OAKDALE SENIOR VILLAGE

JOHNSTOWN ADDITION

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

JonesGillamRenz

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- ME1.1 ELECTRICAL & MECHANICAL PLANS
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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
SST.	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

CONSULTANTS

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PERMIT SET 9-21-2022

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.

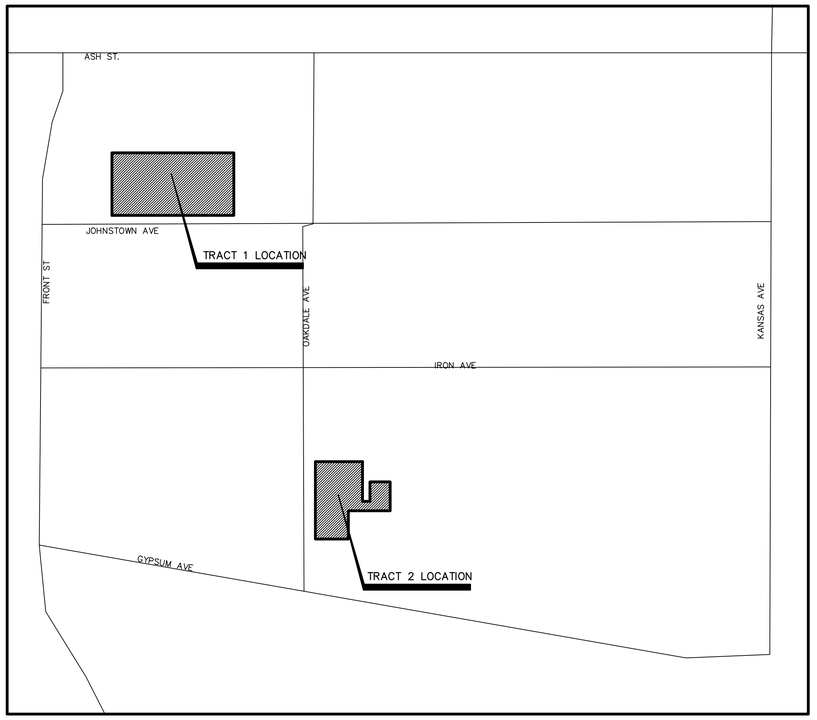
EXISTING ZONE: R–3

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

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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

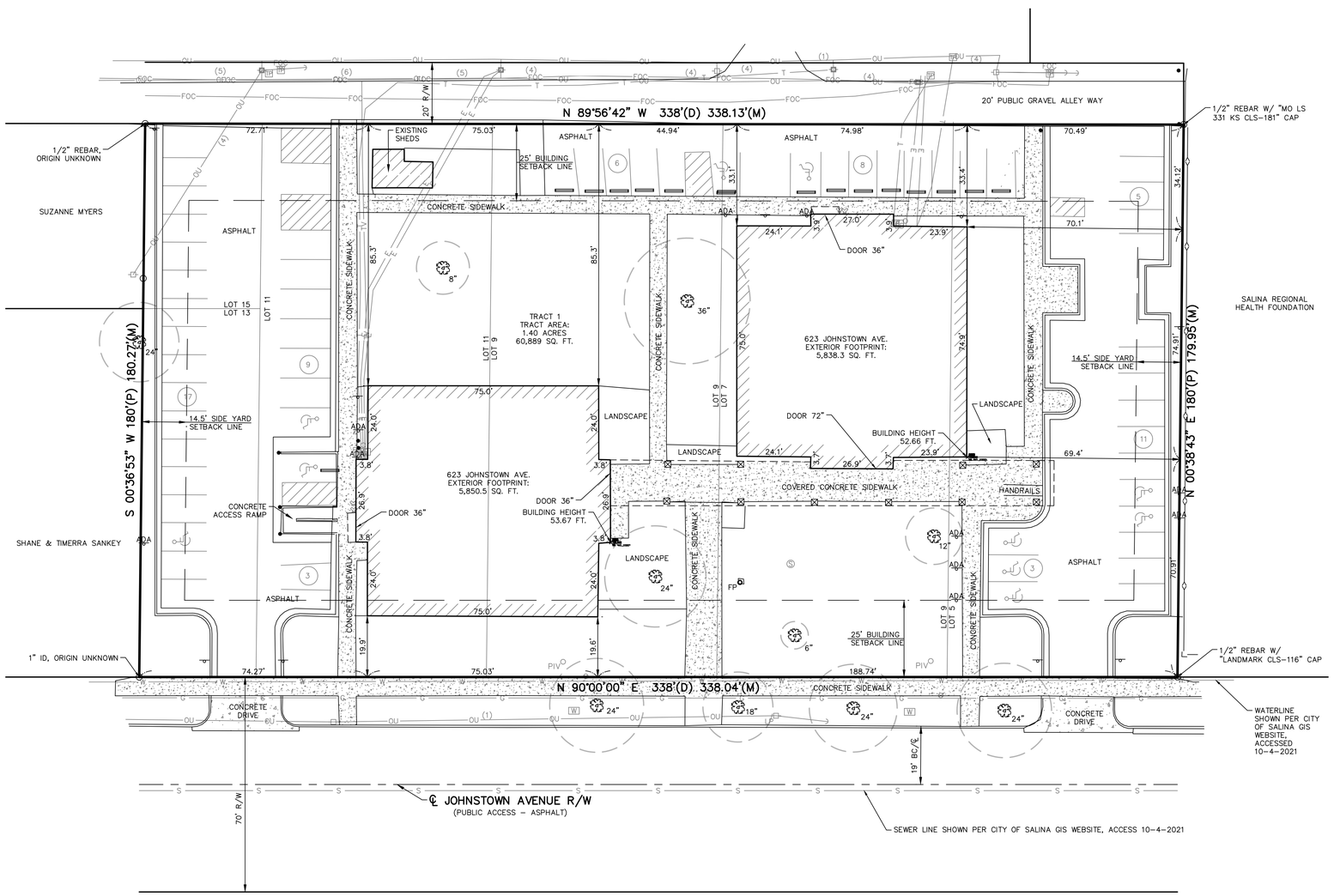
KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS–20. EXPIRES 12/31/22

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
- 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

JASON R. LOADER
1462
loader@kv.eng.com

742 DUVALL AVENUE
SALINA, KANSAS 67401
PH. (785) 823–3400 | FAX (785) 823–3411
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

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

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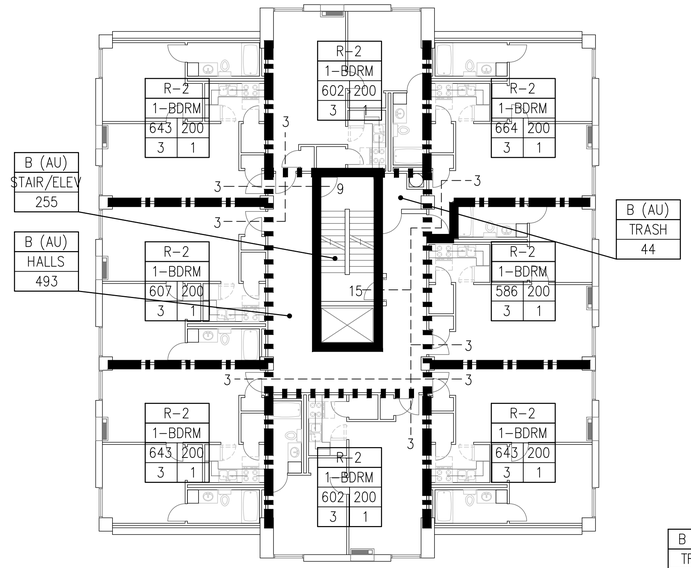
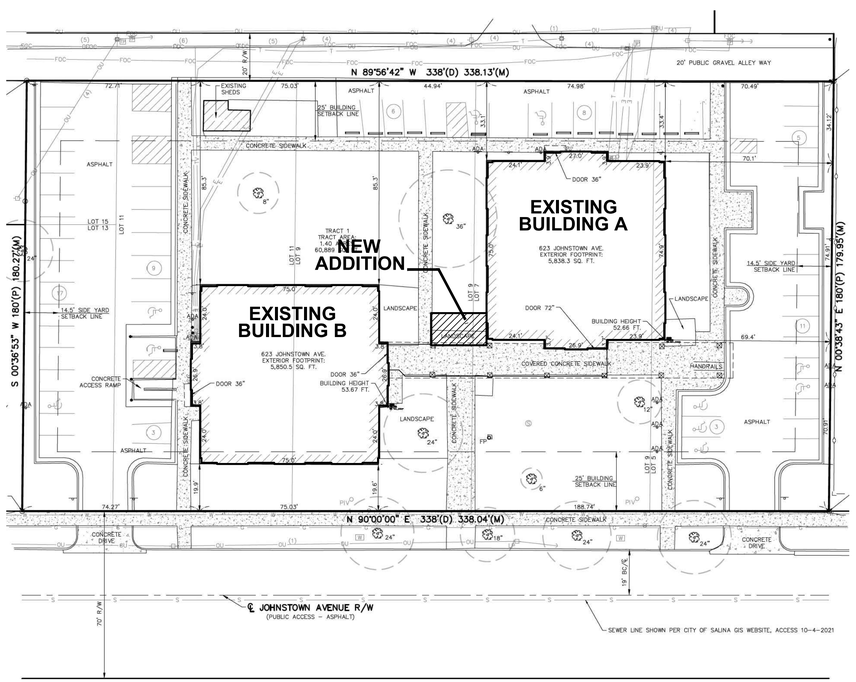


