



CITY OF COLUMBIA

Columbia, Missouri

APPEAL APPLICATION TO THE BUILDING CONSTRUCTION CODES COMMISSION

Notice of appeal from the Decision of Code Official in regard to the following described property in the City of Columbia, County of Boone, State of Missouri:

Legally described as (per www.showmeboone.com/assessor): COLUMBIA O T BK A335 N50' LT 84 & N50' OF E20' LT 83 and COLUMBIA O T PTS 82 83 ORIG ENTRY BK A335

and known as (number and street) 119 S Seventh Street and 120 S Sixth Street

Applicant(s) request a variance or ruling with respect to the above described property.

On the 12 day of December, said code official disapproved the proposal to allow openings between buildings
at or near the property line between the above addresses

The reason he gave for such action was that the 2015 International Building Code (IBC) Table 705.8 prohibits openings
when the fire separation distance is zero (0) to less than three (3) feet. Per IBC Section 202 Fire Separation Distance,
the distance measured from the building face to one of the following: The closest interior lot line.

which does not comply with Section 705.8 of the International Building Code
as adopted by the City of Columbia, Missouri, which provides or requires that:

fire walls built within 3'-0" or less of a property line have no openings in the walls.

A copy of the notice of said official is hereto attached.

The basis for this appeal, as permitted by the International Building Code as adopted by the City of Columbia, is:
(check **all boxes that apply**)

- ☐ The true intent of the Code or the rules legally adopted thereunder have been incorrectly interpreted.
- ☒ The provisions of the Code do not fully apply.
- ☐ An equally good or better form of construction can be used.
- ☐ Undue hardship* is created by strict compliance with the letter of the Code but has no significant effect on the health, safety and welfare of the public or any individual (***attach a cost estimate for hardship encountered**)

Applicant is requesting a variance or ruling, or both, in the way of carrying out the strict letter of the Code because:

The buildings at both properties are under common control of the owner and are to be operated as a single facility. The two
buildings have been reviewed from a code compliance standpoint as if they were a single building, and such a theoretical single
building would still be within the area and height limitations of fully sprinklered 5B type building

Applicant is proposing: to allow for openings in the fire walls at both aforementioned properties while the facilities are under
common control by the Owner of My House Night Club and Sports Bar. Should the two properties cease to have common control,
the openings shall be enclosed by the proper fire rated assembly before an occupancy permit will be issued for either building.

Name (Print) Dan Rader

Agent (Print) Nicholas B Borgmeyer

Name of Business requesting variance My House Nightclub and Sports Bar

Address 119 S. Seventh Street, Columbia, MO 65201

Phone 573-239-3131

Nick Borgmeyer
Applicant Signature

12-20-2017
Date

Deliver Application with required \$120.00 check to:

Building Construction Codes Commission
Building and Site Development
701 East Broadway, 3rd Floor
Columbia, Missouri 65201



CITY OF COLUMBIA, MISSOURI

COMMUNITY DEVELOPMENT

DEPARTMENT OF PLANNING AND DEVELOPMENT

(573) 874-7239

BUILDING AND SITE DEVELOPMENT

(573) 874-7474

OFFICE OF NEIGHBORHOOD SERVICES

(573) 817-5050

December 12, 2017

Nick Borgmeyer
SOA
2801 Woodland Dr.
Columbia, MO 65202

Re: 119 S Seventh Street – “My House”
120 S Sixth Street – “The Back Yard at My House”

A review of the proposal to allow openings between buildings at or near the property line between the above addresses is denied for the following:

The 2015 International Building Code (IBC) Table 705.8 prohibits openings when the fire separation distance is zero (0) to less than three (3) feet.

Per IBC Section 202 Fire Separation Distance. The distance measured from the building face to one of the following:

1. **The closest interior lot line.**
2. To the centerline of a street, an alley or public way.
3. To an imaginary line between two buildings on the lot.

The distance shall be measured at right angles from the face of the wall.

Sincerely,

John P. Simon
Building Regulations Supervisor
john.simon@como.gov
573-874-7259

MEMORANDUM



Client: My House Nightclub and Sports Bar
Project Name: The Backyard Addition
SOA Project No: 17078
Date: 12/21/2017
From: Nick Borgmeyer, borgmeyer@soa-inc.com
573.443.1407
To: John Simon and Nina Hennkens, City of Columbia Building and Site Development
Subject: Letter to Accompany Appeal Application to The Building Construction Codes Commission

John / Nina:

In addition to the Appeal Application to The Building Construction Codes Commission form, I wish to submit the following background information and drawings, on behalf of my client and the property owner Dan Rader, for reference by the members of the Building and Construction Codes Commission to better understand the nature of our request:

- Proposed floor plans of the first and second floors of the new construction, with explanations of where the required fire walls at each property will be constructed and where the proposed openings would be located while the two properties are under common control.
- Proposed floor plans for the first and second floors that demonstrate a future scenario where the buildings would no longer be under common control. The included explanations demonstrate how the two buildings would be returned to code compliance.
- Opinion of Probable cost for the Potential Tenant Separation as is demonstrated on the aforementioned floor plans that show the future tenant separation.
- The Deed of Covenants associated with the two properties as identified on the application, record in July of 2016, for a similar construction project that was only partially completed (the roof patio was not completed). The Deed of Covenants allowed for the same Building Code variances for which we are now requesting.

