THE RESIDENCE at HERITAGE WEST

NEW APARTMENT COMPLEX

ANDOVER **24-3379** **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
- 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
- 2 x 6 — 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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ABBREVIATIONS

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

SHEET INDEX

GENERAL

COVER SHEET
CFP1 CODE FOOTPRINT
UFAS 1 UNIFORM FEDERAL ACCESSIBILITY STANDARDS
UFAS 2 UNIFORM FEDERAL ACCESSIBILITY STANDARDS
UFAS 3 UNIFORM FEDERAL ACCESSIBILITY STANDARDS
FH1 FAIR HOUSING DIAGRAMS
FH2 FAIR HOUSING DIAGRAMS
FH3 FAIR HOUSING DIAGRAMS
ADA 2010 ADA STANDARD FOR ACCESSIBILITY DESIGN

CIVIL & LANDSCAPING

ARCHITECTURAL

A1.1 SITE PLAN
A1.2 DETAILS
A2.0 GENERAL NOTES & PARTITION SCHEDULES
A2.1 FIRST AND SECOND FLOOR PLANS
A2.2 THIRD AND FOURTH FLOOR PLANS
A2.3 ENLARGED PUBLIC AREA PLANS
A2.4 ADAPTABLE UNIT PLANS
A2.5 ACCESSIBLE UNIT PLANS
A2.6 ADAPTABLE ENLARGED BATH PLANS AND INTERIOR ELEVATIONS
A2.7 ACCESSIBLE PLANS AND INTERIOR ELEVATIONS
A2.8 KITCHEN ELEVATIONS
A2.9 BATH & KITCHEND DETAILS
A3.1 EAST & WEST EXTERIOR ELEVATIONS
A3.2 NORTH & SOUTH EXTERIOR ELEVATIONS
A3.3 BUILDING SECTIONS
A4.1 WALL SECTIONS
A4.2 WALL SECTIONS
A4.3 WALL SECTIONS
A4.4 WALL SECTIONS
A4.5 WALL SECTIONS
A4.6 WALL SECTIONS
A4.7 DETAILS
A4.8 FIRE PENTRATIONS
A4.9 AIR INFILTRATION DETAILS
A5.1 ROOF PLAN
A5.2 ROOF DETAILS
A6.1 ENLARGED STAIR PLANS
A6.2 STAIR SECTIONS
A6.3 STAIR SECTIONS
A6.4 ELEVATOR SECTION
A6.5 LAP SIDING DETAILS
A6.6 LAP SIDING DETAILS
A7.1 FIRST AND SECOND FLOOR REFLECTED CEILING PLANS
A7.2 THIRD AND FOURTH FLOOR REFLECTED CEILING PLANS
A8.1 INTERIOR ELEVATIONS
A8.2 INTERIOR ELEVATIONS
A8.3 INTERIOR ELEVATIONS
A8.4 INTERIOR ELEVATIONS
A8.5 INTERIOR ELEVATIONS
A9.1 FIRST AND SECOND FINISH FLOOR PLANS
A9.2 THIRD AND FOURTH FINISH FLOOR PLANS
A10.1 SCHEDULES
A10.2 DETAILS

STRUCTURAL

MECH, ELECT, PLUMBING

E0.1 GENERAL NOTES
E1.1 FIRST AND SECOND FLOOR ELECTRICAL PLANS
E1.2 THIRD AND FOURTH FLOOR ELECTRICAL PLANS
E1.3 FIRST AND SECOND SPECIAL SYSTEMS PLANS
E1.4 THIRD AND FOURTH SPECIAL SYSTEMS PLANS
E4.1 ADAPTABLE UNIT AND COMMONS ELECTRICAL PLAN
E4.2 ACCESSIBLE UNIT ELECTRICAL PLANS
E6.1 FIXTURE SCHEDULE
E6.2 METER CALCULATIONS
E6.3 UNIT DESIGNATION SCHEDULES

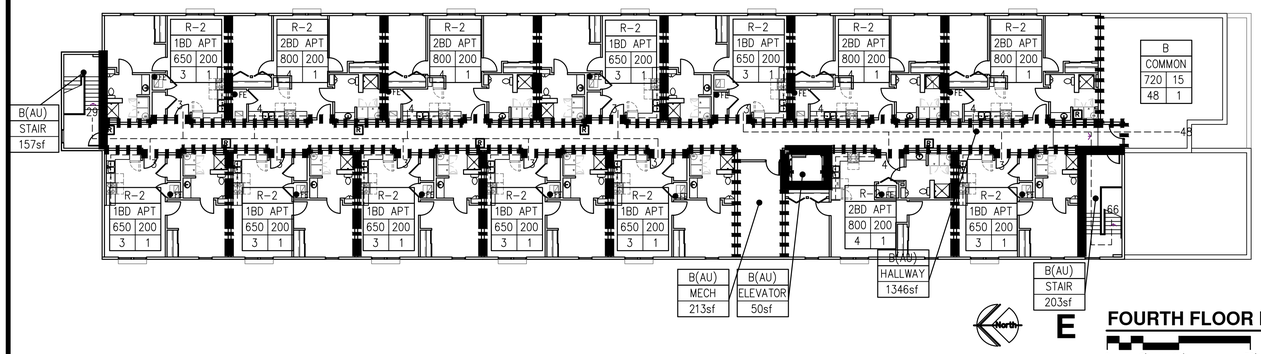
M0.1 GENERAL NOTES
M1.1 FIRST AND SECOND FLOOR HVAC PLANS
M1.2 THIRD AND FOURTH FLOOR HVAC PLANS
M4.1 ADAPTABLE UNITS AND COMMONS HVAC PLANS
M4.2 ACCESSIBLE UNIT HVAC PLANS
M6.1 SCHEDULES

ME1.1 ELECTRICAL SITE PLAN
ME1.2 ROOF HVAC PLAN

P0.1 GENERAL NOTES
P1.1 UNDERFLOOR WASTE AND VENT PLAN
P1.2 FIRST AND SECOND FLOOR WASTE AND VENT PLAN
P1.3 THIRD AND FOURTH FLOOR WASTE AND VENT PLAN
P1.4 FIRST AND SECOND FLOOR DOMESTIC WATER PLAN
P1.5 THIRD AND FOURTH FLOOR DOMESTIC WATER PLAN
P4.1 UNIT AND COMMONS DOMESTIC WATER PLAN
P6.1 PLUMBING FIXTURE SCHEDULE
P4.1 PLUMBING RISER DETAILS

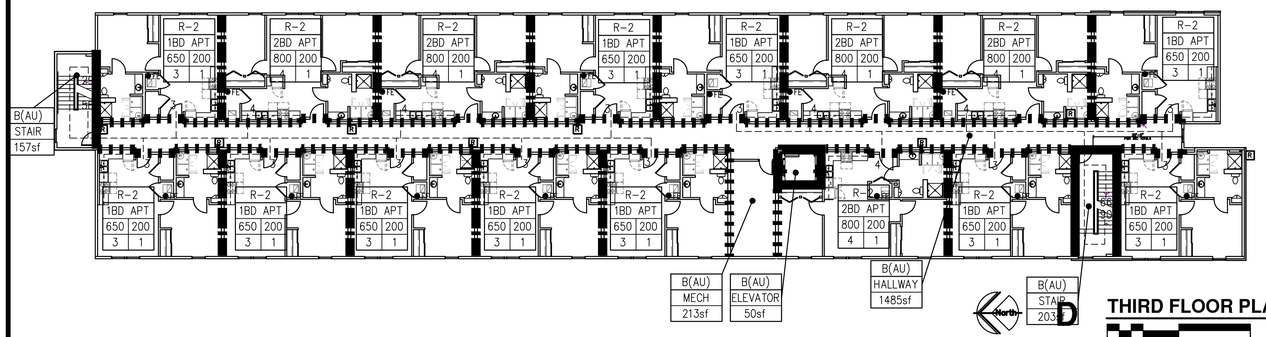
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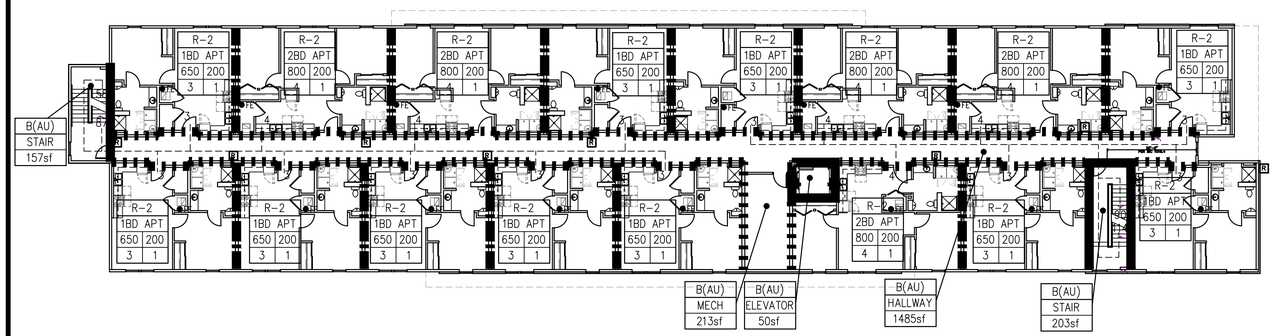
E **FOURTH FLOOR PLAN**

0 8' 16' 32'



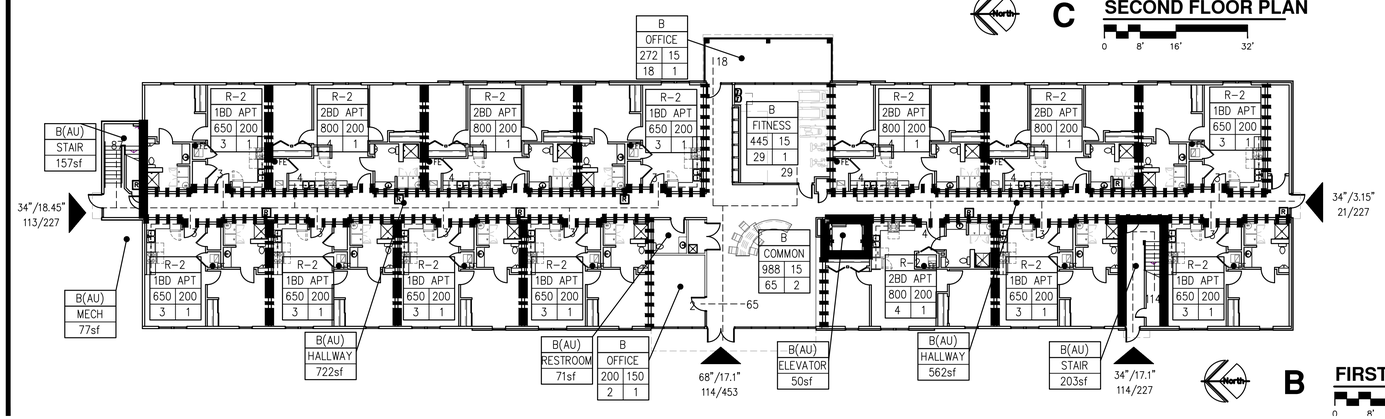
D **THIRD FLOOR PLAN**

0 8' 16' 32'



C **SECOND FLOOR PLAN**

0 8' 16' 32'



B **FIRST FLOOR PLAN**

0 8' 16' 32'

CODE INFORMATION

OCCUPANCY OVERALL: MIXED OCCUPANCY

OCCUPANCY GROUPS: B OFFICE
R-2 APARTMENTS

CONSTRUCTION TYPE: V-A

BASIC ALLOWABLE AREA: B 18,000 SF
R-2 12,000 SF

ALLOWABLE AREA INCREASE: *(NON-SEPARATED USES PER IBC SEC. 508.3)*

	R-2
BASE ALLOWABLE	12,000 SF
AREA INCREASE (33.75%)	4,050 SF
FIRE SPRINKLER INCREASE (NONE)	
SUB-TOTAL ALLOWABLE (PER FLOOR)	16,050 SF
4 FLOORS	x4
TOTAL BUILDING ALLOWABLE AREA	64,200 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	12,869 SF
SECOND FLOOR	13,162 SF
THIRD FLOOR	13,162 SF
FOURTH FLOOR	12,502 SF
TOTAL BLDG AREA	51,695 SF

BASIC ALLOWABLE STORIES:	3
STORIES INCREASE *(PER IBC SEC. 504.2)*	1
TOTAL ALLOWABLE STORIES	4
BASIC ALLOWABLE HEIGHT:	50'
HEIGHT INCREASE *(PER IBC SEC. 504.2)*	20'
TOTAL ALLOWABLE HEIGHT	60'

ACTUAL STORIES: 4

ACTUAL HEIGHT: 48'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-A

EXTERIOR BEARING WALLS:	1 HOUR	*(INTERIOR RATING ONLY, PER IBC SEC. 705.5, FS>10')*
STRUCTURAL FRAME:	1 HOUR	
INTERIOR BEARING WALLS:	1 HOUR	
INTERIOR NON-BEARING WALLS:	0 HOUR	
SHAFT ENCLOSURES:	2 HOUR	
FLOOR/CEILING ASSEMBLY:	1 HOUR	
CEILING/ROOF ASSEMBLY:	1 HOUR	
CORRIDOR/DWELLING UNITS:	1/2 HOUR	*(Table 1018.1)*

OCCUPANCY SEPARATIONS:
(NON-SEPARATED USES. PER IBC SEC. 508.3)
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE. DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS.
R2 TO R2 SEPARATION OF DWELLING UNITS = 1HR, 45 MIN. OPNGS

ROOF COVERINGS *CLASS B OR BETTER*

INCIDENTAL SEPARATIONS: *(PER IBC TABLE 509)*
STORAGE ROOMS OVER 100 SF – SPRINKLER SYSTEM (SMOKE BARRIER)
DWELLING UNITS –1 HR FIRE PARTITIONS

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING, MANUAL FIRE ALARM
PORTABLE FIRE EXTINGUISHERS IN EACH DWELLING UNIT *(PER IBC 906.1 EXCEPTION 1)*

FIRE ALARM REQUIREMENTS:
REQUIRED, PROVIDED – MANUAL & AUTOMATIC 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:
REQUIRED, PROVIDED – SLEEPING ROOMS & AT EACH FLOOR

AUTOMATIC FIRE SUPPRESSION SYSTEM:
REQUIRED, PROVIDED PER NFPA 13R (IBC 903.3.1.2)

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: NOT REQUIRED
SMOKE PARTITIONS: NOT REQUIRED
STANDPIPES: *(PER IBC 905.3.1 EXCEPTION 1)* CLASS 1 REQUIRED

ASSEMBLY
SIGNS TO BE MOUNTED IN ASSEMBLY AREAS OF MAXIMUM OCCUPANT LOAD

TOTAL OCCUPANT LOAD: 362

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	LOBBY	15 sf/OCCUPANT	49
B	OFFICE	150 sf/OCCUPANT	49
B	MECH/ELEC	300 sf/OCCUPANT	49
R-2	APARTMENT	200 sf/OCCUPANT	10

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW SENIOR LIVING UNITS
FACILITY NAME	THE RESIDENCE at HERITAGE WEST
FACILITY ADDRESS	xxx E. WILLOWBROOK ST. ANDOVER, KS
OWNER NAME	OPG HERITAGE WEST PARTNERS,
OWNER ADDRESS	LLC 227 N SANTA FE, STE 310 SALINA, KS 67401 ph: 913-396-6310 fax: 913-396-6312
REASON FOR SUBMITTAL	NEW CONSTRUCTION
COUNTY	BUTLER
FIRE DEPARTMENT	ANDOVER
WATER SUPPLY	ANDOVER
BUILDING INSPECTION DEPT	ANDOVER
AUTHORITY HAVING JURISDICTION	ANDOVER
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785-827-0386 fax: 785-827-0392
CODES/REGULATIONS	2012 INTERNATIONAL BUILDING CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 UNIFORM PLUMBING CODE 2014 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL FIRE CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2009 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

LEGEND

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

1 HOUR CONSTRUCTION (LD BRG WALLS)

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

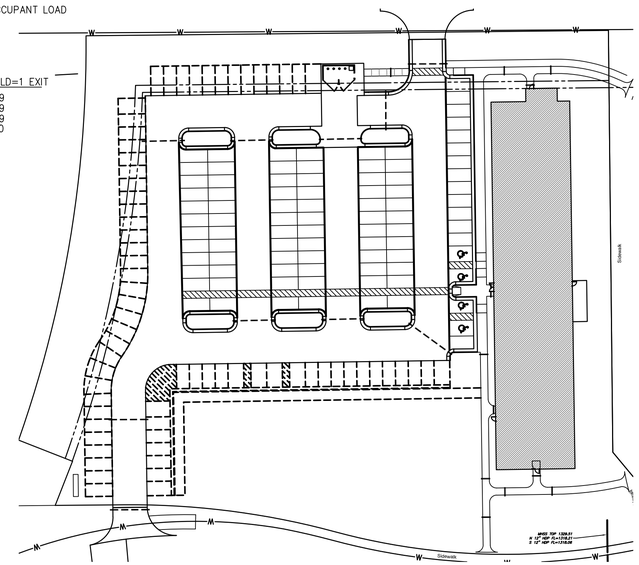
1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC 709.3 & 715.4)*

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

EXIT LIGHT
EMERGENCY LIGHT
EXIT/EMERGENCY LIGHT
FIRE EXTINGUISHER — FE
FIRE HYDRANT — FH
FIRE ALARM REMOTE ANNUNCIATOR PANEL — FAAP
FIRE ALARM CONTROL PANEL — FACP

	EXAMPLE:
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

(EXIT WIDTH/LOAD FACTOR 0.15 PER 1005.3.2 EXCEPTION)



A **SITE PLAN**

0 25' 50' 100'
1"=50'-0"

CODE FOOT PRINT & INFORMATION

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

DATE: 12-16-2024
JOB: 24-3379
SHEET NO.:

CFP

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

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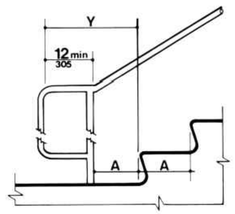


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

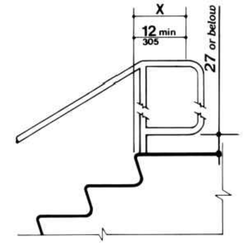
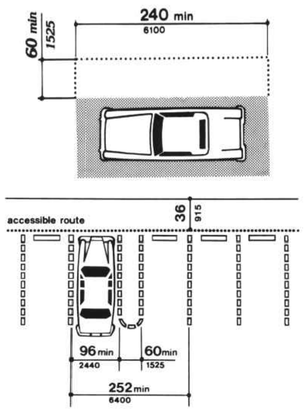


Figure 19(d)
Stair Handrails - Extension at Top of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

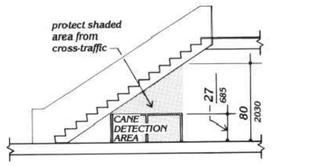
J STANDARD UFAS HANDRAILS

NO SCALE



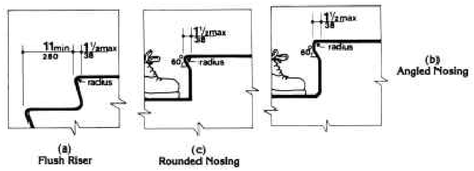
B STANDARD UFAS PARKING SPACES

NO SCALE



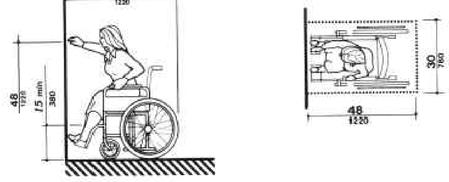
F GENERAL UFAS DIAGRAM

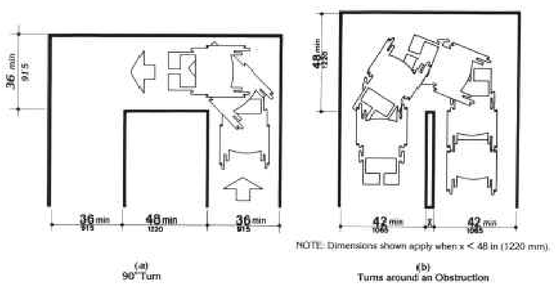
NO SCALE



C STAIR NOSINGS

NO SCALE

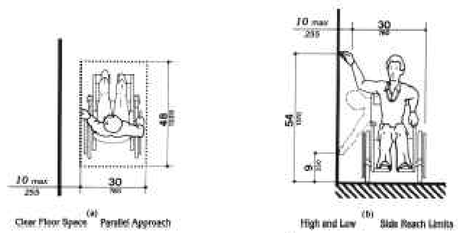


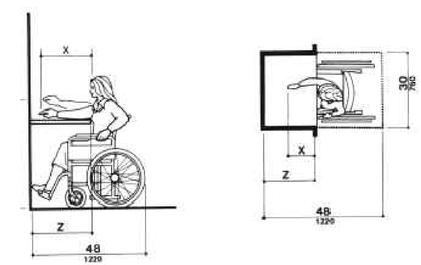


NOTE: Dimensions shown apply when x < 48 in (1220 mm).

E UFAS WIDTH DIAGRAMS

NO SCALE





il be ≤ 25 in (635 mm); x shall be ≥ x. When x < 20 in (510 mm), then y shall be 48 in (1220 mm) maximum. i to 25 in (510 to 635 mm), then y shall be 44 in (1120 mm) maximum.

(b)
Maximum Forward Reach over an Obstruction

A STANDARD UFAS REACH DIAGRAMS

NO SCALE

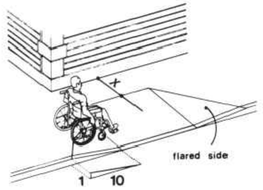


Figure 12(a)

4.7.5 SIDES OF CURB RAMPS. If a curb ramp is located where pedestrians must walk across the ramp, or where it is not protected by handrails or guardrails, then it shall have flared sides; the maximum slope of the flare shall be 1:10 (see Fig. 12(a)). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp (see Fig. 12(b)).

Note: If X is less than 48 inches, then the slope of the flared side shall not exceed 1:12.

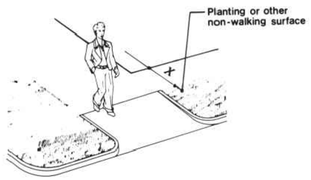
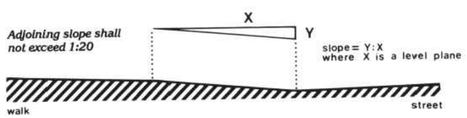


Figure 12(b)

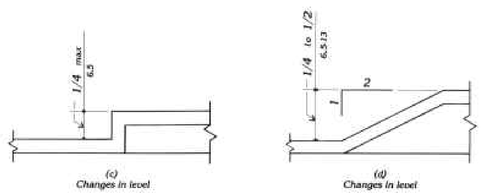
H STANDARD UFAS CURB RAMPS

NO SCALE



G STANDARD UFAS SLOPE

NO SCALE



D UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE

NOTE:
REFERENCE FULL UNIFORM FEDERAL ACCESSIBILITY STANDARDS FOR ADDITIONAL INFORMATION.

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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

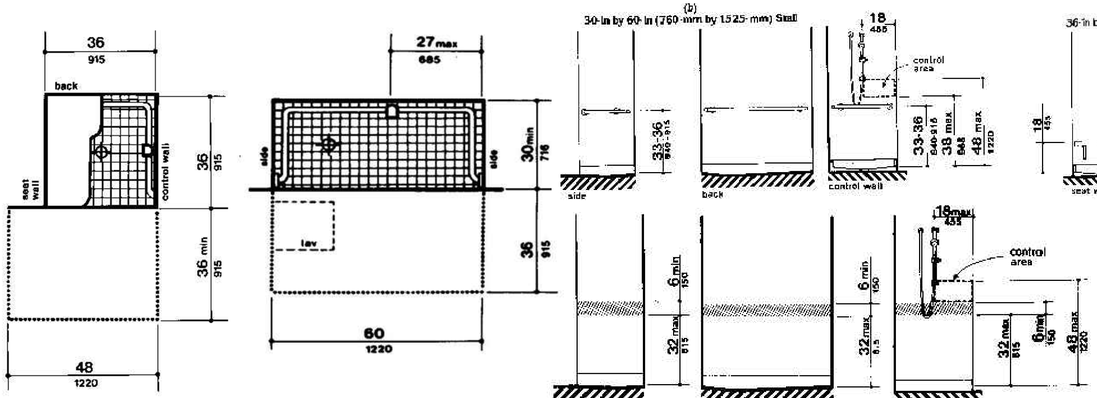
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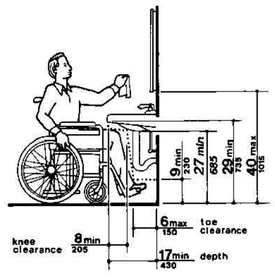
UFAS 1

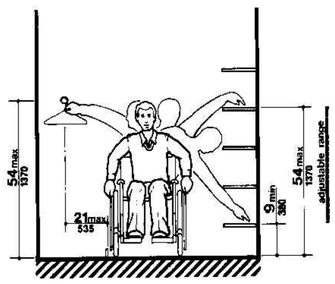
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H STANDARD SHOWER UFAS DIAGRAMS

NO SCALE





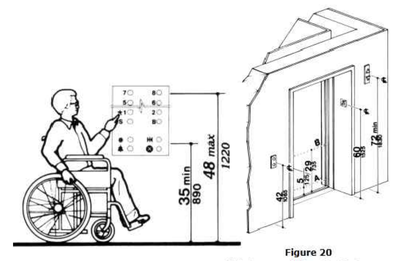
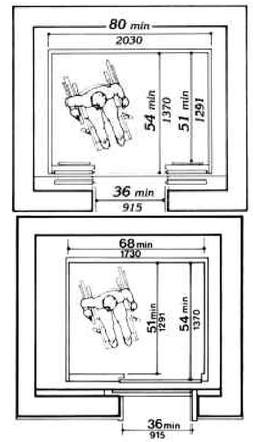


Figure 20
Hoistway and Elevator Entrances



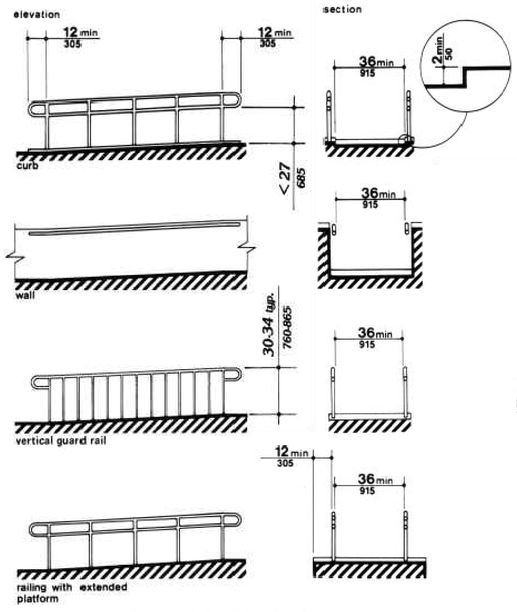
Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

G UFAS LAVRATORY CLEARANCES

NO SCALE

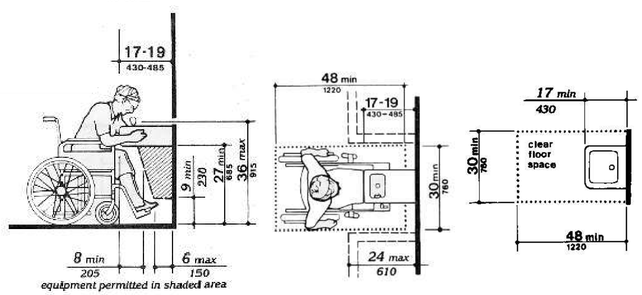
F STANDARD UFAS CLOSET/STORAGE HEIGHT

NO SCALE



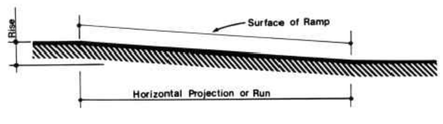
E STANDARD UFAS ELEVATOR DETAILS

NO SCALE



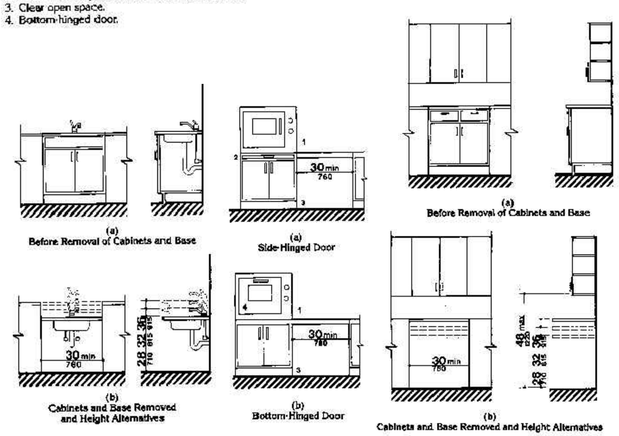
B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE

NO SCALE



Slope	Maximum Rise in	Maximum Rise mm	Maximum Horizontal Projection ft	Maximum Horizontal Projection m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

SYMBOL KEY:
1. Countertop or wall-mounted oven.
2. Pull-out board preferred with side-opening door.
3. Clear open space.
4. Bottom-hinged door.



D STANDARD UFAS KITCHEN DIAGRAMS

NO SCALE

C UFAS EDGE PROTECTION

NO SCALE

A SLOPE AND RISE

NO SCALE

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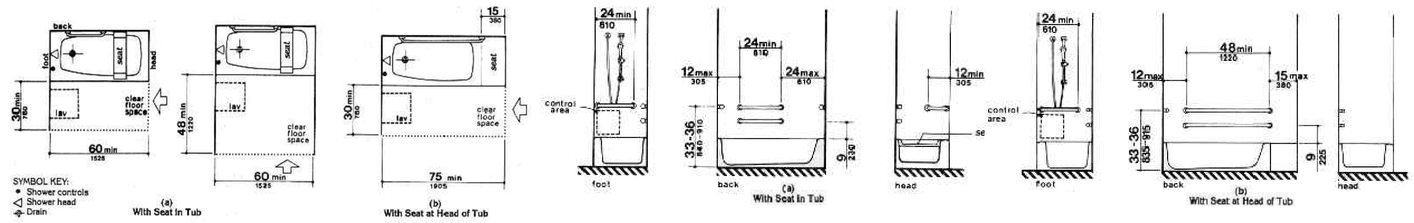
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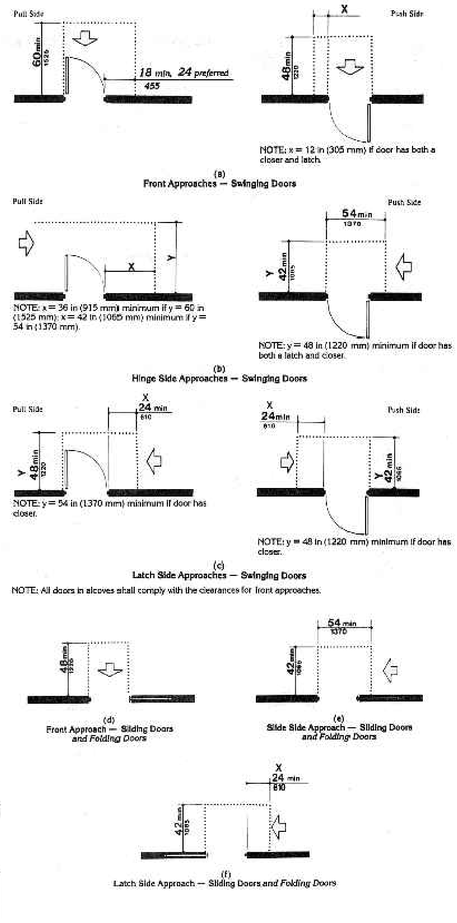
UFAS 2

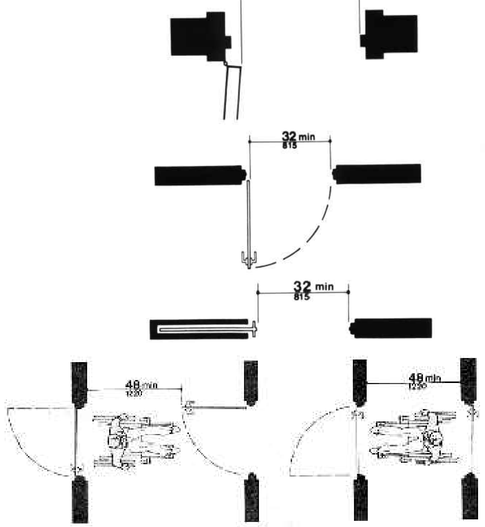
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C STANDARD BATHROOM/TUB DIAGRAMS

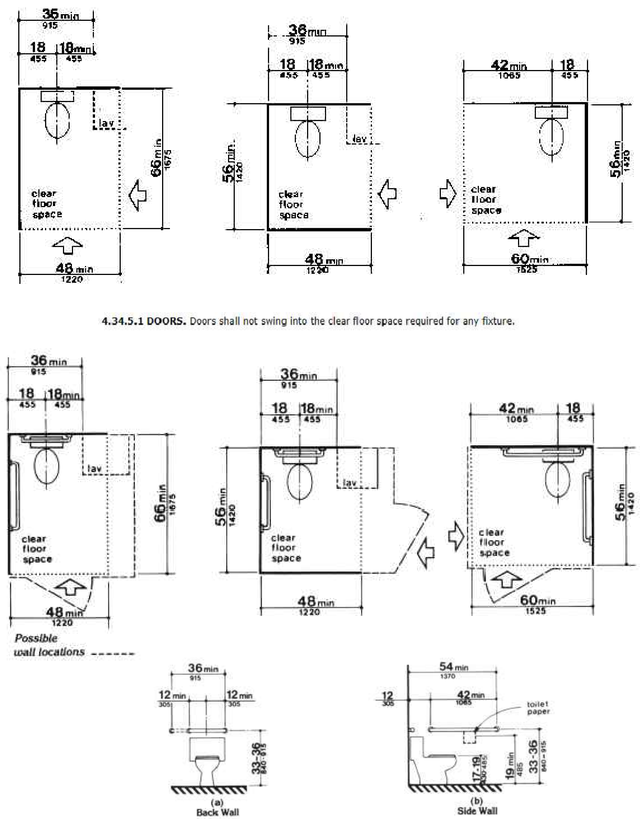
NO SCALE





B STANDARD UFAS DOOR APRROACH/CLEARANCES

NO SCALE

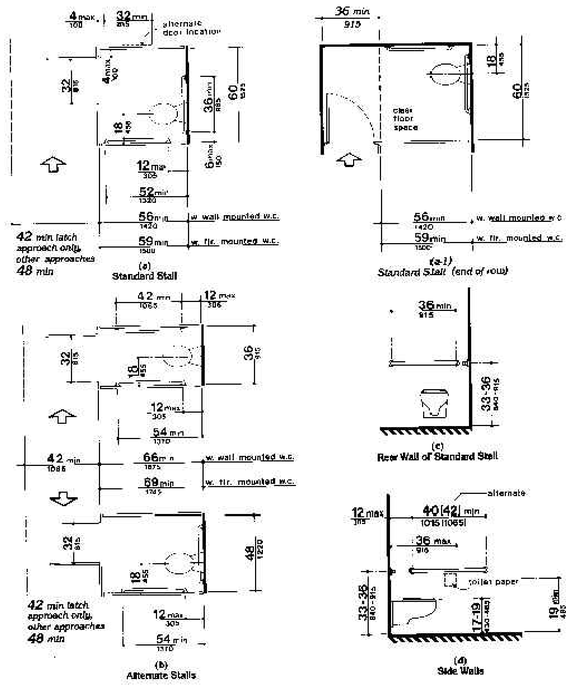


A STANDARD UFAS TOILERT/WATER CLOSET DIAGRAMS

NO SCALE

EXCEPTION: In instances of alteration work where provision of a standard stall (Fig. 30(a)) is structurally impracticable or where plumbing code requirements prevent combining existing stalls to provide space, an alternate stall (Fig. 30(b)) may be provided in lieu of the standard stall.

4.34.5.1 DOORS. Doors shall not swing into the clear floor space required for any fixture.



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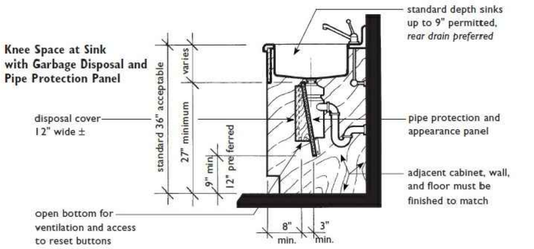
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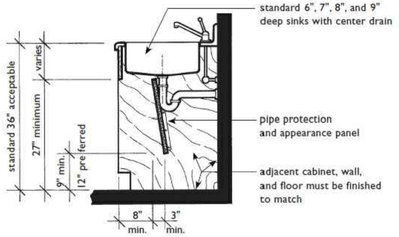
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UFAS 2

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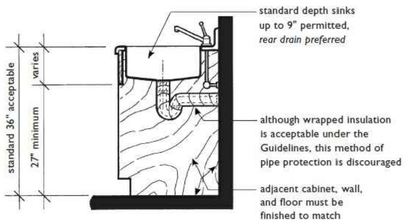


Knee Space at Sink with Garbage Disposal and Pipe Protection Panel

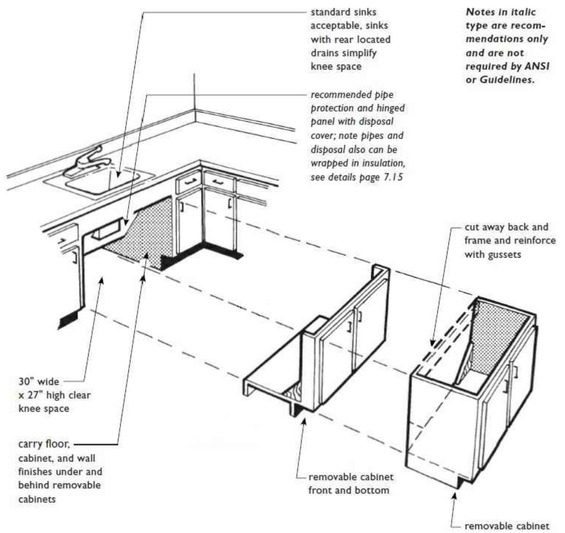


Knee Space at Sink with Pipe Protection Panel

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

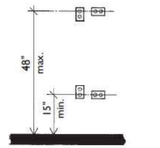


Knee Space at Sink with Wrapped Pipes

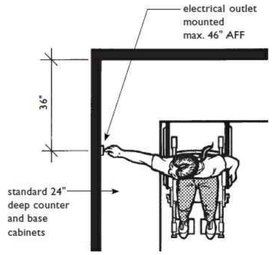


Notes in italic type are recommendations only and are not required by ANSI or Guidelines.

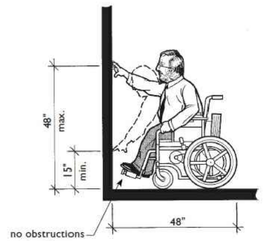
Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens



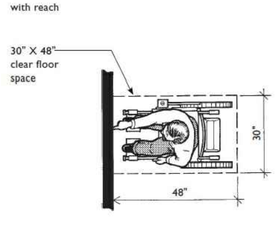
Mounting Height for Outlets

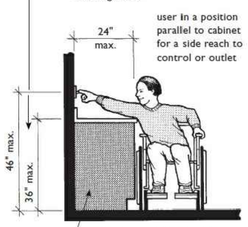


Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



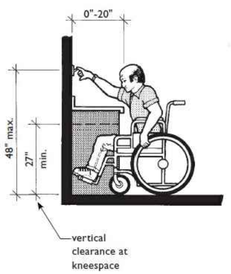
Countertop is shown at the typical kitchen height of 36". The drawing in the Guidelines (taken from ANSI Figure 6(c)), on which this drawing is based, gives this dimension as 34". The 34" dimension shown in the Guidelines is in no way intended to dictate counter heights in covered dwelling units.

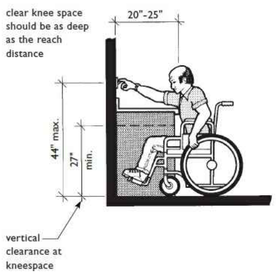


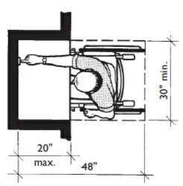


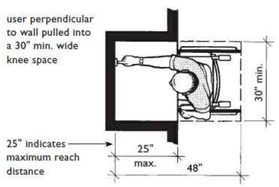
High and Low Forward Reach Limits From a Perpendicular Approach

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

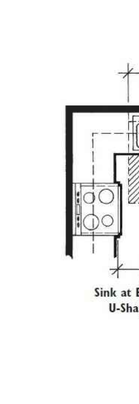




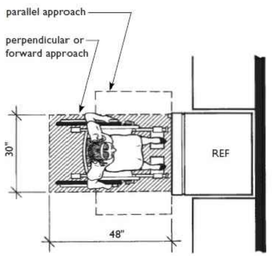




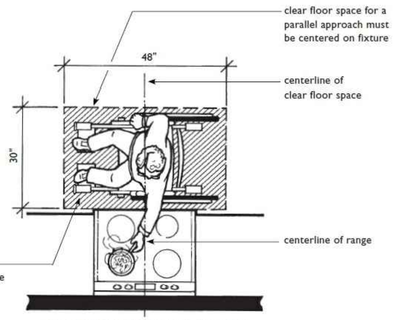
Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction



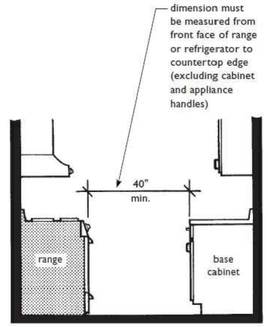
clear floor space for at least one type of approach (forward or parallel) must be centered on the refrigerator; this applies to side-by-side as well as over/under models



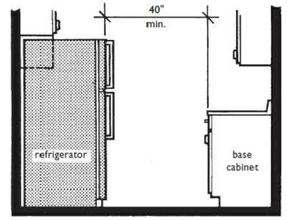
Space for Either a Forward or Parallel Approach Must Be Provided



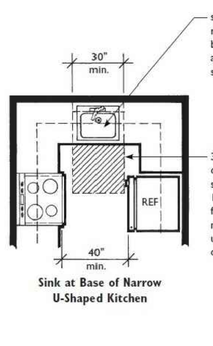
Space for Parallel Approach Required at Range and Cooktop



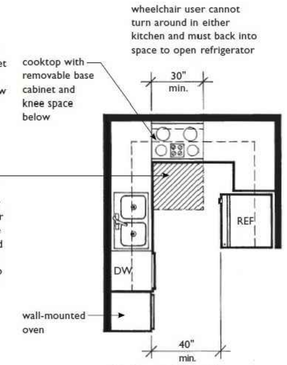
Minimum Clearance between Range and Opposing Base Cabinet



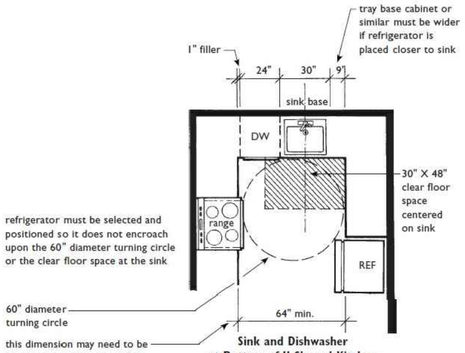
Minimum Clearance between Refrigerator and Opposing Base Cabinet



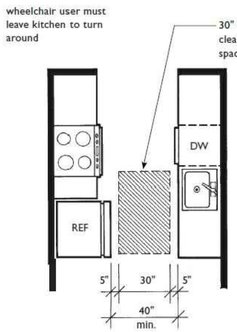
Sink at Base of Narrow U-Shaped Kitchen



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



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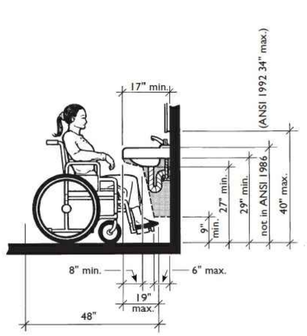
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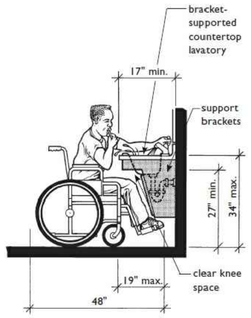
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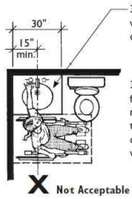
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ANSI 1986 Requirements at Knee Space
(Guidance for Knee Space in A Bathrooms)



Knee Space at Lavatories that Meets the Requirements for B Bathrooms

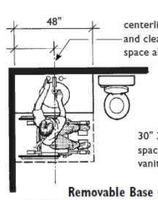


30" wide (min.) lavatory with removable vanity cabinet is necessary

30" X 48" clear floor space for a parallel approach can not be centered on basin; therefore, knee space and clear floor space for forward approach is required

X Not Acceptable for Parallel Approach

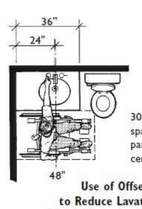
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered
(Required in A and B Bathrooms)



centerline of basin and clear floor space aligned

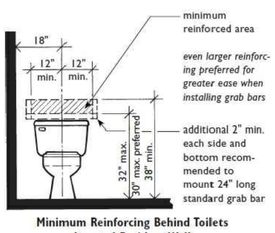
30" X 48" clear floor space flush with vanity front

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

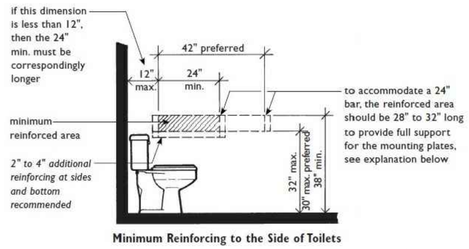


30" X 48" clear floor space permits a parallel approach centered on the basin

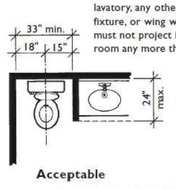
Use of Offset Basin to Reduce Lavatory Length
(Applicable in A and B Bathrooms)



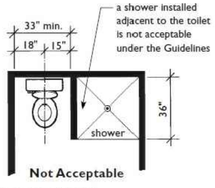
Minimum Reinforcing Behind Toilets Located Beside a Wall



Minimum Reinforcing to the Side of Toilets

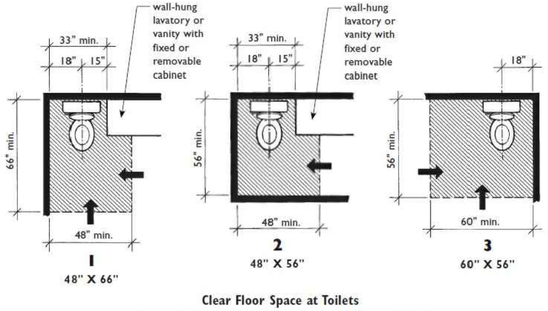


Acceptable

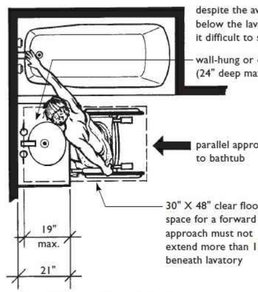


Not Acceptable

Some Features May Overlap Clear Floor Space at Toilet

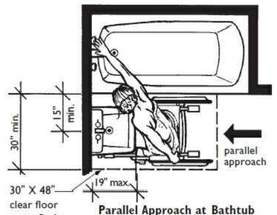


Clear Floor Space at Toilets
(One of the Three Must be Provided in "A" and "B" Bathrooms)



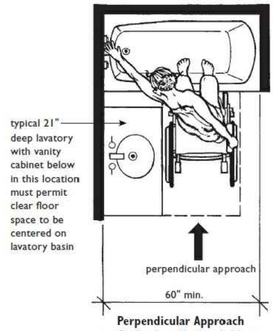
Parallel Approach to Bathtub at Lavatory with Knee Space Permitted in Specification A Bathrooms

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



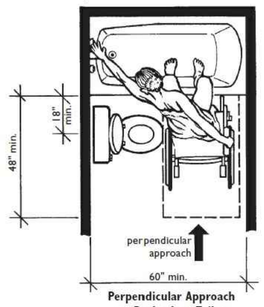
Parallel Approach at Bathtub with Small Wall-Hung Lavatory
Applies to Specification B Bathrooms Only

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.

