OAKDALE SENIOR VILLAGE

JOHNSTOWN

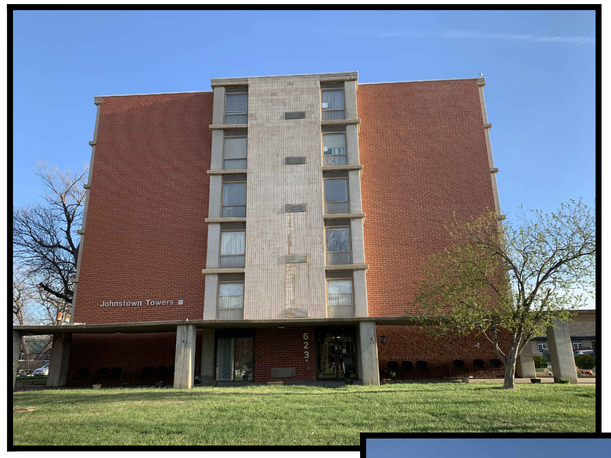
SALINA, **21-3189** **KANSAS**

REFERENCE LEGEND

- 1–A1 — DETAIL REFERENCE REF # – SHT. #
- A–A1 SIM — DETAIL REFERENCE REF # – SHT #
- A / A1.1 — INTERIOR ELEVATION REFERENCE
- 100'–0" FIN. FLR. — ELEVATION DESIGNATION
- 1 — DOOR MARK
- A — WINDOW MARK
- CUT LINE
- 4 — PARTITION MARK
- 1 — REVISIONS
- WAITING 101 — ROOM NAME & NUMBER
- A–A1 — PROJECTED VIEW OF PHOTOGRAPH REF # – SHT. #
- SB 10'–0" (BTM) — CEILING ELEVATION & MATERIAL
- PROJECT NORTH
- TRUE NORTH
- A DETAIL SCALE — DRAWING NAME; DRAWING SCALE; DRAWING REF #

MATERIAL LEGEND

- BATT INSULATION
- BRICK MASONRY
- COMPACTED EARTH
- RIGID INSULATION
- POURED CONCRETE
- WALL W/ BRICK VENEER
- METAL STUD WALL
- CONCRETE WALL
- WOOD STUD WALL
- C.M.U. WALL
- PLYWOOD
- ROUGH WOOD
- FINISH WOOD
- METAL STUD
- GLASS LARGE SCALE
- STRUCTURAL STEEL
- CONC. MASONRY UNIT SECTION
- MTL JOIST
- MTL FURRING
- PRECAST CONC. SLAB



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BUILDING B

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PERMIT SET 5-4-2023 W/ ADDENDUM #1

ABBREVIATIONS

&	AND
∠	Angle
@	At
℄	Centerline
ø	Diameter or Round
#	Pound or Number
Acous.	Acoustical
Adj.	Adjustable
A.F.F.	Above Finished Floor
Aggr.	Aggregate
Al.	Aluminum
Approx.	Approximate
Arch.	Architect or Architectural
Asb.	Asbestos
Asph.	Asphalt
A.V.	Audio Visual
Bd.	Board
Bitum.	Bituminous
Bldg.	Building
Blk.	Block
Blk'g.	Blocking
Bm.	Beam
Bot.	Bottom
BO	BY OWNER
Brg.	Bearing
Brk.	Brick
Cab.	Cabinet
Clg.	Ceiling
Clr.	Clear
Cntr.	Counter
Col.	Column
Conc.	Conc. Concrete
C.T.	Ceramic Tile
CMU	Concrete Masonry Unit
Ctr.	Center
Dbl.	Double
Det.	Detail
D.F.	Drinking Fountain
Dia.	Diameter
Dim.	Dimension
Dn.	Down
Dr.	Door
Ds.	Downspout
Dwg.	Drawing
Dwr.	Drawer
(E)	Existing
E.	East or Existing
Ea.	Each
E.J.	Expansion Joint
El.	Elevation
Elec.	Electrical
Elev.	Elevator
Eq.	Equal
Equip.	Equipment
E.W.	Each Way
E.W.C.	Elec. Water Cooler
Exist.	Existing
Expo.	Exposed
Exp.	Expansion
Ext.	Exterior
F.A.	Fire Alarm
F.D.	Floor Drain
Fdn.	Foundation
F.E.	Fire Extinguisher
F.E.C.	F.E. Cabinet
Fin.	Finish
Fl.	Floor
Flash.	Flashing
fl.	Flow line
Ft.	Foot or feet
Ftg.	Footing
Furr.	Furring
Fut.	Future
Ga.	Gauge
Galv.	Galvanized
G.B.	Grab Bar
Gl.	Glass
Gnd.	Ground
Gr.	Grade
Gyp.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
Hdwd.	Hardwood
Hdwr.	Hardware
H.M.	Hollow Metal
Horiz.	Horizontal
Hr.	Hour
Hgt.	Height
I.D.	Inside Diameter
Insul.	Insulation
Int.	Interior
Jan	Janitor
Jt.	Joint
Kit.	Kitchen
Lab.	Laboratory
Lam.	Laminate
Lav.	Lavatory
Lkr.	Locker
Lt.	Light
Mas.	Masonry
Max.	Maximum
M.C.	Medicine Cabinet
Mech.	Mechanical
Memb.	Membrane
Met.	Metal
Mfr.	Manufacturer
Mh.	Manhole
Min.	Minimum
Mir.	Mirror
Misc.	Miscellaneous
M.O.	Masonry Opening
Mtd.	Mounted
N.	North
N.I.C.	Not In Contract
No. or #	Number
Nom.	Nominal
N.T.S.	Not To Scale
O/	On or Over
Obs.	Obscure
O.C.	On Center
O.D.	Diameter
Off.	Office
Opng.	Opening
Opp.	Opposite
P.	Paint
Pl.	Plate
P.Lam.	Plastic Laminate
Plas.	Plaster
Plywd.	Plywood
Pr.	Pair
Pt.	Point
P.T.D.	Paper Towel Dispenser
Ptn.	Partition
P.T.R.	Paper Towel Receptacle
Q.T.	Quarry Tile
R.	Riser
Rad.	Radius
R.D.	Roof Drain
Ref.	Reference
Reinf.	Reinforced
Req'd	Required
Resil.	Resilient
Rm.	Room
R.O.	Rough Opening
S.	South
S.B.	Splash Block
S.C.	Solid Core
Sched.	Schedule
S.D.	Soap Dispenser
Sect.	Section
Shr.	Shower
Sht.	Sheet
Sim.	Similar
S.N.D.	Sanitary Napkin Disp.
S.N.R.	Sanitary Napkin Recep.
Spec.	Specification
Sq.	Square
SS.	Stainless Steel
Std.	Standard
Stl.	Steel
Stor.	Storage
Strl.	Structural
Susp.	Suspended
S.V.	Sheet Vinyl
Sym.	Symmetrical
Tex.	Texture
T.B.	Towel Bar
T.Bd.	Tack Board
Temp.	Tempered
T.&G.	Tongue & Groove
Thk.	Thick
T.O.M.	Top Of Masonry
T.O.S.	Top Of Steel
T.P.	Top Of Pavement
T.P.D.	Toilet Paper Dispenser
T.V.	Television
T.W.	Tackwall
Typ.	Typical
Trd.	Tread
U.O.N.	Unless Otherwise Noted
Ur.	Urinal
V.C.T.	Vinyl Composition Tile
V.T.	Vinyl Tile
V.B.	Vapor Barrier
Vert.	Vertical
Vest.	Vestibule
Vyl.	Vinyl
W.	West
w/	With
w/o	Without
W.C.	Wall Covering
Wd.	Wood
Wp.	Waterproof
Wdw.	Window
Wsct.	Wainscot
Wt.	Weight

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ALTA/NSPS LAND TITLE SURVEY

THAT PORTION OF ATHERTON–PHILLIP ADDITION AND OAKDALE ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS

TITLE COMMITMENT SCHEDULE A DESCRIPTION:

TRACT 1:
LOTS FIVE(5), SEVEN(7), NINE(9) AND ELEVEN(11), AND THE EAST THIRTY–EIGHT (38) FEET OF LOTS THIRTEEN (13) AND FIFTEEN (15), ALL IN ATHERTON–PHILLIPS ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS.

TRACT 2:
ALL THAT PART OF LOTS EIGHT (8), NINE (9), TEN (10), ELEVEN (11) AND TWELVE (12), AND ALL THAT PART OF THE VACATED ALLEY ADJACENT TO AND CONTIGUOUS WITH LOTS TEN (10), ELEVEN (11) AND TWELVE (12), RESPECTIVELY, IN BLOCK (7) OF OAKDALE ADDITION TO SALINA, SALINE COUNTY, KANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT (8), BLOCK SEVEN(7), OAKDALE ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS, THENCE SOUTH 0°0' EAST ALONG THE WEST LINE OF SAID BLOCK 7 A DISTANCE OF TWO HUNDRED NINETEEN AND EIGHTY–ONE HUNDREDTHS FEET (219.81'); THENCE NORTH 89°24'30" EAST A DISTANCE OF ONE HUNDRED FEET (100'); THENCE NORTH 0°0' EAST A DISTANCE OF FIFTY–NINE AND NINETY–FIVE HUNDREDTHS FEET (59.95'); THENCE NORTH 89°24'30" EAST A DISTANCE OF SIXTY FIVE FEET (65'); THENCE NORTH 0°0' EAST A DISTANCE OF NINETY–SEVEN AND EIGHTY–SIX HUNDREDTHS FEET (97.86'); THENCE NORTH 0°0' EAST A DISTANCE OF THIRTY–TWO AND FIFTY HUNDREDTHS FEET (32.50'); THENCE NORTH 0°0' EAST A DISTANCE OF SIXTY–TWO FEET (62'); THENCE SOUTH 89°24'30" WEST A DISTANCE OF ONE HUNDRED THIRTY–TWO AND FIFTY HUNDREDTHS FEET (132.50') TO THE POINT OF BEGINNING; TOGETHER WITH THAT PART OF THE VACATED ALLEY ACCRUING THERETO BY VIRTUE OF ORDINANCE NO. 8673 OF THE CITY OF SALINE, RECORDED IN BOOK 119, PAGE 277, IN THE OFFICE OF THE REGISTER OF DEEDS OF SALINE COUNTY, KANSAS; SAID ALLEY IS ALSO DESCRIBED AS THE VACATED ALLEYWAY LOCATED SOUTH OF THE WEST 55 FEET OF LOT EIGHTEEN (18) AND LOCATED SOUTH OF THE 20 FOOT PLATTED ALLEY RUNNING NORTH AND SOUTH LYING WEST OF SAID LOT 18, ALL IN BLOCK SEVEN (7), IN OAKDALE ADDITION TO THE CITY OF SALINA, SALINE COUNTY, KANSAS AS SHOWN IN SCRIVENER'S AFFIDAVIT FILED FOR RECORD DECEMBER 6, 2018 AND RECORDED IN BOOK 1350 AT PAGE 1242, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SALINE COUNTY, KANSAS.

AND

THE WEST FIFTY–FIVE (55') OF THE LOT EIGHTEEN (18), BLOCK SEVEN (7), OAKDALE ADDITION TO SALINA, SALINE COUNTY, KANSAS: TOGETHER WITH THAT PART OF VACATED ALLEY ACCRUING THERETO BY VIRTUE OF ORDINANCE NO. 8673 OF THE CITY OF SALINA, RECORDED IN BOOK 119, PAGE 277, IN THE OFFICE OF THE REGISTER OF DEEDS OF SALINE COUNTY, KANSAS; SAID ALLEY IS ALSO DESCRIBED AS THE VACATED ALLEY RUNNING SOUTH OF THE WEST 55 FEET OF LOT EIGHTEEN (18) AND LOCATED SOUTH OF THE 20 FOOT PLATTED ALLEY RUNNING NORTH AND SOUTH LYING WEST OF SAID LOT 18, ALL IN BLOCK SEVEN (7), IN OAKDALE ADDITION TO THE CITY OF SALINA, SALINE COUNT, KANSAS AS SHOWN IN SCRIVENER'S AFFIDAVIT FILED FOR RECORD DECEMBER 6, 2018 AND RECORDED IN BOOK 1350 AT PAGE 1242, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SALINE COUNTY, KANSAS.

TABLE "A" NOTES:

TABLE A ITEMS NOT ADDRESSED BELOW ARE ADDRESSED ON THE FACE OF THE SURVEY OR UNDER OTHER HEADINGS ON THIS OR OTHER SHEETS.

2. TRACT 1: 623 JOHNSTOWN AVE. & TRACT 2: 125 S OAKDALE ST. SALINA, SALINE COUNTY, KANSAS 6401
4. GROSS LAND AREA: TRACT 1 = 60,889 SQ. FT.
   1.40 ACRES
   TRACT 2 = 33,885 SQ. FT.
   0.78 ACRES
9. TRACT 1:
   THERE ARE 62 DESIGNATED PARKING SPACES LOCATED ON SURVEYED PROPERTY 52 STANDARD AND 10 HANDICAPPED DESIGNATED SPACES.
   TRACT 2:
   HERE ARE 30 DESIGNATED PARKING SPACES LOCATED ON SURVEYED PROPERTY 6 STANDARD AND 4 HANDICAPPED DESIGNATED SPACES.

10 CLIENT DID NOT DESIGNATE ANY PARTY WALLS.

11(a). ONE CALL TICKET NUMBER: TRACT 1: 21479293 & 21575944
TRACT 2: 21479338 & 21575960

11(b). PRIVATE UTILITY NOT HIRED BY CLIENT

14. THE INTERSECTION OF JOHNSTOWN AVENUE AND FRONT STREET IS 100 FEET WEST OF TRACT 1. THE INTERSECTION OF GYPSUM AVENUE AND OAKDALE AVENUE IS 100 FEET SOUTH OF OF TRACT 2.
16. THERE WAS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

SURVEY REFERENCE:

1. TRACT 1: ATHERTON–PHILLIP ADDITION RECORDED IN BOOK D PAGE 8.
   TRACT 2: OAKDALE ADDITION RECORDED IN BOOK "A" PAGE 41.
2. SURVEY PERFORMED BY BOCK & CLARK, WITH PROJECT NO. 201800036–002/003, DATED MAY 1, 2018.
3. WARRANTY DEED RECORDED AS DOC/FILM:
   TRACT 1: DEED BOOK 1347, PAGE 1792
   TRACT 2: DEED BOOK 1347, PAGE 1794

BASIS OF BEARINGS:

PARCEL 1:
THE BASIS OF BEARINGS FOR THIS SURVEY IS AN ASSUMED BEARING OF N 90°00'00" W ON THE NORTH EDGE OF THE JONHSTOWN AVE. RIGHT–OF–WAY SALINA, SALINE COUNTY, KANSAS

PARCEL 2:
THE BASIS OF BEARINGS FOR THIS SURVEY IS AN DEEDED BEARING OF S 89°24'30" W ON THE SOUTH ALLEY LINE AS DESCRIBED IN DEED BOOK 1347, PAGE 1794 SALINA, SALINE COUNTY, KANSAS

GENERAL NOTES:

1. THIS SURVEY WAS EXECUTED IN ACCORDANCE WITH LAWS AND MINIMUM STANDARDS FOR THE STATE OF KANSAS.
2. KANSAS ONE–CALL TICKET # 21479339 FOR TRACK 1 & TICKET # 21479293 FOR TRACT 2
3. ALL BOUNDARY LINES OF THE SURVEYED PROPERTY ARE CONTIGUOUS WITH THE ADJOINING PARCELS
4. TRACT 1 HAS DIRECT ACCESS TO: JOHNSTOWN AVE. DEDICATED PUBLIC STREET. TRACT 2 HAS DIRECT ACCESS TO: OAKDALE AVE. DEDICATED PUBLIC STREET.
5. THE SURVEY PROPERTY IS THE SAME AS THE REAL PROPERTY DESCRIBED IN SCHEDULE A OF THE TITLE COMMITMENT REFERENCED HEREON AND A PORTION OF THE REAL PROPERTY DESCRIBED IN THE DEED BOOK 1347, TRACT 1: PAGE 1792 & TRACT 2: PAGE 1794
6. THE SURVEYED PROPERTY ZONING SETBACKS OUTLINED IN THE PROVIDED ZONING LETTER REQUIRE INTERPRETATION AND ARE SHOWN BASED ON THE INTERPRETATION OF THE SURVEYOR. THEY SHOULD NOT BE RELIED UPON AS A TRUE AND ACCURATE REPRESENTATION OF THE SETBACKS AND SHOULD BE VERIFIED WITH THE LOCAL MUNICIPALITY PRIOR TO ANY USE.

POTENTIAL ENCROACHMENTS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, POTENTIAL ENCROACHMENTS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY ARE LISTED AS FOLLOWS:

TRACT 1:
NONE OBSERVED

TRACT 2:
A. CHAIN LINK FENCE IS OVER THE EAST LINE OF THE SURVEYED PROPERTY AS SHOWN HEREON.
B. EXISTING SHED IS OVER THE EAST LINE OF THE SURVEYED PROPERTY AS SHOWN HEREON

THIS SURVEY DEPICTS THE FEATURES OBSERVABLE IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY. THEREFORE, SOME POTENTIAL ENCROACHMENTS MAY NOT HAVE BEEN OBSERVED, ARE NOT OBSERVABLE, OR ARE NOT THE OPINION OF THE SURVEYOR. IT MAY BE THE OPINION OF OTHERS, THERE ARE POTENTIAL ENCROACHMENTS NOT LISTED. AN ENCROACHMENT IS A LEGAL MATTER AND CAN ONLY BE ESTABLISHED OR DEFINED BY THE JUDICIAL SYSTEM.

FLOOD STATEMENT: (BOTH TRACT 1 AND TRACT 2)

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE SURVEYED PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP NUMBER 20169C0228C EFFECTIVE DATE APRIL 18, 2018.

ZONING:

TRACT 1:
PER ZONING REPORT DATED NOVEMBER 10, 2021 PROVIDED BY CLIENT.

EXISTING ZONE: R–3

MINIMUM YARD REQUIREMENTS:
FRONT – RESIDENTIAL OR COLLECTOR STREET 25' MINIMUM FROM PROPERTY LINE, OR 55' FROM CENTERLINE WHICHEVER IS GREATER.
REAR – 25' MINIMUM. ACCESSORY STRUCTURES 5' WITHOUT ALLY, 10' WITH ALLEY
SIDE – 7.5' MINIMUM ON EACH SIDE OF THE ZONING LOT, EXCEPT THAT RESIDENTIAL BUILDINGS, WHICH HAVE THE ENTRANCES TO TWO OR MORE UNITS FACING THE SIDE YARD SHALL HAVE A MINIMUM SIDE YARD OF 10' ON THE SIDE OF THE BUILDING ON WHICH SUCH ENTRANCES ARE LOCATED. THERE SHALL BE AN ADDITIONAL SIDE YARD SETBACK OF 1 FOOT FOR EACH 2' OF HEIGHT OVER 40'
BUILDING HEIGHT 54' = 14' ABOVE 40'.
7.5' + 7' = 14.5 SIDE YARD SETBACK

HEIGHT RESTRICTIONS: 75 FEET

FLOOR AREA RATIO: NO REQUIREMENT NOTED

PARKING REQUIREMENTS: 2 SPACES FOR EACH DWELLING UNIT FOR THE FIRST 20 UNITS AND 1.5 SPACES FOR EACH UNIT THEREAFTER
PROPERTY REQUIRES 147 SPACES, BASED ON 91 DWELLINGS.
PROPERTY HAS 65 PARKING SPACES NOTED IN SURVEY.

TRACT 2:
PER ZONING REPORT DATED NOVEMBER 10, 2021 PROVIDED BY CLIENT.

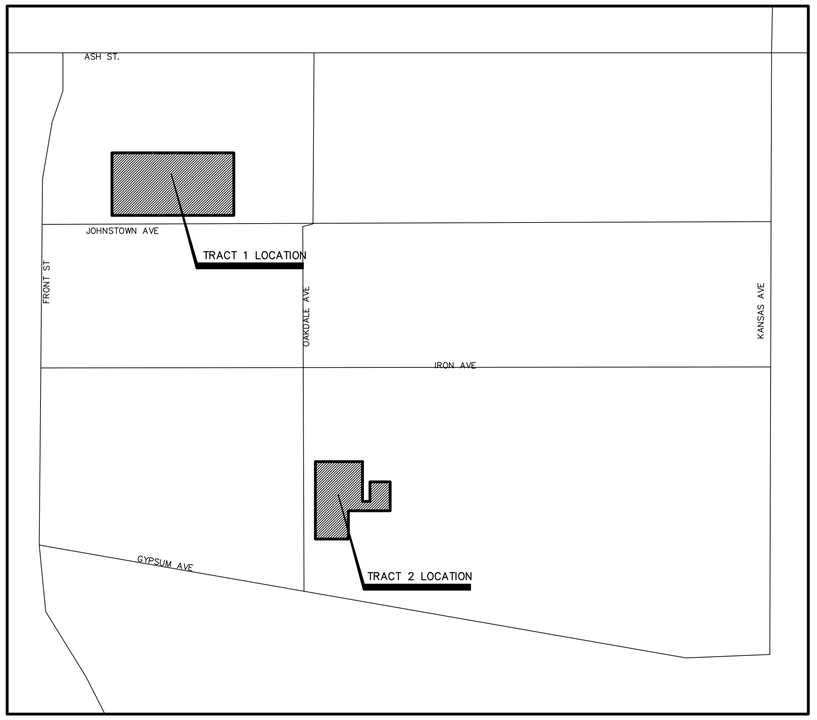
EXISTING ZONE: R–3

MINIMUM YARD REQUIREMENTS:
FRONT – RESIDENTIAL OR COLLECTOR STREET 25' MINIMUM FROM PROPERTY LINE, OR 55' FROM CENTERLINE WHICHEVER IS GREATER.
REAR – 25' MINIMUM. ACCESSORY STRUCTURES 5' WITHOUT ALLY, 10' WITH ALLEY
SIDE – 7.5' MINIMUM ON EACH SIDE OF THE ZONING LOT, EXCEPT THAT RESIDENTIAL BUILDINGS, WHICH HAVE THE ENTRANCES TO TWO OR MORE UNITS FACING THE SIDE YARD SHALL HAVE A MINIMUM SIDE YARD OF 10' ON THE SIDE OF THE BUILDING ON WHICH SUCH ENTRANCES ARE LOCATED. THERE SHALL BE AN ADDITIONAL SIDE YARD SETBACK OF 1 FOOT FOR EACH 2' OF HEIGHT OVER 40'
BUILDING HEIGHT 54' = 14' ABOVE 40'.
7.5' + 7' = 14.5 SIDE YARD SETBACK

HEIGHT RESTRICTIONS: 75 FEET

FLOOR AREA RATIO: NO REQUIREMENT NOTED

PARKING REQUIREMENTS: 2 SPACES FOR EACH DWELLING UNIT FOR THE FIRST 20 UNITS AND 1.5 SPACES FOR EACH UNIT THEREAFTER
PROPERTY REQUIRES 79 SPACES, BASED ON 46 DWELLINGS.
PROPERTY HAS 30 PARKING SPACES NOTED IN SURVEY.



NOT TO SCALE

LOCATION MAP
CITY OF SALINA, KANSAS

TITLE COMMITMENT:

PREFERRED TITLE OF ST. JOSEPH, L.L.C. AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT NO: 20210917031
EFFECTIVE DATE: SEPTEMBER 13, 2021 @ 8:00 AM

SCHEDULE B – SECTION II ITEMS:

PER PARAGRAPH 6.C.ii OF THE MINIMUM STANDARDS DETAILS REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, EASEMENTS AND OTHER SURVEY–RELATED MATTERS BURDENING THE SURVEYED PROPERTY AND IDENTIFIED IN THE TITLE EVIDENCE PROVIDED TO OR OBTAINED BY THE SURVEYOR ARE SUMMARIZED BELOW. THE SURVEYOR'S NOTES ARE IN REGARD TO THE LEGAL DESCRIPTION OF THE DOCUMENT ONLY AND DO NOT PURPORT TO GIVE A LEGAL OPINION FOR THE ITEM LISTED. ITEMS NOT LISTED ARE EITHER NOT MATTERS OF SURVEY OR DO NOT CONTAIN A LEGAL DESCRIPTION.

10. EASEMENT GRANTED TO COX COMMUNICATION KANSAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A COX COMMUNICATION AS SHOWN IN GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT DATED SEPTEMBER 3, 2014, FILED FOR RECORD NOVEMBER 17, 2014 AND RECORDED IN BOOK 1289 AT PAGE 686, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SALINE COUNTY, KANSAS. (AS TO TRACT 1) (COVERS ENTIRE SURVEYED PROPERTY AND IS A BLANKET EASEMENT)

11. ORDINANCE NO. 8673, FILED FOR RECORD JANUARY 22, 1979, IN BOOK 119 AT PAGE 277, PROVIDING FOR THE VACATION OF AN EAST AND WEST ALEY WITH THE COST OF SUCH IMPROVEMENTS TO BE ASSESSED AGAINST THE BENEFIT DESTRICT SHOWN THEREIN.THIS ORDINANCE MAY RESULT IN THE LEVY OF SPECIAL ASSESSMENTS AGAINST THE LAND. (AS TRACT 2) (CROSSES THE SURVEYED PROPERTY AND ITS LOCATION IS SHOWN)

12. EASEMENT GRANTED TO COX COMMUNICATION KANSAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, D/B/A COX COMMUNICATION AS SHOWN IN GRANT OF EASEMENT AND MEMORANDUM OF AGREEMENT DATED SEPTEMBER 3, 2014, FILED FOR RECORD NOVEMBER 17, 2014 AND RECORDED IN BOOK 1289 AT PAGE 692, IN THE OFFICE OF THE REGISTER OF DEEDS FOR SALINE COUNTY, KANSAS. (AS TO TRACT 2) (COVERS ENTIRE SURVEYED PROPERTY AND IS A BLANKET EASEMENT)

UNDERGROUND UTILITY STATEMENT:

WITH REGARD TO UNDERGROUND UTILITIES, INFORMATION FROM THE SOURCES LISTED HEREON WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

SURVEYOR CERTIFICATION:

TO EREG JOHNSTOWN OAKDALE LLC, A DELAWARE LIMITED LIABILITY COMPANY; OPG OAKDALE PARTNERS, LLC, A KANSAS LIMITED LIABILITY COMPANY; OPG OP MANAGERS, LLC, A KANSAS LIMITED LIABILITY COMPANY; COMMONWEALTH LAND TITLE INSURANCE COMPANY; PREFERRED TITLE OF ST. JOSEPH, L.L.C. AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a)(1), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9/23/2021.

DATE OF PLAT OR MAP: OCTOBER 4, 2021

(AN ORIGINAL SEAL AND SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT.)

JASON R. LOADER
LICENSED
1462
11/23/2021
KANSAS
LAND SURVEYOR

JASON R. LOADER
1462
loader.j@kveng.com

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PROJECT NO.	E2152997
DRAWN BY	ZEK
CHECKED BY	JRL
CFN	2997ALTA–01
SHEET	1 OF 3

PROJECT:
125 OAKDALE ST
623 JOHNSTOWN AVE.
SALINA, KANSAS 67401

PREPARED FOR:
OVERLAND PROPERTY GROUP
5345 W 151 ST TERRACE
LEAKWOOD, KANSAS 66224

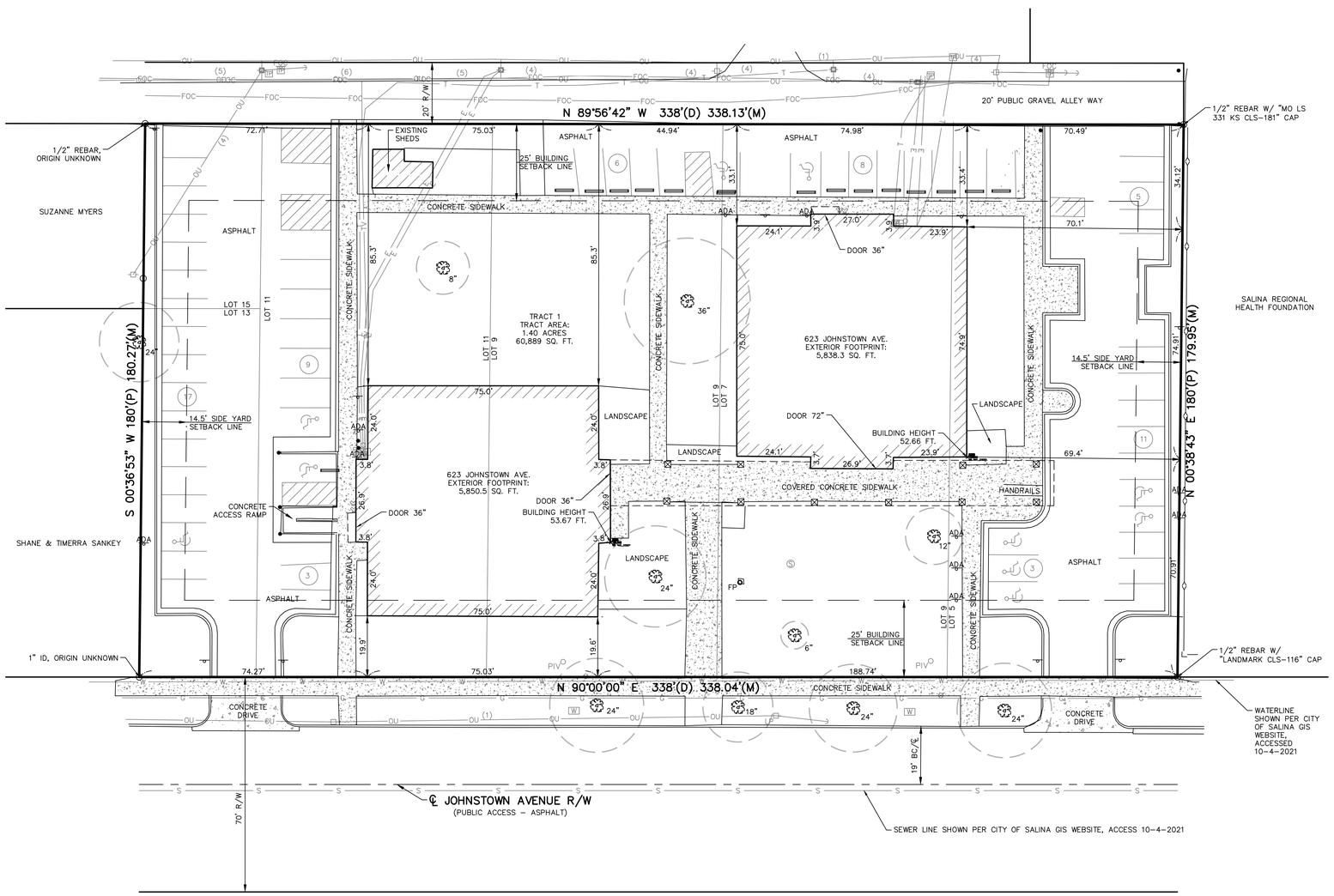
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS–20. EXPIRES 12/31/22

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

ALTA/NSPS LAND TITLE SURVEY

THAT PORTION OF ATHERTON–PHILLIP ADDITION AND OAKDALE ADDITION
TO THE CITY OF SALINA, SALINE COUNTY, KANSAS

0 10 20 40
SCALE: 1" = 20'



LEGEND

- MONUMENT FOUND
- (P) PLATTED PER SURVEY REFERENCE
- (M) MEASURED BEARING AND DISTANCE
- STREET SIGN
- STEEL BOLLARD
- CANOPY SUPPORT
- UTILITY POLE
- LP UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- BB BREAKER BOX
- DEADMAN ANCHOR
- OU (5) FOOTPRINT OF OVERHEAD UTILITY – # LINES
- E ELECTRIC METER
- E UNDERGROUND ELECTRIC LINE
- TV UNDERGROUND CABLE TV
- G UNDERGROUND GAS LINE
- PIV POST INDICATOR VALVE
- WATER LINE GATE VALVE
- W WATER METER
- W WATERLINE
- SIAMESE FIRE CONNECTOR
- S SANITARY SEWER MANHOLE
- S SANITARY SEWER LINE
- TP TELEPHONE PEDESTAL
- T UNDERGROUND TELEPHONE LINE
- FOC FIBER OPTIC CABLE SIGN
- FOC UNDERGROUND FIBER OPTIC CABLE
- WHEEL STOP
- ADA HANDICAP SIGN
- HANDICAP PAINTED SYMBOL
- WROUGHT IRON FENCE
- XX" DECIDUOUS TREE W/ SIZE & DRIP LINE
- # PARKING STALL COUNT
- FP FLAG POLE
- BC/℄ BACK OF CURB/TO CENTERLINE

