

RESOLUTION NO.: 22333

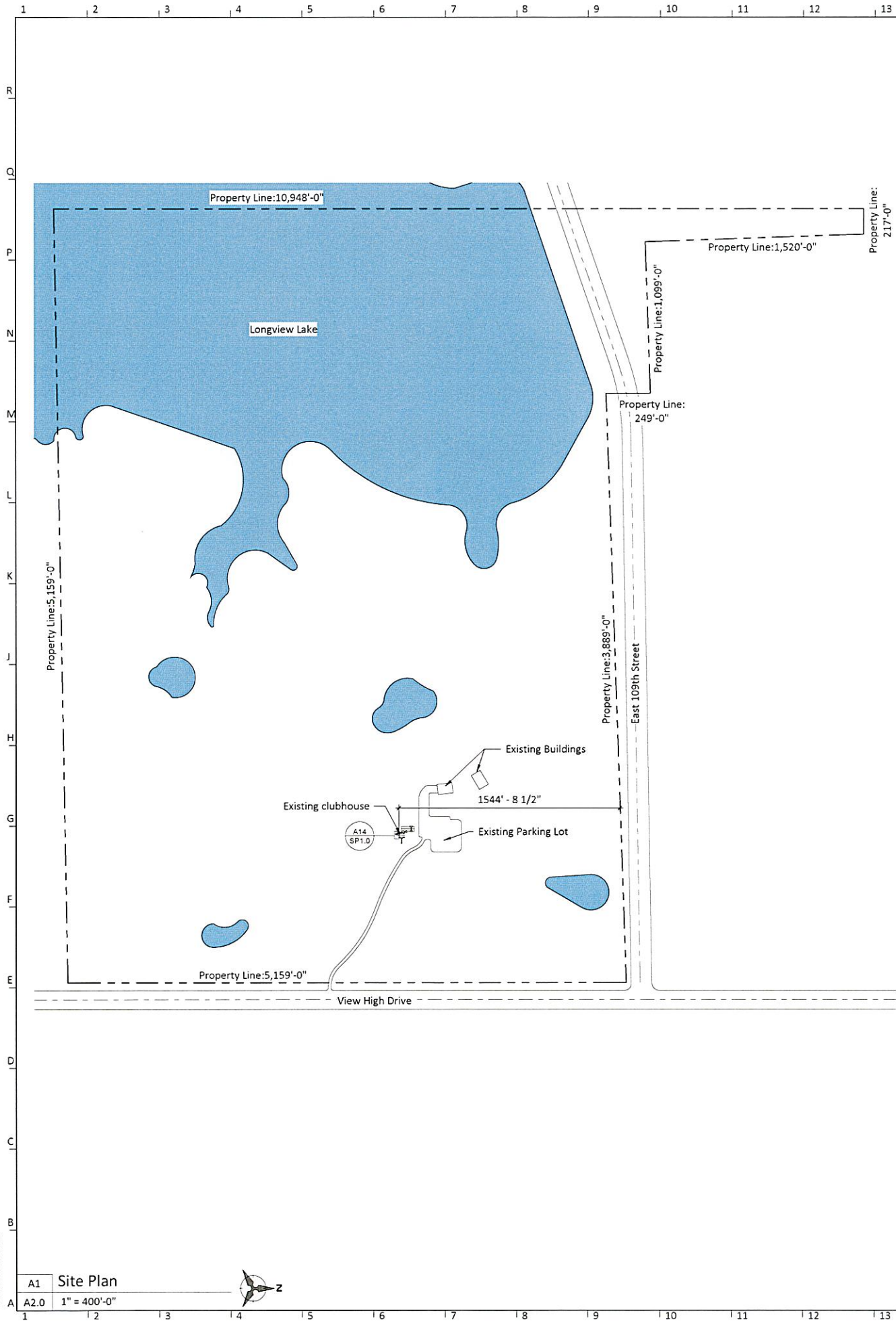
Fred Arbanas Concession Specs 6-16-26

# Fred Arbanas Golf Course Addition

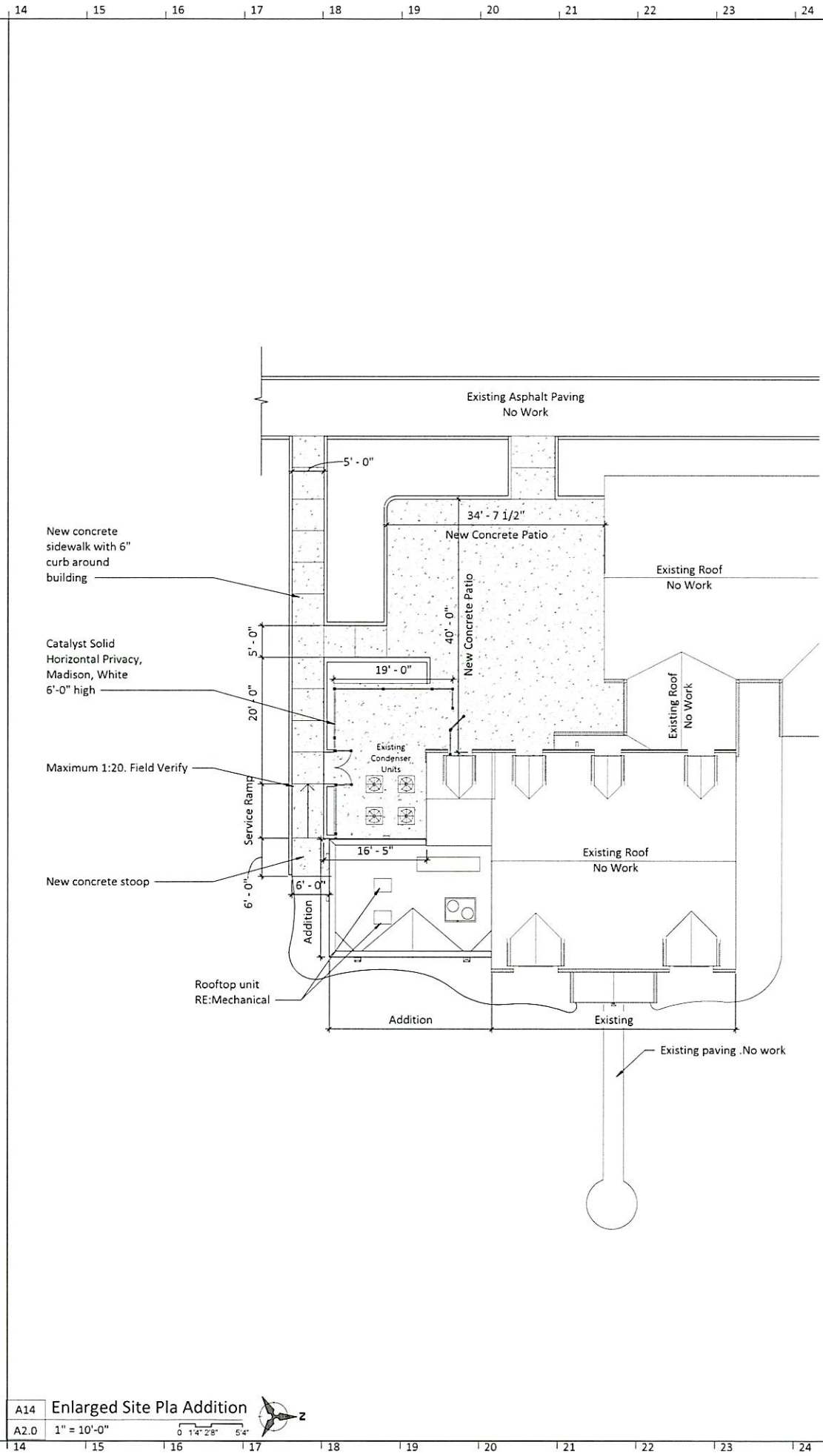
11100 View High Dr  
Kansas City, MO 64134



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A1 Site Plan  
A2.0 1" = 400'-0"



A14 Enlarged Site Pla Addition  
A2.0 1" = 10'-0"



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Fred Arbanas Golf Course Addition  
11100 View High Dr  
Kansas City, MO 64134

