

KANSAS

PROGRESS SET

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW SENIOR LIVING UNITS
FACILITY NAME	THE RESERVES at MEADOWS 25
FACILITY ADDRESS	xxx GODDARD, KS
OWNER NAME	OPG XXX PARTNERS, LLC
OWNER ADDRESS	227 N SANTA FE, STE 310 SALINA, KS 67401 ph: 913-396-6310 fax: 913-396-6312
REASON FOR SUBMITTAL	NEW CONSTRUCTION
COUNTY	SEDGWICK
FIRE DEPARTMENT	SEDGWICK COUNTY FIRE
WATER SUPPLY	CITY OF GODDARD
BUILDING INSPECTION DEPT	MABCD
AUTHORITY HAVING JURISDICTION	CITY OF GODDARD
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785-827-0386 fax: 785-827-0392
CODES/REGULATIONS	2024 INTERNATIONAL BUILDING CODE 2024 INTERNATIONAL MECHANICAL CODE 2021 UNIFORM PLUMBING CODE 2023 NATIONAL ELECTRICAL CODE 2024 INTERNATIONAL FIRE CODE 2025 SEDGWICK COUNTY FIRE CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (PER KHRG) FAIR HOUSING ACT DESIGN MANUAL 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2009 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

LEGEND

DESIGNATED EMERGENCY EXIT	 68' / 24.4' ← EXIT WIDTH (ACTUAL/REQUIRED) 122 / 340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)
TYP. NON-RATED CONSTRUCTION	=====
1/2 HOUR FIRE PARTITION; CORRIDOR (PER IBC TABLE 1018.1)	=====
W/ 20 MIN OPENINGS (PER IBC TABLE 716.5)	=====
1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS	=====
W/ 45 MIN OPENINGS (PER IBC 709.3 & 715.4)	=====
2 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS (PER IBC TABLE 716.5)	=====
EXIT LIGHT	
EMERGENCY LIGHT	
EXIT/EMERGENCY LIGHT	
FIRE EXTINGUISHER	
FIRE HYDRANT	
FIRE ALARM REMOTE ANNUNCIATOR PANEL	
FIRE ALARM CONTROL PANEL	

OCCUPANCY GROUP (AU — ACCESSORY USE)
OCCUPANCY USE
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS
(EXIST WIDTH/LOAD FACTOR 0.15 PER 1005.3.2 EXCEPTION)

EXAMPLE:
A-1
ASSEMBLY HALL
5,550 15
370

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 AREA INCREASE	12,000 SF
FIRE SPRINKLER INCREASE (+200%)	24,000 SF
SUB-TOTAL ALLOWABLE (PER FLOOR)	40,050 SF
4 FLOORS	x4
TOTAL BUILDING ALLOWABLE AREA	160,200 SF

ACTUAL BUILDING AREA:	
FIRST FLOOR	18,276 SF
SECOND FLOOR	19,163 SF
THIRD FLOOR	19,163 SF
FOURTH FLOOR	19,163 SF
TOTAL BLDG AREA	75,765 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 MAX 60')	20'
TOTAL ALLOWABLE HEIGHT:	70'

ACTUAL STORIES:	4
ACTUAL HEIGHT:	66'

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:
(SEPARATED USES PER IBC SEC. 508.4)
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE.
HORIZONTAL ASSEMBLIES = 1 HR (PER IBC SEC. 711)
DIFFERENT USES ARE SEPARATED BY FIRE PARTITIONS (PER IBC SEC. 708)
R2 TO R2 SEPARATION OF DWELLING UNITS = 1HR, 45 MIN. OPNGS
R2 TO A SEPARATION = 1HR, 45 MIN. OPNGS
R2 TO B SEPARATION = 1HR, 45 MIN. OPNGS
A TO B SEPARATION = 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 CORRIDOR FEC (PER IBC 906.1 TABLE 906.3(1&2))

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 13 (IBC 903.3.1.1)

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

HAZARDOUS MATERIALS: (PER IBC TABLE 307.1(1))
NO HAZARDOUS MATERIALS ARE TO BE STORED
SMOKE CONTROL: SMOKE PARTITIONS: STANDPIPES: (PER IBC 905.3.1 EXCEPTION 1)
NOT REQUIRED NOT REQUIRED CLASS 1 REQUIRED

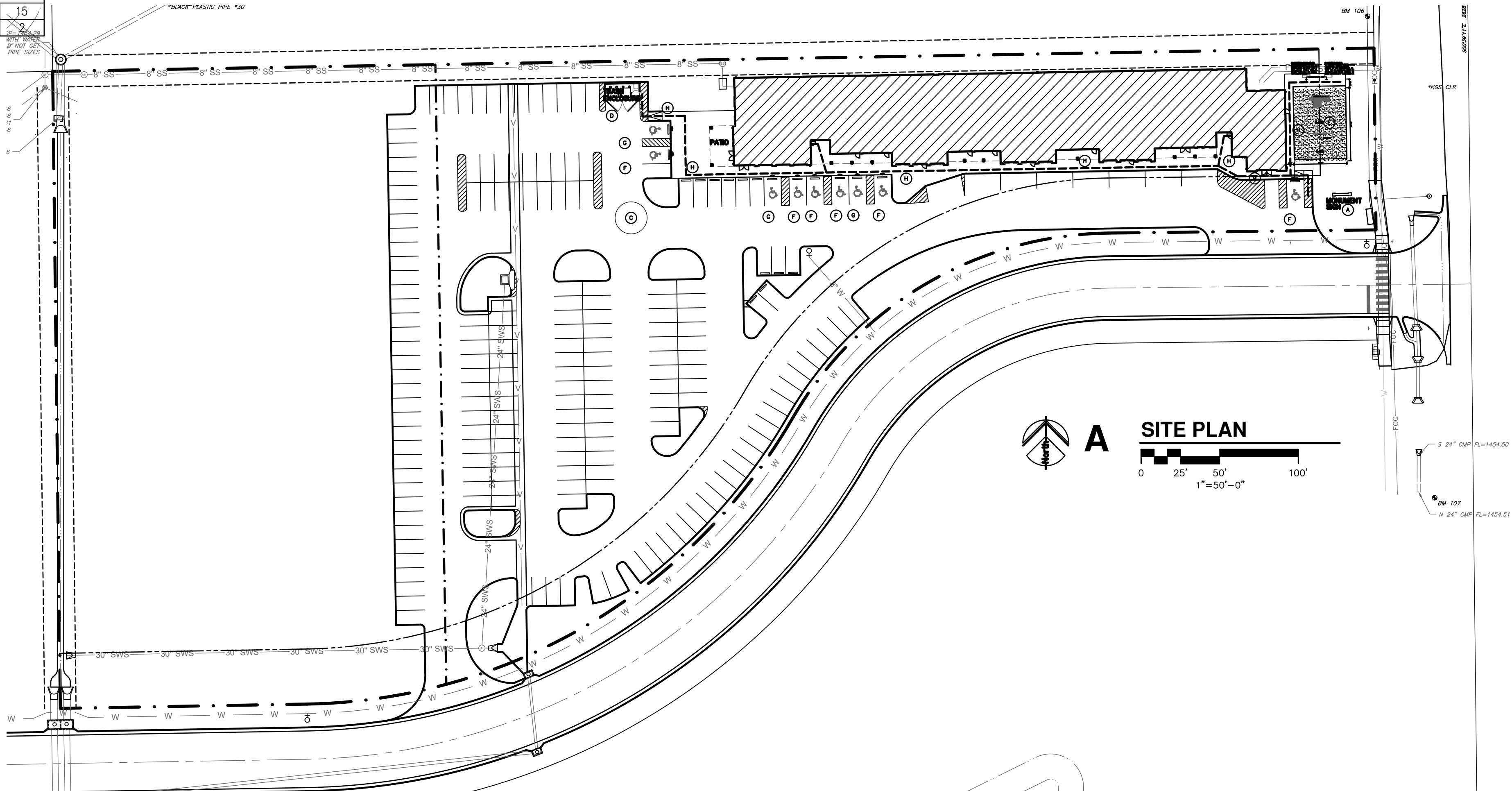
ASSEMBLY
SIGNS TO BE MOUNTED IN ASSEMBLY AREAS OF MAXIMUM OCCUPANT LOAD

TOTAL OCCUPANT LOAD: 362

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
A	RESTAURANT/RETAIL	15 sf/OCCUPANT	49
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





LEGEND

DESIGNATED EMERGENCY EXIT

68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED)
122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)

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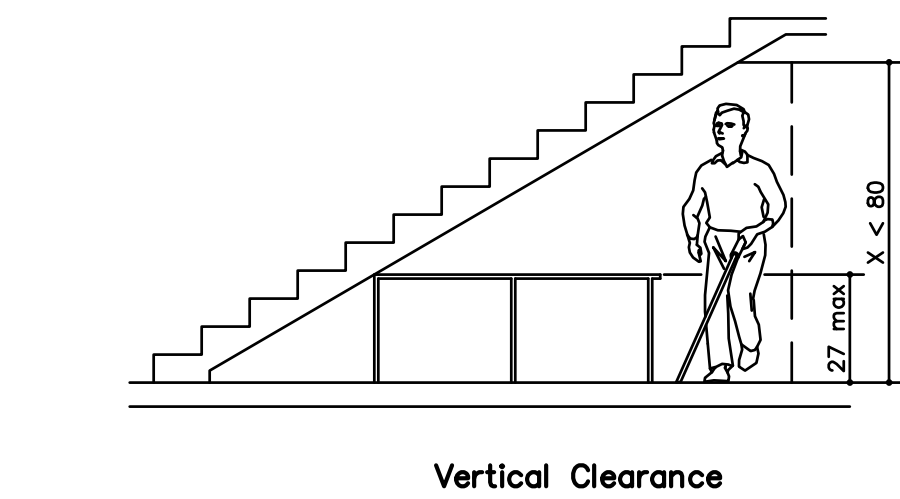
2 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS,
W/ 90 MIN OPENINGS (PER IBC TABLE 716.5)

EXIT LIGHT	
EMERGENCY LIGHT	
EXIT/EMERGENCY LIGHT	
FIRE EXTINGUISHER	
FIRE HYDRANT	
FIRE ALARM REMOTE ANNUNCIATOR PANEL	
FIRE ALARM CONTROL PANEL	

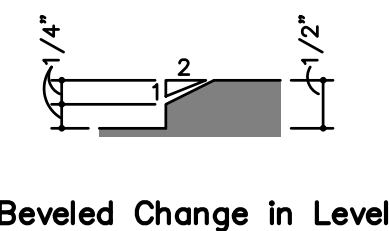
OCCUPANCY GROUP (AU - ACCESSORY USE)
OCCUPANCY USE
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS

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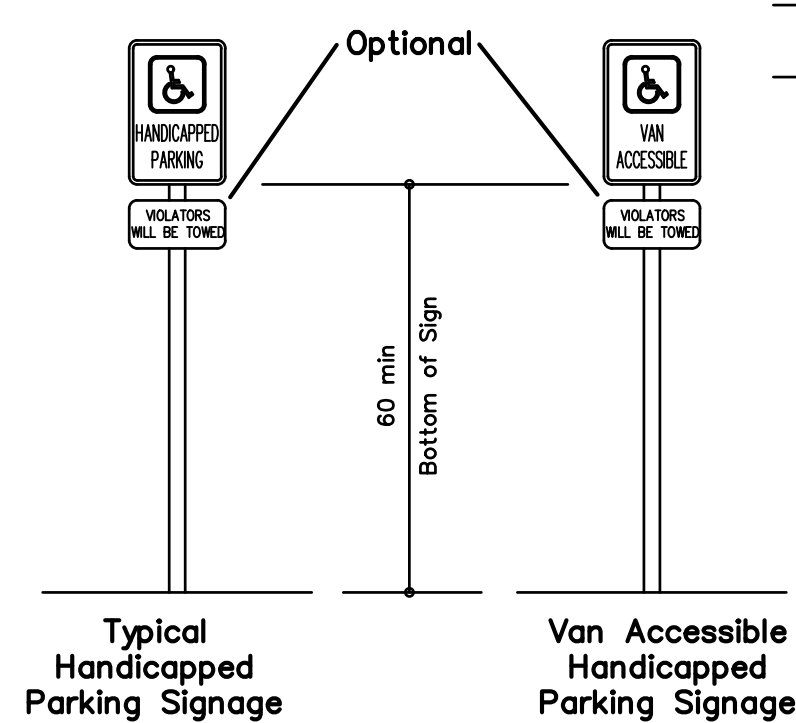
EXAMPLE:	
A-1	
ASSEMBLY HALL	
5,550	15
370	2



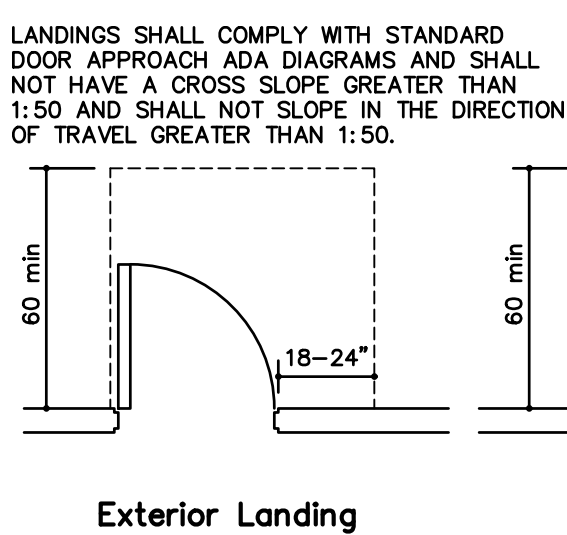
S STANDARD VERTICAL CLEARANCE
NO SCALE



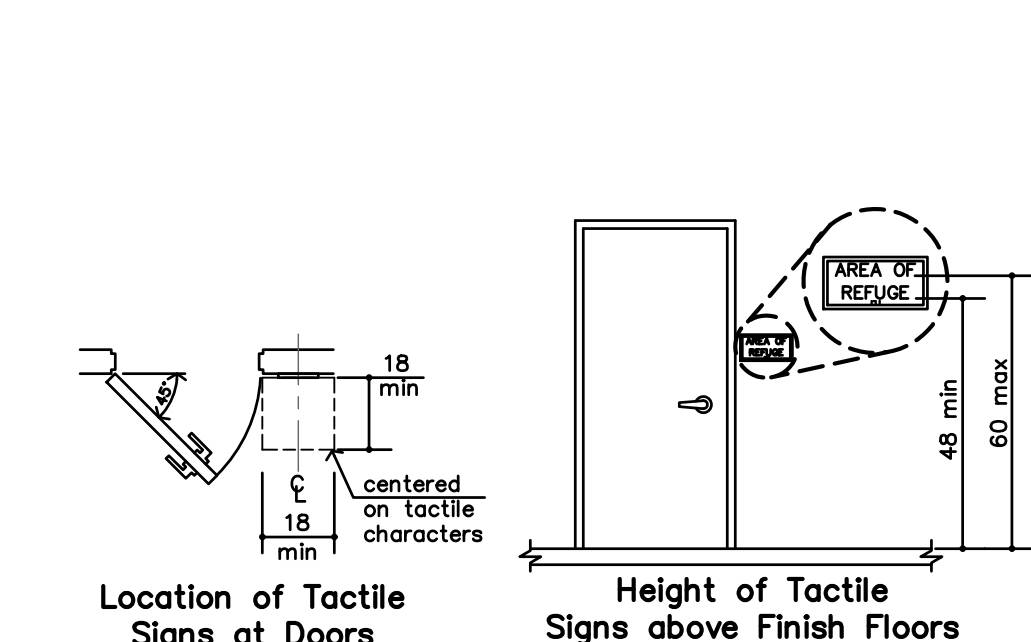
P THRESHOLD ADA DIAGRAMS
NO SCALE



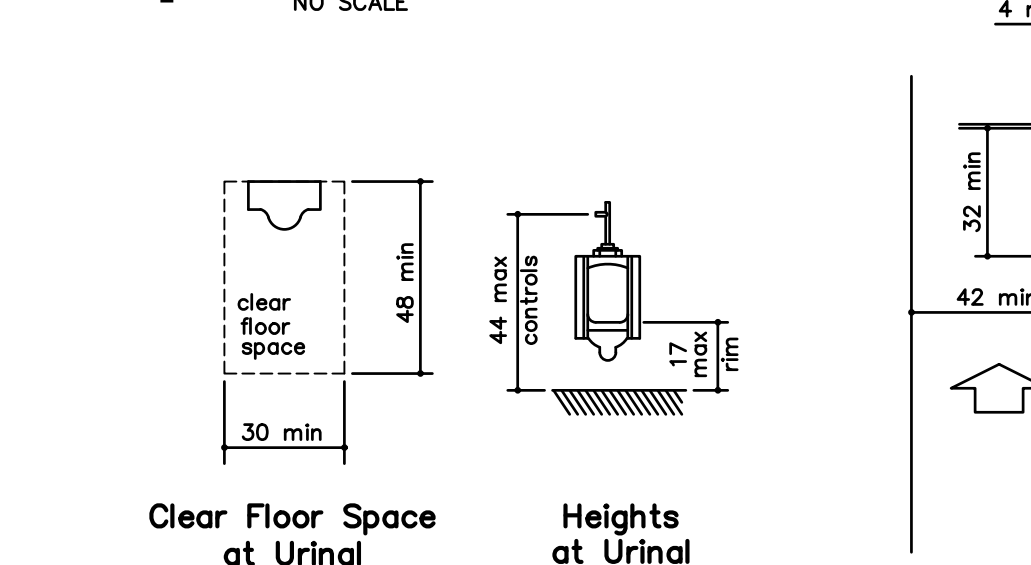
L STANDARD PARKING ADA DIAGRAMS
NO SCALE



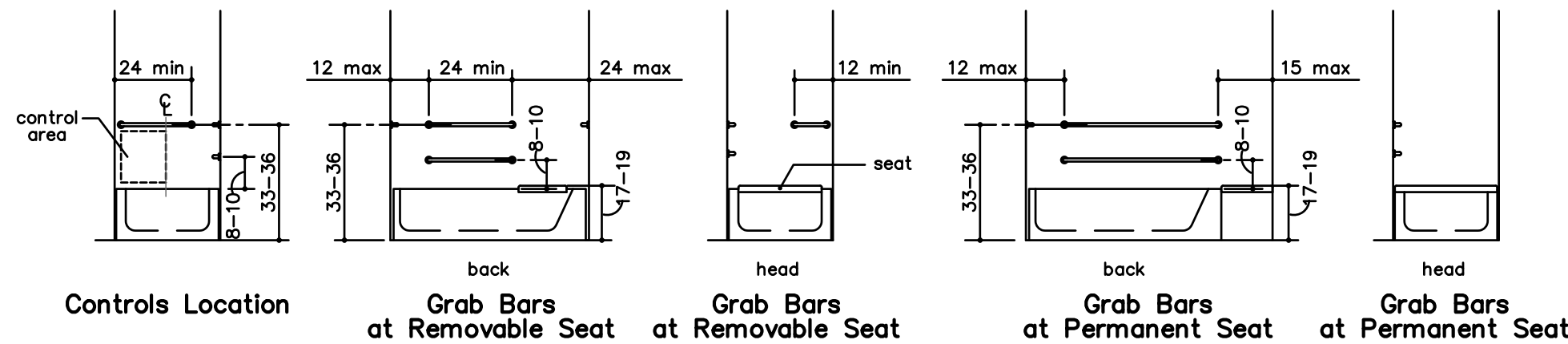
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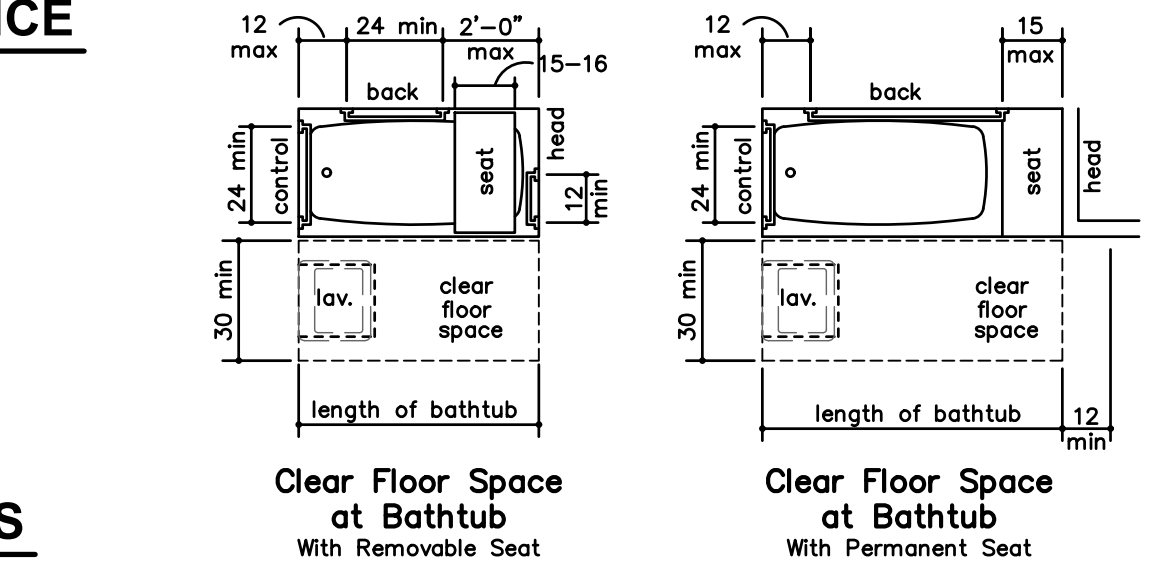
C STANDARD URINAL ADA DIAGRAMS
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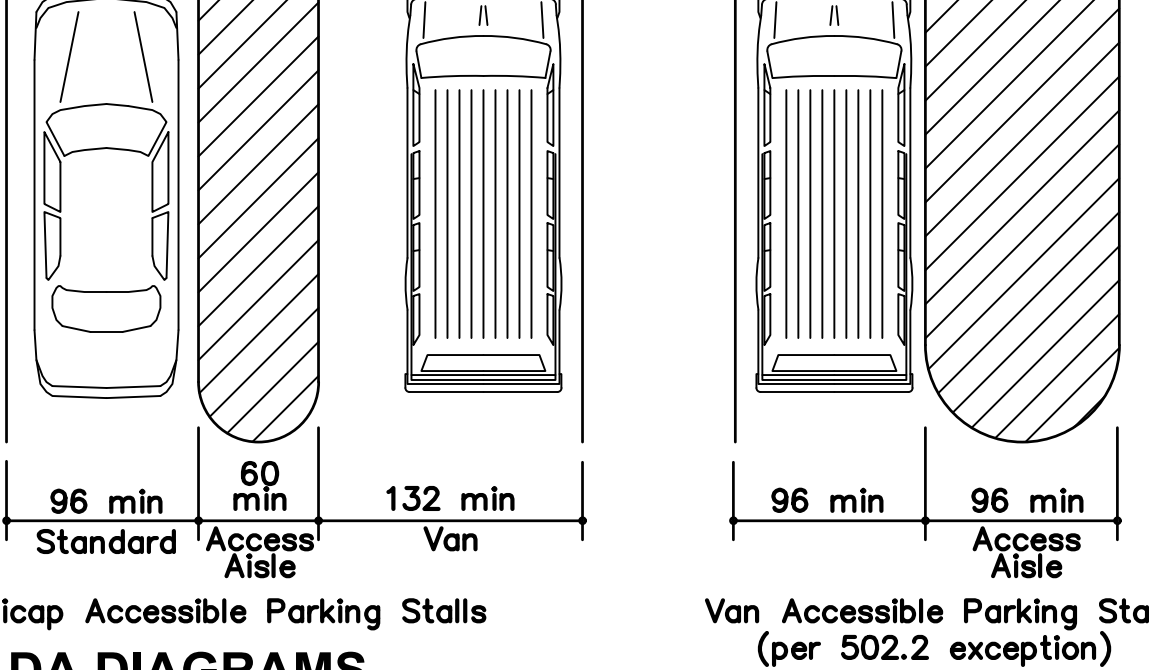
B STANDARD TOILET STALL ADA DIAGRAMS
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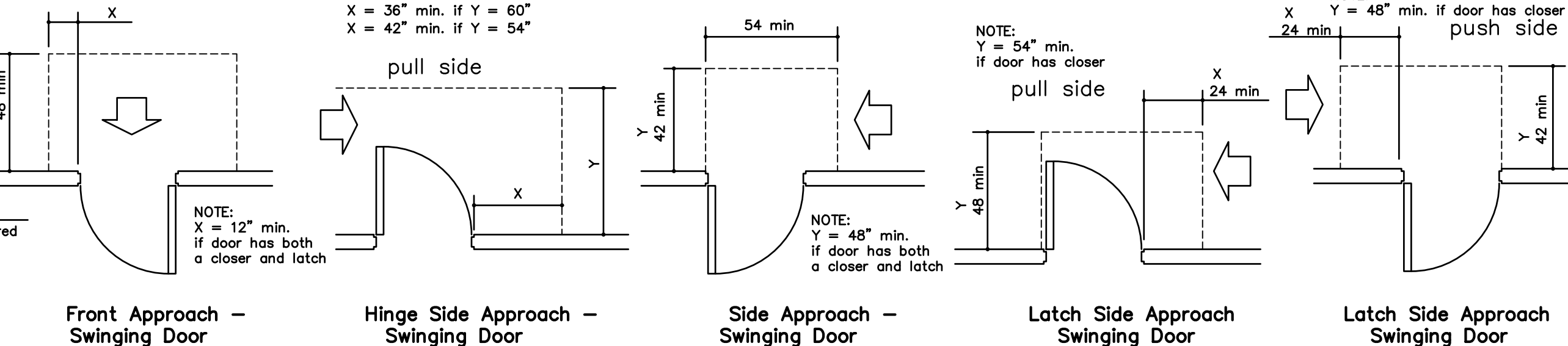
O STANDARD BATHROOM/TUB ADA DIAGRAMS
NO SCALE



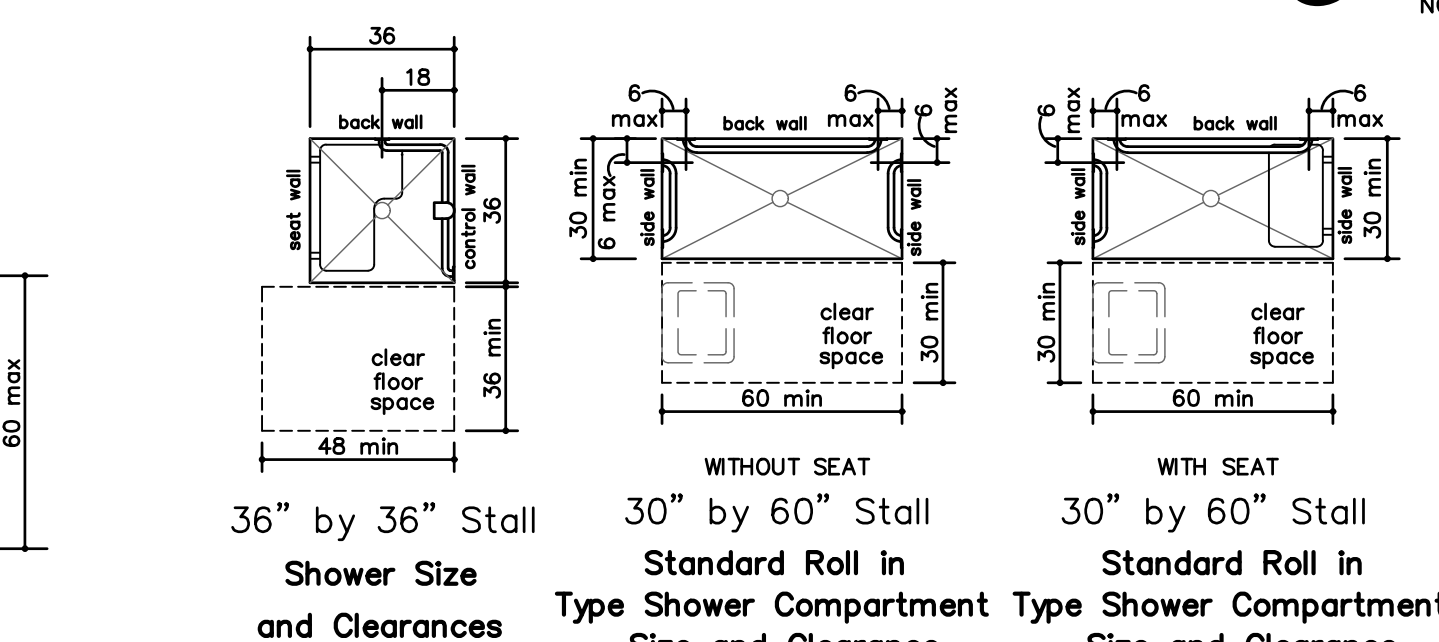
N STANDARD ELEVATOR ADA DIAGRAMS
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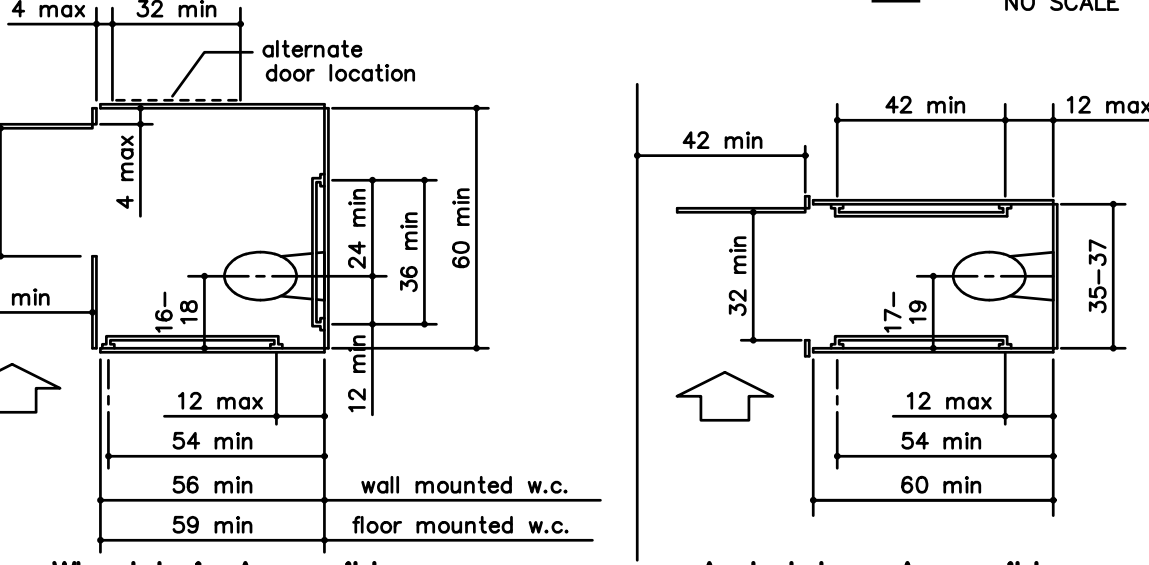
K STANDARD HANDRAIL/GRAB BAR DETAILS
NO SCALE



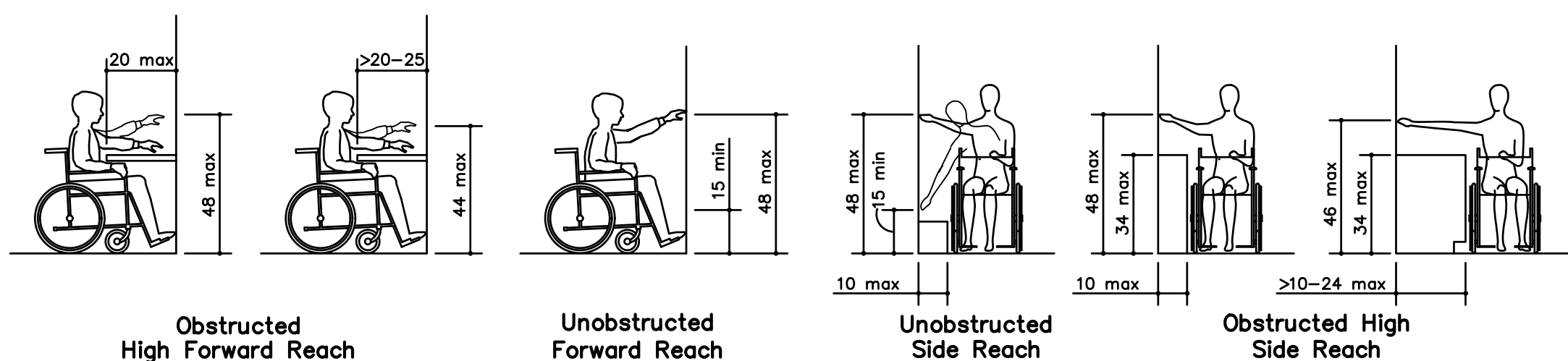
G STANDARD DOOR APPROACH ADA DIAGRAMS
NO SCALE



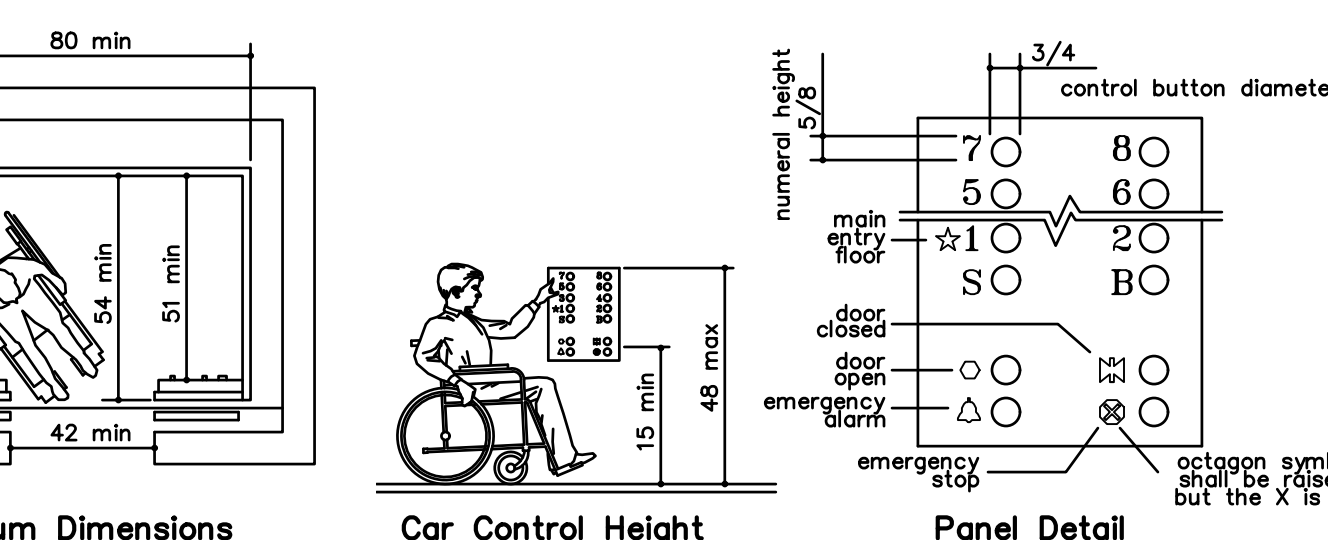
E STANDARD SHOWER ADA DIAGRAMS
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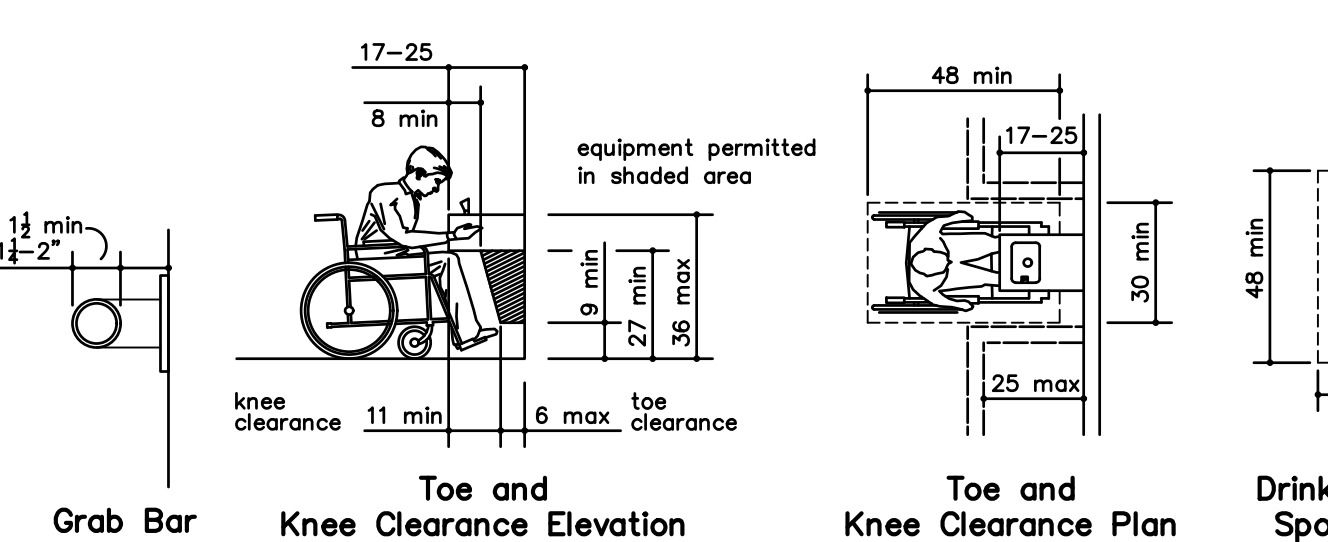
A STANDARD ADA DIAGRAMS
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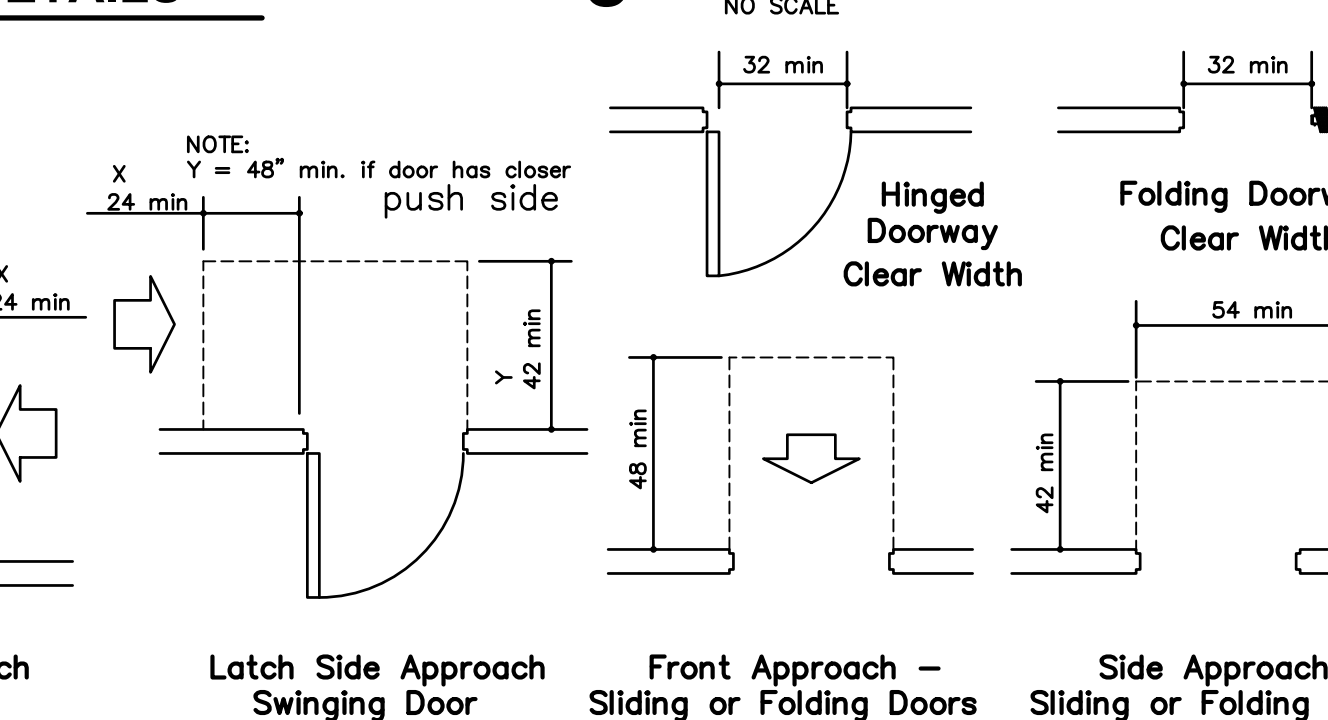
R STANDARD REACH ADA DIAGRAMS
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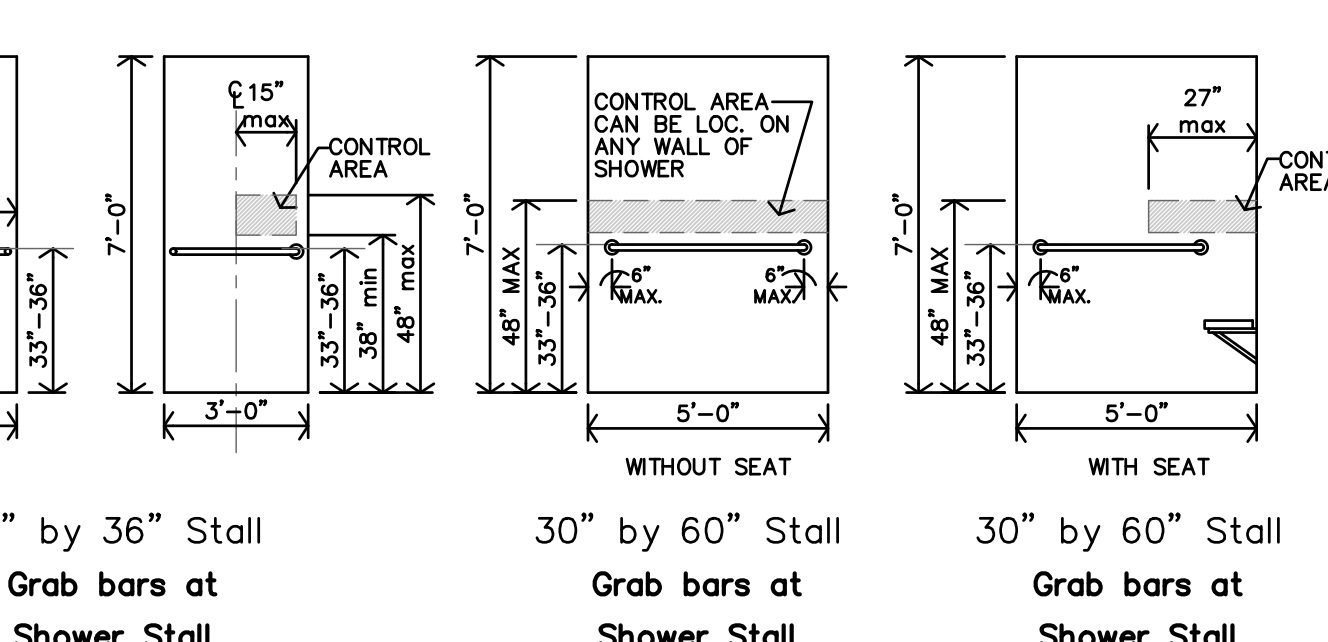
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
NO SCALE



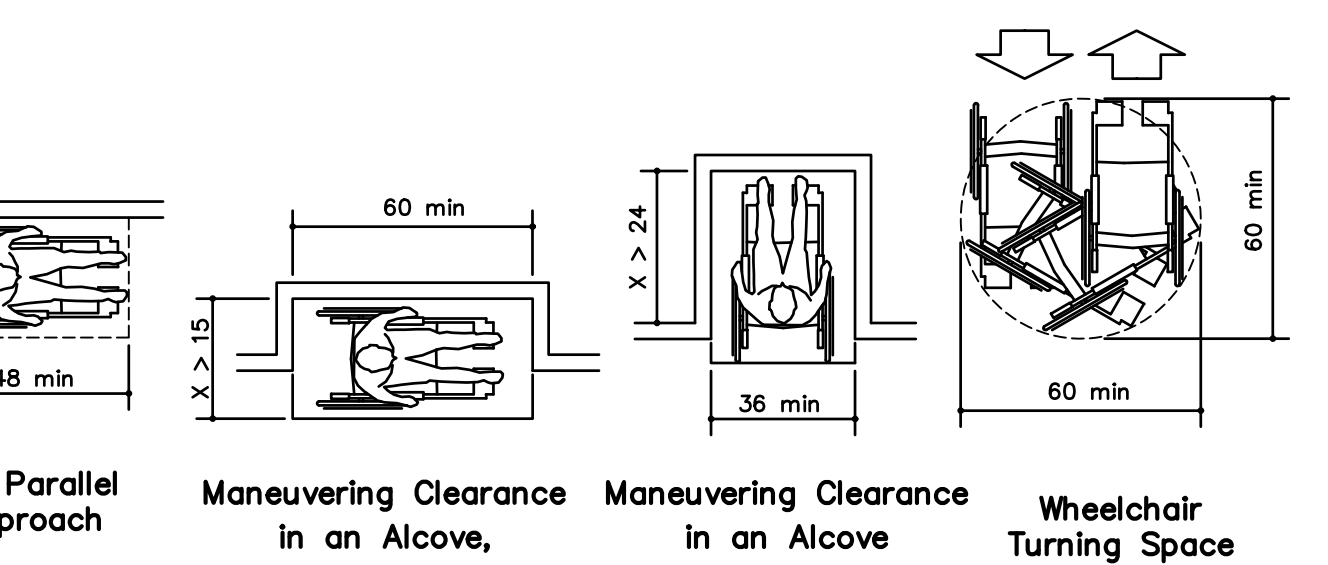
J STANDARD DRINKING FOUNTAIN DETAILS
NO SCALE



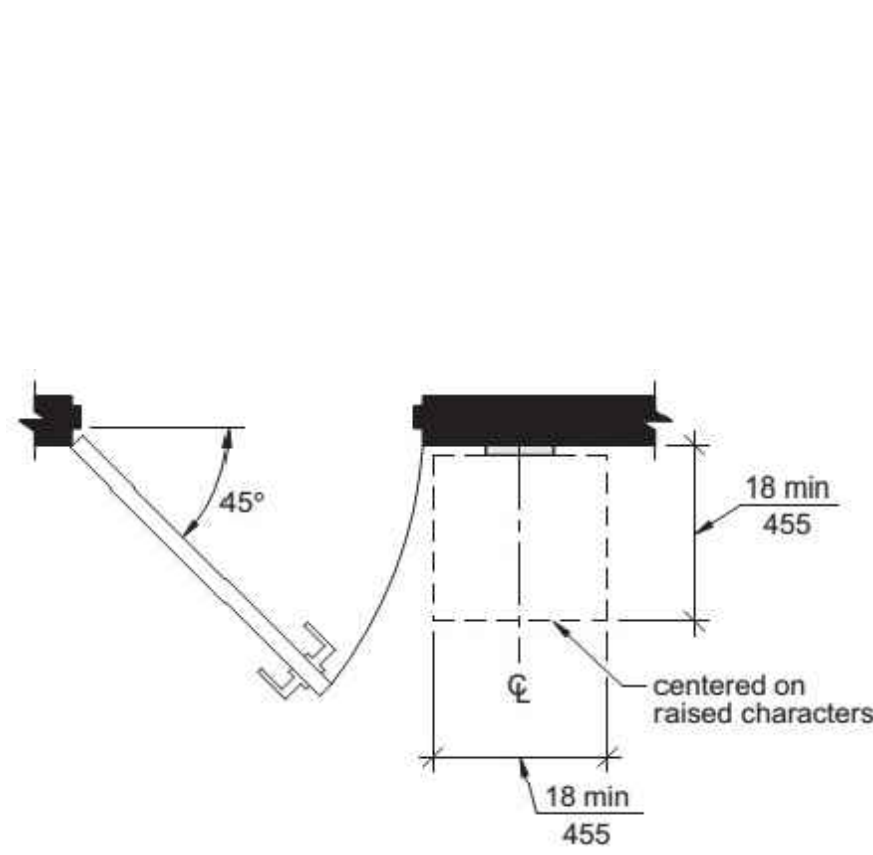
H STANDARD LAVATORY DETAILS
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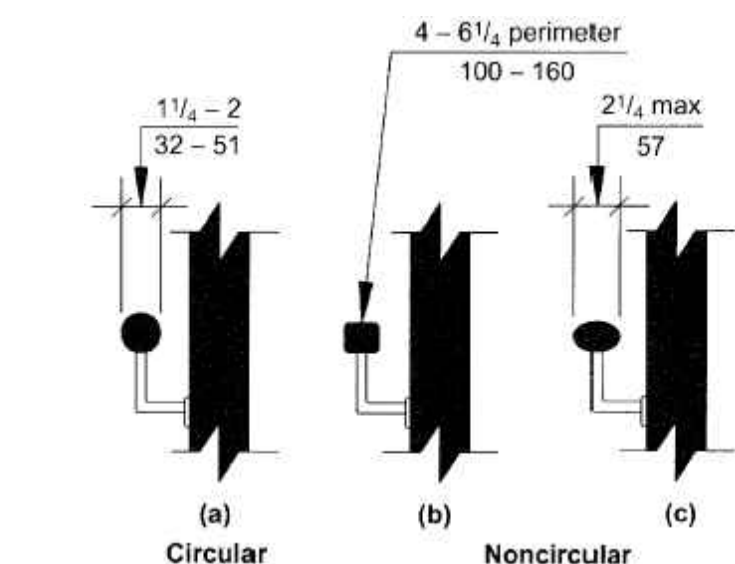
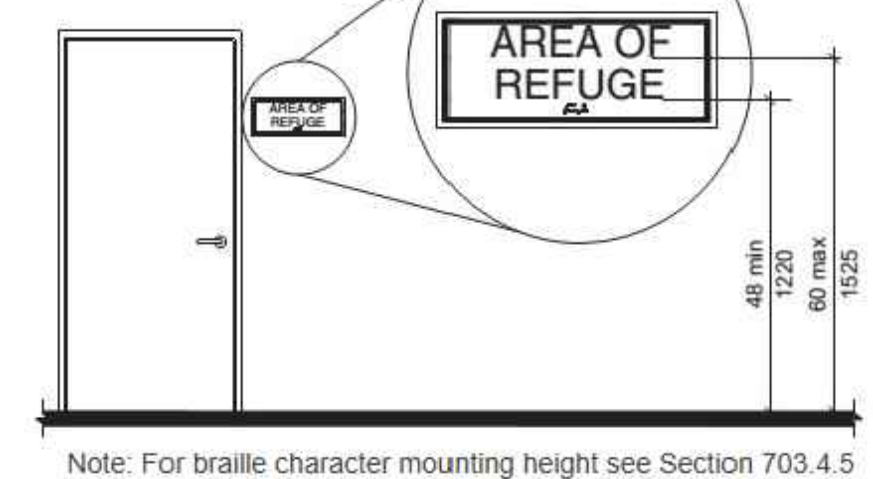
D STANDARD TOILET ADA DIAGRAMS
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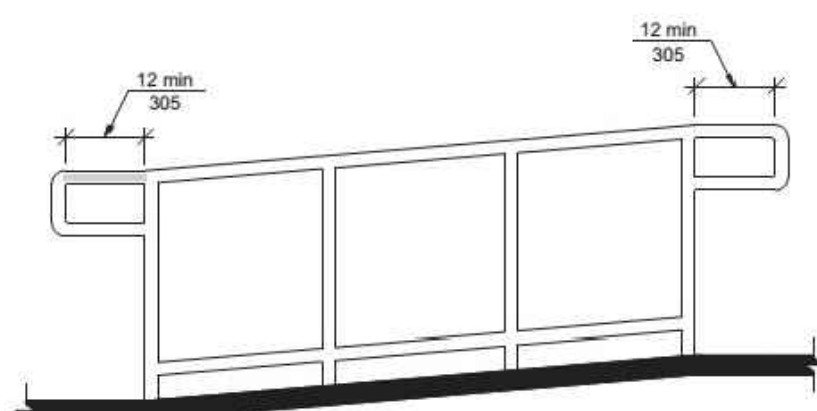
Q STANDARD CONTROL REACH LIMITATIONS DETAILS
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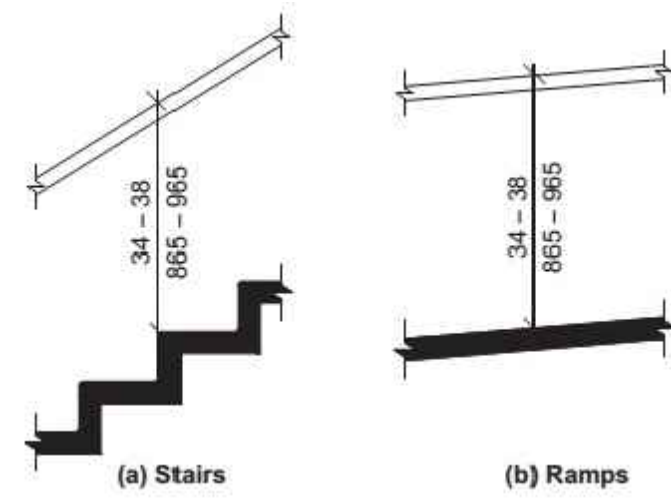
V SIGNAGE (Section 703)
NO SCALE



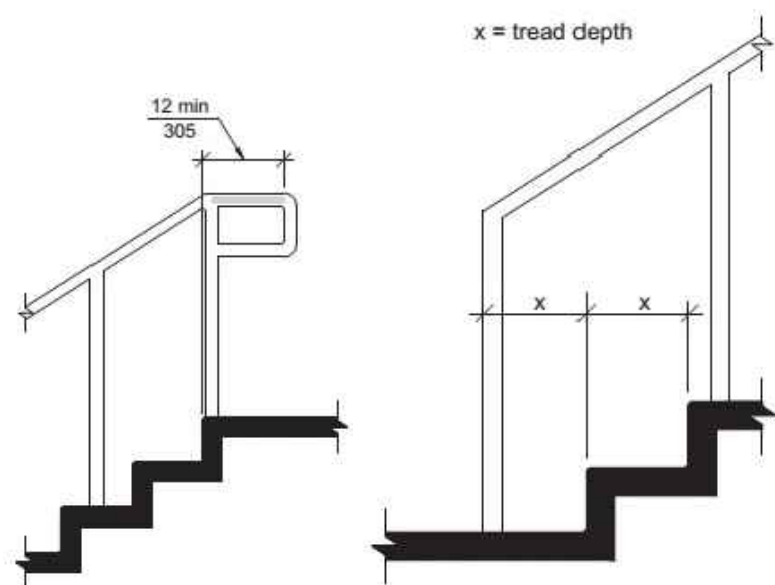
U HANDRAIL CROSS SECTION (Section 505)
NO SCALE



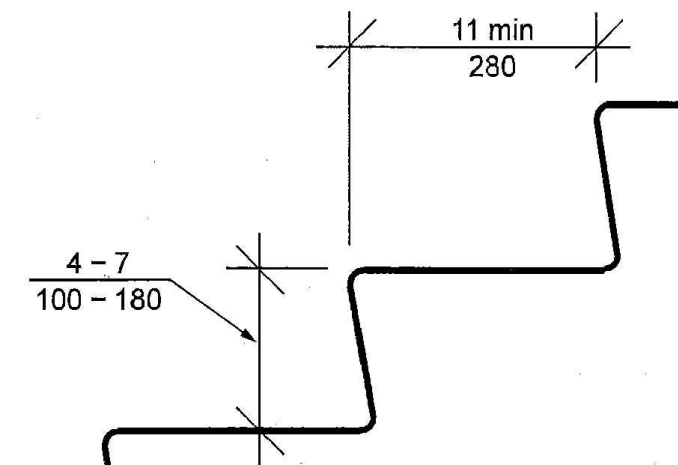
T RAMP TOP & BOTTOM HANDRAIL EXTENSION (Section 505)
NO SCALE



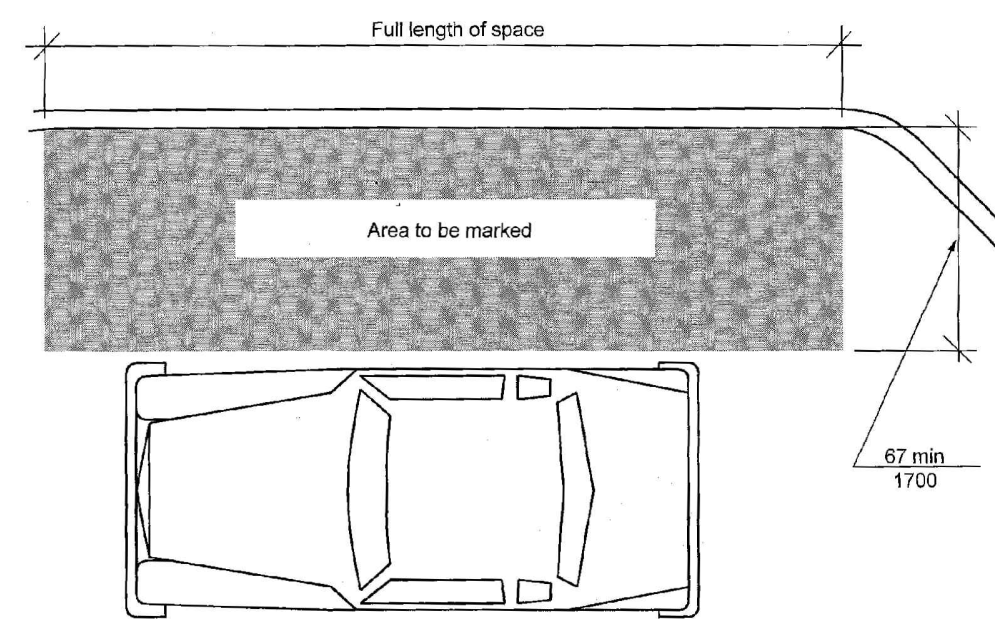
S HANDRAIL HEIGHT (Section 505)
NO SCALE



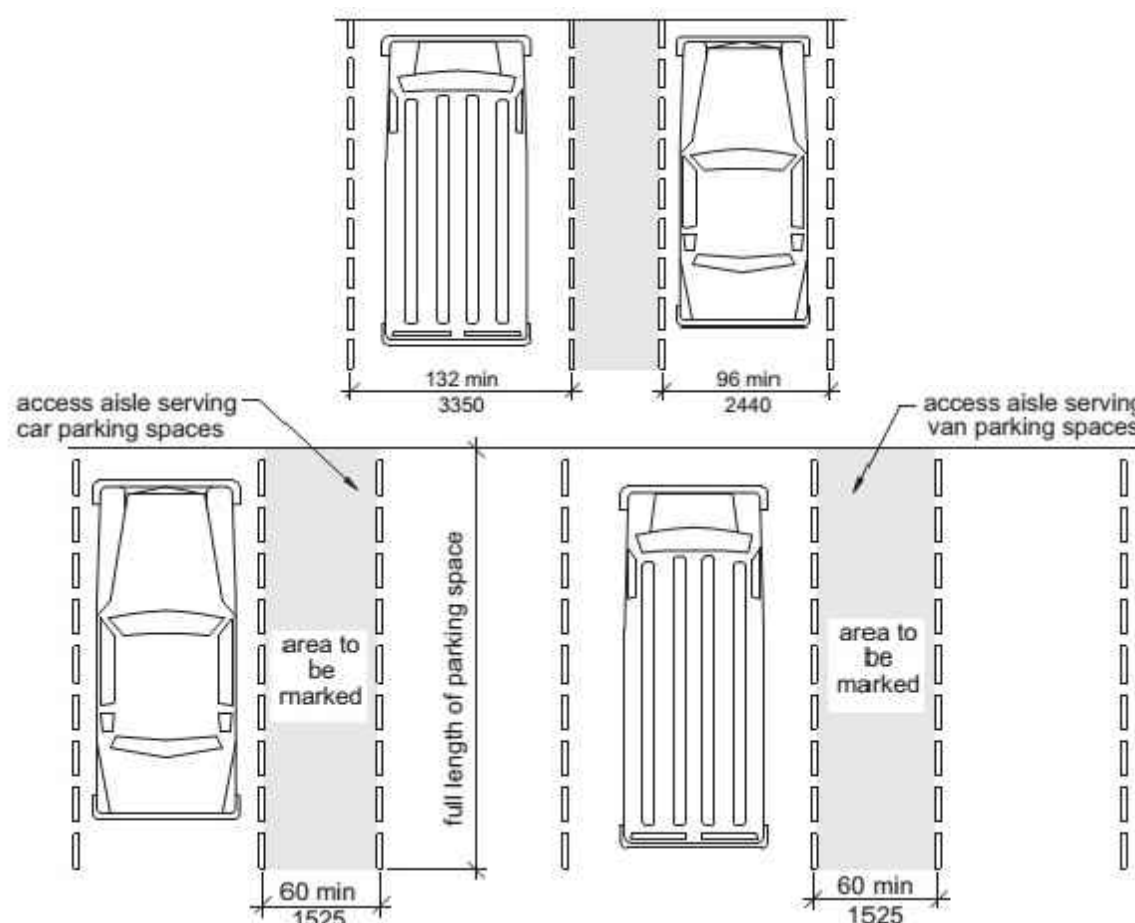
R STAIR TOP & BOTTOM HANDRAIL EXTENSION (Section 505)
NO SCALE



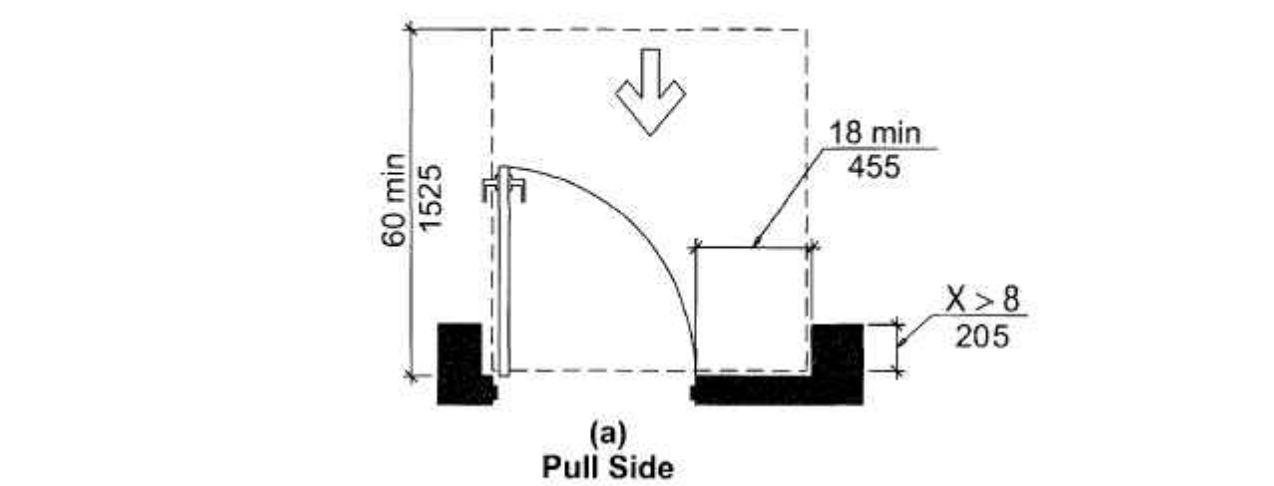
Q STAIR TREAD & RISER (Section 504)
NO SCALE



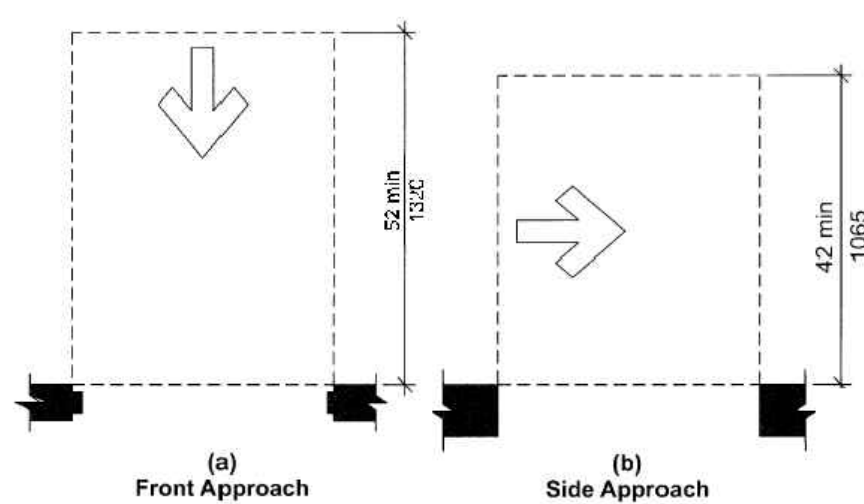
P PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS (Section 503)
NO SCALE



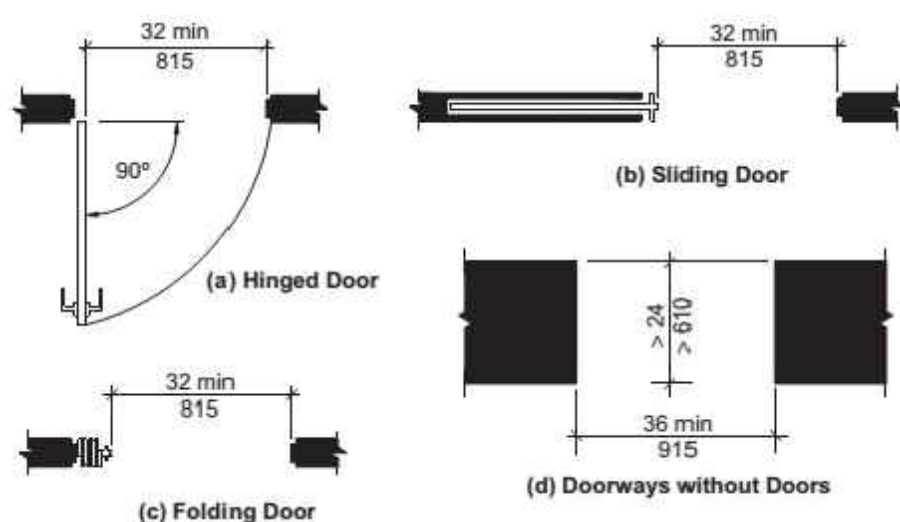
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



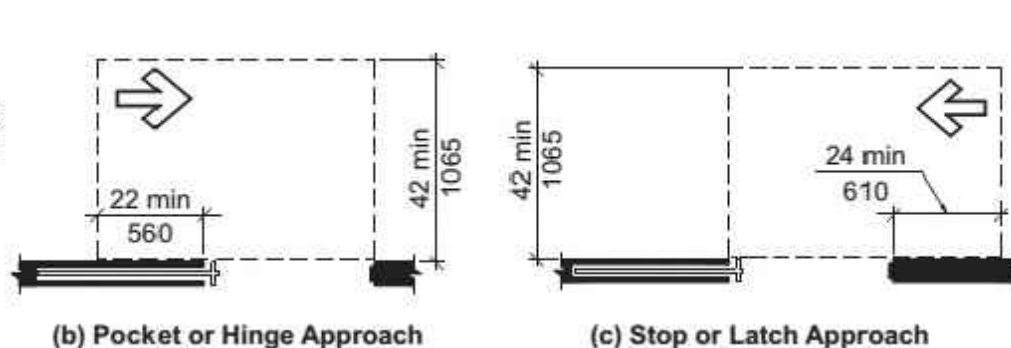
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



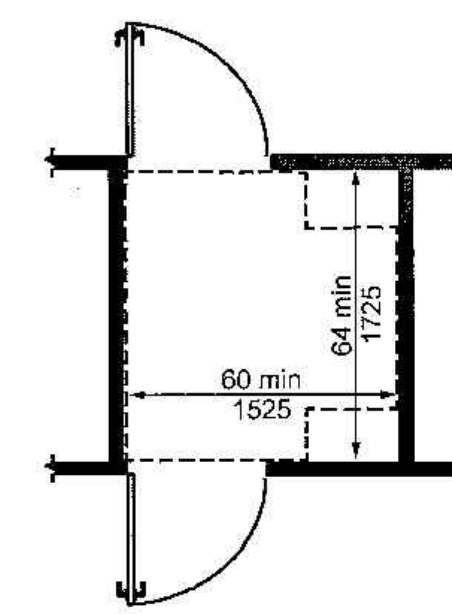
M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



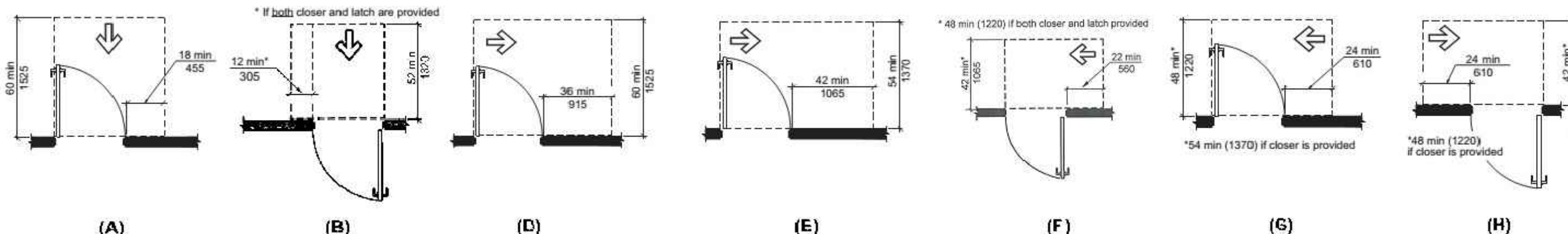
L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



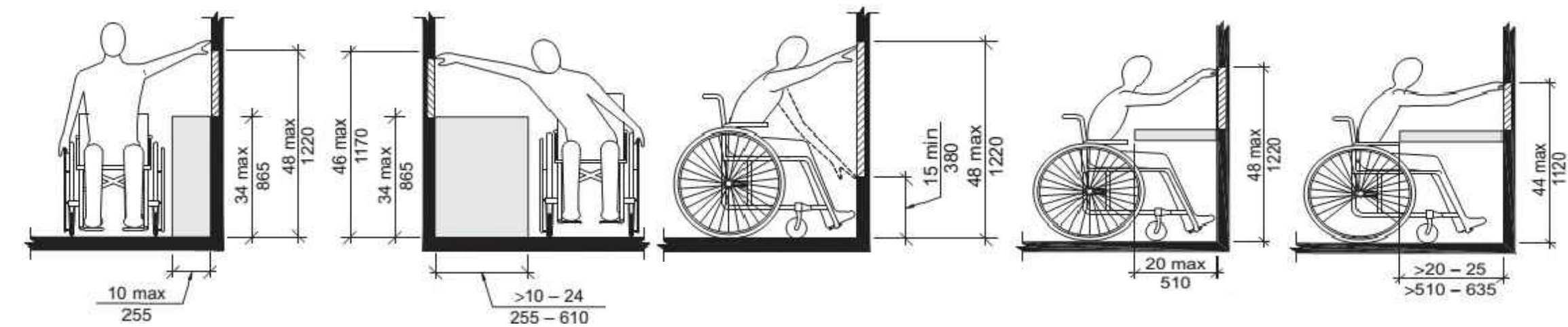
K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



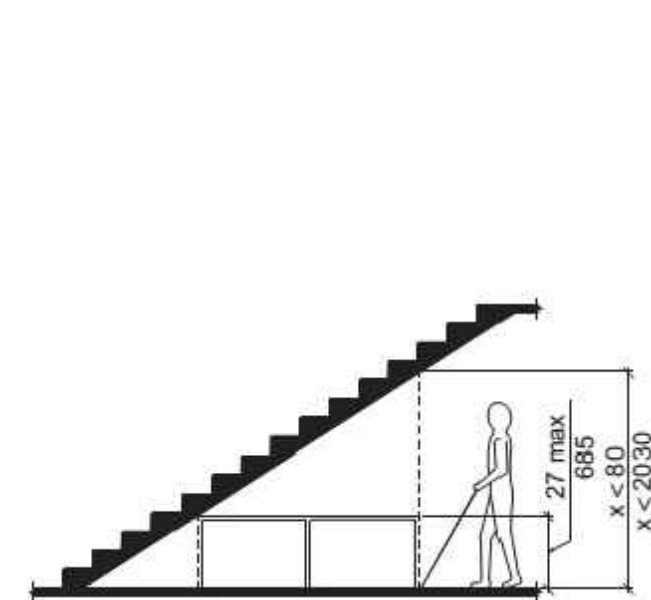
J TWO DOORS IN SERIES (Section 404)
NO SCALE



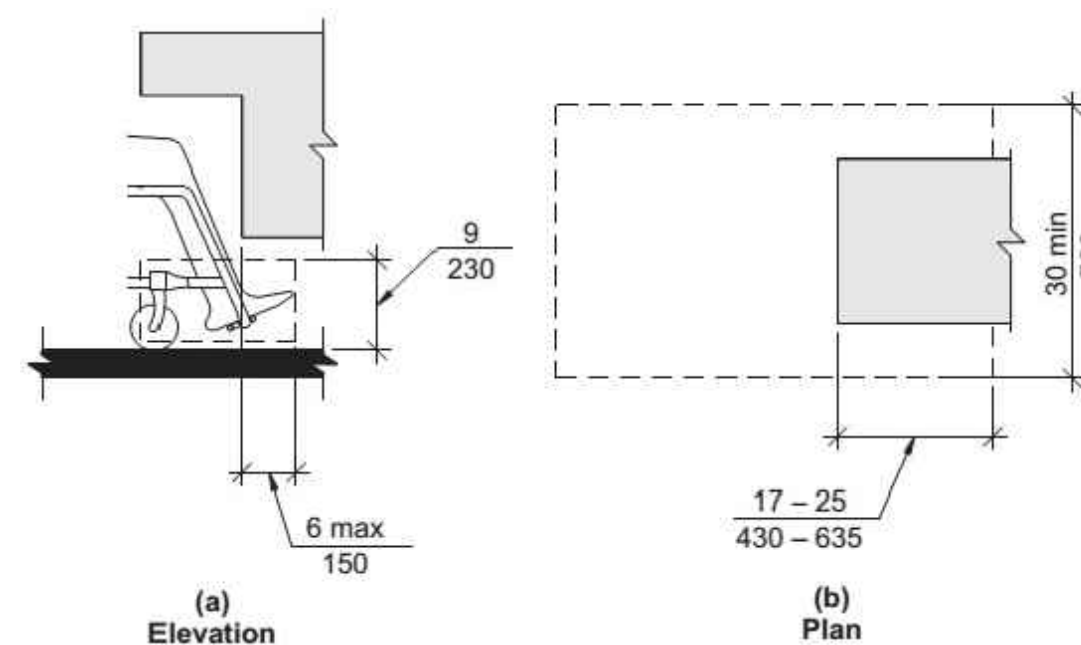
H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



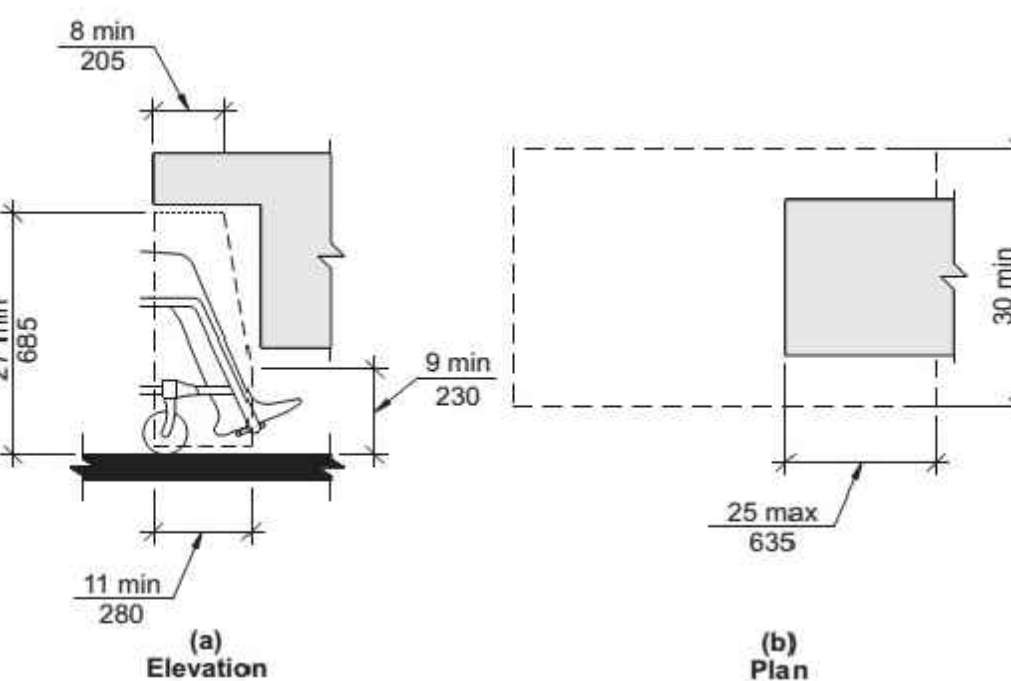
G REACH CLEARANCES (Section 308)
NO SCALE



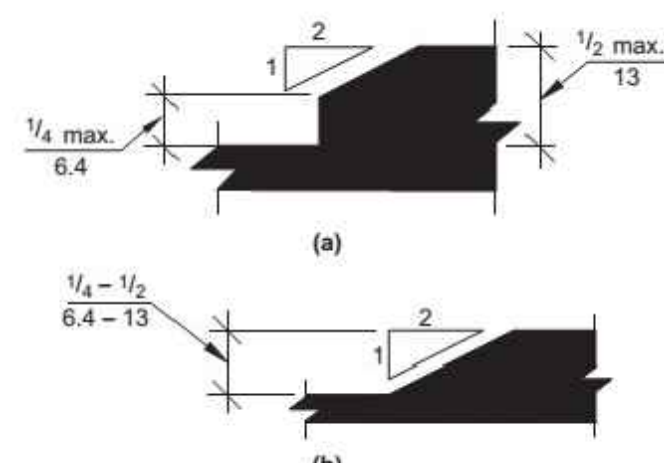
F VERTICAL CLEARANCE (Section 307)
NO SCALE



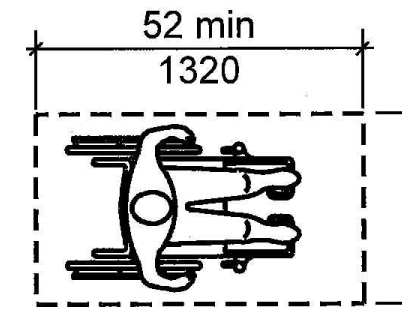
E TOE CLEARANCE (Section 306)
NO SCALE



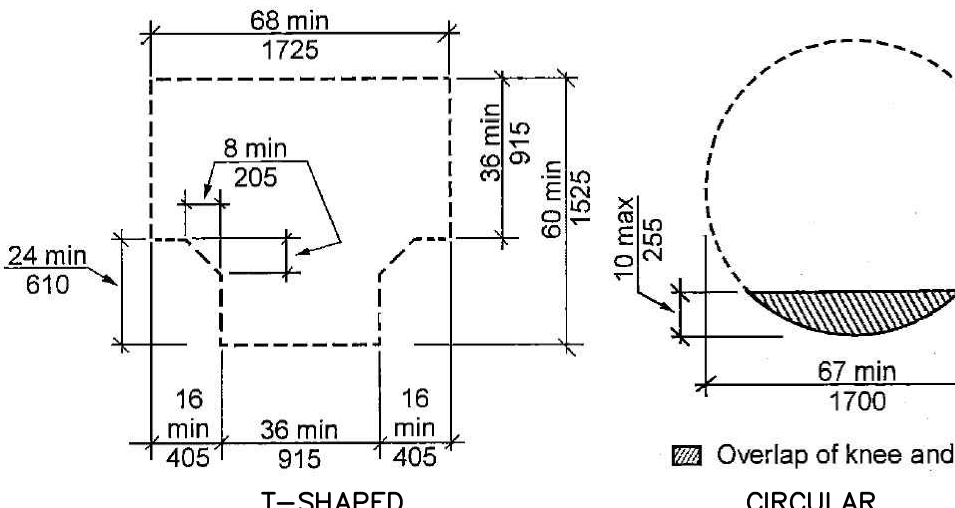
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE

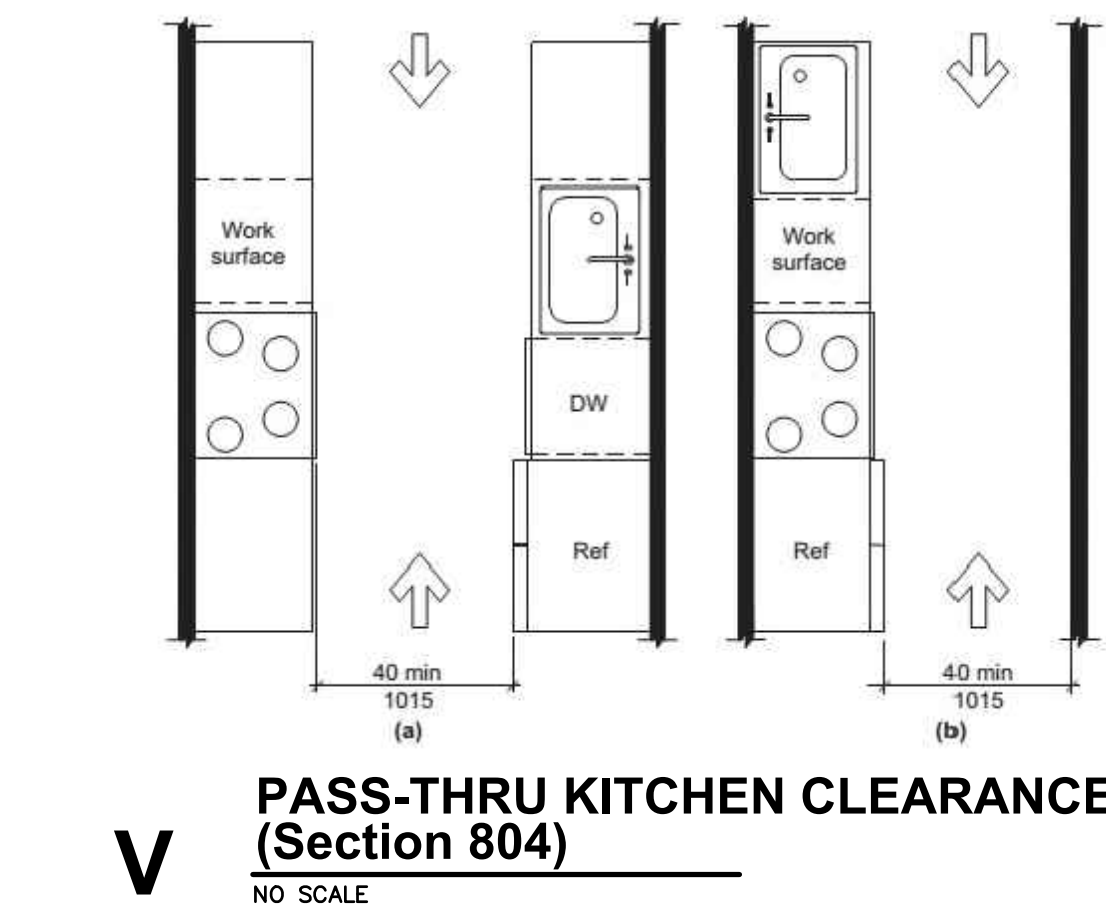


B CLEAR FLOOR SPACE (305)
NO SCALE

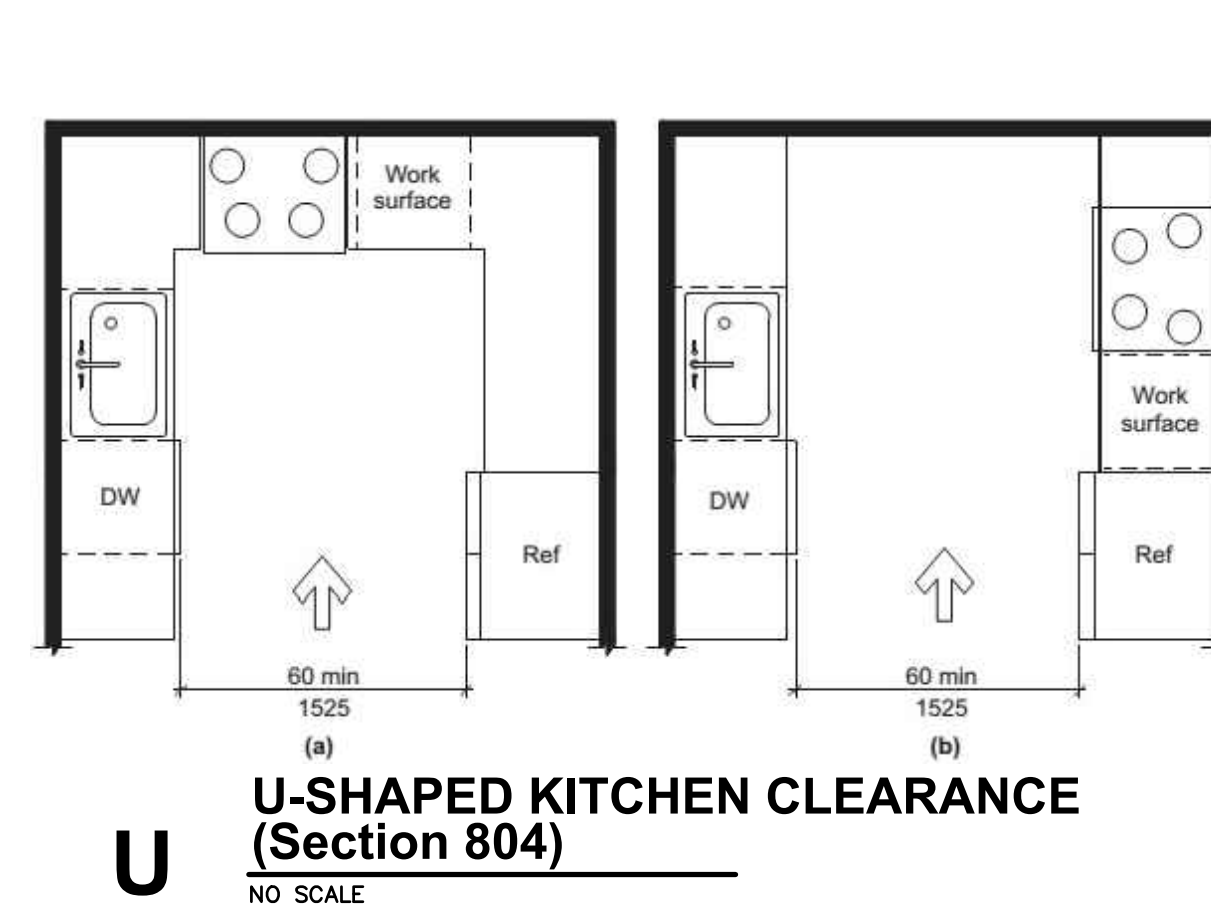


A TURNING SPACE (304)
NO SCALE

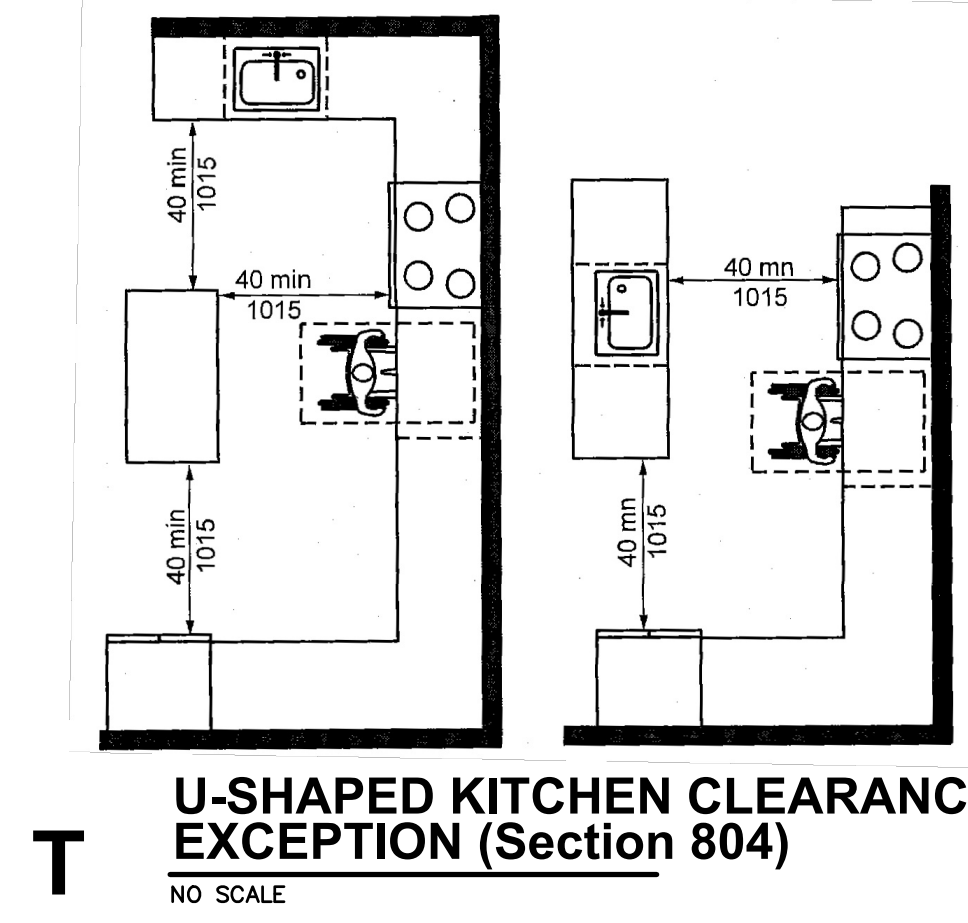
THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.



