

Treatment and Interpretive Recommendations

The historic Day Log House has been vacant since Dorothy Day moved in 2012. The ultimate goal of the Platte County Parks and Recreation Department has been to maintain the house and site and make the necessary immediate required repairs until long-term treatments and construction can be accomplished. Dorothy outlined her vision for the log house and site in a 2004 letter to the Platte County Parks Board Commissioners:

“At the indoor setting, the discovery room in the log cabin, books, films and other informative materials will be available to enhance the study and satisfy curiosity. Also, in the discovery room, nature studies can be expanded to encompass ideas for protecting the earth and all of its natural resources from the depredation by mankind, so that the experiences from areas like Green Hills Wildlife Preserve will be kept for all future generations. An illustrated brochure identifying the native trees, wildflowers, grasses, birds, and animals living in Green Hills Wildlife Preserve and a map indicating areas of permanent or expected seasonal sightings would be given to visitors to use for repeated trips to the nature trails.”

Generating this type of discovery room within the existing log house structure is limited by the existing physical space. The Steering Committee agreed that the house is to be carefully preserved and that the unfinished south annex would accommodate this discovery room space nicely. This annex was built by Dorothy Day in the 1980s and was never finished. Therefore, there are no interior finishes that would be considered to be significant. Also, this space is in deteriorated condition and requires some reconstruction along the east wall and replacement of damaged wall and floor framing. ADA access into the house is also an issue that requires addressing prior to opening to the public. A study shows that a new ADA ramp constructed south of the annex, through the terraced landscape, could easily provide access to the first level of the house through the south wall of the annex. By installing exhibits and equipment necessary for the discovery room in the annex, the house can be preserved with Dorothy's furnishings and books and be used for smaller, more intimate gatherings.

For the purpose of this Master Plan and Treatment Recommendations Report, the work has been divided into 3 phases.

Phase 1 – Stabilization: This phase outlines recommended stabilization of the existing structure, including: major electrical upgrades; installation of permanent ventilation, heating and cooling systems; site enhancements specifically to the drainage; exterior repairs to the log structure, including log replacement and chinking and daubing replacement; exterior repairs to the remainder of the structure, including windows, roofing, siding and painting; repair/reconstruction of the deteriorated east wall and floors in the south annex; minor repair to the Day Log House interiors and completion of the site engineering study.

Phase 2: Discovery Room Exhibit Space and Access Development: This phase includes two options, Option A and Option B.

Option A proposes the following: construction of a new parking lot south of the existing parking lot; paving of the existing parking lot; installation of a new crosswalk at Green Hills Road; potential new pedestrian bridge across the creek from the parking lot to the road; construction of a new path/stairs leading up to the house; construction of a new grass-paved ADA parking area with two ADA spots located next to the existing barn; construction of a new ADA ramp that leads from the ADA parking to the new south annex entrance into the Day Log House; construction of a new temporary ADA restroom facility and screen wall; renovations to the existing South Annex into the Discovery Room/Exhibit Area/Reception Space; installation of new handrails throughout the stone steps on the site. The temporary ADA restroom would be installed on a concrete pad near the barn. The interior two restrooms would be updated and fully functional for public use, but they will not be able to be converted to be ADA accessible. The existing septic system should be able to accommodate this small usage.

Option B proposes the following: All of the above work, plus a new 560 sq/ft addition attached to the south of the existing Addition/Annex. The small addition would be nestled into the hillside south of the house and would include a new entrance, (2) ADA compliant restrooms, mechanical, and office/reception space. The temporary ADA restroom in Option A would not be required. Also, the mechanical room and reception space location within the South Annex in Option A would be located within the new addition, allowing the entire South Annex space to be used for the Discovery Room/Exhibit Space.

The restrooms in the house would remain functional, as well. The addition of the two new restrooms in the addition will necessitate the installation of a larger septic system. In order to determine the type and location of the new proposed system, further study will be required, as well as receiving final direction from the Platte County Health Department. The study would not only include the capacity projections, but a soils test and test digging to determine if the area west of the barn would suffice for a lateral field septic system, or if not, to determine a location for a larger septic tank to be installed. It was discussed at length whether to provide these required additional facilities at the house or in the lower parking area. Due to ADA accessibility, the steep grade between the two locations and security, it was decided to place these facilities adjacent to the house.

Phase 3 – New Educational Events Pavilion: This option would be in lieu of Phase 2 Option B above and consists of the demolition of the existing deteriorated barn and the new construction of a 1,850 sq/ft structure in the same location. The new structure would essentially double the size of the existing barn and would include updated ADA accessible restrooms, janitorial closet, office & a large classroom gathering space. This new building would be nestled into the hillside and would be clad with native limestone and vertical wood tongue and groove siding to blend with the historic house.

This Phase 3 would utilize a similar new septic system as studied in Phase 2, Option B, but would require a slightly larger capacity calculation due to the occupancy of the larger gathering space and potential for increased visitation.

Phase 1 – Stabilization of the Existing House:
Refer to the Phase 1 Treatment Drawings and Product Cut Sheets in the Appendix

Architectural Treatment Recommendations (Figures 1-18):

Exterior

- *Main House:* At the stone foundation of the log home, remove inappropriate mortar at the stone foundation and repoint. Modern Type 'N' mortar should be used. Care shall be taken to match the existing mortar color, aggregate, and tooling. (Figure 1)
- All windows in the Day Log House, Garage, and Annex/Addition need to have minor restoration work. This will include wood rot repair, adjusting, painting and cleaning. Window 001 is severely deteriorated and may require complete replacement.
- *Main House:* Replace the deteriorated logs on the west and north elevations of the existing log house. When the deteriorated logs abutting the chimney are replaced, a new flashing detail should be installed to prevent deterioration of the replacement logs. This work will require significant shoring and will likely require removal and replacement of the interior wood paneling at the west wall. This may also include the temporary removal of the two west windows for access to the deteriorated logs. (Figure 2)
- *Main House:* Remove existing Portland cement daubing that is damaging the historic logs. Perform chinking/daubing repairs.
- *Main House:* Re-grading is required on the south elevation of the log house. The soil shall be removed to no less than 6 inches below the bottom of the sill log. This minimum soil distance is typical for the entire house. (Figure 3)
- *Main House:* Replace deteriorated trim on the house with in-kind material.
- *Stone Chimney:* Inspect stone chimney and install pre-finished metal cap.
- *Brick Chimney:* Install screen on the existing brick chimney on the north side of the log structure. If no longer used for ventilation, install permanent pre-finished metal cap.
- *Roof:* Install gutters and downspouts along the west side of the roof.
- *Roof:* Replace deteriorated wood roof shingles with in kind material. Relocate downspout at southeast corner of house addition in order to drain further away from the structure.
- *Roof:* Install drip edges along all roofs that are adequate to shed water.
- *Garage:* Replace deteriorated wood trim and deteriorated fascia. Paint new trim and fascia, and touch-up paint on existing wood trim and fascia to prevent wood rot. (Figure 4)
- *Garage:* Install sealant in the cracks in the concrete floor. Monitor for future movement.
- *East Covered Stone Porch:* Repair and paint wood deterioration along the east wall where it abuts the stone foundation. Paint new patch to prevent future wood rot. (Figure 5)
- *East Covered Stone Porch:* Install replacement wood or metal upper cistern lid at east wall.
- *Covered Stone Porch:* Repair wood planter box separating the covered porch area from the stone patio. (Figure 6)
- *Covered Stone Porch:* Install security cap and lock on top of cistern.
- *North Patio:* Repoint crack in stone retaining wall.
- *East Covered Porch:* Install sealant in the crack in the concrete floor to prevent moisture infiltration.
- *Root Cellar:* Regrade and waterproof the top of the Root Cellar. Verify pipe is open for ventilation. Install new ventilation grille in door to promote air movement through the root cellar.
- *South Annex:* Replace south fascia with in-kind material.
- *South Annex:* Replace deteriorated east wall, floor and wall framing, as required. This is further discussed in the Structural Section below.
- *Exterior:* Remove all vines that are growing on the exterior of the House, Garage, and Annex. Ensure no further growth.

- Walkways: Repoint existing stone walkways and steps, with appropriate mortar, as required to stabilize stones.
- Stone Foundations/Patio Walls/Patio Flooring/Steps: Clean biological growth.
- Septic: Inspect/TV existing septic tank and line to house. Septic tank will be used throughout Phase 1I and in Phase 2, Option A.

Interior

- Interior: After the new HVAC system is installed, clean and oil the wood paneled walls, cabinets, ceiling, and floors throughout the house.
- *Basement 001*: Steam clean existing tile floor. RegROUT where necessary.
- *Basement 001*: Touch-up paint throughout basement.
- *Basement 001*: Remove wood panels along east wall that have wood rot (min of 8 boards). Replace with in-kind material.
- *Basement 001*: West stone foundation wall to be thoroughly cleaned, all biological growth should be removed and the wall should be checked for deteriorated mortar. Repoint, as required. Spot repoint wall at door into basement. (Figure 7)
- *Basement*: Repair Door 002/A so that door properly opens and closes. (Figure 8)
- *Bathroom 003*: Replace damaged wood cabinet doors with in-kind material.
- *Bathroom 003*: Remove calcium and lime deposits from stainless steel counter and backsplash. Remove rusted soap dishes to the left of bathroom sink and patch holes. (Figure 9)
- *Bathroom 003*: Steam clean existing tile floor and regROUT where necessary.
- *Basement*: Install weatherstripping at Door 004/B. (Figure 10)
- *Crawl Space*: Coordinate new ventilation in Crawl Space with Mechanical Recommendations below. Investigate potential for installation of a vapor barrier throughout the crawl space, as well as insulating the first floor joists.
- *Hallway 006*: Steam clean existing tile floor and regROUT where necessary.
- *Living Room 106*: Permanently disconnect integral radiant heating system located in the ceiling. Remove damaged plaster ceilings and replace with gypsum board. Skim coat gypsum board ceiling to have a similar look to the existing plaster ceiling and paint. (Figure 11)
- *Living Room 106*: Install new vertical tongue and groove paneled furred area in east wall cabinet to conceal new pipes to the second floor. Stain to match the surrounding paneling and cabinetry.
- *Bathroom 105*: Steam clean existing tiles on shower, walls and floor. Re-grout and caulk where necessary. (Figure 12, Figure 13)
- *Breakfast Nook 107*: Permanently disconnect integral radiant heating system located in the ceiling. Remove damaged plaster ceilings and replace with gypsum board. Skim coat gypsum board ceiling to have a similar look to the existing plaster ceiling and paint. (Figure 14)
- *Kitchen, Pantry and Mud Room*: Steam clean existing tile floor and re-grout where necessary. (Figure 15)
- *Pantry 109*: Service is required for the existing refrigerator, which is currently not functioning.
- *Pantry 109*: Undercut Door 109/A between Pantry and Mud Room 2" to meet HVAC air flow requirements.
- *Weatherstrip Door 110/A*.
- *Second Floor*: The casement window crank cover has become unattached and needs to be reattached with longer brass screws. (Figure 16)
- *Second Floor*: Secure in place Door 202/A. (Figure 17)
- *Second Floor*: Demo existing wall that separates Closet 202 from Closet 204. Patch remaining walls and floor with in-kind materials.



Figure 1. Stone foundation of log house, west elevation. (SRJA 2104)



Figure 2. Detail of the deteriorated logs on the west wall adjacent to the stone chimney. This is due to poor construction detailing as the stone chimney abuts the logs, west elevation. (SRJA 2014)



*Figure 3. Sill log is buried below grade.
The soil needs to be re-graded to at least 6" below the bottom of the sill log. (SRJA 2013)*



Figure 4. Detail of deteriorated garage trim and open cracks in the concrete drive. (SRJA 2013)



Figure 5. Rear breezeway east wall deteriorated wood framing. (SRJA 2013)



Figure 6. Rear stone patio & east covered porch. Note the wood planter box is deteriorated. (SRJA 2013)



Figure 7. West stone foundation wall in Basement Room 001 to be thoroughly cleaned. (SRJA 2013)



Figure 8. Deteriorated wood partition wall – Door to the storage room that does not fully open. (SRJA 2013)



Figure 9. Bathroom 003: Damaged wood cabinet door and stainless steel counter. (SRJA 2015)



Figure 10. Crawl Space Door that needs weatherstripping. (SRJA 2015)



Figure 11. Living Room 106: Damaged plastered ceiling. (SRJA 2015)



Figure 12. Bathroom 105: Bathroom tub/shower. (SRJA 2013)



Figure 13. Bathroom 105: Bathroom grout and caulking deterioration. (SRJA 2013)



Figure 14. Breakfast Nook: Note the significant plaster damage to the ceiling in this space. (SRJA 2013)



Figure 15. Kitchen: Clean existing tile floor and re-grout where necessary. (SRJA 2013)



Figure 16. Second Floor: The casement window crank cover has become unattached and needs to be reattached with longer brass screws. (SRJA 2013)



Figure 17. Second Floor: Location for proposed new HVAC equipment within these closets. (SRJA 2013)



Figure 18. Phase 2 – South Annex: Replace existing moisture damaged wood studs at east wall and deteriorated floor. (SRJA 2013)

Structural and Civil Treatment Recommendations (Figures 19-24):

Exterior

- *Main House:* Remove and replace rotten log framing on the west elevation of the residence. (Figure 19)
- *Main House:* The existing and replacement logs should be treated with an appropriate material to protect against wood rot and insect infestation.
- *Main House:* Replace all existing Portland cement daubing with an appropriate mixture. During the removal process of the existing Portland cement daubing a scan for some of the original daubing should be done. If any of the original daubing is located within the walls of the historic log structure, laboratory testing on the samples should be completed so that an appropriate mixture can be formulated and installed. (Figure 20)
- *North Patio:* Modify existing stone retaining wall on the north side of the patio, north of the kitchen, to allow for better drainage and to prevent further settlement. This may require underpinning and installation of a continuous footing to help stabilize the wall. (Figure 21)
- *Root Cellar:* Remove the loose concrete and clean and remove rust from the reinforcing steel that is exposed on the ceiling of the root cellar. The steel should be covered with a concrete patch material to provide cover. The top surface of the root cellar should be coated with a waterproofing membrane material to reduce moisture infiltration. (Figure 22)
- *French Drain/Re-grading:* Re-grade the east side of the house to direct the runoff away from the building. Install a slight swale and a French underdrain along the east side of the house and extend to day-light away from the house (north and south sides). Refer to C5 and C7 on the drawings.
- *Geotechnical Investigation:* Soil borings should be taken on the north and west side of the garage attached to the house. A Geotechnical engineer should evaluate the slopes on the north and west sides of the garage for stability and recommend improvements for long term sustainability.

South Annex

- *South Annex:* Remove existing floor framing, subfloor, and interior wall framing. (Figures 18 and 23)
- *South Annex:* Pour new 4" concrete slab on grade ($f'c = 3500$ psi) with welded wire fabric reinforcing. Provide drainage fill under slab to provide finish slab grade. Remove top 6" of soil in crawl space prior to fill placement.
- *South Annex:* At the existing column provide thickened slab under column 3' wide 3' long with depth down to 12" below existing crawl space's existing grade. Provide (3) #5 bars at 2'-9" each way in footing.
- *South Annex:* Concerning the east wall -
Bearing wall on the east side should be removed and 8" CMU grouted wall put in place from footing to roof joist bearing. Provide foundation drainage board on wall exterior with foundation drain at footing level. Backfill wall with drainage fill to within 12 inches of finish grade. Continue foundation drain towards the south as far as necessary for gravity flow. Work should be coordinated with a French drain planned for installation along the entire east wall of the house. (Figures 18 and 24)



Figure 19: A portion of the rotten log framing on the west elevation of the residence (SRJA 2015)



Figure 20: Existing Portland cement daubing (SRJA 2015)



Figure 21: Existing stone retaining wall on the north side of the patio (SRJA 2013)



Figure 22. Interior of root cellar. Note the deteriorated steel reinforcing in the concrete ceiling. (SRJA 2013)



Figure 23: Deteriorated framing and subfloor at the east wall of the South Annex. (SRJA 2015)



Figure 24. East elevation of the South Annex. This area requires re-grading and new sub-grade drainage. The gutter needs to be repaired and a volunteer tree growing between the gutter and the roof needs to be removed. (SRJA 2013)

Plumbing Treatment Recommendations (Figures 25 - 31):

The waste piping system appears to be cast iron hubbed piping and galvanized screwed piping with new PVC piping at the fixtures. The 4" waste main exits the front of building below grade and ties into a septic system in the driveway. Most plumbing fixtures appear to be in good shape. Water was turned off so functionality of fixtures was not checked.

- *Mechanical 004:* The domestic water heater is a GE 40 gallon electric water heater that was installed in 2005 and appears to be in good condition. Replace existing electric tank water heater with point of use water heaters. Replacement is required due to age of existing water heater and need to provide additional space in basement closet for mechanical equipment. (Figure 25)
- *Basement 001:* Install reduced pressure (RPZ) backflow preventer on main water service as required by the Missouri Department of Natural Resources due to building classification change.
- *Pipe Insulation:* The domestic water service consists of a ¾" copper water service line that enters basement below slab. The water lines within the building are copper. No piping insulation was observed, which is not unusual for residential buildings. The domestic piping appears to be relatively new and in good condition. Insulate and label all accessible domestic water piping with ½" elastomeric foam insulation for energy conservation and condensation control.
- *Mechanical 004:* Install new 3" floor drain in basement mechanical closet for condensate drainage from new air conditioning units and tie into existing 4" below slab waste main.
- *Bathroom 003, Bathroom 105, Kitchen 108 Faucets and Tailpieces:* Replace existing faucets and tailpieces for the existing restroom lavatories and kitchen sinks due to age and condition of the existing ones. Replace Basement faucet aerator (Figure 26, Figure 27 and Figure 28)
- *Bathroom 003, Bathroom 105, Kitchen 108 Water Heaters:* Install electric instantaneous point-of-use water heaters at the restroom lavatories and kitchen sink as noted above for the demo of the existing water heater and for energy conservation.
- *Bathroom 003, Bathroom 105:* Replace existing water closets (toilets) in the restrooms with new 1.28 GPF water closets due to age and condition of the existing toilets and for water conservation. (Figures 29 and 30)
- *Bathroom 105 Tub/Shower:* The tub looks to be in good condition. The faucet appears to be in good shape as well except that the hot water handle is pulled away from the wall a little. Also, the trip lever for drain does not work and the tile needs re-grouting. Adjust faucet handles for the tub so they are tight to the wall. (Figure 31)
- *Clean all plumbing fixtures and faucets to remain.*



Figure 25: Existing electric tank water heater to be removed. (WLC 2015)



Figure 26: Basement bathroom, existing faucet. (WLC 2015)



Figure 27: First floor bathroom, existing faucet. (WLC 2015)



Figure 28: First floor kitchen, existing faucet. (WLC 2015)

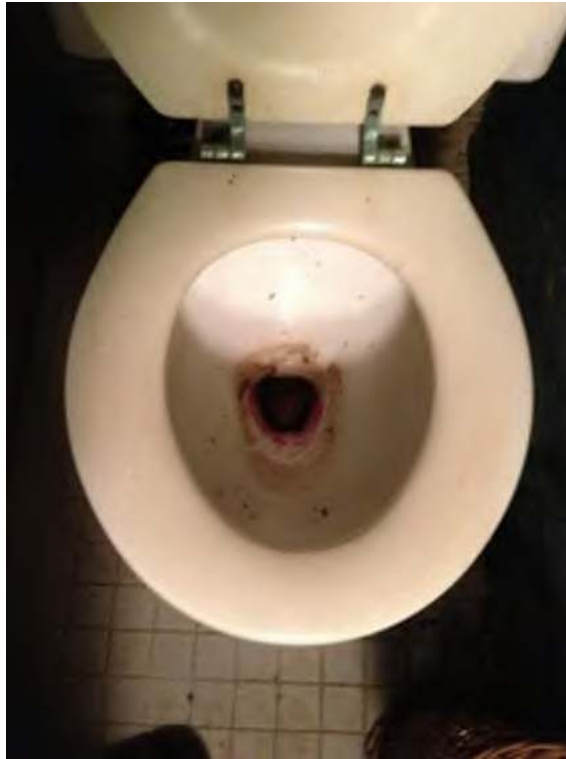


Figure 29: Basement bathroom, existing toilet. (WLC 2015)



Figure 30: First floor bathroom, existing toilet. (WLC 2015)



Figure 31: First floor bathroom, existing tub faucet. (WLC 2015)

Mechanical Treatment Recommendations (Figures 32 - 36):

The building is not air conditioned. Air conditioning is not required but is strongly recommended for temperature regulation and dehumidification for the preservation of the existing architectural fabric and for human comfort. Mildew is prevalent on the existing paneling in the house. Once the new HVAC system is installed, this can be cleaned.

Wall and Ceiling Radiant Heating Existing Conditions:

- Existing heating is provided by a mixture of ceiling concealed electric radiant heat and electric forced air wall heaters. The radiant heating in the ceilings appeared to work. The living room has electric radiant heating in the ceiling. Some of ceiling is cracked. The cracking may have damaged some of the electric radiant heating.
- Some of the wall heaters are non-functional and the functionality could not be confirmed, as they may have been turned off at the panel board. The wall heater does not work in the phone nook. Even though some of the heating system works, it all appears to be of 1960's \pm era and are well past their useful life. The combination light/heater/exhaust fan in bath tub room appears to work fine. There is no heating in the lavatory room except possibly a heat lamp. The toilet room has no heat. The wall heater in the Mud Room appears to work fine (Figure 32).
- In the basement there is a newer and an older wall heater. The old wall heater does not appear to work and likely is the reason the newer one was installed. The new wall heater element seemed to work properly but the fan never started. The wall heater in the attic did not work but it appears the power was shut off.
- The breakfast nook has ceiling electric radiant heat. The ceiling is in poor condition and the condition of the radiant heating system is unknown. In the kitchen the wall heater fan is out of balance and heater should not be used.

Wall and Ceiling Radiant Heating Recommendations:

- Permanently disable existing electric wall heaters and in-ceiling electric radiant heat due to inefficiency, age of the equipment and safety concerns. These wall heaters are part of the historic fabric and should be abandoned in place.
- The in-ceiling heat will be disconnected and abandoned in place.