Additionally, I will have the above documents available for review during the meeting.

Sincerely,

A handwritten signature in black ink, reading "Nick Borgmeyer", is positioned below the "Sincerely," text. The signature is fluid and cursive, with a long horizontal stroke at the end.

Nick Borgmeyer, SOA Project Manager
borgmeyer@soa-inc.com
573.443.1407 x203

Cc: Dan Rader, Dan Simon, file

SOA Project Number 17078
 Project Name: My House Night Club and Sports Bar Addition
 Location: Columbia, MO

Type	Description	Quantity	Units	Cost/Unit	Subtotal	Area Total	Comments
Selective Demolition							
	Doors						
	single (HM frame & door)	2	ea	\$ 35.00	\$ 70.00		
	double (HM frame & door)	2	ea	\$ 45.00	\$ 90.00		
	Storefront system	71	sf	\$ 6.00	\$ 426.00		
	partial ceiling and roof	36	sf	\$ 5.00	\$ 180.00		at existing lower floor restroom
	toilet fixtures	2	ea	\$ 170.00	\$ 340.00		sink, toilet, cap lines)
	grab bars	3	ea	\$ 50.00	\$ 150.00		
	Electrical						
	disconnect egress light	1	ea	\$ 100.00	\$ 100.00		at roof patio
		</					

Boone County, Missouri



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Recorded in Boone County, Missouri
Date and Time: 07/21/2016 at 10:02:51 AM
Instrument #: 2016015498 Book: 4625 Page: 55

Instrument Type: DECL

Recording Fee: \$106.00 N

No. of Pages: 21

Nora Dietzel
Nora Dietzel, Recorder of Deeds



RECORDER OF DEEDS CERTIFICATE BOONE COUNTY, MISSOURI NON-STANDARD DOCUMENT

This document has been recorded and you have been charged
the \$25.00 non-standard fee pursuant to RSMo 59.310.3
and this certificate has been added to your document
in compliance with the laws of the State of Missouri.



Nora Dietzel
Recorder of Deeds
801 E. Walnut, Room 132
Columbia, Missouri 65201
573-886-4345

THIS PAGE HAS BEEN RECORDED AS THE FIRST PAGE OF YOUR DOCUMENT – DO NOT REMOVE THIS PAGE

Nora Dietzel, Recorder of Deeds

~~DECLARATION OF COVENANTS RUNNING WITH THE LAND/AGREEMENTS~~
DECLARATION OF COVENANTS RUNNING WITH THE LAND

THIS DECLARATION OF COVENANTS RUNNING WITH THE LAND/THIS AGREEMENT RUNNING WITH THE LAND ("this Declaration" or "this Agreement") is made, executed and entered into this 21st day of June, 2016, by, between and among the Declarants as follows:

- **Seventh Street Properties of Columbia LLC**, a Missouri limited liability company ("Seventh Street Properties");
- **Rader Hospitality Company, L.L.C.**, a Missouri limited liability company ("Rader Hospitality");
- **Hulett Descendants LLC**, a Missouri limited liability company ("Hulett Descendants"),

all of whom (and each of whom) are referred to herein, jointly and severally, individually and collectively, as "Declarants," and individually as a "Declarant," with this Declaration of Covenants, this Declaration's, being made by Declarants in favor of Grantee, **the City of Columbia, Missouri**, a municipal corporation of the State of Missouri ("City"), pursuant to agreements with City, and with **John Daniel Rader** (who has personally guaranteed payment and performance by the Tenant under that Hulett Descendants/Seventh Street Properties Lease hereinafter described, and who hereby personally guarantees payment and performance by Seventh Street Properties and Rader Hospitality of their duties and obligations under this Declaration, and who is referred to herein as "Guarantor") also entering into this Agreement as a Guarantor, and with Declarants and Guarantor entering into this Declaration and this Agreement in favor of the City, in view of the following facts, matters and circumstances:

BACKGROUND RECITALS
 ["Recitals"]

Declarants, Guarantor and City, who may hereinafter be collectively referred to as "the Parties" and individually as a "Party," enter into, and agree to the provisions of, this Declaration (sometimes "this Agreement") in view of the following facts, matters and circumstances:

Hulett Descendants is the owner of the following described real estate situated in Boone County, Missouri, sometimes referred to herein as "Parcel 1" or "Hulett's Property":

The North Sixty-five (65) feet of Lot Number Eighty-two (82) in the original town and the North Sixty-five (65) feet of the West Sixty (60) feet of Lot Eighty-three (83), both in the original town, now City of Columbia, Boone County, Missouri

Boone County, Missouri

BOONE COUNTY MO JUL 21 2016

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Guarantor has, together with Rader Hospitality and other guarantors, personally guaranteed payment and performance by Seventh Street Properties of its duties and obligations as Tenant under such Hulett Descendants/Seventh Street Properties Lease, and Guarantor, therefore, enters into this Declaration in order to personally guarantee unto City payment and performance by Declarants of their duties and obligations to City as provided for by this Declaration.

