



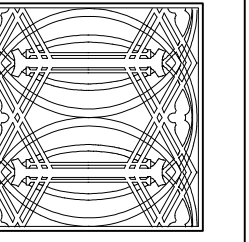
HALL OF WATERS

ASSESSMENT & FEASIBILITY STUDY SCHEMATIC PLANS

AUGUST 1, 2014

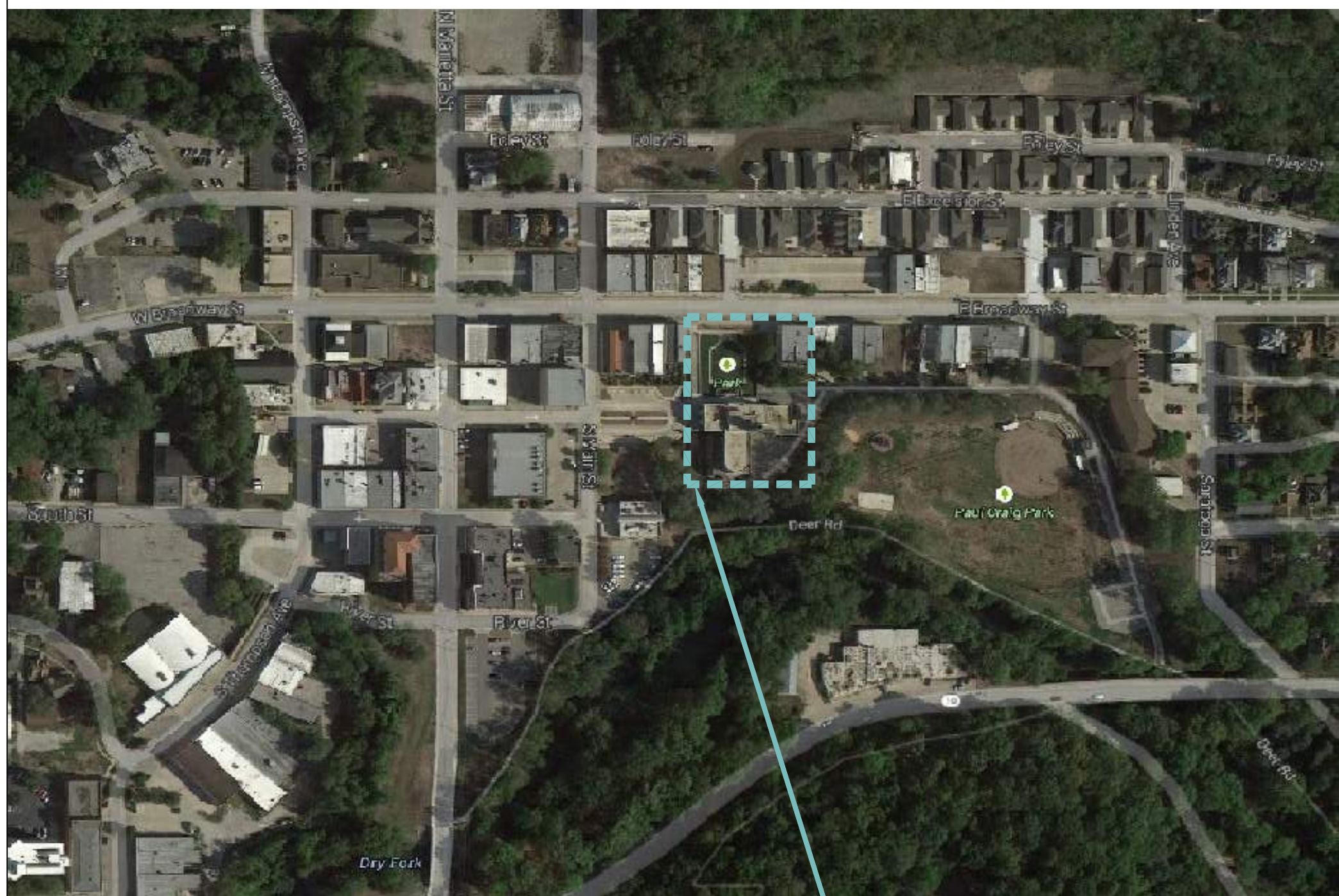
201 EAST BROADWAY
EXCELSIOR SPRINGS, MO 64024

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**HALL OF WATERS - SCHEMATIC PLANS
ASSESSMENT & FEASIBILITY STUDY
CITY OF EXCELSIOR SPRINGS, MO 64024
EXCELSIOR SPRINGS, MO 64024**



HALL OF WATERS

PROJECT OVERVIEW:

THE HALL OF WATERS WAS CONSTRUCTED c.1938 AS A WPA PROJECT AND IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. WHEN BUILT, THE BUILDING HOUSED ONE OF THE LARGEST PUBLIC SPAS, ALONG WITH A MINERAL WATER BAR AND BOTTLING FACILITY. TODAY A PORTION OF THE BUILDING SERVES AS CITY HALL, WHILE THE REST IS VACANT.

THE PRIMARY GOAL OF THIS ASSESSMENT AND FEASIBILITY STUDY IS TO EVALUATE THE CURRENT CONDITIONS OF THE SITE AND THE BUILDING, AND PROVIDE TREATMENT RECOMMENDATIONS FOR ITS PRESERVATION AND REHABILITATION. IT IS INTENDED TO BE USED AS A GUIDE FOR FUTURE REHABILITATION PROJECTS.

AS THE BUILDING IS AN HISTORIC PROPERTY, ALL WORK SHALL MEET THE REQUIREMENTS SET FORTH BY THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES. SPECIFICALLY THE REHABILITATION OF HISTORIC PROPERTIES. REHABILITATION SHALL BE UNDERTAKEN UTILIZING PRESERVATION PRINCIPLES FOUND WITHIN THE NATIONAL PARK SERVICE'S PRESERVATION BRIEFS. REFERENCE THE FOLLOWING BRIEFS:

- No. 1 CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS
- No. 2 REPOINTING MORTAR JOINS IN

HISTORIC MASONRY BUILDINGS

- No. 3 IMPROVING ENERGY EFFICIENCY IN HISTORIC BUILDINGS
- No. 4 ROOFING FOR HISTORIC BUILDINGS
- No. 6 DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS
- No. 11 REHABILITATING HISTORIC STOREFRONTS
- No. 13 THE REPAIR AND THERMAL UPGRADING OF HISTORIC STEEL WINDOWS
- No. 15 PRESERVATION OF HISTORIC CONCRETE
- No. 16 THE USE OF SUBSTITUTE MATERIALS ON HISTORIC BUILDING EXTERIORS
- No. 17 ARCHITECTURAL CHARACTER - IDENTIFYING THE VISUAL ASPECTS OF HISTORIC BUILDINGS AS AN AID TO PRESERVING THEIR CHARACTER
- No. 18 REHABILITATING INTERIORS IN HISTORIC BUILDINGS - IDENTIFYING CHARACTER-DEFINING ELEMENTS
- No. 21 REPAIRING HISTORIC FLAT PLASTER - WALLS AND CEILINGS
- No. 22 THE PRESERVATION AND REPAIR OF HISTORIC STUCCO
- No. 23 PRESERVING HISTORIC ORNAMENTAL PLASTER
- No. 24 HEATING, VENTILATING, AND COOLING HISTORIC BUILDINGS: PROBLEMS

AND RECOMMENDED APPROACHES

- No. 27 THE MAINTENANCE AND REPAIR OF ARCHITECTURAL CAST IRON
- No. 28 PAINTING HISTORIC INTERIORS
- No. 32 MAKING HISTORIC PROPERTIES ACCESSIBLE
- No.35 UNDERSTANDING OLD BUILDINGS: THE PROCESS OF ARCHITECTURAL INVESTIGATION
- No. 36 PROTECTING CULTURAL LANDSCAPES: PLANNING, TREATMENT AND MANAGEMENT OF HISTORIC LANDSCAPES
- No. 37 APPROPRIATE METHODS OF REDUCING LEAD-PAINT HAZARDS IN HISTORIC HOUSING
- No.39 HOLDING THE LINE: CONTROLLING UNWANTED MOISTURE IN HISTORIC BUILDINGS
- No. 40 PRESERVING HISTORIC CERAMIC TILE FLOORS
- No. 42 THE MAINTENANCE, REPAIR AND REPLACEMENT OF HISTORIC CAST STONE
- No. 43 THE PREPARATION AND USE OF HISTORIC STRUCTURE REPORTS
- No.47 MAINTAINING THE EXTERIOR OF SMALL AND MEDIUM SIZE HISTORIC BUILDINGS.

THESE DOCUMENTS CAN BE FOUND AT: www.nps.gov/tips/standards.htm AND

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AD3 DEMO GROUND FLOOR - NORTH TERRACE PLAN
AD4 DEMO GROUND FLOOR MEZZANINE PLAN
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AD6 DEMO SECOND FLOOR PLAN
AD7 DEMO PENTHOUSE AND ROOF PLAN
AD8 DEMO OVERALL ROOF PLAN

PROPOSED:
A1 PROPOSED BASEMENT FLOOR PLAN
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GENERAL NOTES:

- DO NOT SCALE FROM DRAWINGS. FOLLOW THE WRITTEN DIMENSIONS AND INSTRUCTIONS. DIMENSIONS ARE FROM THE FACE OF WALL UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE APPROXIMATE.
- EXISTING MATERIALS AND FEATURES SHOULD BE REPAIRED WHENEVER POSSIBLE.
- ALL NEW REPAIRS SHOULD MATCH THE EXISTING MATERIALS IN COLOR, TEXTURE, AND COMPOSITION.
- WHERE REPLACEMENT MATERIAL IS NECESSARY, USE MATERIAL MATCHING TO THE GREATEST EXTENT POSSIBLE.
- ENSURE THAT REPAIRS DO NOT DAMAGE THE HISTORIC MATERIALS.

