THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, **25-3465** **KANSAS**

REFERENCE LEGEND

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

MATERIAL LEGEND

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



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ABBREVIATIONS

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

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ELECTRICAL

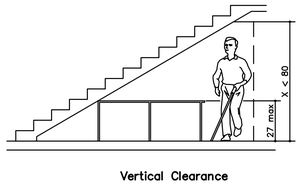
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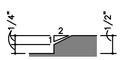
PERMIT SET 4-17-2026



Vertical Clearance

S STANDARD VERTICAL CLEARANCE

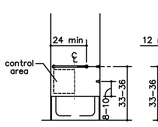
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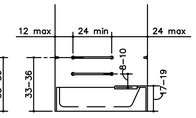
Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

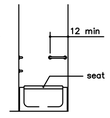
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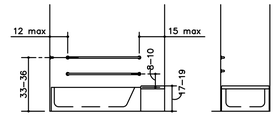
Controls Location



Grab Bars at Removable Seat



Grab Bars at Removable Seat

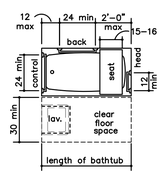


Grab Bars at Permanent Seat

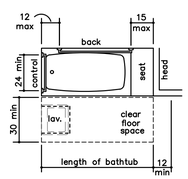
Grab Bars at Permanent Seat

O STANDARD BATHROOM/TUB ADA DIAGRAMS

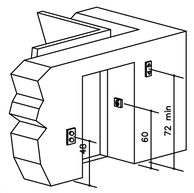
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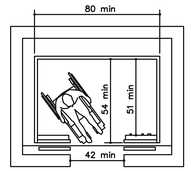
Clear Floor Space at Bathtub With Removable Seat



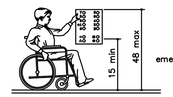
Clear Floor Space at Bathtub With Permanent Seat



Hoistway and Elevator Entrances



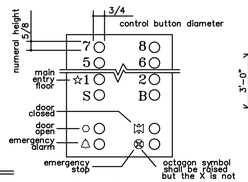
Minimum Dimensions for Elevator Car



Car Control Height

N STANDARD ELEVATOR ADA DIAGRAMS

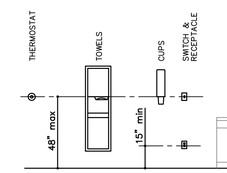
NO SCALE



Panel Detail

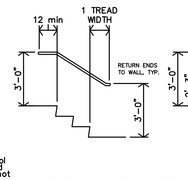
R STANDARD REACH ADA DIAGRAMS

NO SCALE

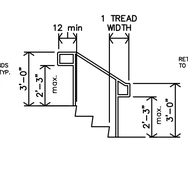


Q STANDARD CONTROL REACH LIMITATIONS DETAILS

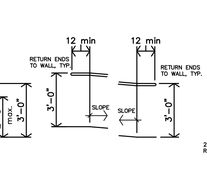
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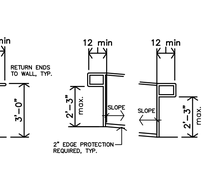
Stair Handrail Extensions at Walls



Stair Handail Extensions at Freestanding Handrails



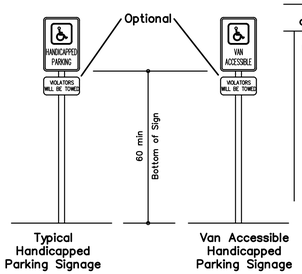
Ramp Handrail Extensions at Walls



Ramp Handail Extensions at Freestanding Handrails

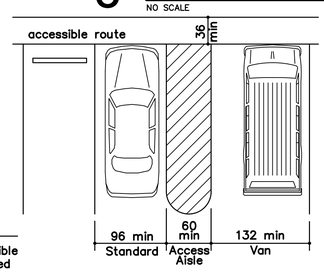
M STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

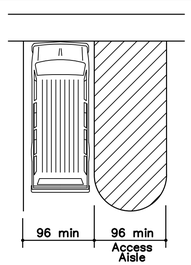


Typical Handicapped Parking Signage

Van Accessible Handicapped Parking Signage



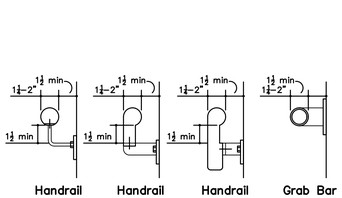
Handicap Accessible Parking Stalls



Van Accessible Parking Stall (per 502.2 exception)

L STANDARD PARKING ADA DIAGRAMS

NO SCALE



Handrail

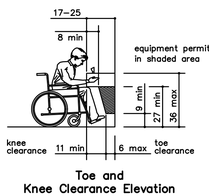
Handrail

Handrail

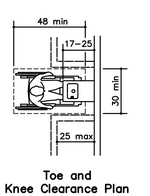
Grab Bar

K STANDARD HANDRAIL/GRAB BAR DETAILS

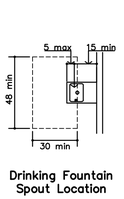
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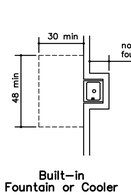
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



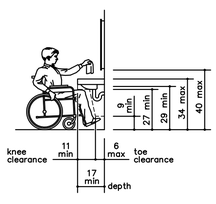
Drinking Fountain Spout Location



Built–in Fountain or Cooler

J STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE

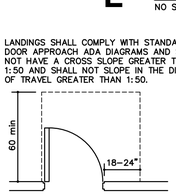


Lavatory Clearances

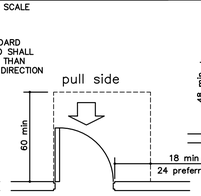
Clear Floor Space at Lavatories

H STANDARD LAVATORY DETAILS

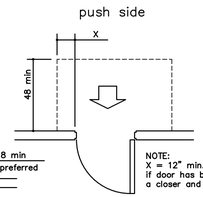
NO SCALE



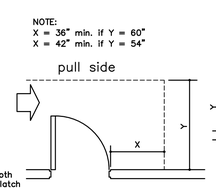
Exterior Landing



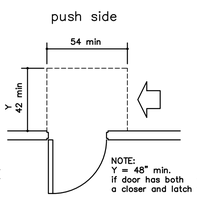
Front Approach – Swinging Door



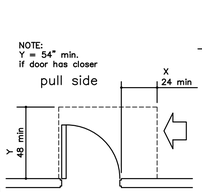
Front Approach – Swinging Door



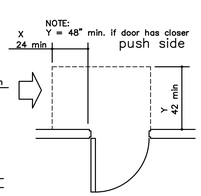
Hinge Side Approach – Swinging Door



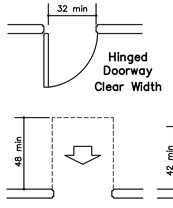
Side Approach – Swinging Door



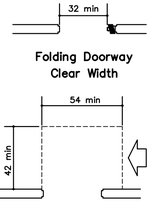
Latch Side Approach Swinging Door



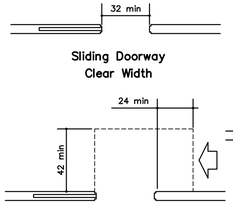
Latch Side Approach Swinging Door



Hinged Doorway Clear Width



Folding Doorway Clear Width



Sliding Doorway Clear Width

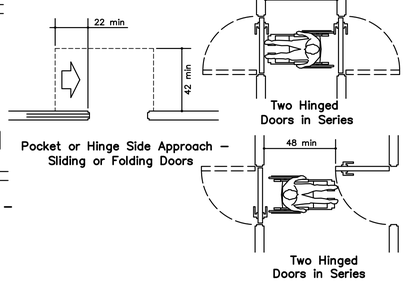
Front Approach – Sliding or Folding Doors

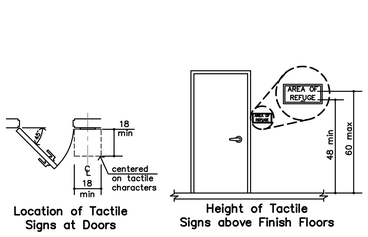
Side Approach – Sliding or Folding Doors

Stop or Latch Side Approach – Sliding or Folding Doors

G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE



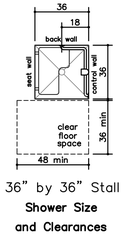


Location of Tactile Signs at Doors

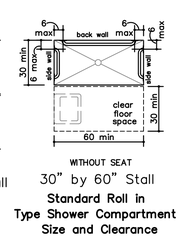
Height of Tactile Signs above Finish Floors

F TACTILE SIGN DIAGRAM

NO SCALE

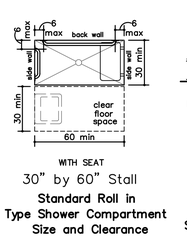


36" by 36" Stall Shower Size and Clearances



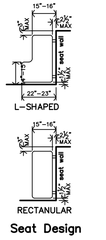
30" by 60" Stall Standard Roll in Type Shower Compartment Size and Clearance

WITHOUT SEAT



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

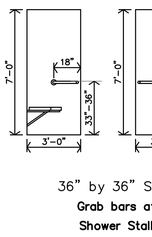
WITH SEAT



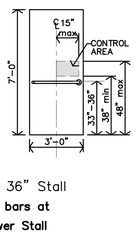
Seat Design

E STANDARD SHOWER ADA DIAGRAMS

NO SCALE

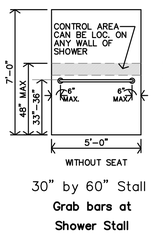


36" by 36" Stall Grab bars at Shower Stall



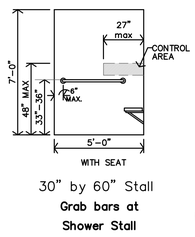
30" by 60" Stall Grab bars at Shower Stall

WITHOUT SEAT



30" by 60" Stall Grab bars at Shower Stall

WITH SEAT

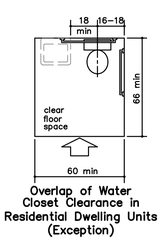


30" by 60" Stall Grab bars at Shower Stall

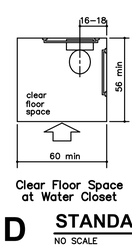
WITH SEAT

D STANDARD TOILET ADA DIAGRAMS

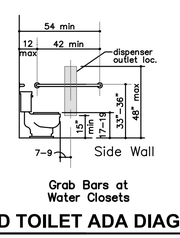
NO SCALE



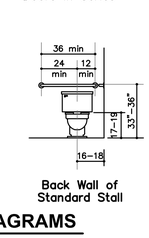
Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)



