CHANGE AT EDGE.
2. 1 - 2 SLOPED BEVEL REQUIRED IF LEVEL CHANGE IS OVER 1/4" VERTICAL LEVEL CHANGE.
3. 1/4" MAXIMUM VERTICAL LEVEL CHANGE.



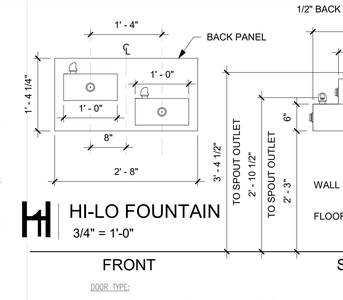
D CURB RAMP DETAILS

E GROOVED WARNING BORDER

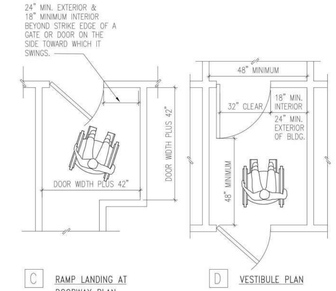
F | LEVEL CHANGES
NTS



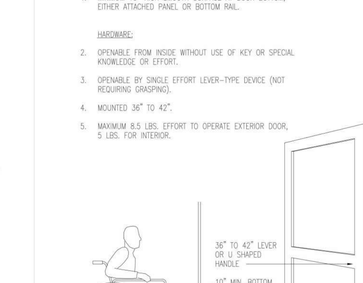
A PLAN



B CORRIDOR PLAN



C RAMP LANDING AT DOORWAY PLAN



D VESTIBULE PLAN

NOTES:

1. CLEAR SPACES MUST BE LEVEL TO PREVENT WHEELCHAIRS FROM ROLLING WHEN THE OCCUPANT RELEASES THE WHEEL GRIPS TO REACH FOR THE DOOR. 1/4" PER FOOT IS ALLOWED FOR DRAINAGE.
2. WHERE DOORS OPEN ONTO, BUT NOT INTO A CORRIDOR, THE REQUIRED LEVEL AREA BEYOND THE DOORS MAY BE A MINIMUM OF 48". FOR ADDITIONAL INFORMATION, SEE APPLICABLE NOTES ON TYPICAL ACCESSIBILITY NOTES SHEET.

E | DOOR CLEAR SPACE
NTS

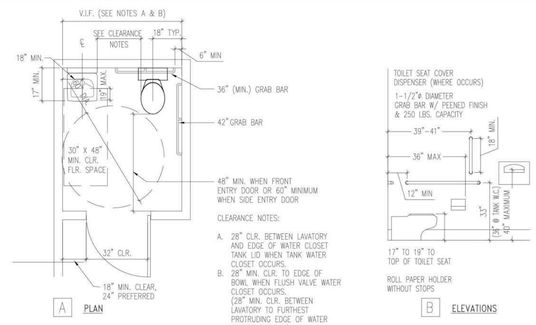
DOOR TYPE:

1. MINIMUM 10" HIGH SMOOTH SURFACE AT DOOR BOTTOM, EITHER ATTACHED PANEL OR BOTTOM RAIL.

HARDWARE:

2. OPENABLE FROM INSIDE WITHOUT USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT.
3. OPENABLE BY SINGLE EFFORT LEVER-TYPE DEVICE (NOT REQUIRING GRASPING).
4. MOUNTED 36" TO 42".
5. MAXIMUM 8.5 LBS. EFFORT TO OPERATE EXTERIOR DOOR, 5 LBS. FOR INTERIOR.

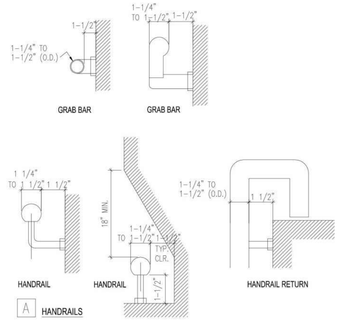
D | DOORS
NTS



A PLAN

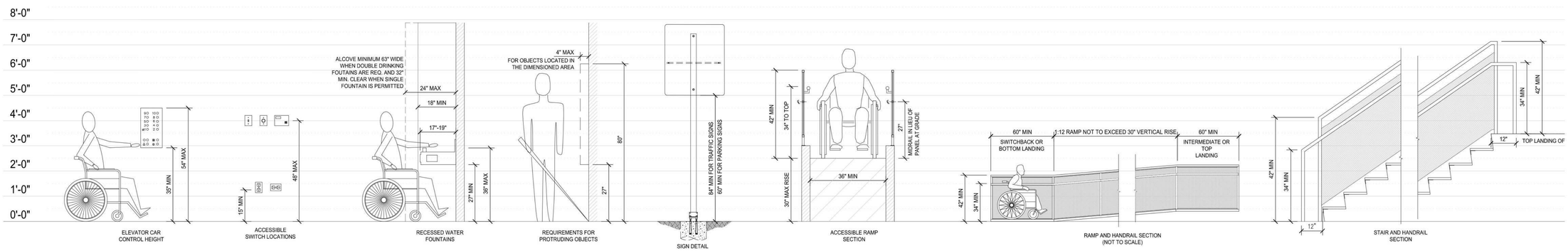
B ELEVATIONS

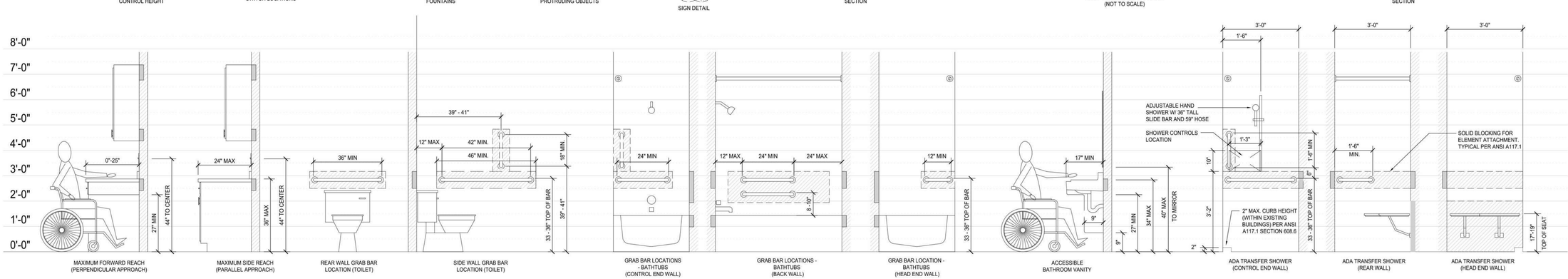
C | UNISEX TOILETS
NTS



A HANDRAILS

B | HANDRAILS / GRAB BARS
NTS





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

CALEB BULAND, ARCHITECT | MO 2009005509

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

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

ACCESSIBILITY REQUIREMENTS

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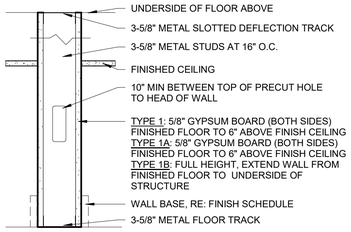
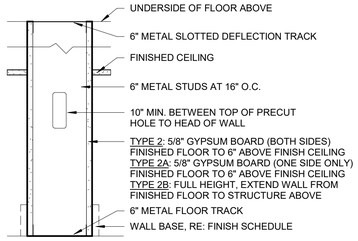
INTERIOR WALL ASSEMBLIES



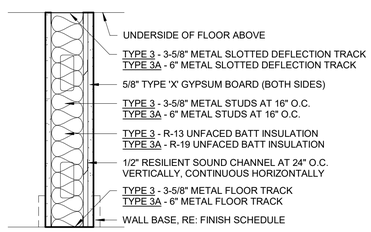
WALL TYPE 1 TO 1B

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



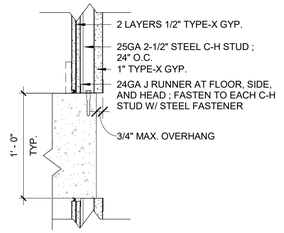
WALL TYPE 2 TO 2B

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



WALL TYPE 3 & 3A

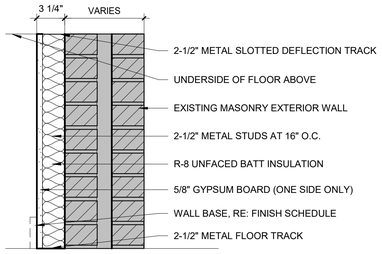
- 1-HOUR RATED ASSEMBLY - UL DESIGN: U419
- ALTERNATE ALLOWED - UL DESIGN: U497
- ACOUSTICAL PERFORMANCE: STC - 53
- TYPICAL WALL AT DEMISING WALLS BETWEEN UNITS, AND FROM UNIT TO CORRIDOR



WALL TYPE 4

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

EXTERIOR WALL ASSEMBLIES



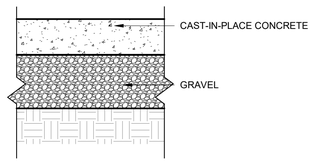
WALL TYPE 5

- NON-LOADBEARING FURRING WALL AT INTERIOR FACE OF HISTORIC FACADE

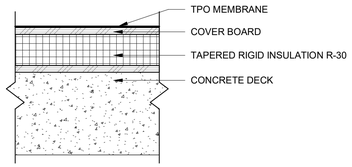
GENERAL WALL TYPE NOTES:

1. ALL RATED WALLS SHALL BE INSTALLED PER INCLUDED UL LISTING DESIGNS
2. USE MINIMUM 20 GAUGE STUDS AT ALL WALLS EXCEEDING 12'-0" IN HEIGHT, EXCLUDING WALL TYPE 4
3. PROVIDE MOLD AND MOISTURE RESISTANT GYPSUM BOARD AT ALL WET AREAS: INCLUSIVE OF KITCHENS, BATHROOMS, WINDOW FRAMES, JANITOR / MAINTENANCE ROOMS, AMENITY ZONES AND ADJACENT TO SINKS OR KITCHEN SERVICES.
4. ALL EXISTING WALL FINISHES TO REMAIN SHALL BE REPAIRED OR REPLACED IN-KIND. REFINISH FROM CORNER TO CORNER AND TOP TO BOTTOM FOR UNIFORM APPEARANCE.

FLOOR AND ROOF ASSEMBLIES



FLOOR OF ELEVATOR PIT



NEW ROOF

CALEB BULAND, ARCHITECT | MO 2009005509

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

NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
KANSAS CITY MISSOURI 64105

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

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

INTERIOR PARTITION AND HORIZONTAL ASSEMBLY TYPES

A0.03

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UL Product iQ®

Design/System/Construction/Assembly Usage Disclaimer

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

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

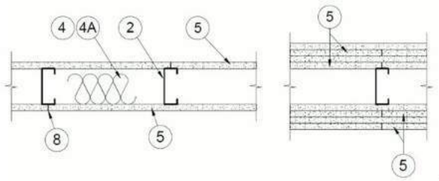
See General Information for Fire-resistance Ratings - ANSI/UL 263 Certified for United States
Design Criteria and Allowable Variances

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

Design No. U419

September 5, 2022

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



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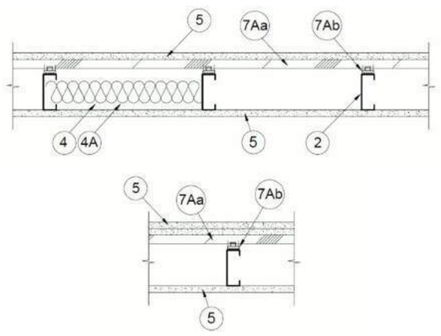

1. **Floor and Ceiling Runners —** (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members* — Floor and Ceiling Runner —** Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channe shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™ Track

CRACO MFG INC — SmartTrack25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper25™ Track

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

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track

1C. **Framing Members* — Floor and Ceiling Runners —** (Not Shown) — In lieu of Item 1 — Channel shaped, attached to floor anc ceiling with fasteners 24 in. OC. max.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

EB METAL INC — NITROSTUD

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

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

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

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

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

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

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

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

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

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QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

TELLING INDUSTRIES L L C — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

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

1E. **Framing Members* — Floor and Ceiling Runners —** (Not Shown, As an alternate to Item 1) — For use with Items 2E, 5F o 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling fasteners 24 in. OC. max.
CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA METAL FRAMING — ProTRAK

RAM SALES L L C — Ram ProTRAK

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK

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

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

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

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track VT100

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

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

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

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

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

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

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

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

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

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

CRACO MFG INC — SmartStud25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

IMPERIAL MANUFACTURING GROUP INC — Viper25™

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

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

IMPERIAL MANUFACTURING GROUP INC — Viper20™

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2D. **Framing Members* — Steel Studs —** In lieu of Item 2 — Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

TELLING INDUSTRIES L L C — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

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

DMFCWBS L L C — ProSTUD

MBA METAL FRAMING — ProSTUD

RAM SALES L L C — Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

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

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

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

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

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

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

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

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

4D. **Foamed Plastic* —** (Where Batts and Blankets*, Item 4, are optional, for use with Item 5L) — Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity, for up to 2 hour rated assemblies only. When foamed plastic is used, minimum stud depth shall be 3-1/2 in. with minimum 20 MSG steel thickness.
BASF CORP - Enertite® NM, Enertite® G, FE178®, Spraytite® 178, Spraytite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, Walltite HP+, FE137®, FE158®, Spraytite® 158, Spraytite® SP and Spraytite® 81205

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

Gypsum Board Protection on Each Side of Wall

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

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

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THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — 1/2 in. thick Type C and 5/8 in. thick Type SCX

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, ULIX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE

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

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE

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

5A. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.
CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type FRX-G, SHX.

USG MEXICO S A DE C V — Type SHX.

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

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

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type SCX

UNITED STATES GYPSUM CO — Type SCX, SGX, ULIX.

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type SCX

5D. **Gypsum Board* —** (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.
CGC INC — Type USGX

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

NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
KANSAS CITY, MISSOURI 64105

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

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

FIRE RATED ASSEMBLIES

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UNITED STATES GYPSUM CO — Type USGX

USG BORAL DRYWALL SFZ LLC — Type USGX

USG MEXICO S A DE C V — Type USGX

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

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

UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX, ULIX

USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type SCX, SGX

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

Gypsum Board Protection on Each Side of Wall

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

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR;, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULIX or 3/4 in. thick Types IP-X3 or ULTRACODE

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — 1/2 in. thick Types C and 5/8 in. thick SCX

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C, , FRX-G, IP-AR, IP-X2, IPC-AR, ULIX; 3/4 in. thick Types IP-X3 or ULTRACODE

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

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USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

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

5I. **Gypsum Board* —** (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.
CGC INC — Type ULIX, ULX

UNITED STATES GYPSUM CO — Type ULIX, ULX

USG MEXICO S A DE C V — Type ULX

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

5K. **Gypsum Board* —** (As an alternate to Item 5 when Foam Plastic insulation (Item 4D) is used) **—** Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 5 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-1/4 in. long Type S steel screws spaced 8 in. OC at perimeter and in the field. For 2 layer assemblies outer layer will be attached to studs over inner layer with the 1-7/8 in. long steel screws spaced 8 in. OC.

5L. **Gypsum Board* —** (As an alternate to Item 5 when Foam Plastic insulation (Item 4D) is used) **—** Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 5 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-1/4 in. long Type S steel screws spaced 8 in. OC at perimeter and in the field. For 2 layer assemblies outer layer will be attached to studs over inner layer with the 1-7/8 in. long steel screws spaced 8 in. OC.

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

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

7A. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A..

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

7B. **Framing Members* —** (Optional, Not Shown) — As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 5A .

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC,, and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax

7C. **Framing Members* —** (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ca) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PLITEQ INC — Type GENIECLIP

7D. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

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b. **Steel Framing Members* —** Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC,, and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

7E. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Eb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ea) to studs. Clips spaced 48 in. OC,, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

7F. **Steel Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — Resilient channels and Steel Framing Members as described below:
a. **Resilient Channels —** Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5. Not for use with Item 5A and 5E.

b. **Steel Framing Members* —** Used to attach resilient channels (Item 7Fa) to studs. Clips spaced 48 in. OC,, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7G. **Framing Members* —** (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.

b. **Steel Framing Members* —** Used to attach furring channels (Item 7Ga) to studs (Item 2). Clips spaced max. 48 in. OC. Clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

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

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

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

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

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

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

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

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

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

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

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

Last Updated on 2022-09-05

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- Fire resistance assemblies and products are developed by the design submitter and have been investigated by UL for compliance with applicable requirements. The published information cannot always address every construction nuance encountered in the field.
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BXUV - Fire Resistance Ratings - ANSI/UL 263 Certified for United States
BXUV7 - Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada

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

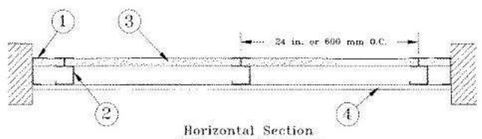
See General Information for Fire Resistance Ratings - CAN/ULC-S101 Certified for Canada
Design Criteria and Allowable Variances

Design No. U415

February 14, 2022

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

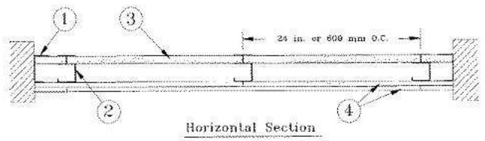
System A – 1 Hr.



Horizontal Section

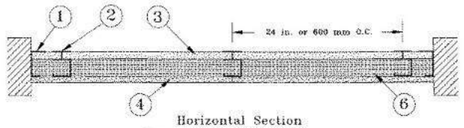
Feedback

System B – 2 Hr.



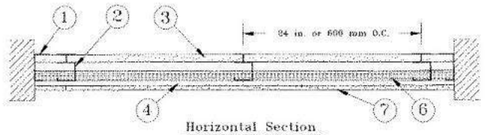
Horizontal Section

System C – 2 Hr.



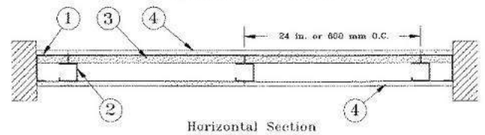
Horizontal Section

System D – 2 Hr.



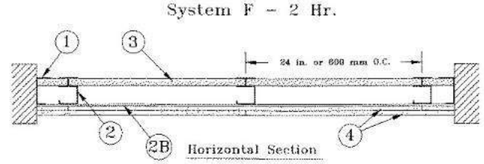
Horizontal Section

System E – 2 Hr.



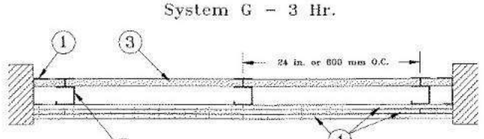
Horizontal Section

System F – 2 Hr.



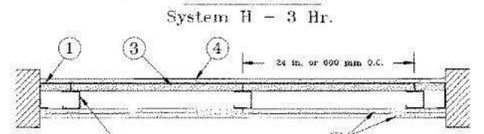
Horizontal Section

System G – 3 Hr.



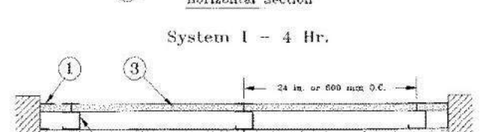
Horizontal Section

System H – 3 Hr.



Horizontal Section

System I – 4 Hr.



Horizontal Section

1. **Floor, Side and Ceiling Runners —** "J" - shaped runner, min 2-1/2 in. deep (min 4 in. deep when System C is used), with unequal legs of 1 in. and 2 in., fabricated from min 24 MSG (min 20 MSG when Item 4A, 4B, 4C, 4D or 7 are used) galv steel. Runners

Feedback

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE - KCI, LLC
KANSAS CITY, MISSOURI
(816) 783-2285
WWW.EXACTARCHITECTS.COM

NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
KANSAS CITY MISSOURI 64105

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

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

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positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC. "E" - shaped studs (Item 2A) may be used as side runners in place of "J" - shaped runners.

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

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

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

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

2D. **Steel Framing Members* —** (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. **Furring Channels —** Formed of No. 25 MSG galv steel, 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 4.

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

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

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

2F. **Steel Framing Members* —** (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. **Furring Channels —** Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 3.

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

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

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

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

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

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

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

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

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

UNITED STATES GYPSUM CO — Type SLX

USG BORAL DRYWALL SFZ LLC — Type SLX

USG MEXICO S A DE C V — Type SLX

4. **Gypsum Board* —**

System A — 1 Hr

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

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

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

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

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

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

System B — 2 Hr

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

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

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

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

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

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

System C — 2 Hr

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

CGC INC — Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — Type ULTRACODE

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

System D — 2 Hr

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

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

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

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

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

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

System E — 2 Hr

Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached to studs with 1 in. long Type S steel screws spaced 12 in. OC when installed vertically or 8 in. when installed horizontally. Horizontal joints need not be backed by steel framing.

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

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

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

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

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

System F — 2 Hr

Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically in two layers. Inner or base layer attached to resilient furring channels (Item 2B) with 1 in. long Type S steel screws spaced 24 in. Outer or face layer attached to resilient furring channels (Item 2B) with 1-5/8 in. long Type S steel screws spaced 12 in. OC and staggered 12 in. from base layer screws. Joints between inner and outer layers staggered 24 in.

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

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

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

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

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

System G — 3 Hr

Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally in three layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in OC when installed horizontally. Middle layer attached to studs with 1-5/8 in. long Type S steel screws spaced 24 in. when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 2-1/4 in. long Type S steel screws spaced 16 in. when installed vertically or 12 in. OC when installed horizontally. Screws offset 6 in. from layer below. Horizontal joints on adjacent layers staggered a min of 12 in. . Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. on adjacent layers.

CGC INC — Types C, IP-X2, IPC-AR, ULIX, WRC

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, ULIX, WRC

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR, WRC

System H — 3 Hr

Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, two layers over the flange of the "C" section of the studs, one layer over the flange of the "H" section of the studs. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 16 in. when installed vertically or 12 in. OC when installed horizontally. Screws offset 6 in. from layer below. Horizontal joints on adjacent layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. on adjacent layers.

CGC INC — Types C, IP-X2, IPC-AR, ULIX, WRC

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO — Type C

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, ULIX, WRC

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR, WRC

System I — 4 Hr

Gypsum panels, with beveled, square or tapered edges, nom 3/4 in. thick, 4 ft wide (or 1200 mm for metric spacing) wallboard with square or tapered edges. Total of four layers to be used. First and second (inner) layers applied vertically or horizontally over the steel studs. Horizontal joints need not be backed by steel framing. When applied vertically, joints centered over studs and staggered min 24 in., otherwise all joints staggered min 12 in. First layer secured to studs with 1-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 24 in. OC. Second layer secured to studs with 2-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. Third layer applied vertically over the furring channels (Item 2C) with a 1-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. Fourth layer applied vertically or horizontally with 2-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. When applied vertically, joints to be staggered min 24 in. from third layer, otherwise all joints staggered min 12 in.

CGC INC — Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — Type ULTRACODE

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

4A. **Gypsum Board* —** (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1, 2, 2A, 2B and 2D. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 9) or Lead Discs or Tabs (see Item 10).
RAY-BAR ENGINEERING CORP — Type RB-LBG

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

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

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

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

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

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

6. **Batts and Blankets* —**

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

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

Systems C & D

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

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

THERMAFIBER INC — Type SAFB, SAFB FF

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

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

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

Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 4A) and optional at remaining stud locations. Required behind vertical joints.

9A. **Lead Batten Strips —** (Not Shown, for use with Item 4C) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 6) and optional at remaining stud locations.

10. **Lead Discs or Tabs —** (Not Shown, For Use With Item 4A) — Used in lieu of or in addition to the lead batten strips (Item 9) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 4A) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

10A. **Lead Discs —** (Not Shown, for use with Item 4C) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

11. **Lead Batten Strips —** (Not Shown, For Use With Item 4B) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 4B) and optional at remaining stud locations.

12. **Lead Tabs —** (Not Shown, For Use With Item 4B) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 4B) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

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

Last Updated on 2022-02-14

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ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

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Design/System/Construction/Assembly Usage Disclaimer

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

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

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

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

Design No. V497

November 15, 2022

Nonbearing Wall Rating - 1 or 2 Hr
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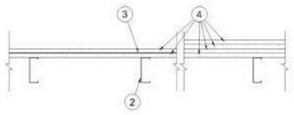

1. **Floor and Ceiling Runners —** (Not Shown) — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. **Framing Members*— Floor and Ceiling Runners —** (Not Shown) — As an alternate to Item 1. For use with Item 2A, channel shaped, min width to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

2. **Steel Studs —** Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-5/8 in. wide, min 1-1/4 in. flanges, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. **Steel Studs* —** Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-5/8 in. wide, min 1-1/4 in. flanges, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

3. **Laminating Compound —** For use with Item 4 - Used to bond outer layer wallboard to inner layer wallboard. Powder type mixed with water in accordance with instructions shown on bags. Applied to entire surface of base layer wallboard. Applied with notched trowel producing continuous beads about 1/4 in. wide and 1/4 in. high.

4. **Gypsum Board* —** 1 Hr Rating - Applied to one side of steel studs (Item 2). Two layers of 5/8 in. gypsum panels with beveled, square or tapered edges. Gypsum panels applied vertically with joints centered over studs. Base layer applied with 1 in. Type S screws spaced 24 in. oc. Face layer applied vertically with joints centered over studs and offset from base layer joints by one stud cavity. Face layer applied with 1-5/8 in. Type S screws spaced 12 in. oc starting with a 6 in. offset from the bottom of the gypsum panel.
NATIONAL GYPSUM CO — 5/8 in. thick Types eXP-C, FSL, FSW, FSK, FSW-3, FSW-5, FSW-G, FSK-G, FSW-6, FSW-8, FSW-C, FSMR-C, FSK-C, Type SBWB

4A. **Gypsum Board* —** (As an alternate to Items 3 and 4) -- 1 Hr Rating - Applied to one side of steel studs (Item 2). Three layers of 5/8 in. gypsum panels with beveled, square or tapered edges. Gypsum panels applied vertically or horizontally with vertical joints centered over studs and staggered one stud cavity in adjacent layers. Horizontal edge joints and horizontal butt joints in adjacent layers staggered a minimum of 12 in. Horizontal joints need not be backed by steel framing. First layer applied with 1 in. Type S screws spaced 24 in. oc. Second layer applied with 1-5/8 in. Type S screws spaced 24 in. oc. Face layer applied vertically 2-1/4 in. Type S screws spaced 12 in. oc starting with a 6 in. offset from the bottom of the gypsum panel.
NATIONAL GYPSUM CO — 5/8 in. thick Type eXP-C, FSL, FSW, FSK, FSW-3, FSW-5, FSW-G, FSK-G, FSW-6, FSW-C, FSMR-C, FSK-C, Type SBWB

4B. **Gypsum Board* —** 1 Hr Rating - (As an alternate to Item 4A) - Nom. 5/16 in. thick gypsum panels applied vertically. Two layers of 5/16 in. for every single layer of 5/8 in. gypsum board described in Item 4A. Horizontal joints on the same side need not be staggered. Inner layer of each double 5/16 in. layer attached with fasteners, as described in item 4A, spaced 24 in. OC. Outer layer of each double 5/16 in. layer attached per Item 4A.
NATIONAL GYPSUM CO — Type FSW

4C. **Gypsum Board* — 2 Hour Rating —** Applied to one side of steel studs (Item 2). Four layers of 5/8 in. gypsum panels with beveled, square or tapered edges. Gypsum panels applied vertically or horizontally with vertical joints centered over studs and staggered one stud cavity in adjacent layers. Horizontal edge joints and horizontal butt joints in adjacent layers staggered a minimum of 12 in. Horizontal joints need not be backed by steel framing. First layer applied with 1 in. Type S screws spaced 24 in. oc. Second layer applied with 1-5/8 in. Type S screws spaced 24 in. oc. Third layer applied with 2-1/2 in. Type S screws spaced 16 in. oc. Fourth layer applied with 3" Type S screws spaced 12 in. o.c.
NATIONAL GYPSUM CO — 5/8 in. thick Type eXP-C, FSL, FSW, FSK, FSW-3, FSW-5, FSW-G, FSK-G, FSW-6, FSW-C, FSMR-C, FSK-C, Type SBWB

5. **Joint Tape and Compound —** (Not Shown) - Joints covered with joint compound and paper tape. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer panels.

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ISSUE	DATE	NO
Development Plan	26-0226	3

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SPECIFICATIONS:
DIVISION 1 - GENERAL REQUIREMENTS

SECTION 01 10 00 - SUMMARY

PROJECT INFORMATION

A. Contractor: Supplementing the definitions of the General Condition of the Contract, AIA A201-2007, the “Contractor” is identified as an entity that has a direct contract with the Owner to perform a portion of the Work of the project at the site. Communications will be issued to Contractors that are prepared by the Owner.

B. Division 01 General Requirements: Requirements of Sections in Division 01 apply to the Work of all Sections in the Specifications.

ACCESS TO SITE

A. General: Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.

1. Limits: Confine construction operations to interior and exterior areas of the existing building.
2. Driveways, Walkways and Entrances: Keep driveways loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
3. Contractor Parking: Limit vehicle parking for Contractor and construction personnel to locations approved by Owner. Applicable parking fees shall be paid by the Contractor.
a. Coordinate parking with Owner. Any vehicles parked on site in areas not approved by Owner will be towed.

C. Condition of Existing Building and Grounds: Maintain portions of existing building affected by construction operations in a weather tight condition throughout construction period. Repair damage caused by construction operations.

1. Where it is necessary for the Contractor to use portions of existing buildings or grounds for operations, such use shall be strictly in accordance with requirements and approval of the Owner’s Representative. Contractor shall provide proper and safe access to the Owner occupied areas at all times.

COORDINATION WITH OCCUPANTS

A. Owner Limited Occupancy of Completed Areas of Construction: Owner reserves the right to occupy and to place and install equipment in completed portions of the Work, prior to Substantial Completion of the Work, provided such occupancy does not interfere with completion of the Work. Such placement of equipment and limited occupancy shall not constitute acceptance of the total Work.

1. Architect will prepare a Certificate of Substantial Completion for each specific portion of the Work to be occupied prior to Owner acceptance of the completed Work.
2. Obtain a Certificate of Occupancy from authorities having jurisdiction before limited Owner occupancy.
3. Before limited Owner occupancy, mechanical and electrical systems shall be fully operational, and required tests and inspections shall be successfully completed. On occupancy, Owner will operate and maintain mechanical and electrical systems serving occupied portions of Work.
4. On occupancy, Owner will assume responsibility for maintenance and custodial service for occupied portions of Work.
5. For each limited occupancy, Owner agrees to obtain written consent of Contractor, secure endorsement from insurance carriers, and consent of Surety.
6. Prior to occupying a specific portion of the Work, Owner and Contractor shall make mutually acceptable arrangements for security, protection and insurance for people and property; warranties; and operation, maintenance and payment for utilities and services for each complete area to be occupied.
7. Owner reserves the right to use and occupy in whole or any part of the improvements that have been substantially completed. Use and occupancy by Owner shall not be construed as an acceptance of Work or any part, and any claim which Owner may have against Contractor shall not be deemed to have been waived by occupancy. If limited occupancy increases cost of Work or imposes delay in completion, Contractor shall be entitled to extra compensation, or extension of time, or both, but claims for extra compensation shall be in writing and shall be substantiated with receipted vouchers and other supporting data.
8. Execute Certificate of Substantial Completion for each specific portion of Work prior to Owner occupancy. After Owner occupancy Contractor shall allow access for Owner personnel, access for the public, operation of HVAC, plumbing, and electrical systems for occupied areas, Owner's security and protection of occupied areas, Owner's maintenance of occupied areas, and Owner's insurance for occupied areas.

WORK RESTRICTIONS

A. Comply with limitations on use of public streets and with other requirements of authorities having jurisdiction.

B. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:

1. Notify Owner not less than two days in advance of proposed utility interruptions.
2. Obtain Owner's written permission before proceeding with utility interruptions.
a. Unless otherwise directed, existing water, gas, power and communication systems, sanitary sewer lines, and other surface and subsurface structures and systems, shall be protected during progress of Work. Should Contractor in performance of Work disturb, disconnect or damage any of above, expenses arising from disturbance or in replacing or repair shall be borne by Contractor.

C. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet (8 m) of entrances, operable windows, or outdoor-air intakes.

D. Controlled Substances: Use of tobacco products and other controlled substances within the existing building is not permitted.

E. Contractor shall:

1. Not unreasonably encumber site with materials and equipment.
2. Not load structure with weight that will endanger structure.
3. Control use of existing stairwells for vertical circulation.
4. Restrict parking for construction vehicles to spaces adjacent to the building designated for vehicles actively used in the construction process. Make arrangements and pay for parking required to supplement on-site parking.
5. Make deliveries of construction materials, equipment, supplies and similar products and make removals at the area designated by the Owner’s Representative.
6. Assume full responsibility for protection and safekeeping of stored products.
7. Move stored products that interfere with operations of Owner and other contractors.
8. Obtain and pay for land required for additional storage or work areas to supplement onsite operations.
9. Cooperate with other contractors and coordinate Work with work under separate contracts, including access to the Work.

SECURITY REQUIREMENTS

A. Access Badges: All Contractor and Subcontractor personnel shall wear a current identification badge that shall be clearly visible at all times. Badges shall be provided by the Contractor or Subcontractor. All Contractor and Subcontractor personnel shall also have a valid and current recognizable photo identification, such as a driver's license, on their person at all times.

B. The Contractor shall maintain the security and integrity of the site by enclosure fences and gates. All gates shall be locked at the end of each working day, and the Contractor shall verify that the site is clear of personnel and secure before departing.

SECTION 01 25 00 - SUBSTITUTION PROCEDURES

DEFINITIONS

A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.

1. Substitutions for Cause: Changes proposed by Contractor that are required due to changed Project conditions, such as unavailability of product, regulatory changes, or unavailability of required warranty terms.
2. Substitutions for Convenience: Changes proposed by Contractor or Owner that are not required in order to meet other Project requirements but may offer advantage to Contractor or Owner.

ADMINISTRATIVE REQUIREMENTS

A. Architect’s Process: Tracking and responding to communications from the Contractor and for submitting requests and information to the Contractor will be handled electronically.

1. Contractor shall prepare requests and submittals on electronic forms acceptable to Architect and Owner provided the data included is consistent with the forms included at the end of this Section.

ACTION SUBMITTALS

A. Substitution Requests: Submit electronic requests for consideration. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.

1. Documentation: Show compliance with requirements for substitutions and the following, as applicable:
a. Statement indicating why specified product or fabrication or installation cannot be provided, if applicable.
b. Coordination information, including a list of changes or revisions needed to other parts of the Work and to construction performed by Owner and separate contractors, that will be necessary to accommodate proposed substitution.
c. Detailed comparison of significant qualities of proposed substitution with those of the Work specified. Include annotated copy of applicable Specification Section. Significant qualities may include attributes such as performance, weight, size, durability, visual effect, sustainable design characteristics, warranties, and specific features and requirements indicated. Indicate deviations, if any, from the Work specified.
d. Product Data, including drawings and descriptions of products and fabrication and installation procedures.
e. Samples, where applicable or requested.
f. Certificates and qualification data, where applicable or requested.
g. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners.
h. Material test reports from a qualified testing agency indicating and interpreting test results for compliance with requirements indicated.
i. Research reports evidencing compliance with building code in effect for Project, from ICC-ES.
j. Detailed comparison of Contractor's construction schedule using proposed substitution with products specified for the Work, including effect on the overall Contract Time. If specified product or method of construction cannot be provided within the Contract Time, include letter from manufacturer, on manufacturer's letterhead, stating date of receipt of purchase order, lack of availability, or delays in delivery.
k. Cost information, including a proposal of change, if any, in the Contract Sum.
l. Contractor's certification that proposed substitution complies with requirements in the Contract Documents except as indicated in substitution request, is compatible with related materials, and is appropriate for applications indicated.
m. Contractor's waiver of rights to additional payment or time that may subsequently become necessary because of failure of proposed substitution to produce indicated results.
2. Architect's Action: If necessary, Architect will request additional information or documentation for evaluation within seven days of receipt of a request for substitution. Architect will notify Contractor of acceptance or rejection of proposed substitution within 10 working days of receipt of request, or seven working days of receipt of additional information or documentation, whichever is later.
a. Forms of Acceptance: Change Order, Construction Change Directive, or Architect's Supplemental Instructions for minor changes in the Work.
b. Use product specified if Architect does not issue a decision on use of a proposed substitution within time allocated.

B. Source and Quantity of Substitution Requests: Only one request for substitution submitted directly from Contractor will be considered for an item; repetitive submittals of the same item will not be considered. Substitution requests from others, or that contain unrelated material, or that contain incomplete information will be returned without review. Refer Section 01 33 00 “Submittal Procedures” for additional requirements.

QUALITY ASSURANCE

A. Compatibility of Substitutions: Investigate and document compatibility of proposed substitution with related products and materials.

PROCEDURES

A. Coordination: Revise or adjust affected work as necessary to integrate work of the approved substitutions.

PART 2 - PRODUCTS

SUBSTITUTIONS

A. Substitutions for Cause: Submit requests for substitution immediately on discovery of need for change, but not later than 15 working days prior to time required for preparation and review of related submittals.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
a. Requested substitution is consistent with the Contract Documents and will produce indicated results.
b. Requested substitution provides sustainable design characteristics that specified product provided.
c. Substitution request is fully documented and properly submitted.
d. Requested substitution will not adversely affect Contractor's construction schedule.
e. Requested substitution has received necessary approvals of authorities having jurisdiction.
f. Requested substitution is compatible with other portions of the Work.
g. Requested substitution has been coordinated with other portions of the Work.
h. Requested substitution provides specified warranty.
i. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

B. Substitutions for Convenience: Architect will consider requests for substitution if received within 60 days after the Notice to Proceed. Requests received after that time may be considered or rejected at discretion of Architect.

1. Conditions: Architect will consider Contractor's request for substitution when the following conditions are satisfied. If the following conditions are not satisfied, Architect will return requests without action, except to record noncompliance with these requirements:
a. Requested substitution offers Owner a substantial advantage in cost, time, energy conservation, or other considerations, after deducting additional responsibilities Owner must assume. Owner's additional responsibilities may include compensation to Architect for redesign and evaluation services, increased cost of other construction by Owner, and similar considerations.
b. Requested substitution does not require extensive revisions to the Contract Documents.
c. Requested substitution is consistent with the Contract Documents and will produce indicated results.
d. Requested substitution provides sustainable design characteristics that specified product provided.
e. Substitution request is fully documented and properly submitted.
f. Requested substitution will not adversely affect Contractor's construction schedule.
g. Requested substitution has received necessary approvals of authorities having jurisdiction.
h. Requested substitution is compatible with other portions of the Work.
i. Requested substitution has been coordinated with other portions of the Work.
j. Requested substitution provides specified warranty.
k. If requested substitution involves more than one contractor, requested substitution has been coordinated with other portions of the Work, is uniform and consistent, is compatible with other products, and is acceptable to all contractors involved.

SECTION 01 26 00 - CONTRACT MODIFICATION PROCEDURES

SUMMARY

A. Section includes administrative and procedural requirements for handling and processing Contract modifications.

B. Administrative Forms: AIA Documents

MINOR CHANGES IN THE WORK

A. Architect will issue supplemental instructions authorizing minor changes in the Work, not involving adjustment to the Contract Sum or the Contract Time, on Architect’s Supplemental Information (ASI) form.

ADMINISTRATIVE REQUIREMENTS

A. Architect’s Process: The Architect will use electronic forms for tracking and responding to communications from the Contractor and for submitting requests and information to the Contractor.

1. Contractor shall prepare requests and submittals on electronic forms acceptable to Architect and Owner.

PROPOSAL REQUESTS

A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.

1. Work Change Proposal Requests issued by Architect are not instructions either to stop work in progress or to execute the proposed change.
a. Work Change Proposal Requests will be issued on AIA Document G709 or similar.
2. Within time specified in Proposal Request after receipt of Proposal Request, submit a quotation estimating cost adjustments to the Contract Sum and the Contract Time necessary to execute the change.
a. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
b. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
c. Include costs of labor and supervision directly attributable to the change.
d. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
e. Contractor’s Quotation Form: Use Contractor-generated form acceptable to Architect.

B. Contractor-Initiated Proposals: If latent or changed conditions require modifications to the Contract, Contractor may initiate a claim by submitting a request for a change to Architect.

1. Include a statement outlining reasons for the change and the effect of the change on the Work. Provide a complete description of the proposed change. Indicate the effect of the proposed change on the Contract Sum and the Contract Time.
2. Include a list of quantities of products required or eliminated and unit costs, with total amount of purchases and credits to be made. If requested, furnish survey data to substantiate quantities.
3. Indicate applicable taxes, delivery charges, equipment rental, and amounts of trade discounts.
4. Include costs of labor and supervision directly attributable to the change.
5. Include an updated Contractor's construction schedule that indicates the effect of the change, including, but not limited to, changes in activity duration, start and finish times, and activity relationship. Use available total float before requesting an extension of the Contract Time.
6. Comply with requirements in Section 01 25 00 "Substitution Procedures" if the proposed change requires substitution of one product or system for product or system specified.
7. Proposal Request Form: Use Contractor-generated form acceptable to Architect.

CHANGE ORDER PROCEDURES

A. On Owner's approval of a Work Changes Proposal Request, Architect will issue a Change Order for signatures of Owner and Contractor on AIA Document G701, Change Order Form.

CONSTRUCTION CHANGE AUTHORIZATION

A. Definition: Construction Change Authorization as used in this Project Manual shall have the same meaning as the Construction Change Directive used in the AIA Document A201-2007 General Conditions of the Contract for Construction.

B. Construction Change Authorization: Architect may issue a Construction Change Authorization. Construction Change Authorization instructs Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.

1. Construction Change Authorization contains a complete description of change in the Work. It also designates method to be followed to determine change in the Contract Sum or the Contract Time.

C. Documentation: Maintain detailed records on a time and material basis of work required by the Construction Change Authorization.

1. After completion of change, submit an itemized account and supporting data necessary to substantiate cost and time adjustments to the Contract.

SECTION 01 29 00 - PAYMENT PROCEDURES

SUMMARY

A. Section includes administrative and procedural requirements necessary to prepare and process Applications for Payment.

