THE TOPEKA LANDMARKS COMMISSION MEETING

Meeting to be held via video conference

A G E N D A

Thursday, March 11, 2021
5:30 PM

I. Roll Call

II. Approval of Minutes – February 11, 2021

III. Announcement of Potential Conflicts

IV. CLGR21-03 by Mills Building, 901 S. Kansas Avenue, requesting the review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the alteration and replacement of temporary wall systems with permanent walls, and the modification of accompanying HVAC/mechanical systems to service the new floor plan. 901 S. Kansas Avenue is listed as *contributing* structure within the South Kansas Avenue Commercial Historic District.

V. CLGR21-05 by Knox Cocktail Lounge, 114 SW 6th Avenue, requesting the review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the interior alteration of the lower-west level of the building, and the modification of accompanying HVAC/mechanical systems to service the new floor plan. 114 SW 6th Avenue is individually listed on the National Register of Historic Places.

VI. CLGR21-06 by Knox Cocktail Lounge, 114 SW 6th Avenue, requesting the review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the placement of a projecting sign on the southwest corner of the exterior façade. 114 SW 6th Avenue is individually listed on the National Register of Historic Places.

VII. CLG Annual Training – Katrina Ringler, State of Kansas Historic Preservation Office Certified Local Government Coordinator - *The Application of the Secretary's Standards for the Treatment of Historic and/or Character-defining Features in Non-contributing Buildings*

VIII. Other Items (if any)

IX. Adjournment

ADA Notice: For special accommodations for this event, please contact the Planning & Development Department at 785-368-3728 at least three working days in advance.

TOPEKA LANDMARKS COMMISSION
MINUTES

Thursday, February 11, 2021
VIA ZOOM VIDEO CONFERENCE

Roll Call

Members Present: David Heit, (Chair), Donna Rae Pearson, Melina Stewart, Paul Post, Mark Burenheide, Dave Frederick, Christine Steinkuehler, Grant Sourk (8)
Members Absent: Cassandra Taylor (1)
Staff Present: Tim Paris, Dan Warner, Kris Wagers

Chairman David Heit called the meeting of the **Topeka Landmarks Commission** to order with 8 members logged into the video conference.

Approval of Minutes from January 14, 2021

Motion by Ms. Stewart, **Second** by Mr. Sourk. **APPROVED 8-0-0**

Announcement of potential conflicts – None

CLGR21-02 by Cyrus Hotel, requesting the review under Kansas State Preservation Law Review [K.S.A. 75-2724] for the placement of 2 signs, and the replacement of light fixtures/exterior wall sconces on the facades of the Cyrus Hotel, located at 918-920 S. Kansas Avenue. The building is listed as a non-contributing structure within the South Kansas Avenue Commercial Historic District.

Mr. Paris introduced the project and explained that it has three components, each of which will require a separate vote. He added that none of the components are, in his opinion, contradictory to the Secretary Standards. They are all relatively small projects that will not change the character of the buildings or the surrounding historic district. Mr. Paris explained that the hotel has been purchased by Marriott and the requested changes come from them.

Mr. Heit asked if commissioners had questions for Tim. Hearing none, he invited the applicant or their representative to speak.

Scott Gales of Architect One stated he had nothing to add and appreciated Mr. Paris's clarity on requested changes by Marriott. Seth Wagoner stated he had nothing to add.

Component 1: Illuminated Letter Sign mounted on top of awning above front entrance. It will be 5 independent letters (CYRUS), each of which will be illuminated.

Mr. Paris stated that he recommends approval and does find that it meets the goals and objectives for signs as listed in the Topeka Downtown Design Guidelines. It is also consistent with signage requirements in the D-1 Zoning District.

Motion by Mr. Sourk; **Second** by Ms. Pearson for a finding that the placement of the proposed illuminated sign, mounted atop the metal awning located above the front entrance to the Hotel, located at 918-920 S. Kansas Avenue, will NOT damage or destroy the historical integrity of the structure, nor the surrounding South Kansas Avenue Commercial Historic District. Staff also finds that this sign is compatible with the

goals and objectives for signage specified within the Downtown Topeka Design Guidelines. **APPROVED** 8-0-0

Component 2: Plaque (18" wide x about 8.5" tall) to be mounted on the brick to the right of the main entrance.

Mr. Paris stated that he recommends approval and does find that it meets the goals and objectives for signs as listed in the Topeka Downtown Design Guidelines.

Motion by Mr. Post; **Second** by Ms. Pearson for a finding that The placement of the stainless steel plaque to the right (south) of the main front entrance to the Hotel, located at 918-920 S. Kansas Avenue, will NOT damage or destroy the historical integrity of the structure, nor the surrounding South Kansas Avenue Commercial Historic District. Staff also finds that this sign is compatible with the goals and objectives for signage specified within the Downtown Topeka Design Guidelines. **APPROVED** 8-0-0

Component 3: Replacement of light fixtures on both the west facing façade and the south facing façade.

Mr. Paris recommends approval.

Motion by Ms. Steinkuehler, **Second** by Ms. Stewart for a finding that the replacement of the light fixtures/wall sconces along the west and south facades of the Hotel, located at 918-920 S. Kansas Avenue, as proposed, will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District. **APPROVED** 8-0-0

Report of actions taken by the Kansas Historic Sites Board of Review, Feb. 6, 2021

Mr. Paris reported that the Mid-Century MPDF, the Park Place Apartments building and the HTK office building were placed onto the Kansas Register of Historic Places and forwarded on to the National Park Service for consideration for the National Register. Also placed on the Kansas Register and forwarded to the National Park Service was the Evergreen/Leprechaun Townhome Apartment buildings on 10th Street.

Historic Trust Fund grants were awarded in full to Jayhawk Theater and to the Thatcher Building.

Mr. Heit noted that an application was submitted to seek funds for potential paint and finish restoration of Topeka High School foyer but no grant funds were awarded.

Other Items –

Mr. Paris stated that next month's meeting will consist of at least one case to review and then CLGR training.

Mr. Paris sated that SHPO is planning to have this year's statewide preservation conference in-person this October in Pittsburg Kansas.

Mr. Post asked if there was any news on the Menninger Tower. Mr. Paris stated that there have been expressions of interest but at this time there is nothing concrete. An article was run with KS Public Radio and that generated some interest.

Additional discussion included the potential sale of the Curtis House and likely HPF Grant projects for 2022. Mr. Paris also explained that a grant will be requested for ground penetrating radar work at the Ritchie Cemetery, burial location for emancipated slaves and veterans of the Spanish-American War. Federal law requires the City to maintain the burial location of veterans.

Adjourned at 6:00PM

March 11, 2021

CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR21-03 **by: Mills Building, Inc.**

Project Address: 901 S Kansas Avenue
Property Classification: *Contributing Property* to the South Kansas Avenue Commercial Historic District.
Standards: Secretary of the Interior's Standards for Rehabilitation; Downtown Topeka Design Guidelines
Attachments: Site Plan [ ] **Elevations** [ ] **Arch./Const. Plans [X]** **Pictures** [X]

PROPOSAL: This proposal is to reconfigure the 7th (top) level of the Mill's Building, located at 901 S. Kansas Avenue, to accommodate permanent, full-time office space. No exterior alterations are proposed in conjunction with this project. This structure is listed as a "contributing property" within the nomination of the South Kansas Avenue Commercial Historic District to the National Register of Historic Places.

This proposal seeks to replace the current floor plan that employs the use of the temporary Ultrawall system, with a permanent floor plan of wall studs and drywall construction. The defined character of the overall space will be unchanged. The only difference between these two systems of construction is that the current Ultrawall system is designed to be temporary and easily changeable, while the wall stud and drywall method will be permanent. Due to the temporary nature of the Ultrawall system currently being used within the 7th level of this building, Staff have concluded that a review for the demolition of this system will not be necessary.

BACKGROUND: The Mills Building is a seven story structure located in downtown Topeka, Kansas on the southwest corner of Ninth and Kansas. The corporation owning the building (i.e. Mills Building Company) was formed in 1909, and construction was completed in 1912. The lower floors were occupied by the Mills Dry Goods Company and upper floors rented to tenants. In 1915 the dry goods store was sold to Frank Pelletier who changed the store's name in 1919. In 1973 Pelletier's heirs bought the building itself.

This building is classified within the National Register nomination for the South Kansas Avenue Commercial Historic District as a late 19th & early 20th Century Classical Revival commercial structure.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

Standard 1. ***A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***

Analysis: No change in current use is proposed in conjunction with this project. The reconfiguration of office space from temporary walls to permanent walls will retain the overall use of the space unchanged. Furthermore, the overall character of the space will also remain unchanged.

Standard 2. ***The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***

Analysis: Most historic features within the interior of this space were removed to accommodate the re-purposing of this building from a department store to office uses. This project does not propose the removal of any historic or character-defining features within the 7th floor of the building.

Standard 3. ***Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***

Analysis: This project will not create a false sense of historical development. All features removed are considered to be non-historic and non-character-defining materials. These materials will, however, be replaced with permanent, also-non-historic materials.

Standard 4. ***Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***

Analysis: No materials or finishes within the interior of this building have acquired a historic significance in their own right. All materials and finishes removed will be replaced with permanent materials and finishes.

Standard 5. ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.***

Analysis: No distinctive features, finishes, or construction techniques will be removed or altered in conjunction with this project proposal.

Standard 6. ***Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***

Analysis: N/A

Standard 7. ***Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***

Analysis: N/A

Standard 8. ***Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***

Analysis: N/A

Standard 9. ***New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***

Analysis: No historic materials that characterize this property will be removed or altered in conjunction with this project proposal.

Standard 10. ***New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

Analysis: This space could be defined as a *secondary space*, as defined by the *NPS Preservation Brief 18*. The Brief defines these spaces as follows:

"Secondary spaces are generally more utilitarian in appearance and size than primary spaces. They may include areas and rooms that service the building, such as bathrooms, and kitchens. Examples of secondary spaces in a commercial or office structure may include storerooms, service corridors, and in some cases, the offices themselves. Secondary spaces tend to be of less importance to the building and may accept greater change in the course of work without compromising the building's historic character."

Although the changes proposed to this space are of a permanent nature, no historic materials are being removed or altered in any way, meaning that the new construction could be removed in the future without causing harm to the building's original fabric.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the interior reconfiguration project as proposed for 901 S. Kansas Avenue **will NOT damage or destroy the historical integrity of the structure, or the surrounding South Kansas Avenue Commercial Historic District.**

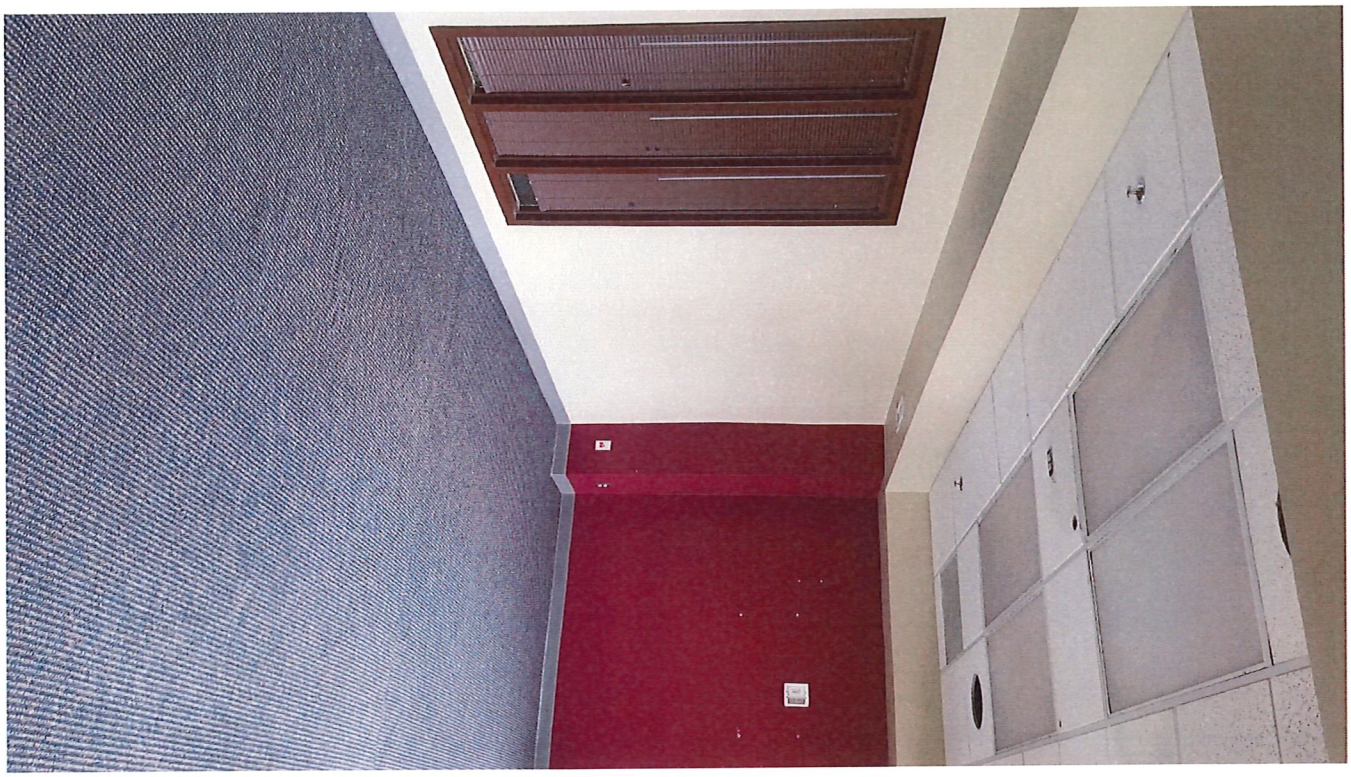
Prepared by: _____
Timothy Paris, Planner II

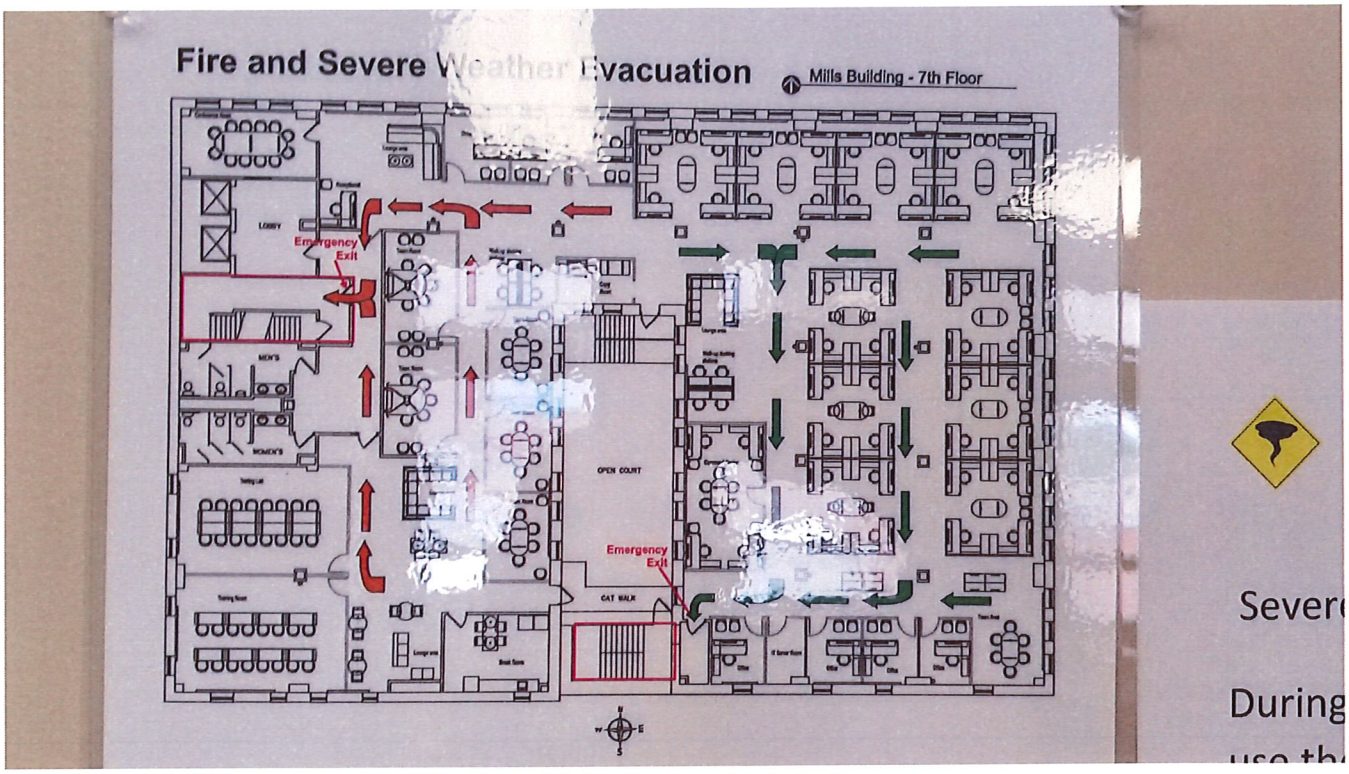
APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the proposed project alterations; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Suitable grounds for appeal under the Kansas Preservation Act include any project that:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, though not in full compliance with the Secretary's Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;
- Exhibits exceptional design quality;
- Has no negative impacts to the building's primary contributing historic features of high integrity; and
- Mitigates any adverse effects on other historic buildings.

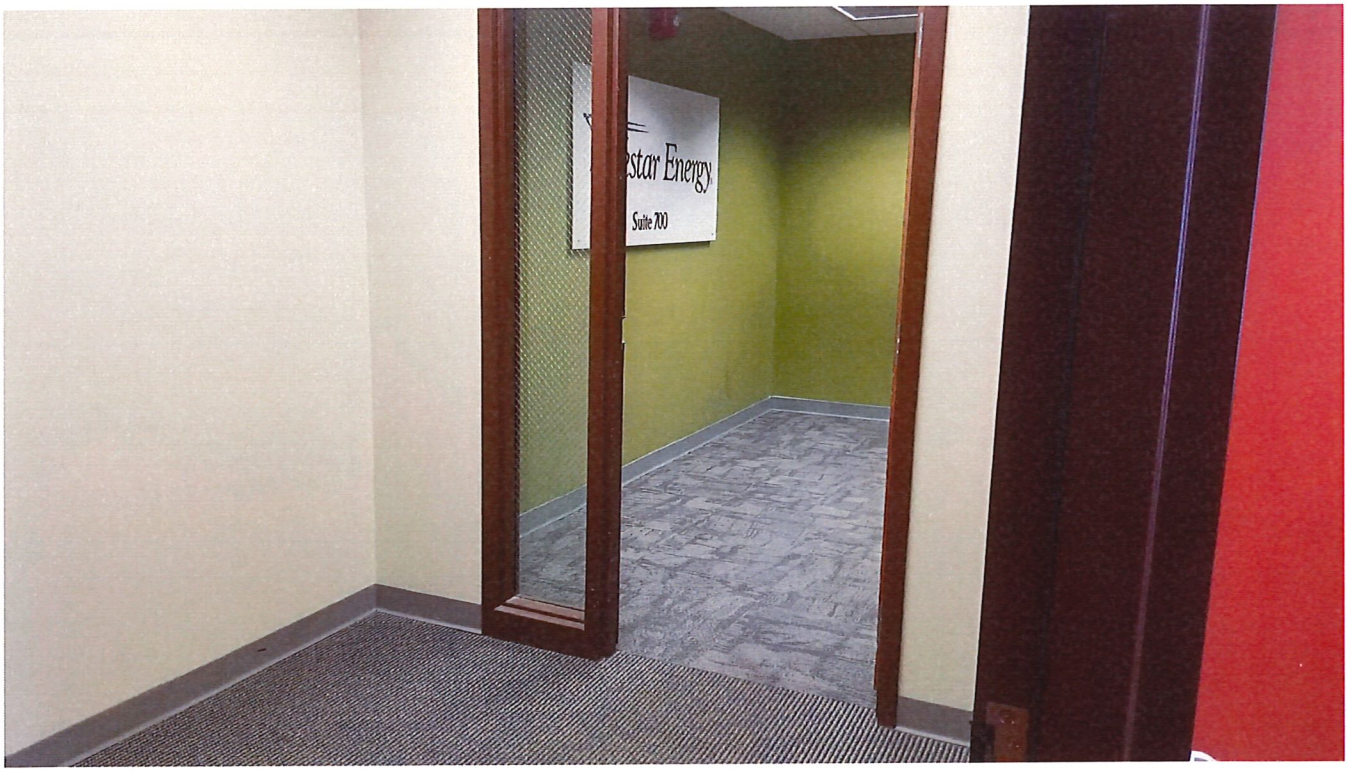

EXIT




Fire and Severe Weather Evacuation
Mills Building - 7th Floor
LOBBY
Emergency Exit
MEN'S
WOMEN'S
OPEN COURT
CAT WALK
Emergency Exit
Severe
During


EXIT


EXIT


Suite 700


EXIT
Suite 700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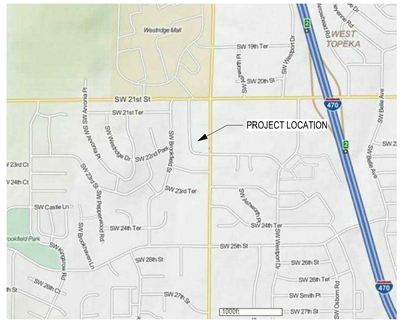
REMODEL FOR MEDICAID FRAUD CONTROL UNIT:

MILLS BUILDING - 7TH FLOOR REMODEL

9TH STREET AND KANSAS AVENUE, TOPEKA, KANSAS



A1 LOCATION MAP
SCALE: NOT TO SCALE

N

MATERIAL LEGEND

PLAN OR SECTION

- ACOUSTIC TILE (SECTION)
- BATT INSULATION
- BRICK
- CARPET
- CONCRETE
- CONCRETE MASONRY UNITS
- CONCRETE, PLASTER CUT STONE, STUCCO
- EARTH COMPACTED/ DISTURBED
- METAL
- METAL STUDS
- PLYWOOD (LARGE SIZE)
- RIGID INSULATION
- SAND, GRAVEL, PLASTER, DRYWALL, CUT STONE, GROUT
- TILE (LARGE SCALE)
- WOOD BLOCKING
- WOOD MEMBER (CONTINUOUS)
- WOOD STUDS, PARALAM, FINISHED

ELEVATION

- BRICK
- GLASS
- WOOD

GRAPHIC SYMBOLS

- ELEVATION TAG — B3 / A-202 / B3
- WALL SECTION TAG — B5 / A-202 / SIM
- DETAIL CALLOUT — SIM / A2 / A-303
- SMALL REFERENCE NOTE — A-101/A1
- PARTITION TYPE TAG — P2
- WINDOW TAG — 1t
- DOOR TAG — D101B
- ROOM TAG — ROOM NAME / 101
- BEARING ELEVATION MARK — EL - FLOOR 100'-0"
- MATCHLINE — A-101 / 1 / A-101 / 1
- DESCRIPTIVE ARROW — NEW / EXISTING
- CENTERLINE MARK
- SPOT ELEVATION
- DEMOLITION MARK — 1
- GENERAL NOTE MARK — 1
- NEW CONSTRUCTION MARK — 1
- REVISION MARK — 1
- EQUIPMENT TAG — 1i

CODE PLAN LEGEND

- 1-HR SEPARATION
- 2-HR SEPARATION
- 1-HR CORRIDOR

CODE SUMMARY

JURISDICTIONAL BUILDING CODES

INTERNATIONAL BUILDING CODE	2015
UNIFORM MECHANICAL CODE	2015
NATIONAL ELECTRICAL CODE	2017
UNIFORM PLUMBING CODE	2018
INTERNATIONAL FIRE CODE	2015
NFPA 1010 - LIFE SAFETY CODE	2015

AMERICANS WITH DISABILITIES ACT AND GUIDELINES
CHAPTER 26 OF TOPEKA CITY CODE

GENERAL PROJECT INFORMATION

BUILDING TYPE:	REMODEL
OCCUPANCY TYPE:	B
CONSTRUCTION TYPE:	II - B

SEVENTH FLOOR OCCUPANT LOAD:

OCCUPANT LOAD: (BASED ON NET USABLE AREA)

OFFICES	5,920 SF/100 = 59 OCC
STOR/MECH/IT/JAN	1,505 SF/300 = 5 OCC
CONFERENCE ROOMS	933 SF/15 = 62 OCC
BREAK ROOM	198 SF/100 = 8 OCC
TOTAL 7TH FLOOR OCCUPANT LOAD	(8556 SF) = 139 OCC

EXIT WIDTH REQUIRED 139 x 0.2":	27.8 INCHES
EXIT WIDTH PROVIDED: (EXIT STAIR # 1: 42 INCHES + EXIT STAIR # 2: 56 INCHES)	98 INCHES
LONGEST EXIT TRAVEL DISTANCE: (RM 713-DIVISION DEPUTY TO RM 758-EXISTING STAIR #1)	130 FEET

PLUMBING FIXTURE COUNT:

FIXTURE TYPE	MEN REQD / PROVIDED	WOMEN REQD / PROVIDED
WATER CLOSETS	2 / 2	3 / 3
URINALS	1 / 1	N/A
LAVATORIES	2 / 2	2 / 2
DRINKING FOUNTAINS	(1) REQUIRED / (1) PROVIDED	

STRUCTURAL FIRE PROTECTION (TABLE 601)

EXTERIOR BEARING WALLS	(0) HOUR
INTERIOR LOAD BEARING WALLS	(0) HOUR
EXTERIOR NON-BEARING WALLS	(0) HOUR
STRUCTURAL FRAME	(0) HOUR
PERMANENT PARTITIONS	(0) HOUR
SHAFT ENCLOSURE	(0) HOUR
FLOORS	(0) HOUR
ROOFS	(0) HOUR
EXTERIOR OPENINGS	

NOTE: STAIR ENCLOSURES 1-HOUR RATED WITH 45-MIN DOORS PER CITY OF TOPEKA REQUIREMENTS IMPOSED ON LOWER FLOORS BY CODE COMPLIANCE REVIEW OF SDG PROJECT #141001 "RENOVATION FOR MILLS BUILDING" DATED 04/07/2015 AND REVISED 06/07/2015

MISCELLANEOUS

1. AUTOMATIC SPRINKLER SYSTEM PROVIDED
2. FIRE EXTINGUISHERS PROVIDED
3. EXIT LIGHTING PROVIDED

ABBREVIATIONS

A
AFF ABOVE FINISH FLOOR
ACS PNL ACCESS PANEL
ACC ACCESSIBLE
ACT ACOUSTICAL CEILING TILE
ACOUS PNL ACOUSTICAL PANEL
ADMIN ADMINISTRATION
APC ACOUSTICAL PANEL CEILING
AWT ACOUSTICAL WALL TREATMENT
ADJ ADJUSTABLE
AHU AIR HANDLING UNIT
ALT ALTERNATE
ALUM ALUMINUM
AB ANCHOR BOLT
L ANGLE
ANOD ANODIZE / ANODIZED
APPROX APPROXIMATE
ARCH ARCHITECTURAL
ASPH ASPHALT

B
BSMT BASEMENT
BM BEAM
BRG BEARING
BRG PL BEARING PLATE
BR BEDROOM
BLW BELOW
BTWN BETWEEN
BITUM BITUMINOUS
BD BOARD
BF BOTH FACES
BS BOTH SIDES
BW BOTH WAYS
BOT BOTTOM
BRKT BRACKET
BLDG BUILDING
BUR BUILT-UP ROOFING

C
CAB CABINET
CUH CABINET UNIT HEATER
CPT CARPET
CIP CAST-IN-PLACE
CS CAST STONE
CLG CEILING
CEM CEMENT
CTR CENTER
CL CENTER LINE
C TO C CERAMIC TILE
CH BD CHALKBOARD
C CHANNEL
CLR CLEAR
CLO CLOSET
COL COLUMN
CONC CONCRETE
CMU CONCRETE MASONRY UNIT
CJ CONSTRUCTION JOINT, CONTROL JOINT

D
DL DEAD LOAD
DEMO DEMOLITION
DEPT DEPARTMENT
D DEPTH
DET DETAIL
DIAG DIAGONAL
DIA DIAMETER
DIM DIMENSION

D CONTINUED
DW DISHWASHER
DR DOOR
DBL DOUBLE
DN DOWN
DS DOWNSPOUT
DWG DRAWING
DF DRINKING FOUNTAIN

E
EA EACH
EW EACH WAY
ESMT EASEMENT
E EAST
ELEC ELECTRIC, ELECTRICAL
EL ELEVATION
ELEV ELEVATOR
EQ EQUAL
EQUIP EQUIPMENT
EXH FN EXHAUST FAN
EXIST EXISTING
EXP EXPANSION
EJ EXPANSION JOINT
EXT EXTERIOR
EIFS EXTERIOR INSULATION & FINISH SYSTEM

F
FC BRK FACE BRICK
FOF FACE OF FINISH
FGL FIBERGLASS
FIN FINISH
FF EL FINISH FLOOR ELEVATION
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FIXT FIXTURE
FLASH FLASHING
FLR FLOOR
FCO FLOOR CLEANOUT
FD FLOOR DRAIN
FLUOR FLUORESCENT
FLL FLOW LINE
FT FOOT
FTG FOOTING
FDTN FOUNDATION
FR FRAME
FA FRESH AIR
FURN FURNACE
FURG FURRING
FS FULL SIZE

G
GA GAUGE
GALV STL GALVANIZED STEEL
GC GENERAL CONTRACTOR
GL GLASS
GB GRAB BAR
GYP BD GYPSUM BOARD

H
HCP HANDICAPPED
HDW HARDWARE
HDWD HARDWOOD
HVAC HEATING, VENTILATION & AIR CONDITIONING
HT HEIGHT
H HIGH
HWY HIGHWAY
HM HOLLOW METAL
HORIZ HORIZONTAL
HP HORESEPOWER