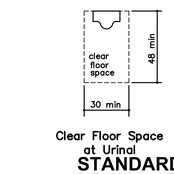
Clear Floor Space at Water Closet



Grab Bars at Water Closets



Back Wall of Standard Stall

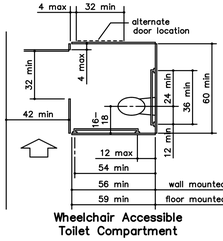


Clear Floor Space at Urinal

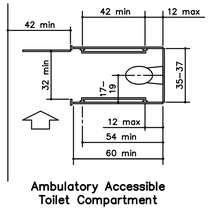
Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE



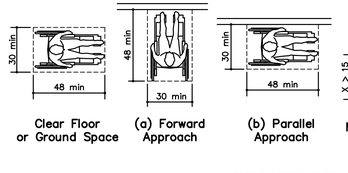
Wheelchair Accessible Toilet Compartment



Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE



Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

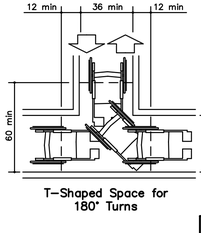
Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

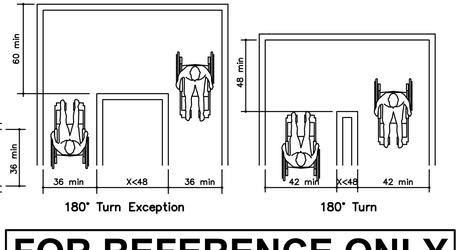
A STANDARD ADA DIAGRAMS

NO SCALE



T–Shaped Space for 180° Turns

180° Turn Exception



180° Turn

FOR REFERENCE ONLY

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Salina, KS 67401
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Kansas City, MO 64108
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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. GILLAM CERTIFICATE OF CENSED 6979 4/17/2026 KANSAS ARCHITECT

REVISION:

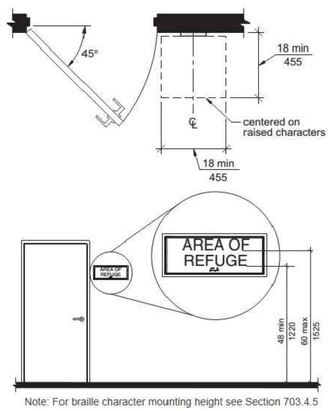
DATE: 4–17–2026

JOB: 25–3465

SHEET NO.:

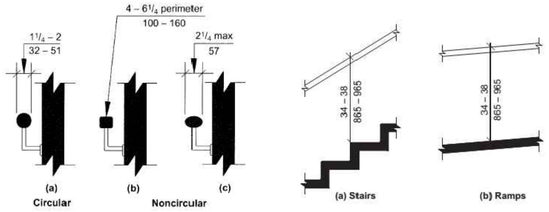
ADA

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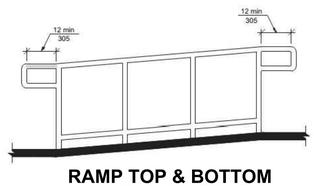
Note: For braille character mounting height see Section 703.4.5

V SIGNAGE (Section 703)
NO SCALE

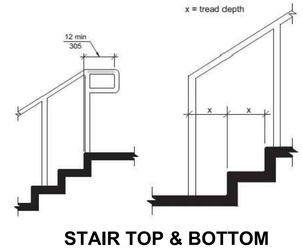


U HANDRAIL CROSS SECTION (Section 505)
NO SCALE

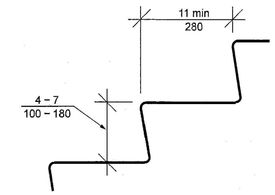
S HANDRAIL HEIGHT (Section 505)
NO SCALE



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



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



Q STAIR TREAD & RISER (Section 504)
NO SCALE

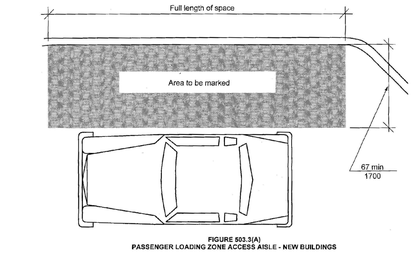
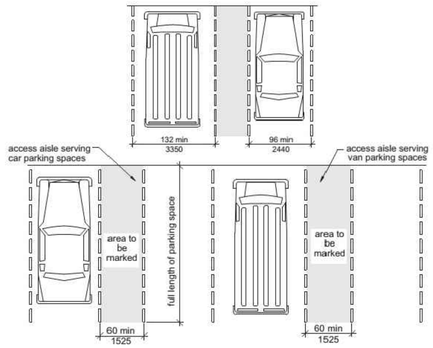
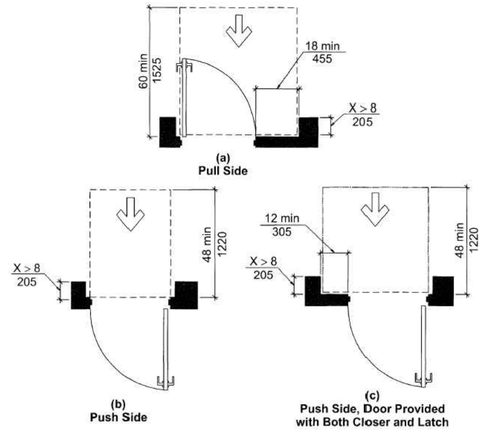


FIGURE 503.3(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

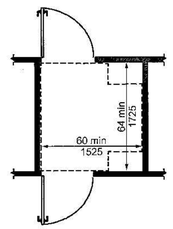
P PASSENGER LOADING ZONE (Section 503)
NO SCALE

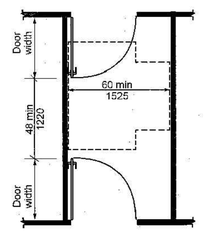


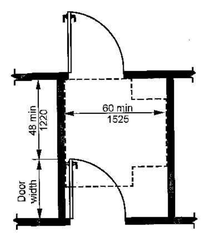
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



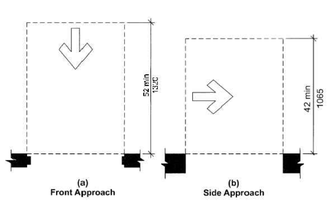
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



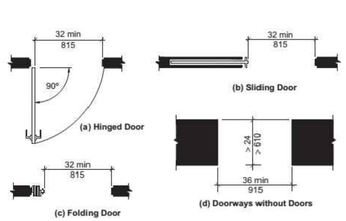




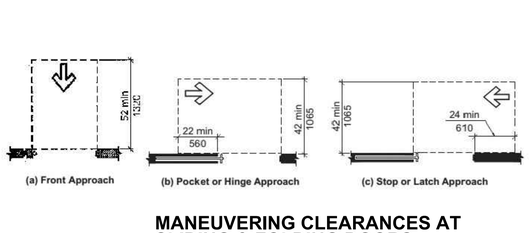
J TWO DOORS IN SERIES (Section 404)
NO SCALE



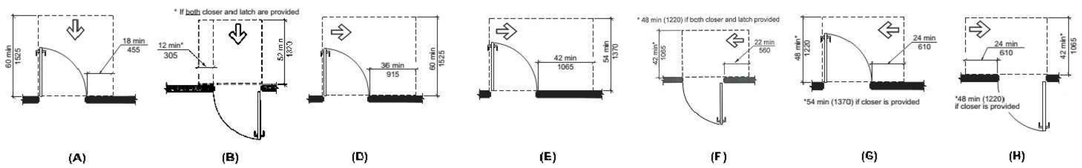
M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



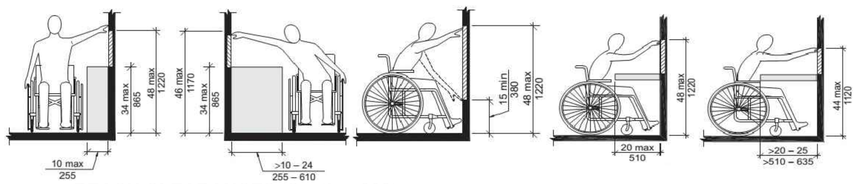
L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



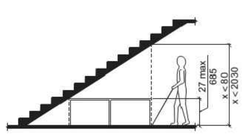
K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



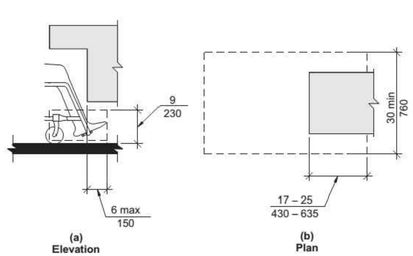
H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



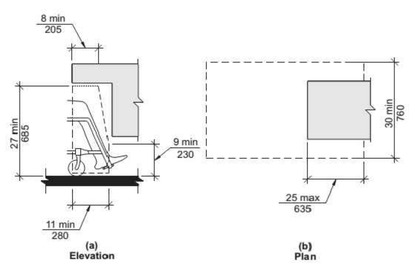
G REACH CLEARANCES (Section 308)
NO SCALE



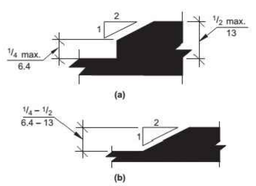
F VERTICAL CLEARANCE (Section 307)
NO SCALE



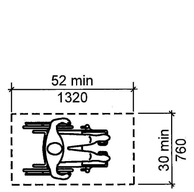
E TOE CLEARANCE (Section 306)
NO SCALE



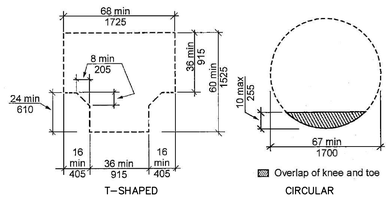
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE



B CLEAR FLOOR SPACE (305)
NO SCALE



A TURNING SPACE (304)
NO SCALE

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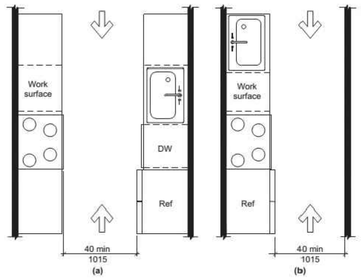
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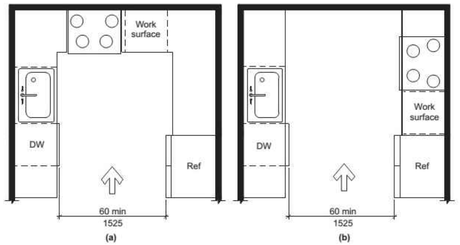
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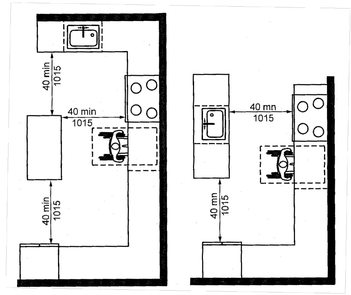
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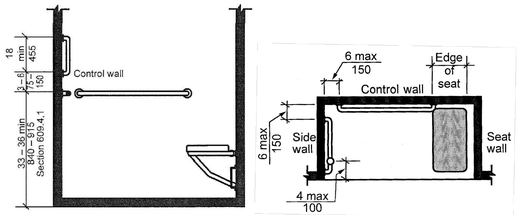
V **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