JASON R. LOADER
LICENSED
1462
11/23/2021
KANSAS
LAND SURVEYOR

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loader@kv.eng.com

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sa@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING

PROJECT NO.	E2152997
DRAWN BY	ZEK
CHECKED BY	JRL
CFN	2997ALTA–02
SHEET	2 OF 3

PROJECT:
125 OAKDALE ST
623 JOHNSTOWN AVE.
SALINA, KANSAS 67401

PREPARED FOR:
OVERLAND PROPERTY GROUP
5345 W 151 ST TERRACE
LEAKWOOD, KANSAS 66224

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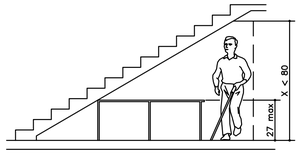
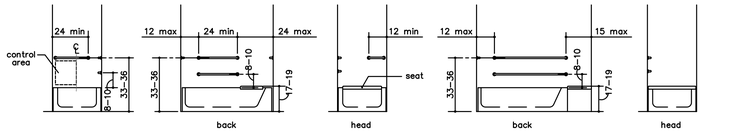


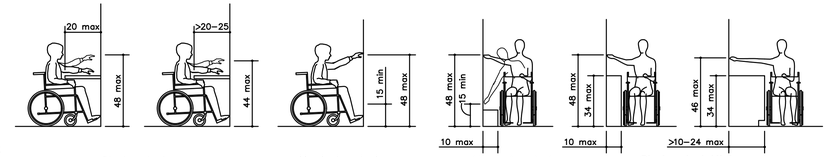
Vertical Clearance

S STANDARD VERTICAL CLEARANCE

NO SCALE



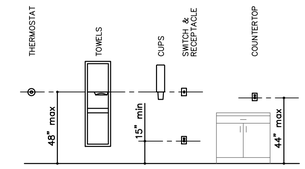
Controls Location | Grab Bars at Removable Seat | Grab Bars at Removable Seat | Grab Bars at Permanent Seat | Grab Bars at Permanent Seat



Obstructed High Forward Reach | Unobstructed Forward Reach | Unobstructed Side Reach | Obstructed High Side Reach

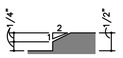
R STANDARD REACH ADA DIAGRAMS

NO SCALE



Q STANDARD CONTROL REACH LIMITATIONS DETAILS

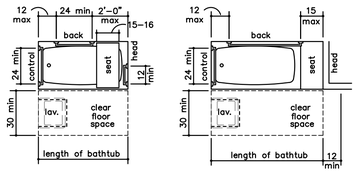
NO SCALE



Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

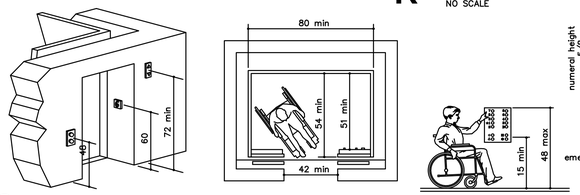
NO SCALE



Clear Floor Space at Bathtub With Removable Seat | Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

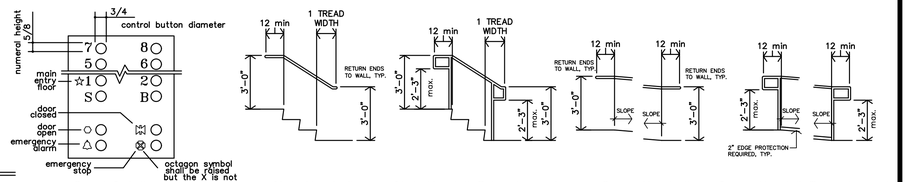
NO SCALE



Hoistway and Elevator Entrances | Minimum Dimensions for Elevator Car | Car Control Height | Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

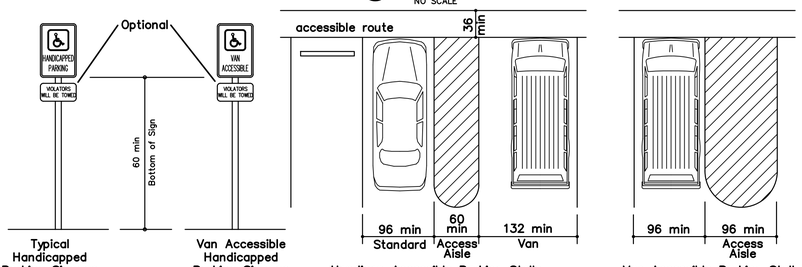
NO SCALE



Stair Handrail Extensions at Walls | Stair Handail Extensions at Freestanding Handrails | Ramp Handrail Extensions at Walls | Ramp Handail Extensions at Freestanding Handrails

M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

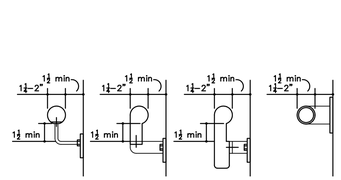
NO SCALE



Typical Handicapped Parking Signage | Van Accessible Handicapped Parking Signage | Handicap Accessible Parking Stalls | Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS

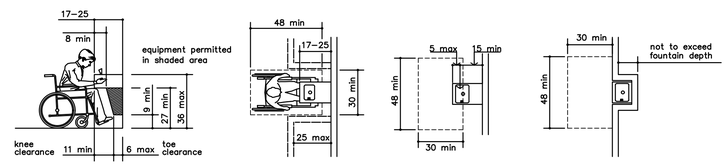
NO SCALE



Handrail | Handrail | Handrail | Grab Bar

K STANDARD HANDRAIL/GRAB BAR DETAILS

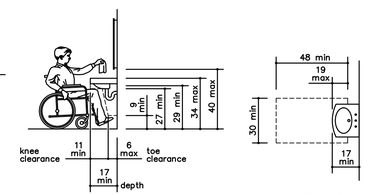
NO SCALE



Toe and Knee Clearance Elevation | Toe and Knee Clearance Plan | Drinking Fountain Spout Location | Built–in Fountain or Cooler

J STANDARD DRINKING FOUNTAIN DETAILS

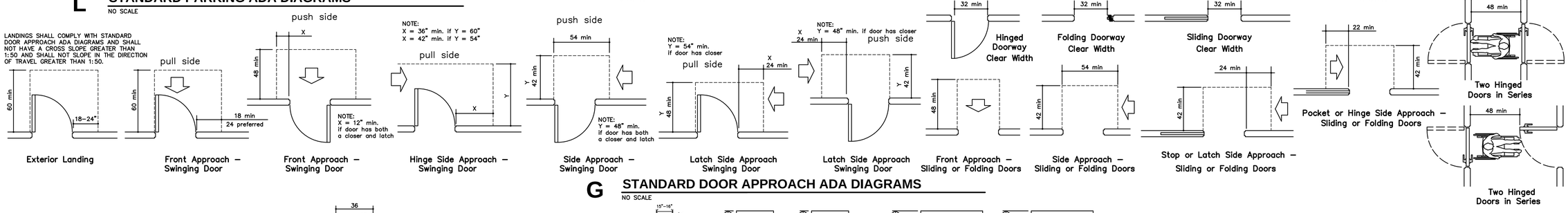
NO SCALE



Lavatory Clearances | Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

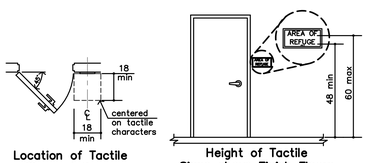
NO SCALE



Exterior Landing | Front Approach – Swinging Door | Front Approach – Swinging Door | Hinge Side Approach – Swinging Door | Side Approach – Swinging Door | Latch Side Approach Swinging Door | Latch Side Approach Swinging Door | Front Approach – Sliding or Folding Doors | Side Approach – Sliding or Folding Doors | Stop or Latch Side Approach – Sliding or Folding Doors | Two Hinged Doors in Series

G STANDARD DOOR APPROACH ADA DIAGRAMS

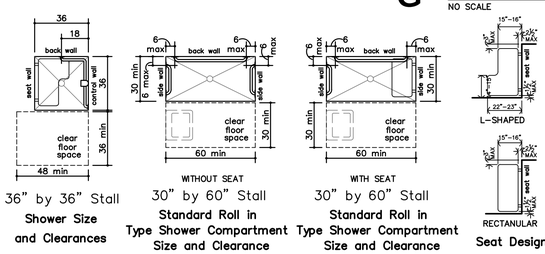
NO SCALE



Location of Tactile Signs at Doors | Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

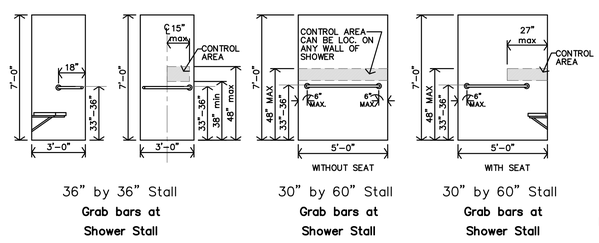
NO SCALE



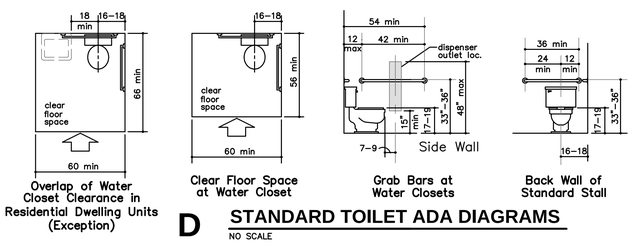
36" by 36" Stall Shower Size and Clearances | 30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance | 30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance | Seat Design

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE



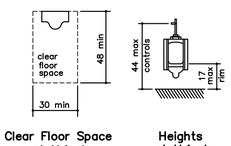
36" by 36" Stall Grab bars at Shower Stall | 30" by 60" Stall Grab bars at Shower Stall | 30" by 60" Stall Grab bars at Shower Stall



Overlap of Water Closet Clearance in Residential Dwelling Units (Exception) | Clear Floor Space at Water Closet | Grab Bars at Water Closets | Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

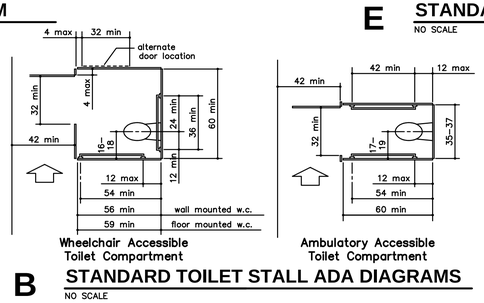
NO SCALE



Clear Floor Space at Urinal | Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

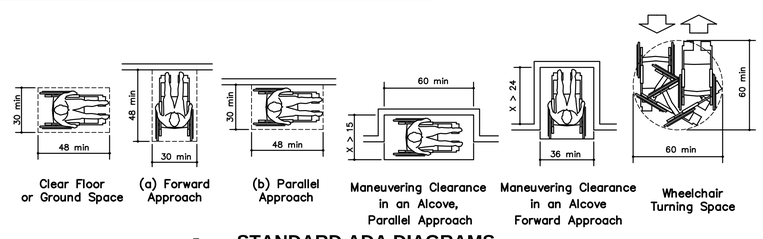
NO SCALE



Wheelchair Accessible Toilet Compartment | Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

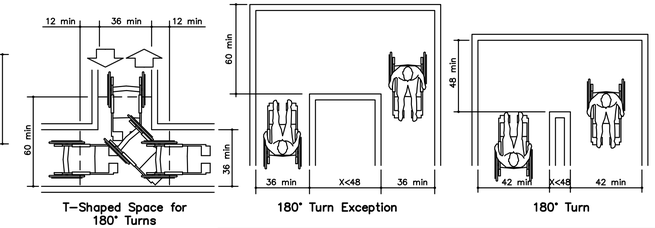
NO SCALE



Clear Floor or Ground Space | (a) Forward Approach | (b) Parallel Approach | Maneuvering Clearance in an Alcove, Parallel Approach | Maneuvering Clearance in an Alcove Forward Approach | Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE



T–Shaped Space for 180° Turns | 180° Turn Exception | 180° Turn

FOR REFERENCE ONLY

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OAKDALE SENIOR VILLAGE

JOHNSTOWN

SALINA, KANSAS

JEFFREY S. GILLAM
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33821
9-21-2022
KANSAS
PROFESSIONAL ARCHITECT

REVISION:

DATE: 9–21–2022
JOB: 21–3189
SHEET NO.:

ADA

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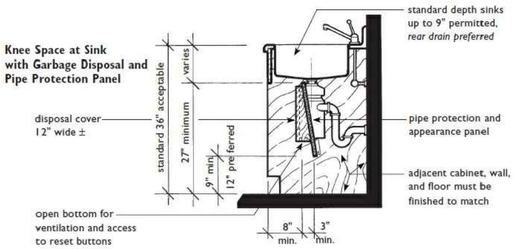
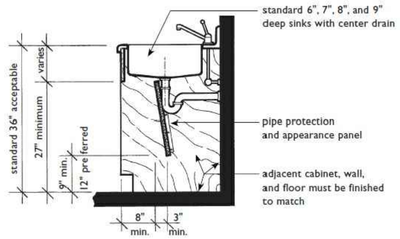
Knee Space at Sink with Garbage Disposal and Pipe Protection Panel

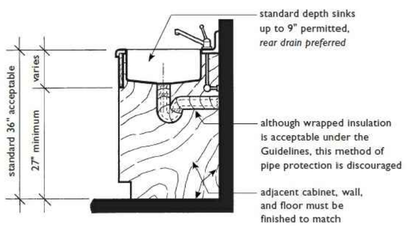


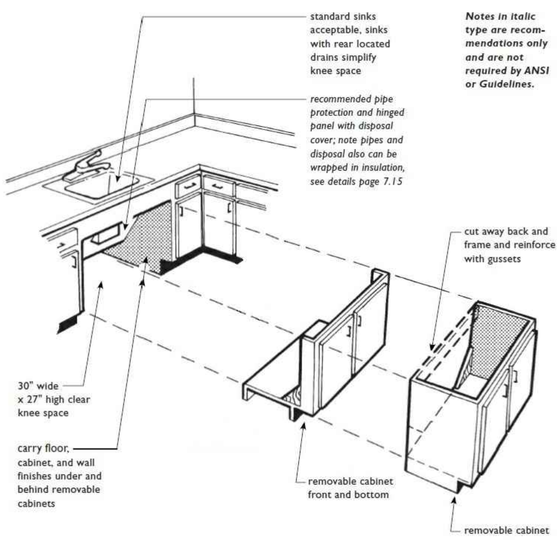
Knee Space at Sink with Pipe Protection Panel

sinks with rear located drain are not required but are a significant advantage when creating usable knee space



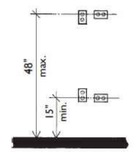
Knee Space at Sink with Wrapped Pipes



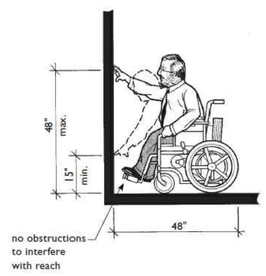


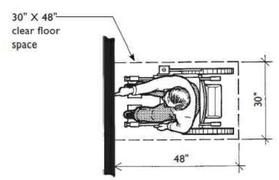
Notes in italic type are recommendations only and are not required by ANSI or Guidelines.

Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens

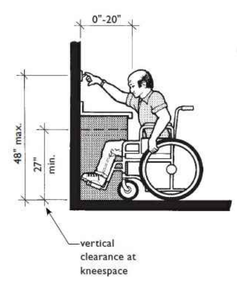


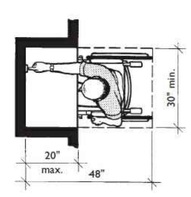
Mounting Height for Outlets

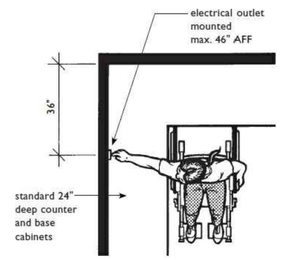




High and Low Forward Reach Limits From a Perpendicular Approach

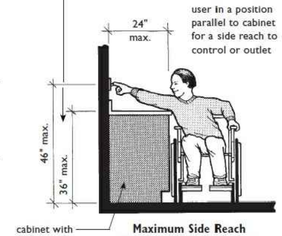




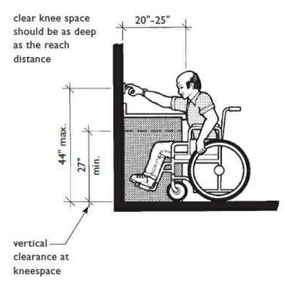


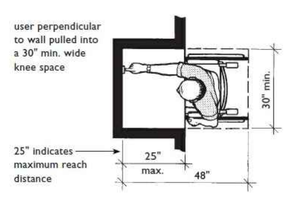
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner

Countertop is shown at the typical kitchen height of 36". The drawing in the Guidelines (taken from ANSI Figure 6(c)), on which this drawing is based, gives this dimension as 34". The 34" dimension shown in the Guidelines is in no way intended to dictate counter heights in covered dwelling units.

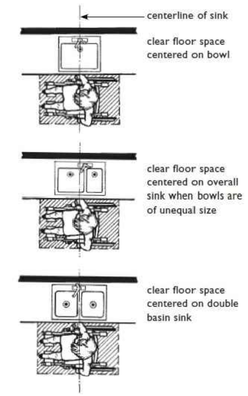


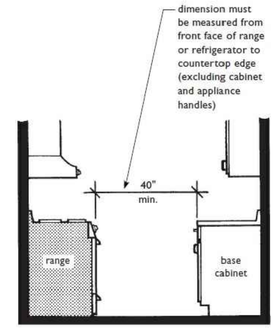
Maximum Side Reach (From a Parallel Approach) Over an Obstruction



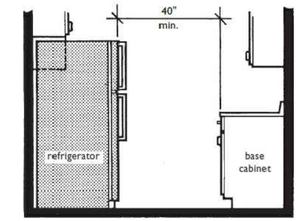


Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction

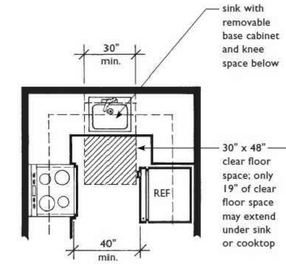




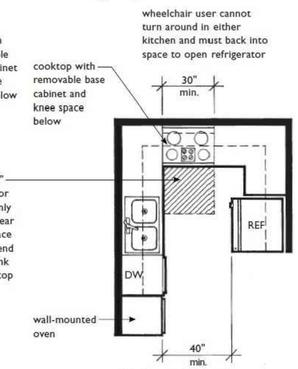
Minimum Clearance between Range and Opposing Base Cabinet



Minimum Clearance between Refrigerator and Opposing Base Cabinet

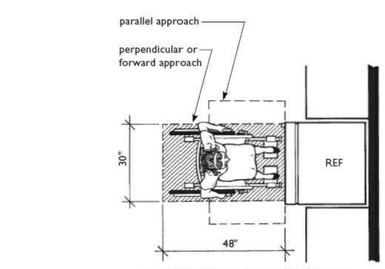


Sink at Base of Narrow U-Shaped Kitchen

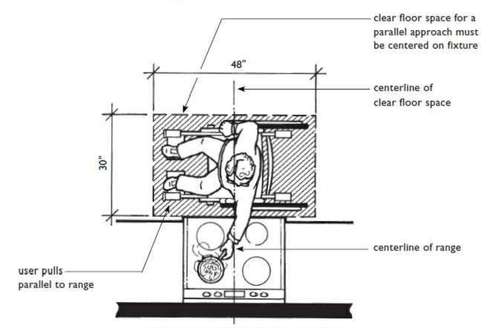


Cooktop at Base of Narrow U-Shaped Kitchen (Not Allowed for a Range)

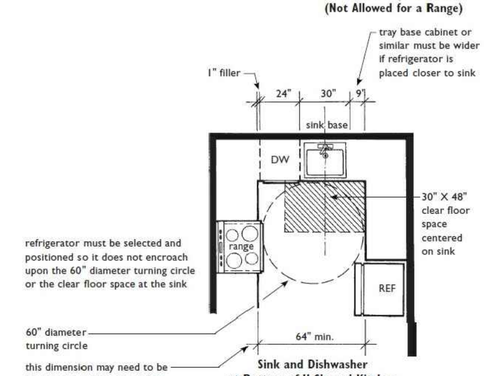
clear floor space for at least one type of approach (forward or parallel) must be centered on the refrigerator; this applies to side-by-side as well as over/under models



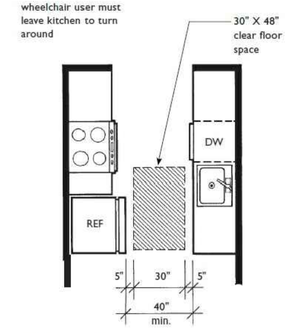
Space for Either a Forward or Parallel Approach Must be Provided



Space for Parallel Approach Required at Range and Cooktop



Sink and Dishwasher at Bottom of U-Shaped Kitchen Increases Room Width



40" Minimum Clearance Between all Counters, Base Cabinets, Appliances, and Walls

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REVISION:

DATE: 9-21-2022
JOB: 21-3189
SHEET NO.:

FH1

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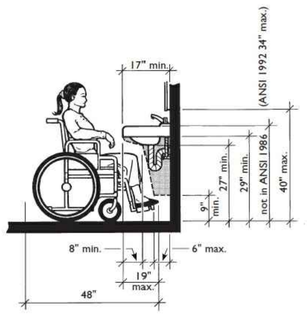
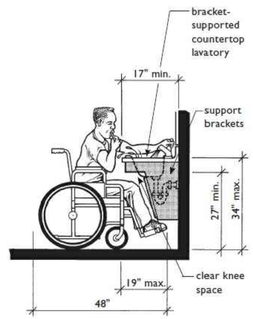
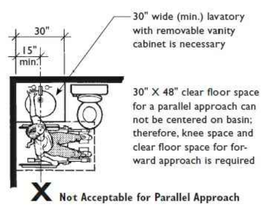


ANSI 1986 Requirements at Knee Space
(Guidance for Knee Space in A Bathrooms)

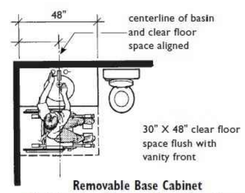


Knee Space at Lavatories that Meets the Requirements for B Bathrooms

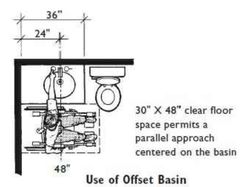


X Not Acceptable for Parallel Approach

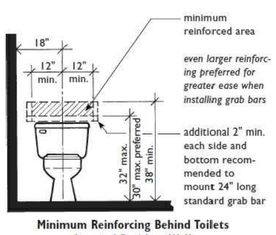
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered
(Required in A and B Bathrooms)



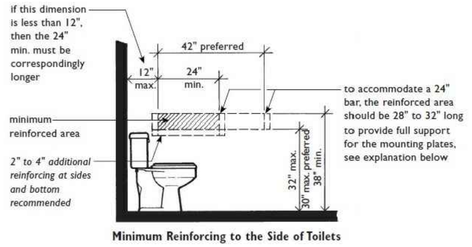
Removable Base Cabinet
Not Required Because Clear Floor Space Centered on Basin
(Applicable in A and B Bathrooms)



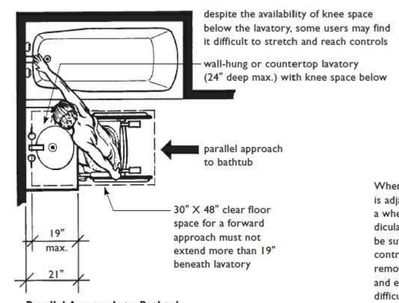
Use of Offset Basin
to Reduce Lavatory Length
(Applicable in A and B Bathrooms)



Minimum Reinforcing Behind Toilets
Located Beside a Wall

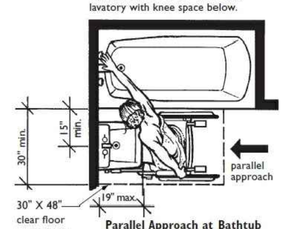


Minimum Reinforcing to the Side of Toilets



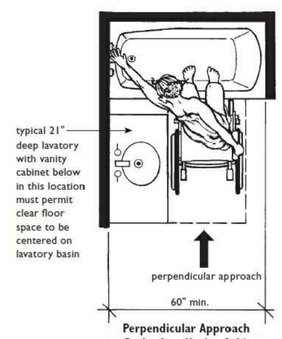
Parallel Approach to Bathtub
at Lavatory with Knee Space
Permitted in Specification A
Bathrooms

The only permissible overlapping element is a 17" to 19" wall-hung lavatory with knee space below.



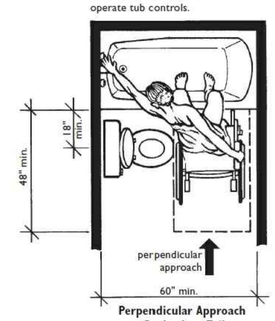
Parallel Approach at Bathtub
with Small Wall-Hung Lavatory
Applies to Specification B
Bathrooms Only

When a lavatory with vanity cabinet is adjacent to tub, a person using in a wheelchair must make a perpendicular approach to the tub rim to be sufficiently close to operate the controls. The user will have to remove footrests, place feet in tub, and execute a stretch which may be difficult for some people.

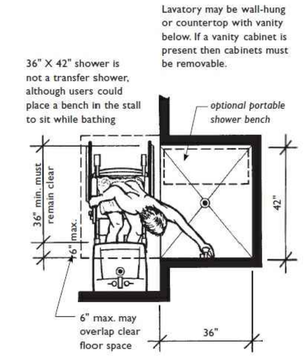


Perpendicular Approach
to Bathtub at Vanity Cabinet
Permitted in Specification A
Bathrooms Only

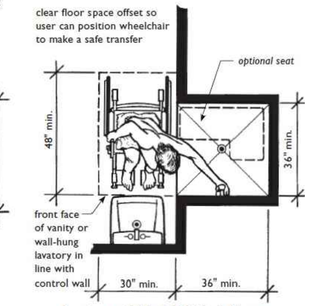
Toilets typically protrude into the room farther than vanity cabinets, making it necessary for a person using a wheelchair to perform, what may be for some people, a difficult stretch to operate tub controls.



Perpendicular Approach
to Bathtub at Toilet
Permitted in Specification A
Bathrooms Only

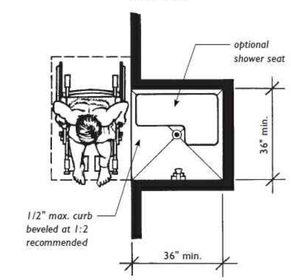


Lavatory at 36-Inch X 42-Inch Shower
Applicable in Specification A and B Bathrooms

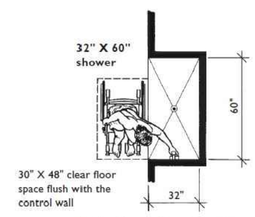


Lavatory at 36-Inch X 36-Inch Shower
Applicable in Specification A and B Bathrooms

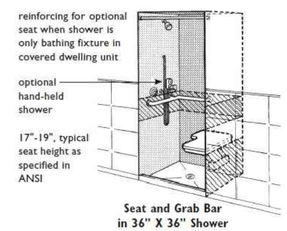
In Specification B bathrooms, when shower is only bathing fixture and is a nominal 36" X 36", it must have reinforcing for grab bars and a wall-mounted shower seat.



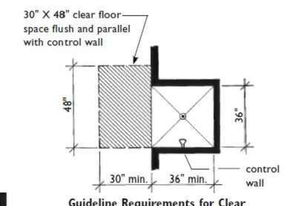
When Shower Stall
Is the Only Bathing Fixture It Must Be
at Least 36 Inches X 36 Inches



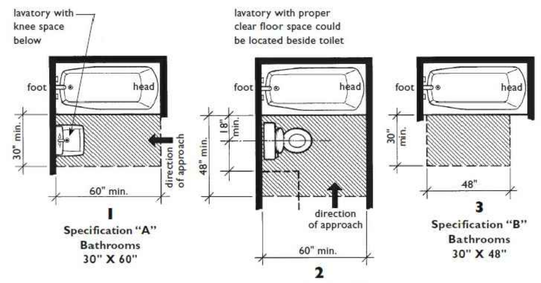
Other Shower Sizes Meet the
Requirements of the Guidelines



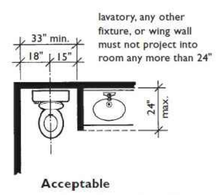
Seat and Grab Bar
in 36" X 36" Shower



Guideline Requirements for Clear
Floor Space at Showers



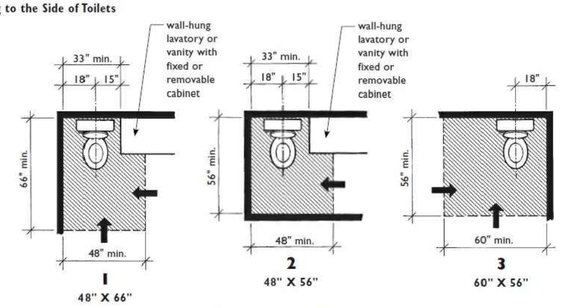
Clear Floor Space at Bathtubs/Showers
Shaded Areas Must Remain Unobstructed
(Taken from Guideline Figures 7(b) and 8)



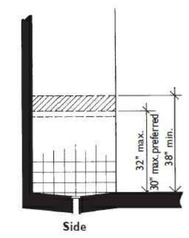
Acceptable

Not Acceptable

Some Features May Overlap Clear Floor Space at Toilet

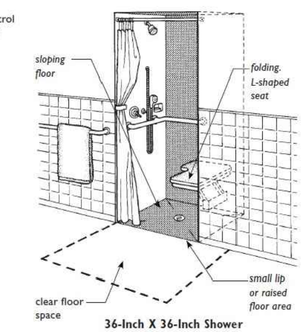


Clear Floor Space at Toilets
(One of the Three Must Be Provided in "A" and "B" Bathrooms)



Side

Minimum Reinforcing
for Grab Bars in Showers



36-Inch X 36-Inch Shower
with Folding Seat

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REVISION:

DATE: 9-21-2022
JOB: 21-3189
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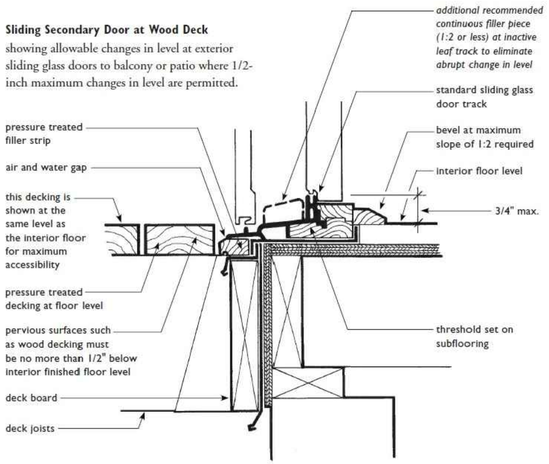
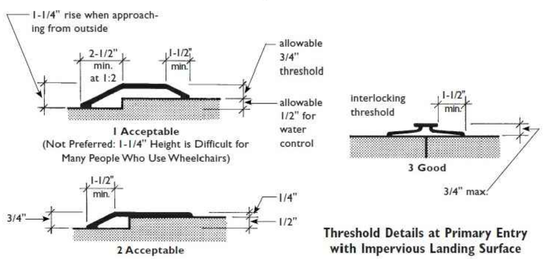
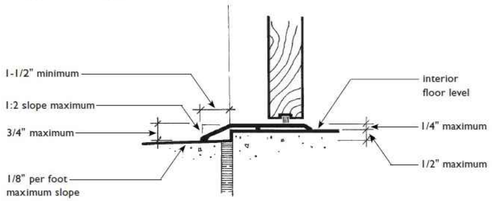
Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.