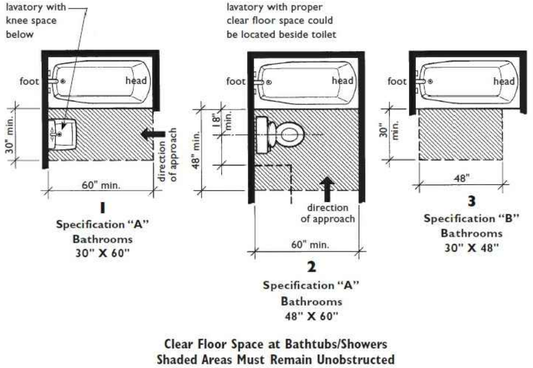


Perpendicular Approach to Bathtub at Vanity Cabinet
Permitted in Specification A Bathrooms Only

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.



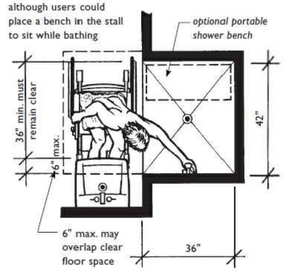
Perpendicular Approach to Bathtub at Toilet
Permitted in Specification A Bathrooms Only



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

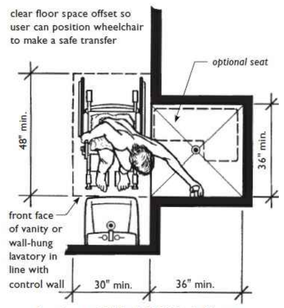
36" X 42" shower is not a transfer shower, although users could place a bench in the stall to sit while bathing

Lavatory may be wall-hung or countertop with vanity below. If a vanity cabinet is present then cabinets must be removable.



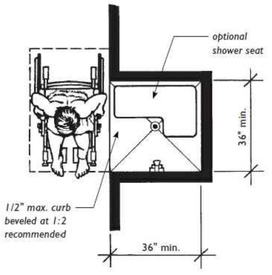
Lavatory at 36-Inch X 42-Inch Shower
Applicable in Specification A and B Bathrooms

clear floor space offset so user can position wheelchair to make a safe transfer



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

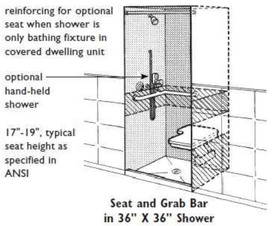
In Specification B bathrooms, when shower is only bathing fixture and is a nominal 36" X 36", it must have reinforcing for grab bars and a wall-mounted shower seat.



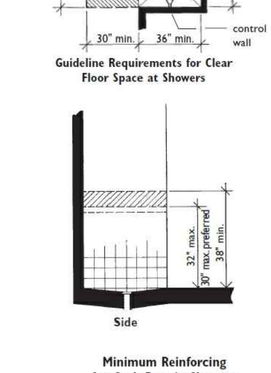
When Shower Stall Is the Only Bathing Fixture It Must Be at Least 36 Inches X 36 Inches



Other Shower Sizes Meet the Requirements of the Guidelines



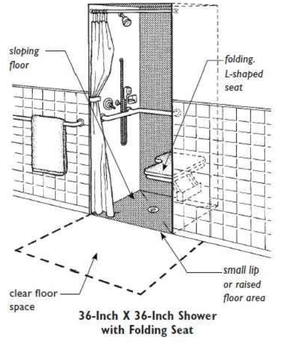
Seat and Grab Bar in 36" X 36" Shower



Guideline Requirements for Clear Floor Space at Showers

Side

Minimum Reinforcing for Grab Bars in Showers



36-Inch X 36-Inch Shower with Folding Seat

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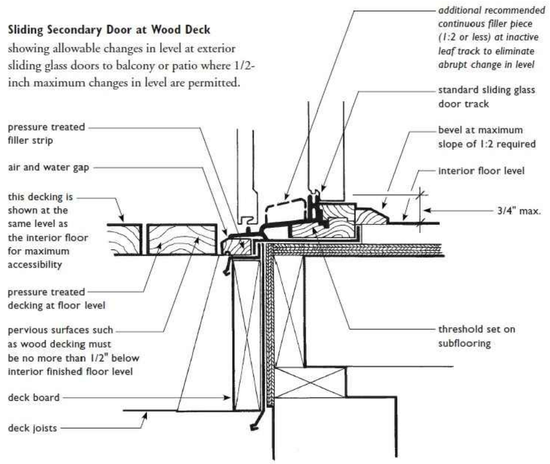
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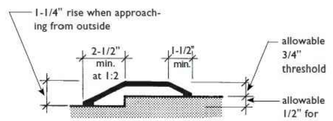
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JOB: 24-3379
SHEET NO.:

FH2

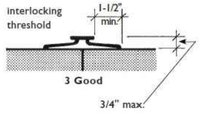
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Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.

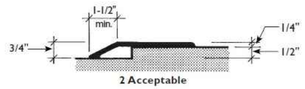




1 Acceptable
(Not Preferred: 1-1/4" Height is Difficult for Many People Who Use Wheelchairs)



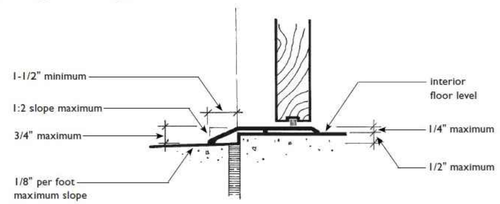
3 Good

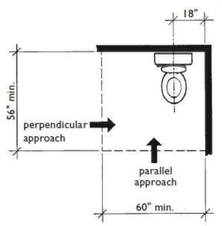


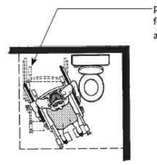
2 Acceptable

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.



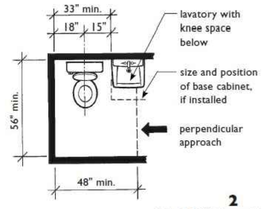


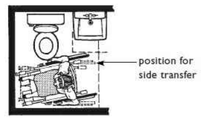


many users can execute a parallel, a perpendicular, and a diagonal approach in a 60" X 56" clear floor space

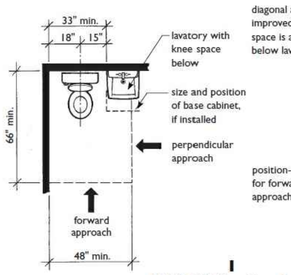
3
60" X 56" Clear Floor Space
(with No Overlapping Elements)

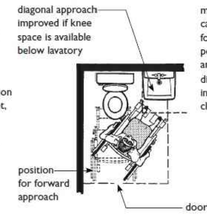
the primary approach that can be executed in a 48" X 56" clear floor space is perpendicular





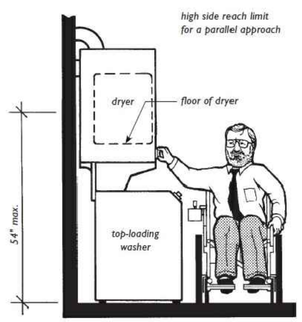
2
48" X 56" Clear Floor Space
(with Overlapping Lavatory)



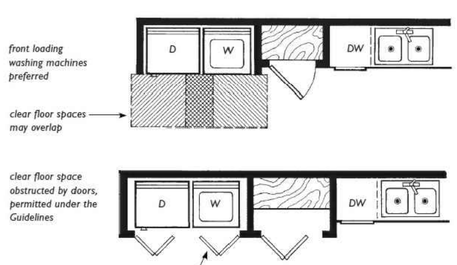


many users can execute a forward, a perpendicular, and a limited diagonal approach in a 48" X 66" clear floor space

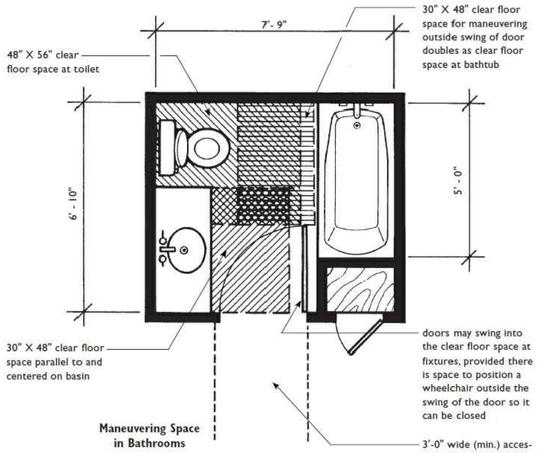
I
48" X 66" Clear Floor Space
(with Overlapping Lavatory)



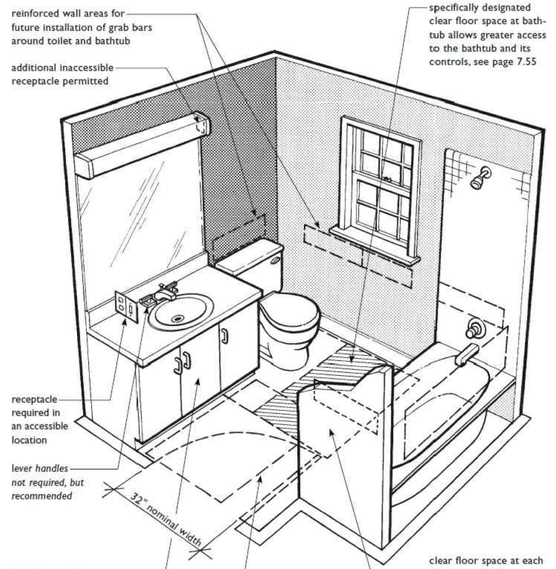
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



Clear Floor Space at Laundry Equipment Not Required But Recommended

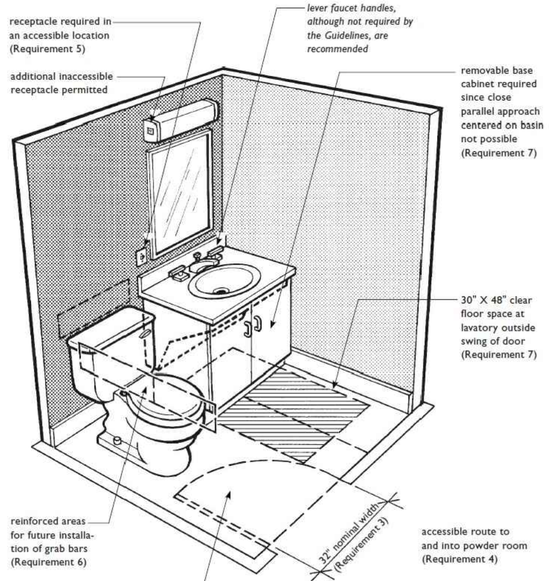


Maneuvering Space in Bathrooms



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.

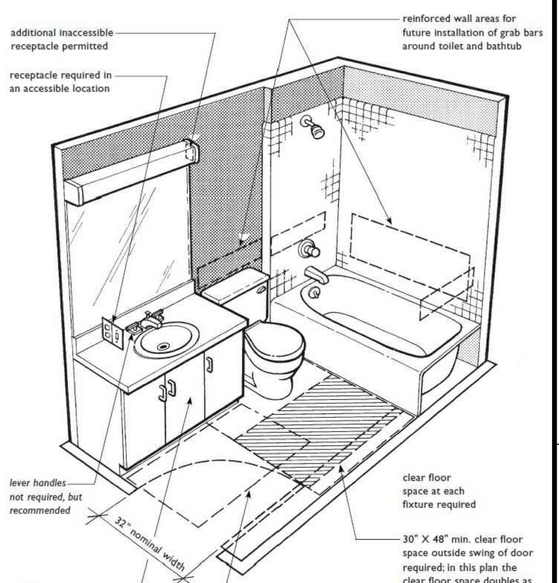


Usable Powder Room
5'-6" X 5'-8"
(See Plan Page 7.81)

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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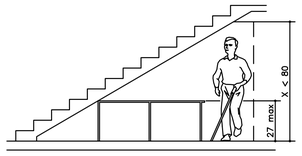
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JOB: 24–3379
SHEET NO.:

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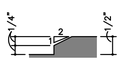
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Vertical Clearance

S STANDARD VERTICAL CLEARANCE

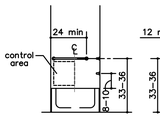
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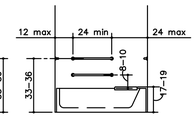
Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

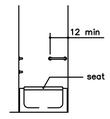
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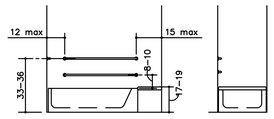
Controls Location



Grab Bars at Removable Seat

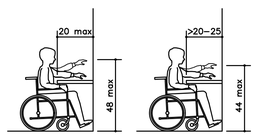


Grab Bars at Removable Seat

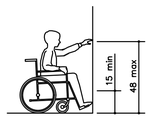


Grab Bars at Permanent Seat

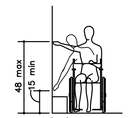
Grab Bars at Permanent Seat



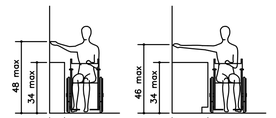
Obstructed High Forward Reach



Unobstructed Forward Reach



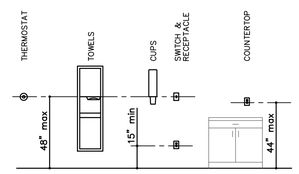
Unobstructed Side Reach



Obstructed High Side Reach

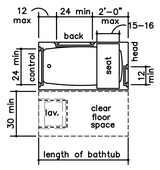
R STANDARD REACH ADA DIAGRAMS

NO SCALE

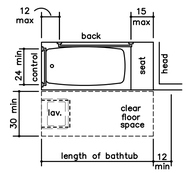


Q STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE



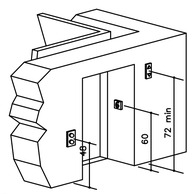
Clear Floor Space at Bathtub With Removable Seat



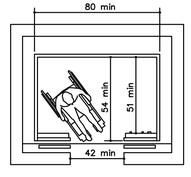
Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

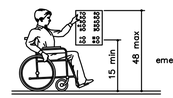
NO SCALE



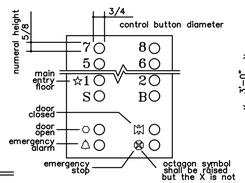
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



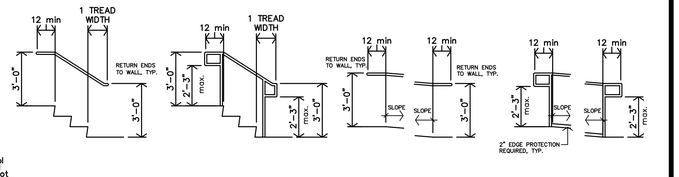
Car Control Height



Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



Stair Handrail Extensions at Walls

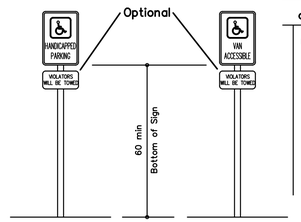
Stair Handail Extensions at Freestanding Handrails

Ramp Handrail Extensions at Walls

Ramp Handail Extensions at Freestanding Handrails

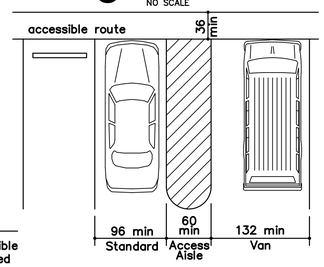
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

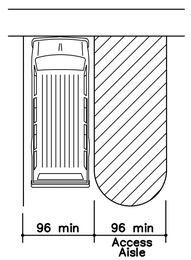


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



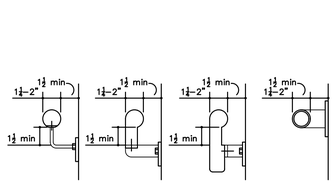
Handicap Accessible Parking Stalls



Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS

NO SCALE



Handrail

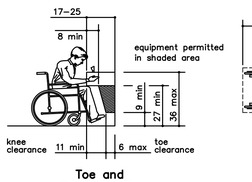
Handrail

Handrail

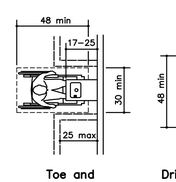
Grab Bar

K STANDARD HANDRAIL/GRAB BAR DETAILS

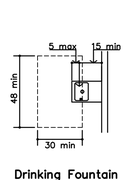
NO SCALE



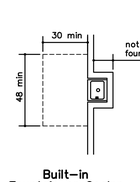
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



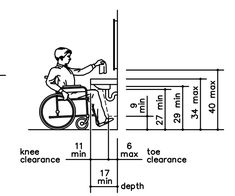
Drinking Fountain Spout Location



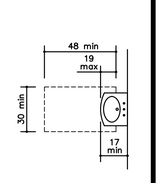
Built–in Fountain or Cooler

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



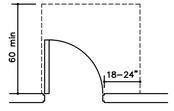
Lavatory Clearances



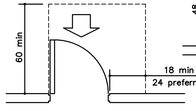
Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

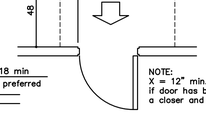
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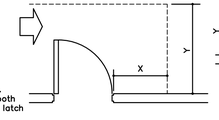
Exterior Landing



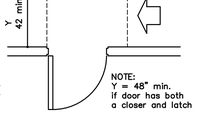
Front Approach – Swinging Door



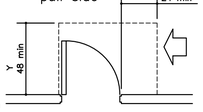
Front Approach – Swinging Door



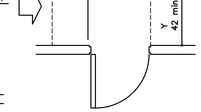
Hinge Side Approach – Swinging Door



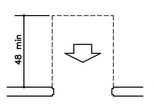
Side Approach – Swinging Door



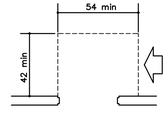
Latch Side Approach Swinging Door



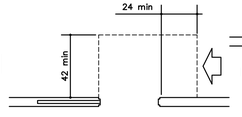
Latch Side Approach Swinging Door



Front Approach – Sliding or Folding Doors



Side Approach – Sliding or Folding Doors



Stop or Latch Side Approach – Sliding or Folding Doors

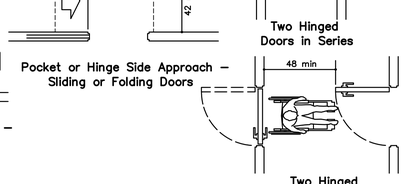
Hinged Doorway Clear Width

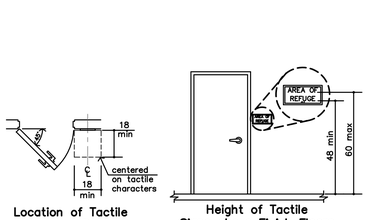
Folding Doorway Clear Width

Sliding Doorway Clear Width

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

WITHOUT SEAT

30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

WITH SEAT

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

JonesGillamRenz
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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

DATE: 10–3–2024

JOB: 24–3379

SHEET NO.:

ADA

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ACCESSIBLE UNIT LEGEND

(4) UNITS SHALL BE ACCESSIBLE – 5% of total
(2) 1–bedroom
(2) 2–bedroom

(2) UNITS SHALL BE HEARING & VISION IMPAIRED ACCESSIBLE – 2% of total
(1) 1–bedroom
(1) 2–bedroom

ACCESSIBLE WALK OR PATH

PARKING SUMMARY

CODE REQUIRED	
TOTAL STALLS	90
HANDICAP STALLS	3

PROVIDED	
HANDICAP PARKING STALLS	4
STANDARD PARKING STALLS	86
TOTAL PARKING STALLS	90
PARKING RATIO (STALLS/UNITS)	1.5

LOT COVERAGE

SITE ACRES	SITE SQUARE FOOT	BLDG COVERAGE (GSF FOOTPRINT)	LOT COVERAGE
3.09 ACRES	134,384	13,700 sf	10.19%

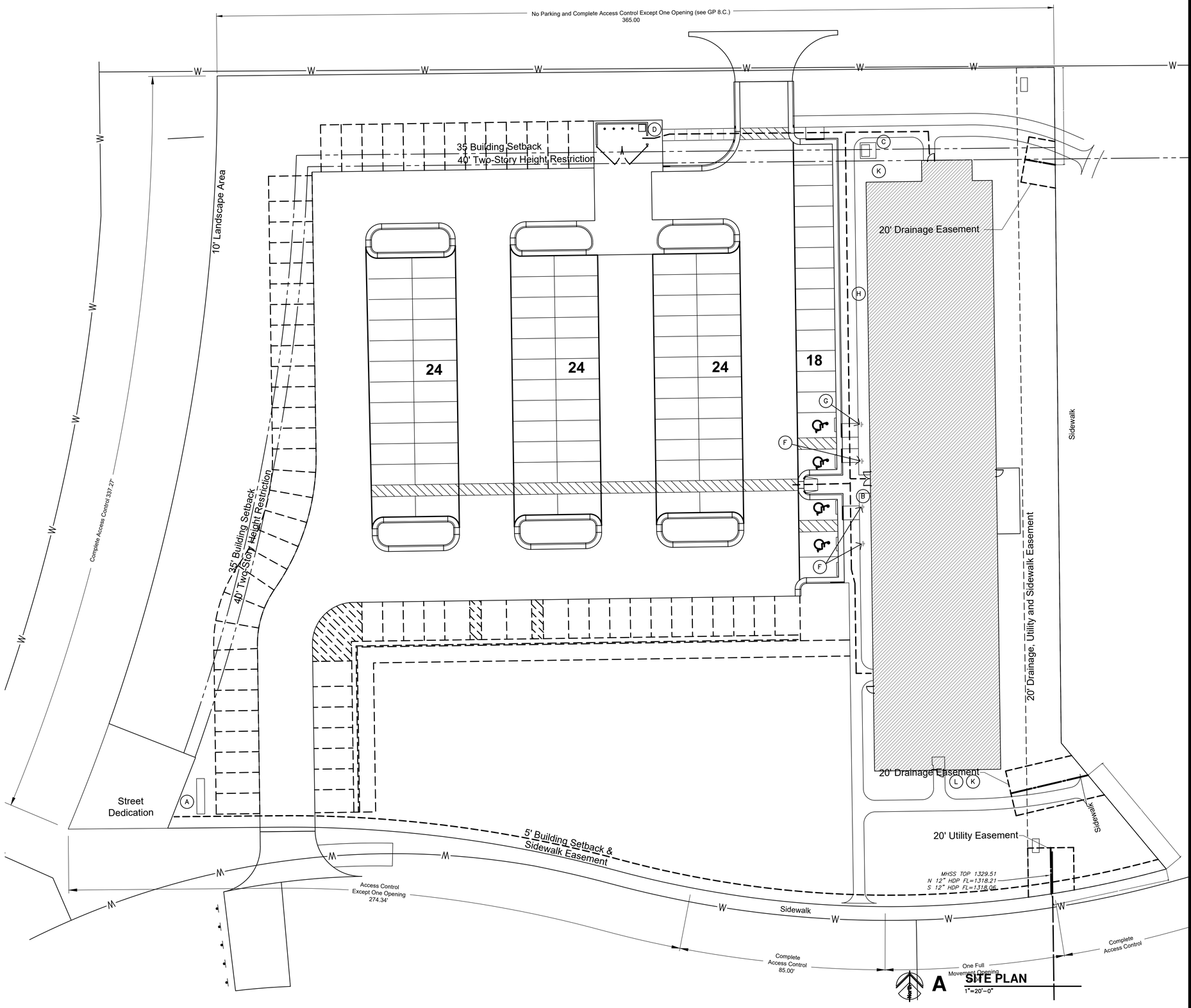
UNIT SUMMARY

UNIT TYPE	TOTAL NO. of UNITS
1–BED, 1–BATH	40
2–BED, 1–BATH	20
TOTAL	60

SITE PLAN KEY NOTES

A	MONUMENT SIGN, BASE BID REF. SHEET A1.2
B	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
C	BUILDING TRANSFORMER REF. ELECT. DWGS. CONTRACTOR TO COORDINATE SIZE OF CONC. PAD WITH ELECT. COMPANY
D	HC TRASH ENCLOSURE REF. SHEET A1.2
E	
F	NEW POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
G	NEW POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
H	DASHED LINE INDICATES ACCESSIBLE PATH
K	BUILDING METER CENTER REF. ELECT. DWGS
L	BUILDING FIRE SPRINKLER ROOM REF. MECH. DWGS

NOTE:
CONC. SLABS @ SITE AMENITIES SHALL BE 4"th. 3,500 PSI W/ 6x6–W1.2xW1.2 WWF. SLOPE ACROSS SLAB NO MORE THAN 2% (1/8" PER 12") OVER 4"th. GRANULAR FILL (MIN.) COMPACTED OVER SUBGRADE, PREP PER SOILS REPORT.



A SITE PLAN
1"=20'–0"

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Kansas City, MO 64108
785.827.0386
jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

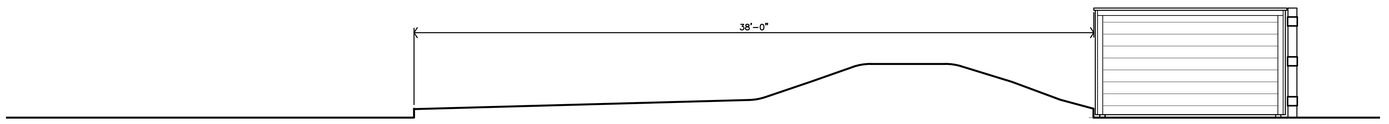
PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

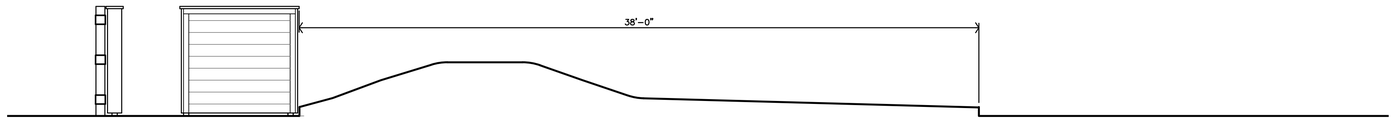
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JOB: 24–3379
SHEET NO.:

A1.1

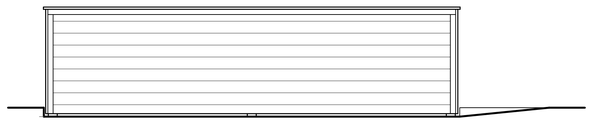
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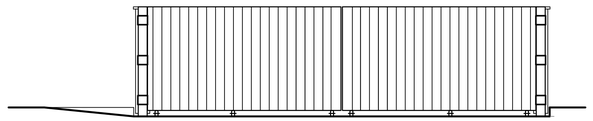
H TRASH COLORED ENCLOSURE FRONT ELEVATION
1/4"=1'-0"



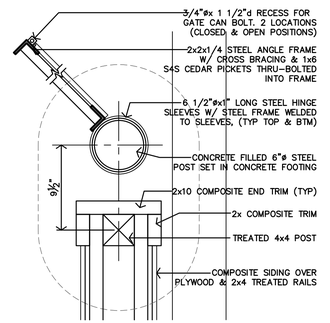
G TRASH ENCLOSURE REAR COLORED ELEVATION
1/4"=1'-0"



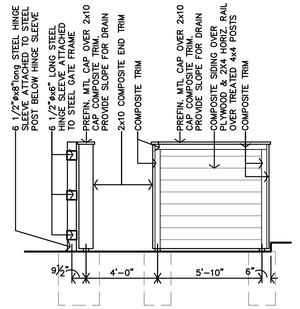
F TRASH ENCLOSURE FRONT COLORED ELEVATION
1/4"=1'-0"



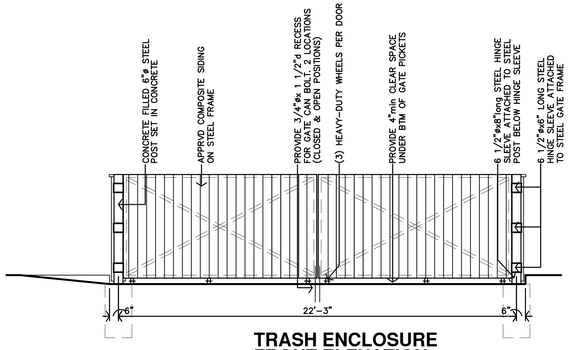
E TRASH ENCLOSURE REAR COLORED ELEVATION
1/4"=1'-0"



D DETAIL
1 1/2"=1'-0"

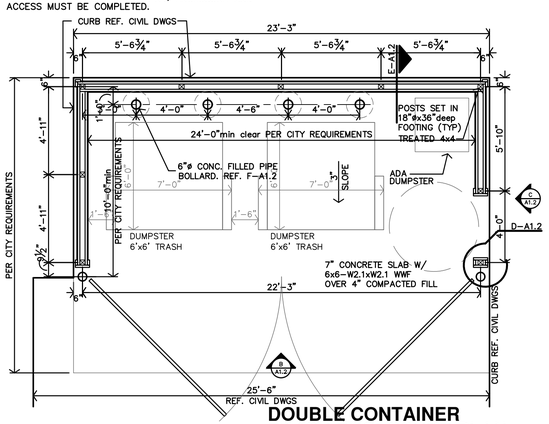


C TRASH ENCLOSURE SIDE ELEVATION
1/4"=1'-0"

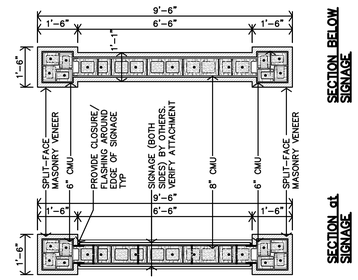


B TRASH ENCLOSURE FRONT ELEVATION
1/4"=1'-0"

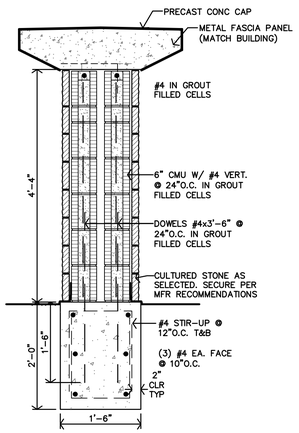
DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, UNTILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.



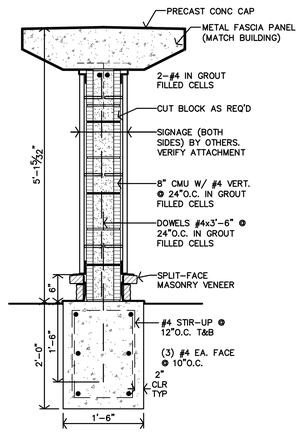
A DOUBLE CONTAINER TRASH ENCLOSURE PLAN
1/4"=1'-0"



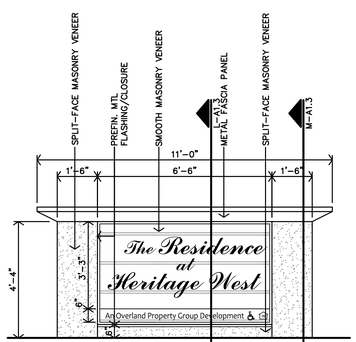
K MONUMENT SIGN SECTION
3/8"=1'-0"



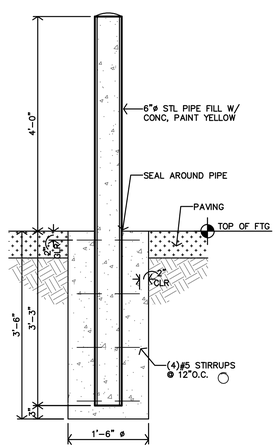
M MONUMENT SIGN SECTION
3/4"=1'-0"



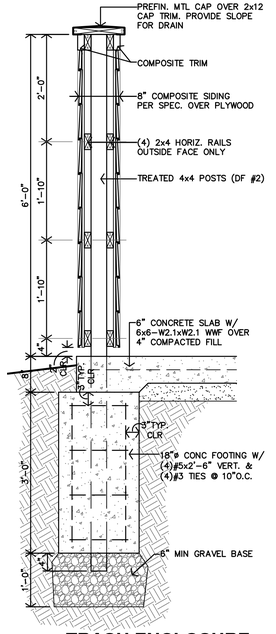
L MONUMENT SIGN SECTION
3/4"=1'-0"



N MONUMENT SIGN ELEVATION
3/8"=1'-0"



F BOLLARD DETAIL
3/4"=1'-0"



E TRASH ENCLOSURE SECTION
3/4"=1'-0"

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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

DATE: 12-16-2024
JOB: 24-3379
SHEET NO.:

A1.2

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APARTMENT CHART

TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
ACCESSIBLE UNITS (w/ REMOVEABLE TUB SEAT)	A11	B10	C5	D12	4
HEARING/VISION IMPAIRED & ADAPTABLE UNITS	A7			D6	2
ALL REMAINING UNITS ADAPTABLE	A1,A2,A3,A4,A5, A6,A8,A12,A13, A14,A15,A16	B1,B2,B3,B4,B5, B6,B7,B8,B9,B11, B12,B13,B14,B15, B16	C1,C2,C3,C4,C6, C7,C8,C9,C10, C11,C12,C13,C14, C15,C16	D1,D2,D3,D4,D5, D7,D8,D9,D10, D11,D13,D14	54
TOTAL	14	16	16	14	60

C5, B10 – 1BED ACCESSIBLE
A11, D12 – 2BED ACCESSIBLE

A7 – 1BED HEARING & VISION
D6 – 2BED HEARING & VISION

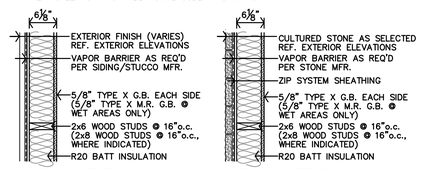
NOTE:
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY & DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

ARCHITECTURAL GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
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 REQUIRED.
5. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
6. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
7. FEC – INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF SPECS. AND DETAILS A/8-A2.0 FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2021 IBC, SECTION 906. REF. SHEET A2.0
8. MHO – INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. F.O.S. – INDICATES DIMENSIONS ARE TO THE FACE OF STUD AT THE EXTERIOR WALLS U.N.O.
10. FURNITURE SHOWN IS BY OWNER.
11. (R) INDICATES RADON PIPE LOCATION. REF. 0–A4.7

EXTERIOR PARTITION SCHEDULE

REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



TYPICAL EXTERIOR WALL AT SIDING

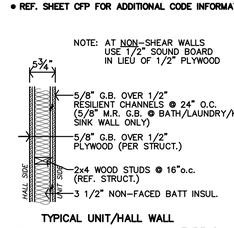
TYPICAL EXTERIOR WALL AT STONE

1A TYPE 1A

PARTITION NOTES:
1. ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
2. LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
3. REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION
4. REF. STRUCTURAL FOR SHEAR WALL LOCATIONS, MATERIAL & SECTIONS
5. FIRE BLOCKING REQUIRED PER 2012 IBC SEC. 708 & 718. @ 10'-0"O.C. VERT. & HORIZ. AND @ ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE (REF. SHEET A4.9)
6. ALL LISTED ASSEMBLIES ARE PROPRIETARY. ALL SUBSTITUTIONS SHALL FIRST BE SUBMITTED TO ARCHITECT, AND ARE NOT TO BE INSTALLED PRIOR TO WRITTEN APPROVAL FROM ARCHITECT.
7. REF. SHEET A4.9 FOR FIRE PENETRATION REQUIREMENTS @ ALL PLUMBING CHASES AND ALL PENETRATIONS THRU RATED WALLS, FLOOR/CEILING & CEILING/ROOF ASSEMBLIES

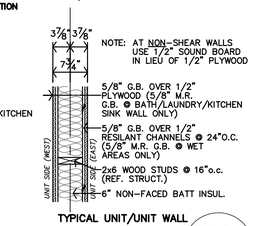
INTERIOR PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



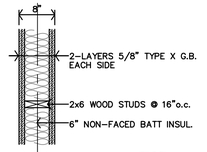
TYPICAL UNIT/HALL WALL

2 TYPE 2
1-HOUR RATED (UL U305) STC 56
ATTACH PER ul REQUIREMENTS
NOTE: HALL TO BE 30min RATED

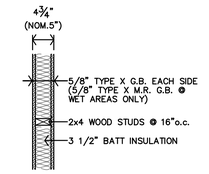


TYPICAL UNIT/UNIT WALL

3 TYPE 3
1-HOUR RATED (UL U305) STC xx
ATTACH PER ul REQUIREMENTS

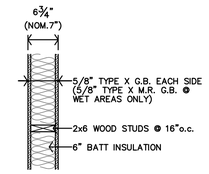


4 TYPE 4
2-HOUR RATED FIRE WALL (UL U301) (UL RATING 2HR)



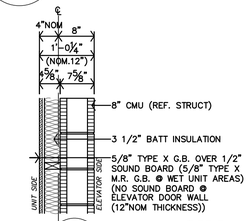
5r TYPE 5r
STC 34 1-HOUR RATED (UL U305)
ATTACH PER ul REQUIREMENTS

5 TYPE 5
NON-RATED

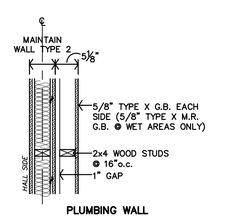


6r TYPE 6r
STC 35 1-HOUR RATED (UL U305)
ATTACH PER ul REQUIREMENTS

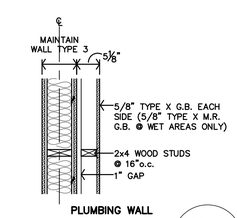
6 TYPE 6
NON-RATED



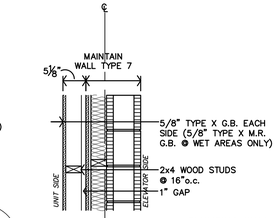
7 TYPE 7
STC 60 2-HOUR RATED FIRE WALL (UL U905 (UL RATING 2HR)



8 TYPE 8
STC 56
PLUMBING WALL

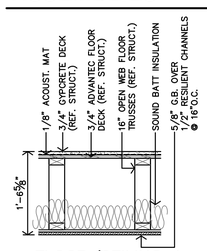


9 TYPE 9
STC xx
PLUMBING WALL



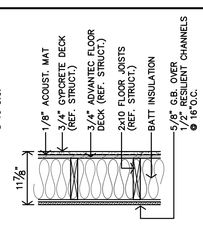
10 TYPE 10
PLUMBING WALL

ASSEMBLIES



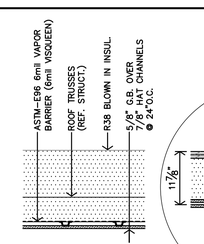
FLOOR/CEILING A
1-HOUR RATED (UL L528)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2012 IBC SECTION 718.4
2. FIRE BLOCKING REQUIRED PER 2012 IBC SEC. 718.2. (1) LAYER – 5/8" G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE (REF. G–A4.11 & C–A4.7)
3. STC RATING 50 MIN & IIC RATING 50 MIN PER IBC-2012, SEC. 1207.2 & 1207.3
4. G.B. SHALL BE SELECTED FROM THE UL LISTED MANUFACTURERS PRODUCTS.

