THE RESIDENCE at HERITAGE WEST

NEW APARTMENT COMPLEX

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

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

REVIEWED FOR CODE COMPLIANCE

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DATE: 02/19/25 BY: William Jerauld Jr

REFERENCE LEGEND

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

MATERIAL LEGEND

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

JonesGillamRenz

730 N. Ninth St.
Salina, KS 67401
785.827.0386

1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

CONSULTANTS

Civil Engineer ;

MKEC ENGINEERING SUCCESS

411 N. Webb Rd.
Wichita, KS. 67206
ph. (316) 684-9600
www.mkec.com

Mechanical & Electrical Engineer ;

LST Consulting Engineers, PA
4809 Vue Du Lac Place, Suite 301
MANHATTAN, KS. 66503
ph. (785) 587-8042
fax (785) 587-8039
mail@LSTengineers.com

Structural Engineer ;

Bob D. Campbell & Co., Inc.
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
FL	Flow line
Ft.	Foot or feet
Ftg.	Footing
Furr.	Furring
Fut.	Future
Ga.	Gauge
Galv.	Galvanized
G.B.	Grab Bar
Gl.	Glass
Gnd.	Ground
Gr.	Grade
Gyp.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
Hdwd.	Hardwood
Hdwr.	Hardware
H.M.	Hollow Metal
Horiz.	Horizontal
Hr.	Hour
Hgt.	Height
I.D.	Inside Diameter
Insul.	Insulation
Int.	Interior
Jan	Janitor
Jt.	Joint
Kit.	Kitchen
Lab.	Laboratory
Lam.	Laminate
Lav.	Lavatory
Lkr.	Locker
Lt.	Light
Mas.	Masonry
Max.	Maximum
M.C.	Medicine Cabinet
Mech.	Mechanical
Memb.	Membrane
Met.	Metal
Mfr.	Manufacturer
Mh.	Manhole
Min.	Minimum
Mir.	Mirror
Misc.	Miscellaneous
M.O.	Masonry Opening
Mtd.	Mounted
N.	North
N.I.C.	Not In Contract
No. or #	Number
Nom.	Nominal
N.T.S.	Not To Scale
O/	On or Over
Obs.	Obscure
O.C.	On Center
O.D.	Diameter
Off.	Office
Opng.	Opening
Opp.	Opposite
P.	Paint
Pl.	Plate
P.Lam.	Plastic Laminate
Plas.	Plaster
Plywd.	Plywood
Pr.	Pair
Pt.	Point
P.T.D.	Paper Towel Dispenser
Ptn.	Partition
P.T.R.	Paper Towel Receptacle
Q.T.	Quarry Tile
R.	Riser
Rad.	Radius
R.D.	Roof Drain
Ref.	Reference
Reinf.	Reinforced
Req'd	Required
Resil.	Resilient
Rm.	Room
R.O.	Rough Opening
S.	South
S.B.	Splash Block
S.C.	Solid Core
Sched.	Schedule
S.D.	Soap Dispenser
Sect.	Section
Shr.	Shower
Sht.	Sheet
Sim.	Similar
S.N.D.	Sanitary Napkin Disp.
S.N.R..	Sanitary Napkin Recep.
Spec.	Specification
Sq.	Square
SST.	Stainless Steel
Std.	Standard
Stl.	Steel
Stor.	Storage
Strl.	Structural
Susp.	Suspended
S.V.	Sheet Vinyl
Sym.	Symmetrical
Tex.	Texture
T.B.	Towel Bar
T.Bd.	Tack Board
Temp.	Tempered
T.&G.	Tongue & Groove
Thk.	Thick
T.O.M.	Top Of Masonry
T.O.S.	Top Of Steel
T.P.	Top Of Pavement
T.P.D.	Toilet Paper Dispenser
T.V.	Television
T.W.	Tackwall
Typ.	Typical
Trd.	Tread
U.O.N.	Unless Otherwise Noted
Ur.	Urinal
V.C.T.	Vinyl Composition Tile
V.T.	Vinyl Tile
V.B.	Vapor Barrier
Vert.	Vertical
Vest.	Vestibule
Vyl.	Vinyl
W.	West
w/	With
w/o	Without
W.C.	Wall Covering
Wd.	Wood
Wp.	Waterproof
Wdw.	Window
Wsct.	Wainscot
Wt.	Weight

SHEET INDEX

GENERAL

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FH1	FAIR HOUSING DIAGRAMS
FH2	FAIR HOUSING DIAGRAMS
FH3	FAIR HOUSING DIAGRAMS
ADA	2010 ADA STANDARD FOR ACCESSIBILITY DESIGN

CIVIL & LANDSCAPING

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C2.02	SITE PAVING PLAN
C2.51	SITE PAVING DETAILS
C2.52	SITE PAVING DETAILS
C2.53	SITE DETAILS
C2.54	RAMP/DRIVEWAY DETAIL PLANS
C3.01	SITE AND GRADING PLAN
C4.01	UTILITY PLAN
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L1.01	LANDSCAPE DETAILS

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S3.4	DETAILS
S3.5	DETAILS
S3.6	DETAILS

MECH, ELECT, PLUMBING

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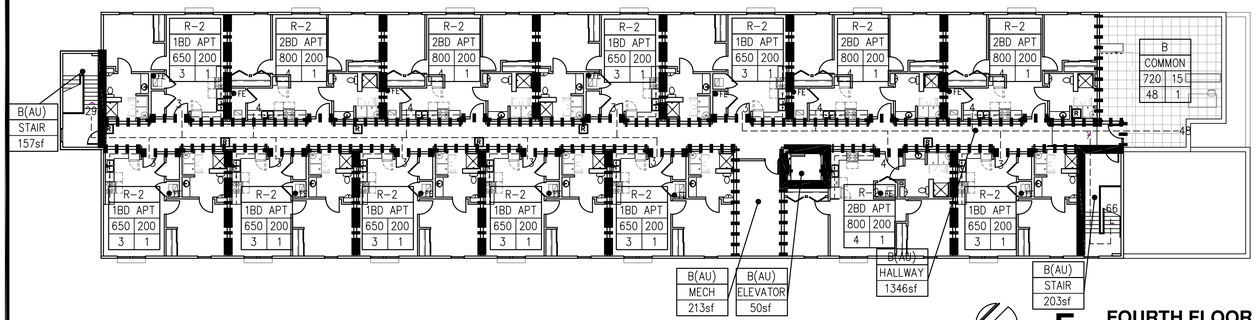
ADOPTED CODES

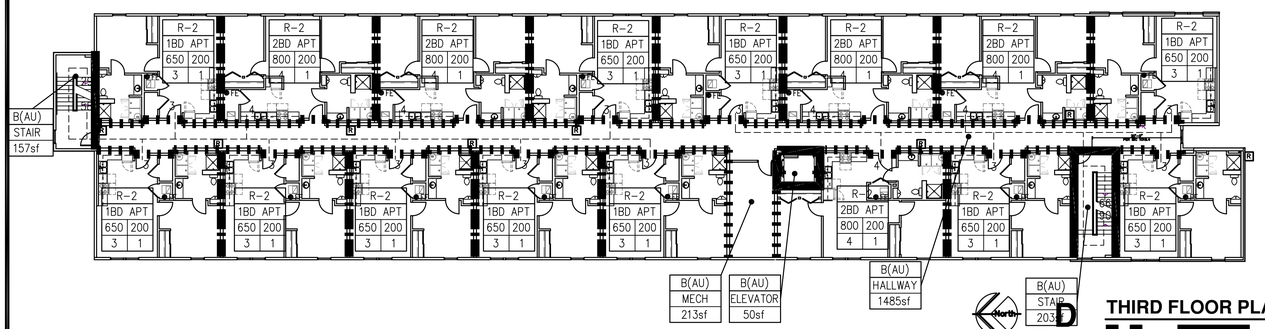
2006 INTERNATIONAL RESIDENTIAL CODE
2012 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 UNIFORM PLUMBING CODE
2014 NATIONAL ELECTRICAL CODE
2012 INTERNATIONAL FIRE CODE
CITY OF ANDOVER PROPERTY MAINTENANCE CODE
ADA: 2010 ADA STANDARDS

PERMIT SET 1-3-2025



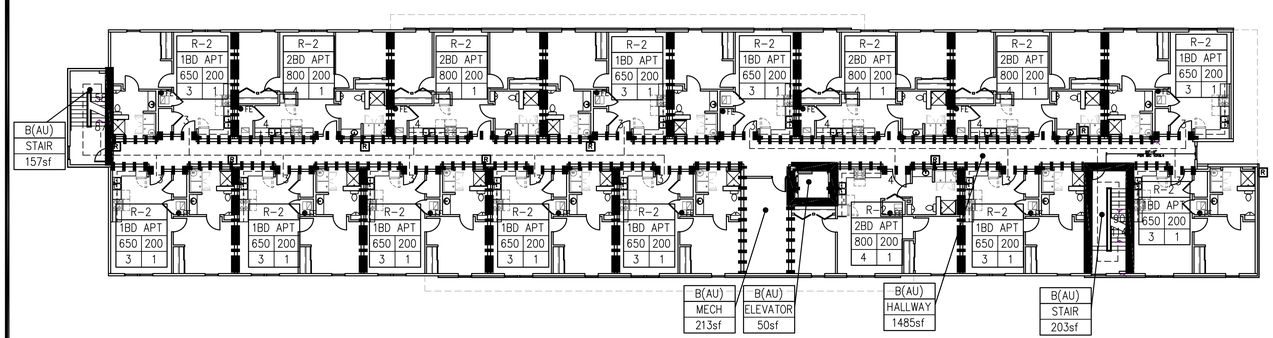
E **FOURTH FLOOR PLAN**

0 8' 16' 32'



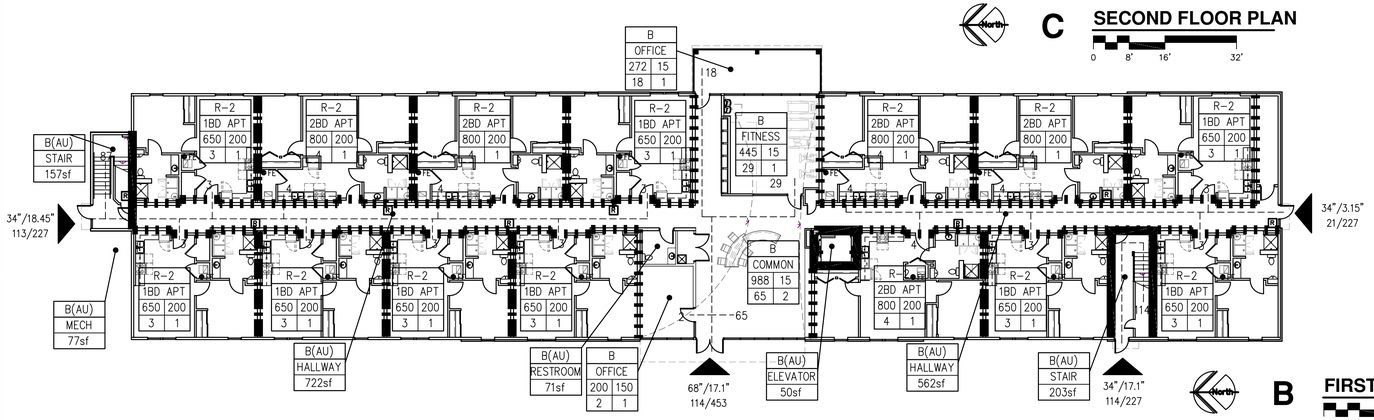
D **THIRD FLOOR PLAN**

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

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

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DATE: 02/19/25 BY: William Jerauld Jr

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)*

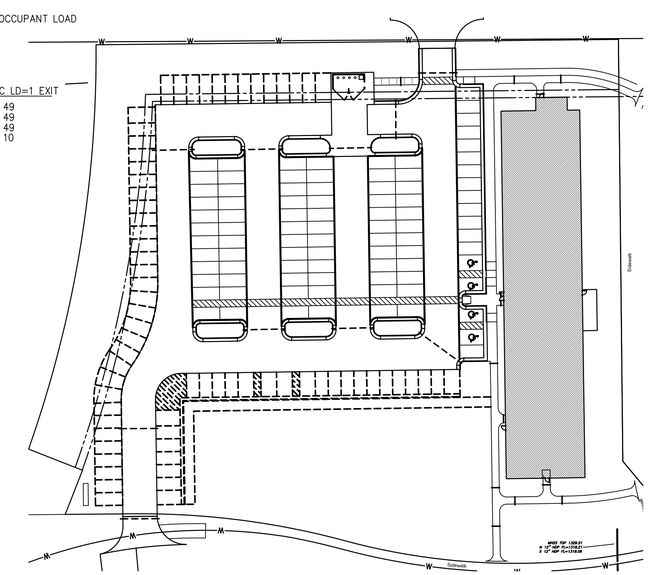
1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC 709.3 & 713.4)*

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

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

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

(EXIST WIDTH/LOAD FACTOR 0.15 PER 1005.3.2 EXCEPTION)



A **SITE PLAN**

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

CODE FOOT PRINT & INFORMATION

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 LICENSED 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

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

CFP

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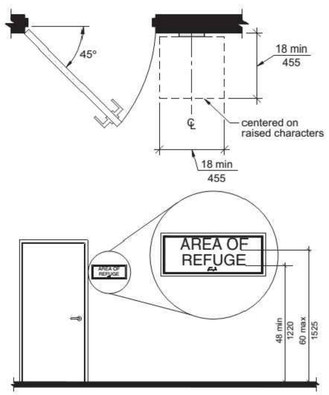
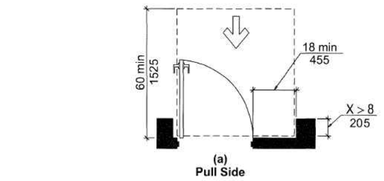
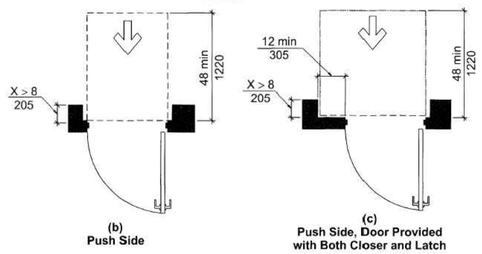


Note: For braille character mounting height see Section 703.4.5

U SIGNAGE (Section 703)
NO SCALE



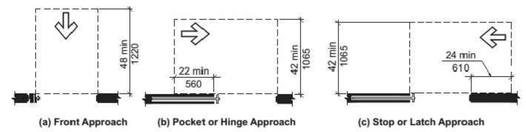
(a) Pull Side



(b) Push Side

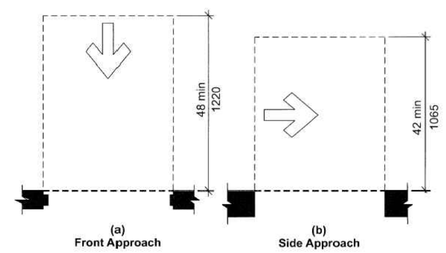
(c) Push Side, Door Provided with Both Closer and Latch

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



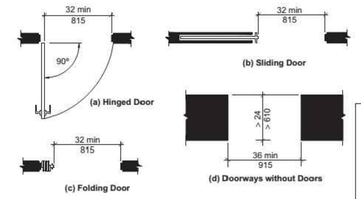
(a) Front Approach (b) Pocket or Hinge Approach (c) Stop or Latch Approach

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



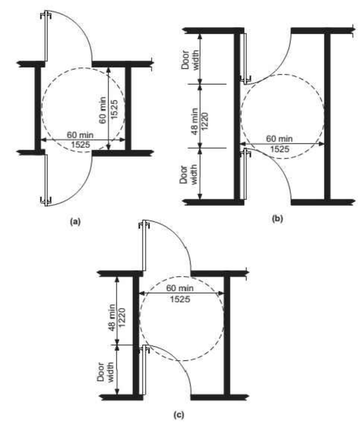
(a) Front Approach (b) Side Approach

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



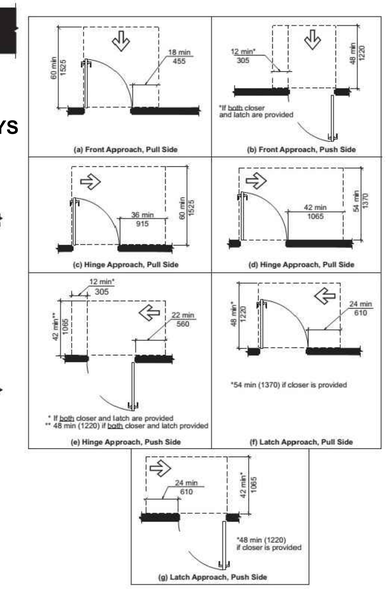
(a) Hinged Door (b) Sliding Door (c) Folding Door (d) Doorways without Doors

N CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



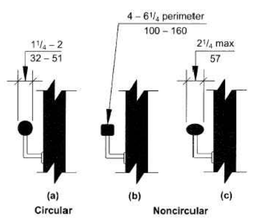
(a) (b) (c)

M TWO DOORS IN SERIES (Section 404)
NO SCALE



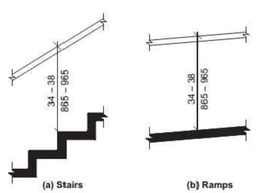
(a) Front Approach, Pull Side (b) Front Approach, Push Side (c) Hinge Approach, Pull Side (d) Hinge Approach, Pull Side (e) Hinge Approach, Push Side (f) Latch Approach, Pull Side (g) Latch Approach, Push Side

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



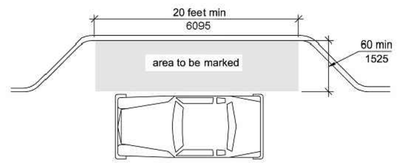
(a) Circular (b) (c) Noncircular

K HANDRAIL CROSS SECTION (Section 505)
NO SCALE

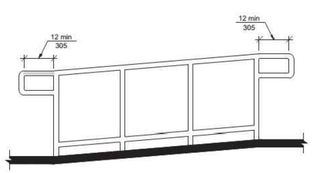


(a) Stairs (b) Ramps

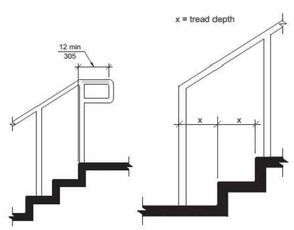
J HANDRAIL HEIGHT (Section 505)
NO SCALE



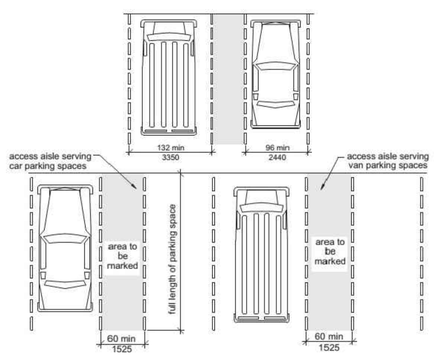
H PASSENGER LOADING ZONE (Section 503)
NO SCALE



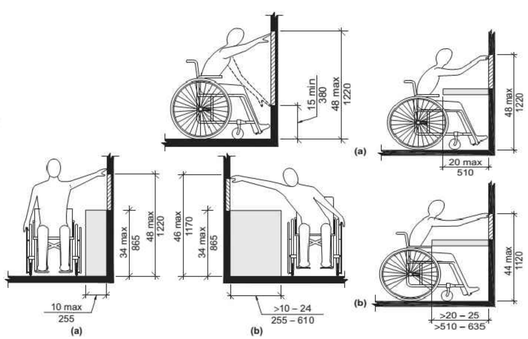
G RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



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

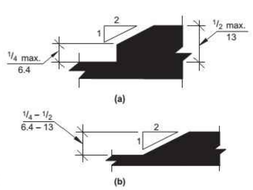


E PARKING SPACE (Section 502)
NO SCALE



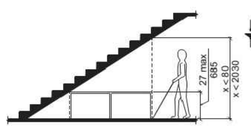
(a) (b)

D REACH CLEARANCES (Section 308)
NO SCALE

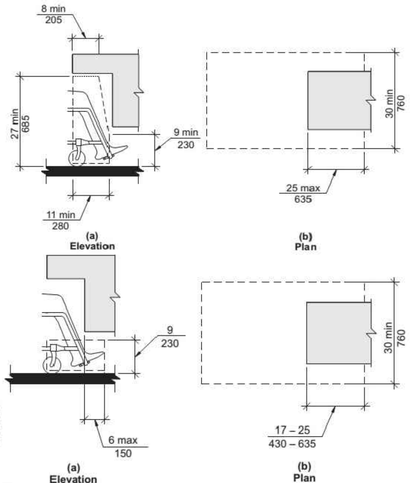


(a) (b)

C CHANGES IN LEVEL (Section 303)
NO SCALE



B VERTICAL CLEARANCE (Section 307)
NO SCALE



(a) Elevation (b) Plan (a) Elevation (b) Plan

A TOE & KNEE CLEARANCE (Section 306)
NO SCALE

FOR REFERENCE ONLY

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.:

ANSI1

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Metropolitan Area Building
and Construction Department

REVIEWED FOR CODE COMPLIANCE

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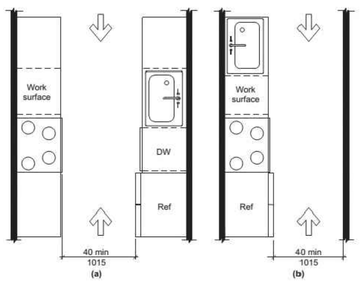
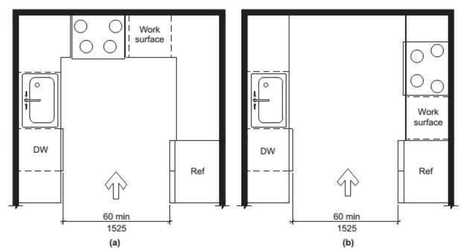
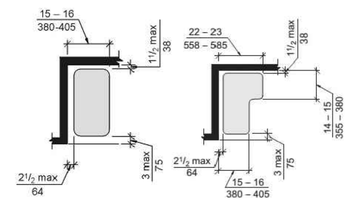
DATE: 02/19/25 BY: William Jerauld Jr



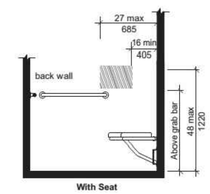
J PASS-THRU KITCHEN CLEARANCE (Section 804)
NO SCALE



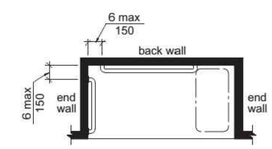
H U-SHAPED KITCHEN CLEARANCE (Section 804)
NO SCALE



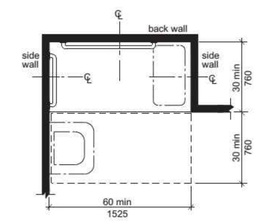
G SHOWER SEATS (Section 610)
NO SCALE



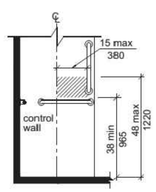
F ROLL-IN SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



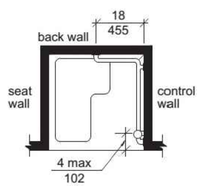
E ROLL-IN SHOWER GRAB BARS (Section 608)
NO SCALE



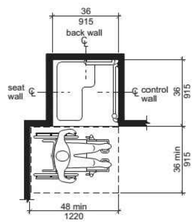
D ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



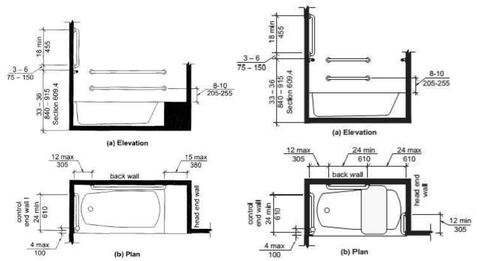
C TRANSFER SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



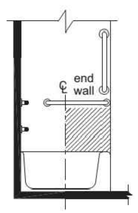
B TRANSFER SHOWER GRAB BARS (Section 608)
NO SCALE



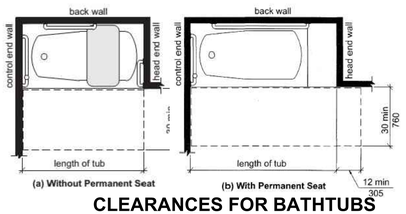
A TRANSFER SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



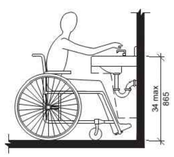
BB GRAB BARS FOR BATHTUBS (Section 607)
NO SCALE



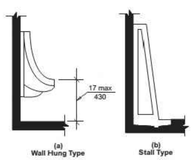
AA BATHTUB CONTROLS (Section 607)
NO SCALE



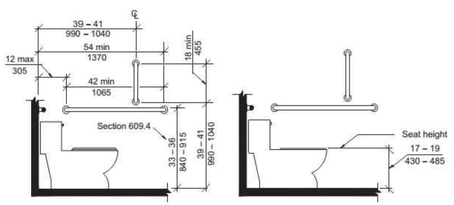
Z CLEARANCES FOR BATHTUBS (Section 607)
NO SCALE



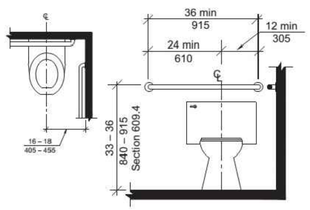
T HEIGHT OF LAVATORIES & SINKS (Section 606)
NO SCALE



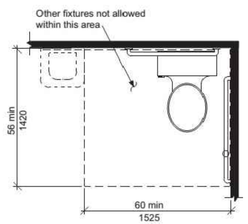
S HEIGHT OF URINALS (Section 605)
NO SCALE



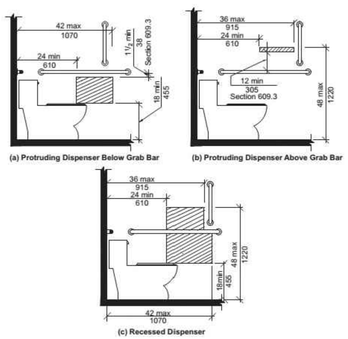
Y WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)
NO SCALE



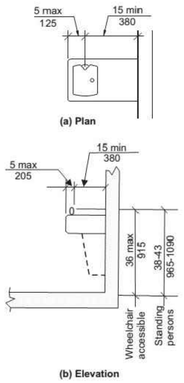
X WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)
NO SCALE



W CLEARANCES AT WATER CLOSET (Section 604)
NO SCALE



V DISPENSER OUTLET LOCATION (Section 604)
NO SCALE



R DRINKING FOUNTAIN (Section 602)
NO SCALE

FOR REFERENCE ONLY

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

THE RESIDENCE AT HERITAGE WEST

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.:

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and Construction Department

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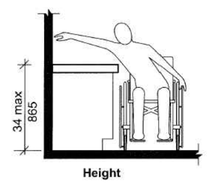
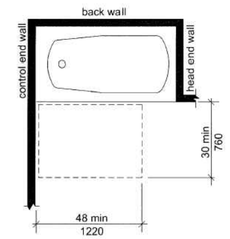
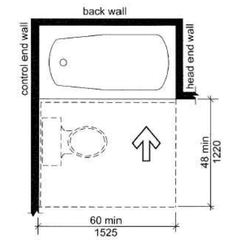
DATE: 02/19/25 BY: William Jerauld Jr



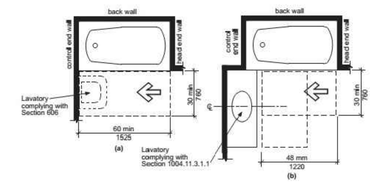
X LAVATORY AT TYPE B UNITS - OPT B BATH (Section 1004)
NO SCALE



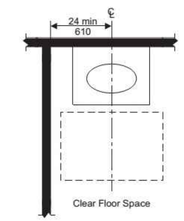
W BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1004)
NO SCALE



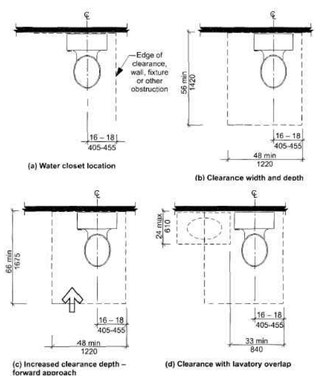
V BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1004)
NO SCALE



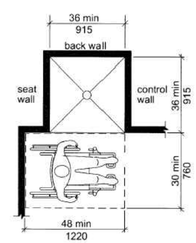
U BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1004)
NO SCALE



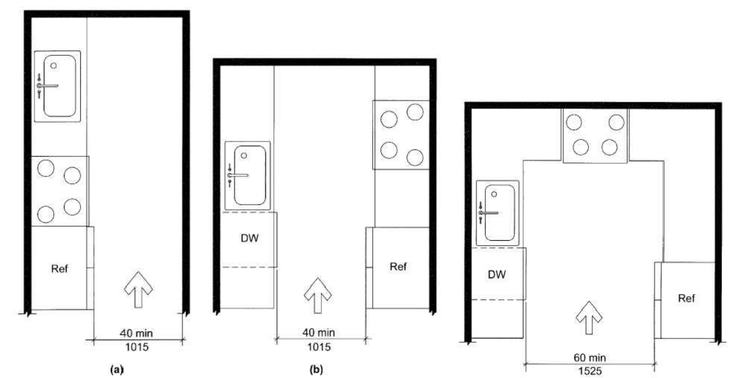
T LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1004)
NO SCALE



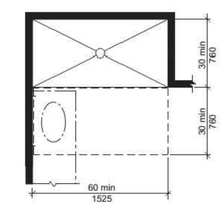
S WATER CLOSET CLEARANCES TYPE B UNITS (Section 1004)
NO SCALE



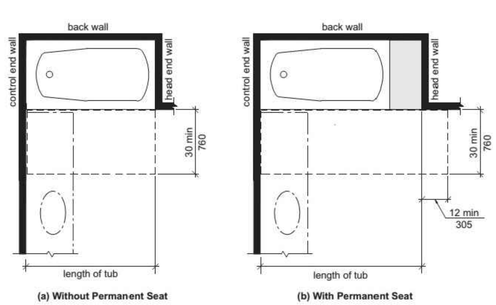
R TRANSFER SHOWER AT TYPE B UNITS (Section 1004)
NO SCALE



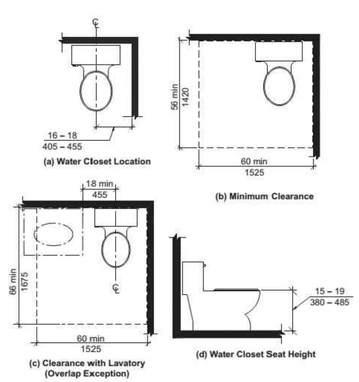
Q MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1004)
NO SCALE



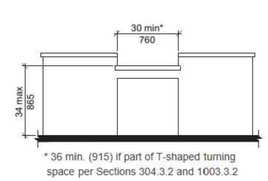
P ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



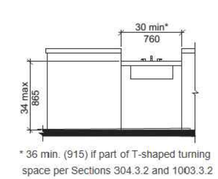
O BATHTUB CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



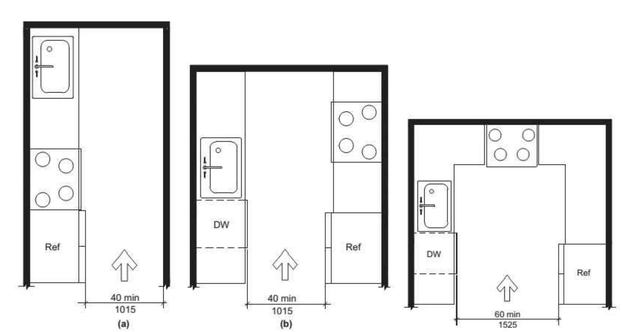
N WATER CLOSET CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



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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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 ARCHITECT LICENSED 6979 1/3/2025 KANSAS

REVISION:

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

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DATE: 02/19/25 BY: William Jerauld Jr

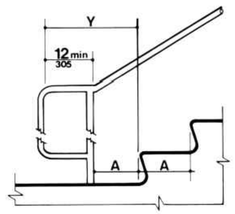


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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

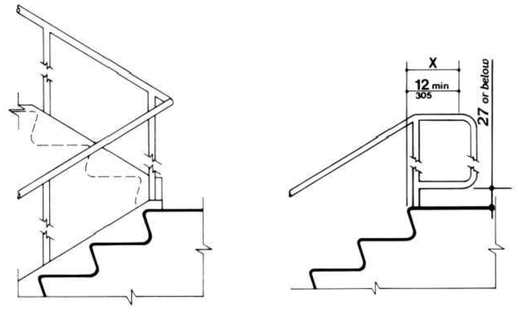
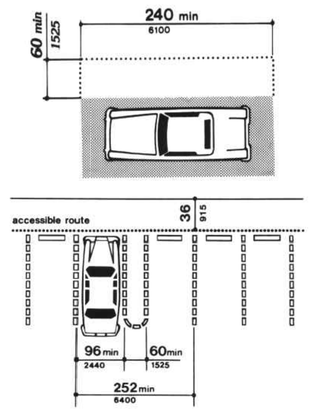


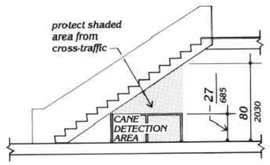
Figure 19(d)
Stair Handrails - Extension at Top of Run

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

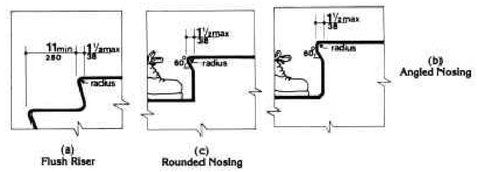
J STANDARD UFAS HANDRAILS
NO SCALE



B STANDARD UFAS PARKING SPACES
NO SCALE



F GENERAL UFAS DIAGRAM
NO SCALE



C STAIR NOSINGS
NO SCALE

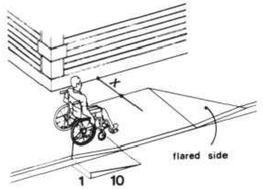


Figure 12(a)

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.

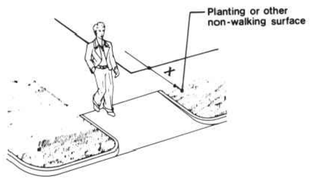
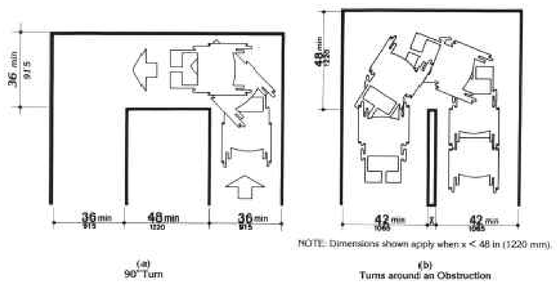
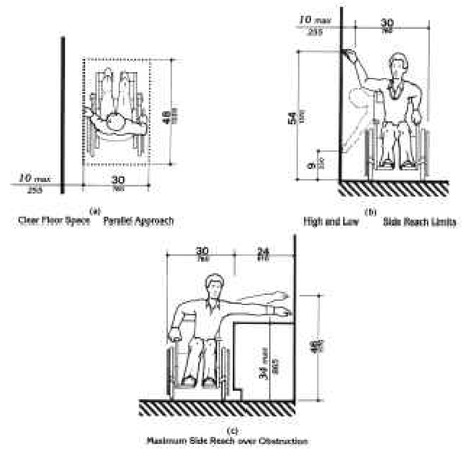


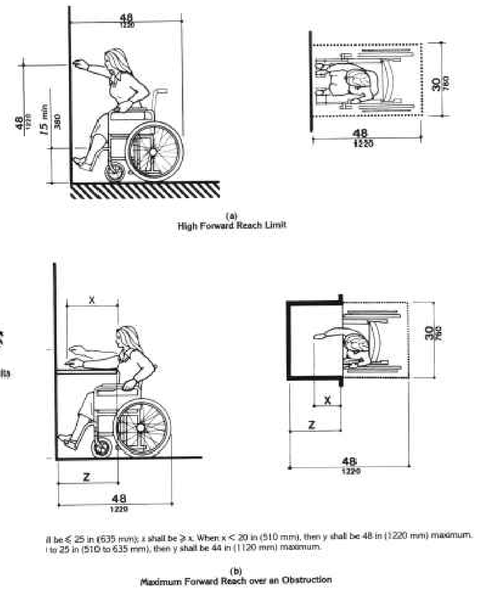
Figure 12(b)

H STANDARD UFAS CURB RAMPS
NO SCALE

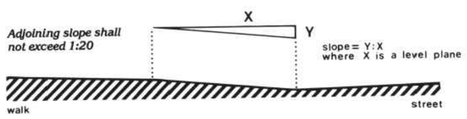


E UFAS WIDTH DIAGRAMS
NO SCALE

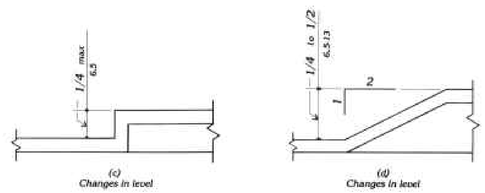




A STANDARD UFAS REACH DIAGRAMS
NO SCALE



G STANDARD UFAS SLOPE
NO SCALE



D UFAS CHANGE IN LEVEL DIAGRAM
NO SCALE

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

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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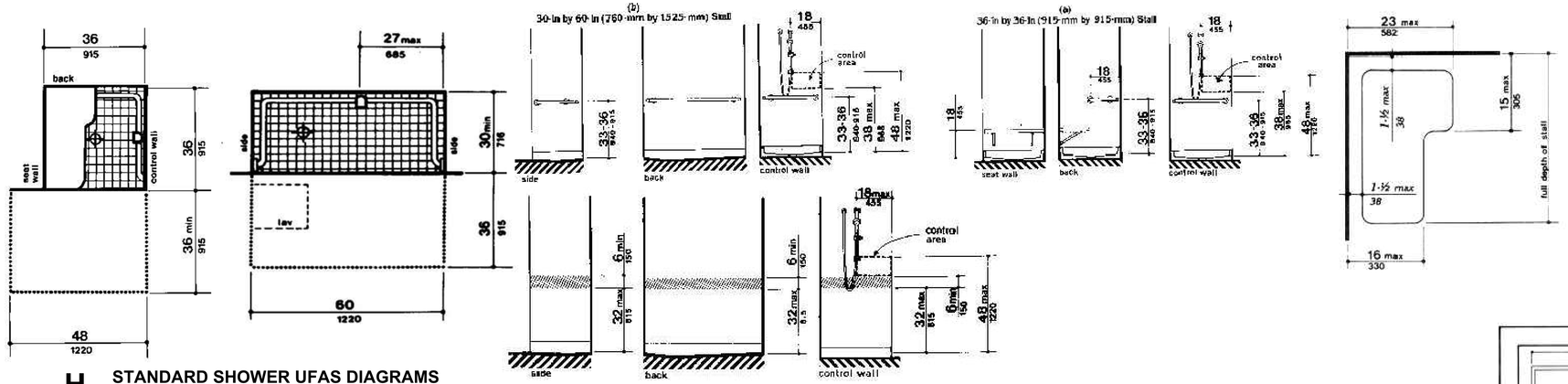
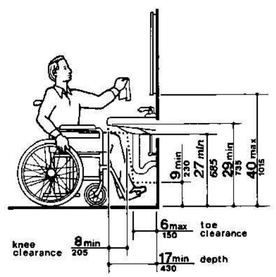


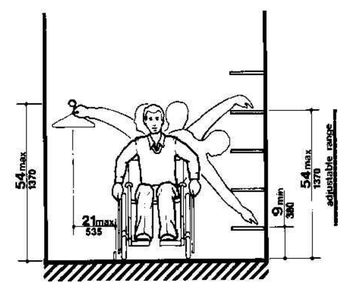
H STANDARD SHOWER UFAS DIAGRAMS

NO SCALE



G UFAS LAVRATORY CLEARANCES

NO SCALE



F STANDARD UFAS CLOSET/STORAGE HEIGHT

NO SCALE

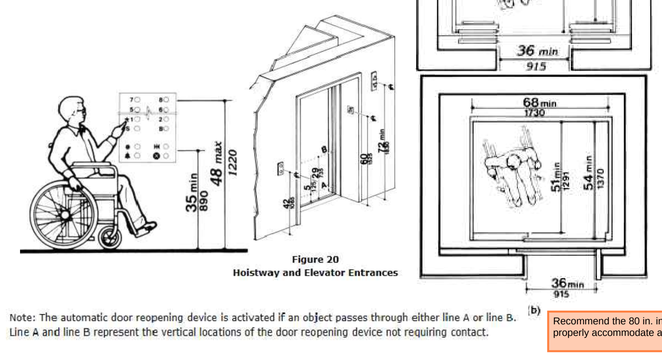


Figure 20
Hoistway and Elevator Entrances

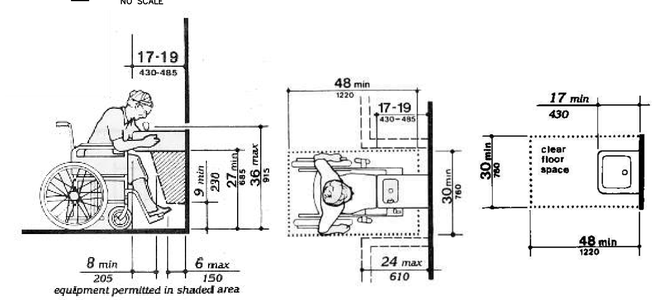
(b)

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.