H CONTINUED
HW HOT WATER
HYD HYDRANT

I
INCL INCLUDED
ID INSIDE DIAMETER
INSUL INSULATION
INT INTERIOR

J
JAN JANITOR

K
KIT KITCHEN

L
L ANGLE
LAB LABORATORY
LAM LAMINATE
LAU LAUNDRY
LAV LAVATORY
LWC LIGHTWEIGHT CONCRETE
LCMU LIGHTWEIGHT CONCRETE MASONRY
LF LINEAR FOOT
LL LIVE LOAD
LR LIVING ROOM
LLH LONG LEG HORIZONTAL
LLV LONG LEG VERTICAL

M
MAINT MAINTENANCE
MH MANHOLE
MFD MANUFACTURED
MFR MANUFACTURER
MFG MANUFACTURING
MO MASONRY OPENING
MBR MASTER BEDROOM
MATL MATERIAL
MAX MAXIMUM
MECH MECHANICAL
MTL METAL
MW MICROWAVE
MIN MINIMUM, MINUTE
MISC MISCELLANEOUS
MR MOISTURE RESISTANT
MTD MOUNTED
MULL MULLION

N
NRC NOISE REDUCTION COEFFICIENT
NOM NOMINAL
N NORTH
NIC NOT IN CONTRACT
NTS NOT TO SCALE

O
OFF OFFICE
OC ON CENTER
OPNG OPENING
OPP OPPOSITE
OD OUTSIDE DIAMETER
O/O OUT TO OUT
OA OVERALL
ORD OVERFLOW ROOF DRAIN
OH OVERHANG
OF/CI OWNER FURNISHED/ CONTRACTOR INSTALLED
OF/OI OWNER FURNISHED/ OWNER INSTALLED

P
PT PAINT
PR PAIR
PNL PANEL
PTD PAPER TOWEL DISPENSER
PBD PARTICLE BOARD
PTN PARTITION
PVG PAVING
PERF PERFORATED
PERIM PERIMETER
PLAS PLASTER
PERP PERPENDICULAR
PLAM PLASTIC LAMINATE
PLYWD PLYWOOD
PVC POLYVINYL CHLORIDE
LB POUND
PCF POUNDS PER CUBIC FOOT
PLF POUNDS PER LINEAR FOOT
PSF POUNDS PER SQUARE FOOT
PSI POUNDS PER SQUARE INCH
PCC PRECAST CONCRETE
PREFAB PREFABRICATE
PREFIN PREFINISH
PROJ PROJECT
PL PROPERTY LINE

Q
QT QUARRY TILE

R
REF REFERENCE, REFRIGERATOR
RCP REFLECTED CEILING PLAN
REINF REINFORCE
REQD REQUIRED
RESIL RESILIENT
REST RESTROOM
RA RETURN AIR
REV REVISION
R RISER, RADIUS, RANGE
RD ROOF DRAIN
RFG ROOFING
RM ROOM
RO ROUGH OPENING
RS ROUGH SAWN

S
SNU SANITARY NAPKIN DISPENSER
SNDU SANITARY NAPKIN DISPOSAL UNIT
SS SANITARY SEWER
SCHED SCHEDULE
SECT SECTION
SHT SHEET
SV SHEET VINYL
SHV SHELVING
SHR SHOWER
SIM SIMILAR
SCWD SOLID CORE WOOD
STC SOUND TRANSMISSION CLASS
S SOUTH
SPEC SPECIFICATION
SB SPLASH BLOCK
SF SQUARE FOOT
SQ IN SQUARE INCH
SQ YD SQUARE YARD
SST STAINLESS STEEL
STD STANDARD
STL JST STEEL JOIST
STOR STORAGE
SD STORM DRAIN
ST STREET

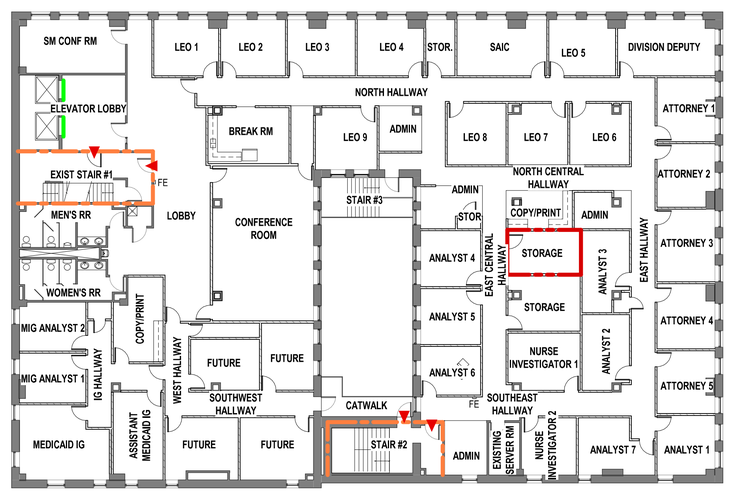
S CONTINUED
STRUCT STRUCTURAL
SUSP CLG SUSPENDED CEILING
SW SWITCH

T
TK BD TACKBOARD
TEL TELEPHONE
TV TELEVISION
TMPD TEMPERED
TER TERRAZZO
THK THICKNESS
TPD TOILET PAPER HOLDER
T&G TONGUE AND GROOVE
T&B TOP AND BOTTOM
TOC TOP OF CURB, TOP OF CONCRETE
TOF TOP OF FOOTING
TOM TOP OF MASONRY
TOS TOP OF STEEL
TOW TOP OF WALL
TB TOWEL BAR
TRANS TRANSPARENT
*TF TRANSPARENT WOOD FINISH
T TREAD
TYP TYPICAL

U
UNFIN UNFINISHED
UH UNIT HEATER
UNO UNLESS NOTED OTHERWISE

V
VR VAPOR RETARDER
VNR VENEER
VENT VENTILATION
VERT VERTICAL
VEST VESTIBULE
VB VINYL BASE
VCT VINYL COMPOSITION TILE
VWC VINYL WALL COVERING
VWF VINYL WALL FABRIC
V VOLT

W
WSCT WAINSCOT
WC WALL COVERING, WATER CLOSET
WH WATER HEATER
WP WATERPROOFING, WORKING POINT
WT WEIGHT
WWF WELDED WIRE FABRIC
W WEST, WIDE
WDW WINDOW
WGL WIRED GLASS
W/ WITH
W/O WITHOUT
WD WOOD



A3 CODE PLAN
SCALE: 1/16" = 1'-0" 0 8' 16' 32'

CODE PLAN LEGEND

- 1-HR SEPARATION
- 2-HR SEPARATION
- SMOKE COMPARTMENT
- 1-HR CORRIDOR
- EXIT

DESIGN TEAM

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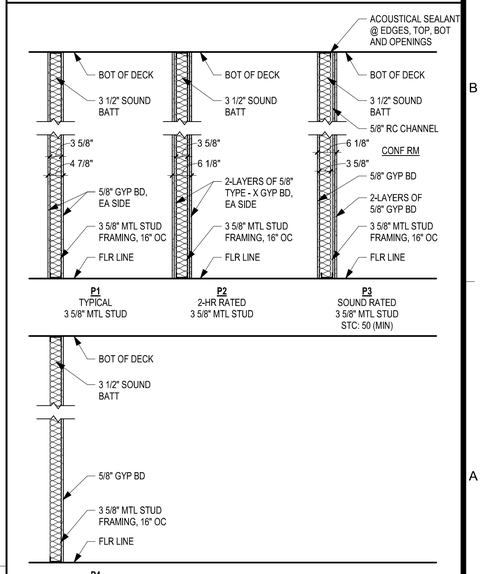
SHEET INDEX



A5 WALL PARTITIONS
SCALE: 1/2" = 1'-0"

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GREGORY E. SCHWERDT
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02/01/2021: 10:54:22 AM

REMODEL FOR MEDICAID FRAUD CONTROL UNIT:
MILLS BUILDING - 7TH FLOOR REMODEL
9TH STREET AND KANSAS AVENUE, TOPEKA, KANSAS

SUBMISSION DATES
01/29/2021

SHEET TITLE
COVER SHEET

PROJECT NUMBER
200145

SHEET NUMBER
G-001

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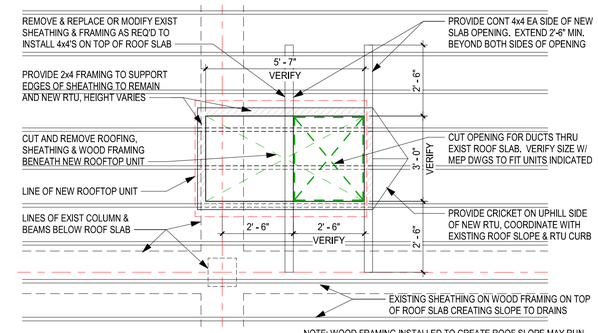


NOTE: WOOD FRAMING INSTALLED TO CREATE ROOF SLOPE MAY RUN EITHER DIRECTION, ADJUST NEW FRAMING TO FIT ACTUAL CONDITIONS

D4 RTU SUPPORT DETAIL
SCALE: 3/8" = 1'-0"

DEMOLITION PLAN NOTES

1. SOLID GRAY POCHE' IN WALL INDICATES EXISTING PARTITIONS. PROTECT EXISTING TO REMAIN DURING DEMOLITION AND REMODEL; REPAIR OR REPLACE IF DAMAGED.

2. REMOVE CARPET & FLOOR COVERING THROUGHOUT BUILDING AT LOCATIONS OF NEW FINISHES. PROTECT EXISTING TO REMAIN DURING DEMOLITION AND REMODEL; REPAIR OR REPLACE IF DAMAGED. REFERENCE FINISH SCHEDULE AND PLAN.

3. REPAIR SURFACES WHERE DEMOLITION OCCURRED TO ACCEPT NEW FINISH IN REMODEL WORK.

4. EXISTING CEILINGS TO REMAIN AS NOTED ON CEILING PLAN, MINIMIZE DAMAGE FROM DEMOLITION WORK. REFERENCE CEILING PLAN.

5. PROTECT EXISTING ELECTRICAL & MECHANICAL EQUIPMENT TO REMAIN IN DEMOLITION WORK FROM DUST & DEBRIS.

6. REFERENCE MEP FOR EXACT LOCATIONS OF SELECTIVE DEMOLITION FOR NEW MECHANICAL, ELECTRICAL OR PLUMBING; PREPARE FLOORS, WALLS, AND CEILINGS AS REQUIRED.

7. SALVAGE ALL DOORS AND DOOR HARDWARE FOR POTENTIAL REUSE IN REMODEL.

DEMOLITION KEY NOTES

1. REMOVE EXISTING PARTITION

2. REMOVE EXISTING, DOOR AND FRAME, SALVAGE FOR REUSE

3. PATCH AND REPAIR WALL AND WINDOW TRIM

4. CUT OPENING IN EXISTING WALL FOR NEW DOOR AND FRAME

5. REMOVE CEILING TILE AND GRID

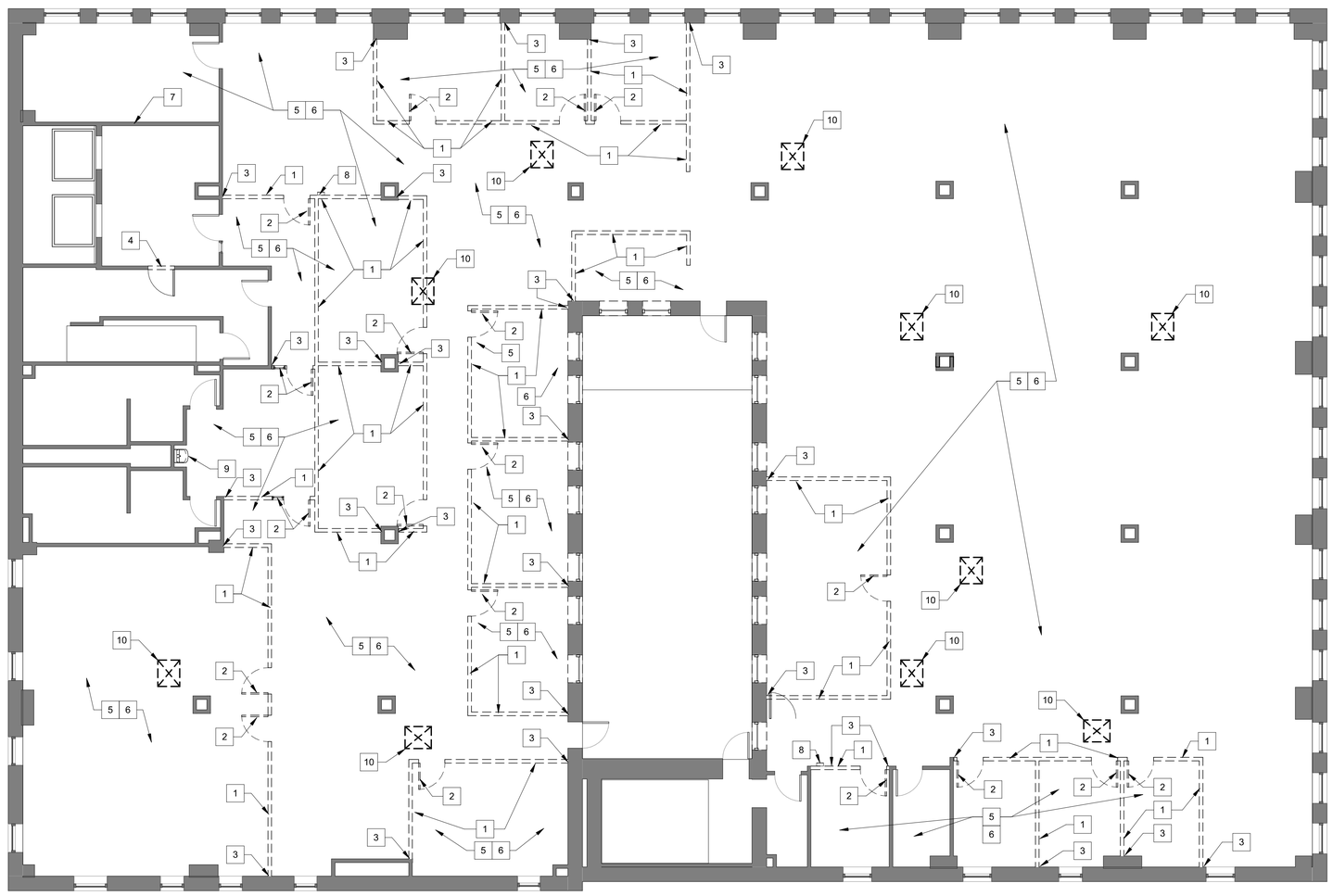
6. REMOVE CARPET

7. REMOVE WINDOW AND FRAME PREPARE OPENING FOR INFILL WITH METAL STUDS AND GYPSUM BOARD TO MATCH EXISTING

8. REMOVE AND RELOCATE FIRE EXTINGUISHER

9. REMOVE EXISTING DRINKING FOUNTAIN AND REPLACE WITH A DRINKING FOUNTAIN AND BOTTLE FILLER. HEIGHT OF FOUNTAIN SHOULD BE 2'-9" AT DRINKING SPOUT.

10. CUT OPENING IN CONCRETE ROOF SLAB FOR HVAC DUCT PENETRATIONS FROM NEW ROOFTOP UNITS. COORDINATE SIZE AND LOCATION OF OPENINGS WITH MEP DRAWINGS AND DETAIL D4 / A-100. MODIFY WOOD FRAMING ABOVE SLAB TO SUPPORT NEW ROOFTOP UNITS AND ROOF AS INDICATED IN DETAIL D4 / A-100.



A2 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"
0 4' 8' 16'
N

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GREGORY E. SCHWERDT LICENSED ARCHITECT KANSAS PROFESSIONAL ARCHITECT

02/01/2021: 10:55:23 AM

REMODEL FOR MEDICAID FRAUD CONTROL UNIT:
MILLS BUILDING - 7TH FLOOR REMODEL
9TH STREET AND KANSAS AVENUE, TOPEKA, KANSAS

SUBMISSION DATES
01/29/2021

SHEET TITLE
7TH FLOOR DEMOLITION PLAN

PROJECT NUMBER
200145

SHEET NUMBER
A-100

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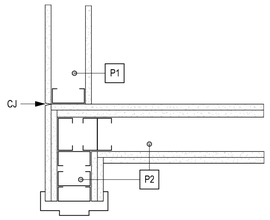
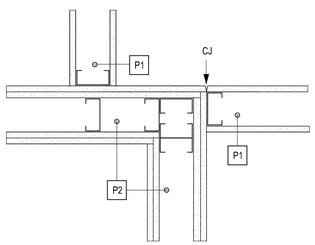
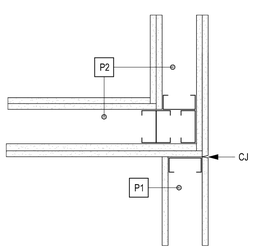


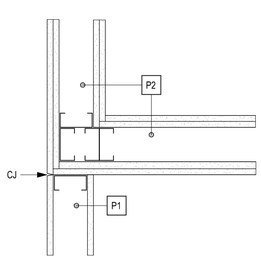
D1 NW CORNER-STORAGE 729
SCALE: 1 1/2" = 1'-0"



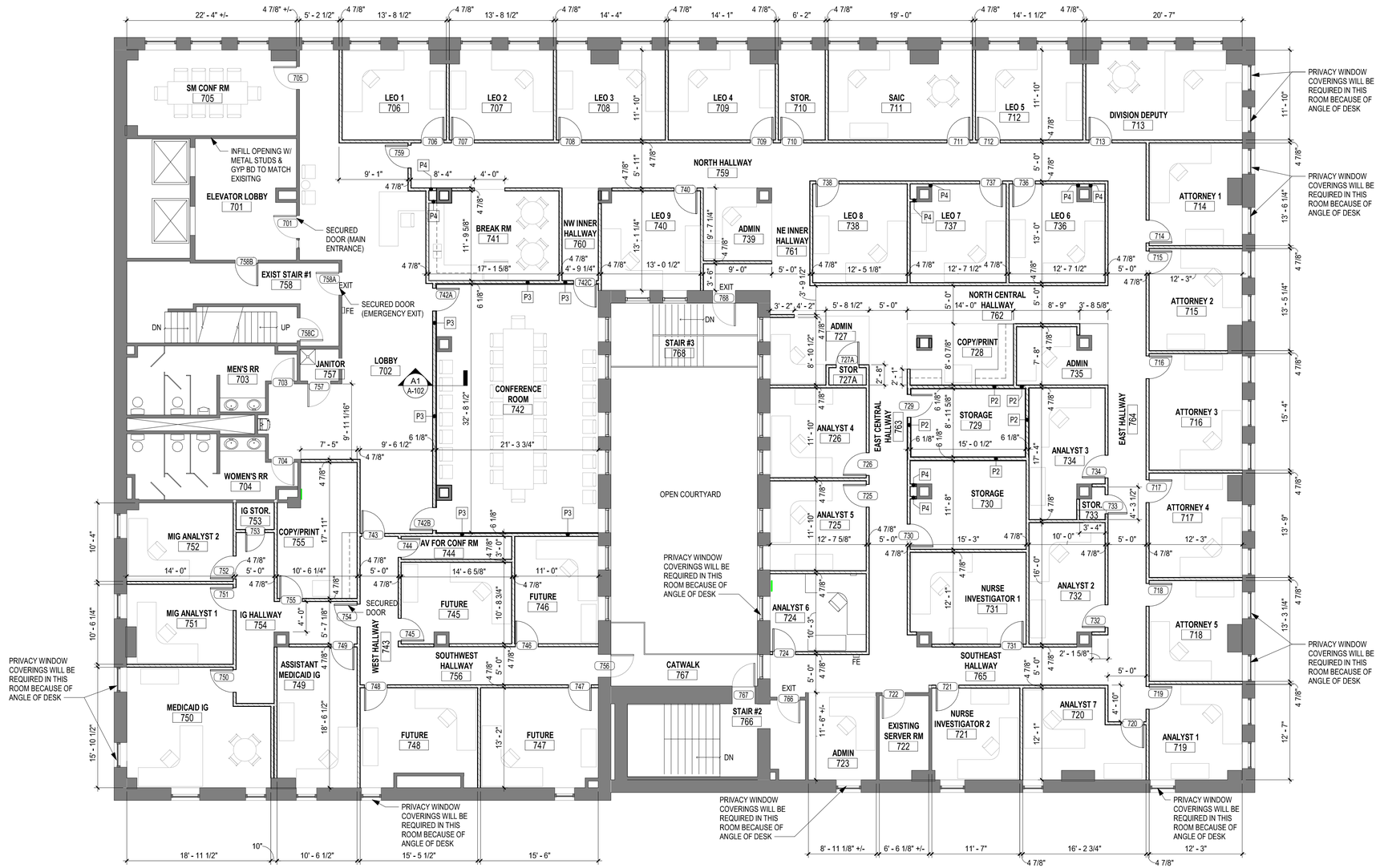
C1 NE CORNER-STORAGE 729
SCALE: 1 1/2" = 1'-0"



B1 SE CORNER-STORAGE 729
SCALE: 1 1/2" = 1'-0"



A1 SW CORNER-STORAGE 729
SCALE: 1 1/2" = 1'-0"



A2 SEVENTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N

GENERAL PLAN NOTES:
1. SOLID GRAY POCHE' IN WALL INDICATES EXISTING PARTITIONS. PROTECT EXISTING TO REMAIN DURING DEMOLITION AND REMODEL; REPAIR OR REPLACE IF DAMAGED.
2. ALL WALL PARTITIONS ARE "P1" UNLESS NOTED; REF A5 / G-001
3. ALL DIMENSIONS ARE TO FACE OF WALL

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REMODEL FOR MEDICAID FRAUD CONTROL UNIT: MILLS BUILDING - 7TH FLOOR REMODEL

9TH STREET AND KANSAS AVENUE, TOPEKA, KANSAS

SUBMISSION DATES
01/29/2021

SHEET TITLE
SEVENTH FLOOR PLAN

PROJECT NUMBER
200145

SHEET NUMBER
A-101

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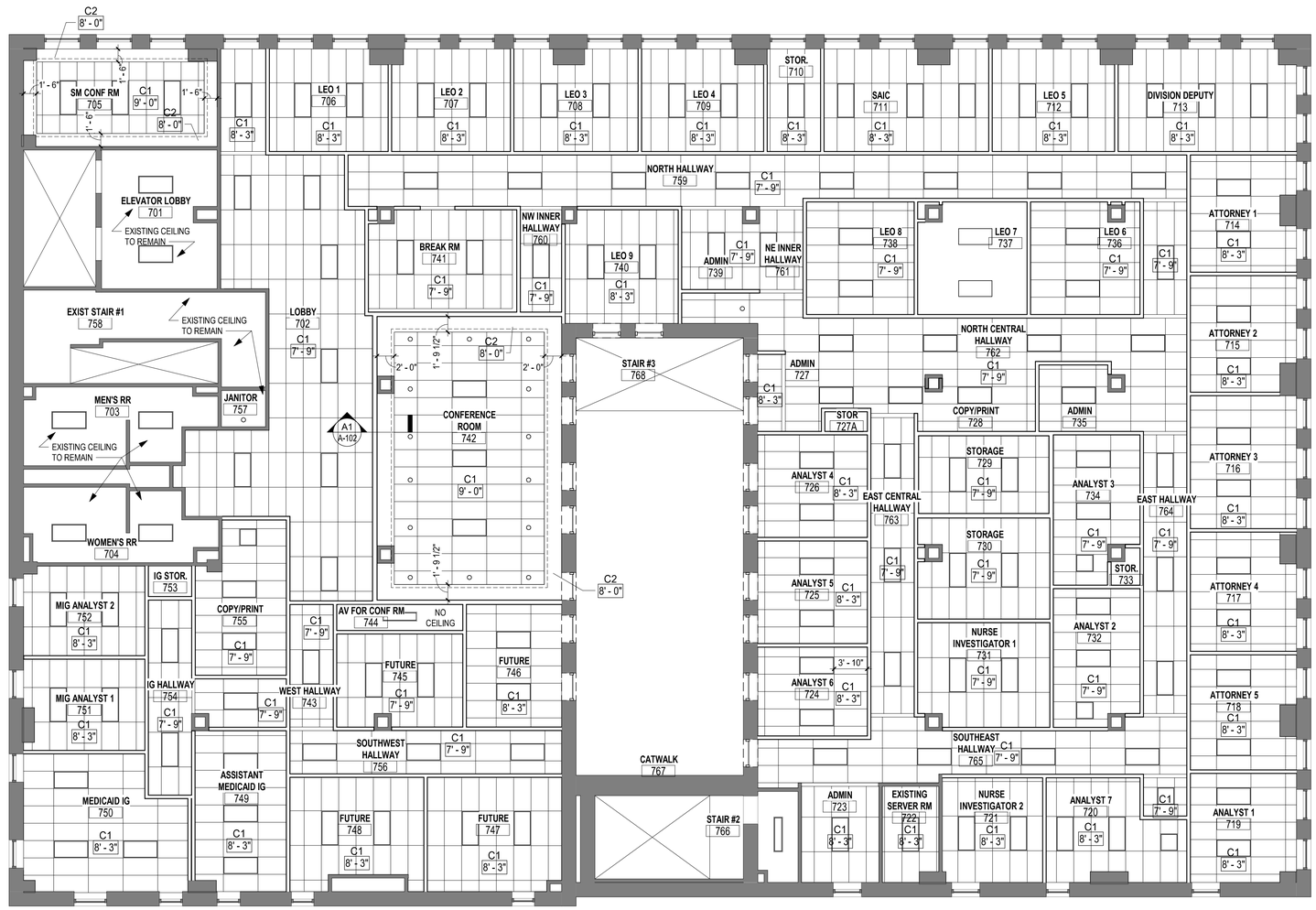
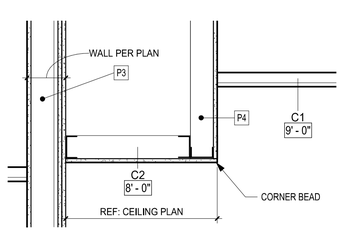


A2 SEVENTH FLOOR CEILING PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N



A1 SOFFIT DTL
SCALE: 1" = 1'-0"

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02/01/2021: 10:55:24 AM

REMODEL FOR MEDICAID FRAUD CONTROL UNIT:
MILLS BUILDING - 7TH FLOOR REMODEL
9TH STREET AND KANSAS AVENUE, TOPEKA, KANSAS

SUBMISSION DATES
01/29/2021

SHEET TITLE
7TH FLOOR REFLECTED CEILING PLAN

PROJECT NUMBER
200145

SHEET NUMBER
A-102

DOOR SCHEDULE

DOOR #	DOOR SIZE W	DOOR SIZE HT	DOOR MATL	DOOR FINISH	DOOR GLAZ	DOOR EL	FRAME MATL	FRAME FINISH	FRAME GLAZ	FRAME EL	FRAME DETAIL HEAD	FRAME DETAIL JAMB	NOTES
701	3' - 0"	7' - 0"	EWD	TF	--	E1	HM	PT	ESG	EXIS	-	-	
703	3' - 0"	7' - 0"	EWD	TF	--	E1	HM	PT	--	EXIS	-	-	
704	3' - 0"	7' - 0"	EWD	TF	--	E1	HM	PT	--	EXIS	-	-	
705	3' - 0"	7' - 0"	EWD	TF	--	E1	HM	PT	--	EXIS	-	-	
706	3' - 0"	7' - 0"	WD	TF	SG	2	HM	PT	--	A	B1/A601	A1/A601	
707	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
708	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
709	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
710	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
711	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
712	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
713	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
714	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
715	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
716	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
717	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
718	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
719	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
720	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
721	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
722	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
724	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
725	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
726	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
727A	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
729	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	90 MINUTE FIRE RATED
730	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
731	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
732	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
733	2' - 6"	6' - 8"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
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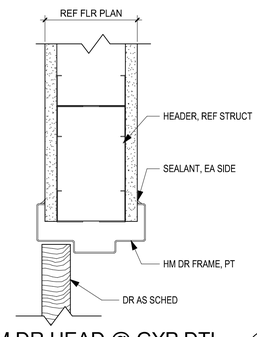
742B	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
742C	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
743	3' - 0"	7' - 0"	WD	TF	SG	2	HM	PT	--	A	B1/A601	A1/A601	
744	2' - 6"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
745	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
746	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
747	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
748	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
749	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
750	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
751	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
752	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
753	2' - 6"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
754	3' - 0"	7' - 0"	WD	TF	SG	2	HM	PT	--	A	B1/A601	A1/A601	
755	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
756	3' - 0"	7' - 0"	EHM	PT	--	E1	HM	PT	--	EXIS	-	-	
757	3' - 0"	7' - 0"	EWD	ETF	--	E1	HM	PT	--	EXIS	-	-	
758A	3' - 0"	7' - 0"	EWD	ETF	--	E1	HM	PT	--	EXIS	-	-	
758B	3' - 0"	7' - 0"	WD	TF	--	1	HM	PT	--	A	B1/A601	A1/A601	
758C	3' - 0"	7' - 0"	EWD	ETF	--	E1	HM	PT	--	EXIS	-	-	
759	3' - 0"	7' - 0"	WD	TF	SG	2	HM	PT	--	A	B1/A601	A1/A601	
766	3' - 0"	7' - 0"	EWD	ETF	--	E1	HM	PT	--	EXIS	-	-	
767	3' - 0"	7' - 0"	EHM	PT	--	E1	HM	PT	--	EXIS	-	-	
768	3' - 0"	7' - 0"	EHM	PT	--	E1	HM	PT	--	EXIS	-	-	



