

THE TOPEKA LANDMARKS COMMISSION MEETING

Holliday Office Building
620 SE Madison Ave., Holliday Conference Room, 1st Floor

A G E N D A

Thursday, April 14, 2016

6:00 PM

- I. Roll Call
- II. Approval of Minutes – March 10, 2016 Minutes
- III. Review and Comment on the Nomination of the Docking State Office Building to the National Register of Historic Places
- IV. CLGR16-03 by Nathan and Leslie Ham, 314 SW Woodlawn Ave. proposing a two-story addition onto the rear of the home.
- V. CLGR16-02 by USD 501, Topeka High School, proposing the reconfiguration of interior walls within 1st Floor Science Classrooms
- VI. CLGR16-04 by USD 501, Topeka High School, proposing the reconfiguration of interior walls within 3rd Floor Science Classrooms
- VII. CLGR16-05 by USD 501, Topeka High School, proposing the reconfiguration of interior walls within 2nd Floor Science Classrooms
- VIII. Administrative Approvals: CLGR15-01 by USD 501, Topeka High School Gymnasium HVAC System
- IX. Update on Downtown Historic District Design Guidelines and C-5/D-1 Zoning Conversion
- X. Update on 2016 HPF Grant Applications
 1. Auburndale Neighborhood Historic Resources Survey
 2. Topeka Cemetery Historic Resources Survey
 3. Attendance at the NAPC Bi-Annual National Conference
- XI. Approved Tax Credit Projects
 1. 303 SW Woodlawn Ave. - Repair of wood siding materials on west and north elevations
 2. 224 SW Woodlawn Ave. - Repair and replace mortar within foundation walls; replace missing pieces of porch railing and decking; repair of porch side panels; replace deteriorated or missing shake-shingle siding, and paint; replace rotted wood soffit with matching tongue and groove.
- XII. Adjournment

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



**TOPEKA LANDMARKS COMMISSION
MINUTES**

Thursday, March 10, 2016

Holliday Office Building | 620 SE Madison | 1st Floor Holliday Conference Room

I. Roll Call

a. **Members Present:** David Heit, Grant Sourk, Bryan Falk, Nelda Gaito, Paul Post, Donna Rae Pearson, Christine Steinkuehler (7)

Members Absent: Jeff Carson, Murl Riedel (1)

Staff Present: Tim Paris, Dan Warner, Kris Wagers

II. Approval of February 22, 2016 Minutes

Mr. Post moved approval of the minutes as typed; second by Mr. Heit. **APPROVAL (7-0-0)**

III. Welcome and Introductions of New Commission Members

Ms. Pearson and Ms. Steinkuehler introduced themselves as newest Landmarks Commissioners and were welcomed by Mr. Sourk.

IV. Review and comment on nomination of the Docking State Office Building to the National Register of Historic Places

Mr. Sourk explained that based upon the review, the Landmarks Commission would forward their comments to the Kansas Historic Site Board of Review. He stated that following the presentation by Rosin Preservation, the Commission would open the floor for public comment and asked that those wishing to speak keep their comments to 4 minutes.

Rachael Nugent of Rosin Preservation, on behalf of Kansas Preservation Alliance, presented the nomination, accompanied by a PowerPoint presentation prepared by Rosin Preservation. Following this, she offered to take questions from Commissioners.

Mr. Sourk asked how much had been altered over the past 59 years from a percentage standpoint. Ms. Nugent explained that interior adjustments had been made and that the design was meant to be adaptable based on need. Significant characteristics of the lobby, elevator lobbies, and corridors remain intact.

Mr. Post offered additional information regarding the sculptures on the exterior of the building.

Mr. Falk asked if it had always been used as a central plant for other state buildings, and it was agreed that this information would be worth looking into and perhaps included in the nomination.

Mr. Sourk opened the floor for public comments.

Mr. Dave Heinemann, President of the Shawnee County Historical Society (SCHS), spoke in support of the nomination and stated that he was speaking at the request of the SCHS Board of Directors. He stated that the building is part of the history of Topeka and it's important that we preserve it as such, as

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we've preserved the Dillon House that sits next door and as we've restored the capitol. He stated that the SCHS believes that we need to preserve the Docking Building and urge the Commission to do what they can to make sure the National Register is enhanced.

Mr. Don Snethen came forward as a "citizen at large" to speak in favor of the nomination. He stated that it's an icon to Topeka, second only to the Capitol Building, and that he believes it facilitates historic tourism.

Mel Borst of Manhattan, a member of the Kansas Preservation Alliance, spoke in support of the nomination. He thanked Ms. Nugent and Rosin Preservation for their work, and stated that it's apparent the building was designed to physically represent the strength and positive forward thinking of Kansas while being respectful of its place on the statehouse campus. He added that the interior construction and finishes were designed for a 50 year horizon, and noted that current office building standards are typically for 10 years. He concluded by stating that the successful, innovative, multi-purpose, durable high quality design and construction of the Docking State Office Building should be recognized and celebrated.

The application was discussed by Commissioners to determine whether they feel it meets the National Register criteria under Criteria C. Some suggestions were made to Ms. Nugent as to how the application could be enhanced.

Commissioners agreed to add the nomination to the April Landmarks Commission meeting agenda in order to review changes to the nomination based on the evening's discussion.

V. Review and Comment on the Nomination of the Santa Fe Hospital to the Register of Historic Kansas Places

Mr. Paris reviewed the proposed nomination, explaining that state recognition is being sought rather than federal because the building has undergone substantial additions over its history. A good portion of the building has been demolished.

Discussion followed as to what exactly the extent of the nomination was and ultimately Mr. Sourk summarized that the Commission needs to determine whether the nomination meets the criteria of Category A for state recognition. Ms. Pearson pointed out that the hospital's a model of administering healthcare was quite unique in that time period.

Motion by Ms. Pearson to agree that the property meets the cultural criteria, second by Mr. Post. **APPROVAL (6-o-1 with Mr. Falk abstaining).**

Motion by Ms. Gaito that the nomination be clarified to include the full intent, specifically of the scope or depth of the nomination. Second by Mr. Post. **APPROVAL (6-o-1 with Mr. Falk abstaining).**

DRC actions; demolition was authorized for three Section 106 reviews.

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VI. CLGR16-01 by USD 501 - Topeka High School, 800 SW 10th Ave., proposing the removal and relocation of an original interior wall between two separate 3rd floor classrooms

Mr. Paris informed the commissioners that the Design Review Committee could not make a recommendation on this because they failed to meet a quorum for their meeting. He explained that he had listened to the architect's presentation and provided his recommendation in his staff report, which he reviewed for the Commissioners.

There was discussion regarding elements of the project, and Mr. Sourk explained that ultimately the Commission was to determine whether the project as a whole does or does not destroy or damage the historical integrity of the high school. Ms. Gaito wished to state for the record that the installation of the current drop ceiling was not done in accordance with any historical integrity. She stated that the building has been altered and historical significance has been "detrimented."

Mr. Paris stated he had recently had a conversation with 501's architect, who stated he / 501 had been under the impression that it was the exterior of the building that was listed and not the interior, therefore interior projects didn't require review. Mr. Paris stated that he corrected this misunderstanding. He added that many of the projects 501 had done had been with tax credits, so SHPO had reviewed. He also stated that a number of the projects had been completed before the building was listed.

Motion by Mr. Post to agree that the proposed project will not damage or destroy the historic character or integrity of the subject property. Second by Mr. Heit. APPROVAL (4/1/2 with Ms. Gaito in opposition and Ms. Steinkuehler and Mr. Falk abstaining).

VII. Update on 2016 HPF Grant Applications

Mr. Paris stated that all three project applications listed on the agenda had been submitted.

VIII. Update on 2016 Heritage Tourism Grants

Mr. Warner stated that applications are available and the deadline for submission is April 25. He added that this will be the final year for Heritage Tourism grants. Additional information and clarification was given regarding the amount of funds available, what the grants are for, etc.

IX. 1200 SW Taylor Street Topeka Worth Saving Nomination

Mr. Warner reviewed the nomination, reminding commissioners that staff is nominating the property. It is within Historic Holliday Park so it has some protections from that. At Mr. Sourk's request, Mr. Paris reviewed what the Topeka Worth Saving list is, which he did. Later Mr. Sourk noted that Holliday Park has made drastic improvements recently and a vacant lot would be bad.

Motion by Mr. Falk to place the property on the Topeka Worth Saving list, second by Ms. Pearson.

APPROVAL (7-0-0)

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X. Topeka Worth Saving Program Update - none

XI. Approved Tax Credit Projects

Mr. Paris stated that the two projects listed on the agenda had been approved by SHPO for tax credits.

Adjourned at 7:24PM

United States Department of the Interior
National Park Service

DRAFT
3/29/2016

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

Historic name Kansas State Office Building
 Other names/site number Docking Building; 177-3153
 Name of related Multiple Property Listing N/A

2. Location

Street & number <u>915 SW Harrison Street</u>		not for publication
City or town <u>Topeka</u>		vicinity
State <u>Kansas</u> Code <u>KS</u> County <u>Shawnee</u>	Code <u>177</u>	Zip code <u>66612</u>

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
 I hereby certify that this nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local Applicable National Register Criteria: A B C D

Signature of certifying official/Title Patrick Zollner, Deputy SHPO Date _____

Kansas State Historical Society
 State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I hereby certify that this property is:

entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:) _____

Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

<input type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input checked="" type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

Category of Property
(Check only **one** box.)

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
1	0	buildings
		sites
		structures
		objects
1	0	Total

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

GOVERNMENT/Government Office

Current Functions
(Enter categories from instructions.)

Government/Government Office

7. Description

Architectural Classification
(Enter categories from instructions.)

MODERN MOVEMENT

Materials
(Enter categories from instructions.)

foundation: CONCRETE
walls: GLASS
STONE
roof: SYNTHETICS
other: _____

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources, if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary

The Kansas State Office Building at 915 SW Harrison Street, Topeka, Shawnee County, Kansas, is a twelve-story building with a reinforced concrete foundation and a glazed curtain wall with dressed stone panels. The building has a flat roof and an irregular plan. Alternating horizontal bands of glazing and Vermont Greenstone panels clad the long elevations of the two intersecting towers that define the building's footprint. Dressed limestone panels with ornamental panels carved in low relief on the short elevations of the intersecting towers provide a contrast to the glass and metal on the long elevations. Columns clad in polished red granite panels form regular bays around the perimeter of the building at the first floor. The historic materials and windows are extant on the exterior. The interior is organized with a central circulation core and open office space radiating outward in each wing of the intersecting towers. In addition to offices for state governmental agencies, the building also contains an observation tower at the center of the twelfth floor and a cafeteria in the basement. The building retains historic Vermont Greenstone flooring and marble panels in the more ornate lobby on the first floor, as well as the more utilitarian finishes of VCT flooring and perforated aluminum tile ceilings in the office spaces. The historic metal elevator doors are extant. The Kansas State Office Building retains all aspects of integrity to clearly communicate the mid-century era in which it was constructed and its elevated importance as a building associated with state government.

Elaboration

Setting

The Kansas State Office Building at 915 SW Harrison occupies an entire city block in Topeka, Kansas. Located just west of the Kansas State Capitol, it forms an integral part of the surrounding government complex, which includes the Kansas Judicial Center, Landon Hall and Memorial Hall. Concrete sidewalks line the perimeter of the property (Photo 6), and concrete walks lead to the main entrances on the west, south and east elevations. A circular drive leads from the northeast corner of the property to the northwest corner, passing beneath the raised building mass at the top of the arc. Near the southwest corner of the property, a concrete driveway descends from SW 10th Street to loading docks at the basement level. Brick retaining walls with granite caps line each side of the drive. Metal pedestrian doors and a metal overhead door access the building.

Exterior

The twelve-story building has a flat roof and rises from a reinforced concrete foundation. It has an irregular plan. Two intersecting rectangular towers rise above three-story blocks that comprise the north and southwest sections of the building's footprint. A separate square tower rises in the northwest corner of the intersecting towers. Glazed curtain walls with aluminum frames and dressed stone blocks clad the exterior of the welded steel structure. Limestone clads the lower blocks of the mass and the observation tower. The primary elevation faces east toward the State Capitol Building.

The first floor of the tower has a consistent treatment across each elevation. Red granite panels clad round columns that separate each bay. Recessed behind the columns, each bay of the main façade has a band of four fixed aluminum windows that sit on red granite kneewalls.

The two rectangular towers have the same treatment, creating a unified exterior (Photos 1, 2, 4, 5). The east-west tower is twelve stories. A deeply recessed entrance on the first floor of the west elevation is the primary building access. Paired aluminum frame glazed doors and a single aluminum frame glazed doors, both with transoms, pierce the single center bay. The flanking bays have the same cladding as the remainder of the first

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floor. The narrow east and west elevations have a strong sense of verticality. Dressed limestone clads floors 2-12. The second floor is void of fenestration. A carved limestone relief panel adorns the north side of the second floor on both elevations. Floors 3-11 each have a single bay with a simple limestone frame and a band of four fixed aluminum windows. On the wide north and south elevations, limestone enframes the upper floors of the tower. West of the north-south tower, the south elevation has five bays and the north elevation has three bays. East of the tower, each elevation has two bays. The north elevation has three bays on the west side and two bays on the east side. The horizontal and vertical elements of the curtainwall outline each bay. Three aluminum mullions further divide each bay into four sections. Recessed Vermont Greenstone panels clad the spandrels above and below the fixed aluminum windows and the mullion between each bay.

The eleven-story north-south tower bisects the east-west tower (Photos 1-6). It has the same entrance configuration as the west elevation of the east-west tower, with a single and paired aluminum doors in the south elevation. The narrow north and south elevations have the same cut limestone cladding, bas relief ornament and single bay configuration on Floors 2-11 as the east and west elevations of the east-west tower (Photo 7). The upper floors of the east and west elevations have six bays on the south side of the east-west tower. On the north side of the tower, the east elevation has eight bays and the west elevation has six bays. They match the curtain wall configuration and Greenstone cladding of the north and south elevations of the east-west tower.

The three-story north block sits north of the east-west tower (Photos 2). The east elevation has nine bays. The first floor is recessed one bay behind red granite columns that sit flush with the upper floors, creating a covered walkway with Vermont Greenstone paving. Entrances fill Bays 1-2. Three single aluminum frame doors with sidelights and transoms access the building in each bay. The curving wall in Bay 3 is void of fenestration. Bays 4-7, have the same configuration and red granite cladding as the tower blocks. Bays 8-9 are open to accommodate the covered walkway and driveway, respectively. Cut limestone clads Floors 2-3. A continuous limestone frame surrounds the nine bays on each floor, creating a strong sense of horizontality. Within the frame, Vermont Greenstone panels divide each bay. A band of four fixed aluminum windows fill each of the center bays. A band of three fixed aluminum windows fills the end bays.

The north elevation of this block has eight bays (Photo 3). The first floor is recessed behind two rows of red granite columns. The covered walkway fronting the east elevation fills Bays 1. An aluminum framed entrance with a single pedestrian door fills Bay 2. Bay 3 is void of fenestration. Bays 4-8 have bands of four fixed aluminum framed windows. Floors 2-3 match the limestone cladding and fenestration patterns of the east elevation. The west elevation has nine bays and nearly mirrors the east elevation (Photo 4). An aluminum-framed glazed entrance with three doors fills Bay 9.

The smaller three-story south block sits at the southwest corner of the building, recessed between the intersecting towers (Photo 5). It has three bays on the south elevation and five bays on the west elevation. The cladding and fenestration patterns match those of the north block. The first floor is only slightly recessed from the main façade.

A square limestone-clad observation tower rises to the fourteenth floor at the northwest corner of the intersecting towers (Photo 4). It is nearly void of fenestration. Three bands of four fixed aluminum framed windows extends the length of the east and west elevations at the top of tower. The north and south elevations have a band of four windows at each corner.

Interior

A central circulation core surrounded by open office space organizes the interior of the building. The circulation core rises from the basement to the twelfth floor and consists of an elevator lobby flanked by two banks of three elevator shafts (six total), a U-shaped staircase, and a freight elevator.

On the first floor, the elevator lobby has historic marble walls, a Vermont Greenstone floor and a non-historic ceiling grid with acoustical panels. The historic metal elevator doors have an etched geometric design. From

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Floors 2 to 12, the lobbies have historic marble walls and lay-in perforated aluminum ceiling panels, and non-historic vinyl tile floors that were installed c. 1980 (Photo 10). Original elevator doors on the upper floors are smooth metal. The passenger and freight elevators have original cabs.

Men's and Women's restrooms sit west of the lobby on each floor. These have historic ceramic tile floors and walls and some historic fixtures. Separate U-shaped staircases rise near the ends of the north, west and east towers. The metal-frame stairs have metal risers, tread and railings.

Floors 1-3 have a larger floor area and higher ceilings than the remainder of the building. On these floors, marble-walled corridors extend north from the circulation core (Photo 11). The first floor lobby has more decorative finishes than the remainder of the building (Photos 8, 9). Vermont Greenstone covers the floor, and marble clads walls and round columns. A non-historic grid with acoustical panels hangs from the ceiling. The main lobby has a historic Modern-style metal clock on the south wall and a non-historic reception desk.

Open space, punctuated by a double-column grid, defines the majority of Floors 1-12 surrounding the central circulation core (Photos 12, 13). Non-historic and historic partitions divide each floor into varying configurations of offices. The permanent walls surrounding the circulation core, stairwells and columns are painted plaster. Mechanical equipment hidden behind metal enclosures lines the exterior walls beneath the windows. Carpet covers the historic VCT floors in some spaces. Historic suspended perforated aluminum ceiling tiles hang below historic plaster ceilings. Rows of historic fluorescent lights are integrated into the ceiling. Non-historic wood doors in historic metal frames are located throughout the building.

A separate staircase leads from Floor 12 to the observation tower. Mechanical space fills the center of the tower. A viewing corridor with ceramic tile walls, vinyl tile floor and a plaster ceiling lines the perimeter of the tower (Photo 15).

At the basement level, an original cafeteria sits north of the elevator lobby (Photo 14). The kitchen has historic tile floors and walls. North of the cafeteria are two separate meeting rooms with accordion wall panels and a small auditorium. A tunnel at the northeast corner of the basement leads east and connects to the basement level of the Kansas State Capitol. The tunnel has ceramic tile walls and vinyl tile floors.

Mechanical space occupies the sub-basement. The mechanical room was enlarged in 1984 to accommodate new equipment for the Docking Boiler Plant and now extends beyond the footprint of the building.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Areas of Significance

ARCHITECTURE

Period of Significance

1954-1957

Significant Dates

1954

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

Brown, John A. (Architect)

Slemmons, Robert (Architect)

Period of Significance (justification)

The period of significance is 1954-1957, the dates of construction for the Kansas State Office Building.

Criteria Considerations (justification)

N/A

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Narrative Statement of Significance

(Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Summary

The Kansas State Office Building appears eligible for the National Register of Historic Places for its statewide significance under Criterion C in the area of ARCHITECTURE. Constructed between 1954 and 1957, it is an exceptionally intact and unique example of Modern Movement architecture applied to a public office building. The pure geometric forms, contrasting horizontal and vertical emphasis, glass, stone, and aluminum curtain wall, and smooth limestone facing on the exterior epitomize the primary tenets of the style. The interior configuration remains largely unaltered from the period of construction, retaining key features such as the marble elevator lobbies and open office space organized around a central core. The building was constructed to house multiple state agencies in close proximity to the Kansas State Capitol. Its simple form, stark exterior, and modern materials contrast with the surrounding governmental buildings, including the Capitol, which were constructed earlier in the twentieth century. The Kansas State Office Building illustrates the tenets of Modern Movement design and the era of high-rise office buildings that characterized commercial development in the United States during the 1950s and 1960s.

Elaboration

Modern Movement architecture became popular in the United States following World War II and continuing into the 1960s. Derived from the International Style, popular in Europe prior to World War II, the Modern Movement marked a distinct break from the classically-inspired styles that shaped American architecture in the late nineteenth and early-twentieth centuries. The overarching themes of the Modern Movement focus on functionality and the use of modern materials and technology. New construction methods allowed the designers to shift the structure of buildings away from heavy load-bearing exterior walls to lighter interior support systems. This permitted curtain wall glazing on exterior façades and open interior floor plans, which became defining elements of the period. Other key features of the Modern Movement include geometric forms, contrasting vertical and horizontal elements, and restrained ornament.

In keeping with these principles, the asymmetrical arrangement of rectangular forms defines the massing of the Kansas State Office Building. Wide bands of fenestration on the tall vertical blocks balance with the horizontal form of the low three-story blocks. The rhythmic grid of the aluminum curtain wall becomes the primary ornament on each façade, reinforcing the minimalist aspects of the design and supporting the juxtaposition of horizontal and vertical elements. The internal steel framework and central circulation core allowed for open floor plates on the interior, which was divided by an innovative system of moveable partitions into office space that fit the needs of each agency. Following the underlying philosophies of the Modern Movement, the building incorporated modern technology into all aspects of construction. The steel structure was the first state building in Kansas to be secured using bolts, rather than traditional rivets. The aluminum-framed curtain wall, an early example of this technology in the region, was further enhanced by advanced energy efficient glazing. On the interior, the six Otis elevators featured a "Collective Management Timing System" that provided efficient service to quickly move people through the building.¹ Last, but not least, a state-of-the-art system heated and cooled the building.

As Modern Movement architecture soared in popularity, many cities across the country adopted the design and technology to build new and larger public buildings at an economical price.² Architects eschewed the elaborate classical styles in favor of the simple lines, minimal ornament, and austere designs of the Modern

¹ David Griffin, "Docking State Office Building" *Kansas Preservation* 33:1 (2011), 6.

² Leland Roth, *A Concise History of American Architecture*, (New York City: Harper and Row, Publishers, 1980), 276.

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Movement to create "symbol[s] of the new political order."³ During this post-war period, Topeka saw a surge in new construction, aided by a \$20 million Urban Renewal program initiated in 1956. Beginning in the 1960s, various private enterprises erected new buildings in the downtown area. Many adopted the Modern Movement style. The free-standing commercial buildings with concrete and glass exteriors expanded the range of architectural expressions found in downtown Topeka. Completed in 1957, the Kansas State Office Building was an early addition to this new city image. It also signaled an early iteration in the nationwide shift in public architecture toward more streamlined designs.

In its representation of public architecture, the Kansas State Office Building is an essential element of the governmental complex in downtown Topeka. Beginning with construction of the Neoclassical State Capitol in 1866, the buildings in the complex showcase the evolution of popular architectural styles over the next century. They include the 1910 Classical Revival Landon State Office Building, the 1914 Beaux Arts Memorial Hall, and the 1972 Brutalist Kansas Judicial Center. The use of limestone cladding on the narrow ends of the Kansas State Office Building pays homage to the heavy masonry cladding of the older governmental buildings, and the small rectangular relief panels on the east, south and west elevations offer simple embellishment that alludes to earlier precedents. However, the geometric forms, aluminum and glass curtain wall, and strong horizontal and vertical lines epitomize the Modern Movement and showcase the progressive attitude of the city that prevailed during the decades following World War II.

Architect David Griffin cites the Kansas State Office Building as one of the first examples of Modern Movement architecture effectively applied to a public building in Kansas. It was also one of the earliest buildings in the region to utilize an aluminum and glass curtain wall.⁴ The Kansas State Office Building clearly expresses the ideals and trends that shaped mid-twentieth century architecture and influenced both public and private office building construction throughout the country.

Property History

Prior to erection of the Kansas State Office Building, state agencies were housed in the State Capitol and in various private buildings throughout Topeka. The idea of building a single, modern state office building was in the works for approximately nine years before construction began. Appropriations for the project by the State Legislature in 1945, 1947 and 1949 totaled \$2 million.⁵ In 1955 the Legislature issued an additional \$7,500,000 in bonds. Additional funding for the project came after it opened through rental fees from the state agencies that leased office space in the building.⁶

A site near the State Capitol, with convenient access to its services and facilities, was the ideal location for the new state office building. The blocks surrounding the State Capitol were originally a prominent residential section of Topeka, characterized by high-style mansions. Construction crews demolished several of these private homes in order to create space for the Kansas State Office Building.

State Architect John A. Brown designed the building, with Robert Slemmons serving as project architect.⁷ Construction of the Kansas State Office Building was an important event. Newspapers from across the state documented each phase of the process. Work began on October 26, 1954 with a groundbreaking ceremony led by Governor Edward Arn and including seven members of the state office building commission and the architects.⁸ As it signaled a new era of Kansas state building, the date was notable because construction of the Kansas State Capitol had begun in October, eighty years prior. The new office building marked a notable change in design direction for state buildings. Original plans had proposed a Neoclassical treatment for the

³ Carole Rifkind, *A Field Guide to Contemporary American Architecture*, (New York: Dutton, 1998), 111.

⁴ Griffin, 6.

⁵ Jim Peterson, "Population of State Office Building Is Larger Than City of Anthony, Kan." *newspaper unknown*, October 6, 1957. Kansas Press Service, (Scrapbooks of clippings related to the State Office Building, 1953-1962), Topeka.

⁶ George Mack, "State Office Building Financing Succeeds," *newspaper unknown*, August 16, 1959. Kansas Press Service, (Scrapbooks of clippings related to the State Office Building, 1953-1962), Topeka.

⁷ Griffin, 5.

⁸ Griffin, 5.

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new building that would complement the adjacent Kansas State Capitol and other state buildings. However, the Modern Movement architecture of the period prevailed.⁹ During the groundbreaking ceremony, Governor Arn stated that “the new building will be a salute to our pioneer forefathers and that grand dome across the street.”¹⁰ He went on to say that the building would epitomize “our great state’s growth and progress.”¹¹

Contracting company Harmon Contractors completed the twelve-story, steel-frame building in March of 1957 for a cost of approximately \$9 million. An additional \$500,000 went to build a surface parking lot to accommodate the increasing automobile traffic.¹² When it opened the Kansas State Office Building was the tallest building in Topeka, save the dome of the adjacent State Capitol, and one of the largest office buildings in the state, with a total of 324,700 square feet.¹³ The larger state agencies were housed on the wider lower floors, while smaller agencies occupied the smaller floor plates in the tower.¹⁴ The cross-shape plan of the upper floors provided more windows to each floor.

The architects employed state-of-the-art materials and innovative technologies throughout the building. During construction, the steel frame was connected using welded bolts, rather than rivets, which saved on costs, labor, and time.¹⁵ It was the first state building in Kansas to utilize this construction method. The aluminum-frame curtain wall, produced by Benson Manufacturing Company of Kansas City, Kansas, was in itself an innovative design for the area. The windows had modern energy-efficient glazing. Deluxe materials included the Vermont Greenstone that clad the exterior and the first floor and the Silverdale limestone that faced each end of the curtain wall.

Sculptor Bernard Frazier worked on site to create the bas relief panels on the east, south, and west facades, above the building entrances. The sculptures depict the influence of various groups on the early history of Kansas. They portray activities of Spanish explorers from Mexico, French fur traders, and American pioneers heading westward in caravans of covered wagons. Frazier worked early in the mornings and late in the evenings to complete the panels without obstructing the entrances to the building and inconveniencing state employees. Frazier was an accomplished sculptor with hundreds of commissions for public and private buildings in Kansas, Missouri, and Oklahoma. An alumnus and subsequent professor of sculpture at the University of Kansas, Frazier produced some of his best works in a variety of mediums for his home state: the cast bronze doors of the Campanile at the University of Kansas, the ceramic hand-fired tile for the façade of the First Methodist Church in Wichita, and the marble statue of “Justice” for the Kansas Judicial Center, in addition to the limestone bas relief panels on the Kansas State Office Building.

On the interior, polished marble walls in the elevator lobbies and marble-faced columns in the main lobby added an aura of sophistication.¹⁶ An innovative system of movable steel partitions based on five-foot modules could accommodate the spatial arrangements required by the different state offices. Designers incorporated modern technology into the mechanical systems. Convectors along the exterior walls of the building provided heating and air-conditioning on each floor. Perforated aluminum ceilings, hung below four inches of insulation, aided ventilation and acoustics. The cooling tower for the building was installed in the basement rather than on the roof to keep the exterior of the building as streamlined as possible. The six passenger elevators featured a

⁹ Griffin, 5.

¹⁰ As quoted in Robert Clark, “Work Starts on The New State Office Building,” *Kansas City Weekly Star Farmer*, November 3, 1954. Kansas Press Service, (Scrapbooks of clippings related to the State Office Building, 1953-1962), Topeka.

¹¹ As quoted in “Shovels First Spade of Dirt,” *Pittsburg Headlight*, October 26, 1954. Kansas Press Service, (Scrapbooks of clippings related to the State Office Building, 1953-1962), Topeka.

¹² Mack, “State Office Building Financing Succeeds.”

¹³ Mack, “State Office Building Financing Succeeds.”

¹⁴ “State Office Building Is Biggest in Midwest,” *Topeka State Journal*, March 4, 1958. Kansas Press Service, (Scrapbooks of clippings related to the State Office Building, 1953-1962), Topeka.

¹⁵ “Topeka Likes It Quiet,” *Leavenworth Times*, August 22, 1954. Kansas Press Service, (Scrapbooks of clippings related to the State Office Building, 1953-1962), Topeka.

¹⁶ Griffin, 6.

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“clock-operated control system,” which accommodated peaks and valleys in elevator usage that occurred during the day.¹⁷

A two-day open house held March 16-17, 1957, opened the Kansas State Office Building for tours to the general public. It was 95 percent occupied when it opened, housing 2,600 state employees from agencies such as the State Board of Health, the State Architect, and the State Board of Nurse Registration and Nursing Education. There was also a post office, a secure vault, and a concession stand in the building.¹⁸ In the basement there were meeting rooms as well as a cafeteria with seating for 500. A tunnel connected the Kansas State Office Building to the State Capitol, so employees could pass from one building to the other without concern for inclement weather or automobile traffic. Notably for the period, the tunnel could also serve as a bomb shelter.

Few changes have been made to the building since it opened. Governor John Carlin renamed it the Docking State Office Building on January 9, 1987, to honor former governor Robert B. Docking.¹⁹ Carpet and new tile were installed on some floors, some bathroom fixtures were replaced, and the arrangement of the open offices has been altered according to the needs of changing tenants. In 1984, the State constructed the Docking Boiler Plant to serve the capitol buildings previously served by the Central Utility Steam Plant located at SW 7th Street and SW Van Buren Street.²⁰ A low rectangular structure clad in limestone panels to match the Kansas State Office Building encloses the vents for the subterranean boiler. This structure rises no more than one story above the ground at the southwest corner of the property (*Photo 5*). The building remains largely unaltered since the period of construction, and it has served as a state office building for nearly sixty years.

¹⁷ Peterson, “Population of State Office Building Is Larger Than City of Anthony, Kan.” Kansas Press Service, (Scrapbooks of clippings related to the State Office Building, 1953-1962), Topeka.

¹⁸ “State Office Building Is Biggest in Midwest.”

¹⁹ Griffin, 5.

²⁰ Office of Facilities and Procurement Management, “Proposed Energy and Service Center,” June 20, 2014 (Topeka, KS: Kansas Department of Administration, 2014), 1, available online through the State of Kansas Office of Information and Technology Services <https://admin.ks.gov/docs/default-source/ofpm/design-construction-compliance/architectural-engineering-programs/kdoa-new-energy-and-service-center-program5972b3f7825e6a5d8792ff000032666d.pdf?sfvrsn=0>, (accessed March 15, 2016). The Central Utility Steam Plant is no longer extant. Abandoned steam lines still run below the sidewalk. Steam lines from the Docking Boiler Plant tie to the old steam system connected to the Landon Building (formerly the Atchison, Topeka and Santa Fe Railroad Office Building at 900 SW Jackson Street), Memorial Hall (120 SW 10th Avenue), the Kansas Judicial Center (310 SW 10th Avenue), the Charles Curtis State Office Building (1000 SW Jackson Street), and the Capitol.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Clark, Robert. "Work Starts on The New State Office Building," *Kansas City Weekly Star Farmer*, November 3, 1954. Kansas Press Service. (Scrapbooks of clippings related to the State Office Building, 1953-1962) Topeka.

Griffin, David. "Docking State Office Building." *Kansas Preservation* 33:1 (2011).

Mack, George. "State Office Building Financing Succeeds," *Newspaper unknown*, August 16, 1959. Kansas Press Service. (Scrapbooks of clippings related to the State Office Building, 1953-1962) Topeka.

Office of Facilities and Procurement Management. "Proposed Energy and Service Center." June 20, 2014. Topeka, KS: Kansas Department of Administration, 2014. Available online through the State of Kansas Office of Information and Technology Services <https://admin.ks.gov/docs/default-source/ofpm/design-construction-compliance/architectural-engineering-programs/kdoa-new-energy-and-service-center-program5972b3f7825e6a5d8792ff000032666d.pdf?sfvrsn=0>. Accessed March 15, 2016.

Peterson, Jim. "Population of State Office Building Is Larger Than City of Anthony, Kan." *Newspaper unknown*, October 6, 1957. Kansas Press Service. (Scrapbooks of clippings related to the State Office Building, 1953-1962) Topeka.

Roth, Leland. *A Concise History of American Architecture*. New York City: Harper and Row, Publishers, 1980.

Rifkind, Carole. *A Field Guide to Contemporary American Architecture*. New York: Dutton, 1998.

"Shovels First Spade of Dirt," *Pittsburg Headlight*, October 26, 1954. Kansas Press Service. (Scrapbooks of clippings related to the State Office Building, 1953-1962) Topeka.

"State Office Building Is Biggest in Midwest," *Topeka State Journal*, March 4, 1958. Kansas Press Service. (Scrapbooks of clippings related to the State Office Building, 1953-1962) Topeka.

"Topeka Likes It Quiet," *Leavenworth Times*, August 22, 1954. Kansas Press Service. (Scrapbooks of clippings related to the State Office Building, 1953-1962) Topeka.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other

Name of repository: Kansas State Archives

Historic Resources Survey Number (if assigned): _____ n/a _____

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10. Geographical Data

Acreeage of Property 3.4 acres

Provide latitude/longitude coordinates OR UTM coordinates.
(Place additional coordinates on a continuation page.)

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1	<u>39.047987</u> Latitude:	<u>-95.680380</u> Longitude:	3	_____ Latitude:	_____ Longitude:
2	_____ Latitude:	_____ Longitude:	4	_____ Latitude:	_____ Longitude:

Verbal Boundary Description (describe the boundaries of the property)

The Kansas State Office Building occupies Original Town, Lot 291 +, Topeka Avenue Lots 290 thru 324 (even numbered lots); Harrison Street Lots 289 thru 311 (odd numbered lots); 10th Street East Lots 8 thru 24 (even numbered lots); and all adjacent vacant alleys, Section 31, Township 11, Range 16.

Boundary Justification (explain why the boundaries were selected)

The boundary includes the parcels historically and currently associated with the nominated resource.