New Heating and Air Conditioning and Dehumidification:

- Install new air conditioning systems in the original cabin and addition to provide environmental conditions to help preserve the existing structure and its contents. Several systems were studied but a combination of a heat pump split system and a variable refrigerant flow (VRF) heat pump system was chosen due to space restraints, energy efficiency and zoning capability.
- *Mechanical 004:* Install new split system heat pump vertical air handling unit in the basement mechanical closet to serve the original cabin basement, first floor and addition entryway. Outside air will be ducted from a new louver on the west side of the basement to the AHU to provide ventilation air for the building occupants as required by code. A digital electronic thermostat will be installed in the Living Room to control the system. Heat pump systems have not been used in this climate in the past due to their heating capacity and the requirement to add an electric coil as back up heat for really cold weather. However, heat pumps have come a long way in the last 10 years with efficiency and low ambient heating capacity. We considered a single VRF AHU to serve the entire cabin and addition but the unit would have been too large to fit in the closet and there is no space to route ductwork throughout without affecting the historic and aesthetic conditions of the house. A heat pump condensing unit will be located on the east side of the house just north of the Root Cellar and insulated refrigerant piping will be routed concealed from the condensing unit to the AHU.

**A traditional electric split system air conditioning unit with electric heat to serve the entire cabin and addition was considered but was discounted due to its energy efficiency compared to a heat pump system.*

- *Mud Room/Entry 110:* Install concealed VRF fan coil unit (FCU) in the Mud Room to serve the Mud Room, Kitchen and Breakfast Nook. Ductwork will be run concealed within the surrounding refrigerator and cooktop casework to serve the Kitchen and Breakfast Nook. Outside air ductwork for ventilation will be routed from a louver in the west wall of the Mud Room to the architectural enclosure for the FCU. A digital thermostat will be installed between the Breakfast Nook and Kitchen to control the unit. (Figure 33)
- *Closet 202, Closet 204:* Install concealed VRF FCU in the existing east closets on the second floor to serve the second floor. The divider wall between the closets will need to be removed and the west closet door will need to be secured shut. Outside air for ventilation will be ducted from a mushroom intake on the roof to the FCU. A digital thermostat will be installed to control the unit. (Figure 34)
- *Mechanical 004:* A VRF heat pump condensing unit will be located north of the split system condensing unit in the basement mechanical closet and insulated refrigerant piping will be routed concealed from the condensing unit to the Mud Room and 2nd Floor FCU's.
- *Bathroom 105:* Electric hydronic baseboard heaters will be installed in the first floor bathroom and toilet to provide heat due to the extreme difficulty in ducting supply air to those rooms.
- *Living Room:* New piping will be routed from the basement to the second floor along the east wall. The pipes will come up through the lower cabinet and extend through the upper cabinet and terminate in the second floor closet above. Wood paneling furring will be installed to conceal the pipes between the lower and upper cabinets.

Exhaust Fans:

- *Bathroom 003:* The basement restroom is not exhausted and has no exterior window. Since neither exists the installation is in violation of present codes. A ceiling exhaust fan with integral exhaust grille will be installed in the basement restroom as required by code and ducted to a flapper damper on the west wall of the basement. (Figure 35)

- *Bathroom 105:* The existing ceiling exhaust fans serving the first floor restroom will be cleaned up and refurbished as it is in relatively good condition. (Figure 36)

Crawl Space Ventilation:

- *First Floor:* No ventilation is provided in the building except through opening of windows. This is not unusual for a building of this type. However there is a musty smell in the basement and is more than likely due to water and humidity infiltrating the basement through the crawl space. The crawl space should be ventilated to prevent relative humidity from exceeding 60%. It appears that the moisture and humidity is leading to the growth of mold. A new vertical in-line exhaust fan will be installed in Closet 104 to ventilate the crawl space for dehumidification. The intake of the fan will be ducted down to the crawl space and the fan will discharge through a louver in the south wall of the closet. A louver with a motorized damper behind it will be installed on the north wall of the Kitchen. Intake ductwork will connected to the louver and ducted down through the existing casework to the crawl space. A humidistat will be located in the crawl space to control the exhaust fan.

Living Room Fireplace/Chimney:

- Install pre-finished metal cap. The Living Room the fireplace flue damper does not close. This should be fixed so room heat does not escape. It is assumed this will no longer be used for fires.

Basement Crawl Space Vent in Bathroom 003:

- A wall vent was installed to allow transfer of air to/from the adjacent crawl space to the east. This is likely allowing humid air from the crawl space to enter the basement and the vent should be removed and blocked off with an exhaust fan installed. In this same area, serious water damage to the wood paneled foundation wall was noticed.

Weatherstripping:

- Significant infiltration was noticed at the exterior door to the Mud Room. The building envelope should be checked for air leak paths. Seal and caulk any air leak paths found. The method for sealing and caulking would need to be done to maintain the historical nature of the building. To further investigate the extent of the infiltration a blower test could be conducted. This test creates a negative pressure in the house. A smoke pencil is then used to detect the location of leaks.



Figure 32: Electric Heater



Figure 33. Second Floor, East Closet (SRJA 2015)



Figure 34. Second Floor, East Closet (SRJA 2015)



Figure 35: Location for new ceiling exhaust fan in basement (SRJA 2015)



Figure 36 Existing Ceiling Exhaust Fan

Electrical Treatment Recommendations (Figures 37 - 44):

New Electrical Service:

- Due to the new load that is planned for the mechanical system, an upgrade from the existing 200 amp electrical service will be necessary. We are recommending that the recently renovated electrical service be upgraded to a 400 amp service. (Figures 37- 40)

Option #1 (As Designed)

The existing 200 amp panel that is exterior to the cabin and all interior panels will be disconnected and removed. A new exterior 400 amp service panel will be furnished and installed in the same location as the existing. This exterior service will include a new riser to connect to the existing overhead electric utility. A new panel will be furnished and installed in Mud Room 110 to serve all of the new loads and existing loads associated with the cabin. A new panel will also be provided in the Addition. Trenching will be required from the new exterior service to each of the new panels.

Option #2

The existing 200 amp panel that is exterior to the cabin and all interior panels will be disconnected and removed. A new exterior 400 amp service panel will be furnished and installed in the same location as the existing. This exterior service will include a new riser to connect to the existing overhead electric utility. A new panel will be furnished and installed in Mud Room 110 to serve all of the new loads and existing loads associated with the cabin. A new panel will also be provided in the Addition. The cabins electrical service will be trenched from the exterior service location to Trash storage 113. The service for the Cabin will enter Trash storage 113 and rise up within this same room and then route overhead to serve the new panel in Mud Room 110. Trenching will be required from the new exterior service to the new panel in the addition.

- Furnish and install Arc Fault Circuit interrupter type circuit breakers where required per new NEC requirements.

Replace Switches:

- The functionality of many of the light switches in various areas could not be verified. This could be due to several issues. The issue could include power turned off to the device, burned out lamps, bad switches or a functional load not being connected or plugged in to the device that the switch operates. Issues should be investigated and corrected as necessary. Also, several cover plates were removed from light switches, and of those removed, it was observed that the light switches were not of the grounding type. Where ground wires are present, existing switches should be replaced with grounding type switches.

Rewire Lamps:

- It was observed that some of the lamps are hard wired without junction boxes. This is a code violation and a fire hazard. Junction boxes should be installed to protect the wiring connections. (Figure 41)
Many of the existing light fixtures are not controlled by wall switches. Where this occurs the light fixtures are controlled from switches mounted directly on the light fixtures. This is not unusual for older buildings such as this, but it is not a standard practice today. We believe it is not standard today because it can be difficult to find a switch in low level lighting conditions.

Electrical Wiring:

- *Mechanical 004:* In the basement near the panel board that is located in Mechanical 004 there is some wiring that is insulated, but is not covered with its protective jacket. This is a code violation and is required to be replaced or other corrective action taken. This is a potential fire hazard. This wiring is noted to be intercepted in new junction boxes. (Figure 37)
- *Crawl Space & Basement:* In the basement some loose wiring was observed that is in the joist space between the basement and the floor above. All wiring should be properly supported in crawl space (Figure 43)

- Some of the wiring is of the older style residential wiring with cloth insulation. This wiring is standard for older residential applications. All of the cloth insulation that was observed appeared to be in relatively good condition. However, this wiring is susceptible to damage if it is used for changes that might occur within the structure. If this wiring is moved, the insulation can become brittle due to aging and crack and fall off the wiring. It is recommended to replace all wiring that has cloth insulation if changes are made where wiring with cloth insulation is encountered.

Much of the electrical wiring that was observed was of the "NM" or "Romex" type. This wiring is standard for residential applications. All of the insulation that was observed appeared to be in relatively good condition, except for a few specific areas noted elsewhere in this report. All of the wiring that was observed appeared to have ground wires ran with it. This is not typical in older structures. However, it is required by today's codes for residential and commercial applications.

Receptacles:

- Mechanical 004: In the basement a convenience receptacle was observed in the joist space between the basement and the floor above, near the panel board in Mechanical 004. This receptacle is noted to be replaced with GFCI type to meet present code.
- All existing exterior receptacles are noted to be replaced with a GFCI receptacle as required by present codes. Three existing receptacles installed in the garage are shown to be replaced with GFCI type as required by present codes. (Figure 42)
- All of the convenience receptacles that were observed had ground pins for the use of grounding type plugs on devices. Spacing of convenience receptacles does not meet present electrical codes. This is understandable due to the age of the cabin.

Security System:

- An abbreviated security system was observed in several locations in the cabin. It appeared to be in good working order.

Telephone Wiring:

- Mud Room/Entry 110: Exposed loose telephone wiring was observed at entry door on the north wall. Wiring is noted to be removed.
- Bedroom 200: There is a damaged telephone outlet on the east wall. It looks like the repair could be as simple as replacing the cover on the telephone outlet.

Stove/Range:

- The electric range was not functional. We would recommend that the range not be used due to the large current draw it has. If it is to be used, we recommend that it be fully inspected included all wiring to it prior to use.



Figure 37: North Mud Room panel (WLC 2015)



Figure 37: Basement panel (WLC 2015)



Figure 39: South Mud Room panel (WLC 2015)



Figure 40: Existing electrical service (WLC 2015)



Figure 41: Wiring connections below a lamp (WLC 2013)



Figure 42: Exterior Receptacle (WLC 2013)

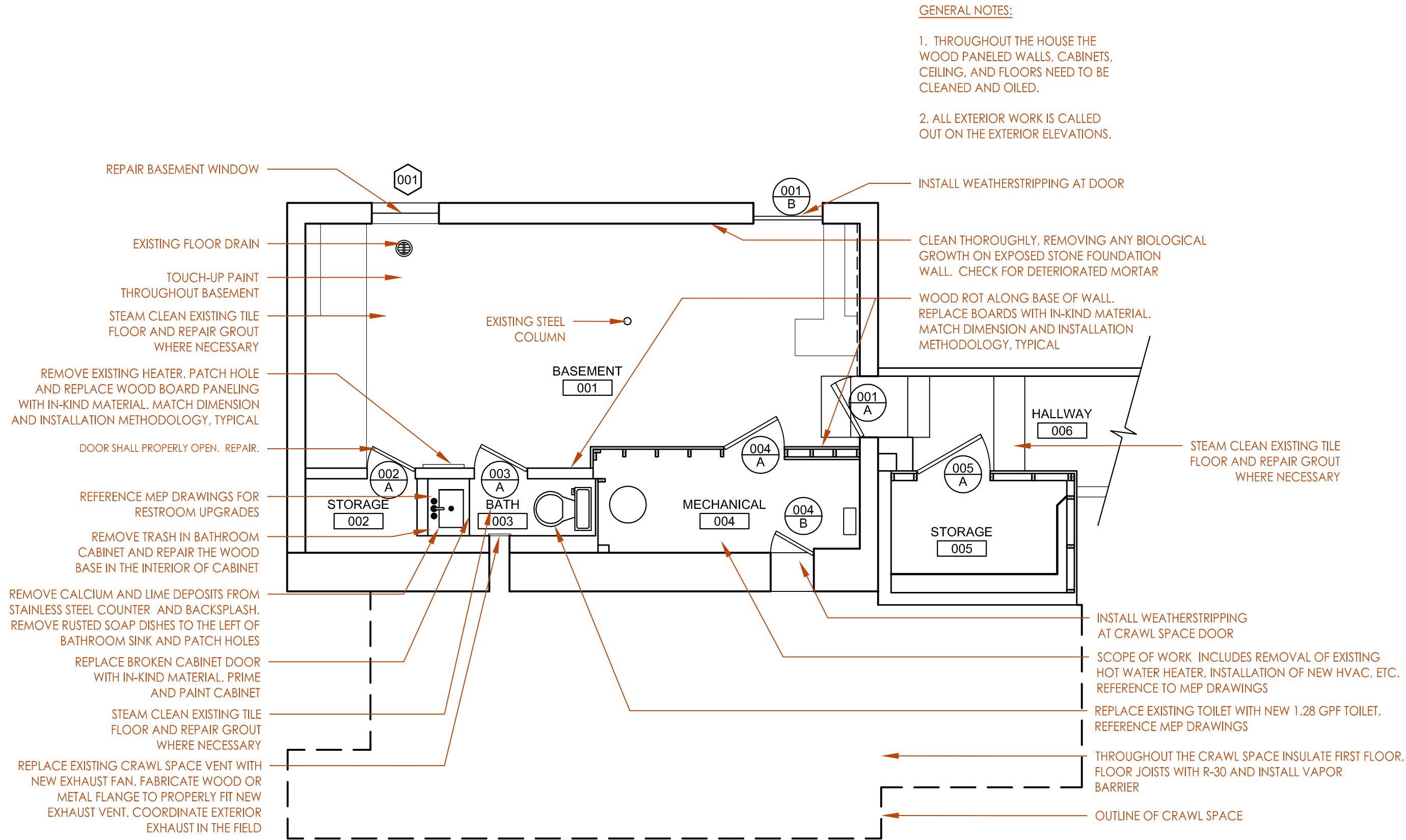


Figure 43: Unsupported receptacle and wiring in the crawl space (WLC 2013)



Figure 44: Wiring without protective jacket (WLC 2013)

PHASE 1: STABILIZATION



1 BASEMENT FLOOR PLAN

Scale: 1/4"=1'-0"

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DAY LOG HOUSE AND SITE
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PLATE COUNTY PARKS AND RECREATION
4727 NW GREEN HILLS ROAD
PARKVILLE, MO. 64151

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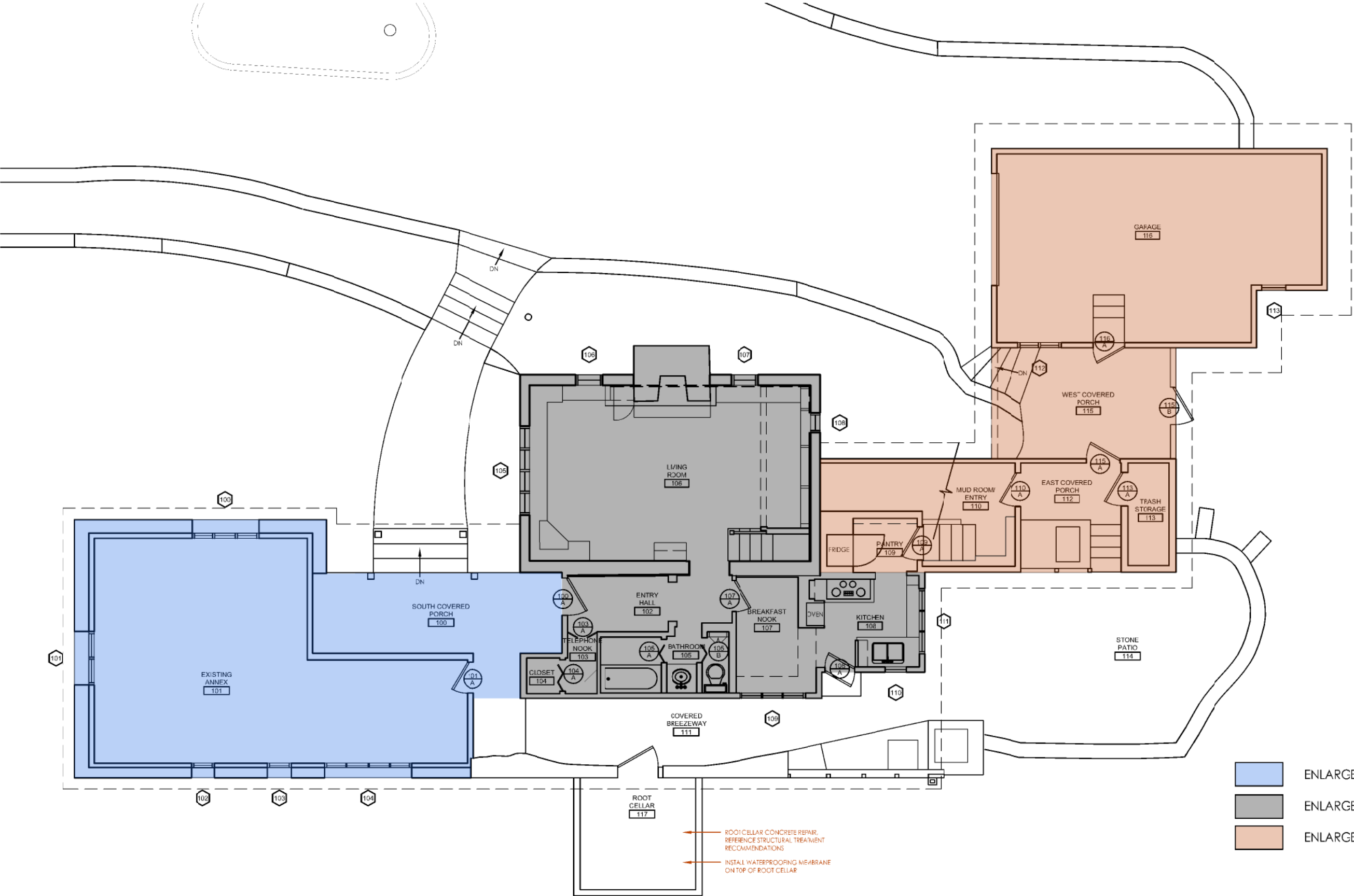
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BASEMENT FLOOR PLAN
SHEET NUMBER:

A100



1 FIRST FLOOR PLAN

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

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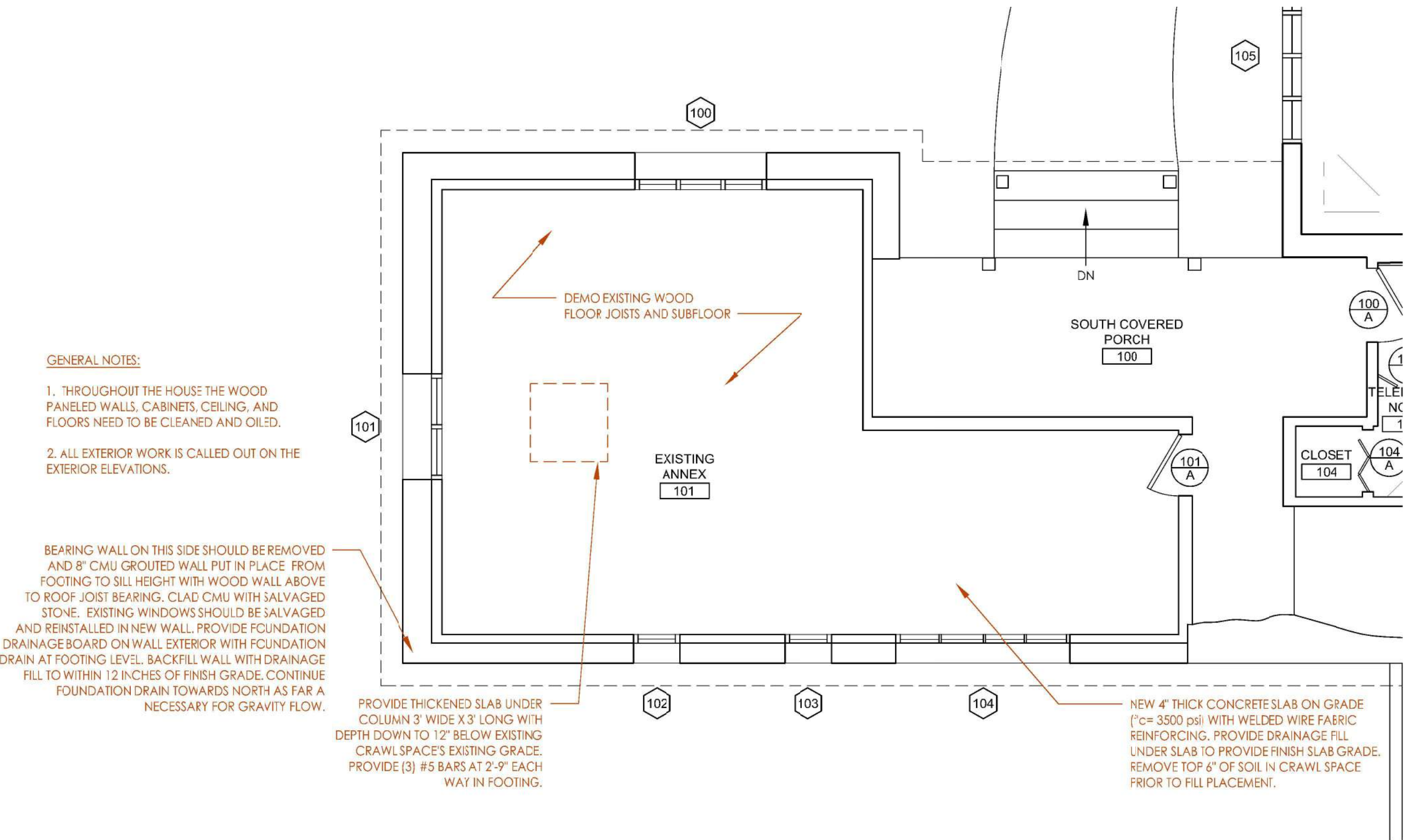
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 FIRST FLOOR PLAN
A101



1 ENLARGED FIRST FLOOR PLAN

Scale: 1/4"=1'-0"