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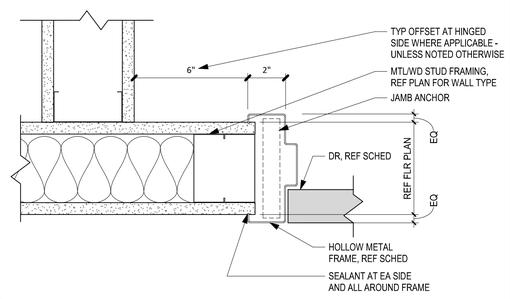

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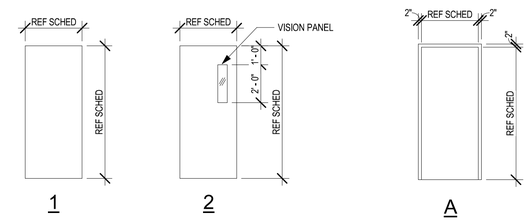

1 DOOR ELEVATIONS
SCALE: 1/4" = 1'-0"

2 FRAME EL
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE ABBREVIATIONS:

WD	WOOD DOOR
EWD	EXISTING WOOD DOOR
TF	TRANSPARENT FINISH
TP	
ETF	EXISTING TRANSPARENT FINISH
PT	PAINT
HM	HOLLOW METAL
EHM	EXISTING HOLLOW METAL
SG	1/4" SAFETY GLAZING
ESG	1/4" SAFETY GLAZING
E1	EXISTING TYPE 1 DOOR ELEVATION

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REMODEL FOR MEDICAID FRAUD CONTROL UNIT:
MILLS BUILDING - 7TH FLOOR REMODEL
9TH STREET AND KANSAS AVENUE, TOPEKA, KANSAS

SUBMISSION DATES
01/29/2021

SHEET TITLE
SCHEDULES

PROJECT NUMBER
200145

SHEET NUMBER
A-601

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ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR FINISH	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG MATL	REMARKS
701	ELEVATOR LOBBY	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
702	LOBBY	TL-1	WB-1	PT-1	PT-1,PT-2	PT-1	PT-1	C1	
703	MEN'S RR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
704	WOMEN'S RR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
705	SM CONF RM	CPT-3	WB-1	PT-1	PT-1	PT-1	PT-1,PT-2	C1, C2: PT-4	REF RCP & FINISH PLAN FOR DETAILS
706	LEO 1	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
707	LEO 2	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
708	LEO 3	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
709	LEO 4	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
710	STOR.		WB-1	PT-1	PT-1	PT-1	PT-1	C1	
711	SAIC	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
712	LEO 5	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
713	DIVISION DEPUTY	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
714	ATTORNEY 1	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
715	ATTORNEY 2	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
716	ATTORNEY 3	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
717	ATTORNEY 4	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
718	ATTORNEY 5	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
719	ANALYST 1	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
720	ANALYST 7	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
721	NURSE INVESTIGATOR 2	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
722	EXISTING SERVER RM	ETR	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
723	ADMIN	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
724	ANALYST 6	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
725	ANALYST 5	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
726	ANALYST 4	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR FINISH	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG MATL	REMARKS
727	ADMIN	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
727A	STOR		WB-1	PT-1	PT-1	PT-1	PT-1	-	
728	COPY/PRINT	CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
729	STORAGE		WB-1	PT-1	PT-1	PT-1	PT-1	C1	
730	STORAGE		WB-1	PT-1	PT-1	PT-1	PT-1	C1	
731	NURSE INVESTIGATOR 1	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
732	ANALYST 2	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
733	STOR.		WB-1	PT-1	PT-1	PT-1	PT-1	-	
734	ANALYST 3	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
735	ADMIN	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
736	LEO 6	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
737	LEO 7	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
738	LEO 8	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
739	ADMIN	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
740	LEO 9	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
741	BREAK RM	TL-1	WB-1	PT-1	PT-1	PT-2	PT-2	C1	REF FINISH PLAN FOR DETAILS
742	CONFERENCE ROOM	CPT-2,CPT-3	WB-1	PT-1	PT-1	PT-1	PT-1,PT-2	C1, C2: PT-4	REF RCP & FINISH PLAN FOR DETAILS
743	WEST HALLWAY	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
744	AV FOR CONF RM		WB-1	PT-1	PT-1	PT-1	PT-1	-	
745	FUTURE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
746	FUTURE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
747	FUTURE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
748	FUTURE	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
749	ASSISTANT MEDICAID IG	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
750	MEDICAID IG	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
751	MIG ANALYST 1	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	

ROOM FINISH SCHEDULE

#	ROOM NAME	FLOOR FINISH	FLOOR BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CLG MATL	REMARKS
752	MIG ANALYST 2	CPT-1	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
753	IG STOR.		WB-1	PT-1	PT-1	PT-1	PT-1	-	
754	IG HALLWAY	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
755	COPY/PRINT		WB-1	PT-1	PT-1	PT-1	PT-1	C1	
756	SOUTHWEST HALLWAY	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
757	JANITOR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
758	EXIST STAIR #1	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
759	NORTH HALLWAY	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
760	NW INNER HALLWAY	CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	
761	NE INNER HALLWAY	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
762	NORTH CENTRAL HALLWAY	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
763	EAST CENTRAL HALLWAY	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
764	EAST HALLWAY	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
765	SOUTHEAST HALLWAY	CPT-1,CPT-2	WB-1	PT-1	PT-1	PT-1	PT-1	C1	REF FINISH PLAN FOR DETAILS
766	STAIR #2	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
767	CATWALK	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
768	STAIR #3	ETR	ETR	ETR	ETR	ETR	ETR	ETR	

PAINT

PT-1 FIELD PAINT
MFR: SHERWIN WILLIAMS
COLOR:
NUMBER:
FINISH: EGGSHELL

PT-2 ACCENT PAINT
MFR: SHERWIN WILLIAMS
COLOR:
NUMBER:
FINISH: EGGSHELL

PT-3 TRIM PAINT
MFR: SHERWIN WILLIAMS
COLOR:
NUMBER:
FINISH: EGGSHELL

PT-4 CEILING PAINT
MFR: SHERWIN WILLIAMS
COLOR:
NUMBER:
FINISH: EGGSHELL

CARPET

CPT-1 FIELD CARPET
MFR: MOHAWK GROUP
STYLE: FORWARD VISION
COLOR: TBD
PILE TYPE: TEXTURED PATTERNED LOOP
PILE WEIGHT: 20 OZ/SQ YD
DENSITY: 5,806
BACKING: ECOFLEX NXT
SIZE:24X24
INSTALL: VERTICAL ASHLAR
NOTE: RATED FOR SEVERE FOOT TRAFFIC
CONTACT REP: DAVID SUDERMAN
316.796.6852

CPT-2 ACCENT CARPET
MFR: MOHAWK GROUP
STYLE: COLOR BEAT
COLOR: TBD
PILE TYPE: TEXTURED SOLID LOOP
PILE WEIGHT: 22 OZ/ SQ YD
DENSITY: 9,103
BACKING: ECOFLEX NXT
SIZE: 24X24
INSTALL: MONOLITHIC
REFERENCE FINISH PLAN FOR PATTERN/LOCATIONS
NOTE: RATED FOR SEVERE FOOT TRAFFIC
CONTACT REP: DAVID SUDERMAN
316.796.6852

CPT-3 CONFERENCE ROOM CARPET
MFR: MOHAWK GROUP
STYLE: FORWARD VISION
COLOR: TBD
PILE TYPE: TEXTURED PATTERNED LOOP
PILE WEIGHT: 20 OZ/SQ YD
DENSITY: 5,806
BACKING: ECOFLEX NXT
SIZE: 24X24
INSTALL: QUARTER TURN
CONTACT REP: DAVID SUDERMAN
316.796.6852

LUXURY VINYL TILE

LVT-1 LVT FLOORING
MFR: MOHAWK GROUP
STYLE: SELECT STEP II WOOD
COLOR: TBD
THICKNESS : 3MM
SIZE: 7X48 PLANKS
FINISH: M-FORCE ENHANCED URETHANE FINISH
INSTALL: GLUE DOWN LVT
ADHESIVE: M95.0 RESILIENT FLOORING ADHESIVE
NOTE: STATIC LOAD - ASTM F970 - PASSES, MODIFIED AT 1000 PSI
CONTACT REP: DAVID SUDERMAN
316.796.6852

BASE

WB-1 RUBBER WALL BASE
MFR: JOHNSONITE
STYLE: 4-1/8"H W/ TOE KICK
COLOR: TBD
CONTACT REP: NIKKI VAN DYNE
913.620.6098

PLASTIC LAMINATE

PL-1 COPY/WORK RM COUNTER
MFR:
COLOR:
NUMBER:
FINISH:
CONTACT REP:
000.000.0000

PL-2 COPY/WORK & BREAK RM CABINETS
MFR:
COLOR:
NUMBER:
FINISH:
CONTACT REP:
000.000.0000

SOLID SURFACE

SS-1 BREAK ROOM COUNTER
MFR: WILSONART SOLID SURFACE
COLOR: TBD
CONTACT REP: MANDY BRIDGES
913.484.2691

CEILINGS

C1 2X4 ACOUSTIC CEILING TILE
C2 GYP CEILING

LVT-1

CPT-1

CPT-2

CPT-3

NOT IN SCOPE

FINISH PLAN NOTES

1. ALL WALLS TO BE PAINTED PT-1 UNLESS NOTED OTHERWISE.
2. ALL DOOR FRAMES TO BE PAINTED PT-3 UNLESS NOTED OTHERWISE.
3.

FINISH LEGEND
SCALE: 1/8" = 1'-0"

1 7TH FLOOR FINISH PLAN
SCALE: 1/8" = 1'-0"

0 4' 8' 16'

N

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GREGORY E. SCHWERDT LICENSED ARCHITECT KANSAS PROFESSIONAL ARCHITECT

02/01/2021: 10:55:25 AM

REMODEL FOR MEDICAID FRAUD CONTROL UNIT:
MILLS BUILDING - 7TH FLOOR REMODEL
9TH STREET AND KANSAS AVENUE, TOPEKA, KANSAS

SUBMISSION DATES
01/29/2021

SHEET TITLE
FINISH PLAN, LEGEND & SCHEDULE

PROJECT NUMBER
200145

SHEET NUMBER
I-101

MECHANICAL AND PLUMBING SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

SHEET METAL

	HIGH EFFICIENCY ROUND DUCT TAKEOFF (WITH & WITHOUT MANUAL DAMPER)
	SPIN-IN ROUND DUCT TAKEOFF (WITH & WITHOUT MANUAL DAMPER)
	CONICAL BELLMOUTH ROUND TAKEOFF
	ROUND DUCT RUNOUT WITH FLEX DUCT
	DUCTWORK ELBOW (WITH & WITHOUT TURNING VANES)
XD	FD:FIRE DAMPER FS:FIRE/SMOKE DAMPER SD:SMOKE DAMPER BD:BACKDRAFT DAMPER (GRAVITY)
MD	AUTOMATIC MOTORIZED DAMPER
8"Ø A 225	SUPPLY DIFFUSER AND DIFFUSER CALLOUT (NECK SIZE, TYPE AND CFM)
	LINEAR/SLOT DIFFUSER
	RETURN GRILLE OR EXHAUST REGISTER
	SUPPLY AIR FLOW INDICATOR
	RETURN AND EXHAUST AIR FLOW INDICATOR
	THERMOSTAT
	TEMPERATURE SENSOR
H	HUMIDISTAT
	CONTROL WIRING

MEDICAL GAS

MV	MEDICAL VACUUM PIPING
O	OXYGEN PIPING
NO	NITROUS OXIDE PIPING
SA	MEDICAL COMPRESSED AIR PIPING
N	NITROGEN PIPING
CO	CARBON DIOXIDE PIPING
V V	VACUUM VENT PIPING
WAGD	WASTE ANESTHETIC GAS DISPOSAL PIPING
GV	MEDICAL GAS VENT PIPING
X	MEDICAL GAS OUTLET W/ DESIGNATION (RE: BELOW)

O	OXYGEN
N	NITROGEN
NO	NITROUS OXIDE
WAGD	WASTE ANESTHETIC GAS DISPOSAL
CO	CARBON DIOXIDE
MV	MEDICAL VACUUM
SA	SURGICAL AIR
S	MEDICAL SLIDE

GENERAL SYMBOLS

	INDICATES CONNECT TO EXISTING
	INDICATES ELEVATION

MECHANICAL PIPING

RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
D	DRAIN (CONDENSATE)
CA	COMPRESSED AIR
CWS	CHILLED WATER SUPPLY
CWR	CHILLED WATER RETURN
C/HWS	CHILLED/HOT WATER SUPPLY
C/HWR	CHILLED/HOT WATER RETURN
HWS	HOT WATER SUPPLY
HWR	HOT WATER RETURN
CTWS	COOLING TOWER SUPPLY
CTWR	COOLING TOWER RETURN
STM	STEAM (ANY #'S DENOTE PRESSURE)
CR	CONDENSATE RETURN (#'S DENOTE PRESSURE)
RV	REFRIGERANT VENT
RD	RUPTURE DISK

PLUMBING PIPING

	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	RECIRCULATING DOMESTIC HOT WATER
SAN	WASTE ABOVE GRADE OR FLOOR
SAN	WASTE BELOW GRADE OR FLOOR
ST	STORM ABOVE GRADE OR FLOOR
ST	STORM BELOW GRADE OR FLOOR
ST/O	STORM OVERFLOW ABOVE GRADE OR FLOOR
ST/O	STORM OVERFLOW BELOW GRADE OR FLOOR
V	PLUMBING VENT
W	WATER SERVICE
G	GAS (NATURAL)
PD	FROM SUMP PUMP DISCHARGE
CA	COMPRESSED AIR
LP	PROPANE
SCW	SOFT DOMESTIC COLD WATER
SHW	SOFT DOMESTIC HOT WATER
SRW	SOFT RECIRCULATING HOT WATER
ACID	ACID WASTE
VACID	ACID WASTE VENT
NP	NON-POTABLE
DI	DEIONIZED WATER
RO	REVERSE OSMOSIS WATER

FIRE SPRINKLER

F	FIRE PROTECTION PIPING
	SPRINKLER HEAD
	SIDEWALL SPRINKLER HEAD
	FIRE PROTECTION SIAMESE CONNECTION
	POST INDICATOR VALVE

PIPING SYMBOLS

	SHUTOFF VALVE
	SHUTOFF VALVE IN RISER
	BALANCING VALVE
	PLUG VALVE
	AUTO FLOW CONTROL VALVE
	PIPING ELBOW UP
	PIPING ELBOW DOWN
	PIPING TEE
	PIPING ELBOW
	PIPING TEE UP
	PIPING TEE DOWN
	INCREASER / REDUCER
	UNION
	CAP
	PIPE FLEX
	STRAINER
	CHECK VALVE
	INLINE STRAINER
	TEST PLUG
	GUIDE
	ANCHOR
	TRIPLE DUTY VALVE
	AUTOMATIC 2-WAY CONTROL VALVE
	AUTOMATIC 3-WAY CONTROL VALVE
S	SOLENOID VALVE

PIPING SPECIALTIES

P T	PRESS/ TEMP GAUGE WITH COCK
	THERMOMETER.
HI LOW	PRESSURE REDUCING VALVE
	RELIEF VALVE
	WATER HAMMER ARRESTER

PLUMBING FIXTURES/EQUIPMENT

HB	HOSE BIBB
WH	WALL HYDRANT
	CLEAN OUT
RPZ	REDUCED PRESSURE BACKFLOW PREVENTER
DCBP	DOUBLE CHECK BACKFLOW PREVENTER
WC-1 S-1	PLUMBING FIXTURE AND CALLOUT
FD-1	FD: FLOOR DRAIN, AD: AREA DRAIN, FS: FLOOR SINK
RD-1	RD: ROOF DRAIN ORD: OVERFLOW ROOF DRAIN

ELECTRICAL SYMBOL LEGEND

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

CIRCUITING

	HOME RUN (2#12 1#12G UNO)
	INDICATES 2 PHASE, 1 N, & 1 GRD CONDUCTOR
	HOME RUN: INDICATES SHARED CIRCUIT
	HOME RUN: INDICATES #10 CONDUCTORS ENTIRELY

UTILITIES

UGE	UNDERGROUND ELECTRICAL
OHE	OVERHEAD ELECTRICAL
TELE	TELECOMMUNICATIONS CONDUIT
UGT	UNDERGROUND TELECOMMUNICATIONS CONDUIT

LIGHTING

	FLUORESCENT LIGHT FIXTURE
	FLUORESCENT STRIP FIXTURE
	SURFACE/RECESSED LIGHT FIXTURE
	WALL-MOUNTED LIGHT FIXTURE
	POLE-MOUNTED LIGHT FIXTURE
	EXIT LIGHT
	BATTERY-OPERATED EMERGENCY LIGHT (WALL MTD)
	BATTERY-OPERATED EMERGENCY LIGHT (CEILING MTD)
	WALL-MOUNTED COMBINATION EXIT LIGHT/ BATTERY-OPERATED EMERGENCY LIGHT
	LIGHT SWITCH - SINGLE POLE
3	LIGHT SWITCH - 3-WAY
4	LIGHT SWITCH - 4-WAY
K	LIGHT SWITCH - KEY
D	LIGHT SWITCH - DIMMER
PL	LIGHT SWITCH - PILOT LIGHT
2P	LIGHT SWITCH - 2 POLE
D 3	LIGHT SWITCH - 3-WAY DIMMER
M	WALL-MOUNTED MOTION SWITCH
M	CEILING-MOUNTED MOTION SWITCH
SB	SWITCHBANK - REFER TO DETAILS
FD1	DIMMER BOARD
RCS-1	REMOTE CONTROL SWITCH AS SCHEDULED
TC	TIMECLOCK - REFER TO PLANS / DETAILS

EQUIPMENT

	DISCONNECT SWITCH. RE: PLANS FOR INFORMATION.
	MAGNETIC MOTOR STARTER
	COMBINATION DISCONNECT SWITCH / MOTOR STARTER
	TOGGLE-TYPE DISCONNECT. FURNISH WITH THERMAL MOTOR PROTECTION WHERE SERVING FANS/PUMPS.
	SURFACE PANELBOARD
	RECESSED PANELBOARD
	DISTRIBUTION PANELBOARD
	SWITCHBOARD. FEEDER/MAIN CIRCUIT BREAKER SECTION AND DISTRIBUTION SECTION.

GENERAL SYMBOLS

	INDICATES CONNECT TO EXISTING
	INDICATES ELEVATION

POWER DEVICES

	DUPLEX RECEPTACLE.
	LINE THRU DEVICE INDICATES ABOVE COUNTER
GFI	SPECIAL DUPLEX RECEPTACLE (GFCI, ISOLATED GROUND, ETC.)
	QUADPLEX RECEPTACLE
5-50R	SIMPLEX RECEPTACLE W/NEMA CONFIG AS NOTED
5-50R	MULTI-POLE RECEPTACLE W/NEMA CONFIG AS NOTED
	CEILING MOUNTED RECEPTACLE
	RECEPTACLE/DEVICE MOUNTED IN "TOMBSTONE"
	POKE-THRU WITH POWER
	POKE-THRU WITH TELECOMMUNICATIONS
	POKE-THRU W/POWER AND TELECOM
1G	SINGLE GANG FLOOR BOX (2, 3, 4 GANG SIMILAR)
	DIVIDED POWER POLE
C	CLOCK RECEPTACLE
	PLUG MOLD / WIRE MOLD AS SPECIFIED
J	JUNCTION BOX
E T	THERMOSTAT - ELECTRIC
	PUSH BUTTON
	MOTOR

TELEPHONE/DATA

	TELEPHONE OUTLET (SINGLE-GANG BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING)
	LINE THRU DEVICE INDICATES ABOVE COUNTER
	DATA OUTLET (DOUBLE-GANG BOX WITH (2) 3/4" CONDUITS TO ABOVE ACCESSIBLE CEILING)
	TELEPHONE/DATA OUTLET (DOUBLE-GANG BOX WITH (2) 3/4" CONDUITS TO ABOVE ACCESSIBLE CLG.)
1V	PHONE OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED - SEE DETAILS FOR ADD'L INFO.
1D	DATA OUTLET WITH NUMBER OF PHONE JACKS AS INDICATED - SEE DETAILS FOR ADD'L INFO.
1D/1V	PHONE/DATA OUTLET WITH NUMBER OF PHONE/DATA JACKS AS INDICATED - SEE DETAILS FOR ADD'L INFO.
W	WALL-MOUNTED WIRELESS INTERNET TRANSMITTER
W	CEILING-MOUNTED WIRELESS INTERNET TRANSMITTER

AUDIO/VISUAL

TV	TELEVISION OUTLET (SINGLE GANG BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING)
TR	REVERSE TELEVISION OUTLET - CABLE TO HEAD END
TDC	TEACHER'S DESK CONNECTIONS - RE: DETAILS
S	WALL SPEAKER
S	CEILING SPEAKER
S	WALL SPEAKER - HORN TYPE
S	CEILING SPEAKER - HORN TYPE
S SUB	CEILING SPEAKER - SUBWOOFER
S SS	CEILING SPEAKER - SOUND SYSTEM
V	VOLUME CONTROL
I	INTERCOM CALL STATION
	INTERCOM HANDSET
	SOUND SYSTEM AUDIO JACK
RM	REMOTE MICROPHONE CONTROL
PAS	PUBLIC ADDRESS SYSTEM AMPLIFIER
IMS	INTERCOM MASTER STATION

FIRE ALARM

F	MANUAL PULL STATION
D	CEILING SMOKE DETECTOR
D	DUCT SMOKE DETECTOR
H	HEAT DETECTOR
WF	WATERFLOW SWITCH
TS	TAMPER SWITCH
75	VISIBLE NOTIFICATION DEVICE WITH CANDELA RATING. 75cd RATING UNLESS OTHERWISE NOTED ON PLANS.
30	AUDIBLE/VISIBLE NOTIFICATION DEVICE WITH CANDELA RATING. 75cd UNLESS OTHERWISE NOTED ON PLANS.
	HORN
75	CEILING-MOUNTED STROBE LIGHT WITH CANDELA RATING. MINIMUM OF 75cd RATING.
30	CEILING-MOUNTED COMBINATION HORN/STROBE WITH CANDELA RATING. MIN. OF 75cd RATING.
	CEILING-MOUNTED HORN
	CEILING-MOUNTED SPEAKER
R	RELAY
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FARA	REMOTE ANNUNCIATOR PANEL
FAEC	FIRE ALARM EXTENDER CABINET
DH	DOOR HOLDER
D 120V	SINGLE / MULTI-STATION 120V SMOKE ALARM
ZAM	ZONE ADDRESSABLE MODULE
IAM	INDIVIDUAL ADDRESSABLE MODULE
HFSS	KITCHEN HOOD FIRE SUPPRESSION SYSTEM PANEL
H	KITCHEN HOOD REMOTE PULL STATION
ARA	AREA OF RESCUE ASSISTANCE STATION
ARAM	AREA OF RESCUE ASSISTANCE MASTER STATION

SECURITY

	FIXED CAMERA
PTZ	PAN/TILT/ZOOM CAMERA
PROX	PROXIMITY TYPE CARD READER
CARD	SWIPE CARD READER
BG	BREAK GLASS DETECTOR
ES	ELECTRIC STRIKE
MD	SECURITY MOTION DETECTOR
KP	KEYPAD / MAG LOCK
B	BUTTON / MAG LOCK

15000 - MECHANICAL SPECIFICATIONS

SECTION 15000 - MECHANICAL REQUIREMENTS

1. GENERAL REQUIREMENTS

A. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, 2015 UNIFORM MECHANICAL CODE & 2015 UNIFORM PLUMBING CODE, CODES AS ADOPTED BY CITY, COUNTY, STATE & ALL OTHER APPLICABLE CODES.

B. FURNISH & INSTALL ALL LABOR & MATERIALS REQUIRED FOR COMPLETE, FUNCTIONING, MECHANICAL & PLUMBING SYSTEMS W/ ALL ASSOCIATED EQUIPMENT & APPARATUS AS SHOWN ON PLANS. "PROVIDE" MEANS TO FURNISH & INSTALL.

C. OBTAIN & PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THIS WORK & SHALL MAKE ARRANGEMENTS FOR MODIFICATIONS TO WATER, GAS & SEWER CONNECTIONS TO BUILDING AS REQUIRED.

D. VISIT SITE & OBSERVE CONDITIONS UNDER WHICH WORK WILL BE DONE. ANY DISCREPANCIES SHALL BE CALLED TO ARCHITECT'S ATTENTION. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN CONTRACT FOR ANY ERROR OR NEGLIGENCE ON CONTRACTOR'S PART.

E. FINAL ACCEPTANCE OF WORK SHALL BE SUBJECT TO CONDITION THAT ALL SYSTEMS, EQUIPMENT, APPARATUS & APPLIANCES OPERATE SATISFACTORILY AS DESIGNED & INTENDED. WORK SHALL INCLUDE REQUIRED ADJUSTMENT OF SYSTEMS & CONTROL EQUIPMENT INSTALLED UNDER THESE SPECIFICATIONS.

F. WARRANT TO OWNER QUALITY OF MATERIAL, EQUIPMENT, WORKMANSHIP & OPERATION OF EQUIPMENT PROVIDED UNDER THESE SPECIFICATIONS FOR ONE YEAR FROM & AFTER COMPLETION OF BUILDING & ACCEPTANCE OF MECHANICAL SYSTEMS BY OWNER.

G. ALL MATERIALS INSTALLED IN PLENUMS SHALL BE NONCOMBUSTIBLE OR HAVE FLAME/SMOKE INDEX OF NO MORE THAN 25/50 IN ACCORDANCE W/ ASTM E 84.

H. ROOF PENETRATIONS - MADE BY AUTHORIZED ROOFING CONTRACTOR WHEN REQUIRED.

SECTION 15100 - PLUMBING

2. PIPING

A. WATER PIPING - ALL WATER PIPING SHALL BE 95-5 TIN-ANTIMONY JOINED TYPE L COPPER. INSULATE W/ FIBERGLASS W/ ASJ & PVC COVERS. THINCKNESS IN ACCORDANCE W/ ASHRAE 90.1.

B. WASTE & VENT PIPING - CI BELL & SPIGOT OR HUBLESS CI W/ NEOPRENE GASKET FITTINGS W/ STAINLESS STEEL BANDS. SCHED 40 PVC W/ SOLVENT WELDS MAY BE USED WHERE ALLOWED BY LOCAL CODE. PVC NOT ALLOWED IN PLENUMS.

3. VALVES

4. EQUIVALENT VALVES LISTED ON CURRENT COMPARISON CHARTS OF SPECIFIED VALVE MANUFACTURERS BY MILWAUKEE, STOCKHAM, POWELL, RED-WHITE, CRANE, APPOLO, MUELLER, MUESSCO, WATTS, HAYS, ROCKWELL-NORDSTROM.

D. BALL VALVES - 2" & UNDER - BRONZE FULL PORT W/ TEFLOW SEATS, BRONZE BALL & INSULATED HANDLE.

E. BALANCING VALVES - ARMSTRONG MODEL CBV I OR CBV II, 125 PSI-WP AT 250 DEGREES F., METER CONNECTIONS W/ BUILT-IN CHECK VALVES SCREWED OR FLANGED ENDS. PROVIDE POLYURETHANE INSULATION COVER.

F. CHECK VALVES - 2" 7 SMALLER SCREWED OR SOLDER BRONZE CHECK VALVE, 200 PSI-WOG/125 PSI-WSP, TEFLON OR BRONZE DISC & SEAT RING. 2-1/2" & LARGER FLANGED, ASTM 126 IRON BODY, BRONZE TRIMMED, 200 PSI-WOG/125 PSI-WSP.

FIXTURES - SEE SCHEDULES

A. FIXTURES: AMERICAN STANDARD, KOHLER, CRANE, ZURN, TOTO
B. STAINLESS STEEL FIXTURES: ELKAY, JUST, MOEN COMMERCIAL
C. FITTINGS & SUPPORTS: JOSAM, SMITH, WADE, ZURN, OR JONESPEC.
D. SEATS: CHURCH, OLSONITE, BEMIS OR BENEKE.
E. DRINKING FOUNTAINS: HALSEY TAYLOR, ELKAY, OASIS, OR HAWS.
F. TRIM BY DELTA, ELJER, KOHLER, AMERICAN STANDARD, CRANE, SLOAN.
G. FLUSHVALVES: SLOAN, ZURN, TOTO
H. DRAINS BY WADE, ZURN, WOODFORD, SMITH, JOSAM.

EQUIPMENT - SEE SCHEDULES

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

EXECUTION

A. PROVIDE UNIONS OR FLANGED JOINTS IN EACH PIPE LINE PRECEDING CONNECTIONS TO EQUIPMENT TO ALLOW REMOVAL FOR REPAIR OR REPLACEMENT. PROVIDE ALL SCREWED & CONTROL VALVES W/ UNIONS ADJACENT TO EACH CONNECTION. PROVIDE SCREWED END VALVES W/ UNION ADJACENT TO VALVE UNLESS VALVE CAN BE OTHERWISE EASILY REMOVED FROM LINE.

B. AFTER PIPING IS IN PLACE TEST LINES TO ENSURE NO LEAKS.

C. ALL PIPING & EQUIPMENT SHALL BE SUPPORTED PROPERLY FROM STRUCTURE.

D. ESCUTCHEONS - PROVIDE NICKEL-BRASS OR CHROME PLATED ON ALL EXPOSED PIPES WHEN PASSING THRU WALL OR CEILING OF FINISHED ROOMS.

E. VERIFY FLOOR MATERIALS USED FROM ARCHITECTURAL PLANS & PROVIDE PROPER CLEANOUT TOPS, WHERE THEY OCCUR IN CARPET, QUARRY TILE, VINYL TILE OR CERAMIC TILE.