11. Form Prepared By

name/title Rachel Nugent, National Register Coordinator, and Lauren Rieke, Historic Preservation Specialist

organization Rosin Preservation, LLC date February 2016

street & number 1712 Holmes Street telephone 816-472-4950

city or town Kansas City state MO zip code 64108

e-mail rachel@rosinpreservation.com

Property Owner: (complete this item at the request of the SHPO or FPO)

name State of Kansas, Office of Facilities and Property Management

street & number 900 SW Jackson Street, Room 600 telephone 785-296-1318

city or town Topeka state KS zip code 66612

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

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Additional Documentation

Submit the following items with the completed form:

Photographs

Submit clear and descriptive photographs. The size of each digital image must be 1600x1200 pixels (minimum), at 300 ppi (pixels per inch) or larger. Key all photographs to a sketch map or aerial map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photograph Log

Name of Property: Kansas State Office Building

City or Vicinity: Topeka

County: Shawnee State: Kansas

Photographer: Lauren Rieke, Rosin Preservation, LLC

Date Photographed: March 13, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 15: East elevation, view northwest
- 2 of 15: North and east elevations, view southwest
- 3 of 15: North elevation, view south
- 4 of 15: North and west elevations, view southeast
- 5 of 15: South and west elevations, view northeast
- 6 of 15: South elevation and State Capitol, view northeast
- 7 of 15: Detail of stone ornament on south elevation
- 8 of 15: Entrance lobby, first floor, view south
- 9 of 15: Entrance and elevator lobby, first floor, view east
- 10 of 15: Elevator lobby, typical upper floor, view east
- 11 of 15: Corridor, second floor, view north
- 12 of 15: Office space, second floor, view northeast
- 13 of 15: Office space, typical upper floor, view north
- 14 of 15: Cafeteria, basement, view southwest
- 15 of 15: Observation deck, 12th floor, view east

Figures

Include GIS maps, figures, scanned images below.

Figure 1: Site Map. *Source: ARCGIS, 2015.*

Figure 2: Context Map. *Source: Google Earth, 2015.*

Figure 3: Photo Map, exterior, lower floors. Not to scale.

Figure 4: Photo Map, upper floors. Not to scale.

Figure 5: Kansas State Office Building, 1955. *Source: Kansas Memory.*

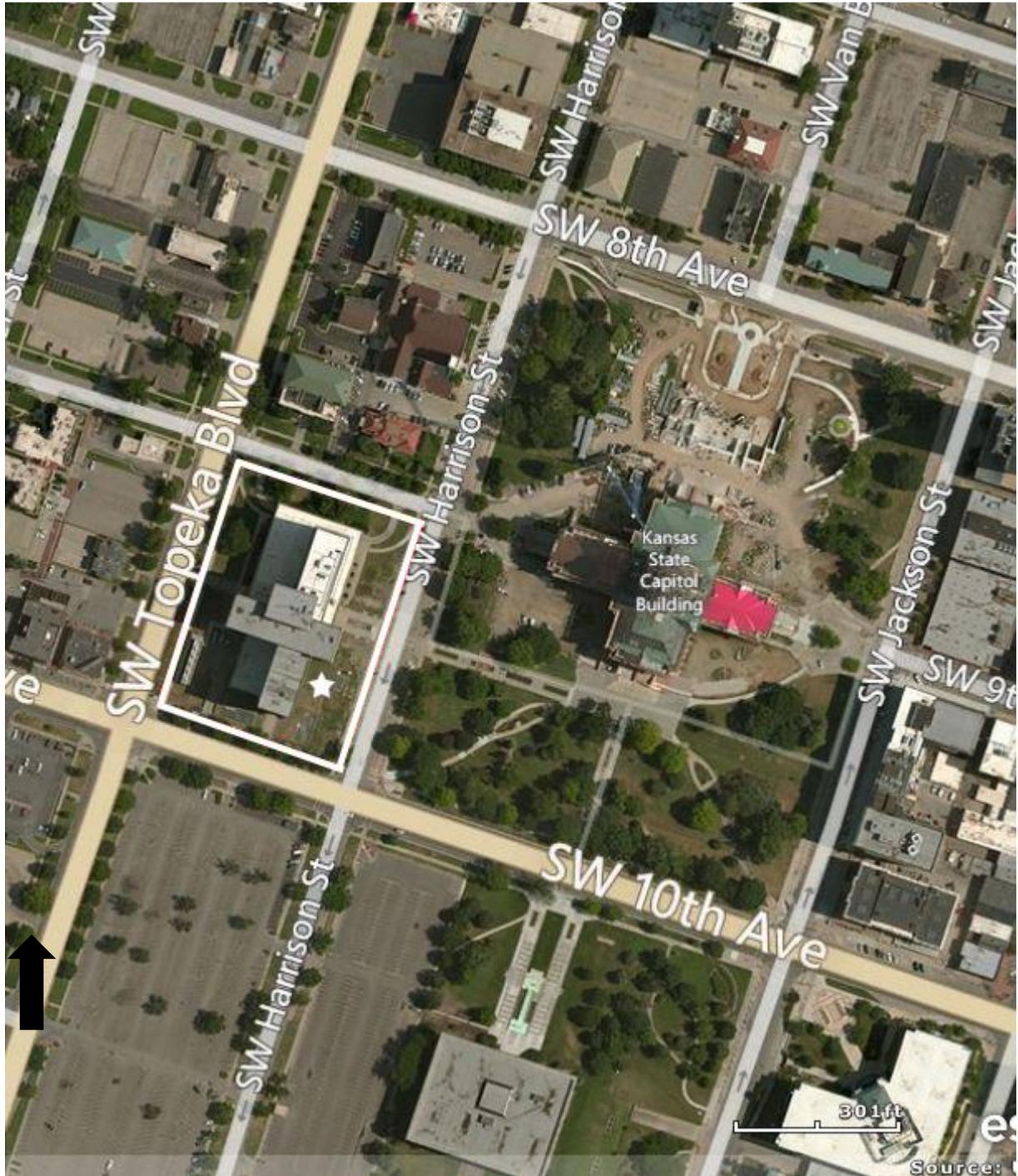
Figure 6: Kansas State Office Building, 1957. *Source: Kansas Memory.*

Figure 7: Kansas State Office Building, 1957. *Source: Kansas Memory.*

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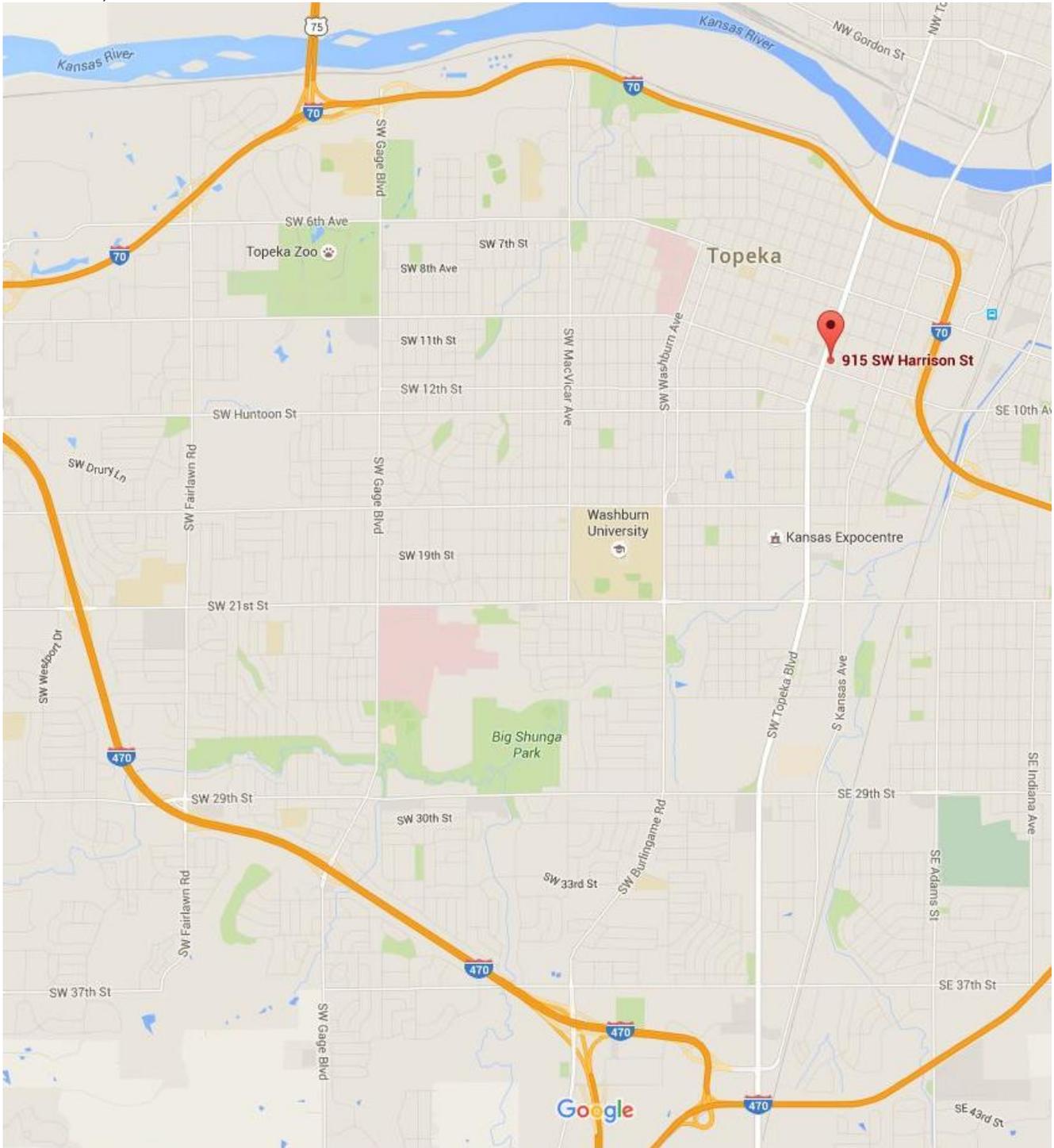
Figure 1: Site Map. *Source: ARCGIS, 2015.*
Kansas State Office Building
915 SW Harrison Street, Topeka, Kansas
39.047987, -95.680380



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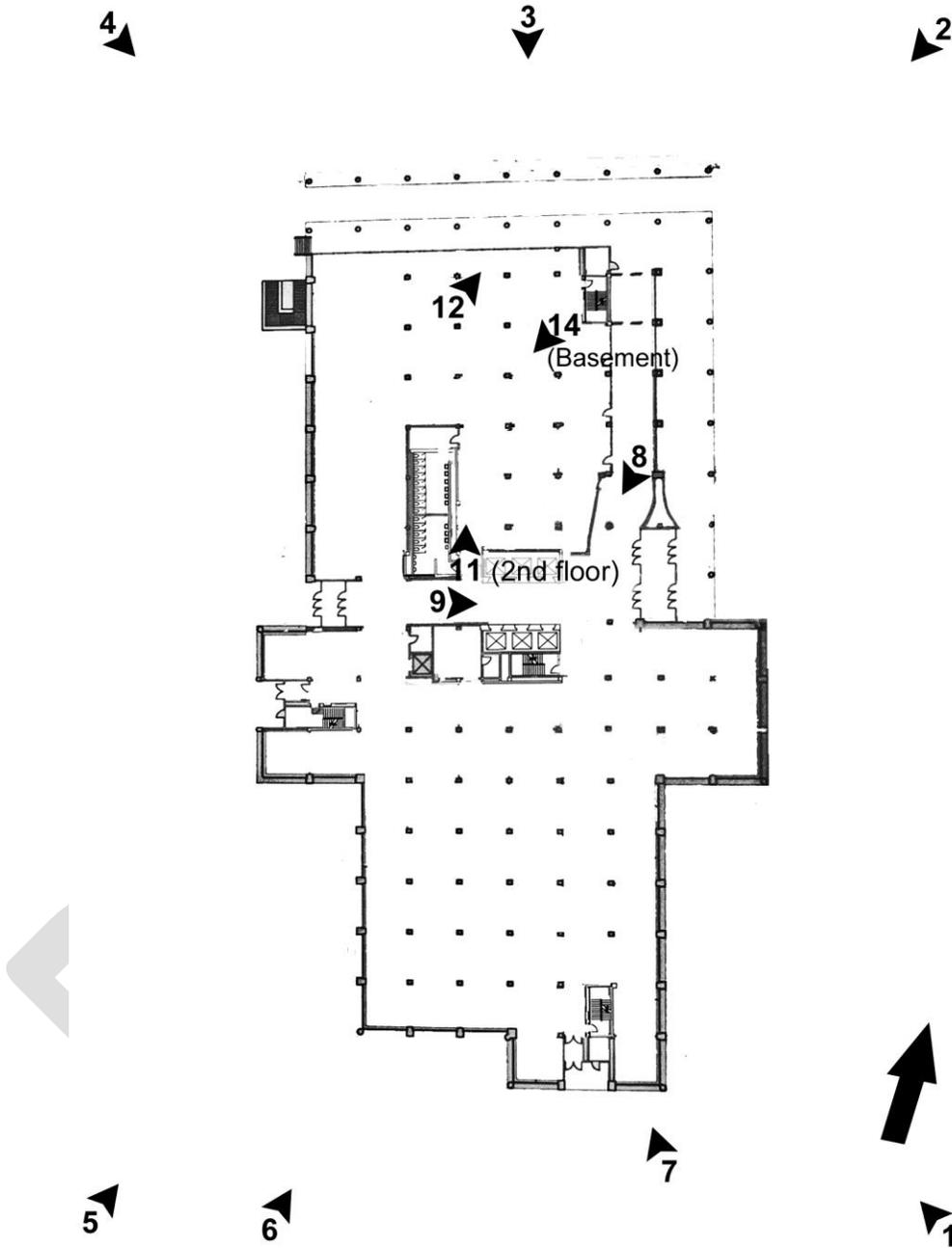
Figure 2. Context Map. *Source: Google, 2015.*
Kansas State Office Building
915 SW Harrison Street, Topeka, Kansas
39.047987, -95.680380



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Figure 3: Photo Map, exterior, lower floors. Not to scale.



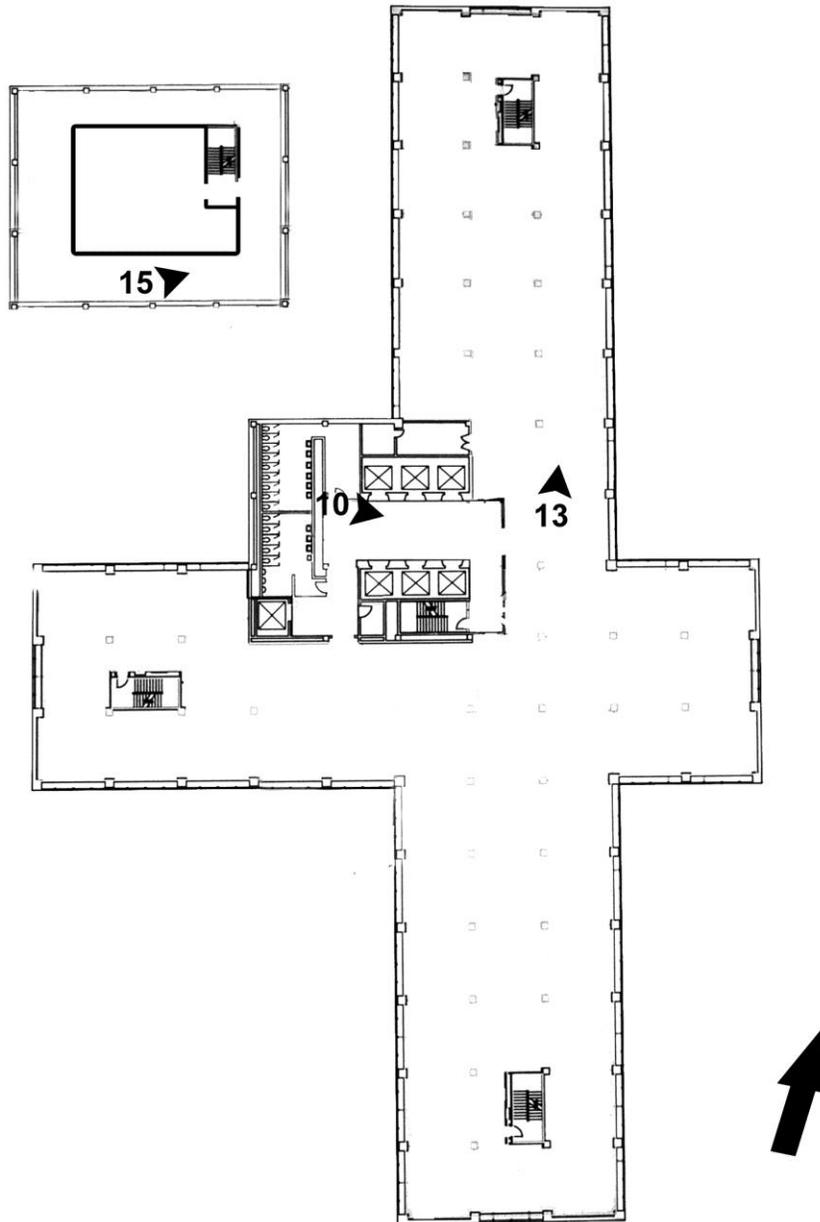
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Figure 4: Photo Map, upper floors. Not to scale.



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Figure 5: Kansas State Office Building, 1955. *Source: Kansas Memory.*



Figure 6: Kansas State Office Building, 1957. *Source: Kansas Memory.*



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Figure 7: Kansas State Office Building, 1957. *Source: Kansas Memory.*



April 14, 2016

Topeka Landmarks Commission
Certified Local Government
Certificate of Appropriateness
National Historic Register Project Review
TOPEKA PLANNING DEPARTMENT

CASE NO: CLGR16-03

by: Leslie Ham

Project Address: 314 SW Woodlawn Ave

Historic District: N/A

Standards: Secretary of the Interior's Standards for Rehabilitation

Type of work: 2-Story addition onto the rear of the home

Square Footage: 1,074 sq. ft.

Height: 2-Story

Property Classification: Contributing Property to the Potwin National Historic District

PROPOSAL: The applicant is requesting Certificate of Appropriateness review for an addition onto the rear elevation of the home, located at 314 SW Woodlawn Avenue. The proposed addition is two-stories, encompassing a total of 1,074 sq. ft., and will be constructed of matching siding materials and color to the existing home. Similar roofing materials will be also used. The proposed addition will not be visible from the front of the property.

BACKGROUND: The property lies within the Potwin National Historic District, and is therefore subject to a Certificate of Appropriateness Review for all proposed exterior or structural alterations.

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) dictates that the following guidelines for evaluation must be used for any property individually listed or located within an historic district:

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 the principle and historic use of the property is proposed. Proposed changes to the property are deemed to be minimal, while still maintaining the historical character of the property.

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 proposed addition will not alter the historic character of the property. The addition is proposed for a rear elevation, and will not be visible from the front

elevation of the structure. The addition will be compatible in scale, architectural style, and materials.

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: The proposed addition will not visibly suggest a false sense of historical attachment to the primary structure. As proposed, the addition will be a noticeably distinct from the original, yet will be architecturally compatible and supporting of the overall architectural character of the home.

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: The proposed addition will not remove or destroy any distinctive materials or character-defining feature of this property. The proposed addition will be compatible with the massing, size, scale and architectural features that define the historical character of the property.

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 addition could be removed at a future date, leaving the present form, function, and architectural character of the structure intact.

Staff Recommendation: Therefore, in light of these standards and the preceding analysis, Planning Staff recommends a finding of **no detrimental effect** on the historic integrity of the property, nor its vicinity within the Potwin National Historic District.

Prepared by: _____
Timothy Paris, Planner II

CLGR16-02 by Leslie Ham 314 SW Woodlawn Ave



CLGR16-02 by Nathan and Leslie Ham, 314 SW Woodlawn Ave.



NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -



HAM ADDITION PROJECT

314 S.W. WOODLAWN AVE.
TOPEKA, KS 66606

SYMBOLS:

- (A) COLUMN GRID LINE
- 4
A-B NUMBER
DETAIL OR SECTION
SHEET NUMBER
- 2
A-B NUMBER
ELEVATION
SHEET NUMBER
- (2) DEMOLITION NOTES
- (2) CONSTRUCTION NOTES
- (2) REVISIONS

ABBREVIATIONS:

A	AND	K.O.	KNOCK OUT
∠	ANGLE	KD	KNOCK DOWN FRAME
AT	AT	LVR	LOWER
CL	CENTERLINE	LDW	LIGHTWEIGHT CHU
#	DIAMETER OR ROAD		
#	POST OR NUMBER		
AB	ANCHOR BOLT	MAT.	MATERIAL
AC	AIR CONDITIONING	MACH	MACHINE
ACCO.	ACOUSTICAL	MECH	MECHANICAL
ADJ.	ADJUSTABLE	MEMB	MEMBRANE
APF	ABOVE FINISH FLOOR	MEZ	MEZANINE
ALUM.	ALUMINUM	MFG.	MANUFACTURER
APPROX.	APPROXIMATE	MISM	MISCELLANEOUS
BIT.	BITUMINOUS	M.D.	MASONRY OPENING
BL.	BUILDING LINE	M.D.	MOUNTED
BLKS.	BLOCKING	MILL	MILLION
CAB.	CABINET	NOM.	NOMINAL
CB	CATCH BASIN	N.T.S.	NOT TO SCALE
C-C	CENTER TO CENTER	O.C.	ON CENTER
CAU	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
CA	CAULKING	OPNS	OPENING
CLF.	CELING	P-LAM	PLASTIC LAMINATE
COL.	COLUMN	PL	PLATE
CONC.	CONCRETE	PN	PAN
CONF.	CONFERENCE	PR	PAINT
CONT.	CONTINUOUS	PROJ.	PROJECTION
CORR.	CORRIDOR	PHD.	PLYWOOD
C.D.	CARPET	R	RISER OR RADIUS
C.D.	CASED OPENING	R.D.	ROOF DRAIN
G.T.	CERAMIC TILE	RECS.	RECESSED
CR	COLD WATER	REFR.	REFRIGERATOR
DEPT.	DEPTH	REFR.	REFRIGERATOR
D.F.	DRAINAGE	REIN.	REINFORCED-CONCRETE
DM.	DIMENSION	REQD.	REQUIRED
DISP.	DISPENSER	RM	ROOM
DN.	DOWN	R.O.	ROUGH OPENING
D.S.	DOWN SPOUT	SECT.	SECTION
ELEC.	ELECTRICAL	S.F.	SQUARE FOOT
ELEV.	ELEVATOR	SHT.	SHEET
EMERG.	EMERGENCY	SHL	SHOULDER
EP	ELECT. PANELBOARD	SM	SURFACE MOUNTED
ELEC.	ELECT. WATER COOLER	SP.	STAIRPIPE
EXP.	EXPANDED	SPEC.	SPECIFICATIONS
EXP.JT.	EXPANSION JOINT	SS	STAINLESS STEEL
F.A.	FIRE ALARM	STOR.	STORAGE
F.D.	FLOOR DRAIN	SUPP.	SUPPLEMENTED
F.F.V.	FIRE FIGHTER VALVE	SYM.	SYMMETRICAL
F.F.	FIRE EXTINGUISHER	THK.	THICKNESS
F.F.G.	FIRE HOSE CABINET	TSTAT	THERMOSTAT
FIN.	FINISH	TEL	TELEPHONE
FL.	FLOOR	T & G	TONGUE & GROOVE
FR	FRAME	THRES.	THRESHOLD
FURN.	FURNING	TYP.	TYPICAL
F.V.	FIRE HOSE VALVE	UN	UNIT
G.	GAS	UNF.	UNFINISHED
GALV.	GALVANIZED	UNLSS.	UNLESS OTHERWISE
GB.	GROUING BAR	NOTED	NOTED
GL.	G.L.S.S.	UNV.	UNIT VENTILATOR
H.B.	HOSE BIB	VCT	VINYL COMP. TILE
H.C.	HOLLOW CORE	VEST.	VESTIBULE
H.W.	HARDWARE	V.F.	VERIFY IN FIELD
H.M.	HOLLOW METAL	VV	VINT
HG.	HEIGHT	W.	WATER CLOSET
H.H.	HOT WATER	W.C.	WATER CLOSET
HVAC	HEATS VENT & A/C	WH	WATER HEATER
ID.	INSIDE DIAMETER	WIND.	WIND
JAN.	JANITOR	WINDOT	WINDO
JT.	JOINT	WINDOT	WINDO

GENERAL NOTES

- INSTALL 1/2" GYPSUM BOARD ON GARAGE WALL AND CEILING.
- GUARD RAIL TO BE 36" A.F.F. INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES SHOULD NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- STAIR HAND RAIL HEIGHT TO BE 34" ABOVE TREAD. INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES SHOULD NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- INSTALL 4" CORRUGATED PLASTIC BLACK PIPE WITH POP UP DRAIN IN YARD TO DRAIN DOWNSPOUT AWAY FROM HOUSE IF ROOF WATER WILL END UP IN A LOW SPOT AND DOWNSPOUTS NEXT TO GARAGE DOORS OR ENTRY DOOR.

STRUCTURAL GENERAL NOTES

- ALL DESIGN, MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF THE 2009 EDITION OF THE INTERNATIONAL RESIDENTIAL CODE.
- ENSURE THAT WALLS/CEILING AREA IS PROPERLY BRACED SO AS TO PREVENT BOWING OUT OF EXTERIOR WALLS.

DESIGN LOADS

GROUND SNOW LOAD	= 20 PSF
FLOOR LIVE LOAD	= 40 PSF
BASIC WIND SPEED	= 90 MPH

BOTTOM CHORD OF ROOF TRUSSES SHALL BE DESIGNED FOR 20 PSF, OR A CONCENTRATED LOAD OF 300 LBS. WHERE ACCESS IS PROVIDED TO THE ATTIC SPACE. COORDINATED MECHANICAL EQUIPMENT WEIGHTS AND LOCATIONS WITH MECHANICAL SUPPLIER.

FOUNDATION NOTES

- NO FOOTINGS SHALL BE POURED ON LOOSE OR UNSUITABLE SOILS, IN WATER OR ON FROZEN GROUND.
- ALL EXTERIOR FOOTING TO CONFORM TO APPLICABLE CODE REQUIREMENTS FOR FROST PROTECTION.
- ALLOWABLE PRESUMPTIVE BEARING CAPACITY USED IN DESIGN OF THE FOUNDATIONS: 2000 PSI
- ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF AT LEAST 3000 PSI AT 28 DAYS.
- CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS AS REQUIRED TO PREVENT HORIZONTAL MOVEMENT OR VERTICAL SETTLEMENT WHICH WILL ENDANGER ADJACENT STRUCTURES, STREETS OR UTILITIES.
- BACKFILL SHALL NOT BE PLACED AGAINST FOUNDATION WALL UNTIL FLOOR SYSTEM IS IN PLACE OR THE FOUNDATION WALLS ARE ADEQUATELY BRACED AT THE TOP OF THE WALL.
- FOUNDATION ANCHORAGE SHALL CONSIST OF A MINIMUM OF 1/2" DIAMETER ANCHOR BOLTS AT 6'-0" O.C. MAX. 7" MINIMUM EMBEDMENT IN CONCRETE. A NUT AND WASHER SHALL BE TIGHTENED ON EACH ANCHOR BOLT. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE SECTION WITH ONE BOLT LOCATED NOT MORE THAN 12 INCHES OR LESS THAN SEVEN BOLT DIAMETERS FROM EACH END OF THE PLATE SECTION.

WOOD FRAMING NOTES

- ALL STRUCTURAL WOOD SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION BY A RECOGNIZED INSPECTION AGENCY.
- STRUCTURAL WOOD SHALL BE SPRUCE-PINE-FIR (SPF) #2 OR BETTER OR EQUIVALENT HAVING THE FOLLOWING MINIMUM STRENGTH PROPERTIES:
F_b = 875 PSI (1000 PSI REPETITIVE MEMBER)
F_v = 135 PSI
E = 1,400,000 PSI
F_c (PARALLEL) = 1,150 PSI
F_c (PERPENDICULAR) = 425 PSI
- LVL OR PSL INDICATE LAMINATED VENEER LUMBER AND PARALLEL STRAND LUMBER RESPECTIVELY. LVL AND PSL BEAMS AND POSTS SHALL CONFORM TO ILEVEL (TRUS-JOIST) SPECIFICATIONS OR EQUAL WITH THE FOLLOWING MINIMUM STRENGTH PROPERTIES:
F_b = 2,925 PSI
F_v = 240 PSI
E = 1,900,000 PSI
F_c (PARALLEL) = 2,900 PSI
F_c (PERPENDICULAR) = 750 PSI

- MULTIPLE PLIES OF 1 3/4" WIDE LVL'S SHALL BE FASTENED TOGETHER WITH A MINIMUM OF 3 ROWS OF 10d NAILS @ 12" O.C.; 4 ROWS OF 10d NAILS @ 12" O.C. FOR 14" AND DEEPER LVL'S.
- ENGINEERED I-JOIST SPECIFIED ARE THE @TJIA SYSTEM AS MANUFACTURED BY ILEVEL. ADHERE STRICTLY TO MANUFACTURER'S INSTRUCTIONS FOR STORAGE AND HANDLING, INSTALLATION, AND DETAILS.
- ALL FLOOR JOIST SHALL HAVE BRIDGINS INSTALLED AT MID-SPAN OR AT 8'-0" O.C. MAXIMUM.
- PROVIDE SOLID FRAMING/BLOCKING TO POSTS AND/OR SUPPORTS BELOW. PROVIDE 1 1/2" MINIMUM BEARING LENGTH FOR ALL BEAMS AND HEADERS.
- INSTALL SIMPSON H2.5 CONNECTORS AT THE ENDS OF ALL RAFTERS AND/OR TRUSSES.
- PLYWOOD SHALL BE CAPABLE OF SUPPORTING DESIGN LOADS AT REQUIRED SUPPORT SPACING AND BEAR APPROPRIATE GRADING STAMP FROM AMERICA PLYWOOD ASSOCIATION.
- ALL WOOD PERMANENTLY EXPOSED TO THE WEATHER, IN CONTACT WITH CONCRETE OR IN CONTACT WITH THE GROUND OR OTHERWISE SPECIFIED SHALL BE PRESSURE TREATED FOR GROUND CONTACT.
- DECK FRAMING SHALL BE PRESSURE TREATED. THE LEDGER SUPPORT AT THE HOUSE SHALL BE ATTACHED TO THE HOUSE VIA 5/8" THROUGH BOLTS @ 16" O.C. STAGGERED. SUPPORT POSTS TO BE PT 4x4 FOR DECK HEIGHT UP TO 8 FEET ABOVE GRADE. PROVIDE LATERAL BRACING AND/OR INCREASED POST SIZE AT HEIGHTS ABOVE THAT.

PREFABRICATED WOOD TRUSSES

- TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE LATEST EDITION OF NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION (NDS), AMERICAN FOREST AND PAPER ASSOCIATION (AFPA), AND DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI 1), TRUSS PLATE INSTITUTE (TPI), AND CODE OF JURISDICTION.
- MANUFACTURER SHALL FURNISH DESIGN DRAWINGS BEARING SEAL AND REGISTRATION NUMBER OF A STRUCTURAL ENGINEER LICENSED IN THE STATE OF KANSAS.
- HANDLE DURING INSTALLATION IN ACCORDANCE WITH HANDLING, INSTALLATION AND BRACING WOOD TRUSSES (HIB-41), TPI, AND ANSI/TPI 1-1005. INSTALLATION SHALL BE CONSISTENT WITH GOOD WORKMANSHIP AND GOOD BUILDING PRACTICES AND SHALL BE THE RESPONSIBILITY OF TRUSS INSTALLER.

HEADER SPAN TABLE FOR BEARING WALLS

FIRST FLOOR	SECOND FLOOR
2-2x4 @ 3'-2"	2-2x4 @ 3'-6"
2-2x6 @ 4'-0"	2-2x6 @ 5'-5"
2-2x8 @ 5'-11"	2-2x8 @ 6'-10"
2-2x10 @ 7'-3"	2-2x10 @ 8'-5"
2-2x12 @ 8'-5"	2-2x12 @ 9'-1"

MINIMUM INSULATION REQUIREMENT'S

- R-38 ATTICS
- R-30 VAULTS (LIMITED TO 500 S.F.)
- R-13 WALLS
- WINDOWS - 0.35 U-FACTOR
- SKYLIGHT - 0.60 U-FACTOR
- R-4 FLOORS OVER CONDITIONED SPACES
- R-10 CRAWL SPACE WALLS
- R-8 DUCT WORK IN UNCONDITIONED SPACES

WALL LEGEND

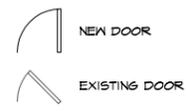
- 2x4 @ 16" O.C. W/O INSULATION
- 2x4 @ 16" O.C. W/ INSULATION
- EXISTING WALL

DOOR & WINDOW LEGEND

- WINDOW 3046/24 = W 30" x H 46" / 24" ABOVE FIN. FL.
- DOOR 3088 = W 3'-0" x H 6'-8"

NOTES:

- AREA CALCULATED IS TO EXTERIOR OF WALL.
- NEW CONSTRUCTION DIMENSIONS SHOWN ARE TO THE FRAMING MEMBER.
- REMODEL CONSTRUCTION DIMENSIONS SHOWN ARE TO OUTSIDE FACE OF SHEATHING.



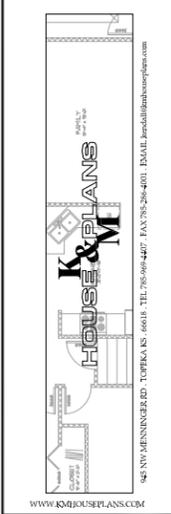
INDEX OF DRAWINGS:

C	COVER SHEET
C-1	SITE PLAN
A-1	DEMOLITION PLAN
A-2	FIRST AND SECOND FLOOR PLAN
A-3	FOUNDATION PLAN AND DETAILS
A-4	EXTERIOR ELEVATIONS
E-1	FIRST AND SECOND ELECTRICAL PLAN

LOCATION	AREA (S.F.)
NEW FIRST FLOOR FINISH AREA	630
NEW SECOND FLOOR	316
NEW PORCH	50
NEW STAIRS AND LANDING	78
TOTAL CONSTRUCTION AREA	1074

NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

THE EXISTING CONDITIONS INDICATED ON THIS DRAWING ARE TAKEN FROM THE BEST INFORMATION AVAILABLE FROM VISUAL SITE INSPECTIONS. THE INFORMATION IS SHOWN TO HELP ESTABLISH THE EXTENT OF THE WORK TO BE DONE. THE CONTRACTOR SHALL VERIFY ALL LOCAL CONDITIONS. THIS DRAWING IS SOLELY RESPONSIBLE TO BUILD THE STRUCTURE IN ACCORDANCE WITH LOCAL BUILDING CODES AND ORDINANCE. K&M HOUSE PLANS IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN. SCALES INDICATED APPLY ONLY TO 1/4"=1'-0" PLOTS.



