



HALL OF WATERS

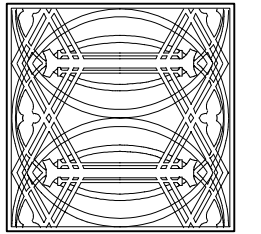
ASSESSMENT & FEASIBILITY STUDY

AS-BUILT DIAGRAMS

JULY 8, 2014

201 EAST BROADWAY
EXCELSIOR SPRINGS, MO 64024

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AS-BUILT PLAN DIAGRAMS
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DATE: 7.8.2014

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COVER

A000

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

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.

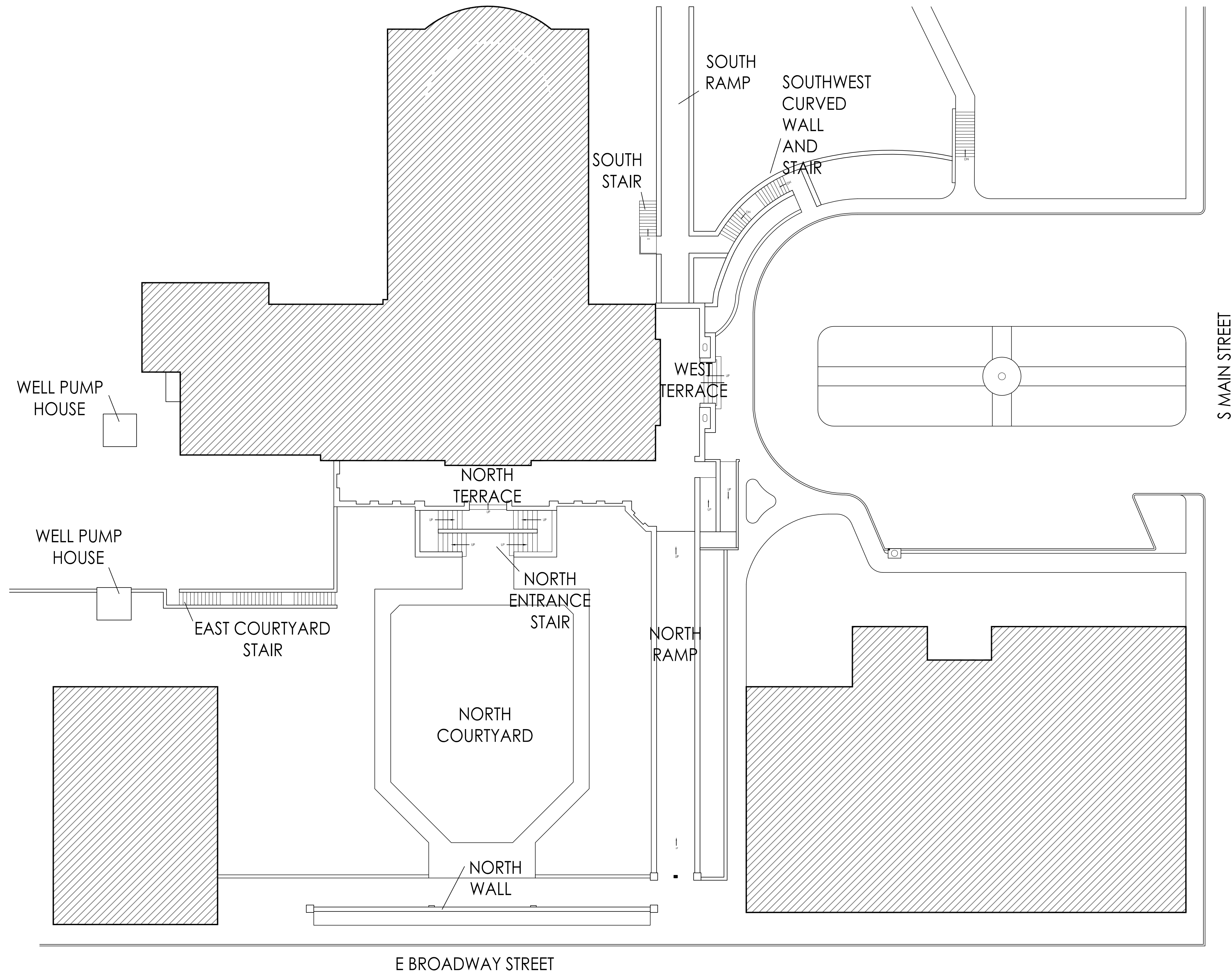
- | | |
|---|---|
| <p>HISTORIC MASONRY BUILDINGS</p> <ul style="list-style-type: none"> No. 3 IMPROVING ENERGY EFFICIENCY IN HISTORIC BUILDINGS No. 4 ROOFING FOR HISTORIC BUILDINGS No. 6 DANGERS OF ABRASIVE CLEANING TO HISTORIC BUILDINGS No. 11 REHABILITATING HISTORIC STOREFRONTS No. 13 THE REPAIR AND 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 | <p>AND RECOMMENDED APPROACHES</p> <ul style="list-style-type: none"> 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