Hartline Construction  
1836 Lin Street  
North Kansas City, Missouri 64116

ISSUED FOR:  
Permit Set 1 April 2026

Site Plan

SP1.0

**GENERAL NOTES**

- The Contractor shall be responsible for securing all necessary permits, fees, approvals and tests for the work. All construction and materials shall comply with applicable local, state and federal regulations/laws/codes.
- All work shall be done in accordance with the highest quality industry standards for material and installation. All work will be warranted for one year unless stated otherwise. Repair or replacement of warranted work and any area affected by failure of warranted item, shall be the Contractor's responsibility.
- The Owner will contract separately for installation of systems furniture, miscellaneous furniture, data/voice cabling and computer equipment. The Contractor shall coordinate all work to minimize interference with all parties.
- Prior to project closeout, the Contractor shall coordinate with the Owner, any tests, submittal of As-Built Documentation and all requirements for project acceptance.
- Dimensions on drawings are from finish face to finish face of wall or column. Dimensions for door openings are to the finished jamb edge. Do not scale drawings. Written dimensions take precedence over graphic representation.
- Thoroughly clean all work prior to final review. All dust, splatters, marks, scratches, debris and defective materials or parts shall be removed or replaced. Carpets shall be vacuumed and the space shall be in a move-in condition.
- The Contractor shall conduct all work in a safe and timely manner. Provide and maintain all necessary guards for prevention of accidents.
- Fire Extinguishers: Provide cabinets with fire extinguisher where indicated. Conform to NFPA requirements for portable fire extinguishers. Provide fire extinguishers, cabinets and accessories by a single manufacturer. Conform to current fire code for fire resistive wall performance where necessary. Conform to Americans with Disabilities Act on maximum cabinet projection of 4" in corridors where necessary.
- Signage: Provide building standard ADA approved signage, properly addressing raised and braille characters, pictograms, finish and contrast, character proportion and height and mounting height. Submit sample and full list of room name and numbers for approval by the Owner prior to ordering.
- Where new utilities (i.e. power) is noted to be installed within existing interior partition walls, remove portion of wall necessary for installation and repair to match existing adjacent materials and finishes.
- Provide solid backing, either fire treated wood or steel straps, at all items attached to wall surface (i.e. door stops, toilet accessories, millwork, handrails, etc.).
- All penetrations through fire-rated assemblies are to be sealed with U.L. approved fire-rated sealant.
- Upon project completion, the premises shall be cleaned and ready for occupancy.
- Gypsum board partitions that are extended to the underside of deck shall have a slip track attachment.
- Install water resistant gypsum board as wall backing in place of gypsum board where water resistant finishes are to be applied. (i.e. Tile, FRP, etc.)
- All wood blocking, plywood and plywood sheathing shall be fire retardant treated wood.
- Coordinate all thermostat locations with owner prior to installation or relocation.
- Hazardous Materials: Hazardous materials (asbestos, etc.) testing, removal and/or encapsulation are not part of this contract. If, in the process of construction, the presence of hazardous material is suspected or discovered, the Owner shall be notified immediately and work shall not proceed. The suspected material shall not be disturbed, removed or modified.
- The Contractor shall thoroughly review all existing conditions prior to construction. Any discrepancies between the documents and existing conditions, quantities or locations, shall be brought to the immediate attention of the Architect in writing.

**ANNOTATIONS AND SYMBOLS**

Detail Number: A1, A2, A3, A4, A5, A6, A7, A8, A9, A10, A11, A12, A13, A14, A15, A16, A17, A18, A19, A20, A21, A22, A23, A24, A25, A26, A27, A28, A29, A30, A31, A32, A33, A34, A35, A36, A37, A38, A39, A40, A41, A42, A43, A44, A45, A46, A47, A48, A49, A50, A51, A52, A53, A54, A55, A56, A57, A58, A59, A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71, A72, A73, A74, A75, A76, A77, A78, A79, A80, A81, A82, A83, A84, A85, A86, A87, A88, A89, A90, A91, A92, A93, A94, A95, A96, A97, A98, A99, A100

Interior Elevation: Name, Elevation

Detail Reference: ROOM NAME, 101

Section Reference: Revision Reference

View Title: View Name, 1/8" = 1'-0"

Scale: 1" = 10'-0"

Graphic Scale: 0' 2' 4' 8'

Elevation Mark

Door Number

Room Tag

Revision Reference

Ceiling Height

Wall Tag

North Arrow

**GENERAL BUILDING INFORMATION**

**Project Name:** Fred Arbana Golf Course  
**Address:** 11100 View High Drive, Kansas City, Missouri 64134  
**Project Type:** Addition  
**Zoning:** R-80  
**Jurisdiction:** Jackson County Parks + Recreation  
**Addition Finish Area:** 468 sf  
**Legal Description:** 10700 LONGVIEW RD LONGVIEW LAKE TRACTS 102 & 118 & 119 & 121 & 123 & 186 ALL SEC 4 47 32 EXC N 1/2 NE 1/4 & EXC NE 1/4 NW 1/4 & EXC E 1338.75 FT OF NW 1/4 NW 1/4 SD SEC

**Means of Egress**  
 Occupant Load (1004.5):  
 Business: 150 gross sf per occupant = 3,197sf/150= 22 occupants  
 Assembly without fixed seating: 15 net = 1,553 sf/15= 104 occupants  
**Commercial Kitchen: 200 gross = 3,197 sf/200= 16 occupants**  
**Total Occupants 142 Occupants**

