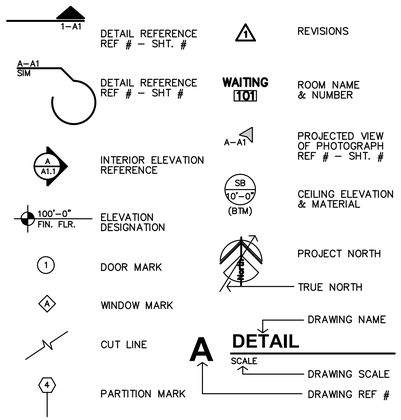
THE RESIDENCE at HERITAGE WEST

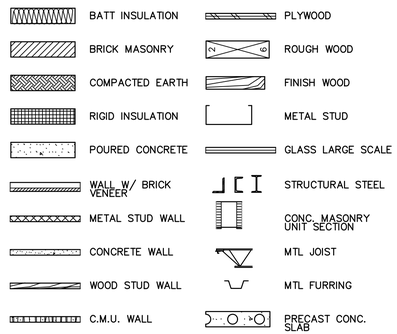
NEW APARTMENT COMPLEX

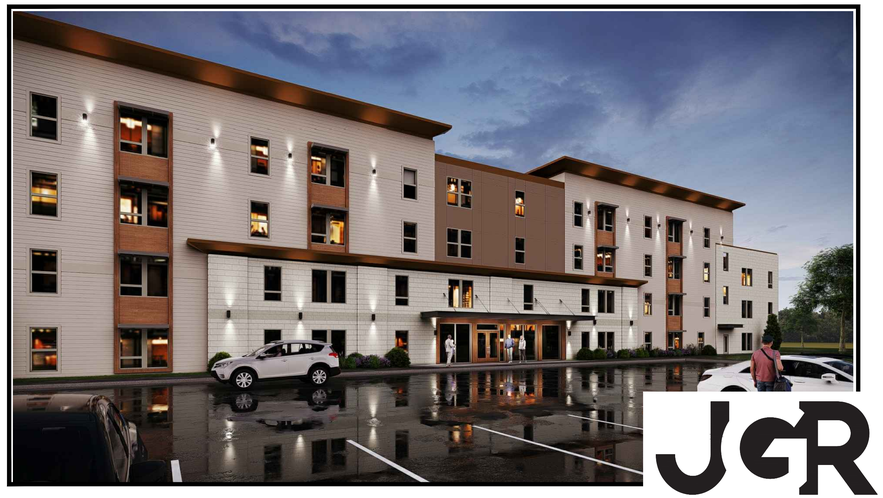
ANDOVER **24-3379** **KANSAS**

REFERENCE LEGEND



MATERIAL LEGEND





JonesGillamRenz

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4338 Belleview
Kansas City, MO 64111
816.531.4144; FAX 816.531.8572
info@bdc-engrs.com

ABBREVIATIONS

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

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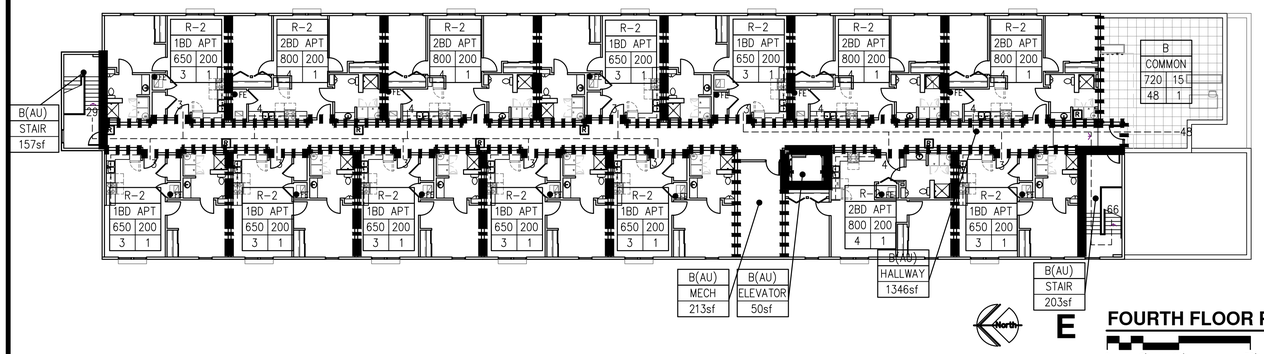
ADOPTED CODES

2006 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 UNIFORM PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL FIRE CODE
CITY OF ANDOVER PROPERTY MAINTENANCE CODE
ADA: 2010 ADA STANDARDS

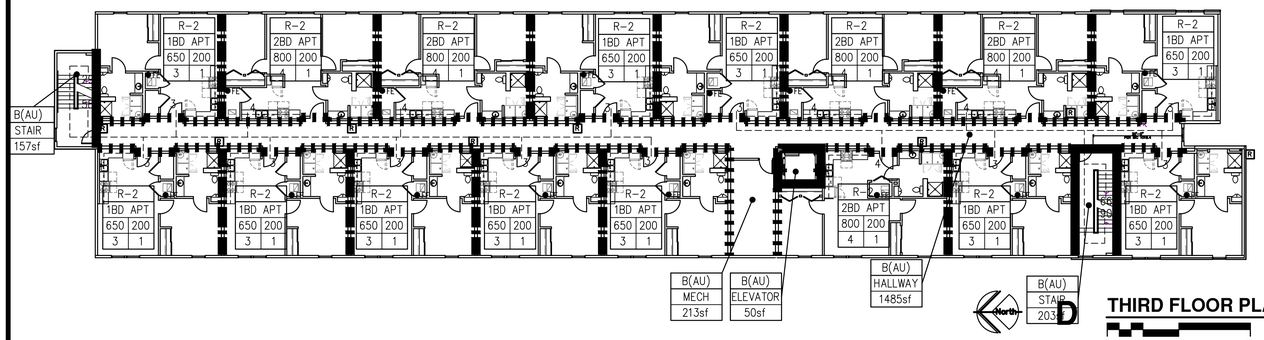
1-3-2025

PERMIT SET 1



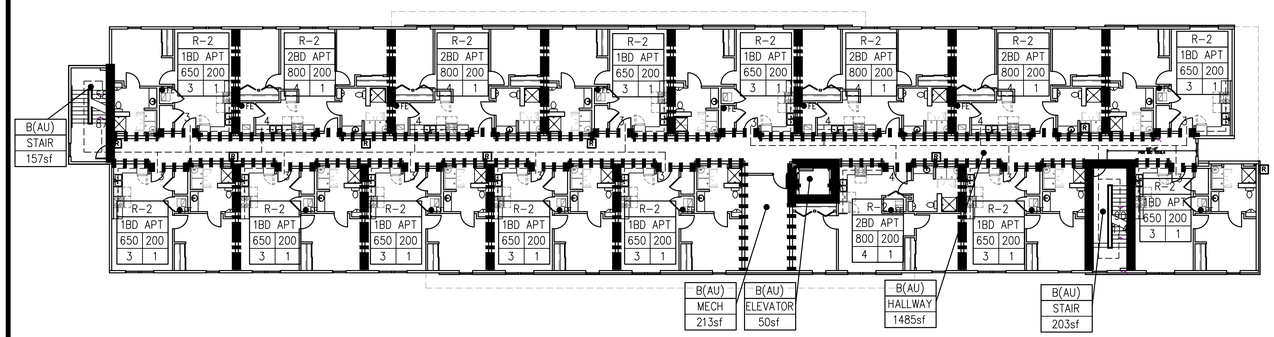
E **FOURTH FLOOR PLAN**

0 8' 16' 32'



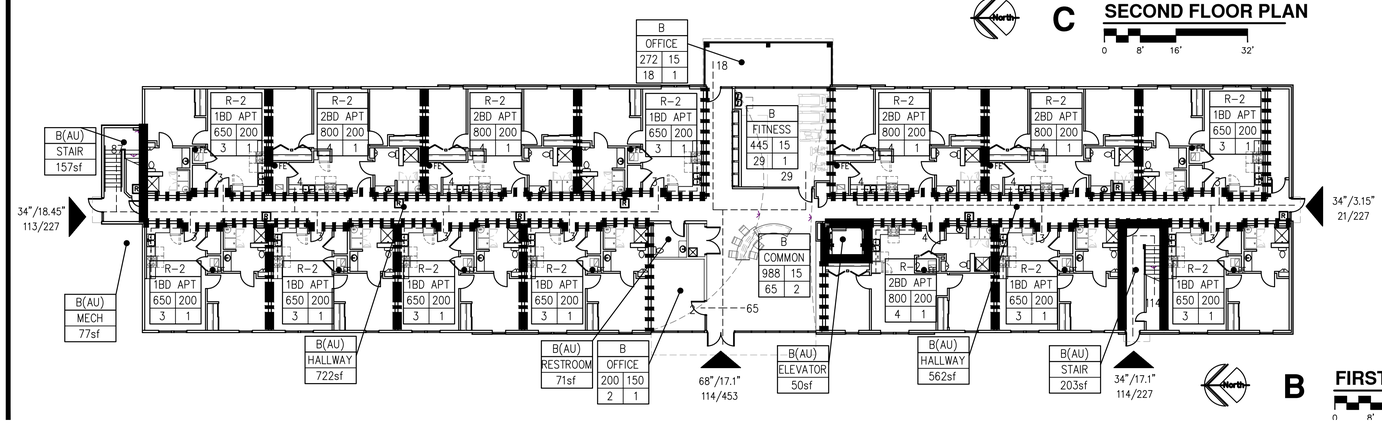
D **THIRD FLOOR PLAN**

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)*

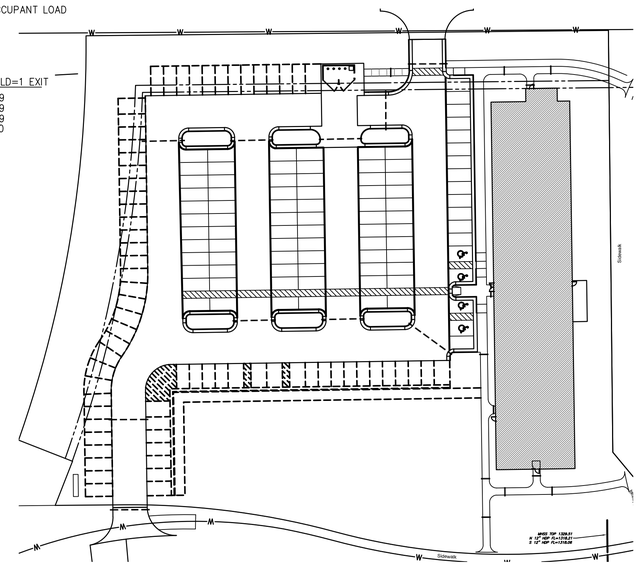
1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC 709.3 & 715.4)*

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: A-1
OCCUPANCY GROUP (AU – ACCESSORY USE) 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

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

CHRISTOPHER R. GILLAM LICENSED 6979 1/3/2025 ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

CFP

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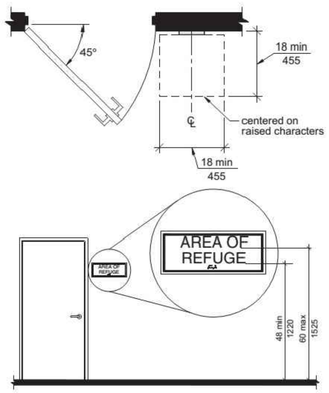
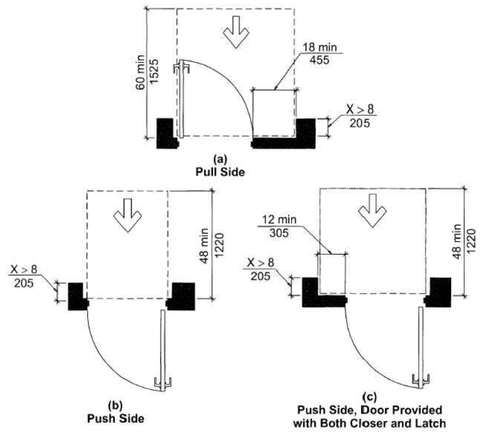
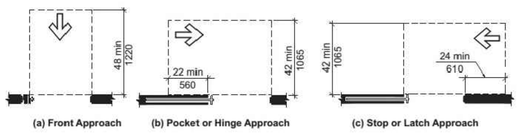


Note: For braille character mounting height see Section 703.4.5

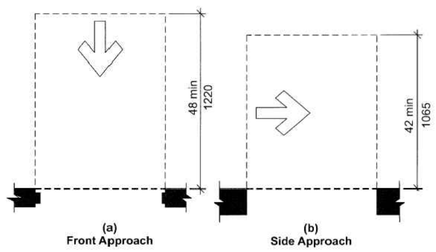
U SIGNAGE (Section 703)
NO SCALE



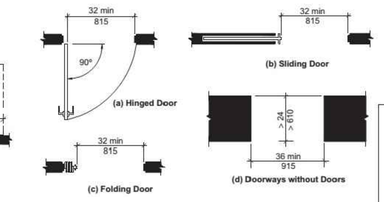
Q MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



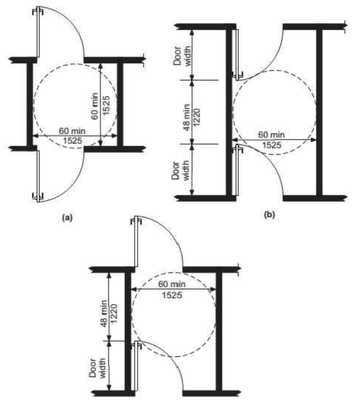
P MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



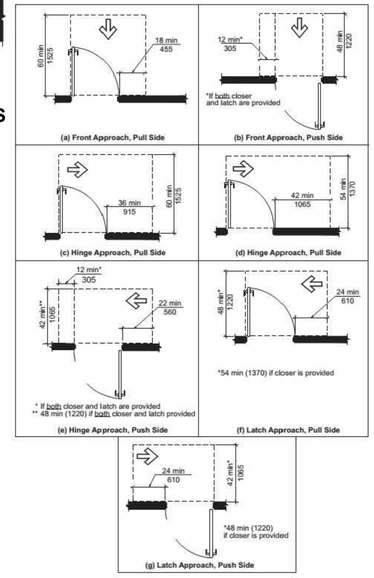
O MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



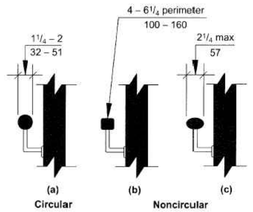
N CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



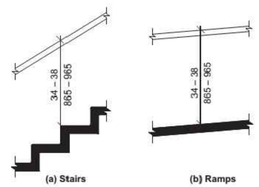
M TWO DOORS IN SERIES (Section 404)
NO SCALE



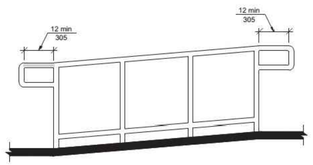
L MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



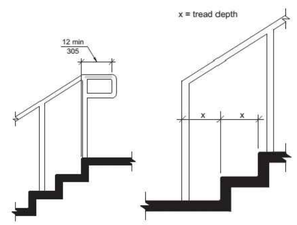
K HANDRAIL CROSS SECTION (Section 505)
NO SCALE



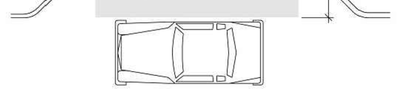
J HANDRAIL HEIGHT (Section 505)
NO SCALE



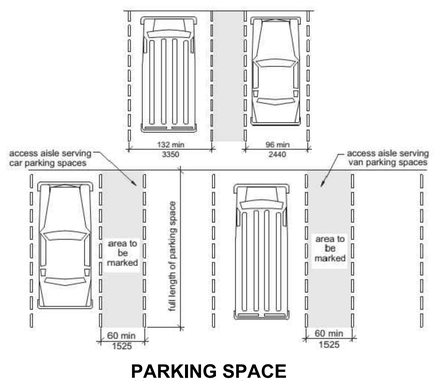
G RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



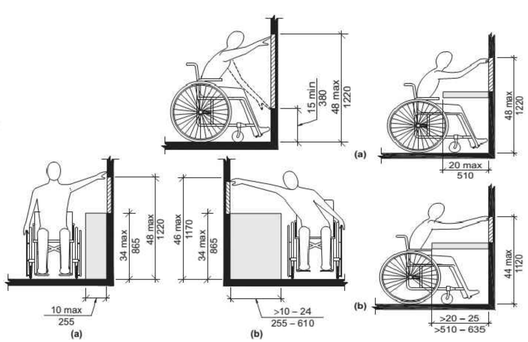
F STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



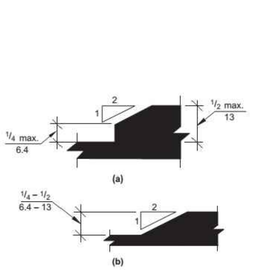
H PASSENGER LOADING ZONE (Section 503)
NO SCALE



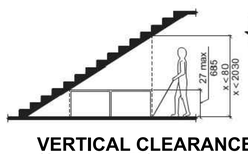
E PARKING SPACE (Section 502)
NO SCALE



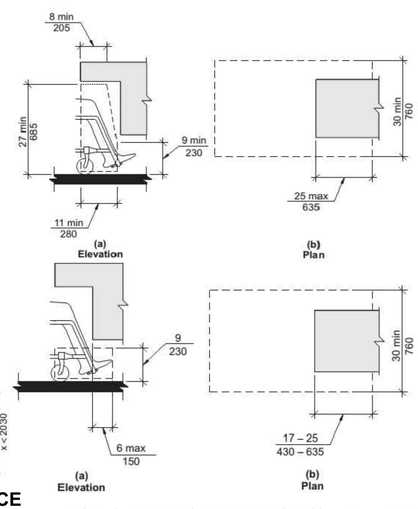
D REACH CLEARANCES (Section 308)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE



B VERTICAL CLEARANCE (Section 307)
NO SCALE



A TOE & KNEE CLEARANCE (Section 306)
NO SCALE

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ANDOVER, KANSAS

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1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1–3–2025
JOB: 24–3379
SHEET NO.:

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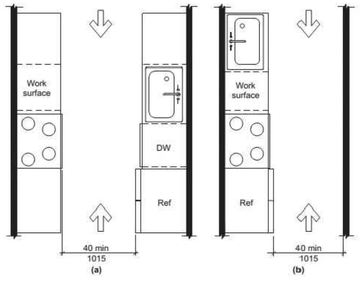
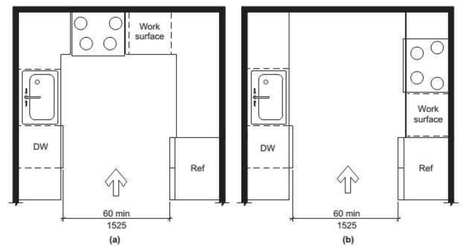
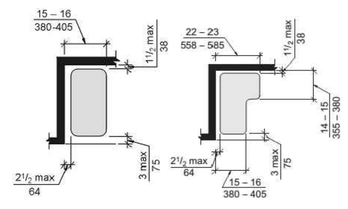


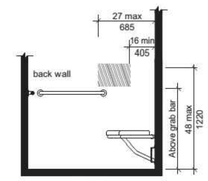
J **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



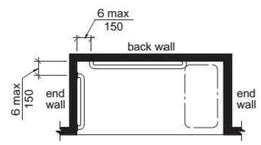
H **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



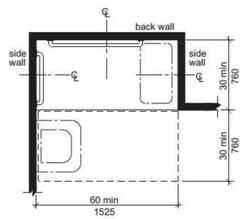
G **SHOWER SEATS (Section 610)**
NO SCALE



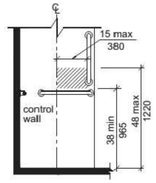
F **ROLL-IN SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



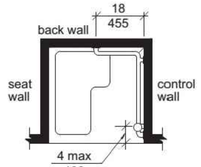
E **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE



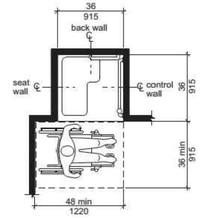
D **ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



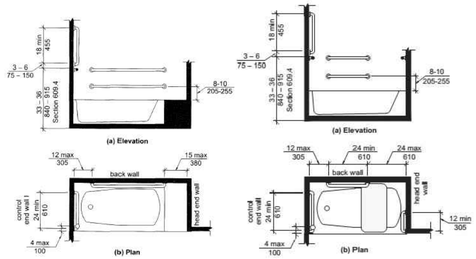
C **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



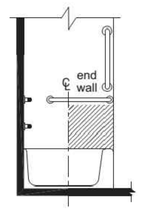
B **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE



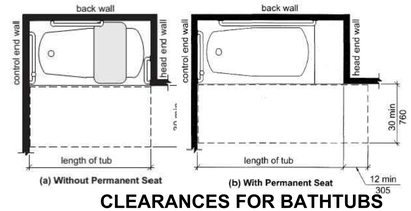
A **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



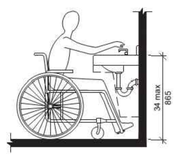
BB **GRAB BARS FOR BATHTUBS (Section 607)**
NO SCALE



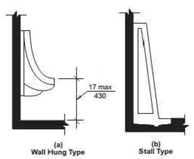
AA **BATHTUB CONTROLS (Section 607)**
NO SCALE



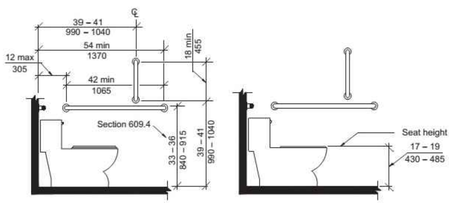
Z **CLEARANCES FOR BATHTUBS (Section 607)**
NO SCALE



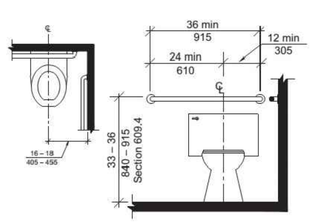
T **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



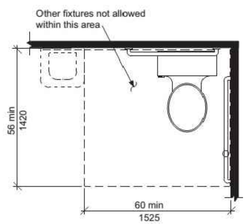
S **HEIGHT OF URINALS (Section 605)**
NO SCALE



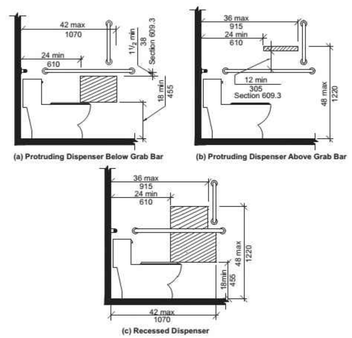
Y **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



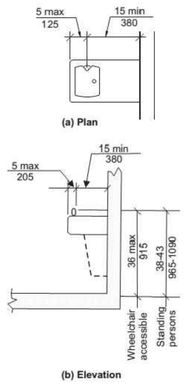
X **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



W **CLEARANCES AT WATER CLOSET (Section 604)**
NO SCALE



V **DISPENCER OUTLET LOCATION (Section 604)**
NO SCALE



R **DRINKING FOUNTAIN (Section 602)**
NO SCALE

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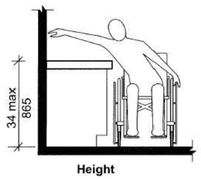
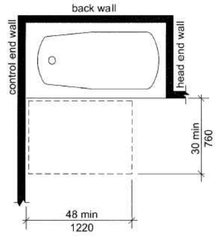


X **LAVATORY AT TYPE B UNITS - OPT B BATH (Section 1004)**
NO SCALE



W **BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1004)**
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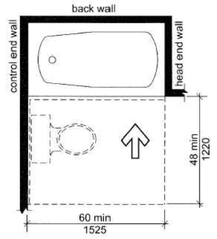

V **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1004)**
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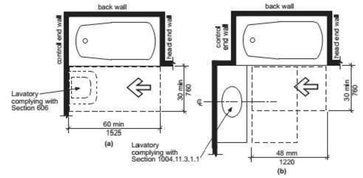
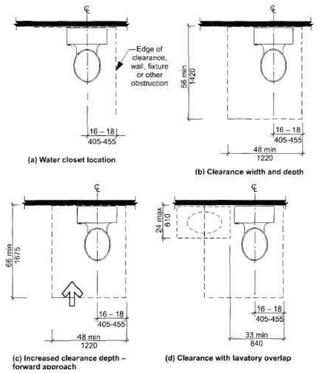


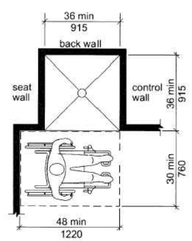
U **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1004)**
NO SCALE



T **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1004)**
NO SCALE



S **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1004)**
NO SCALE



R **TRANSFER SHOWER AT TYPE B UNITS (Section 1004)**
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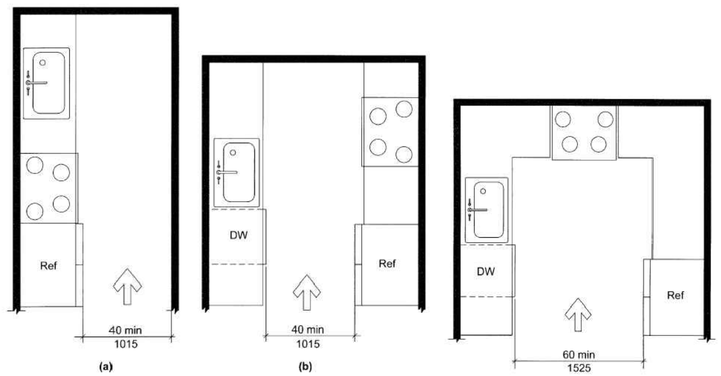

Q **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1004)**
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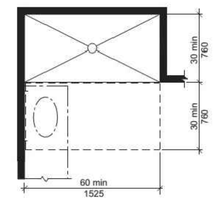
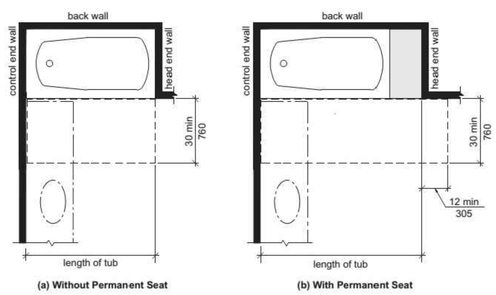


P **ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



O **BATHTUB CLEARANCES TYPE A UNITS (Section 1003)**
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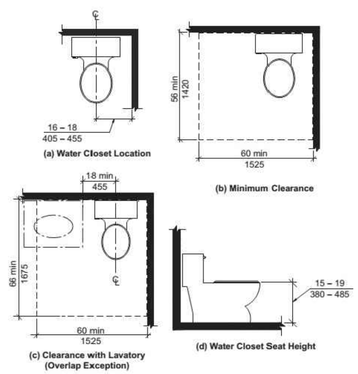

N **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1003)**
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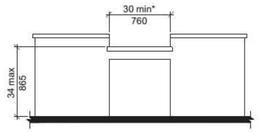
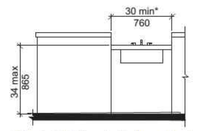
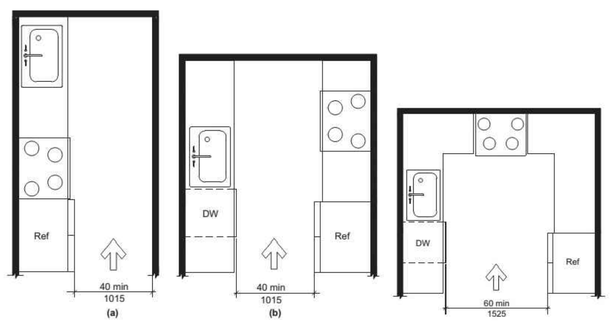


M **WORK SURFACE - TYPE A UNITS (Section 1003)**
NO SCALE



L **KITCHEN SINK - TYPE A UNITS (Section 1003)**
NO SCALE



K **MIN KITCHEN CLEARANCE - TYPE A UNITS (Section 1003)**
NO SCALE

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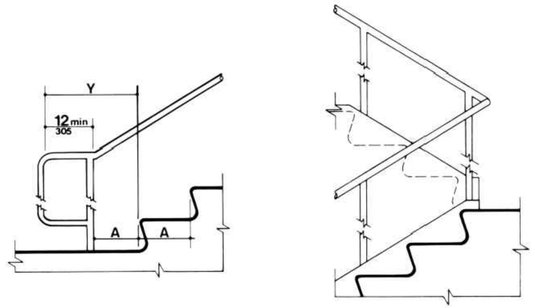


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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.

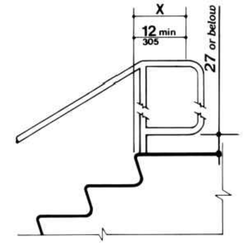
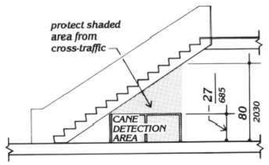


Figure 19(d)
Stair Handrails - Extension at Top of Run

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



F GENERAL UFAS DIAGRAM

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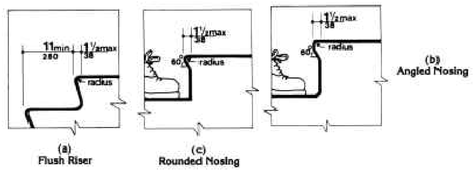
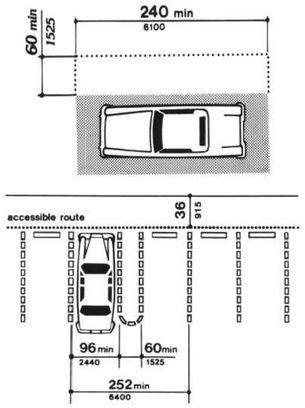


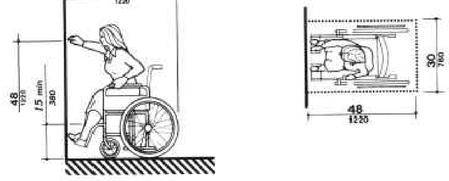
C STAIR NOSINGS

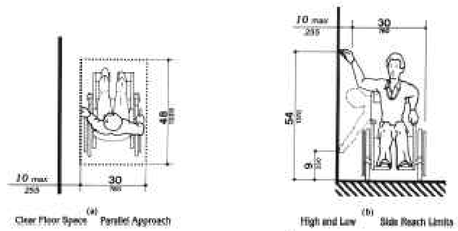
NO SCALE

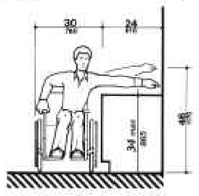


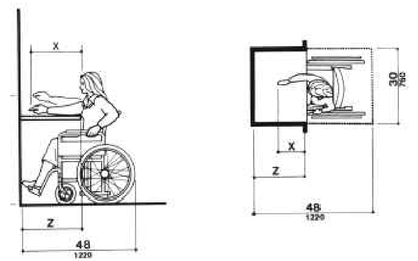
B STANDARD UFAS PARKING SPACES

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

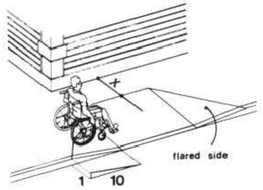


Figure 12(a)

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.

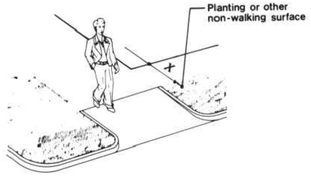
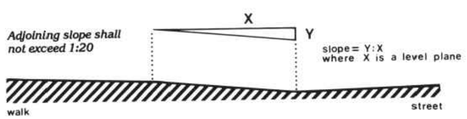


Figure 12(b)

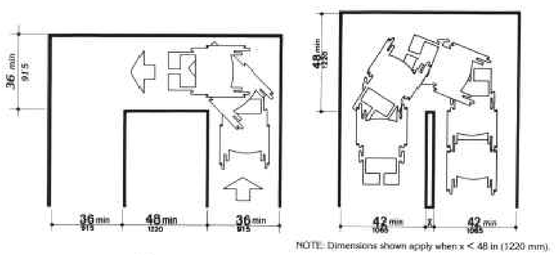
H STANDARD UFAS CURB RAMPS

NO SCALE



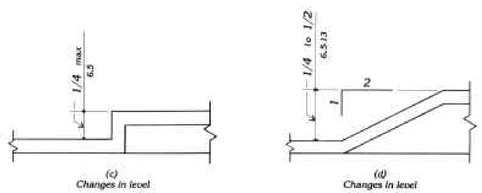
G STANDARD UFAS SLOPE

NO SCALE



E UFAS WIDTH DIAGRAMS

NO SCALE



D UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE

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

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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
REGISTERED
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

UFAS 1

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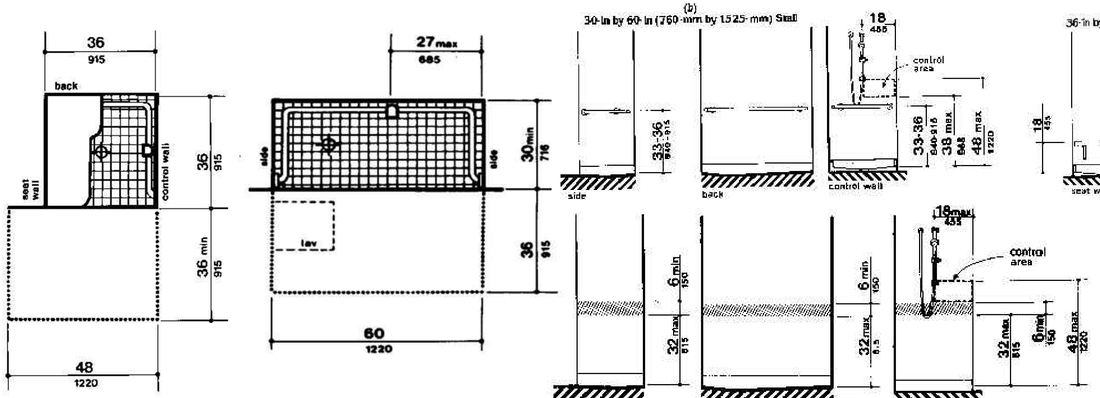
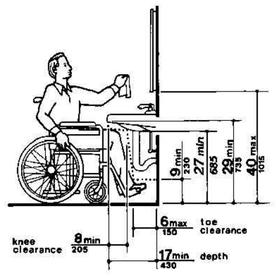
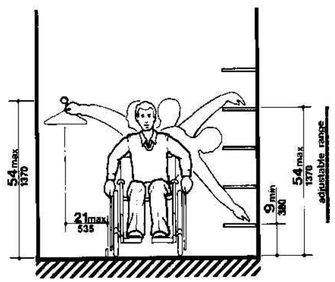


H STANDARD SHOWER UFAS DIAGRAMS

NO SCALE





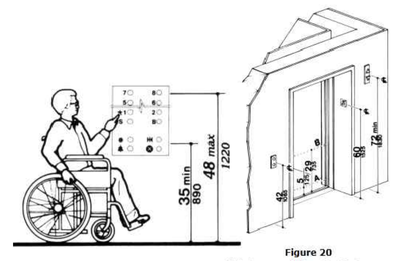
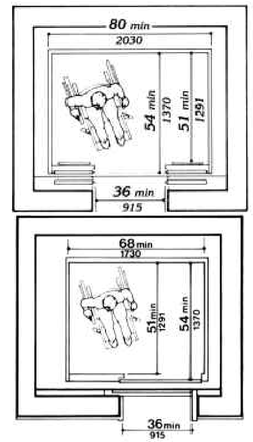


Figure 20
Hoistway and Elevator Entrances



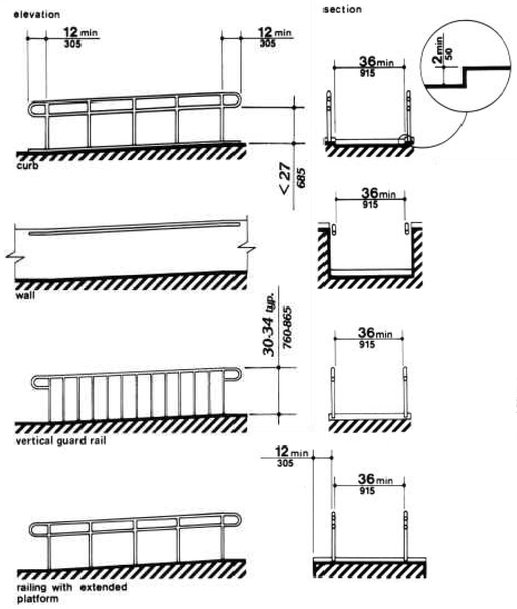
Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

G UFAS LAVRATORY CLEARANCES

NO SCALE

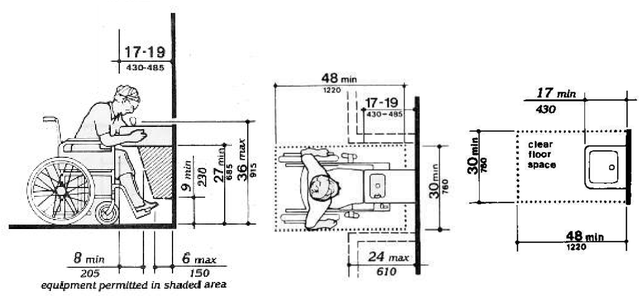
F STANDARD UFAS CLOSET/STORAGE HEIGHT

NO SCALE



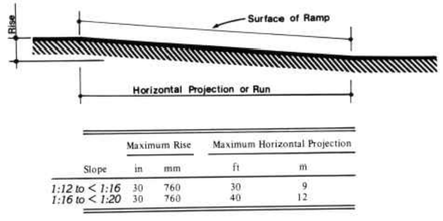
E STANDARD UFAS ELEVATOR DETAILS

NO SCALE



B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE

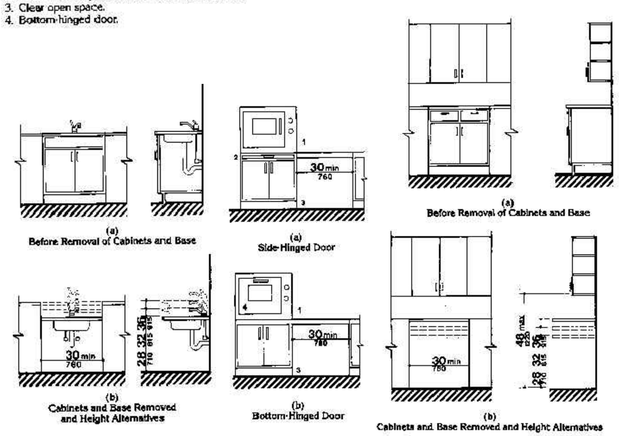
NO SCALE



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

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

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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CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
1/3/2025
KANSAS

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

UFAS 2

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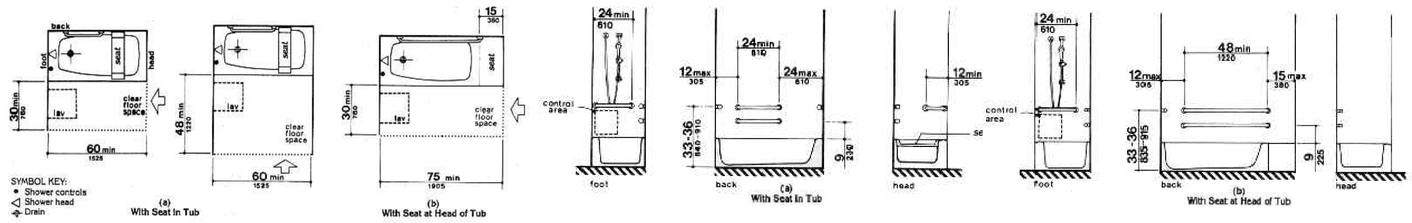
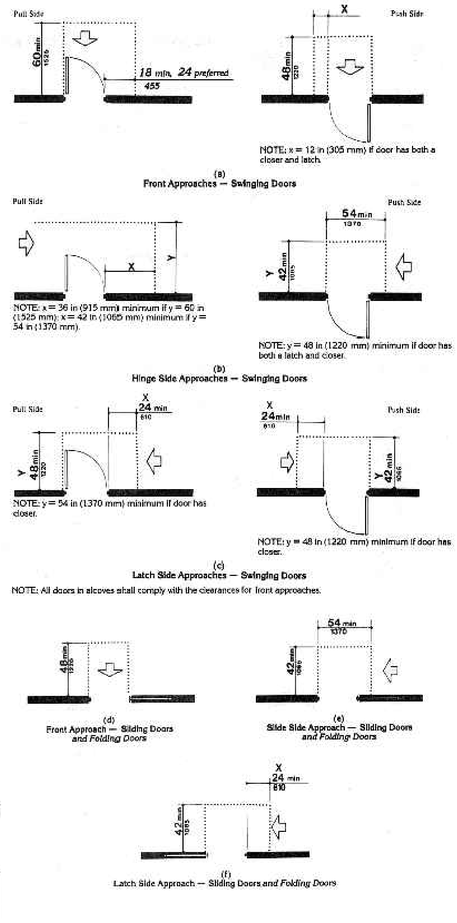
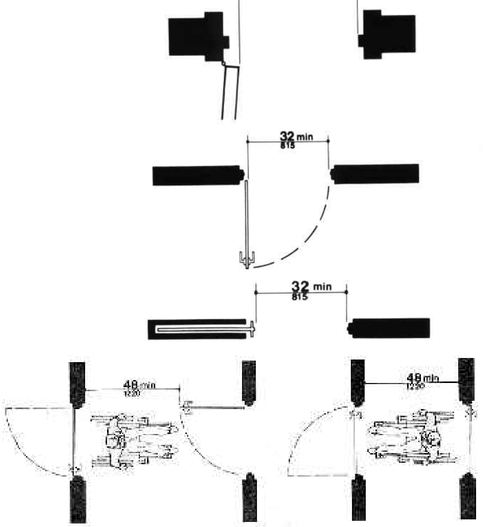