F. PROVIDE WATER HAMMER ARRESTORS FOR ALL PLUMBING BANKS W/ FIXTURES UTILIZING FLUSH VALVES IN ANY CAPACITY. LOCATE ARRESTER BETWEEN LAST TWO FIXTURES SERVED ON BRANCH LINE.

SECTION 15300 - HVAC

GENERAL

A. PROVIDE COMPLETE HVAC SYSTEM AS SHOWN ON DRAWINGS INCLUDING ALL NECESSARY EQUIPMENT, DUCTWORK, DIFFUSERS, GRILLES, & FILTERS. PROVIDE OPERATING & MAINTENANCE INSTRUCTIONS ON ALL EQUIPMENT.

B. ALL HVAC WORK SHALL BE DONE IN STRICT ACCORDANCE W/ ALL REQUIREMENTS OF LOCAL BUILDING CODE, ASHRAE, NEC, NFPA, & ALL OTHER APPLICABLE CODES HAVING JURISDICTION.

DUCTWORK

A. HVAC DUCTWORK SHALL BE GALV SHEET METAL OF GAUGES & JOINT TYPES SPECIFIED IN SMACNA MANUAL. PROVIDE TURNING VANES IN ELBOWS.
B. VOLUME DAMPERS SHALL BE MANUAL LOCKING BLADE TYPE.
C. ALL DUCTWORK MUST BE SUPPORTED PROPERLY FROM STRUCTURE.

SPECIALTIES

A. FLEXIBLE DUCTS - THERMAFLEX OR EQUAL SOUND RATED TYPE G-KM INSULATED. (DUCT W/O PUBLISHED ACOUSTICAL ATTENUATION RATINGS NOT ACCEPTABLE) TAKE OFF FITTING SHALL BE HI-EFF STYLE W/ LOCKING DAMPER. MAXIMUM LENGTH OF FLEXIBLE DUCTWORK SHALL BE 7'-0".

B. DIFFUSERS & GRILLES - SEE SCHEDULE. EQUIVALENT BY PRICE, TUTTLE & BAILEY, TITUS, MATEL-AIRE, KREUGER, NAILOR. COORDINATE COLOR, MOUNTING W/ DUCT, CEILINGS, ARCHITECT.

PIPING

A. REFRIGERANT PIPING - COPPER TUBE TYPE ACR, HARD TEMPER NITROGENIZED REFRIGERANT TUBE, ASTM B-88. TYPE L OR K. BRAZED JOINTS. INSULATE W/ ARMAFLEX IN THICKNESS PER ASHRAE 90.1. PROVIDE EXTERIOR RATED OR COATED ARMAFLEX OUTDOORS.

B. HOT WATER PIPING - SCHED 40 CARBON STEEL ASTM-A53/A106 W/ CORRESP FITTINGS. PROVIDE THREADED FITTINGS THROUGH 2-1/2", WELDED JOINTS 3" & LARGER. CONTRACTOR OPTION TO USE COPPER TYPE L. INSULATE W/ FIBERGLASS PIPE INSULATION W/ ASJ JACKET IN THICKNESS PER ASHRAE 90.1.

EQUIPMENT

A. ROOFTOP UNITS AS SCHEDULED. EQUIVALENTS BY TRANE, CARRIER, YORK, LENNOX, AAON, DAIKIN. MIN 14" ROOF CURB. PROVIDE SLOPED CURB AS REQUIRED FOR LEVEL UNIT INSTALLATION. ECONOMIZER W/ BAROMETRIC RELIEF, FIXED DRY BULB CONTROL. 2" MERV 7 FILTERS. LOUVERED HAIL GUARDS. 30 DEG LOW AMBIENT.

B. SPLIT SYSTEM AHUS, EVAPORATORS, & CONDENSING UNITS AS SCHEDULED. FACTORY ASSEMBLED INCLUDING COIL, CONDENSATE PAN, FAN MOTOR(S), FILTERS & CONTROLS IN INSULATED CASING W/ TXV. ARI RATED, UL LISTED & LABELED FOR INDOOR BLOWER COIL UNITS. HEAVY GAUGE, GALV STEEL. FILTERS & CONTROLS IN INSULATED CASING W/ TXV. ARI RATED, UL LISTED & LABELED FOR INDOOR BLOWER COIL UNITS. HEAVY GAUGE, GALV STEEL. FILTERS & CONTROLS IN INSULATED CASING W/ TXV. ARI RATED, UL LISTED & LABELED FOR INDOOR BLOWER COIL UNITS. HEAVY GAUGE, GALV STEEL. INSULATED W/ FIBERGLASS. UL & CSA ELECTRIC HEAT MODULES. HEATERS AS SCHEDULED SINGLE-POINT CONNECTION & TERMINAL STRIP CONNECTIONS. HD NI-CHROM ELEMENTS. INTEGRAL DISC SWITCH & INTERNAL FUSING. 2" MERV 7 FILTERS. MOUNT FILTER IN SLIDE RACK W/ HINGED DOOR & LATCH IN R/A DUCTWORK. CONDENSING UNIT - HEAVY GAUGE BASE, SCROLL COMPRESSOR(S). RATED SEER NOT LESS THAN 10.3. (1) YR PARTS & LABOR SYSTEM WARRANTY & ADDITIONAL 4 YR COMPRESSOR ONLY WARRANTY. ANTI-SHORT CYCLE PREVENTION CONTROLS. LOUVERED COIL HAIL GUARDS. 30 DEG LOW AMBIENT. EQUIVALENT BY TRANE, LENNOX, YORK, CARRIER, AAON, DAIKIN.

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

D. PROVIDE PROGRAMMABLE THERMOSTATS W/ STAGES OF HEATING AND COOLING AS REQUIRED BY STAGES OF HEATING AND COOLING ON SPECIFIED EQUIPMENT. SEVEN (7) DAY PROGRAMMING CAPABILITY W/ 2 OCC/UNOCC PERIODS/DAY. AUTO HEAT/COOL CHANGE OVER. LOCKING SETPOINTS TO PREVENT TAMPERING. PROVIDE W/ ALL INTERFACES TO OTHER EQUIPMENT AS REQUIRED. THERMOSTATS BY HONEYWELL, JOHNSON CONTROLS, WHITE-ROGERS, TRANE, CARRIER, AAON, LENNOX, DAIKIN, OR APPROVED EQUAL.

EXECUTION

B. COORDINATE W/ E/C TO PROVIDE ALL WIRING BETWEEN EQUIPMENT, DAMPERS, THERMOSTATS & ALL OTHER REQUIRED CONTROLS & DEVICES. PROVIDE ANY REQUIRED INTERFACES TO FIRE ALARM OR SIMILAR SYSTEMS.

C. PROVIDE GROUND-MOUNTED UNITS ON 4", REINFORCED CONCRETE BASE, 4" LARGER THAN UNIT ON EACH SIDE.

D. ROOF-MOUNTED UNITS ON EQUIPMENT SUPPORTS OR CURBS. ANCHOR UNITS TO SUPPORTS

E. PROVIDE FACTORY-AUTHORIZED SERVICE START UP ON EQUIPMENT. TRAIN OWNER'S MAINTENANCE PERSONNEL ON STARTUP, SHUTDOWN, TROUBLESHOOTING, SERVICING, PREVENTIVE MAINTENANCE.

SECTION 15900 - SYSTEM TESTING & BALANCING

A. CONTRACTOR SHALL PROCURE SERVICES OF INDEPENDENT TAB CONTRACTOR WHICH SPECIALIZES IN TAB OF HVAC SYSTEMS, TO BALANCE, ADJUST, & TEST AIR MOVING EQUIPMENT & DISTRIBUTION & EXHAUST SYSTEMS & ALL WATER FLOW CIRCUITS. WORK SHALL BE DONE UNDER ENGINEER EMPLOYED TAB. ALL INSTRUMENTS USED SHALL BE ACCURATELY CALIBRATED & MAINTAINED IN GOOD WORKING ORDER. IF REQUESTED TESTS SHALL BE CONDUCTED IN PRESENCE OF A/E RESPONSIBLE FOR PROJECT &/OR REPRESENTATIVE. TAB CONTRACTOR SHALL BE CERTIFIED BY NEBB OR AABC & ALL WORK SHALL BE PERFORMED IN ACCORDANCE W/ ORGANIZATIONS PUBLISHED PROCEDURE MANUALS.

B. TESTING & BALANCING (TAB) OF BUILDING HVAC SYSTEMS WILL BE COMPLETED NEAR END OF CONSTRUCTION. M/C HAS RESPONSIBILITY TO COOPERATE W/, MAKE ADJUSTMENTS FOR & PROVIDE EQUIPMENT NECESSARY FOR TAB CONTRACTOR TO COMPLETE JOB.

C. PRIOR TO REQUESTING TAB CONTRACTOR TO PERFORM WORK, INSTALLING CONTRACTOR SHALL MAKE ALL NECESSARY INSPECTIONS & ADJUSTMENTS TO ENSURE THAT SYSTEMS ARE COMPLETELY INSTALLED & OPERATING ACCORDING TO MANUFACTURER'S RECOMMENDATIONS & CONTRACT DOCUMENTS.

D. CHECKS SHALL BE PERFORMED ON EACH SYSTEM INSTALLED UNDER THIS CONTRACT. REPORT SHEET SHALL BE PREPARED FOR EACH SYSTEM INDICATING CHECKS MADE, CORRECTIVE ACTION TAKEN WHERE REQUIRED, DATE & NAME OF INSPECTOR. SUBMIT (1) COPY TO TAB CONTRACTOR & (1) INDICATING CHECKS MADE, CORRECTIVE ACTION TAKEN WHERE REQUIRED, DATE & NAME OF INSPECTOR. SUBMIT (1) COPY TO TAB CONTRACTOR & (1) TO A/E. TAB CONTRACTOR WILL NOT BEGIN UNTIL CHECKLIST HAS BEEN RECEIVED & REVIEWED.

E. TAB CONTRACTOR SHALL AT MINIMUM: VERIFY & INSPECT THAT SYSTEMS ARE CLEAN, FAN ROTATION, BEARINGS, CLEARANCES, ALIGNMENT, VIBRATION ISOLATORS, FILTERS, DAMPER OPERATION & POSITION, EQUIPMENT IS INSTALLED, TRANSFER OPENINGS IN WALLS, AIR LEAKS, COIL FINS/DAMAGE.

F. BALANCING CONTRACTOR SHALL PREPARE CERTIFIED REPORT OF ALL TESTS PERFORMED. REPORT SHALL BE WRITTEN ON STANDARD FORMS PREPARED BY NEBB OR AABC OR FACSIMILES THEREOF. BALANCING CONTRACTOR SHALL SUBMIT 3 COPIES OF THIS REPORT TO M/C WHO SHALL SUBMIT THEM TO A/E FOR REVIEW & DISTRIBUTION.

G. AIR HANDLING UNIT AS INSTALLED SHOWING OUTDOOR, RETURN & SUPPLY AIR CONNECTIONS, COIL & DAMPERS ARRANGEMENTS, PSYCHOMETRIC CHART ON EACH AHU, W/ COOLING COIL, SHOWING OUTDOOR RETURN, MIXED AIR TEMPS AT MINIMUM OUTDOOR AIR CONDITION, COIL LEAVING AIR CONDITION AT FULL COOLING COIL FLOW. TAB REPORT SHALL INCLUDE ALL NEBB OR AABC FORMS COMPLETED AS REQUIRED BY CERTIFICATION.

H. TAB CONTRACTOR SHALL CYCLE EACH AHU THROUGH CONTROL SEQUENCE OF OPERATION TO VERIFY PROPER OPERATION. ANY INCONSISTENCY W/ CONTRACT DOCUMENTS SHALL BE REPORTED TO A/E & TEMP CONTROL CONTRACTOR. TEMP CONTROL CONTRACTOR SHALL TAKE ACTION TO CORRECT ANY CONTROL INCONSISTENCY AS REPORTED BY TAB CONTRACTOR.

I. DURING INSTALLATION OF HVAC SYSTEMS TAB CONTRACTOR SHALL PERIODIC INSPECTION VISITS TO PROJECT SITE. PROPER PLACEMENT & INSTALLATION OF CONTROL & BALANCING DEVICES SHALL BE VERIFIED BY THESE INSPECTIONS. M/C SHALL MAKE ALL CORRECTIONS IN CONTROL & BALANCING DEVICE LOCATIONS AS REQUESTED BY TAB CONTRACTOR. FOLLOWING EACH VISIT TAB CONTRACTOR SHALL REPORT TO A/E ALL ITEMS NOTED, ACTION TAKEN & PROGRESS OF INSTALLATION.

GEN. RENOVATION NOTES

1. DISCONNECT AND REMOVE ANY EQUIPMENT, PIPING OR DUCTWORK THAT WAS INSTALLED AS PART OF THE BUILDING SHELL THAT IS NOT NEEDED OR CONFLICTS WITH THIS BUILD OUT.
2. EXISTING UNDERGROUND PIPING LOCATIONS ARE ESTIMATED BASED UPON ANTICIPATED ROUTINGS. FIELD VERIFY EXACT LOCATIONS DURING CONSTRUCTION AND PROVIDE ALL NECESSARY MODIFICATIONS.
3. SAWCUT GRADE FLOOR SLABS TO INSTALL NEW PIPING, MECHANICAL SYSTEMS, ELECTRICAL FLOOR BOXES AND ALL ASSOCIATED CONDUIT, ETC. PATCH FLOOR TO MAKE LIKE NEW AFTER INSTALLATION. TAKE CARE TO LOCATE EXISTING CONDUIT, ETC AND AVOID CUTTING EXISTING CONDUITS BY NOT OVERCUTTING SLAB DEPTH.
4. SAWCUT AND CORE DRILL OPENINGS AS REQUIRED FOR ABOVE GRADE SLAB PENETRATIONS. XRAY SLABS TO ASCERTAIN STEEL AND EXISTING CONDUIT PENETRATIONS PRIOR TO CUTTING. VERIFY OPENINGS WITH STRUCTURAL ENGINEER PRIOR TO CUTTING.
5. HOMERUN CIRCUITS TO 20 AMP, SINGLE POLE BREAKERS IN PANELBOARDS INDICATED. UTILIIZE SPARE BREAKERS MADE AVAILABLE BY DEMOLITION, IF NO SPARE BREAKER IS AVAILABLE, PROVIDE NEW BREAKER.
6. EXISTING CIRCUITING MAY BE RE-USED WHERE POSSIBLE.
7. CONCEAL NEW CIRCUITING IN WALLS WHERE POSSIBLE. FOR NEW DEVICES INSTALLED ON EXISTING SOLID WALLS, CONCEAL CIRCUITING IN WIREMOLD. COORDINATE FINISH AND GENERAL ROUTING OF WIREMOLD WITH ARCHITECT TO BE AS CONCEALLED AND/OR ROUTED IN A NEAT AND ORGANIZED CONSISTENT MANNER.

GENERAL PLUMBING NOTES

1. NO PIPING SHALL BE INSTALLED WHERE IT WILL SUBJECT TO FREEZING TEMPERATURES. PIPING IN EXTERIOR WALLS SHALL BE INSTALLED ON THE WARM SIDE OF BUILDING INSULATION, INSULATED AND THE CHASE SHALL BE VENTILATED WITH GRILLES ALLOWING INDOOR AMBIENT CONDITIONS TO CIRCULATE THROUGH THE CHASE.
2. PROVIDE CLEANOUTS IN THE FOLLOWING LOCATIONS:
   - 2.1. IN ALL HORIZONTAL DRAINS (WITHIN THE BUILDING) NOT MORE THAN 100 FEET APART.
   - 2.2. IN BUILDING SEWERS LOCATED NO MORE THAN 100 FEET APART MEASURED FROM THE UPSTREAM ENTRANCE OF THE CLEANOUT.
   - 2.3. EACH CHANGE OF DIRECTION OF THE BUILDING DRAIN OR HORIZONTAL WASTE OR SOIL LINES GREATER THAN 45 DEGREES.WHERE MORE THAN ONE CHANGE OF DIRECTION OCCURS IN A RUN OF PIPING, ONLY ONE CLEANOUT SHALL BE REQUIRED FOR EACH 40 FEET OF DEVELOPED LENGTH OF THE DRAINAGE PIPING.
   - 2.4. AT THE BASE OF EACH WASTE OR SOIL STACK.
   - 2.5. NEAR THE JUNCTION OF THE BUILDING DRAIN AND BUILDING SEWER.

GENERAL ELECTRICAL NOTES

1. COMPLETE INSTALLATION SHALL BE IN ACCORDANCE WITH THE LATEST ADOPTED VERSION OF THE NATIONAL ELECTRICAL CODE, LOCAL AND STATE CODES, AND REQUIREMENTS OF THE AHJ.
2. COORDINATE LOCATIONS OF RECEPTACLES, SWITCHES, ETC. WITH ARCHITECTURAL CASEWORK AND ELEVATIONS.
3. REFER TO MOUNTING HEIGHTS DETAIL FOR MOUNTING HEIGHTS OF ALL DEVICES NOT INDICATED OTHERWISE.
4. PROVIDE ALL EMPTY CONDUITS WITH PULL STRINGS AND BUSHED ENDS.
5. CONTRACTOR SHALL CONCEAL ALL CONDUIT, FITTINGS, AND DEVICES FROM VIEW WHERE REASONABLY POSSIBLE.

16000 - ELECTRICAL SPECIFICATIONS

SECTION 16000 - ELECTRICAL REQUIREMENTS

GENERAL REQUIREMENTS

A. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2015 EDITION OF THE INTERNATIONAL BUILDING CODE, 2017 NATIONAL ELECTRICAL CODE, NFPA, CODES AS ADOPTED BY CITY, COUNTY, STATE & ALL OTHER APPLICABLE CODES.

B. ALL MATERIALS & EQUIPMENT SHALL BE NEW & SHALL BEAR U.L. LABEL WHERE APPLICABLE. PROVIDE WATERPROOF EQUIPMENT ENCLOSURES WHERE REQUIRED.

C. OBTAIN & PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THIS WORK & SHALL MAKE ARRANGEMENTS FOR MODIFICATIONS TO ELECTRICAL CONNECTIONS TO BUILDING AS REQUIRED.

D. CONTRACTOR SHALL PROVIDE ALL LABOR & MATERIALS REQUIRED TO HAVE COMPLETE FUNCTIONING ELECTRICAL LIGHTING & POWER SYSTEMS TOGETHER W/ ALL ASSOCIATED EQUIPMENT & APPARATUS AS SHOWN ON PLANS.

E. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT SHOWN, IT SHALL BE PROVIDED AS THOUGH FULLY SHOWN & SPECIFIED.

F. CONTRACTOR SHALL VISIT SITE & OBSERVE CONDITIONS UNDER WHICH WORK WILL BE DONE. ANY DISCREPANCIES SHALL BE CALLED TO ARCHITECT'S ATTENTION. NO SUBSEQUENT ALLOWANCE WILL BE MADE IN THIS CONNECTION FOR ANY ERROR OR NEGLIGENCE ON CONTRACTOR'S PART.

G. FINAL ACCEPTANCE OF WORK SHALL BE SUBJECT TO CONDITION THAT ALL SYSTEMS, EQUIPMENT, APPARATUS & APPLIANCES OPERATE SATISFACTORILY AS DESIGNED & INTENDED. WORK SHALL INCLUDE REQUIRED ADJUSTMENT OF SYSTEMS & CONTROL EQUIPMENT INSTALLED UNDER THESE SPECIFICATIONS.

H. WARRANT TO OWNER QUALITY OF MATERIALS, EQUIPMENT, WORKMANSHIP & OPERATION OF EQUIPMENT PROVIDED UNDER THESE SPECIFICATIONS FOR ONE YEAR FROM & AFTER COMPLETION OF BUILDING & ACCEPTANCE OF MECHANICAL SYSTEMS BY OWNER.

I. ALL MATERIALS INSTALLED IN PLENUMS SHALL BE NONCOMBUSTIBLE OR HAVE FLAME/SMOKE INDEX OF NO MORE THAN 25/50 IN ACCORDANCE W/ ASTM E 84.

SECTION 16100 - CONDUIT & CONDUCTORS

A. FOLLOW CIRCUITING SHOWN ON PLANS. USE NO CONDUIT SMALLER THAN 1/2" & NO CONDUCTORS SMALLER THAN #12 GA. UNLESS NOTED OTHERWISE.

B. WIRE SHALL BE IN NON-FLEXIBLE METALLIC CONDUIT (EMT, IMC OR RMC) FOR ALL CIRCUITS AND FEEDERS GREATER THAN 30A, LIGHT SWITCH RISERS, KITCHEN CIRCUITS & HOME RUNS.

C. MC CABLE ACCEPTABLE FOR BRANCH CONVENIENCE CIRCUITS AND LIGHTING CIRCUITS. DO NOT DAISY CHAIN LIGHT FIXTURES. PROVIDE HEALTH CARE RATED MC FOR MEDICAL TREATMENT AREAS WHEN NOT IN CONDUIT.

D. LIGHTING & RECEPTACLE CIRCUIT CONDUCTORS SHALL BE COPPER THWN/THHN 600 VOLT, 75 DEG C, COLOR CODED AS DESCRIBED UNDER APPLICABLE CODES. NO ROMEX, PLASTIC FLEX TUBING ETC PERMITTED. LIGHT FIXTURE WIRE INSULATION SHALL HAVE TEMP RATING NOT LESS THAN INDIVIDUAL FIXTURE MANUF RECOMMENDED RATING.

E. CIRCUITS W/ NO. 8 OR LARGER CONDUCTORS, MOTOR CIRCUITS, POWER & FEEDER CIRCUITS & BUILDING SERVICE FEEDERS SHALL BE COPPER THWN/THHN 600 VOLT, 75 DEG C.

F. ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE. PIPE SLEEVES, HANGERS & SUPPORTS SHALL BE FURNISHED & SET & CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER & PERMANENT LOCATIONS.

SECTION 16200 - GROUNDING

A. SUPPLEMENT GROUNDED NEUTRAL OF SECONDARY DISTRIBUTION SYSTEM W/ EQUIPMENT GROUNDING SYSTEM, INSTALLED SO THAT METALLIC STRUCTURES, ENCLOSURES, RACEWAYS, JUNCTION BOXES, OUTLET BOXES, CABINETS, MACHINE FRAMES, PORTABLE EQUIPMENT & OTHER CONDUCTIVE ITEMS OPERATE CONTINUOUSLY AT GROUND POTENTIAL & PROVIDE LOW IMPEDANCE PATH FOR GROUND FAULT CURRENTS.

B. SYSTEM SHALL COMPLY W/ NATIONAL ELECTRICAL CODE, DRAWINGS & AS SPECIFIED.

C. PROVIDE EQUIPMENT GROUND BUS IN BASE OF LOW VOLTAGE, SWITCHGEAR BRAZED OR OTHERWISE ADEQUATELY CONNECTED BY AN APPROVED METHOD TO GROUND RODS.

D. PROVIDE IN CONDUIT GREEN INSULATED COPPER GROUND CONDUCTOR TO MAIN METALLIC WATER SERVICE ENTRANCE & CONNECT BY MEANS OF ADEQUATE GROUND CLAMPS.

E. EQUIPMENT GROUNDING CONDUCTORS FOR BRANCH CIRCUIT HOME RUNS SHOWN ON DRAWINGS SHALL INDICATE AN INDIVIDUAL & SEPARATE GROUND CONDUCTOR FOR THAT BRANCH CIRCUIT WHICH SHALL BE TERMINATED AT BRANCH CIRCUIT PANELBOARD, SWITCHBOARD, OR OTHER DISTRIBUTION EQUIPMENT.

F. PROVIDE LOW VOLTAGE DISTRIBUTION SYSTEM W/ SEPARATE GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR FOR EACH SINGLE OR THREE-PHASE FEEDER. SINGLE PHASE 120 VOLT BRANCH CIRCUITS FOR LIGHTING & POWER SHALL CONSIST OF PHASE & NEUTRAL CONDUCTORS & GREEN GROUND CONDUCTOR INSTALLED IN COMMON CONDUIT WHICH SHALL SERVE AS GROUNDING CONDUCTOR.

G. GROUNDING CONDUCTORS SHALL BE AS SHOWN ON PLANS OR IF NOT SPECIFICALLY SHOWN SHALL BE NO SMALLER THAN THAT REQUIRED BY NEC.

SECTION 16300 - ELECTRICAL EQUIPMENT

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

SECTION 16350 - ELECTRICAL IDENTIFICATION

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

SECTION 16400 - WIRING DEVICES

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

EXECUTION

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

SECTION 16500 - LUMINAIRES, LAMPS & BALLASTS

LUMINAIRES

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

LAMPS

A. LAMPS SHALL BE TYPE RECOMMENDED BY FIXTURE MANUF. LAMP NONE ABOVE MANUF RECOMMENDED MAX WATTAGE.
B. T-8 FLUOR - 32W, 75CRI MIN, 4100 DEG K, 2900 APPROX INITIAL LUMENS
C. T-5HO FLUOR - 54W HIGH OUTPUT, 85CRI MIN, 5000 DEG K. 5000 APPROX INITIAL LUMENS UNLESS OTHERWISE CALLED FOR IN FIXTURE SCHEDULE.
D. EQUIVALENT LAMPS BY G.E., VENTURE, PHILLIPS OR SYLVANIA.

SECTION 16700 - LOW VOLTAGE CABLING

A. PROVIDE BROADBAND RG COAXIAL CABLE FOR CABLE TELEVISION OUTLETS.
B. PROVIDE ALL NECESSARY CABLING, EQUIPMENT, BOXES, SPLITTERS, CONNECTORS, COVERS, ETC. FOR COMPLETE & OPERATIONAL SYSTEM.

EXECUTION

A. CABLING SHALL BE INSTALLED CONCEALED IN NEW & EXISTING CONSTRUCTION.
B. CABLING SHALL BE UL LISTED FOR INTENDED USE & INSTALLED IN ACCORDANCE W/ APPROPRIATE ARTICLES FROM LATEST NEC.

COORDINATION NOTES

1. COORDINATE REQUIREMENTS FOR INSTALLATION OF SYSTEMS AND EQUIPMENT WITH ALL OTHER TRADES.
2. THE CONTRACTOR SHALL COORDINATE THE ROUTING AND PATH OF ALL SYSTEMS, CONDUITS, PIPES, DUCTS, ETC WITH THE POSITION AND LAYOUT OF THE STRUCTURE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY OFFSETS, TURNS, RISES AND DROPS FOR SYSTEMS AND COMPONENTS AS NEEDED TO INSTALL THE MEP SYSTEMS TO CLEAR STRUCTURE, CEILINGS, ETC AND OTHER SYSTEMS IN POTENTIAL CONFLICT WITH ROUTING.
3. COORDINATE WORK WITH OTHER TRADES TO INSTALL SYSTEMS ABOVE CEILING HEIGHTS INDICATED ON ARCHITECTURAL PLANS.
4. CHECK SPACE REQUIREMENTS WITH OTHER TRADES AND STRUCTURE/CONSTRUCTION TO INSURE THAT ALL MATERIALS AND EQUIPMENT CAN BE INSTALLED IN THE SPACE ALLOTTED INCLUDING FINISHED SUSPENDED CEILINGS AND OTHER SPACES, CHASES, ETC WITHIN THE BUILDING. MAKE MODIFICATIONS THERETO AS REQUIRED AND APPROVED.
5. TRANSMIT TO OTHER TRADES ALL INFORMATION REQUIRED FOR WORK TO BE PROVIDED UNDER THEIR RESPECTIVE SECTIONS IN AMPLE TIME FOR INSTALLATION.
6. WHEREVER WORK INTERCONNECTS WITH WORK OF OTHER TRADES, COORDINATE WITH THOSE TRADES TO INSURE THAT ALL SUBCONTRACTORS HAVE THE INFORMATION NECESSARY SO THAT THEY MAY PROPERLY INSTALL ALL CONNECTIONS AND EQUIPMENT. IDENTIFY ALL ITEMS OF WORK THAT REQUIRE ACCESS SO THAT THE CEILING TRADE WILL KNOW WHERE TO INSTALL ACCESS DOORS AND PANELS.
7. COORDINATE, PROJECT AND SCHEDULE WORK WITH OTHER TRADES IN ACCORDANCE WITH THE CONSTRUCTION SEQUENCE.
8. DRAWINGS SHOW THE GENERAL RUNS OF CONDUITS, PIPING AND DUCTWORK AND APPROXIMATE LOCATION OF OUTLETS. ANY SIGNIFICANT CHANGES IN LOCATION OF ITEMS NECESSARY IN ORDER TO MEET FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT/ENGINEER AND RECEIVE HIS APPROVAL BEFORE SUCH ALTERATIONS ARE MADE. ALL SUCH MODIFICATIONS SHALL BE MADE WITHOUT ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION AND REPAIR OF SURFACES, AREAS AND PROPERTY THAT MAY BE DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES.
10. ADJUST LOCATION OF PIPING, DUCTWORK, ETC. TO PREVENT INTERFERENCES, BOTH ANTICIPATED AND ENCOUNTERED. DETERMINE THE EXACT ROUTE AND LOCATION OF EACH ITEM PRIOR TO FABRICATION. MAKE OFFSETS, TRANSITIONS AND CHANGES IN DIRECTION IN SYSTEMS AS REQUIRED TO MAINTAIN ADEQUATE CLEARANCES AND HEADROOM.
11. WHEREVER THE WORK IS OF SUFFICIENT COMPLEXITY, PREPARE ADDITIONAL COORDINATION DRAWINGS AND ORGANIZE ON-SITE MEETINGS WITH ALL RELATED SUBCONTRACOTRS TO COORDINATE THE WORK BETWEEN TRADES . DRAWINGS SHALL CLEARLY SHOW THE WORK AND ITS RELATION TO THE WORK OF OTHER TRADES, AND BE SUBMITTED FOR REVIEW PRIOR TO COMMENCING SHOP FABRICATION OR ERECTION IN THE FIELD.
12. COORDINATE WITH LOCAL UTILITY PROVIDERS FOR THEIR REQUIREMENTS FOR SERVICE CONNECTIONS AND PROVIDE ALL NECESSARY PAYMENTS, MATERIALS, LABOR AND TESTING TO ACCOMPLISH THE WORK.