TOPEKA, KS 66606
REV: 2015-21

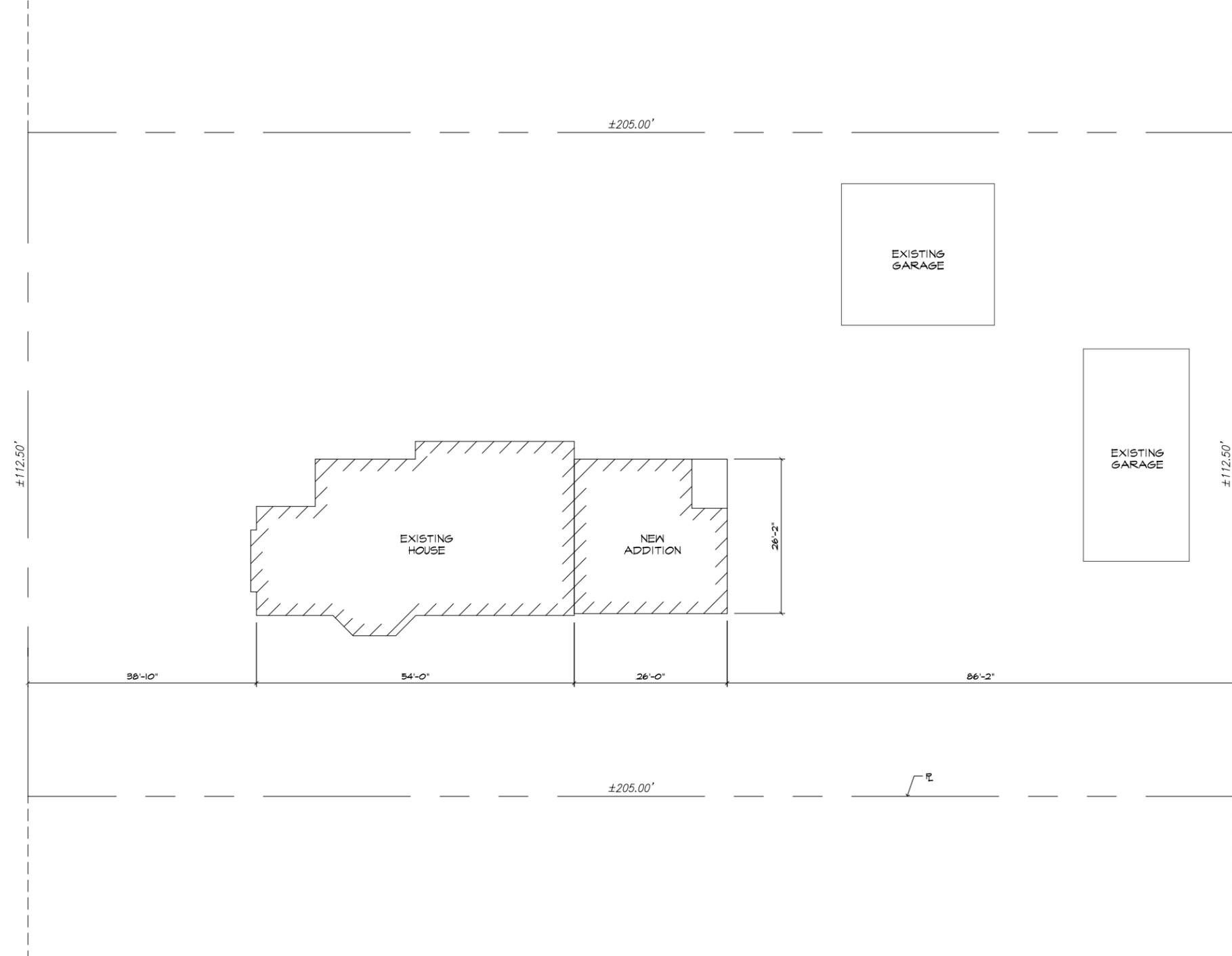
HOUSE ADDITION PLAN FOR
NATHAN & LESLIE HAM
314 SW WOODLAWN AVE.
TOPEKA, KS 66606
DATE: MAR. 7, 2016
DRAWN BY: KDC
K&M FOR NO:

C
COVER
3RD DRAFT

NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

2) CONSTRUCTION NOTES
1. ALL LOCATIONS SHOWN ON THIS SITE PLAN ARE APPROXIMATE LOCATIONS. THIS DRAWING DOES NOT CONSTITUTE A BOUNDARY SURVEY.

S.W. WOODLAWN AVE.

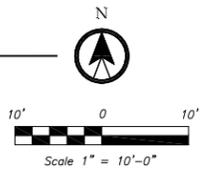


NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

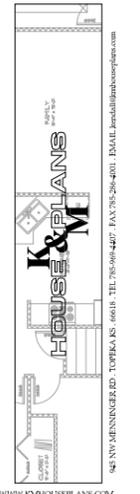
NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

PROPERTY DESCRIPTION:
C W POTWIN SUB , Lot 14 , WOODLAWN AVE N 112 1/2FT LOT 14 C W POTWIN
SUB SECTION 25 TOWNSHIP 11 RANGE 15

1 SITE PLAN
C-1 1"=10'-0"



THE EXISTING CONDITIONS INDICATED ON THIS DRAWING ARE TAKEN FROM THE BEST INFORMATION AVAILABLE FROM VISUAL SITE INSPECTIONS. THE INFORMATION IS SHOWN TO HELP ESTABLISH THE EXTENT OF THE WORK TO BE DONE. THE CONTRACTOR SHALL VERIFY ALL LOCAL CONDITIONS. K&M HOUSE PLANS IS SOLELY RESPONSIBLE TO BUILD THE STRUCTURE IN ACCORDANCE WITH LOCAL BUILDING CODES AND ORDINANCE. K&M HOUSE PLANS IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN. SCALES INDICATED APPLY ONLY TO (24"x36") PLOTS.



HOUSE ADDITION PLAN FOR
NATHAN & LESLIE HAM

314 SW WOODLAWN AVE. • TOPEKA, KS 66606

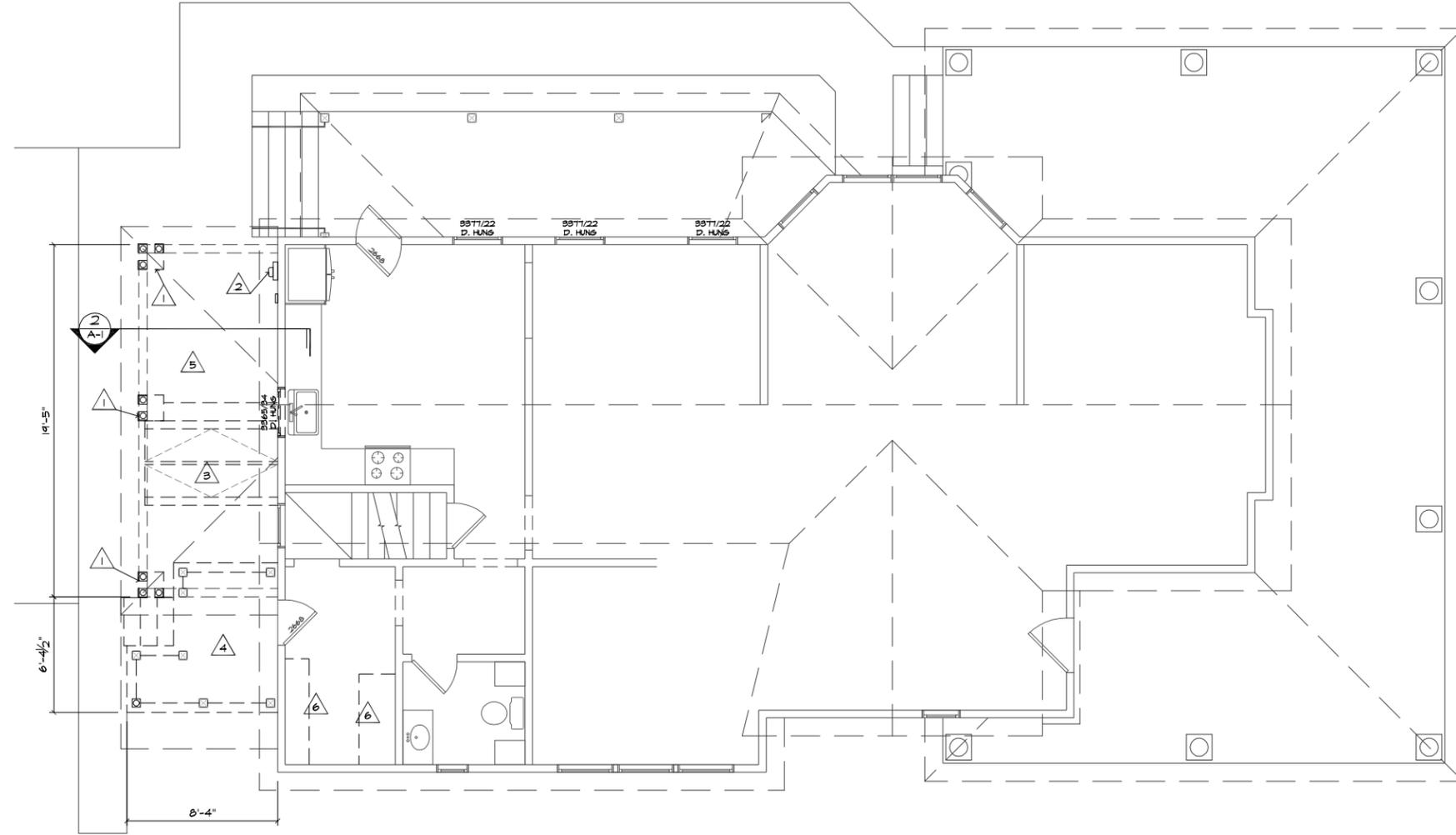
DATE: MAR. 7, 2016
DRAWN BY: KDC
REV:

C-1

SITE PLAN

3RD DRAFT

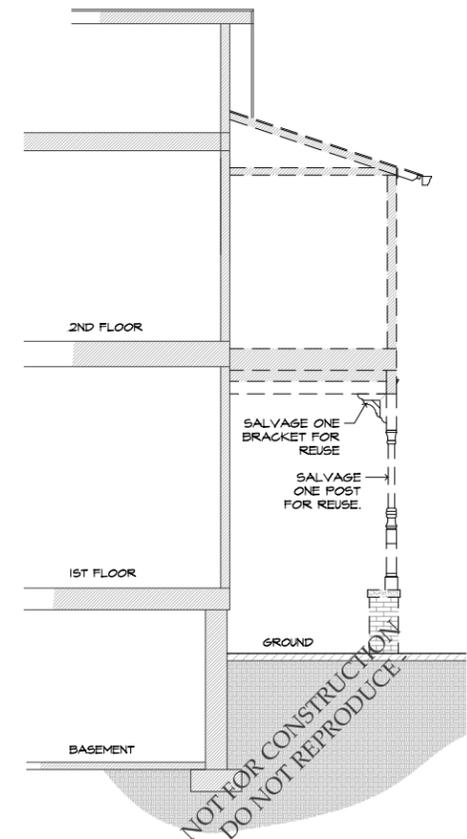
NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -



DEMOLITION NOTES

1. DEMO BRICK COLUMN AND WOOD COLUMNS. SALVAGE (1) WOOD POST FOR REUSE.
2. RELOCATE ELECTRICAL PANEL AND OTHER UTILITIES.
3. DEMO BASEMENT ACCESS STAIR COVER.
4. DEMO WOOD PORCH AND ROOF. SALVAGE METAL RAILING AND POST FOR POSSIBLE REUSE.
5. DEMO SECOND FLOOR SUN ROOM ABOVE THIS AREA.
6. REMOVE CABINETS.

NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -



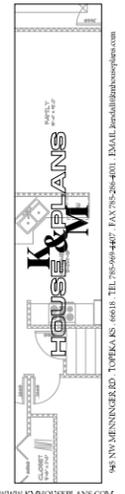
2
A-1 EXISTING PORCH SECTION
1/4"=1'-0"

1
A-1 FIRST FLOOR DEMO PLAN
1/4"=1'-0"



NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

THE EXISTING CONDITIONS INDICATED ON THIS DRAWING ARE TAKEN FROM THE BEST INFORMATION AVAILABLE FROM VISUAL SITE INSPECTIONS. THE INFORMATION IS SHOWN TO HELP ESTABLISH THE EXTENT OF THE WORK TO BE DONE AND TO CORRELATE WITH ALL NETWORK INDICATED ON THIS DRAWING. THE BUILDER IS SOLELY RESPONSIBLE TO BUILD THE STRUCTURE IN ACCORDANCE WITH LOCAL BUILDING CODES AND ORDINANCE. K&M HOUSE PLANS IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN. SCALES INDICATED APPLY ONLY TO (24"x36") PLOTS.



HOUSE ADDITION PLAN FOR
NATHAN & LESLIE HAM

314 SW WOODLAWN AVE. • TOPEKA, KS 66606

DATE: MAR. 7, 2016
DRAWN BY: KDC
REV: .

A-1

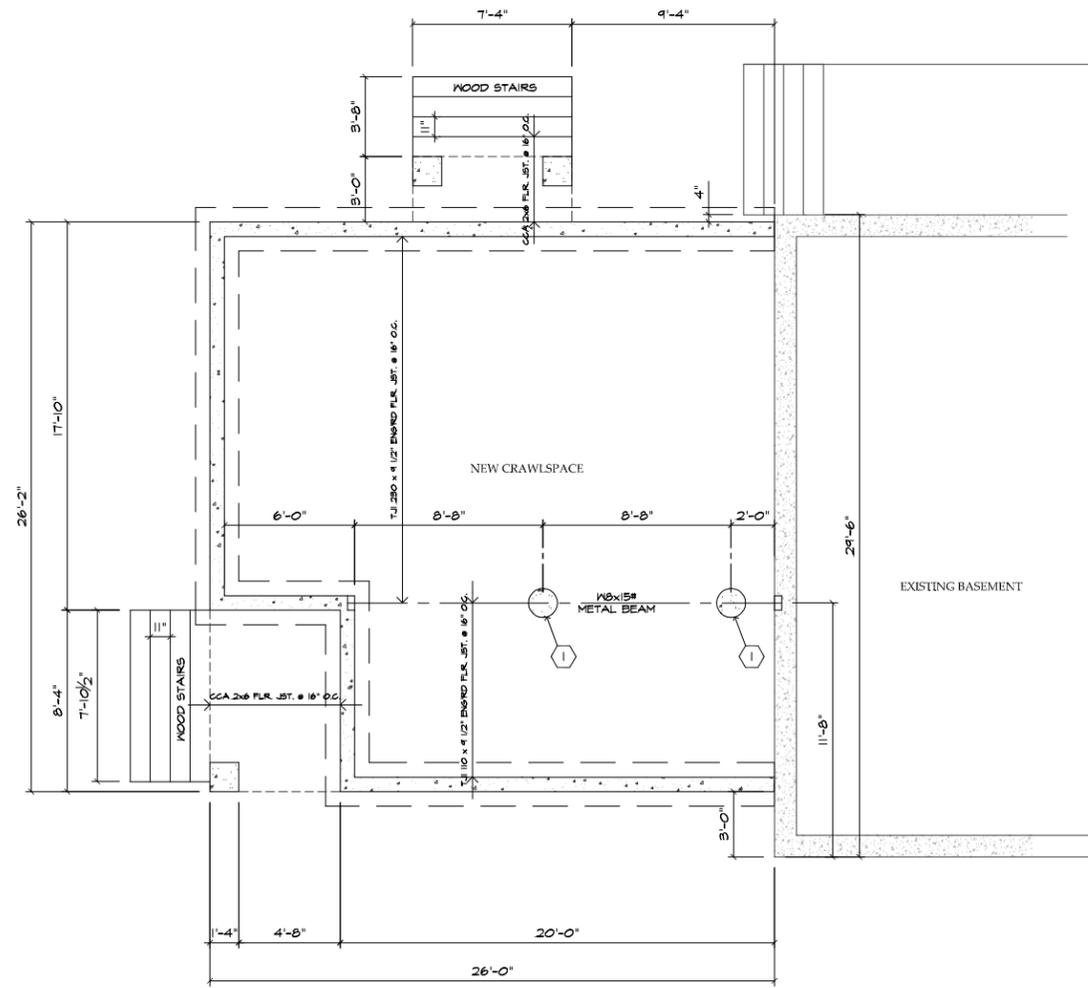
DEMOLITION PLAN

3RD DRAFT

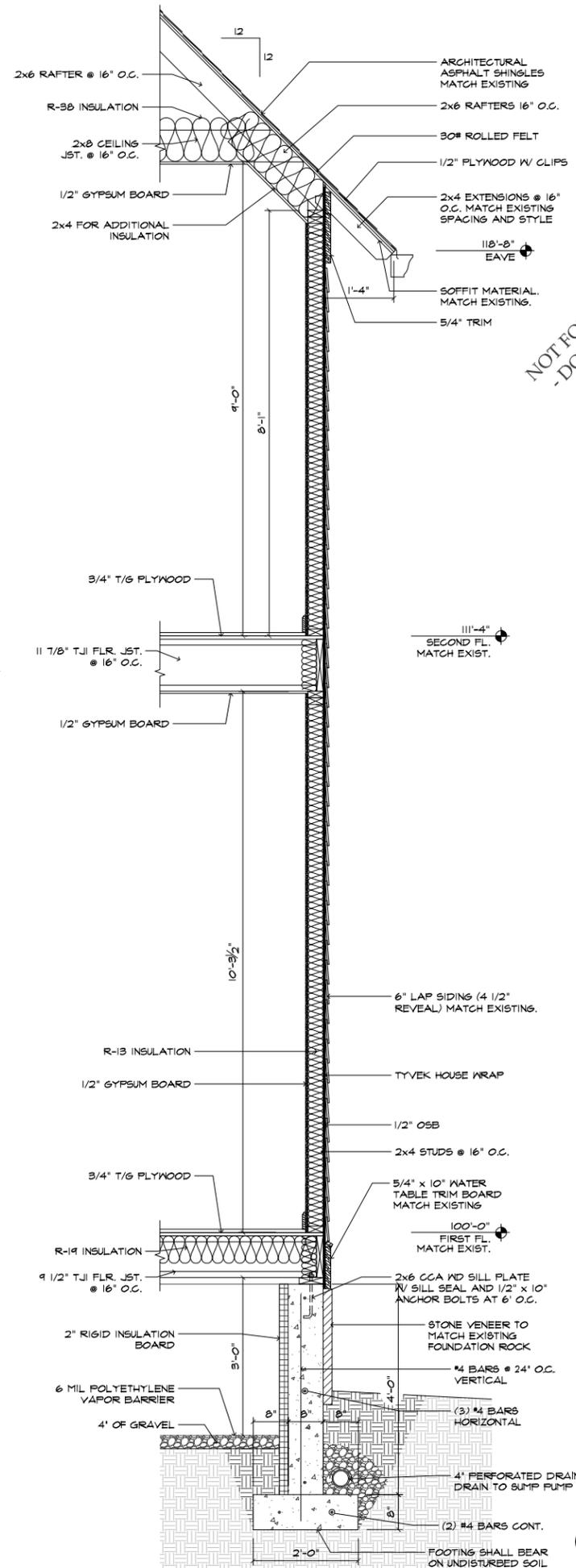
NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

2 CONSTRUCTION NOTES

- 1. 16" x 36" CONCRETE PIER.



1 BASEMENT CONSTRUCTION PLAN
A-3 1/4"=1'-0"

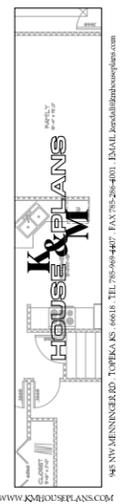


2 TYPICAL EXTERIOR WALL SECTION
A-3 3/4"=1'-0"

NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

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HOUSE ADDITION PLAN FOR
NATHAN & LESLIE HAM
TOPEKA, KS 66606
DATE: K&M JOB NO.: 2015-21
DRAWN BY: KDC
REV: 1

A-3
BASEMENT PLAN
3RD DRAFT

NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

2 CONSTRUCTION NOTES

1. ALL NEW TRIM WORK TO MATCH EXISTING IN SIZE, STYLE AND FINISH.
2. MATCH EXISTING SIDING WORK.
3. MATCH EXISTING BRACKET. EACH SIDE.
4. RELOCATE EXISTING BRACKET FROM REAR PORCH HERE.
5. RELOCATE EXISTING POST FROM REAR PORCH HERE.

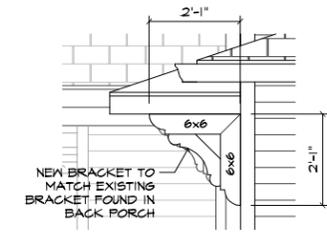
NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -



3 LEFT SIDE ELEVATION - NORTH
A-4 3/16"=1'-0"



2 REAR ELEVATION - EAST
A-4 3/16"=1'-0"



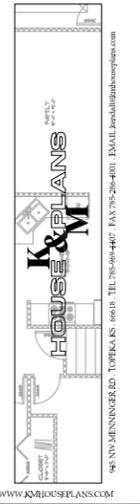
4 ROOF BRACKET DETAIL
A-4 1/2"=1'-0"



1 RIGHT SIDE ELEVATION - SOUTH
A-4 3/16"=1'-0"

NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

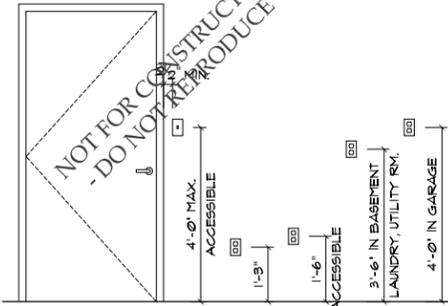
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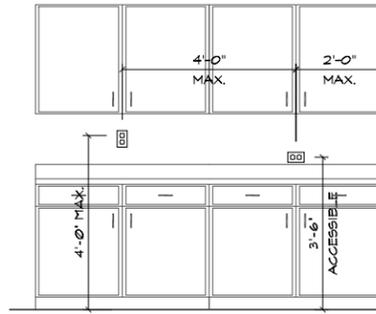
HOUSE ADDITION PLAN FOR
NATHAN & LESLIE HAM
314 SW WOODLAWN AVE. • TOPEKA, KS 66606
DATE: MAR. 7, 2016
K&M JOB NO.: 2015-21
DRAWN BY: KDC
REV:

A-4
EXTERIOR ELEVATIONS
3RD DRAFT

RECEPTACLE OUTLETS ARE REQUIRED SUCH THAT NO POINT ALONG THE FLOOR LINE IN ANY SPACE IS GREATER THAN 12' MEASURED HORIZONTALLY, FROM AN OUTLET IN THAT SPACE 2' OR MORE WIDE AND THE WALL SPACE OCCUPIED BY SLIDING PANELS IN EXTERIOR WALLS.



ELECTRICAL OUTLETS



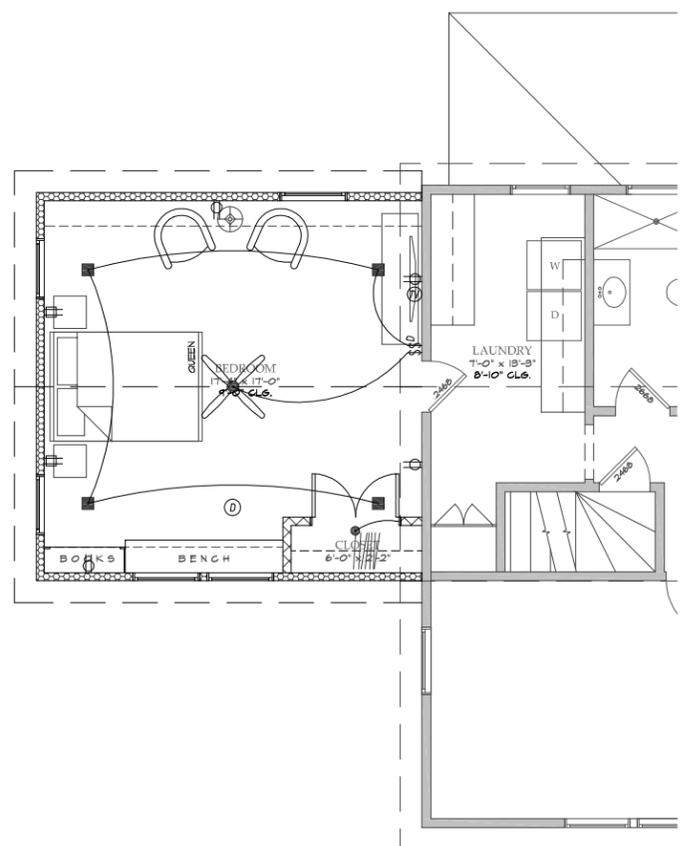
KITCHEN OUTLETS

SYMBOL LIST	
	DUPLEX RECEPTACLE
	DUPLEX RECEPTACLE - WEATHER PROOF
	DUPLEX RECEPTACLE - Ground Fault Circuit Interrupter
	QUADPLEX RECEPTACLE
	FLORESCENT LIGHT FIXTURE
	SURFACE LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	LIGHT SWITCH - SINGLE POLE
	LIGHT SWITCH, 3-WAY, M=MOTION SENSOR, D=DIMMER
	TELEVISION OUTLET, 54" A.F.F.
	CEILING SMOKE DETECTOR
	CEILING FAN W/ LIGHT
	WATER HOSE BIB

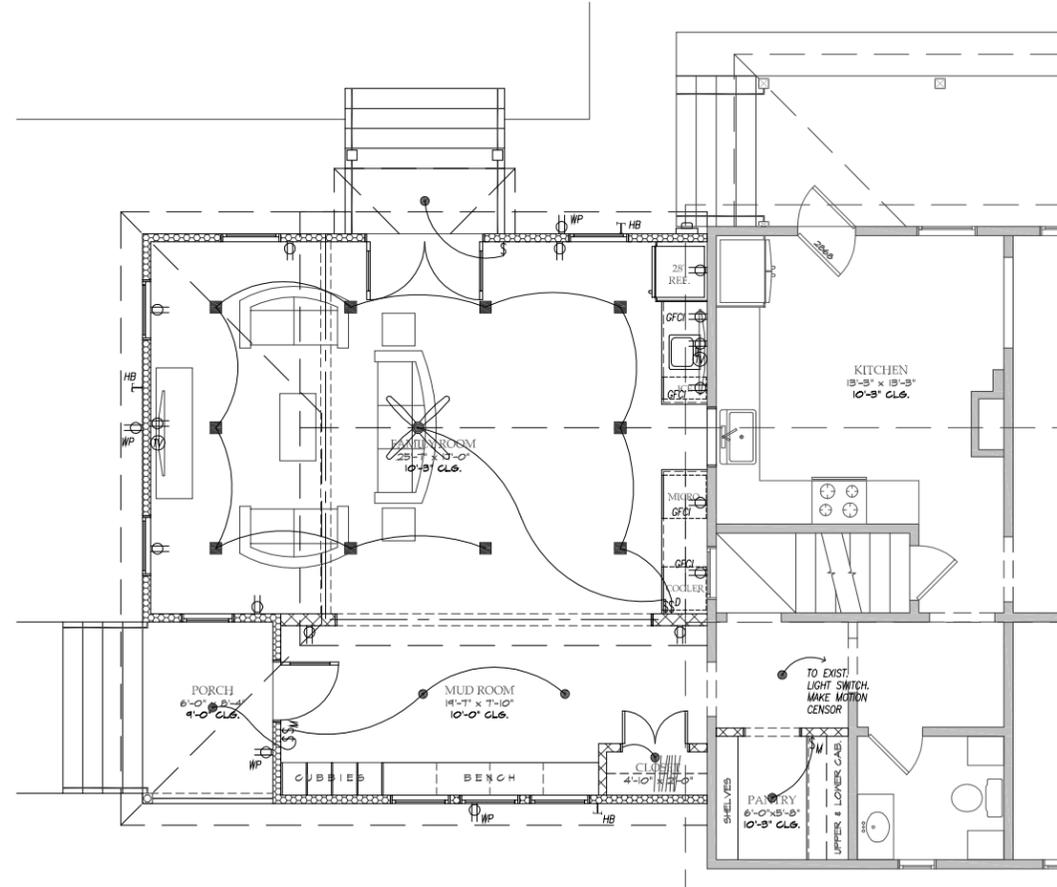
2 ELECTRICAL NOTES

1. VERIFY TV OUTLET HEIGHT WITH OWNER.
2. INSTALL DOOR FRAME JAMB LIGHT SWITCH PUSH BUTTON.
3. ALL EXTERIOR LIGHTS TO BE "DUSK TO DAWN" LIGHT FIXTURES.
4. INSTALL LED UNDER COUNTER LIGHTING UNDER ALL UPPER CABINETS.

THE EXISTING CONDITIONS INDICATED ON THIS DRAWING ARE TAKEN FROM THE BEST INFORMATION AVAILABLE FROM VISUAL SITE INSPECTIONS. THE INFORMATION IS SHOWN TO HELP ESTABLISH THE EXTENT OF THE WORK TO BE DONE. THE CONTRACTOR SHALL VERIFY ALL ACTUAL CONDITIONS ON THE JOB. THE CONTRACTOR IS SOLELY RESPONSIBLE TO BUILD THE STRUCTURE IN ACCORDANCE WITH LOCAL BUILDING CODES AND ORDINANCE. K&M HOUSE PLANS IS NOT RESPONSIBLE FOR STRUCTURAL DESIGN. SCALES INDICATED APPLY ONLY TO 1/4"=1'-0" PLOTS.



2 2ND FLOOR ELECTRICAL PLAN
E-1 1/4"=1'-0"



1 1ST FLOOR ELECTRICAL PLAN
E-1 1/4"=1'-0"



NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

NOT FOR CONSTRUCTION
- DO NOT REPRODUCE -

HOUSE & PLANS
K&M
185 NW MENNINGER RD., TOPEKA, KS 66618 TEL: 785-948-4467 FAX: 785-266-4401 EMAIL: k&m@k&mhouseplans.com
WWW.K&MHOUSEPLANS.COM

HOUSE ADDITION PLAN FOR
NATHAN & LESLIE HAM
314 SW WOODLAWN AVE. • TOPEKA, KS 66606
DATE: MAR. 7, 2016
DRAWN BY: KDC
REV: 2015-21

E-1
ELECTRICAL PLAN
3RD DRAFT

April 14, 2016

Topeka Landmarks Commission
Certified Local Government
Certificate of Appropriateness
National Historic Register Project Review

Case Number: CLGR16-2

Project Address: 800 SW 10th Ave

Historic District: N/A

Standards: Secretary of the Interior's Standards for Rehabilitation

Type of work: Interior alteration of 1st-floor science classrooms

Square Footage: N/A

Height: N/A

Property Classification: Individually Listed Property, NRHP

Attachments: Site Plan [X] Elevations [X] Arch./Const. Plans [X] Pictures [X]

REVIEW SUMMARY: Kansas 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 on the Register of Historic Kansas Places, the National Register of Historic Places, or is located within either a state or nationally listed historic district. The following is an analysis of the application of each all relevant Standards to this proposed project.

BACKGROUND: This project is proposed for the 1ST-floor of the southeast wing of Topeka High School. Specifically, the project proposes to restructure the sizing of classrooms to enhance the technological and educational and functional quality of available space for the benefit of both students and faculty. The project proposes the removal of two original walls, and their replacement and relocation between the affected classrooms located along the south side of the corridor. Two additional non-original walls are also proposed for removal.

Also proposed is the reconstruction of a wall in its original location within a room located at the northwest corner of hallway. All modifications are within the interior of the affected classrooms, and no visible exterior or interior hallway modifications are proposed. Ceilings within all affected classrooms are exposed plaster, with no drop-ceiling treatments. Where feasible, differences in ceiling height between rooms will be retained to indicate the previous presence of a wall at that location. No changes to existing ceiling treatments are proposed in conjunction with this project.

Applicable Standard:

- **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 – One portion of this project will remove an original wall between two classrooms, and construct its replacement approximately 15 feet to the east. The result of this modification will be the slight reduction in size of one classroom, and the expansion of its adjacent classroom. Within the confines of this specific project, several original walls have previously been removed to accommodate student and faculty needs.

A second portion of this project is to remove an original wall between classrooms, and construct a new wall a distance of approximately 15-feet to the west from its current location. This removal and replacement will result in two classrooms of equal size and function, and will also convert the entirety of a bay window from a storage space to useable classroom space.

A third aspect of this project will rebuild a wall within a room located on the north side of the hallway. This wall will be erected in its original location to enhance the function of the spaces created.

Examining each of these components of the project, it is helpful to reference the recommendations for the treatments of the interiors of historic properties. The *National Park Service Incentives Bulletin - Guide to the Federal Historic Preservation Tax Credit Incentives Program for Income Producing Properties Briefs for Historic Building Interiors* offers the following guidance:

“The interior floor plan, the arrangement and sequence of spaces, and features and finishes are individually and collectively important in defining the historic character of a building, and should be preserved. Prior to beginning a rehabilitation project, it is always recommended that the interior spaces and features—whether finished or unfinished – be identified and evaluated to determine their significance, and to ensure that they are repaired and retained.”

“Typically, some interior spaces, features, and finishes have more significance than others, since most buildings are comprised of both primary and secondary spaces. Generally, front areas of a building are more important than upper floors; and visible and public areas are more important than obscured and private areas. Whenever possible, major alterations should be undertaken in secondary spaces to preserve the historic character of the building.”

Following this guidance, the walls proposed for removal, and the construction of their replacements are located within the interior of classrooms, and are not visible from the more public space of the primary hallway, nor are they visible from any exterior entrance to the building. Additionally, the removal and replacement of each wall will avoid any substantial modification to the historic character of all affected classrooms. While it is recognized that this project does remove two original walls of the structure, this action lies within an area of secondary concern for the preservation of the building’s overall historic character, as suggested by the *National Park Service Incentives - Guide to the Federal Historic Preservation Tax Credit Incentives Program for Income Producing Properties Briefs for Historic Building Interiors*.

To facilitate the acknowledgement and record of the existing wall’s existence, Staff is recommending that evidence of the location of the original walls be marked with a distinct treatment in tile on the floors within the affected classrooms. Also, where feasible, the difference in ceiling height between rooms where walls have been removed should be left as visible identifications of those walls’ previous locations.

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

Analysis – All new construction related to this project will preserve all spatial relationships that characterize the historic integrity of the property. Additionally, all modifications will be conducted in such a manner that integrates as much of the existing historic fabric of the building, as possible, with new technologies that will ultimately result in the continued use and value of the structure for future generations.

- **Standard #10** - New additions and adjacent or related new construction will 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 - All new construction related to this project will maintain the essential form, function, and integrity of the facility. Additionally, all modifications will be conducted in such a manner that integrates as much of the existing historic fabric of the building, as possible, with new technologies that will ultimately result in the continued use and value of the structure for future generations.