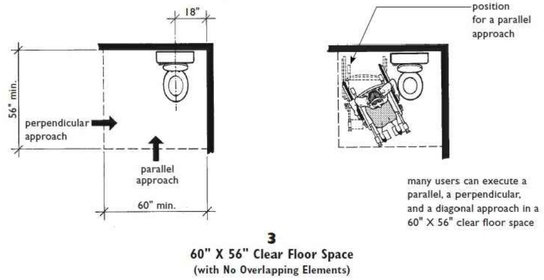




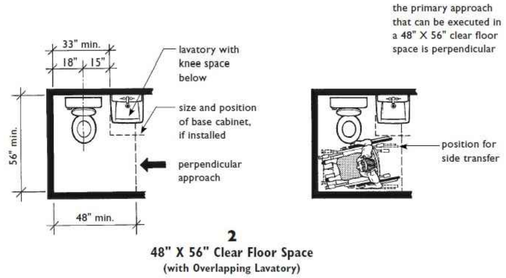
Threshold Details at Primary Entry with Impervious Landing Surface

Swinging Primary Entry Door at Concrete Landing
showing allowable changes in level at primary entry doors with direct exterior access onto concrete or other impervious landing surface where 1/2-inch maximum changes in level are permitted.

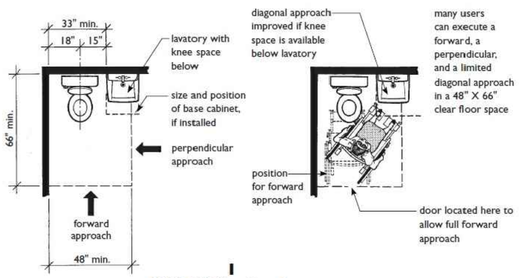




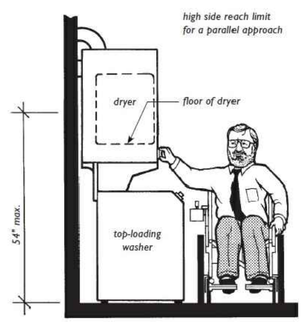
3
60" X 56" Clear Floor Space
(with No Overlapping Elements)



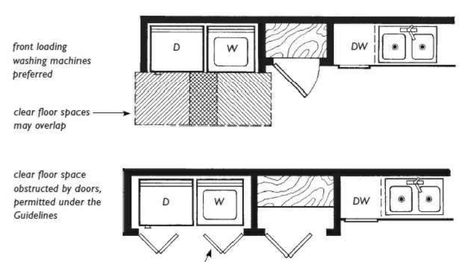
2
48" X 56" Clear Floor Space
(with Overlapping Lavatory)



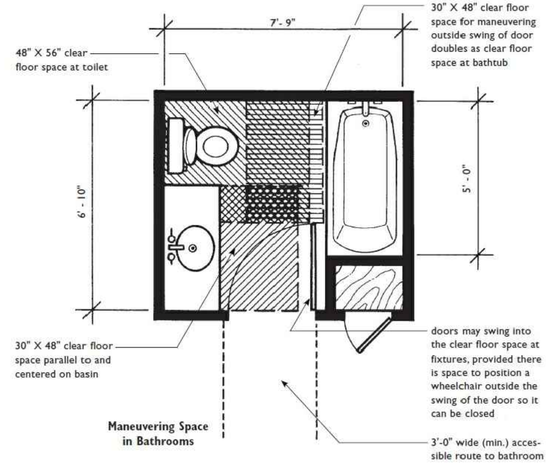
1
48" X 66" Clear Floor Space
(with Overlapping Lavatory)



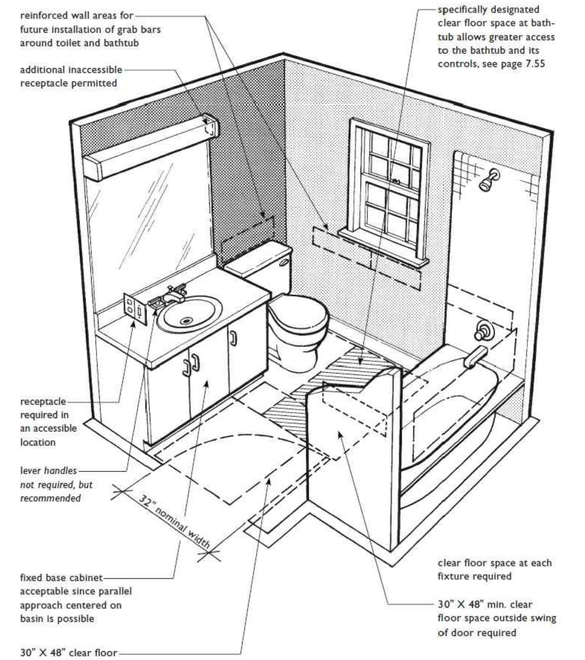
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



Clear Floor Space at Laundry Equipment Not Required But Recommended

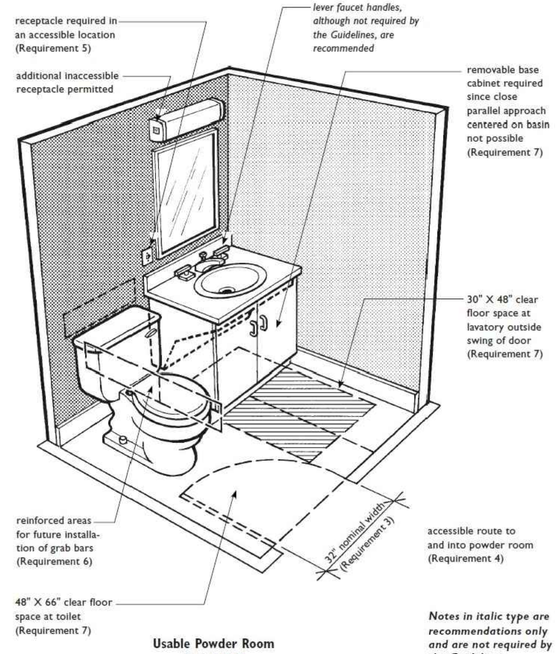


Maneuvering Space in Bathrooms



Example "B" Bathroom
Greater Access to Bathtub
6'-10" X 7'-9"
(Similar to Plan on Page 7.67)

Notes in italic type are recommendations only and are not required by the Guidelines.

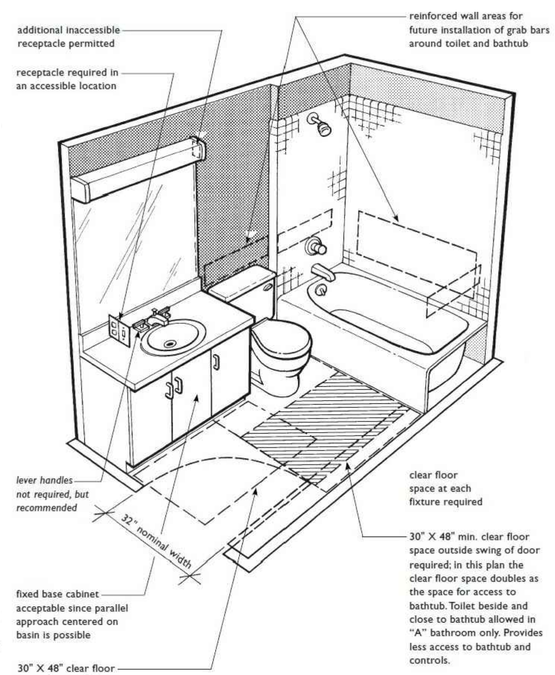


Usable Powder Room
5'-6" X 5'-8"
(See Plan Page 7.81)

Notes in italic type are recommendations only and are not required by the Guidelines.

Powder Room in Single-Story Dwelling Unit Must Meet Only Requirements 3, 4, and 5

Powder Room Must Meet Requirements 3, 4, 5, 6, and 7 When It Is the Only Toilet Facility on the Entry Level of a Multistory Unit in a Building with One or More Elevators



Example "A" Bathroom
9'-4" X 5'-2"
(See plan page 7.66)

Notes in italic type are recommendations only and are not required by the Guidelines.

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REVISION:

DATE: 9–21–2022
JOB: 21–3189
SHEET NO.:

FH3

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UNIT NOTES

GENERAL UNIT NOTES:

1. REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
3. FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2012 IBC, SECTION 906.1.
4. KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44"max ABOVE FIN FLR.
5. AT ALL EXISTING INTERIOR AND EXTERIOR DOORS: REPLACE EXISTING HARDWARE WITH NEW.
6. ALL INTERIOR WALLS & CEILINGS ARE TO BE PAINTED.
7. REMOVE ALL EXISTING FINISH FLOORING AT INTERIOR OF UNITS. NEW FLOORING TO BE INSTALLED, REFERENCE FINISH SCHEDULE AND PLANS.
8. *ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS):*
   - CONTRACTOR SHALL PROVIDE & INSTALL COVERS AT: HOT WATER, DRAIN PIPES, DISPOSAL WHERE PIPING IS EXPOSED.
   - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
   - ALL TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
   - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 48" AFF
9. *HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):*
   - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1–2009 SEC. 1005.
10. ALL UNITS SHALL HAVE CEILING FANS INSTALLED: 1 AT EACH BEDROOM AND LIVING AREA.

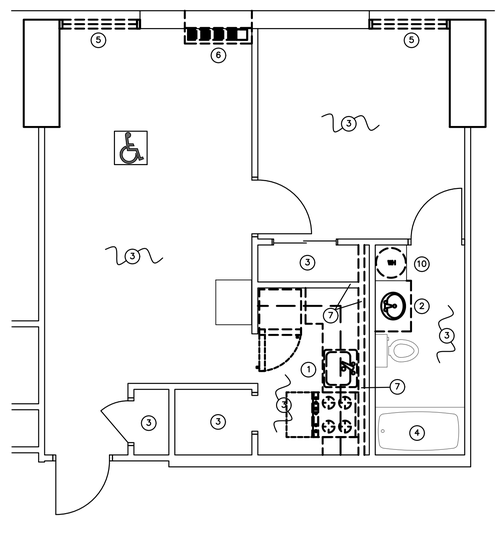
DEMOLITION KEYNOTES:

1. REMOVE ALL EXISTING CABINETS, COUNTERTOPS, APPLIANCES AND FIXTURES IN THE KITCHEN AREA.
2. BASE BID – REMOVE EXISTING VANITY & SINK. INSTALL NEW VANITY. INSTALL NEW OR REINSTALL SINK PER MECH. DWGS.
   ALTERNATE #1 – REMOVE & REPLACE ASSOCIATED PIPING PER MECH DWGS.
3. REMOVE ALL EXISTING FINISH FLOORING & BASE, ENTIRE UNIT. PREP FOR NEW FLOORING & BASE.
4. BASE BID – REMOVE EXISTING TUB/SHOWER SURROUND, SHOWER HEAD, TUB SPOUT, VALVE CONTROLS, & CURTAIN ROD. INSTALL NEW OR REINSTALL EXISTING PER MECH. DWGS.
   ALTERNATE #1 – REMOVE & REPLACE ASSOCIATED PIPING PER MECH DWGS.
5. REMOVE EXISTING WINDOWS AND ALL EXISTING WINDOW TREATMENTS.
6. REMOVE EXISTING PTAC UNITS AND REPLACE
7. ALTERNATE #1 – REMOVE EXISTING WALL, GYPSUM BD AND STUDS TO ACCOMMODATE NEW PLUMBING AND PIPING. REF. MEP.
8. BASE BID – REMOVE EXISTING TOILET, VALVE AND CONNECTION, INSTALL NEW OR REINSTALL TOILET PER MECH. DWGS.
   ALTERNATE #1 – REMOVE & REPLACE ASSOCIATED PIPING PER MECH DWGS.
9. REMOVE EXISTING DOOR HANDSET & KNOB.
10. REMOVE & REPLACE EXISTING WATER HEATER. REF MEP

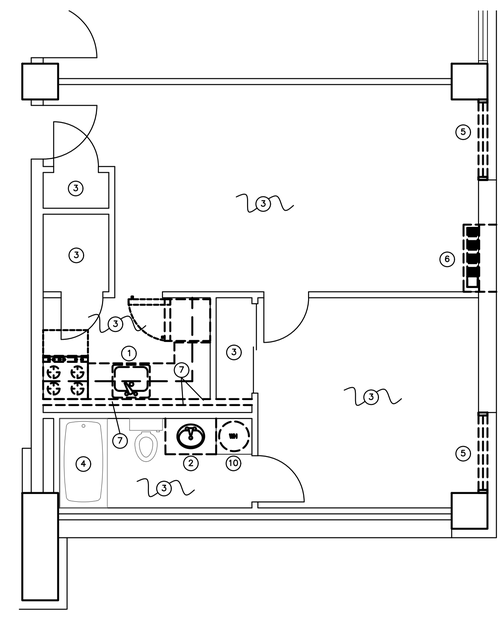
GENERAL NOTES

DEMOLITION GENERAL NOTES

1. WHERE EXIST. BUILDING COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR. PAINT WALLS CORNER TO CORNER
2. REMOVE EXISTING BUILDING COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS BOLD DASHED LINES. FIELD VERIFY ALL LOCATIONS
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR TO COORDINATE LOCATIONS OF ANY OF ALL EXISTING EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.



B ACCESSIBLE APT. D DEMOLITION PLAN
1/4" = 1'–0"
APARTMENTS:
BUILDING A 3D & 5D
BUILDING B 2D, 5D, & 6D – SIMILAR



A APT. A DEMOLITION PLAN
1/4" = 1'–0"
APARTMENTS:
B,C,D,E,F,G, & H – SIMILAR

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Kansas City, MO 64108
jgr@jgrarchitects.com

OAKDALE SENIOR VILLAGE
JOHNSTOWN
SALINA, KANSAS

JEFFREY S. GILLAM
ARCHITECT
3382
9-21-2022
KANSAS
PROFESSIONAL ARCHITECT

REVISION:
1 5-4-2023

DATE: 9–21–2022
JOB: 21–3189
SHEET NO.:
D1.1

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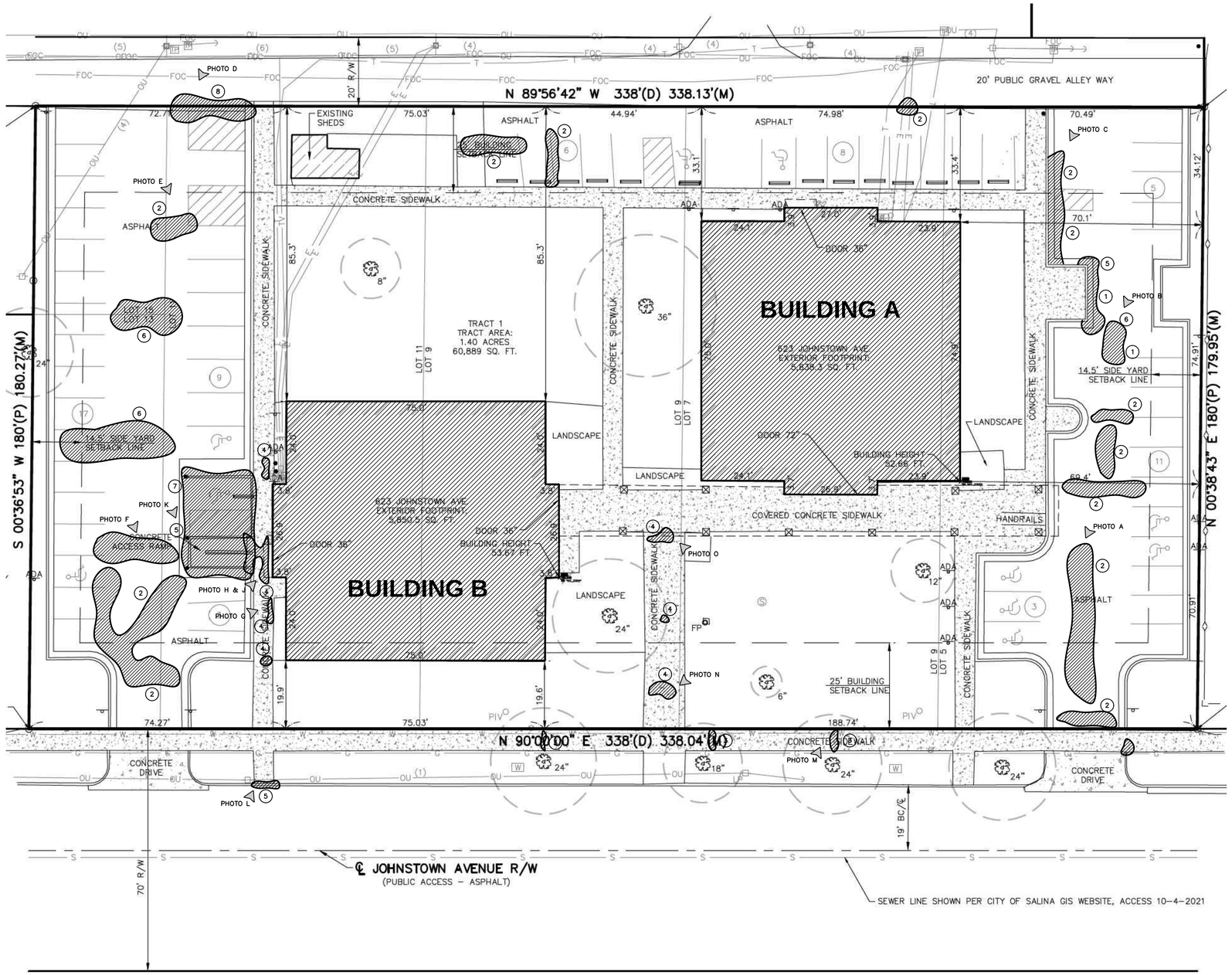
KEYNOTES

SITE KEYNOTES:

1. PATCH & REPAIR ASPHALT PARKING LOT
2. FILL & SEAL CRACKS IN ASPHALT
3. UNEVEN SIDEWALK GRIND OR REPLACE, AS NEEDED
4. EXISTING PATCHED CONCRETE CLEAN & PATCH, AS NEEDED
5. CRACKED CONCRETE CURBING REPAIR OR REPLACE, AS NEEDED
6. FILL IN & PATCH POT HOLES IN ASPHALT PARKING LOT
7. INSPECT & REPAIR OR REPLACE RUSTING HAND RAILING, AS NEEDED
8. RAISED ASPHALT TO BE LEVELED OUT



A
JOHNSTOWN SITE PLAN
1/16" = 1'-0"

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OAKDALE SENIOR VILLAGE

JOHNSTOWN

SALINA, KANSAS

JEFFREY S. GILLAM REGISTERED 3382 9-21-2022 KANSAS PROFESSIONAL ARCHITECT

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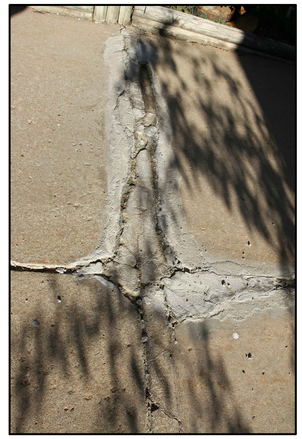
NOTE: REFERENCE A1.1 FOR PHOTO DESIGNATION



O PHOTO

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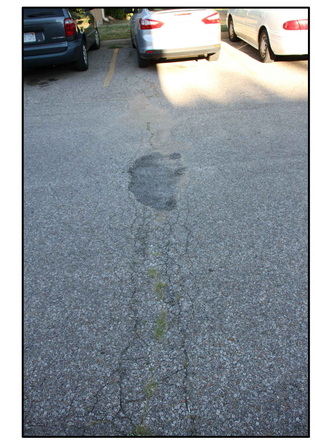

F PHOTO

E PHOTO

D PHOTO

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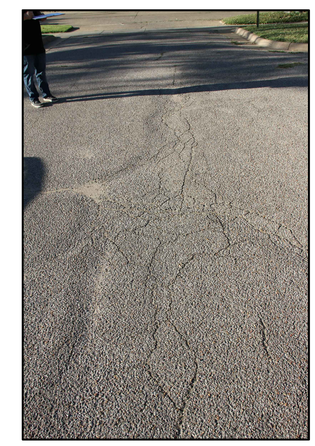

A PHOTO

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5. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
6. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
7. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA. POCKET & BARN DOORS TO BE LOCATED WITH LATCH-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
8. DIMENSIONS TO NEW INTERIOR WALLS ARE TO THE FACE OF G.B. U.N.O.
9. DIMENSIONS TO EXISTING WALLS ARE TO THE FACE OF EXISTING PLASTER or EXISTING BRICK U.N.O.
10. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., TYP. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING & DRAFTSTOPS PER 2012 IBC, SECTION 718.
11. REF. SHEET A2.3-A2.6 FOR UNIT GENERAL NOTES.
12. REF. SHEET A2.1 & A2.2 FOR PARTITION SCHEDULE.
13. FIRE EXTINGUISHER LOCATIONS TO BE APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2012 IBC, SECTION 906.1
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    - FEC – INDICATES NEW WALL MOUNTED FIRE EXTINGUISHER CABINET.
    - FE – INDICATES WALL MOUNTED FIRE EXTINGUISHER IN UNIT. .

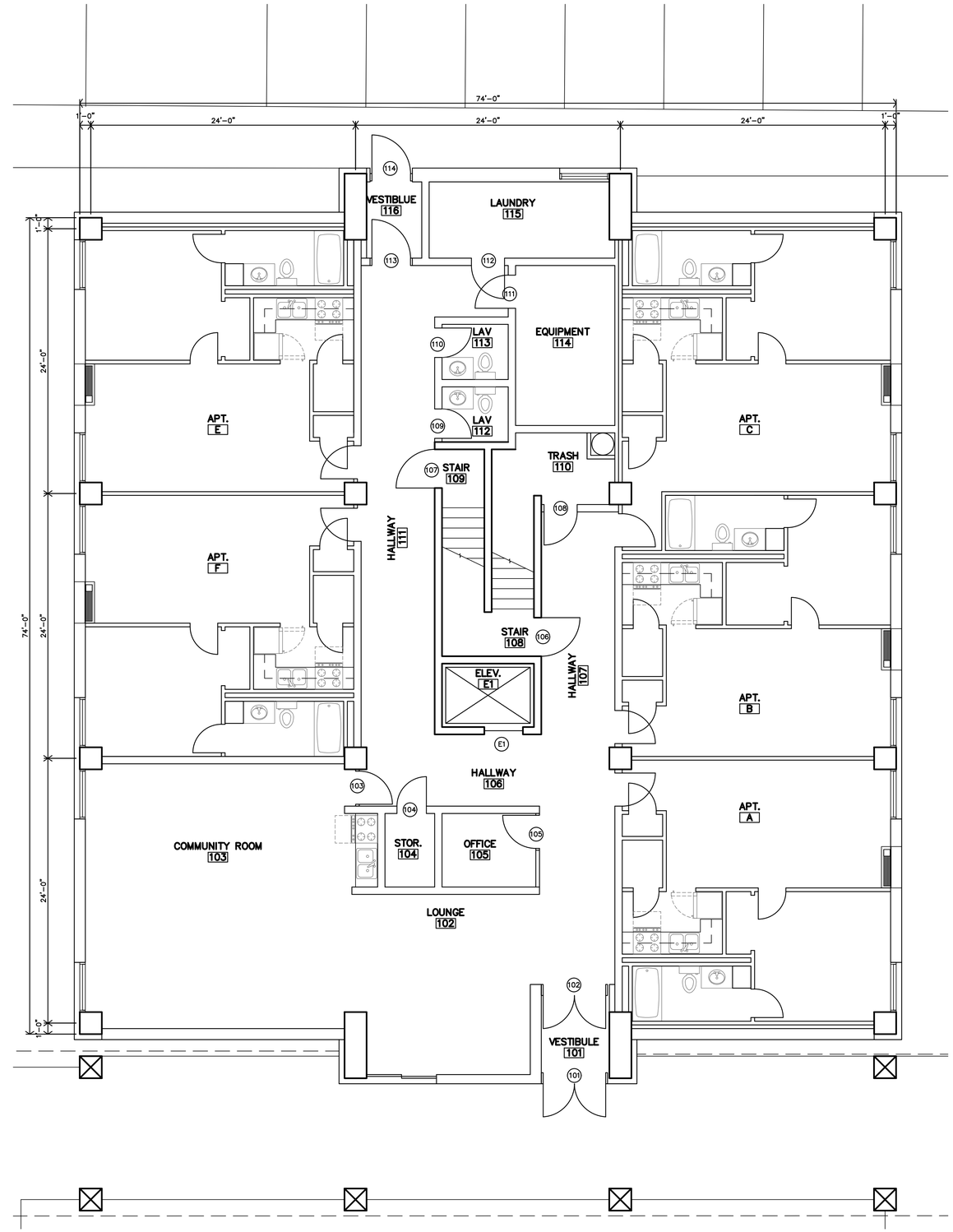
SYMBOL INDICATES ACCESSIBLE APARTMENT. BUILDING A: 3D & 5D BUILDING B: 2D, 5D, & 6D	SYMBOL INDICATES HEARING IMPAIRED APARTMENT. BUILDING A: 2D BUILDING B: 3D

GENERAL BUILDING SCOPE OF WORK

1. ARCHITECTURAL & GENERAL
   - 1.1 NEW FLOOR FINISH & BASE PER SCHEDULE, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
   - 1.2 NEW WINDOWS, TRIM & CAULK, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
   - 1.3 NEW KITCHEN CABINETS & COUNTERTOPS, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
   - 1.4 INSTALL NEW OR REINSTALL EXISTING KITCHEN SINK & FAUCET, REF. MEP. FOR COORDINATION & EXTENT OF WORK. 1
   - 1.5 NEW KITCHEN APPLIANCES, REFRIGERATOR, STOVE, MICROWAVE & EXHAUST, REF. DRAWINGS.
   - 1.6 NEW BATHROOM VANITY, INSTALL NEW OR REINSTALL EXISTING BATHROOM FIXTURES REF. MEP FOR COORDINATION & EXTENT OF WORK 1
   - 1.7 NEW FFAC'S, TRIM & WEATHERPROOFING, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
   - A1.8 ALTERNATE #1 – NEW GYPSUM BD WALLS & STUDS, REFERENCE DEMO & MEP FOR COORDINATION & EXTENT OF WORK. 1
   - 1.9 NEW LEVER DOOR HARDWARE.
   - 1.10 PAINT ALL WALLS, CEILINGS & DOORS, INCLUDING ALL PATCHING, PREP, CAULK AND CLEAN-UP.
   - 1.11 FIRE EXTINGUISHERS, INSTALL ONE AT EACH UNIT AND 2 PER FLOOR IN COMMON HALLWAYS.
   - 1.12 NEW ROOF & INSULATION, INCLUDING ALL FLASHING, WALK PADS, EQUIPMENT RESET, ETC.
   - 1.13 EXTERIOR CLEANING, TUCK POINTING, CAULKING, MASONRY & CONCRETE REPAIR, REF DRAWINGS.
   - 1.14 PAVING & SIDEWALK REPAIR, LEVELING, FILLING, ETC., REF. DRAWINGS.
   - 1.15 NEW LEVER ENTRY HARDWARE, AT 28 UNITS, INCLUDING STRIKE, OWNER TO INDICATED LOCATION.
   - 1.16 NEW OUTDOOR SHELTER, FOR SMOKING. COMPLETE WITH CONC. SLAB, BENCH AND RAILINGS.

2. MECHANICAL & PLUMBING
   - A2.1 ALTERNATE #1 – NEW SEWER PIPING, ALL UNITS & COMMON AREAS TO STREET CONNECTION, REF MEP.
   - A2.2 ALTERNATE #1 – NEW DOMESTIC WATER, ALL ABOVE 1ST FLOOR TO ALL UNITS, REF MEP.
   - 2.3 AT ALL UNITS INSTALL NEW OR REINSTALL EXISTING KITCHEN SINK & FAUCET, REF. MEP. FOR COORDINATION & EXTENT OF WORK. 1
   - 2.4 NEW HEAT WALL FAN, AT UNIT BEDROOMS & PLAN.
   - 2.5 AT ALL UNITS INSTALL NEW OR REINSTALL EX VANITY SINK & FAUCET. REF. MEP. FOR COORDINATION & EXTENT OF WORK.
   - 2.6 AT ALL UNITS INSTALL NEW OR REINSTALL TOILETS, CONTROLS AND COMPONENTS. REF. MEP. FOR COORDINATION & EXTENT OF WORK.
   - 2.7 AT ALL UNITS INSTALL NEW OR REINSTALL TUBS & SURROUND. REF. MEP. FOR COORDINATION & EXTENT OF WORK. 1
   - 2.8 NEW FFAC'S, (AC/HTR), AT ALL UNITS, AND COMMON SPACES REFERENCE MEP.
   - 2.9 NEW HOT WATER HEATER, PAN, VALVE AND CONNECTIONS, REFERENCE MEP.

3. ELECTRICAL & LIGHTING
   - 3.1 NEW LIGHT FIXTURES AT ALL COMMONS AREAS & HALLWAYS, REFERENCE MEP
   - 3.2 NEW LIGHTS AT UNITS, REPLACE FIXTURE & BULB REF MEP FOR SIZE AND TYPE
   - 3.3 NEW HEARING IMPAIRED UNITS, HORN/STROBE & DOOR BELL, REFERENCE MEP.
   - 3.4 NEW EMERGENCY LIGHTS, AT ALL LOCATIONS, WITH EXISTING LIGHTS.
   - 3.5 OAKDALE BUILDING ONLY – NEW ELECTRIC DISTRIBUTION PANEL, REF MEP
   - 3.6 OAKDALE BUILDING ONLY – NEW FIRE ALARM SYSTEM, REFERENCE MEP.