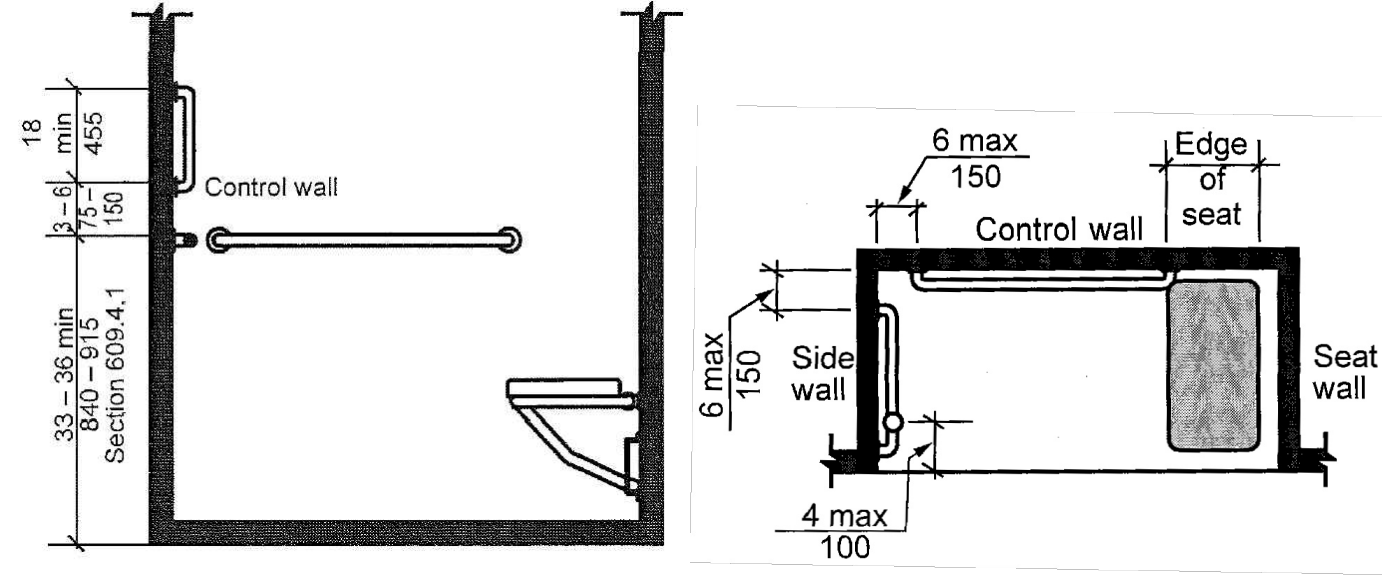
V PASS-THRU KITCHEN CLEARANCE (Section 804)
NO SCALE



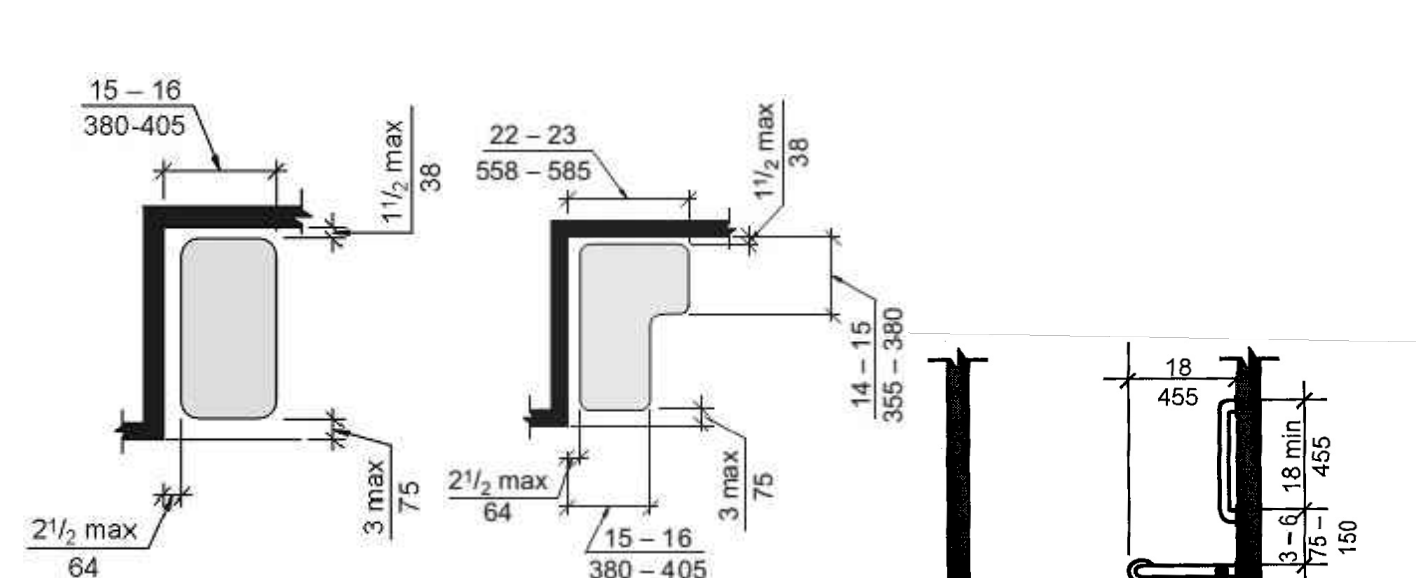
U U-SHAPED KITCHEN CLEARANCE (Section 804)
NO SCALE



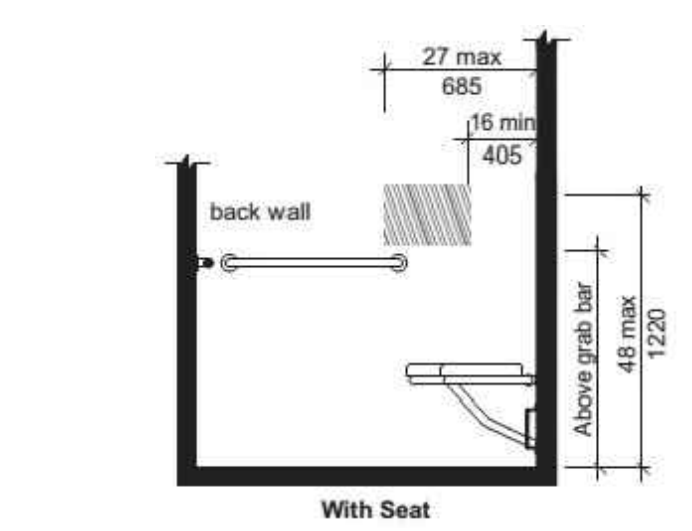
T U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)
NO SCALE



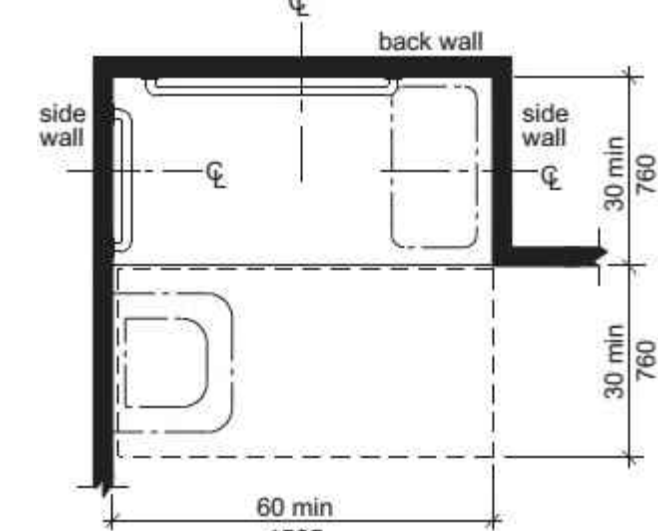
S ROLL-IN SHOWER GRAB BARS (Section 608)
NO SCALE



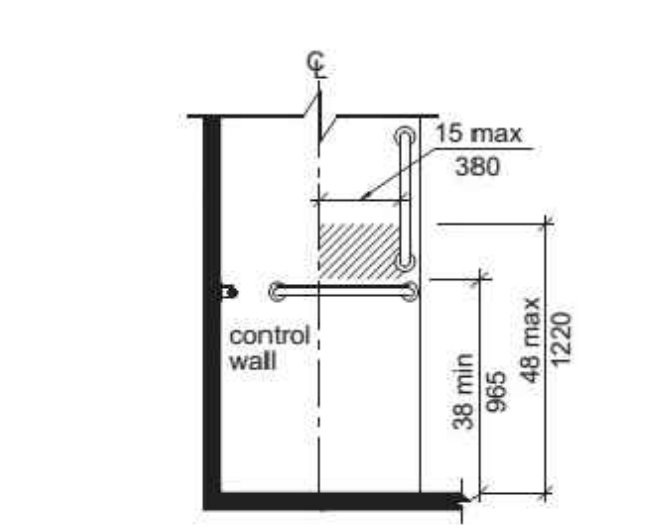
O SHOWER SEATS (Section 610)
NO SCALE



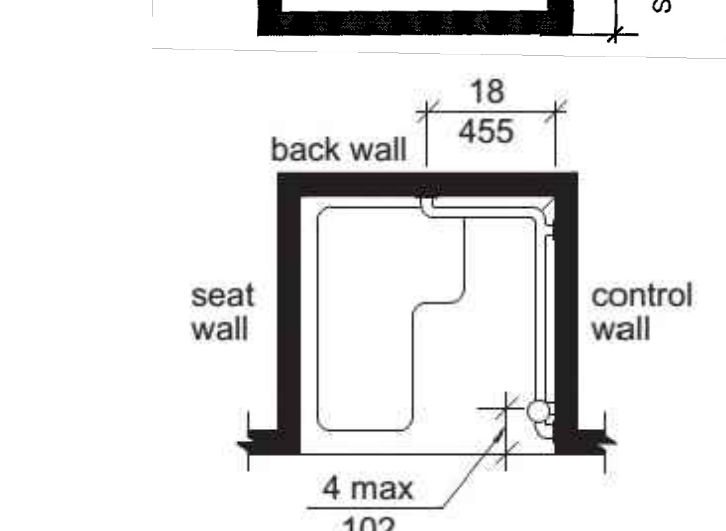
R ROLL-IN SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



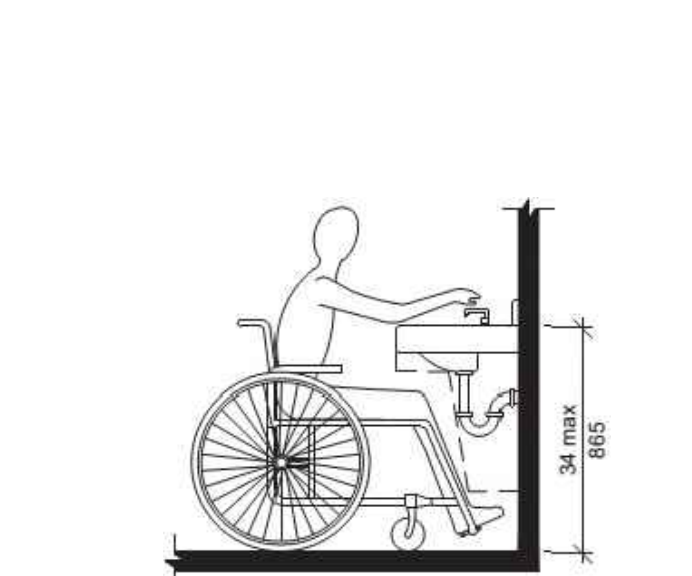
Q ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



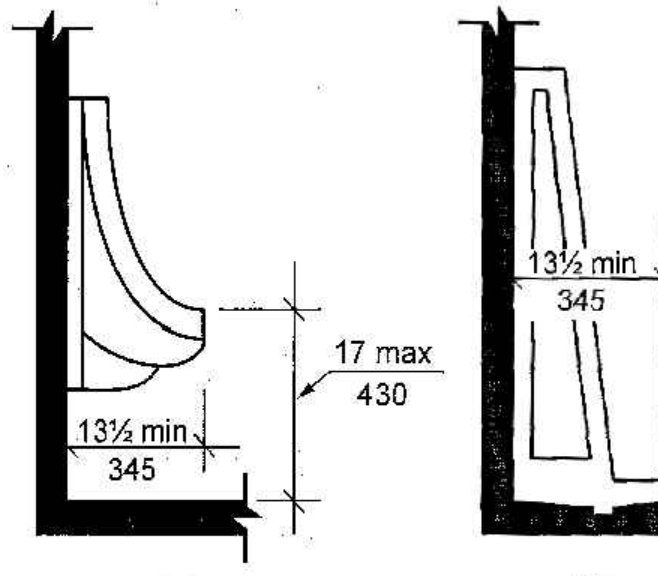
O TRANSFER SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



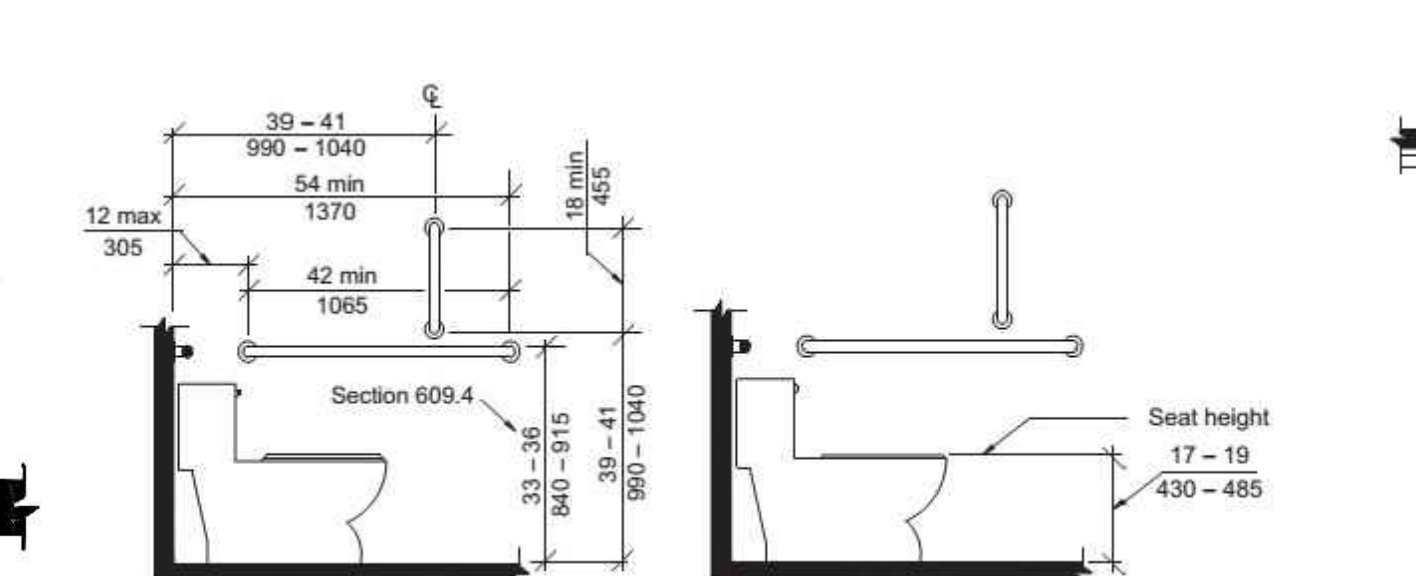
N TRANSFER SHOWER GRAB BARS (Section 608)
NO SCALE



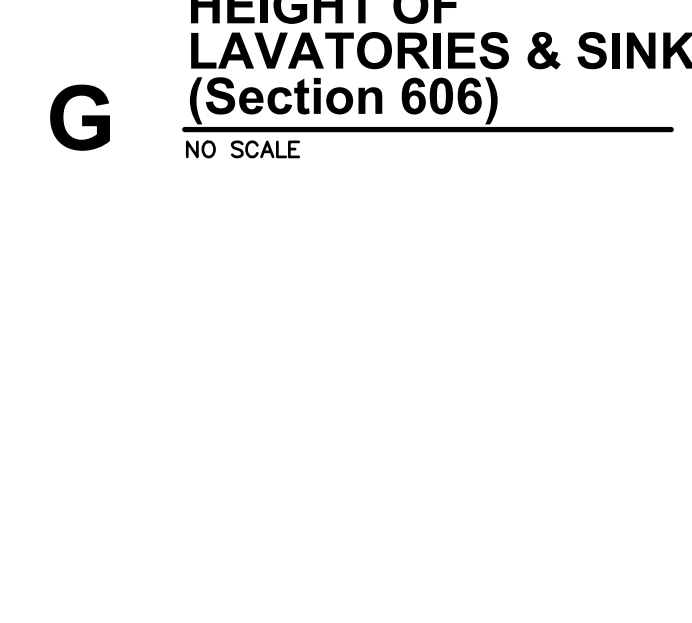
G HEIGHT OF LAVATORIES & SINKS (Section 606)
NO SCALE



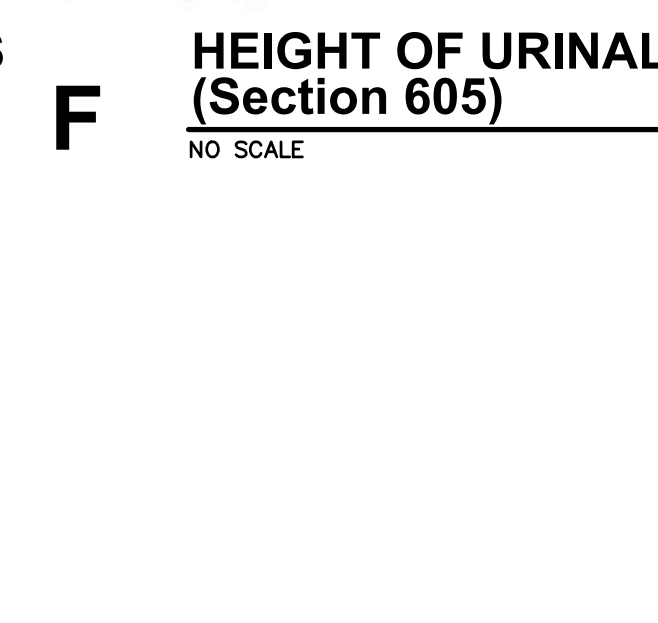
F HEIGHT OF URINALS (Section 605)
NO SCALE



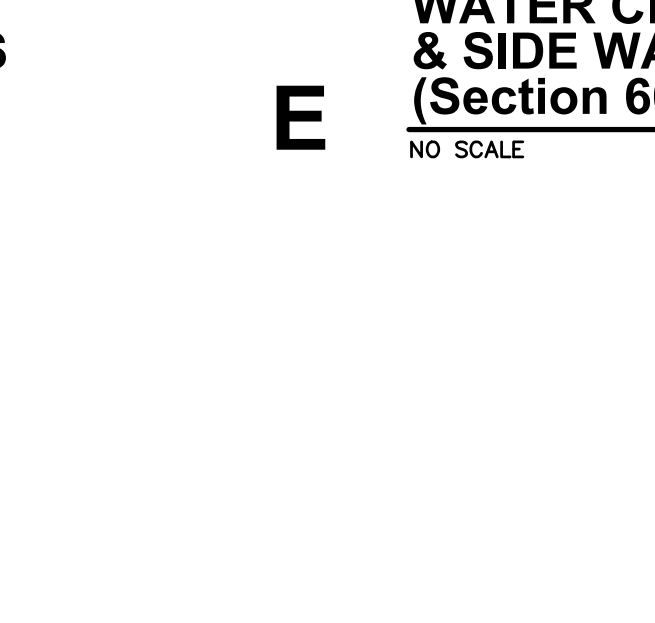
E WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)
NO SCALE



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



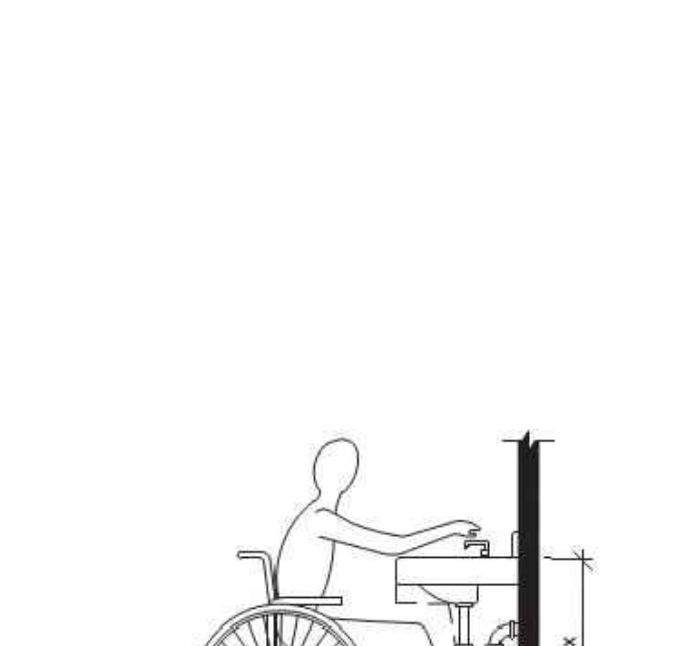
C CLEARANCES AT WATER CLOSET (Section 604)
NO SCALE



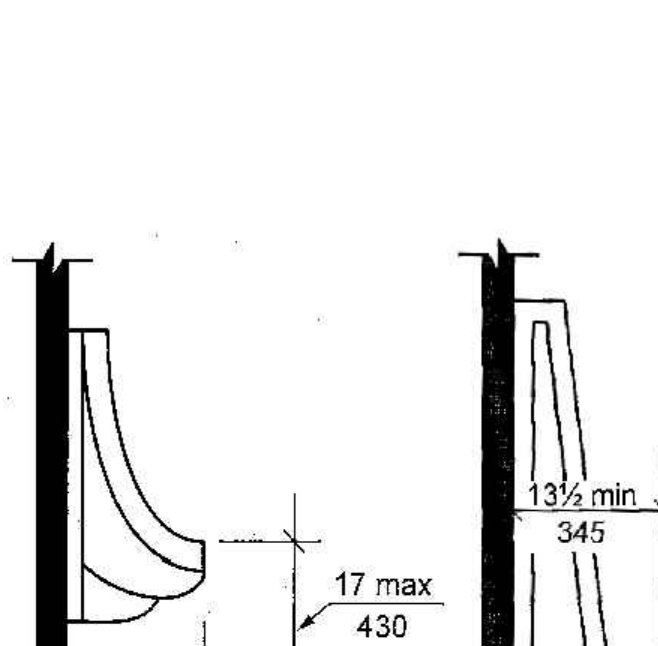
B DISPENSER OUTLET LOCATION (Section 604)
NO SCALE



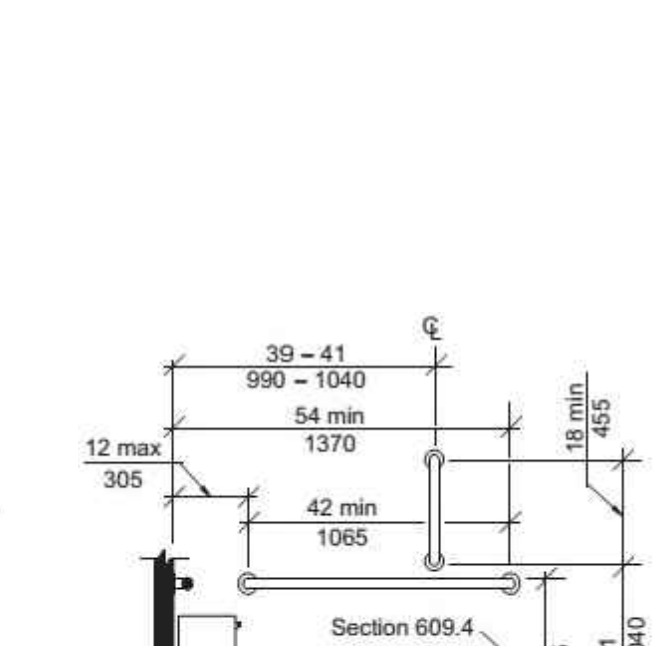
B RECESSED DISPENSER (Section 604)
NO SCALE



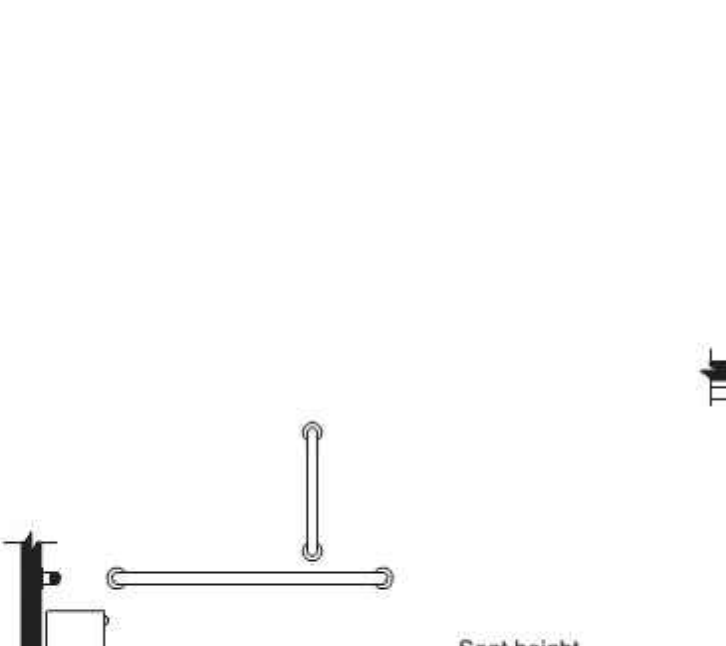
A DRINKING FOUNTAIN (Section 602)
NO SCALE



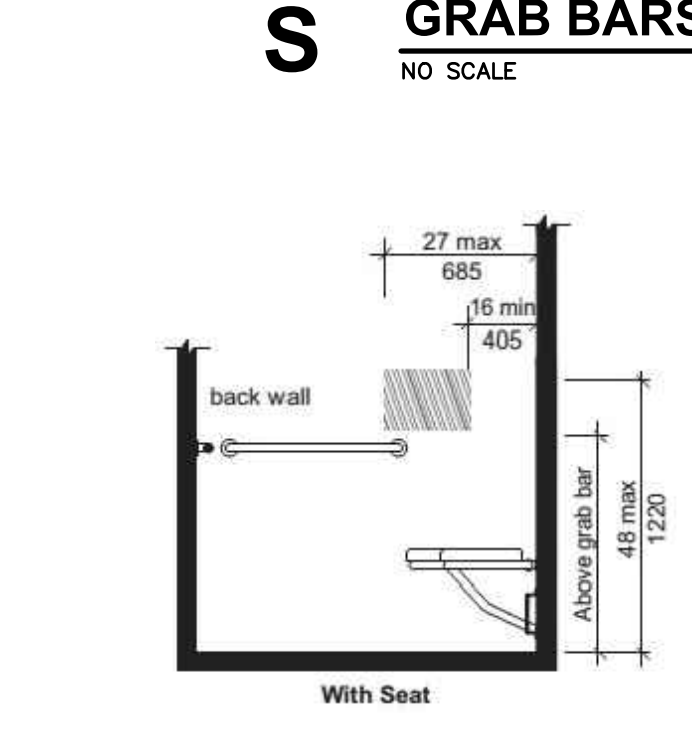
K BATHING SEATING (Section 610)
NO SCALE



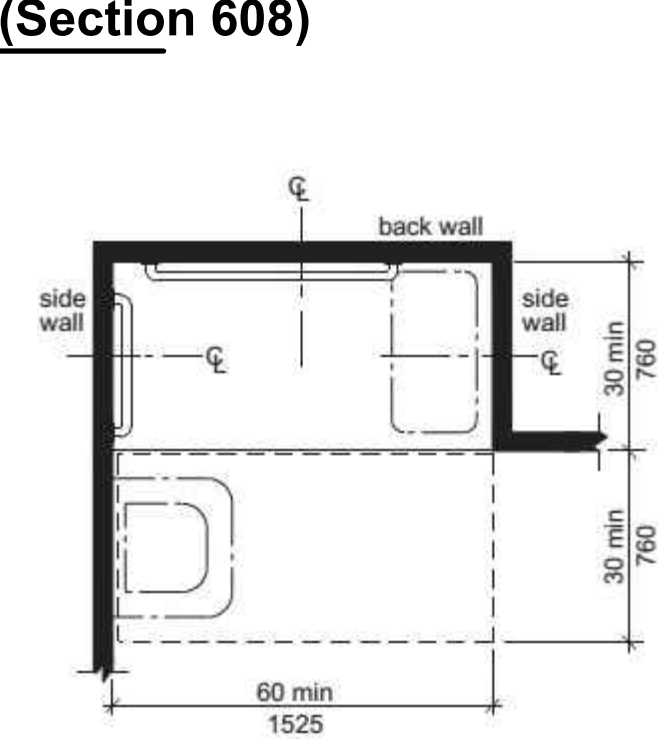
K BATHING SEATING (Section 610)
NO SCALE



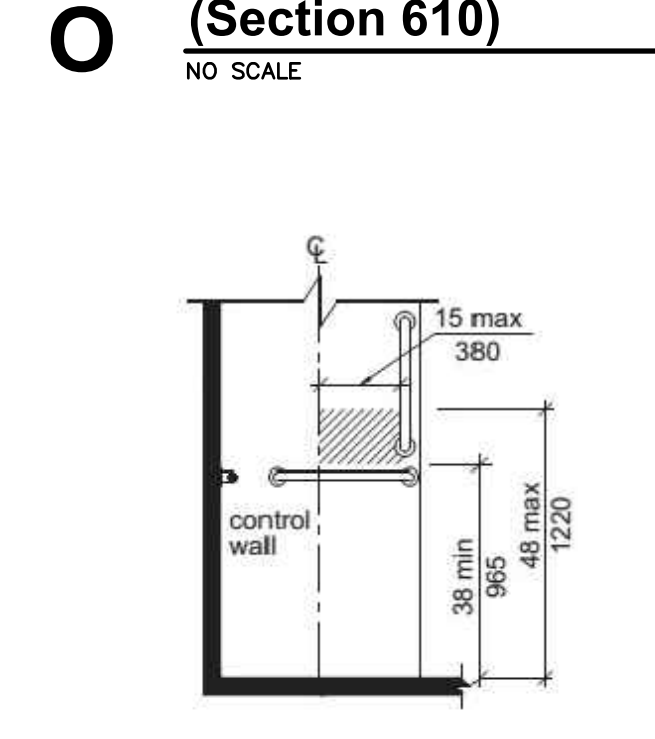
K BATHING SEATING (Section 610)
NO SCALE



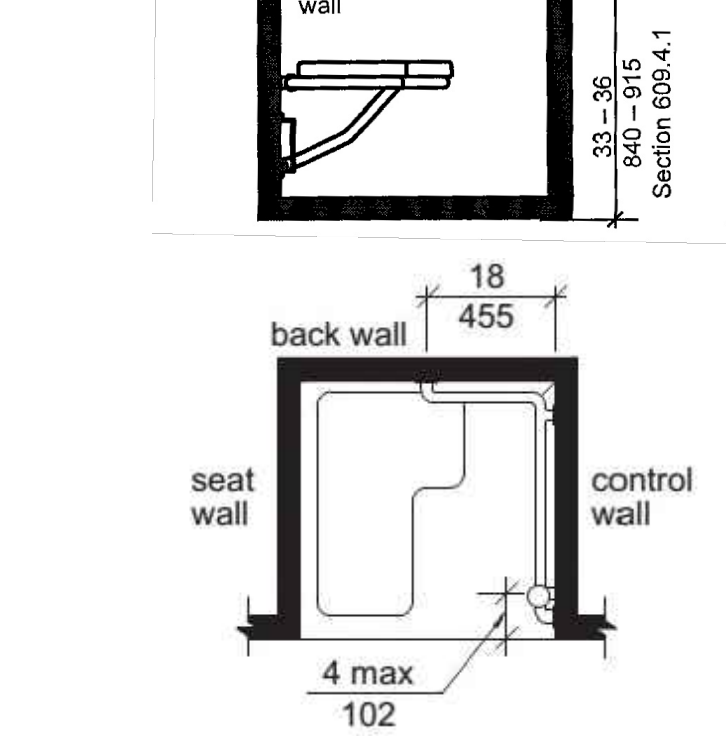
L GRAB BARS FOR BATHTUBS (Section 607)
NO SCALE



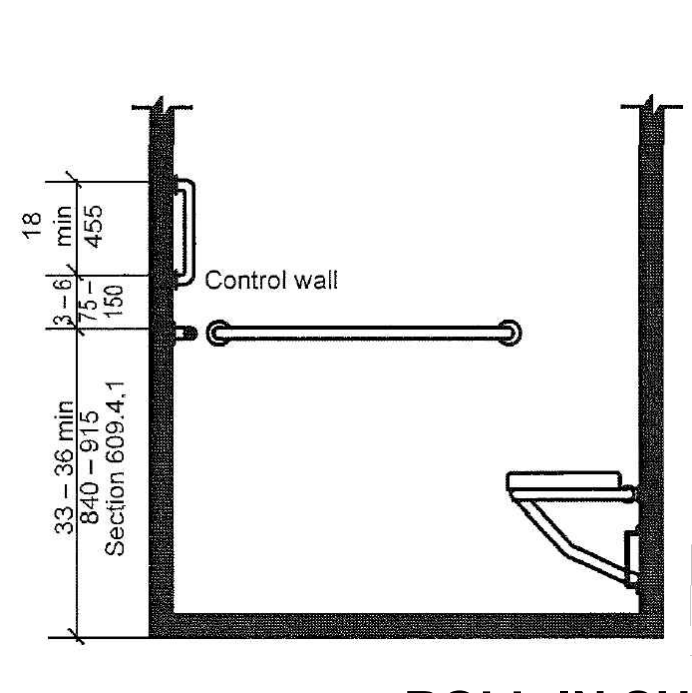
K BATHING SEATING (Section 610)
NO SCALE



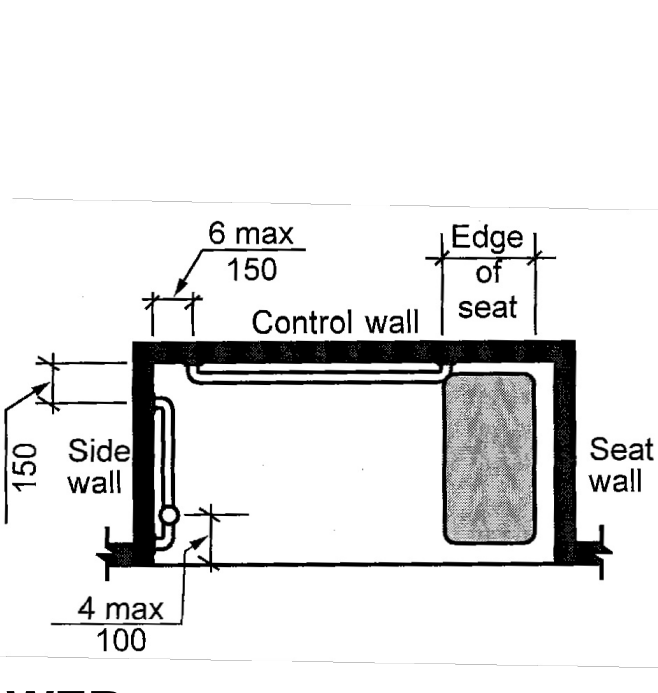
K BATHING SEATING (Section 610)
NO SCALE



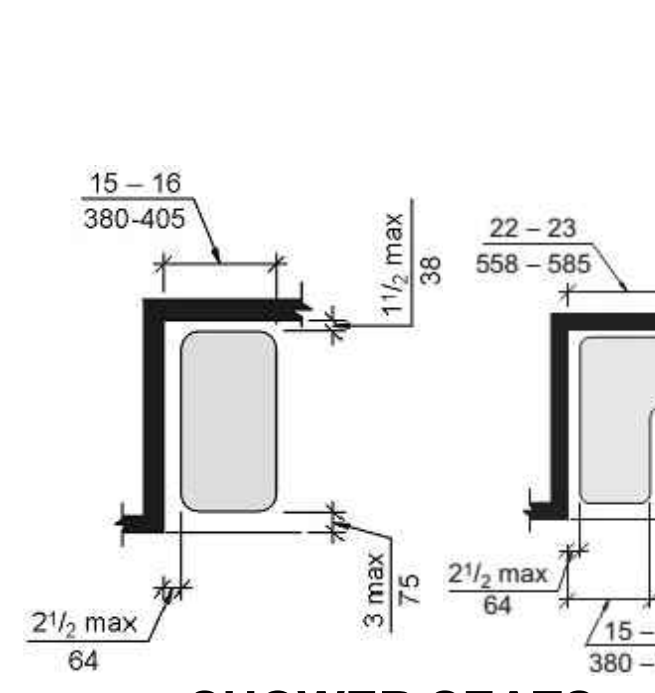
K BATHING SEATING (Section 610)
NO SCALE



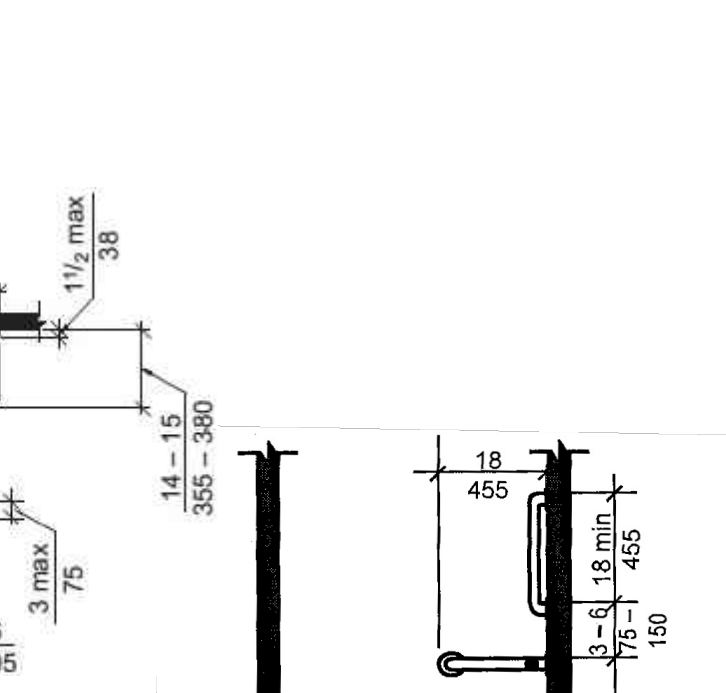
K BATHING SEATING (Section 610)
NO SCALE



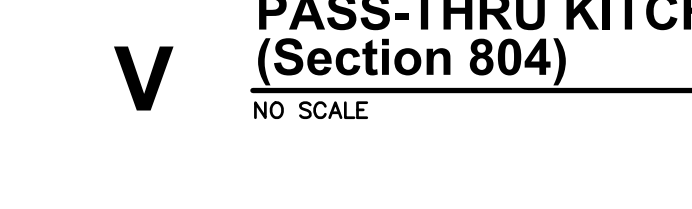
K BATHING SEATING (Section 610)
NO SCALE



K BATHING SEATING (Section 610)
NO SCALE



K BATHING SEATING (Section 610)
NO SCALE



K BATHING SEATING (Section 610)
NO SCALE



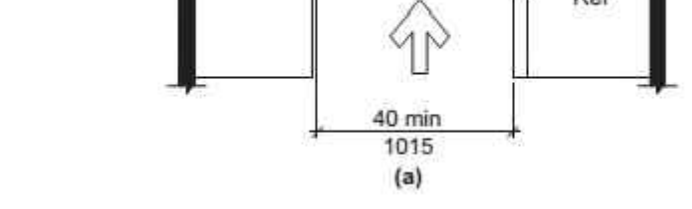
K BATHING SEATING (Section 610)
NO SCALE



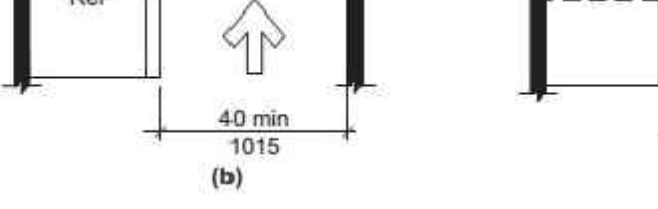
K BATHING SEATING (Section 610)
NO SCALE



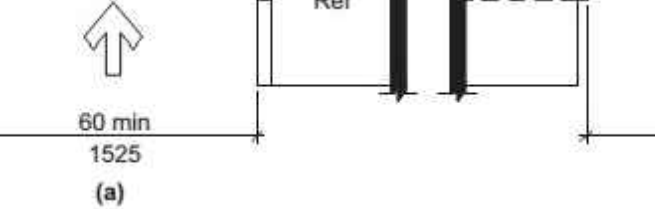
K BATHING SEATING (Section 610)
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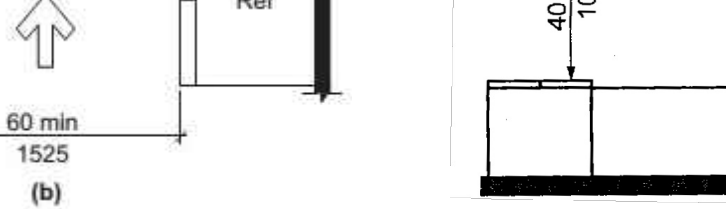
K BATHING SEATING (Section 610)
NO SCALE



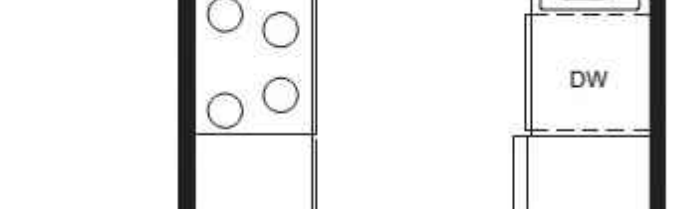
K BATHING SEATING (Section 610)
NO SCALE



K BATHING SEATING (Section 610)
NO SCALE



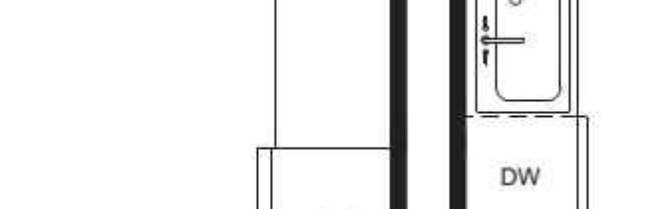
K BATHING SEATING (Section 610)
NO SCALE



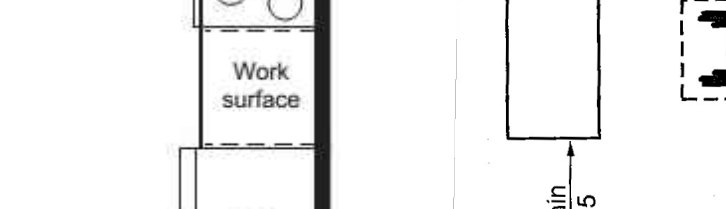
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NO SCALE



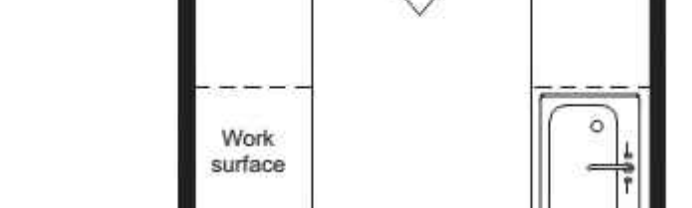
K BATHING SEATING (Section 610)
NO SCALE



K BATHING SEATING (Section 610)
NO SCALE



K BATHING SEATING (Section 610)
NO SCALE



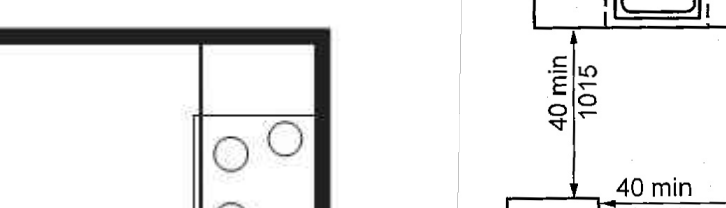
K BATHING SEATING (Section 610)
NO SCALE



K BATHING SEATING (Section 610)
NO SCALE



K BATHING SEATING (Section 610)
NO SCALE



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NO SCALE



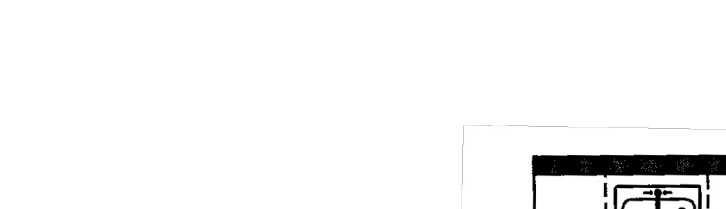
K BATHING SEATING (Section 610)
NO SCALE



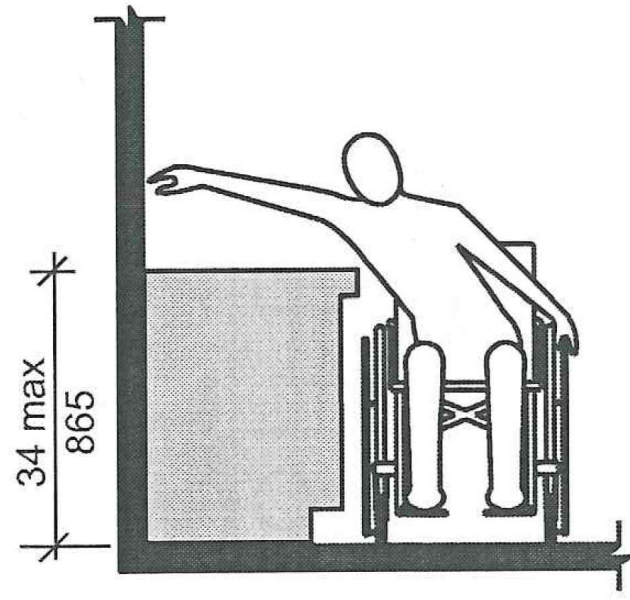
K BATHING SEATING (Section 610)
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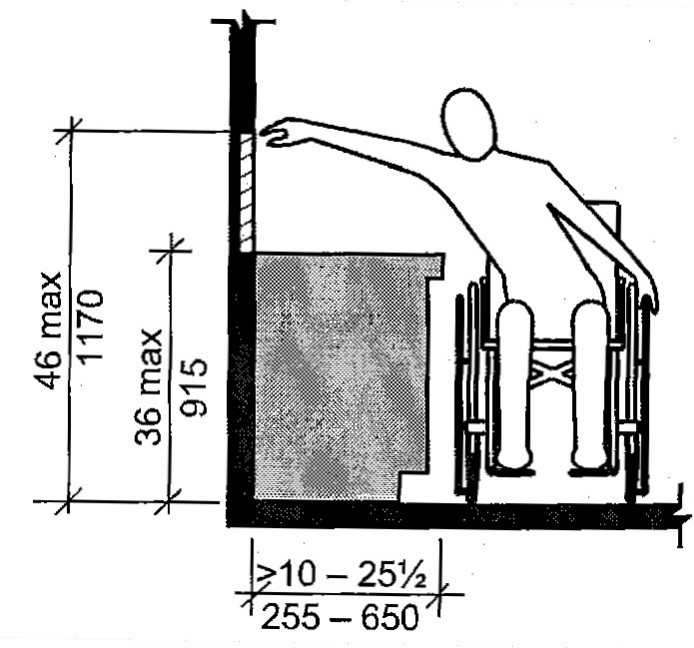
K BATHING SEATING (Section 610)
NO SCALE



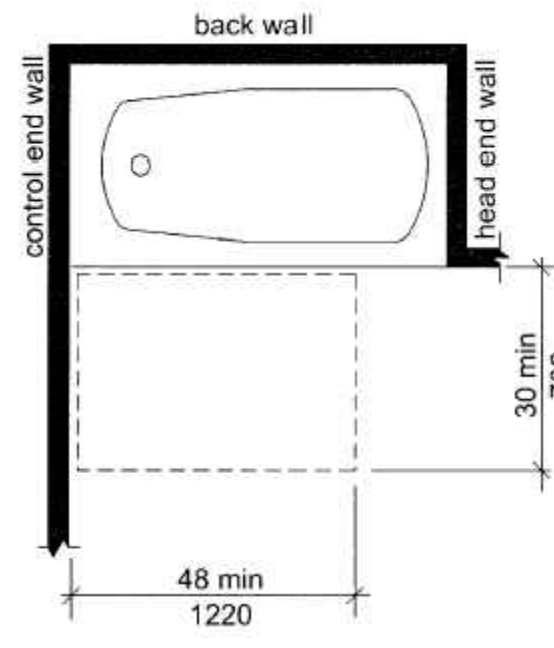
K BATHING SEATING (Section 610)
NO SCALE



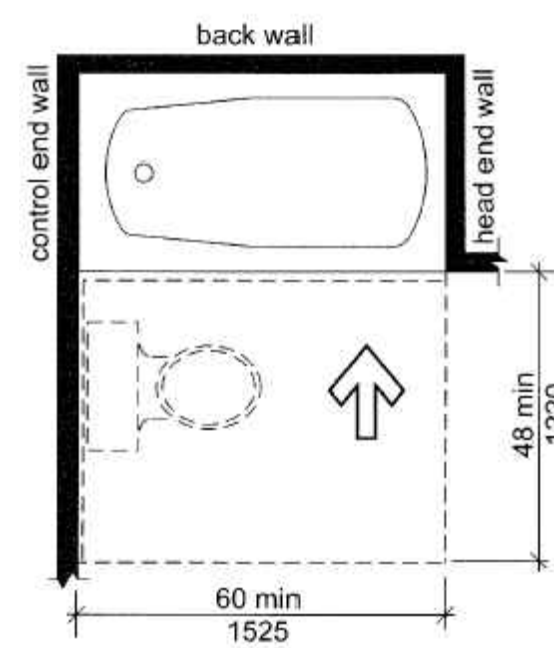
R REACH RANGES AT
BATH CABINETS
TYPE B UNITS (Section 1104)
NO SCALE



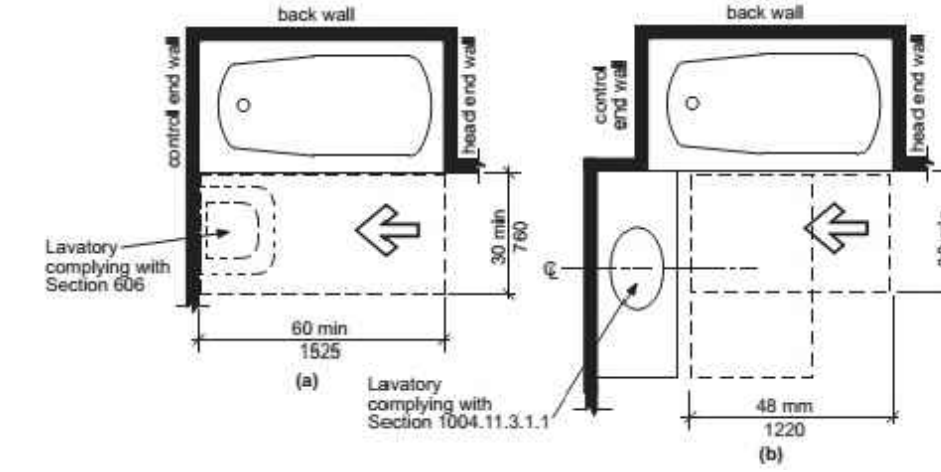
Q REACH RANGES AT
KITCHEN CABINETS
TYPE B UNITS (Section 1104)
NO SCALE



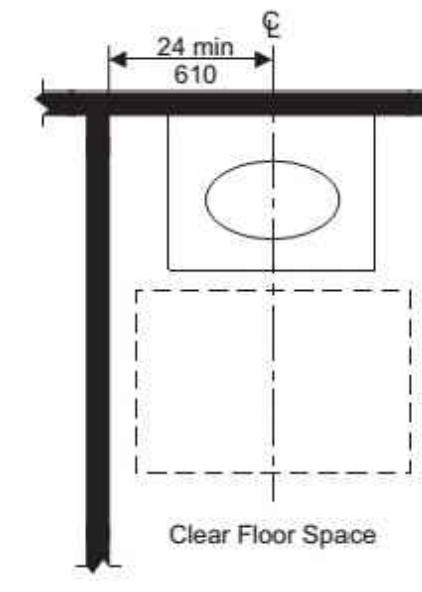
P BATHTUB CLEARANCES AT
TYPE B UNITS - OPT B BATH
(Section 1104)
NO SCALE



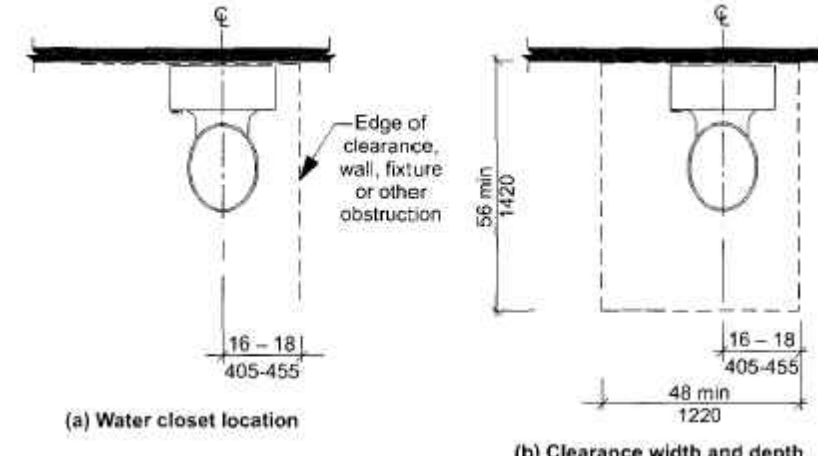
O BATHTUB CLEARANCES AT
TYPE B UNITS - OPT A BATH
(Section 1104)
NO SCALE



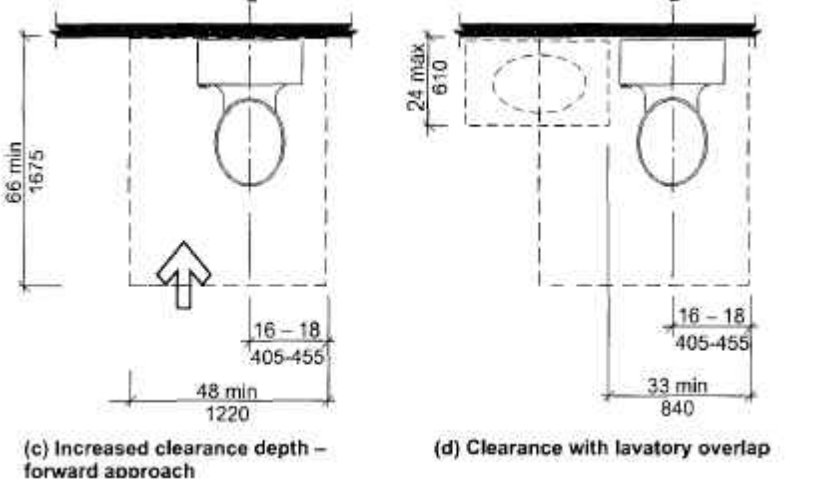
N BATHTUB CLEARANCES AT
TYPE B UNITS - OPT A BATH
(Section 1104)
NO SCALE



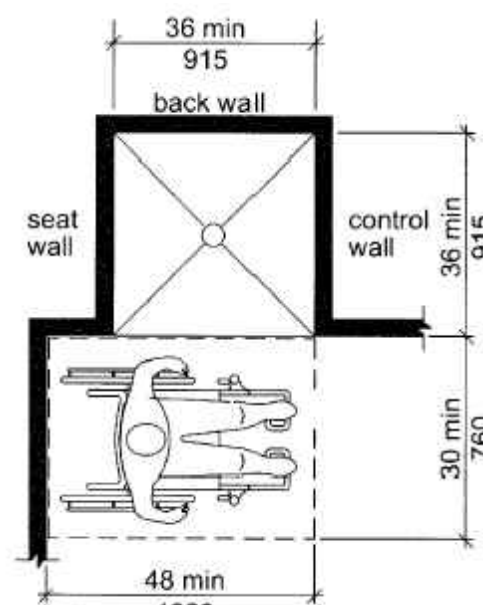
M LAVATORY AT
TYPE B UNITS - OPT A BATH
(Section 1104)
NO SCALE



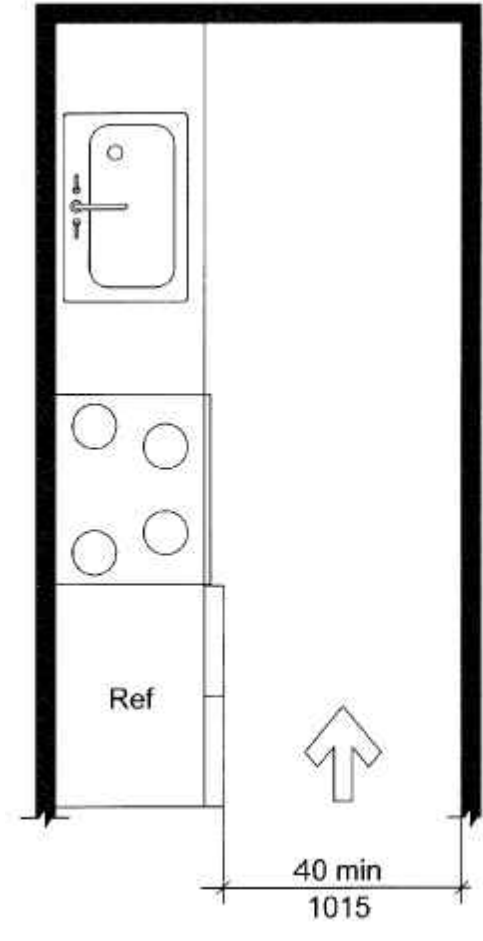
L WATER CLOSET CLEARANCES
TYPE B UNITS
(Section 1104)
NO SCALE



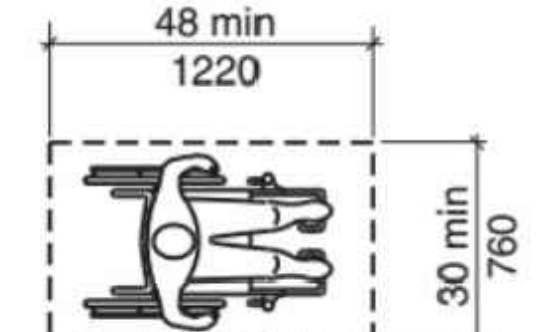
K TRANSFER SHOWER
AT TYPE B UNITS
(Section 1104)
NO SCALE



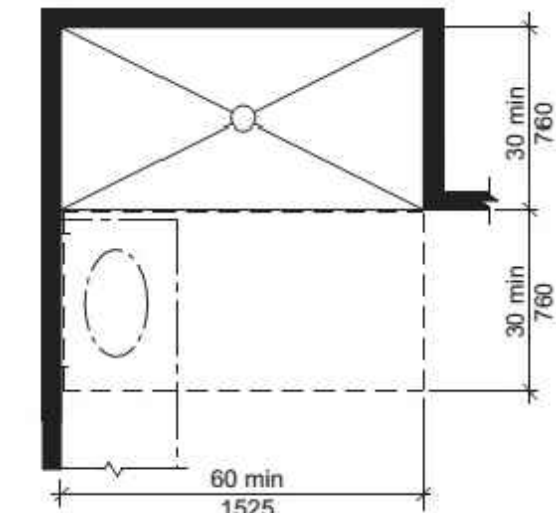
J MIN KITCHEN CLEARANCE
TYPE B UNITS (Section 1104)
NO SCALE



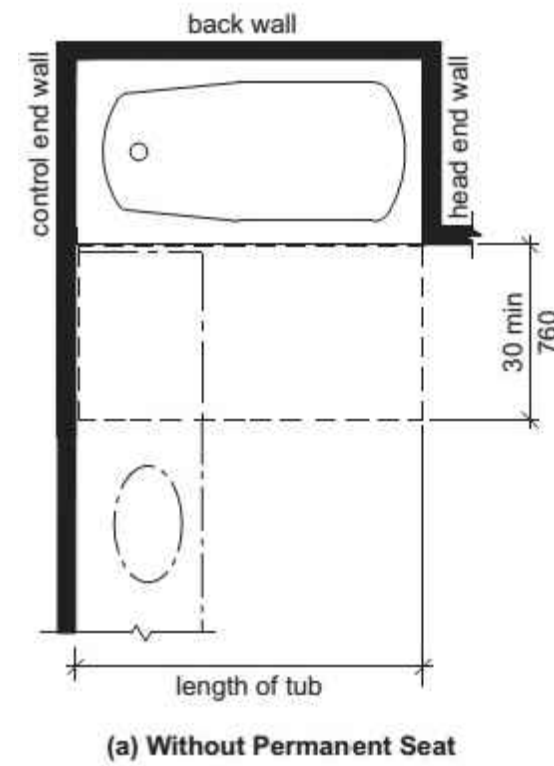
H U-SHAPED KITCHEN CLEARANCE
TYPE B UNITS - EXCEPTION (Section 1104)
NO SCALE



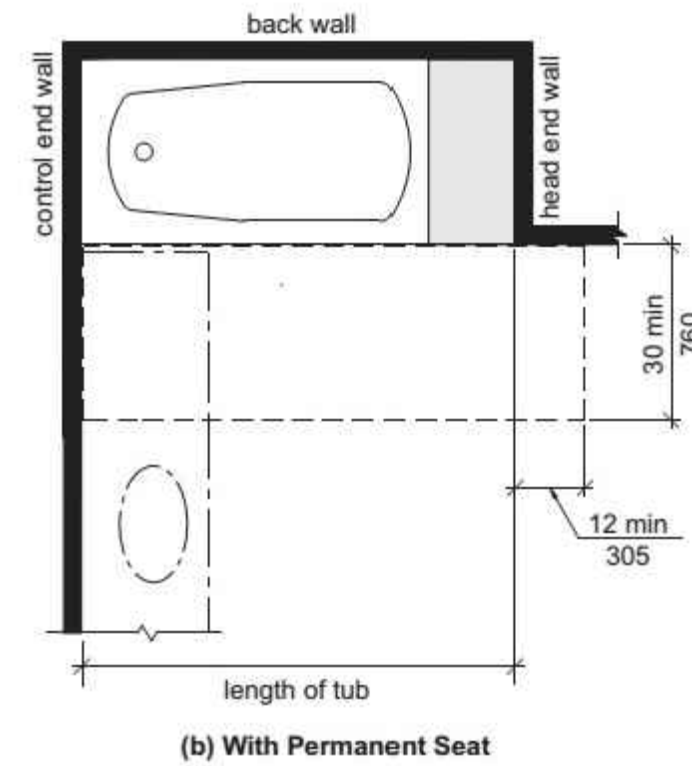
G CLEAR FLOOR SPACE
TYPE B UNITS (Section 1104)
NO SCALE



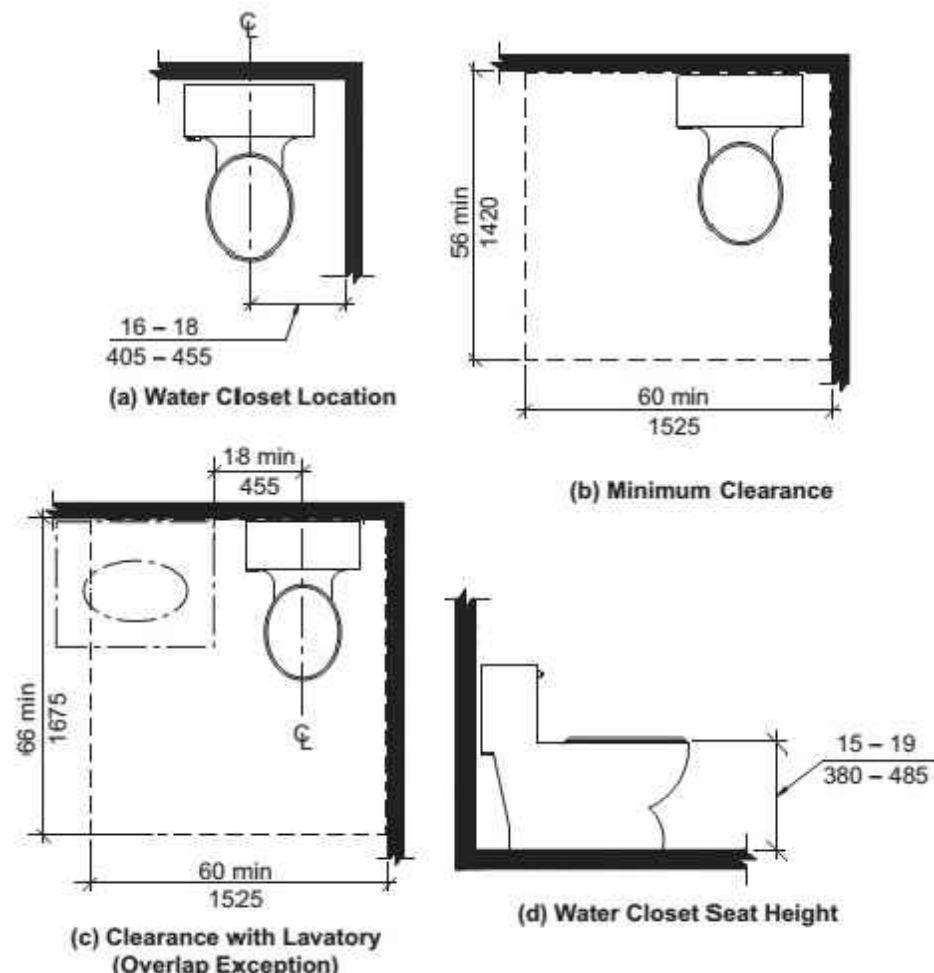
F ROLL-IN SHOWER CLEARANCES
TYPE A UNITS
(Section 1103)
NO SCALE



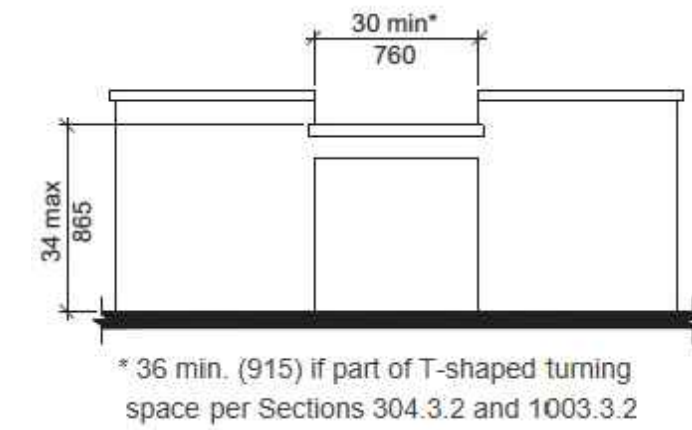
E BATHTUB CLEARANCES
TYPE A UNITS
(Section 1003)
NO SCALE



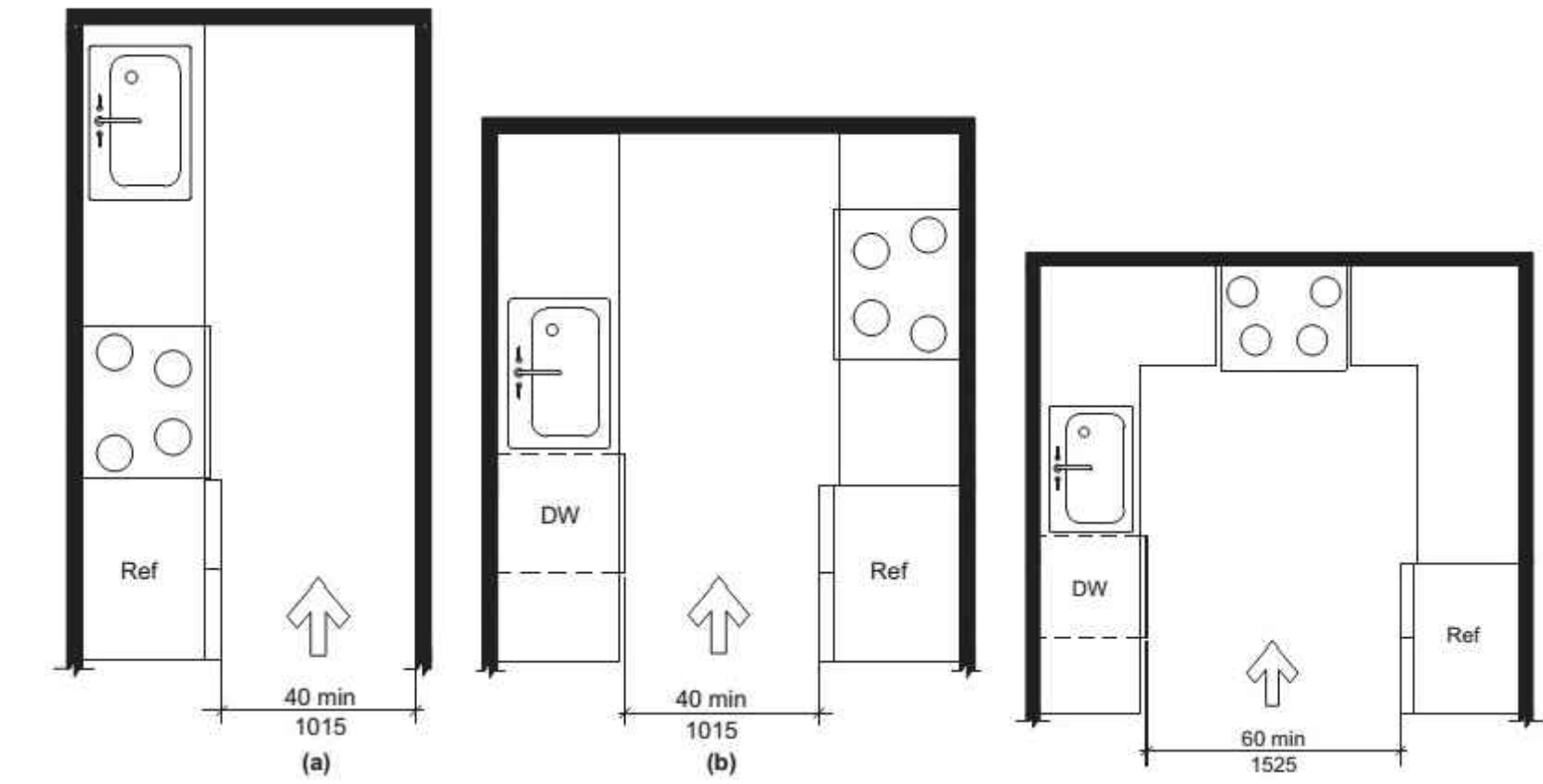
D WATER CLOSET CLEARANCES
TYPE A UNITS
(Section 1103)
NO SCALE



C KITCHEN SINK -
TYPE A UNITS
(Section 1103)
NO SCALE

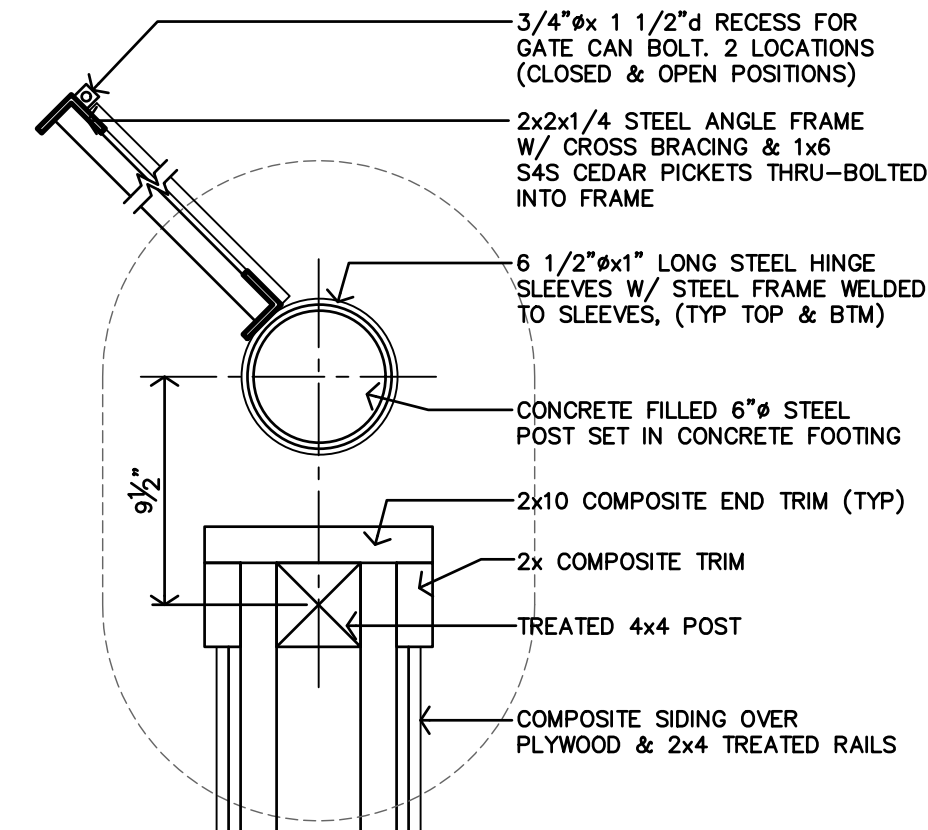
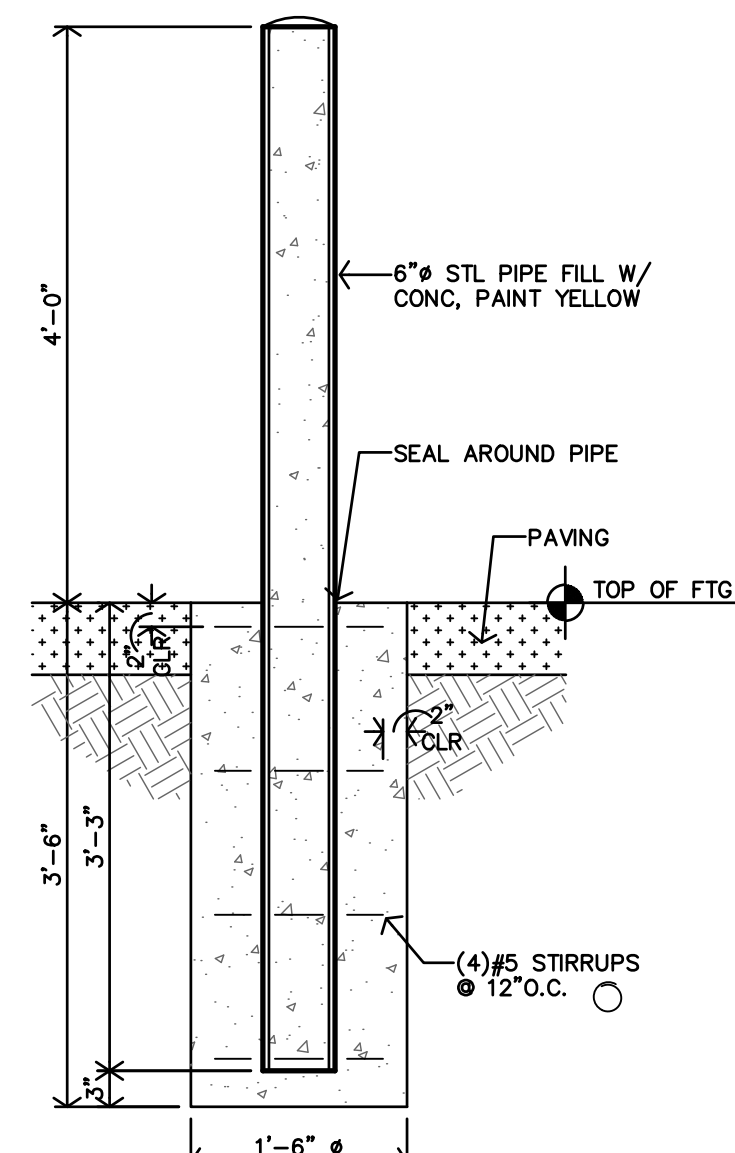
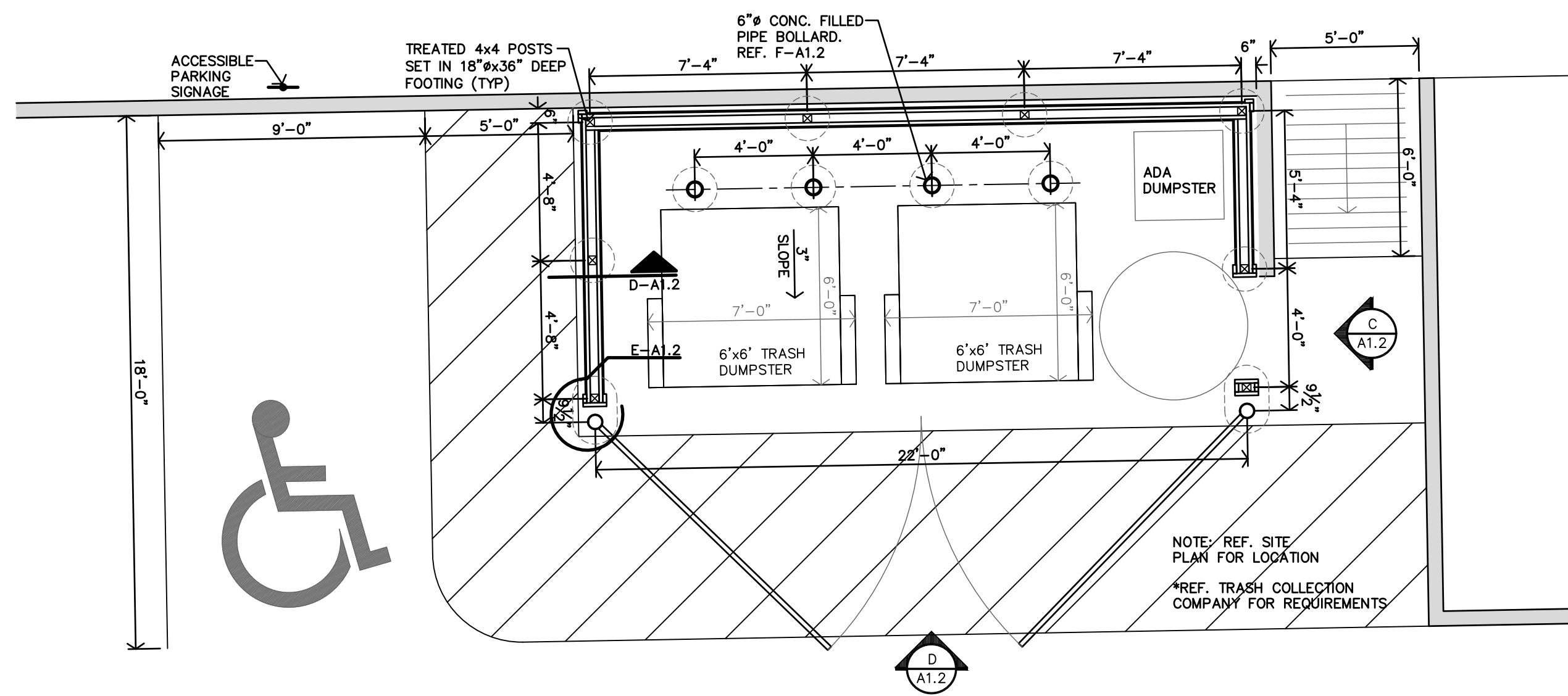
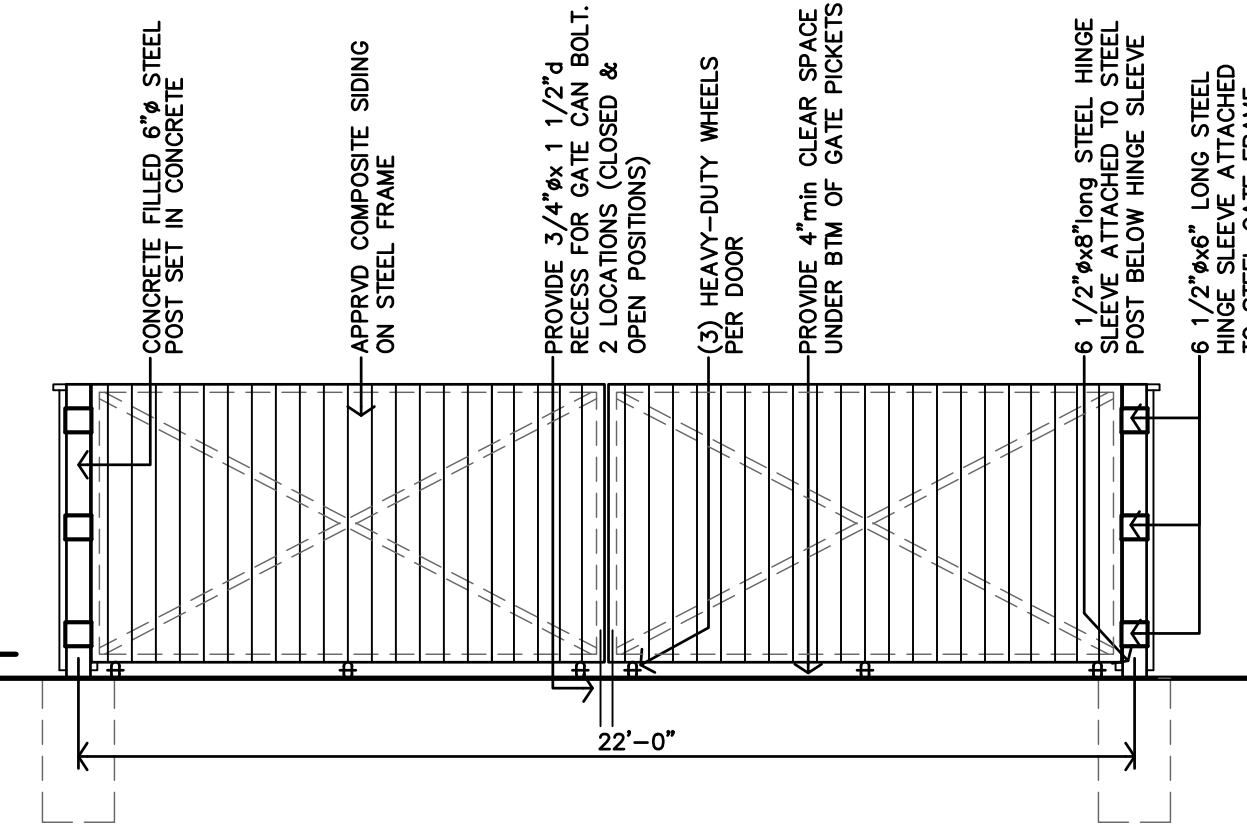
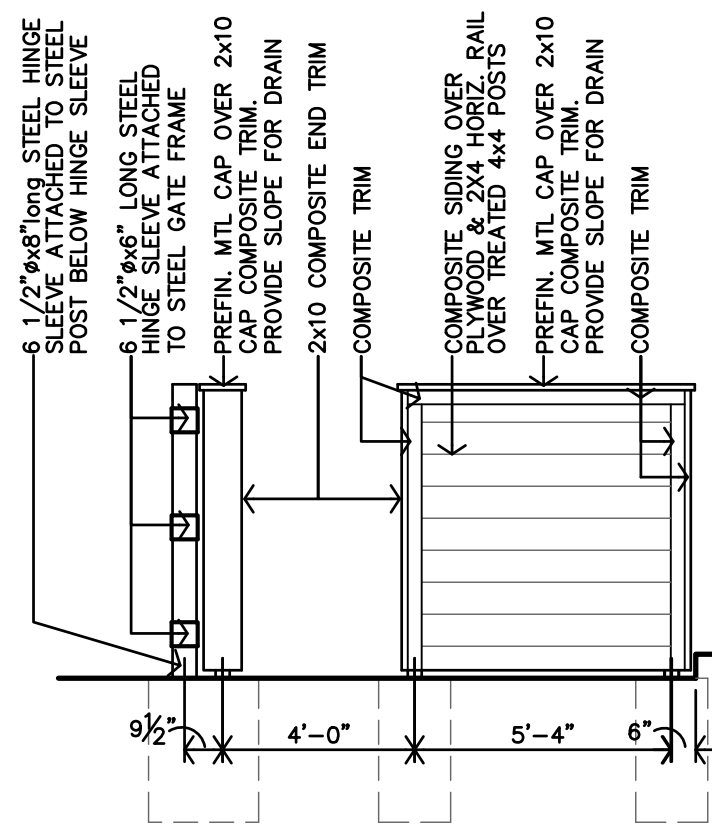
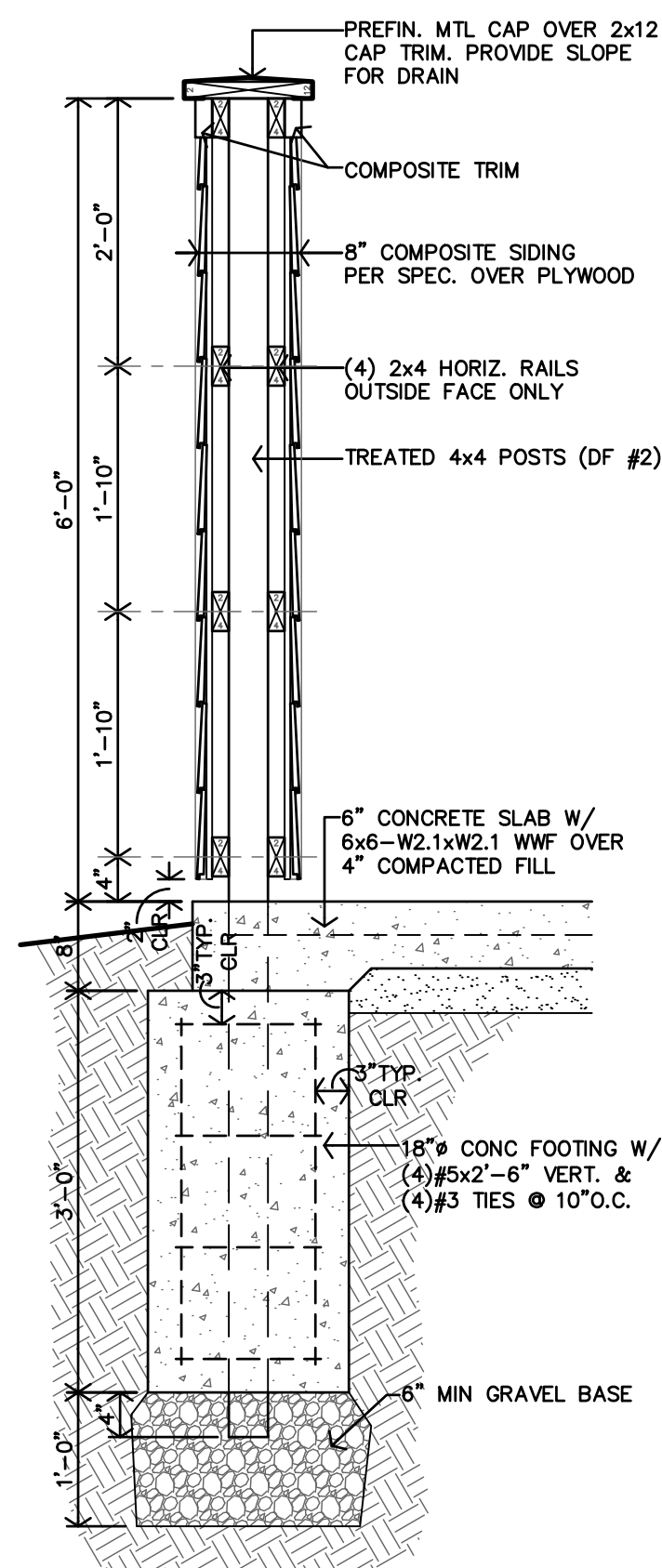
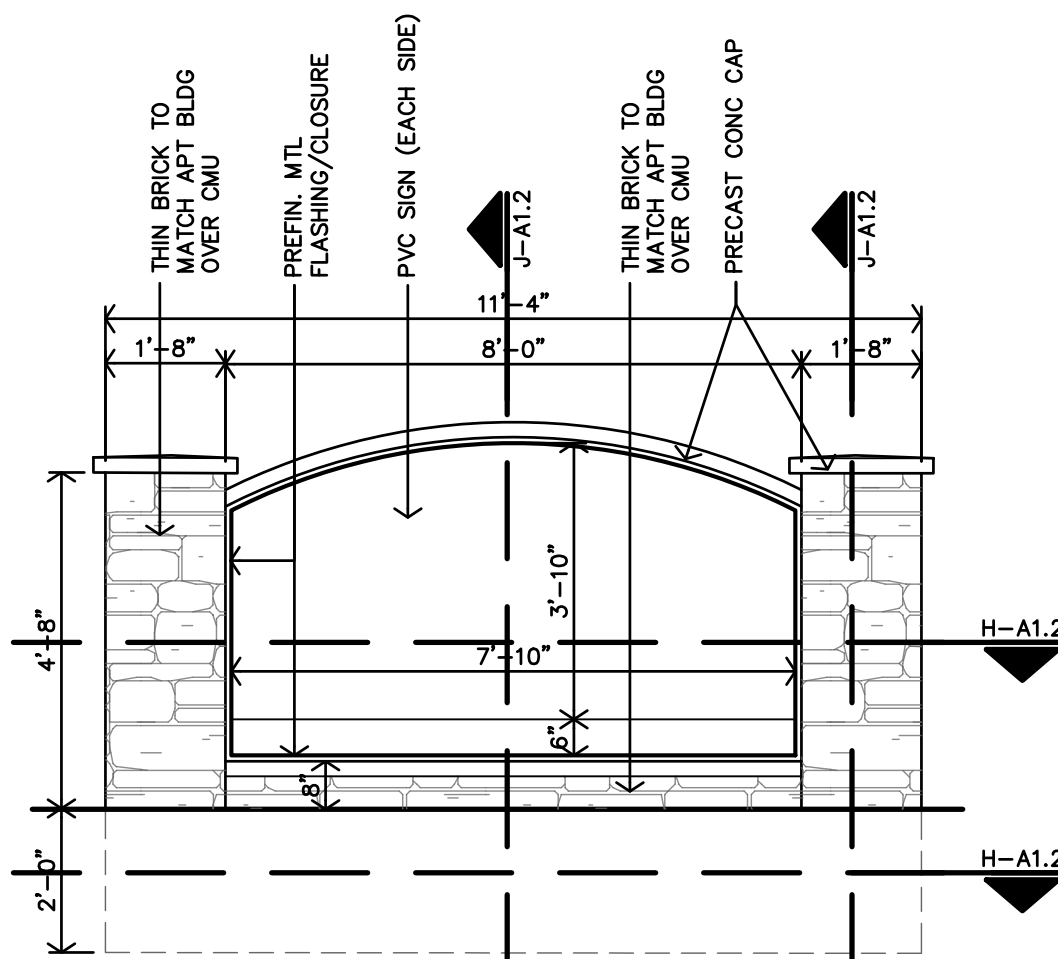
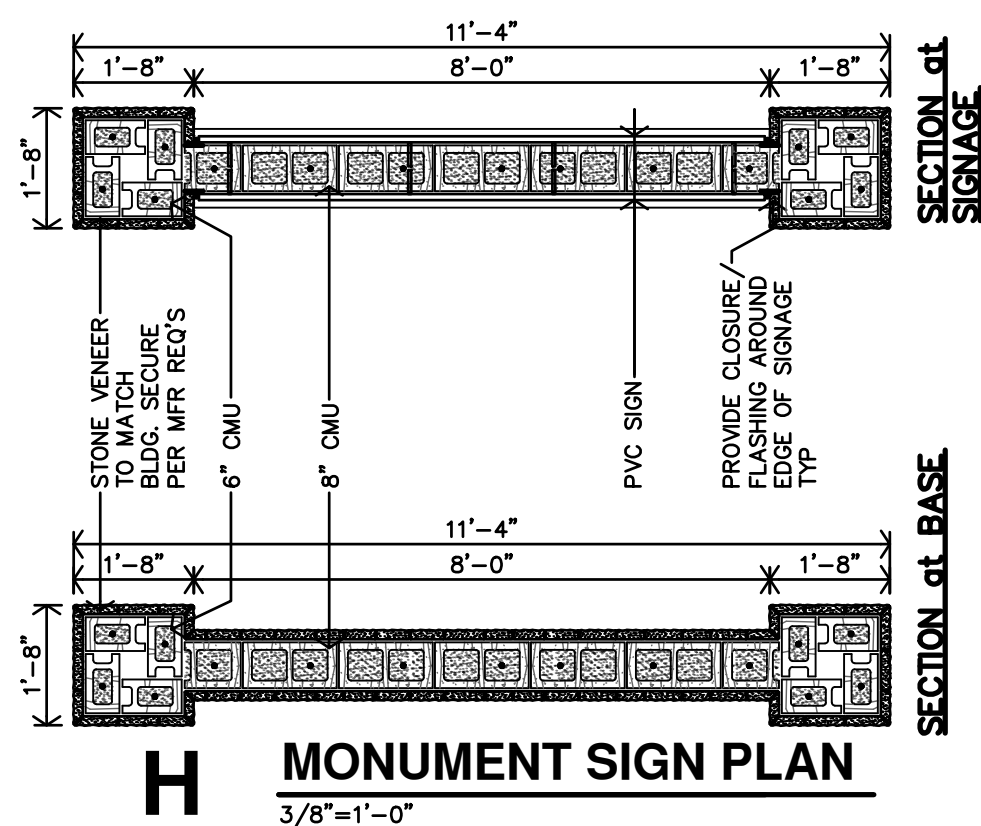
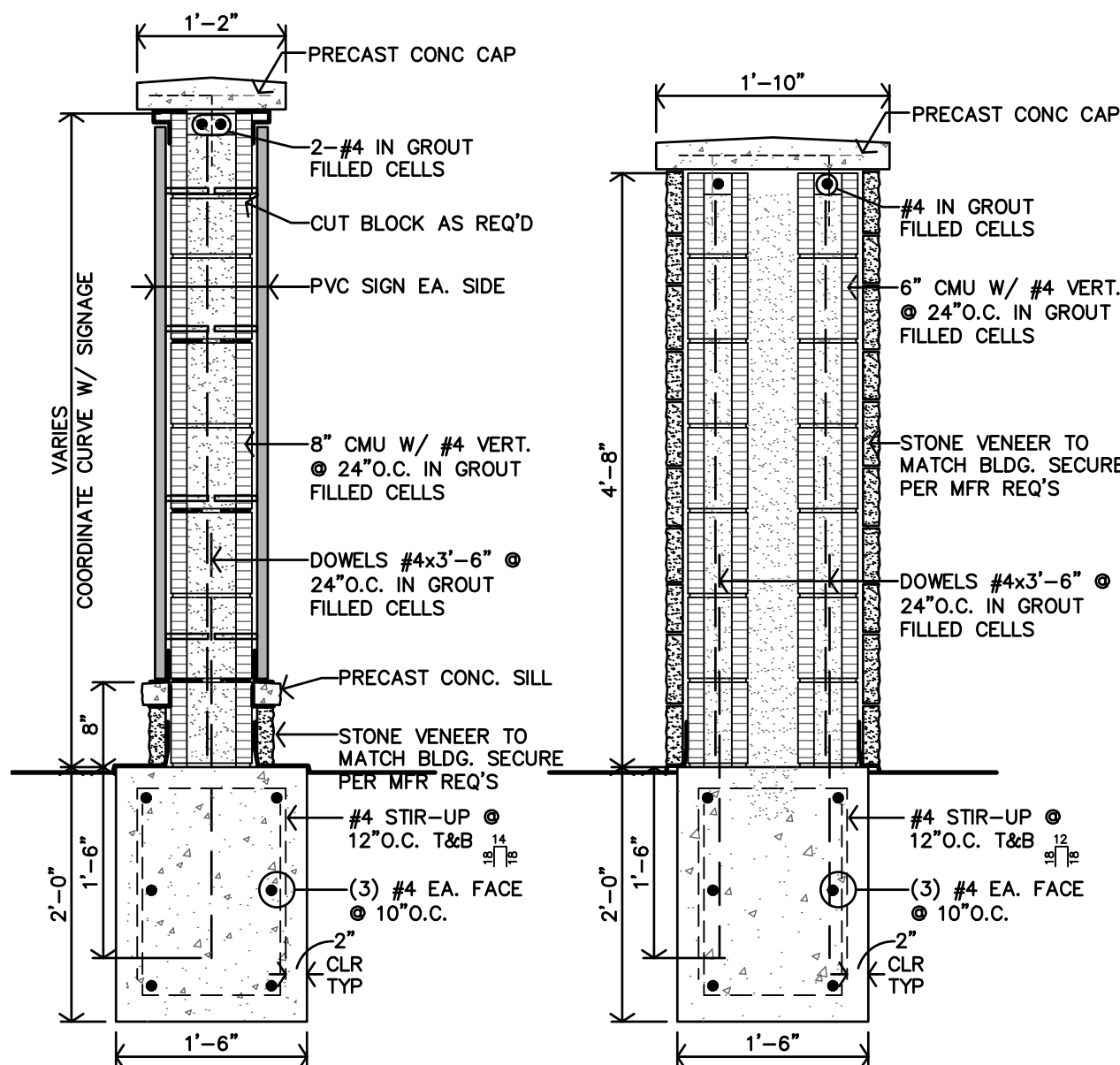


B WORK SURFACE -
TYPE A UNITS
(Section 1103)
NO SCALE



A MIN KITCHEN CLEARANCE - TYPE A UNITS
(Section 1103)
NO SCALE

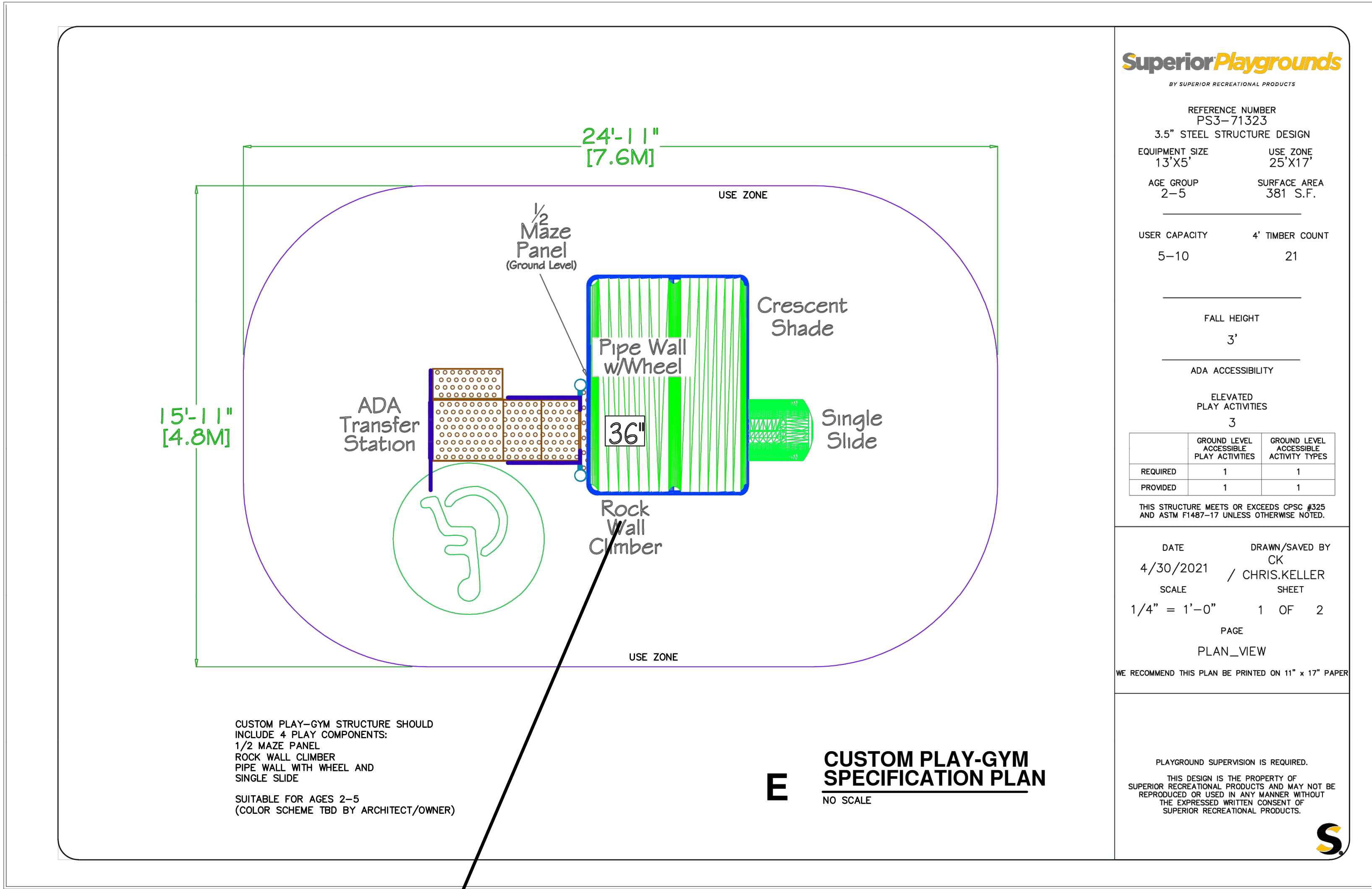
THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS
KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and
USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION
REFERENCE ENTIRE REQUIREMENTS.