Design Review Committee Recommendation: The Topeka Landmarks Commission's Design Review Committee met on Tuesday, March 22, 2016, and on Tuesday, March 29, 2016 to consider the compliance of this project with the Secretary of the Interior's Standards for Rehabilitation. On March 29, 2016, the Committee members voted to forward the plans for the reconfiguration of the interior spaces within 1st Floor Science Classrooms to the Full Landmarks Commission for their consideration.

Planning Staff Recommendation: Based upon an evaluation of the project according to the Secretary of the Interior's Standards for Rehabilitation, it is Staff's finding that the proposed project will **NOT** damage or destroy the historical integrity of Topeka High School.



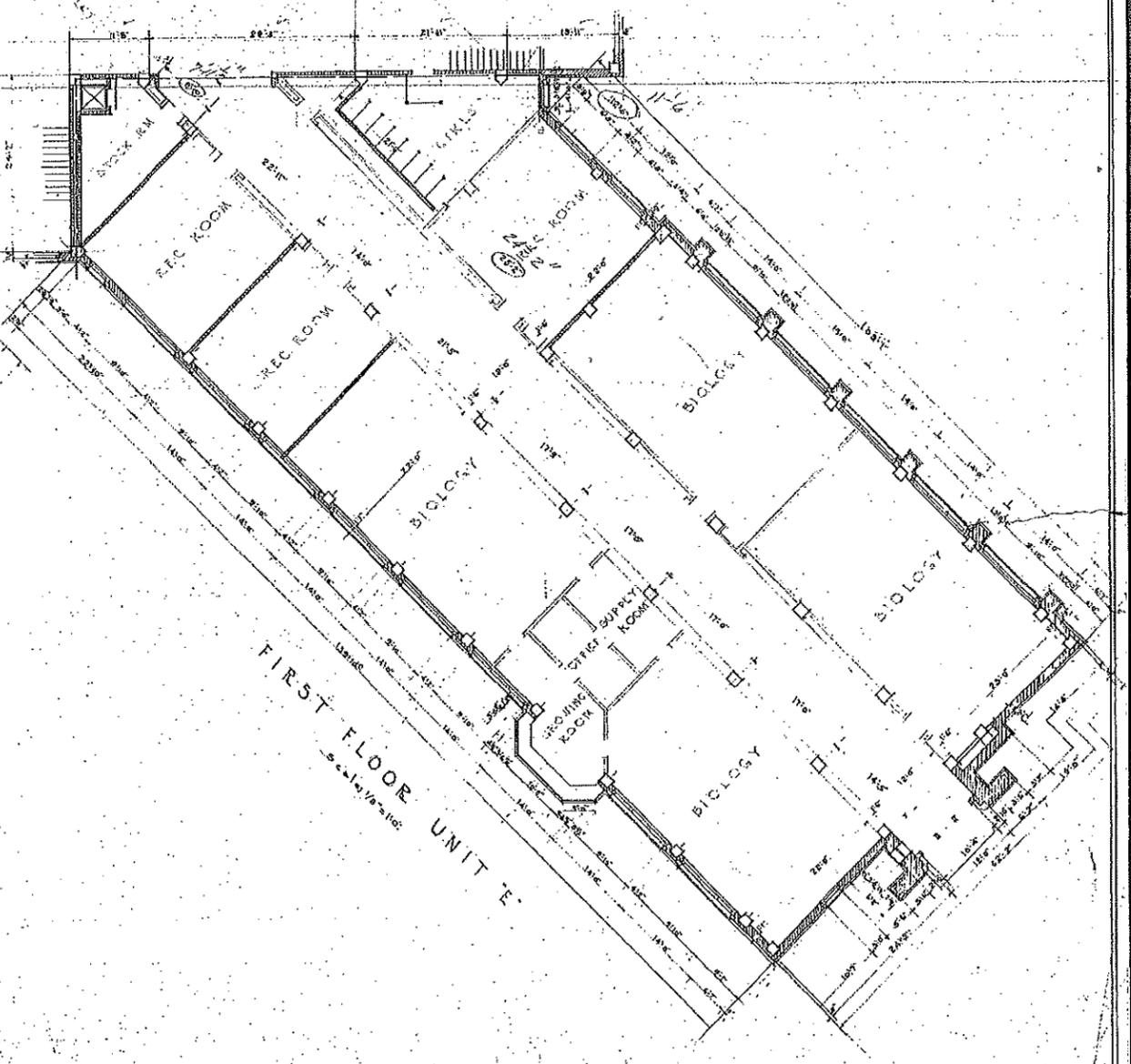
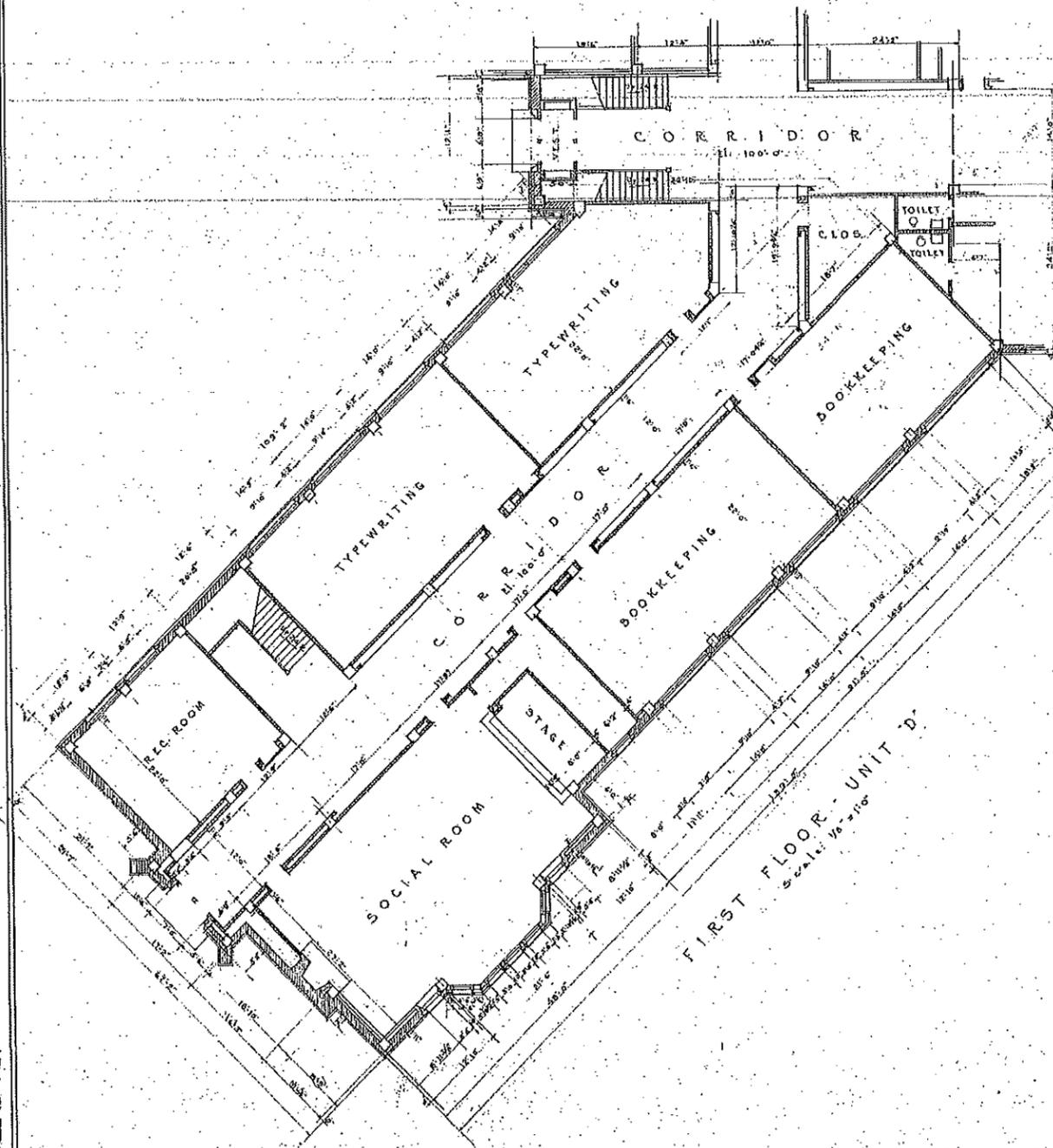
Timothy Paris, Planner II

4-14-16

Date

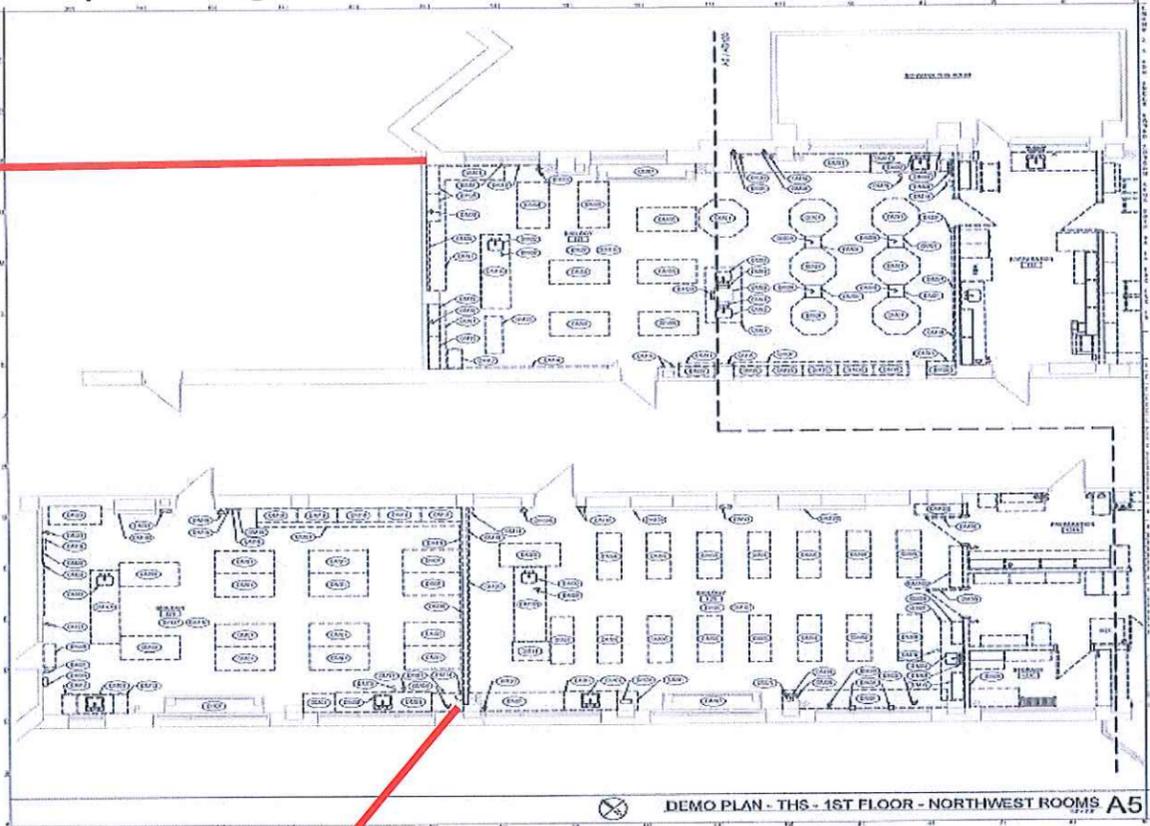
CLGR16-02 by USD 501 - Topeka High School, 800 SW 10th Ave.



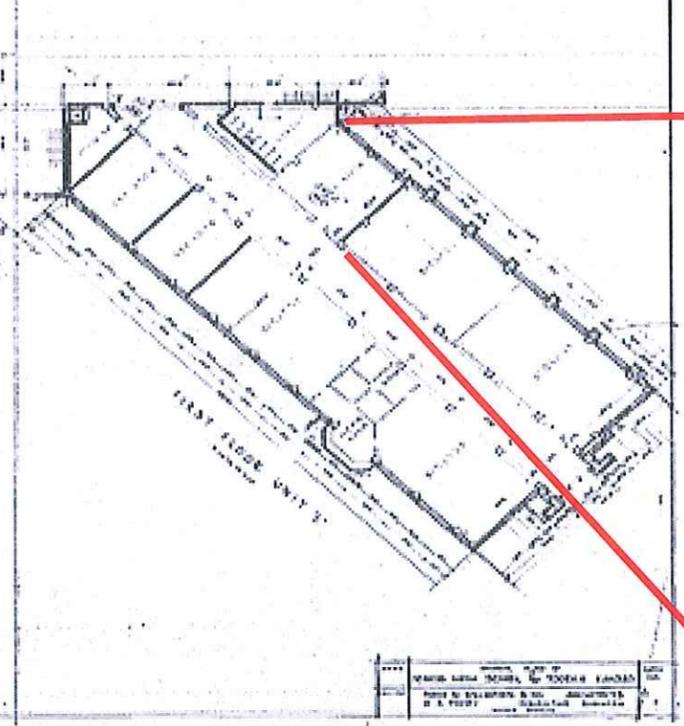


DATE	GENERAL PLANS OF	SHEET NO.
REVISED	SENIOR HIGH SCHOOL OF TOPEKA KANSAS	11
	THOS. W. WILLIAMSON & CO. ARCHITECTS	
	G. A. FINNEY CONSULTING ENGINEER	
	TOPEKA KANSAS	

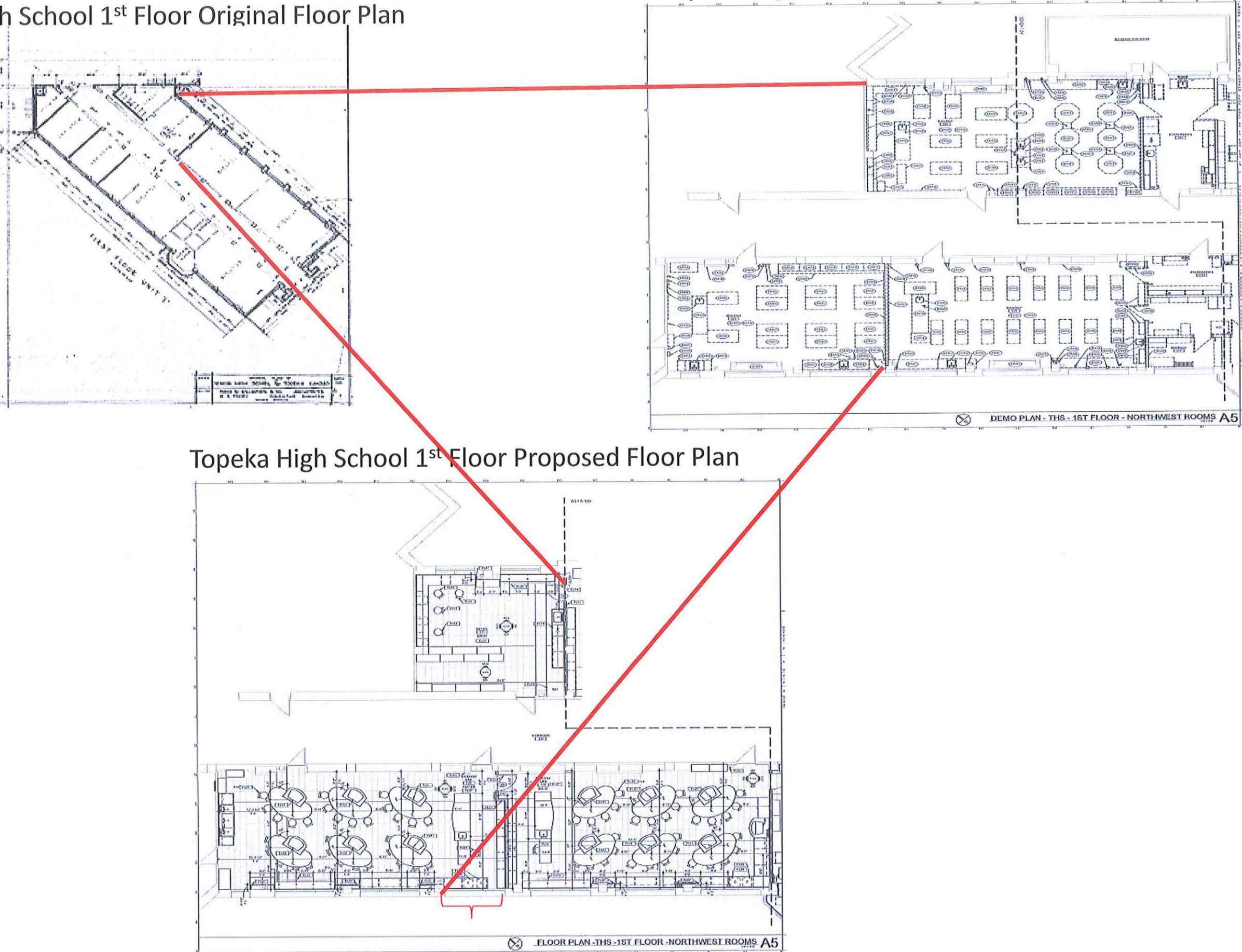
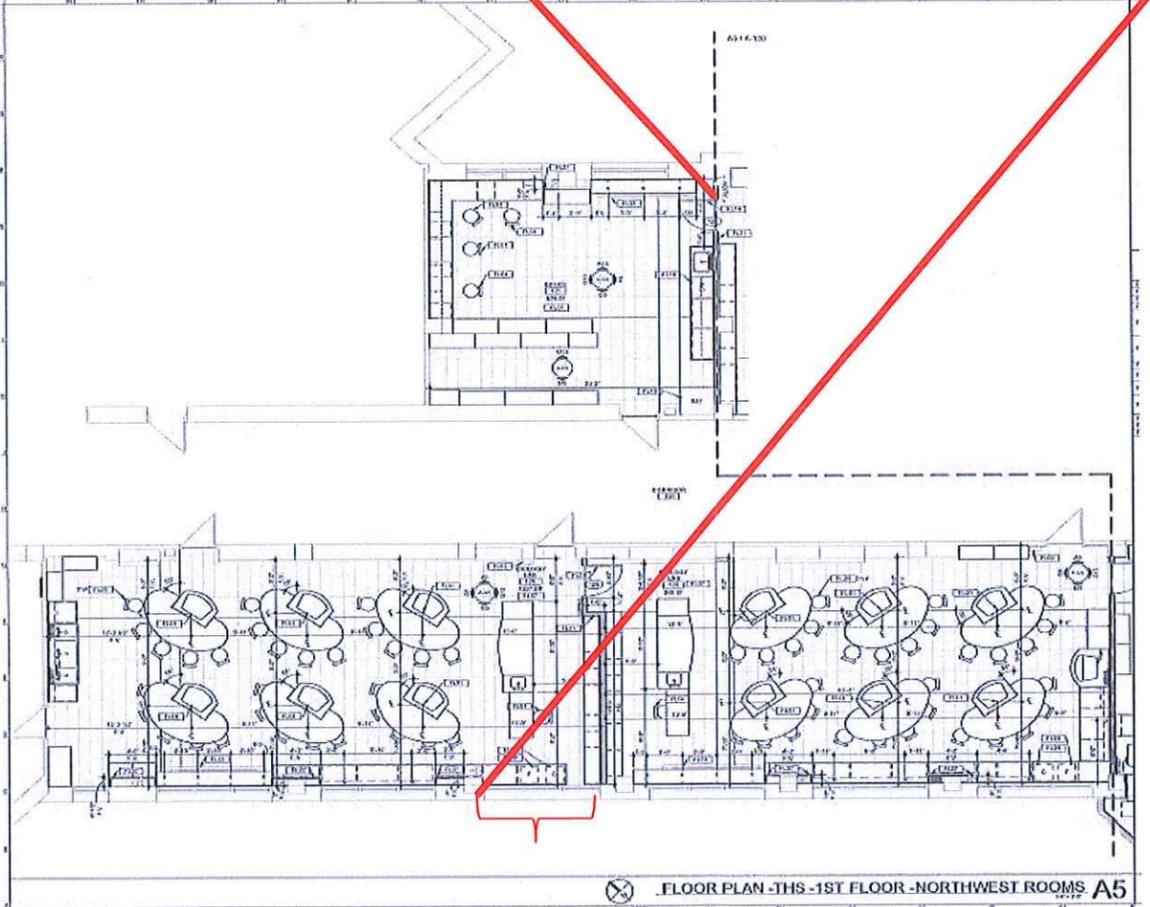
Topeka High School 1st Floor Existing Floor Plan

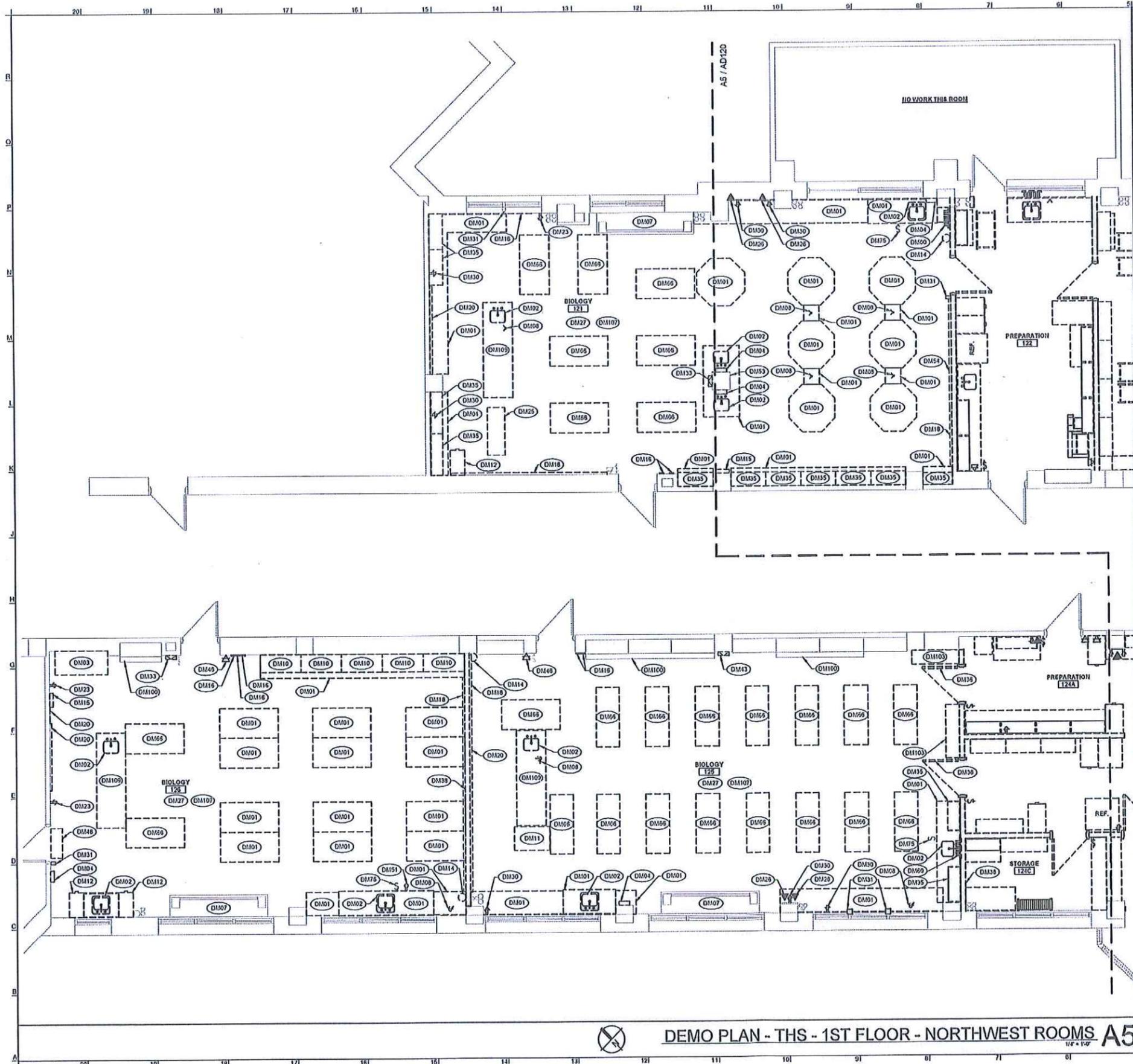


Topeka High School 1st Floor Original Floor Plan



Topeka High School 1st Floor Proposed Floor Plan





1. ALL ITEMS SHOWN TO BE REMOVED ARE TO BE VERIFIED WITH THE OWNER PRIOR TO REMOVAL. ITEMS OR MATERIALS INDICATED TO BE RE-USED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN, REMAIN THE OWNER'S PROPERTY. DEMOLISHED MATERIALS SHALL BECOME THE GENERAL CONTRACTOR'S PROPERTY. SALVAGED ITEMS SHALL BE STORED PROTECTED AND DELIVERED TO OWNER AT DISTRICT PROPERTY.
2. RELOCATED OR REVISED ITEMS SHALL BE STORED PROTECTED.
3. CONTRACTOR TO COMPLY WITH ALL STATE O.S.H.A. AND LOCAL CODES.
4. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROVIDING ADEQUATE BRACING OF WALLS DURING DEMOLITION AND ERECTION TO PREVENT DAMAGE. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE.
5. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND NOTIFY ARCHITECT IN CASE OF DISCREPANCIES BEFORE PROCEEDING. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL AND ROOFING SYSTEMS EXCEPT WHERE NOTED. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
6. DEMOLITION RESPONSIBILITIES ARE NOT NECESSARILY LIMITED TO THOSE LISTED HERE. WORK INCLUDES REMOVAL AND LEGAL DISPOSAL OF ALL EXISTING CONSTRUCTION ITEMS THAT ARE NOT UTILIZED IN THE FINISHED PROJECT. REMOVE ALL ITEMS SPECIFICALLY INDICATED IN THE DRAWINGS AND ITEMS WHICH ARE NECESSARY TO BE REMOVED IN ORDER TO FACILITATE THE FINISHED PROJECT.
7. DEMOLITION CONTRACTOR TO COORDINATE AND REVIEW ALL CONSTRUCTION DOCUMENTS AND DETERMINE THE EXTENT OF DEMOLITION WORK AND BECOME THOROUGHLY FAMILIAR WITH THEM BEFORE PERFORMING WORK BY THE ACT OF SUBMITTING A BID. THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES IN PREPARING A BID.
8. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT, OCCUPIED, AND USED FACILITIES. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
9. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS EACH DAY. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE. CONTRACTOR IS RESPONSIBLE FOR THE TRANSPORTATION AND LEGAL DISPOSAL OF DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.
10. WHERE APPLICABLE, EXISTING UTILITIES ARE TO REMAIN IN SERVICE. PROTECT UTILITIES AGAINST DAMAGE DURING DEMOLITION.
11. PROTECT WALLS, ROOF, SIDEWALKS, AND OTHER EXISTING WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS.
12. PATCH AND REPAIR ANY EXISTING FINISHED SURFACES TO REMAIN THAT ARE AFFECTED BY DEMOLITION. MATCH EXISTING ADJACENT SURFACES UNLESS NOTED OTHERWISE OR CONCEALED BY NEW CONSTRUCTION.
13. TOTAL SCOPE OF DEMOLITION MAY NOT BE COVERED ON THIS SHEET. REVIEW ALL SHEETS IN THIS DRAWING SET TO DETERMINE TOTAL SCOPE OF DEMOLITION. REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL REQUIREMENTS.
14. CONTRACTOR TO COORDINATE WITH ABATEMENT CONTRACTOR AS TO DISCONNECTING SERVICES AT THE END OF SCHOOL YEAR SO CABINETS CAN BE REMOVED.

GENERAL DEMO NOTES K1
I.T.S.

- DM001 LOWER CASEWORK AND COUNTER TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT, G.C. TO COORDINATE AS REQUIRED.
- DM002 LOWER CASEWORK AND COUNTER W/ BRK TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT, G.C. TO COORDINATE AS REQUIRED. RE: PLUMB.
- DM003 TALL CASEWORK TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT, G.C. TO COORDINATE AS REQUIRED.
- DM004 WALL MOUNTED TOWEL DISPENSER TO BE REMOVED/SALVAGED.
- DM007 FLOOR MOUNTED MECHANICAL UNIT TO REMAIN. CLEAN AND REPAIR IT. RE: MECH.
- DM008 GAS VALVE LINE. PREPARE TO BE TIED INTO NEV GAS RUI SERVICE. RE: PLUMB.
- DM010 WOOD GLASS FACED CASEWORKS/SHELVES TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT, G.C. TO COORDINATE AS REQUIRED.
- DM011 TABLE/DESK/CART TO BE REMOVED BY OWNER.
- DM012 FILE CABINET TO BE REMOVED BY OWNER.
- DM014 FIRE EXTINGUISHER CABINET TO BE REMOVED. REUSE EXTINGUISHER IN NEW CABINET. RE: PLUMB/ELEVATIONS.
- DM015 WALL MOUNTED KEY BOX TO BE REMOVED & SALVAGED. PATCH WALL AS REQUIRED.
- DM016 WALL MOUNTED ITEM. VERIFY IF USED. IF NOT USED, REMOVE.
- DM018 TACK BOARD TO BE REMOVED/SALVAGED.
- DM020 WHITE BOARD TO BE REMOVED/SALVAGED.
- DM022 DISCONNECT AND REMOVE WALL OUTLET. RE: ELECT.
- DM025 TEACHERS DESK TO BE REMOVED/SALVAGED.
- DM026 DISCONNECT & REMOVE SURFACE MOUNTED DATA DEVICE & ASSOCIATED WIREMOLD. RE: ELECT.
- DM027 FLOOR TILE TO BE REMOVED BY THE OWNER UNDER SEPARATE CONTRACT. ABATEMENT WILL OCCUR CONCURRENTLY W/ THIS CONTRACT. GC TO COORDINATE AS REQUIRED.
- DM030 DISCONNECT AND REMOVE SURFACE MOUNTED ELECTRICAL OUTLET AND ASSOCIATED WIREMOLD. RE: ELECT.
- DM031 PENCIL SHARPENER. RELOCATED PER TEACHER'S DIRECTION.
- DM033 FIRE BLANKET BOX TO BE REMOVED/SALVAGED.
- DM035 UPPER CASEWORK TO BE REMOVED/SALVAGED.
- DM034 DOOR AND FRAME TO BE REMOVED/SALVAGED.
- DM038 WALL TO BE REMOVED.
- DM043 DISCONNECT AND REMOVE WALL SWITCH. RE: ELECT.
- DM048 DISCONNECT AND RELOCATE SURFACE MOUNTED TELEPHONE DEVICE AND ASSOCIATED WIREMOLD. RE: ELECT.
- DM049 SHELVES TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT, G.C. TO COORDINATE AS REQUIRED.
- DM051 DISCONNECT AND REMOVE CASEWORK OUTLET. RE: ELECT.
- DM053 EXISTING BUILDING COLUMN TO REMAIN.
- DM054 CHALKBOARD TO BE REMOVED/SALVAGED.
- DM055 DRYING RACK TO BE REMOVED/SALVAGED.
- DM056 TABLE AND CHAIRS TO BE REMOVED/SALVAGED.
- DM075 DISCONNECT AND REMOVE CASEWORK SWITCH. RE: ELECT.
- DM100 EXISTING METAL LOWER CASEWORK TO REMAIN AND BE REFINISHED. DRAWERS, SLIDES, HANDLES, AND ALL OTHER REMOVABLE ITEMS TO BE REMOVED AND DISASSEMBLED. DRAWERS TO BE REFINISHED AND ELECTROSTATICALLY PAINTED IN A CONTROLLED ENVIRONMENT. SLIDES TO BE REFINISHED AND NEW BEARINGS INSTALLED AND GREASED AS REQUIRED. BRASS HANDLES AND OTHER ITEMS TO BE STRIPPED AND POLISHED. DRAWER BOX FRAMES TO REMAIN IN PLACE TO BE REPAIRED AND PREPARED FOR ON-SITE ELECTROSTATIC PAINT. ALL PAINT COLORS AND FINISHES TO MATCH AS CLOSE AS POSSIBLE TO ORIGINAL FINISHES.
- DM101 EXISTING WOOD BUILT-IN CABINETS/DRAWERS TO BE REMOVED/SALVAGED. CAUTION TO BE TAKEN TO ENSURE STABILITY AND PRESERVATION.
- DM102 REMOVE FLOOR SLAS AS REQUIRED TO ENABLE INSTALLATION OF UTILITIES. RE: MEP
- DM109 TEACHER WORKSTATION TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT, G.C. TO COORDINATE AS REQUIRED.