DEFINITIONS

A. Schedule of Values: A statement furnished by Contractor allocating portions of the Contract Sum to various portions of the Work and used as the basis for reviewing Contractor's Applications for Payment.

SCHEDULE OF VALUES

A. Coordination: Coordinate preparation of the schedule of values with preparation of Contractor's construction schedule.

1. Coordinate line items in the schedule of values with other required administrative forms and schedules, including the following:
a. Application for Payment forms with continuation sheets.
b. Submittal schedule.
c. Items required to be indicated as separate activities in Contractor's construction schedule.
2. Submit the schedule of values to Architect at earliest possible date, but no later than seven working days before the date scheduled for submittal of initial Applications for Payment.
3. Subschedules for Separate Elements of Work: Where the Contractor's construction schedule defines separate elements of the Work, provide subschedules showing values coordinated with each element.

B. Format and Content: Use Project Manual table of contents and/or CSI latest edition specification list as a guide to establish line items for the schedule of values. Provide at least one line item for each Specification Section.

1. Arrange schedule of values consistent with format of AIA Document G703.
2. Arrange the schedule of values in tabular form with separate columns to indicate the following for each item listed:
a. Related Specification Section or Division.
b. Description of the Work.
c. Name of subcontractor.
d. Name of manufacturer or fabricator.
e. Name of supplier.
f. Change Orders (numbers) that affect value.
g. Dollar value of the following, as a percentage of the Contract Sum to nearest onehundredth percent, adjusted to total 100 percent.
3. Provide a breakdown of the Contract Sum in enough detail to facilitate continued evaluation of Applications for Payment and progress reports. Coordinate with Project Manual table of contents. Provide multiple line items for principal subcontract amounts in excess of five percent of the Contract Sum.
a. Include separate line items under Contractor and principal subcontracts for Project closeout requirements in an amount totaling five percent of the Contract Sum and subcontract amount.
5. Round amounts to nearest whole dollar; total shall equal the Contract Sum.
6. Provide a separate line item in the schedule of values for each part of the Work where Applications for Payment may include materials or equipment purchased or fabricated and stored, but not yet installed.
a. Differentiate between items stored on-site and items stored off-site. If required, include evidence of insurance.
7. Provide separate line items in the schedule of values for initial cost of materials, for each subsequent stage of completion, and for total installed value of that part of the Work.
8. Each item in the schedule of values and Applications for Payment shall be complete. Include total cost and proportionate share of general overhead and profit for each item.
a. Temporary facilities and other major cost items that are not direct cost of actual work-in-place may be shown either as separate line items in the schedule of values or distributed as general overhead expense, at Contractor's option.
9. Schedule Updating: Update and resubmit the schedule of values before the next Applications for Payment when Change Orders or Construction Change Directives result in a change in the Contract Sum.

APPLICATIONS FOR PAYMENT

A. Each Application for Payment following the initial Application for Payment shall be consistent with previous applications and payments as certified by Architect and paid for by Owner.

B. Payment Application Times: The date for each progress payment is indicated in the Agreement between Owner and Contractor. The period of construction work covered by each Application for Payment is the period indicated in the Agreement.

1. Submit draft copy of Application for Payment five days prior to due date for review by Architect.

C. Application for Payment Forms: Use forms acceptable to Owner for Applications for Payment. Submit forms for approval with initial submittal of schedule of values.

D. Application Preparation: Complete every entry on form. Notarize and execute by a person authorized to sign legal documents on behalf of Contractor. Architect will return incomplete applications without action.

1. Entries shall match data on the schedule of values and Contractor's construction schedule. Use updated schedules if revisions were made.
2. Include amounts for work completed following previous Application for Payment, whether or not payment has been received. Include only amounts for work completed at time of Application for Payment.
3. Include amounts of Change Orders and Construction Change Directives issued before last day of construction period covered by application.
4. Indicate separate amounts for work being carried out under Owner-requested project acceleration.

E. Stored Materials: Include in Application for Payment amounts applied for materials or equipment purchased or fabricated and stored, but not yet installed. Differentiate between items stored on-site and items stored off-site.

1. Provide certificate of insurance, evidence of transfer of title to Owner, and consent of surety to payment, for stored materials.
2. Provide supporting documentation that verifies amount requested, such as paid invoices. Match amount requested with amounts indicated on documentation; do not include overhead and profit on stored materials.
3. Provide summary documentation for stored materials indicating the following:
a. Value of materials previously stored and remaining stored as of date of previous Applications for Payment.
b. Value of previously stored materials put in place after date of previous Application for Payment and on or before date of current Application for Payment.
c. Value of materials stored since date of previous Application for Payment and remaining stored as of date of current Application for Payment.

F. Transmittal: Submit three signed and notarized original copies of each Application for Payment to Architect by a method ensuring receipt within 24 hours. One copy shall include waivers of lien and similar attachments if required.

1. Transmit each copy with a transmittal form listing attachments and recording appropriate information about application.

G. Waivers of Mechanic's Lien: With each Application for Payment, submit waivers of mechanic's liens from subcontractors, sub-subcontractors, and suppliers for construction period covered by the previous application.

1. Submit partial waivers on each item for amount requested in previous application, after deduction for retainage, on each item.
2. When an application shows completion of an item, submit conditional final or full waivers.
3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
4. Submit final Application for Payment with or preceded by conditional final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a lien.
5. Waiver Forms: Submit executed waivers of lien on forms, acceptable to Owner.

H. Initial Application for Payment: Administrative actions and submittals that must precede or coincide with submittal of first Application for Payment include the following:

1. List of subcontractors.
2. Schedule of values.
3. Contractor's construction schedule (preliminary if not final).
4. Products list (preliminary if not final).
5. Schedule of unit prices.
6. Submittal schedule (preliminary if not final).
7. List of Contractor's staff assignments.
8. List of Contractor's principal consultants.
9. Copies of building permits.
10. Copies of authorizations and licenses from authorities having jurisdiction for performance of the Work.
11. Initial progress report.
12. Report of preconstruction conference.

I. Application for Payment at Substantial Completion: After Architect issues the Certificate of Substantial Completion, submit an Application for Payment showing 100 percent completion for portion of the Work claimed as substantially complete.

1. Include documentation supporting claim that the Work is substantially complete and a statement showing an accounting of changes to the Contract Sum.
2. This application shall reflect Certificate(s) of Substantial Completion issued previously for Owner occupancy of designated portions of the Work.

J. Final Payment Application: After completing Project closeout requirements, submit final Application for Payment with releases and supporting documentation not previously submitted and accepted, including, but not limited, to the following:

1. Evidence of completion of Project closeout requirements.
2. Insurance certificates for products and completed operations where required and proof that taxes, fees, and similar obligations were paid.
3. Updated final statement, accounting for final changes to the Contract Sum.
4. AIA Document G706, "Contractor's Affidavit of Payment of Debts and Claims."
5. AIA Document G706A, "Contractor's Affidavit of Release of Liens."
6. AIA Document G707, "Consent of Surety to Final Payment."
7. Evidence that claims have been settled.
8. Final meter readings for utilities, a measured record of stored fuel, and similar data as of date of Substantial Completion or when Owner took possession of and assumed responsibility for corresponding elements of the Work.
9. Final liquidated damages settlement statement.

SECTION 01 31 00 - PROJECT MANAGEMENT AND COORDINATION

SUMMARY

A. Section includes administrative provisions for coordinating construction operations on Project including, but not limited to, the following:

1. General coordination procedures.
2. Coordination drawings.
3. Requests for Information (RFIs).
4. Project meetings.

INFORMATIONAL SUBMITTALS

A. Subcontract List: Prepare a written summary identifying individuals or firms proposed for each principal portion of the Work, including those who are to furnish materials or equipment fabricated to a special design.

1. Name, address, and telephone number of entity performing subcontract or supplying products.
2. Number and title of related Specification Section(s) covered by subcontract.
3. Drawing number and detail references, as appropriate, covered by subcontract.

B. Digital Coordination Drawings: Submit electronic digital files for full coordination.

C. Key Personnel Names: Within 15 working days of starting construction operations, submit a list of key personnel assignments, including superintendent and other personnel in attendance at Project site.

GENERAL COORDINATION PROCEDURES

A. Coordination: Coordinate construction operations included in different Sections of the Specifications to ensure efficient and orderly installation of each part of the Work. Coordinate construction operations, included in different Sections, that depend on each other for proper installation, connection, and operation.

1. Schedule construction operations in sequence required to obtain the best results where installation of one part of the Work depends on installation of other components, before or after its own installation.
2. Coordinate installation of different components to ensure maximum performance and accessibility for required maintenance, service, and repair.
3. Make adequate provisions to accommodate items scheduled for later installation.

B. Prepare memoranda for distribution to each party involved, outlining special procedures required for coordination. Include such items as required notices, reports, and list of attendees at meetings.

1. Prepare similar memoranda for Owner and separate contractors if coordination of their Work is required.

C. Administrative Procedures: Coordinate scheduling and timing of required administrative procedures with other construction activities to avoid conflicts and to ensure orderly progress of the Work. Such administrative activities include, but are not limited to, the following:

1. Preparation of the Schedule of Values.
2. Installation and removal of temporary facilities and controls.
3. Delivery and processing of submittals.
4. Progress meetings.
5. Preinstallation conferences.
6. Project closeout activities.
7. Startup and adjustment of systems.

COORDINATION DRAWINGS

A. Coordination Drawings, General: Prepare coordination drawings according to requirements in individual Sections, and additionally where installation is not completely shown on Shop Drawings, where limited space availability necessitates coordination, or if coordination is required to facilitate integration of products and materials fabricated or installed by more than one entity.

1. Content: Project-specific information, drawn accurately to a scale large enough to indicate and resolve conflicts. Do not base coordination drawings on standard printed data. Include the following information, as applicable:
a. Use applicable Drawings as a basis for preparation of coordination drawings. Prepare sections, elevations, and details as needed to describe relationship of various systems and components.
b. Provide coordinated composite drawings, drawn at a scale not less than 1/4 inch per foot in both plan and elevation, including, but not limited to, equipment, ducts,pipe sleeves, piping including plumbing and sprinkler systems, lighting, special supports and other items contained within the space and finished ceiling. Show mechanical and electrical services and architectural and structural features drawn to scale. Provide composite drawings for corridors, specialty spaces, mechanical rooms, shafts, tunnels, and other areas of limited space with complex systems. Distribute copies of composite drawings to all trades to assure a complete, coordinated installation of work within the space available. Include elevation drawings indicating finish ceiling heights, and heights above finished floor to bottom of ductwork, piping, conduit and other overhead fixtures and equipment.
1) Sheet Size: At least 8-1/2 by 11 inches but no larger than 30 by 40 inches.
2) Draw required details at a scale not less than 3/4 inch per foot.
c. Indicate functional and spatial relationships of components of architectural, structural, civil, mechanical, and electrical systems.
d. Indicate space requirements for routine maintenance and for anticipated replacement of components during the life of the installation.
e. Show location and size of access doors required for access to concealed dampers, valves, and other controls.
f. Indicate required installation sequences.
1) Scheduling, sequencing movement, and positioning of large equipment into the building during construction.
g. Indicate dimensions shown on the Drawings. Specifically note dimensions that appear to be in conflict with submitted equipment and minimum clearance requirements. Provide alternate sketches to Architect indicating proposed resolution of such conflicts. Minor dimension changes and difficult installations will not be considered changes to the Contract.
h. Refer to Sections of Division 23 and Division 26 for specific Coordination Drawing requirements for mechanical and electrical installations.
i. Indicate relationship of components shown on separate Shop Drawings.

B. Coordination Drawing Organization: Organize coordination drawings as follows:

1. Floor Plans and Reflected Ceiling Plans: Show architectural and structural elements, and mechanical, plumbing, fire-protection, fire-alarm, and electrical Work. Show locations of visible ceiling-mounted devices relative to acoustical ceiling grid. Supplement plan drawings with section drawings where required to adequately represent the Work. Designate fire-rated walls, partitions and floors.
a. Where indicated, include supports, components and plenum space clearances for raised access flooring.
2. Plenum Space: Indicate subframing for support of ceiling and wall systems, mechanical and electrical equipment, and related Work. Locate components within ceiling plenum to accommodate layout of light fixtures indicated on Drawings. Indicate areas of conflict between light fixtures and other components.
3. Mechanical and Electrical Rooms: Provide coordination drawings for mechanical and electrical rooms showing plans and elevations of mechanical, plumbing, fire-protection, fire-alarm, and electrical equipment.
4. Through Penetrations: Indicate fire-rated and non-fire-rated penetrations and openings required for all disciplines through interior and exterior walls, interior partitions, foundation walls, and floor slabs.
5. Mechanical and Plumbing Work: Show the following:
a. Sizes and bottom elevations of ductwork, supply piping, sanitary, floor and roof drain piping, and conduit runs, including insulation, bracing, flanges, and support systems. Indicate access points and required maintenance areas.
b. Dimensions of major components, such as control boxes, dampers, valves, diffusers, access doors, cleanouts and electrical distribution equipment.
c. Fire-rated enclosures around ductwork.
d. Sleeves and capped utilities for future work.
6. Electrical Work: Show the following:
a. Runs of vertical and horizontal conduit 1-1/4 inches (32 mm) in diameter and larger.
b. Light fixture, exit light, electrified door hardware, access controls, emergency battery pack, smoke detector, and other fire-alarm locations.
c. Panel board, switch board, switchgear, transformer, busway, generator, and motor control center locations.
d. Location of pull boxes and junction boxes, dimensioned from column center lines.
7. Fire-Protection System: Show the following:
a. Locations of standpipes, mains piping, branch lines, pipe drops, and sprinkler heads.
8. Review: Architect will review coordination drawings to confirm that the Work is being coordinated, but not for the details of the coordination, which are Contractor's responsibility. If Architect determines that coordination drawings are not being prepared in sufficient scope or detail, or are otherwise deficient, Architect will so inform Contractor, who shall make changes as directed and resubmit.

C. Coordination Drawing Prints: Prepare coordination drawing prints according to requirements in Section 01 33 00 "Submittal Procedures."

D. Coordination Digital Data Files: Prepare coordination digital data files according to the following requirements:

1. File Preparation Format: Same digital data software program, version, and operating system as original Drawings.
2. File Submittal Format: Submit or post coordination drawing files using Portable Data File (PDF) format.
3. Architect will furnish Contractor one set of digital data files of Drawings for use in preparing coordination digital data files.
a. Architect makes no representations as to the accuracy or completeness of digital data files as they relate to Drawings.
b. Digital Data Software Program: Drawings will be available for downloading in *.DWG formats.
c. Contractor shall execute a data licensing agreement in the form of Electronic Data Transfer Agreement.

REQUESTS FOR INFORMATION (RFIs)

A. General: Immediately on discovery of the need for additional information or interpretation of the Contract Documents, Contractor shall prepare and submit an RFI in the form specified.

1. Architect will return RFIs submitted to Architect by other entities controlled by Contractor with no response.
2. Coordinate and submit RFIs in a prompt manner so as to avoid delays in Contractor's work or work of subcontractors.

B. Content of the RFI: Include a detailed, legible description of item needing information or interpretation and the following:

1. Project name, Project number, Date, Name of Contractor, Name of Architect.
2. RFI number, numbered sequentially and RFI subject.
3. Specification Section number and title and related paragraphs, as appropriate.
4. Drawing number and detail references, as appropriate.
5. Field dimensions and conditions, as appropriate.
6. Contractor's suggested resolution. If Contractor's suggested resolution impacts the Contract Time or the Contract Sum, Contractor shall state impact in the RFI.
7. Contractor's signature.
8. Attachments: Include sketches, descriptions, measurements, photos, Product Data, Shop Drawings, coordination drawings, and other information necessary to fully describe items needing interpretation.
a. Include dimensions, thicknesses, structural grid references, and details of affected materials, assemblies, and attachments on attached sketches.

C. RFI Forms: Software-generated form with substantially the same content as indicated above, acceptable to Architect.

1. Attachments shall be electronic files in PDF format.

D. Architect's Action: Architect will review each RFI, determine action required, and respond. Allow seven working days for Architect's response for each RFI. RFIs received by Architect after 1:00 p.m. will be considered as received the following working day.

1. The following Contractor-generated RFIs will be returned without action:
a. Requests for approval of submittals.
b. Requests for approval of substitutions.
c. Requests for approval of Contractor's means and methods.
d. Requests for coordination information already indicated in the Contract Documents.
e. Requests for adjustments in the Contract Time or the Contract Sum.
f. Requests for interpretation of Architect's actions on submittals.
g. Incomplete RFIs or inaccurately prepared RFIs.
2. Architect's action may include a request for additional information, in which case Architect's time for response will date from time of receipt of additional information.
3. Architect's action on RFIs that may result in a change to the Contract Time or the Contract Sum may be eligible for Contractor to submit Change Proposal according to Section 01 26 00 "Contract Modification Procedures."
a. If Contractor believes the RFI response warrants change in the Contract Time or the Contract Sum, notify Architect in writing within 10 days of receipt of the RFI response.

E. RFI Log: Prepare, maintain, and submit a tabular log of RFIs organized by the RFI number. Submit log weekly.

F. On receipt of Architect's action, update the RFI log and immediately distribute the RFI response to affected parties. Review response and notify Architect within seven days if Contractor disagrees with response.

1. Identification of related Minor Change in the Work, Construction Change Authorization, and Proposal Request, as appropriate.

PROJECT MEETINGS

A. General: General Contractor will schedule and conduct meetings and conferences at Project site unless otherwise indicated.

1. Attendees: Inform participants and others involved, and individuals whose presence is required, of date and time of each meeting. Notify Owner and Architect of scheduled meeting dates and times.
2. Agenda: General Contractor will prepare the meeting agenda. Distribute the agenda to all invited attendees.
3. Minutes: General Contractor will record significant discussions and agreements achieved and distribute the meeting minutes to everyone concerned within five days of the meeting.

B. Preconstruction Conference: General Contractor will schedule and conduct a preconstruction conference before starting construction, but no later than 15 days after execution of the Agreement.

1. Attendees: Authorized representatives of Owner and its consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the conference. Participants at the conference shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Discuss items of significance that could affect progress, including the following:
a. Review responsibilities and personnel assignments
b. Tentative construction schedule.
c. Critical work sequencing and long-lead items.
d. Designation of key personnel and their duties.
e. Lines of communications.
f. Procedures for processing field decisions and Change Orders.
g. Procedures for RFIs.
h. Procedures for testing and inspecting.
i. Procedures for processing Applications for Payment.
j. Distribution of the Contract Documents.
k. Submittal procedures.
l. Preparation of record documents.
m. Use of the premises and existing building.
n. Work restrictions.
o. Working hours.
p. Owner's occupancy requirements.
q. Responsibility for temporary facilities and controls.
r. Procedures for moisture and mold control.
s. Procedures for disruptions and shutdowns.
t. Construction waste management and recycling.
u. Parking availability.
v. Office, work, and storage areas.
w. Equipment deliveries and priorities.
x. First aid.
y. Security.
z. Progress cleaning.

C. Preinstallation Conferences: General Contractor will schedule and conduct a preinstallation conference at Project site before each construction activity that requires coordination with other construction.

1. Attendees: Installer and representatives of manufacturers and fabricators involved in or affected by the installation and its coordination or integration with other materials and installations that have preceded or will follow, shall attend the meeting. Advise Architect of scheduled meeting dates.
2. Agenda: Review progress of other construction activities and preparations for the particular activity under consideration, including requirements for the following:
a. Contract Documents, Options, Related RFIs, Related Change Orders, Purchases, Deliveries, Submittals, Review of mockups, Possible conflicts, Compatibility requirements, Time schedules, Weather limitations, Manufacturer's written instructions, Warranty requirements, Compatibility of materials, Acceptability of substrates, Temporary facilities and controls, Space and access limitations, Regulations of authorities having jurisdiction, Testing and inspecting requirements, Installation procedures, Coordination with other work, Required performance results, Protection of adjacent work, Protection of construction and personnel.
3. Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.
4. Reporting: Distribute minutes of the meeting to each party present and to other parties requiring information.
5. Do not proceed with installation if the conference cannot be successfully concluded. Initiate whatever actions are necessary to resolve impediments to performance of the Work and reconvene the conference at earliest feasible date.

D. Project Closeout Conference: General Contractor will schedule and conduct a project closeout conference, at a time convenient to Owner, but no later than 90 days prior to the scheduled date of Substantial Completion.

1. Attendees: Authorized representatives of Owner and its consultants; Contractor and its superintendent; major subcontractors; suppliers; and other concerned parties shall attend the meeting. Participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Discuss items of significance that could affect or delay Project closeout, including the following:
a. Review responsibilities and personnel assignments
b. Preparation of record documents.
c. Procedures required prior to inspection for Substantial Completion and for final inspection for acceptance.
d. Submittal of written warranties.
e. Requirements for preparing operations and maintenance data.
f. Requirements for delivery of material samples, attic stock, and spare parts.
g. Requirements for demonstration and training.
h. Preparation of Contractor's punch list.
i. Procedures for processing Applications for Payment at Substantial Completion and for final payment.
j. Submittal procedures.
k. Owner's partial occupancy requirements.
l. Installation of Owner's furniture, fixtures, and equipment.
m. Responsibility for removing temporary facilities and controls.

E. Progress Meetings: General Contractor will schedule and conduct progress meetings at regular intervals.

1. Attendees: In addition to representatives of Owner, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meeting shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Review and correct or approve minutes of previous progress meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
a. Contractor's Construction Schedule: Review progress since the last meeting. Determine whether each activity is on time, ahead of schedule, or behind schedule, in relation to Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
1) Review schedule for next period.
b. Review present and future needs of each entity present, including the following:
1) Interface requirements, Sequence of operations, Status of submittals, Deliveries, Off-site fabrication, Access, Site utilization, Temporary facilities and controls, Progress cleaning, Quality and work standards, Status of correction of deficient items, Field observations, Status of RFIs, Status of proposal requests, Pending changes, Status of Change Orders, Pending claims and disputes, Documentation of information for payment requests.
3. Schedule Updating: Revise Contractor's construction schedule after each progress meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with the report of each meeting.

F. Coordination Meetings: General Contractor will schedule and conduct Project coordination meetings at regular intervals. Project coordination meetings are in addition to specific meetings held for other purposes, such as progress meetings and preinstallation conferences.

1. Attendees: In addition to representatives of Owner, each contractor, subcontractor, supplier, and other entity concerned with current progress or involved in planning, coordination, or performance of future activities shall be represented at these meetings. All participants at the meetings shall be familiar with Project and authorized to conclude matters relating to the Work.
2. Agenda: Review and correct or approve minutes of the previous coordination meeting. Review other items of significance that could affect progress. Include topics for discussion as appropriate to status of Project.
a. Combined Contractor's Construction Schedule: Review progress since the last coordination meeting. Determine whether each contract is on time, ahead of schedule, or behind schedule, in relation to combined Contractor's construction schedule. Determine how construction behind schedule will be expedited; secure commitments from parties involved to do so. Discuss whether schedule revisions are required to ensure that current and subsequent activities will be completed within the Contract Time.
b. Schedule Updating: Revise combined Contractor's construction schedule after each coordination meeting where revisions to the schedule have been made or recognized. Issue revised schedule concurrently with report of each meeting.
c. Review present and future needs of each contractor present, including the following:
1) Interface requirements, Sequence of operations, Status of submittals, Construction waste management and recycling, Sequence of finish installation and indoor air quality procedures, Deliveries, Off-site fabrication, Access, Site utilization, Temporary facilities and controls, Work hours, Hazards and risks, Progress cleaning, Quality and work standards, Status of correction of deficient items, Field observations, Requests for interpretations (RFIs), Status of Proposal Requests (PRs), Pending changes, Status of Change Orders, Pending claims and disputes, Documentation of information for payment requests.

SECTION 01 33 00 - SUBMITTAL PROCEDURES

SUMMARY

A. Section includes requirements for the submittal schedule and administrative and procedural requirements for submitting Shop Drawings, Product Data, Samples, and other submittals.

DEFINITIONS

A. Action Submittals: Written and graphic information and physical samples that require Architect's responsive action. Action submittals are those submittals indicated in individual Specification Sections as "action submittals"

B. Informational Submittals: Written and graphic information that do not require Architect's responsive action. Submittals may be rejected for not complying with requirements. Informational submittals are those submittals indicated in individual Specification Sections as "informational submittals."

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
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NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
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APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

GENERAL REQUIREMENTS

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SPECIFICATIONS:
DIVISION 1 - GENERAL REQUIREMENTS CONTINUED

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

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

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

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

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

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

PART 3 - EXECUTION
CONTRACTOR'S REVIEW
A. Action and Informational Submittals: Review each submittal and check for coordination with other Work of the Contract and for compliance with the Contract Documents. Note corrections and field dimensions. Mark with approval stamp before submitting to Architect.
B. Approval Stamp: Stamp each submittal with a uniform, approval stamp. Include Project name and location, submittal number, Specification Section title and number, name of reviewer, date of Contractor's approval, and statement certifying that submittal has been reviewed, checked, and approved for compliance with the Contract Documents.
1. Architect will take no action on submittals that have not been stamped and certified.

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

SECTION 01 35 91 - HISTORIC TREATMENT PROCEDURES
DEFINITIONS
A. Consolidate: To strengthen loose or deteriorated materials in place.
B. Design Reference Sample: A sample that represents the Architect's prebid selection of work to be matched; it may be existing work or work specially produced for the Project.
C. Dismantle: To disassemble or detach a historic item from a surface, or a nonhistoric item from a historic surface, using gentle methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
D. Historic: Spaces, areas, rooms, surfaces, materials, finishes, and overall appearance that are important to the successful preservation, rehabilitation, restoration, and reconstruction as determined by Architect. Designated historic spaces, areas, materials, and surfaces are indicated on Drawings
E. Match: To blend with adjacent construction and manifest no apparent difference in material type, species, cut, form, detail, color, grain, texture, or finish; as approved by Architect.
F. Reconstruct: To remove existing item, replicate damaged or missing components, and reinstall in original position and configuration.
G. Refinish: To remove existing finishes to base material and apply new finish to match original, or as otherwise indicated.
H. Reinstall: To protect removed or dismantled item, repair and clean it as indicated for reuse, and reinstall it in original position, or where indicated.
I. Remove: To take down or detach a nonhistoric item located within a historic space, area, or room, using methods and equipment to prevent damage to historic items and surfaces; disposing of items unless indicated to be salvaged or reinstalled.
J. Repair: To correct damage and defects, retaining existing materials, features, and finishes while employing as little new material as possible. This includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials.
K. Replace: To remove, duplicate, and reinstall entire item with new material. The original item is the pattern for creating duplicates unless otherwise indicated.
L. Replicate: To reproduce in exact detail, materials, and finish unless otherwise indicated.
M. Reproduce: To fabricate a new item, accurate in detail to the original, and from either the same or a similar material as the original, unless otherwise indicated.
N. Restore: To consolidate, replicate, reproduce, repair, and refinish as required to achieve the indicated results.
O. Retain: To keep existing items that are not to be removed or dismantled.
P. Reversible: New construction work, treatments, or processes that can be removed or undone in the future without damaging historic materials unless otherwise indicated.
Q. Salvage: To protect removed or dismantled items and deliver them to Owner.
R. Stabilize: To provide structural reinforcement of unsafe or deteriorated items while maintaining the essential form as it exists at present; also, to reestablish a weather-resistant enclosure.
S. Strip: To remove existing finish down to base material unless otherwise indicated.

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

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

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

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

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

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

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

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

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

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

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

SECTION 01 40 00 - QUALITY REQUIREMENTS
SUMMARY
A. Section includes administrative and procedural requirements for quality assurance and quality control.
B. Testing and inspecting services are required to verify compliance with requirements specified or indicated. These services do not relieve Contractor of responsibility for compliance with the Contract Document requirements.

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

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

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

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

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

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

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

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

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

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

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

3.2 REPAIR AND PROTECTION
A. General: On completion of testing, inspecting, sample taking, and similar services, repair damaged construction and restore substrates and finishes.
1. Provide materials and comply with installation requirements specified in other Specification Sections or matching existing substrates and finishes. Restore patched areas and extend restoration into adjoining areas with durable seams that are as invisible as possible. Comply with the Contract Document requirements for cutting and patching
in Section 01 73 00 "Execution."
B. Protect construction exposed by or for quality-control service activities.
C. Repair and protection are Contractor's responsibility, regardless of the assignment of responsibility for quality-control services.

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
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NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
KANSAS CITY MISSOURI 64105

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

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

GENERAL REQUIREMENTS

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SPECIFICATIONS:
DIVISION 1 - GENERAL REQUIREMENTS CONTINUED

SECTION 01 42 00 - REFERENCES
DEFINITIONS
A. General: Basic Contract definitions are included in the Conditions of the Contract.
B. "Approved": When used to convey Architect's action on Contractor's submittals, applications, and requests, "approved" is limited to Architect's duties and responsibilities as stated in the Conditions of the Contract.
C. "Directed": A command or instruction by Architect. Other terms including "requested," "authorized," "selected," "required," and "permitted" have the same meaning as "directed."
D. "Indicated": Requirements expressed by graphic representations or in written form on Drawings, in Specifications, and in other Contract Documents. Other terms including "shown," "noted," "scheduled," and "specified" have the same meaning as "indicated."
E. "Regulations": Laws, ordinances, statutes, and lawful orders issued by authorities having jurisdiction, and rules, conventions, and agreements within the construction industry that control performance of the Work.
F. "Furnish": Supply and deliver to Project site, ready for unloading, unpacking, assembly, installation, and similar operations.
G. "Install": Operations at Project site including unloading, temporarily storing, unpacking, assembling, erecting, placing, anchoring, applying, working to dimension, finishing, curing, protecting, cleaning, and similar operations.
1. "Installer": Entity engaged by the Contractor, either as an employee or subcontractor, to perform an "Install" construction activity.
a. Installer shall be experienced in the operations they are engaged to perform.
2. "Experienced Installer": Entity that has successfully completed a minimum of five previous projects similar in size and scope to this Project; is familiar with the special requirements indicated; and has complied with requirements of authorities having jurisdiction.
H. "Provide": Furnish and install, complete and ready for the intended use.
I. "Project Site": Space available for performing construction activities. The extent of Project site is shown on Drawings and may or may not be identical with the description of the land on which Project is to be built.
INDUSTRY STANDARDS
A. Applicability of Standards: Unless the Contract Documents include more stringent requirements, applicable construction industry standards have the same force and effect as if bound or copied directly into the Contract Documents to the extent referenced. Such standards are made a part of the Contract Documents by reference.
B. Publication Dates: Comply with standards in effect as of date of the Contract Documents unless otherwise indicated.
C. Copies of Standards: Each entity engaged in construction on Project should be familiar with industry standards applicable to its construction activity. Copies of applicable standards are not bound with the Contract Documents.
ABBREVIATIONS AND ACRONYMS
A. Industry Organizations: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities indicated in Thomson Gale's "Encyclopedia of Associations" or in Columbia Books' "National Trade & Professional Associations of the U.S."
B. Materials, equipment, and operations specified by reference to published standards and specifications of a technical society, trade association, or other agency standard, shall comply with the requirements of the current edition of the listed document that is in effect on the issue date of the Specifications or Addendum page making reference thereto, unless otherwise specified.
C. Code, Federal Government Agencies, Standards and Regulations and State Government Agencies: Where abbreviations and acronyms are used in Specifications or other Contract Documents, they shall mean the recognized name of the entities from professional standards in the industry.

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS
DEFINITIONS
A. Permanent Enclosure: As determined by Architect, permanent or temporary roofing is complete, insulated, and weathertight; exterior walls are insulated and weathertight; and all openings are closed with permanent construction or substantial temporary closures.
USE CHARGES
A. General: Installation and removal of and use charges for temporary facilities shall be included in the Contract Sum unless otherwise indicated.
B. Water and Sewer Service from Existing System: Water from Owner's existing water system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.
C. Electric Power Service from Existing System: Electric power from Owner's existing system is available for use without metering and without payment of use charges. Provide connections and extensions of services as required for construction operations.
INFORMATIONAL SUBMITTALS
A. Implementation and Termination Schedule: Within 15 days of date established for submittal of Contractor's Construction Schedule, submit a schedule indicating implementation and termination of each temporary utility.
B. Site Utilization Plan: Coordinate location of required facilities with Owner.
C. Moisture-Protection Plan: Describe procedures and controls for protecting materials and construction from water absorption and damage.
D. Dust- and HVAC-Control Plan: Submit coordination drawing and narrative that indicates the dust- and HVAC-control measures proposed for use, proposed locations, and proposed time frame for their operation. Identify further options if proposed measures are later determined to be inadequate.
QUALITY ASSURANCE
A. Electric Service: Comply with NECA, NEMA, and UL standards and regulations for temporary electric service. Install service to comply with NFPA 70.
B. Tests and Inspections: Arrange for authorities having jurisdiction to test and inspect each temporary utility before use. Obtain required certifications and permits.
C. Regulations: Comply with industry standards and applicable laws and regulations of authorities having jurisdiction.
D. Trade Jurisdictions: Assigned responsibilities for installation and operation of temporary utilities are not intended to interfere with trade regulations and union jurisdictions.
E. Accessible Temporary Egress: Comply with applicable provisions in the U.S. Architectural & Transportation Barriers Compliance Board's ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.
PART 2 - PRODUCTS
MATERIALS
A. Polyethylene Sheet: Reinforced, fire-resistive sheet, 10-mil (0.25-mm) minimum thickness, with flame-spread rating of 15 or less per ASTM E 84 and passing NFPA 701 Test Method 2.
B. Dust-Control Adhesive-Surface Walk-off Mats: Provide mats minimum 36 by 60 inches.
C. Insulation: Unfaced mineral-fiber blanket, manufactured from glass, slag wool, or rock wool; with maximum flame-spread and smoke-developed indexes of 25 and 50, respectively.
TEMPORARY FACILITIES
A. Field Offices, General: Prefabricated or mobile units with serviceable finishes, temperature controls, and foundations adequate for normal loading.
B. Storage and Fabrication Sheds: Provide sheds sized, furnished, and equipped to accommodate materials and equipment for construction operations.
1. Store combustible materials apart from building.
EQUIPMENT
A. Fire Extinguishers: Portable, UL rated; with class and extinguishing agent as required by locations and classes of fire exposures.
B. HVAC Equipment: Unless Owner authorizes use of permanent HVAC system, provide vented, self-contained, liquid-propane-gas or fuel-oil heaters with individual space thermostatic control.
1. Use of gasoline-burning space heaters, open-flame heaters, or salamander-type heating units is prohibited.
2. Heating Units: Listed and labeled for type of fuel being consumed, by a qualified testing agency acceptable to authorities having jurisdiction, and marked for intended location and application.
3. Permanent HVAC System: If Owner authorizes use of permanent HVAC system for temporary use during construction, provide filter with MERV of 8 at each return-air grille in system and remove at end of construction and clean HVAC system as required in Section 01 77 00 "Closeout Procedures".
C. Air-Filtration Units: Primary and secondary HEPA-filter-equipped portable units with four-stage filtration. Provide single switch for emergency shutoff. Configure to run continuously.
PART 3 - EXECUTION
INSTALLATION, GENERAL
A. Locate facilities where they will serve Project adequately and result in minimum interference with performance of the Work. Relocate and modify facilities as required by progress of the Work.
B. Provide each facility ready for use when needed to avoid delay. Do not remove until facilities are no longer needed or are replaced by authorized use of completed permanent facilities.
TEMPORARY UTILITY INSTALLATION
A. General: Install temporary service or connect to existing service.
1. Arrange with utility company, Owner, and existing users for time when service can be interrupted, if necessary, to make connections for temporary services.
B. Sewers and Drainage: Provide temporary utilities to remove effluent lawfully.
1. Connect temporary sewers to municipal system as directed by authorities having jurisdiction.
C. Water Service: Connect to Owner's existing water service facilities. Clean and maintain water service facilities in a condition acceptable to Owner. At Substantial Completion, restore these facilities to condition existing before initial use.
D. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking water for use of construction personnel. Comply with requirements of authorities having jurisdiction for type, number, location, operation, and maintenance of fixtures and facilities.
1. Toilets: Use of Owner's existing toilet facilities will be permitted, as long as facilities are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore these facilities to condition existing before initial use.
E. Heating and Cooling: Provide temporary heating and cooling required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of low temperatures or high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.
F. Isolation of Work Areas in Occupied Facilities: Prevent dust, fumes, and odors from entering occupied areas.
G. Ventilation and Humidity Control: Provide temporary ventilation required by construction activities for curing or drying of completed installations or for protecting installed construction from adverse effects of high humidity. Select equipment that will not have a harmful effect on completed installations or elements being installed.
Coordinate ventilation requirements to produce ambient condition required and minimize energy consumption.
1. Provide dehumidification systems when required to reduce substrate moisture levels to level required to allow installation or application of finishes.
H. Electric Power Service: Connect to Owner's existing electric power service. Maintain equipment in a condition acceptable to Owner.
I. Lighting: Provide temporary lighting with local switching that provides adequate illumination for construction operations, observations, inspections, and traffic conditions.
SUPPORT FACILITIES INSTALLATION
A. Traffic Controls: Comply with requirements of authorities having jurisdiction.
B. Parking: Use designated areas of Owner's existing parking areas for construction personnel.
C. Project Identification Sign: Provide Project signs
D. Temporary Signs: Provide temporary, directional signs for construction personnel and visitors for information concerning entrance to Project.
E. Waste Disposal Facilities: Provide waste-collection containers in sizes adequate to handle waste from construction operations.
F. Lifts and Hoists: Provide facilities necessary for hoisting materials and personnel.
G. Existing Elevator Use: Use of Owner's existing elevators will be permitted, provided elevators are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore elevators to condition existing before initial use, including replacing worn cables, guide shoes, and similar items of limited life.
1. Do not load elevators beyond their rated weight capacity.
2. Provide protective coverings, barriers, devices, signs, or other procedures to protect elevator car and entrance doors and frame. If, despite such protection, elevators become damaged, engage elevator Installer to restore damaged work so no evidence remains of correction work.
I. Temporary Stairs: Until permanent stairs are available, provide temporary stairs where ladders are not adequate.
J. Existing Stair Usage: Use of Owner's existing stairs will be permitted, provided stairs are cleaned and maintained in a condition acceptable to Owner. At Substantial Completion, restore stairs to condition existing before initial use.
1. Provide protective coverings, barriers, devices, signs, or other procedures to protect stairs and to maintain means of egress. If stairs become damaged, restore damaged areas so no evidence remains of correction work.
K. Temporary Use of Permanent Stairs: Use of new stairs for construction traffic will be permitted, provided stairs are protected and finishes restored to new condition at time of Substantial Completion.
SECURITY AND PROTECTION FACILITIES INSTALLATION
A. Protection of Existing Facilities: Protect existing vegetation, equipment, structures, utilities, and other improvements at Project site and on adjacent properties, except those indicated to be removed or altered. Repair damage to existing facilities.
B. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction as required to comply with environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.
C. Security Enclosure and Lockup: Install temporary enclosure around partially completed areas of construction. Provide lockable entrances to prevent unauthorized entrance, vandalism, theft, and similar violations of security. Lock entrances at end of each work day.
D. Barricades, Warning Signs, and Lights: Comply with requirements of authorities having jurisdiction for erecting structurally adequate barricades, including warning signs and lighting.
E. Temporary Egress: Maintain temporary egress from existing occupied facilities as indicated and as required by authorities having jurisdiction.
F. Covered Walkway: Erect protective, covered walkway for passage of individuals through or adjacent to Project site. Coordinate with entrance gates, other facilities, and obstructions. Comply with regulations of authorities having jurisdiction.
G. Temporary Enclosures: Provide temporary enclosures for protection of construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.
H. Temporary Partitions: Provide floor-to-ceiling dustproof partitions to limit dust and dirt migration and to separate occupied areas from fumes and noise.
I. Temporary Fire Protection: Install and maintain temporary fire-protection facilities of types needed to protect against reasonably predictable and controllable fire losses. Comply with NFPA 241; manage fire-prevention program.
1. Prohibit smoking in construction areas.
2. Supervise welding operations, combustion-type temporary heating units, and similar sources of fire ignition according to requirements of authorities having jurisdiction.
3. Develop and supervise an overall fire-prevention and -protection program for personnel at Project site. Review needs with local fire department and establish procedures to be followed. Instruct personnel in methods and procedures. Post warnings and information.
MOISTURE AND MOLD CONTROL
A. Moisture-Protection Plan: Avoid trapping water in finished work. Document visible signs of mold that may appear during construction.
B. Exposed Construction Phase: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
1. Protect porous materials from water damage.
2. Protect stored and installed material from flowing or standing water.
3. Keep porous and organic materials from coming into prolonged contact with concrete.
4. Remove standing water from decks.
5. Keep deck openings covered or dammed.
C. Partially Enclosed Construction Phase: After installation of weather barriers but before full enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:
1. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
2. Keep interior spaces reasonably clean and protected from water damage.
3. Periodically collect and remove waste containing cellulose or other organic matter.
4. Discard or replace water-damaged material.
5. Do not install material that is wet.
6. Discard, replace, or clean stored or installed material that begins to grow mold.
7. Perform work in a sequence that allows any wet materials adequate time to dry before enclosing the material in drywall or other interior finishes.
D. Controlled Construction Phase of Construction: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:
1. Control moisture and humidity inside building by maintaining effective dry-in conditions.
2. Use permanent HVAC system to control humidity.
3. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.
a. Hygroscopic materials that may support mold growth, including wood and gypsum based products, that become wet during the course of construction and remain wet for 48 hours are considered defective.
b. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record readings beginning at time of exposure and continuing daily for 48 hours. Identify materials containing moisture levels higher than allowed. Report findings in writing to Architect.
c. Remove materials that cannot be completely restored to their manufactured moisture level within 48 hours.
OPERATION, TERMINATION, AND REMOVAL
A. Supervision: Enforce strict discipline in use of temporary facilities. To minimize waste and abuse, limit availability of temporary facilities to essential and intended uses.
B. Maintenance: Maintain facilities in good operating condition until removal.
1. Maintain operation of temporary enclosures, heating, cooling, humidity control, ventilation, and similar facilities on a 24-hour basis where required to achieve indicated results and to avoid possibility of damage.
C. Termination and Removal: Remove each temporary facility when need for its service has ended, when it has been replaced by authorized use of a permanent facility, or no later than Substantial Completion. Complete or, if necessary, restore permanent construction that may have been delayed because of interference with temporary facility. Repair damaged Work, clean exposed surfaces, and replace construction that cannot be satisfactorily repaired.
1. Materials and facilities that constitute temporary facilities are property of Contractor. Owner reserves right to take possession of Project identification signs.
2. At Substantial Completion, repair, renovate, and clean permanent facilities used during construction period. Comply with final cleaning requirements specified in Section 01 77 00 "Closeout Procedures."