B

EXISTING BUILDING A
2nd-6th FLOOR PLAN

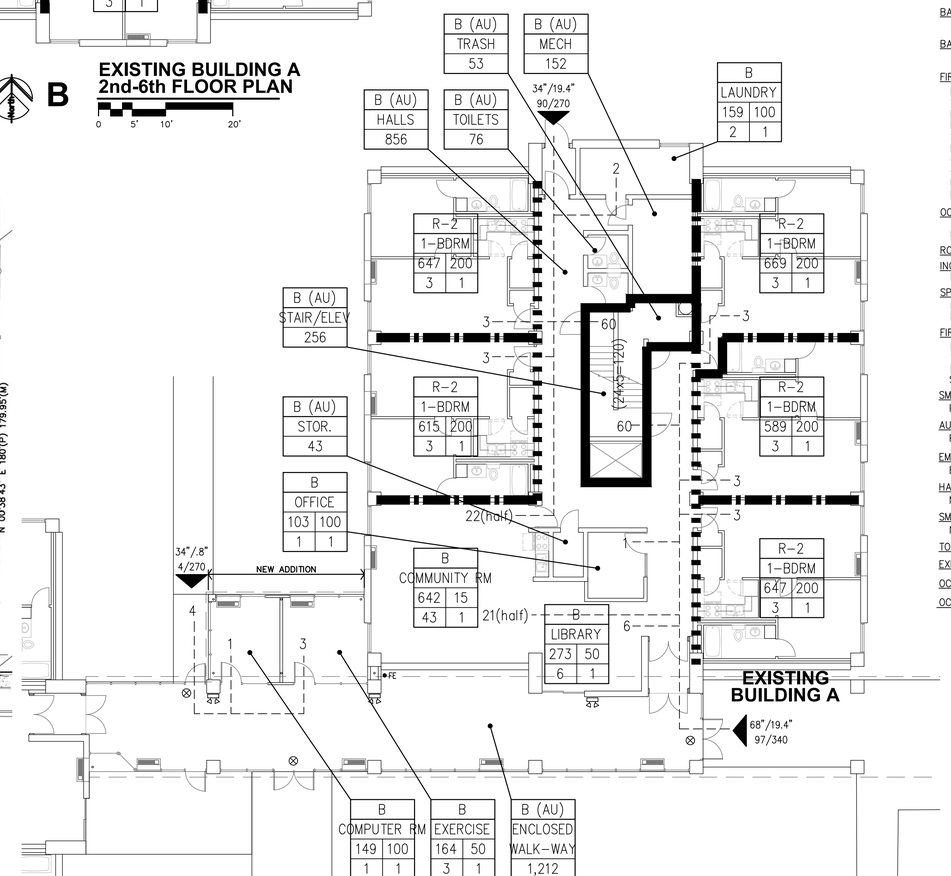
0 5' 10' 20'



C

SITE PLAN

0 20' 40' 80'



A

NEW ADDITION
EXISTING BUILDING A
FIRST FLOOR PLAN

0 5' 10' 20'

PROJECT INFORMATION

TYPE OF CONSTRUCTION	ADDITION
FACILITY NAME	OAKDALE SENIOR VILLIAGE
FACILITY ADDRESS	OAKDALE SENIOR VILLIAGE SALINA, KANSAS 67401
COUNTY	SALINE COUNTY
LOCAL FIRE DEPARTMENT	SALINA FIRE DEPT.
WATER SUPPLY	CITY OF SALINA
LOCAL BUILDING DEPT	CITY OF SALINA
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST.; SALINA, KS 67401
CODES/REGULATIONS	2012 INTERNATIONAL BUILDING CODE 2012 UNIFORM MECHANICAL CODE 2012 UNIFORM PLUMBING CODE 2011 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL FIRE CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE 2012 INTERNATIONAL EXISTING BUILDING CODE

LEGEND

DESIGNATED EMERGENCY EXIT — 68"/24.4" ⟵ EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ⟵ OCCUPANT LOAD (ACTUAL/ALLOWED)

0 HOUR CONSTRUCTION

1/2 HOUR FIRE PARTITION; CORRIDOR W/ 20 MIN OPENINGS *(PER IBC TABLE 1018.1)* *(PER IBC TABLE 716.5)*

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS W/ 45 MIN OPENINGS *(PER IBC 708.3 & 716.5)*

2 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS *(PER IBC TABLE 716.5)*

NEW EXIT LIGHT

NEW EMERGENCY LIGHT

NEW FIRE EXTINGUISHER — FE

OCCUPANCY GROUP (AU – ACCESSORY USE)	A-1	
OCCUPANCY USE	ASSEMBLY HALL	
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	5,550	15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370	2

BUILDING A - CODE INFORMATION

OCCUPANCY OVERALL: R2

CONSTRUCTION TYPE: I-B

OCCUPANCY BASIC ALLOWABLE AREA: R-2 APARTMENTS – UNLIMITED
(NON-SEPARATED USES. PER IBC SEC. 508.3)

ACTUAL BUILDING AREA:

ADDITION (@ 1st floor)	313 SF
FIRST FLOOR	5,838 SF
SECOND FLOOR	5,838 SF
THIRD FLOOR	5,838 SF
FOURTH FLOOR	5,838 SF
FIFTH FLOOR	5,838 SF
SIXTH FLOOR	5,838 SF
TOTAL BLDG AREA	35,341 SF

BASIC ALLOWABLE STORIES: UNLIMITED *(PER IBC TABLE 503)*

ACTUAL STORIES: 6

BASIC ALLOWABLE HEIGHT: 160' *(PER IBC TABLE 503)*

ACTUAL HEIGHT: 52'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: I-B

EXTERIOR BEARING WALLS:	0 HOUR	
STRUCTURAL FRAME:	0 HOUR	
INTERIOR BEARING WALLS:	0 HOUR	
INTERIOR NON-BEARING WALLS:	0 HOUR	
SHAFT ENCLOSURES:	2 HOUR	
FLOOR/CEILING ASSEMBLY:	0 HOUR	
CEILING/ROOF ASSEMBLY:	0 HOUR	
CORRIDOR/DWELLING UNITS:	1/2 HOUR	*(Table 1018.1)*
DWELLING UNITS –1 HR FIRE PARTITIONS		*(Table 708.3)*
DWELLING UNITS –1/2 HR FLR/ CEILING		

OCCUPANCY SEPARATIONS:
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE. DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS. *(PER IBC SEC. 508.3)*

ROOF COVERINGS *CLASS C OR BETTER*

INCIDENTAL SEPARATIONS: *(PER IBC TABLE 509)*
DWELLING UNITS –1 HR FIRE PARTITIONS

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING, PORTABLE FIRE EXTINGUISHERS, MANUAL FIRE ALARM
EGRESS – NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS

FIRE ALARM REQUIREMENTS:
PROVIDED (EXISTING) – MANUAL FIRE ALARM SYSTEM PER NFPA 72
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS, SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SMOKE ALARM REQUIREMENTS:
PROVIDED (EXISTING) – COMMUNITY AREA & APARTMENTS

AUTOMATIC FIRE SUPPRESSION SYSTEM:
PROVIDED (EXISTING) PER NFPA 13 – IN COMMUNITY AREA AND HALLS

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.1(1))*
NO HAZARDOUS MATERIALS ARE TO BE STORED

SMOKE CONTROL:	SMOKE PARTITIONS:	STANDPIPES:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED

TOTAL OCCUPANT LOAD: 187

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	COMMUNITY RM	15 sf/OCCUPANT	49
B	LIBRARY	50 sf/OCCUPANT	49
B	OFFICE	100 sf/OCCUPANT	49
B	EXERCISE	50 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10

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OAKDALE SENIOR VILLAGE
JOHNSTOWN ADDITION
SALINA, KANSAS

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

REVISION:

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

CFP

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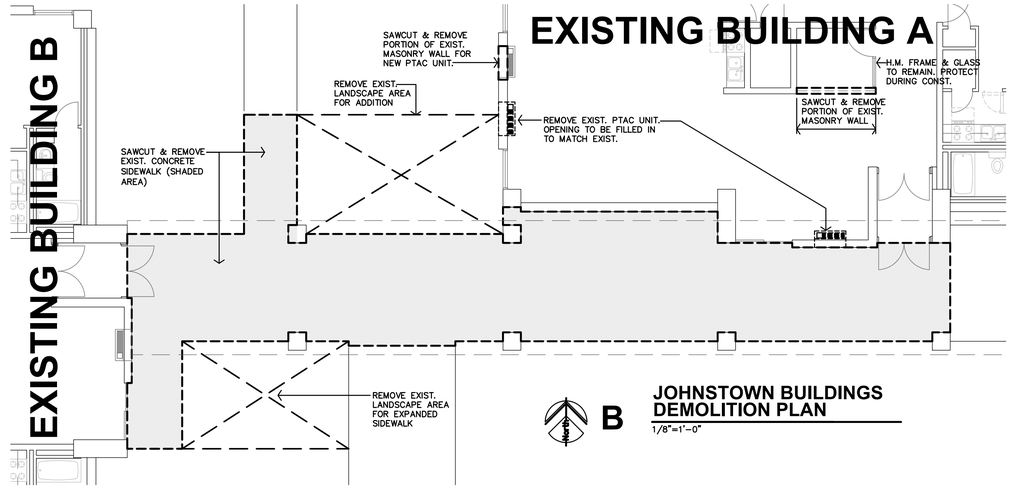