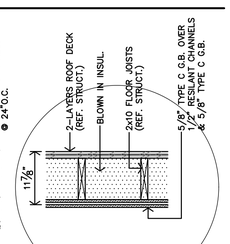


FLOOR/CEILING B
1-HOUR RATED (UL L501)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2012 IBC SECTION 718.4
2. FIRE BLOCKING REQUIRED PER 2012 IBC SEC. 718.2. (1) LAYER – 5/8" G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE (REF. G–A4.11 & C–A4.7)

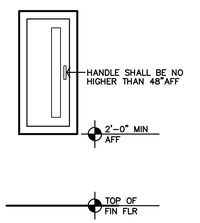


ROOF/CEILING A
1-HOUR RATED (UL P522)
ATTACH PER ul REQUIREMENTS

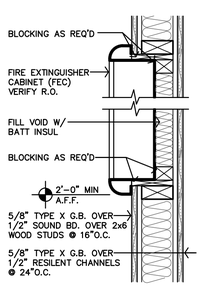


ROOF/CEILING B
1-HOUR RATED (UL L505)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2018 IBC SECTION 718.4
2. FIRE BLOCKING REQUIRED PER 2018 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE (REF. G–A4.11 & C–A4.7)



B TYPICAL FEC MOUNTING HGT
3/4"=1'-0"



A FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1 1/2"=1'-0"

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North **B** **SECOND FLOOR PLAN**
3/32"=1'-0"

North **A** **FIRST FLOOR PLAN**
3/32"=1'-0"

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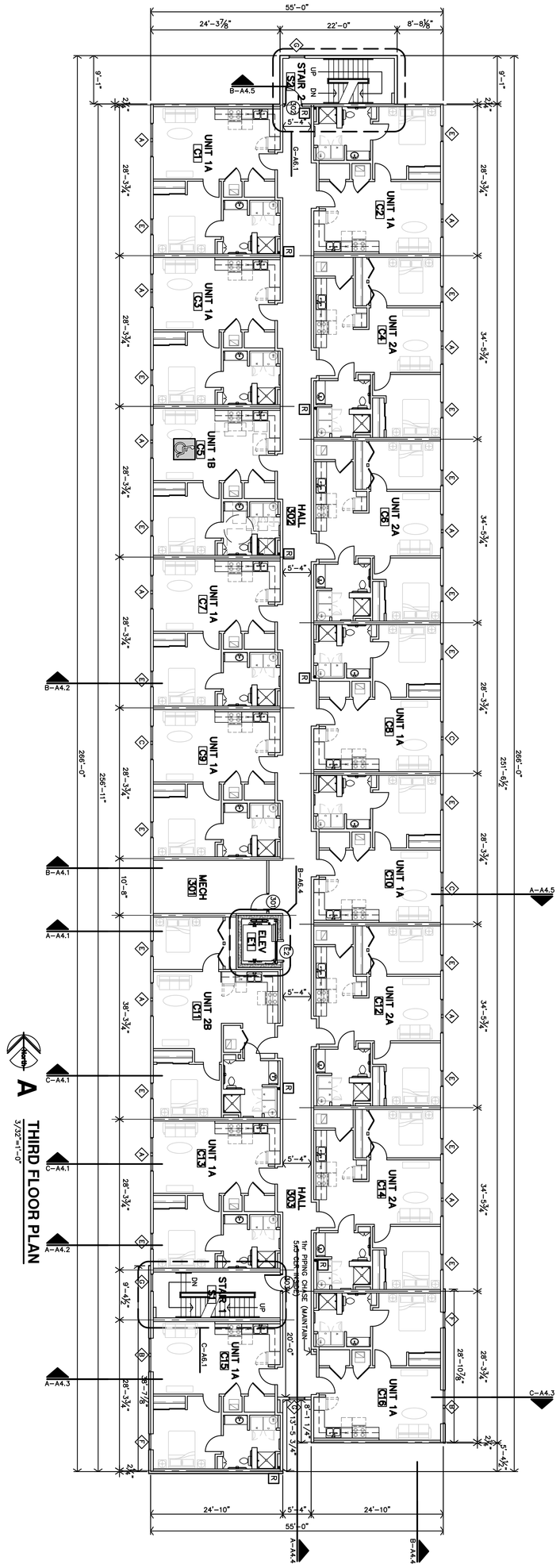
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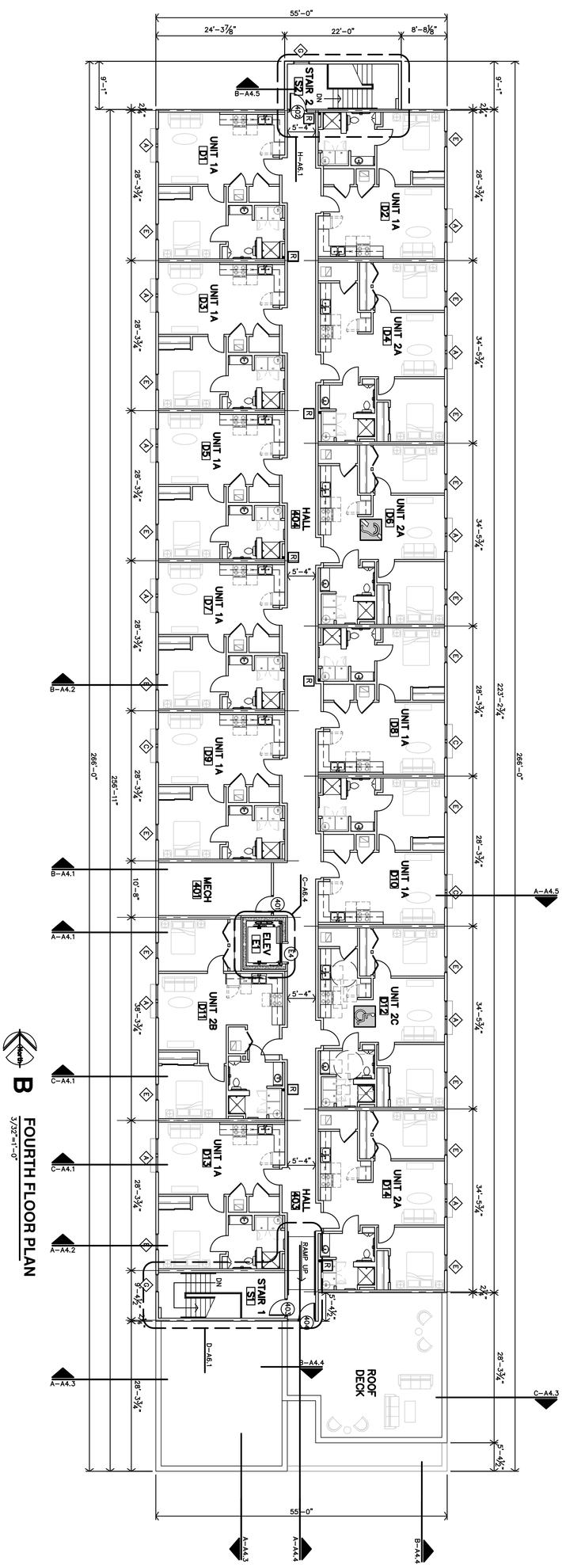
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A THIRD FLOOR PLAN
3/32"=1'-0"



B FOURTH FLOOR PLAN
3/32"=1'-0"

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ANDOVER, KANSAS

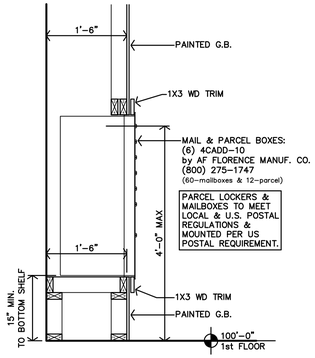
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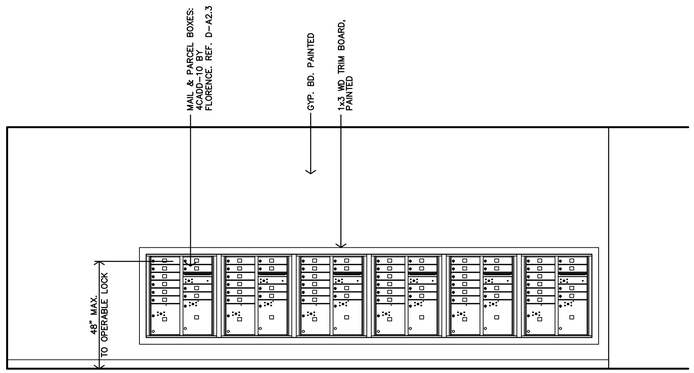
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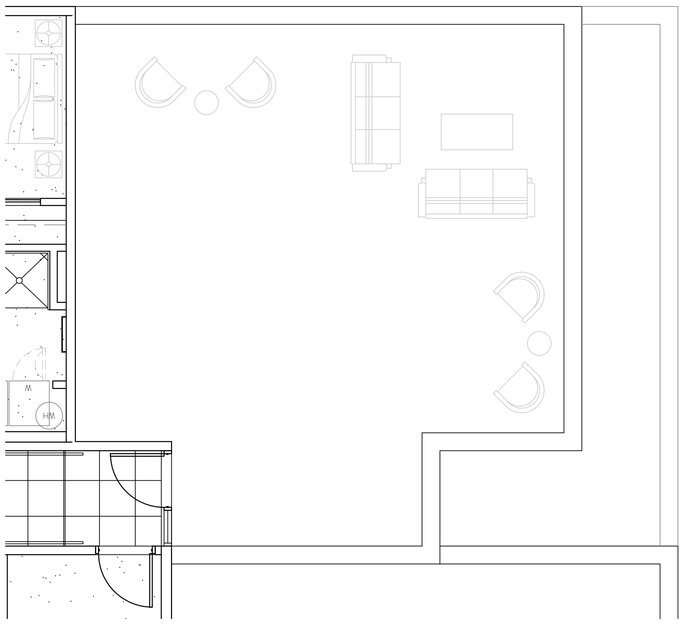
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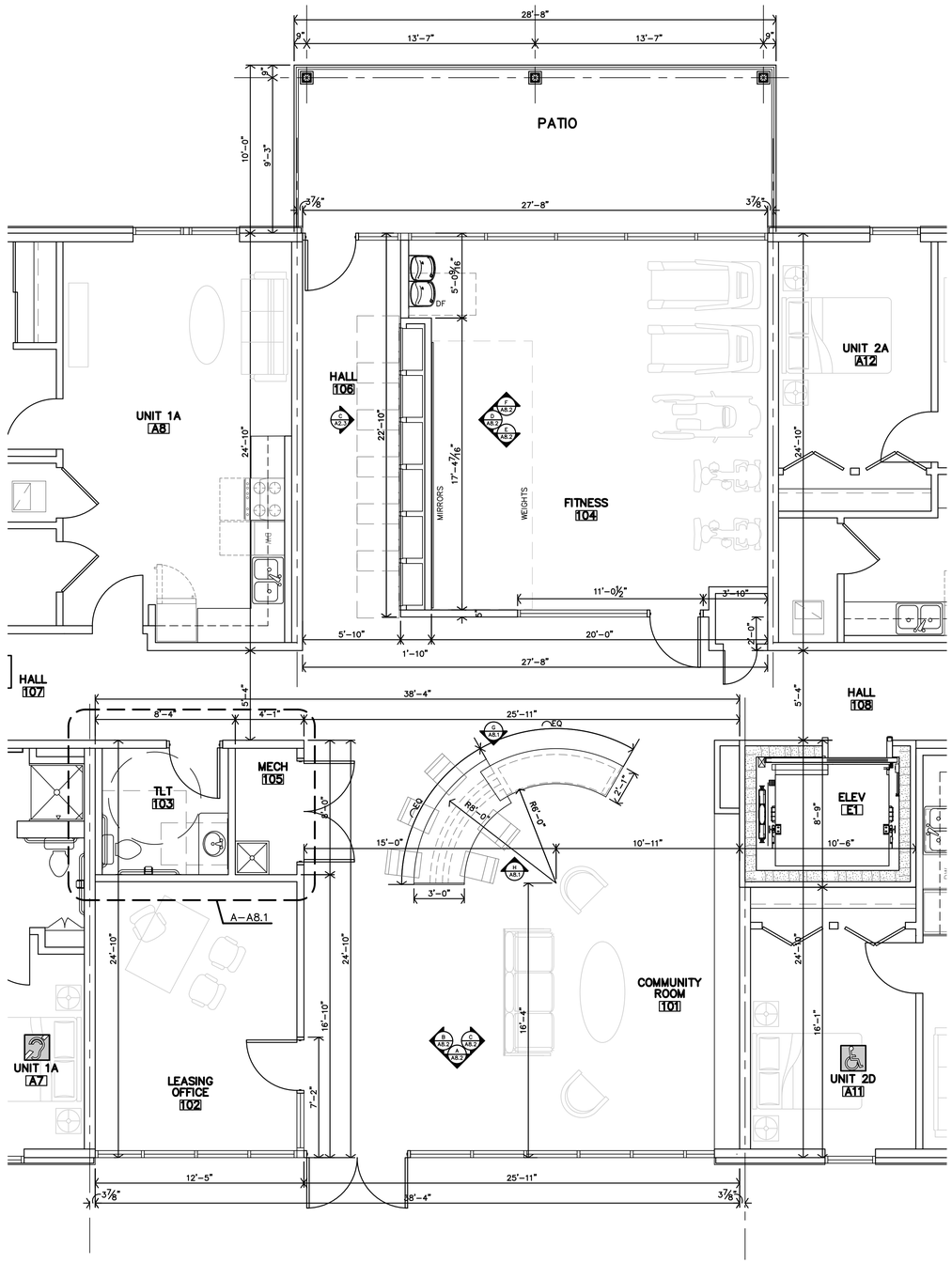
D **WALL SECTION @ MAIL CENTER**
3/4"=1'-0"



C **MAIL / HALL #106 INTERIOR ELEVATION**
3/8"=1'-0"



B **ENLARGED ROOFTOP DECK PLAN**
1/4"=1'-0"



A **ENLARGED COMMUNITY ROOM & FITNESS CENTER PLAN**
1/4"=1'-0"

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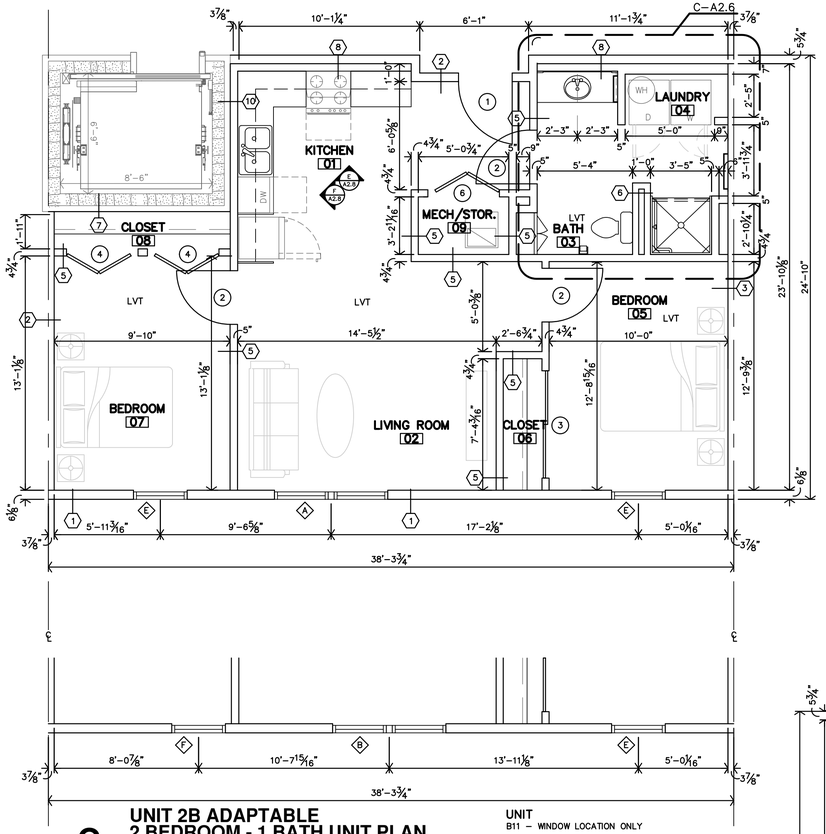
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C **UNIT 2B ADAPTABLE**
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0" 800 SF

UNIT
B11 – WINDOW LOCATION ONLY

APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
4. CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2012 IBC, SECTIONS 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2012 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS.
9. HOSE BIBS TO BE LOCATED 6"min. ABOVE WAINSCOT (30"MIN ABV. FIN. FLOOR).
10. TYPICAL AT UNIT WINDOWS, BOTTOM OF HEADER IS 90" ABV. FIN. FLR. REF. WALL SECTIONS & STRUCT.
11. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
12. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
13. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
14. F.O.S. = FACE OF STUD
15. HEARING/VISION IMPAIRED UNITS (WHERE INDICATED ON SHEET A2.0): CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. REF. ELECT. DWGS
16. FE = WALL MOUNTED FIRE EXTINGUISHER REF. SPECIFICATIONS.
17. REF SHEET A2.0 FOR PARTITION SCHEDULE.
18. VLP = VINYL PLANK
19. CPT = CARPET
20. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.

ADAPTABLE NOTES

21. ADAPTABLE UNITS (WHERE INDICATED ON SHEET A2.1 & A2.2): ALL UNITS NOT LABELED ACCESSIBLE

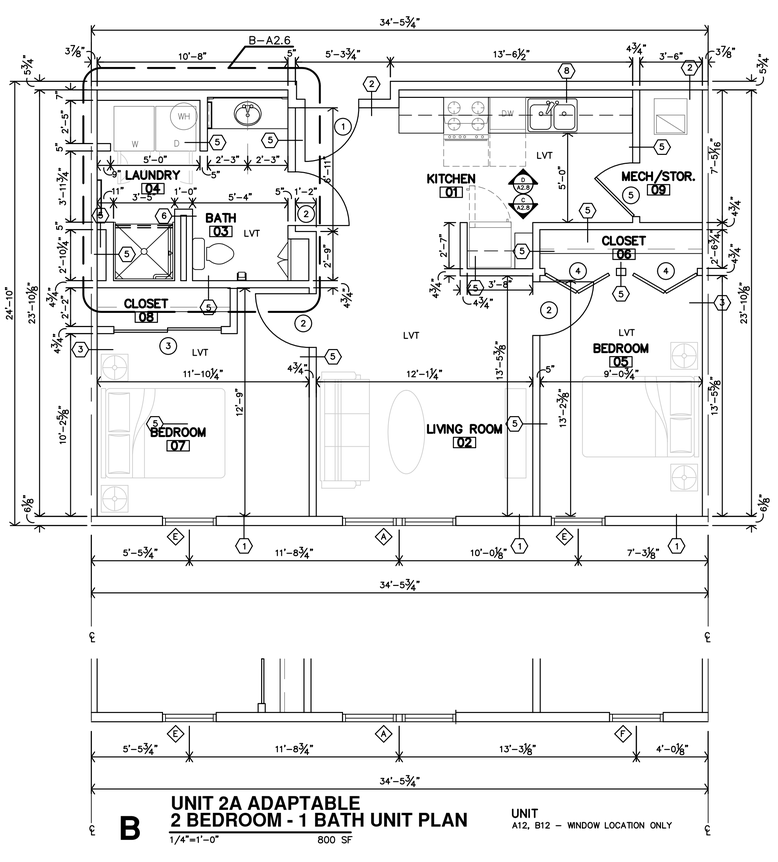
REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION

1–BEDROOM, CONTRACTOR TO INSTALL REMOVABLE CABINET WHERE INDICATED & 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILET, SHOWER SURROUNDS & BASES AND COUNTERTOPS. KNEE CLEARANCES TO BE PROVIDED AT ALL SINKS WITH REMOVABLE BASE CABINETS.

2–BEDROOM, CONTRACTOR TO INSTALL REMOVABLE CABINETS WHERE INDICATED. INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS, SHOWER SURROUNDS & BASES AND COUNTERTOPS AT BATHS #03. KNEE CLEARANCES TO PROVIDED AT ALL SINKS WITH REMOVABLE BASE CABINETS..

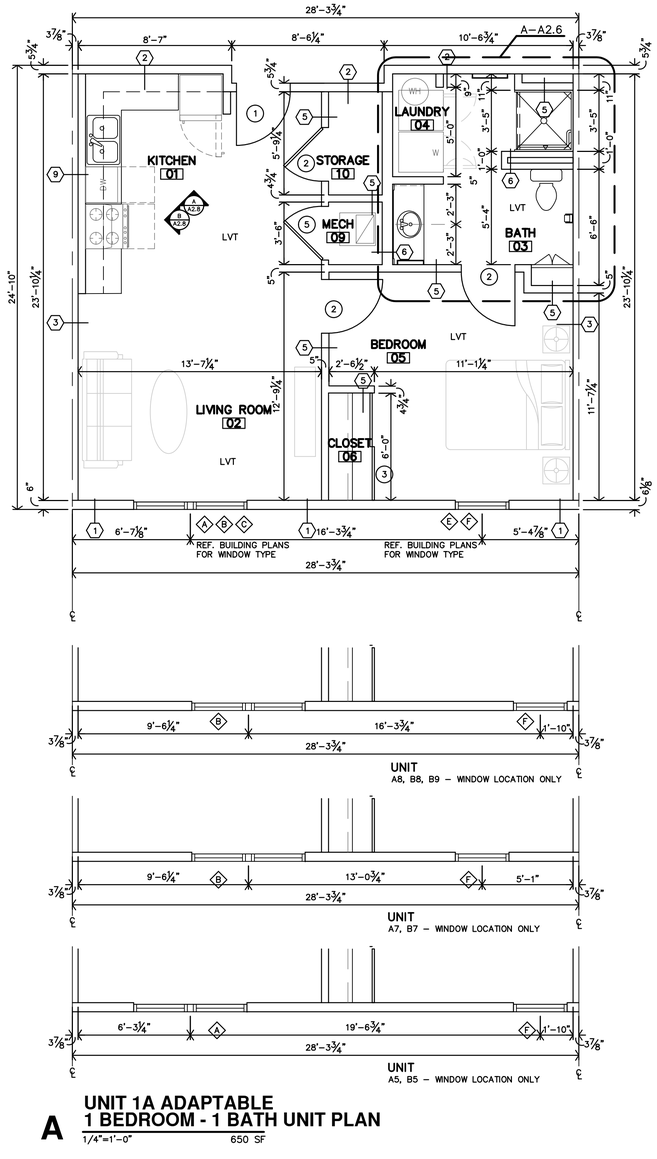
ALL UNITS, CONTRACTOR TO INSTALL REMOVABLE CABINET FRONTS @ SINK & WORK SPACE IN KITCHEN #01. KNEE CLEARANCES TO BE PROVIDED AT ALL SINKS.

- AT ALL REMOVABLE CABINETS, FLOORS & WALLS SHALL BE FINISHED. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED. CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPE COVERS. OWNER SHALL INSTALL COVER AFTER CABINET FRONT IS REMOVED.
- TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
- CONTRACTOR TO INSTALL BLOCKING PER ICC/ANSI A117.1–2009.
- REMOVABLE CABINETS REQUIRED WERE PARALLEL APPROACH SPACE CENTERED ON SINK IS NOT PROVIDED.



B **UNIT 2A ADAPTABLE**
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0" 800 SF

UNIT
A12, B12 – WINDOW LOCATION ONLY



A **UNIT 1A ADAPTABLE**
1 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0" 650 SF

UNIT
A8, B8, B9 – WINDOW LOCATION ONLY

UNIT
A7, B7 – WINDOW LOCATION ONLY

UNIT
A5, B5 – WINDOW LOCATION ONLY

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SHEET NO.:

A2.4

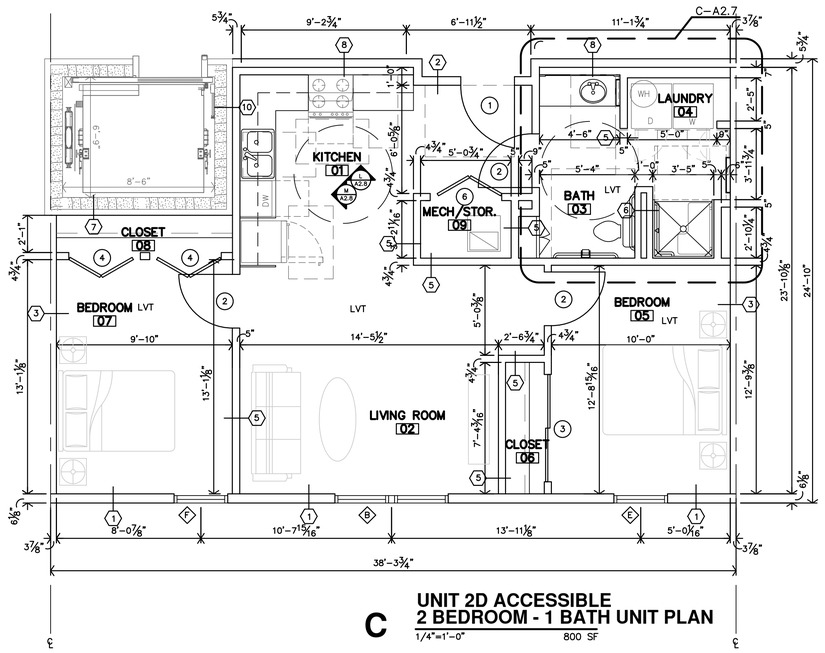
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APARTMENT GENERAL NOTES

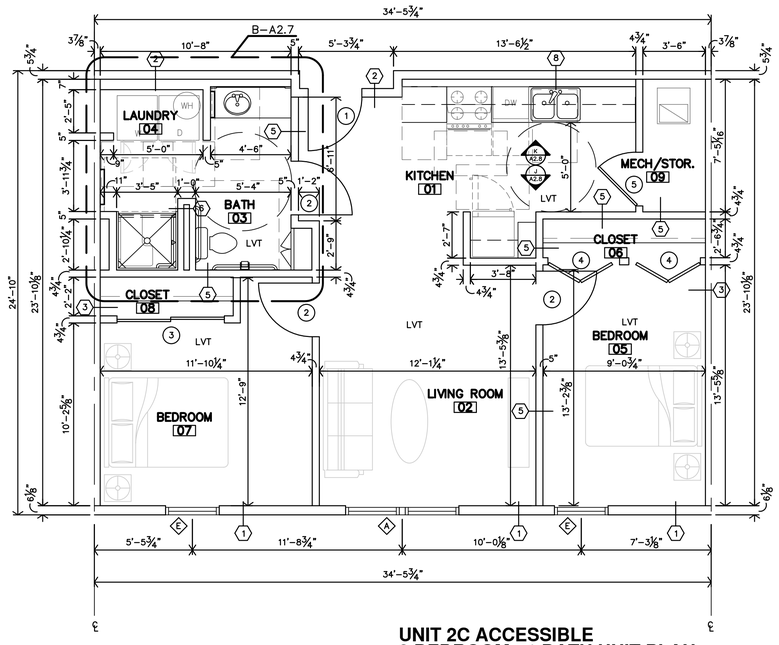
1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'–0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
4. CONTRACTOR SHALL PROVIDE SINGLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'–0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2012 IBC, SECTION 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2012 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS.
9. HOSE BIBS TO BE LOCATED 6"min. ABOVE WAINSCOT (30"MIN ABV. FIN. FLOOR).
10. TYPICAL AT UNIT WINDOWS, BOTTOM OF HEADER IS 90" ABV. FIN. FLR. REF. WALL SECTIONS & STRUCT.
11. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
12. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
13. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
14. F.O.S. = FACE OF STUD
15. HEARING/VISION IMPAIRED UNITS (WHERE INDICATED ON SHEET A2.0):
    - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
16. FE = WALL MOUNTED FIRE EXTINGUISHER REF. SPECIFICATIONS.
17. REF SHEET A2.0 FOR PARTITION SCHEDULE.
18. VLP = VINYL PLANK
19. CPT = CARPET
20. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.

ACCESSIBLE UNIT NOTES

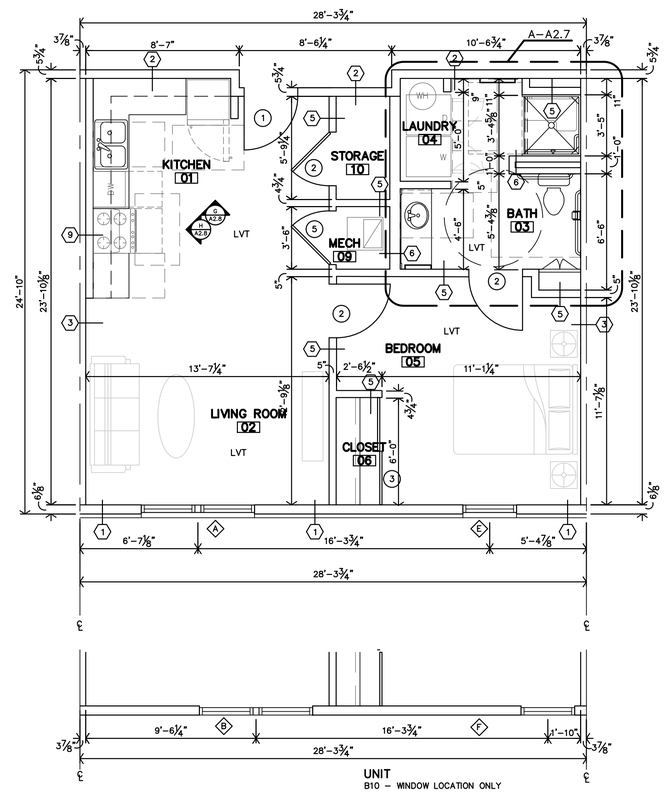
21. ACCESSIBLE UNITS (WHERE INDICATED ON SHEET A2.1 & A2.2):
    - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
    - 1–BEDROOM, CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET, SHOWER SURROUNDS & BASES AND @ SINKS & COUNTERTOPS. KNEE CLEARANCES TO PROVIDED AT ALL SINKS.
    - 2–BEDROOM, CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS, SHOWER SURROUNDS & BASES AND @ SINKS & COUNTERTOPS AT BATHS #03. KNEE CLEARANCES TO PROVIDED AT ALL SINKS.
    - ALL UNITS, CONTRACTOR TO INSTALL REMOVABLE CABINET FRONTS @ SINK & WORK SPACE IN KITCHEN #01 WHERE INDICATED. KNEE CLEARANCES TO PROVIDED AT ALL SINKS.
      –CONTRACTOR SHALL INSTALL HOT WATER & DRAIN PIPES COVERS.
      –TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
      –CONTRACTOR TO INSTALL BLOCKING AND PROVIDE & INSTALL GRAB BARS PER ICC/ANSI A117.1–2009.



C UNIT 2D ACCESSIBLE
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'–0" 800 SF



B UNIT 2C ACCESSIBLE
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'–0" 800 SF



A UNIT 1B ACCESSIBLE
1 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'–0" 650 SF

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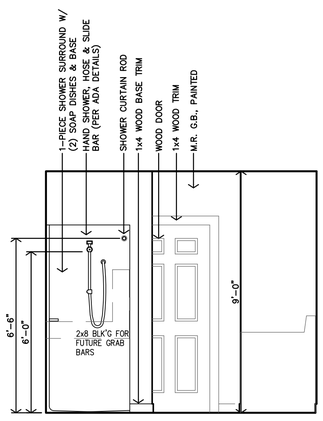
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REVISION:

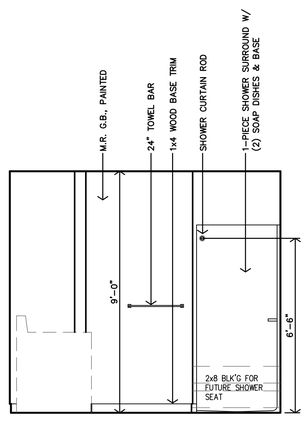
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JOB: 24–3379
SHEET NO.:

A2.5

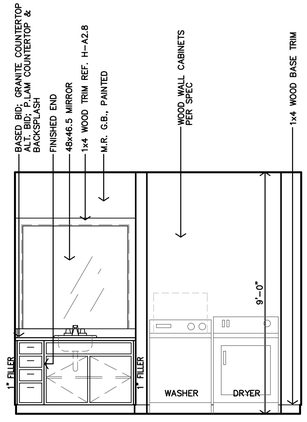
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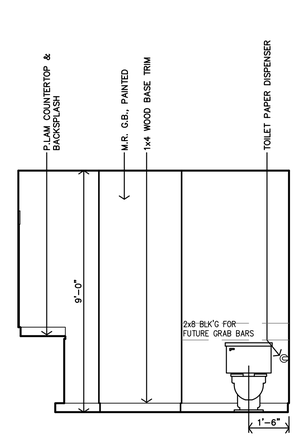
J UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



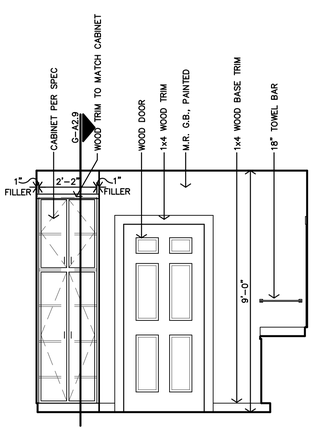
H UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



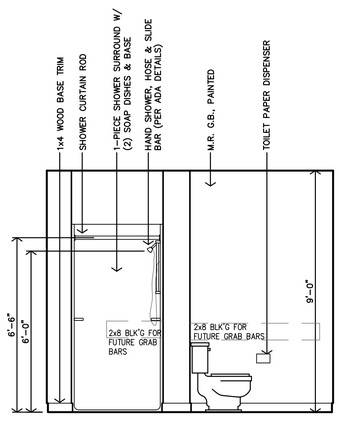
G UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



F UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



E UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



D UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.

ENLARGED BATH NOTES:

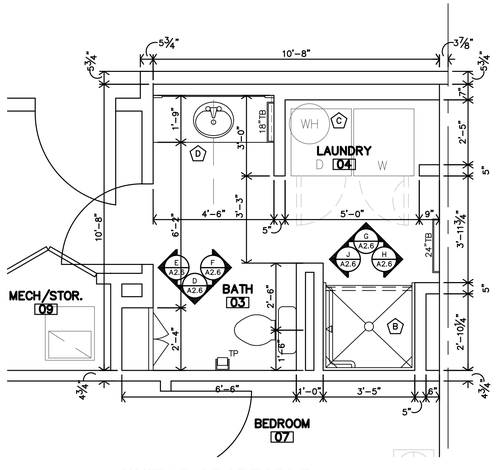
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON THIS SHEET.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, GRABS BARS, SHOWER SEAT, ETC. AS REQ'D. (REF. K/L/M/N/O-A2.9)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ACCESSIBLE UNITS DESIGNED AROUND 27wX30d WASHER & DRYER.

BATH KEYNOTES:

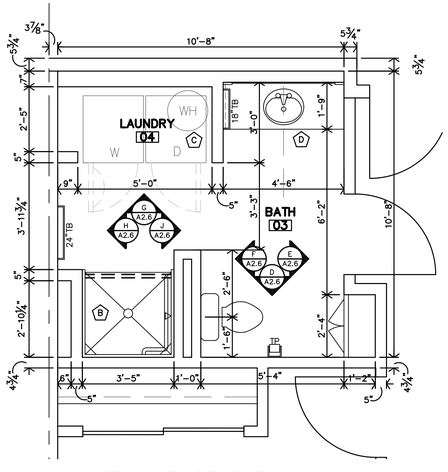
- (A) NO CABINETS ABOVE WASHER & DRYER
- (B) VERIFY SIZE w/ SHOWER UNIT
- (C) WATER HEATER W/ SHELF REF. MECH. DRAWINGS
- (D) FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE

LEGEND

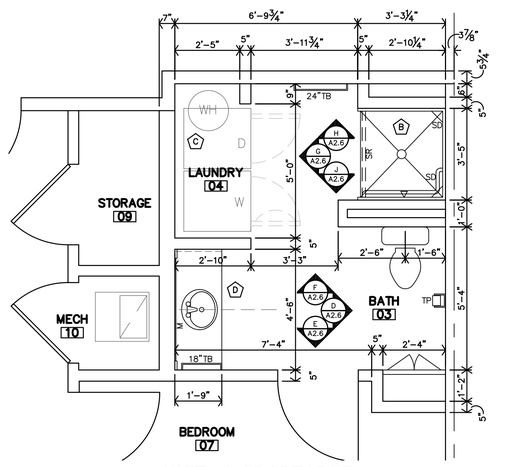
M MIRROR
TP TOILET PAPER DISPENSER
GB GRAB BAR
TB TOWEL BAR
SD SOAP DISH
SR SHOWER ROD
SH SHOWER SEAT



C UNIT 2B ADAPTABLE ENLARGED BATH#03 PLAN
3/8"=1'-0"



B UNIT 2A ADAPTABLE ENLARGED BATH#03 PLAN
3/8"=1'-0"



A UNIT 1A ADAPTABLE ENLARGED BATH#03 PLAN
3/8"=1'-0"

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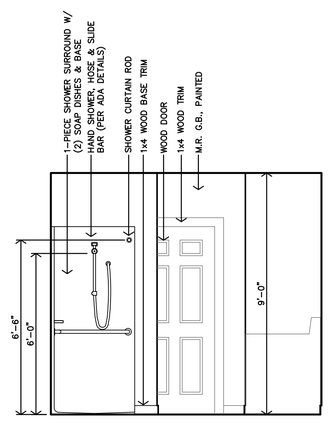
PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

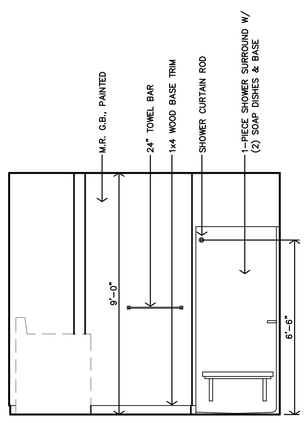
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JOB: 24-3379
SHEET NO.:

A2.6

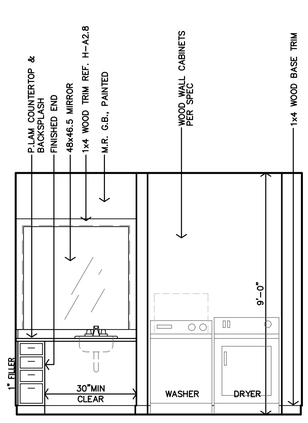
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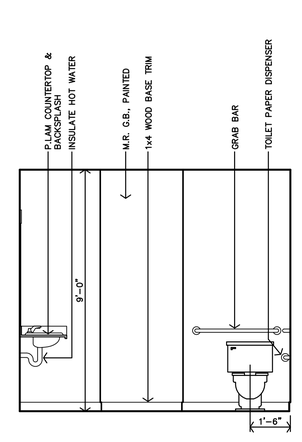
J UNIT 1B ACCESSIBLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



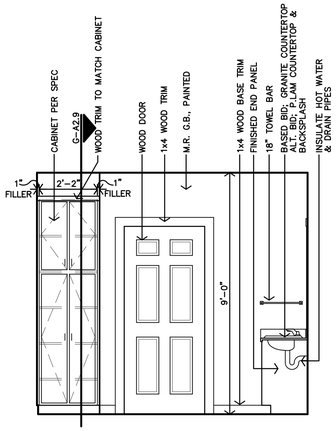
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3/8"=1'-0" UNIT 2A & 2B SIM.



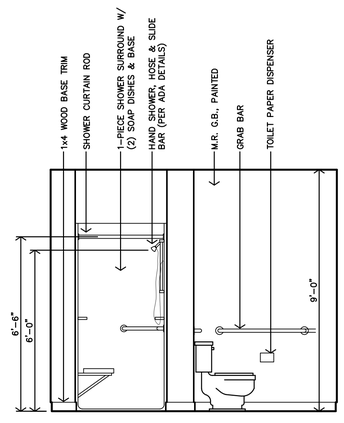
G UNIT 1B ACCESSIBLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



F UNIT 1B ACCESSIBLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



E UNIT 1B ACCESSIBLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



D UNIT 1B ACCESSIBLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.

ENLARGED BATH NOTES:

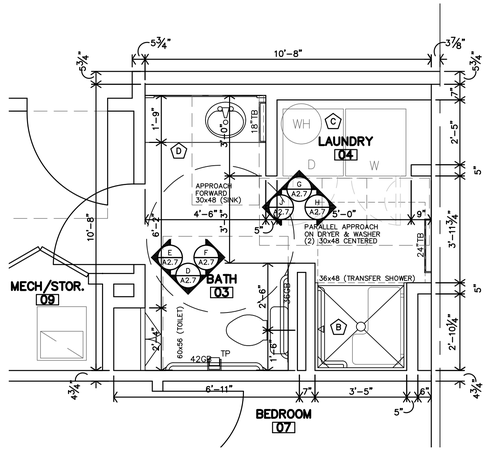
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BATH KEYNOTES:

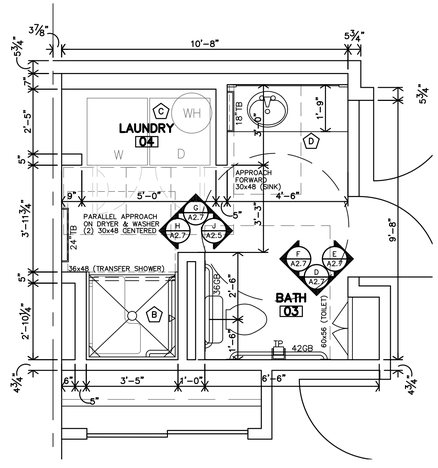
- (A) NO CABINETS ABOVE WASHER & DRYER
- (B) VERIFY SIZE w/ SHOWER UNIT
- (C) WATER HEATER w/ SHELF REF. MECH. DRAWINGS
- (D) FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE

LEGEND

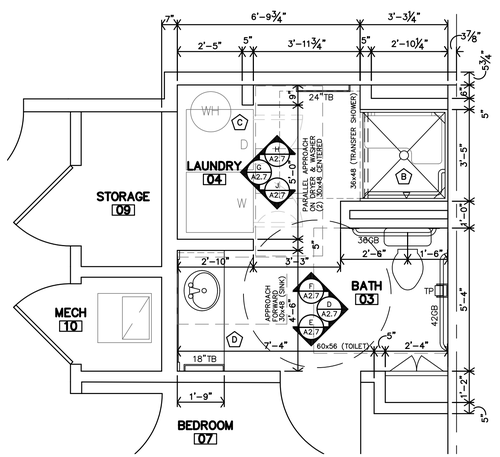
M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
TB	TOWEL BAR
SD	SOAP DISH
SR	SHOWER ROD
SH	SHOWER SEAT



C UNIT 2D ACCESSIBLE ENLARGED BATH#03 PLAN
3/8"=1'-0"



B UNIT 2C ACCESSIBLE ENLARGED BATH#03 PLAN
3/8"=1'-0"



A UNIT 1B ACCESSIBLE ENLARGED BATH#03 PLAN
3/8"=1'-0"

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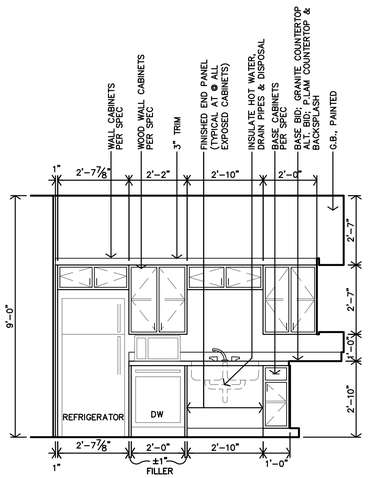
PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

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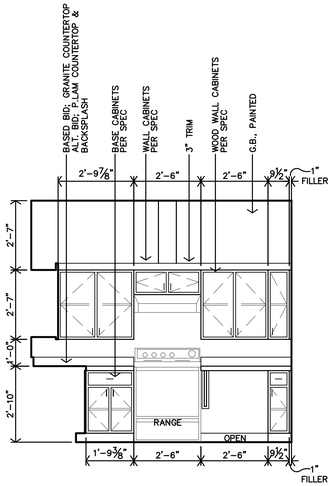
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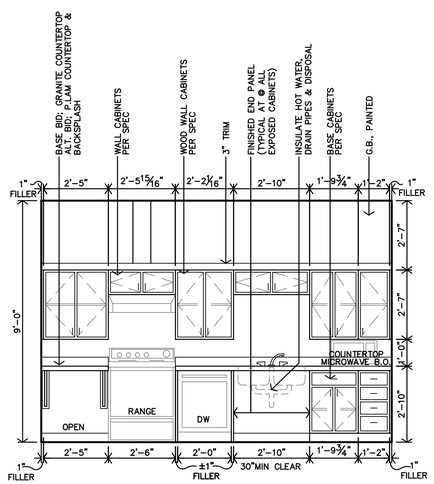
UNIT 2D
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

M



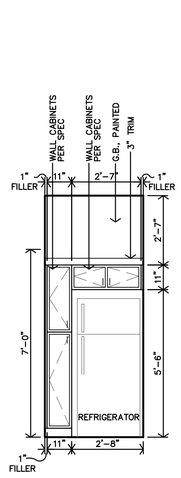
UNIT 2D
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

L



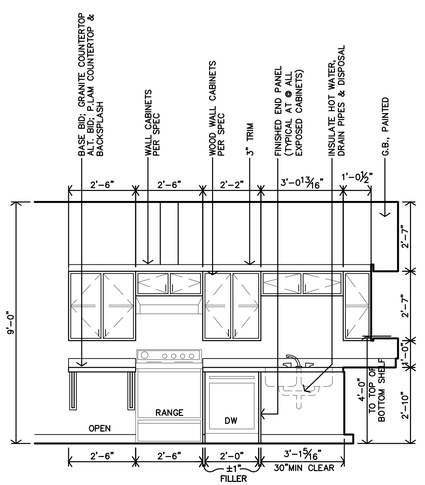
UNIT 2C
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

K



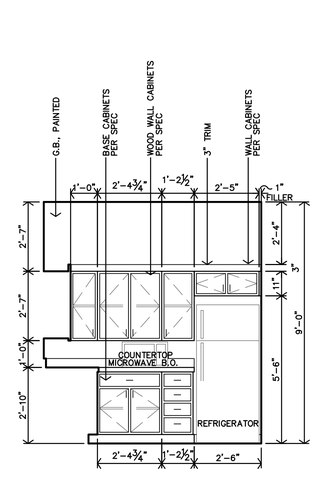
UNIT 2C
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

J



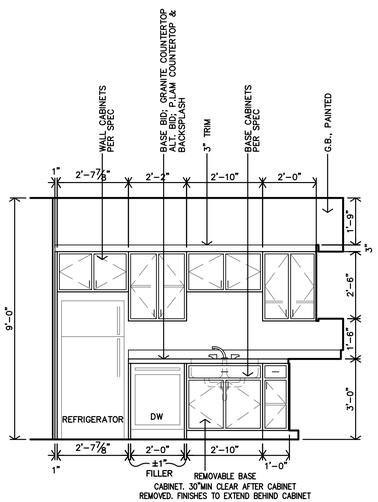
UNIT 1B
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

H



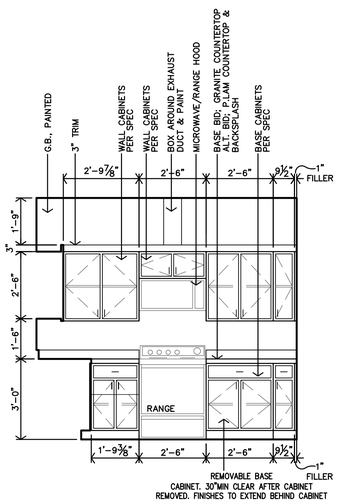
UNIT 1B
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

G



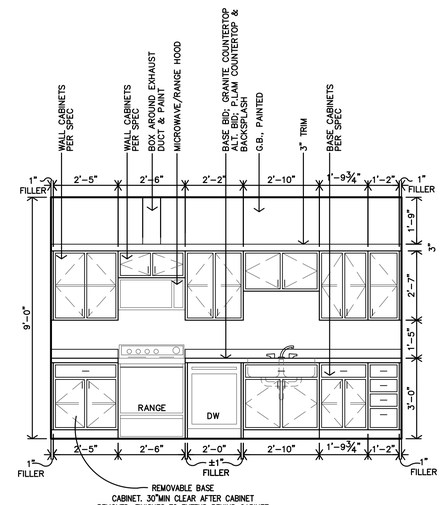
UNIT 2B
ADAPTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

F



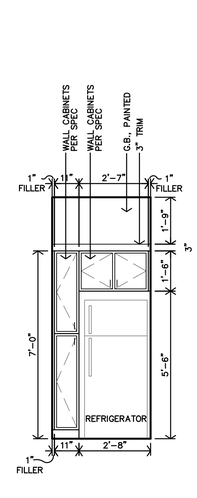
UNIT 2B
ADAPTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

E



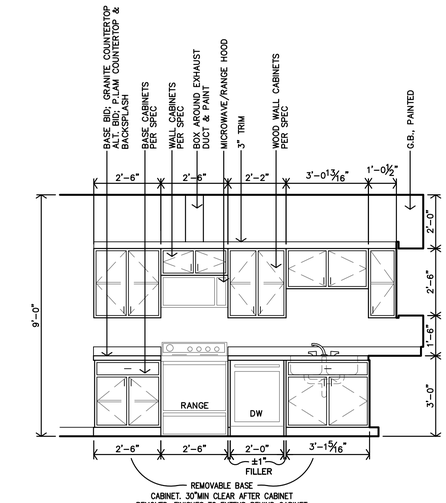
UNIT 2A
ADABTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

D



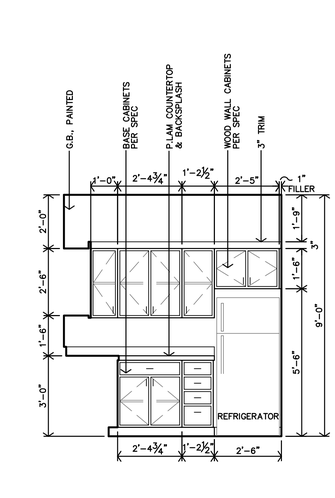
UNIT 2A
ADAPTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

C



UNIT 1A
ADAPTBALE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

B



UNIT 1A
ADAPTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

A

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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

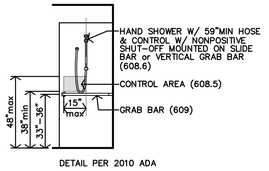
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A2.8

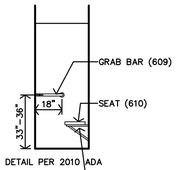
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DETAIL PER 2010 ADA

O TYP. HEIGHTS @ ACCESSIBLE SHOWER CONTROL WALL

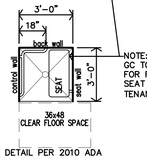
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



DETAIL PER 2010 ADA

N TYP. HEIGHTS @ ACCESSIBLE SHOWER BACK WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

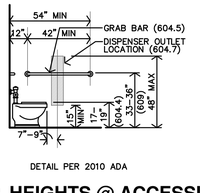


NOTE:
GC TO INSTALL BLOCKING FOR FUTURE FIXED SEAT. SEAT TO BE INSTALLED AT TENANT'S REQUEST.