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TEVIS ARCHITECTS
I.T.S.
2/12/2016

USD 501 SCHOOL DISTRICT:
SCIENCE AND HVAC UPGRADES

HIGHLAND PARK HIGH SCHOOL, TOPEKA HIGH SCHOOL
CHASE MIDDLE SCHOOL, I EISENHOWER MIDDLE SCHOOL
LANDON MIDDLE SCHOOL

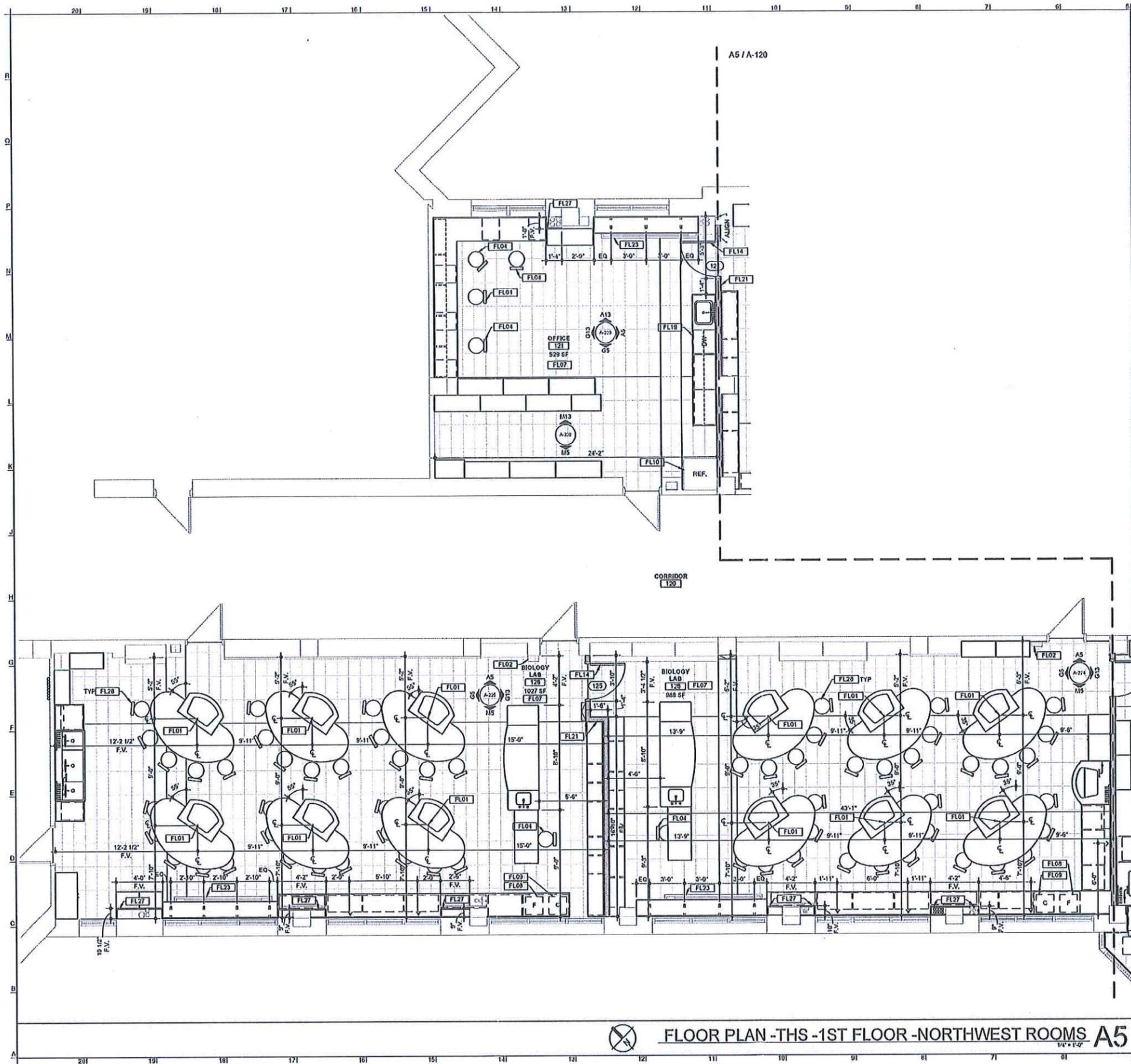
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CHECKED BY: LS

NO.	ISSUE/REVISION	DATE

TOPEKA HIGH FIRST FLOOR DEMO PLAN
AD121
CONSTRUCTION DOCUMENTS
02/12/2016

DEMO PLAN - THS - 1ST FLOOR - NORTHWEST ROOMS A5

DEMO NOTES A1



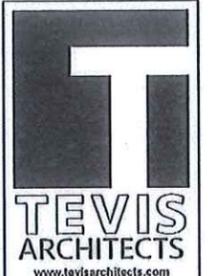
1. REFERENCE ADDITIONAL NOTES AND INFORMATION IN DRAWING SET AS REQUIRED
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS WITH ON SITE MEASUREMENTS & OBSERVATIONS
3. ALL INTERIOR DIMENSIONS TAKEN FROM FINISH FACE TO FINISH FACE UNL.O.
4. PROVIDE 2X FRTV BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CABINETS, AND COUNTERTOP SUPPORTS; ELECTRICAL, TELEPHONE, SECURITY PANELS AND WALL MOUNTED FIRE EXTINGUISHERS; SHELVING AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL. IN ADDITION, PROVIDE BLOCKING FOR ALL OWNER FURNISHED ITEMS.
5. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
6. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPARATION WALLS AND CEILINGS WITH FIRE-RATED SEALANT.
7. CONTRACTOR MUST EXAMINE THE CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE ARCHITECT IN WRITING ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THAT WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED. COMMENCING WITH WORK SHALL CONSTITUTE ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
8. PATCH LEVEL AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
9. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS, AS APPROPRIATE TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITHIN WORK. TEMPORARY PARTITIONS/BARRIERS TO BE CONSTRUCTED TO CEILING/STRUCTURE ABOVE TO MAINTAIN EXISTING SECURITY, MECHANICAL, FIRE, AND LIFE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
10. EXTEND ALL DEMISHIO WALLS TO STRUCTURE ABOVE.
11. IT IS THE DESIRE TO INSTALL ALL NEW CEILING'S AS HIGH AS POSSIBLE. HEIGHTS CALLED OUT ON RCP'S ARE CURRENT HEIGHTS. IF NEW CEILING'S ARE ABLE TO BE REINSTALLED HIGHER, IT IS REQUESTED AS SUCH.

GENERAL NOTES M1

- FL01 AXIS TABLE WASTE LINE.
- FL02 EXISTING, RELOCATED FIRE EXTINGUISHER AND NEW CABINET.
- FL04 TEACHER'S CHAIR, INC/OPL.
- FL07 BBT/CT FLOOR, RE. FINISH SCHEDULE.
- FL08 FLAMMABLES STORAGE CABINET INSIDE LOWER BASE CABINET, BOTH PROVIDED BY SCIENCE CASEWORK AND EQUIPMENT CONTRACTOR. PLASTIC LAMINATE ON FACE OF LOWER BASE CABINET, INCLUDED IN THIS SCOPE, TO BE BASIS OF DESIGN. PIGMENT PRIMARY YELLOW, RE. MATERIAL LEGEND.
- FL09 CHEMICAL STORAGE CABINET INSIDE LOWER BASE CABINET, BOTH PROVIDED BY SCIENCE CASEWORK AND EQUIPMENT CONTRACTOR. PLASTIC LAMINATE ON FACE OF LOWER BASE CABINET, INCLUDED IN THIS SCOPE, TO BE BASIS OF DESIGN. PIGMENT ROYAL BLUE, RE. MATERIAL LEGEND.
- FL10 RELOCATED REFRIGERATOR.
- FL14 NEW SOLID WOOD DOOR AND FRAME TO MATCH EVERY ASPECT OF EXISTING, MATERIAL SPECIES, STAIN COLOR, TRIM PROFILE, SIZE, ETC. RE. SPECIFICATIONS.
- FL19 UNDERCOUNTER DSHWASHER, BASIS OF DESIGN. SEE GLOD6905S BUILT-IN DISHWASHER - STAINLESS STEEL.
- FL21 NEW DRYWALL PARTITION GYP BOARD EACH SIDE 3/8" METAL STUDS AT 16" O.C. WITH 3 1/2" SOUND BATT INSULATION. PARTITION TO EXTEND TO STRUCTURE ABOVE, INCLUDE DEFLECTION TRACK.
- FL23 EXISTING HVAC UNIT TO REMAIN.
- FL27 AREA TO BE FURRED OUT.
- FL28 AXIS TABLE CHAIRS, INC/OPL.

FLOOR PLAN -THS -1ST FLOOR -NORTHWEST ROOMS A5

KEYNOTES A1



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2/12/2016

**USD 501 SCHOOL DISTRICT:
SCIENCE AND HVAC UPGRADES**

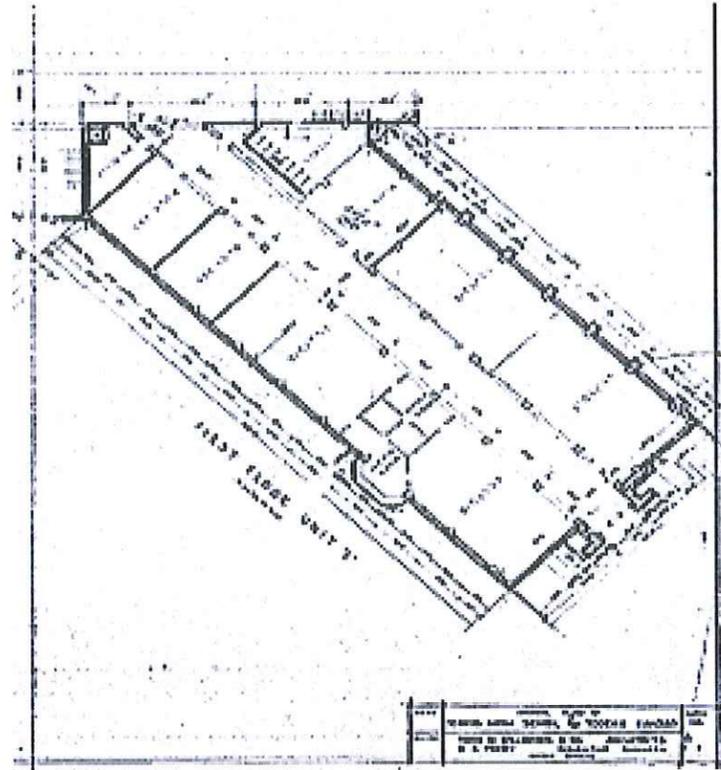
HIGHLAND PARK HIGH SCHOOL, TOPEKA; HIGH SCHOOL
CHASE MIDDLE SCHOOL, TESSA; CENTER MIDDLE SCHOOL
LANDON MIDDLE SCHOOL

PN: 214062
DRAWN BY: MH/SB/RK
CHECKED BY: LS

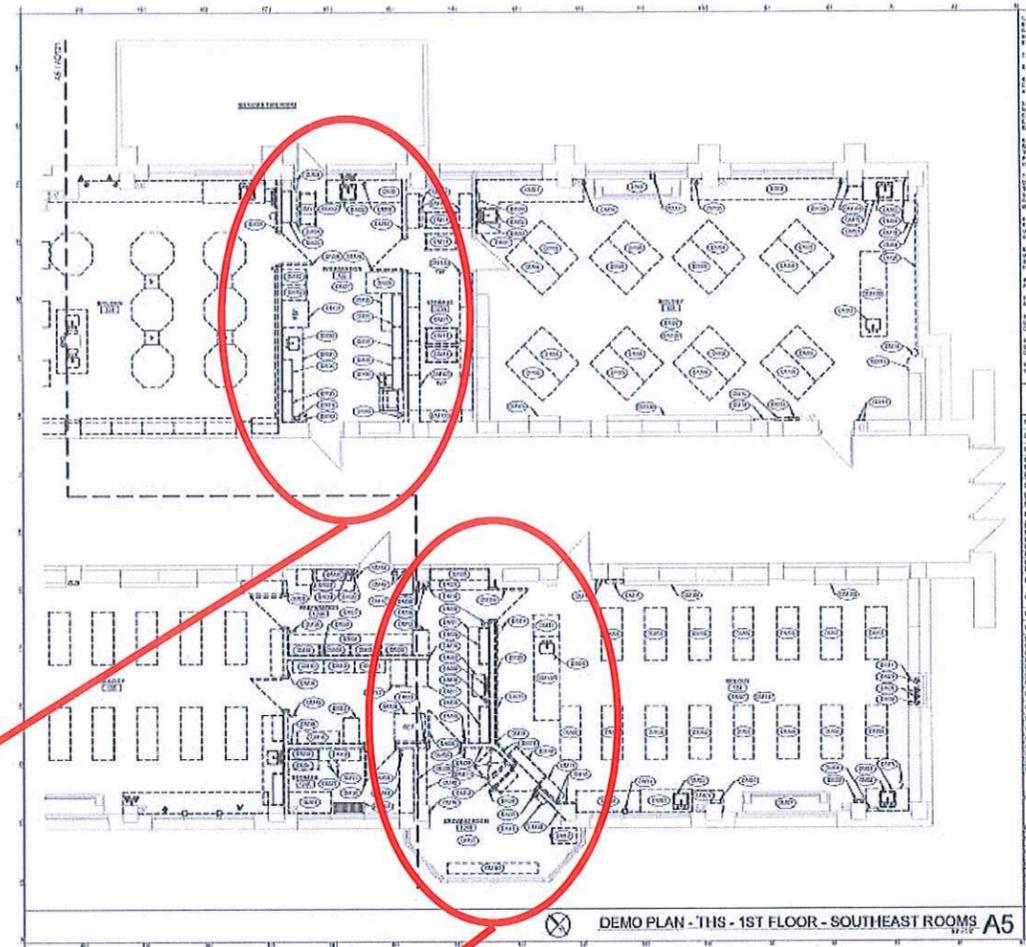
NO.	ISSUE/REVISION	DATE

TOPEKA HIGH FIRST FLOOR PLAN
A-121
CONSTRUCTION DOCUMENTS
02/12/2016

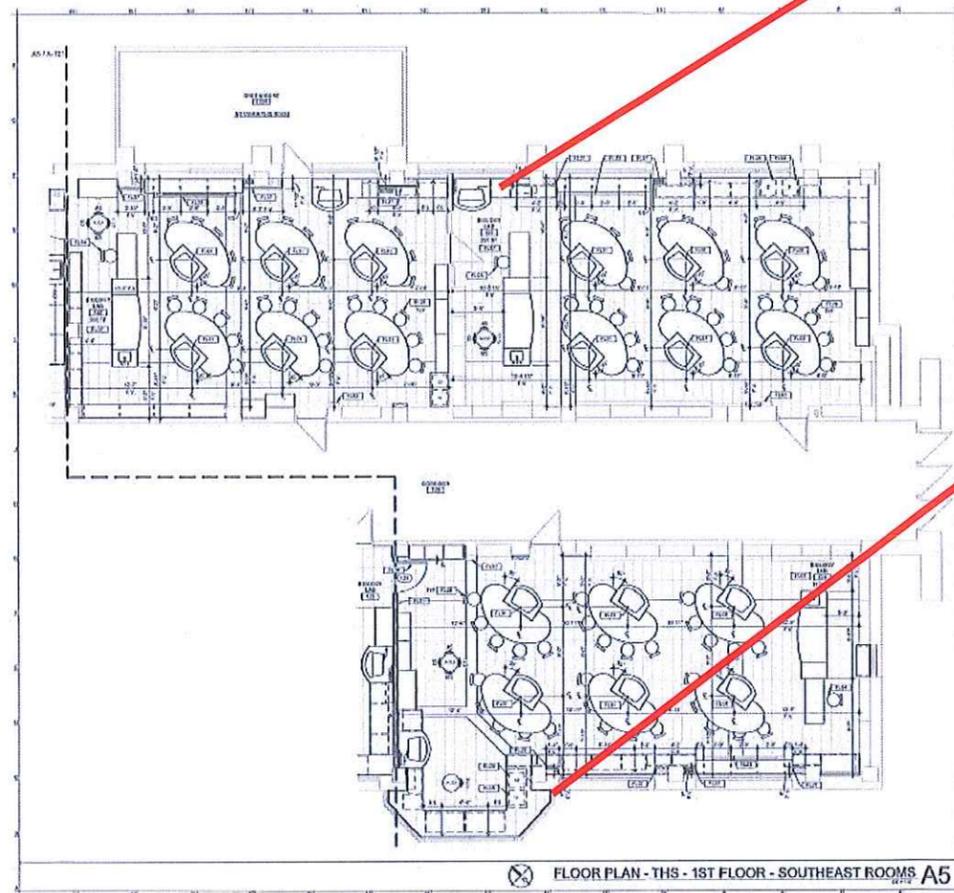
Topeka High School 1st Floor Original Floor Plan

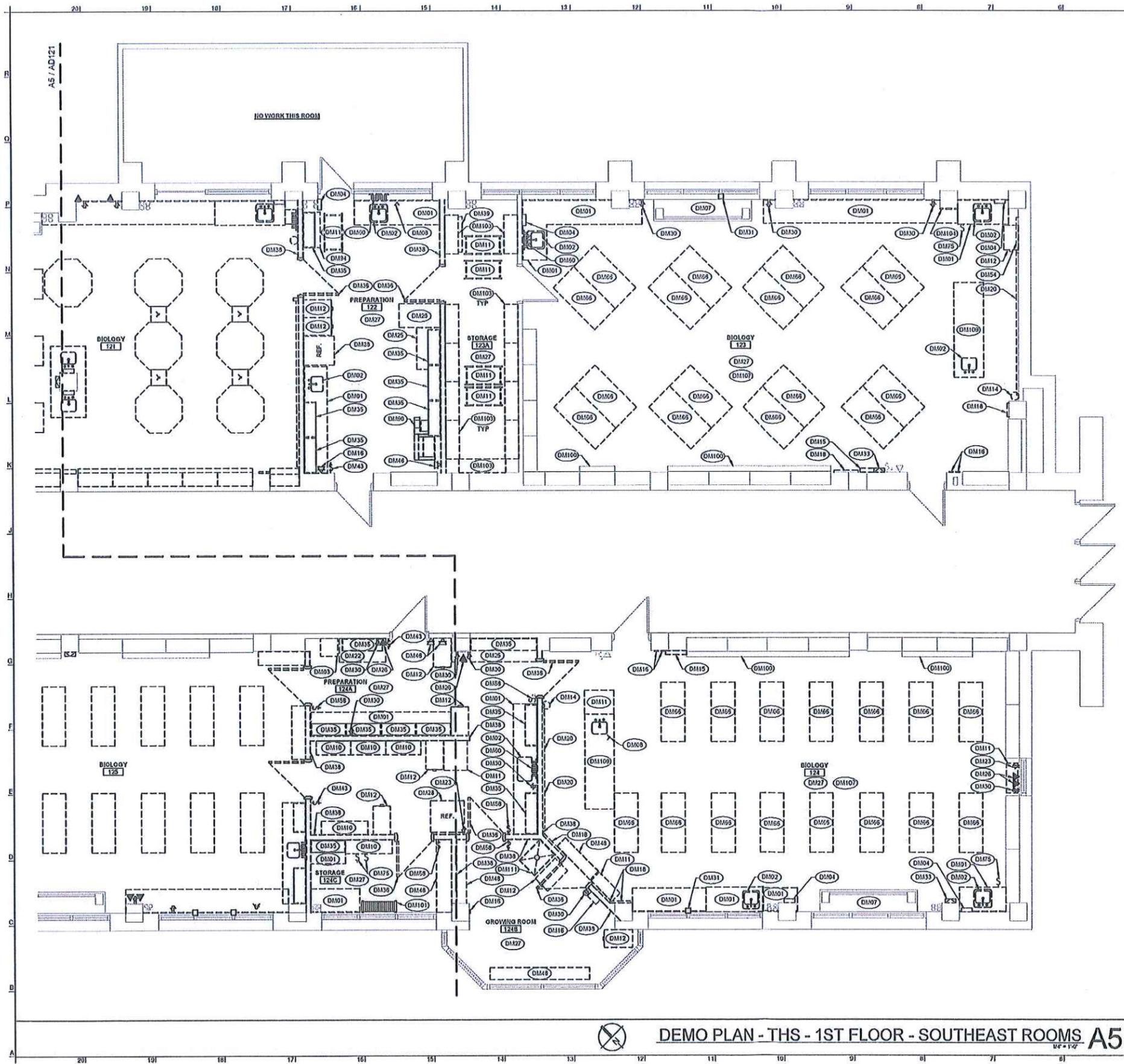


Topeka High School 1st Floor Existing Floor Plan



Topeka High School 1st Floor Proposed Floor Plan





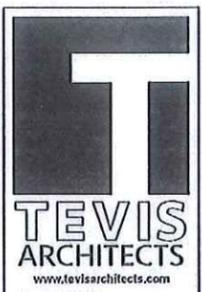
1. ALL ITEMS SHOWN TO BE REMOVED ARE TO BE VERIFIED WITH THE OWNER PRIOR TO REMOVAL. ITEMS OR MATERIALS INDICATED TO BE RE-USED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN, REMAIN THE OWNER'S PROPERTY. DEMOLISHED MATERIALS SHALL BECOME THE GENERAL CONTRACTOR'S PROPERTY. SALVAGED ITEMS SHALL BE STORED/PROTECTED AND DELIVERED TO OWNER AT DISTRICT PROPERTY.
2. RELOCATED OR REVISED ITEMS SHALL BE STORED/PROTECTED.
3. CONTRACTOR TO COMPLY WITH ALL STATE O.S.H.A. AND LOCAL CODES.
4. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROVIDING ADEQUATE BRACING OF WALLS DURING DEMOLITION AND ERECTION TO PREVENT DAMAGE. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE.
5. CONTRACTOR TO FIELD-VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND NOTIFY ARCHITECT IN CASE OF ESCREANCIPIES BEFORE PROCEEDING. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL AND ROOFING SYSTEMS EXCEPT WHERE NOTED. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
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8. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALLS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
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GENERAL DEMO NOTES K1

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- DM002 LOWER CASEWORK AND COUNTER W/ SINK TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED. RE: PLUMB.
- DM003 TALL CASEWORK TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED.
- DM004 WALL MOUNTED TOWEL DISPENSER TO BE REMOVED/SALVAGED.
- DM007 FLOOR MOUNTED MECHANICAL UNIT TO REMAIN. CLEAN AND REPAIR. RE: MECH.
- DM008 GAS VALVE LINE. PREPARE TO BE TIED INTO HEAVY GAS RUN SERVICE. RE: PLUMB.
- DM010 VACUUM GLASS FACED CASEWORK/SINKS TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED.
- DM011 TABLE/DESK/CART TO BE REMOVED BY OWNER.
- DM012 FILE CABINET TO BE REMOVED BY OWNER.
- DM014 FIRE EXTINGUISHER/CABINET TO BE REMOVED. REUSE EXTINGUISHER IN NEW CABINET. RE: PLUMB/ELEVATIONS.
- DM016 WALL MOUNTED KEY BOX TO BE REMOVED & SALVAGED. PATCH WALL AS REQUIRED.
- DM016 WALL MOUNTED ITEM. VERIFY IF USED. IF NOT USED, REMOVE.
- DM018 TACK BOARD TO BE REMOVED/SALVAGED.
- DM020 WHITE BOARD TO BE REMOVED/SALVAGED.
- DM022 LAPTOP CART TO BE RELOCATED.
- DM023 DISCONNECT AND REMOVE WALL OUTLET. RE: ELECT.
- DM025 TEACHERS DESK TO BE REMOVED/SALVAGED.
- DM026 DISCONNECT & REMOVE SURFACE MOUNTED DATA DEVICE & ASSOCIATED WIREMOLD. RE: ELECT.
- DM027 FLOOR TILE TO BE REMOVED BY THE OWNER UNDER SEPARATE CONTRACT. ABATEMENT WILL OCCUR CONCURRENTLY W/ THIS CONTRACT. GO TO COORDINATE AS REQUIRED.
- REFRIGERATOR TO BE REMOVED/RELOCATED BY CONTRACTOR AS DIRECTED BY OWNER.
- DM030 DISCONNECT AND REMOVE SURFACE MOUNTED ELECTRICAL OUTLET AND ASSOCIATED WIREMOLD. RE: ELECT.
- DM031 PENCIL SHARPENER. RELOCATED PER TEACHER'S DIRECTION.
- DM033 FIRE ALARMS TO BE REMOVED/SALVAGED.
- DM035 UPPER CASEWORK TO BE REMOVED/SALVAGED.
- DM038 DOOR AND FRAME TO BE REMOVED/SALVAGED.
- DM039 WALL TO BE REMOVED.
- DM039 CHEMICAL STORAGE CASEWORK TO BE REMOVED/SALVAGED.
- DM043 DISCONNECT AND REMOVE WALL SWITCH. RE: ELECT.
- DM046 DISCONNECT AND RELOCATE SURFACE MOUNTED TELEPHONE DEVICE AND ASSOCIATED WIREMOLD. RE: ELECT.
- DM048 SHELVES TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED.
- DM054 CHALKBOARD TO BE REMOVED/SALVAGED.
- DM058 DISCONNECT AND REMOVE SURFACE MOUNTED SWITCH AND ASSOCIATED WIREMOLD. RE: ELECT.
- DM060 DRIVING BACK TO BE REMOVED/SALVAGED.
- DM068 TABLE AND CHAIRS TO BE REMOVED/SALVAGED.
- DM075 DISCONNECT AND REMOVE CASEWORK SWITCH. RE: ELECT.
- DM080 COPIER TO BE REMOVED AND RETURNED TO OWNER.
- DM084 EQUIPMENT REMOVED/RELOCATED BY CONTRACTOR AS DIRECTED BY OWNER.
- EXISTING METAL LOWER CASEWORK TO REMAIN AND BE REFINISHED. DRAWERS, SLIDES, HANDLES, AND ALL OTHER REMOVABLE ITEMS TO BE REMOVED AND DISASSEMBLED. DRAWERS TO BE REFINISHED AND ELECTROSTATICALLY PAINTED IN A CONTROLLED ENVIRONMENT. SLIDES TO BE REFINISHED AND NEW BEARINGS INSTALLED AND GREASED AS REQUIRED. BRASS HANDLES AND OTHER ITEMS TO BE STRIPPED AND POLISHED. DRAWER BOX FRAMES TO REMAIN IN PLACE TO BE REPAIRED AND PREPARED FOR ON-SITE ELECTROSTATIC PAINT. ALL PAINT COLORS AND FINISHES TO MATCH AS CLOSE AS POSSIBLE TO ORIGINAL FINISHES.
- DM100 RADIANT HEATER TO BE REMOVED.
- DM101 EXISTING WOOD BUILT-IN CABINETS/DRAWERS TO BE REMOVED/SALVAGED. CAUTION TO BE TAKEN TO ENSURE STABILITY AND PRESERVATION.
- DM102 EXISTING WOOD BUILT-IN VERTICAL STORAGE RACK TO BE REMOVED/SALVAGED. CAUTION TO BE TAKEN TO ENSURE STABILITY AND PRESERVATION.
- DM104 EXISTING WOOD BUILT-IN VERTICAL STORAGE RACK TO BE REMOVED/SALVAGED. CAUTION TO BE TAKEN TO ENSURE STABILITY AND PRESERVATION.
- DM107 REMOVE FLOOR SLAB AS REQUIRED TO ENABLE INSTALLATION OF UTILITIES. RE: MEP
- DM109 TEACHER WORKSTATION TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED.
- DM111 LOWER CASEWORK AND COUNTER W/ SINK TO BE REMOVED/SALVAGED. RE: PLUMB.

DEMO PLAN - THS - 1ST FLOOR - SOUTHEAST ROOMS A5

DEMO NOTES A1



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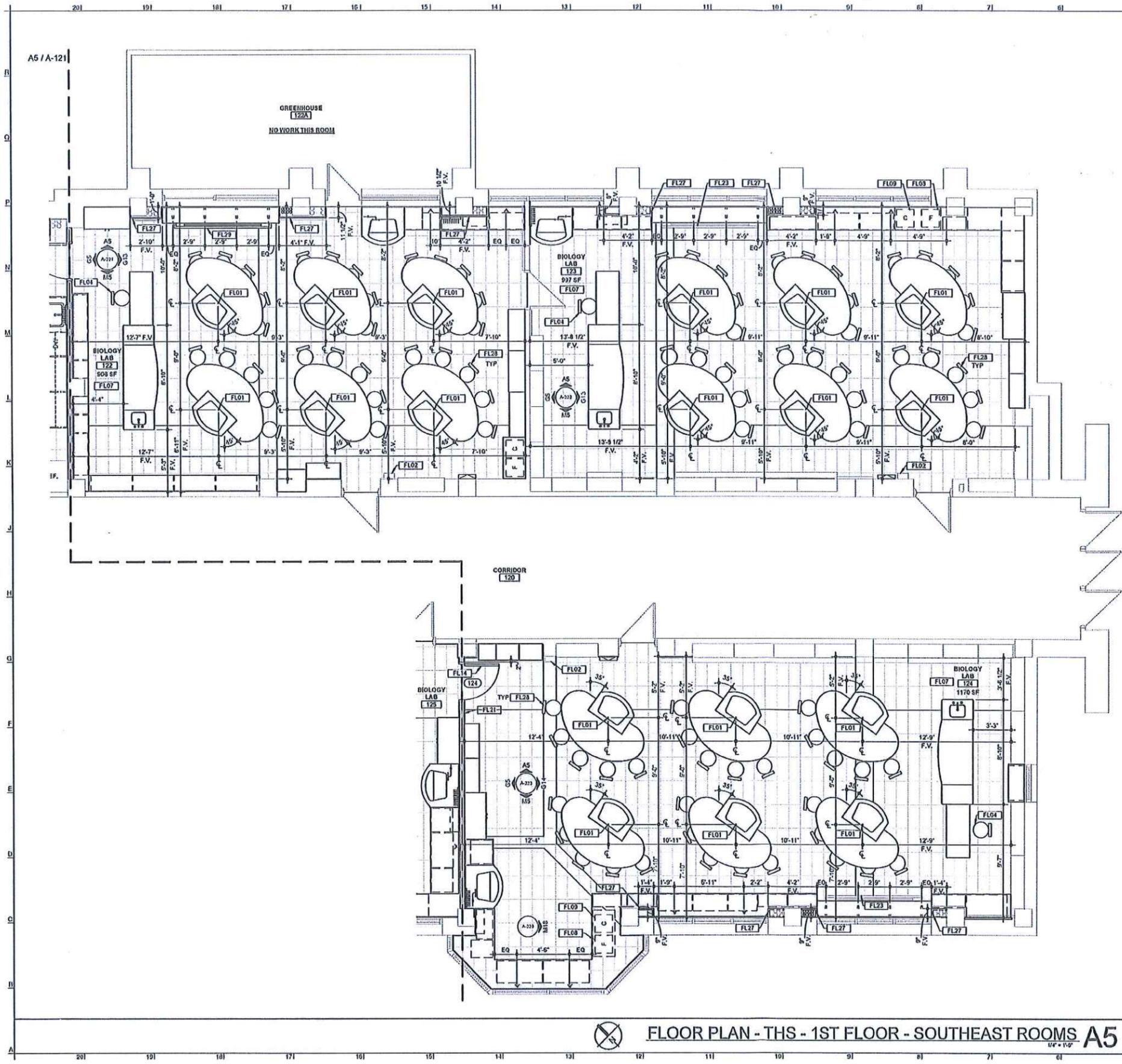
USD 501 SCHOOL DISTRICT:
 SCIENCE AND HVAC UPGRADES

HIGHLAND PARK HIGH SCHOOL, TOPEKA, HIGH SCHOOL
 CHASE MIDDLE SCHOOL, EISENHOWER MIDDLE SCHOOL
 LANDON MIDDLE SCHOOL

PN: 214062
 DRAWN BY: SBM/H
 CHECKED BY: LS

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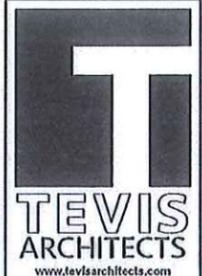
TOPEKA HIGH FIRST FLOOR DEMO PLAN
AD120
 CONSTRUCTION DOCUMENTS
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1. REFERENCE ADDITIONAL NOTES AND INFORMATION IN DRAWING SET AS REQUIRED.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS WITH ON SITE MEASUREMENTS & OBSERVATIONS
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4. PROVIDE 2X FRYW BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CABINETS, AND COUNTERTOP SUPPORTS, ELECTRICAL, TELEPHONE, SECURITY PANELS AND WALL MOUNTED FIRE EXTINGUISHERS, SHELVING AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL. IN ADDITION, PROVIDE BLOCKING FOR ALL OTHER FURNISHED ITEMS.
5. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
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9. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS, AS APPROPRIATE TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH NO WORK. TEMPORARY PARTITIONS/BARRIERS TO BE CONSTRUCTED TO CEILING STRUCTURE ABOVE TO MAINTAIN EXISTING SECURITY, MECHANICAL, FIRE- AND LIFE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
10. EXTEND ALL DEMISING WALLS TO STRUCTURE ABOVE.
11. IF IT IS THE DESIRE TO INSTALL ALL NEW CEILING AS HIGH AS POSSIBLE, HEIGHTS CALLED OUT ON RCP'S ARE CURRENT HEIGHTS. IF NEW CEILING ARE ABLE TO BE REINSTALLED HIGHER, IT IS REQUESTED AS SUCH.

GENERAL NOTES M1
I.L.S.

- FL01 AXIS TABLE WASTE LINE.
- FL02 EXISTING, RELOCATED FIRE EXTINGUISHER AND NEW CABINET.
- FL04 TEACHER'S CHAIR, TICOPOL.
- FL07 BBT/VCT FLOOR, RE: FINISH SCHEDULE.
- FL08 FLAMMABLES STORAGE CABINET INSIDE LOWER BASE CABINET, BOTH PROVIDED BY SCIENCE CASEWORK AND EQUIPMENT CONTRACTOR. PLASTIC LAMINATE ON FACE OF LOWER BASE CABINET, INCLUDED IN THIS SCOPE, TO BE BASIS OF DESIGN. PIONITE PRIMARY YELLOW, RE: MATERIAL LEGEND.
- FL09 CHEMICAL STORAGE CABINET INSIDE LOWER BASE CABINET, BOTH PROVIDED BY SCIENCE CASEWORK AND EQUIPMENT CONTRACTOR. PLASTIC LAMINATE ON FACE OF LOWER BASE CABINET, INCLUDED IN THIS SCOPE, TO BE BASIS OF DESIGN. PIONITE ROYAL BLUE, RE: MATERIAL LEGEND.
- FL14 NEW SOLID WOOD DOOR AND FRAME TO MATCH EVERY ASPECT OF EXISTING, MATERIAL, SPECIES, STAIN COLOR, TRIM PROFILE, SIZE, ETC. RE: SPECIFICATIONS.
- FL21 NEW/RTY WALL PARTITION: GYP BOARD EACH SIDE 3/8" METAL STUDS AT 16" O.C. WITH 3/2" SOLID BATT INSULATION. PARTITION TO EXTEND TO STRUCTURE ABOVE, INCLUDE DEFLECTION TRACK.
- FL23 EXISTING HVAC UNIT TO REMAIN.
- FL27 AREA TO BE FURRED OUT.
- FL28 AXIS TABLE CHAIRS, TICOPOL.
- FL29 NEW HVAC UNIT, RE: MECHANICAL.



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2/12/2016

USD 501 SCHOOL DISTRICT:
SCIENCE AND HVAC UPGRADES

HIGHLAND PARK HIGH SCHOOL | TOPEKA HIGH SCHOOL
CHASE MIDDLE SCHOOL | EISENHOWER MIDDLE SCHOOL
LAWSON MIDDLE SCHOOL

PN: 214062
DRAWN BY: MWS/BRK
CHECKED BY: LS

NO.	ISSUE/REVISION	DATE

TOPEKA HIGH FIRST FLOOR PLAN
A-120
CONSTRUCTION DOCUMENTS
02/12/2016

FLOOR PLAN - THS - 1ST FLOOR - SOUTHEAST ROOMS A5
1/4" = 1'-0"

KEYNOTES A1
I.L.S.

April 14, 2016

Topeka Landmarks Commission
Certified Local Government
Certificate of Appropriateness
National Historic Register Project Review

Case Number: CLGR16-4

Project Address: 800 SW 10th Ave

Historic District: N/A

Standards: Secretary of the Interior's Standards for Rehabilitation

Type of work: Interior alteration of 3rd floor science classrooms

Square Footage: N/A

Height: N/A

Property Classification: Individually Listed Property, NRHP

Attachments: Site Plan [X] Elevations [X] Arch./Const. Plans [X] Pictures [X]

REVIEW SUMMARY: Kansas 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 on the Register of Historic Kansas Places, the National Register of Historic Places, or is located within either a state or nationally listed historic district. The following is an analysis of the application of each all relevant Standards to this proposed project.

BACKGROUND: This project is proposed for the 3rd-floor of the west wing of Topeka High School. Specifically, the project proposes to restructure the sizing of classrooms to enhance the technological, educational and functional quality of available space for the benefit of both students and faculty. The project proposes the removal of four walls, three of which are original to the structure, and their replacement between the affected classrooms located along the south side of the corridor. The resulting configuration will establish two larger classrooms, and one storage and prep room located between both classrooms.