SECTION 01 60 00 - PRODUCT REQUIREMENTS
SUMMARY
A. Section includes administrative and procedural requirements for selection of products for use in Project; product delivery, storage, and handling; manufacturers' standard warranties on products; special warranties; and comparable products.
DEFINITIONS
A. Products: Items obtained for incorporating into the Work, whether purchased for Project or taken from previously purchased stock. The term "product" includes the terms "material," "equipment," "system," and terms of similar intent.
B. Basis-of-Design Product Specification: A specification in which a specific manufacturer's product is named and accompanied by the words "basis-of-design product," including make or model number or other designation, to establish the significant qualities related to type, function, dimension, in-service performance, physical properties, appearance, and other characteristics for purposes of evaluating comparable products of additional manufacturers named in the specification.
ACTION SUBMITTALS
A. Comparable Product Requests: Submit request for consideration of each comparable product. Identify product or fabrication or installation method to be replaced. Include Specification Section number and title and Drawing numbers and titles.
B. Basis-of-Design Product Specification Submittal: Comply with requirements in Section 01 33 00 "Submittal Procedures." Show compliance with requirements.
QUALITY ASSURANCE
A. Compatibility of Options: If Contractor is given option of selecting between two or more products for use on Project, select product compatible with products previously selected, even if previously selected products were also options.
1. Each contractor is responsible for providing products and construction methods compatible with products and construction methods of other contractors.
2. If a dispute arises between contractors over concurrently selectable but incompatible products, Architect will determine which products shall be used.
B. Nameplates: Except for required labels and operating data, do not attach or imprint manufacturer's or producer's nameplates or trademarks on exposed surfaces of products or equipment which will be exposed to view in occupied spaces or on the exterior.
1. Equipment Nameplates: Provide a permanent nameplate on each item of service connected or power-operated equipment. Locate on accessible, but inconspicuous, surface in occupied spaces. The nameplate shall contain essential operating data.
PRODUCT DELIVERY, STORAGE, AND HANDLING
A. Deliver, store, and handle products using means and methods that will prevent damage, deterioration, and loss, including theft and vandalism. Comply with manufacturer's written instructions.
B. Delivery and Handling:
1. Schedule delivery to minimize long-term storage at Project site and to prevent overcrowding of construction spaces.
2. Coordinate delivery with installation time to ensure minimum holding time for items that are flammable, hazardous, easily damaged, or sensitive to deterioration, theft, and other losses.
3. Deliver products to Project site in an undamaged condition in manufacturer's original sealed container or other packaging system, complete with labels and instructions for handling, storing, unpacking, protecting, and installing.
4. Inspect products on delivery to determine compliance with the Contract Documents and to determine that products are undamaged and properly protected.
C. Storage:
1. Store products to allow for inspection and measurement of quantity or counting of units.
2. Store materials in a manner that will not endanger Project structure.
3. Store products that are subject to damage by the elements, under cover in a weathertight enclosure above ground, with ventilation adequate to prevent condensation.
4. Protect foam plastic from exposure to sunlight, except to extent necessary for period of installation and concealment.
5. Comply with product manufacturer's written instructions for temperature, humidity, ventilation, and weather-protection requirements for storage.
6. Protect stored products from damage and liquids from freezing.
7. Provide a secure location and enclosure at Project site for storage of materials and equipment by Owner's construction forces. Coordinate location with Owner.
PRODUCT WARRANTIES
A. Warranties specified in other Sections shall be in addition to, and run concurrent with, other warranties required by the Contract Documents. Manufacturer's disclaimers and limitations on product warranties do not relieve Contractor of obligations under requirements of the Contract Documents.
1. Manufacturer's Warranty: Written warranty furnished by individual manufacturer for a particular product and specifically endorsed by manufacturer to Owner.
2. Special Warranty: Written warranty required by the Contract Documents to provide specific rights for Owner.
B. Special Warranties: Prepare a written document that contains appropriate terms and identification, ready for execution.
PART 2 - PRODUCTS
PRODUCT SELECTION PROCEDURES
A. General Product Requirements: Provide products that comply with the Contract Documents, are undamaged and, unless otherwise indicated, are new at time of installation.
B. Provide materials and equipment that are of good quality and new, unless otherwise specified, are free from faults and defects not inherent in the quality required, that conform with requirements of Contract Documents, that are suitable for use and function intended, that are corresponding in quality to related materials in the absence of a complete specification, that are of quality appearance where exposed to view, that are of one manufacturer or source for the same specific purpose, with uniform appearance and physical properties, and that are identical and interchangeable when required in quantity
1. Provide products complete with accessories, trim, finish, fasteners, and other items needed for a complete installation and indicated use and effect.
2. Standard Products: If available, and unless custom products or nonstandard options are specified, provide standard products of types that have been produced and used successfully in similar situations on other projects.
3. Owner reserves the right to limit selection to products with warranties not in conflict with requirements of the Contract Documents.
4. Where products are accompanied by the term "as selected," Architect will make selection.
5. Descriptive, performance, and reference standard requirements in the Specifications establish salient characteristics of products.
D. Product Selection Procedures:
1. Product: Where Specifications name a single manufacturer and product, provide the named product that complies with requirements.
2. Manufacturer/Source: Where Specifications name a single manufacturer or source, provide a product by the named manufacturer or source that complies with requirements.
3. Products and Manufacturers:
a. Restricted List: Where Specifications include a list of names of both manufacturers and products, provide one of the products listed that complies with requirements. Comparable products or substitutions for Contractor's convenience may be considered unless otherwise indicated.
b. Nonrestricted List: Where Specifications include a list of names of both available manufacturers and products, provide one of the products listed.
4. Basis-of-Design Product: Where Specifications name a product, or refer to a product indicated on Drawings, and include a list of manufacturers, provide the specified or indicated product or a comparable product by one of the other named manufacturers. Drawings and Specifications indicate sizes, profiles, dimensions, and other characteristics that are based on the product named. Comply with requirements in "Comparable Products" Article for consideration of an unnamed product by one of the other named manufacturers.
E. Visual Matching Specification: Where Specifications require "match Architect's sample", provide a product that complies with requirements and matches Architect's sample. Architect's decision will be final on whether a proposed product matches.
1. If no product available within specified category matches and complies with other specified requirements, comply with requirements in Section 01 25 00 "Substitution Procedures" for proposal of product.
F. Visual Selection Specification: Where Specifications include the phrase "as selected by Architect from manufacturer's full range" or similar phrase, select a product that complies with requirements. Architect will select color, gloss, pattern, density, or texture from manufacturer's product line that includes both standard and premium items.
COMPARABLE PRODUCTS
A. Conditions for Consideration: Architect will consider Contractor's request for comparable product when the following conditions are satisfied. If the following conditions are not satisfied, Architect may return requests without action, except to record noncompliance with these requirements:
1. Evidence that the proposed product does not require revisions to the Contract Documents, that it is consistent with the Contract Documents and will produce the indicated results, and that it is compatible with other portions of the Work.
2. Detailed comparison of significant qualities of proposed product with those named in the Specifications. Significant qualities include attributes such as performance, weight, size, durability, visual effect, and specific features and requirements indicated.
3. Evidence that proposed product provides specified warranty.
4. List of similar installations for completed projects with project names and addresses and names and addresses of architects and owners, if requested.
5. Samples, if requested.

SECTION 01 73 00 - EXECUTION
SUMMARY
A. Section includes general administrative and procedural requirements governing execution of the Work.
INFORMATIONAL SUBMITTALS
A. Qualification Data: For professional structural, mechanical and electrical engineers.
B. Certificates: Submit certificate signed by professional engineers certifying that improvements comply with requirements.
C. Landfill Receipts: Submit copy of receipts issued by a landfill facility, licensed to accept hazardous materials, for hazardous waste disposal.
QUALITY ASSURANCE
A. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated.
B. Manufacturer's Installation Instructions: Obtain and maintain on-site manufacturer's written recommendations and instructions for installation of products and equipment.
EXAMINATION
A. Existing Conditions: The existence and location of utilities and construction indicated as existing are not guaranteed. Before beginning sitework, investigate and verify the existence and location of underground utilities, mechanical and electrical systems, and other construction affecting the Work.
1. Before construction, verify the location and invert elevation at points of connection of sanitary sewer, storm sewer, and water-service piping; underground electrical services, and other utilities.
2. Furnish location data for work related to Project that must be performed by public utilities serving Project site.
B. Examination and Acceptance of Conditions: Before proceeding with each component of the Work, examine substrates, areas, and conditions, with Installer or Applicator present where indicated, for compliance with requirements for installation tolerances and other conditions affecting performance. Record observations.
1. Examine roughing-in for mechanical and electrical systems to verify actual locations of connections before equipment and fixture installation.
2. Examine walls, floors, and roofs for suitable conditions where products and systems are to be installed.
3. Verify compatibility with and suitability of substrates, including compatibility with existing finishes or primers.
C. Written Report: Where a written report listing conditions detrimental to performance of the Work is required by other Sections, include the following:
1. Description of the Work.
2. List of detrimental conditions, including substrates.
3. List of unacceptable installation tolerances.
4. Recommended corrections.
D. Proceed with installation only after unsatisfactory conditions have been corrected. Proceeding with the Work indicates acceptance of surfaces and conditions.
PREPARATION
A. Existing Utility Information: Furnish information to Owner that is necessary to adjust, move, or relocate existing utility structures, utility poles, lines, services, or other utility appurtenances located in or affected by construction. Coordinate with authorities having jurisdiction.
B. Field Measurements: Take field measurements as required to fit the Work properly. Recheck measurements before installing each product. Where portions of the Work are indicated to fit to other construction, verify dimensions of other construction by field measurements before fabrication. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
C. Space Requirements: Verify space requirements and dimensions of items shown diagrammatically on Drawings.
D. Review of Contract Documents and Field Conditions: Immediately on discovery of the need for clarification of the Contract Documents caused by differing field conditions outside the control of Contractor, submit a request for information to Architect according to requirements in Section 01 31 00 "Project Management and Coordination."
CONSTRUCTION LAYOUT
A. Verification: Before proceeding to lay out the Work, verify layout information shown on Drawings, in relation to the property survey and existing benchmarks. If discrepancies are discovered, notify Architect promptly.
B. General: Engage a professional engineer to lay out the Work using accepted surveying practices.
1. Establish benchmarks and control points to set lines and levels at each story of construction and elsewhere as needed to locate each element of Project.
2. Establish limits on use of Project site.
3. Establish dimensions within tolerances indicated. Do not scale Drawings to obtain required dimensions.
4. Inform installers of lines and levels to which they must comply.
5. Check the location, level and plumb, of every major element as the Work progresses.
6. Notify Architect when deviations from required lines and levels exceed allowable tolerances.
7. Close site surveys with an error of closure equal to or less than the standard established by authorities having jurisdiction.
C. Building Lines and Levels: Locate and lay out control lines and levels for structures, building foundations, column grids, and floor levels, including those required for mechanical and electrical work. Transfer survey markings and elevations for use with control lines and levels. Level foundations and piers from two or more locations.
D. Record Log: Maintain a log of layout control work. Record deviations from required lines and levels. Include beginning and ending dates and times of surveys, weather conditions, name and duty of each survey party member, and types of instruments and tapes used. Make the log available for reference by Architect.
FIELD ENGINEERING
A. Identification: Owner will identify existing benchmarks, control points, and property corners.
B. Reference Points: Locate existing permanent benchmarks, control points, and similar reference points before beginning the Work. Preserve and protect permanent benchmarks and control points during construction operations.
1. Do not change or relocate existing benchmarks or control points without prior written approval of Architect. Report lost or destroyed permanent benchmarks or control points promptly. Report the need to relocate permanent benchmarks or control points to Architect before proceeding.
2. Replace lost or destroyed permanent benchmarks and control points promptly. Base replacements on the original survey control points.
INSTALLATION
A. General: Locate the Work and components of the Work accurately, in correct alignment and elevation, as indicated.
1. Make vertical work plumb and make horizontal work level.
2. Where space is limited, install components to maximize space available for maintenance and ease of removal for replacement.
3. Conceal pipes, ducts, and wiring in finished areas unless otherwise indicated.
4. Maintain minimum headroom clearances.
B. Except where more stringent requirements are specified, prepare, install, test, adjust and clean products, materials and equipment in accordance with manufacturer's printed instructions, recommendations and limitations for conditions indicated. Provide recommended accessory materials for a complete installation. If conflict exists between job conditions or specified requirements and with manufacturer's instructions, request written clarification from Architect before proceeding.
C. Install products at the time and under conditions that will ensure the best possible results. Maintain conditions required for product performance until Substantial Completion.
D. Conduct construction operations so no part of the Work is subjected to damaging operations or loading in excess of that expected during normal conditions of occupancy.
E. Coordination of Space: Where space is limited, install components and systems to maximize space available for maintenance and ease of removal for replacement.
F. Concealed Work: In finished areas, except as otherwise indicated, conceal pipes, ducts, conduit and wiring in the finished construction. Coordinate locations of fixtures, outlets, access panels, and similar items with finish elements. Provide escutcheon plates at penetrations through finished walls, ceilings and floors, with finish appropriate to adjacent finished surface.
G. Sequence the Work and allow adequate clearances to accommodate movement of construction items on site and placement in permanent locations.
H. Tools and Equipment: Do not use tools or equipment that produce harmful noise levels.
I. Templates: Obtain and distribute to the parties involved templates for work specified to be factory prepared and field installed. Check Shop Drawings of other work to confirm that adequate provisions are made for locating and installing products to comply with indicated requirements.
J. Attachment: Provide blocking and attachment plates and anchors and fasteners of adequate size and number to securely anchor each component in place, accurately located and aligned with other portions of the Work. Where size and type of attachments are not indicated, verify size and type required for load conditions.
1. Mounting Heights: Where mounting heights are not indicated, mount components at heights directed by Architect.
2. Allow for building movement, including thermal expansion and contraction.
3. Coordinate installation of anchorages. Furnish setting drawings, templates, and directions for installing anchorages, including sleeves, concrete inserts, anchor bolts, and items with integral anchors, that are to be embedded in concrete or masonry. Deliver such items to Project site in time for installation.
K. Joints: Make joints of uniform width. Where joint locations in exposed work are not indicated, arrange joints for the best visual effect. Fit exposed connections together to form hairline joints.
L. Hazardous Materials: Use products, cleaners, and installation materials that are not considered hazardous.
OWNER-INSTALLED PRODUCTS
A. Site Access: Provide access to Project site for Owner's construction personnel.
B. Coordination: Coordinate construction and operations of the Work with work performed by Owner's construction personnel.
1. Construction Schedule: Inform Owner of Contractor's preferred construction schedule for Owner's portion of the Work. Adjust construction schedule based on a mutually agreeable timetable. Notify Owner if changes to schedule are required due to differences in actual construction progress.
2. Preinstallation Conferences: Include Owner's construction personnel at preinstallation conferences covering portions of the Work that are to receive Owner's work. Attend preinstallation conferences conducted by Owner's construction personnel if portions of the Work depend on Owner's construction.
PROGRESS CLEANING
A. General: Clean Project site and work areas daily, including common areas. Enforce requirements strictly. Dispose of materials lawfully.
1. Comply with requirements in NFPA 241 for removal of combustible waste materials and debris.
2. Do not hold waste materials more than seven days during normal weather or three days if the temperature is expected to rise above 80 deg F (27 deg C).
3. Containerize hazardous and unsanitary waste materials separately from other waste. Mark containers appropriately and dispose of legally, according to regulations.
a. Use containers intended for holding waste materials of type to be stored.
4. Coordinate progress cleaning for joint-use areas where Contractor and other contractors are working concurrently.
B. Site: Maintain Project site free of waste materials and debris.
C. Work Areas: Clean areas where work is in progress to the level of cleanliness necessary for proper execution of the Work.
1. Remove liquid spills promptly.
2. Where dust would impair proper execution of the Work, broom-clean or vacuum the entire work area, as appropriate.
D. Installed Work: Keep installed work clean. Clean installed surfaces according to written instructions of manufacturer or fabricator of product installed, using only cleaning materials specifically recommended. If specific cleaning materials are not recommended, use cleaning materials that are not hazardous to health or property and that will not damage exposed surfaces.
E. Concealed Spaces: Remove debris from concealed spaces before enclosing the space.
F. Exposed Surfaces in Finished Areas: Clean exposed surfaces and protect as necessary to ensure freedom from damage and deterioration at time of Substantial Completion.
G. Waste Disposal: Do not bury or burn waste materials on-site. Do not wash waste materials down sewers or into waterways. Comply with waste disposal requirements in Section 01 50 00 "Temporary Facilities & Controls"
H. During handling and installation, clean and protect construction in progress and adjoining materials already in place. Apply protective covering where required to ensure protection from damage or deterioration at Substantial Completion.
I. Clean and provide maintenance on completed construction as frequently as necessary through the remainder of the construction period. Adjust and lubricate operable components to ensure operability without damaging effects.
J. Limiting Exposures: Supervise construction operations to assure that no part of the construction, completed or in progress, is subject to harmful, dangerous, damaging, or otherwise deleterious exposure during the construction period.
STARTING AND ADJUSTING
A. Start equipment and operating components to confirm proper operation. Remove malfunctioning units, replace with new units, and retest.
B. Adjust equipment for proper operation. Adjust operating components for proper operation without binding.
C. Test each piece of equipment to verify proper operation. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment.
D. Manufacturer's Field Service: Comply with qualification requirements in Section 01 40 00 "Quality Reqmts"
PROTECTION OF INSTALLED CONSTRUCTION
A. Provide final protection and maintain conditions that ensure installed Work is without damage or deterioration at time of Substantial Completion.
B. Comply with manufacturer's written instructions for temperature and relative humidity.
C. Owner reserves the right to protect installed Work to prevent damage and deterioration if the Contractor fails to protect the installed Work in a proper manner. The costs incurred by the Owner shall be paid by the Contractor.
CORRECTION OF THE WORK
A. Repair or remove and replace defective construction. Restore damaged substrates and finishes. Comply with requirements in Section 01 73 29 "Cutting and Patching."
1. Repairing includes replacing defective parts, refinishing damaged surfaces, touching up with matching materials, and properly adjusting operating equipment.
B. Restore permanent facilities used during construction to their specified condition.
C. Remove and replace damaged surfaces that are exposed to view if surfaces cannot be repaired without visible evidence of repair.
D. Repair components that do not operate properly. Remove and replace operating components that cannot be repaired.
E. Remove and replace chipped, scratched, and broken glass or reflective surfaces.

SECTION 01 73 29 – CUTTING AND PATCHING
SUMMARY
A. Section includes general administrative and procedural requirements governing cutting and patching.
DEFINITIONS
A. Cutting: Removal of existing or in-place and completed construction necessary to permit installation or performance of other work.
B. Patching: Fitting and repair work required to restore construction to original conditions after installation of other work.
INFORMATIONAL SUBMITTALS
A. Cutting and Patching Plan: Submit plan describing procedures at least 10 working days prior to the time cutting and patching will be performed. Include the following information:
1. Extent: Describe reason for and extent of each occurrence of cutting and patching.
2. Changes to In-Place Construction: Describe anticipated results. Include changes to structural elements and operating components as well as changes in building appearance and other significant visual elements.
3. Products: List products to be used for patching and firms or entities that will perform patching work.
4. Dates: Indicate when cutting and patching will be performed.
5. Utilities and Mechanical and Electrical Systems: List services and systems that cutting and patching procedures will disturb or affect. List services and systems that will be relocated and those that will be temporarily out of service. Indicate length of time permanent services and systems will be disrupted.
a. Include description of provisions for temporary services and systems during interruption of permanent services and systems.
QUALITY ASSURANCE
A. Professional Engineer Qualifications: A professional engineer who is legally qualified to practice in jurisdiction where Project is located and who is experienced in providing engineering services of the kind indicated.
B. Cutting and Patching: Comply with requirements for and limitations on cutting and patching of construction elements.
1. Structural Elements: When cutting and patching structural elements, notify Architect of locations and details of cutting and await directions from Architect before proceeding. Shore, brace, and support structural elements during cutting and patching. Do not cut and patch structural elements in a manner that could change their load-carrying capacity or increase deflection.
2. Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety.
3. Other Construction Elements: Do not cut and patch other construction elements or components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety.
4. Visual Elements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch exposed construction in a manner that would, in Architect's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
C. Cutting and Patching Conference: Before proceeding, meet at Project site with parties involved in cutting and patching, including mechanical and electrical trades. Review areas of potential interference and conflict. Coordinate procedures and resolve potential conflicts before proceeding.
WARRANTY
A. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during cutting and patching operations, by methods and with materials so as not to void existing warranties.
PART 2 - PRODUCTS
MATERIALS
A. General: Comply with requirements specified in other Sections.
B. In-Place Materials: Use materials for patching identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
1. If identical materials are unavailable or cannot be used, use materials that, when installed, will provide a match acceptable to Architect for the visual and functional performance of in-place materials.
PART 3 - EXECUTION
EXAMINATION
A. Examine surfaces to be cut and patched & conditions under which cutting and patching are to be performed.
1. Compatibility: Before patching, verify compatibility with and suitability of substrates, including compatibility with in-place finishes or primers.
2. Proceed with installation only after unsafe or unsatisfactory conditions have been corrected.
PREPARATION
A. Temporary Support: Provide temporary support of Work to be cut.
B. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations.
C. Adjoining Areas: Avoid interference with use of adjoining areas or interruption of free passage to adjoining areas.
D. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.
CUTTING AND PATCHING
A. Cutting and Patching, General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
1. Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
B. Existing Warranties: Remove, replace, patch, and repair materials and surfaces cut or damaged during installation or cutting and patching operations, by methods and with materials so as not to void existing warranties.
C. Temporary Support: Provide temporary support of work to be cut.
D. Protection: Protect in-place construction during cutting and patching to prevent damage. Provide protection from adverse weather conditions for portions of Project that might be exposed during cutting and patching operations
E. Adjacent Occupied Areas: Where interference with use of adjoining areas or interruption of free passage to adjoining areas is unavoidable, coordinate cutting and patching according to requirements in Section 01 10 00 "Summary."
F. Existing Utility Services and Mechanical/Electrical Systems: Where existing services/systems are required to be removed, relocated, or abandoned, bypass such services/systems before cutting to minimize interruption to occupied areas.
G. Cutting: Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
1. In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots neatly to minimum size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
2. Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
3. Concrete and Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill.
4. Excavating and Backfilling: Comply with requirements in applicable Sections where required by cutting and patching operations.
5. Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
6. Proceed with patching after construction operations requiring cutting are complete.
H. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other work. Patch with durable seams that are as invisible as practicable. Provide materials and comply with installation requirements specified in other Sections, where applicable.
1. Inspection: Where feasible, test and inspect patched areas after completion to demonstrate physical integrity of installation.
2. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will minimize evidence of patching and refinishing.
a. Clean piping, conduit, and similar features before applying paint or other finishing materials.
b. Restore damaged pipe covering to its original condition.
3. Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
a. Where patching occurs in a painted surface, prepare substrate and apply primer and intermediate paint coats appropriate for substrate over the patch, and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
4. Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an evenplane surface of uniform appearance.
5. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and ensures thermal and moisture integrity of building enclosure.
I. Cleaning: Clean areas and spaces where cutting and patching are performed. Remove paint, mortar, oils, putty, and similar materials from adjacent finished surfaces.

CALEB BULAND, ARCHITECT | MO 2009005509

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REGISTERED TRADE NAME OF INTELLIGENT LINE A+D, LLC
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NOT FOR CONSTRUCTION

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APPLICANT:
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ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

GENERAL REQUIREMENTS

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SPECIFICATIONS:
DIVISION 1 - GENERAL REQUIREMENTS CONTINUED

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

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

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

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

DIVISION 1 - GENERAL REQUIREMENTS END

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE - KO, LLC
KANSAS CITY, MISSOURI
(816) 782-2265
WWW.EXACTARCHITECTS.COM

NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
KANSAS CITY MISSOURI 64105

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

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

GENERAL REQUIREMENTS

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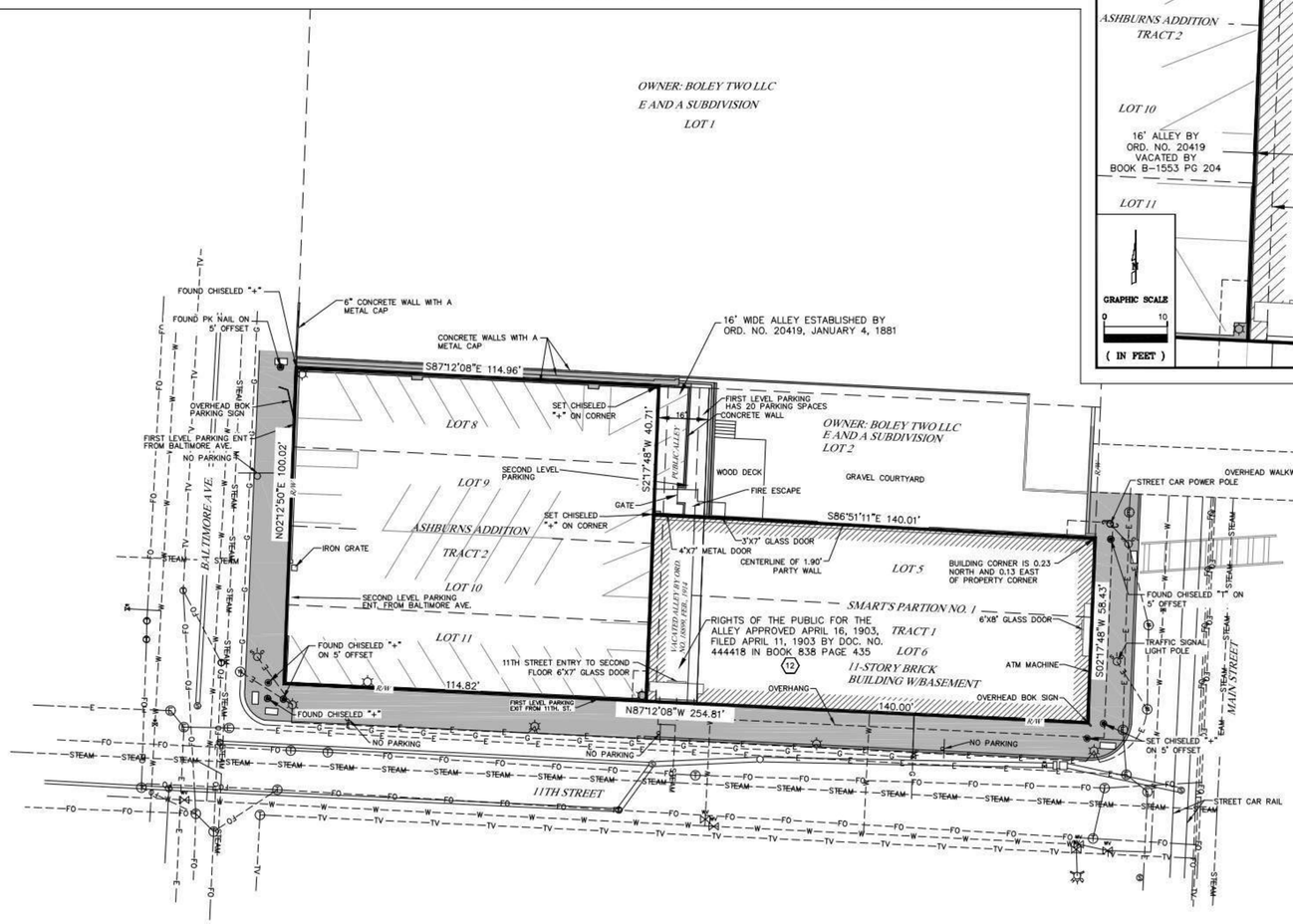
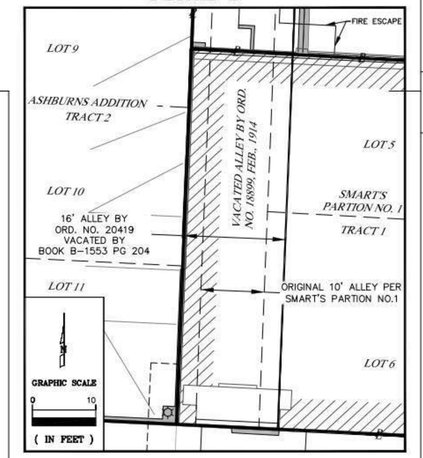
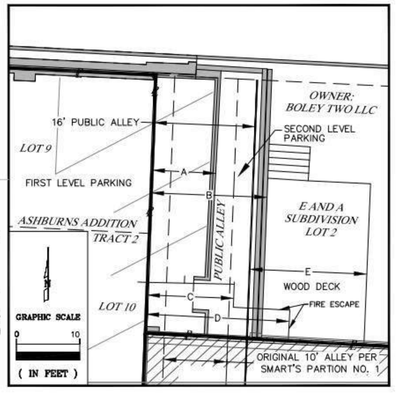
811 Know what's below. Call before you dig.

ALTA SURVEY
BOK FINANCIAL
KANSAS CITY, CLAY COUNTY, MISSOURI







SURVEYOR'S REPORT:

1. The minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The average error of closure for the traverse of the subject property is 1:503,000
2. The bearings on this survey are based on the subdivision plat of E & A subdivision.
3. The subject property contains 19,735 square feet or 0.45 acres.
3. Utility information shown on this survey was taken from utility maps provided to this surveyor by various utility companies, and locates provided by various utility locating companies. Every effort was made to have any and all active utilities located. This surveyor does not warrant or guarantee the location or size of any underground utility shown hereon. This surveyor does not warrant or guarantee that all utility lines, cables, pipes, or wires (active or inactive) are shown on this survey.
4. The tax property Id numbers are JA29220400500000000 and JA29220400600000000.
5. Fee owner of the subject property is BOKF, National Association, successor by merger to Missouri Bank & Trust of Kansas City.
6. There are 36 car parking spaces on the upper level of parking garage. There are 20 car parking spaces on the lower level of parking garage.
7. All property corners were either found as noted, or set with a 1/2" x 24" rebar and cap CCEI 2013000041 on January 10th, 2020.
8. The field survey for this project was completed 01/10/2020.
9. The subject property lies within the limits of Zone X, Area of Minimal Flood Hazard, as show on Fema Flood Insurance Map 29095C0252G effective January 20th 2017.
10. The names of the adjoining property owners were taken from the Kansas City, Missouri GIS website.
11. No zoning information was provided to the surveyor. The property is zoned DC-15, Downtown Core, as shown on the Kansas City, Missouri GIS.
13. There is an 11 story, 8,325 square foot brick building. The building has 1 tenant, as shown on survey.
14. All substantial visual improvements have been shown on this survey.
15. The address of the subject property is 1044 Main St. for Tract 1 and 1031 Baltimore Ave. for Tract 2, as shown on the Kansas City, Missouri GIS website.
16. There is no current moving work on the subject property.
17. This surveyor has no knowledge of proposed changes of street right of way lines.
18. There are no offsite easements that affect the subject property.

DETAIL "A" NOTES ENCROACHMENTS

A. First Level parking extends 9.63 feet over the property line and extends into the public alley as shown.

B. Second Level parking extends 18.30 feet over the property line and extends into the public alley as shown.

C. Fire Escape extends 13.67 feet over the property line and extends into the public alley as shown.

D. Fire Escape also extends 22.57 feet into Lot 2 of shown E and A subdivision as shown.

E. Wood deck extends 18.48 feet into Lot 2 of shown E and A subdivision as shown. Wood deck is being used by BOK financial.

LAND DESCRIPTION

TRACT 1: (1044 Main Street)
Lots 5 and 6, SMART'S PARTITION NO. 2, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof, in Plat Book B-1 at Page 35; the whole of the vacated alley, to the full width thereof, lying West of and adjoining said Lots 5 and 6 of SMART'S PARTITION NO. 2, as said alley was established in and delineated on the recorded plat of SMART'S PLACE SUBDIVISION in Plat Book A-1 at Page 16; and all that part of the East three feet of Lot 9 lying South of the Westward prolongation of the North line of Lot 5 of SMART'S PARTITION NO. 2 and the East three feet of Lots 10 and 11, Block 18, ASHBURN'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof in Plat Book B-1 at Page 57, EXCEPT that part in Main Street.

TRACT 2: (1031 Baltimore Ave.)
Lots 8, 9, 10 and 11, EXCEPT that part of the East 3 feet of said Lot 9 lying South of the Westward prolongation of the North line of Lot 5 of Smart's Partition No. 2, a subdivision, AND EXCEPT the East 3 feet of said Lots 10 and 11, Block 18, ASHBURN'S ADDITION, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

TITLE NOTES

The following title exceptions are shown to provide general information as to easements, setbacks, right-of-way or other general land restrictions. The exceptions were provided to this surveyor by Chicago Title Insurance Company, in title commitment 192833, effective December 19, 2019, at 8:00 a.m., as shown on schedule B. The owner is advised to refer to the actual title commitment for the full list of requirements and exceptions. All documents shown on this drawing referenced by a book and page number are records filed with the Recorder of Deeds Office of Clay County, Missouri.

TITLE EXCEPTIONS

KEY NOTE: SCH. B NUMBER: ITEM DESCRIPTION:

- #1: Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- #2: Rights or claims of parties in possession not shown by the public records
- #3: Easements or claims of easements, not shown by the public records.
- #4: Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- #5: Any lien or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- #6: Taxes or special assessments which are not shown as existing liens by the public records.
- #7: The lien of general taxes for 2020 which are not now due and payable.
- #8: Terms and provisions of the agreement relating to a party wall established by the instrument filed July 16, 1883, in Book B-85, Page 506.
- #9: Terms and provisions of the agreement relating to a party wall established by the instrument dated January 24, 1914, filed as Document No. 987272, in Book B-1567, Page 407. This exception is not a survey matter. Refer to Document.
- #10: Terms and provisions of the agreement relating to a party wall established by the instrument dated January 24, 1914, recorded April 19, 1915 as Document No. 1034489, in Book B-1622, Page 229. This exception is not a survey matter. Refer to Document.
- #11: Terms and provisions of the agreement relating to a party wall established by the instrument dated October 14, 1948, recorded October 26, 1948 as Document No. A-936591, in Book B-4251, Page 638. This exception is not a survey matter. Refer to Document.
- (12) #12: Right to construct, operate and maintain sewers along and across the West 16 feet of the premises in question, formerly a public alley opened and established by Ordinance No. 20419, approved January 4, 1881, reserved to Kansas City in vacation Ordinance No. 18899, approved February 10, 1914, of record in Book B-1553, page 204, Document No. 966965. This exception affects the subject property and is plotted here on.
- #13: Easements, if any, for public utilities, installed in, under or upon the vacated alley prior to the vacation thereof, and for which no notice appears in the Office of the Recorder/Register of Deeds.
- #14: Terms and provisions of a lease dated July 31, 1984, between Peck's Plaza Associates, a Georgia Limited partnership, Owner, and Missouri Bank and Trust Company of Kansas City, Tenant, disclosed by Amended and Restated Lease recorded May 28, 1985 as Document No. K-663470 in Book K-1424, at Page 447, amending and restating same. Assignment of said lease to The Land Clearance for Redevelopment Authority of Kansas City, Missouri by instrument recorded June 13, 1985 as Document No. K-665861, in Book K-1429, Page 1950. Indenture of Trust between The Land Clearance of Redevelopment Authority of Kansas City, Missouri, United Missouri Bank of Kansas City, N.A., as Trustee, in the amount of $350,000.00, recorded June 13, 1985 as Document No. K-665864, in Book K-1429, Page 1994. This exception is not a survey matter. Refer to Document.
- #15: Terms and provisions of an unrecorded lease dated May 1, 1986 between Peck's Plaza Associates, a Georgia limited partnership (Landlord) and Merrick, Baker, Fox & Hufft, P.C. (Tenant) disclosed by the Subordination, Non-Disturbance and Attornment Agreement recorded February 29, 1988 as Document No. K-816748 in Book K-1774 at Page 2362. This exception is not a survey matter. Refer to Document.
- #16: An unrecorded lease with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document Entitled: Memorandum of Lease Lessor: Missouri Bank & Trust Company Lessee: Allright Carpark, Inc. Recording Date: September 26, 1997 Recording No: 97-K45620, in Book K-3070, Page 150. This exception is not a survey matter. Refer to Document.
- #17: Terms and provisions of the Downtown Library Tax Increment Financing Plan, including but not limited to provisions regarding PILOTs, EATs, or other assessments and/or abatements, notice of which is given by Memorandum of Agreement recorded March 2, 2016 as Document No. 2016E0018290, amended and restated by Instrument recorded March 23, 2017 as Document No. 2017E0025479. This exception is not a survey matter. Refer to Document.
- #18: Retroactive assessments. If any, in relation to tax abatement. Not a survey matter.
- #19: Tenancy rights, either as month to month or by virtue of written leases, of persons now in possession of any part of the Land. Not a survey matter.
- #20: State court judgments, state tax liens, and federal tax liens, if any, against the party(ies) to be insured as owner(s). Not a survey matter.

LEGEND OF EXISTING FEATURES

- BURIED WATER LINE
- BURIED FIBER OPTIC
- BURIED ELECTRIC
- BURIED TELEPHONE
- BURIED GAS LINE
- BURIED STEAM LINE
- STREET LIGHT
- ELECTRIC METER
- WATER MANHOLE
- UTILITY POLE
- TRANSFORMER
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MH
- SIGN
- EXISTING CONCRETE PAVEMENT
- BAR FOUND
- SET PROPERTY CORNER AS NOTED
- TELEPHONE MANHOLE
- ELECTRIC MANHOLE
- TRAFFIC SIGNAL MANHOLE
- GAS VALVE
- TRAFFIC SIGNAL

CERTIFICATION

To: Chicago Title Company and Bank Of Oklahoma. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 8, 9, 11 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on December 3rd, 2019.

GRAPHIC SCALE
20 10 0 20
(IN FEET)

Samuel J. DePriest, PLS 2013000041

Iss. Date	Notes/Comments	By

ALTA/NSPS SURVEY
1044 MAIN ST. & 1031 BALTIMORE AVE
FOR BOK FINANCIAL

Continental Consulting Engineers, Inc. — Since 1978
8000 State Line Road, Leawood, Kansas 66206
8000 Parallel Parkway, Kansas City, Kansas 66112
Tel. (913) 642-9042 Fax (913) 642-9041
www.ccengineers.com

Drafted:	AS
Reviewed:	SD/ES
Approved:	SD
Date:	01/15/2020
Proj#	

Missouri Corporate License No. LS-302

SHEET 1 OF 1

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
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KANSAS CITY MISSOURI 64105

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

ISSUE	DATE	NO
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Development Plan	26-0206	2
Development Plan	26-0226	3

SITE SURVEY

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GENERAL SITE PLAN NOTES:

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

SIDEWALKS, CURBS, DRIVEWAYS:

1. WORK SHALL INCLUDE REPLACEMENT OF ANY SIDEWALK SQUARE CRACKED OR MISSING A PIECE 1/2" OR MORE WIDE, ADJOINING SQUARE DIFFERING VERTICALLY 1/2" OR MORE, WITH SURFACES NOT OF CONTIGUOUS CONCRETE, AND THE ADJOINING CURB OF THAT WALK OR SHARING THAT CRITERIA OR HAVING A GUTTER 4" BELOW STREET, OR IMPEDING THE FLOW OF WATER.

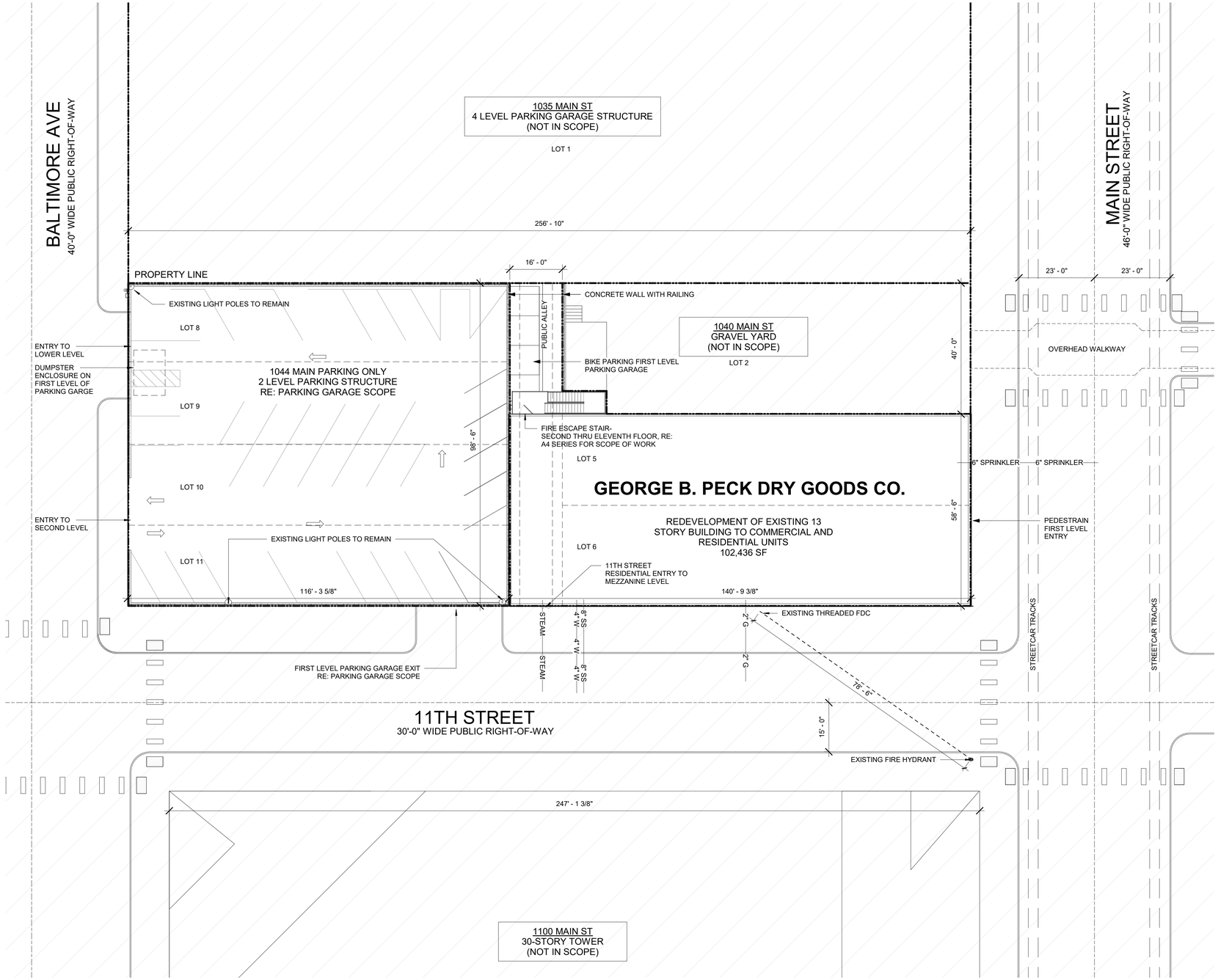
2. REPLACE; ANY CURB HAVING A MEASURED HEIGHT OF 2 1/2" OR LESS ABOVE THE STREET SURFACE; ANY CURB HAVING A GUTTER SECTION OF 4" OR MORE BELOW THE STREET SURFACE, ANY CURB THAT OBSTRUCTS THE INTENDED FLOW OF WATER, SHALL BE REPLACED TO THE NEAREST JOINTS. THE VERTICAL TRANSITION FROM THE NEW CURB TO THE EXISTING CURB SHALL NOT EXCEED A SLOPE OF 1/2" PER FOOT.