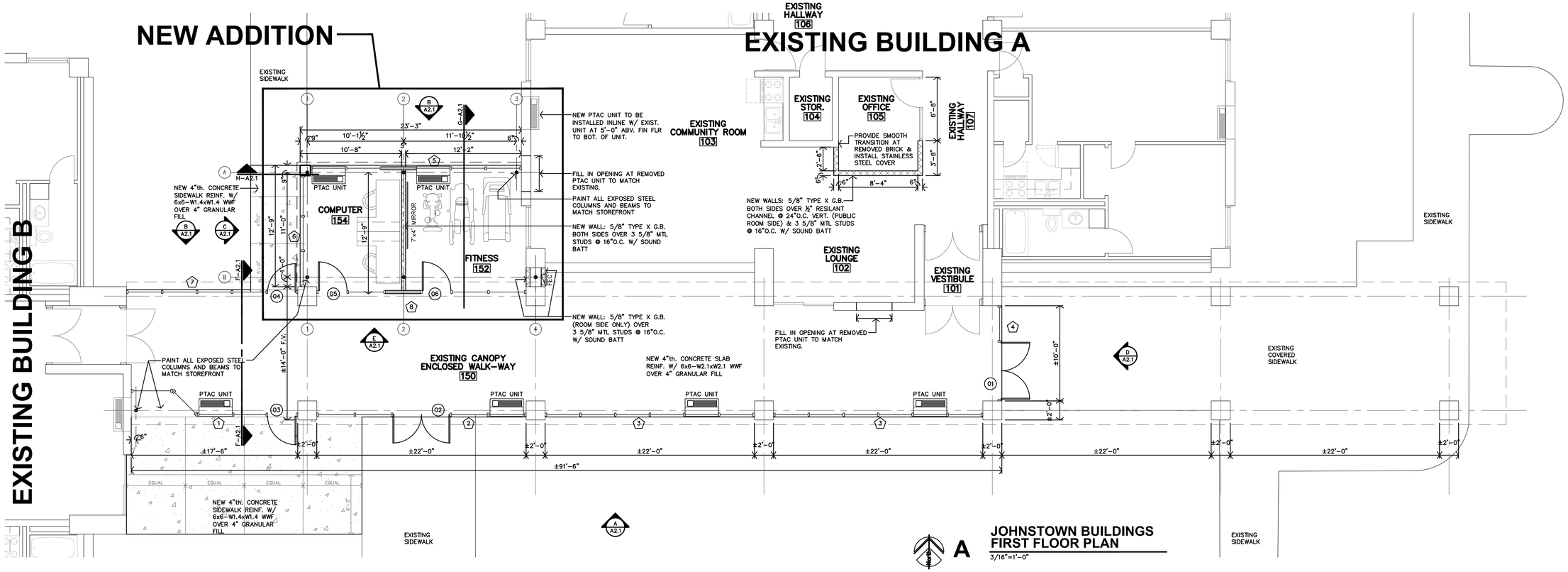
B

JOHNSTOWN BUILDINGS DEMOLITION PLAN

1/8"=1'-0"

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. DIMENSIONS TO NEW INTERIOR WALLS ARE TO THE FACE OF G.B., U.N.O.
8. DIMENSIONS TO EXISTING WALLS ARE TO THE FACE OF EXISTING BRICK U.N.O.
9. 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
   FE – INDICATES WALL MOUNTED FIRE EXTINGUISHER IN UNIT. .



A

JOHNSTOWN BUILDINGS FIRST FLOOR PLAN

3/16"=1'-0"

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jgr@jgrarchitects.com

OAKDALE SENIOR VILLAGE

JOHNSTOWN ADDITION

SALINA, KANSAS

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

REVISION:

DATE: 9–21–2022
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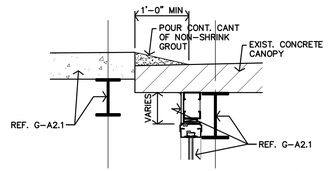
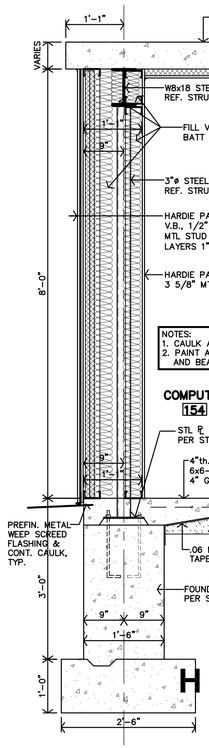
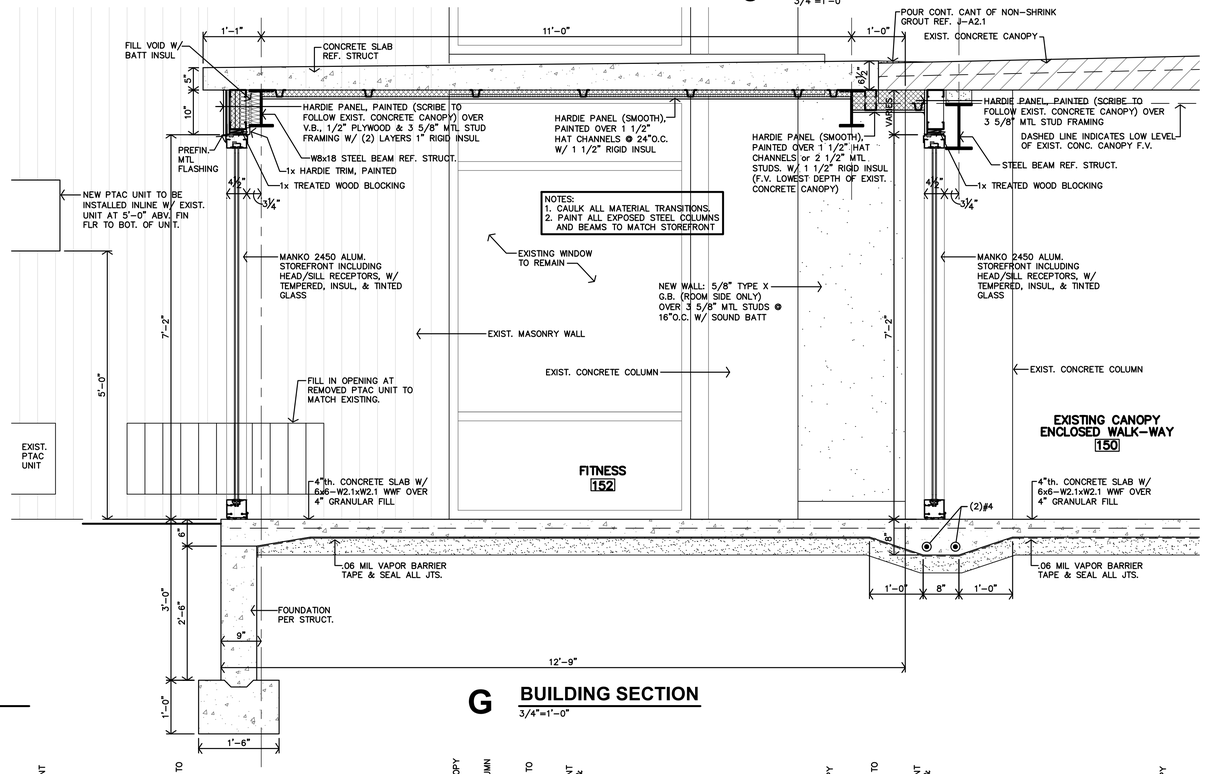


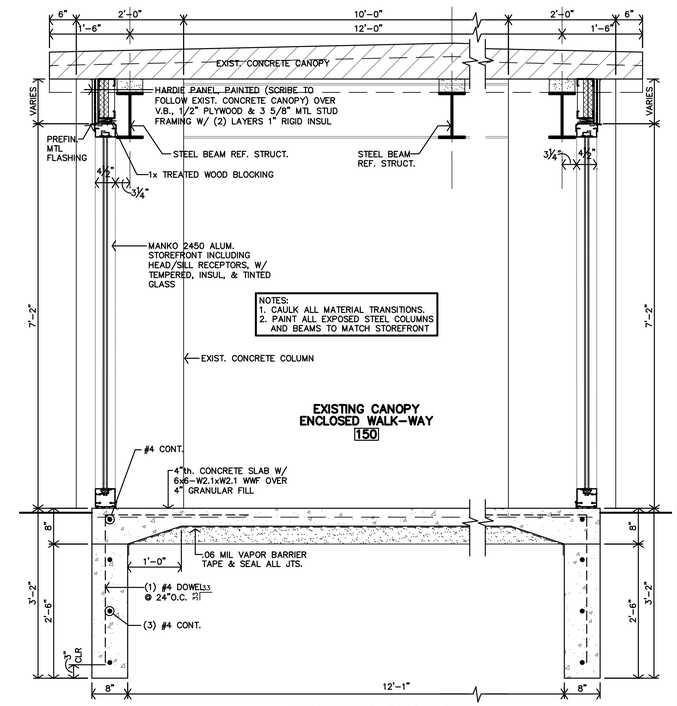
J DETAIL @ LOW LEVEL OF CANOPY
3/4"=1'-0"



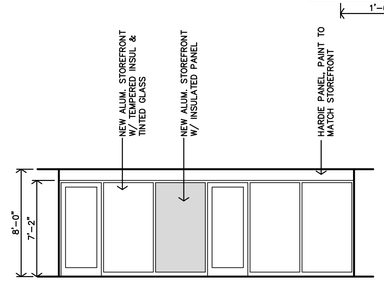
H WALL SECTION
3/4"=1'-0"



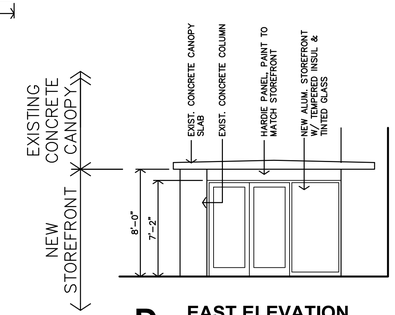
G BUILDING SECTION
3/4"=1'-0"