GEN. MECHANICAL NOTES

1. ANY POWER FOR CONTROL SYSTEMS TO BE PROVIDED BY E/C IS INDICATED ON ELECTRICAL PLANS. ANY ADDITIONAL LINE VOLTAGE OR LOW VOLTAGE POWER REQUIRED BY THE M/C OR SUBCONTRACTORS TO HAVE A FULLY FUNCTIONING SYSTEM SHALL BE PROVIDED BY THE M/C CONTRACTOR OR SUBS.
2. ALL EQUIPMENT SHALL BE ADEQUATELY AND PROPERLY SUPPORTED AND FASTENED FROM STRUCTURE.
3. ALL EQUIPMENT AND ACCESSORIES INSTALLED IN CONCEALED SPACES REQUIRING ACCESS SHALL BE PROVIDED WITH ACCESS DOORS MEETING ANY FIRE REQUIREMENTS OF THE WALL/CEILING THEY ARE INSTALLED.
4. EACH AIR HANDLING UNIT OVER 2000CFM SHALL BE PROVIDED WITH A SMOKE DETECTOR TO SHUT DOWN THE UNIT PER IMC 606 AS REQUIRED BY AHJ. COORDINATE WITH OTHER TRADES.
5. START UP AND ADJUST ALL EQUIPMENT AND VERIFY ALL MECHANICAL SYSTEMS IN OPERATE IN ACCORDANCE WITH THEIR INTENDED PURPOSES. SUBMIT BALANCE AND START UP REPORTS TO THE A/E. REFER TO SPECIFICATIONS FOR ANY ADDITIONAL REQUIREMENTS.

ABBREVIATIONS

A/E	ARCHITECT / ENGINEER	G/C	GENERAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR	GFCI	GROUND FAULT CIRCUIT INTERUPTER
AFG	ABOVE FINISHED GRADE	GPM	GALLONS PER MINUTE
AG	ABOVE GRADE	HD	HOT DECK
AHJ	AUTHORITY HAVING JURISDICTION	HTG	HEATING
AHU	AIR HANDLING UNIT	IG	ISOLATED GROUND
ARCH	ARCHITECT	JB	JUNCTION BOX
BFP	BACKFLOW PREVENTER	LED	LIGHT EMITTING DIODE
BG	BELOW GRADE	LWT	LEAVING WATER TEMPERATURE
BLDG	BUILDING	M/C	MECHANICAL CONTRACTOR
BMS	BUILDING MANAGEMENT SYSTEM	MA	MIXED AIR
C	CONDUIT	MAU	MAKE UP AIR UNIT
CLG	COOLING	MCB	MAIN CIRCUIT BREAKER
CM	COORDINATE MOUNTING HEIGHT	MECH	MECHANICAL
CO	CLEAN OUT	MLO	MAIN LUGS ONLY
CTE	CONNECT TO EXISTING	NFA	NET FREE AREA
DCVA	DOUBLE CHECK VALVE ASSEMBLY	NL	NIGHT LIGHT
DCW	DOMESTIC COLD WATER	OA	OUTSIDE AIR
DDC	DIRECT DIGITAL CONTROLS	ORD	OVERFLOW ROOF DRAIN
DF	DRINKING FOUNTAIN	P/C	PLUMBING CONTRACTOR
DHW	DOMESTIC HOT WATER	PSI	POUNDS PER SQUARE INCH
DHWR	DOMESTIC HOT WATER RETURN	PVC	POLYVINYLCHLORIDE
DIA	DIAMETER	RA	RETURN AIR
DN	DOWN	RE/REF	REFER / REFERENCE
E/C	ELECTRICAL CONTRACTOR	RF	RELIEF FAN
EA	EXHAUST AIR	RL	RELOCATED ITEM
EDF	ELECTRIC DRINKING FOUNTAIN	RR	RESTROOM
ELEV	ELEVATION	SA	SUPPLY AIR
EM	EMERGENCY FIXTURE/DEVICE	SPD	SURGE PROTECTIVE DEVICE
EWT	ENTERING WATER TEMPERATURE	ST	SHUNT TRIP
EX	EXISTING ITEM	TA	TRANSFER AIR
FFA	FROM FLOOR ABOVE	TFA	TO FLOOR ABOVE
FFB	FROM FLOOR BELOW	TFB	TO FLOOR BELOW
FFCO	FINISHED FLOOR CLEAN OUT	TP	TAMPERPROOF
FGCO	FLUSH GRADE CLEAN OUT	TYP	TYPICAL
FL	FLOW LINE	UNO	UNLESS NOTED OTHERWISE
FLR	FLOOR	VRF	VARIABLE REFRIGERANT FLOW
FP	FIRE PROTECTION	VTR	VENT THROUGH ROOF
FPM	FEET PER MINUTE	WG	WIRE GUARD
FWCO	FLUSH WALL CLEAN OUT	WP	WEATHERPROOF
G	GROUND / GANG		

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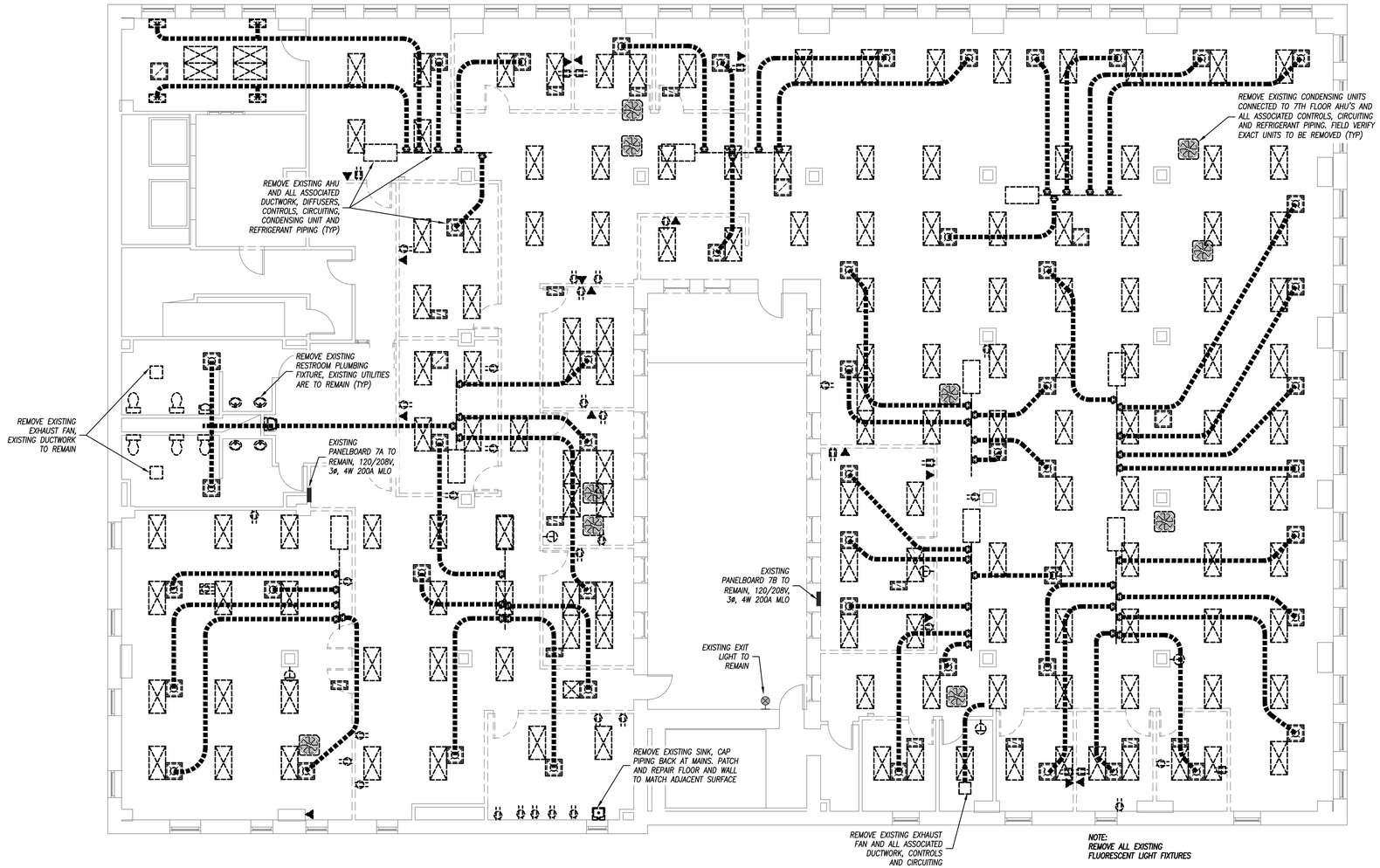
TENANT IMPROVEMENTS FOR:
MEDICAID FRAUD CONTROL UNIT
MILLS BUILDING, TOPEKA, KANSAS

SUBMISSION DATES
PERMIT SET 1-29-2021

SHEET TITLE
SPECIFICATIONS AND SYMBOL SCHEDULES

PROJECT NUMBER
200145

SHEET NUMBER
MEP-101



MEP DEMO PLAN

1/8" = 1'-0"

FIRE SPRINKLER NOTES:

1. EXISTING SPACE HAS A FIRE SPRINKLER SYSTEM. AN APPROVED FIRE SPRINKLER CONTRACTOR TO VERIFY EXACT SPACING AND LAYOUT. RELOCATE EXISTING SPRINKLER HEADS AND EXTEND SPRINKLER PIPING AS REQUIRED FOR COMPLETE COVERAGE. CONTRACTOR TO FIELD VERIFY EXACT REQUIREMENTS.
2. THE FIRE SPRINKLER SYSTEM MUST BE INSTALLED AND COMPLY WITH NFPA, LATEST EDITION, THE LIFE SAFETY CODE, AND THE INTERNATIONAL FIRE CODE.
3. SUBMIT PLANS AND SUBMITTALS TO THE FIRE MARSHAL. THE SYSTEM SHALL BE INSPECTED FOR COMPLIANCE BY THE FIRE INSPECTOR.

DEMO NOTES:

1. REMOVE ALL PIPING, WIRING, AND CONDUIT THAT BECOMES UNNECESSARY AS A RESULT OF THIS WORK. PROVIDE FOR CONTINUITY OF ALL REMAINING SYSTEMS AND CIRCUITS. ALL WORK SHOWN DASHED IS TO BE DEMOLISHED. MAINTAIN ALL EXISTING DEVICES, EQUIPMENT, ASSOCIATED CIRCUITS ETC, SHOWN AS EXISTING TO REMAIN OR OTHERWISE UNRELATED TO THE SCOPE OF THE PROJECT IN WORKING ORDER.
2. COORDINATE ALL DEMOLITION WORK WITH OWNER. THE OWNER RESERVES THE RIGHT OF FIRST REFUSAL FOR ALL ITEMS SCHEDULED TO BE REMOVED. ALL ITEMS NOT WANTED BY THE OWNER SHALL BE REMOVED FROM THE OWNER'S PROPERTY AND LEGALLY DISCARDED.
3. CUT AND PATCH THE EXISTING WALLS, FLOORS, AND CEILINGS TO MATCH THE EXISTING SURFACES AS REQUIRED FOR NEW WORK.
4. COORDINATE ALL POWER OUTAGES FOR PART OR ALL OF THIS BUILDING WITH THE OWNER, POWER OUTAGES SHALL BE KEPT TO A MINIMUM AND TAKE PLACE AT A TIME APPROVED BY THE OWNER. ALL ELECTRICAL DEMOLITION WORK IS NOT SHOWN. CONTRACTOR SHALL DISCONNECT AND REMOVE ALL ELECTRICAL DEVICES, EQUIPMENT, ETC. AND ALL ASSOCIATED CONDUIT AND WIRING NOT REQUIRED TO REMAIN.
5. NOTES AND DRAWINGS ARE BASED UPON A FIELD EXAMINATION OF THE SITE AND MAY NOT INDICATE ALL ITEMS. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE SITE AND THE SCOPE OF WORK FOR THE CONTRACT PRIOR TO BID. ANY EXISTING CONDITION WHICH IS APPARENT OR COULD BE REASONABLY INFERRED FROM A VISIT TO THE SITE SHALL NOT BE THE BASIS FOR A CHANGE IN THE CONTRACT AMOUNT.
6. REMOVE ALL MISCELLANEOUS CONDUITS, PIPES, ETC, THOUGH NOT SPECIFICALLY SHOWN ON PLAN, THAT ARE EITHER UNUSED OR WILL BECOME UNUSED DUE DEMOLITION ACTIVITIES, IN ORDER TO PROVIDE A "CLEAN" SPACE FOR THE OWNER.
7. PROTECT ALL EXISTING SURFACES AND EQUIPMENT DURING CONSTRUCTION. EXISTING ITEMS TO REMAIN SHALL BE ADEQUATELY PROTECTED FROM DEMOLITION AND NEW CONSTRUCTION WORK, AS REQUIRED. ANY ITEMS DAMAGED OR MARRED SHALL BE ADEQUATELY CLEANED OR REPLACED TO THE OWNERS SATISFACTION TO ORIGINAL CONDITION BEFORE CONSTRUCTION.
8. PATCH ANY HOLES IN WALLS, FLOORS, OR STRUCTURE CREATED BY REMOVAL OF DUCTWORK, PIPES, ETC.

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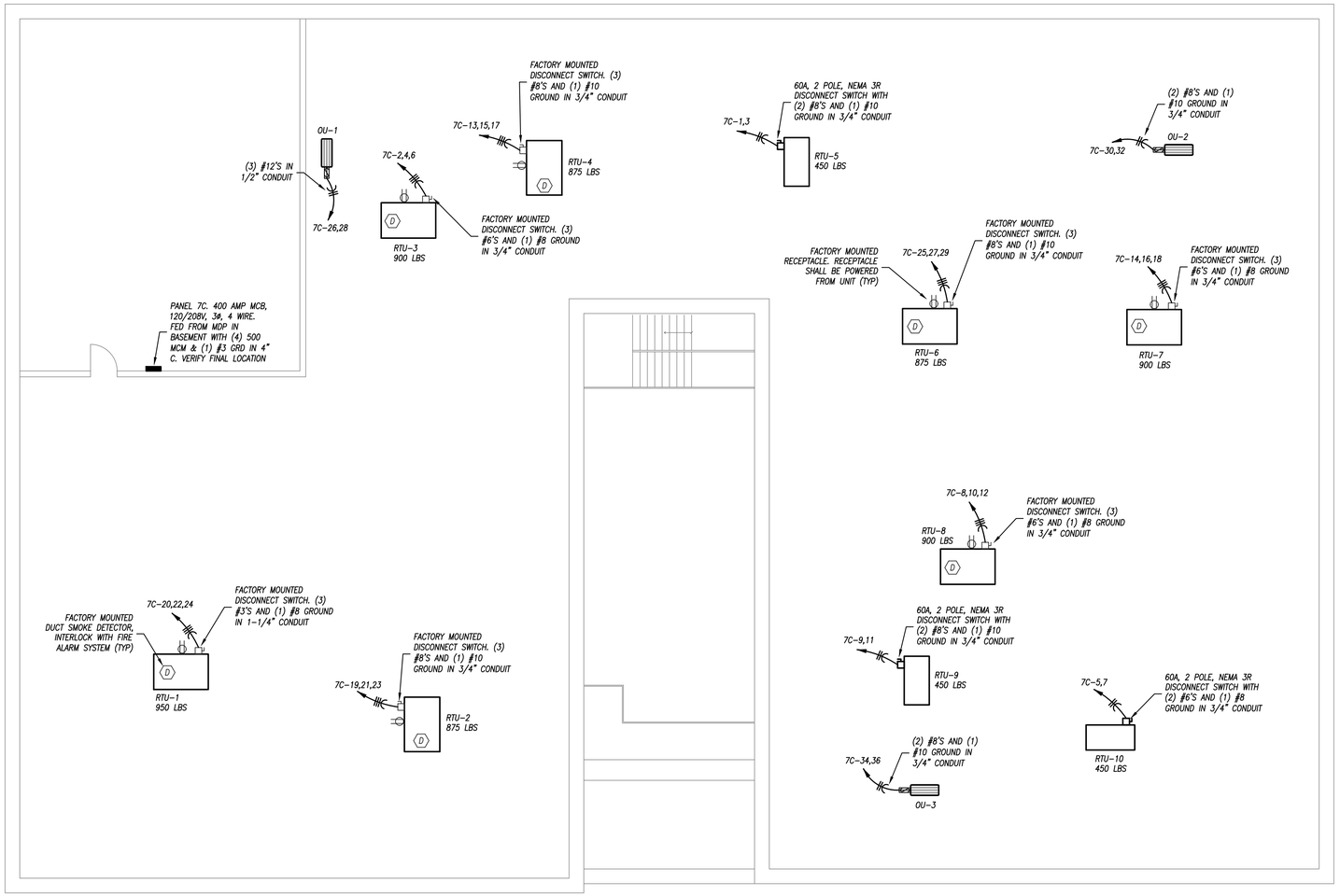
MILLS BUILDING, TOPEKA, KANSAS

SUBMISSION DATES
PERMIT SET 1-29-2021

SHEET TITLE
MEP DEMO PLAN

PROJECT NUMBER
200145

SHEET NUMBER
MEP-102



MEP ROOF PLAN

1/8" = 1'-0"

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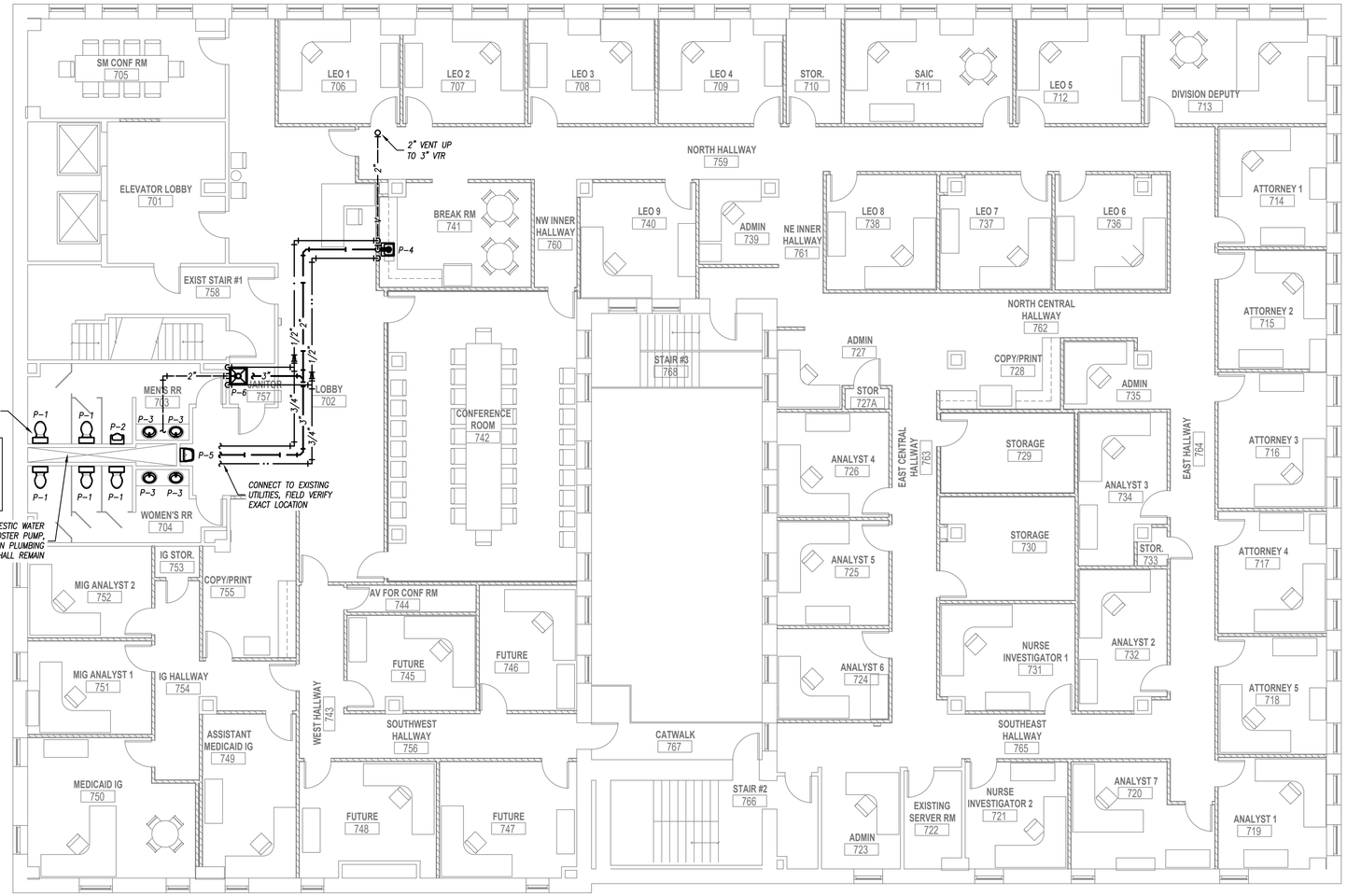
SUBMISSION DATES
PERMIT SET 1-29-2021

SHEET TITLE
MEP ROOF PLAN

PROJECT NUMBER
200145

SHEET NUMBER
MEP-103



REPLACE EXISTING PLUMBING FIXTURES, RECONNECT TO EXISTING UTILITIES (TYP)

NOTE:
THE OWNER STATES THERE IS A LEAK COMING FROM THIS PLUMBING CHASE AND IS DRIPPING DOWN TO THE 5TH FLOOR CONFERENCE ROOM BELOW. PLUMBING CONTRACTOR TO INVESTIGATE AND REPAIR LEAK.

EXISTING DOMESTIC WATER PRESSURE BOOSTER PUMP, LOCATED IN PLUMBING CHASE, SHALL REMAIN

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FLOOR PLAN - PLUMBING

1/8" = 1'-0"

PLUMBING FIXTURE SCHEDULE

PLAN MARK	FIXTURE MODEL	FIXTURE DESCRIPTION	FITTINGS MODEL	FITTINGS DESCRIPTION	PIPE SIZES WASTE	VENT	DCW	DHW
P-1	AMERICAN STANDARD 209AA137 LEFT HAND 209AA138 RIGHT HAND	ADA COMPLIANT WATER CLOSET: FLUSH TANK, WHITE ELONGATED BOWL, BACK OUTLET, 1.28 GALLON SIPHON JET FLUSHING SYSTEM, 2-1/16" TRAP DIAMETER, WITH POLISHED CHROME FLUSH HANDLE MOUNTED ON WIDE SIDE OF RESTROOM STALL, WITH HANDLE STOP VALVE AND METAL FLEXIBLE WATER RISER	CHURCH 9500C	SEAT: WHITE, SOLID PLASTIC, OPEN FRONT, ELONGATED	4"	2"	1/2"	--
P-2	AMERICAN STANDARD 6590.001	ADA COMPLIANT URINAL: WHITE WALL HUNG URINAL 0.5 GALLON SIPHON JET FLUSHING ACTION. MOUNT FIXTURE RIM AT 17" ABOVE FLOOR WITH FLOOR MOUNTED, HEAVY DUTY TUBULAR STEEL SUPPORT CARRIER	SLOAN 186-0.5	EXPOSED URINAL FLUSH VALVE: CHROME PLATED 0.5 GALLON FLUSH, WITH WALL AND SPUD FLANGES. MOUNT HANDLE AT 43" ABOVE FLOOR ON WIDE SIDE OF RESTROOM STALL	2"	2"	1"	--
P-3	AMERICAN STANDARD 0476.028	ADA COMPLIANT LAVATORY: WHITE COUNTER TOP MOUNTED 20" X 17" SELF RIMMING BASIN WITH FAUCET HOLES ON 4" CENTERS. PROVIDE HANDLE STOP VALVES AND FLEXIBLE METAL WATER RISERS	AMERICAN STANDARD 2175.504 WATTS LFMMV-M1	FAUCET: 4" CENTERSET, CHROME FINISH WITH 4" METAL LEVER HANDLE, 1/2" CONNECTIONS, 1.5 GPM MAX FLOWRATE. CHROME PLATED BRASS GRID DRAIN, TAILPIECE, AND P-TRAP INSULATE THE TAILPIECE, P-TRAP, AND WATER RISERS THERMOSTATIC MIXING VALVE: BRONZE BODY THERMOSTATIC MIXING VALVE WITH 1/2" CONNECTIONS, FILTER WASHERS, CHECK VALVES AND LOCKABLE ADJUSTMENT CAP. MOUNT IN AN ACCESSIBLE LOCATION BELOW LAVATORY.	2"	2"	1/2"	1/2"
P-4	ELKAY LR-1722	SINGLE COMPARTMENT SINK: SEAMLESS 18 GAUGE, TYPE 302 STAINLESS STEEL, SATIN FINISH WITH FULL UNDERCOAT, HOLES 4" ON CENTERS, 7 1/2" BOWL DEPTH, SELF RIMMING, PROVIDE HANDLE STOP VALVES AND FLEXIBLE METAL WATER RISERS	AMERICAN STANDARD 7500.140	CENTERSET GOOSENECK FAUCET WITH METAL LEVER HANDLES, 1/2" CONNECTIONS, POLISHED CHROME FINISH WITH BASKET STRAINER AND DRAIN, CHROME PLATED BRASS TAILPIECE AND P-TRAP, INSULATE THE TAILPIECE, P-TRAP, AND WATER RISERS	2"	2"	1/2"	1/2"
P-5	HALSEY-TAYLOR HTHB-HACBPPV-NF	ADA COMPLIANT ELECTRIC WATER COOLER AND BOTTLE FILLING STATION: 8 GPH OF 50 DEGREE WATER WITH FRONT AND SIDE PUSHBARS, MOUNT WITH 27" OF KNEE CLEARANCE, MOUNT ON CONCEALED ARM CARRIER			2"	2"	1/2"	--
P-6	FIAT MSB-2424	JANITORS SINK: WHITE 24"X24"X10" ONE PIECE MOLDED STONE MOP BASIN, WITH STAINLESS STEEL DRAIN BODY WITH 3" WASTE WITH STAINLESS STEEL WALL GUARDS	FIAT 830-AA	CHROME PLATED BRASS WALL MOUNTED FAUCET WITH VACUUM BREAKER, INTEGRAL STOPS, ADJUSTABLE WALL BRACE, PAIL HOOK, 3/4" HOSE THREAD SPOUT, INDEXED HANDLES, WITH 5 FOOT HOSE AND BRACKET, MOP HANGER AND HOSE RACK	3"	2"	1/2"	1/2"

PIPING MATERIAL & INSULATION SCHEDULE

PIPING SYSTEM	SIZE	TYPE/SCHED	MATERIAL	ACCEPTABLE FITTINGS	FIELD TEST PRESSURE/TIME	ALLOWABLE IN PLENUMS	INSULATION TYPE	INSULATION THICKNESS
DOMESTIC COLD WATER	1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2"
DOMESTIC HOT WATER & HW RETURN	1/2"-2-1/2"	L	COPPER	SOLDER, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1"
DOM. HOT & COLD BELOW GRADE	1/2"-1-1/4"	K	COPPER	CONTINUOUS TUBING, BRAZED	130 PSI - 1/2HR	YES	ELASTOMERIC	3/4" (HOT ONLY)
DOMESTIC COLD WATER	3"-6"	L	COPPER	BRAZED, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2"
DOMESTIC HOT WATER	3"-6"	L	COPPER	BRAZED, PRO-PRESS	130 PSI - 1/2HR	YES	FIBERGLASS W/ ASJ	1-1/2"
SOIL & WASTE ABOVE GRADE	1-1/2"-6"	NO HUB / SERVICE WT.	CAST IRON	NO HUB	10 FT - 1/2HR	YES	----	----
SOIL & WASTE ABOVE GRADE	2"-8"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	----	----
SOIL & WASTE BELOW GRADE	2"-8"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	----	----
CONDENSATE DRAIN ON ROOF	3/4"-2"	SCH. 40	PVC	SOLVENT JOINED	10 FT - 1/2HR	NO	----	----
CONDENSATE DRAIN INTERIOR	1/2"-2"	L	COPPER	SOLDER, PRO-PRESS	10 FT - 1/2HR	YES	FIBERGLASS W/ ASJ	1/2" (PLENUM ONLY)
FIRE SERVICE BELOW GRADE	4"-8"	AWWA C151	DUCTILE IRON	AWWA C111. MECH JOINTS	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	4"-8"	AWWA C151	DUCTILE IRON	AWWA C111. MECH JOINTS	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	1"-3"	K	COPPER	CONTINUOUS TUBING, BRAZED	130 PSI - 1/2HR	YES	----	----
DOM. WATER SERVICE BELOW GRADE	1"-3"	DR 9	HDPE	CONTINUOUS TUBING, FUSED	130 PSI - 1/2HR	NO	----	----

NOTES
1. ALL PIPING AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
2. ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 - 2007 REQUIREMENTS AT A MINIMUM.
3. REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION.