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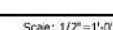
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FIRST FLOOR PLAN
A102

(1) ENLARGED FIRST FLOOR PLAN



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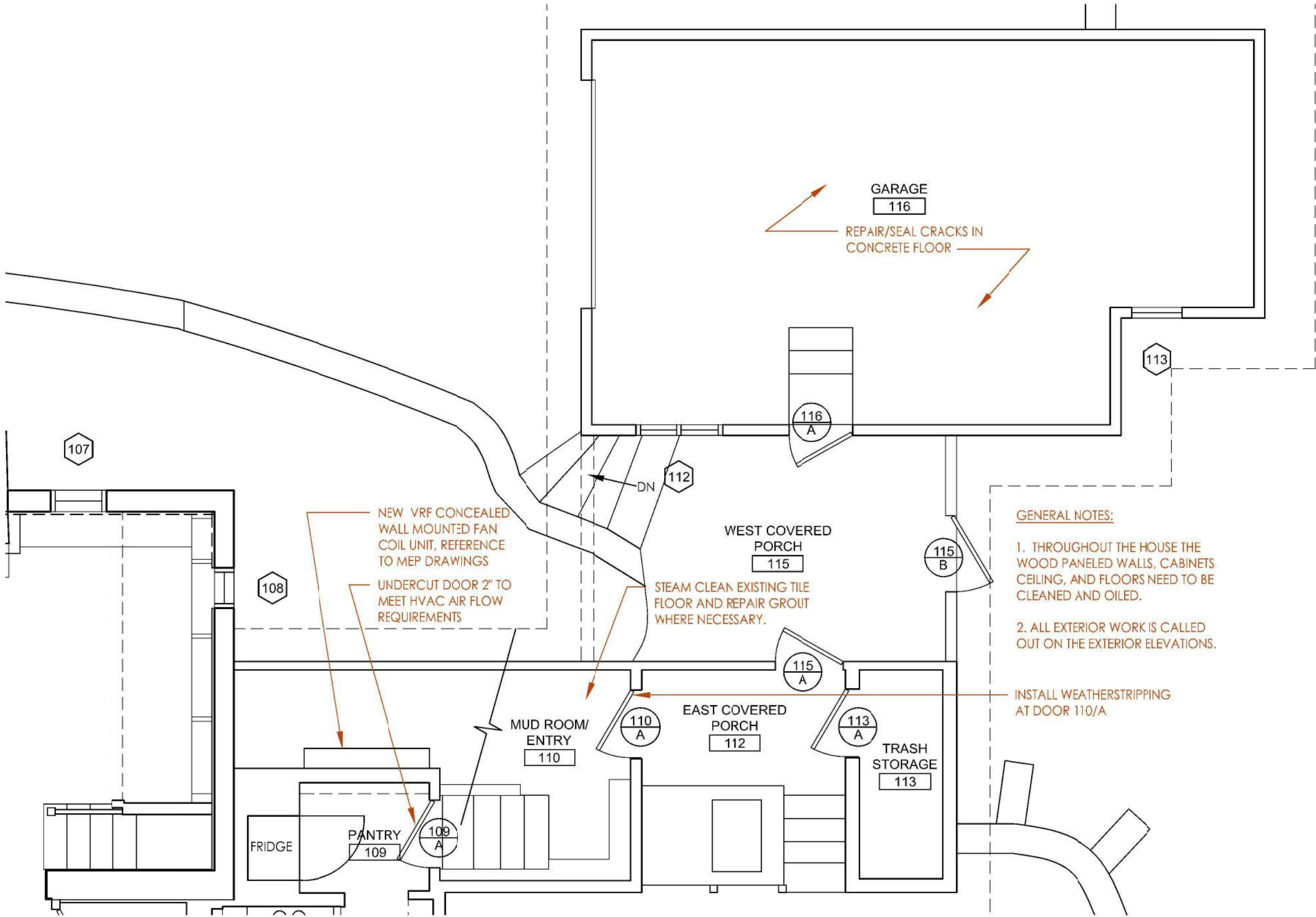
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Susan Richards Johnson - Architect
MO# A 4510

DATE:	June 23, 2015
REVISION & DATE:	

FIRST FLOOR PLAN

A103



1 ENLARGED FIRST FLOOR PLAN

Scale: 1/4" = 1'-0"

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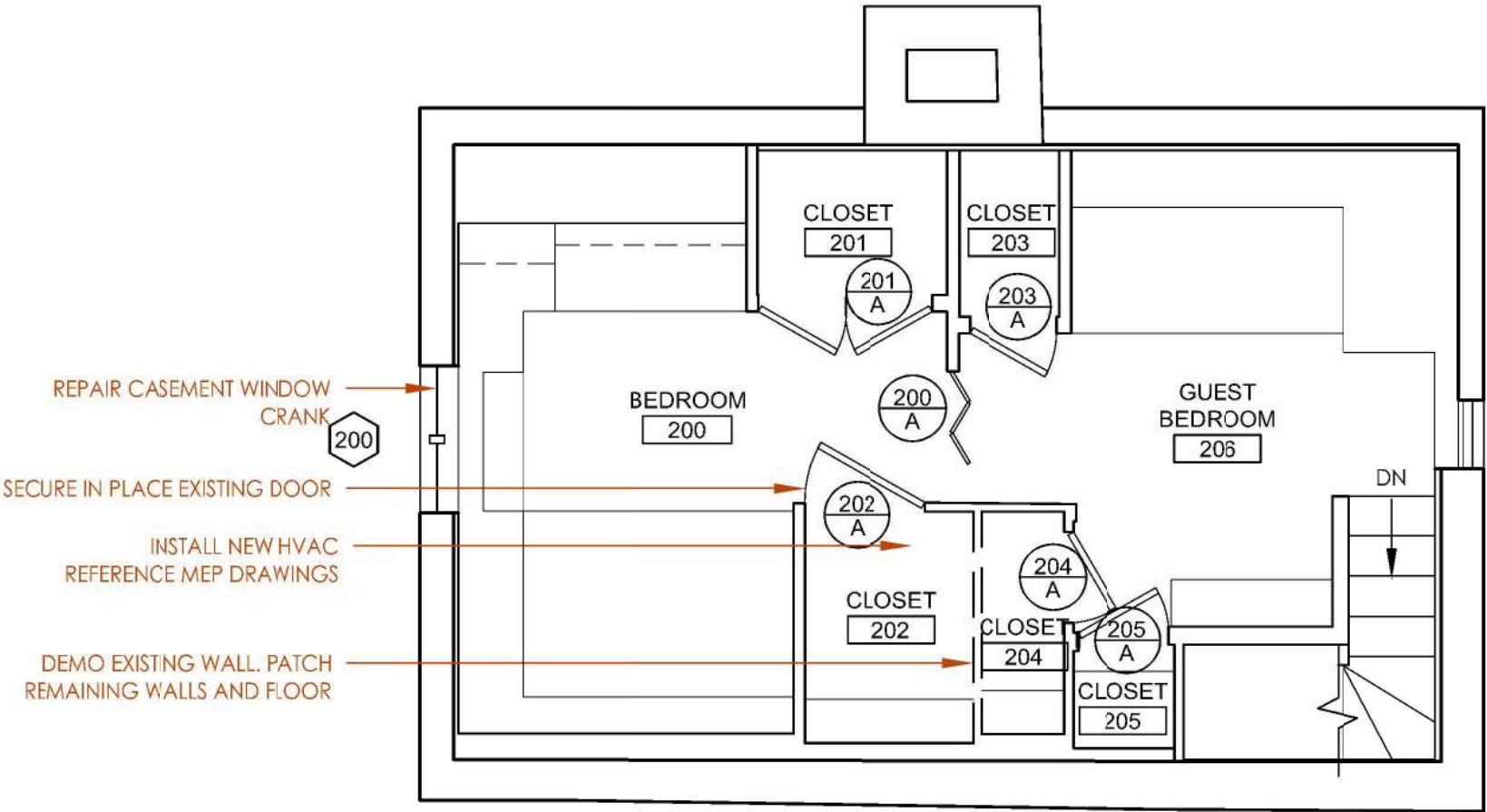
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SHEET NUMBER:
FIRST FLOOR PLAN
A104



GENERAL NOTES:

- 1. THROUGHOUT THE HOUSE THE WOOD paneled walls, cabinets, ceiling, and floors need to be cleaned and oiled.
- 2. ALL EXTERIOR WORK IS CALLED OUT ON THE EXTERIOR ELEVATIONS.

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SHEET NUMBER:

SECOND FLOOR PLAN
A105

PHASE 1: STABILIZATION



1 GARAGE BREEZEWAY
Scale: N.T.S.

MONITOR GAP IN CEILING

REPAIR WOOD ROT



4 GARAGE WEST ELEVATION
Scale: N.T.S.

REMOVE VINES

CAULK BOARDS



2 GARAGE EAST ELEVATION
Scale: N.T.S.

PAINT DETERIORATED BOARDS

REPLACE DETERIORATED FASCIA



5 GARAGE SOUTH AND WEST ELEVATION
Scale: N.T.S.

REPLACE WOOD ROT

CAULK CONCRETE SLAB, TYPICAL



3 GARAGE WEST ELEVATION
Scale: N.T.S.

REMOVE VINES

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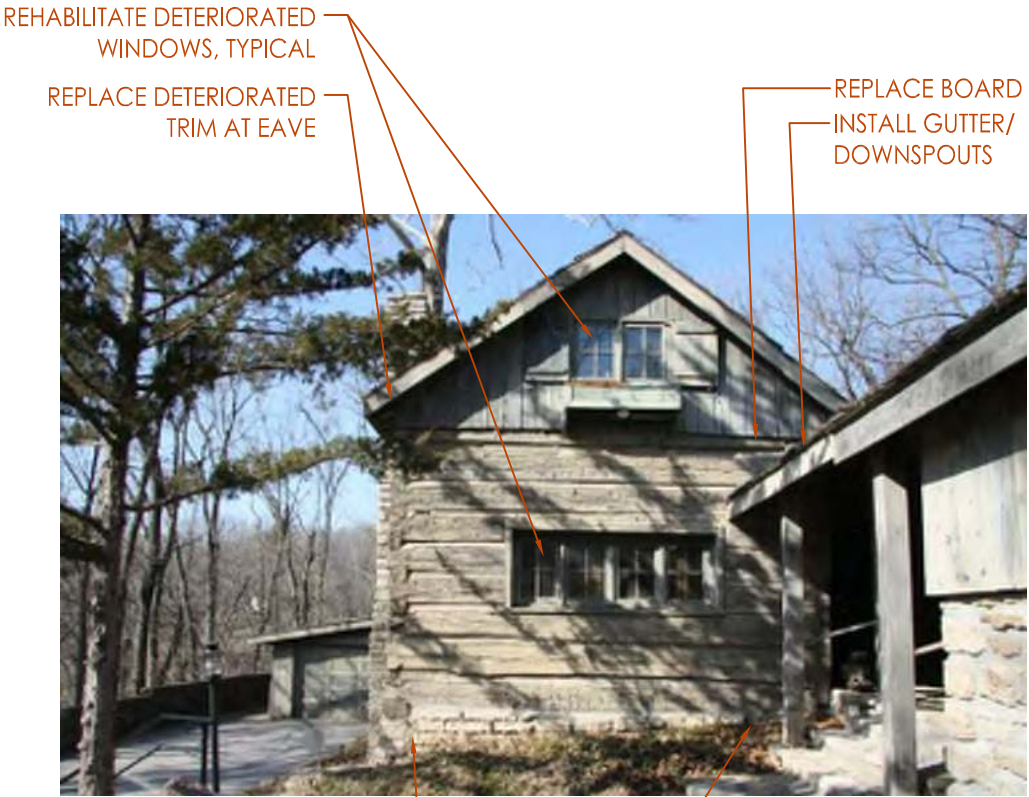
REVISION & DATE:

SHEET NUMBER:
EXISTING ELEVATIONS
A110

PHASE 1: STABILIZATION



2 LOG HOME NORTH ELEVATION
 Scale: N.T.S.



3 LOG HOME SOUTH ELEVATION
 Scale: N.T.S.



4 LOG HOME NORTH ELEVATION
 Scale: N.T.S.



1 LOG HOME WEST ELEVATION
 Scale: N.T.S.

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 EXISTING ELEVATIONS
 A111

PHASE 1: STABILIZATION



4 BACK PATIO NORTH ELEVATION
Scale: N.T.S.



5 BACK PATIO WALL LOOKING NORTH
Scale: N.T.S.



1 BACK PATIO ENTRY FLOOR
Scale: N.T.S.



2 BACK PATIO
Scale: N.T.S.



3 BACK PATIO ENTRY FLOOR
Scale: N.T.S.

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PLATE COUNTY PARKS AND RECREATION
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EXISTING ELEVATIONS
A112

PHASE 1: STABILIZATION



3 SOUTH ANNEX EAST ELEVATION
Scale: N.T.S.



4 FRONT ENTRY WALKWAY
Scale: N.T.S.



5 SOUTH ANNEX WEST ELEVATION
Scale: N.T.S.



1 SOUTH ANNEX SOUTH ELEVATION
Scale: N.T.S.



2 SOUTH ANNEX EAST ELEVATION
Scale: N.T.S.

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PLATE COUNTY PARKS AND RECREATION
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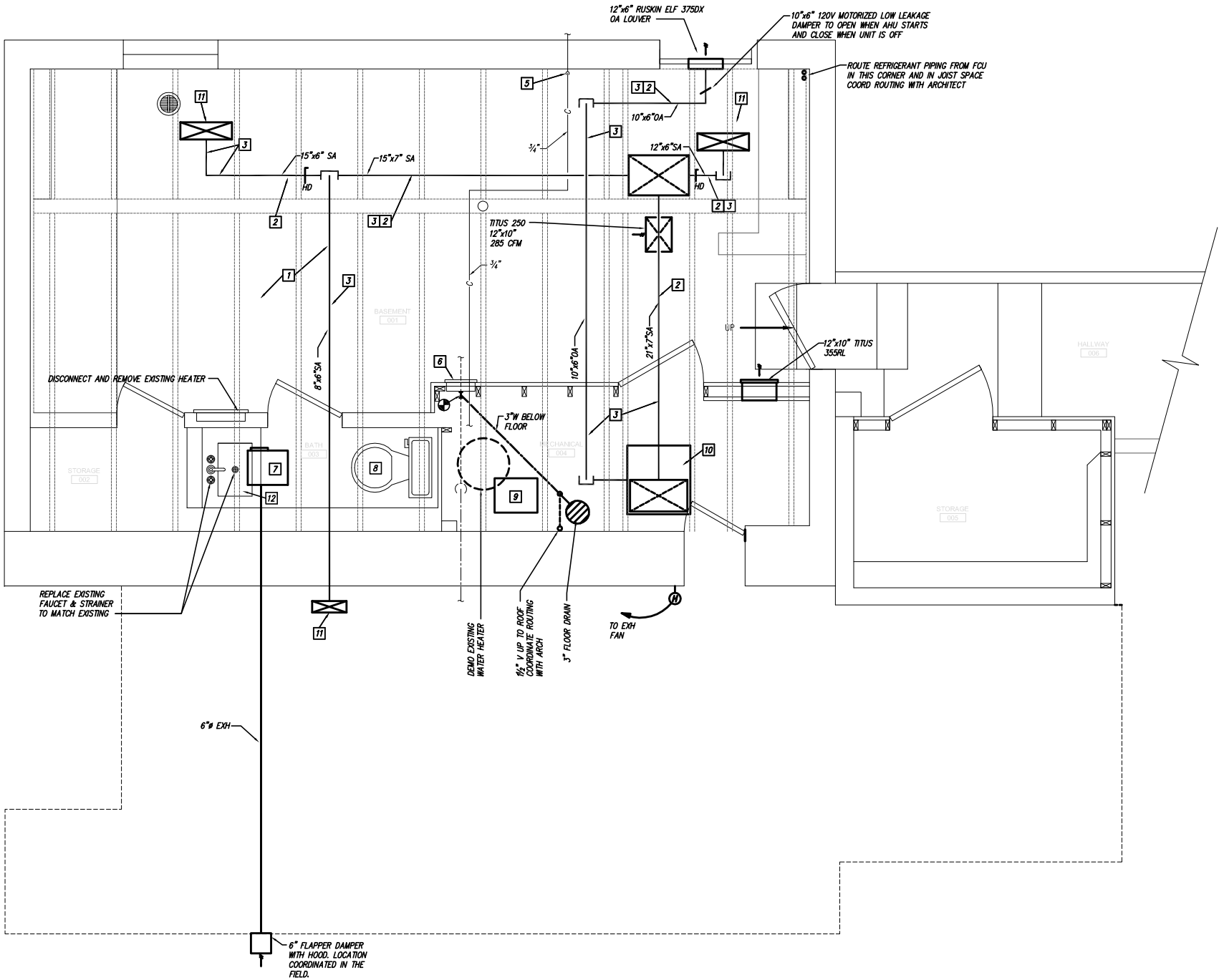
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EXISTING ELEVATIONS
A113



1 MECHANICAL BASEMENT PLAN



GENERAL NOTES:

1. THIS IS A HISTORIC BUILDING AND ALL DUCTWORK, PIPING & WIRING SHALL BE RUN CONCEALED FROM VIEW & ALL ROUTING SHALL BE APPROVED BY ARCHITECT BEFORE INSTALLATION. COORDINATE WHERE EXIST'G FINISH MATERIALS NEED TO BE REMOVED FOR INSTALLATION AND PATCH TO MATCH EXISTING.

KEYED NOTES:

1. ROUTE DUCTWORK IN JOIST SPACE.
2. EXPOSED DUCTWORK SHALL BE 18 GA MIN.
3. LINE DUCTWORK WITH 1/2" ELASTOMERIC DUCT LINER. DUCT SIZES ARE SHEET METAL SIZE.
4. INSULATE EXPOSED WATER PIPING WITH 1/2" ELASTOMERIC INSULATION.
5. INSTALL WATTS LF909 3/4" RPZ BACKFLOW PREVENTER ON EXISTING WATER SERVICE AS IT ENTERS BASEMENT. EXTEND 1" AIR GAP DRAIN OUT WALL AND TERMINATE OVER GRADE W/SCREENED ELBOW.
6. CLEAN EXISTING WALL HEATER TO REMAIN. POWER TO BE DISCONNECTED BY ELECTRICAL CONTRACTOR.
7. LOREN COOK "GEMINI" GC-148, 120V, CEILING EXHAUST FAN WITH WHITE STEEL GRILLE, ISOLATION KIT AND WALL MOUNTED FAN SPEED CONTROLLER.
8. REPLACE EXISTING TOILET WITH AMERICAN STANDARD "CADET PRO RIGHT HEIGHT" ELONGATED, 1.28 GPF TOILET.
9. 70 PINT MINIMUM DEHUMIDIFIER WITH CONTINUOUS DRAIN OUTLET.
10. DAIKIN FTQ36 PBVAV NOMINAL 3 TON VERTICAL SPLIT SYSTEM AIR HANDLING UNIT WITH ECM MOTOR, MERV 8 PREFILTER, AND REMOTE DIGITAL THERMOSTAT. PROVIDE MOUNTING STAND AND RETURN PLENUM WITH OA DUCT CONNECTION.
11. DUCT CONNECTION TO FLOOR GRILLE ABOVE.

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TREATMENT RECOMMENDATIONS**
PLATTE COUNTY PARKS AND RECREATION
4727 NW GREEN HILLS ROAD
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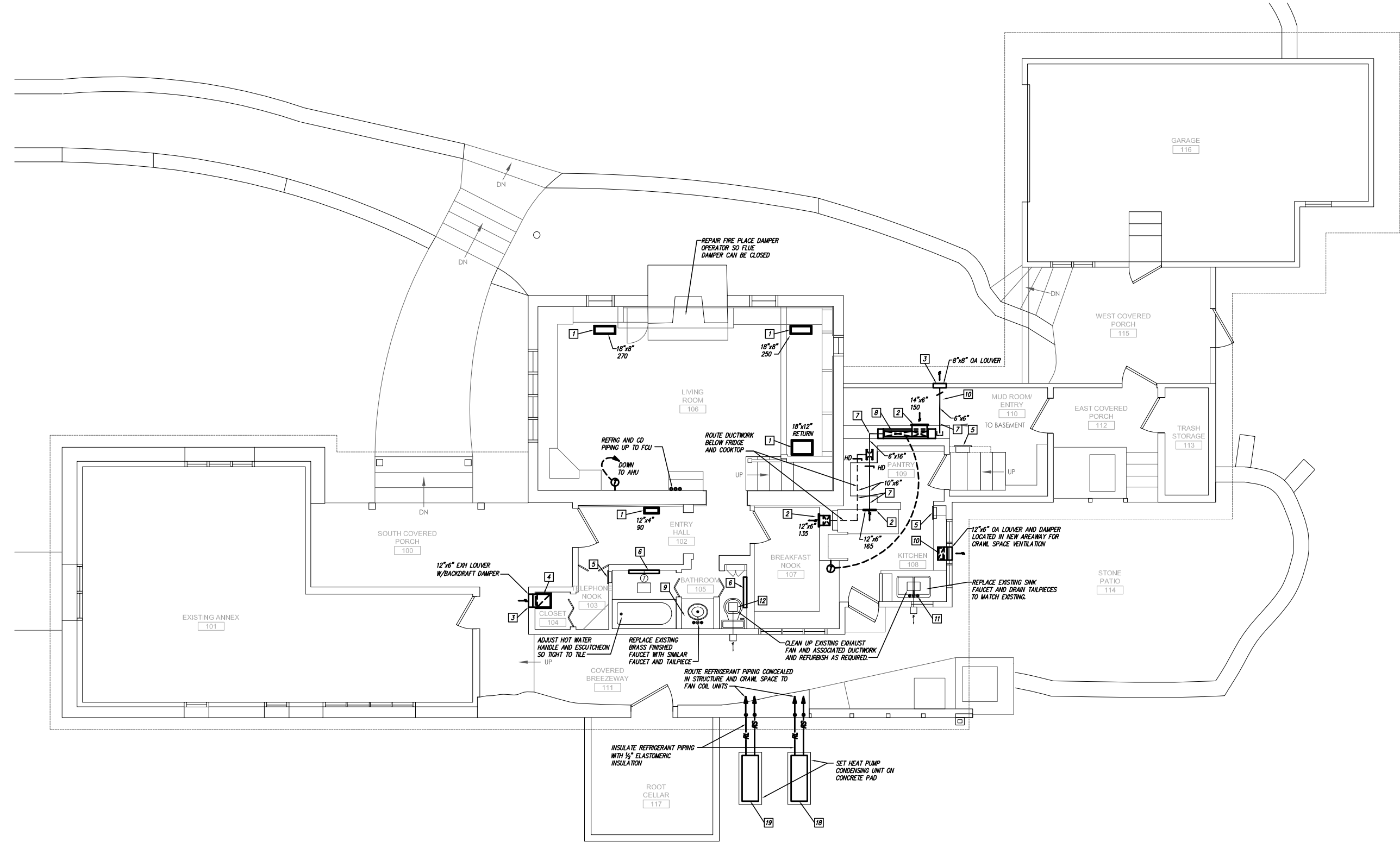
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MECHANICAL BASEMENT
PLAN
M100

PHASE 1: STABILIZATION

2013-046 M101.dwg



1 MECHANICAL FIRST FLOOR PLAN



GENERAL NOTES:

- 1. THIS IS A HISTORIC BUILDING AND ALL DUCTWORK, PIPING & WIRING SHALL BE RUN CONCEALED FROM VIEW & ALL ROUTING SHALL BE APPROVED BY ARCHITECT BEFORE INSTALLATION. COORDINATE WHERE EXISTING FINISH MATERIALS NEED TO BE REMOVED FOR INSTALLATION AND PATCH TO MATCH EXISTING.