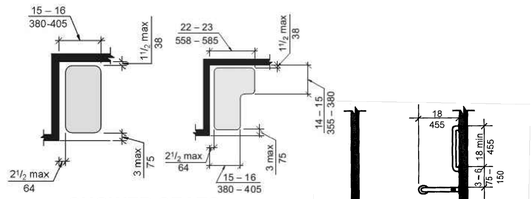
U **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



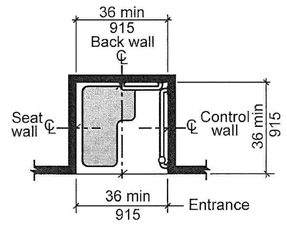
T **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
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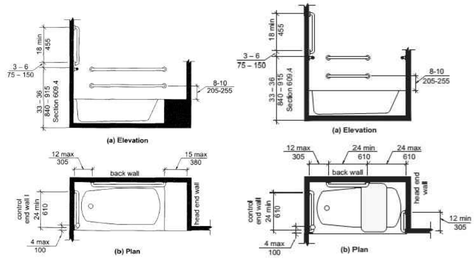
S **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE



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



Note: inside finished dimensions measured at the center points of opposing sides



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

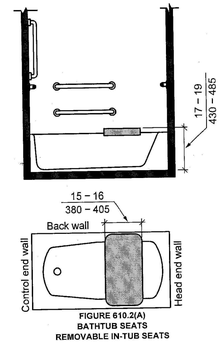


FIGURE 610.2(A)
BATHTUB SEATS
REMOVABLE IN-TUB SEATS

K **BATHTUB SEAT (Section 610)**
NO SCALE

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

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

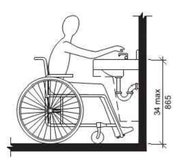
O **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE

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

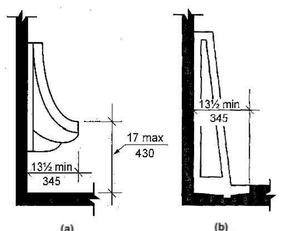
M **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE

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

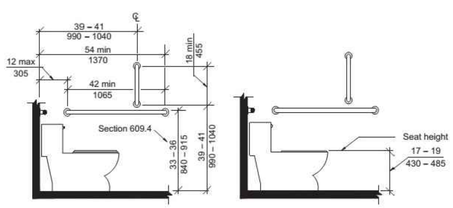
H **CLEARANCES FOR BATHTUBS (Section 607)**
NO SCALE



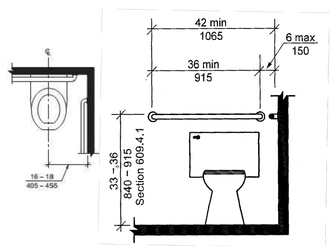
G **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



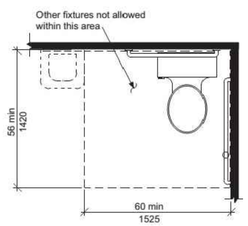
F **HEIGHT OF URINALS (Section 605)**
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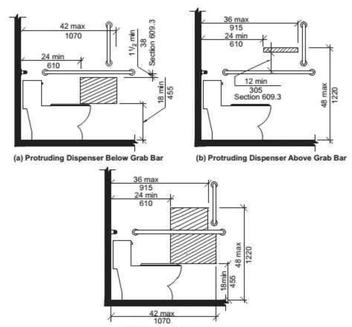
E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



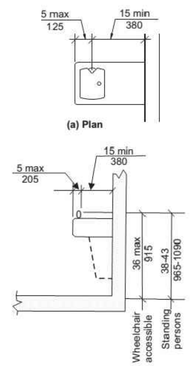
D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



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



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



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

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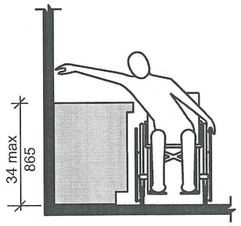
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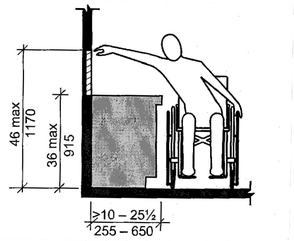
DATE: 4–17–2026
JOB: 25–3465
SHEET NO.:

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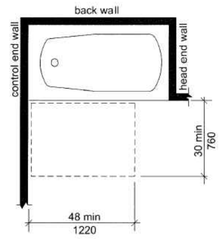
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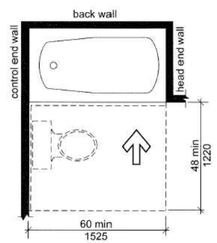
R **REACH RANGES AT BATH CABINETS TYPE B UNITS (Section 1104)**
NO SCALE



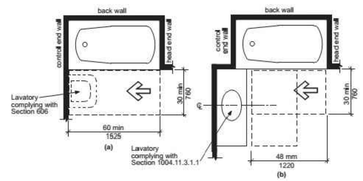
Q **REACH RANGES AT KTICHEN CABINETS TYPE B UNITS (Section 1104)**
NO SCALE



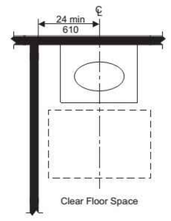
P **BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)**
NO SCALE



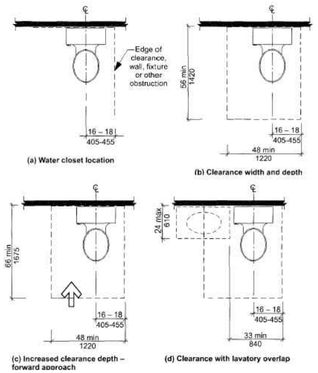
O **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



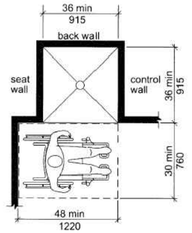
N **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)**
NO SCALE



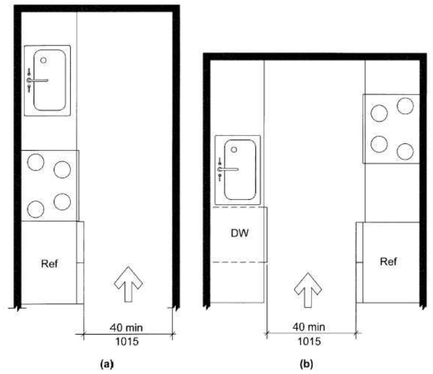
M **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)**
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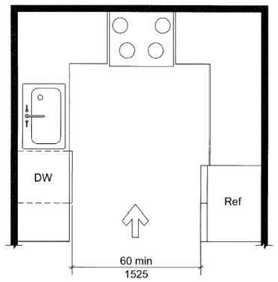
L **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)**
NO SCALE



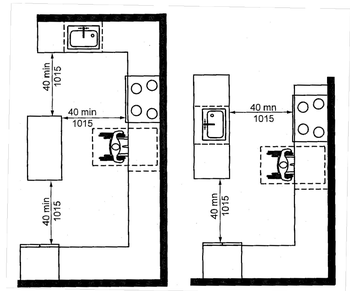
K **TRANSFER SHOWER AT TYPE B UNITS (Section 1104)**
NO SCALE



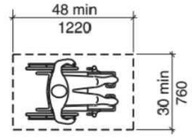
J **MIN KITCHEN CLEARANCE TYPE B UNITS (Section 1104)**
NO SCALE

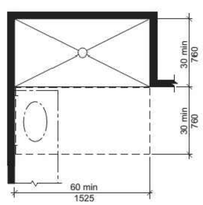


H **U-SHAPED KITCHEN CLEARANCE TYPE B UNITS - EXCEPTION (Section 1104)**
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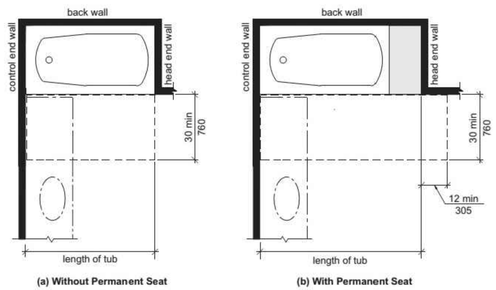


G **CLEAR FLOOR SPACE TYPE B UNITS (Section 1104)**
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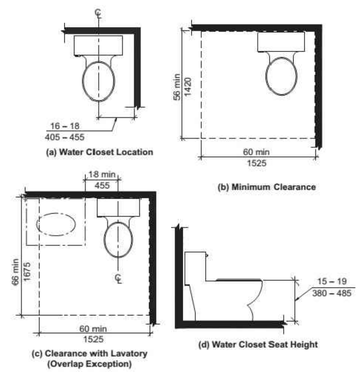




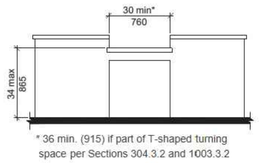
F **ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)**
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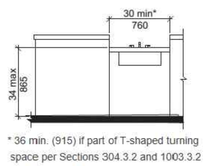
E **BATHTUB CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



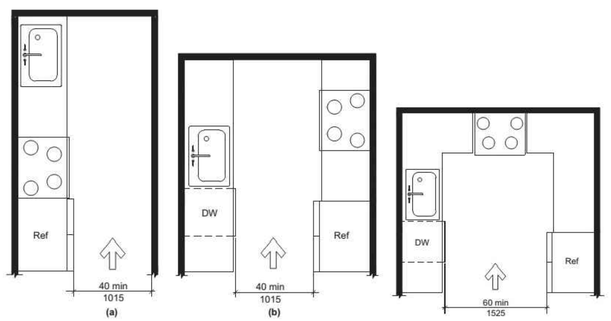
D **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)**
NO SCALE