DETAIL PER 2010 ADA

M TYP. HEIGHTS @ ACCESSIBLE SHOWER PLAN

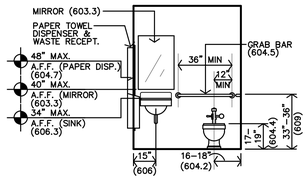
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



DETAIL PER 2010 ADA

L TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

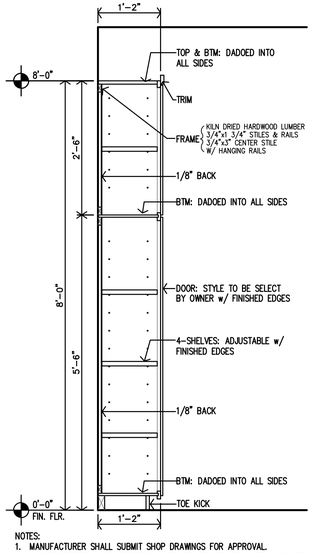


DETAIL PER 2010 ADA

K TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

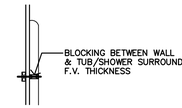
UNIT ACCESSIBLE BATH DETAILS



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

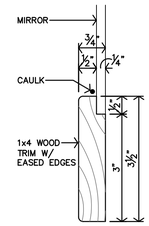
G SECTION @ BATH CABINET

3/4"=1'-0"



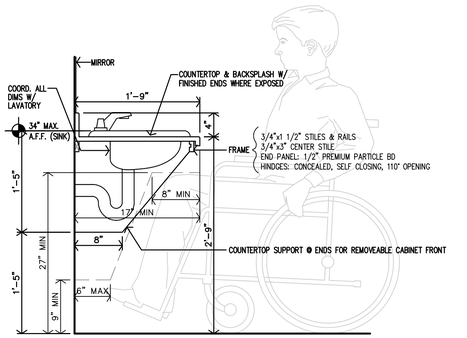
J TYPICAL TUB/SHOWER SURROUND BLOCKING

NTS



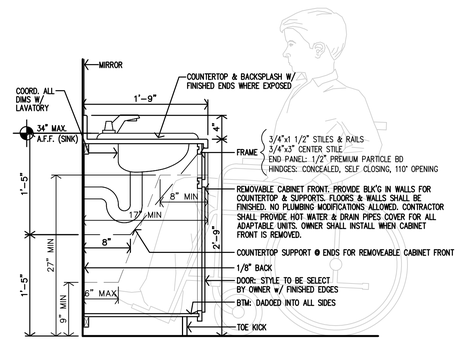
H MIRROR TRIM DETAIL

6"=1'-0"



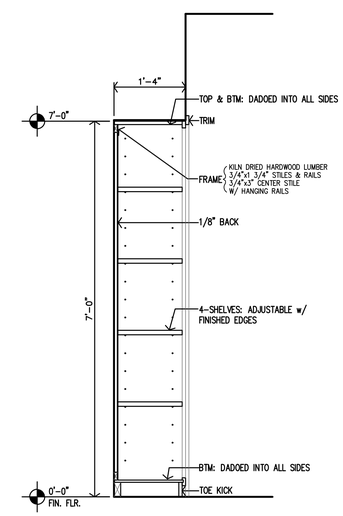
F SECTION @ ACCESSIBLE BATHROOM VANITY

1"=1'-0"



E SECTION @ ADAPTABLE BATHROOM VANITY

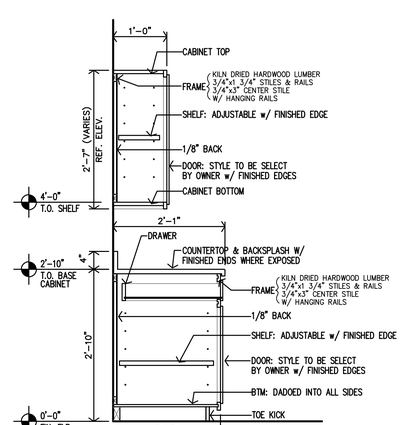
1"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

D SECTION @ KITCHEN CABINETS

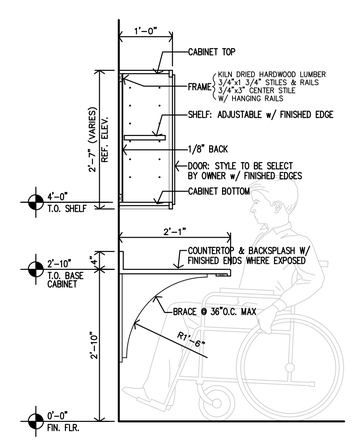
3/4"=1'-0"



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

C SECTION @ ACCESSIBLE KITCHEN CABINETS

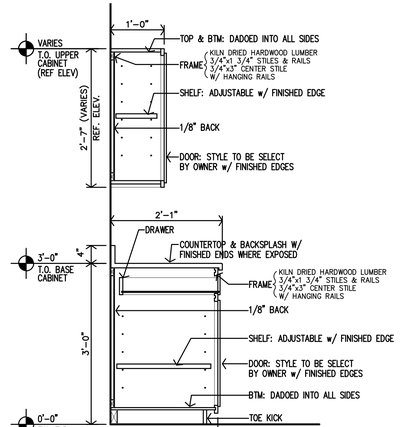
3/4"=1'-0"



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

B SECTION @ ACCESSIBLE KITCHEN WORK SPACE

3/4"=1'-0"



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

A SECTION @ ADAPTABLE KITCHEN CABINETS

3/4"=1'-0"

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jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

DATE: 12-17-2024

JOB: 24-3379

SHEET NO.:

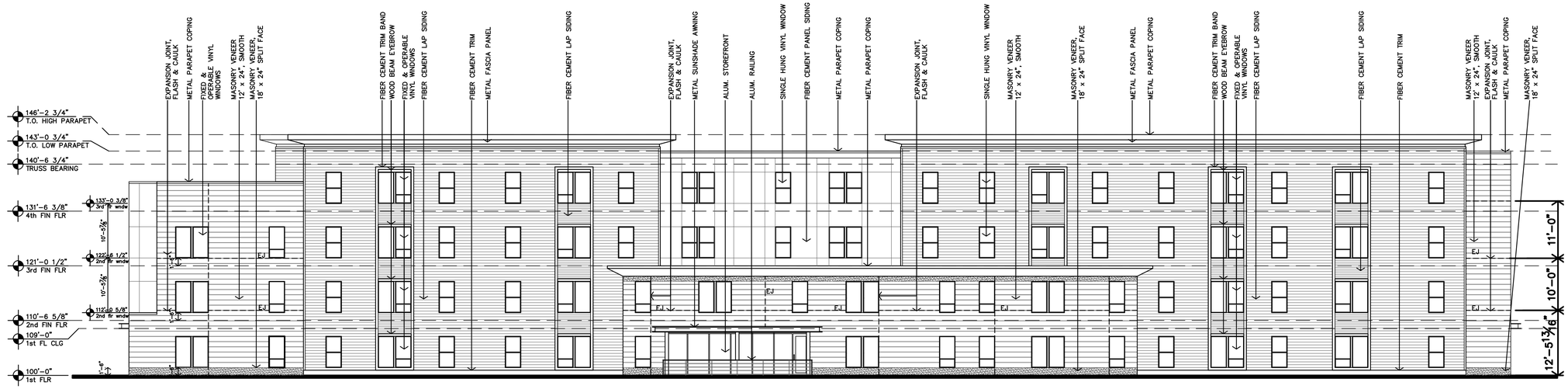
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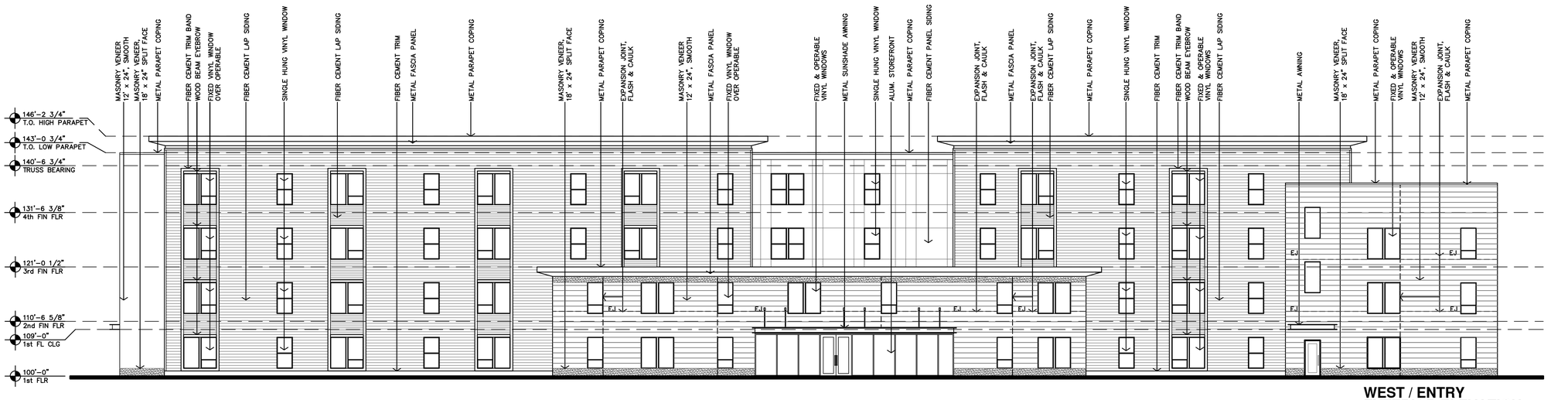
EXTERIOR MATERIALS

MASONRY
HONED COTTONWOOD TOP LEDGE SPLIT–FACE COTTONWOOD TOP LEDGE
FIBER CEMENT SIDING
6" FACE LAP SIDING – PAINTED 4" FACE LAP SIDING – PAINTED SMOOTH PANEL SIDING – PAINTED
METAL FASCIA/PANEL
LAMINATED METAL PANEL – PREFINISHED

*CJ – CONTROL JOINT, LEAVE 3/8" GAP THROUGH THE VENEER AND FILL WITH BACKER ROD AND SEALANT.



B EAST EXTERIOR ELEVATION
3/32"=1'-0"



A WEST / ENTRY EXTERIOR ELEVATION
3/32"=1'-0"

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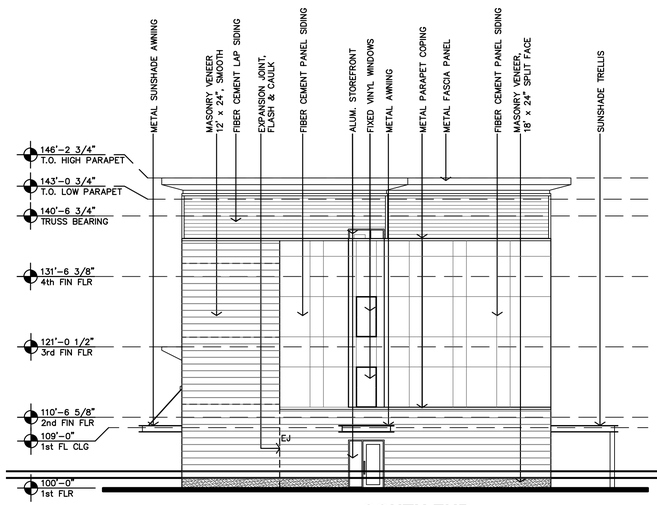
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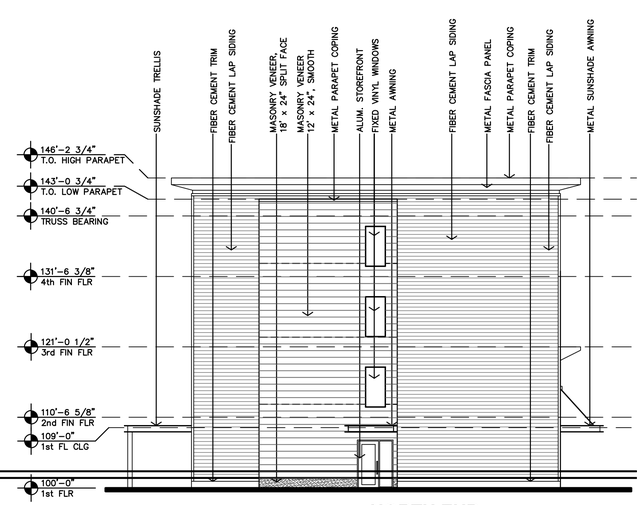
EXTERIOR MATERIALS

MASONRY
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FIBER CEMENT SIDING
6" FACE LAP SIDING – PAINTED 4" FACE LAP SIDING – PAINTED SMOOTH PANEL SIDING – PAINTED
METAL FASCIA/PANEL
LAMINATED METAL PANEL – PREFINISHED

*CJ – CONTROL JOINT, LEAVE 3/8" GAP THROUGH THE VENEER AND FILL WITH BACKER ROD AND SEALANT.



B SOUTH END EXTERIOR ELEVATION
3/32"=1'–0"



A NORTH END EXTERIOR ELEVATION
3/32"=1'–0"

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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

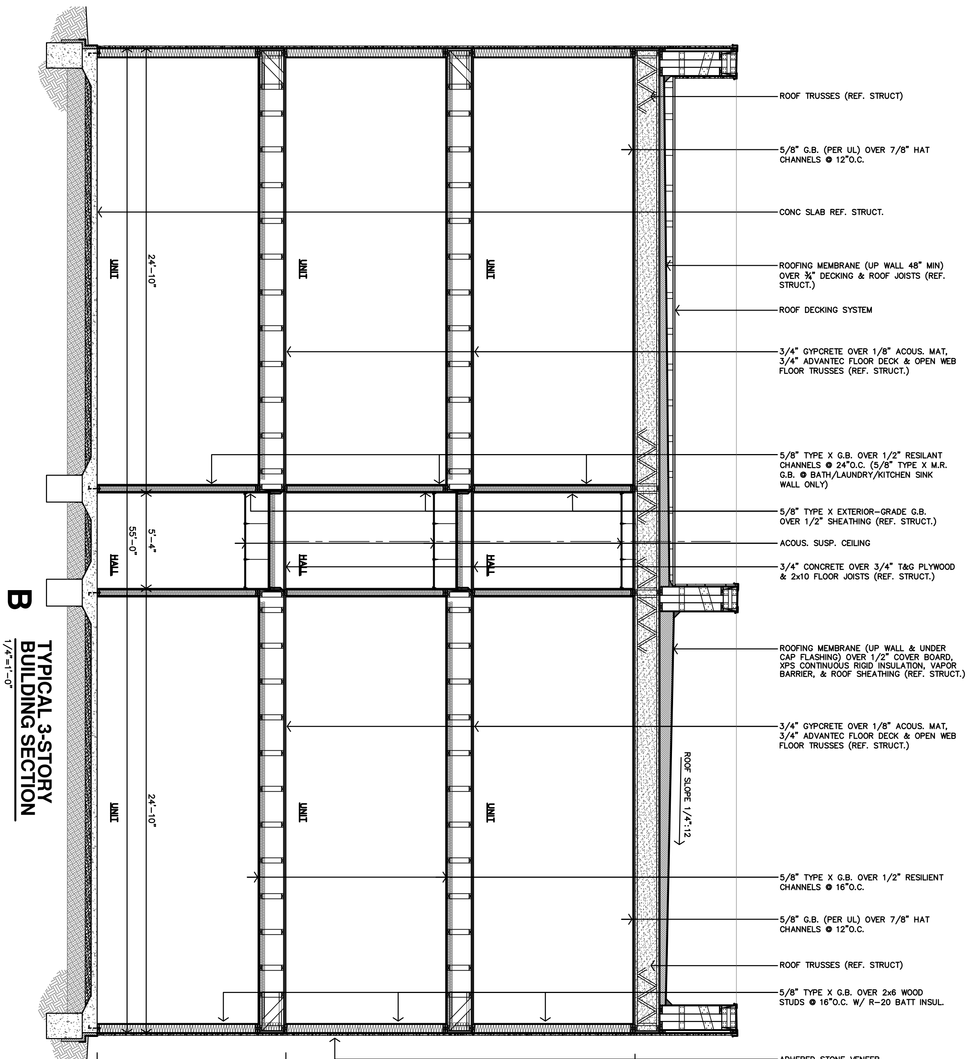
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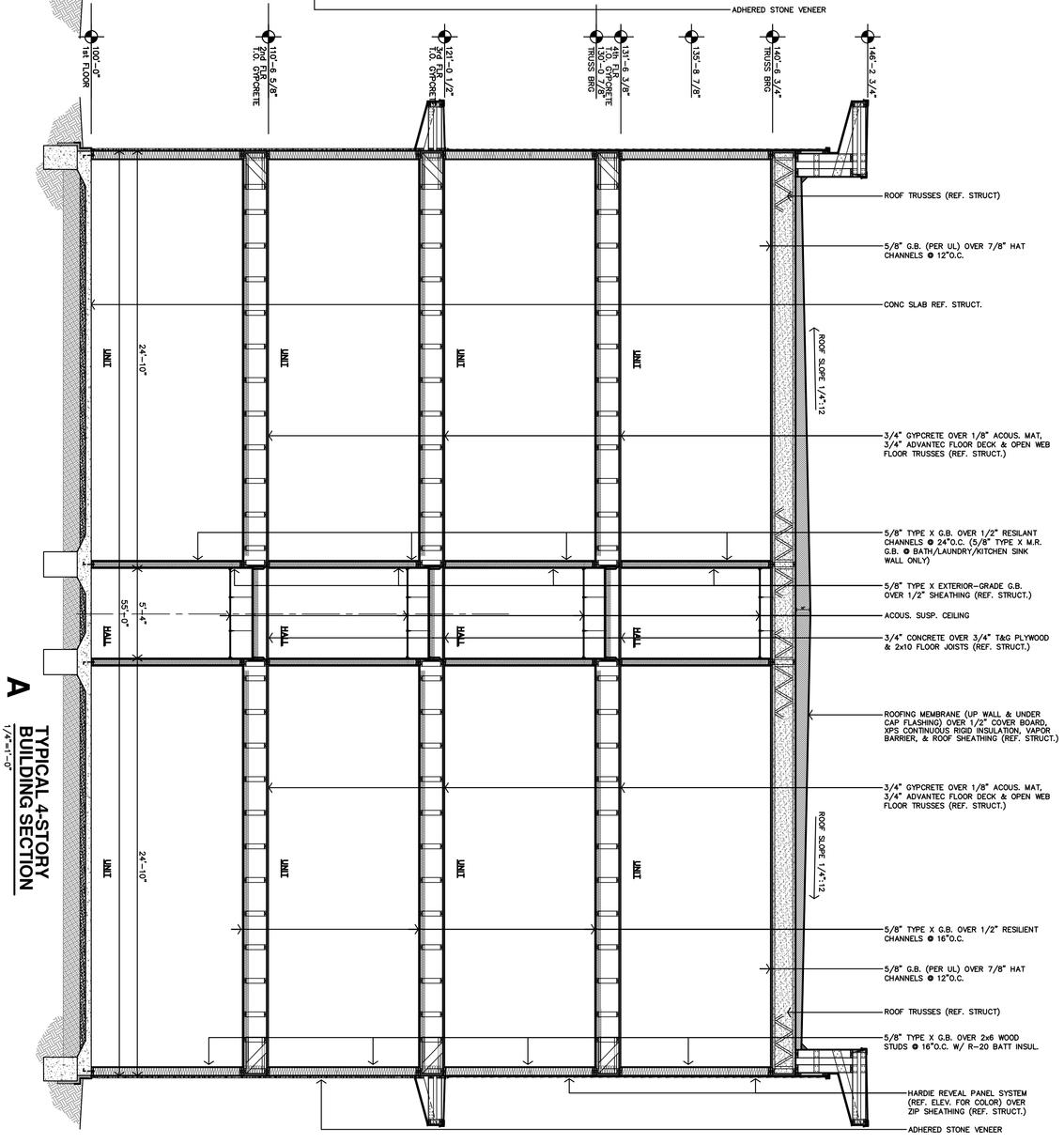
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JOB: 24–3379
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A3.2

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B TYPICAL 3-STORY BUILDING SECTION
1/4"=1'-0"



A TYPICAL 4-STORY BUILDING SECTION
1/4"=1'-0"

A3.3

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JOB:
DATE: 12-16-2024
REVISION:

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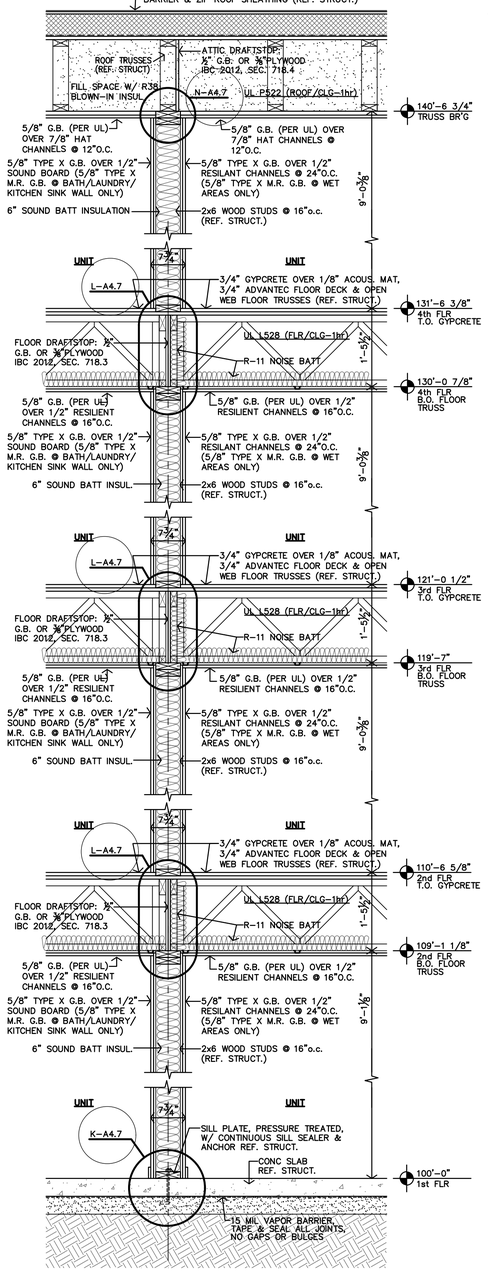
THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

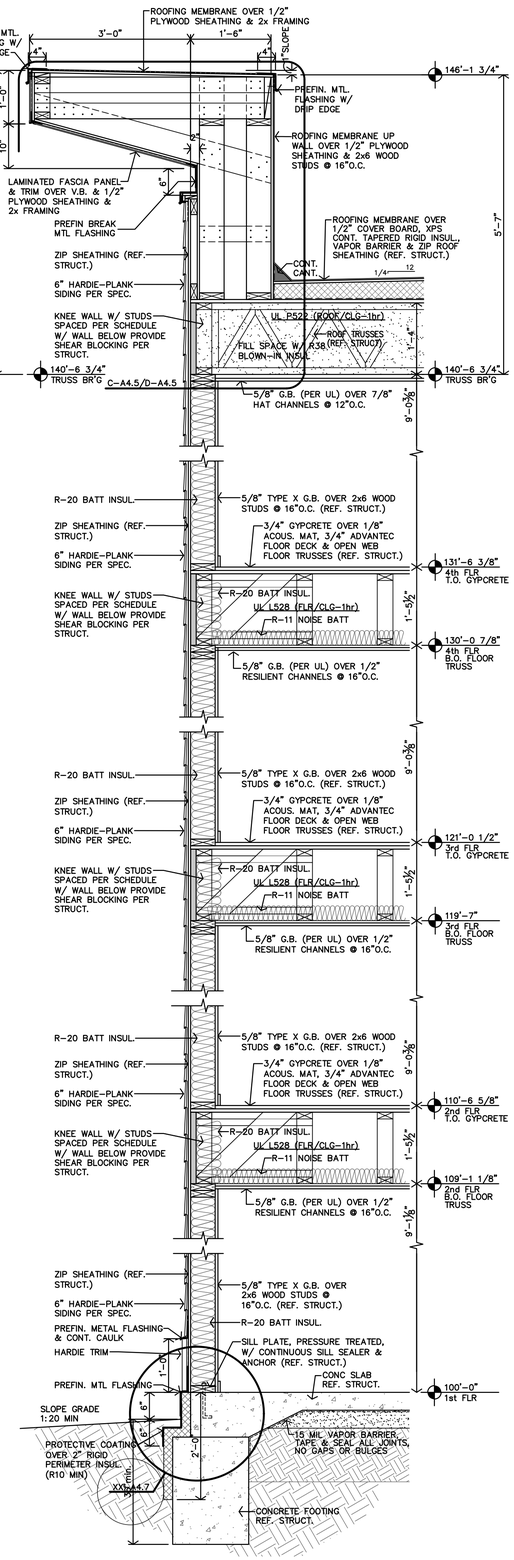
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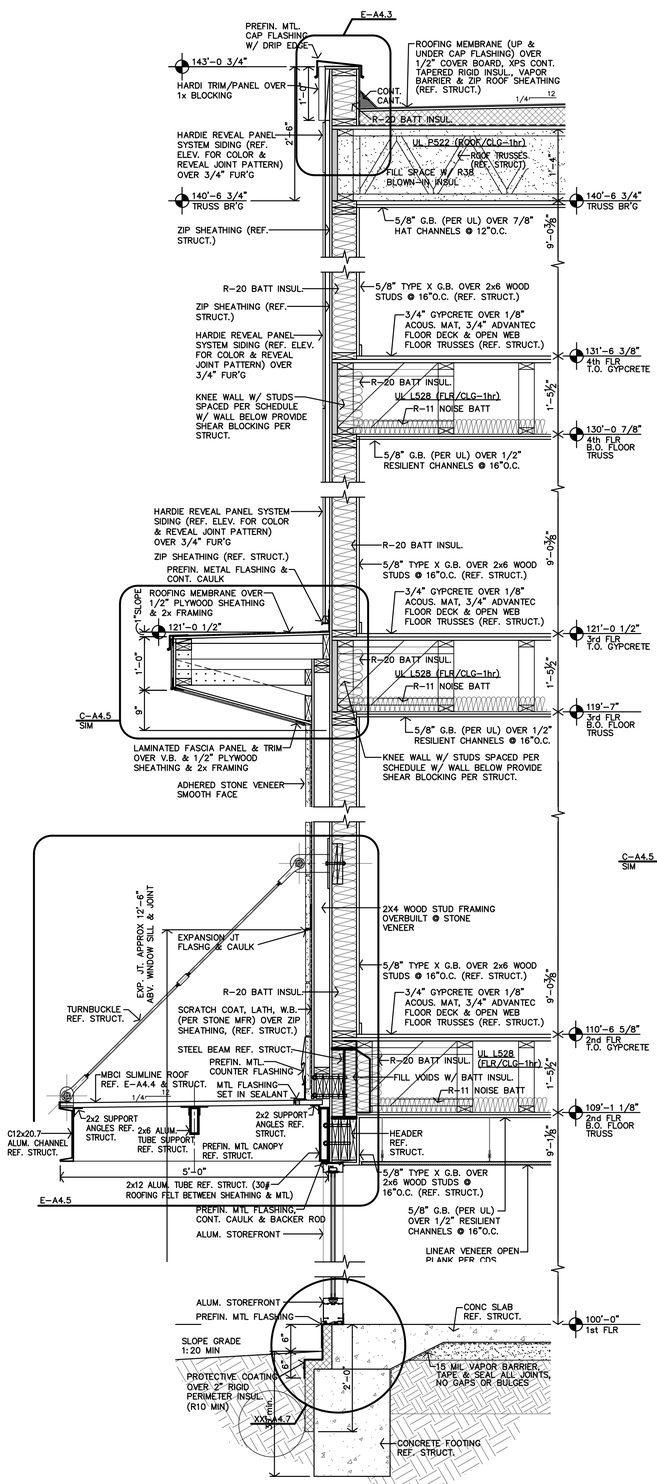
D UNIT/UNIT WALL SECTION

3/4"=1'-0"



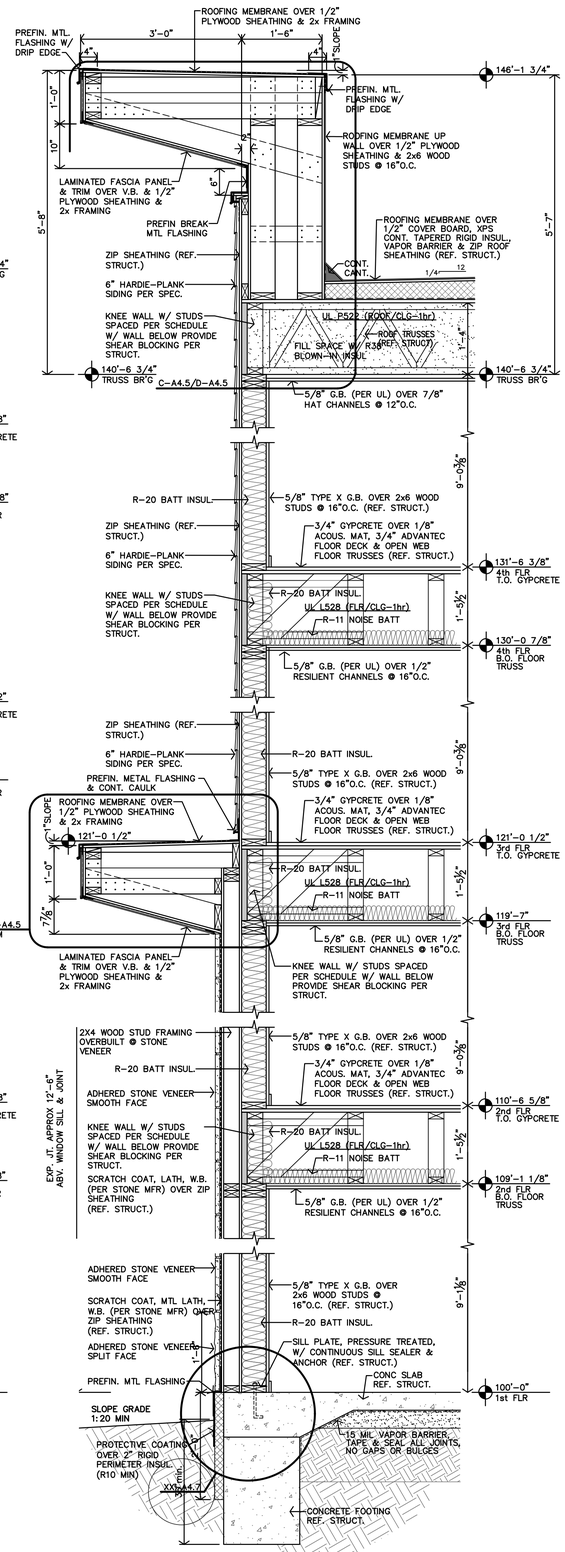
C TYPICAL WALL SECTION

3/4"=1'-0"



B CENTER TYPICAL WALL SECTION

3/4"=1'-0"



A CENTER TYPICAL WALL SECTION

3/4"=1'-0"

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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

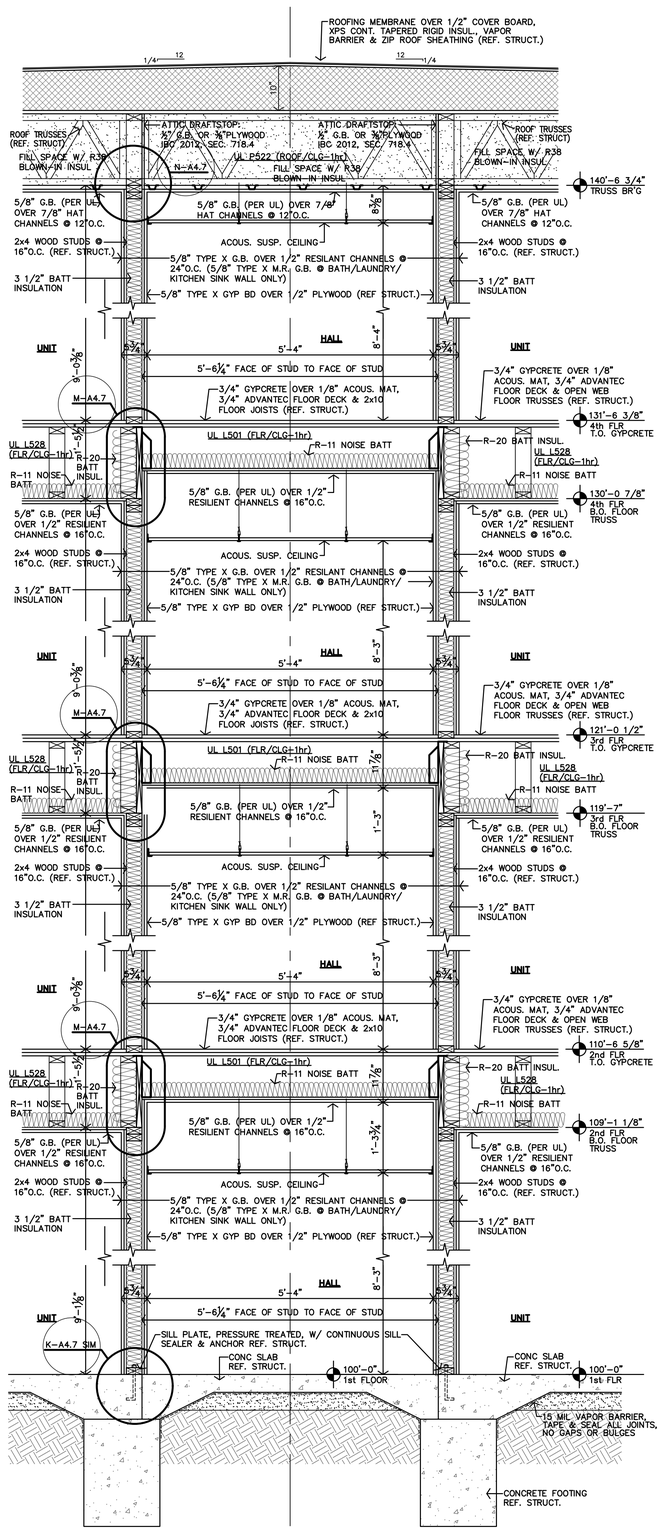
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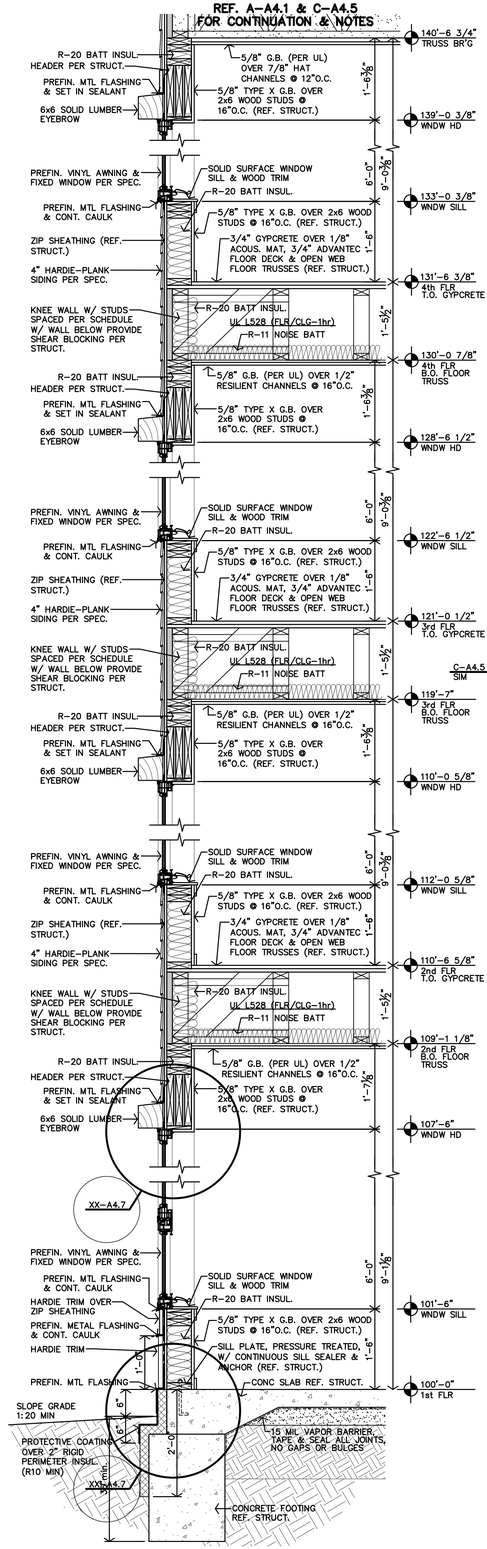
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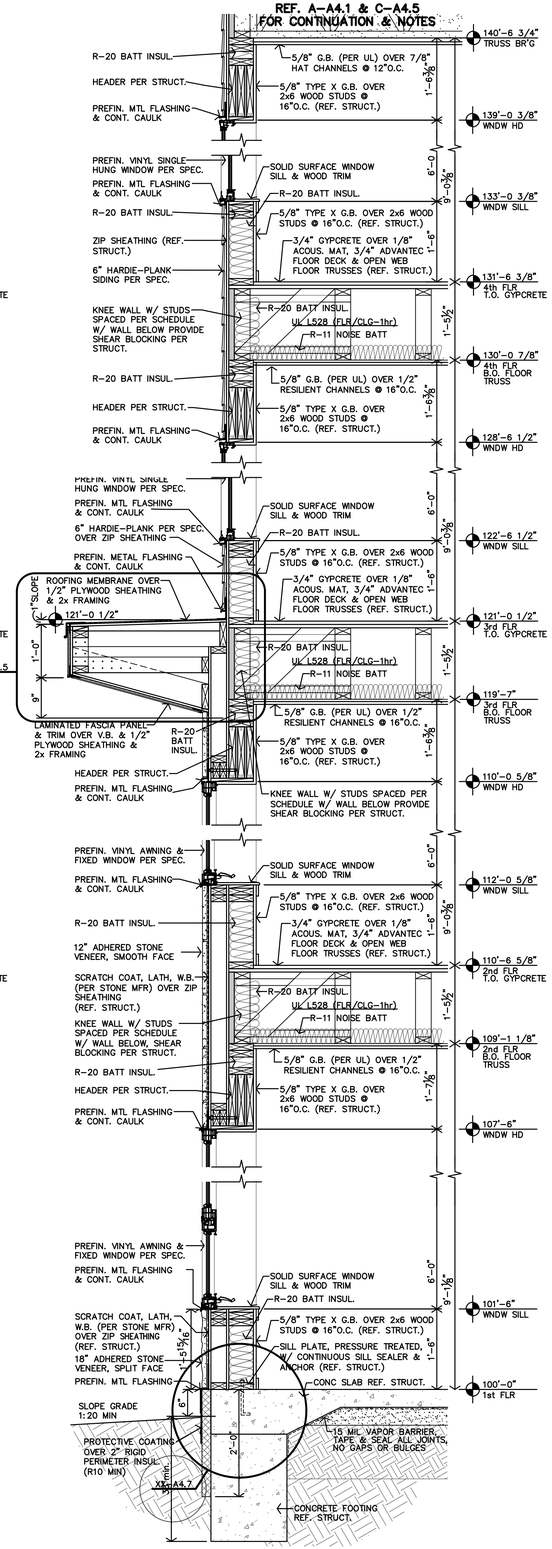
C CORRIDOR WALL SECTION

3/4"=1'-0"



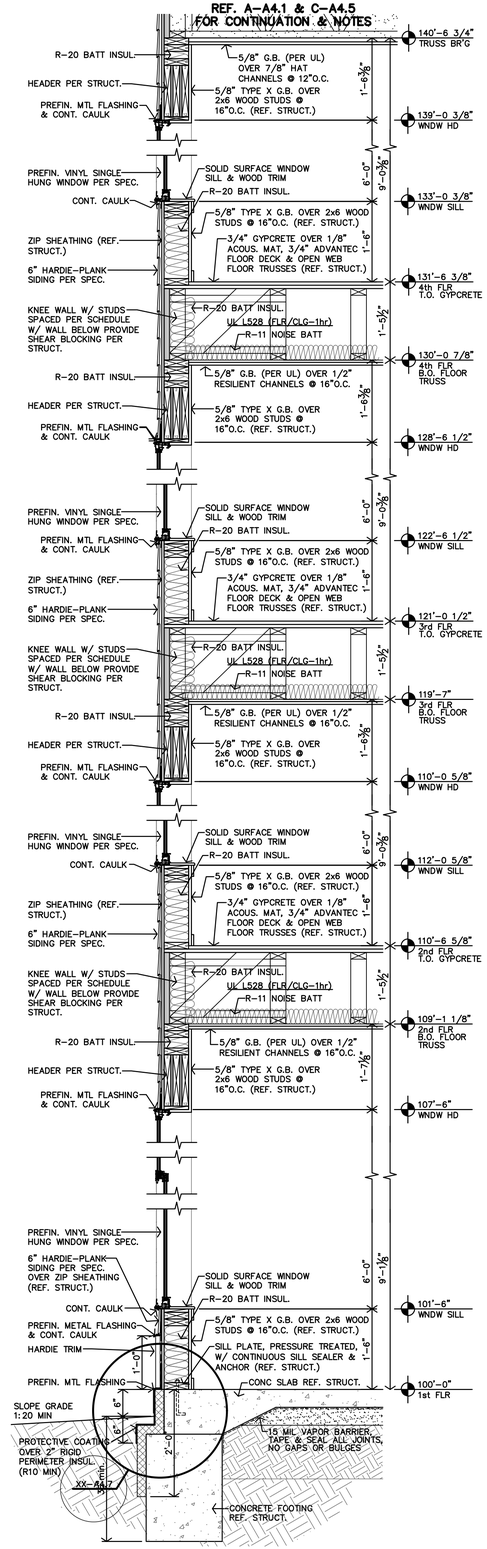
C TYPICAL WALL SECTION

3/4"=1'-0"



B CENTER TYPICAL WALL SECTION

3/4"=1'-0"



A TYPICAL WALL SECTION

3/4"=1'-0"

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THE RESIDENCE AT HERITAGE WEST