C STANDARD BATHROOM/TUB DIAGRAMS

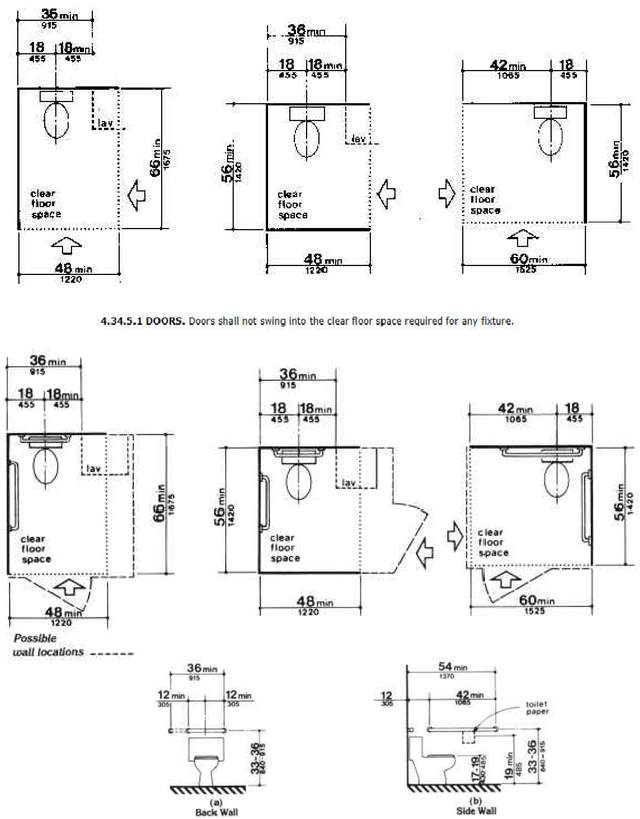
NO SCALE

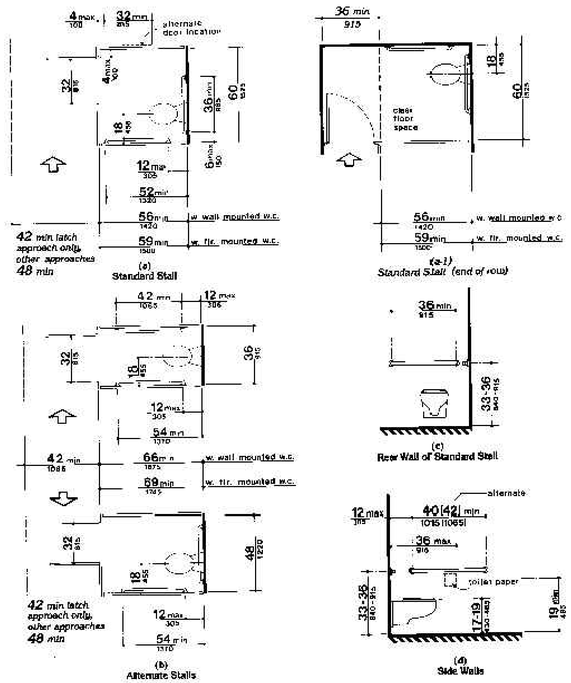




B STANDARD UFAS DOOR APRROACH/CLEARANCES

NO SCALE





A STANDARD UFAS TOILERT/WATER CLOSET DIAGRAMS

NO SCALE

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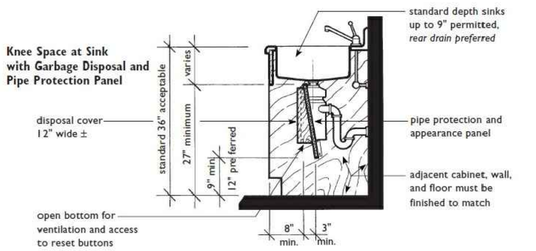
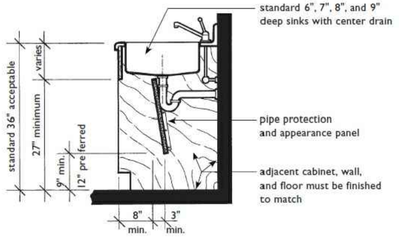
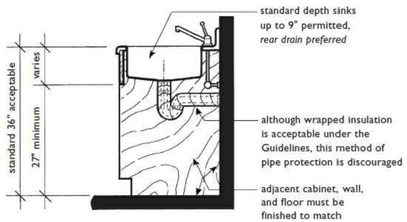


Knee Space at Sink with Garbage Disposal and Pipe Protection Panel

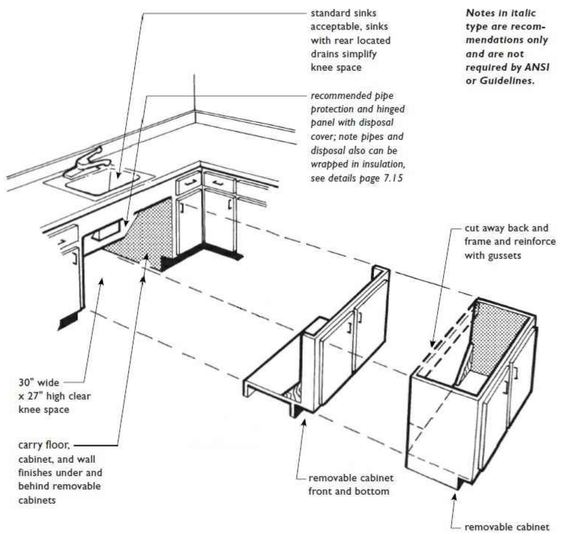


Knee Space at Sink with Pipe Protection Panel

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

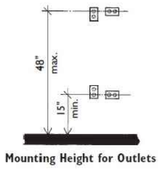


Knee Space at Sink with Wrapped Pipes

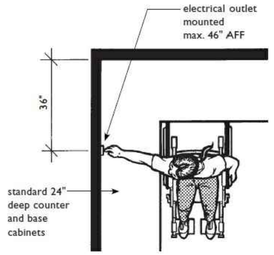


Notes in italic type are recommendations only and are not required by ANSI or Guidelines.

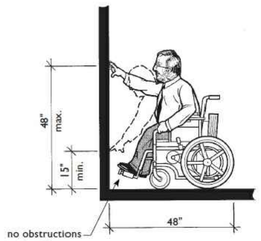
Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens



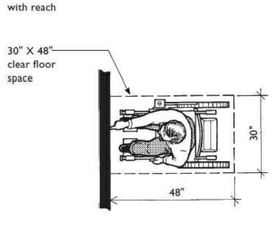
Mounting Height for Outlets



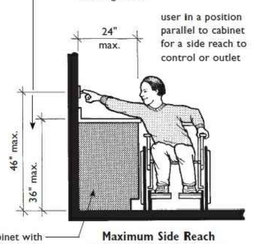
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



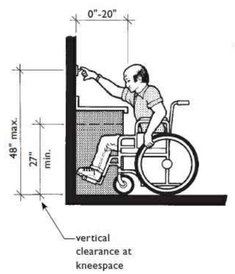
Countertop is shown at the typical kitchen height of 36". The drawing in the Guidelines (taken from ANSI Figure 6(c)), on which this drawing is based, gives this dimension as 34". The 34" dimension shown in the Guidelines is in no way intended to dictate counter heights in covered dwelling units.

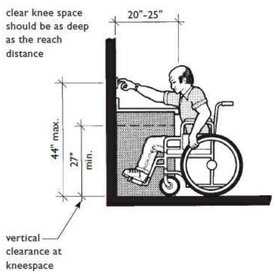


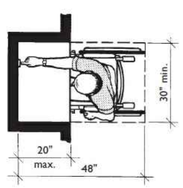
High and Low Forward Reach Limits From a Perpendicular Approach

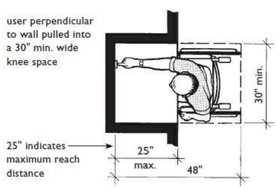


Maximum Side Reach (From a Parallel Approach) Over an Obstruction

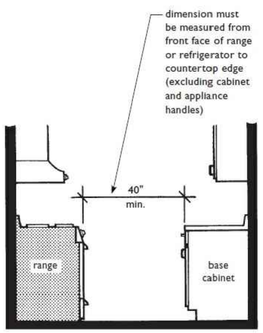




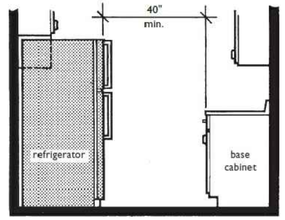




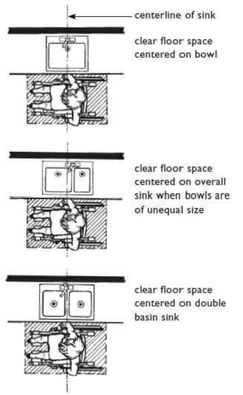
Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction



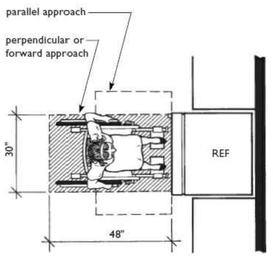
Minimum Clearance between Range and Opposing Base Cabinet



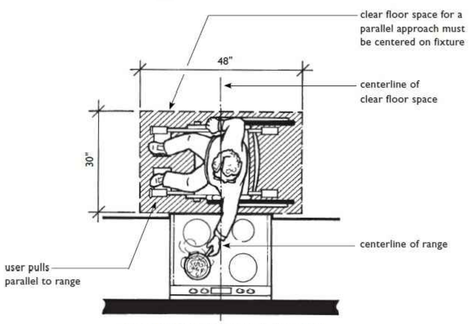
Minimum Clearance between Refrigerator and Opposing Base Cabinet



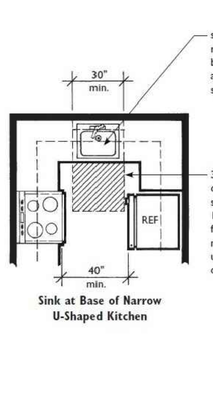
clear floor space for at least one type of approach (forward or parallel) must be centered on the refrigerator; this applies to side-by-side as well as over/under models



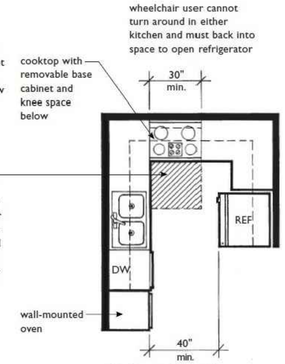
Space for Either a Forward or Parallel Approach Must be Provided



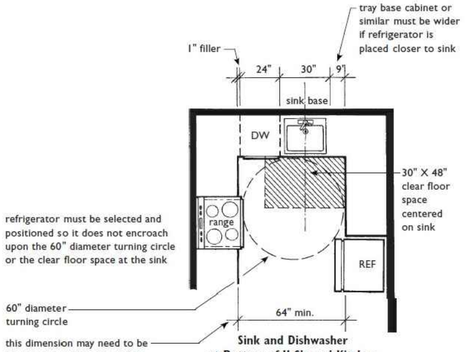
Space for Parallel Approach Required at Range and Cooktop



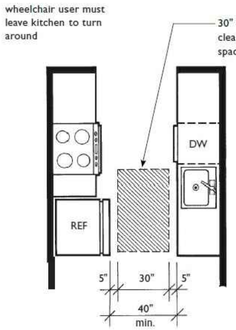
Sink at Base of Narrow U-Shaped Kitchen



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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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM REGISTERED 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

DATE: 1–3–2025
JOB: 24–3379
SHEET NO.:

FH1

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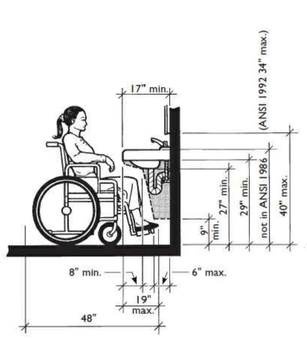
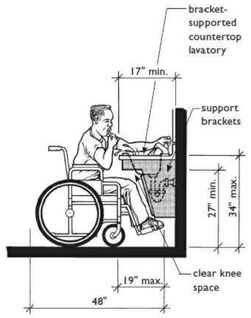
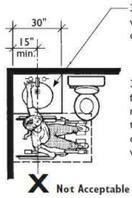


ANSI 1986 Requirements at Knee Space
(Guidance for Knee Space in A Bathrooms)

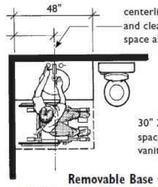


Knee Space at Lavatories that Meets the Requirements for B Bathrooms

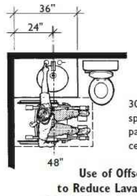


X Not Acceptable for Parallel Approach

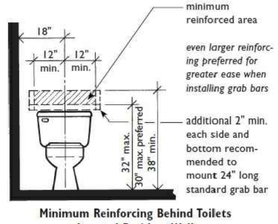
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered
(Required in A and B Bathrooms)



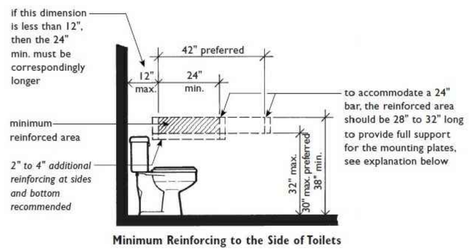
Removable Base Cabinet
Not Required Because Clear Floor Space Centered on Basin
(Applicable in A and B Bathrooms)



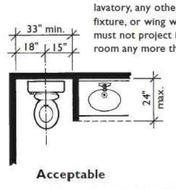
Use of Offset Basin
to Reduce Lavatory Length
(Applicable in A and B Bathrooms)



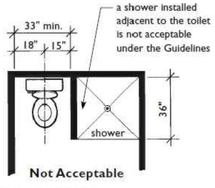
Minimum Reinforcing Behind Toilets
Located Beside a Wall



Minimum Reinforcing to the Side of Toilets

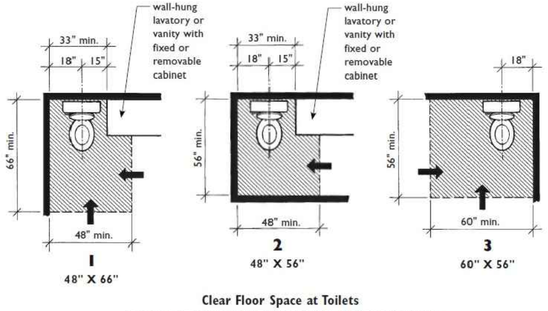


Acceptable

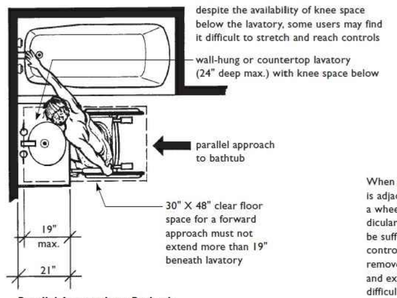


Not Acceptable

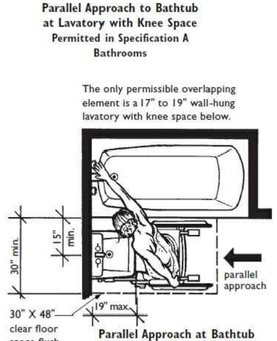
Some Features May Overlap Clear Floor Space at Toilet



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

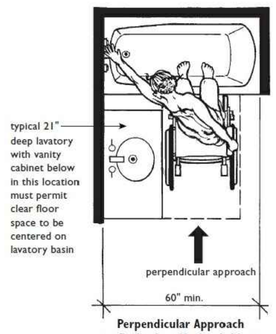


Parallel Approach to Bathtub
at Lavatory with Knee Space
Permitted in Specification A Bathrooms



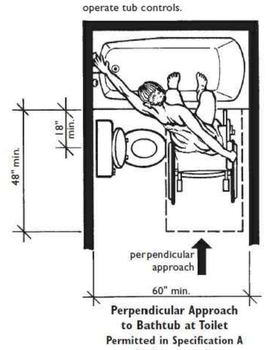
Parallel Approach at Bathtub
with Small Wall-Hung Lavatory
Applies to Specification B Bathrooms Only

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.

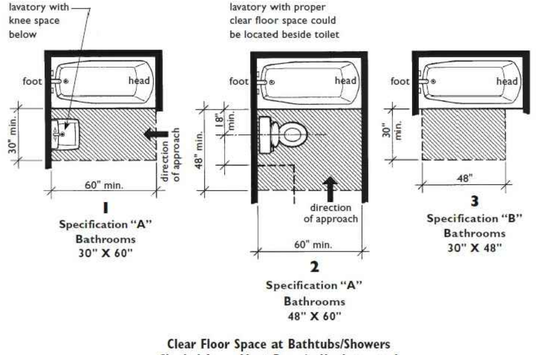


Perpendicular Approach
to Bathtub at Vanity Cabinet
Permitted in Specification A Bathrooms Only

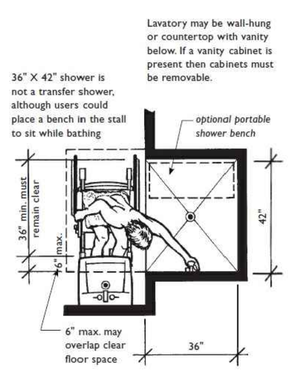
Toilets typically protrude into the room farther than vanity cabinets, making it necessary for a person using a wheelchair to perform, what may be for some people, a difficult stretch to operate tub controls.



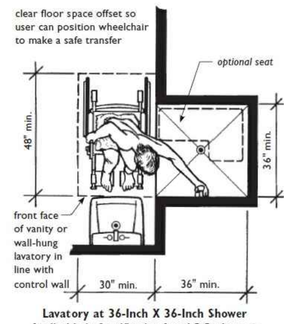
Perpendicular Approach
to Bathtub at Toilet
Permitted in Specification A Bathrooms Only



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

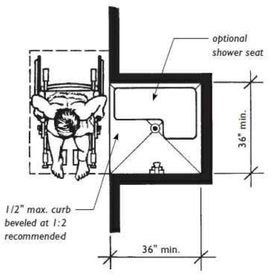


Lavatory at 36-Inch X 42-Inch Shower
Applicable in Specification A and B Bathrooms



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

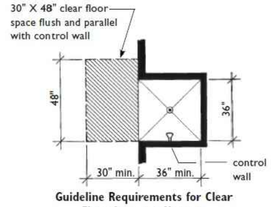
In Specification B bathrooms, when shower is only bathing fixture and is a nominal 36" X 36", it must have reinforcing for grab bars and a wall-mounted shower seat.



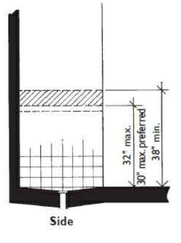
When Shower Stall
Is the Only Bathing Fixture It Must Be at Least 36 Inches X 36 Inches



Other Shower Sizes Meet the Requirements of the Guidelines

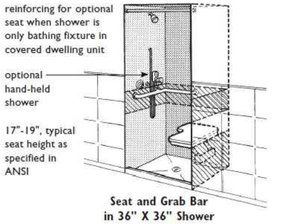


Guideline Requirements for Clear Floor Space at Showers

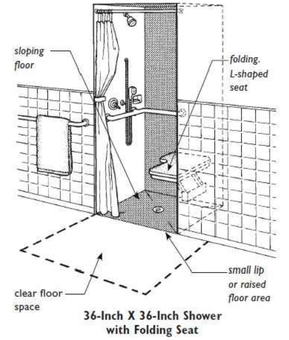


Side

Minimum Reinforcing for Grab Bars in Showers



Seat and Grab Bar
in 36" X 36" Shower



36-Inch X 36-Inch Shower
with Folding Seat

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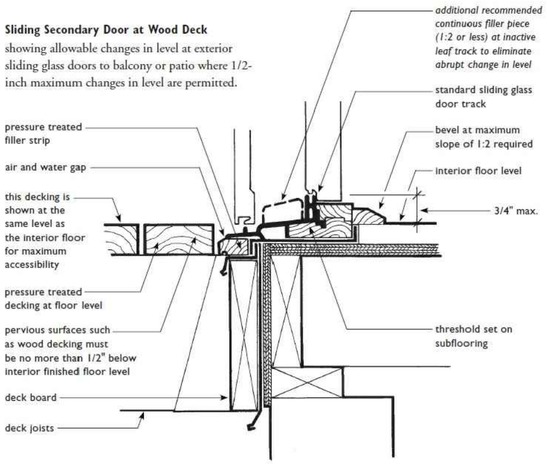
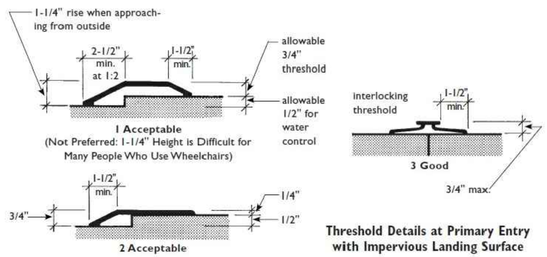
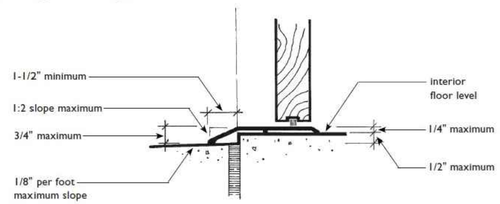
Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.

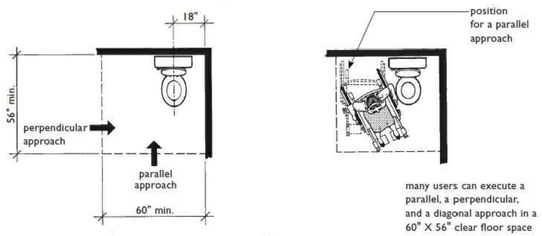




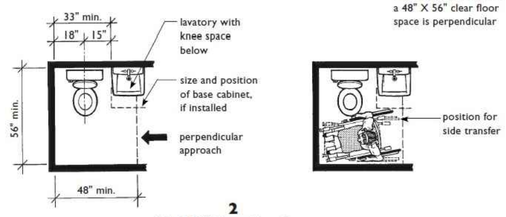
Threshold Details at Primary Entry with Impervious Landing Surface

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

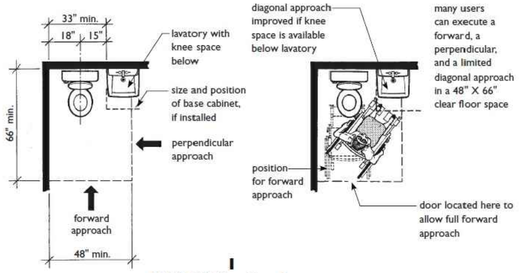




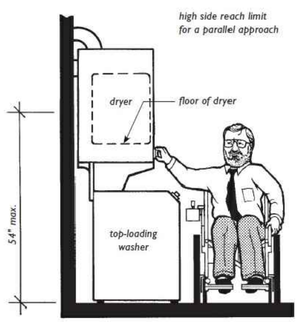
3
60" X 56" Clear Floor Space
(with No Overlapping Elements)



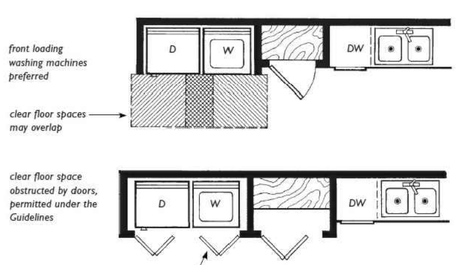
2
48" X 56" Clear Floor Space
(with Overlapping Lavatory)



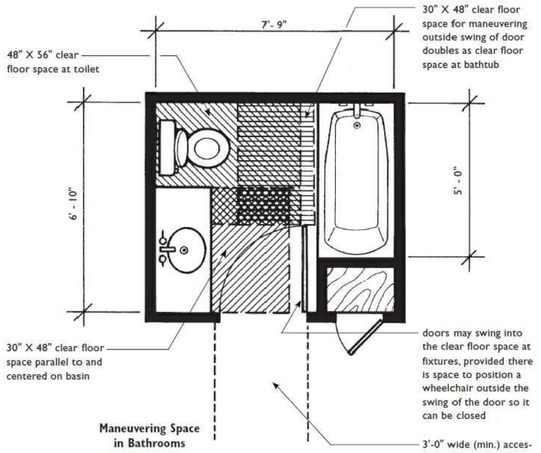
1
48" X 66" Clear Floor Space
(with Overlapping Lavatory)



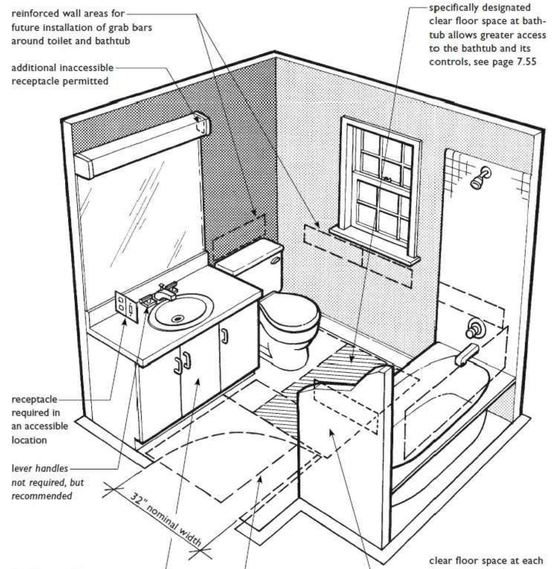
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



Clear Floor Space at Laundry Equipment Not Required But Recommended

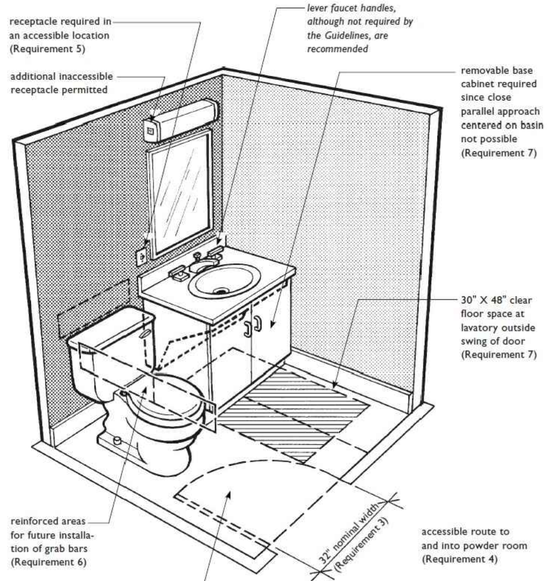


Maneuvering Space in Bathrooms



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

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

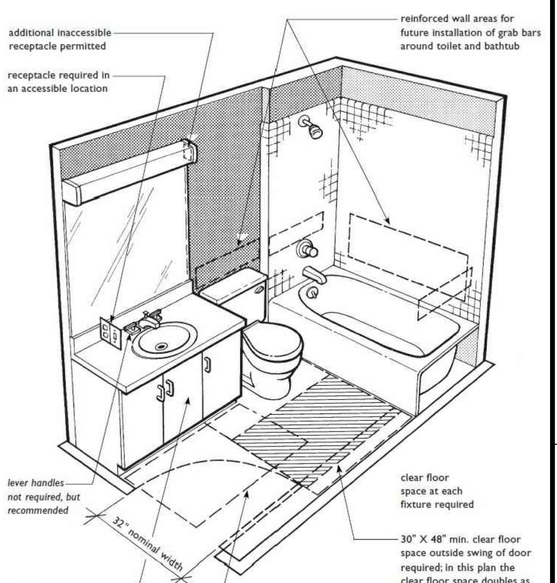


Usable Powder Room
5'-6" X 5'-8"
(See Plan Page 7.81)

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

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

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



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

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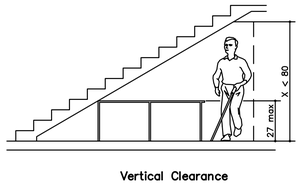
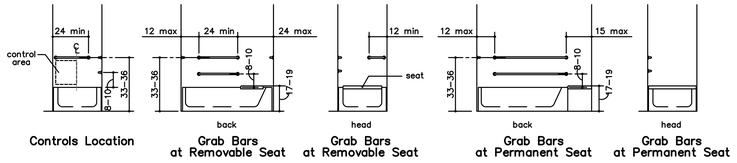


Vertical Clearance

S STANDARD VERTICAL CLEARANCE

NO SCALE



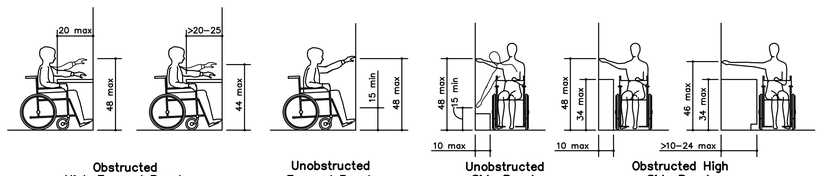
Controls Location

Grab Bars at Removable Seat

Grab Bars at Removable Seat

Grab Bars at Permanent Seat

Grab Bars at Permanent Seat



Obstructed High Forward Reach

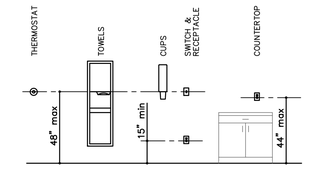
Unobstructed Forward Reach

Unobstructed Side Reach

Obstructed High Side Reach

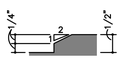
R STANDARD REACH ADA DIAGRAMS

NO SCALE



Q STANDARD CONTROL REACH LIMITATIONS DETAILS

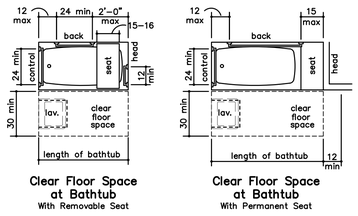
NO SCALE



Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

NO SCALE

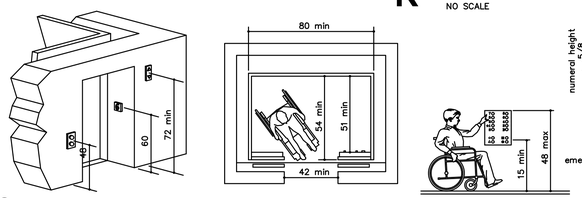


Clear Floor Space at Bathtub With Removable Seat

Clear Floor Space at Bathtub With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

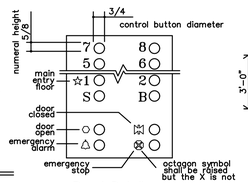
NO SCALE



Hoistway and Elevator Entrances

Minimum Dimensions for Elevator Car

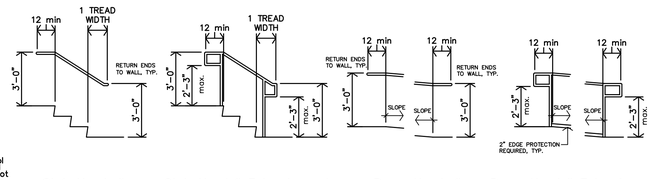
Car Control Height



Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



Stair Handrail Extensions at Walls

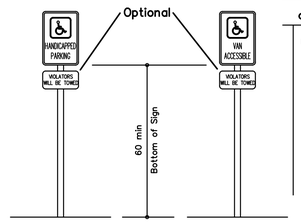
Stair Handail Extensions at Freestanding Handrails

Ramp Handrail Extensions at Walls

Ramp Handail Extensions at Freestanding Handrails

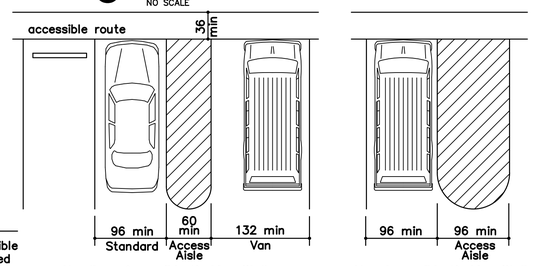
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE



Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage

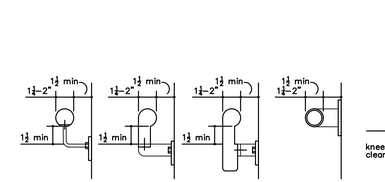


Handicap Accessible Parking Stalls

Van Accessible Parking Stall (per 502.2 exception)

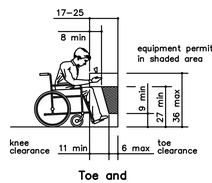
L STANDARD PARKING ADA DIAGRAMS

NO SCALE

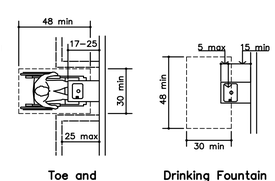


K STANDARD HANDRAIL/GRAB BAR DETAILS

NO SCALE

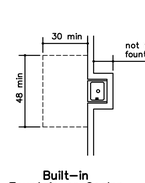


Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan

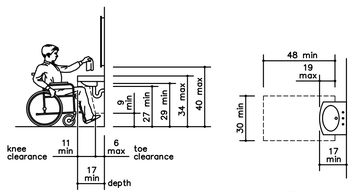
Drinking Fountain Spout Location



Built–in Fountain or Cooler

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE

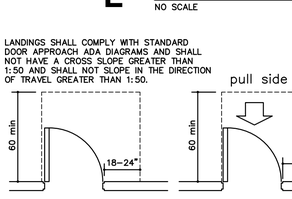


Lavatory Clearances

Clear Floor Space at Lavatories

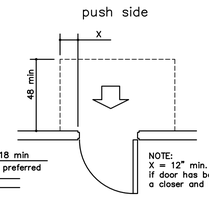
H STANDARD LAVATORY DETAILS

NO SCALE

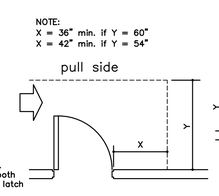


Exterior Landing

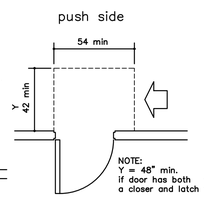
Front Approach – Swinging Door



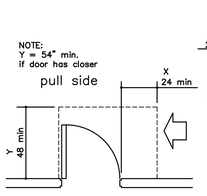
Front Approach – Swinging Door



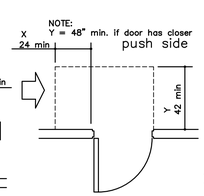
Hinge Side Approach – Swinging Door



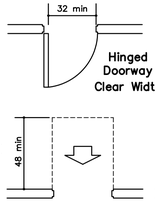
Side Approach – Swinging Door



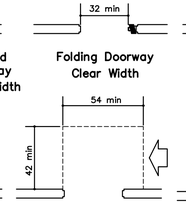
Latch Side Approach Swinging Door



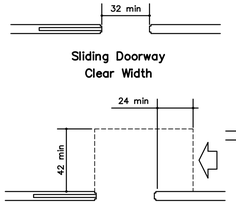
Latch Side Approach Swinging Door



Hinged Doorway Clear Width



Folding Doorway Clear Width

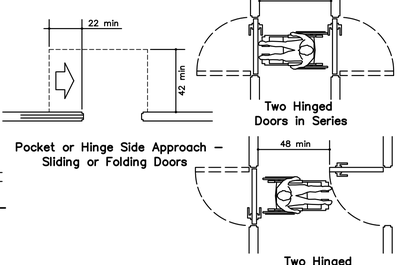


Sliding Doorway Clear Width

Front Approach – Sliding or Folding Doors

Side Approach – Sliding or Folding Doors

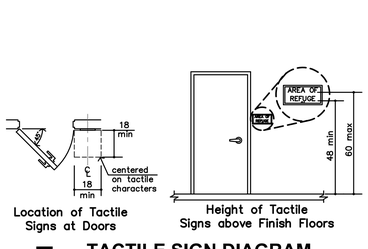
Stop or Latch Side Approach – Sliding or Folding Doors



Pocket or Hinge Side Approach – Sliding or Folding Doors

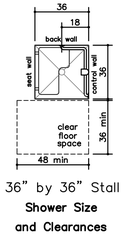
G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE

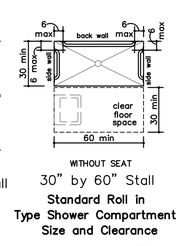


Location of Tactile Signs at Doors

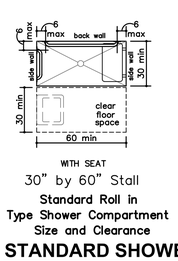
Height of Tactile Signs above Finish Floors



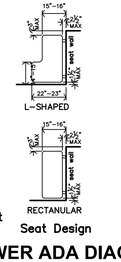
36" by 36" Stall Shower Size and Clearances



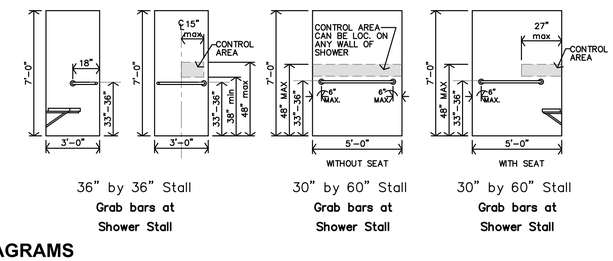
30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance



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



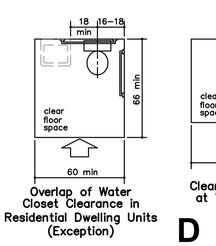
Seat Design



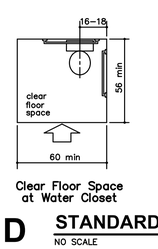
36" by 36" Stall Grab bars at Shower Stall

30" by 60" Stall Grab bars at Shower Stall

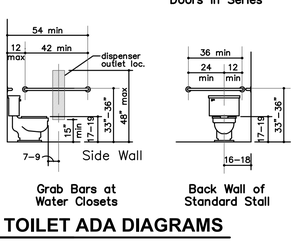
30" by 60" Stall Grab bars at Shower Stall



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

F TACTILE SIGN DIAGRAM

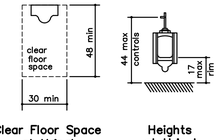
NO SCALE

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

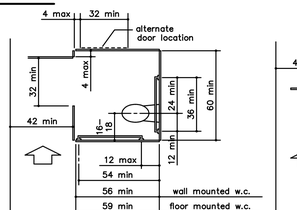


Clear Floor Space at Urinal

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

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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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025

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%

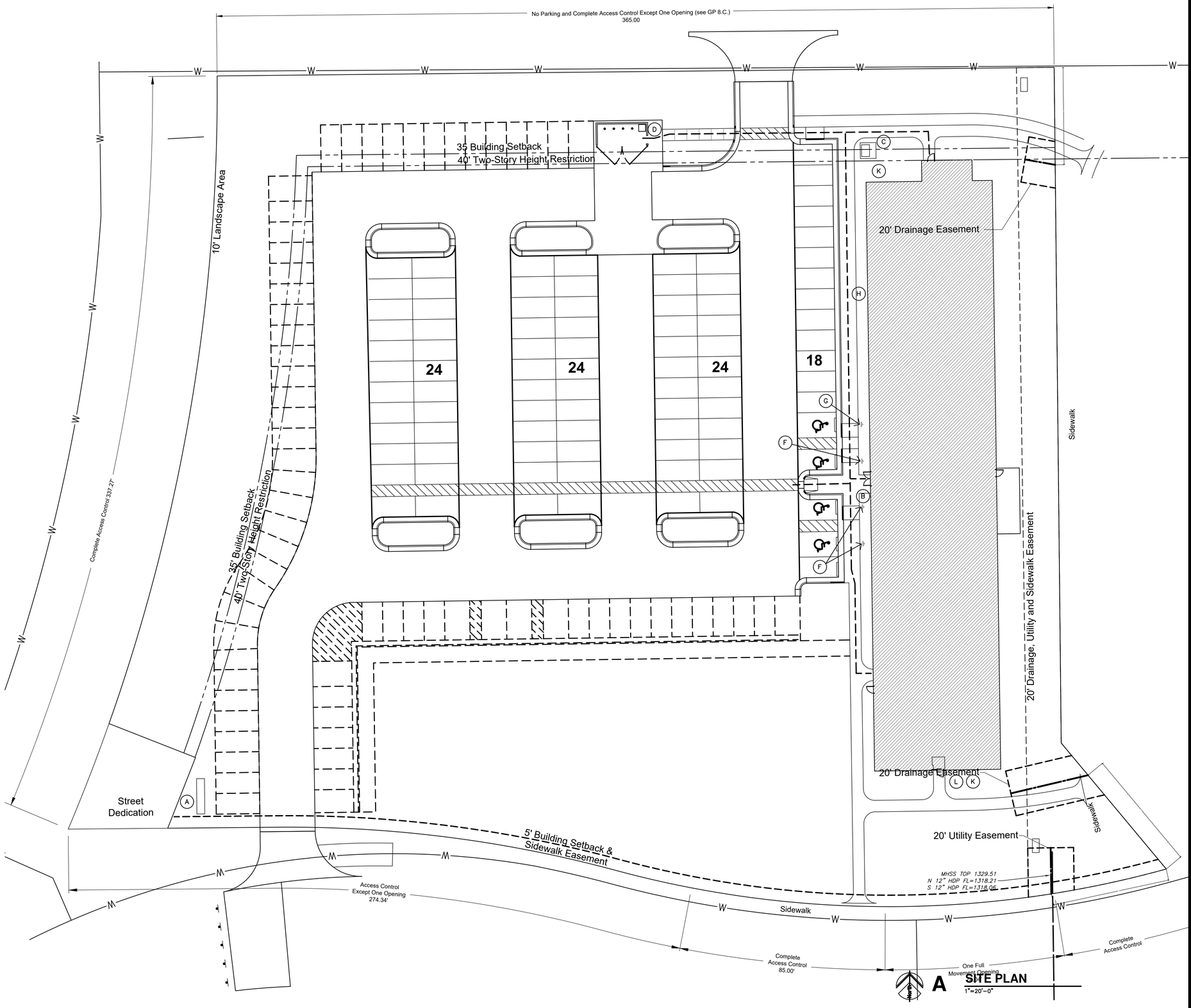
UNIT SUMMARY

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.