Recommend the 80 in. interior clearance elevator car to properly accommodate an EMS cot

E STANDARD UFAS ELEVATOR DETAILS

NO SCALE



B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE

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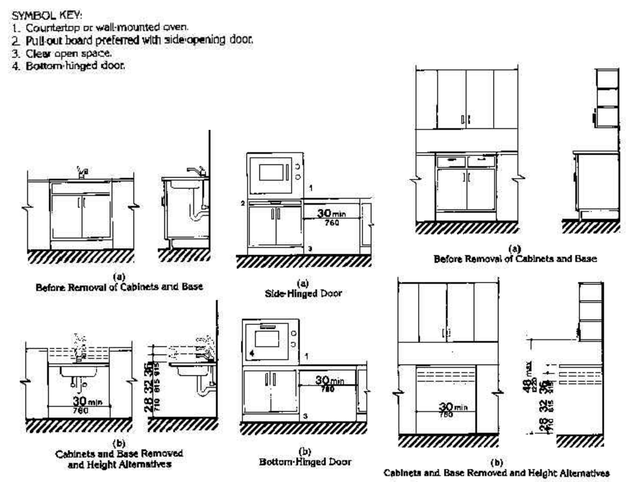
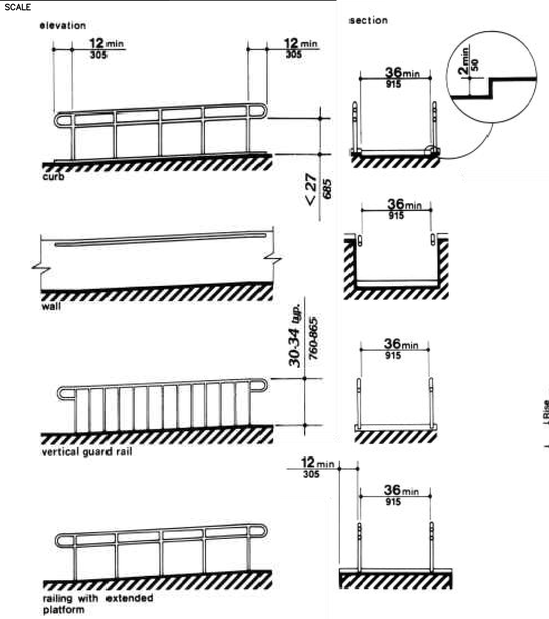


D STANDARD UFAS KITCHEN DIAGRAMS

NO SCALE



C UFAS EDGE PROTECTION

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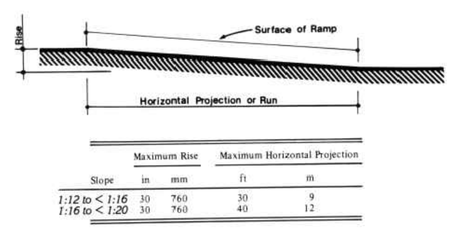

Slope	Maximum Rise in	Maximum Rise mm	Maximum Horizontal Projection ft	Maximum Horizontal Projection m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

A SLOPE AND RISE

NO SCALE

NOTE:
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DATE: 02/19/25 BY: William Jerauld Jr

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

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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

REVISION:

DATE: 1-3-2025
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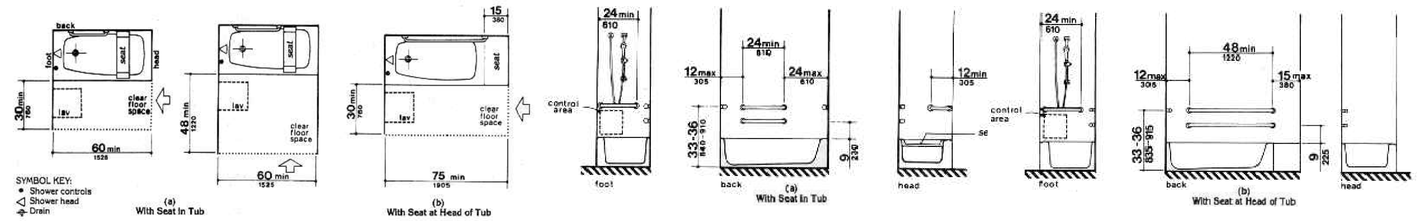
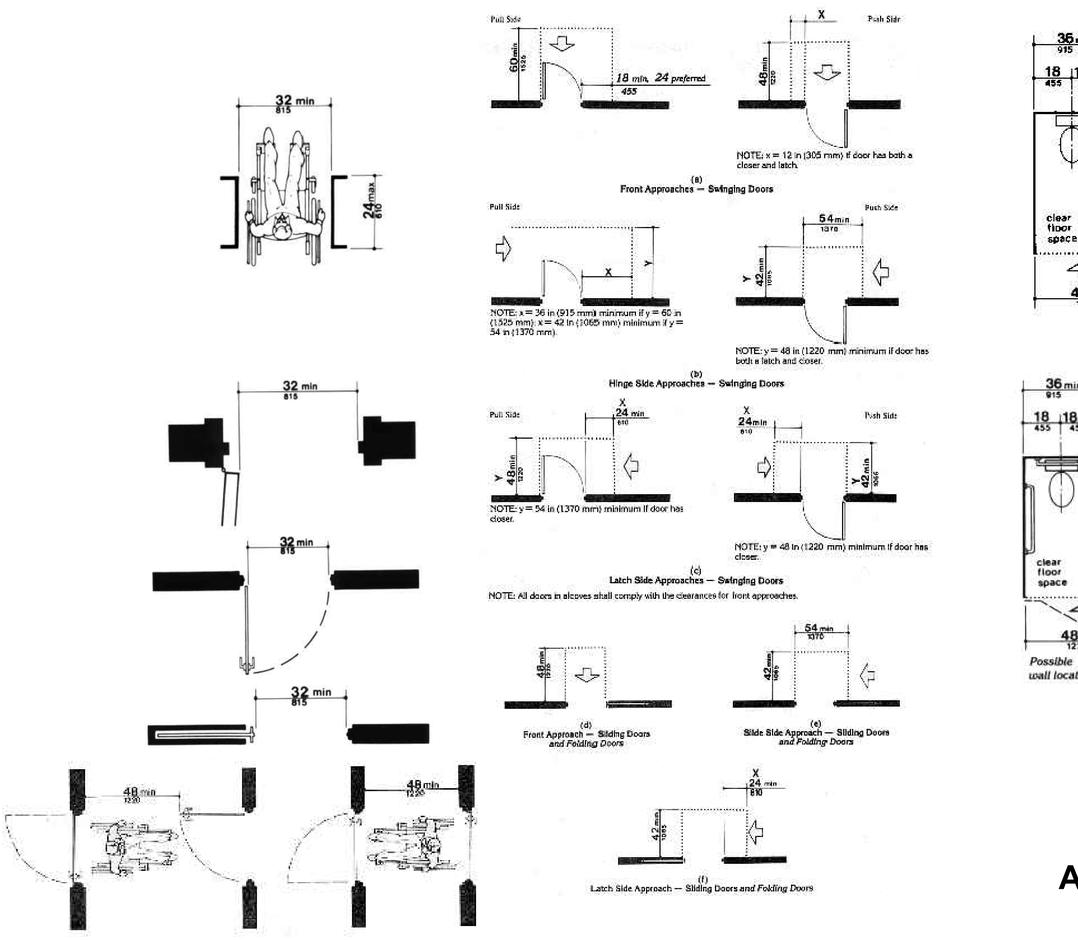


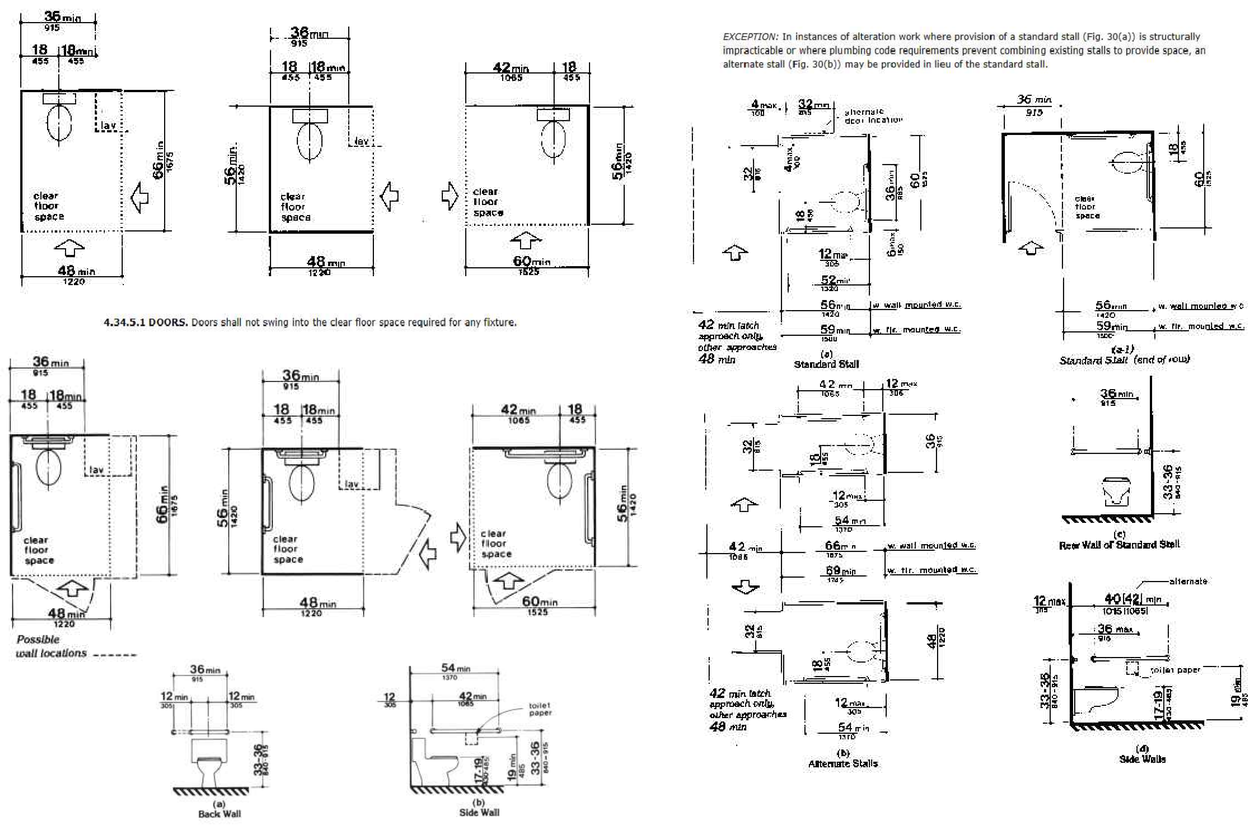
C STANDARD BATHROOM/TUB DIAGRAMS

NO SCALE



B STANDARD UFAS DOOR APRROACH/CLEARANCES

NO SCALE



A STANDARD UFAS TOILERT/WATER CLOSET DIAGRAMS

NO SCALE

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JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
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Kansas City, MO 64108
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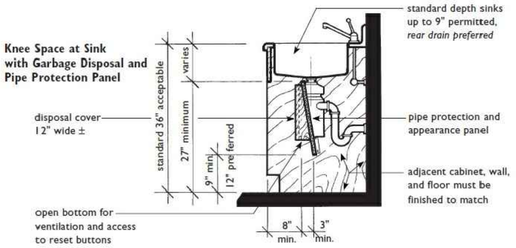
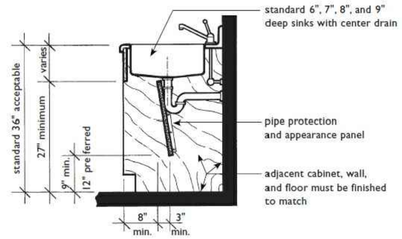
Knee Space at Sink with Garbage Disposal and Pipe Protection Panel

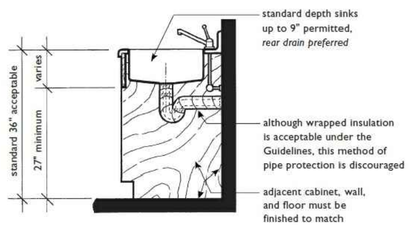


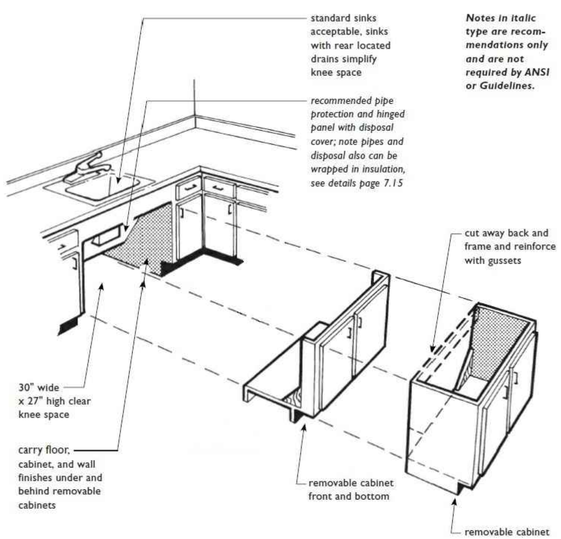
Knee Space at Sink with Pipe Protection Panel

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



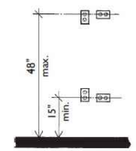
Knee Space at Sink with Wrapped Pipes



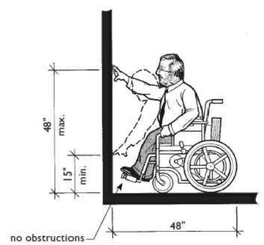


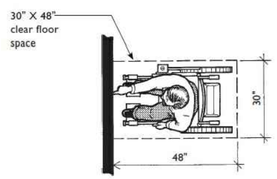
Notes in italic type are recommendations only and are not required by ANSI or Guidelines.

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

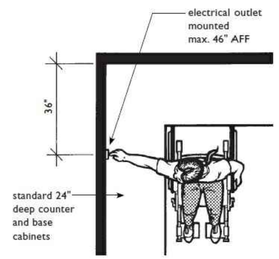


Mounting Height for Outlets

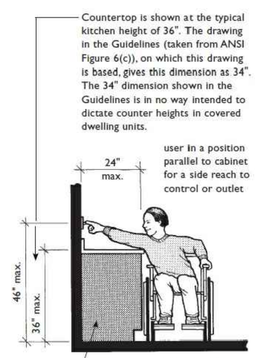




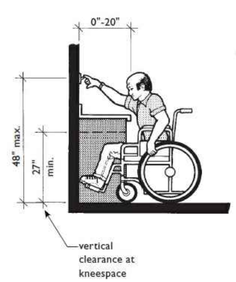
High and Low Forward Reach Limits From a Perpendicular Approach

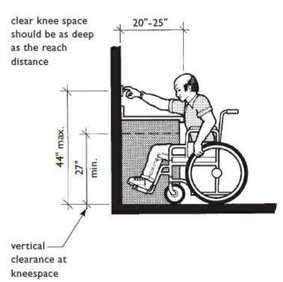


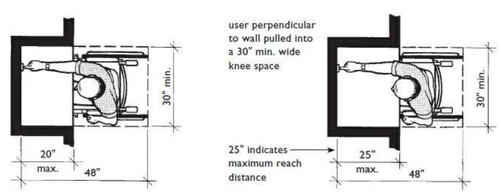
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



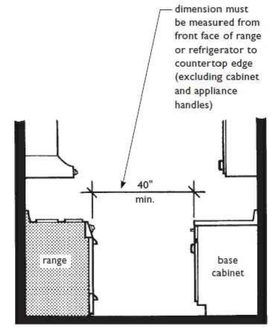
Maximum Side Reach (From a Parallel Approach) Over an Obstruction



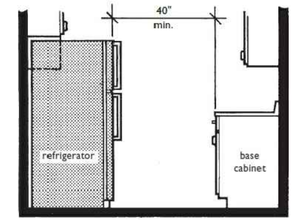




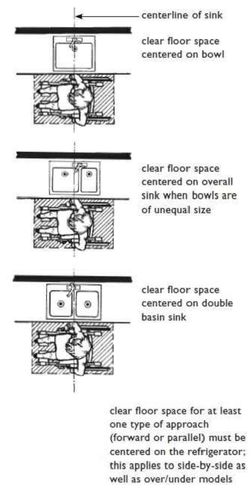
Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction

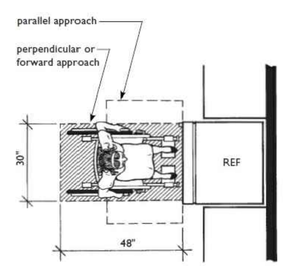


Minimum Clearance between Range and Opposing Base Cabinet

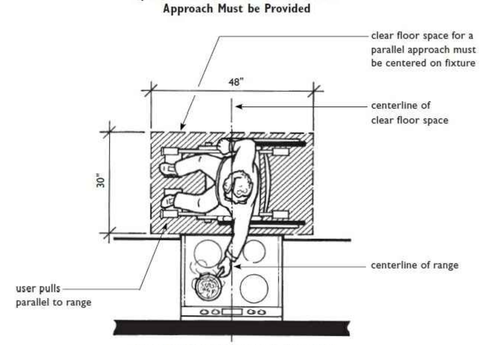


Minimum Clearance between Refrigerator and Opposing Base Cabinet

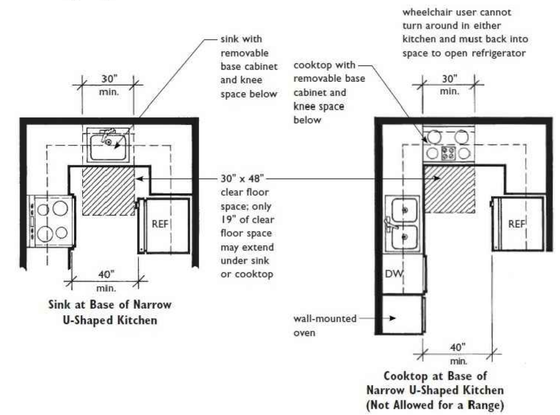




Space for Either a Forward or Parallel Approach Must be Provided

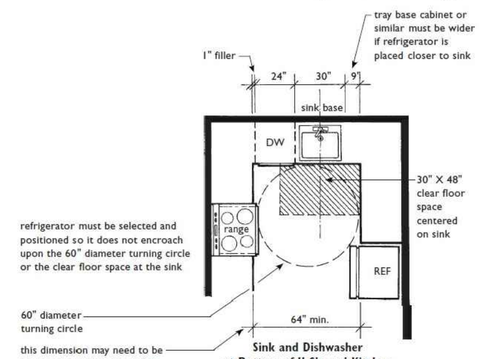


Space for Parallel Approach Required at Range and Cooktop

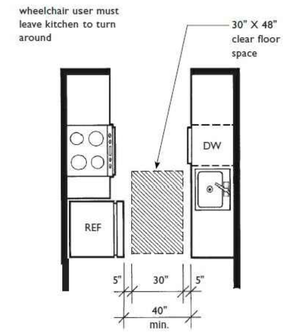


Sink at Base of Narrow U-Shaped Kitchen

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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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 ARCHITECT LICENSED 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

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

FH1

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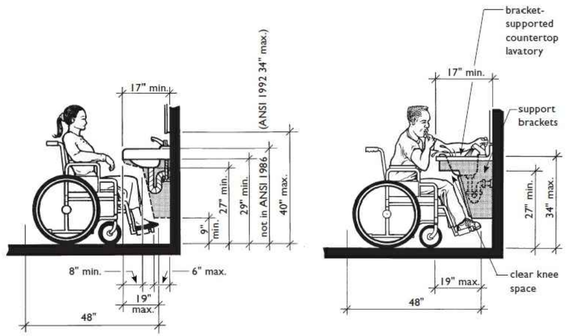
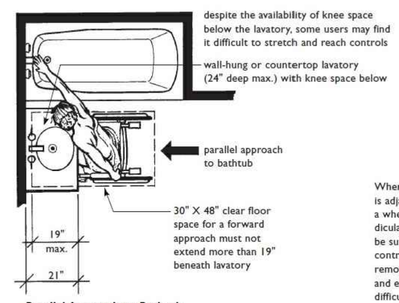
DATE: 02/19/25 BY: William Jerauld Jr

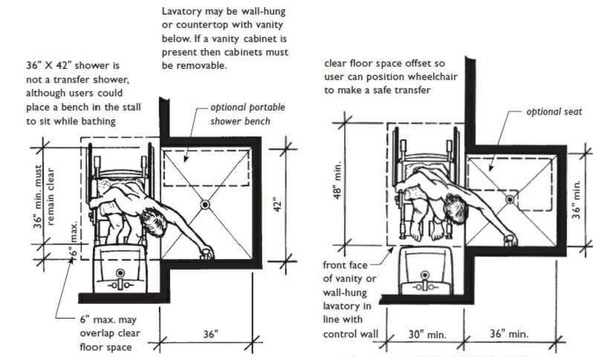


ANSI 1986 Requirements at Knee Space
(Guidance for Knee Space in A Bathrooms)

Knee Space at Lavatories that Meets the Requirements for B Bathrooms

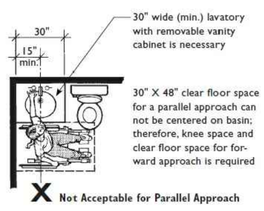


Parallel Approach to Bathtub at Lavatory with Knee Space Permitted in Specification A Bathrooms

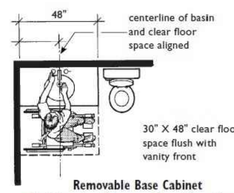


Lavatory at 36-Inch X 42-Inch Shower
Applicable in Specification A and B Bathrooms

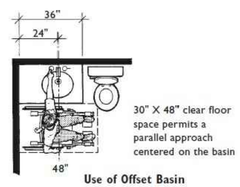
Lavatory at 36-Inch X 36-Inch Shower
Applicable in Specification A and B Bathrooms



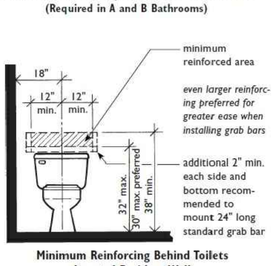
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered
(Required in A and B Bathrooms)



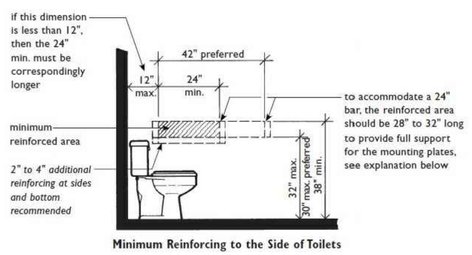
Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin
(Applicable in A and B Bathrooms)



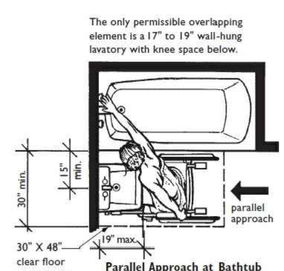
Use of Offset Basin to Reduce Lavatory Length
(Applicable in A and B Bathrooms)



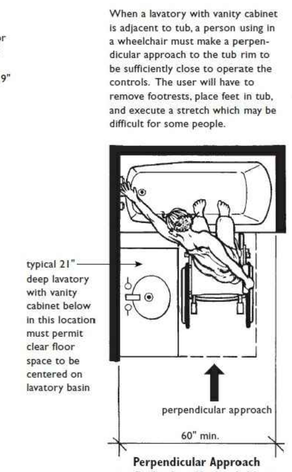
Minimum Reinforcing Behind Toilets Located Beside a Wall



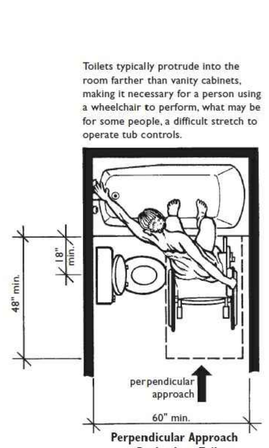
Minimum Reinforcing to the Side of Toilets



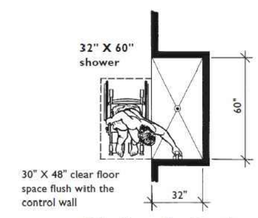
Parallel Approach at Bathtub with Small Wall-Hung Lavatory
Applies to Specification B Bathrooms Only



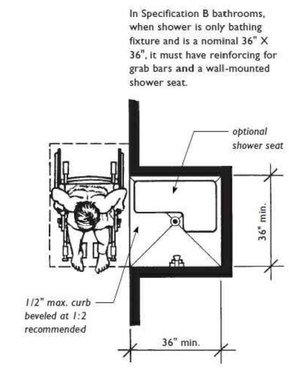
Perpendicular Approach to Bathtub at Vanity Cabinet
Permitted in Specification A Bathrooms Only



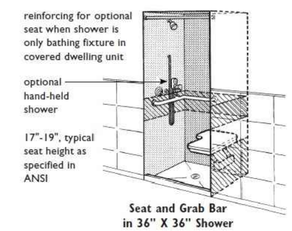
Perpendicular Approach to Bathtub at Toilet
Permitted in Specification A Bathrooms Only



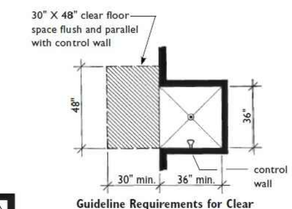
Other Shower Sizes Meet the Requirements of the Guidelines



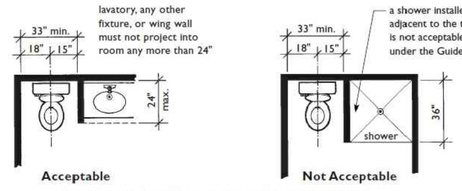
When Shower Stall Is the Only Bathing Fixture It Must Be at Least 36 Inches X 36 Inches



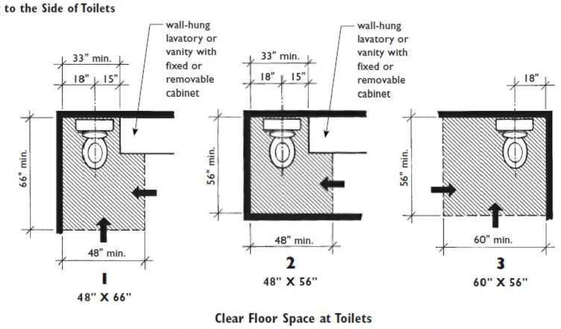
Seat and Grab Bar in 36" X 36" Shower



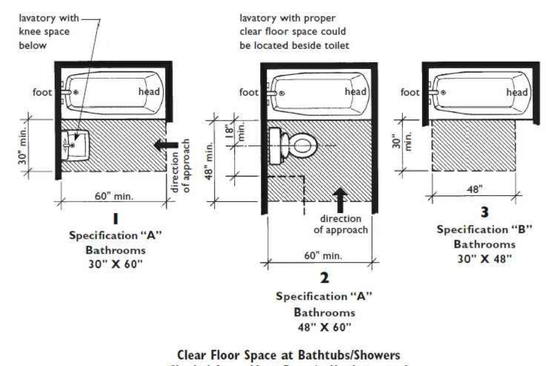
Guideline Requirements for Clear Floor Space at Showers



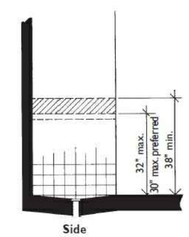
Some Features May Overlap Clear Floor Space at Toilet



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

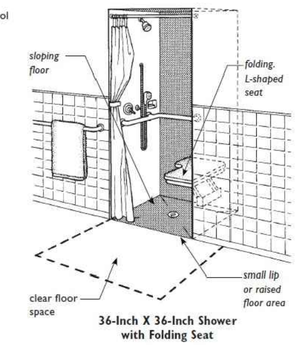


Clear Floor Space at Bathtubs/Showers
Shaded Areas Must Remain Unobstructed
(Taken from Guideline Figures 7(b) and 8)



Side

Minimum Reinforcing for Grab Bars in Showers



36-Inch X 36-Inch Shower with Folding Seat

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

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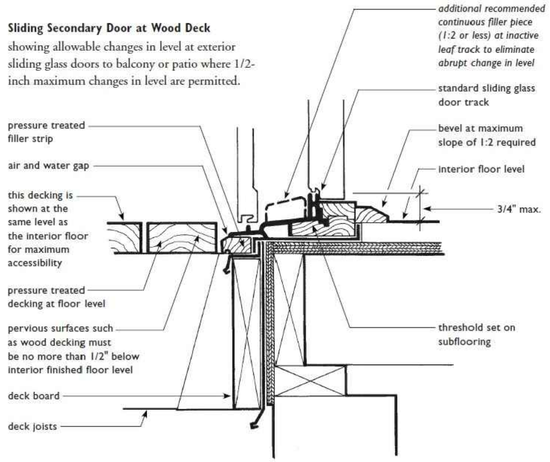
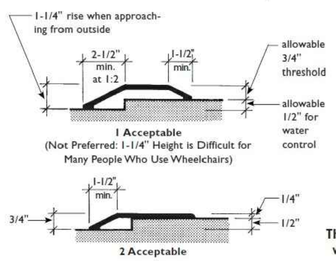
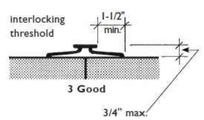
Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.

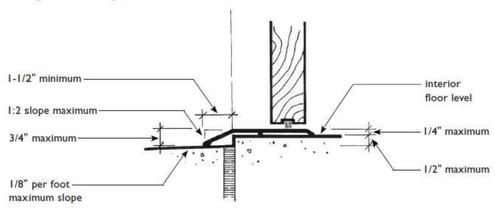


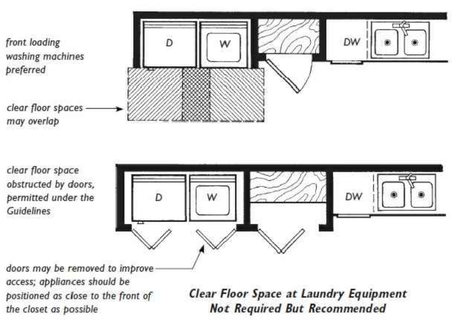




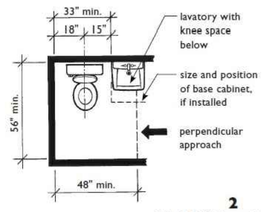
Threshold Details at Primary Entry with Impervious Landing Surface

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.