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



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



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

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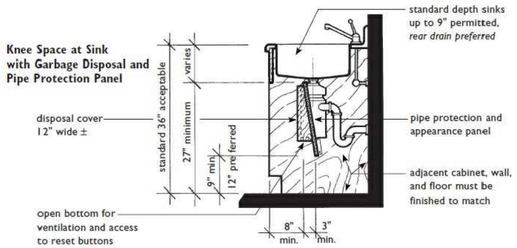
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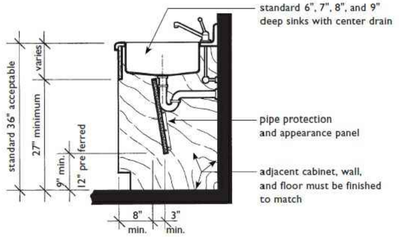
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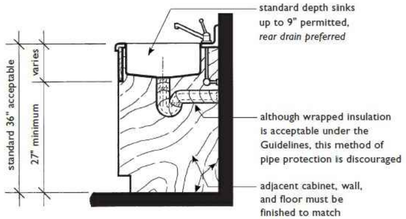


Knee Space at Sink with Garbage Disposal and Pipe Protection Panel

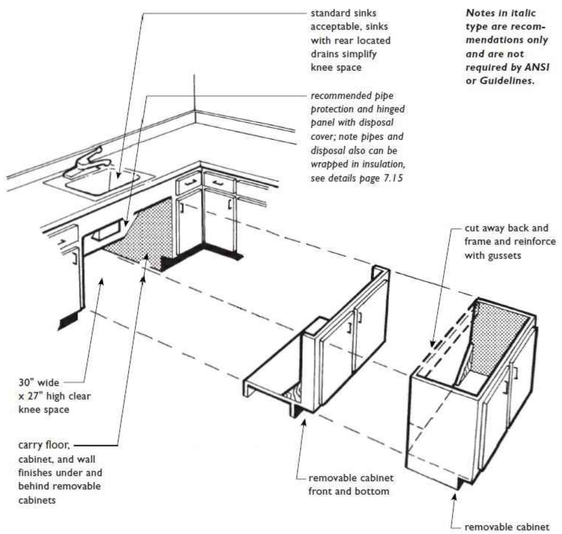


Knee Space at Sink with Pipe Protection Panel

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

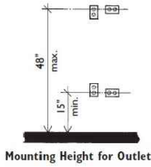


Knee Space at Sink with Wrapped Pipes

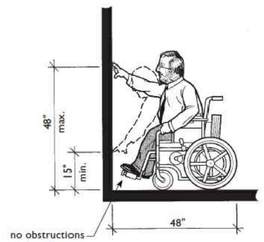


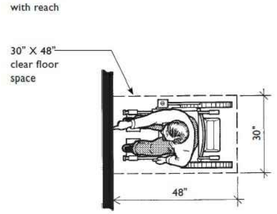
Notes in italic type are recommendations only and are not required by ANSI or Guidelines.

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

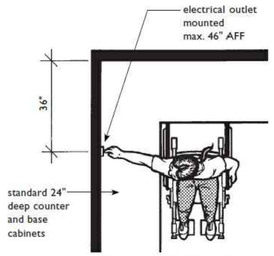


Mounting Height for Outlets

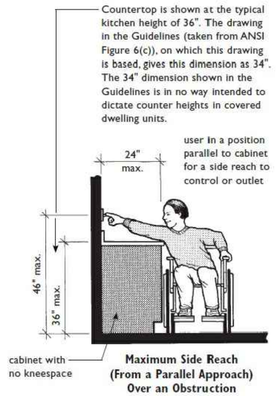




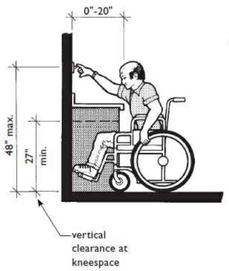
High and Low Forward Reach Limits From a Perpendicular Approach

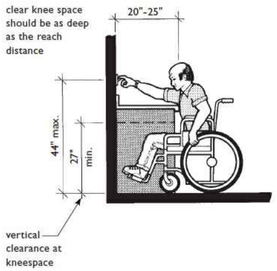


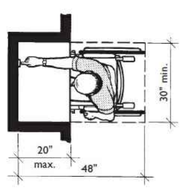
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner

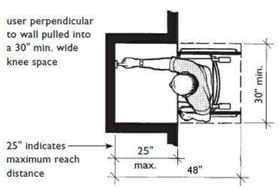


Maximum Side Reach (From a Parallel Approach) Over an Obstruction

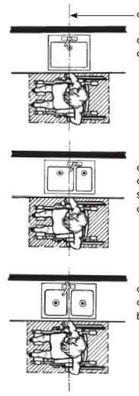


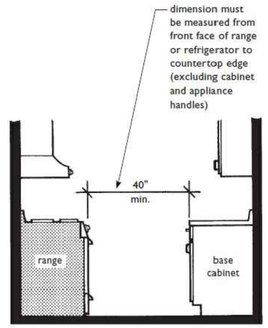




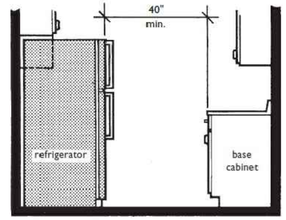


Maximum Forward Reach (From a Perpendicular Approach) over an Obstruction

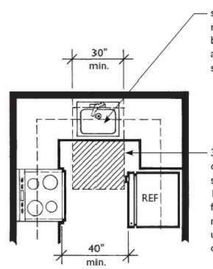




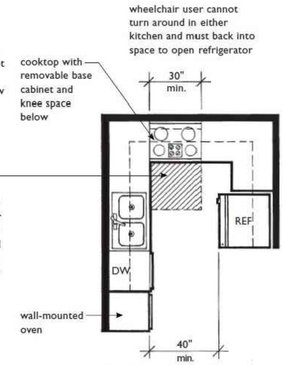
Minimum Clearance between Range and Opposing Base Cabinet



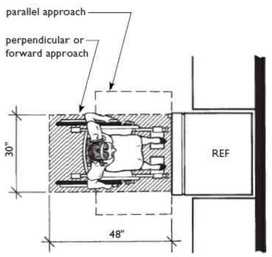
Minimum Clearance between Refrigerator and Opposing Base Cabinet



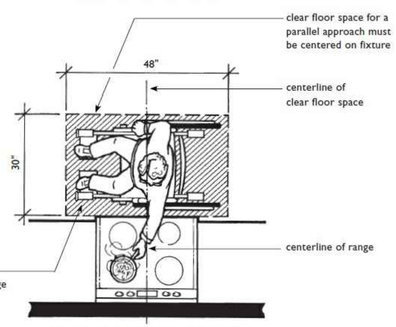
Sink at Base of Narrow U-Shaped Kitchen



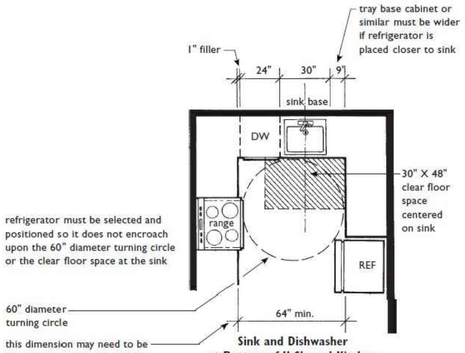
Cooktop at Base of Narrow U-Shaped Kitchen (Not Allowed for a Range)



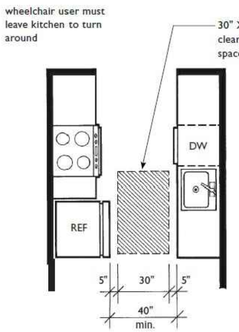
Space for Either a Forward or Parallel Approach Must be Provided



Space for Parallel Approach Required at Range and Cooktop



Sink and Dishwasher at Bottom of U-Shaped Kitchen Increases Room Width



40" Minimum Clearance Between all Counters, Base Cabinets, Appliances, and Walls

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

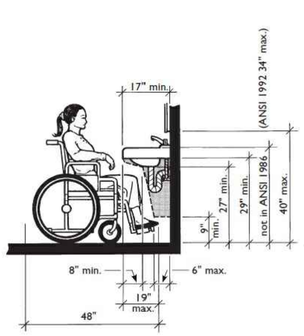
CHRISTOPHER R. GILLAM REGISTERED ARCHITECT 6979 4/17/2026 KANSAS

REVISION:

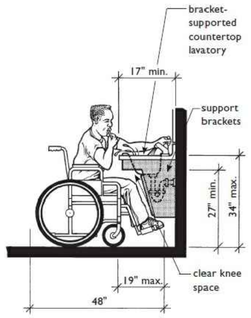
DATE: 4–17–2026
JOB: 25–3465
SHEET NO.:

FH1

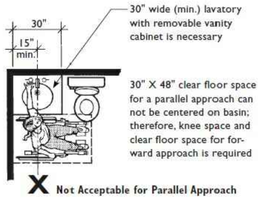
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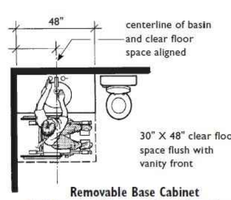
ANSI 1986 Requirements at Knee Space
(Guidance for Knee Space in A Bathrooms)



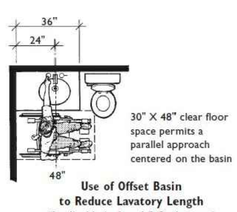
Knee Space at Lavatories that Meets the Requirements for B Bathrooms



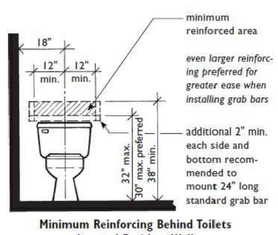
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered
(Required in A and B Bathrooms)



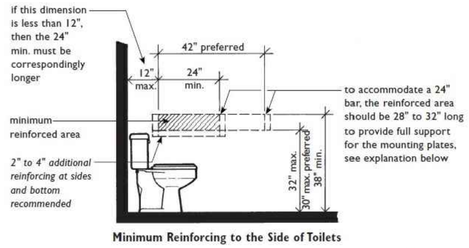
Removable Base Cabinet
Not Required Because Clear Floor Space Centered on Basin
(Applicable in A and B Bathrooms)



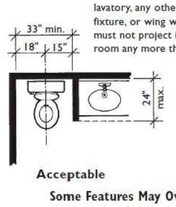
Use of Offset Basin
to Reduce Lavatory Length
(Applicable in A and B Bathrooms)



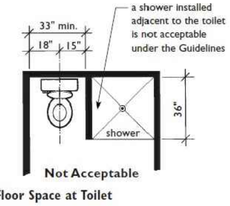
Minimum Reinforcing Behind Toilets
Located Beside a Wall