SHEET INDEX:

GENERAL:	
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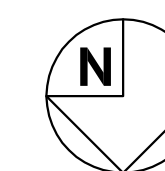
LEGEND:

	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



1 EXISTING SITE DIAGRAM

Scale: NOT TO SCALE



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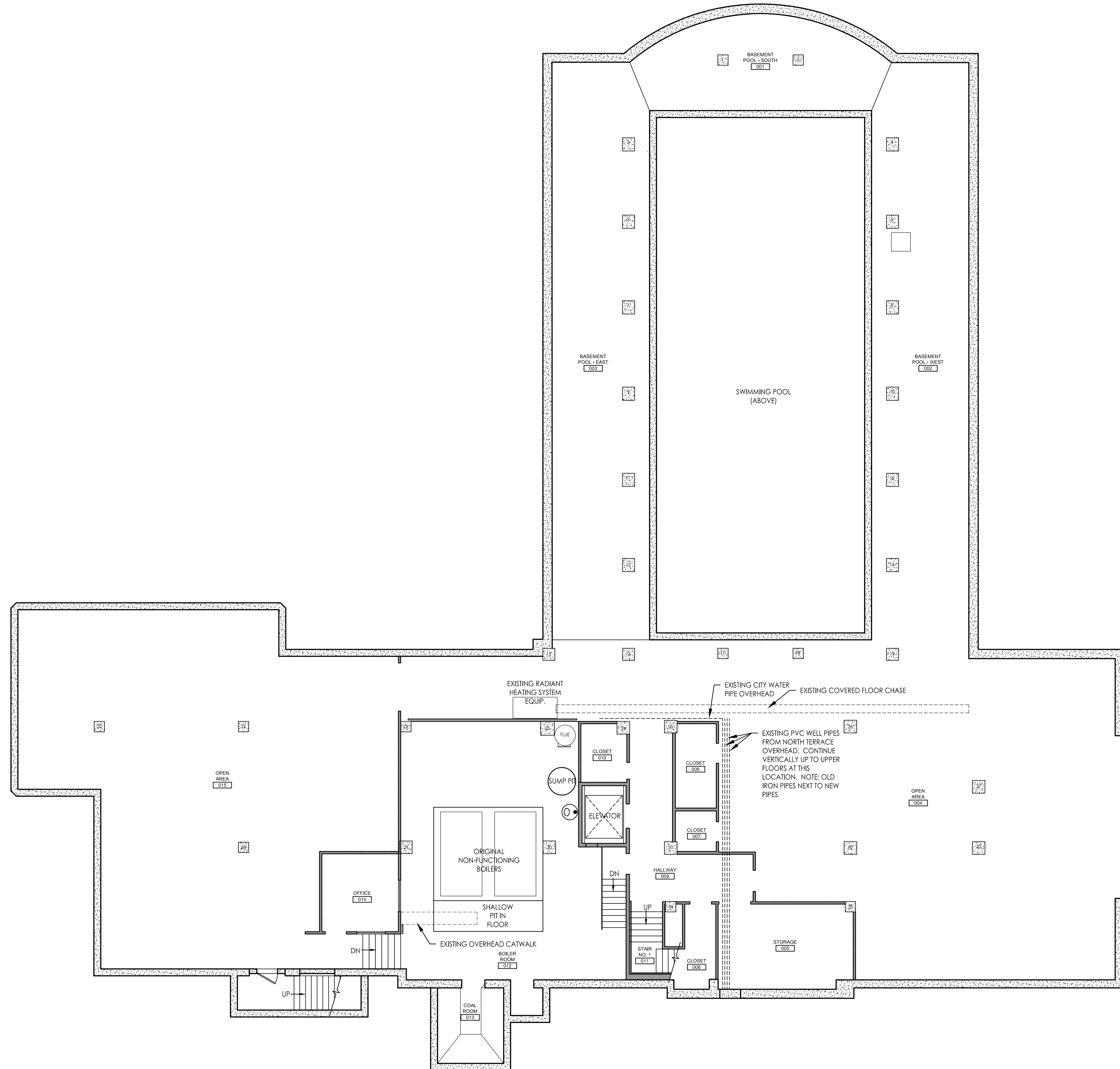
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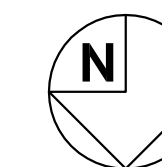
SITE DIAGRAM