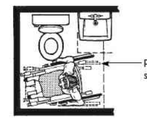


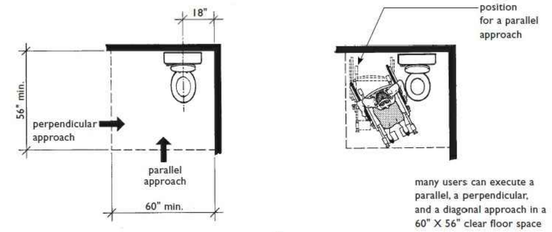
Clear Floor Space at Laundry Equipment Not Required But Recommended



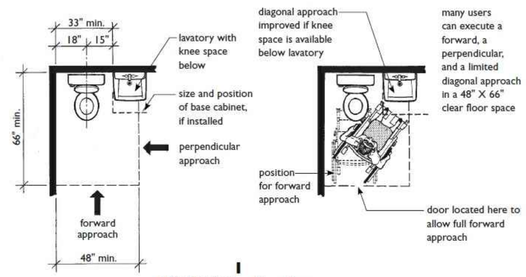
2
48" X 56" Clear Floor Space
(with Overlapping Lavatory)

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

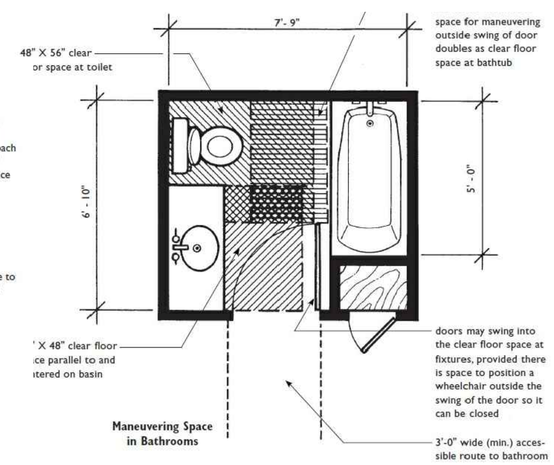




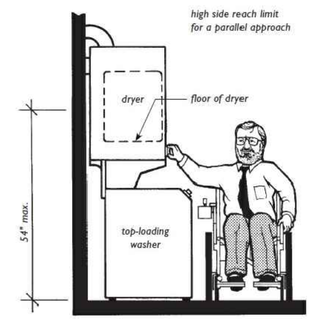
3
60" X 56" Clear Floor Space
(with No Overlapping Elements)



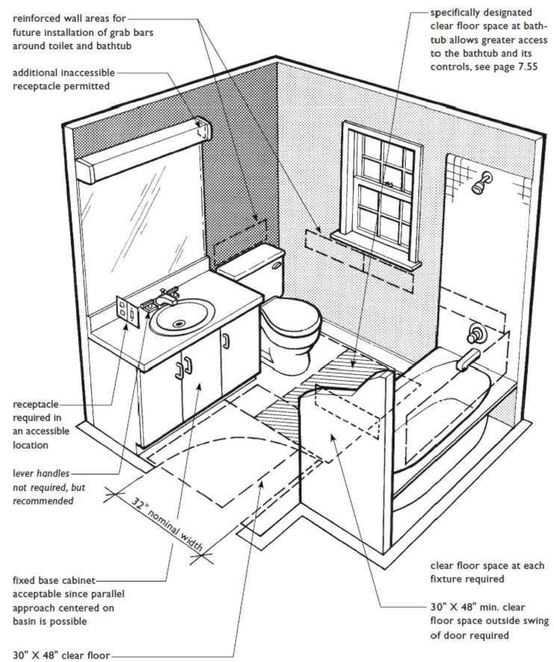
1
48" X 66" Clear Floor Space
(with Overlapping Lavatory)



Maneuvering Space in Bathrooms

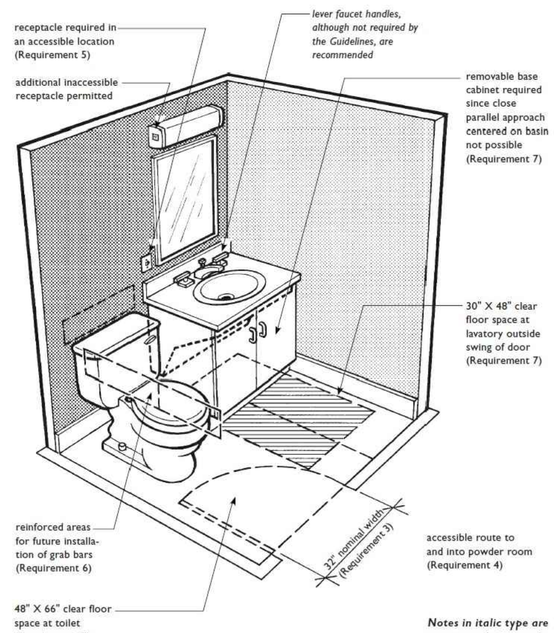


Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



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

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

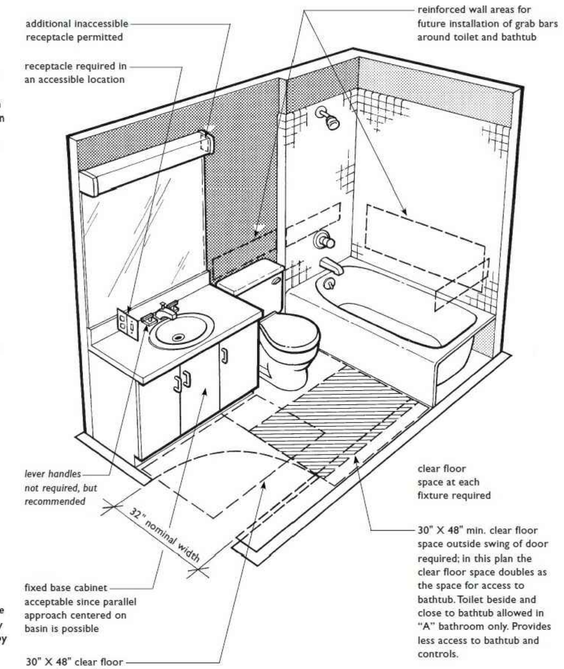


Usable Powder Room
5'-6" X 5'-8"
(See Plan Page 7.81)

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

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

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



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

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

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Wichita-Sedgwick County
Metropolitan Area Building
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DATE: 02/19/25 BY: William Jerauld Jr

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

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

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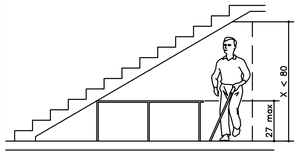
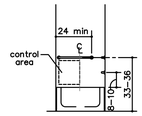
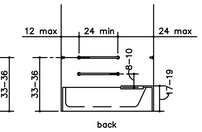


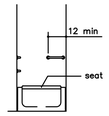
Vertical Clearance



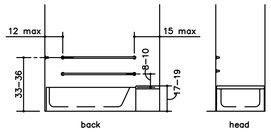
Controls Location



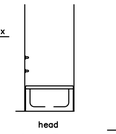
Grab Bars at Removable Seat



Grab Bars at Removable Seat



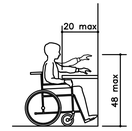
Grab Bars at Permanent Seat



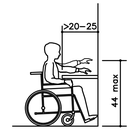
Grab Bars at Permanent Seat

S STANDARD VERTICAL CLEARANCE

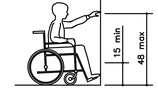
NO SCALE



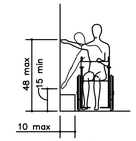
Obstructed High Forward Reach



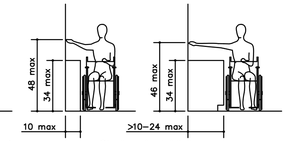
Unobstructed Forward Reach



Unobstructed Side Reach

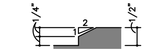


Obstructed High Side Reach



R STANDARD REACH ADA DIAGRAMS

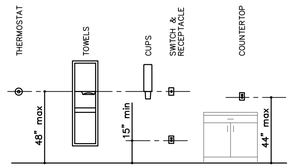
NO SCALE



Beveled Change in Level

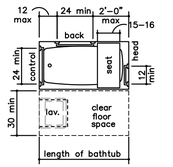
Q THRESHOLD ADA DIAGRAMS

NO SCALE

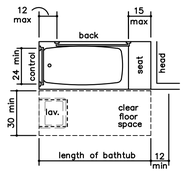


P STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE



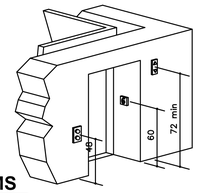
Clear Floor Space at Bathtub
With Removable Seat



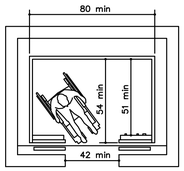
Clear Floor Space at Bathtub
With Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

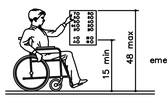
NO SCALE



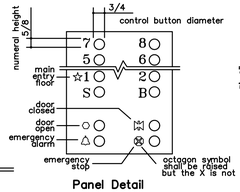
Hoistway and Elevator Entrances



Minimum Dimensions for Elevator Car



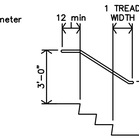
Car Control Height



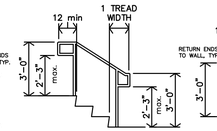
Panel Detail

N STANDARD ELEVATOR ADA DIAGRAMS

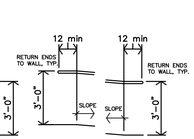
NO SCALE



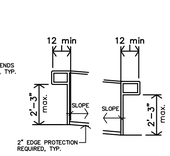
Stair Handrail Extensions at Walls



Stair Handail Extensions at Freestanding Handrails



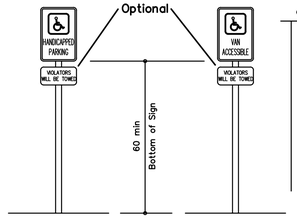
Ramp Handrail Extensions at Walls



Ramp Handail Extensions at Freestanding Handrails

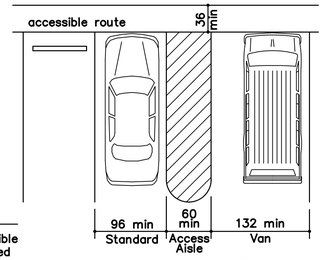
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

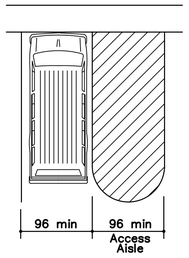


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



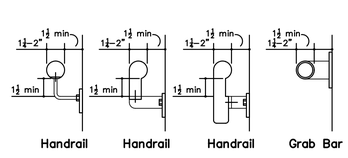
Handicap Accessible Parking Stalls



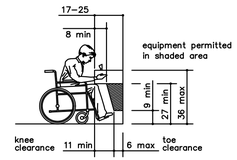
Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS

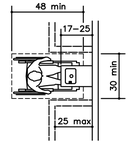
NO SCALE



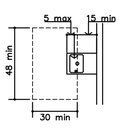
Handrail Handrail Handrail Grab Bar



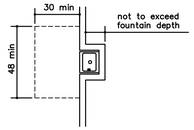
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



Drinking Fountain Spout Location



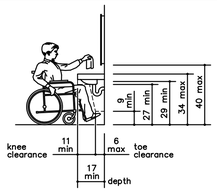
Built–in Fountain or Cooler

K STANDARD HANDRAIL/GRAB BAR DETAILS

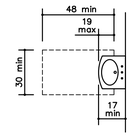
NO SCALE

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



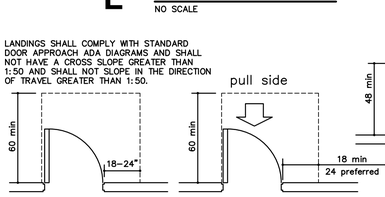
Lavatory Clearances



Clear Floor Space at Lavatories

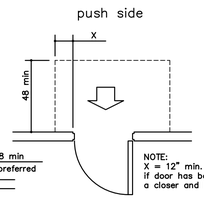
H STANDARD LAVATORY DETAILS

NO SCALE

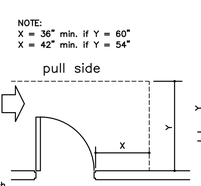


Exterior Landing

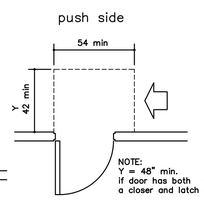
Front Approach – Swinging Door



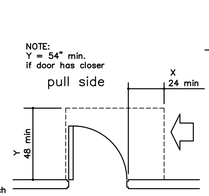
Front Approach – Swinging Door



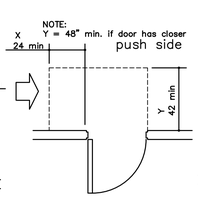
Hinge Side Approach – Swinging Door



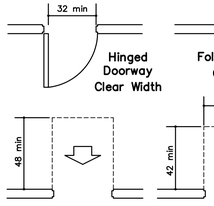
Side Approach – Swinging Door



Latch Side Approach Swinging Door



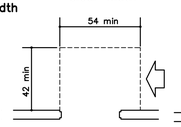
Latch Side Approach Swinging Door



Hinged Doorway Clear Width

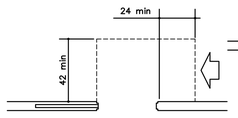
Folding Doorway Clear Width

Sliding Doorway Clear Width



Front Approach – Sliding or Folding Doors

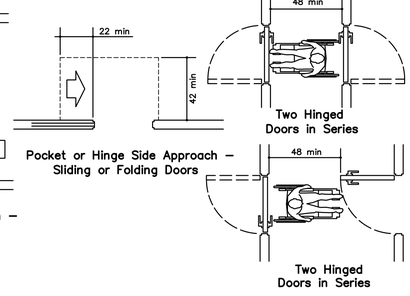
Side Approach – Sliding or Folding Doors



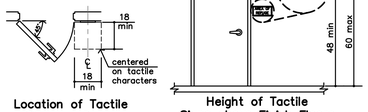
Stop or Latch Side Approach – Sliding or Folding Doors

G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE



Pocket or Hinge Side Approach – Sliding or Folding Doors

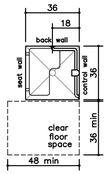


Location of Tactile Signs at Doors

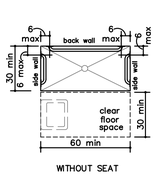
Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

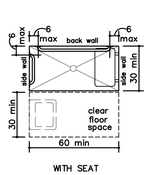
NO SCALE



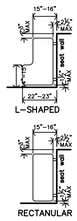
36" by 36" Stall
Shower Size and Clearances



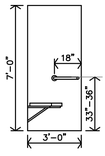
30" by 60" Stall
Standard Roll in Type Shower Compartment Size and Clearance



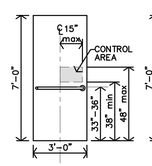
30" by 60" Stall
Standard Roll in Type Shower Compartment Size and Clearance



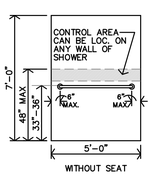
Seat Design



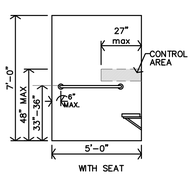
36" by 36" Stall
Grab bars at Shower Stall



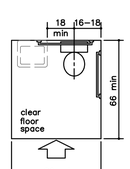
30" by 60" Stall
Grab bars at Shower Stall



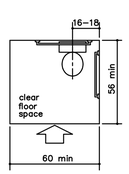
30" by 60" Stall
Grab bars at Shower Stall



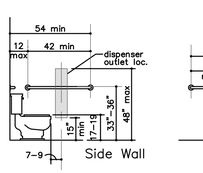
30" by 60" Stall
Grab bars at Shower Stall



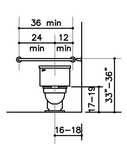
Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)



Clear Floor Space at Water Closet



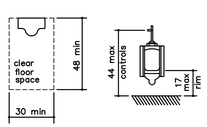
Grab Bars at Water Closets



Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

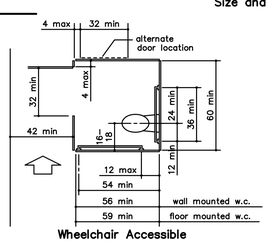


Clear Floor Space at Urinal

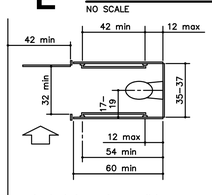
Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE



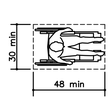
Wheelchair Accessible Toilet Compartment



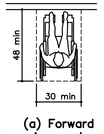
Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

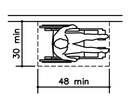
NO SCALE



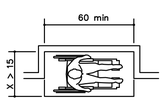
Clear Floor or Ground Space



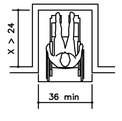
(a) Forward Approach



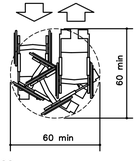
(b) Parallel Approach



Maneuvering Clearance in an Alcove, Parallel Approach



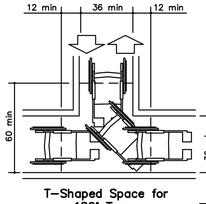
Maneuvering Clearance in an Alcove Forward Approach



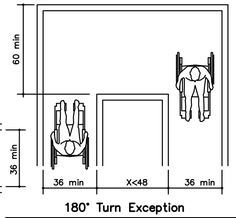
Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

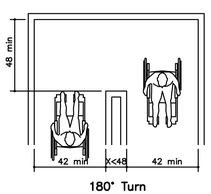
NO SCALE



T–Shaped Space for 180° Turns



180° Turn Exception



180° Turn

FOR REFERENCE ONLY

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

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.:

ADA

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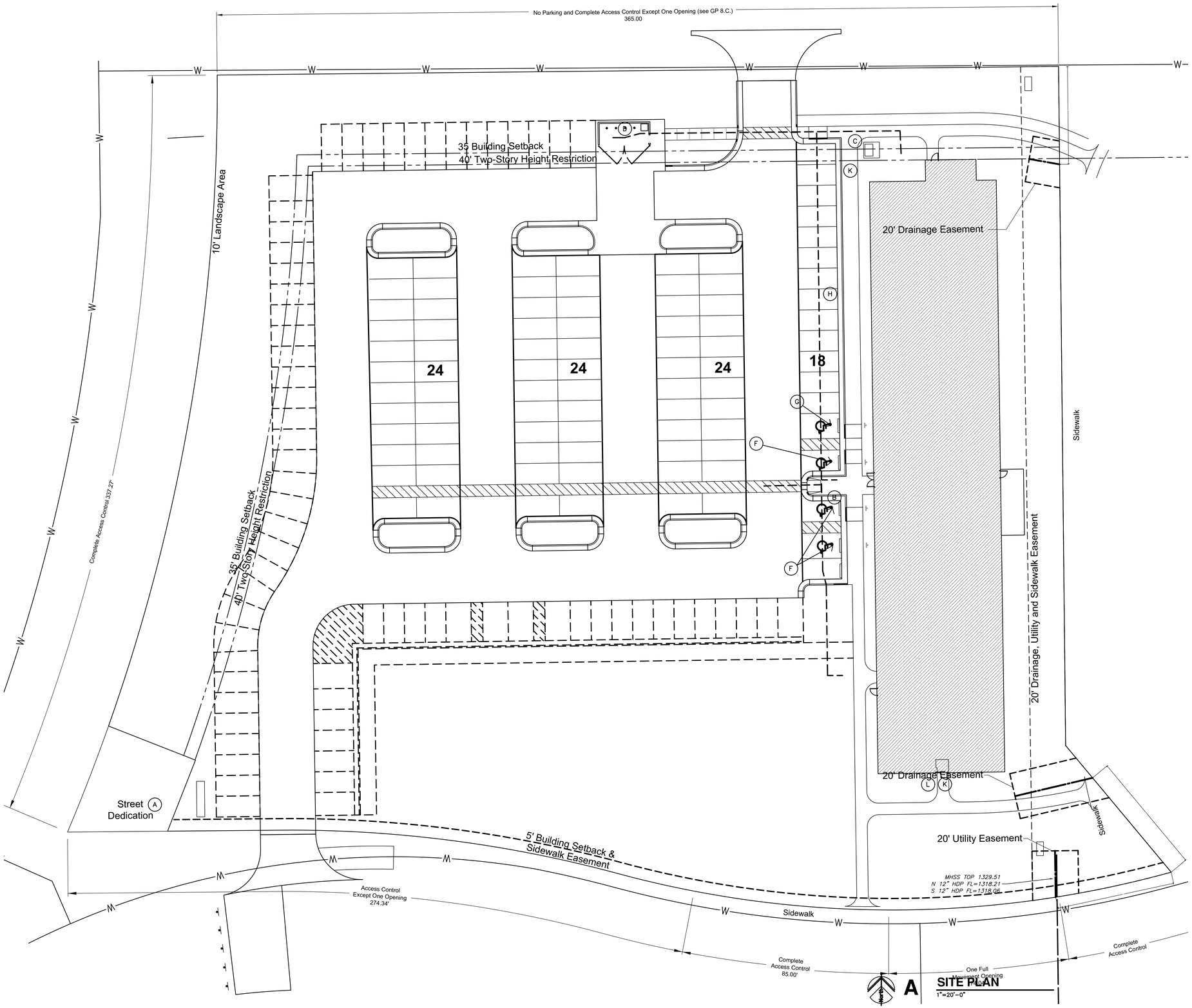

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

REVIEWED FOR CODE COMPLIANCE

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DATE: 02/19/25 BY: William Jerauld Jr

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.

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

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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

REVISION:

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

A1.1

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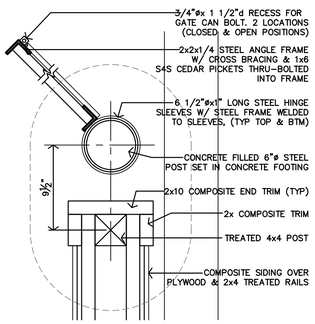
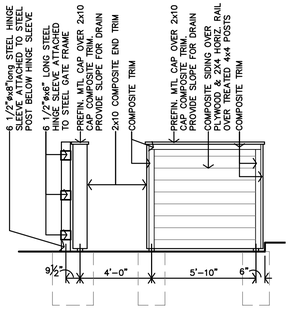
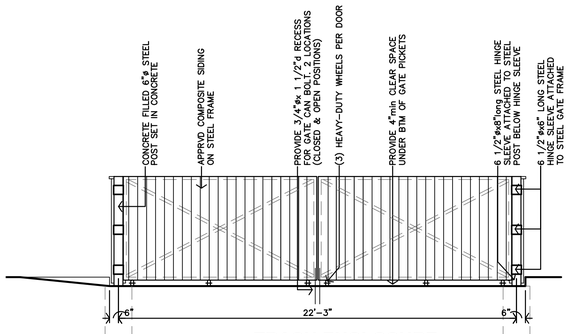


D DETAIL
1 1/2"=1'-0"

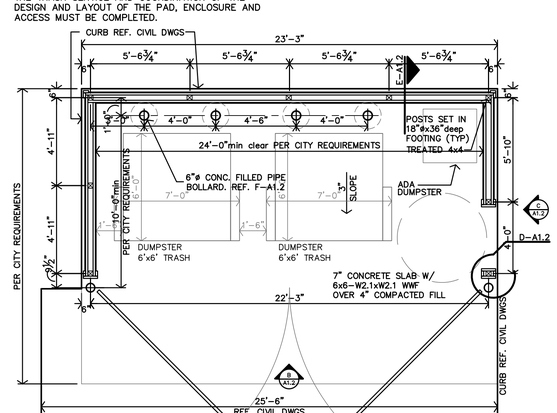


C TRASH ENCLOSURE SIDE ELEVATION
1/4"=1'-0"

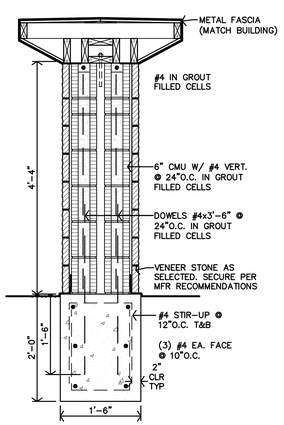


B TRASH ENCLOSURE FRONT ELEVATION
1/4"=1'-0"

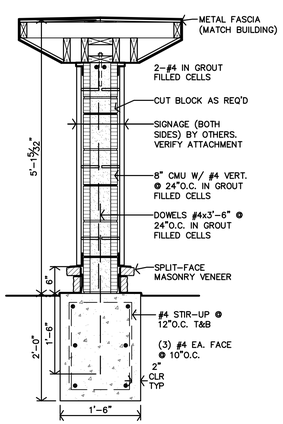
DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, UNTILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE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



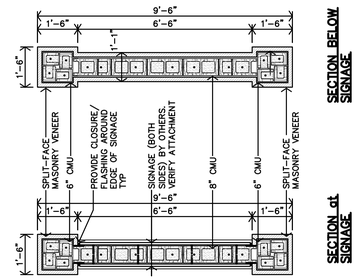
A DOUBLE CONTAINER TRASH ENCLOSURE PLAN
1/4"=1'-0"



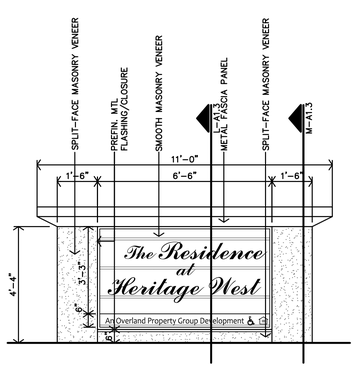
M MONUMENT SIGN SECTION
3/4"=1'-0"



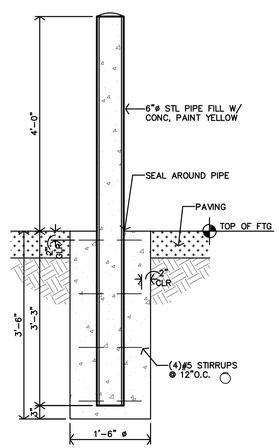
L MONUMENT SIGN SECTION
3/4"=1'-0"



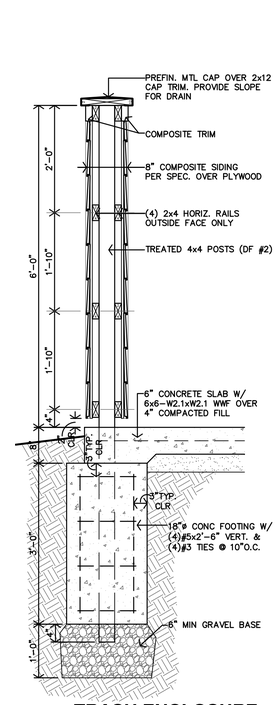
K MONUMENT SIGN SECTION
3/8"=1'-0"



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



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



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

THE RESIDENCE AT HERITAGE WEST

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ANDOVER, KANSAS

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
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1881 Main Street, Suite 301
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jgr@jgrarchitects.com

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

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

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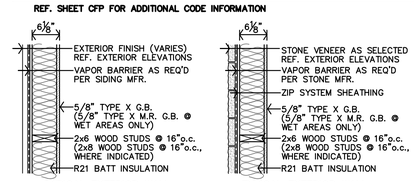
DATE: 02/19/25 BY: William Jerauld Jr

EXTERIOR PARTITION SCHEDULE

REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



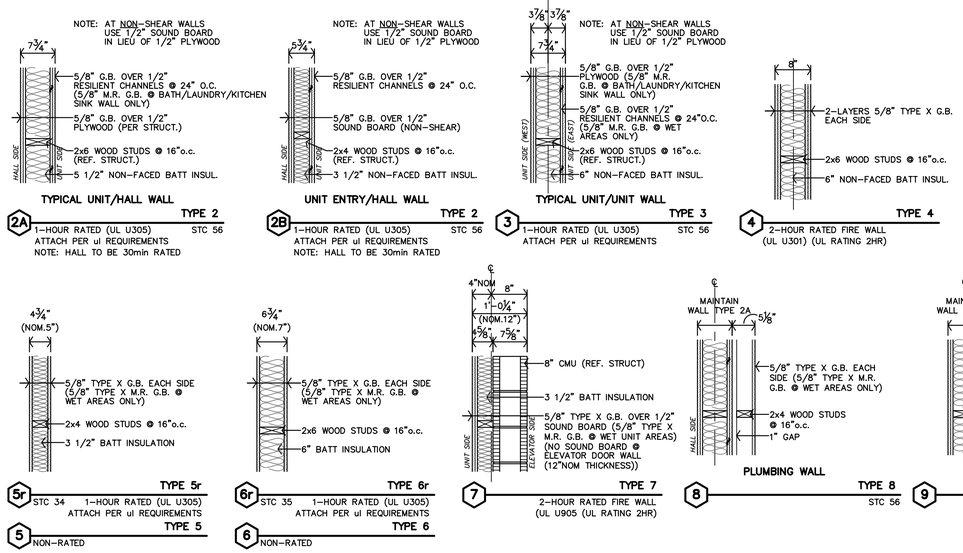
TYPICAL EXTERIOR WALL AT SIDING — TYPICAL EXTERIOR WALL AT STONE

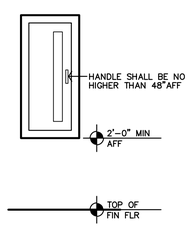
1A — TYPE 1A

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

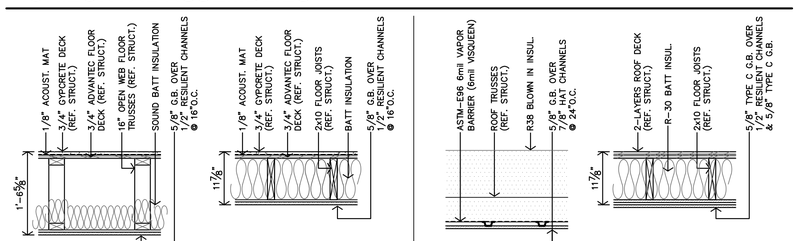
- **ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE**
- **LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.**
- **REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION**





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

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)

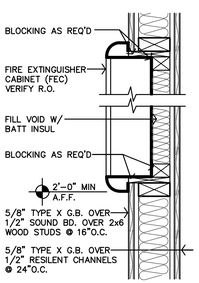
ROOF/CEILING A

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)



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

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

THE RESIDENCE AT HERITAGE WEST

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.:

A2.0

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and Construction Department

REVIEWED FOR CODE COMPLIANCE

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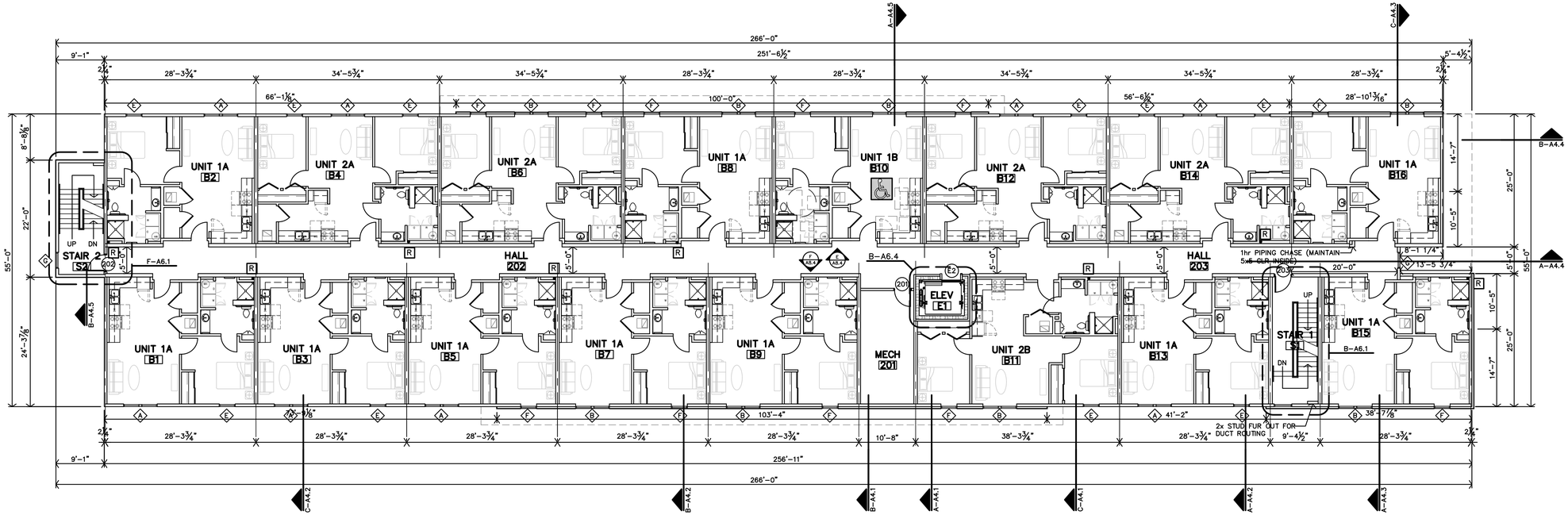
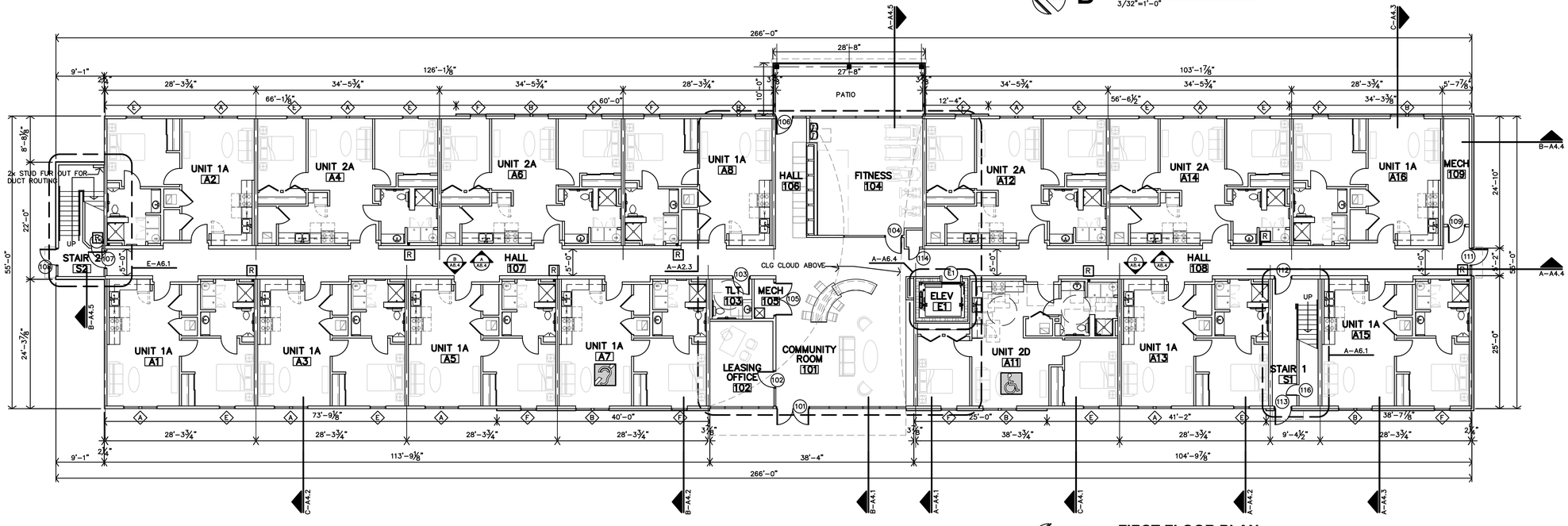
DATE: 02/19/25 BY: William Jerauld Jr



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



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

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
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1881 Main Street, Suite 301
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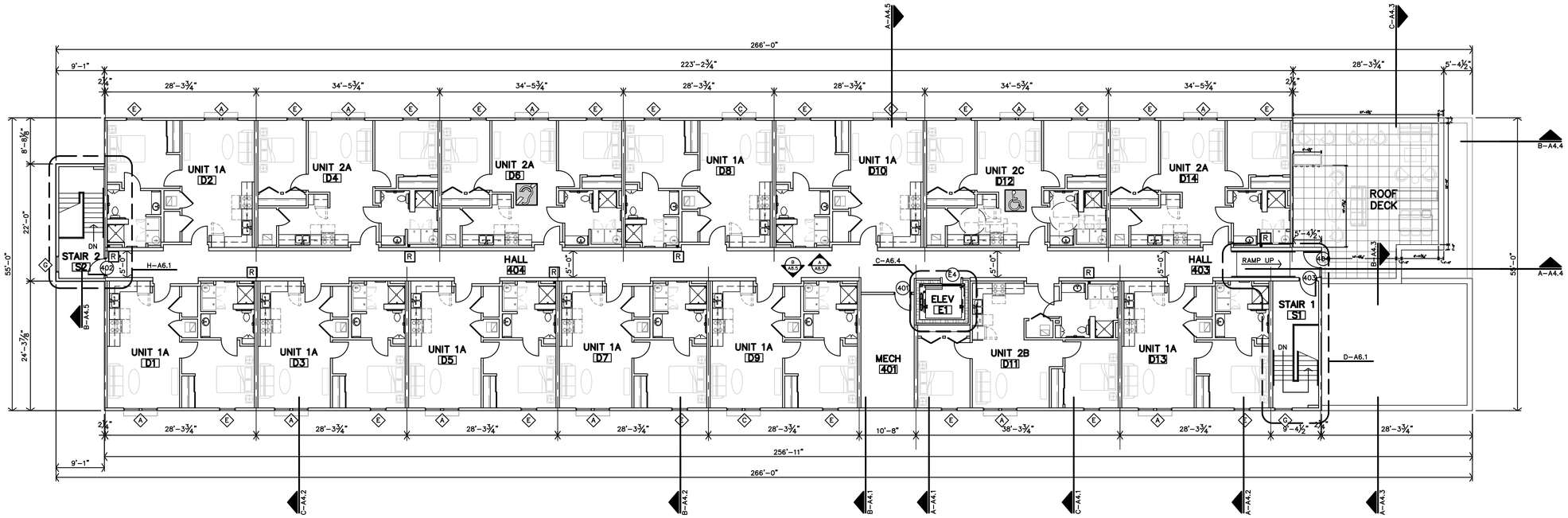
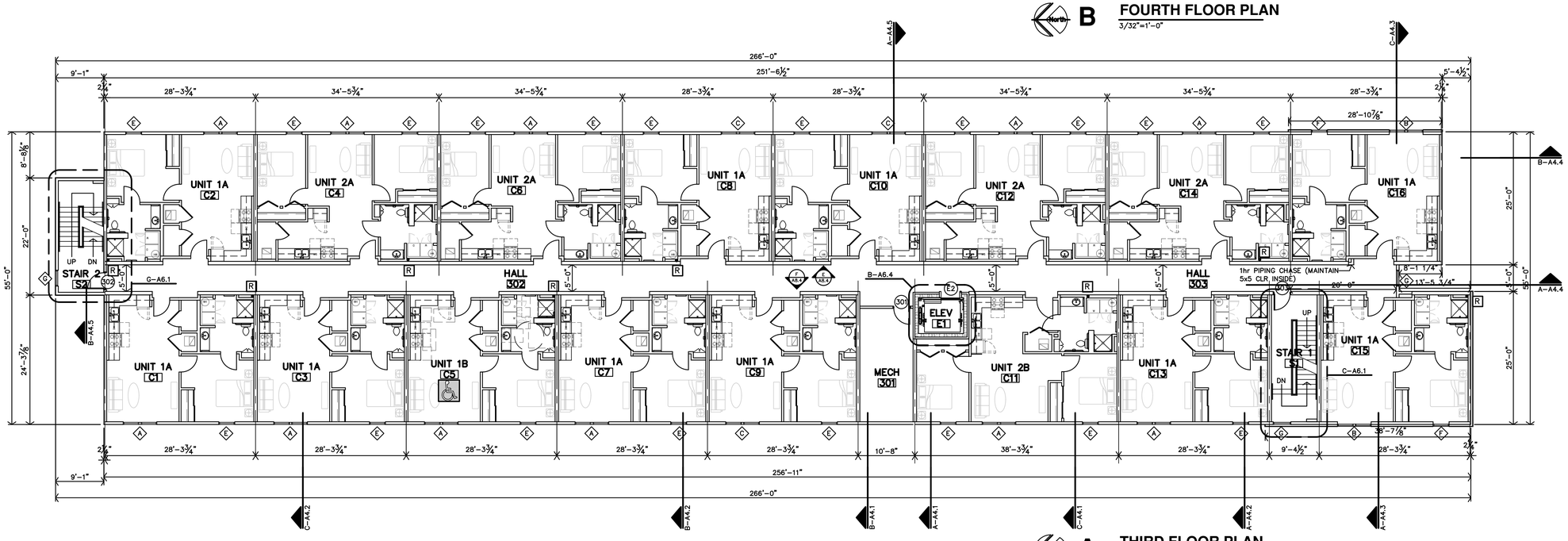


B FOURTH FLOOR PLAN
3/32"=1'-0"



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

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

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ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
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1/3/2025
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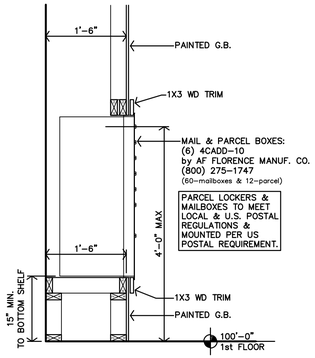
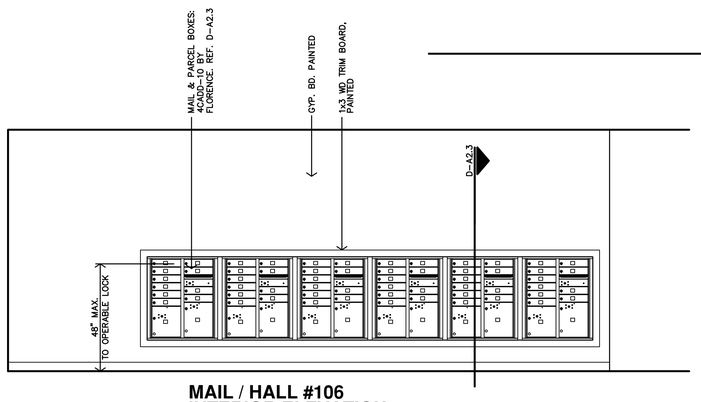
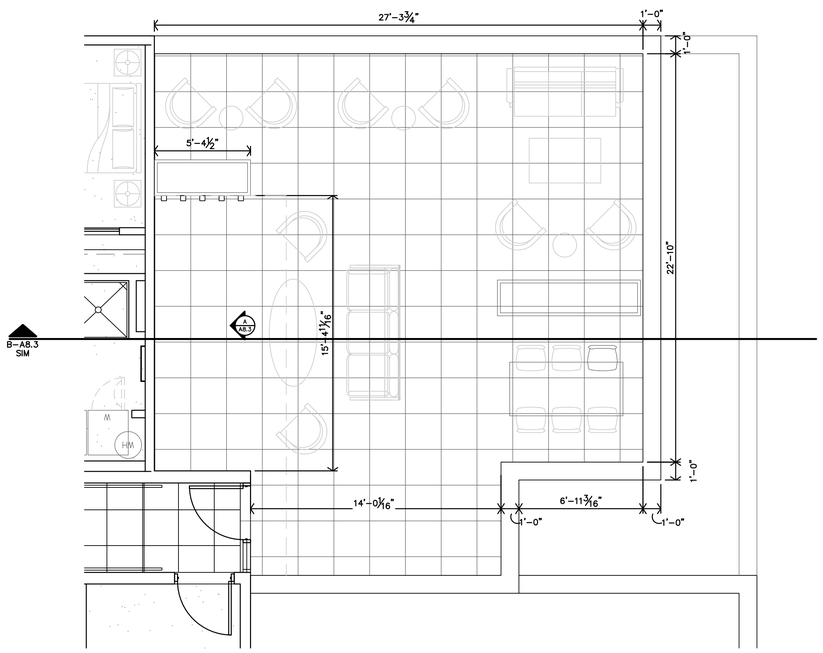