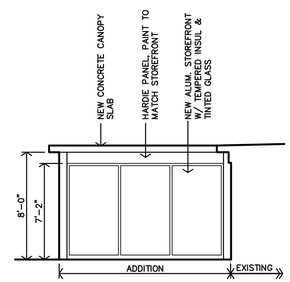
F BUILDING SECTION
3/4"=1'-0"



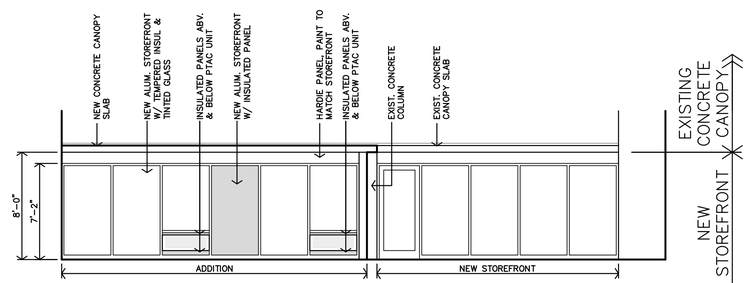
E INTERIOR ELEVATION
3/16"=1'-0"



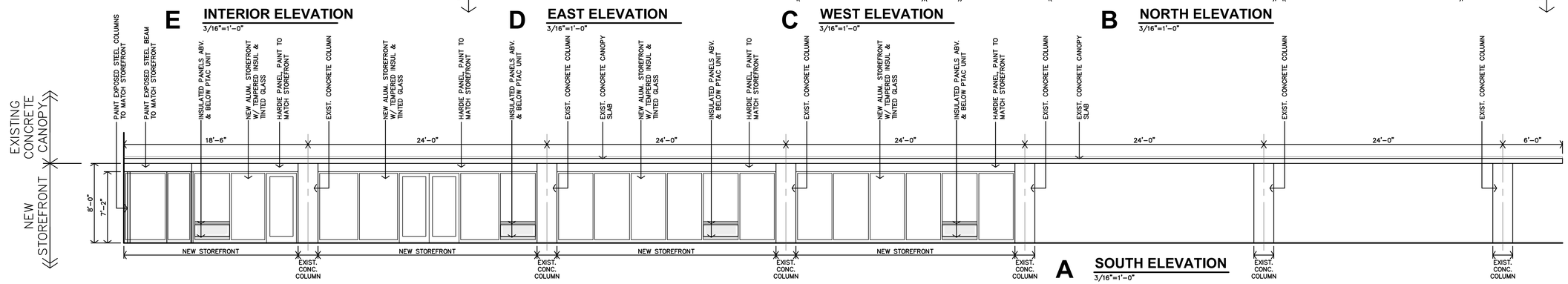
D EAST ELEVATION
3/16"=1'-0"



C WEST ELEVATION
3/16"=1'-0"



B NORTH ELEVATION
3/16"=1'-0"



A SOUTH ELEVATION
3/16"=1'-0"

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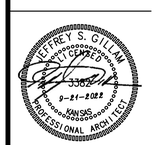
OAKDALE SENIOR VILLAGE
JOHNSTOWN ADDITION
SALINA, KANSAS



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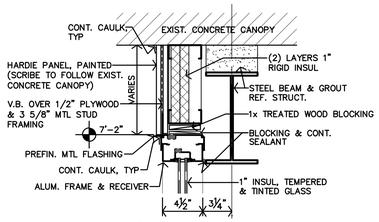
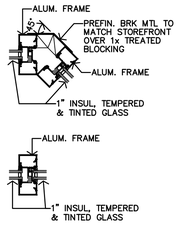
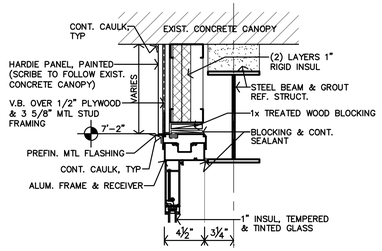


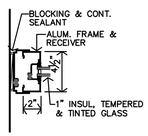
J STOREFRONT HEAD DETAIL
1 1/2"=1'-0"



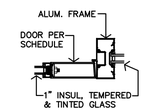
H STOREFRONT MULLION DETAIL
1 1/2"=1'-0"



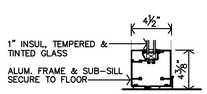
E STOREFRONT DOOR HEAD DETAIL
1 1/2"=1'-0"



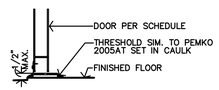
G STOREFRONT JAMB DETAIL
1 1/2"=1'-0"



D STOREFRONT DOOR JAMB DETAIL
1 1/2"=1'-0"



F STOREFRONT SILL DETAIL
1 1/2"=1'-0"

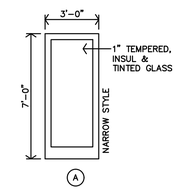


C STOREFRONT DOOR THERESHOLD DETAIL
1 1/2"=1'-0"

DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MAT'L ALUMINUM	DOOR TYPE A	DOOR FINISH PREFINISHED	FRAME MAT'L ALUMINUM	FRAME TYPE 4	FRAME FINISH PREFINISHED	HARDWARE PANIC HARDWARE	DETAIL	REMARKS
01	PR 3'-0"	7'-0"	1 3/4"	●	A	●	●	4	●	●	C/D/E/F/G/H/J-A3.1	
02	PR 3'-0"	7'-0"	1 3/4"	●	A	●	●	2	●	●	C/D/E/F/G/H/J-A3.1	
03	3'-0"	7'-0"	1 3/4"	●	A	●	●	1	●	●	C/D/E/F/G/H/J-A3.1	
04	3'-0"	7'-0"	1 3/4"	●	A	●	●	7	●	●	C/D/E/F/G/H/J-A3.1	
05	3'-0"	7'-0"	1 3/4"	●	A	●	●	8	●		C/D/E/F/G/H/J-A3.1	
06	3'-0"	7'-0"	1 3/4"	●	A	●	●	8	●		C/D/E/F/G/H/J-A3.1	

NOTES:
A. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
B. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CAULK FOR A WEATHER & WATERTIGHT CONDITIONS ❂ ALL EXTERIOR DOORS & DOOR FRAMES/UNITS.



B DOOR TYPES
1/4"=1'-0"

BUILDING A - PUBLIC FINISH SCHEDULE

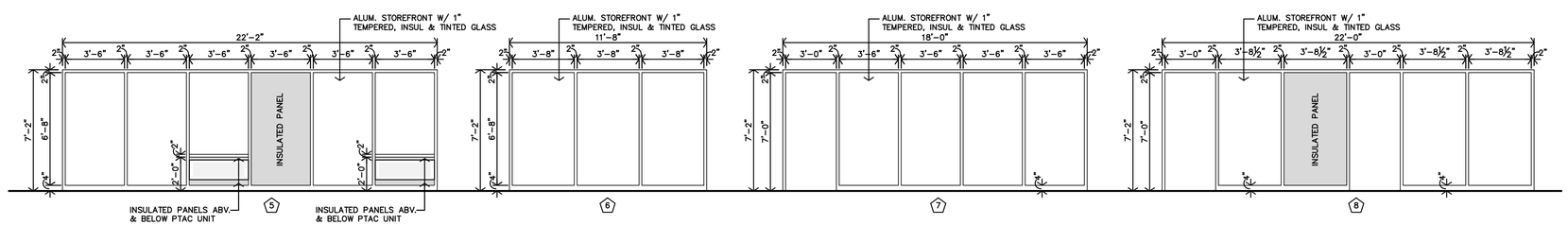
FINISHES & INSTRUCTIONS

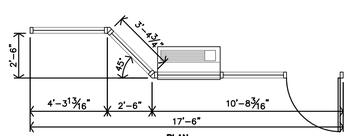
P	LATEX ENAMEL	VP	VINYL PLANK FLR'G	TILE CT	CERAMIC TILE	FP	FIBERGLAS REINF. PANEL
C	CARPET	VT	VINYL TILE	ST	STAIN & SEAL	TX	TEXTURE

NO.	DESCRIPTION	FLOOR CARPET	FLOOR VINYL PLANK FLR'G TILE	BASE COVE RUBBER BASE	N.WALL 5/8" FIRE RATED G.B.	N.WALL STOREFRONT	N.WALL EXIST. MASONRY/CONCRETE	E.WALL 5/8" FIRE RATED G.B.	E.WALL STOREFRONT	E.WALL EXIST. MASONRY/CONCRETE	S.WALL 5/8" FIRE RATED G.B.	S.WALL STOREFRONT	S.WALL EXIST. MASONRY/CONCRETE	W.WALL 5/8" FIRE RATED G.B.	W.WALL STOREFRONT	W.WALL EXIST. MASONRY/CONCRETE	CEILING	CEILING CONCRETE	REMARKS
BUILDING A																			
101	VESTIBULE																		1
102	LOUNGE				P			P											1,2
103	COMMUNITY ROOM									P									1
104	STORAGE																		1
105	OFFICE							P		P	P			P		P			1,2
106	HALLWAY																		1
107	HALLWAY													P					1,2
ADDITION																			
150	ENCLOSED WALKWAY		●	●													P		
152	FITNESS	C		●										P			P		
154	COMPUTER	C		●				P									P		

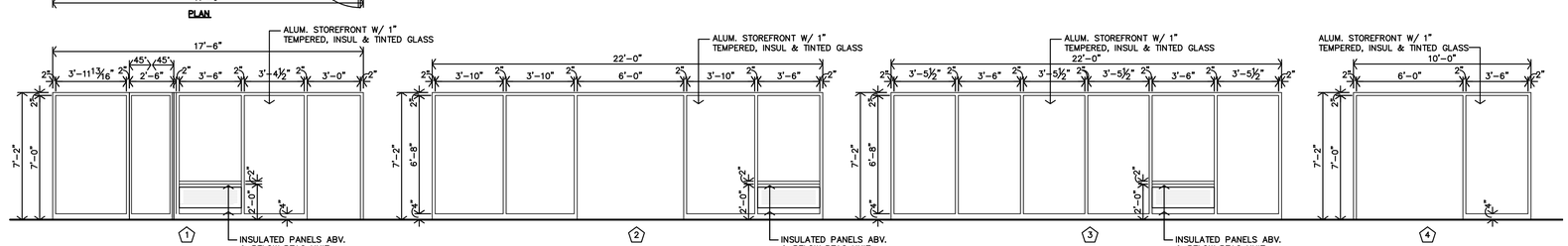
GENERAL NOTES:
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED 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. REF. REMODEL SET FOR FINISHES NOT INDICATED IN THIS SCHEDULE.
2. FINISHES AT NEW WALLS.