KEYED NOTES:

- 1 TITUS CT-480 ALUMINUM LINEAR BAR FLOOR GRILLE WITH TYPE 5, 1" HEAVY DUTY BORDER AND HEAVY DUTY REINFORCING FOR FLOOR APPLICATION.
- 2 TITUS 300RS DOUBLE DEFLECTION STEEL SUPPLY GRILLE.
- 3 RUSKIN ELF 3750X LOUVER.
- 4 LOREN COOK 90 SON100 VERTICAL INLINE, DIRECT DRIVE, 120V EXHAUST FAN, 150 CFM AT 0.50" ESP. FURNISH WITH WALL MOUNTED FAN SPEED CONTROLLER AND HUMIDISTAT. HUMIDISTAT TO START FAN WHEN CRAWL SPACE RH REACHES 50% AND TURN OFF WHEN RH FALLS BELOW 40%.
- 5 CLEAN EXISTING WALL HEATER TO REMAIN. POWER TO BE DISCONNECTED BY ELECTRICAL CONTRACTOR.
- 6 O MARK 500W, 120V, HB8500 ELECTRIC HYDRONIC BASEBOARD HEATER WITH INTEGRAL THERMOSTAT.
- 7 LINE DUCTWORK WITH 1/2" ELASTOMERIC DUCT LINER. DUCT SIZES ARE SHEET METAL SIZE.
- 8 DAKIN FXN018MVJUS NOMINAL 1-1/2 TON VRF CONCEALED WALL MOUNTED FAN COIL UNIT WITH AIR FILTER, DUCT COLLAR AND REMOTE DIGITAL THERMOSTAT. ROUTE PIPING AND CONTROL WIRING CONCEALED IN BUILDING STRUCTURE AND COORDINATE WITH ARCHITECT FOR ROUTING, FINISH MATERIAL REMOVAL AND REINSTALLATION. INSULATED CONDENSATE DRAIN SHALL ROUTE TO NEW FLOOR DRAIN IN BASEMENT.
- 9 INSTALL AND PIPE STIEBEL ELTRON DHC 3-2, 3.3 KW, 240V, POINT-OF-USE WATER HEATER BELOW SINK CABINET.
- 10 120V MOTORIZED LOW LEAKAGE OA DAMPER TO OPEN WHEN UNIT RUNS AND CLOSE WHEN UNIT IS OFF.
- 11 INSTALL AND PIPE STIEBEL ELTRON DHC 8-2, 7.2 KW, 240V POINT OF USE WATER HEATER BELOW SINK IN CABINET.
- 12 REPLACE EXISTING TOILET WITH AMERICAN STANDARD "CADET PRO RIGHT HEIGHT" ELONGATED, 1.28 GPF TOILET.
- 13 DAKIN VAM 300 GVJ, 300 NOMINAL CFM ENERGY RECOVERY VENTILATOR MOUNTED HIGH AS POSSIBLE. UNIT SHALL RUN WHEN ANY OF ITS ASSOCIATED FAN COIL UNITS RUN.
- 14 ROUTE DUCTWORK CONCEALED IN STRUCTURE WHERE POSSIBLE.
- 15 INSULATE ROUND DUCTWORK WITH 1-1/2" FIBERGLASS BLANKET DUCT INSULATION.
- 16 DAKIN FXN012MVJUS NOMINAL 1 TON VRF CONCEALED FLOOR MOUNTED FAN COIL UNIT WITH AIR FILTER, DUCT COLLAR AND REMOTE DIGITAL THERMOSTAT. PROVIDE WITH FACTORY CONDENSATE PUMP AND ROUTE CONDENSATE TO CLOSET AND OUT SOUTH WALL WITH SCREENED ELBOW TURNED DOWN AT FLOOR. ROUTE PIPING AND WIRING CONCEALED WITHIN STRUCTURE.
- 17 TITUS CT-480 ALUMINUM BAR GRILLE WITH TYPE 11 BORDER WITH CONCEALED FASTENING AND MODEL 07 DIRECTIONAL BLADES. MOUNT IN COUNTERTOP AND CONNECT TO FCU.
- 18 DAKIN RXYM036PVJUS NOMINAL 3 TON VRF HEAT PUMP CONDENSING UNIT.
- 19 DAKIN RZ036PVJUS NOMINAL 3 TON SPLIT SYSTEM HEAT PUMP CONDENSING UNIT.
- 20 ROUTE VENTILATION DUCTWORK AND REFRIGERANT PIPING IN CASEWORK.

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TREATMENT RECOMMENDATIONS
PLATTE COUNTY PARKS AND RECREATION
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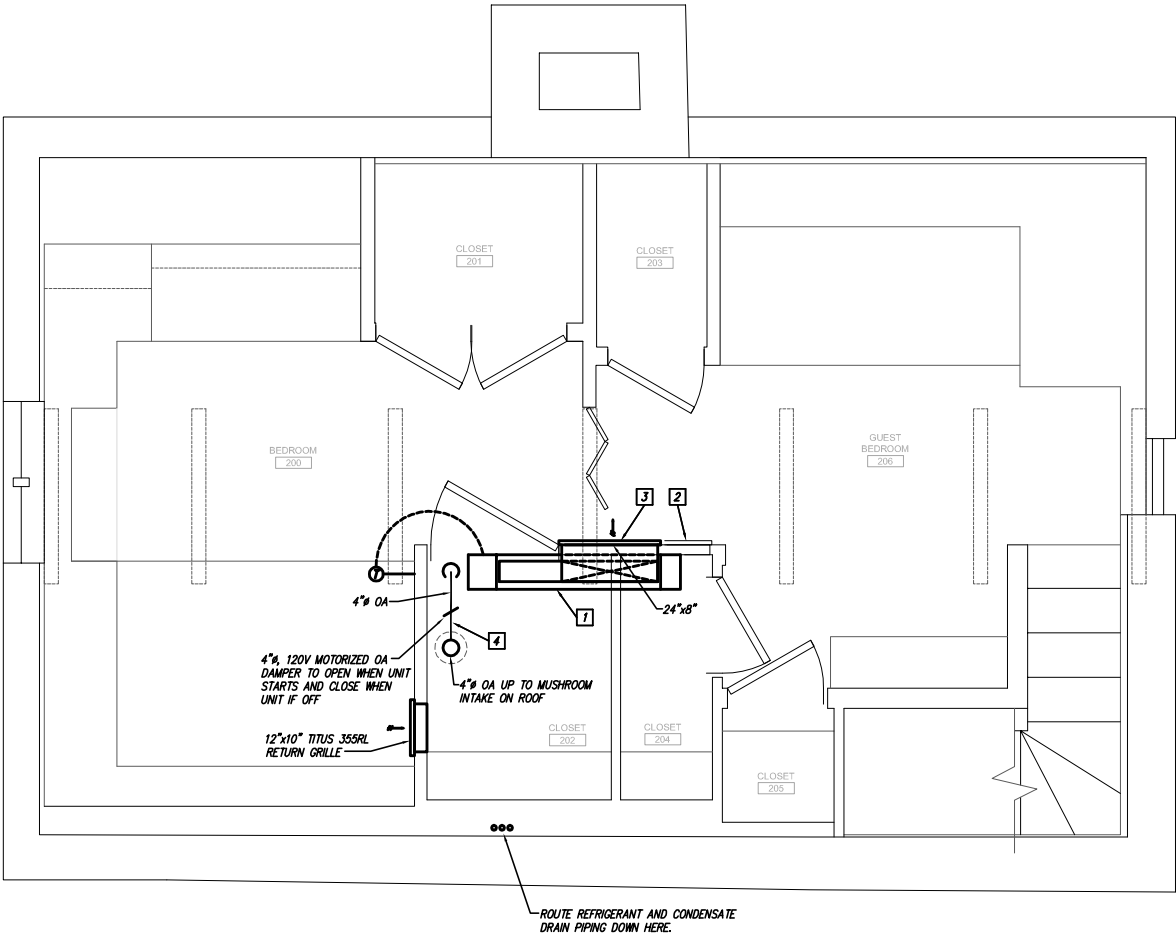
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MECHANICAL FIRST FLOOR
PLAN
M101

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PHASE 1: STABILIZATION



GENERAL NOTES:

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KEYED NOTES:

- 1 DAKIN FXN018MVXU9 NOMINAL 1-1/2 TON VRF CONCEALED WALL MOUNTED FAN COIL UNIT WITH AIR FILTER, DUCT COLLAR AND REMOTE DIGITAL THERMOSTAT. ROUTE PIPING AND CONTROL WIRING CONCEALED IN BUILDING STRUCTURE AND COORDINATE WITH ARCHITECT FOR ROUTING, FINISH MATERIAL REMOVAL AND REINSTALLATION. INSULATED CONDENSATE DRAIN SHALL ROUTE TO NEW FLOOR DRAIN IN BASEMENT.
- 2 CLEAN EXISTING WALL HEATER TO REMAIN. POWER TO BE DISCONNECTED BY ELECTRICAL CONTRACTOR.
- 3 TITUS 300RS DOUBLE DEFLECTION STEEL SUPPLY GRILLE.
- 4 INSULATE ROUND DUCTWORK WITH 1-1/2" FIBERGLASS BLANKET DUCT INSULATION.

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DAY LOG HOUSE AND SITE
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MO# A-4510

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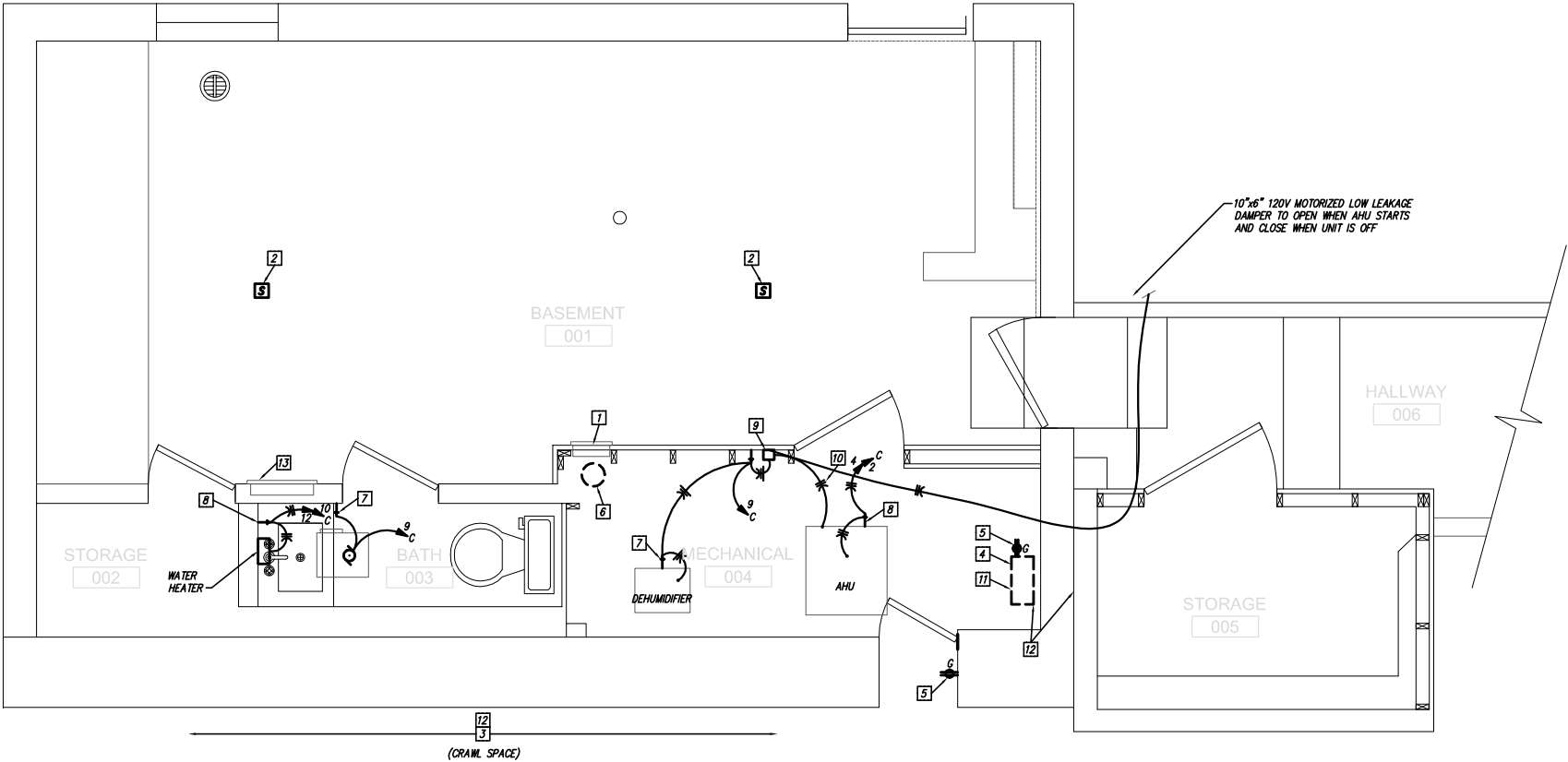
SHEET NUMBER:
MECHANICAL SECOND
FLOOR PLAN
M102

PHASE 1: STABILIZATION

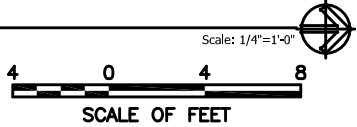
PROJECT NAME		DAY CABIN				PROJECT #		2013-346	
PANELBOARD NAME		A ANNEX		VOLTAGE		120/240		1 Phase, 4 Wire	
MAIN BREAKER		120 CONNECTED LOAD		15		FED FROM		UTILITY	
NOTES									
DESCRIPTION OF LOAD SERVED		A M P S	P O L E S	O L D R #	O L D R #	P O L E S	A M P S	DESCRIPTION OF LOAD SERVED	
ANNEX ERU		15	2	1 2	2 4	2	30	ANNEX - CONDENSING UNIT	
ANNEX FCU'S (2)		15	2	5 7	5 8	1 1	20	EXTERIOR RECEPT	
				7	8	1	20	INTERIOR RECEPT	
LIGHTS		20	1	9	10	1	20	INTERIOR RECEPT	
				11	12	1	20	INTERIOR RECEPT	
				13	14	1	20	INTERIOR RECEPT	
				15	16	1	20	INTERIOR RECEPT	
				17	18				
				19	20				
				21	22				
				23	24				
				25	26				
				27	28				
				29	30				
				31	32				
				33	34				
				35	36				
				37	38				
				39	40				
				41	42				

PROJECT NAME:	DAY CABIN				PROJECT #:	2013-346	
PANELBOARD NAME:	C-CABIN		VOLTAGE:		120/240	1 Phase, 4 Wire	
MAIN BREAKER:	200		FED FROM:		UTILITY		
NOTES:							
DESCRIPTION OF LOAD SERVED	A M P S	P O L E S	O L D R #	O L D R #	P O L E S	A M P S	DESCRIPTION OF LOAD SERVED
CABIN CONDENSING UNIT	30	2	1	2	2	15	BASEMENT AHU
			3	4			
CABIN FCU'S (2)	15	2	5	6	2	30	BASEMENT CONDENSING UNIT
			7	8			
CONTROL	15	1	9	10	2	20	BASEMENT WATER HEATER
KITCHEN LEVEL WATER HEATER	40	2	11	12			
			13	14	1	20	BASEBOARD HEATERS
MAIN LEVEL WATER HEATER	20	2	15	16	2	30	EXISTING OVEN TO BE REPEF
			17	18			
EXISTING PANEL TO BE REPEF	30	2	19	20	1	15	EXISTING LTG CIRCUIT TO BE REPEF
			21	22			
MISC EXISTING ORG TO BE REPEF	1	15	23	24	1	15	EXISTING LTG CIRCUIT TO BE REPEF
MISC EXISTING ORG TO BE REPEF	1	15	25	26	1	20	EXTERIOR RECEPTACLE
MISC EXISTING ORG TO BE REPEF	1	15	27	28			
			29	30			
			31	32			
			33	34			
			35	36			
			37	38			
			39	40			
			41	42			

FURNISH AND INSTALL ARC FAULT CIRCUIT INTERRUPTERS FOR ALL SINGLE POLE CIRCUIT BREAKERS.



1 ELECTRICAL BASEMENT PLAN



GENERAL NOTES:

- THIS IS A HISTORIC BUILDING AND ALL WIRING, BOXES AND FUTURE INSTALLATION SHALL BE RAN CONCEALED FROM VIEW AND ALL ROUTING SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION. COORDINATE WHERE EXISTING FINISH MATERIALS NEED TO BE REMOVED FOR INSTALLATION AND PATCH TO MATCH EXISTING.
- INSPECT ALL WIRING CONNECTION TO ENSURE ALL CONNECTIONS ARE INSTALLED IN JUNCTION BOXES. WHERE JUNCTION BOXES NEED TO BE ADDED THEY SHALL BE CAREFULLY CUT INTO EXISTING FINISHES AND PROPERLY SUPPORTED. COORDINATE ALL WORK WITH ARCHITECT.
- ALL EXISTING HEATING CIRCUITS SHALL BE DISCONNECTED.
- REPLACE ALL EXISTING WIRING THAT HAS CLOTH INSULATION WHERE SAME IS ENCOUNTERED AND ACCESSIBLE WITH THIS CONSTRUCTION PROJECT.

KEYED NOTES:

- DISCONNECT WIRING CONNECTION TO ELECTRIC HEATER. DISCONNECT POWER CONNECTION AT HEATER AND AT PANELBOARD. CAP WIRING AS REQUIRED.
- PROVIDE A SMOKE DETECTOR MONITORED BY THE SECURITY SYSTEM.
- PROPERLY SUPPORT ALL EXISTING WIRING IN CRAWL SPACE. (TYPICAL)
- REPLACE WIRING THAT HAS NO PROTECTIVE JACKET AS REQUIRED. (TYPICAL)
- DISCONNECT AND REMOVE EXISTING DEVICE. SUPPORT BOX. INSTALL NEW DEVICE AS SHOWN.
- DISCONNECT EXISTING WATER HEATER. REMOVE ALL WIRE.
- SINGLE POLE TOGGLE TYPE DISCONNECT.
- TWO POLE TOGGLE TYPE DISCONNECT.
- RELAY FOR DAMPER CONTROL.
- INTERLOCK WIRING.
- DISCONNECT AND REMOVE EXISTING PANEL. REFER TO SCHEDULE "C" FOR EXISTING CIRCUITS TO BE CONNECTED TO NEW PANEL "C".
- INSTALL JUNCTION BOXES AS REQUIRED FOR SPLICES AND WHERE WIRE HAS PROTECTIVE OUTER JACKET MISSING.
- REMOVE EXISTING WALL HEATER IN ITS ENTIRETY.