REVISION:	
DATE:	3-4-2026
JOB:	25-3465
SHEET NO.:	

A1.2

THE RESERVES AT MEADOWS 25
NEW MIXED-USE RESIDENTIAL
GODDARD, KANSAS



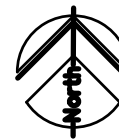
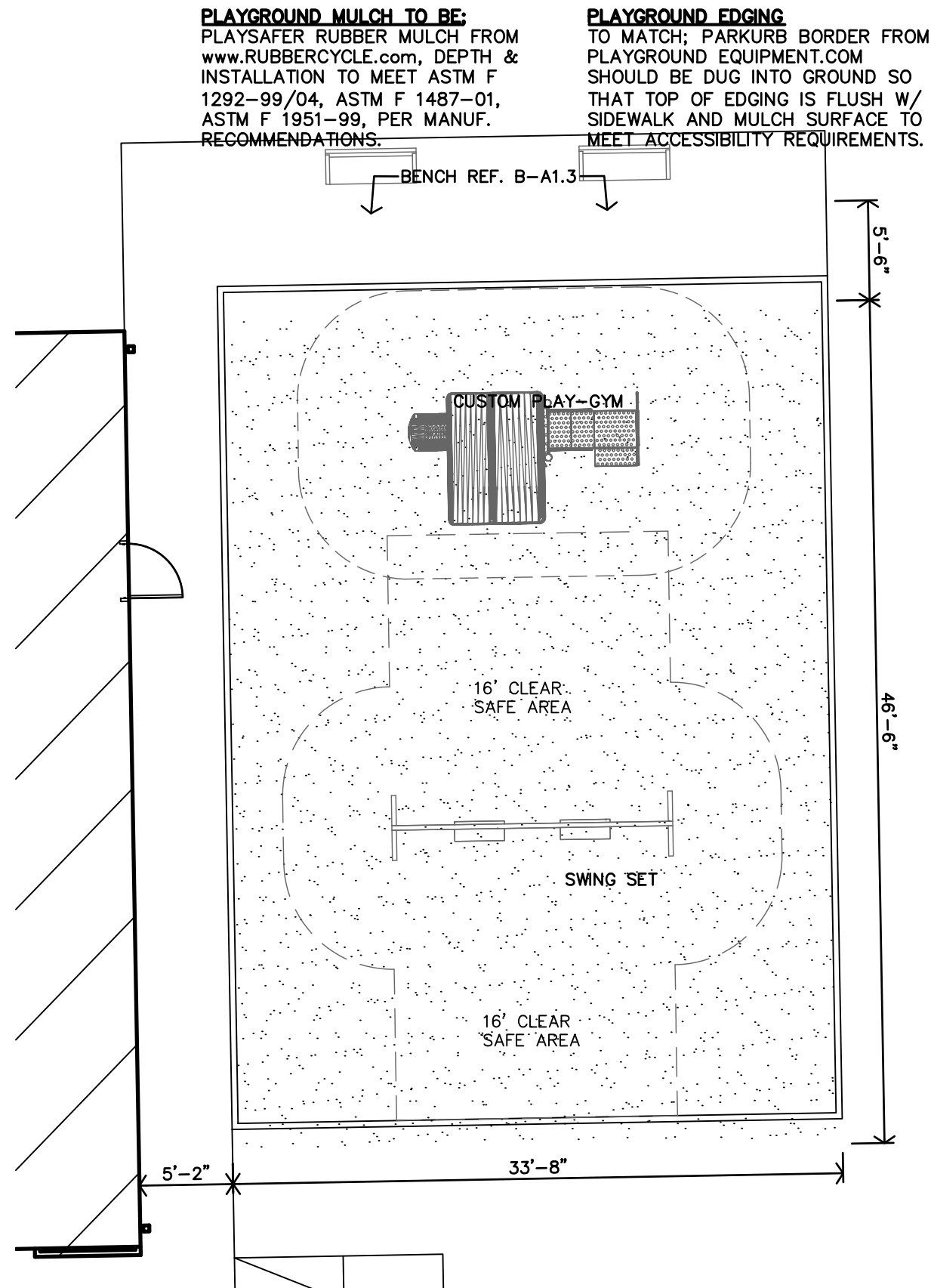
D CUSTOM PLAY-GYM PHOTOGRAPH
NO SCALE



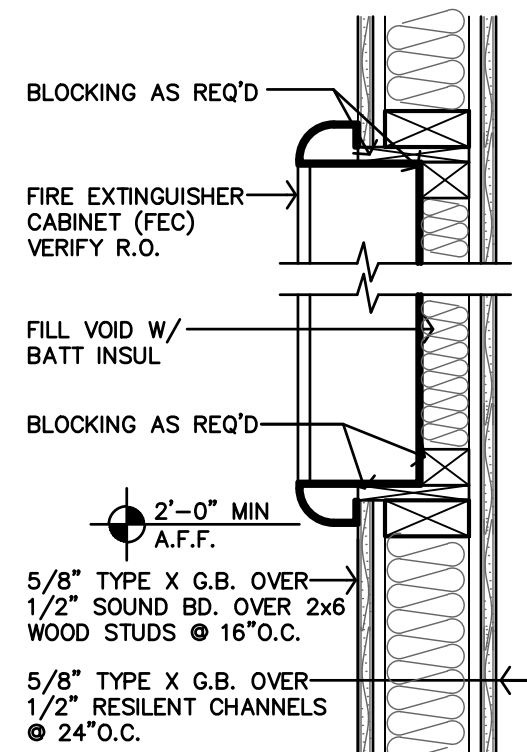
C (1) SWING SET
NO SCALE



B OUTDOOR BENCH
NO SCALE

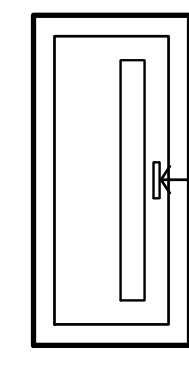


A ENLARGED PLAYGROUND LAYOUT
1/8"=1'-0"



C

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



B

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

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 REQ.
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 B/C-A2.1. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2024 IBC, SECTION 906.
8. MHO - INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. F.O.S. - DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
10. FURNITURE SHOWN IS BY OWNER.
11. REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES

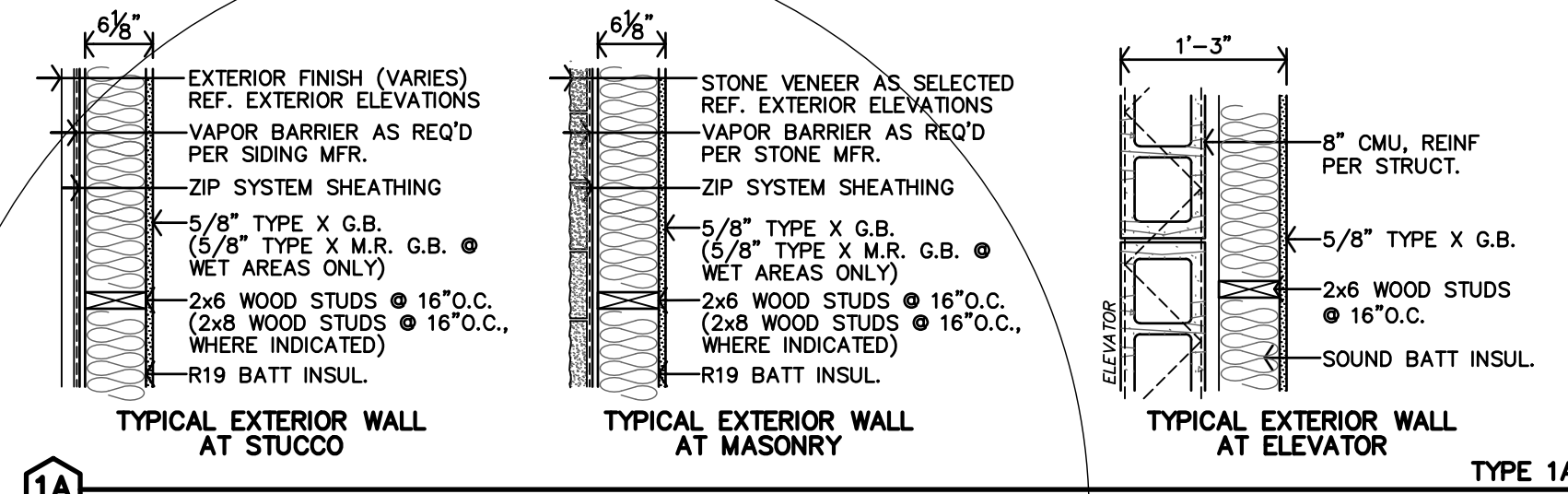
LEGEND

	RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
	KNOX BOX. REFERENCE A1.1 FOR LOCATION. COORDINATE W/ LOCAL FIRE MARSHAL OFFICE.
	ROOF HATCH & WALL MOUNTED LADDER
	WRAP COLUMN WITH 5/8" TYPE "X" G.B.
	FIRE RATED MECH CHASE (TYPE 4r PARTITIONS). 16"x16" CLEAR INSIDE DIMS. COORDINATE W/ MEP DWGS
	SYMBOL INDICATES ACCESSIBLE UNIT (17 TOTAL)
	SYMBOL INDICATES HEARING/VISION IMPAIRED TYPE-B UNITS (4 TOTAL)
	APARTMENT 204, 304, 404, 413
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B) (46 UNITS)
	57 TOTAL UNITS

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

EXTERIOR PARTITION SCHEDULE

REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

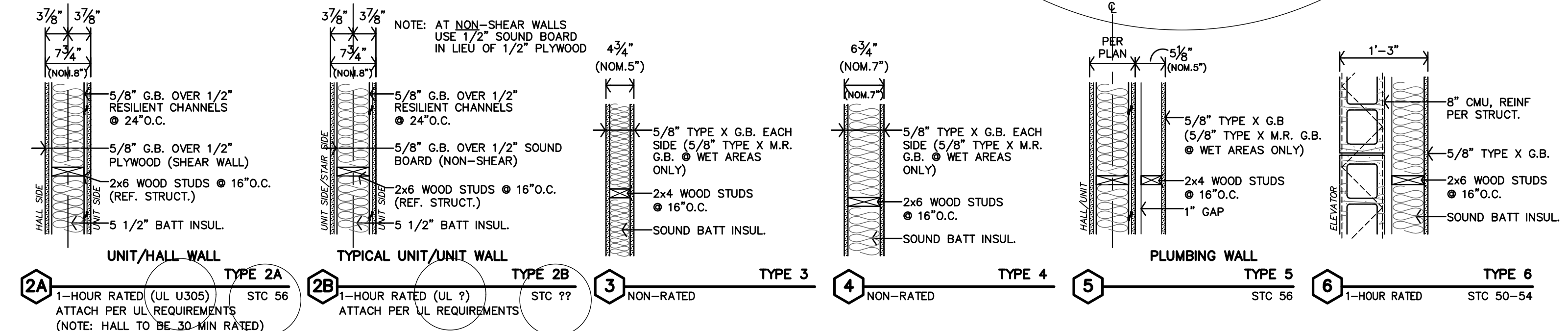


PARTITION NOTES:

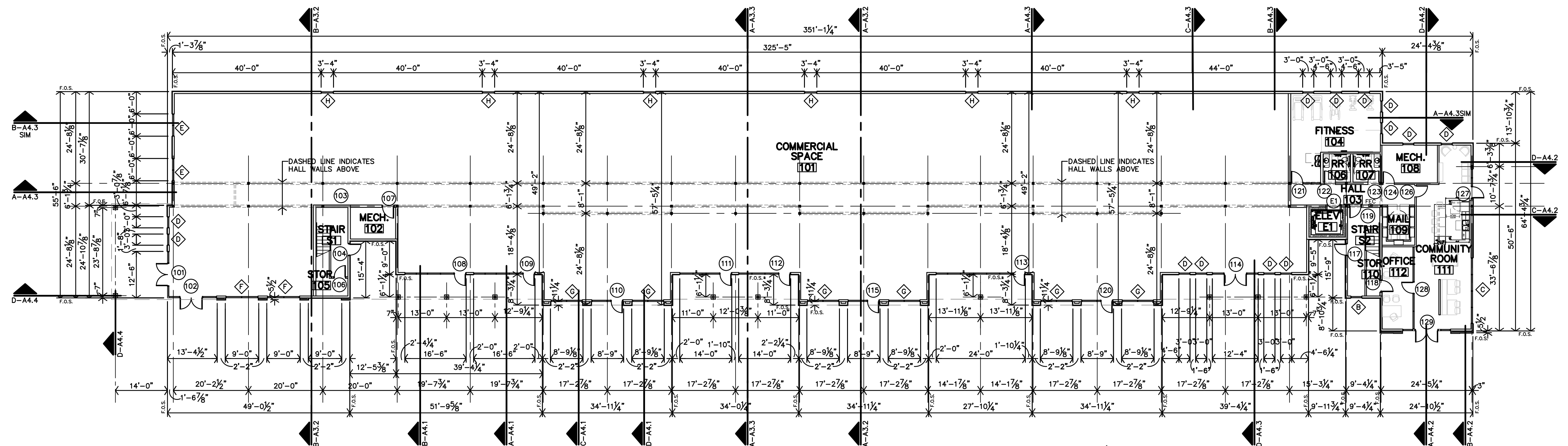
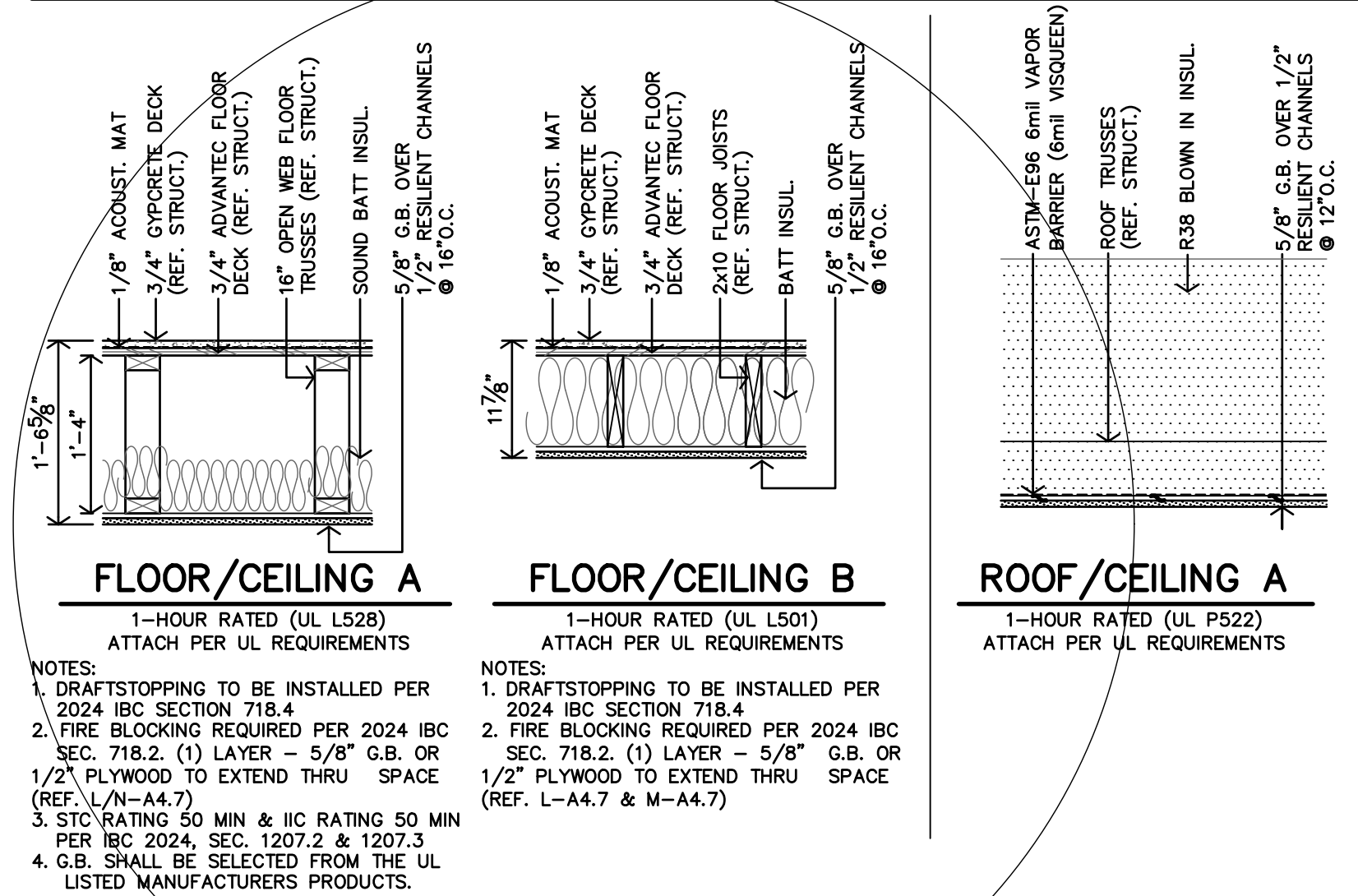
1. ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
2. LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
3. REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION
4. REF. STRUCTURAL FOR SHEAR WALL LOCATIONS, MATERIAL & SECTIONS
5. FIRE BLOCKING REQUIRED PER 2024 IBC SEC. 702. @ 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



HORIZONTAL ASSEMBLIES



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

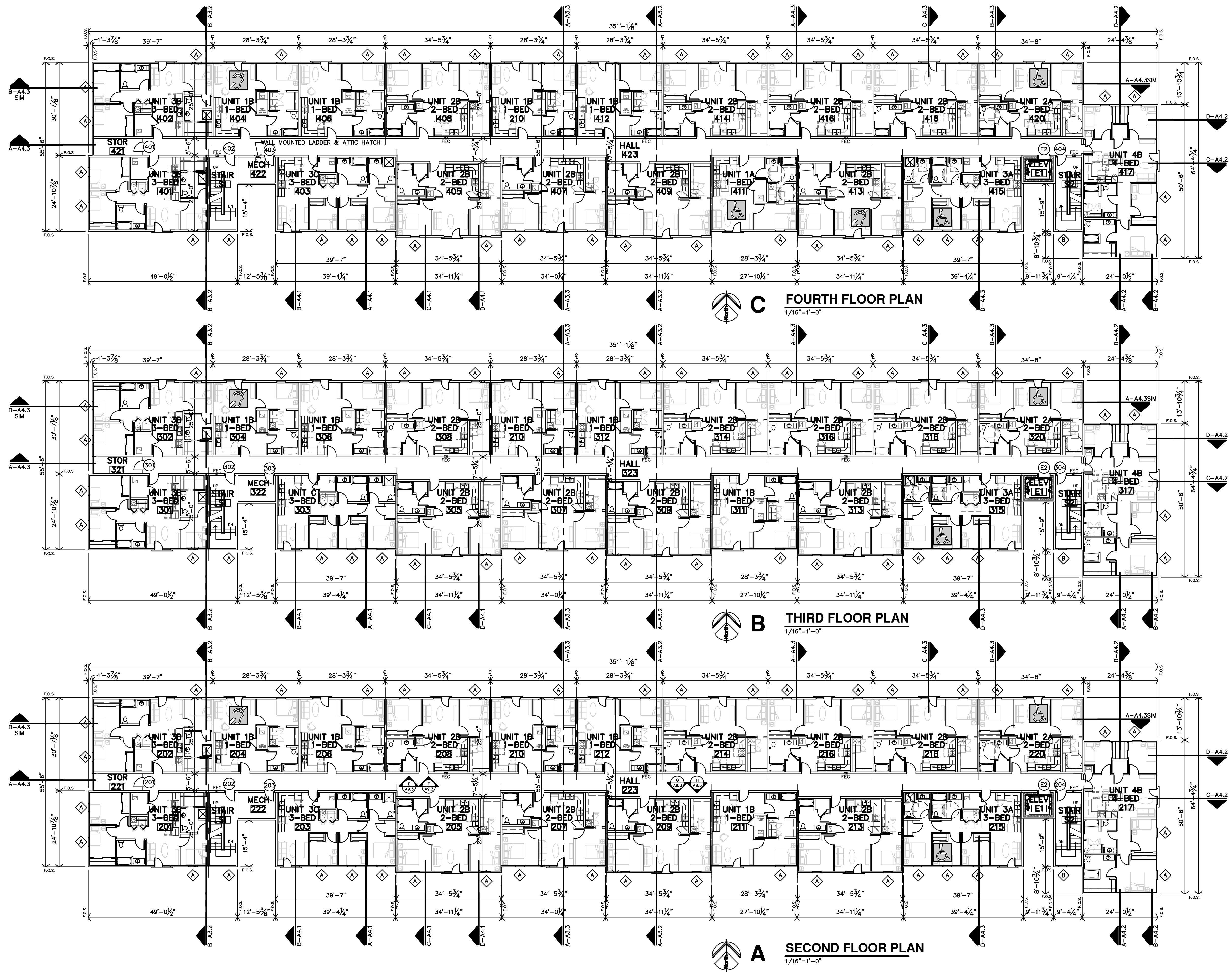
ARCHITECTURAL GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- FEC - INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET, REF. SPECS. AND DETAILS B/C-A2.1. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2024 IBC, SECTION 906.
- MHO - INDICATES DOOR WITH MAGNETIC HOLD OPEN.
- F.O.S. - DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
- FURNITURE SHOWN IS BY OWNER.
- REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES

LEGEND

- RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
- KNOX BOX. REFERENCE A1.1 FOR LOCATION. COORDINATE W/ LOCAL FIRE MARSHAL OFFICE.
- ROOF HATCH & WALL MOUNTED LADDER
- WRAP COLUMN WITH 5/8" TYPE 'X' G.B.
- 1hr RATED MECH CHASE (TYPE 4r PARTITIONS). 16"x16" CLEAR INSIDE DIMS. COORDINATE W/ MEP DWGS
- SYMBOL INDICATES ACCESSIBLE UNIT (7 TOTAL)
APARTMENTS 215, 220, 315, 320, 411, 415, 420
- SYMBOL INDICATES HEARING/VISION IMPAIRED TYPE-B UNITS (4 TOTAL)
APARTMENT 204, 304, 404, 413
- ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B) (46 UNITS)

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



PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

REVISION:

DATE: 3-4-2026

JOB: 25-3465

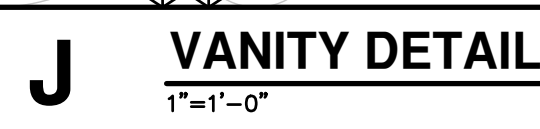
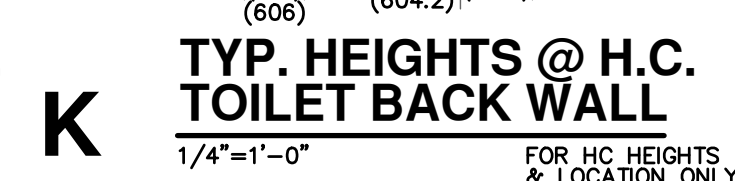
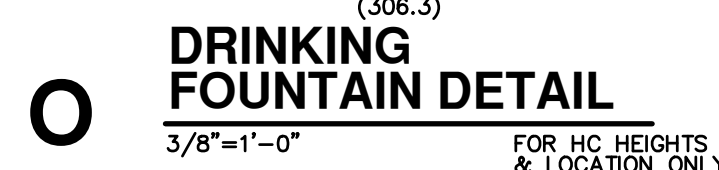
SHEET NO.:

A2.2

JCR
JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jarchitects.com

THE RESERVES AT MEADOWS 25
NEW MIXED-USE RESIDENTIAL
GODDARD,
KANSAS

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



A CLUBHOUSE PLAN

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 CITY PLANS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELS & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE 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" C.C. VERT. & HORIZ. TYP., AND AT ALL INTERIORS. PROVIDE AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2012 IBC, SECTION 708 & 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2012 IBC, SECTION 906.1. LOCATED PER CFF SHEET.
8. ALL PENETRATIONS THROUGH ROOF OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.7 FOR FIRE PENTRATION ASSEMBLIES.
9. HOSE BIBS TO BE LOCATED APPROX. 30" MIN ABV. FIN. FLOOR, COORDINATE WITH MECHANICAL TYP. AT BOTTOM OF HEADS OF STAIRS, FIN. FLOOR, REF. STRUCT.
10. KITCHEN RECEPTACLES TO BE 0' 4 1/4" MAX ABOVE FIN. FLR.
11. 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 CONTAIN HAZARDOUS MATERIALS.
12. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
13. HEARING/VISUAL IMPAIRED UNIT (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS)
 - CONTRACTOR TO PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
 - REF. ELEC. DWGS
14. CONTRACTOR TO PROVIDE WINDOW COVERINGS AT ALL APARTMENT WINDOWS. REF. SPECIFICATIONS.
15. F.O.S. = FIRE FIGHTER'S SEMI-RECESSED FIRE FIGHTER'S REF. SPECIFICATIONS.
16. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
18. F.O.S. = FACE OF STUD

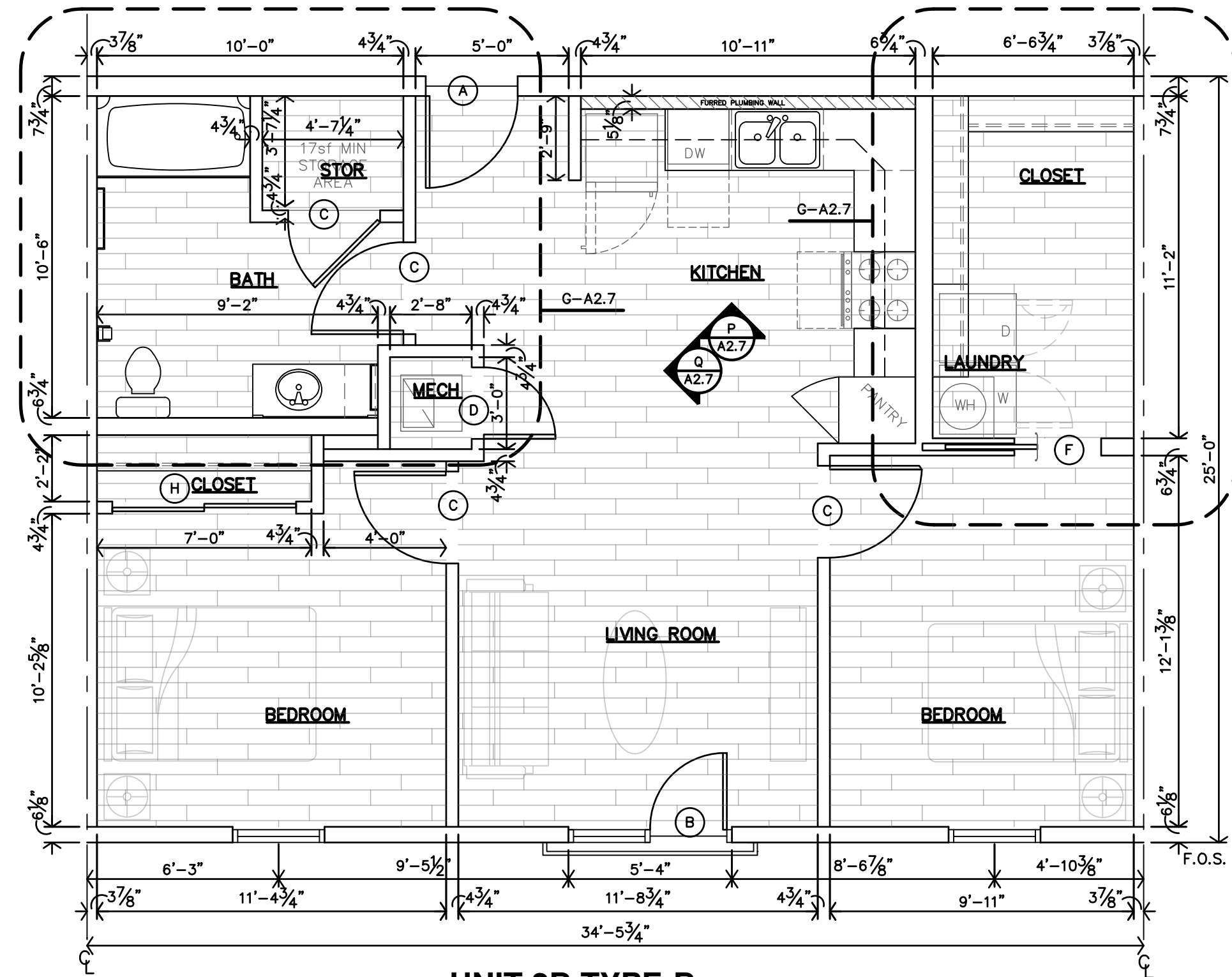
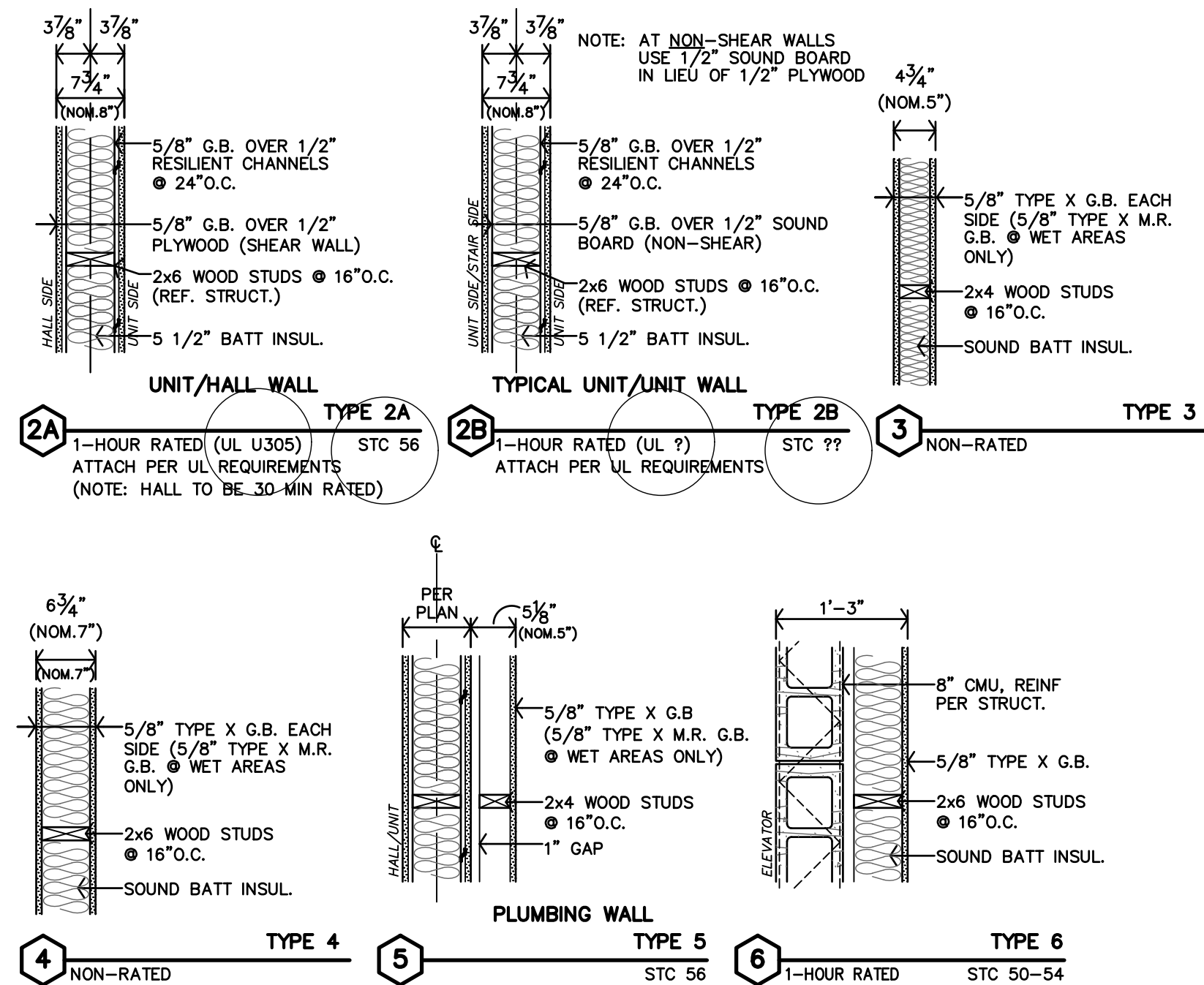
TYPE-B UNITS (WHERE LISTED ON SHEET A-1.1 AND INDICATED ON BUILDING PLANS):
 REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION

- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS & POWER SEAT @ ALL SHOWER UNITS
- TOILETS SHALL BE ACCESSIBLE COMPLIANT (71"-79" HIGH)
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING AT ALL WALL MOUNTED FIXTURES, COUNTERTOPS, ACCESSORIES, ETC.
- ALL CLOSET SHELVING TO BE MOUNTED AT 66" A.F.F. UNLESS NOTED OTHERWISE ON PLANS.

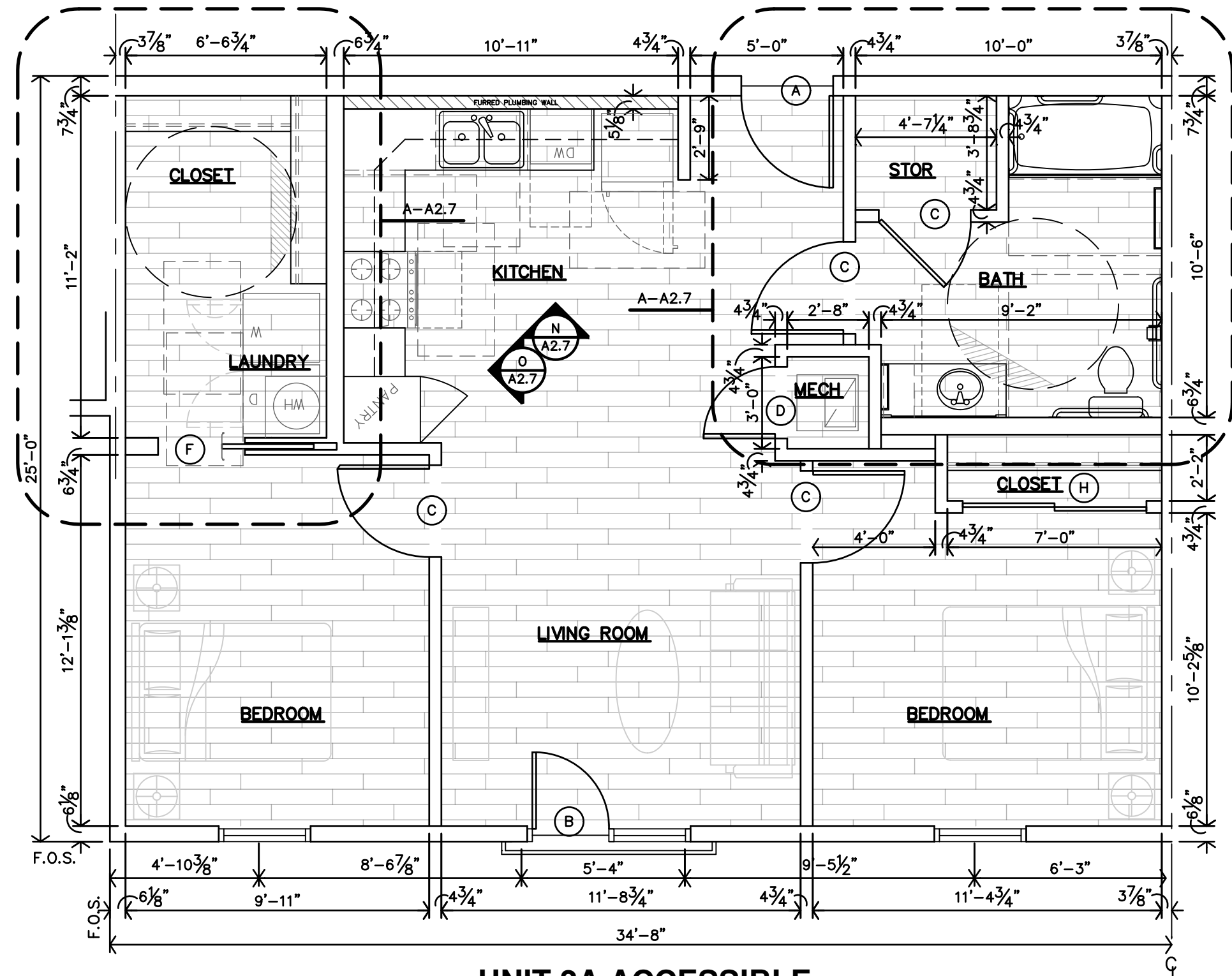
ACCESSIBLE UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION

- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS ● ALL TOILETS
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS & SHOWER SEATS ● ALL SHOWER UNITS.
- TOILETS SHALL BE ACCESSIBLE COMPLIANT (7'-19" HIGH)
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING AT ALL WALL MOUNTED FIXTURES, COUNTERTOPS, ACCESSORIES, ETC.
- CONTRACTOR SHALL PROVIDE & INSTALL INSULATED COVERS ● ALL EXPOSED HOT WATER PIPES, DRAIN PIPES AND DISPOSAL.
- CONTRACTOR TO PROVIDE ALL CLOSET SHELVES & HANGAR BARS WITH ADJUSTABLE STANDARDS AND HOOKETS. TOP OF SHELVES SHALL BE MOUNTED AT 48" A.F.F. UNLESS NOTED OTHERWISE ON PLANS.

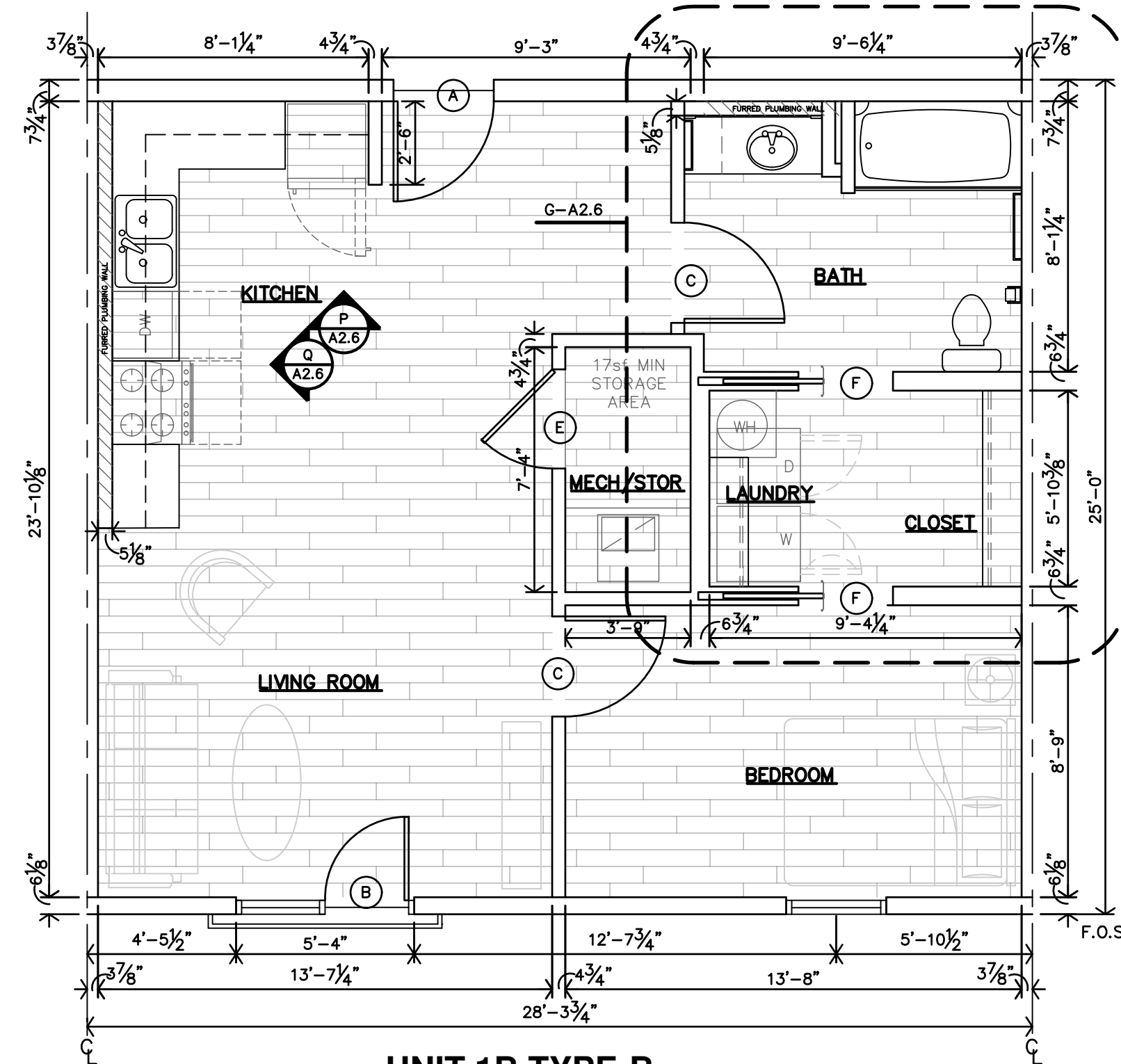
- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



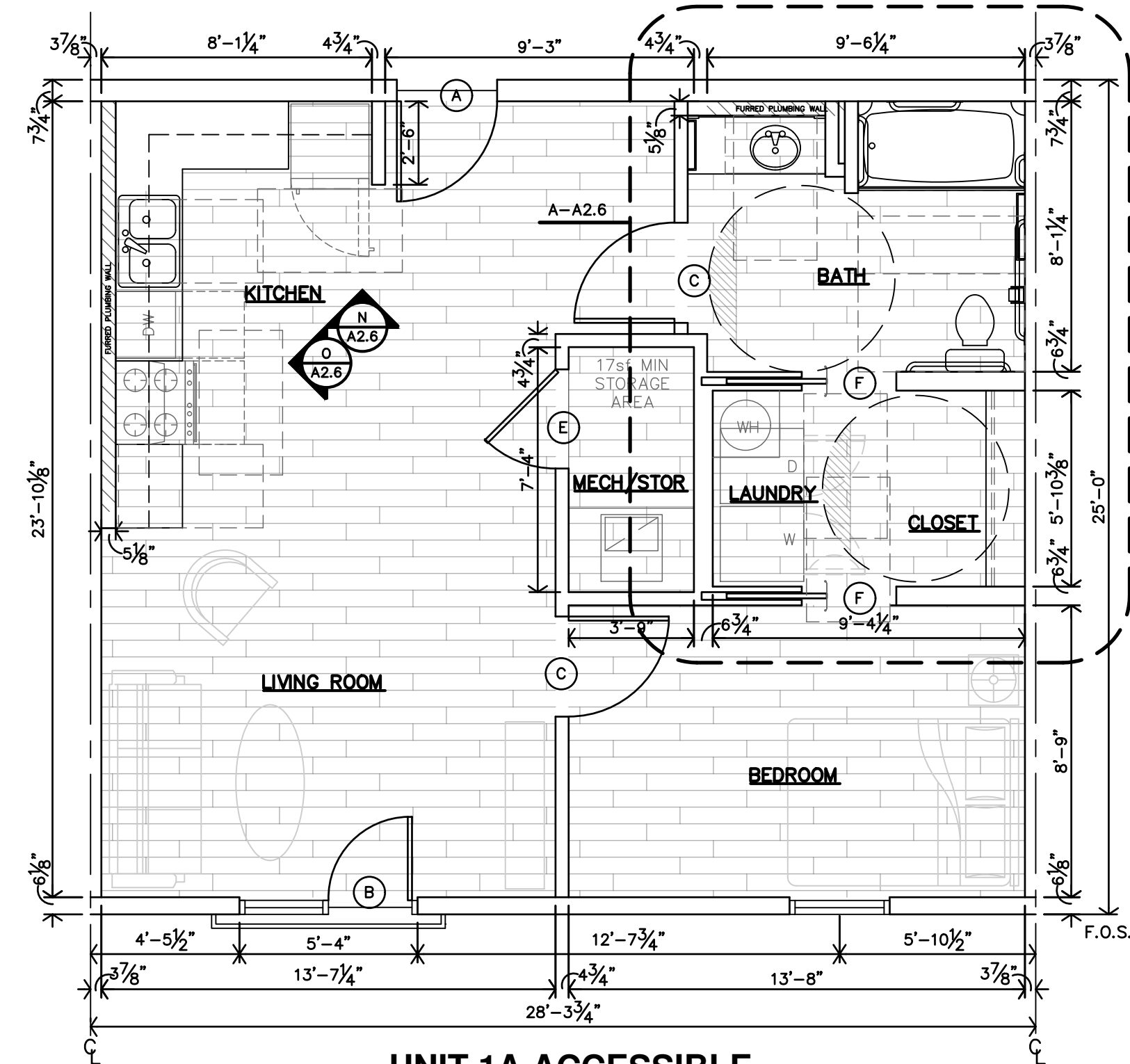
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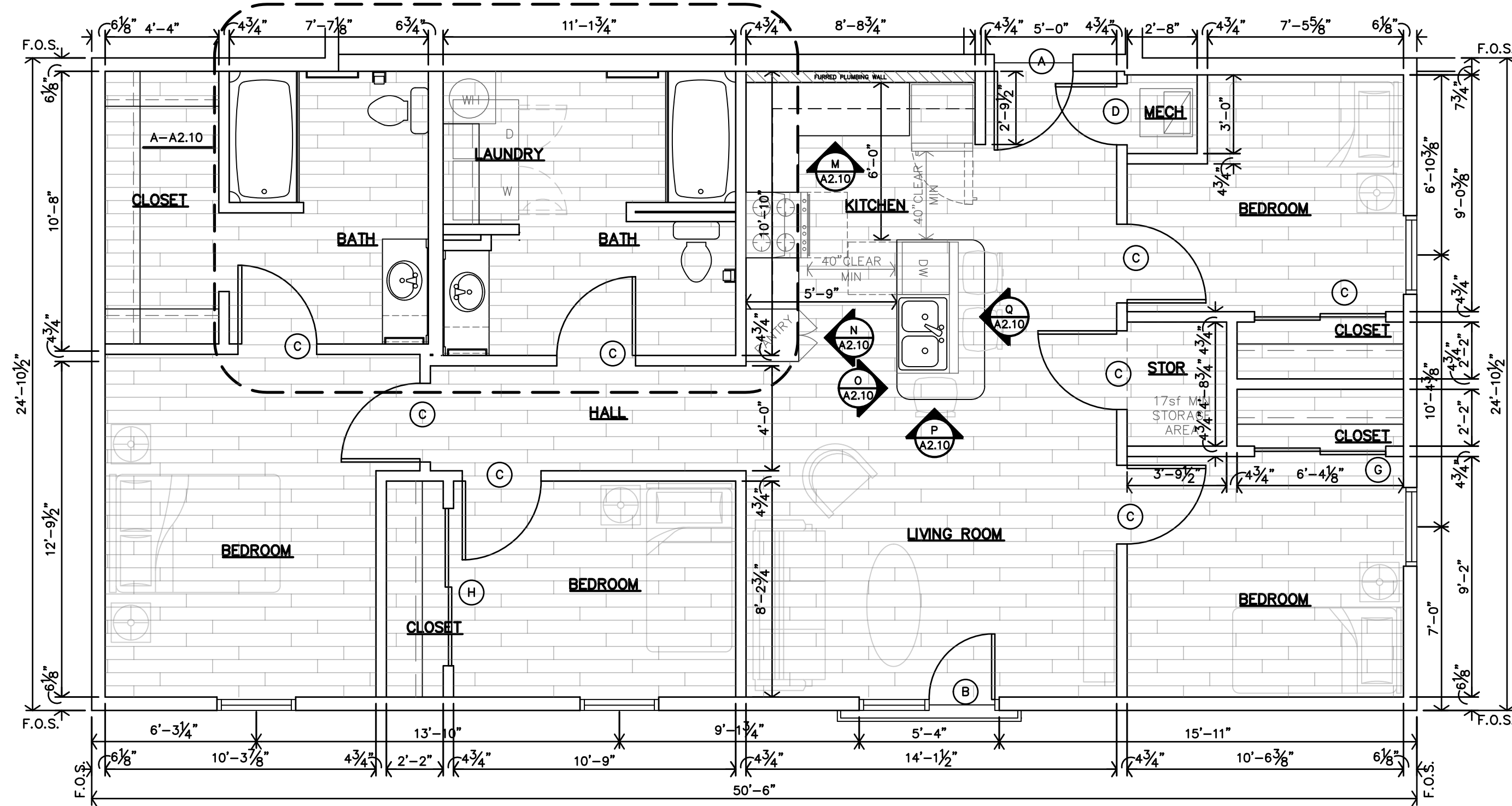
C UNIT 2A ACCESSIBLE 2 BEDROOM - 1 BATH UNIT PLAN



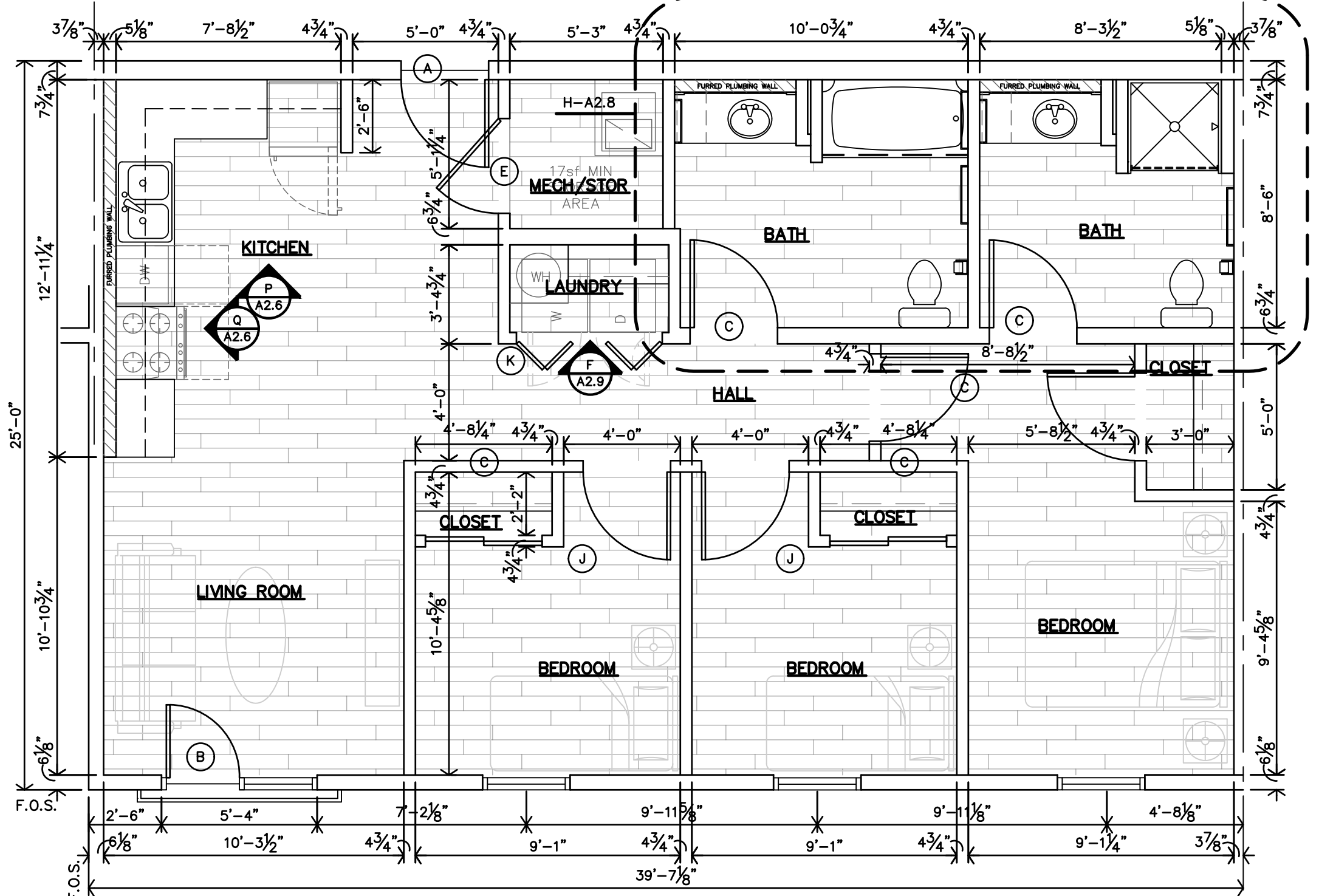
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1 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"



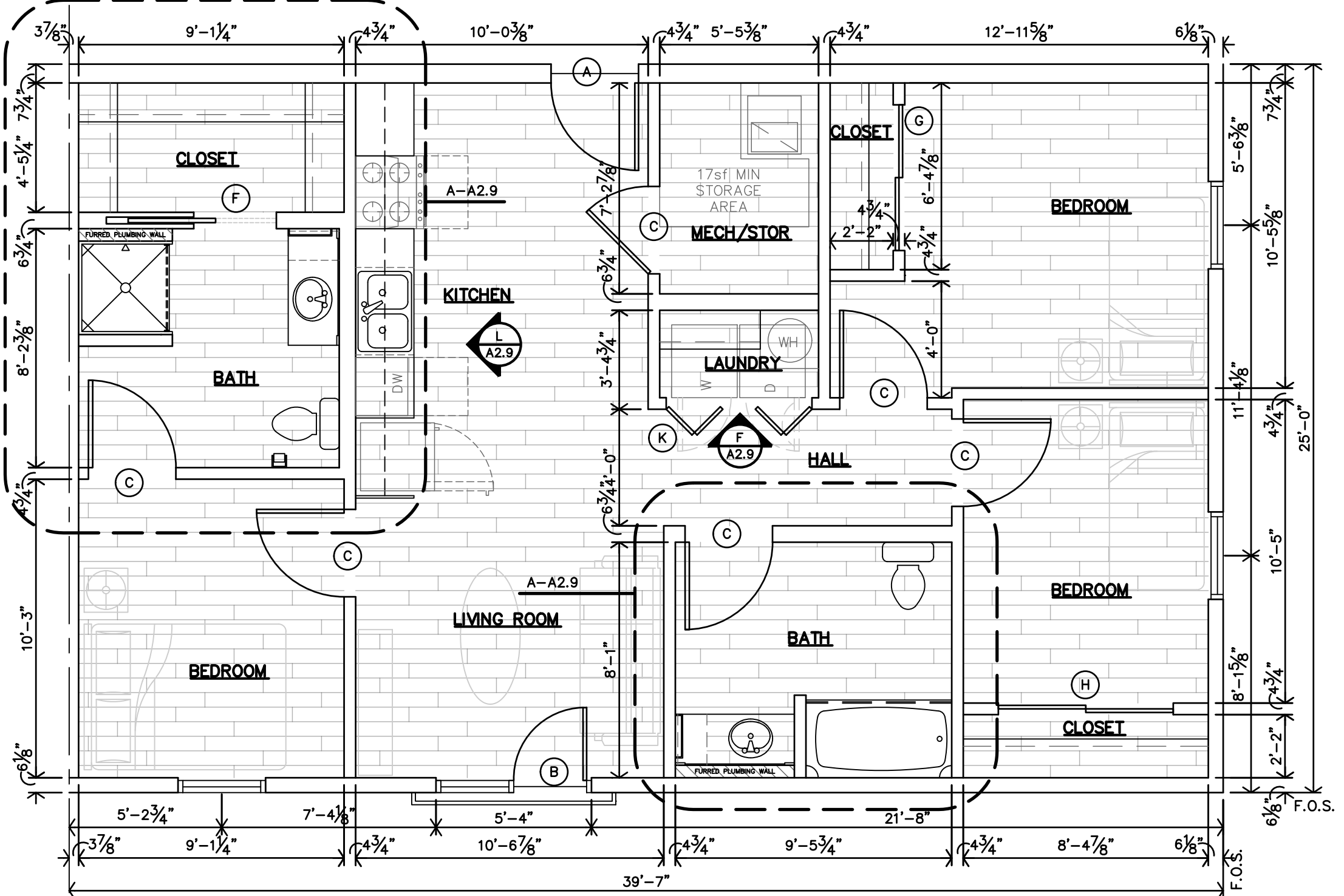
A **UNIT 1A ACCESSIBLE**
1 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"



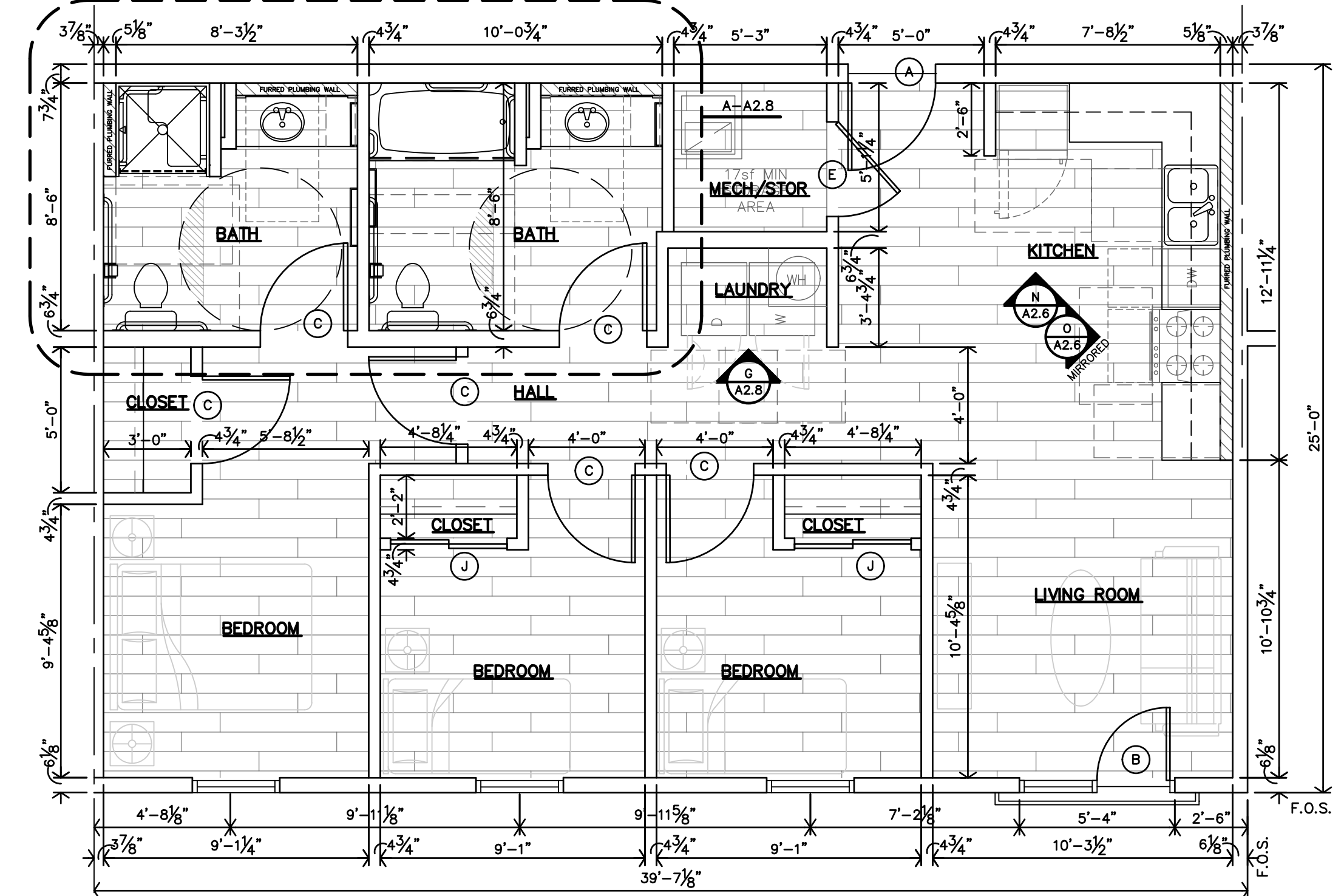
D UNIT 4B TYPE-B
4 BEDROOM - 2 BATH UNIT PLAN
1/4"=1'-0"



C UNIT 3C TYPE-B
3 BEDROOM - 2 BATH UNIT PLAN
1/4"=1'-0"

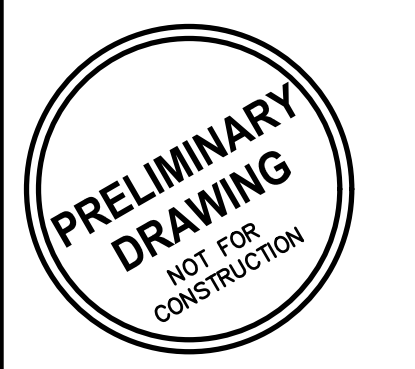


B UNIT 3B TYPE-B
3 BEDROOM - 2 BATH UNIT PLAN
1/4"=1'-0"

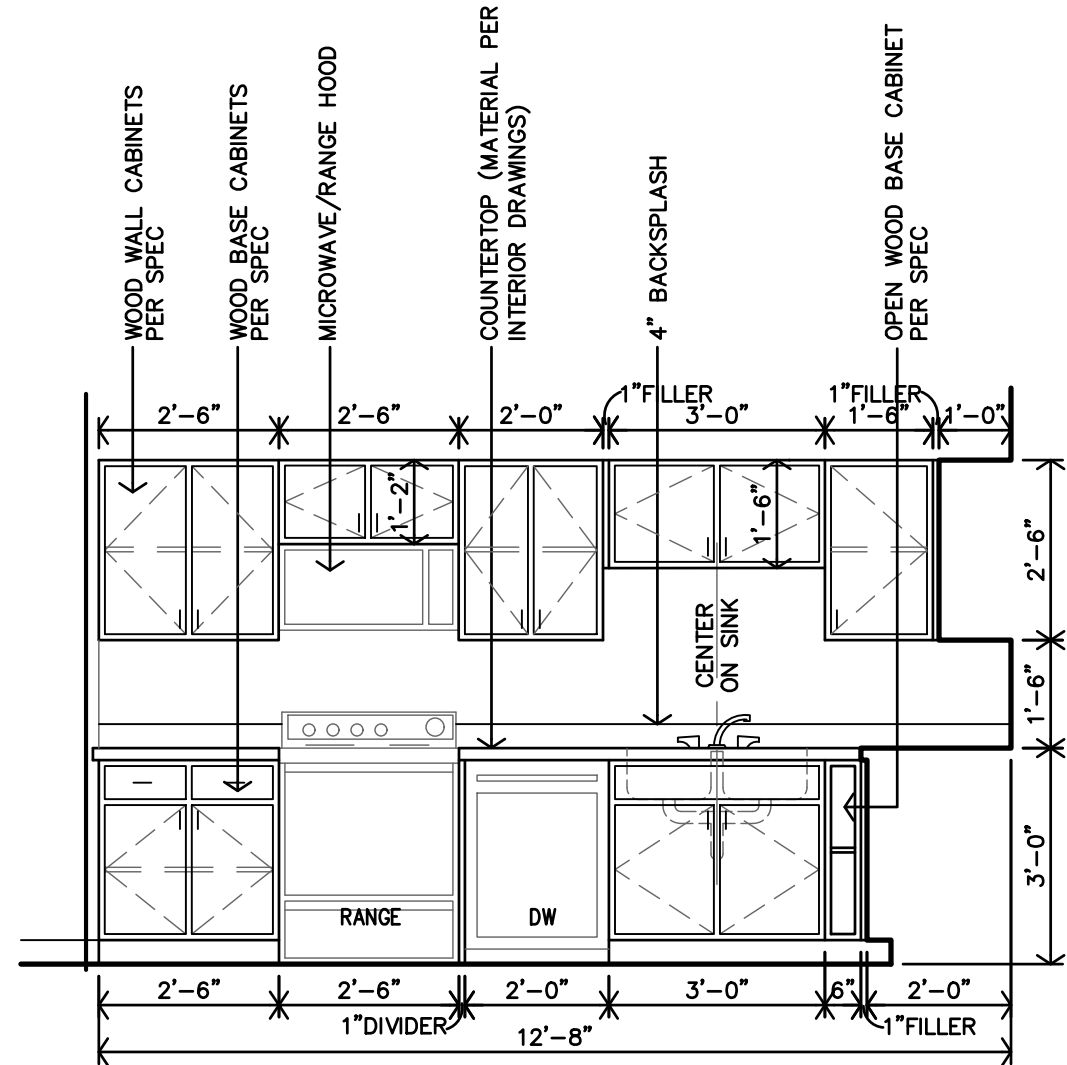


A UNIT 3A ACCESSIBLE
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1/4"=1'-0"

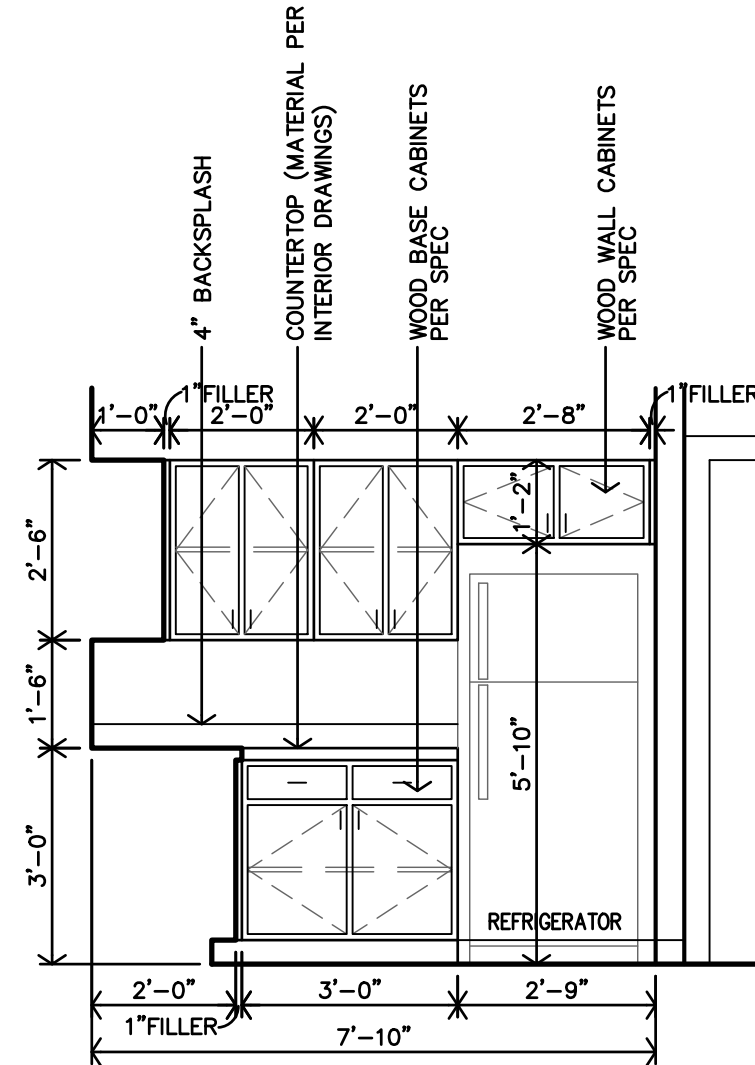
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NEW MIXED-USE RESIDENTIAL
GODDARD, KANSAS



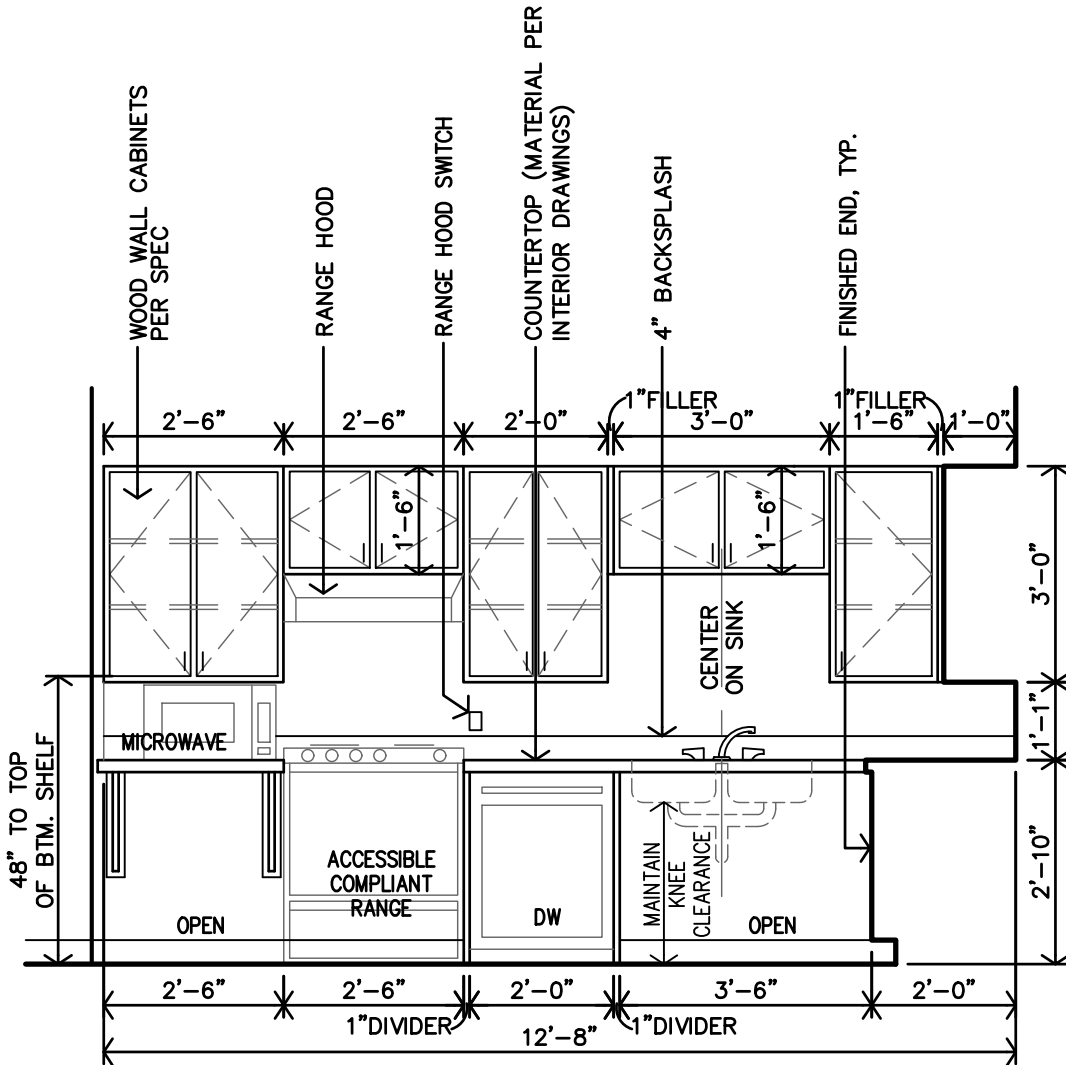
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DATE:	3-4-2026
JOB:	25-3465
SHEET NO.:	



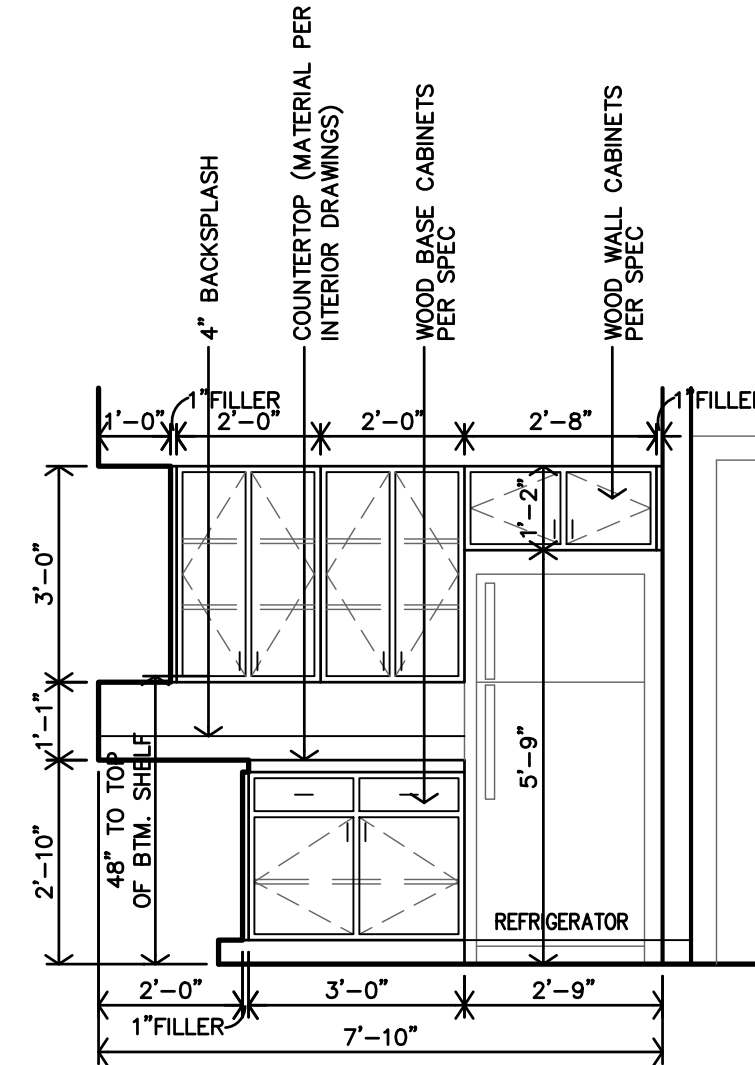
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CASEWORK ELEVATION
3/8"=1'-0"



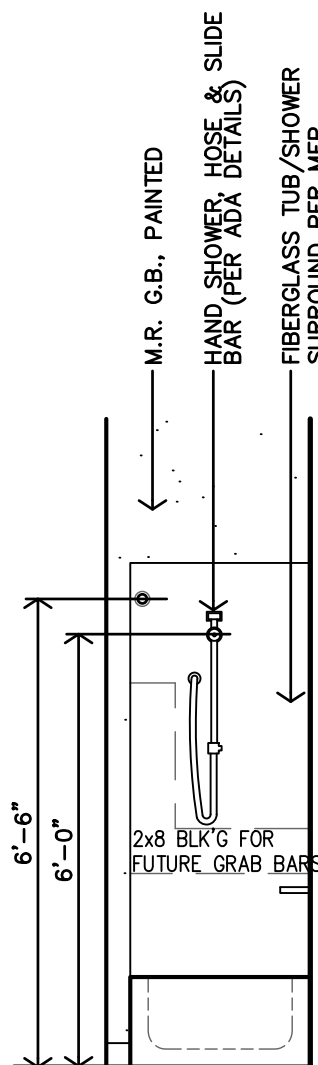
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CASEWORK ELEVATION
3/8"=1'-0"



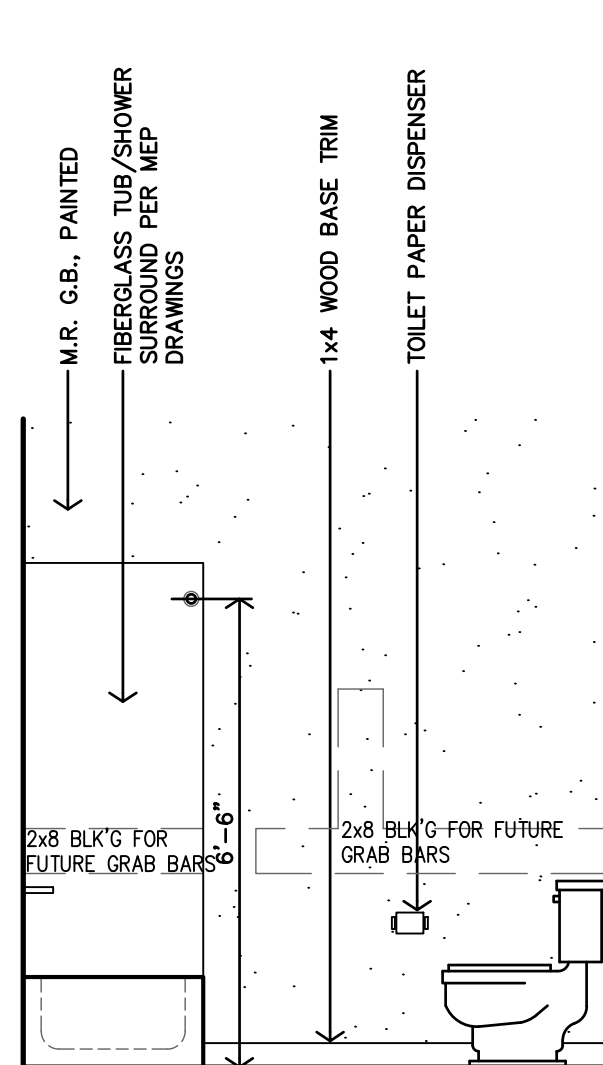
O UNIT 1A ACCESSIBLE
CASEWORK ELEVATION
3/8"=1'-0"



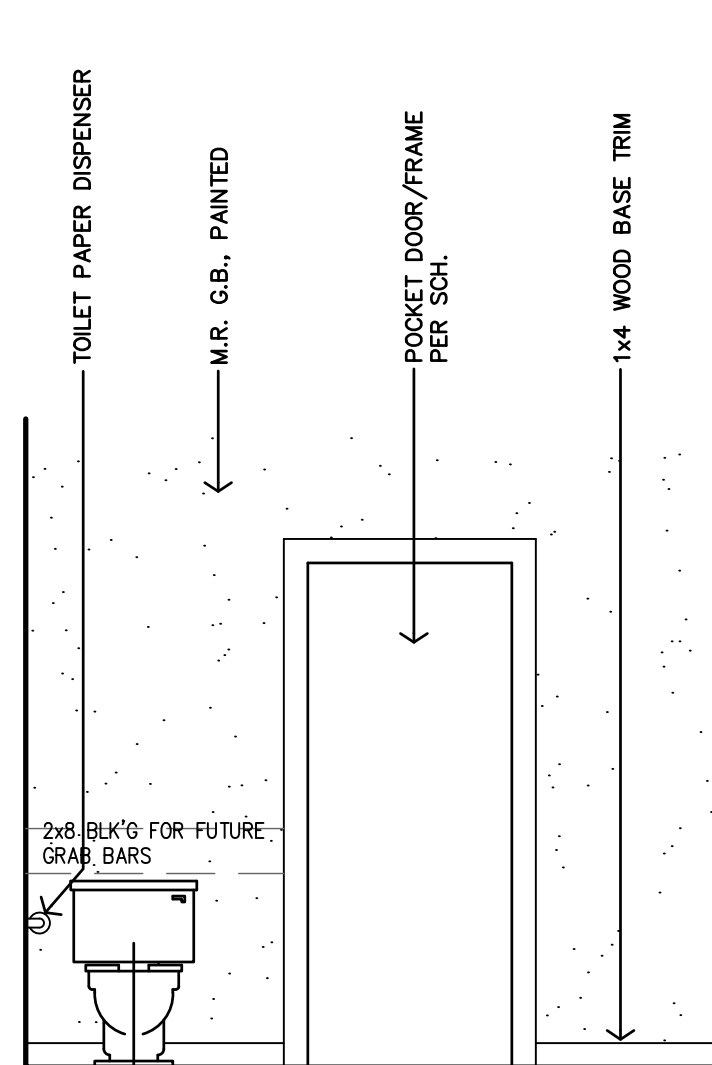
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CASEWORK ELEVATION
3/8"=1'-0"



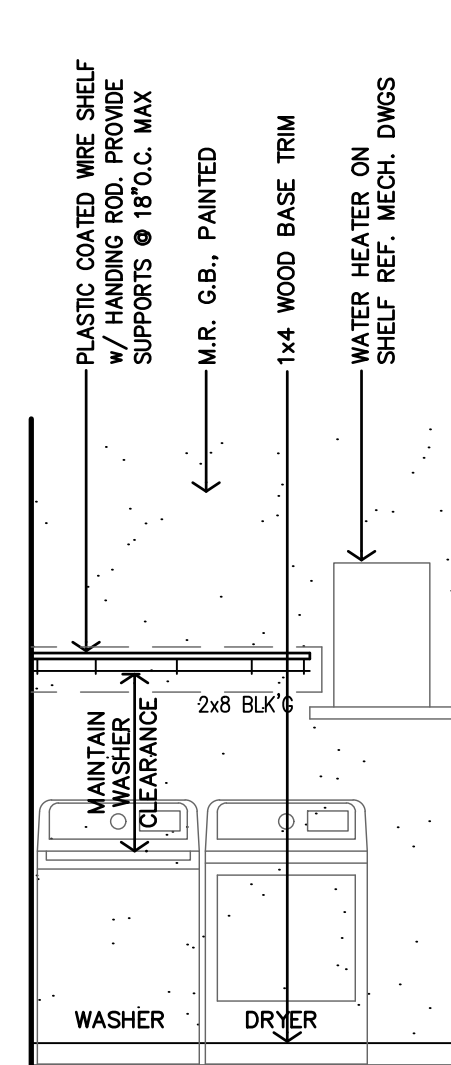
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INTERIOR ELEVATION
3/8"=1'-0"



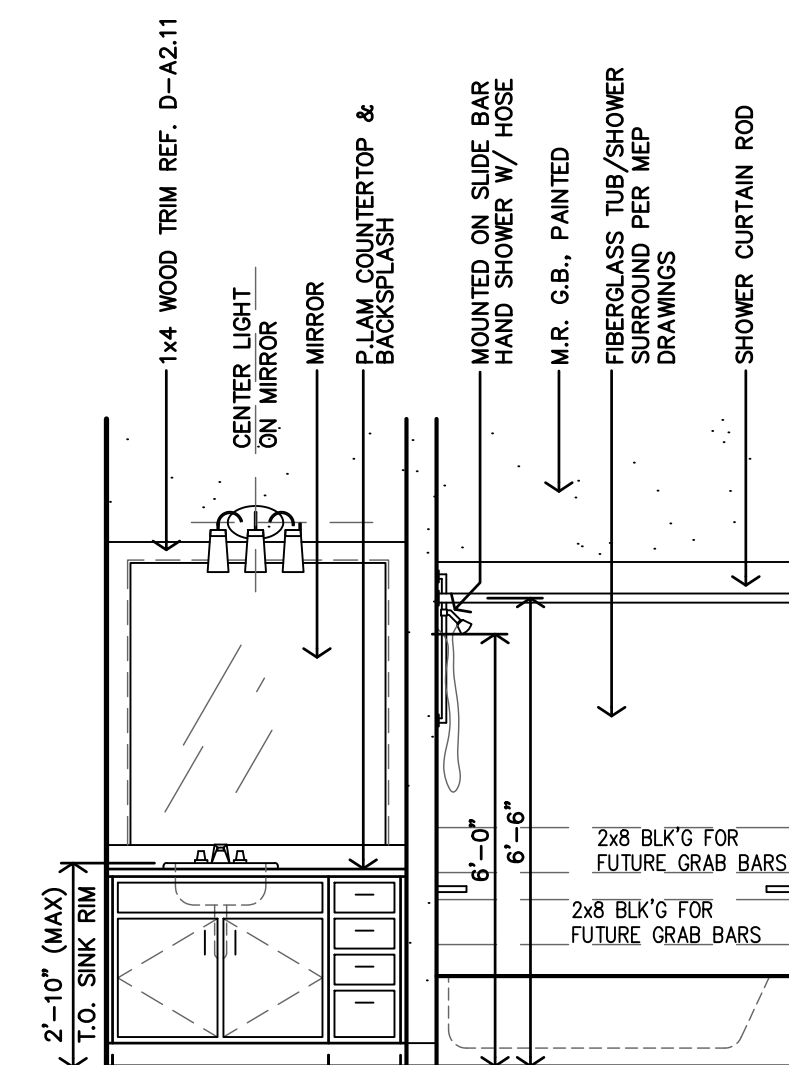
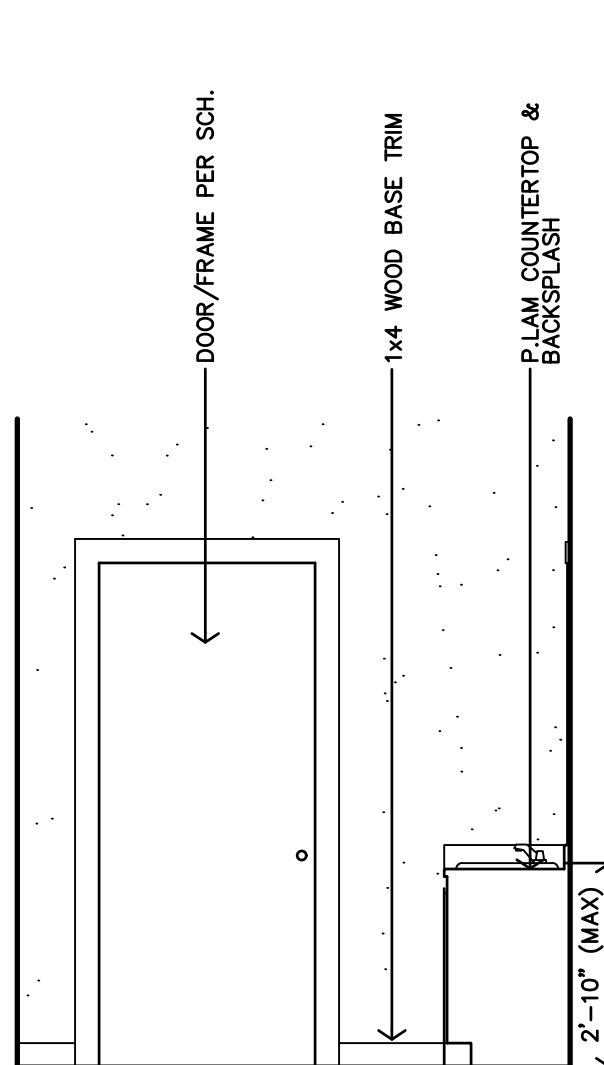
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INTERIOR ELEVATION
3/8"=1'-0"



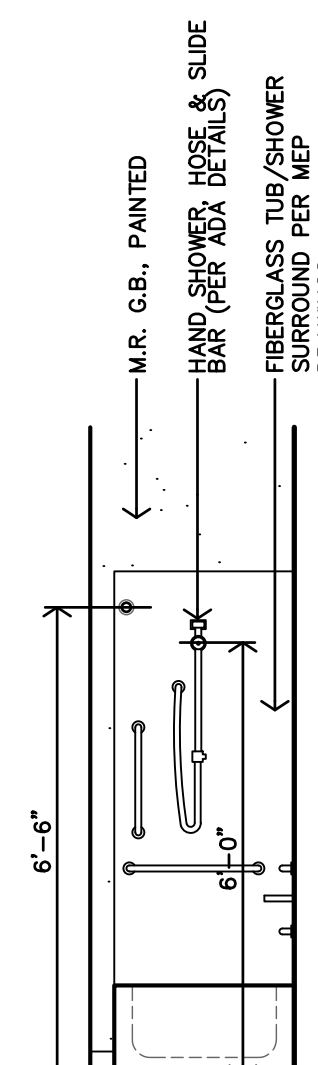
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INTERIOR ELEVATION
3/8"=1'-0"



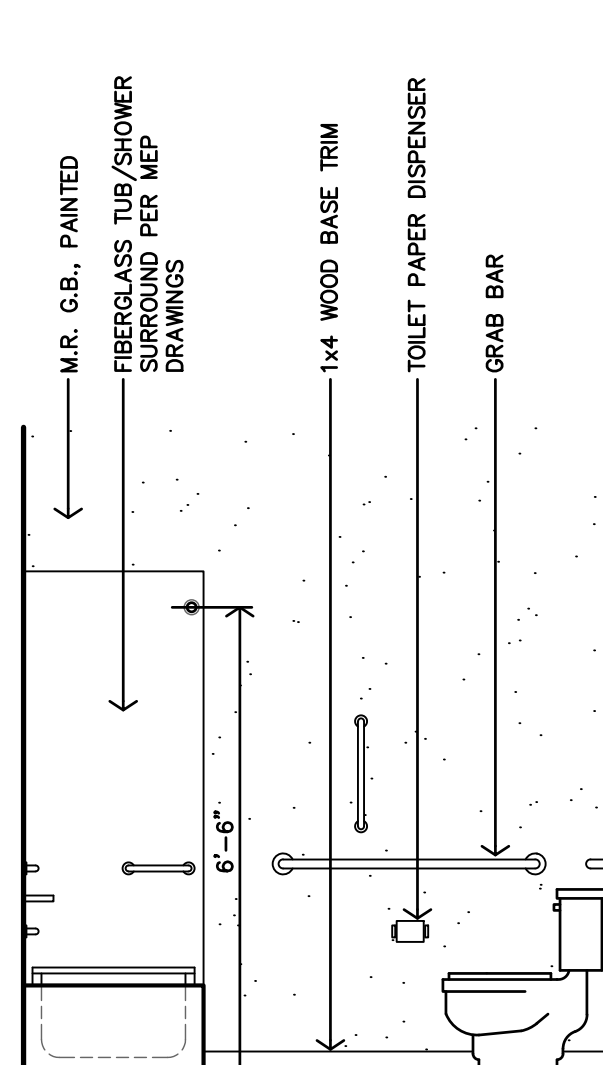
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INTERIOR ELEVATION
3/8"=1'-0"



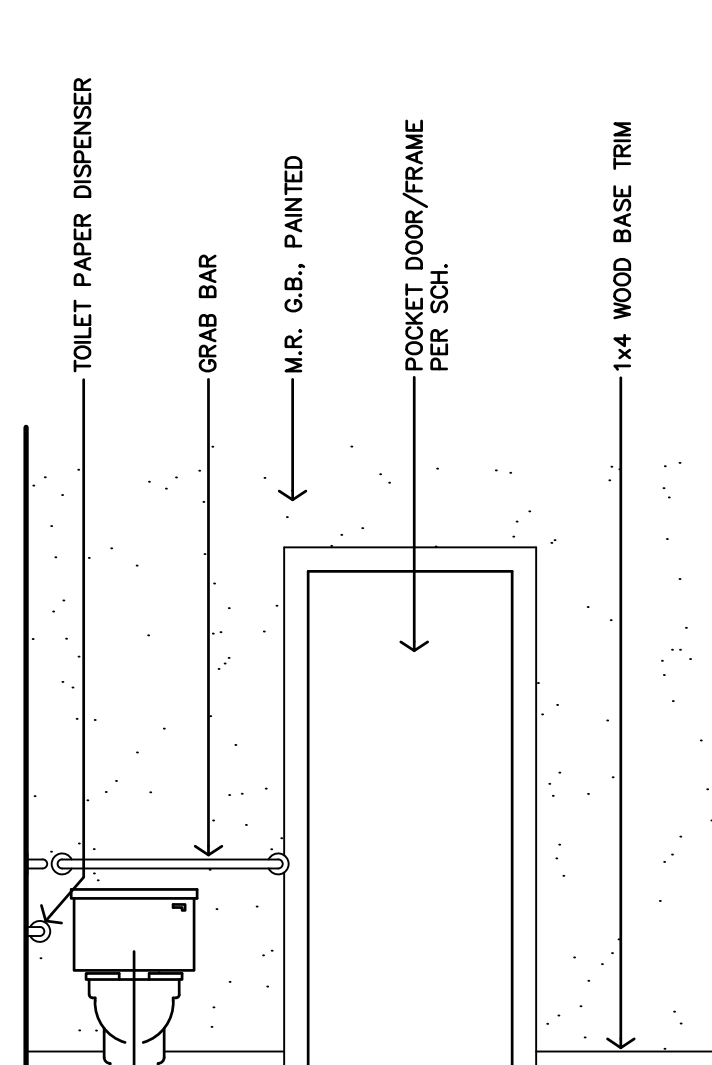
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INTERIOR ELEVATION
3/8"=1'-0"