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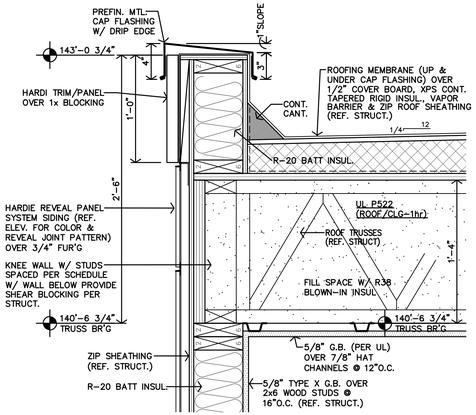
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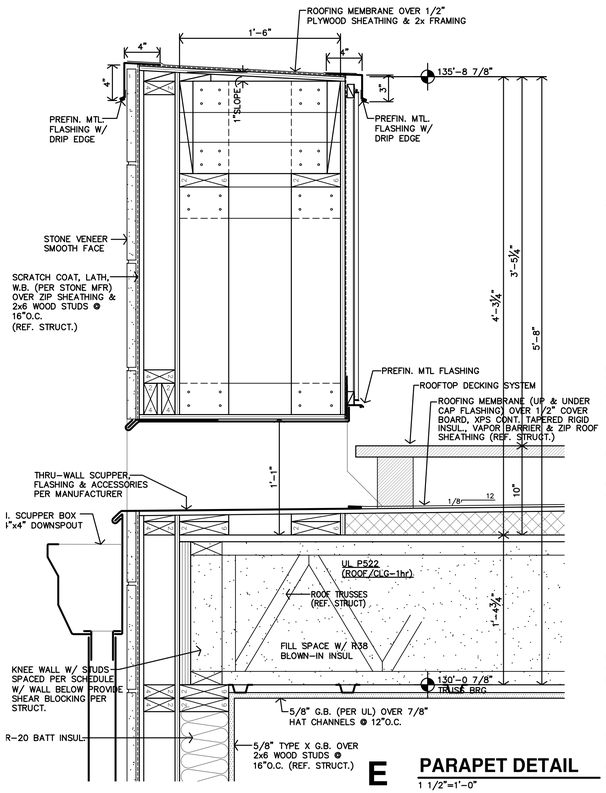
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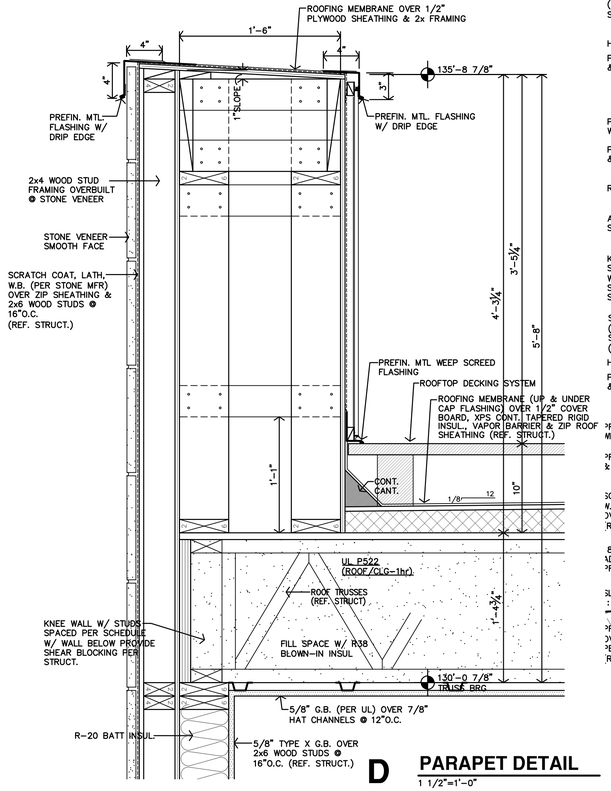
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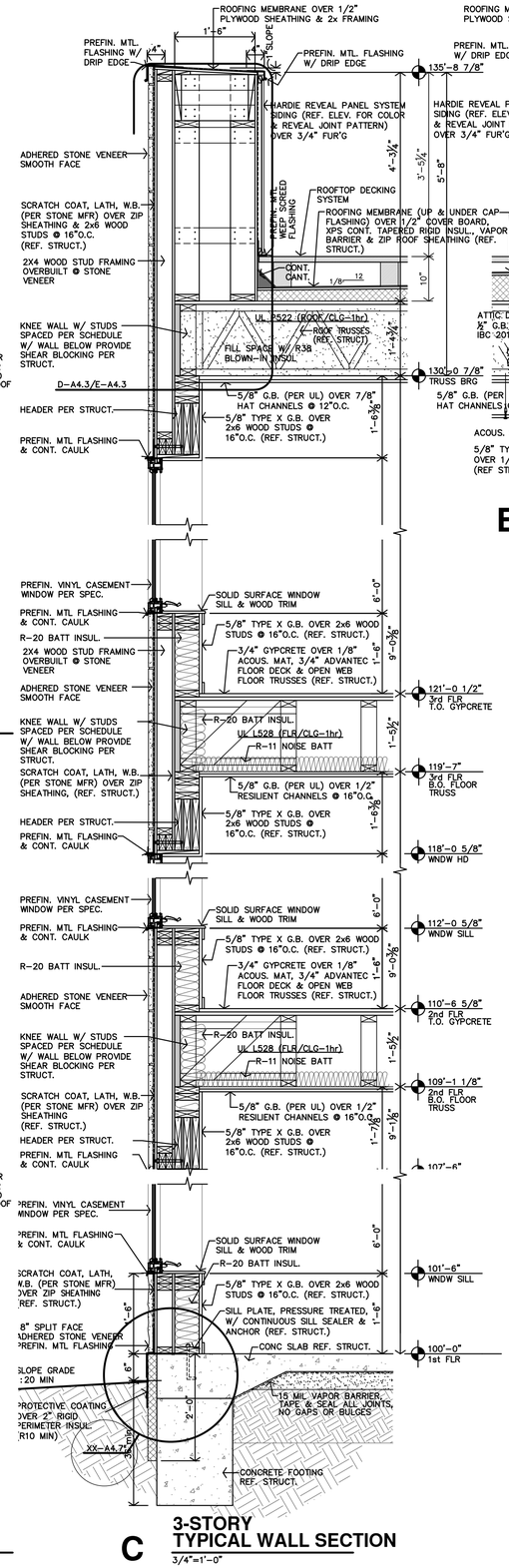
E **PARAPET DETAIL**
1 1/2"=1'-0"



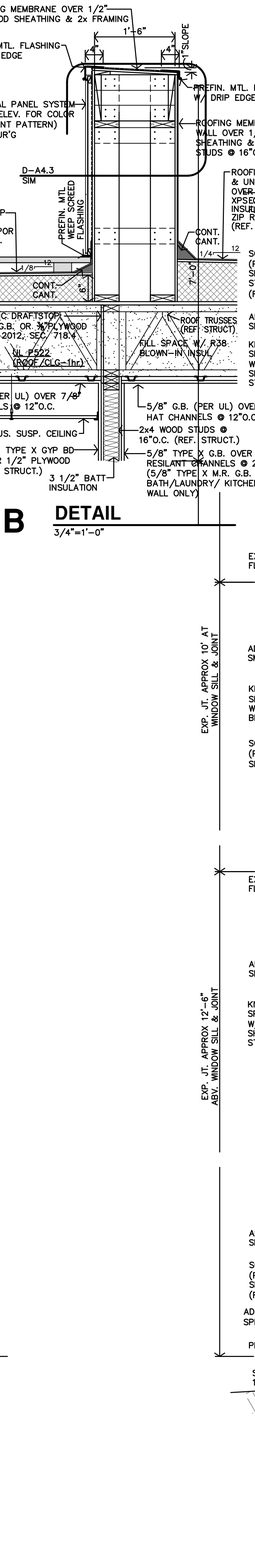
E **PARAPET DETAIL**
1 1/2"=1'-0"



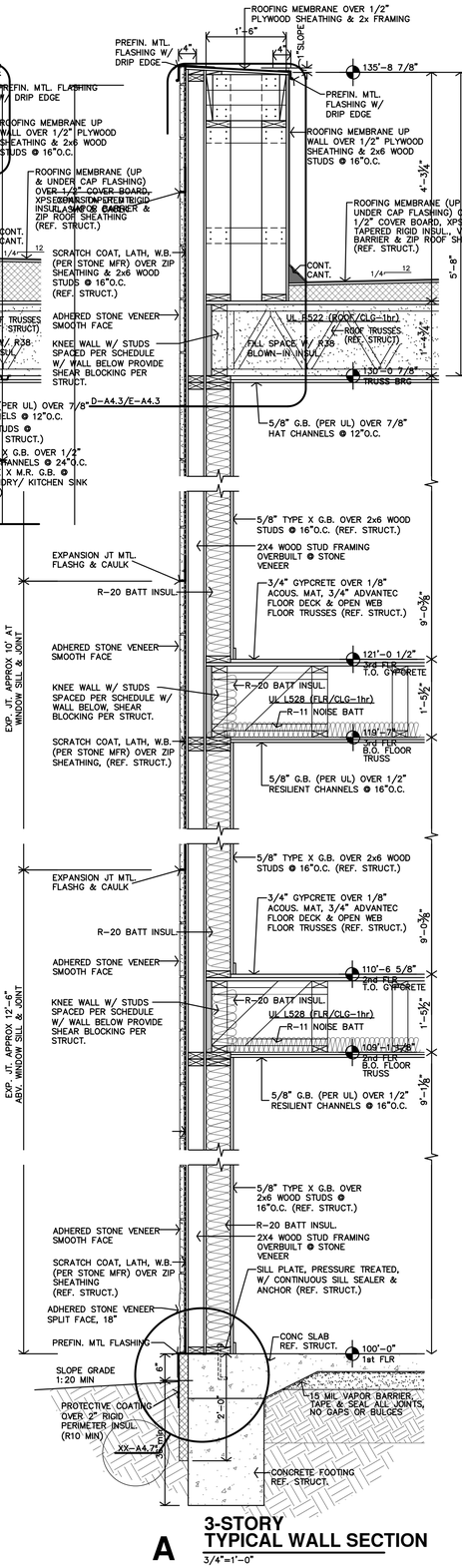
D **PARAPET DETAIL**
1 1/2"=1'-0"



C **3-STORY TYPICAL WALL SECTION**
3/4"=1'-0"



B **DETAIL**
3/4"=1'-0"



A **3-STORY TYPICAL WALL SECTION**
3/4"=1'-0"

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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

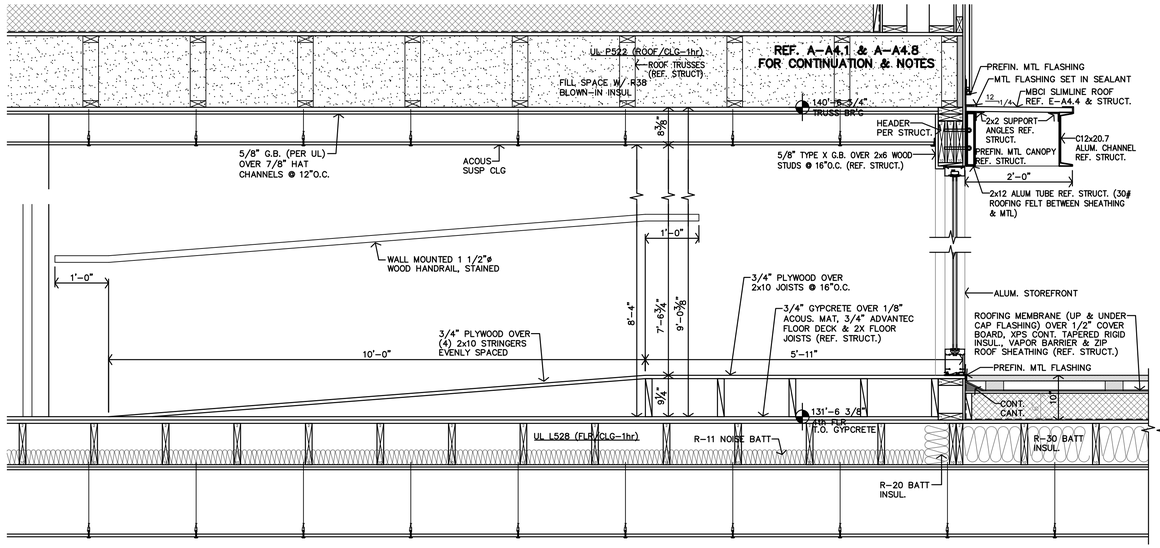
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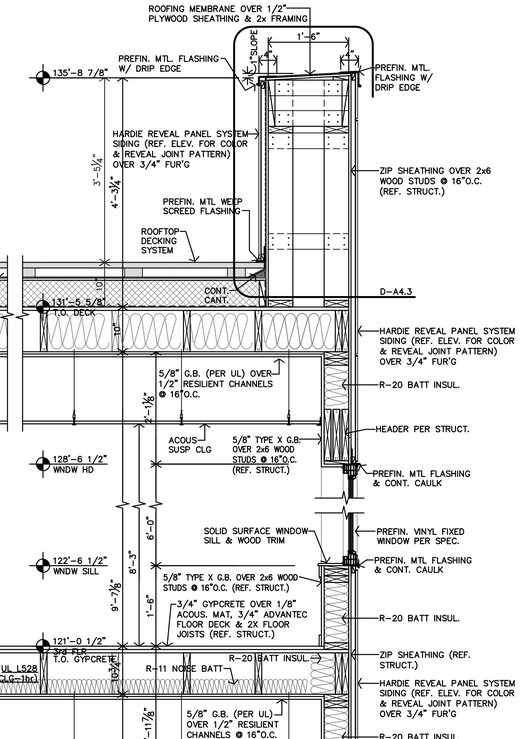
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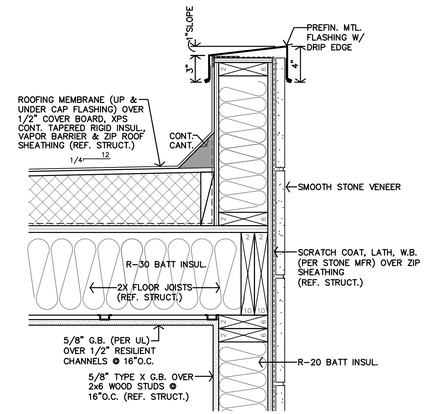
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JOB: 24-3379
SHEET NO.:

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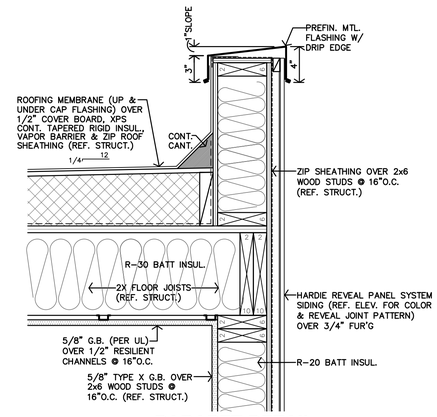
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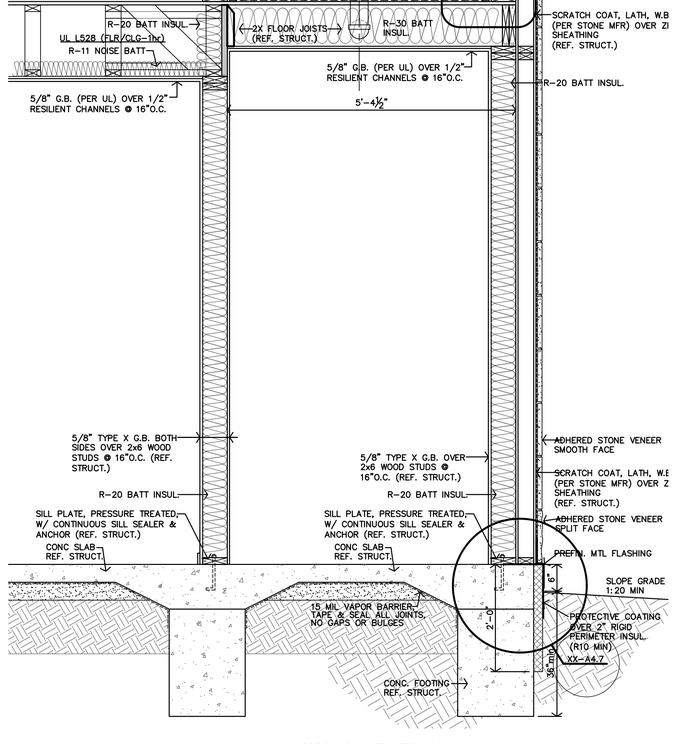




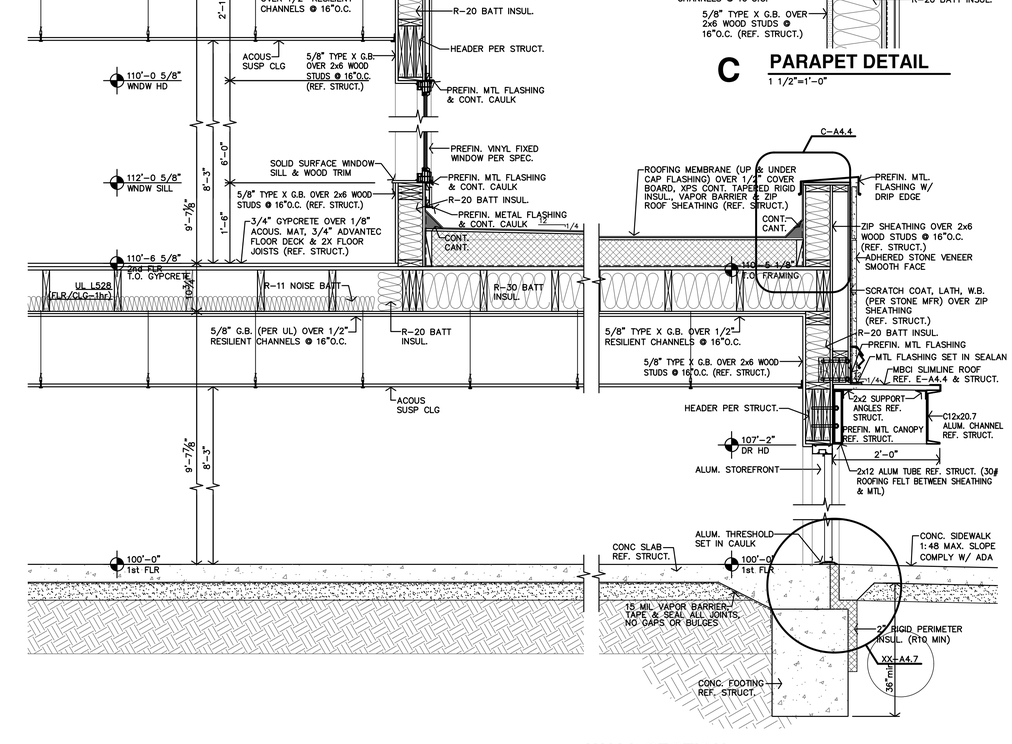
D PARAPET DETAIL
1 1/2"=1'-0"



C PARAPET DETAIL
1 1/2"=1'-0"

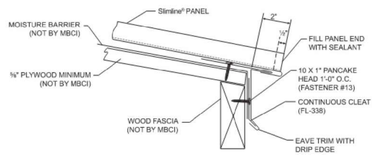


B WALL SECTION
3/4"=1'-0"

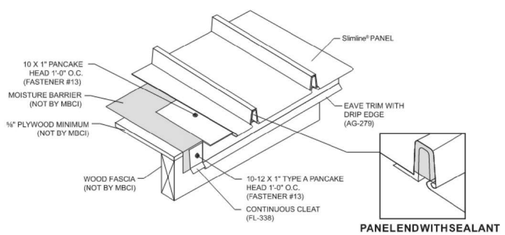


A WALL SECTION
3/4"=1'-0"

EAVE TRIM WITH DRIP EDGE

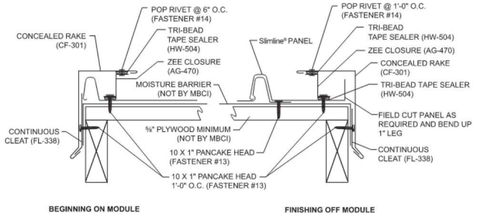


CROSS SECTION OF EAVE TRIM WITH DRIP EDGE



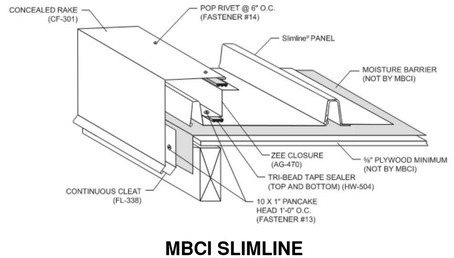
PANELENDWITHSEALANT

RAKE



BEGINNING ON MODULE

FINISHING OFF MODULE



E MBCI SLIMLINE ROOF SYSTEM
NTS

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THE RESIDENCE AT HERITAGE WEST
NEW SENIOR-LIVING FACILITY
ANDOVER, KANSAS

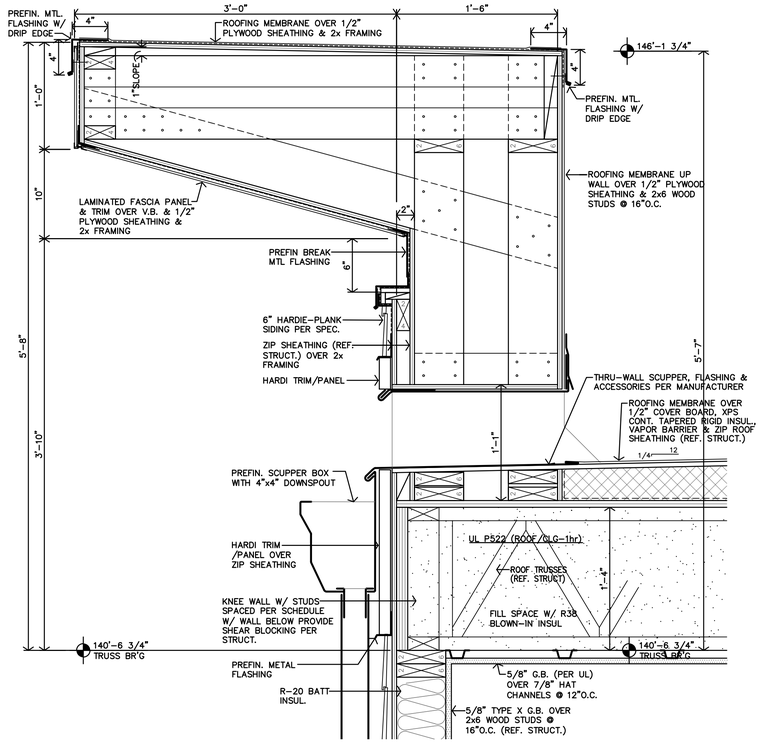
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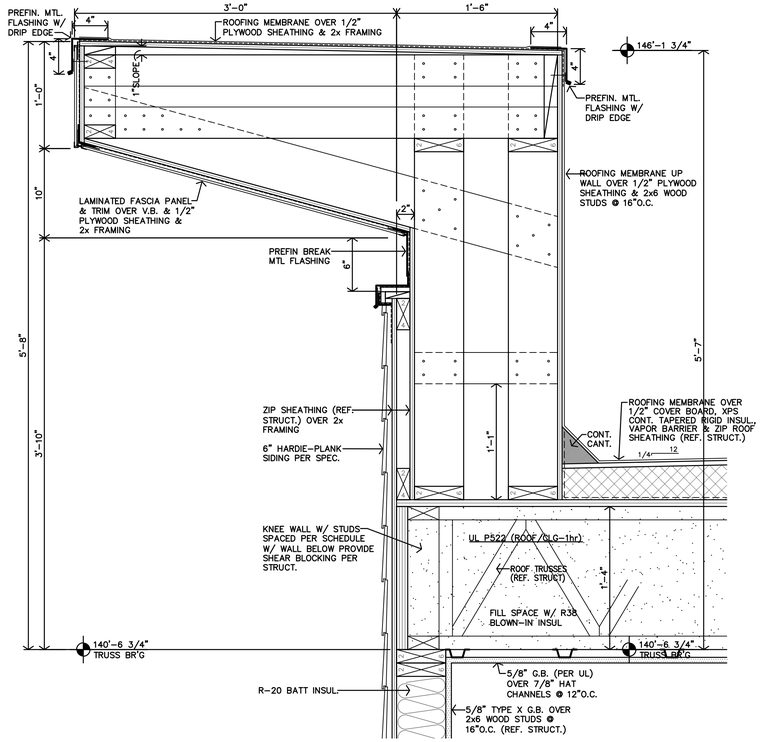
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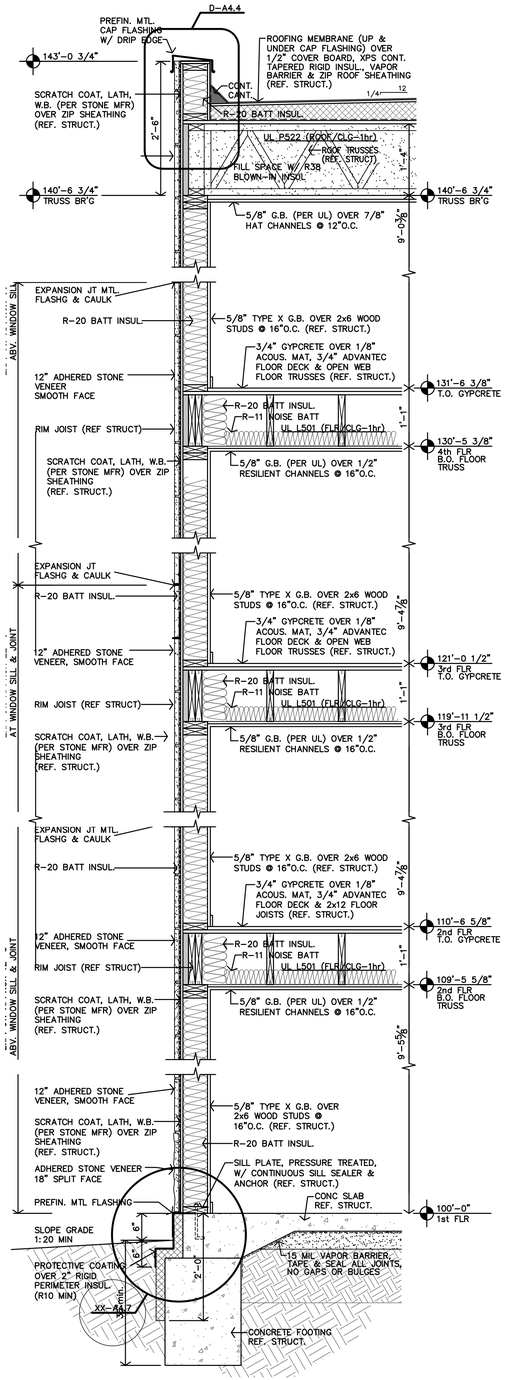
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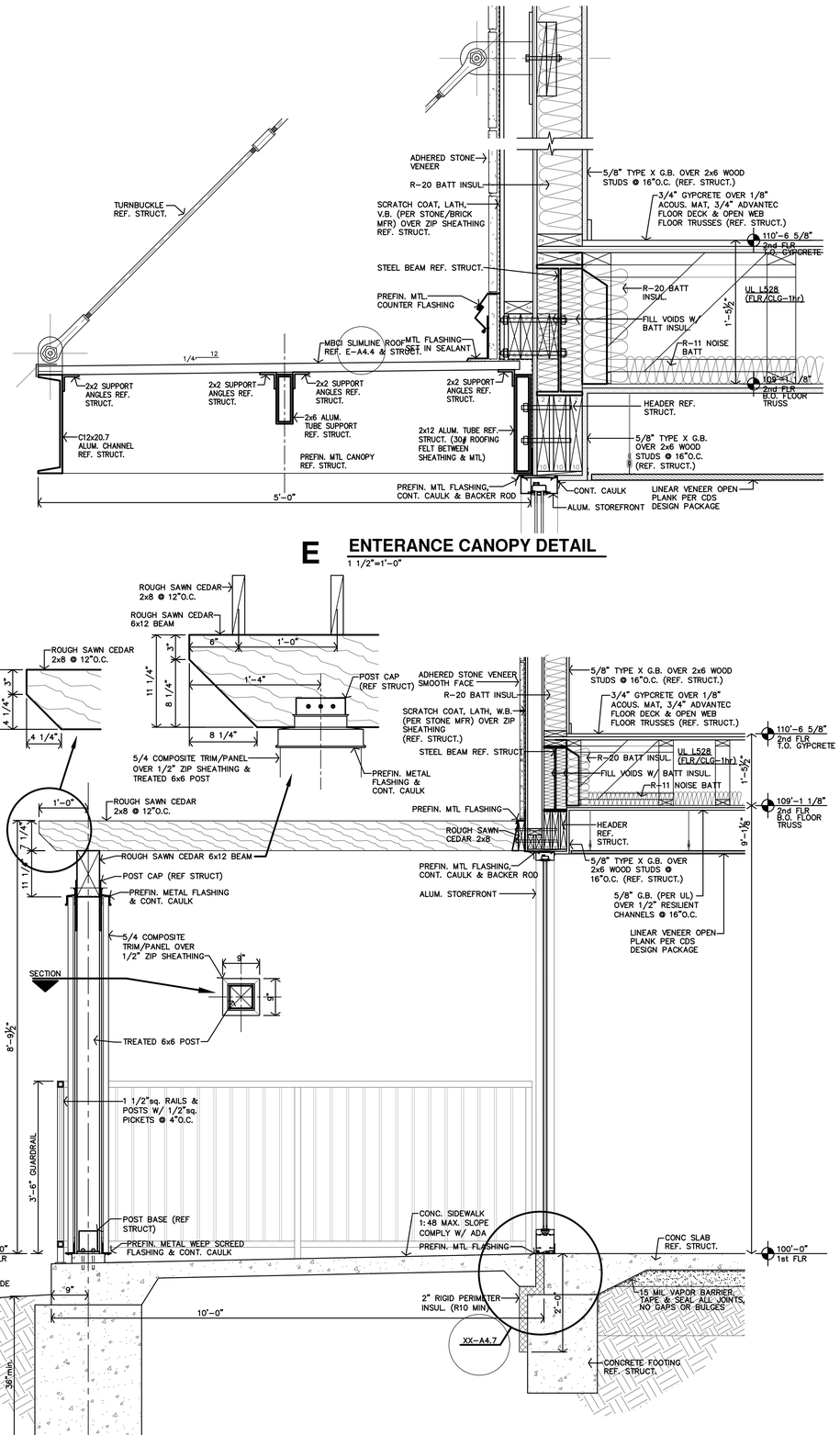
D **SCUPPER BOX DETAIL**
1 1/2"=1'-0"



C **PARAPET DETAIL**
1 1/2"=1'-0"



B **TYPICAL WALL SECTION**
3/4"=1'-0"



E **ENTERANCE CANOPY DETAIL**
1 1/2"=1'-0"

A **PATIO SECTION**
3/4"=1'-0"

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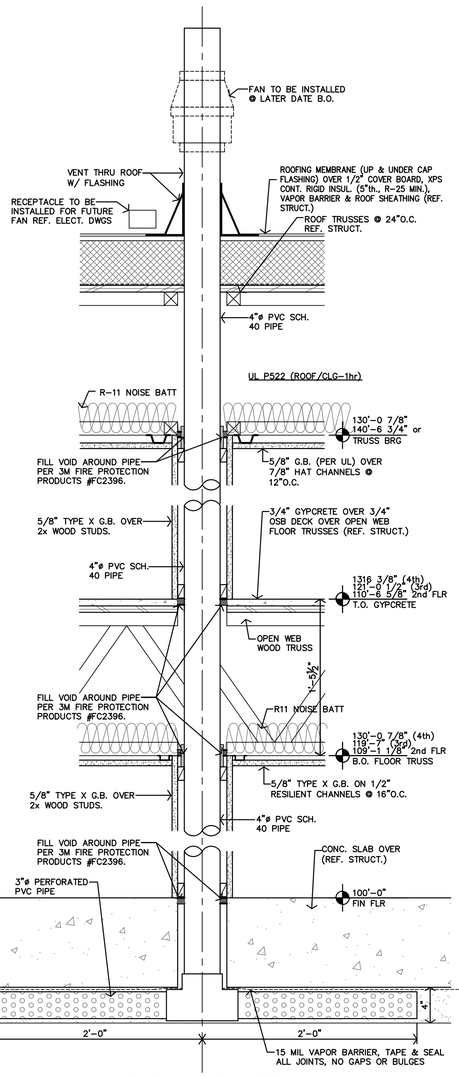
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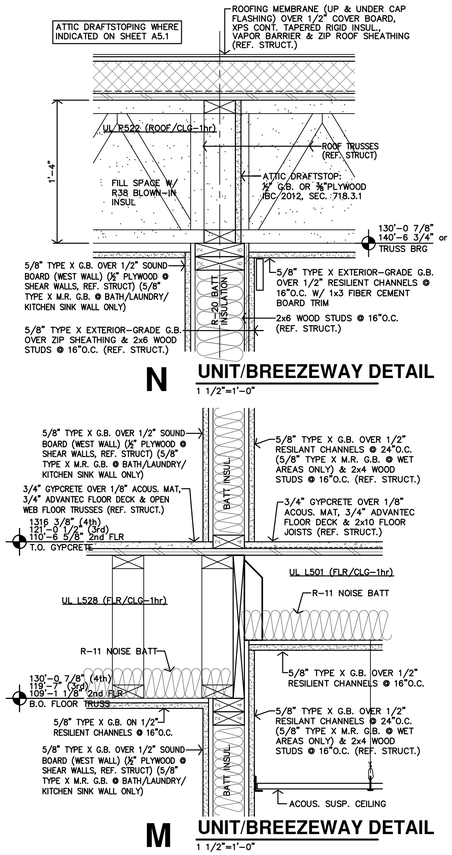
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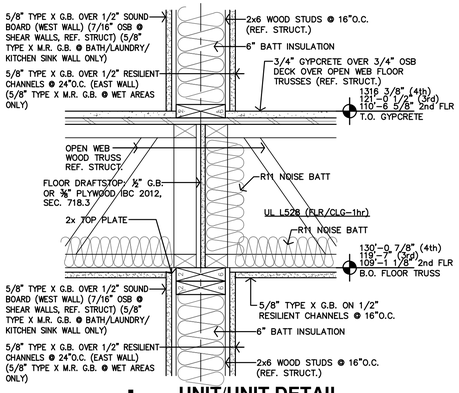


O RADON PIPE DETAIL
1 1/2"=1'-0"

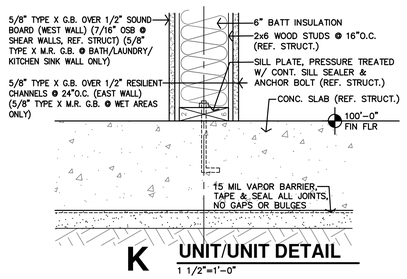


N UNIT/BREEZEWAY DETAIL
1 1/2"=1'-0"

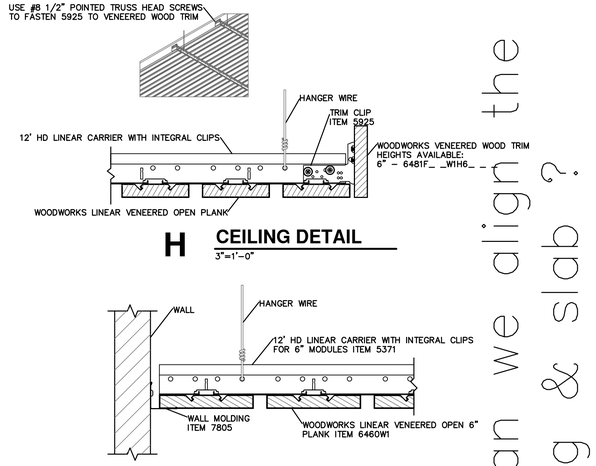
M UNIT/BREEZEWAY DETAIL
1 1/2"=1'-0"



L UNIT/UNIT DETAIL
1 1/2"=1'-0"

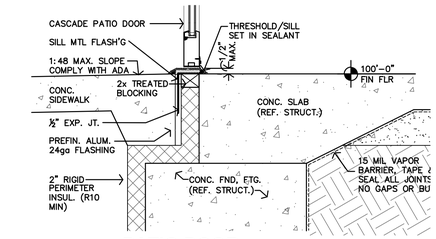


K UNIT/UNIT DETAIL
1 1/2"=1'-0"

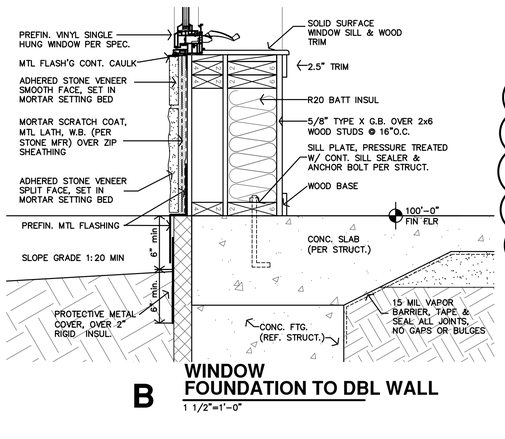


H CEILING DETAIL
3"=1'-0"

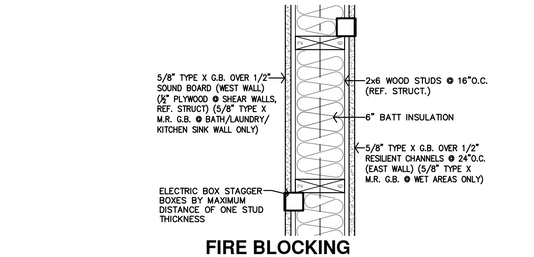
G CEILING DETAIL
3"=1'-0"



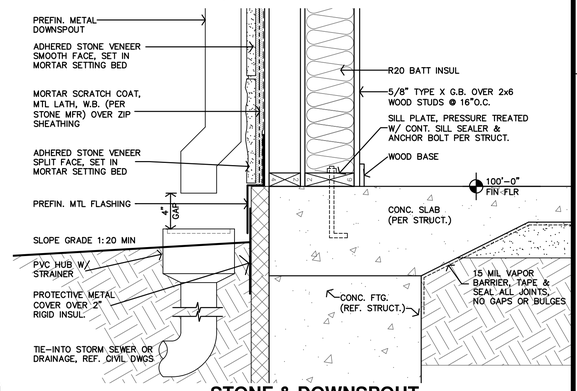
D PATIO DOOR FOUNDATION TRANSITION
1 1/2"=1'-0"



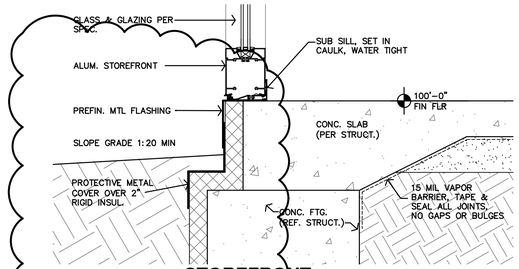
B WINDOW FOUNDATION TO DBL WALL
1 1/2"=1'-0"



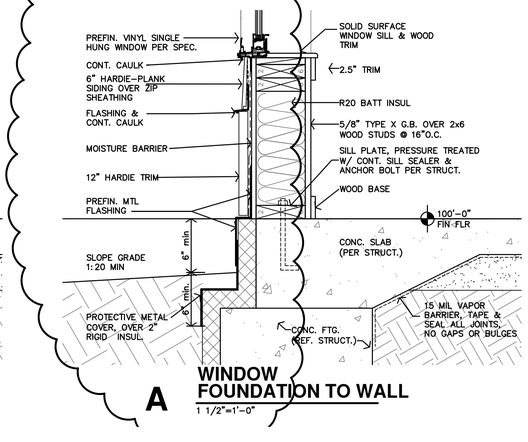
F FIRE BLOCKING PLAN @ J-BOX
1 1/2"=1'-0"



E STONE & DOWNSPOUT FOUNDATION TO DBL WALL
1 1/2"=1'-0"



C STOREFRONT FOUNDATION TO SILL
1 1/2"=1'-0"



A WINDOW FOUNDATION TO WALL
1 1/2"=1'-0"

Can we align the ftg & slab?

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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

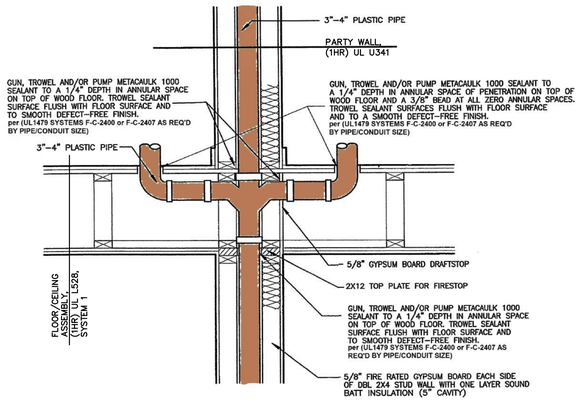
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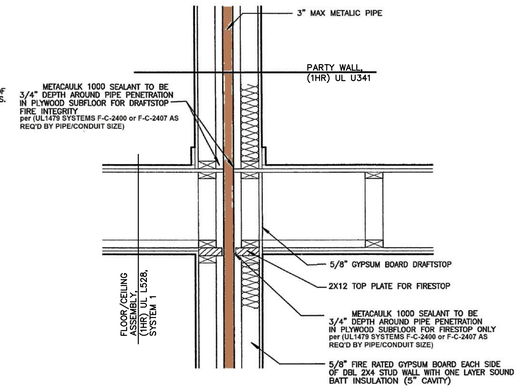
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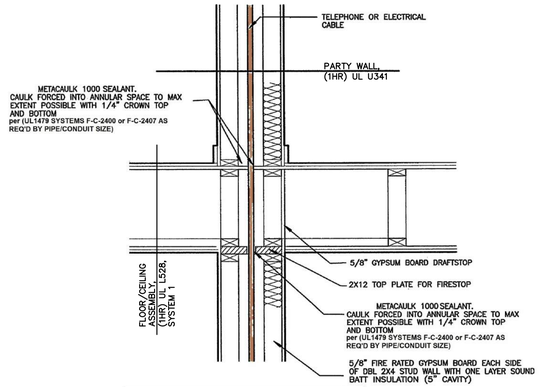
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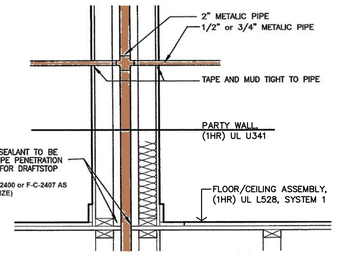
PENETRATION ASSEMBLY #1



PENETRATION ASSEMBLY #2

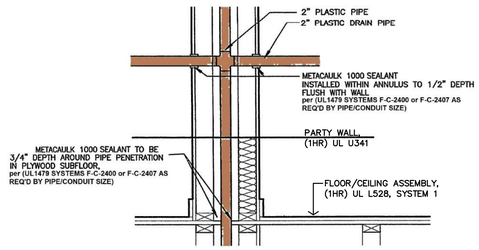


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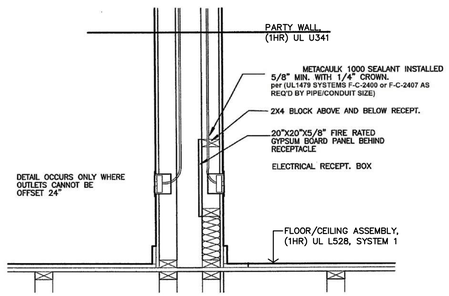


PENETRATION ASSEMBLY #4

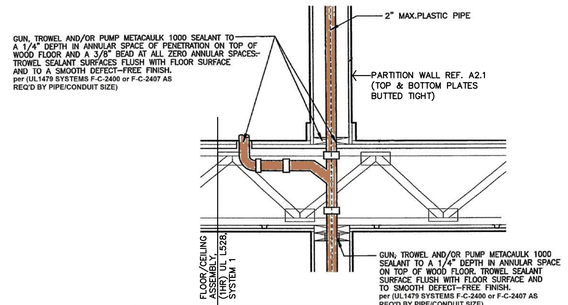
ASSEMBLIES SHOWN FOR FIRE PENETRATION REQUIREMENTS & SEALING DETAILS/SOLUTIONS ONLY. REFER TO ARCH & MEP PLAN SHEETS FOR LOCATION OF ALL PLUMBING. NOTE LOCATIONS OF ALL PLUMBING WALLS ON PLANS. PLUMBING TO BE ROUTED PER MEP SHEETS.