Seventh Street Properties has, in turn, leased Seventh Street's Property hereinabove described, meaning Parcel 2 and the Existing Building thereon, and subleased the Hulett's Property hereinabove described (meaning Parcel 1), to Rader Hospitality as Tenant, pursuant to a Lease/Sublease between Seventh Street Properties as Landlord, and Rader Hospitality, as Tenant, dated the 1st day of June, 2016, which is the subject matter of a Short Form Lease between Seventh Street Properties as Landlord/Grantor and Rader Hospitality as Tenant/Grantee, dated the 1st day of June, 2016, and recorded in Book 4591 at Page 161 of the Real Estate Records of Boone County, Missouri. Copies of such Lease/ Sublease, which is referred to herein as the "Seventh Street Properties/Rader Hospitality Lease" are available from each of the Declarants to this Declaration, at the addresses and locations hereinabove stated in these Recitals, such Seventh Street Properties/Rader Hospitality Lease being incorporated into these Recitals by reference.

Rader Hospitality and Seventh Street Properties desire to engage in a Project ("the Project"), to make certain improvements of the Existing Building, and to place certain improvements (both temporary and permanent) upon Parcel 1, Hulett's Property, which will serve the bar and restaurant business to be placed in the Existing Building and to be operated by Rader Hospitality. The Project will include certain temporary or permanent improvements to be placed on Parcel 1, Hulett's Property, as follows (together with, possibly, in the future, additional improvements to be used in connection with the business to be operated by Rader Hospitality from the Existing Building, which is located on Parcel 2), with such improvements to include the following:

- a. An uncovered patio, which will extend across the property line between Parcel 1 and Parcel 2;
- b. An exterior stairway and entranceway/exit way, which will serve a patio, a roof deck patio, to be placed on the roof of the Existing Building, and which such exterior stairway and an entranceway/exit way extend or will extend across the property line between Parcel 1 and Parcel 2, and which such exterior stairway, entranceway and exit way is required by the City pursuant to the City's Codes and Regulations, for use of such deck ("the Deck") and for public safety purposes;
- c. A walk-in freezer/cooler for the storage of beverages and foodstuffs;
- d. Other improvements which are a part of the Project, and which are described on Exhibit A to this Declaration, such Exhibits being attached to this Declaration and being incorporated into this Declaration by reference;

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force and effect, or there is otherwise a single common right of ownership to, or right to possession, occupancy and control over each of Parcel 1 and Parcel 2, in order that City will be continuously assured and guaranteed that the occupant of the Existing Building and any other building or improvement on Parcel 2 has the right to keep the Parcel 1 Improvements on Parcel 1 and to use the Parcel 1 Improvements, some of which are essential to public safety and to compliance with the City's applicable Ordinances, Codes and Regulations.

It is, therefore, the requirement of the City for the issuance of any currently issued or future issued City's Permits that should the Lease Term of such Lease or such Lease expire or be terminated, and/or should there be or occur at any time, for any reason, a loss of common rights to the ownership of, or possession, occupancy and control over Parcel 1 and Parcel 2 (meaning such ownership or such rights do not continue to be vested in a single party or parties (whether Seventh Street Properties, Rader Hospitality, Hulett Descendants or any other person or party)), with the rights to the possession and occupancy of each of Parcel 1 and Parcel 2 becoming separately held or controlled, then all of the Parcel 1 Improvements shall be immediately removed from Parcel 1 (with Declarants to jointly and severally have the burden and expense of such removal), and all of the City's Permits previously issued, at any time, with respect to the Project, or any of the Parcel 1 Improvements, or any use of the Existing Building, shall be automatically, without further act or action, rescinded, revoked, terminated, and rendered of no further force or effect, and any use of the Existing Building which is, under the City's Codes, Ordinances and Regulations, dependent on any of the Parcel 1 Improvements, shall immediately cease and terminate and such use of such Existing Building shall be vacated.

The City, therefore, requires that the Parties establish covenants, running with the Land of each of Parcel 1 and Parcel 2, and the Existing Building and any replacement for the Existing Building, which assure the City that the tenant, occupant or owner of Parcel 2 (Seventh Street's Property) will also have the ownership of or right of possession and occupancy of Parcel 1, and the right to keep the Parcel 1 Improvements on Parcel 1 and to use such Improvements (whether under the Hulett Descendants/Seventh Street Properties Lease or otherwise), and that if, in the future, the owner or tenant of Seventh Street's Property shall cease, under a lease or otherwise, to have the right of possession and occupancy and use of (or the ownership of) Parcel 1, or shall not have the right to keep and maintain the Parcel 1 Improvements on Parcel 1, then, in such event, the Parcel 1 Improvements shall be immediately removed from Parcel 1 by Declarants and their successors, at the joint and several burden and expense of Declarants and such successors, and all City Permits then in effect with respect to the Existing Building or any other building or improvement placed on Parcel 2, and any Parcel 1 Improvements, shall be automatically rescinded, revoked, terminated and rendered of absolutely no further force or effect, and the Existing Building and other buildings or improvements placed on Parcel 2 and all Parcel 1 Improvements shall be immediately vacated and shall cease to be used, until all of the then existing City Codes and Regulations and requirements of the City for the use of the Existing Building or Improvements placed on Parcel 2 have been satisfied to the City's reasonable satisfaction.

provided for by way of this Declaration, and the City may look to them or any of them for performance of the duties and obligations imposed by way of this Declaration.