X0



1 EXISTING BASEMENT FLOOR PLAN

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



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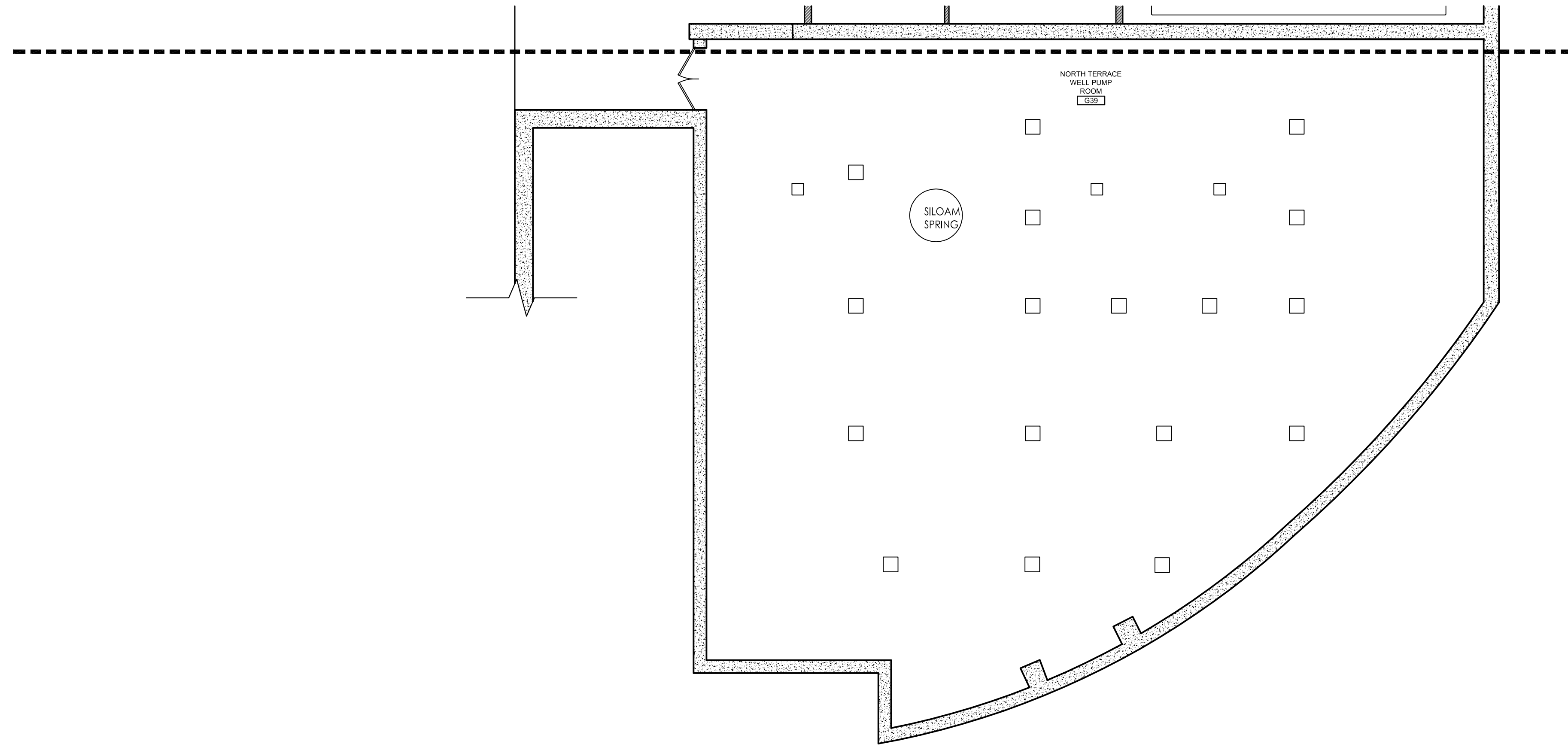
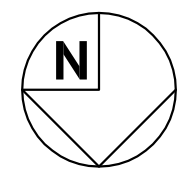
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BASEMENT FLOOR PLAN