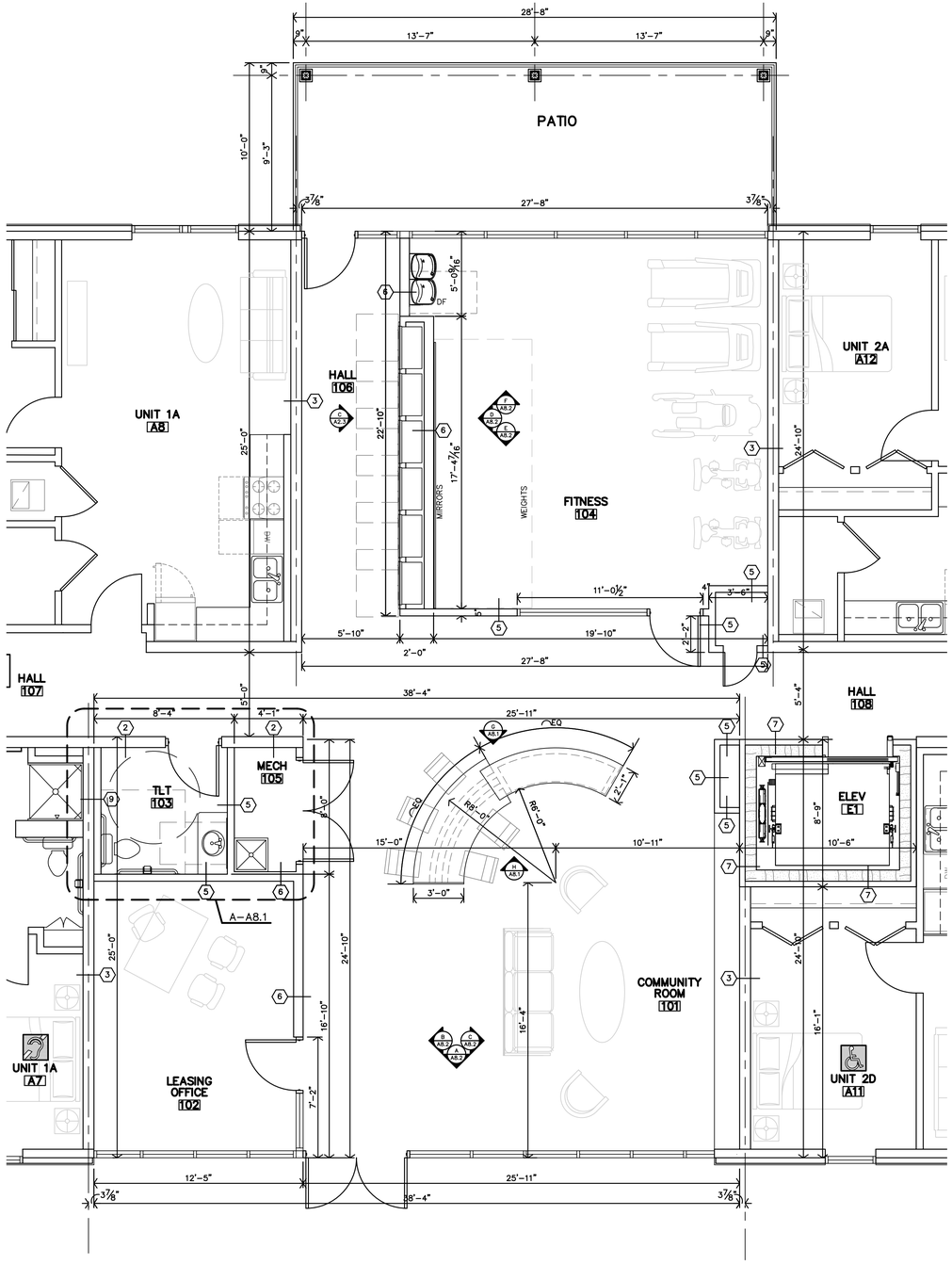
D WALL SECTION @ MAIL CENTER
3/4"=1'-0"



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"

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

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ANDOVER, KANSAS

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

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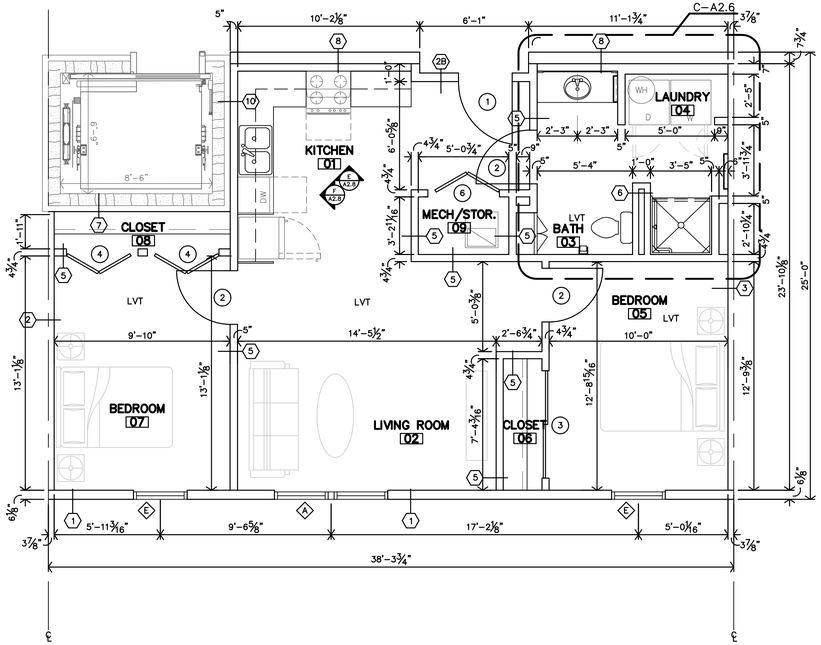
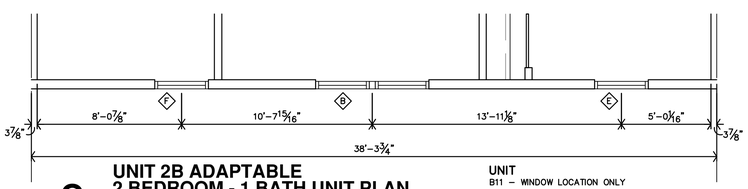




C **UNIT 2B ADAPTABLE**
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0" 800 SF

UNIT
B11 – WINDOW LOCATION ONLY

APARTMENT GENERAL NOTES

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

ADAPTABLE NOTES

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

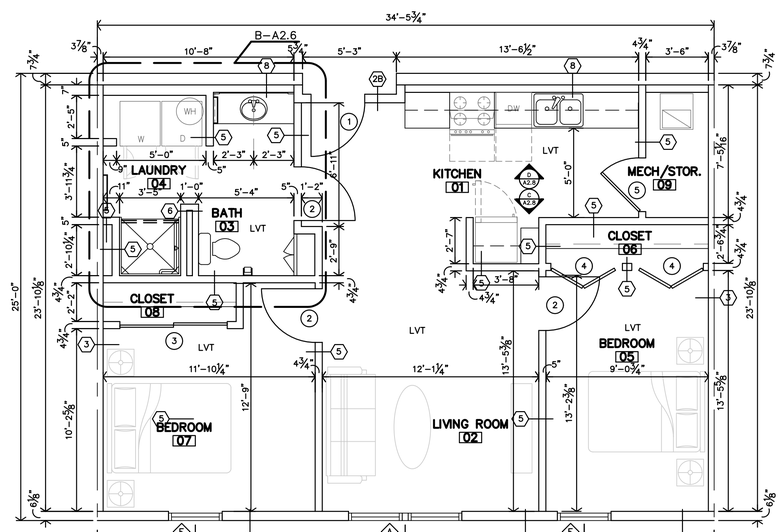
REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION

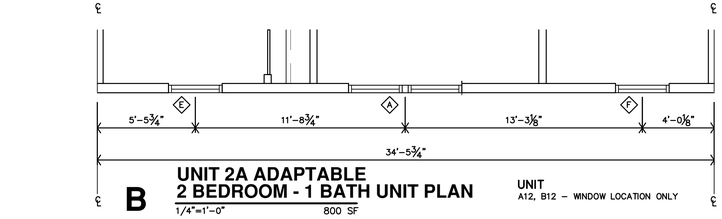
1–BEDROOM, CONTRACTOR TO INSTALL REMOVABLE CABINET WHERE INDICATED & 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILET, SHOWER SURROUNDS & BASES AND COUNTERTOPS. KNEE CLEARANCES TO BE PROVIDED AT ALL SINKS WITH REMOVABLE BASE CABINETS.

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

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

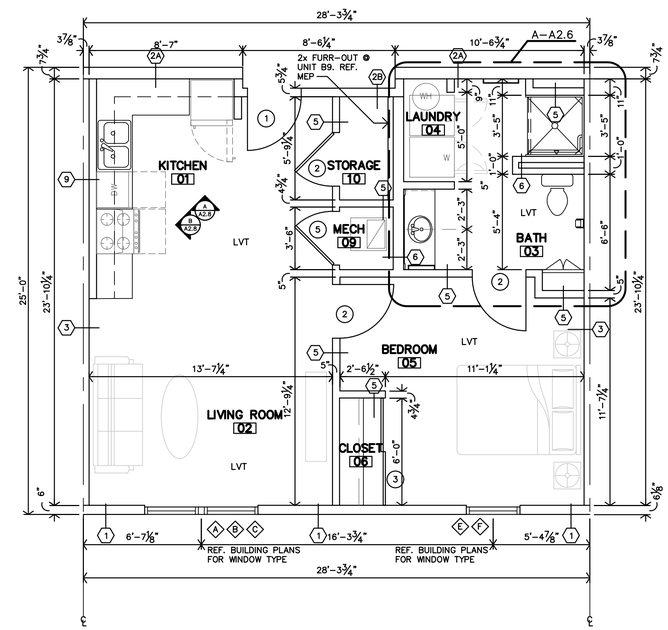
– AT ALL REMOVABLE CABINETS, FLOORS & WALLS SHALL BE FINISHED. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED. CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPE COVERS. OWNER SHALL INSTALL COVER AFTER CABINET FRONT IS REMOVED.
– TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
– CONTRACTOR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

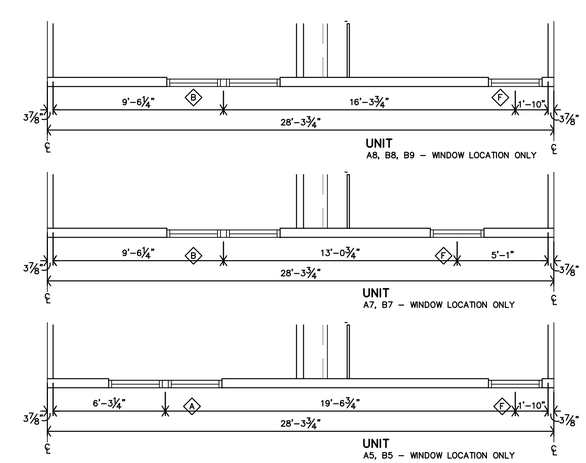




B **UNIT 2A ADAPTABLE**
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0" 800 SF

UNIT
A12, B12 – WINDOW LOCATION ONLY





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

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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

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APARTMENT GENERAL NOTES

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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.
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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.
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14. F.O.S. = FACE OF STUD
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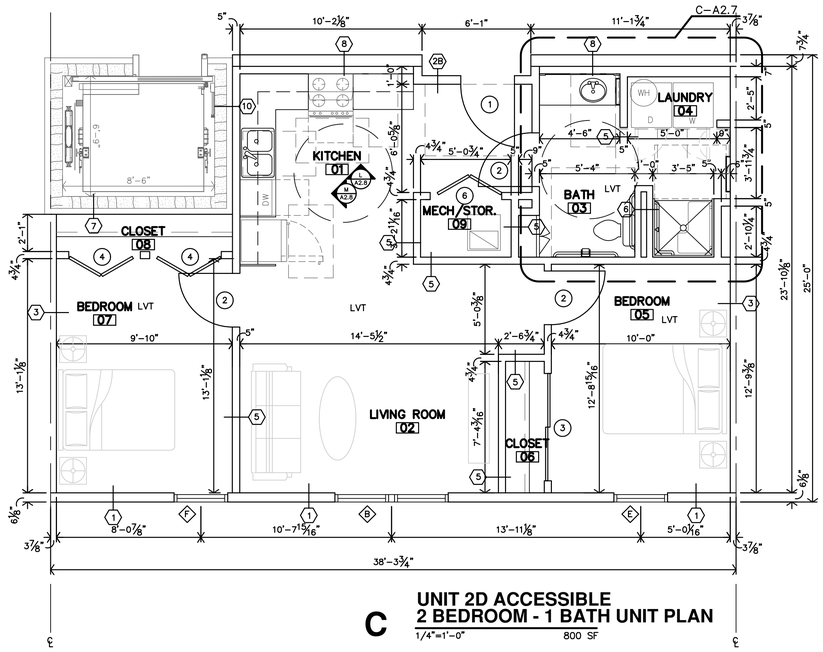
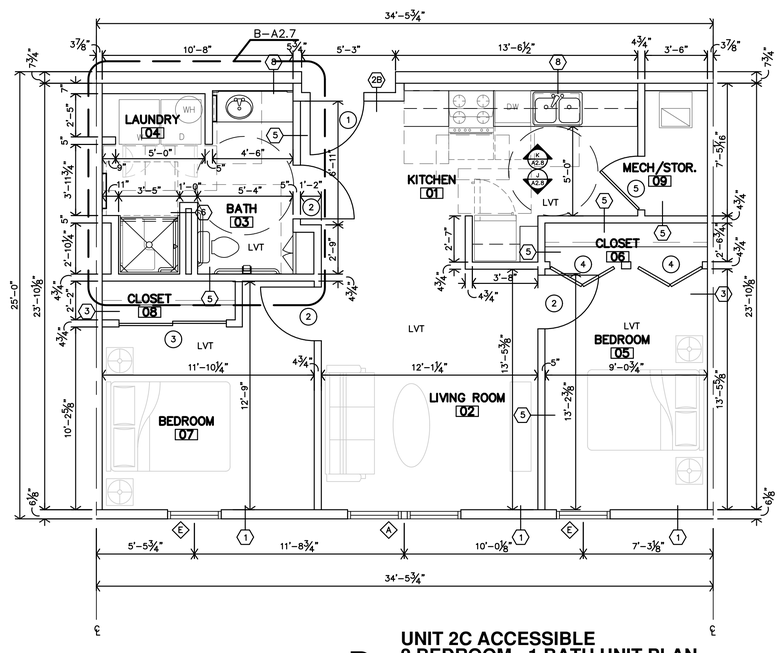
    - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
16. FE = WALL MOUNTED FIRE EXTINGUISHER REF. SPECIFICATIONS.
17. REF SHEET A2.0 FOR PARTITION SCHEDULE.
18. VLP = VINYL PLANK
19. CPT = CARPET
20. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.

ACCESSIBLE UNIT NOTES

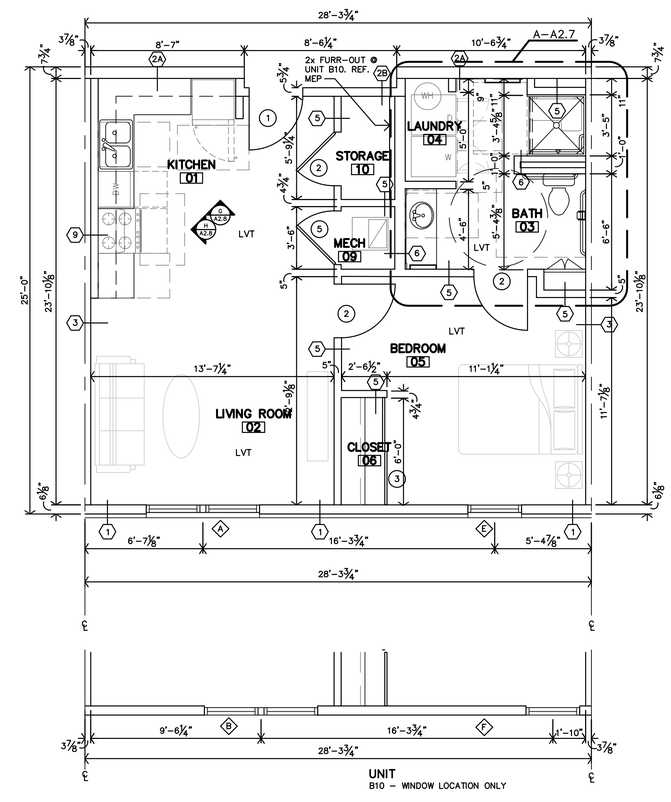
21. ACCESSIBLE UNITS (WHERE INDICATED ON SHEET A2.1 & A2.2):
    - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
    - 1–BEDROOM, CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET, SHOWER SURROUNDS & BASES AND @ SINKS & COUNTERTOPS. KNEE CLEARANCES TO PROVIDED AT ALL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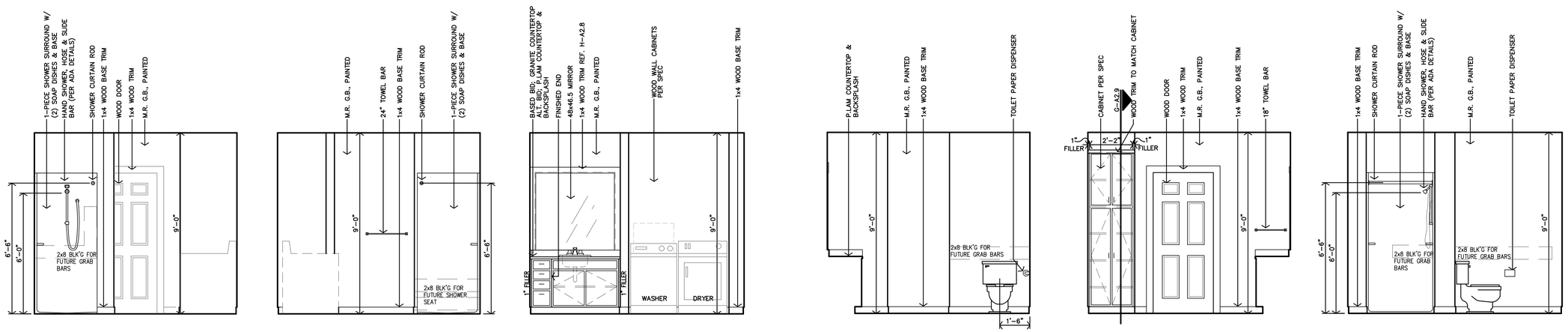

J UNIT 1A ADAPTABLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.

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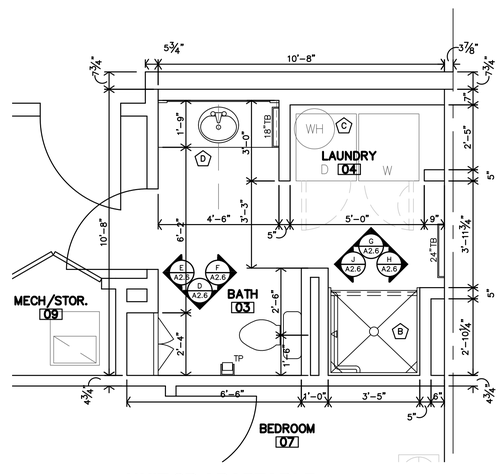
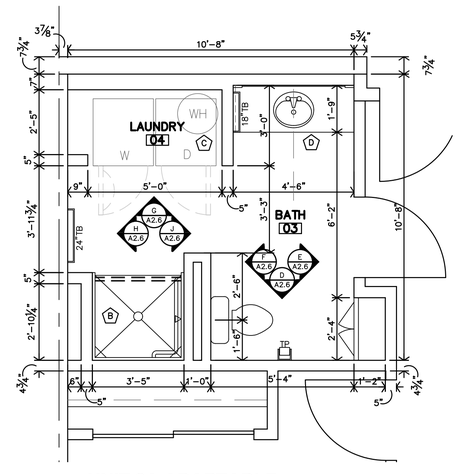
- (C) WATER HEATER W/ SHELF REF. MECH. DRAWINGS
- (D) FLOORING TO BE CONTINUOUS @ SINK CABINETS & KITCHEN WORKSPACE

LEGEND

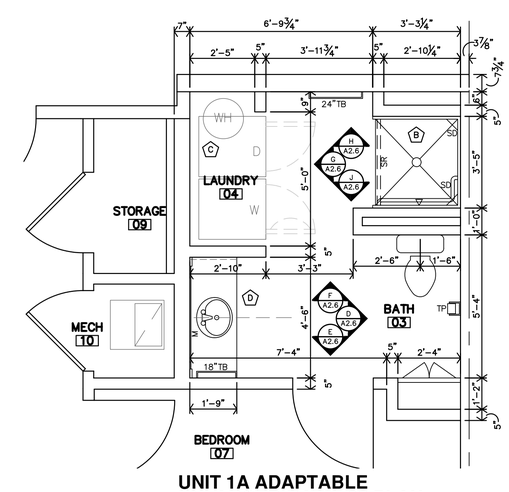
M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
TB	TOWEL BAR
SD	SOAP DISH
SR	SHOWER ROD
SH	SHOWER SEAT



C UNIT 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"

JonesGillamRenz
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785.827.0386
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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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

REVISION:

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

A2.6

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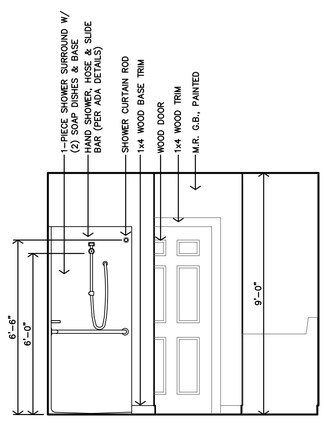
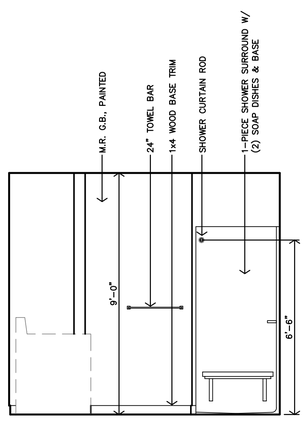
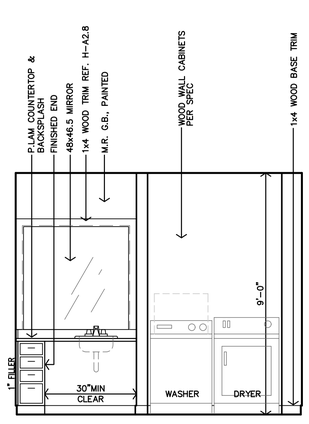
DATE: 02/19/25 BY: William Jerauld Jr



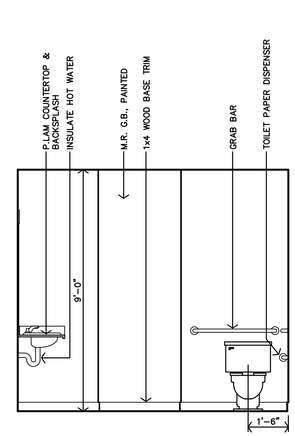
J UNIT 1B ACCESSIBLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



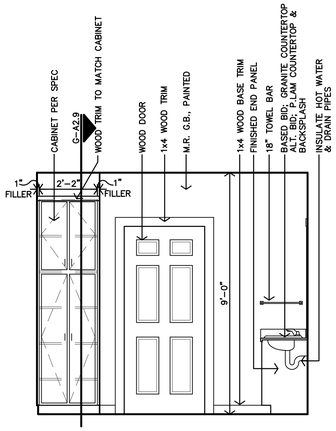
H UNIT 1B ACCESSIBLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



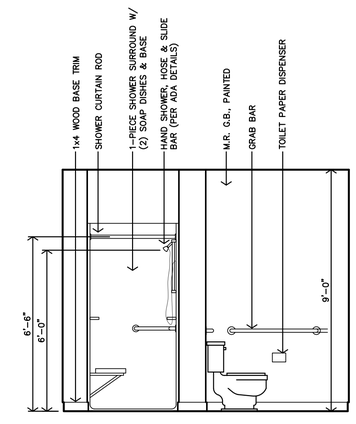
G UNIT 1B ACCESSIBLE - BATH #03 INTERIOR ELEVATION
3/8"=1'-0" UNIT 2A & 2B SIM.



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.

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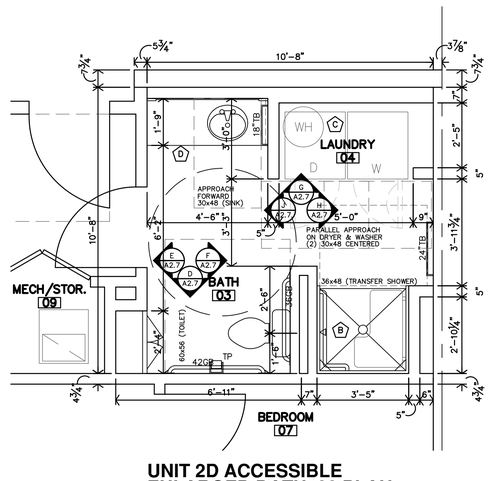
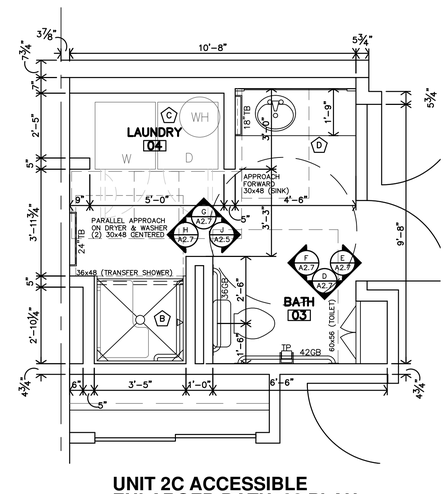
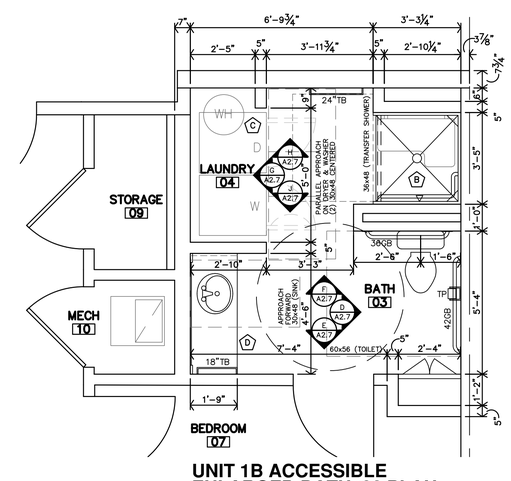


C UNIT 2D ACCESSIBLE ENLARGED BATH#03 PLAN
3/8"=1'-0"



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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785.827.0386
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jgr@jgrarchitects.com

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CHRISTOPHER R. GILLAM
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REVISION:

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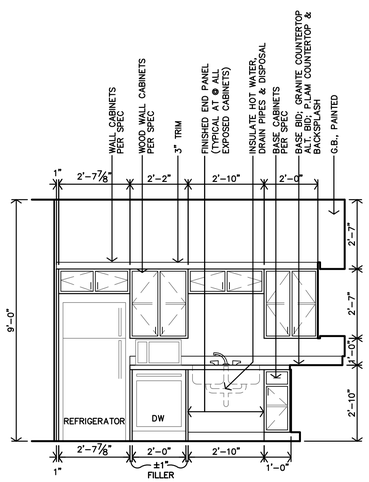
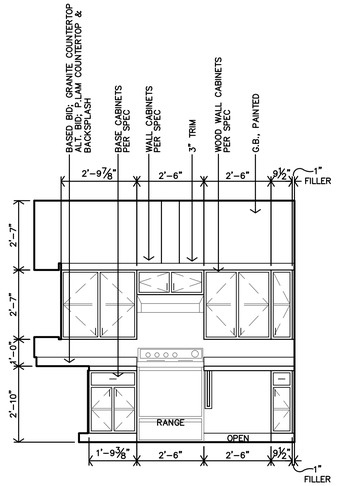
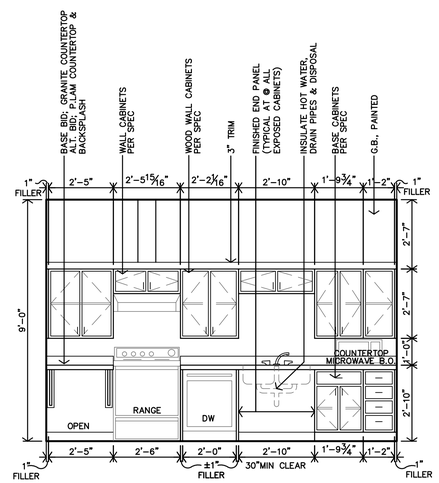


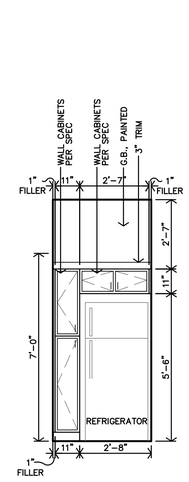
M UNIT 2D
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"



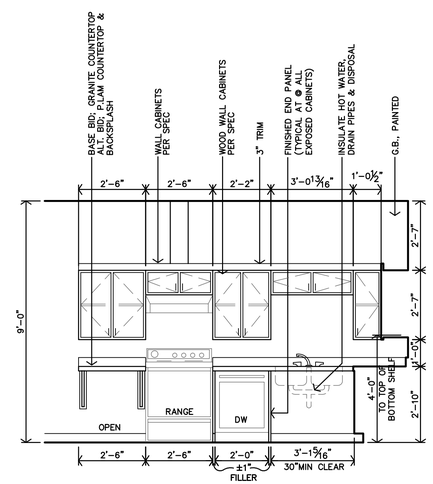
L UNIT 2D
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"



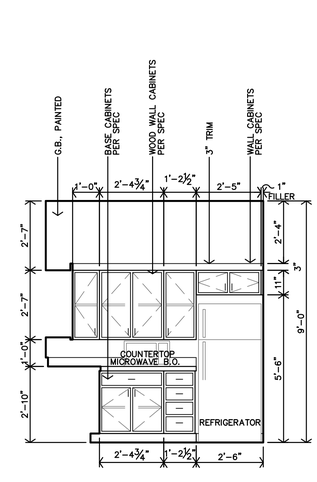
K UNIT 2C
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"



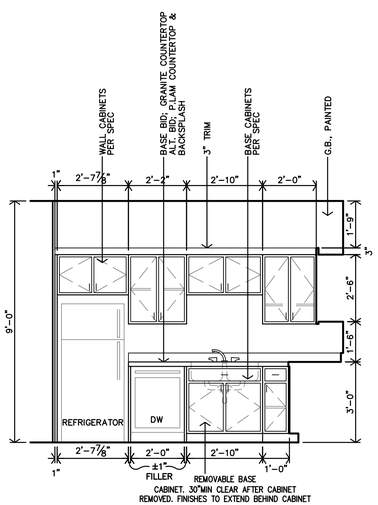
J UNIT 2C
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"



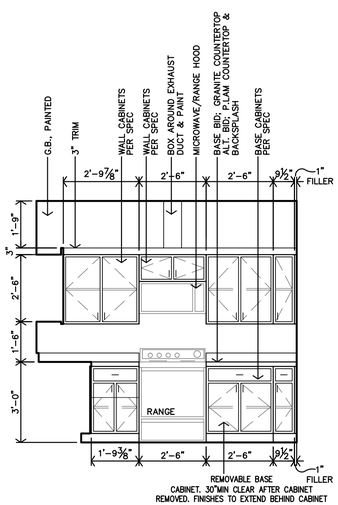
H UNIT 1B
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"



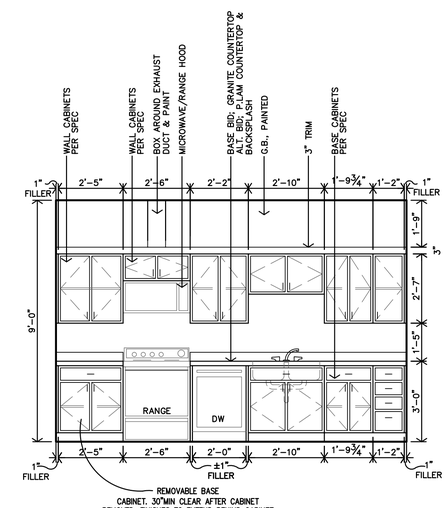
G UNIT 1B
ACCESSIBLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"



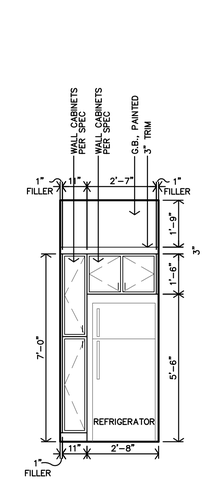
F UNIT 2B
ADAPTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"



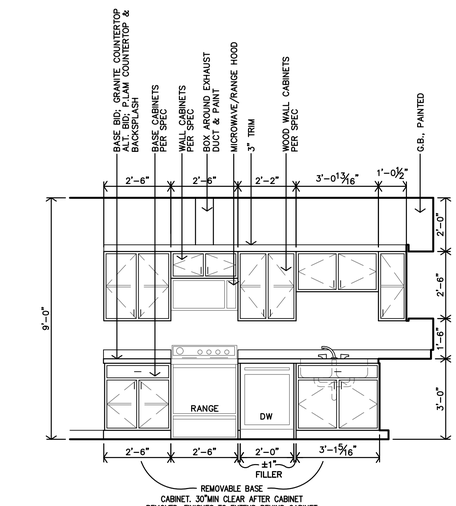
E UNIT 2B
ADAPTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"



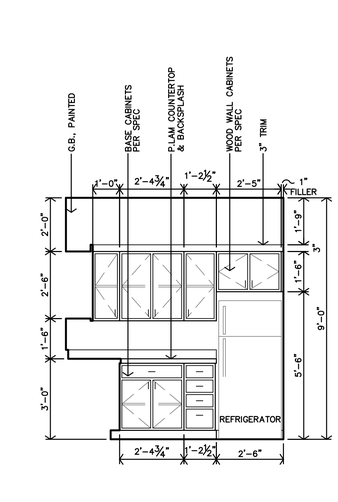
D UNIT 2A
ADABTABLE - KITCHEN #01
INTERIOR ELEVATION
3/8"=1'-0"



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



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



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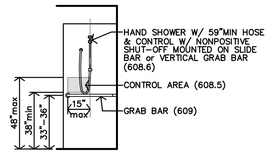
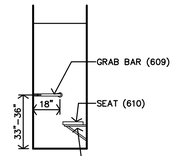


DETAIL PER 2010 ADA

O TYP. HEIGHTS @ ACCESSIBLE SHOWER CONTROL WALL

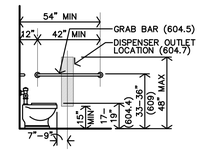
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



DETAIL PER 2010 ADA

N TYP. HEIGHTS @ ACCESSIBLE SHOWER BACK WALL

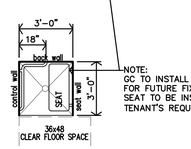
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



DETAIL PER 2010 ADA

L TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL

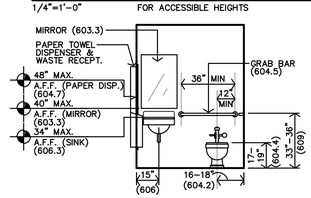
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



DETAIL PER 2010 ADA

M TYP. HEIGHTS @ ACCESSIBLE SHOWER PLAN

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

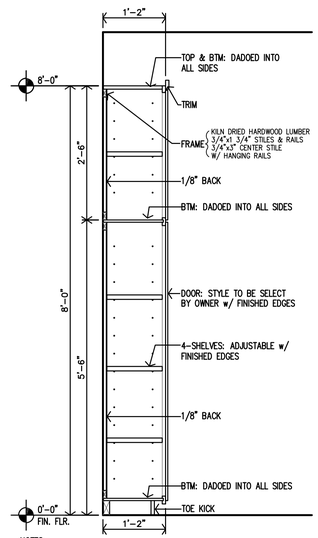


DETAIL PER 2010 ADA

K TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL

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

UNIT ACCESSIBLE BATH DETAILS



NOTES:
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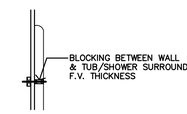
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

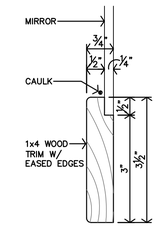
G SECTION @ BATH CABINET

3/4"=1'-0"



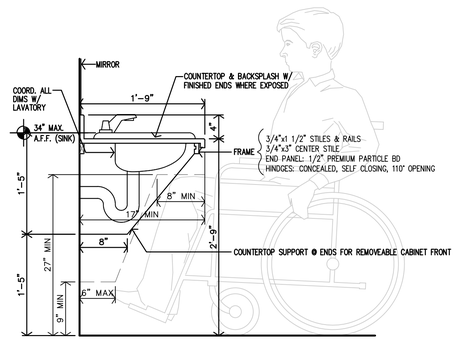
J TYPICAL TUB/SHOWER SURROUND BLOCKING

NTS



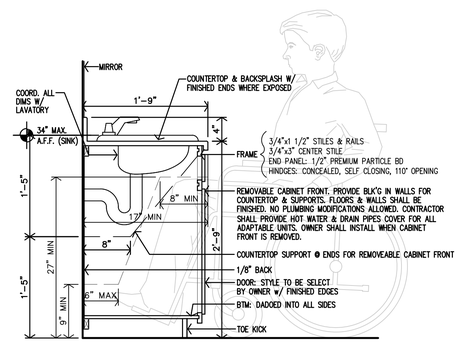
H MIRROR TRIM DETAIL

6"=1'-0"



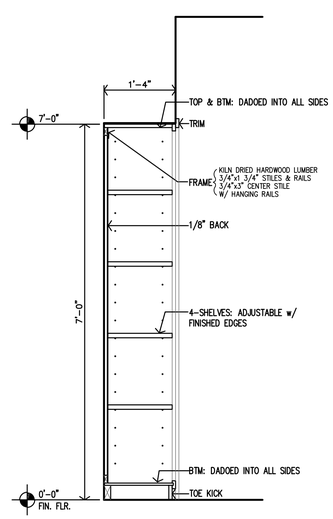
F SECTION @ ACCESSIBLE BATHROOM VANITY

1"=1'-0"



E SECTION @ ADAPTABLE BATHROOM VANITY

1"=1'-0"



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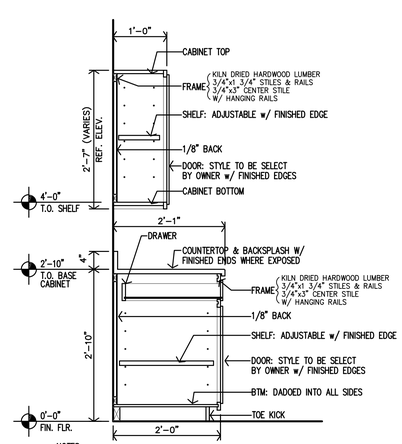
D SECTION @ KITCHEN CABINETS