A

JOHNSTOWN BUILDING A
FIRST FLOOR PLAN
3/16" = 1'-0"

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JEFFREY S. GILLAM
NO. 3362
9-21-2022
KANSAS
PROFESSIONAL ARCHITECT

REVISION:
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SYMBOL INDICATES ACCESSIBLE APARTMENT.
BUILDING A: 3D & 5D
BUILDING B: 2D, 5D, & 6D

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BUILDING A: 2D
BUILDING B: 3D

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   - 1.3 NEW KITCHEN CABINETS & COUNTERTOPS, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
   - 1.4 INSTALL NEW OR REINSTALL EXISTING KITCHEN SINK & FAUCET, REF. MEP. FOR COORDINATION & EXTENT OF WORK. 1
   - 1.5 NEW KITCHEN APPLIANCES, REFRIGERATOR, STOVE, MICROWAVE & SHARP, REF DRAWINGS.
   - 1.6 NEW BATHROOM VANITY, INSTALL NEW OR REINSTALL EXISTING BATHROOM FIXTURES REF. MEP FOR COORDINATION & EXTENT OF WORK 1
   - 1.7 NEW PTAC'S, TRIM & WEATHERPROOFING, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
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   - 1.9 NEW LEVER DOOR HARDWARE.
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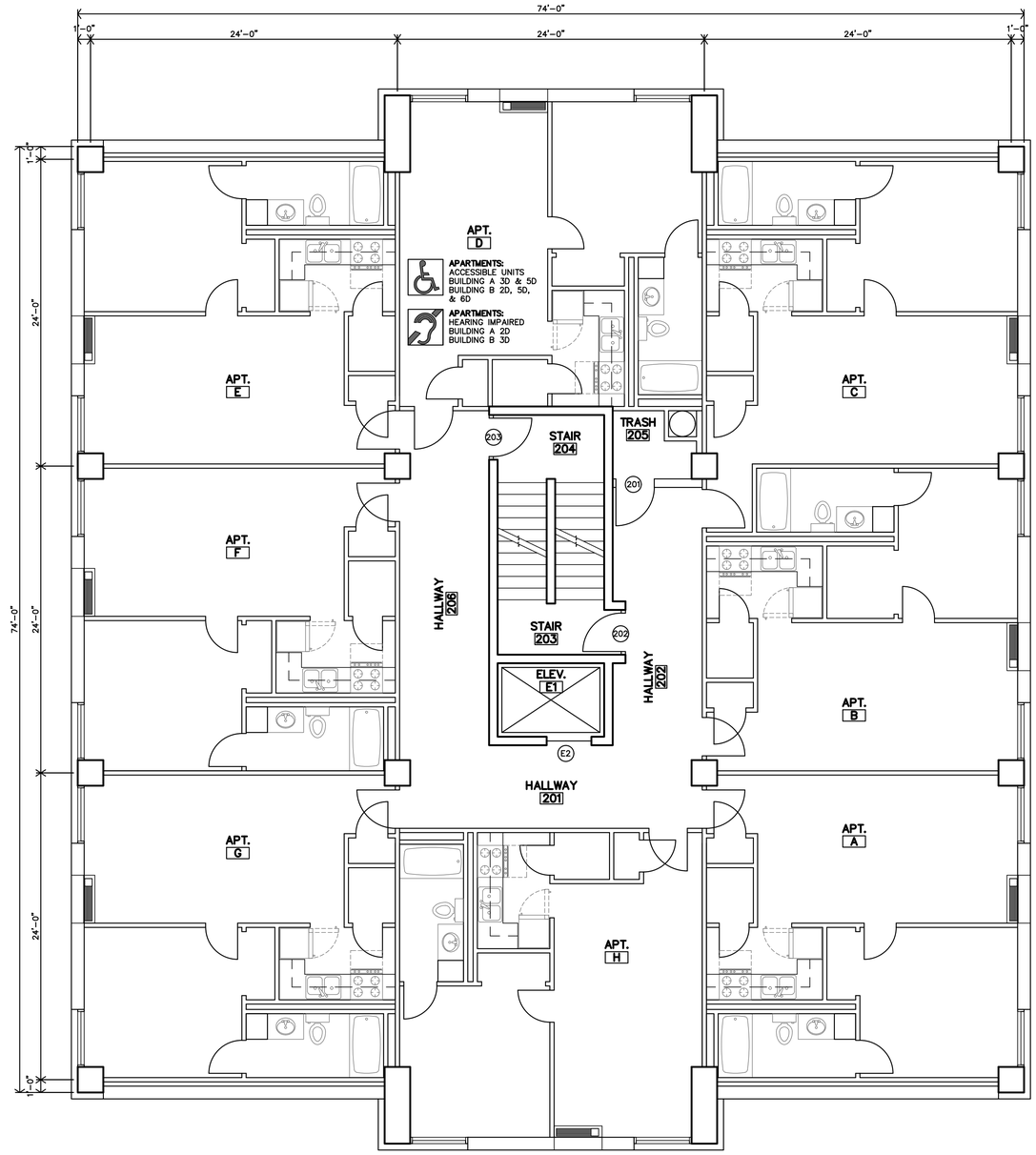

A

JOHNSTOWN BUILDING A
FLOORS 2-6 FLOOR PLAN
3/16" = 1'-0"

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SYMBOL INDICATES ACCESSIBLE APARTMENT.
BUILDING A: 3D & 5D
BUILDING B: 2D, 5D, & 6D

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   - 1.3 NEW KITCHEN CABINETS & COUNTERTOPS, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
   - 1.4 INSTALL NEW OR REINSTALL EXISTING KITCHEN SINK & FAUCET, REF. MEP. FOR COORDINATION & EXTENT OF WORK. 1
   - 1.5 NEW KITCHEN APPLIANCES, REFRIGERATOR, STOVE, MICROWAVE & EXHAUST, REF DRAWINGS.
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   - 1.13 EXTERIOR CLEANING, TUCK POINTING, CAULKING, MASONRY & CONCRETE REPAIR, REF DRAWINGS.
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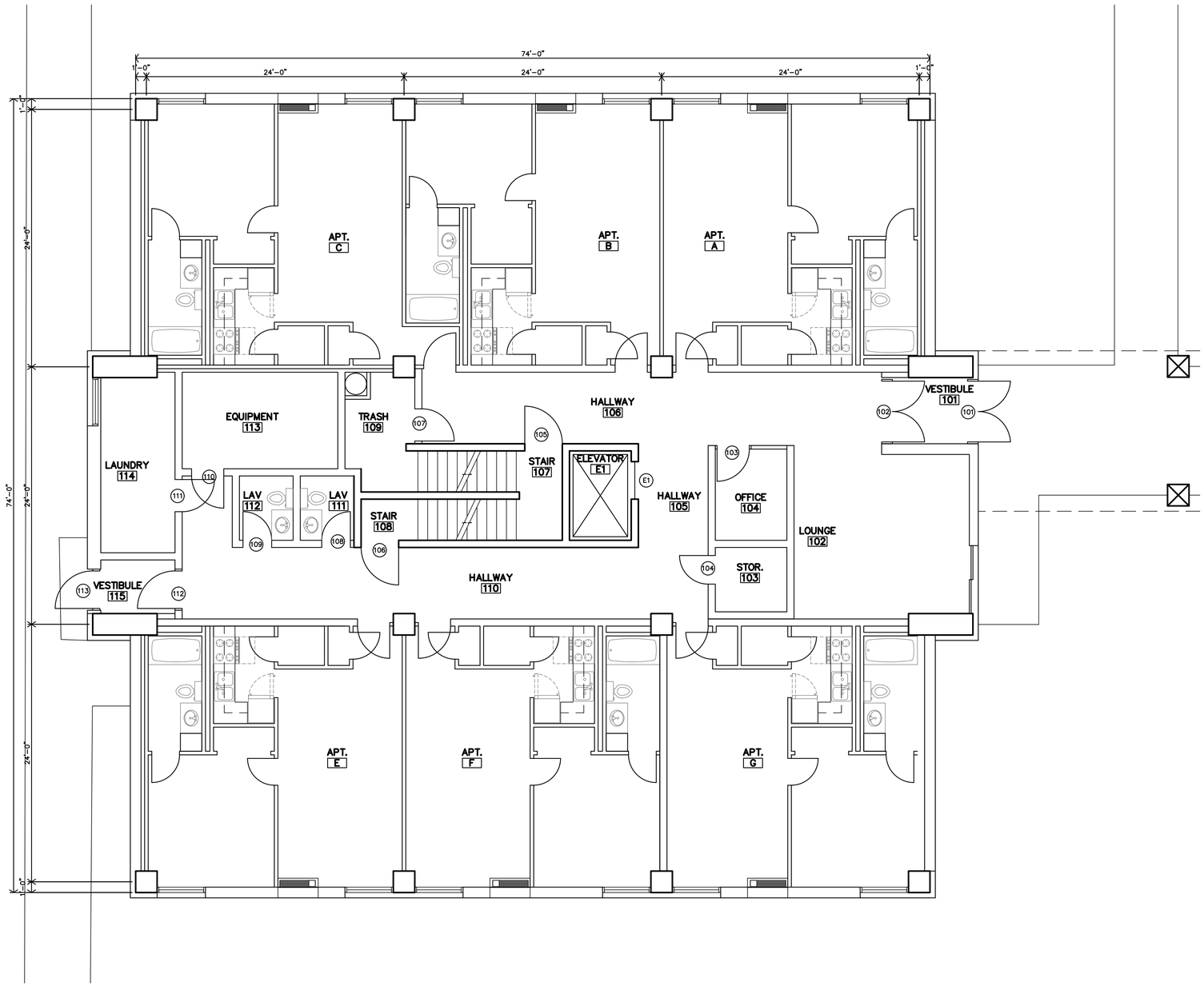
   - 1.15 NEW LEVER ENTRY HARDWARE, AT 28 UNITS, INCLUDING STRIKE, OWNER TO INDICATED LOCATION.
   - 1.16 NEW OUTDOOR SHELTER, FOR SMOKING. COMPLETE WITH CONC. SLAB, BENCH AND RAILINGS.
2. MECHANICAL & PLUMBING
   - A2.1 ALTERNATE #1 – NEW SEWER PIPING, ALL UNITS & COMMON AREAS TO STREET CONNECTION, REF MEP.
   - A2.2 ALTERNATE #1 – NEW DOMESTIC WATER, ALL ABOVE 1ST FLOOR TO ALL UNITS, REF MEP.
   - 2.3 AT ALL UNITS INSTALL NEW OR REINSTALL EXISTING KITCHEN SINK & FAUCET, REF. MEP. FOR COORDINATION & EXTENT OF WORK. 1
   - 2.4 NEW THRU WALL FAN, AT UNIT BEDROOMS & PTAC.
   - 2.5 AT ALL UNITS INSTALL NEW OR REINSTALL EX VANITY SINK & FAUCET. REF. MEP. FOR COORDINATION & EXTENT OF WORK.
   - 2.6 AT ALL UNITS INSTALL NEW OR REINSTALL TOILETS, CONTROLS AND COMPONENTS. REF. MEP. FOR COORDINATION & EXTENT OF WORK.
   - 2.7 AT ALL UNITS INSTALL NEW OR REINSTALL TUBS & SURROUND. REF. MEP. FOR COORDINATION & EXTENT OF WORK. 1
   - 2.8 NEW PTAC'S, (AC/HTR), AT ALL UNITS, AND COMMON SPACES REFERENCE MEP.
   - 2.9 NEW HOT WATER HEATER, PAN, VALVE AND CONNECTIONS, REFERENCE MEP.
3. ELECTRICAL & LIGHTING
   - 3.1 NEW LIGHT FIXTURES AT ALL COMMONS AREAS & HALLWAYS, REFERENCE MEP
   - 3.2 NEW LIGHTS AT UNITS, REPLACE FIXTURE & BULB REF MEP FOR SIZE AND TYPE
   - 3.3 NEW HEARING IMPAIRED UNITS, HORN/STROBE & DOOR BELL, REFERENCE MEP.
   - 3.4 NEW EMERGENCY LIGHTS, AT ALL LOCATIONS, WITH EXISTING LIGHTS.
   - 3.5 OAKDALE BUILDING ONLY – NEW ELECTRIC DISTRIBUTION PANEL, REF MEP
   - 3.6 OAKDALE BUILDING ONLY – NEW FIRE ALARM SYSTEM, REFERENCE MEP.



A

JOHNSTOWN BUILDING B
FIRST FLOOR PLAN
3/16" = 1'-0"

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OAKDALE SENIOR VILLAGE

JOHNSTOWN, KANSAS

JEFFREY S. GILLAM
ARCHITECT LICENSED
3362
9-21-2022
KANSAS
PROFESSIONAL ARCHITECT

REVISION:
1 5-4-2023

DATE: 9-21-2022
JOB: 21-3189
SHEET NO.:
A2.3

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GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ'D.
5. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
6. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
7. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA. POCKET & BARN DOORS TO BE LOCATED WITH LATCH-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
8. DIMENSIONS TO NEW INTERIOR WALLS ARE TO THE FACE OF G.B. U.N.O.
9. DIMENSIONS TO EXISTING WALLS ARE TO THE FACE OF EXISTING PLASTER or EXISTING BRICK U.N.O.
10. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., TYP. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING & DRAFTSTOPS PER 2012 IBC, SECTION 718.
11. REF. SHEET A2.3–A2.6 FOR UNIT GENERAL NOTES.
12. REF. SHEET A2.1 & A2.2 FOR PARTITION SCHEDULE.
13. FIRE EXTINGUISHER LOCATIONS TO BE APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2012 IBC, SECTION 906.1
    - EFEC – INDICATES EXISTING WALL MOUNTED FIRE EXTINGUISHER CABINET.
    - FEC – INDICATES NEW WALL MOUNTED FIRE EXTINGUISHER CABINET.
    - FE – INDICATES WALL MOUNTED FIRE EXTINGUISHER IN UNIT. .

SYMBOL INDICATES ACCESSIBLE APARTMENT.
BUILDING A: 3D & 5D
BUILDING B: 2D, 5D, & 6D

SYMBOL INDICATES HEARING IMPAIRED APARTMENT.
BUILDING A: 2D
BUILDING B: 3D

GENERAL BUILDING SCOPE OF WORK

1. ARCHITECTURAL & GENERAL
   - 1.1 NEW FLOOR FINISH & BASE PER SCHEDULE, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
   - 1.2 NEW WINDOWS, TRIM & CAULK, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
   - 1.3 NEW KITCHEN CABINETS & COUNTERTOPS, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
   - 1.4 INSTALL NEW OR REINSTALL EXISTING KITCHEN SINK & FAUCET, REF. MEP. FOR COORDINATION & EXTENT OF WORK. 1
   - 1.5 NEW KITCHEN APPLIANCES, REFRIGERATOR, STOVE, MICROWAVE & EXHAUST, REF. DRAWINGS.
   - 1.6 NEW BATHROOM VANITY, INSTALL NEW OR REINSTALL EXISTING BATHROOM FIXTURES REF. MEP FOR COORDINATION & EXTENT OF WORK 1
   - 1.7 NEW PTAC'S, TRIM & WEATHERPROOFING, INCLUDING; REMOVAL OF EXISTING, CLEAN & PREP FOR NEW.
   - A1.8 ALTERNATE #1 – NEW GYPSUM BD WALLS & STUDS, REFERENCE DEMO & MEP FOR COORDINATION & EXTENT OF WORK. 1
   - 1.9 NEW LEVER DOOR HARDWARE.
   - 1.10 PAINT ALL WALLS, CEILINGS & DOORS, INCLUDING ALL PATCHING, PREP, CAULK AND CLEAN-UP.
   - 1.11 FIRE EXTINGUISHERS, INSTALL ONE AT EACH UNIT AND 2 PER FLOOR IN COMMON HALLWAYS.
   - 1.12 NEW ROOF & INSULATION, INCLUDING ALL FLASHING, WALK PADS, EQUIPMENT RESET, ETC.
   - 1.13 EXTERIOR CLEANING, TUCK POINTING, CAULKING, MASONRY & CONCRETE REPAIR, REF DRAWINGS.
   - 1.14 PAVING & SIDEWALK REPAIR, LEVELING, FILLING, ETC., REF. DRAWINGS.
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   - 3.3 NEW HEARING IMPAIRED UNITS, HORN/STROBE & DOOR BELL, REFERENCE MEP.
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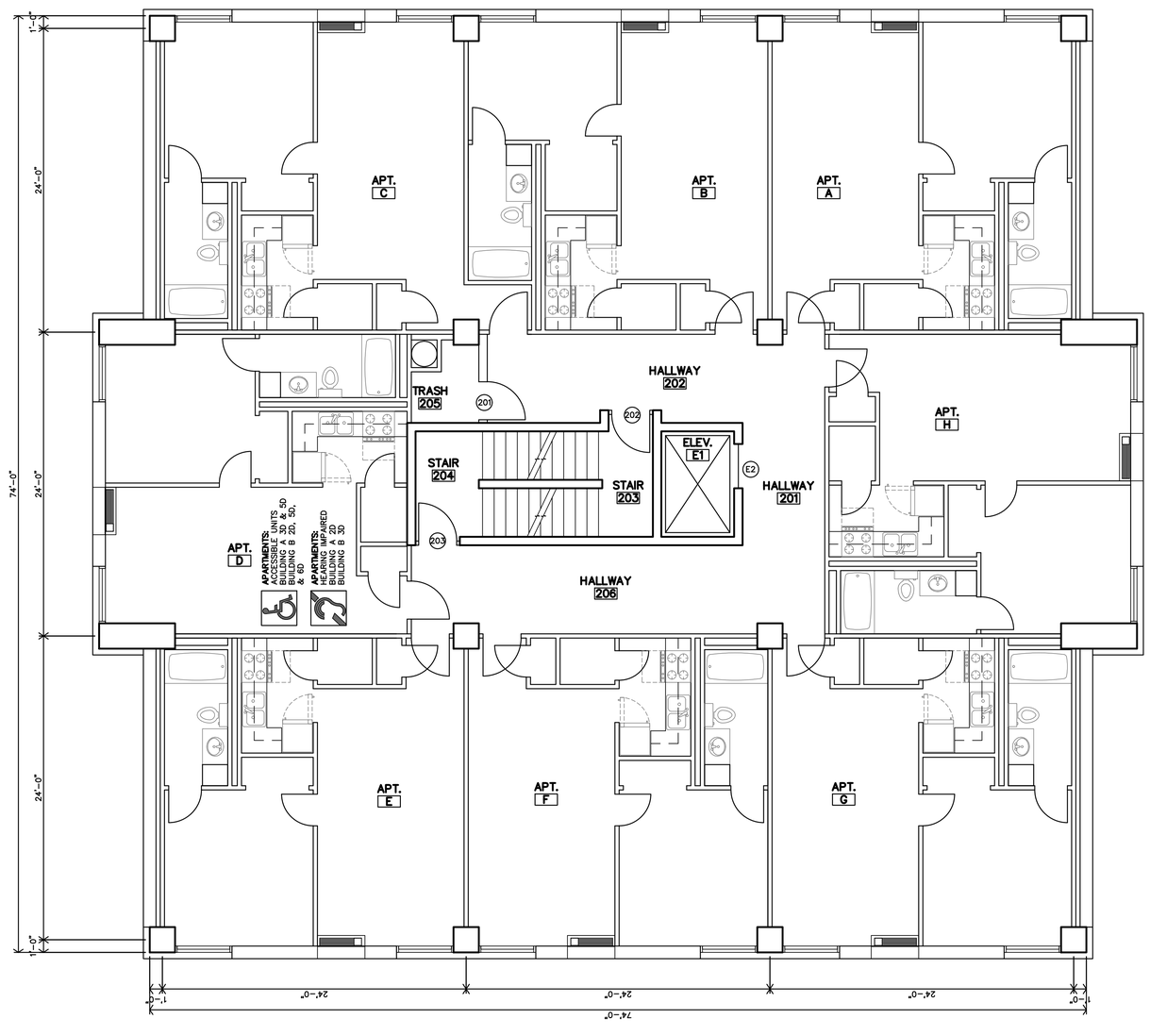

A

JOHNSTOWN BUILDING B
FLOORS 2-6 FLOOR PLAN
3/16" = 1'-0"

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OAKDALE SENIOR VILLAGE

JOHNSTOWN

SALINA, KANSAS

JEFFREY S. GILLAM
ARCHITECT
3382
9-21-2022
KANSAS
PROFESSIONAL ARCHITECT

REVISION:
1 5-4-2023

DATE: 9-21-2022
JOB: 21-3189
SHEET NO.:

A2.4

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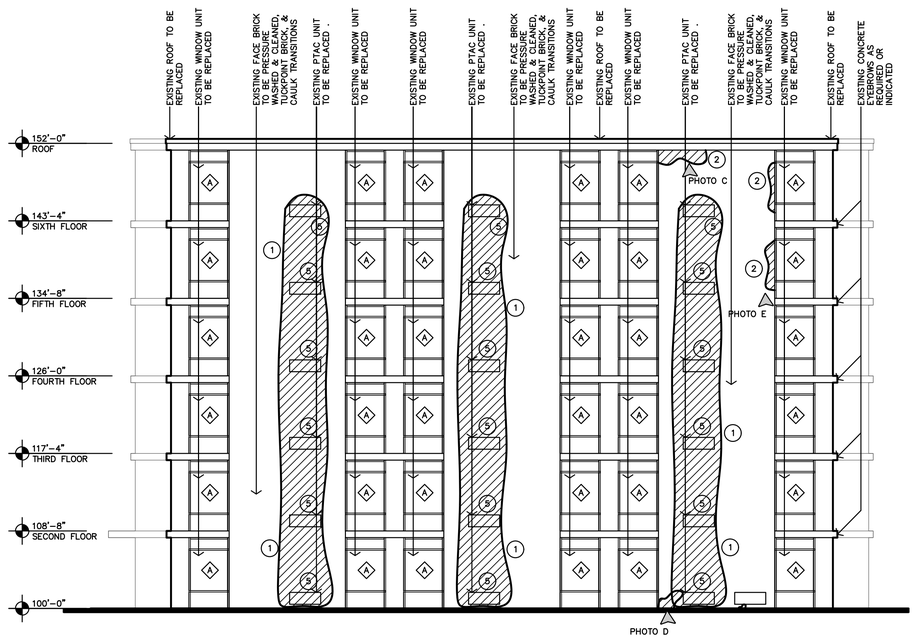
KEYNOTES

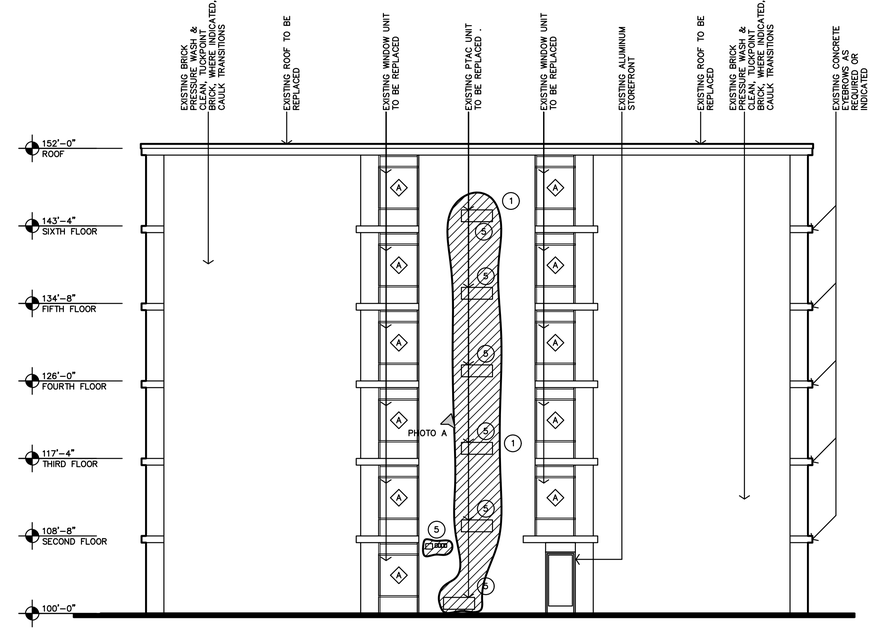
ELEVATION KEYNOTES:

1. STAINED BRICK, PRESSURE WASH, CLEAN & TUCKPOINT AS REQ'D
2. EXISTING BRICK PUSHED OUT OR MISALIGNED, REMOVE CAULK OR MORTAR, CLEAN, ALIGN & TUCKPOINT
3. INSPECT & REPAIR CRACKED EYEBROWS
4. SPAWLING CONCRETE TO BE INSPECTED & REPAIRED
5. PRESSURE WASH AND CLEAN AROUND AND UNDER PENETRATIONS VENTS, LOUVERS, ETC., CAULK AND SEAL.
6. REMOVE CAULK FROM EXPANSION JOINT, CLEAN JOINT AND ADJACENT BRICK, ADD BACKER ROD AND RE-CAULK.



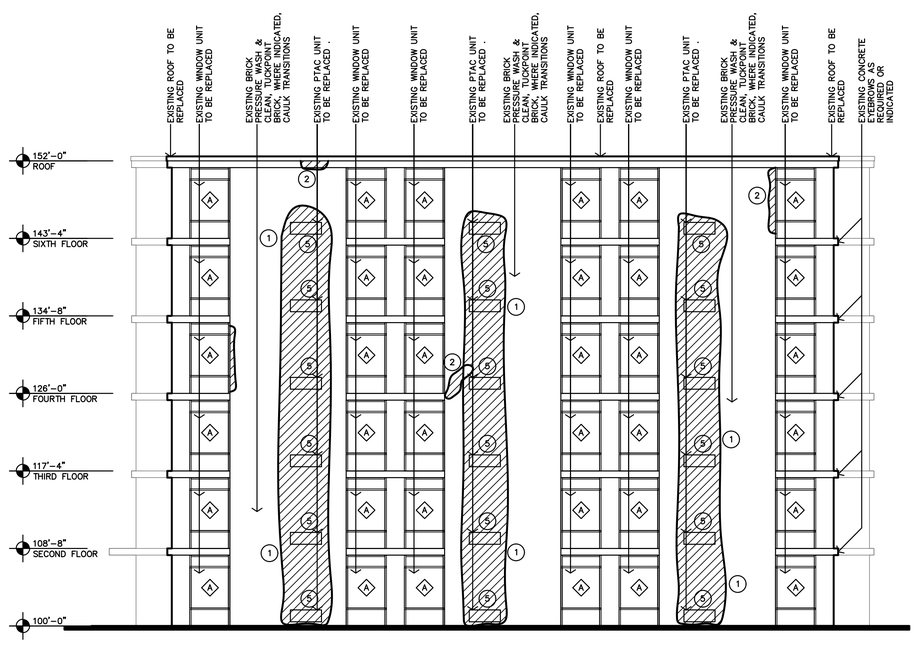
D JOHNSTOWN BUILDING A WEST ELEVATION

1/8" = 1'-0"



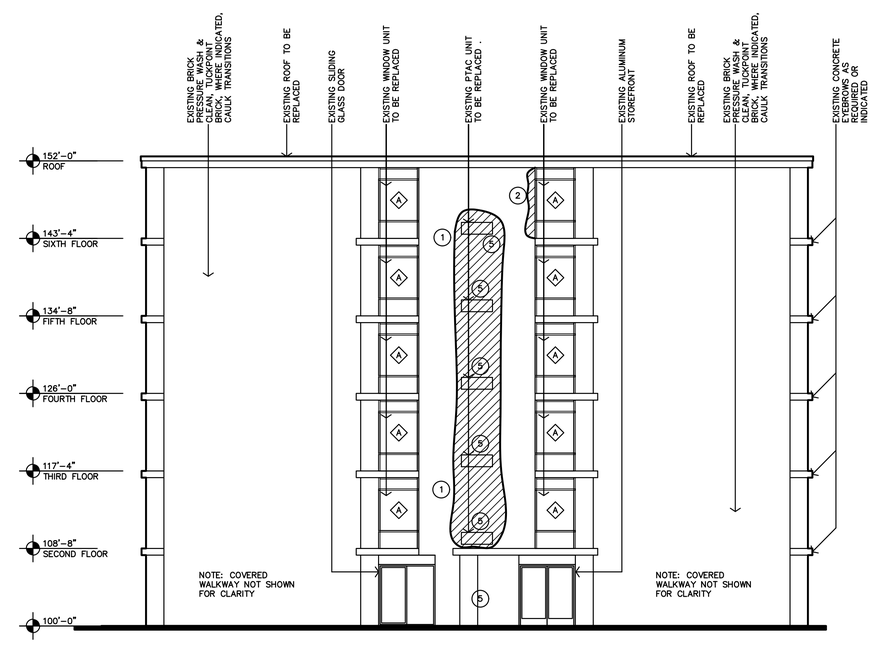
B JOHNSTOWN BUILDING A NORTH ELEVATION

1/8" = 1'-0"



C JOHNSTOWN BUILDING A EAST ELEVATION

1/8" = 1'-0"



A JOHNSTOWN BUILDING A SOUTH ELEVATION

1/8" = 1'-0"

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OAKDALE SENIOR VILLAGE

JOHNSTOWN

SALINA, KANSAS

JEFFREY S. GILLAM ARCHITECT LICENSED 3382 9-21-2022 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-21-2022

JOB: 21-3189

SHEET NO.:

A3.1

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KEYNOTES

ELEVATION KEYNOTES:

1. STAINED BRICK, PRESSURE WASH, CLEAN & TUCKPOINT AS REQ'D
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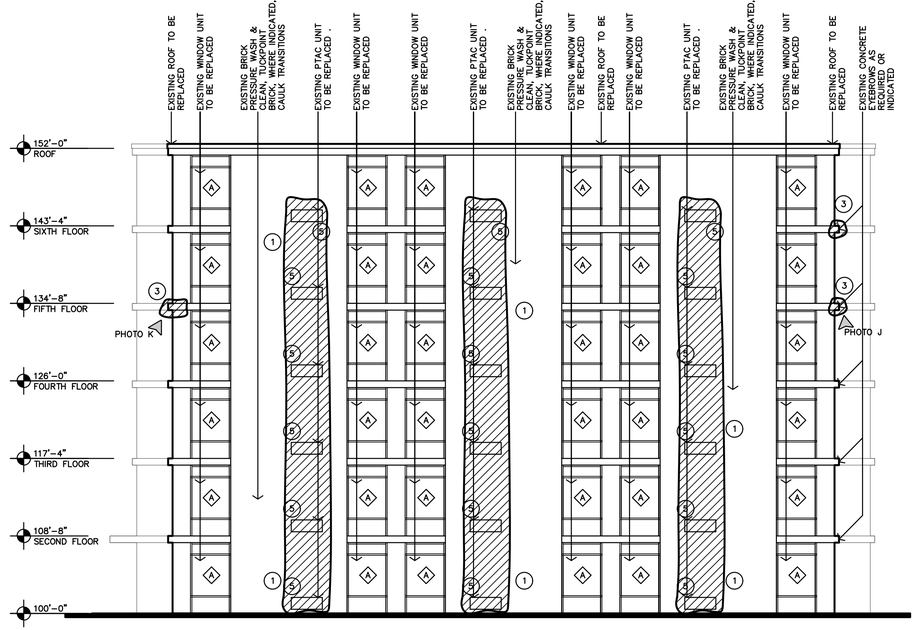
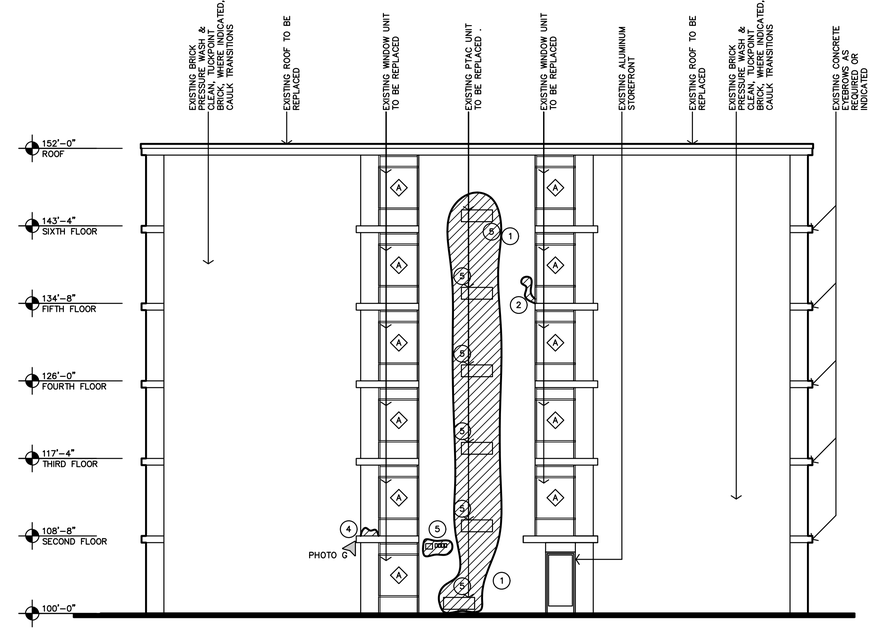
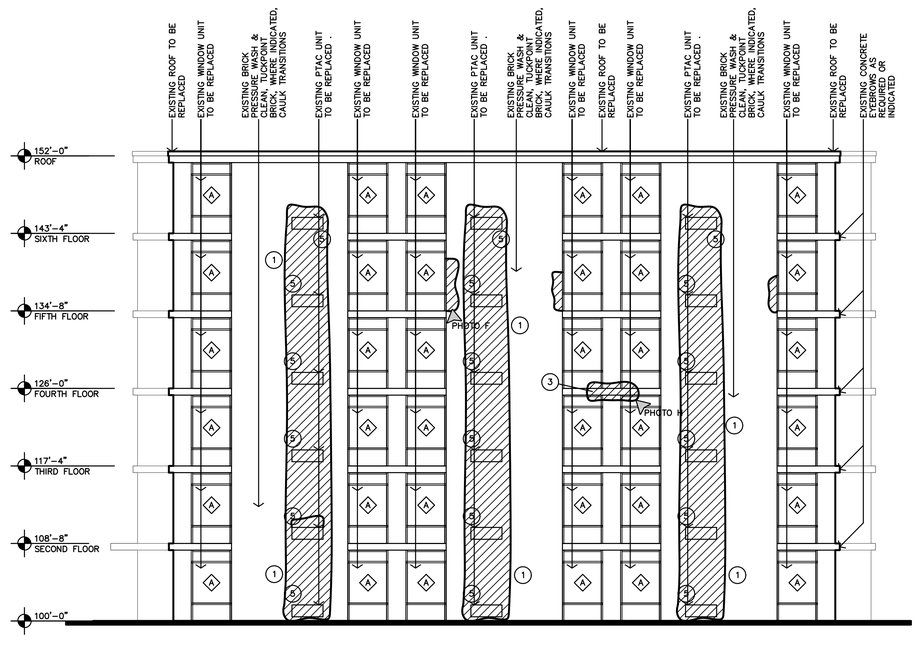
6. REMOVE CAULK FROM EXPANSION JOINT, CLEAN JOINT AND ADJACENT BRICK, ADD BACKER ROD AND RE-CAULK.