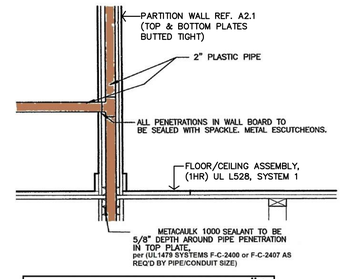
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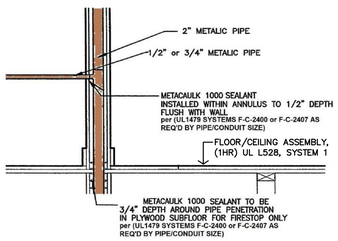
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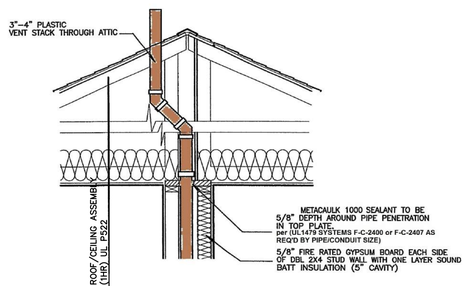
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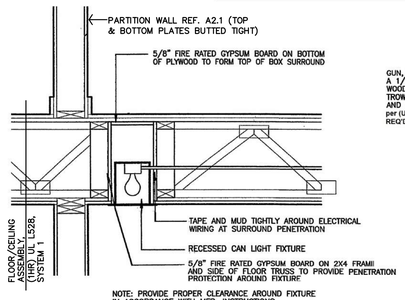
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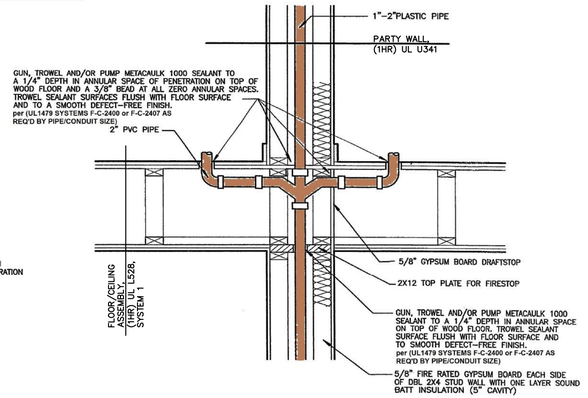
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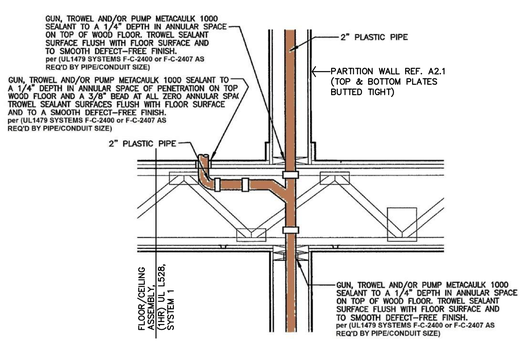
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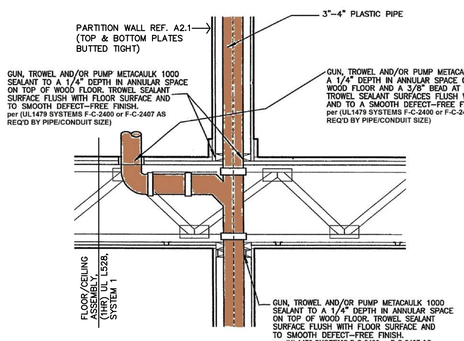
PENETRATION ASSEMBLY #11



PENETRATION ASSEMBLY #12



PENETRATION ASSEMBLY #13



PENETRATION ASSEMBLY #14

FIRE PENETRATION ASSEMBLIES

NOT TO SCALE

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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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REVISION:

DATE: 12–16–2024
JOB: 24–3379
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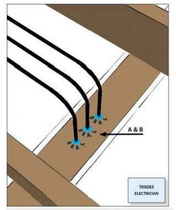
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TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION[a]

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling or soffit shall be aligned with the insulation and any gaps in the air barrier shall be sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance, *R*-value, of not less than R-3 per inch. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between framing and skylights, and the jambs of windows and doors, shall be sealed.	—
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors, including cantilevered floors and floors above garages	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking. Alternatively, floor framing cavity insulation shall be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and shall extend from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Crawl space insulation, where provided instead of floor insulation, shall be permanently attached to the walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	—
Narrow cavities	—	Batts to be installed in narrow cavities shall be cut to fit or narrow cavities shall be filled with insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	—
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the finished surface.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring	—	In exterior walls, batt insulation shall be cut neatly to fit around wiring and plumbing, or insulation, that on installation readily conforms to available space, shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate the wall from the shower or tub.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical and communication boxes. Alternatively, air-sealed boxes shall be installed.	—
HVAC register boots	HVAC supply and return register boots that penetrate building thermal envelope shall be sealed to the subfloor, wall covering or ceiling penetrated by the boot.	—
Concealed sprinklers	Where required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	—

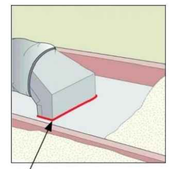
REQUIRED AIR INFILTRATION SEALING MEASURES TO ACHIEVE CODE TARGET 5 ACH50.

- SPRAY RIMS WITH CLOSED CELL SPRAY FOAM INSULATION
- FULL TOP PLATE AIR SEALING AT ALL TOP PLATE LOCATIONS. NOT ONLY EXTERIOR BOUNDARIES AT THIRD FLOOR
- AIR TIGHT OR FLANGED ELECTRICAL BOXES
- AIR SEALING AROUND THE ROUGH OPENING OF ALL UNIT DOORS.
- PICTURE FRAME AIR SEALING AT ALL EXTERIOR AND DEMISING WALL STUD BAYS



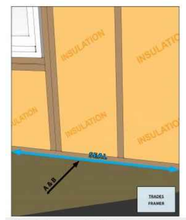
Air seal around all wiring installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

ELECTRICAL PENETRATION



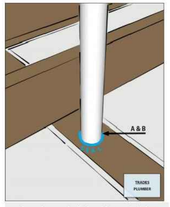
Caulk air seals the boot to the ceiling

DUCT BOOTS AIR SEALING



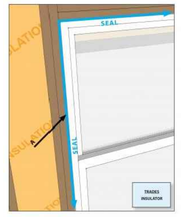
Air seal above-grade sill plates adjacent to conditioned space to minimize air leakage.

BOTTOM PLATE



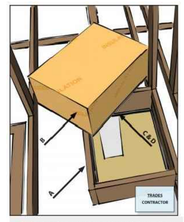
Air seal around all plumbing and piping installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

PLUMBING AND PIPING PENETRATION



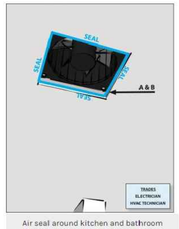
Air seal the rough opening around doors and windows to minimize air leakage.

WINDOW & DOOR ROUGH OPENING



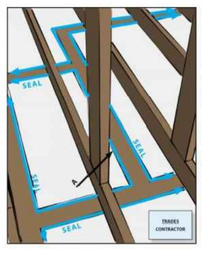
Air seal attic access panels and drop-down stairs to minimize air leakage.

ATTIC HATCH



Air seal around kitchen and bathroom exhaust fans to keep conditioned air from leaking into unconditioned space.

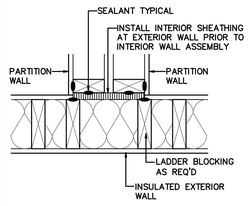
EXHAUST FAN PENETRATION



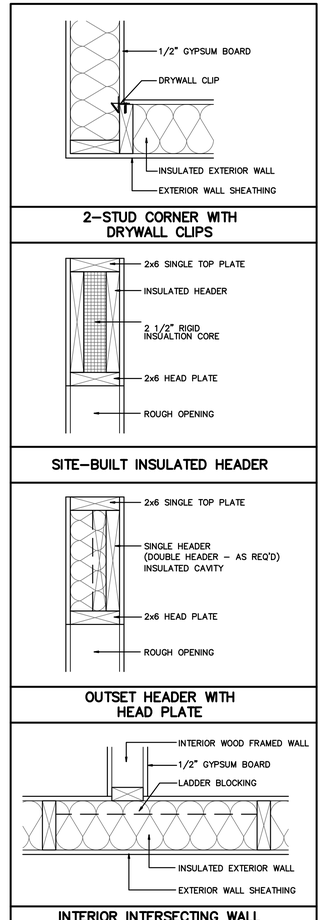
Air seal drywall to top plates at all attic/wall interfaces to minimize air leakage.

Install drywall then seal the seam from the attic side with caulk, foam, or drywall adhesive (but not other construction adhesives).
OR
Before installing drywall, install caulk or other sealant or a foam gasket to the face of the top plate then install the drywall. If this method is used, make sure the sealant or gasket remains intact during the drywall installation.

TOP PLATE



PARTITION WALL



DETAILS FROM GreenBuildingAdvisor.com

A ENERGY FRAMING AND AIR INFILTRATION

1 1/2"=1'-0"

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Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

JGR

THE RESIDENCE AT HERITAGE WEST
NEW SENIOR-LIVING FACILITY
ANDOVER, KANSAS

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

DATE: 12-16-2024
JOB: 24-3379
SHEET NO.:

A4.9

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ROOF GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.
3. MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
6. RD – INDICATES ROOF DRAIN LOCATIONS.
7. CONTRACTOR SHALL TIE–IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
8. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
9. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
10. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) 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."
11. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
12. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS
13. CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
14. BUILDING EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE IN ACCORDANCE W/ 2012 IBC SECTION 903.3.1.2.
15. MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.

ALUMINUM TRELLIS NOTES

1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS & DIMENSIONS PRIOR TO FABRICATION.
2. ALL ALUMINUM TO BE PREFINISHED.
3. F.O.S. = FACE OF STUD
4. F.O.B. = FACE OF BRICK

ATTIC DRAFTSTOPPING & VENTILATION

1. DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2012 IBC SECTION 718.4. DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET. 13 AREAS TOTAL.
2. GROSS VENTILATION PROVIDED, ROOF AND INSULATION DESIGN MEETS 2012 IBC SECTION 1203.2: ENCLOSED RAFTER ASSEMBLIES WITH 1" MINIMUM AIR SPACE.

LEGEND

1. INSTALL 60–MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS TAPERED RIGID INSUL., ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20–YEAR, FULL COVERAGE WARRANTY.
2. 2–HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT BELOW)
3. INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GRS–16–QD, (MUST HAVE 1.45 SF OF NFA OR GREATER).
4. LOCATION OF ROOF HATCH & SAFETY RAIL PER SPEC. 2012 IBC SEC. 1009.16 STAIRWAY TO ROOF:

	INDICATES ROOFING MATERIAL
SDS	INDICATES LOCATION OF A PREFIN. THRU–WALL SCUPPER & BOX W/ 4"x4" DOWNSPOUT. DOWNSPOUTS TO BE ROUTED UNDERGROUND TO NEARBY STORM DRAIN. REFERENCE CIVIL DWGS.
OS	INDICATES LOCATION OF A PREFIN. THRU–WALL OVERFLOW SCUPPER & BOX W/ LAMBS TONGUE. TO BE LOCATED MIN. 2" ABOVE LOW POINT ON ROOF.

LOWER ROOF - DRAFTSTOPPING & ATTIC VENTILATION

DRAFTSTOPPING IS NOT REQUIRED, PER IBC 2012 SECTION 718.4. AREA IS LESS THAN 3,000 SF.

ATTIC VENTILATION PER IBC 2012, SECTION 1203.2 (EXCEPTION 2), 1/300 WITH ASTM 396 VAPOR BARRIER INSTALLED IN ROOF/CEILING ASSEMBLY.

AREA 13 (1,557 SF)
ATTIC AREA MUST PROVIDE
(1,557/300 = 5.19sf NFA)
5.19sf OF NET FREE AREA @ ROOF SURFACE

UPPER ROOF - DRAFTSTOPPING & ATTIC VENTILATION

DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2012 IBC SECTIONS 708.4 & 718.4.
DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET.

AREA 1 (198 SF)
ATTIC AREA MUST PROVIDE
(198/300 = 0.66sf NFA)

AREA 2 (1,635 SF)
ATTIC AREA MUST PROVIDE
(1,635/300 = 5.45sf NFA)

AREA 3 (1,808 SF)
ATTIC AREA MUST PROVIDE
(1,808/300 = 6.03sf NFA)

AREA 4 (1,539 SF)
ATTIC AREA MUST PROVIDE
(1,539/300 = 5.13sf NFA)

AREA 5 (1,676 SF)
ATTIC AREA MUST PROVIDE
(1,676/300 = 5.59sf NFA)

AREA 6 (1,502 SF)
ATTIC AREA MUST PROVIDE
(1,502/300 = 5.01sf NFA)

AREA 7 (687 SF)
ATTIC AREA MUST PROVIDE
(687/300 = 2.29sf NFA)

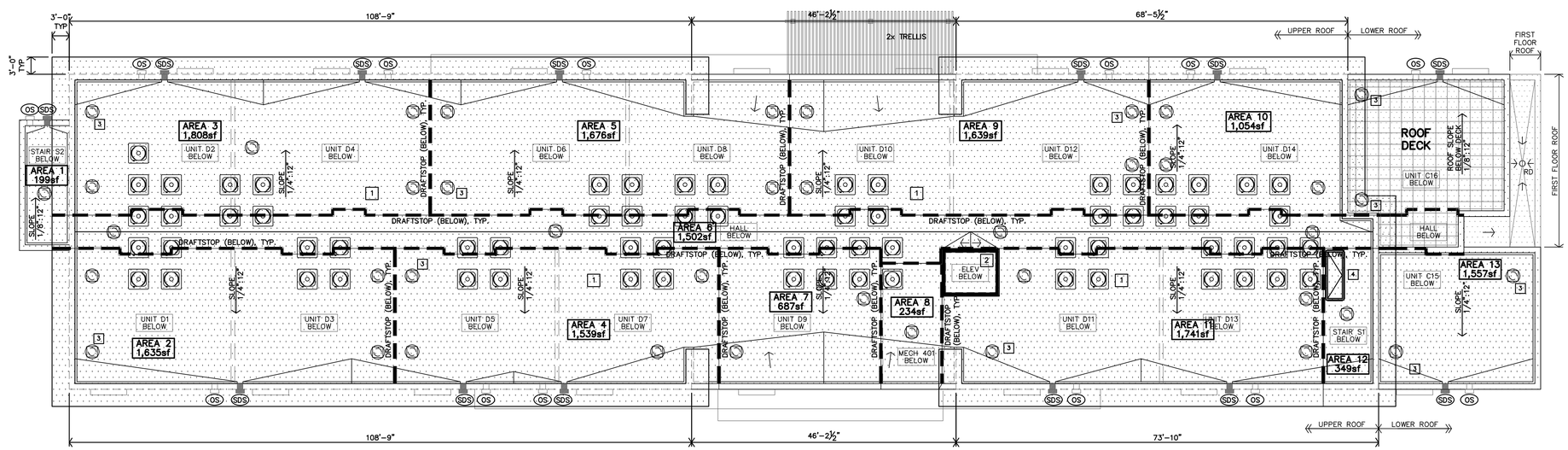
AREA 8 (234 SF)
ATTIC AREA MUST PROVIDE
(234/300 = 0.78sf NFA)

AREA 9 (1,639 SF)
ATTIC AREA MUST PROVIDE
(1,639/300 = 786.72sf NFA)

AREA 10 (1,054 SF)
ATTIC AREA MUST PROVIDE
(1,054/300 = 3.51sf NFA)

AREA 11 (1,741 SF)
ATTIC AREA MUST PROVIDE
(1,741/300 = 5.80sf NFA)

AREA 12 (1,676 SF)
ATTIC AREA MUST PROVIDE
(349/300 = 1.16sf NFA)



North **A** ROOF PLAN
3/32"=1'–0"

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Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

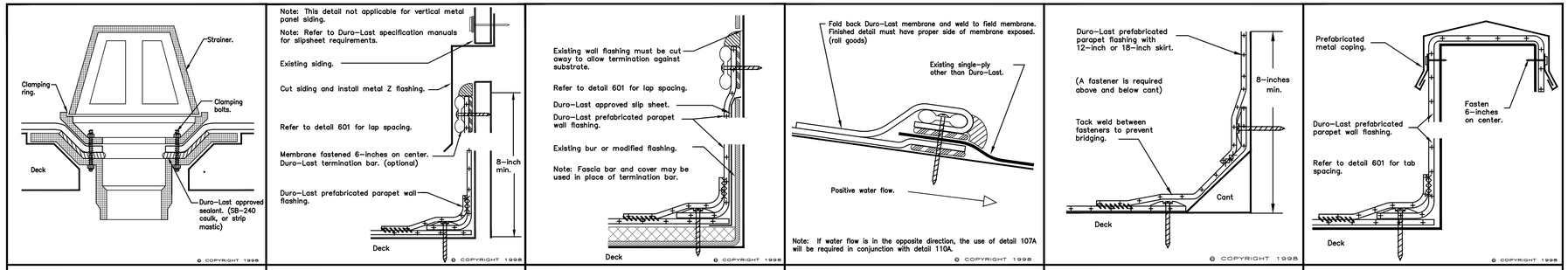
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REVISION:

DATE: 12–16–2024
JOB: 24–3379
SHEET NO.:

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DRAWING NO.	DATE: 10\1\98			
201B	DRAWN BY: KNOX	ROOF DRAIN DETAIL	DURO-LAST, INC.	525 MORLEY DRIVE
	SCALE:NONE	New Construction or Reroof		SAGINAW, MI 48601

DRAWING NO.	DATE: 10\1\98			
611A	DRAWN BY: KNOX	SIDING DETAIL	DURO-LAST, INC.	525 MORLEY DRIVE
	SCALE:NONE	New Construction or Reroof		SAGINAW, MI 48601

DRAWING NO.	DATE: 10\1\98			
608A	DRAWN BY: KNOX	PARAPET WALL	DURO-LAST, INC.	525 MORLEY DRIVE
	SCALE:NONE	New Construction or Reroof		SAGINAW, MI 48601

DRAWING NO.	DATE: 10\1\98			
110A	DRAWN BY: KNOX	SINGLE-PLY TIE-IN	DURO-LAST, INC.	525 MORLEY DRIVE
	SCALE:NONE	New Construction or Reroof		SAGINAW, MI 48601

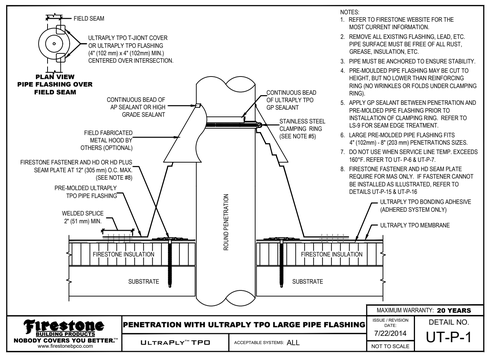
DRAWING NO.	DATE: 10\1\98			
606C	DRAWN BY: KNOX	PARAPET WITH CANT	DURO-LAST, INC.	525 MORLEY DRIVE
	SCALE:NONE	New Construction or Reroof		SAGINAW, MI 48601

DRAWING NO.	DATE: 10\1\98			
605A	DRAWN BY: KNOX	PARAPET WALL	DURO-LAST, INC.	525 MORLEY DRIVE
	SCALE:NONE	New Construction or Reroof		SAGINAW, MI 48601

DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

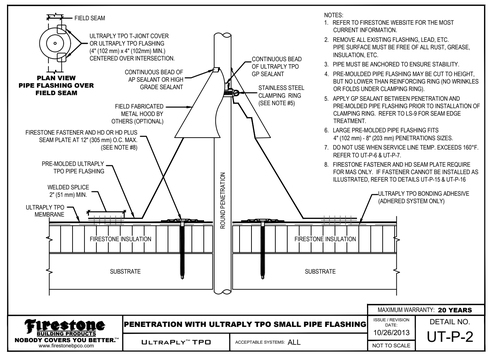
ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE WITH THE SPECIFIED WARRANTIES.



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHING, LEAD, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY GP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING. REFER TO LS-9 FOR SEAM EDGE TREATMENT.
6. LARGE PRE-MOLDED PIPE FLASHING FITS 4" (102mm) - 8" (203 mm) PENETRATIONS SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT- P-6 & UT-P-7.
8. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRE FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & UT-P-16

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	PENETRATION WITH ULTRAPLY TPO LARGE PIPE FLASHING	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	MAXIMUM WARRANTY: 20 YEARS
			ISSUE / REVISION DATE: 7/22/2014	DETAIL NO. UT-P-1
			NOT TO SCALE	

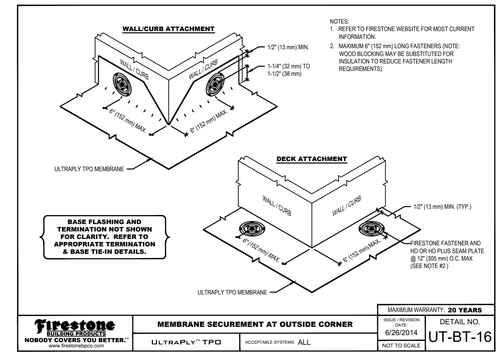
G LARGE PIPE DTL.
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. REMOVE ALL EXISTING FLASHING, LEAD, ETC. PIPE SURFACE MUST BE FREE OF ALL RUST, GREASE, INSULATION, ETC.
3. PIPE MUST BE ANCHORED TO ENSURE STABILITY.
4. PRE-MOLDED PIPE FLASHING MAY BE CUT TO HEIGHT, BUT NO LOWER THAN REINFORCING RING (NO WRINKLES OR FOLDS UNDER CLAMPING RING).
5. APPLY GP SEALANT BETWEEN PENETRATION AND PRE-MOLDED PIPE FLASHING PRIOR TO INSTALLATION OF CLAMPING RING. REFER TO LS-9 FOR SEAM EDGE TREATMENT.
6. LARGE PRE-MOLDED PIPE FLASHING FITS 4" (102 mm) - 8" (203 mm) PENETRATIONS SIZES.
7. DO NOT USE WHEN SERVICE LINE TEMP. EXCEEDS 160°F. REFER TO UT-P-6 & UT-P-7.
8. FIRESTONE FASTENER AND HD SEAM PLATE REQUIRE FOR MAS ONLY. IF FASTENER CANNOT BE INSTALLED AS ILLUSTRATED, REFER TO DETAILS UT-P-15 & UT-P-16

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	PENETRATION WITH ULTRAPLY TPO SMALL PIPE FLASHING	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	MAXIMUM WARRANTY: 20 YEARS
			ISSUE / REVISION DATE: 10/26/2013	DETAIL NO. UT-P-2
			NOT TO SCALE	

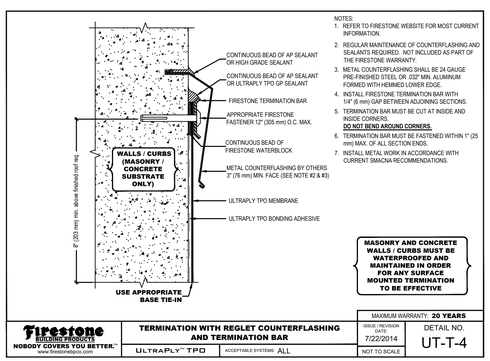
F SMALL PIPE DTL.
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. MAXIMUM 8" (152 mm) LONG FASTENERS (NOTE: WOOD BLOCKING MAY BE SUBSTITUTED FOR INSULATION TO REDUCE FASTENER LENGTH REQUIREMENTS).

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	MEMBRANE SECUREMENT AT OUTSIDE CORNER	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	MAXIMUM WARRANTY: 20 YEARS
			ISSUE / REVISION DATE: 6/26/2014	DETAIL NO. UT-BT-16
			NOT TO SCALE	

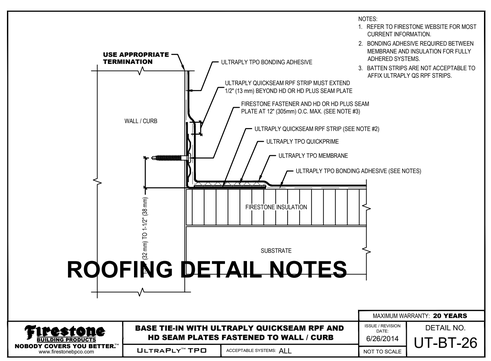
E OUTSIDE CORNER DTL.
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. REGULAR MAINTENANCE OF COUNTERFLASHING AND SEALANTS REQUIRED. NOT INCLUDED AS PART OF THE FIRESTONE WARRANTY.
3. METAL COUNTERFLASHING SHALL BE 24 GAUGE PRE-FINISHED STEEL OR .032" MIN. ALUMINUM FORMED WITH HEMMED LOWER EDGE.
4. INSTALL FIRESTONE TERMINATION BAR WITH 1/4" (6 mm) GAP BETWEEN ADJOINING SECTIONS.
5. TERMINATION BAR MUST BE CUT AT INSIDE AND INSIDE CORNERS. **DO NOT BEND AROUND CORNERS.**
6. TERMINATION BAR MUST BE FASTENED WITHIN 1" (25 mm) MAX. OF ALL SECTION ENDS.
7. INSTALL METAL WORK IN ACCORDANCE WITH CURRENT SMACNA RECOMMENDATIONS.

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	TERMINATION WITH REGLET COUNTERFLASHING AND TERMINATION BAR	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	MAXIMUM WARRANTY: 20 YEARS
			ISSUE / REVISION DATE: 7/22/2014	DETAIL NO. UT-T-4
			NOT TO SCALE	

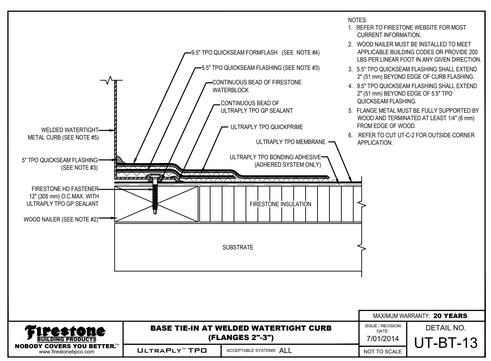
D FLASHING DETAIL
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. BONDING ADHESIVE REQUIRED BETWEEN MEMBRANE AND INSULATION FOR FULLY ADHERED SYSTEMS.
3. BATTEN STRIPS ARE NOT ACCEPTABLE TO AFFIX ULTRAPLY QS RPF STRIPS.

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	BASE TIE-IN WITH ULTRAPLY QUICKSEAM RPF AND HD SEAM PLATES FASTENED TO WALL / CURB	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	MAXIMUM WARRANTY: 20 YEARS
			ISSUE / REVISION DATE: 6/26/2014	DETAIL NO. UT-BT-26
			NOT TO SCALE	

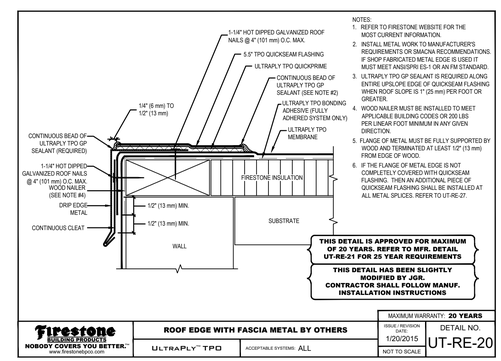
C ROOF-TO-WALL TIE-IN
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR MOST CURRENT INFORMATION.
2. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR PROVIDE 200 LBS PER LINEAR FOOT IN ANY GIVEN DIRECTION.
3. 5.5" TPO QUICKSEAM FLASHING SHALL EXTEND 2" (51 mm) BEYOND EDGE OF CURB FLASHING.
4. 9.5" TPO QUICKSEAM FLASHING SHALL EXTEND 2" (51 mm) BEYOND EDGE OF 5.5" TPO QUICKSEAM FLASHING.
5. FLANGE METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/4" (6 mm) FROM EDGE OF WOOD.
6. REFER TO CUT UT-C-2 FOR OUTSIDE CORNER APPLICATION.

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	BASE TIE-IN AT WELDED WATERTIGHT CURB (FLANGES 2"-3")	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	MAXIMUM WARRANTY: 20 YEARS
			ISSUE / REVISION DATE: 7/01/2014	DETAIL NO. UT-BT-13
			NOT TO SCALE	

B EQUP. CURB DETAIL
NO SCALE



NOTES:
1. REFER TO FIRESTONE WEBSITE FOR THE MOST CURRENT INFORMATION.
2. INSTALL METAL WORK TO MANUFACTURER'S REQUIREMENTS OR SMACNA RECOMMENDATIONS. IF SHOP FABRICATED METAL EDGE IS USED IT MUST MEET ANSI/SPRI ES-1 OR AN FM STANDARD.
3. ULTRAPLY TPO GP SEALANT IS REQUIRED ALONG ENTIRE UPSLOPE EDGE OF QUICKSEAM FLASHING WHEN ROOF SLOPE IS 1" (25 mm) PER FOOT OR GREATER.
4. WOOD NAILER MUST BE INSTALLED TO MEET APPLICABLE BUILDING CODES OR 200 LBS PER LINEAR FOOT MINIMUM IN ANY GIVEN DIRECTION.
5. FLANGE OF METAL MUST BE FULLY SUPPORTED BY WOOD AND TERMINATED AT LEAST 1/2" (13 mm) FROM EDGE OF WOOD.
6. IF THE FLANGE OF METAL EDGE IS NOT COMPLETELY COVERED WITH QUICKSEAM FLASHING, THEN AN ADDITIONAL PIECE OF QUICKSEAM FLASHING SHALL BE INSTALLED AT ALL METAL SPLICES. REFER TO UT-RE-27.

Firestone BUILDING PRODUCTS NOBODY COVERS YOU BETTER.® www.firestonebpco.com	ROOF EDGE WITH FASCIA METAL BY OTHERS	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	MAXIMUM WARRANTY: 20 YEARS
			ISSUE / REVISION DATE: 1/20/2015	DETAIL NO. UT-RE-20
			NOT TO SCALE	

A ROOF EDGE DTL.
NO SCALE

FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

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785.827.0386
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THE RESIDENCE AT HERITAGE WEST
NEW SENIOR-LIVING FACILITY
ANDOVER, KANSAS

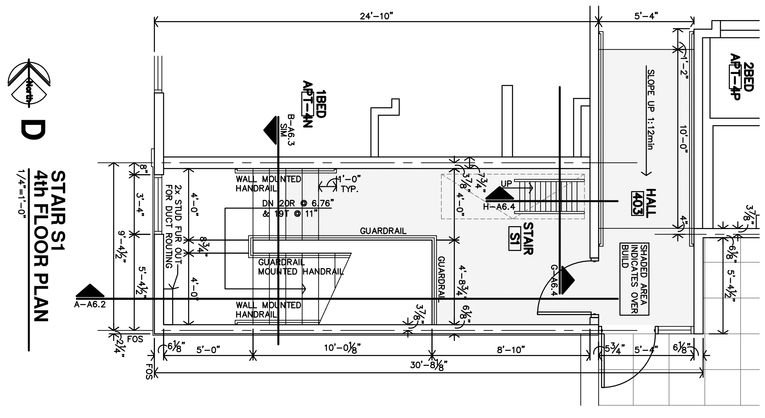
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REVISION:

DATE: 12-16-2024
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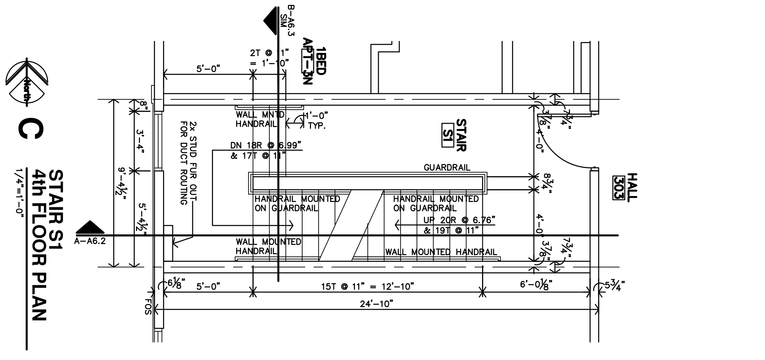
A5.2

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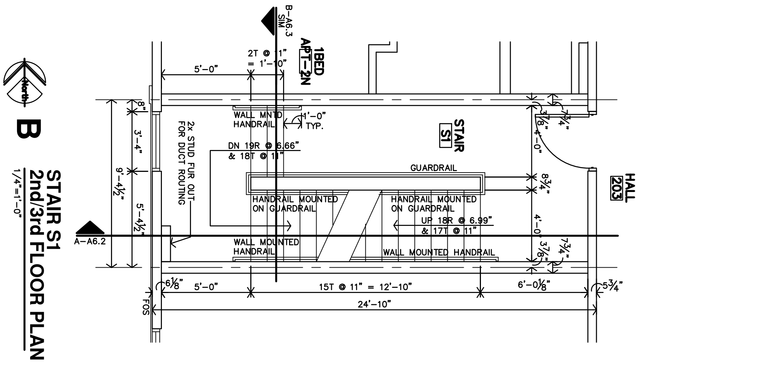
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STAIR S1
4th FLOOR PLAN
1/4"=1'-0"



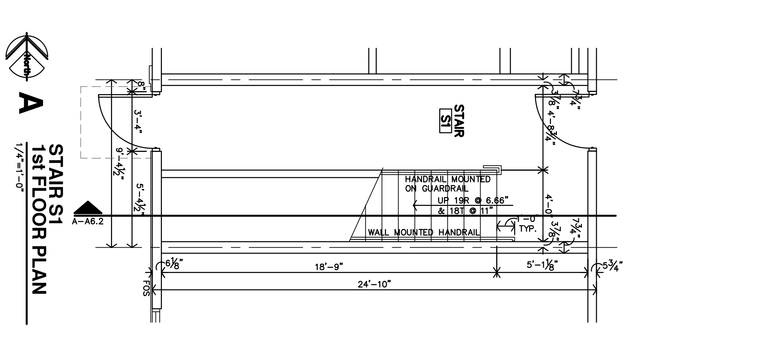
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STAIR S1
4th FLOOR PLAN
1/4"=1'-0"



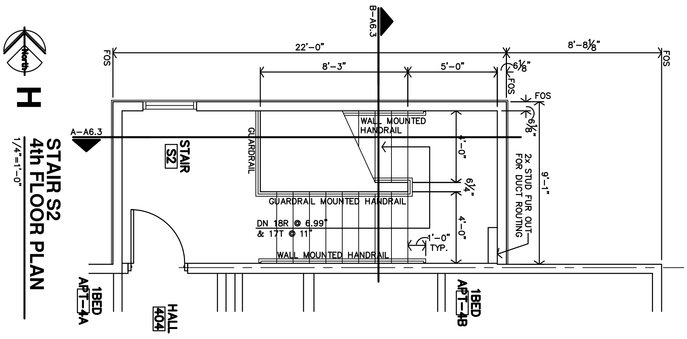
B

STAIR S1
2nd/3rd FLOOR PLAN
1/4"=1'-0"



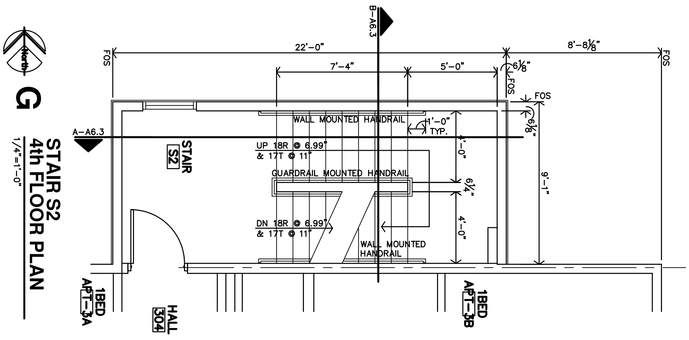
A

STAIR S1
1st FLOOR PLAN
1/4"=1'-0"



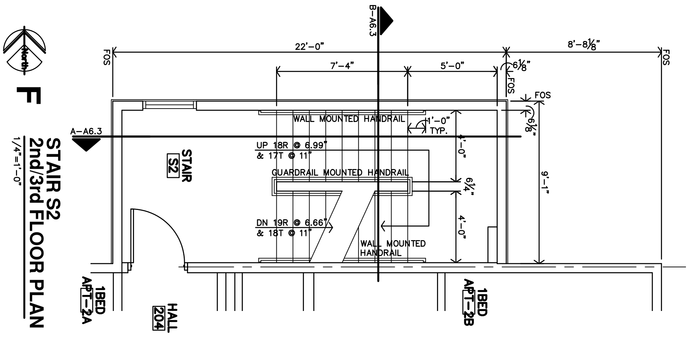
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STAIR S2
4th FLOOR PLAN
1/4"=1'-0"



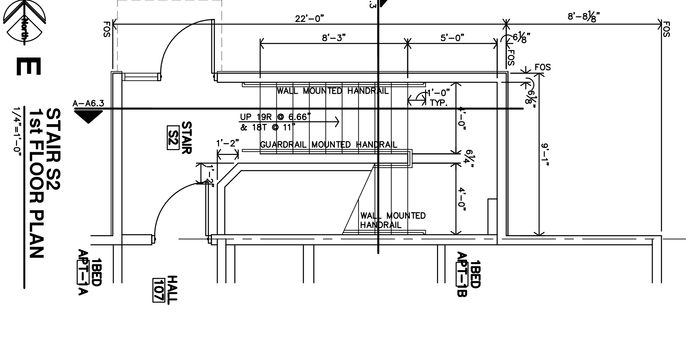
G

STAIR S2
4th FLOOR PLAN
1/4"=1'-0"



F

STAIR S2
2nd/3rd FLOOR PLAN
1/4"=1'-0"



E

STAIR S2
1st FLOOR PLAN
1/4"=1'-0"

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JOB: 24-3379
SHEET NO.:

REVISION:

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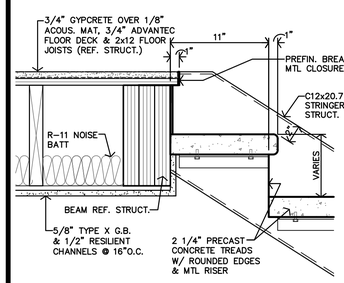
THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

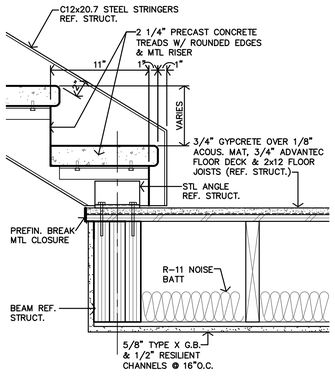
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jgr@jgrarchitects.com

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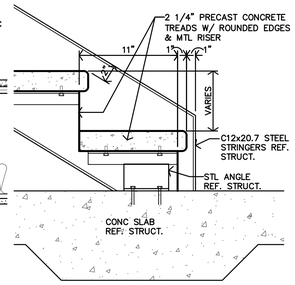
E STAIR DETAIL

1 1/2"=1'-0"



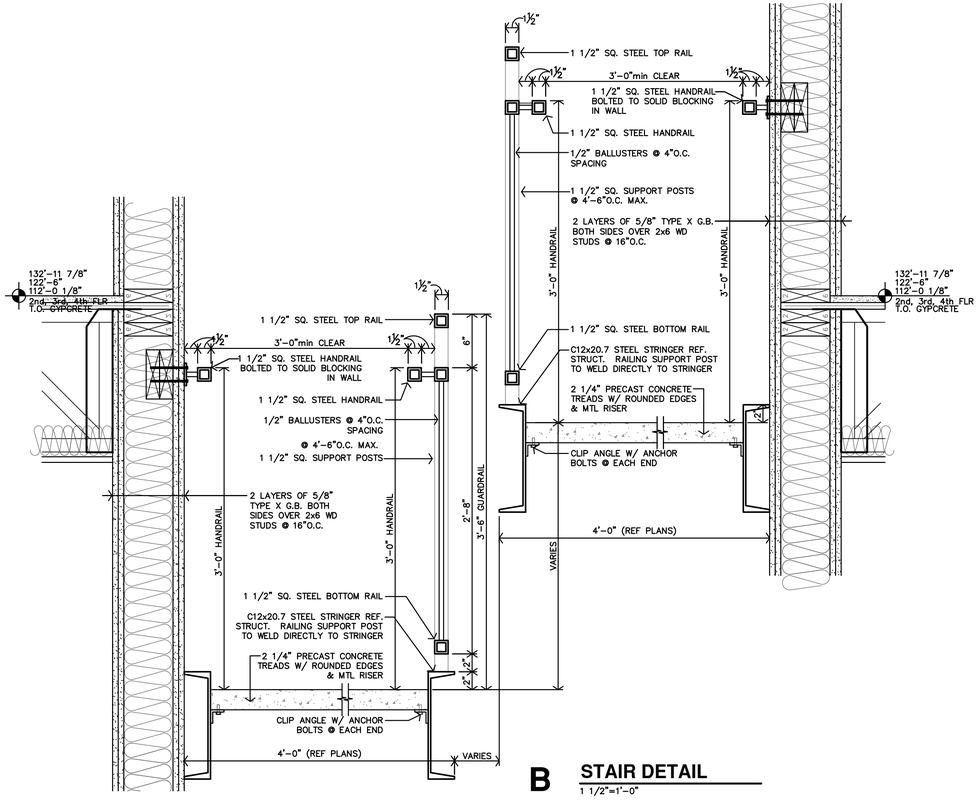
D STAIR DETAIL

1 1/2"=1'-0"



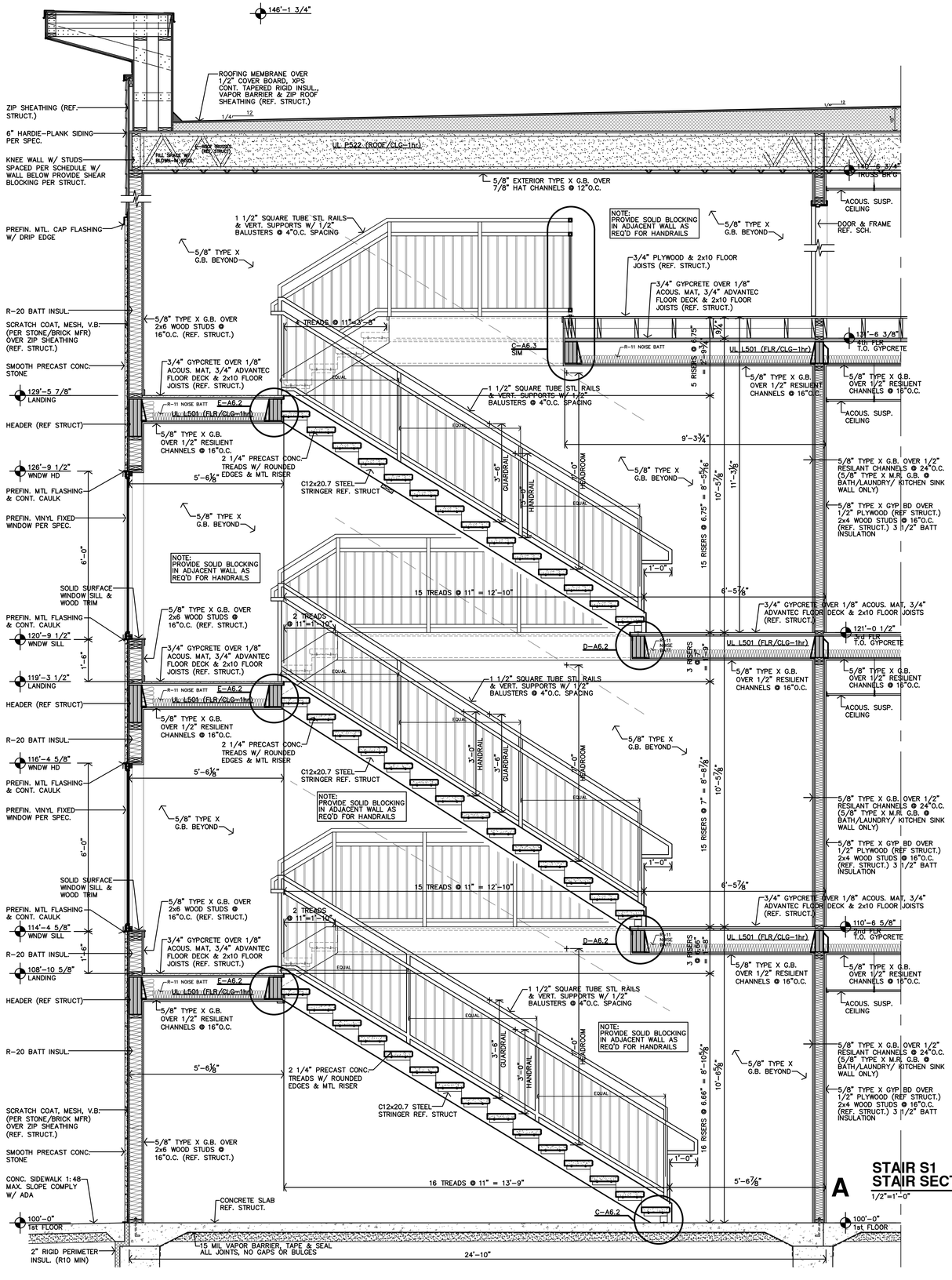
C STAIR DETAIL

1 1/2"=1'-0"



B STAIR DETAIL

1 1/2"=1'-0"



A STAIR S1 STAIR SECTION

1/2"=1'-0"

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JGR

THE RESIDENCE AT HERITAGE WEST

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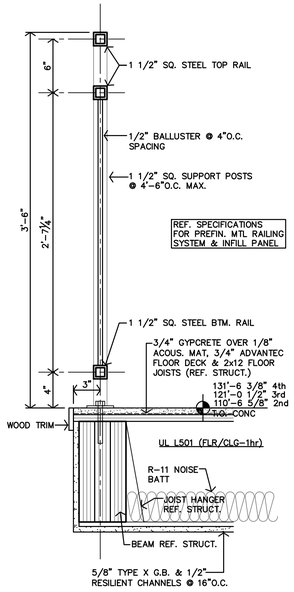
DATE: 12-16-2024