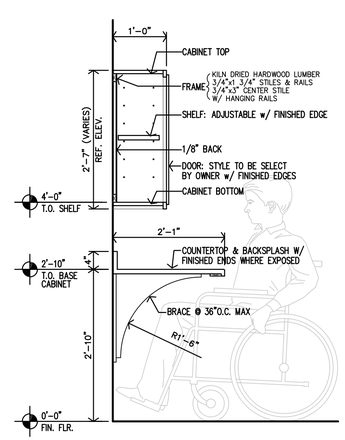
3/4"=1'-0"



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

C SECTION @ ACCESSIBLE KITCHEN CABINETS

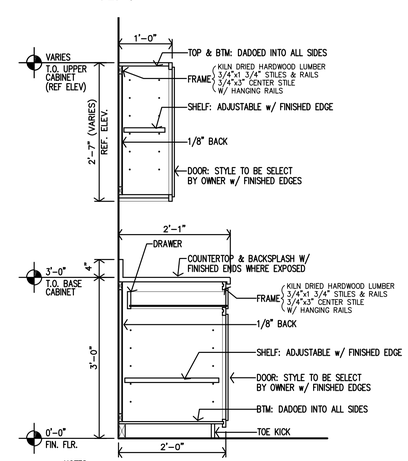
3/4"=1'-0"



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"

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

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

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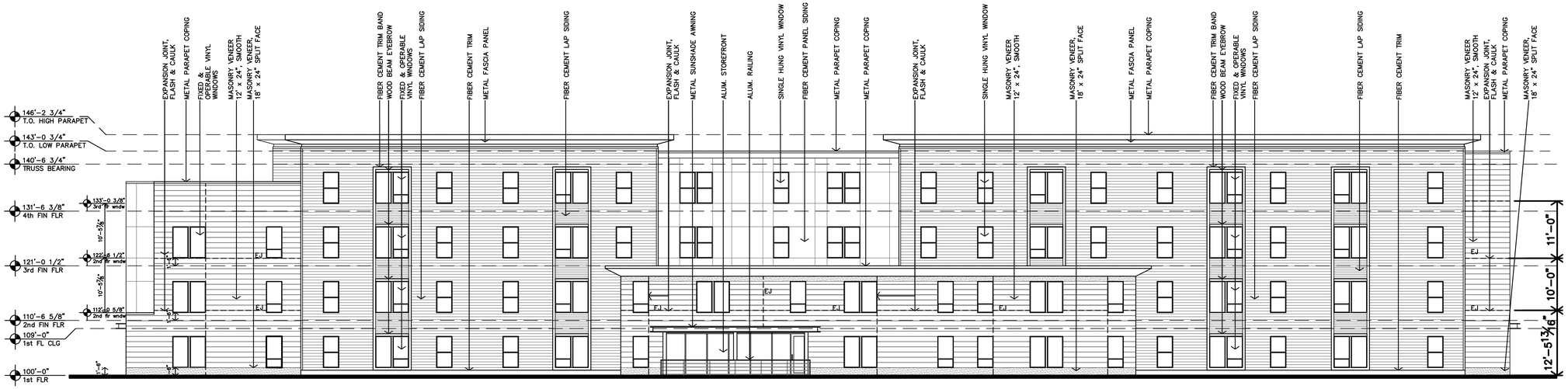
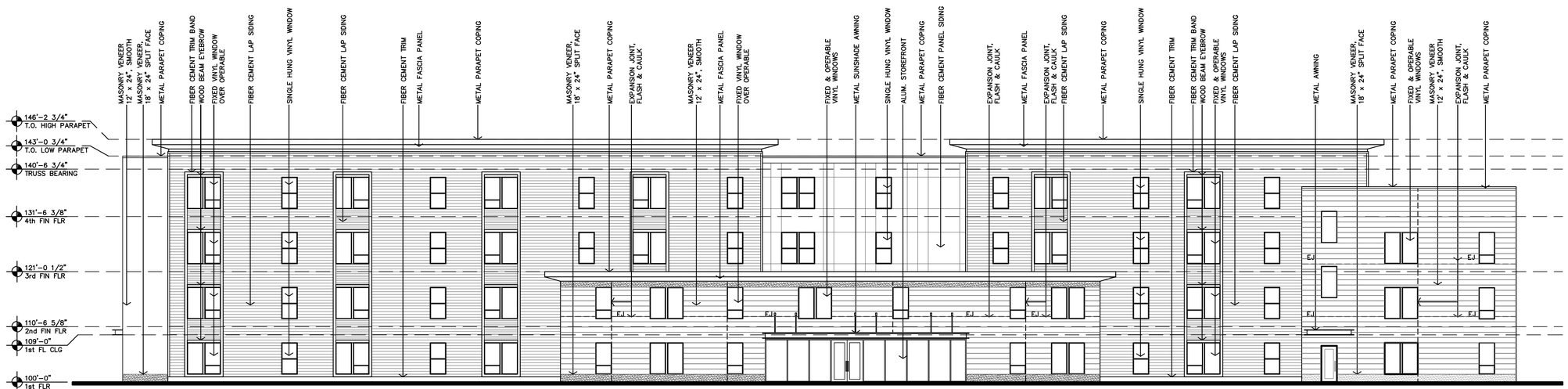
DATE: 02/19/25 BY: William Jerauld Jr



B EAST EXTERIOR ELEVATION
3/32"=1'–0"



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

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

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ANDOVER, KANSAS

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REGISTERED ARCHITECT
6979
1/3/2025
KANSAS
ARCHITECT

REVISION:

DATE: 1–3–2025
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SHEET NO.:

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EXTERIOR MATERIALS

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

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

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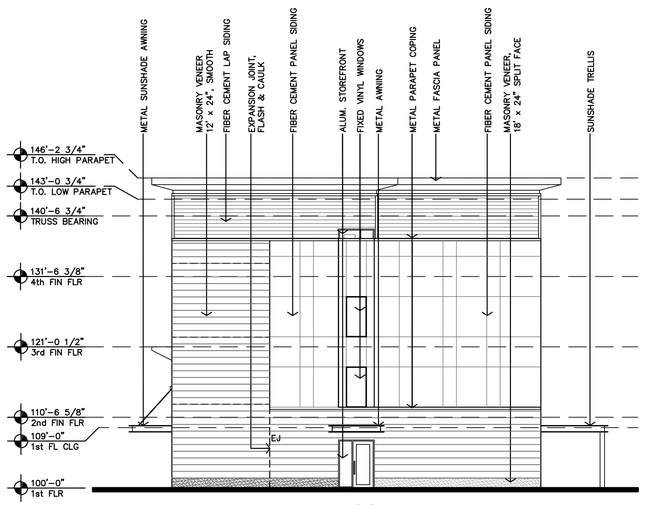
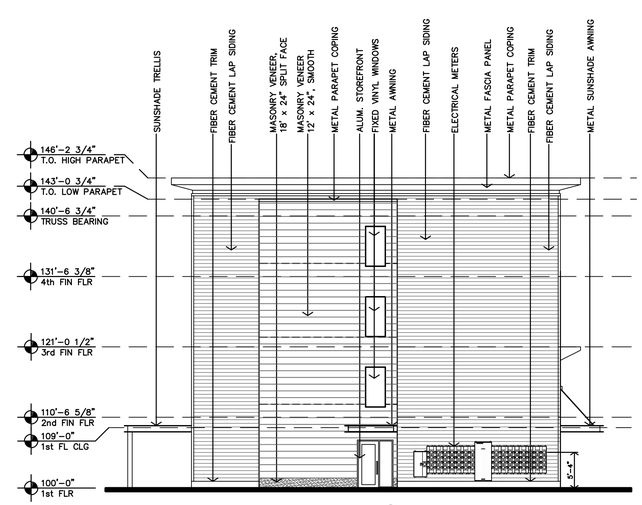


B SOUTH END EXTERIOR ELEVATION
3/32"=1'–0"



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

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

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1/3/2025
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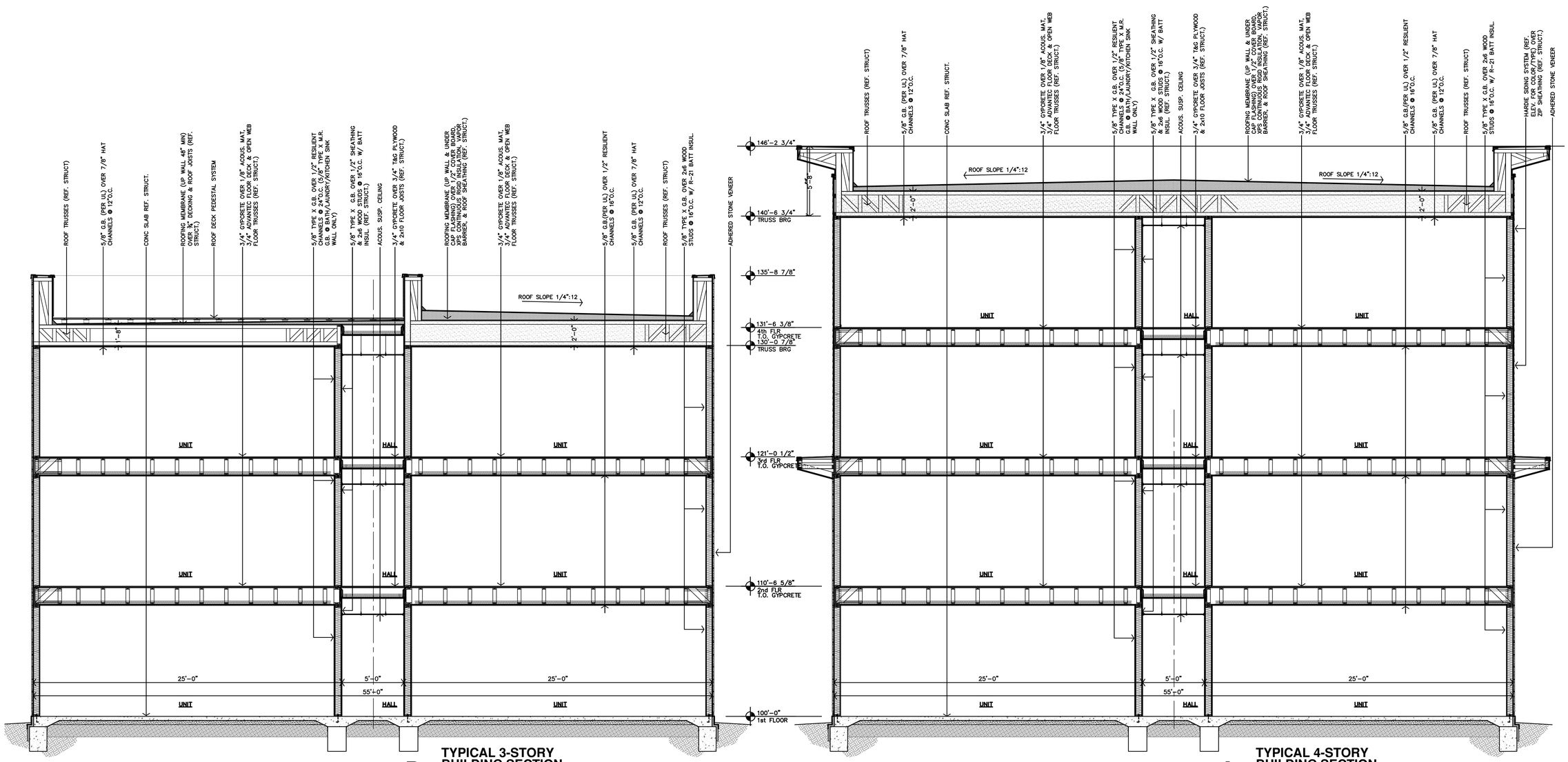

B TYPICAL 3-STORY BUILDING SECTION
1/4"=1'-0"

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

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

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ANDOVER, KANSAS

CHRISTOPHER R. GILLAM
ARCHITECT LICENSE
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1/3/2025
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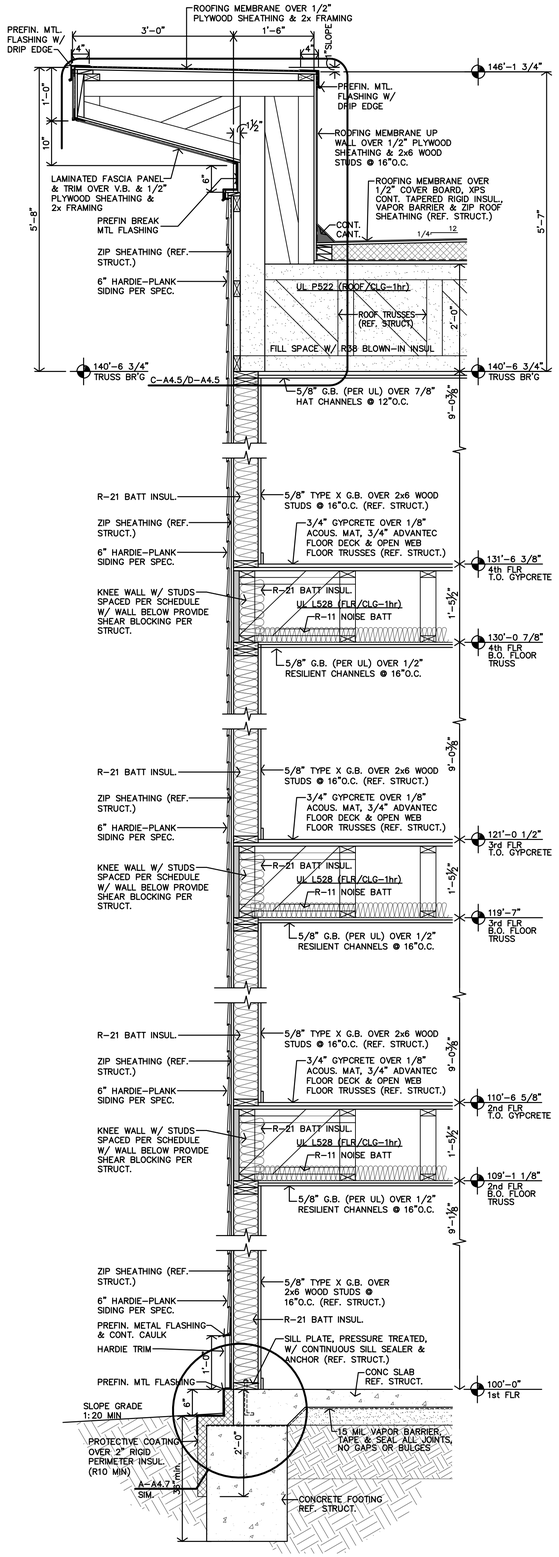
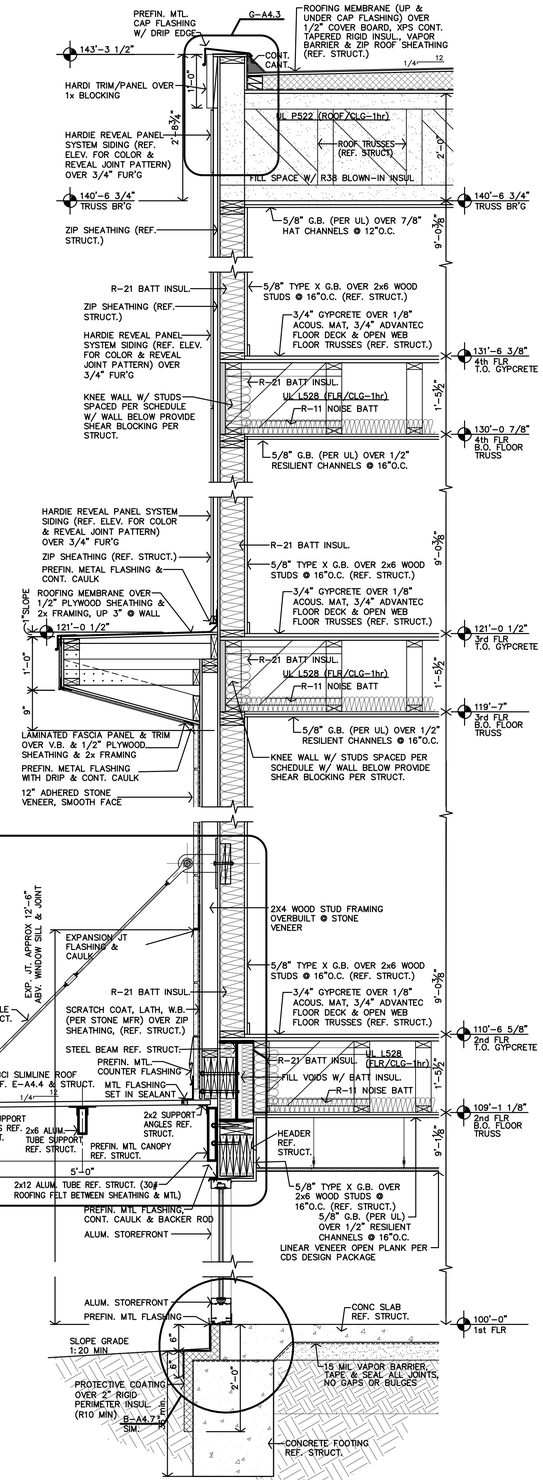
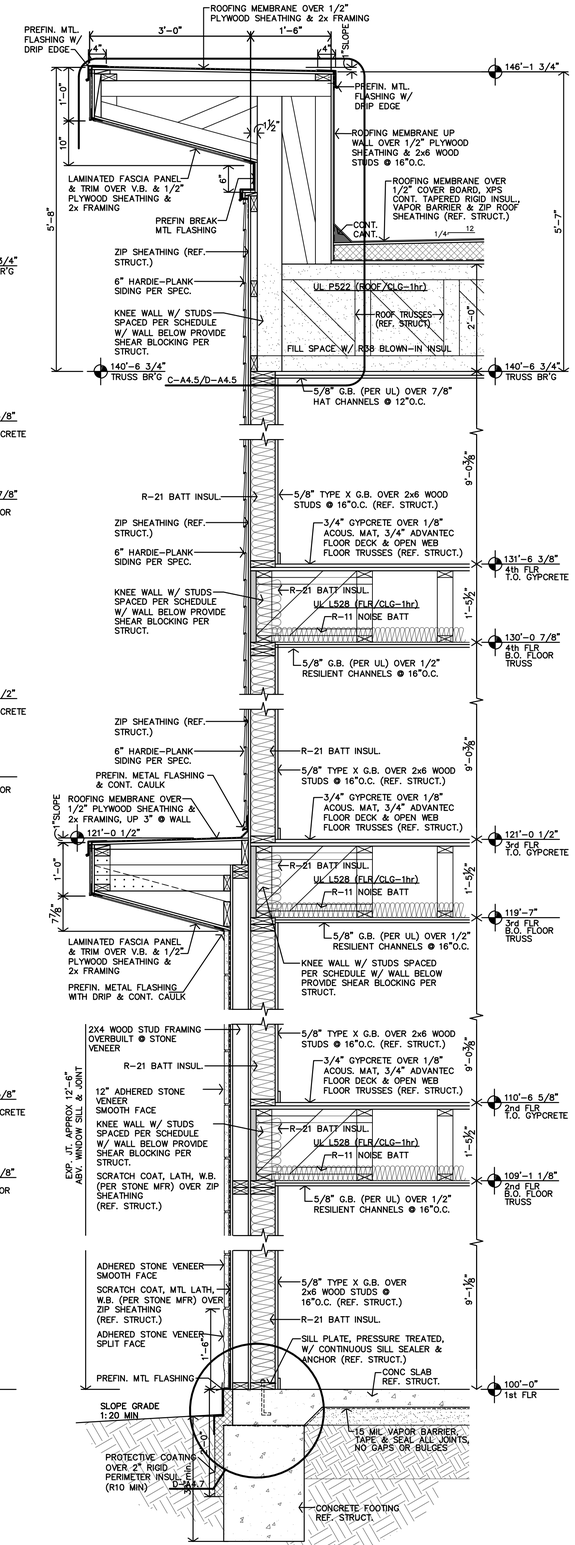


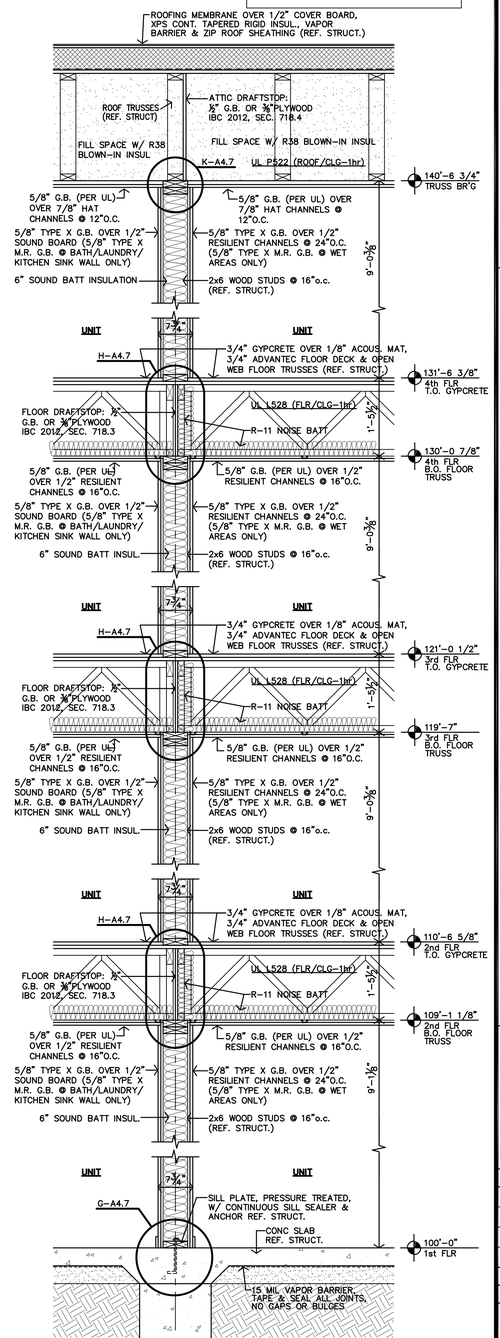
C TYPICAL WALL SECTION
3/4"=1'-0"



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



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



D UNIT/UNIT WALL SECTION
3/4"=1'-0"

Wichita-Sedgwick County Metropolitan Area Building and Construction Department

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730 N. Ninth
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1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

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
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SHEET NO.:

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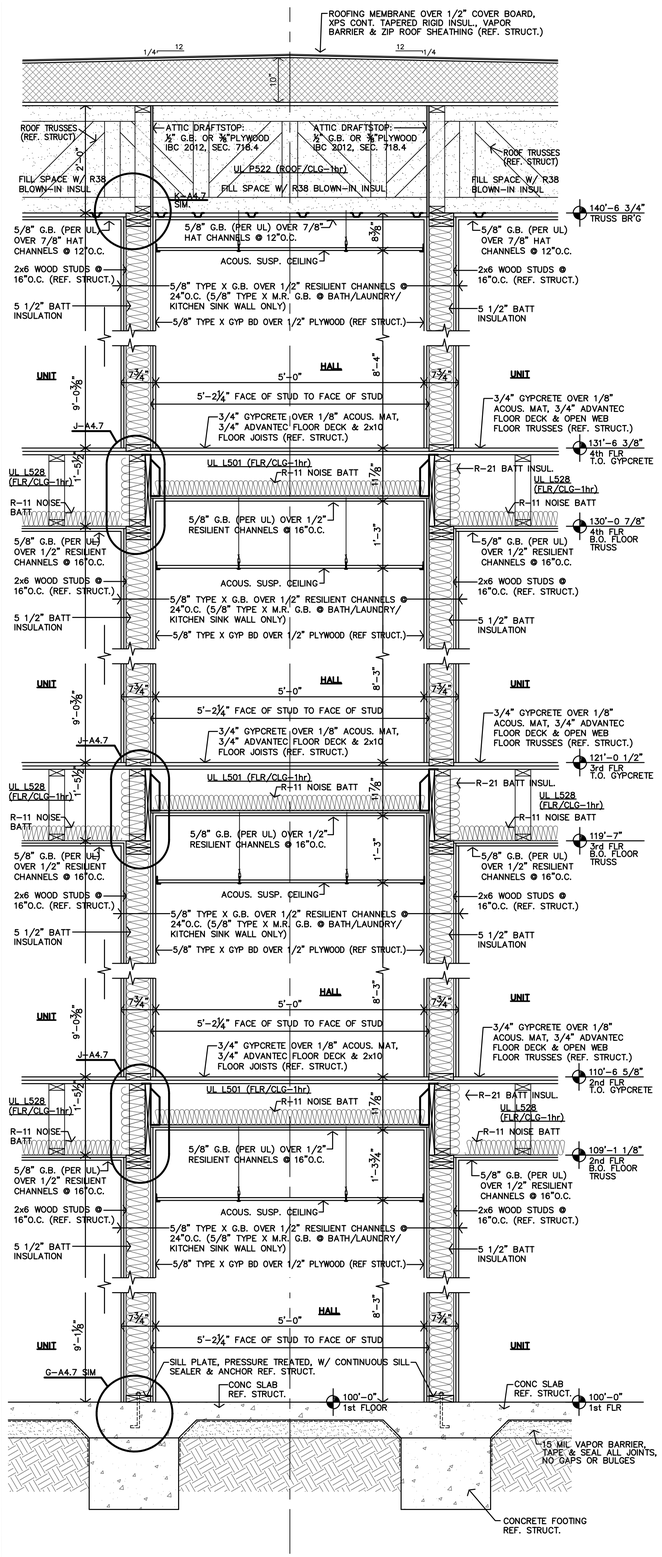
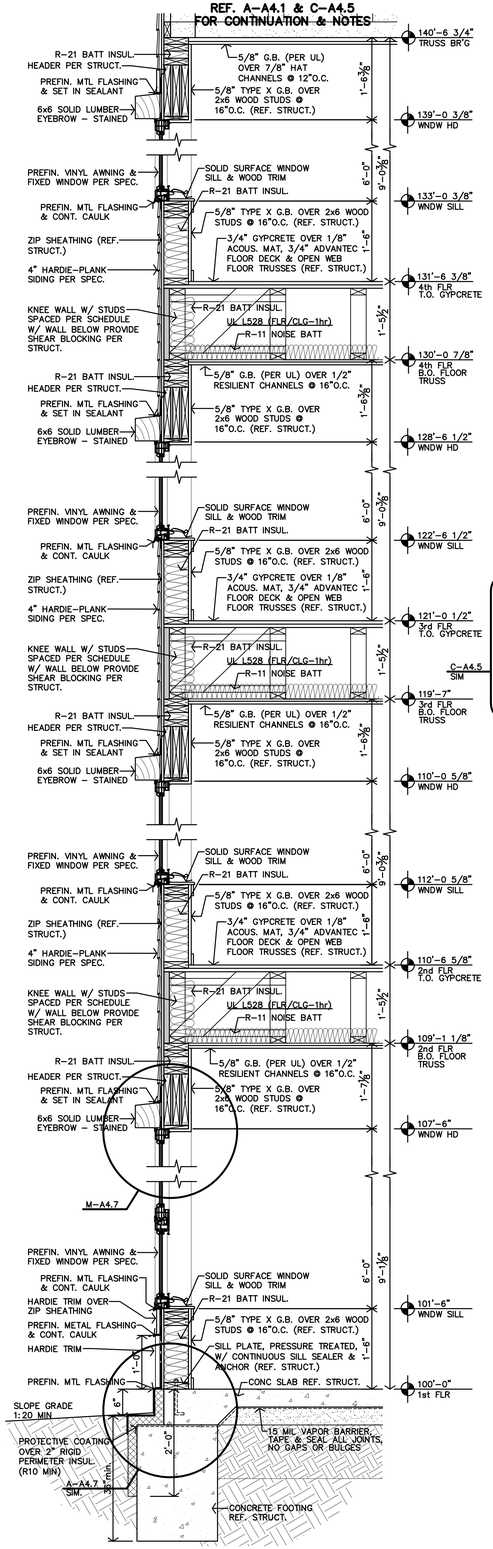


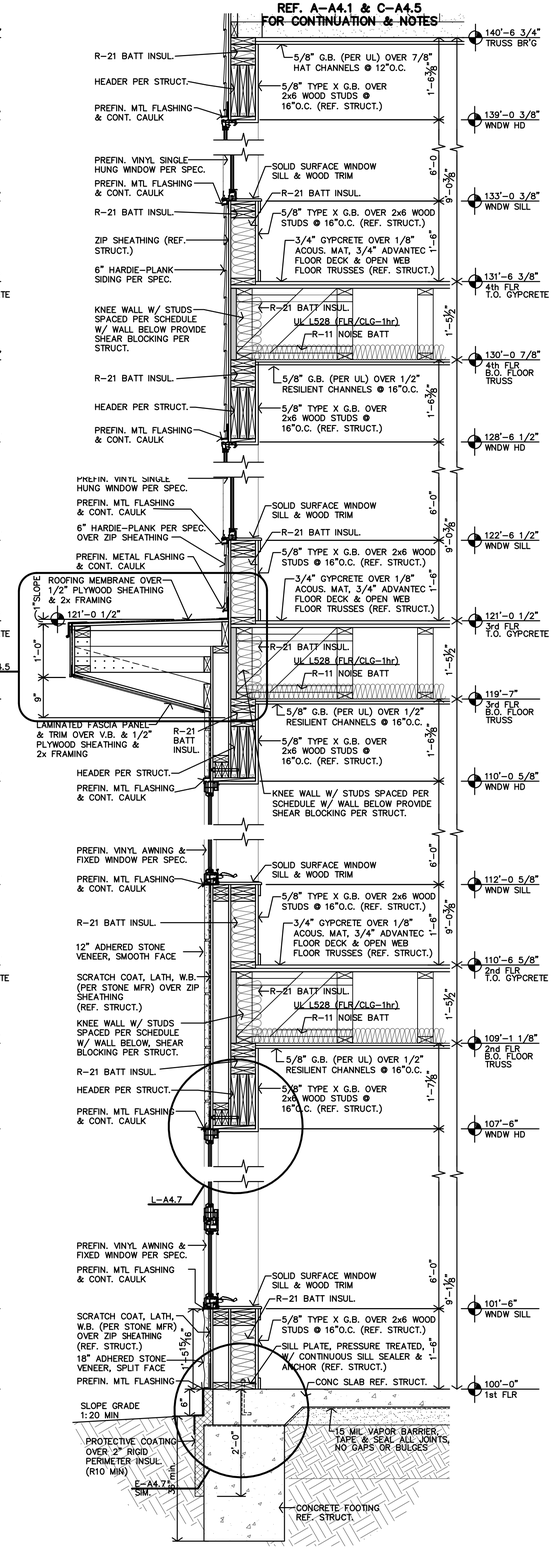
C CORRIDOR WALL SECTION

3/4"=1'-0"



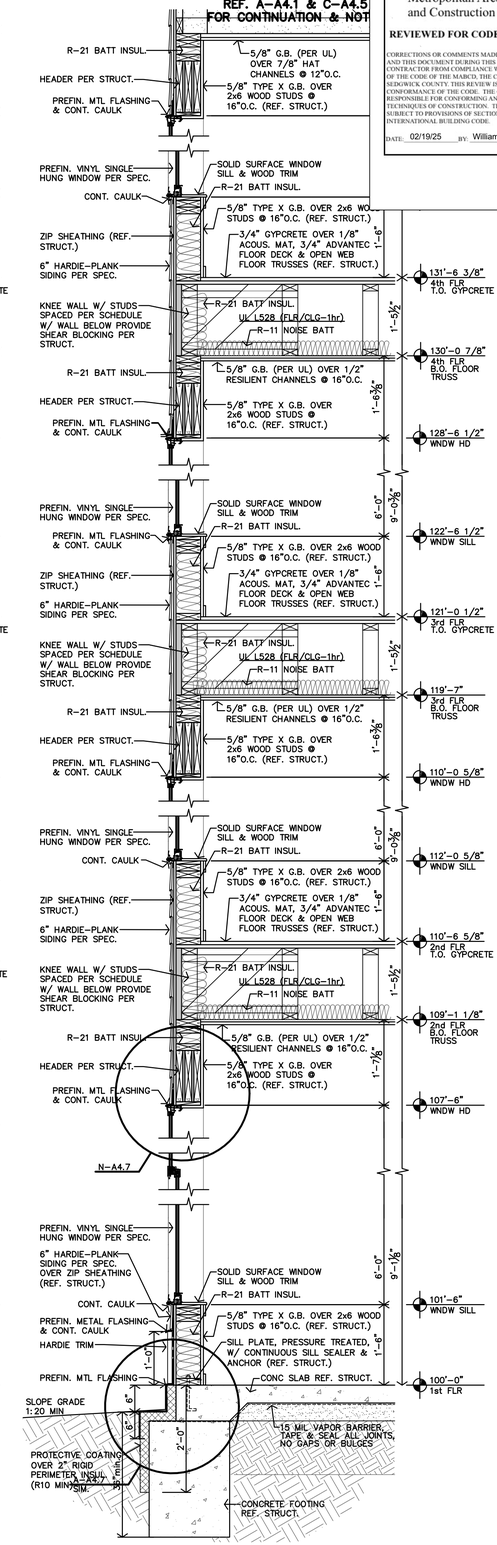
C TYPICAL WALL SECTION

3/4"=1'-0"



B CENTER TYPICAL WALL SECTION

3/4"=1'-0"



A TYPICAL WALL SECTION

3/4"=1'-0"

Wichita-Sedgwick County Metropolitan Area Building and Construction Department

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

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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

REVISION:

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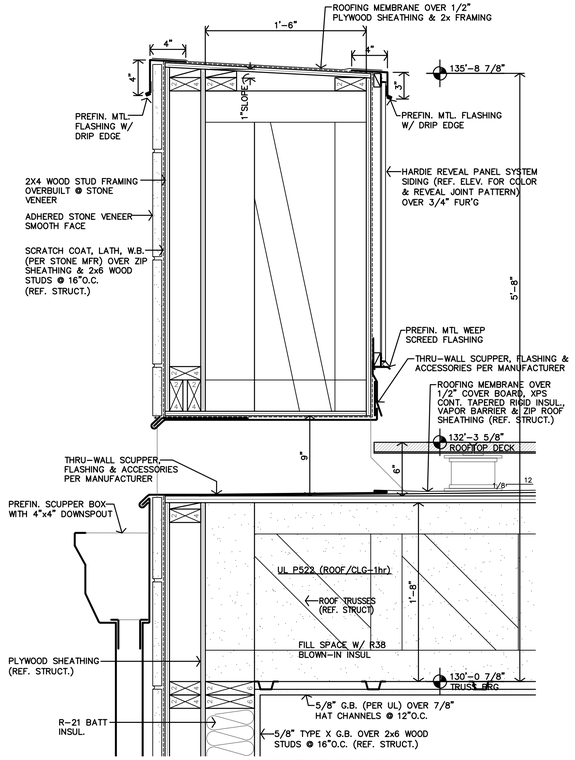
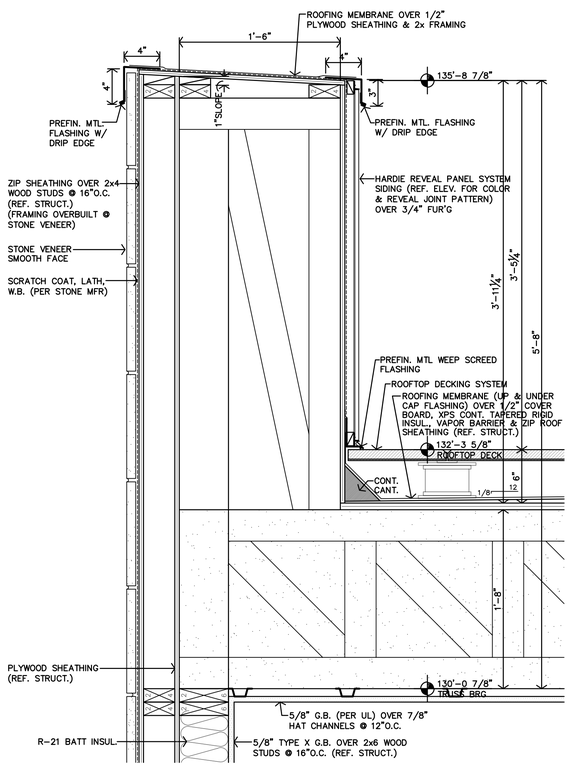


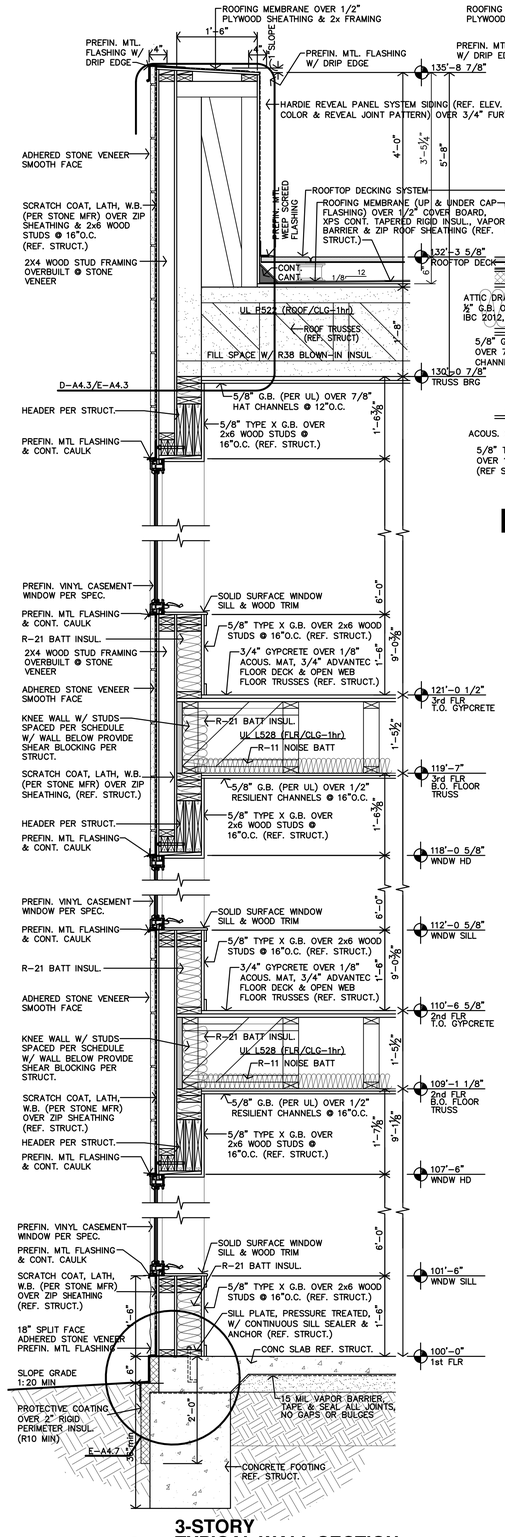
E PARAPET DETAIL

1 1/2"=1'-0"