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DAY LOG HOUSE AND SITE
TREATMENT RECOMMENDATIONS
PLATE COUNTY PARKS AND RECREATION
4727 NW GREEN HILLS ROAD
PARKVILLE, MO, 64151

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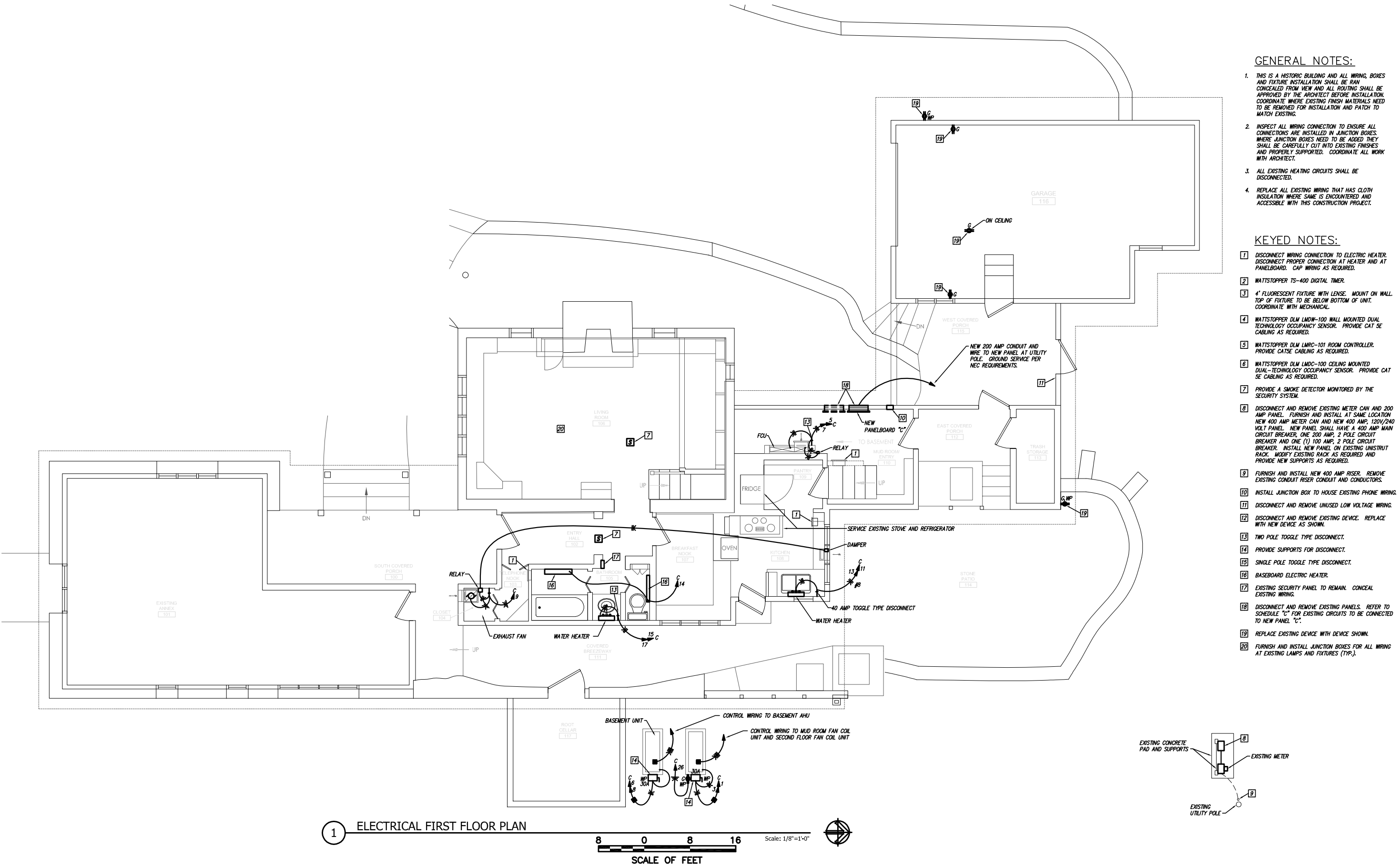
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ELECTRICAL BASEMENT
PLAN
E100

PHASE 1: STABILIZATION



GENERAL NOTES:

- 1. THIS IS A HISTORIC BUILDING AND ALL WIRING, BOXES AND FIXTURE INSTALLATION SHALL BE RAN CONCEALED FROM VIEW AND ALL ROUTING SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION. COORDINATE WHERE EXISTING FINISH MATERIALS NEED TO BE REMOVED FOR INSTALLATION AND PATCH TO MATCH EXISTING.
- 2. INSPECT ALL WIRING CONNECTION TO ENSURE ALL CONNECTIONS ARE INSTALLED IN JUNCTION BOXES. WHERE JUNCTION BOXES NEED TO BE ADDED THEY SHALL BE CAREFULLY CUT INTO EXISTING FINISHES AND PROPERLY SUPPORTED. COORDINATE ALL WORK WITH ARCHITECT.
- 3. ALL EXISTING HEATING CIRCUITS SHALL BE DISCONNECTED.
- 4. REPLACE ALL EXISTING WIRING THAT HAS CLOTH INSULATION WHERE SAME IS ENCOUNTERED AND ACCESSIBLE WITH THIS CONSTRUCTION PROJECT.

KEYED NOTES:

- 1 DISCONNECT WIRING CONNECTION TO ELECTRIC HEATER. DISCONNECT PROPER CONNECTION AT HEATER AND AT PANELBOARD. CAP WIRING AS REQUIRED.
- 2 WATTSTOPPER TS-400 DIGITAL TIMER.
- 3 4' FLUORESCENT FIXTURE WITH LENSE. MOUNT ON WALL. TOP OF FIXTURE TO BE BELOW BOTTOM OF UNIT. COORDINATE WITH MECHANICAL.
- 4 WATTSTOPPER DLM LMDW-100 WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR. PROVIDE CAT 5E CABLEING AS REQUIRED.
- 5 WATTSTOPPER DLM LMRC-101 ROOM CONTROLLER. PROVIDE CAT5E CABLEING AS REQUIRED.
- 6 WATTSTOPPER DLM LMDC-100 CEILING MOUNTED DUAL-TECHNOLOGY OCCUPANCY SENSOR. PROVIDE CAT 5E CABLEING AS REQUIRED.
- 7 PROVIDE A SMOKE DETECTOR MONITORED BY THE SECURITY SYSTEM.
- 8 DISCONNECT AND REMOVE EXISTING METER CAN AND 200 AMP PANEL. FURNISH AND INSTALL AT SAME LOCATION NEW 400 AMP METER CAN AND NEW 400 AMP, 120V/240 VOLT PANEL. NEW PANEL SHALL HAVE A 400 AMP MAIN CIRCUIT BREAKER, ONE 200 AMP, 2 POLE CIRCUIT BREAKER AND ONE (1) 100 AMP, 2 POLE CIRCUIT BREAKER. INSTALL NEW PANEL ON EXISTING UNISTRUT RACK. MODIFY EXISTING RACK AS REQUIRED AND PROVIDE NEW SUPPORTS AS REQUIRED.
- 9 FURNISH AND INSTALL NEW 400 AMP RISER. REMOVE EXISTING CONDUIT RISER CONDUIT AND CONDUCTORS.
- 10 INSTALL JUNCTION BOX TO HOUSE EXISTING PHONE WIRING.
- 11 DISCONNECT AND REMOVE UNUSED LOW VOLTAGE WIRING.
- 12 DISCONNECT AND REMOVE EXISTING DEVICE. REPLACE WITH NEW DEVICE AS SHOWN.
- 13 TWO POLE TOGGLE TYPE DISCONNECT.
- 14 PROVIDE SUPPORTS FOR DISCONNECT.
- 15 SINGLE POLE TOGGLE TYPE DISCONNECT.
- 16 BASEBOARD ELECTRIC HEATER.
- 17 EXISTING SECURITY PANEL TO REMAIN. CONCEAL EXISTING WIRING.
- 18 DISCONNECT AND REMOVE EXISTING PANELS. REFER TO SCHEDULE "C" FOR EXISTING CIRCUITS TO BE CONNECTED TO NEW PANEL "C".
- 19 REPLACE EXISTING DEVICE WITH DEVICE SHOWN.
- 20 FURNISH AND INSTALL JUNCTION BOXES FOR ALL WIRING AT EXISTING LAMPS AND FIXTURES (TYP.).

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PLATE COUNTY PARKS AND RECREATION
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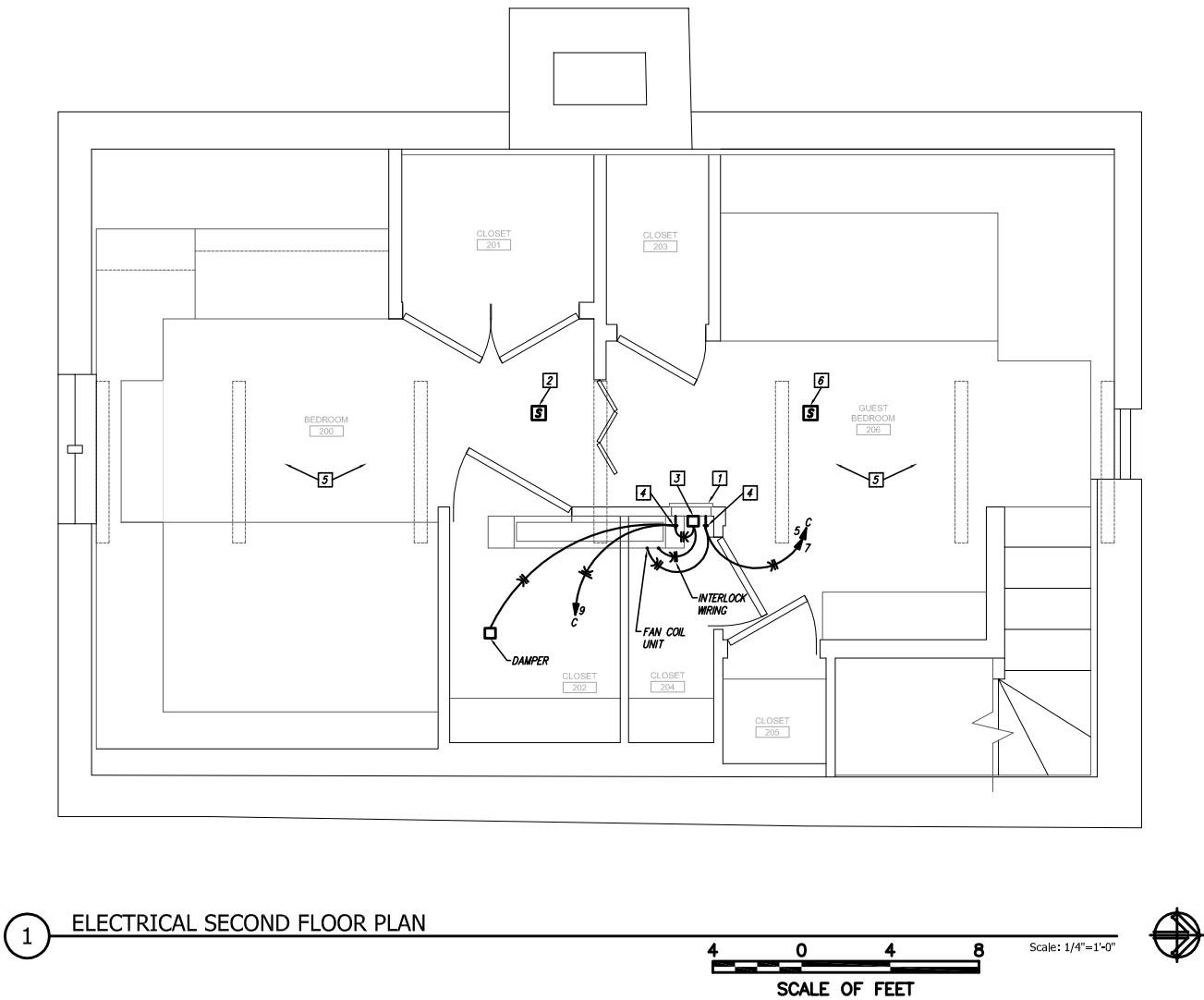
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E101



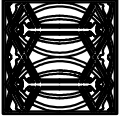
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KEYED NOTES:

- 1 DISCONNECT WIRING CONNECTION TO ELECTRIC HEATER. DISCONNECT POWER CONNECTION AT HEATER AND AT PANELBOARD. CAP WIRING AS REQUIRED.
- 2 REMOVE EXISTING SMOKE DETECTOR. PROVIDE A SMOKE DETECTOR MONITORED BY THE SECURITY SYSTEM.
- 3 RELAY FOR DAMPER CONTROL.
- 4 TOGGLE TYPE DISCONNECT.
- 5 FURNISH AND INSTALL JUNCTION BOXES FOR ALL WIRING AT EXISTING LAMPS AND FIXTURES (TYP.).
- 6 SMOKE DETECTOR MONITORED BY THE SECURITY SYSTEM.

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DAY LOG HOUSE AND SITE
TREATMENT RECOMMENDATIONS

PLATTE COUNTY PARKS AND RECREATION
4727 NW GREEN HILLS ROAD
PARKVILLE, MO. 64151

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ELECTRICAL SECOND FLOOR PLAN
E102

Phase 2 – Discovery Room/Exhibit Space and Access Development: *Refer to the Phase 2 Treatment Drawings*

Option A: South Annex Renovation

Architectural Treatment Recommendations (Figure 45):

- Demolish interior framing and install new framing, per the Structural Recommendations below.
- Frame new Mechanical Room.
- Remove existing window on the South Elevation of Annex. Demo existing stone sill down to finish floor. Install new sill, aluminum door, and side light. Repair stone jambs. (Figure 45)
- Insulate exterior walls.
- Furr down existing ceiling with 2x8 wood joists sistered to the existing 2x6 joints. Install R-17 insulation in the ceiling and baffles for air ventilation. Install ventilation at ridge and in eaves.
- Install new gypsum board on the interior of all exterior walls, new mechanical walls, and ceiling. Prime and paint, typical.
- Prep concrete slab for wood laminate flooring. Install new wood laminate flooring over concrete slab.
- Install new 4" wood base trim. Prime and paint, typical.
- Install new 2" interior wood trim around all doors and windows. Prime and Paint, typical.
- Furnish custom wood display cabinets and reception desk and all interpretive exhibits.
- Install new handrails at existing stone steps throughout the site, as required and indicated on the drawings.

Structural Treatment Recommendations (Figures 46 - 47)

- *Main House:* Remove root system for sycamore tree where it undermines the foundation for the residence. This can wait until the roots begin to rot so that removal requires less force and will pose less of a risk for damaging the foundation wall. After roots are removed, pour a flowable fill material under the foundation wall to provide support. (Figure 46)
- Install new 8" LVL beam installed under ceiling framing to replace existing stud wall.
- Install new 2x8 header over new door opening on south wall. Provide (2) 2x8 with double full height studs and cripples on either side of opening.
- Install 4x4 structural post furred out with wood. Prime and paint. (Figure 47)

Civil Treatment Recommendations

- Construct ADA parking and accessible path: Two accessible parking stalls on pervious pavers with an accessible path to the south end of the house (Annex) are shown on Drawing C4 with details on C6 and C7. Grading and potential retaining walls will be required to achieve the ADA acceptable slopes on the parking area.
- Construct two asphalt parking lots on the west side of Green Hills Road, sheets C1 and C2, providing 22 parking stalls with one bus parking stall. Sidewalk and crosswalk are also included. Storm drainage improvements will be necessary along Green Hills Rd. It is our understanding Platte County will construct the storm drainage improvements and install pedestrian crossing signage. A small pedestrian bridge may be required to cross the creek between the parking lot and the crosswalk.
- Construct a new sidewalk with integral in-grade concrete stairs from Green Hills Road to the Day house. The sidewalk will not be ADA compliant, as it includes stairs. Refer to Drawings C3 and C6.



Figure 45. Phase 2 – Annex/Addition: Demo existing stone sill. (SRJA 2013)



Figure 46: Stump of large Sycamore tree (SRJA 2015)



Figure 47: Existing column in Addition 101. (SRJA 2015)

Mechanical/Plumbing Treatment Recommendations:

- Concealed VRF fan coil units will be installed in the annex due to a lack of space to run horizontal ductwork.
- Install concealed VRF FCU in casework below the west window of the annex to serve the annex Office. A digital thermostat will be installed to control the unit. An integral condensate pump will be provided in the FCU to pump condensate to a common condensate pipe that will discharge out the annex in the closet.
- Install two (2) concealed VRF FCU's in the casework along the east wall of the annex to serve the future exhibit/multi-purpose space in the annex. Digital thermostats will be installed to control the units. Integral condensate pumps will be provided in the FCU's to pump condensate to a common condensate pipe that will discharge out the annex in the closet.
- A VRF heat pump condensing unit will be located on the east side of the building and insulated refrigerant piping will be routed concealed from the condensing unit to the FCU's.
- An energy recovery unit (ERU) will be installed in the annex closet to temper outside air before ducting to the associated FCU's due to the high ventilation load for the occupants. Outside air and exhaust air for the ERU will be ducted to louvers installed on the southwest corner of the annex. Ventilation air will be ducted concealed as possible from the ERU to the FCU's.

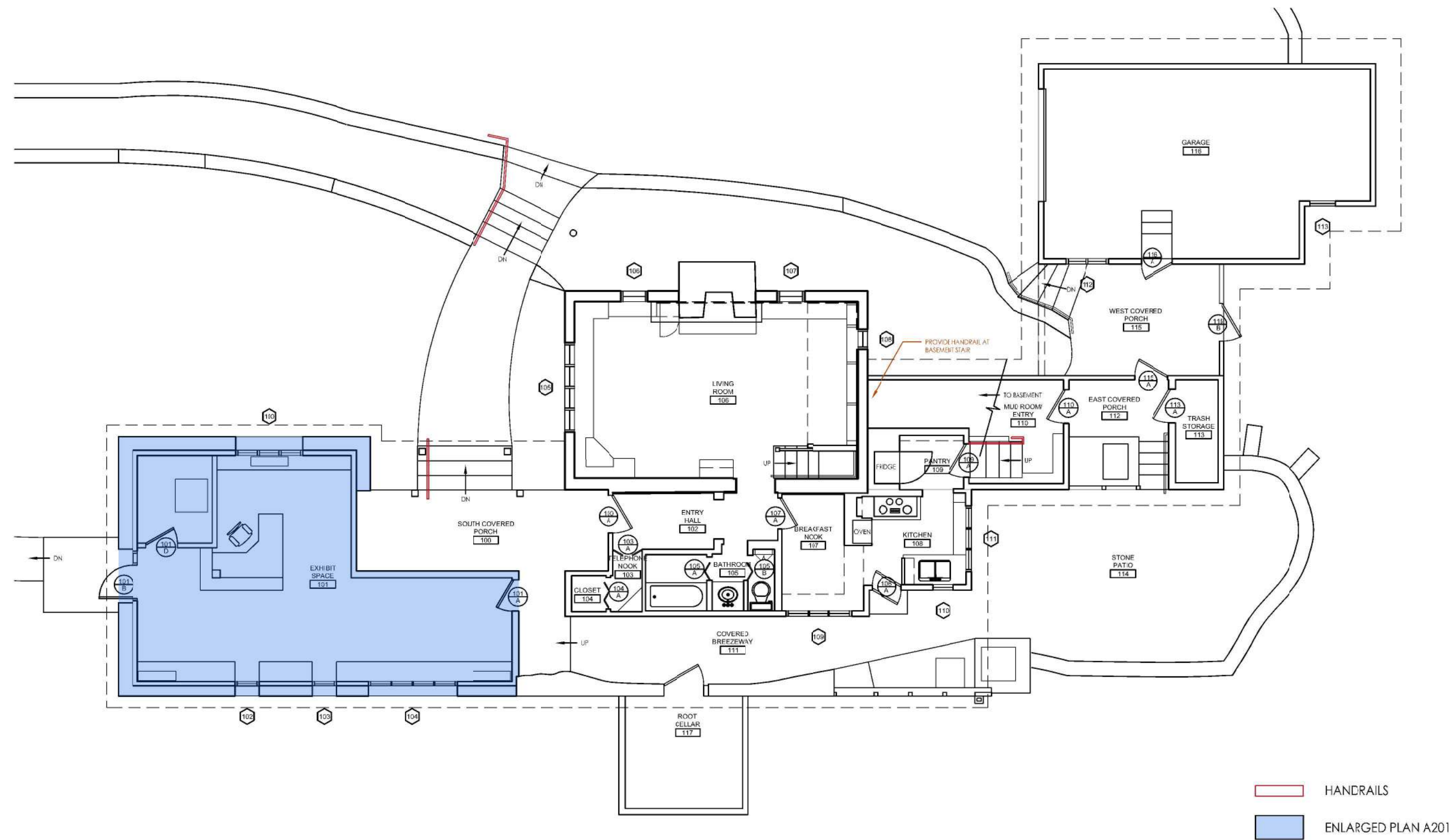
Electrical Treatment Recommendations:

- Addition 101: Install (1) fluorescent strip fixture for (2) 32 watt T-8 lamps with wire guard. Surface mounted on wall. Williams 77 series, or approved equal.
- Addition 101: Install (24) diameter recessed low voltage adjustable downlight for (1) 50 W MR16 Lamp. 87 degree vertical and 359 degree rotation adjustment. Contech lighting CTR1625 series or approved equal (Typ.).

- Addition 101: Install (3) Wattstopper DLM LMDW-100 wall mounted dual technology occupancy sensor. Provide CAT 5E cabling as required.
- Addition 101: Install (1) Wattstopper DLM LMDW-100 ceiling mounted dual technology occupancy sensor. Provide CAT 5E cabling as required.
- Addition 101: Install (1) Wattstopper DLM LMDW-100 room controller. Provide CAT 5E cabling as required.
- Addition 101: Install (3) Smoke Detectors monitored by the security system.
- Addition 101: Run new 100 amp conduit and wire from the existing utility pole to the new electrical panel located in the southwest corner of South Annex.

Option B: South Annex Renovation and New South Addition

- All Architectural, Structural, Mechanical and Electrical work in the South Annex will still occur, with the exception of the following:
 - Do not install the mechanical room in the South Annex
 - Do not install the reception desk in the South Annex
- Construct new 560 square foot addition with a new entry, reception/office, mechanical room and two ADA restrooms.
- Install a new, larger septic system, as required.