4. Termination of Right of Joint Occupancy of Parcel 1 and Parcel 2. If any of the following circumstances shall arise at any time:

a. The Hulett Descendants/Seventh Street Properties Lease or its Lease Term shall cease and terminate, or expire, and the rights of the owners or occupants of the Existing Building or any other building placed on Parcel 2 to keep and use the Parcel 1 Improvements upon Parcel 1 shall cease and terminate, and not be immediately reinstated; or

b. The owner or occupant of the Existing Building or any other building or improvement placed on Parcel 2 shall cease to have the right of possession and occupancy of Parcel 1, under the Existing Hulett Descendants/Seventh Street Properties Lease or otherwise, or the right to keep and maintain and use and occupy the Parcel 1 Improvements on Parcel 1; or

c. There shall arise any other cause, event or circumstance which shall result in the termination or expiration of the rights of the owner, tenant, occupant, user or business occupying or using the Existing Building or other building or improvement on Parcel 2, to continue to keep, maintain, use and occupy the Parcel 1 Improvements on Parcel 1,

then the following shall automatically occur, without any need for further act, action, process or proceedings on the part of the City:

i. Declarants and Guarantor and each of them shall be required to and shall immediately notify City of the occurrence of any of the circumstances hereinabove described in subparagraphs a through c of this paragraph 4; and

ii. All previously issued City's Permits shall be immediately rescinded, revoked and rendered of no further force or effect; and

iii. Declarants, or their respective successors (jointly and severally, individually and collectively), as owners and occupants of Parcel 1 and Parcel 2, and Guarantor, shall, jointly and severally, be obligated to City, and to members of the public, to immediately remove from Parcel 1 the Parcel 1 Improvements then located upon Parcel 1, as hereinabove described; and

iv. Occupancy of (and any City Occupancy Permit for and right to occupy) the Existing Building and any other building or improvement then located on Parcel 2, shall immediately cease and terminate, and such Existing Building shall be immediately vacated and all uses of such Existing Building shall be terminated, and the City shall be entitled to enforce the vacation and cessation of use of such Existing Building or any other buildings or improvements on Parcel 2, until such time as all requirements of the City for use or occupancy of the Existing Building or any other

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shall be charged and paid at an Interest Rate which shall equal the Prime Rate as from time to time in effect (adjusted with each adjustment in the Prime Interest Rate), plus two percent (2%) per annum. For example, if the Prime Interest Rate is 4% per annum, then the Interest Rate shall be 6% per annum. All references to the "Prime Interest Rate" or "Prime" shall mean and refer to that rate of interest referred to as the "Prime Interest Rate" or "Prime," in the Money Rates column of *The Wall Street Journal*, as from time to time published, and shall further mean that rate of Interest charged by seventy percent (70%) of the nation's thirty largest money center banks to their most favored corporate borrowers, as so published. The Interest Rate shall be adjusted, up or down, with each adjustment in the Prime Interest Rate, but shall never be less than six percent (6%) per annum. Interest shall begin to accrue upon each payment paid by the Enforcing Party of any cost or expense, and shall continue to accrue until the sum due the Enforcing Party is paid to the Enforcing Party. If any Enforcing Party, other than the City, seeks to enforce any of the provisions of this Declaration, then all rights of the City to recover its costs, expenses, attorney's fees and Interest shall accrue to such other Enforcing Party.

The Enforcing Party may, without posting any bond (any requirement of bond being hereby waived), seek any temporary restraining order, mandatory injunction, preliminary injunction, temporary injunction, or other temporary or permanent injunctive relief. All requirements for the posting of any bond to obtain any such injunctive relief, temporary or permanent, shall be and the same are hereby waived and shall be of no force or effect. It is understood that the Parcel 1 Improvements, or certain of the Parcel 1 Improvements, are essential to public safety and health, and to the use of the Existing Building or any other building or improvement on Parcel 2 in conformity with the City's Codes and Regulations and requirements, which such Codes, Regulations and requirements are intended to preserve public health and safety and that, therefore, any termination of the right in the owner, occupant, tenant or user of the Existing Building or any other building or improvement placed on Parcel 2 to use the Parcel 1 Improvements and to keep, maintain, use and keep the Parcel 1 Improvements on Parcel 1 can result in an immediate danger to the health and safety of the public and that, therefore, it is right and proper that any court of competent jurisdiction provide such temporary restraining order, temporary injunction or other temporary relief (without posting bond) which shall be required to cause the immediate cessation of the use of the Existing Building or any other building or improvement on Parcel 2, so that public health and safety can be preserved.