Minimum Reinforcing to the Side of Toilets

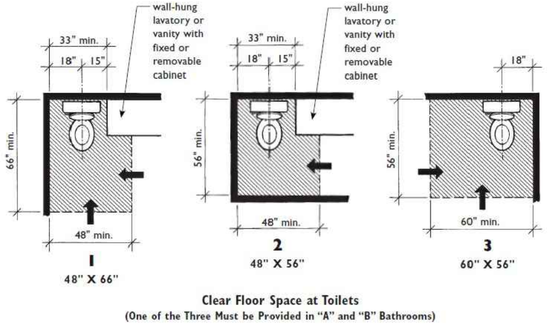


Acceptable

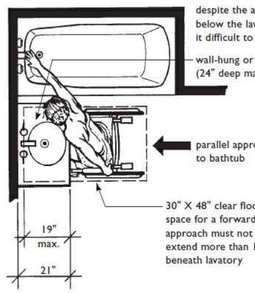


Not Acceptable

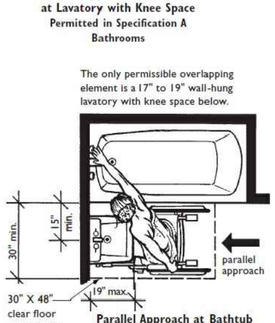
Some Features May Overlap Clear Floor Space at Toilet



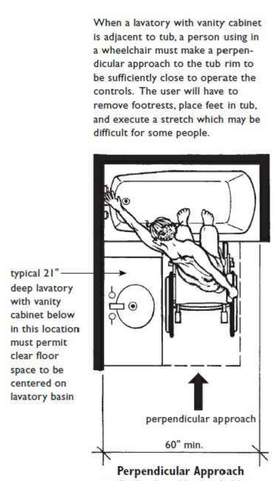
Clear Floor Space at Toilets
(One of the Three Must be Provided in "A" and "B" Bathrooms)



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

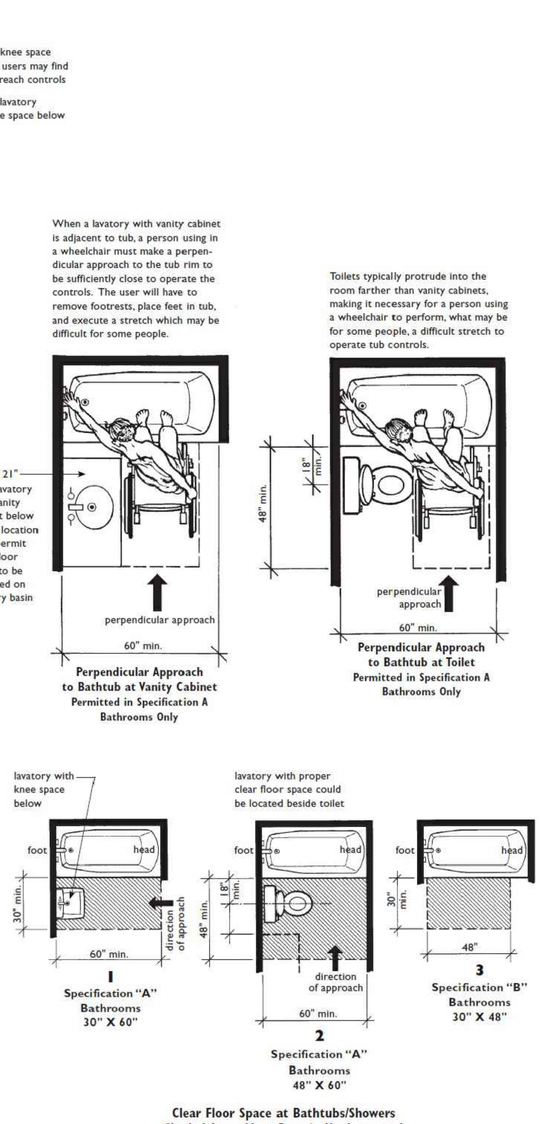


Parallel Approach at Bathtub
with Small Wall-Hung Lavatory
Applies to Specification B Bathrooms Only

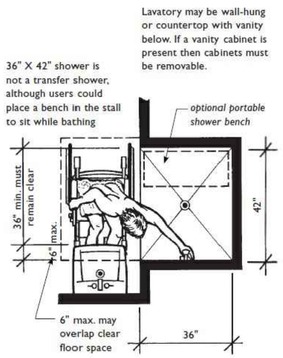


Perpendicular Approach
to Bathtub at Vanity Cabinet
Permitted in Specification A Bathrooms Only

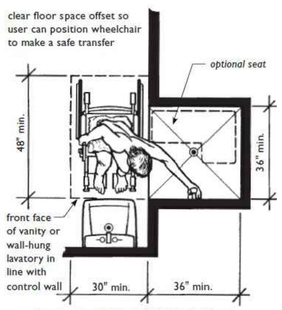
Perpendicular Approach
to Bathtub at Toilet
Permitted in Specification A Bathrooms Only



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

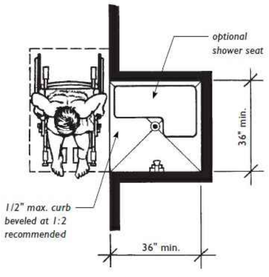


Lavatory at 36-Inch X 42-Inch Shower
Applicable in Specification A and B Bathrooms



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

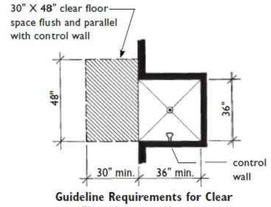
In Specification B bathrooms, when shower is only bathing fixture and is a nominal 36" X 36", it must have reinforcing for grab bars **and** a wall-mounted shower seat.



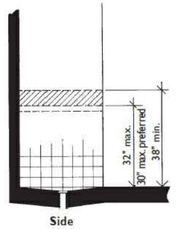
When Shower Stall
Is the Only Bathing Fixture It Must Be at Least 36 Inches X 36 Inches



Other Shower Sizes Meet the Requirements of the Guidelines

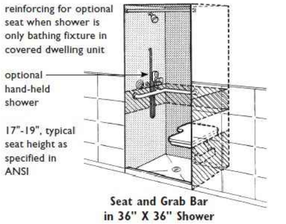


Guideline Requirements for Clear Floor Space at Showers

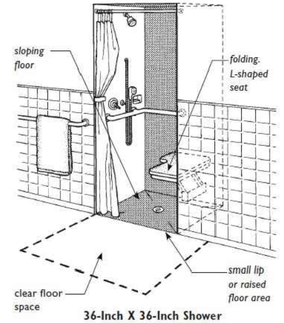


Side

Minimum Reinforcing for Grab Bars in Showers



Seat and Grab Bar
in 36" X 36" Shower



36-Inch X 36-Inch Shower
with Folding Seat

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785.827.0386 jgr@jgrarchitects.com

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

CHRISTOPHER R. GILLAM REGISTERED 6979 4/17/2026 KANSAS ARCHITECT

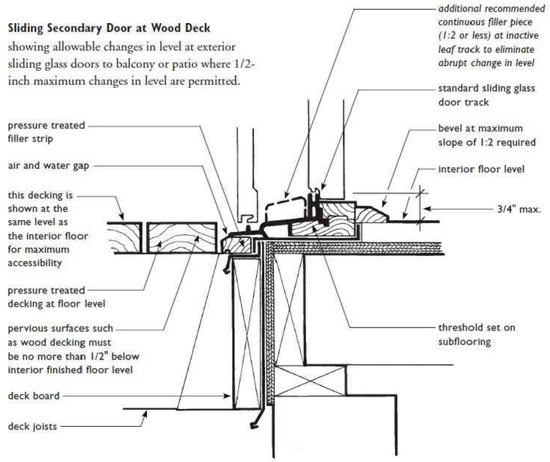
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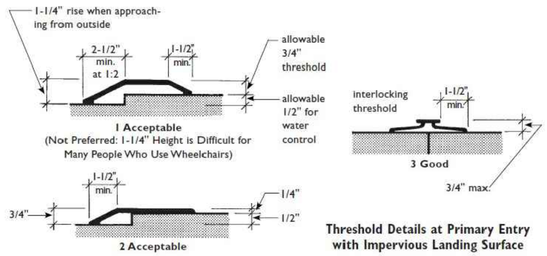
DATE: 4–17–2026
JOB: 25–3465
SHEET NO.:

FH2

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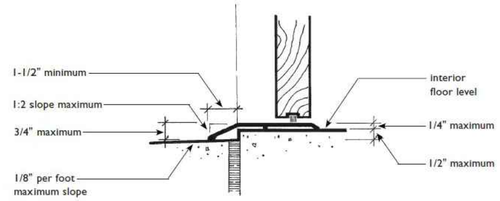
Sliding Secondary Door at Wood Deck
showing allowable changes in level at exterior sliding glass doors to balcony or patio where 1/2-inch maximum changes in level are permitted.

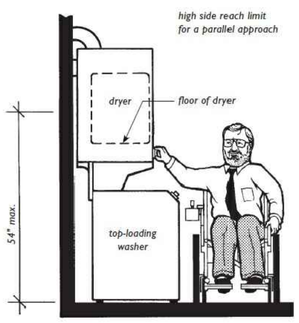




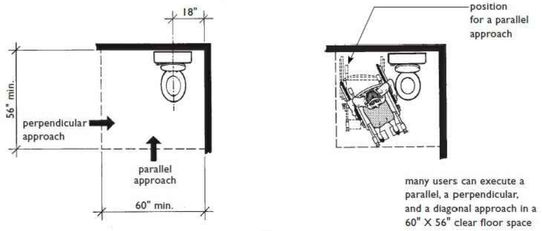
Threshold Details at Primary Entry with Impervious Landing Surface

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

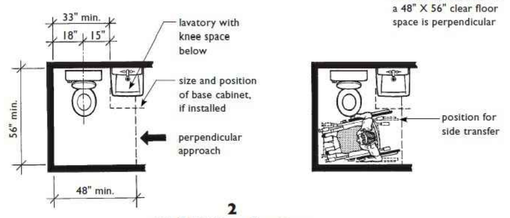




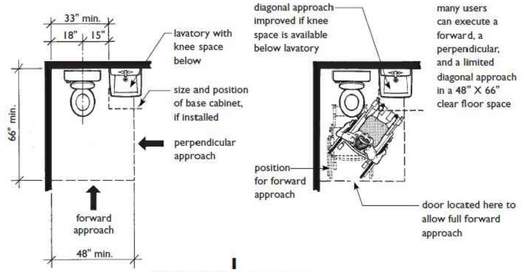
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



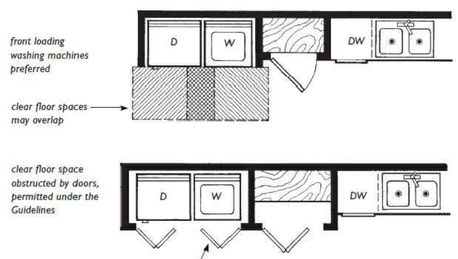
3
60" X 56" Clear Floor Space
(with No Overlapping Elements)