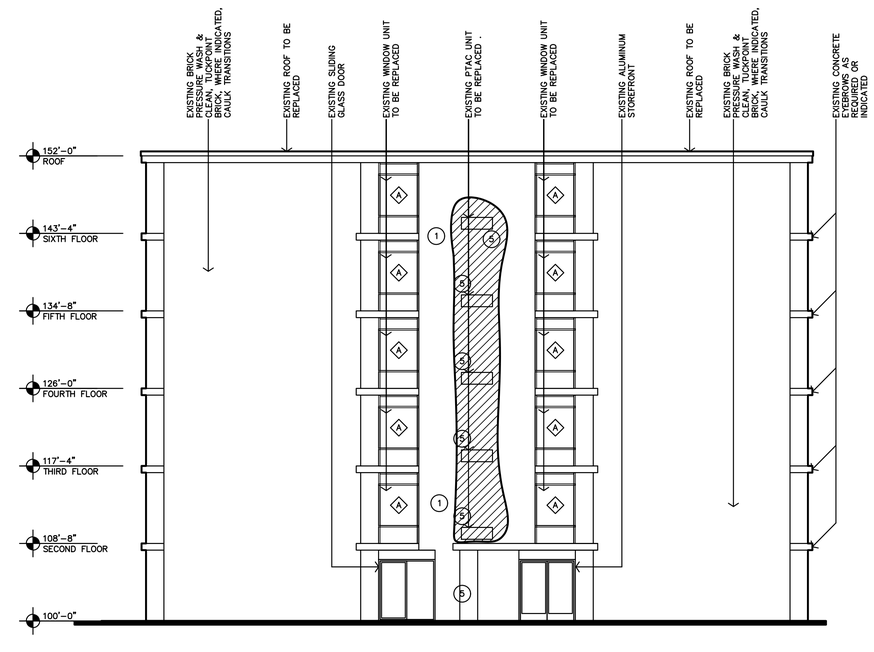
D JOHNSTOWN BUILDING B NORTH ELEVATION
1/8" = 1'-0"



B JOHNSTOWN BUILDING B WEST ELEVATION
1/8" = 1'-0"



C JOHNSTOWN BUILDING B SOUTH ELEVATION
1/8" = 1'-0"



A JOHNSTOWN BUILDING B EAST ELEVATION
1/8" = 1'-0"

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OAKDALE SENIOR VILLAGE

JOHNSTOWN

SALINA, KANSAS

JEFFREY S. GILLAM ARCHITECT LICENSED 3382 9-21-2022 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-21-2022
JOB: 21-3189
SHEET NO.:

A3.2

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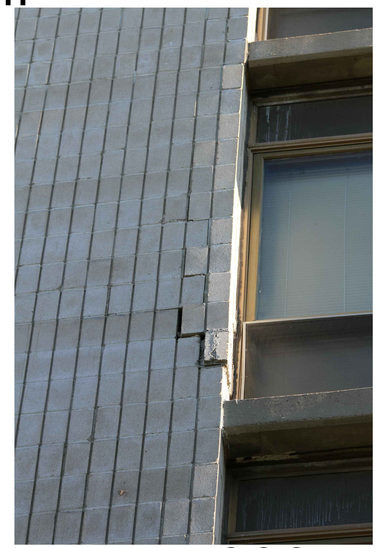
K PHOTO 1 3 5

J PHOTO 1 3 5

H PHOTO 1 3 5

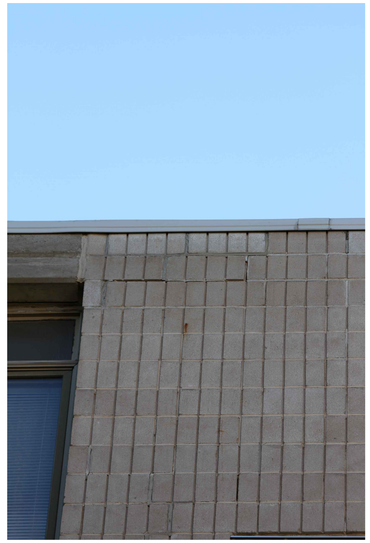
G PHOTO 1 4 5

F PHOTO 1 2 5

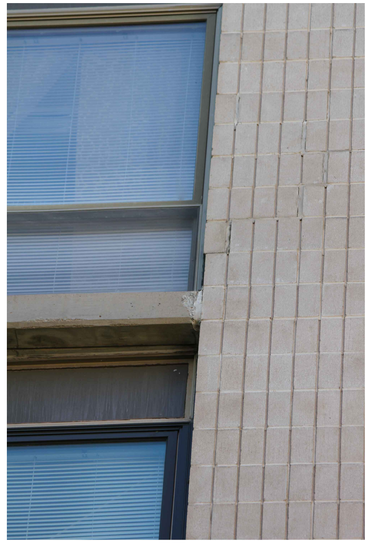


E PHOTO 1 2 5

D PHOTO 1 5 6



C PHOTO 1 2 5



B PHOTO 1 2 5

A PHOTO 1 5 6

GENERAL NOTES, REGARDING TUCKPOINTING

Reference Specifications & General Notes

PROTECTION

Remove wall attachments and associated hardware on or adjacent to masonry and prepare for Tuckpointing. Install new after tuckpointing is complete.

- Provide temporary protection or barriers to protect occupants and visitors during work.
- Protect new and/or to remain items; windows, stairs, utilities. etc. during work.

REPOINTING MASONRY

Partial Tuck–Pointing; Rake, sawcut and repoint joints to the following extent: All joints in areas indicated and scheduled. Joints indicated to receive sealant–filled. Seal these joints according to Section 079200 "Joint Sealants."

Joints at locations of the following defects:

- Holes and missing mortar.
- Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
- Cracks 1/16 inch (1.6 mm) or more in width and of any depth.
- Hollow–sounding joints when tapped by metal object.
- Eroded surfaces 1/4 inch (6 mm) or more deep.
- Deterioration to point that mortar can be easily removed by hand, without tools.
- Joints filled with substances other than mortar.

Do not rake out and repoint joints where not indicated, required or instructed. Rake out joints as follows, according to procedures demonstrated in approved mockup:

- Remove mortar from joints to 2 times joint width, but not less than 3/4 inch (20 mm) or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches (50 mm) deep; consult Architect or Engineer for direction.
- Remove mortar from masonry surfaces within raked–out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
- Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

POINTING WITH MORTAR

- Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
- Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch (9 mm) until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
- After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch (9 mm). Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to feather edge the mortar.
- When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
- Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.

Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

FINAL CLEANING

After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff–nylon or –fiber brushes, and clean water, applied by low pressure spray.

- Do not use metal scrapers or brushes.
- Do not use acidic or alkaline cleaners.

NOTE: REFERENCE A3.1 & A3.2 FOR PHOTO DESIGNATION

KEYNOTES

ELEVATION KEYNOTES:

1. STAINED BRICK, PRESSURE WASH, CLEAN & TUCKPOINT AS REQ'D
2. EXISTING BRICK PUSHED OUT OR MISALIGNED, REMOVE CAULK OR MORTAR, CLEAN, ALIGN & TUCKPOINT
3. INSPECT & REPAIR CRACKED EYEBROWS
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5. PRESSURE WASH AND CLEAN AROUND AND UNDER PENETRATIONS VENTS, LOUVERS, ETC., CAULK AND SEAL.
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OAKDALE SENIOR VILLAGE
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JEFFREY S. GILLAM
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PROFESSIONAL ARCHITECT

REVISION:

DATE: 9–21–2022
JOB: 21–3189
SHEET NO.:

A3.3

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PHOTO A

PHOTO B

PHOTO C

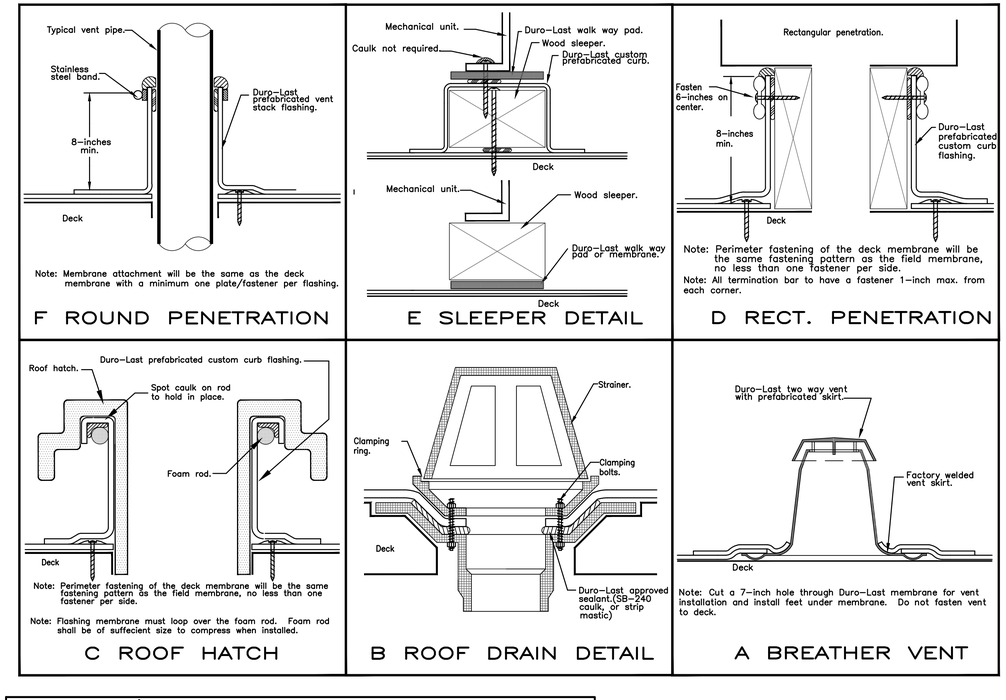
GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING. CONTACT ARCHITECT IMMEDIATELY W/ ANY DISCREPANCIES.
2. ROOFING INSTALLATION: MANUFACTURERS DETAILS ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S DETAILS & RECOMENDATIONS AND THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL".
3. CONTRACTOR MUST COMPLY W/ ALL STATE & LOCAL CODES & REGULATIONS.
4. CONTRACTOR TO REPLACE ALL EXISTING VENT BOOTS EXISTING VENTS & FLASHINGS TO REMAIN. PROTECT DURING CONSTRUCTION.
5. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
6. DIMENSIONS ON ROOF PLAN REFLECT LEVEL DIMENSIONS. ACTUAL ROOF AREA MAY BE LARGER DUE TO ROOF SLOPE.
7. ALL METAL MATERIALS (I.E. FLASHINGS, ETC...) SHALL BE .0217" (26 GA.) THICK PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."
8. EXISTING ROOFING MUST BE REMOVED, INSPECT AND REPAIR DAMAGED DECKING PRIOR TO PROCEEDING WITH NEW ROOF ASSEMBLY.

LEGEND

1	REMOVE EXISTING ROOFING ASSEMBLY, COVER BOARDS, INSULATION, RELATED ITEMS & MATERIALS TO LIGHT WEIGHT CONC. FULLY ADHERE NEW 60-MIL DURO-LAST OR TPO ROOF MEMBRANE OVER ⅝" DENS DECK, 2" MIN. POLYISO RIGID INSULATION (MIN. R-11.5), OVER VAPOR BARRIER, OTHER MATERIALS AS REQUIRED BY MANUF. FOR 20 YEAR WARRANTY. PROVIDE TAPERED INSULATIONS AT ELEVATOR ROOF AND OTHER AREAS TO ENSURE PROPER DRAINAGE. PROVIDE ALL NEW TERMINATION BARS, FLASHING, SEALANT, & CAULKING. INSTALL NEW ROOF EDGE METAL FLASHING & CAPS. COVER ENTIRE ELEVATOR SHAFT WITH ROOFING MEMBRANE. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
2	PER MECHANICAL, REPLACE, FLASH AND SEAL ALL EXISTING OR NEW EQUIPMENT, EXHAUST & VENT THRU ROOF PIPES, FANS, ETC.
3	PER MECHANICAL, REPLACE, FLASH, & SEAL EXISTING OR NEW EXHAUST VENTS & CURBS, INSTALL CRICKETS AS REQUIRED FOR PROPER DRAINAGE.
4	PER ELECTRICAL & MECHANICAL, INSTALL NEW PIPE CADDY'S SIMILAR TO GRAINGER #RPS50H6EG AS RECOMMENDED BY ROOF SYSTEM MANUFACTURER FOR NEW ELECTRICAL CONDUIT SUPPORTS.
5	AT ALL ROOF TOP EQUIPMENT INSTALL WALK OR TRAFFIC MEMBRANE MIN 24" WIDE AROUND, AS INDICATED.
6	AT ELEVATOR SHAFT INSTALL NEW VENT, LOUVER W/ BUG SCREEN & ROOF ENTIRE SHAFT ABOVE ROOF WITH ROOF MEMBRANE.

AREA OF RE-ROOF | TRAFFIC MEMBRANE

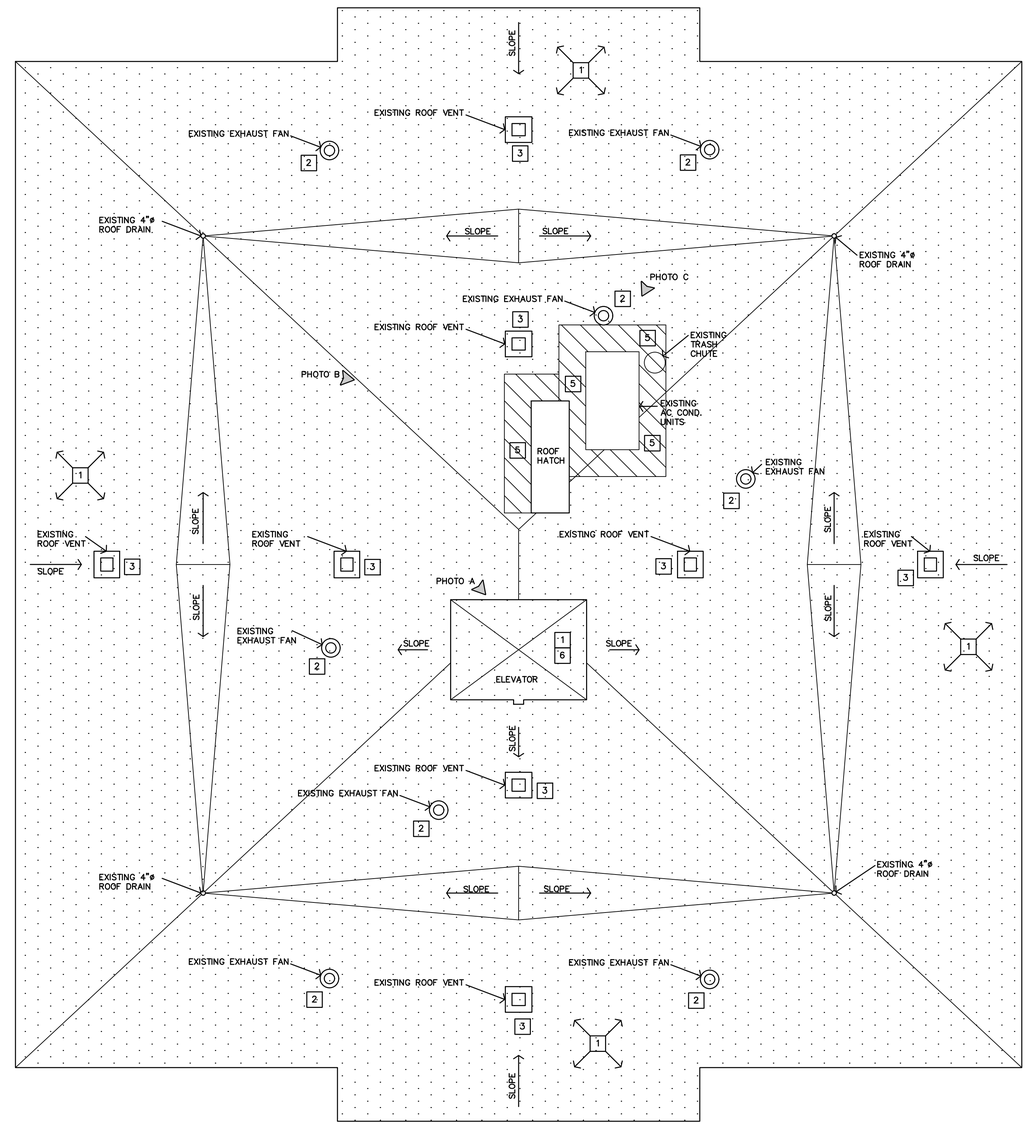


MANUFACTURER'S-ROOFING DETAILS, CONDITIONS VARY

1. TYPICAL MANUFACTURER'S DETAILS ACTUAL CONDITIONS MAY VARY, REFER AND COORDINATE W/ BUILDING DETAILS PROVIDING THE MANUFACTURER'S MOST STRINGENT REQUIREMENTS, RECOMMENDATIONS, NECESSARY TO ACHIEVE COMPLETE WATERTIGHT WARRANTY.
2. A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE WITH MANUFACTURER'S REQUIREMENTS TOP OF WOOD ATTACH WOOD NAILERS SHALL BE SPACED NO GREATER THAN 18"O.C.

B MANUFACTURES DETAILS

NO SCALE



BUILDING B BUILDING A

A JOHNSTOWN BUILDING A & B ROOF PLAN

3/16" = 1'-0"

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OAKDALE SENIOR VILLAGE

JOHNSTOWN

SALINA, KANSAS

JEFFREY S. GILLAM
LICENSED
3382
9-21-2022
KANSAS
PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-21-2022
JOB: 21-3189
SHEET NO.:

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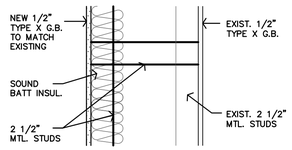
APARTMENT PARTITION SCHEDULE

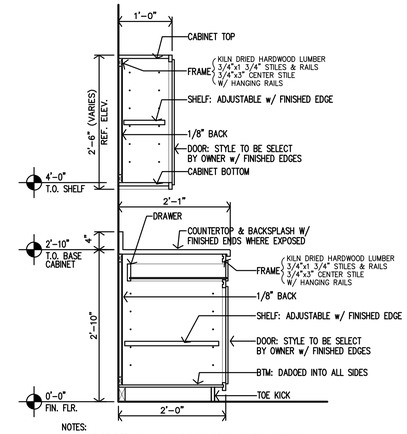


P1

KEYNOTES

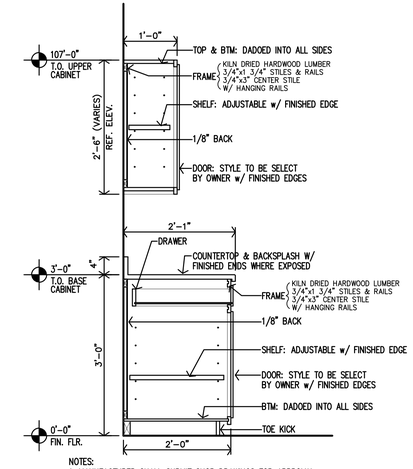
UNIT KEYNOTES:

- A. INSTALL NEW CABINETS, COUNTERTOPS, APPLIANCES. INSTALL NEW OR REINSTALL EXISTING SINK. REF. MEP.
- B. INSTALL NEW VANITY. INSTALL NEW OR REINSTALL EXISTING SINK. REF. MEP. (1)
- C. INSTALL NEW FLOORING & BASE.
- D. INSTALL NEW SHOWERHEAD, TUB SPOUT, VALVE CONTROLS, & CURTAIN ROD. INSTALL NEW OR REINSTALL EX. TUB & SHOWER SURROUND. REF. MEP. (1)
- E. INSTALL NEW WINDOWS AND WINDOW TREATMENTS.
- F. INSTALL NEW PTAC UNITS.
- G. ALTERNATE #1 – REBUILD GB. & STUD WALL W/ 2x8 BLOCKING FOR CABINETS & COUNTERTOPS AS REQ'D FOR NEW PLUMBING INSTALLATION. (1)
- H. INSTALL BOX FAN.
- I. INSTALL NEW OR REINSTALL EXISTING TOILET, VALVE AND CONNECTION. REF. MEP. (1)



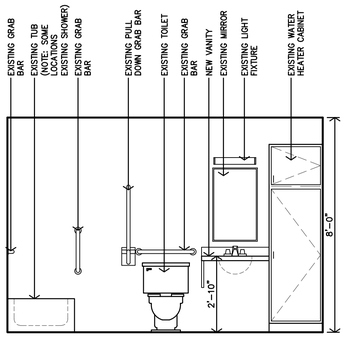
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

N **SECTION @ ACCESSIBLE KITCHEN CASEWORK**
3/4"=1'-0"

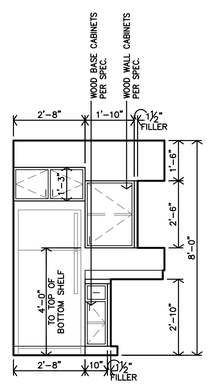


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

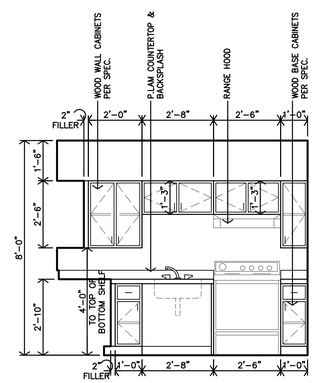
M **SECTION @ KITCHEN CASEWORK**
3/4"=1'-0"



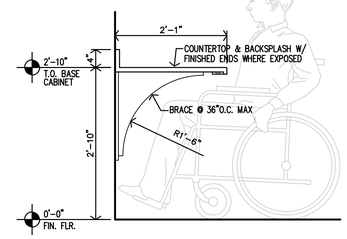
H **BATHROOM #7 ELEVATION**
3/8" = 1'-0"



G **KITCHEN #2 ELEVATION**
3/8" = 1'-0"

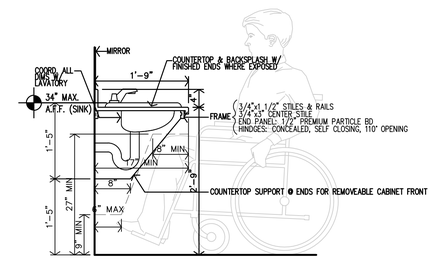


F **KITCHEN #2 ELEVATION**
3/8" = 1'-0"

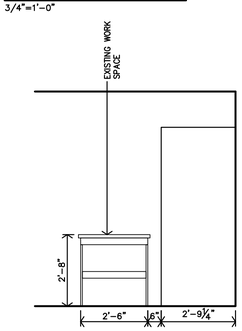


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

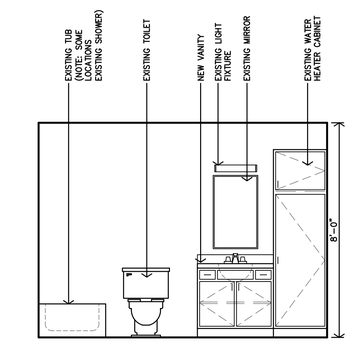
L **SECTION @ ACCESSIBLE KITCHEN WORK SPACE**
3/4"=1'-0"



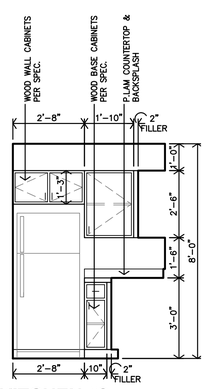
K **SECTION @ ACCESSIBLE BATHROOM VANITY**
3/4"=1'-0"



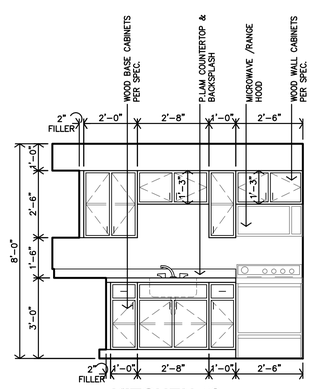
J **WORK SPACE ELEVATION**
3/8" = 1'-0"



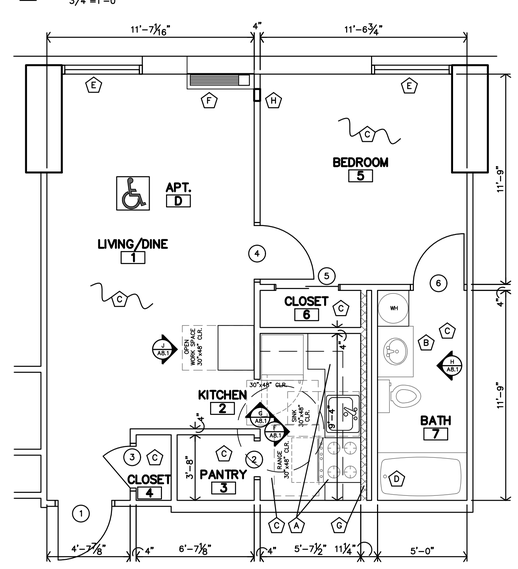
E **BATHROOM #7 ELEVATION**
3/8" = 1'-0"



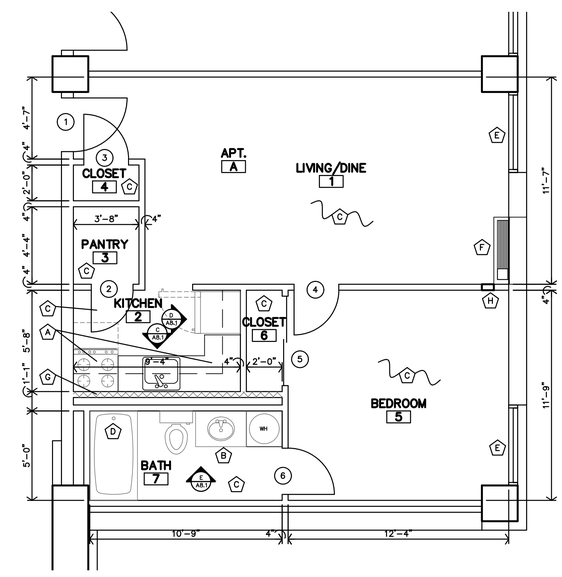
D **KITCHEN #2 ELEVATION**
3/8" = 1'-0"



C **KITCHEN #2 ELEVATION**
3/8" = 1'-0"



B **ACCESSIBLE APT. D ENLARGED FLOOR PLAN**
1/4" = 1'-0"
APARTMENTS:
BUILDING A 3D & 5D
BUILDING B 2D, 5D, & 6D – SIMILAR



A **APT. A ENLARGED FLOOR PLAN**
1/4" = 1'-0"
APARTMENTS:
B,C,D,E,F,G, & H – SIMILAR

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JEFFREY S. GILLAM ARCHITECT 3362 9-21-2022 KANSAS PROFESSIONAL ARCHITECT

REVISION:
1 5-4-2023

DATE: 9-21-2022
JOB: 21-3189
SHEET NO.:
A8.1

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BUILDING A - PUBLIC DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL ALUMINUM	DOOR MATERIAL HOLLOW METAL	DOOR MATERIAL S.C. WOOD	DOOR TYPE TYPE	DOOR FINISH PREFINISHED	DOOR FINISH PAINT	FRAME MATERIAL ALUMINUM	FRAME MATERIAL HOLLOW METAL	FRAME TYPE TYPE	FRAME FINISH PREFINISHED	FRAME FINISH PAINT	DETAILS	REMARKS
FIRST FLOOR																
101	PR3'-0"	7'-0"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
102	PR3'-0"	7'-0"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
103	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
104	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
105	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
106	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
107	3'-0"	7'-0"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
108	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
109	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
110	PR3'-0"	7'-0"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
111	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
SECOND FLOOR																
201	PR3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
202	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
203	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
THIRD FLOOR																
301	PR3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
302	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
303	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
FOURTH FLOOR																
401	PR3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
402	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
403	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
FIFTH FLOOR																
501	PR3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
502	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
503	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
SIXTH FLOOR																
601	PR3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
602	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
603	3'-0"	6'-8"	1 3/4"													CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
ELEVATOR																
E1	3'-6"	7'-0"														CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
E2	3'-6"	7'-0"														CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
E3	3'-6"	7'-0"														CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
E4	3'-6"	7'-0"														CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
E5	3'-6"	7'-0"														CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
E6	3'-6"	7'-0"														CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED

NOTES:
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR DOORS & DOOR FRAMES/UNITS.
3. ALUMINUM THRESHOLD EXPANSION JOINT COVER BETWEEN CONCRETE AND WOOD FLOOR.

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	STYLE	QUANTITY	INTERIOR	EXTERIOR	DETAILS
APARTMENT							
A	3'-9"	8'-0"	BASE BID – NEW VINYL	94		●	

GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY ALL EXISTING DIMENSIONS AND WINDOW SIZES.
2. PER BASE BID: CONTRATOR TO REPLACE DAMAGED AND MISSING SCREENS. PER ALTERNATE BID/BASE BID (SEE SCHEDULE): CONTRACTOR TO REMOVE ENTIRE WINDOW UNIT AND REPLACE WITH NEW VINYL WINDOW TO MATCH EXISTING. INCLUDE INSECT SCREENS ON EXTERIOR UNITS.
3. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITION @ ALL EXTERIOR WINDOW UNITS BEING REMOVED/RE-INSTALLED OR REPLACED.
4. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
5. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
6. WINDOW TYPE "A" MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
7. ALL SECOND FLOOR WINDOWS AND OPERABLE WINDOWS W/ THE SILL 6'-0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM 2090 & 2018 IBC SEC. 1015.8.1
8. PER ALTERNATE BID: INSTALL VINYL BLINDS @ ALL "A" WINDOWS (FIELD VERIFY WINDOW SIZES).

GLAZING SCHEDULE

MARK	INTERIOR	EXTERIOR	1/4"	3/4" INSULATED	TINTED	TEMPERED
A1		●		●	●	●
A2		●		●	●	
B1	●		●			●
B2	●		●			

BUILDING A - PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P LATEX ENAMEL — VP VINYL PLANK FLR'G TILE — CT CERAMIC TILE — FP FIBERGLAS REINF. PANEL
C CARPET — VT VINYL TILE — ST STAIN & SEAL — TX TEXTURE

NO.	DESCRIPTION	FLOOR CARPET	FLOOR VINYL PLANK FLR'G TILE	FLOOR RUBBER NOSING	BASE COVE RUBBER BASE	N.WALL 5/8" FIRE RATED G.B.		E.WALL 5/8" FIRE RATED G.B.		S.WALL 5/8" FIRE RATED G.B.		W.WALL 5/8" FIRE RATED G.B.		CEILING 5/8" FIRE RATED G.B.		REMARKS
FIRST FLOOR																
101	VESTIBULE	C			●	P		P		P		P		P		
102	LOUNGE	C			●	P		P		P		P		P		
103	COMMUNITY ROOM	C			●	P		P		P		P		P		
104	STORAGE		●		●	P		P		P		P		P		
105	OFFICE	C			●	P		P		P		P		P		
106	HALLWAY	C			●	P		P		P		P		P		
107	HALLWAY	C			●	P		P		P		P		P		
108	STAIR			●	●	P		P		P		P		P		
109	STAIR			●	●	P		P		P		P		P		
110	TRASH		●		●	P		P		P		P		P		
111	HALLWAY	C			●	P		P		P		P		P		
112	RESTROOM		●		●	P		P		P		P		P		
113	RESTROOM		●		●	P		P		P		P		P		
114	EQUIPMENT		●		●	P		P		P		P		P		
115	LAUNDRY		●		●	P		P		P		P		P		
116	VESTIBULE	C			●	P		P		P		P		P		
SECOND FLOOR																
201	HALLWAY	C			●	P		P		P		P		P		
202	HALLWAY	C			●	P		P		P		P		P		
203	STAIR			●	●	P		P		P		P		P		
204	STAIR			●	●	P		P		P		P		P		
205	TRASH		●		●	P		P		P		P		P		
206	HALLWAY	C			●	P		P		P		P		P		
THIRD FLOOR																
301	HALLWAY	C			●	P		P		P		P		P		
302	HALLWAY	C			●	P		P		P		P		P		
303	STAIR			●	●	P		P		P		P		P		
304	STAIR			●	●	P		P		P		P		P		
305	TRASH		●		●	P		P		P		P		P		
306	HALLWAY	C			●	P		P		P		P		P		
FOURTH FLOOR																
401	HALLWAY	C			●	P		P		P		P		P		
402	HALLWAY	C			●	P		P		P		P		P		
403	STAIR			●	●	P		P		P		P		P		
404	STAIR			●	●	P		P		P		P		P		
405	TRASH		●		●	P		P		P		P		P		
406	HALLWAY	C			●	P		P		P		P		P		
FIFTH FLOOR																
501	HALLWAY	C			●	P		P		P		P		P		
502	HALLWAY	C			●	P		P		P		P		P		
503	STAIR			●	●	P		P		P		P		P		
504	STAIR			●	●	P		P		P		P		P		
505	TRASH		●		●	P		P		P		P		P		
506	HALLWAY	C			●	P		P		P		P		P		
SIXTH FLOOR																
601	HALLWAY	C			●	P		P		P		P		P		
602	HALLWAY	C			●	P		P		P		P		P		
603	STAIR			●	●	P		P		P		P		P		
604	STAIR			●	●	P		P		P		P		P		
605	TRASH		●		●	P		P		P		P		P		
606	HALLWAY	C			●	P		P		P		P		P		
ELEVATOR																
E1	ELEVATOR	C														

GENERAL NOTES:
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE RUBBER BASE UNLESS NOTED OTHERWISE.
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
H. CONTRACTOR SHALL COORDINATE W/ INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.