RESIDENTIAL UNITS PER FLOOR

TYPE	COUNT	AREA
02_SECOND FLOOR		
1B ; 1BA	4	2552 SF
2B ; 2BA	3	2805 SF
03_THIRD FLOOR		
1B ; 1BA	4	2564 SF
1B ; 1BA ADA	1	630 SF
2B ; 2BA	3	2800 SF
04_FOURTH FLOOR		
1B ; 1BA	4	2566 SF
1B ; 1BA ADA	1	624 SF
2B ; 2BA	3	2800 SF
05_FIFTH FLOOR		
1B ; 1BA	4	2566 SF
1B ; 1BA ADA	1	624 SF
2B ; 2BA	3	2800 SF
06_SIXTH FLOOR		
1B ; 1BA	4	2566 SF
1B ; 1BA ADA	1	624 SF
2B ; 2BA	3	2678 SF
07_SEVENTH FLOOR		
1B ; 1BA	4	2566 SF
1B ; 1BA ADA	1	624 SF
2B ; 2BA	3	2800 SF
08_EIGHTH FLOOR		
1B ; 1BA	5	3190 SF
2B ; 2BA	3	2800 SF
09_NINTH FLOOR		
1B ; 1BA	5	3190 SF
2B ; 2BA	3	2790 SF
10_TENTH FLOOR		
1B ; 1BA	5	3190 SF
2B ; 2BA	3	2800 SF
11_ELEVENTH FLOOR		
1B ; 1BA	2	1586 SF
2B ; 2BA	1	1411 SF
TOTAL	74	56146 SF

DEVELOPMENT TABULATION

BUILDING DATA	
ZONING	DC - 15 (EXISTING TO REMAIN)
LAND AREA	8,660 SF (BUILDING FOOTPRINT) ; 11,535 SF (PARKING GARAGE)
PROPOSED USE	R-2 (RESIDENTIAL APARTMENTS) ; A-2 (COMMERCIAL LEASIBLE)
HEIGHT (EXISTING)	10-STORIES ABOVE GRADE ; 73'-10" TO ROOF DECK
GROSS FLOOR AREA (EXISTING)	REFER TO TABLE ABOVE
RESIDENTIAL UNITS	REFER TO TABLE ABOVE
NET LAND AREA	20,195 SF TOTAL ; 8,660 SF RESIDENTIAL USE
BUILDING COVERAGE	8,660 SF EXTERIOR / 20,195 SF LAND AREA = .42
FLOOR AREA RATIO	103,389 SF / 20,195 SF LAND AREA = 5.1
GROSS DENSITY	74 UNITS /20,195 SF LAND AREA = 1 UNIT PER 272 SF
NET DENSITY	74 UNITS / 8,660 SF RESIDENTIAL USE = 1 UNIT PER 117 SF
PARKING	NO PARKING REQUIRED PER 88-420-04-H LANDMARKS AND HISTORIC DISTRICTS. TWO STORY PARKING GARAGE ADJACENT TO BUILDING PROVIDING 50 PARKING SPOTS FOR BUILDINGS USE ONLY
BICYCLE PARKING (PER 88-420)	SHORT TERM: 8 REQUIRED / 8 PROVIDED RE: PARKING GARAGE SCOPE LONG TERM: 25 REQUIRED/ 72 PROVIDED RE: FLOOR PLANS
PHASING	SINGLE-PHASE CONSTRUCTION
SETBACKS	NO NEW SETBACKS; EXISTING BUILDING FOOTPRINT TO REMAIN



BUILDING AREA (GSF)

LEVEL	AREA
00_LOWER LEVEL	10056 SF
01_FIRST FLOOR	8408 SF
01.5_MEZZANINE	5749 SF
02_SECOND FLOOR	7718 SF
03_THIRD FLOOR	7718 SF
04_FOURTH FLOOR	7718 SF
05_FIFTH FLOOR	7718 SF
06_SIXTH FLOOR	7718 SF
07_SEVENTH FLOOR	7718 SF
08_EIGHTH FLOOR	7718 SF
09_NINTH FLOOR	7718 SF
10_TENTH FLOOR	7718 SF
11_ELEVENTH FLOOR	7718 SF
MAIN BUILDING ROOF	1800 SF
TOTAL AREA	103189 SF

COMMERCIAL SPACE

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

LEGAL DESCRIPTION:
SMARTS PARTITION NO 2 LOTS 5 &6 & ALL VAC ALLEY LY W OF & ADJ ALSO ASHBURNS ADD S 8.33 FT OF E 3 FT LOT 9 & E 3 FT OF LOTS 10 & 11 BLK 18

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

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

CALEB BULAND, ARCHITECT | MO 2009005509
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ARCHITECTURAL SITE PLAN

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3. DURING ALL DEMOLITION WORK, CARE SHALL BE TAKEN WITH ALL REMOVAL TO MAINTAIN AND PRESERVE THE HISTORIC MATERIALS, TYPICAL. ALL CONTRACTORS SHALL BE RESPONSIBLE TO REPAIR ALL ITEMS TO THEIR BEFORE CONSTRUCTION CONDITION WHERE DAMAGED DURING CONSTRUCTION, TYPICAL.
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5. ALL EXISTING PLASTER SURFACES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL.
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11. DEMOLISH ALL MECHANICAL SYSTEMS AND EQUIPMENT NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
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DEMOLITION PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

EXISTING WALL TO REMAIN.

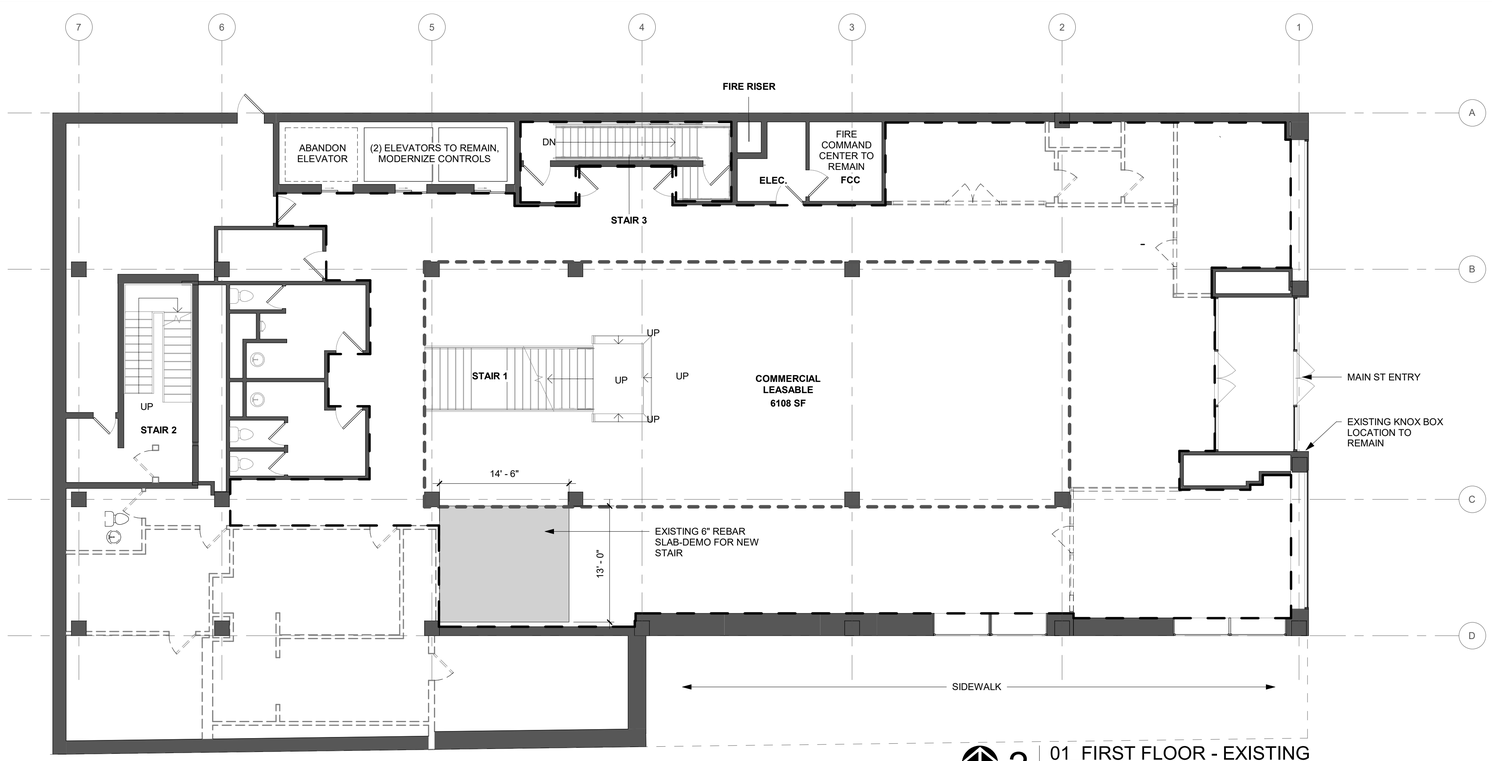
EXISTING WALL TO BE DEMOLISHED.

EXISTING DOORS TO REMAIN.

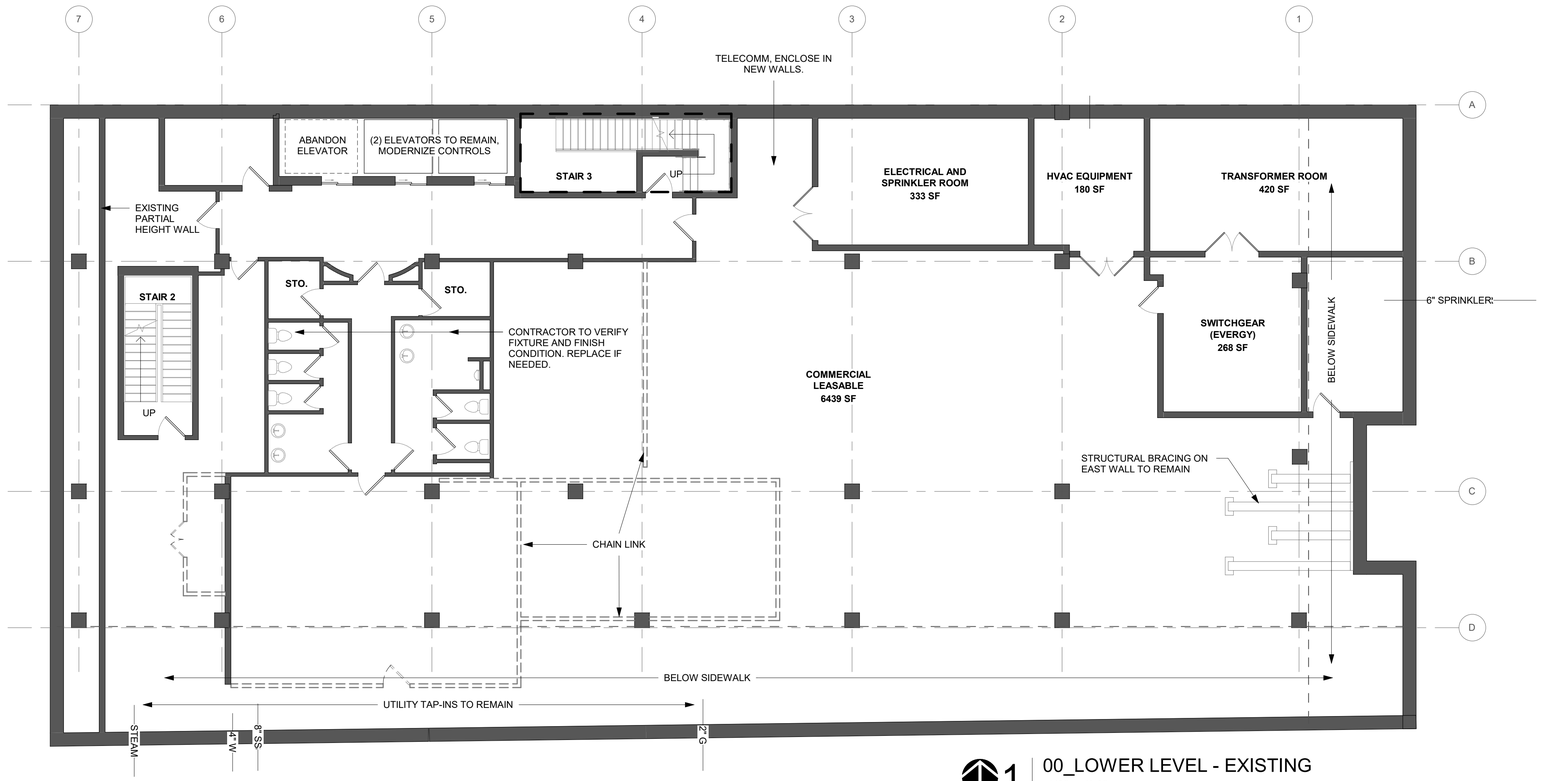
EXISTING DOORS TO BE DEMOLISHED.

STAIR SCHEDULE

NAME	LOWER LIMIT	UPPER LIMIT	COMMENTS
STAIR 1	01_FIRST FLOOR	01.5_MEZZANINE	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 2	00_LOWER LEVEL	02_SECOND FLOOR	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 3			
STAIR 4	02_SECOND FLOOR	ROOFTOP AMENITY	REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR



2 01_FIRST FLOOR - EXISTING
1/8" = 1'-0"



1 00_LOWER LEVEL - EXISTING
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE - KO, LLC
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EXISTING & DEMOLITION FLOOR PLAN

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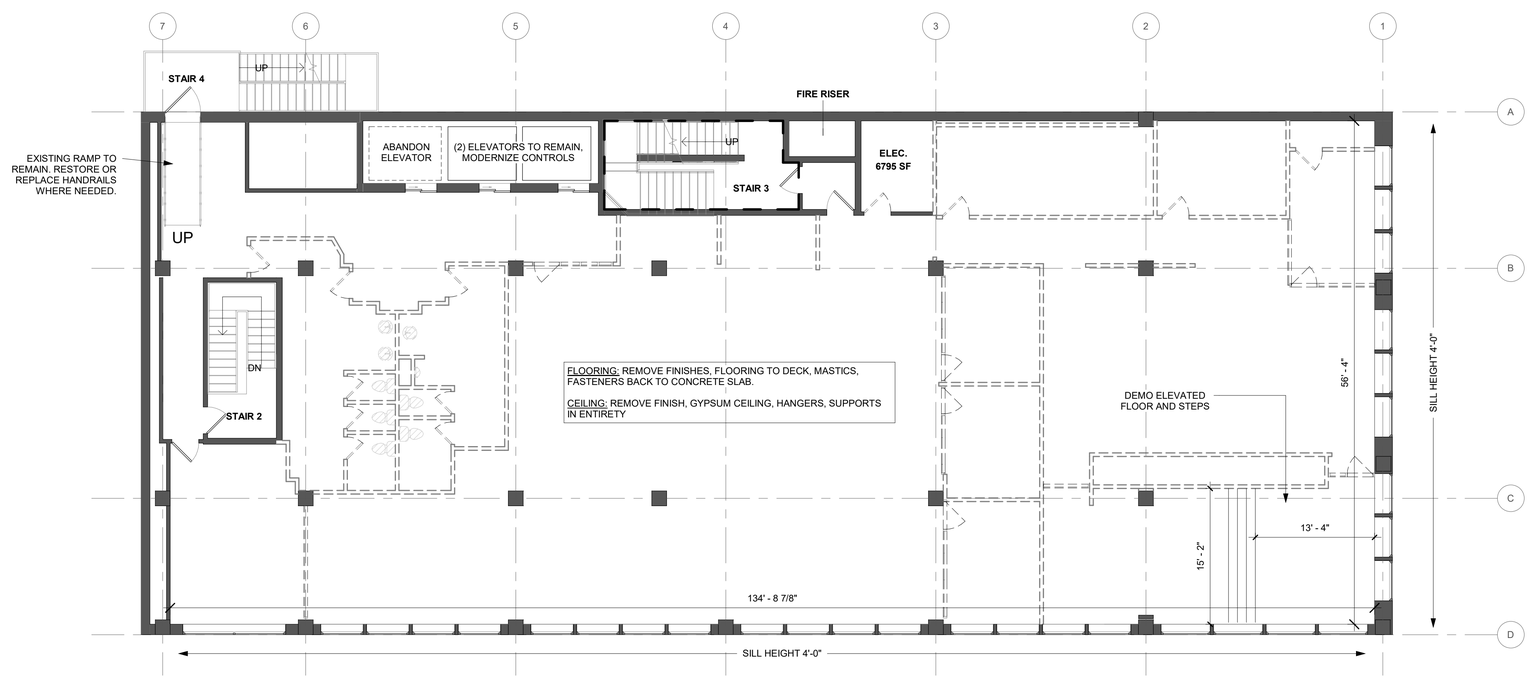
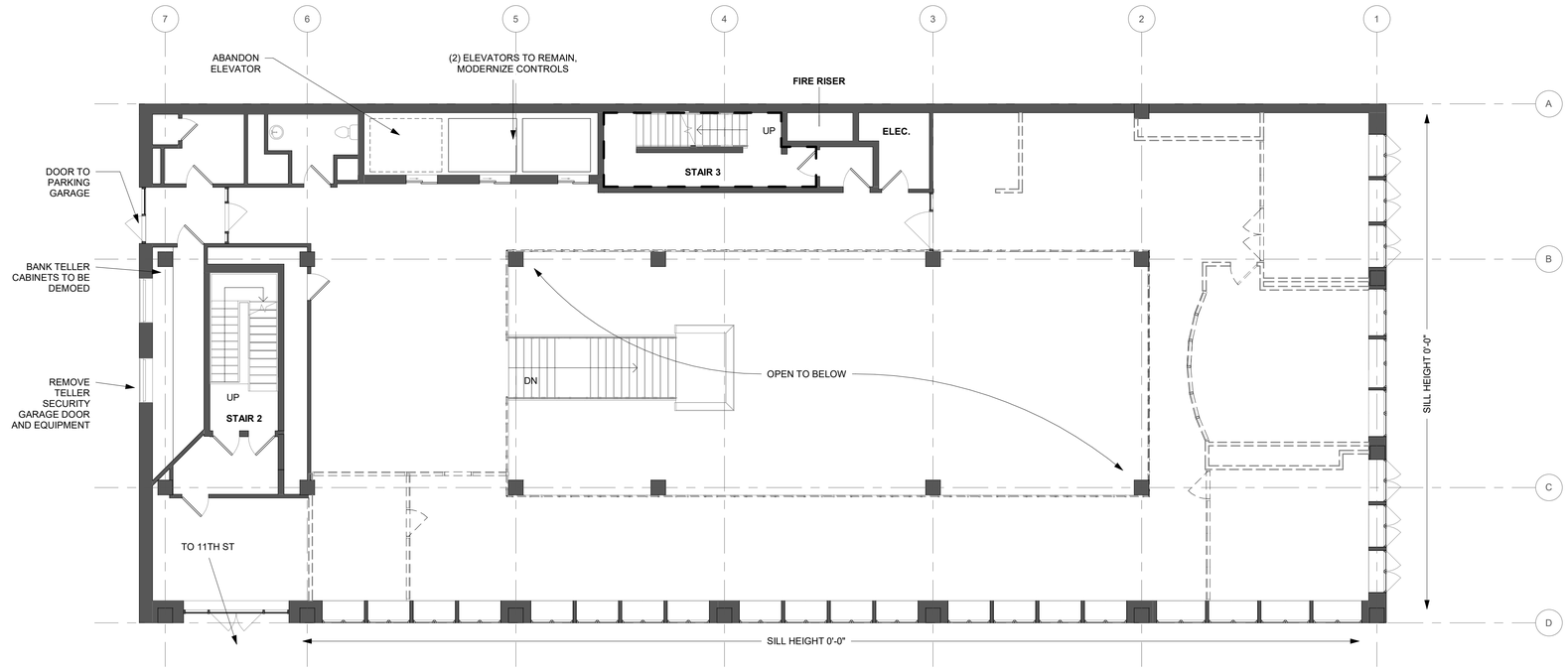


9 02_SECOND FLOOR - EXISTING
1/8" = 1'-0"



8 01.5_MEZZANINE - EXISTING
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
KANSAS CITY, MISSOURI
(816) 786-2265
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NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
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APPLICANT:
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630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

EXISTING & DEMOLITION FLOOR PLAN

AD.01

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GENERAL EXISTING PLAN NOTES:

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2. ALL HISTORIC MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL. THE EXISTING LOCATIONS OF HISTORIC MATERIALS ARE NOT SHOWN EXCLUSIVELY ON THE DRAWINGS FOR CLARITY. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE BUILDINGS EXISTING CONDITIONS AND HISTORIC FABRIC PRIOR TO BIDDING, REMOVAL OF ITEMS WITHOUT PRIOR APPROVAL BY ARCHITECT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY FOR ANY REQUIRED WORK ASSOCIATED WITH HISTORIC ITEMS.
3. DURING ALL DEMOLITION WORK, CARE SHALL BE TAKEN WITH ALL REMOVAL TO MAINTAIN AND PRESERVE THE HISTORIC MATERIALS, TYPICAL. ALL CONTRACTORS SHALL BE RESPONSIBLE TO REPAIR ALL ITEMS TO THEIR BEFORE CONSTRUCTION CONDITION WHERE DAMAGED DURING CONSTRUCTION, TYPICAL.
4. WHERE WALLS ARE DESIGNATED FOR REMOVAL, ADJACENT HISTORIC FINISHES SHALL REMAIN INTACT AND SHALL BE PATCHED AND REPAIRED. ALL HISTORIC WOOD MILLWORK, WHERE EXISTING, SHALL BE REMOVED AND SHALL BE REUSED FOR PATCHING, TYPICAL.
5. ALL EXISTING PLASTER SURFACES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL.
6. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
7. WHERE POSSIBLE, ALL ORIGINAL HISTORIC FLOORING, WALL AND CEILING FINISHES SHALL REMAIN INTACT. DEMOLISH AREAS BEYOND REPAIR AND PREP FOR NEW SURFACE U.N.O. PER PLANS.
8. EXISTING HISTORIC TRIM AND MOLDING SHALL BE KEPT IN PLACE, RESTORED AND LEFT EXPOSED IN THE NEW PLANS.
9. ALL MISC. HISTORIC FABRIC SCHEDULED TO BE REMOVED (INCLUDING BUT NOT LIMITED TO DOORS, HARDWARE, TRIM, WINDOWS, ETC.) SHALL BE SALVAGED, STORED AND REUSED IN HISTORIC LOCATIONS, TYPICAL.
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11. DEMOLISH ALL MECHANICAL SYSTEMS AND EQUIPMENT NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
12. DEMOLISH ALL ELECTRICAL AND NON-HISTORIC LIGHTING SYSTEMS (U.N.O.), FIRE ALARM SYSTEMS, PANELS, EXIT SIGNAGE, EXPOSED CONDUIT, WIRING, DATA, TELEPHONE, ETC. NOT REQUIRED FOR NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
13. DEMOLISH ALL PLUMBING FIXTURES, PIPING, VALVES, ETC. NOT REQUIRED FOR THE NEW WORK, IN THEIR ENTIRETY, BACK TO THE ORIGINAL SOURCE, TYPICAL.
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15. PRE-BID FIELD WALK REQUIRED.
16. REMOVE ALL NON-HISTORIC LAY-IN GRID CEILINGS. COORDINATE PLASTER CEILING REMOVAL LOCATIONS WITH NEW WORK/MEP DESIGN.

DEMOLITION PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

EXISTING WALL TO REMAIN.

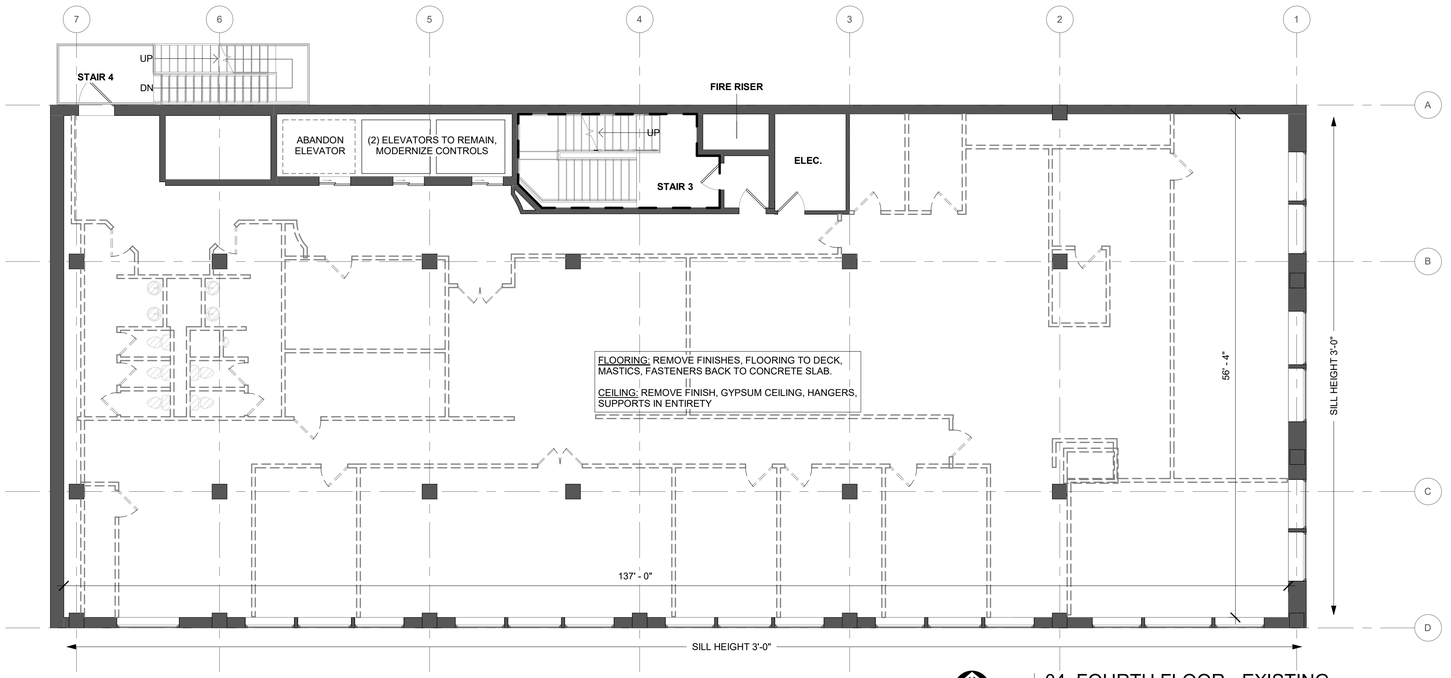
EXISTING WALL TO BE DEMOLISHED.

EXISTING DOORS TO REMAIN.

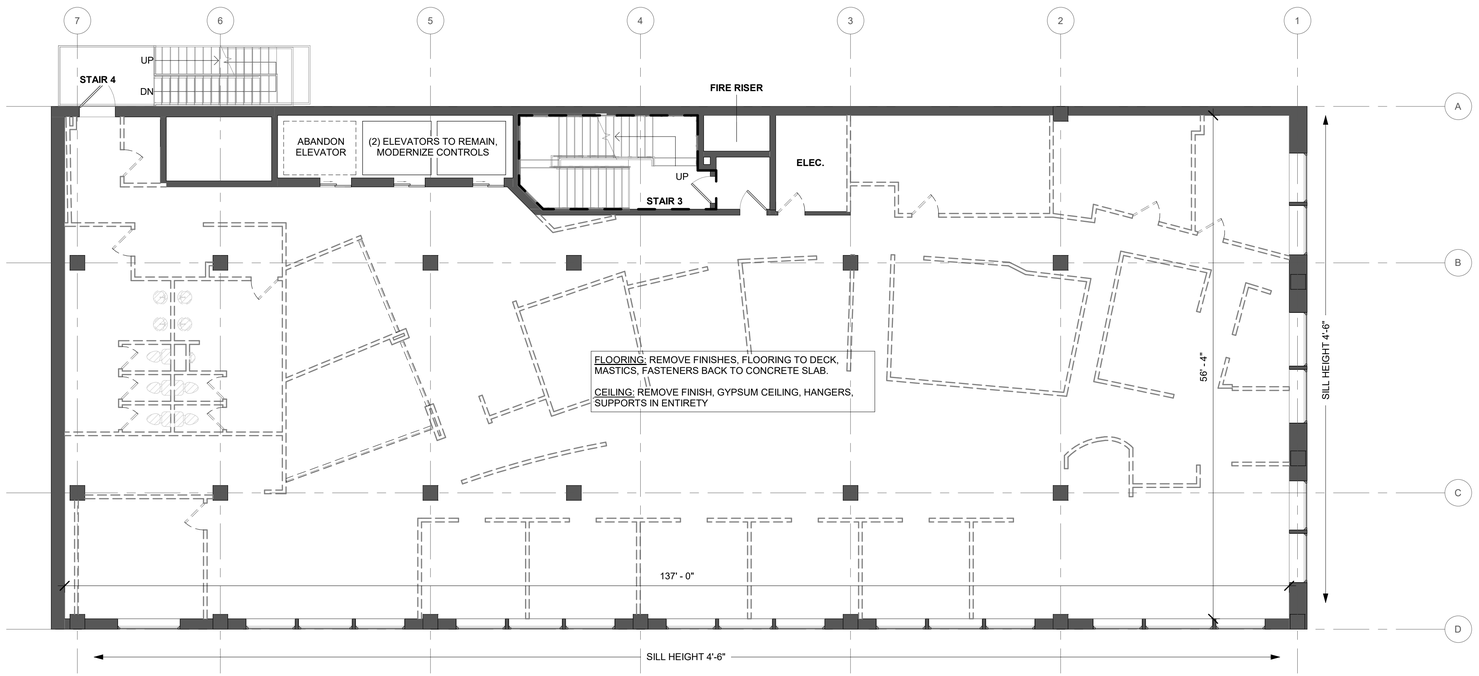
EXISTING DOORS TO BE DEMOLISHED.

STAIR SCHEDULE

NAME	LOWER LIMIT	UPPER LIMIT	COMMENTS
STAIR 1	01_FIRST FLOOR	01.5_MEZZANINE	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 2	00_LOWER LEVEL	02_SECOND FLOOR	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 3			
STAIR 4	02_SECOND FLOOR	ROOFTOP AMENITY	REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR



2 04_FOURTH FLOOR - EXISTING
1/8" = 1'-0"



1 03_THIRD FLOOR - EXISTING
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

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630-699-2329

ISSUE	DATE	NO
Development Plan	26-0226	3

EXISTING & DEMOLITION FLOOR PLAN

AD.02

2/25/2026 4:10:32 PM

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DEMOLITION PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

EXISTING WALL TO REMAIN.

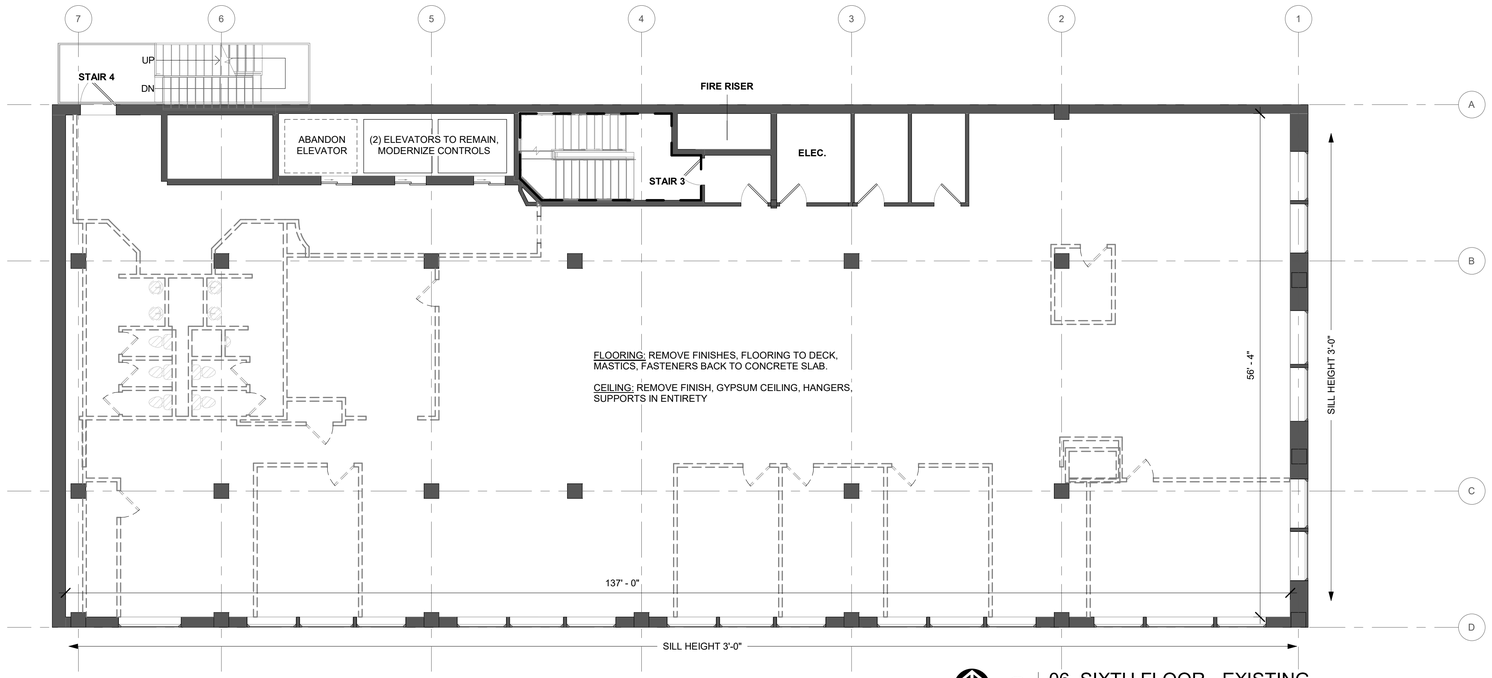
EXISTING WALL TO BE DEMOLISHED.

EXISTING DOORS TO REMAIN.

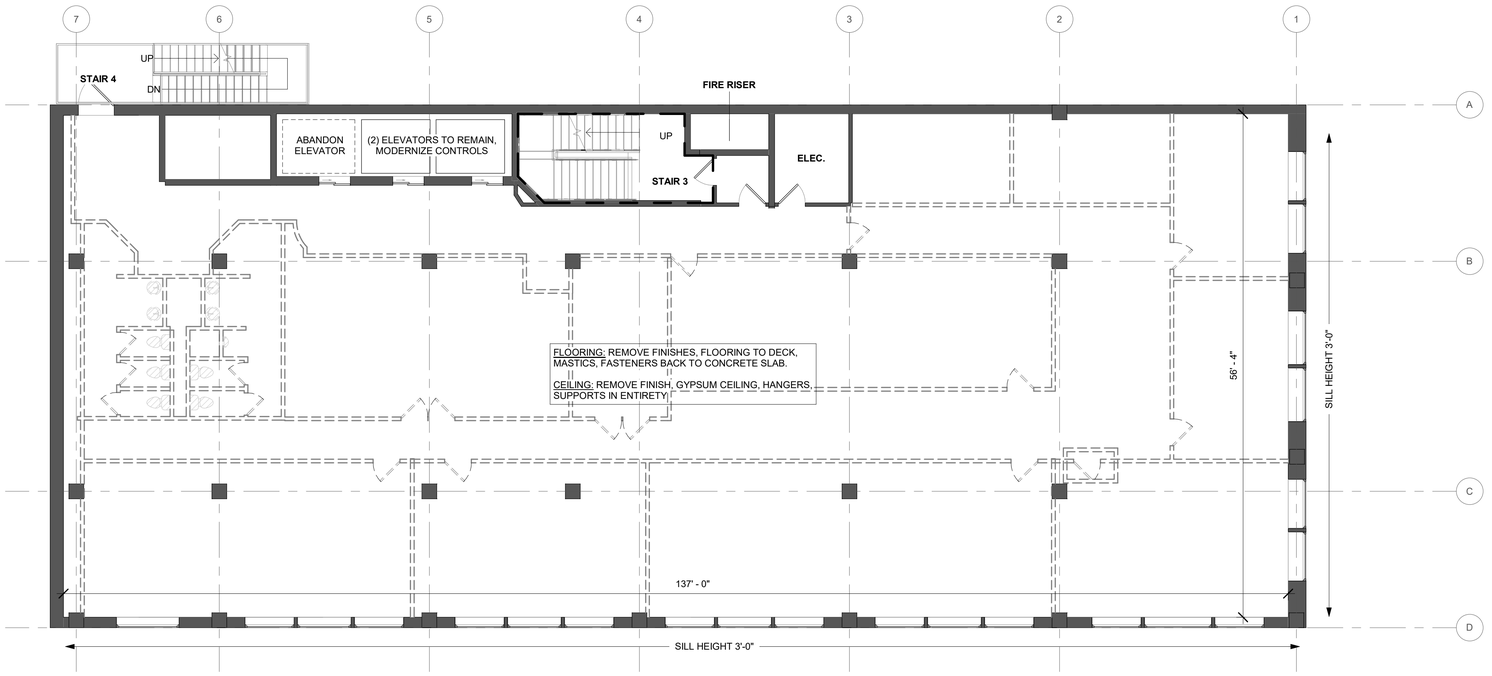
EXISTING DOORS TO BE DEMOLISHED.

STAIR SCHEDULE

NAME	LOWER LIMIT	UPPER LIMIT	COMMENTS
STAIR 1	01_FIRST FLOOR	01.5_MEZZANINE	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 2	00_LOWER LEVEL	02_SECOND FLOOR	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 3			
STAIR 4	02_SECOND FLOOR	ROOFTOP AMENITY	REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR



2 | 06_SIXTH FLOOR - EXISTING
1/8" = 1'-0"



1 | 05_FIFTH FLOOR - EXISTING
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
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KANSAS CITY MISSOURI 64105

APPLICANT:
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630-699-2329

ISSUE	DATE	NO
Development Plan	26-0226	3

EXISTING & DEMOLITION FLOOR PLAN

AD.03

2/25/2026 4:10:33 PM

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DEMOLITION PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

EXISTING WALL TO REMAIN.

EXISTING WALL TO BE DEMOLISHED.