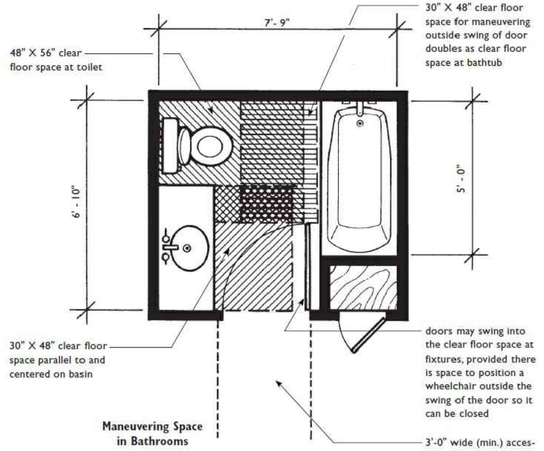
2
48" X 56" Clear Floor Space
(with Overlapping Lavatory)



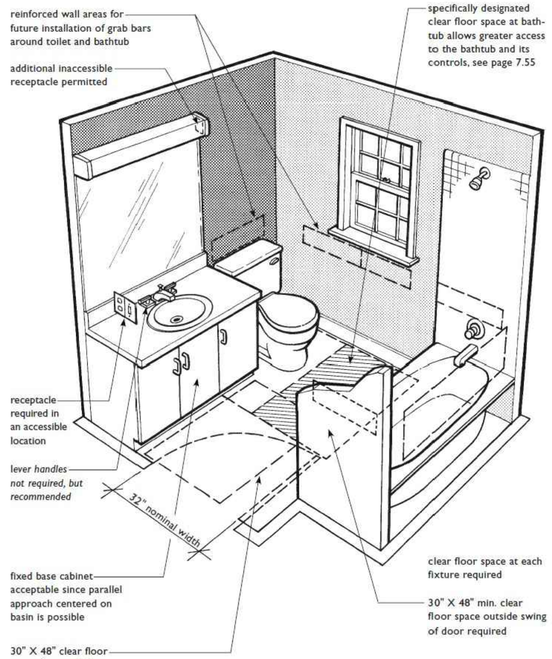
1
48" X 66" Clear Floor Space
(with Overlapping Lavatory)



Clear Floor Space at Laundry Equipment Not Required But Recommended

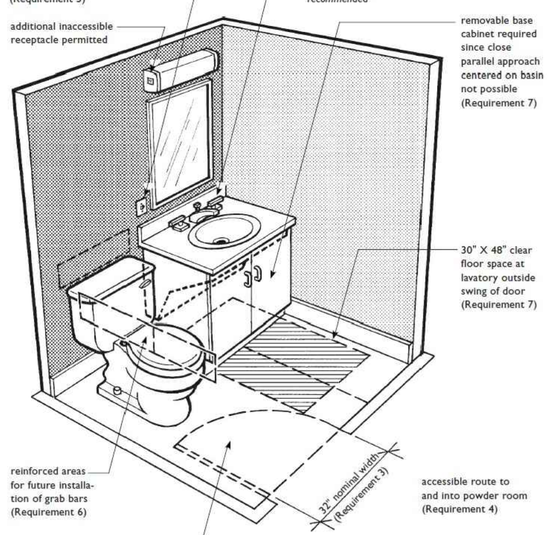


Maneuvering Space in Bathrooms



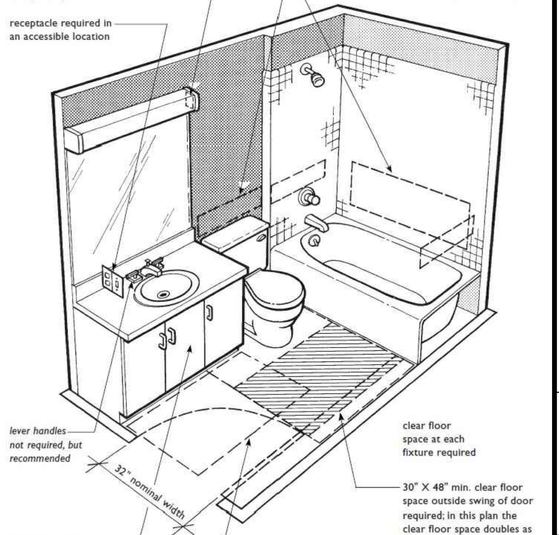
Example "B" Bathroom
Greater Access to Bathtub
6'-10" X 7'- 9"
(Similar to Plan on Page 7.67)

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



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

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



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

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

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

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

FOR REFERENCE ONLY

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

CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

DATE: 4–17–2026
JOB: 25–3465
SHEET NO.:

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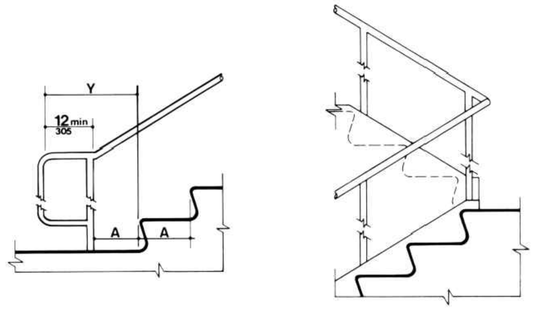


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

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

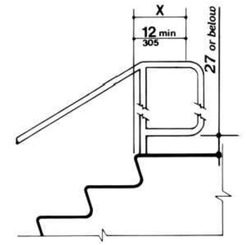
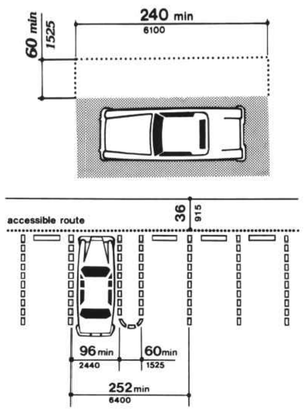


Figure 19(d)
Stair Handrails - Extension at Top of Run

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

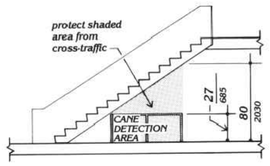
J STANDARD UFAS HANDRAILS

NO SCALE



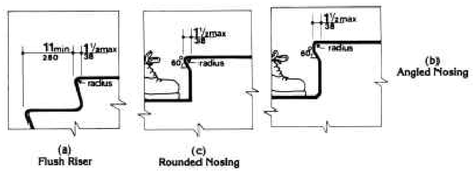
B STANDARD UFAS PARKING SPACES

NO SCALE



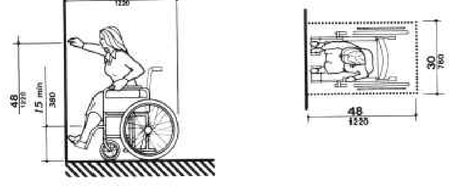
F GENERAL UFAS DIAGRAM

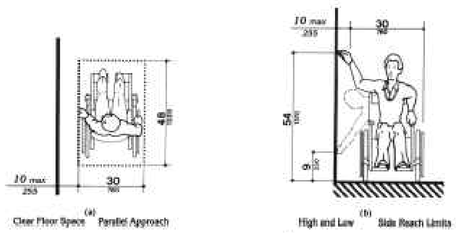
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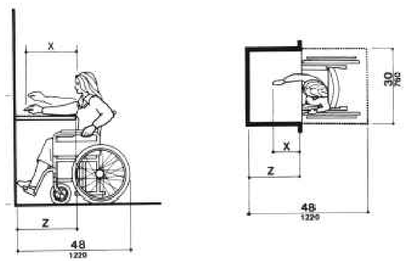


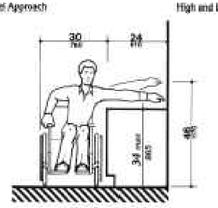
C STAIR NOSINGS

NO SCALE









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

A STANDARD UFAS REACH DIAGRAMS

NO SCALE

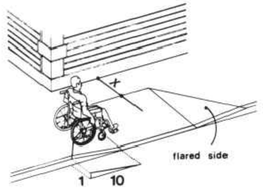


Figure 12(a)

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

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

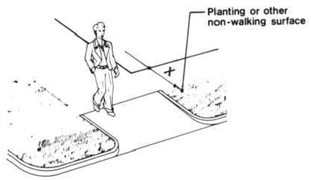
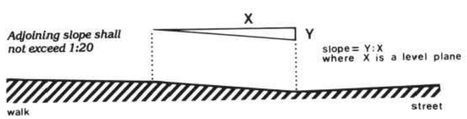


Figure 12(b)

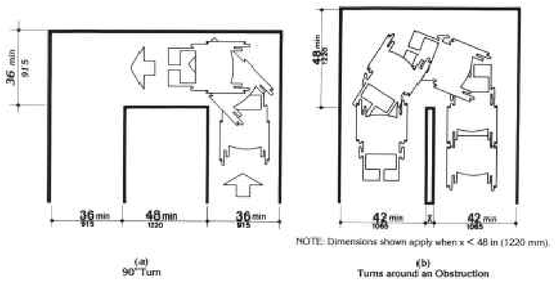
H STANDARD UFAS CURB RAMPS

NO SCALE



G STANDARD UFAS SLOPE

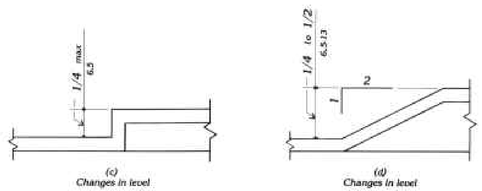
NO SCALE



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

E UFAS WIDTH DIAGRAMS

NO SCALE



D UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE

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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

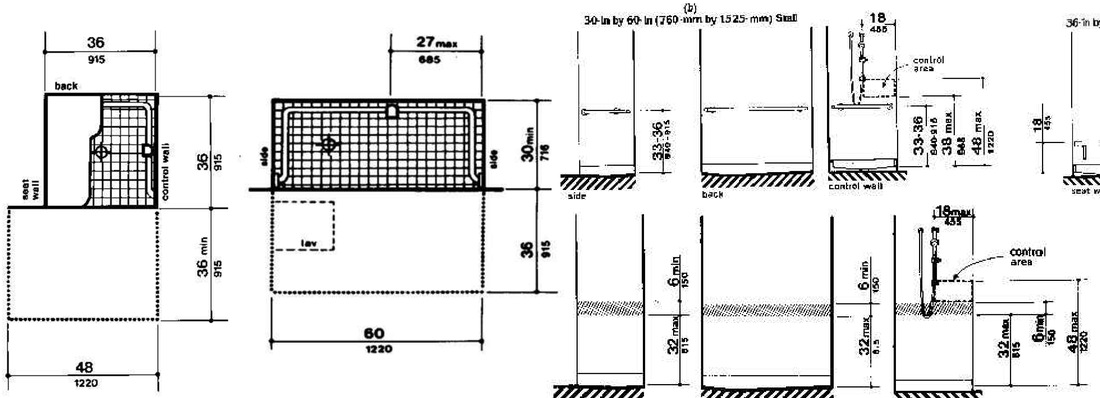
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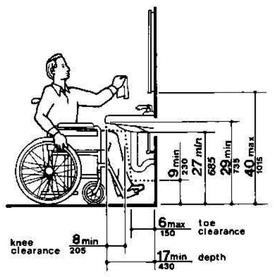
UFAS 1