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TENANT IMPROVEMENTS FOR: MEDICAID FRAUD CONTROL UNIT

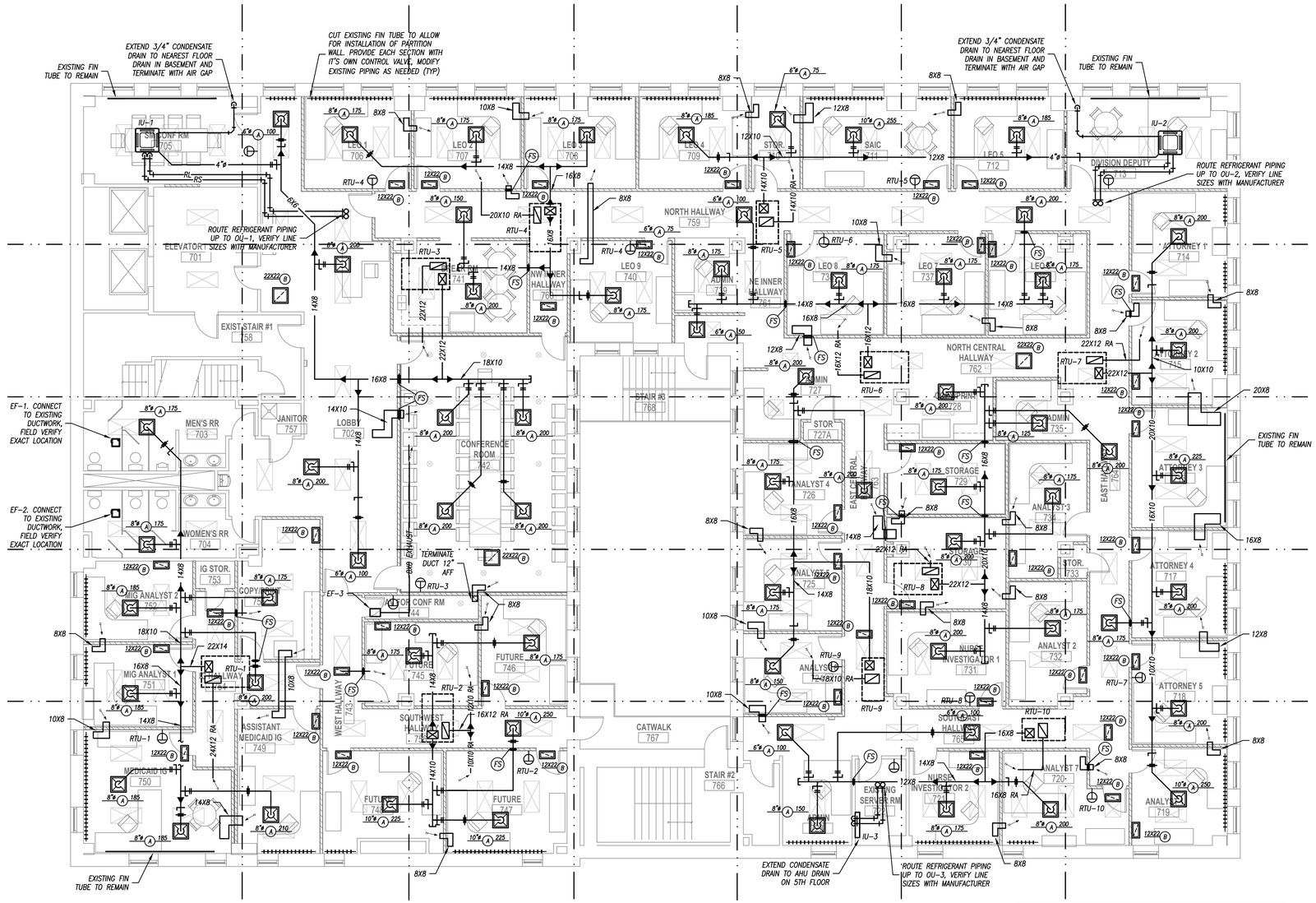
MILLS BUILDING, TOPEKA, KANSAS

SUBMISSION DATES
PERMIT SET 1-29-2021

SHEET TITLE
PLUMBING PLAN
SEVENTH FLOOR

PROJECT NUMBER
200145

SHEET NUMBER
P-101



FLOOR PLAN - HVAC

1/8" = 1'-0"

HVAC NOTES:

1. DUCT RUNOUTS TO DIFFUSERS SHALL BE THE SAME SIZE AS THE DIFFUSER NECK.
2. NO COMBUSTIBLE MATERIALS ARE ALLOWED IN THE RETURN AIR PLENUM.
3. ROOF TOP UNIT CONTROLS SHALL INTERFACE WITH EXISTING BUILDING MANAGEMENT SYSTEM, COORDINATE WITH JOHNSON CONTROLS.

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HVAC PLAN
SEVENTH FLOOR

PROJECT NUMBER
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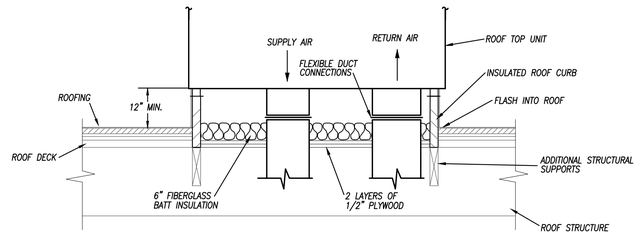
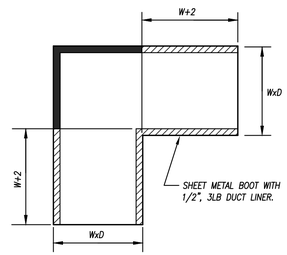


ROOF TOP UNIT MOUNTING DETAIL

NO SCALE



TRANSFER BOOT DETAIL

NOT TO SCALE

DUCTWORK INSULATION SCHEDULE

DUCT				INSULATION			
PURPOSE	DUTY	LOCATION	STYLE	MATERIAL	APPLICATION	THICKNESS	NOTES
SUPPLY	MEDIUM PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1"	---
		CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2?	---
		EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1"	---
		EXPOSED	ROUND	MINERAL FIBER	WRAPPED	1-1/2?	---
	LOW PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2?	---
		CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2?	---
		EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2?	---
		EXPOSED	ROUND	FIBERGLASS	LINED	1/2?	---
	ALL	UNCONDITIONED ATTICS	ALL	MINERAL FIBER	WRAPPED	1-1/2?	1
		EXTERIOR	ALL	FLEXIBLE ELASTOMERIC	WRAPPED	2"	---
RETURN	LOW PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2?	---
		CONCEALED	ROUND	MINERAL FIBER	WRAPPED	1-1/2?	---
		EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2?	---
		EXPOSED	ROUND	FIBERGLASS	LINED	1/2?	---
		RETURN/TRANSFER BOOTS	RECTANGULAR	FIBERGLASS	LINED	1/2?	---
	ALL	UNCONDITIONED ATTICS	ALL	MINERAL FIBER	WRAPPED	1-1/2?	1
		EXTERIOR	ALL	FLEXIBLE ELASTOMERIC	WRAPPED	2"	---
EXHAUST	LOW PRESSURE/VELOCITY	CONCEALED	RECTANGULAR	FIBERGLASS	LINED	1/2?	---
		CONCEALED	ROUND	FIBERGLASS	LINED	1/2?	2
		EXPOSED	RECTANGULAR	FIBERGLASS	LINED	1/2?	---
		EXPOSED	ROUND	FIBERGLASS	LINED	1/2?	2
	GREASE HOOD EXHAUST	ALL	ALL	2 HOUR UL LISTED FIRE RATED WRAP SYSTEM			---
	DISHWASHER EXHAUST	ALL	ALL	NONE			---
OUTSIDE AIR	ALL	CONCEALED OR MECH. SPACE	RECTANGULAR	MINERAL FIBER	WRAPPED	1-1/2?	---
		CONCEALED OR MECH. SPACE	ROUND	MINERAL FIBER	WRAPPED	1-1/2?	---
		EXPOSED (NON MECH SPACE)	RECTANGULAR	RIGID FIBERGLASS BD.	WRAPPED	1"	3
		EXPOSED (NON MECH SPACE)	ROUND	RIGID FIBERGLASS BD.	WRAPPED	1"	3
SUPPLY & RETURN DUCTS FROM UNITS > 4000CFM		CONCEALED	ALL	SOUND LAGGING WRAP (SEE SPECIFICAITONS)			1,4

NOTES:
1. IN ADDITION TO OTHER SCHEDULED INSULATION.
2. PROVIDE LINER ONLY WITHIN 10' OF FAN FOR ACCOUSTICS.
3. THICKNESS SHALL ENCAPSULATE DUCT CONSTRUCTION.
4. INSTALL FROM UNIT DISCHARGE TO FIRST DUCT ELBOW, THEN 10' FURTHER. NOT REQUIRED INSIDE CHASES OR MECHANICAL ROOMS, BUT SHALL BE INSTALLED ON REMAINING DUCTWORK WHEN 10' DIMENSION FALLS OUTSIDE ROOM.

GENERAL REMARKS (APPLICABLE TO ALL TYPES):
1) ALL DUCTWORK, INSULATION AND MATERIALS IN PLENUMS MUST MEET ASTM E84 FLAME/SMOKE RATING OF 25/50.
2) ALL INSULATION THICKNESSES SHALL MEET ASHRAE 90.1 – 2010 REQUIREMENTS AT A MINIMUM.
3) REFER TO SPECIFICATIONS FOR MORE DETAILED INFORMATION FOR INSULATION PRODUCTS AND SYSTEMS.

ROOF TOP UNIT SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	SIZE	COOLING CAPACITY	CFM	OA CFM	HEATING CAPACITY	EXTERNAL STATIC	ELECTRICAL	REMARKS
RTU-1	DAIKIN	DBH0603C020AXAACHLDXXX	5 TON	54,362 BTHU	1750	200	20 KW	0.7"	208 V., 3 PH, 90 AMP	1,2,3
RTU-2	DAIKIN	DBH0363C005AXAACHLDXXX	3 TON	33,400 BTHU	1050	100	5 KW	0.7"	208 V., 3 PH, 45 AMP	1,2,3
RTU-3	DAIKIN	DBH0483C010AXAACHLDXXX	4 TON	44,365 BTHU	1450	140	10 KW	0.7"	208 V., 3 PH, 60 AMP	1,2,3
RTU-4	DAIKIN	DBH0363C005AXAACHLDXXX	3 TON	33,400 BTHU	1050	100	5 KW	0.7"	208 V., 3 PH, 45 AMP	1,2,3
RTU-5	DAIKIN	DP14HH2441A	2 TON	24,000 BTHU	725	80	4.8 KW	0.5"	208 V., 1 PH, 50 AMP	1,2
RTU-6	DAIKIN	DBH0363C005AXAACHLDXXX	3 TON	33,400 BTHU	1050	100	5 KW	0.7"	208 V., 3 PH, 45 AMP	1,2,3
RTU-7	DAIKIN	DBH0483C010AXAACHLDXXX	4 TON	44,365 BTHU	1450	140	10 KW	0.7"	208 V., 3 PH, 60 AMP	1,2,3
RTU-8	DAIKIN	DBH0483C010AXAACHLDXXX	4 TON	44,365 BTHU	1450	140	10 KW	0.7"	208 V., 3 PH, 60 AMP	1,2,3
RTU-9	DAIKIN	DP14HH3041A	2.5 TON	28,400 BTHU	900	80	4.8 KW	0.7"	208 V., 1 PH, 50 AMP	1,2
RTU-10	DAIKIN	DP14HH2441A	2 TON	24,000 BTHU	725	80	4.8 KW	0.5"	208 V., 1 PH, 50 AMP	1,2

NOTES LEGEND

1. PROVIDE SLOPED ROOF CURB, DISCONNECT SWITCH, ECONOMIZER, HAIL GUARDS AND DUCT MOUNTED C02 SENSOR.
2. ROOF TOP UNIT CONTROLS SHALL INTERFACE WITH EXISTING BUILDING MANAGEMENT SYSTEM, COORDINATE WITH JOHNSON CONTROLS.
3. PROVIDE WITH UNIT POWERED CONVENIENCE RECEPTACLE, FACTORY MOUNTED DUCT SMOKE DETECTOR

MINI-SPLIT DUCTLESS SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	NOMINAL SIZE	MAX CFM	ENTERING AIR DRY/WET	COOLING MBH	HEATING MBH @ 17°F	ELECTRICAL	MOCP AMPS	MIN CIRCUIT AMPS	DISCONNECT	NOTES
IU-1/OU-1	DAIKIN	FCQ18TAVJU/RZQ18TAVJUA	1.5 TON	742	80/67	18.0	12.0	208/240V, 1ø	20	16.5	YES	1,3
IU-2/OU-2	DAIKIN	FCQ18TAVJU/RZQ18TAVJUA	1.5 TON	742	80/67	12.0	12.0	208/240V, 1ø	20	16.5	YES	1,3
IU-3/OU-3	DAIKIN	FAQ24TAVJU/RZR24TAVJUA	2.0 TON	635	80/67	24.0	--	208/240V, 1ø	20	16.5	YES	1,2,3,4

NOTES LEGEND

1. PROVIDE WIRED REMOTE THERMOSTAT.
2. PROVIDE ALL NEEDED ACCESSORIES FOR A COMPLETE INSTALLATION WITH LOW AMBIENT COOLING DOWN TO 0 DEG AMBIENT.
3. VERIFY EXACT REFRIGERANT LINE SIZES WITH MANUFACTURER.
4. PROVIDE WITH CONDENSATE PUMP.

EXHAUST FAN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	MOUNTING	SERVICE	CFM	STATIC PRESSURE	ELECTRICAL	DRIVE	DISCONNECT	DAMPER	NOTES
EF-1	GREENHECK	SP-A250	CEILING	EXHAUST	225	1/4"	83 WATTS, 120V, 1 PHASE	DIRECT	YES	BACKDRAFT	
EF-2	GREENHECK	SP-A250	CEILING	EXHAUST	225	1/4"	83 WATTS, 120V, 1 PHASE	DIRECT	YES	BACKDRAFT	
EF-3	GREENHECK	SQ-90-VG	SUSPENDED	EXHAUST	150	1/8"	1/10 HP, 120V, 1 PHASE	DIRECT	YES	NONE	1

NOTES:
1. PROVIDE WITH THERMOSTAT.

GRILLE, REGISTER & DIFFUSER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	SERVICE	MOUNT TYPE	VOLUME DAMPER	MATERIAL	MATERIAL COLOR	NOTES
A	PRICE	SPD	SUPPLY	GRID	NO	STEEL	WHITE	
B	PRICE	535-0	RETURN	GRID	NO	STEEL	WHITE	

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TENANT IMPROVEMENTS FOR: MEDICAID FRAUD CONTROL UNIT

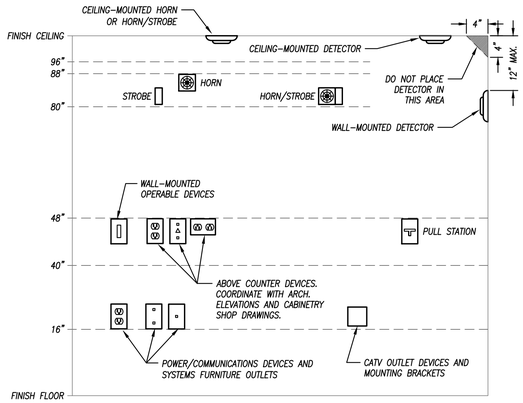
MILLS BUILDING, TOPEKA, KANSAS

SUBMISSION DATES
PERMIT SET 1-29-2021

SHEET TITLE
HVAC SCHEDULES AND DETAILS

PROJECT NUMBER
200145

SHEET NUMBER
M-102



GENERAL NOTES:
1. MOUNTING HEIGHTS SHOWN IN THIS DETAIL ARE TYPICAL UNLESS OTHERWISE NOTED ON THE PLANS.
2. SEE ARCHITECTURAL ELEVATIONS FOR SPECIAL CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
3. ALL INSTALLATIONS SHALL COMPLY WITH ADA.

VISUAL FIRE ALARM NOTIFICATION DEVICES (STROBE)
LOCATE DEVICE SO THE BOTTOM OF THE DEVICE IS BETWEEN 80" AND 96" A.F.F. (NFPA) OR 6" BELOW CEILING, WHICHEVER IS LOWER (ADA 2010).

AUDIBLE FIRE ALARM NOTIFICATION DEVICES (HORN)
LOCATE DEVICE SO THAT THE TOP OF UNIT IS NOT MORE THAN 90" A.F.F. AND NOT LESS THAN 6" BELOW CEILING (NFPA)

FIRE ALARM ACTIVATION DEVICES (PULL STATION)
LOCATE FRONT-APPROACH DEVICES SO THAT THE HIGHEST OPERABLE PORTION OF THE DEVICE IS NOT MORE THAN 48" A.F.F (ADA 2010) AND NOT LESS THAN 42" A.F.F. (NFPA).

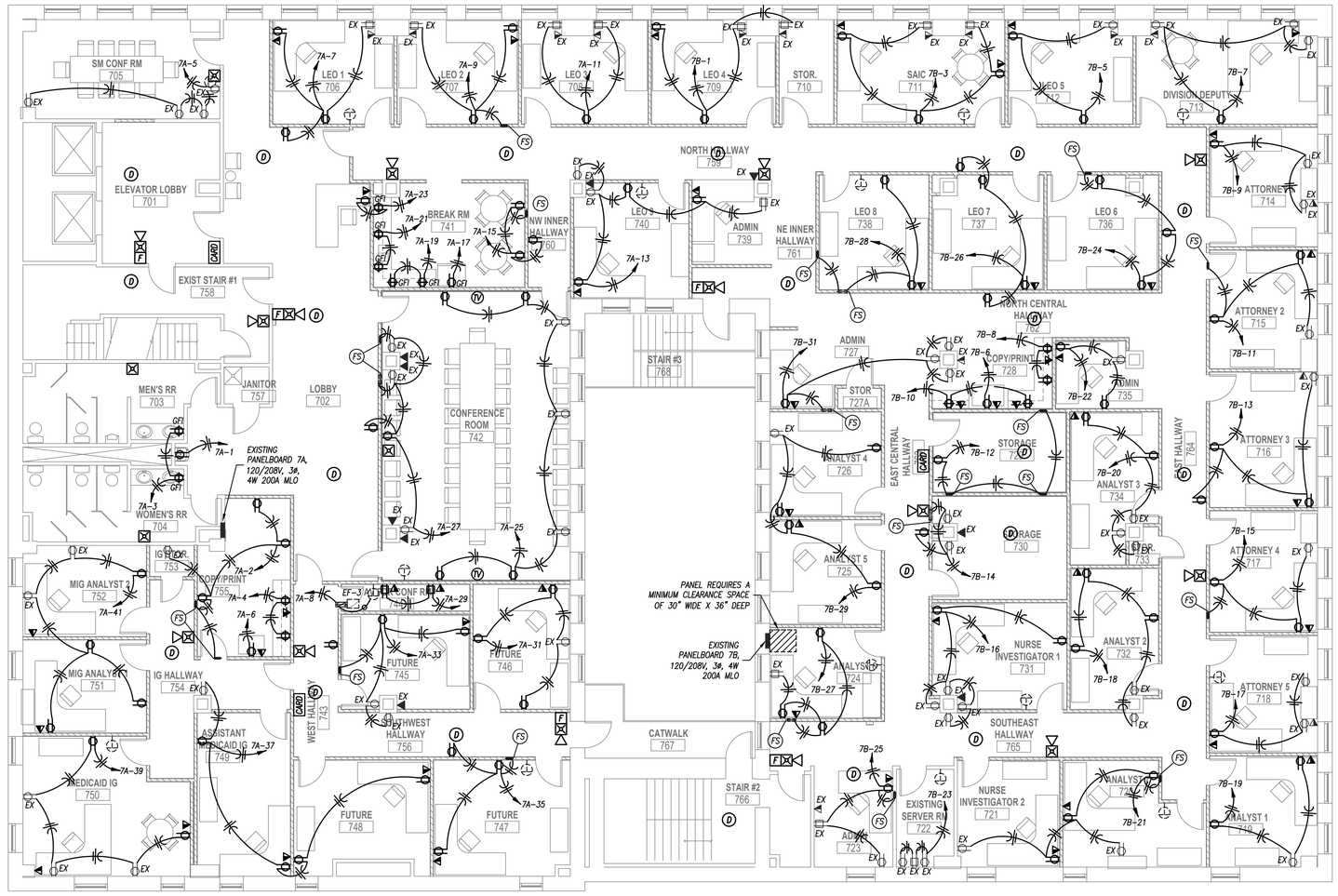
POWER/COMMUNICATION DEVICES:
OUTLETS SHALL BE LOCATED AT 16" A.F.F. TO THE BOTTOM OF THE BOX. ABOVE COUNTER DEVICES SHALL BE LOCATED AT 2" ABOVE THE BACKSPLASH OF THE COUNTER TO THE BOTTOM OF THE DEVICES. VERIFY WITH ARCHITECTURAL DETAILS.

WALL-MOUNTED OPERABLE DEVICES:
OPERABLE DEVICES SHALL BE LOCATED AT 48" A.F.F. TO THE TOP OF THE OPERABLE PORTION OF THE DEVICE.

WALL-MOUNTED OPERABLE DEVICES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
LIGHT SWITCHES, DIMMERS, CONTROLS, ETC.
PUSH BUTTONS
NURSE/PATIENT CALL DEVICES (INLUDING THOSE FOR STAFF USE)
OTHER CONTROL OR "CALL" DEVICES

MOUNTING HEIGHTS FOR WALL-MOUNTED DEVICES

NOT TO SCALE



FLOOR PLAN - POWER

1/8" = 1'-0"

FIRE ALARM SYMBOL LIST

SOME SYMBOLS AND ABBREVIATIONS ON THIS LEGEND MAY NOT BE USED

	HOME RUN (2 #12, 1 #12 G UNLESS NOTED OTHERWISE)	F	MANUAL PULL STATION
	INDICATES 2 PHASE, 1 NEUTRAL, AND 1 GROUND CONDUCTOR	D	CEILING SMOKE DETECTOR
	DUPLEX RECEPTACLE.	D	DUCT SMOKE DETECTOR
EX WP	EXISTING WEATHER PROOF	H	HEAT DETECTOR
FACP	FIRE ALARM CONTROL PANEL		STROBE LIGHT
FAAP	FIRE ALARM ANNUNCIATOR		HORN
ARA	AREA OF RESCUE CALL STATION		COMBINATION HORN/STROBE
ARAM	AREA OF RESCUE MASTER STATION	ML	MAG LOCK
DH	ELECTRO/MAGNETIC DOOR HOLD OPEN	TS WF	FIRE ALARM/SPRINKLER TAMPER AND FLOW SWITCHES

FIRE ALARM NOTES: CITY OF TOPEKA

1. THE FIRE ALARM SYSTEM MUST BE INSTALLED AND COMPLY WITH NFPA 72, 2002 EDITION, THE LIFE SAFETY CODE, AND THE INTERNATIONAL FIRE CODE.
2. SUBMIT PLANS, SUBMITTALS, AND BATTERY CALCULATIONS TO THE FIRE MARSHAL
3. WIRING OF THE SYSTEM IS TO BE INSPECTED FOR COMPLIANCE WITH THE NATIONAL ELECTRIC CODE (NEC) BY THE CITY ELECTRICAL INSPECTOR DURING INSTALLATION. THE FIRE DEPARTMENT WILL VERIFY COMPLIANCE WITH THE ELECTRICAL INSPECTOR. CALL CITY OF TOPEKA FIELD SERVICES (785-368-3905) TO COORDINATE THAT INSPECTION.
4. IF DUCT DETECTORS ARE INSTALLED, THEY ARE TO BE REVIEWED, APPROVED, AND ACCEPTED BY THE MECHANICAL INSPECTION DIVISION OF FIELD SERVICES (785-368- 3905). THE FIRE DEPARTMENT DOES REQUIRE THAT DUCT DETECTORS INITIATE A SUPERVISORY SIGNAL AND NOT INITIATE A GENERAL ALARM ON THE FIRE ALARM SYSTEM. CALL CITY OF TOPEKA FIELD SERVICES (785-368-3905) TO COORDINATE THE MECHANICAL INSPECTION.
5. ACCESS AND EGRESS CONTROL DEVICES HAVE CODE REQUIREMENTS, AND ARE REQUIRED TO MEET APPROVAL OF THE BUILDING AND FIRE DEPARTMENTS WHETHER INSTALLED UNDER THE SCOPE OF THE PROJECT, OR BY THE OWNER. SPECIFICATIONS AND DETAILS OF OPERATION ARE TO BE REVIEWED BY THE BUILDING AND FIRE DEPARTMENTS BEFORE INSTALLATION. A CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL ACCESS CONTROL DEVICES HAVE BEEN APPROVED AND TESTED FOR APPROVED AND PROPER FUNCTIONS.
6. FIRE PROTECTION SYSTEMS SHALL ADHERE TO THE ENGINEERED DRAWINGS, MANUFACTURER'S REQUIREMENTS/LISTINGS, AND THE APPROPRIATE CODES AND STANDARDS.
7. THE COMPLETED SYSTEM SHALL BE PRE-TESTED BY THE RESPONSIBLE CONTRACTOR AND IN PROPER AND COMPLIANT WORKING CONDITION BEFORE A TEST IS WITNESSED BY THE FIRE INSPECTOR. PRE-TEST DOCUMENTATION INCLUDING DB LEVELS FOR ALL OCCUPIED AREAS SHALL BE SUBMITTED AND APPROVED BEFORE FINAL TEST.
8. THE RESPONSIBLE CONTRACTOR SHALL LEAVE AS BUILT PLANS, THE NFPA 72 RECORD OF COMPLETION DOCUMENTATION, AND THE FINAL TEST REPORT AT THE FACILITY VERIFYING THAT THE INSTALLED FIRE PROTECTION SYSTEM IS IN PROPER AND COMPLIANT WORKING CONDITION.

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TENANT IMPROVEMENTS FOR: MEDICAID FRAUD CONTROL UNIT

MILLS BUILDING, TOPEKA, KANSAS

SUBMISSION DATES
PERMIT SET 1-29-2021

SHEET TITLE
POWER PLAN AND SPECIAL SYSTEMS PLAN
SEVENTH FLOOR

PROJECT NUMBER
200145

SHEET NUMBER
E-101

SINGLE-SECTION PANELBOARD SCHEDULE

PANEL DESIGNATION: **EXG 7A**

MOUNTING: *RECESSED*
LOCATION: *COPY/PRINT (ROOM 755)*

MAIN LUG AMPS: *225*
MAIN BREAKER: *M.L.O.*
VOLTAGE: *208/120*
PHASE/WIRE: *3Ø, 4W*

DESCRIPTION	PHASE A	PHASE B	PHASE C	C/B TRIP	C/B POLE	CIRCUIT #		C/B POLE	C/B TRIP	PHASE A	PHASE B	PHASE C	DESCRIPTION
DRINKING FOUNTAIN*	1000			20	1	1	2	1	–	–			SPACE
REC–RESTROOMS		400		20	1	3	4	1	–		–		SPACE
REC–SM CONF RM			800	20	1	5	6	1	–			–	SPACE
REC–LEO 1	1000			20	1	7	8	1	–	–			SPACE
REC–LEO 2		1000		20	1	9	10	1	30		2500		EXISTING WATER HEATER
REC–LEO 3			1000	20	1	11	12	1	20			1370	LIGHTING
REC–LEO 9	1200			20	1	13	14	1	20	1380			LIGHTING
REC–BREAK ROOM		800		20	1	15	16	1	20		–		SPARE
REFRIGERATOR			1000	20	1	17	18	1	20			1000	EXISTING ELEVATOR LIGHTS
REC–BREAK ROOM	400			20	1	19	20	1	20	1200			REC–COPY/PRINT
REC–BREAK ROOM		400		20	1	21	22	1	20		400		REC–COPY/PRINT
REC–BREAK ROOM			400	20	1	23	24	1	20			1000	COPIER
REC–CONFERENCE ROOM	1400			20	1	25	26	1	15	500			EF–3
REC–CONFERENCE ROOM		1400		20	1	27	28	1	20		–		SPARE
REC–AV FOR CONF RM			800	20	1	29	30	1	20			–	SPARE
REC–FUTURE	1000			20	1	31	32	1	20	–			SPARE
REC–FUTURE		800		20	1	33	34	1	20		–		SPARE
REC–FUTURE			800	20	1	35	36	1	20			–	SPARE
REC–ASSISTNAT MEDICAID IG	1000			20	1	37	38	1	20	–			SPARE
REC–MEDICAID IG		1000		20	1	39	40	1	–		–		SPACE
REC–MIG ANALYST			1200	20	1	41	42	1	–			–	SPACE
TOTALS	7000	5800	6000							3080	2900	3370	TOTALS

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	3,750	1.25	4,688
RECEPTACLES	21,400	10KVA + 50% REST	15,700
MOTORS	500	1.25 x LARGEST + SUM OF REST	625
AIR CONDITIONING	0	1.00	0
SPACE HEATING	0	0.00	0
HEAT PUMP	0	1.00	0
CONTINUOUS	2,500	1.25	3,125
NON-CONTINUOUS	0	1.00	0
MISC. LOADS 1	0	1.00	0
		SIZING LOAD:	24,138
		SIZING LOAD (AMPS):	67

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	10,080	83.9
B	8,700	72.4
C	9,370	78.0
TOTALS	28,150	78.1

REMARKS:
1. THIS IS AN EXISTING PANEL TO REMAIN.