1 FIRST FLOOR PLAN - OPTION A

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

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DAY LOG HOUSE AND SITE
TREATMENT RECOMMENDATIONS
PLATTE COUNTY PARKS AND RECREATION
4727 NW GREEN HILLS ROAD
PARKVILLE, MO, 64151

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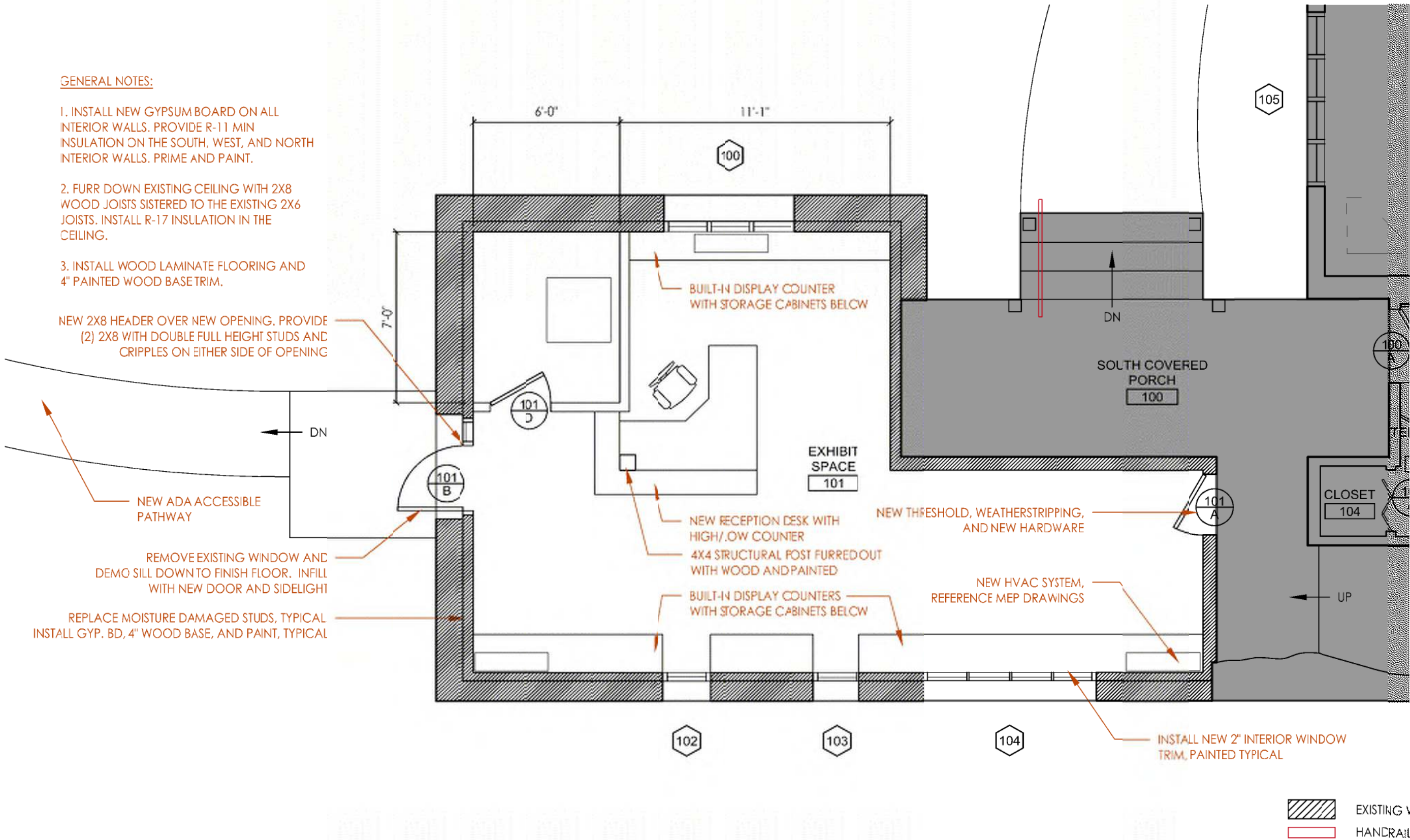
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FIRST FLOOR PLAN
A200

PHASE 2: EXHIBIT SPACE AND ACCESS DEVELOPMENT



1 ENLARGED FIRST FLOOR PLAN - OPTION A

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DAY LOG HOUSE AND SITE
TREATMENT RECOMMENDATIONS
PLATE COUNTY PARKS AND RECREATION
4727 NW GREEN HILLS ROAD
PARKVILLE, MO. 64151

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Susan Richards Johnson - Architect
MO# A-4510

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DATE: June 23, 2015
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FIRST FLOOR PLAN
A201

PHASE 2: EXHIBIT SPACE AND ACCESS DEVELOPMENT

GENERAL NOTES:

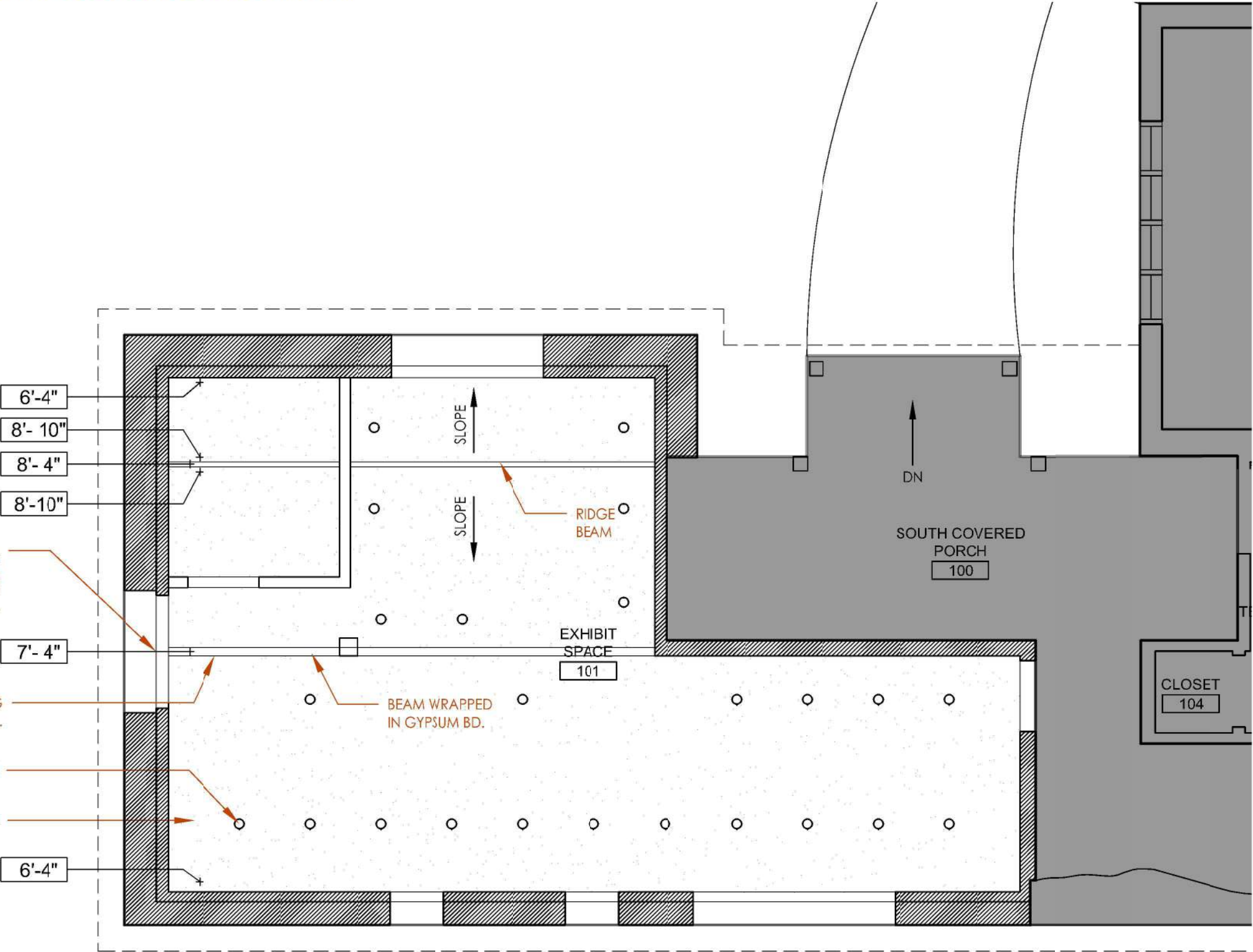
- 1. INSTALL NEW GYPSUM BOARD ON ALL INTERIOR WALLS. PROVIDE R-11 MIN INSULATION ON THE SOUTH, WEST, AND NORTH INTERIOR WALLS. PRIME AND PAINT.
- 2. FURR DOWN EXISTING CEILING WITH 2X8 WOOD JOISTS SISTERED TO THE EXISTING 2X6 JOISTS. INSTALL R-17 INSULATION IN THE CEILING.
- 3. INSTALL WOOD LAMINATE FLOORING AND 4" PAINTED WOOD BASE TRIM.

NEW 2X8 HEADER OVER NEW OPENING. PROVIDE (2) 2X8 WITH DOUBLE FULL HEIGHT STUDS AND CRIPPLES ON EITHER SIDE OF OPENING.

NEW 8" LVL BEAM INSTALLED UNDER CEILING FRAMING TO REPLACE EXISTING STUD WALL.

SEE E101 FOR LIGHTING FIXTURE INFORMATION

NEW GYPSUM BOARD CEILING



1 ENLARGED REFLECTED CEILING PLAN - OPTION A

Scale: 1/4"=1'-0"

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MO# A-4510

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REFLECTED CEILING PLAN
A202



1 VIEW OF DAY LOG HOUSE EXISTING ADDITION - OPTION A

Scale: N/A

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DAY LOG HOUSE AND SITE
TREATMENT RECOMMENDATIONS

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RENDERING
A203



1 VIEW OF DAY LOG HOUSE EXISTING ADDITION - OPTION A

Scale: NA

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**DAY LOG HOUSE AND SITE
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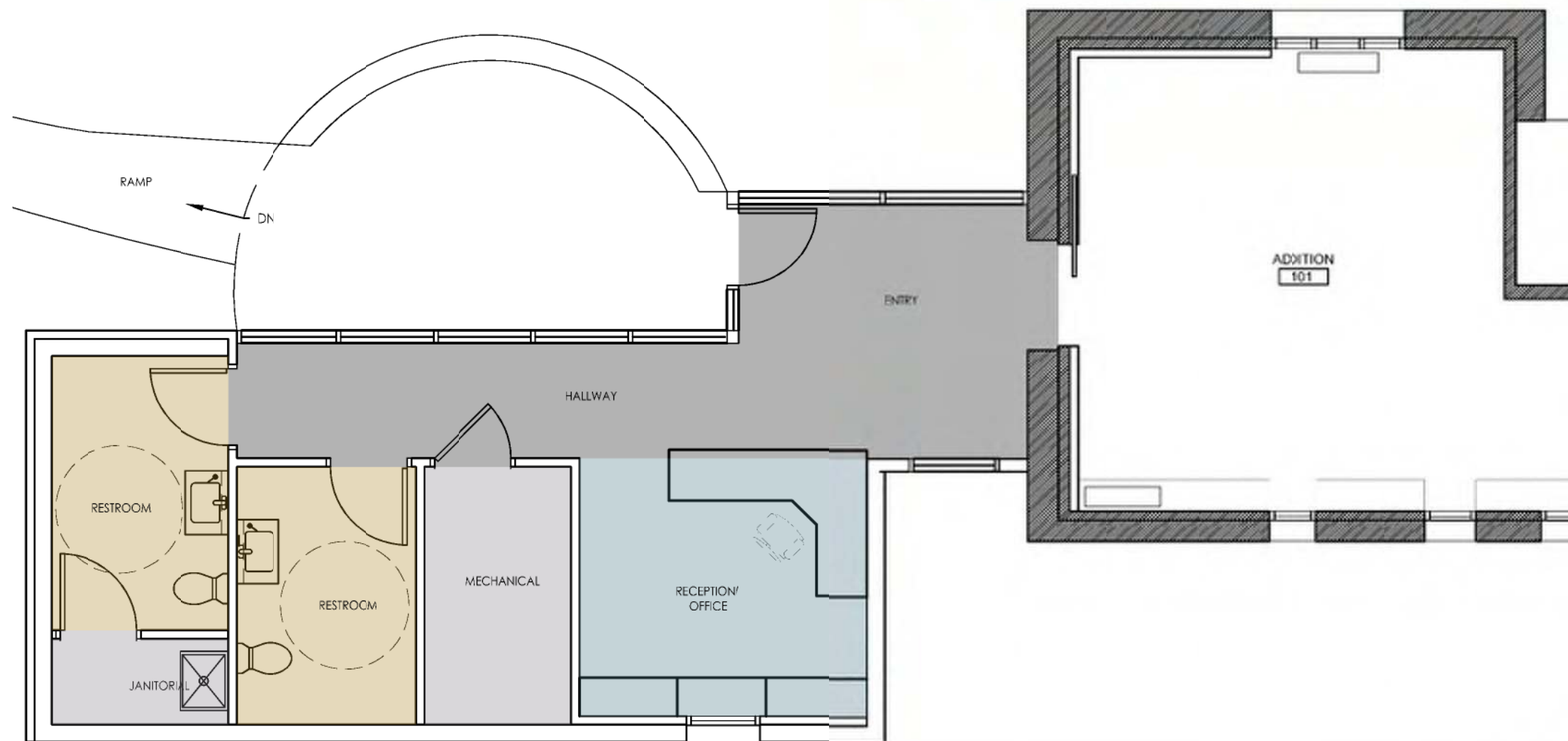
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PHASE 2: EXHIBIT SPACE AND ACCESS DEVELOPMENT



ALON VIEW OF OPTION B



1 SCHEMATIC FLOOR PLAN - OPTION B



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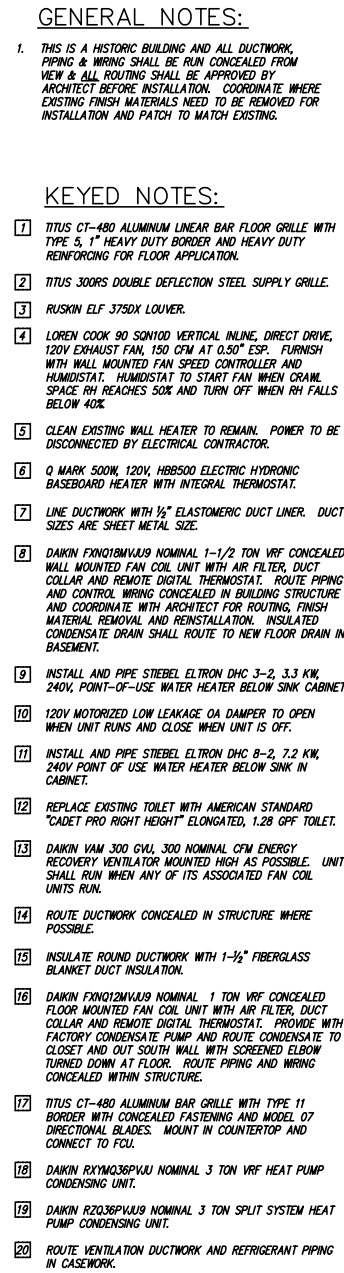
FLOOR PLAN
A205

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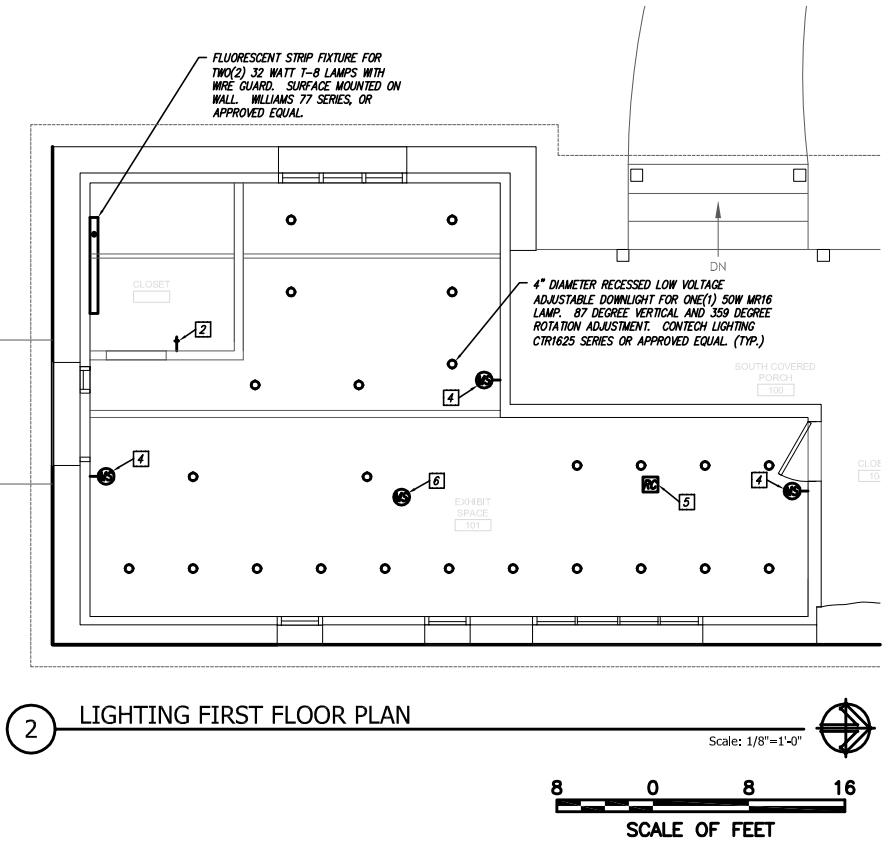
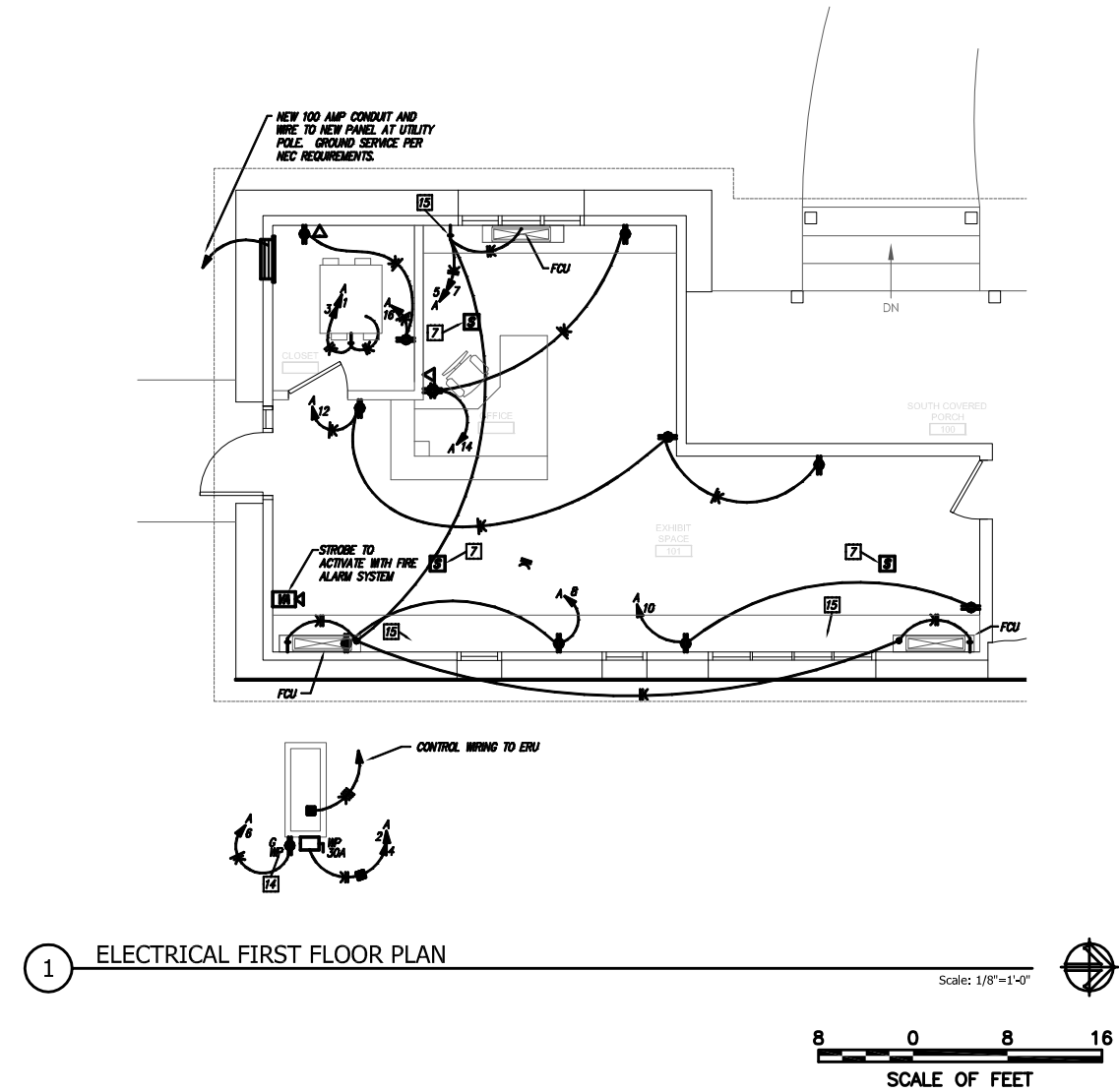
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PHASE 2: EXHIBIT SPACE AND ACCESS DEVELOPMENT



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- 3 4' FLUORESCENT FIXTURE WITH LENSE. MOUNT ON WALL. TOP OF FIXTURE TO BE BELOW BOTTOM OF UNIT. COORDINATE WITH MECHANICAL.
- 4 WATTSTOPPER DLM LMDW-100 WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR. PROVIDE CAT SE CABLING AS REQUIRED.
- 5 WATTSTOPPER DLM LMRC-101 ROOM CONTROLLER. PROVIDE CATSE CABLING AS REQUIRED.
- 6 WATTSTOPPER DLM LMDG-100 CEILING MOUNTED DUAL-TECHNOLOGY OCCUPANCY SENSOR. PROVIDE CAT SE CABLING AS REQUIRED.
- 7 PROVIDE A SMOKE DETECTOR MONITORED BY THE SECURITY SYSTEM.
- 8 DISCONNECT AND REMOVE EXISTING METER CAN AND 200 AMP PANEL. FURNISH AND INSTALL AT SAME LOCATION NEW 400 AMP METER CAN AND NEW 400 AMP, 120V/240 VOLT PANEL. NEW PANEL SHALL HAVE A 400 AMP MAIN CIRCUIT BREAKER, ONE 200 AMP, 2 POLE CIRCUIT BREAKER AND ONE (1) 100 AMP, 2 POLE CIRCUIT BREAKER. INSTALL NEW PANEL ON EXISTING UNISTRUT RACK. MODIFY EXISTING RACK AS REQUIRED AND PROVIDE NEW SUPPORTS AS REQUIRED.
- 9 FURNISH AND INSTALL NEW 400 AMP RISER. REMOVE EXISTING CONDUIT RISER CONDUIT AND CONDUCTORS.
- 10 INSTALL JUNCTION BOX TO HOUSE EXISTING PHONE WIRING.
- 11 DISCONNECT AND REMOVE UNUSED LOW VOLTAGE WIRING.
- 12 DISCONNECT AND REMOVE EXISTING DEVICE. REPLACE WITH NEW DEVICE AS SHOWN.
- 13 TWO POLE TOGGLE TYPE DISCONNECT.
- 14 PROVIDE SUPPORTS FOR DISCONNECT.
- 15 SINGLE POLE TOGGLE TYPE DISCONNECT.
- 16 BASEBOARD ELECTRIC HEATER.
- 17 EXISTING SECURITY PANEL TO REMAIN. CONCEAL EXISTING WIRING.
- 18 DISCONNECT AND REMOVE EXISTING PANELS. REFER TO SCHEDULE "C" FOR EXISTING CIRCUITS TO BE CONNECTED TO NEW PANEL "C".
- 19 REPLACE EXISTING DEVICE WITH DEVICE SHOWN.
- 20 FURNISH AND INSTALL JUNCTION BOXES FOR ALL WIRING AT EXISTING LAMPS AND FIXTURES (TYP.).