LEGEND:

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO REMAIN (CLOSED)
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW DOOR
- NEW WALL
- RD ROOF DRAIN
- ERD EMERGENCY ROOF DRAIN
- VP VENT PIPE
- ROOM NO. ROOM TITLE

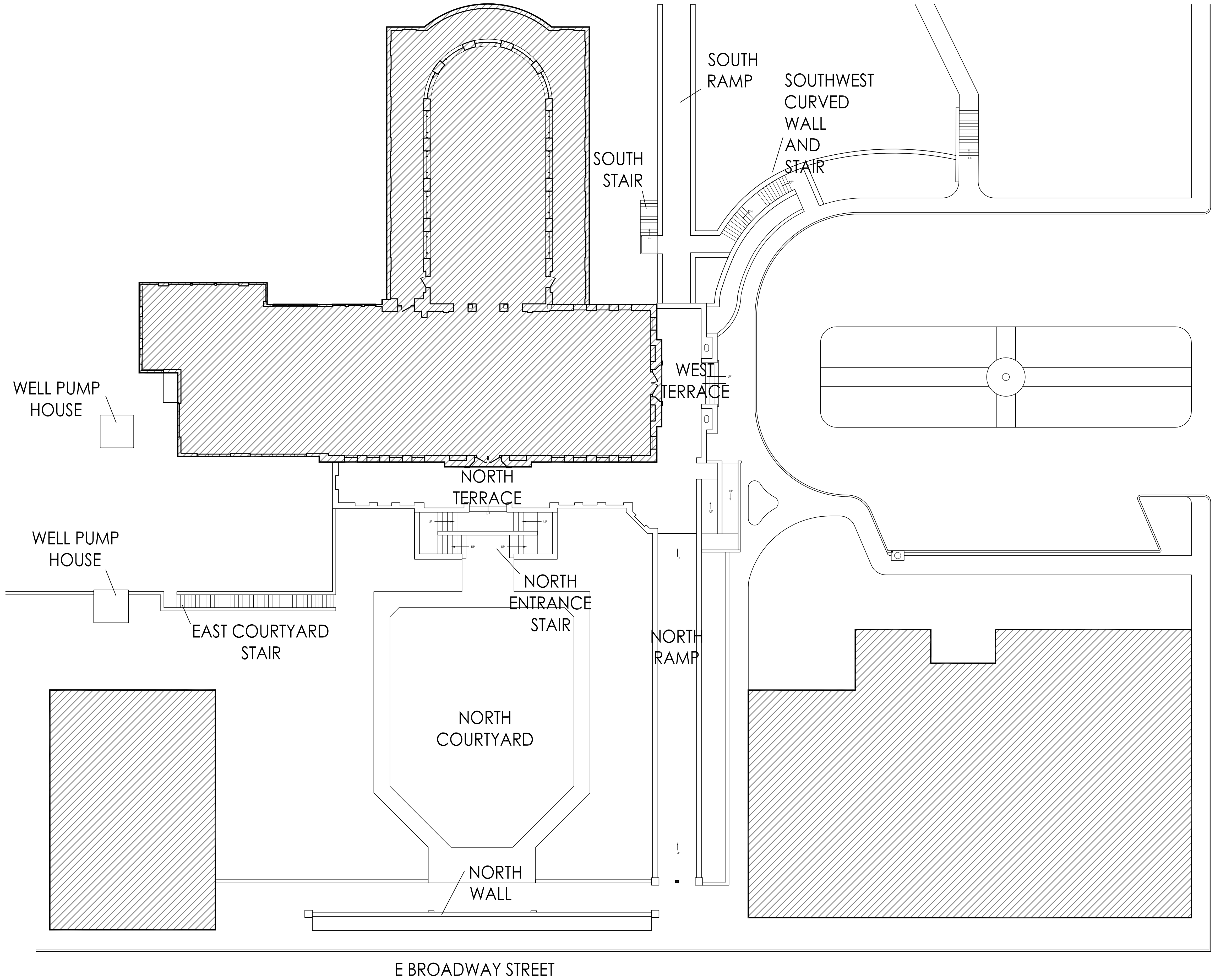
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DATE: 8.1.2014
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SHEET NUMBER:

A000



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 ASSESSMENT & FEASIBILITY STUDY
 CITY OF EXCELSIOR SPRINGS, 201 EAST BROADWAY
 EXCELSIOR SPRINGS, MO 64024**

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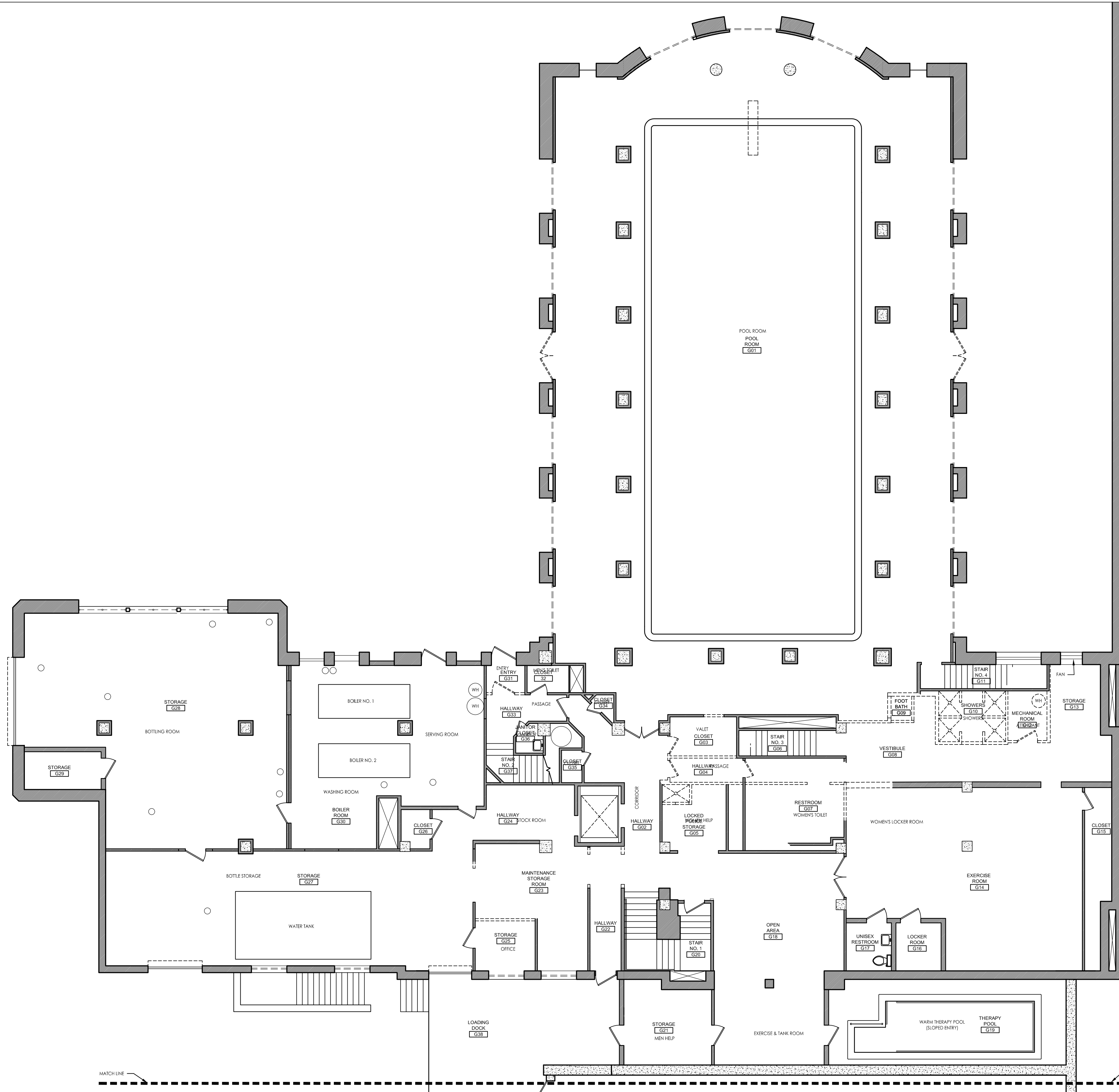
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EXISTING ARCH. SITE PLAN
 SHEET NUMBER:

AS1

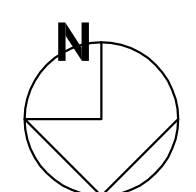
1 EXISTING SITE DIAGRAM

Scale: NOT TO SCALE



1 DEMO GROUND FLOOR PLAN

Scale: 1/8" = 1'-0"



PLAN KEY:

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO REMAIN (CLOSED)
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW DOOR
- NEW WALL

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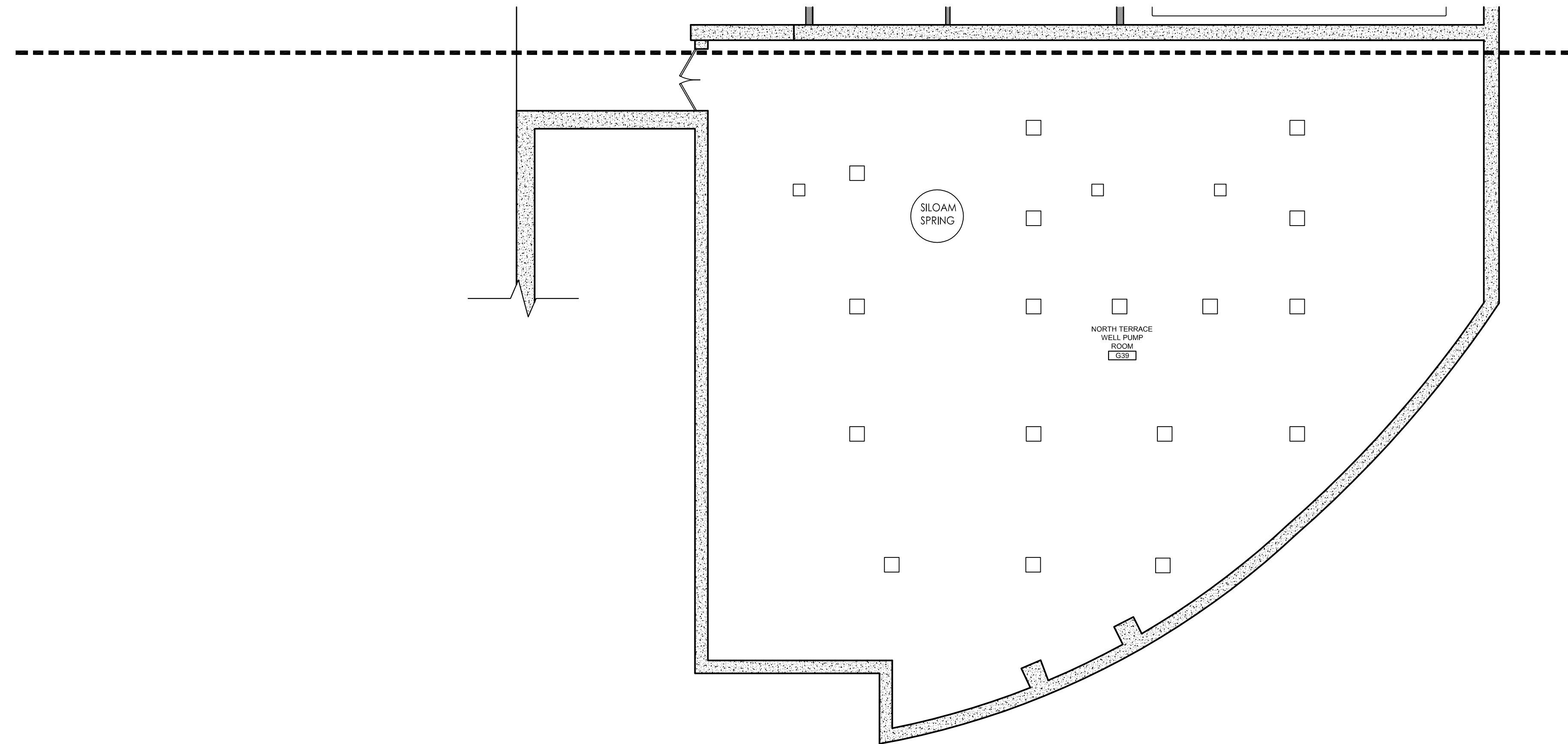
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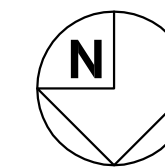
DATE: 8.1.2014
 REVISION & DATE:

GROUND FLOOR PLAN
 SHEET NUMBER:
AD2



1 DEMO GROUND FLOOR - NORTH TERRACE PLAN

Scale: 1/8" = 1'-0"



PLAN KEY:

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO REMAIN (CLOSED)
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW DOOR
- NEW WALL

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NORTH TERRACE PLAN
 SHEET NUMBER:

AD3

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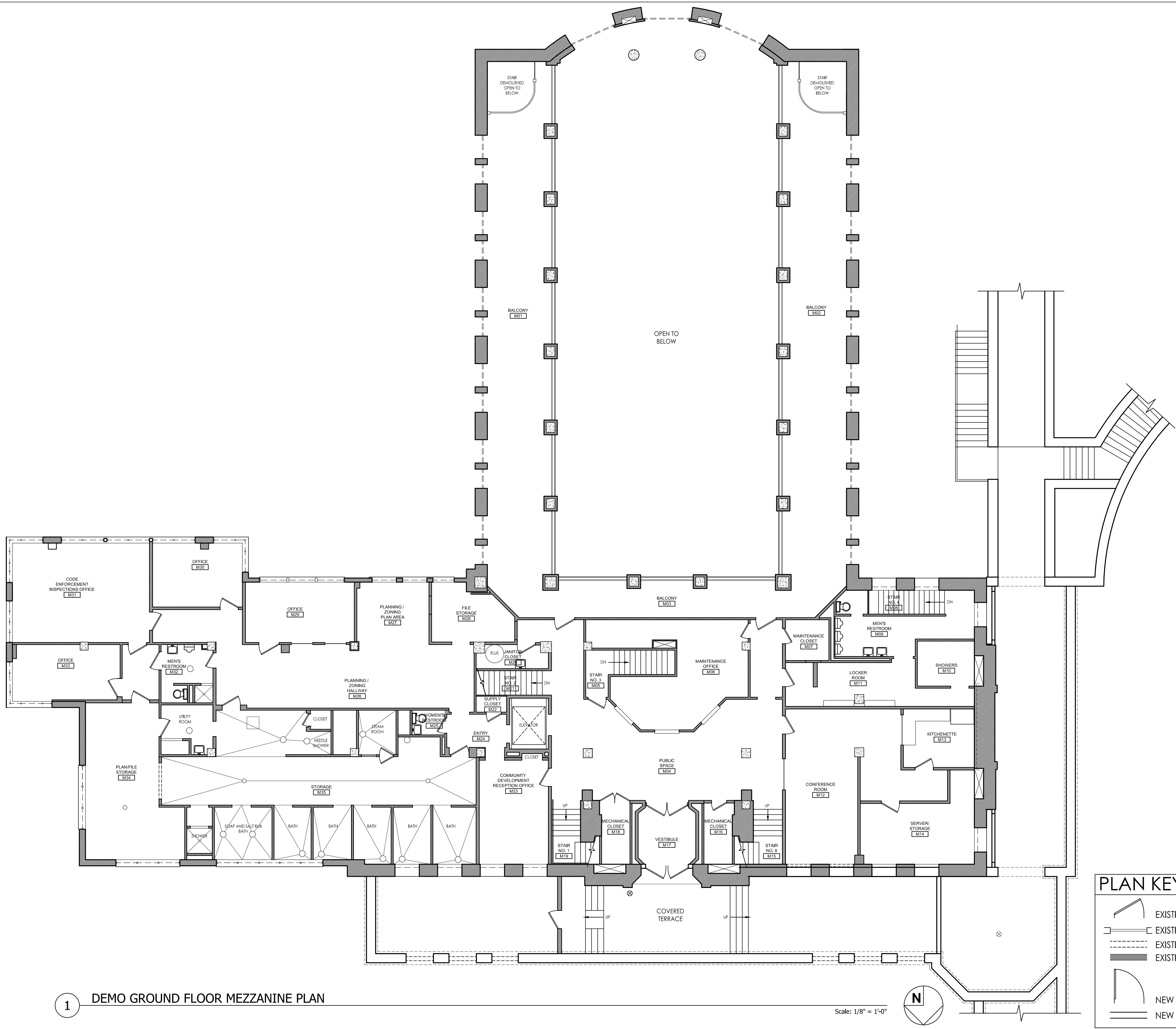
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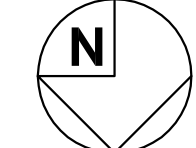
GROUND MEZZANINE PLAN
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AD4



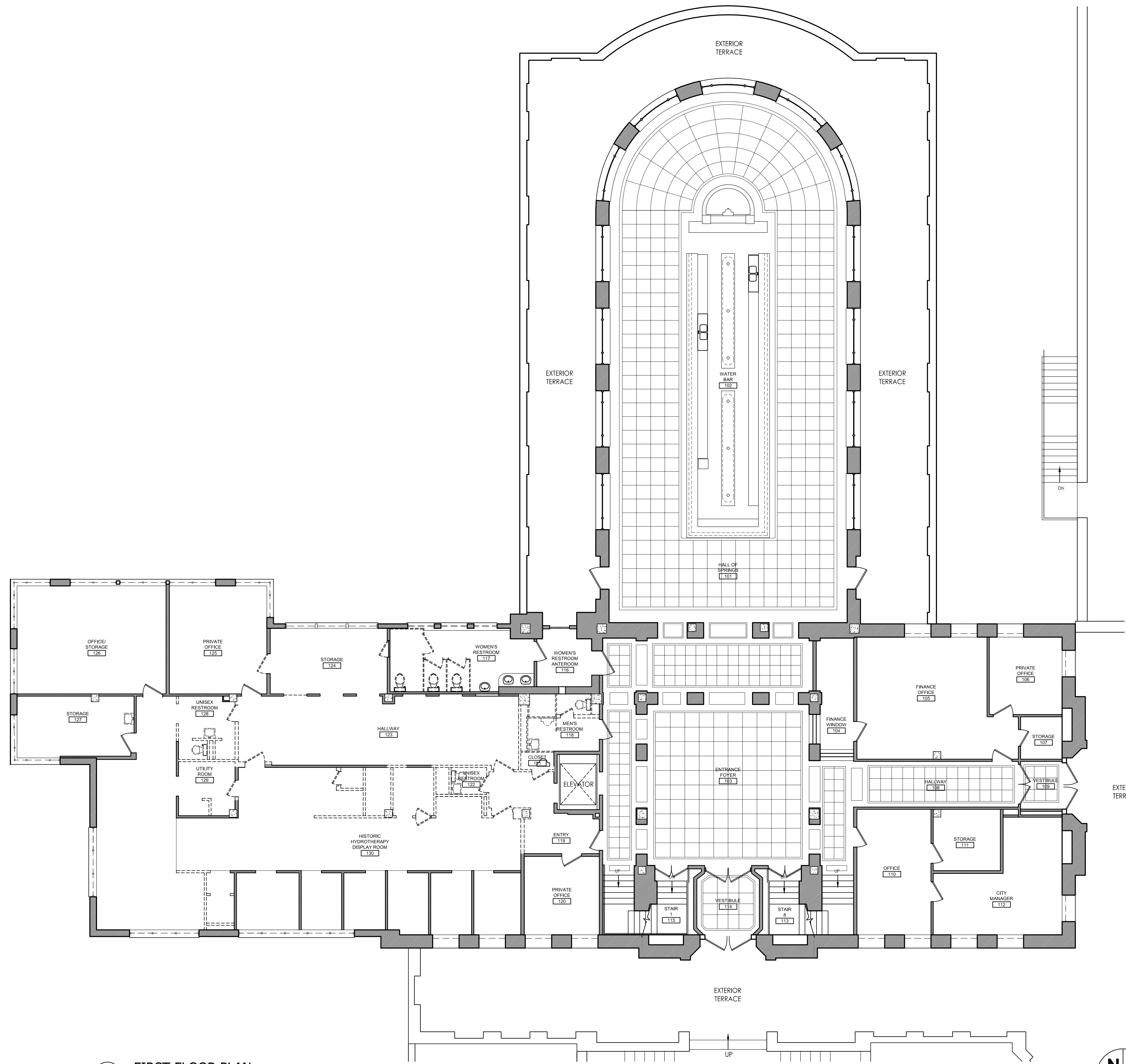
1 DEMO GROUND FLOOR MEZZANINE PLAN

Scale: 1/8" = 1'-0"



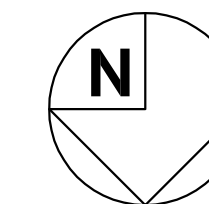
PLAN KEY:

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO REMAIN (CLOSED)
- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW DOOR
- NEW WALL



1 FIRST FLOOR PLAN

Scale: 1/8" = 1'-0"



PLAN KEY:

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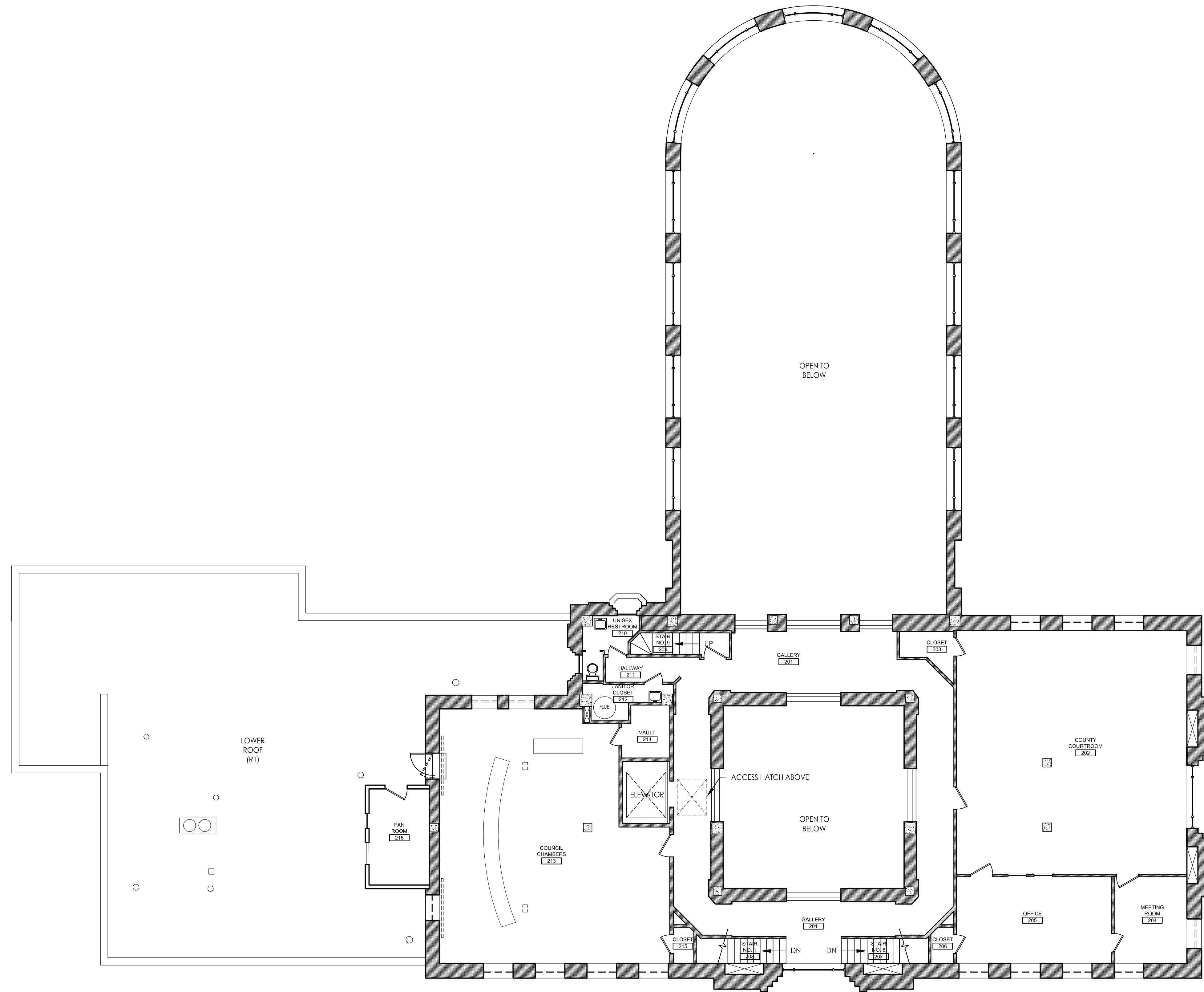
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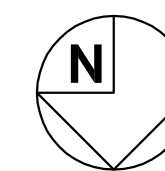
FIRST FLOOR PLAN
 SHEET NUMBER:

AD5



1 DEMO SECOND FLOOR PLAN

Scale: 1/8" = 1'-0"



PLAN KEY:

- EXISTING DOOR TO REMAIN
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- NEW DOOR
- NEW WALL

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SECOND FLOOR PLAN
 SHEET NUMBER:

AD6

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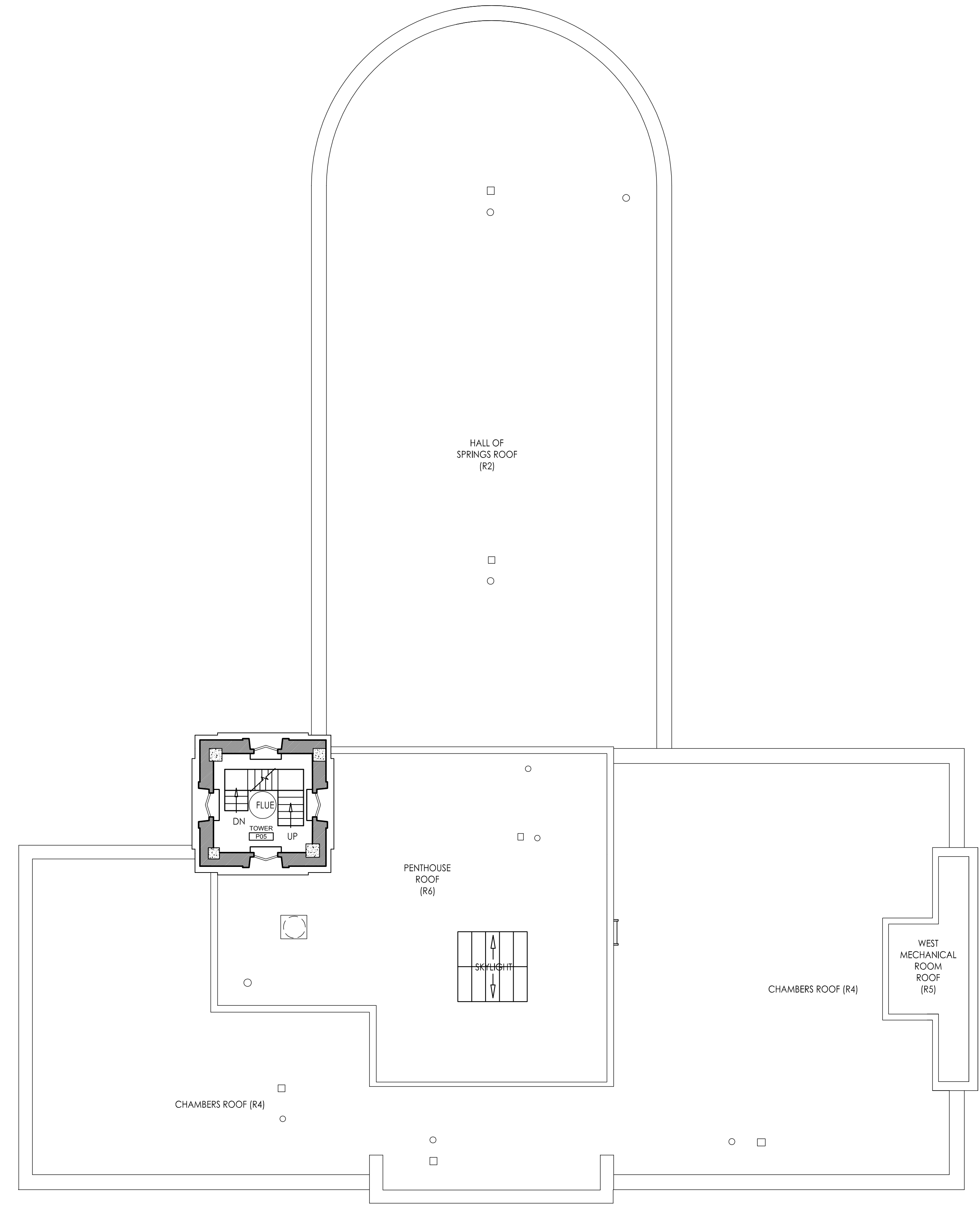
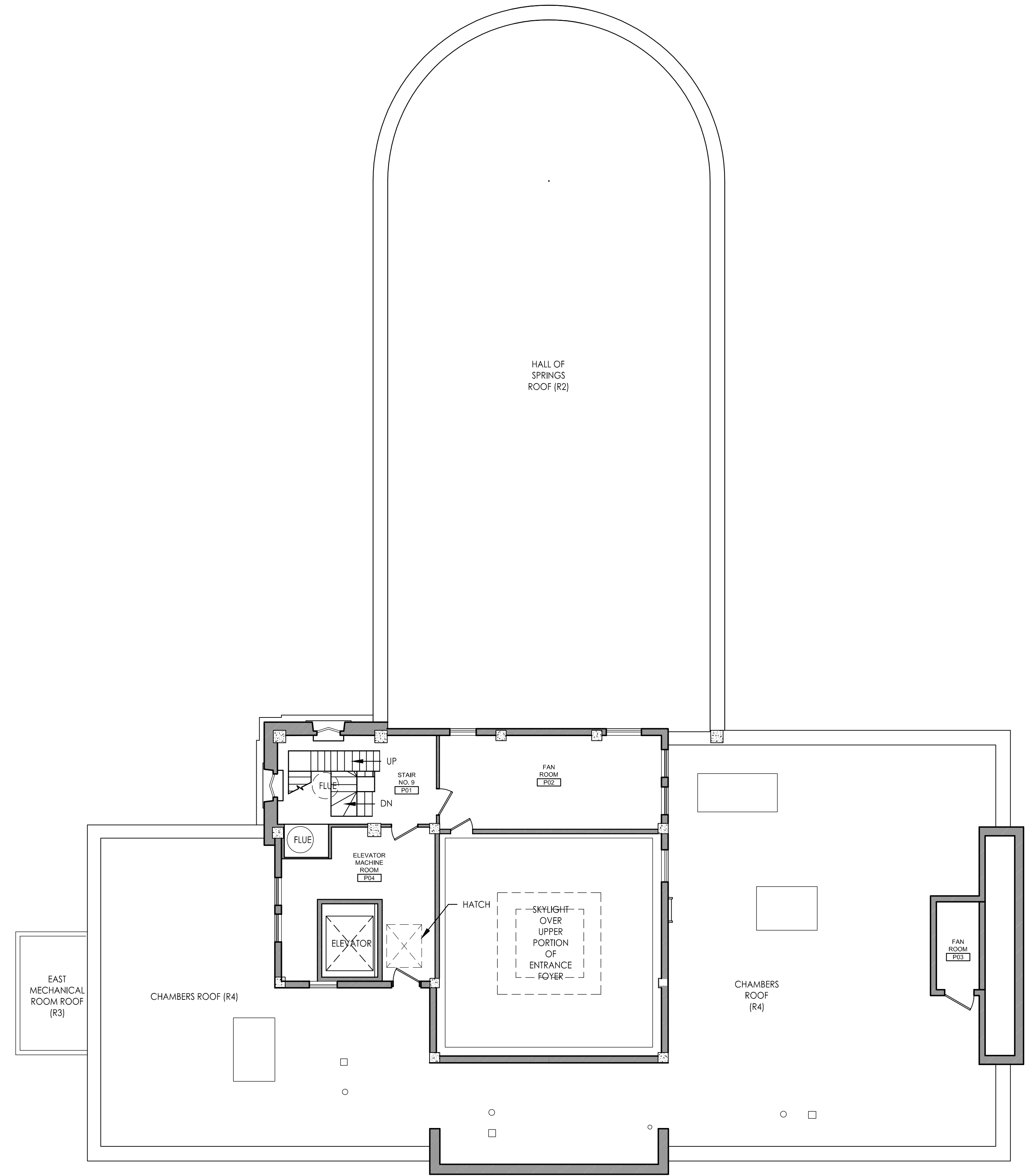
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PENTHOUSE & ROOF PLANS
 SHEET NUMBER:

AD7



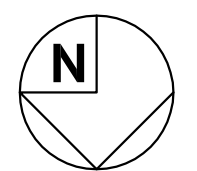
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- EXISTING WALL TO BE DEMOLISHED
- EXISTING WALL TO REMAIN
- NEW DOOR
- NEW WALL

1

DEMO PENTHOUSE FLOOR PLAN

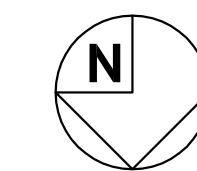
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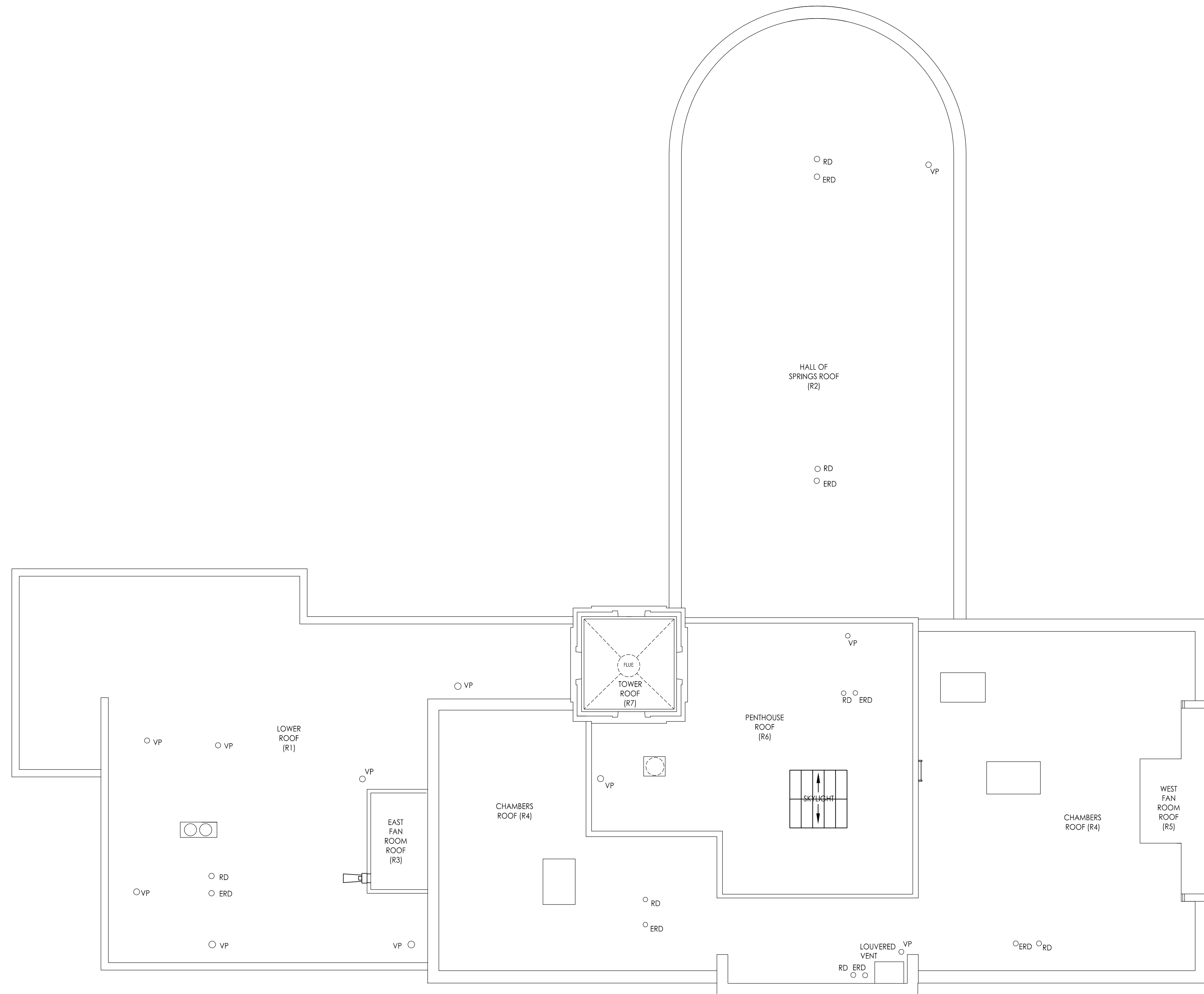


2

DEMO ROOF PLAN

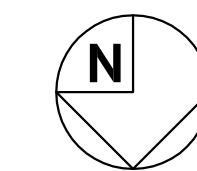
Scale: 1/8" = 1'-0"





1 OVERALL DEMO ROOF PLAN

Scale: 1/8" = 1'-0"



PLAN KEY:

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	EXISTING DOOR TO REMAIN (CLOSED)
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	NEW DOOR
	NEW WALL

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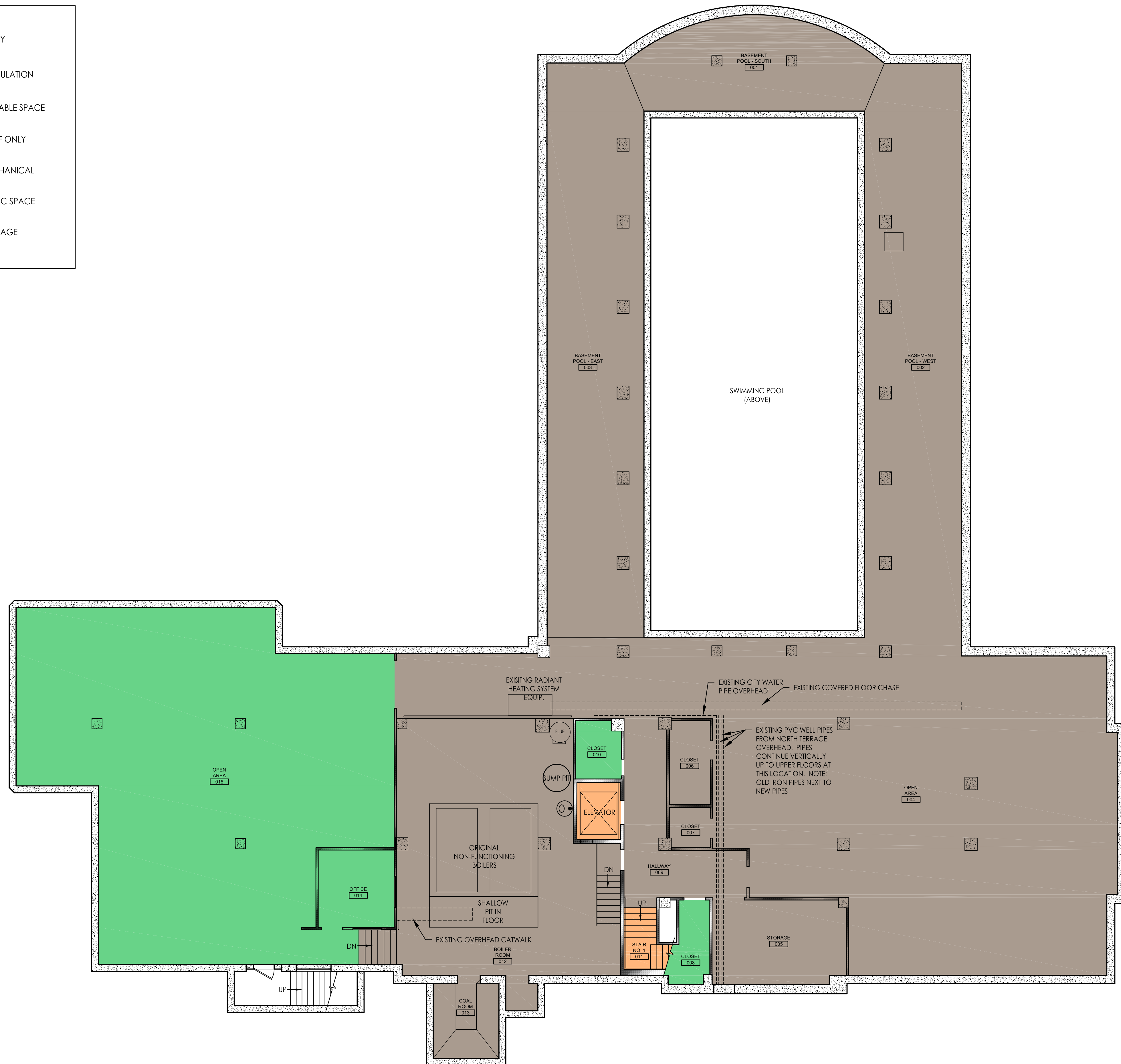
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OVERALL ROOF PLAN
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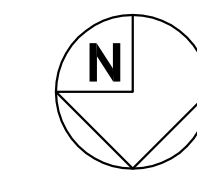
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	LOBBY
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	LEASABLE SPACE
	STAFF ONLY
	MECHANICAL
	PUBLIC SPACE
	STORAGE

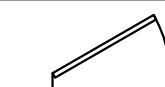
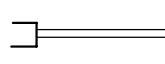
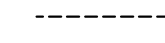


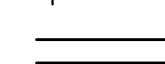


1 PROPOSED BASEMENT FLOOR PLAN

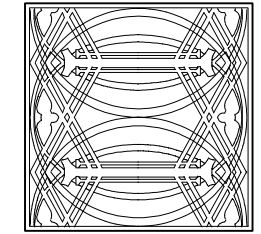
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PLAN KEY:

-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO REMAIN (CLOSED)
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW DOOR
-  NEW WALL