JOB: 24-3379

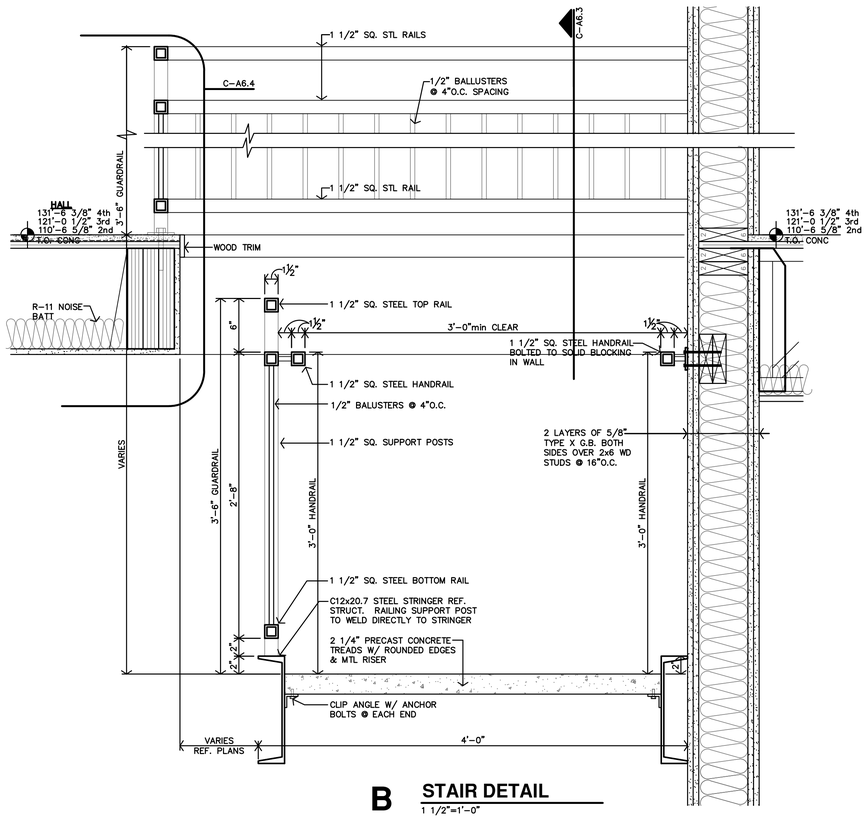
SHEET NO.:

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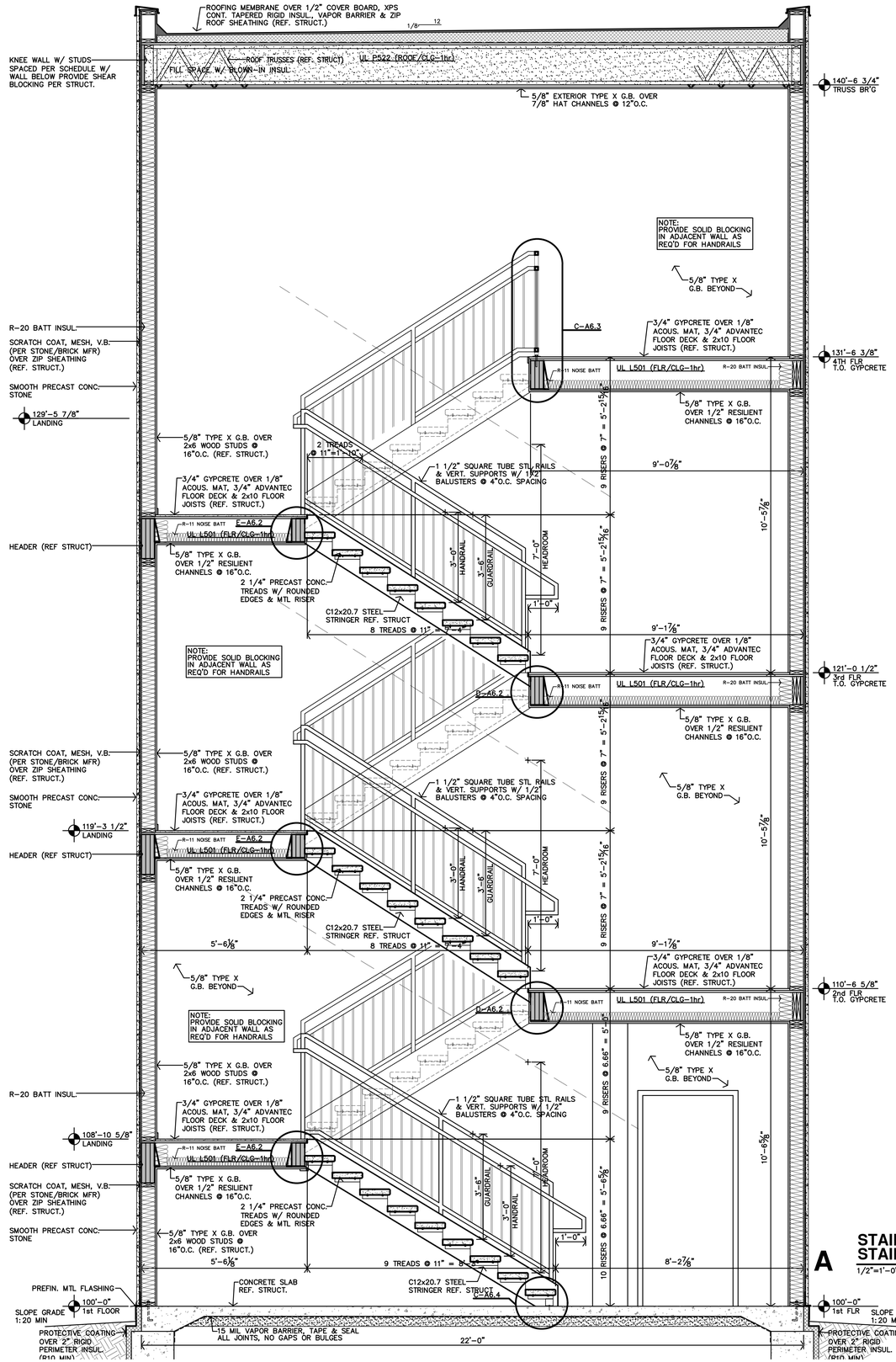
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C STAIR DETAIL
1 1/2"=1'-0"



B STAIR DETAIL
1 1/2"=1'-0"



A STAIR S2 STAIR SECTION
1/2"=1'-0"

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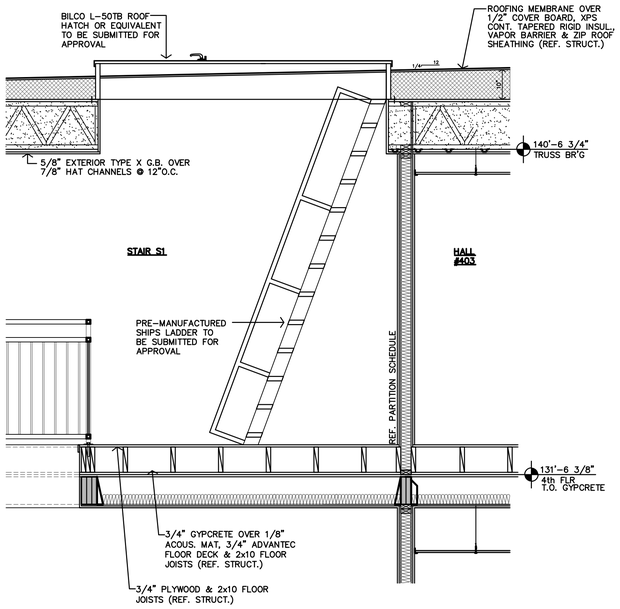
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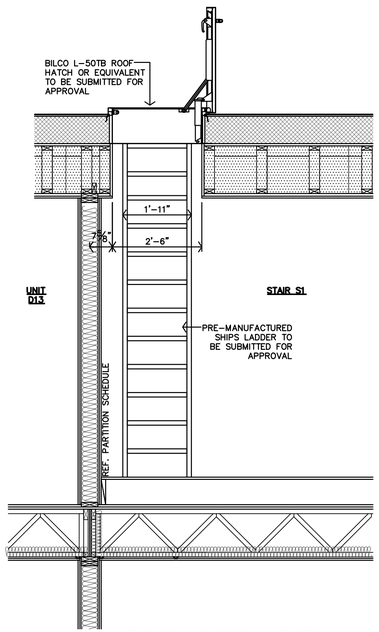
DATE: 12-16-2024
JOB: 24-3379
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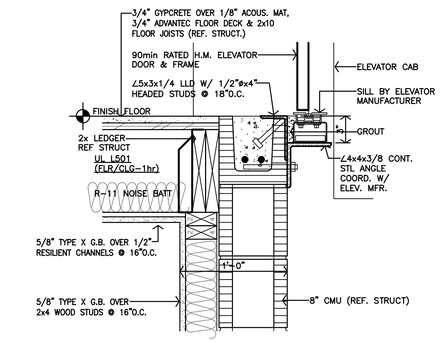
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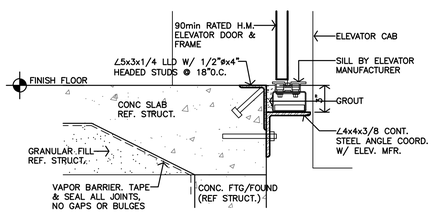
H ROOF ACCESS SECTION
1/2"=1'-0"



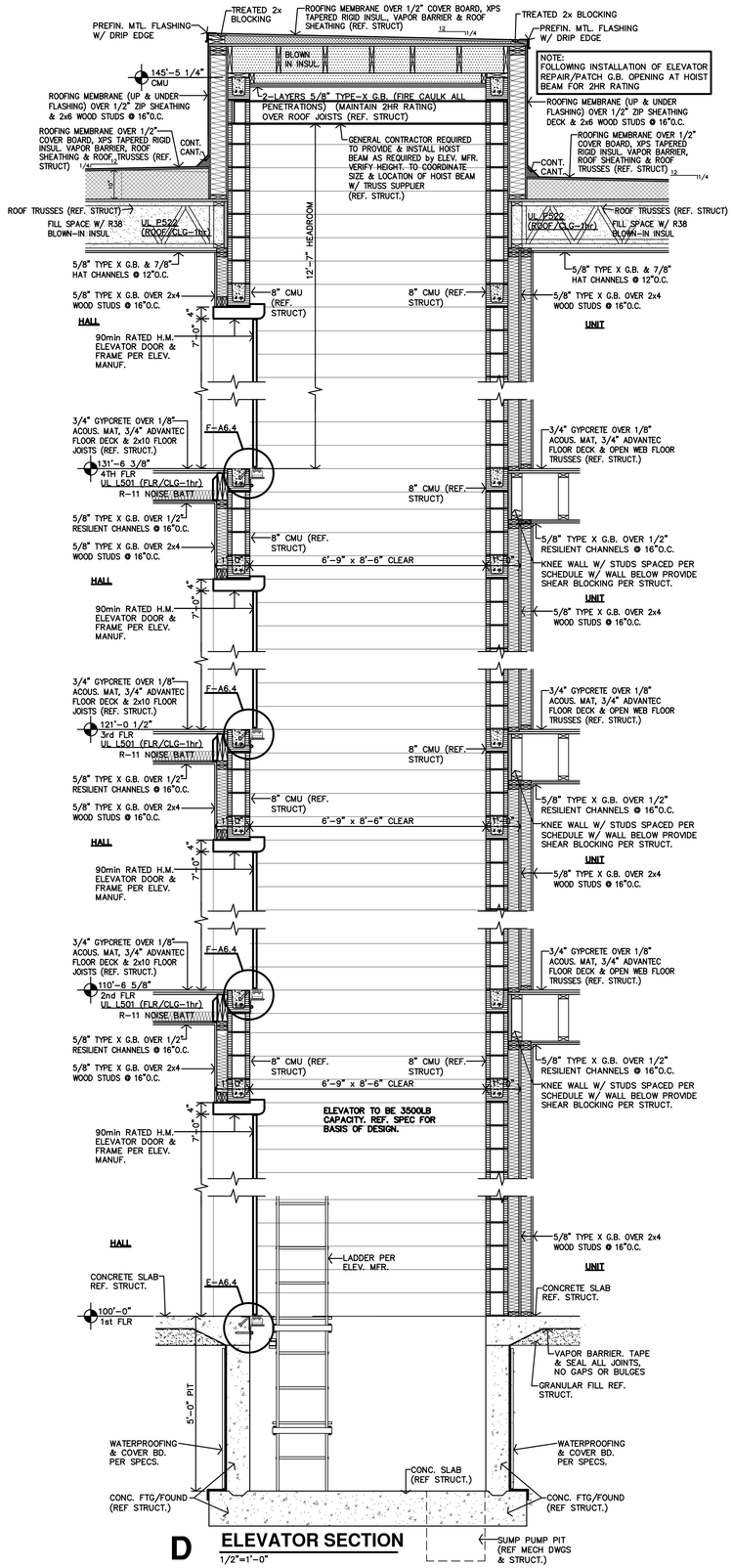
G ROOF ACCESS SECTION
1/2"=1'-0"



F ELEVATOR DETAIL
1 1/2"=1'-0"

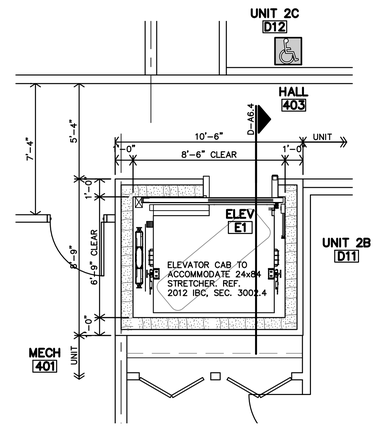


E ELEVATOR DETAIL
1 1/2"=1'-0"

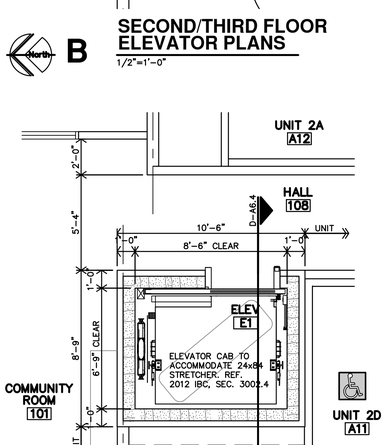


D ELEVATOR SECTION
1/2"=1'-0"

NOTE:
FOLLOWING INSTALLATION OF ELEVATOR REPAIR/PATCH G.B. OPENING AT HOIST BEAM FOR 2HR RATING



C FOURTH FLOOR ELEVATOR PLANS
1/2"=1'-0"



B SECOND/THIRD FLOOR ELEVATOR PLANS
1/2"=1'-0"

A FIRST FLOOR ELEVATOR PLAN
1/2"=1'-0"

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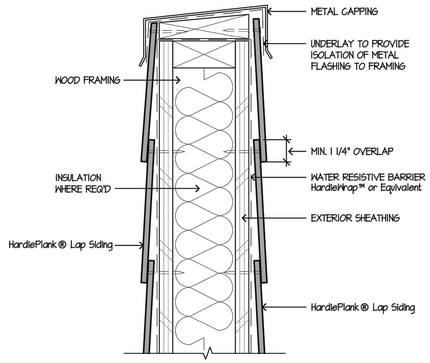
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HARDIE LAP SIDING

Ref. Elevations for colors and sizes.

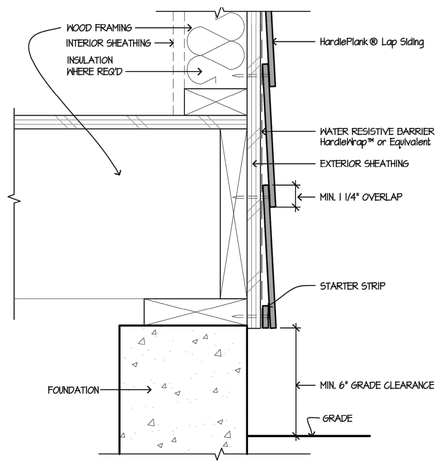
Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



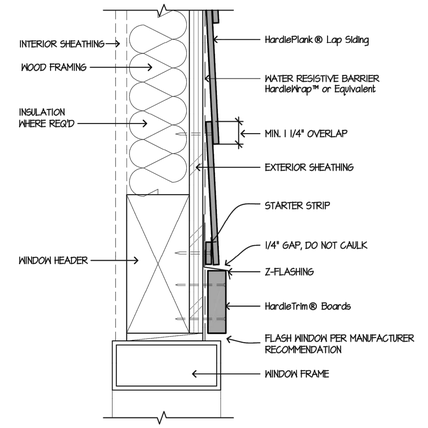
9 PARAPET

SCALE: 3"=1'-0"



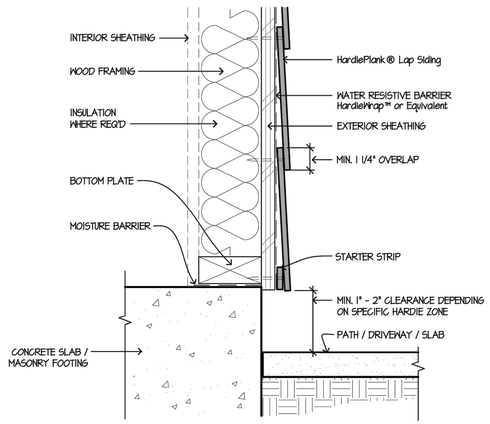
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



3 WINDOW/DOOR HEAD

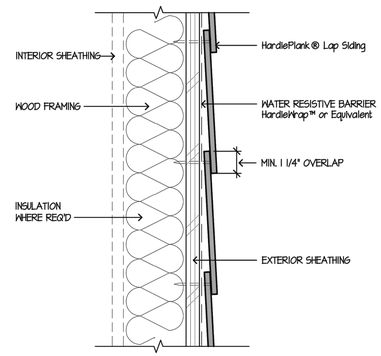
SCALE: 3"=1'-0"



HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

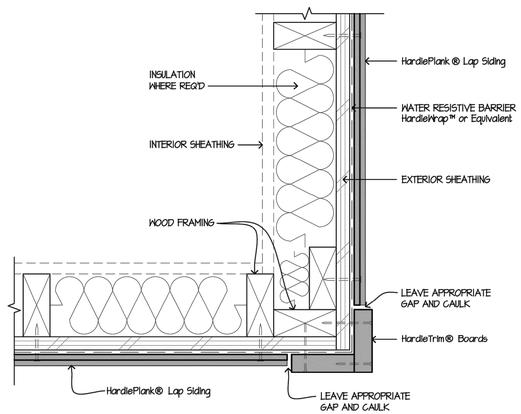
8

SCALE: 1/2"=1'-0"



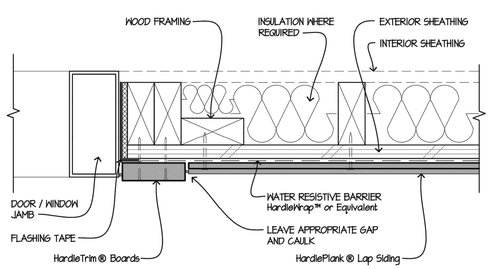
5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



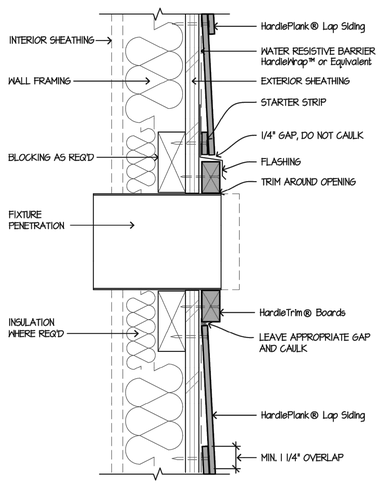
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



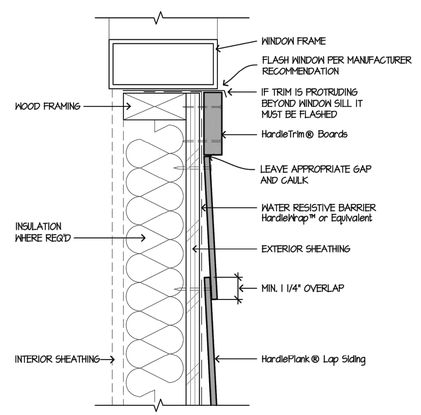
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



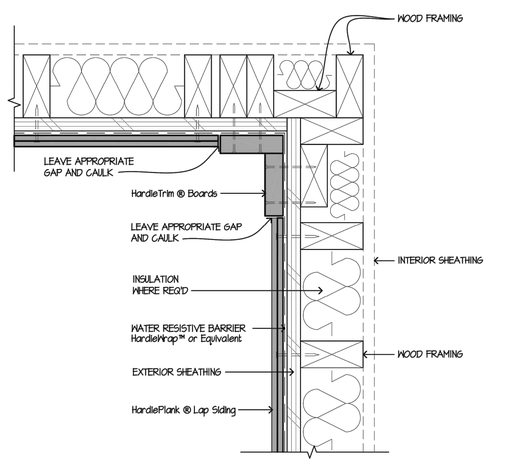
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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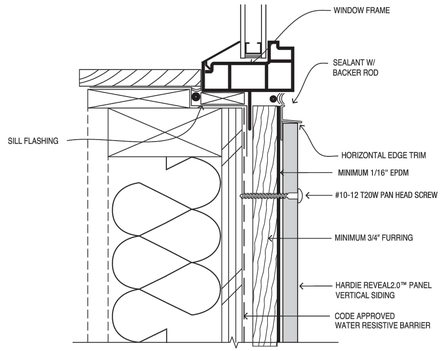
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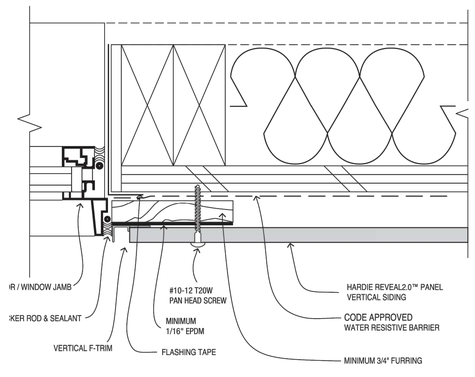
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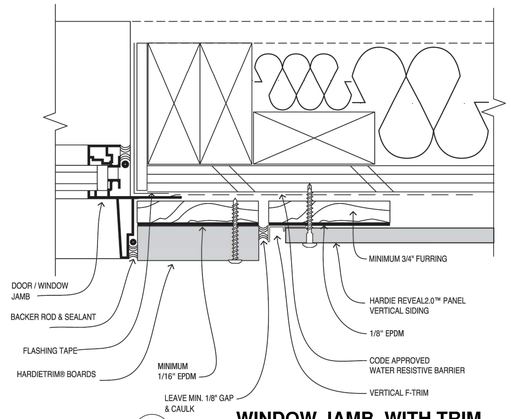
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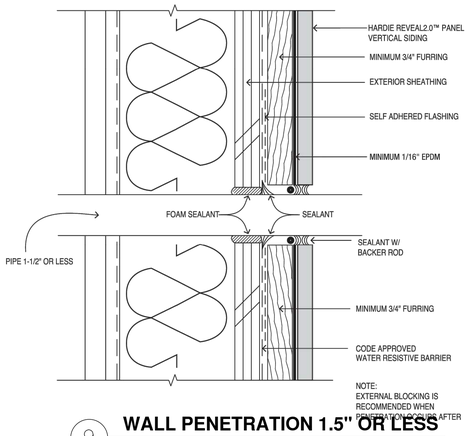
12 **WINDOW SILL**
NTS



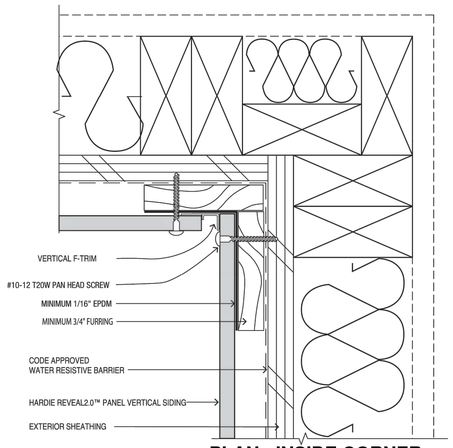
11 **WINDOW JAMB, NO TRIM**
NTS



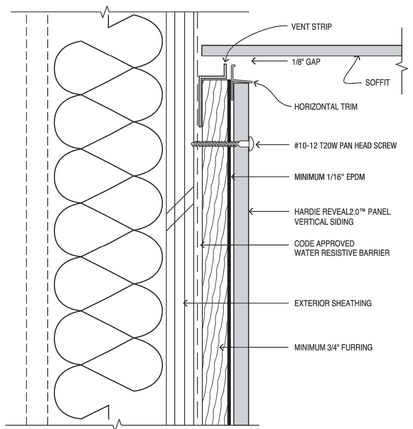
10 **WINDOW JAMB, WITH TRIM**
NTS



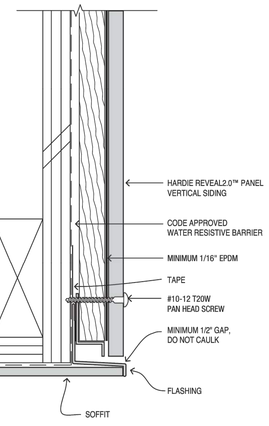
9 **WALL PENETRATION 1.5" OR LESS**
NTS



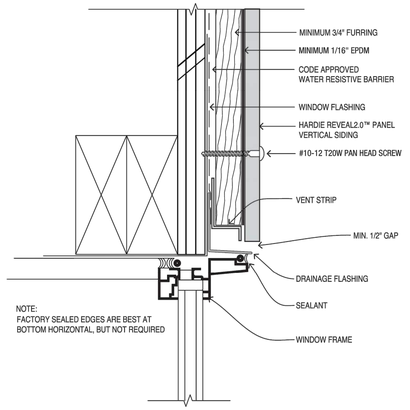
8 **PLAN - INSIDE CORNER**
NTS



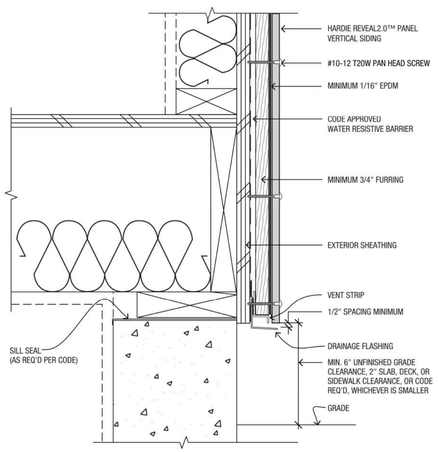
7 **WALL TO SOFFIT**
NTS



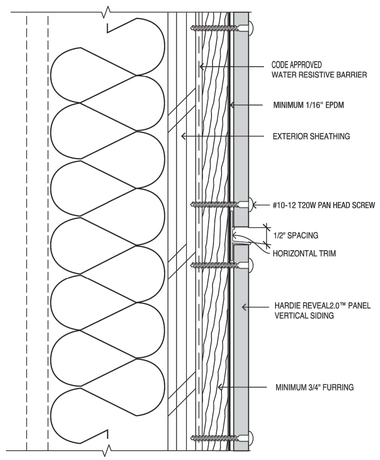
6 **SOFFIT TO OUTSIDE CORNER**
NTS



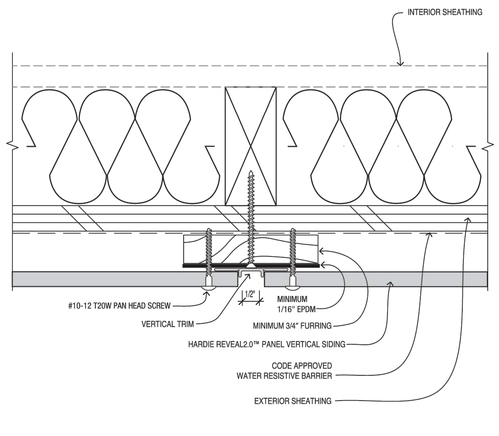
5 **WINDOW HEAD, DOOR SIM.**
NTS



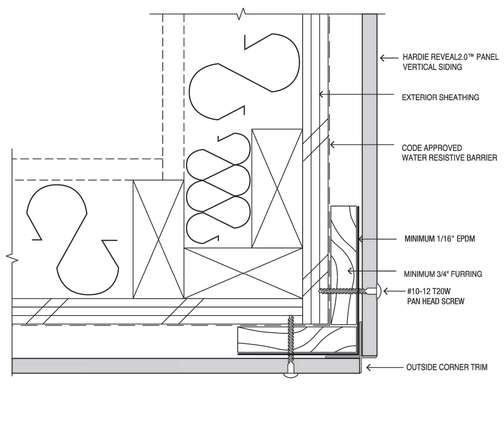
4 **SECTION - AT GRADE**
NTS



3 **SECTION - HORIZ REVEAL**
NTS



2 **PLAN - VERTICAL REVEAL**
NTS



1 **PLAN - OUTSIDE CORNER**
NTS

HARDIE REVEAL PANEL SYSTEM
Manufacturers Installation Details, Install as indicated, Actual Conditions May Vary
DETAILS ARE NOT TO SCALE

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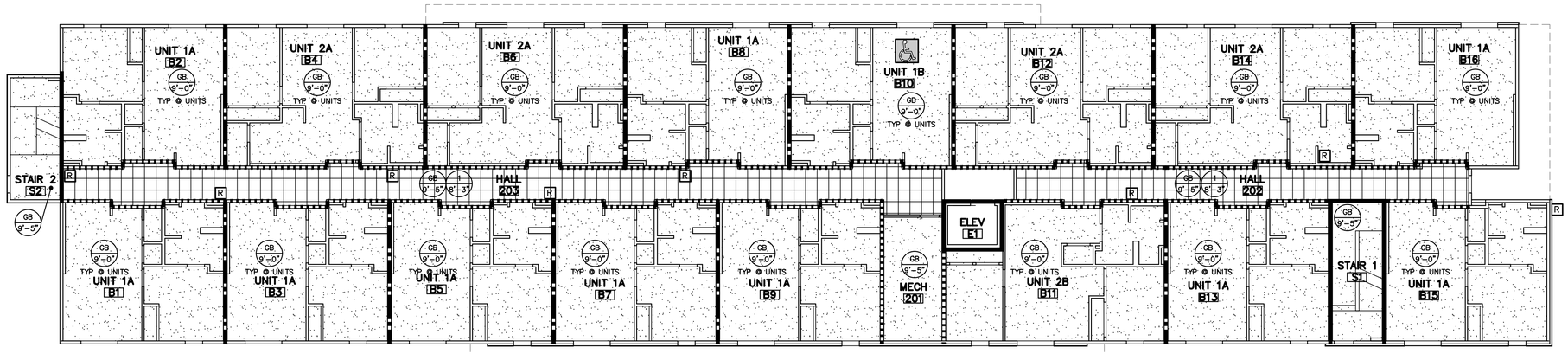
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JOB: 24-3379
SHEET NO.:

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REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.

NON-RATED WALLS
– EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS
– EXTEND TO DECK

1/2 HOUR FIRE PARTITION; CORRIDOR

2 HOUR CONSTRUCTION; SHAFT WALLS

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

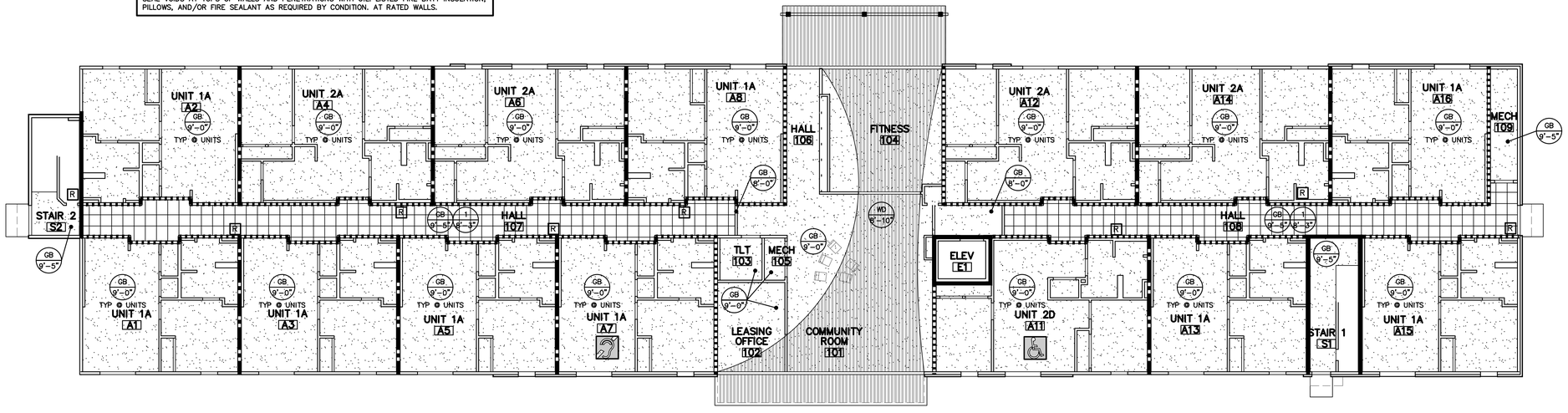
SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES
REFER SPECIFICATIONS

1	2x2 ACOUSTIC LAY-IN TILES & GRID
GB	GYP BD (PAINTED)
WD	WOOD SLATS CEILING SYSTEM
M	PREFIN. MTL SOFFIT PANEL

1 / 9'-8" — CLG. TYPE / CLG. HEIGHT

B **SECOND FLOOR PLAN**
3/32"=1'-0"



A **FIRST FLOOR PLAN**
3/32"=1'-0"

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Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

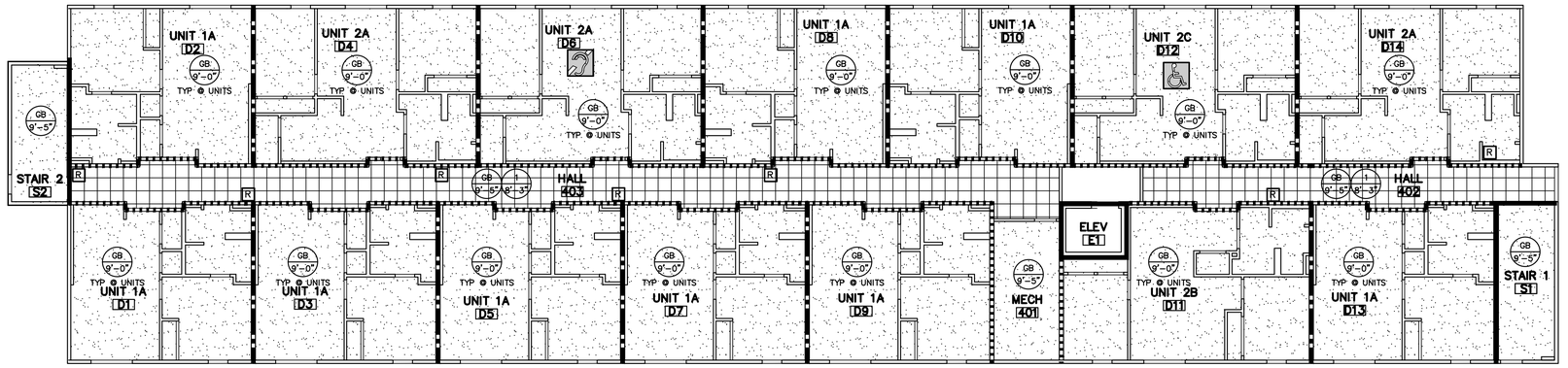
PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

DATE: 12-16-2024
JOB: 24-3379
SHEET NO.:

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B **FOURTH FLOOR PLAN**
3/32"=1'-0"

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.

NON-RATED WALLS
– EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS
– EXTEND TO DECK

1/2 HOUR FIRE PARTITION; CORRIDOR

2 HOUR CONSTRUCTION; SHAFT WALLS

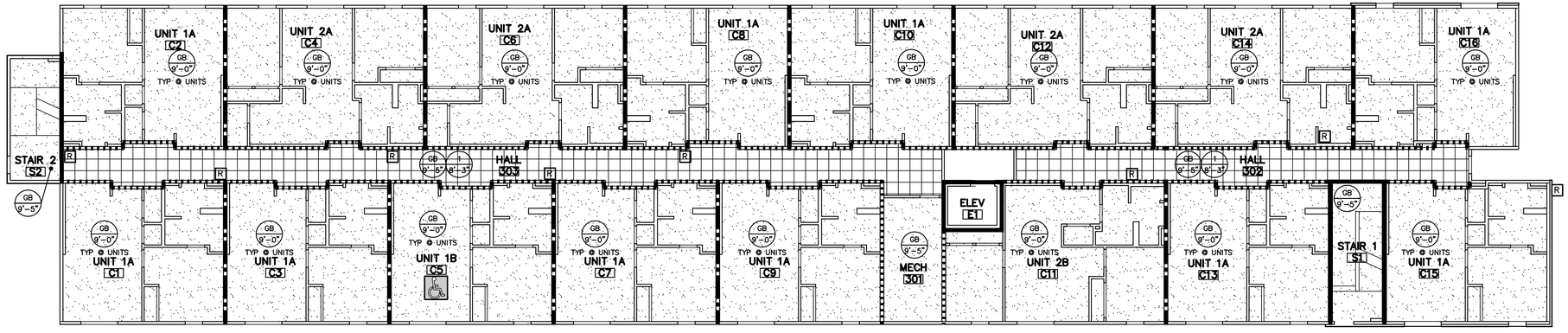
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES
REFER SPECIFICATIONS

1	2x2 ACOUSTIC LAY-IN TILES & GRID
GB	GYP BD (PAINTED)
EGB	EXTERIOR GYP BD (PAINTED)
FCP	FIBER CEMENT PANELS
WD	"WOOD LOOK" CEILING SYSTEM
N	NICHIHA PANEL AWP SOFFIT
M	PREFIN. MTL SOFFIT PANEL

1 / 9'-8" — CLG. TYPE / CLG. HEIGHT



A **THIRD FLOOR PLAN**
3/32"=1'-0"

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jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

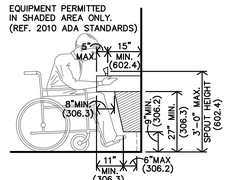
PRELIMINARY DRAWING NOT FOR CONSTRUCTION

REVISION:

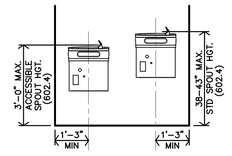
DATE: 12-16-2024
JOB: 24-3379
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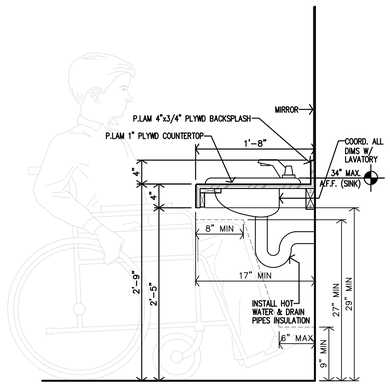
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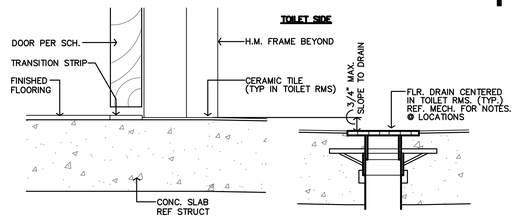
P **DRINKING FOUNTAIN DETAIL**
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



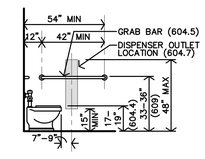
N **DRINKING FOUNTAIN ELEVATION**
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



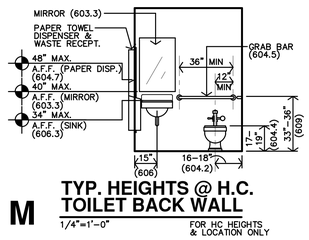
L **VANITY DETAIL**
1"=1'-0"



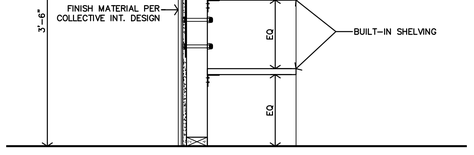
Q **FLOOR DRAIN DETAIL**
3"=1'-0"



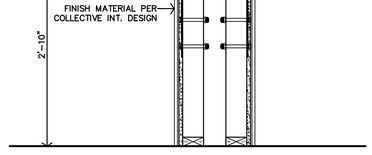
O **TYP. HEIGHTS @ H.C. TOILET SIDE WALL**
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



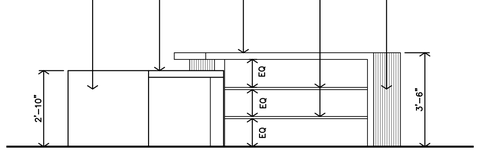
M **TYP. HEIGHTS @ H.C. TOILET BACK WALL**
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



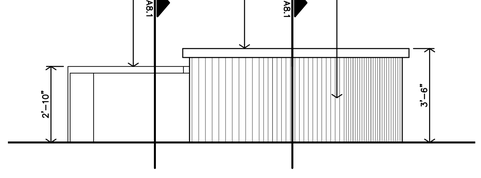
K **COMMUNITY ROOM TABLE DETAIL**
1"=1'-0"



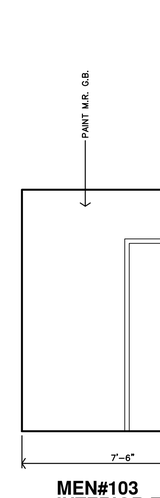
J **COMMUNITY ROOM TABLE DETAIL**
1"=1'-0"



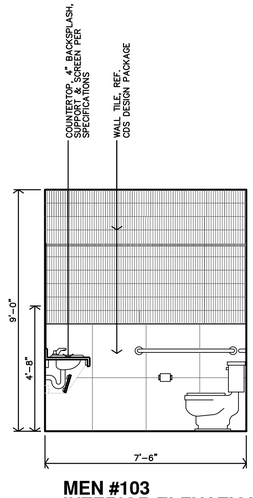
H **COMMUNITY ROOM TABLE ELEVATION**
3/8"=1'-0"



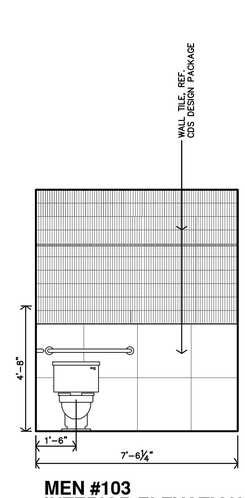
G **COMMUNITY ROOM TABLE ELEVATION**
3/8"=1'-0"



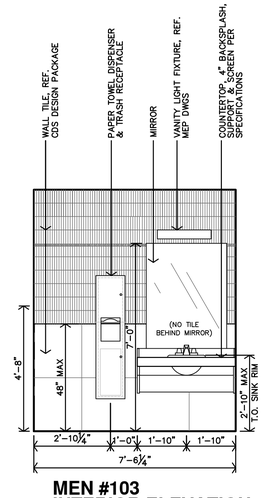
F **MEN#103 INTERIOR ELEVATION**
3/8"=1'-0"



E **MEN #103 INTERIOR ELEVATION**
3/8"=1'-0"

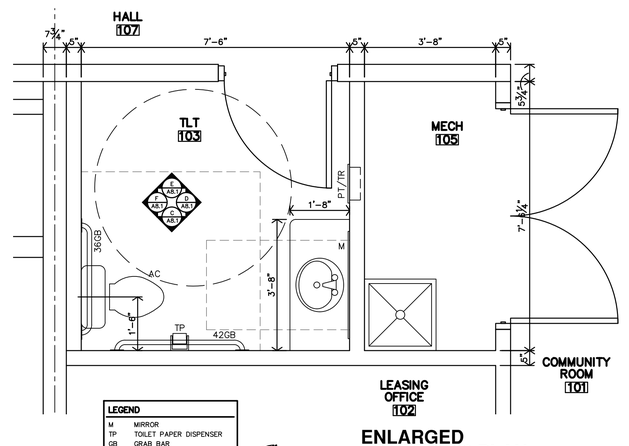


D **MEN #103 INTERIOR ELEVATION**
3/8"=1'-0"



C **MEN #103 INTERIOR ELEVATION**
3/8"=1'-0"

REFER TO CDS INTERIOR DESIGN PACKAGE.
*ALL DRAWINGS SHOWING BASIC DESIGN INTENT, CONTRACTOR TO REVIEW AND PROVIDE ALL FINISHES, MATERIALS, AND PRODUCTS AS SPECIFIED.