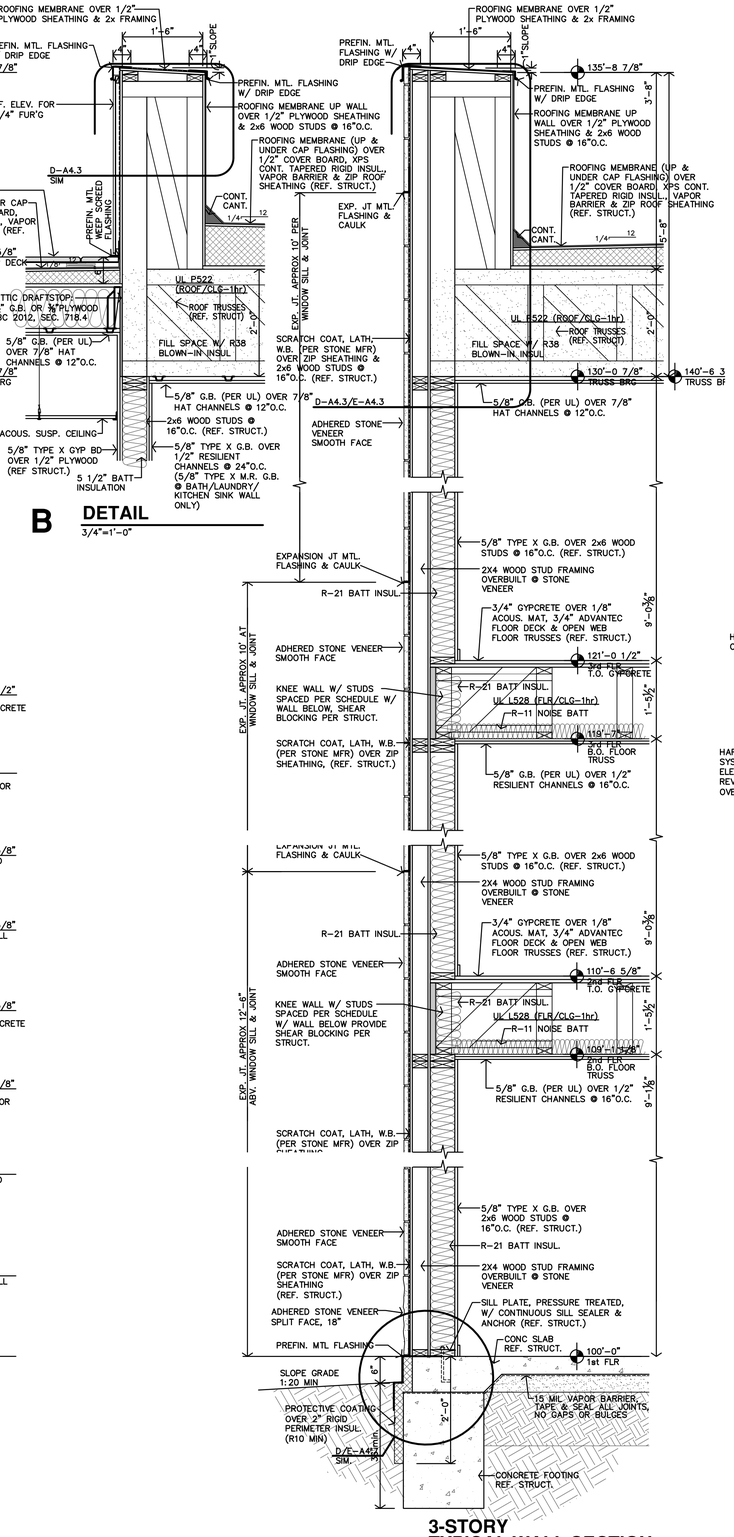
D PARAPET DETAIL

1 1/2"=1'-0"



C 3-STORY TYPICAL WALL SECTION

3/4"=1'-0"

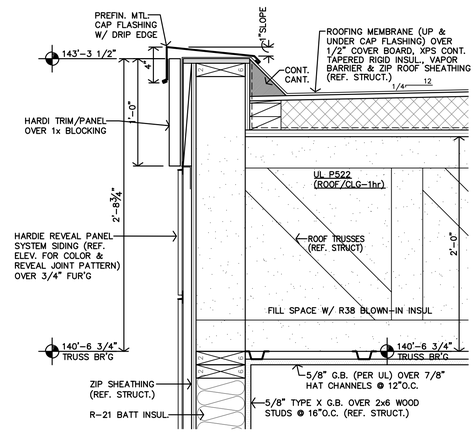


A 3-STORY TYPICAL WALL SECTION

3/4"=1'-0"

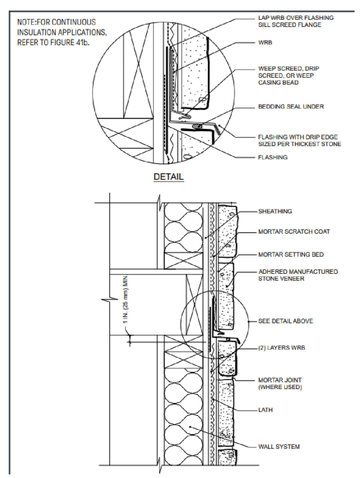
B DETAIL

3/4"=1'-0"



G PARAPET DETAIL

1 1/2"=1'-0"



F STONE VENEER EXPANSION JOINT DETAIL

SIM. REFERENCE MANUFACTURER

Wichita-Sedgwick County Metropolitan Area Building and Construction Department

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NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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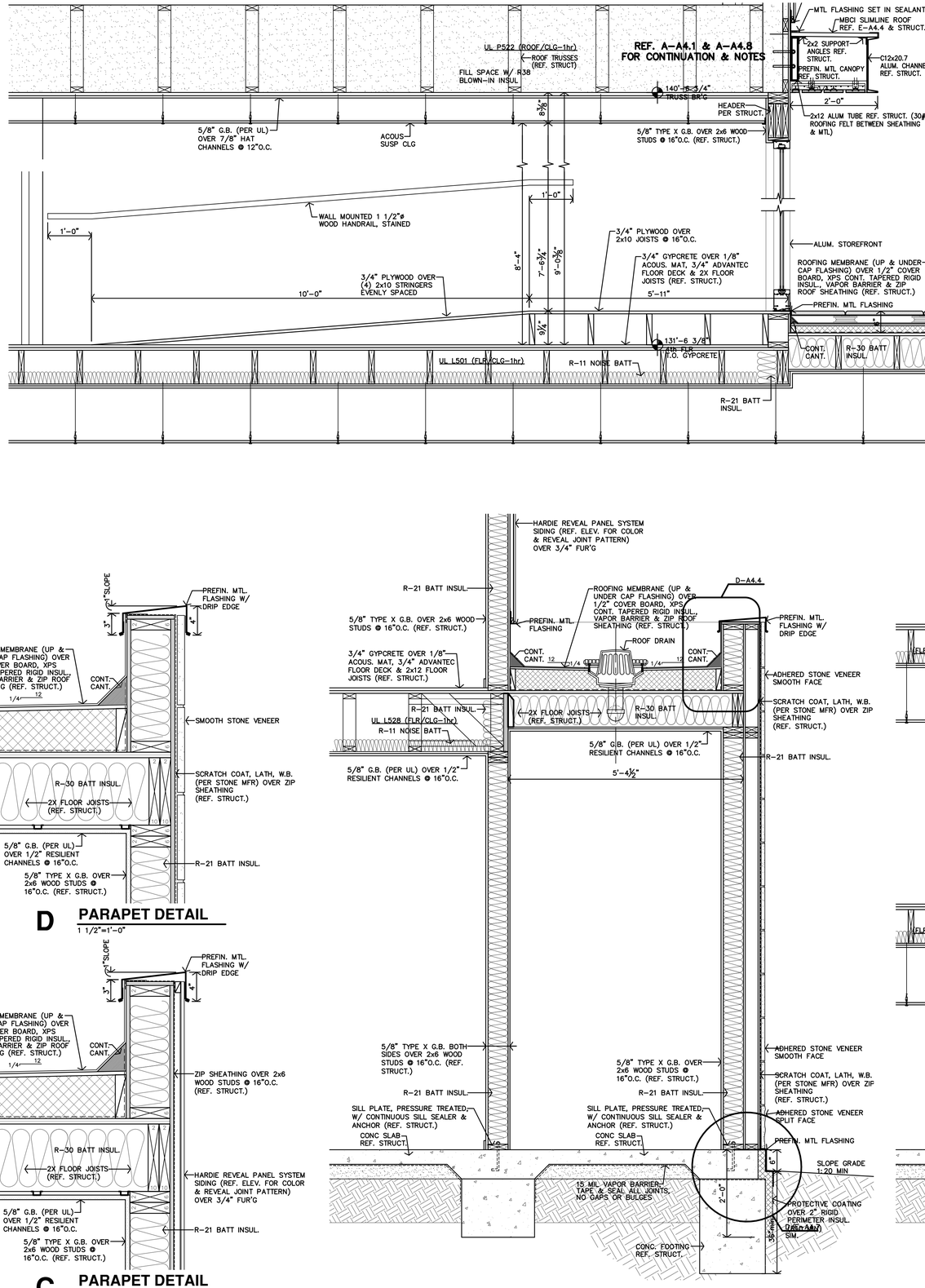

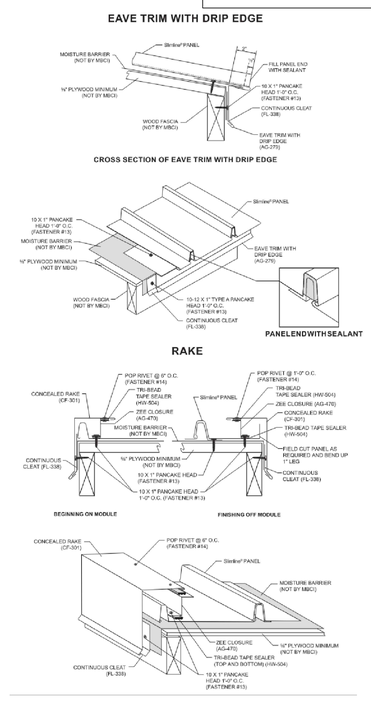

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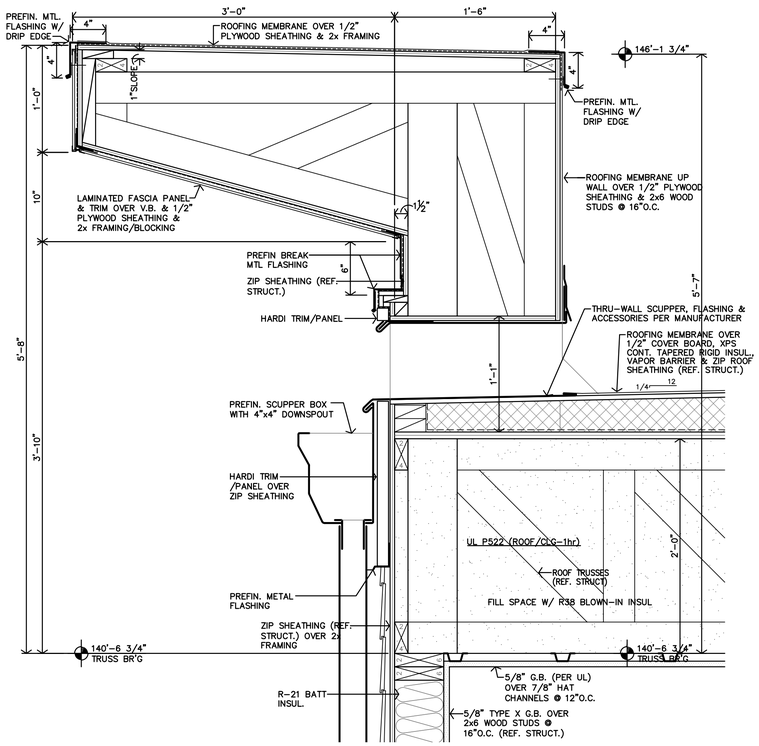
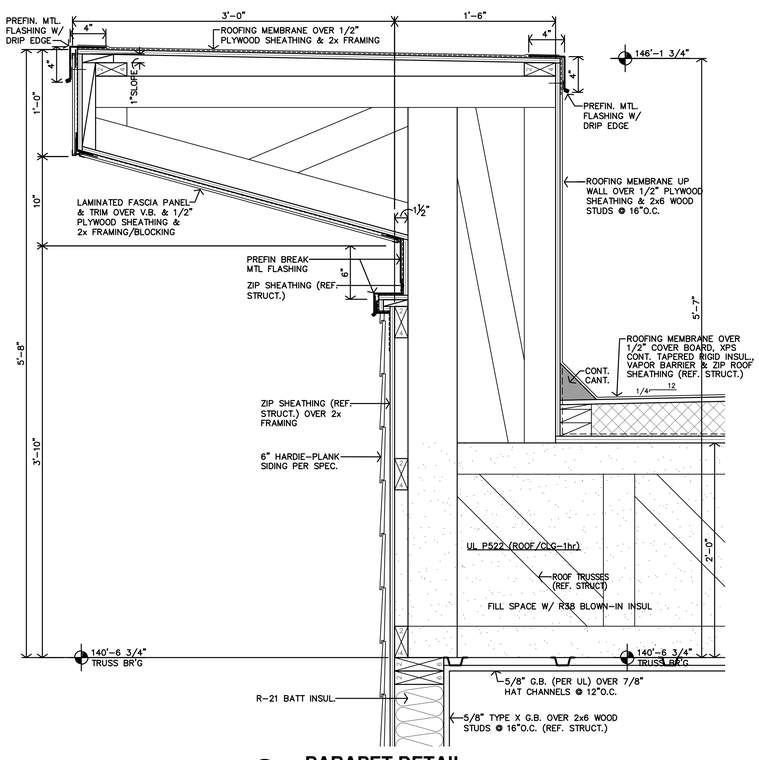


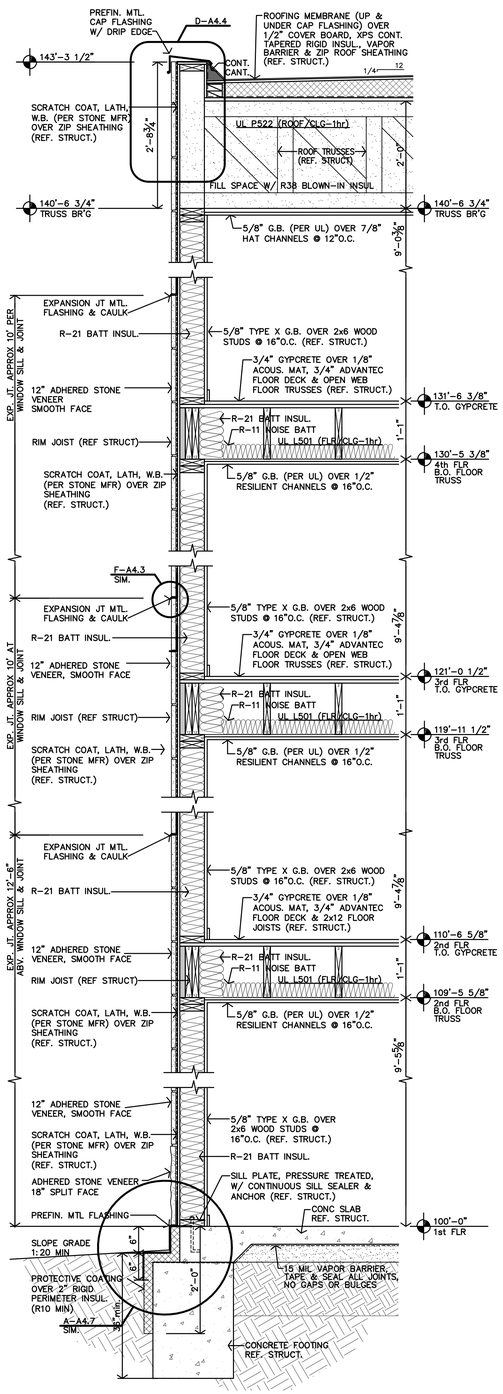
D SCUPPER BOX DETAIL

1 1/2"=1'-0"



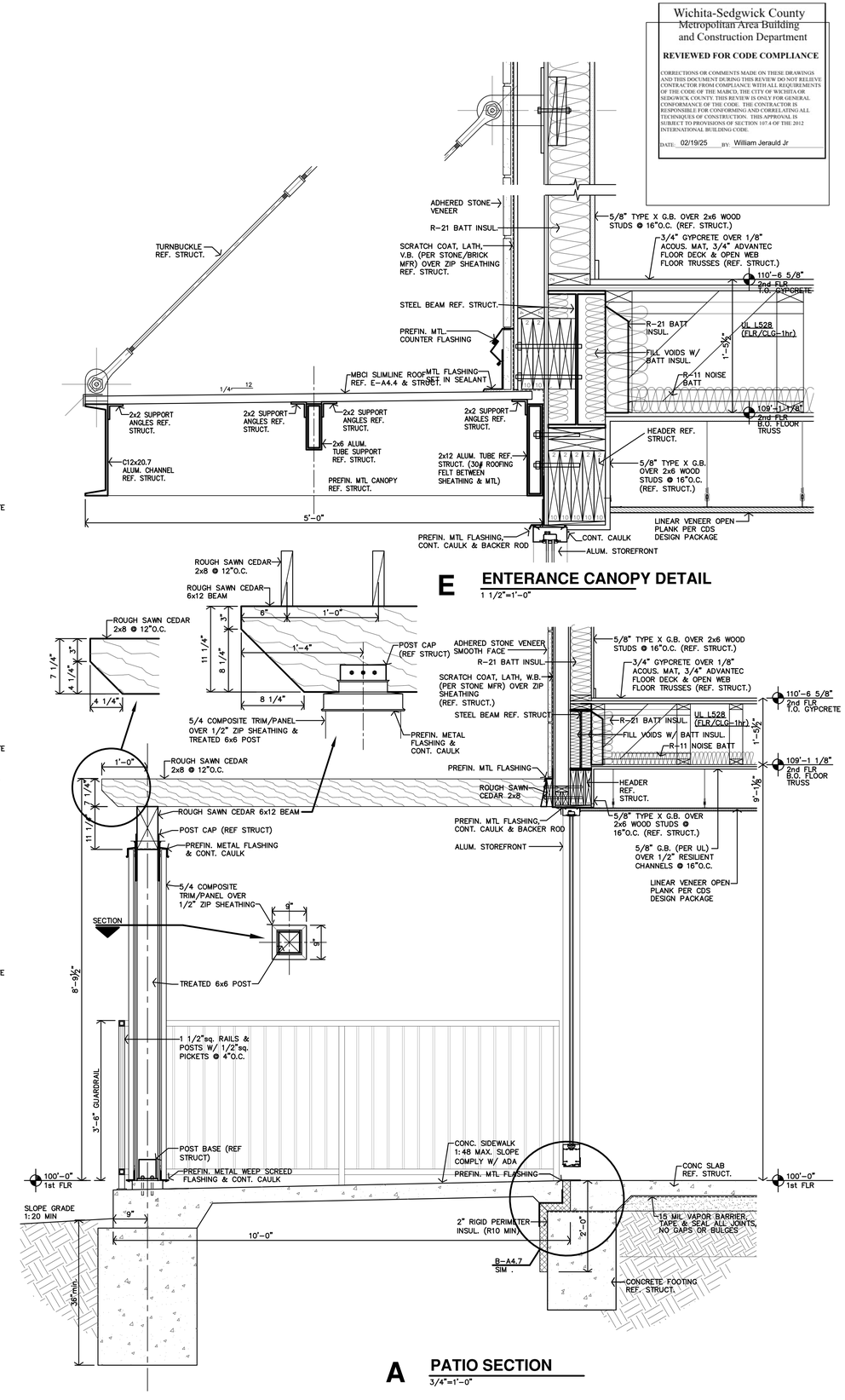
C PARAPET DETAIL

1 1/2"=1'-0"



B TYPICAL WALL SECTION

3/4"=1'-0"



A PATIO SECTION

3/4"=1'-0"

E ENTERANCE CANOPY DETAIL

1 1/2"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

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ANDOVER, KANSAS

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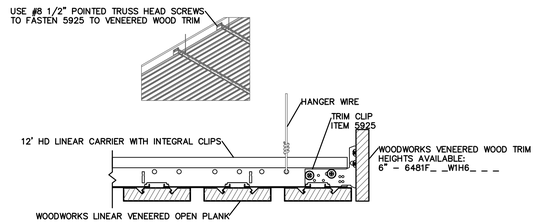
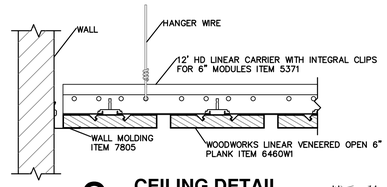
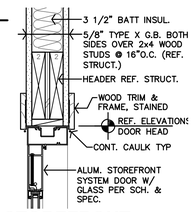
DATE: 02/19/25 BY: William Jerauld Jr



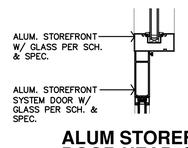
P CEILING DETAIL
3"=1'-0"



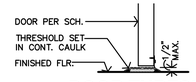
O CEILING DETAIL
3"=1'-0"



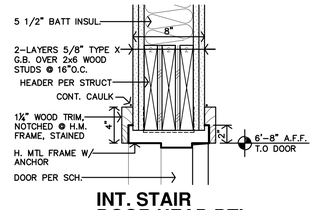
N ALUM STOREFRONT DOOR HEAD @ INTERIOR
1 1/2"=1'-0" JAMB SIMILAR



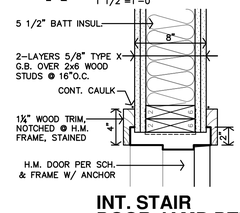
M ALUM STOREFRONT DOOR HEAD @ MULLION
1 1/2"=1'-0" JAMB SIMILAR



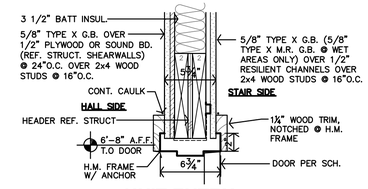
L DOOR THRESHOLD DTL.
1 1/2"=1'-0"



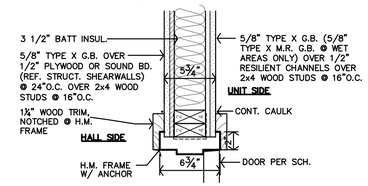
K INT. STAIR DOOR HEAD DTL.
1 1/2"=1'-0"



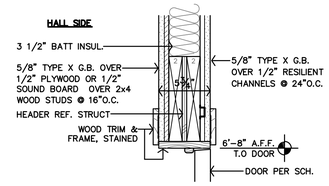
J INT. STAIR DOOR JAMB DTL.
1 1/2"=1'-0"



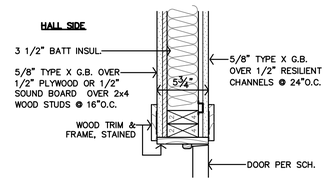
H UNIT ENTRY DOOR HEAD DTL.
1 1/2"=1'-0"



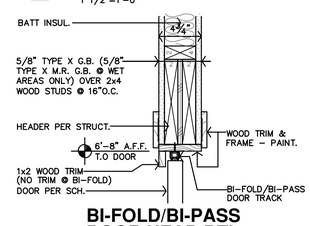
G UNIT ENTRY DOOR JAMB DTL.
1 1/2"=1'-0"



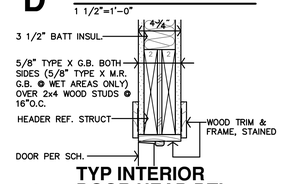
F HALLWAY WALL DOOR HEAD DTL.
1 1/2"=1'-0"



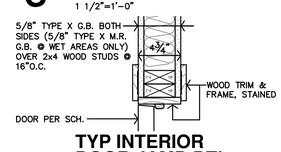
E HALLWAY WALL DOOR JAMB DTL.
1 1/2"=1'-0"



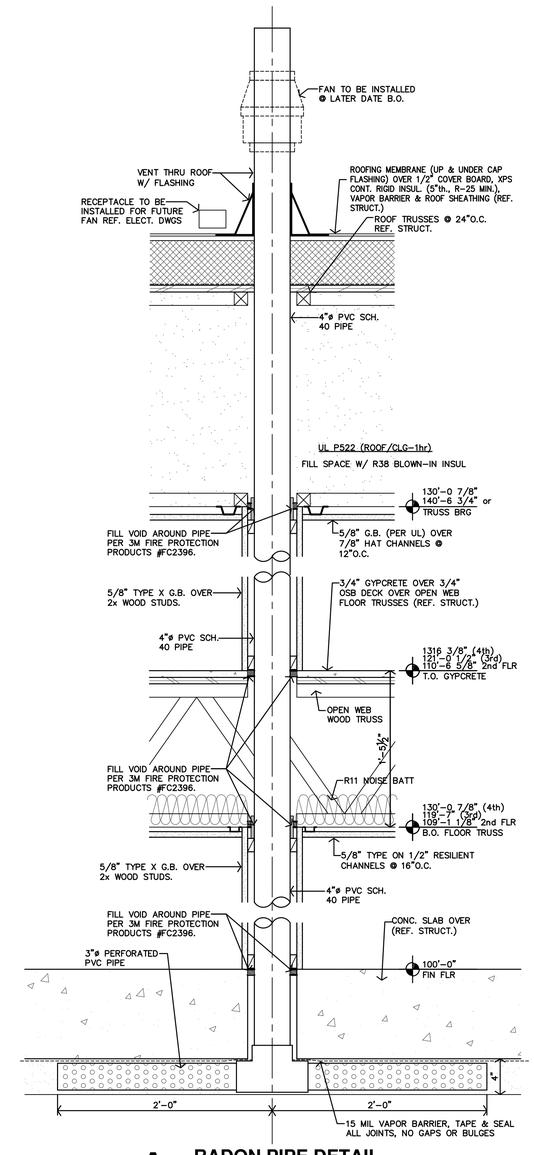
D BI-FOLD/BI-PASS DOOR HEAD DTL.
1 1/2"=1'-0"



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"

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

REVISION:

DATE: 1-3-2025
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SHEET NO.:

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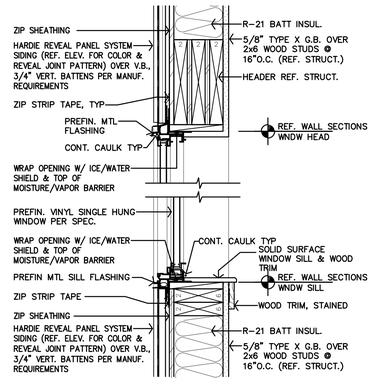
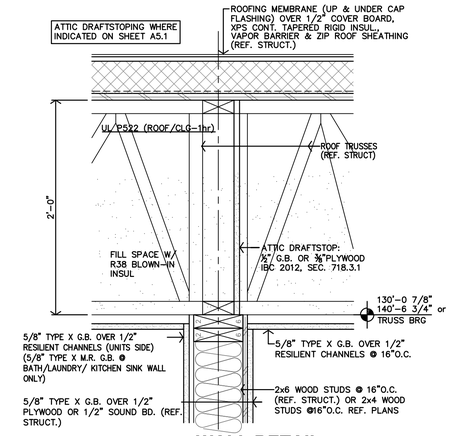


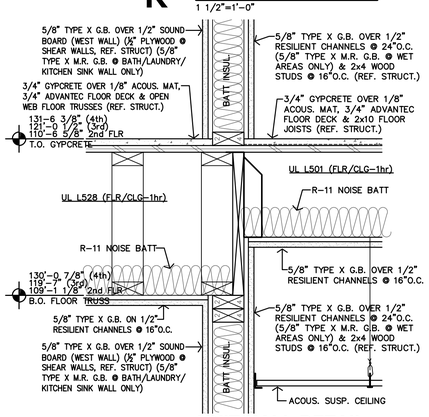
O SINGLE HUNG -REVEAL PANEL WINDOW HD & SILL

1 1/2"=1'-0" JAMB SIMILAR



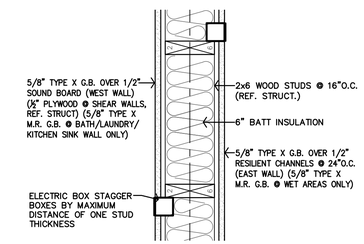
K WALL DETAIL

1 1/2"=1'-0"



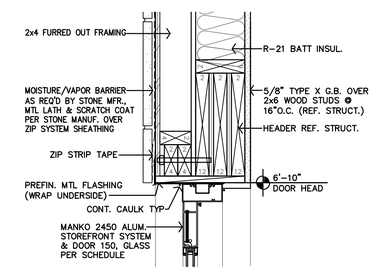
J UNIT/HALL DETAIL

1 1/2"=1'-0"



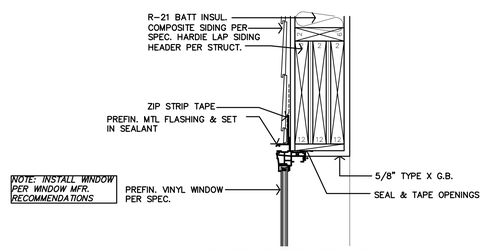
F FIRE BLOCKING PLAN @ J-BOX

1 1/2"=1'-0"



C STOREFRONT DOOR HEADER @ STONE VENEER

1 1/2"=1'-0"

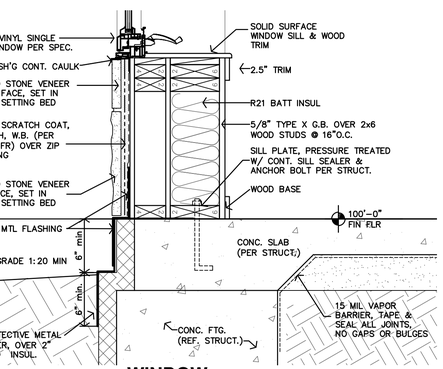


N COMPOSITE SIDING WINDOW HEAD DETAIL

1 1/2"=1'-0"

H UNIT/UNIT DETAIL

1 1/2"=1'-0"

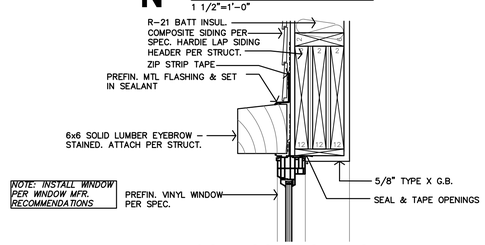


E WINDOW FOUNDATION TO DBL WALL

1 1/2"=1'-0"

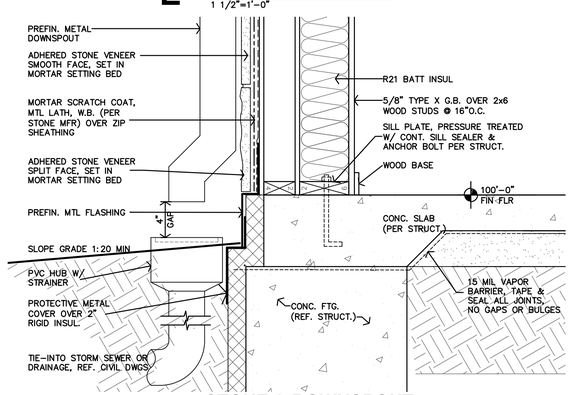
B STOREFRONT DOOR FOUNDATION TO SILL

1 1/2"=1'-0"



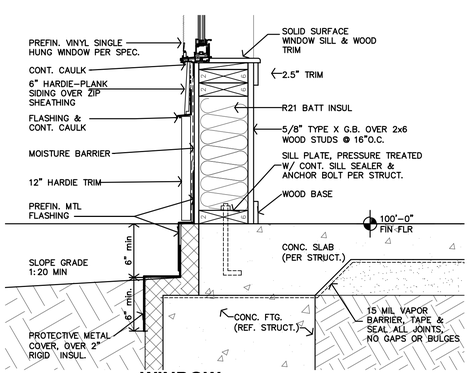
M COMPOSITE SIDING WINDOW HEAD DETAIL

1 1/2"=1'-0"



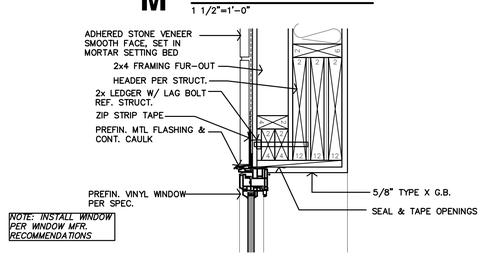
D STONE & DOWNSPOUT FOUNDATION TO DBL WALL

1 1/2"=1'-0"



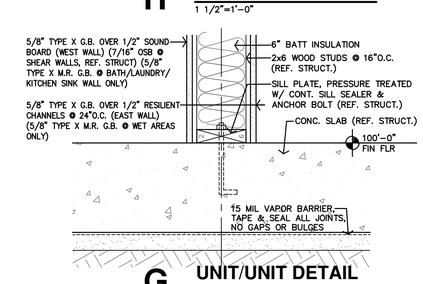
A WINDOW FOUNDATION TO WALL

1 1/2"=1'-0"



L STONE VENEER WINDOW HEAD DETAIL

1 1/2"=1'-0"



G UNIT/UNIT DETAIL

1 1/2"=1'-0"

Wichita-Sedgwick County Metropolitan Area Building and Construction Department

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785.827.0386 jgr@jgrarchitects.com

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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

REVISION:

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SHEET NO.:

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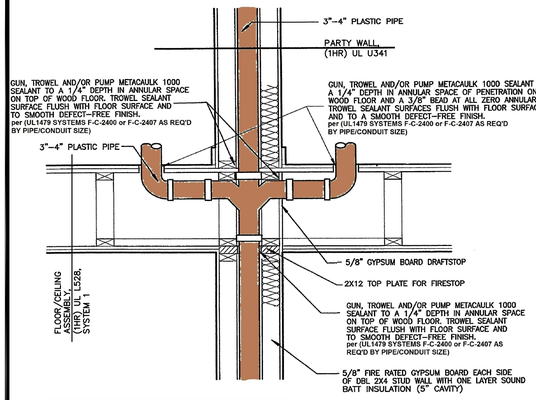
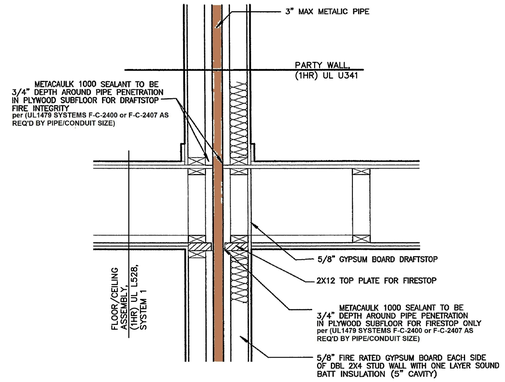


PENETRATION ASSEMBLY #1



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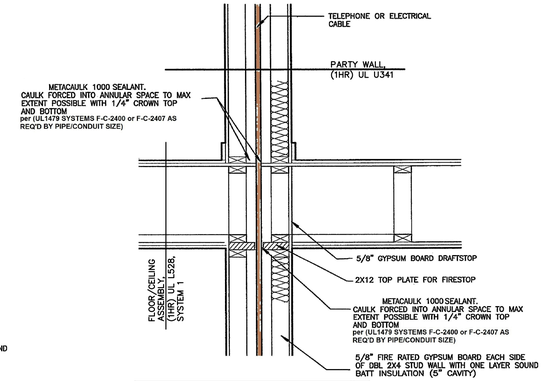

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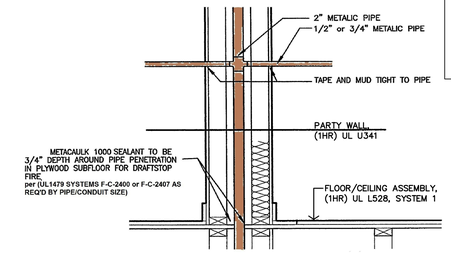
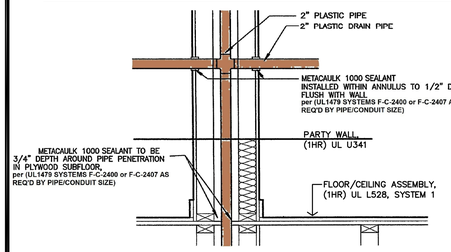


PENETRATION ASSEMBLY #4

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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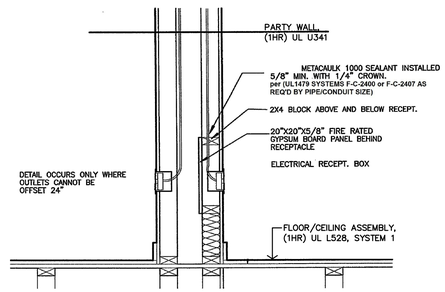

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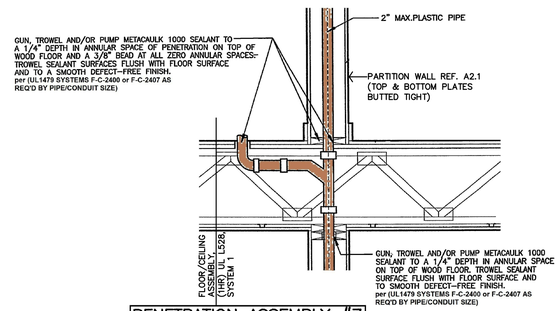

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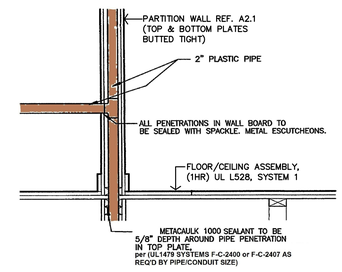

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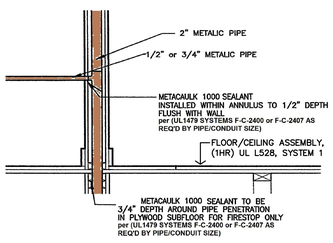

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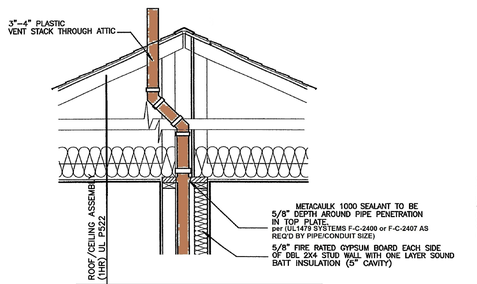

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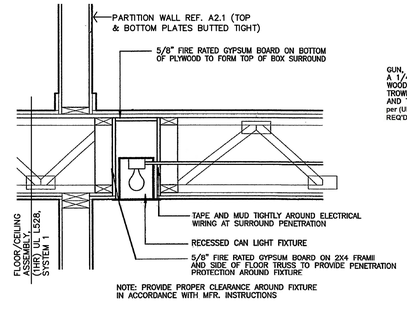

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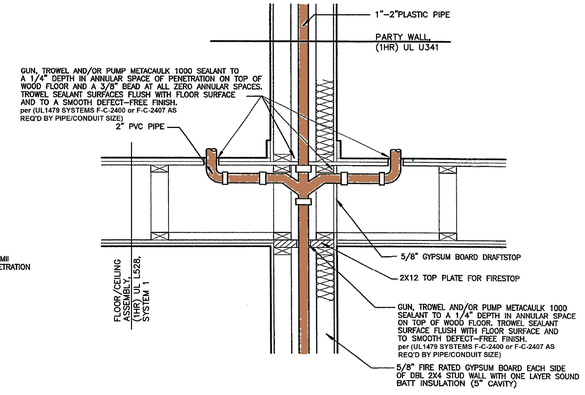

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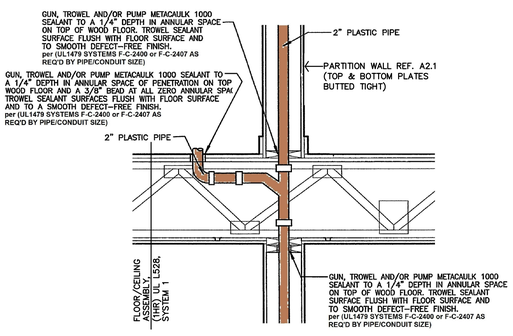

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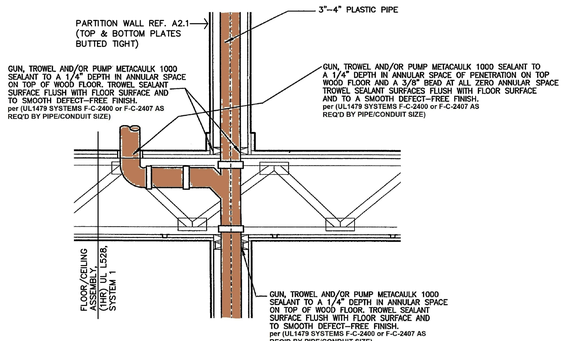

PENETRATION ASSEMBLY #14

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.