6. CD to Assure City of Payment and Performance. In order to assure the City of performance by Declarants of their duties and obligations under this Agreement, Declarant, Seventh Street Properties, provides to the City, in lieu of a performance bond, a certificate of deposit issued in the name of Declarant, Seventh Street Properties, and City as follows:

Name of Issuing Bank: Central Bank of Boone County

Certificate of Deposit No. 000608531

Face Amount of Certificate of Deposit: \$20,000

Name of Owners/Depositors: City of Columbia and Seventh Street Properties
of Columbia LLC

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b. It is understood and agreed that City would not have accepted this Declaration nor issued the City's Permits in the absence of this Guaranty and that the issuance by City, now or at any time in the future, of any of the City's Permits is substantial and adequate consideration for making and delivery of this Guaranty by Guarantor.

c. Guarantor expressly waives notice of acceptance of this Guaranty.

d. City, may, with or without notice of any kind to Guarantor, modify or extend or amend any of the provisions of this Declaration.

e. City may release Declarants or any of Declarants, without affecting the liabilities of Guarantor under this Guaranty. The liabilities of Guarantor and Declarants and each of them under this Declaration shall be joint and several. The liabilities of any Declarant under this Declaration shall be the liability of Guarantor. The liability of Guarantor hereunder shall accrue to Guarantor and Guarantor's respective legal heirs and personal representatives and trustees of any trust to which Guarantor shall transfer any assets or properties held by Guarantor.

f. The obligations of Guarantor hereunder are independent of the obligations of Declarants and each of them. A separate action may be brought or prosecuted against Guarantor, whether or not an action is brought against Declarants or any of Declarants.

g. Guarantor agrees to pay, in addition to all of the Indebtednesses guaranteed by Guarantor hereunder, all costs and expenses and costs of litigation and reasonable attorney's fees, and other costs and expenses which may be incurred by any Enforcing Party in the enforcement of this Declaration or the enforcement of Guarantor's obligations under this Guaranty.

h. It shall not be a condition to the obligations of the Guarantor hereunder that any Enforcing Party pursue or preserve any remedies against Declarants or any of Declarants.

i. All notices required to be given to Guarantor hereunder may be either personally delivered or may be mailed by certified or registered mail, return receipt requested. Any notice so mailed shall be deemed to have been received as of the date of mailing, even though not actually received. Notices may be mailed to the Guarantor at his address as follows:

John Daniel Rader
6106 Ivory Lane
Columbia, MO 65201

John Daniel Rader
c/o Rader Hospitality Company, L.L.C.
119 South Seventh Street
Columbia, MO 65201

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By: 
 John Daniel Rader, its sole Member and Manager

Hulett Descendants LLC

By: 
 George Hulett, its Manager

GUARANTOR:


 John Daniel Rader

CITY:

City of Columbia, Missouri

By: 
 Michael Matthes, City Manager

Approved as to legal form:


 Nancy Thompson, City Counselor

Exhibit A - Improvements

STATE OF MISSOURI)
) SS
 COUNTY OF BOONE)

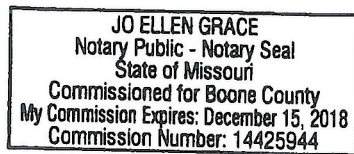
On this 21st day of June, 2016, before me appeared John Daniel Rader, to me personally known, who, being by me duly sworn did say that he is the sole member and manager of Seventh Street Properties of Columbia LLC, a Missouri limited liability company, and that said instrument was signed on behalf of said limited liability company by authority of its members, and said John Daniel Rader acknowledged said instrument to be the free act and deed of said limited liability company.

STATE OF MISSOURI Unofficial Document

COUNTY OF BOONE)

On this 21st day of June, 2016, before me personally appeared John Daniel Rader, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal at my office in the State and County aforesaid, the day and year first above written.



Jo Ellen Grace
Jo Ellen Grace, Notary Public
Boone County, State of Missouri
 My commission expires: 12-15-2018

STATE OF MISSOURI)

) SS

COUNTY OF BOONE)

On this 20 day of July, 2016, before me appeared Michael Matthes, to me personally known, who, being by me duly sworn did say that he is the City Manager of the City of Columbia, a municipal corporation, and said Michael Matthes acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto affixed my hand and notarial seal at my office in the State and County aforesaid, on the day and year hereinabove first written.



Heather L. Cole
Heather L. Cole, Notary Public
Boone County, State of Missouri
 My commission expires: 1-3-20



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THE PROPERTY OF
SIMON ASSOCIATES INC.
AND IS NOT TO BE
REPRODUCED OR
DISTRIBUTED
WITHOUT THE
WRITTEN
CONSENT OF
SIMON ASSOCIATES INC.

Boone County, Missouri
SIMON ASSOCIATES INC.
MY HOUSE

NOT TO BE
REPRODUCED
OR
DISTRIBUTED
WITHOUT THE
WRITTEN
CONSENT OF
SIMON ASSOCIATES INC.