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785.827.0386 jgr@jgrarchitects.com

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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
1/3/2025
KANSAS

REVISION:

DATE: 1–3–2025
JOB: 24–3379
SHEET NO.:

A1.1

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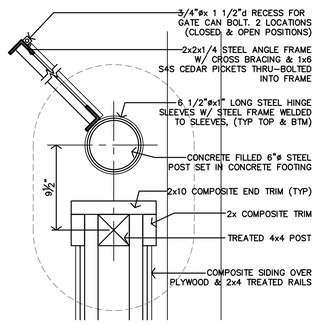
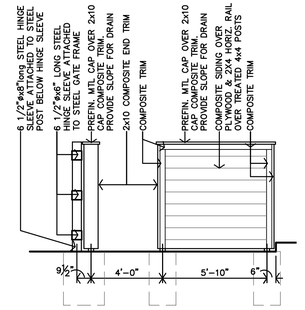
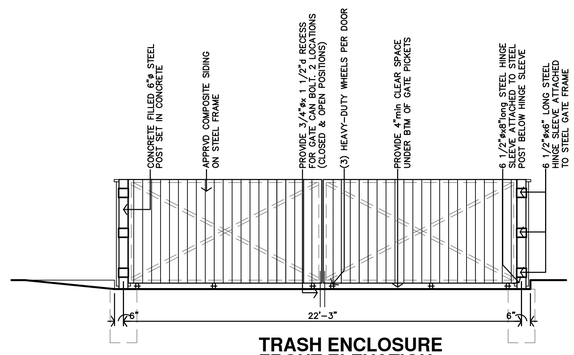


D **DETAIL**
1 1/2"=1'-0"

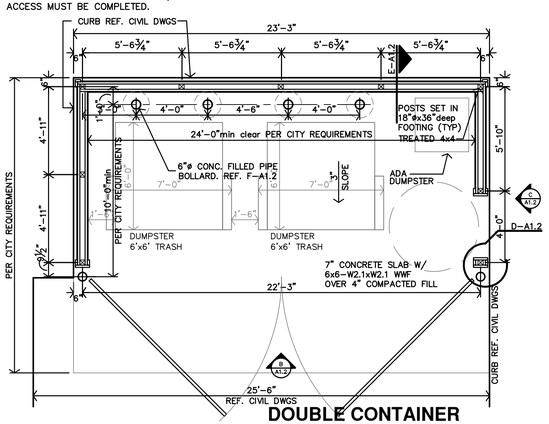


C **TRASH ENCLOSURE SIDE ELEVATION**
1/4"=1'-0"

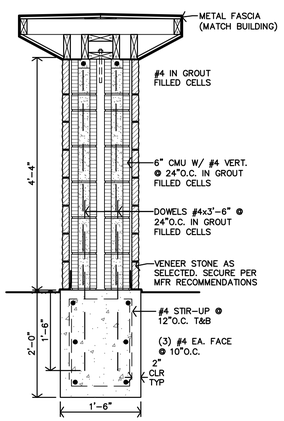


B **TRASH ENCLOSURE FRONT ELEVATION**
1/4"=1'-0"

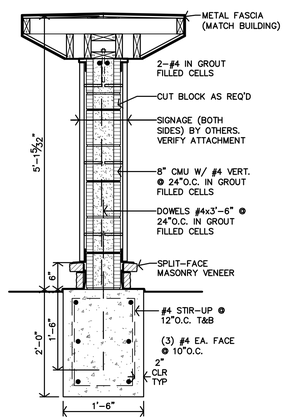
DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, UNTILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE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



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

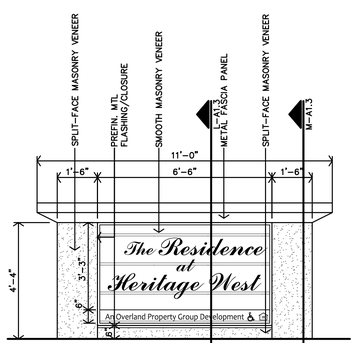


M **MONUMENT SIGN SECTION**
3/4"=1'-0"

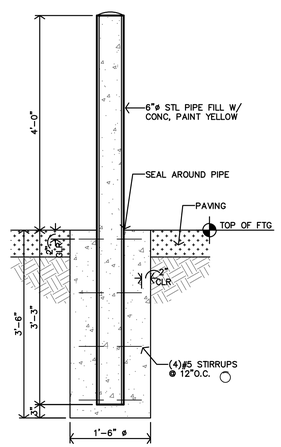


L **MONUMENT SIGN SECTION**
3/4"=1'-0"

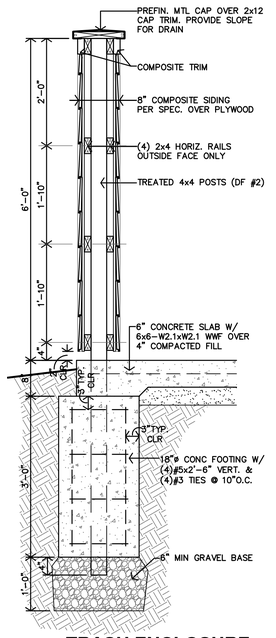
K **MONUMENT SIGN SECTION**
3/8"=1'-0"



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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ANDOVER, KANSAS

CHRISTOPHER R. GILLAM — 6979 — 1/3/2025 — KANSAS ARCHITECT

REVISION:	
DATE:	1-3-2025
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

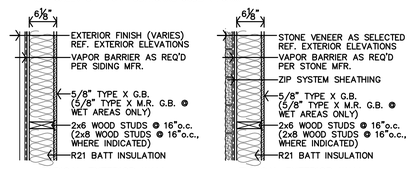
NOTE:
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY & DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

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 & 2012 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. O-A4.7

EXTERIOR PARTITION SCHEDULE

REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



TYPICAL EXTERIOR WALL AT SIDING

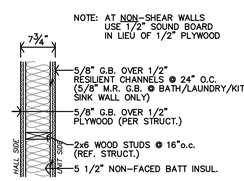
TYPICAL EXTERIOR WALL AT STONE

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

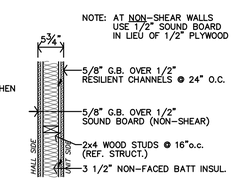
INTERIOR PARTITION SCHEDULE

- **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**



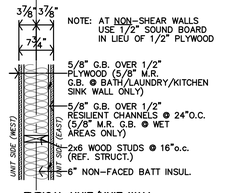
TYPICAL UNIT/HALL WALL

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



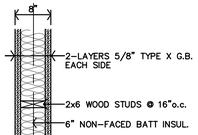
UNIT ENTRY/HALL WALL

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



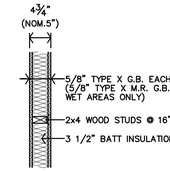
TYPICAL UNIT/UNIT WALL

3 TYPE 3
1-HOUR RATED (UL U305) STC 56
ATTACH PER ul REQUIREMENTS



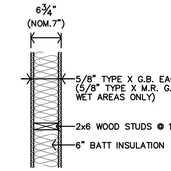
TYPICAL UNIT/UNIT WALL

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



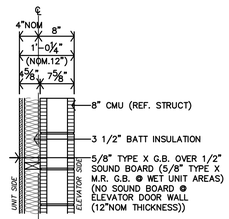
5r TYPE 5r
STC 34 1-HOUR RATED (UL U305)
ATTACH PER ul REQUIREMENTS

5 TYPE 5
NON-RATED

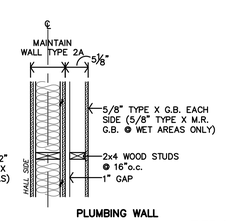


6r TYPE 6r
STC 35 1-HOUR RATED (UL U305)
ATTACH PER ul REQUIREMENTS

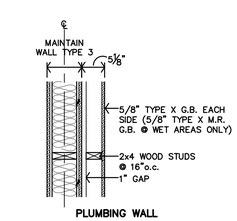
6 TYPE 6
NON-RATED



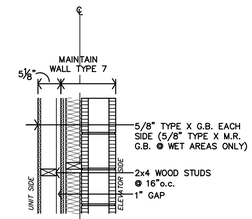
7 TYPE 7
2-HOUR RATED FIRE WALL (UL U905 (UL RATING 2HR)



8 TYPE 8
STC 56
PLUMBING WALL

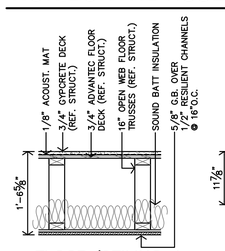


9 TYPE 9
STC 56
PLUMBING WALL



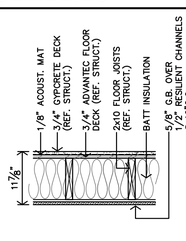
10 TYPE 10
PLUMBING WALL

HORIZONTAL ASSEMBLIES



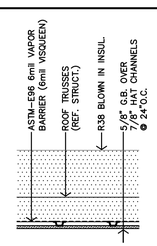
FLOOR/CEILING A
1-HOUR RATED (UL L528)
ATTACH PER ul REQUIREMENTS

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. L/N-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.

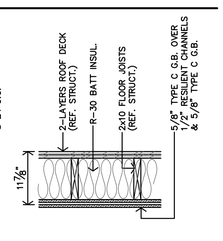


FLOOR/CEILING B
1-HOUR RATED (UL L501)
ATTACH PER ul REQUIREMENTS

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. L-A4.7 & M-A4.7)

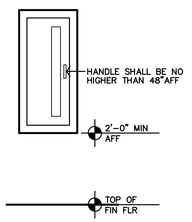


ROOF/CEILING A
1-HOUR RATED (UL P522)
ATTACH PER ul REQUIREMENTS

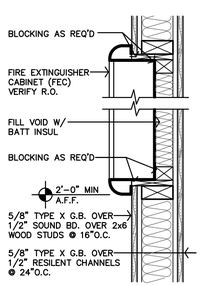


ROOF/CEILING B
1-HOUR RATED (UL L505)
ATTACH PER ul REQUIREMENTS

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. M-A4.7 & N-A4.7)



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



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

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

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM — REGISTERED ARCHITECT — 6979 — 1/3/2025 — KANSAS — ARCHITECT

REVISION:	
DATE:	1-3-2025
JOB:	24-3379
SHEET NO.:	A2.0

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B SECOND FLOOR PLAN

3/32"=1'-0"

A FIRST FLOOR PLAN

3/32"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
6979
1/3/2025
KANSAS ARCHITECT

REVISION:	
DATE:	1-3-2025
JOB:	24-3379
SHEET NO.:	A2.1

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

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

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. CLELAND
REGISTERED ARCHITECT
6979
1/3/2025
KANSAS ARCHITECT

REVISION:
DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

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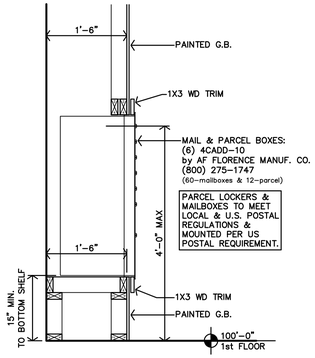
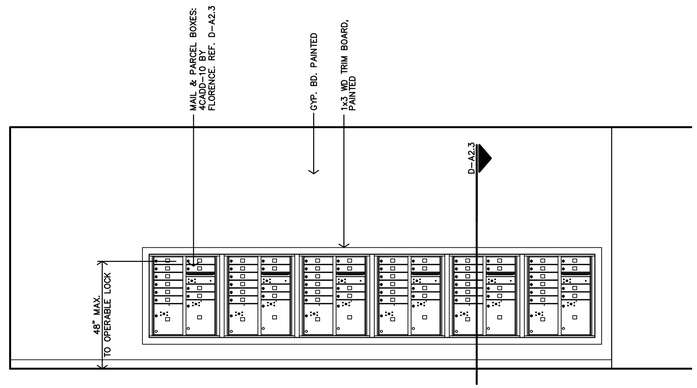
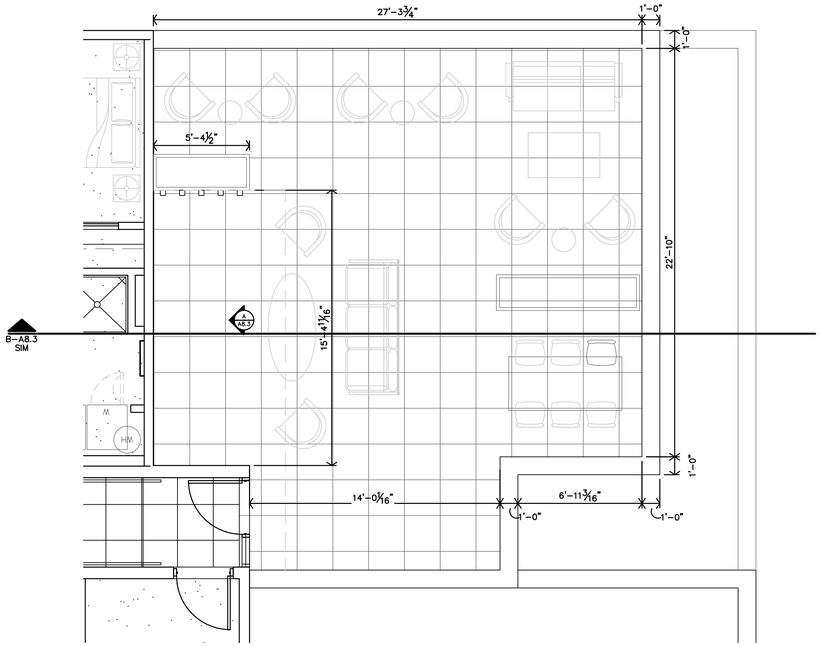


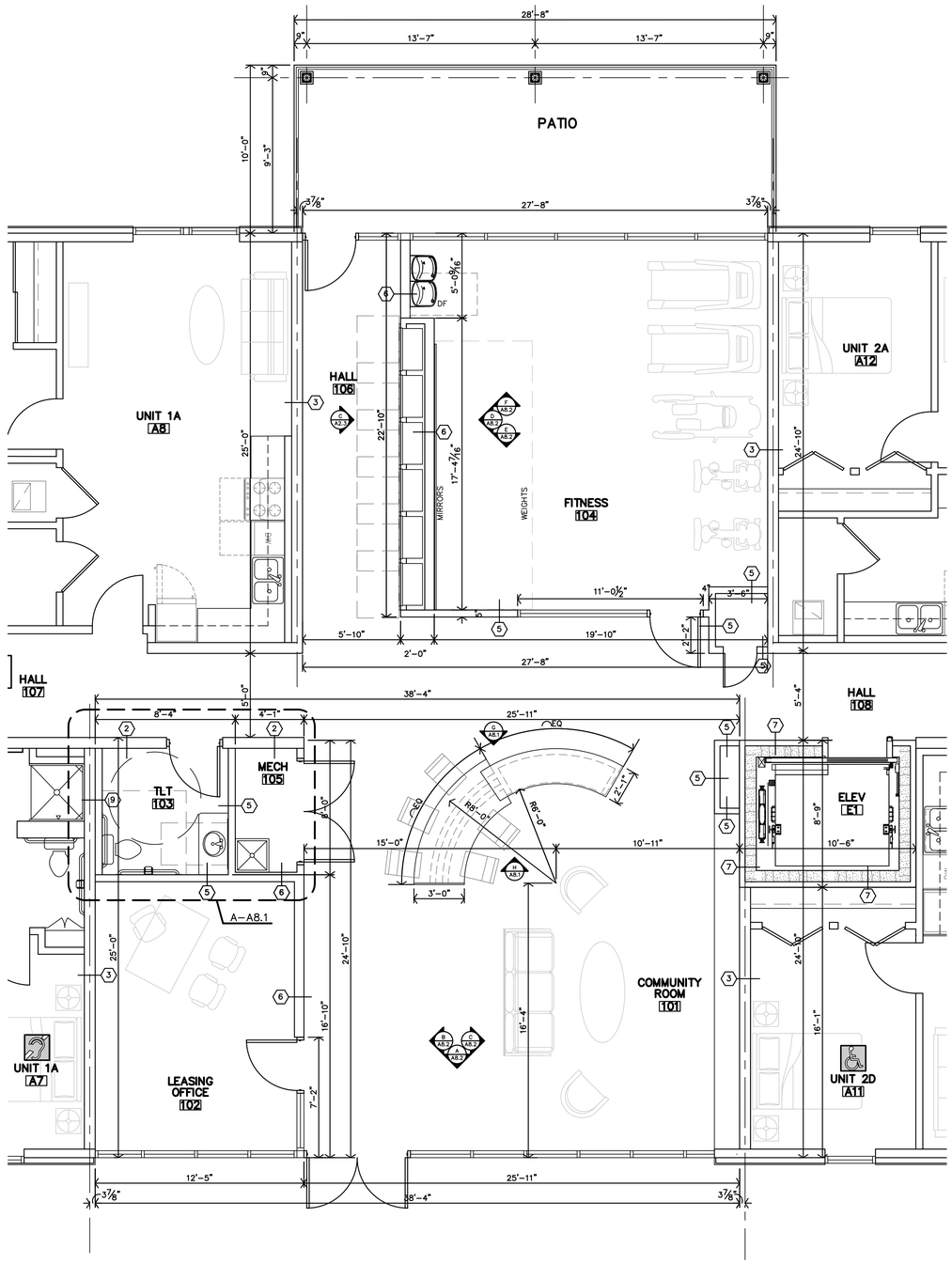
D **WALL SECTION @ MAIL CENTER**
3/4"=1'-0"



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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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
6979
1/3/2025
KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
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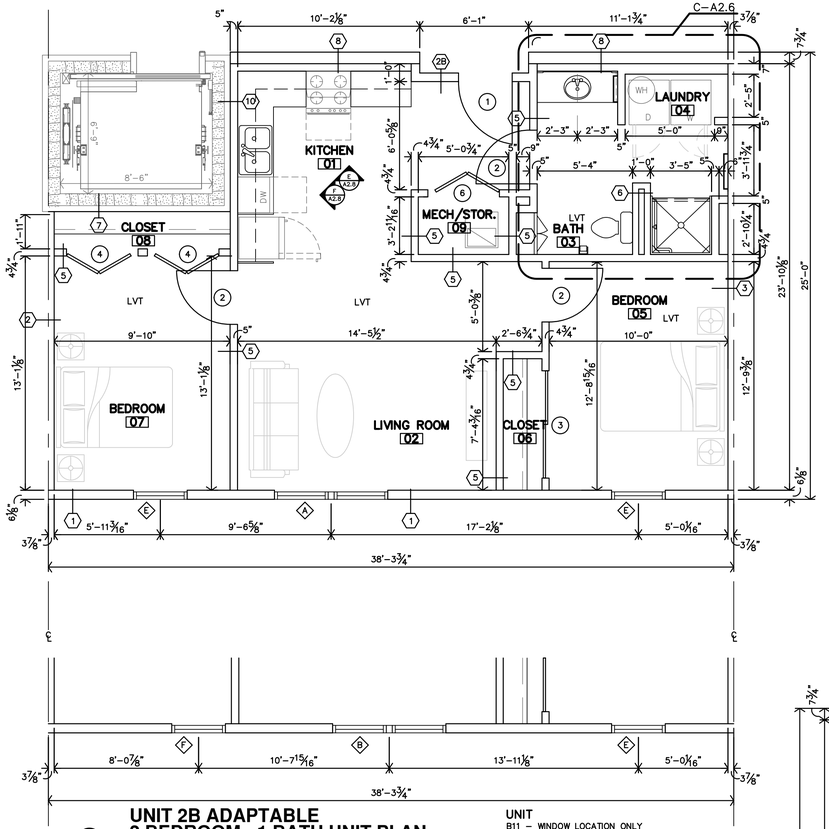


C **UNIT 2B ADAPTABLE**
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0" 800 SF

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

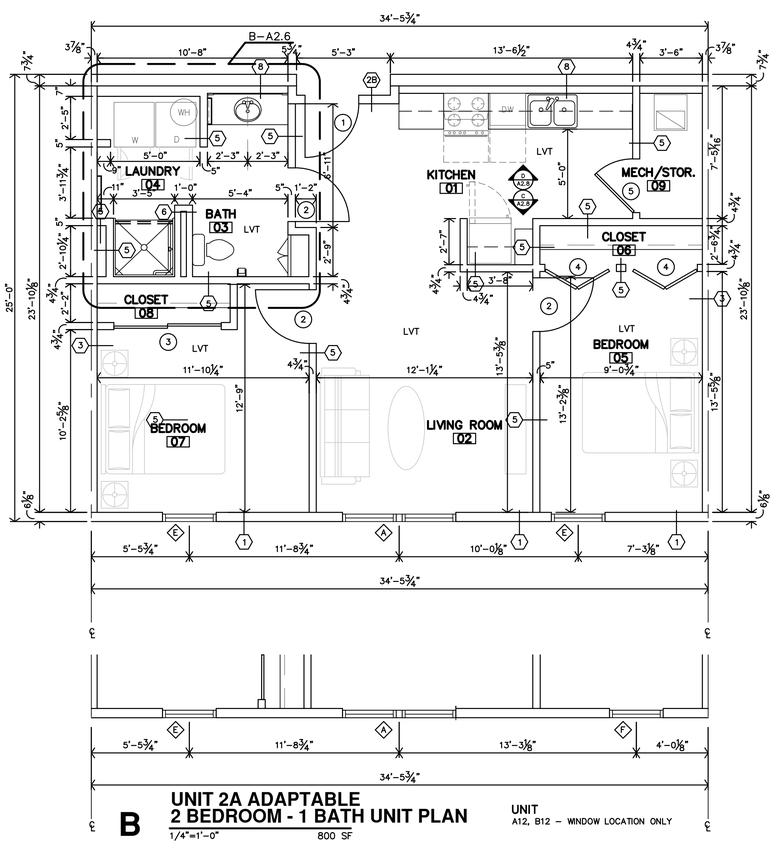
21. ADAPTABLE UNITS (WHERE INDICATED ON SHEET A2.1 & A2.2): ALL UNITS NOT LABELED ACCESSIBLE

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.

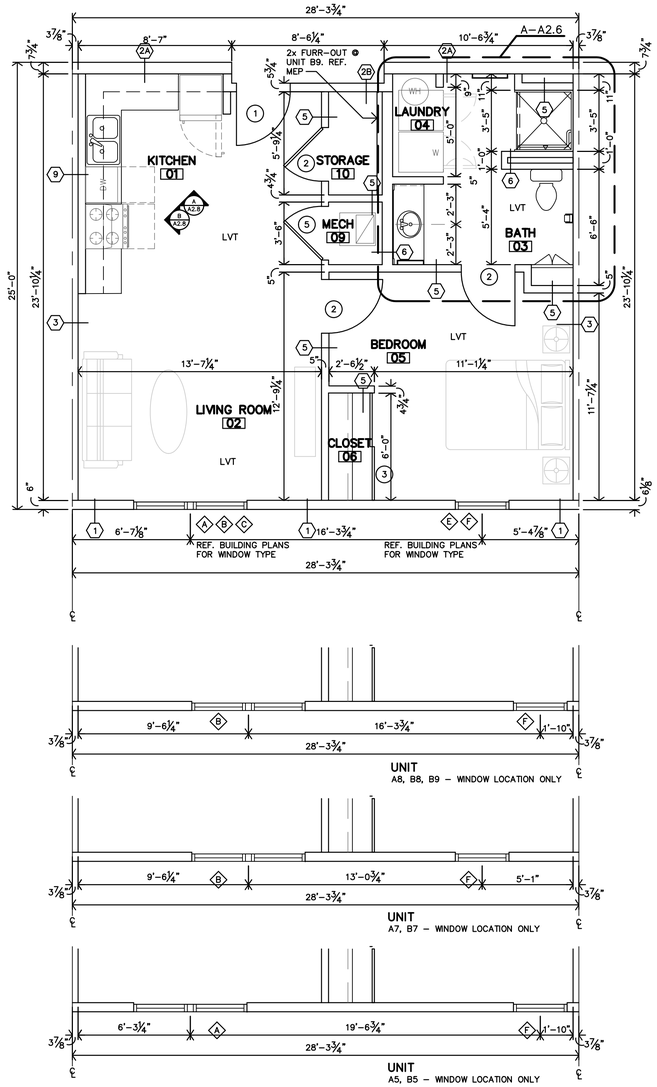
2–BEDROOM, CONTRACTOR TO INSTALL REMOVABLE CABINETS WHERE INDICATED. INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS, SHOWER SURROUNDS & BASES AND COUNTERTOPS AT BATHS #03. KNEE CLEARANCES TO PROVIDED AT ALL SINKS WITH REMOVABLE BASE CABINETS..

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



UNIT
A8, B8, B9 – WINDOW LOCATION ONLY

UNIT
A7, B7 – WINDOW LOCATION ONLY

UNIT
A5, B5 – WINDOW LOCATION ONLY

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

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1–3–2025
JOB: 24–3379
SHEET NO.:

A2.4

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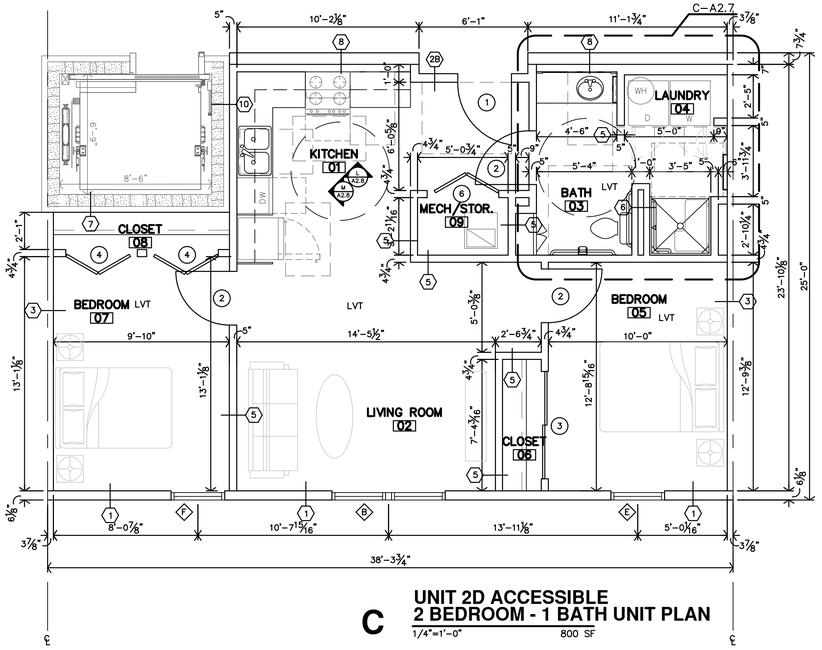
APARTMENT GENERAL NOTES

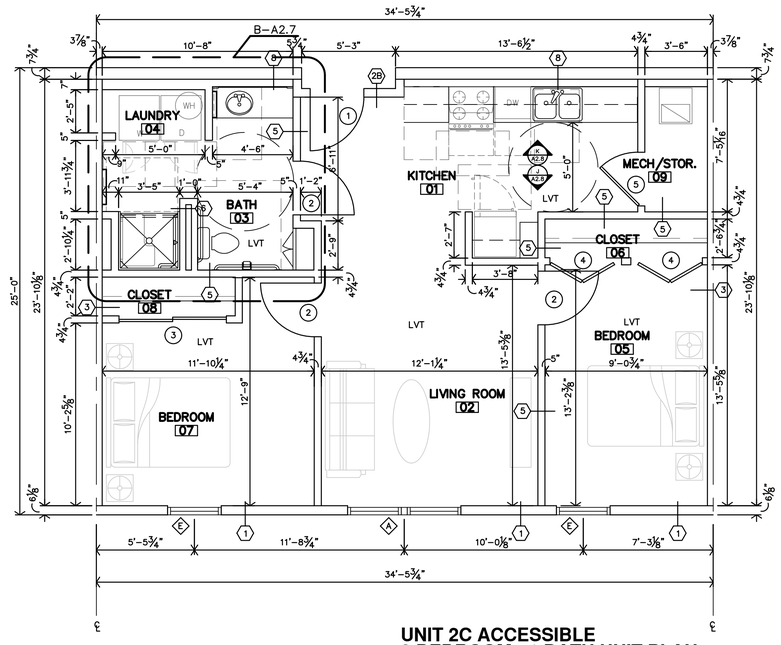
1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
4. CONTRACTOR SHALL PROVIDE SINGLE 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

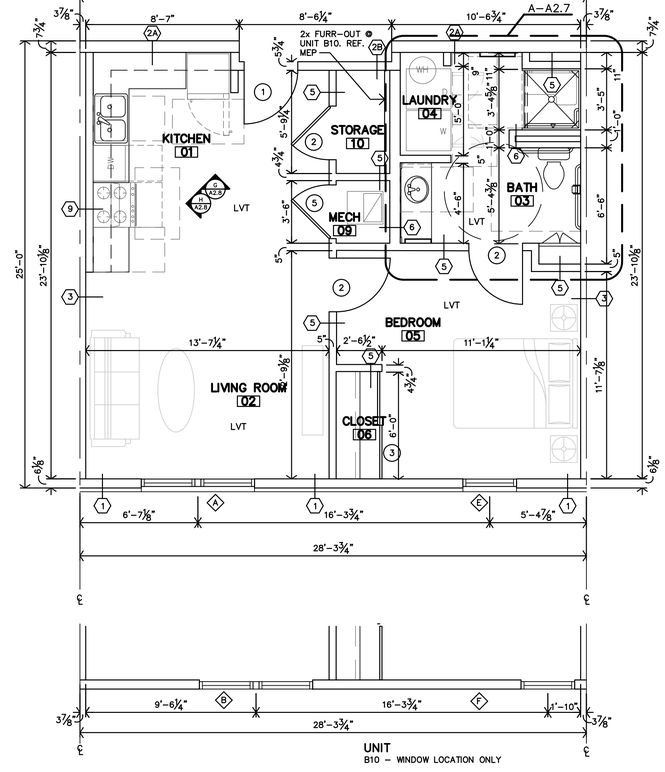
21. ACCESSIBLE UNITS (WHERE INDICATED ON SHEET A2.1 & A2.2):
    - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
    - 1-BEDROOM, CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET, SHOWER SURROUNDS & BASES AND @ SINKS & COUNTERTOPS. KNEE CLEARANCES TO PROVIDED AT ALL 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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785.827.0386 jgr@jgrarchitects.com

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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT LICENSE
6979
1/3/2025
KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

A2.5

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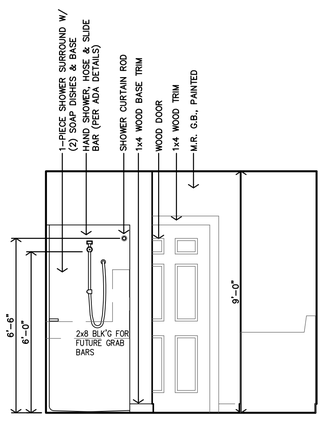
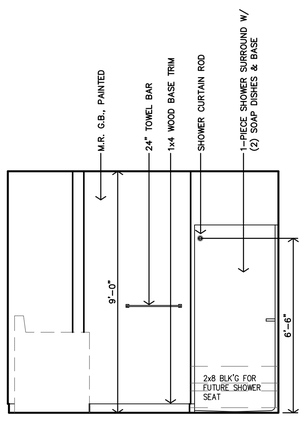


J

UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION

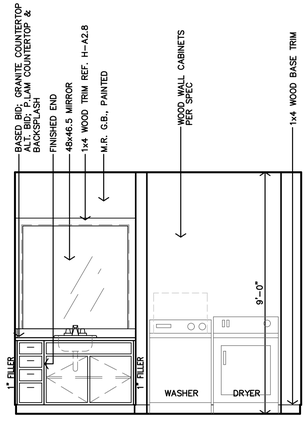
3/8"=1'-0" UNIT 2A & 2B SIM.



H

UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION

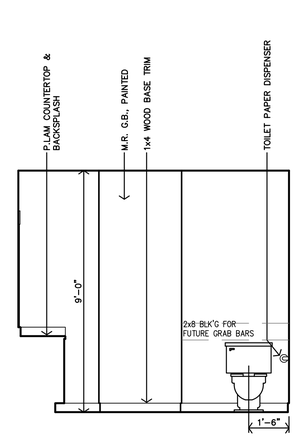
3/8"=1'-0" UNIT 2A & 2B SIM.



G

UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION

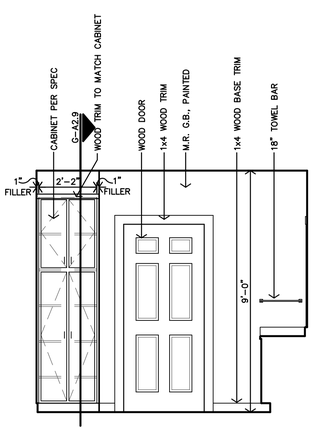
3/8"=1'-0" UNIT 2A & 2B SIM.



F

UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION

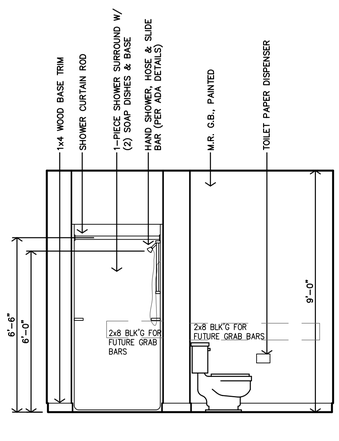
3/8"=1'-0" UNIT 2A & 2B SIM.