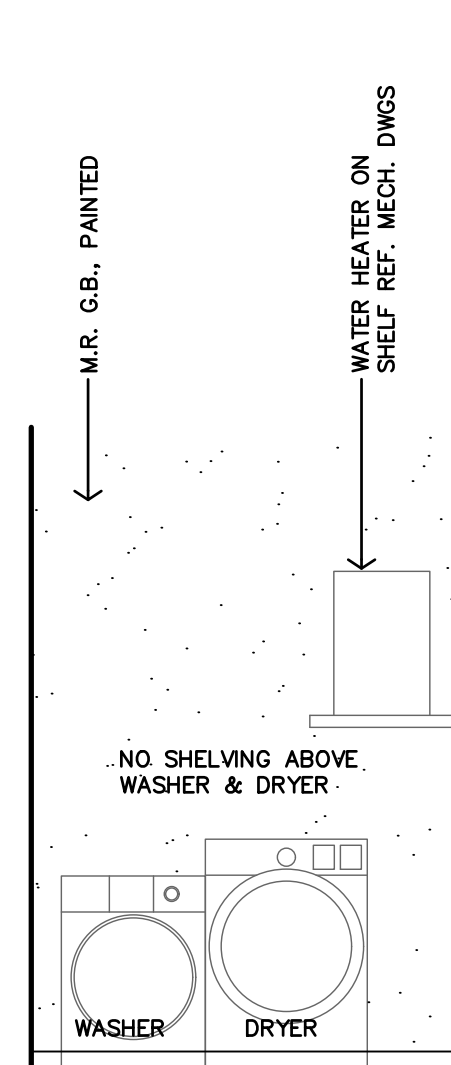
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INTERIOR ELEVATION
3/8"=1'-0"



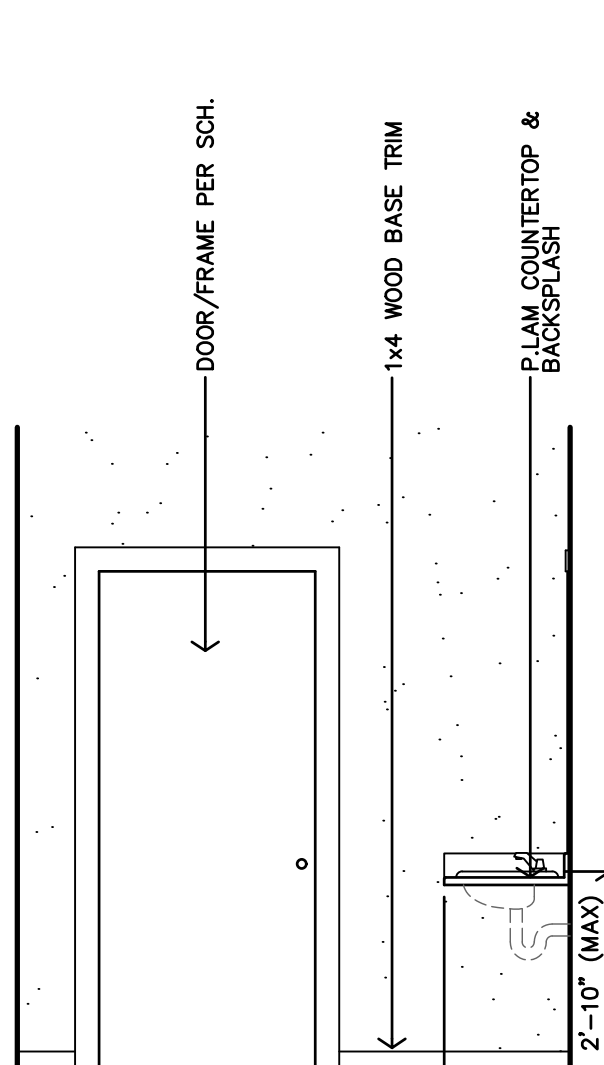
E UNIT 1A ACCESSIBLE
INTERIOR ELEVATION
3/8"=1'-0"



D UNIT 1A ACCESSIBLE
INTERIOR ELEVATION
3/8"=1'-0"

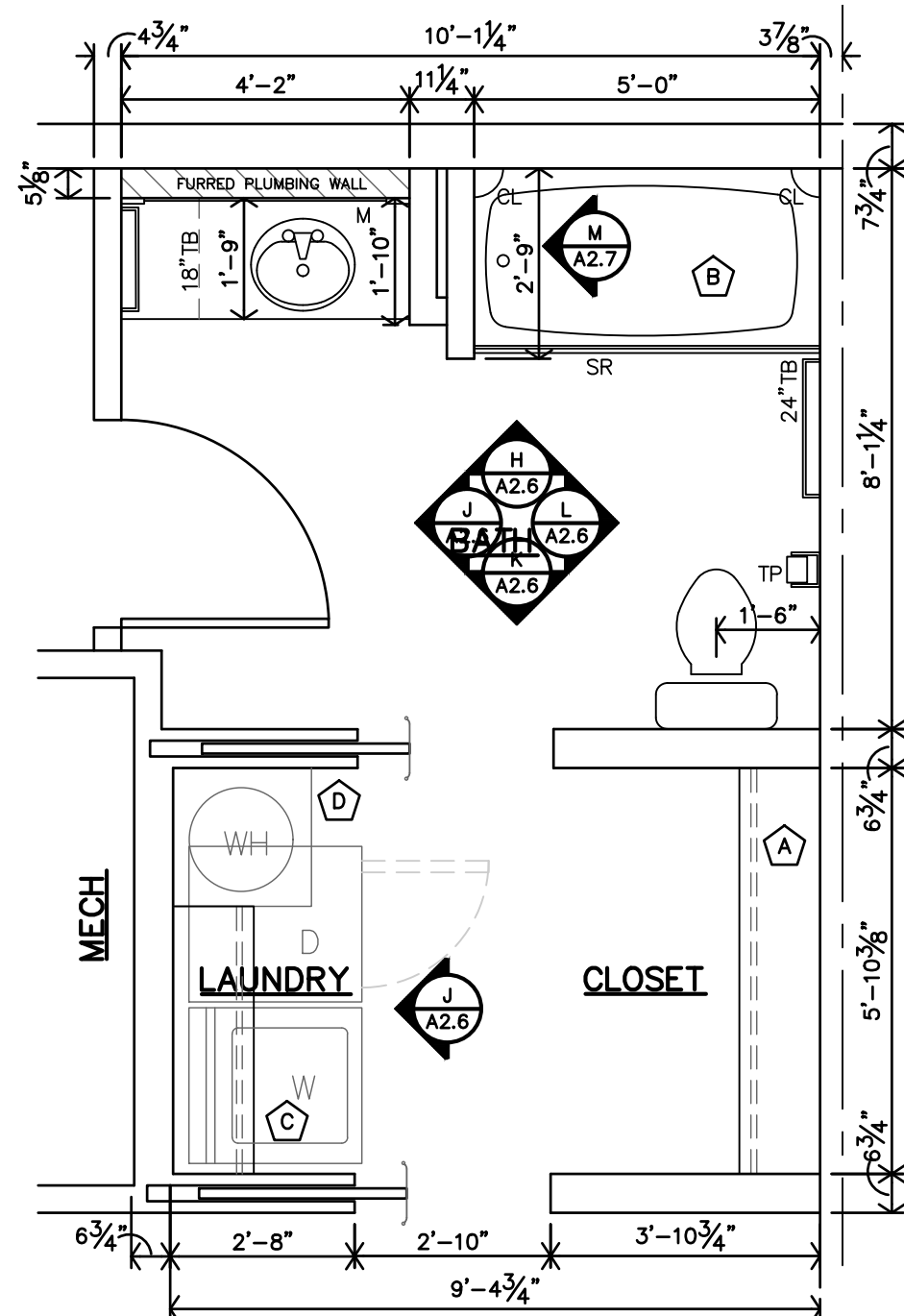


C UNIT 1A ACCESSIBLE
INTERIOR ELEVATION
3/8"=1'-0"

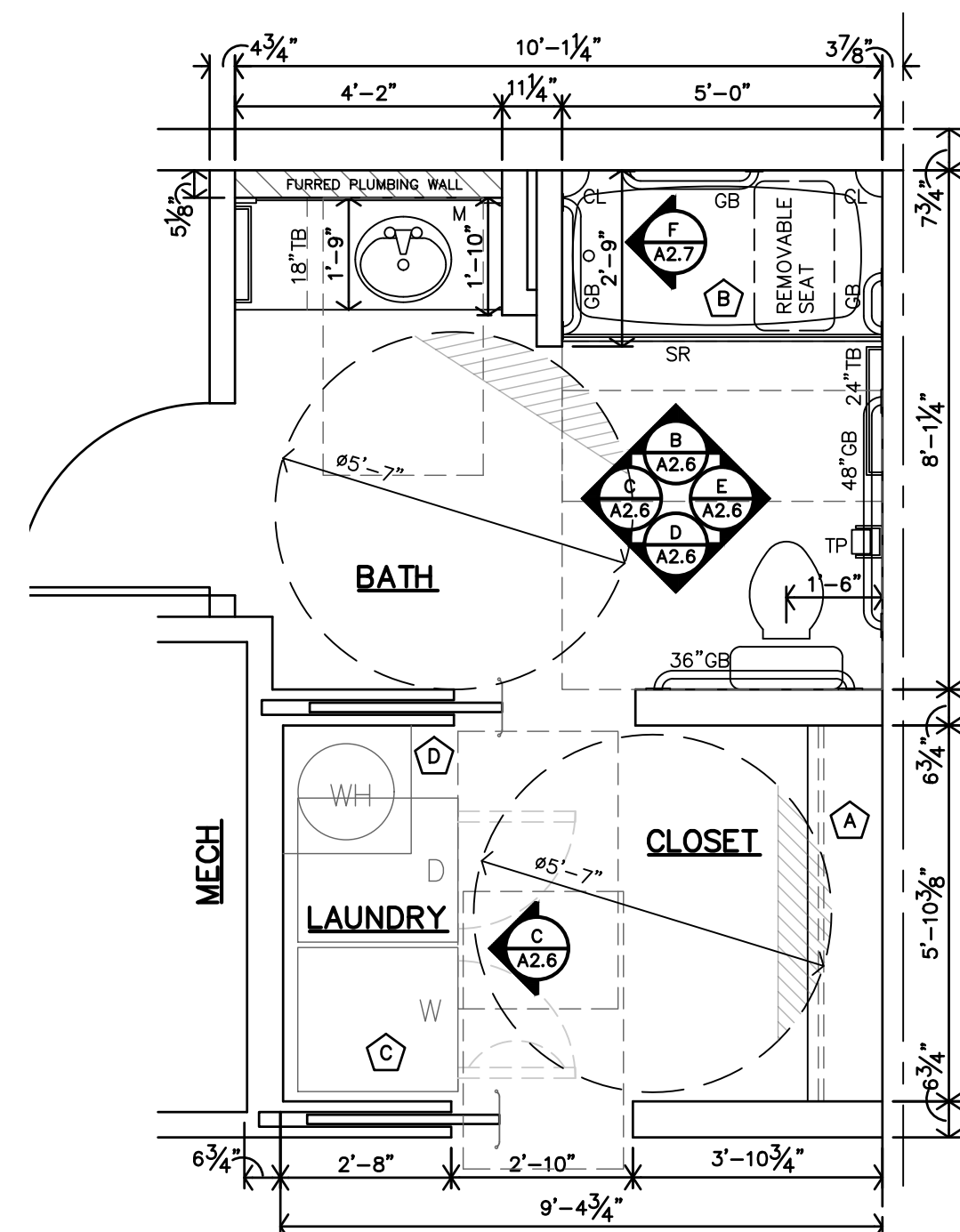


B UNIT 1A ACCESSIBLE
INTERIOR ELEVATION
3/8"=1'-0"

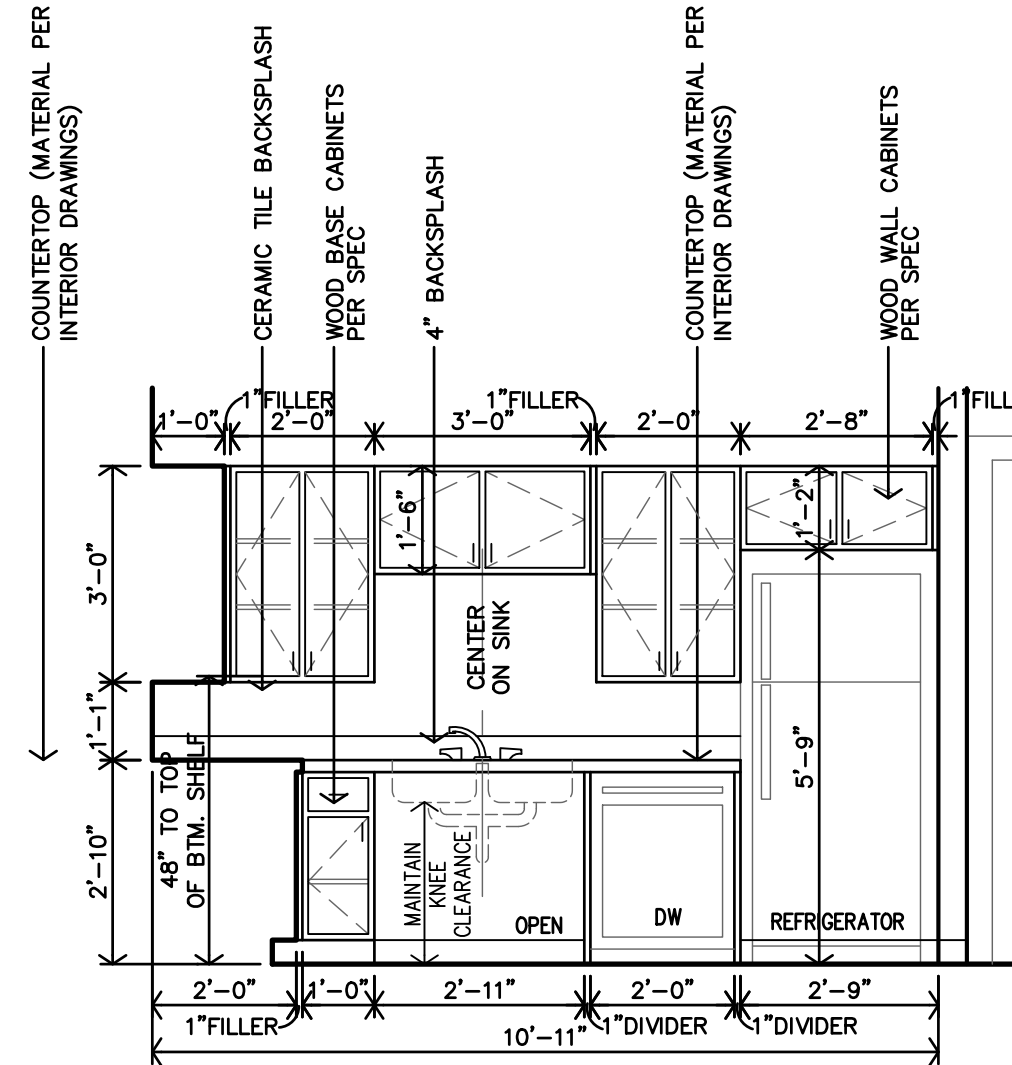
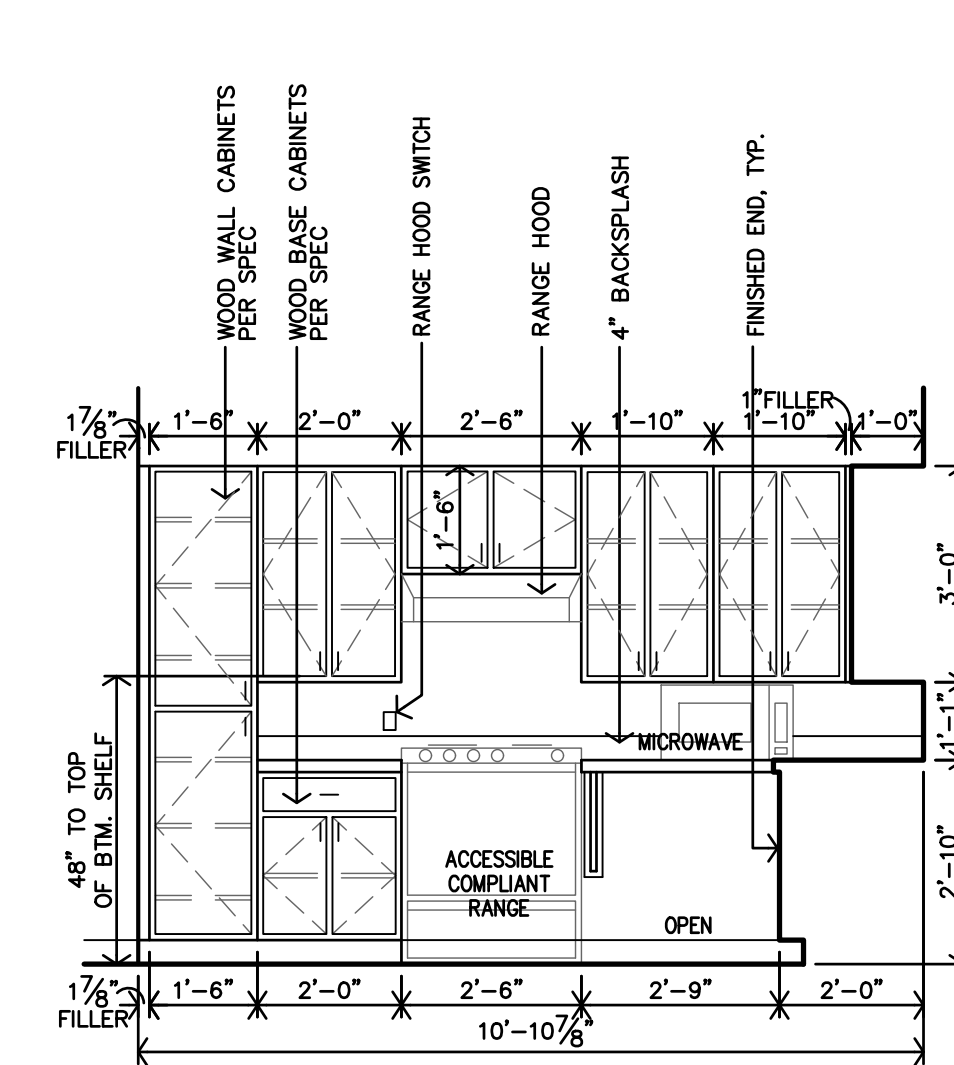
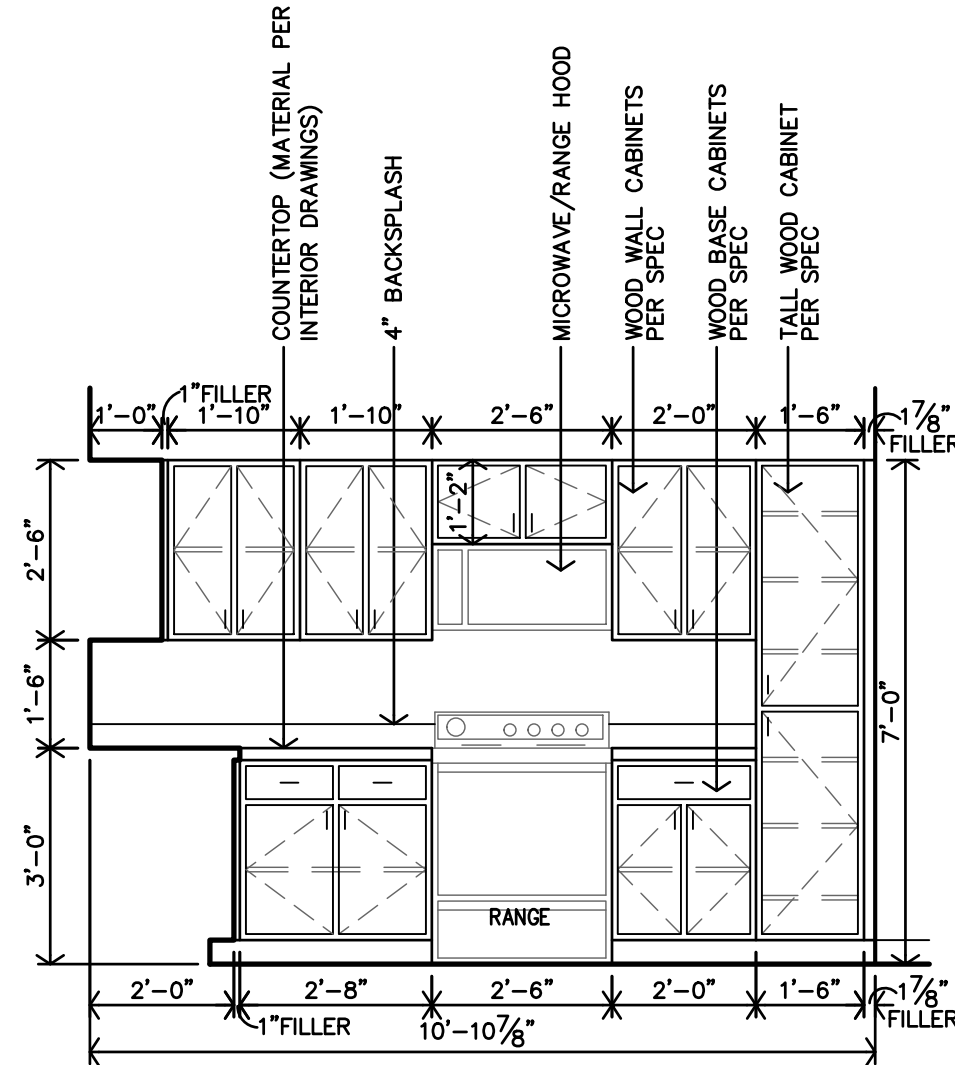
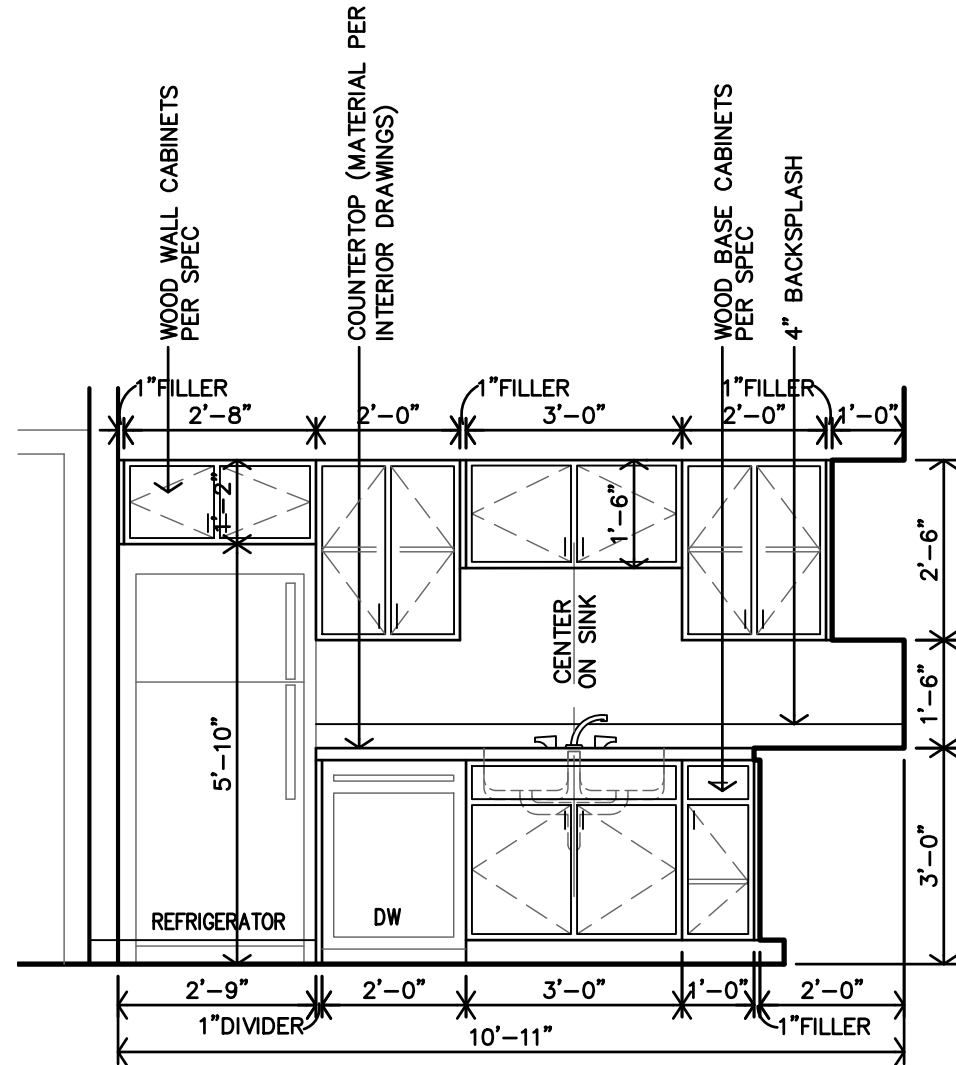
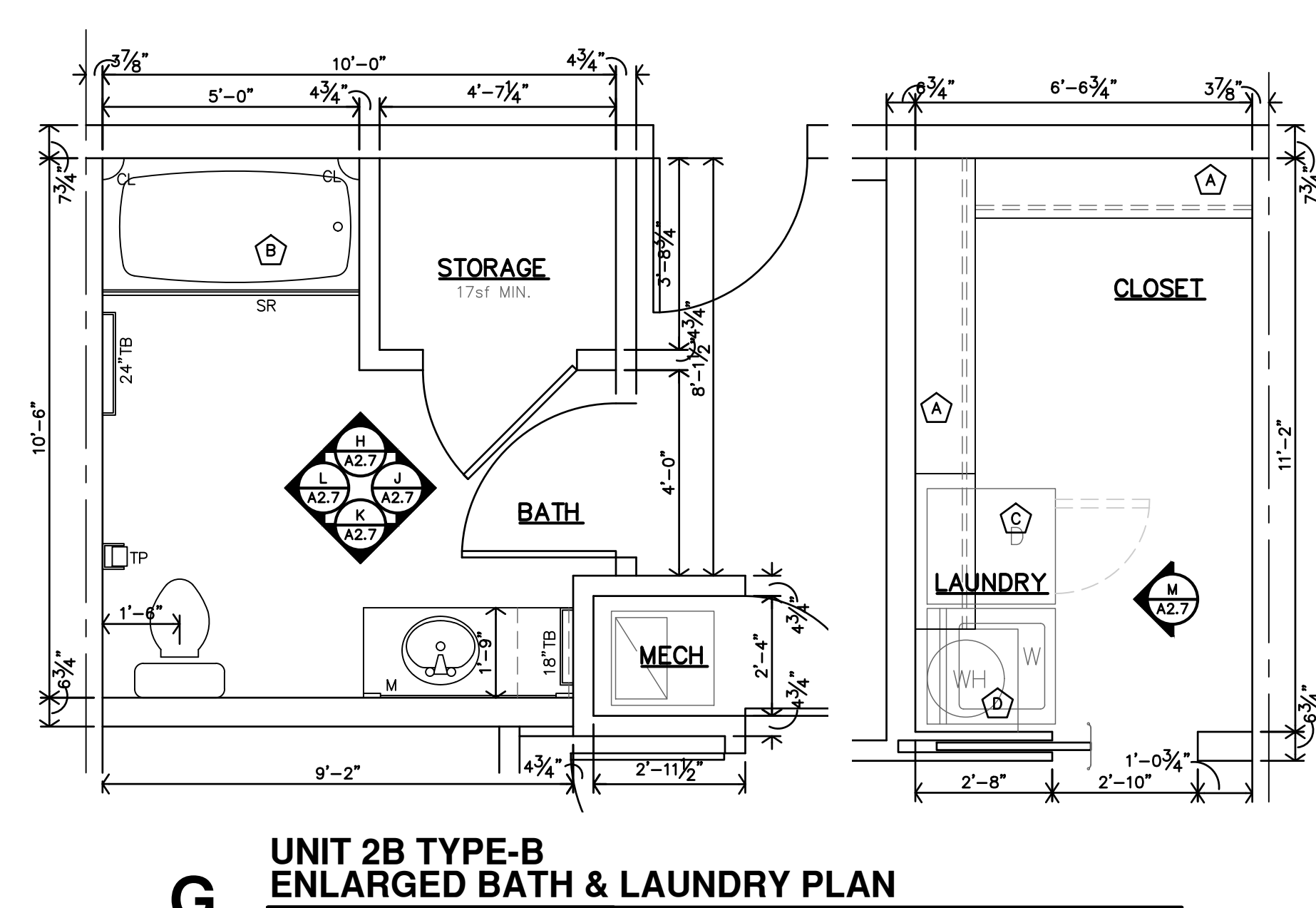
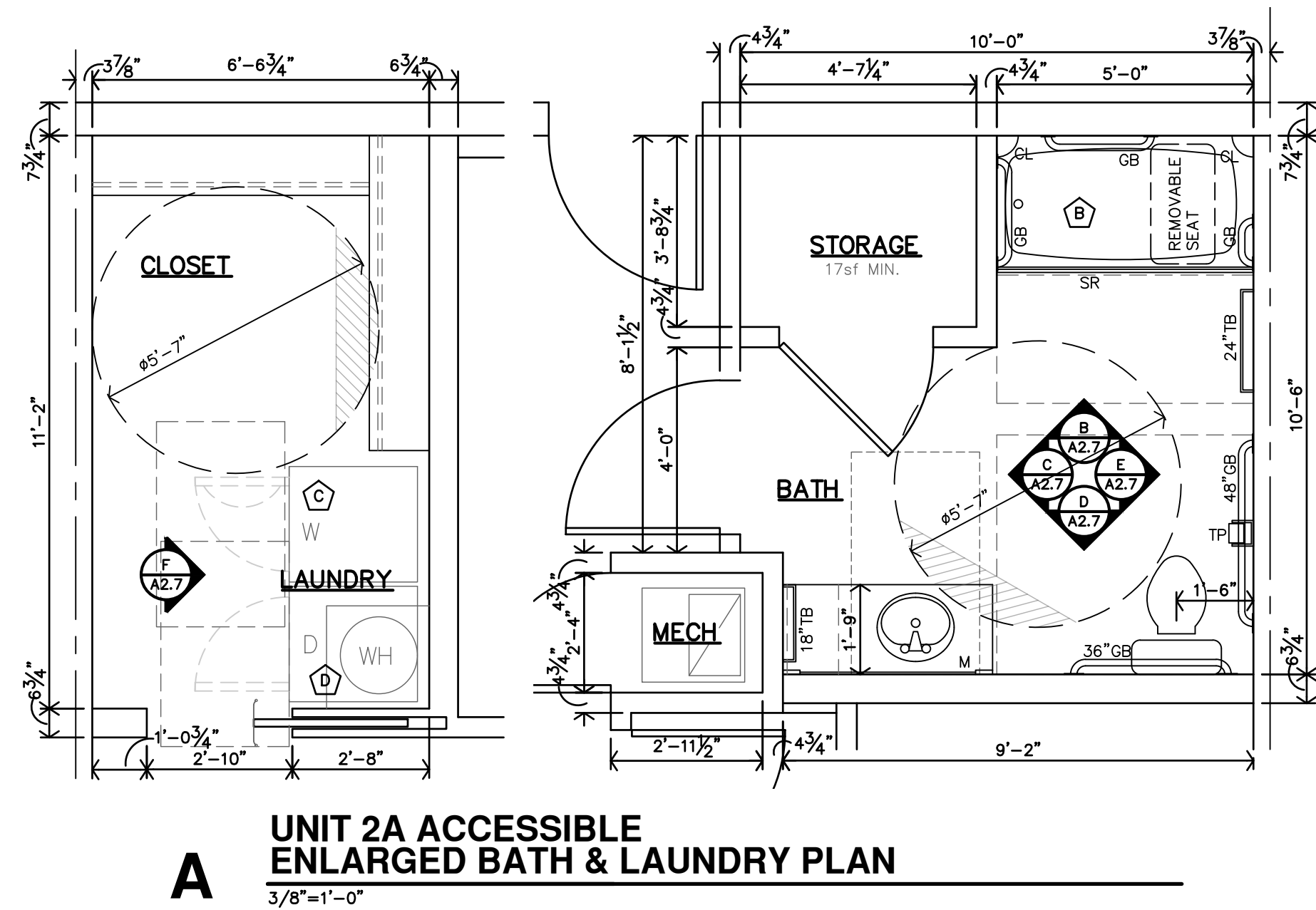
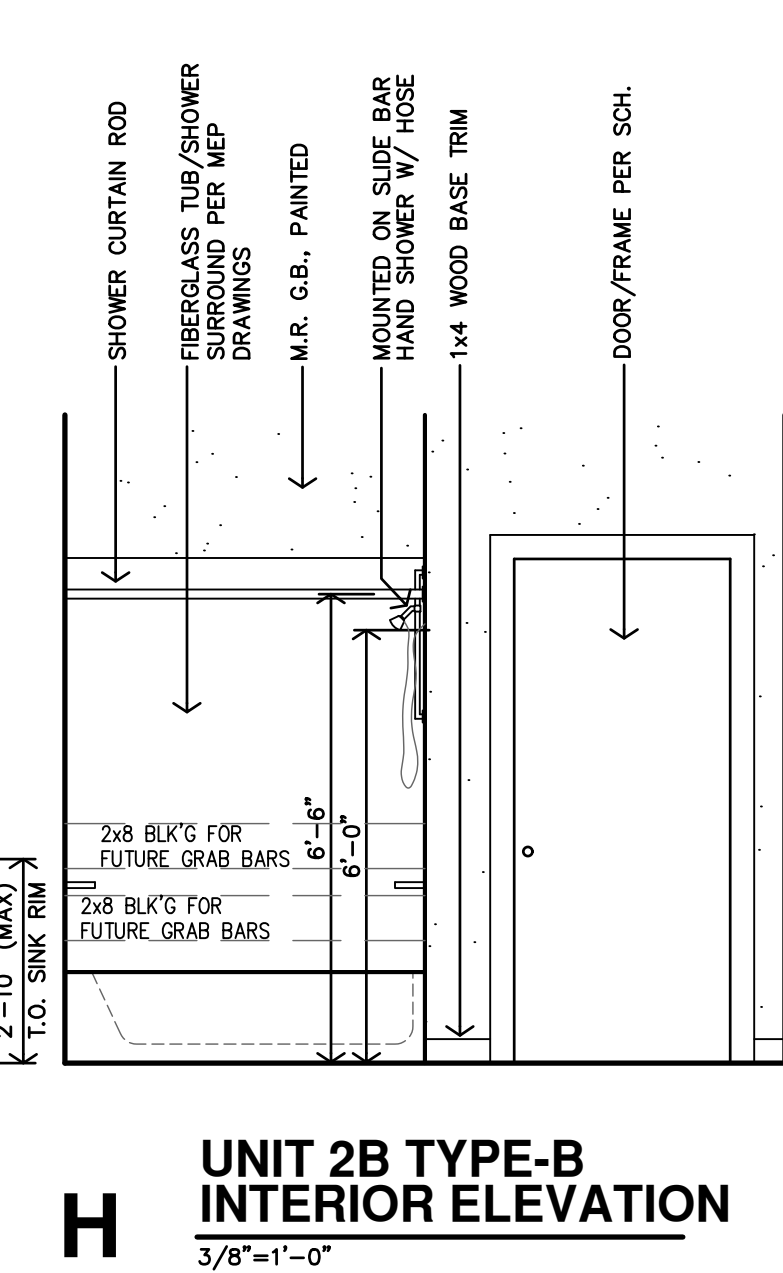
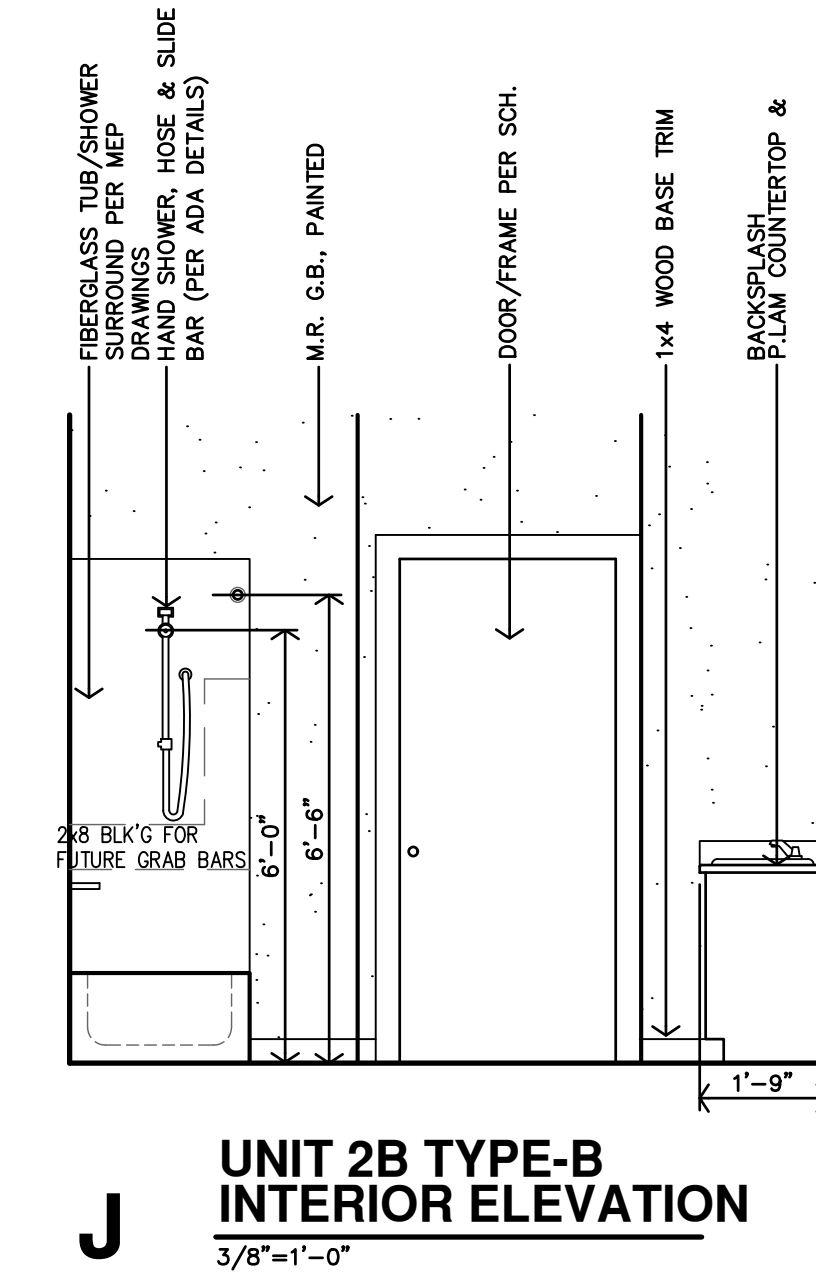
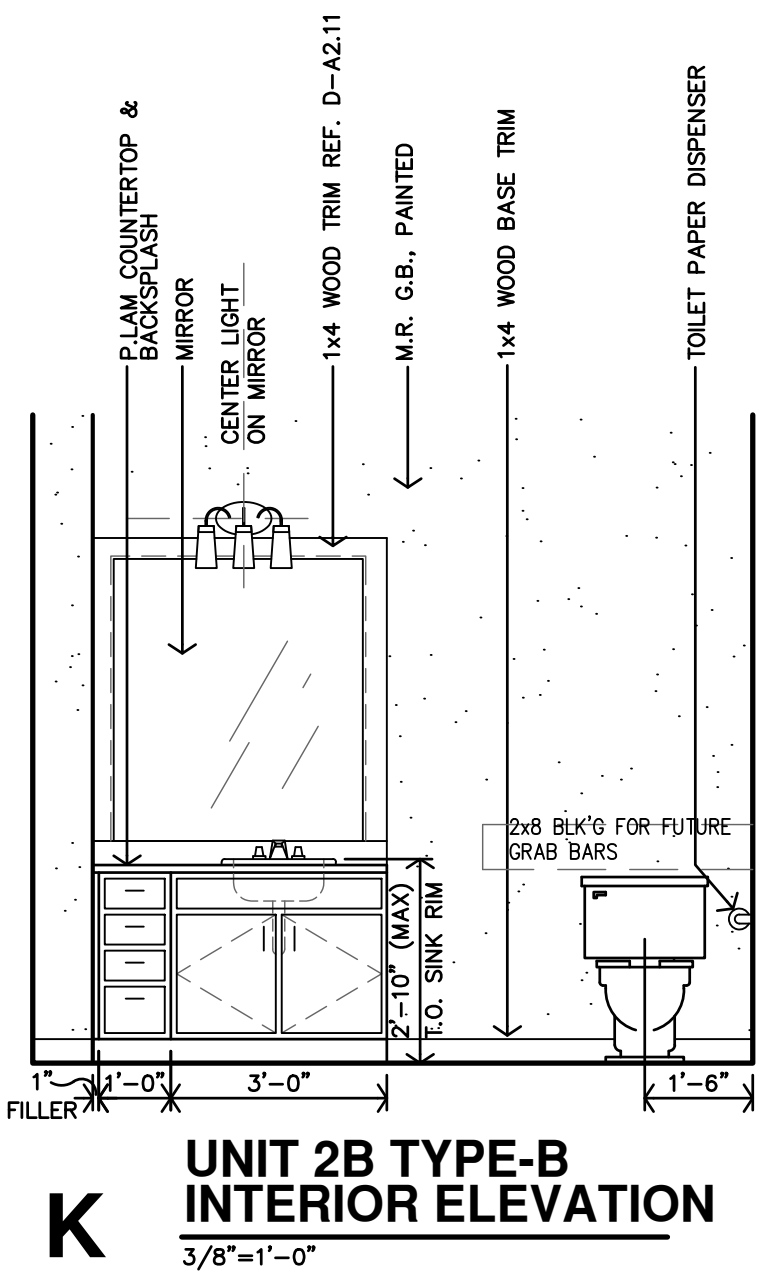
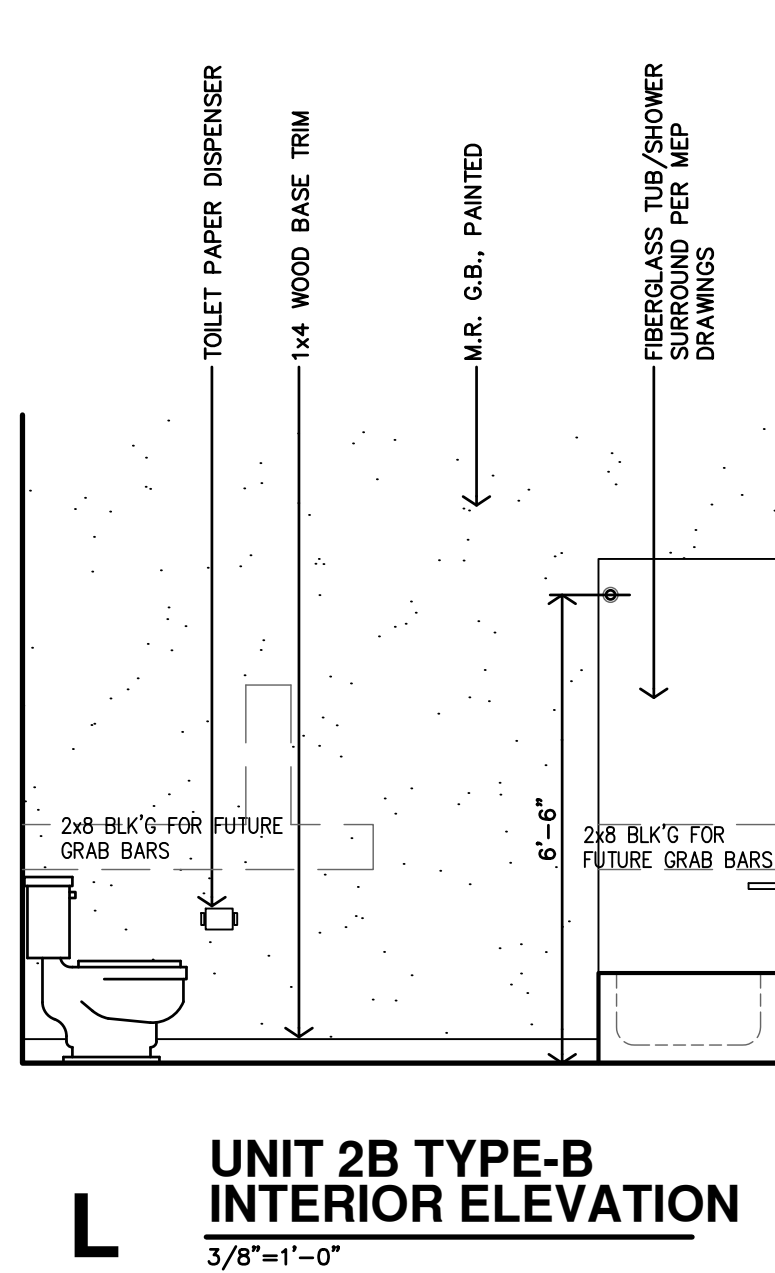
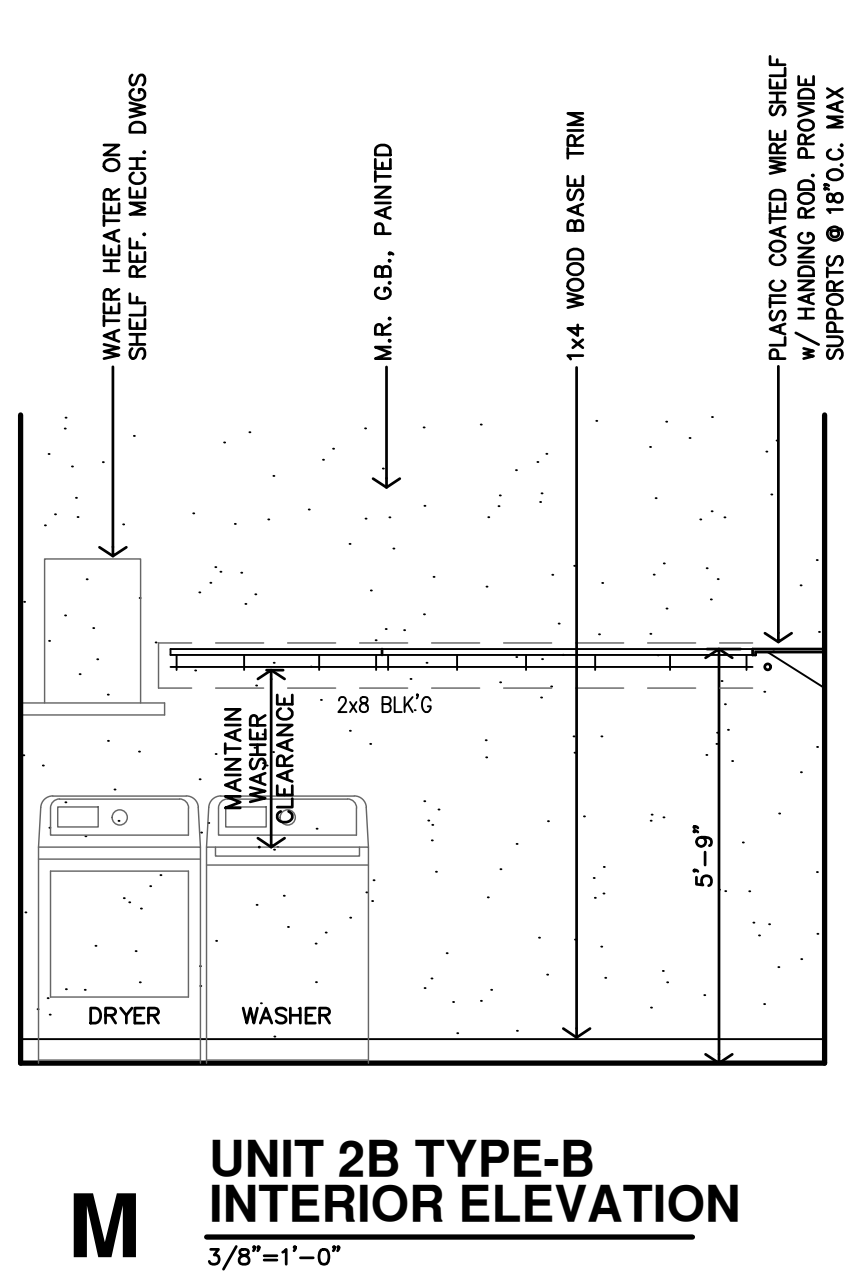
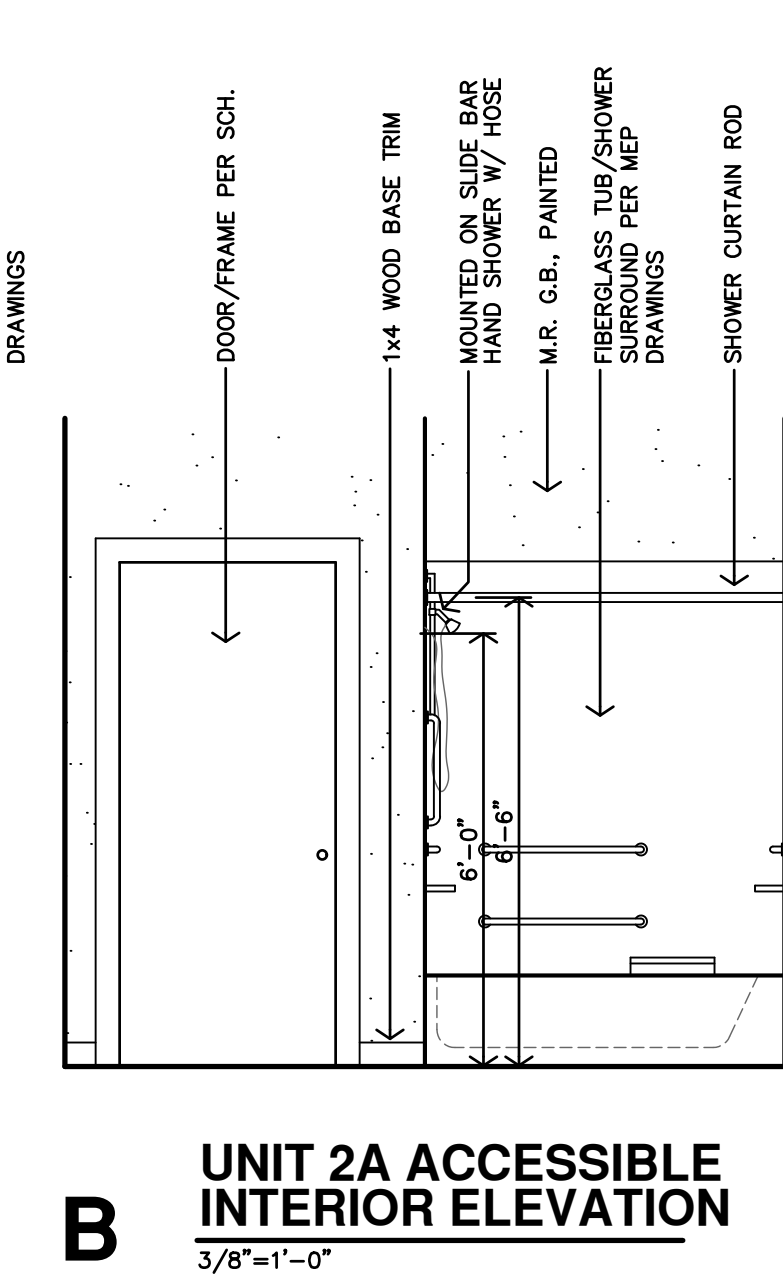
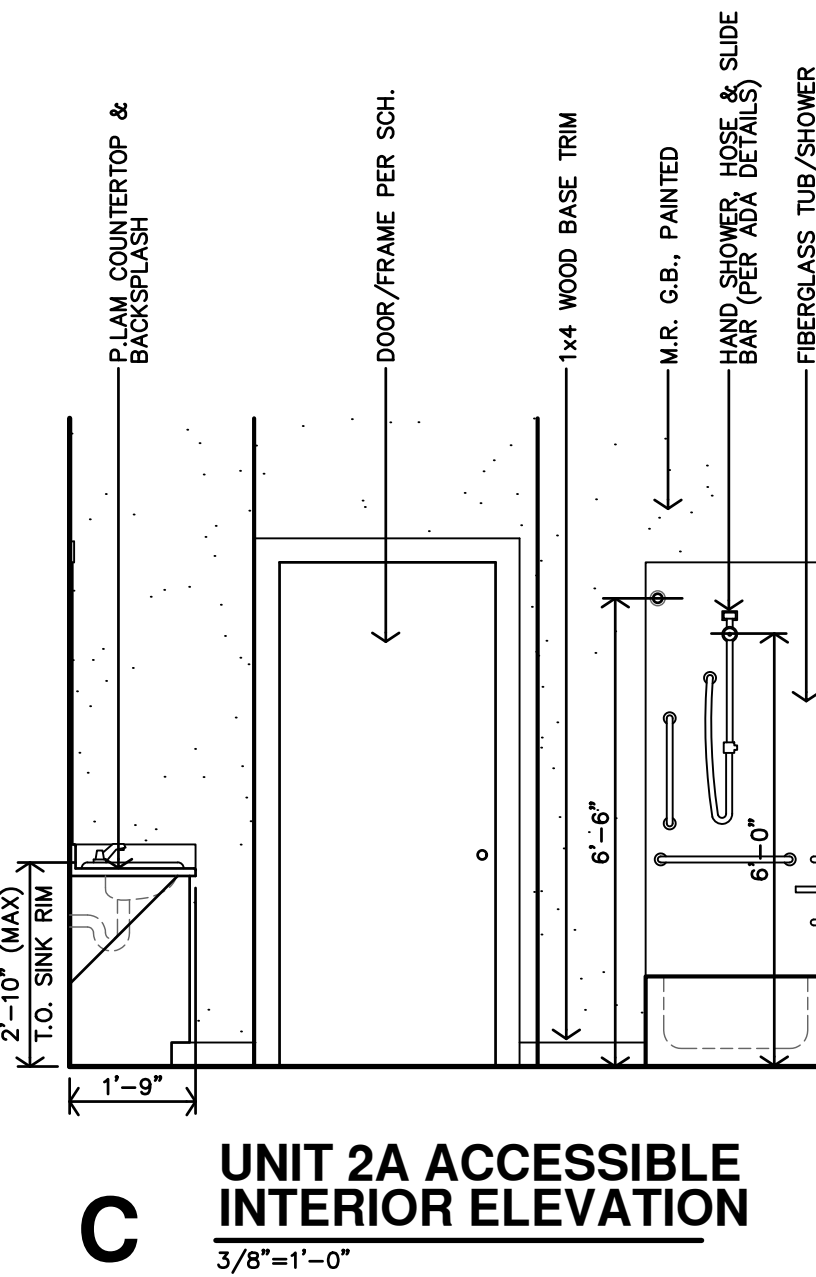
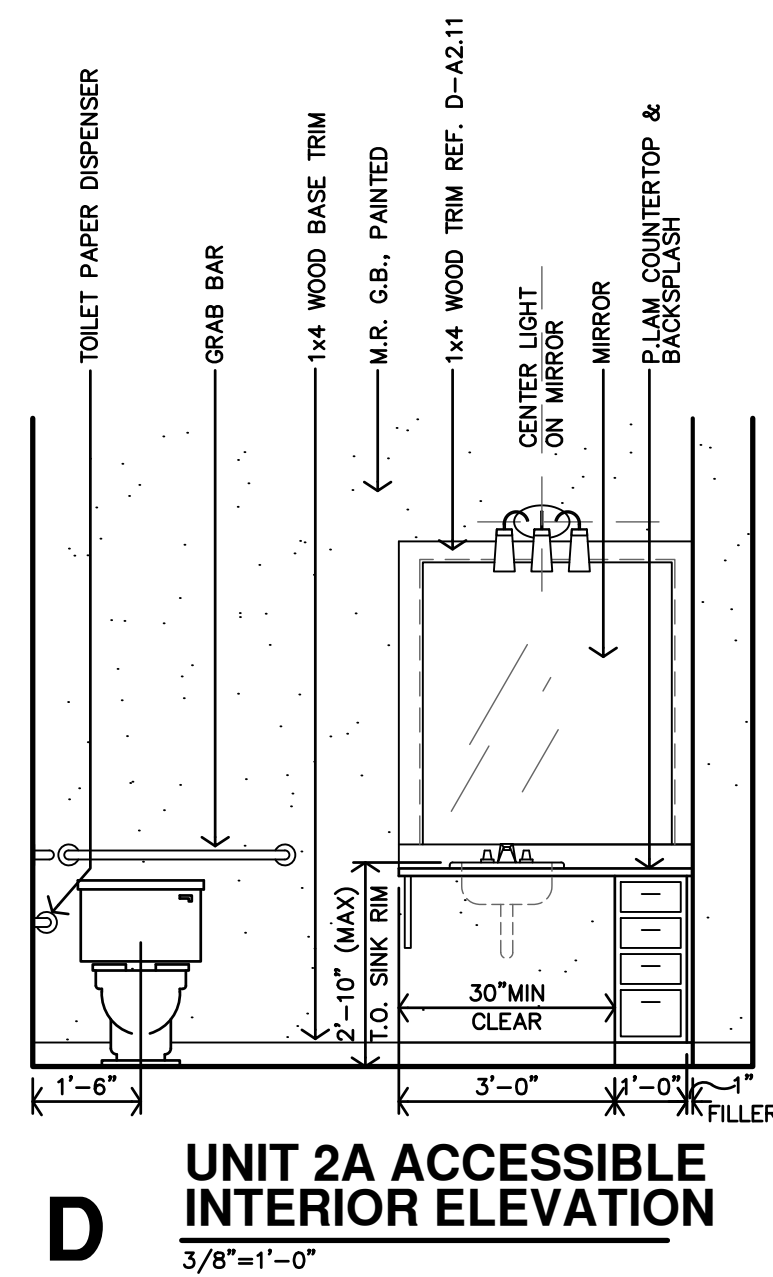
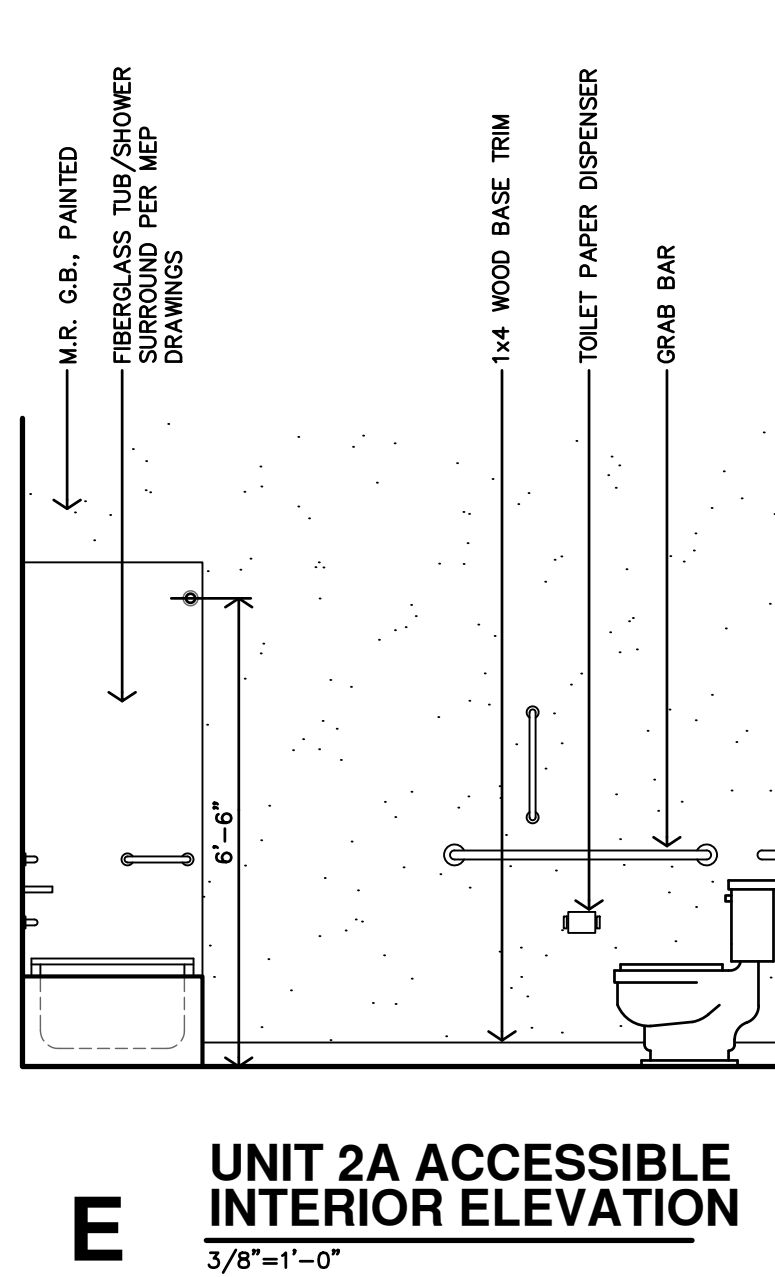
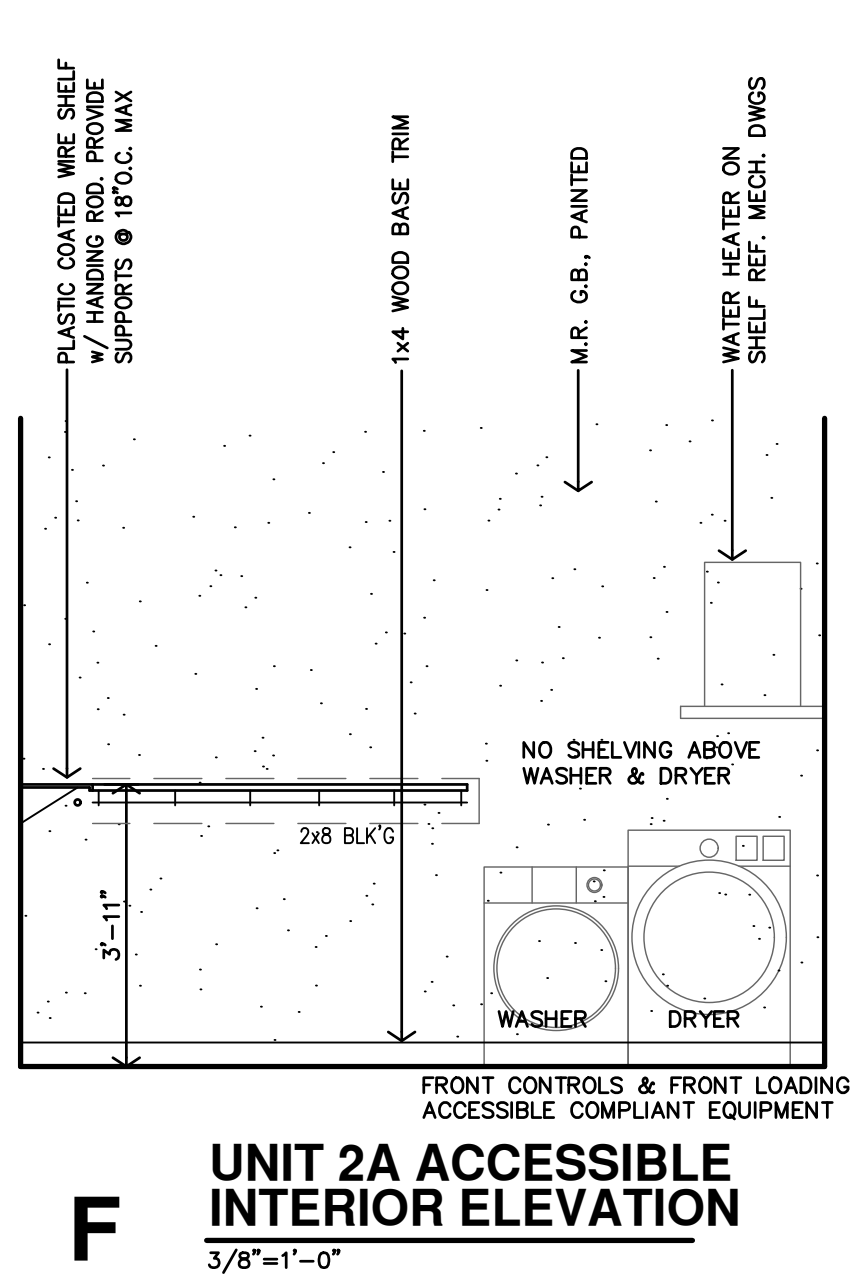
CASEWORK NOTES: - REF SHEET A2.0 FOR GENERAL NOTES. - CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS, BRACES, ETC. - REMOVABLE CABINETS TO PROVIDE 30" CLEAR MIN. - FLOORING & WALL FINISH TO BE CONTINUOUS AT REMOVABLE CABINETS & APPLIANCES. - REF. CASEWORK SECTIONS ON SHEET A2.11 ALL BLOCKING TO BE 2x8 FIRE TREATED. - TYPE B UNITS - REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH. - INSTALL SCHLUTER EDGE AT ALL EXPOSED TILE EDGES (PER SPEC)	
ENLARGED BATH GENERAL NOTES: - REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.4 - ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE. - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.11) - F.O.S. = FACE OF STUD	
INDICATES FURRED PLUMBING WALLS	
BATH KEYNOTES: - PLASTIC COATED WIRE SHELF & ROD @ 69" O.C. AFF (TYPE-B UNITS) & 47" O.C. AFF (ACCESSIBLE UNITS) - VERIFY ROUGH OPENING SIZE W/ TUB &/OR SHOWER UNITS REF. MECH DWGS - ELECTRICAL, WATER, ETC. HOOK-UPS FOR 24" BY 30" SIDE WASHER & DRYER (ACCESSIBLE). WASHER IS TO BE LEFT OF DRYER. - WATER HEATER - REF. MECH. DRAWINGS	LEGEND - M MIRROR - TP TOILET PAPER DISPENSER - TB TOWEL BAR - SR SHOWER ROD - CL CORNER LEDGE - GB GRAB BAR - SH SHOWER HEAD