Wichita-Sedgwick County Metropolitan Area Building and Construction Department

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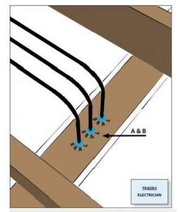
TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION[a]

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.	—

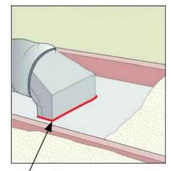
REQUIRED AIR INFILTRATION SEALING MEASURES TO ACHIEVE CODE TARGET 5 ACH50.

- 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



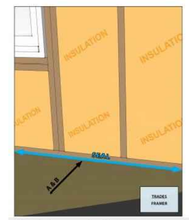
Air seal around all wiring installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

ELECTRICAL PENETRATION



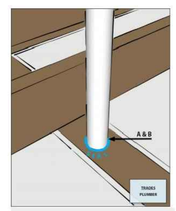
Caulk air seals the boot to the ceiling

DUCT BOOTS AIR SEALING



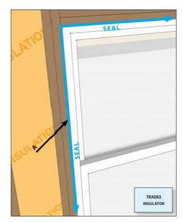
Air seal above-grade sill plates adjacent to conditioned space to minimize air leakage.

BOTTOM PLATE



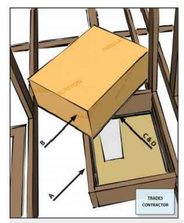
Air seal around all plumbing and piping installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

PLUMBING AND PIPING PENETRATION



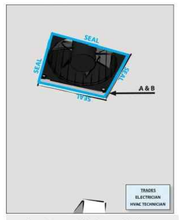
Air seal the rough opening around doors and windows to minimize air leakage.

WINDOW & DOOR ROUGH OPENING



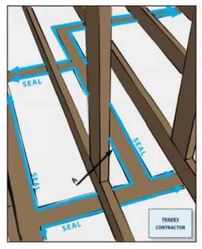
Air seal attic access panels and drop-down stairs to minimize air leakage.

ATTIC HATCH



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

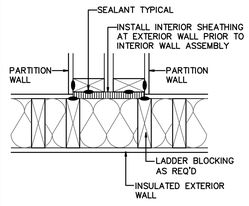
EXHAUST FAN PENETRATION



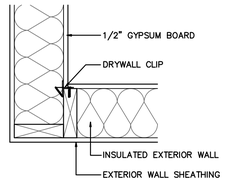
Air seal drywall to top plates at all attic/wall interfaces to minimize air leakage.

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.

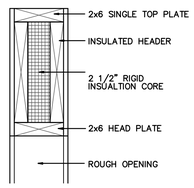
TOP PLATE



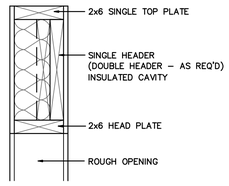
PARTITION WALL



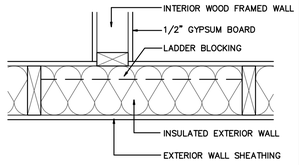
2-STUD CORNER WITH DRYWALL CLIPS



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"

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
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REVISION:

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SHEET NO.:

A4.9

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ROOF GENERAL NOTES

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

ALUMINUM TRELLIS NOTES

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

ATTIC DRAFTSTOPPING & VENTILATION

1. DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2012 IBC SECTION 718.4. DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET. 13 AREAS TOTAL.
2. 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)

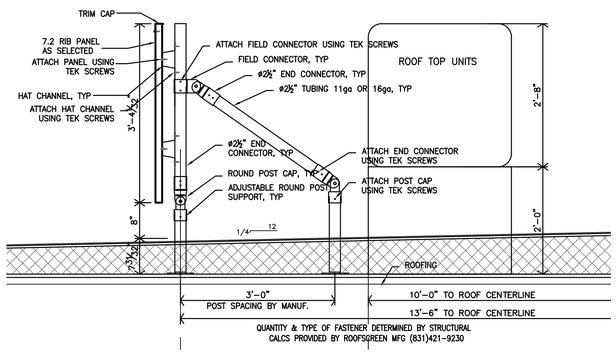
AREA 8 (234 SF)
ATTIC AREA MUST PROVIDE
(234/300 = 0.78sf NFA)

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

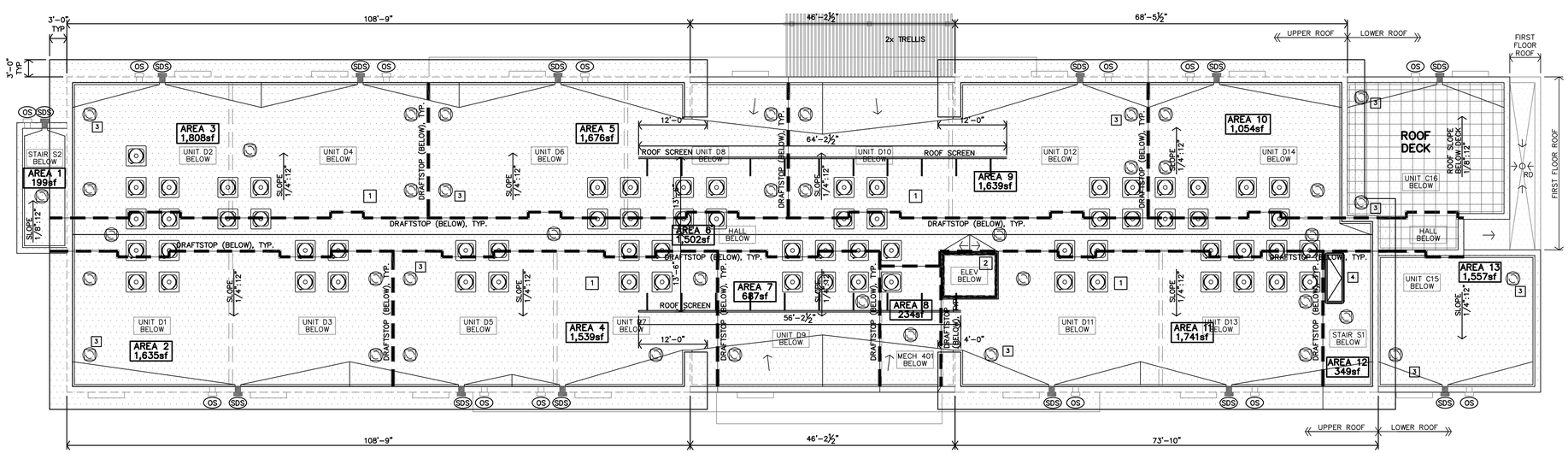
AREA 10 (1,054 SF)
ATTIC AREA MUST PROVIDE
(1,054/300 = 3.51sf NFA)

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"

Wichita-Sedgwick County
Metropolitan Area Building
and Construction Department

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

THE RESIDENCE AT HERITAGE WEST

NEW SENIOR-LIVING FACILITY

ANDOVER, KANSAS

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

REVISION:

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

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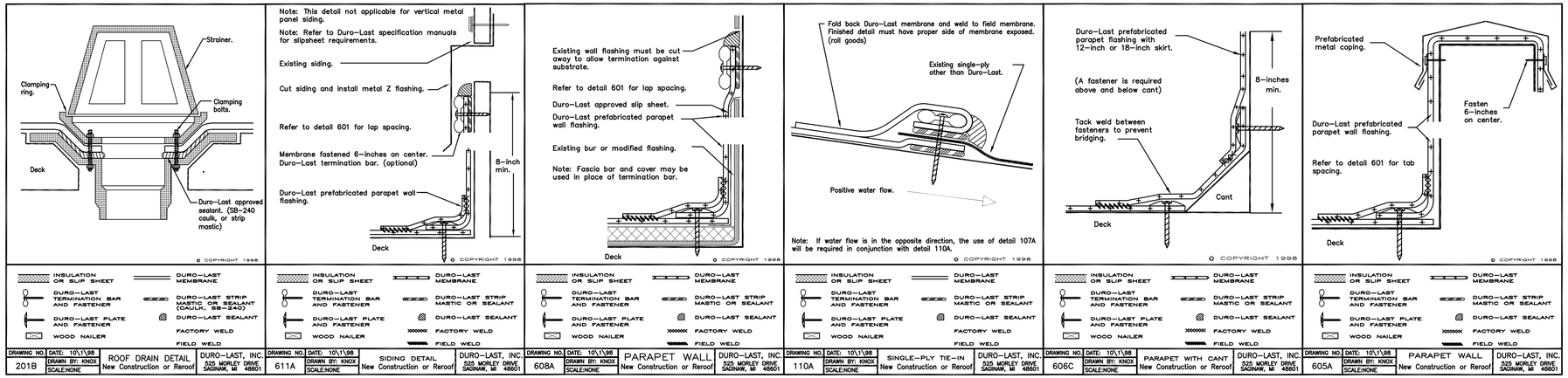
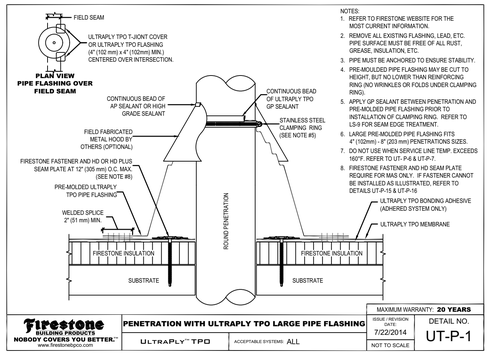


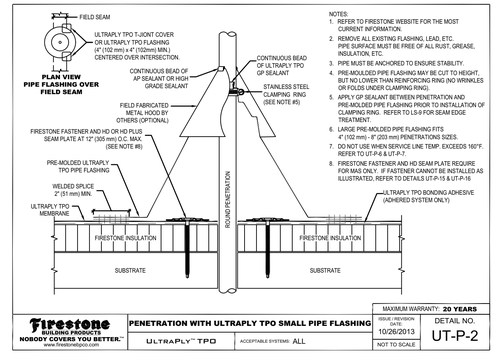
DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS

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

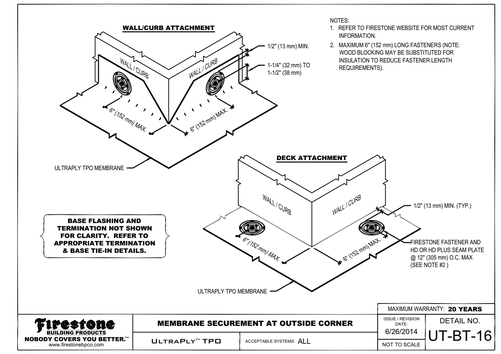
ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE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



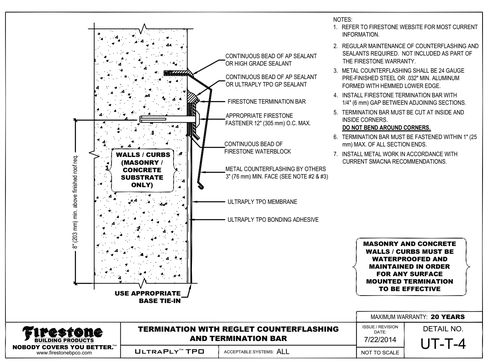
G LARGE PIPE DTL.
NO SCALE



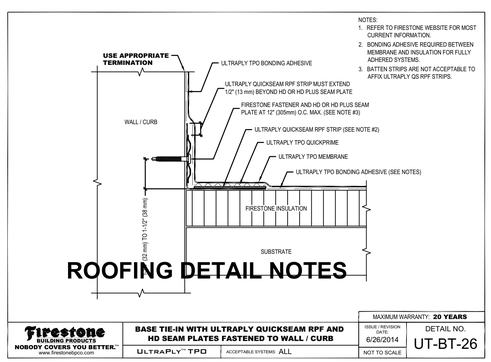
F SMALL PIPE DTL.
NO SCALE



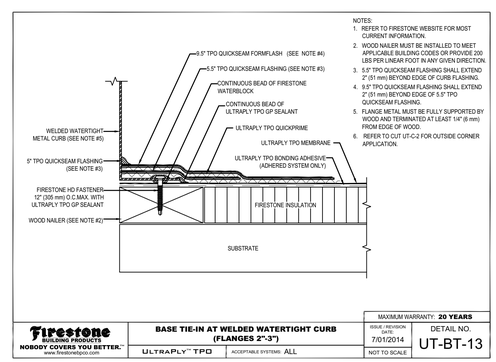
E OUTSIDE CORNER DTL.
NO SCALE



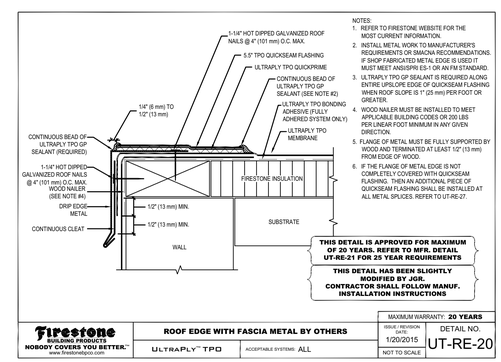
D FLASHING DETAIL
NO SCALE



C ROOF-TO-WALL TIE-IN
NO SCALE



B EQUP. CURB DETAIL
NO SCALE



A ROOF EDGE DTL.
NO SCALE

FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS

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

Wichita-Sedgwick County Metropolitan Area Building and Construction Department

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REVISION:

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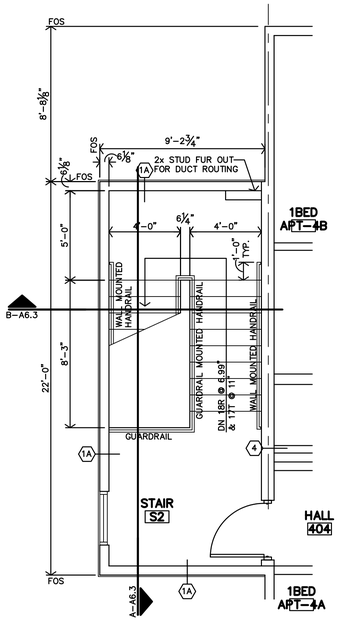
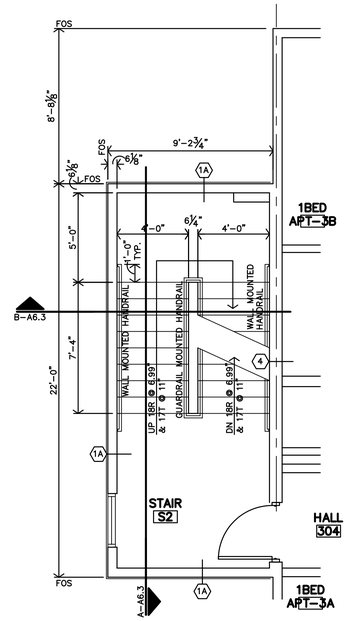
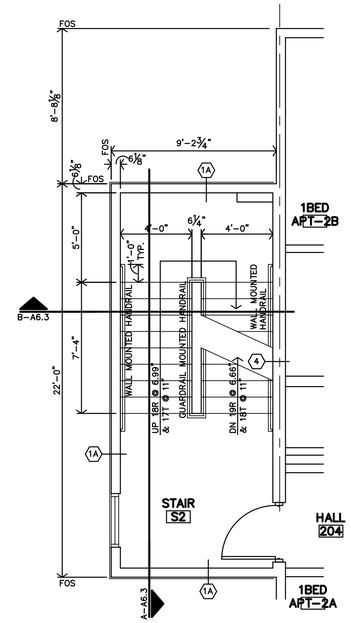


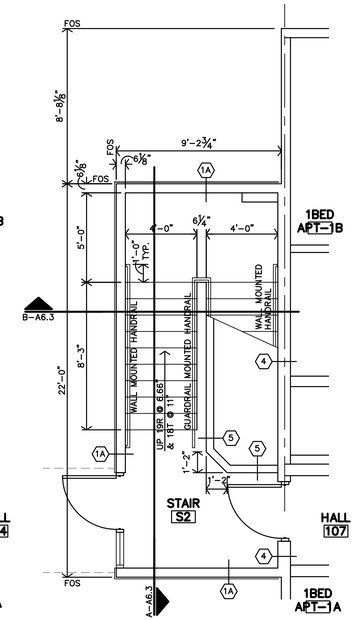
H **STAIR S2 4th FLOOR PLAN**
1/4"=1'-0"



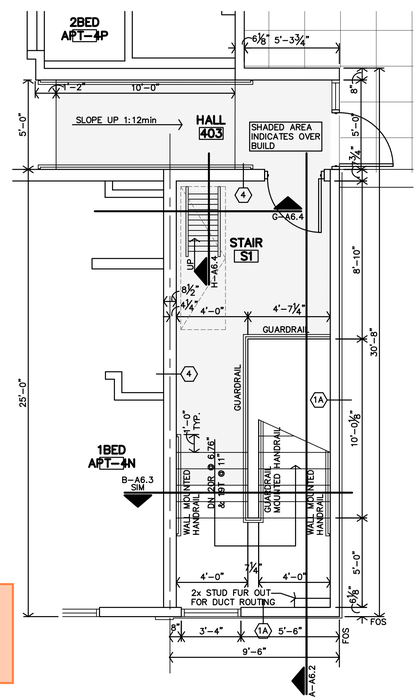
G **STAIR S2 3rd FLOOR PLAN**
1/4"=1'-0"



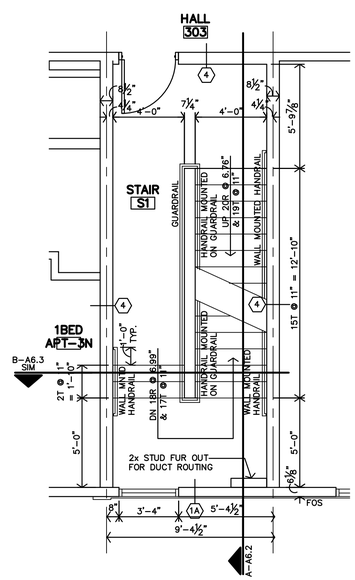
F **STAIR S2 2nd FLOOR PLAN**
1/4"=1'-0"



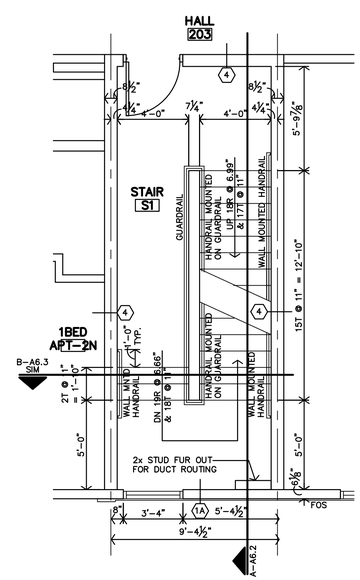
E **STAIR S2 1st FLOOR PLAN**
1/4"=1'-0"



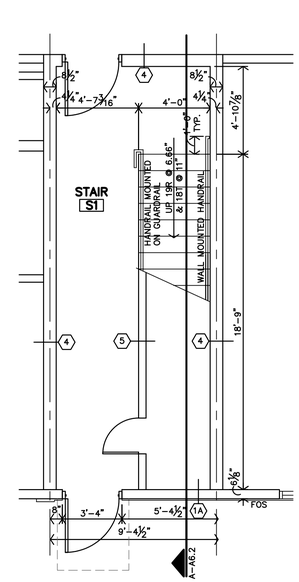
D **STAIR S1 4th FLOOR PLAN**
1/4"=1'-0"



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"

Stair towers will need to accommodate stand pipe installation

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 LICENSED 6979 1/3/2025 KANSAS ARCHITECT

REVISION:

DATE: 1-3-2025
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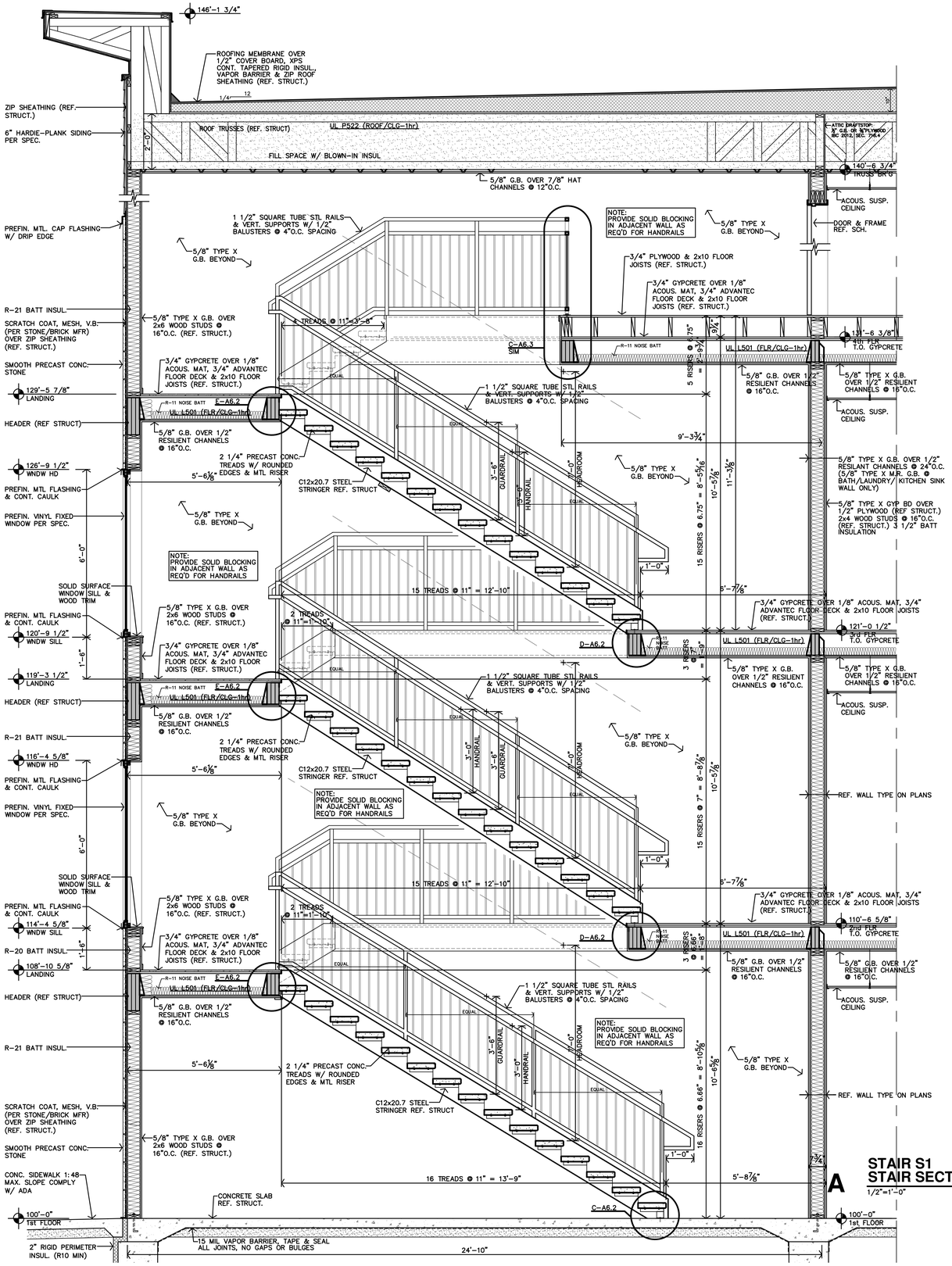
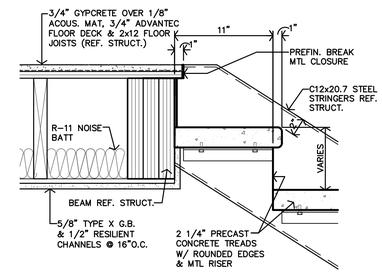
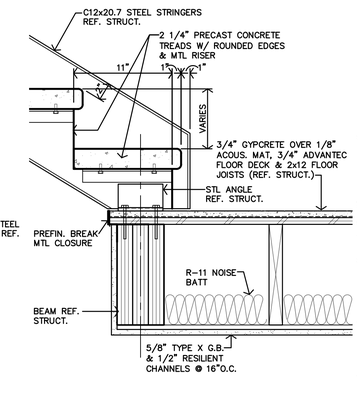


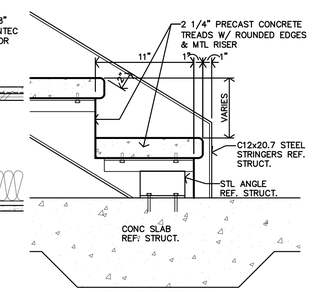
A STAIR S1 STAIR SECTION
1/2"=1'-0"



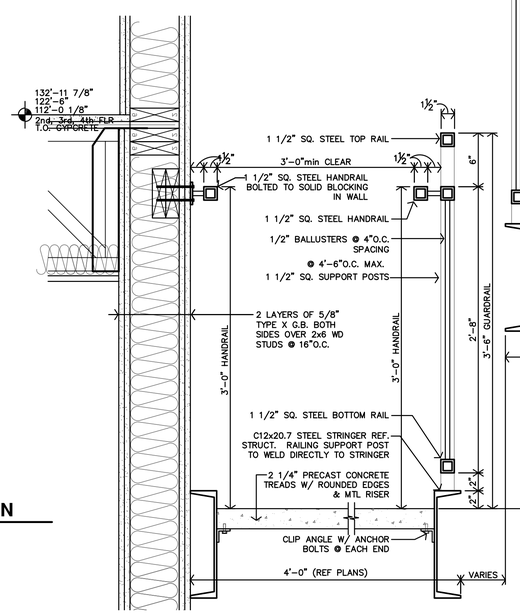
E STAIR DETAIL
1 1/2"=1'-0"



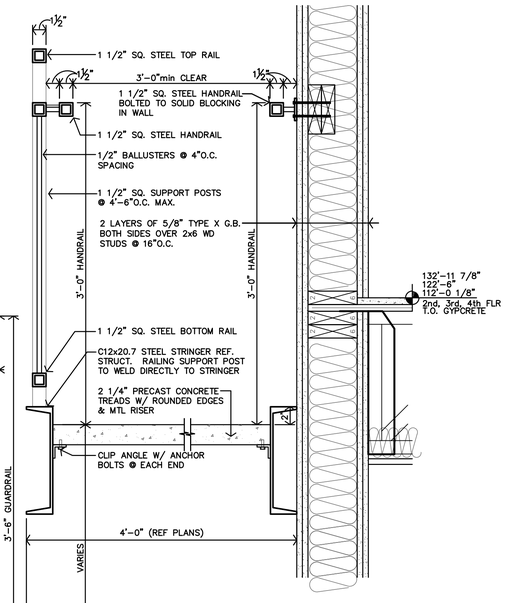
D STAIR DETAIL
1 1/2"=1'-0"



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



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



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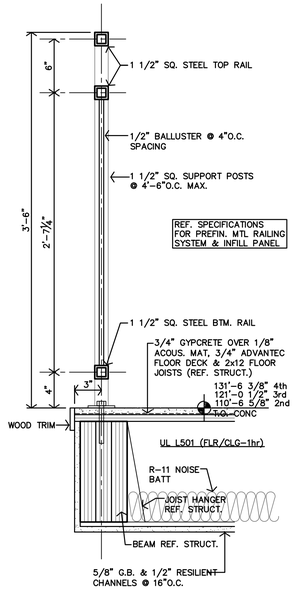
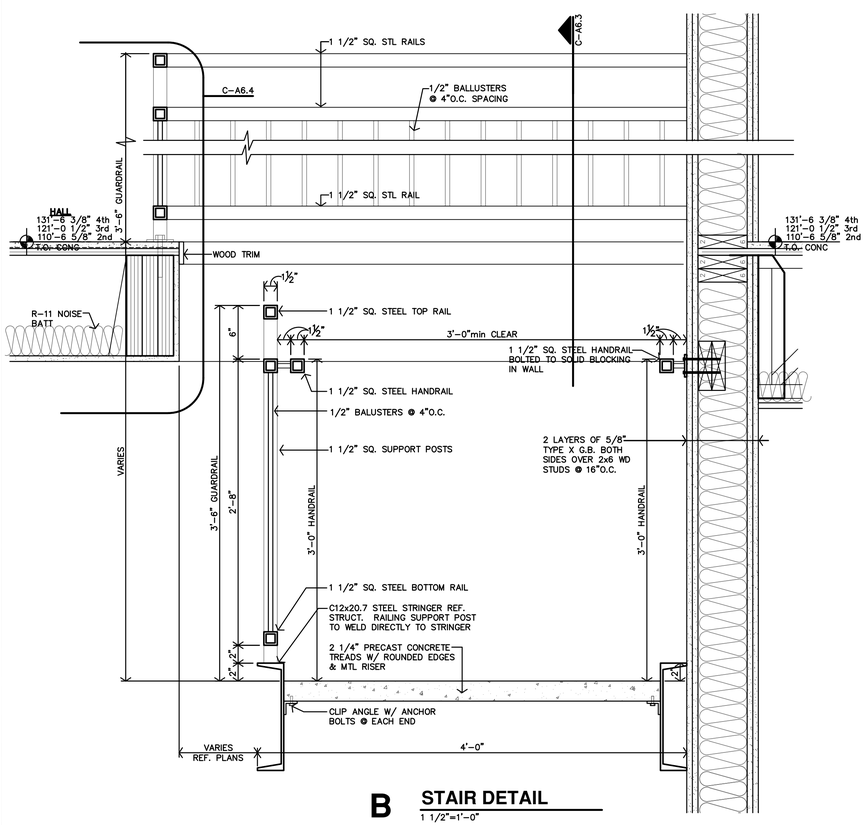


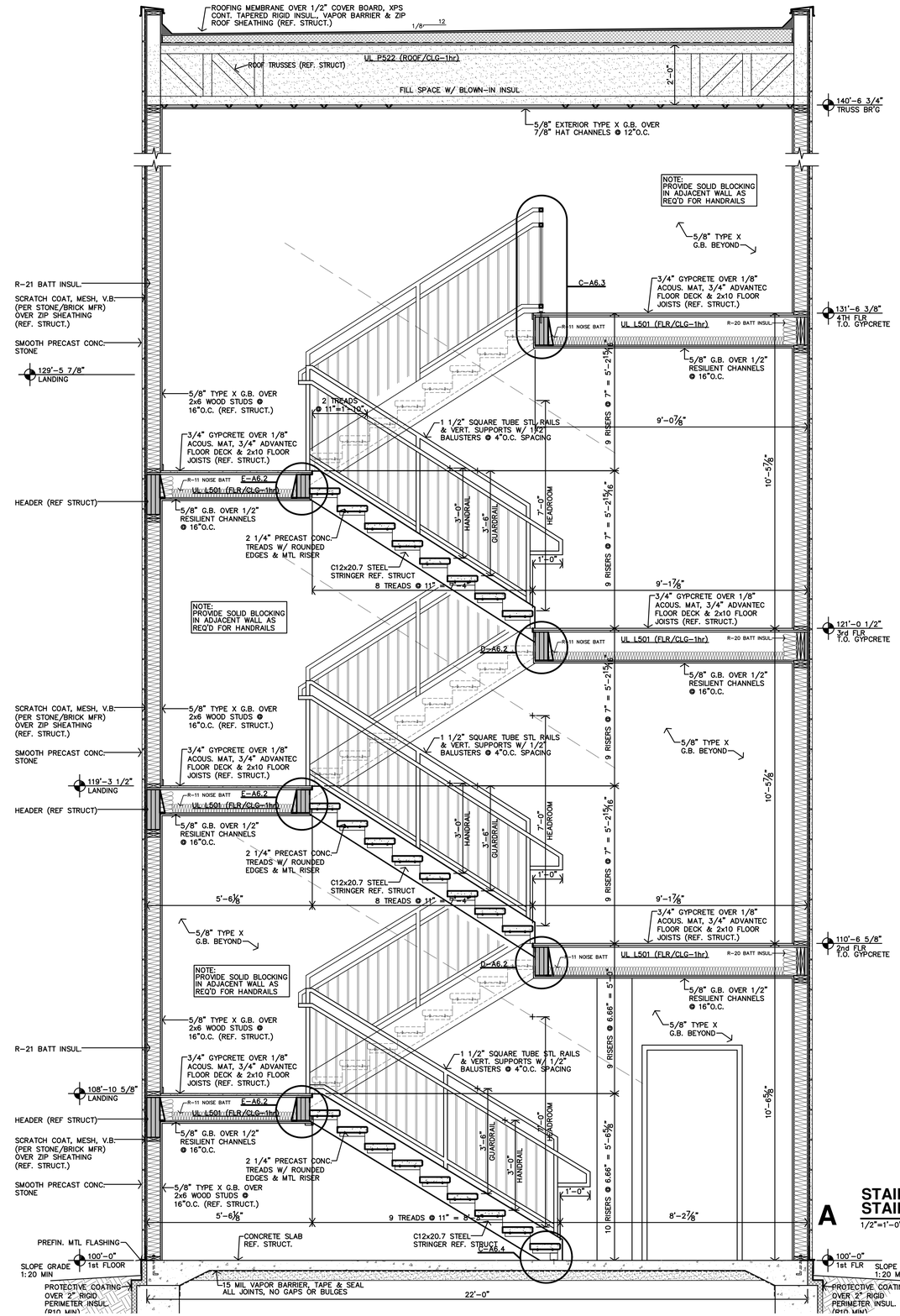
C STAIR DETAIL

1 1/2"=1'-0"



B STAIR DETAIL

1 1/2"=1'-0"



A STAIR S2 STAIR SECTION

1/2"=1'-0"

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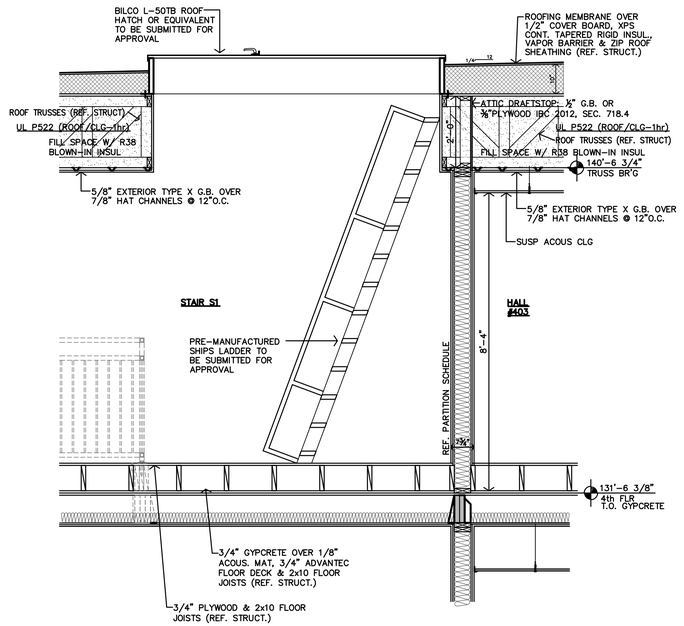
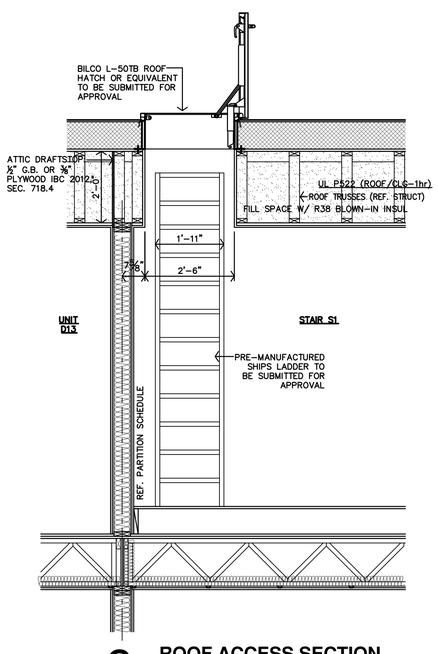
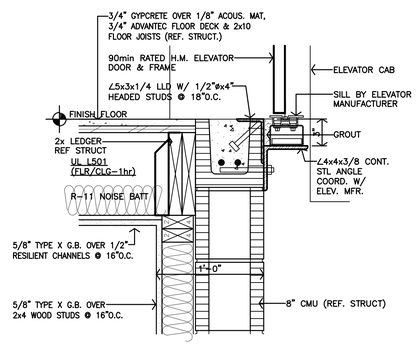


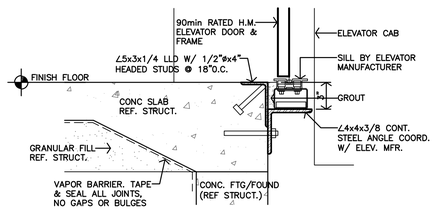
H ROOF ACCESS SECTION
1/2"=1'-0"