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:

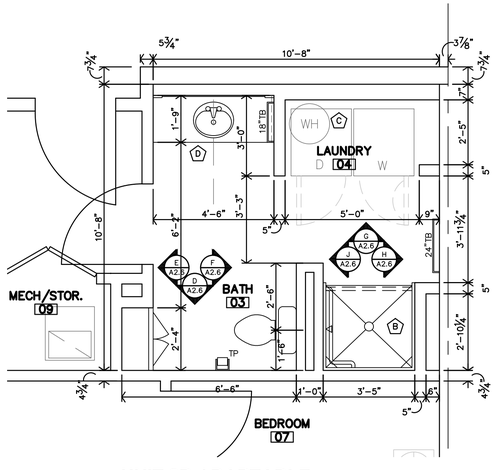
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON THIS SHEET.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, GRABS BARS, SHOWER SEAT, ETC. AS REQ'D. (REF. 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

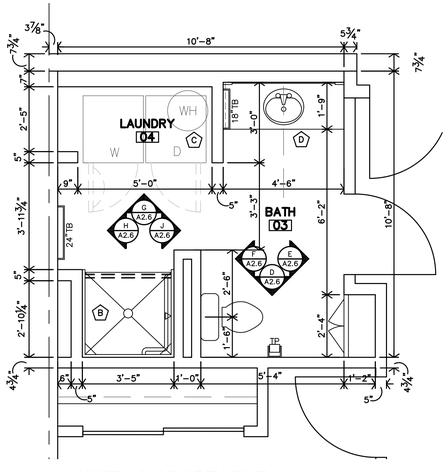
M MIRROR
TP TOILET PAPER DISPENSER
GB GRAB BAR
TB TOWEL BAR
SD SOAP DISH
SR SHOWER ROD
SH SHOWER SEAT



C

UNIT 2B ADAPTABLE ENLARGED BATH#03 PLAN

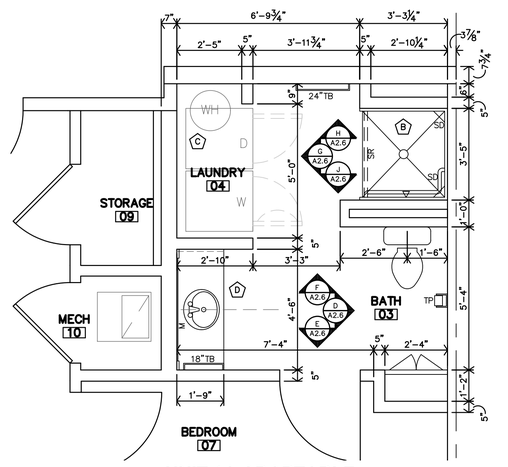
3/8"=1'-0"



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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ANDOVER, KANSAS

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REGISTERED ARCHITECT
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

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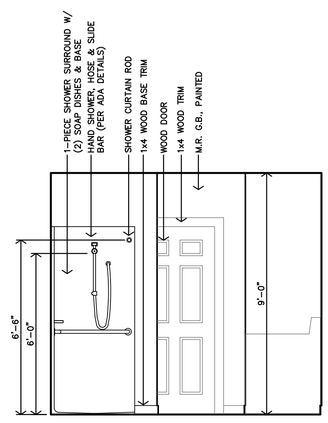
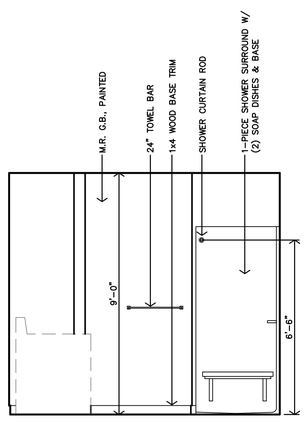
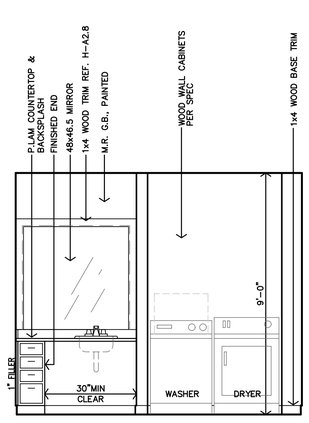


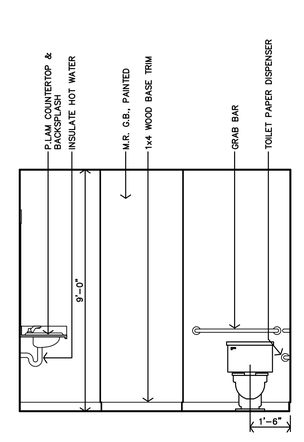
J UNIT 1B
ACCESSIBLE - BATH #03
INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



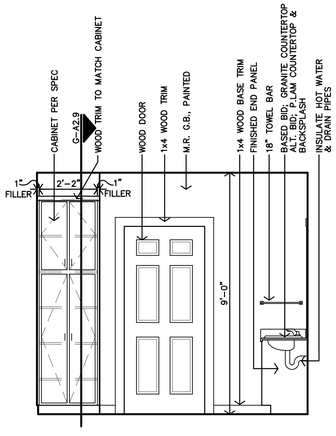
H UNIT 1B
ACCESSIBLE - BATH #03
INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



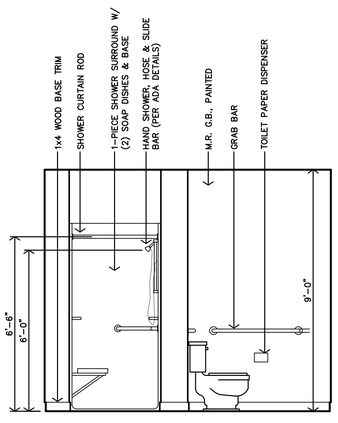
G UNIT 1B
ACCESSIBLE - BATH #03
INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



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:

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)
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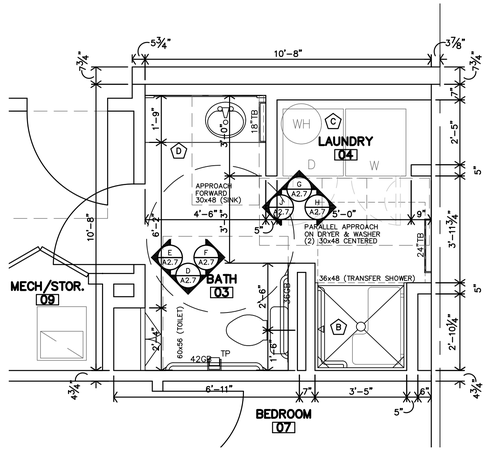
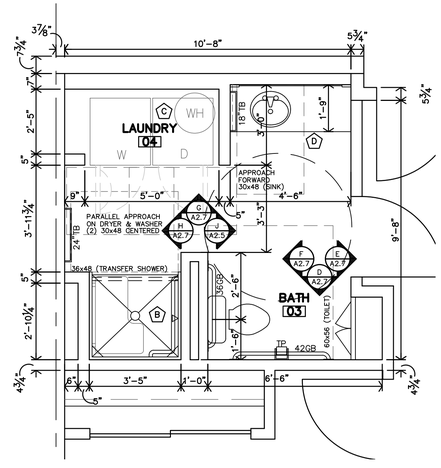
- (C) WATER HEATER w/ SHELF REF. MECH. DRAWINGS
- (D) FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE

LEGEND

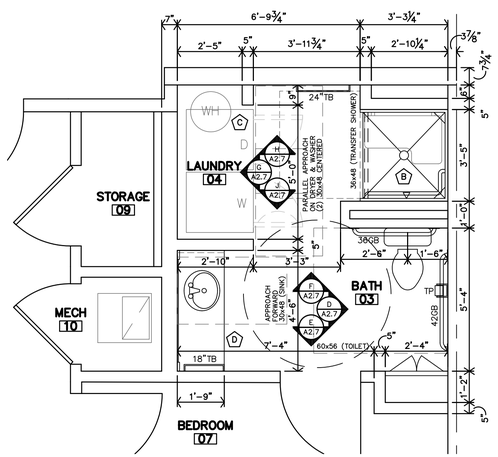
M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
TB	TOWEL BAR
SD	SOAP DISH
SR	SHOWER ROD
SH	SHOWER SEAT



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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ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

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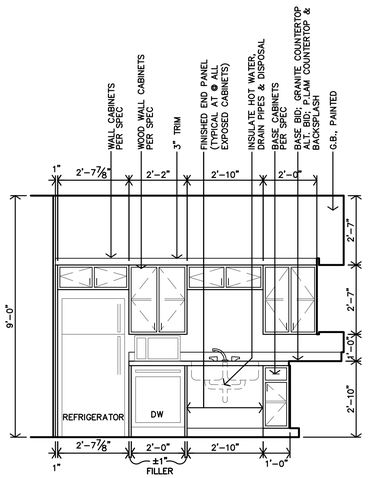
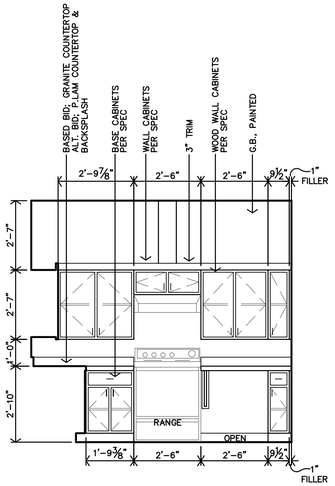


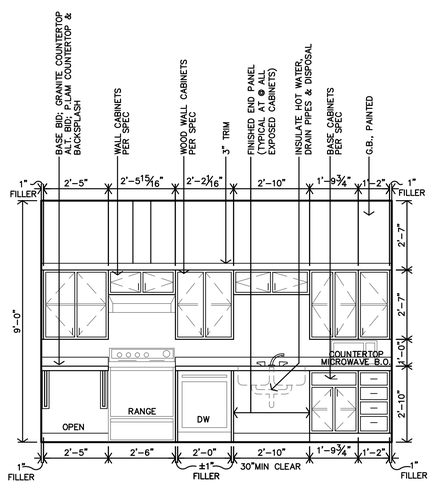
UNIT 2D
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

M



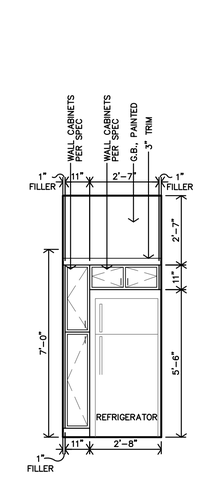
UNIT 2D
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

L



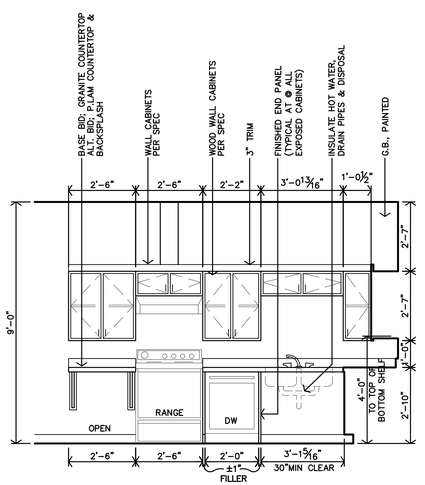
UNIT 2C
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

K



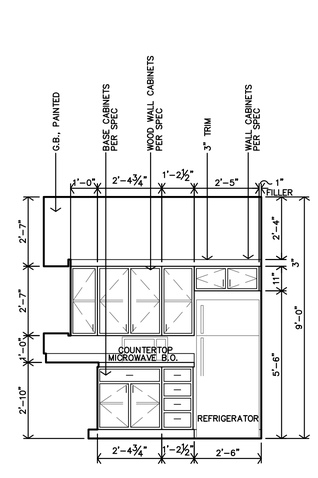
UNIT 2C
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

J



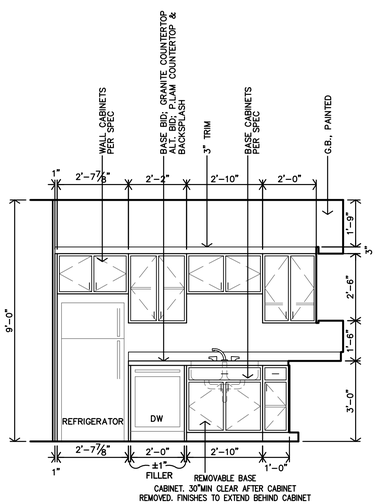
UNIT 1B
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

H



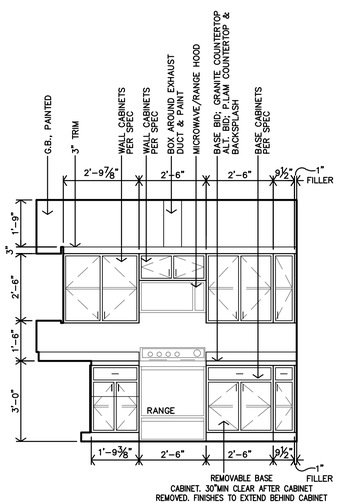
UNIT 1B
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

G



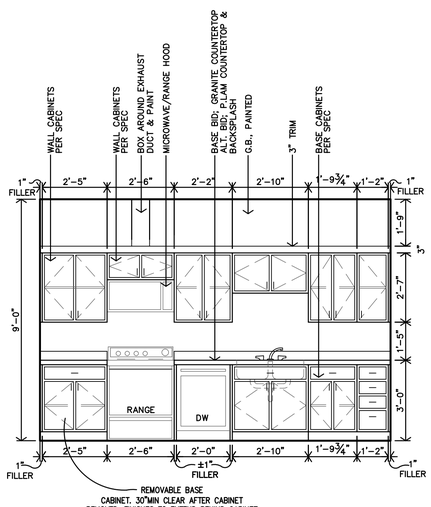
UNIT 2B
ADAPTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

F



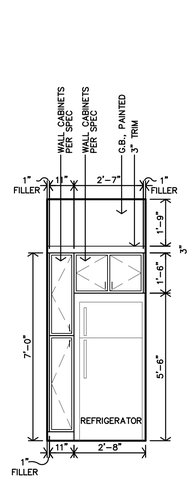
UNIT 2B
ADAPTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

E



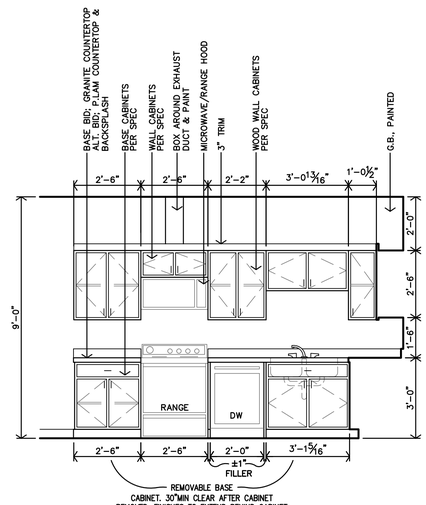
UNIT 2A
ADABTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

D



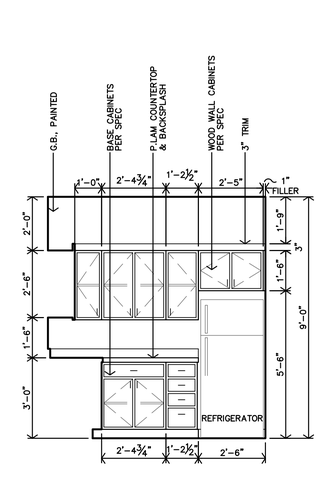
UNIT 2A
ADAPTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"

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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785.827.0386 jgr@jgrarchitects.com

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REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

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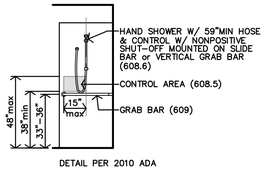
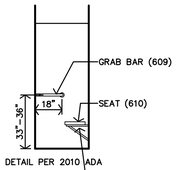


DETAIL PER 2010 ADA

O TYP. HEIGHTS @ ACCESSIBLE SHOWER CONTROL WALL

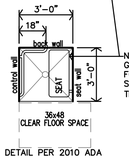
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



DETAIL PER 2010 ADA

N TYP. HEIGHTS @ ACCESSIBLE SHOWER BACK WALL

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

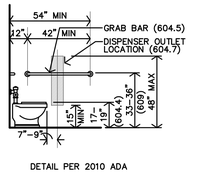


NOTE:
GC TO INSTALL BLOCKING FOR FUTURE FIXED SEAT. SEAT TO BE INSTALLED AT TENANT'S REQUEST.

DETAIL PER 2010 ADA

M TYP. HEIGHTS @ ACCESSIBLE SHOWER PLAN

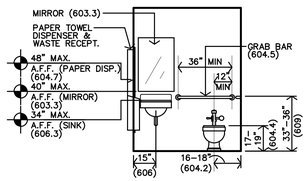
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



DETAIL PER 2010 ADA

L TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL

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

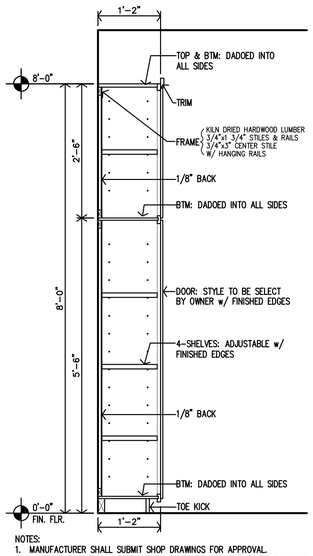


DETAIL PER 2010 ADA

K TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL

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

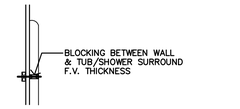
UNIT ACCESSIBLE BATH DETAILS



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.

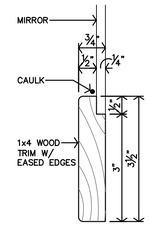
G SECTION @ BATH CABINET

3/4"=1'-0"



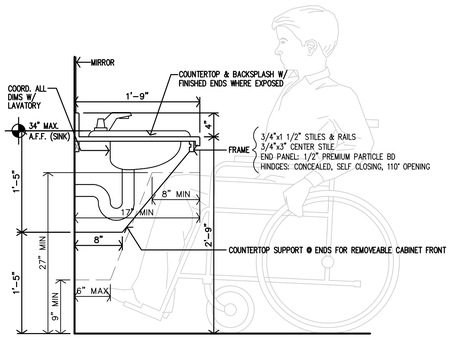
J TYPICAL TUB/SHOWER SURROUND BLOCKING

NTS



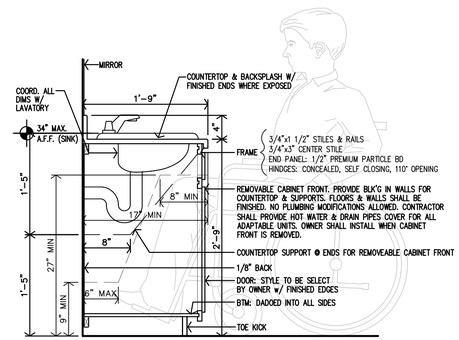
H MIRROR TRIM DETAIL

6"=1'-0"



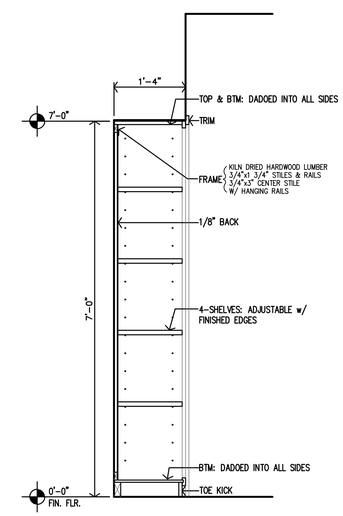
F SECTION @ ACCESSIBLE BATHROOM VANITY

1"=1'-0"



E SECTION @ ADAPTABLE BATHROOM VANITY

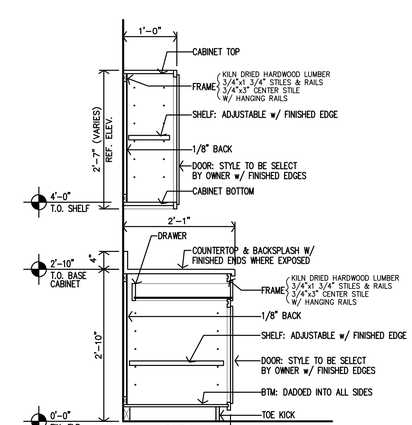
1"=1'-0"



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

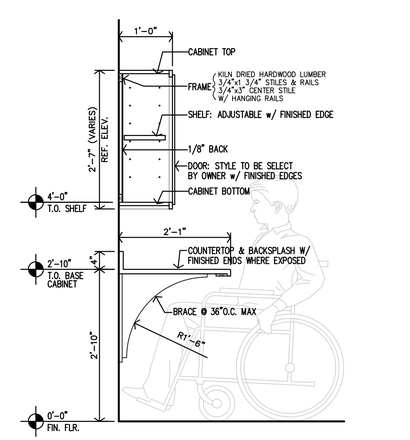
3/4"=1'-0"



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

C SECTION @ ACCESSIBLE KITCHEN CABINETS

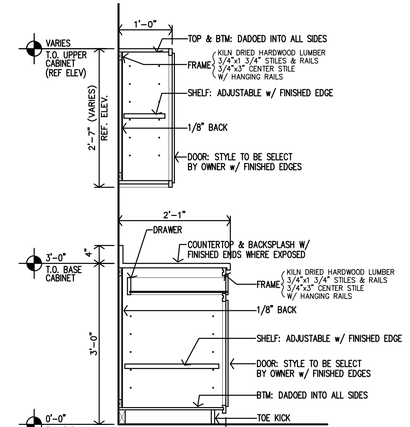
3/4"=1'-0"



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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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM REGISTERED ARCHITECT 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

A2.9

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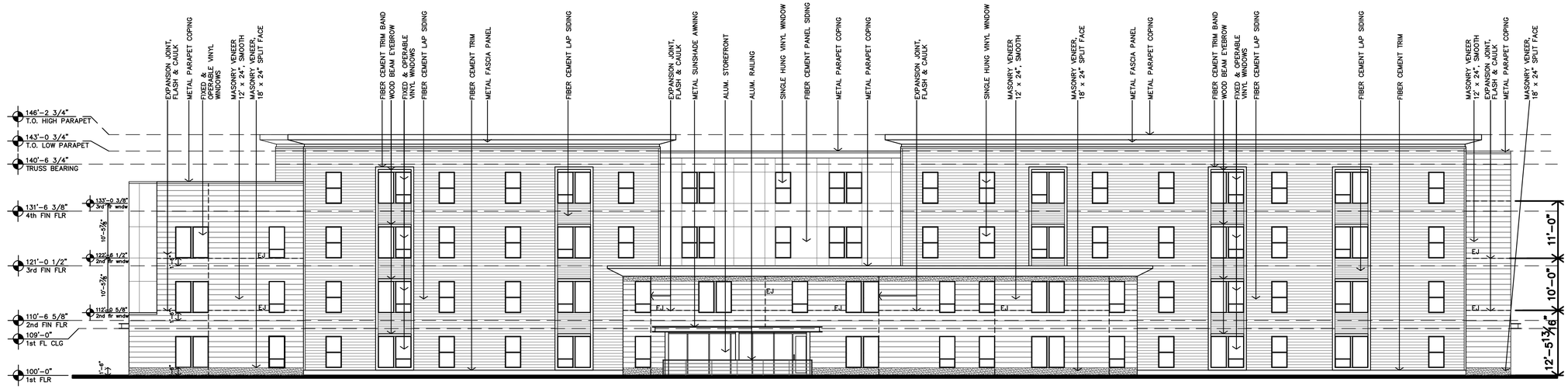
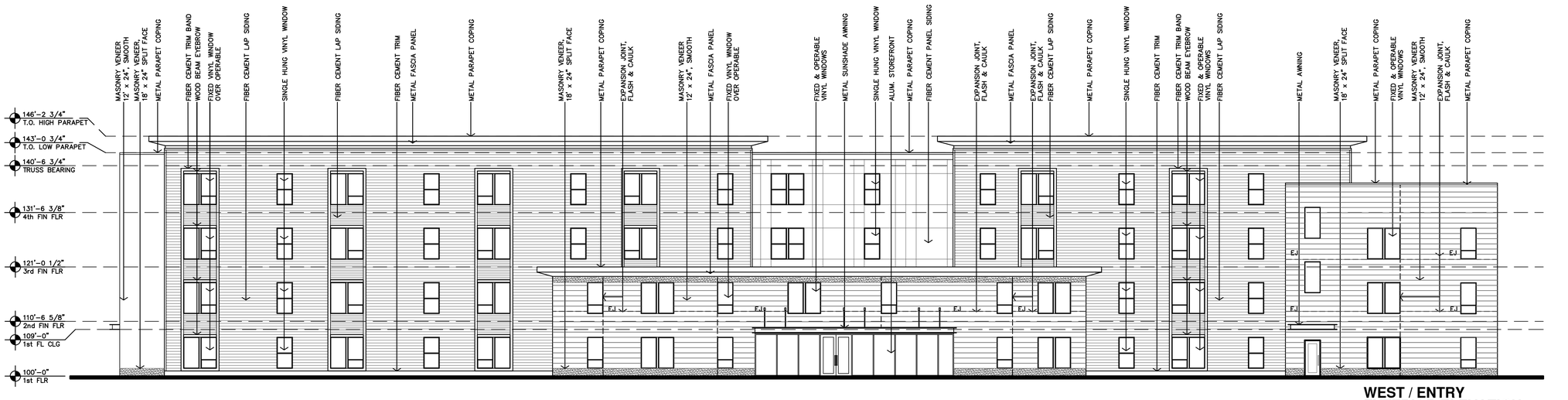
EXTERIOR MATERIALS

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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ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
REGISTERED
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
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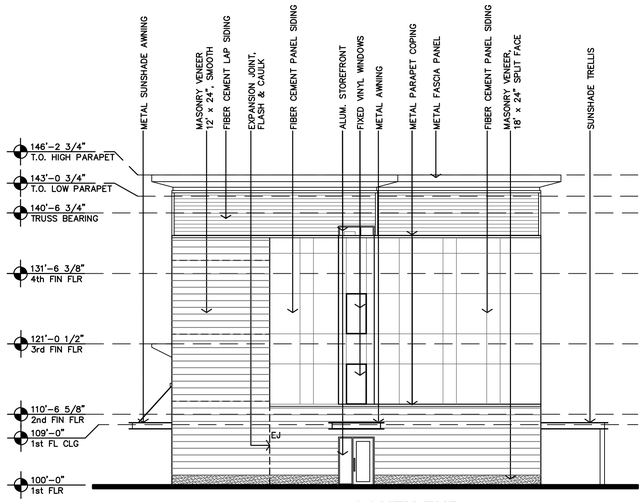
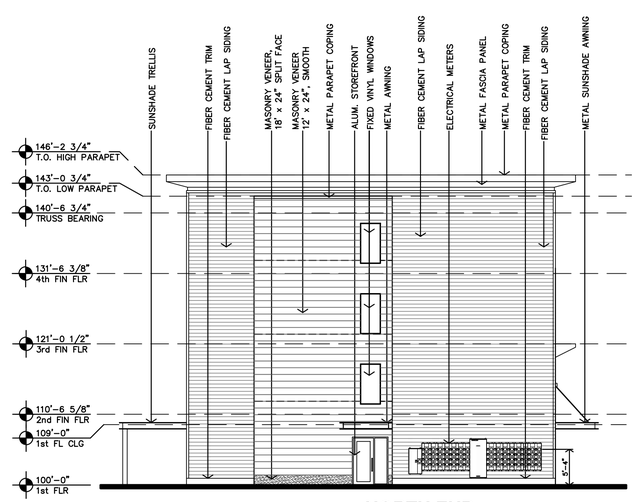
EXTERIOR MATERIALS

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 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

CHRISTOPHER R. GILLAM
STATE OF KANSAS
6979
1/3/2025
REGISTERED ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

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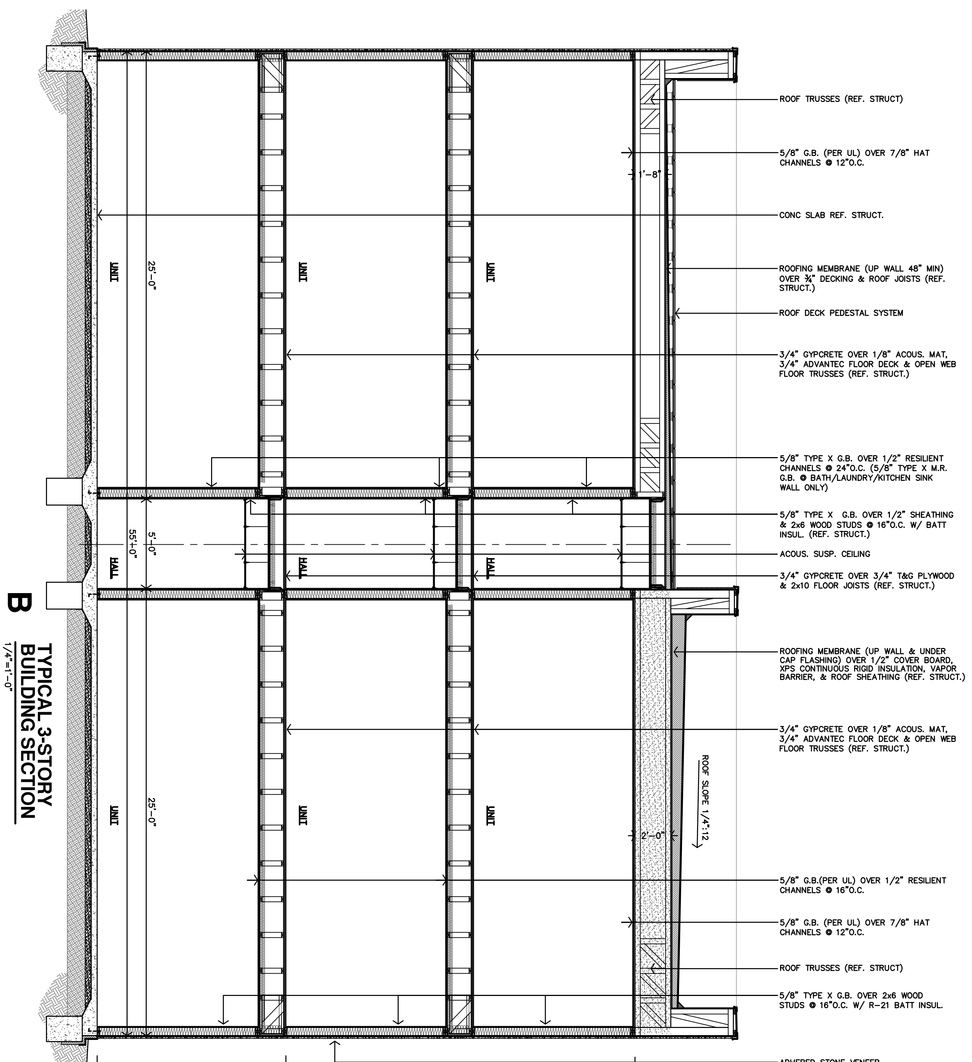
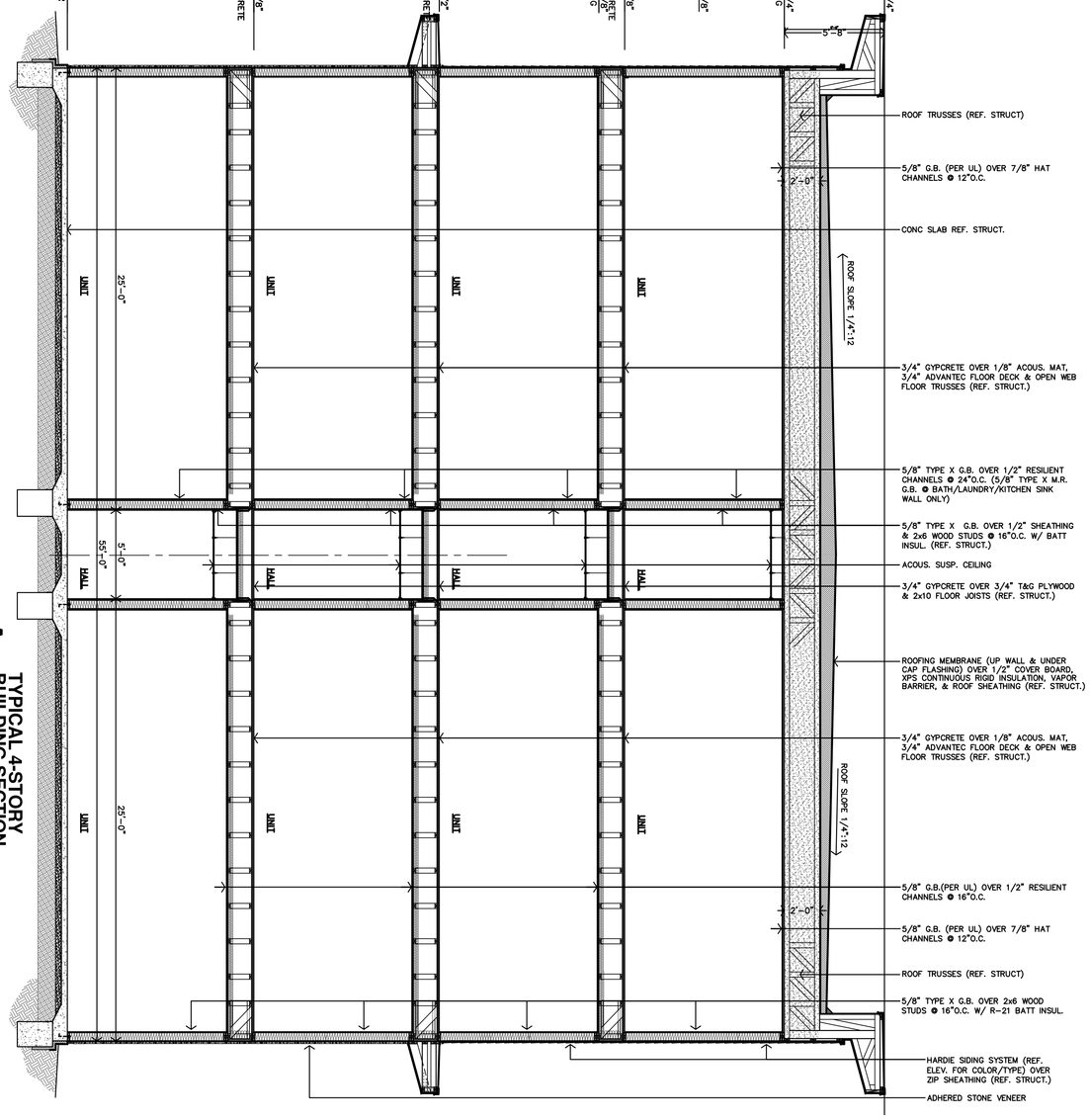


B TYPICAL 3-STORY BUILDING SECTION
1/4"=1'-0"



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

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.: A3.3

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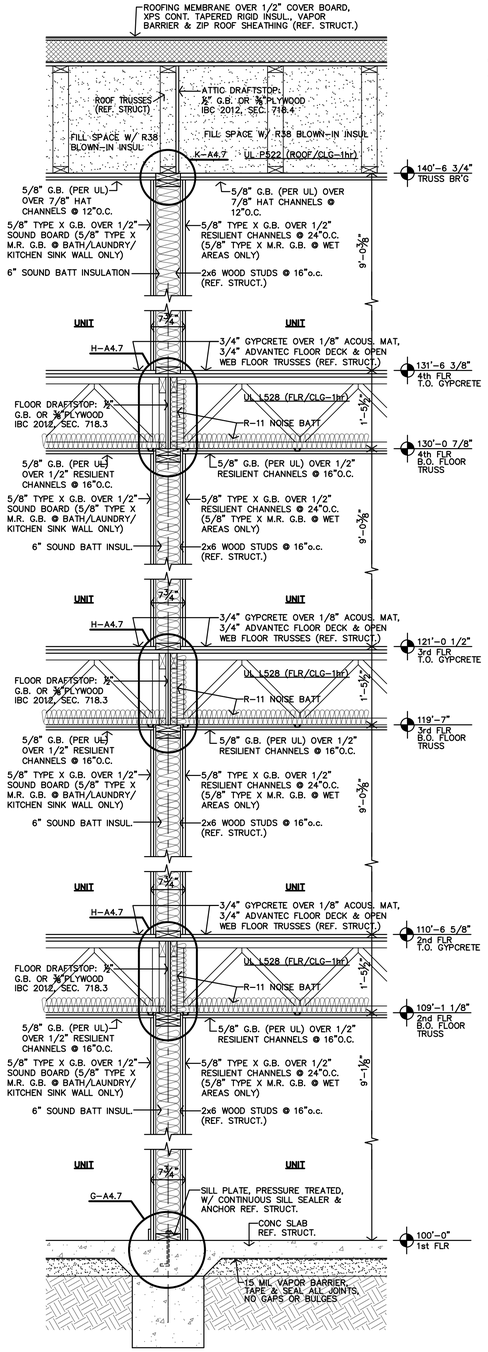
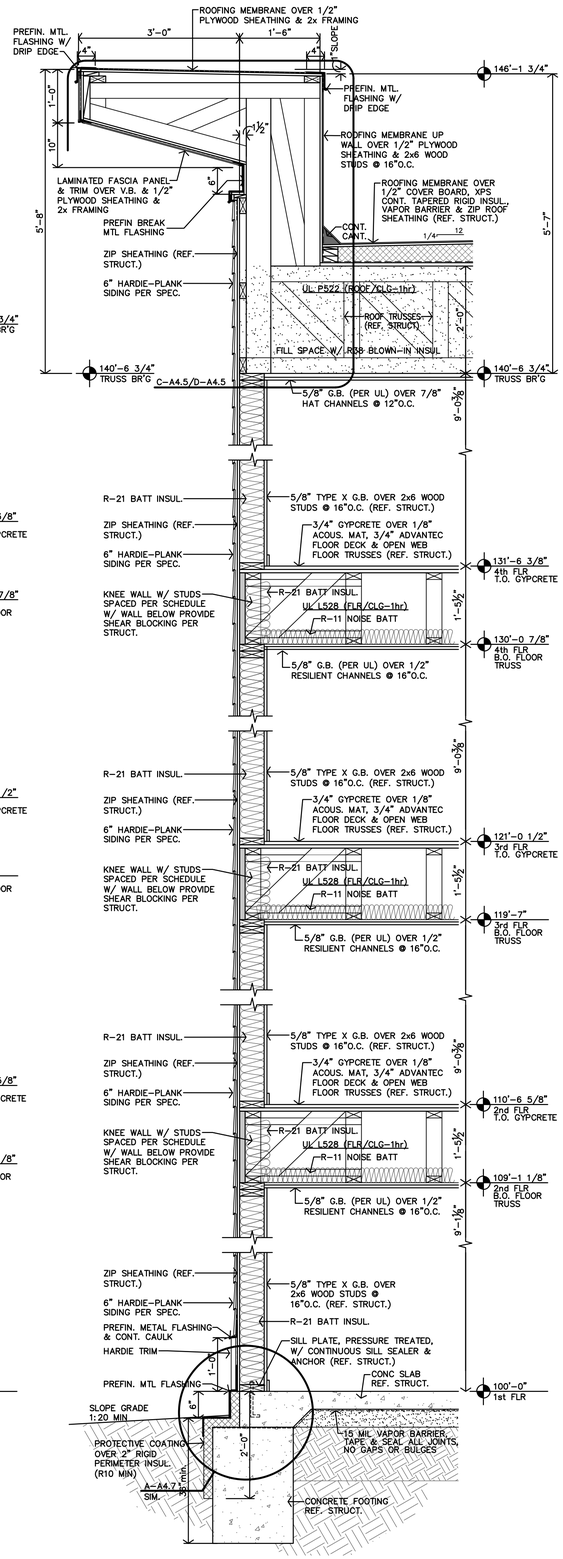


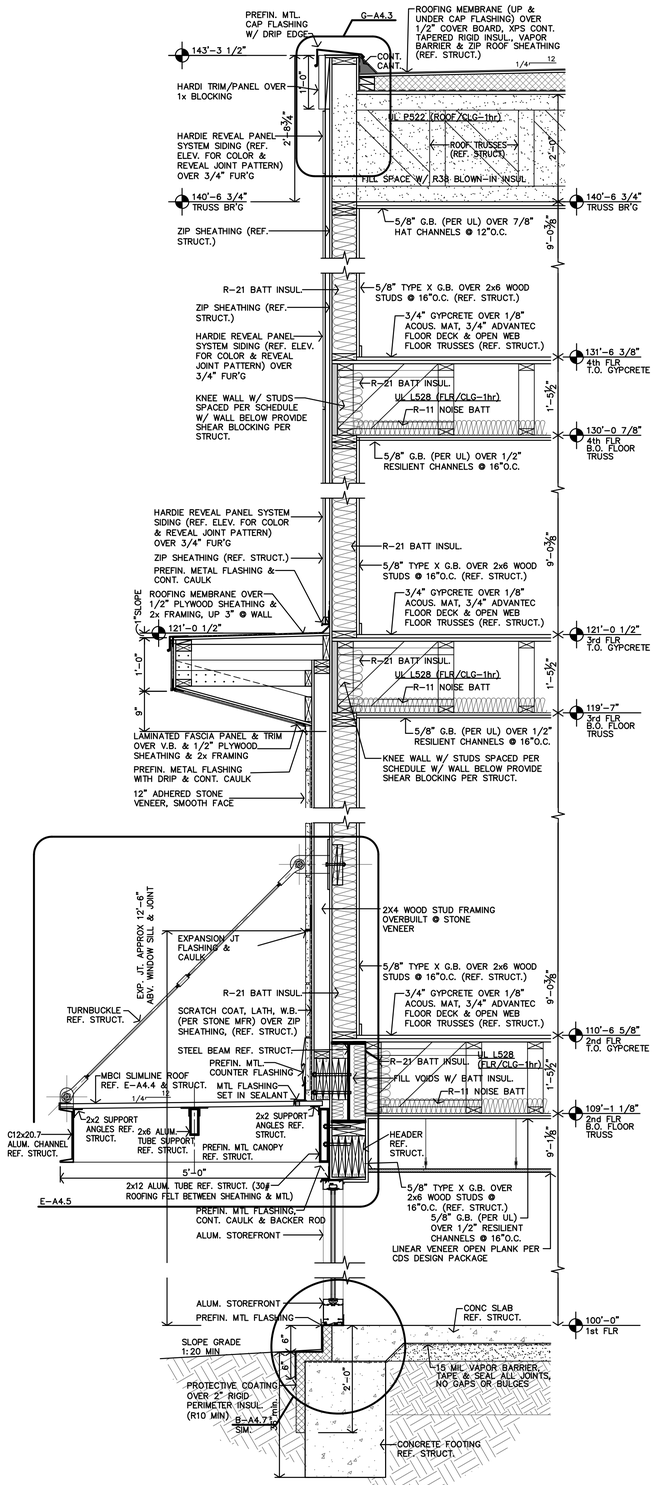
D UNIT/UNIT WALL SECTION

3/4"=1'-0"