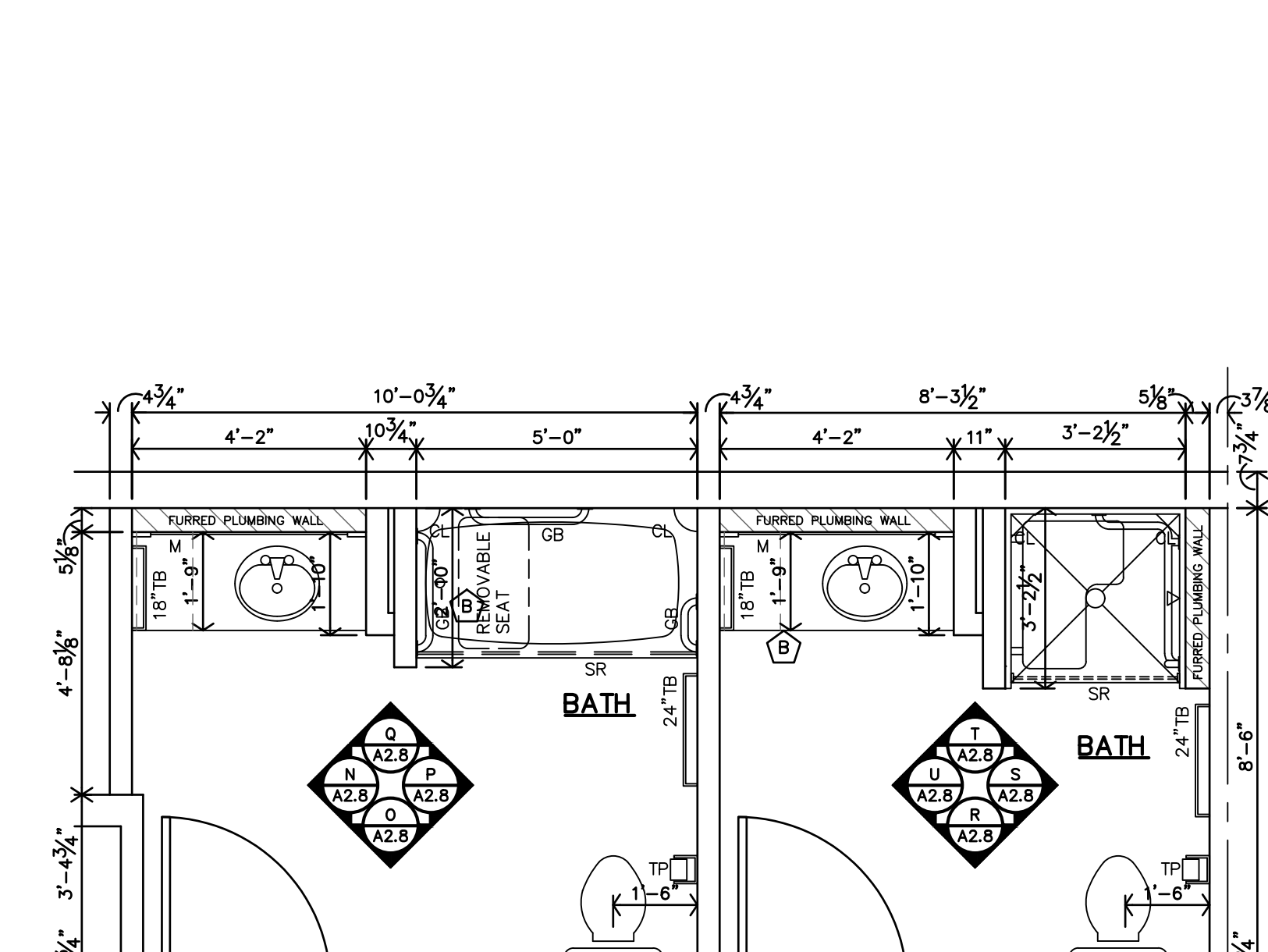
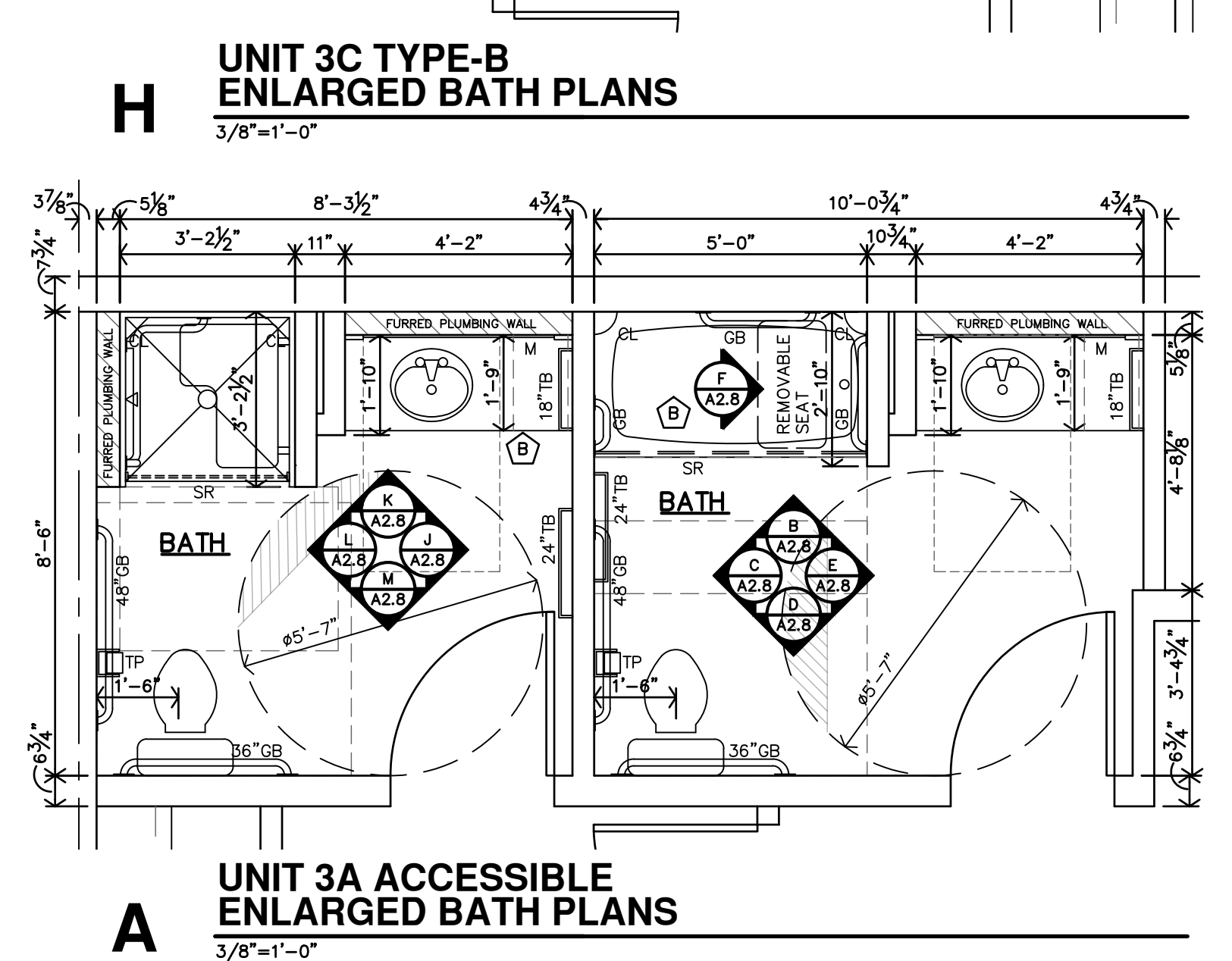
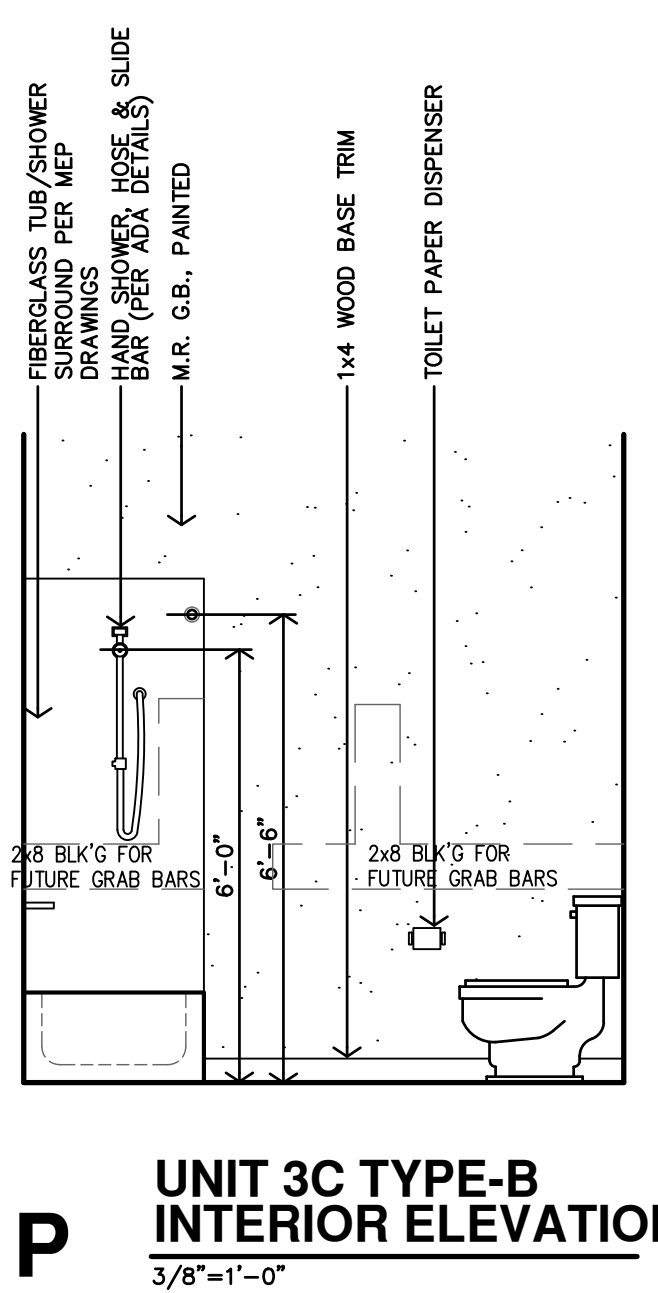
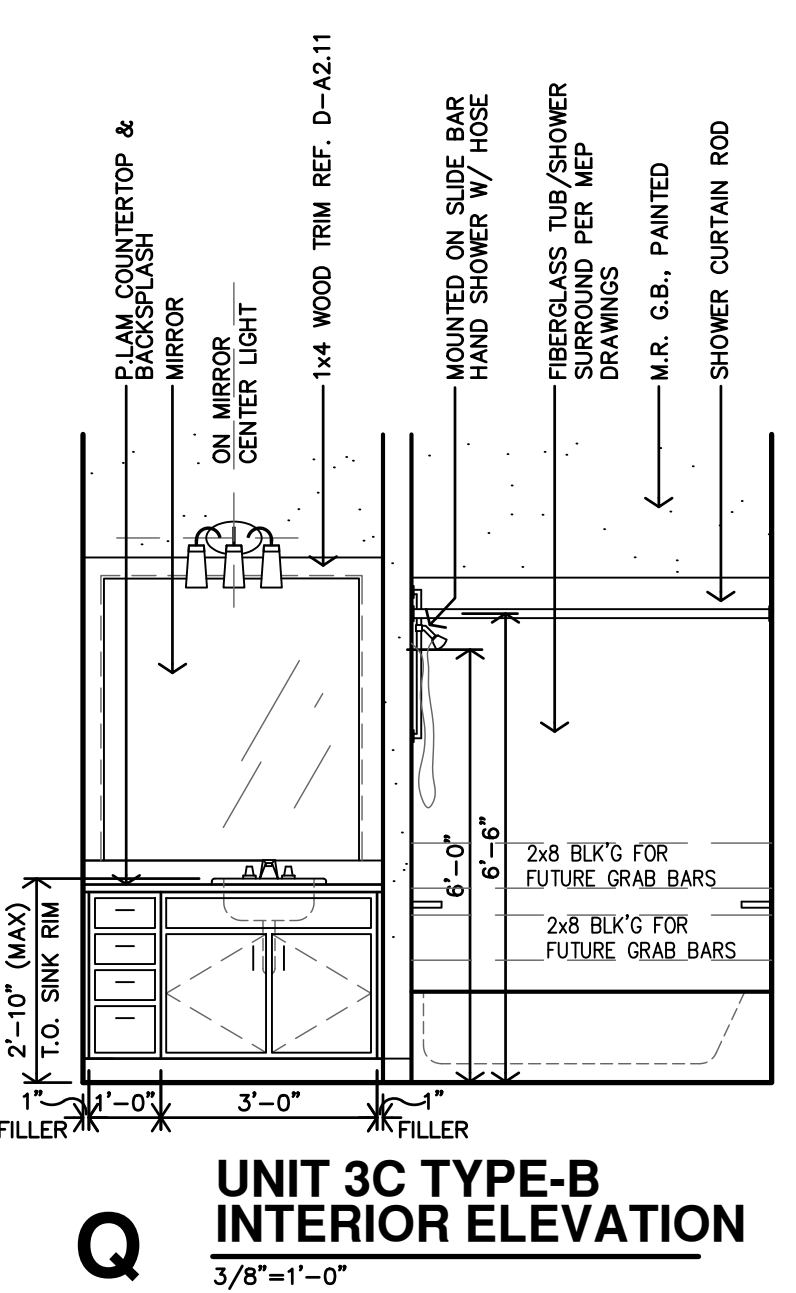
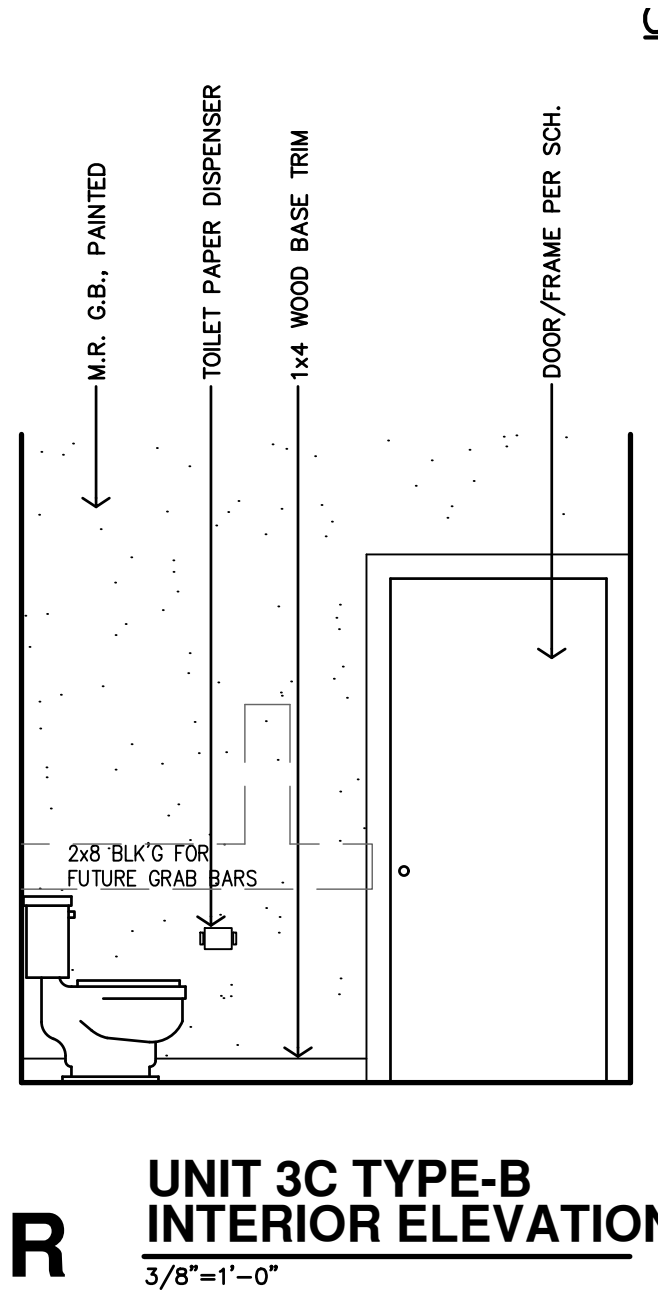
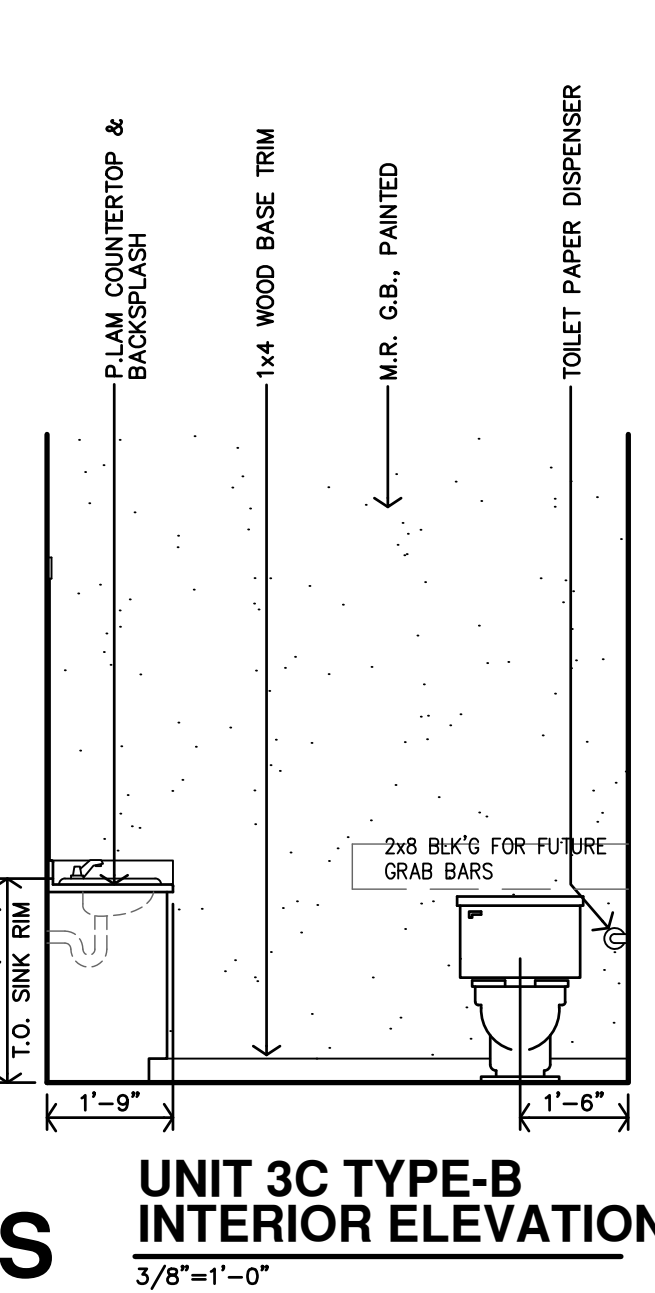
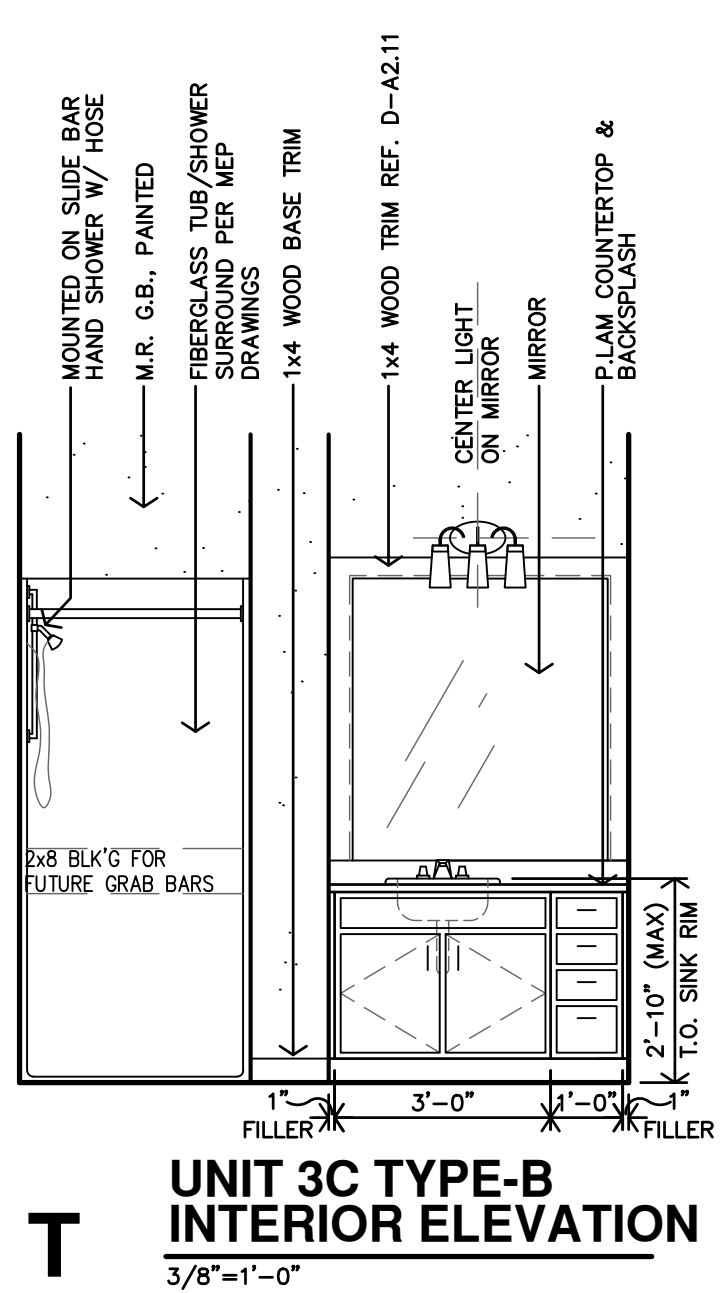
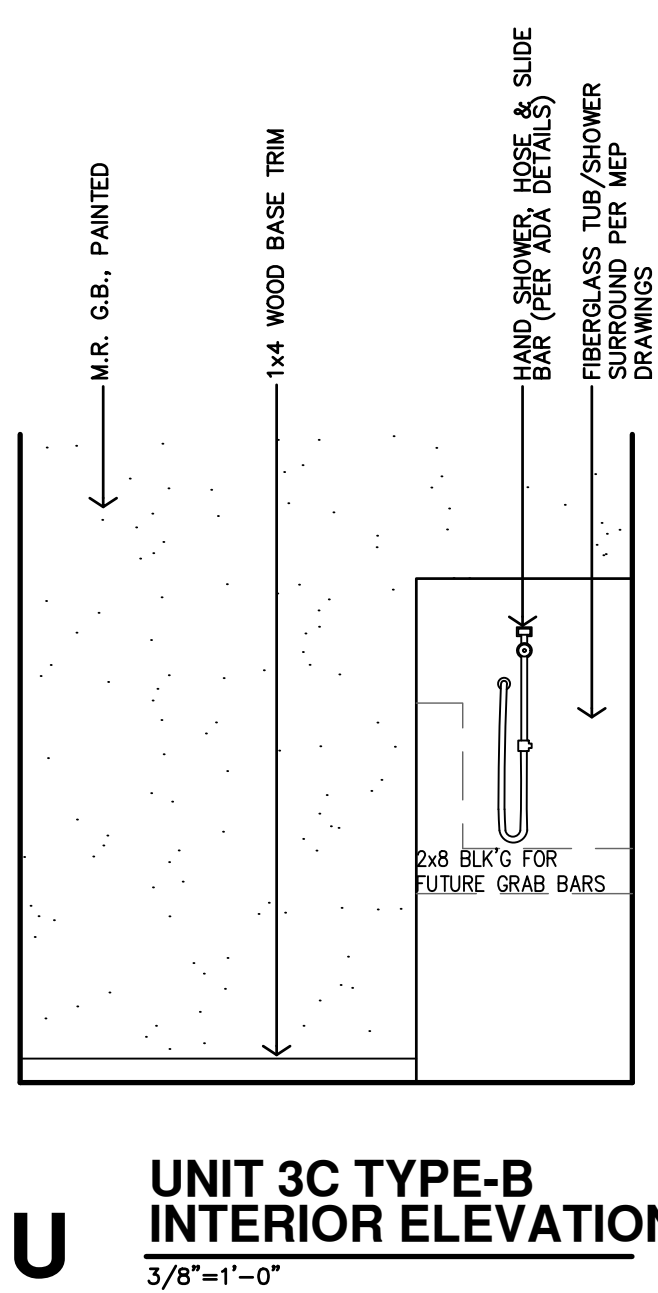
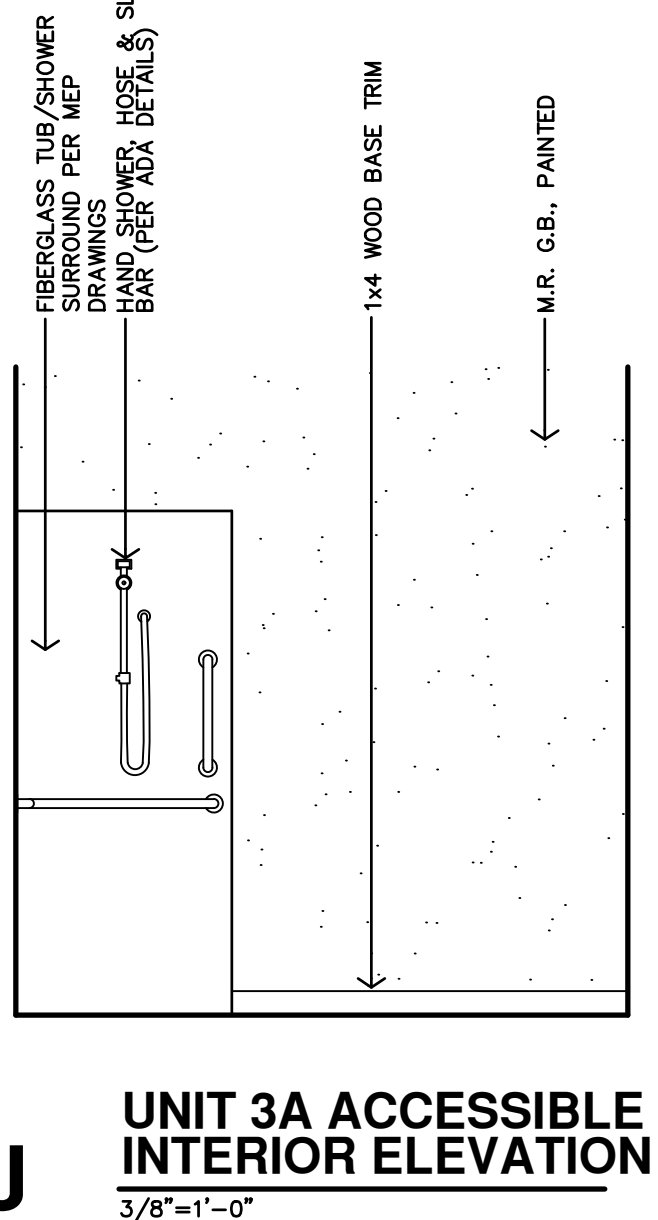
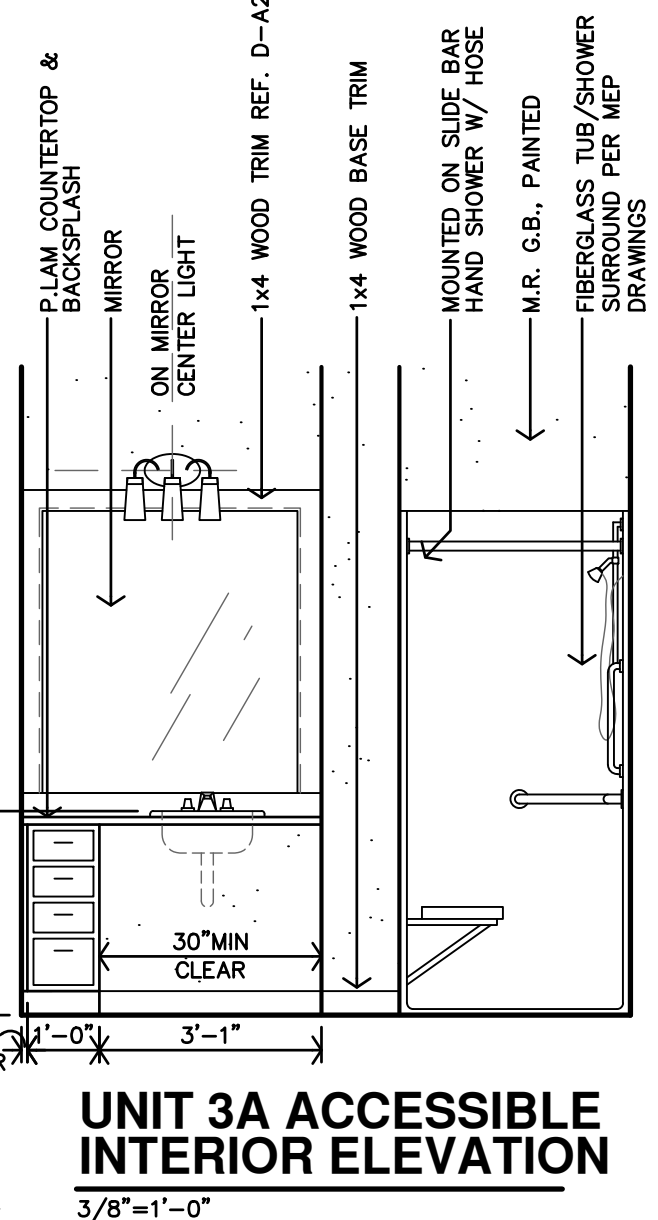
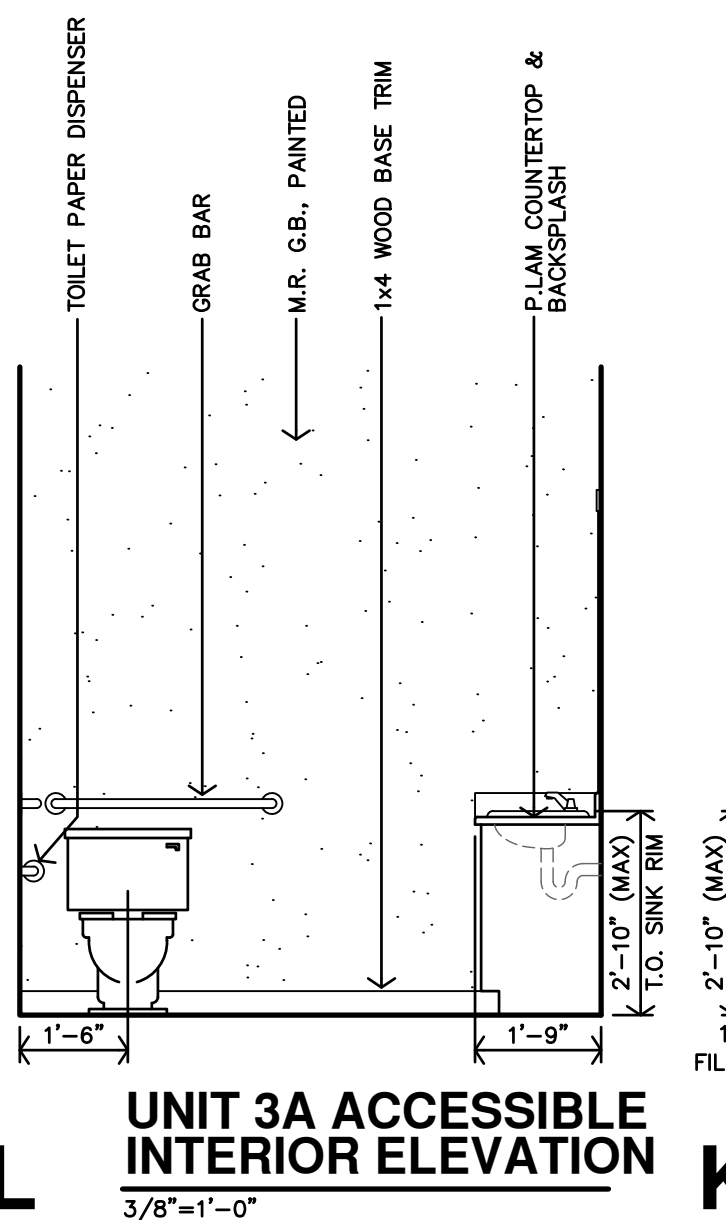
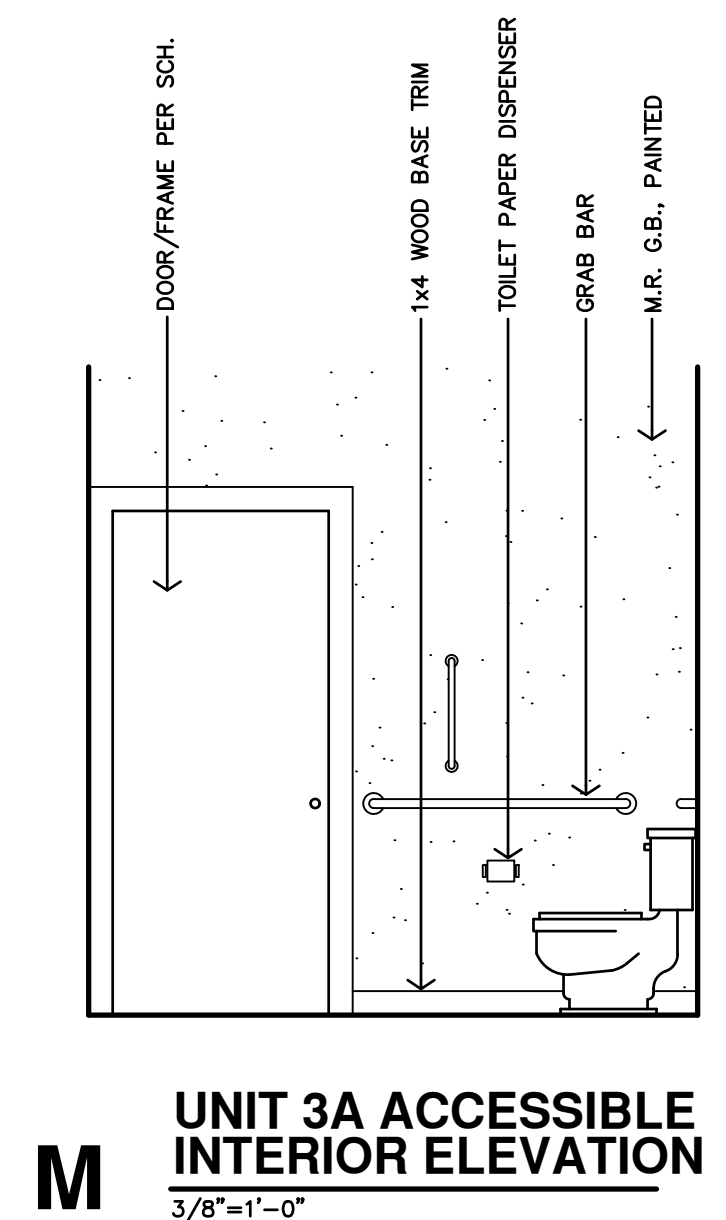
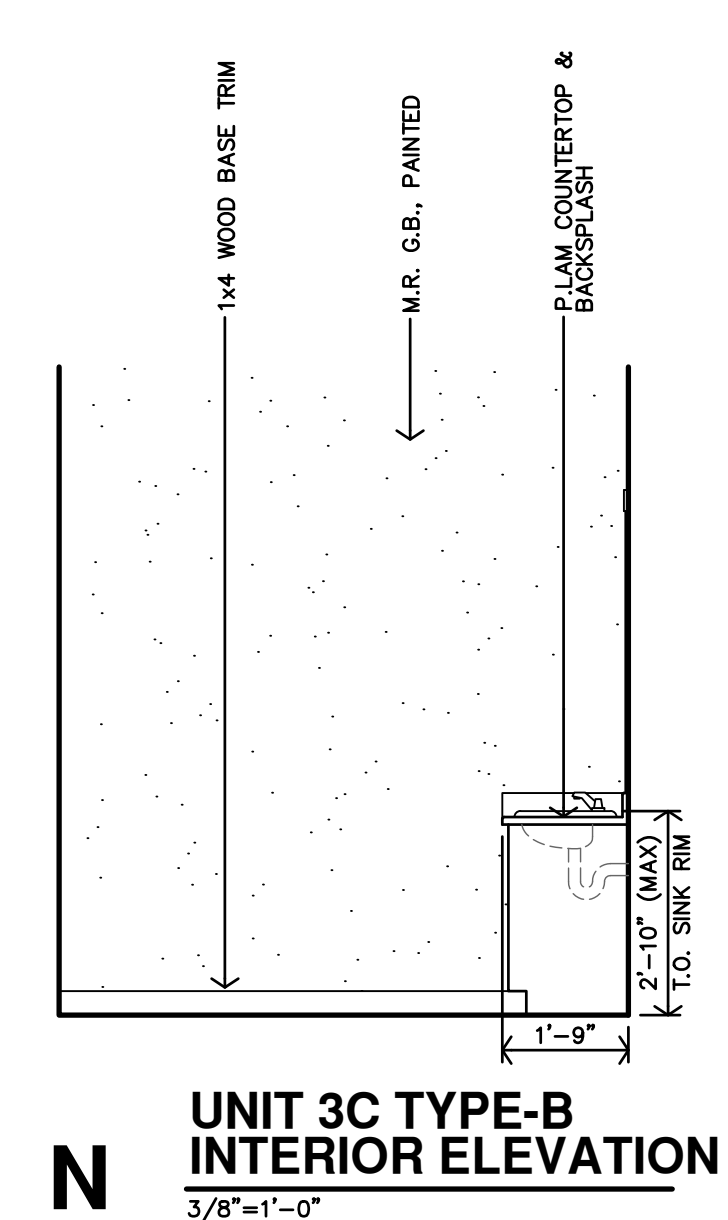
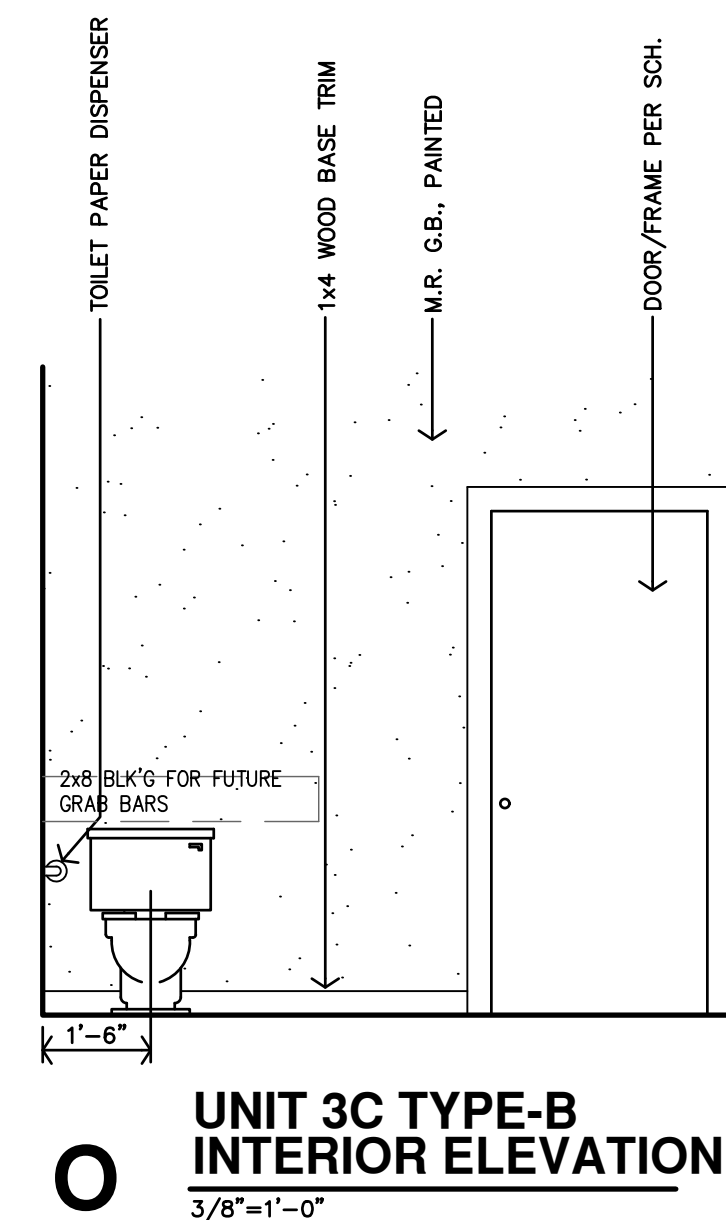
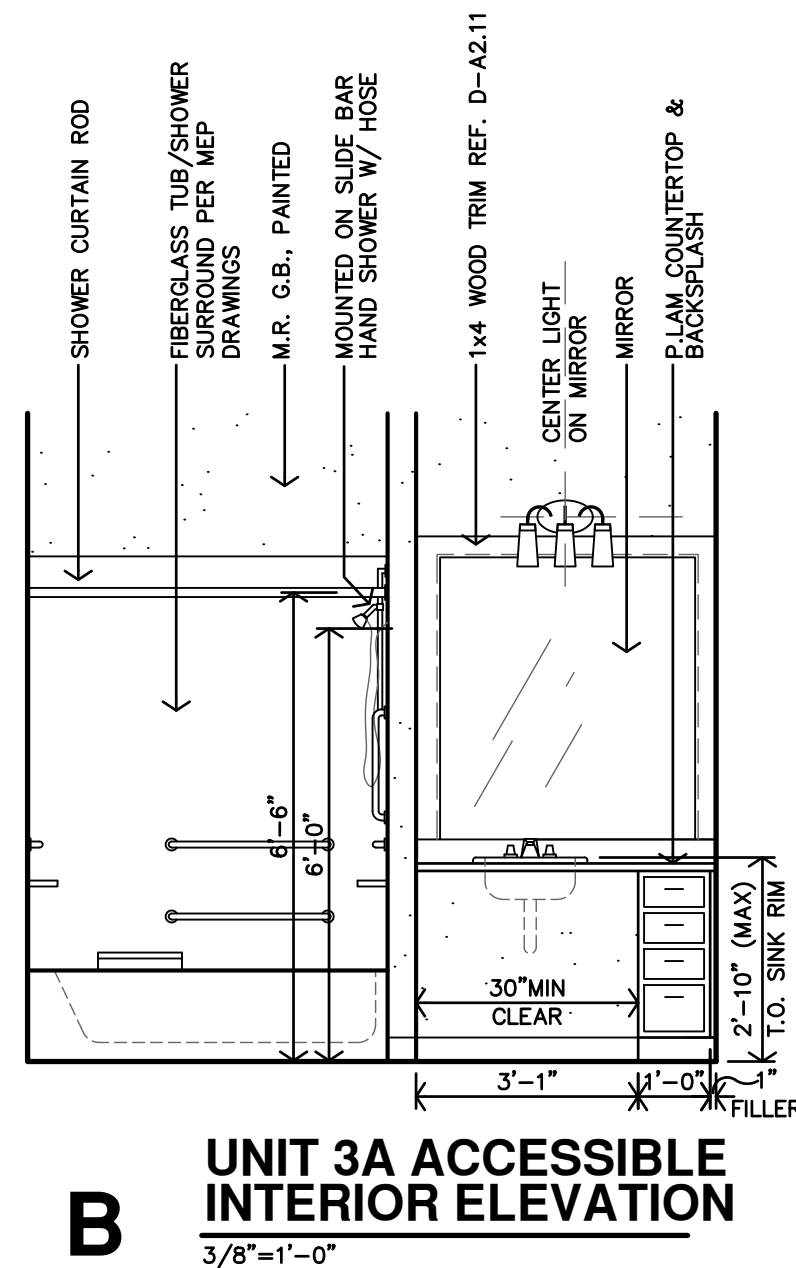
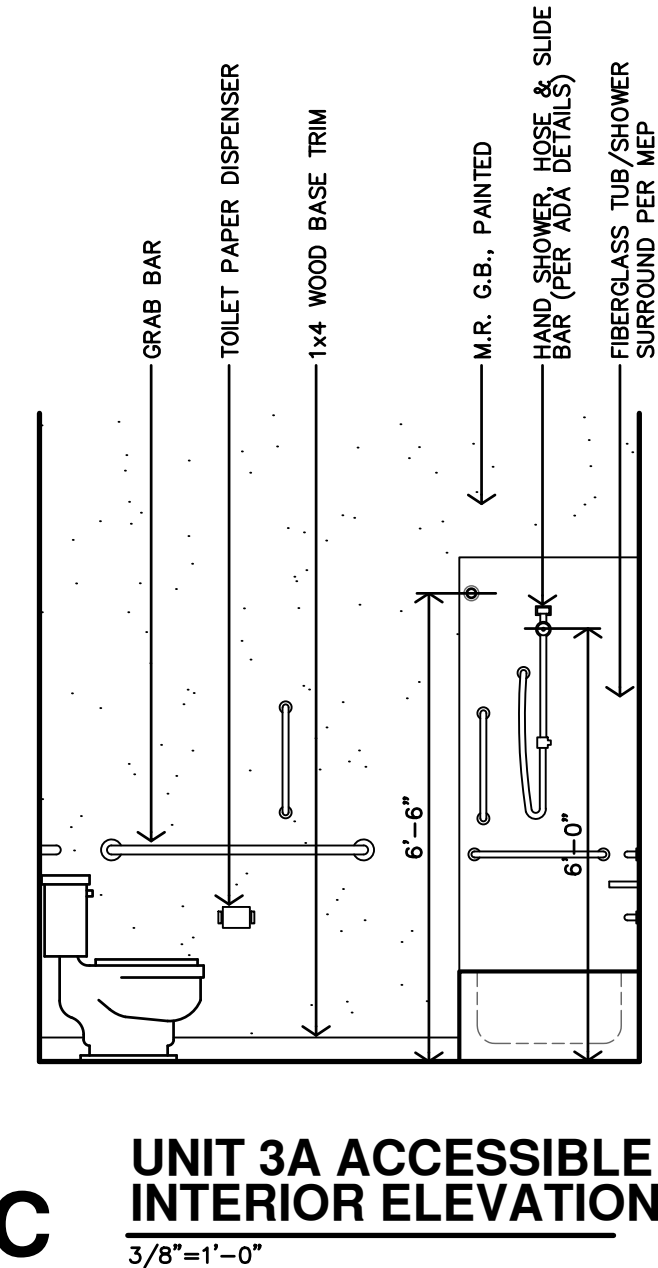
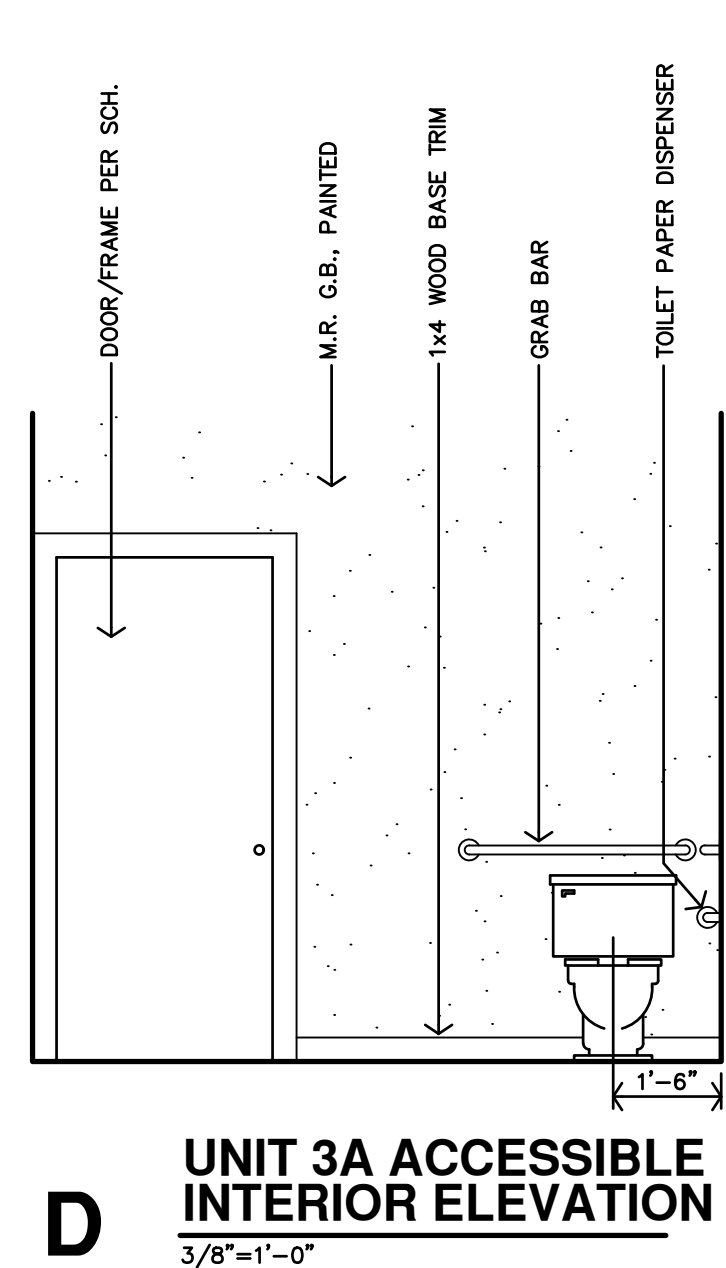
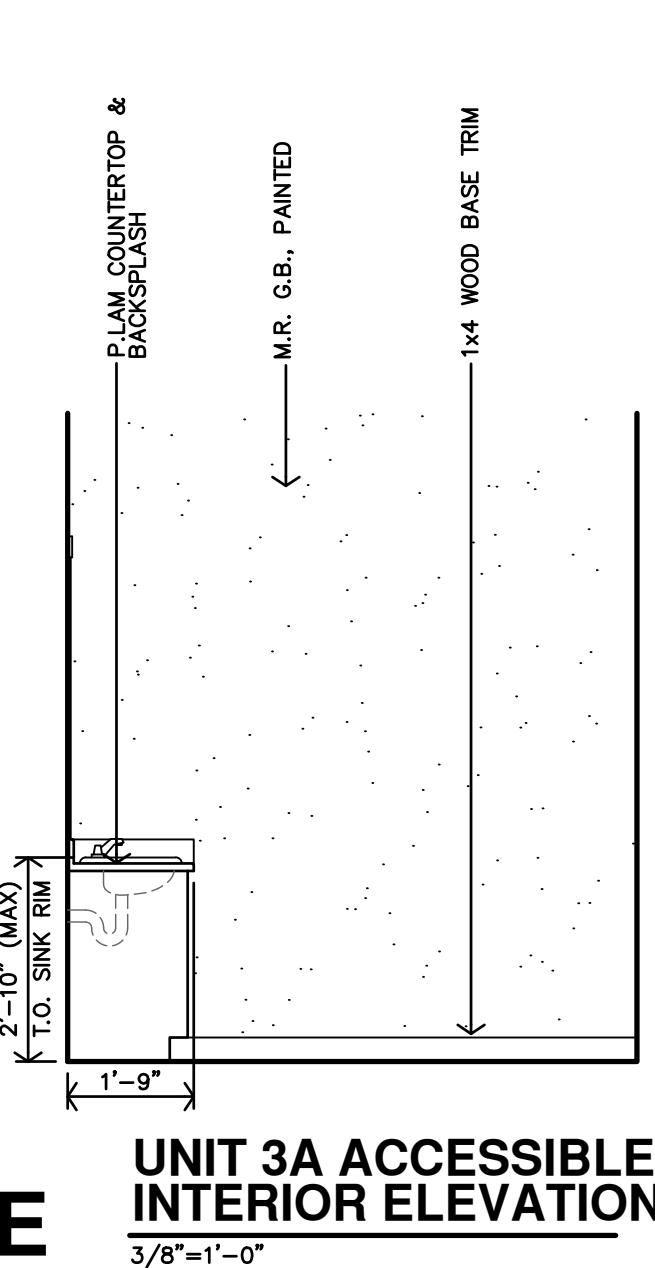
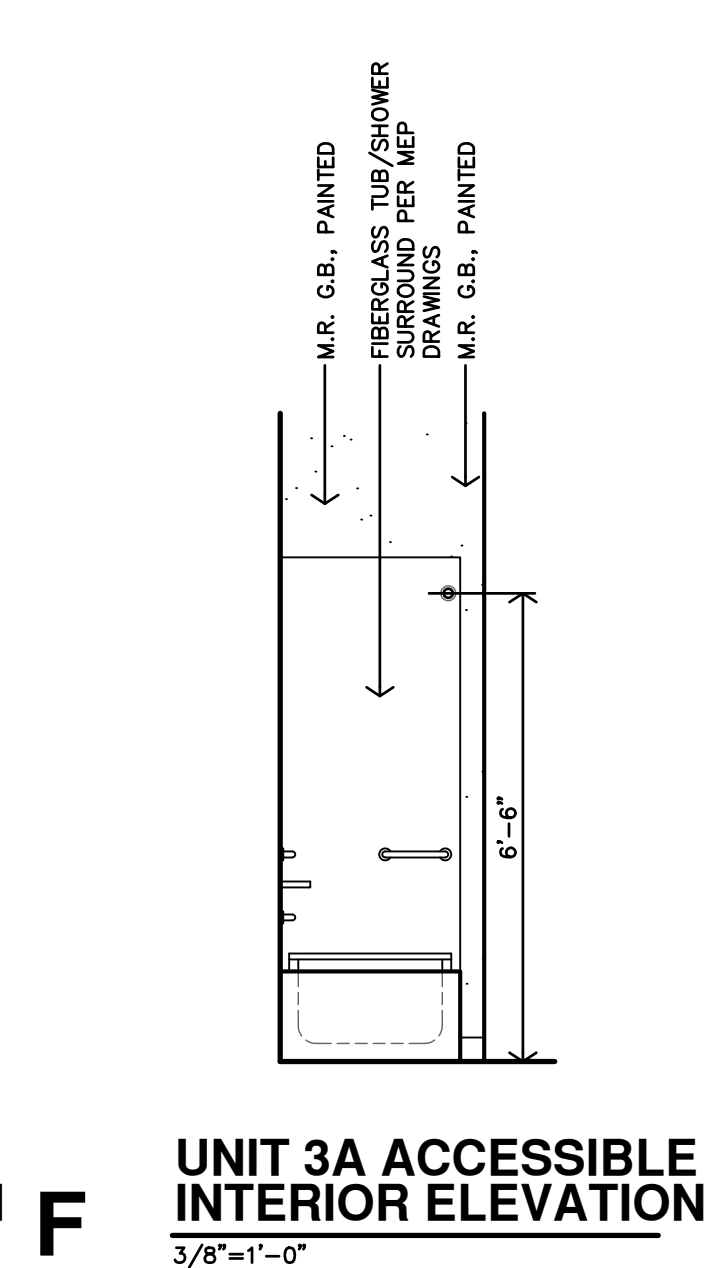
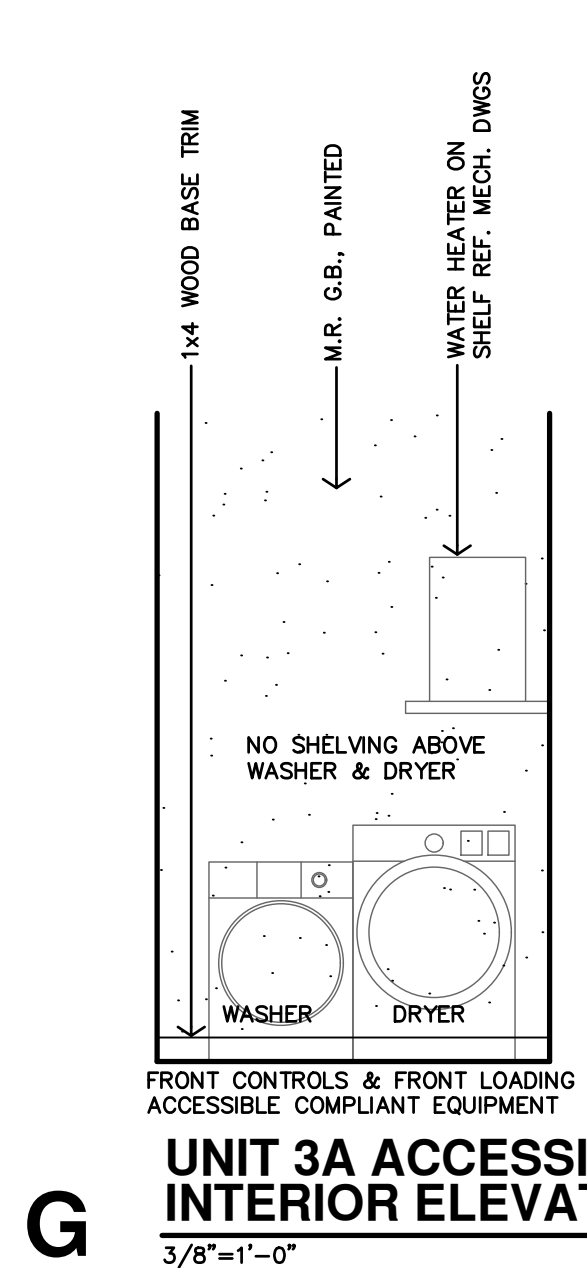
G UNIT 1B TYPE-B
ENLARGED BATH PLAN
3/8"=1'-0"



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



CASEWORK NOTES: 1. REF SHEET A2.0 FOR GENERAL NOTES. 2. CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS, BRACES, ETC. 3. REMOVABLE CABINETS TO PROVIDE 30" CLEAR MIN. 4. FLOORING & WALL FINISH TO BE CONTINUOUS AT REMOVABLE CABINETS & APPLIANCES. 5. REF. CASEWORK SECTIONS ON SHEET A2.11 ALL BLOCKING TO BE 2x8 FIRE TREATED. 6. TYPE B UNITS - REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH. 7. INSTALL SCHLUTER EDGE AT ALL EXPOSED TILE EDGES (PER SPEC)	
ENLARGED BATH GENERAL NOTES: 1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.4 2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE. 3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.11) 4. F.O.S. = FACE OF STUD	
/// INDICATES FURRED PLUMBING WALLS	
BATH KEYNOTES: A PLASTIC COATED WIRE SHELF & ROD @ 69" O.C. AFF (TYPE-B UNITS) & 47" O.C. AFF (ACCESSIBLE UNITS) B VERIFY ROUGH OPENING SIZE W/ TUB &/OR SHOWER UNITS REF. MECH DWGS C ELECTRICAL, WATER, ETC. HOOK-UPS FOR SIDE-BY-SIDE WASHER & DRYER (ACCESSIBLE). WASHER IS TO BE LEFT OF DRYER. D WATER HEATER - REF. MECH. DRAWINGS	LEGEND M MIRROR TP TOILET PAPER DISPENSER TB TOWEL BAR SR SHOWER ROD CL CORNER LEDGE GB GRAB BAR SH SHOWER HEAD



CASEWORK NOTES:

- REF. SHEET A2.0 FOR GENERAL NOTES.
- CONTRACTOR TO INSTALL 2x8 FIRE TREATED BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS, BRACES, ETC.
- REMOVABLE CABINETS TO PROVIDE 30" CLEAR MIN.
- FLOORING & WALL FINISH TO BE CONTINUOUS AT REMOVABLE CABINETS & APPLIANCES.
- REF. CASEWORK SECTIONS ON SHEET A2.11 ALL BLOCKING TO BE 2x8 FIRE TREATED.
- TYPE B UNITS - REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH.
- INSTALL SCHLUTER EDGE AT ALL EXPOSED TILE EDGES (PER SPEC)

ENLARGED BATH GENERAL NOTES:

- REF. FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.4
- ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.11)
- F.O.S. = FACE OF STUD

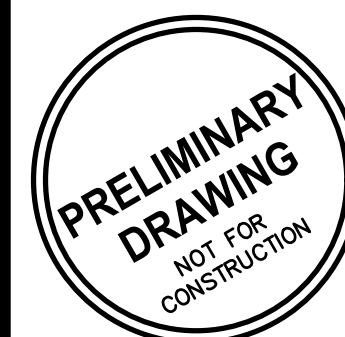
INDICATES FURRED PLUMBING WALLS

BATH KEYNOTES:

- PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF (TYPE-B UNITS) & 47"O.C. AFF (ACCESSIBLE UNITS)
- VERIFY ROUGH OPENING SIZE w/ TUB &/OR SHOWER UNITS REF. MECH DWGS
- ELECTRICAL, WATER, ETC. HOOK-UPS FOR SIDE-BY-SIDE WASHER & DRYER (ACCESSIBLE). WASHER IS TO BE LEFT OF DRYER.
- WATER HEATER - REF. MECH. DRAWINGS

LEGEND

- M MIRROR
- TP TOILET PAPER DISPENSER
- TB TOWEL BAR
- SR SHOWER ROD
- CL CORNER LEDGE
- GB GRAB BAR
- SH SHOWER HEAD



DATE:	3-4-2026
JOB:	25-3465
SHEET NO.:	

A2.9

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THE RESERVES AT MEADOWS 25

GODDARD,

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730 N. Ninth 1881 Main Street, Suite 301
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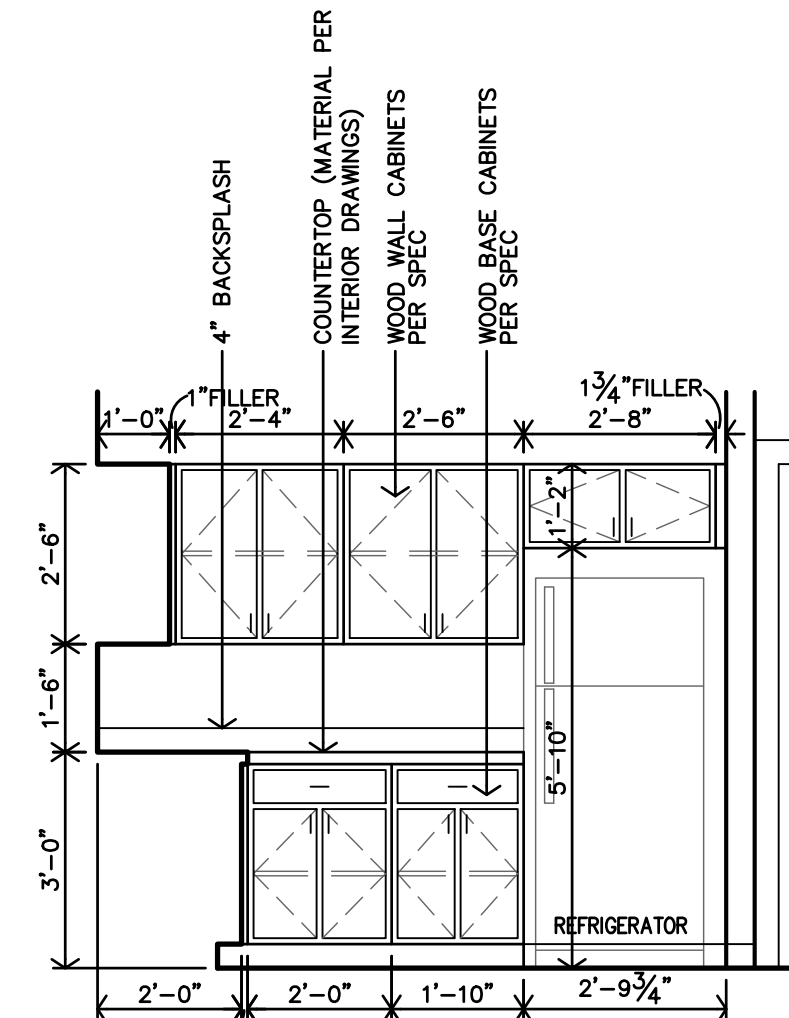
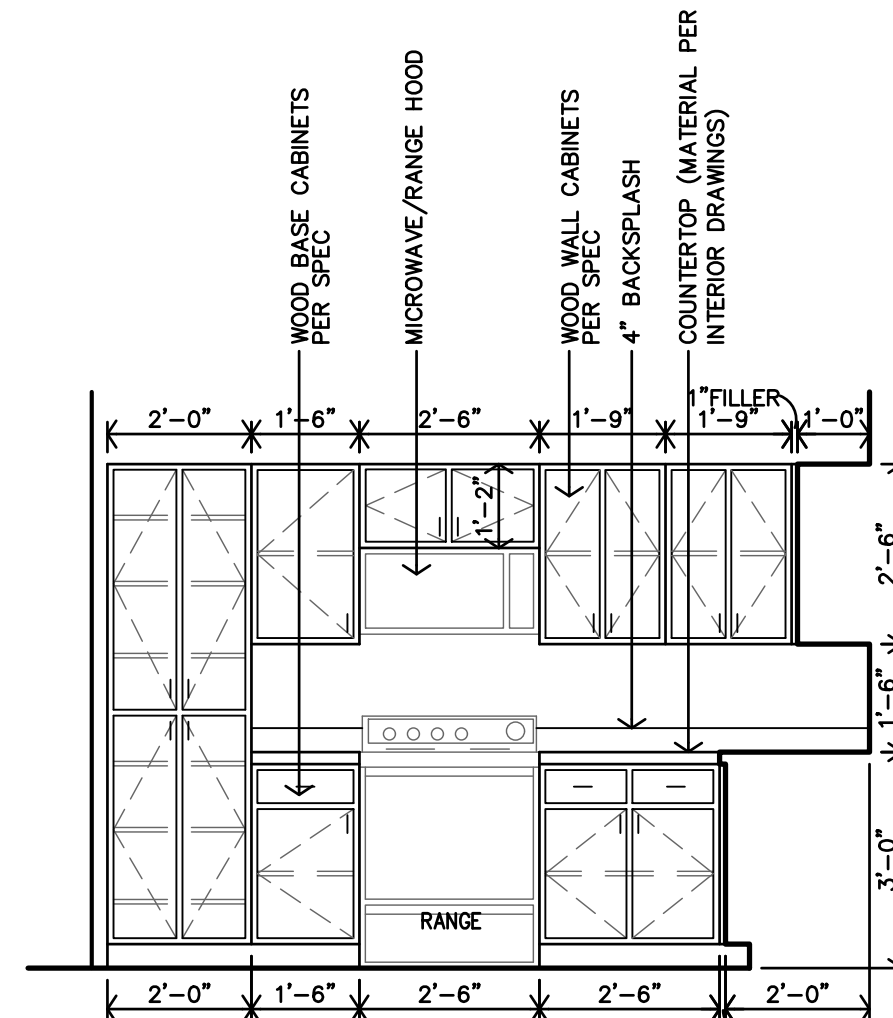
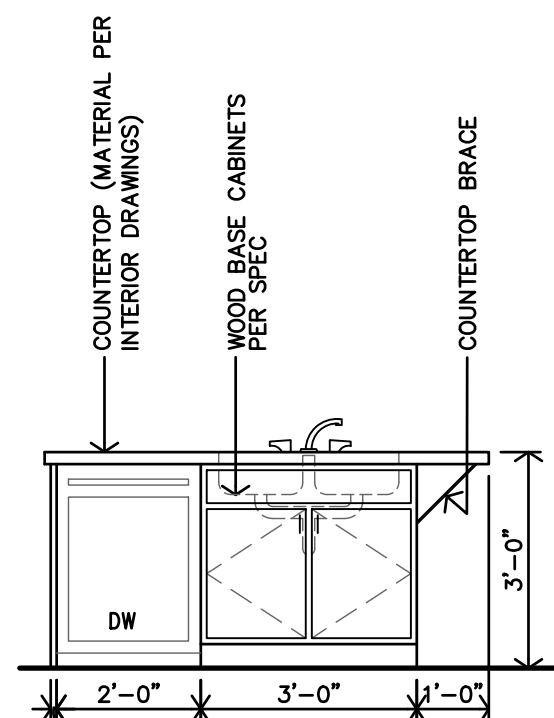
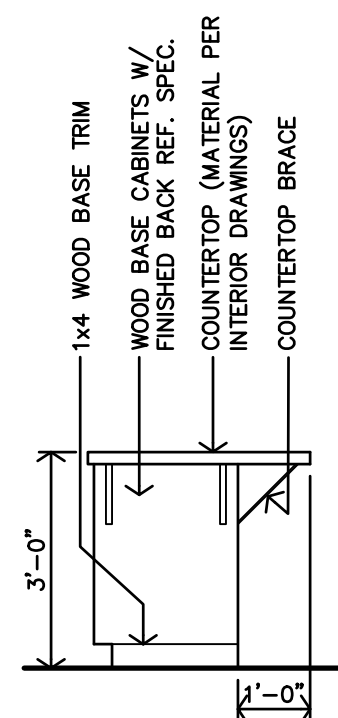
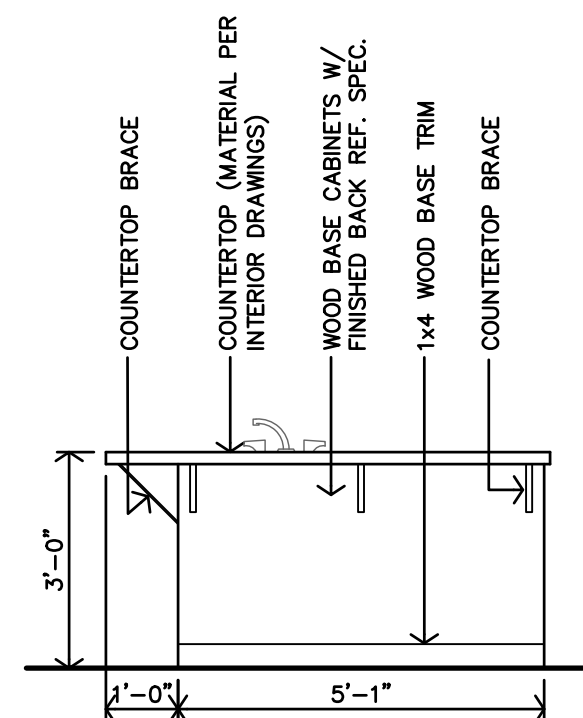
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5. REF. CASEWORK SECTIONS ON SHEET A2.11 ALL BLOCKING TO BE 2x8 FIRE TREATED.
6. TYPE B UNITS - REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH.
7. INSTALL SCLUTLER EDGE AT ALL EXPOSED TILE EDGES (PER SPEC)

1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.4
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4. F.O.S. = FACE OF STUD

 INDICATES FURRED PLUMBING WALLS

- A** PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF (TYPE-B UNITS) & 47"O.C. AFF (ACCESSIBLE UNITS)
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- D** WATER HEATER - REF. MECH. DRAWINGS

M MIRROR
TP TOILET PAPER
DISPENSER
TB TOWEL BAR
SR SHOWER ROD
CL CORNER LED
GB GRAB BAR
SH SHOWER HEAD



CASEWORK NOTES:

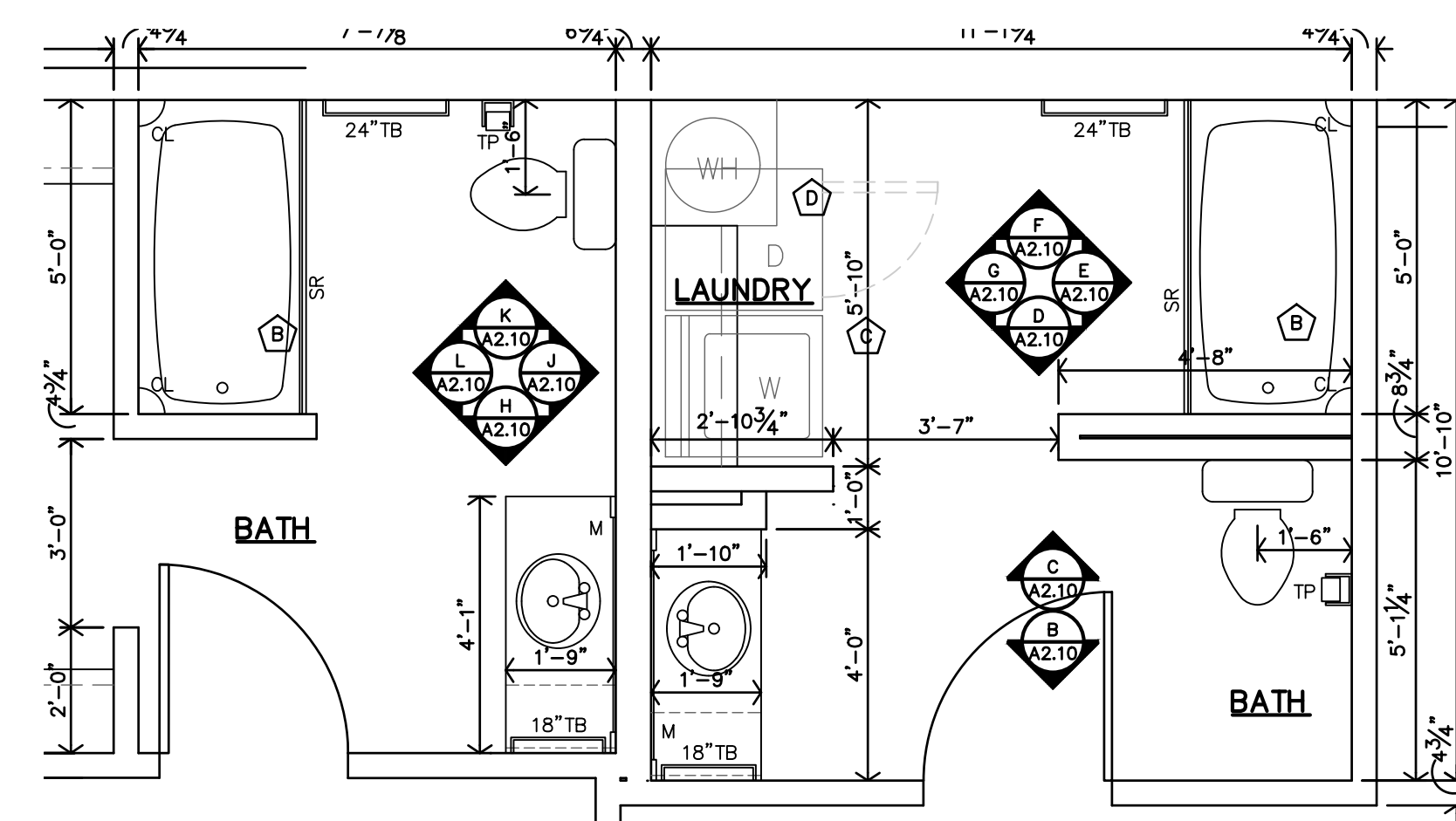
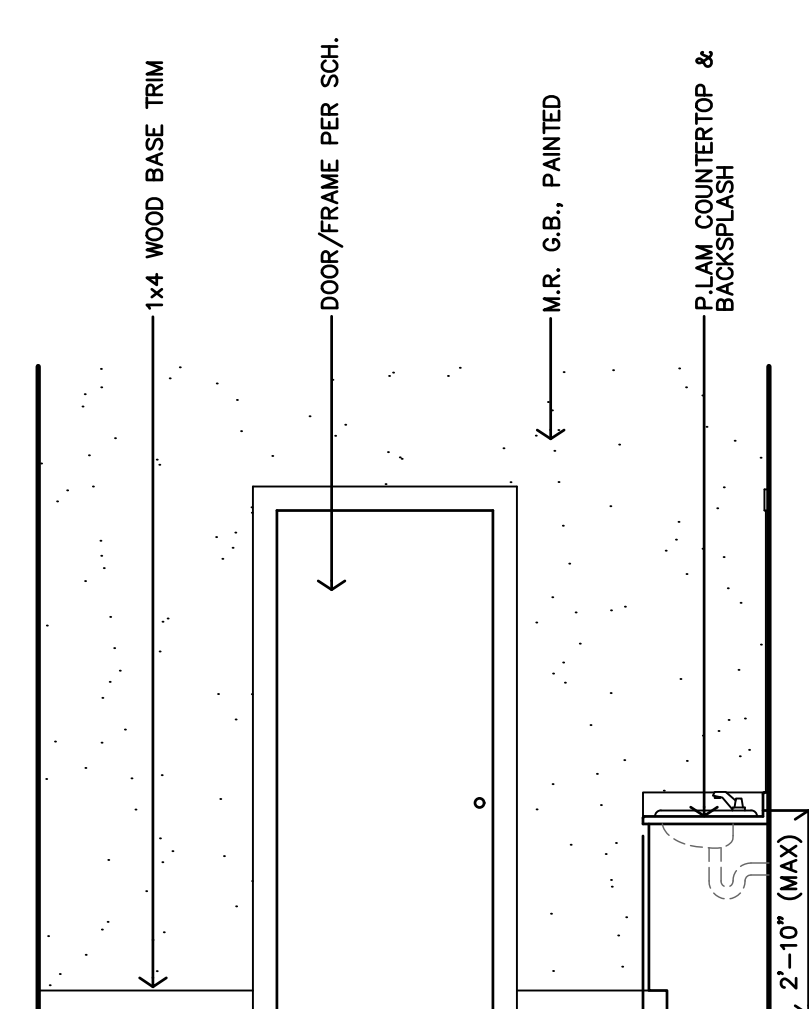
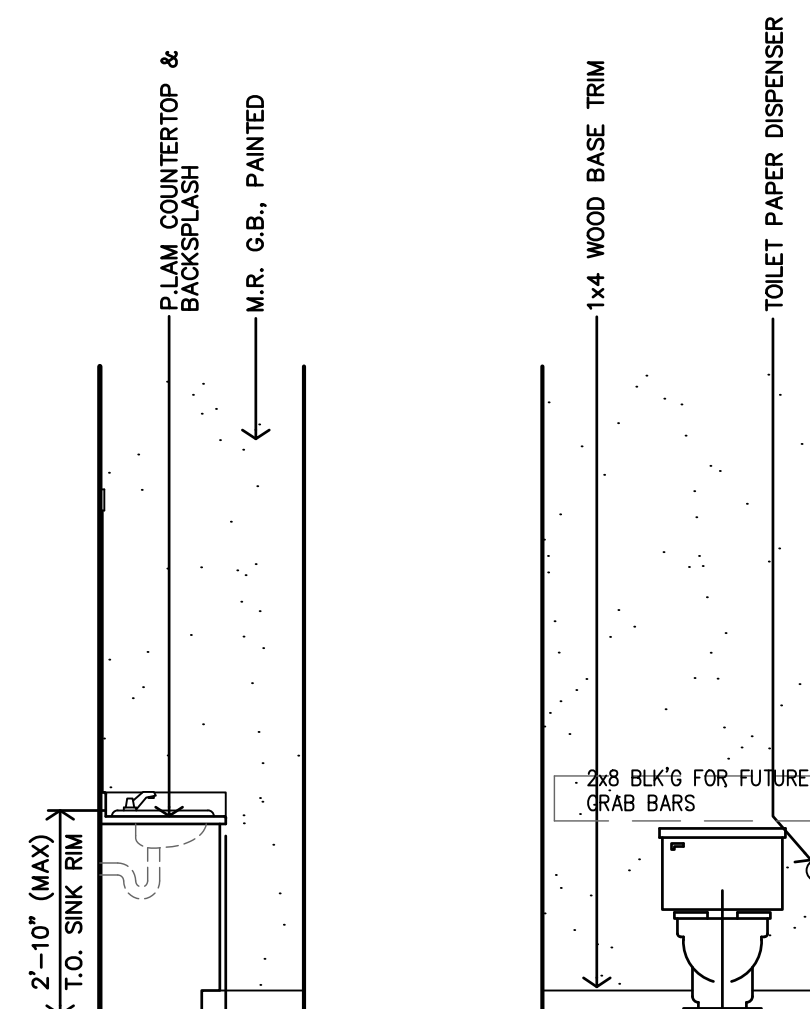
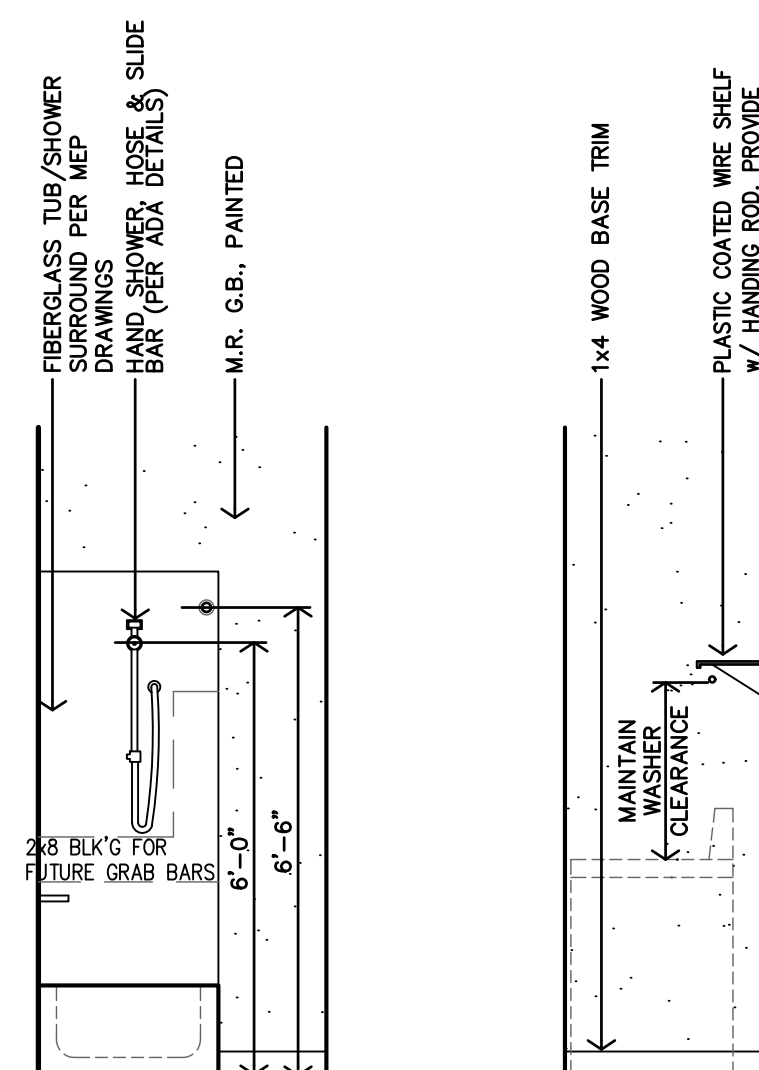
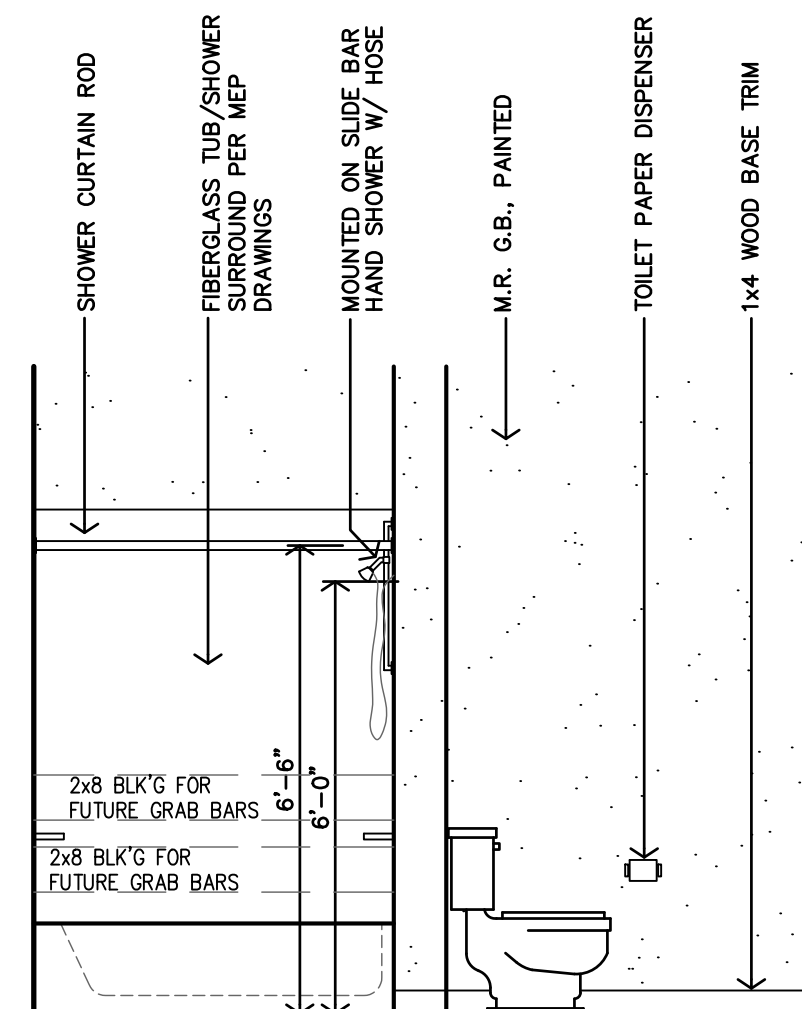
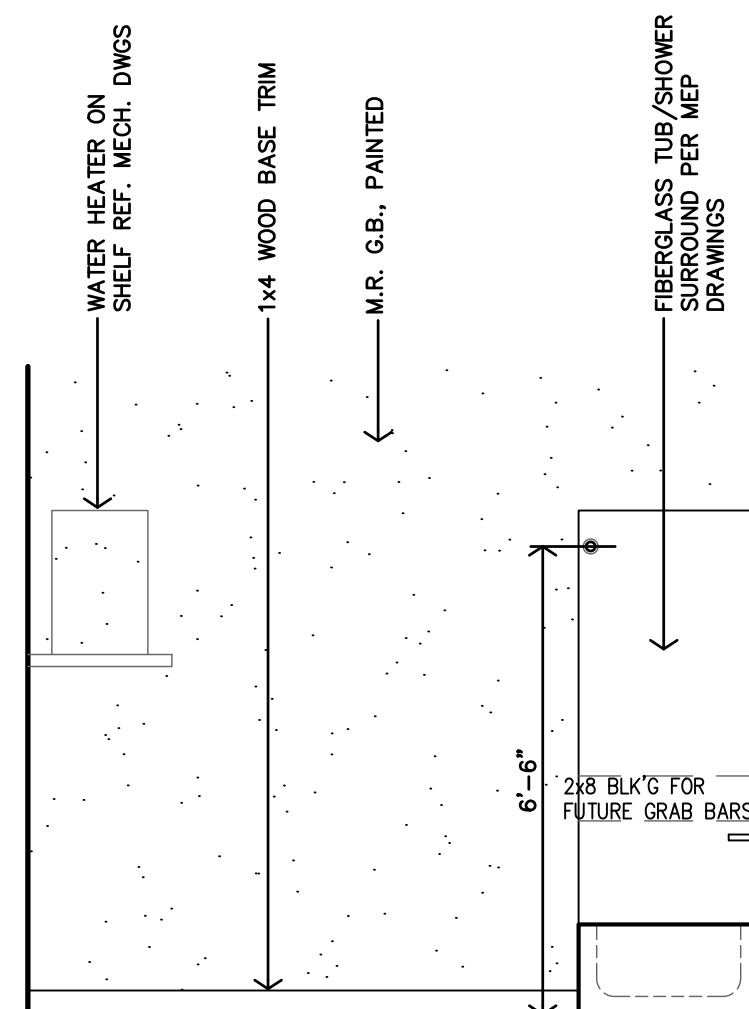
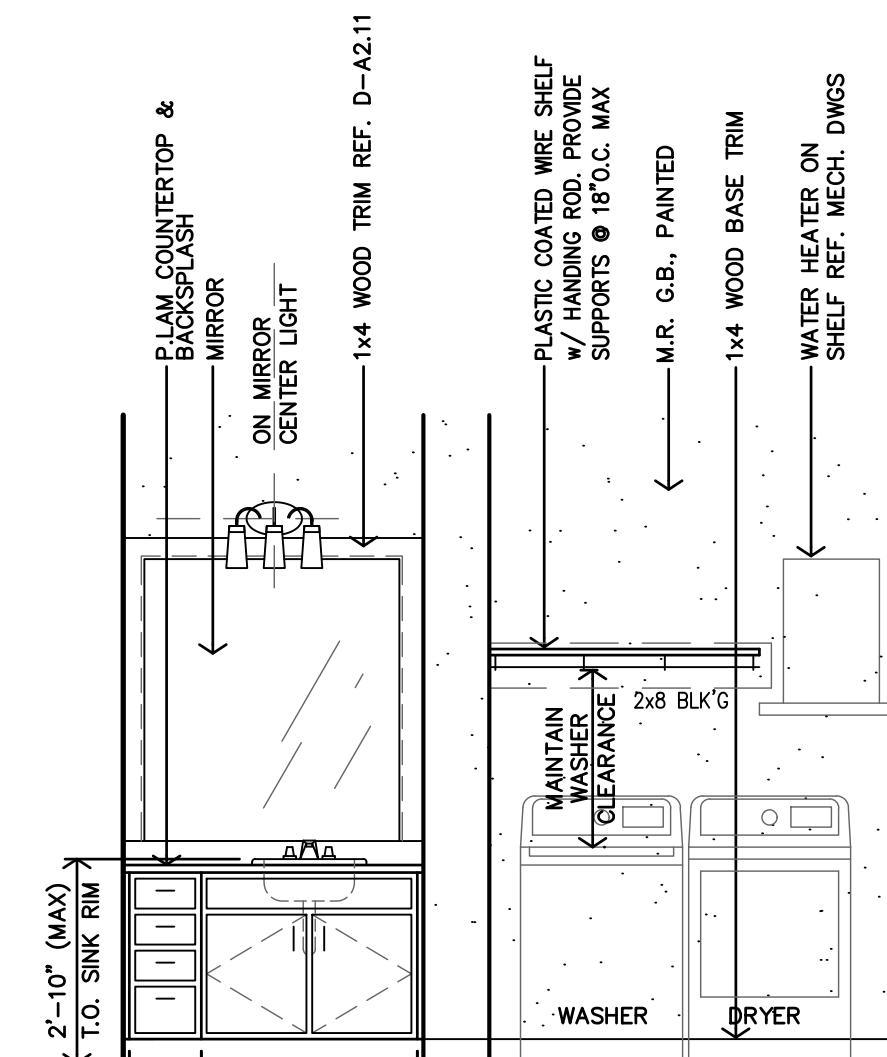
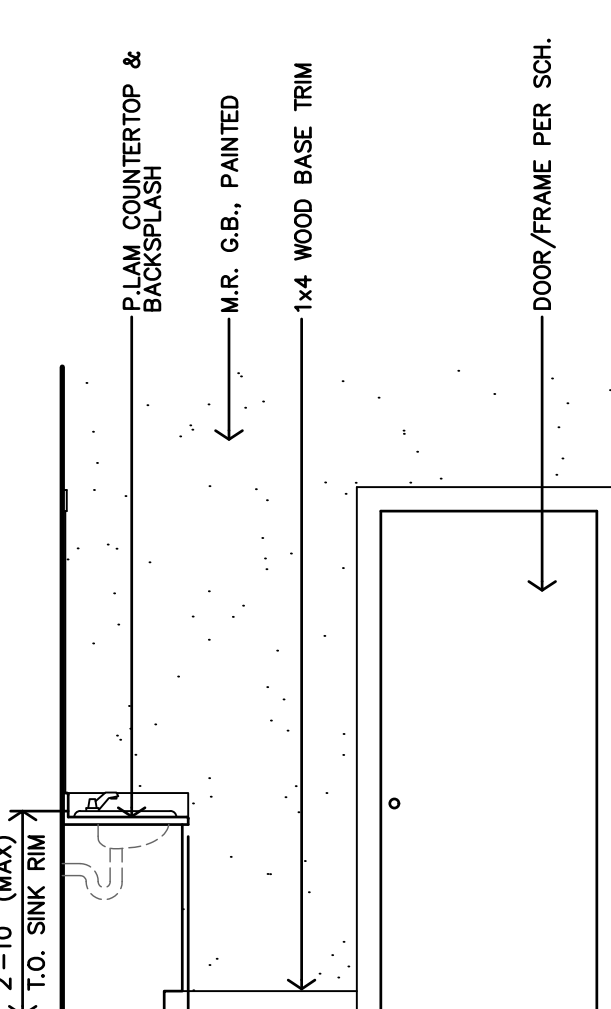
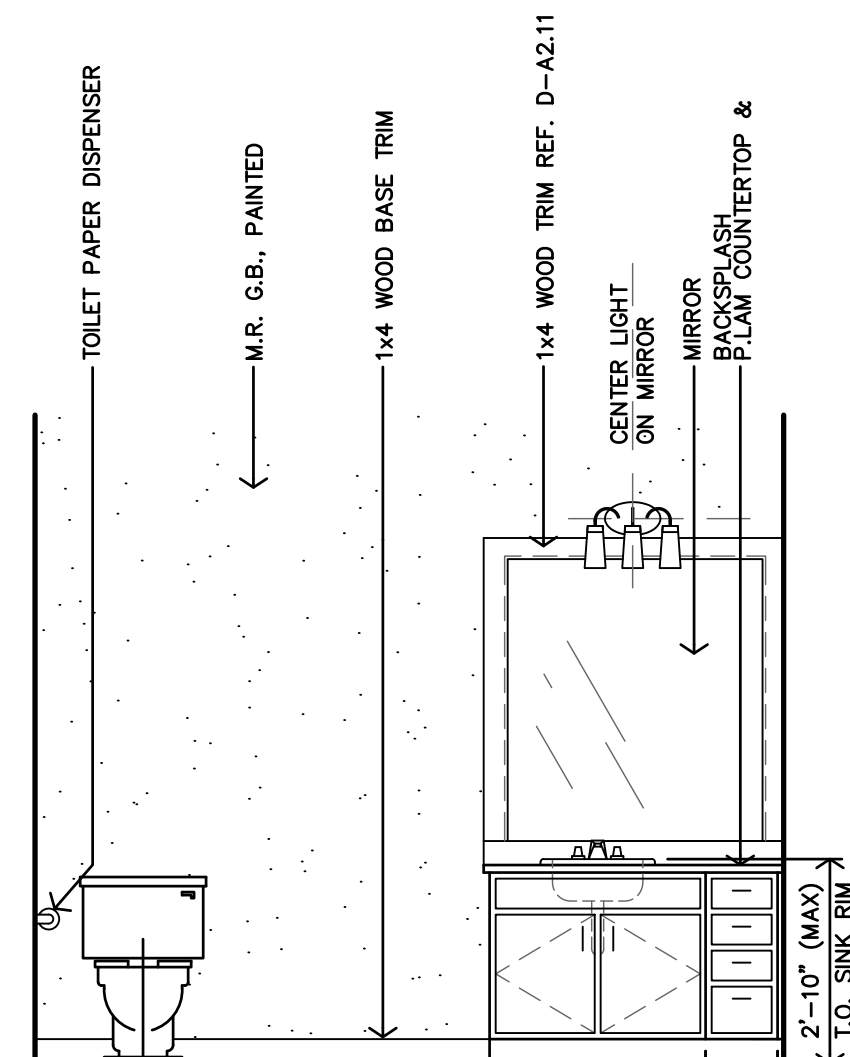
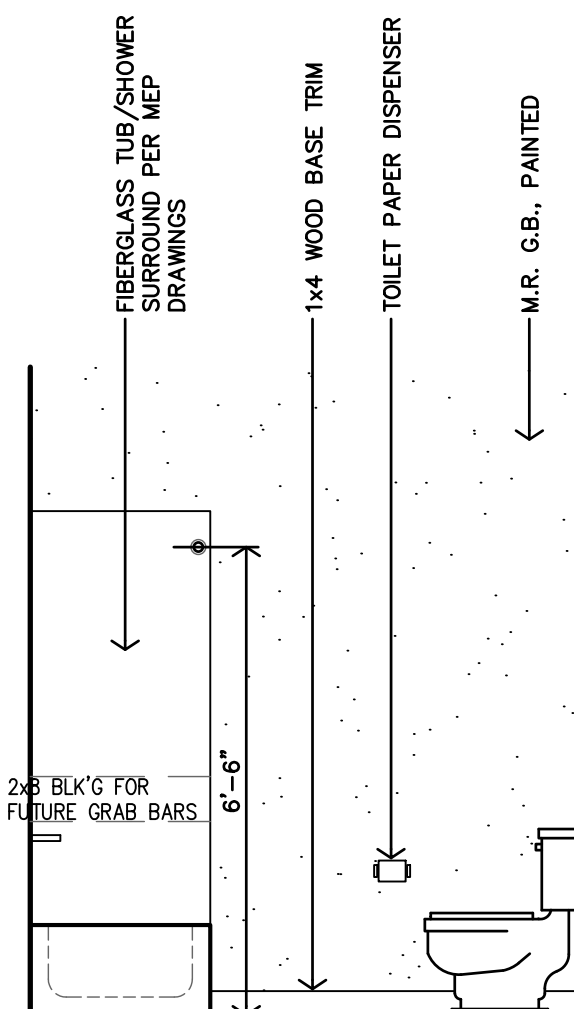
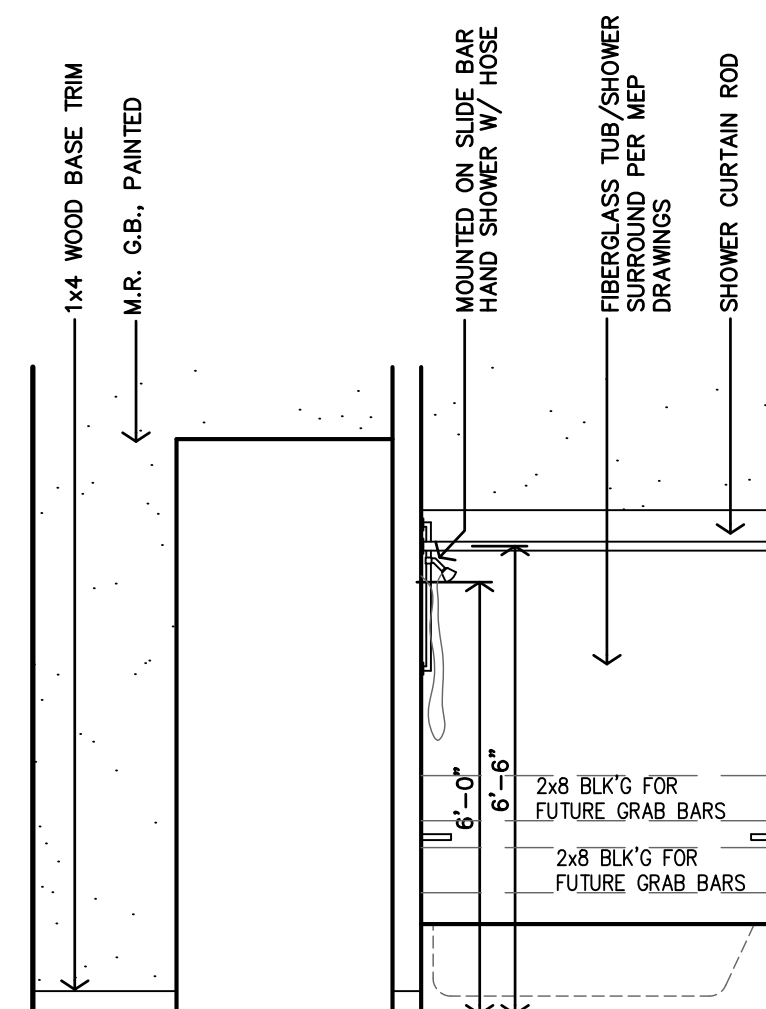
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5. 2x6 CROWNMOCK SECTIONS ON SHEET A2.11 ALL BLOCKING TO BE 2x8 FIRE TREATED.
6. TYPE B UNITS - REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH.
7. INSTALL SCHLUTER EDGE AT ALL EXPOSED TILE EDGES (PER SPEC)

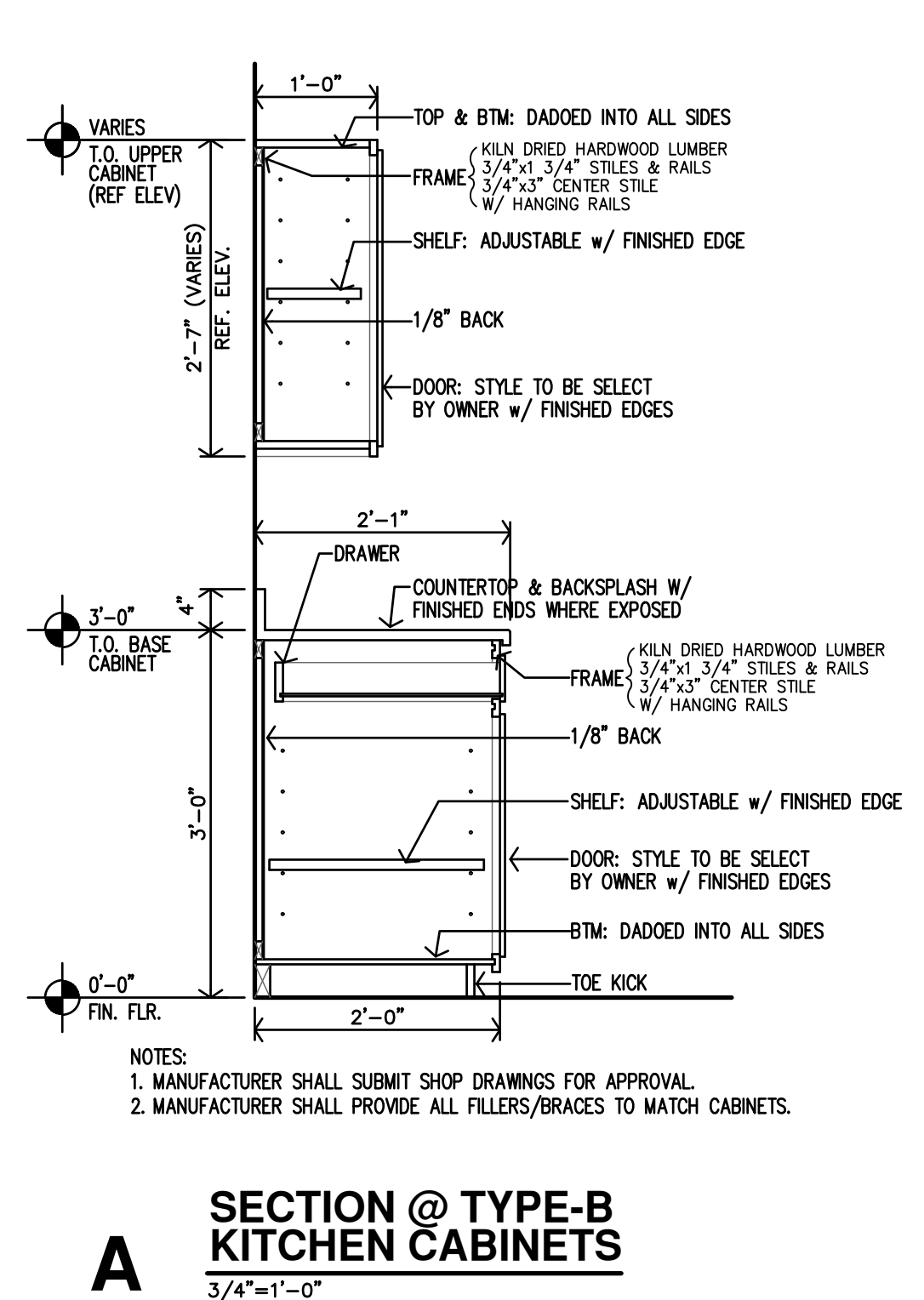
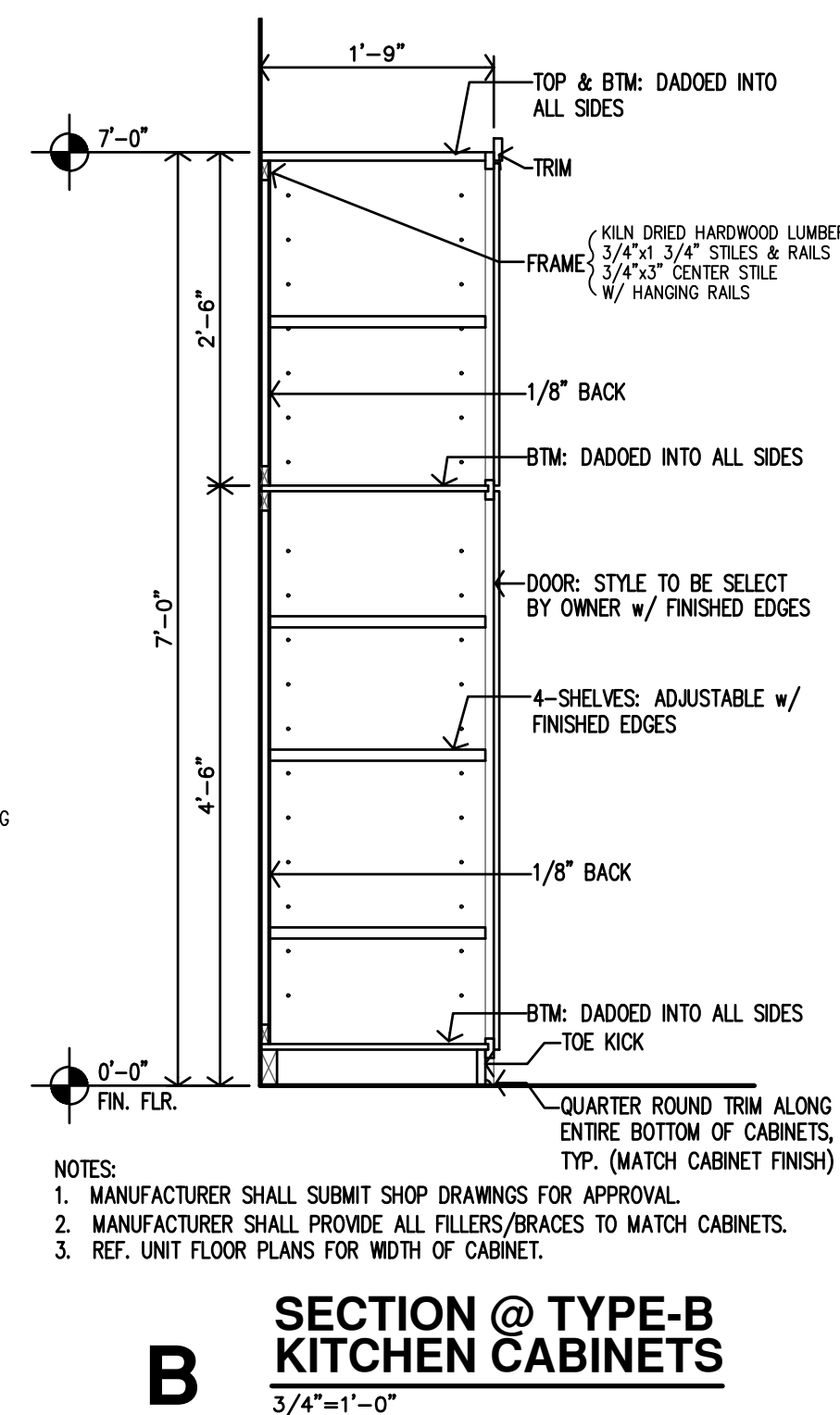
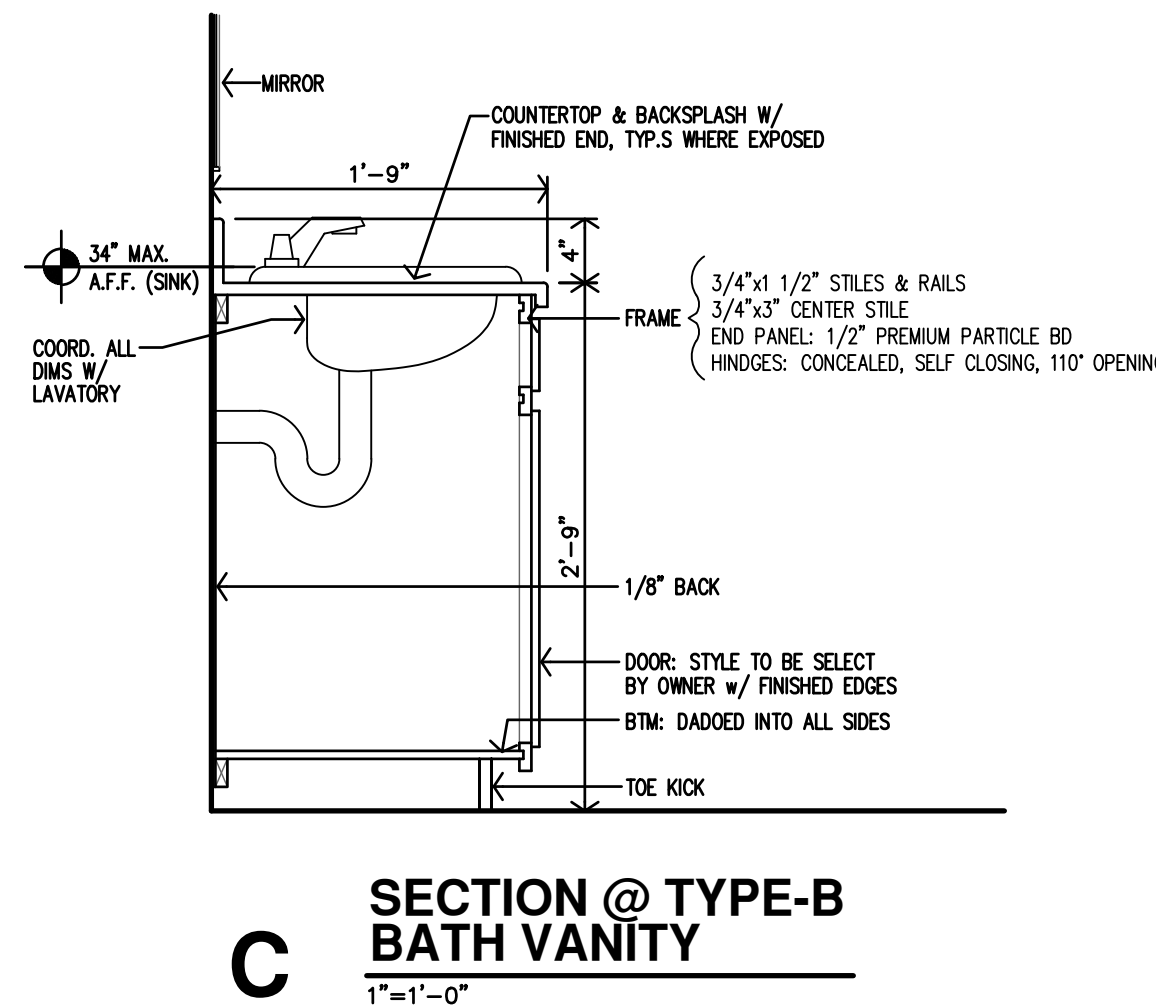
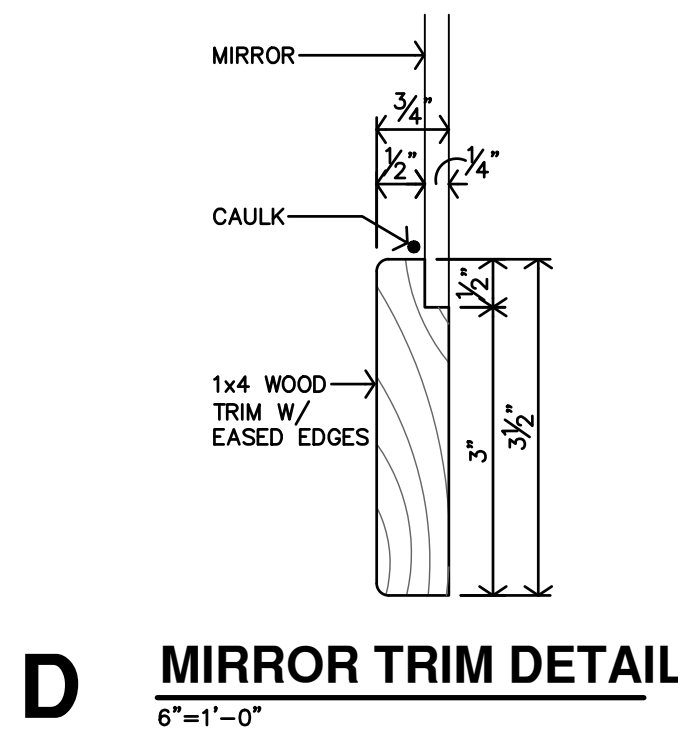
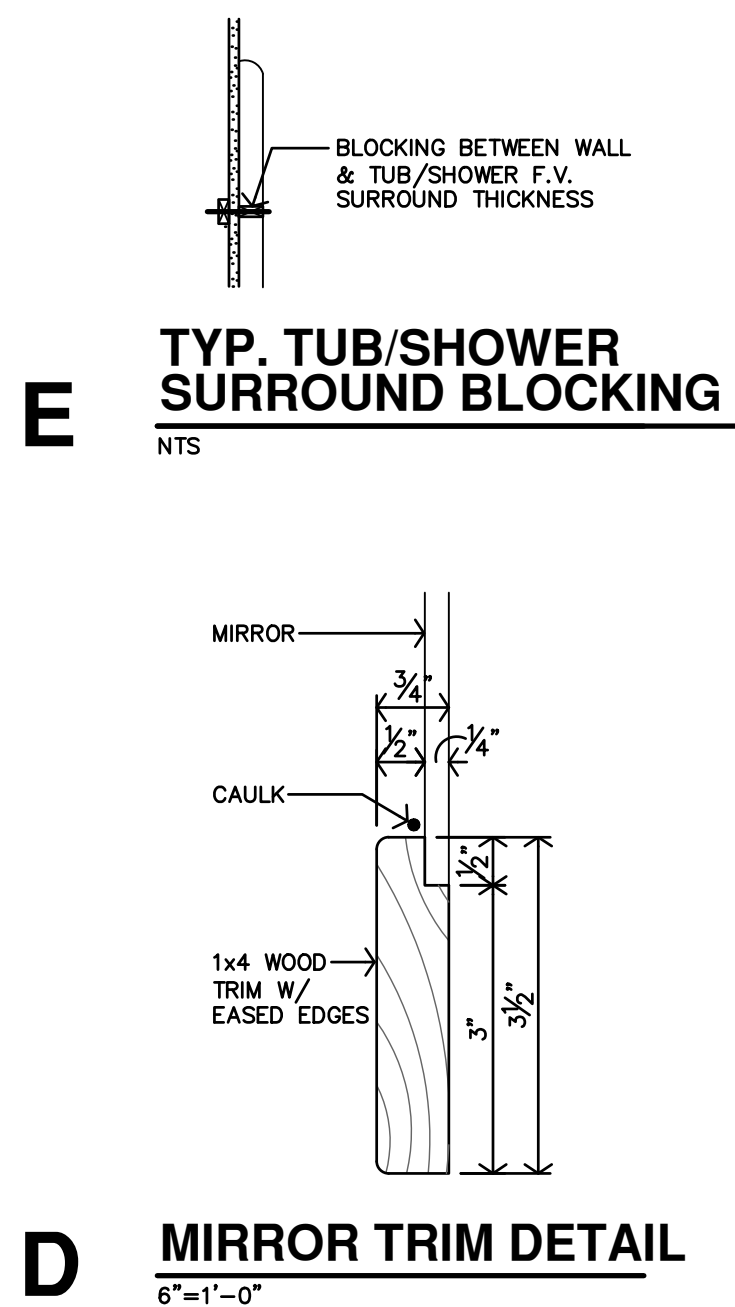
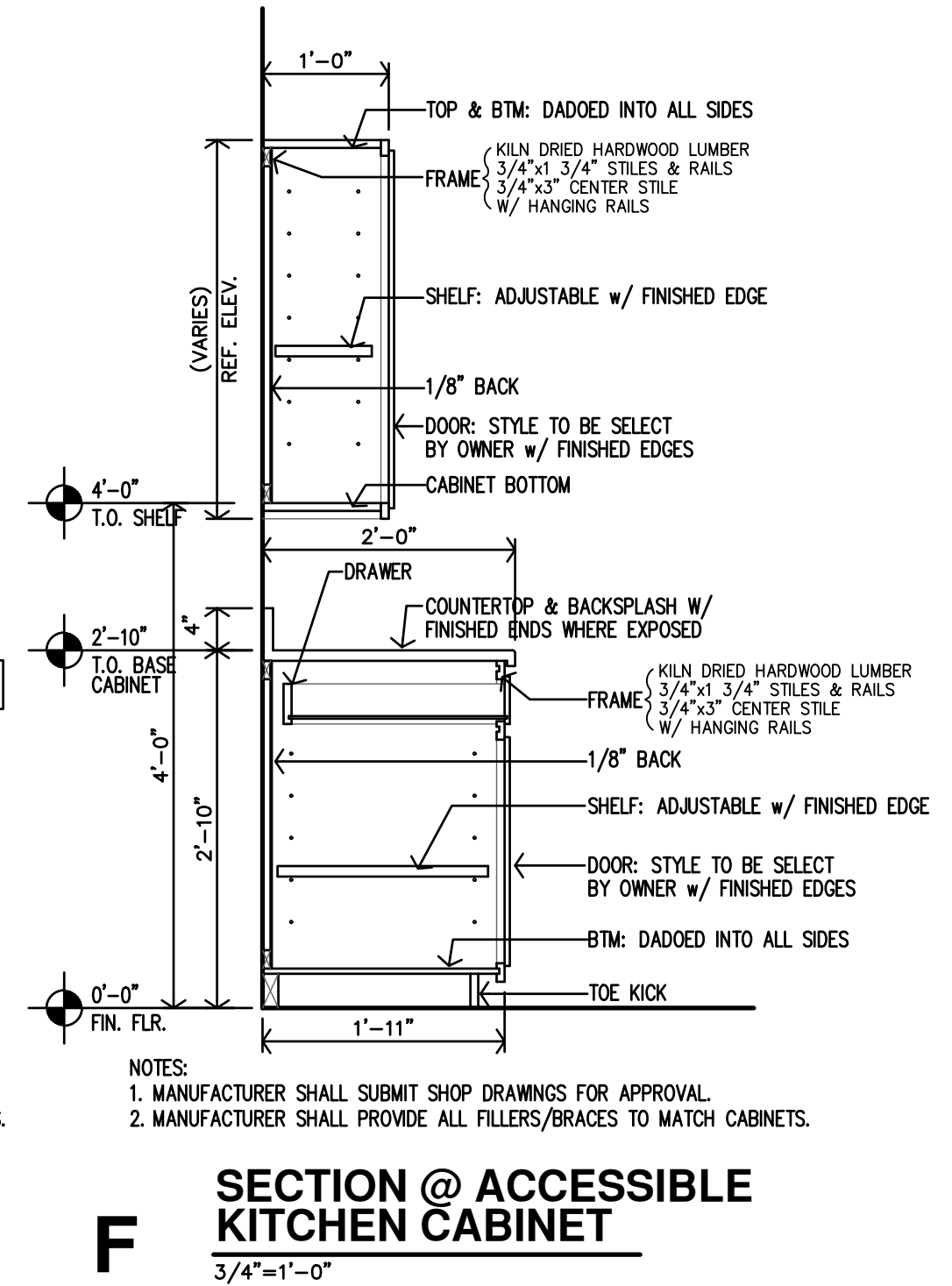
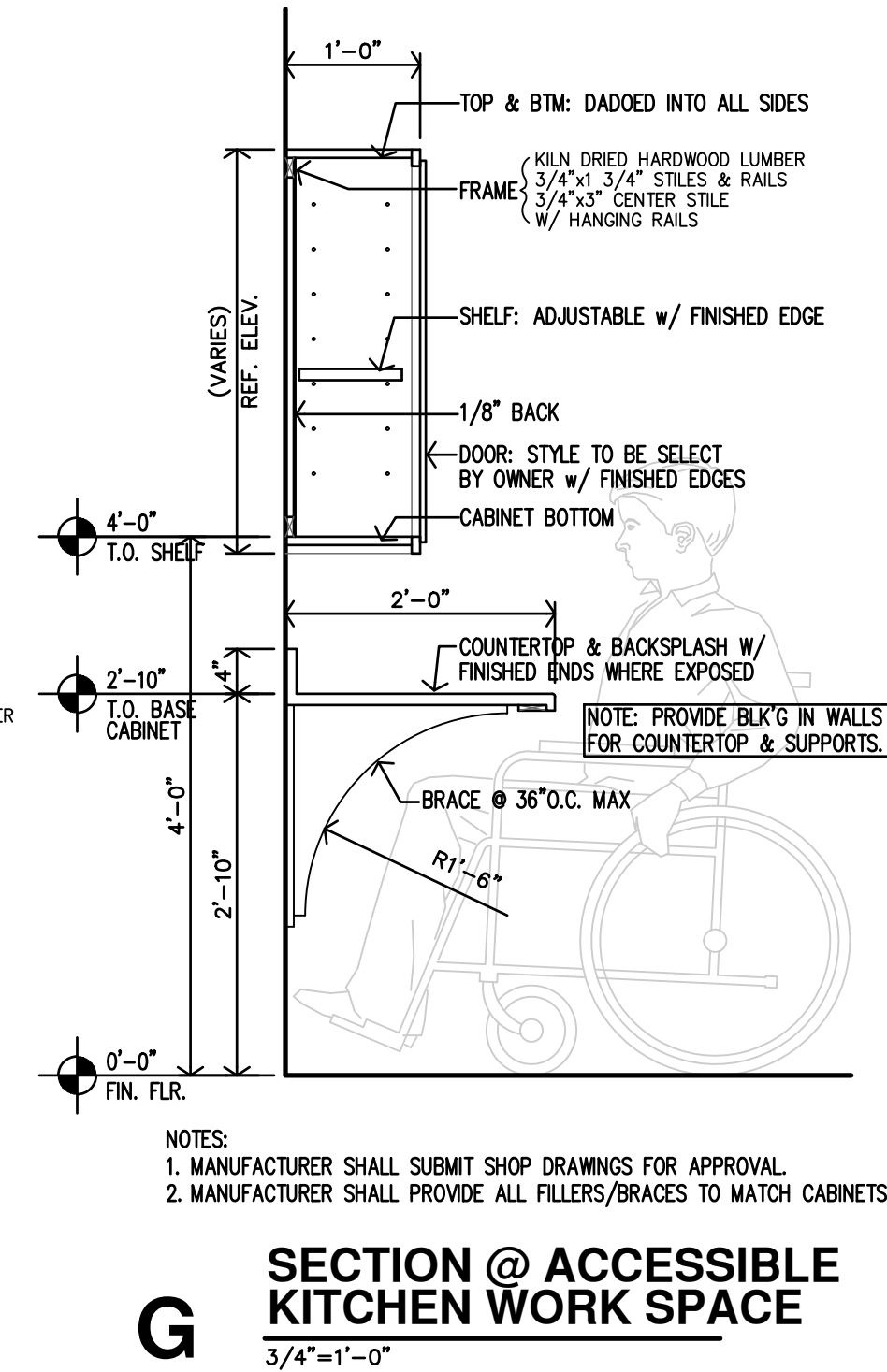
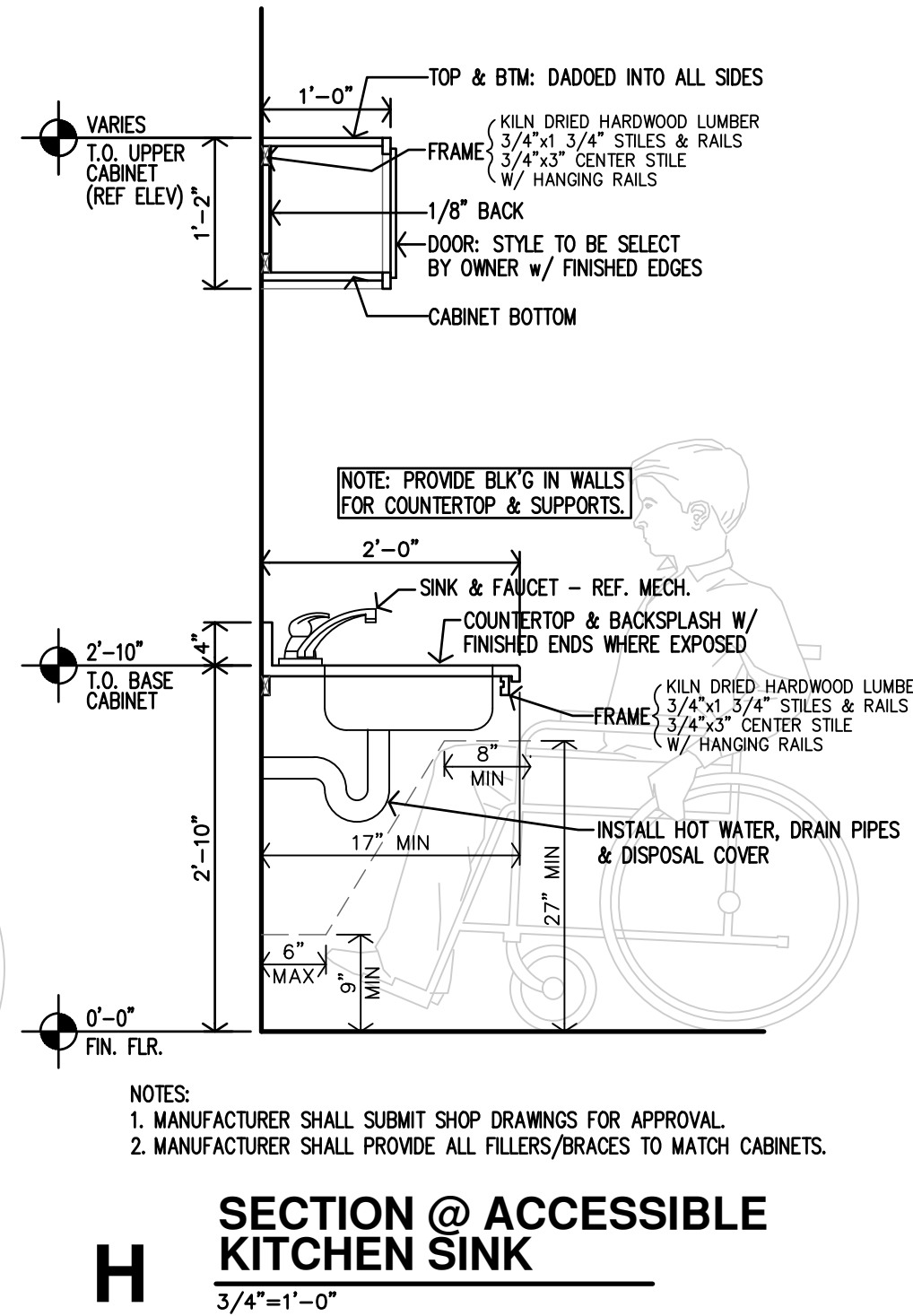
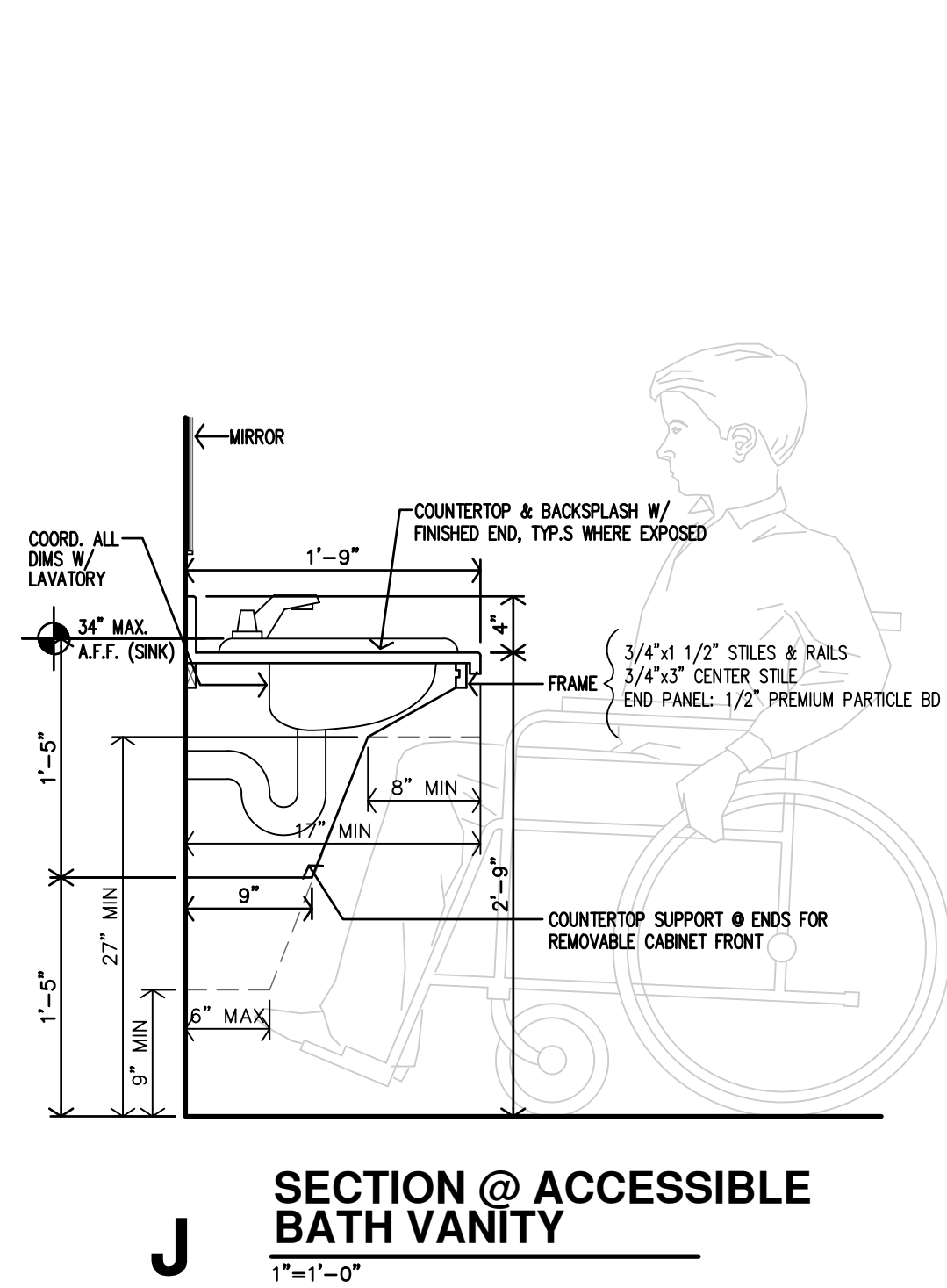
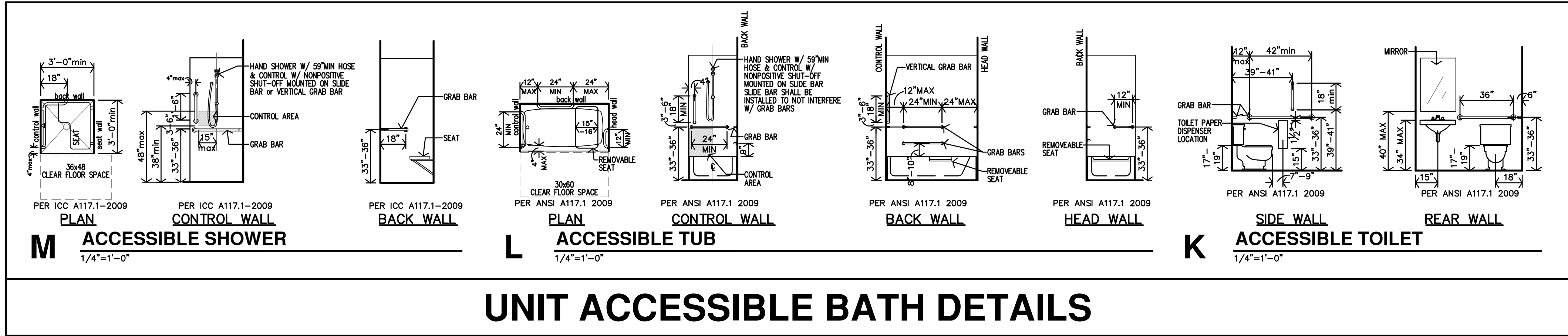
ENLARGED BATH GENERAL NOTES:

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4. F.O.S. = FACE OF STUD

 INDICATES FURRED PLUMBING WALLS

- | BATH KEYNOTES: | | LEGEND |
|----------------|--|--|
| A | PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF (TYPE-B UNITS) & 47"O.C. AFF (ACCESSIBLE UNITS) | M MIRROR
TP TOLIT PAPER
DISPENSER |
| B | VERIFY ROUGH OPENING SIZE w/ TUB &/OR SHOWER UNITS REF. MECH DWGS | TR TOWER BAR
SB SHOWER RO
CL CORNER LEDG
GB GRAB BARR |
| C | ELECTRICAL, WASHES, ETC. HOOK-UPS FOR SIDE-BY-SIDE WASHER & DRYER (ACCESSIBLE). WASHER IS TO BE LEFT OF DRYER. | SH SHOWER HEAD |
| D | WATER HEATER - REF. MECH. DRAWINGS | |





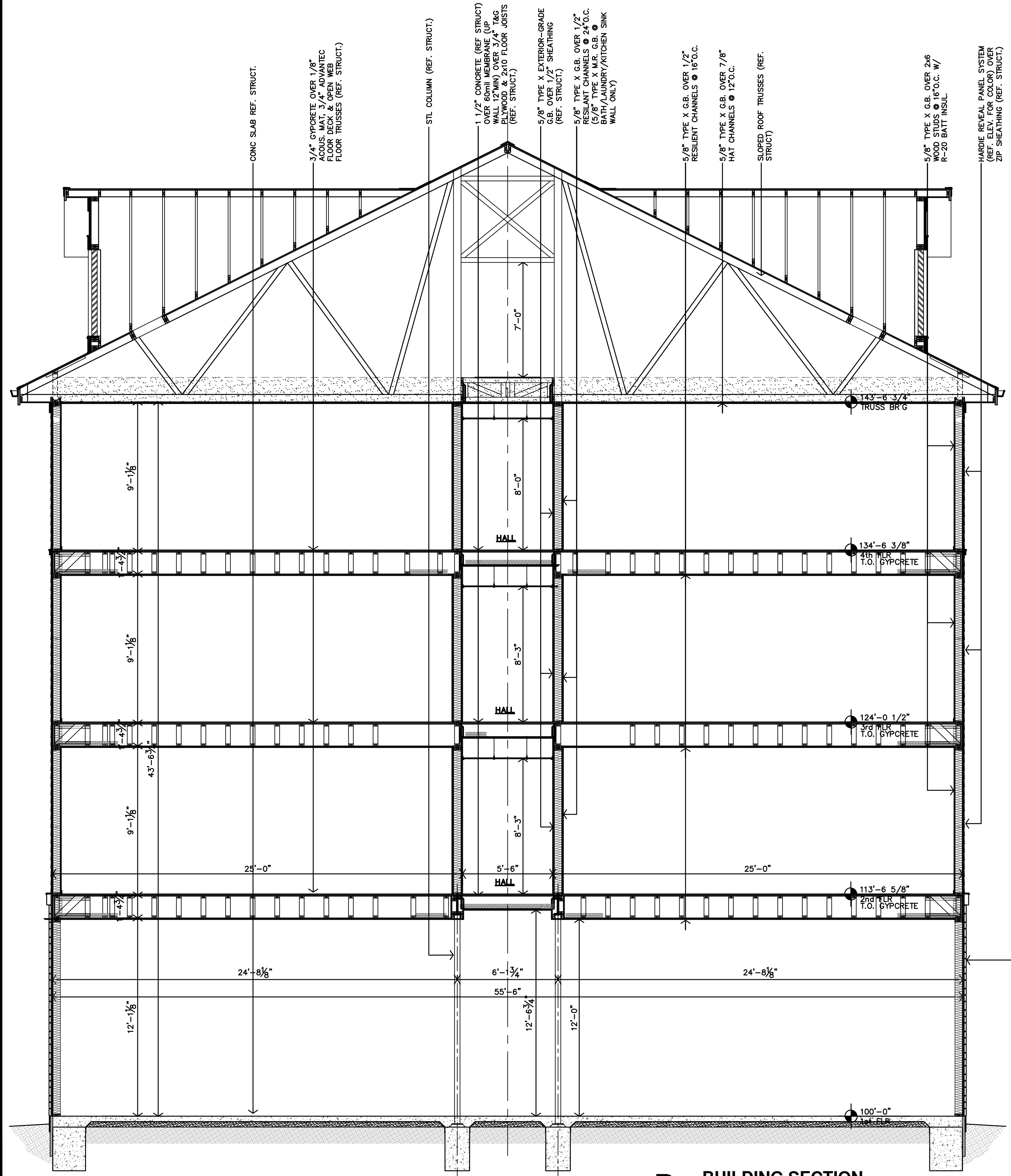


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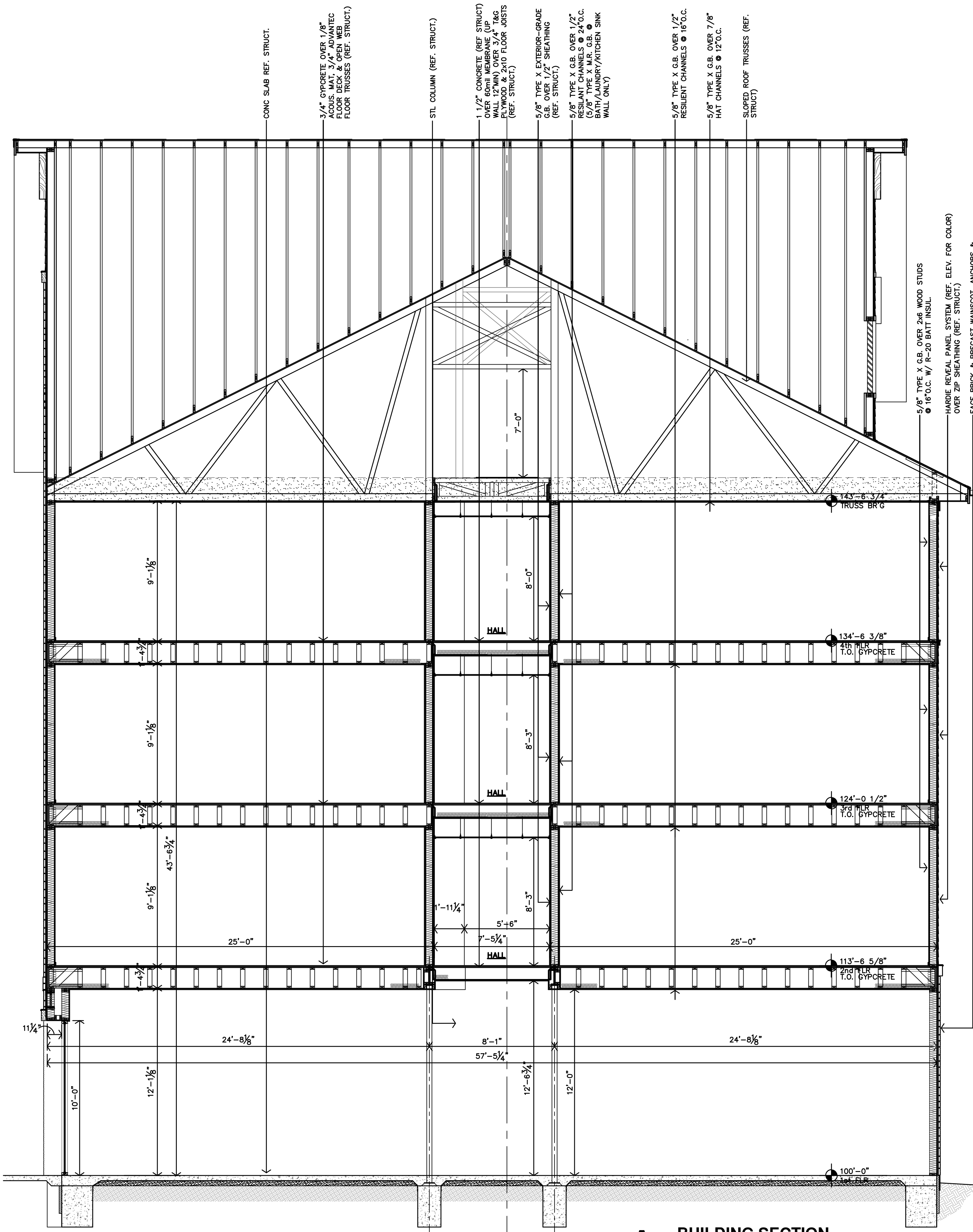
DATE: 3-4-2026

JOB: 25-3465

SHEET NO.:



B BUILDING SECTION
1/4"=1'-0"



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



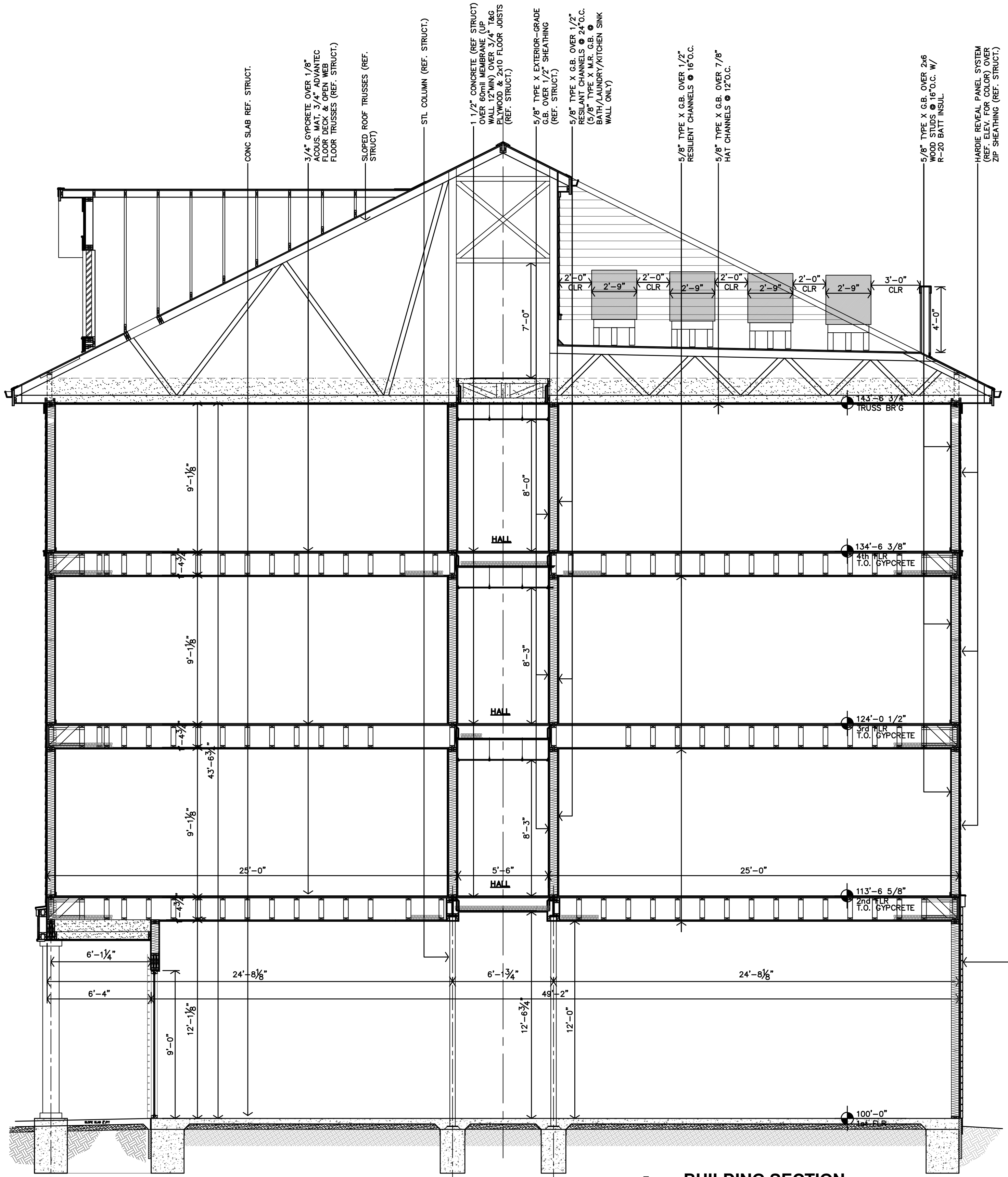
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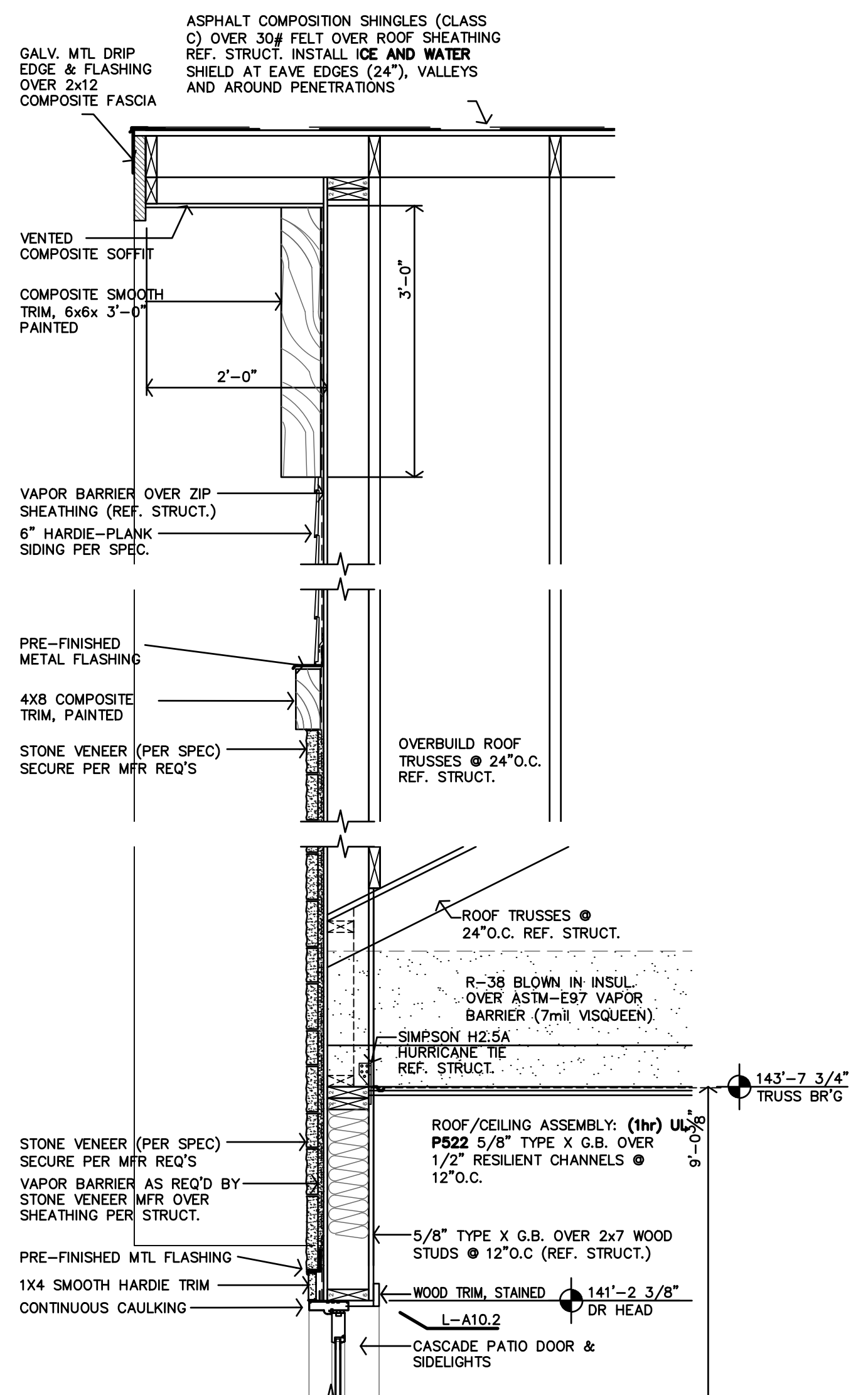
THE RESERVES AT MEADOWS 25
NEW MIXED-USE RESIDENTIAL
GODDARD, KANSAS

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

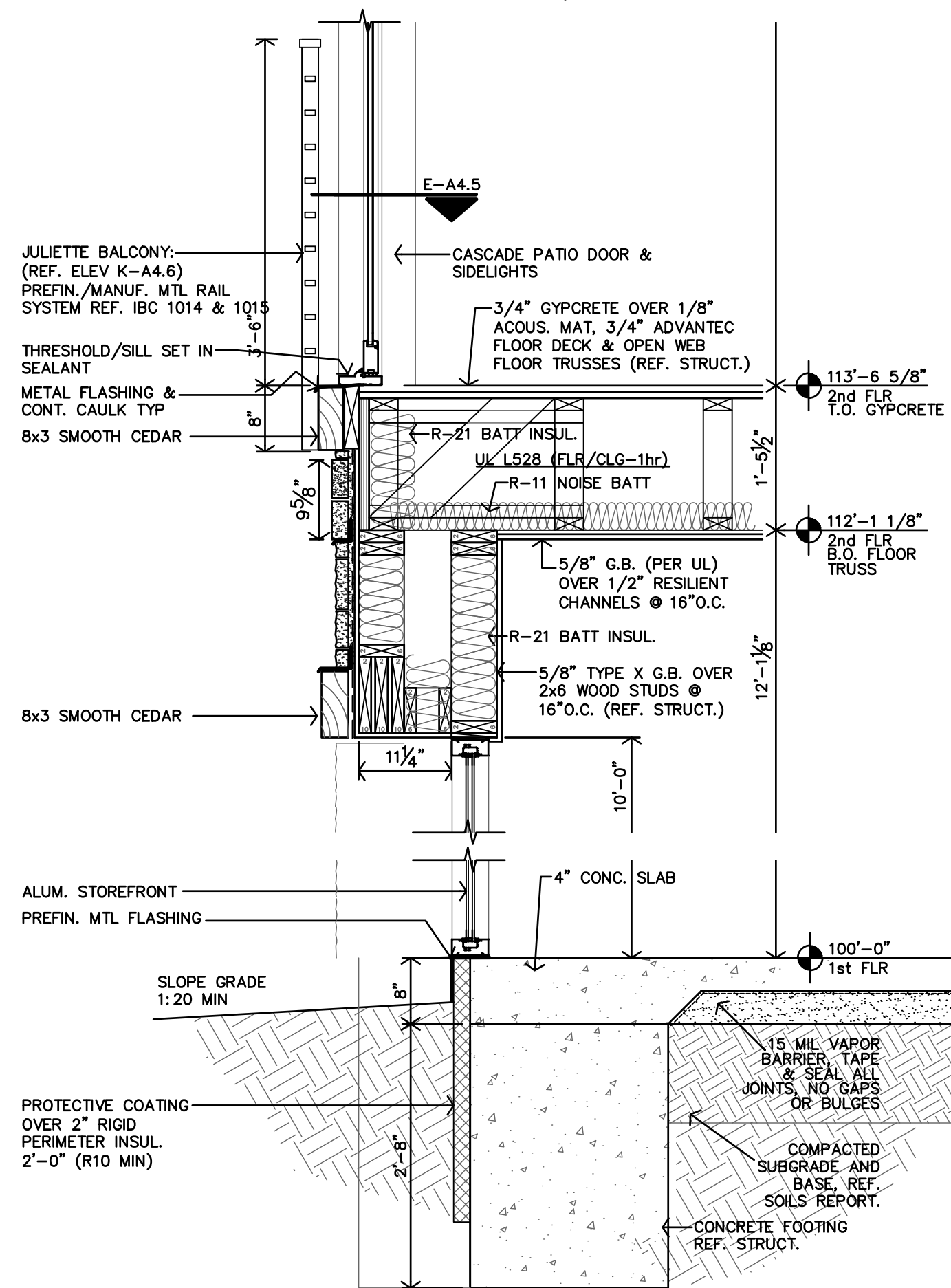
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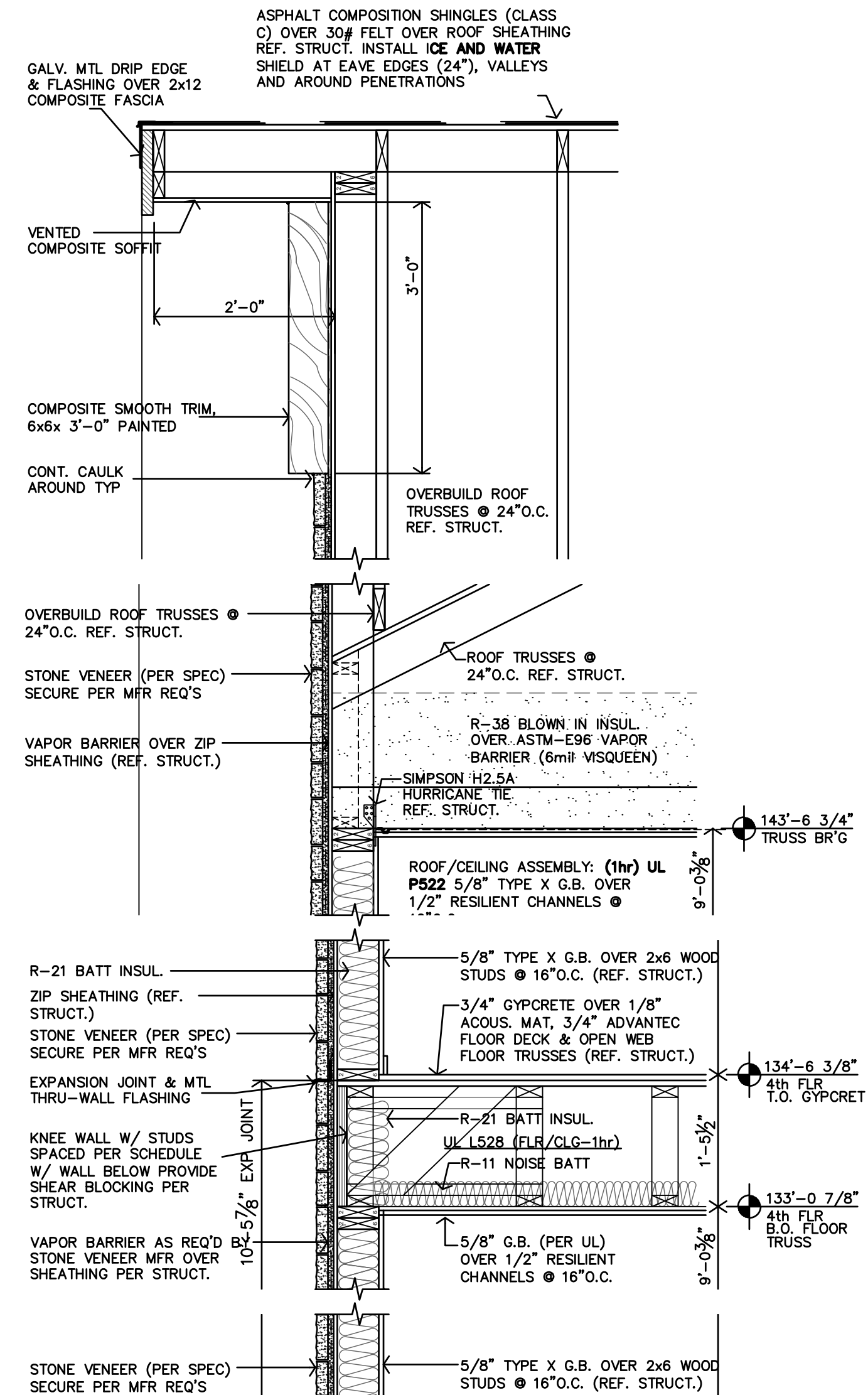
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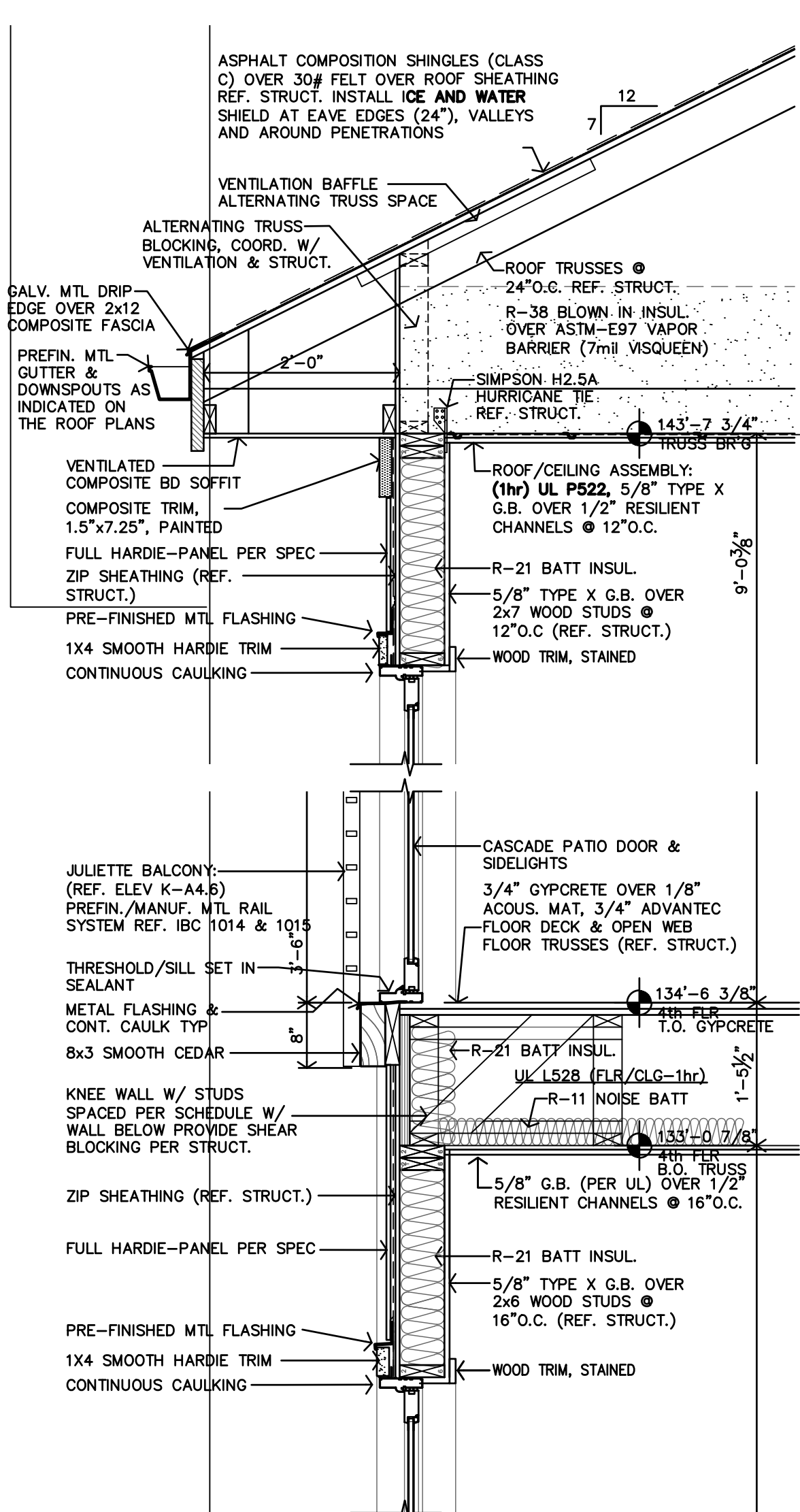
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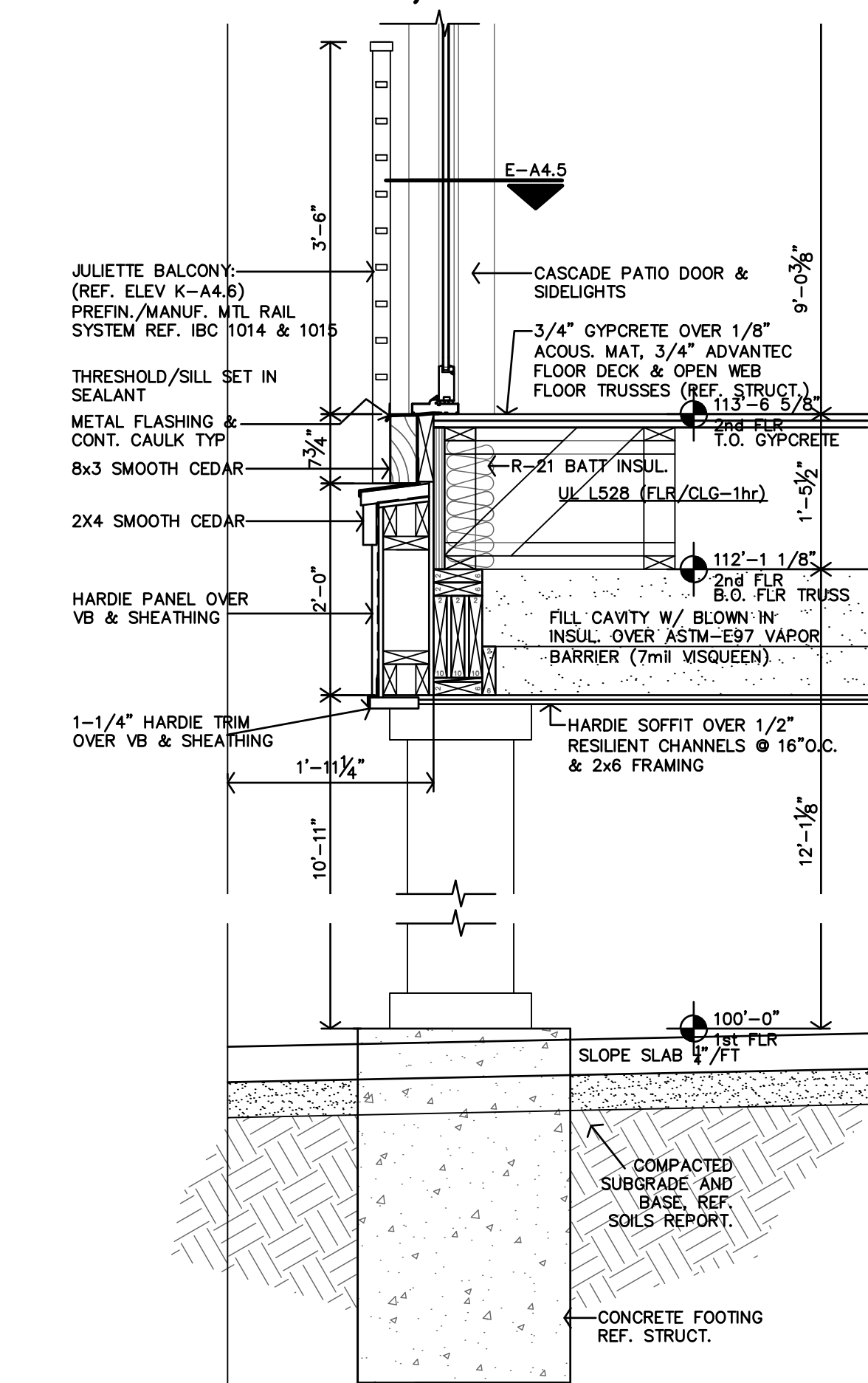
D AT PATIO DOORS
TYPICAL WALL SECTION
3/4"=1'-0"



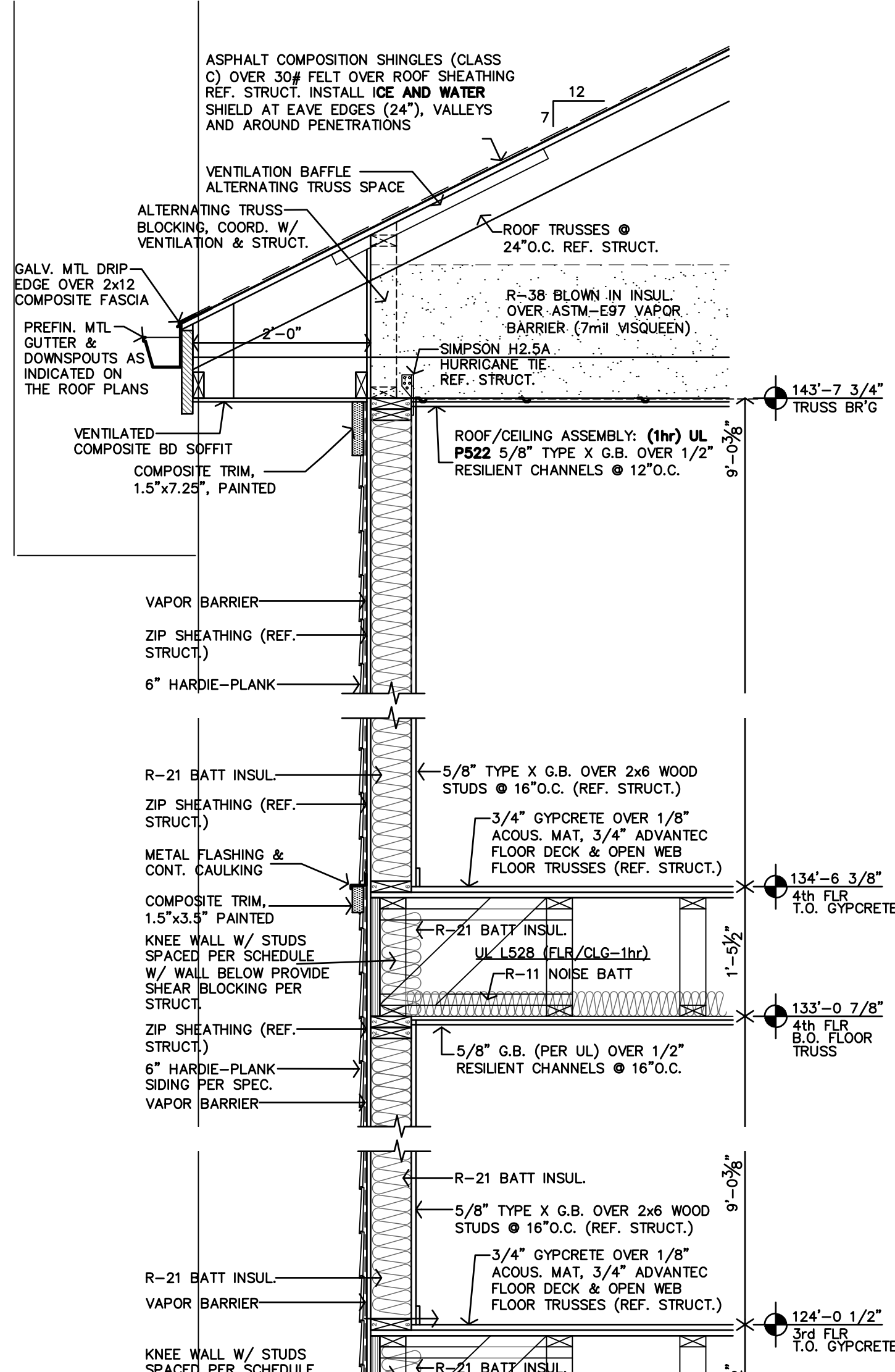
C TYPICAL WALL SECTION
3/4"=1'-0"



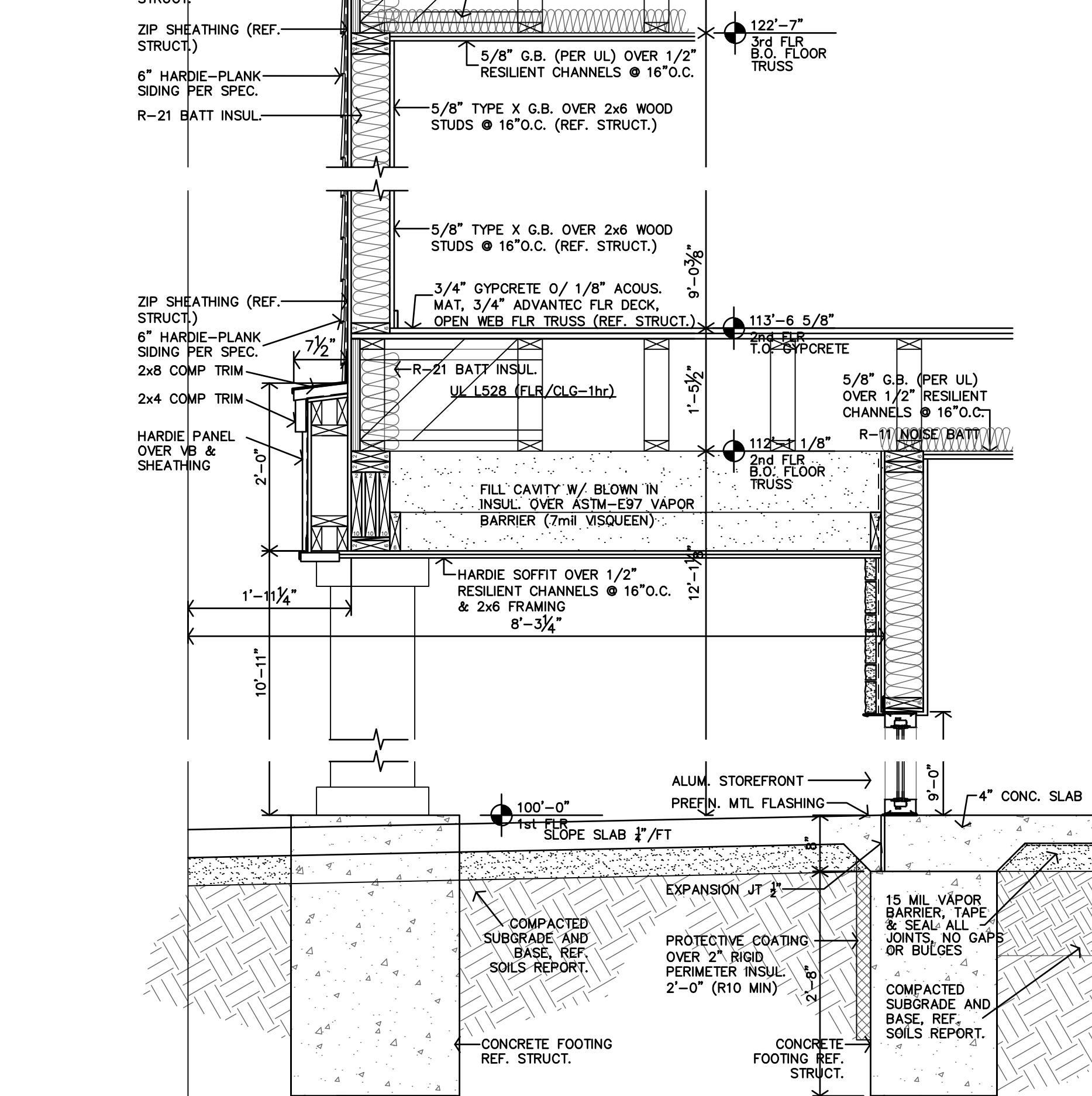
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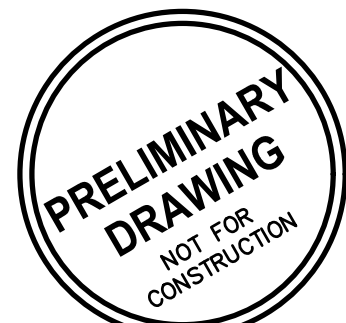
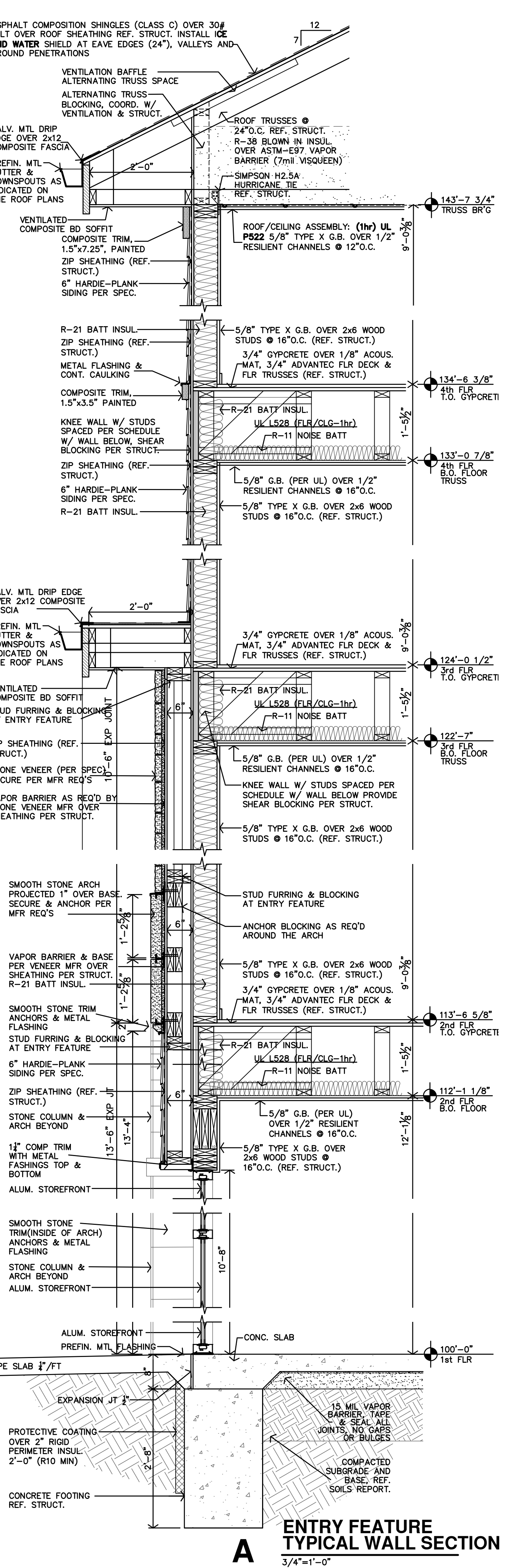
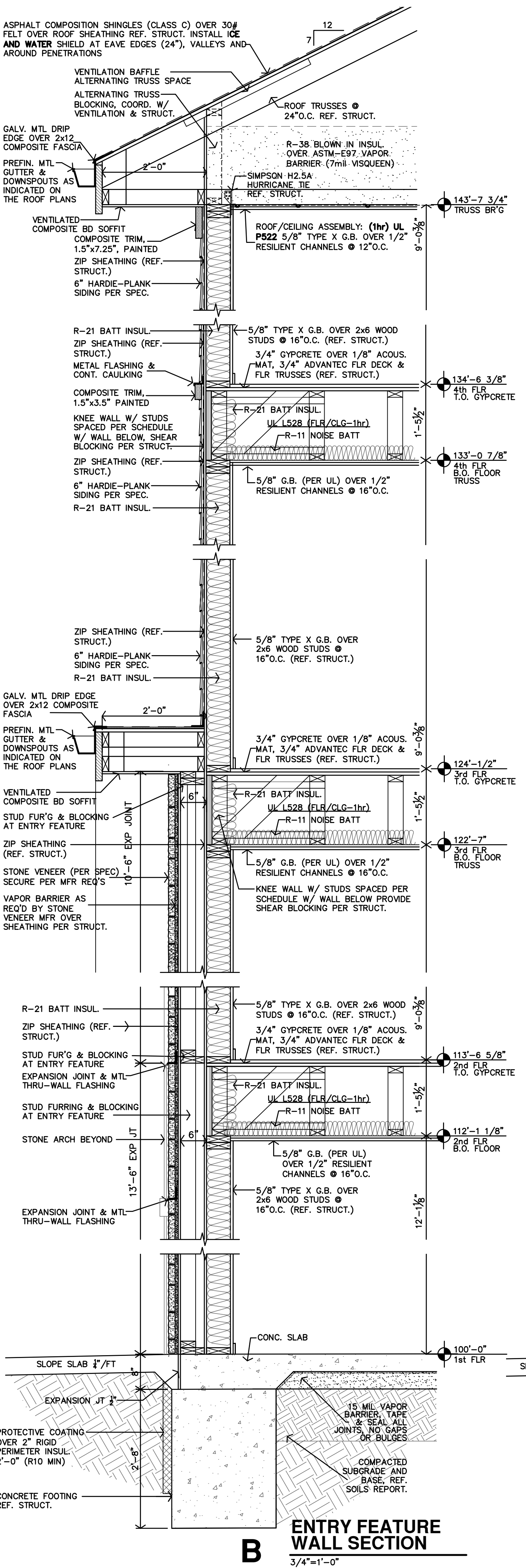
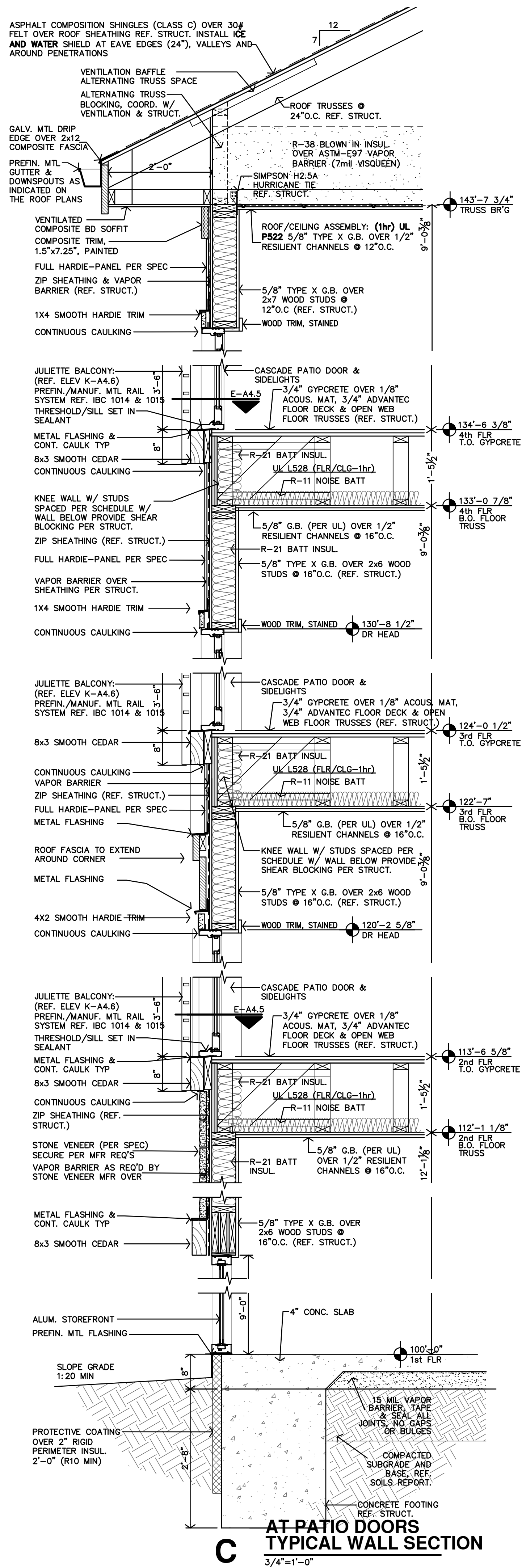
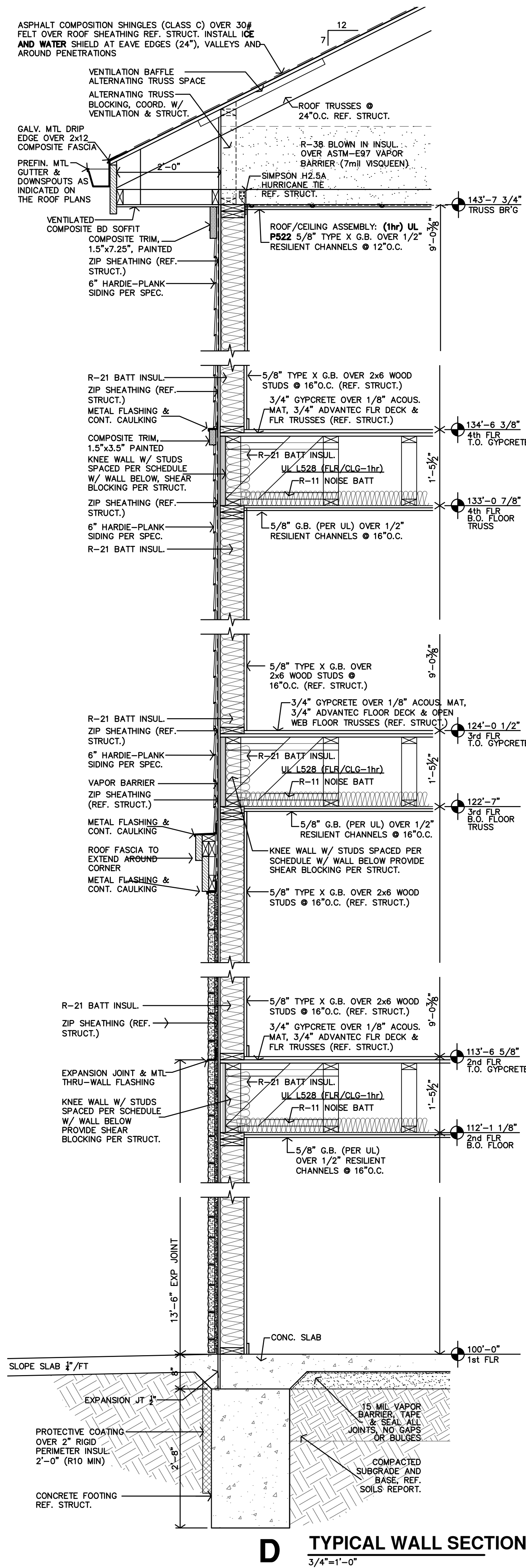


B AT PATIO DOORS
TYPICAL WALL SECTION
3/4"=1'-0"



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





REVISION:

DATE: 3-4-2026

JOB: 25-3465

SHEET NO.:

A4.2

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E EAVE DETAIL

COLUMN PLAN SECTION

**CANOPY
COLUMN SECTION**
3/4"=1'-0"

3RD FLR SIM., REF C-A4.3

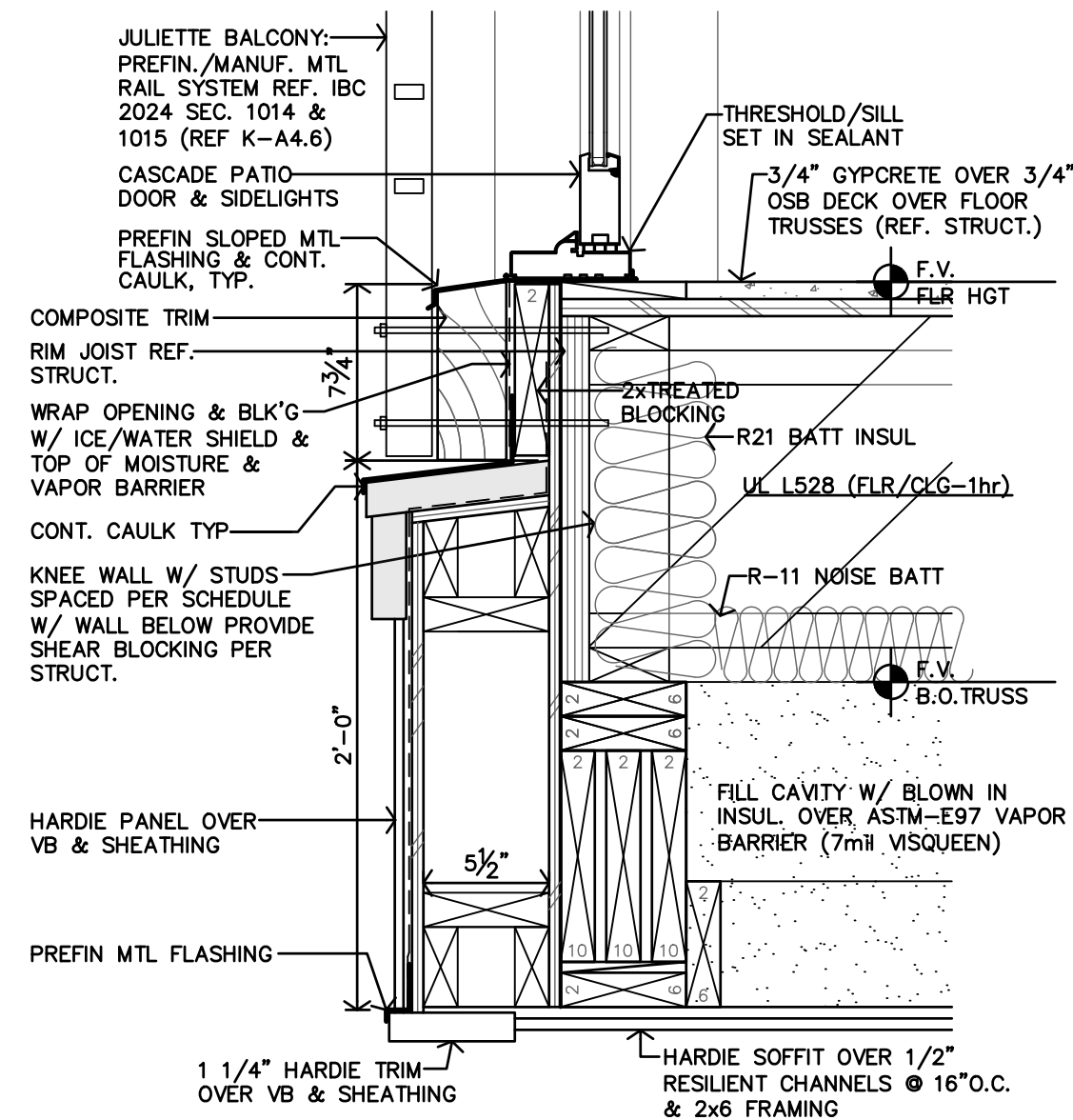
C **AT PATIO DOORS**
TYPICAL WALL SECTION
3/4"=1'-0"

B TYPICAL WALL SECTION

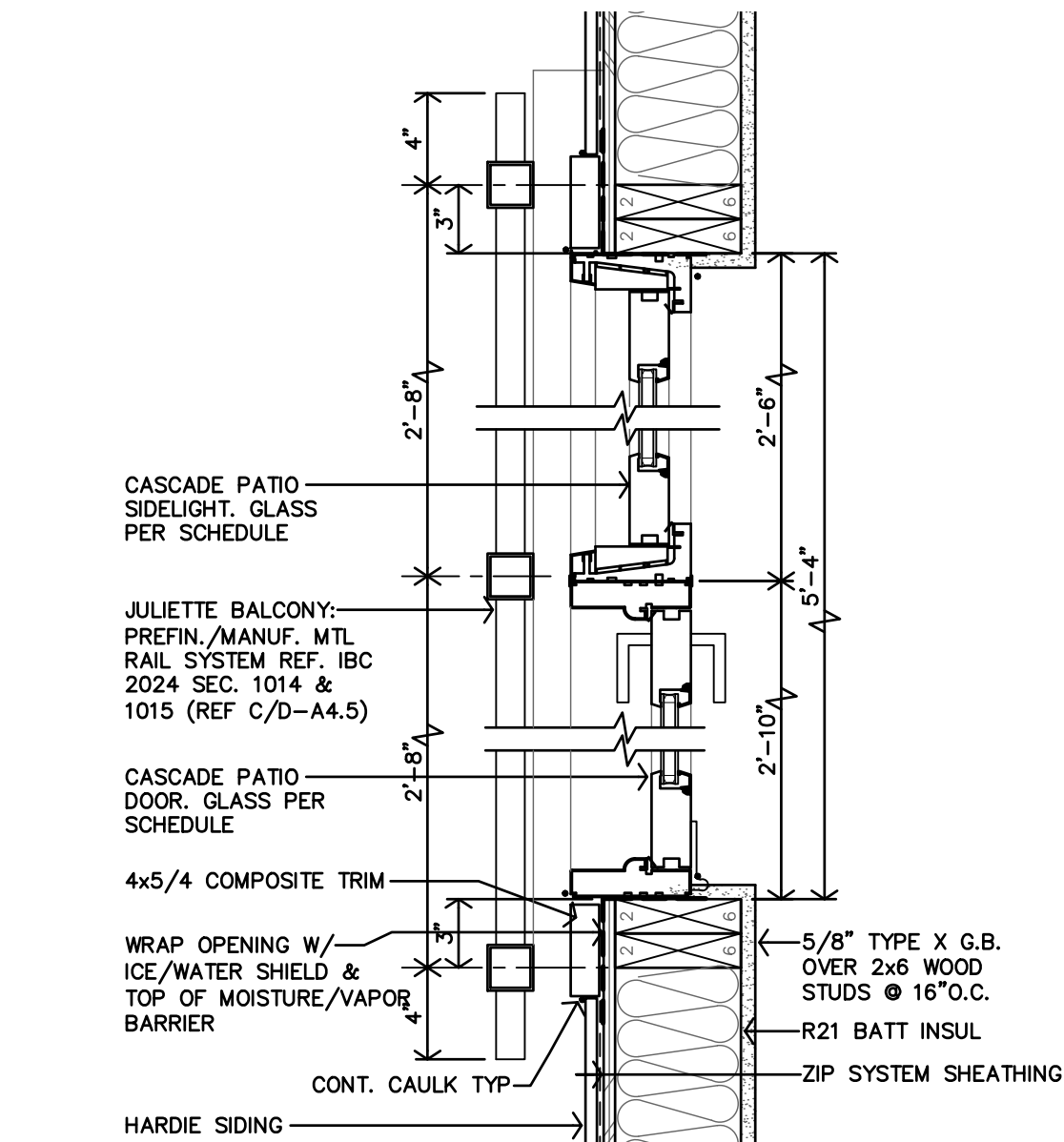
B $3/4"=1'-0"$

▲ TYPICAL WALL SECTION

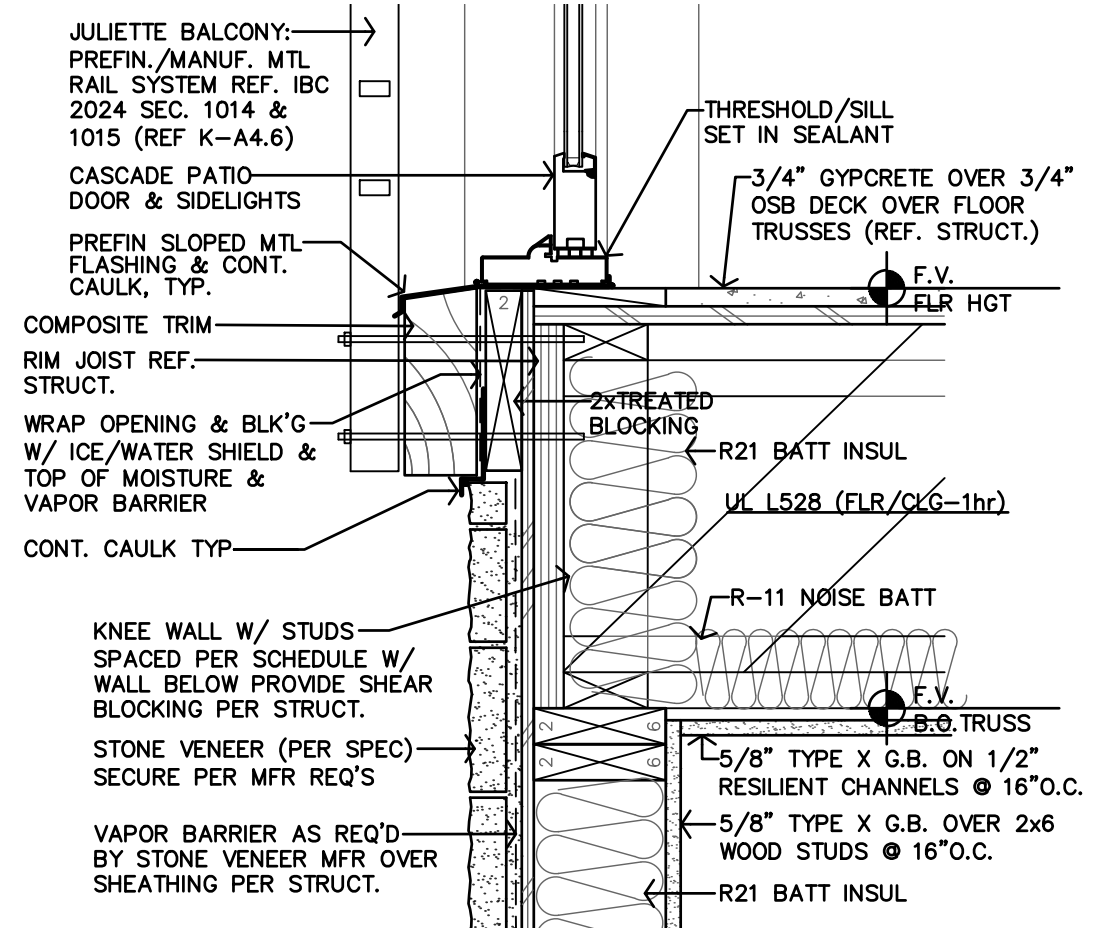
A 3/4"=1'-0"



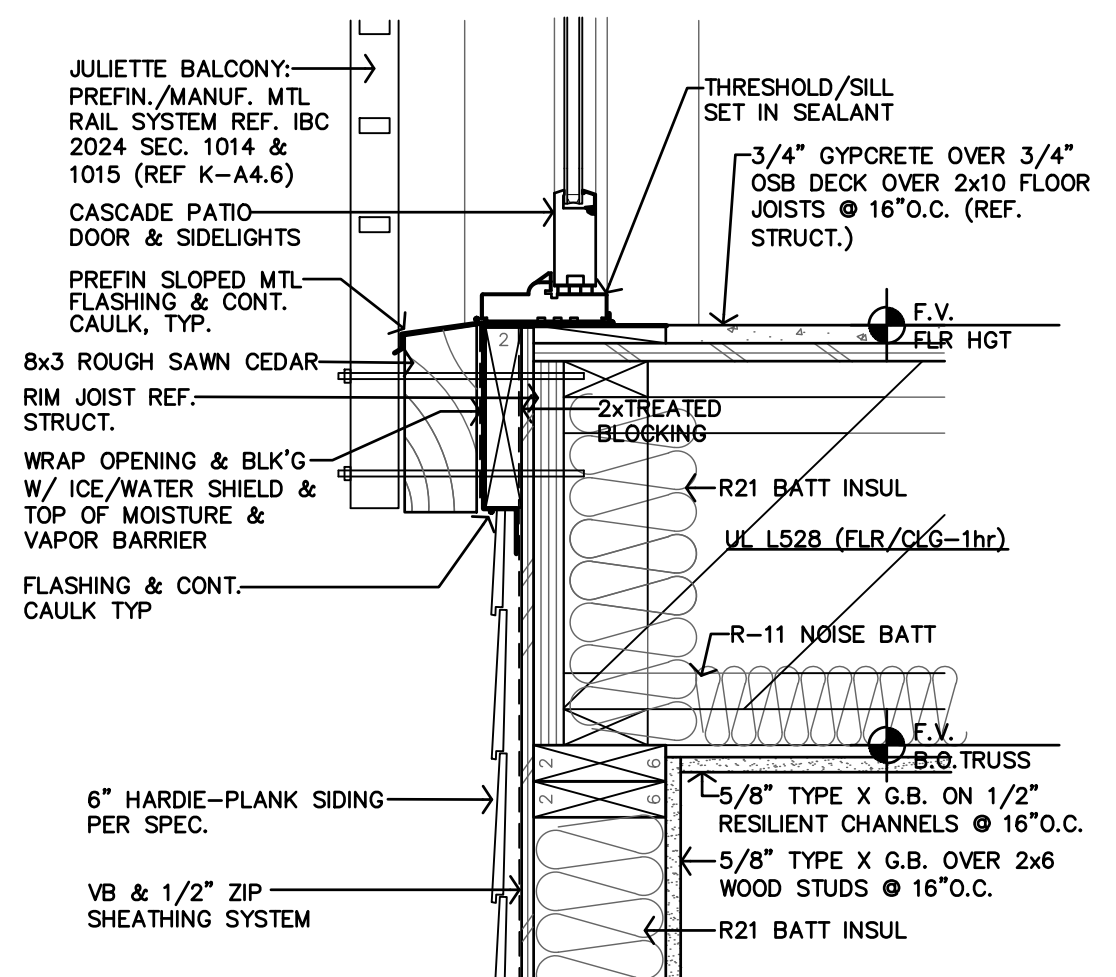
F JULIETTE BALCONY SECTION DETAIL
3/4"=1'-0"



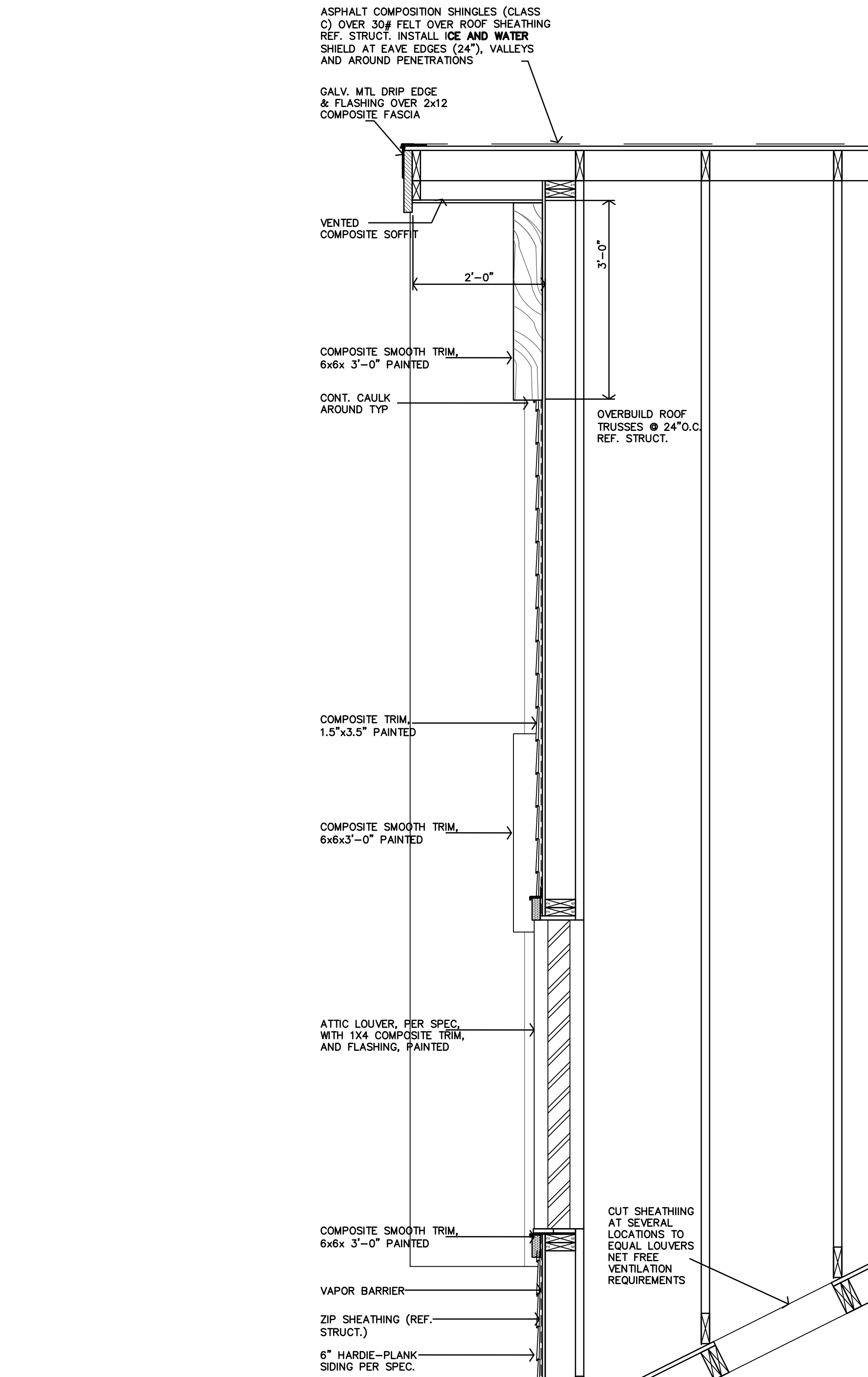
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3/4"=1'-0"



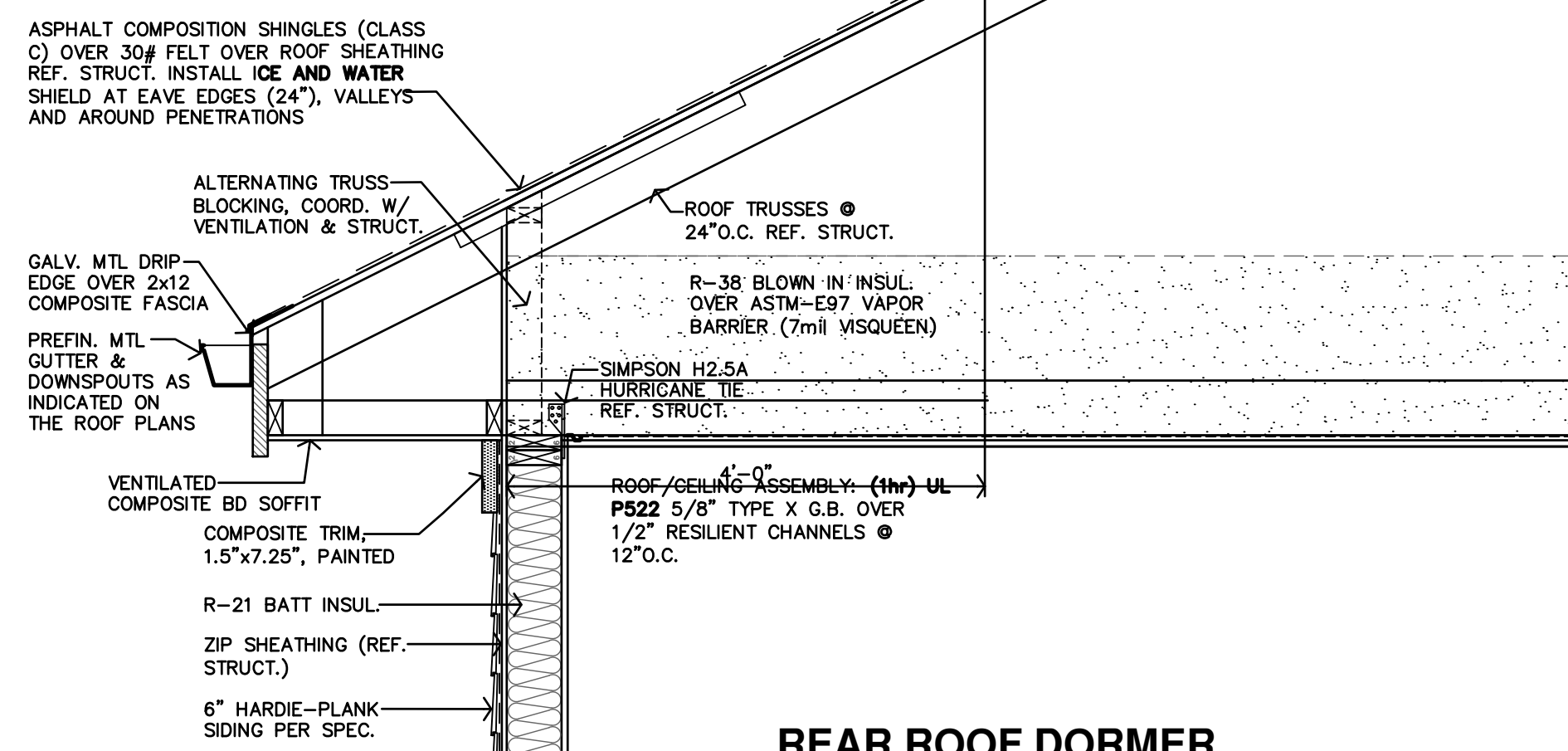
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3/4"=1'-0"



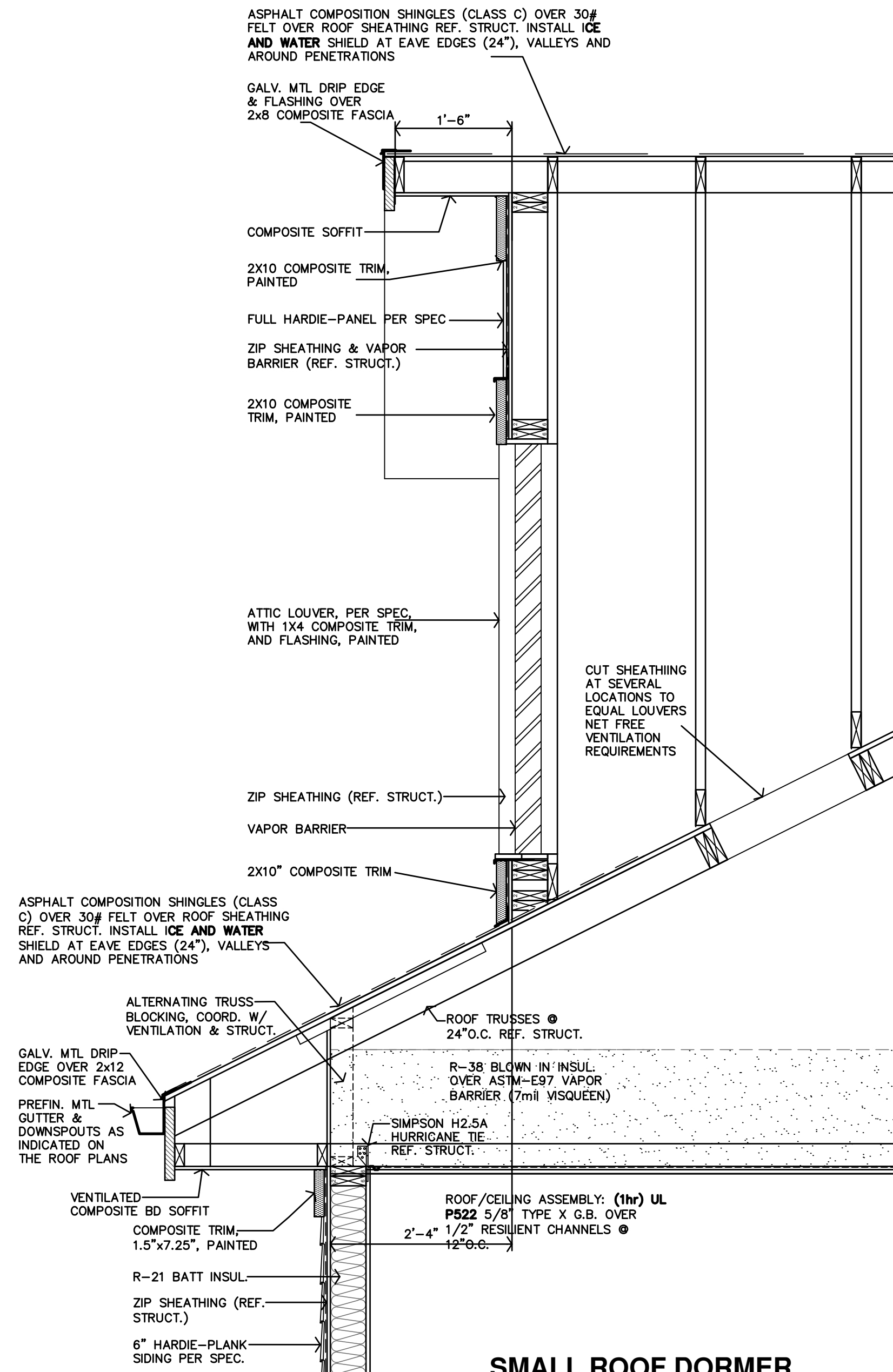
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3/4"=1'-0"

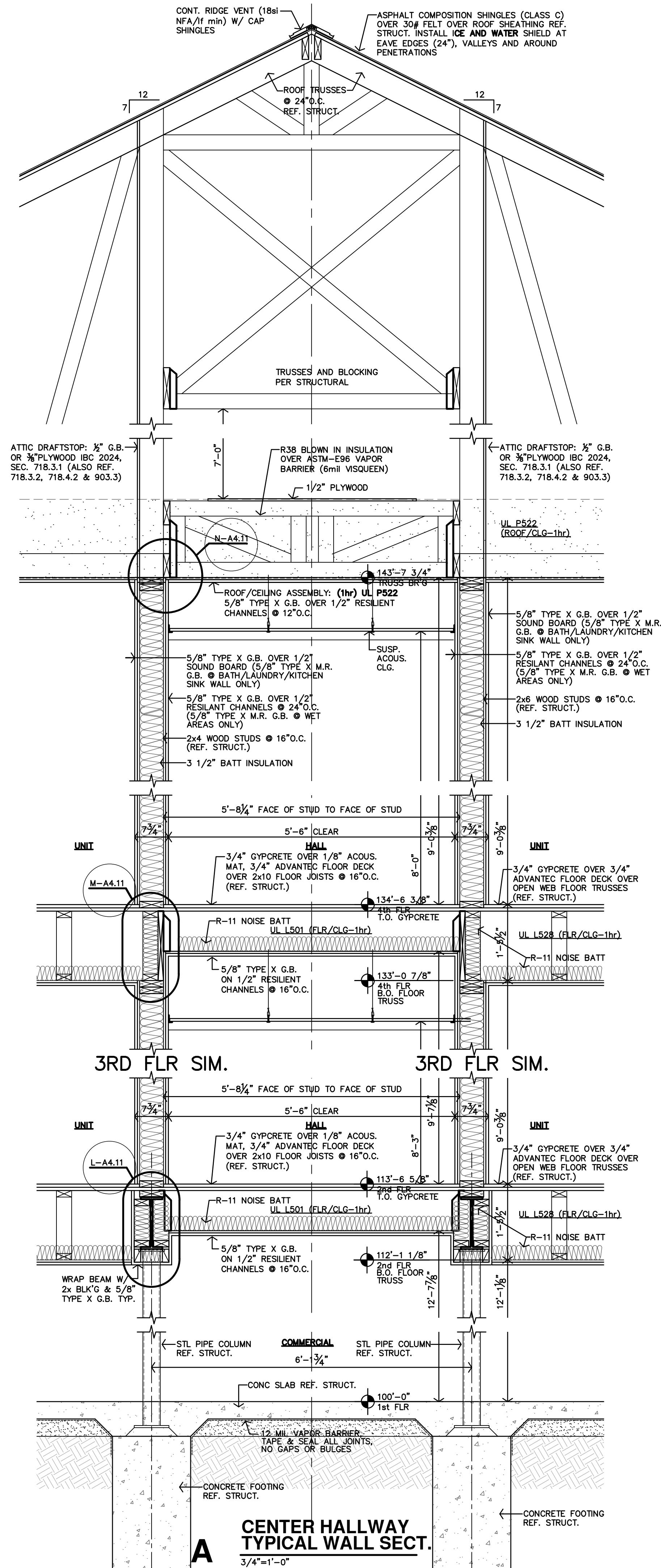
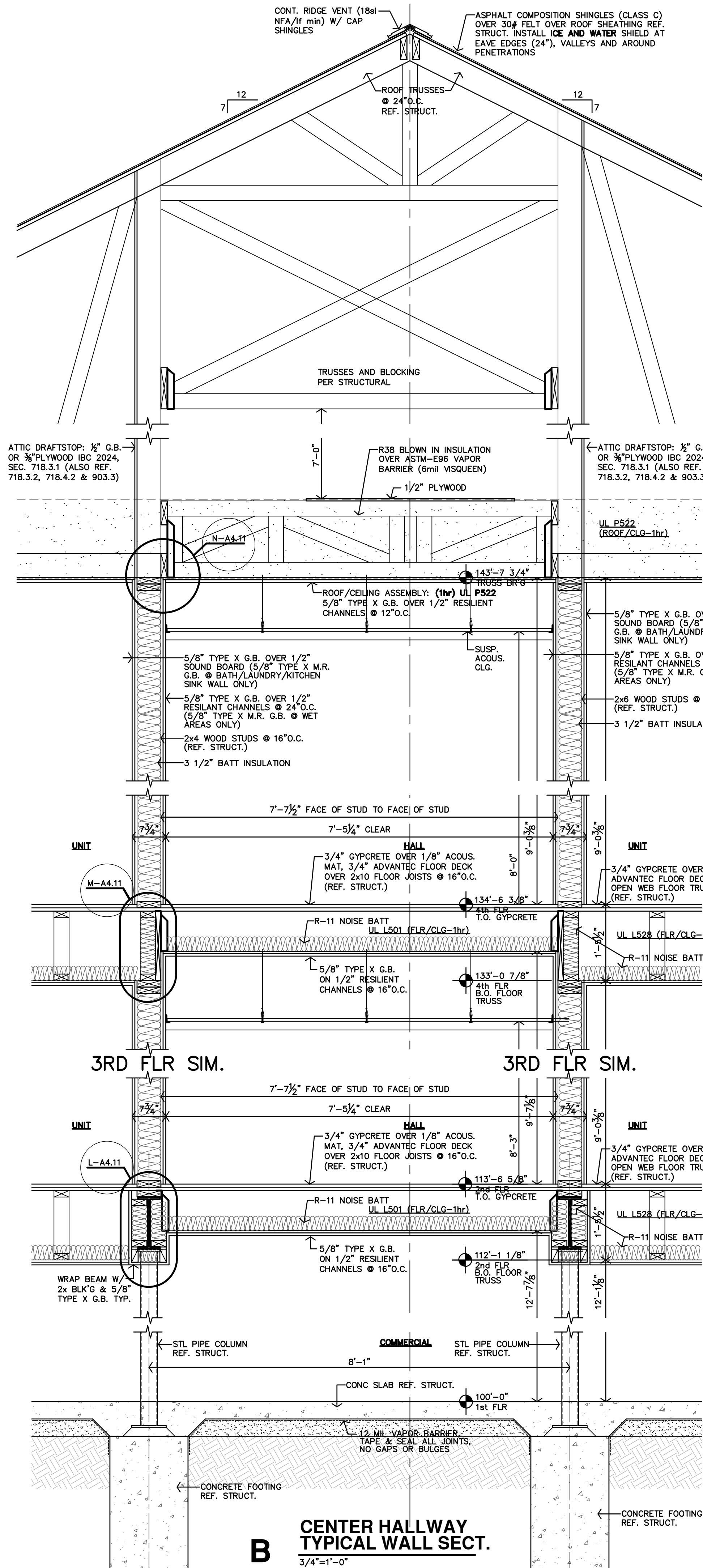
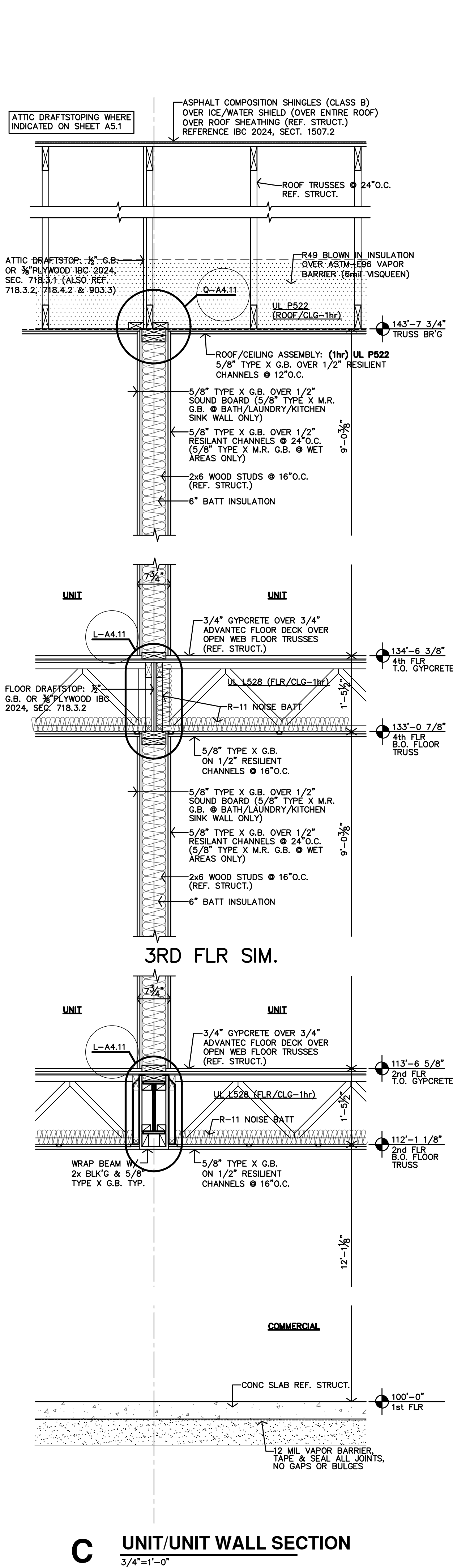


B ROOF ROOF DORMER TYPICAL SECTION
3/4"=1'-0"



A SMALL ROOF DORMER TYPICAL SECTION
3/4"=1'-0"