A **ENLARGED TOILET #103 PLAN**
1/4"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

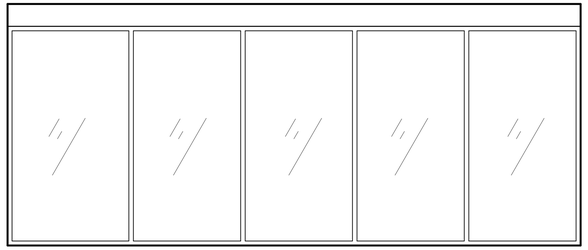
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DATE: 12-16-2024
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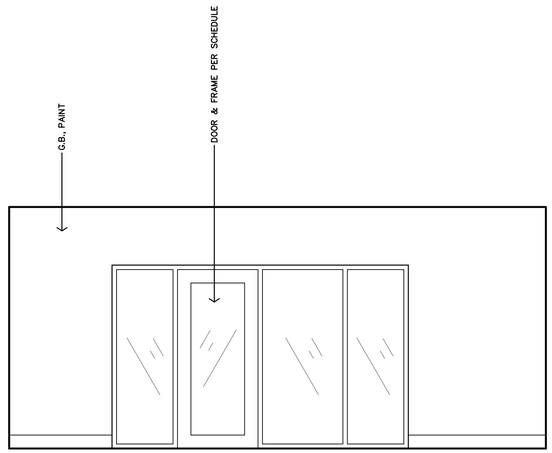
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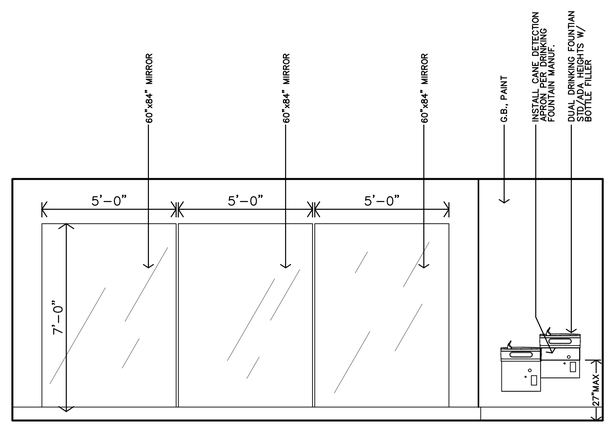
REFER TO CDS INTERIOR DESIGN PACKAGE.
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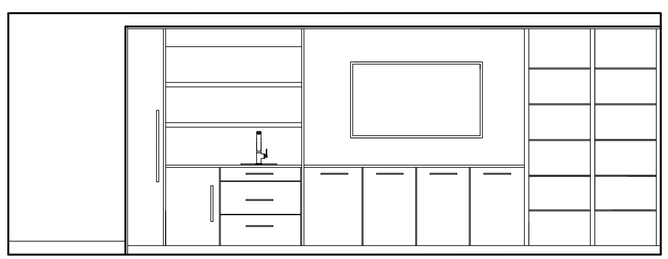
F FITNESS #104
INTERIOR ELEVATION
3/8"=1'-0"



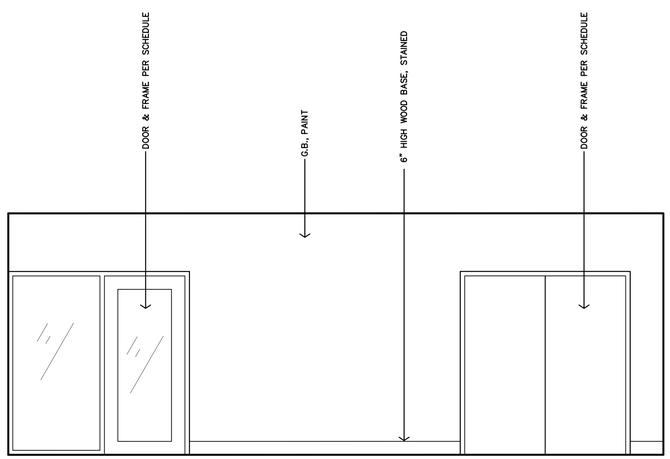
E FITNESS #104
INTERIOR ELEVATION
3/8"=1'-0"



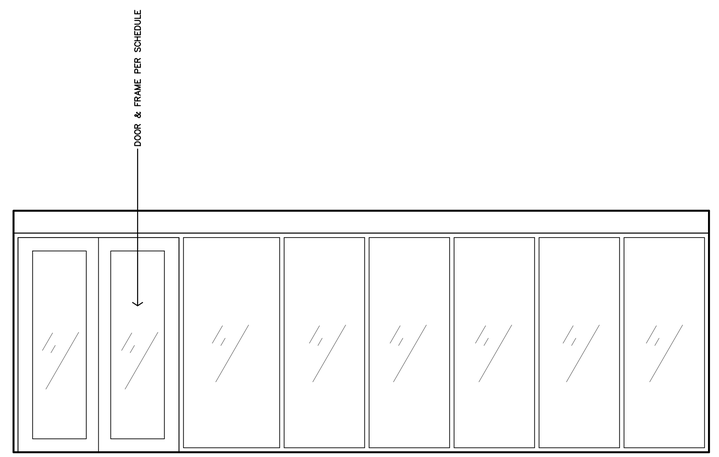
D FITNESS #104
INTERIOR ELEVATION
3/8"=1'-0"



C COMMUNITY ROOM #101
INTERIOR ELEVATION
3/8"=1'-0"



B COMMUNITY ROOM #101
INTERIOR ELEVATION
3/8"=1'-0"



A COMMUNITY ROOM #101
INTERIOR ELEVATION
3/8"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

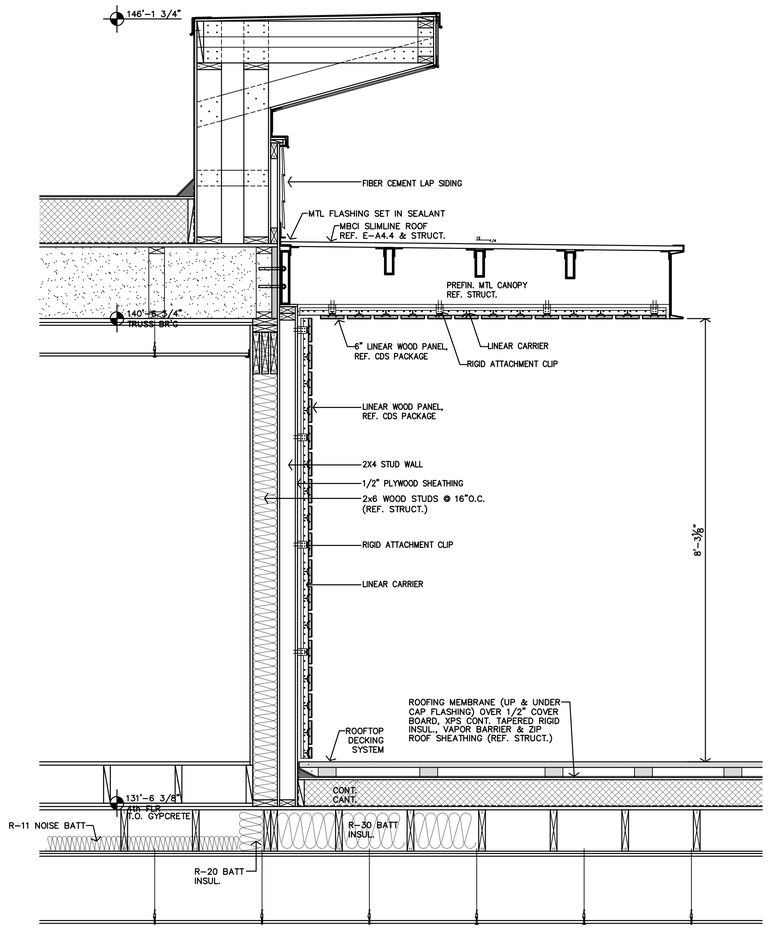
ANDOVER, KANSAS

REVISION:

DATE: 12-16-2024
JOB: 24-3379
SHEET NO.:

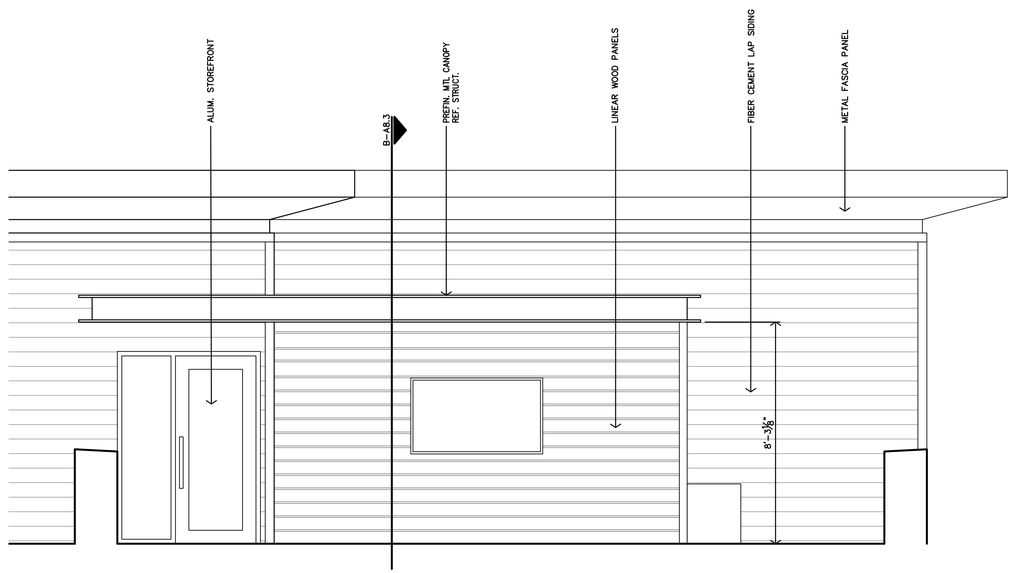
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B ROOFTOP DECK WALL SECTION
3/4"=1'-0"

REFER TO CDS INTERIOR DESIGN PACKAGE.
*ALL DRAWINGS SHOWING BASIC DESIGN INTENT, CONTRACTOR TO REVIEW AND PROVIDE ALL FINISHES, MATERIALS, AND PRODUCTS AS SPECIFIED.



A ROOFTOP DECK ELEVATION
3/8"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

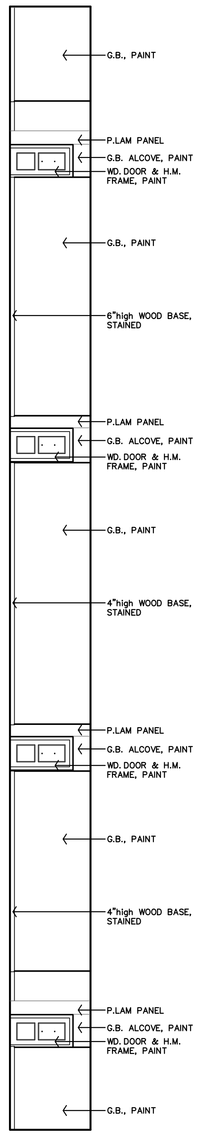
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DATE: 12-17-2024
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SHEET NO.:

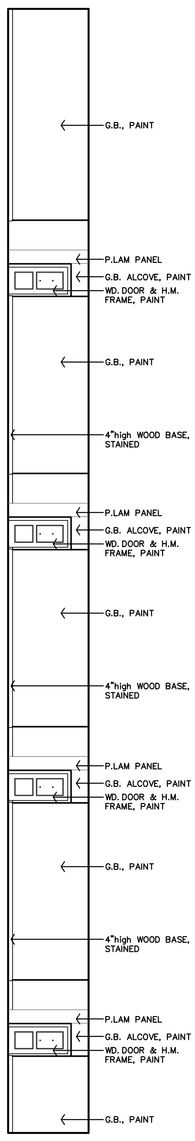
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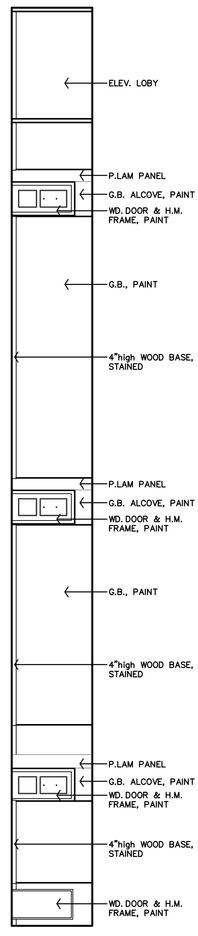
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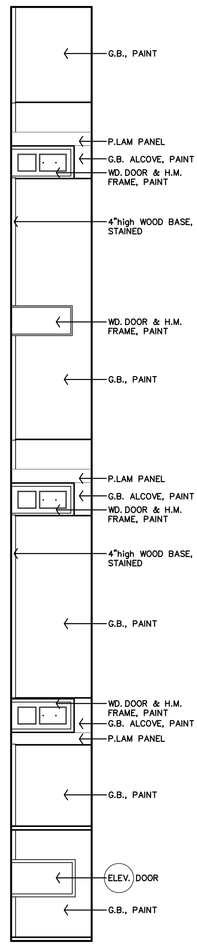
A
HALL #107
INTERIOR ELEVATION
1/8"=1'-0"



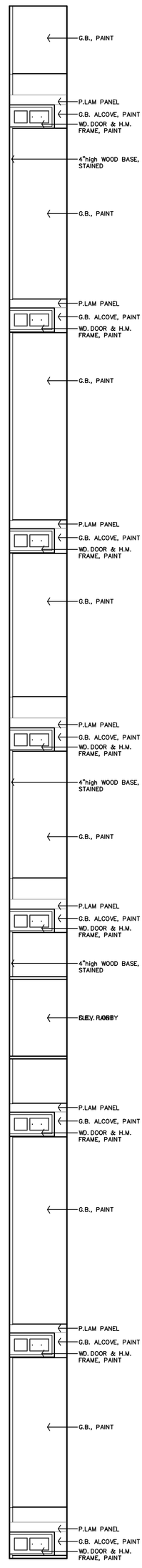
B
HALL #107
INTERIOR ELEVATION
1/8"=1'-0"



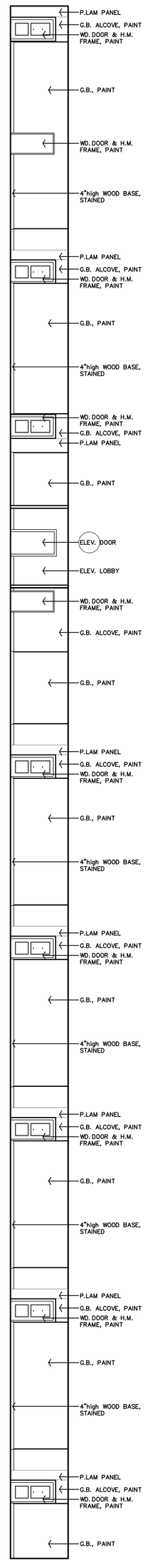
C
HALL #108
INTERIOR ELEVATION
1/8"=1'-0"



D
HALL #108
INTERIOR ELEVATION
1/8"=1'-0"



E
HALL #202 & #203
INTERIOR ELEVATION
1/8"=1'-0"
HALLS #202 & #303 SIM.



F
HALL #202 & #203
INTERIOR ELEVATION
1/8"=1'-0"
HALLS #202 & #303 SIM.

A8.4

DATE: 12-17-2024
JOB: 24-3379
SHEET NO.:

REVISION:

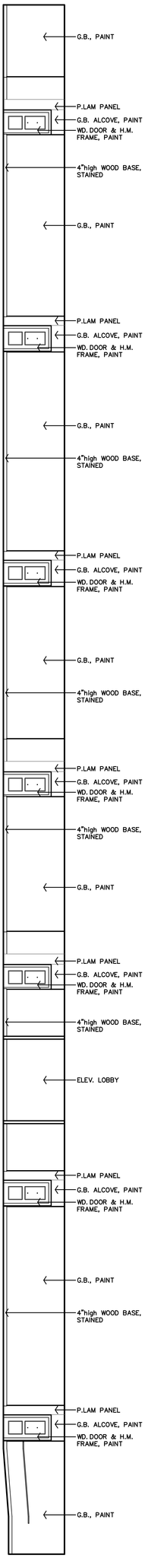
THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

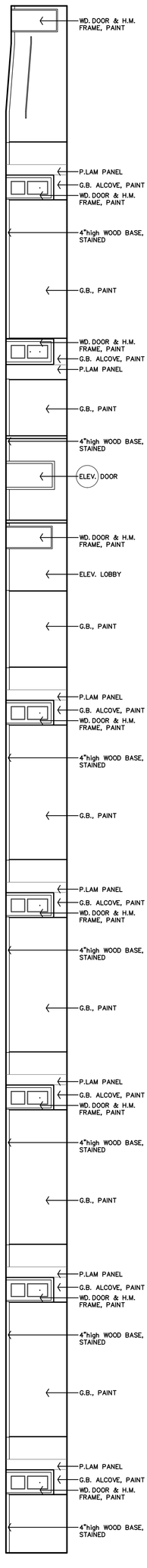
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A

HALL #403 & #404 INTERIOR ELEVATION

1/8"=1'-0" HALLS #402 & #303 SIM.



B

HALL #403 & #404 INTERIOR ELEVATION

1/8"=1'-0" HALLS #402 & #303 SIM.

REFER TO CDS INTERIOR DESIGN PACKAGE FOR ALL FINISHES, MATERIALS, AND PRODUCTS AS SPECIFIED. CONTRACTOR TO REVIEW AND PROVIDE ALTERNATIVES WHERE NECESSARY.

A8.5

SHEET NO.:

JOB: 24-3379

DATE: 12-17-2024

REVISION:

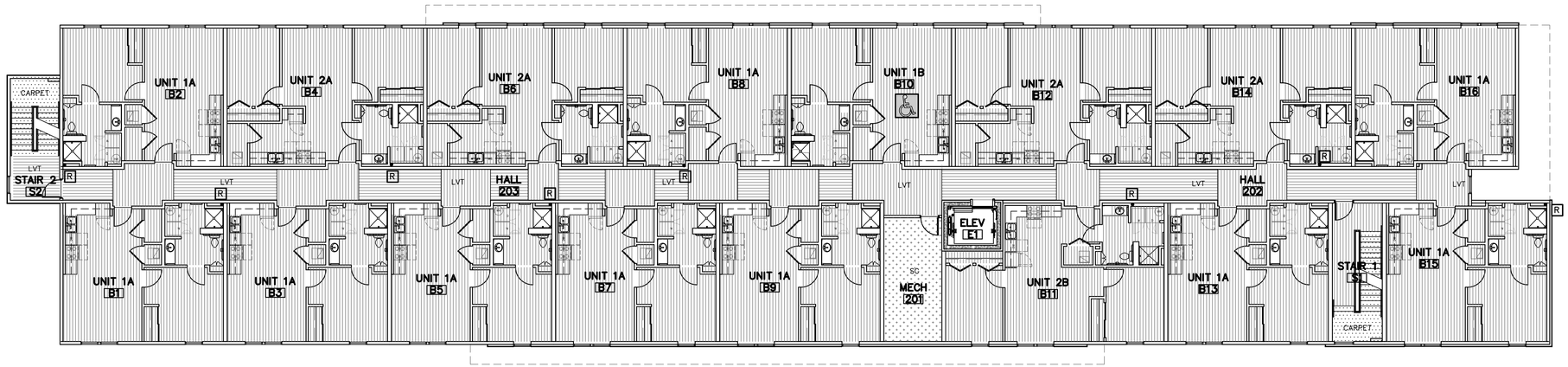
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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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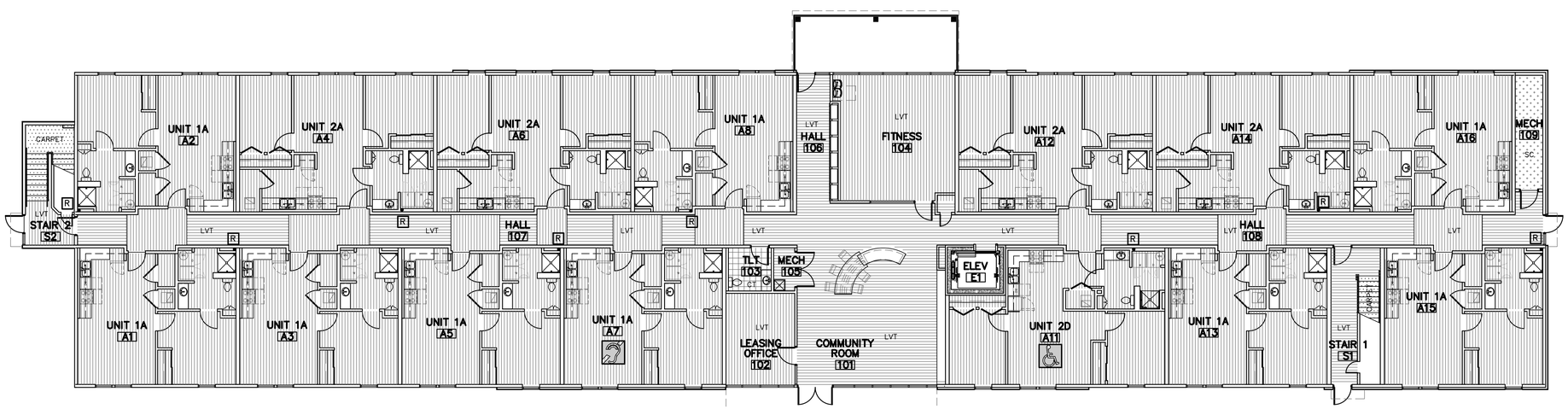
B **SECOND FLOOR PLAN**
3/32"=1'-0"

FLOORING GENERAL NOTES

1. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
2. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
3. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS
4. CUT TILE TIGHT AROUND DOOR FRAMES, AT VCT FLOORS INSTALL CLEAR SILICONE SEALANT AT THE FLOOR/FRAME TRANSITION.
5. INSTALL METAL SCHLUTER TRANSITION BETWEEN FLOOR & WALL MATERIAL TRANSITIONS UNLESS BULLNOSE OR WOOD TRIM IS INDICATED.
6. ADD REDUCER STRIP AT ALL FLOORING TRANSITIONS
7. UNIT KITCHEN & BATH: AT REMOVABLE CABINET FRONTS. WALLS TO BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
8. VINYL TILE: PATCH, FILL VOIDS AND ENSURE FLOOR IS LEVEL & READY FOR NEW. INSTALLATION APPROVED BY THE FLOOR MANUFACTURER.
9. CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

FLOORING LEGEND

- SC — SEALED CONCRETE
- CT — CERAMIC TILE
- LVT — LUXURY VINYL TILE



A **FIRST FLOOR PLAN**
3/32"=1'-0"

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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

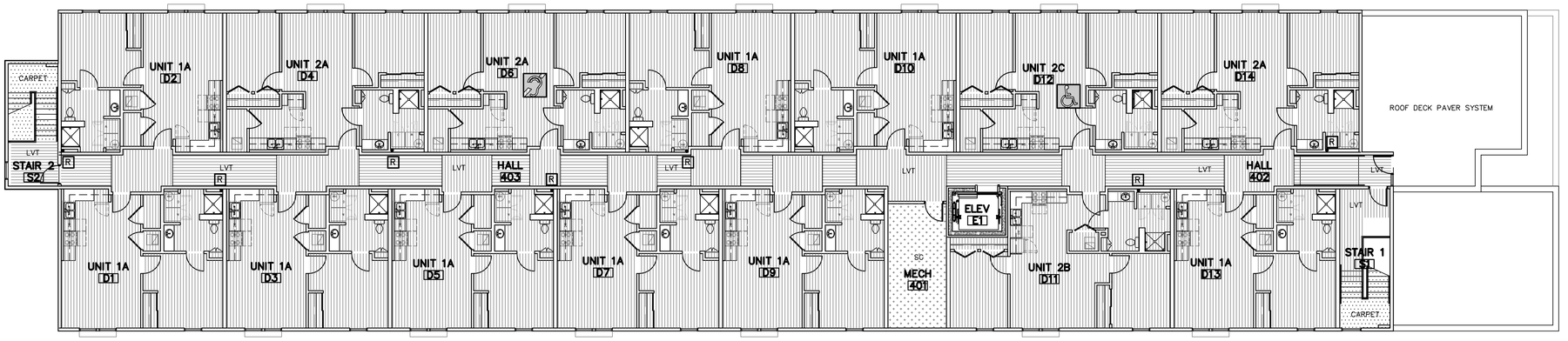
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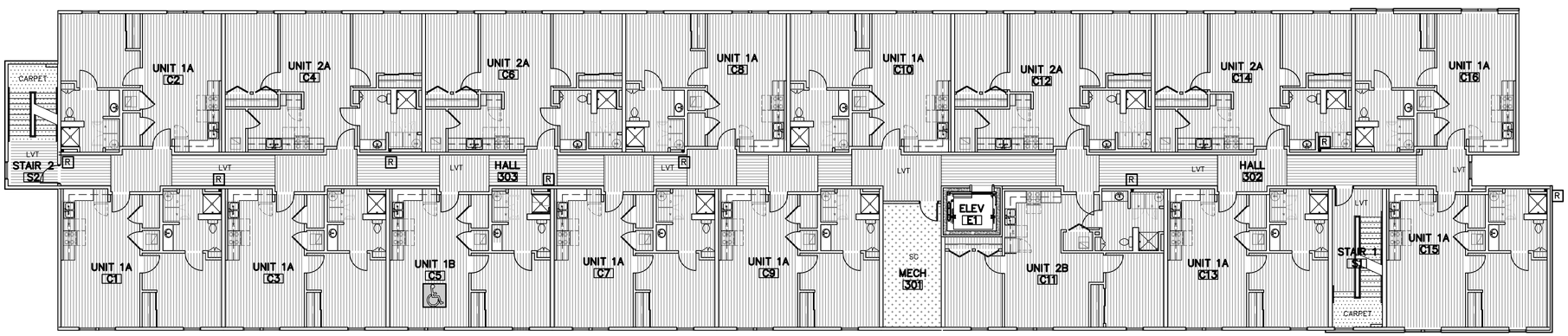
FLOORING GENERAL NOTES

1. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
2. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
3. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS
4. CUT TILE TIGHT AROUND DOOR FRAMES, AT VCT FLOORS INSTALL CLEAR SILICONE SEALANT AT THE FLOOR/FRAME TRANSITION.
5. INSTALL METAL SCHLUTER TRANSITION BETWEEN FLOOR & WALL MATERIAL TRANSITIONS UNLESS BULLNOSE OR WOOD TRIM IS INDICATED.
6. ADD REDUCER STRIP AT ALL FLOORING TRANSITIONS
7. UNIT KITCHEN & BATH: AT REMOVABLE CABINET FRONTS. WALLS TO BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
8. VINYL TILE: PATCH, FILL VOIDS AND ENSURE FLOOR IS LEVEL & READY FOR NEW. INSTALLATION APPROVED BY THE FLOOR MANUFACTURER.
9. CARPET: PATCH, FILL VOIDS, SAND AND LEVEL, BEFORE INSTALLING

FLOORING LEGEND

- SC — SEALED CONCRETE
- CT — CERAMIC TILE
- LVT — LUXURY VINYL TILE

B FOURTH FLOOR PLAN
3/32"=1'-0"



A THIRD FLOOR PLAN
3/32"=1'-0"

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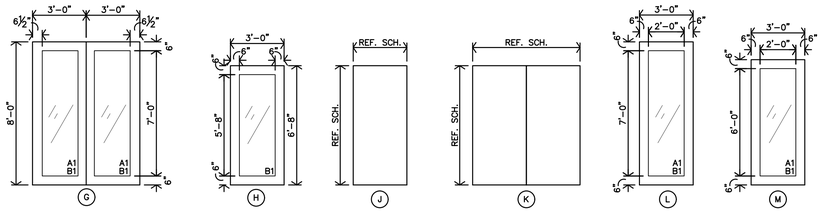
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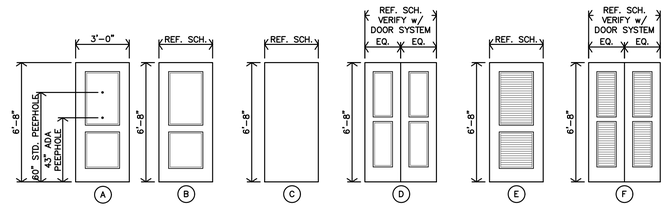
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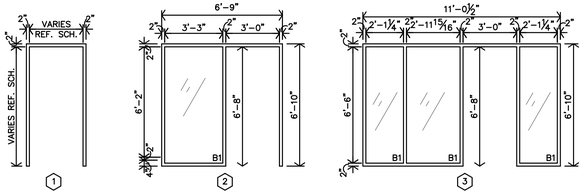
A PUBLIC DOOR TYPES

1/4"=1'-0"



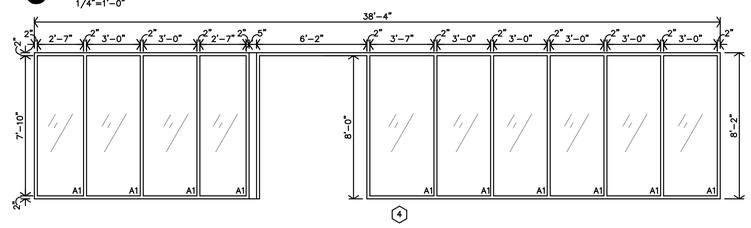
B UNIT DOOR TYPES

1/4"=1'-0"



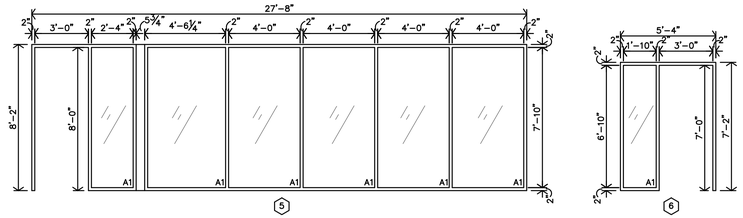
C DOOR FRAME TYPES

1/4"=1'-0"



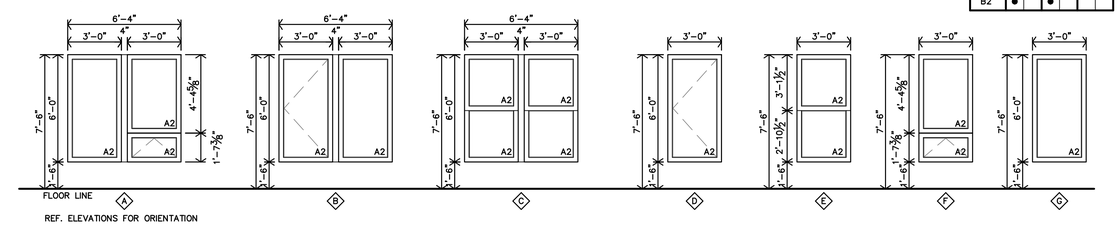
D DOOR FRAME TYPES

1/4"=1'-0"



E DOOR FRAME TYPES

1/4"=1'-0"



F WINDOW TYPES

1/4"=1'-0"

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"	6'-8"	1 3/4"	●			G		●	●		4		●		C/D/E/K/L/M-A10.2	PANIC HARDWARE
102	3'-0"	6'-8"	1 3/4"	●			H		●	●		2		●			
103	3'-0"	6'-8"	1 3/4"			●	J		●		●	1		●		C/D/E/K/L/M-A10.2	
104	3'-0"	7'-0"	1 3/4"	●			H		●	●		3		●		C/D/E/K/L/M-A10.2	
105	PR3'-0"	6'-8"	1 3/4"			●	K		●		●	1		●		P/Q/R-A10.2	
106	3'-0"	6'-0"	1 3/4"	●			L		●	●		5		●		N/O/P-A10.2	PANIC HARDWARE
107	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min	Q/R-A10.2	PANIC HARDWARE
108	3'-0"	7'-0"	1 3/4"	●			M		●	●		6		●		Q/R-A10.2	
109	3'-0"	6'-8"	1 3/4"			●	J		●		●	1		●		Q/R-A10.2	
111	3'-0"	7'-0"	1 3/4"	●			M		●	●		6		●		Q/R-A10.2	
112	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min		PANIC HARDWARE
113	3'-0"	7'-0"	1 3/4"	●			M		●	●		6		●			
114	2'-0"	7'-0"	1 3/4"		●		J		●		●	1		●			
115	2'-0"	7'-0"	1 3/4"		●		J		●		●	1		●			
116	2'-0"	7'-0"	1 3/4"		●		J		●		●	1		●			
SECOND FLOOR																	
201	3'-0"	6'-8"	1 3/4"			●	J		●		●	1		●		Q/R-A10.2	
202	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min	Q/R-A10.2	PANIC HARDWARE
203	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min	Q/R-A10.2	PANIC HARDWARE
THIRD FLOOR																	
301	3'-0"	6'-8"	1 3/4"			●	J		●		●	1		●		Q/R-A10.2	
302	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min	Q/R-A10.2	PANIC HARDWARE
303	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min	Q/R-A10.2	PANIC HARDWARE
FOURTH FLOOR																	
401	3'-0"	6'-8"	1 3/4"			●	J		●		●	1		●		Q/R-A10.2	
402	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min	Q/R-A10.2	PANIC HARDWARE
403	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min	Q/R-A10.2	PANIC HARDWARE
404	3'-0"	6'-8"	1 3/4"	●			M		●	●		6		●		Q/R-A10.2	
ELEVATOR																	
E1	3'-6"	7'-0"			●				●		●			●	90min		REF. SHT. A6.4
E2	3'-6"	7'-0"			●				●		●			●	90min		REF. SHT. A6.4
E3	3'-6"	7'-0"			●				●		●			●	90min		REF. SHT. A6.4
E4	3'-6"	7'-0"			●				●		●			●	90min		REF. SHT. A6.4

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.

UNIT DOOR SCHEDULE - 43 UNITS - REF. SHEETS A2.4-A2.8

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL: S.C. WOOD, PANEL	DOOR MATERIAL: H.C. WOOD, PANEL	DOOR MATERIAL: H.C. WOOD, LOUVER	DOOR TYPE	DOOR TYPE: BI-FOLD	DOOR TYPE: BI-PASS	DOOR TYPE: POCKET	DOOR FINISH: PREFINISHED	DOOR FINISH: PAINT	FRAME MATERIAL: WOOD	FRAME MATERIAL: METAL	FRAME TYPE	FRAME FINISH: PAINT	RATING	DETAILS	REMARKS	LOCATION
1	3'-0"	6'-8"	1 3/4"	●			A				●	●	●		1	●	20min	AA/BB-A10.2 CC/DD-A10.2	2, 3, 4	ENTRY
2	3'-0"	6'-8"	1 3/4"	●			B				●	●			1	●		EE/FF-A10.2	1	BEDROOM
3	PR3'-0"	6'-8"	1 3/4"		●		C		●		●	●			1	●			6	CLOSET
4	(2)2'-0"	6'-8"	1 3/4"		●		D	●			●	●			1	●				CLOSET
5	3'-0"	6'-8"	1 3/4"			●	E				●	●			1	●				MECH./STOR.
6	(2)2'-0"	6'-8"	1 3/4"			●	F	●			●	●			1	●				MECH./STOR.

GENERAL NOTES:
A. ALL 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. CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING ITEMS AND STATUTES HAVE BEEN MET AS WELL.
http://codes.lp.findlaw.com/txstatutes/PR/8/92/D/92.153

SPECIFIC NOTES:
1. BEDROOM & BATH DOOR – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
2. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE, RELEASE INSIDE AND DEADBOLT W/ THUMB TURN INSIDE, NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
3. ENTRY DOOR – 180° PEEP HOLES at ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
4. ENTRY DOOR – 180° PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
5. BI-PASS/BI-FOLD DOORS – VERIFY OPENING w/ SIZE OF DOOR HARDWARE.

GLAZING SCHEDULE

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

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	STYLE	QUANTITY	INTERIOR	EXTERIOR	DETAILS
A	6'-4"	6'-0"	VINYL – FIXED & AWNING VENT			●	S/T/U/V/W-A10.2
B	6'-4"	6'-0"	VINYL – CASEMENT & FIXED			●	S/T/U/V/W-A10.2
C	6'-4"	6'-0"	VINYL – (2)SINGLE HUNG			●	
D	3'-0"	6'-0"	VINYL – CASEMENT			●	
E	3'-0"	6'-0"	VINYL – SINGLE HUNG			●	
F	3'-0"	6'-0"	VINYL – AWNING VENT			●	
G	3'-0"	6'-0"	VINYL – FIXED			●	

NOTES:
1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. WINDOWS (A & B) MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
5. 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 & 2009 IBC SEC. 1015.8.1
6. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2018 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
7. EMERGENCY ESCAPE & RESCUE: PER 2012 IBC SEC. 1030. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA (ALSO REF. 1030.4)

PUBLIC FINISH SCHEDULE

REF. INTERIOR DESIGN PACKAGE

NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	REMARKS
FIRST FLOOR									
101	COMMUNITY ROOM								
102	LEASING OFFICE								
103	TOILET								
104	FITNESS								
105	MECH								
106	HALL								
107	HALL								
108	HALL								
109	MECH								
SECOND FLOOR									
201	MECH								
202	HALL								
203	HALL								
THIRD FLOOR									
301	MECH								
302	HALL								
303	HALL								
FOURTH FLOOR									
401	MECH								
402	HALL								
403	HALL								
STAIR & ELEVATOR									
E1	ELEVATOR								
S1	STAIR								
S2	STAIR								

PUBLIC FINISH SCHEDULE - REF. INTERIOR DESIGN PACKAGE

FINISH SCHEDULE NOTES

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. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
H. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
I. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY, NO BRUSH FINISH. CONTRACTOR SHALL
J. COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
K. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.

SPECIFIC NOTES:
1. REFERENCE REFLECTED CEILING PLAN, COORDINATE LOCATION OF CEILING ACCENTS.
2. CARPET AT ALL LANDINGS. INSTALL RUBBER STAIR NOSING AT EACH RISER, EXTEND CARPET UP THE RISER BEHIND THE NOSING.
3. INSTALL FRP PANEL TO 4'-0" ABOVE MOP SINK AND EXTEND 1'-0" MINIMUM BEYOND EDGES OF SINK; CLASS "A" FIRE RESISTIVE MATERIAL.
4. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL CEILINGS.
5. MULTIPLE WALL PAINT COLORS.
6. CERAMIC WALL TILE BEHIND DRINKING FOUNTAINS. REFERENCE INTERIOR ELEVATIONS.

UNIT FINISH SCHEDULE - 60 UNITS - REF. SHTS. A2.4-A2.5

REF. INTERIOR DESIGN PACKAGE

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: VINYL PLANK FLR'G TILE	FLOOR: SEALED CONCRETE	BASE: WOOD	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
01	KITCHEN		VP		P	P	P	P	P	P	4
02	LIVING ROOM		VP		P	P	P	P	P	P	4
03	BATH		VP		P	P	P	P	P	P	4
04	LAUNDRY		VP		P	P	P	P	P	P	
05	BEDROOM		VP		P	P	P	P	P	P	4
06	CLOSET		VP		P	P	P	P	P	P	4
07	BEDROOM		VP		P	P	P	P	P	P	4
08	CLOSET		VP		P	P	P	P	P	P	4
09	MECH		VP		P	P	P	P	P	P	4
10	STORAGE		VP		P	P	P	P	P	P	4

1. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER. WEATHER STRIPPING TO BE INSTALLED.
2. ENTRY DOOR – PEEP HOLES at STANDARD/ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
3. ENTRY DOOR – PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
6. BEDROOM & BATH DOORS – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
7. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS 1" TYP.

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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

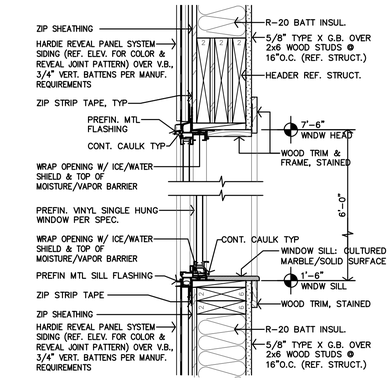
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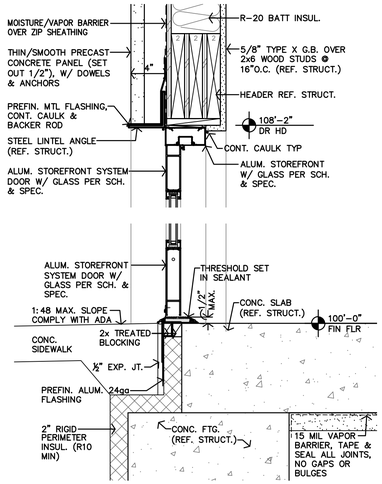
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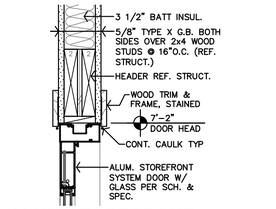
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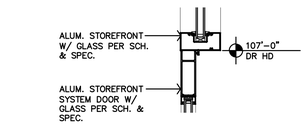
S **SINGLE HUNG -REVEAL PANEL WINDOW HD & SILL**
1 1/2"=1'-0" JAMB SIMILAR



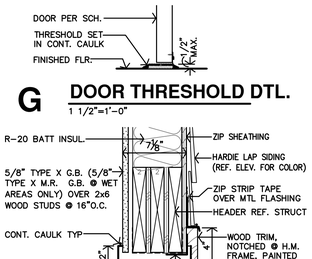
P **ALUM STOREFRONT DETAILS**
1 1/2"=1'-0" JAMB SIMILAR



L **ALUM STOREFRONT DOOR HEAD @ INTERIOR**
1 1/2"=1'-0" JAMB SIMILAR

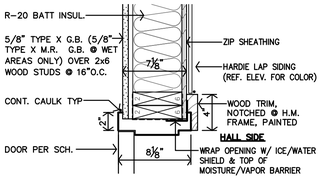


K **ALUM STOREFRONT DOOR HEAD**
1 1/2"=1'-0" JAMB SIMILAR

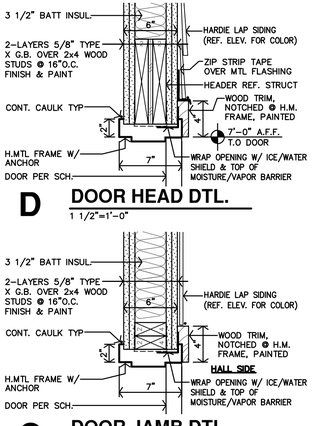


G **DOOR THRESHOLD DTL.**
1 1/2"=1'-0"

F **DOOR HEAD DTL.**
1 1/2"=1'-0"

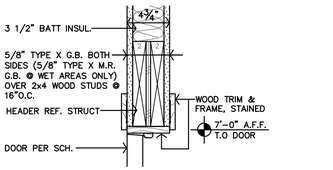


E **DOOR JAMB DTL.**
1 1/2"=1'-0"

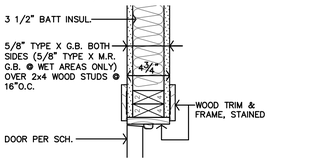


D **DOOR HEAD DTL.**
1 1/2"=1'-0"

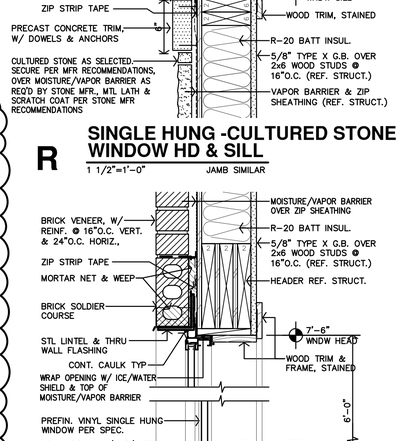
C **DOOR JAMB DTL.**
1 1/2"=1'-0"



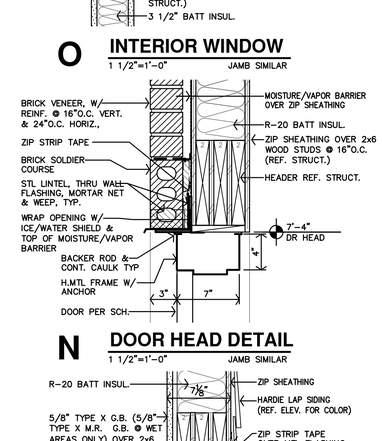
B **DOOR HEAD DTL.**
1 1/2"=1'-0"



A **DOOR JAMB DTL.**
1 1/2"=1'-0"

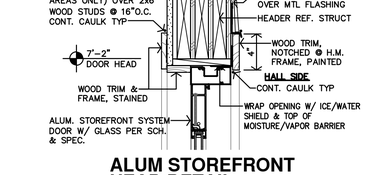


R **SINGLE HUNG -CULTURED STONE WINDOW HD & SILL**
1 1/2"=1'-0" JAMB SIMILAR



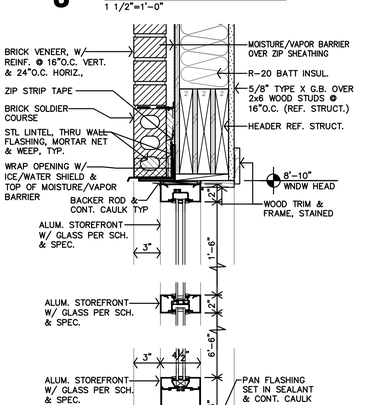
Q **SINGLE HUNG -PRECAST & BRICK WINDOW HD & SILL**
1 1/2"=1'-0" JAMB SIMILAR

O **INTERIOR WINDOW**
1 1/2"=1'-0" JAMB SIMILAR



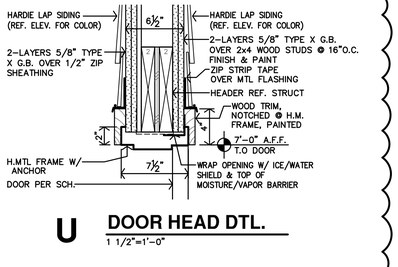
N **DOOR HEAD DETAIL**
1 1/2"=1'-0" JAMB SIMILAR

M **ALUM STOREFRONT HEAD DETAIL**
1 1/2"=1'-0" JAMB SIMILAR

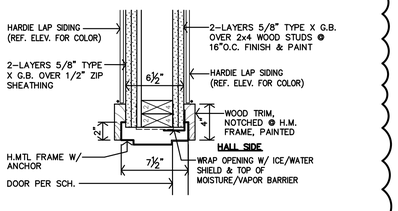


J **ALUM STOREFRONT THRESHOLD DETAIL**
1 1/2"=1'-0"

H **ALUM STOREFRONT DETAILS**
1 1/2"=1'-0"



U **DOOR HEAD DTL.**
1 1/2"=1'-0"



T **DOOR JAMB DTL.**
1 1/2"=1'-0"

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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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REVISION:

DATE: 12-16-2024
JOB: 24-3379
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