Applicable Standard:

- **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 – This project does propose the removal of four walls, including three walls that are original to the property. Three of these original walls created two small storage spaces and an additional small classroom, while the third wall separated a classroom from an additional storage and prep room. The proposed realignment of walls will consolidate the three smaller storage and prep rooms into one common room for the same purpose, and will reduce the number of classrooms from three to two. The resulting classrooms will be larger, and will allow the incorporation and utilization of modern educational technologies relevant to various science curriculums.

No changes will be visible from the exterior, nor will be visible from the central hallway that extends through the west wing of the structure. All proposed changes are intended to accommodate increased class size, and the inclusion of technologies necessary for advanced science education. The historic character of the property will be maintained and preserved.

Under a closer examining each of this project, the recommendations from the *National Park Service Incentives Bulletin - Guide to the Federal Historic Preservation Tax Credit Incentives Program for Income Producing Properties Briefs for Historic Building Interiors*, suggests the following:

“The interior floor plan, the arrangement and sequence of spaces, and features and finishes are individually and collectively important in defining the historic character of a building, and should be preserved. Prior to beginning a rehabilitation project, it is always recommended that the interior spaces and features—whether finished or unfinished – be identified and evaluated to determine their significance, and to ensure that they are repaired and retained.

“Typically, some interior spaces, features, and finishes have more significance than others, since most buildings are comprised of both primary and secondary spaces. Generally, front areas of a building are more important than upper floors; and visible and public areas are more important than obscured and private areas. Whenever possible, major alterations should be undertaken in secondary spaces to preserve the historic character of the building.”

According to this guidance, the walls proposed for removal, and the construction of their replacements are located within the interior of classrooms, and are not visible from the more public space of the primary hallway, nor are they visible from any exterior entrance to the building. Additionally, the removal and replacement of each wall will avoid any substantial modification to the historic character of all affected classrooms. While it is recognized that this project does remove three original walls of the structure, this action lies within an area of secondary concern for the preservation of the building’s overall historic character, as suggested by the *National Park Service Incentives - Guide to the Federal Historic Preservation Tax Credit Incentives Program for Income Producing Properties Briefs for Historic Building Interiors*.

To facilitate the acknowledgement and record of all original walls’ existence, Staff is recommending that evidence of the location of the original walls be marked with a distinct treatment in tile on the floors within the affected classrooms. This treatment will serve as evidence to future observers that an original wall had been constructed at that location, but was removed during the lifespan of the building. A record of the walls proposed for removal on the ceiling will not be feasible, as the existing drop-grid ceiling within these classrooms will be replaced with a duplicate treatment.

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

Analysis – All new construction related to this project will preserve the general spatial relationships relative to the classrooms and storage and prep rooms that have historically characterized the integrity of the property. Additionally, all modifications will be conducted in a manner that integrates as much of the existing historic fabric of the building, as possible, with new technologies that will ultimately result in the continued use and value of the structure for future generations.

- **Standard #10 - New additions and adjacent or related new construction will 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 - All new construction related to this project will maintain the essential form, function, and integrity of the facility. Additionally, all modifications will be conducted in such a manner that integrates as much of the existing historic fabric of the building, as possible, with new technologies that will ultimately result in the continued use and value of the structure for future generations.

Design Review Committee Recommendation: The Topeka Landmarks Commission's Design Review Committee met on Tuesday, March 22, 2016, and on Tuesday, March 29, 2016 to consider the compliance of this project with the Secretary of the Interior's Standards for Rehabilitation. On March 29, 2016, the Committee members voted to forward the plans for the reconfiguration of the interior spaces within 3rd Floor Science Classrooms to the Full Landmarks Commission for their consideration.

Planning Staff Recommendation: Based upon an evaluation of the project according to the Secretary of the Interior's Standards for Rehabilitation, Staff's finding that the proposed project will **NOT** damage or destroy the historical integrity of Topeka High School.



Timothy Paris, Planner II

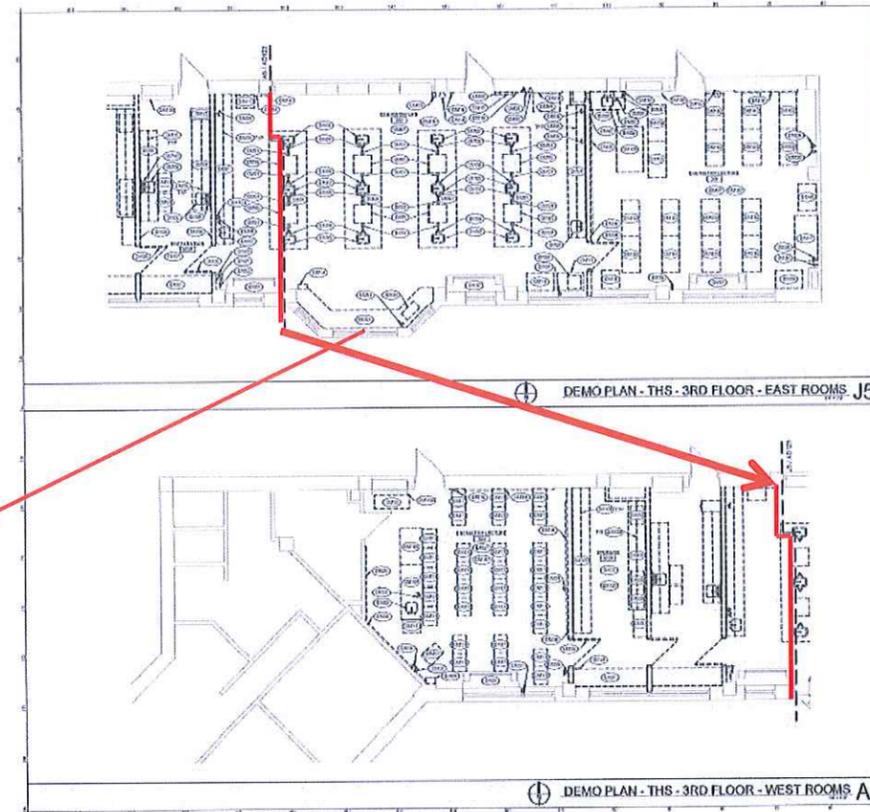
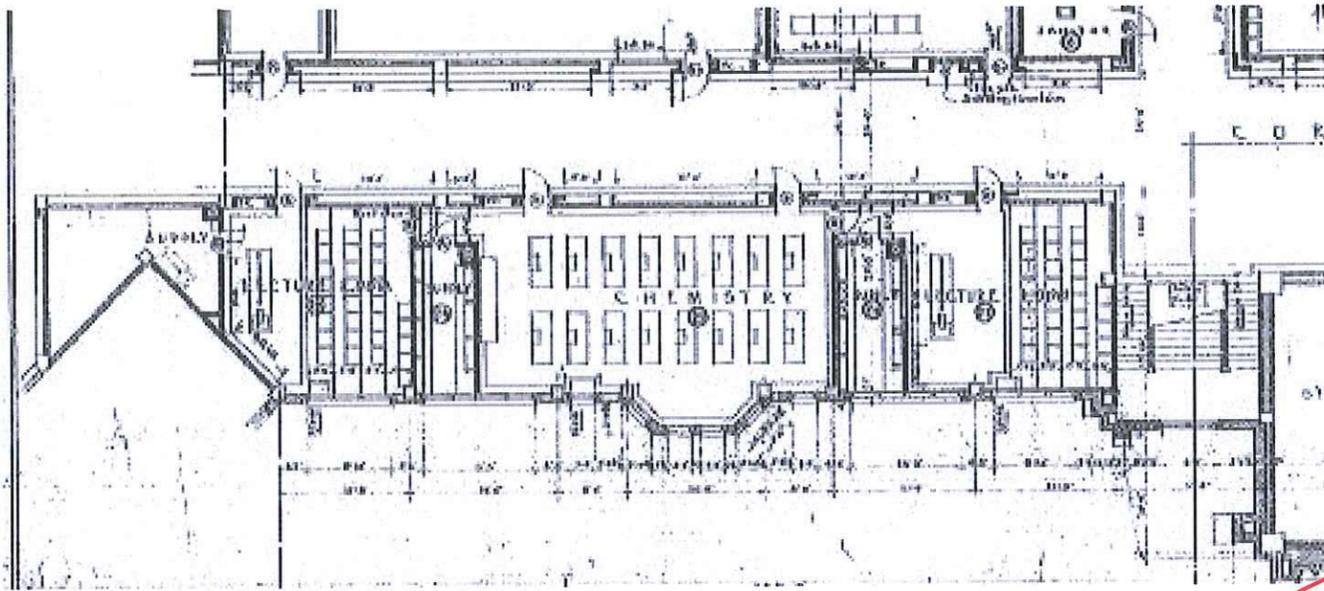
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Date

CLGR16-04 by USD 501 - Topeka High School, 800 SW 10th Ave.

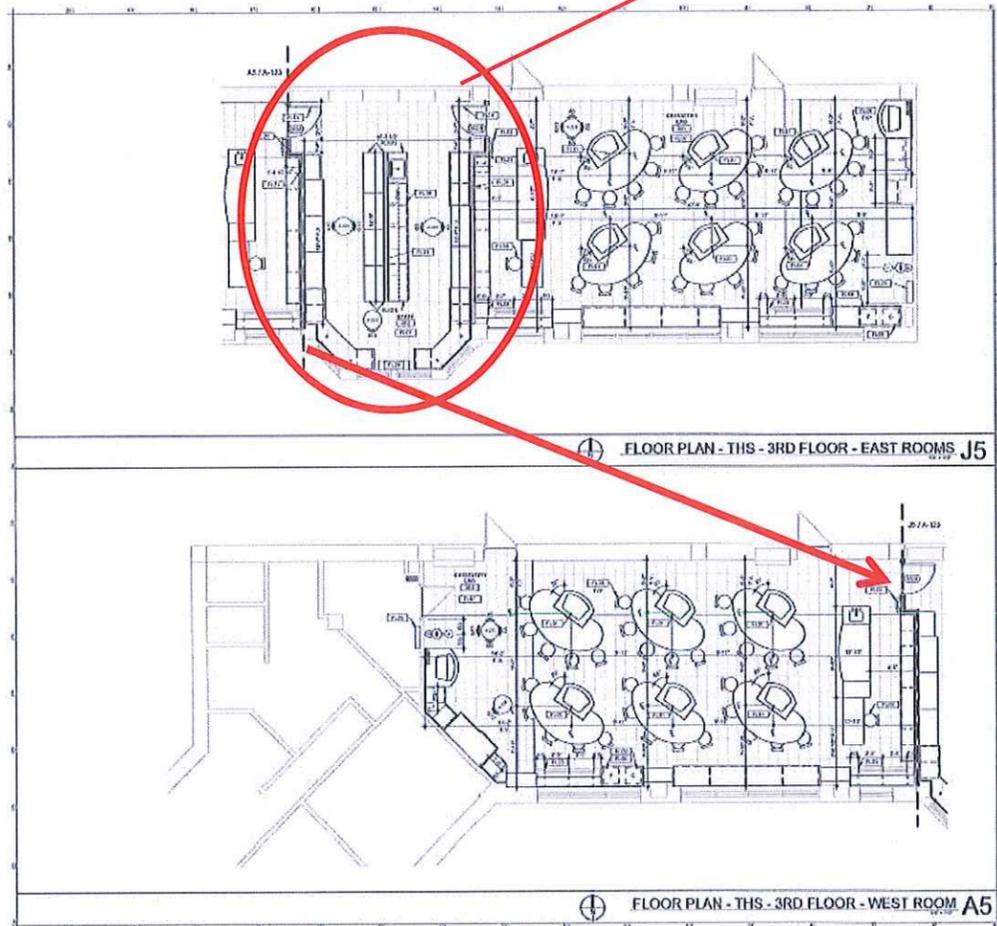


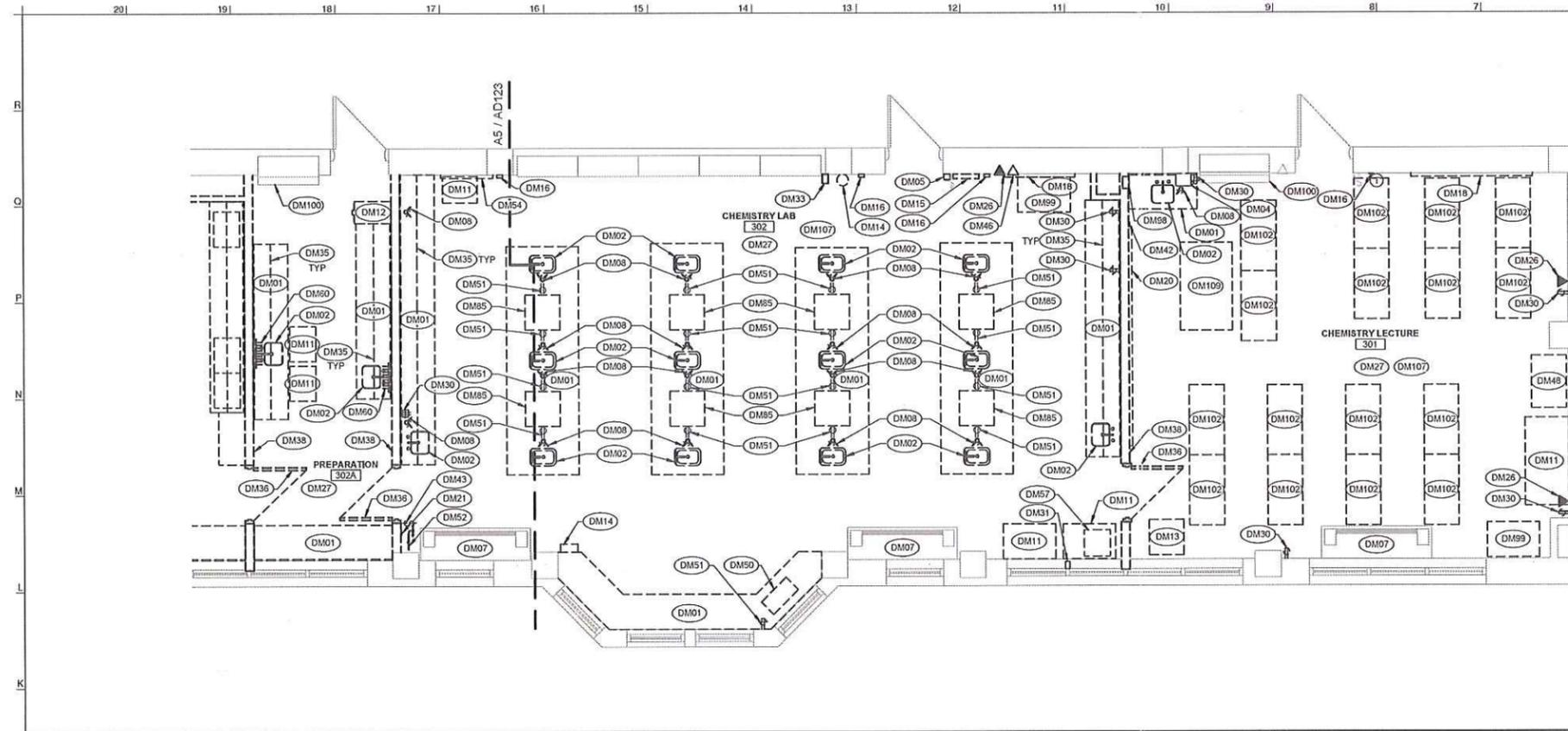
Topeka High School 3rd Floor Original Floor Plan

Topeka High School 3rd Floor Existing Floor Plan

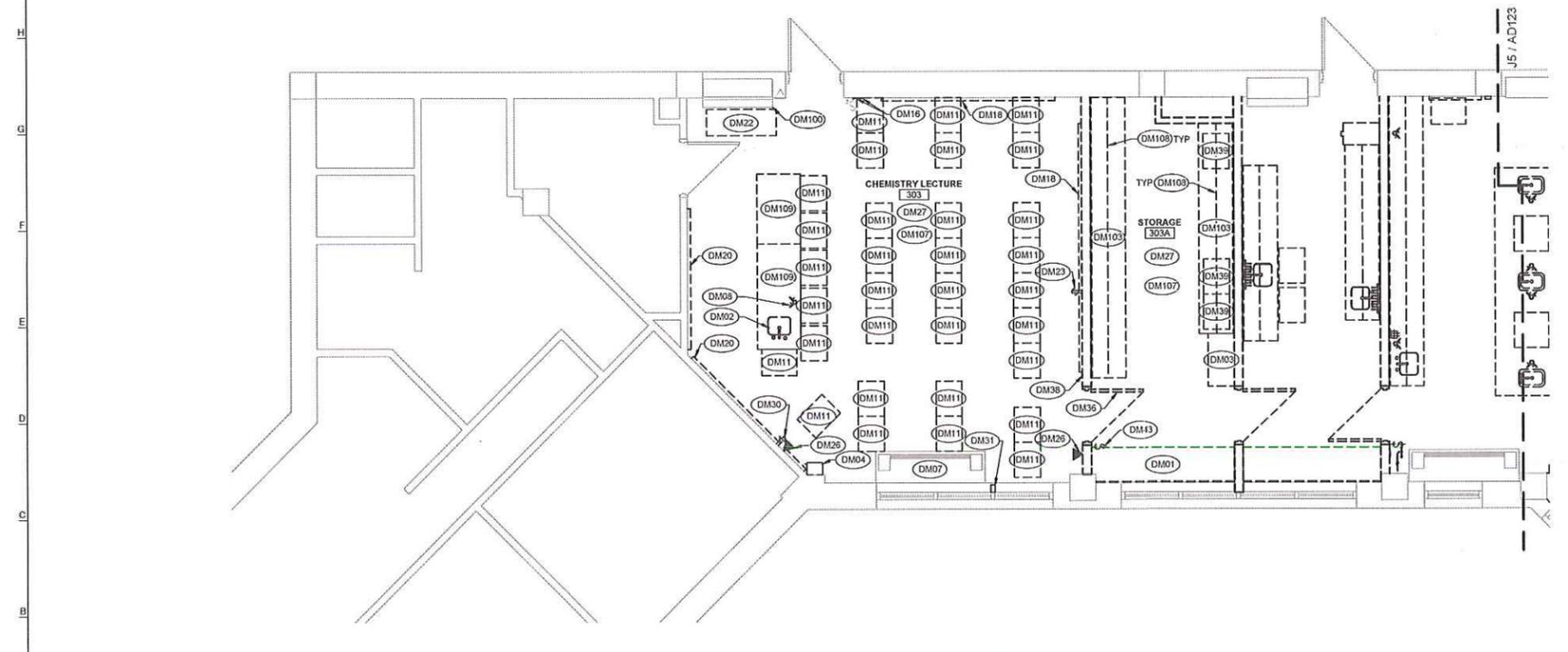


Topeka High School 3rd Floor Proposed Floor Plan





DEMO PLAN - THS - 3RD FLOOR - EAST ROOMS J5
1/4" = 1'-0"



DEMO PLAN - THS - 3RD FLOOR - WEST ROOMS A5
1/4" = 1'-0"

1. ALL ITEMS SHOWN TO BE REMOVED ARE TO BE VERIFIED WITH THE OWNER PRIOR TO REMOVAL. ITEMS OR MATERIALS INDICATED TO BE RE-USED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN, REMAIN THE OWNER'S PROPERTY. DEMOLISHED MATERIALS SHALL BECOME THE GENERAL CONTRACTOR'S PROPERTY. SALVAGED ITEMS SHALL BE STORED/PROTECTED AND DELIVERED TO OWNER AT DISTRICT PROPERTY.
2. RELOCATED OR REVISED ITEMS SHALL BE STORED/PROTECTED.
3. CONTRACTOR TO COMPLY WITH ALL STATE O.S.H.A. AND LOCAL CODES.
4. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR PROVIDING ADEQUATE BRACING OF WALLS DURING DEMOLITION AND ERECTION TO PREVENT DAMAGE. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR SUCH DAMAGE.
5. CONTRACTOR TO FIELD-VERIFY ALL EXISTING CONDITIONS PRIOR TO DEMOLITION AND NOTIFY ARCHITECT IN CASE OF ESCRENCAPNCIES BEFORE PROCEEDING. DEMOLITION IS TO BE EXECUTED SO AS NOT TO DISTURB EXISTING STRUCTURAL AND ROOFING SYSTEMS EXCEPT WHERE NOTED. VERIFY ALL CONSTRUCTION TO BE REMOVED THAT IS NOT INTEGRAL TO STRUCTURAL SYSTEM PRIOR TO DEMOLITION.
6. DEMOLITION RESPONSIBILITIES ARE NOT NECESSARILY LIMITED TO THOSE LISTED HERE. WORK INCLUDES REMOVAL AND LEGAL DISPOSAL OF ALL EXISTING CONSTRUCTION ITEMS THAT ARE NOT UTILIZED IN THE FINISHED PROJECT. REMOVE ALL ITEMS SPECIFICALLY INDICATED IN THE DRAWINGS AND ITEMS WHICH ARE NECESSARY TO BE REMOVED IN ORDER TO FACILITATE THE FINISHED PROJECT.
7. DEMOLITION CONTRACTOR TO COORDINATE AND REVIEW ALL CONSTRUCTION DOCUMENTS AND DETERMINE THE EXTENT OF DEMOLITION WORK AND BECOME THOROUGHLY FAMILIAR WITH THEM BEFORE PERFORMING WORK. BY THE ACT OF SUBMITTING A BID, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE ALLOWANCES IN PREPARING A BID.
8. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT, OCCUPIED, AND USED FACILITIES. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
9. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS EACH DAY. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON SITE. CONTRACTOR IS RESPONSIBLE FOR THE TRANSPORTATION AND LEGAL DISPOSAL OF DEMOLISHED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.
10. WHERE APPLICABLE, EXISTING UTILITIES ARE TO REMAIN IN SERVICE. PROTECT UTILITIES AGAINST DAMAGE DURING DEMOLITION.
11. PROTECT WALLS, ROOF, SIDEWALKS, AND OTHER EXISTING WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS.
12. PATCH AND REPAIR ANY EXISTING FINISHED SURFACES TO REMAIN THAT ARE AFFECTED BY DEMOLITION. MATCH EXISTING ADJACENT SURFACES UNLESS NOTED OTHERWISE OR CONCEALED BY NEW CONSTRUCTION.
13. TOTAL SCOPE OF DEMOLITION MAY NOT BE COVERED ON THIS SHEET. REVIEW ALL SHEETS IN THIS DRAWINGS SET TO DETERMINE TOTAL SCOPE OF DEMOLITION. REFER TO CONSULTANT DRAWINGS FOR ADDITIONAL REQUIREMENTS.
14. CONTRACTOR TO COORDINATE WITH ABATEMENT CONTRACTOR AS TO DISCONNECTING SERVICES AT THE END OF SCHOOL YEAR SO CABINETS CAN BE REMOVED.

GENERAL DEMO NOTES K1
N.T.S.

- DM01 LOWER CASEWORK AND COUNTER TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED.
- DM02 LOWER CASEWORK AND COUNTER W/ SINK TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED. RE: PLUMB.
- DM03 TALL CASEWORK TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED.
- DM04 WALL MOUNTED TOWEL DISPENSER TO BE REMOVED/SALVAGED.
- DM05 WALL MOUNTED SOAP DISPENSER TO BE REMOVED/SALVAGED.
- DM07 FLOOR MOUNTED MECHANICAL UNIT TO REMAIN. CLEAN AND REPAIR. RE: MECH.
- DM08 GAS VALVE LINE. PREPARE TO BE TIED INTO NEW GAS RUN SERVICE. RE: PLUMB.
- DM11 TABLE/DESK/CART TO BE REMOVED BY OWNER.
- DM12 FILE CABINET TO BE REMOVED BY OWNER.
- DM13 TV CART TO BE REMOVED BY OWNER.
- DM14 FIRE EXTINGUISHER/CABINET TO BE REMOVED. REUSE EXTINGUISHER IN NEW CABINET. RE: PLUMB/ELEVATIONS.
- DM15 WALL MOUNTED KEY BOX TO BE REMOVED & SALVAGED. PATCH WALL AS REQUIRED.
- DM16 WALL MOUNTED ITEM. VERIFY IF USED, IF NOT USED, REMOVE.
- DM18 TRACK BOARD TO BE REMOVED/SALVAGED.
- DM20 WHITE BOARD TO BE REMOVED/SALVAGED.
- DM21 INTERCOM BUTTON TO BE REMOVED AND RELOCATED.
- DM22 LAPTOP CART TO BE RELOCATED.
- DM23 DISCONNECT AND REMOVE WALL OUTLET. RE: ELECT.
- DM26 DISCONNECT & REMOVE SURFACE MOUNTED DATA DEVICE & ASSOCIATED WIREMOLD. RE: ELECT.
- DM27 FLOOR TILE TO BE REMOVED BY THE OWNER UNDER SEPARATE CONTRACT. ABATEMENT WILL OCCUR CONCURRENTLY W/ THIS CONTRACT. GC TO COORDINATE AS REQUIRED.
- DM30 DISCONNECT AND REMOVE SURFACE MOUNTED ELECTRICAL OUTLET AND ASSOCIATED WIREMOLD. RE: ELECT.
- DM31 PENCIL SHARPENER. RELOCATED PER TEACHER'S DIRECTION.
- DM33 FIRE BLANKET BOX TO BE REMOVED/SALVAGED.
- DM35 UPPER CASEWORK TO BE REMOVED/SALVAGED.
- DM36 DOOR AND FRAME TO BE REMOVED/SALVAGED.
- DM38 WALL TO BE REMOVED.
- DM39 CHEMICAL STORAGE CASEWORK TO BE REMOVED/SALVAGED.
- DM42 INTERCOM BUTTON TO BE REMOVED/RELOCATED AND ALL ASSOCIATED WIREMOLD.
- DM43 DISCONNECT AND REMOVE WALL SWITCH. RE: ELECT.
- DM46 DISCONNECT AND RELOCATE SURFACE MOUNTED TELEPHONE DEVICE AND ASSOCIATED WIREMOLD. RE: ELECT.
- DM48 SHELVES TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED.
- DM50 GOGGLE CABINET TO BE REMOVED/SALVAGED.
- DM51 DISCONNECT AND REMOVE CASEWORK OUTLET. RE: ELECT.
- DM52 EMERGENCY SHOWER/EYEWASH WARD TO BE REMOVED/SALVAGED.
- DM54 CHALKBOARD TO BE REMOVED/SALVAGED.
- DM57 SMALL REFRIGERATOR TO BE REMOVED AND RETURNED TO OWNER.
- DM58 DRYING RACK TO BE REMOVED/SALVAGED.
- DM59 CHEMICAL VENT HOOD TO BE REMOVED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED.
- DM98 EXISTING VENT TO BE REMOVED. RE: MECHANICAL.
- DM99 COMPUTER CART TO BE REMOVED BY OWNER.
- DM100 EXISTING METAL LOWER CASEWORK TO REMAIN AND BE REFURBISHED. DRAWERS, SLIDES, HANDLES, AND ALL OTHER REMOVABLE ITEMS TO BE REMOVED AND DISASSEMBLED. DRAWERS TO BE REFURBISHED AND ELECTROSTATICALLY PAINTED IN A CONTROLLED ENVIRONMENT. SLIDES TO BE REFURBISHED AND NEW BEARINGS INSTALLED AND GREASED AS REQUIRED. BRASS HANDLES AND OTHER ITEMS TO BE STRIPPED AND POLISHED. DRAWER BOX FRAMES TO REMAIN IN PLACE TO BE REPAIRED AND PREPARED FOR ON-SITE ELECTROSTATIC PAINT. ALL PAINT COLORS AND FINISHES TO MATCH AS CLOSE AS POSSIBLE TO ORIGINAL FINISHES.
- DM102 TABLES AND CHAIRS TO BE RE-USED, THIS PROJECT, SECOND FLOOR. RE: FLOOR PLANS.
- DM103 EXISTING WOOD BUILT-IN CABINETS/DRAWERS TO BE REMOVED/SALVAGED. CAUTION TO BE TAKEN TO ENSURE STABILITY AND PRESERVATION.
- DM107 REMOVE FLOOR SLAB AS REQUIRED TO ENABLE INSTALLATION OF UTILITIES. RE: MEP
- DM109 SHELVES TO BE REMOVED/SALVAGED.
- DM109 TEACHER WORKSTATION TO BE REMOVED/SALVAGED BY OWNER UNDER SEPARATE CONTRACT. G.C. TO COORDINATE AS REQUIRED.

DEMO NOTES A1
N.T.S.

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SARAS ARCHITECT

2/12/2016

USD 501 SCHOOL DISTRICT:
SCIENCE AND HVAC UPGRADES

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CHASE MIDDLE SCHOOL | EISENHOWER MIDDLE SCHOOL
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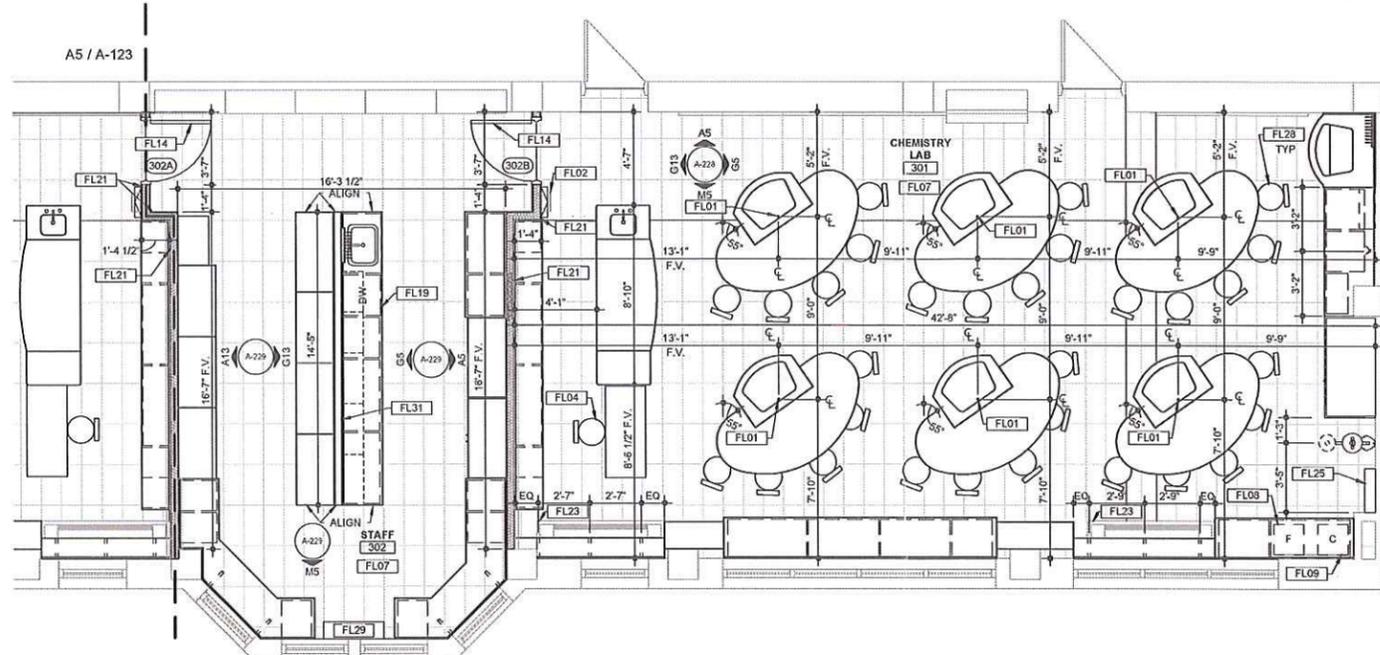
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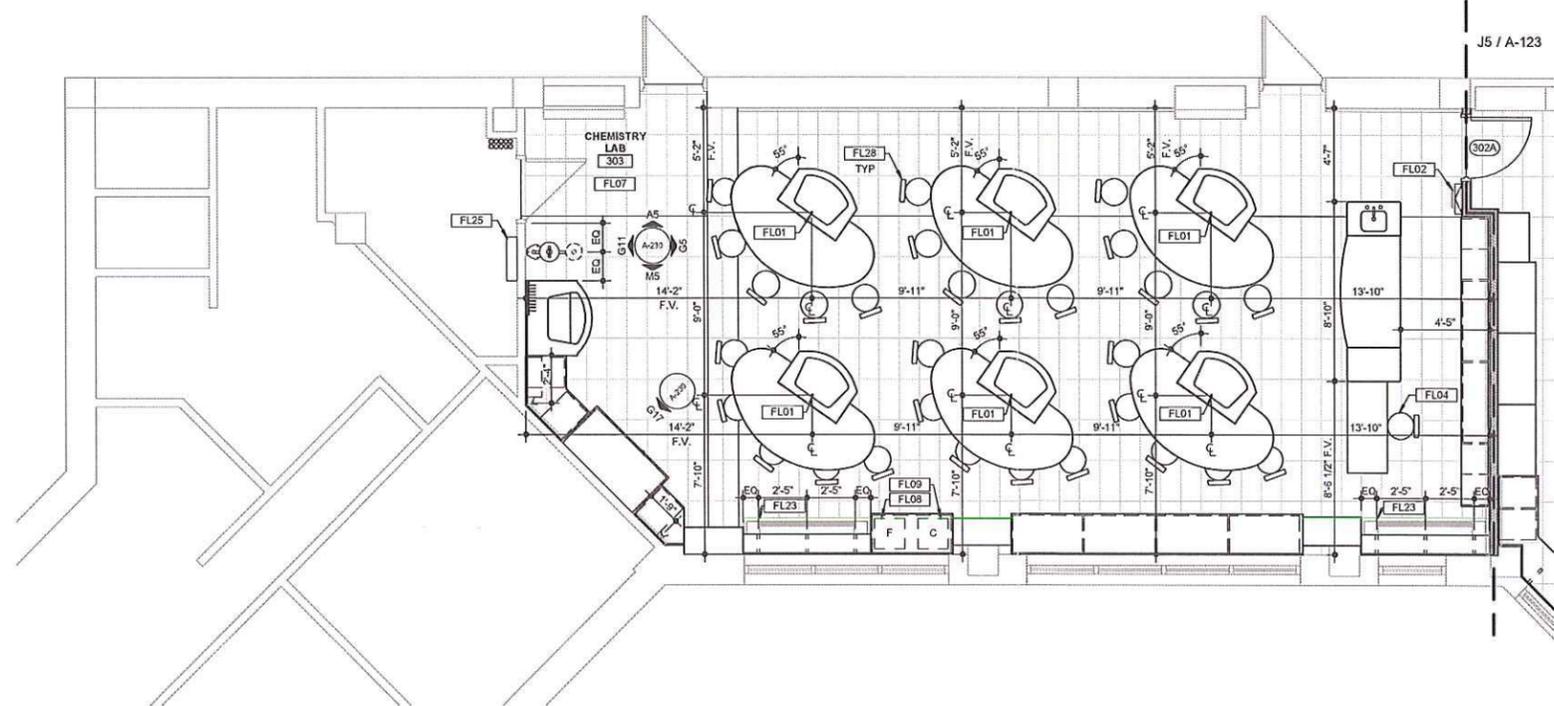
TOPEKA HIGH THIRD FLOOR DEMO PLAN

AD123

CONSTRUCTION DOCUMENTS
02/12/2016



FLOOR PLAN - THS - 3RD FLOOR - EAST ROOMS J5
1/4" = 1'-0"



FLOOR PLAN - THS - 3RD FLOOR - WEST ROOM A5
1/4" = 1'-0"

1. REFERENCE ADDITIONAL NOTES AND INFORMATION IN DRAWING SET AS REQUIRED
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS WITH ON SITE MEASUREMENTS & OBSERVATIONS
3. ALL INTERIOR DIMENSIONS TAKEN FROM FINISH FACE TO FINISH FACE U.N.O.
4. PROVIDE 2X FRTW BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CABINETS, AND COUNTERTOP SUPPORTS; ELECTRICAL, TELEPHONE, SECURITY PANELS AND WALL MOUNTED FIRE EXTINGUISHERS, SHELVING AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL. IN ADDITION, PROVIDE BLOCKING FOR ALL OWNER FURNISHED ITEMS.
5. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
6. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPARATION WALLS AND CEILINGS WITH FIRE-RATED SEALANT.
7. CONTRACTOR MUST EXAMINE THE CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE ARCHITECT IN WRITING ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THAT WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED, COMMENCING WITH WORK SHALL CONSTITUTE ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
8. PATCH, LEVEL, AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
9. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS, AS APPROPRIATE TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH NO WORK. TEMPORARY PARTITIONS/BARRIERS TO BE CONSTRUCTED TO CEILING/STRUCTURE ABOVE TO MAINTAIN EXISTING SECURITY, MECHANICAL, FIRE- AND LIVE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
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- FL14 NEW SOLID WOOD DOOR AND FRAME TO MATCH EVERY ASPECT OF EXISTING. MATERIAL, SPECIES, STAIN COLOR, TRIM PROFILE, SIZE, ETC. RE: SPECIFICATIONS.
- FL19 UNDERCOUNTER DISHWASHER, BASIS OF DESIGN: GE GLDT66SS BUILT-IN DISHWASHER - STAINLESS STEEL.
- FL21 NEW DRYWALL PARTITION: GYP BOARD EACH SIDE 3/8" METAL STUDS AT 16" O.C. WITH 3/4" SOUND BATT INSULATION. PARTITION TO EXTEND TO STRUCTURE ABOVE, INCLUDE DEFLECTION TRACK.
- FL23 EXISTING HVAC UNIT TO REMAIN.
- FL25 MIXING VALVE BOX FOR EMERGENCY SHOWER.
- FL28 AXIS TABLE CHAIRS, NICIOPOL.
- FL29 NEW HVAC UNIT, RE: MECHANICAL.
- FL31 NEW DRYWALL PARTITION: GYP BOARD EACH SIDE 3/8" METAL STUDS AT 16" O.C. EXTEND GYP BOARD 6" ABOVE LAY-IN CEILING. BRACE TO NEAREST STRUCTURE.