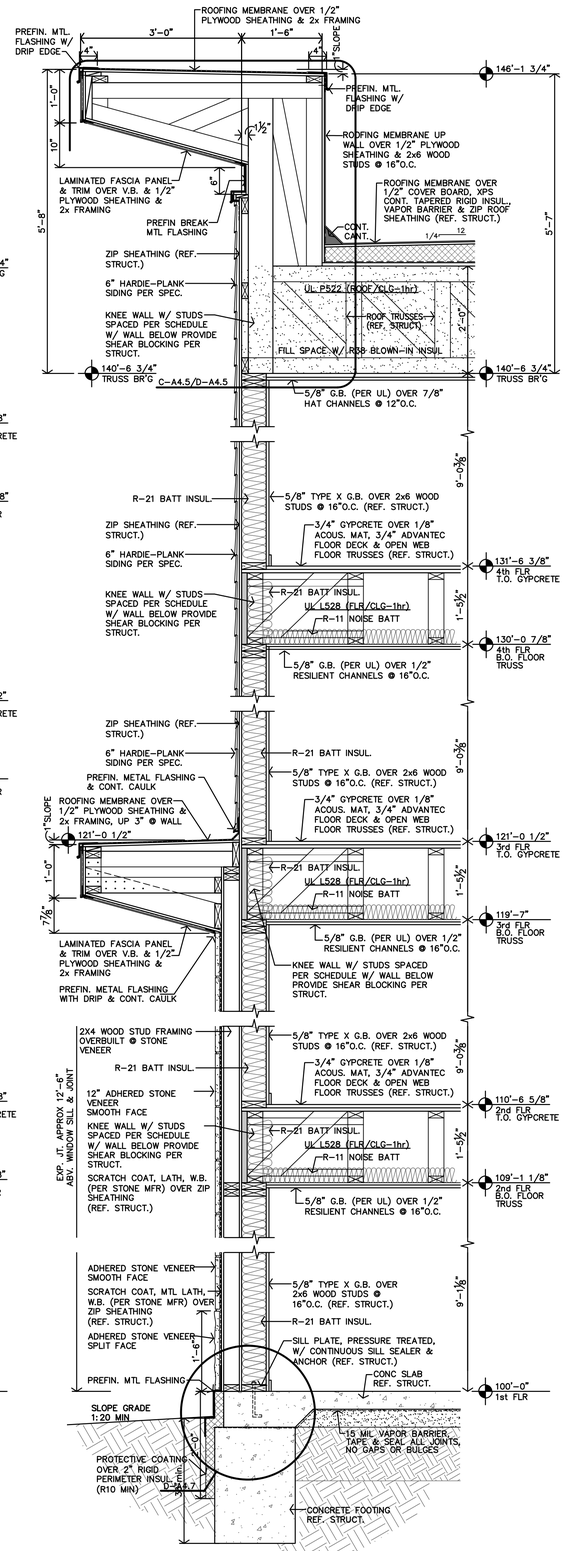
C TYPICAL WALL SECTION

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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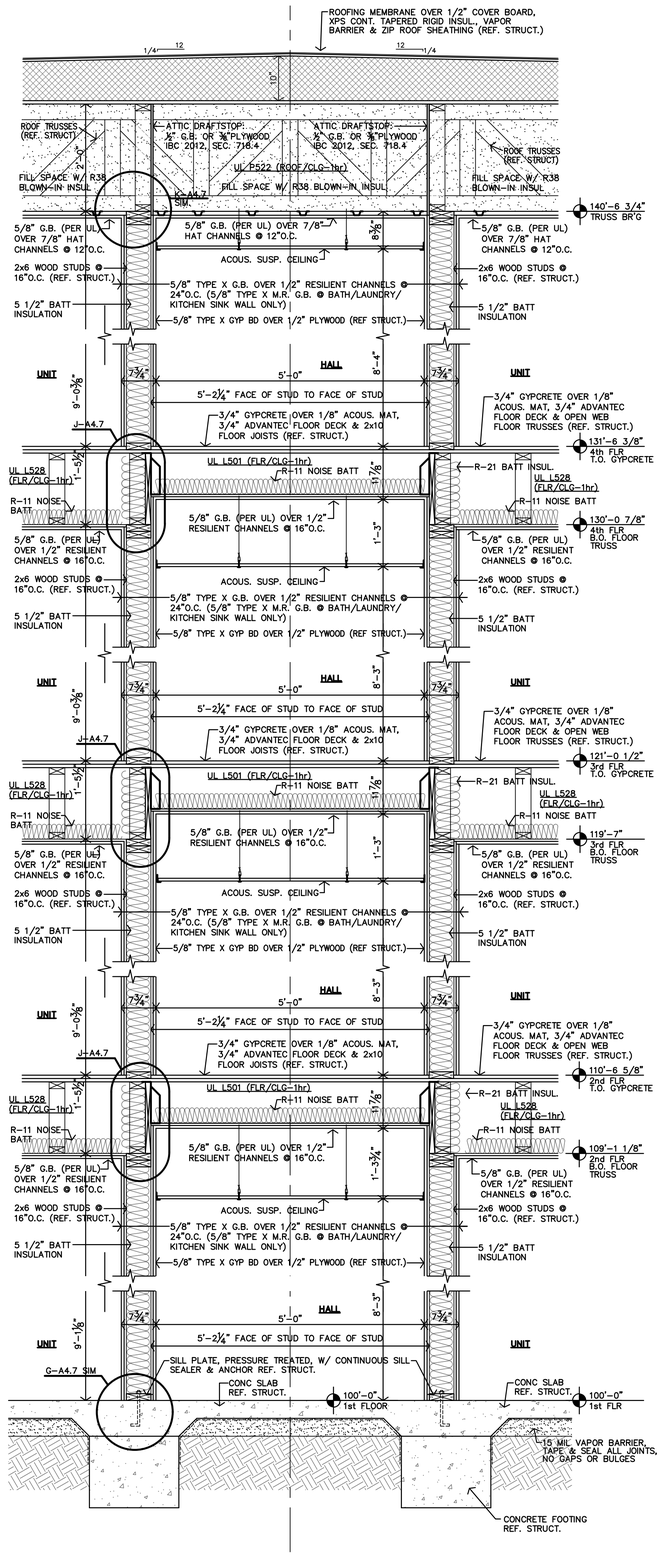
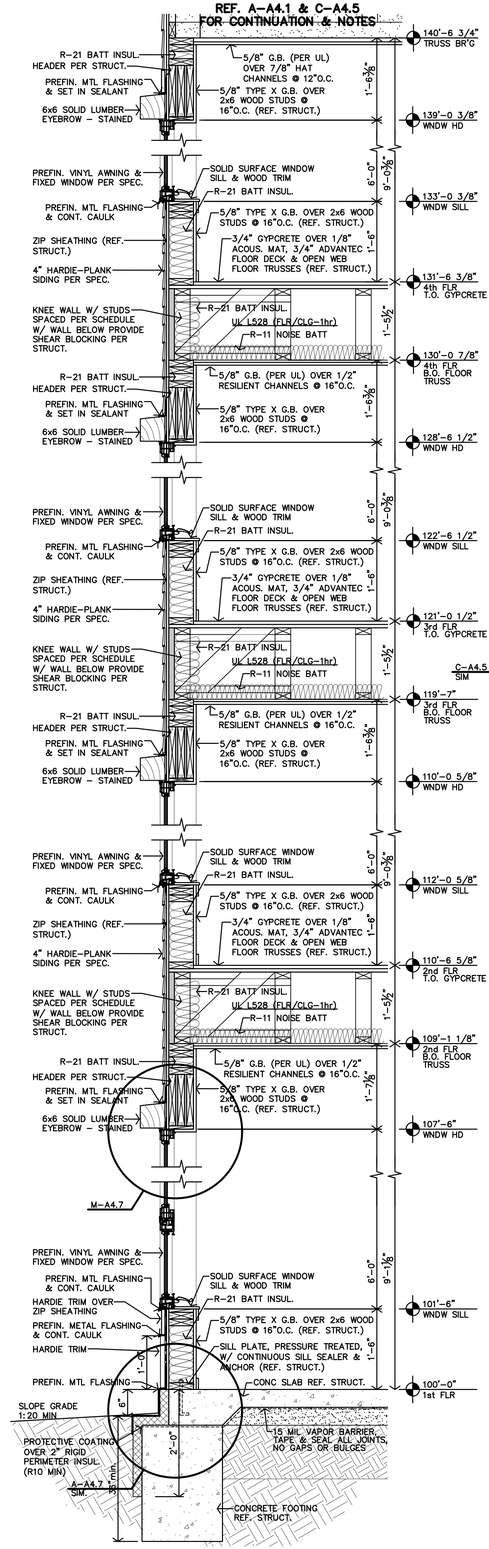
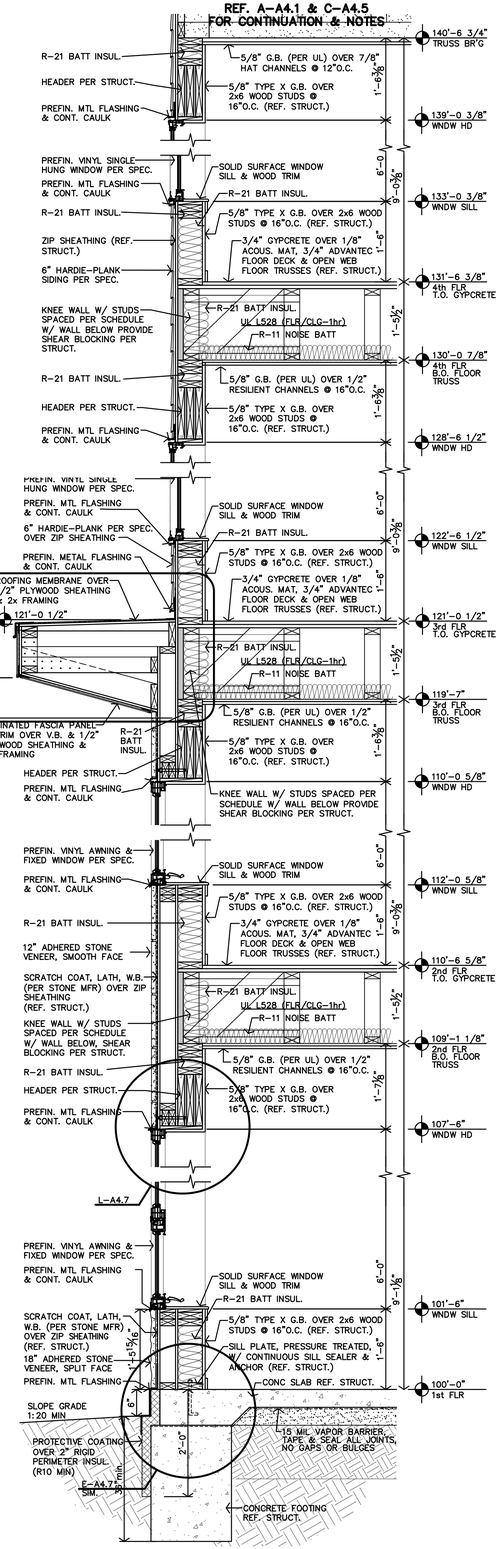


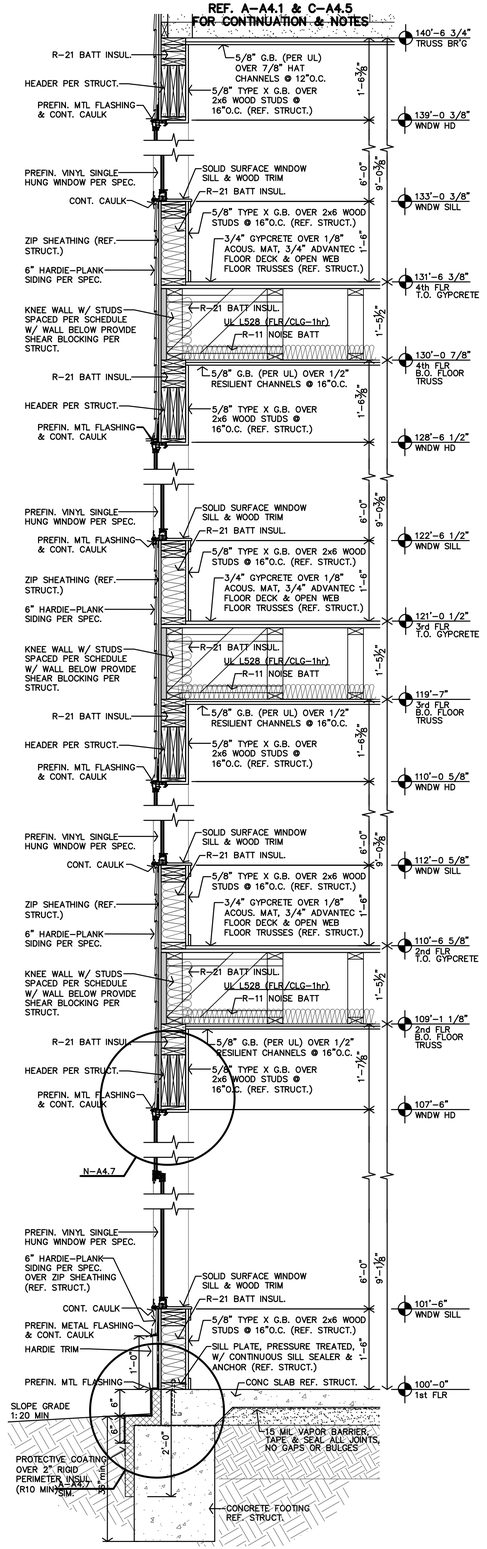
C CORRIDOR WALL SECTION
3/4"=1'-0"



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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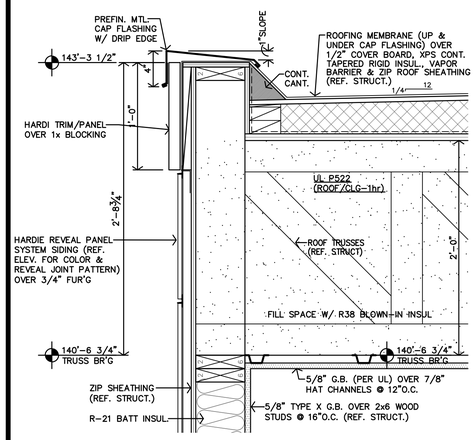
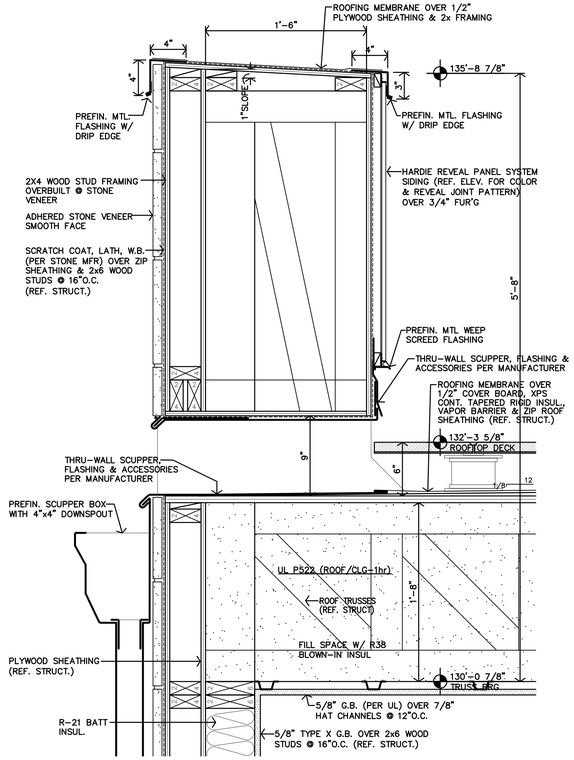
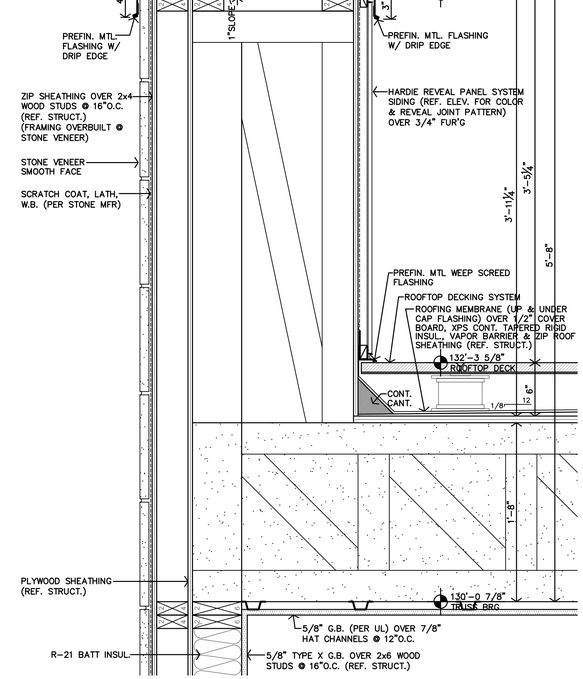


G PARAPET DETAIL
1 1/2"=1'-0"

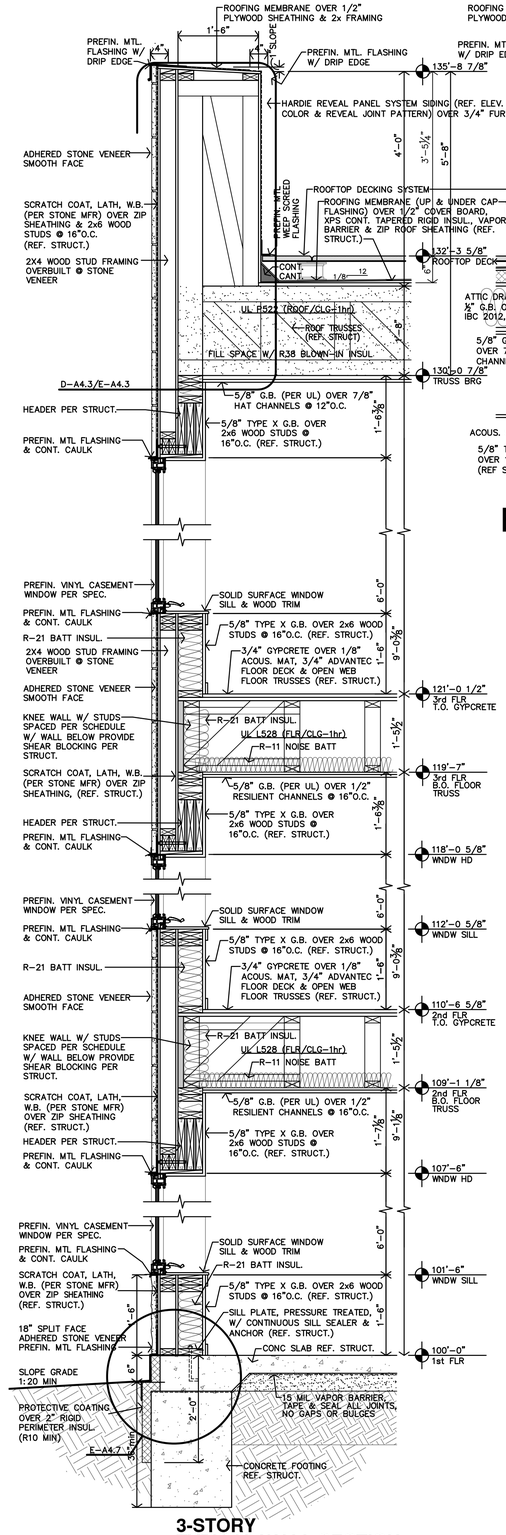


E PARAPET DETAIL
1 1/2"=1'-0"

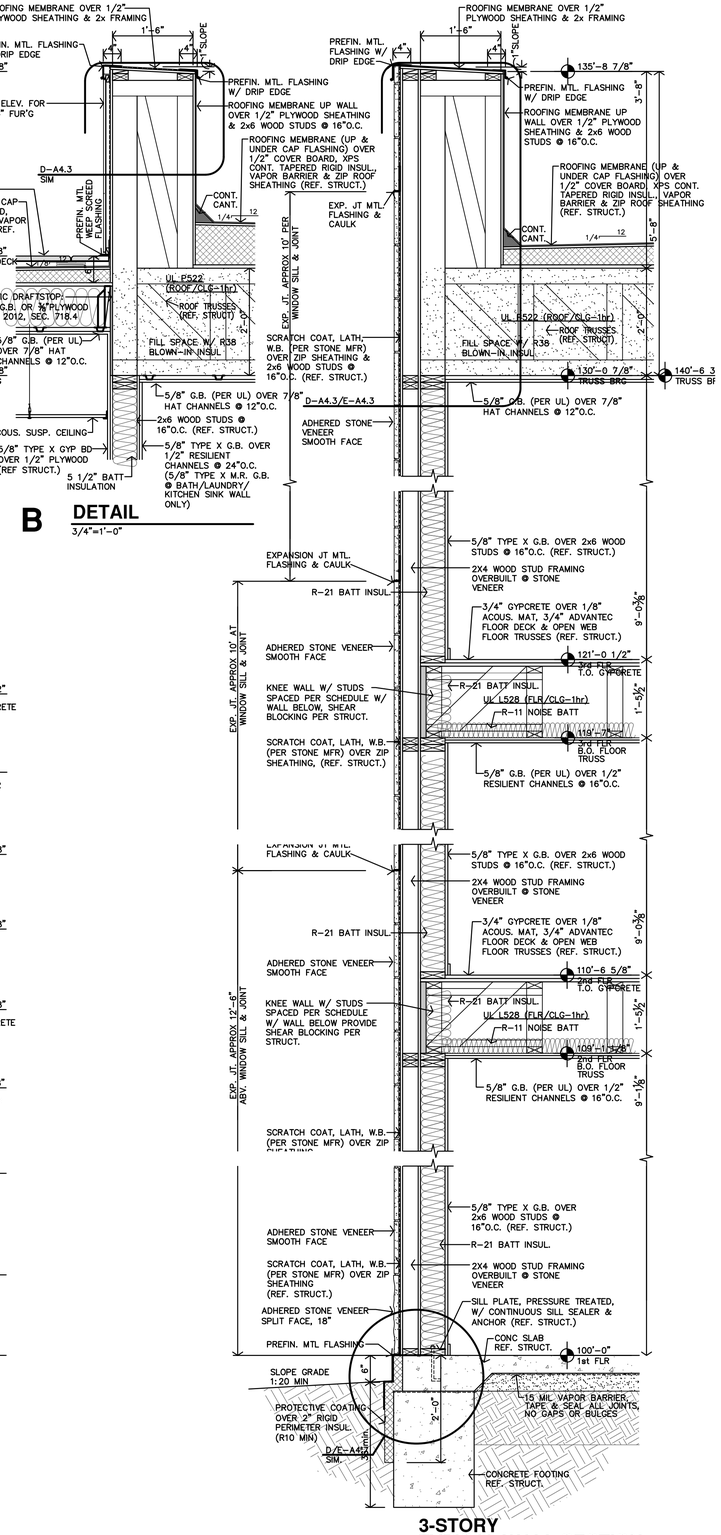
F STONE VENEER EXPANSION JOINT DETAIL
SIM. REFERENCE MANUFACTURER



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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785.827.0386 jgr@jgrarchitects.com

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

CHRISTOPHER R. GILLAM
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1-3-2025
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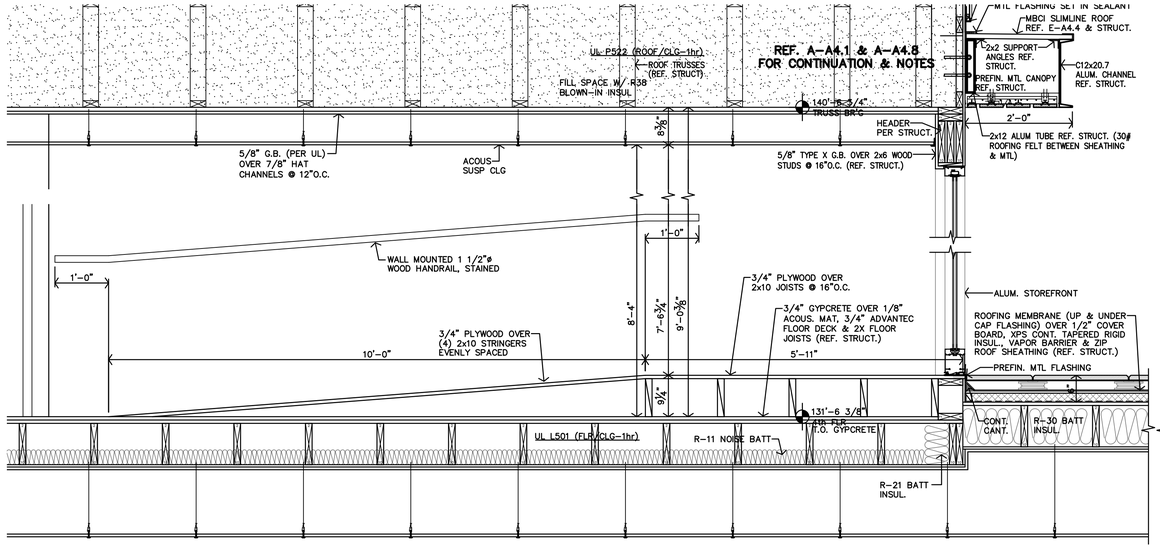
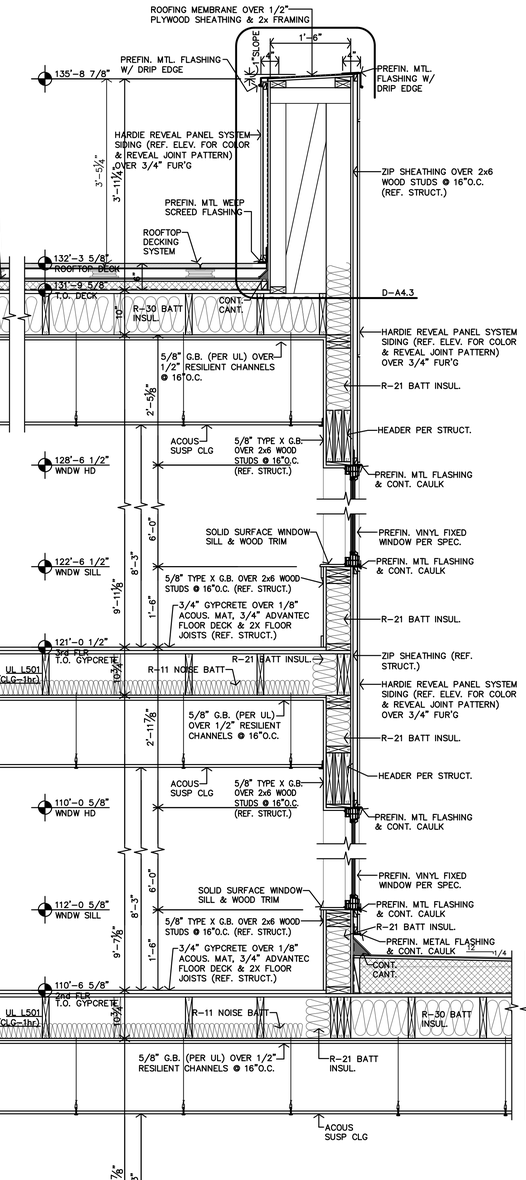
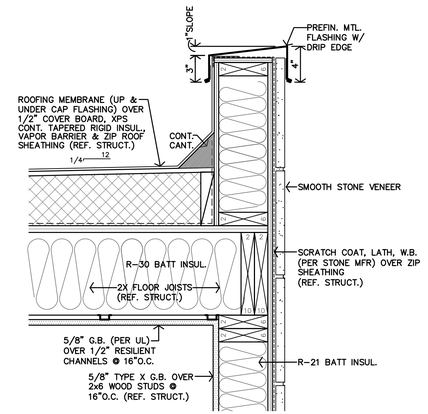
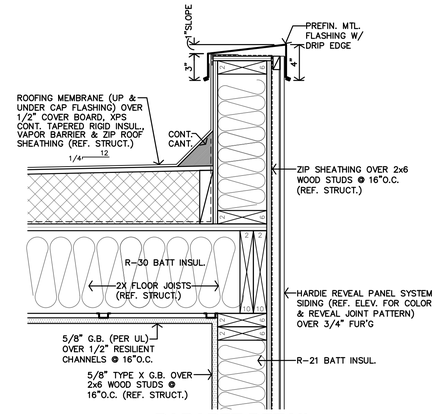




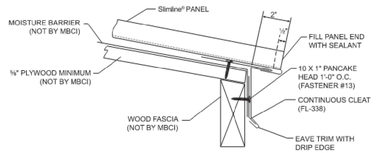


D PARAPET DETAIL
1 1/2"=1'-0"

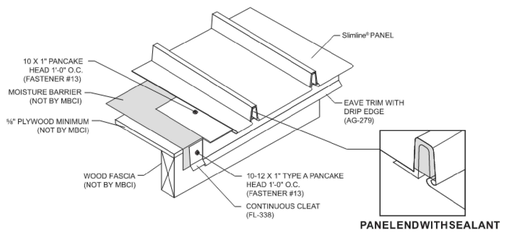


C PARAPET DETAIL
1 1/2"=1'-0"

EAVE TRIM WITH DRIP EDGE

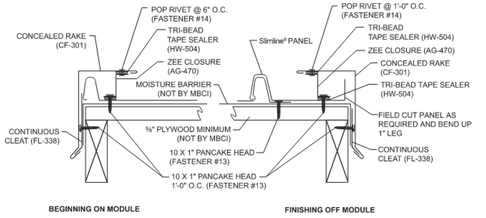


CROSS SECTION OF EAVE TRIM WITH DRIP EDGE



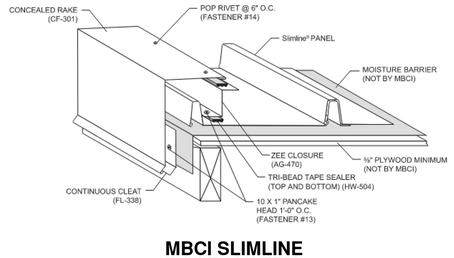
PANELENDWITHSEALANT

RAKE

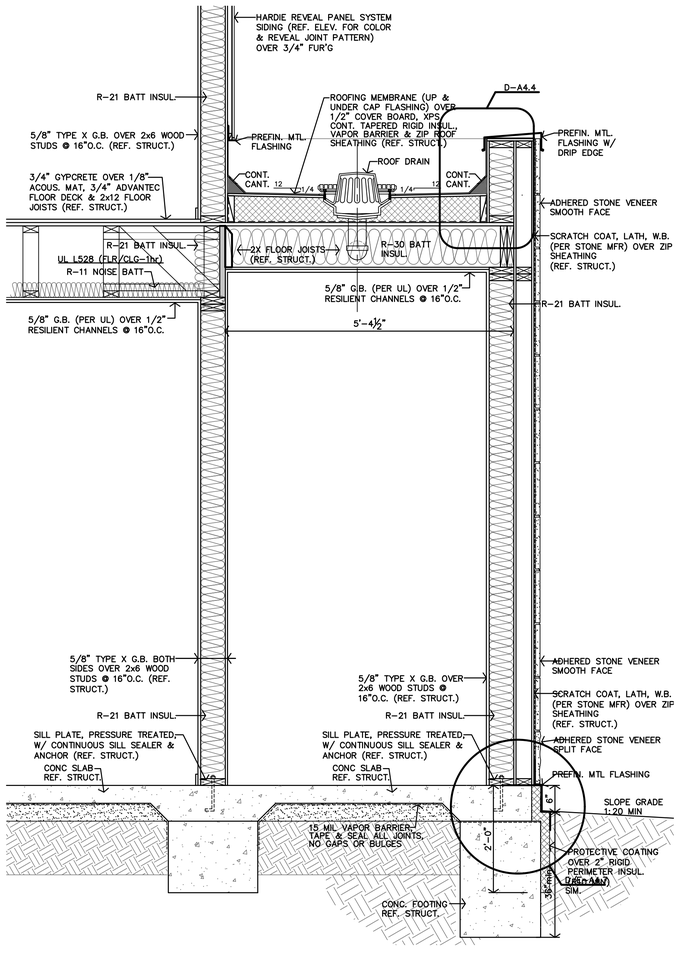


BEGINNING ON MODULE

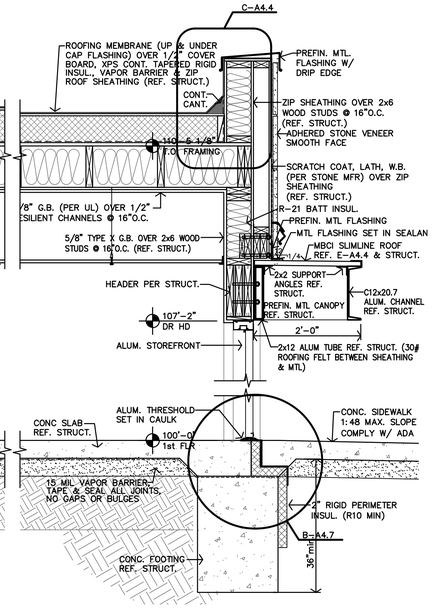
FINISHING OFF MODULE



E MBCI SLIMLINE ROOF SYSTEM
NTS



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



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

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NEW SENIOR-LIVING FACILITY
ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
ARCHITECT LICENSED
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

A4.4

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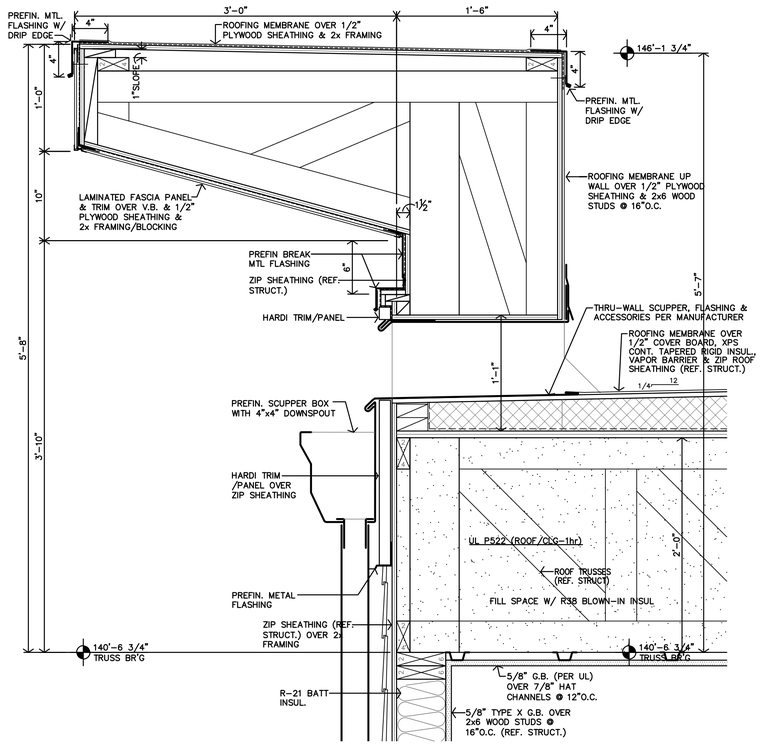
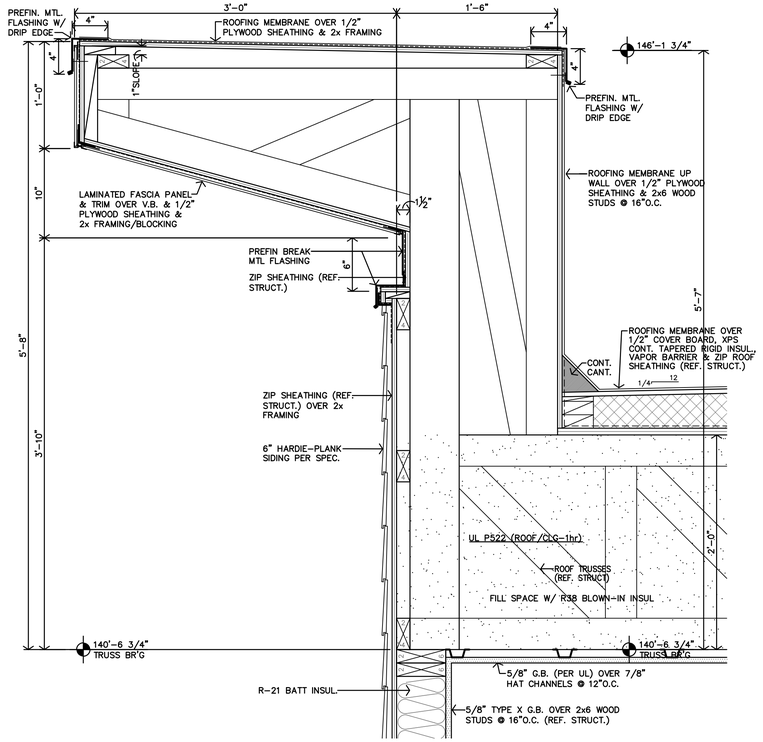
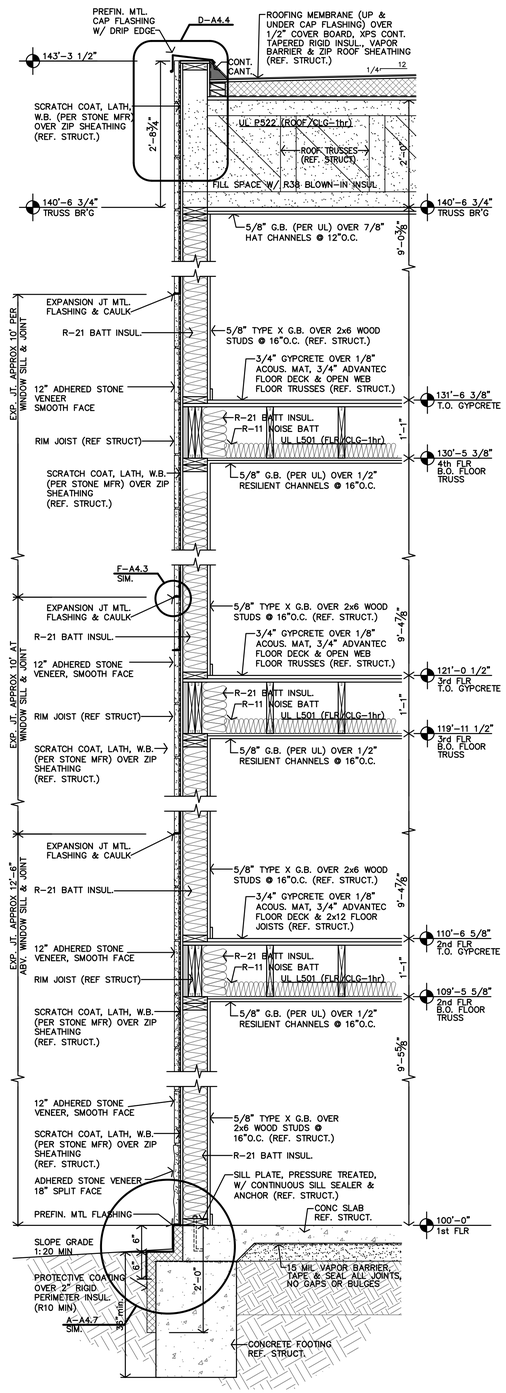


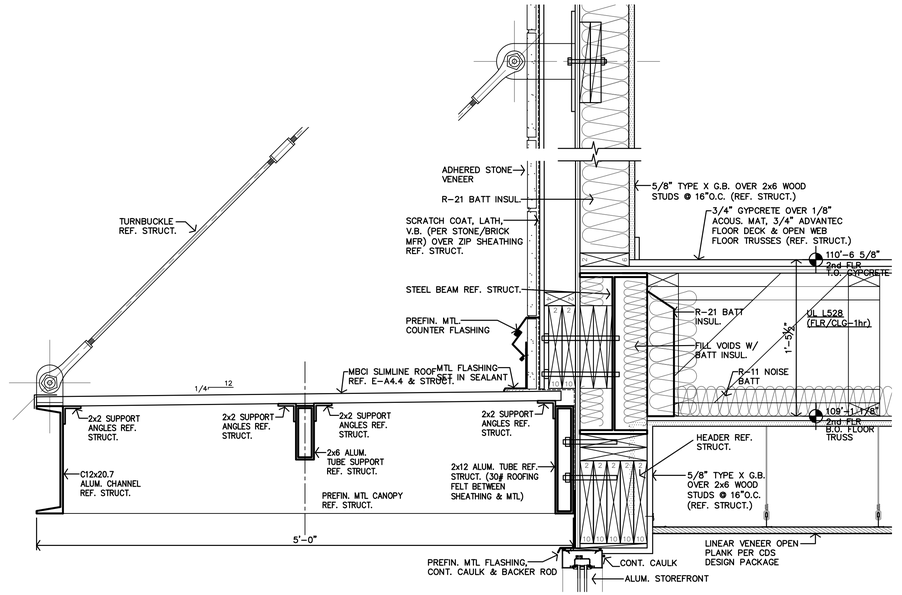
D SCUPPER BOX DETAIL
1 1/2"=1'-0"



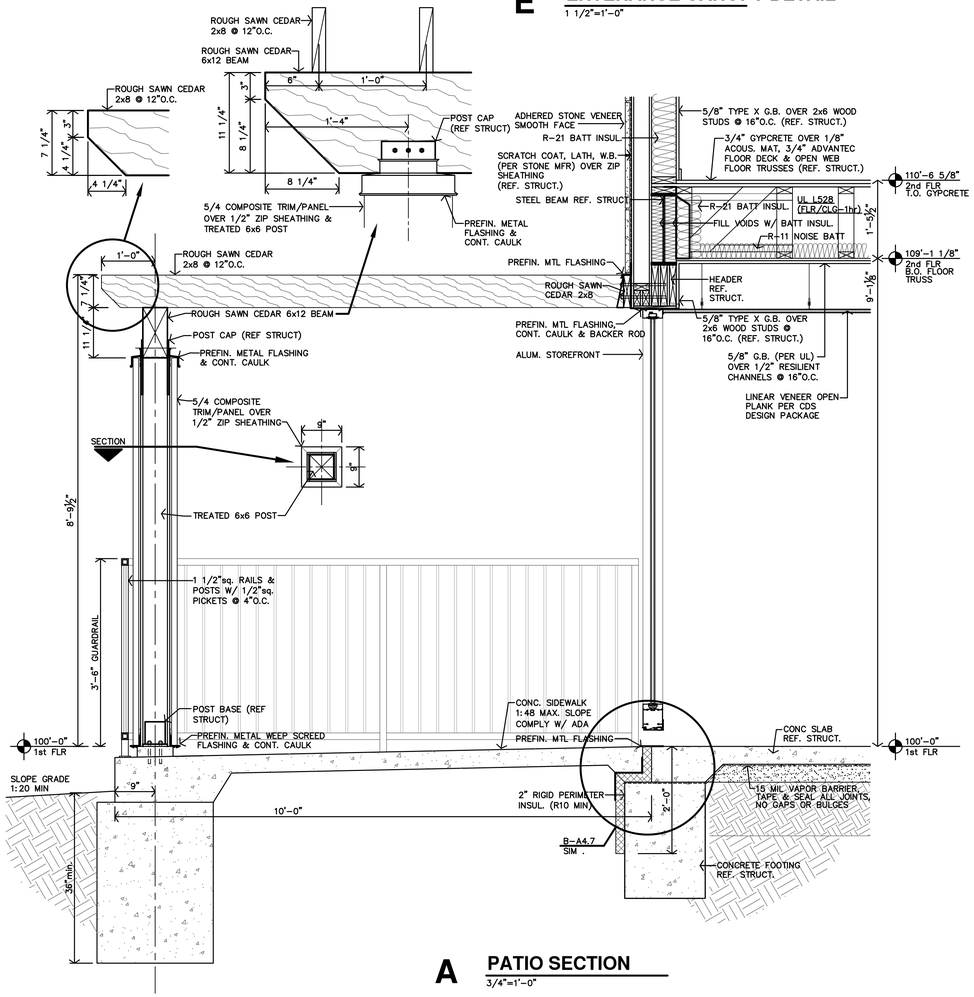
C PARAPET DETAIL
1 1/2"=1'-0"