X1

1 EXISTING GROUND FLOOR - NORTH TERRACE PLAN

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



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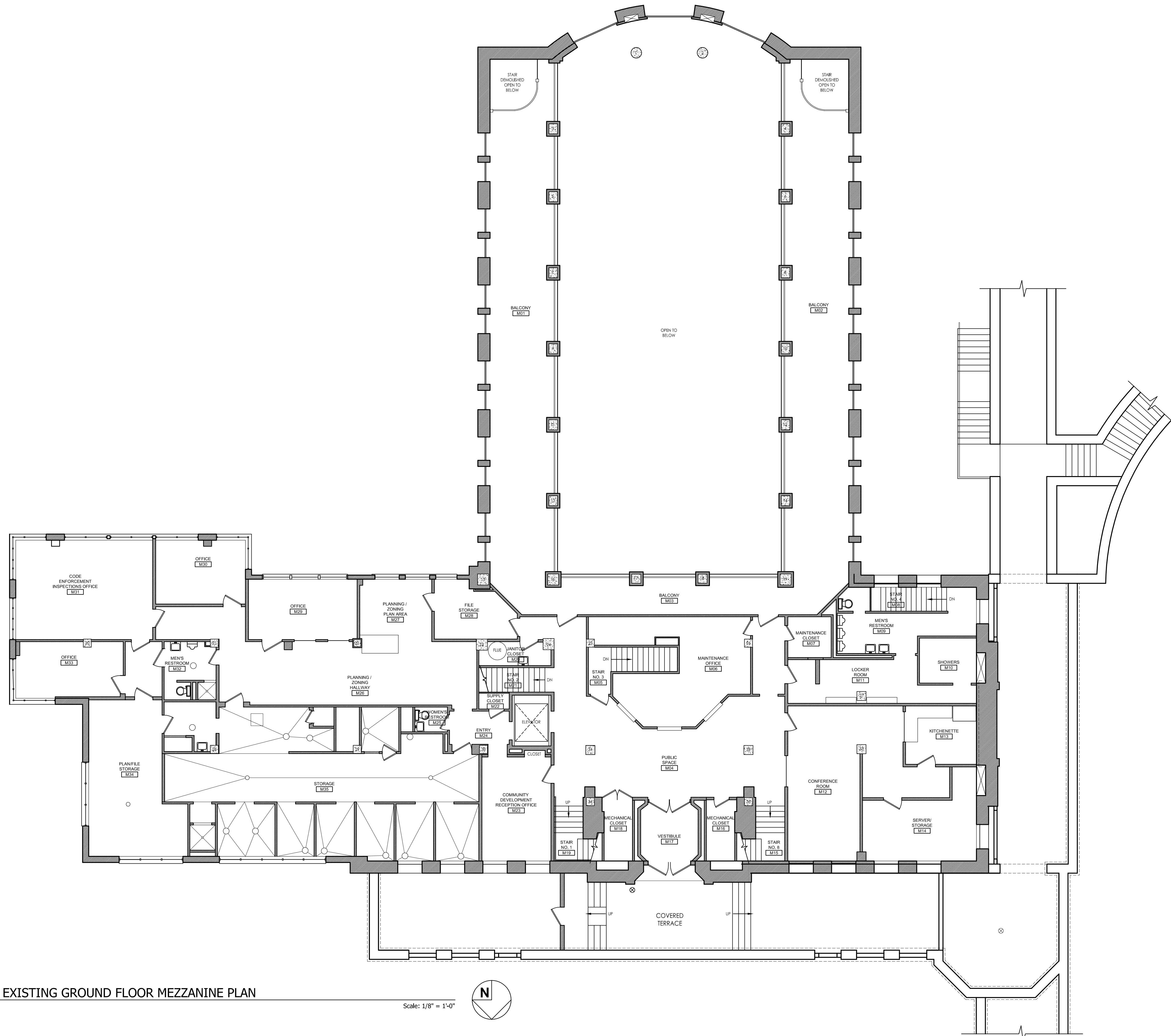
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NORTH TERRACE PLAN

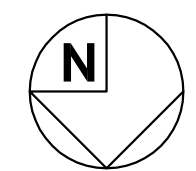
X3

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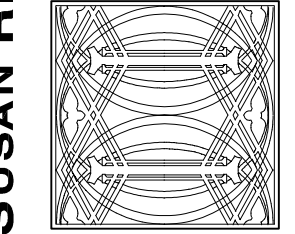


1 EXISTING GROUND FLOOR MEZZANINE PLAN

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



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GROUND FLOOR
 MEZZANINE PLAN