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2/12/2016

USD 501 SCHOOL DISTRICT:
SCIENCE AND HVAC UPGRADES

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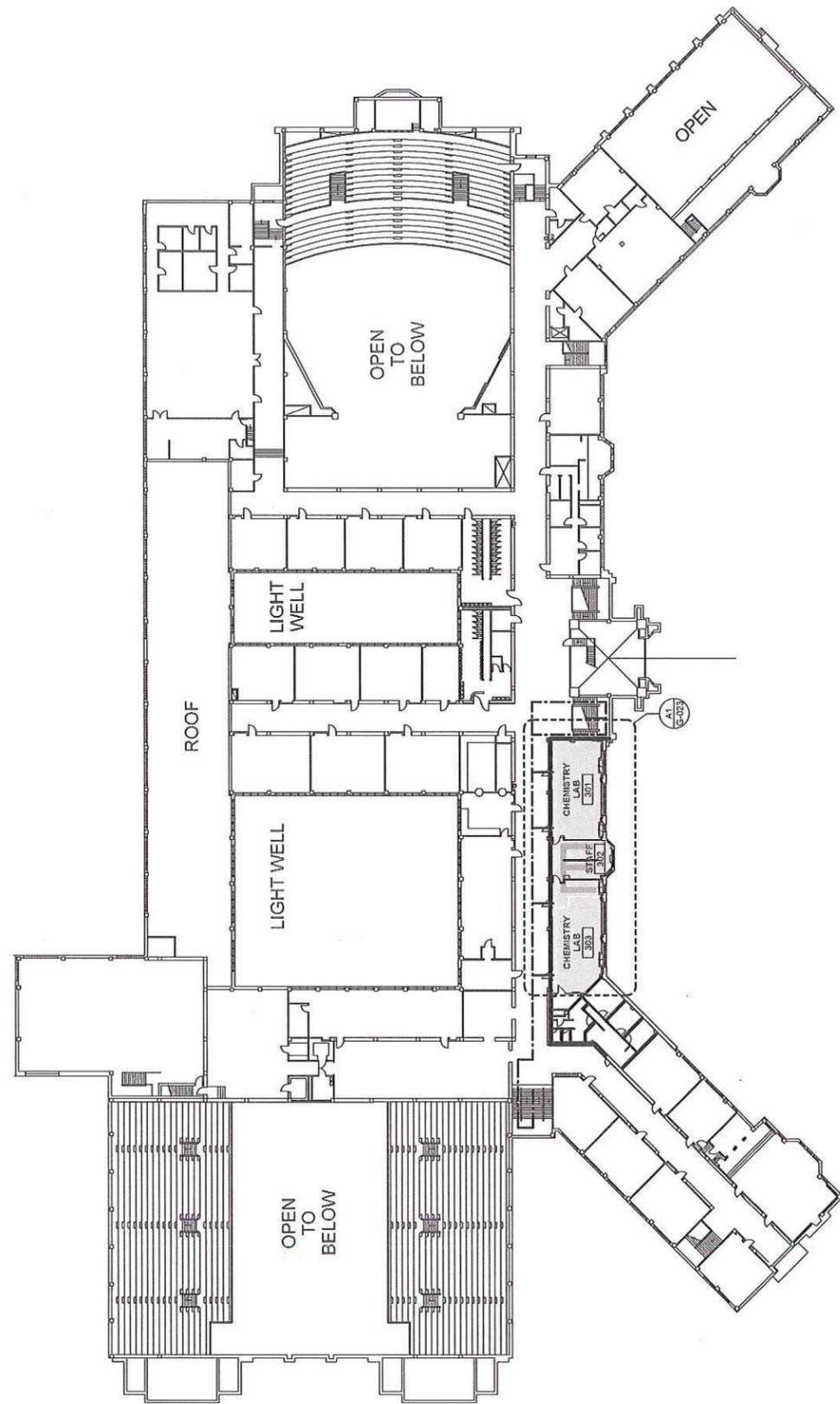
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CHECKED BY: LS

NO.	ISSUE/REVISION	DATE

TOPEKA HIGH THIRD FLOOR PLAN

A-123

CONSTRUCTION DOCUMENTS
02/12/2016



GENERAL INFORMATION

PROJECT NAME AND LOCATION:
USD 501 BOND ISSUE: SCIENCE AND HVAC UPGRADES
TOPEKA HIGH SCHOOL
800 SW 10TH STREET
TOPEKA, KS 66612
CONTACT: DR. LINDA WILEY (PRINCIPAL)
P: 785.295.3150

AUTHORITIES HAVING JURISDICTION:
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PROJECT DESCRIPTION
UPDATE AND RENOVATE THE EXISTING SCIENCE CLASSROOMS AND ADD AIR CONDITIONING TO THE EXISTING GYM.

APPLICABLE CODES

2005 - INTERNATIONAL BUILDING CODE
2009 - INTERNATIONAL ENERGY CONSERVATION CODE
1997 - UNIFORM CODE FOR BUILDING CONSERVATION
2006 - INTERNATIONAL FIRE CODE
2006 - UNIFORM MECHANICAL CODE
2012 - UNIFORM PLUMBING CODE
2011 - NATIONAL ELECTRICAL CODE
2008 - LIFE SAFETY CODE
2010 - AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN

*AND ALL OTHER NATIONAL AND LOCAL CODES APPLICABLE TO THIS PROJECT

3 OCCUPANCY USE AND CLASSIFICATION
SECTION 305 - EDUCATIONAL GROUP E

4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
NOT APPLICABLE

5 GENERAL BUILDING HEIGHTS AND AREAS

THE FOLLOWING BUILDING HEIGHTS AND AREA ALLOWANCES ARE USED PER TABLE 503 AND SECTION 508.3.2:

CONSTRUCTION TYPE LB:
GROUP E ALLOWABLE: 5 STORIES / UNLIMITED SQ. FT. / 160 FT.
ACTUAL: 3 STORIES / 259,793 SQ. FT. / 140 FT.

508.2 INCIDENTAL USES
TABLE 508.2 STORAGE ROOMS OVER 100 SQ. FT. NEED 1 HOUR SEPARATION OR PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM

6 TYPE OF CONSTRUCTION

SECTION 602.2
TYPE I-B

TABLE 601
STRUCTURAL FIRE RATINGS

STRUCTURAL FRAME (INCL. COLUMNS, GIRDERS, AND TRUSSES)	2 HR
BEARING WALLS	
EXTERIOR	2 HR
INTERIOR	2 HR
NONBEARING WALLS AND PARTITIONS	
EXTERIOR	0 HR
INTERIOR	0 HR
FLOOR CONSTRUCTION (INCL. SUPPORTING BEAMS AND JOISTS)	2 HR
ROOF CONSTRUCTION (INCL. SUPPORTING BEAMS AND JOISTS)	1 HR *

* NOTE: ORIGINAL DECORATIVE SLOPED ROOF, EMBELLISHMENT CONSTRUCTED OF COMBUSTIBLE WOOD, SEPARATED FROM BUILDING BY 2 HR FIRE RATED CONCRETE ROOF/CEILING ASSEMBLY

7 FIRE AND SMOKE PROTECTION FEATURES

(704) EXTERIOR WALLS	NOT APPLICABLE
(705) FIRE WALLS	NOT APPLICABLE
(706) FIRE BARRIERS	* 1 HR CORRIDOR
(707) SHAFT ENCLOSURES	2 HOUR
(708) FIRE PARTITIONS	NOT APPLICABLE
(709) SMOKE BARRIERS	NOT APPLICABLE
(710) SMOKE PARTITIONS	NOT APPLICABLE
(711) HORIZONTAL ASSEMBLIES	NOT APPLICABLE
(712) PENETRATIONS	* 2 HR FLOOR
(713) FIRE-RESISTANT JOINT SYSTEMS	NOT APPLICABLE
(714) FIRE-RESISTANCE RATING OF STRUCTURAL MEMBERS	NOT APPLICABLE
(715) OPENING PROTECTIVES	NOT APPLICABLE
(716) DUCTS AND AIR TRANSFER OPENINGS	* 2 HR FLOOR
(717) CONCEALED SPACES	NOT APPLICABLE
(718) FIRE-RESISTANCE REQUIREMENTS FOR PLASTER	NOT APPLICABLE
(719) THERMAL AND SOUND INSULATING MATERIAL	NOT APPLICABLE
(720) PRESCRIPTIVE FIRE RESISTANCE	NOT APPLICABLE
(721) CALCULATED FIRE-RESISTANCE	NOT APPLICABLE

* NOTE: FIRE RATING REQUIRED AT NEW PENETRATIONS

8 INTERIOR FINISHES
TABLE 603.5
GROUP E NONSPRINKLERED
EXIT ENCLOSURES/PASSAGEWAYS A
CORRIDORS B
ROOMS AND ENCLOSED SPACES C

9 FIRE PROTECTION SYSTEMS

(903) AUTOMATIC SPRINKLER SYSTEM	REQUIRED/PROVIDED
(904) ALTERNATE AUTOMATIC FIRE-EXTINGUISHER SYSTEMS	NOT REQUIRED
(905) STANDPIPE SYSTEM	NOT REQUIRED
(906) PORTABLE FIRE EXTINGUISHERS	REQUIRED/PROVIDED (MAX TRAVEL DIST. 75FT)
(907) FIRE ALARM AND DETECTION SYSTEMS	REQUIRED/PROVIDED
(908) EMERGENCY ALARM SYSTEMS	NOT REQUIRED
(909) SMOKE CONTROL SYSTEMS	NOT REQUIRED
(910) SMOKE AND HEAT VENTS	NOT REQUIRED
(911) FIRE COMMAND CENTER	NOT REQUIRED
(912) FIRE DEPARTMENT CONNECTIONS	REQUIRED/PROVIDED

10 CHAPTER 10 - MEANS OF EGRESS

OCCUPANT LOAD - SECTION 10.04

ROOM #	FUNCTION OF SPACE	AREA (SF)	FACTOR	OCC. LOAD
301	LAB	928	FIXED DESK*	32'
302	OFFICE	416	100 GROSS	5
303	LAB	1024	FIXED DESK*	32'
FIRST FLOOR TOTALS		5,964		173
SECOND FLOOR TOTALS		2,365		87
THIRD FLOOR TOTALS		2,374		69
GRAND TOTAL		10,703		329

* NOTE: FIXED 6 STUDENT LAB DESK
6 DESK W/ 5 SEATS = 30 + 2 STAFF = 32 OCCUPANTS

SECTION 1005
EGRESS WIDTH: 0.2 INCH PER OCCUPANT

SECTION 1006
EMERGENCY ILLUMINATION: REQUIRED/PROVIDED
ILLUMINATION EMERGENCY POWER: REQUIRED/PROVIDED

SECTION 1011
EXIT SIGNS: REQUIRED/PROVIDED

SECTION 1016
EXIT ACCESS TRAVEL DISTANCE: 200 FT. MAXIMUM
OCC. GROUP E:

29 CHAPTER 29 - PLUMBING *RESTROOMS ARE EXISTING AND NOT WITHIN THE SCOPE OF THIS PROJECT

WATER CLOSET REQUIREMENTS (TABLE 2902.1)

CLASSIFICATION	FACTOR	OCC. LOAD	REQUIRED	PROVIDED
EDUCATION	1:50	329	7	101 TOILETS + 30 URINALS

LAVATORY FIXTURE REQUIREMENTS (TABLE 2902.1)

CLASSIFICATION	FACTOR	OCC. LOAD	REQUIRED	PROVIDED
EDUCATION	1:50	329	7	52

DRINKING FOUNTAIN FIXTURE REQUIREMENTS (TABLE 2902.1)

CLASSIFICATION	FACTOR	OCC. LOAD	REQUIRED	PROVIDED
EDUCATION	1:100	329	4	13

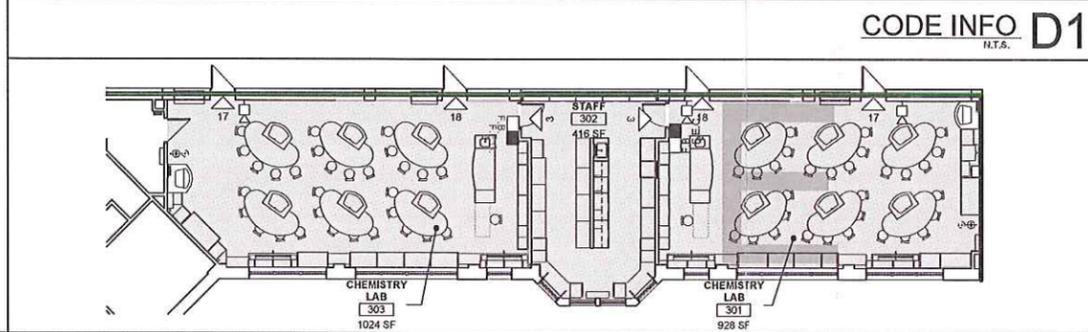
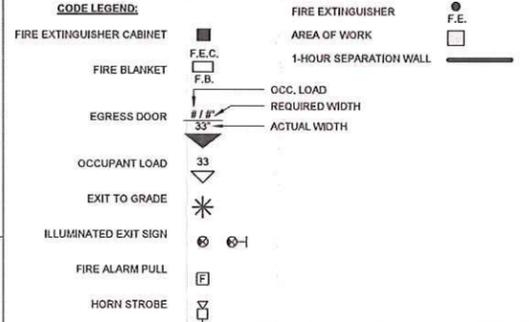
OTHER FIXTURE REQUIREMENTS (TABLE 2902.1)

SERVICE SINK

CLASSIFICATION	FACTOR	OCC. LOAD	REQUIRED	PROVIDED
EDUCATION	1 TOTAL	329	1	1

EMERGENCY SHOWER AND EYEWASH STATION

CLASSIFICATION	FACTOR	OCC. LOAD	REQUIRED	PROVIDED
EDUCATION	1 TOTAL	329	1	1



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F: 785.273.0456

LOUISE J. SWANICK
LICENSED ARCHITECT
5915
KANSAS ARCHITECT

2/12/2016

USD 501 SCHOOL DISTRICT:
SCIENCE AND HVAC UPGRADES

HIGHLAND PARK HIGH SCHOOL | TOPEKA HIGH SCHOOL
CHASE MIDDLE SCHOOL | ISENHOWER MIDDLE SCHOOL
LONDON MIDDLE SCHOOL

PN: 214062
DRAWN BY: MS/BRK
CHECKED BY: TD

NO.	ISSUE/REVISION	DATE

TOPEKA HIGH CODE REVIEW

G-023

CONSTRUCTION DOCUMENTS
02/12/2016

CODE PLAN - THS - 3RD FLOOR A10
1" = 30'

CODE PLAN - THS - ENLARGED 3RD FLOOR A1
3/32" = 1'-0"

April 14, 2016

Topeka Landmarks Commission
Certified Local Government
Certificate of Appropriateness
National Historic Register Project Review

Case Number: CLGR16-5

Project Address: 800 SW 10th Ave

Historic District: N/A

Standards: Secretary of the Interior's Standards for Rehabilitation

Type of work: Interior alteration of 2nd floor science classrooms

Square Footage: N/A

Height: N/A

Property Classification: Individually Listed Property, NRHP

Attachments: Site Plan [X] Elevations [X] Arch./Const. Plans [X] Pictures [X]

REVIEW SUMMARY: Kansas 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 on the Register of Historic Kansas Places, the National Register of Historic Places, or is located within either a state or nationally listed historic district. The following is an analysis of the application of each all relevant Standards to this proposed project.

BACKGROUND: This project is proposed for the 2nd-floor of the west wing of Topeka High School. Specifically, the project proposes to restructure the sizing of classrooms to enhance the technological, educational and functional quality of available space for the benefit of both students and faculty. The project proposes the removal of four walls, one of which is original to the structure. These walls will be replaced with the construction of one wall, resulting in the creation of two larger classrooms, and one storage and prep room located between both classrooms.

Applicable Standard:

- **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 – This project does propose the removal of four walls, including one wall that is original to the structure. Two of these non-original walls created two small storage spaces, while the third original wall separated a classroom from an additional storage and prep room. The proposed realignment of walls will consolidate two of the smaller storage and prep rooms into one common room for the same purpose, and convert the third storage room into classrooms space. The resulting classrooms will be larger, and will allow the incorporation and utilization of modern educational technologies relevant to various science curriculums.

No changes will be visible from the exterior, nor will be visible from the central hallway that extends through the west wing of the structure. All proposed changes are intended to accommodate increased class size, and the inclusion of technologies necessary for advanced science education. The historic character of the property will be maintained and preserved.

Under a closer examining each of this project, it is helpful to reference existing recommendations for the treatments of the interiors of historic properties. The *National Park Service Incentives Bulletin - Guide to the Federal Historic Preservation Tax Credit Incentives Program for Income Producing Properties Briefs for Historic Building Interiors*, provides the following guidance:

“The interior floor plan, the arrangement and sequence of spaces, and features and finishes are individually and collectively important in defining the historic character of a building, and should be preserved. Prior to beginning a rehabilitation project, it is always recommended that the interior spaces and features—whether finished or unfinished – be identified and evaluated to determine their significance, and to ensure that they are repaired and retained.

“Typically, some interior spaces, features, and finishes have more significance than others, since most buildings are comprised of both primary and secondary spaces. Generally, front areas of a building are more important than upper floors; and visible and public areas are more important than obscured and private areas. Whenever possible, major alterations should be undertaken in secondary spaces to preserve the historic character of the building.”

Following this guidance, the walls proposed for removal, and the construction of their replacements are located within the interior of classrooms, and are not visible from the more public space of the primary hallway, nor are they visible from any exterior entrance to the building. Additionally, the removal and replacement of each wall will avoid any substantial modification to the historic character of all affected classrooms. While it is recognized that this project does remove one original, and three non-original walls within the structure, this action lies within an area of secondary concern for the preservation of the building’s overall historic character, as suggested by the *National Park Service Incentives - Guide to the Federal Historic Preservation Tax Credit Incentives Program for Income Producing Properties Briefs for Historic Building Interiors*.

To facilitate the acknowledgement and record of all original walls existence, Staff is recommending that evidence of the location of the original walls be marked with a distinct treatment in tile on the floors within the affected classrooms. This treatment will serve as evidence to future observers that an original wall had been constructed at that location, but was removed during the lifespan of the building. A record of the walls proposed for removal on the ceiling will not be feasible, as the existing drop-grid ceiling within these classrooms will be replaced with a duplicate treatment.

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

Analysis – All new construction related to this project will preserve the general spatial relationships relative to the classrooms and storage and prep rooms that have historically characterized the integrity of the property. Additionally, all modifications will be conducted in a manner that integrates as much of the existing historic fabric of the building, as possible, with new technologies that will ultimately result in the continued use and value of the structure for future generations.

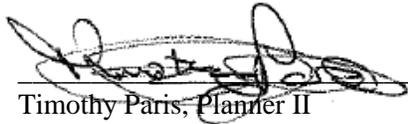
- **Standard #10 - New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

Analysis - All new construction related to this project will maintain the essential form, function, and integrity of the facility. Additionally, all modifications will be conducted in such a manner that integrates

as much of the existing historic fabric of the building, as possible, with new technologies that will ultimately result in the continued use and value of the structure for future generations.

Design Review Committee Recommendation: The Topeka Landmarks Commission's Design Review Committee met on Tuesday, March 22, 2016, and on Tuesday, March 29, 2016 to consider the compliance of this project with the Secretary of the Interior's Standards for Rehabilitation. On March 29, 2016, the Committee members voted to forward the plans for the reconfiguration of the interior spaces within 2nd Floor Science Classrooms to the Full Landmarks Commission for their consideration.

Planning Staff Recommendation: Based upon an evaluation of the project according to the Secretary of the Interior's Standards for Rehabilitation, Staff's finding that the proposed project will **NOT** damage or destroy the historical integrity of Topeka High School.

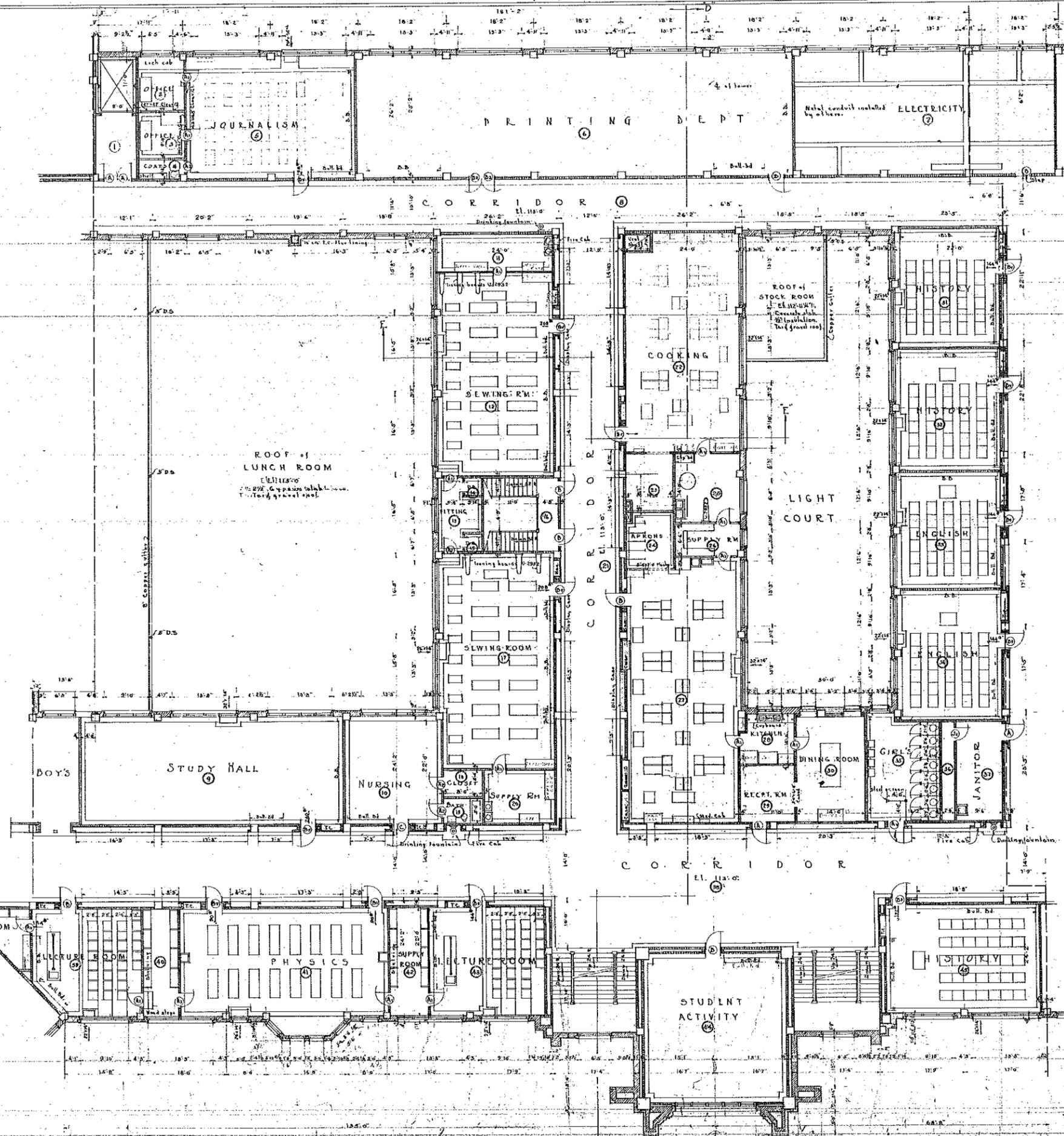


Timothy Paris, Planner II

4-14-16
Date

CLGR16-05 by USD 501 - Topeka High School, 800 SW 10th Ave.





NO.	DESCRIPTION	AMOUNT	UNIT
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Scale: 1/8" = 1'-0"

UNIT A

UNIT B

UNIT C

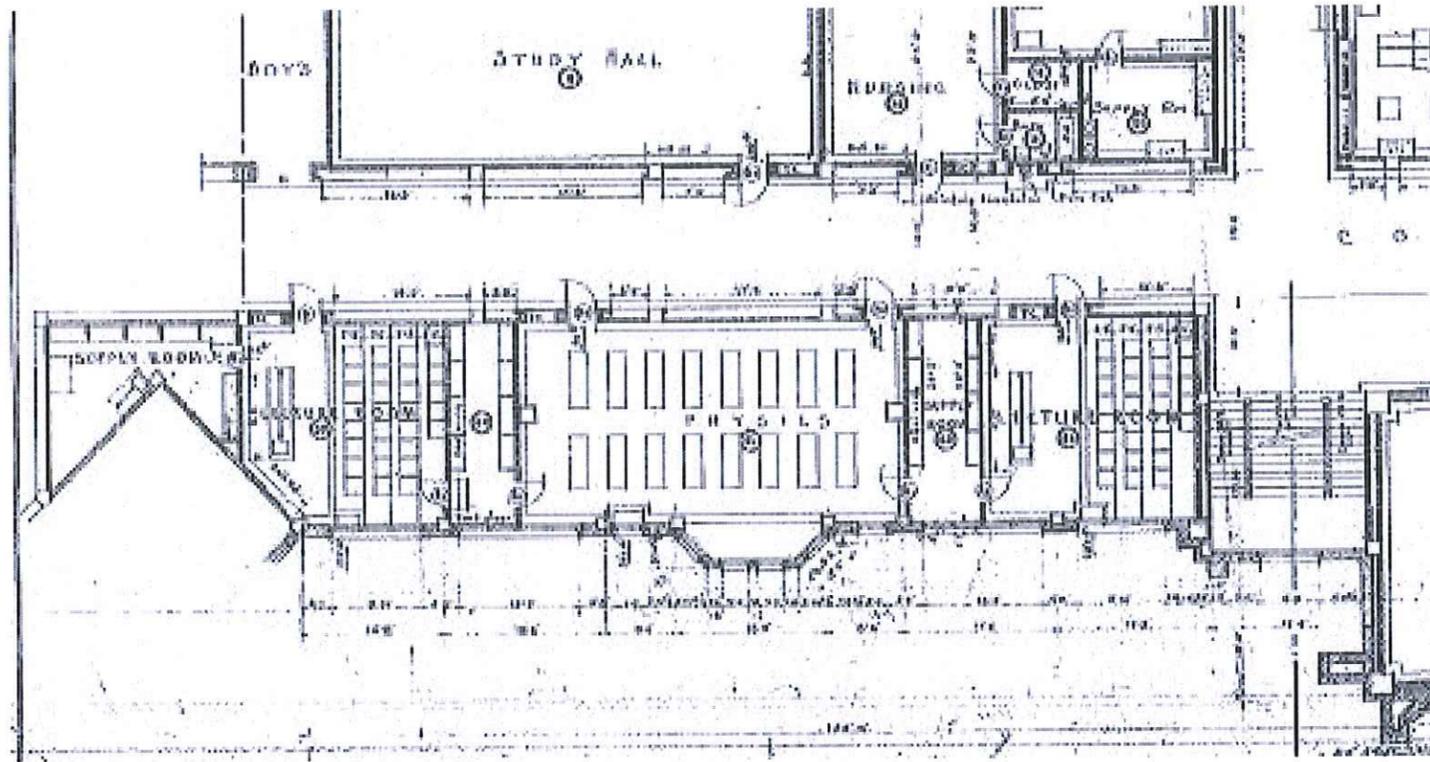
UNIT D

UNIT E

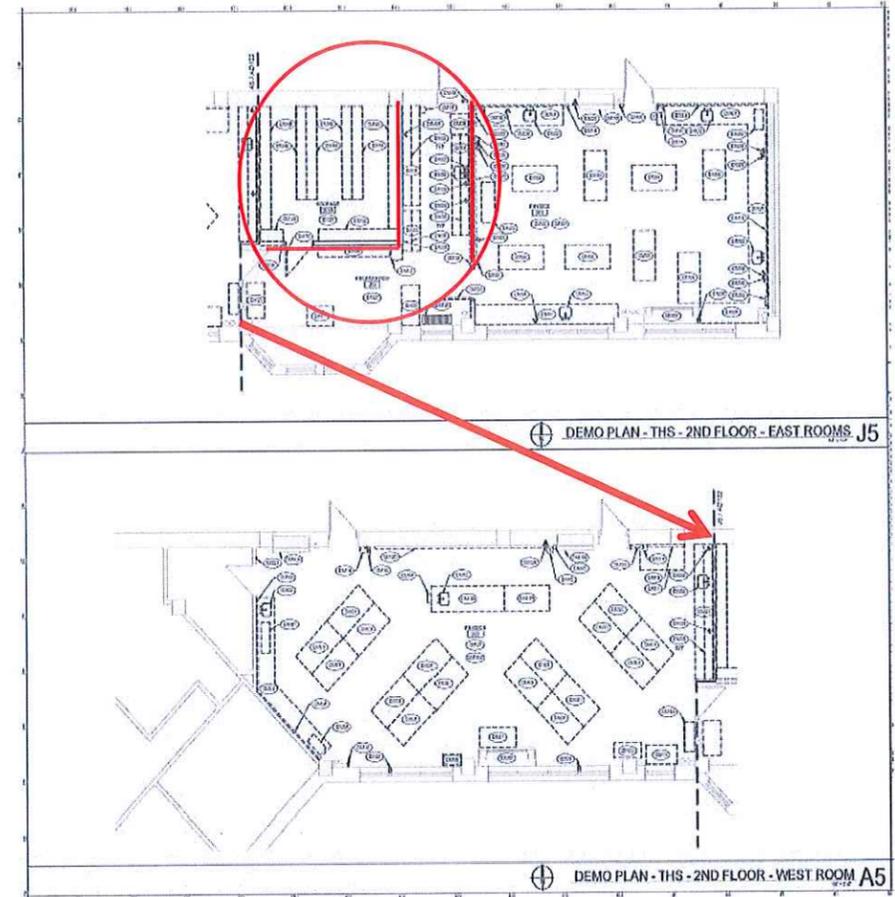
SECOND FLOOR - UNIT "B"

DATE	GENERAL PLANS OF	SHEET NO.
REVISED	SENIOR HIGH SCHOOL for TOPEKA KANSAS	
	THOS. W. WILLIAMSON & CO. ARCHITECTS	
	R. D. FINNEY CONSULTING ENGINEER	
	TOPEKA KANSAS	

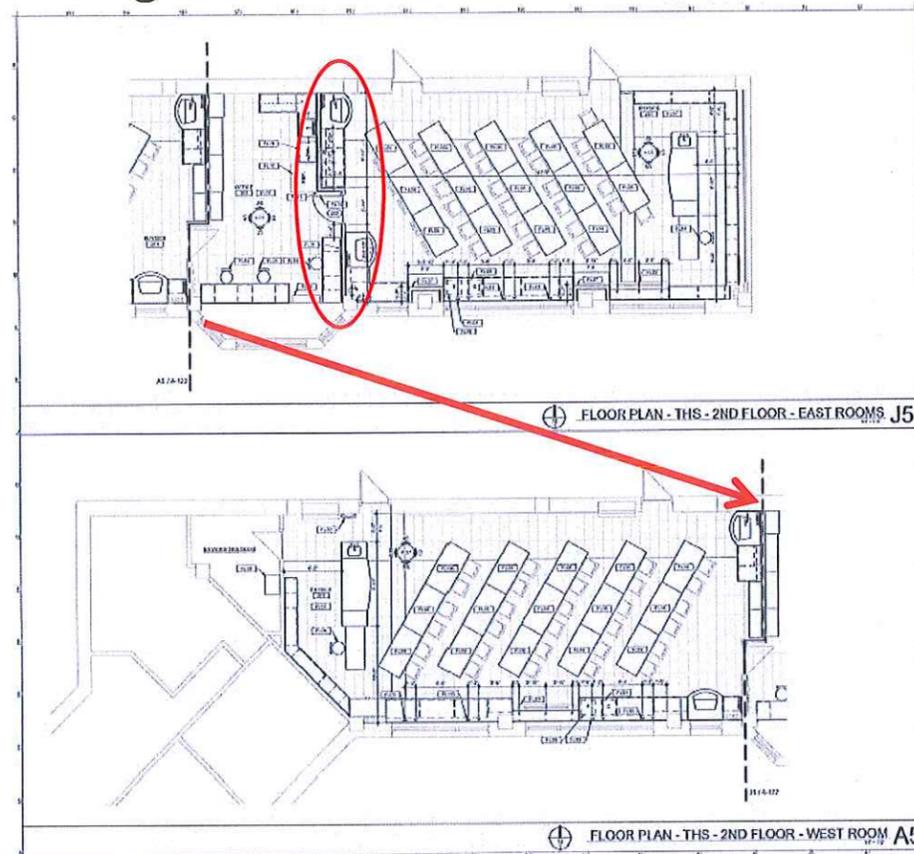
Topeka High School 2nd Floor Original Floor Plan