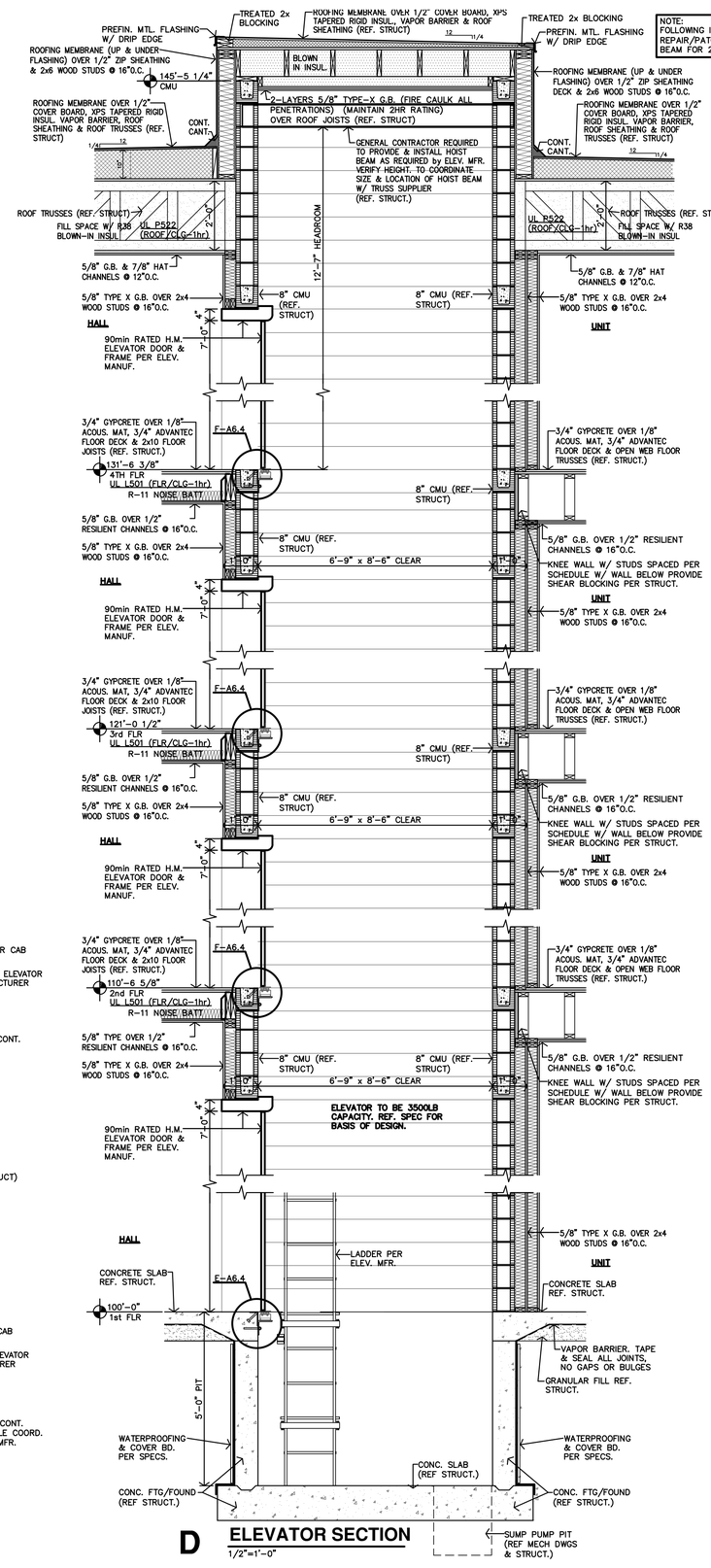
G ROOF ACCESS SECTION
1/2"=1'-0"



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

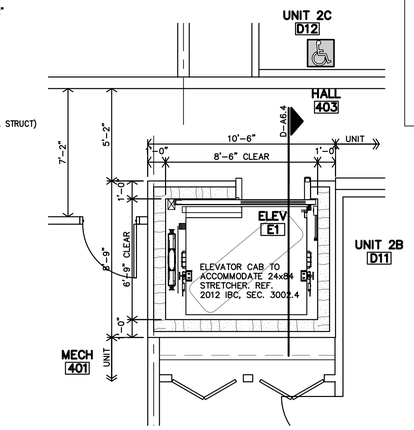


E ELEVATOR DETAIL
1 1/2"=1'-0"

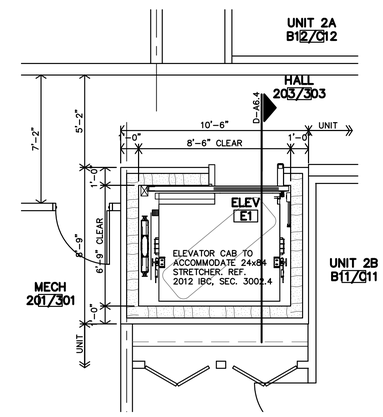


D ELEVATOR SECTION
1/2"=1'-0"

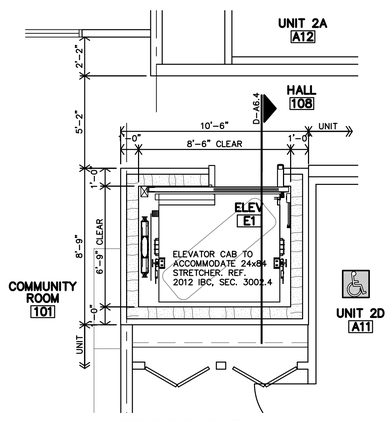
NOTE:
FOLLOWING INSTALLATION OF ELEVATOR REPAIR/PATCH G.B. OPENING AT HOIST BEAM FOR 2HR RATING



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
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ANDOVER, KANSAS

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

REVISION:

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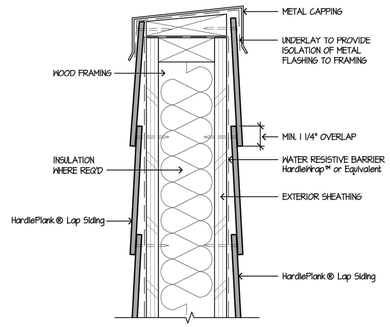
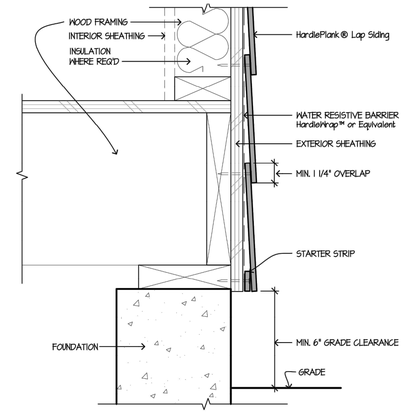


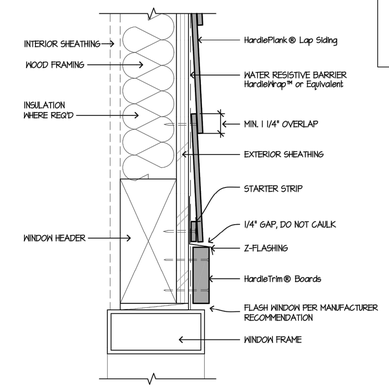
9 PARAPET

SCALE: 3"=1'-0"



6 GRADE CLEARANCE

SCALE: 3"=1'-0"



3 WINDOW/DOOR HEAD

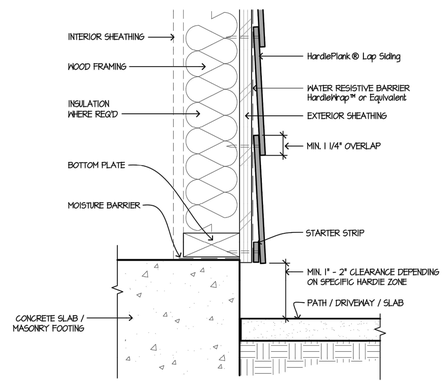
SCALE: 3"=1'-0"

HARDIE LAP SIDING

Ref. Elevations for colors and sizes.

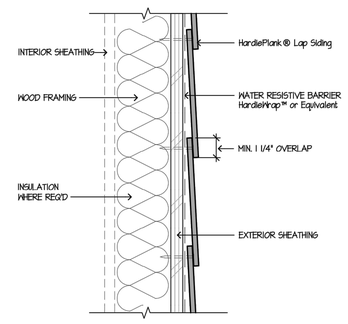
Manufacturers Installation Details, Contractor to install as indicated Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



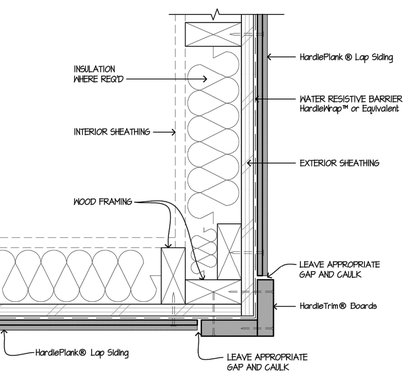
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



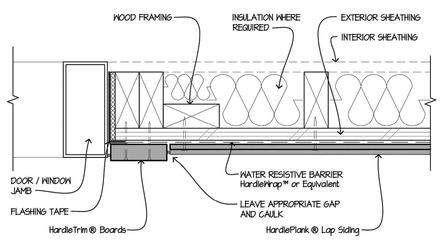
5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



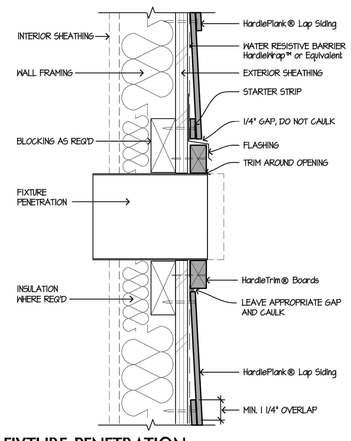
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



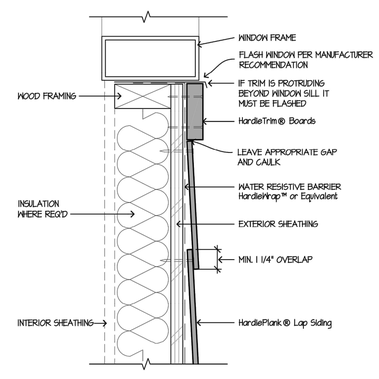
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



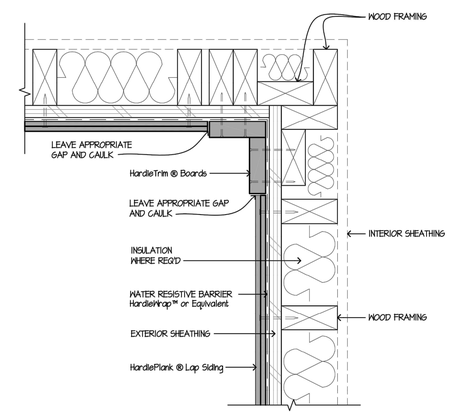
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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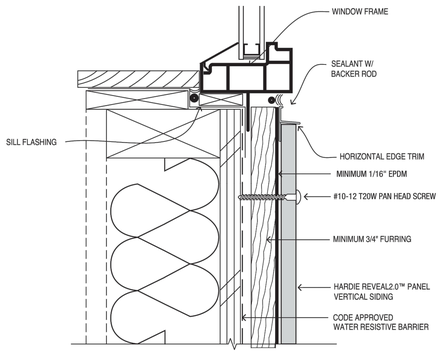
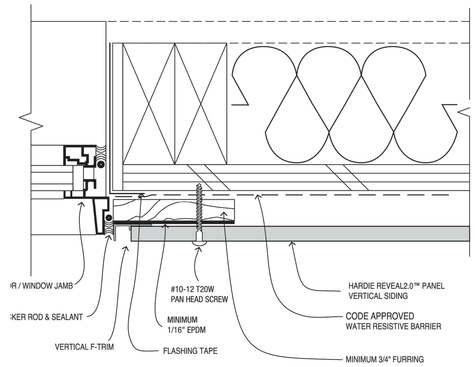
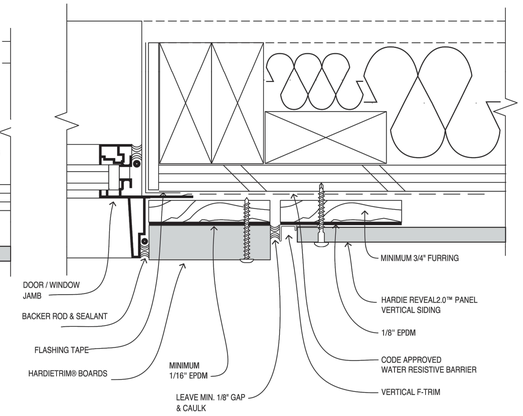


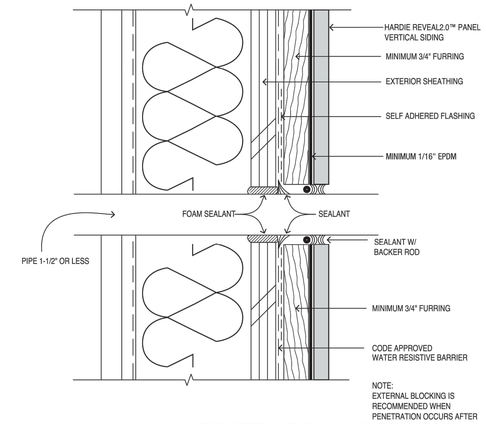
12 **WINDOW SILL**
NTS



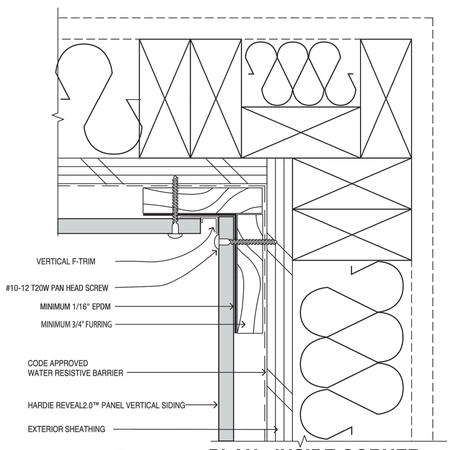
11 **WINDOW JAMB, NO TRIM**
NTS



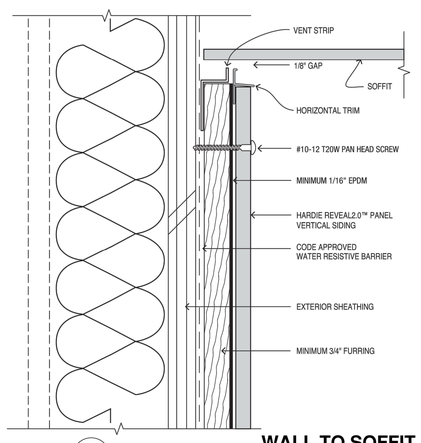
10 **WINDOW JAMB, WITH TRIM**
NTS



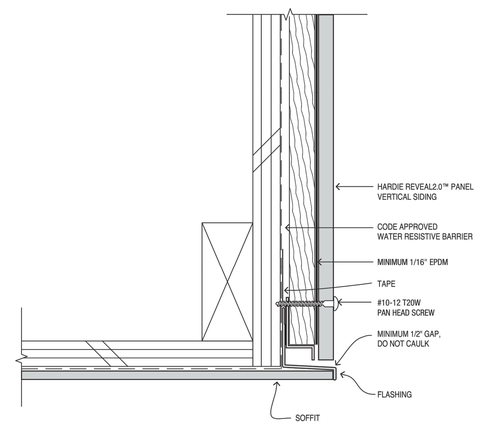
9 **WALL PENETRATION 1.5" OR LESS**
NTS



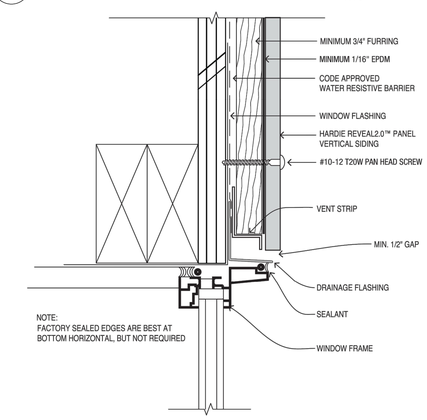
8 **PLAN - INSIDE CORNER**
NTS



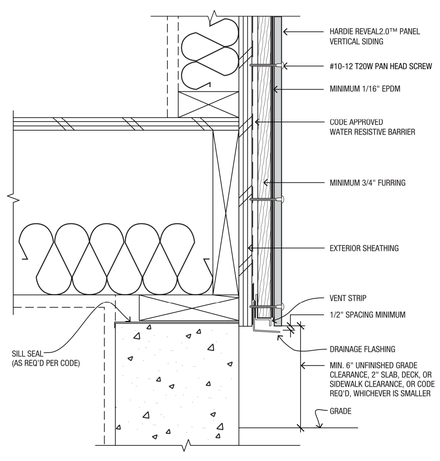
7 **WALL TO SOFFIT**
NTS



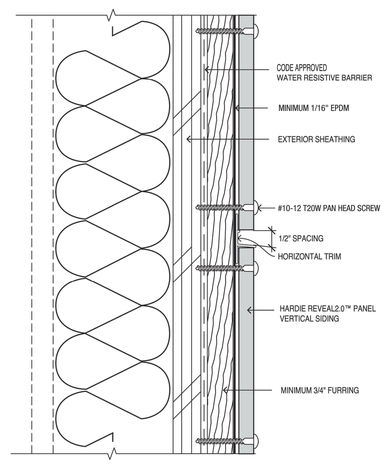
6 **SOFFIT TO OUTSIDE CORNER**
NTS



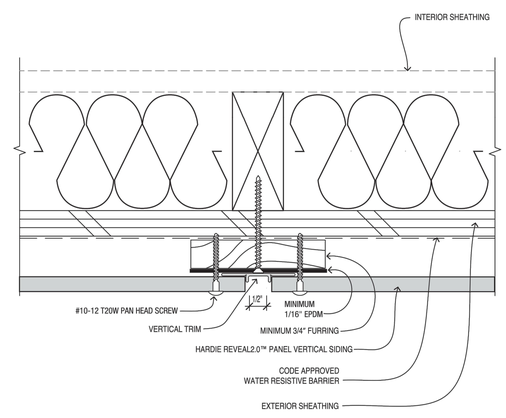
5 **WINDOW HEAD, DOOR SIM.**
NTS



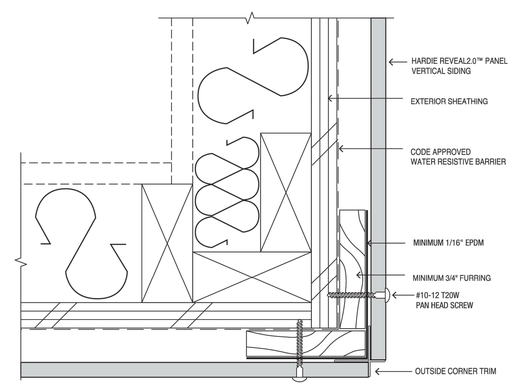
4 **SECTION - AT GRADE**
NTS



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

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

REVISION:

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

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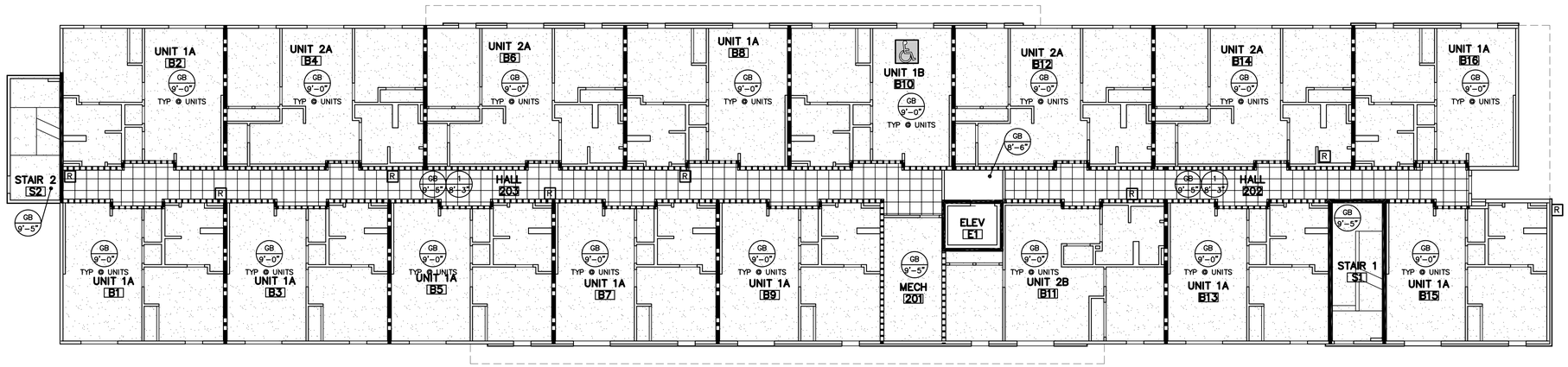
DATE: 02/19/25 BY: William Jerauld Jr



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

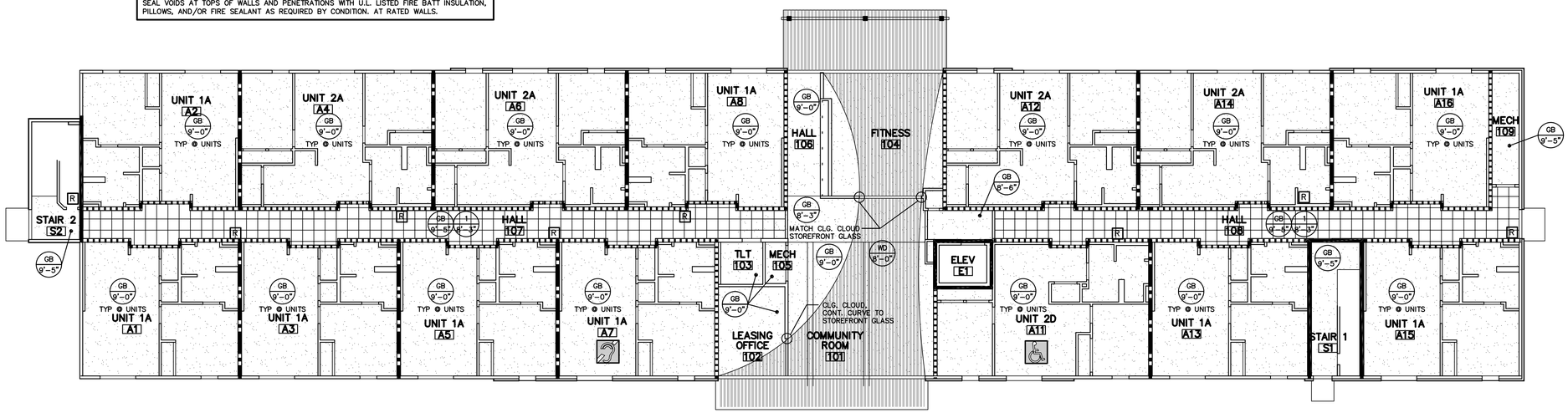
SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

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"

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

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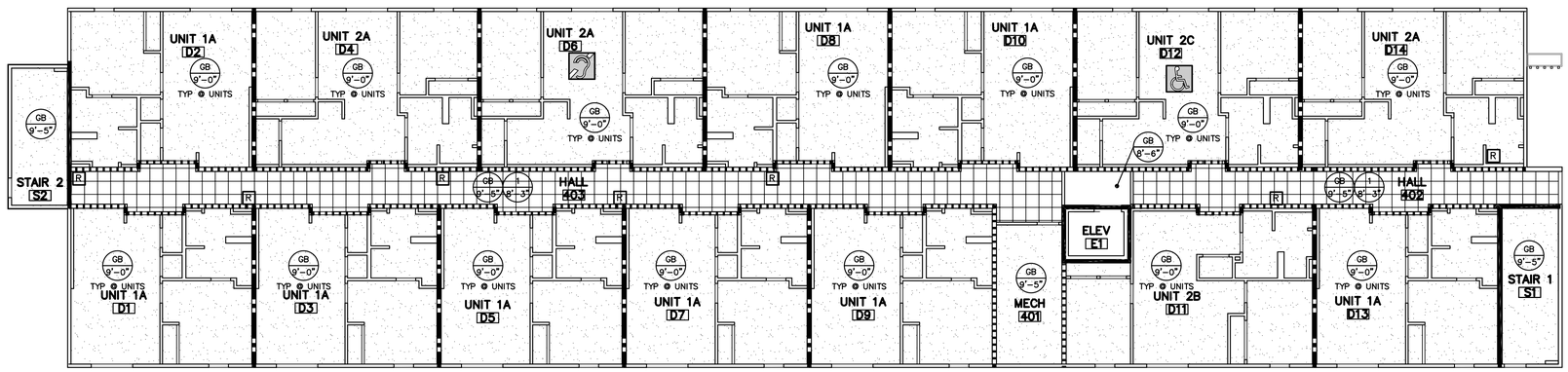

North **B** FOURTH FLOOR PLAN
3/32"=1'-0"

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
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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

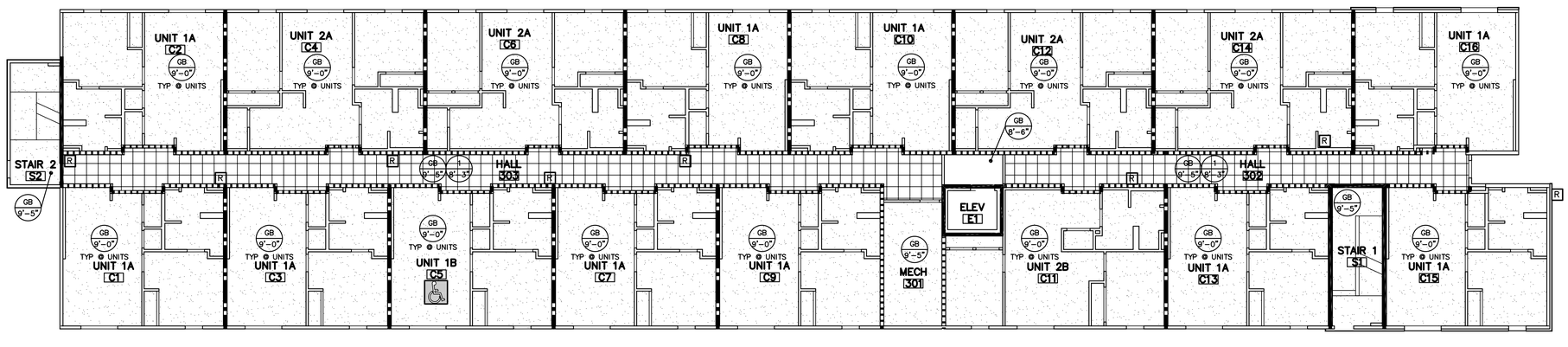
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

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 — CLG. TYPE
9'-8" — CLG. HEIGHT



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

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
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CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
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ARCHITECT

REVISION:

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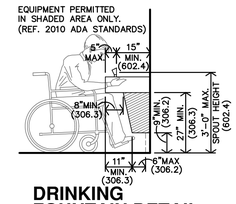
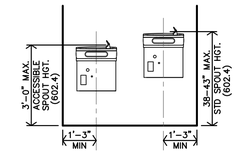
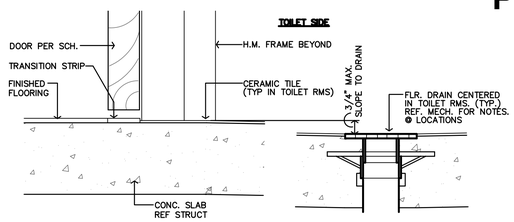


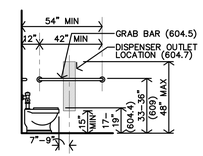
P DRINKING FOUNDATION DETAIL
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



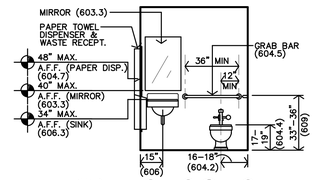
N DRINKING FOUNTAIN ELEVATION
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



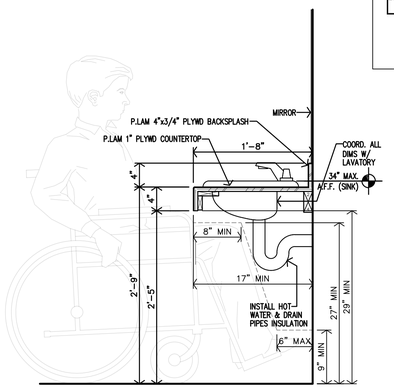
Q FLOOR DRAIN DETAIL
3"=1'-0"



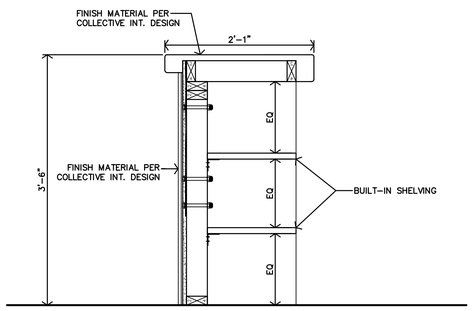
O TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



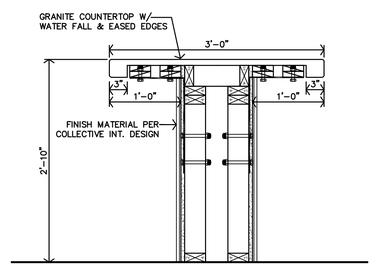
M TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



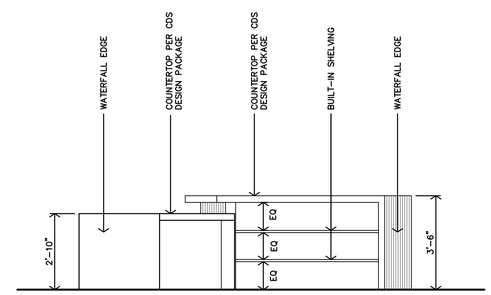
L VANITY DETAIL
1"=1'-0"



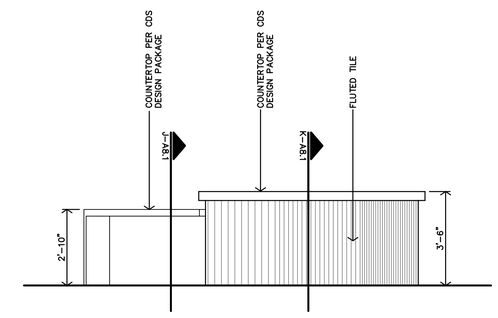
K COMMUNITY ROOM TABLE DETAIL
1"=1'-0"



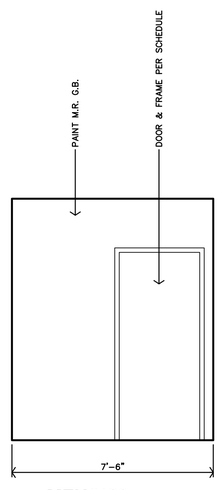
J COMMUNITY ROOM TABLE DETAIL
1"=1'-0"



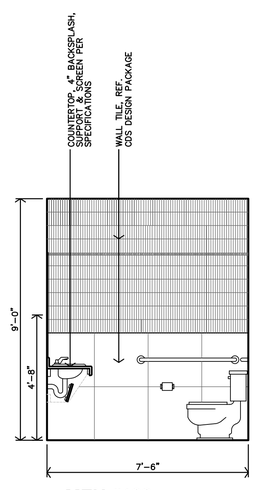
H COMMUNITY ROOM TABLE ELEVATION
3/8"=1'-0"



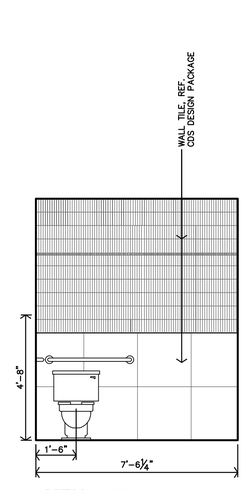
G COMMUNITY ROOM TABLE ELEVATION
3/8"=1'-0"



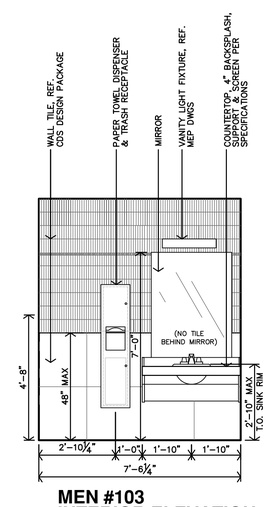
F MEN#103 INTERIOR ELEVATION
3/8"=1'-0"



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

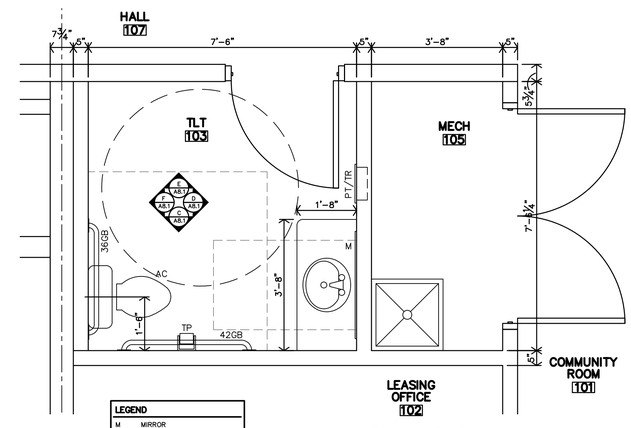


D MEN #103 INTERIOR ELEVATION
3/8"=1'-0"



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.



LEGEND	
M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
PT	PAPER TOWEL DISPENSER
TR	TRASH RECEPTOR
AC	ACCESSIBLE
DF	DRINKING FOUNTAIN

A ENLARGED TOILET #103 PLAN
1/4"=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

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ANDOVER, KANSAS

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

REVISION:

DATE: 1-3-2025
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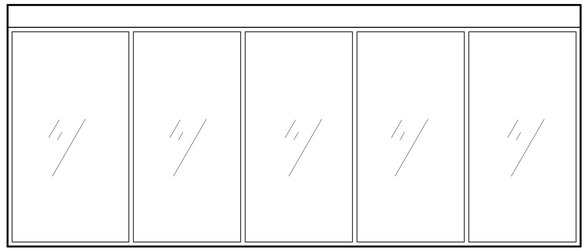
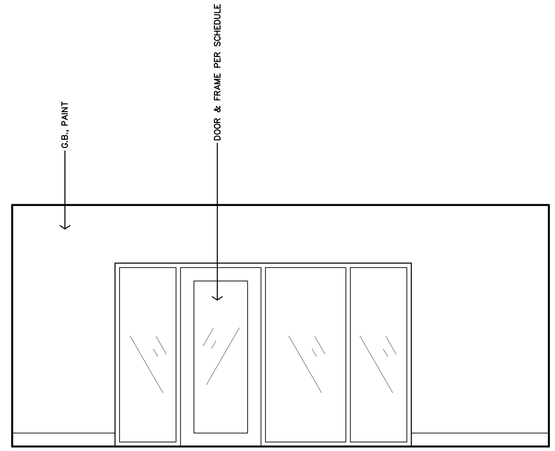
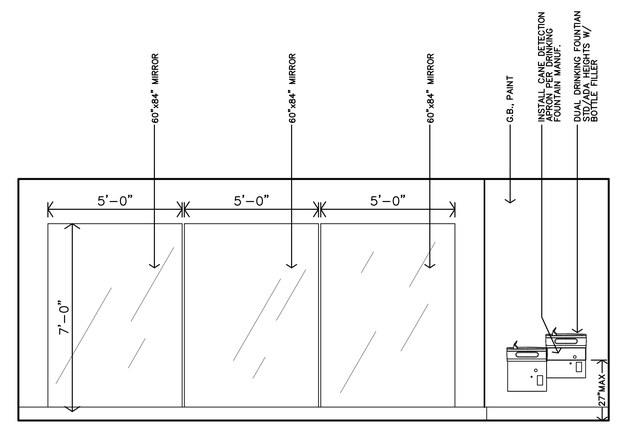


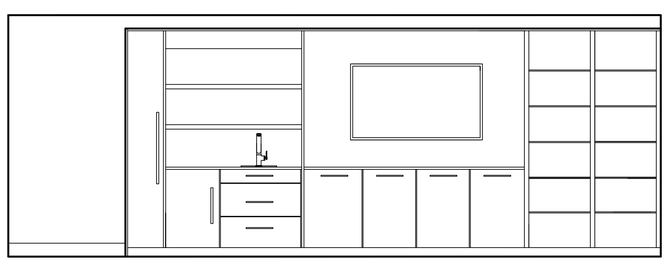
F FITNESS #104
INTERIOR ELEVATION
3/8"=1'-0"



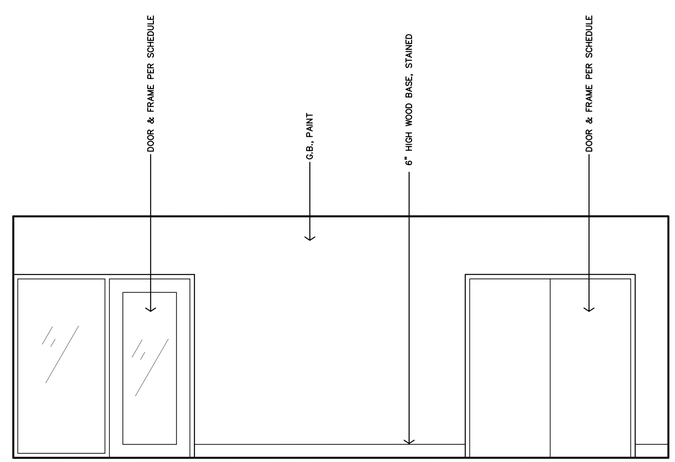
E FITNESS #104
INTERIOR ELEVATION
3/8"=1'-0"



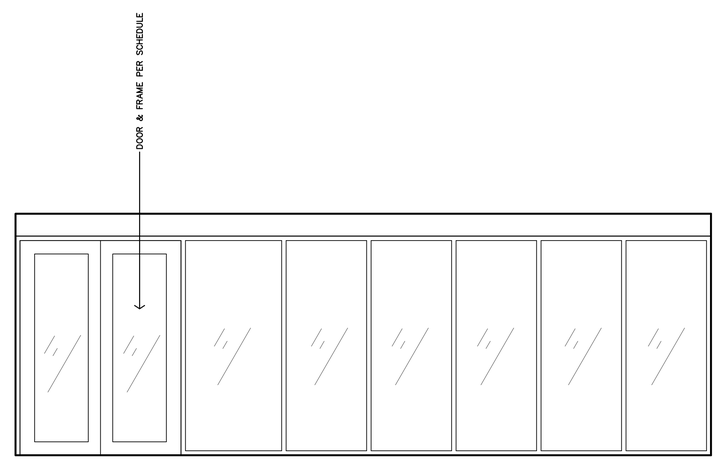
D FITNESS #104
INTERIOR ELEVATION
3/8"=1'-0"



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



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



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

JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
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