X4

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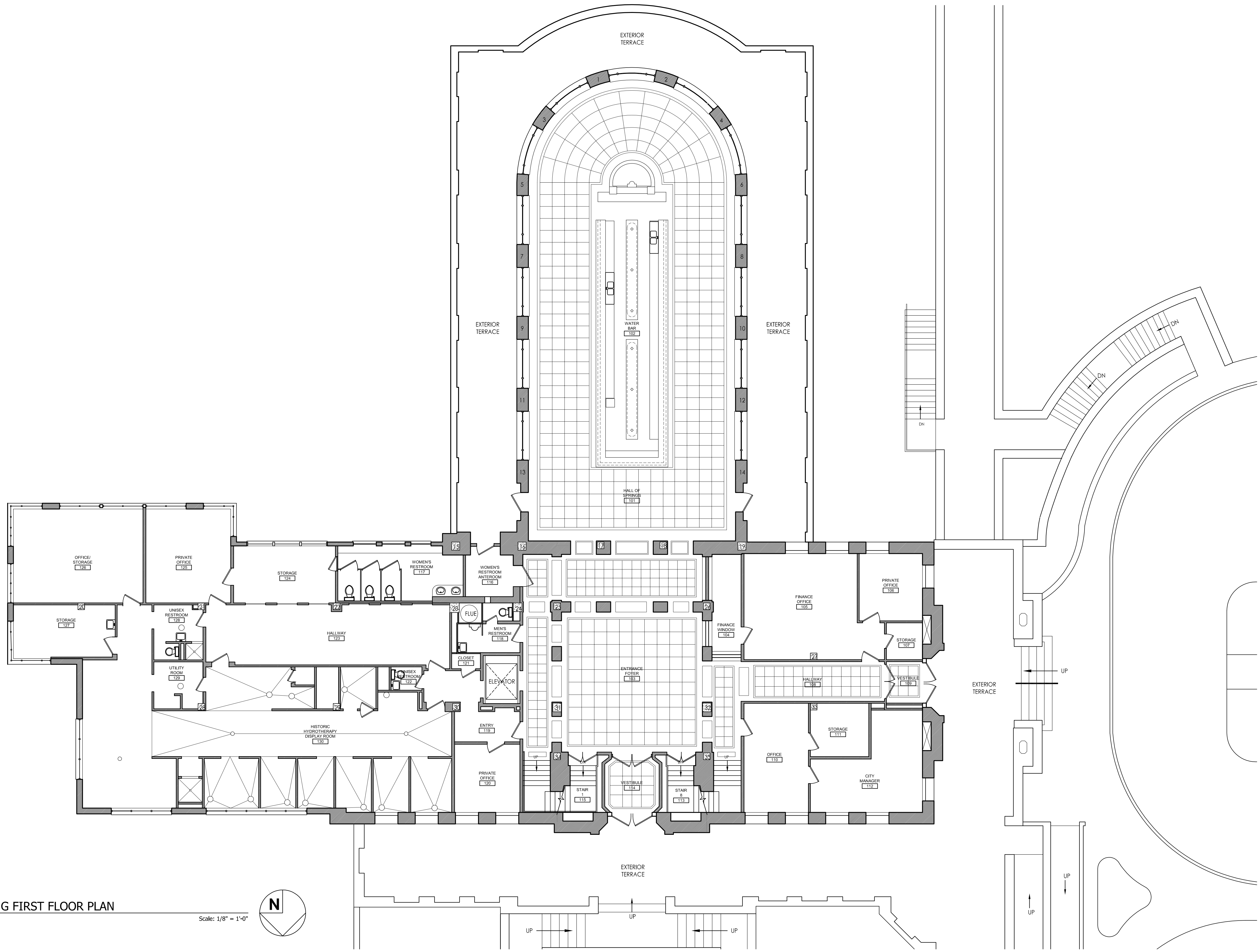
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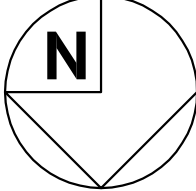
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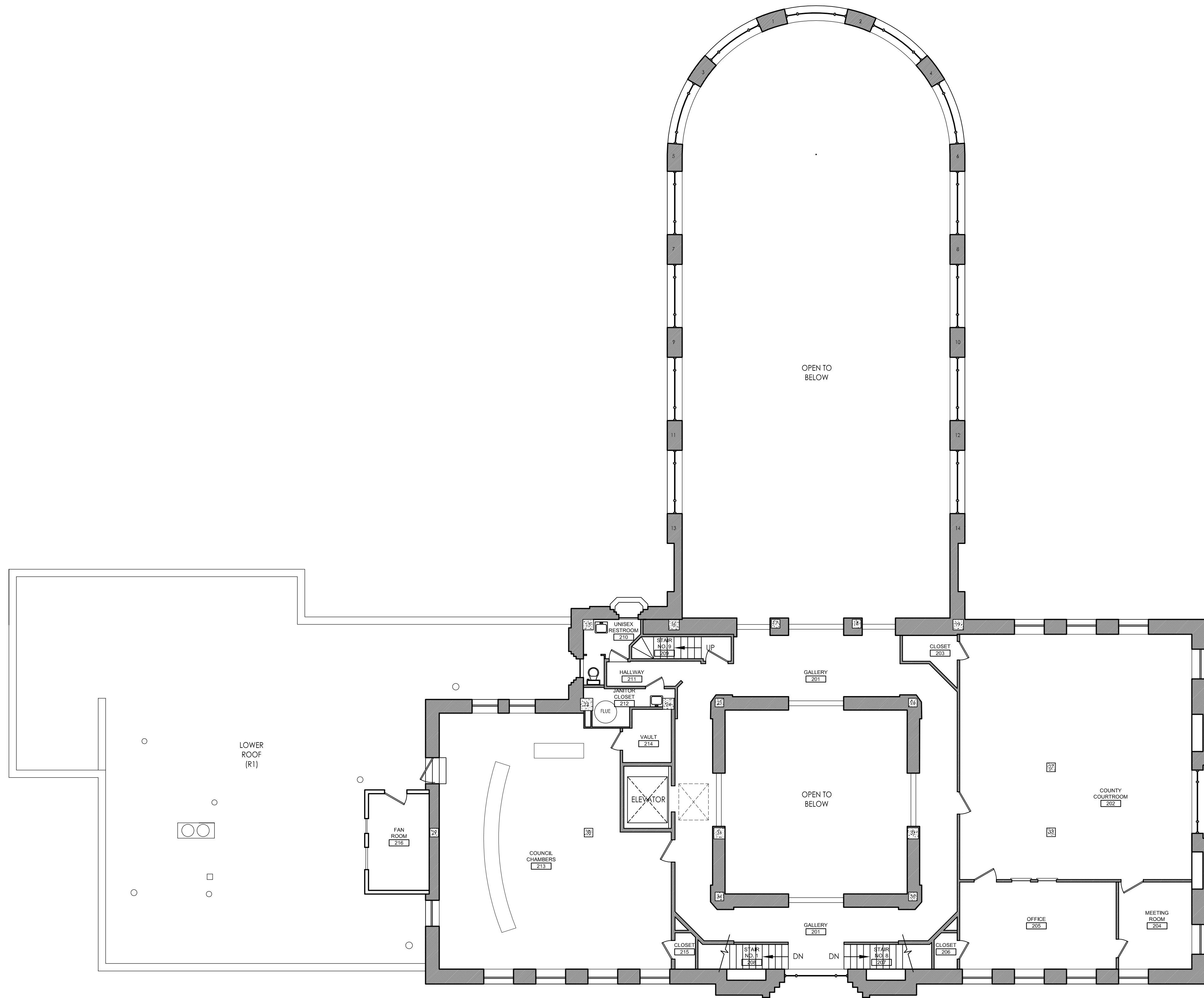
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FIRST FLOOR PLAN