PLAN



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

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OAKDALE SENIOR VILLAGE
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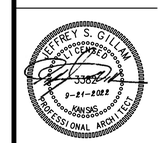

REVISION:

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

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GENERAL NOTES

ALL NOTES HEREAFTER ARE TYPICALLY APPLICABLE UNLESS NOTED OTHERWISE

GENERAL:

G1. GENERAL CONTRACTOR SHALL REVIEW AND STAMP ALL SHOP DRAWINGS BEFORE SUBMITTING FOR APPROVAL. ALL NEW AND REVISED INFORMATION ON RESUBMITTALS SHALL BE CLOUDED.
G2. THE CONTRACTOR SHALL COORDINATE ALL DIMENSIONS AND ELEVATIONS WITH THE ARCHITECT'S PLANS AND REPORT ANY DEVIATIONS TO THE ARCHITECT BEFORE STARTING WORK.
G3. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BRACING, SHORING, GUYING, ETC. AND OTHER METHODS TO PREVENT EXCESSIVE STRESSES AND HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. THESE PROVISIONS TO REMAIN IN PLACE UNTIL SUFFICIENT PERMANENT MEMBERS ARE CONSTRUCTED TO ENSURE THE SAFETY OF THE STRUCTURE.
G4. PLAN FINISH FLOOR ELEVATION 100'-0" EQUALS THE EXISTING FIRST FLOOR ELEVATION.
G5. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS TO EXISTING CONSTRUCTION AND NOTIFY THE ENGINEER OF RECORD WITH ANY DISCREPANCIES BEFORE PROCEEDING.

CONCRETE:

C1. ALL CONCRETE TO HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH ($f'c$) OF 3500 PSI AT 28 DAYS.
C2. ALL CONCRETE SHALL CONFORM TO THE CURRENT "ACI MANUAL OF CONCRETE PRACTICE".
C3. PORTLAND CEMENT SHALL COMPLY WITH ASTM C 150, TYPE I OR III.
C4. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL COMPLY WITH ASTM C33.
C5. ALL REINFORCING STEEL SHALL COMPLY WITH ASTM A615 GR. 60, ALL WELDED WIRE FABRIC (WWF) SHALL COMPLY WITH ASTM A185.
C6. ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED PER C.R.S.I. AND A.C.I. INCLUDING CONCRETE COVER AND BAR SUPPORTS.
C7. ALL CONCRETE EXPOSED TO THE ELEMENTS AND CONCRETE SLABS SHALL CONTAIN 5% TO 7% ENTRAINED AIR.
C8. CONCRETE PROTECTION FOR REINFORCING: 3" AT FOOTINGS AND GRADE BEAMS; 2" AT FORMED SURFACES LATER EXPOSED TO SOIL; 1 1/2" AT BEAMS, COLUMNS AND WALLS; 3/4" AT SLABS.
C9. ADDITION OF MIXING WATER AT THE JOBSITE TO IMPROVE SLUMP WILL NOT BE ALLOWED.
C10. HOT AND COLD WEATHER REQUIREMENTS IN ACCORDANCE WITH ACI SHALL BE FOLLOWED.
C11. CONCRETE ANCHORS SHALL BE INSTALLED PER MANUFACTURE'S RECOMMENDATIONS.
C12. CURE CONCRETE IN ACCORDANCE WITH ACI'S 'MANUAL OF CONCRETE PRACTICE'
C13. SLUMP: 4" PLUS OR MINUS 1"
C14. CONCRETE SLAB ON GRADE SHALL BE 4" THICK, REINFORCED WITH 6X6-W1.2XW2.1 WOVEN WIRE FABRIC, OVER 4" GRANULAR FILL.
C15. DRY PACK, NON-SHRINK GROUT BY THE EUCLID CHEMICAL COMPANY OR APPROVED EQUAL.

STEEL:

S1. STRUCTURAL STEEL SHALL MEET THE LATEST A.I.S.C. "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
S2. ALL STRUCTURAL STEEL WIDE FLANGE BEAMS SHALL MEET ASTM A992 (Fy=50 KSI). ALL TUBES TO MEET ASTM A500 GR. B (Fy=46 KSI). ALL PIPES TO MEET ASTM A53, TYPE E OR S, GRADE B (Fy=35 KSI). ALL STEEL PLATES, CHANNELS, AND ANGLES TO MEET ASTM A36 (Fy=36 KSI).
S3. ALL BOLTS ARE A325N HI-STRENGTH UNLESS NOTED OTHERWISE, WITH WASHERS AS REQUIRED (EXCEPT ANCHOR BOLTS SHALL COMPLY WITH ASTM F1554, Fy=36 KSI).
S4. WELDING SHALL CONFORM TO THE STANDARDS SET FORTH IN AWS PUBLICATION "STRUCTURAL WELDING CODE -STEEL' D1.1:2008.
S5. ALL FIELD AND SHOP WELDS TO BE 3/16" FILLET WELDS MINIMUM UNLESS NOTED OTHERWISE.
S6. USE E70XX ELECTRODES AT ALL FIELD WELDS.

FOUNDATION/SOILS:

FS1. FOUNDATION CONCRETE SHOULD BE PLACED SOON AFTER EXCAVATING TO REDUCE BEARING SOIL DISTURBANCE. CARE SHOULD BE TAKEN TO PREVENT WETTING OR DRYING OF THE BEARING MATERIALS DURING CONSTRUCTION.
FS2. ALL FOOTINGS TO BEAR ON UNDISTURBED EARTH OR ENGINEERED FILL AT ELEVATIONS SHOWN ON DETAILS.
FS3. ALL FOOTING (OR PORTIONS THEREOF) BELOW GRADE MAY BE EARTH FORMED BY NEAT EXCAVATIONS.
FS4. ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED. NEW FOOTINGS MUST EXTEND INTO UNDISTURBED SOILS OR ENGINEERED FILL.
FS5. FOOTINGS AND PEDESTALS ARE CENTERED ON COLUMNS UNLESS NOTED OTHERWISE.

SPECIAL INSPECTIONS:

SP1. THE FOLLOWING PERIODIC SPECIAL INSPECTIONS ARE REQUIRED:
- A. CONCRETE:
  1. PLACEMENT AND SIZE OF REINFORCING STEEL
  2. VERIFYING USE OF PROPER DESIGN MIX
- B. SOILS:
  1. VERIFY THAT THE SOIL AT FOOTING BEARING ELEVATION EQUALS OR EXCEEDS THE DESIGN SOIL BEARING PRESSURE.
- C. STEEL:
  1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS
  2. BEARING TYPE CONNECTIONS
  3. SINGLE PASS FILLET WELDS EQUAL TO OR LESS THAN 5/16"
  4. ROOF DECK WELDS

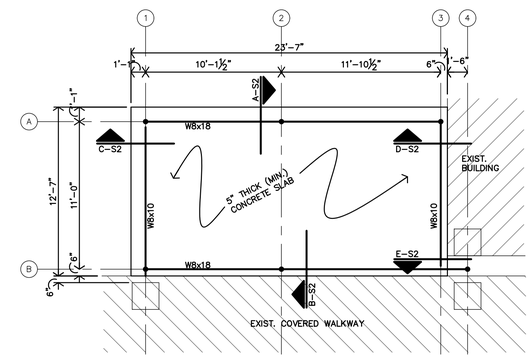
SP2. THE FOLLOWING CONTINUOUS SPECIAL INSPECTIONS ARE RQUIRED:
- A. CONCRETE: AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TEST, PERFORM SLUMP AND AIR-CONTENT TEST, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.
- B. STEEL:
  1. COMPLETE AND PARTIAL PENETRATION GROOVE WELDS
  2. MULTI PASS FILLET WELDS
  3. SINGLE PASS FILLET WELDS GREATER THAN 5/16".