SPECIFIC NOTES:
1.

APARTMENT DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL MTL. INSUL.	DOOR MATERIAL WOOD LOUVER	DOOR MATERIAL H.C. WOOD	DOOR MATERIAL GLASS SLIDING	DOOR TYPE TYPE	DOOR TYPE POCKET DOOR	DOOR TYPE BI-PASS	DOOR TYPE BI-FOLD	DOOR FINISH PRE-PRIMED	DOOR FINISH PAINT	DOOR FINISH PRE-FINISHED	FRAME MATERIAL WOOD	FRAME MATERIAL METAL	FRAME TYPE EXISTING	FRAME TYPE NEW	FRAME TYPE EXISTING REMAINS	FRAME FINISH PAINT	FRAME FINISH GYP. BD OPENING	DETAILS	REMARKS
STANDARD APARTMENT UNITS (A,B,C,D,E,F,G,H)																							
1	3'-0"	6'-8"	1 3/4"										P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
2	2'-6"	6'-8"	1 3/4"										P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
3	2'-0"	6'-8"	1 3/4"										P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
4	2'-0"	6'-8"	1 3/4"										P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
5	2'-0"	6'-8"	1 3/4"										P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
6	PR F.V.	6'-8"											P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
ACCESSIBLE APARTMENT UNITS (3D,5D)																							
1	3'-0"	6'-8"	1 3/4"										P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
2	3'-0"	6'-8"	1 3/4"										P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
3	3'-0"	6'-8"	1 3/4"										P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
4	PR 3'-1"	6'-8"	1 3/4"										P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED
5	PR 2'-0"	6'-8"	1 3/4"										P							P			CLEAN, TOUCH-UP, STAIN OR PAINT AS NEEDED

GENERAL NOTES:
A. ALL NEW DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
C. UNDERCUT DOORS PER MECH DWGS.
D. FOR ALT. BIDS OF REPLACING DOORS WITH EXISTING/TO-REMAIN DOOR FRAMES, CONTRACTOR TO FIELD VERIFY SIZE OF EXISTING FRAME/OPENING.
E. CONTRACTOR TO VERIFY THE SIZE OF EXISTING DOORS AND OPENINGS.
F. U.N.O. IN SCHEDULE ABOVE AND NOTES BELOW, ALL INTERIOR DOORS WITH LEVER-STYLE LATCH SETS SHALL BE HAVE A PASSAGE STYLE FUNCTION.

SPECIFIC NOTES:
1. BEDROOM DOOR – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
2. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE. DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE WITH MANUFACTURER FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
3. ENTRY DOOR – PEEP HOLES at ALL UNITS: (1) PEEP HOLE w/ 180 DEGREE RANGE, TO BE INSTALLED @ 60"AFF.
4. ENTRY DOOR – PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES w/ 180 DEGREE RANGE, TO BE INSTALLED @ 43"AFF & 60"AFF.
5. POCKET DOOR – 34" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069FP. HANDLE TO EXTEND PAST TRIM. WIDTH 92".
6. CONTRACTOR TO FIELD VERIFY THE SIZE OF EXISTING FRAME/OPENING. NEW ACCESSIBLE UNITS MUST HAVE A MIN. OF 36" WIDE DOOR. IF DOORS AT THESE UNITS MEASURES LESS THAN 36", CONTRACTOR MUST NOTIFY ARCHITECT IMMEDIATELY.
7. COMMON LAUNDRY ROOM DOOR HARDWARE TO BE LEVER TYPE LATCH SET (STOREROOM FUNCTION) WITH OUTSIDE LEVER ALWAYS LOCKED. LATCHBOLT RETRACTED BY KEY IN OUTSIDE LEVER OR TURNING INSIDE LEVER. INSIDE LEVER ALWAYS FREE.
8. EXTERIOR SLIDING DOORS TO BE CLEANED AND REFINISHED. ALL OTHER EXISTING DOORS AND FRAMES TO BE CLEANED, REFINISHED, AND PAINTED. SEE FINISH COLOR SCHEDULE.
9. PATIO DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS. TO BE LEVER TYPE LATCH SET (STOREROOM FUNCTION) WITH OUTSIDE LEVER ALWAYS LOCKED. LATCHBOLT RETRACTED BY KEY IN OUTSIDE LEVER OR TURNING INSIDE LEVER. INSIDE LEVER ALWAYS FREE.
10. EXTERIOR STORAGE DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS. KEYED ON THE OUTSIDE & RELEASE ON THE INSIDE.

APARTMENT FINISH SCHEDULE

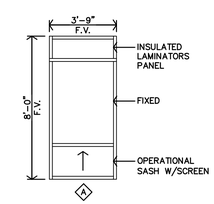
FINISHES & INSTRUCTIONS

P1 LATEX PAINT — C CARPET — VP VINYL PLANK FLR'G TILE — CT CERAMIC TILE
P2 EPOXY PAINT — TX TEXTURE

MARK	DESCRIPTION	FLOOR CARPET	FLOOR VINYL PLANK FLR'G	FLOOR EXISTING	BASE WOOD – PAINTED (P1)	BASE RUBBER BASE	BASE EXISTING	WALLS GYP. BOARD		WALLS GYP. BOARD		CEILING				REMARKS
1	LIVING ROOM		●			●		P1		P1						
2	KITCHEN		●			●		P1		P1						
3	PANTRY		●			●		P1		P1						
4	CLOSET		●			●		P1		P1						
5	BEDROOM		●			●		P1		P1						
6	CLOSET		●			●		P1		P1						
7	BATH		●			●		P1		P1						

GENERAL NOTES:
A. REMOVE, REPLACE GYP BOARD WALLS & CEILINGS AS NEEDED DURING RECONSTRUCTION OF UNITS. PATCH AND REPAIR TO MATCH EXISTING REMAINING CEILINGS INCLUDING TEXTURE.
B. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS
C. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
D. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
E. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
F. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.

SPECIFIC NOTES:
1. AT ALL REMOVABLE CABINET FRONTS: WALLS AND FLOORS ARE TO BE FINISHED.
2. NEW WALLS – INSTALL 5/8" TYPE X M.R G.B. @ ALL WET AREAS.



A WINDOW TYPES
1/4"=1'-0"

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OAKDALE SENIOR VILLAGE
JOHNSTOWN
SALINA, KANSAS

JEFFREY S. GILLAM REGISTERED 3362 9-21-2022 KANSAS PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-21-2022
JOB: 21-3189
SHEET NO.:
A10.1

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BUILDING B - PUBLIC DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL: ALUMINUM	DOOR MATERIAL: HOLLOW METAL	DOOR MATERIAL: S.C. WOOD	DOOR TYPE	DOOR FINISH: PREFINISHED	DOOR FINISH: PAINT	FRAME MATERIAL: ALUMINUM	FRAME MATERIAL: HOLLOW METAL	FRAME TYPE	FRAME FINISH: PREFINISHED	FRAME FINISH: PAINT	RATING	DETAILS	REMARKS
FIRST FLOOR																	
101	PR3'-0"	7'-0"	1 3/4"											P			
102	PR3'-0"	7'-0"	1 3/4"											P			
103	3'-0"	6'-8"	1 3/4"											P			
104	3'-0"	6'-8"	1 3/4"											P			
105	3'-0"	6'-8"	1 3/4"											P			
106	3'-0"	6'-8"	1 3/4"											P			
107	3'-0"	7'-0"	1 3/4"											P			
108	3'-0"	6'-8"	1 3/4"											P			
109	3'-0"	6'-8"	1 3/4"											P			
110	PR3'-0"	7'-0"	1 3/4"											P			
111	3'-0"	6'-8"	1 3/4"											P			
112														P			
113														P			
SECOND FLOOR																	
201	PR3'-0"	6'-8"	1 3/4"											P			
202	3'-0"	6'-8"	1 3/4"											P			
203	3'-0"	6'-8"	1 3/4"											P			
THIRD FLOOR																	
301	PR3'-0"	6'-8"	1 3/4"											P			
302	3'-0"	6'-8"	1 3/4"											P			
303	3'-0"	6'-8"	1 3/4"											P			
FOURTH FLOOR																	
401	PR3'-0"	6'-8"	1 3/4"											P			
402	3'-0"	6'-8"	1 3/4"											P			
403	3'-0"	6'-8"	1 3/4"											P			
FIFTH FLOOR																	
501	PR3'-0"	6'-8"	1 3/4"											P			
502	3'-0"	6'-8"	1 3/4"											P			
503	3'-0"	6'-8"	1 3/4"											P			
SIXTH FLOOR																	
601	PR3'-0"	6'-8"	1 3/4"											P			
602	3'-0"	6'-8"	1 3/4"											P			
603	3'-0"	6'-8"	1 3/4"											P			
ELEVATOR																	
E1	3'-6"	7'-0"															
E2	3'-6"	7'-0"															
E3	3'-6"	7'-0"															
E4	3'-6"	7'-0"															
E5	3'-6"	7'-0"															
E6	3'-6"	7'-0"															

NOTES:
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR DOORS & DOOR FRAMES/UNITS.
3. ALUMINUM THRESHOLD EXPANSION JOINT COVER BETWEEN CONCRETE AND WOOD FLOOR.

BUILDING B - PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P LATEX ENAMEL VP VINYL PLANK FLR'G TILE CT CERAMIC TILE FP FIBERGLAS REINF. PANEL
C CARPET VT VINYL TILE ST STAIN & SEAL TX TEXTURE

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: VINYL PLANK FLR'G TILE	FLOOR: RUBBER NOSING	BASE: SELF COVE RUBBER BASE	N.WALL: 5/8" FIRE RATED G.B.	E.WALL: 5/8" FIRE RATED G.B.	S.WALL: 5/8" FIRE RATED G.B.	W.WALL: 5/8" FIRE RATED G.B.	CEILING: 5/8" FIRE RATED G.B.	REMARKS
FIRST FLOOR											
101	VESTIBULE	C			●	P	P	P	P	P	
102	LOUNGE	C			●	P	P	P	P	P	
103	STORAGE		●		●	P	P	P	P	P	
104	OFFICE	C			●	P	P	P	P	P	
105	HALLWAY	C			●	P	P	P	P	P	
106	HALLWAY	C			●	P	P	P	P	P	
107	STAIR			●	●	P	P	P	P	P	
108	STAIR			●	●	P	P	P	P	P	
109	TRASH		●		●	P	P	P	P	P	
110	HALLWAY	C			●	P	P	P	P	P	
111	RESTROOM		●		●	P	P	P	P	P	
112	RESTROOM		●		●	P	P	P	P	P	
113	EQUIPMENT		●		●	P	P	P	P	P	
114	LAUNDRY		●		●	P	P	P	P	P	
115	VESTIBULE	C			●	P	P	P	P	P	
SECOND FLOOR											
201	HALLWAY	C			●	P	P	P	P	P	
202	HALLWAY	C			●	P	P	P	P	P	
203	STAIR			●		P	P	P	P	P	
204	STAIR			●		P	P	P	P	P	
205	TRASH		●		●	P	P	P	P	P	
206	HALLWAY	C			●	P	P	P	P	P	
THIRD FLOOR											
301	HALLWAY	C			●	P	P	P	P	P	
302	HALLWAY	C			●	P	P	P	P	P	
303	STAIR			●		P	P	P	P	P	
304	STAIR			●		P	P	P	P	P	
305	TRASH		●		●	P	P	P	P	P	
306	HALLWAY	C			●	P	P	P	P	P	
FOURTH FLOOR											
401	HALLWAY	C			●	P	P	P	P	P	
402	HALLWAY	C			●	P	P	P	P	P	
403	STAIR			●		P	P	P	P	P	
404	STAIR			●		P	P	P	P	P	
405	TRASH		●		●	P	P	P	P	P	
406	HALLWAY	C			●	P	P	P	P	P	
FIFTH FLOOR											
501	HALLWAY	C			●	P	P	P	P	P	
502	HALLWAY	C			●	P	P	P	P	P	
503	STAIR			●		P	P	P	P	P	
504	STAIR			●		P	P	P	P	P	
505	TRASH		●		●	P	P	P	P	P	
506	HALLWAY	C			●	P	P	P	P	P	
SIXTH FLOOR											
601	HALLWAY	C			●	P	P	P	P	P	
602	HALLWAY	C			●	P	P	P	P	P	
603	STAIR			●		P	P	P	P	P	
604	STAIR			●		P	P	P	P	P	
605	TRASH		●		●	P	P	P	P	P	
606	HALLWAY	C			●	P	P	P	P	P	
ELEVATOR											
E1	ELEVATOR	C									

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OAKDALE SENIOR VILLAGE
JOHNSTOWN
SALINA, KANSAS

JEFFREY S. GILLAM
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3352
9-21-2022
KANSAS
PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-21-2022
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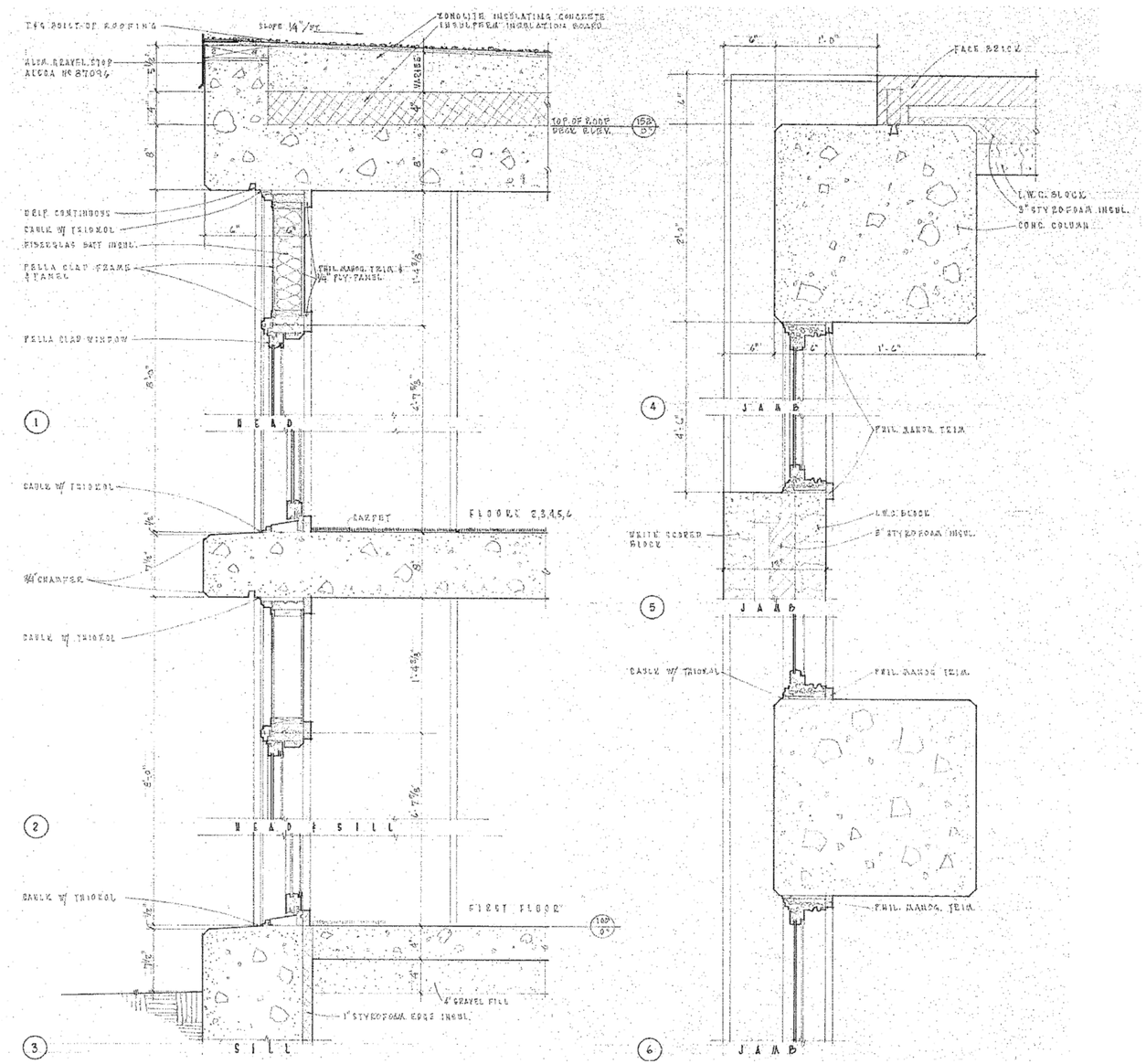

A EXISTING WINDOW DETIALS
1 1/2"=1'-0"

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9-21-2022
KANSAS
PROFESSIONAL ARCHITECT

REVISION:

DATE: 9-21-2022
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SHEET NO.:

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PLAN NOTES BY SYMBOL

1. PROVIDE NEW DOMESTIC COLD WATER RISER UP TO APARTMENTS ABOVE. CONNECT TO EXISTING 1-1/2" WATER PIPING BELOW SLAB AT FLOOR LEVEL. FIELD VERIFY EXACT LOCATION OF EXISTING AND MODIFY EXISTING INSTALLATION AS REQUIRED. FIELD COORDINATE EXACT ROUTING OF NEW PIPING WITH EXISTING CONDITIONS AND G.C.
2. REPLACE WATER HEATER. PROVIDE PLASTIC OVERFLOW PAN. MODIFY EXISTING WATER PIPING AS REQUIRED. VERIFY SIZE OF WATER HEATER PRIOR TO ORDERING REPLACEMENT.
3. NOTE NOT USED.
4. 1-1/2" CW RISER ROUTED UP THROUGH CHASE TO SERVE EACH DWELLING UNIT WITH 1" BRANCH LINE. FIELD COORDINATE EXACT ROUTING WITH EXISTING CONDITIONS.
5. CONNECT TO EXISTING 2" CW RISER. PROVIDE NEW SHUT OFF VALVE.
6. NEW DRAINAGE PIPING TO CONNECT TO VENT AFTER 6TH FLOOR, SEE SHEET M5.1 RISER DIAGRAMS FOR MORE DETAILS.
7. VENT PIPING TO TERMINATE THROUGH ROOF SEE PLANS FOR SIZING, SEE SHEET M5.1 RISER DIAGRAMS FOR MORE DETAILS. RE-USE EXISTING ROOF PENETRATIONS WHERE POSSIBLE. FIELD VERIFY EXACT LOCATIONS.
8. PROVIDE NEW DRAIN FROM EXISTING SINK AND CONNECT TO DRAIN PIPING IN ADJACENT CHASE. FIELD COORDINATE EXACT ROUTING WITH EXISTING CONDITIONS.
9. OFFSET DOMESTIC WATER RISER ABOVE FLOOR TO THIS LOCATION AND ROUTE UP TO APARTMENTS ABOVE.
10. INSTALL KEYED ACCESS HATCH IN WALL FOR CLEAN-OUT ACCESS AT BASE OF WASTE RISER. FIELD COORDINATE EXACT LOCATION WITH EXISTING CONDITIONS AND G.C.
11. INSTALL KEYED ACCESS HATCH IN WALL FOR SHUT OFF VALVE TO EACH DWELLING UNIT ACCESSIBLE FROM MECHANICAL CLOSET. FIELD COORDINATE EXACT LOCATION WITH EXISTING CONDITIONS AND G.C.
12. CONNECT TO EXISTING SEWER. VERIFY EXACT LOCATION OF EXISTING. MODIFY EXISTING PIPING AS REQUIRED.
13. ROUTE WASTE STACK AND VENT STACK IN THIS AREA THROUGH EXISTING CHASE. UTILIZE EXISTING FLOOR PENETRATIONS WHERE POSSIBLE. FIELD VERIFY EXACT LOCATIONS OF EXISTING.
14. REPLACE ALL EXISTING DOMESTIC WATER PIPING ABOVE SLAB. RE-CONNECT TO EXISTING FIXTURES TO REMAIN AND TO EXISTING WATER SERVICE AND BRANCHES TO APARTMENT RISERS ROUTED BELOW SLAB. FIELD VERIFY EXACT LOCATIONS AND SIZING OF EXISTING.
15. EXISTING WATER HEATER TO REMAIN.
16. EXISTING CLOTHESWASHER CONNECTION BOXES TO REMAIN.
17. EXISTING FLOOR DRAIN AND ASSOCIATED PIPING TO REMAIN.
18. EXISTING LAUNDRY SINK TO REMAIN. PROVIDE NEW DRAIN AND VENT PIPING AND REPLACE DOMESTIC WATER PIPING ABOVE SLAB AND RE-CONNECT EXISTING FIXTURE.
19. NOTE NOT USED.
20. CONNECT TO EXISTING 4" DRAIN PIPING BELOW SLAB IN THIS AREA TO REMAIN. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING.
21. DISCONNECT EXISTING DRAIN TO REMAIN FROM PIPING TAKEN OUT OF SERVICE AND PROVIDE FFCO. FIELD VERIFY EXACT LOCATION OF EXISTING.
22. ROUTE DRAIN AND DOMESTIC WATER PIPING IN SOFFIT AND UP TO APARTMENTS ABOVE. COORDINATE ROUTING WITH G.C. AND ARCH.
23. REPLACE WATER PIPING ABOVE SLAB TO WALL HYDRANT. REPLACE WALL HYDRANT AS DIRECTED BY OWNER. FIELD VERIFY EXACT REQUIREMENTS AND LOCATION OF EXISTING.

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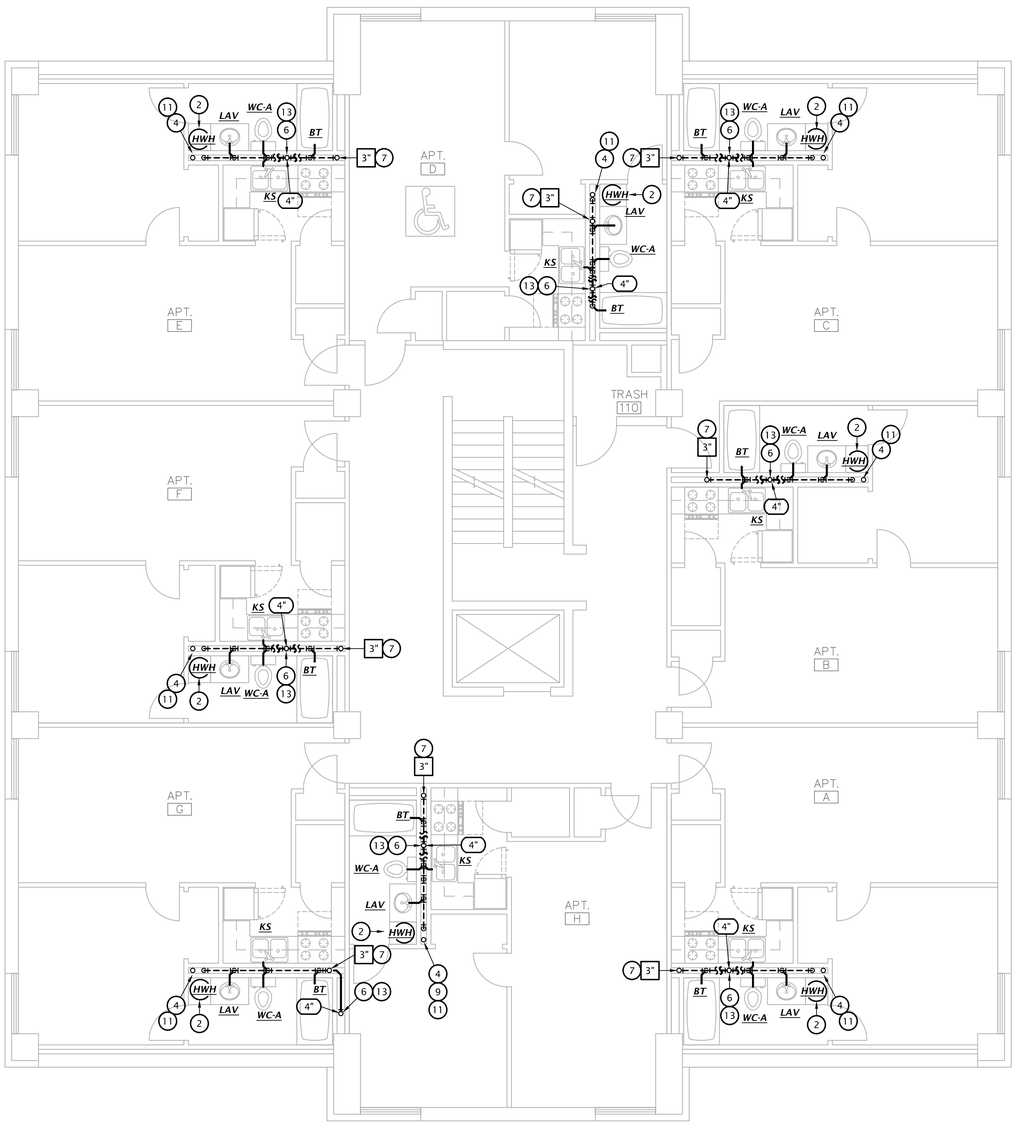
Project 22041 OCTOBER 2022

PLUMBING SIZING SYMBOLS

X"	DRAIN (X = SIZE)
X"	VENT (X = SIZE)

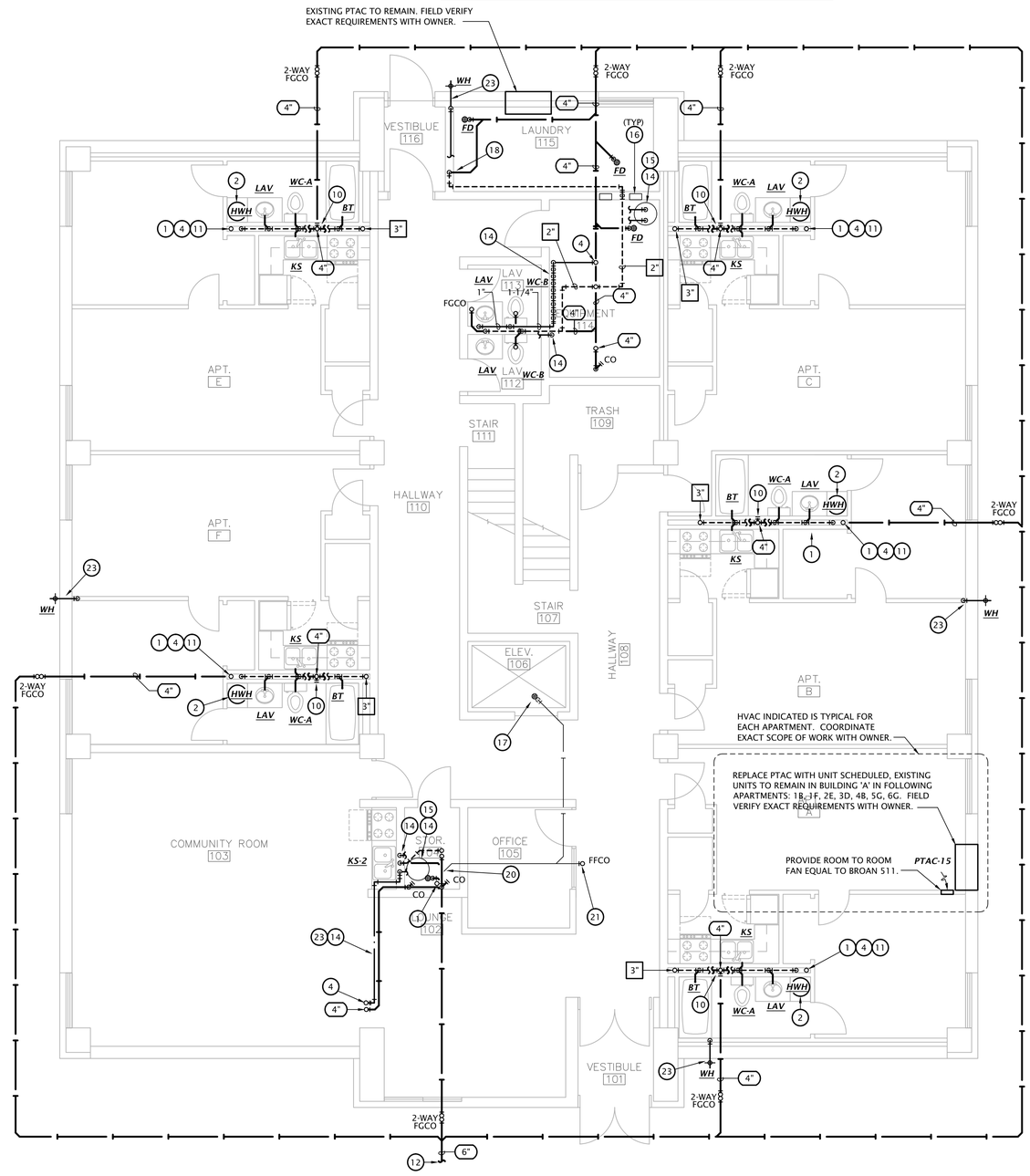
NOTES:

- ALL WORK SHOWN RELATED TO DRAIN, VENT, AND WATER PIPING TO BE INCLUDED IN ALTERNATE BID ONLY.
- COORDINATE PHASING OF WORK WITH OWNER TO MINIMIZE DISRUPTION TO BUILDING SERVICES. PLUMBING WORK IN APARTMENTS STACKED VERTICALLY MUST BE DONE CONCURRENTLY.
- COORDINATE DEMO OF EXISTING FLOORS, WALLS, ETC WITH G.C. TO MINIMIZE AMOUNT OF DEMOLITION REQUIRED FOR INSTALLATION OF NEW PIPING.