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STAIR SCHEDULE

NAME	LOWER LIMIT	UPPER LIMIT	COMMENTS
STAIR 1	01_FIRST FLOOR	01.5_MEZZANINE	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 2	00_LOWER LEVEL	02_SECOND FLOOR	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
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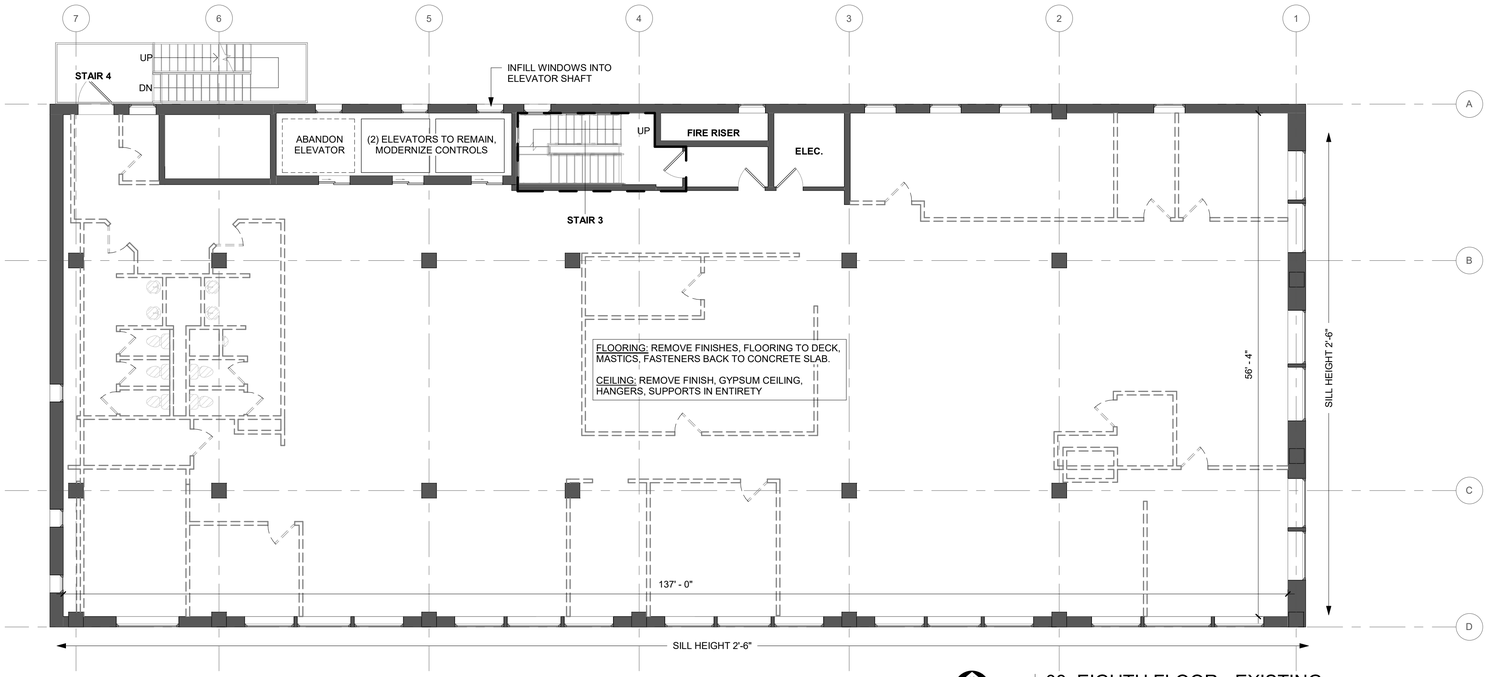
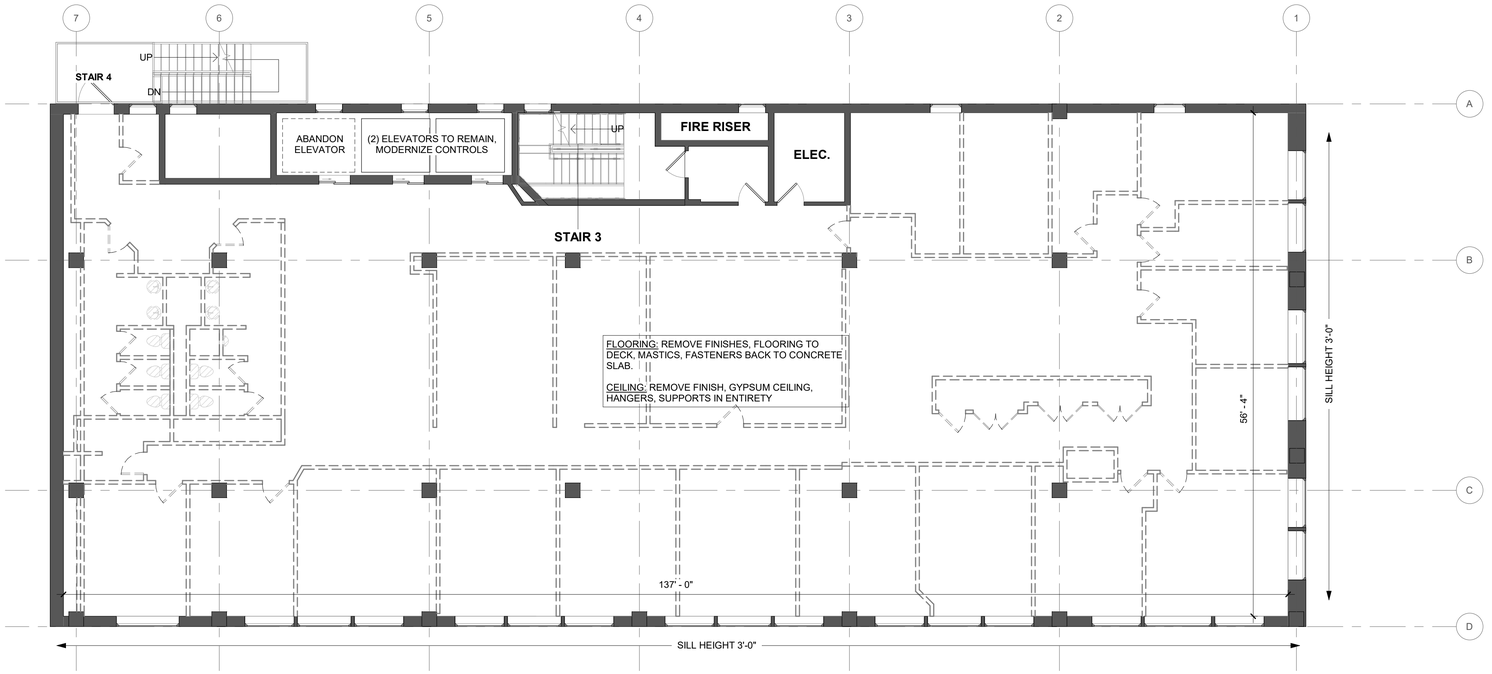


2 | 08_EIGHTH FLOOR - EXISTING
1/8" = 1'-0"



1 | 07_SEVENTH FLOOR - EXISTING
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

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REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
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(816) 786-2285
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1044 MAIN ST
KANSAS CITY MISSOURI 64105

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

ISSUE	DATE	NO
Development Plan	26-0226	3

EXISTING & DEMOLITION FLOOR PLAN

AD.04

2/25/2026 4:10:35 PM

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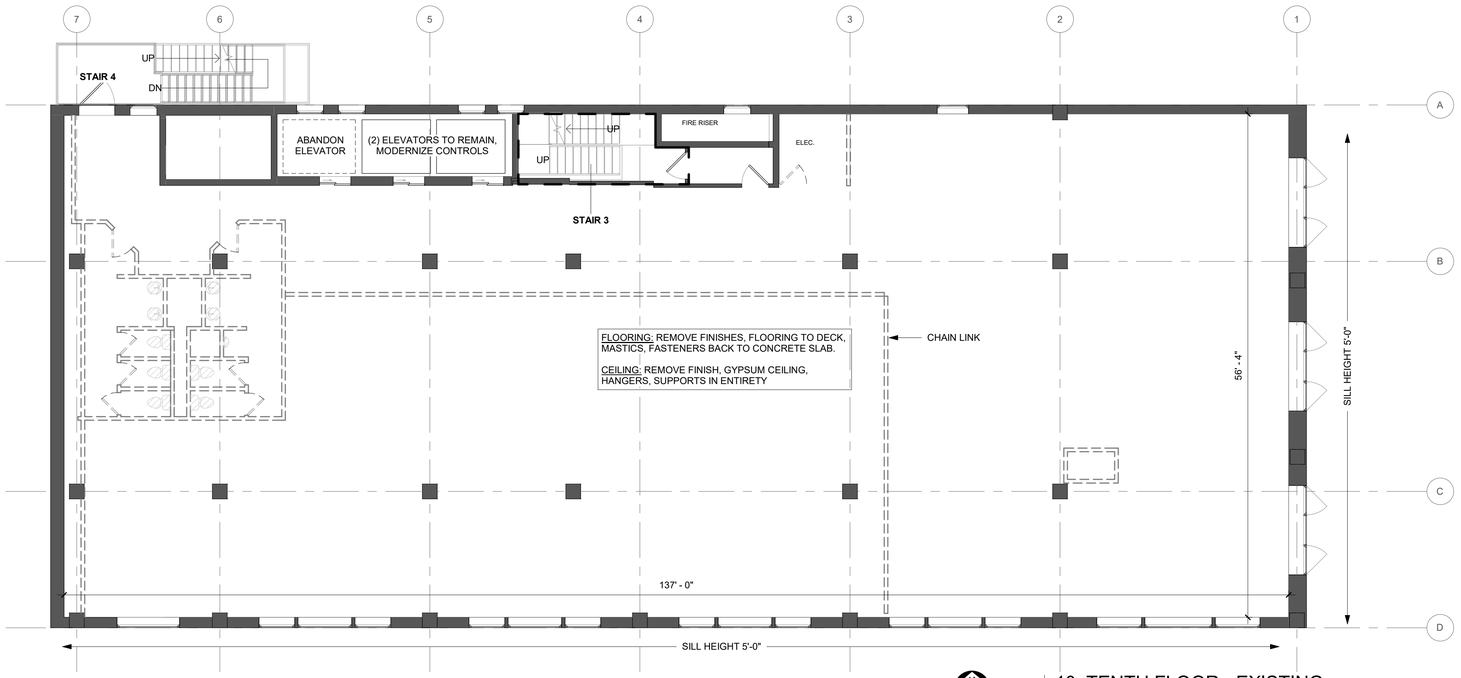
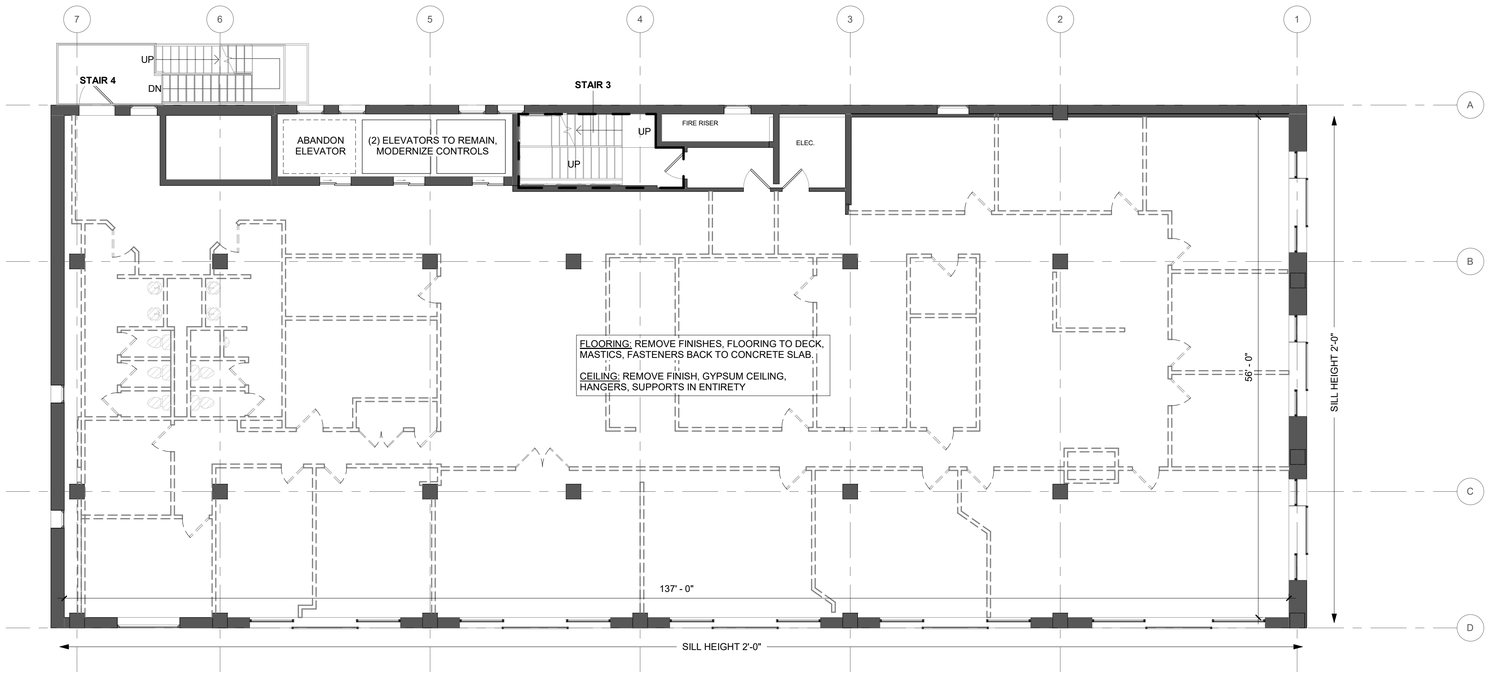


2 10_TENTH FLOOR - EXISTING
1/8" = 1'-0"



1 09_NINTH FLOOR - EXISTING
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE, H.O. LLC
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APPLICANT:
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630-699-2329

ISSUE	DATE	NO
Development Plan	26-0226	3

EXISTING & DEMOLITION FLOOR PLAN

AD.05

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GENERAL EXISTING PLAN NOTES:

1. THE DESIGN INTENT FOR NEW PLAN PREPARATION IS TO PROVIDE A FULLY COORDINATED AND PREPARED SPACE READY FOR NEW WORK AND FINISHED AND FUNCTIONAL FOR TENANT USE. ALL DOOR, WINDOW, ETC. OPENINGS SCHEDULED TO BE REPLACED SHALL BE REMOVED AND PREPARED FOR NEW OPENING INSTALLATION. NON-HISTORIC WALLS, FINISHES, CEILINGS, ETC. SHALL BE REMOVED AND HISTORIC SURFACES BEYOND SHALL BE PREPPED FOR NEW WORK.
2. ALL HISTORIC MATERIALS SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL. THE EXISTING LOCATIONS OF HISTORIC MATERIALS ARE NOT SHOWN EXCLUSIVELY ON THE DRAWINGS FOR CLARITY. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE BUILDINGS EXISTING CONDITIONS AND HISTORIC FABRIC PRIOR TO BIDDING, REMOVAL OF ITEMS WITHOUT PRIOR APPROVAL BY ARCHITECT SHALL BE THE CONTRACTORS FULL RESPONSIBILITY FOR ANY REQUIRED WORK ASSOCIATED WITH HISTORIC ITEMS.
3. DURING ALL DEMOLITION WORK, CARE SHALL BE TAKEN WITH ALL REMOVAL TO MAINTAIN AND PRESERVE THE HISTORIC MATERIALS, TYPICAL. ALL CONTRACTORS SHALL BE RESPONSIBLE TO REPAIR ALL ITEMS TO THEIR BEFORE CONSTRUCTION CONDITION WHERE DAMAGED DURING CONSTRUCTION, TYPICAL.
4. WHERE WALLS ARE DESIGNATED FOR REMOVAL, ADJACENT HISTORIC FINISHES SHALL REMAIN INTACT AND SHALL BE PATCHED AND REPAIRED. ALL HISTORIC WOOD MILLWORK, WHERE EXISTING, SHALL BE REMOVED AND SHALL BE REUSED FOR PATCHING, TYPICAL.
5. ALL EXISTING PLASTER SURFACES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION, TYPICAL.
6. ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED.
7. WHERE POSSIBLE, ALL ORIGINAL HISTORIC FLOORING, WALL AND CEILING FINISHES SHALL REMAIN INTACT. DEMOLISH AREAS BEYOND REPAIR AND PREP FOR NEW SURFACE U.N.O. PER PLANS.
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15. PRE-BID FIELD WALK REQUIRED.
16. REMOVE ALL NON-HISTORIC LAY-IN GRID CEILINGS. COORDINATE PLASTER CEILING REMOVAL LOCATIONS WITH NEW WORK/MEP DESIGN.

DEMOLITION PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

EXISTING WALL TO REMAIN.

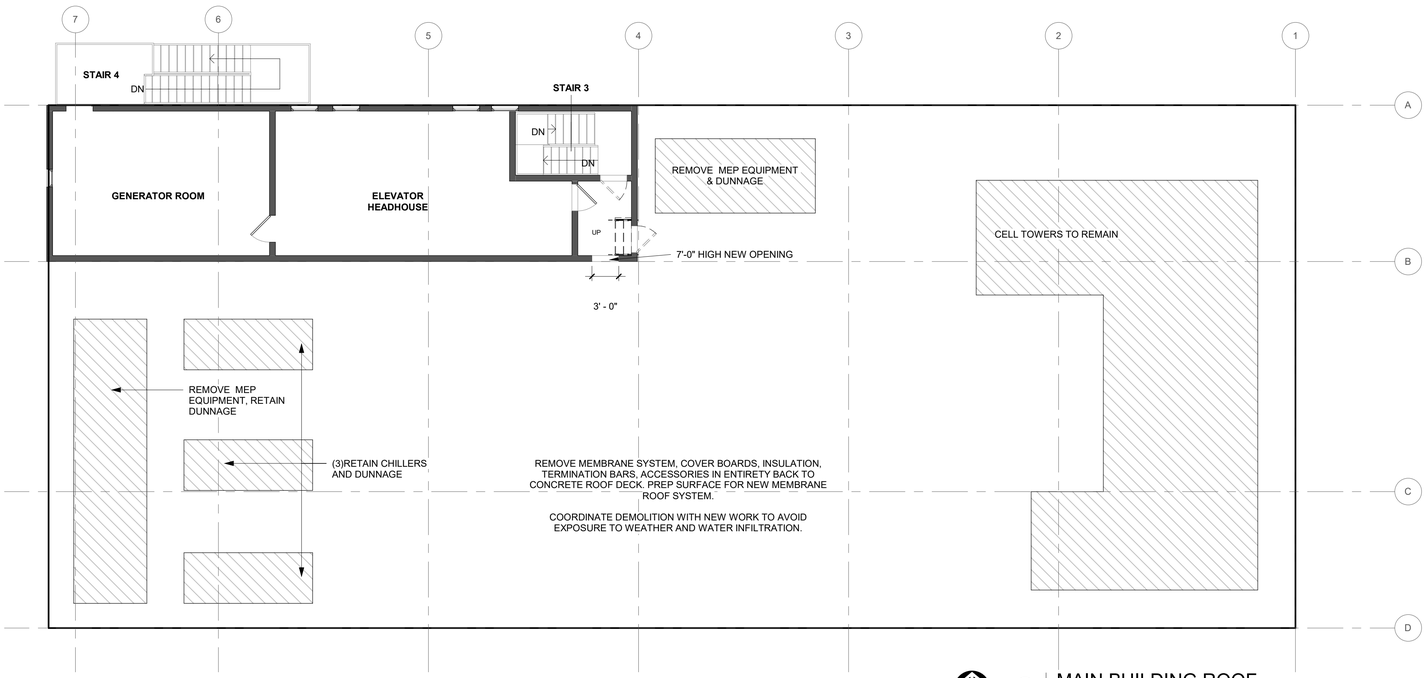
EXISTING WALL TO BE DEMOLISHED.

EXISTING DOORS TO REMAIN.

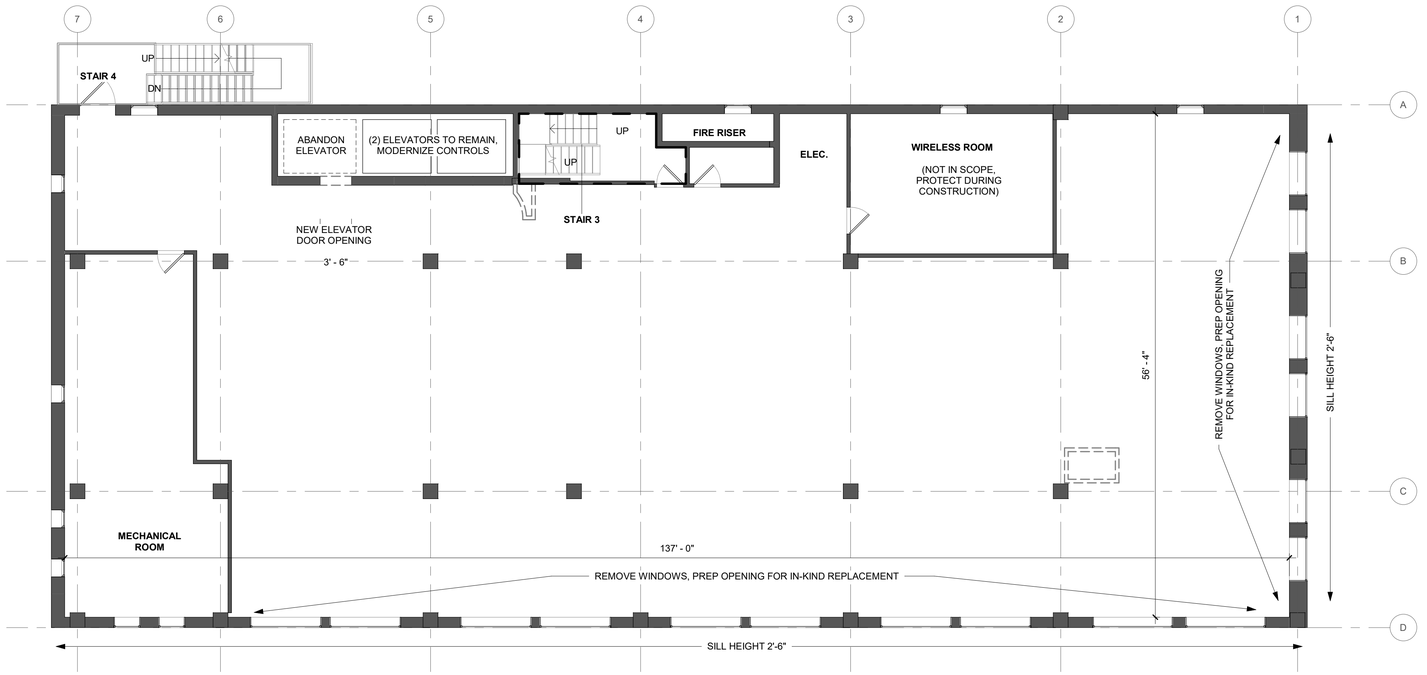
EXISTING DOORS TO BE DEMOLISHED.

STAIR SCHEDULE

NAME	LOWER LIMIT	UPPER LIMIT	COMMENTS
STAIR 1	01_FIRST FLOOR	01.5_MEZZANINE	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 2	00_LOWER LEVEL	02_SECOND FLOOR	ALL FINISHES TO REMAIN, REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR
STAIR 3			
STAIR 4	02_SECOND FLOOR	ROOFTOP AMENITY	REPLACE-IN-KIND WHERE DAMAGED BEYOND REPAIR



2 MAIN BUILDING ROOF
1/8" = 1'-0"



1 11_ELEVENTH FLOOR - EXISTING
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

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

NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
KANSAS CITY MISSOURI 64105

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

ISSUE	DATE	NO
Development Plan	26-0226	3

EXISTING & DEMOLITION FLOOR PLAN

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DEMOLITION PLAN LEGEND

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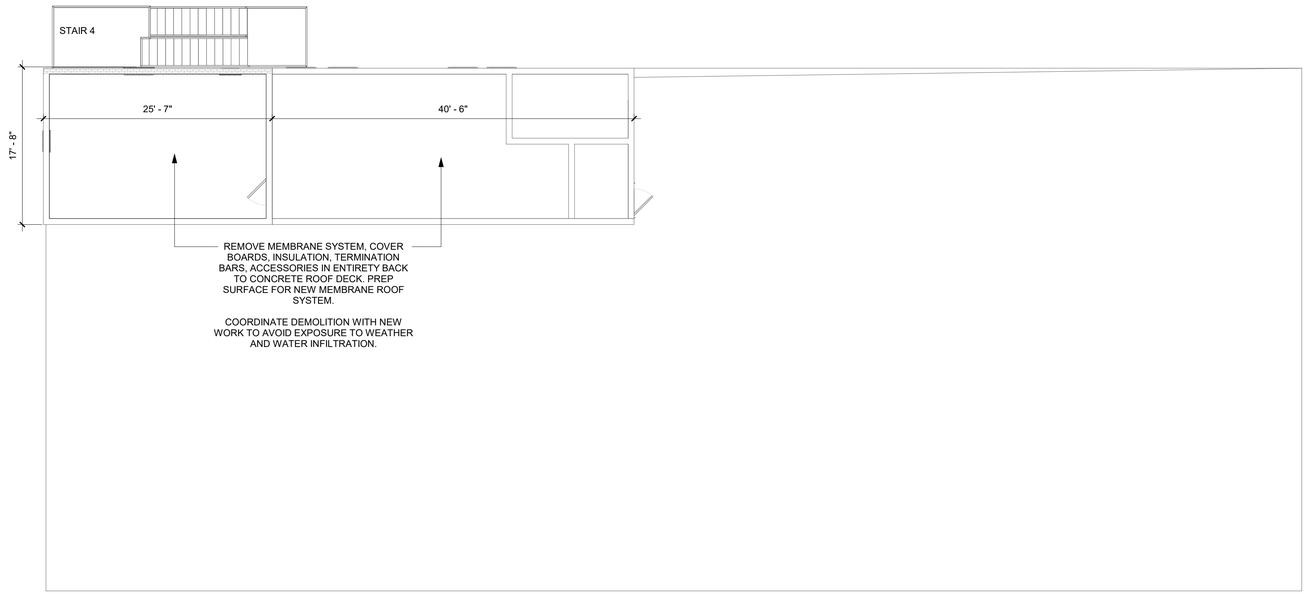

1 GENERATOR & HEADHOUSE ROOF
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

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ISSUE	DATE	NO
Development Plan	26-0226	3

EXISTING &
DEMOLITION FLOOR
PLAN

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GENERAL NEW PLAN NOTES:

A. SEE DEMOLITION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
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C. REPAIR ALL DAMAGED EXISTING STRUCTURAL ELEMENTS FOUNDATION WALLS, BEARING WALLS, STRUCTURE (COLUMNS, BEAMS, JOISTS, FLOOR & ROOF DECKING). INFILL ALL VACATED FLOOR OPENINGS AND AREAS OF MISSING OR DAMAGED FINISH FLOORING. IN BASEMENT FILL ALL NEW & MISC FLOOR SLAB OPENINGS W/ MINIMUM 4" REINFORCED CONCRETE SLAB ON 6 MIL. VAPOR BARRIER ON MINIMUM 4" COMPACTED GRAVEL.
D. REPAIR ALL DAMAGED MASONRY OR BLOCK INTERIOR WALLS AS REQUIRED. PATCH ALL INTERIOR HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. REPOINT ALL WALLS AS NEEDED. PATCH & REPAIR ALL MASONRY OR BLOCK WALL AREAS EXPOSED TO VIEW. RE: REFINISH SCHEDULE.
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N. ALL DOMESTIC WATER PIPING TO BE CONCEALED WITHIN CONSTRUCTION. PLUMBING WASTE PIPING TO BE CONCEALED WITHIN CONSTRUCTION TO FULLEST EXTENT POSSIBLE, ALL EXPOSED PLUMBING WASTE PIPING TO BE CAST IRON. INSTALL INSULATION ON ALL PIPING PRONE TO CONDENSATION (PAINTABLE COVERS AT EXPOSED INSULATION). FIRE SPRINKLER PIPING EXPOSED TO VIEW TO BE METAL TYPE. ELECTRICAL SYSTEMS TO BE CONCEALED WITHIN CONSTRUCTION TO THE FULLEST EXTENT POSSIBLE. ALL EXPOSED WIRING, SHALL BE ENCLOSED IN CONDUIT.
O. NOT USED
P. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING, AS REQUIRED BY CODE, METALLIC PIPE TYPE WHERE EXPOSED. INCLUDE SPRINKLERING OF CONCEALED AREAS WHERE REQUIRED BY CODE. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERRED SUBMITTAL. INSTALL ESCUTCHEONS AT ALL PENETRATIONS. ALL TRIM & HEADS BRUSHED CHROME FINISH.
Q. ALL EXPOSED MEP, FIRE SPRINKLER, ETC ITEMS TO BE INSTALLED IN A NEAT AND ORDERLY MANNER, WITH STRAIGHT RUNS INSTALLED TIGHT TO UNDERSIDE OF STRUCTURE OR DECK ABOVE, AND WALLS. CONSULT ARCHITECT & MEP ENGINEER AS NEEDED.
R. ALL STORAGE CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" MIN. RE:WALL TYPE SHEET.
S. INSTALL IN-WALL BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVING, HANDRAILS, SHOWER ACCESSORIES, ETC. RE: SPEC SECTION 061000.
T. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT, SIMILAR SHAFT WALLS & EXIT PASSAGEWAYS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS / PASSAGEWAYS.
U. PREPARE EXISTING FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS.
V. THE DESIGNATED ACCESSIBLE APARTMENT UNITS SHALL BE CONSTRUCTED TO 'TYPE A' ACCESSIBILITY REQUIREMENTS OF ICC A117.1 - 2009. REFER TO PLAN FOR UNIT LOCATIONS.
W. REFER TO FLOOR PLANS FOR VARIATION IN UNIT DIMENSIONS. ENLARGED PLANS ARE GUIDELINES FOR UNIT LAYOUTS.

NEW PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

EXISTING WALL TO REMAIN.

NEW WALL TO BE CONSTRUCTED.

EXISTING DOORS TO REMAIN. (NOTE SOME NEW DOORS SHOWN AT 45 DEGREES AT DOOR SWING CONFLICTS)

NEW DOOR TO BE INSTALLED.

HISTORIC IMPORTANCE TO REMAIN, RESTORE OR REPLICATE.

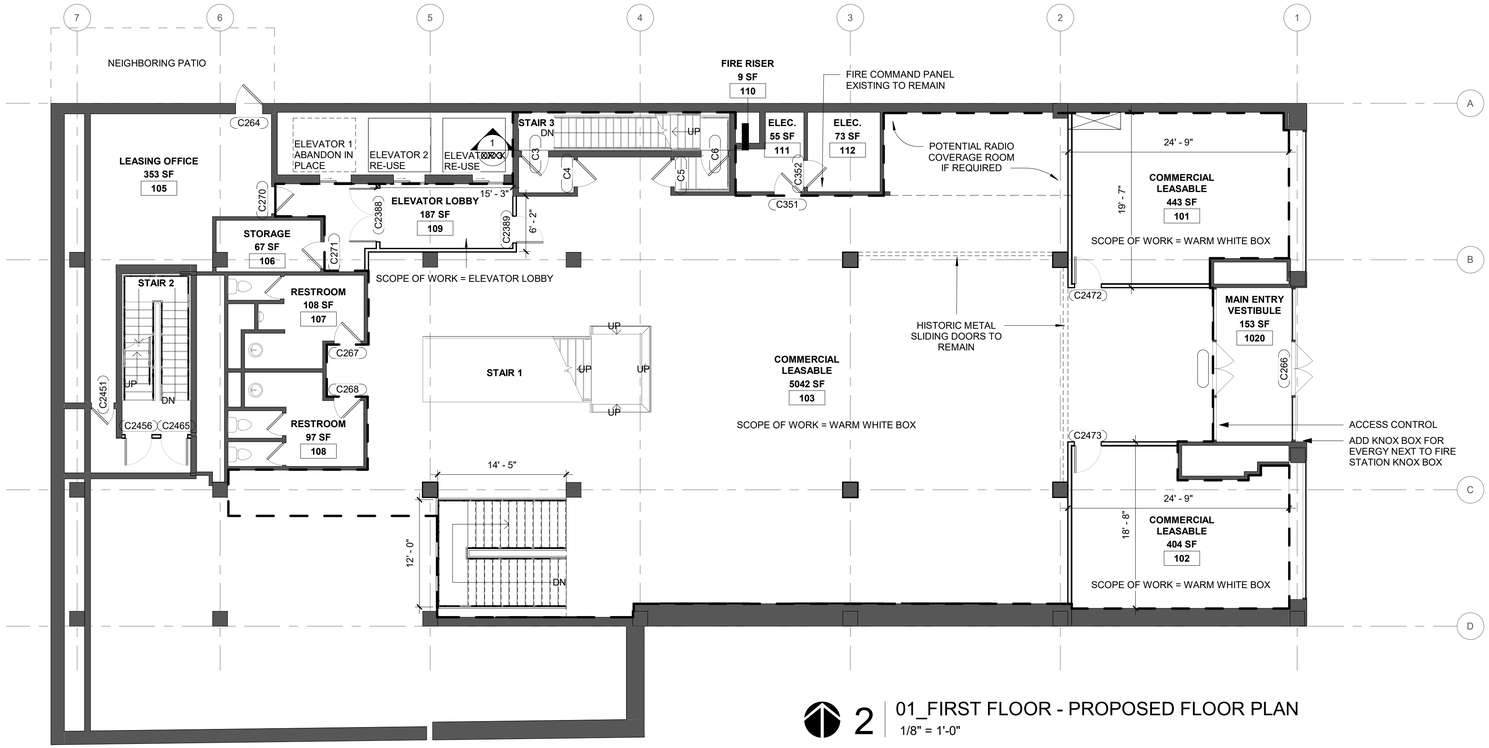
FLOOR FINISH LEGEND:

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

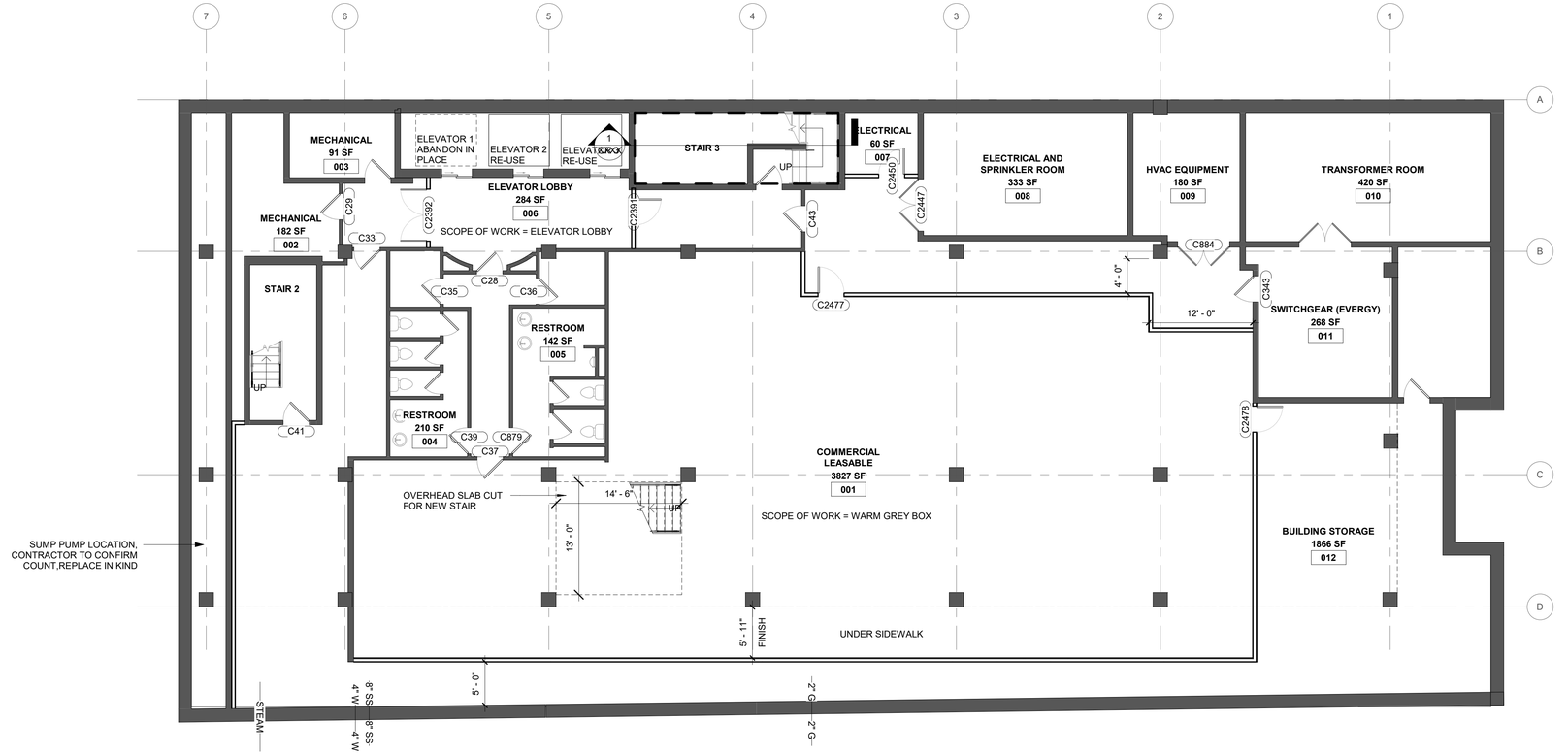
NEW LVT PLANK OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

NEW CARPET OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

SCOPE OF WORK	
WARM GRAY BOX	
WALLS:	**FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.**
FLOOR:	**GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND**
WALL BASE:	**TENANT TO INSTALL**
CEILING:	**OPEN STRUCTURE. PATCH AND REPAIR IN-KIND, READY FOR PAINT.**
WARM WHITE BOX	
WALLS:	**FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.**
FLOOR:	**GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND AND APPLY FLOORING PER FLOOR PLANS**
WALL BASE:	**4" RUBBER BASE RE: FINISH SCHEDULE**
CEILING:	**REPAIR GYPSUM CEILING AND INSTALL LIGHTS PER RCP'S**
ELEVATOR LOBBY	
WALLS:	**REFINISH ALL EXISTING GYPSUM BOARD WALLS AS REQUIRED. PATCH IMPERFECTIONS, SKIM COAT WHERE NECESSARY, AND SAND SMOOTH. PREPARE WALLS FOR PAINT.**
FLOOR:	**APPLY FLOOR LEVELING COMPOUND TO ENSURE SMOOTH AND EVEN SURFACE READY FOR LVT FLOORING. UNLESS HISTORIC TILE- FLOORING TO REMAIN.**
WALL BASE:	**REPAIR WOODEN TRIM AROUND PERIMETER AND STAIN TO MATCH HISTORIC.**
CEILING:	**PATCH AND REPAIR GYPSUM CEILING AFTER NEW LIGHT FIXTURE INSTALLATION. U.N.O**



2 | 01_FIRST FLOOR - PROPOSED FLOOR PLAN
1/8" = 1'-0"



1 | 00_LOWER LEVEL - PROPOSED FLOOR PLAN
1/8" = 1'-0"

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ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

FLOOR PLANS - LOWER & FIRST FLOOR

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P. INSTALL NFPA 13 AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT ENTIRE BUILDING, AS REQUIRED BY CODE, METALLIC PIPE TYPE WHERE EXPOSED. INCLUDE SPRINKLERING OF CONCEALED AREAS WHERE REQUIRED BY CODE. SPRINKLER SYSTEM SHALL BE MONITORED BY A PROPRIETARY SUPERVISING STATION (ALARM COMPANY). DESIGN-BUILD SUBCONTRACTOR TO SUBMIT REQUIRED DRAWINGS TO CITY CODE DEPARTMENT AS A DEFERED SUBMITTAL. INSTALL ESCUTCHEONS AT ALL PENETRATIONS. ALL TRIM & HEADS BRUSHED CHROME FINISH.
Q. ALL EXPOSED MEP, FIRE SPRINKLER, ETC ITEMS TO BE INSTALLED IN A NEAT AND ORDERLY MANNER, WITH STRAIGHT RUNS INSTALLED TIGHT TO UNDERSIDE OF STRUCTURE OR DECK ABOVE, AND WALLS. CONSULT ARCHITECT & MEP ENGINEER AS NEEDED.
R. ALL STORAGE CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" MIN. RE:WALL TYPE SHEET.
S. INSTALL IN-WALL BLOCKING AS REQUIRED TO SECURELY ANCHOR CABINETS, TOILET ACCESSORIES, SHELVING, HANDRAILS, SHOWER ACCESSORIES, ETC. RE: SPEC SECTION 061000.
T. THERE SHALL BE NO PENETRATION OF STAIR SHAFT, ELEVATOR SHAFT, SIMILAR SHAFT WALLS & EXIT PASSAGEWAYS EXCEPT FOR MEP REQUIRED FOR THE SHAFTS / PASSAGEWAYS.
U. PREPARE EXISTING FLOORS FOR NEW FLOOR FINISHES PER MANUFACTURER'S REQUIREMENTS.
V. THE DESIGNATED ACCESSIBLE APARTMENT UNITS SHALL BE CONSTRUCTED TO 'TYPE A' ACCESSIBILITY REQUIREMENTS OF ICC A117.1 - 2009. REFER TO PLAN FOR UNIT LOCATIONS.
W. REFER TO FLOOR PLANS FOR VARIATION IN UNIT DIMENSIONS. ENLARGED PLANS ARE GUIDELINES FOR UNIT LAYOUTS.

NEW PLAN LEGEND

NOTE: GRAPHICS ARE STANDARD, U.N.O.

EXISTING WALL TO REMAIN.

NEW WALL TO BE CONSTRUCTED.

EXISTING DOORS TO REMAIN. (NOTE SOME NEW DOORS SHOWN AT 45 DEGREES AT DOOR SWING CONFLICTS)

NEW DOOR TO BE INSTALLED.

HISTORIC IMPORTANCE TO REMAIN, RESTORE OR REPLICATE.