Number of Exits Required (Section 1006.3.2): 6 exit required, 5 exits provided

Exit Travel Distance Table (1017.2): Business - 200 feet allowed  
 Provided: 100'-8"

Distance between Exits (1007.1.1): Areas without sprinkler system: Distance shall be not less than one-half the length of the maximum overall diagonal dimension of the area  
 Minimum distance allowed: 148'-6" / 2 = 74'-3"

Common Path of Egress (1006.2.1): > or = 30 occ. = 75 Feet

Dead Ends (1020.4): Shall not exceed 20 feet

Minimum Door Width (1005.1): 142 occupants x .2" per occupant = 29.4  
 \*Section 1010.1 Size of Doors  
 The required capacity of each door opening shall be sufficient for the occupant load thereof and shall provide a minimum clear opening width of 32"

**Fire Protection Systems**  
 Automatic Sprinkler: None  
 Standpipes: None  
 Fire alarm system: Provided  
 Fire extinguisher: 5 required/5 provided\*  
 \*Section 606.1  
 Within 30 feet distance of travel from commercial cooking equipment  
 Provided:  
 \*906.4 Cooking Equipment Fires  
 Fire extinguishers provided for the protection of cooking equipment shall be of an approved type compatible with automatic fire-extinguishing system agent. Cooking equipment involving solid fuels or vegetable or animal oils and fats shall be protected by a Class K rated portable extinguishers in accordance with Sections 906.1 Item 2, 906.4.1 and 906.4.2 of the International Fire Code as applicable

**Emergency Power**  
 Exit signs: Required (Section 1013)  
 Egress Illumination: Required (Section 1008)  
 One foot-candle on normal power throughout.  
 Required in spaces where two exit paths are required (emergency power) and light on outside of exterior exit door (Section 1008)

**Plumbing Fixtures (Table 2902.1):**  
 142 Occupants = 71 Male, 71 Female

| Fixture                        | Required   | Provided              |
|--------------------------------|------------|-----------------------|
| Water Closets (1/25 occ.)      | 3 M/3 F    | 6 M/ 6 F              |
| Lavatories (1/40 occ.)         | 2 M/2 F    | 4 M/4 F               |
| Drinking Fountain (1/100 occ.) | 1 fountain | Bottled water service |
| Service Sink                   | 1 sink     | 1 sink                |

**Description of work**  
 This project scope consists of an 26'x 18' (468 s.f.) addition for concessions to an existing building. Existing remodel consists of new bar, delivery room, and serving window. Addition will include a walk-in cooler/freezer, and a cook top with hood. Exterior work includes new fencing around existing condensers and new grease interceptor.

**Adopted Codes**  
 2018 International Building Code  
 2018 International Residential Code  
 2017 National Electrical Code  
 2018 International Fuel Gas Code  
 2018 International Mechanical Code  
 2018 Uniform Plumbing Code  
 2018 International Private Sewage Disposal Code  
 2018 International Existing Building Code  
 2018 International Fire Code  
 2018 International Property Maintenance  
 2012 International Energy Conservation Code