* PROVIDE GFI BREAKER

SINGLE-SECTION PANELBOARD SCHEDULE

PANEL DESIGNATION: **EXG 7B**

MOUNTING: *RECESSED*
LOCATION: *ANALYST 6 (ROOM 724)*

MAIN LUG AMPS: *225*
MAIN BREAKER: *M.L.O.*
VOLTAGE: *208/120*
PHASE/WIRE: *3Ø, 4W*

DESCRIPTION	PHASE A	PHASE B	PHASE C	C/B TRIP	C/B POLE	CIRCUIT #		C/B POLE	C/B TRIP	PHASE A	PHASE B	PHASE C	DESCRIPTION
REC–LEO 4	1200			20	1	1	2	1	–	–			SPACE
REC–SAIC		1400		20	1	3	4	1	–		–		SPACE
REC–LED 5			600	20	1	5	6	1	20			1000	COPIER
REC–DIVISION DEPUTY	800			20	1	7	8	1	20	400			REC–COPY/PRINT
REC–ATTORNEY 1		600		20	1	9	10	1	20		400		REC–COPY/PRINT
REC–ATTORNEY 2			800	20	1	11	12	1	20			800	REC–STORAGE
REC–ATTORNEY 3	800			20	1	13	14	1	20	800			REC–STORAGE
REC–ATTORNEY 4		800		20	1	15	16	1	20		1200		REC–NURSE INVESTIGATOR 1
REC–ATTORNEY 5			600	20	1	17	18	1	20			1000	REC–ANALYST 2
REC–ANALYST 1	600			20	1	19	20	1	20	1000			REC–ANALYST 3
REC–ANALYST 7		1200		20	1	21	22	1	20		600		REC–ADMIN
REC–SERVER RM			800	20	1	23	24	1	20			800	REC–LEO 6
REC–ADMIN	1000			20	1	25	26	1	20	800			REC–LEO 7
REC–ANALYST 6		1200		20	1	27	28	1	20		800		REC–LEO 8
REC–ANALYST 5, 4			1000	20	1	29	30	1	20			1440	LIGHTING
REC–ADMIN	1000			20	1	31	32	1	20	1480			LIGHTING
SPARE		–		20	1	33	34	1	20		1490		LIGHTING
SPARE			–	20	1	35	36	1	–			–	SPACE
SPACE	–			–	1	37	38	1	–	–			SPACE
SPACE		–		–	1	39	40	1	–		–		SPACE
SPARE			–	20	1	41	42	1	–			–	SPACE
TOTALS	5400	5200	3800							4480	4490	5040	TOTALS

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	4,410	1.25	5,513
RECEPTACLES	24,000	10KVA + 50% REST	17,000
MOTORS	0	1.25 x LARGEST + SUM OF REST	0
AIR CONDITIONING	0	1.00	0
SPACE HEATING	0	0.00	0
HEAT PUMP	0	1.00	0
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	0	1.00	0
MISC. LOADS 1	0	1.00	0
		SIZING LOAD:	22,513
		SIZING LOAD (AMPS):	62

CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	9,880	82.3
B	9,690	80.7
C	8,840	73.6
TOTALS	28,410	78.9

REMARKS:
1. THIS IS AN EXISTING PANEL TO REMAIN.

SINGLE-SECTION PANELBOARD SCHEDULE

PANEL DESIGNATION: **7C**

MOUNTING: *SURFACE*
LOCATION: *ROOF*

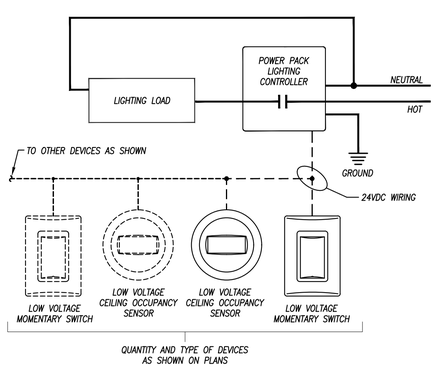
MAIN LUG AMPS: *400*
MAIN BREAKER: *400*
VOLTAGE: *208/120*
PHASE/WIRE: *3Ø, 4W*
SCCR RATING (AIC): *22,000*

DESCRIPTION	PHASE A	PHASE B	PHASE C	C/B TRIP	C/B POLE	CIRCUIT #		C/B POLE	C/B TRIP	PHASE A	PHASE B	PHASE C	DESCRIPTION
RTU–5	2980			50	2	1	2	3	60	3075			RTU–3
*		2980		–	–	3	4	–	–		3075		*
RTU–10			2980	50	2	5	6	–	–			3075	*
*	2980			–	–	7	8	3	60	3075			RTU–8
RTU–9		2980		50	2	9	10	–	–		3075		*
*			2980	–	–	11	12	–	–			3075	*
RTU–4	1850			45	3	13	14	3	60	3075			RTU–7
*		1850		–	–	15	16	–	–		3075		*
*			1850	–	–	17	18	–	–			3075	*
RTU–2	1850			45	3	19	20	3	90	5560			RTU–1
*		1850		–	–	21	22	–	–		5560		*
*			1850	–	–	23	24	–	–			5560	*
RTU–6	1850			45	3	25	26	2	20	1920			OU–1
*		1850		–	–	27	28	–	–		1920		*
*			1850	–	–	29	30	2	20			1920	OU–2
SPARE	–			20	1	31	32	–	–	1920			*
SPARE		–		20	1	33	34	2	20		1920		OU–3
SPARE			–	20	1	35	36	1	–			1920	*
SPACE	–			–	1	37	38	1	20	–			SPARE
SPACE		–		–	1	39	40	1	20		–		SPARE
SPACE			–	–	1	41	42	1	20			–	SPARE
TOTALS	11510	11510	11510							18625	18625	18625	TOTALS

PANELBOARD SIZING LOAD			
LOAD DESCRIPTION	CONNECTED	DEMAND	CODE MIN. (VA)
LIGHTS	0	1.25	0
RECEPTACLES	0	10KVA + 50% REST	0
MOTORS	0	1.25 x LARGEST + SUM OF REST	0
AIR CONDITIONING	0	0.00	0
SPACE HEATING	90,405	1.00	90,405
HEAT PUMP	0	1.00	0
CONTINUOUS	0	1.25	0
NON-CONTINUOUS	0	1.00	0
MISC. LOADS 1	0	1.00	0
		SIZING LOAD:	90,405
		SIZING LOAD (AMPS):	251

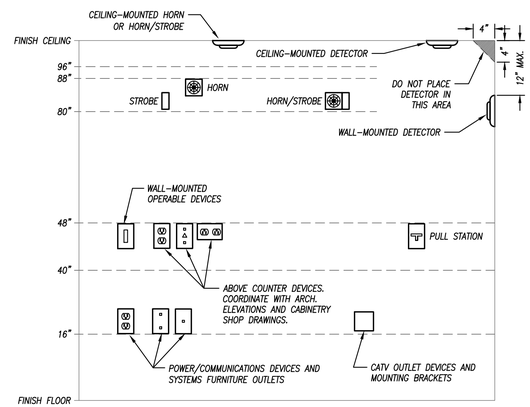
CONNECTED PHASE LOADS		
PHASE	VA	AMPS
A	30,135	250.9
B	30,135	250.9
C	30,135	250.9
TOTALS	90,405	250.9

REMARKS:
1. CUTLER HAMMER POW–R–LINE 1A OR EQUAL.



TYPICAL LIGHTING CONTROL SCHEMATIC WIRING DIAGRAM

NOT TO SCALE



GENERAL NOTES:
1. MOUNTING HEIGHTS SHOWN IN THIS DETAIL ARE TYPICAL UNLESS OTHERWISE NOTED ON THE PLANS.
2. SEE ARCHITECTURAL ELEVATIONS FOR SPECIAL CONDITIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS.
3. ALL INSTALLATIONS SHALL COMPLY WITH ADA.

VISUAL FIRE ALARM NOTIFICATION DEVICES (STROBE)
LOCATE DEVICE SO THE BOTTOM OF THE DEVICE IS BETWEEN 80" AND 96" A.F.F. (NFPA) OR 6" BELOW CEILING, WHICHEVER IS LOWER (ADA 2010).

AUDIBLE FIRE ALARM NOTIFICATION DEVICES (HORN)
LOCATE DEVICE SO THAT THE TOP OF UNIT IS NOT MORE THAN 90" A.F.F. AND NOT LESS THAN 6" BELOW CEILING (NFPA)

FIRE ALARM ACTIVATION DEVICES (PULL STATION)
LOCATE FRONT–APPROACH DEVICES SO THAT THE HIGHEST OPERABLE PORTION OF THE DEVICE IS NOT MORE THAN 48" A.F.F (ADA 2010) AND NOT LESS THAN 42" A.F.F. (NFPA).

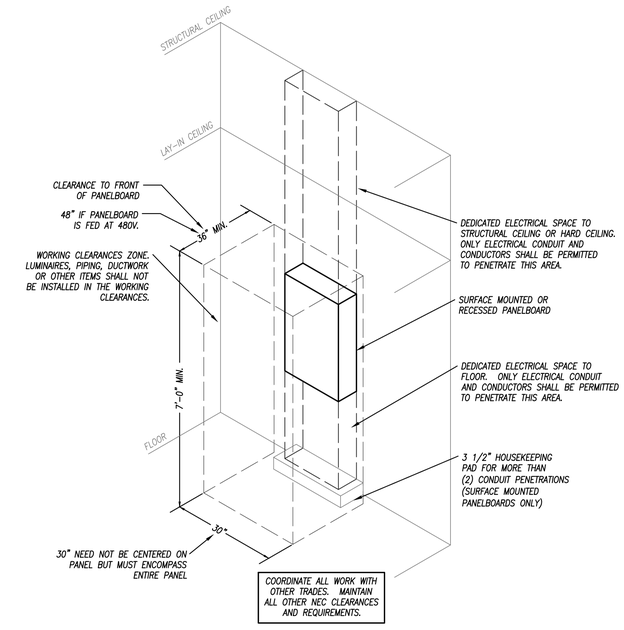
POWER/COMMUNICATION DEVICES:
OUTLETS SHALL BE LOCATED AT 16" A.F.F. TO THE BOTTOM OF THE BOX. ABOVE COUNTER DEVICES SHALL BE LOCATED AT 2" ABOVE THE BACKSPLASH OF THE COUNTER TO THE BOTTOM OF THE DEVICES. VERIFY WITH ARCHITECTURAL DETAILS.

WALL–MOUNTED OPERABLE DEVICES:
OPERABLE DEVICES SHALL BE LOCATED AT 48" A.F.F. TO THE TOP OF THE OPERABLE PORTION OF THE DEVICE.

WALL–MOUNTED OPERABLE DEVICES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
- LIGHT SWITCHES, DIMMERS, CONTROLS, ETC.
- PUSH BUTTONS
- NURSE/PATIENT CALL DEVICES (INLUDING THOSE FOR STAFF USE)
- OTHER CONTROL OR "CALL" DEVICES

MOUNTING HEIGHTS FOR WALL-MOUNTED DEVICES

NOT TO SCALE



TYPICAL PANELBOARD INSTALLATION DETAIL

NOT TO SCALE

pkmr ENGINEERS
PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
2933 SW WOODSIDE DR., SUITE C TOPEKA, KS 66614
785.273.2447 WWW.PKMRENG.COM
20-260

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7519
500 north broadway, suite 200
oklahoma city, ok 73102
phone: 405.231.3105
fax: 405.231.3115

SCOTT W. MCKINLEY
LICENSED
15159
1/29/21
KANSAS
PROFESSIONAL ENGINEER

TENANT IMPROVEMENTS FOR: MEDICAID FRAUD CONTROL UNIT

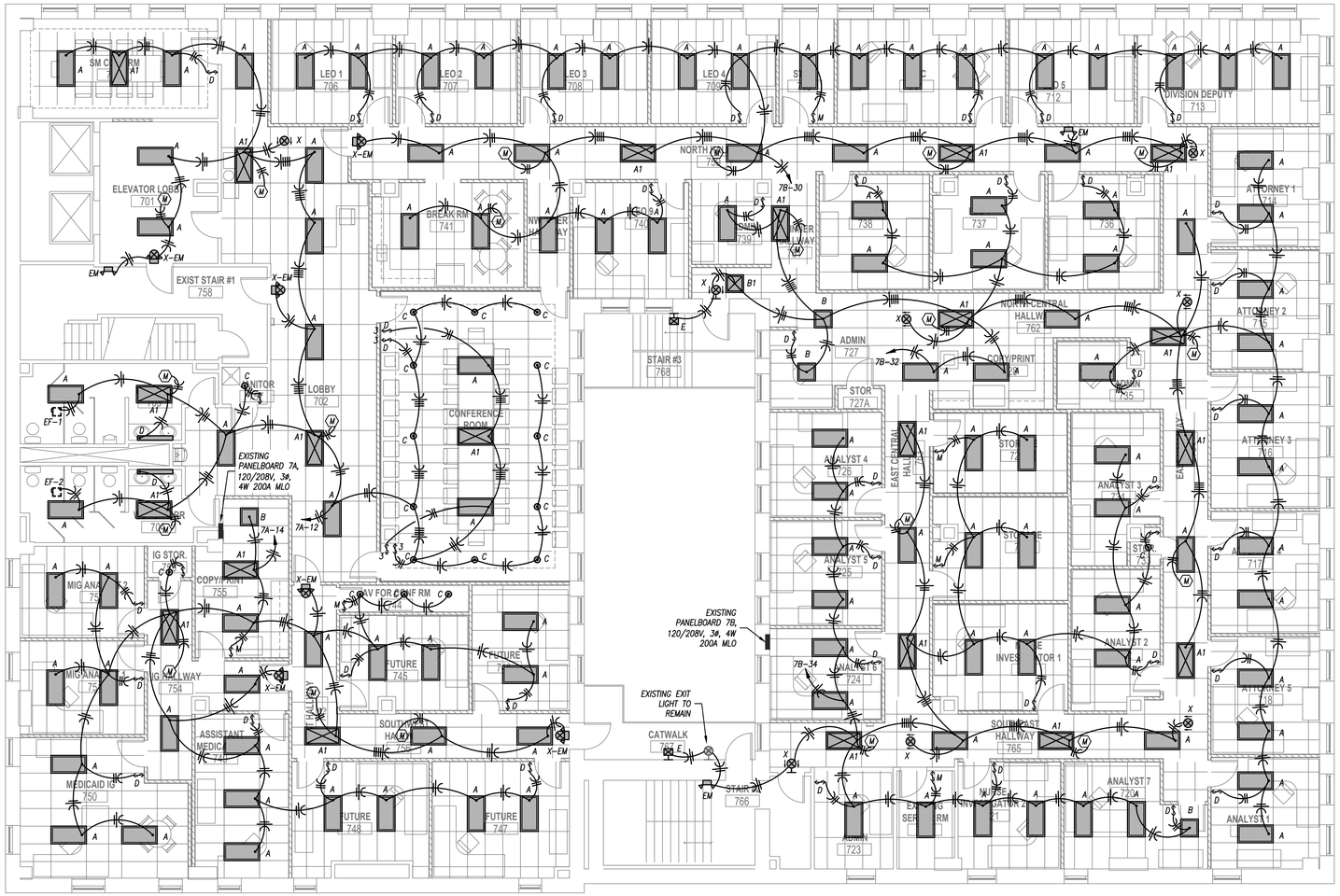
MILLS BUILDING, TOPEKA, KANSAS

SUBMISSION DATES
PERMIT SET 1-29-2021

SHEET TITLE
ELECTRICAL SCHEDULES AND DETAILS

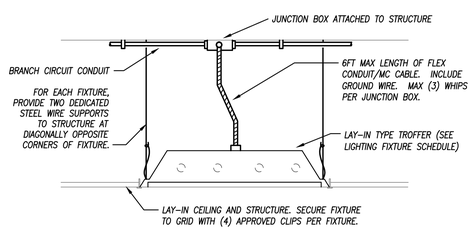
PROJECT NUMBER
200145

SHEET NUMBER
E-102



FLOOR PLAN - LIGHTING

1/8" = 1'-0"



TYPICAL TROFFER SUPPORT AND WIRING

NOT TO SCALE

LIGHT FIXTURE SCHEDULE

PLAN MARK	MANUFACTURER	MODEL	SIZE	MOUNTING	FINISH	MIN LUMEN/MAX WATTS	CRI/CCT	NOTES
A	COLUMBIA LIGHTING	LZPT24-35MLG-LSRS-EDU	2X4	RECESSED	WHITE	4,900 LUMENS/48 WATTS	82/3500K	1
A1	COLUMBIA LIGHTING	LZPT24-35MLG-LSRS-EDU-ELL14	2X4	RECESSED	WHITE	4,900 LUMENS/48 WATTS	82/3500K	1,2
B	COLUMBIA LIGHTING	LZPT22-35LWG-LSRS-EDU	2X2	RECESSED	WHITE	2,600 LUMENS/26 WATTS	82/3500K	1
B1	COLUMBIA LIGHTING	LZPT22-35LWG-LSRS-EDU-ELL14	2X2	RECESSED	WHITE	2,600 LUMENS/26 WATTS	82/3500K	1,2
C	PHILIPS	S7R-835K-10-Z10U	7"ø	SURFACE	WHITE	1,000 LUMENS/14 WATTS	80/3500K	1
D	WILLIAMS	WMA-4-L40/835-AF-CT-DIM-120	4'	SURFACE WALL	WHITE	4,000 LUMENS/30 WATTS	80/3500K	1
E	LUMARK	XTOR6B-Y-WT-PC1-CBP		SURFACE WALL	WHITE	5,611 LUMENS/58 WATTS	80/3500K	3,4
EM	MULE LIGHTING	MRDR-6-12-W		SURFACE WALL	WHITE	LED	--	4
X	MULE LIGHTING	MXBRU		SURFACE WALL/CEILING	WHITE	LED	--	4
X-EM	MULE LIGHTING	AL1RWW		SURFACE WALL/CEILING	WHITE	LED/LED	--	4

NOTES LEGEND

1. PROVIDE DIMMABLE LED DRIVER UNIVERSAL VOLTAGE
2. PROVIDE EMERGENCY BATTERY MINIMUM OF 1000 LUMENS FOR 90 MINUTES
3. PROVIDE WET LOCATION RATED FIXTURE.
4. PROVIDE EMERGENCY BATTERY.

pkmr ENGINEERS
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SCOTT W. MCKINLEY
LICENSED
15159
1/29/21
KANSAS
PROFESSIONAL ENGINEER

TENANT IMPROVEMENTS FOR: MEDICAID FRAUD CONTROL UNIT

MILLS BUILDING, TOPEKA, KANSAS

SUBMISSION DATES
PERMIT SET 1-29-2021

SHEET TITLE
LIGHTING PLAN
SEVENTH FLOOR

PROJECT NUMBER
200145

SHEET NUMBER
E-201

Ultrawall® Demountable Wall System

e2Walls
Permanent Walls That Move®

PRODUCT

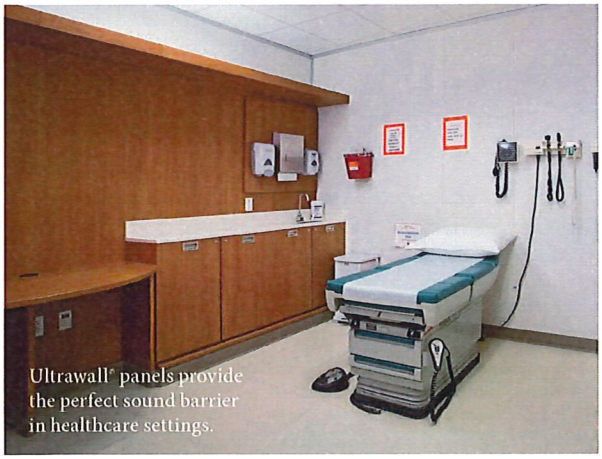
Ultrawall® panels in a complete office installation can be easily reconfigured as your needs change.

Ultrawall®

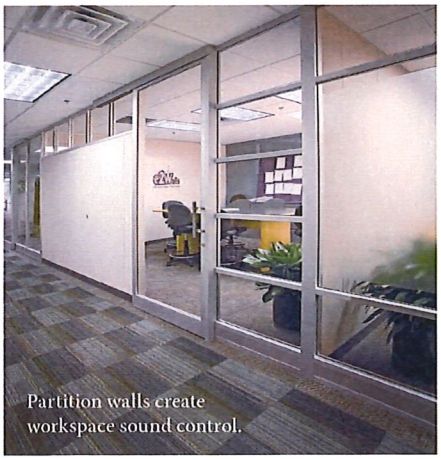
For executive or managerial offices and healthcare settings that require greater privacy, the Ultrawall® system is the perfect sound barrier. Yet even with its superior performance, the system is both affordable and aesthetically pleasing.

- 24" wide, pre-kerfed, pre-decorated ¾" Type X USG gypsum panels
- Vinyl finishes and contemporary fabrics accommodate most design requirements
- Incorporates full-height glass, chair rail, clerestory, glass sidelights, pass-through openings and hinged and sliding doors
- STC rating of 42-47
- One-hour fire rating

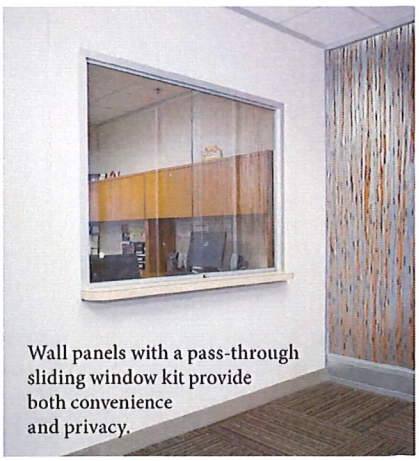
Black trim on these offices was selected to match the existing ceiling grid.



Ultrawall® panels provide the perfect sound barrier in healthcare settings.



Partition walls create workspace sound control.



Wall panels with a pass-through sliding window kit provide both convenience and privacy.

March 11, 2021

CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR21-05 **by: Knox Cocktail Lounge**

Project Address: 114 SW 6th Avenue, Columbian Building
Property Classification: Listed on the *Register of Historic Kansas Places*, and the *National Register of Historic Places*
Standards: Secretary of the Interior's Standards for Rehabilitation
Attachments: Site Plan [ ] **Elevations** [ ] **Arch./Const. Plans** [X] **Pictures** [X]

PROPOSAL: This proposal is to accommodate the remodeling of the lower level of the western half of the building, transitioning the use of this space from office to a commercial/restaurant use. The project proposes the removal of three non-historic walls to accommodate space within the dining area, the installation of tract-lighting, and necessary ductwork for HVAC purposes. No historic materials within the space are proposed for removal.

BACKGROUND: This structure was named the Knox Building for its original owner and tenant, John Knox, when it was constructed in 1888. This name was changed to the Columbian Building in 1893, to reflect its change in occupancy to that of the Columbian Title and Trust Company, and the Columbian Securities Corporation. The National Register Nomination for this building lists in its Statement of Significance its unique properties of intricately carved stonework and exterior detail. Specifically, the nomination states that, *"Although it was not unusual for Topeka's buildings of the late 19th Century to be heavily ornamented, most examples of the stone-carver's skill have survived in photograph's only."* The architect for this building is recorded as Seymour Davis.

The nomination also details a fire within the structure in 1937 that caused extensive damage to the 3rd and 4th floors, with additional smoke and water damage throughout the entire building. Newspaper records from that year also indicate that the building was immediately restored.

Since the restoration from the fire in 1937, the entire structure has been further modified to incorporate modern plumbing, lighting, and HVAC, with the exception of the southern-most portion of the 3rd floor. Within these office spaces, the original ceiling height has been preserved that utilizes a variety of hanging lighting fixtures for illumination.

EXISTING CONDITIONS – INTERIOR: The interior of the Columbian Building has largely been intact for several decades, although some alterations have clearly been made. Throughout the building, a combination of HVAC systems have been introduced to service separate floors, and offices, resulting in the placement of lowered drop-ceilings in several offices and hallways.

A portion of the building underwent a renovation in 2019 when the western half of the ground-level was converted from office to a commercial/restaurant use. Plans for that renovation were reviewed and approved by the Topeka Landmarks Commission, finding them to be consistent with the US Secretary of the Interior's Standards for Rehabilitation.

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

Standard 1. ***A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***

Analysis: The alteration of the use of this space from office to commercial/restaurant use will not impose any changes to the defining characteristics of the building or its interior spaces. Removal of walls within the southern portion of the lower level will actually restore previously open spaces within the buildings floor plan.

Standard 2. ***The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***

Analysis: No historic features that characterize the interior of this property are proposed for alteration in association with this project. All existing decorative tile and molding will be repaired where necessary, and utilized within the finished space. No changes to the exterior of the structure are proposed.

Standard 3. ***Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***

Analysis: This project will not create a false sense of historical development. All existing historic features will be retained and preserved, while all proposed finishes will be compatible with the buildings historical configuration.

Standard 4. ***Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***

Analysis: This proposal will not remove any historic features of the building.

Standard 5. ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.***

Analysis: All existing historic features and examples of unique construction techniques will be retained within the finished space.

Standard 6. ***Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***

Analysis: All existing historic features will be repaired within the finished space.

Standard 7. ***Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***

Analysis: N/A

Standard 8. ***Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***

Analysis: N/A

Standard 9. ***New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***

Analysis: N/A

Standard 10. ***New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

Analysis: N/A

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed interior alterations to the property located at 114 SW 6th Avenue **WILL NOT damage or destroy the historical integrity of the structure.**

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property and/or the surrounding historic district, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the removal of the facade; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

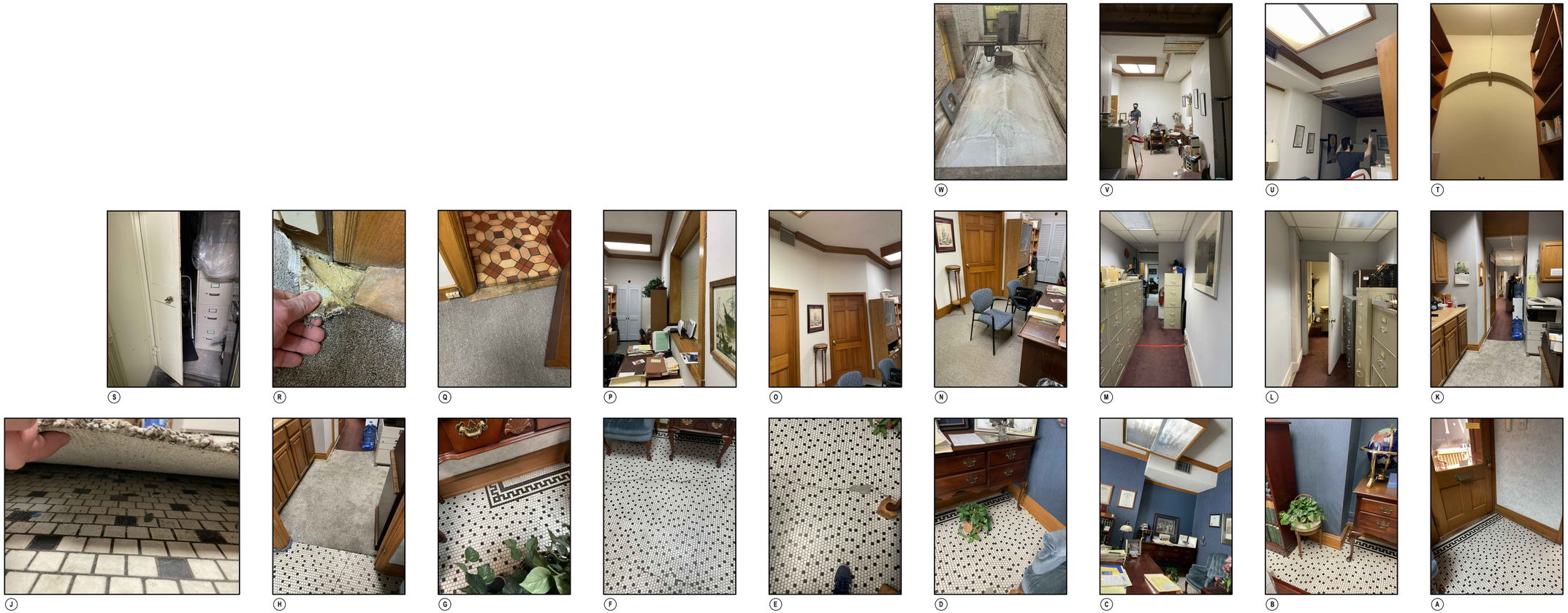
Prepared by: _____
Timothy Paris, Planner II

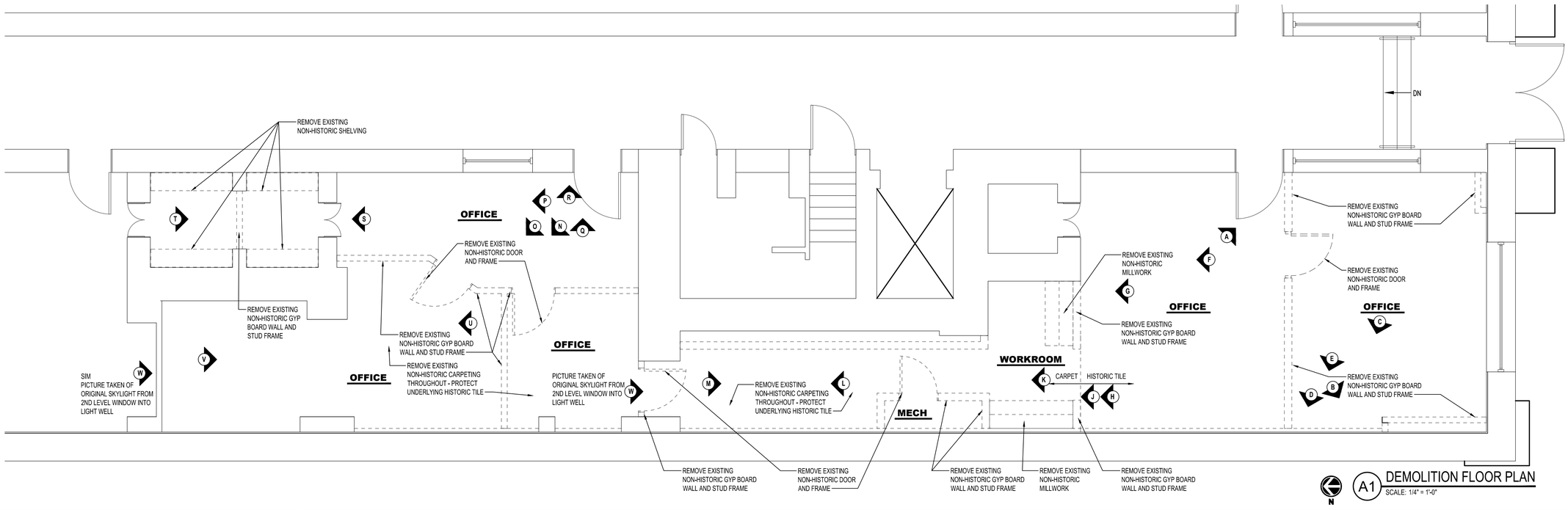
APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the proposed treatment within the affected space; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Suitable grounds for appeal under the Kansas Preservation Act include any project that:

- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, though not in full compliance with the Secretary's Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;

- Exhibits exceptional design quality;
- Has no negative impacts to the building's primary contributing historic features of high integrity; and
- Mitigates any adverse effects on other historic buildings.