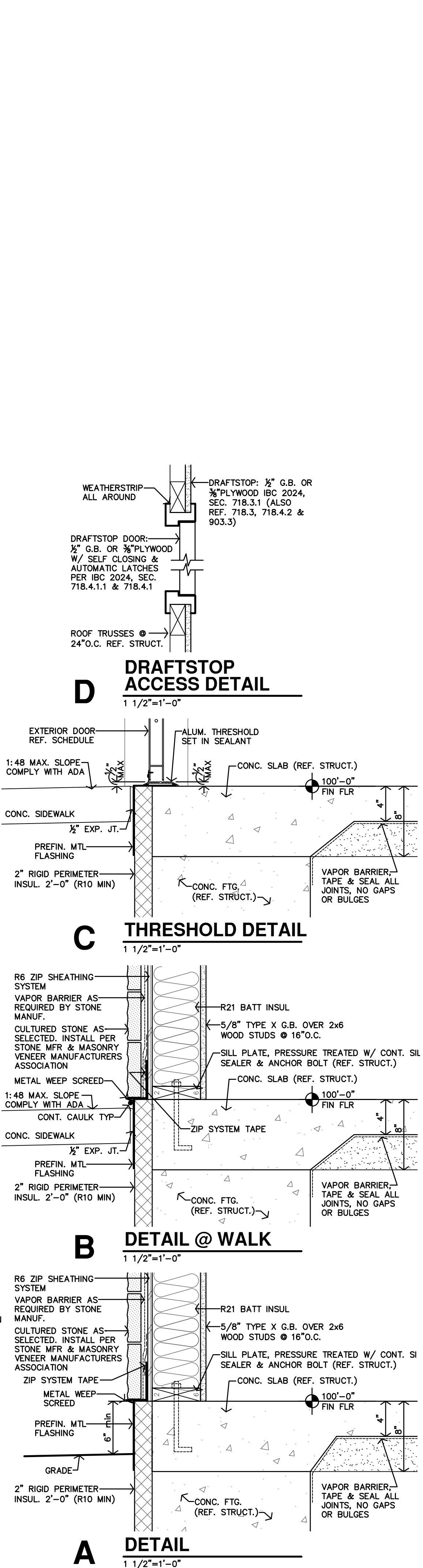
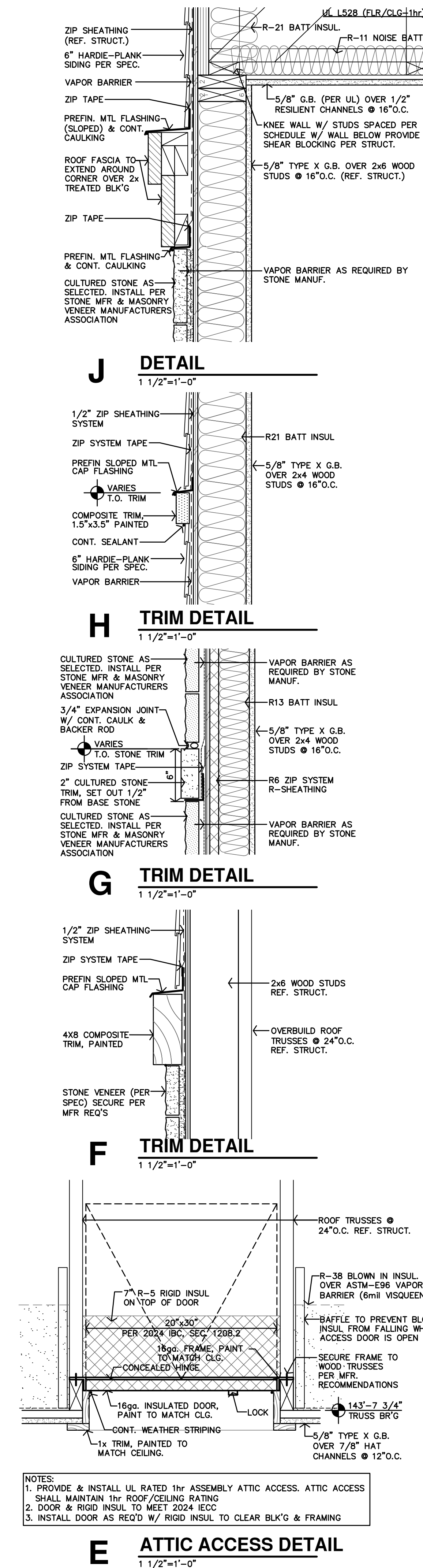
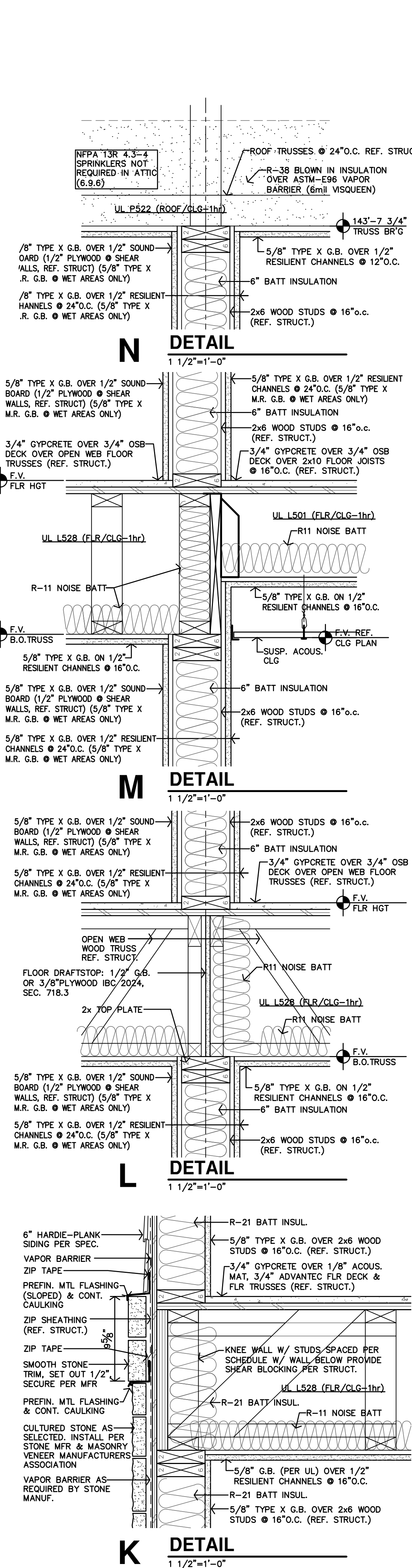
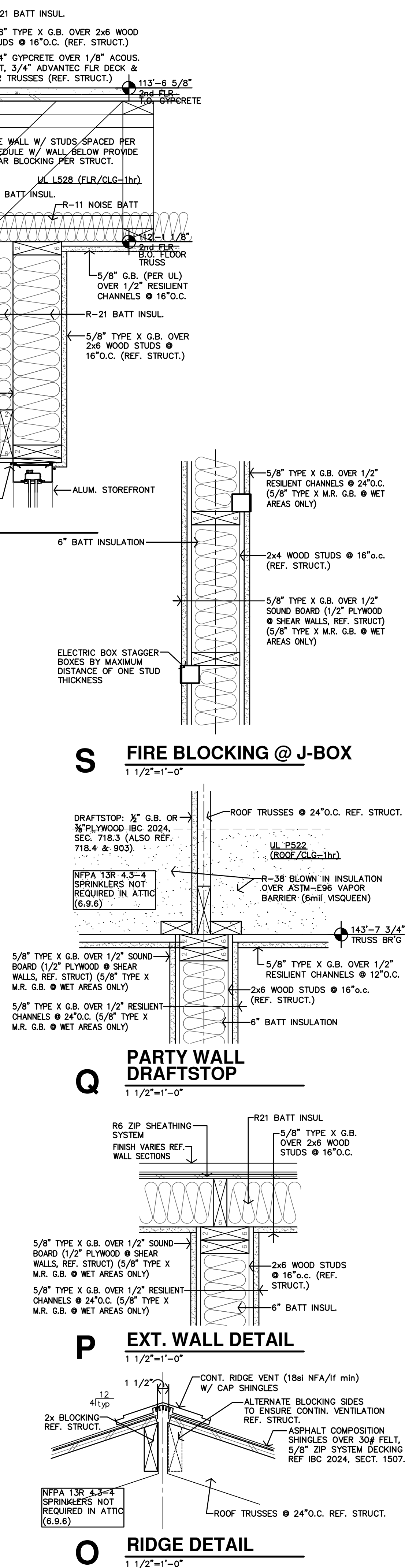
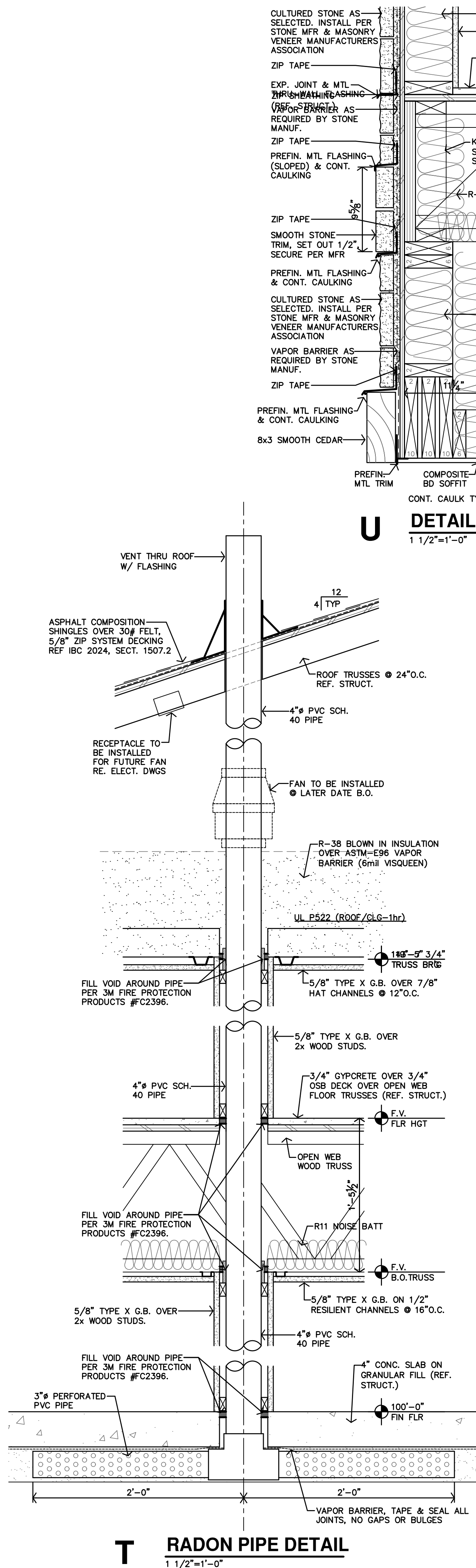
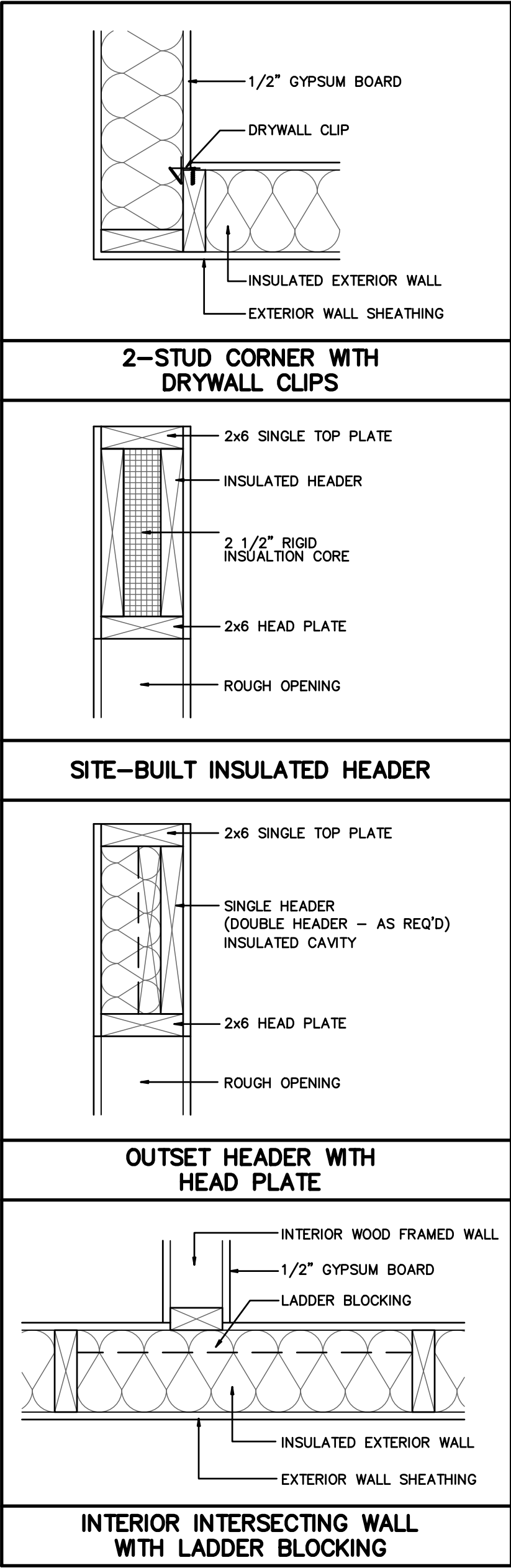
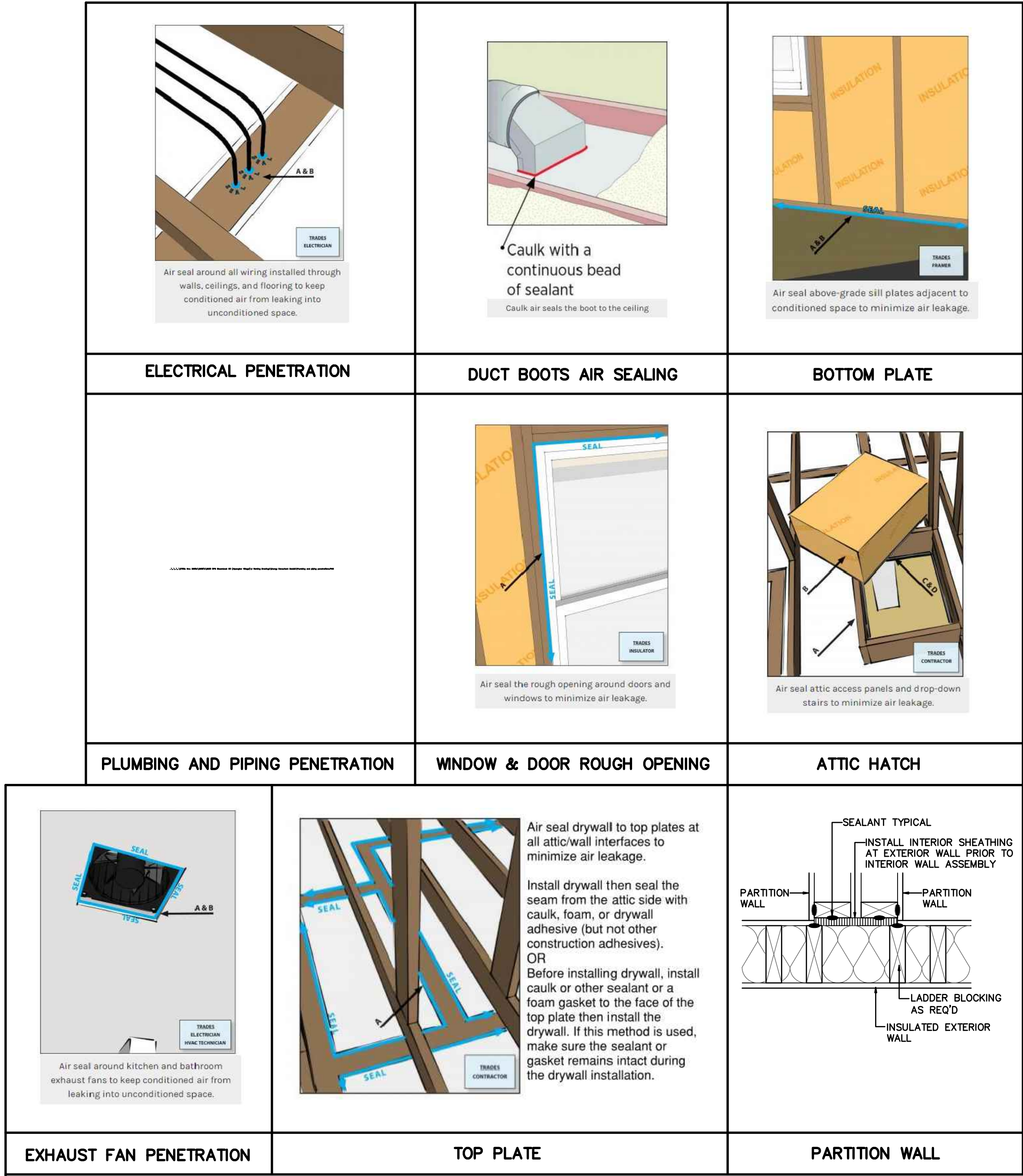


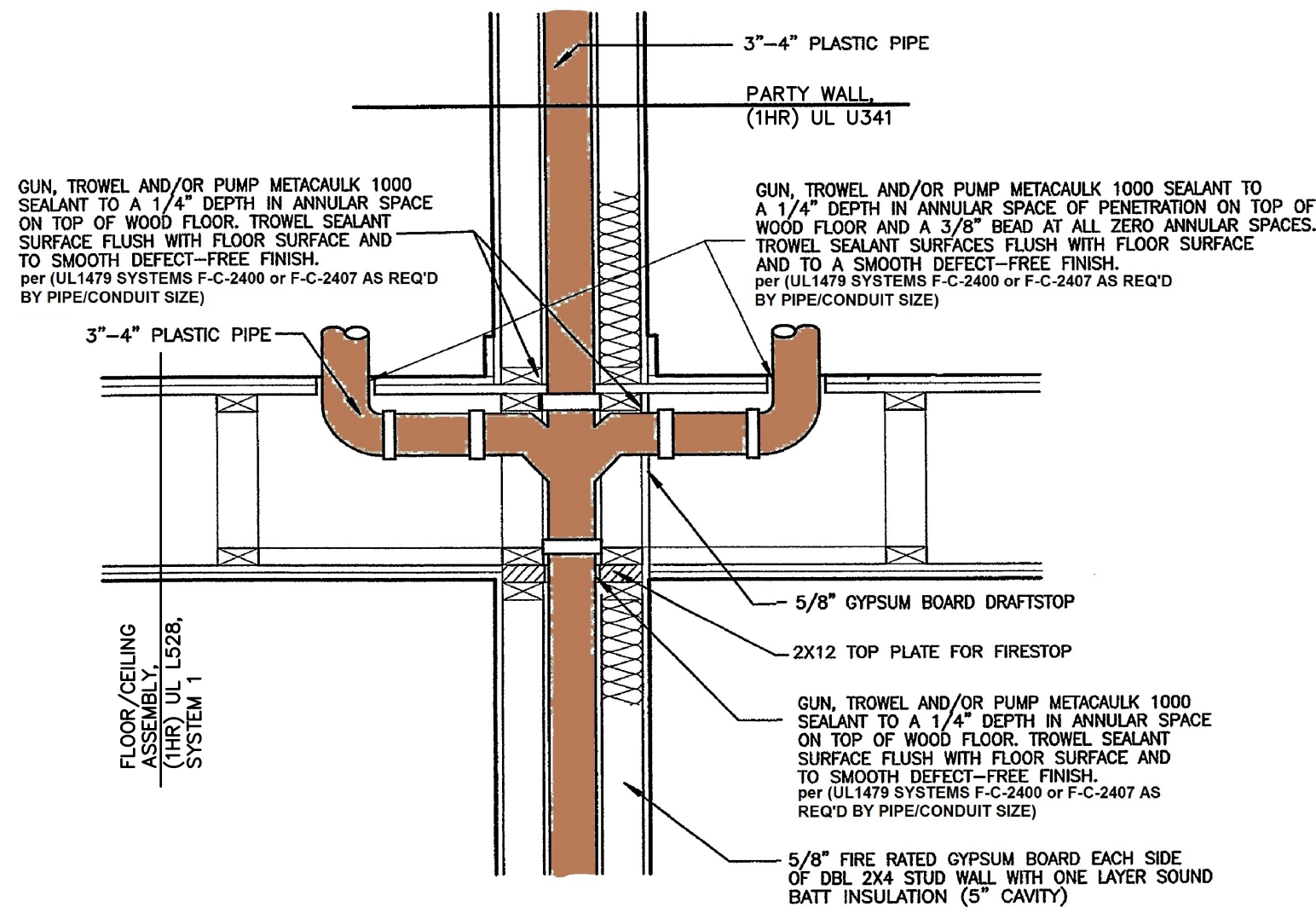
TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION^a

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

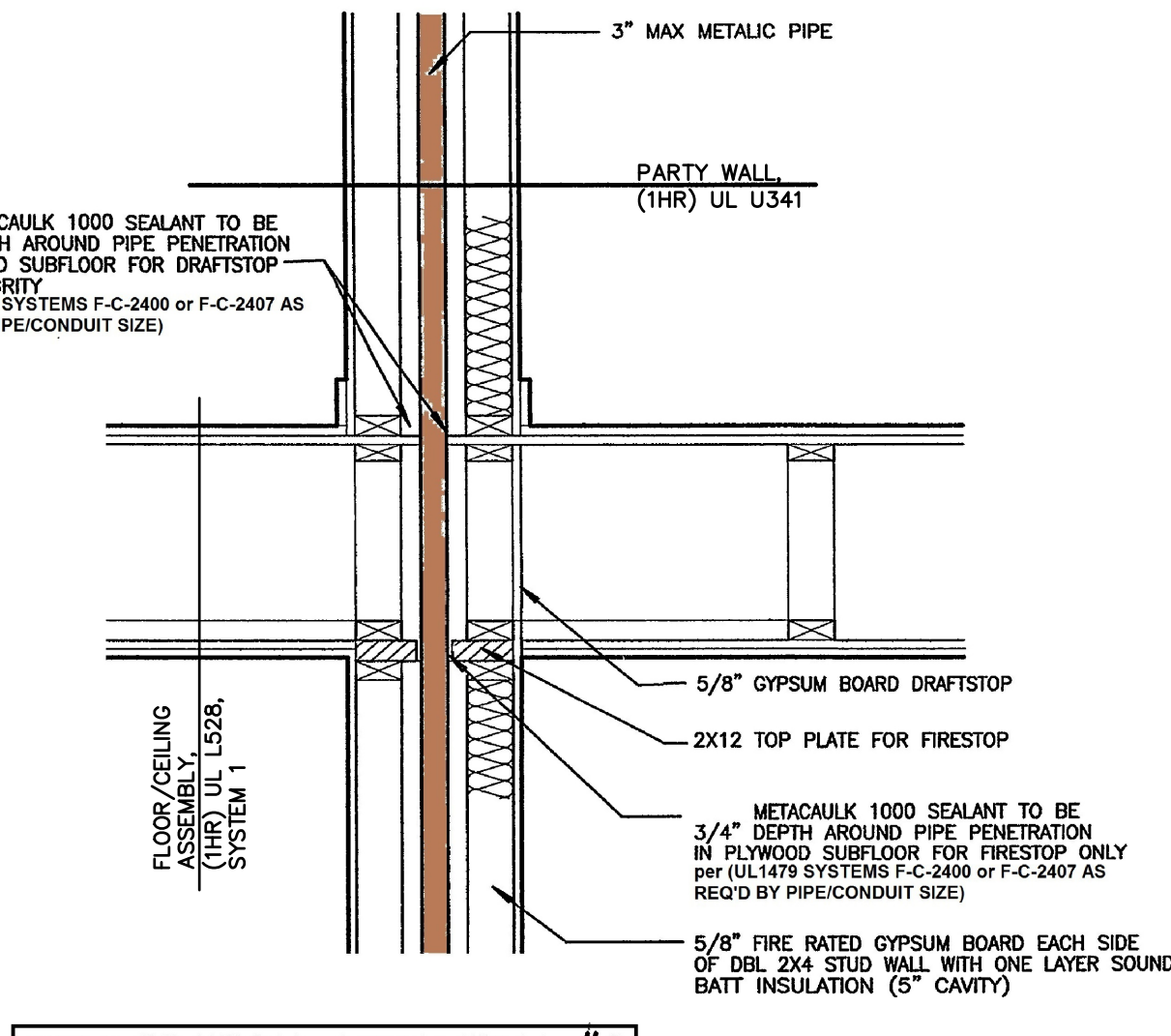


DETAILS FROM GreenBuildingAdvisor.com

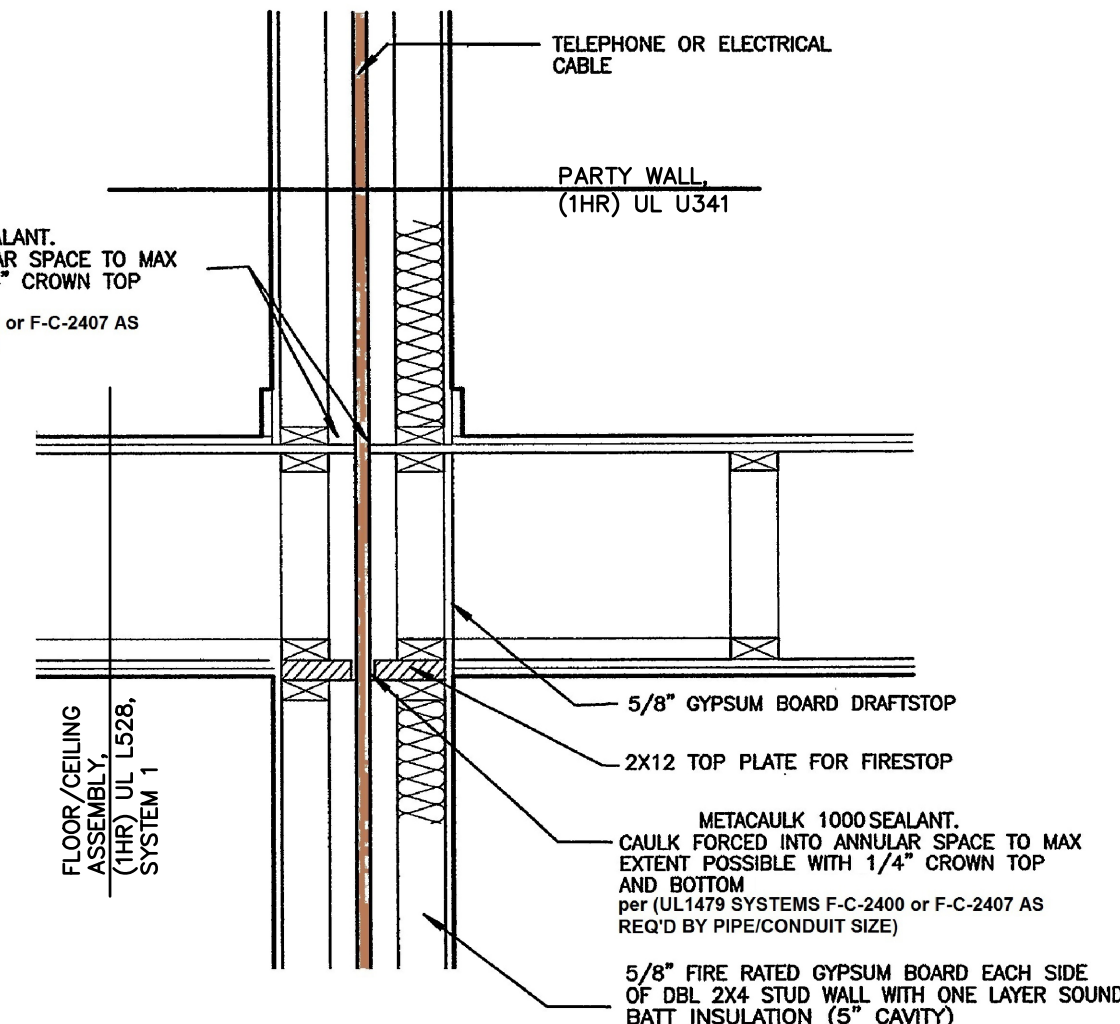


PENETRATION ASSEMBLY #1

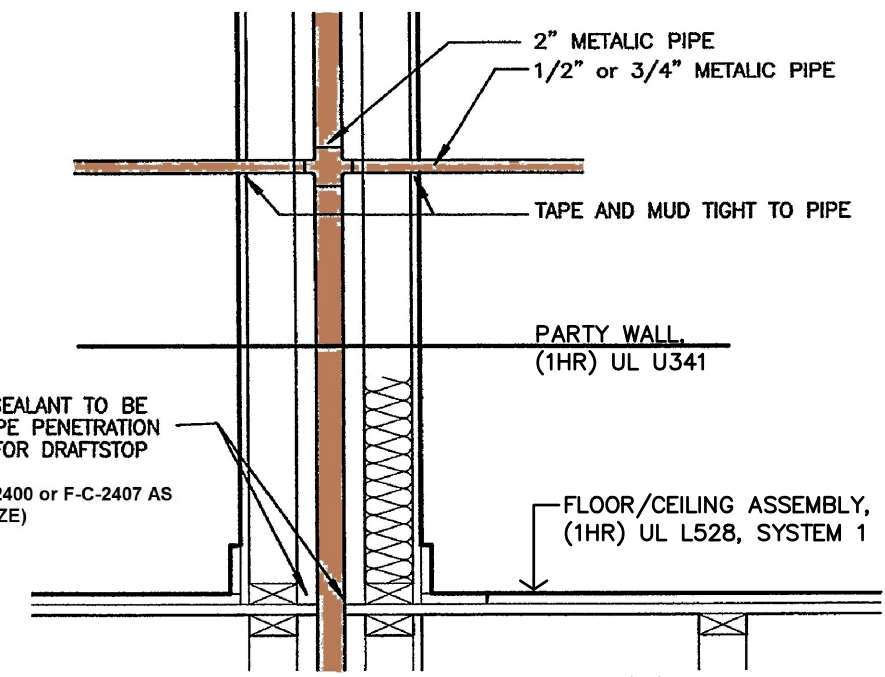
ASSEMBLIES SHOWN FOR FIRE PENETRATION REQUIREMENTS & SEALING DETAILS/SOLUTIONS ONLY. REFER TO ARCH & MEP PLAN SHEETS FOR LOCATION OF ALL PLUMBING. NOTE LOCATIONS OF ALL PLUMBING WALLS ON PLANS. PLUMBING TO BE ROUTED PER MEP SHEETS.



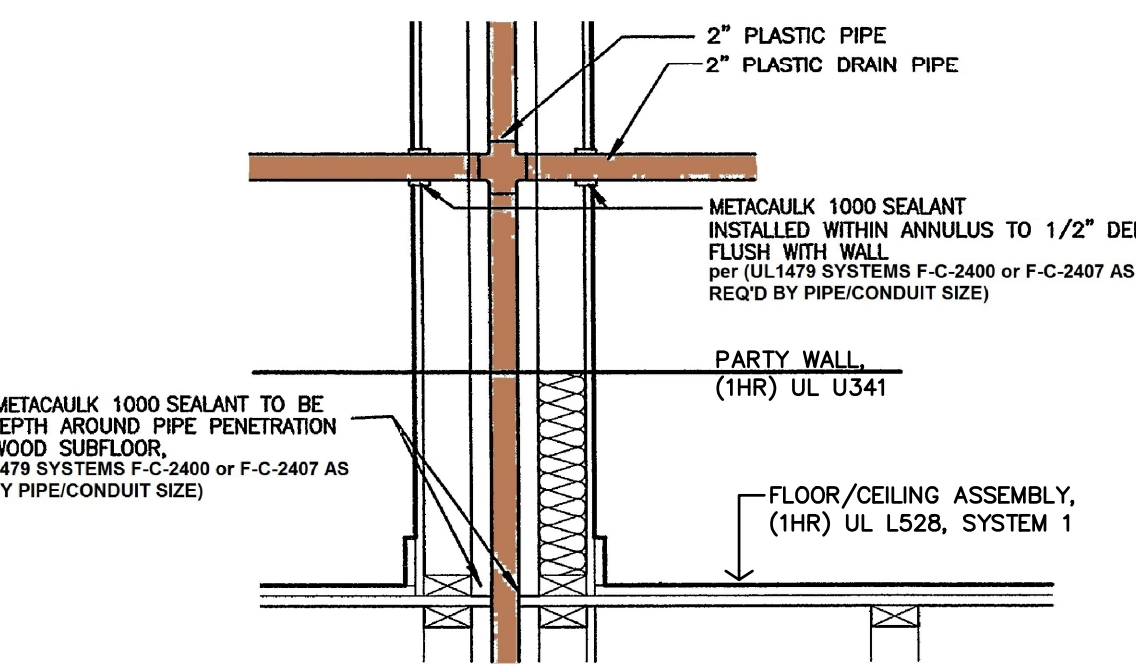
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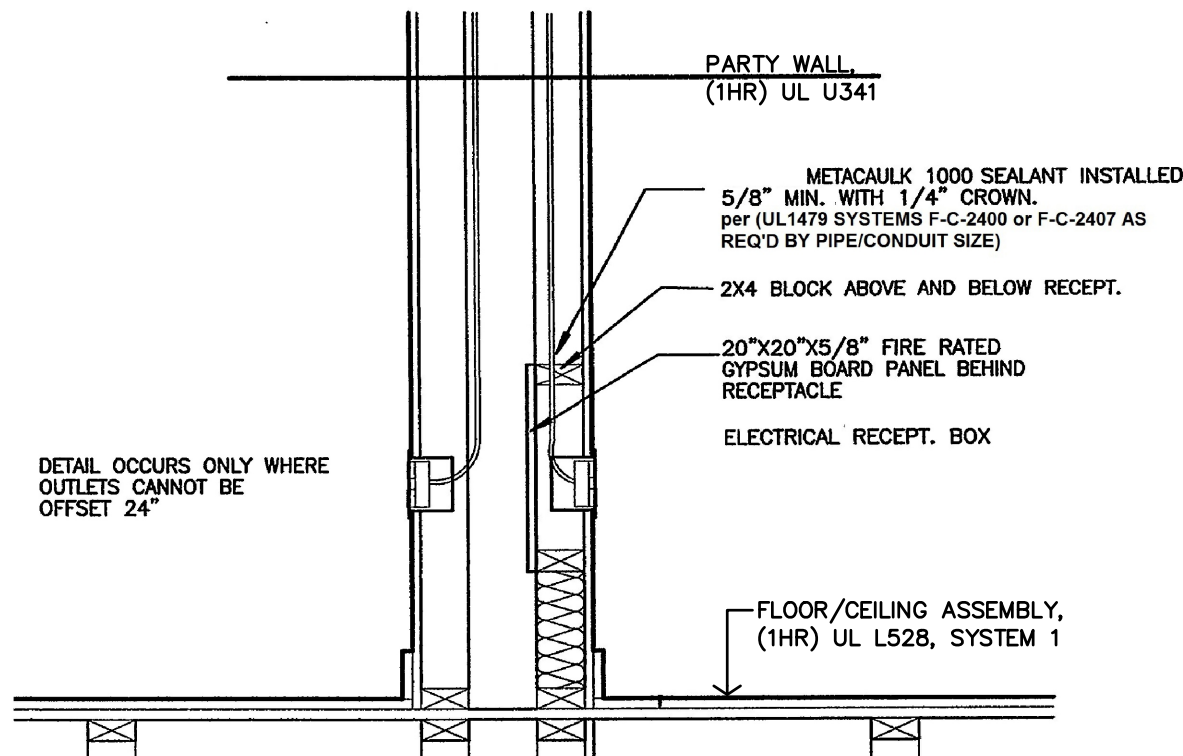
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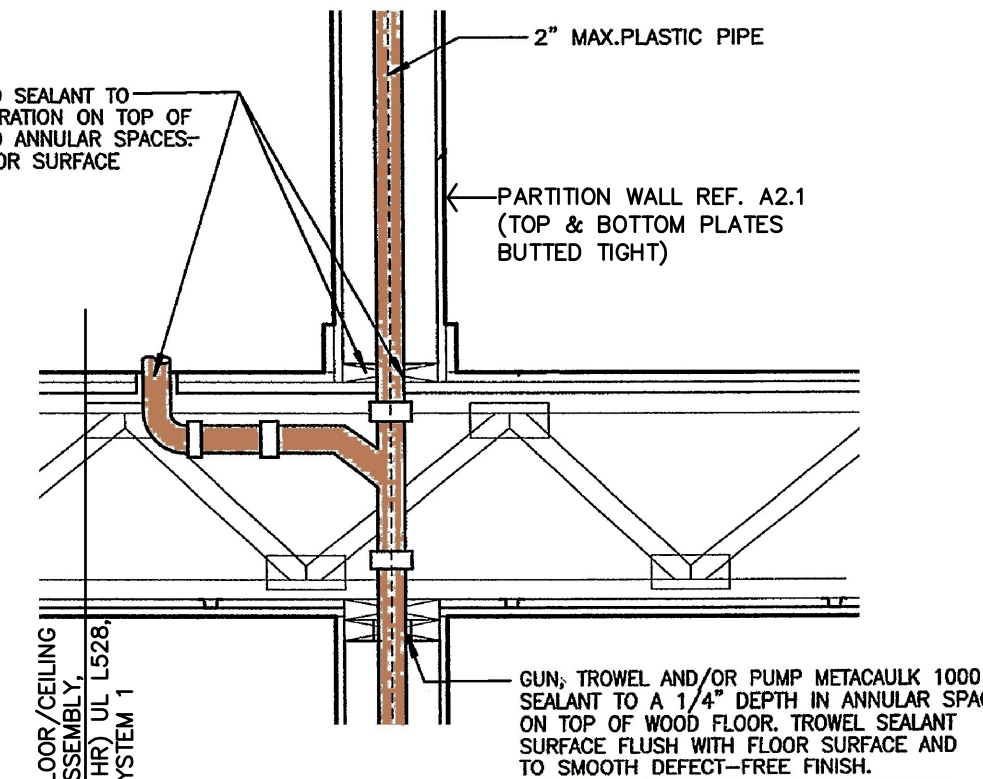
PENETRATION ASSEMBLY #4



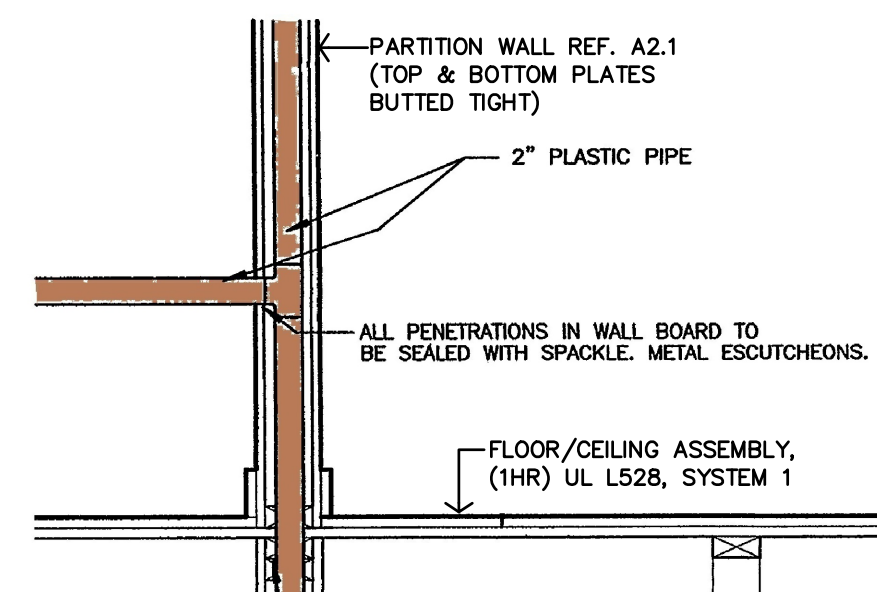
PENETRATION ASSEMBLY #5



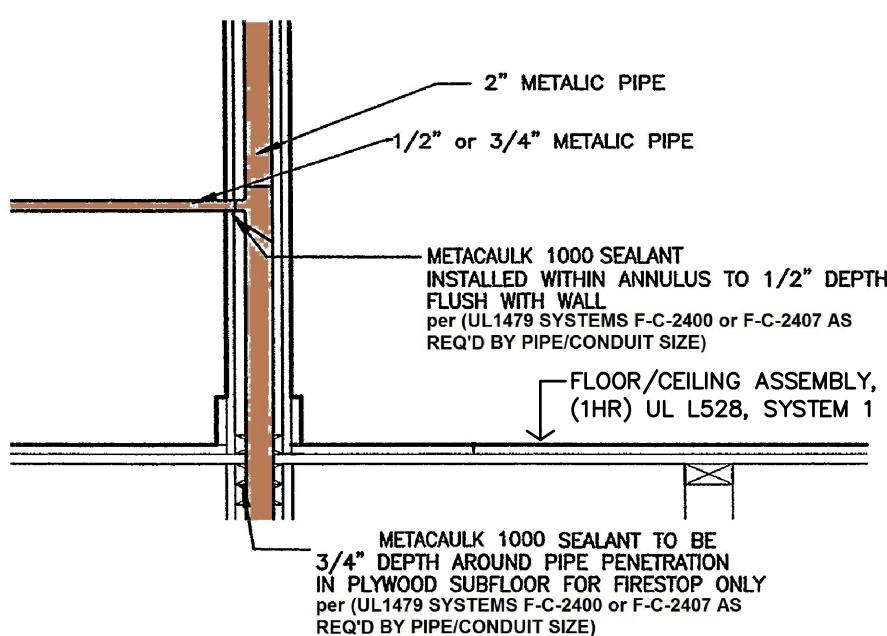
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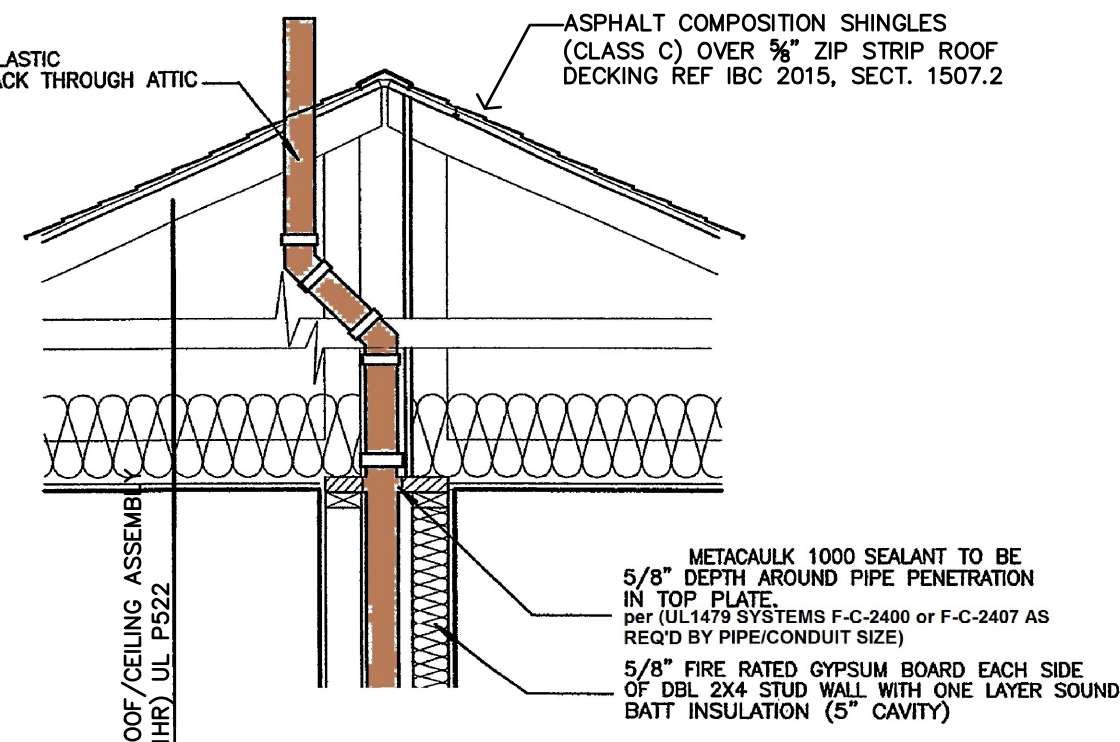
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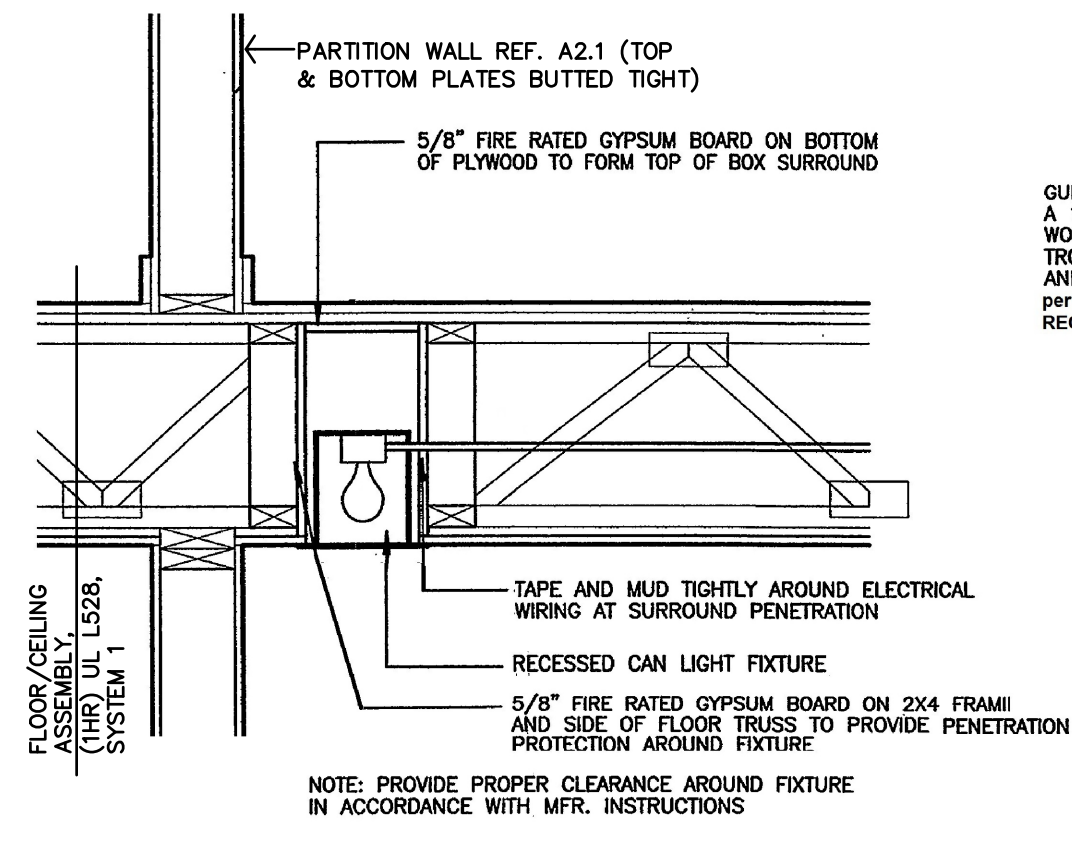
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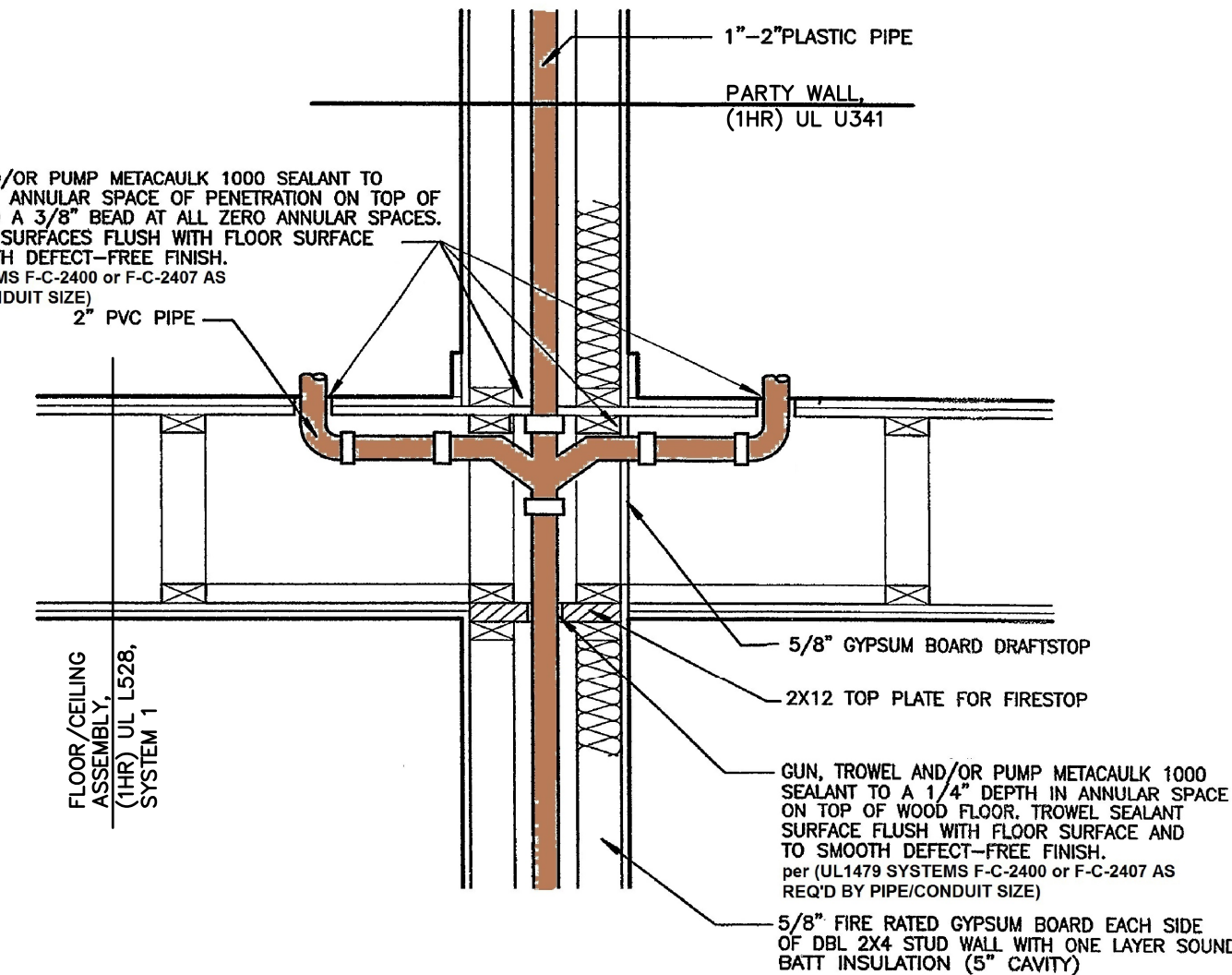
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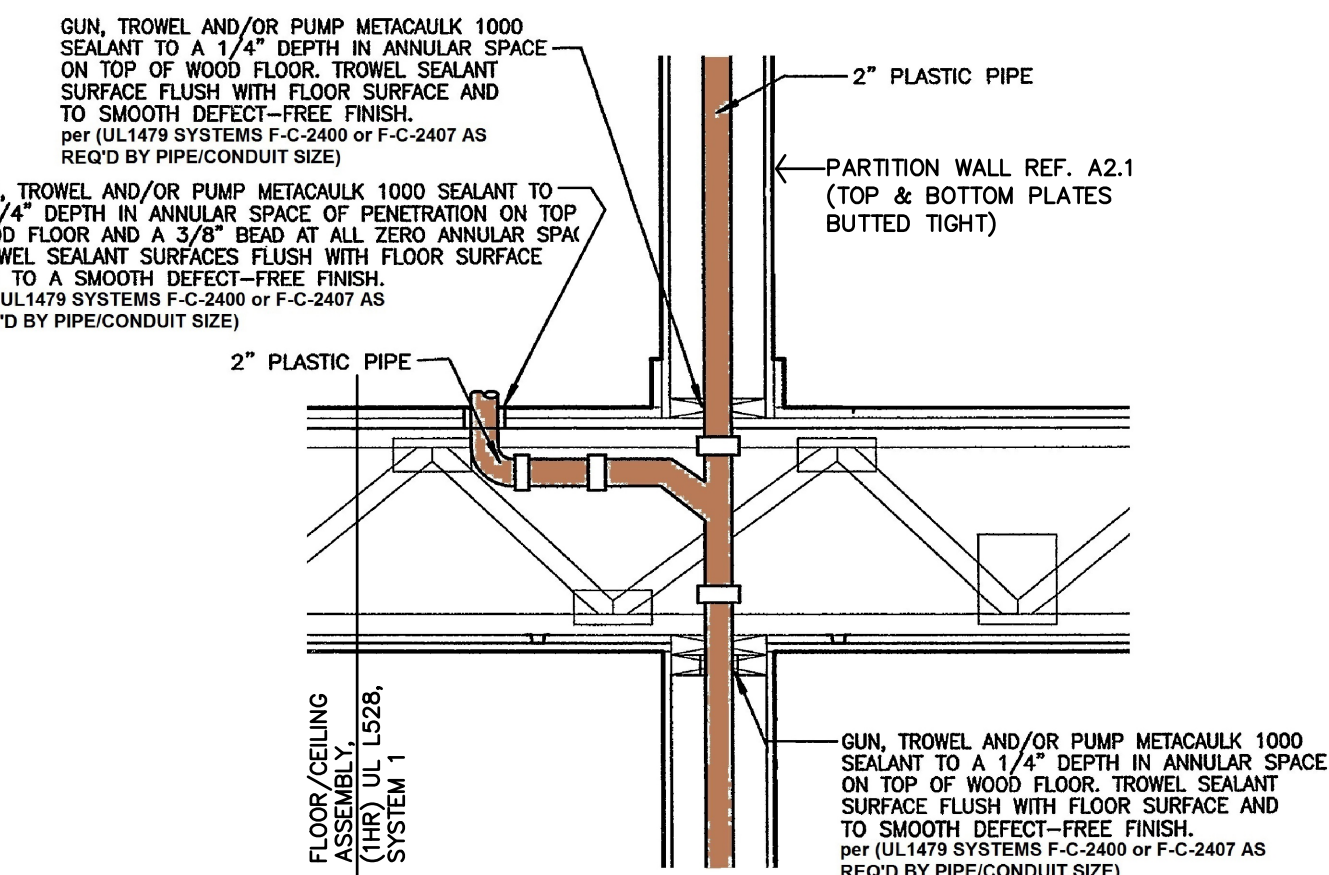
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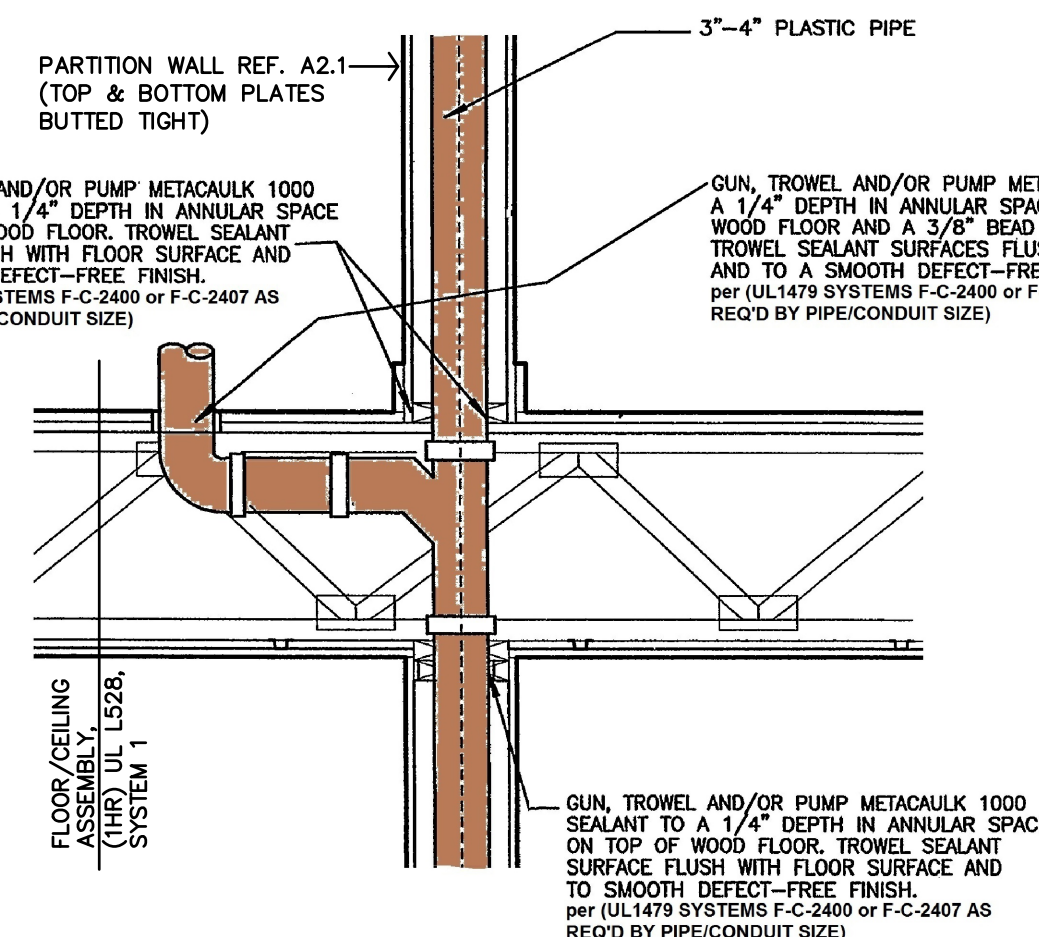
PENETRATION ASSEMBLY #11



PENETRATION ASSEMBLY #12



PENETRATION ASSEMBLY #13



PENETRATION ASSEMBLY #14

FIRE PENETRATION ASSEMBLIES

NOT TO SCALE

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.

ROOF GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- 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.
- MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
- REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
- CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND ROOF COLLECTOR, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
- INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
- 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".
- CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
- PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS
- CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING (IF APPLICABLE)
- BUILDING EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE IN ACCORDANCE W/ 2024 IBC SECTION 903.3.1.1 PROTECTION NOT REQUIRED IN ATTIC SPACE PER IBC SECTION 903.3.1.2.3
- MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS
- AT LOWER ROOF - INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2024, SECTION 1203.2
- INSTALL ATTIC ACCESS PER DETAIL H-A4.5. LOCATE PER ROOF PLAN
- AT UPPER ROOF - INSTALL DRAFTSTOPS PER IBC 2024, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2, & 718.4.2). DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS. PER IBC 2024 SECTION 718.4.2, EXCEPTION 3: DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000sf OR (2) DWELLING UNITS
- CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
- ROOFING INSTALLATION: DETAILS INDICATED ON THIS SHEET ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".

DRAFTSTOPPING & ATTIC VENTILATION

DRAFTSTOPPING IS NOT REQUIRED, PER IBC 2024 SECTION 718.4. AREA IS LESS THAN 3,000 SF.

ATTIC VENTILATION PER IBC 2024, SECTION 1202.2 (EXCEPTION 2), 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. SQUARE INCHES OF NET FREE AREA, (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

AREA 1 (1,109 SF)

ATTIC AREA MUST PROVIDE
(1,109/300 = 3.70/2 = 1.85 HIGH & LOW EACH)
1.85sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 2 (742 SF)

ATTIC AREA MUST PROVIDE
(742/300 = 2.47/2 = 1.24 HIGH & LOW EACH)
1.24sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 3/4 (883 SF)

ATTIC AREA MUST PROVIDE
(883/300 = 2.94/2 = 1.47 HIGH & LOW EACH)
1.47sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 5 (1,562 SF)

ATTIC AREA MUST PROVIDE
(1,562/300 = 5.21/2 = 2.60 HIGH & LOW EACH)
2.60sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 6 (952 SF)

ATTIC AREA MUST PROVIDE
(952/300 = 3.17/2 = 1.59 HIGH & LOW EACH)
1.59sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 7 (1,468 SF)

ATTIC AREA MUST PROVIDE
(1,468/300 = 4.89/2 = 2.45 HIGH & LOW EACH)
2.45sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 8 (1,792 SF)

ATTIC AREA MUST PROVIDE
(1,792/300 = 5.97/2 = 2.99 HIGH & LOW EACH)
2.99sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 9 (1,680 SF)

ATTIC AREA MUST PROVIDE
(1,680/300 = 5.6/2 = 2.8 HIGH & LOW EACH)
2.8sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 10 (1,844 SF)

ATTIC AREA MUST PROVIDE
(1,844/300 = 6.15/2 = 3.07 HIGH & LOW EACH)
3.07sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 11 (1,049 SF)

ATTIC AREA MUST PROVIDE
(1,049/300 = 3.50/2 = 1.75 HIGH & LOW EACH)
1.75sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 12 (1,110 SF)

ATTIC AREA MUST PROVIDE
(1,110/300 = 3.70/2 = 1.85 HIGH & LOW EACH)
1.85sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 13 (1,712 SF)

ATTIC AREA MUST PROVIDE
(1,712/300 = 5.71/2 = 2.85 HIGH & LOW EACH)
2.85sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

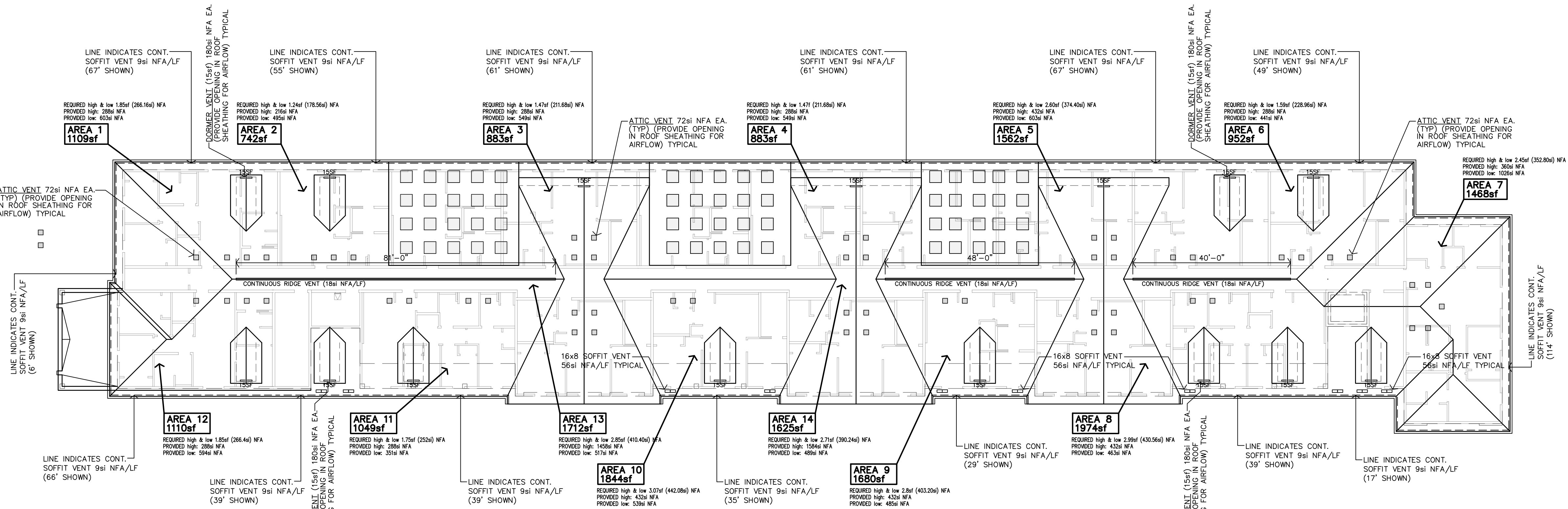
AREA 14 (1,625 SF)

ATTIC AREA MUST PROVIDE
(1,625/300 = 5.42/2 = 2.71 HIGH & LOW EACH)
2.71sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

LEGEND

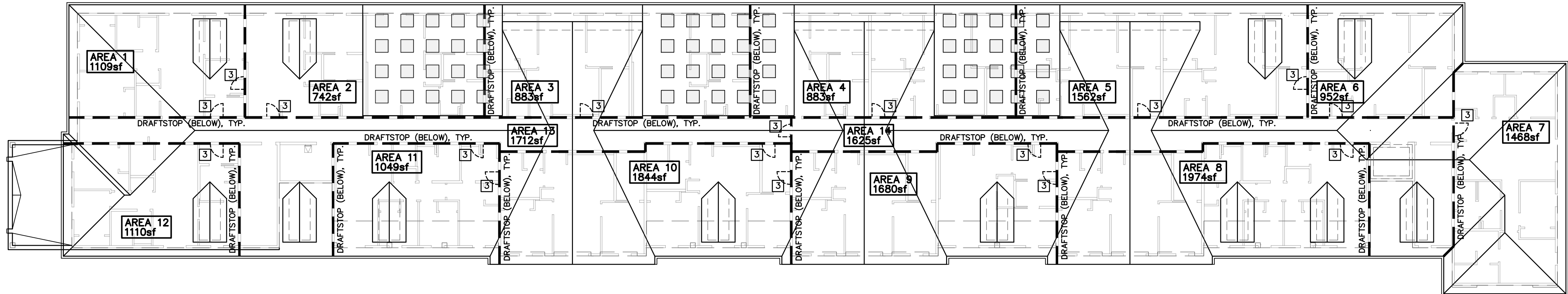
- INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, (TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE, REFERENCE ROOF PLAN), ROOF TRUSSES & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL 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.
- INSTALL ASPHALT COMPOSITION SHINGLES OVER 30# FELT, 5/8" ZIP SYSTEM DECKING. REF. IBC 2024, SECT. 1507.2
- INSTALL DRAFTSTOP DOOR(S) PER IBC 2024, SECTION 718.4.1.1. REFERENCE DETAIL F-A4.4
- INSTALL ATTIC ACCESS PER IBC 2024, SECTION 1209.2. REFERENCE DETAIL D-A4.4
- INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GRS-16-QD, (MUST HAVE 1.45 SF OF NFA OR GREATER).

LEGEND		MINIMUM GUTTER & DOWNSPOUT	
	INDICATES 60-MIL TPO ROOFING MATERIAL	GUTTER - PREFIN. 5x5	
	CEMENT BOARD SOFFIT OR HARDI BOARD	DOWNSPOUT - PREFIN. 3x4	
	FIRST FLOOR CEMENT BOARD SOFFIT OR HARDI BOARD		
	INDICATES LOCATION OF A PREFIN. MTL. DOWNSPOUT		



ROOF VENTILATION PLAN

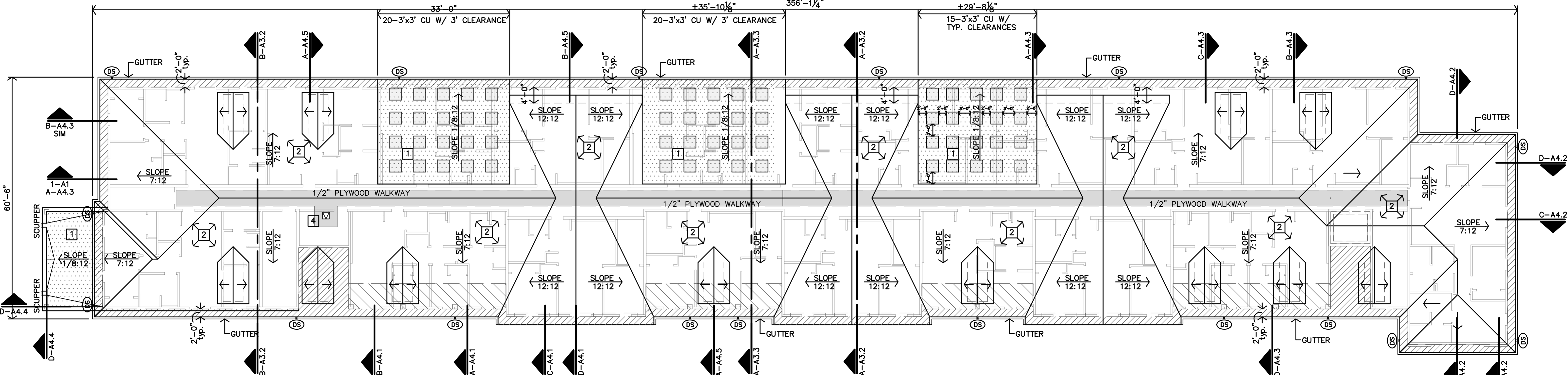
1/16" = 1'-0"



DRAFTSTOP PLAN

1/16" = 1'-0"

NOTE: MECHANICAL EQUIPMENT, VENTS, PENETRATIONS, ETC. NOT SHOWN FROM CLARITY. COORDINATE WITH MEP DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTS & DISCREPANCIES.



ROOF PLAN

1/16" = 1'-0"

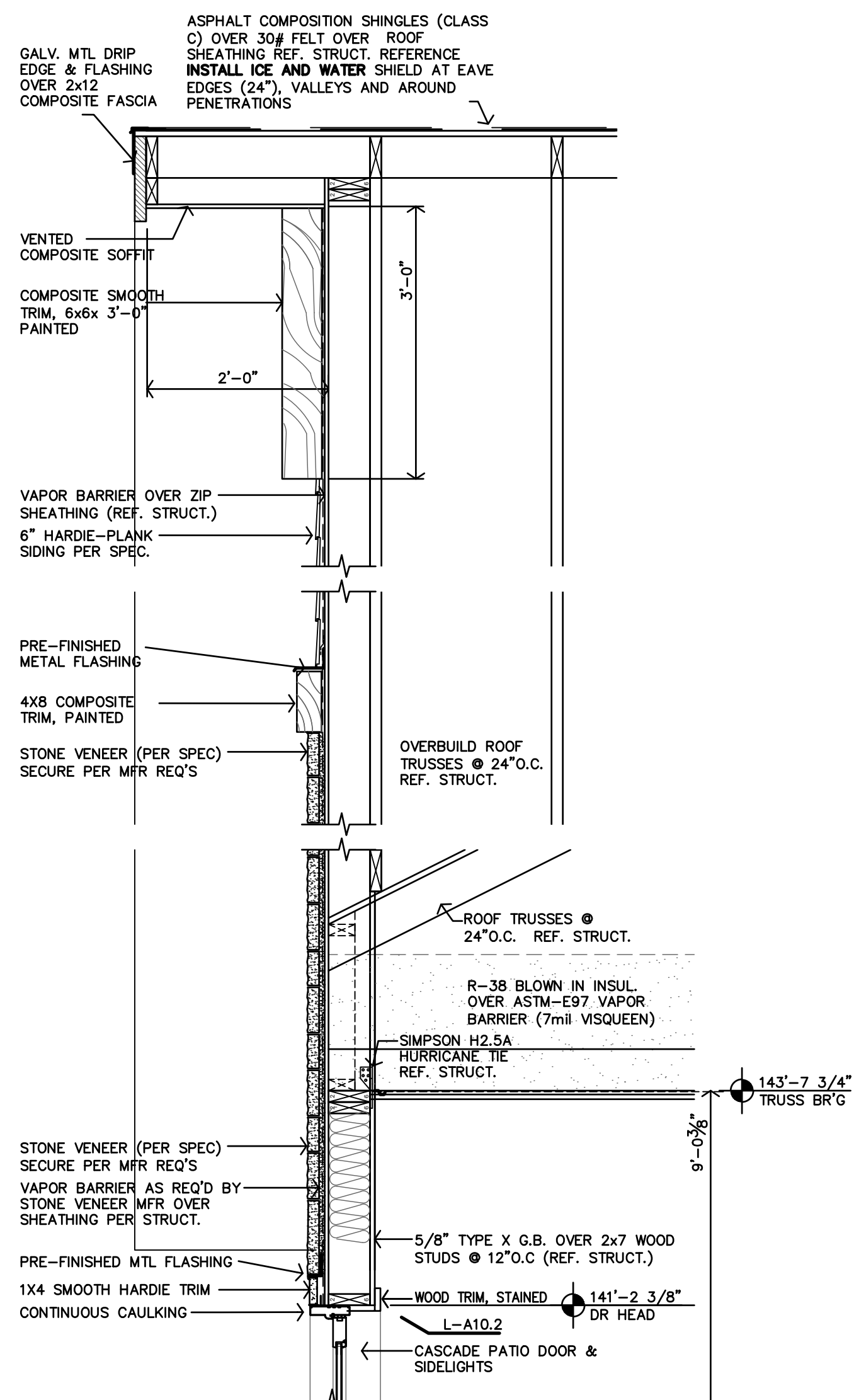


NOTE:
1. INSTALL ICE/WATER SHIELD
MIN. 18" BEYOND EACH SIDE
OF REQUIRED LOCATIONS &
36" FROM ROOF EDGES.

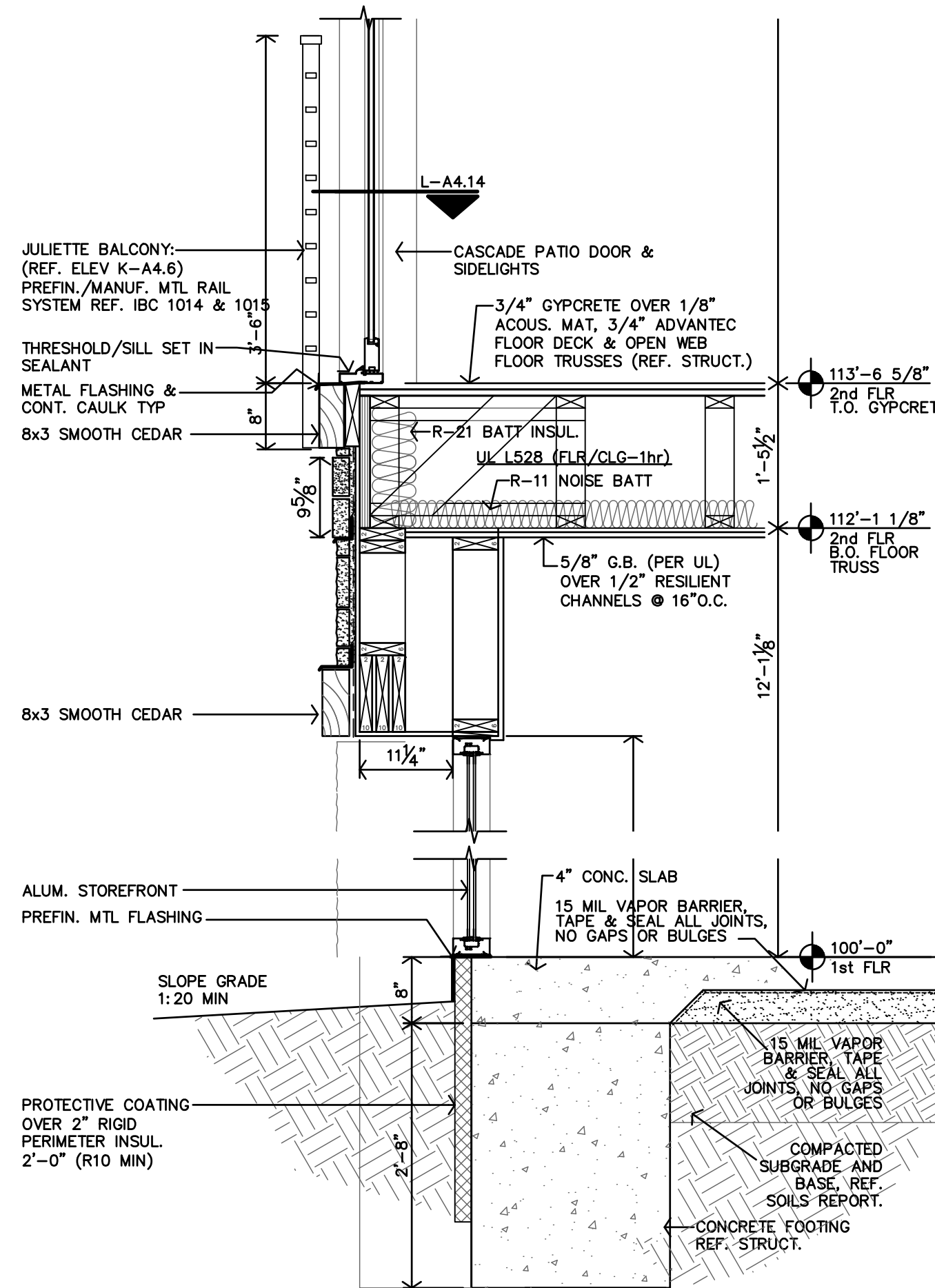


1. TYPICAL MANUFACTURER'S DETAILS ACTUAL CONDITIONS MAY VARY, REFER AND COORDINATE W/ BUILDING DETAILS PROVIDING THE MANUFACTURER'S MOST STRINGENT REQUIREMENTS, RECOMMENDATIONS, NECESSARY TO ACHIEVE COMPLETE WATERTIGHT WARRANTY.
2. A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE WITH MANUFACTURER'S REQUIREMENTS TOP OF WOOD ATTACH WOOD NAILERS SHALL BE SPACED NO GREATER THAN 18" O.C.
3. SOFFIT TO ATTIC BAFFLES EACH TRUSS SPACE, UNLESS NOTED, ALTERNATE EVERY OTHER TRUSS SPACE NFA TO MATCH SOFFIT VENTS

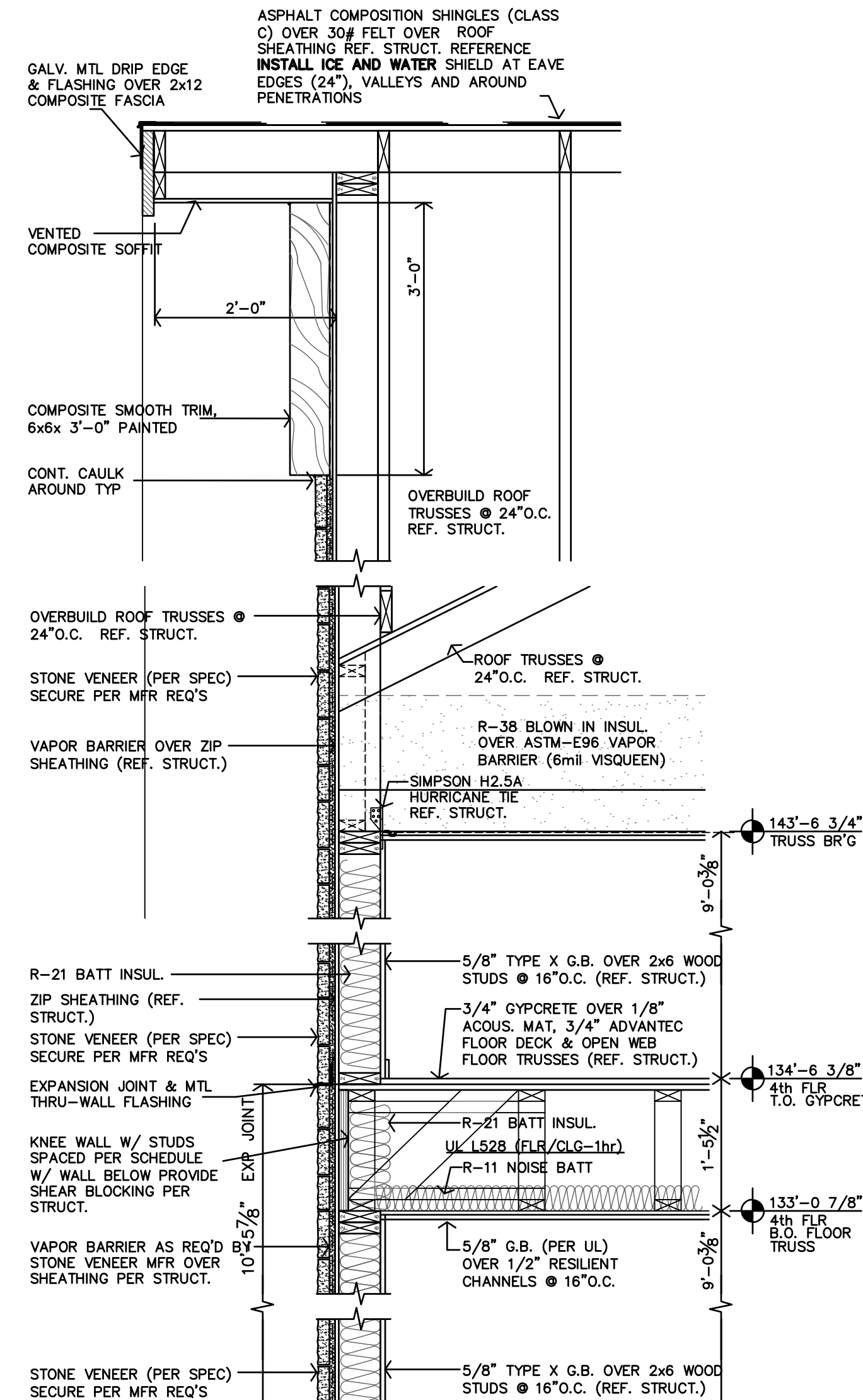




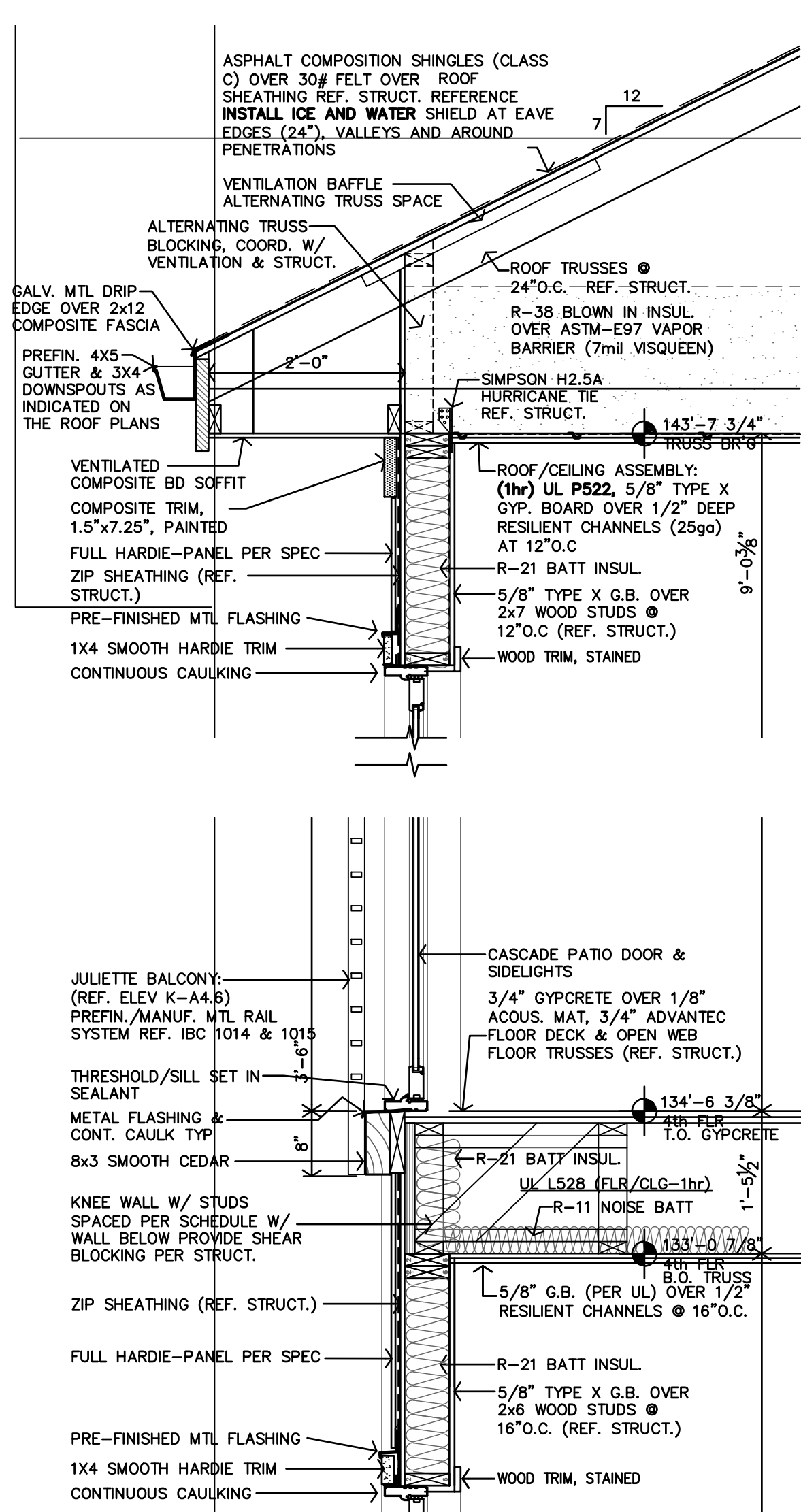
3RD & 4TH FLRS SIM., REF C-A4.1



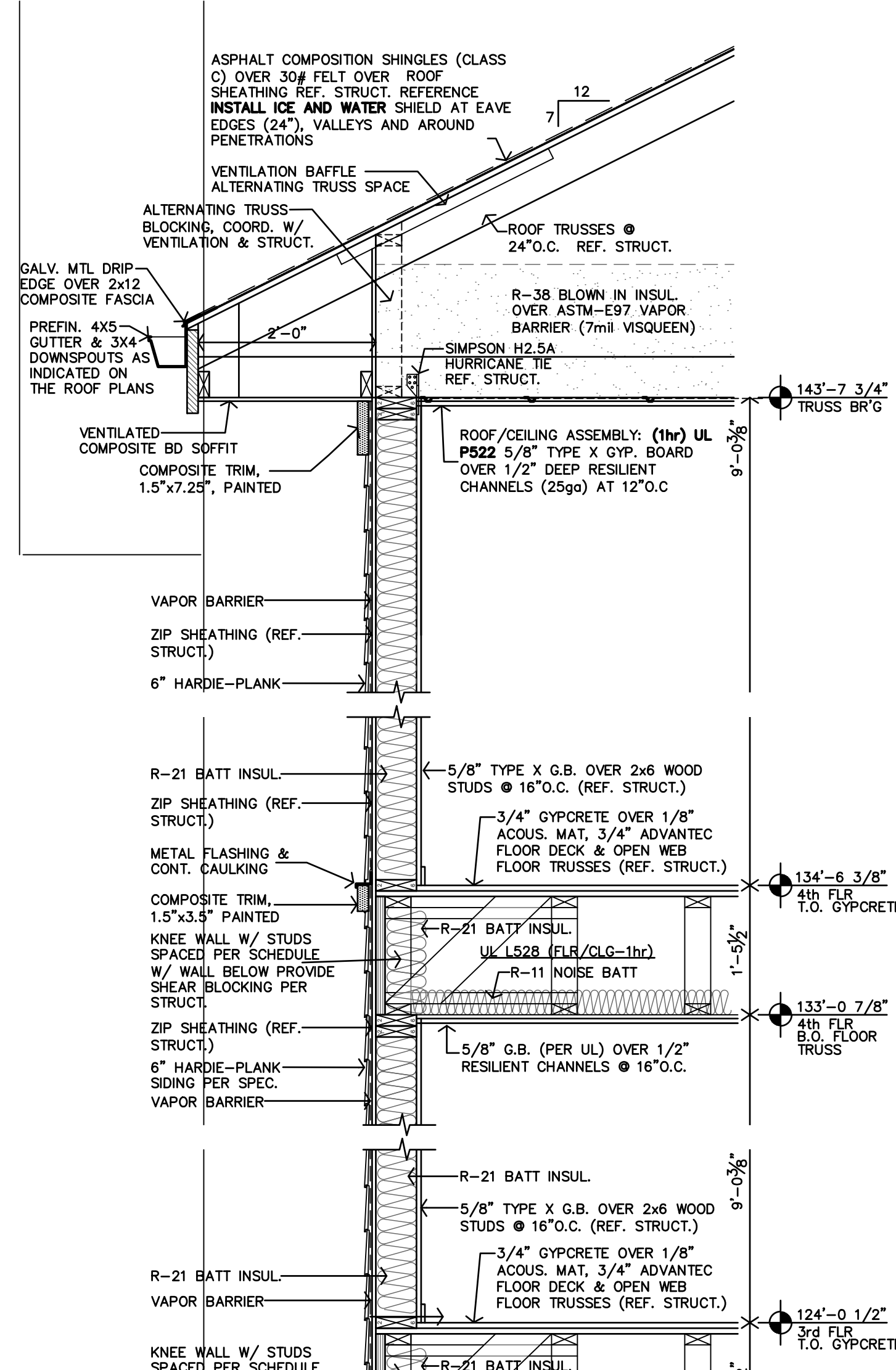
D AT PATIO DOORS
TYPICAL WALL SECTION
3/4"=1'-0"



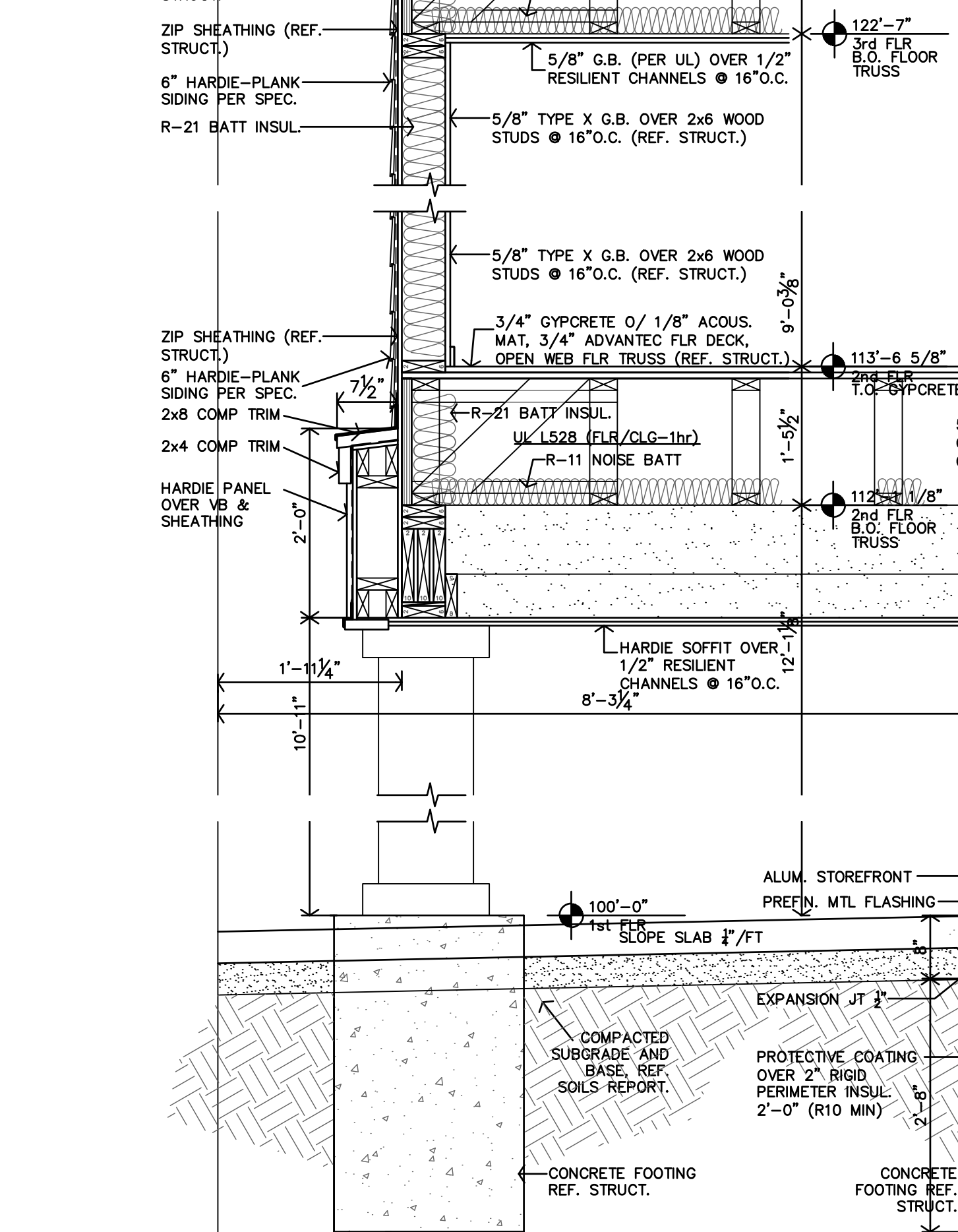
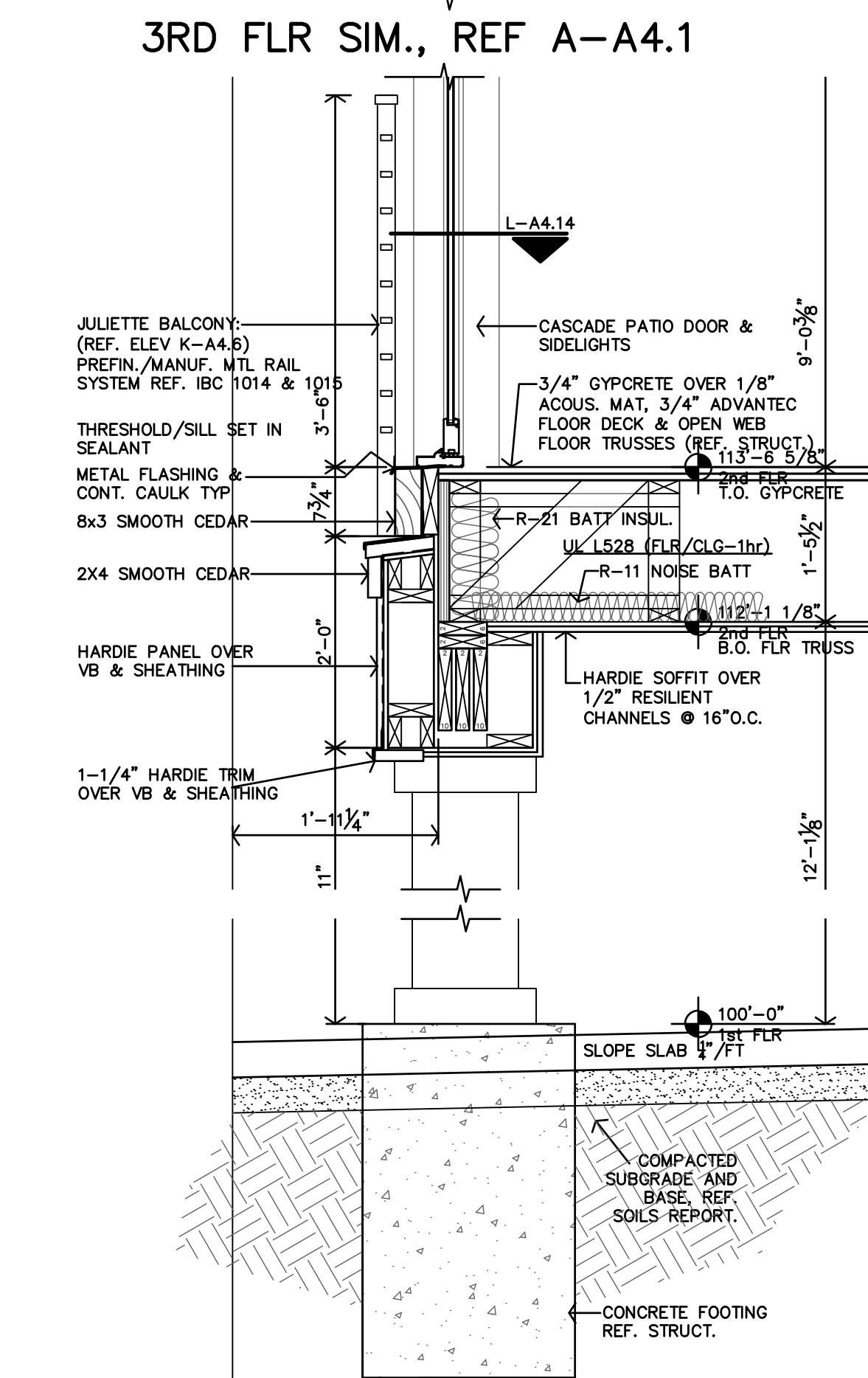
C TYPICAL WALL SECTION
3/4"=1'-0"