Boone County, Missouri
SIMON ASSOCIATES INC.
MY HOUSE

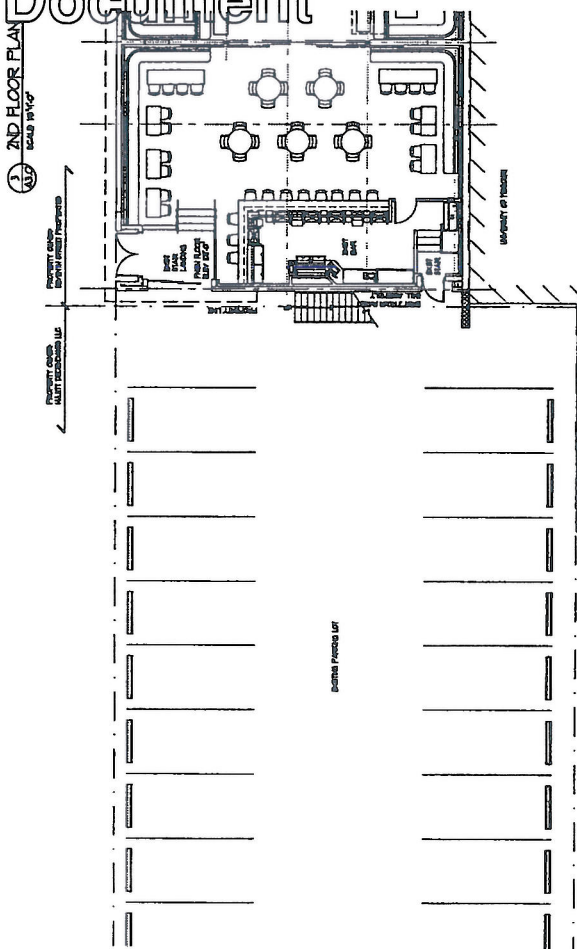
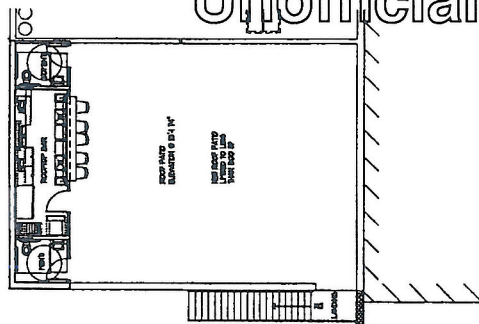
BOONE COUNTY MO JUL 21 2016

REVISED



DATE: 07/21/16

Unofficial Document



1. This document is not a legal document and should not be used as such. It is for informational purposes only.

"EXHIBIT 1"

Nora Dietzel, Recorder of Deeds



THE DOCUMENT IS
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ANY FORM OR BY
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INCLUDING
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RECORDING OR
BY ANY INFORMATION
SYSTEM WITHOUT
THE WRITTEN
PERMISSION OF
SIMON ASSOCIATES INC.

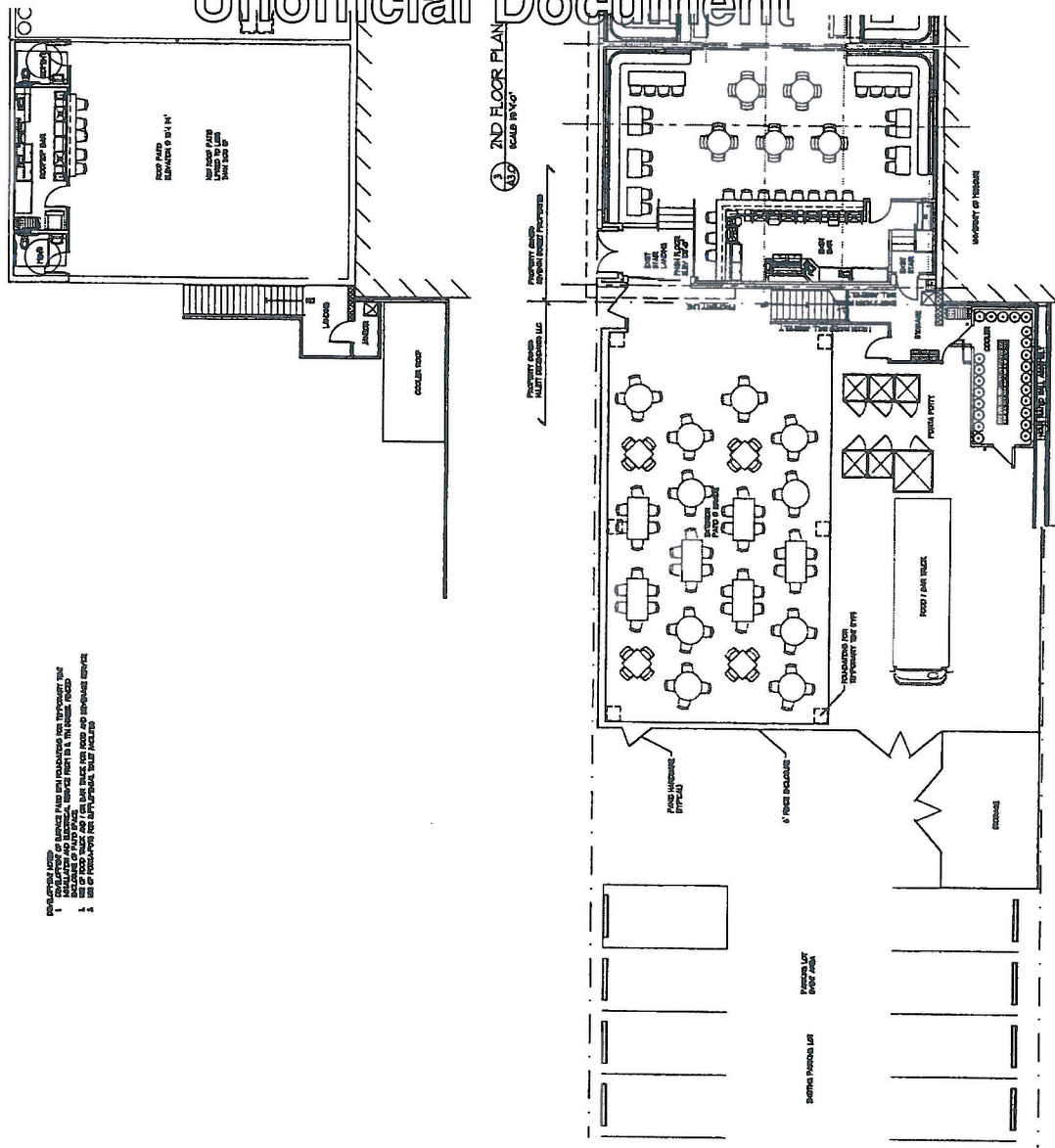
Boone County, Missouri
SIMON ASSOCIATES INC.
ARCHITECTS
1000 N. GARDEN AVENUE
SUITE 100
BOONE, MISSOURI 64601
PH: 573-686-1111
FAX: 573-686-1112
WWW.SIMONASSOCIATES.COM