X5

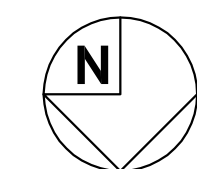


1 EXISTING FIRST FLOOR PLAN
 Scale: 1/8" = 1'-0"




1 EXISTING SECOND FLOOR PLAN

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



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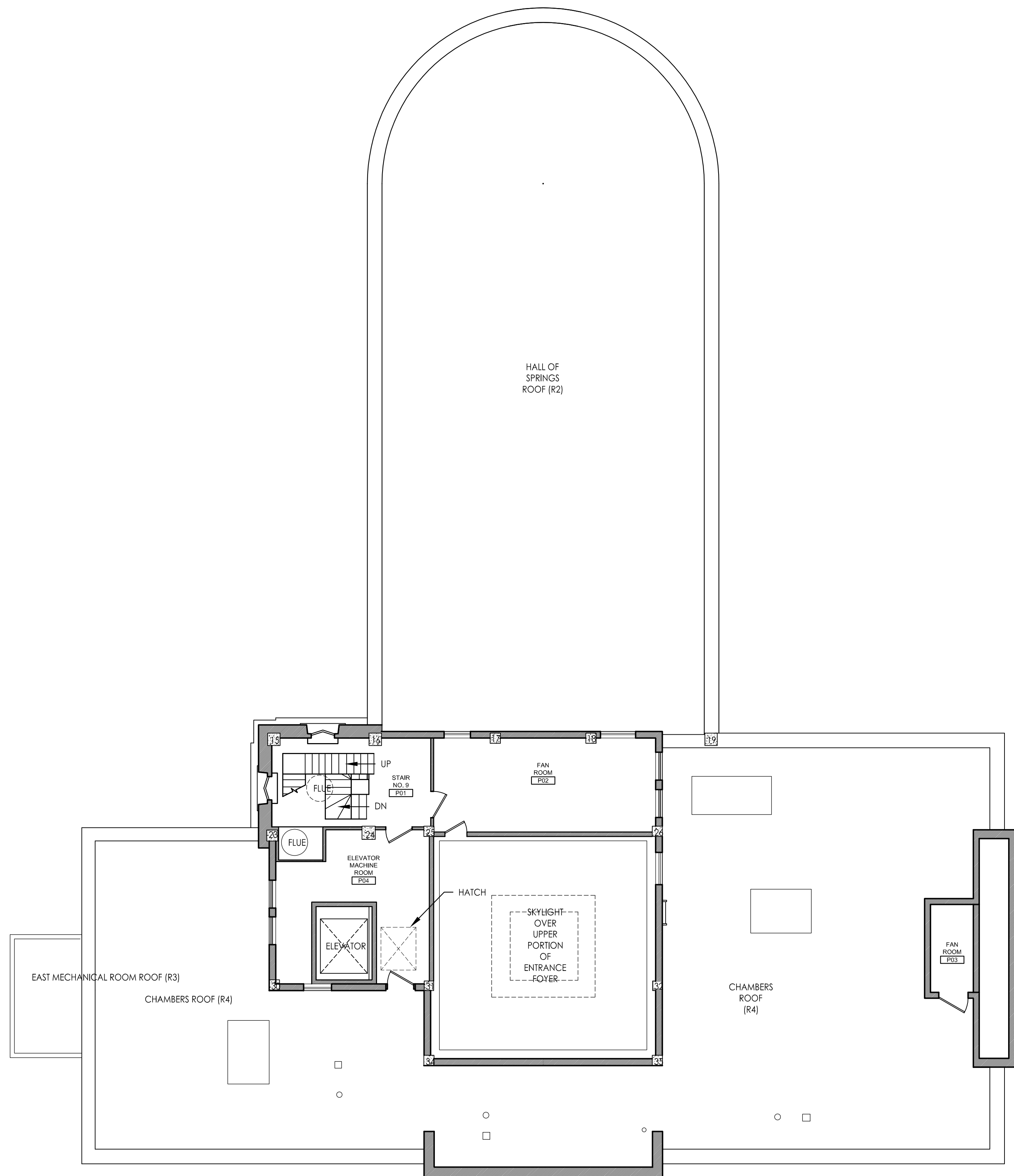
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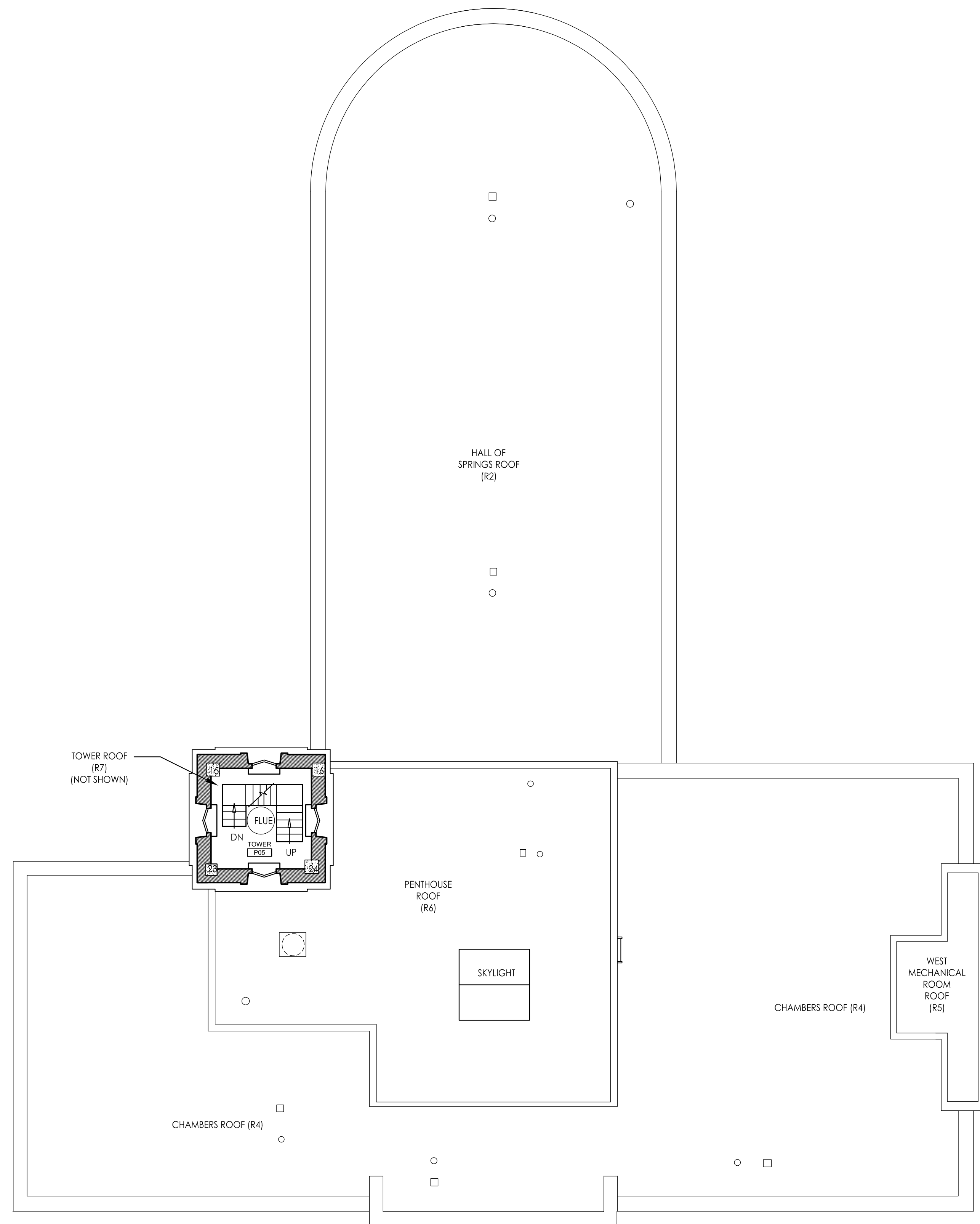
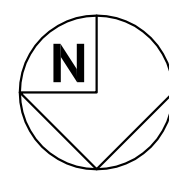
SECOND FLOOR PLAN