DESIGN CRITERIA:

GOVERNING CODE: 2012 INTERNATIONAL BUILDING CODE
OCCUPANCY CATEGORY: II
DESIGN LIVE LOADS:
ROOF: 20 PSF
GROUND SNOW LOADS: 20 PSF
WIND LOADS:
BASIC WIND SPEED 90 MPH EXPOSURE 'B'
(INCREASE FOR SHAPE AND COMPONENT FACTORS PER 2012 IBC)
DESIGN SOIL PRESSURE (MAX): 1500 PSF

ABBREVIATIONS:

A.C.I.	=	AMERICAN CONCRETE INSTITUTE
A.I.S.C.	=	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
A.S.T.M.	=	AMERICAN SOCIETY FOR TESTING AND MATERIALS
A.W.S.	=	AMERICAN WELDING SOCIETY
CLR.	=	CLEAR
CONC.	=	CONCRETE
CONT.	=	CONTINUOUS
C.R.I.	=	CONCRETE REINFORCING STEEL INSTITUTE
DWG.	=	DRAWING
E.F.	=	EACH FACE
E.W.	=	EACH WAY
(E)	=	EXISTING
FTG.	=	FOOTING
FRM'G	=	FRAMING
F.V.	=	FIELD VERIFY
GA.	=	GAGE OR GAUGE
HAS	=	HEADED ANCHOR STUD
HSS	=	HOLLOW STRUCTURAL SECTION
IBC	=	INTERNATIONAL BUILDING CODE
MAX.	=	MAXIMUM
MTL.	=	METAL
O.C.	=	ON CENTERS
O.S.F.	=	OUTSIDE FACE
REINF.	=	REINFORCE OR REINFORCING
SECT.	=	SECTION
STL.	=	STEEL
STIFF.	=	STIFFENER
T.O.C.	=	TOP OF CONCRETE
T.O.F.	=	TOP OF FOOTING
T.O.S.	=	TOP OF STEEL
TYP.	=	TYPICAL
VERT.	=	VERTICAL
UNO	=	UNLESS NOTED OTHERWISE
WWF	=	WOVEN WIRE FABRIC



B ROOF FRAMING PLAN

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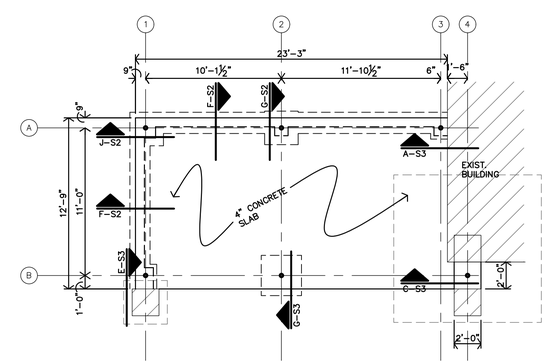

A FOUNDATION PLAN

3/16"=1'-0"

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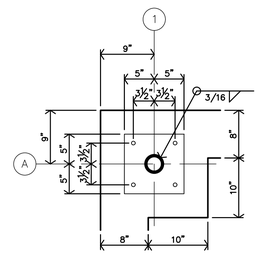
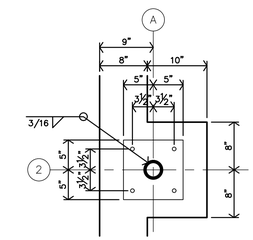


PLAN VIEW



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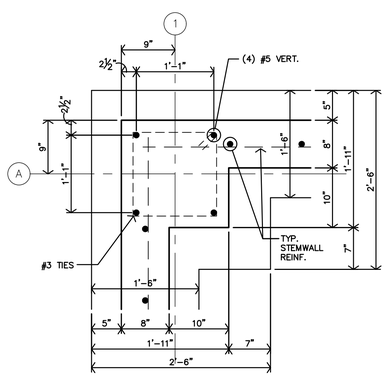

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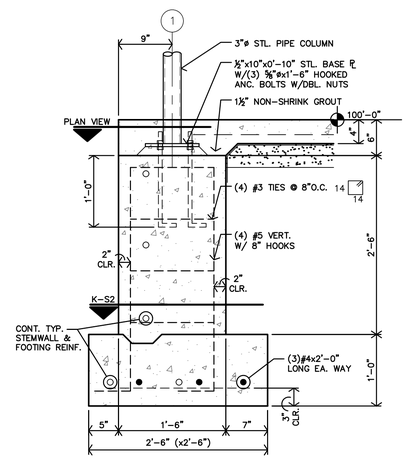

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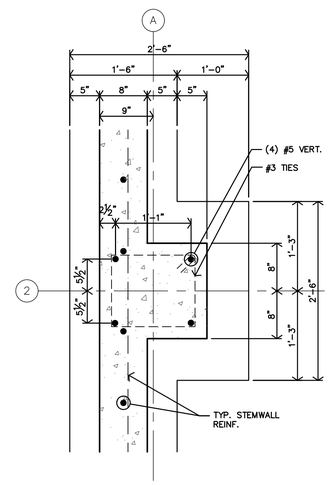

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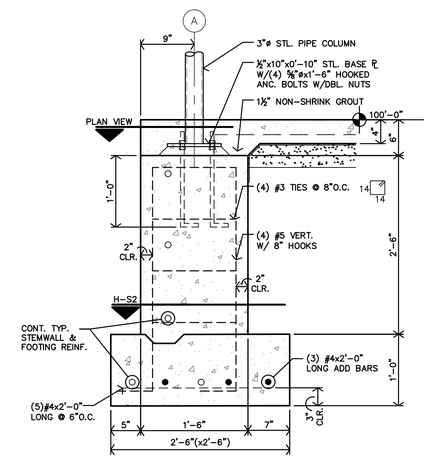

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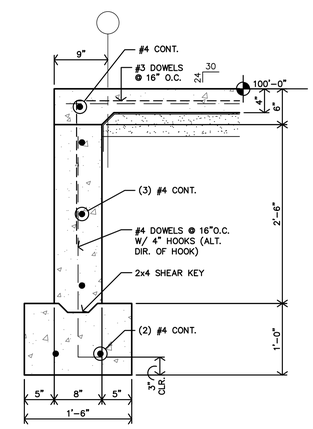

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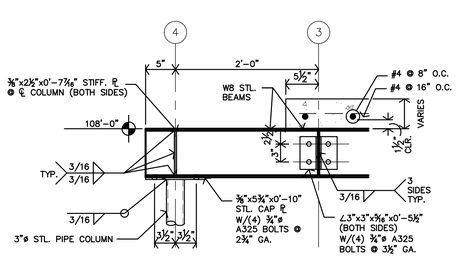

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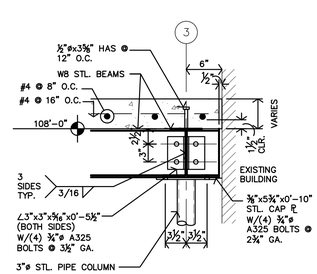

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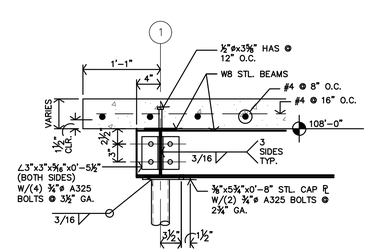

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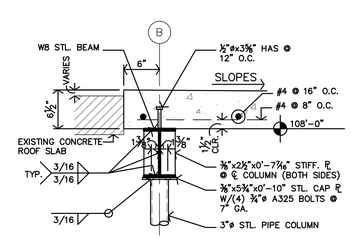

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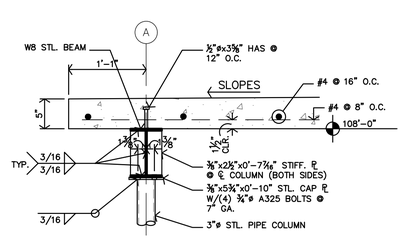

A SECTION
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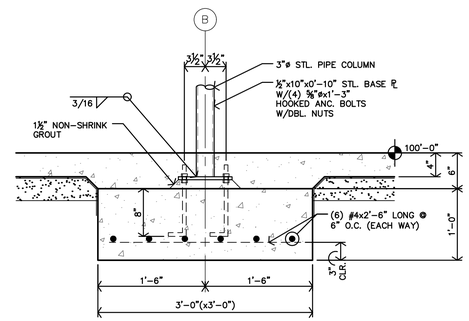

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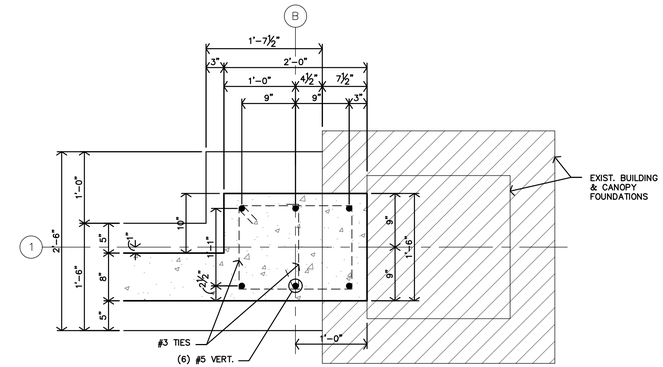

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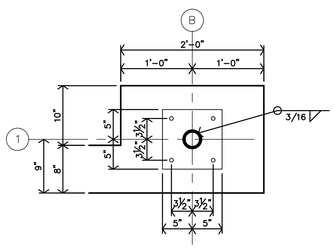

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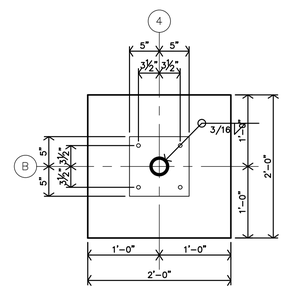

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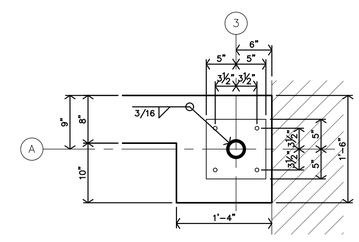