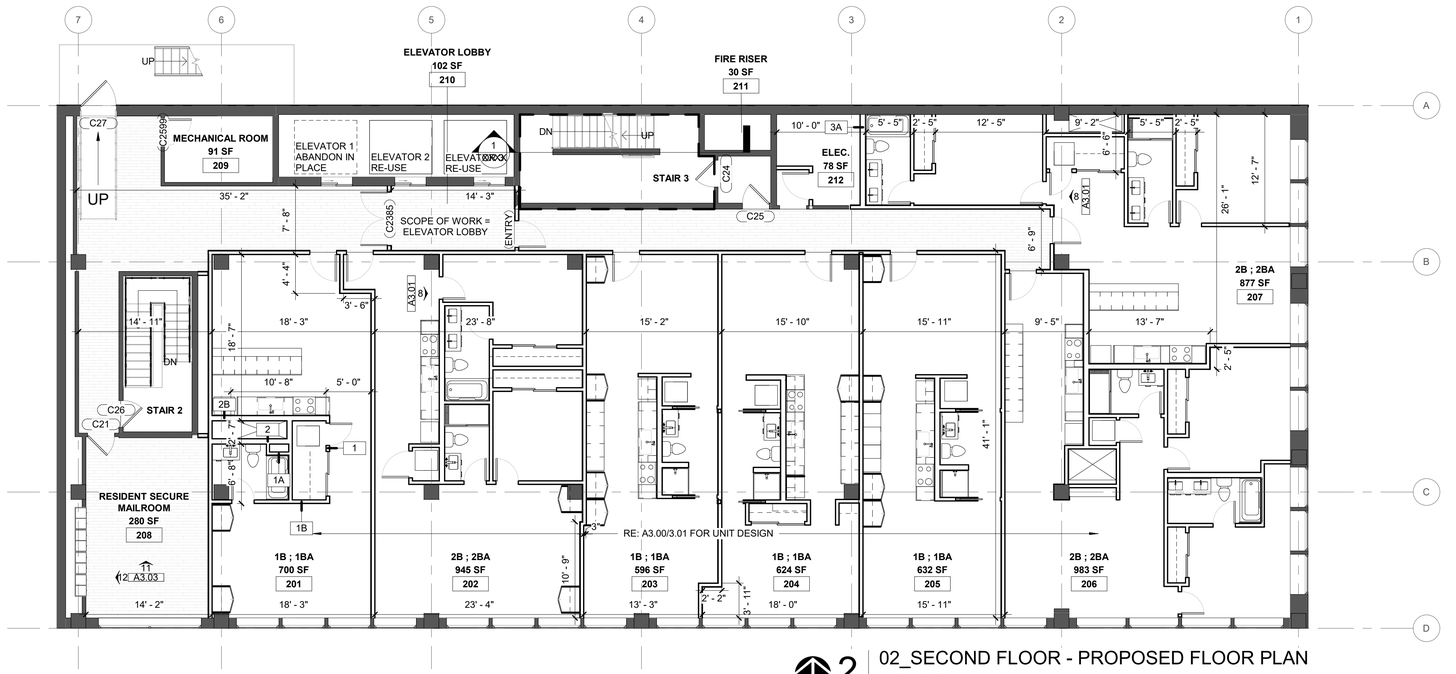
FLOOR FINISH LEGEND:

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

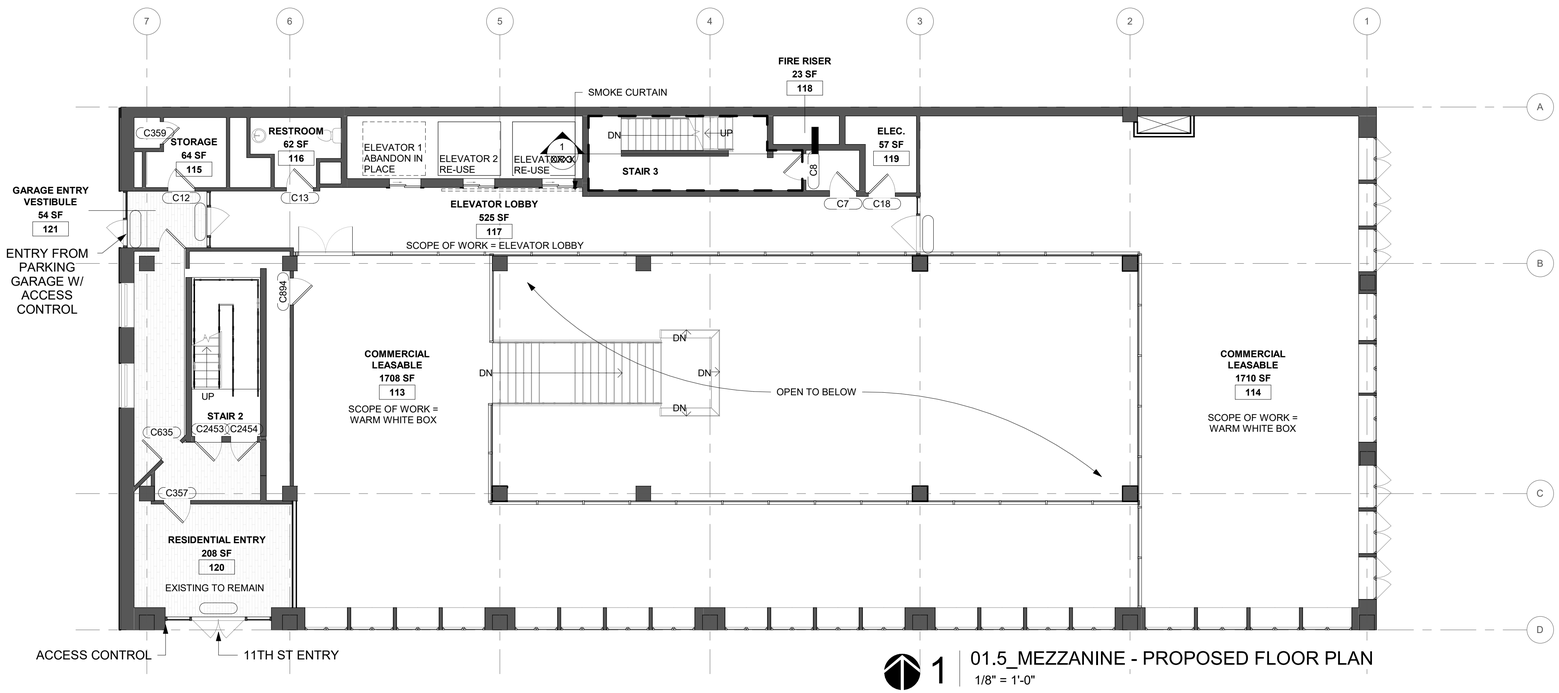
NEW LVT PLANK OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

NEW CARPET OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

SCOPE OF WORK	
WARM GRAY BOX	
WALLS:	**FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.**
FLOOR:	**GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND**
WALL BASE:	**TENANT TO INSTALL**
CEILING:	**OPEN STRUCTURE. PATCH AND REPAIR IN-KIND, READY FOR PAINT.**
WARM WHITE BOX	
WALLS:	**FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.**
FLOOR:	**GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND AND APPLY FLOORING PER FLOOR PLANS**
WALL BASE:	**4" RUBBER BASE RE: FINISH SCHEDULE**
CEILING:	**REPAIR GYPSUM CEILING AND INSTALL LIGHTS PER RCP'S**
ELEVATOR LOBBY	
WALLS:	**REFINISH ALL EXISTING GYPSUM BOARD WALLS AS REQUIRED. PATCH IMPERFECTIONS, SKIM COAT WHERE NECESSARY, AND SAND SMOOTH. PREPARE WALLS FOR PAINT.**
FLOOR:	**APPLY FLOOR LEVELING COMPOUND TO ENSURE SMOOTH AND EVEN SURFACE READY FOR LVT FLOORING. UNLESS HISTORIC TILE- FLOORING TO REMAIN.**
WALL BASE:	**REPAIR WOODEN TRIM AROUND PERIMETER AND STAIN TO MATCH HISTORIC.**
CEILING:	**PATCH AND REPAIR GYPSUM CEILING AFTER NEW LIGHT FIXTURE INSTALLATION. U.N.O**



2 | 02_SECOND FLOOR - PROPOSED FLOOR PLAN
1/8" = 1'-0"



1 | 01.5_MEZZANINE - PROPOSED FLOOR PLAN
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
KANSAS CITY, MISSOURI
(816) 786-2285
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ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

FLOOR PLANS - MEZZANINE & SECOND FLOOR

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GENERAL NEW PLAN NOTES:

A. SEE DEMOLITION FLOOR PLANS FOR EXISTING ITEMS TO REMAIN.
B. AFTER DEMOLITION, REPAIR ALL SURFACES THAT WILL REMAIN EXPOSED TO VIEW TO A SMOOTH & UNIFORM APPEARANCE. NEW FINISHES AND REPAIR WORK SHALL MATCH EXISTING FINISHES, COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT.
C. REPAIR ALL DAMAGED EXISTING STRUCTURAL ELEMENTS FOUNDATION WALLS, BEARING WALLS, STRUCTURE (COLUMNS, BEAMS, JOISTS, FLOOR & ROOF DECKING). INFILL ALL VACATED FLOOR OPENINGS AND AREAS OF MISSING OR DAMAGED FINISH FLOORING. IN BASEMENT FILL ALL NEW & MISC FLOOR SLAB OPENINGS W/ MINIMUM 4" REINFORCED CONCRETE SLAB ON 6 MIL. VAPOR BARRIER ON MINIMUM 4" COMPACTED GRAVEL.
D. REPAIR ALL DAMAGED MASONRY OR BLOCK INTERIOR WALLS AS REQUIRED. PATCH ALL INTERIOR HOLES SMALLER THAN A 1/2 BRICK IN SIZE W/ MORTAR. HOLES THE SIZE OF A 1/2 BRICK OR LARGER SHALL BE REPLACED W/ FULL SIZE MASONRY UNITS TO MATCH EXISTING. REPOINT ALL WALLS AS NEEDED. PATCH & REPAIR ALL MASONRY OR BLOCK WALL AREAS EXPOSED TO VIEW. RE: REFINISH SCHEDULE.
E. CONSULT STRUCTURAL ENGINEER FOR ALL MASONRY & LINTEL WORK AS REQUIRED. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED & FAILED METAL LINTELS W/ NEW AS REQUIRED, HOT-DIPPED GALVANIZED FINISH AT EXTERIOR LOCATIONS. REPAIR ALL EXISTING LINTELS. WIRE BRUSH CLEAN & PAINT METALS EXPOSED TO VIEW. LINTEL COLOR TO MATCH ADJACENT EXISTING LINTELS, PAINT ALL METALS, 1 PRIME COAT & 2 FINISH COATS, SEMI-GLOSS.
F. REFER TO EXTERIOR ELEVATIONS FOR WORK ASSOCIATED WITH THE BUILDNG FACADE AND ASSOCIATED OPENINGS.
G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, U.N.O.
H. ALL NEW INTERIOR WALLS TO BY TYPE 1, U.N.O REFER TO WALL TYPE SHEET FOR TYPICAL CONSTRUCTION.
I. NOT USED
J. ALL FLOOR/CEILING, ROOF/CEILING & WALL PENETRATIONS ARE TO BE PROPERLY FIRECAULKED, FIRESTOPPED, SMOKE/FIRE DAMPERED, ETC AS REQUIRED TO MAINTAIN THE FIRE RESISTIVE RATING OF THE RESPECTIVE ASSEMBLIES, AS REQUIRED BY CODE. RE: LIFE SAFETY PLANS AND CODE ANALYSIS FOR REQUIRED LOCATIONS OF RATED WALLS.
K. ALL INTERIOR WALLS THAT ABUT NON-GYPSUM BOARD SURFACES OR STRUCTURAL MEMBER SHALL BE FITTED TIGHTLY TO THE NON-GYPSUM BOARD SURFACE. CONSULT ARCHITECT AS NEEDED DURING CONSTRUCTION.
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R. ALL STORAGE CLOSETS SHALL HAVE AN INTERIOR DEPTH OF 2'-0" MIN. RE:WALL TYPE SHEET.
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SCOPE OF WORK	
WARM GRAY BOX	
WALLS:	**FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.**
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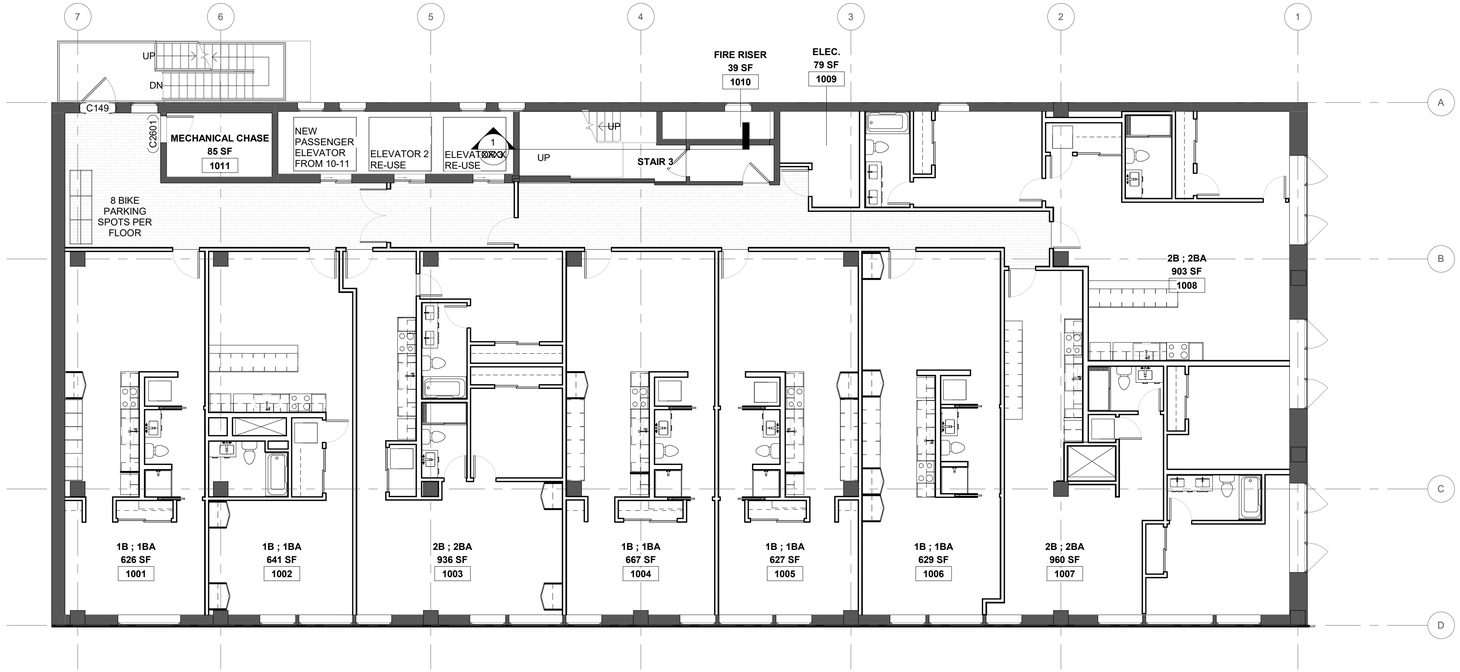
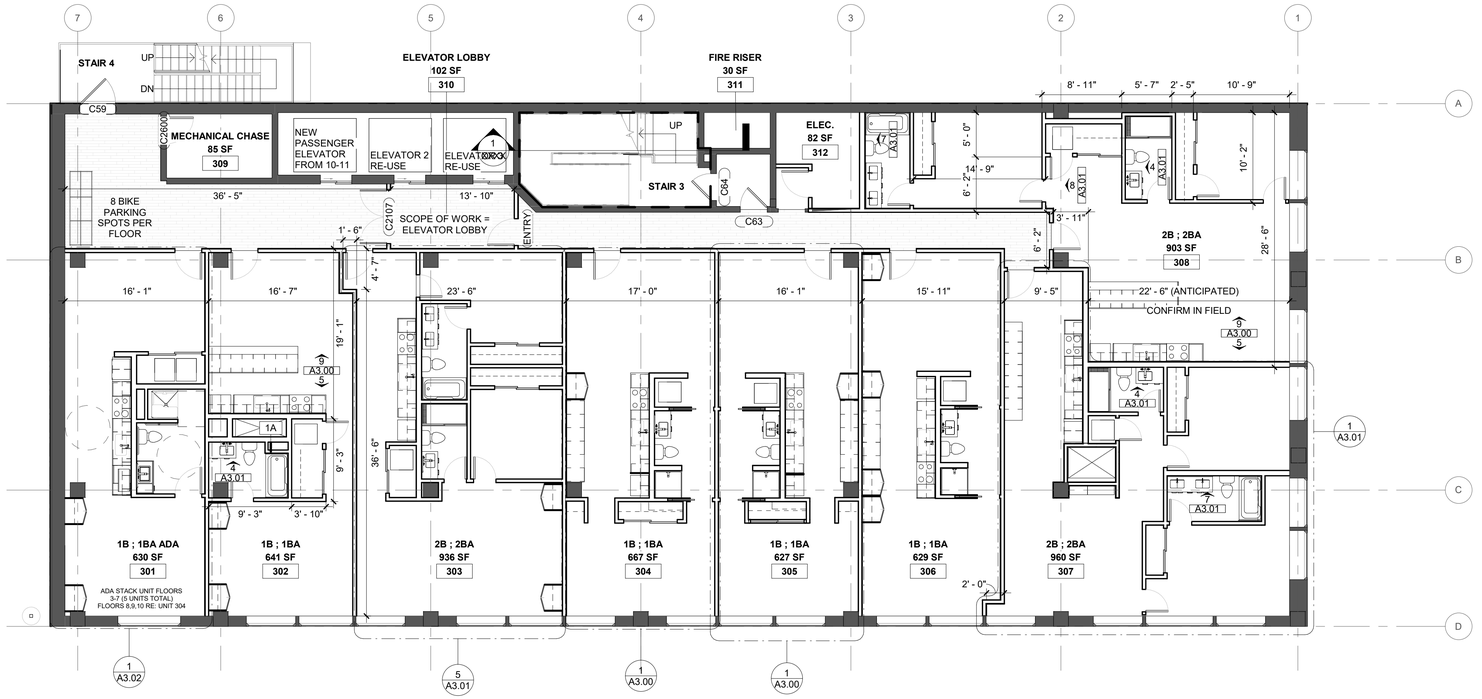


2 10_TENTH FLOOR PROPOSED FLOOR PLAN
1/8" = 1'-0"



1 03-09_ THIRD THRU NINTH FLOOR, TYP. - PROPOSED PLANS
1/8" = 1'-0" 8 FLOORS TOTAL

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE, H.O. LLC
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KANSAS CITY MISSOURI 64105

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

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

FLOOR PLANS - THIRD THRU TENTH FLOOR

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G. REFER TO DOOR SCHEDULE FOR DOOR & HARDWARE REQUIREMENTS. THE HINGE SIDE OF DOOR JAMBS SHALL BE 4" FROM THE ADJACENT WALL, U.N.O.
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SCOPE OF WORK	
WARM GRAY BOX	
WALLS:	**FUR-OUT ALL WALLS, PREPARE WALLS FOR FUTURE TENANT FINISHES.**
FLOOR:	**GRIND HIGH SPOTS, FILL LOW SPOTS THEN APPLY FLOOR LEVELING COMPOUND**
WALL BASE:	**TENANT TO INSTALL**
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WARM WHITE BOX	
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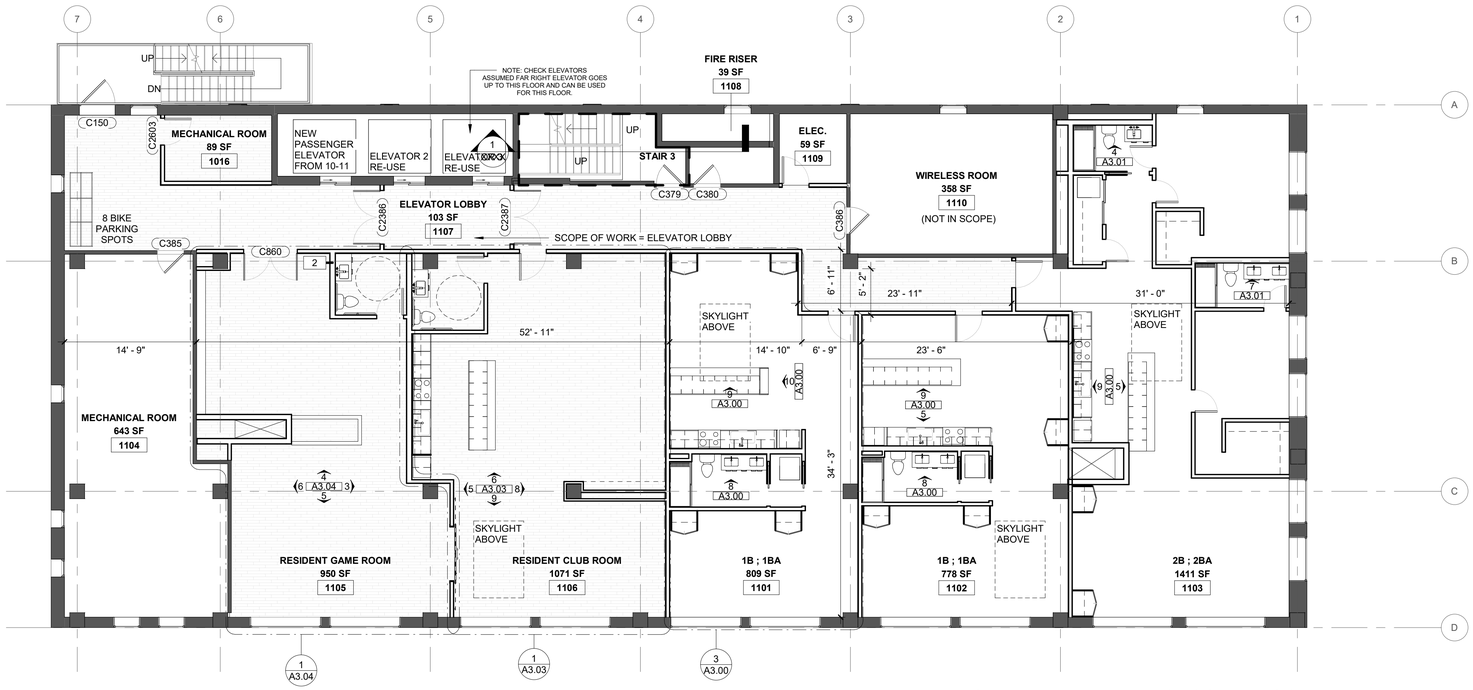

1 | 11_ELEVENTH - PROPOSED FLOOR PLAN
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

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ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

FLOOR PLANS - ELEVENTH FLOOR

A1.03

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GENERAL REFLECTED CEILING PLAN NOTES:

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

GENERAL REFLECTED CEILING PLAN LEGEND:

EXISTING CEILING TO REMAIN. REFER TO REFINISH SCHEDULE AND NOTES FOR SCOPE OF WORK.

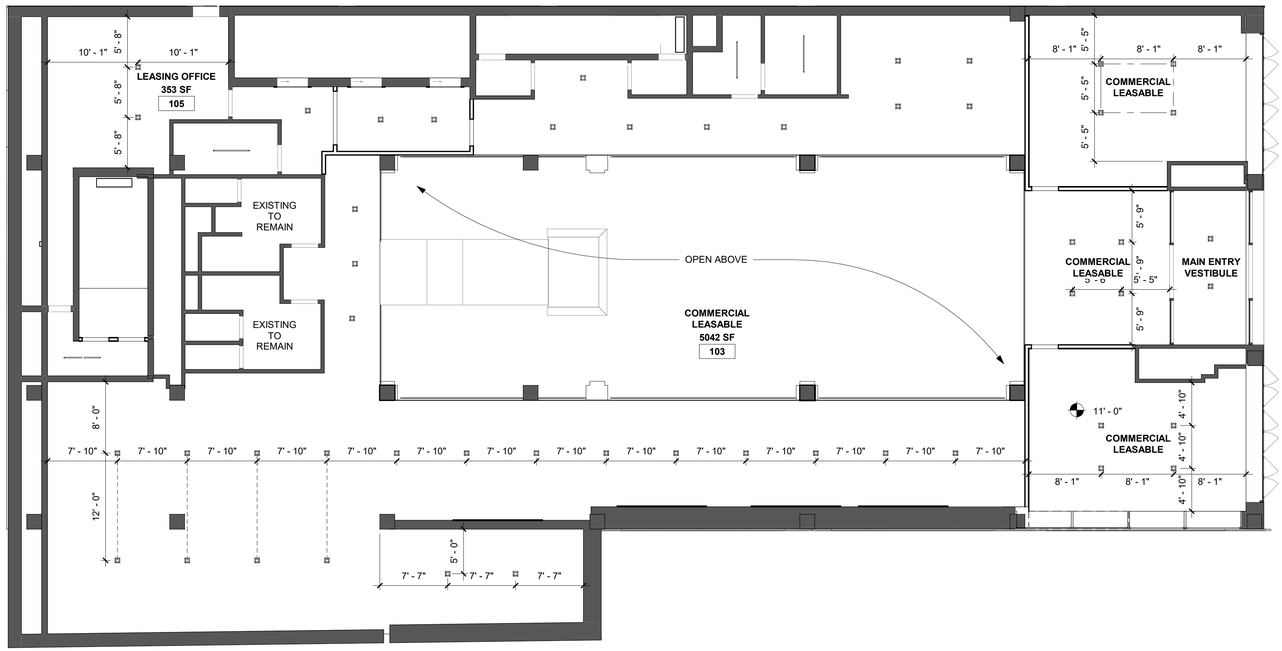
NEW 5/8" GYPSUM BOARD OVER NEW FRAMING OR SUSPENSION SYSTEM. SMOOTH FINISH. PAINT; HEIGHT A.F.F. AS NOTED.

HISTORIC CEILING TO REMAIN, RESTORE OR REPLICATE.

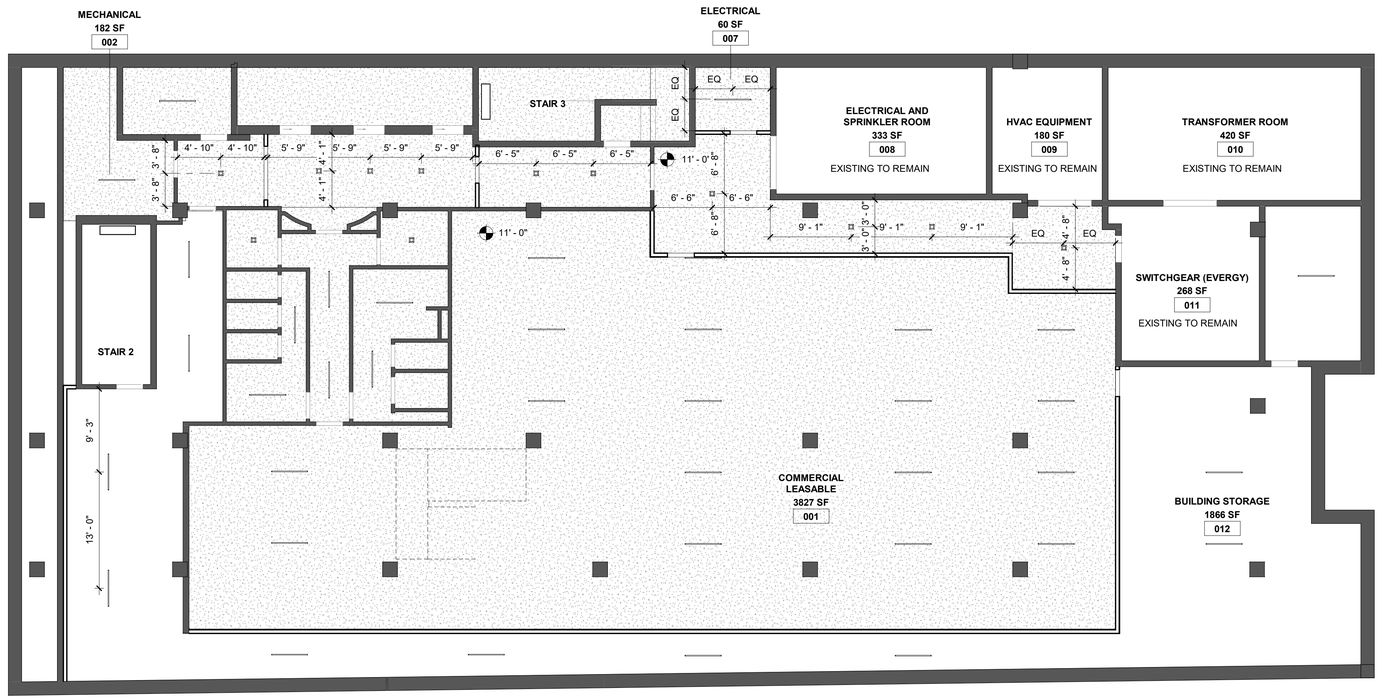
LIGHT FIXTURE LEGEND:

REFER TO ELECTRICAL DRAWINGS FOR BASIS OF DESIGN FIXTURES AND SWITCHING / POWER DIAGRAMS.

- 4" FLUSH MOUNT LOW-PROFILE LED FIXTURE.
- EXHAUST FAN/LIGHT COMBO
- 12" LIGHTWISE LED FLUSHMOUNT
- 36" ROUND BACKLIT MIRROR
- 4'-0" RECESSED LED LINEAR LIGHT FIXTURE
- 4'-0" LED LINEAR LIGHT FIXTURE WALL MOUNT EXISTING TO REMAIN
- 4" PENDANT LIGHT CENTERED ABOVE ISLAND



2 | 01_FIRST FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



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

CALEB BULAND, ARCHITECT | MO 2009005509

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

NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

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

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

REFLECTED CEILING PLANS - LOWER & FIRST FLOORS

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GENERAL REFLECTED CEILING PLAN NOTES:

1. THE DESIGN INTENT IS TO CONCEAL ALL PIPE, CONDUIT, AND DUCT LINES ABOVE A FINISHED SOFFIT/CEILING OR WITHIN WALL/CHASES (U.N.O). AT SPECIFIC LOCATIONS WHERE EXISTING CEILING STRUCTURE IS TO REMAIN EXPOSED OR WHERE CONCEALMENT IS INFEASIBLE DUE TO THE LOCATION OF HISTORIC FABRIC (WALLS TO REMAIN, ETC.), INSTALL ALL REQUIRED EXPOSED PIPING, CONDUIT AND DUCTWORK IN A NEAT, ORDERLY AND THOUGHFUL MANNER. EXPOSED PIPE, CONDUIT, AND DUCTWORK SHALL BE A METTALIC FINISH. COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT PRIOR TO ROUTING AND INSTALLATION.
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4. SPRINKLER SYSTEM: COORDINATE INSTALLATION WITH HISTORIC FINISHES AND CEILINGS SCHEDULED TO REMAIN, PATCH AND REPAIR SURFACES AND MATERIALS DISTURBED OR REMOVED TO MATCH ADJACENT TO REMAIN. PROVIDE SIDEWALL HEADS WITHIN SOFFITS AND RECESSED PENDANT SPRINKLER HEADS AT DROPPED CEILING LOCATIONS, WHITE FINISH. WHERE EXPOSED, PROVIDE NEAT AND ORDERLY SPRINKLER HEADS AND METALLIC PIPE ROUTING.
5. FINISH EXPOSED FACE OF SOFFITS WITH GYPSUM BOARD AT ALL LOCATIONS.
6. REPAIR ALL PLASTER CEILINGS SCHEDULED TO REMAIN TO MATCH EXISTING; WHERE IMPRACTICAL, INSTALL GWB.
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GENERAL REFLECTED CEILING PLAN LEGEND:

EXISTING CEILING TO REMAIN. REFER TO REFINISH SCHEDULE AND NOTES FOR SCOPE OF WORK.

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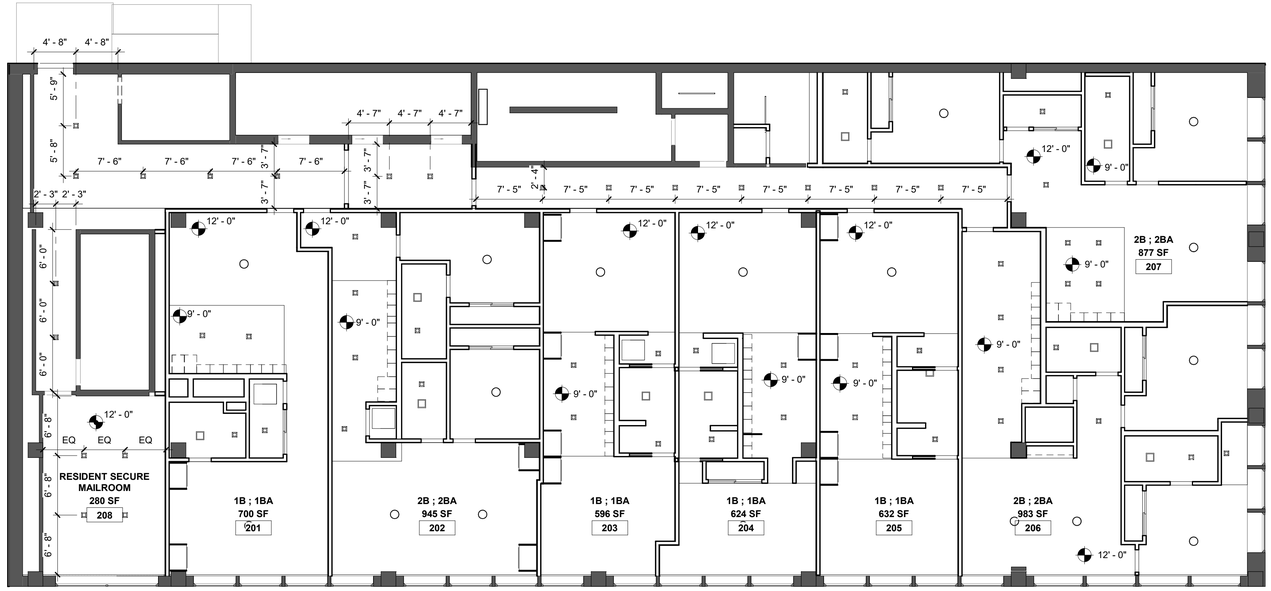
HISTORIC CEILING TO REMAIN, RESTORE OR REPLICATE.

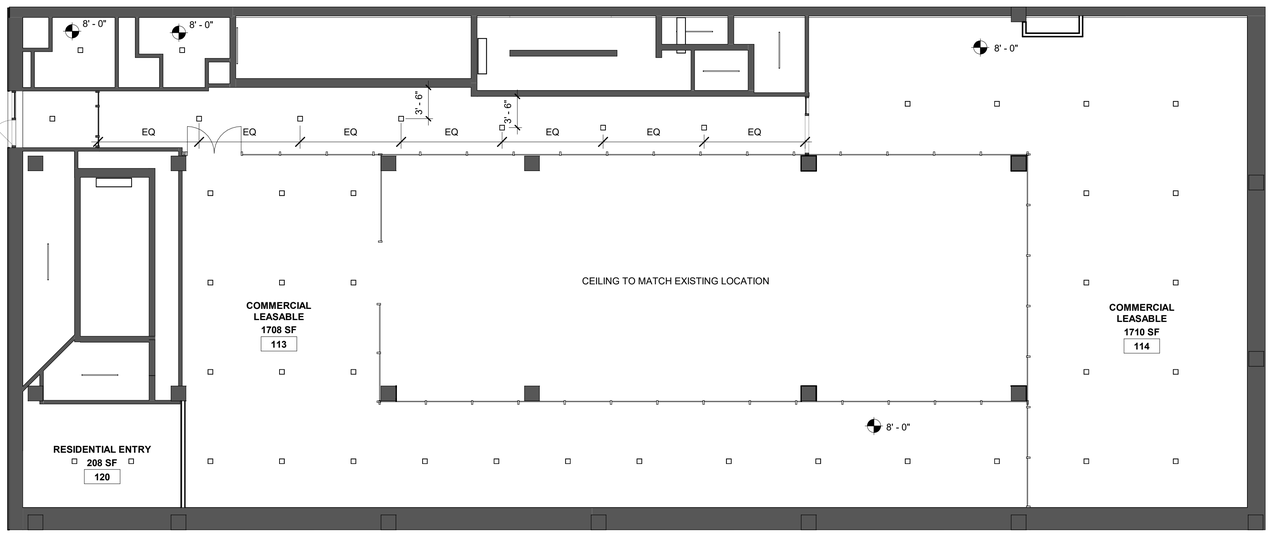
LIGHT FIXTURE LEGEND:

REFER TO ELECTRICAL DRAWINGS FOR BASIS OF DESIGN FIXTURES AND SWITCHING / POWER DIAGRAMS.

- 4" FLUSH MOUNT LOW-PROFILE LED FIXTURE.
- EXHAUST FAN/LIGHT COMBO
- 12" LIGHTWISE LED FLUSHMOUNT
- 36" ROUND BACKLIT MIRROR
- 4'-0" RECESSED LED LINEAR LIGHT FIXTURE
- 4'-0" LED LINEAR LIGHT FIXTURE WALL MOUNT EXISTING TO REMAIN
- 4" PENDANT LIGHT CENTERED ABOVE ISLAND



2 02_SECOND FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



1 01.5_MEZZANINE REFLECTED CEILING PLAN
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

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ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

REFLECTED CEILING PLAN - MEZZANINE & SECOND FLOOR

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2/25/2026 4:00:07 PM

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GENERAL REFLECTED CEILING PLAN NOTES:

1. THE DESIGN INTENT IS TO CONCEAL ALL PIPE, CONDUIT, AND DUCT LINES ABOVE A FINISHED SOFFIT/CEILING OR WITHIN WALL/CHASES (U.N.O). AT SPECIFIC LOCATIONS WHERE EXISTING CEILING STRUCTURE IS TO REMAIN EXPOSED OR WHERE CONCEALMENT IS INFEASIBLE DUE TO THE LOCATION OF HISTORIC FABRIC (WALLS TO REMAIN, ETC.), INSTALL ALL REQUIRED EXPOSED PIPING, CONDUIT AND DUCTWORK IN A NEAT, ORDERLY AND THOUGHFUL MANNER. EXPOSED PIPE, CONDUIT, AND DUCTWORK SHALL BE A METTALIC FINISH. COORDINATE ANY AREAS OF CONCERN WITH ARCHITECT PRIOR TO ROUTING AND INSTALLATION.
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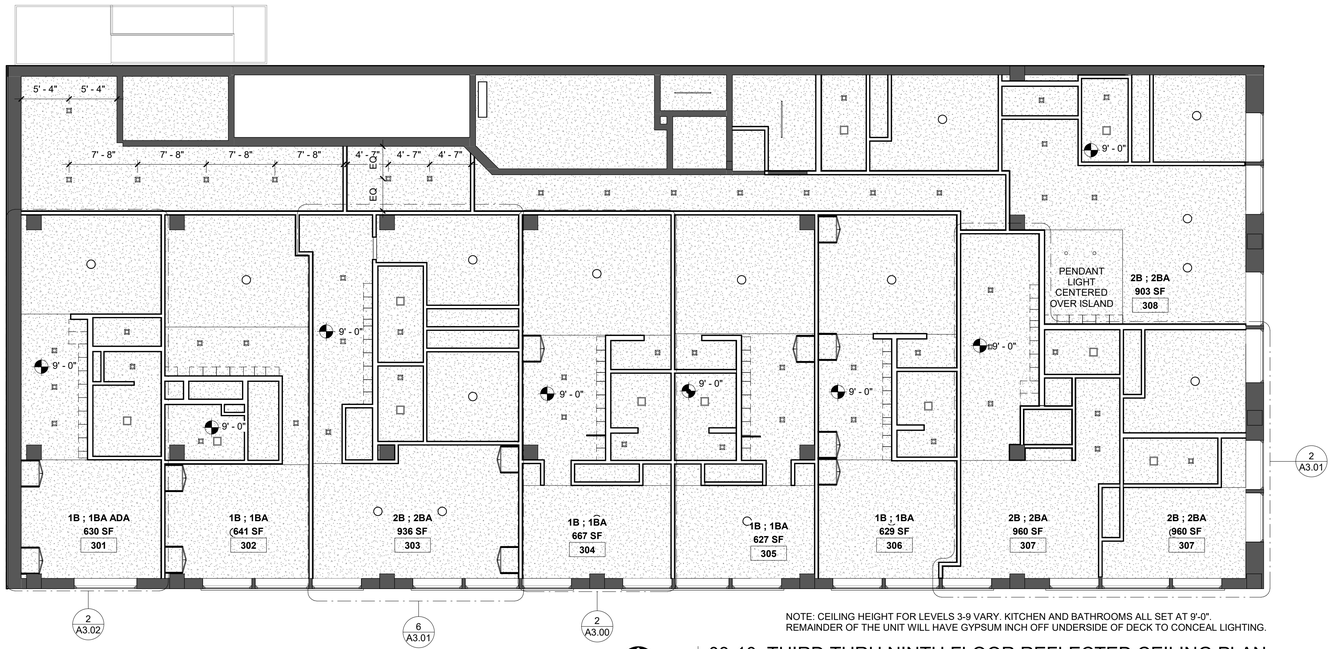
- 4'-0" LED LINEAR LIGHT FIXTURE WALL MOUNT EXISTING TO REMAIN
- 4" PENDANT LIGHT CENTERED ABOVE ISLAND

EXISTING EXPOSED CEILING TO REMAIN

2 | 10_TENTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"



NOTE: CEILING HEIGHT FOR LEVELS 3-9 VARY. KITCHEN AND BATHROOMS ALL SET AT 9'-0".
REMAINDER OF THE UNIT WILL HAVE GYPSUM INCH OFF UNDERSIDE OF DECK TO CONCEAL LIGHTING.

1 | 03-10_THIRD THRU NINTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
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(816) 785-2285
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NOT FOR CONSTRUCTION

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APPLICANT:
ANNIE ROUSE
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630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

REFLECTED CEILING PLANS - THIRD THRU TENTH FLOOR

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GENERAL REFLECTED CEILING PLAN NOTES:

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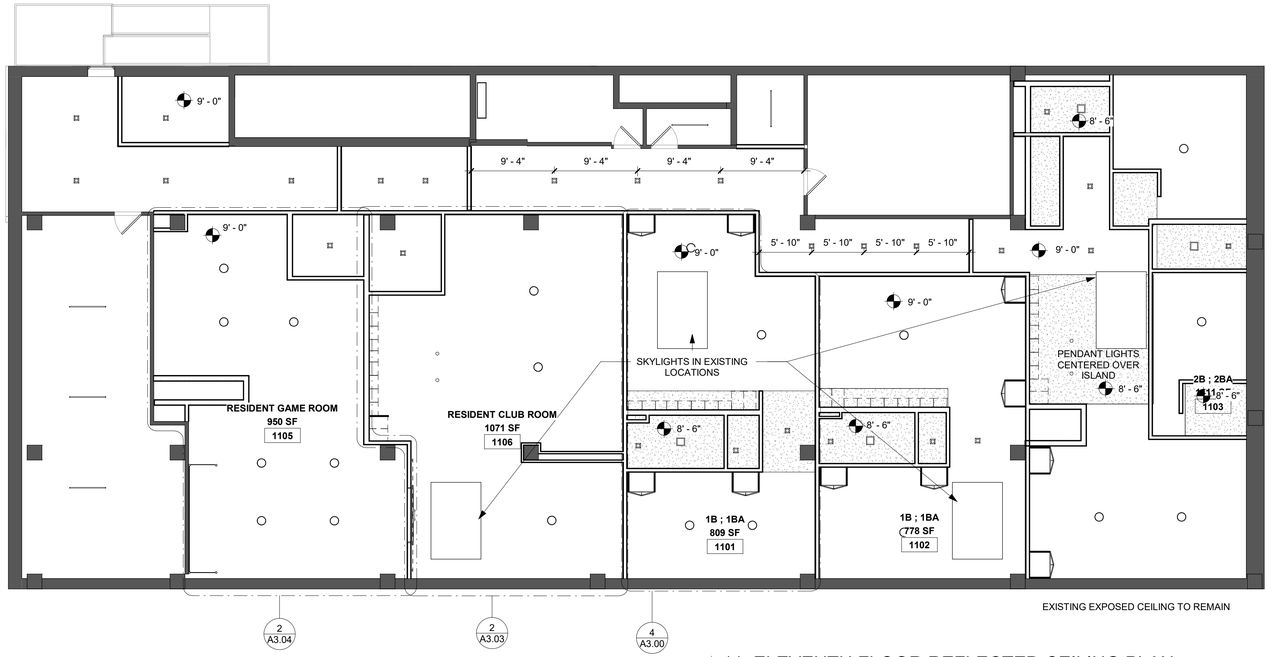
HISTORIC CEILING TO REMAIN, RESTORE OR REPLICATE.