A1 DEMOLITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

schwerdt design group
architecture | interiors | planning
2231 sw wanamaker rd suite 303
topeka, kansas 66614-4275
phone: 785.273.7540
fax: 785.273.7579
5929 north may avenue suite 411
oklahoma city, ok 73112-3961
phone: 405.842.1190
fax: 405.842.1244

PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: MM/DD/YYY

INTERIOR REMODEL
THE KNOX COCKTAIL BAR & LOUNGE
114 SW 6TH AVE, TOPEKA, KANSAS

SUBMISSION DATES
MM/DD/YYYY

SHEET TITLE
DEMOLITION FLOOR PLAN

PROJECT NUMBER
200406

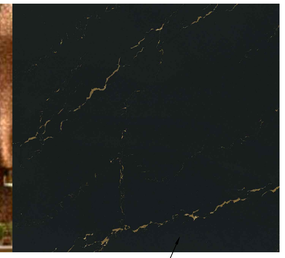
SHEET NUMBER
D1

LOCATION: F:\1_Projects SDG\200406.99 KNOX Cocktail Lounge\05_Drawings\CAD\200406 KNOX Cocktail Lounge - Xref EXISTING Floor
PLOT DATE: Wednesday, 2021
PLOTTED BY: ANDREW

WALL COVERING WITHIN THE VAULT PASSAGEWAY INTO THE SPEAK EASY - FLAVOR PAPER

ACCENT WALL COVERING IN WINE LOCKER AREA - FLAVOR PAPER

BACK BAR DISPLAY SHELVING WITH RADIUS CORNERS AND INSET LIGHTING



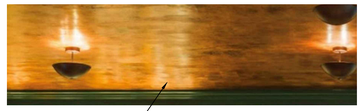
WOODCROFT QUARTZ BAR TOP - CAMBRIA QUARTZ

BAR FINISH

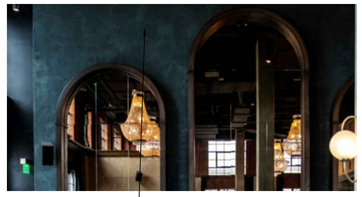
BANKWIRE DS-28 BRASS AND STAINLESS MESH - INSET MATERIAL AT BAR

UNDER COUNTER PURSE HOOKS AT BAR INSPIRED BY THE EXISTING TRADITIONAL DOOR HARDWARE

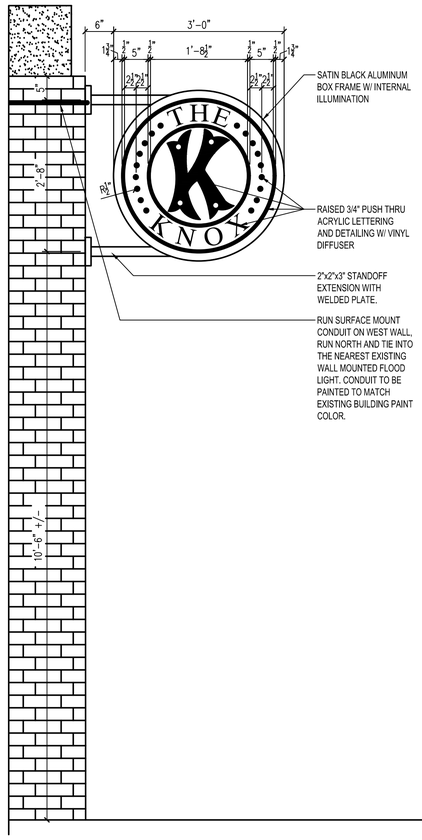
EXPOSED PLASTER PAINT FINISH SHERWIN WILLIAMS SW 6990



CEILING PAINT AND FINISH MAIN LOUNGE AREA ONLY



PAINT AND FINISH OF WALLS THROUGHOUT MAIN LOUNGE AREA AND PRIVATE TASTING ROOM



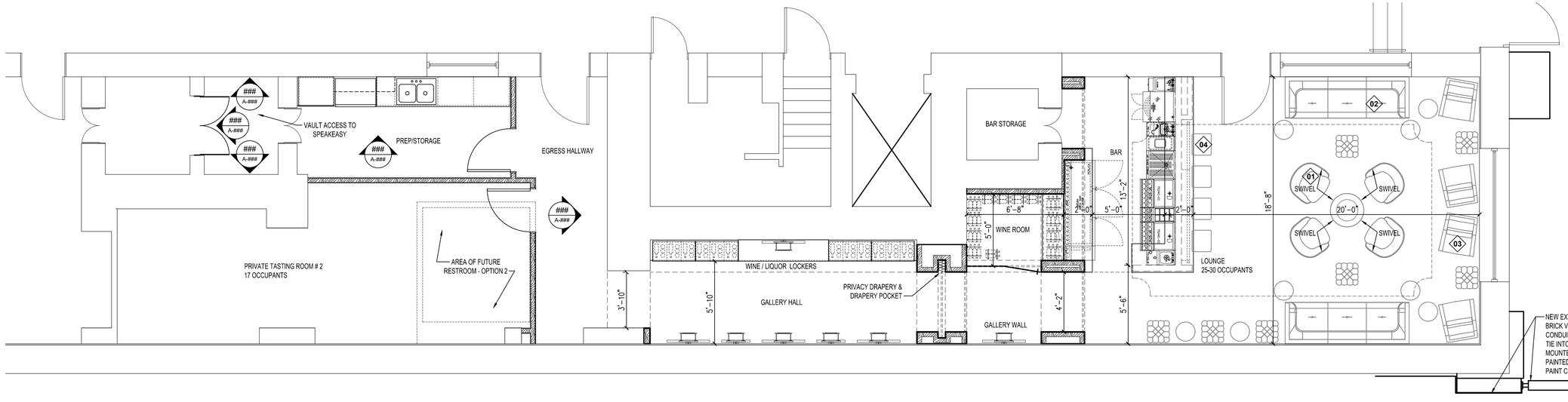
B5 EXTERIOR SIGN
SCALE: 3/4" = 1'-0"

04

03

02

01



A5 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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2231 sw wanamaker rd suite 303
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phone: 405.842.1190
fax: 405.842.1244

PROGRESS PRINT

NOT FOR CONSTRUCTION

DATE: MM/DD/YYY

INTERIOR REMODEL
THE KNOX COCKTAIL BAR & LOUNGE
114 SW 6TH AVE, TOPEKA, KANSAS

SUBMISSION DATES
MM/DD/YYYY

SHEET TITLE
CONCEPT FLOOR PLAN

PROJECT NUMBER
200406

SHEET NUMBER
A1

LOCATION: F:\1_Projects SDG\200406.99 KNOX Cocktail Lounge\05_Drawings\CAD\200406 KNOX Cocktail Lounge - Xref NEW Floor Plan.dwg
PLOT DATE: February 24, 2021
PLOTTED BY: ANDREW


COLUMBIAN
The White Linen
FOR LEASE OR SALE
785.554.8140
SPEED LIMIT 30

March 11, 2021

CERTIFIED LOCAL GOVERNMENT
KANSAS HISTORIC PRESERVATION LAW
PROJECT REVIEW REPORT
TOPEKA LANDMARKS COMMISSION

CASE NO: CLGR21-06 **by: Knox Cocktail Lounge**

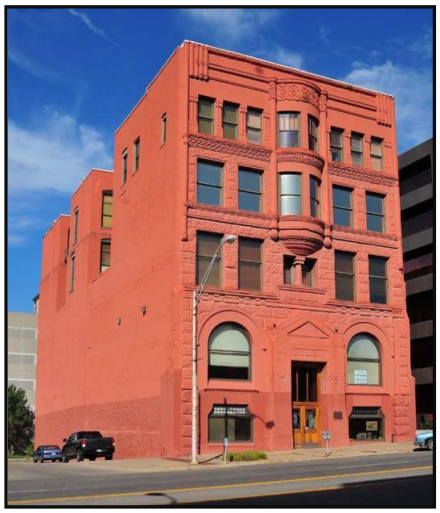
Project Address: 114 SW 6th Avenue, Columbian Building
Property Classification: Listed on the *Register of Historic Kansas Places*, and the *National Register of Historic Places*
Standards: Secretary of the Interior's Standards for Rehabilitation
Attachments: Site Plan [ ] **Elevations** [ ] **Arch./Const. Plans** [X] **Pictures** [X]

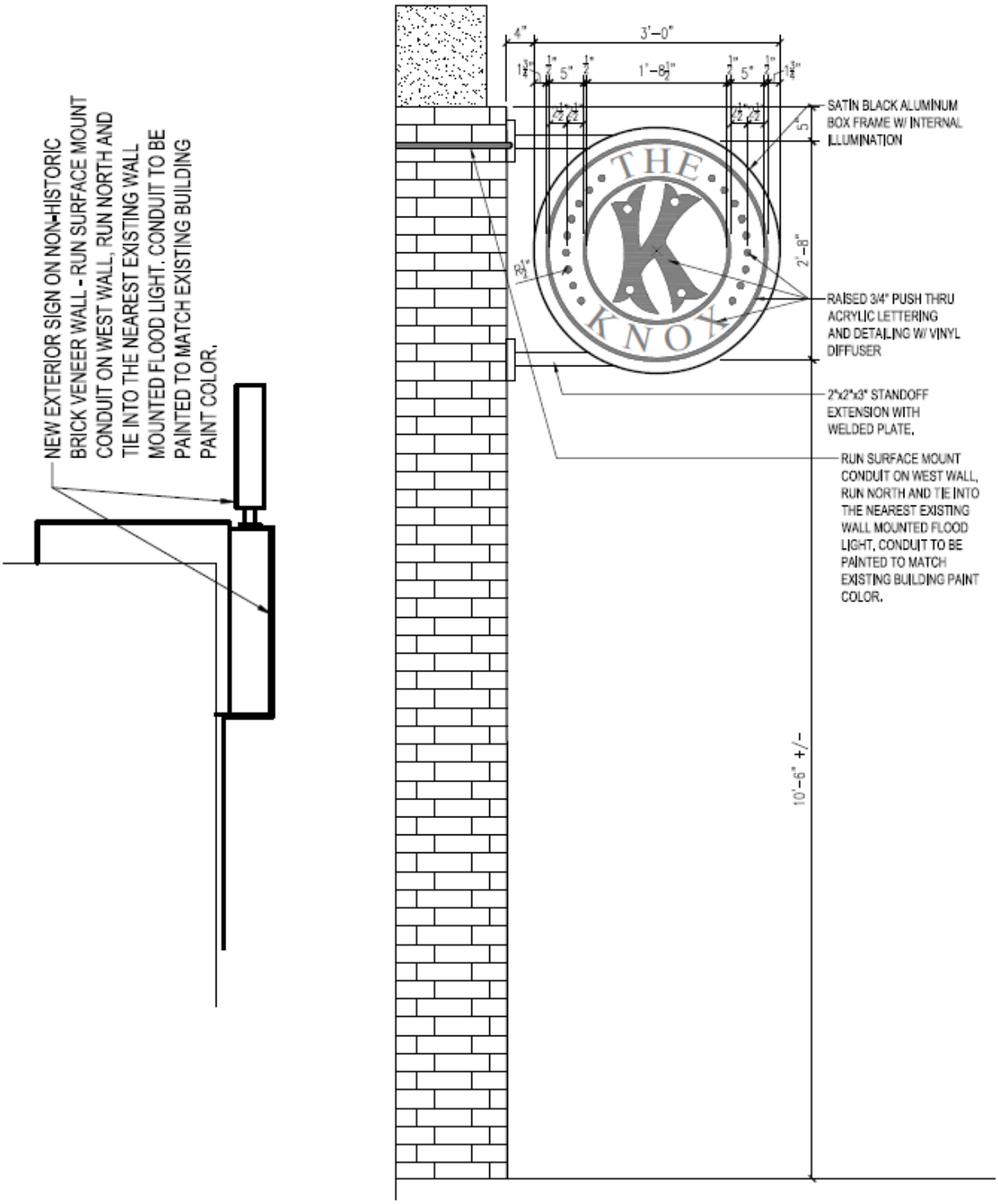
PROPOSAL: This proposal is the placement of a projecting, illuminated sign onto the southwest corner of the building. This sign will communicate the presence of the applicant as an occupant of a portion of this building. This sign meets all of the requirements of the underlying D-1 Downtown Zoning District sign regulations, and the Downtown Topeka Historic Design Guidelines.

BACKGROUND: This structure was named the Knox Building for its original owner and tenant, John Knox, when it was constructed in 1888. This name was changed to the Columbian Building in 1893, to reflect its change in occupancy to that of the Columbian Title and Trust Company, and the Columbian Securities Corporation. The National Register Nomination for this building lists in its Statement of Significance its unique properties of intricately carved stonework and exterior detail. Specifically, the nomination states that, *"Although it was not unusual for Topeka's buildings of the late 19th Century to be heavily ornamented, most examples of the stone-carver's skill have survived in photograph's only."* The architect for this building is recorded as Seymour Davis.

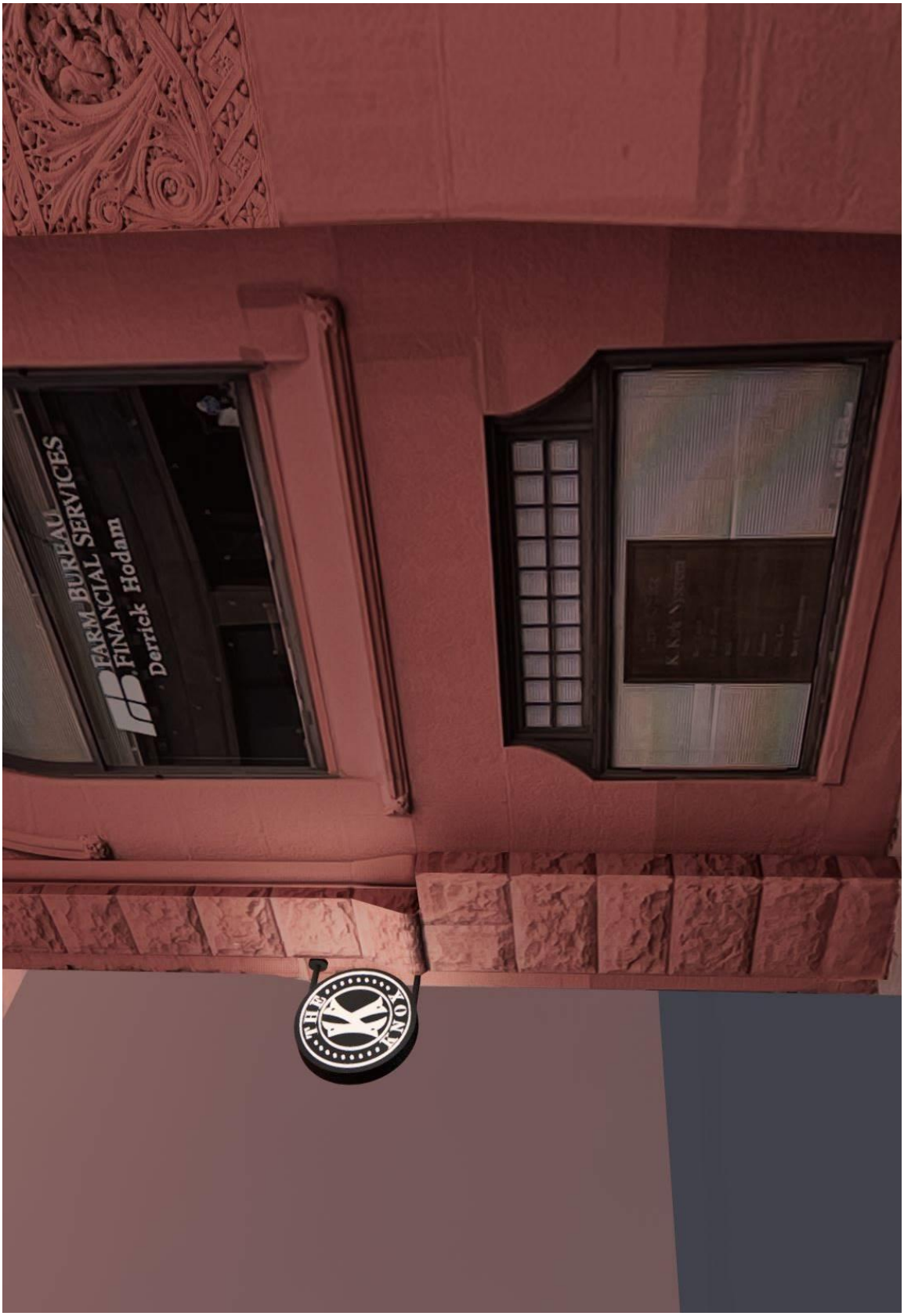
The nomination also details a fire within the structure in 1937 that caused extensive damage to the 3rd and 4th floors, with additional smoke and water damage throughout the entire building. Newspaper records from that year also indicate that the building was immediately restored.

Since the restoration from the fire in 1937, the entire structure has been further modified to incorporate modern plumbing, lighting, and HVAC, with the exception of the southern-most portion of the 3rd floor. Within these office spaces, the original ceiling height has been preserved that utilizes a variety of hanging lighting fixtures for illumination.





B5 EXTERIOR SIGN
SCALE: 3/4" = 1'-0"


FARM BUREAU
FINANCIAL SERVICES
Derrick Hodam

REVIEW SUMMARY: The Kansas State Historic Preservation Office requires that all projects occurring on any property listed on the Register of Historic Kansas Places be reviewed for their affect on the listed property and the surrounding district. State law (K.S.A. 75-2724) establishes that the Secretary of the Interior's Standards for Rehabilitation be used to evaluate changes proposed to any property that is individually listed, or is located within an historic district. The following is an analysis of the application of each Standard to the proposed project.

Standard 1. ***A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.***

Analysis: No change in use is proposed in conjunction with this proposal.

Standard 2. ***The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.***

Analysis: The placement of a projecting sign on this building will mimic a similar sign proposed in 2019 for The White Linen, located on the southeast corner of the building. Non-historic projecting signs have also been successfully added to similar buildings elsewhere within Downtown Topeka, and this proposed sign appears to meet the criteria for size, height, scale, and placement to avoid causing any harm to this building's historic character. No materials or features of this building will be removed in order to accommodate the placement of this sign onto its façade.

Standard 3. ***Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.***

Analysis: This project will not create a false sense of historical development. Furthermore, the illumination proposed with this sign will be of a minimal brightness, thus avoiding any detriment or compromise to the building's overall historic character.

Standard 4. ***Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.***

Analysis: This proposal will not remove any feature of the historic structure.

Standard 5. ***Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.***

Analysis: The proposed sign will not compromise any distinctive features on the face of this building, nor compromise any examples of craftsmanship that characterize this structure.

Standard 6. ***Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.***

Analysis: N/A

Standard 7. ***Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.***

Analysis: N/A

Standard 8. ***Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.***

Analysis: N/A

Standard 9. ***New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.***

Analysis: N/A

Standard 10. ***New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.***

Analysis: The proposed location for the placement of this sign is on the building's extreme southwest corner. The materials onto which this sign will attach is a layer of brick that has been added to the corner as a result of the demolition of the adjacent building. Therefore, this sign will not be affixed to the stone that, although painted, is a significant defining characteristic of this building. This location is deemed to be preferable to the stone, as it will result in no permanent damage to any defining characteristic of this building. This location also lends itself easily to repair, if the sign is removed at any point in the future.

STAFF RECOMMENDATION: In the performance of this review under KSA 75-2724, Staff is recommending a finding that the proposed illuminated projecting sign onto the south face of the building located at 114 SW 6th Avenue **WILL NOT damage or destroy the historical integrity of the structure.**

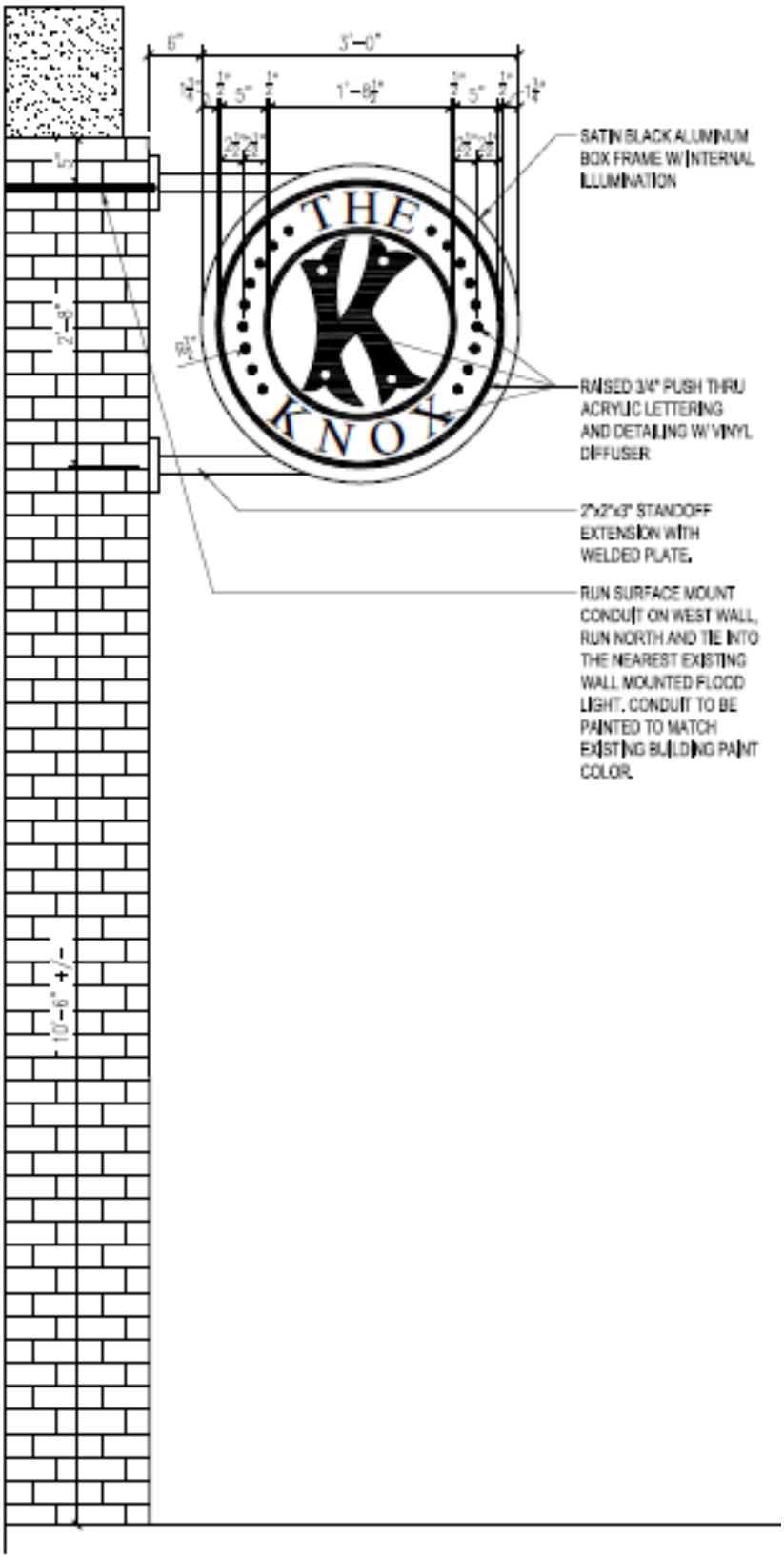
Prepared by: _____

Timothy Paris, Planner II

APPEAL TO THE GOVERNING BODY: If the Landmarks Commission determines that the proposed treatment will damage or destroy the historic integrity of the property, the applicant may appeal to the governing body. It will be incumbent upon the governing body to make a determination, after consideration of all relevant factors, that: (1) there are no feasible and prudent alternatives to the placement of the proposed sign onto the south face of this building; and (2) that alternatives to the project include all possible planning to minimize harm to the property and the district that may result from those alternatives.

Suitable grounds for appeal under the Kansas Preservation Act include any project that:

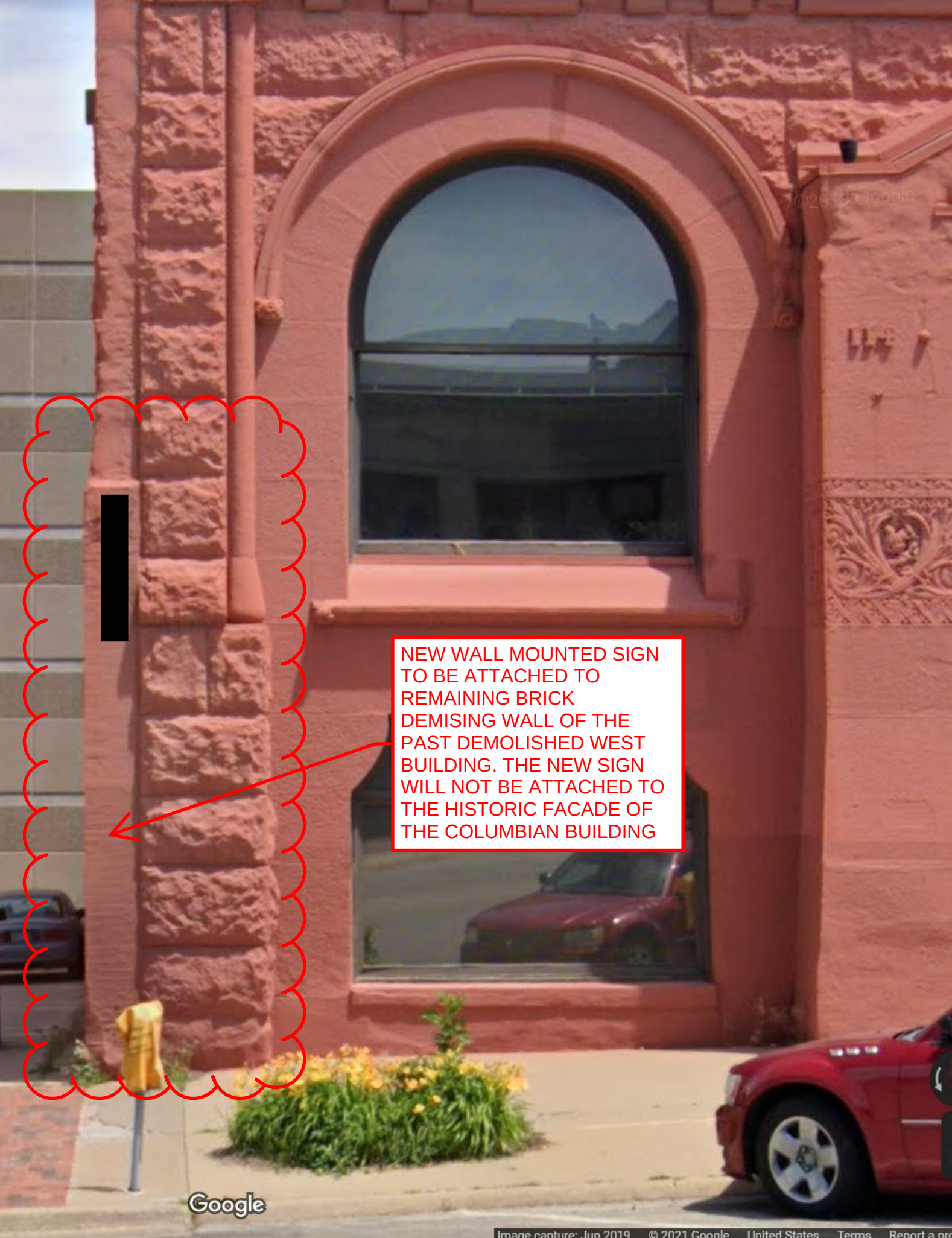
- Is a substantial, contributing use of clear public benefit to the revitalization of Downtown Topeka, either as an anchor, or as a small project with minimal negative impact;
- Enhances vitality in the streetscape, and is of benefit to adjacent historic properties;
- Emphasizes historic character and, though not in full compliance with the Secretary's Standards, adequately addresses the preservation and appropriate treatment of existing historic fabric;
- Exhibits exceptional design quality;
- Has no negative impacts to the building's primary contributing historic features of high integrity; and
- Mitigates any adverse effects on other historic buildings.



B5 EXTERIOR SIGN

SCALE: 3/4" = 1'-0"


FARM BUREAU
FINANCIAL SERVICES
Derrick Hodam
THE
K
KNOX


NEW WALL MOUNTED SIGN TO BE ATTACHED TO REMAINING BRICK DEMISING WALL OF THE PAST DEMOLISHED WEST BUILDING. THE NEW SIGN WILL NOT BE ATTACHED TO THE HISTORIC FACADE OF THE COLUMBIAN BUILDING
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