2 2ND - 6TH FLOOR PLAN - JOHNSTOWN - BUILDING A

3/16" = 1'-0"



1 1ST FLOOR PLAN - JOHNSTOWN - BUILDING A

3/16" = 1'-0"

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SALINA, KANSAS

JOHN E. LEWIS JR. 14654 05-04-2023 KANSAS PROFESSIONAL ENGINEER

REVISION:

DATE: 05-03-23
JOB: 21-3189
SHEET NO.:

M1.1

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PLAN NOTES BY SYMBOL

1. PROVIDE NEW DOMESTIC COLD WATER RISER UP TO APARTMENTS ABOVE. CONNECT TO EXISTING 1-1/2" WATER PIPING BELOW SLAB AT FLOOR LEVEL. FIELD VERIFY EXACT LOCATION OF EXISTING AND MODIFY EXISTING INSTALLATION AS REQUIRED. FIELD COORDINATE EXACT ROUTING OF NEW PIPING WITH EXISTING CONDITIONS AND G.C.
2. REPLACE WATER HEATER. PROVIDE PLASTIC OVERFLOW PAN. MODIFY EXISTING WATER PIPING AS REQUIRED. VERIFY SIZE OF WATER HEATER PRIOR TO ORDERING REPLACEMENT.
3. NOTE NOT USED.
4. 1-1/2" CW RISER ROUTED UP THROUGH CHASE TO SERVE EACH DWELLING UNIT WITH 1" BRANCH LINE. FIELD COORDINATE EXACT ROUTING WITH EXISTING CONDITIONS.
5. CONNECT TO EXISTING 2" CW RISER. PROVIDE NEW SHUT OFF VALVE.
6. NEW DRAINAGE PIPING TO CONNECT TO VENT AFTER 6TH FLOOR, SEE SHEET M5.1 RISER DIAGRAMS FOR MORE DETAILS.
7. VENT PIPING TO TERMINATE THROUGH ROOF SEE PLANS FOR SIZING, SEE SHEET M5.1 RISER DIAGRAMS FOR MORE DETAILS. RE-USE EXISTING ROOF PENETRATIONS WHERE POSSIBLE. FIELD VERIFY EXACT LOCATIONS.
8. PROVIDE NEW DRAIN FROM EXISTING SINK AND CONNECT TO DRAIN PIPING IN ADJACENT CHASE. FIELD COORDINATE EXACT ROUTING WITH EXISTING CONDITIONS.
9. OFFSET DOMESTIC WATER RISER ABOVE FLOOR TO THIS LOCATION AND ROUTE UP TO APARTMENTS ABOVE.
10. INSTALL KEYED ACCESS HATCH IN WALL FOR CLEAN-OUT ACCESS AT BASE OF WASTE RISER. FIELD COORDINATE EXACT LOCATION WITH EXISTING CONDITIONS AND G.C.
11. INSTALL KEYED ACCESS HATCH IN WALL FOR SHUT OFF VALVE TO EACH DWELLING UNIT ACCESSIBLE FROM MECHANICAL CLOSET. FIELD COORDINATE EXACT LOCATION WITH EXISTING CONDITIONS AND G.C.
12. CONNECT TO EXISTING SEWER. VERIFY EXACT LOCATION OF EXISTING. MODIFY EXISTING PIPING AS REQUIRED.
13. ROUTE WASTE STACK AND VENT STACK IN THIS AREA THROUGH EXISTING CHASE. UTILIZE EXISTING FLOOR PENETRATIONS WHERE POSSIBLE. FIELD VERIFY EXACT LOCATIONS OF EXISTING.
14. REPLACE ALL EXISTING DOMESTIC WATER PIPING ABOVE SLAB. RE-CONNECT TO EXISTING FIXTURES TO REMAIN AND TO EXISTING WATER SERVICE AND BRANCHES TO APARTMENT RISERS ROUTED BELOW SLAB. FIELD VERIFY EXACT LOCATIONS AND SIZING OF EXISTING.
15. EXISTING WATER HEATER TO REMAIN.
16. EXISTING CLOTHESWASHER CONNECTION BOXES TO REMAIN.
17. EXISTING FLOOR DRAIN AND ASSOCIATED PIPING TO REMAIN.
18. EXISTING LAUNDRY SINK TO REMAIN. PROVIDE NEW DRAIN AND VENT PIPING AND REPLACE DOMESTIC WATER PIPING ABOVE SLAB AND RE-CONNECT EXISTING FIXTURE.
19. NOTE NOT USED.
20. CONNECT TO EXISTING 4" DRAIN PIPING BELOW SLAB IN THIS AREA TO REMAIN. FIELD VERIFY EXACT SIZE AND LOCATION OF EXISTING.
21. DISCONNECT EXISTING DRAIN TO REMAIN FROM PIPING TAKEN OUT OF SERVICE AND PROVIDE FFCO. FIELD VERIFY EXACT LOCATION OF EXISTING.
22. ROUTE DRAIN AND DOMESTIC WATER PIPING IN SOFFIT AND UP TO APARTMENTS ABOVE. COORDINATE ROUTING WITH G.C. AND ARCH.
23. REPLACE WATER PIPING ABOVE SLAB TO WALL HYDRANT. REPLACE WALL HYDRANT AS DIRECTED BY OWNER. FIELD VERIFY EXACT REQUIREMENTS AND LOCATION OF EXISTING.

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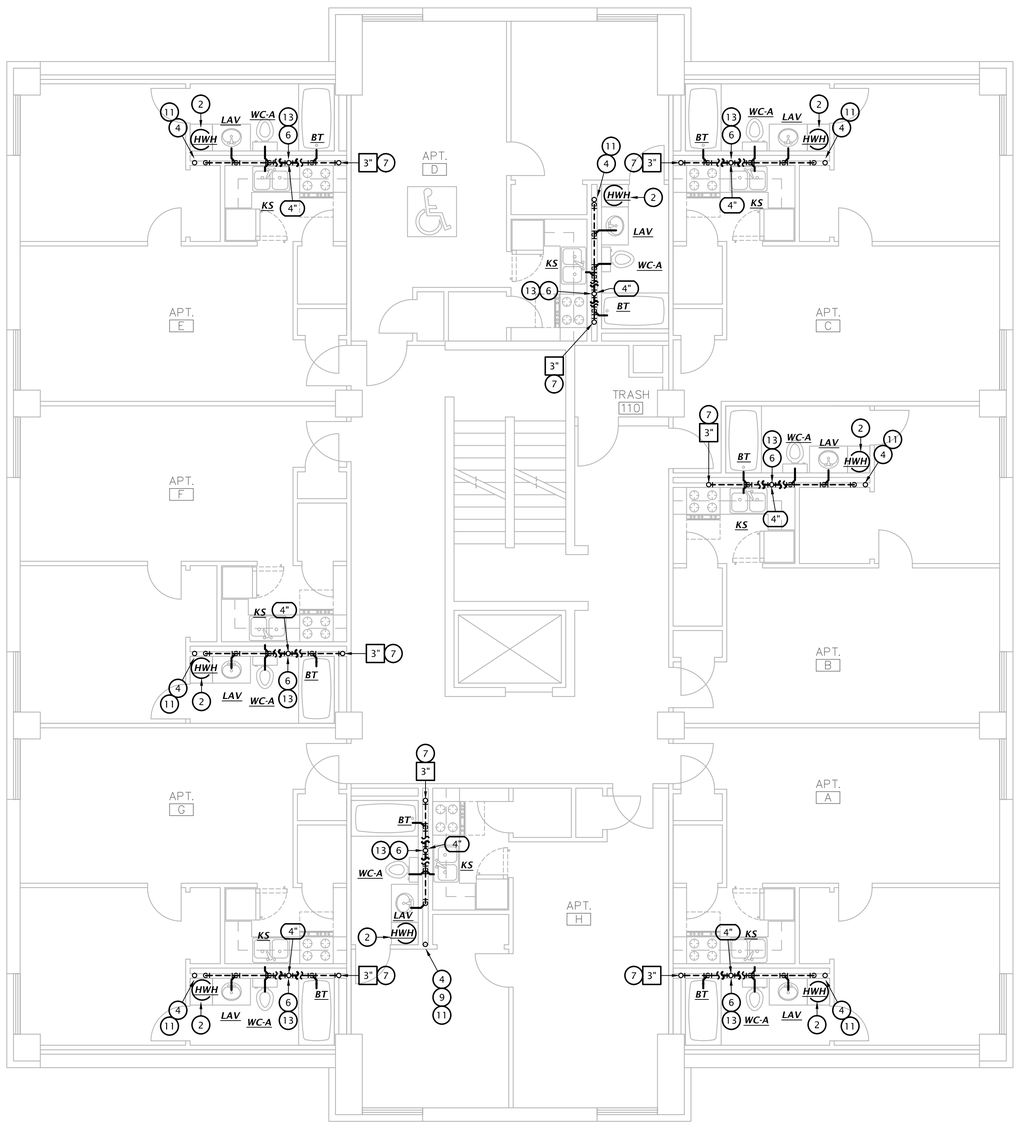
PLUMBING SIZING SYMBOLS

X"	DRAIN (X = SIZE)
X"	VENT (X = SIZE)

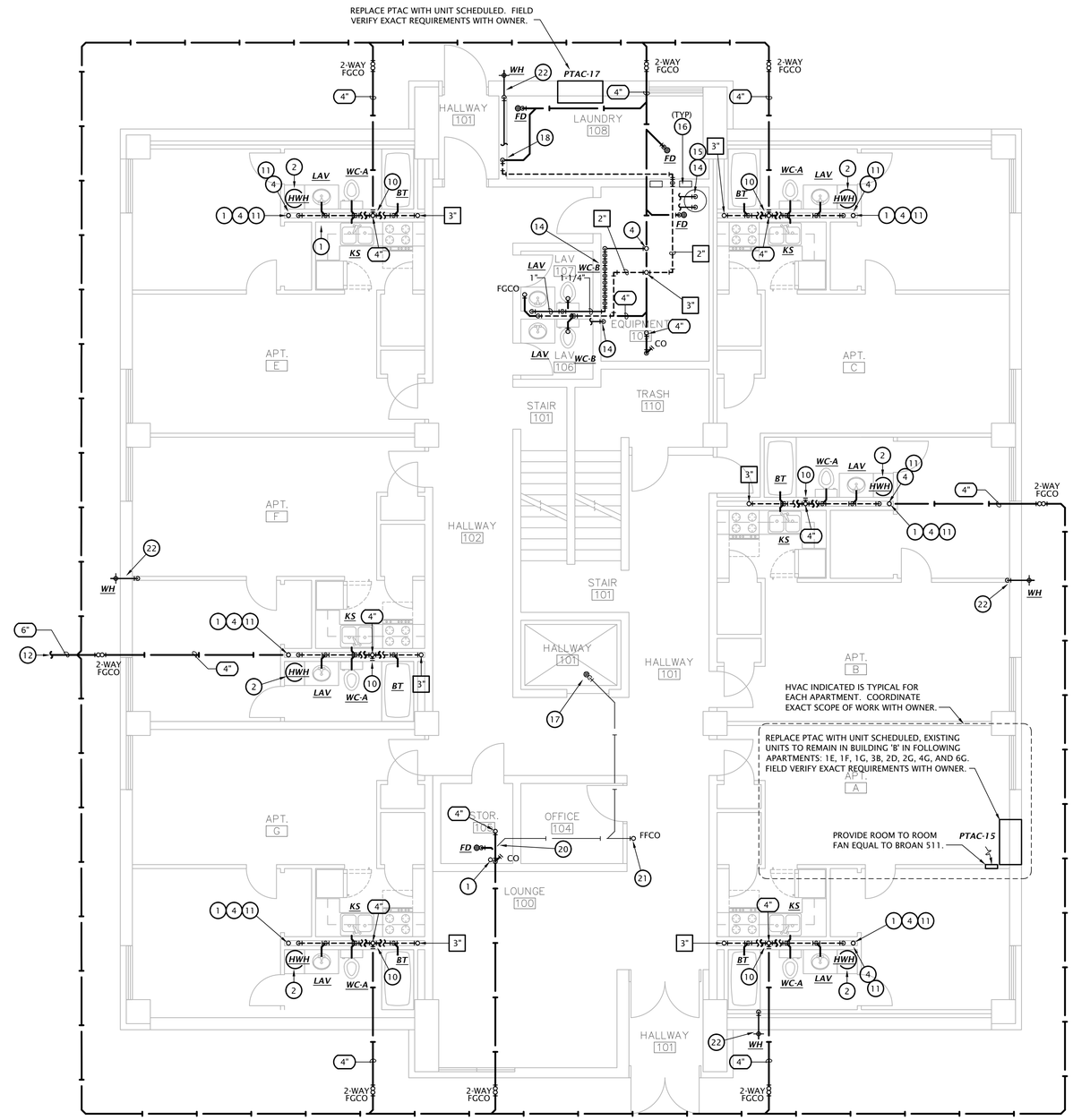
NOTES:

- ALL WORK SHOWN RELATED TO DRAIN, VENT, AND WATER PIPING TO BE INCLUDED IN ALTERNATE BID ONLY.
- COORDINATE PHASING OF WORK WITH OWNER TO MINIMIZE DISRUPTION TO BUILDING SERVICES. PLUMBING WORK IN APARTMENTS STACKED VERTICALLY MUST BE DONE CONCURRENTLY.
- COORDINATE DEMO OF EXISTING FLOORS, WALLS, ETC WITH G.C. TO MINIMIZE AMOUNT OF DEMOLITION REQUIRED FOR INSTALLATION OF NEW PIPING.



2 2ND - 6TH FLOOR PLAN - JOHNSTOWN - BUILDING B

3/16" = 1'-0"



1 1ST FLOOR PLAN - JOHNSTOWN - BUILDING B

3/16" = 1'-0"

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OAKDALE SENIOR VILLAGE

JOHNSTOWN

SALINA, KANSAS

JOHN F. LEWIS SMITH 14654 05-04-2023 KANSAS PROFESSIONAL ENGINEER

REVISION:

DATE: 05-03-23
JOB: 21-3189
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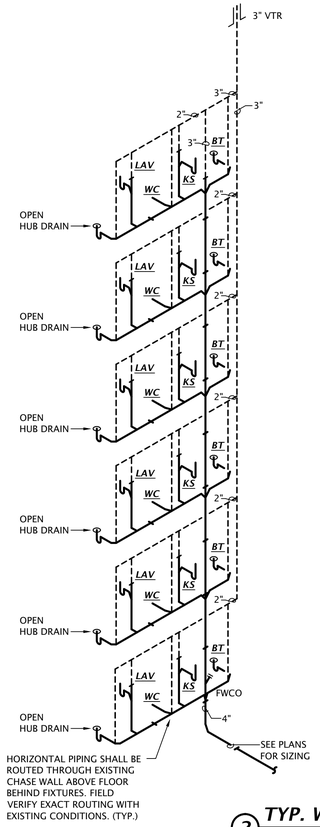
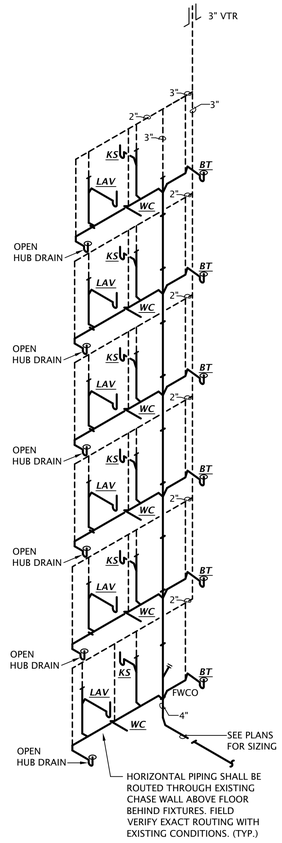
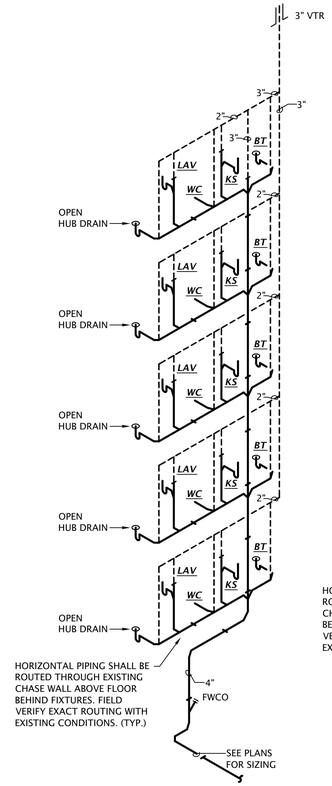


1 TYP. WASTE AND VENT RISER APARTMENT A&E
No Scale



2 TYP. WASTE AND VENT RISER APARTMENT C,F,&G
No Scale



3 TYP. WASTE AND VENT RISER APARTMENT H
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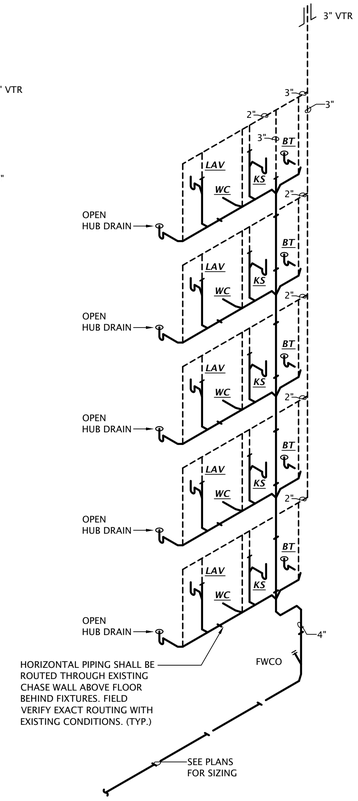

4 TYP. WASTE AND VENT RISER APARTMENT D
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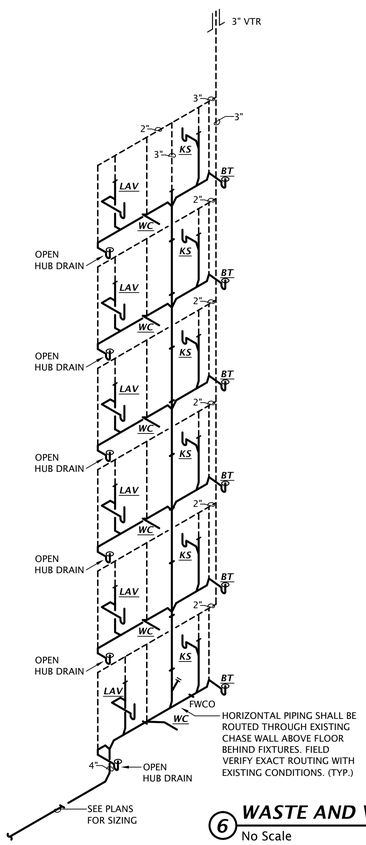

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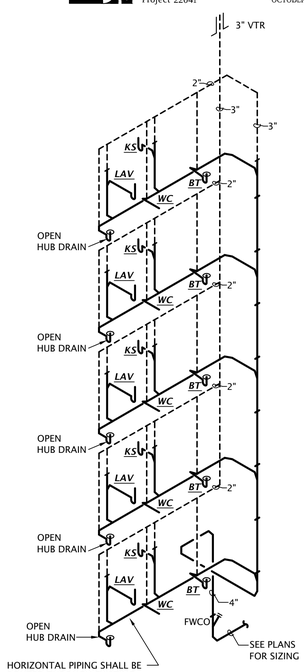
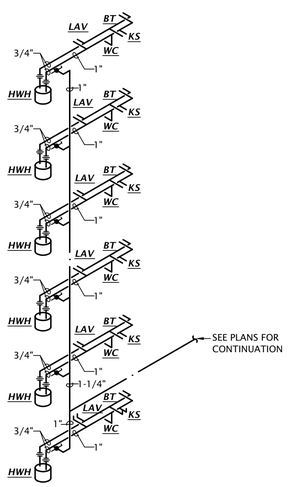
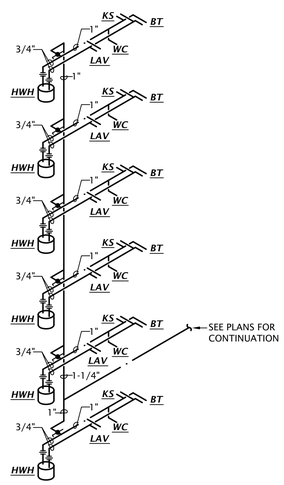


6 WASTE AND VENT RISER APARTMENT G BLD. A
No Scale



7 TYP. WATER RISER APARTMENT A&E
No Scale



8 TYP. WATER RISER APARTMENT C,F,&G
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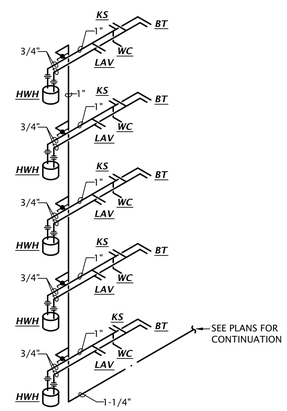
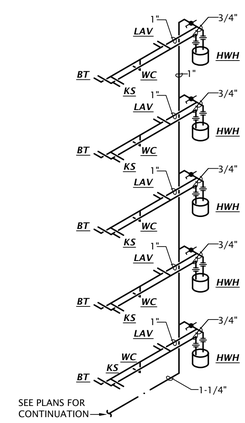


9 TYP. WATER RISER APARTMENT D&H
No Scale



10 TYP. WATER RISER APARTMENT B
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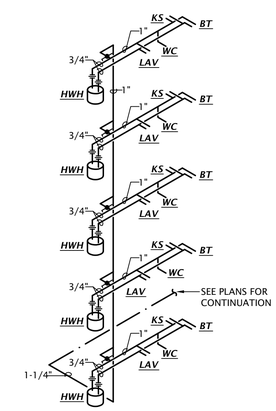

11 TYP. WATER RISER APARTMENT G BLD. A
No Scale

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Project 22041 OCTOBER 2022

PACKAGED TERMINAL AIR CONDITIONER SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	NOMINAL CAPACITIES			MIN. CKT. AMPS	MAX. OCPD	ELECTRICAL CHARACTERISTICS	WEIGHT
			TOTAL COOLING	AUXILLARY HEATING	AIRFLOW				
PTAC-15	AMANA	PTH153G30	14,700 BTUH	3.0 kW	390	19.5	20	208V-1PH	126
PTAC-17	AMANA	PTC173G50	16,200 BTUH	4.2 kW	340	27.6	30	208V-1PH	113

NOTES:

1. PROVIDE WITH MANUFACTURER'S LINE CORD CONNECTION KIT.
2. PROVIDE WITH WALL CASE COMPATIBLE WITH WALL CONSTRUCTION COORDINATE WITH G.C.

PLUMBING FIXTURE SCHEDULE

MARK	MANUFACTURER	DESCRIPTION	TRIM		ROUGH-IN SIZES				NOTES
			MANUFACTURER	DESCRIPTION	WASTE	VENT	CW	HW	
WC-A	AMERICAN STANDARD	Model 209AA137 "Yorkville" floor mount, back outlet, flush tank water closet, white vitreous china, two piece, 4" rough-in, elongated 17" high bowl, 1.28 GPF, polished chrome actuator.	AMERICAN STANDARD	#5055A65C White, elongated, slow close, solid plastic seat and cover	4"	2"	1/2"	---	3,4
WC-B	AMERICAN STANDARD	Model 238AA114 "VORMAX" floor mount, flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, 1 GPF, polished chrome actuator.	AMERICAN STANDARD	#5055A65C White, elongated, slow close, solid plastic seat and cover	4"	2"	1/2"	---	3,4
LAV	AMERICAN STANDARD	Model 0475.028 self-rimming lavatory, white vitreous china, 20-3/8"W x 17-3/8", faucet holes on 4" centers.	AMERICAN STANDARD	Model 6114.115.002 single handle, 0.5 GPM low flow, polished chrome faucet. Provide with pop up drain.	2"	1-1/2"	1/2"	1/2"	1,2,3
KS	AMERICAN STANDARD	Model 22SB6252283S075 single compartment 20 GA stainless steel sink 3 hole , self rimming, 21-3/8"x15-11/16"x6"D inside, fully undercoated, faucet holes as req.	AMERICAN STANDARD	Model 7074.040 single handle 1.5 GPM kitchen sink faucet with hose spray attachment and deck plate. Polished chrome finish. Provide basket strainer.	2"	1-1/2"	1/2"	1/2"	1,2,3
BT	AQUARIUS	Model G 6032 TO cast acrylic bathtub, 60"W x32-1/2"D x22-3/4"H, with above floor rough-in, right or left hand rough-in as required, white finish. Provide with ADA transfer seat accessory. Coordinate installation of shower wall panels with G.C.	DELTA	Model R10000-UNWS/T13H252 pressure balancing tub/shower valve with single metal lever handle, handshower with double check valves, flexible hose, 24" stainless steel slide bar, metal lever handshower diverter valve, and shower head with arm.	2"	1-1/2"	1/2"	1/2"	1,2,3,5
KS-2	JUST	Model DL-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as req.	DELTA	Model 400-HDF single handle kitchen sink faucet with hose spray attachment. Chrome finish. Provide basket strainer.	2"	1-1/2"	1/2"	1/2"	2,5
HWH	BRADFORD WHITE	Model RE130L6 electric water heater, 28 gallon tank, 5,500 watt, 240V, 1 phase.							
FD	WADE	1100 series floor drain with 6" satin nickel bronze strainer. Provide trap protection device equal to ProSet Trapguard.			2"	1-1/2"	---	---	5
WH	WOODFORD	Model B67 automatic draining freezeless wall hydrant with ASSE 1052 double check backflow preventor, loose tee key handle, with recessed box with door. Provide with chrome plated exterior finish.			---	---	3/4"	---	5

GENERAL:

- Provide fixtures with all trim necessary for complete installation

NOTES:

1. Provide Dearborn supplies with stops and escutcheon plate, 1-1/4" cast brass p-trap.
2. Trim shall be provided with polished chrome finish.
3. Fixture and installation to meet requirements of Americans with Disabilities Act.
4. Remove, repair and reinstall fixture in base bid. Fixture replacement to be included in alternate bid only.
5. Fixture replacement to be included in alternate bid only.

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REVISION:

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PLAN NOTES BY SYMBOL

1. FIRE ALARM SYSTEM COMBINATION CO/SMOKE DETECTOR.
2. FIRE ALARM ADDRESSABLE CONTROL MODULE FOR CONTROL OF APARTMENT UNIT'S NOTIFICATION APPLIANCE CIRCUIT. MODUL SHALL BE PROGRAMMED TO ACTIVATE APARTMENT UNIT'S NOTIFICATION APPLIANCES UPON GENERAL BUILDING FIRE ALARM AND UPON ACTIVATION OF ANY SMOKE DETECTOR OR CO DETECTOR WITHIN APARTMENT UNIT. MOUNT FLUSH IN WALL AT 7'-6" AFF.
3. PROVIDE DOOR ANNUNCIATOR SYSTEM A/V HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED FOR HEARING-IMPAIRED GUESTS. REFER TO ARCH DRAWINGS FOR APPLICABLE ROOMS. INSTALL HORN/STROBE APPLIANCE AT 80" AFF PER ADA. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. REFER TO DETAIL 2, SHEET E5.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".
4. CONNECT TO UNSWITCHED 120V CIRCUIT.
5. CONNECT ROOM TO ROOM FAN TO NEAREST UNSWITCHED RECEPTACLE CIRCUIT. COORDINATE REQUIREMENTS WITH M.C.
6. REPLACE EXISTING CEILING FAN WITH NEW AND CONNECT TO EXISTING CIRCUITRY.
7. REPLACE EXISTING LUMINAIRE WITH NEW AND CONNECT TO EXISTING CIRCUITRY.
8. REPLACE EXISTING CEILING HEATER WITH NEW 24"x24" RADIANT CEILING PANEL WITH SURFACE MOUNT KIT EQUAL TO BERKO CP371F, 120V, 375 WATTS. CONNECT TO EXISTING CIRCUITRY.
9. EXISTING FIRE ALARM CONTROL PANEL TO REMAIN, SIMPLEX 4007ES.
10. CONNECT TO EXISTING UNSWITCHED ADJACENT LIGHTING CIRCUIT.
11. REMOVE ABANDONED EMERGENCY INVERTER TO ALLOW SPACE FOR SOLAR PV SYSTEM TRANSFORMER. PROVIDE NEW FEEDER TO PANEL 'EP' AS INDICATED ON ONE-LINE DIAGRAM.
12. PROVIDE AN ADDRESSABLE MONITORING MODULE COMPATIBLE WITH EXISTING FIRE ALARM CONTROL PANEL FOR MONITORING OF OPPOSITE BUILDINGS ALARM STATUS.
13. REPLACE EXISTING MAIN SWITCHBOARD WITH NEW. SEE ONE-LINE DIAGRAM ON SHEET E5.1. COORDINATE SHUT-DOWN OF SERVICE TO BUILDING WITH OWNER AND POWER COMPANY.
14. EXISTING MAIN SWITCHBOARD TO REMAIN.
15. MODIFY ELECTRICAL INSTALLATION AS REQUIRED AND CONNECT WATER HEATER. PROVIDE NEW 30A/2P CIRCUIT BREAKER OR REUSE EXISTING 30A/2P CIRCUIT BREAKER AS APPLICABLE.