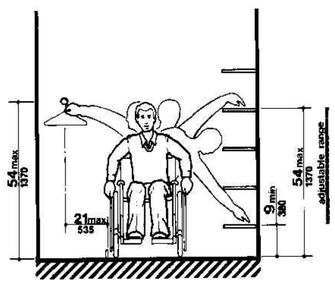
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H STANDARD SHOWER UFAS DIAGRAMS

NO SCALE





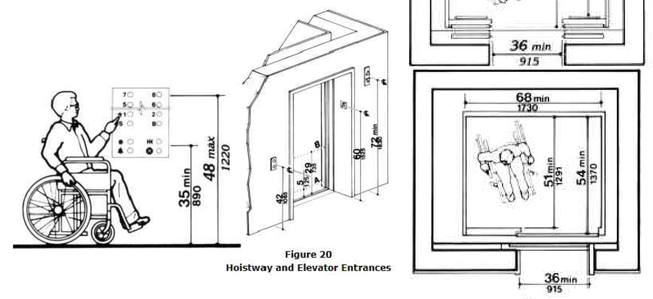


Figure 20
Hoistway and Elevator Entrances

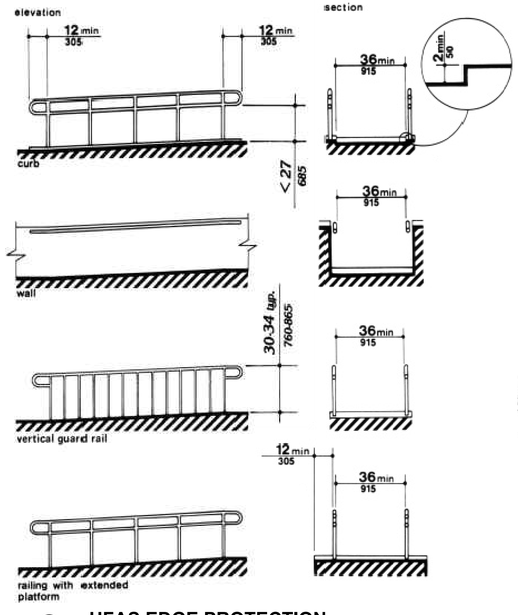
Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

G UFAS LAVRATORY CLEARANCES

NO SCALE

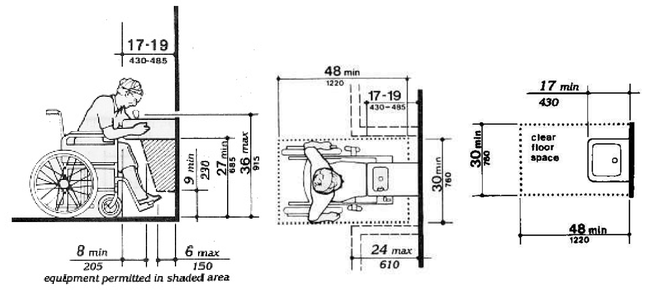
F STANDARD UFAS CLOSET/STORAGE HEIGHT

NO SCALE

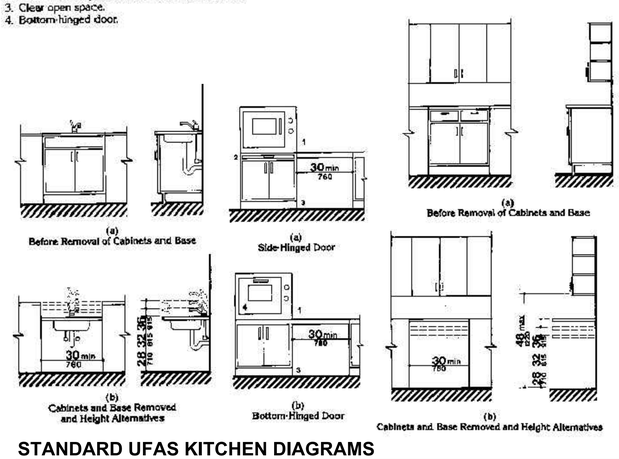


E STANDARD UFAS ELEVATOR DETAILS

NO SCALE



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



D STANDARD UFAS KITCHEN DIAGRAMS

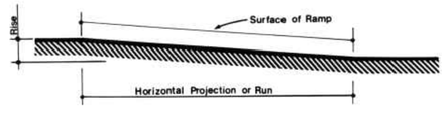
NO SCALE

C UFAS EDGE PROTECTION

NO SCALE

B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE

NO SCALE



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

A SLOPE AND RISE

NO SCALE

NOTE:
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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

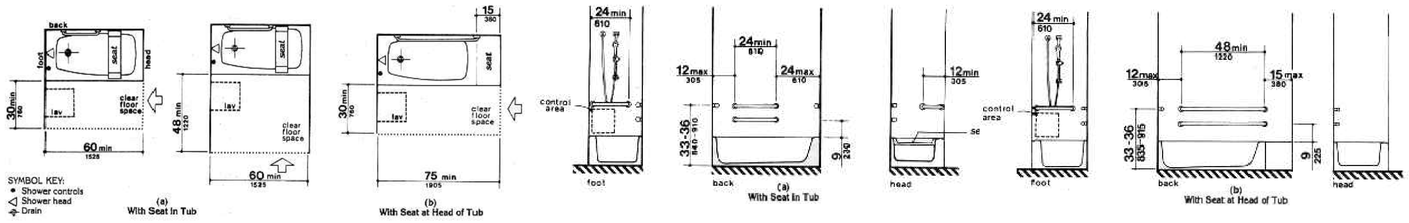
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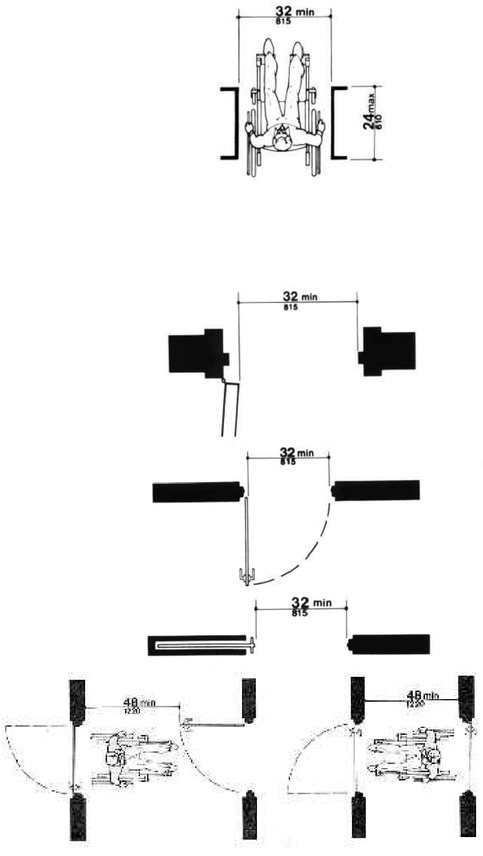
UFAS 2

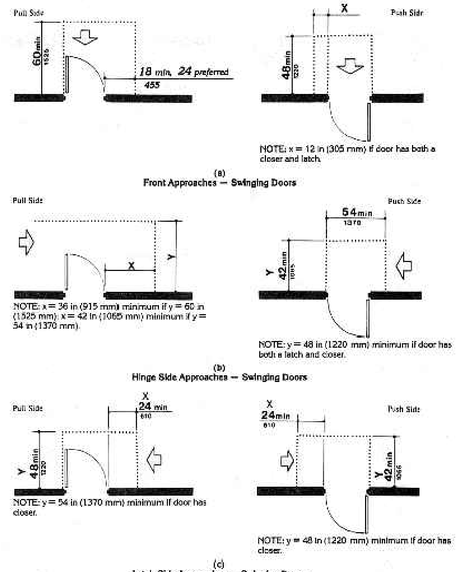
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C STANDARD BATHROOM/TUB DIAGRAMS

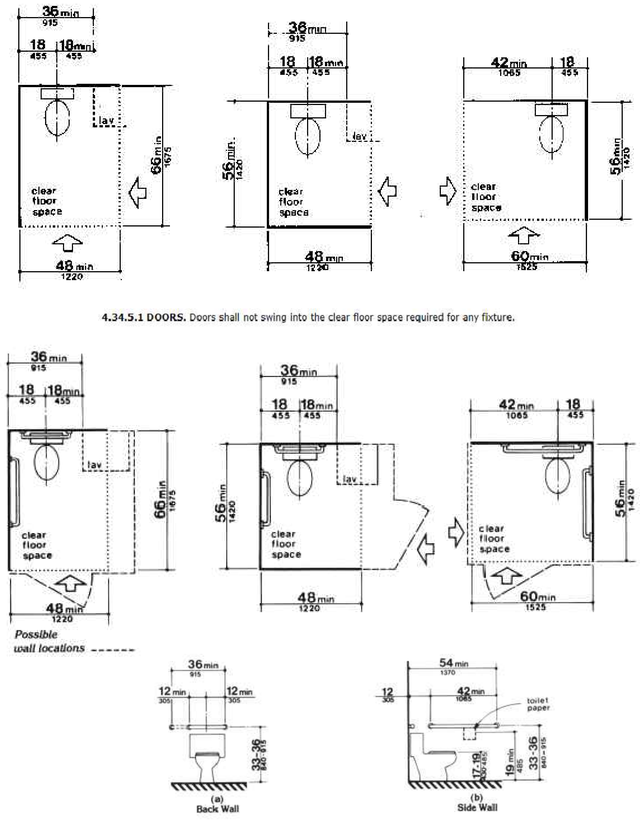
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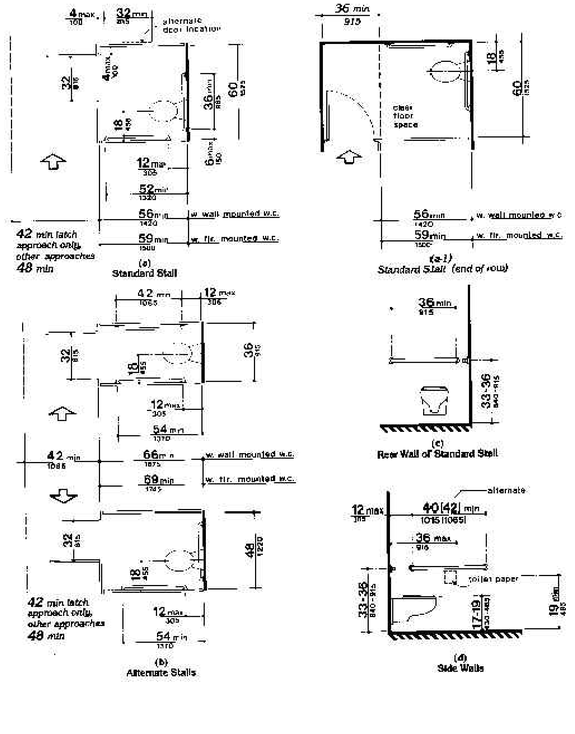
B STANDARD UFAS DOOR APRROACH/CLEARANCES