BOONE COUNTY MO



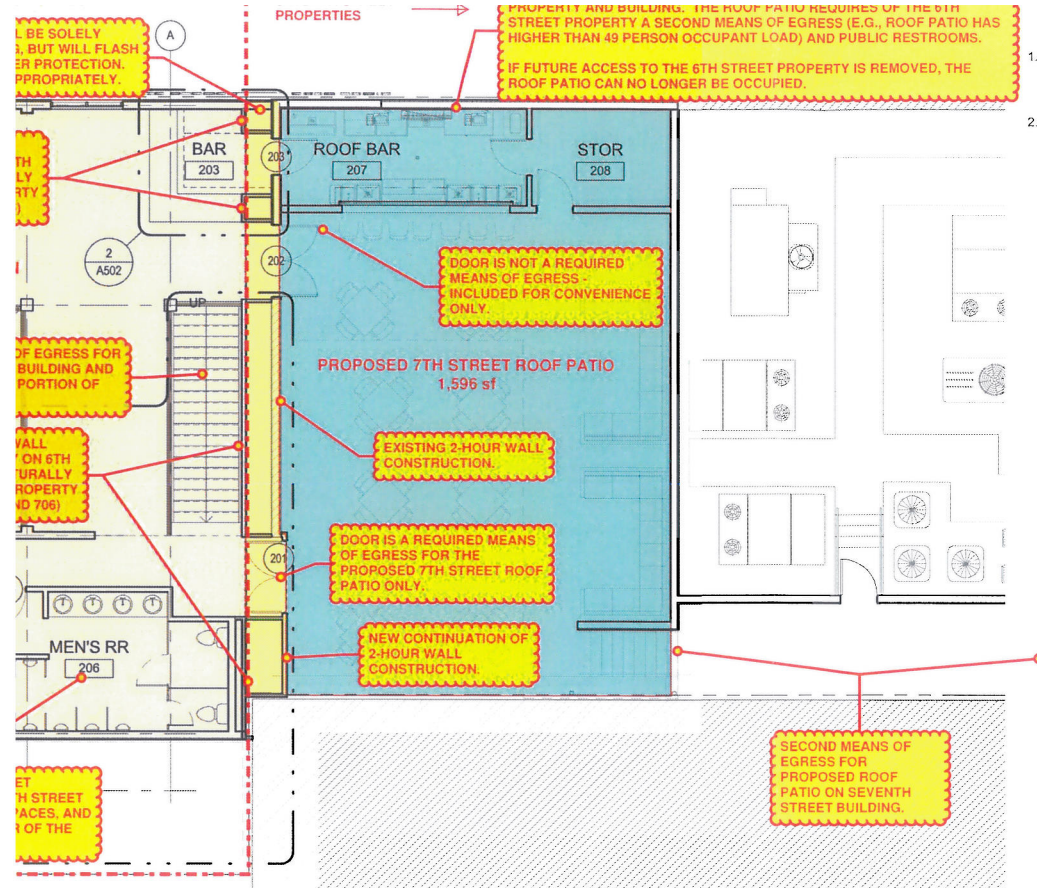
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1. CONSULTATION OF SURFACE PLANS AND FOUNDATIONS ARE NECESSARY TO
DETERMINE THE EXISTING CONDITIONS OF THE BUILDING. THE
DESIGNER HAS NOT CONDUCTED A VISUAL INSPECTION OF THE
BUILDING OR FOUNDATIONS. THE DESIGNER HAS NOT CONDUCTED
ANY INVESTIGATION OF THE BUILDING OR FOUNDATIONS. THE
DESIGNER HAS NOT CONDUCTED ANY INVESTIGATION OF THE
BUILDING OR FOUNDATIONS. THE DESIGNER HAS NOT CONDUCTED
ANY INVESTIGATION OF THE BUILDING OR FOUNDATIONS.