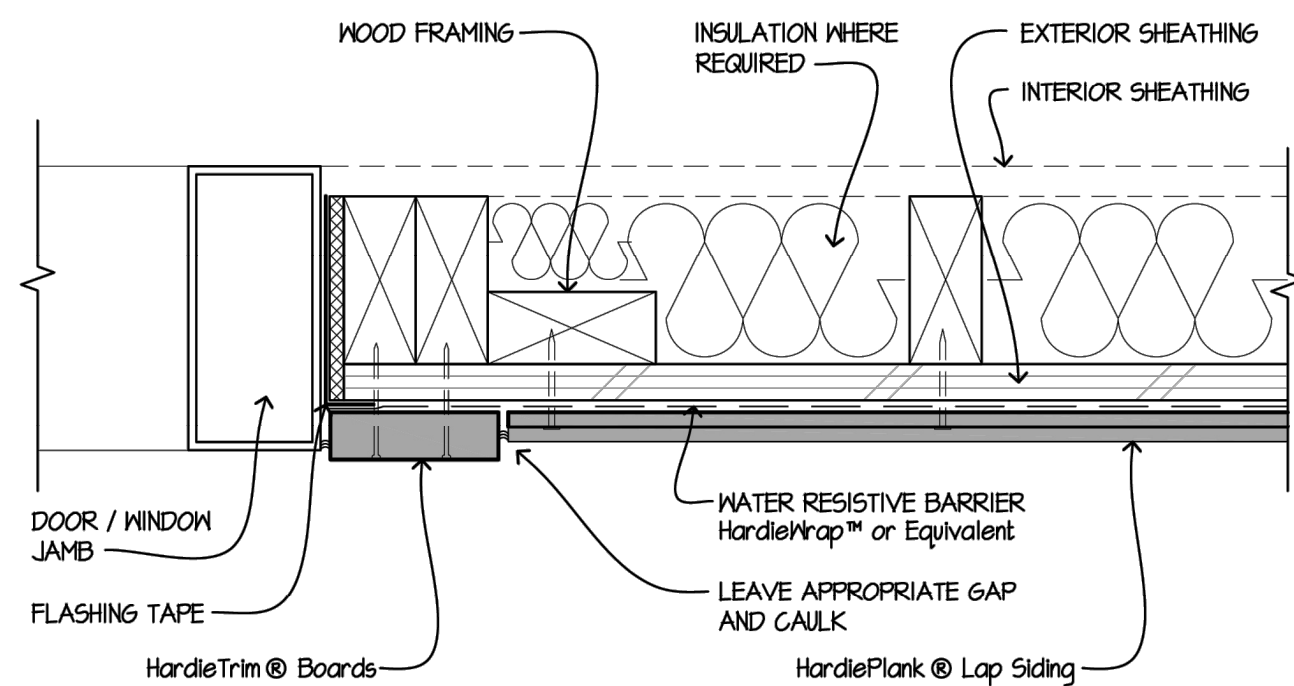
B AT PATIO DOORS
TYPICAL WALL SECTION
3/4"=1'-0"



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

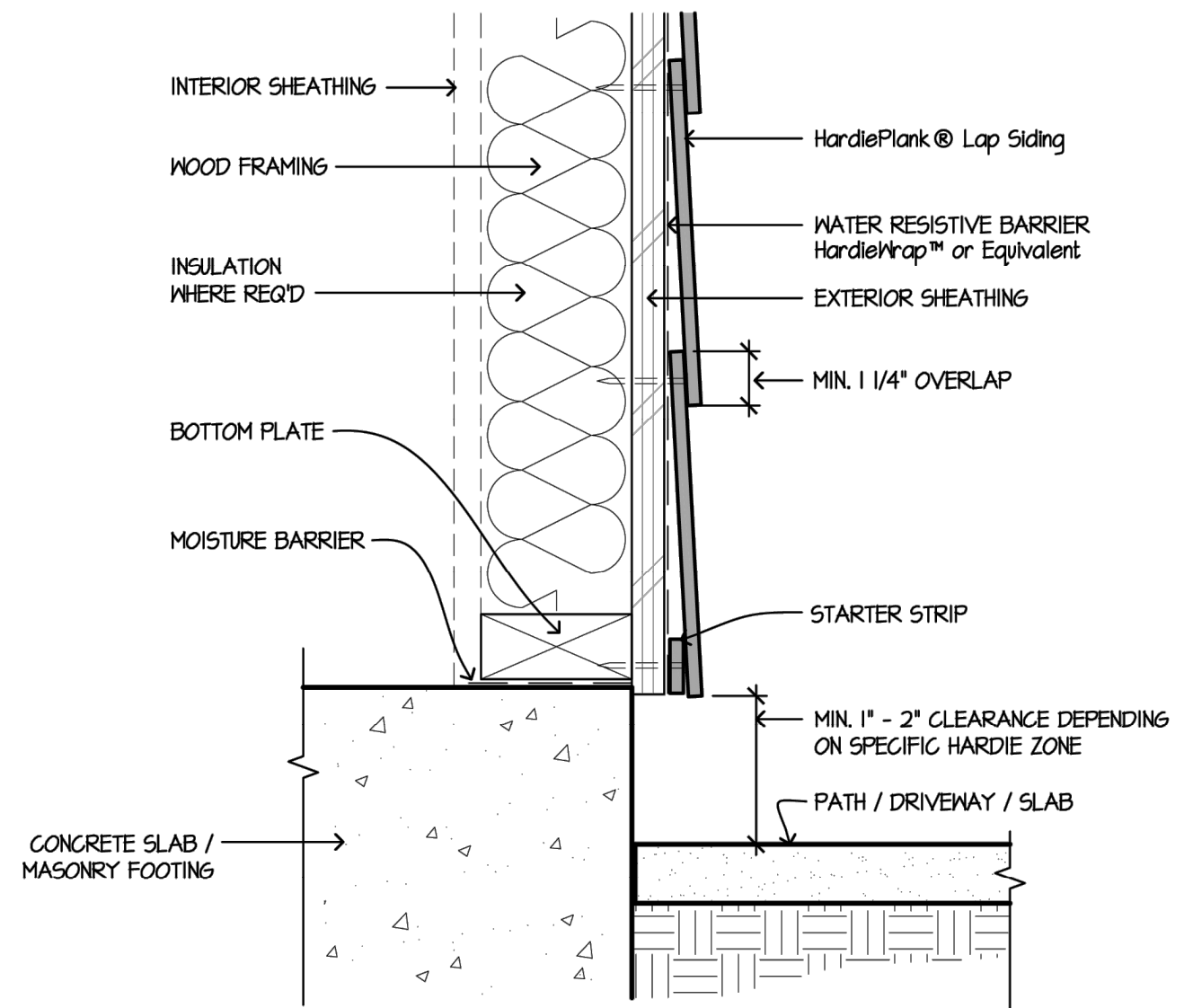


HARDIE LAP SIDING
Ref. Elevations for colors and sizes.
Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary
DETAILS ARE NOT TO SCALE

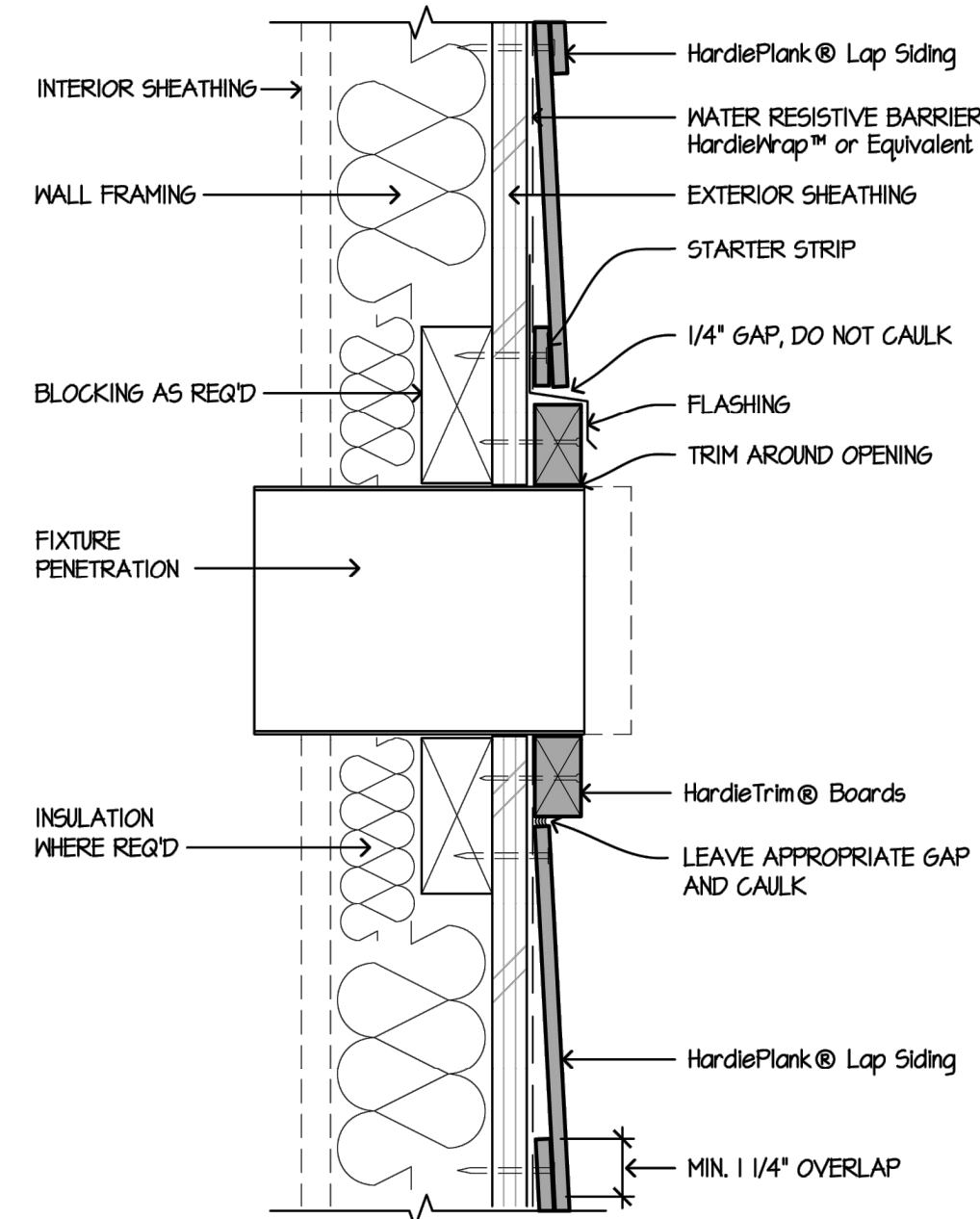


10 DOOR / WINDOW JAMB
SCALE: 3"=1'-0"

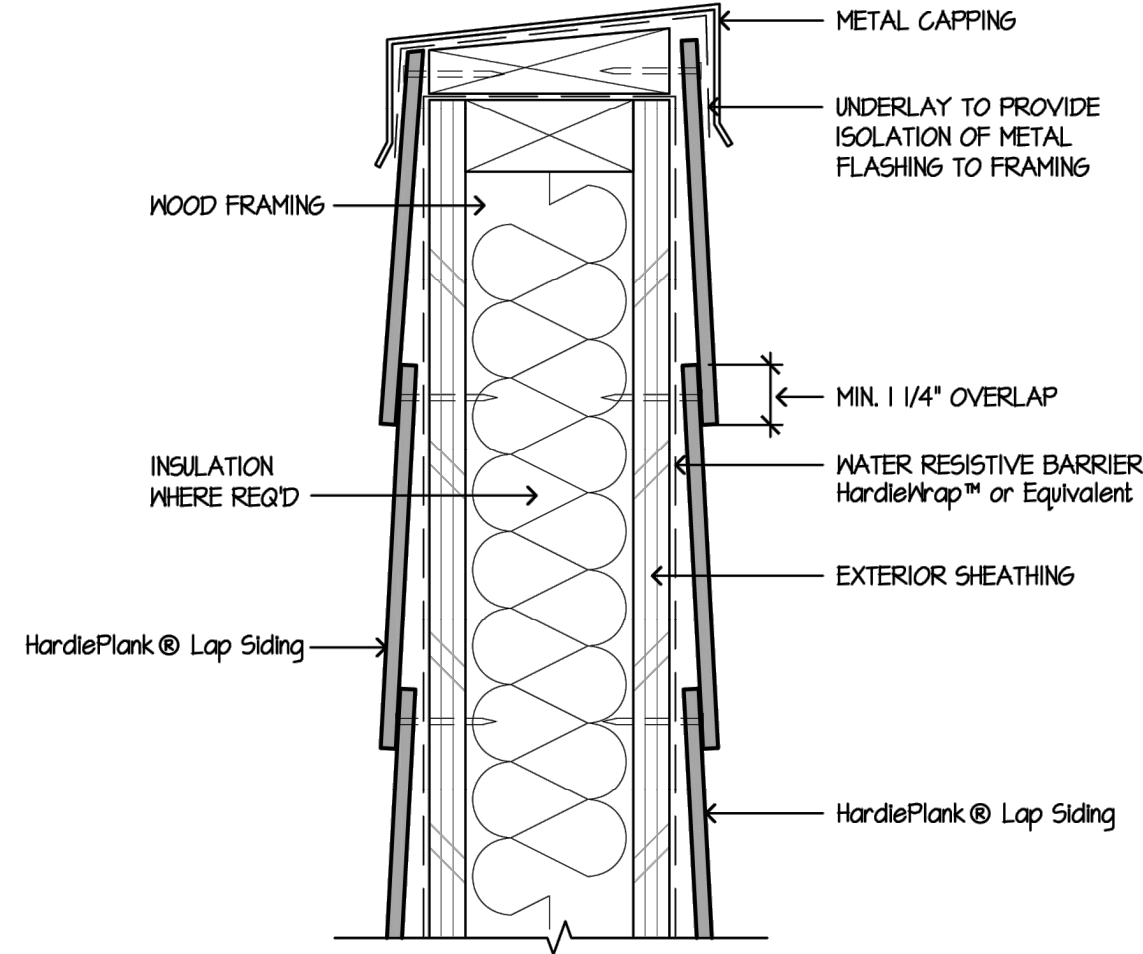
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



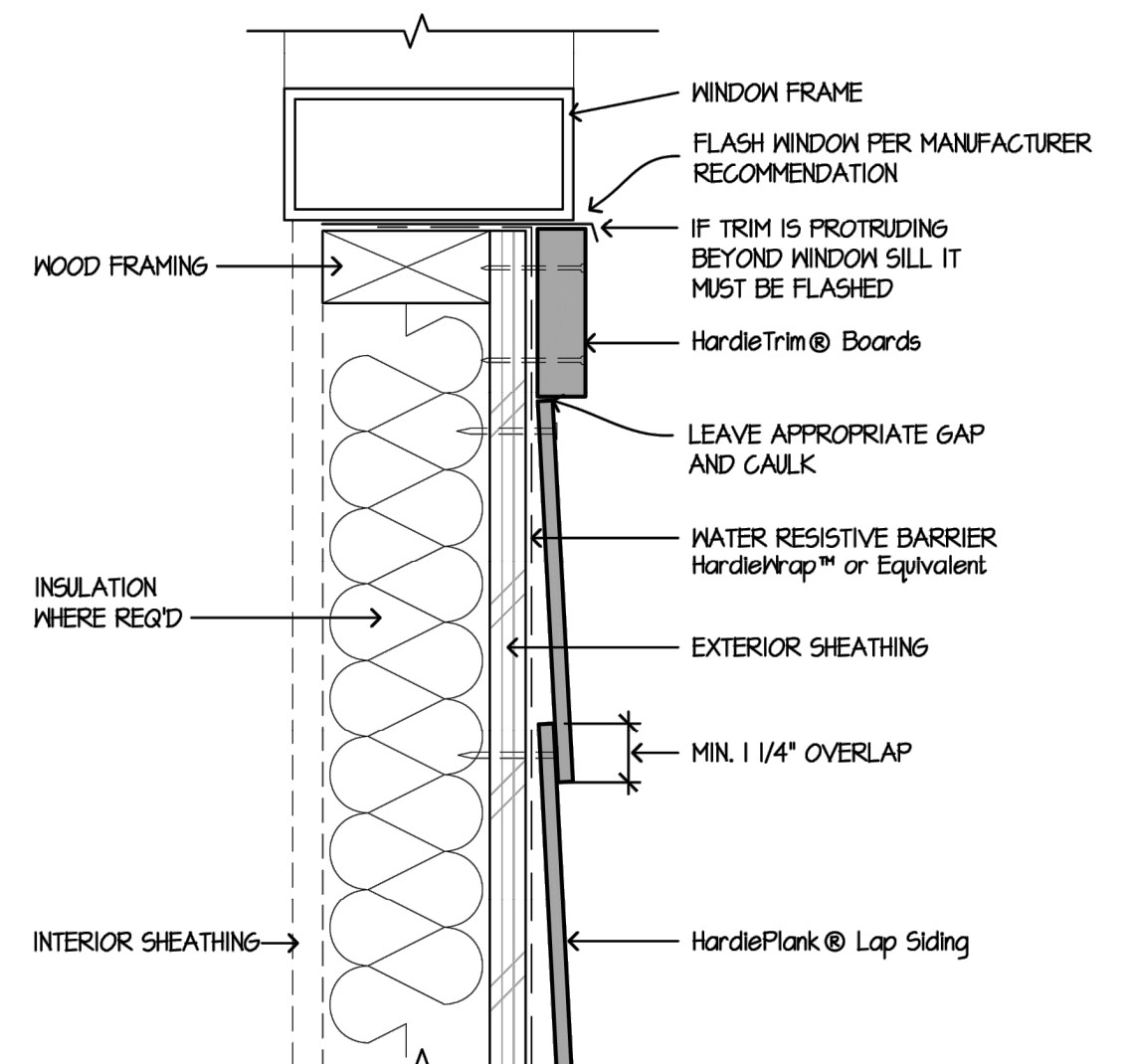
7 FIXTURE PENETRATION
SCALE: 3"=1'-0"



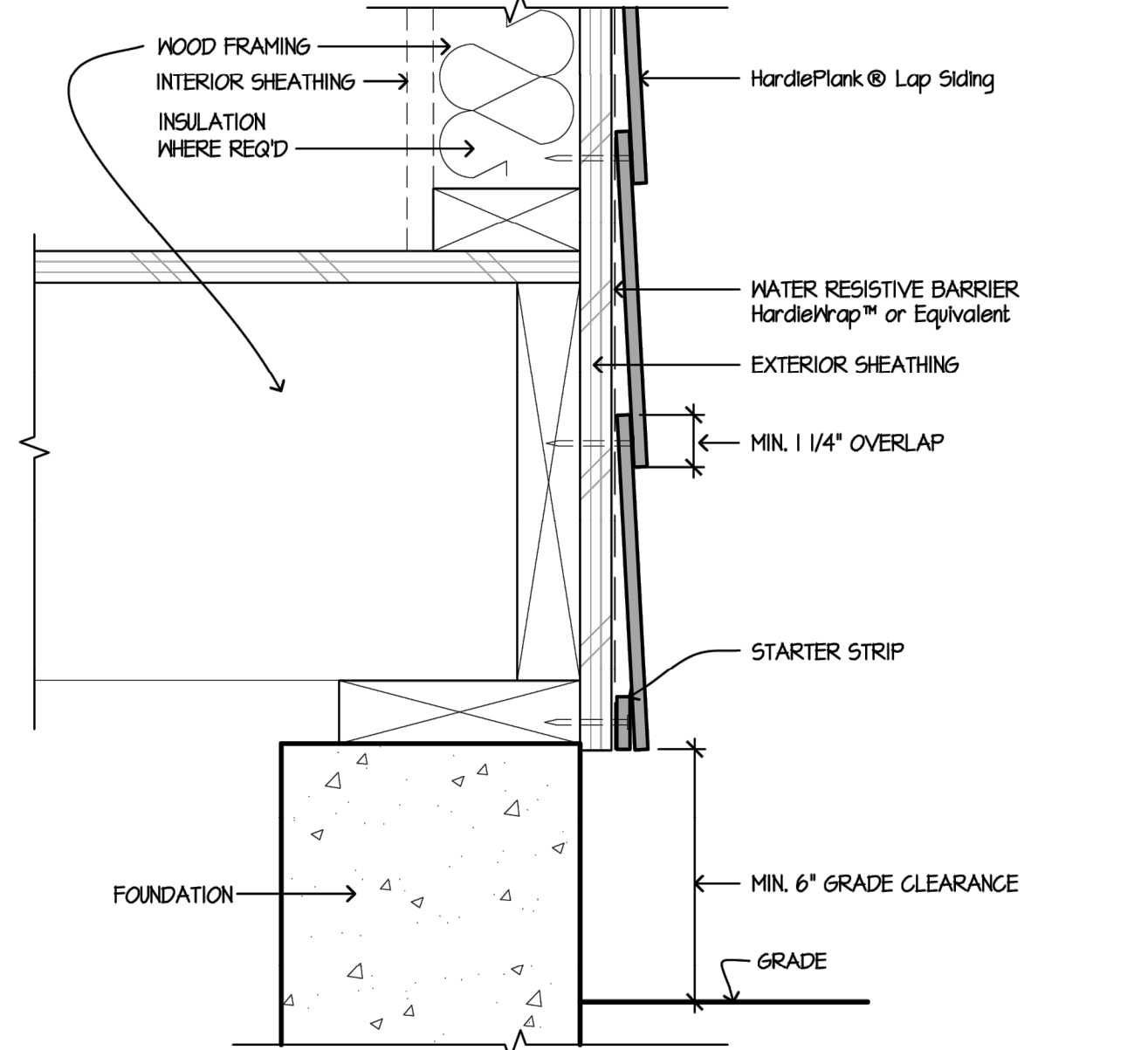
9 PARAPET
SCALE: 3"=1'-0"



5 HORIZONTAL LAP VIEW
SCALE: 3"=1'-0"

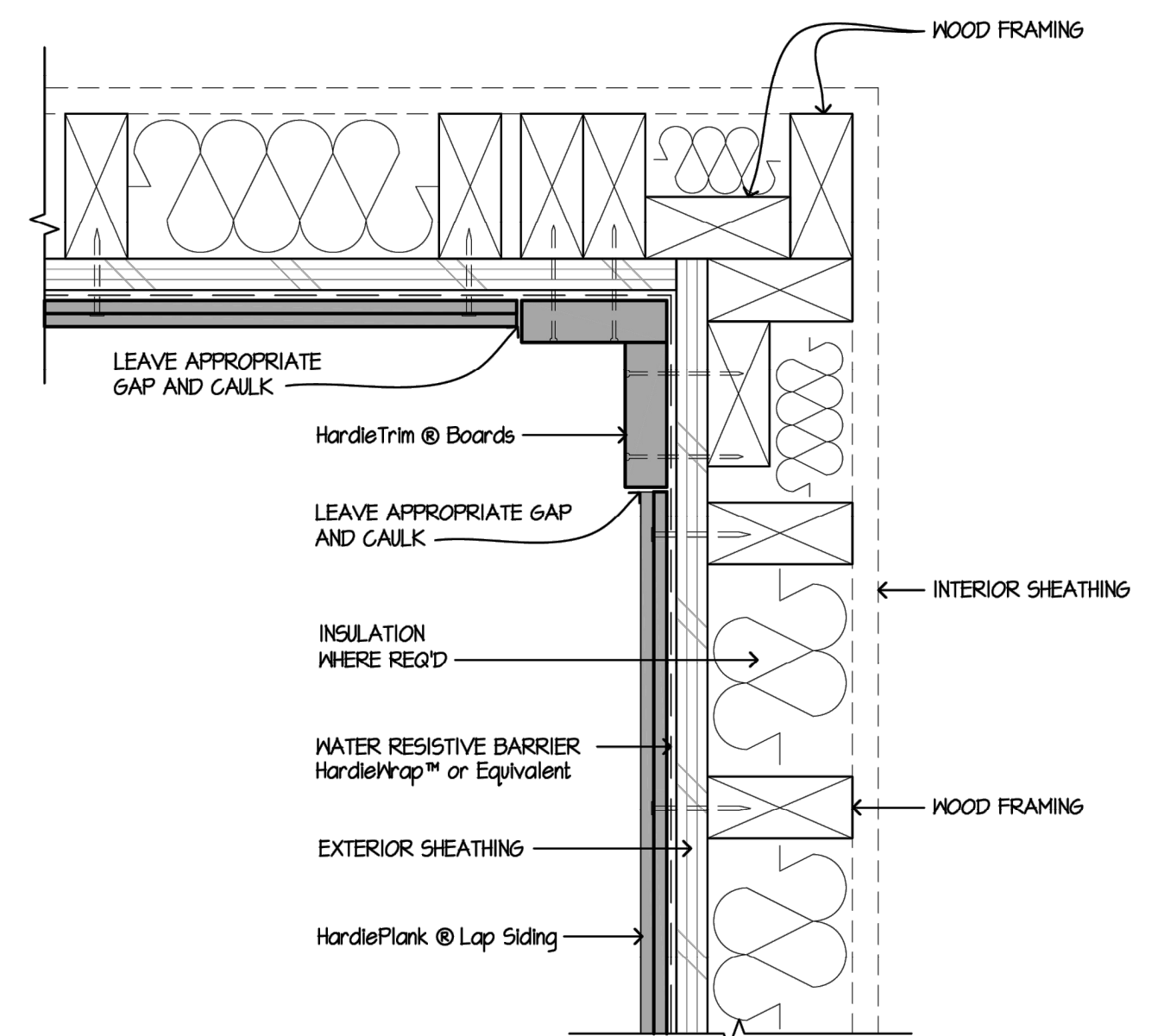


4 WINDOW SILL
SCALE: 3"=1'-0"

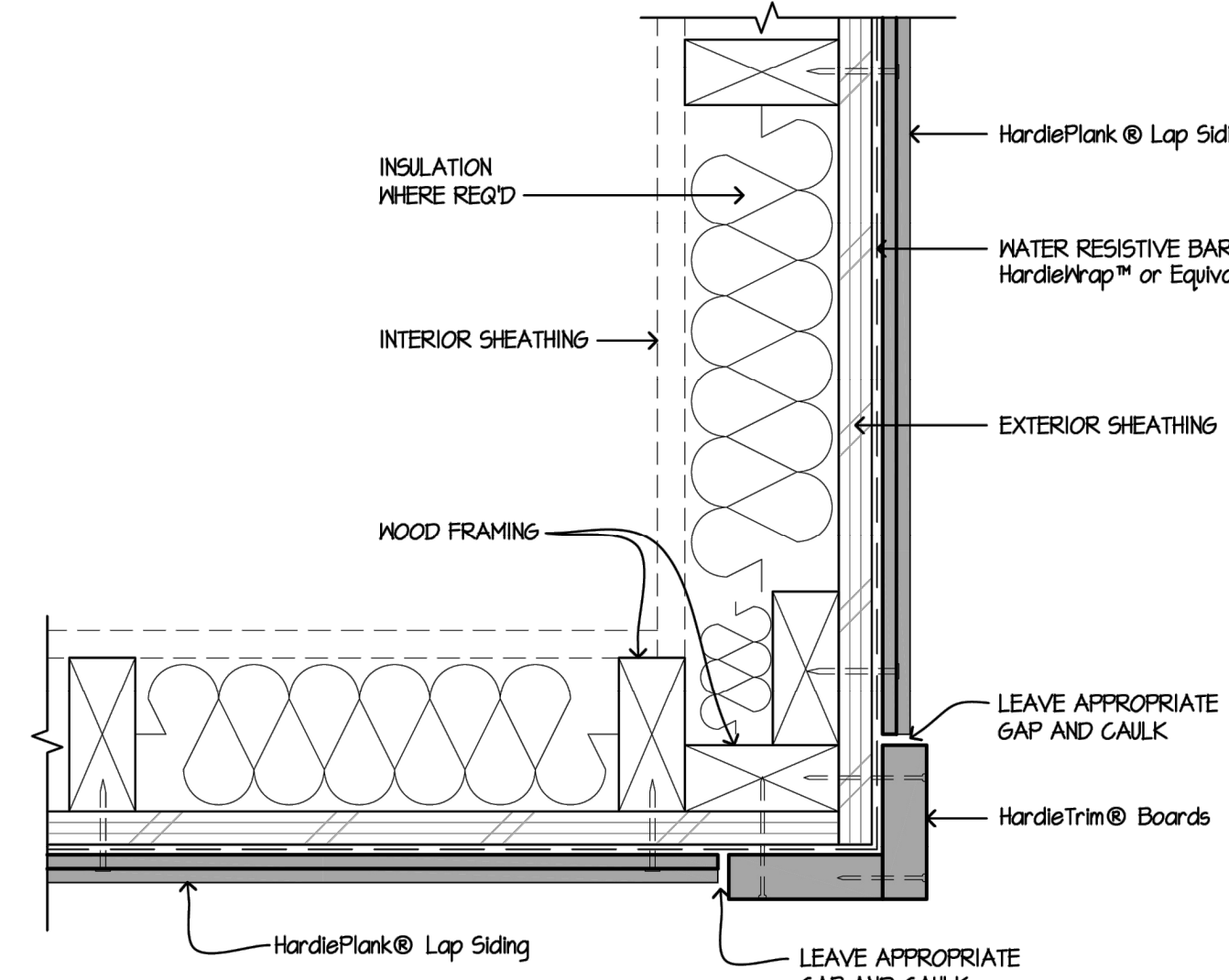


6 GRADE CLEARANCE
SCALE: 3"=1'-0"

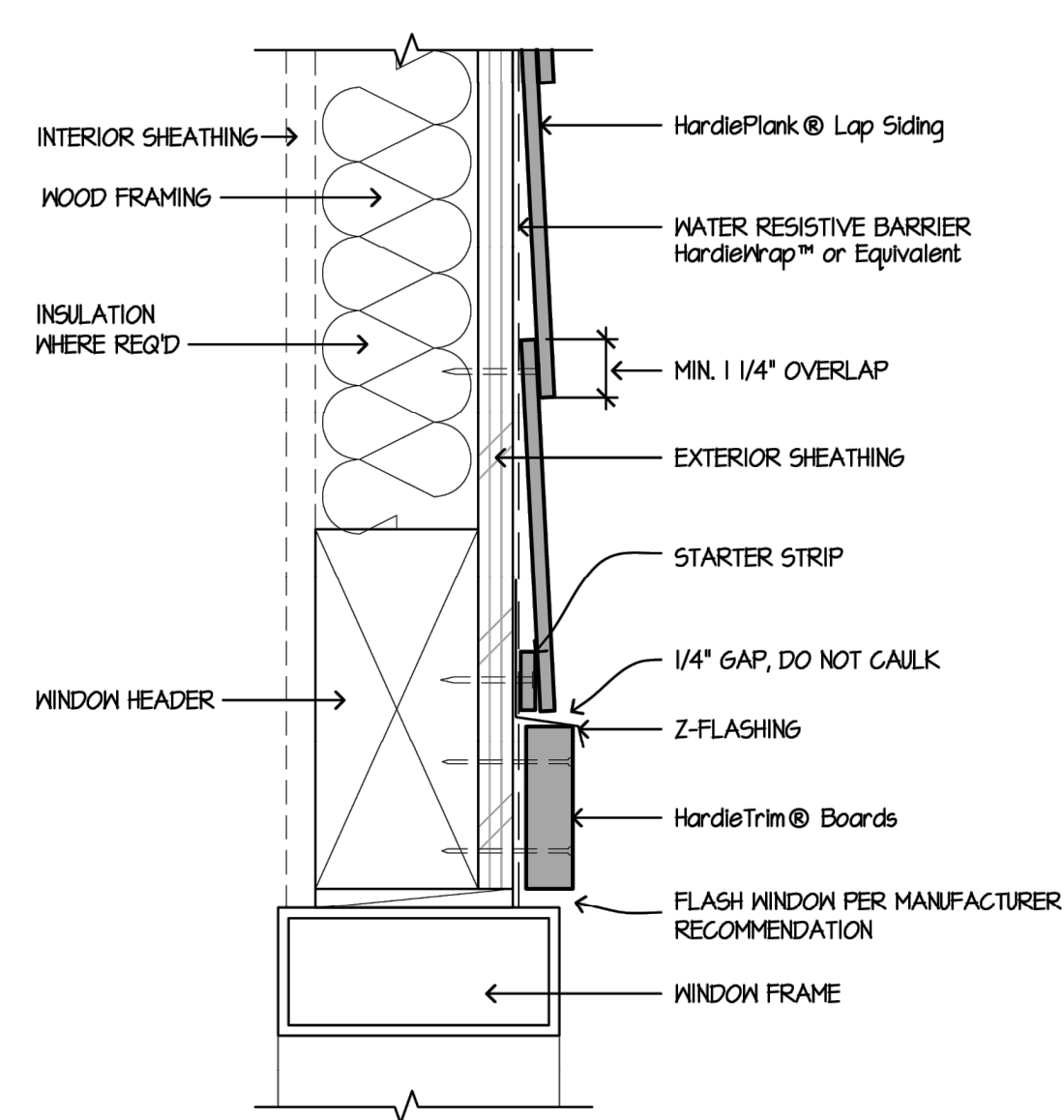
2 OUTSIDE CORNER
SCALE: 3"=1'-0"



1 INSIDE CORNER
SCALE: 3"=1'-0"



3 WINDOW/DOOR HEAD
SCALE: 3"=1'-0"



PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

REVISION:
DATE: 3-4-2026
JOB: 25-3465
SHEET NO.:



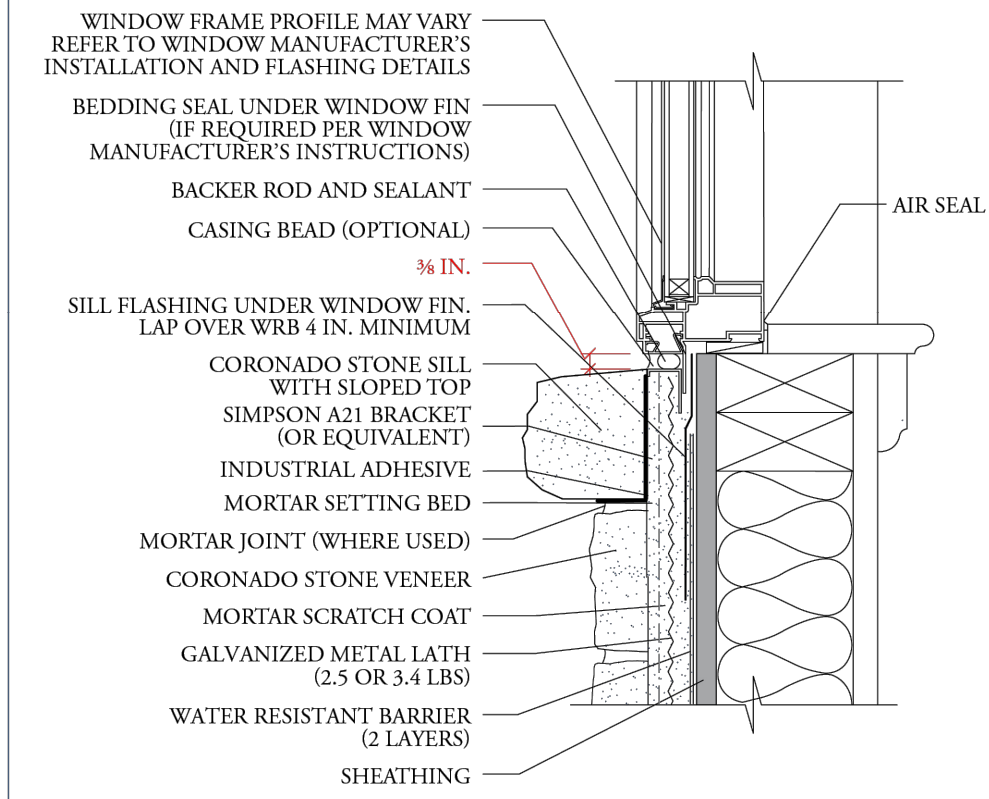
REVISION:	
DATE:	3-4-2026
JOB:	25-3465
SHEET NO.:	



MANUFACTURED STONE
Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary
DETAILS ARE NOT TO SCALE



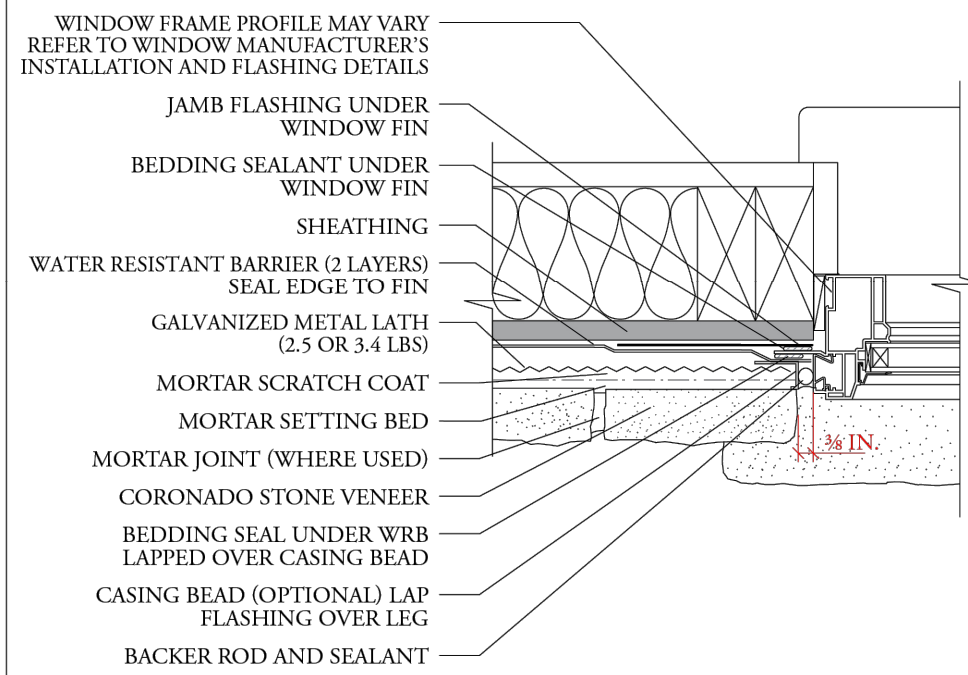
WINDOW SILL



ROUGH OPENINGS MUST BE PROPERLY FLASHED PRIOR TO WINDOW INSTALLATION. TUCK WATER RESISTIVE BARRIER UNDER FLASHING AT SILL. SILL FLASHING SHOULD DRAIN TO THE EXTERIOR OF PRIMARY WRB OR TO EXTERIOR OF CORONADO STONE VENEER.



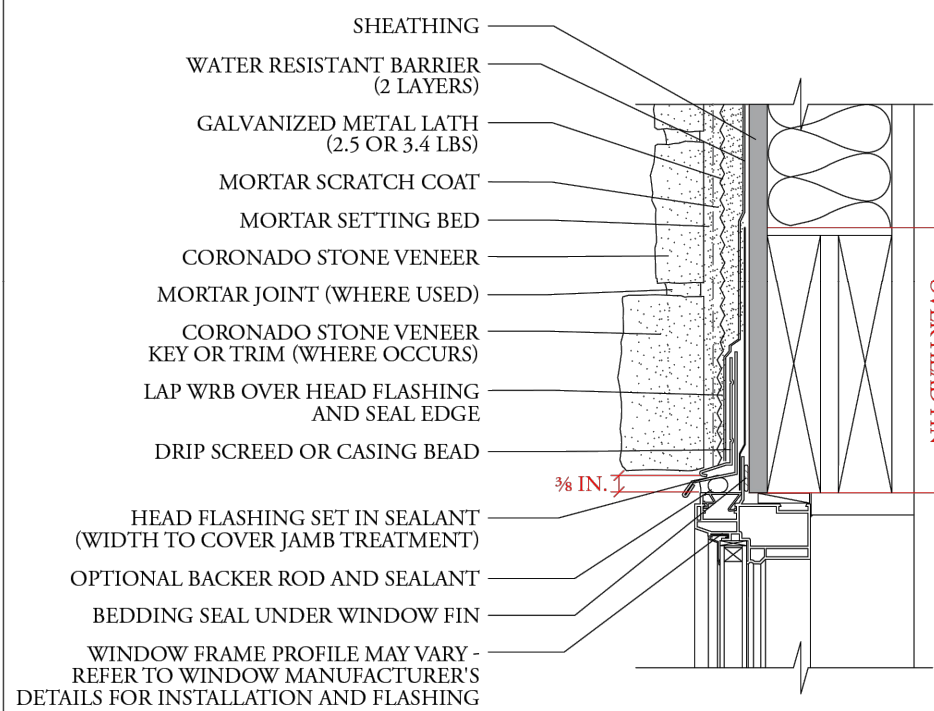
WINDOW JAMB



ROUGH OPENINGS MUST BE PROPERLY FLASHED PRIOR TO WINDOW INSTALLATION. BACKER ROD AND SEALANT BETWEEN THE WINDOW FRAME AND THE CORONADO STONE VENEER ALLOWS FOR MOVEMENT BETWEEN THE DIS-SIMILAR MATERIALS.



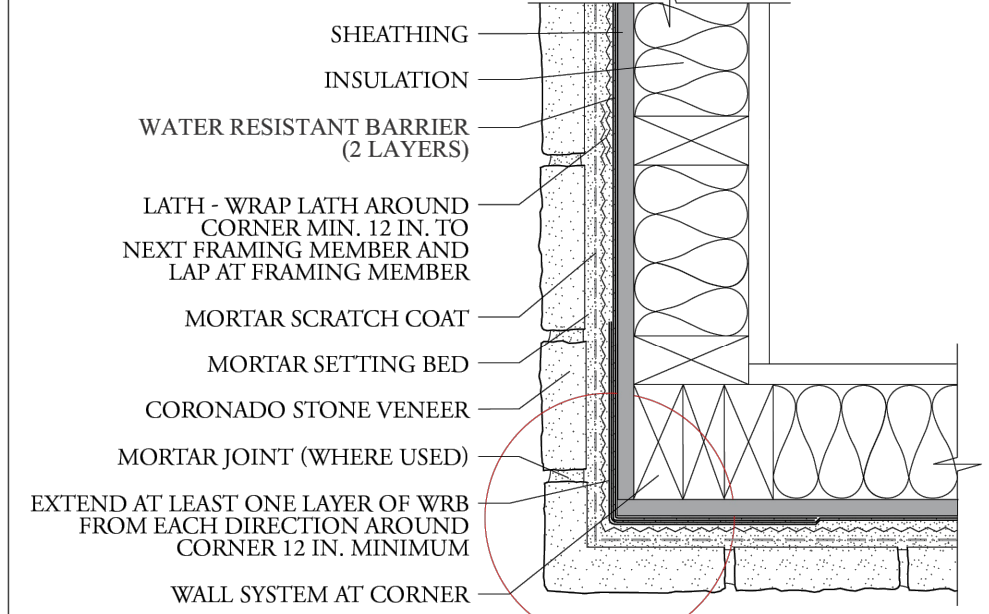
WINDOW HEAD



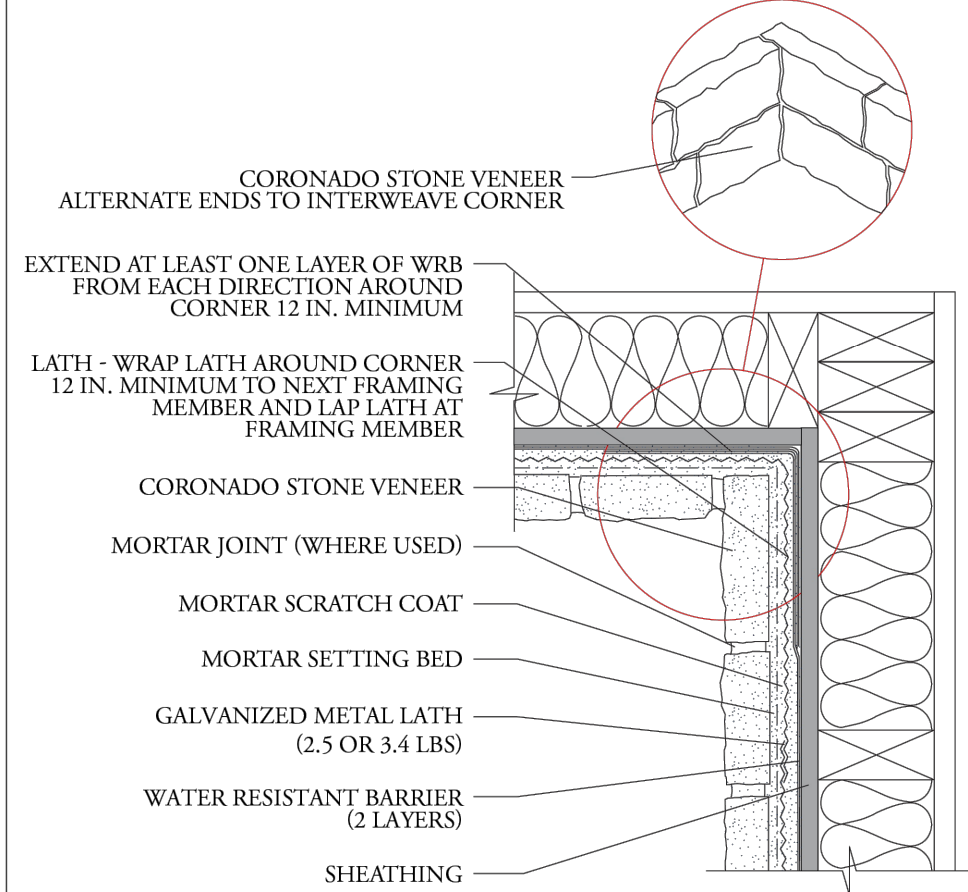
FLASHING AND WRB INSTALLED SHINGLE FASHION MAY BE COMPLEMENTED WITH SELF-ADHERED FLASHING (SAF) TO SEAL WRB TO WINDOW FRAME.



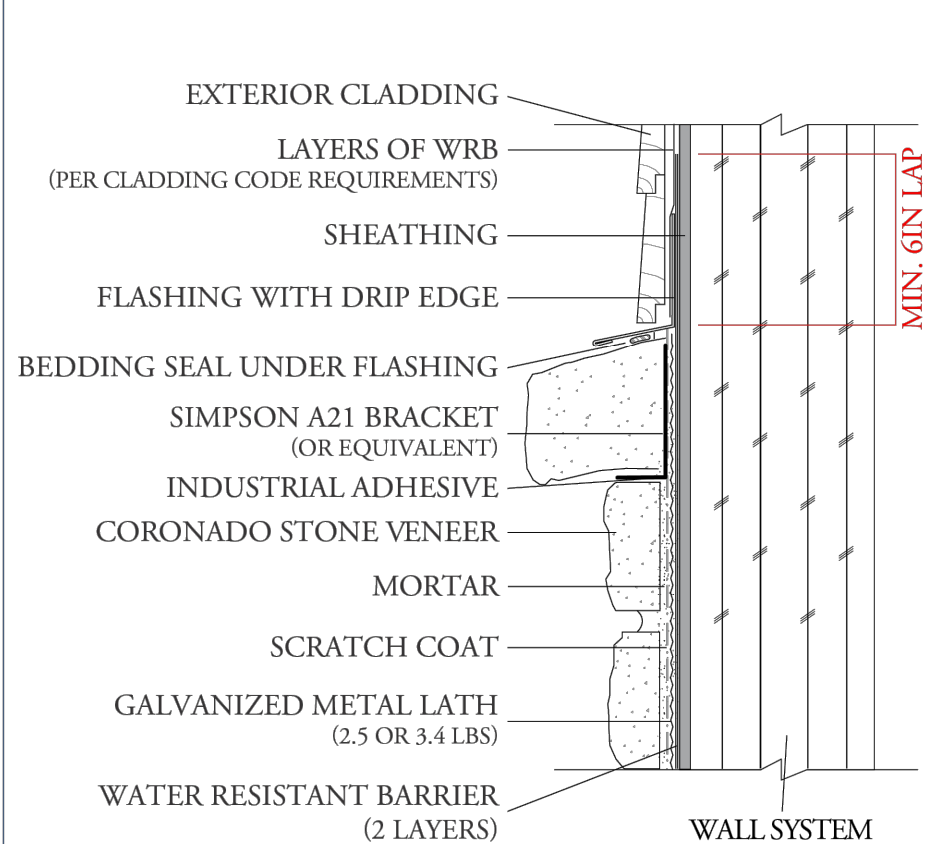
INSTALLATION AT OUTSIDE CORNER



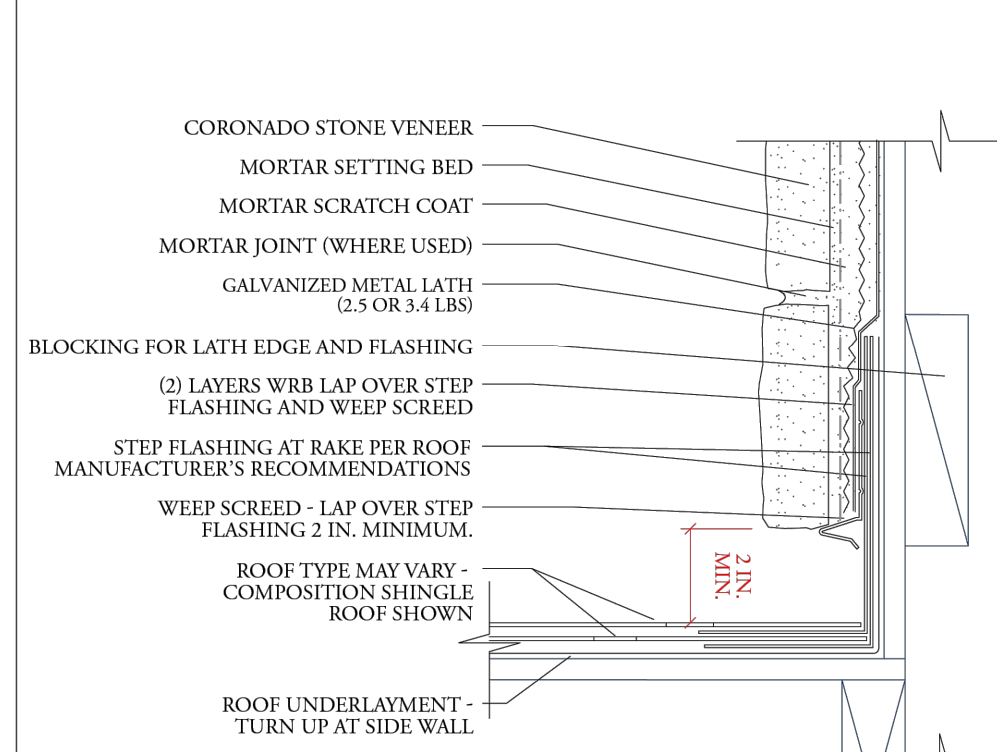
INSTALLATION AT INSIDE CORNER



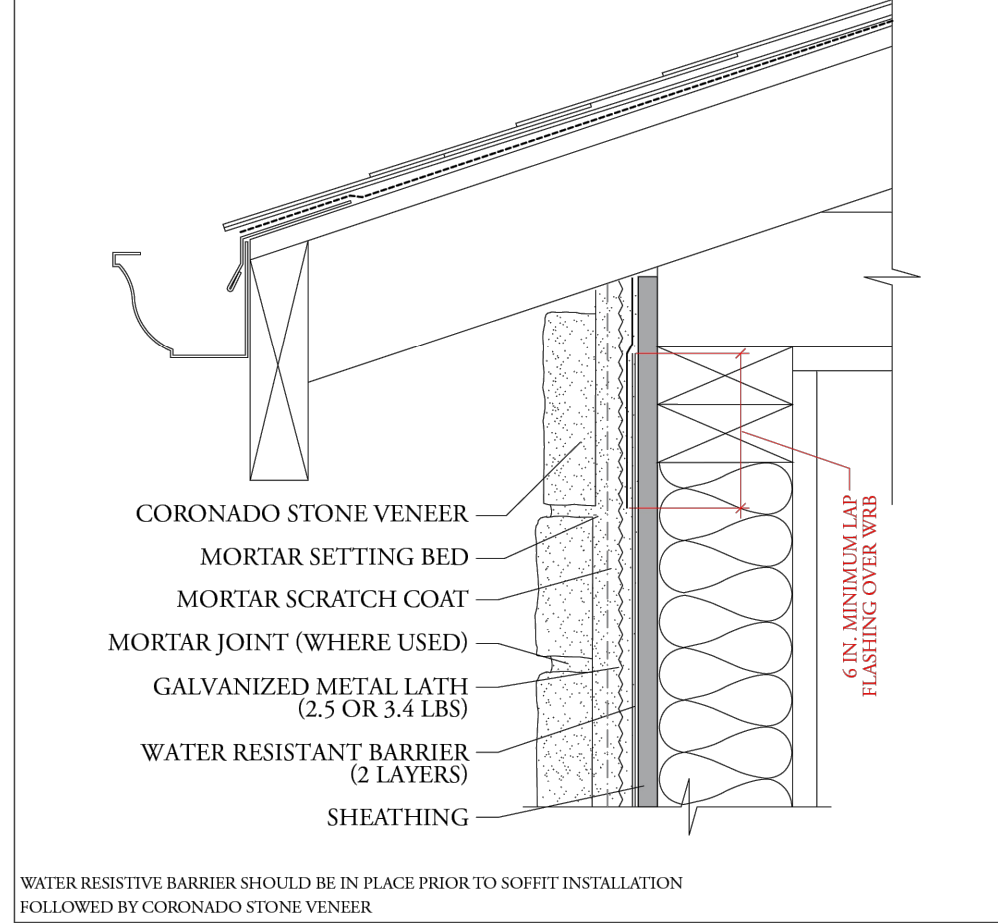
TYPICAL CLADDING TRANSITION



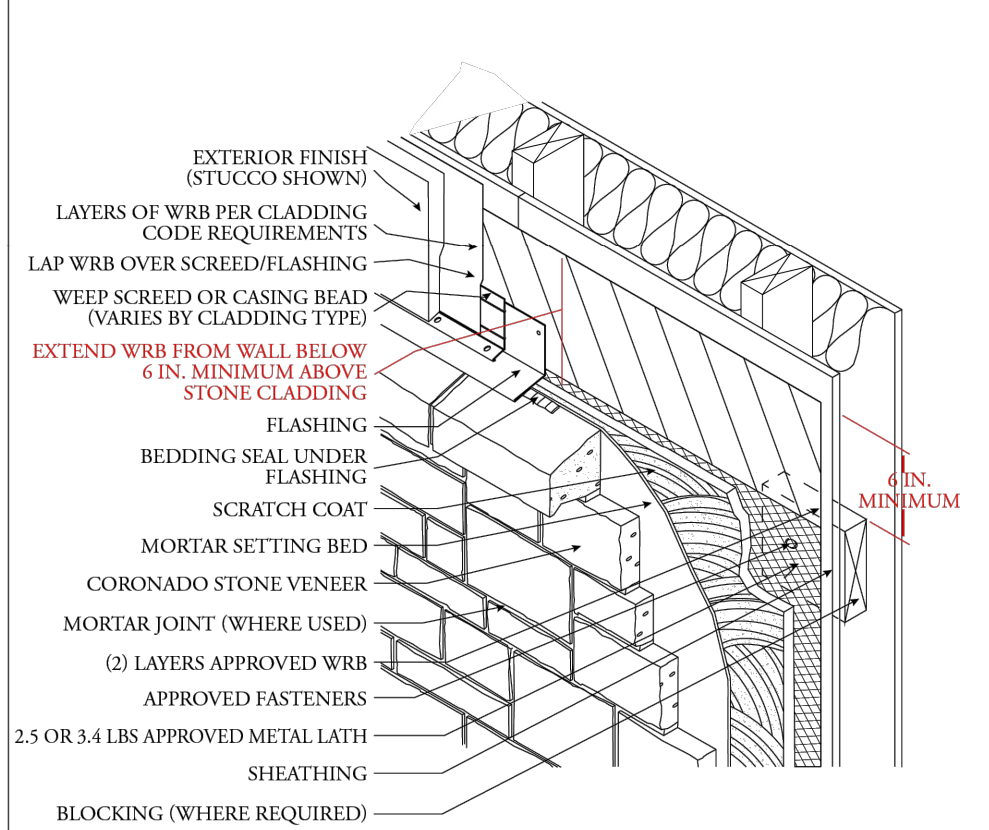
SIDE WALL / COMPOSITION SHINGLES



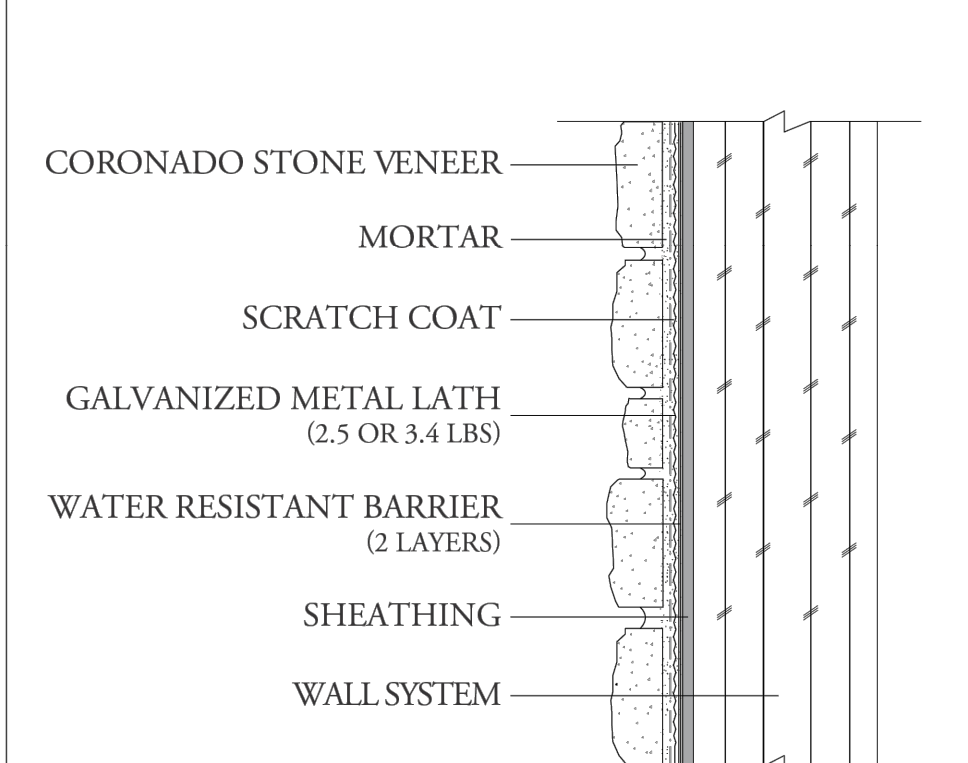
OPEN EAVE OVERHANG



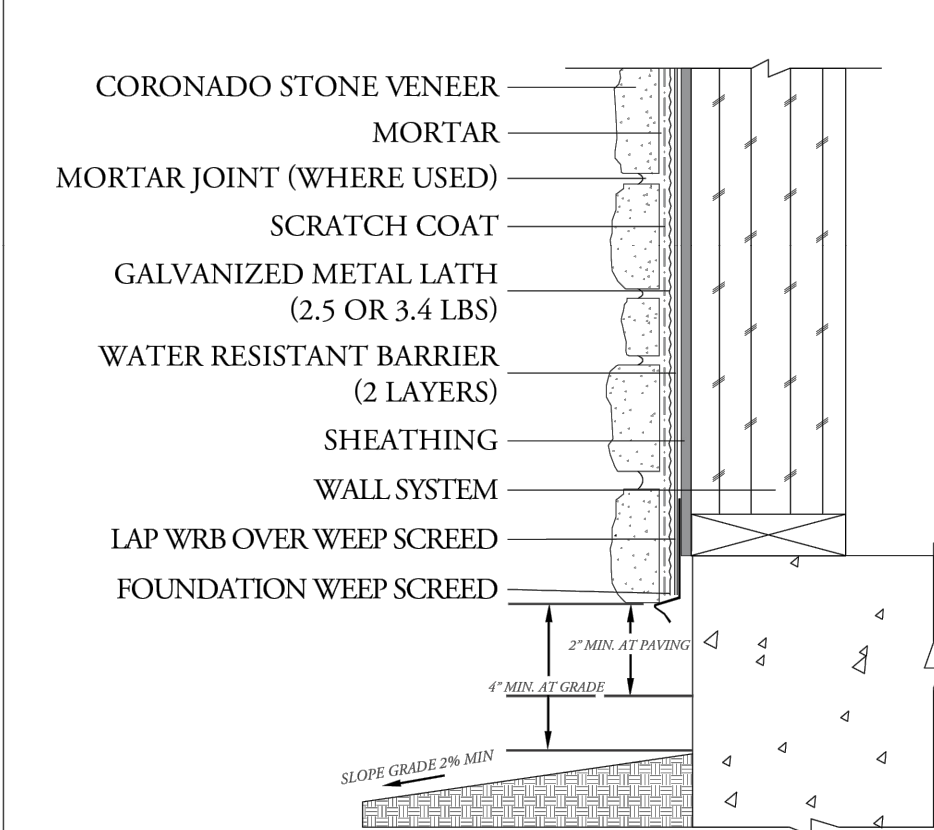
EXTERIOR WALL ASSEMBLY TRANSITION



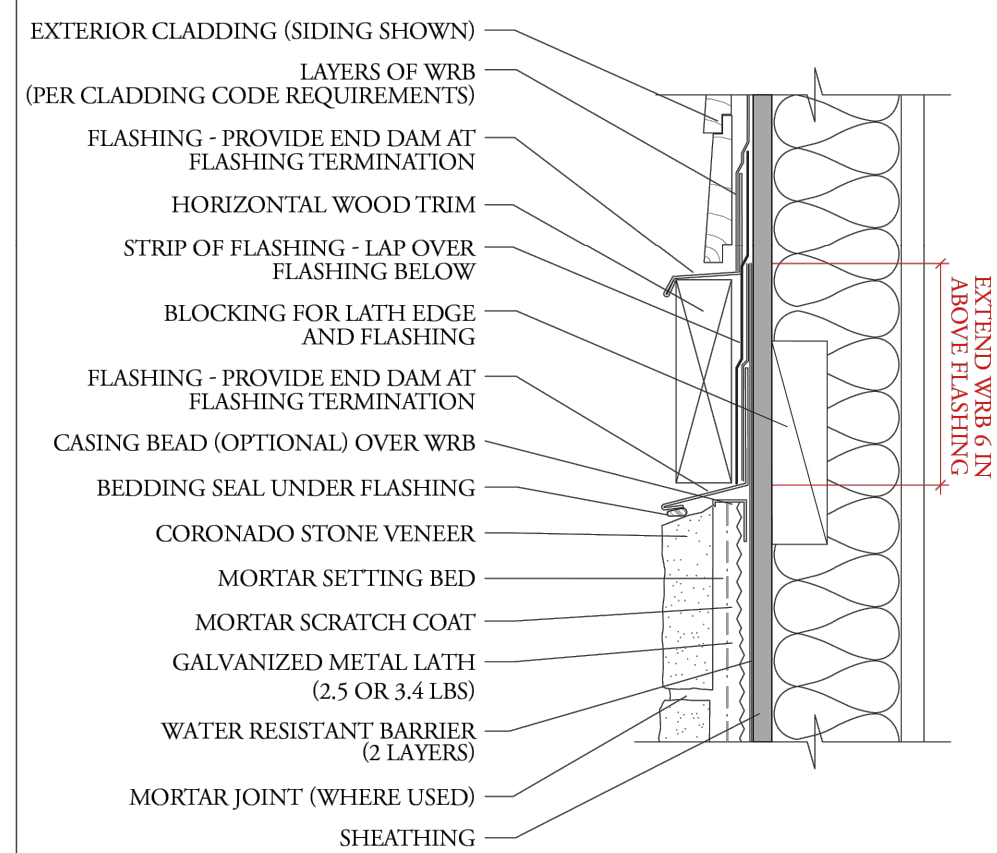
TYPICAL FRAMED WALL SECTION (EXTERIOR)



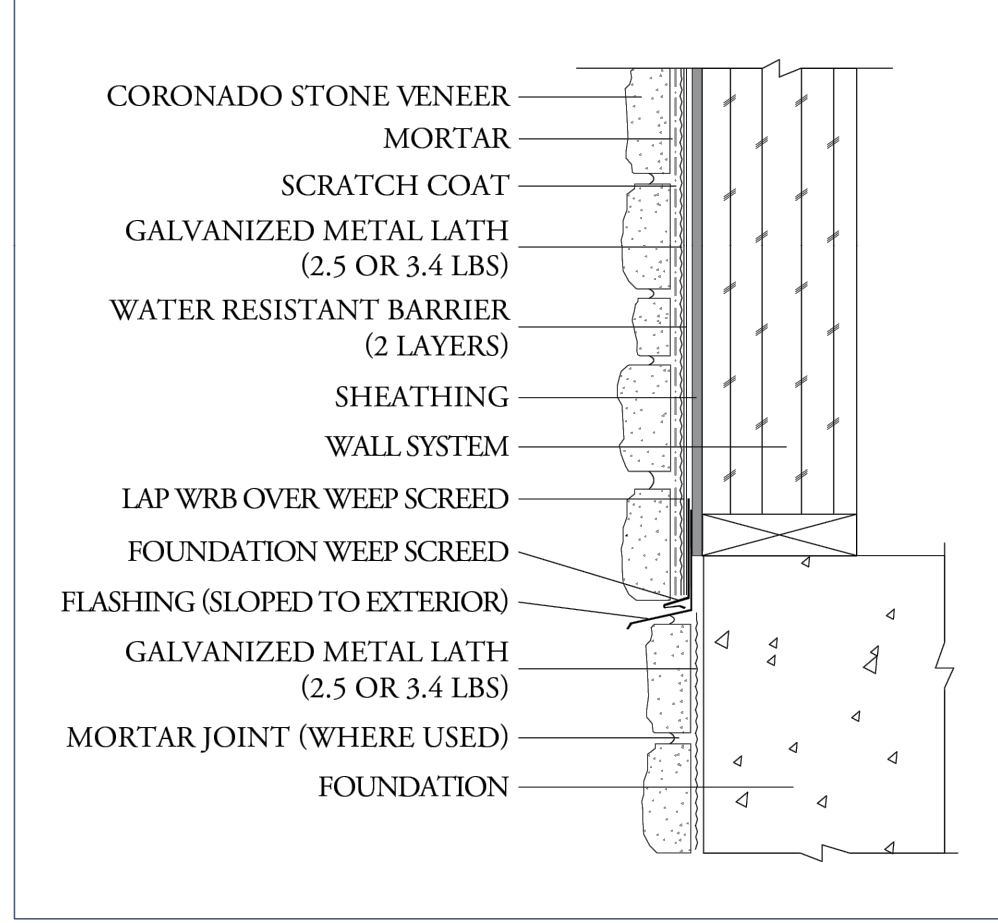
FOUNDATION WALL BASE



HORIZONTAL TRANSITION



TYPICAL FRAMED FOUNDATION WALL BASE (TRANSITION TO AMSV CONTINUING DOWN FOUNDATION)



REFLECTED CEILING PLAN NOTES

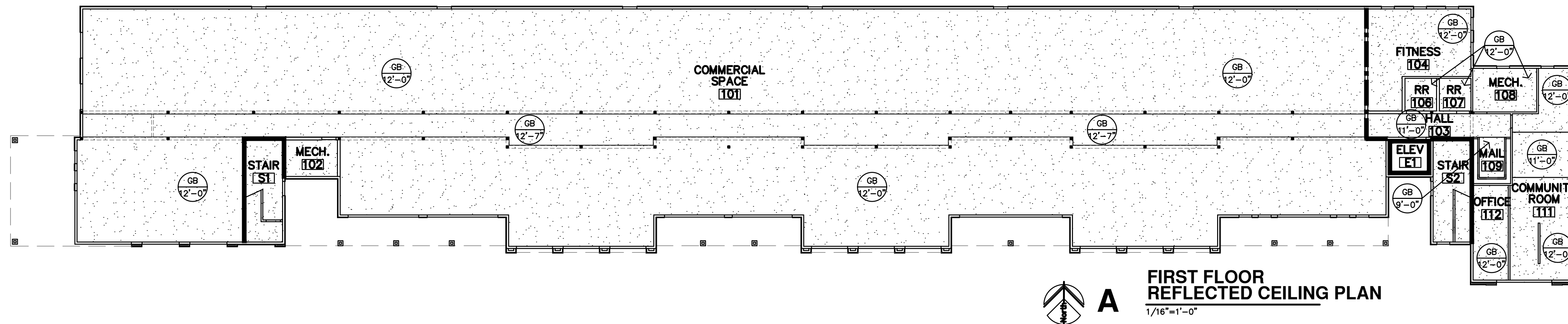
- CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
- MECHANICAL/ELECTRICAL FIXTURES • RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
- CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
- 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

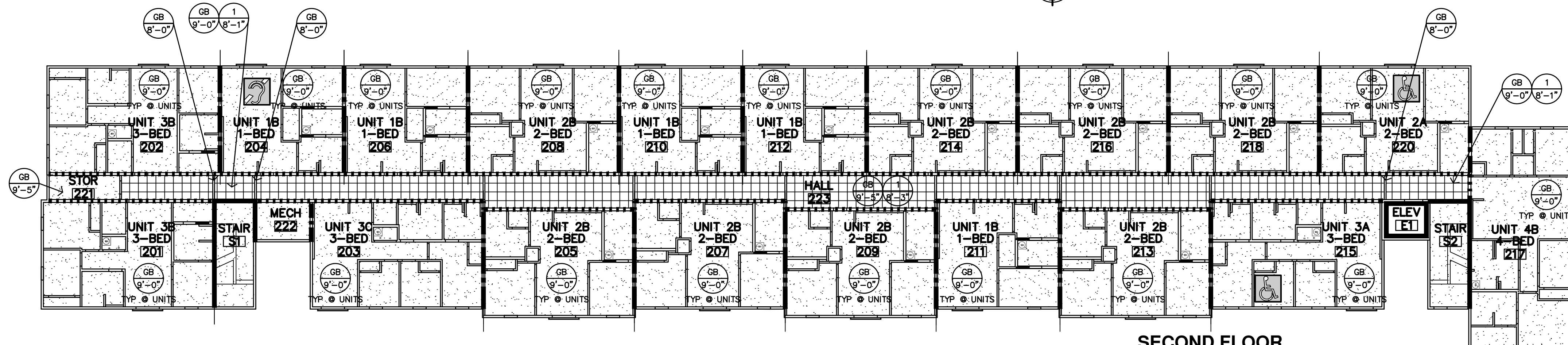
..... 1/2 HOUR FIRE PARTITION; CORRIDOR
===== 2 HOUR CONSTRUCTION; SHAFT WALLS
- - - - - 1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

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.

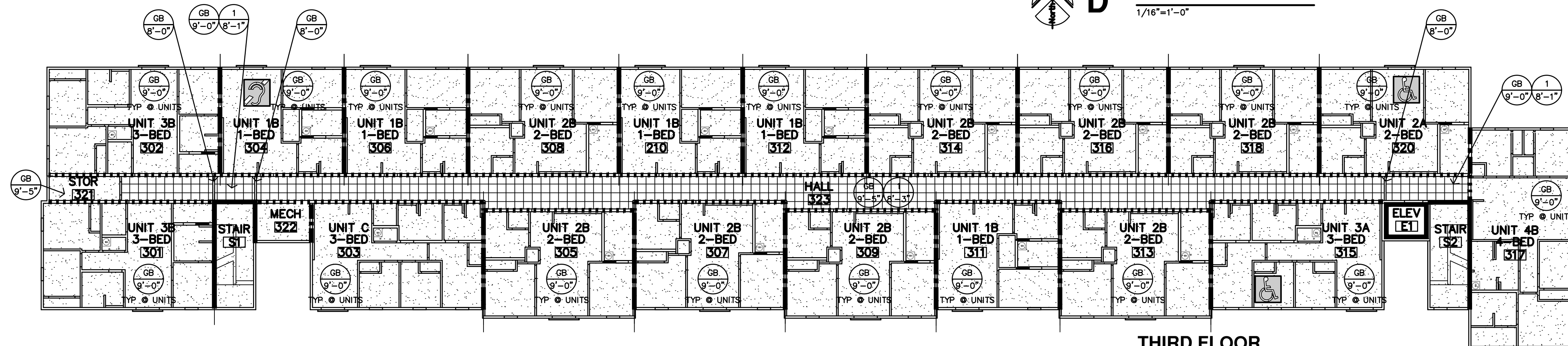
CEILING TYPES	
REFER SPECIFICATIONS	
1	2x2 ACOUSTIC LAY-IN TILES
GB	GYP BO (PAINTED)
WD	WOOD SLATS CEILING SYSTEM
M	PREFIN. MTL SOFFIT PANEL
CLG. TYPE	
CLG. HEIGHT	



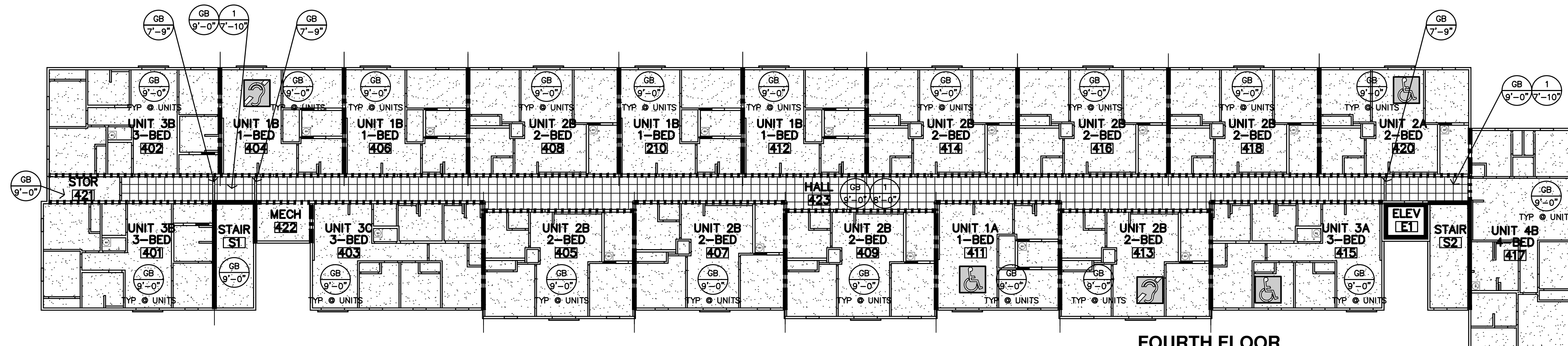
**FIRST FLOOR
REFLECTED CEILING PLAN**
1/16"=1'-0"



**SECOND FLOOR
REFLECTED CEILING PLAN**
1/16"=1'-0"



**THIRD FLOOR
REFLECTED CEILING PLAN**
1/16"=1'-0"



**FOURTH FLOOR
REFLECTED CEILING PLAN**
1/16"=1'-0"

PRELIMINARY
DRAWING
NOT FOR
CONSTRUCTION

REVISION:

DATE: 3-4-2026

JOB: 25-3465

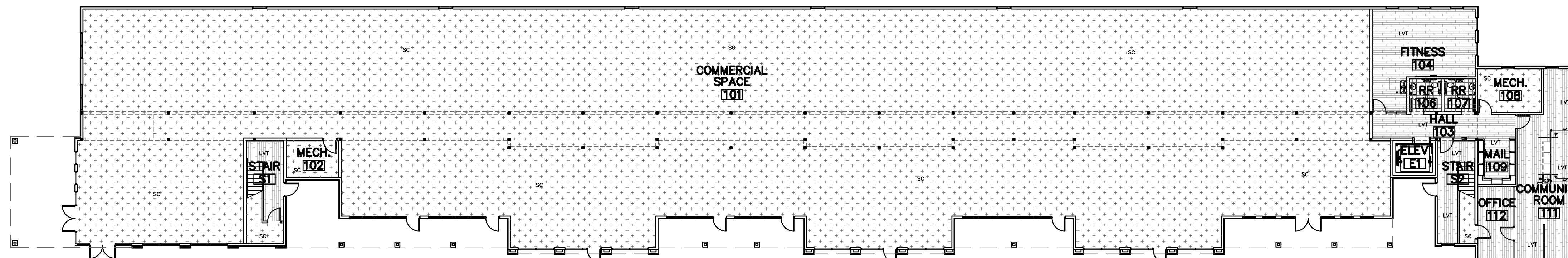
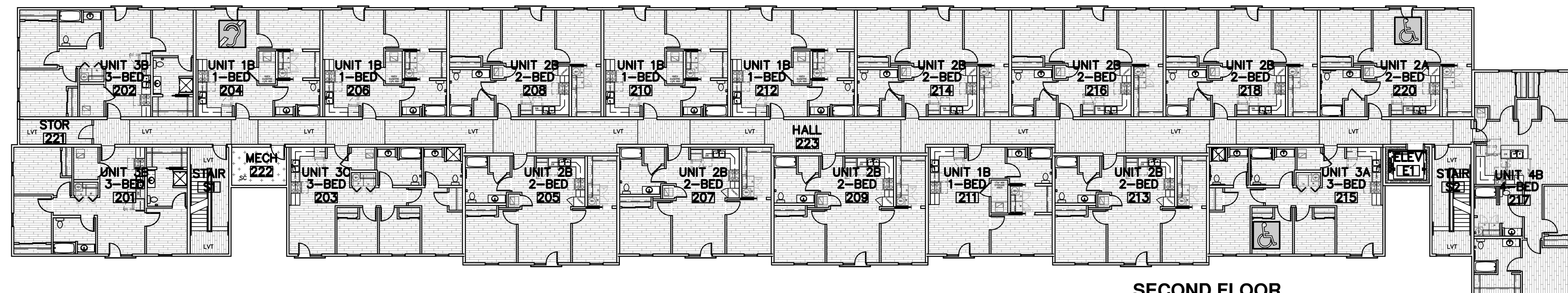
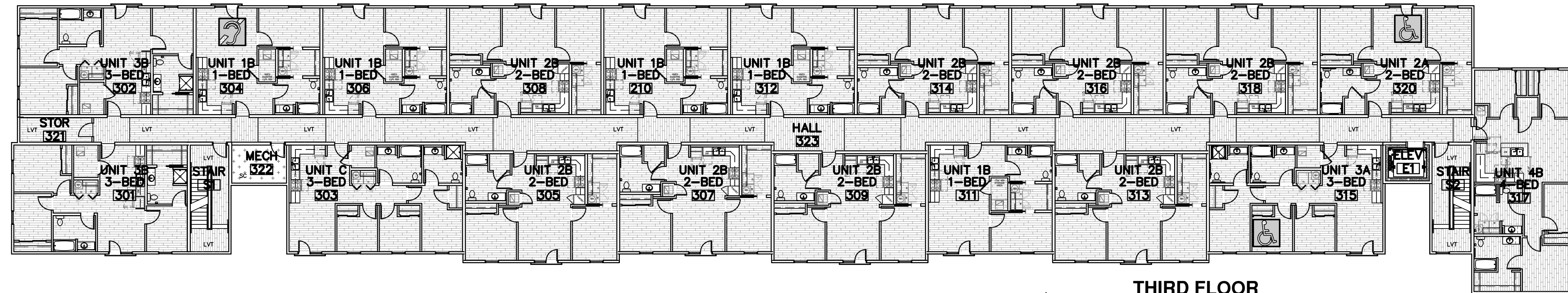
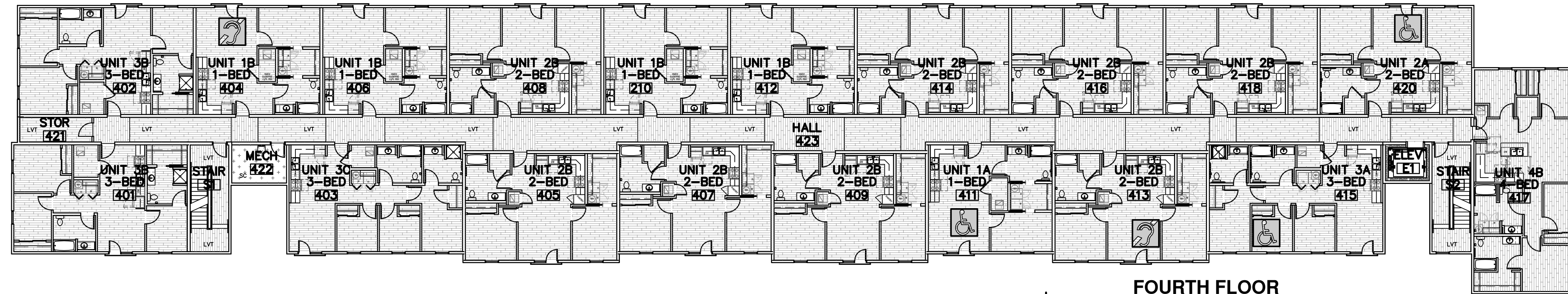
SHEET NO.:

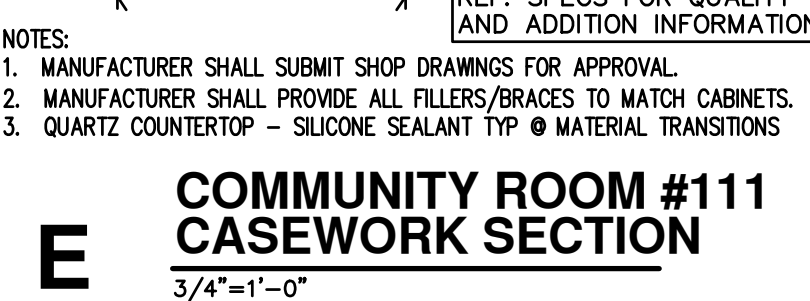
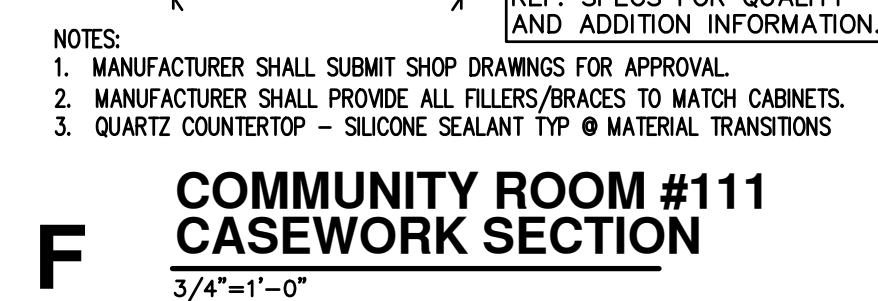
A7.1

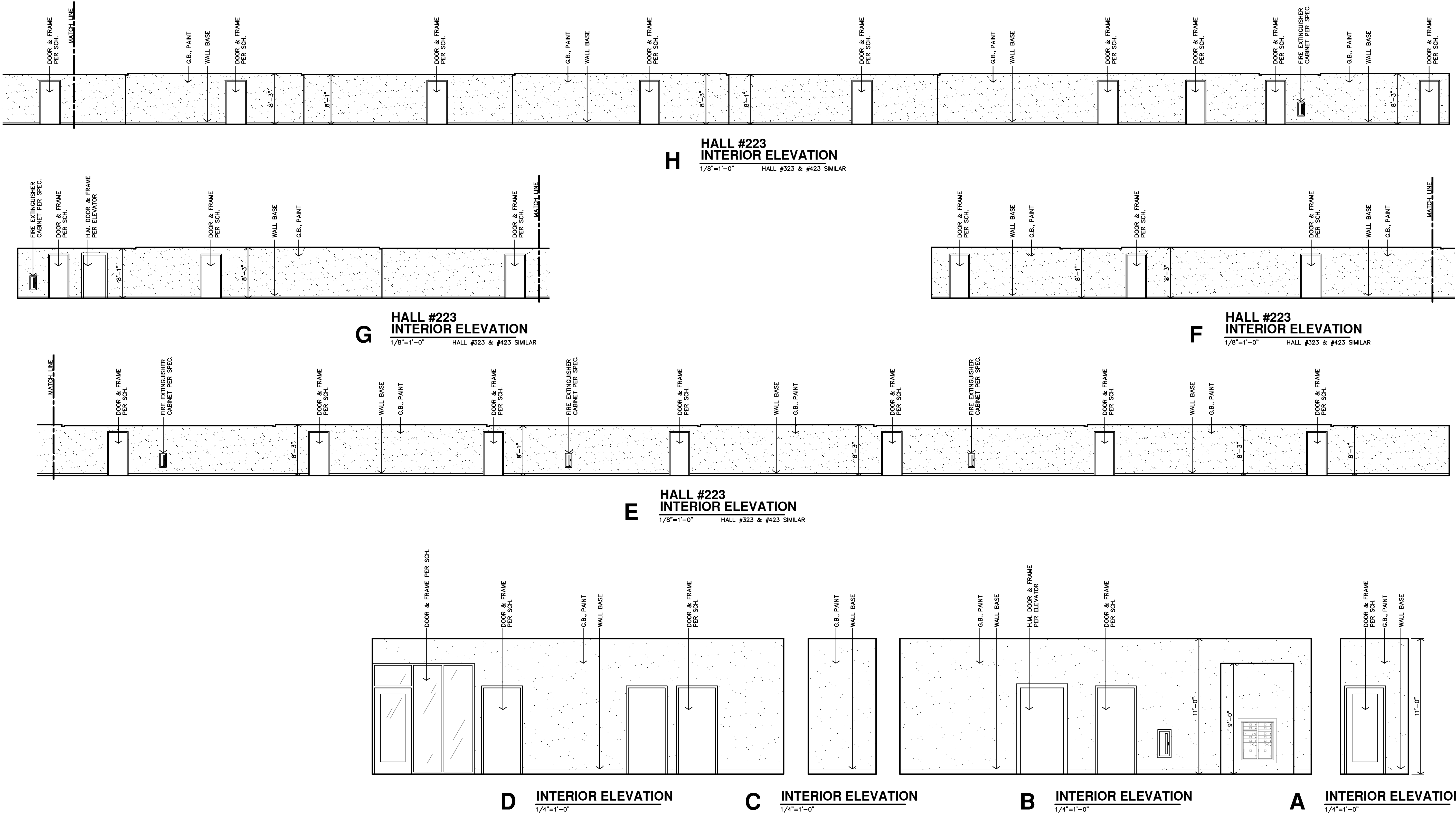
THE RESERVES AT MEADOWS 25
NEW MIXED-USE RESIDENTIAL
GODDARD, KANSAS

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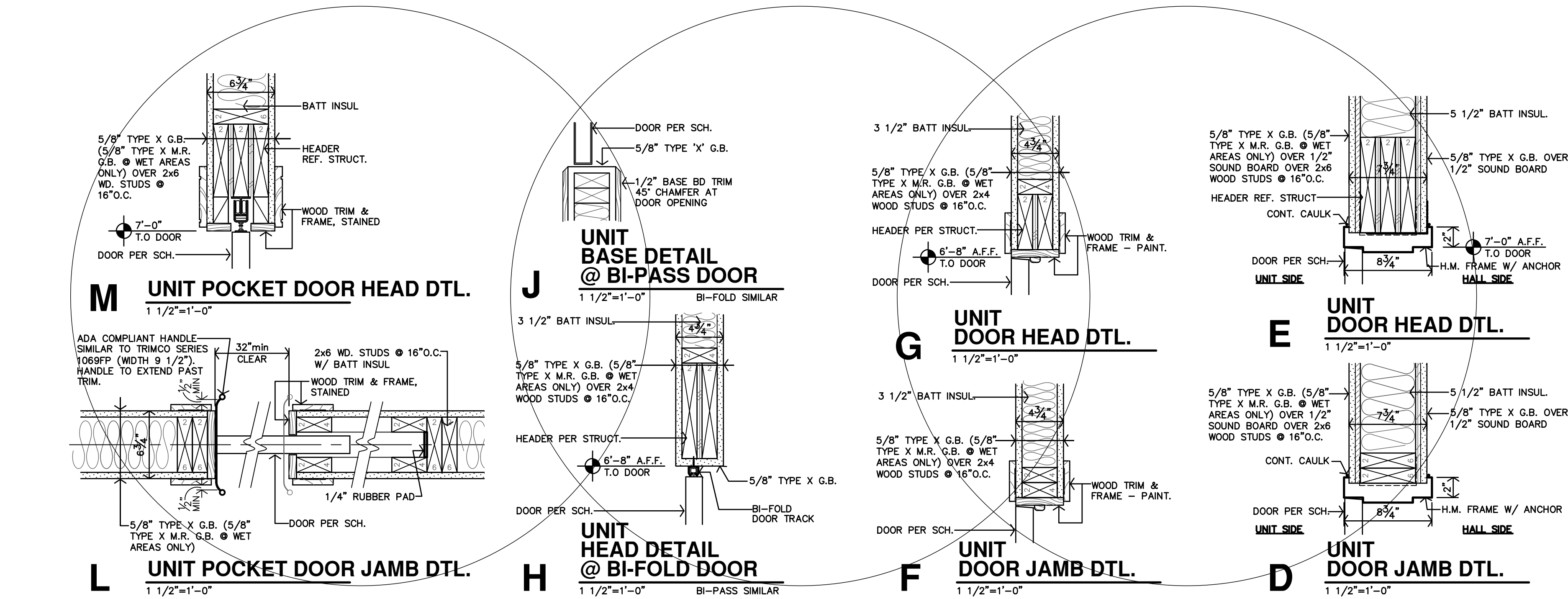
A9.2

THE RESERVES AT MEADOWS 25
NEW MIXED-USE RESIDENTIAL
GODDARD, KANSAS

[illegible]

MARK	LOCATION	DOOR										FRAME		RATING	DETAILS	NOTES		
		SIZE			MATERIAL		TYPE		FINISH	MAT'L	FINISH							
		W	H	T	WOOD S.C.	WOOD L/OVER	INSULATED MTL	TYPE	BI-FOLD	BI-PASS	POCKET	PAINT	HOLLOW METAL				WOOD	GYP. BD.
A	ENTRY	3'-0"	7'-0"	1 3/4"	●	●	●					●	1	●		45min	D/E-A10.2	NOTES 1,2,3,4,5
B	EXTERIOR	2'-6"	7'-8"	1 3/4"	●	●	●	F				●	1	●			F/G-A10.2	NOTES 1,10
C	BED/BATH	3'-0"	6'-8"	1 3/8"	●	●	●					●	2	●			F/G-A10.2	NOTES 6,7
D	MECH.	2'-4"	6'-8"	1 3/8"	●	●	●					●	2	●			F/G-A10.2	NOTE 8
E	MECH	3'-0"	6'-8"	1 3/8"	●	●	●	C				●	2	●			F/G-A10.2	NOTE 8
F	BATH/CLOSET	3'-0"	6'-8"	1 3/8"	●	●	●				B	●	2	●			L/M-A10.2	NOTE 9
G	CLOSET	(2)2'-6"	6'-8"	1 3/8"	●	●	●			F		●	2	●	●		H/J-A10.2	
H	CLOSET	(2)3'-0"	6'-8"	1 3/8"	●	●	●			F		●	2	●	●		H/J-A10.2	
J	CLOSET	(2)2'-0"	6'-8"	1 3/8"	●	●	●			F		●	2	●	●		H/J-A10.2	
K	LAUNDRY	(4)1'-3"	6'-8"	1 3/8"	●	●	●		D			●	2	●	●		H/J-A10.2	

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GLAZING SCHEDULE						
MARK	INTERIOR	EXTERIOR	1/4"	1/2" FIRE RATED	3/4" INSULATED	SPANDREL GLASS
A1		•		•	•	•
A2		•		•	•	•
A3		•		•	•	•
B1	•	•				•
B2	•	•				•
C1	•	•				•

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

WINDOW SCHEDULE						
MARK	WIDTH	HEIGHT	STYLE	INTERIOR	EXTERIOR	DETAILS
A	3'-0"	5'-0"	SINGLE HUNG		•	
B	3'-0"	5'-0"	ALUM. STOREFRONT		•	
C	17'-8"	9'-0"	ALUM. STOREFRONT		•	
D	3'-0"	9'-0"	ALUM. STOREFRONT		•	
E	6'-0"	9'-0"	ALUM. STOREFRONT		•	
F	9'-0"	9'-0"	ALUM. STOREFRONT		•	
G	8'-9"	9'-0"	ALUM. STOREFRONT		•	
H	3'-4"	7'-2"	ALUM. STOREFRONT		•	

GENERAL NOTES:
A. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS •
B. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
C. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
D. WINDOWS A, B & C MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
E. ALL OPERABLE WINDOWS W/ THE SILL 6'-0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM 2090 & 2012 IBC SEC. 1405.13.2
F. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2012 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS.
G. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.