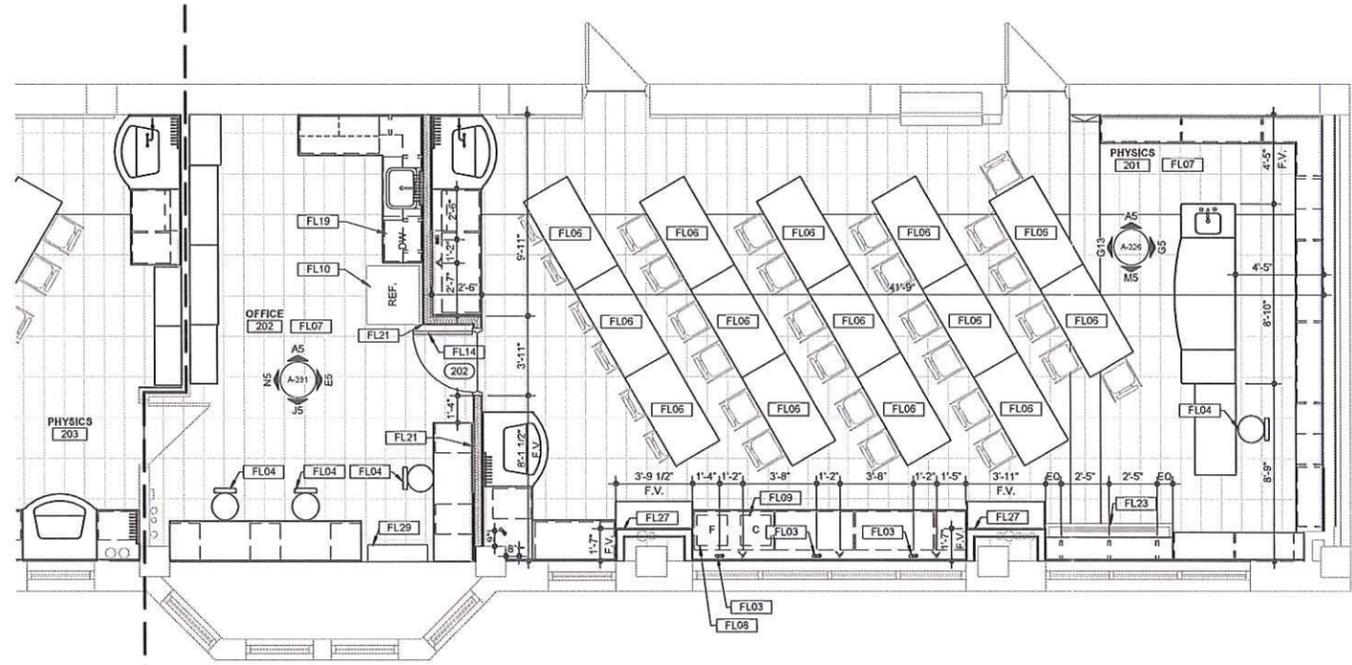


Topeka High School 2nd Floor Existing Floor Plan

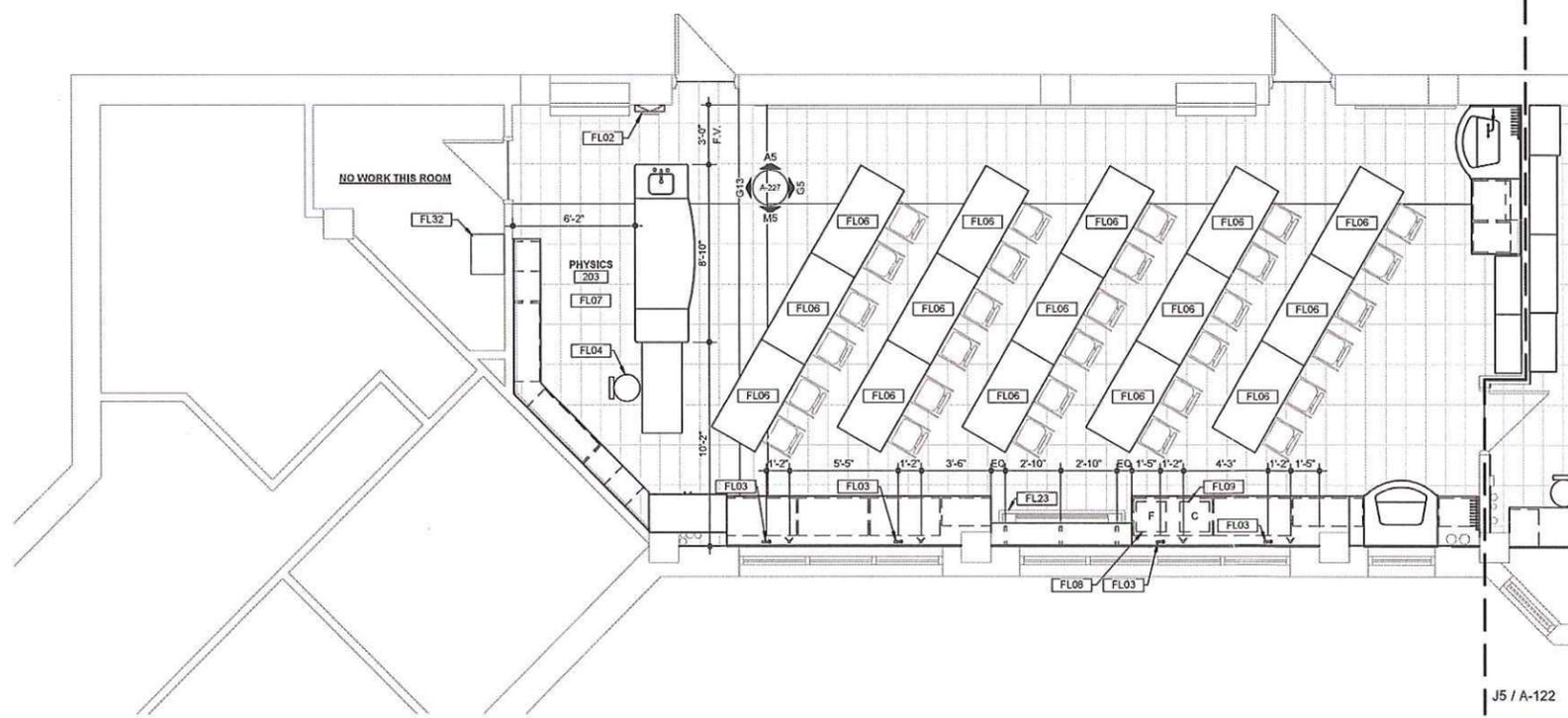


Topeka High School 2nd Floor Proposed Floor Plan





FLOOR PLAN - THS - 2ND FLOOR - EAST ROOMS J5
1/4" = 1'-0"

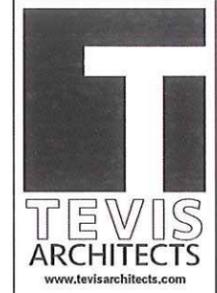


FLOOR PLAN - THS - 2ND FLOOR - WEST ROOM A5
1/4" = 1'-0"

1. REFERENCE ADDITIONAL NOTES AND INFORMATION IN DRAWING SET AS REQUIRED
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS WITH ON SITE MEASUREMENTS & OBSERVATIONS
3. ALL INTERIOR DIMENSIONS TAKEN FROM FINISH FACE TO FINISH FACE U.N.O.
4. PROVIDE 2X FRTW BLOCKING IN WALL AND CEILING FRAMING FOR ATTACHMENT OF ALL TOILET ACCESSORIES, CABINETS, AND COUNTERTOP SUPPORTS; ELECTRICAL, TELEPHONE, SECURITY PANELS AND WALL MOUNTED FIRE EXTINGUISHERS; SHELVING AND ALL OTHER EQUIPMENT REQUIRING SECURE ATTACHMENT TO THE WALL. IN ADDITION, PROVIDE BLOCKING FOR ALL OWNER FURNISHED ITEMS.
5. VERIFY REQUIREMENTS OF ALL OWNER FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
6. SEAL ALL PENETRATIONS THROUGH FIRE-RATED SEPARATION WALLS AND CEILINGS WITH FIRE-RATED SEALANT.
7. CONTRACTOR MUST EXAMINE THE CONDITIONS UNDER WHICH THE WORK WILL BE INSTALLED AND REPORT TO THE ARCHITECT IN WRITING ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY EXECUTION OF THAT WORK. DO NOT PROCEED UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED, COMMENCING WITH WORK SHALL CONSTITUTE ACCEPTANCE OF THE SUBSTRATE AND/OR CONDITIONS.
8. PATCH, LEVEL, AND PREPARE ALL EXISTING SURFACES TO RECEIVE NEW FINISHES AND/OR CONSTRUCTION.
9. CONTRACTOR TO PROVIDE DUST PROOF BARRIERS, AS APPROPRIATE TO ISOLATE CONSTRUCTION AREAS FROM AREAS WITH NO WORK. TEMPORARY PARTITIONS/BARRIERS TO BE CONSTRUCTED TO CEILING/STRUCTURE ABOVE TO MAINTAIN EXISTING, SECURITY, MECHANICAL, FIRE- AND LIVE-SAFETY REQUIREMENTS FOR BUILDING OCCUPANTS.
10. EXTEND ALL DEMISING WALLS TO STRUCTURE ABOVE.
11. IT IS THE DESIRE TO INSTALL ALL NEW CEILINGS AS HIGH AS POSSIBLE. HEIGHTS CALLED OUT ON RCP'S ARE CURRENT HEIGHTS. IF NEW CEILINGS ARE ABLE TO BE REINSTALLED HIGHER, IT IS REQUESTED AS SUCH.

GENERAL NOTES M1
N.T.S.

- FL02 EXISTING, RELOCATED FIRE EXTINGUISHER AND NEW CABINET.
- FL03 COMPRESSED AIR VALVES.
- FL04 TEACHER'S CHAIR, NICIOPOL.
- FL05 EXISTING TABLES AND CHAIRS. GENERAL CONTRACTOR TO REINSTALL AS REQUIRED. THESE EXISTING TABLES TO REMAIN WILL RECEIVE NEW SWWEL CASTERS WITH SWIVEL AND ROLL BRAKES. CASTERS TO BE SCREW IN TYPE. CONTRACTOR TO FIELD VERIFY THREAD TYPE AND SIZE. CASTER BASIS OF DESIGN. ACE CASTER 177P40GT9058YY - 4" CASTER WITH THREADED STEM AND TOTAL LOCK.
- FL07 BBT/VCT FLOOR. RE: FINISH SCHEDULE.
- FL08 FLAMMABLES STORAGE CABINET INSIDE LOWER BASE CABINET, BOTH PROVIDED BY SCIENCE CASEWORK AND EQUIPMENT CONTRACTOR. PLASTIC LAMINATE ON FACE OF LOWER BASE CABINET, INCLUDED IN THIS SCOPE, TO BE BASIS OF DESIGN. PIONITE PRIMARY YELLOW. RE: MATERIAL LEGEND.
- FL09 CHEMICAL STORAGE CABINET INSIDE LOWER BASE CABINET, BOTH PROVIDED BY SCIENCE CASEWORK AND EQUIPMENT CONTRACTOR. PLASTIC LAMINATE ON FACE OF LOWER BASE CABINET, INCLUDED IN THIS SCOPE, TO BE BASIS OF DESIGN. PIONITE ROYAL BLUE. RE: MATERIAL LEGEND.
- FL10 RELOCATED REFRIGERATOR.
- FL14 NEW SOLID WOOD DOOR AND FRAME TO MATCH EVERY ASPECT OF EXISTING. MATERIAL, SPECIES, STAIN COLOR, TRIM PROFILE, SIZE, ETC. RE: SPECIFICATIONS.
- FL19 UNDERCOUNTER DISHWASHER. BASIS OF DESIGN: GE GLDT69DSS BUILT-IN DISHWASHER - STAINLESS STEEL.
- FL21 NEW DRYWALL PARTITION: GYP BOARD EACH SIDE 3/8" METAL STUDS AT 16" O.C. WITH 3/2" SOUND BATT INSULATION. PARTITION TO EXTEND TO STRUCTURE ABOVE, INCLUDE DEFLECTION TRACK.
- FL23 EXISTING HVAC UNIT TO REMAIN.
- FL27 AREA TO BE FURRED OUT.
- FL29 NEW HVAC UNIT. RE: MECHANICAL.
- FL32 AIR COMPRESSOR.



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2/12/2016

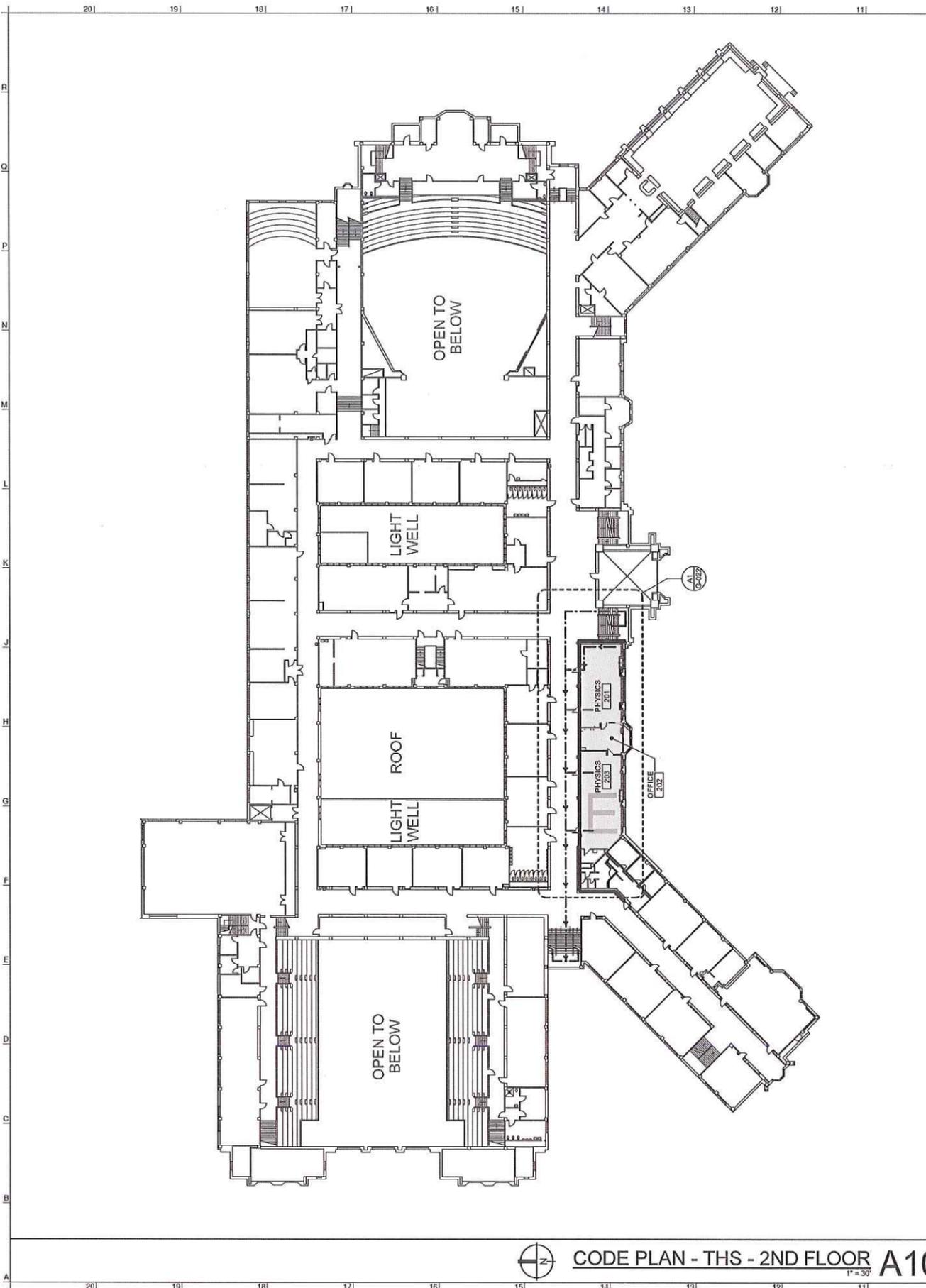
USD 501 SCHOOL DISTRICT:
SCIENCE AND HVAC UPGRADES
 HIGHLAND PARK HIGH SCHOOL | TOPEKA HIGH SCHOOL
 CHASE MIDDLE SCHOOL | JEBENHOWER MIDDLE SCHOOL
 LANDON MIDDLE SCHOOL

PN: 214062
 DRAWN BY: MHSB
 CHECKED BY: LS

NO.	ISSUE/REVISION	DATE

TOPEKA HIGH SECOND FLOOR PLAN
A-122
 CONSTRUCTION DOCUMENTS
 02/12/2016

KEYNOTES A1
N.T.S.



CODE PLAN - THS - 2ND FLOOR A10
1" = 30'

GENERAL INFORMATION
PROJECT NAME AND LOCATION:
 USD 501 BOND ISSUE: SCIENCE AND HVAC UPGRADES
 TOPEKA HIGH SCHOOL
 833 SW 10TH STREET
 TOPEKA, KS 66612
 CONTACT: DR. LINDA WILEY (PRINCIPAL)
 P: 785.295.3150

AUTHORITIES HAVING JURISDICTION:
 CITY OF TOPEKA
 630 SE MADISON
 TOPEKA, KS 66607
 P: 785.368.3111

PROJECT DESCRIPTION
 UPDATE AND RENOVATE THE EXISTING SCIENCE CLASSROOMS AND ADD AIR CONDITIONING TO THE EXISTING GYM.

APPLICABLE CODES
 2006 - INTERNATIONAL BUILDING CODE
 2009 - INTERNATIONAL ENERGY CONSERVATION CODE
 1997 - UNIFORM CODE FOR BUILDING CONSERVATION
 2006 - INTERNATIONAL FIRE CODE
 2005 - UNIFORM MECHANICAL CODE
 2012 - UNIFORM PLUMBING CODE
 2011 - NATIONAL ELECTRICAL CODE
 2006 - LIFE SAFETY CODE
 2010 - AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN
 *AND ALL OTHER NATIONAL AND LOCAL CODES APPLICABLE TO THIS PROJECT

3 OCCUPANCY USE AND CLASSIFICATION
 SECTION 305 - EDUCATIONAL GROUP E

4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY
 NOT APPLICABLE

5 GENERAL BUILDING HEIGHTS AND AREAS
 THE FOLLOWING BUILDING HEIGHTS AND AREA ALLOWANCES ARE USED PER TABLE 503 AND SECTION 508.3.2:
CONSTRUCTION TYPE I-B:
 GROUP E ALLOWABLE: 5 STORIES / UNLIMITED SQ. FT. / 160 FT.
 ACTUAL: 3 STORIES / 259,793 SQ. FT. / 40 FT.
 508.2 INCIDENTAL USES
 TABLE 503.2 STORAGE ROOMS OVER 100 SQ.FT. NEED 1 HOUR SEPARATION OR PROVIDE AUTOMATIC FIRE EXTINGUISHING SYSTEM

6 TYPE OF CONSTRUCTION
 SECTION 602.2
 TYPE I-B
 TABLE 601
STRUCTURAL FIRE RATINGS
 STRUCTURAL FRAME (INCL. COLUMNS, GIRDERS, AND TRUSSES) 2 HR
 BEARING WALLS
 EXTERIOR 2 HR
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 INTERIOR 0 HR
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 ROOF CONSTRUCTION (INCL. SUPPORTING BEAMS AND JOISTS) 1 HR *

* NOTE: ORIGINAL DECORATIVE SLOPED ROOF, EMBELLISHMENT CONSTRUCTED OF COMBUSTIBLE WOOD, SEPARATED FROM BUILDING BY 2 HR FIRE RATED CONCRETE ROOF/CEILING ASSEMBLY

7 FIRE AND SMOKE PROTECTION FEATURES

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(719) THERMAL AND SOUND INSULATING MATERIAL	NOT APPLICABLE
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(721) CALCULATED FIRE-RESISTANCE	NOT APPLICABLE

* NOTE: FIRE RATING REQUIRED AT NEW PENETRATIONS

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 EXIT ENCLOSURES/PASSAGEWAYS A
 CORRIDORS B
 ROOMS AND ENCLOSED SPACES C

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(905) STANDPIPE SYSTEM	NOT REQUIRED
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(907) FIRE ALARM AND DETECTION SYSTEMS	REQUIRED/PROVIDED
(908) EMERGENCY ALARM SYSTEMS	NOT REQUIRED
(909) SMOKE CONTROL SYSTEMS	NOT REQUIRED
(910) SMOKE AND HEAT VENTS	NOT REQUIRED
(911) FIRE COMMAND CENTER	NOT REQUIRED
(912) FIRE DEPARTMENT CONNECTIONS	REQUIRED/PROVIDED

CHAPTER 10 - MEANS OF EGRESS

OCCUPANT LOAD - SECTION 10.04

ROOM #	FUNCTION OF SPACE	AREA (SF)	FACTOR	OCC. LOAD
201	LAB	932 (753 NET)	20 NET	39
202	OFFICE	351	100 GROSS	4
203	LAB	1,072 (893 NET)	20 NET	45
FIRST FLOOR TOTALS		5,964		173
SECOND FLOOR TOTALS		2,365		87
THIRD FLOOR TOTALS		2,374		69
GRAND TOTAL		10,703		329

SECTION 1005
 EGRESS WIDTH 0.2 INCH PER OCCUPANT

SECTION 1006
 EMERGENCY ILLUMINATION
 ILLUMINATION EMERGENCY POWER REQUIRED/PROVIDED

SECTION 1011
 EXIT SIGNS REQUIRED/PROVIDED

SECTION 1016
 EXIT ACCESS TRAVEL DISTANCE
 OCC. GROUP E 200 FT. MAXIMUM

ACTUAL WORST CASE 195 FT.

29 CHAPTER 29 - PLUMBING *RESTROOMS ARE EXISTING AND NOT WITHIN THE SCOPE OF THIS PROJECT

WATER CLOSET REQUIREMENTS (TABLE 2902.1)

CLASSIFICATION	FACTOR	OCC. LOAD	REQUIRED	PROVIDED
EDUCATION	1:50	329	7	101 TOILETS + 30 URINALS

LAVATORY FIXTURE REQUIREMENTS (TABLE 2902.1)

CLASSIFICATION	FACTOR	OCC. LOAD	REQUIRED	PROVIDED
EDUCATION	1:50	329	7	52

DRINKING FOUNTAIN FIXTURE REQUIREMENTS (TABLE 2902.1)

CLASSIFICATION	FACTOR	OCC. LOAD	REQUIRED	PROVIDED
EDUCATION	1:100	329	4	13

OTHER FIXTURE REQUIREMENTS (TABLE 2902.1)

SERVICE SINK

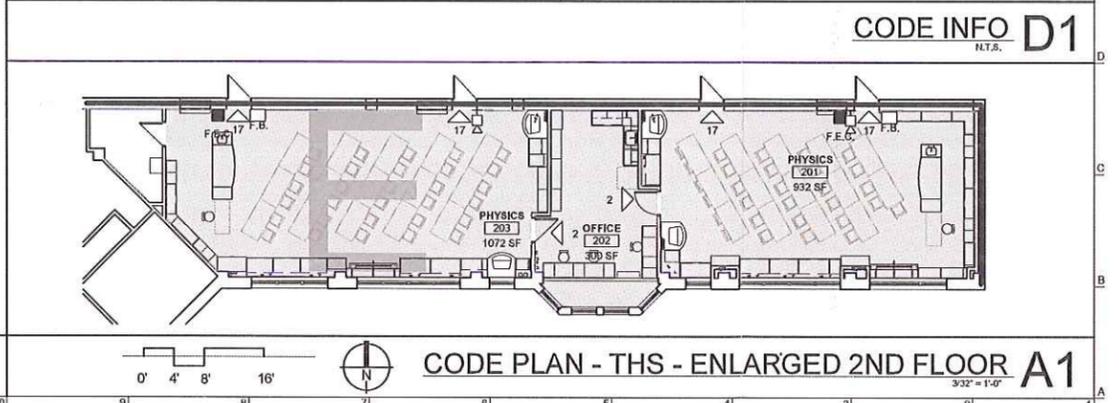
CLASSIFICATION	FACTOR	OCC. LOAD	REQUIRED	PROVIDED
EDUCATION	1 TOTAL	329	1	1

EMERGENCY SHOWER AND EYEWASH STATION

CLASSIFICATION	FACTOR	OCC. LOAD	REQUIRED	PROVIDED
EDUCATION	1 TOTAL	329	1	1

CODE LEGEND:

FIRE EXTINGUISHER CABINET	F.E.C.	FIRE EXTINGUISHER	F.E.
FIRE BLANKET	F.B.	AREA OF WORK	
EGRESS DOOR	11' / 33'	1-HOUR SEPARATION WALL	
OCCUPANT LOAD	33	OCC. LOAD	
EXIT TO GRADE	*	REQUIRED WIDTH	
ILLUMINATED EXIT SIGN	⊙	ACTUAL WIDTH	
FIRE ALARM PULL	⊞		
HORN STROBE	⊞		



CODE PLAN - THS - ENLARGED 2ND FLOOR A1
3/32" = 1'-0"

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 www.tevisarchitects.com

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pkmr ENGINEERS

MEP ENGINEER
 PKMR ENGINEERS
 2933 SW WOODSIDE DRIVE, SUITE C
 TOPEKA, KS 66614
 P: 785.273.2447
 F: 785.273.0456

2/12/2016

USD 501 SCHOOL DISTRICT:
 SCIENCE AND HVAC UPGRADES

HIGHLAND PARK HIGH SCHOOL, TOPEKA HIGH SCHOOL
 CHASE MIDDLE SCHOOL, EISENHOWER MIDDLE SCHOOL
 LANDON MIDDLE SCHOOL

PN: 214062
 DRAWN BY: SBMS/RK
 CHECKED BY: TD

NO.	ISSUE/REVISION	DATE

TOPEKA HIGH CODE REVIEW

G-022

CONSTRUCTION DOCUMENTS
 02/12/2016

Topeka High School Existing Classrooms

Biology Classroom 121



Topeka High School Existing Classrooms

Biology Classroom 123



Topeka High School Existing Classrooms

Biology Classroom 124



Topeka High School Existing Classrooms

Biology Classroom 125



Topeka High School Existing Classrooms

Biology Classroom 126



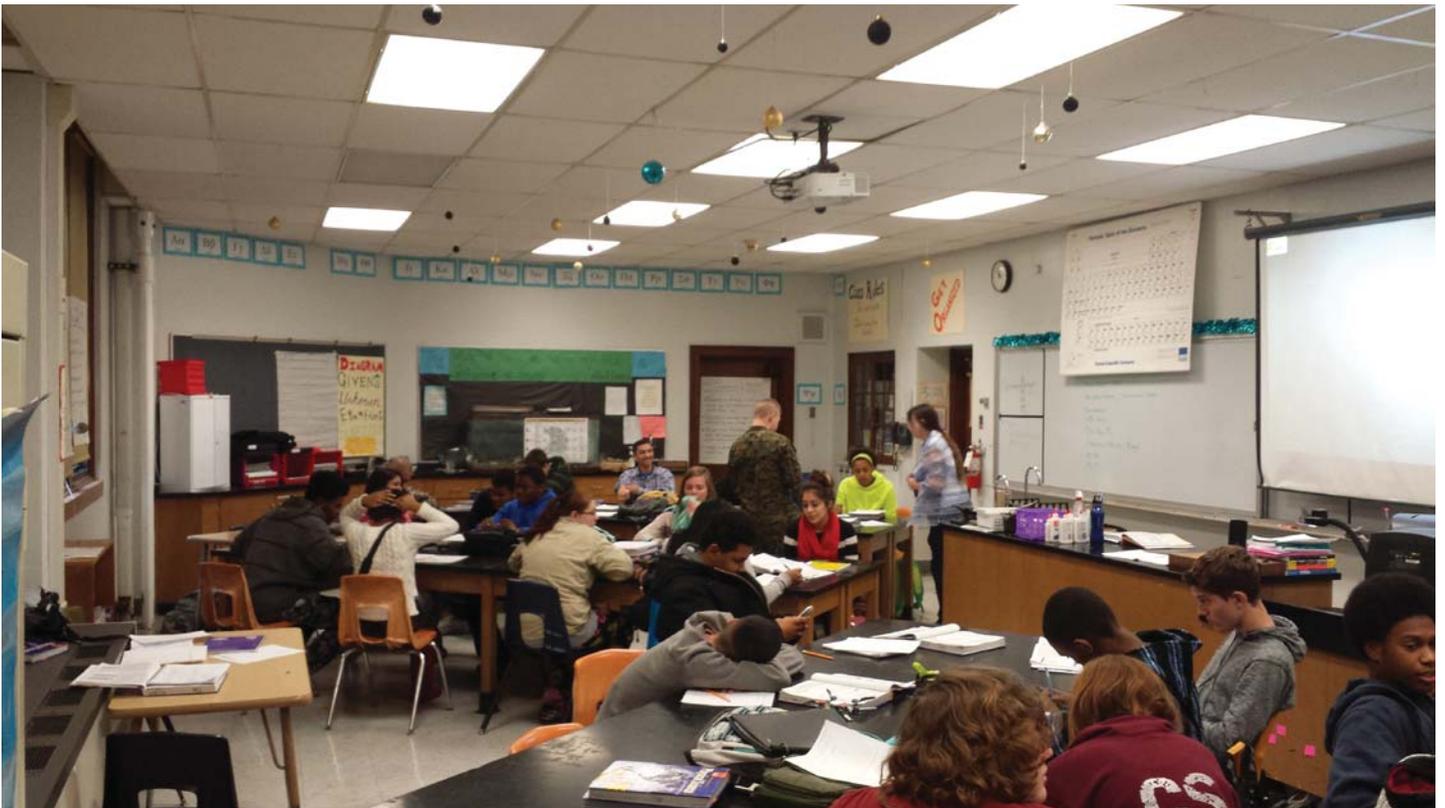
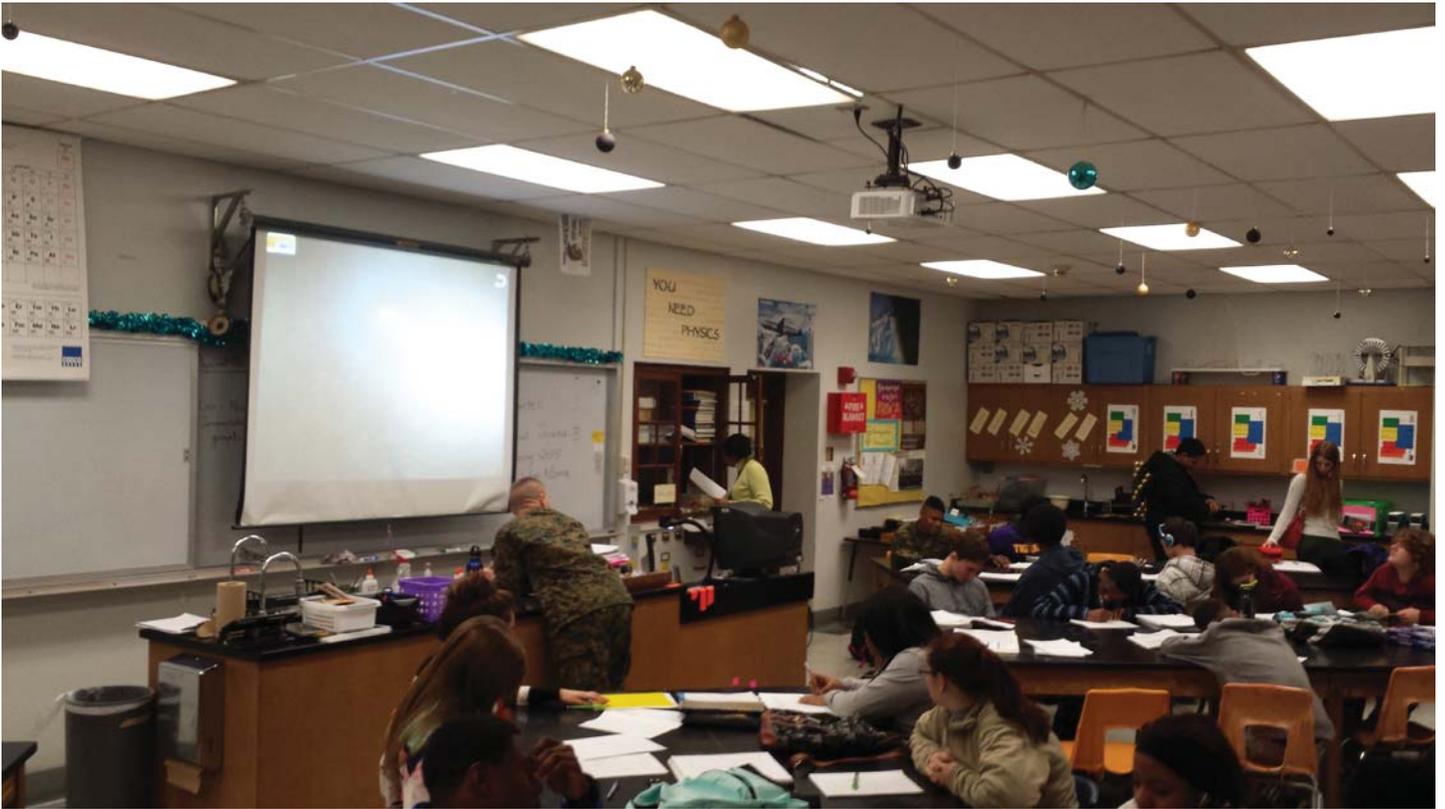
Topeka High School Existing Classrooms

Physics Classroom 201



Topeka High School Existing Classrooms

Physics Classroom 203



Topeka High School Existing Classrooms

Chemistry Classroom 300



Topeka High School Existing Classrooms

Chemistry Classroom 301



Topeka High School Existing Classrooms

Chemistry Classroom 302