X6



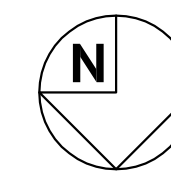
1 EXISTING PENTHOUSE FLOOR PLAN

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



2 EXISTING ROOF PLAN

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



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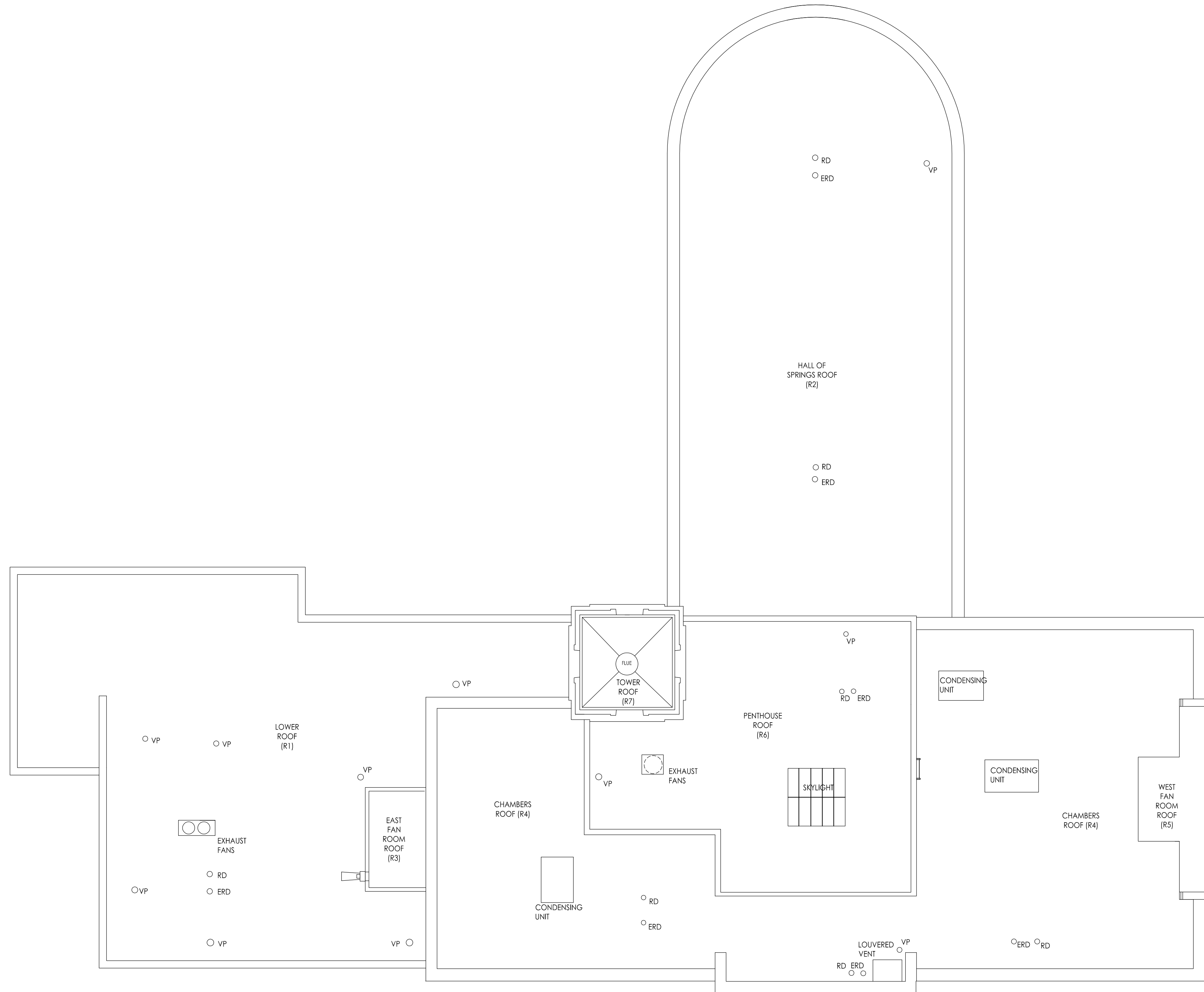
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PENTHOUSE AND ROOF PLANS





1 EXISTING OVERALL ROOF PLAN

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