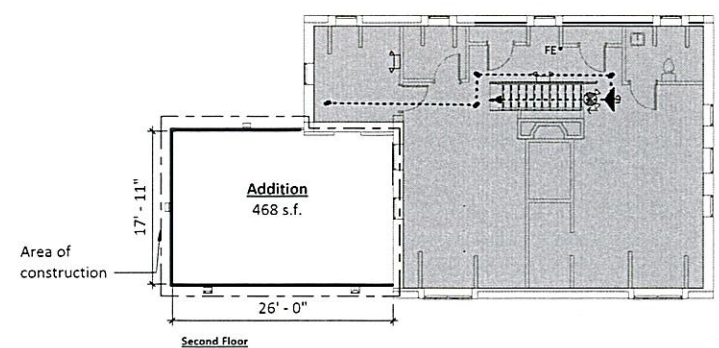
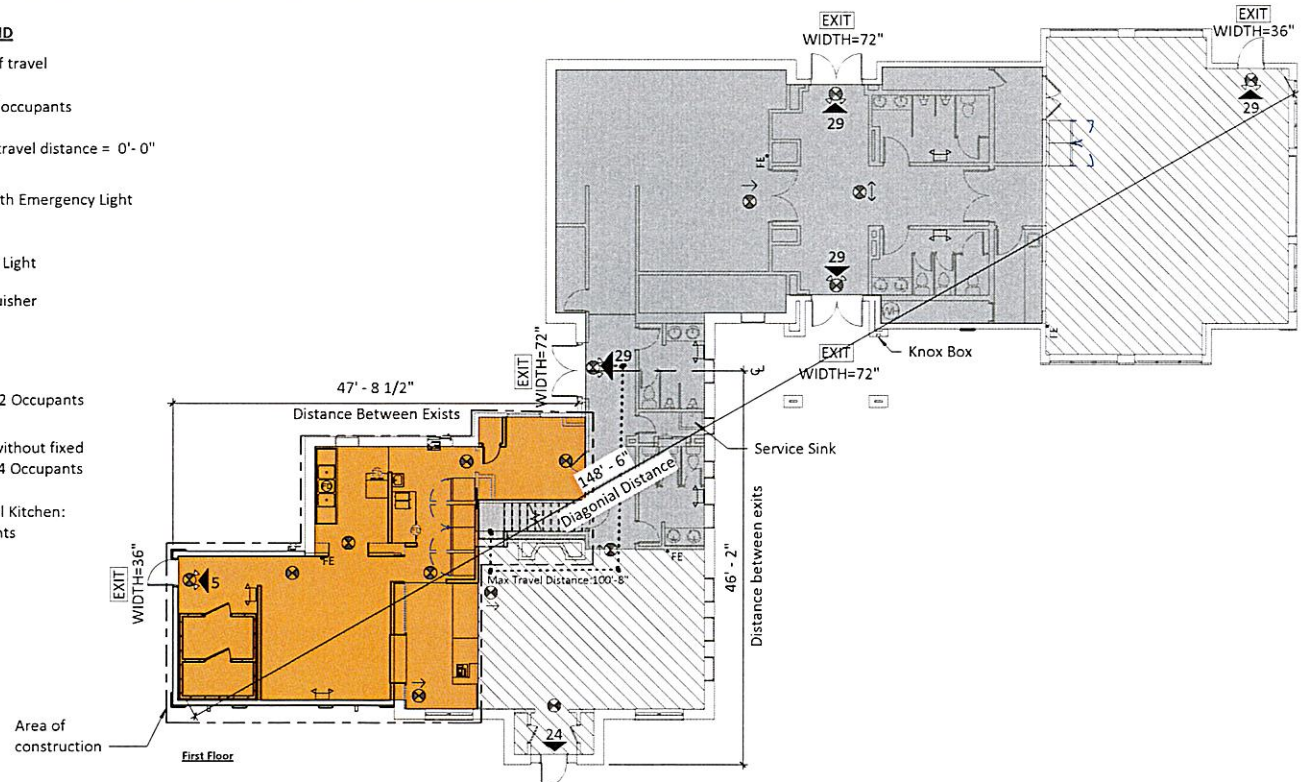
**Building Data**  
 Intended Use: Golf Club House  
 Zoning: R-80  
 Gross Building Area: 8,894 gsf  
 Construction Type: Type V-B (Section 602.2)  
 Number of Stories: 2  
 Automatic Sprinkler System: Non-sprinkled  
 Occupancy Type: B - Business (Section 304)  
 Seismic Category: B

**Use and Classification (Table 504)**  
 Building Occupancy Classification: B (Business)  
 Height Allowable (504.3, 504.4): 3 stories, 60'  
 Actual Height: 18'-0"  
 Allowable Area (506.2): 9,000 sf  
 Actual Area: 8,894sf

**Type of Construction (Table 601)**  
 Exterior Bearing Walls: 0 hour (Table 601)  
 Exterior Nonbearing Walls: 1 hour (Table 602)  
 <10' Fire Separation Distance: 0 hour (Table 602)  
 >10' Fire Separation Distance: 0 hour (Table 601)  
 Interior Bearing Walls: 0 hour (Table 601)  
 Interior Nonbearing Walls: 0 hour (Table 601)  
 Structural Frame (primary columns and girders): 0 hour (Table 601)  
 Floor: 0 hour (Table 601)  
 Roof: 0 hour (Table 601)  
 Corridors: 0 hour (Table 1020.1)  
 Storage Rooms > 100 sq. ft.: 0 hour (Table 508.4)

**CODE PLAN LEGEND**

- Direction of travel
- Number of occupants
- Maximum travel distance = 0'-0" (per plan)
- Exit Sign with Emergency Light
- Exit Sign
- Emergency Light
- Fire Extinguisher
- Knox Box
- Business: 42 Occupants
- Assembly without fixed seating: 104 Occupants
- Commercial Kitchen: 22 Occupants



G11 Code Plan  
 A2.0 1" = 10'-0"



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Code Information

**A0.0**