LIGHT FIXTURE LEGEND:

REFER TO ELECTRICAL DRAWINGS FOR BASIS OF DESIGN FIXTURES AND SWITCHING / POWER DIAGRAMS.

- 4" FLUSH MOUNT LOW-PROFILE LED FIXTURE.
- EXHAUST FAN/LIGHT COMBO
- 12" LIGHTWISE LED FLUSHMOUNT
- 36" ROUND BACKLIT MIRROR
- 4'-0" RECESSED LED LINEAR LIGHT FIXTURE
- 4'-0" LED LINEAR LIGHT FIXTURE WALL MOUNT EXISTING TO REMAIN
- 4" PENDANT LIGHT CENTERED ABOVE ISLAND



EXISTING EXPOSED CEILING TO REMAIN

1 11_ELEVENTH FLOOR REFLECTED CEILING PLAN
1/8" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
KANSAS CITY, MISSOURI
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APPLICANT:
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ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

REFLECTED CEILING PLANS - ELEVENTH FLOOR

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GENERAL FINISH NOTES:

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

FLOOR FINISH LEGEND:

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

NEW LVT PLANK OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

NEW CARPET OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

LIGHT FIXTURE LEGEND:

REFER TO ELECTRICAL DRAWINGS FOR BASIS OF DESIGN FIXTURES AND SWITCHING / POWER DIAGRAMS.

- 4" FLUSH MOUNT LOW-PROFILE LED FIXTURE.
- EXHAUST FAN/LIGHT COMBO
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- 4'-0" LED LINEAR LIGHT FIXTURE WALL MOUNT EXISTING TO REMAIN
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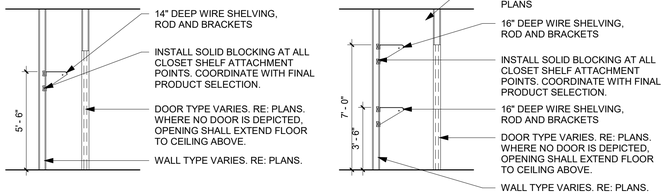
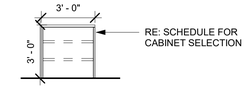
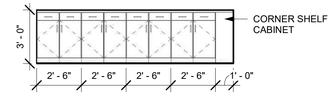


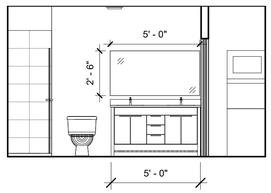
11 CLOSETS, TYPICAL
1/4" = 1'-0"



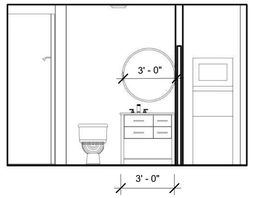
10 ISLAND END CABINET
1/4" = 1'-0"



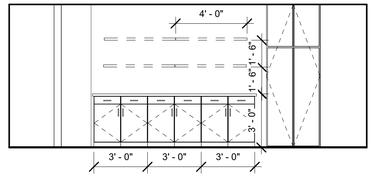
9 ISLAND 2
1/4" = 1'-0"



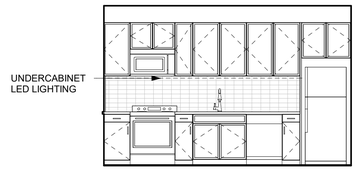
8 BATH 2
1/4" = 1'-0"



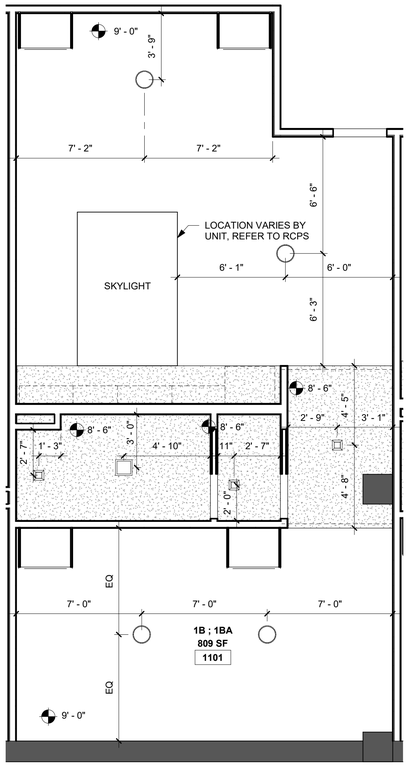
7 BATH 1
1/4" = 1'-0"



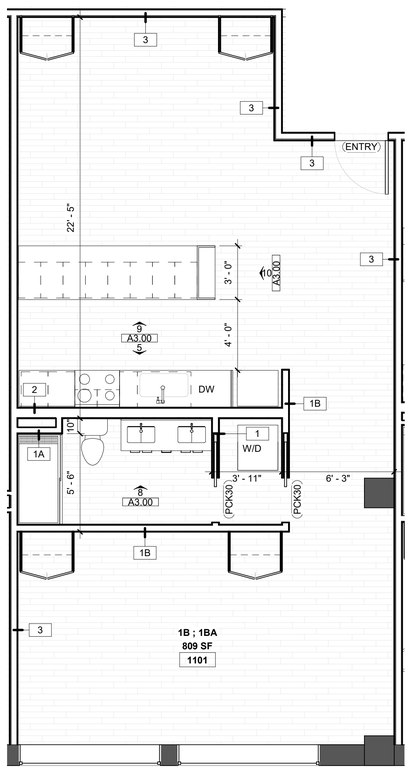
6 ISLAND 1
1/4" = 1'-0"



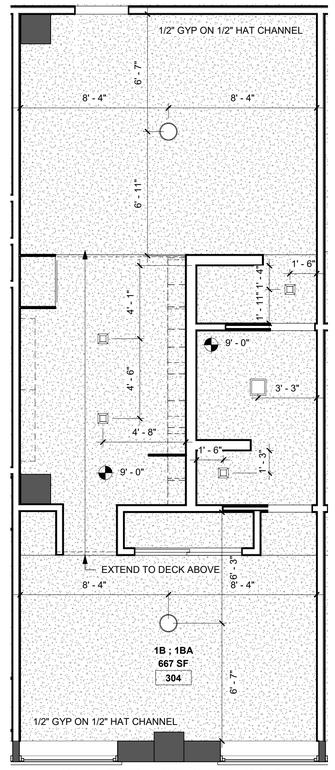
5 KITCHEN 1
1/4" = 1'-0"



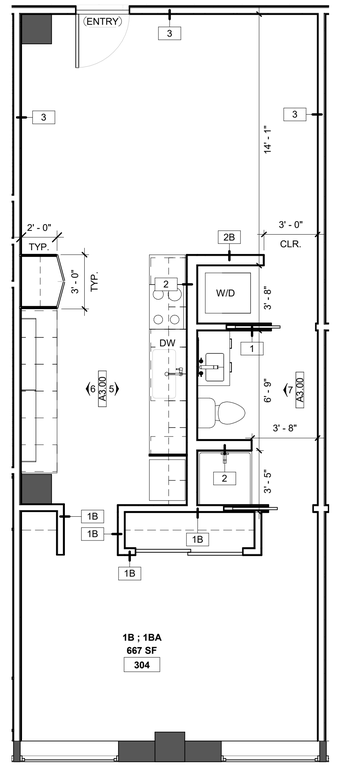
4 ONE BED - STYLE B RCP
1/4" = 1'-0"



3 ONE BED - STYLE B
1/4" = 1'-0"



2 ONE BED - STYLE A RCP
1/4" = 1'-0"



1 ONE BED - STYLE A
1/4" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

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REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
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ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

UNIT DESIGN - ONE BED

A3.00

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GENERAL FINISH NOTES:

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

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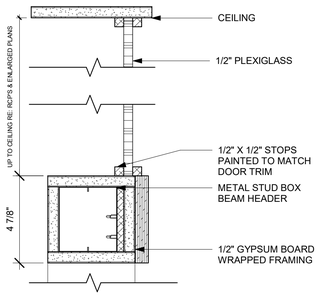
NEW LVT PLANK OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

NEW CARPET OVER EXISTING CONCRETE SLAB: BASIS OF DESIGN IS MANNINGTON RE: SCHEDULE SHEET

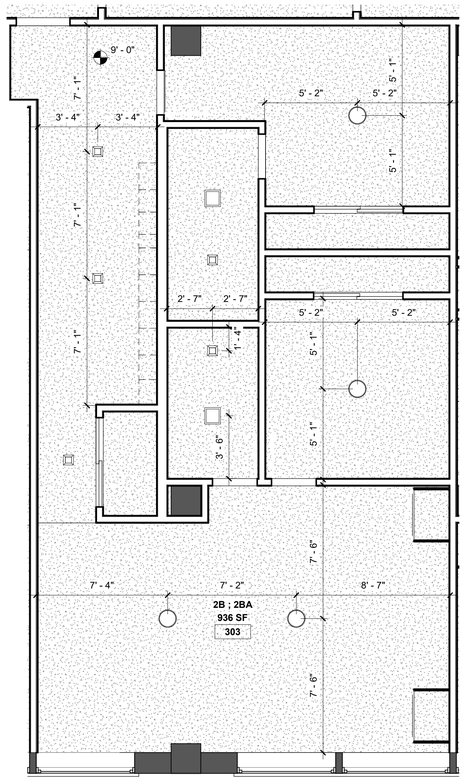
LIGHT FIXTURE LEGEND:

REFER TO ELECTRICAL DRAWINGS FOR BASIS OF DESIGN FIXTURES AND SWITCHING / POWER DIAGRAMS.

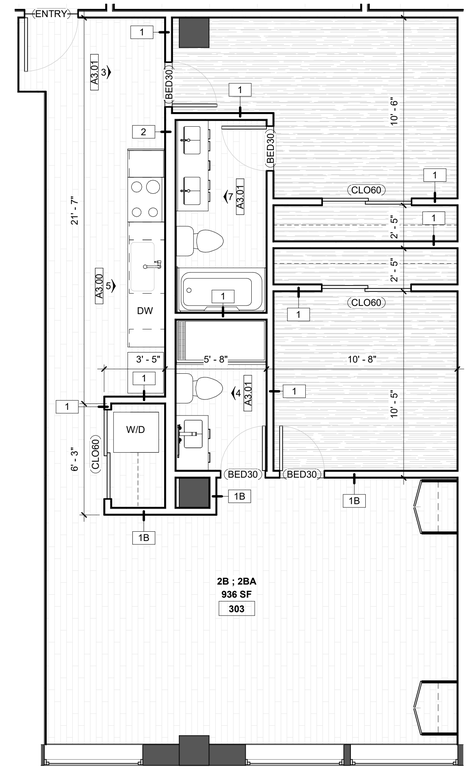
- 4" FLUSH MOUNT LOW-PROFILE LED FIXTURE.
- EXHAUST FAN/LIGHT COMBO
- 12" LIGHTWISE LED FLUSHMOUNT
- 36" ROUND BACKLIT MIRROR
- 4'-0" RECESSED LED LINEAR LIGHT FIXTURE
- 4'-0" LED LINEAR LIGHT FIXTURE WALL MOUNT EXISTING TO REMAIN
- 4" PENDANT LIGHT CENTERED ABOVE ISLAND



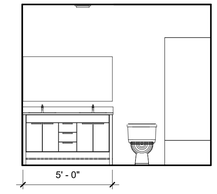
8 BORROWED LIGHT DETAIL
3" = 1'-0"



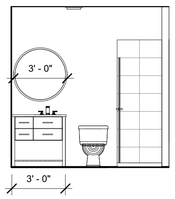
6 TWO BED - STYLE B RCP
1/4" = 1'-0"



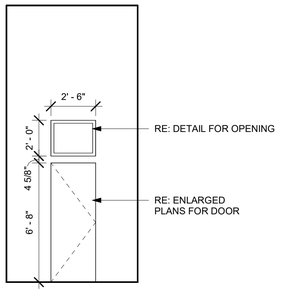
5 TWO BED - STYLE B
1/4" = 1'-0"



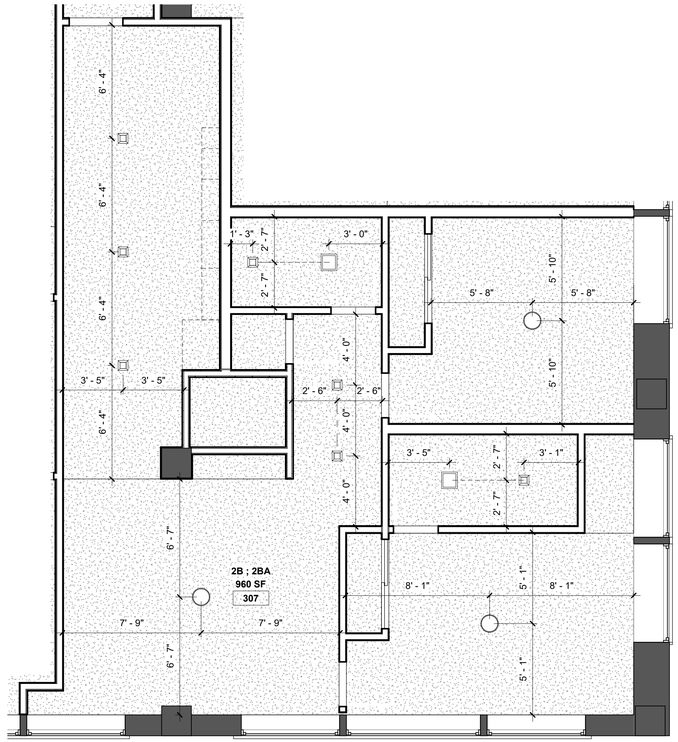
7 BATH 4
1/4" = 1'-0"



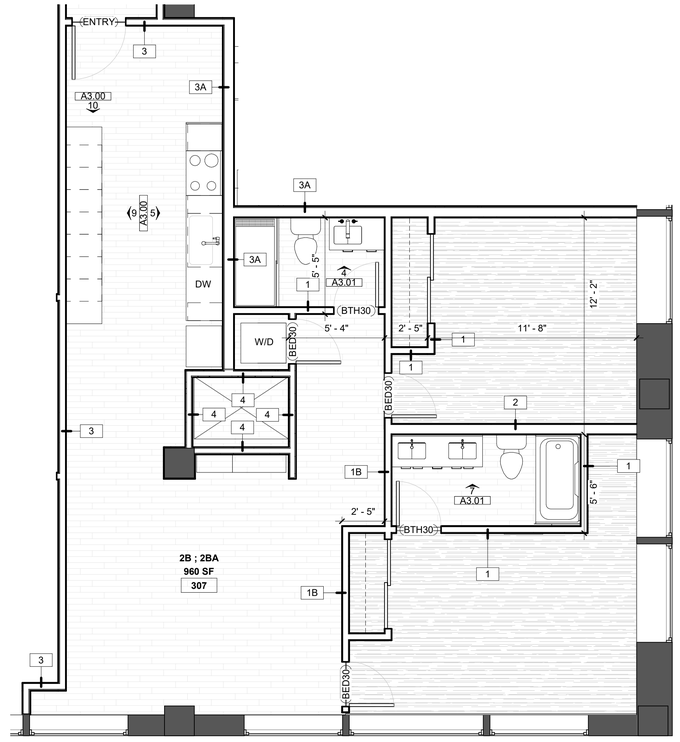
4 BATH 3
1/4" = 1'-0"



3 BORROWED LIGHT ELEVATION
1/4" = 1'-0"



2 TWO BED - STYLE A RCP
1/4" = 1'-0"



1 TWO BED - STYLE A
1/4" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509
EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE - KO, LLC
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ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

UNIT DESIGN - TWO BED

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- EXHAUST FAN/LIGHT COMBO
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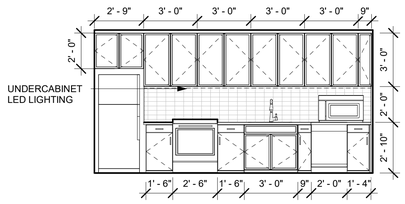
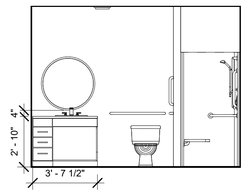
- 36" ROUND BACKLIT MIRROR
- 4'-0" RECESSED LED LINEAR LIGHT FIXTURE
- 4'-0" LED LINEAR LIGHT FIXTURE WALL MOUNT EXISTING TO REMAIN
- 4" PENDANT LIGHT CENTERED ABOVE ISLAND



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



3 BATHROOM ADA
1/4" = 1'-0"

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

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

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + 40, LLC
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ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

UNIT DESIGN - ADA

A3.02

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GENERAL EXTERIOR ELEVATION NOTES:

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

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

C. EX EXTERIOR WALLS ARE VENEER BRICK, CMU & STONE (SILLS, HEADS, BANDING, PARAPET COPING, ORNAMENTATION, BRACKETS, ETC.). ALL FLAT HEAD MASONRY OPENINGS INCLUDE METAL LINTELS. INCLUDE MASONRY WORK AT MISC. EXTERIOR WALL AREAS NOT SHOWN, I.E. BACK SIDE OF PARAPETS, SMALL PORTIONS (RECESSED ENTRIES, ETC) OF EXTERIOR ELEVATIONS NOT SHOWN, ETC.

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

E. CLEAN EX STONE. REPLACE ALL DAMAGED, SPALDED & MISSING STONE CLEAN EX STONE. REPLACE ALL DAMAGED, SPALDED & MISSING STONE UNITS. PATCHING OF SMALL (1" DIA. MAX.) HOLES & CRACKS IS ACCEPTABLE. REPOINT ALL STONE JOINTS AS REQUIRED. REPOINT ALL SKYWARD FACING SILLS, BANDING, ORNAMENTATION, PARAPET COPING, ETC JOINTS BY PACKING, CAULKING, TOOLING & SAND IMPREGNATING JOINTS TO MATCH EX MORTAR JOINT. REPLACEMENT & INFILL STONE UNITS SHALL BE STONE OR CAST STONE. TEXTURE, SIZE, FINISH, COLOR, JOINT PATTERN, DETAILING, STRENGTH, ETC. OF NEW STONE, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF NEW UNITS, PATCHES & MORTAR FOR ARCHITECT'S APPROVAL. MULTIPLE STONE & MORTAR COLORS SHALL BE ANTICIPATED.

F. MASONRY CLEANING & REPOINTING: ALL MASONRY SURFACES SHALL BE CLEANED W/ VERY-LOW-PRESSURE WATER SPRAY. MASONRY SHALL BE CLEANED W/ DETERGENTS / MILD CHEMICALS. CLEANING STANDARD: CLEAN TO FULLEST EXTENT, UTILIZING PRODUCTS APPROVED BY NPS, WITHOUT DAMAGING MASONRY. MASONRY CLEANING SHALL BE COMPLETED PRIOR TO WINDOW & DOOR RELATED WORK. ALL MASONRY CLEANING UNDERTAKEN SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 1 - "ASSESSING CLEANING & WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS". ALL MORTAR REPOINTING SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 2 - "REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS".

G. EXISTING AREAS OF PAINTED BRICK TO BE PREPPED, AND RE-PAINTED.

H. ALL BRICK & STONE REPLACEMENT IS TO BE TOOTHED-IN TO MATCH ADJACENT WALL APPEARANCE. ALL MASONRY INFILL TO MATCH EX WALL THICKNESS, U.N.O.. ALL NEW BRICK & STONE TO MATCH EX COLOR, TEXTURE, SIZE, ETC.. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL.

I. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED / FAILING LINTELS. REPLACEMENT LINTELS TO BE HOT-DIPPED GALVANIZED FINISH. WIRE BRUSH CLEAN ALL EX LINTELS PRIOR TO PAINTING. PAINT ALL LINTELS, 1 PRIME COAT & 2 FINISH COATS, SEMI-GLOSS. PAINT COLORS TO MATCH ADJACENT MASONRY HEAD COLOR.

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

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

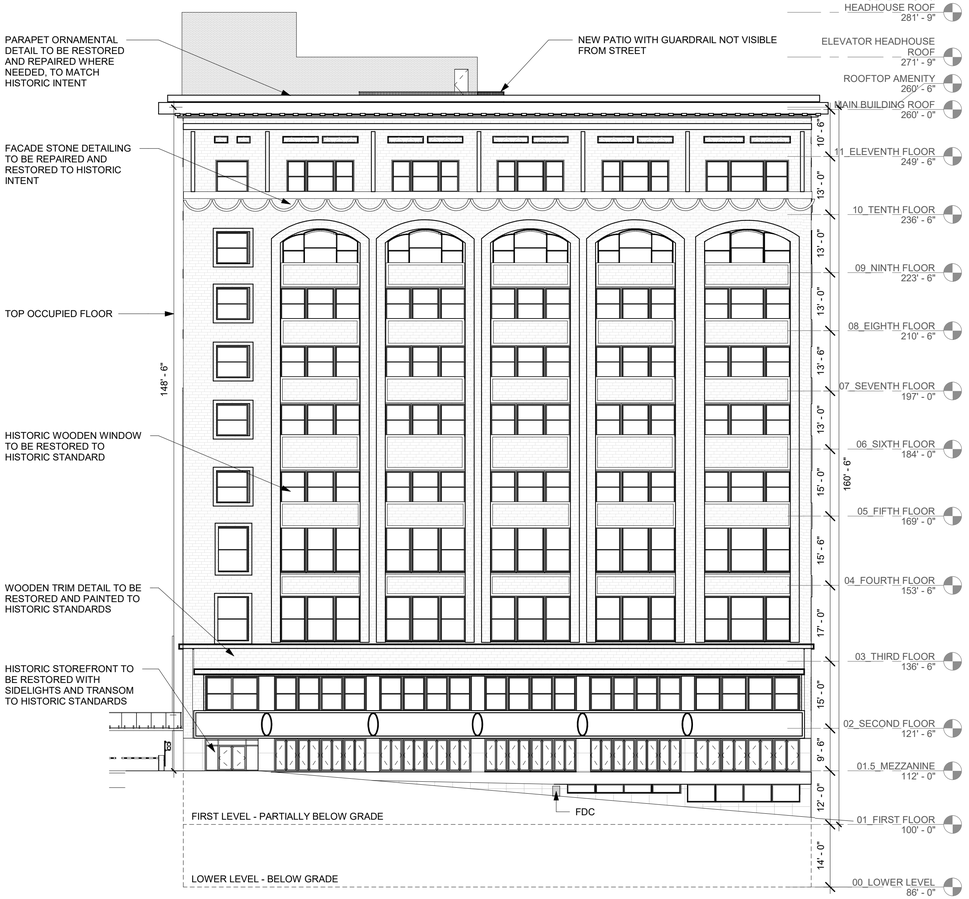
EXTERIOR ELEVATION SCOPE OF WORK NOTES:

1. PROVIDE LOW-E FILM COATING AT ALL EXIST. EXTERIOR WINDOW AND DOOR GLAZING. PROVIDE SAMPLE OF INSTALLATION FOR NATIONAL PARK SERVICE REVIEW AND APPROVAL.
2. REPAIR DAMAGED SECTIONS OF PAINTED DECORATIVE METAL CORNICE AND BRACKETS. PREP, PRIME AND RE-PAINT.
3. EXIST. CLAY TILE PARAPET COPING. REPAIR/REPLACE DAMAGED UNITS. RESET AND REPOINT.

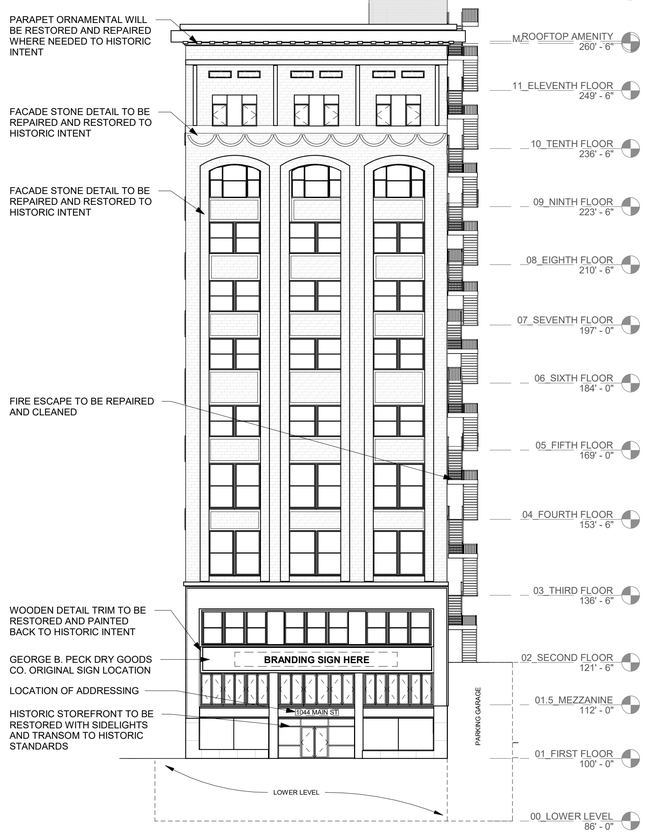
HISTORIC SIGN LOCATION

MoSC, Kansas City Public Library, Kansas City, Missouri

3 HISTORIC SIGN LOCATION
12" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
REGISTERED TRADE NAME OF INTELLIGENT LINE + FLO, LLC
KANSAS CITY, MISSOURI
(816) 786-2285
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NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
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APPLICANT:
ANNIE ROUSE
ANNIE@EXACTARCHITECTS.COM
630-699-2329

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
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EXTERIOR ELEVATIONS (PRIMARY)

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GENERAL EXTERIOR ELEVATION NOTES:

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

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

C. EX EXTERIOR WALLS ARE VENEER BRICK, CMU & STONE (SILLS, HEADS, BANDING, PARAPET COPING, ORNAMENTATION, BRACKETS, ETC.). ALL FLAT HEAD MASONRY OPENINGS INCLUDE METAL LINTELS. INCLUDE MASONRY WORK AT MISC. EXTERIOR WALL AREAS NOT SHOWN, I.E. BACK SIDE OF PARAPETS, SMALL PORTIONS (RECESSED ENTRIES, ETC) OF EXTERIOR ELEVATIONS NOT SHOWN, ETC.

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

E. CLEAN EX STONE. REPLACE ALL DAMAGED, SPALDED & MISSING STONE CLEAN EX STONE. REPLACE ALL DAMAGED, SPALDED & MISSING STONE UNITS. PATCHING OF SMALL (1" DIA. MAX.) HOLES & CRACKS IS ACCEPTABLE. REPOINT ALL STONE JOINTS AS REQUIRED. REPOINT ALL SKYWARD FACING SILLS, BANDING, ORNAMENTATION, PARAPET COPING, ETC JOINTS BY PACKING, CAULKING, TOOLING & SAND IMPREGNATING JOINTS TO MATCH EX MORTAR JOINT. REPLACEMENT & INFILL STONE UNITS SHALL BE STONE OR CAST STONE. TEXTURE, SIZE, FINISH, COLOR, JOINT PATTERN, DETAILING, STRENGTH, ETC. OF NEW STONE, PATCHES & MORTAR TO MATCH EXISTING. SUBMIT SAMPLES OF NEW UNITS, PATCHES & MORTAR FOR ARCHITECT'S APPROVAL. MULTIPLE STONE & MORTAR COLORS SHALL BE ANTICIPATED.

F. MASONRY CLEANING & REPOINTING: ALL MASONRY SURFACES SHALL BE CLEANED W/ VERY-LOW-PRESSURE WATER SPRAY. MASONRY SHALL BE CLEANED W/ DETERGENTS / MILD CHEMICALS. CLEANING STANDARD: CLEAN TO FULLEST EXTENT, UTILIZING PRODUCTS APPROVED BY NPS, WITHOUT DAMAGING MASONRY. MASONRY CLEANING SHALL BE COMPLETED PRIOR TO WINDOW & DOOR RELATED WORK. ALL MASONRY CLEANING UNDERTAKEN SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 1 - "ASSESSING CLEANING & WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS". ALL MORTAR REPOINTING SHALL BE PERFORMED AS PER DEPARTMENT OF THE INTERIOR PRESERVATION BRIEF 2 - "REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS".

G. EXISTING AREAS OF PAINTED BRICK TO BE PREPPED, AND RE-PAINTED.

H. ALL BRICK & STONE REPLACEMENT IS TO BE TOOTHED-IN TO MATCH ADJACENT WALL APPEARANCE. ALL MASONRY INFILL TO MATCH EX WALL THICKNESS, U.N.O.. ALL NEW BRICK & STONE TO MATCH EX COLOR, TEXTURE, SIZE, ETC.. PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL.

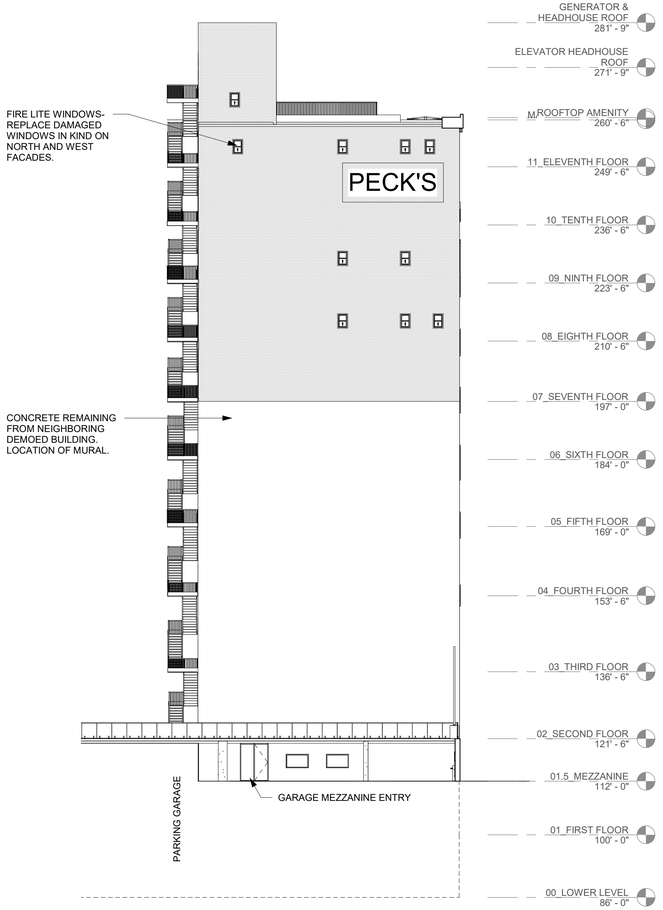
I. LINTELS ARE LOCATED AT ALL FLAT HEAD MASONRY OPENINGS. REPLACE ALL DAMAGED / FAILING LINTELS. REPLACEMENT LINTELS TO BE HOT-DIPPED GALVANIZED FINISH. WIRE BRUSH CLEAN ALL EX LINTELS PRIOR TO PAINTING. PAINT ALL LINTELS, 1 PRIME COAT & 2 FINISH COATS, SEMI-GLOSS. PAINT COLORS TO MATCH ADJACENT MASONRY HEAD COLOR.

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

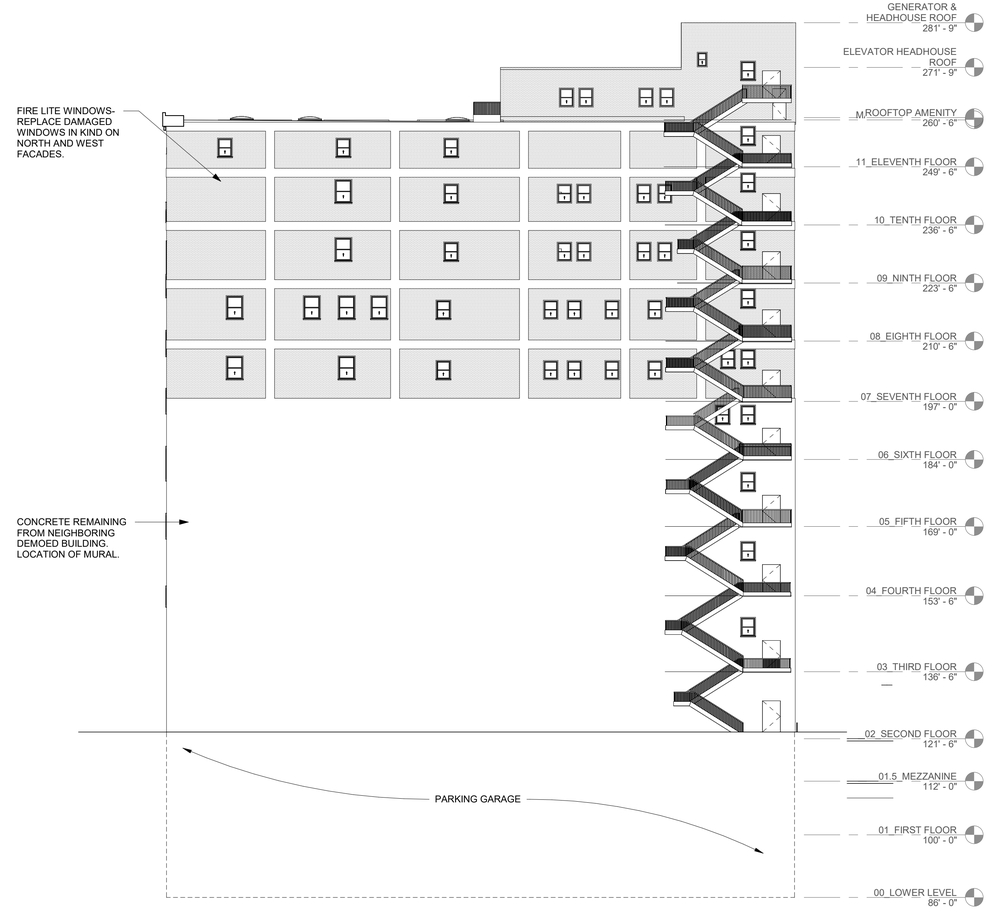
K. CAULK / RECAULK AT ALL EXTERIOR WALL / PAVING (CONCRETE, PAVING, ASPHALT, ETC.) JOINTS.

EXTERIOR ELEVATION SCOPE OF WORK NOTES:

1. PROVIDE LOW-E FILM COATING AT ALL EXIST. EXTERIOR WINDOW AND DOOR GLAZING. PROVIDE SAMPLE OF INSTALLATION FOR NATIONAL PARK SERVICE REVIEW AND APPROVAL.
2. REPAIR DAMAGED SECTIONS OF PAINTED DECORATIVE METAL CORNICE AND BRACKETS. PREP, PRIME AND RE-PAINT.
3. EXIST. CLAY TILE PARAPET COPING. REPAIR/REPLACE DAMAGED UNITS. RESET AND REPOINT.



2 WEST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

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EXTERIOR ELEVATIONS (SECONDARY)

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GENERAL NOTES:

1. THIS PROJECT REPRESENTS THE REHABILITATION AND REPAIR OF AN EXISTING GARAGE.
2. THE DESIGN INTENT OF MEP WORK IS A COMPLETE INSTALL WHICH IS CODE AND INSPECTOR COMPLIANT, CONCEALED FROM ROOF TO UNDER SLAB, NEAT AND ORDERLY ROUTING, AND COORDINATED W/ BUILDING SERVICE ENTRANCES.
3. INSPECT CONDITION OF ALL CURBS, STRUCTURES, SURFACES, AND OTHER SITE ITEMS SCHEDULED TO REMAIN. NOTIFY ARCHITECT OF DISCREPANCIES, OR WHERE REPAIR OR REPLACEMENT IS REQUIRED.
4. COORDINATE ALL WORK WITH CIVIL DRAWINGS AND MEP PLANS. NOTIFY ARCHITECT IF DISCREPANCIES OCCUR BETWEEN DRAWINGS.
5. ALL PRODUCTS AN MATERIALS ARE INTENDED AS GENERIC AND TO BE FINALIZED BY ARCHITECT'S SELECTION. U.N.O.
6. DO NOT SCALE FROM DRAWINGS.
7. ALL DIMENSIONS ARE APPROXIMATE, ACTUAL FIELD-VERIFIED DIMENSIONS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR AND SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. FIELD CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AT THE TIME OF THEIR FINDING AND PRIOR TO COMMENCEMENT OF SAID WORK.
8. EXISTING CONDITIONS ARE NOTED, BUT NOT ALL CONDITIONS ARE VISIBLE. THE GENERAL CONTRACTOR AND SUB-CONTRACTORSSHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND COMMENCEMENT OF WORK. CONDITIONS WHICH DIFFER FROM THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF SAID WORK.
9. VERIFY ALL WORK WITH ARCHITECT PRIOR TO START OF DEMOLITION. NOTIFY ARCHITECT OF WORK NOT LISTED, OR ADDITIONS TO THE NECESSARY SCOPE OF WORK.
10. ALL SCOPES OF WORK SHALL COMPLY WITH 3-PART, LONG FORM SPECIFICATION STANDARDS. REFERENCED IN MASTERFORMAT BY CONSTRUCTION SPECFICATIONS INSTITUTE (CSI).
11. SITE PAVING TO INCLUDE PAINTED HANDICAP, STALL STRIPING, ARROWS, AND COMPACT CAR MARKINGS.
12. NEW CONCRETE CURBS OR SIDEWALKS SHALL MATCH PROFILE, HEIGHT, AND/OR DEPTH OF EXISTING SITE WORK, WHERE THEY MEET EXISTING CONCRETE SCHEDULED TO REMAIN.
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SIDEWALKS, CURBS, DRIVEWAYS:

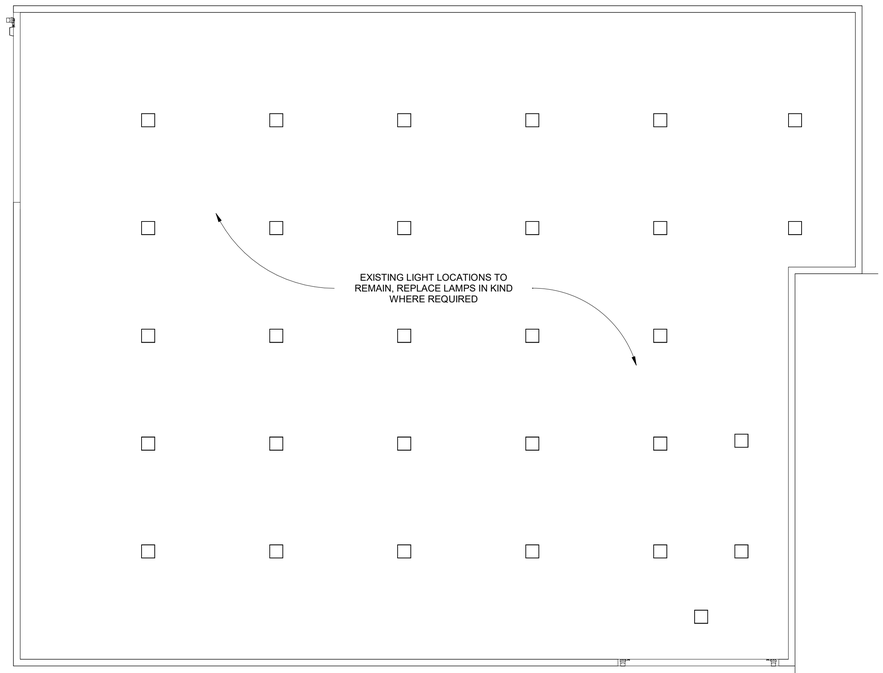
1. WORK SHALL INCLUDE REPLACEMENT OF ANY SIDEWALK SQUARE CRACKED OR MISSING A PIECE 1/2" OR MORE WIDE, ADJOINING SQUARE DIFFERING VERTICALLY 1/2" OR MORE, WITH SURFACES NOT OF CONTIGUOUS CONCRETE, AND THE ADJOINING CURB OF THAT WALK OR SHARING THAT CRITERIA OR HAVING A GUTTER 4" BELOW STREET, OR IMPEDING THE FLOW OF WATER.

2. REPLACE; ANY CURB HAVING A MEASURED HEIGHT OF 2 1/2" OR LESS ABOVE THE STREET SURFACE, ANY CURB HAVING A GUTTER SECTION OF 4" OR MORE BELOW THE STREET SURFACE, ANY CURB THAT OBSTRUCTS THE INTENDED FLOW OF WATER, SHALL BE REPLACED TO THE NEAREST JOINTS. THE VERTICAL TRANSITION FROM THE NEW CURB TO THE EXISTING CURB SHALL NOT EXCEED A SLOPE OF 1/2" PER FOOT.