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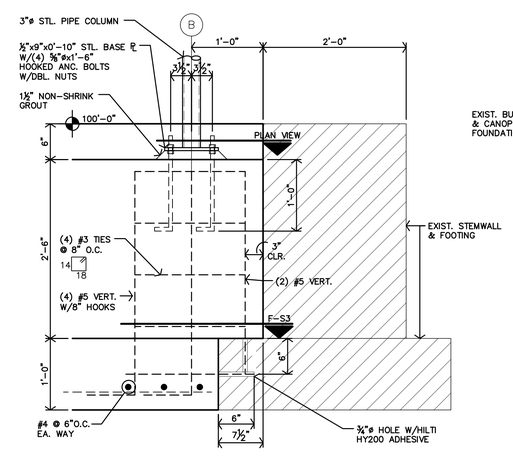

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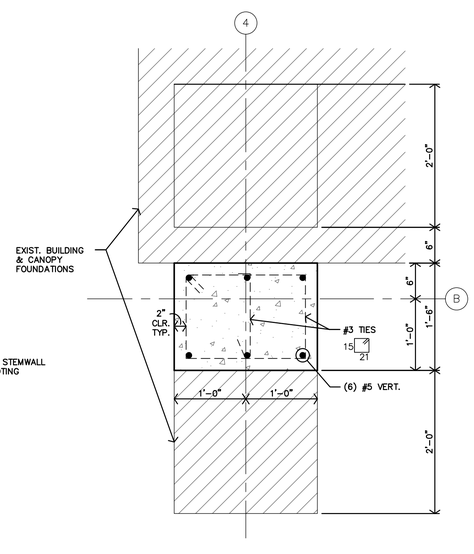

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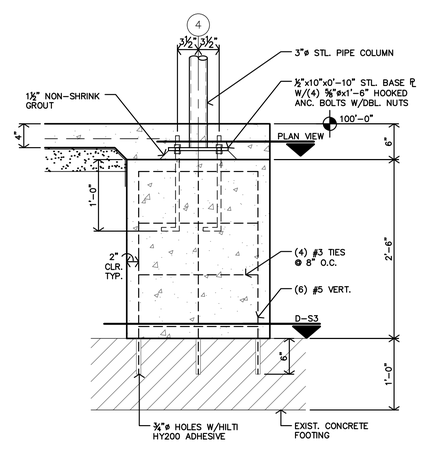

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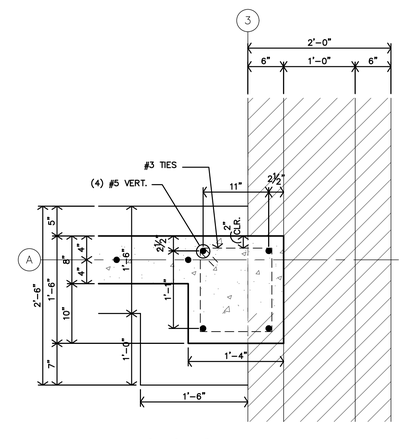

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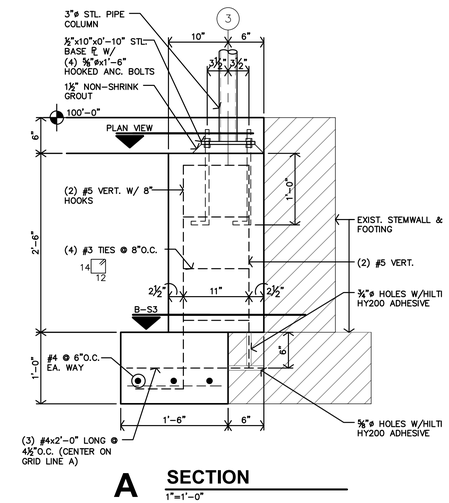

A SECTION
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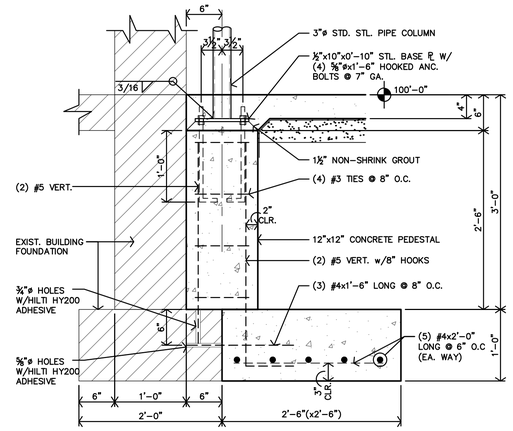

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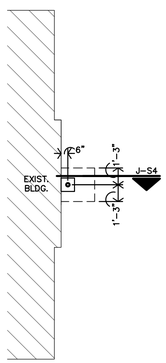

B PARTIAL FOUNDATION PLAN
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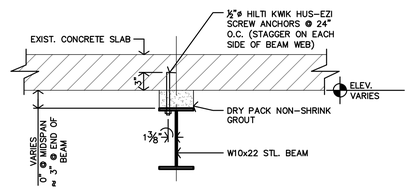

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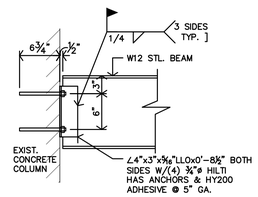

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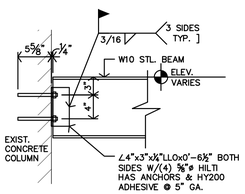

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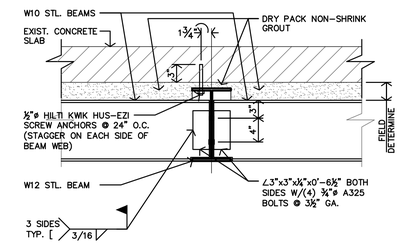

C SECTION
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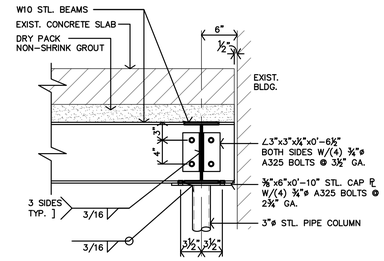

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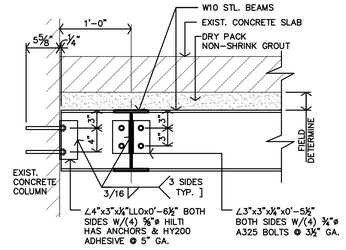
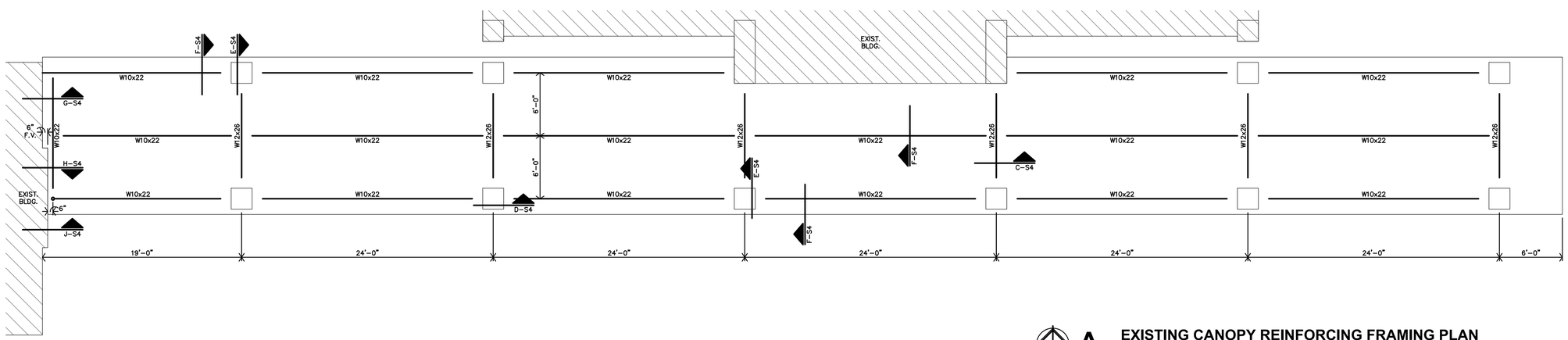
1"=1'-0"



G SECTION
1"=1'-0"



A EXISTING CANOPY REINFORCING FRAMING PLAN
3/16"=1'-0"

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OAKDALE SENIOR VILLAGE
JOHNSTOWN ADDITION
SALINA, KANSAS

JAMES T. MANLEY
LICENSED
9/21/2022
9037
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PROFESSIONAL ENGINEER

REVISION:

DATE: 9-21-2022
JOB: 21-3189
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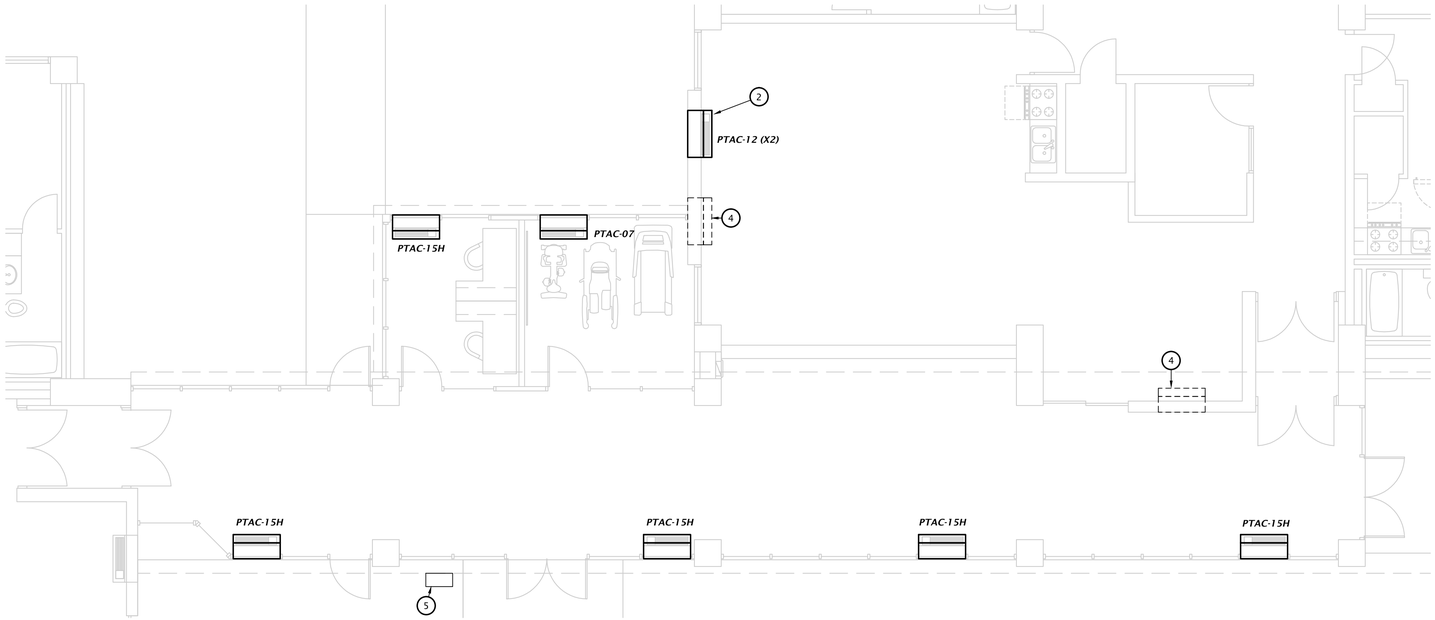
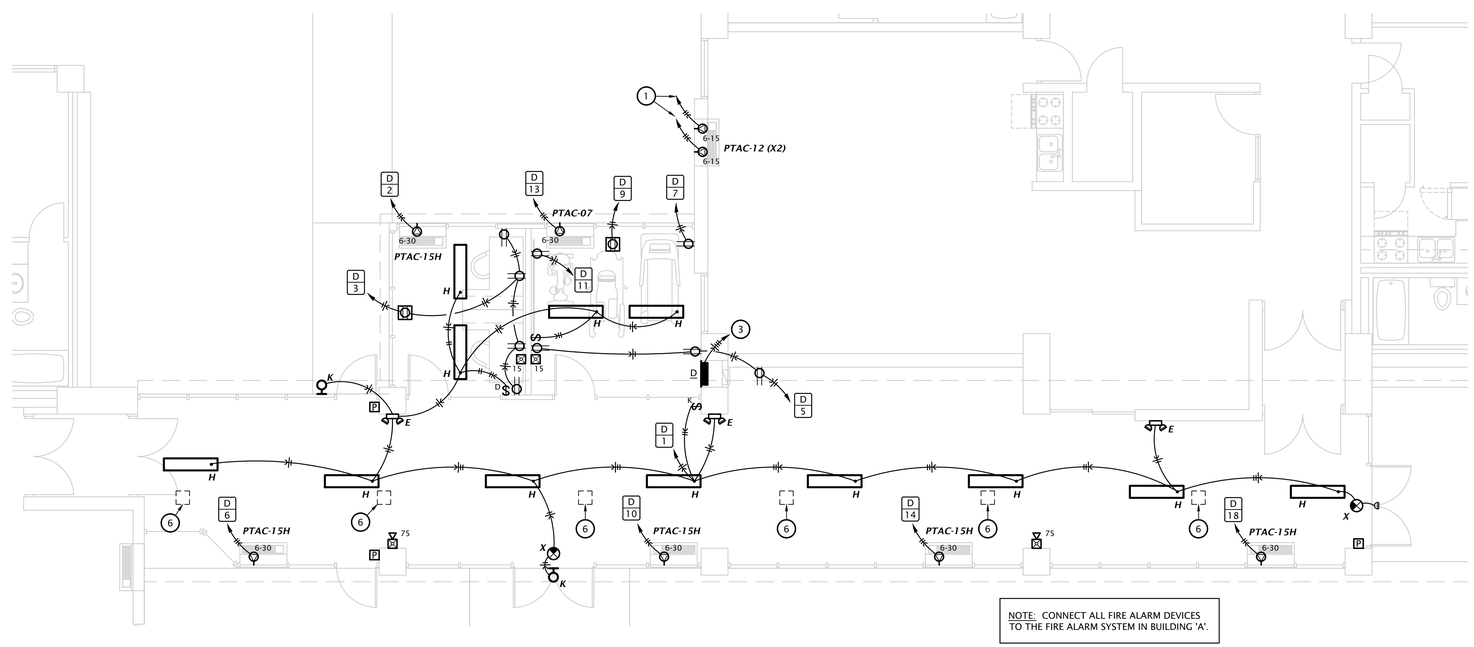


2 MECHANICAL PLAN
3/16" = 1'-0"

NOTE: EXTEND FIRE SPRINKLER FROM ADJACENT BUILDING TO NEW ADDITION. COORDINATE ROUTING WITH ARCHITECT PRIOR TO INSTALLATION.

PLAN NOTES BY SYMBOL

1. CONNECT TO NEW 15A/2P BREAKER IN PANEL 'C'. EXISTING CIRCUITRY MAY BE RE-USED. FIELD VERIFY CONDITION AND LOCATION. PROVIDE 2#12,#12G IN 1/2"C IF REQUIRED.
2. INSTALL PTAC 5'-0" A.F.F. ABOVE EXISTING PTAC UNIT LOCATION. COORDINATE EXACT LOCATION AND WALL OPENING REQUIREMENTS WITH ARCHITECT AND G.C. COORDINATE ELECTRICAL ROUGH-IN LOCATION WITH E.C.
3. ROUTE PANEL 'D' FEEDERS TO NEW NEW SERVICES ENTRANCE SWITCHBOARD IN EAST TOWER (BUILDING 'A') EQUIPMENT ROOM 114. REFERENCE JOHNSTOWN TOWERS REHABILITATION PROJECT FOR MORE INFORMATION.
4. EXISTING PTAC AND ASSOCIATED INSTALLATION TO BE REMOVED. DELIVER PTACS TO OWNER OR DISPOSE OF AS DIRECTED BY OWNER.
5. RELOCATE EXISTING IRRIGATION BACKFLOW PREVENTER AS REQUIRED FOR NEW CONSTRUCTION.
6. EXISTING CANOPY LIGHTS AND ASSOCIATED INSTALLATION TO BE REMOVED AT AREA OF NEW CONSTRUCTION. DELIVER FIXTURES TO OWNER OR DISPOSE OF AS DIRECTED BY OWNER.



NOTE: CONNECT ALL FIRE ALARM DEVICES TO THE FIRE ALARM SYSTEM IN BUILDING 'A'.

1 ELECTRICAL PLAN
3/16" = 1'-0"

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JOSEPH LEWIS SMITH
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10-04-2022
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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-07	AMANA	PTH073G50	7,600 BTUH	4.1 kW	340	27.6	30	208V-1PH	108
PTAC-12	AMANA	PTH123G25	12,000 BTUH	2.1 kW	340	14.1	15	208V-1PH	115
PTAC-15H	AMANA	PTH153G50	14,700 BTUH	4.2 kW	390	27.6	30	208V-1PH	126

NOTES:

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

LIGHT FIXTURE SCHEDULE

MARK	MANUF.	MODEL NUMBER	LAMP DATA		BALLAST/LED DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
			#	TYPE					
E	LITHONIA	EU2-LED-M12	2	1W LED	STANDARD	WALL	WHITE	LED EMERGENCY LIGHT	2
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	.
K	LITHONIA	P1-40K-SR4-120-PE-E20WC	---	2190 LUMEN 20W LED	STANDARD	WALL	BRONZE	LED WALL PACK WITH TYPE IV DISTRIBUTION, BATTERY BACKUP AND PHOTOELECTRIC CELL	4
X	LITHONIA	EXR-LED-M6	2	1W LED	STANDARD	WALL/SURFACE	WHITE	EXIT SIGN	1,2,3

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 as indicated on plans and install remote head on exterior wall above door and connect to unit per manufacturer's instructions.
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.

Designation: 'D' **Manufacturer:** Square D 'NQ'
Location: Fitness 152 **Bus Amps:** 125
Voltage: 208Y/120V-3Ph-4W **MCB Amps:** MLO
Enclosure: NEMA 1 **AIC Rating:** 10 kAIC
Mounting: Flush Recessed **Other:**

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LIGHTING: ADDITION	2#12,#12G,1/2"C	20 / 1	30 / 2	2#10,#10G,3/4"C	PTAC-15	2
3	RECEPTS: COMPUTER	2#12,#12G,1/2"C	20 / 1				4
5	RECEPTS: FITNESS	2#12,#12G,1/2"C	20 / 1	30 / 2	2#10,#10G,3/4"C	PTAC-15	6
7	RECEPT: FITNESS	2#12,#12G,1/2"C	20 / 1				8
9	RECEPT: FITNESS	2#12,#12G,1/2"C	20 / 1	30 / 2	2#10,#10G,3/4"C	PTAC-15	10
11	RECEPT: FITNESS	2#12,#12G,1/2"C	20 / 1				12
13	PTAC-07	2#10,#10G,3/4"C	30 / 2	30 / 2	2#10,#10G,3/4"C	PTAC-15	14
15							16
17	SPARE	---	20 / 1	30 / 2	2#10,#10G,3/4"C	PTAC-15	18
19	SPACE	---	---				20
21	SPACE	---	---	---	---	SPACE	22
23	SPACE	---	---	---	---	SPACE	24

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