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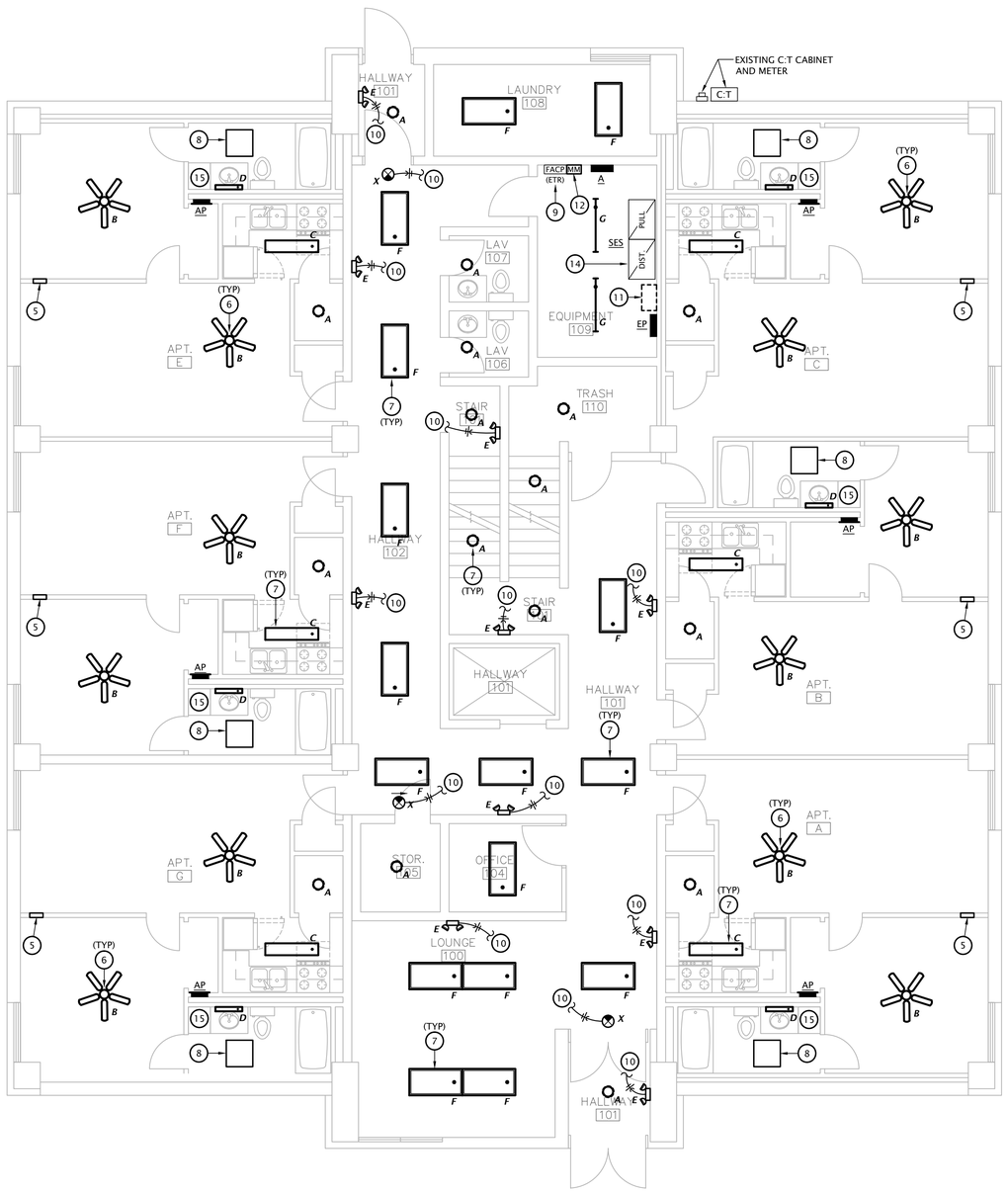
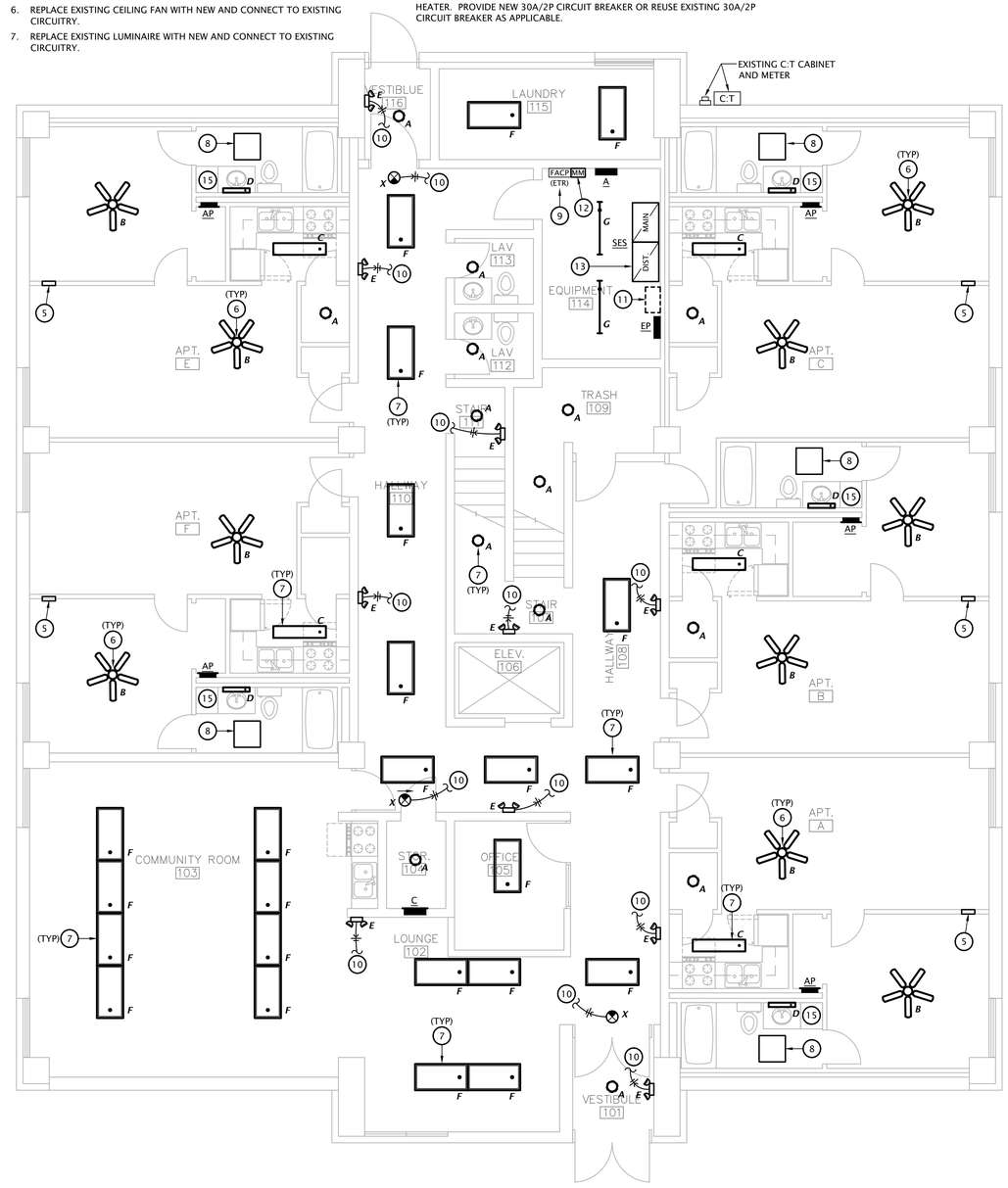


2 1ST FLOOR PLAN - JOHNSTOWN - BUILDING B
3/16" = 1'-0"



1 1ST FLOOR PLAN - JOHNSTOWN - BUILDING A
3/16" = 1'-0"

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LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL NUMBER	LAMP DATA #	LAMP DATA TYPE	BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
A	LITHONIA	FMLRL-11-14830	---	1100 LUMEN 16W LED	STANDARD	SURFACE	WHITE	LED LOW PROFILE ROUND SURFACE	
B	SEAGULL	15040EN-782	2	10W LED	STANDARD	SURFACE	BRONZE	52" DIAMETER CEILING FAN WITH LED LIGHT KIT	
C	LITHONIA	FMLL-14IN-30K-80CRI	---	4800 LUMEN 45W LED	STANDARD	SURFACE	WHITE	LED LINEAR LOW PROFILE SURFACE	
D	LITHONIA	FMVCCLS-24IN-MVOLT-30K35K40K-90CRI-BN	---	1690 LUMEN 18W LED	STANDARD	WALL	BRUSHED NICKEL	2 FOOT LED CYLINDER VANITY LIGHT	
E	LITHONIA	EU2-LED-M12	2	1W LED	STANDARD	WALL	WHITE	LED EMERGENCY LIGHT	2
F	LITHONIA	CPANL-2X4-ALO6-SWW7-M2	---	6000 LUMEN 55W LED	STANDARD	SURFACE	WHITE	2x4 FLAT PANEL, SWITCHABLE LUMEN OUTPUT	1
G	LITHONIA	CSS L48 ALO3 MVOLT SWW3 80CRI	---	4200 LUMEN 36W LED	STANDARD	SURFACE	WHITE	4' LENSED STRIP LIGHT, SELECTABLE LUMEN OUTPUT	.
H	LITHONIA	STL4-40L-GZ10-LP830-SC2	---	3690 LUMEN 35W LED	0-10V DIMMING	SURFACE	WHITE	4' LENSED WRAP LIGHT WITH END CAPS FOR SURFACE CONDUIT	.
XE	LITHONIA	ECR-LED-M6	2	1W LED	STANDARD	WALL/SURFACE	WHITE	EXIT SIGN/EMERGENCY LIGHT COMBO	2,3
XER	LITHONIA	ECR-LED-HO-M6-ELA-LED-M12	---	LED	STANDARD	WALL/SURFACE	WHITE	EXIT/EMERGENCY LIGHT W/ REMOTE HEAD	2,3

GENERAL:

- All fixtures shall be provided with multi-volt driver capable of operating between 120V-277V
- All exterior fixtures shall be 4000K color temperature
- All interior fixtures shall be 3000K color temperature
- All apartment light fixtures shall be Energy Star rated

NOTES:

1. Provide Direct ceiling mount kit.
2. Provide with test switch, status indicator and rechargeable nickel-cadmium battery for 90 minutes of emergency power.
3. Provide wall or ceiling mounted as required
4. Fixture shall be U.L. listed for wet locations.

GENERAL FIRE ALARM NOTES

A. THIS BUILDING IS PROTECTED BY AN EXISTING ADDRESSABLE FIRE ALARM SYSTEM, SIMPLEX #4007ES. ALL NEW COMPONENTS SHALL BE MANUFACTURED BY SIMPLEX AND SHALL BE COMPATIBLE WITH EXISTING SYSTEM. ALL FIRE ALARM SYSTEM WORK SHALL BE PERFORMED BY AUTHORIZED SIMPLEX FIRE ALARM SYSTEM INSTALLER .

B. ALL POWER LIMITED FIRE ALARM CABLING SHALL CONSIST OF INDIVIDUAL INSULATED SOLID COPPER CONDUCTORS IN A OVERALL FLEXIBLE RED PVC JACKET, RATED FOR 300V, AND SHALL BE PLENUM RATED (NEC TYPE FPLP) OR INSTALLED IN CONDUIT (NEC TYPE FPLR). SIGNALING LINE CIRCUITS (SLC'S) SHALL BE NFPA 72 CLASS B, STYLE 4, AND SHALL UTILIZE TWISTED-PAIR WIRE TO MINIMIZE THE EFFECTS OF ELECTRICAL INTERFERENCE. NOTIFICATION APPLIANCE CIRCUITS (NAC'S) SHALL BE NFPA 72 CLASS B, AND OF WIRE SIZE AS RECOMMENDED BY MANUFACTURER.

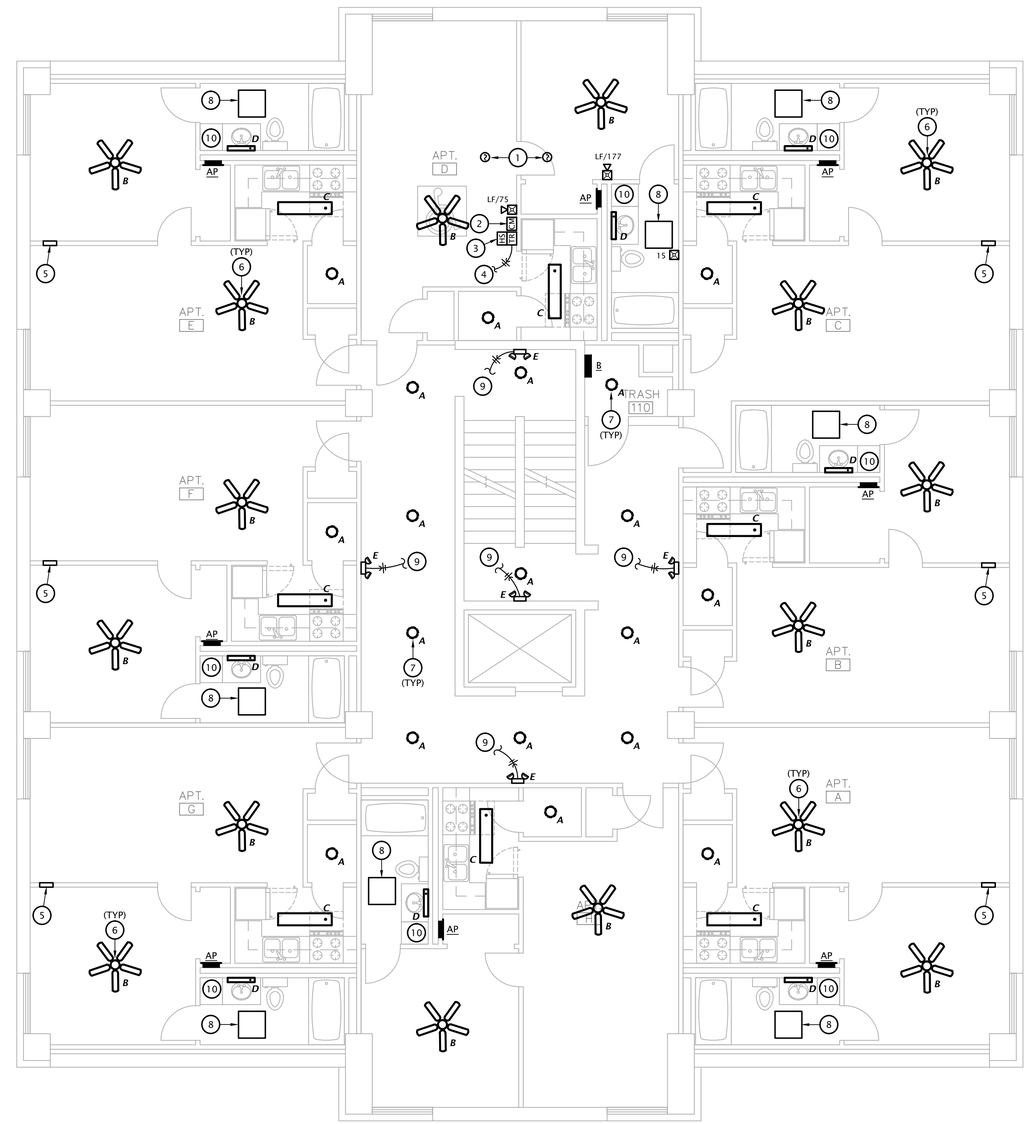
C. UPON COMPLETION OF PROJECT, COMPLETE FIRE ALARM SYSTEM SHALL BE TESTED AND RE-CERTIFIED.

GENERAL ELECTRICAL REMODEL NOTES

1. DESIGN IS BASED ON FIELD INFORMATION, AS-BUILT DRAWINGS AND OWNER FURNISHED INFORMATION. CONTRACTOR SHALL VERIFY ACCURACY OF ALL EXISTING CONDITIONS. IN CASE OF DISCREPANCY, PROVIDE ALL NECESSARY CONDUIT, WIRE, BOXES, FITTINGS, ETC. FOR A COMPLETE OPERATING ELECTRICAL SYSTEM.
2. EXISTING EQUIPMENT, WIRING DEVICES, LIGHTS, CONDUIT, WIRING, ETC., NOT DISTURBED BY NEW CONSTRUCTION WORK SHALL BE MAINTAINED AND UNDAMAGED. THESE ITEMS, IF SHOWN, ARE SHOWN FOR INFORMATION PURPOSES ONLY UNLESS NOTED OTHERWISE. THIS CONTRACTOR SHALL VISIT THE JOB SITE TO VERIFY ALL EXISTING CONDITIONS AND TO BECOME FAMILIAR WITH ALL WORK TO BE PERFORMED. FAILURE TO DO SO WILL NOT RELIEVE THIS CONTRACTOR OF THE RESPONSIBILITY FOR PERFORMING ALL WORK NECESSARY TO PROVIDE A WORKMANLIKE INSTALLATION.
3. FIELD VERIFY THE LOCATION AND CONDITION OF ALL EXISTING UTILITIES AND PROVIDE PROTECTION FOR THESE UTILITIES DURING THE COURSE OF WORK. EXISTING UTILITIES, BUILDING MATERIALS AND ASSOCIATED ITEMS DAMAGED BY THIS CONTRACTOR, OR ANY PARTIES ASSOCIATED WITH THIS CONTRACTOR, SHALL BE REPAIRED OR REPLACED AT THIS CONTRACTOR'S EXPENSE, IN A TIMELY MANNER, AND TO THE OWNER'S WRITTEN ACCEPTANCE.
4. THERE SHALL NOT BE ANY INTERRUPTION TO EXISTING SERVICES (ELECTRICAL, FIRE ALARM, ETC.) WITHOUT PRIOR SCHEDULING OF SUCH OUTAGES WITH THE OWNER, ARCHITECT, AND ALL OTHER PARTIES INVOLVED.
5. MAINTAIN ACCURATE RECORDS OF ALL MODIFICATIONS TO THE EXISTING SYSTEMS WHICH ARE TO REMAIN AND DELIVER ALL RECORD DRAWINGS INDICATING SUCH MODIFICATIONS TO THE OWNER UPON COMPLETION OF THE PROJECT. MAINTAIN IN THE PROJECT CONSTRUCTION OFFICE, AS THE WORK PROGRESSES, AN UP-TO-DATE, NEATLY MARKED COPY OF THESE DRAWINGS FOR REVIEW BY THE ARCHITECT, ENGINEER, OR OWNER'S REPRESENTATIVE.
6. WHERE NEW ADDITION WORK OR REMODELING INTERFERES WITH CIRCUITS IN ROOMS OTHERWISE UNDISTURBED, EXISTING CIRCUITS SHALL BE REWORKED AS REQUIRED TO MAINTAIN SERVICE.
7. EXISTING ROUGH-IN BOXES AND CONDUIT MAY BE UTILIZED FOR NEW DEVICES IF THEY ARE OF PROPER SIZE AND MATERIAL, AND ARE IN SUITABLE LOCATIONS. HOWEVER, NEW DEVICES AND WIRING MUST BE INSTALLED.
8. WHERE EXISTING EQUIPMENT IS BEING REPLACED WITH NEW EQUIPMENT OR RELOCATED EQUIPMENT, THE EXISTING CONDUIT AND ROUGH-IN LOCATIONS MAY BE REUSED IF POSSIBLE, BUT ALL CONDUCTORS SHALL BE NEW.
9. CIRCUITING SHOWN IN REMODELED AREAS MAY BE MODIFIED TO SUIT FIELD CONDITIONS. HOWEVER, KEEP CIRCUITS APPROXIMATELY AS SHOWN ON PLANS TO AVOID OVERLOADING OF CIRCUITS AND TO LIMIT VOLTAGE DROP.
10. MAINTAIN FIRE RATING OF ALL EXISTING WALLS, FLOORS AND CEILING SYSTEMS.
11. NEW DEVICES INSTALLED ON EXISTING WALLS AND CEILINGS IN OCCUPIED SPACES SHALL HAVE WIRING INSTALLED CONCEALED. SURFACE RACEWAY (WIREMOLD) SHALL ONLY BE INSTALLED ON EXISTING WALLS AND HARD CEILINGS WHERE WIRING CANNOT BE INSTALLED CONCEALED (I.E. CONCRETE, BRICK,CMU, ETC). OBTAIN APPROVAL FROM ARCHITECT AND OWNER PRIOR TO EACH OCCURRENCE WHERE SURFACE RACEWAY IS INSTALLED. SURFACE RACEWAY SHALL BE STEEL, SINGLE CHANNEL TYPE, IVORY COLORED, COMPLETE WITH ALL ELBOWS, BOXES, SUPPORTS, COVERS, ETC. AS REQUIRED. SURFACE RACEWAY SYSTEMS SHALL BE MANUFACTURED BY WIREMOLD, HUBBELL, OR MONOSYSTEMS, AND SHALL BE OF TYPES AS FOLLOWS:
    - POWER AND FIRE ALARM: WIREMOLD 500 SERIES
    - COMMUNICATIONS AND A/V: WIREMOLD 2400 SERIES

PLAN NOTES BY SYMBOL

1. FIRE ALARM SYSTEM COMBINATION CO/SMOKE DETECTOR.
2. FIRE ALARM ADDRESSABLE CONTROL MODULE FOR CONTROL OF APARTMENT UNIT'S NOTIFICATION APPLIANCE CIRCUIT. MODUL SHALL BE PROGRAMMED TO ACTIVATE APARTMENT UNIT'S NOTIFICATION APPLIANCES UPON GENERAL BUILDING FIRE ALARM AND UPON ACTIVATION OF ANY SMOKE DETECTOR OR CO DETECTOR WITHIN APARTMENT UNIT. MOUNT FLUSH IN WALL AT 7'-6" AFF.
3. PROVIDE DOOR ANNUNCIATOR SYSTEM A/V HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED FOR HEARING-IMPAIRED GUESTS. REFER TO ARCH DRAWINGS FOR APPLICABLE ROOMS. INSTALL HORN/STROBE APPLIANCE AT 80" AFF PER ADA. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. REFER TO DETAIL 2, SHEET E5.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".
4. CONNECT TO UNSWITCHED 120V CIRCUIT.
5. CONNECT ROOM TO ROOM FAN TO NEAREST UNSWITCHED RECEPTACLE CIRCUIT. COORDINATE REQUIREMENTS WITH M.C.
6. REPLACE EXISTING CEILING FAN WITH NEW AND CONNECT TO EXISTING CIRCUITRY.
7. REPLACE EXISTING LUMINAIRE WITH NEW AND CONNECT TO EXISTING CIRCUITRY.
8. REPLACE EXISTING CEILING HEATER WITH NEW 24"x24" RADIANT CEILING PANEL WITH SURFACE MOUNT KIT EQUAL TO BERKO CP371F, 120V, 375 WATTS. CONNECT TO EXISTING CIRCUITRY.
9. CONNECT TO EXISTING UNSWITCHED ADJACENT LIGHTING CIRCUIT.
10. MODIFY ELECTRICAL INSTALLATION AS REQUIRED AND CONNECT WATER HEATER. PROVIDE NEW 30A/2P CIRCUIT BREAKER OR REUSE EXISTING 30A/2P CIRCUIT BREAKER AS APPLICABLE.



1 2ND-6TH FLOOR PLAN - JOHNSTOWN - BUILDING A & B
3/16" = 1'-0"

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OAKDALE SENIOR VILLAGE
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JOHN F. LEWIS SMITH 14654 05-04-2023 KANSAS PROFESSIONAL ENGINEER

REVISION:

DATE: 05-03-23
JOB: 21-3189
SHEET NO.:

E1.2

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CIRCUIT AND RACEWAY SYMBOLS

- CIRCUIT DESIGNATION:
  TOP INDICATES PANEL OF CIRCUIT ORIGIN
  BOTTOM INDICATES CIRCUIT NUMBER
- HOMERUN - WIRING TO PANEL OF CIRCUIT ORIGIN
- PARTIAL HOMERUN - WIRING TO PANEL OF CIRCUIT ORIGIN
- CONDUIT CONCEALED IN WALL OR ABOVE CEILING
- CONDUIT BELOW GRADE OR EMBEDDED IN CONCRETE
- LINE VOLTAGE CIRCUIT CONDUCTORS
  SHORT = HOT/TRACER/SWITCH LEG CONDUCTOR
  LONG = NEUTRAL (GROUNDED) CONDUCTOR
  CURVED = GROUNDING (BONDING) CONDUCTOR
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- GROUNDING CONNECTION

LIGHTING SYMBOLS

- 5-BLADE CEILING FAN
- FLAT PANEL TROFFER
- PENDANT OR SURFACE MOUNTED LINEAR LUMINAIRE
- STANDARD STRIP LIGHT
- RECESSED OR SURFACE DOWNLIGHT
- WALL MOUNTED LUMINAIRE
- TWIN HEAD EMERGENCY LIGHTING UNIT
- COMBINATION EXIT/TWIN HEAD EMERGENCY LIGHTING UNIT
- SINGLE FACE EXIT SIGN - WALL AND CEILING MOUNTED WITH DIRECTIONAL ARROWS AS INDICATED ON PLANS
- DOUBLE FACE EXIT SIGN - WALL AND CEILING MOUNTED WITH DIRECTIONAL ARROWS AS INDICATED ON PLANS

POWER SYMBOLS

- DUPLEX RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- SPECIAL RECEPTACLE (# = NEMA CONFIGURATION)
- FLUSH FLOOR DUPLEX RECEPTACLE
- SINGLE POLE TOGGLE SNAP SWITCH
- KEYED LOCKING SWITCH
- PRESET SLIDE DIMMER WALL SWITCH
- JUNCTION BOX
- MOTOR
- HS DOORBELL SYSTEM HORN/STROBE
- TR DOOBELL SYSTEM TRANSFORMER
- DOORBELL SYSTEM BUTTON
- BRANCH CIRCUIT PANELBOARD, SURFACE MOUNTED
- BRANCH CIRCUIT PANELBOARD, FLUSH MOUNTED

FIRE ALARM SYMBOLS

- FACP EXISTING FIRE ALARM CONTROL PANEL
- P MANUAL PULL STATION
- SPOT TYPE AREA SMOKE DETECTOR
- AMM ADDRESSABLE MONITORING MODULE
- ARM ADDRESSABLE RELAY MODULE
- ACM ADDRESSABLE CONTROL MODULE
- NOTIFICATION HORN, WALL
- # NOTIFICATION STROBE, WALL (CANDELA NOTED)
- # NOTIFICATION HORN/STROBE, WALL (CANDELA NOTED)

SYMBOL MODIFYING DESIGNATORS

CLG	CEILING MOUNTED • FLUSH MOUNTED IN SUSPENDED CEILINGS • SURFACE MOUNTED TO STRUCTURE ABOVE IN OPEN CEILINGS
CT	MOUNT BOTTOM OF DEVICE AT 6" ABOVE COUNTERTOP
e	DEVICE IS EXISTING TO REMAIN
EM	PROVIDE LUMINAIRE WITH EMERGENCY BATTERY BACKUP
GFI	GROUND FAULT CIRCUIT INTERRUPTING DEVICE
NL	NIGHTLIGHT WIRED TO UNSWITCHED HOT CONDUCTOR
WP	PROVIDE WEATHERPROOF ENCLOSURE FOR DEVICE
XX"	MOUNTING HEIGHT OF DEVICE ABOVE FINISHED FLOOR

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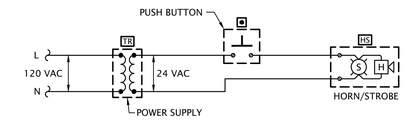
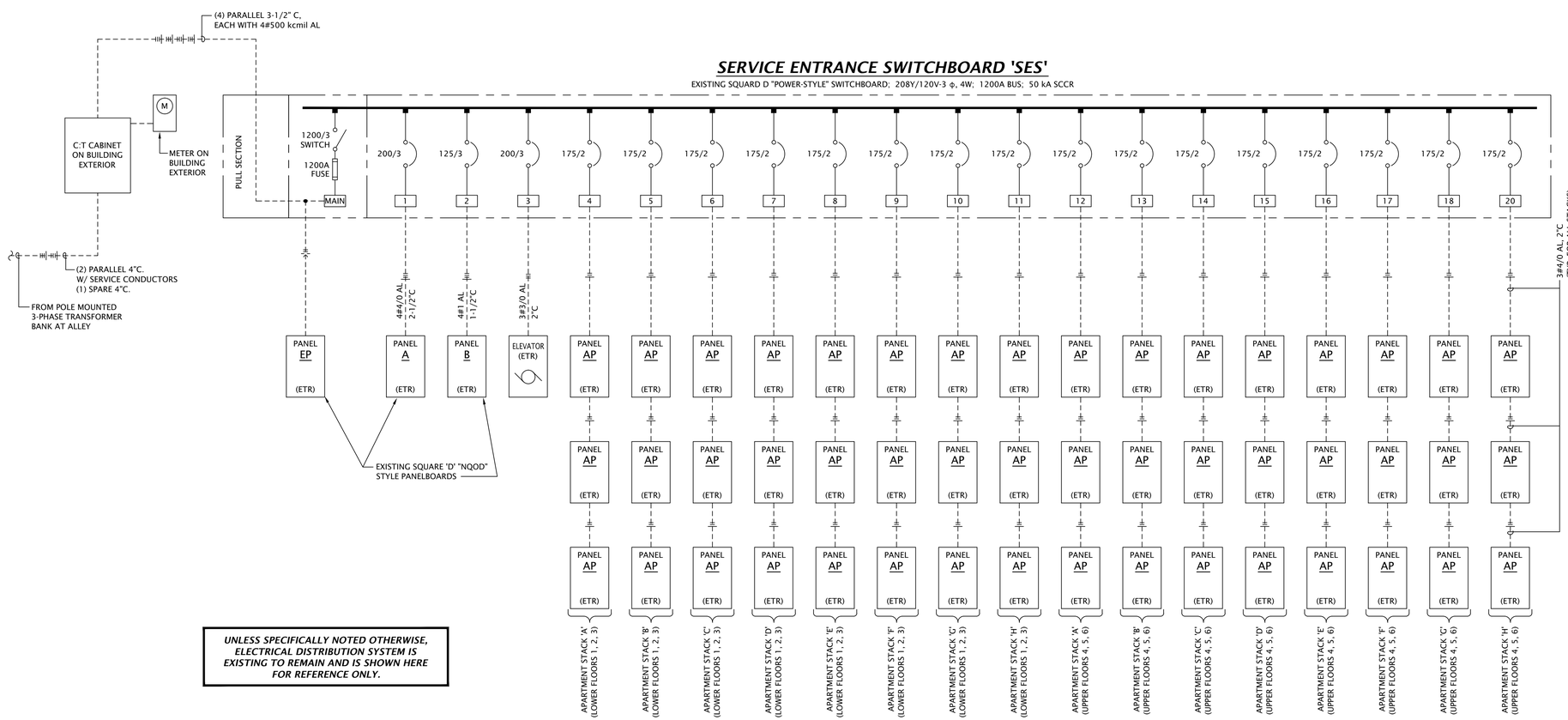


DOOR ALARM BUZZER SYSTEM NOTES.

1. PROVIDE DOOR ANNUNCIATOR SYSTEM COMPLETE WITH PUSH BUTTON, HORN/STROBE(S), POWER SUPPLIES AND ALL WIRING REQUIRED. HORN/STROBE SHALL ACTIVATE WHEN PUSH BUTTON IS DEPRESSED.
2. HORN/STROBE SHALL OPERATE AT 24VAC, HAVE A CLEAR LENS WITH 50cd STROBE AND HORN WITH 82dB AT 10', UL 1638 LISTED, EDWARDS #6536-G5. FLUSH MOUNT IN WALL AT 6'-8" AFF.
3. PUSH BUTTON SHALL BE WHITE WITH CHROME RIM, NON-ILLUMINATED, WITH N.O. MOMENTARY CONTACTS, RATED FOR 0.67 AMPS AT 24VAC, EDWARDS #620. PROVIDE WITH STAINLESS STEEL COVER PLATE, EDWARDS #147-10. MOUNT AT 48" AFF.
4. POWER SUPPLY SHALL BE A LOW VOLTAGE CLASS 2 TRANSFORMER WITH 120VAC PRIMARY AND 24VAC SECONDARY, 20VA, EDWARDS #598. FLUSH MOUNT IN 2-GANG WALL BOX WITH BLANK COVER PLATE, DIRECTLY ABOVE HORN/STROBE.
5. LOW VOLTAGE CLASS 2 CABLING SHALL BE MINIMUM 18 AWG UNSHIELDED.

2 APARTMENT DOORBELL WIRING SCHEMATIC

No Scale



UNLESS SPECIFICALLY NOTED OTHERWISE, ELECTRICAL DISTRIBUTION SYSTEM IS EXISTING TO REMAIN AND IS SHOWN HERE FOR REFERENCE ONLY.

1 ONE-LINE DIAGRAM (BUILDING 'B')

NO SCALE

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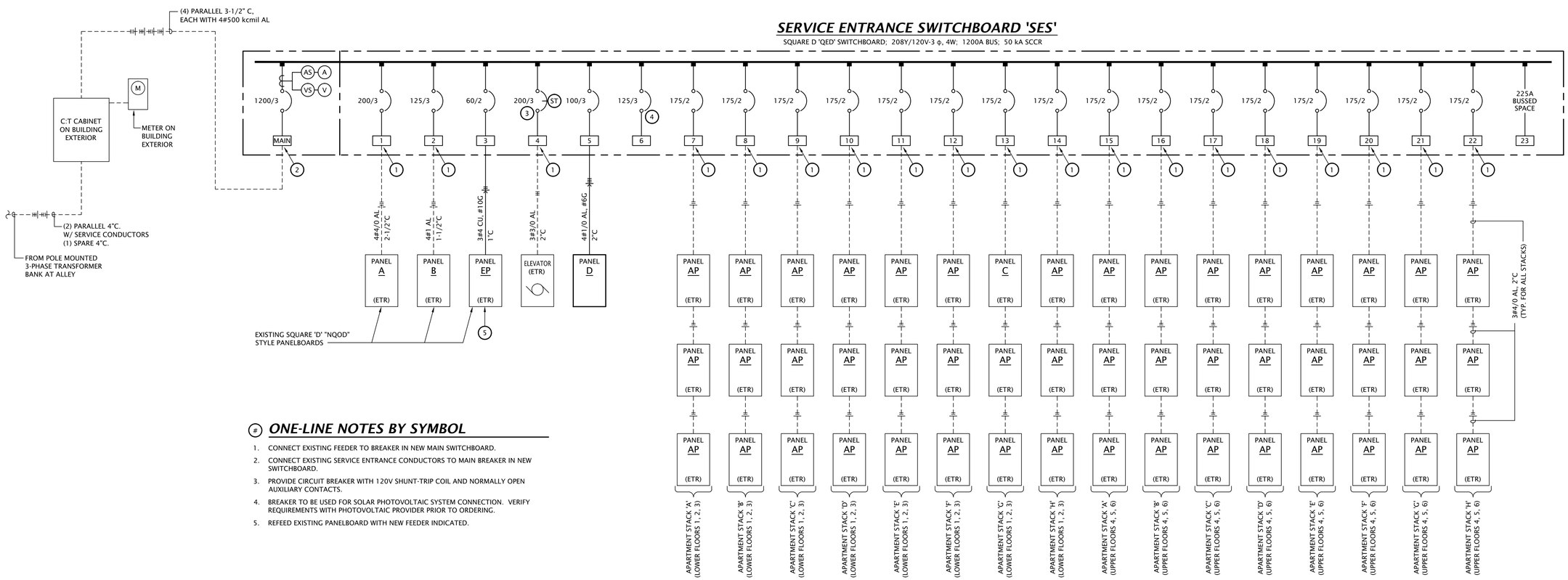

ONE-LINE NOTES BY SYMBOL

1. CONNECT EXISTING FEEDER TO BREAKER IN NEW MAIN SWITCHBOARD.
2. CONNECT EXISTING SERVICE ENTRANCE CONDUCTORS TO MAIN BREAKER IN NEW SWITCHBOARD.
3. PROVIDE CIRCUIT BREAKER WITH 120V SHUNT-TRIP COIL AND NORMALLY OPEN AUXILIARY CONTACTS.
4. BREAKER TO BE USED FOR SOLAR PHOTOVOLTAIC SYSTEM CONNECTION. VERIFY REQUIREMENTS WITH PHOTOVOLTAIC PROVIDER PRIOR TO ORDERING.
5. REFEED EXISTING PANELBOARD WITH NEW FEEDER INDICATED.

1 ONE-LINE DIAGRAM (BUILDING 'A')

NO SCALE

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