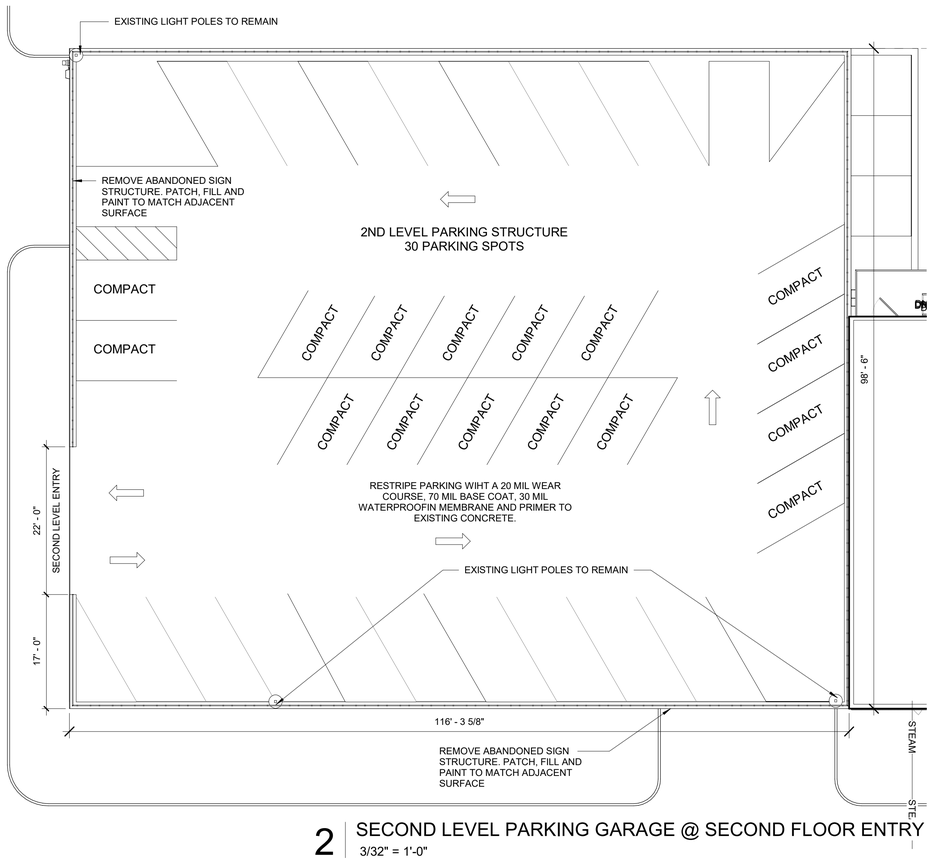
VEHICLE PARKING
PARKING: 50 SPOTS

BICYCLE PARKING
SHORT TERM: 8 PARKING SPOTS
LONG TERM: 72 PARKING SPOTS

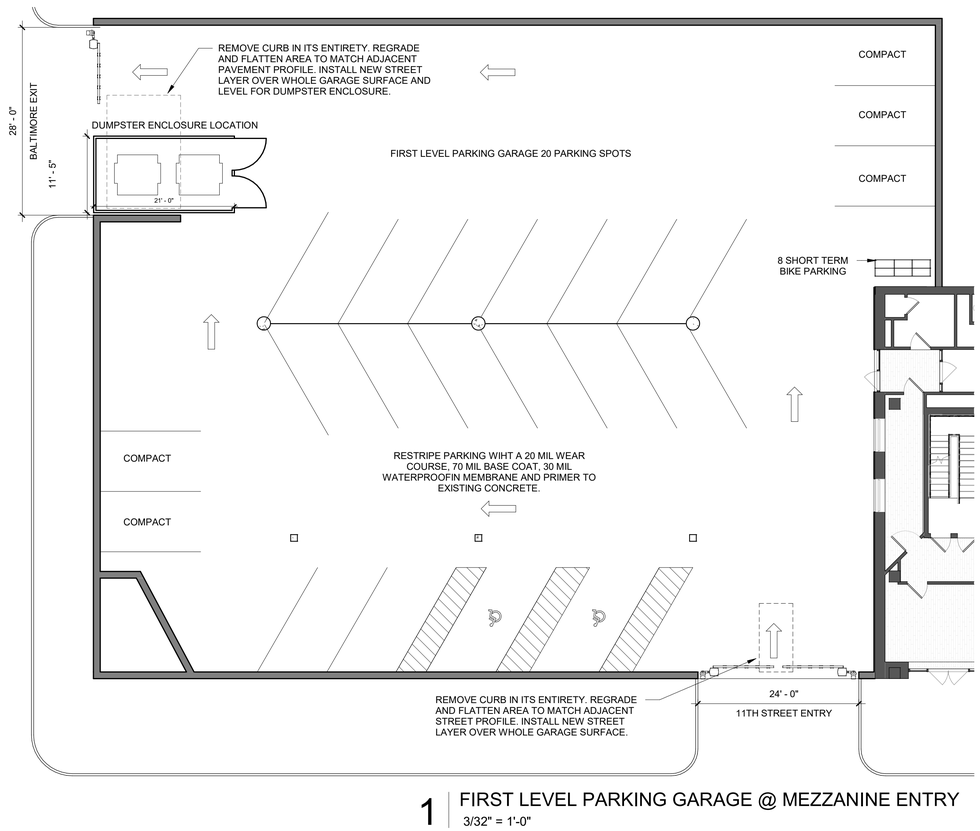
PARKING GARAGE WILL BE MONITORED BY SECURITY CAMERAS



3 PARKING GARAGE RCP
3/32" = 1'-0"



2 SECOND LEVEL PARKING GARAGE @ SECOND FLOOR ENTRY
3/32" = 1'-0"



1 FIRST LEVEL PARKING GARAGE @ MEZZANINE ENTRY
3/32" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

EXACT ARCHITECTS
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Development Plan	26-0226	3

PARKING GARAGE SCOPE

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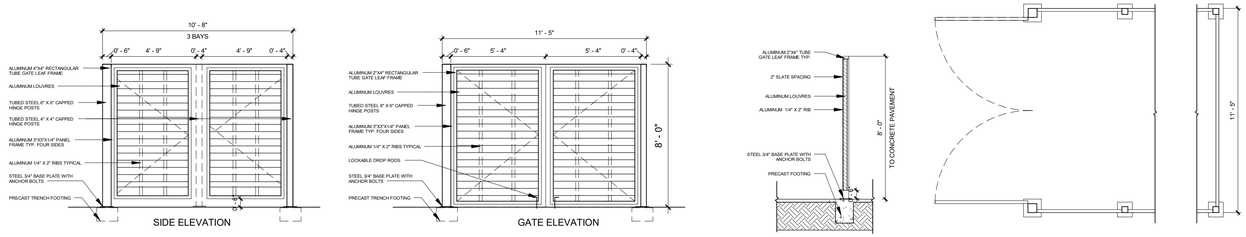
PARKING: 50 SPOTS

BICYCLE PARKING
SHORT TERM: 8 PARKING SPOTS
LONG TERM: 72 PARKING SPOTS

PARKING GARAGE WILL BE MONITORED BY SECURITY CAMERAS



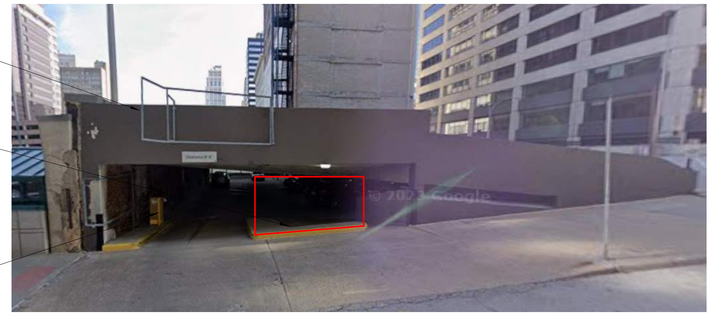
NOTE: PRODUCT - PALM SHIELD LOUVERED
DUMPSTER ENCLOSURE STANDARD SINGLE BAY

2 DUMPSTER ENCLOSURE DETAILS
1/4" = 1'-0"

CLEAN, REMOVE OLD SIGNAGE, PATCH, PREP AND REPAINT EXTERIOR OF PARKING GARAGE

REMOVE CURB IN ITS ENTIRETY. REGRADE AND FLATTEN AREA TO MATCH ADJACENT STREET PROFILE. INSTALL NEW STREET LAYER OVER WHOLE GARAGE SURFACE. PREPARE FOR DUMPSTER ENCLOSURE (IN RED).

REMOVE AND REPLACE CAR SECURITY ARM



WEST ELEVATION - EXIT

CLEAN, REMOVE OLD SIGNAGE, PREP AND REPAINT EXTERIOR OF PARKING GARAGE

REMOVE CURB IN ITS ENTIRETY. REGRADE AND FLATTEN AREA TO MATCH ADJACENT STREET PROFILE. INSTALL NEW STREET LAYER OVER WHOLE GARAGE SURFACE.

REMOVE AND REPLACE CAR SECURITY ARMS

SOUTH ELEVATION - ENTRY

1 PARKING GARAGE SCOPE PHOTOS
1/4" = 1'-0"

CALEB BULAND, ARCHITECT | MO 2009005509

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PARKING GARAGE SCOPE

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A5 - UNIT FINISH/PRODUCT SELECTIONS

DIVISION & SECTION	PRODUCT	MANUFACTURER	NAME, STYLE OR NUMBER	FINISH OR COLOR	NOTES
08 8300 MIRRORS	WALL-MOUNTED BATHROOM MIRROR	CHARMOR	FRAMELESS LED BATHROOM MIRROR	---	FULLY ADHERED
09 - FINISHES					
09 3000 TILING	BACKSPLASH / WALL TILE	MSI	CITYLIGHTS INK 4"X12" GLOSSY CERAMIC SUBWAY TILE	GLOSSY	GROUT COLOR TBD
	TILE TRANSITION STRIP	SCHLUTER	SCHIENE OR TREP-E	STAINLESS STEEL	EDGES: INSTALL SCHIENE NOSING: INSTALL TREP-E
09 6519 RESILIENT BASE AND ACCESSORIES	4" RUBBER WALL BASE	MANNINGTON	BURKEBASE TYPE TP	ARCHITECT TO SELECT FROM FULL COLOR RANGE	---
09 0000 TRANSITIONS	TRANSITION STRIP	TBD	TRANSITION STRIP	WARM GREY TONE	CARPET TO LVT
09 9100 PAINTING	WALL AND CEILING FINISH	SHERWIN WILLIAMS	---	VARIES; COORDINATE DURING CONSTRUCTION	2 COATS PRIMER + FINISH
09 6500 RESILIENT FLOORING LVT	LVT FLOORING	MANNINGTON	STYLE TBD- HISTORIC REVIEW NEEDED, CUT SHEETS PROVIDED	---	---
10 - SPECIALITIES					
10 1400 SIGNAGE	DWELLING UNIT NUMBERS	LUXELLO	LED 3" HIGH UNIT NUMBER	BRASS WITH WHITE LED	RE:ELECTRICAL FOR PLACEMENT
10 2800 TOILET AND BATH ACCESSORIES	SINGLE ROBE HOOK	PAMEX	SOLANO COLLECTION; MODEL: BC12-21	MATTE BLACK	OPPOSITE VANITY WALL
	METAL TOWEL RING	PAMEX	SOLAN COLLECTION; MODEL: BC12-30	MATTE BLACK	ADJACENT TO VANITY
	ROUND TOWEL BAR	PAMEX	SOLANO COLLECTION; MODEL: BC12-158XX	MATTE BLACK	OPPOSITE TOILET WALL
	SURFACE PAPER HOLDER	PAMEX	SOLANO COLLECTION; MODEL: BC12-45	MATTE BLACK	ON SIDE OF VANITY
	CURVED SHOWER ROD (ADA)	PAMEX	MODEL: BSR-573, 673	MATTE BLACK	INSTALL 7'-0" AFF
10 5700 WARDROBE AND CLOSET SPECIALTIES	WIRE SHELVING SYSTEM	CLOSETMAID	12" and 16" DEEP TOTALSLIDE - FIXED MOUNT	WHITE	RE: WALL TYPE SHEET FOR INSTALLATION HEIGHTS & COUNTS
11 - EQUIPMENT	**NOTE: PROVIDE COMPATIBLE ADA COMPLIANT APPLIANCES AT ALL ADA UNITS**				
	REFRIGERATOR	MIDEA	MODEL: MRT18D2BST/MRT18D3BST	S.S.	INCLUDES ICE MAKER, ENERGY STAR COMPLIANT
	DISHWASHER	MIDEA	MODEL: MDF24P1BST	S.S.	BUILT-IN 24", ENERGY STAR COMPLIANT
	MICROWAVE	GE	MODEL: WMH31017 MODEL: WMCS7022SZ (ADA)	S.S.	OVER THE RANGE W/ RECIRC VENT COUNTERTOP @ ADA, ENERGY STAR COMPLIANT
	RANGE	WHIRLPOOL	MODEL: WFE535S0L MODEL: WEE515S0LZ (ADA)	S.S.	ENERGY STAR COMPLIANT
	RANGE HOOD (ADA UNIT ONLY)	WHIRLPOOL	MODEL: WVU17UC0JS	S.S.	ENERGY STAR COMPLIANT
	WASHER / DRYER	LG (TYPICAL UNIT)	MODEL: WKEX200H_A/ WKGX201H_A	WHITE	ENERGY STAR COMPLIANT
		LG ADA	MODEL: WM4000HBA/DLEX4000B	WHITE	ENERGY STAR COMPLIANT
12 - FURNISHINGS					
12 2413 ROLLER WINDOW SHADES	MANUAL ROLLER SHADES	WORLDWIDE WINDOWS	NORDIC SCREEN BW 1%	WHITE	--
12 3213 MANUFACTURERED WOOD VENEER-FACE CASEWORK	KITCHEN/VANITY CABINETS	KOUNTRY CABINETS	FULL OVERLAY WITH SOFT CLOSE HINGES, HARDWOOD / PLYWOOD CONSTRUCTION W/ MODERN PULLS (MATTE BLACK)	ARCHITECT TO SELECT FROM FULL COLOR RANGE	REFER TO UNIT RENDERS/ INTERIOR ELEVATIONS
12 3640 STONE COUNTERTOPS	KITCHEN COUNTER AND VANITIES	---	KITCHEN: LARGE VOLUME 3CM QUARTZ VANITIES: LARGE VOLUME 2CM QUARTZ	ARCHITECT TO SELECT FROM FULL COLOR RANGE	---
22 - PLUMBING					
	REFER TO PLUMBING DRAWINGS FOR BASIS OF DESIGN FIXTURE SELECTIONS				
	SHOWER PAN AND SURROUNDS	MPL	SURROUNDS- 3"X12" STACKED IN IVORY GLOSSY, TYPICAL FOR ALL SHOWERS PANS- 36X36 AND 30X60 TRENCH DRAIN FOR TYPICAL UNIT. ADA- ROLL IN PAN WITH RAMP AND SEAT, 36X36.	SHOWER HARDWARE MATTE BLACK FOR ADA	CONTRACTOR TO VARIFY - RE: PLANS FOR ADA UNITS AND TYP. UNITS
	SHOWER DOOR	MPL	60" SONOMA SHOWER DOOR BY-PASS 1/4", 60" OPENING, 36X72 MALIBU SWING DOOR	MATTE BLACK HARDWARE WITH 1/4" TEMPERED GLASS	CONTRACTOR TO VARIFY- RE: PLANS FOR 36X36 OR 30X60 SHOWERS
23 - HVAC	REFER TO MECHANICAL FOR BASIS OF DESIGN FIXTURE SELECTIONS				
26 - ELECTRICAL	REFER TO ELECTRICAL FOR BASIS OF DESIGN FIXTURE SELECTIONS				
28 - ELECTRONIC SAFETY AND SECURITY					
28 1300 ACCESS CONTROL	---	DORMAKABA	ACCESS CONTROL AT BUILDING ENTRIES ONLY	---	---

REFINISH SCHEDULE

TAG	MATERIAL	REFINISH SCOPE OF WORK	NOTES
FLOOR			
EX1	CONCRETE SLAB	CLEAN, SEAL, AND POLISH	RE: FLOOR REFINISH NOTES
BASE			
WD1	HISTORIC WOOD WALL BASE	CLEAN ; REFINISH	EAST STAIR ; PERIMETER/EXTERIOR WALLS
WALL			
EX7	COLUMNS	CLEAN	---
EX8	BRICK	CLEAN ; SEAL	---
EX9	PLASTER	REPAIR, REFINISH, PREP, PRIME, PAINT	
EX10	C.I.P. CONCRETE	PATCH AND CLEAN	---
CEILING			
EX10	PLASTER	AREAS TO REMAIN SHALL BE PATCHED / REPAIRED ; CLEAN, PRIME & PAINT	PAINT TO MATCH NEW GYP. CEILINGS.
EX11	CONCRETE DECK	PATCH DAMAGED AREAS ; CLEAN AND SEAL	---
STRUCTURE			
EX12	JOIST & FLOOR ASSEMBLY	CLEAN	---
EX13	CONCRETE	PREP TO SMOOTH SURFACE ; CLEAN, PRIME & PAINT	PAINT SELECTION BY ARCHITECT

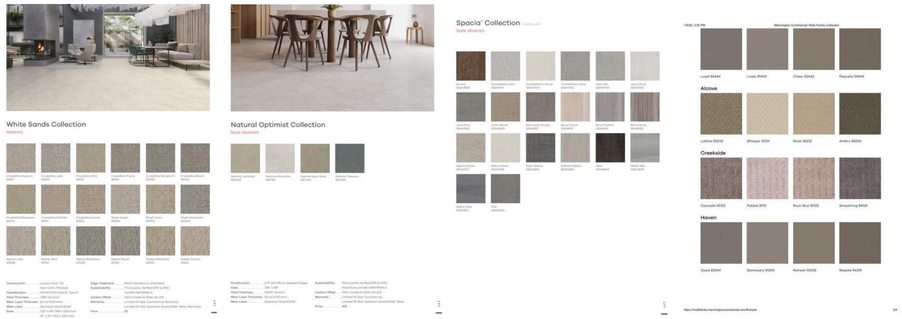
GENERAL FLOORING REFINISH NOTES:

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

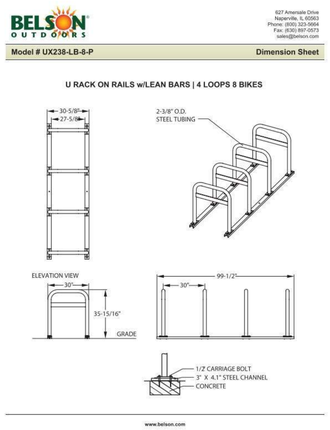
GENERAL FINISH NOTES:

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

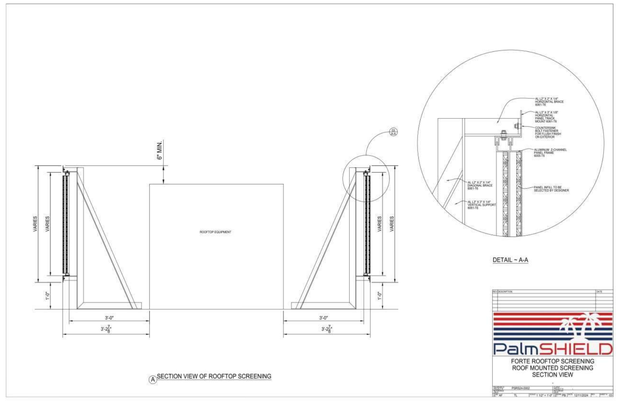
FLOORING CUT SHEETS

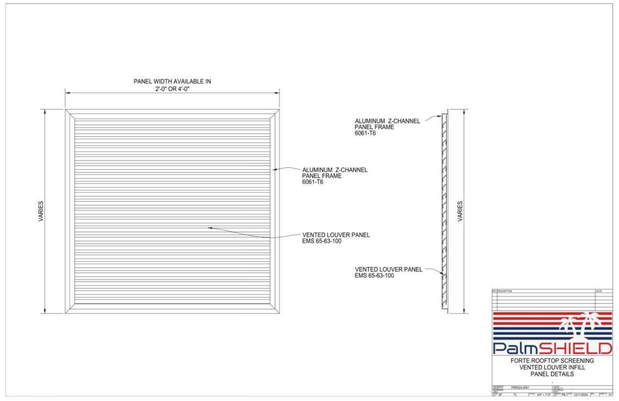


BIKE PARKING CUT SHEET



ROOFTOP MECHANICAL EQUIPMENT SCREENING





CALEB BULAND, ARCHITECT | MO 2009005509

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

NOT FOR CONSTRUCTION

GEORGE B. PECK DRY GOODS CO.

1044 MAIN ST
KANSAS CITY MISSOURI 64105

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

ISSUE	DATE	NO
DD Review	26-0130	1
Developement Plan	26-0206	2
Development Plan	26-0226	3

PRODUCT INFORMATION AND FINISHES

A6.00

2/25/2026 4:10:27 PM

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LIGHT FIXTURE SCHEDULE - EXTERIOR/SITE

MARK	MANUFACTURER	SERIES	DESCRIPTION	MOUNTING	FINISH	LED MODULE / DRIVER				VOLTS	VA	REMARKS
						LUMENS	CRI	CCT	DIMMING			
A	LITHONIA	CSVT SERIES	4FT EXTERIOR RATED VAPORTIGHT LED FIXTURE. POLYCARBONATE LENSING, WIDE THROW OPTICS. INTEGRAL LED DRIVER.	EXISTING STRUCTURE	WHITE	4000	80	4000K	N/A	UNV	38	1
B	LITHONIA	DSX SERIES	WALL MOUNTED PERFORMANCE AREA LIGHT. RIGHT HAND 90 DEGREE OPTICS WITH SHARP CUTOFF AND BACKLIGHT CONTROL.	EXISTING WALL	BLACK	5500	80	4000K	N/A	UNV	50	1
SA	LITHONIA	DSX SERIES	POLE-MOUNTED PEFORMANCE AREA LIGHT. LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING. LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IES TYPE IV DISTRIBUTION . INTEGRAL NON-DIMMING LED DRIVER. DIE CAST ALUMINUM MOUNTING ARM. POLE IS EXISTING TO REMAIN AT 26'-0" TALL FROM SURFACE. T4M DISTRIBUTION - P7 PERFORMANCE PACKAGE - HOUSE SIDE SHIELD.	EXISTING POLE	BLACK	21000	80	4000K	N/A	UNV	185	1
SB	LITHONIA	DSX SERIES	POLE-MOUNTED PEFORMANCE AREA LIGHT. LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING. LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IES TYPE IV DISTRIBUTION . INTEGRAL NON-DIMMING LED DRIVER. DIE CAST ALUMINUM MOUNTING ARM. POLE IS EXISTING TO REMAIN AT 26'-0" TALL FROM SURFACE.	EXISTING POLE	BLACK	21000	80	4000K	N/A	UNV	124	1
EA	PEERLESS LIGHTING	OPMS_5 OR EQUAL	SURFACE MOUNTED LINEAR LED - WET LOCATION LISTED	SURFACE	BLACK	510LM/FT	80	4000K	N/A	UNV	18/FT	1
EB	MARK ARCHITECTURAL LIGHTING	MGLS OR EQUAL	SURFACE MOUNTED CONVEX LED - WET LOCATION LISTED	SURFACE	BLACK	2000	80	4000K	N/A	UNV	27.4	1

REMARKS:

1. FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.
2. WHERE FIXTURE IS LABELED "EM", PROVIDE WITH IOTA ILB-CP10 (10W CONSTANT POWER EMERGENCY BATTERY PACK) OR APPROVED EQUAL.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):

A) REFER TO ARCHITECTURAL DRAWINGS AND DETAILS FOR EXACT LOCATIONS, MOUNTING HEIGHTS AND ADDITIONAL MOUNTING INFORMATION.
B) VERIFY QUANTITIES, MODEL NUMBERS AND DESCRIPTIONS WITH MANUFACTURER PRIOR TO PLACING ORDER.
C) LUMENS LISTED FOR LED FIXTURES ARE GENERALLY DELIVERED LUMENS UNLESS NOTED OTHERWISE.
D) EQUALS ARE ACCEPTABLE ON ALL LIGHT FIXTURES UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR APPROVED EQUAL FIXTURE MANUFACTURERS.
E) VERIFY CEILING CONDITIONS AND COORDINATE LIGHT FIXTURE MOUNTING HARDWARE AND TRIMS NEEDED TO SUIT CEILING CONDITIONS PRIOR TO ORDERING.
F) ALL DRIVERS ARE INTEGRAL TO FIXTURE UNLESS NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR ADDITIONAL FIXTURE/DRIVER/BALLAST REQUIREMENTS.
G) ALL FIXTURES WITH PAINTED METAL PARTS SHALL BE PAINTED AFTER FABRICATION.
H) ALL EXTERIOR LED FIXTURES ARE FULL CUTOFF UNLESS NOTED OTHERWISE.
I) USE THIS TABLE IN CONJUNCTION WITH THE LIGHTING PLANS AND SPECIFICATIONS TO DETERMINE THE EXACT ORDERING NUMBERS FOR FIXTURES, LAMPS AND ACCESSORIES.
J) ALL FIXTURES IN FOOD PREPARATION OR SERVING AREAS SHALL BE FURNISHED WITH SHATTER-RESISTANT LAMPS UNLESS LENSED.
K) ALL FIXTURES SHALL BE IC RATED OR PROVIDED WITH INSULATION SHIELDS WHEN INSTALLED IN INSULATED AREAS OF THE TRUSS SPACE.
L) 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.

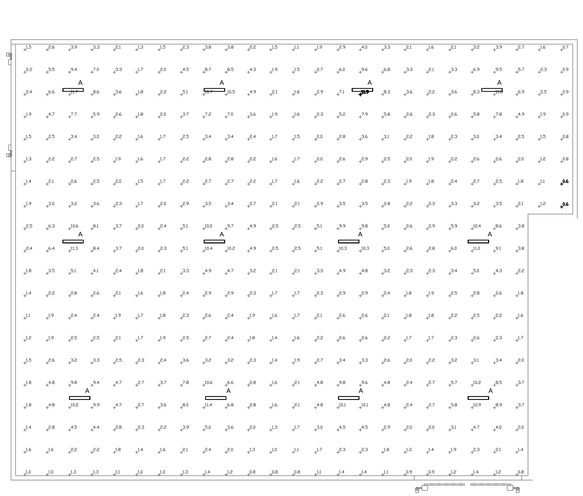
PHOTOMETRIC CALCULATIONS

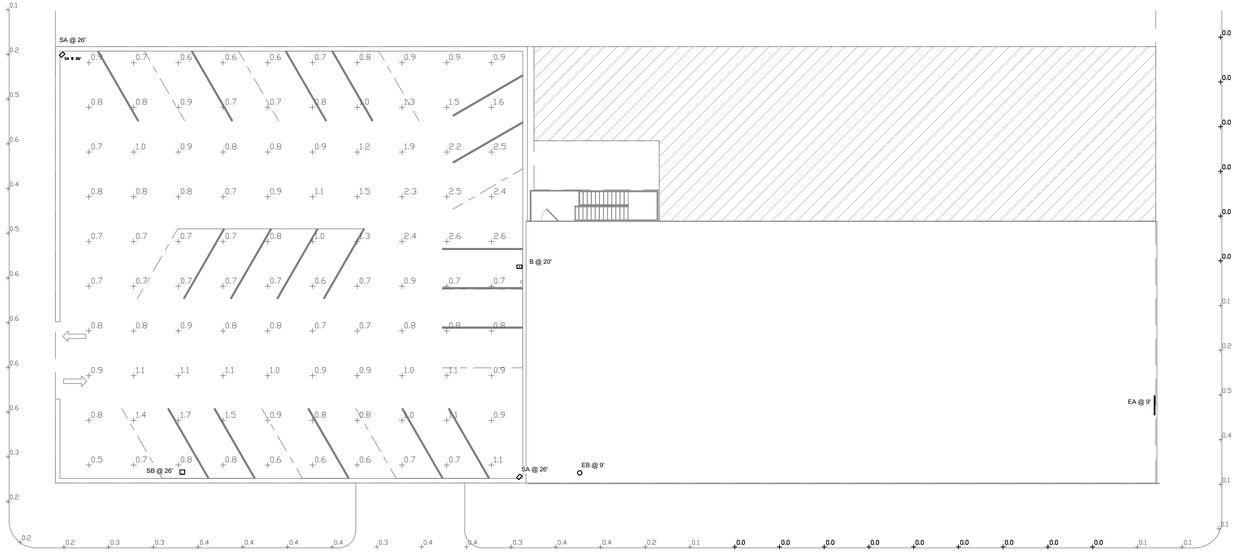
CALCULATION ZONE	AVG	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
Property Line	0.2	0.6	0	N/A	N/A
Lower Level	3.4	11.9	0.6	19.8:1	5.7:1
Site	1	2.6	0.5	5.2:1	2.0:1

NOTE: CALCULATIONS PERFORMED UTILIZED VISUAL LIGHTING R2020

GENERAL NOTES

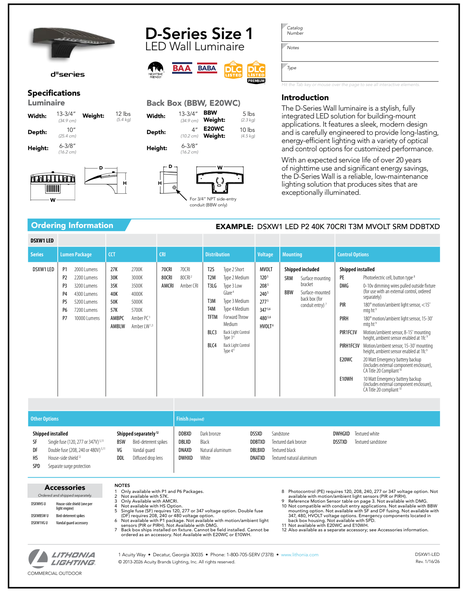
1. INSTALLATION TO COMPLY WITH CITY OF KANSAS CITY, MO MUNICIPAL CODE SECTION 88-430 - OUTDOOR LIGHTING. DESIGN HAS BEEN PROVIDED TO MEET THE CRITERIA OF THIS CODE.





LOWER LEVEL PHOTOMETRIC PLAN
1/16" = 1'-0"

UPPER LEVEL PHOTOMETRIC PLAN
1/16" = 1'-0"



EXACT ARCHITECTS
REGISTERED IN THE NAME OF INTELLIGENT LINE-A-O, LLC
KANSAS CITY, MISSOURI
(816) 785-2265
WWW.EXACTARCHITECTS.COM

GEORGE B. PECK DRY GOODS CO.
1044 MAIN ST
KANSAS CITY MISSOURI 64105

ISSUE	DATE	NO
PERMIT SET	06.21.25	0

IMPRINT
Design + Engineering
7817 Coenen Lake Rd, Shawnee, KS 66216
816-686-5339 · www.imprinteng.com
Job No. 25066

SITE PHOTOMETRIC PLAN

MEP4.01

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Public Meeting Notice

Please join Exact Architects

for a meeting about 1044 Main St

case number CD-CPC-2026-00013

proposed for the following address: 1044 Main St, KCMO

Meeting Date: March 11, 2026

Meeting Time: 6pm-7pm

Meeting Location: Virtual Public Engagement Meeting

meet.google.com/kwj-qrni-yyv

Project Description:

Historic adaptive re-use project, transforming the historic Peck's Plaza into commercial spaces and apartments.

If you have any questions, please contact:

Name: Annie Rouse

Phone: 630-699-2329

Email: annie@exactarchitects.com

You are receiving this notice in accordance with city code that requires a public meeting with neighborhoods for certain types of development projects. You can read more about the process requirements at kcmo.gov/publicengagement

COMPASSKC CITY SERVICES AT YOUR FINGER TIPS | CITY OF KANSAS CITY, MISSOURI

If you would like further information on this proposed project, please visit the city's planning and permitting system, Compass KC, at Compasskc.kcmo.org. You may search by project type and address/case number to find project details.

Sincerely,

Annie Rouse

CD-CPC-2026-00013 : 1044 Main - Public Engagement Meeting - March 10

VIEW RECORDING - 44 mins (No highlights)

Meeting Purpose

Present the 1044 Main Street redevelopment plan to the Downtown Neighborhood Association.

Attendees

Nick Morris
Colletta Hummel
Joey Beam
Matt Staub
Sean Tolliver
Brian Boone

Key Takeaways

- **Project:** Redevelopment of the historic Pecks Plaza building (1044 Main) into 74 apartments and ~15,000 sq ft of flexible commercial space.
- **Commercial Strategy:** Activate the street level by targeting unique, local tenants with flexible lease terms (e.g., revenue share, TI) to ensure full occupancy by grand opening.
- **Parking:** Unbundled from rent to give tenants choice and avoid subsidizing parking for non-drivers. The project includes a full restoration of the existing 50-stall garage.
- **Neighborhood Support:** The DNA will provide a letter of support for the March 25th City Planning Commission (CPC) hearing, citing alignment with their goals for street activation and tenant choice.

Topics

Project Overview & History

- **Project:** Adaptive reuse of the Pex Plaza building (1044 Main) by Exact Architects.
- **Status:** Under contract; historic tax credit application (SHPO/NPS) is under review.
    - A clean Part 2 approval is expected in 90–120 days.
- **Timeline:** Construction start is targeted for 3–4 months post-approval.

Commercial Strategy & Design

- **Goal:** Activate the street level to create a vibrant pedestrian experience.
- **Space:** ~15,000 sq ft of commercial space across the basement, 1st floor, and mezzanine.
- **Leasing Approach:**
    - **Target:** Unique, local tenants (e.g., speakeasies, fitness, cafes) that value historic spaces.
    - **Flexibility:** As owner-operators, Exact can offer flexible terms (e.g., revenue share, TI) to secure the right tenants.
    - **Phasing:** Initial marketing for a single large tenant; if no fit, spaces will be subdivided (e.g., 2,000 sq ft) to attract smaller businesses.
- **Design:**
    - **Basement:** A new stair and floor opening will be added to bring light into the space.
    - **Lobby:** The historic lobby will be preserved, with FF&E updates for a potential cafe, bar, or gym.
    - **Mezzanine:** Envisioned as a co-working space, similar to Switchyard.

Residential Program & Design

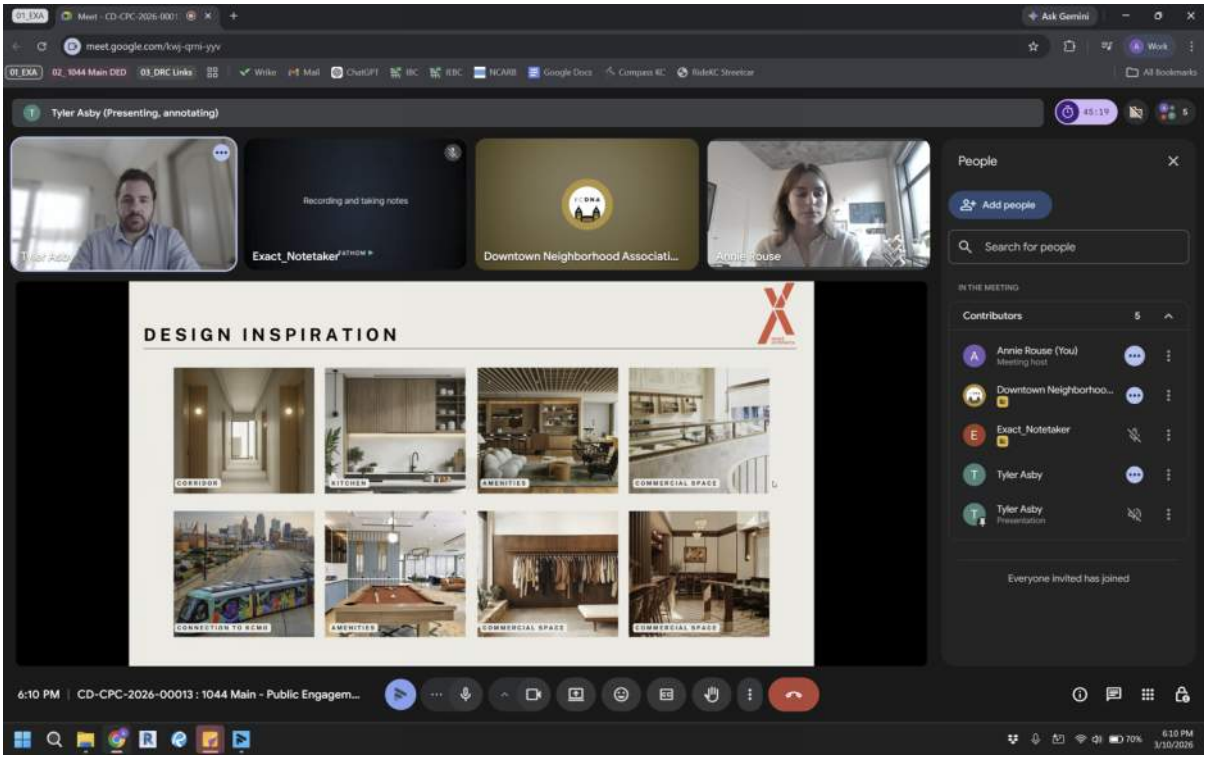
- **Units:** 74 apartments (1- & 2-beds) on floors 2–11.
    - **Size:** 1-beds >600 sq ft; 2-beds ~900 sq ft.
    - **Layout:** Units are stacked facing south to maximize daylight, as the north elevation cannot have windows.
- **Amenities:**
    - **11th Floor:** Large clubroom with reopened skylights and a south-facing rooftop deck.
    - **Vertical Integration:** Larger units on the 11th floor allow tenants to "size up" without moving out of the building.
    - **Security:** Fully secure building with 24/7 camera monitoring.
- **Rentals:**
    - **Target:** Competitive with or below market rates, aiming for ~80% AMI.
    - **Cost Control:** Centralized plumbing cores and repeat contractors keep costs low, enabling more affordable rents.

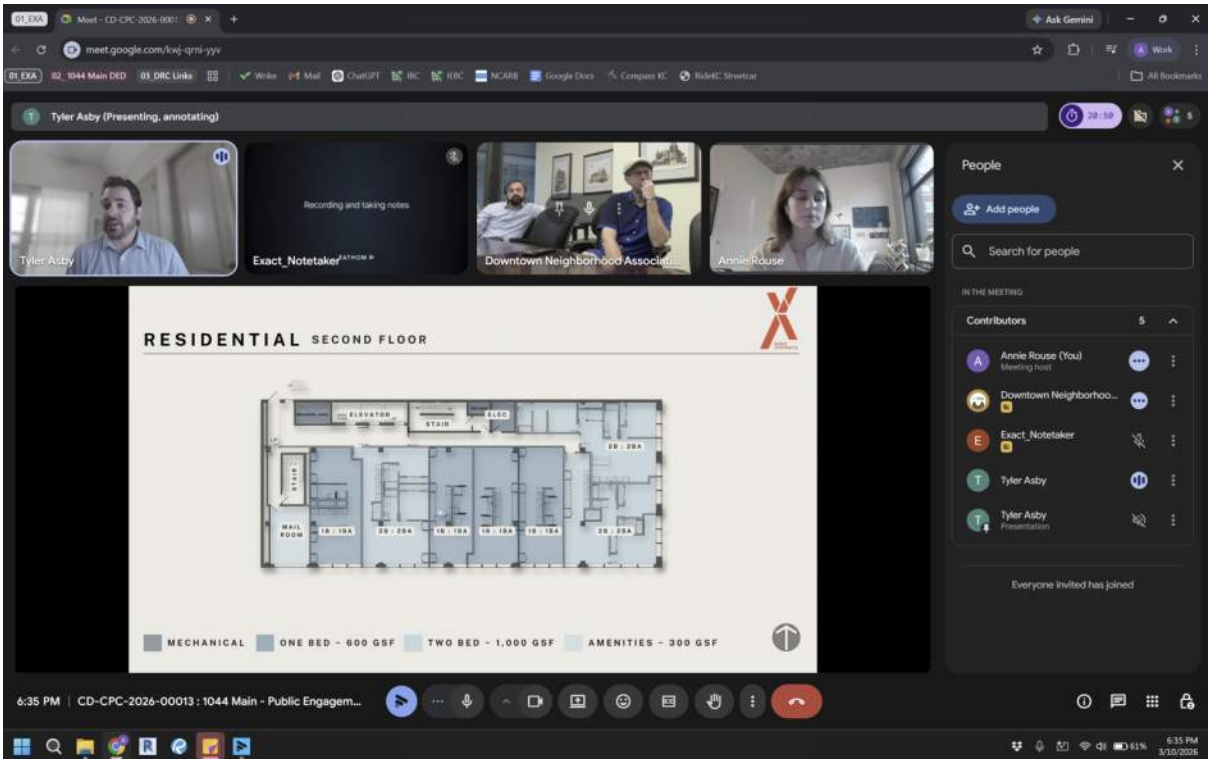
Parking & Site Logistics

- **Garage:** The project includes the adjacent 2-story garage (~50 stalls).
    - **Restoration:** Full restoration includes concrete repair, a new 20-year traffic coating, and secure arm gates.
- **Parking Ratio:** Under 1:1, encouraging transit use.
- **Parking Policy:** Unbundled from rent, giving tenants the choice to opt-in or out.
- **Site Repairs:** The collapsing sidewalk on 11th Street will be fully restored as part of the project.
- **Utilities:**

- **Streetcar:** No service disruptions are expected, as new utility lines will be run from 11th Street, not Main.
- **Evergy:** The building houses a major Evergy substation. Exact is collaborating with Evergy to manage the project around this critical infrastructure.

TIME STAMP- NEIGHBORHOOD ATTENDANCE





CITY OF KANSAS CITY, MISSOURI

CITY PLANNING & DEVELOPMENT

Public Meeting Summary Form

Project Case # CD-CPC-2026-00013

Meeting Date: 03.10.2026

Meeting Location: Virtual Meeting

Meeting Time (include start and end time): 6pm-7pm

Additional Comments (optional):

Officers

Jason Parson
Chair
Parson + Associates

Paul Neidlein
1st Vice Chair
JE Dunn Construction

Elizabeth Danforth
2nd Vice-chair
Evergy

Pat Contreras
3rd Vice-chair
McCownGordon

Alissa Wehmueller
Secretary
Helix Architecture + Design

Christopher Briggs
Treasurer
PWC

February 24, 2026

Mr. Bob Mayer
EXACT Architects
3901 Main Street, Suite 201
Kansas City, MO 64106

RE: Letter of Support 1044 Main Street

Dear Mr. Mayer,

The Downtown Council (DTC), the primary advocate organization for Downtown Kansas City, Missouri, would like to take this opportunity to support the redevelopment plan proposed for the historic Pecks Plaza Building at 1044 Main..

Downtown Kansas City is undergoing a renaissance. No other time in history has our Downtown experienced such significant redevelopment. With impressive new neighborhood amenities – from Power & Light District and the Creative Crossroads Arts District to the City Market and our riverfront – Downtown has positioned itself as a thriving neighborhood for those choosing the urban lifestyle.

Your development will do more than just add additional residential units to our community; it will grow our neighborhood and tax base. The creation of construction and permanent jobs Downtown is vital to our city's ongoing development and this development will economically bolster an area that has vacant buildings and antiquated parking garages.

The project, as designed, will drive more development along the Main Street corridor while restoring an architectural treasure. We support the development and stand ready to help in any way we can. It remains imperative that if we are serious about growing business Downtown that we continue to support new development such as this. This project will turn a blighted building and garage into revenue creating and tax generating properties. We believe the development will be well received and a tremendous success.

Thank you for your investment in Downtown Kansas City. If you have any questions, please feel free to contact me.

Best regards,

Sean O'Byrne
Vice President
Downtown Council of Kansas City