"EXHIBIT 3"



NEW WORK GENERAL NOTES

1. FIELD VERIFY ALL DIMENSIONS. IF DIMENSIONS VARY SIGNIFICANTLY NOTIFY THE ARCHITECT
2. ALL DIMENSIONS TO FACE OF STEEL STUD OR EXISTING FINISH UNLESS NOTED OTHERWISE

KEYNOTES - NEW WORK PLAN

Preliminary, not for construction, recording purposes or implementation

soa

Architecture

Interior Design

Planning

Sustainability

2801 Woodard Drive, Suite 103
Columbia, MO 65202
573.443.1407

www.soa-inc.com

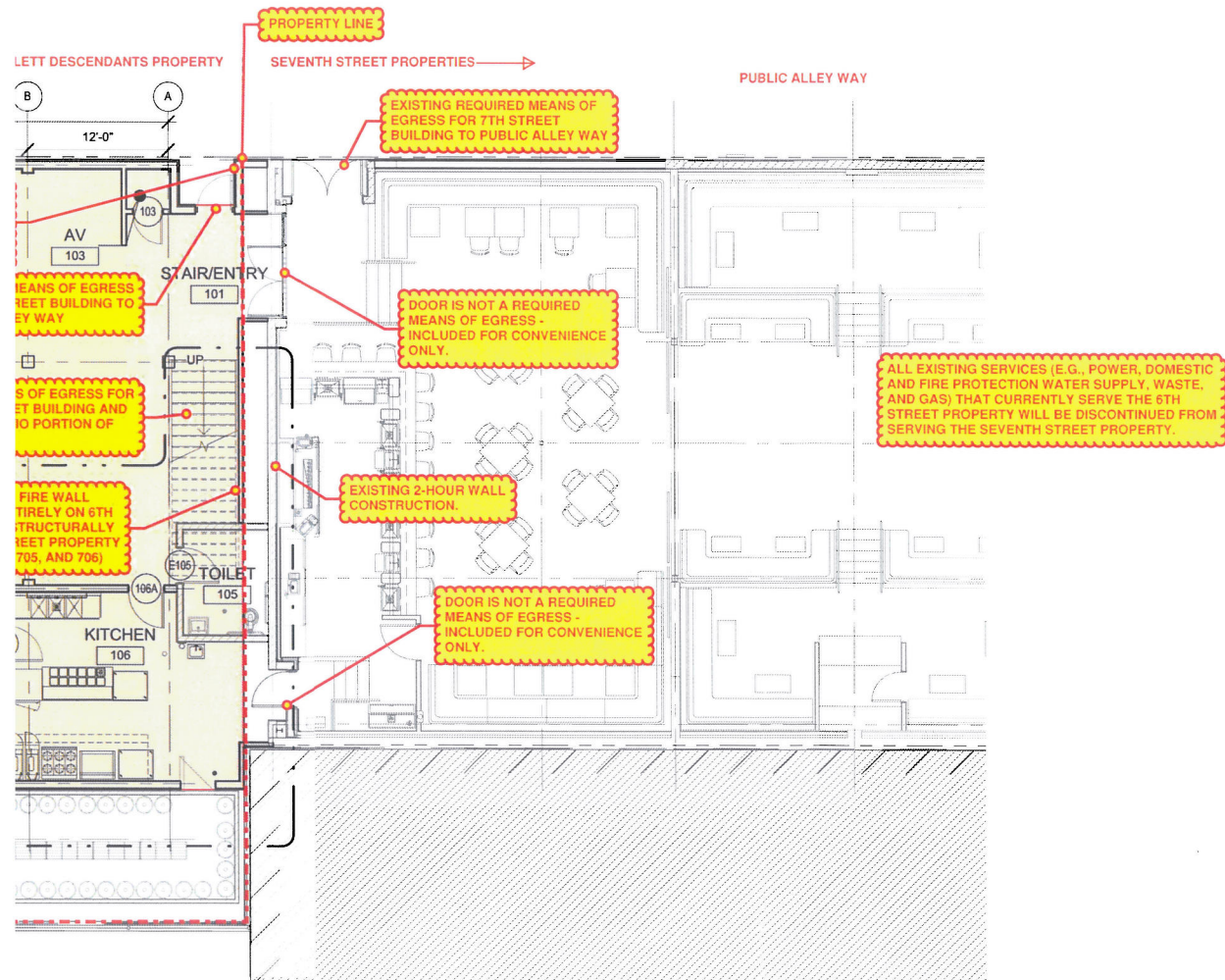
Simon Oswald Associates, Inc.
Missouri Certificate of
Authority Number: 000826

CIVIL & STRUCTURAL

ENGINEER:
Crockett Engineering Consultants
2608 N. Stadium Blvd.
Columbia, MO 65201
(573) 447-0292

MEP ENGINEER:
Timberlake Engineering
100 E. Walnut Street
Columbia, MO 65201
(573) 875-4365

ELEVATOR CONSULTANT:
Kenneth H. Lemp Elevator
Consultants



My House Night Club and Sports Bar - The Backyard

119 South 7th Street, Columbia, MO 65201

ISSUE FOR PRELIMINARY
DESIGN DEVELOPMENT

11/13/2017

REVISION DATE

OVERALL FLOOR
PLANS

A201

SOA PROJECT 17078