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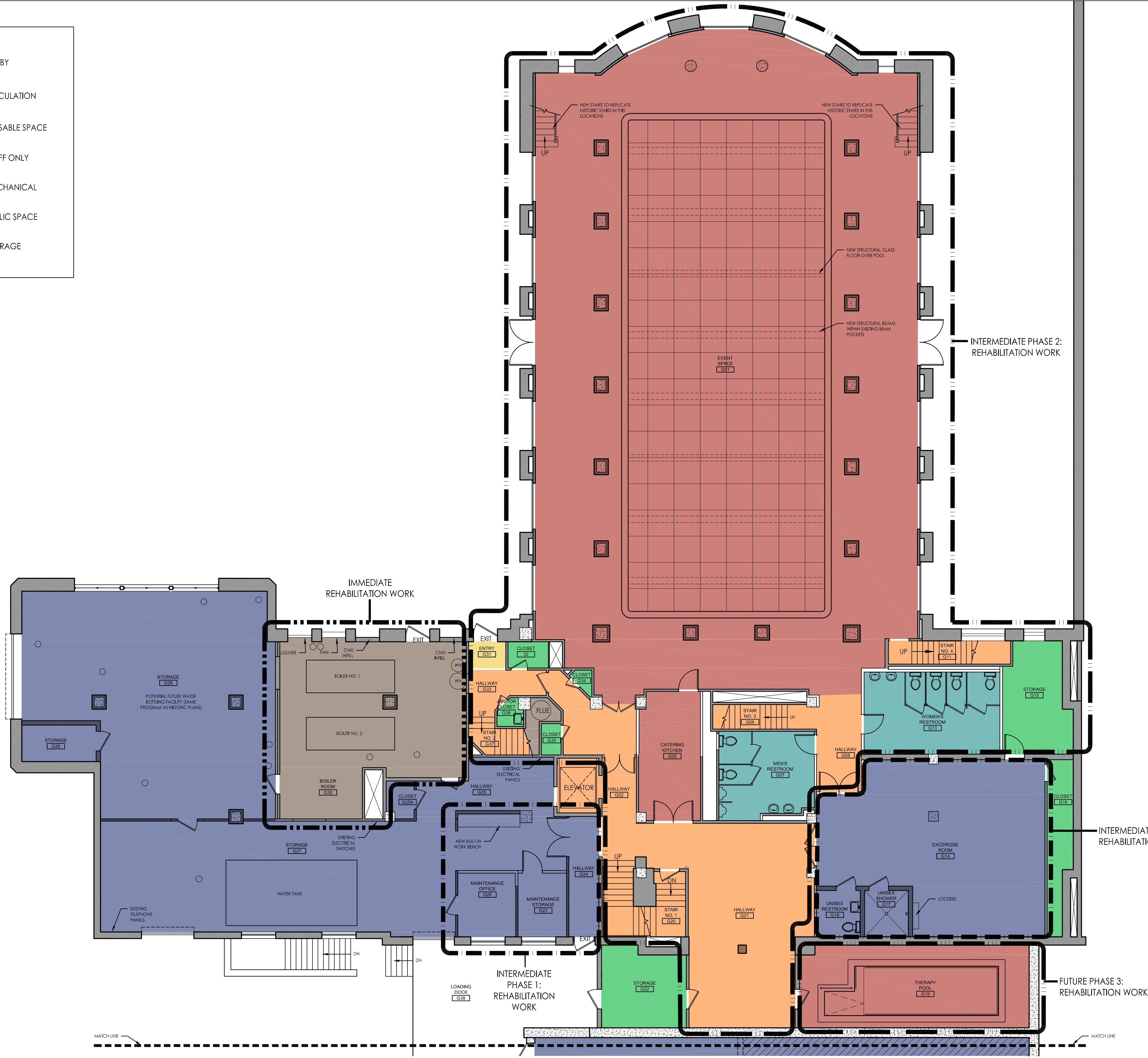
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BASEMENT FLOOR PLAN
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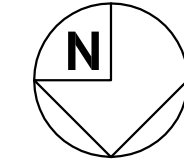
A1

	LOBBY
	CIRCULATION
	LEASABLE SPACE
	STAFF ONLY
	MECHANICAL
	PUBLIC SPACE
	STORAGE



1 PROPOSED GROUND FLOOR PLAN

Scale: 1/8" = 1'-0"



PLAN KEY:

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- EXISTING WALL TO REMAIN
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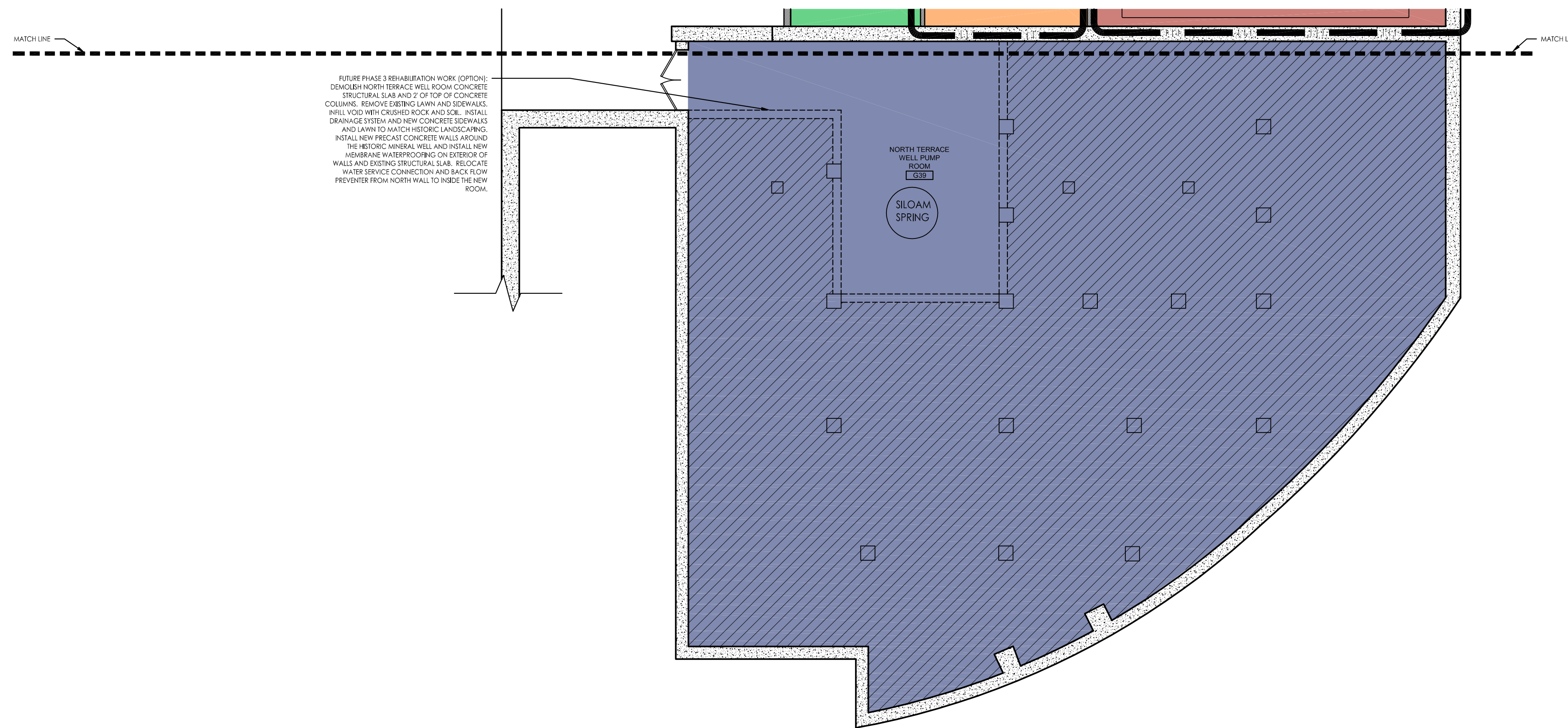
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GROUND FLOOR PLAN
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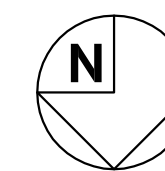
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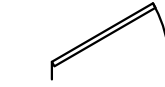
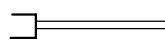
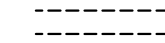





1 PROPOSED GROUND FLOOR - NORTH TERRACE PLAN

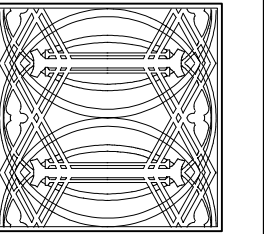
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PLAN KEY:

-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO REMAIN (CLOSED)
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW DOOR
-  NEW WALL

SUSAN RICHARDS JOHNSON & ASSOCIATES, INC.
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 Website: www.srjarch.com



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**HALL OF WATERS - SCHEMATIC PLANS
 ASSESSMENT & FEASIBILITY STUDY
 CITY OF EXCELSIOR SPRINGS, 201 EAST BROADWAY
 EXCELSIOR SPRINGS, MO 64024**








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DATE: 8.1.2014
 REVISION & DATE:

NORTH TERRACE PLAN
 SHEET NUMBER:

A3

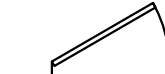




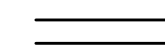
	LOBBY
	CIRCULATION
	LEASABLE SPACE
	STAFF ONLY
	MECHANICAL
	PUBLIC SPACE
	STORAGE



1 PROPOSED GROUND FLOOR MEZZANINE PLAN

Scale: 1/8" = 1'-0"

PLAN KEY:

-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO REMAIN (CLOSED)
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW DOOR
-  NEW WALL

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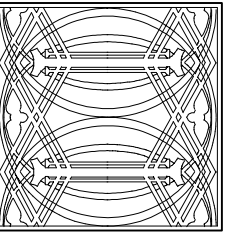
DATE: 8.1.2014
 REVISION & DATE:

GROUND MEZZANINE PLAN
 SHEET NUMBER:

A4

	LOBBY
	CIRCULATION
	LEASABLE SPACE
	STAFF ONLY
	MECHANICAL
	PUBLIC SPACE
	STORAGE

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 ASSESSMENT & FEASIBILITY STUDY
 CITY OF EXCELSIOR SPRINGS, 201 EAST BROADWAY
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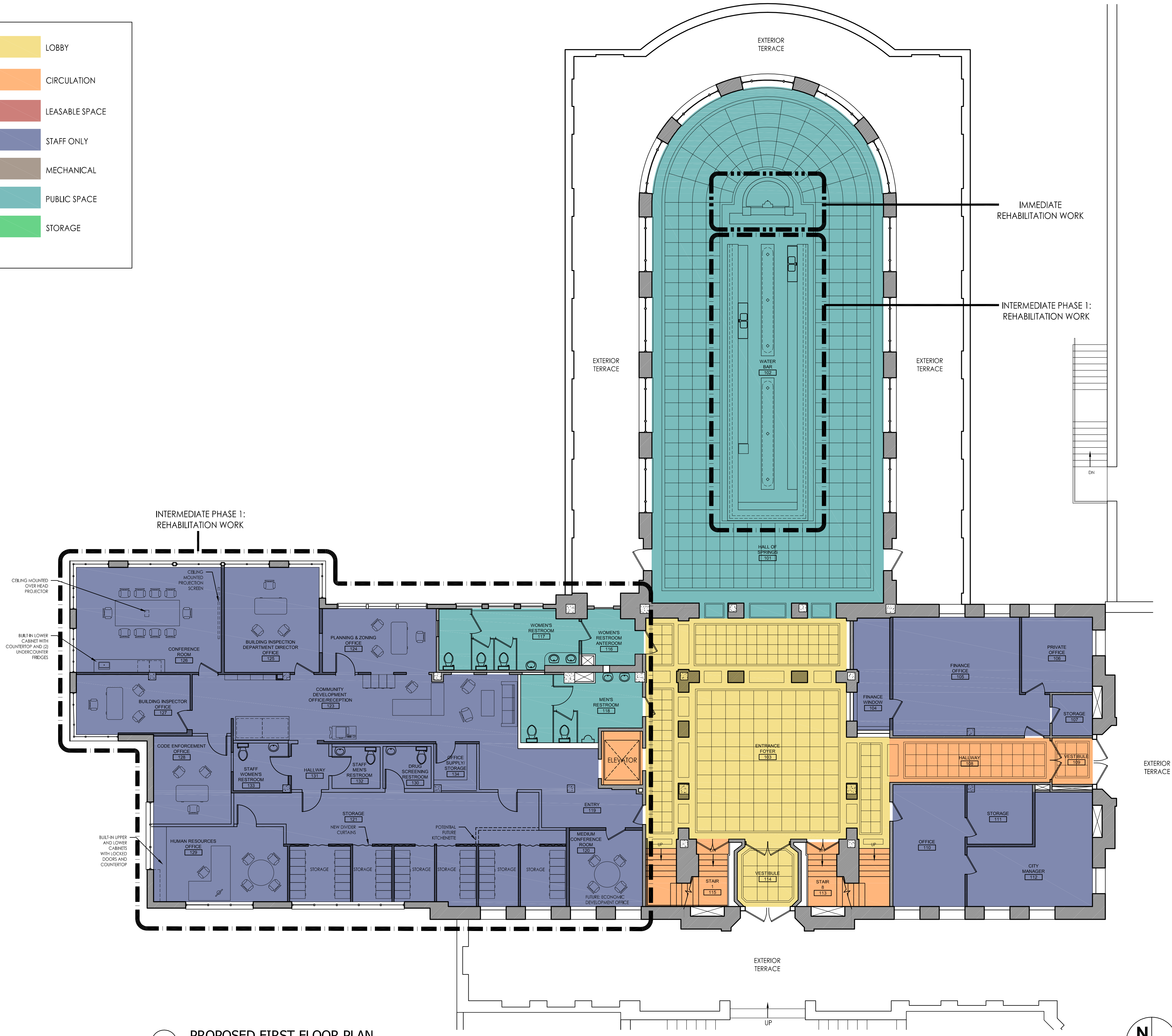
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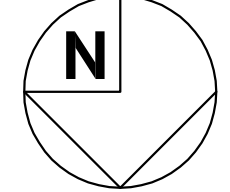
FIRST FLOOR PLAN
 SHEET NUMBER:

A5

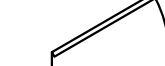
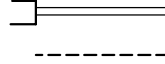


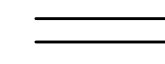










1 PROPOSED FIRST FLOOR PLAN

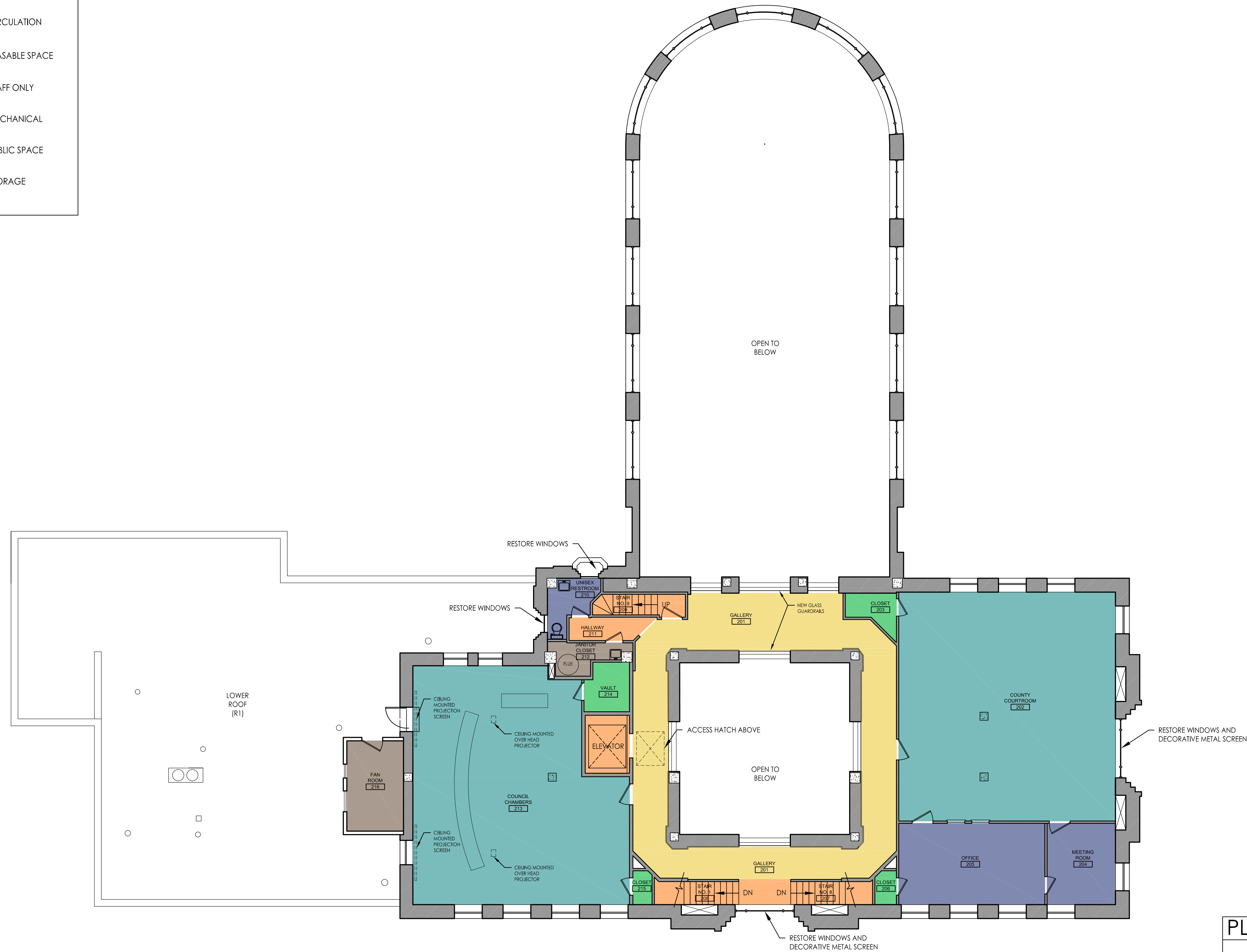
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PLAN KEY:

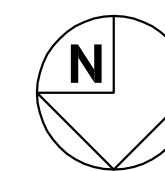
-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO REMAIN (CLOSED)
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW DOOR
-  NEW WALL

	LOBBY
	CIRCULATION
	LEASABLE SPACE
	STAFF ONLY
	MECHANICAL
	PUBLIC SPACE
	STORAGE

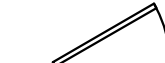
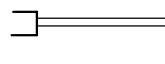


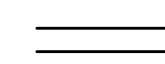
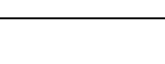


1 PROPOSED SECOND FLOOR PLAN

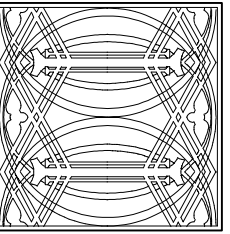
Scale: 1/8" = 1'-0"



PLAN KEY:

-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO REMAIN (CLOSED)
-  EXISTING WALL TO BE DEMOLISHED
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-  NEW DOOR
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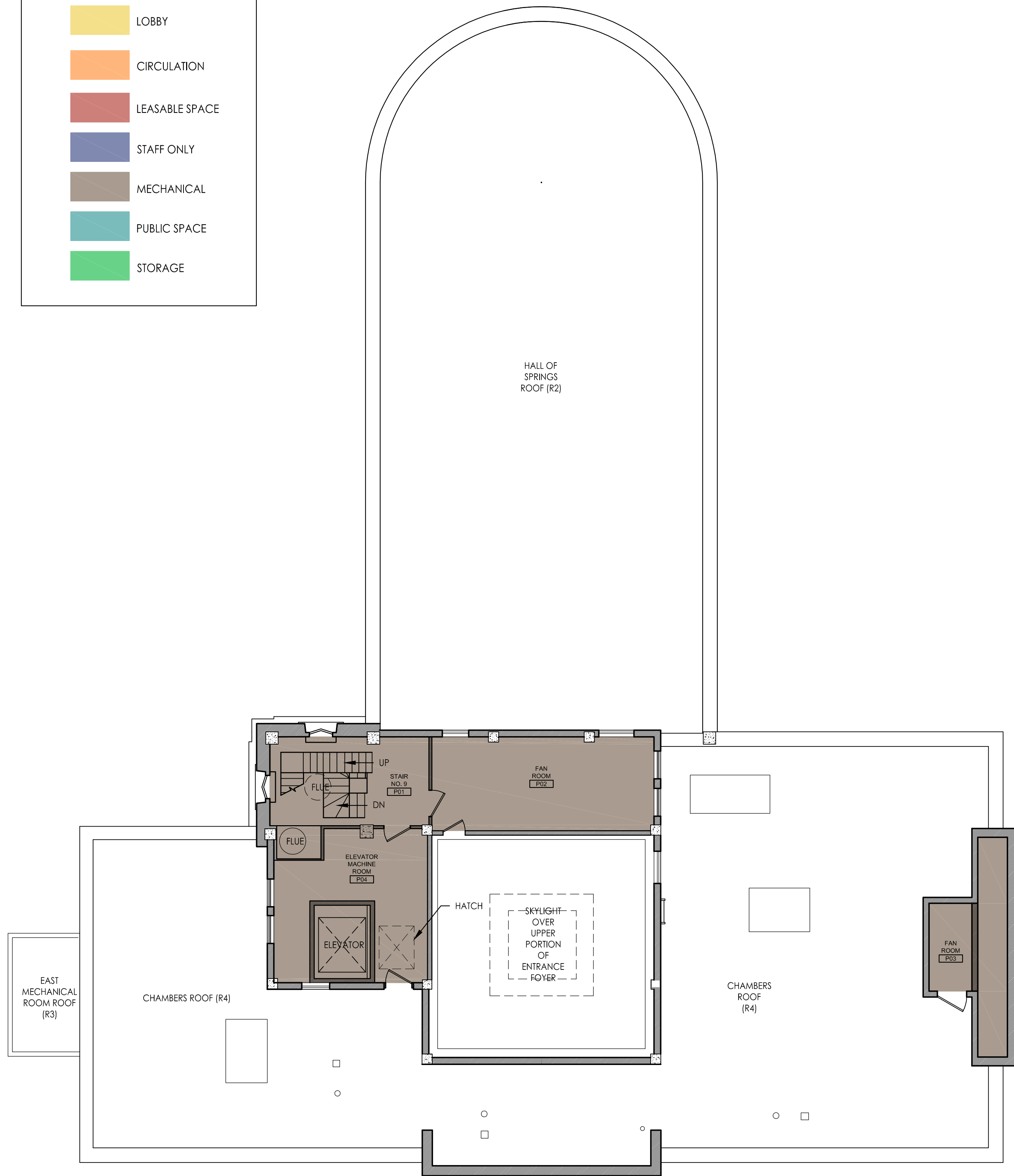
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DATE: 8.1.2014
 REVISION & DATE:

SECOND FLOOR PLAN
 SHEET NUMBER:

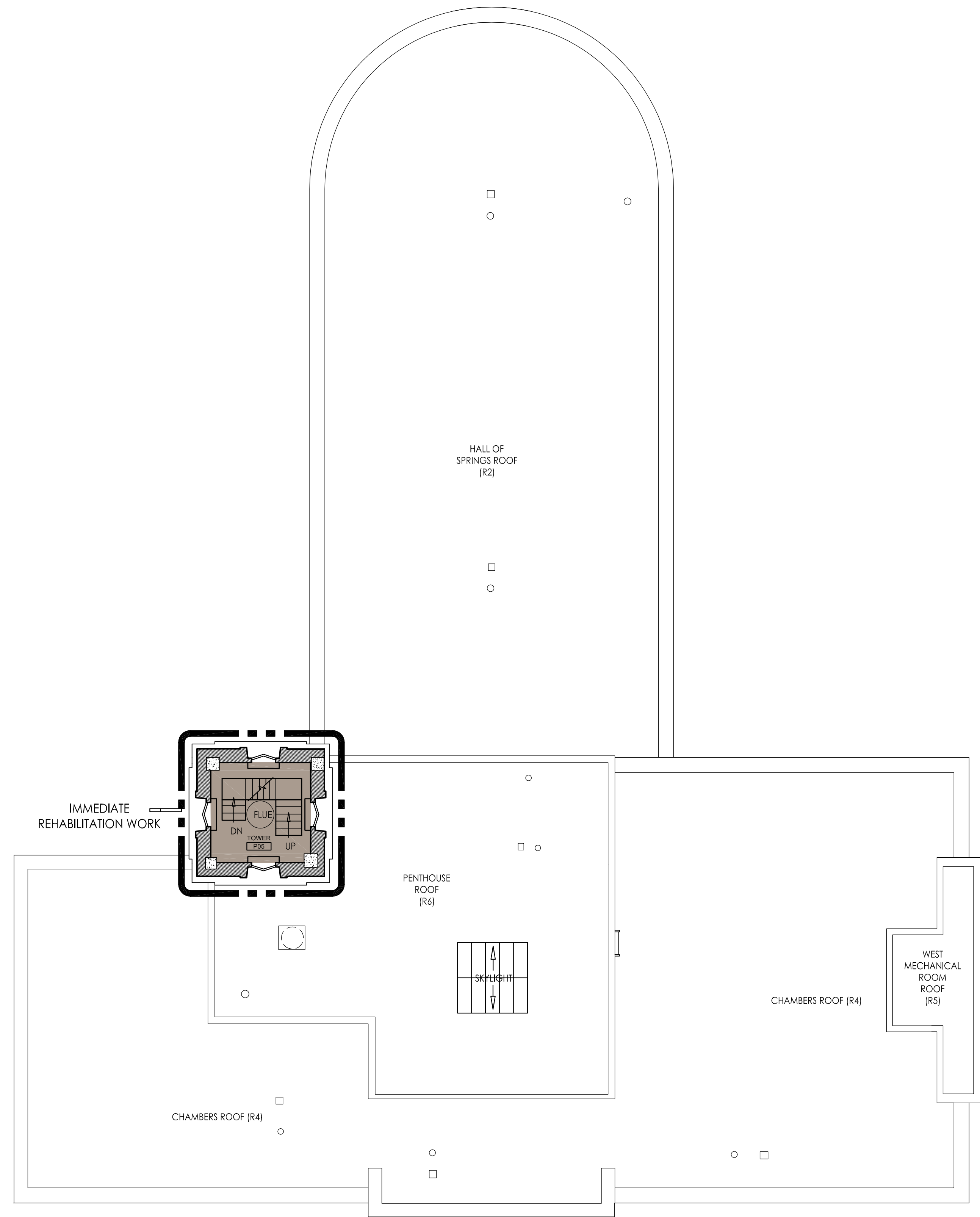
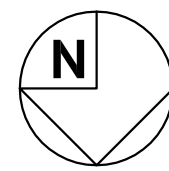
A6

	LOBBY
	CIRCULATION
	LEASABLE SPACE
	STAFF ONLY
	MECHANICAL
	PUBLIC SPACE
	STORAGE



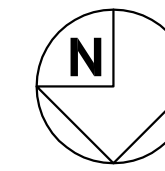
1 PROPOSED PENTHOUSE FLOOR PLAN

Scale: 1/8" = 1'-0"

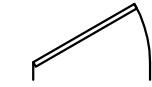
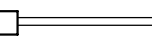
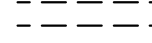





2 PROPOSED ROOF PLAN

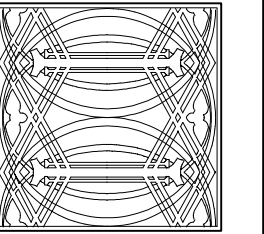
Scale: 1/8" = 1'-0"



PLAN KEY:

-  EXISTING DOOR TO REMAIN
-  EXISTING DOOR TO REMAIN (CLOSED)
-  EXISTING WALL TO BE DEMOLISHED
-  EXISTING WALL TO REMAIN
-  NEW DOOR
-  NEW WALL

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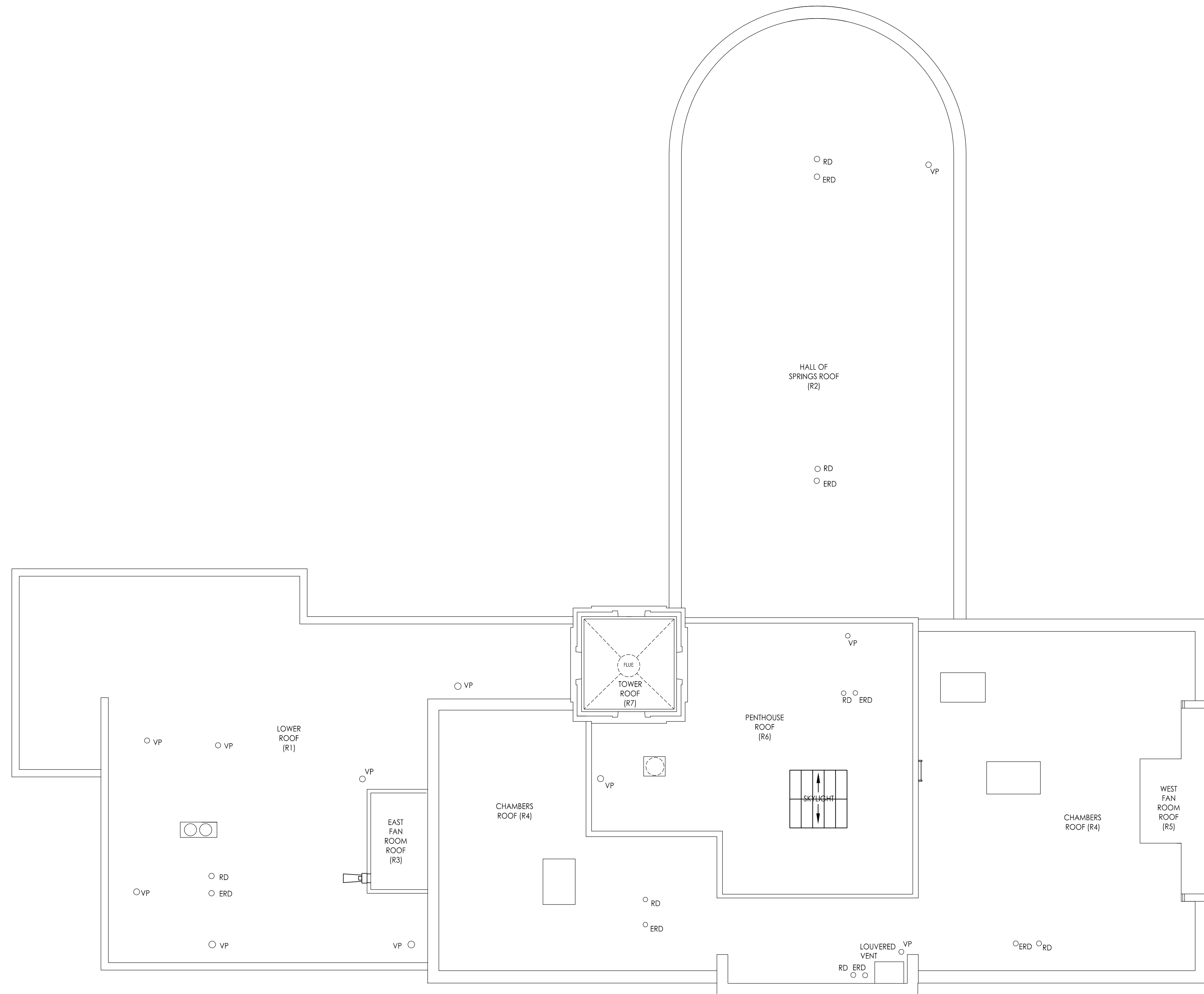
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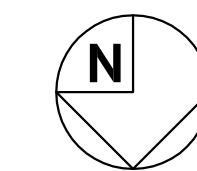
PENTHOUSE & ROOF PLANS
 SHEET NUMBER:

A7



1 PROPOSED OVERALL ROOF PLAN

Scale: 1/8" = 1'-0"



PLAN KEY:	
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO REMAIN (CLOSED)
	EXISTING WALL TO BE DEMOLISHED
	EXISTING WALL TO REMAIN
	NEW DOOR
	NEW WALL

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DATE: 8.1.2014
 REVISION & DATE:

OVERALL ROOF PLAN
 SHEET NUMBER:

A8