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DAY LOG HOUSE AND SITE
TREATMENT RECOMMENDATIONS
PLATE COUNTY PARKS AND RECREATION
4727 NW GREEN HILLS ROAD
PARKVILLE, MO. 64151

PRELIMINARY
NOT FOR CONSTRUCTION

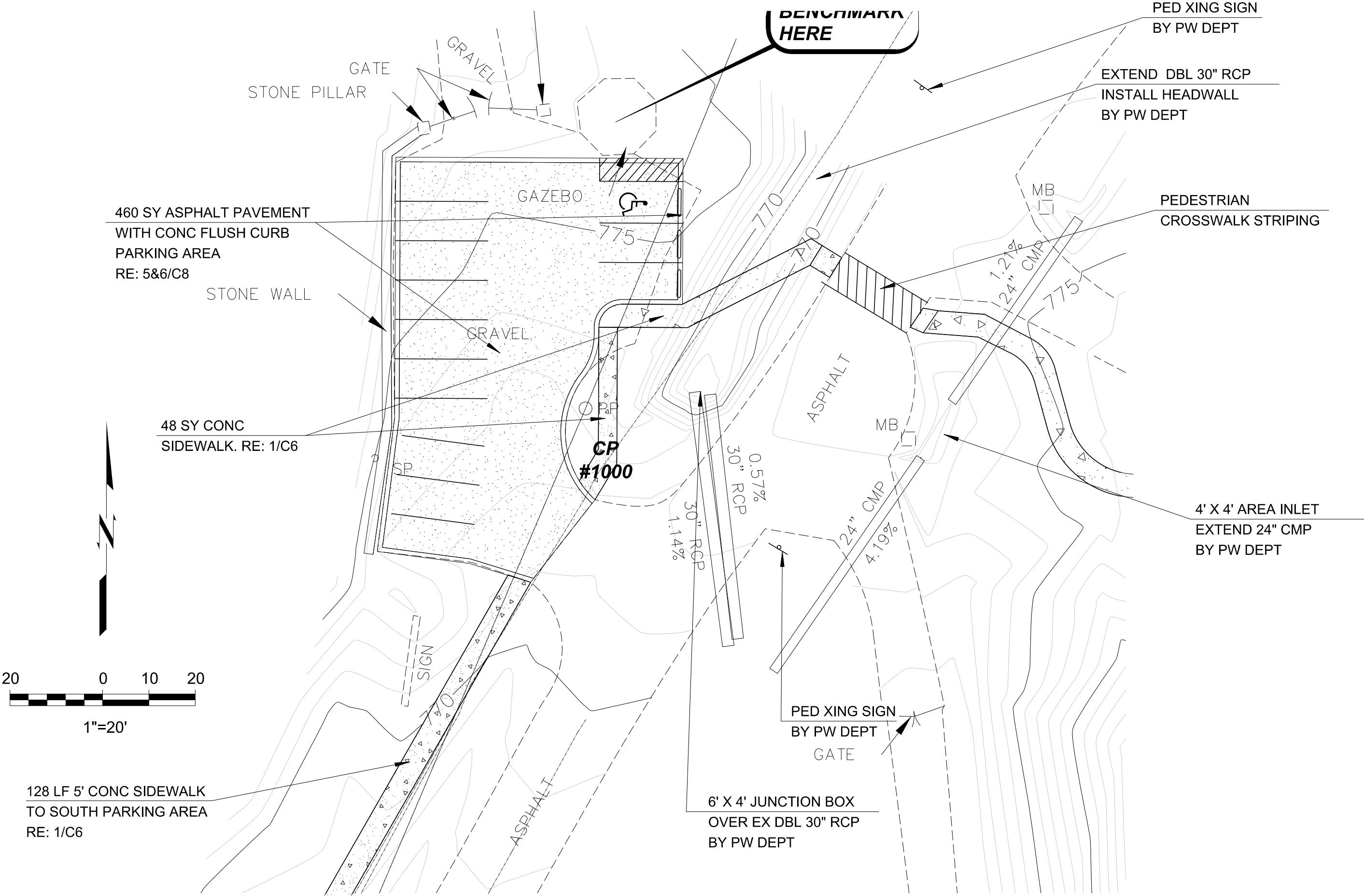
Susan Richards Johnson - Architect
MO# A-4510

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DATE: June 23, 2015
REVISION & DATE:

SHEET NUMBER:
ELECTRICAL FIRST FLOOR
PLAN
E201

PHASE 2: EXHIBIT SPACE AND ACCESS DEVELOPMENT



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**DAY LOG HOUSE AND SITE
TREATMENT RECOMMENDATIONS**
PLATTE COUNTY PARKS AND RECREATION
4727 NW GREEN HILLS ROAD
PARKVILLE, MO. 64151

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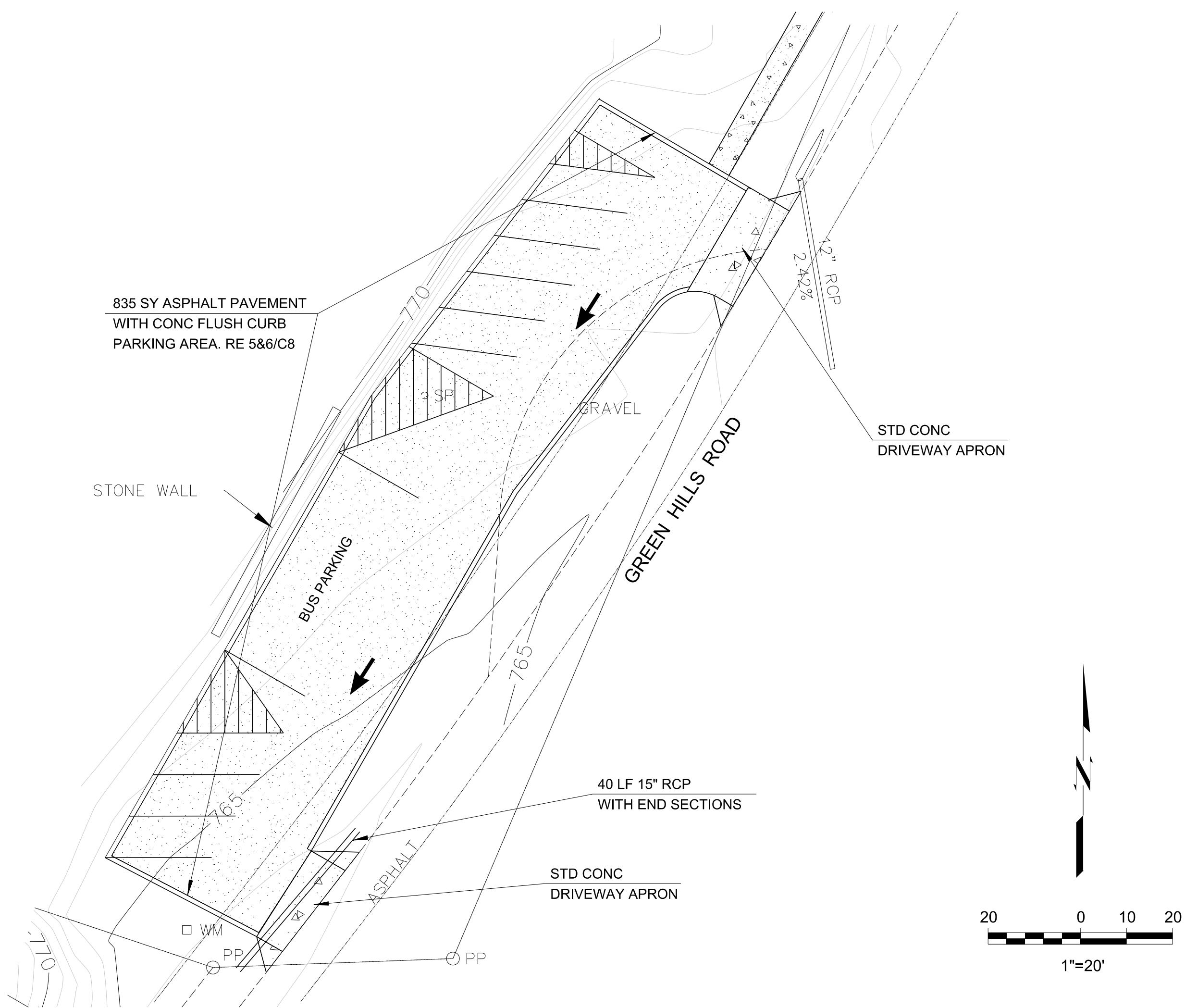
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C 1



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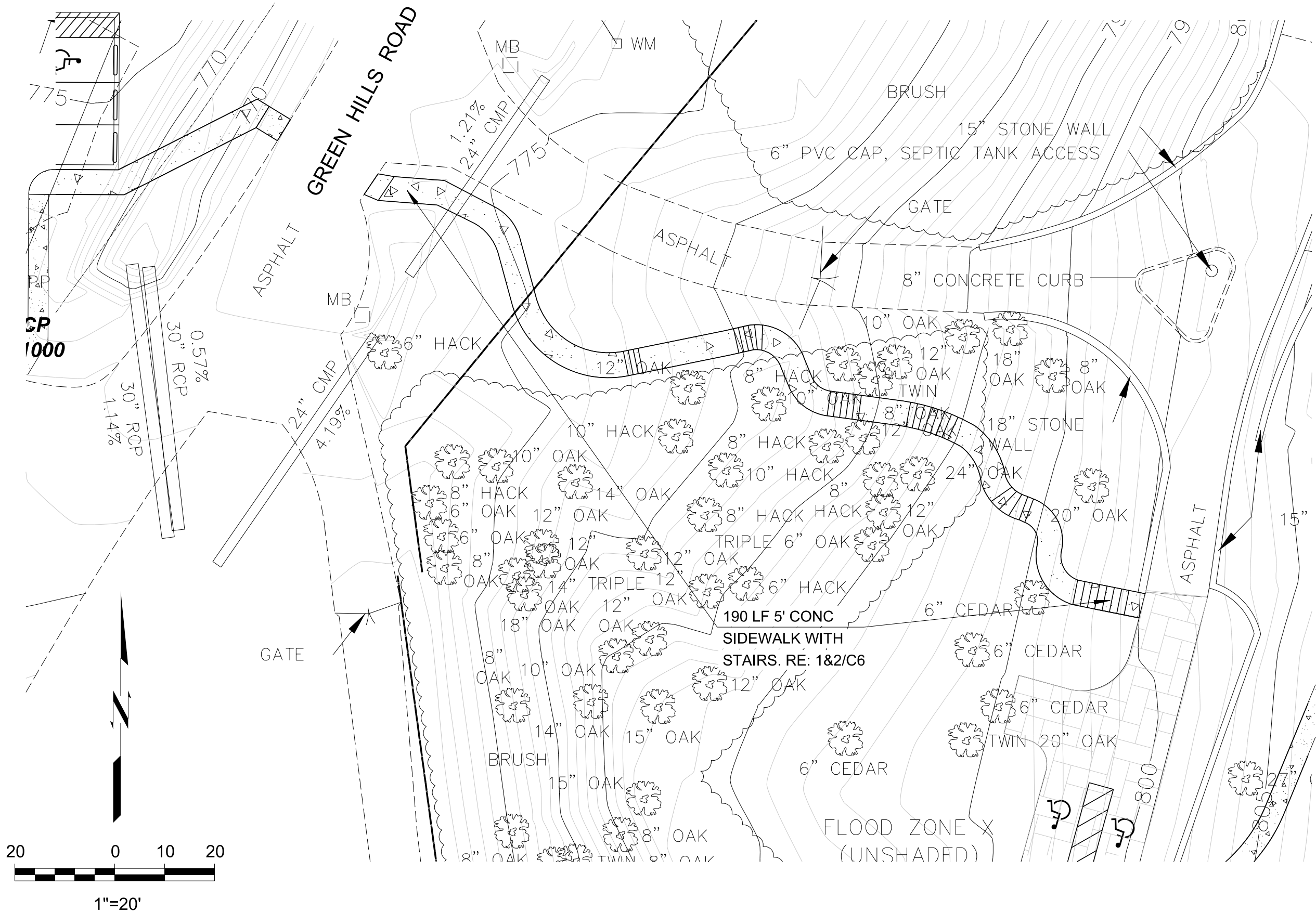
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DATE:	May 1, 2015
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SHEET NUMBER:	C 2

PHASE 2: EXHIBIT SPACE AND ACCESS DEVELOPMENT



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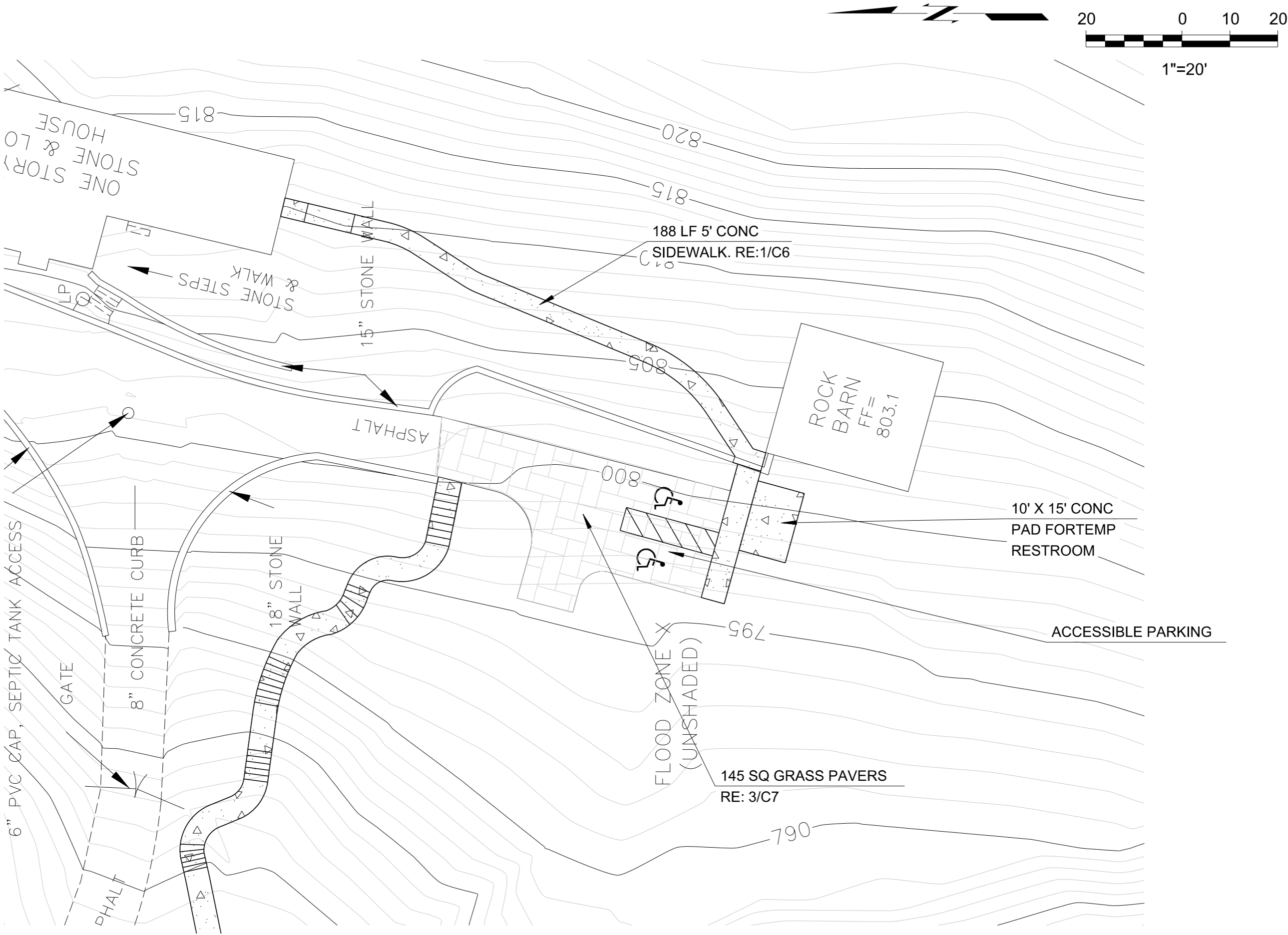
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C 3

PHASE 2: EXHIBIT SPACE AND ACCESS DEVELOPMENT



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DAY LOG HOUSE AND SITE
TREATMENT RECOMMENDATIONS

PLATE COUNTY PARKS AND RECREATION
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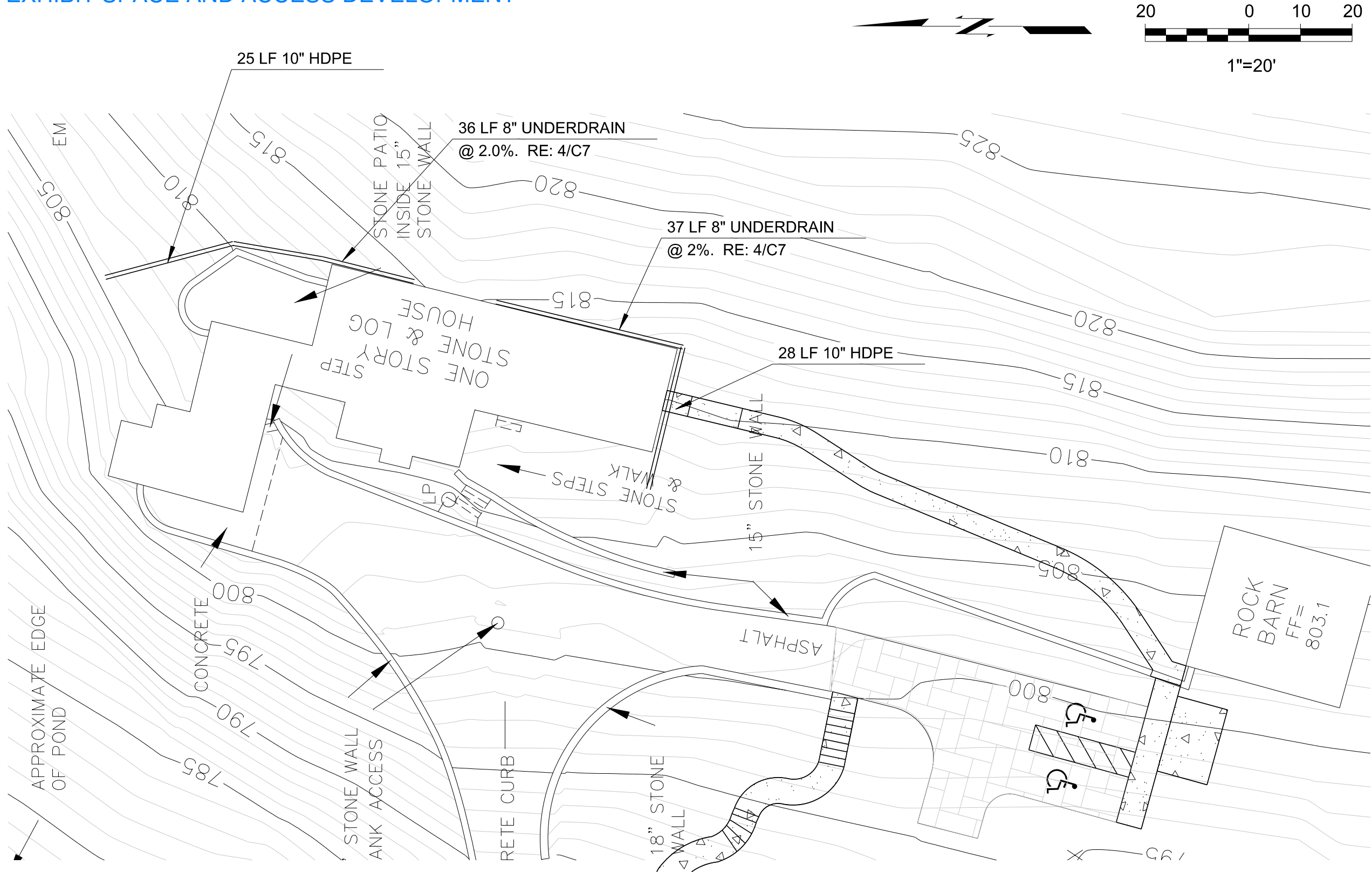
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REVISION & DATE:

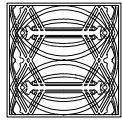
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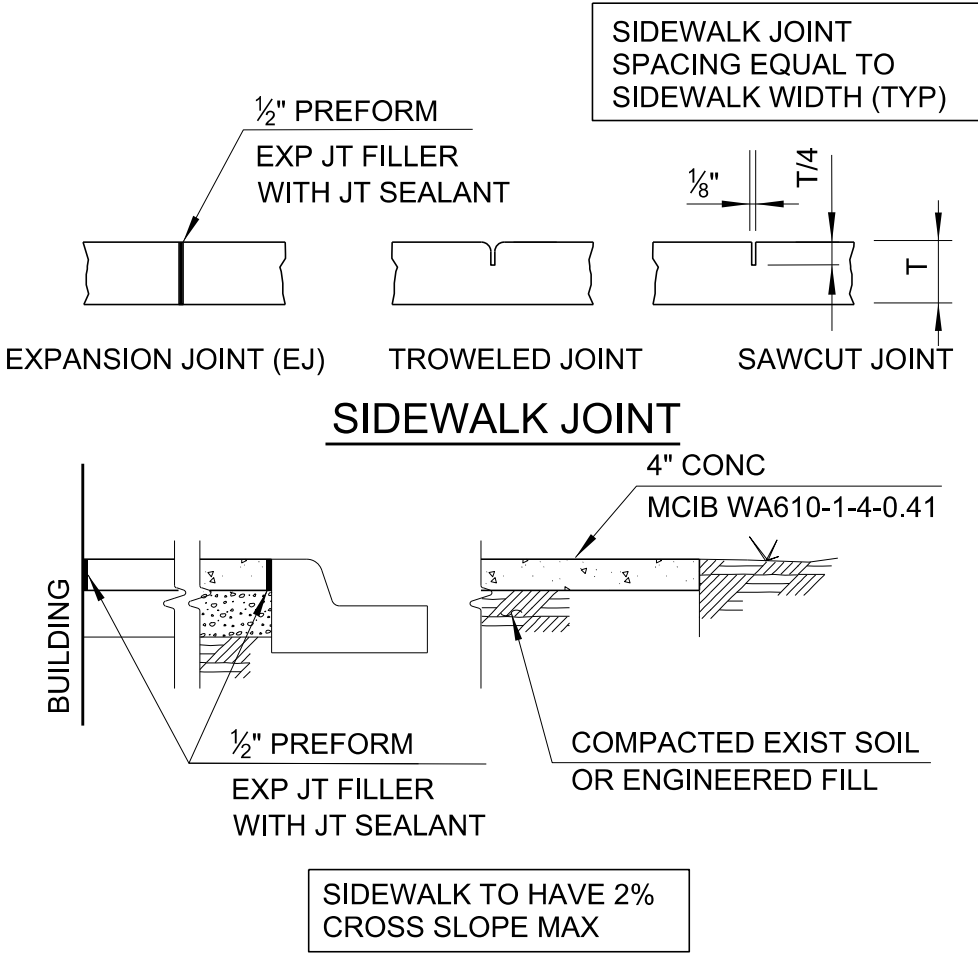
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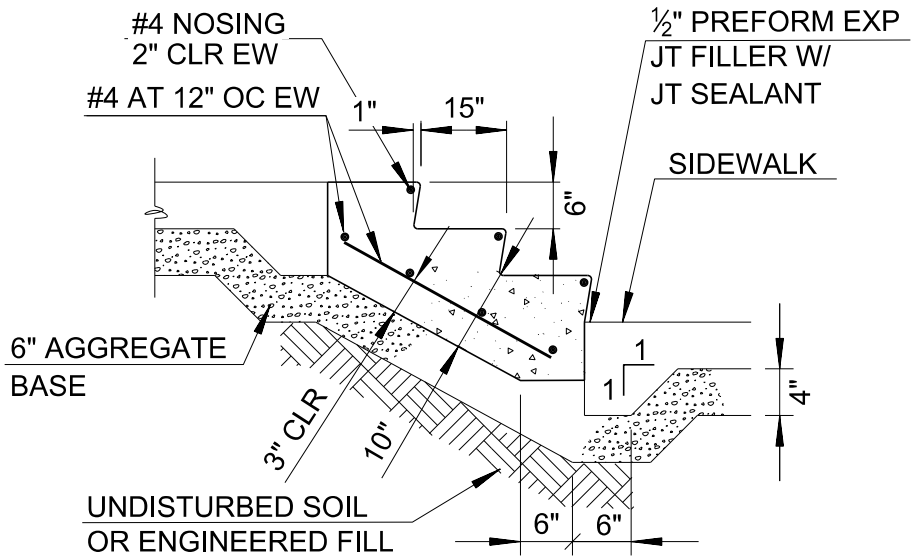
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REVISION & DATE:

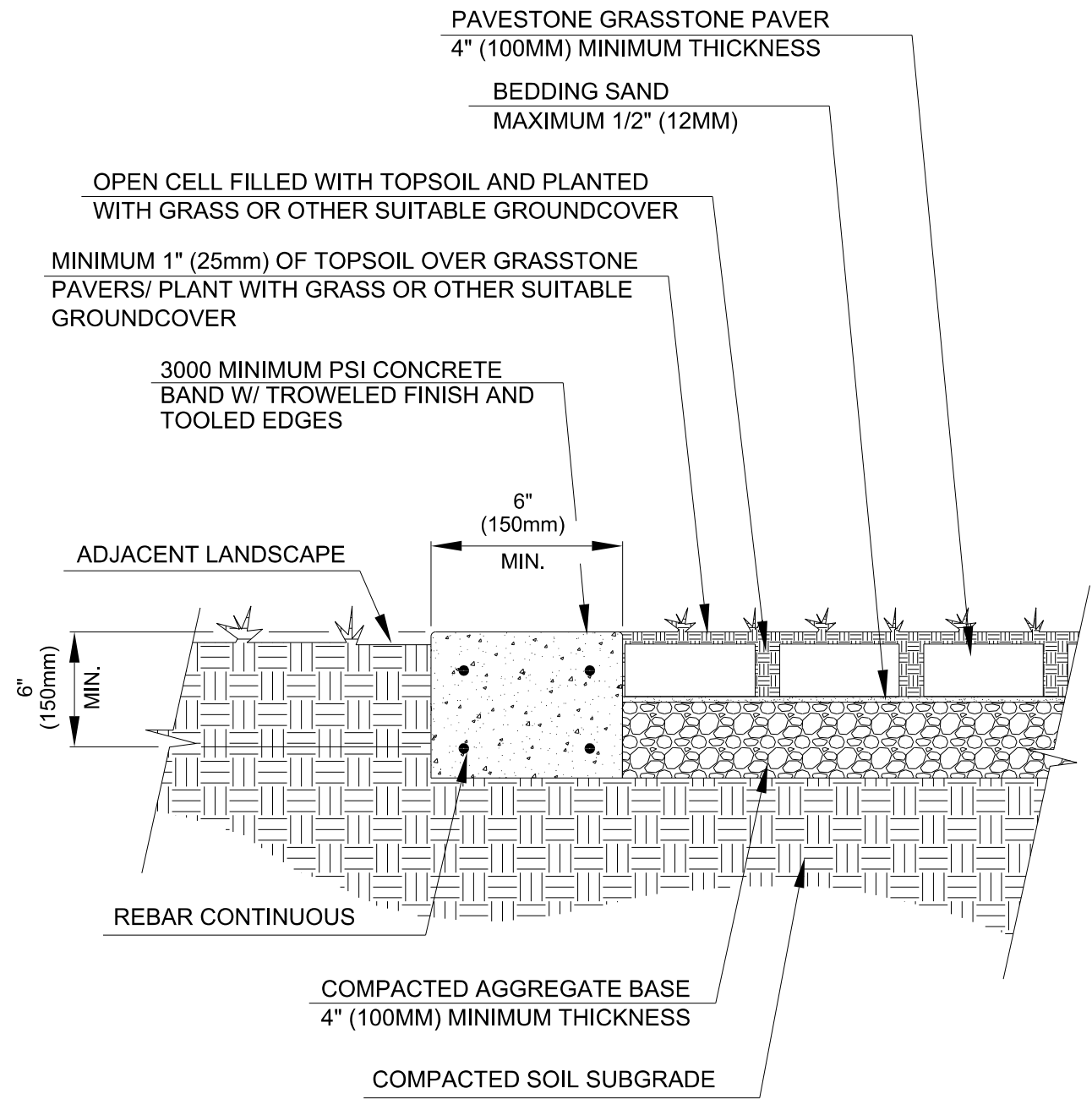
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C 5



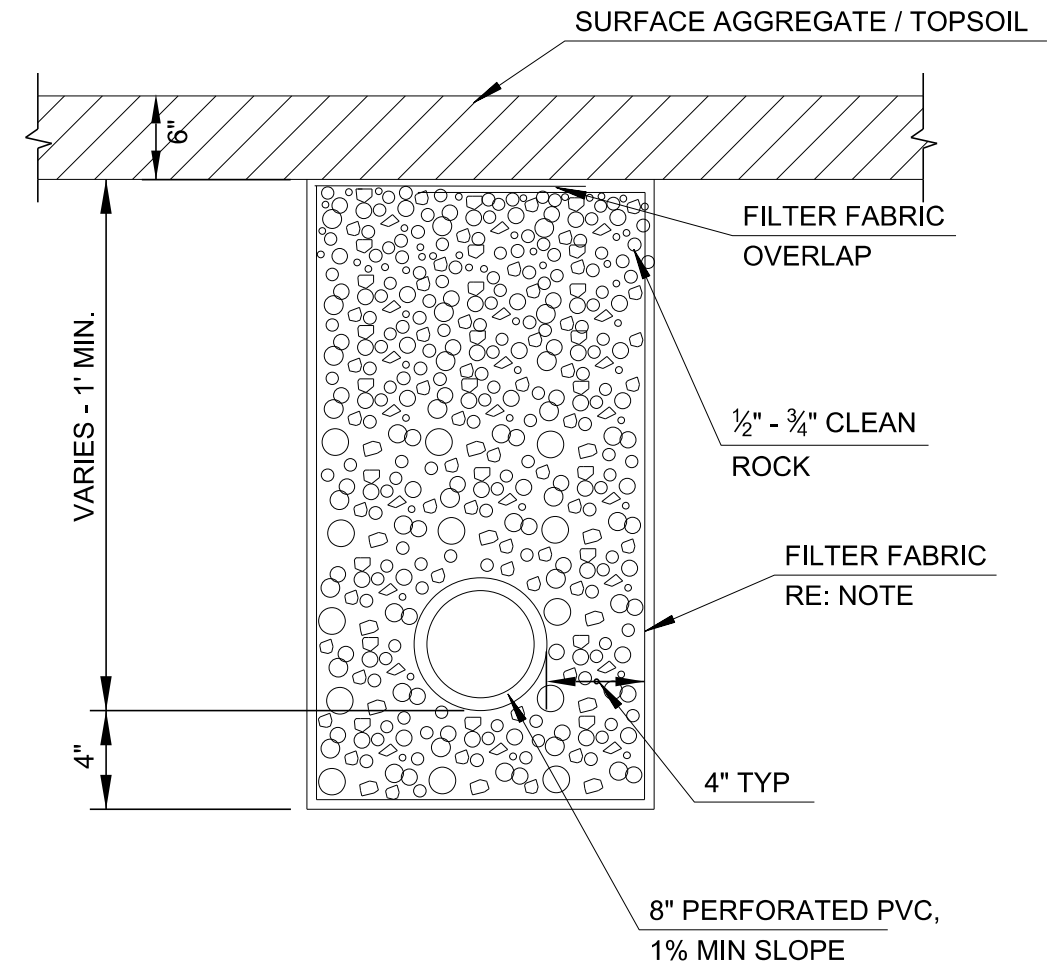
1 SIDEWALK
SCALE: NTS



2 CONCRETE STEP
SCALE: NTS

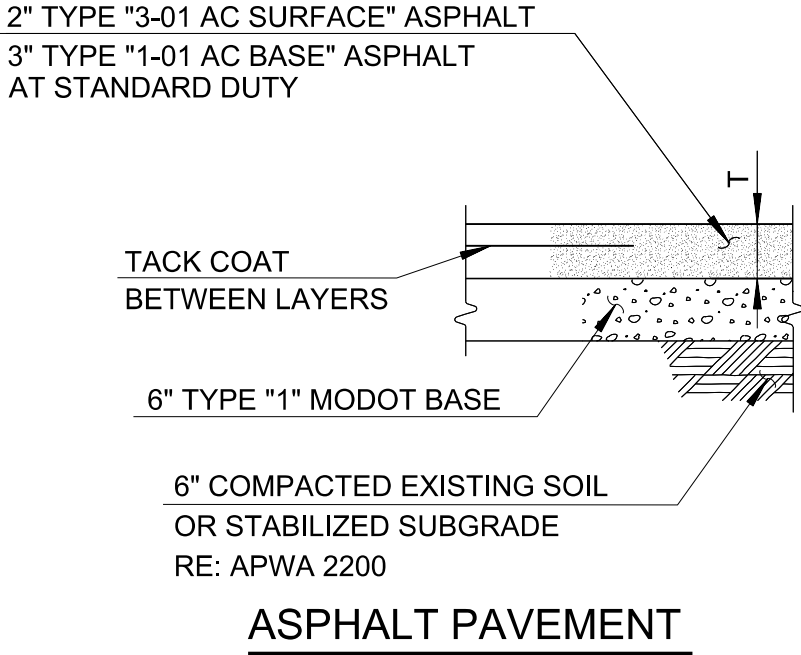


3 GRASS PAVER WITH CONC EDGE
SCALE: NTS

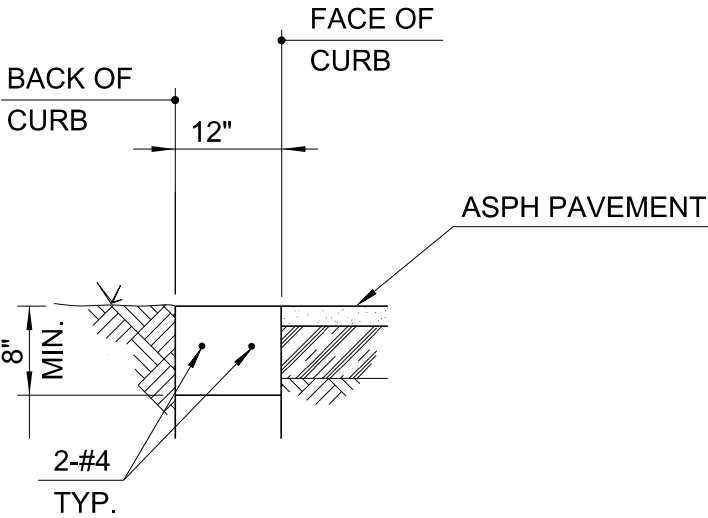


NOTE:
1. FILTER FABRIC TO BE MIRAFI 140N OR APPROVED EQUAL.

4 UNDERDRAIN
SCALE: NTS



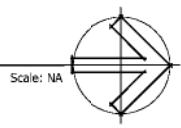
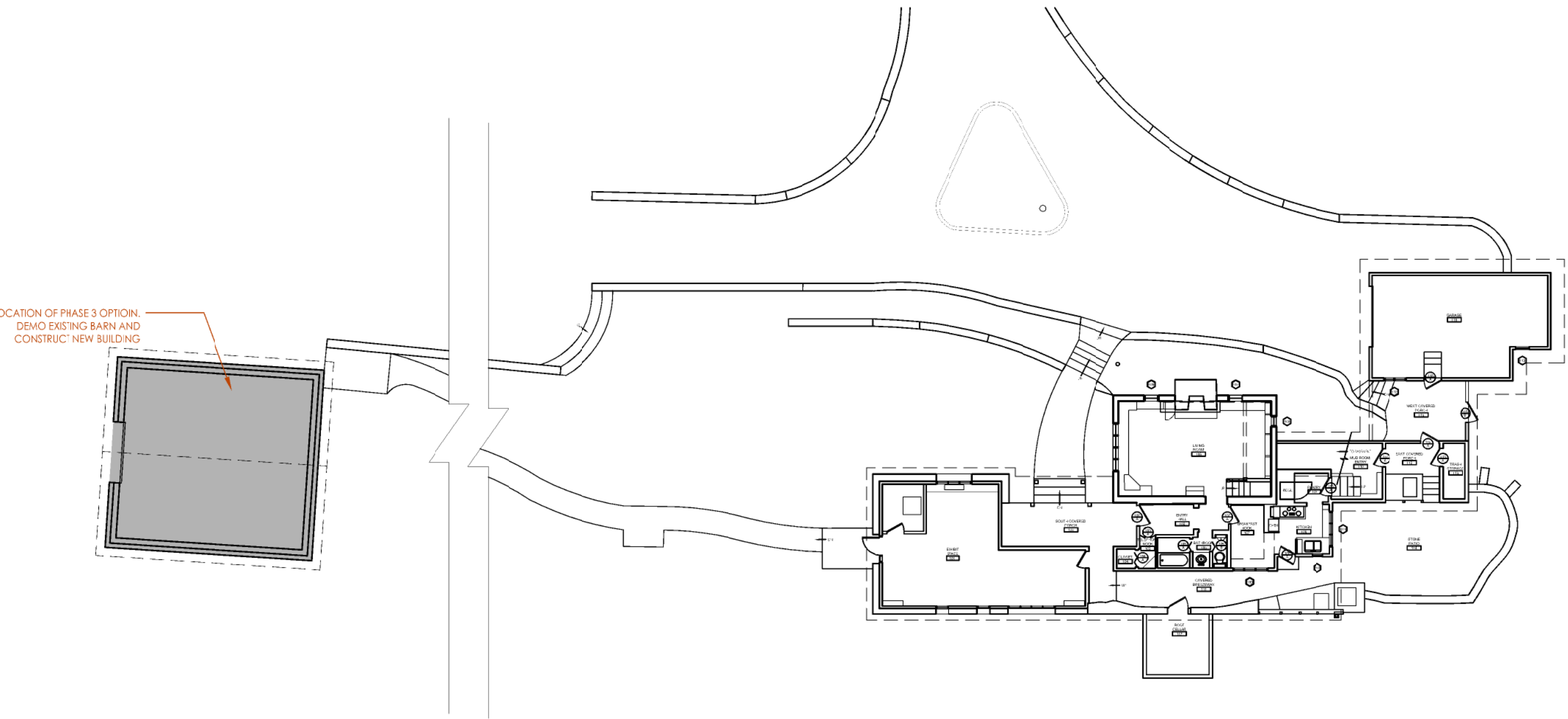
5 PAVEMENT DETAIL
SCALE: NTS



6 FLUSH CURB
SCALE: NTS

Phase 3 – New Education and Events Pavilion:
Refer to the Phase 3 Proposed Plan

- Optional Phase 3 is the demolition of the existing barn and the construction of a new education and events facility. The new structure would be designed to be complementary to the existing historic house, utilizing native veneered stone and wood. The proposed structure is 1850 sq/ft and would contain the following programmed space: Large classroom/gathering space (1000 sq./ft.), (2) restrooms (each providing 2 stalls), Mechanical Closet, and Office/Reception Space. The new structure would be constructed primarily with a CMU wall type on the north and east elevations, a wood wall type on the remaining elevations with storefront infill. The CMU elevations will be clad in a stone veneer. A new, larger septic system will be required.



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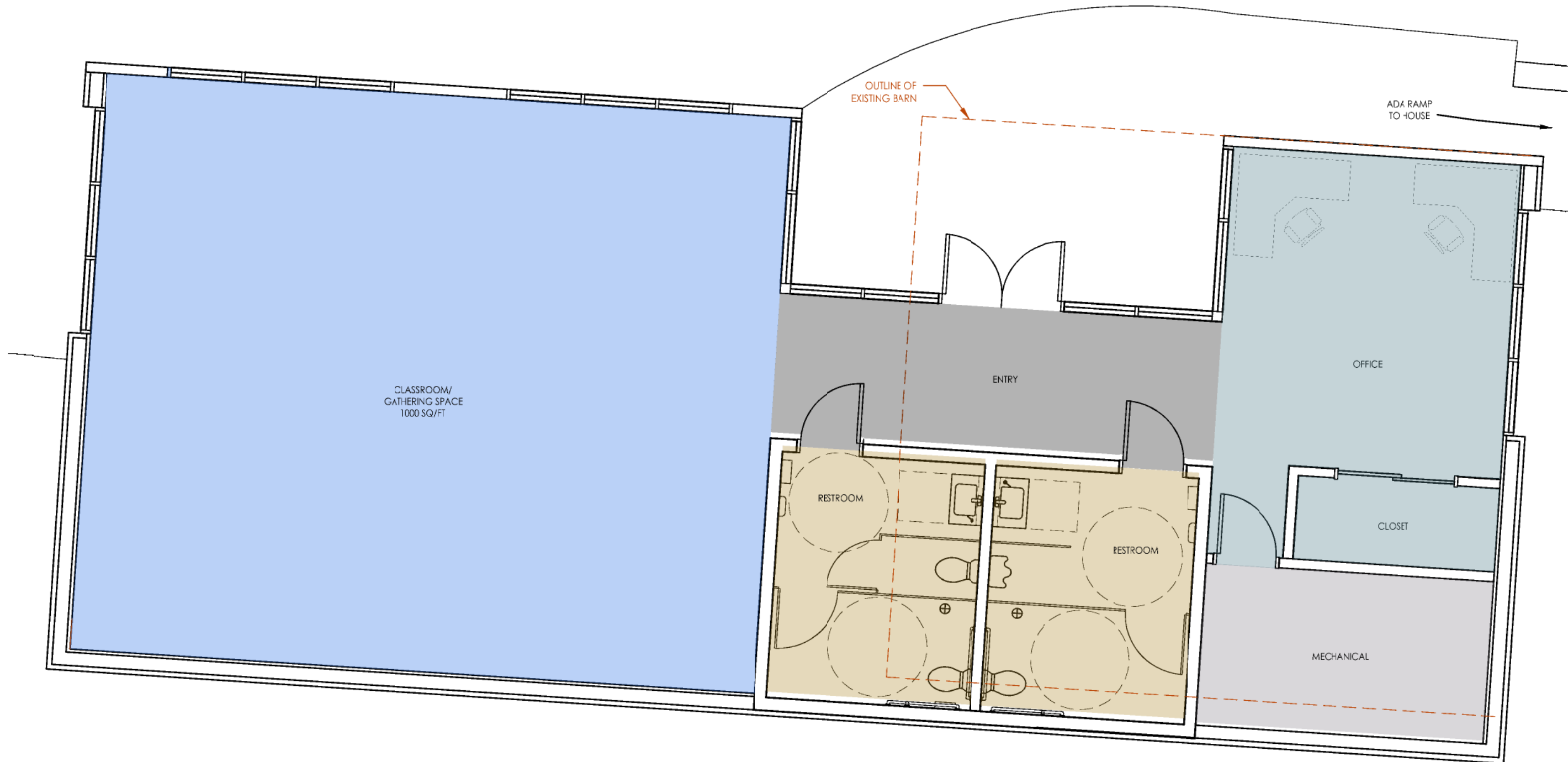
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TREATMENT RECOMMENDATIONS**
PLATE COUNTY PARKS AND RECREATION
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MO# A-4510

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DATE:	June 23, 2015
REVISION & DATE:	
SHEET NUMBER:	SITE PLAN
	A300



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DATE: June 23, 2015

MEET NUMBER:
FLOOR PLAN
A301