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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785.827.0386 jgr@jgrarchitects.com

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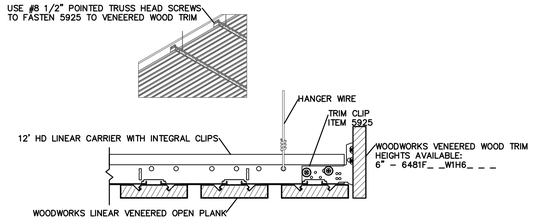
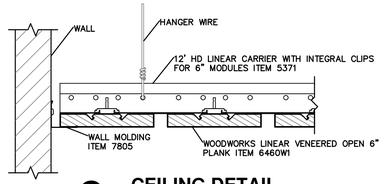
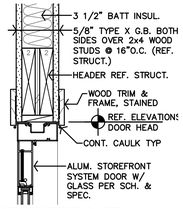


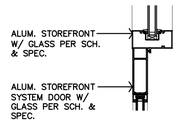
P CEILING DETAIL
3"=1'-0"



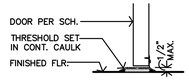
O CEILING DETAIL
3"=1'-0"



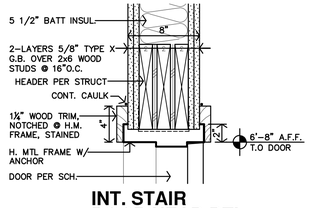
N ALUM STOREFRONT DOOR HEAD @ INTERIOR
1 1/2"=1'-0" JAMB SIMILAR



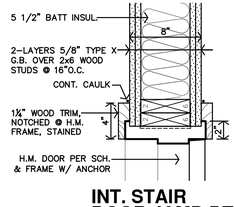
M ALUM STOREFRONT DOOR HEAD @ MULLION
1 1/2"=1'-0" JAMB SIMILAR



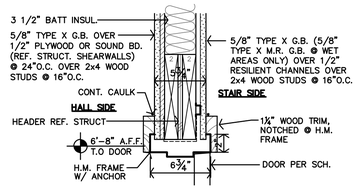
L DOOR THRESHOLD DTL.
1 1/2"=1'-0"



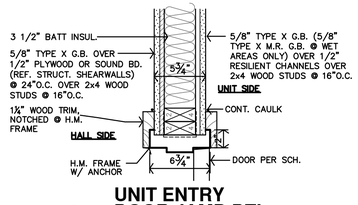
K INT. STAIR DOOR HEAD DTL.
1 1/2"=1'-0"



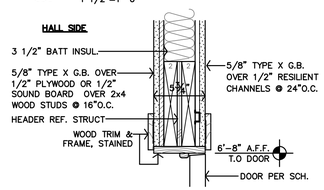
J INT. STAIR DOOR JAMB DTL.
1 1/2"=1'-0"



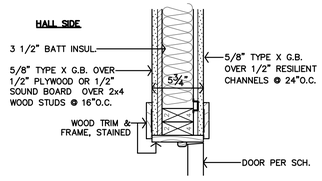
H UNIT ENTRY DOOR HEAD DTL.
1 1/2"=1'-0"



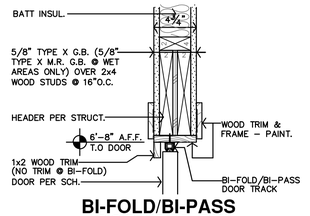
G UNIT ENTRY DOOR JAMB DTL.
1 1/2"=1'-0"



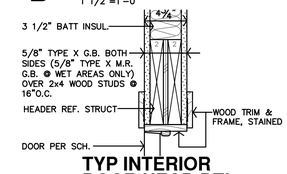
F HALLWAY WALL DOOR HEAD DTL.
1 1/2"=1'-0"



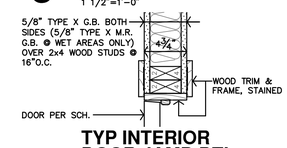
E HALLWAY WALL DOOR JAMB DTL.
1 1/2"=1'-0"



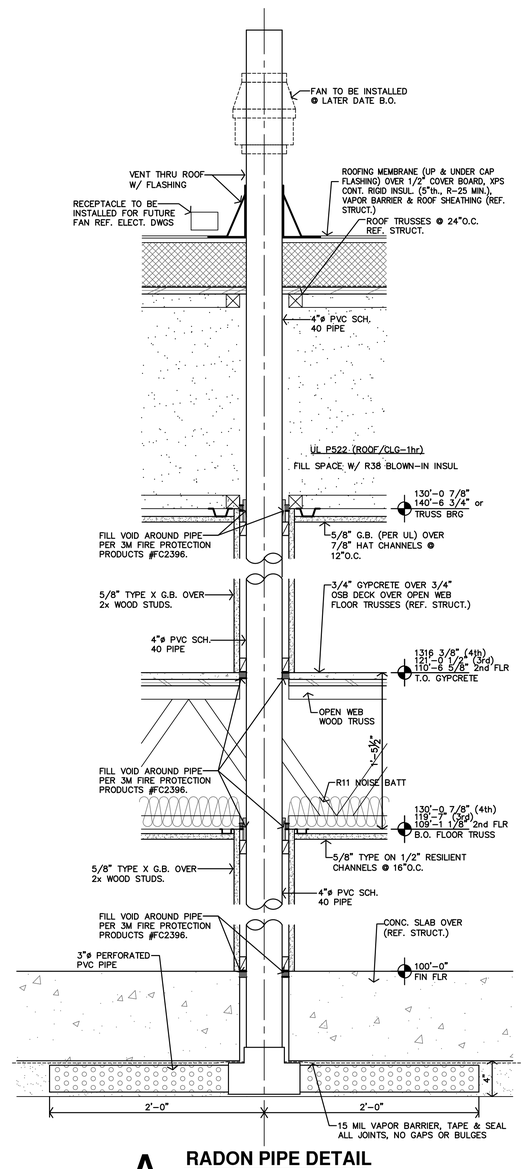
D BI-FOLD/BI-PASS DOOR HEAD DTL.
1 1/2"=1'-0"



C TYP INTERIOR DOOR HEAD DTL.
1 1/2"=1'-0"



B TYP INTERIOR DOOR JAMB DTL.
1 1/2"=1'-0"



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

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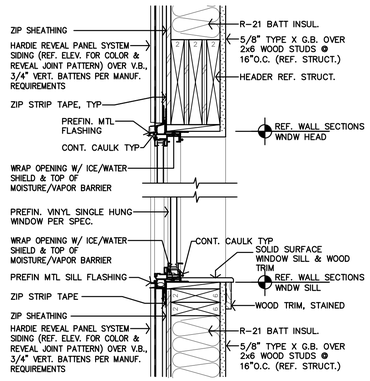
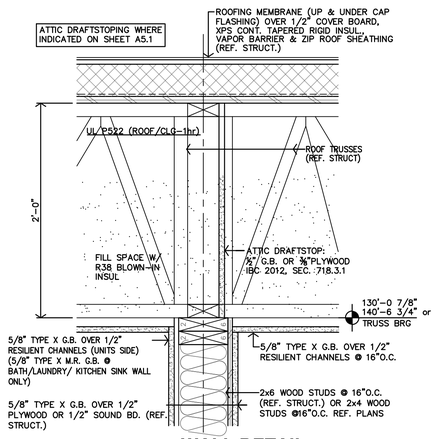
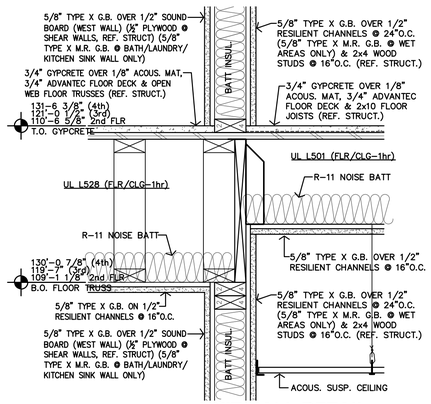


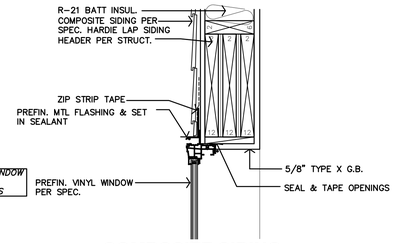
O **SINGLE HUNG -REVEAL PANEL WINDOW HD & SILL**
1 1/2"=1'-0" JAMB SIMILAR



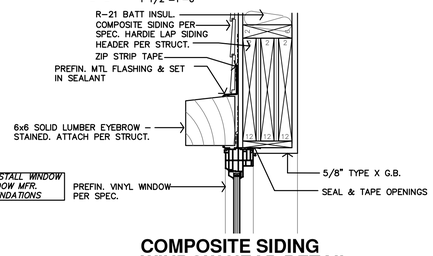
K **WALL DETAIL**
1 1/2"=1'-0"



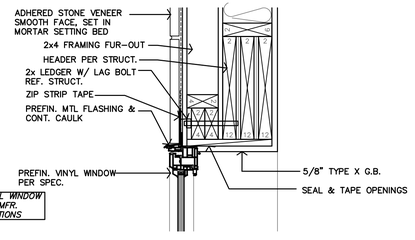
J **UNIT/HALL DETAIL**
1 1/2"=1'-0"



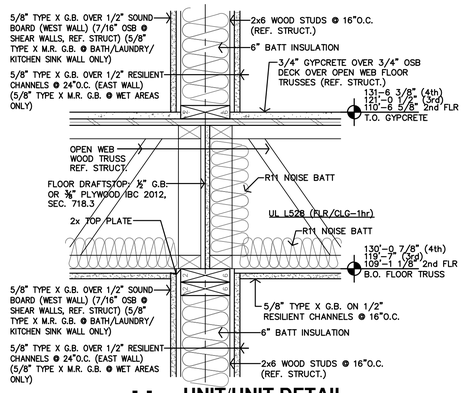
N **COMPOSITE SIDING WINDOW HEAD DETAIL**
1 1/2"=1'-0"



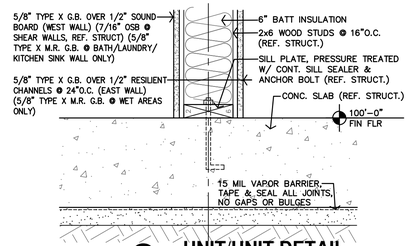
M **COMPOSITE SIDING WINDOW HEAD DETAIL**
1 1/2"=1'-0"



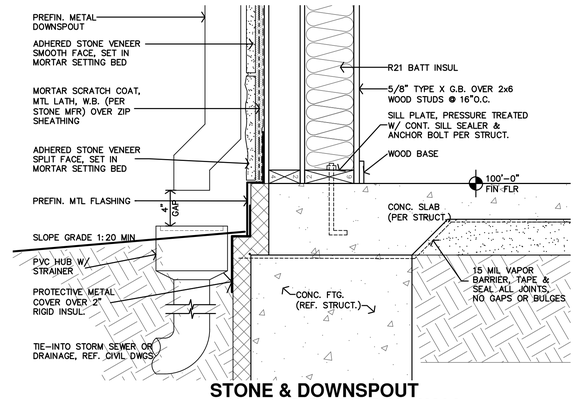
L **STONE VENEER WINDOW HEAD DETAIL**
1 1/2"=1'-0"



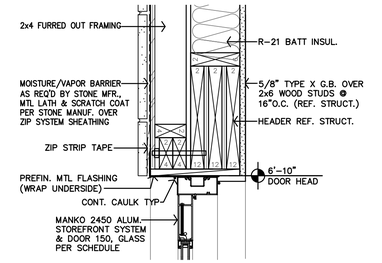
H **UNIT/UNIT DETAIL**
1 1/2"=1'-0"



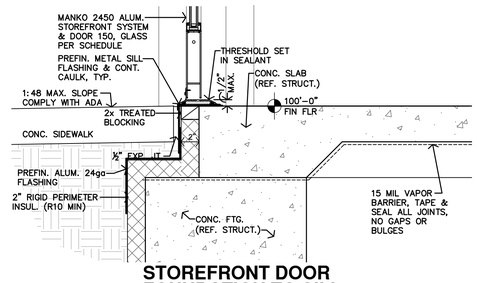
G **UNIT/UNIT DETAIL**
1 1/2"=1'-0"



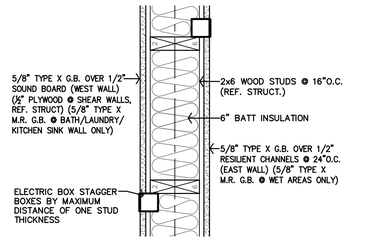
D **STONE & DOWNSPOUT FOUNDATION TO DBL WALL**
1 1/2"=1'-0"



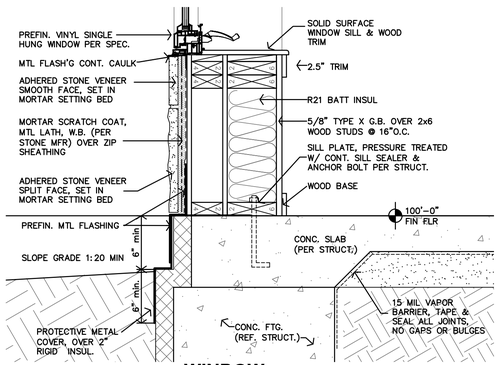
C **STOREFRONT DOOR HEADER @ STONE VENEER**
1 1/2"=1'-0"



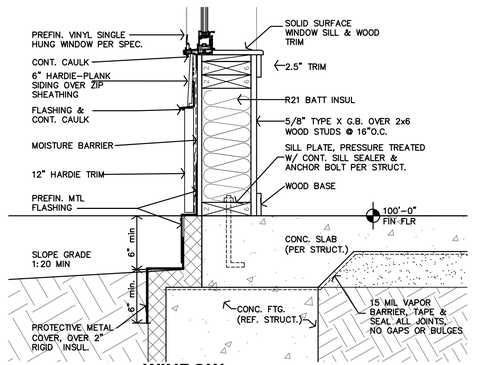
B **STOREFRONT DOOR FOUNDATION TO SILL**
1 1/2"=1'-0"



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



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



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

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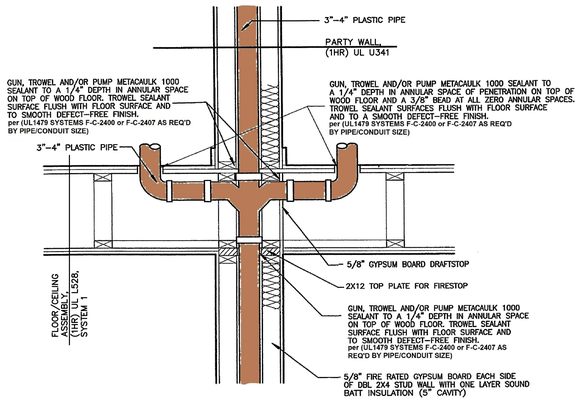
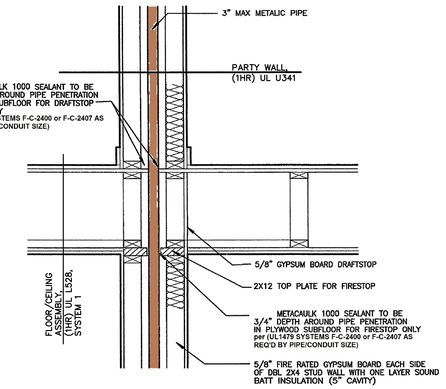


PENETRATION ASSEMBLY #1



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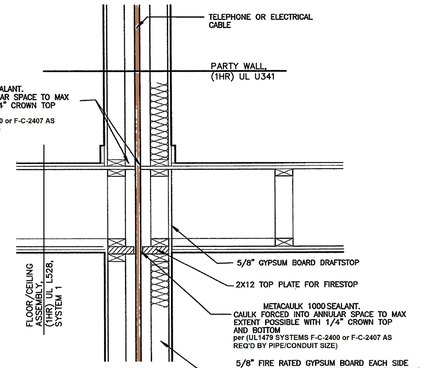

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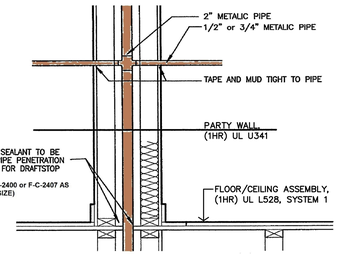
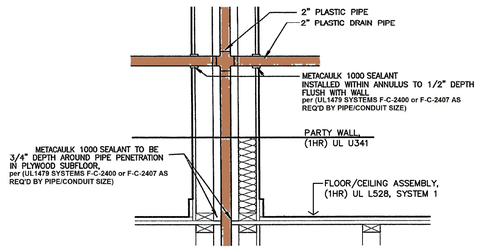


PENETRATION ASSEMBLY #4

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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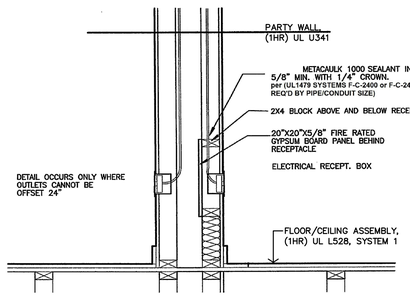

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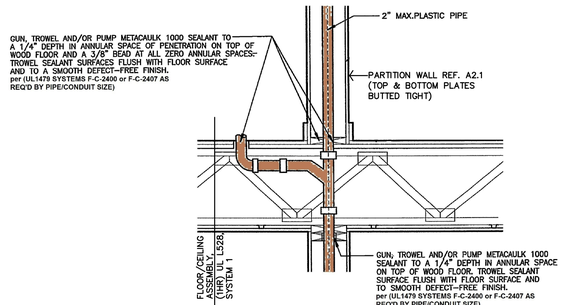

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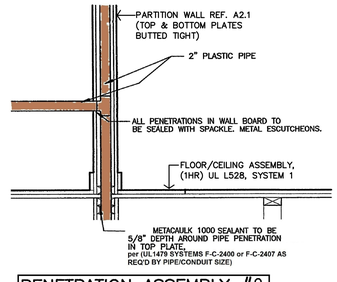

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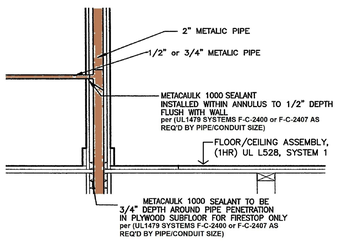

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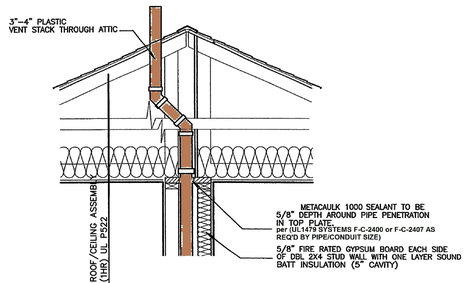

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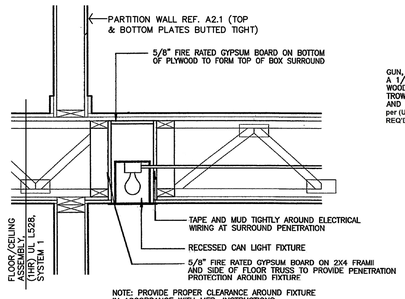

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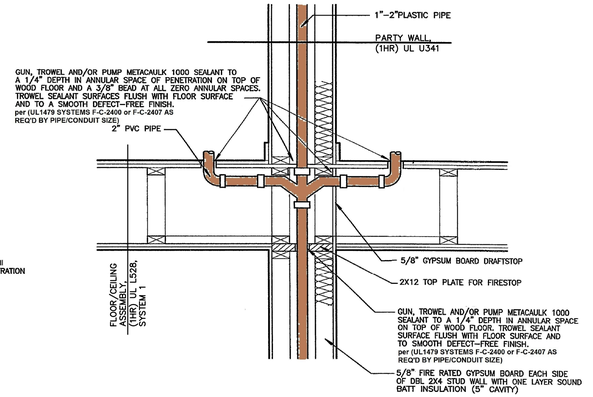
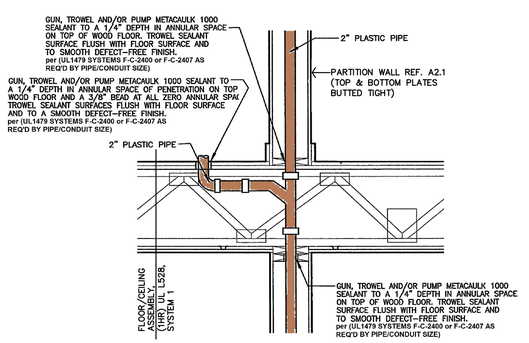
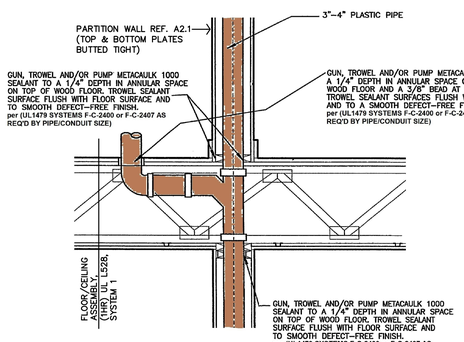


PENETRATION ASSEMBLY #12



PENETRATION ASSEMBLY #13



PENETRATION ASSEMBLY #14

FIRE PENETRATION ASSEMBLIES

NOT TO SCALE

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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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM LICENSED 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

A4.8

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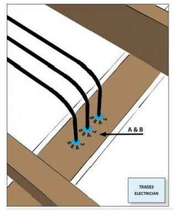
TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION[a]

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.	—

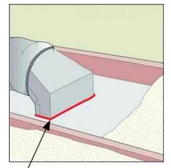
REQUIRED AIR INFILTRATION SEALING MEASURES TO ACHIEVE CODE TARGET 5 ACH50.

- 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



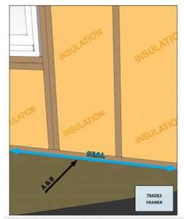
Air seal around all wiring installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

ELECTRICAL PENETRATION



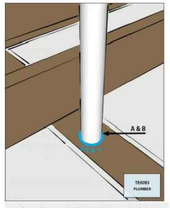
Caulk air seals the boot to the ceiling

DUCT BOOTS AIR SEALING



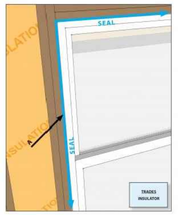
Air seal above-grade sill plates adjacent to conditioned space to minimize air leakage.

BOTTOM PLATE



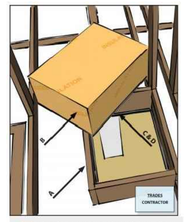
Air seal around all plumbing and piping installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

PLUMBING AND PIPING PENETRATION



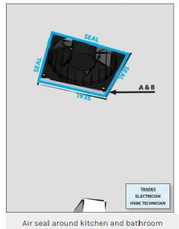
Air seal the rough opening around doors and windows to minimize air leakage.

WINDOW & DOOR ROUGH OPENING



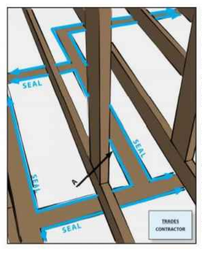
Air seal attic access panels and drop-down stairs to minimize air leakage.

ATTIC HATCH



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

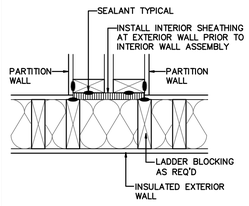
EXHAUST FAN PENETRATION



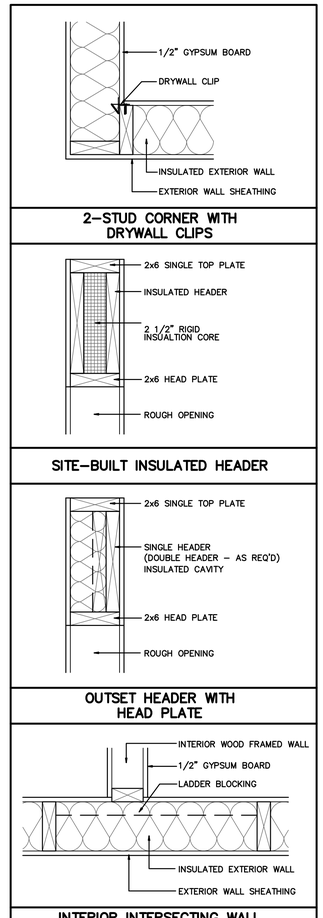
Air seal drywall to top plates at all attic/wall interfaces to minimize air leakage.

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



2–STUD CORNER WITH DRYWALL CLIPS

SITE–BUILT INSULATED HEADER

OUTSET HEADER WITH HEAD PLATE

INTERIOR INTERSECTING WALL WITH LADDER BLOCKING

DETAILS FROM GreenBuildingAdvisor.com

A ENERGY FRAMING AND AIR INFILTRATION

1 1/2"=1'-0"

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JGR

THE RESIDENCE AT HERITAGE WEST
NEW SENIOR-LIVING FACILITY
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CHRISTOPHER R. GILLAM 6979 1/3/2025 KANSAS REGISTERED ARCHITECT

REVISION:

DATE: 1-3-2025
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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. CROSS 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)

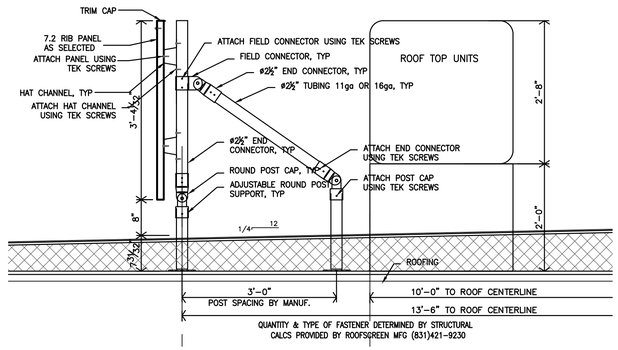
AREA 8 (234 SF)
ATTIC AREA MUST PROVIDE
(234/300 = 0.78sf NFA)

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

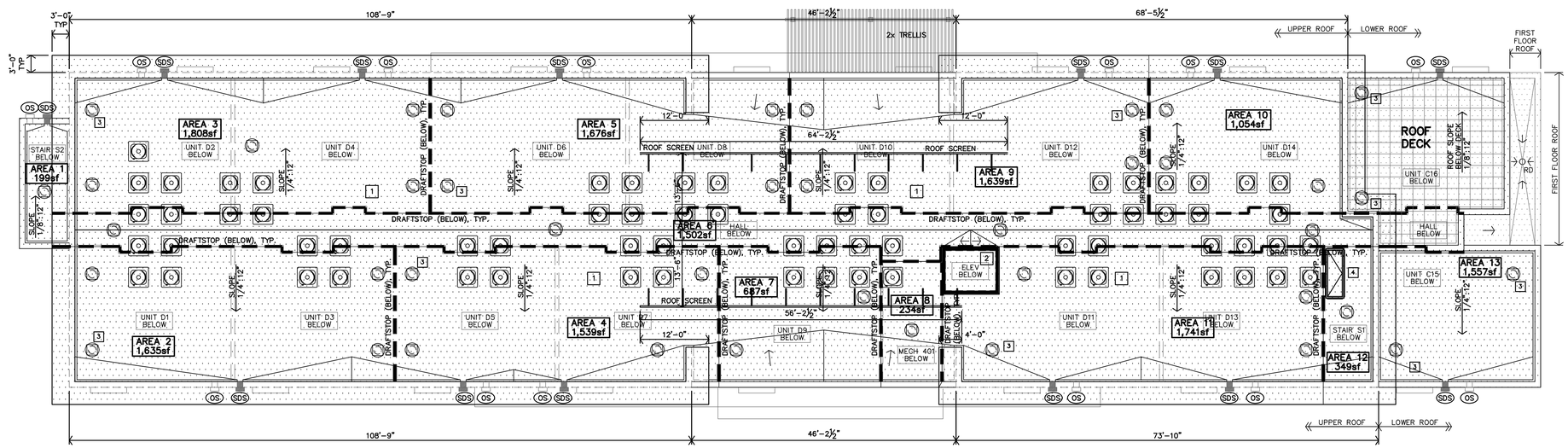
AREA 10 (1,054 SF)
ATTIC AREA MUST PROVIDE
(1,054/300 = 3.51sf NFA)

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)



B ROOF SCREEN SECTION
3/4"=1'-0"



A ROOF PLAN
3/32"=1'-0"

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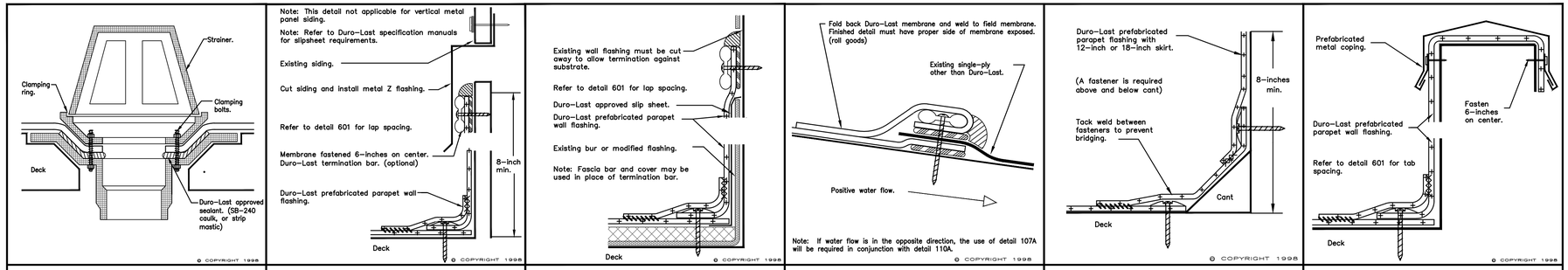


DRAWING NO.	DATE: 10\1\98			
201B	DRAWN BY: KNOX	ROOF DRAIN DETAIL	DURO-LAST, INC.	525 MORLEY DRIVE
	SCALE:NONE	New Construction or Reroof		SAGINAW, MI 48601

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

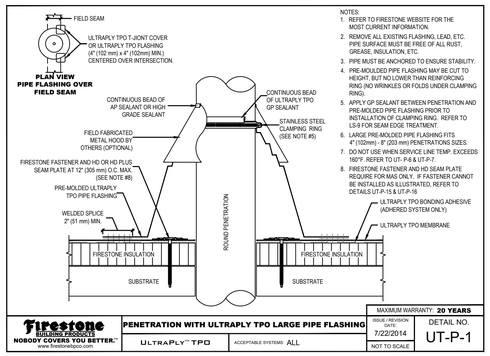
DRAWING NO.	DATE: 10\1\98			
606C	DRAWN BY: KNOX	PARAPET WITH CANT	DURO-LAST, INC.	525 MORLEY DRIVE
	SCALE:NONE	New Construction or Reroof		SAGINAW, MI 48601

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

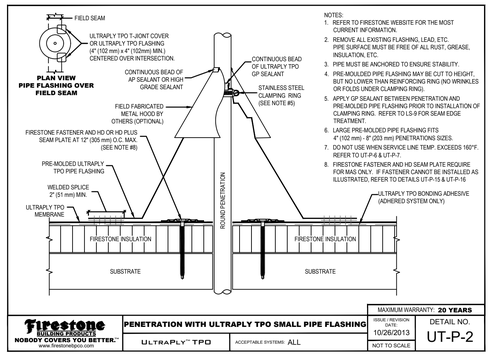
ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE 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	PENETRATION WITH ULTRAPLY TPO LARGE PIPE FLASHING		MAXIMUM WARRANTY: 20 YEARS
NOBODY COVERS YOU BETTER.® www.firestonebpco.com	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 7/22/2014 · NOT TO SCALE · DETAIL NO. UT-P-1

G LARGE PIPE DTL.
NO SCALE



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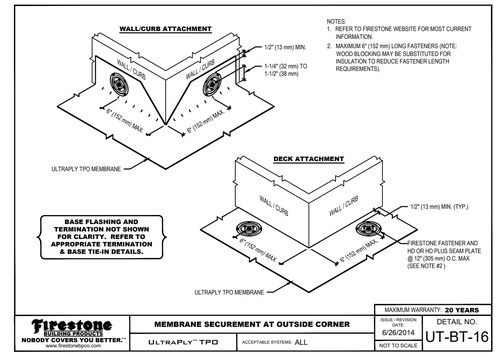
Firestone BUILDING PRODUCTS	PENETRATION WITH ULTRAPLY TPO SMALL PIPE FLASHING		MAXIMUM WARRANTY: 20 YEARS
NOBODY COVERS YOU BETTER.® www.firestonebpco.com	ULTRAPLY™ TPO	ACCEPTABLE SYSTEMS: ALL	ISSUE / REVISION DATE: 10/26/2013 · NOT TO SCALE · DETAIL NO. UT-P-2

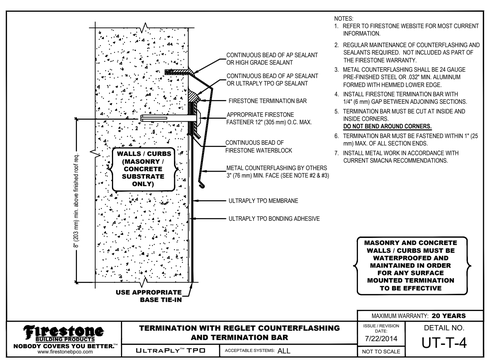
F SMALL PIPE DTL.
NO SCALE



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

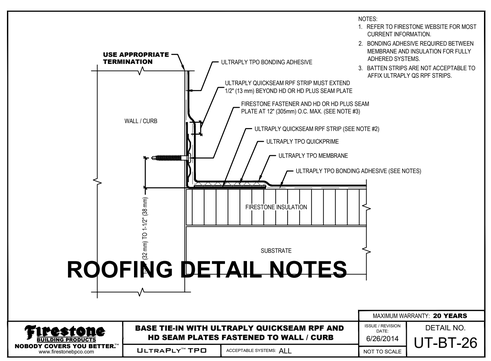
E OUTSIDE CORNER DTL.
NO SCALE



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

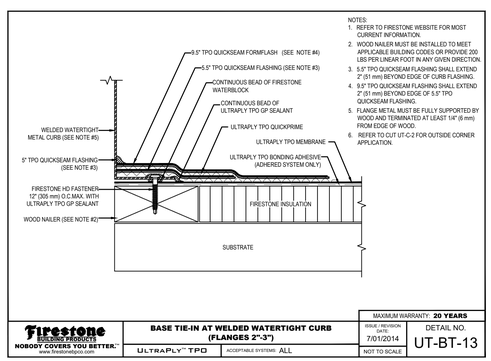
D FLASHING DETAIL
NO SCALE



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

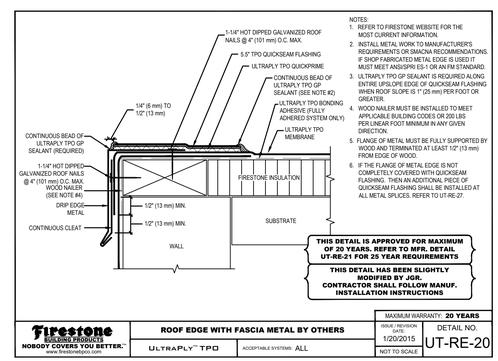
C ROOF-TO-WALL TIE-IN
NO SCALE



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

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

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

CHRISTOPHER R. GILLAM LICENSED 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

A5.2

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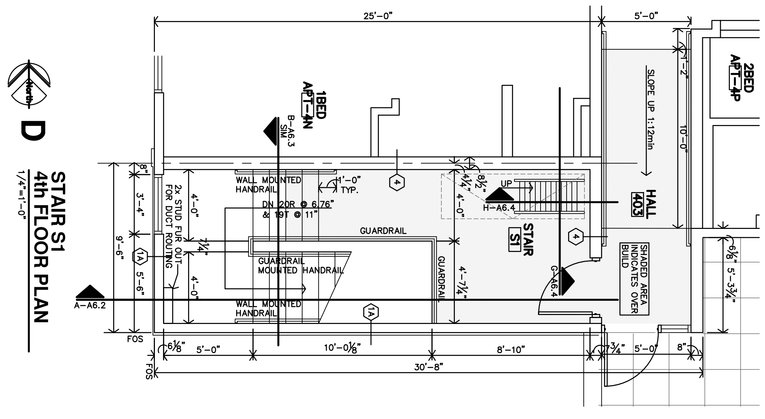
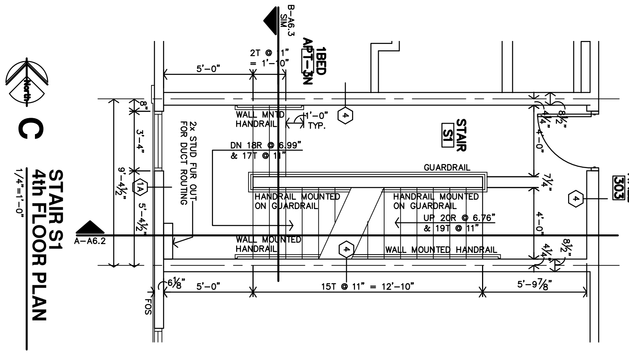
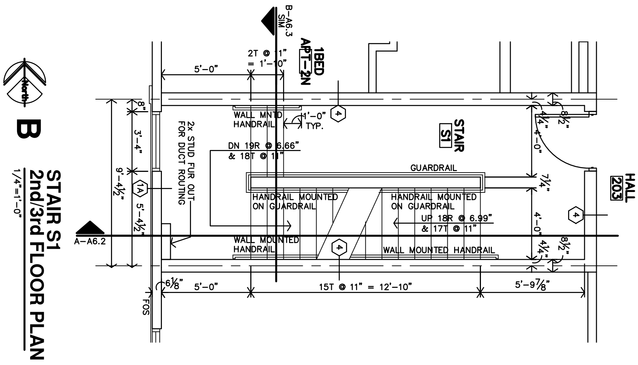


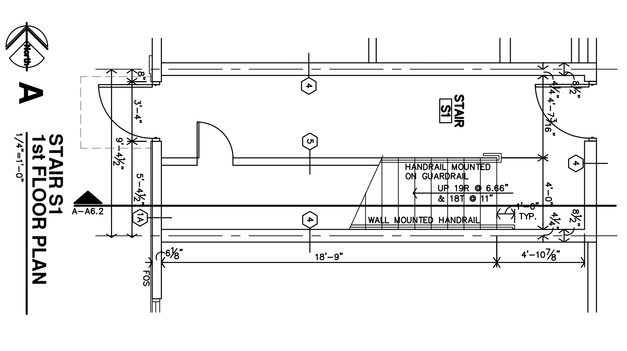
D STAIR S1 4th FLOOR PLAN 1/4"=1'-0"



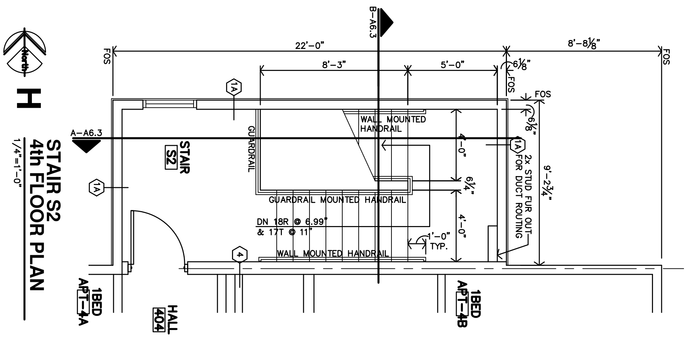
C STAIR S1 4th FLOOR PLAN 1/4"=1'-0"



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



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



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

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

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

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

CHRISTOPHER R. CLEVELAND
69719
1/6/2025
REGISTERED ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.: A6.1

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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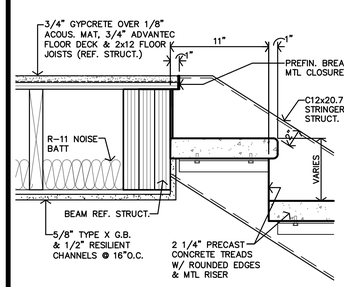
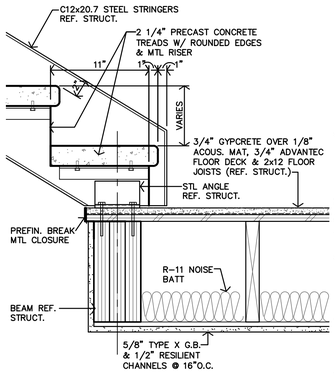


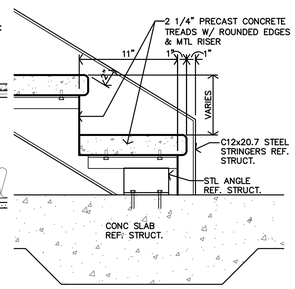
E STAIR DETAIL

1 1/2"=1'-0"



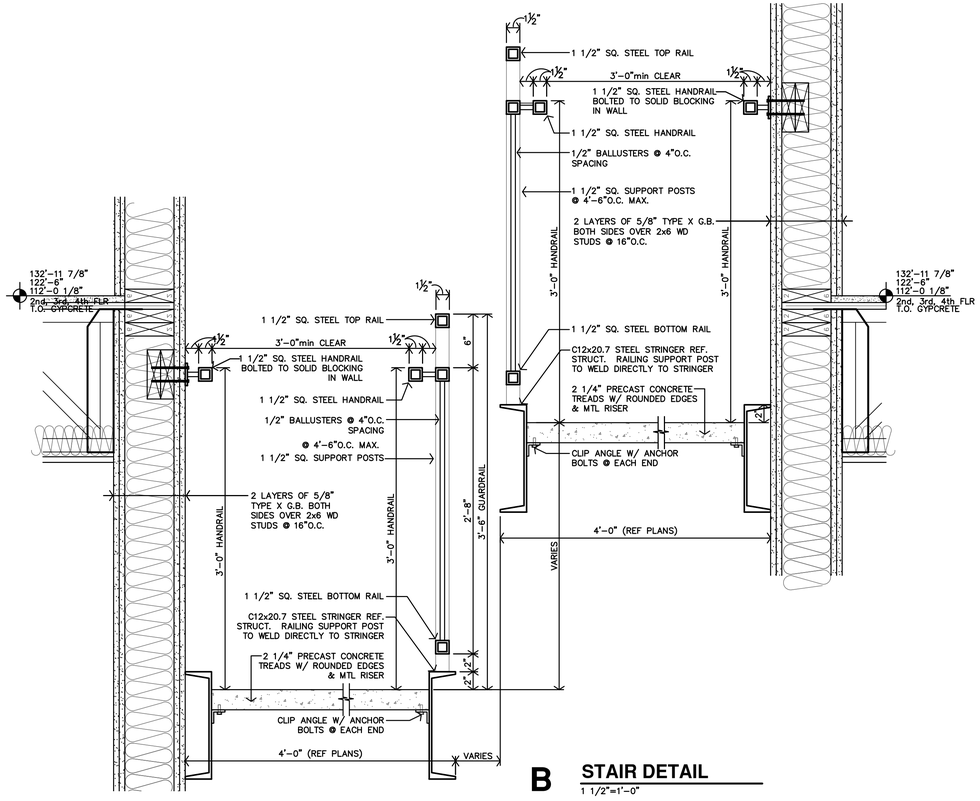
D STAIR DETAIL

1 1/2"=1'-0"



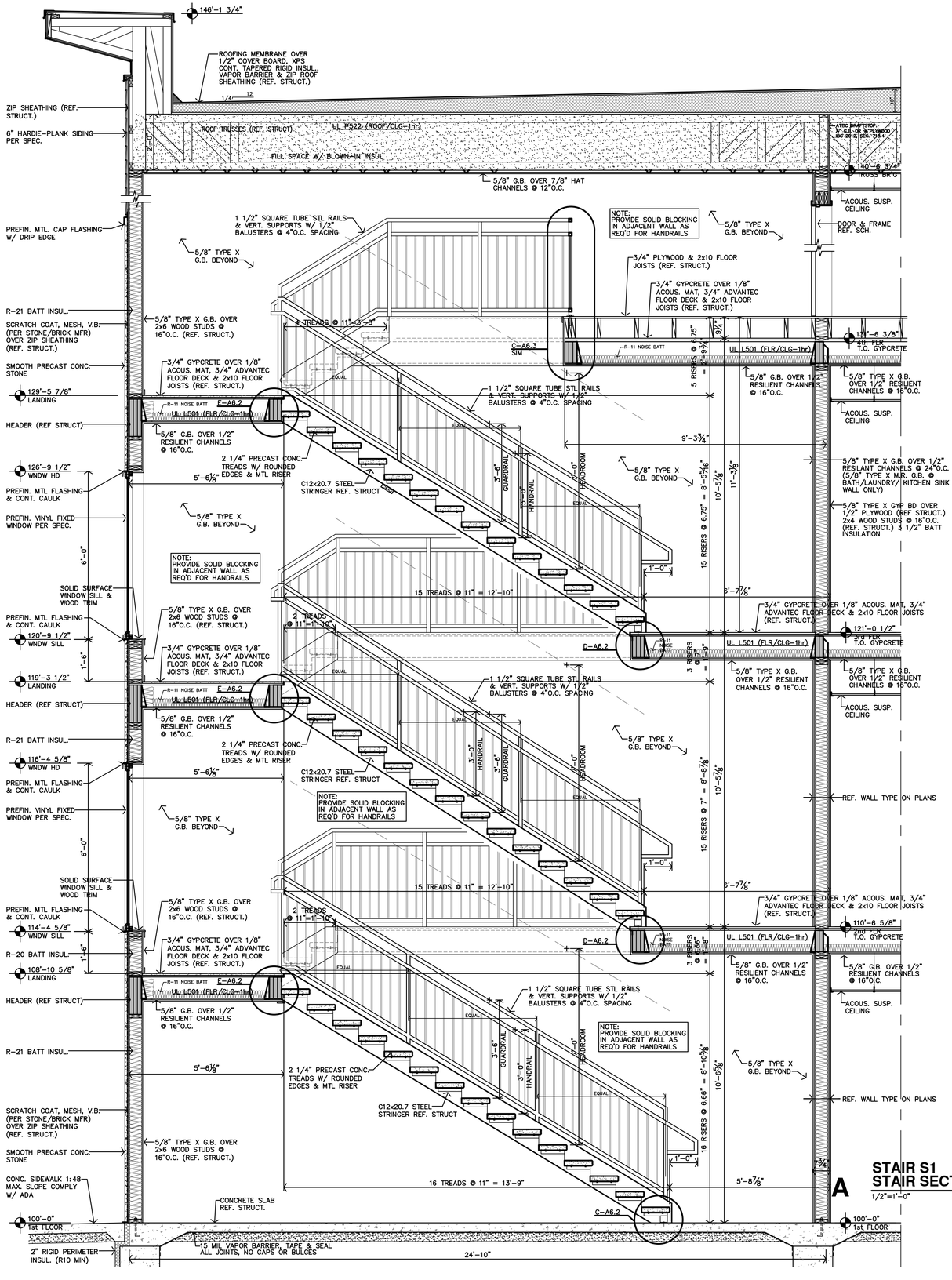
C STAIR DETAIL

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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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM CERTIFIED 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025

JOB: 24-3379

SHEET NO.:

A6.2

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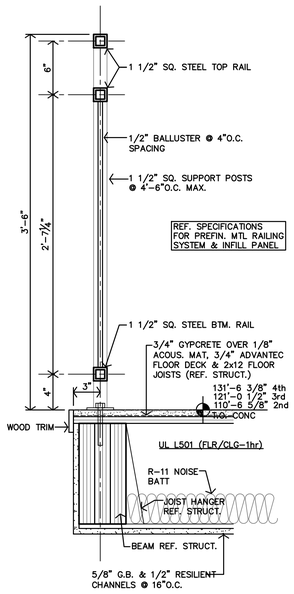
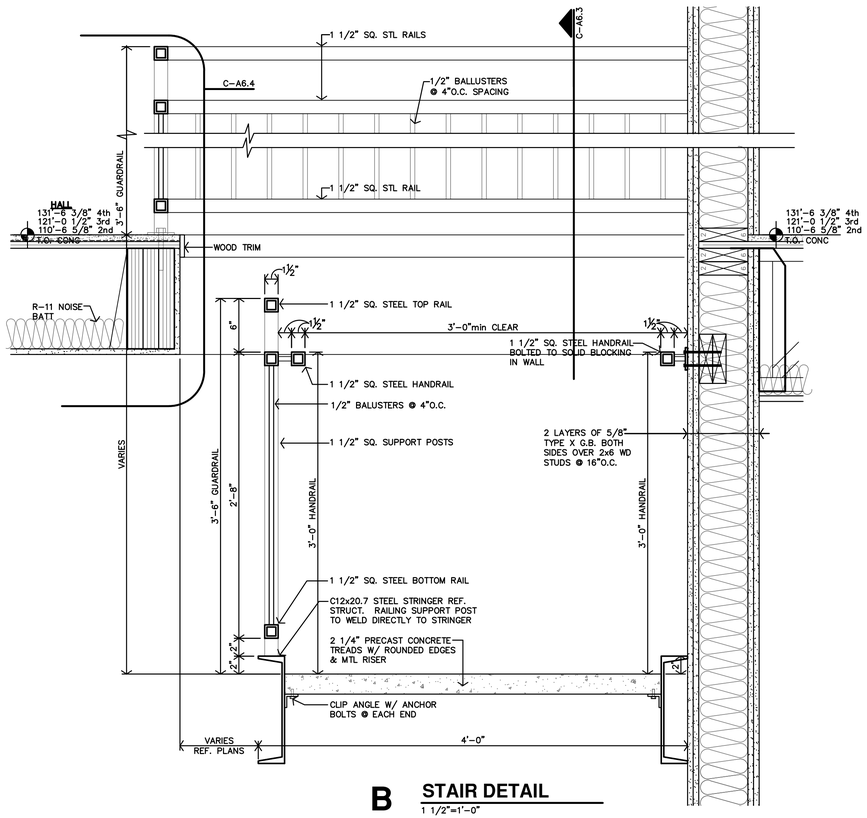


C STAIR DETAIL
1 1/2"=1'-0"



B STAIR DETAIL
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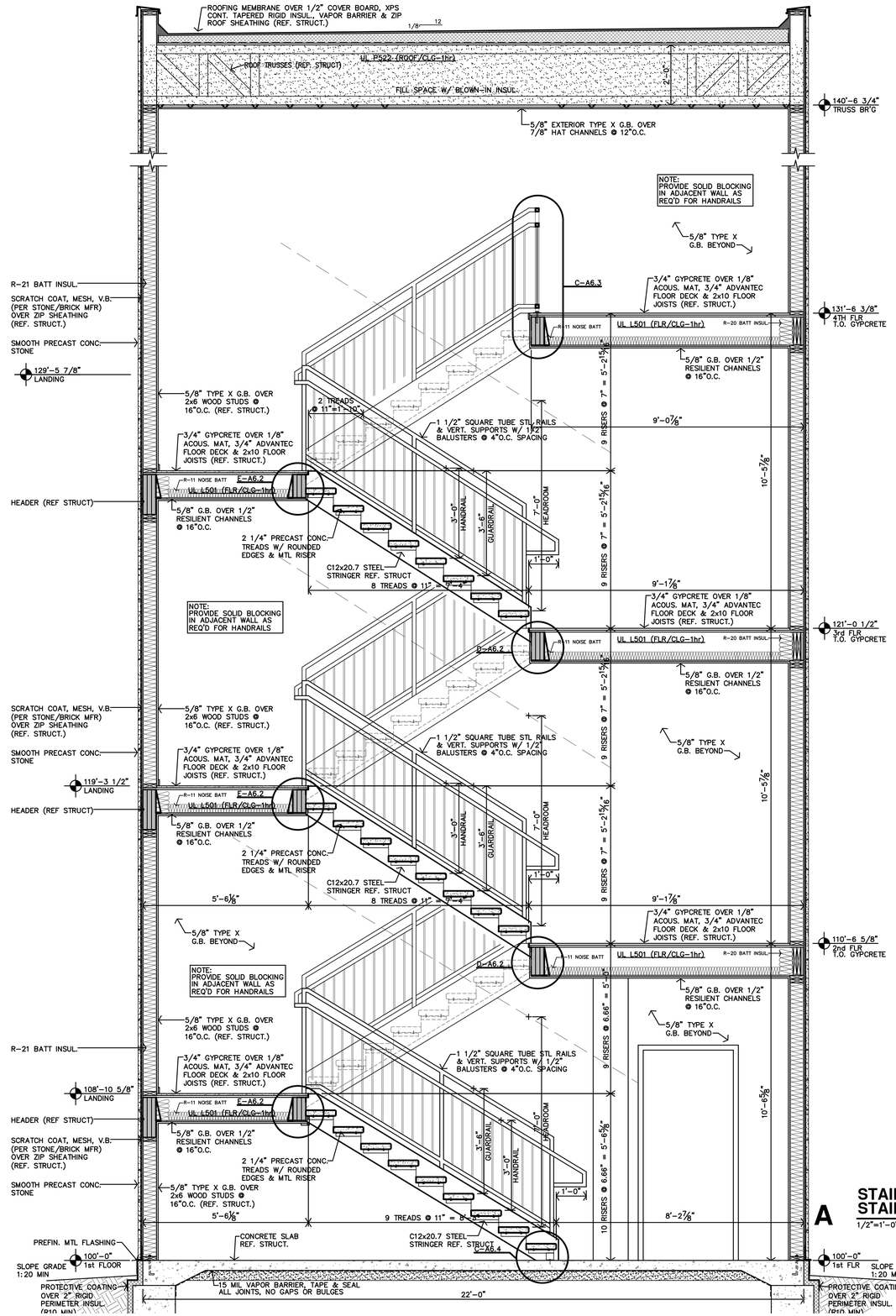

A STAIR S2 STAIR SECTION
1/2"=1'-0"

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

CHRISTOPHER R. GILL LICENSED 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

A6.3

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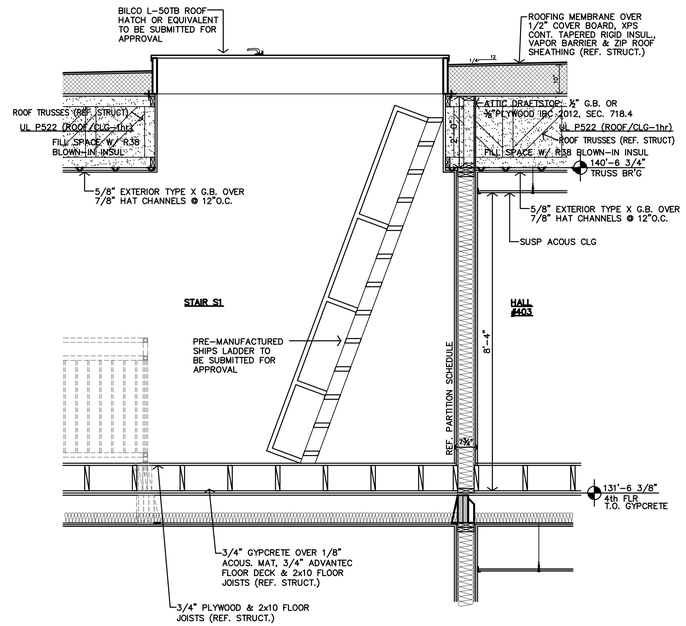
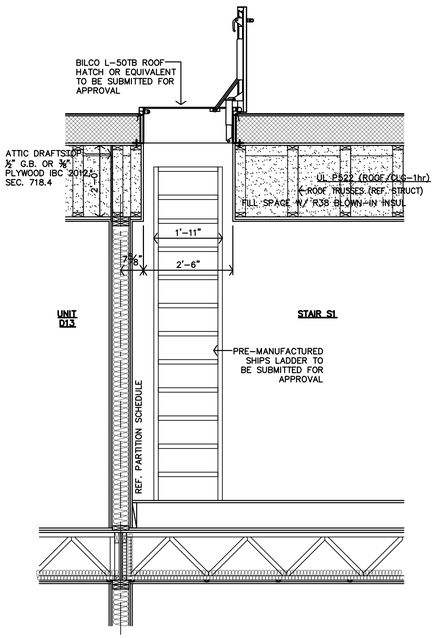
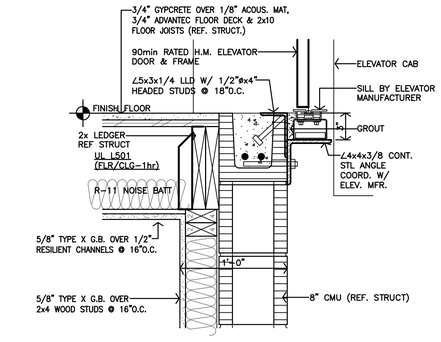


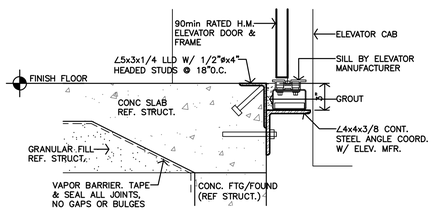
H ROOF ACCESS SECTION
1/2"=1'-0"



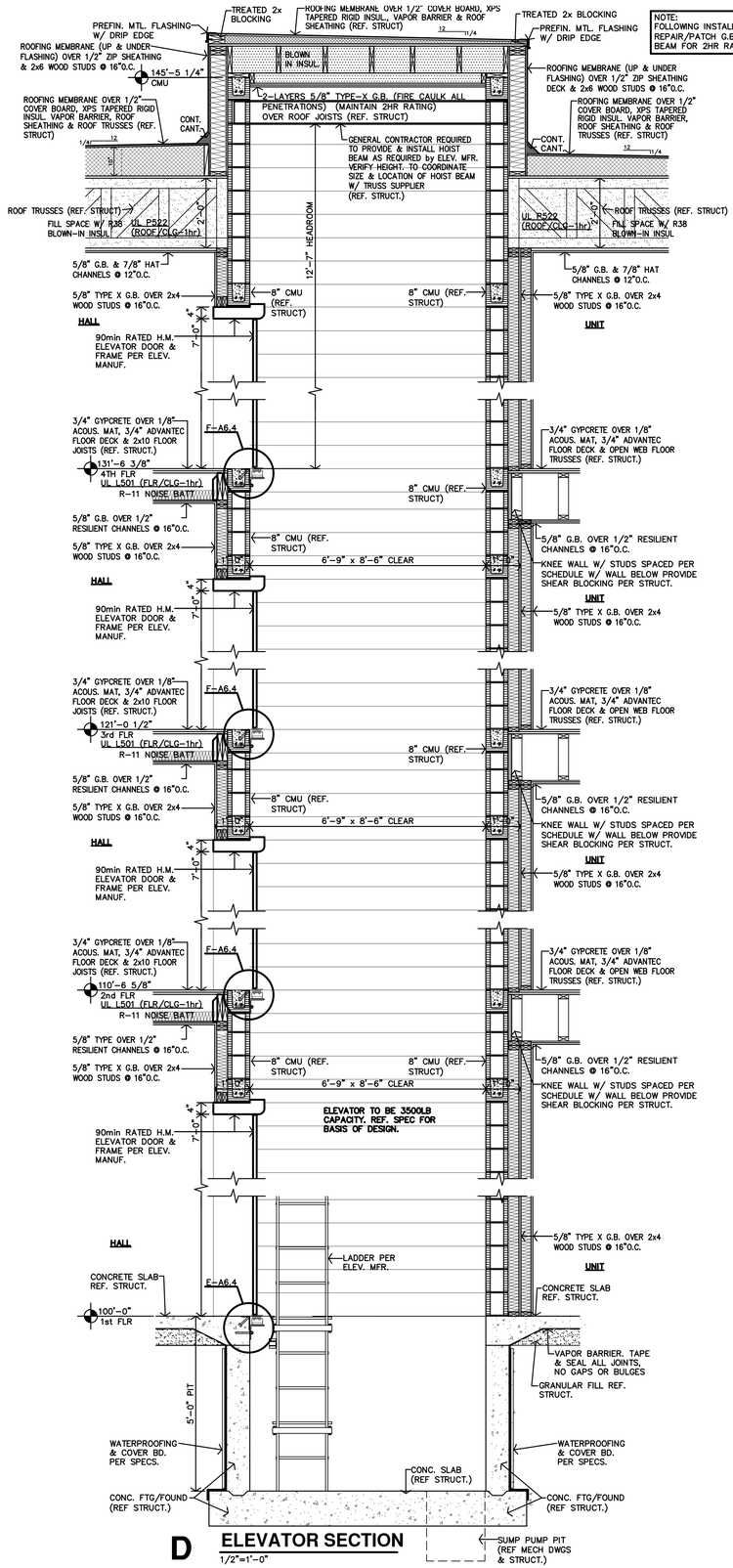
G ROOF ACCESS SECTION
1/2"=1'-0"



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

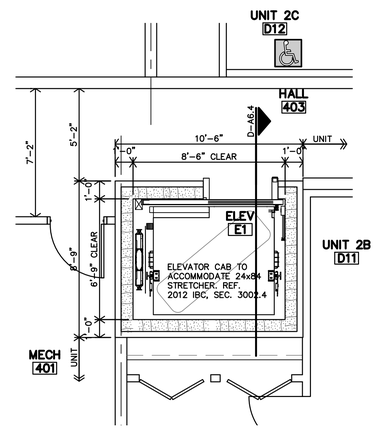


E ELEVATOR DETAIL
1 1/2"=1'-0"

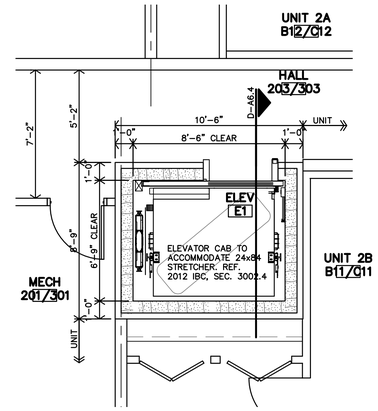


D ELEVATOR SECTION
1/2"=1'-0"

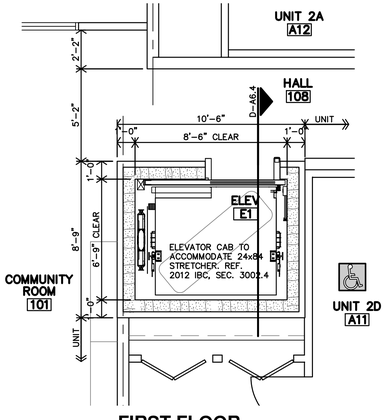
NOTE:
FOLLOWING INSTALLATION OF ELEVATOR REPAIR/PATCH G.B. OPENING AT HOIST BEAM FOR 2HR RATING



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

CHRISTOPHER R. GILLAM LICENSED 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

A6.4

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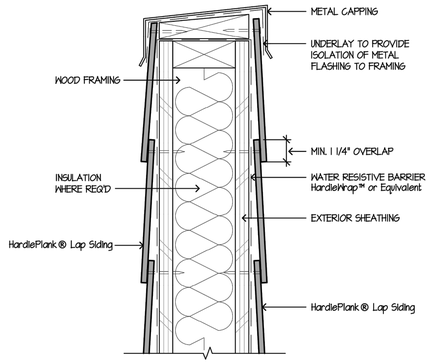
HARDIE LAP SIDING

Ref. Elevations for colors and sizes.

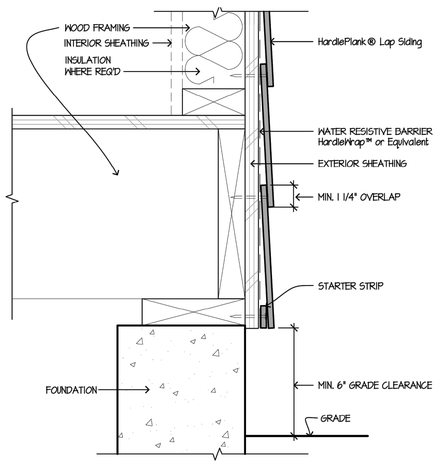
Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



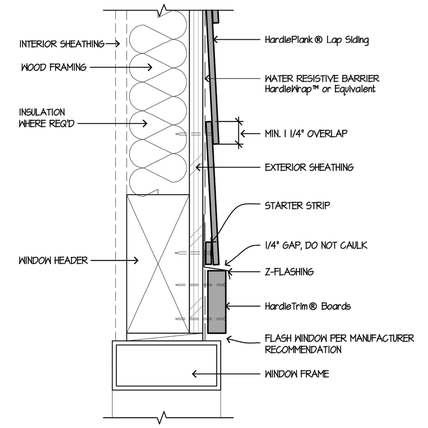
9 PARAPET

SCALE: 3"=1'-0"



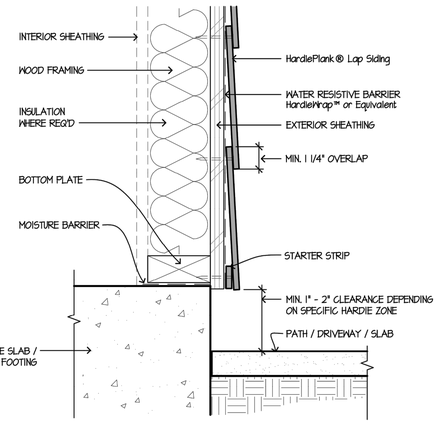
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



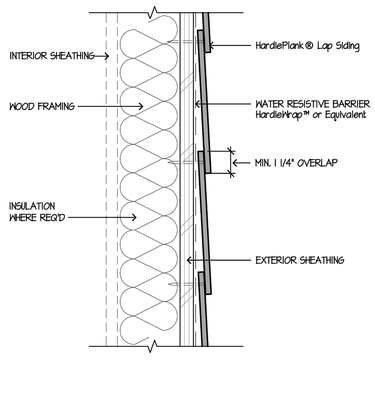
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



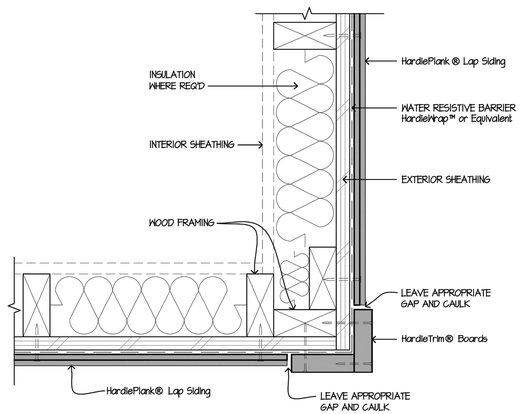
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



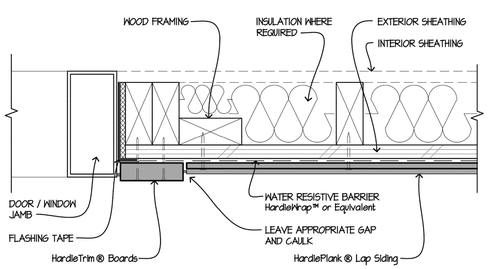
5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



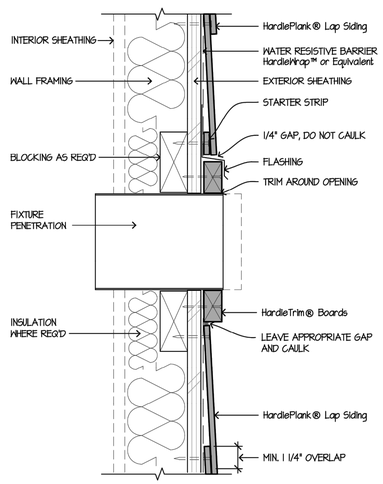
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



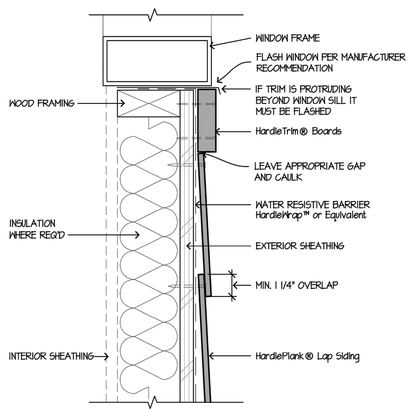
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



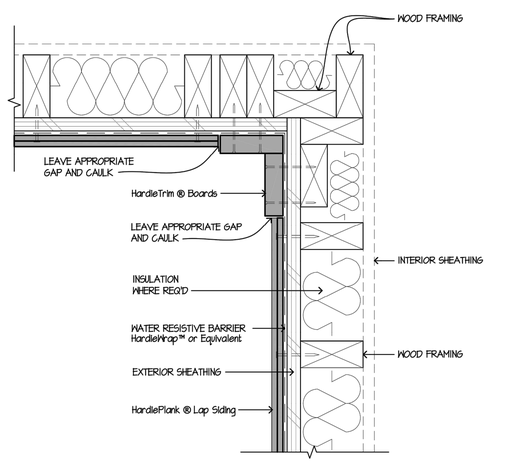
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILL
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

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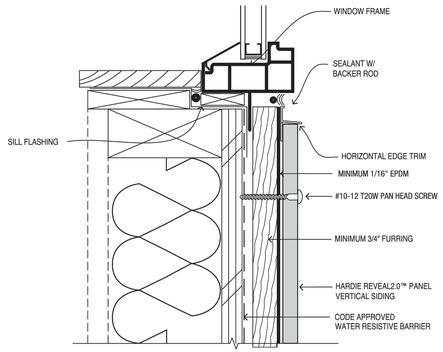
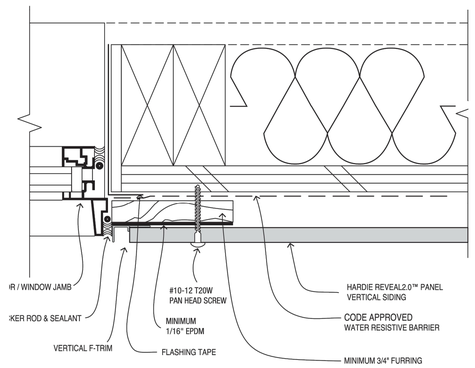
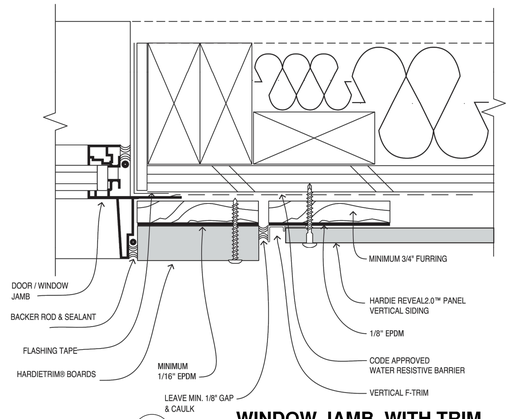


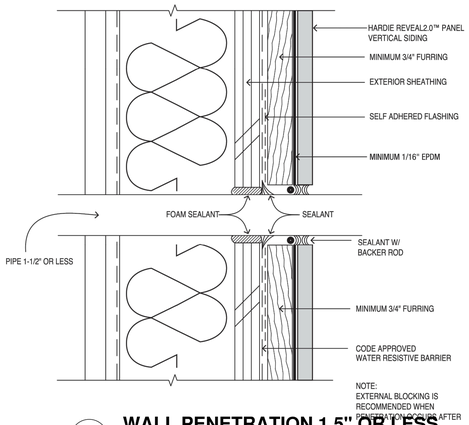
12 **WINDOW SILL**
NTS



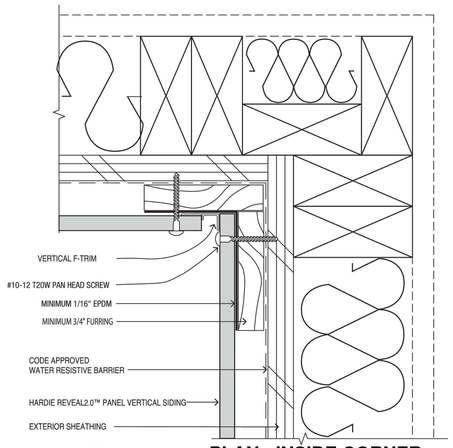
11 **WINDOW JAMB, NO TRIM**
NTS



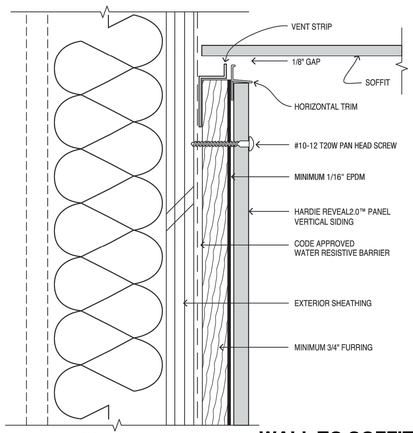
10 **WINDOW JAMB, WITH TRIM**
NTS



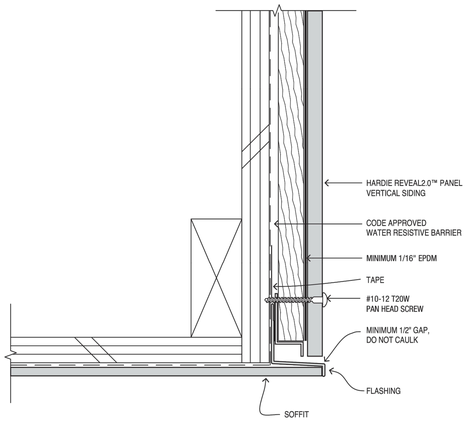
9 **WALL PENETRATION 1.5" OR LESS**
NTS



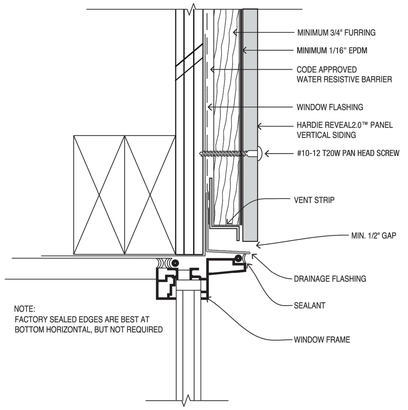
8 **PLAN - INSIDE CORNER**
NTS



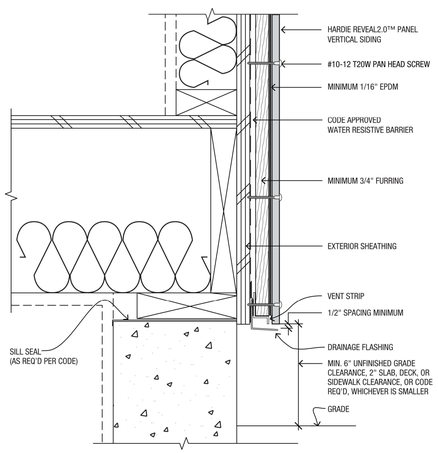
7 **WALL TO SOFFIT**
NTS



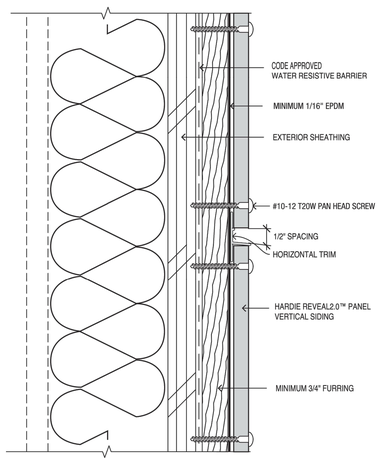
6 **SOFFIT TO OUTSIDE CORNER**
NTS



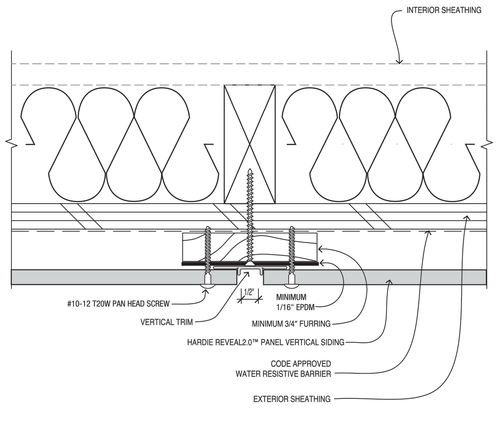
5 **WINDOW HEAD, DOOR SIM.**
NTS



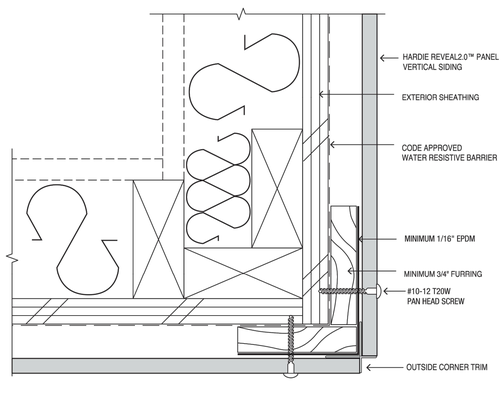
4 **SECTION - AT GRADE**
NTS



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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CHRISTOPHER R. GILL
REGISTERED
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:	
DATE:	1-3-2025
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SHEET NO.:	

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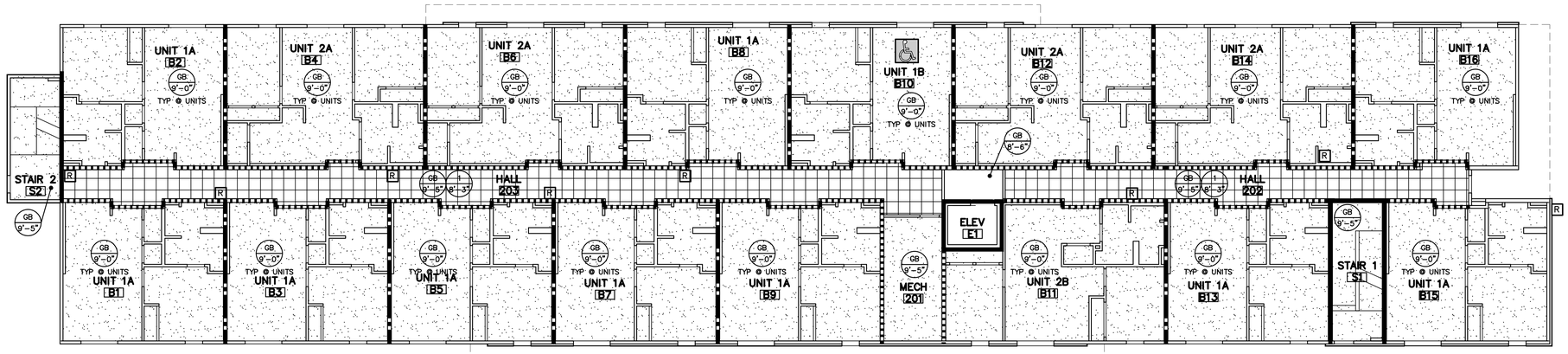


REFLECTED CEILING PLAN NOTES

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

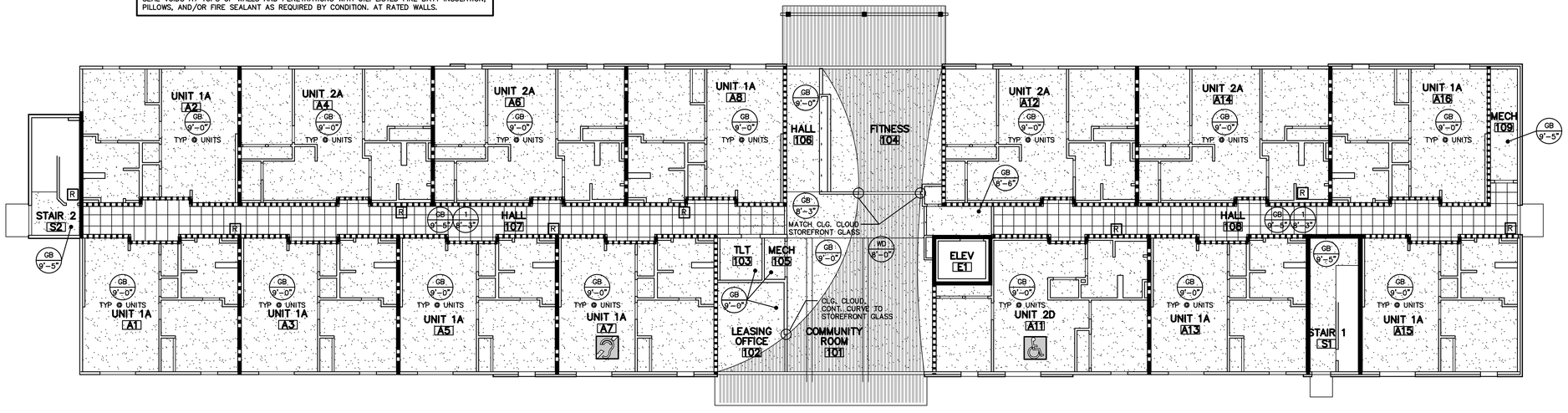
SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

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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785.827.0386 jgr@jgrarchitects.com

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1/3/2025
KANSAS

REVISION:

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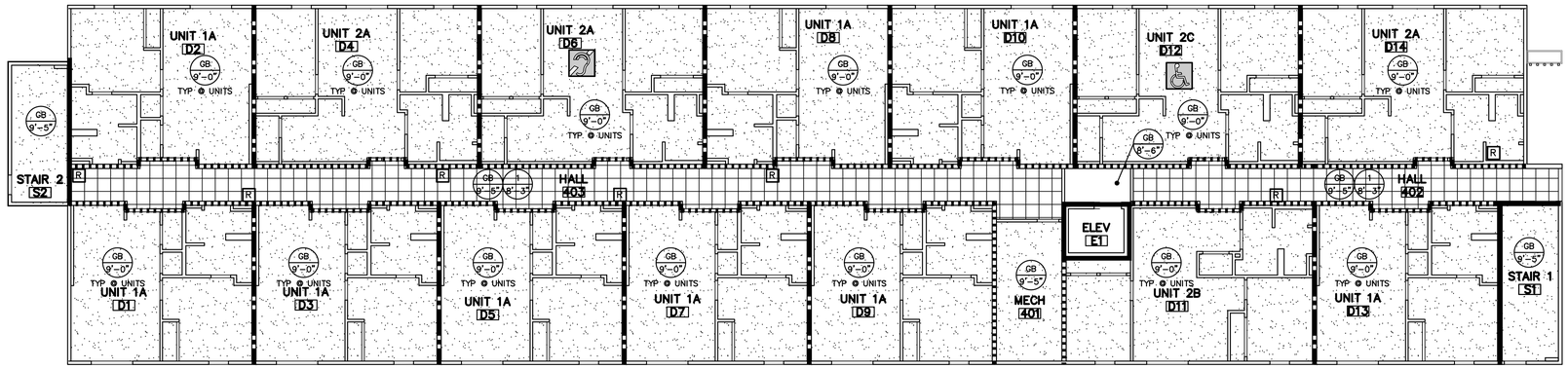


REFLECTED CEILING PLAN NOTES

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

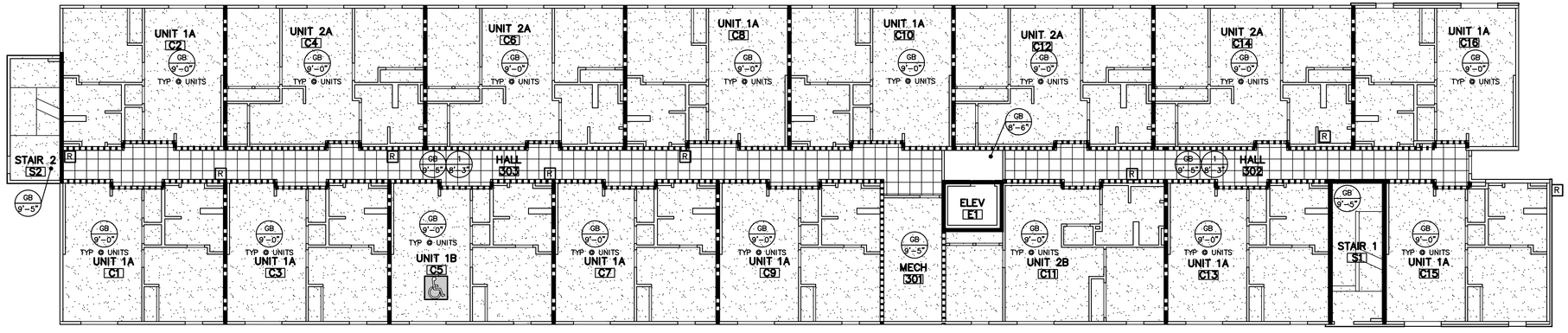
SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES
REFER SPECIFICATIONS

1	2x2 ACOUSTIC LAY-IN TILES & GRID
GB	GYP BD (PAINTED)
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

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



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

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REGISTERED ARCHITECT
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1/3/2025
KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025
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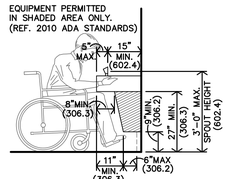
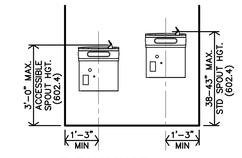
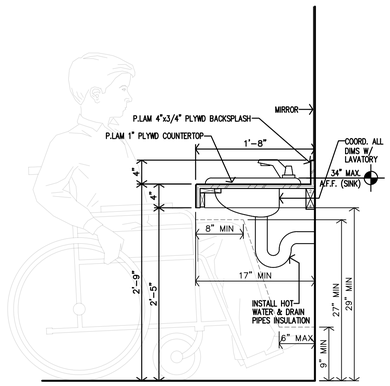


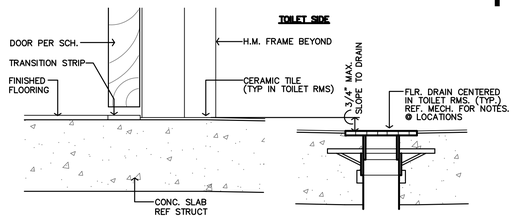
P **DRINKING FOUNTAIN DETAIL**
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



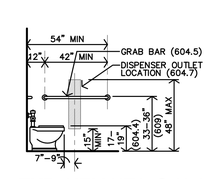
N **DRINKING FOUNTAIN ELEVATION**
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



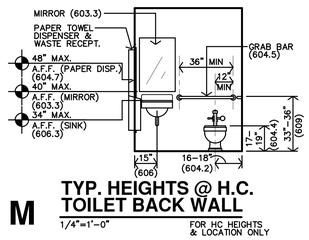
L **VANITY DETAIL**
1"=1'-0"



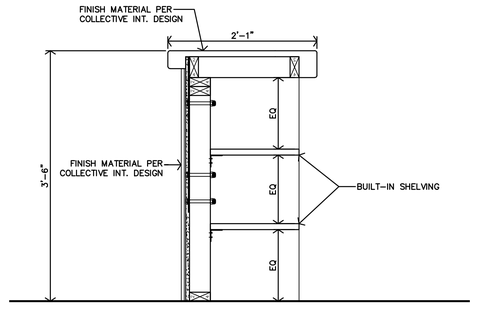
Q **FLOOR DRAIN DETAIL**
3"=1'-0"



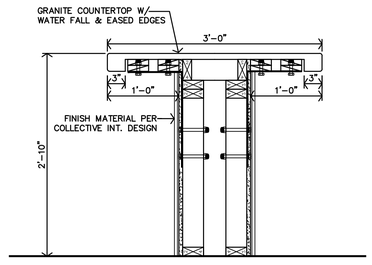
O **TYP. HEIGHTS @ H.C. TOILET SIDE WALL**
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



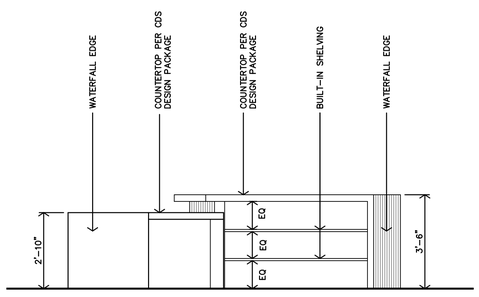
M **TYP. HEIGHTS @ H.C. TOILET BACK WALL**
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



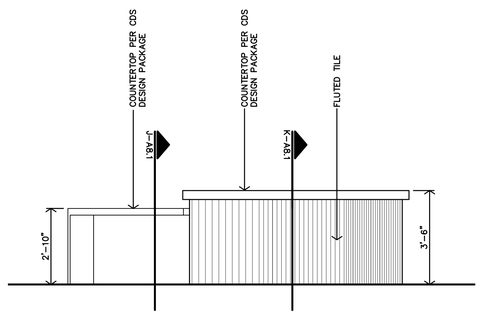
K **COMMUNITY ROOM TABLE DETAIL**
1"=1'-0"



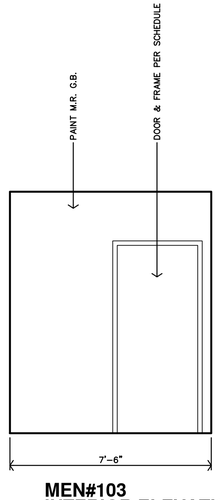
J **COMMUNITY ROOM TABLE DETAIL**
1"=1'-0"



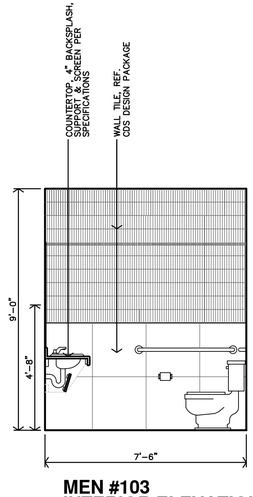
H **COMMUNITY ROOM TABLE ELEVATION**
3/8"=1'-0"



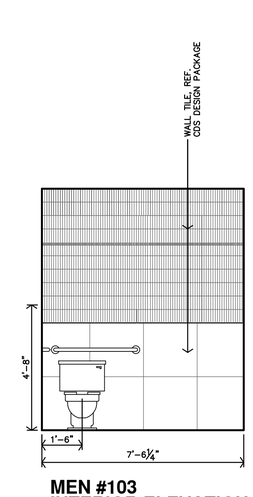
G **COMMUNITY ROOM TABLE ELEVATION**
3/8"=1'-0"



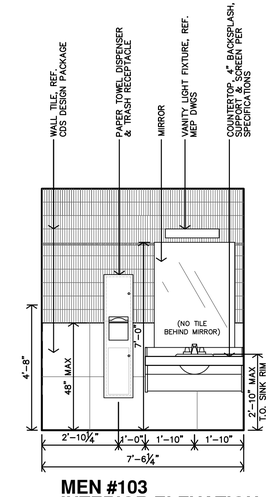
F **MEN#103 INTERIOR ELEVATION**
3/8"=1'-0"



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

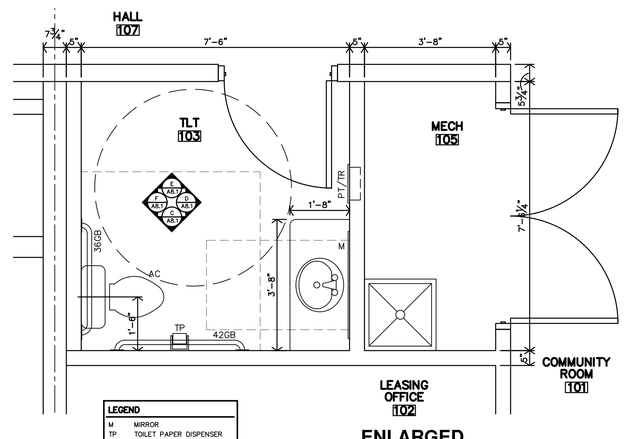


D **MEN #103 INTERIOR ELEVATION**
3/8"=1'-0"



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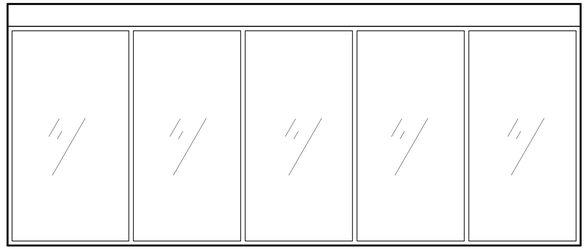
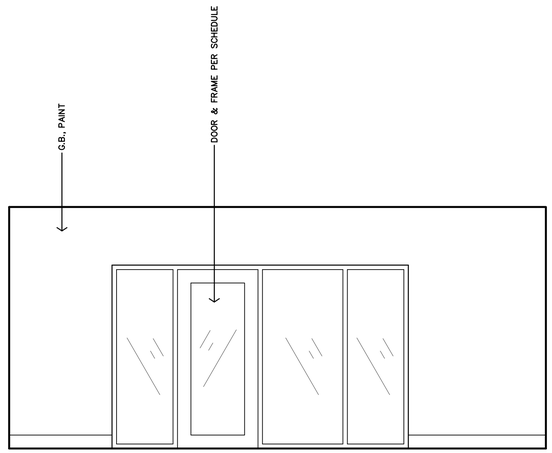
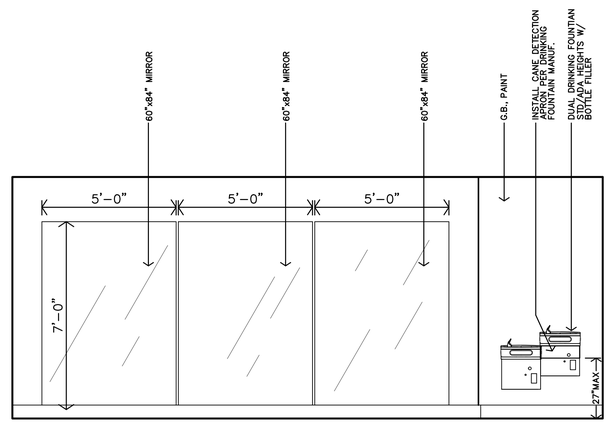
*ALL DRAWINGS SHOWING BASIC DESIGN INTENT, CONTRACTOR TO REVIEW AND PROVIDE ALL FINISHES, MATERIALS, AND PRODUCTS AS SPECIFIED.



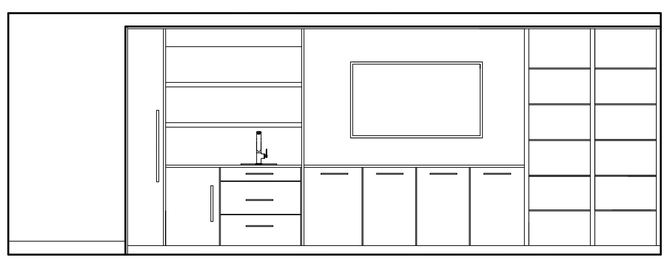
F FITNESS #104 INTERIOR ELEVATION
3/8"=1'-0"



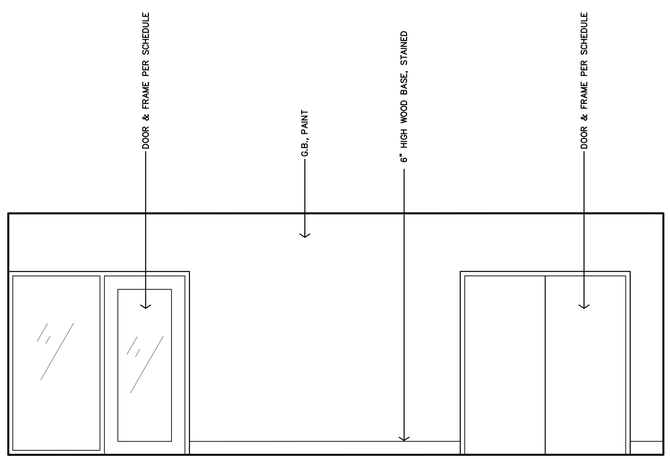
E FITNESS #104 INTERIOR ELEVATION
3/8"=1'-0"



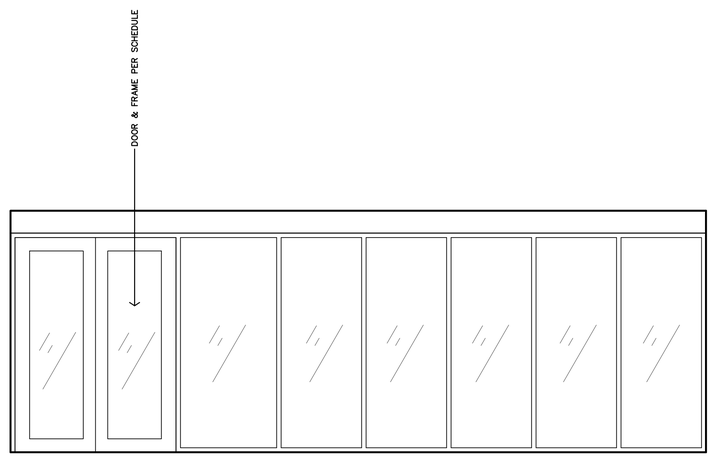
D FITNESS #104 INTERIOR ELEVATION
3/8"=1'-0"



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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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
1/3/2025
KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

A8.2

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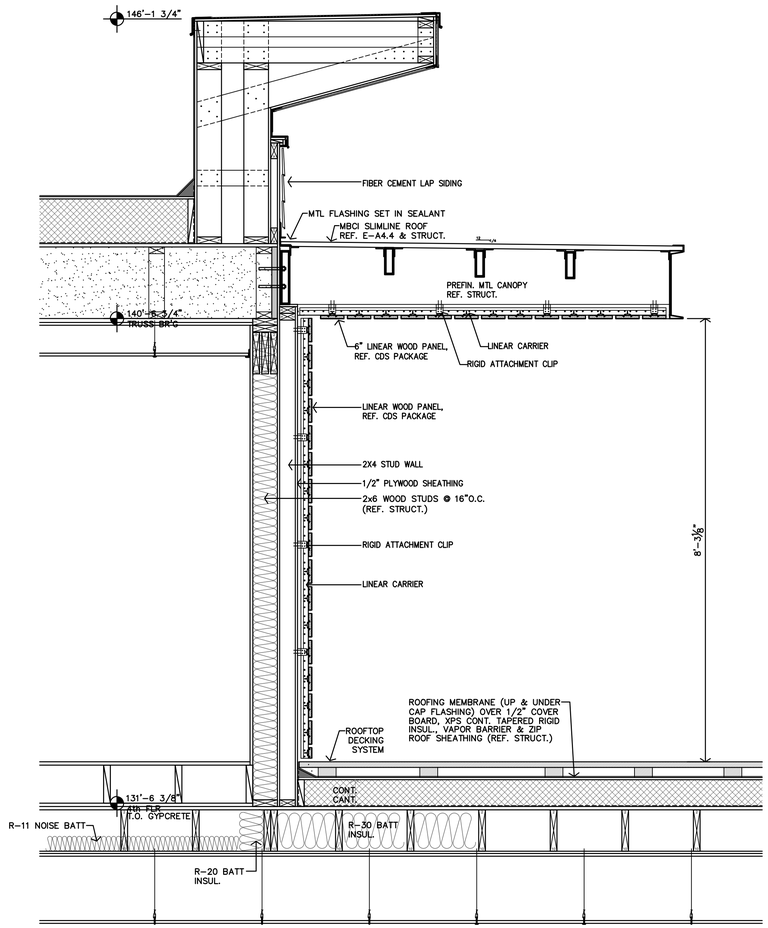
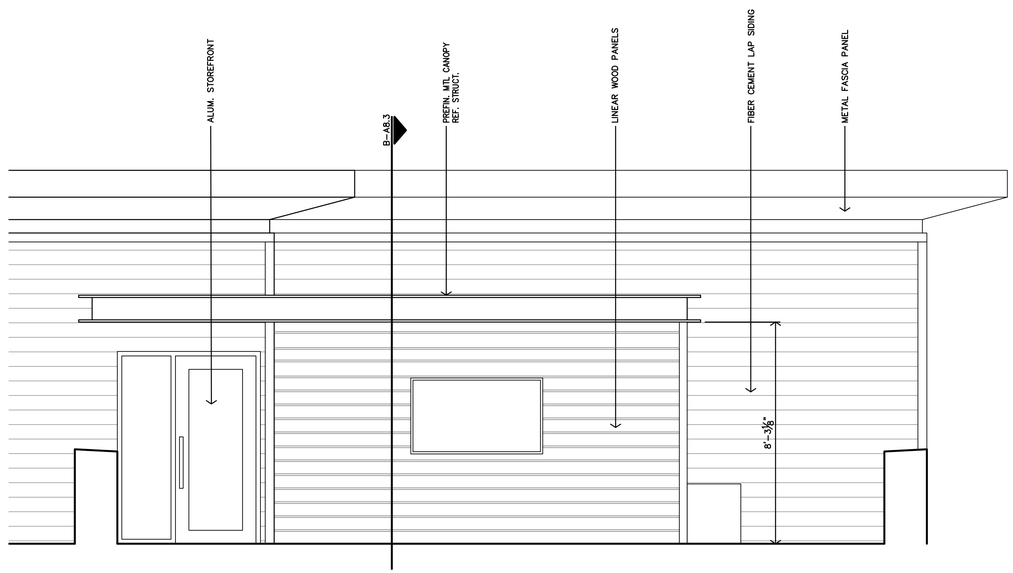


B ROOFTOP DECK WALL SECTION
3/4"=1'-0"

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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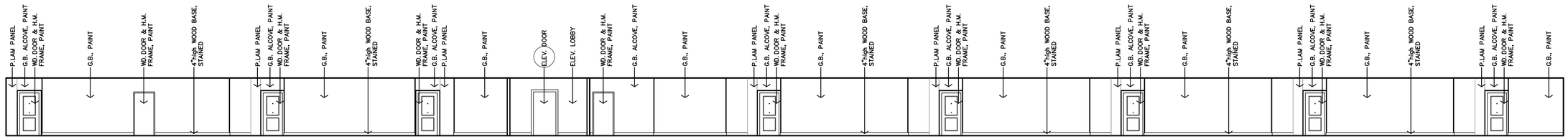
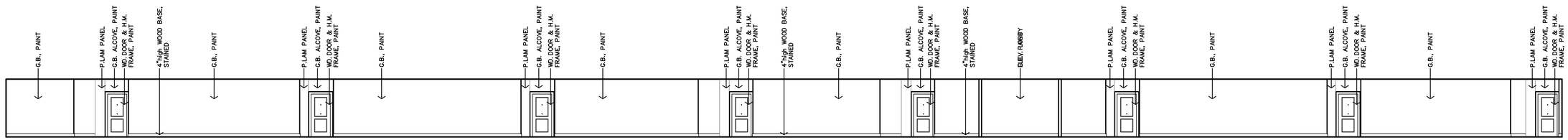
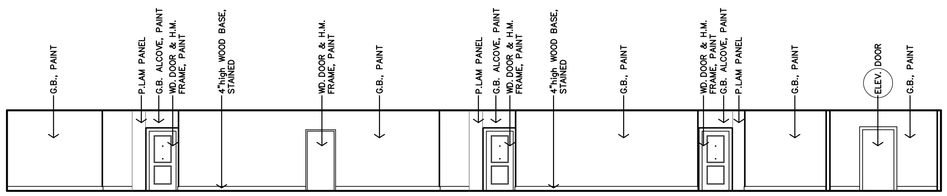


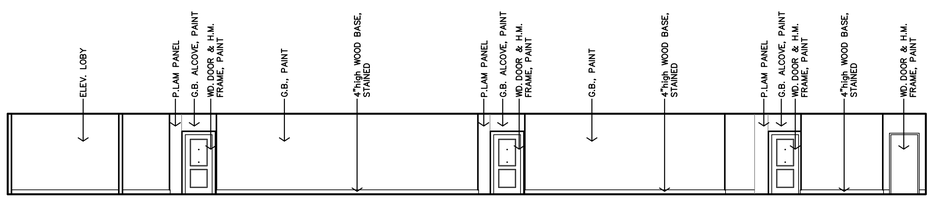
F HALL #202 & #203
INTERIOR ELEVATION
1/8"=1'-0" HALLS #302 & #303 SIM.



E HALL #202 & #203
INTERIOR ELEVATION
1/8"=1'-0" HALLS #302 & #303 SIM.

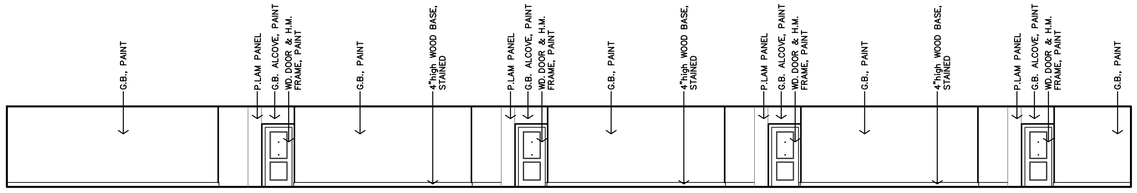


D HALL #108
INTERIOR ELEVATION
1/8"=1'-0"

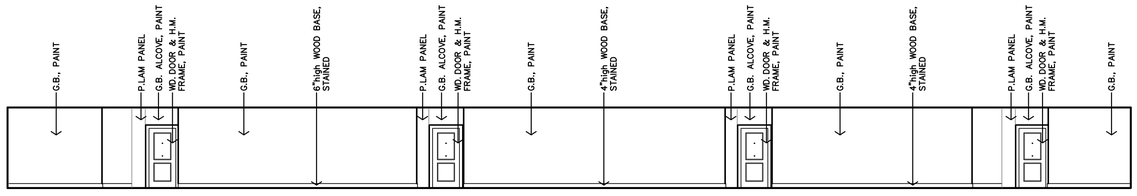


C HALL #108
INTERIOR ELEVATION
1/8"=1'-0"

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



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



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

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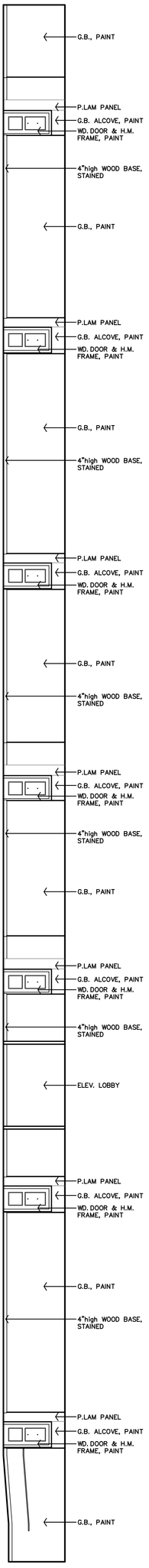
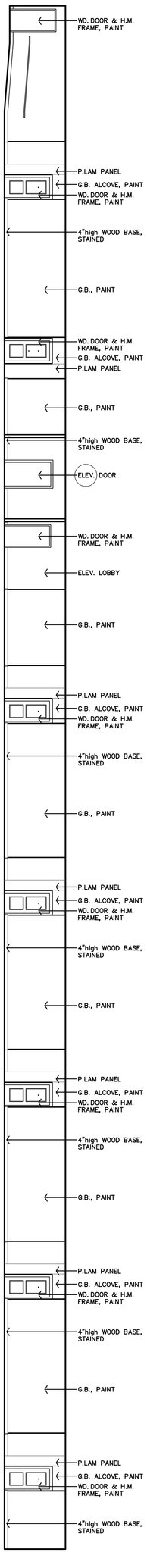


A HALL #403 & #404 INTERIOR ELEVATION
1/8"=1'-0" HALLS #402 & #303 SIM.



B HALL #403 & #404 INTERIOR ELEVATION
1/8"=1'-0" HALLS #402 & #303 SIM.

REFER TO CDS INTERIOR DESIGN PACKAGE FOR PLANNING, DESIGN, SELECTIONS, AND DETAILS. CONTRACTOR TO REVIEW AND PROVIDE ALL FINISHES, MATERIALS, AND PRODUCTS AS SPECIFIED.

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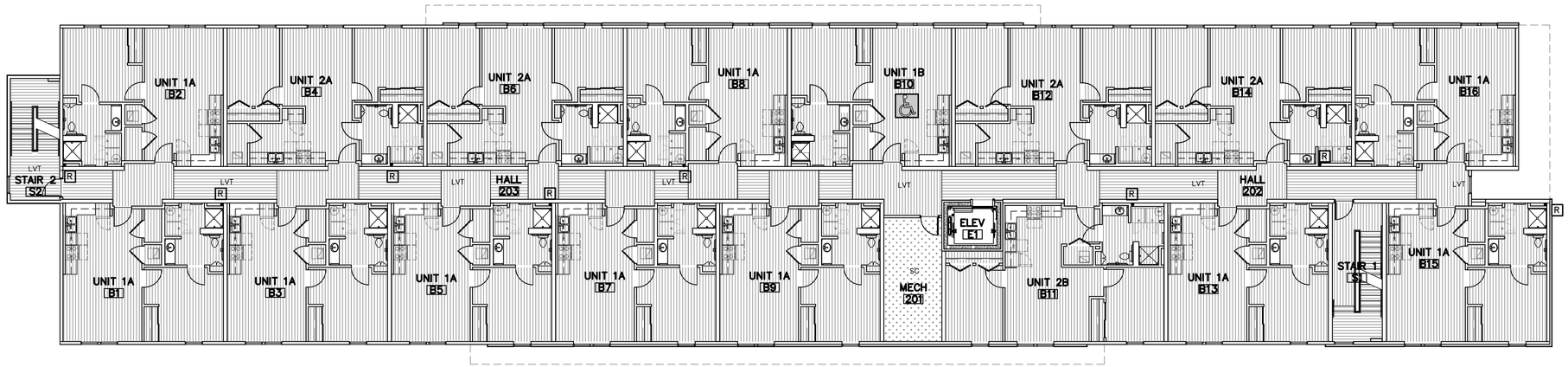


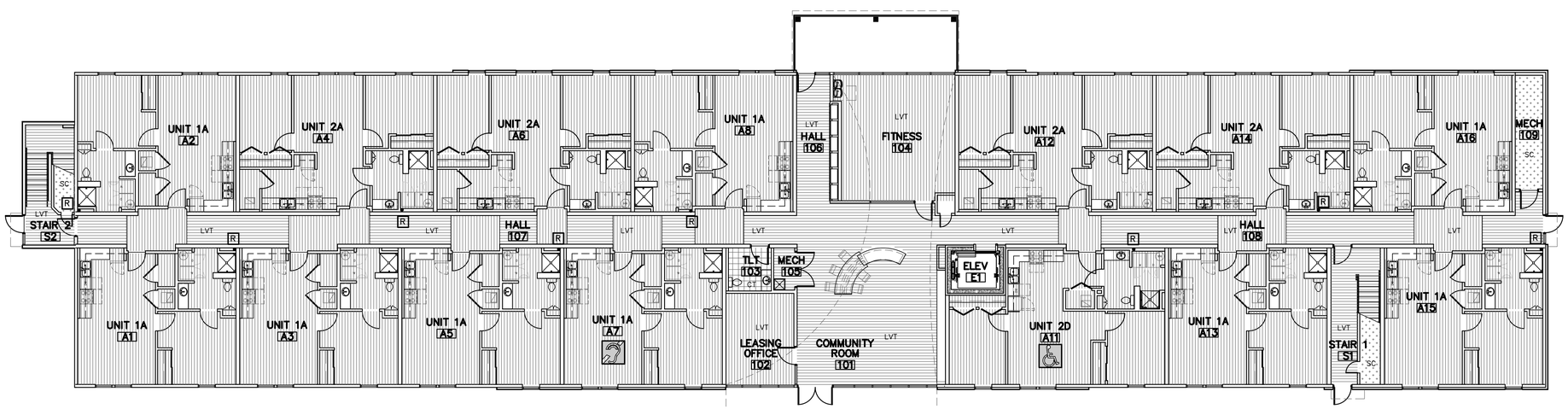
B **SECOND FLOOR PLAN**
3/32"=1'-0"

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		CONCRETE PAVERS



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

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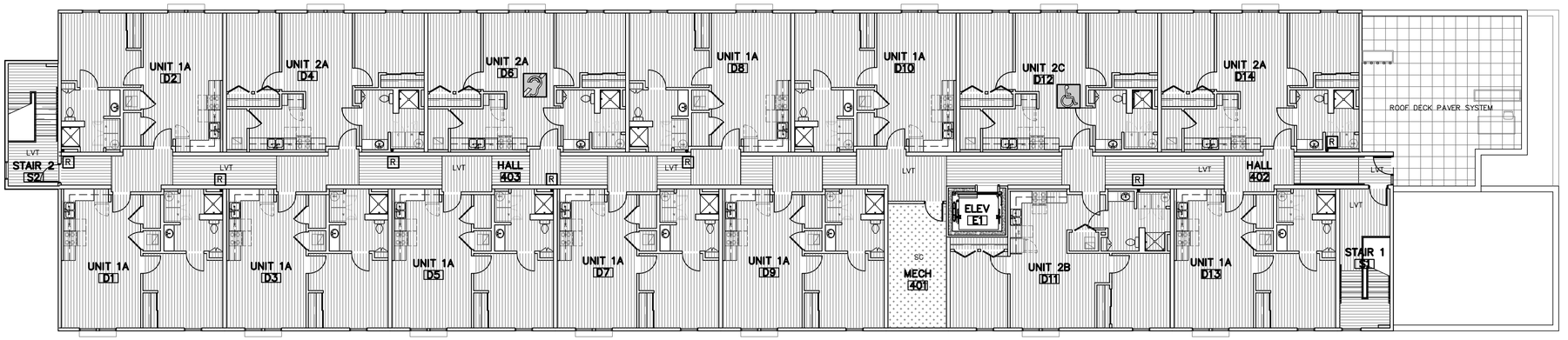


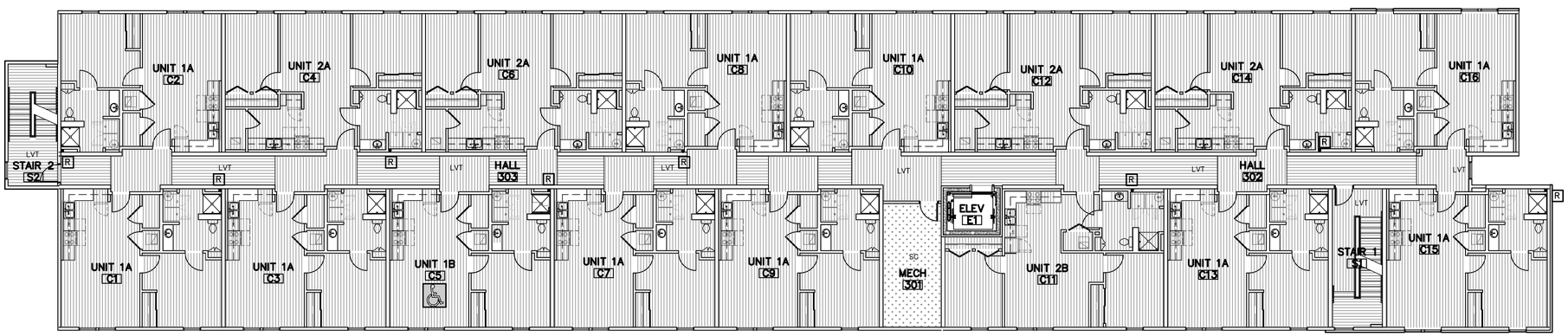
FLOORING GENERAL NOTES

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		CONCRETE PAVERS

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



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

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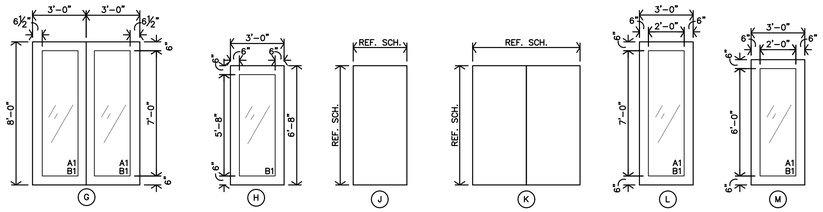
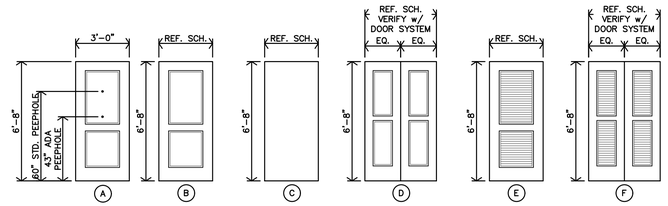


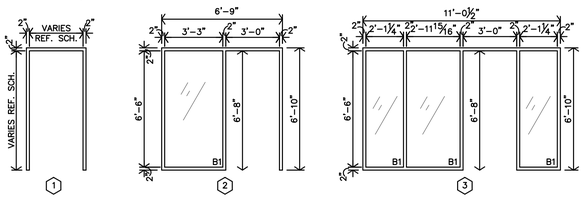
A PUBLIC DOOR TYPES

1/4"=1'-0"



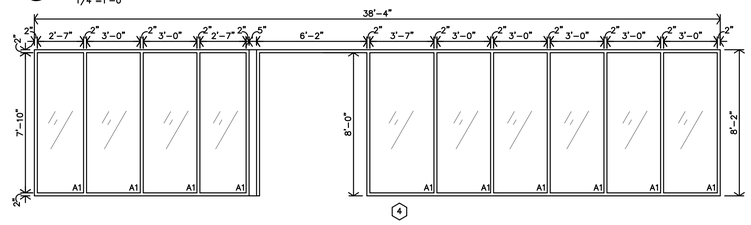
B UNIT DOOR TYPES

1/4"=1'-0"



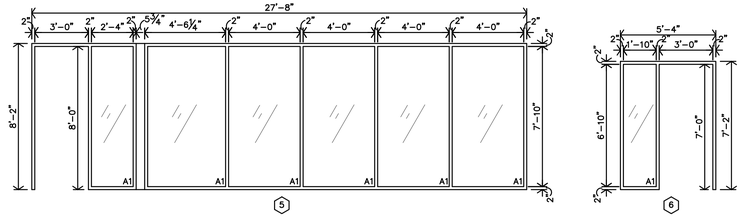
C DOOR FRAME TYPES

1/4"=1'-0"



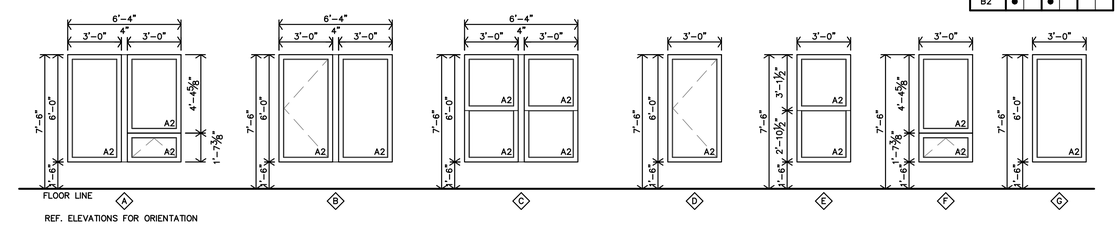
D DOOR FRAME TYPES

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"	8'-0"		●			G		●	●		4	●				PANIC HARDWARE
102	3'-0"	6'-8"		●			H		●	●		2	●				
103	3'-0"	6'-8"	1 3/4"			●	J		●	●		1		●			
104	3'-0"	7'-0"	1 3/4"	●			H		●	●		3	●				
105	PR3'-0"	6'-8"	1 3/4"			●	K		●		●	1		●			
106	3'-0"	6'-0"	1 3/4"	●			L		●	●		5	●				
107	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min		PANIC HARDWARE
108	3'-0"	7'-0"	1 3/4"	●			M		●	●		6		●			PANIC HARDWARE
109	3'-0"	6'-8"	1 3/4"			●	J		●		●	1		●			
111	3'-0"	7'-0"	1 3/4"	●			M		●	●		6		●			PANIC HARDWARE
112	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min		PANIC HARDWARE
113	3'-0"	7'-0"	1 3/4"	●			M		●	●		6		●			PANIC HARDWARE
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		●			
202	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min		PANIC HARDWARE
203	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min		PANIC HARDWARE
THIRD FLOOR																	
301	3'-0"	6'-8"	1 3/4"			●	J		●		●	1		●			
302	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min		PANIC HARDWARE
303	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min		PANIC HARDWARE
FOURTH FLOOR																	
401	3'-0"	6'-8"	1 3/4"			●	J		●		●	1		●			
402	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min		PANIC HARDWARE
403	3'-0"	7'-0"	1 3/4"		●		J		●		●	1		●	90min		PANIC HARDWARE
404	3'-0"	6'-8"	1 3/4"	●			M		●	●		6		●			
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 - 60 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 FINISH BI-FOLD	DOOR FINISH BI-PASS	DOOR FINISH POCKET	DOOR FINISH PREFINISHED	FRAME MATERIAL PAINT WOOD	FRAME MATERIAL METAL	FRAME TYPE	FRAME FINISH PAINT	RATING	DETAILS	REMARKS	LOCATION
1	3'-0"	6'-8"	1 3/4"	●			A				●	●	●	1	●	20min		2, 3, 4	ENTRY
2	3'-0"	6'-8"	1 3/4"	●			B				●	●		1	●			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			●	
B	6'-4"	6'-0"	VINYL – CASEMENT & FIXED			●	
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. 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 & 2012
5. 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 FLRG 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	
02	LIVING ROOM		VP		P	P	P	P	P	P	
03	BATH		VP		P	P	P	P	P	P	
04	LAUNDRY		VP		P	P	P	P	P	P	
05	BEDROOM		VP		P	P	P	P	P	P	
06	CLOSET		VP		P	P	P	P	P	P	
07	BEDROOM		VP		P	P	P	P	P	P	
08	CLOSET		VP		P	P	P	P	P	P	
09	MECH		VP		P	P	P	P	P	P	
10	STORAGE		VP		P	P	P	P	P	P	

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THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

CHRISTOPHER R. CLINTON
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1-3-2025
JOB: 24-3379
SHEET NO.:

A10.1

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