NO SCALE



A STANDARD UFAS TOILERT/WATER CLOSET DIAGRAMS

NO SCALE



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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. GILLAM LICENSED ARCHITECT 6979 4/17/2026 KANSAS ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

UFAS 3

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PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW SENIOR LIVING UNITS
FACILITY NAME	THE RESERVES at MEADOWS 25
FACILITY ADDRESS	TBD 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 KHRC) 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 — FE

FIRE EXTINGUISHER & CABINET — FEC

FIRE HYDRANT — FH

FIRE ALARM REMOTE ANNUNCIATOR PANEL — FAAP

FIRE ALARM CONTROL PANEL — FACP

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

(EXIST WIDTH/LOAD FACTOR 0.15 PER 1005.3.2 EXCEPTION)

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:
R2 OCCUPANCY – REQUIRED, PROVIDED PER NFPA 13R (IBC 903.3.1.2)
A, B, OCCUPANCIES – REQUIRED, PROVIDED PER NFPA 13 (IBC 903.3.1.1)
ATTIC – 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

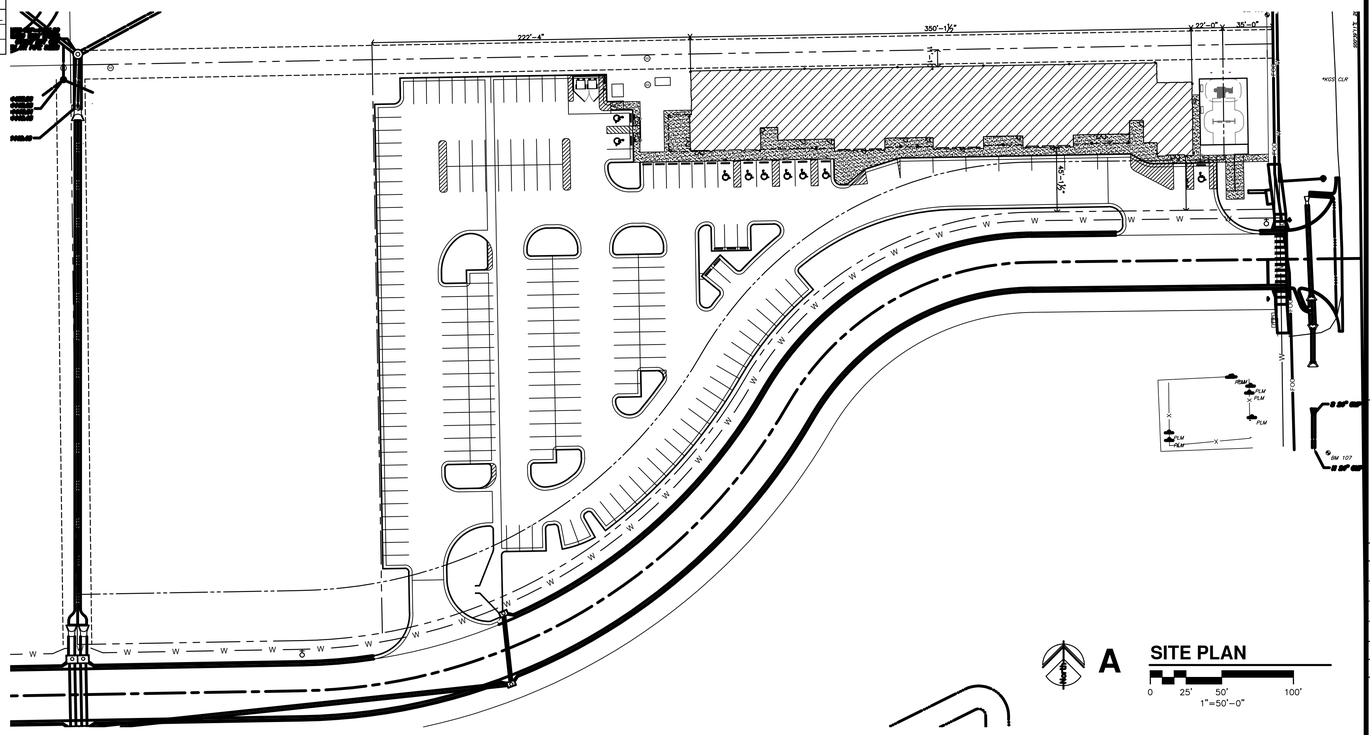
ASSEMBLY
SIGNS TO BE MOUNTED IN ASSEMBLY AREAS OF MAXIMUM OCCUPANT LOAD

TOTAL OCCUPANT LOAD: 398

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



North

A SITE PLAN

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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

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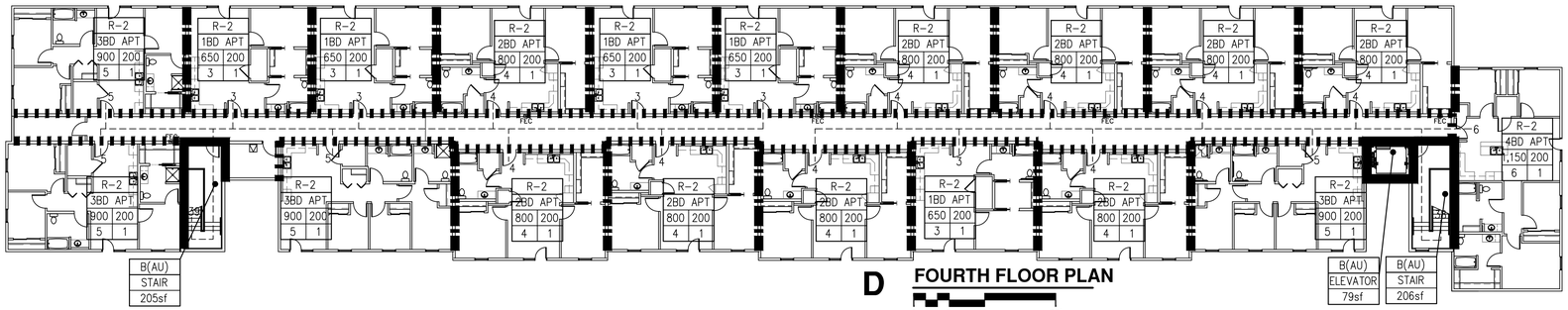
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REGISTERED
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

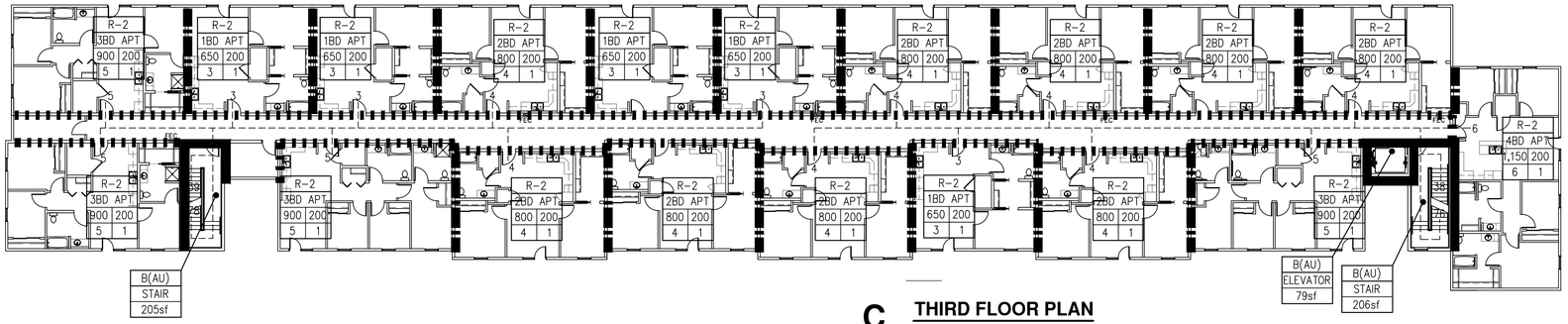
CFP1

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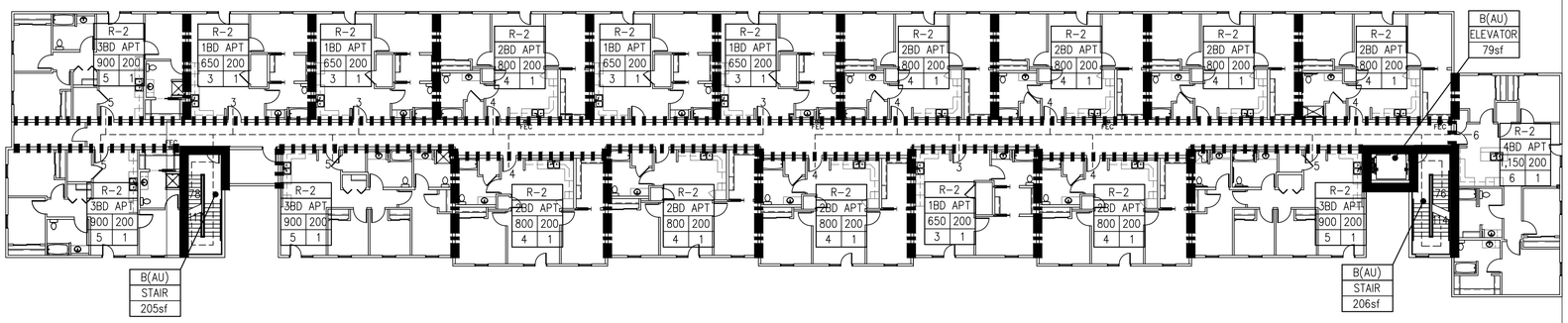
D **FOURTH FLOOR PLAN**

0 8' 16' 32'



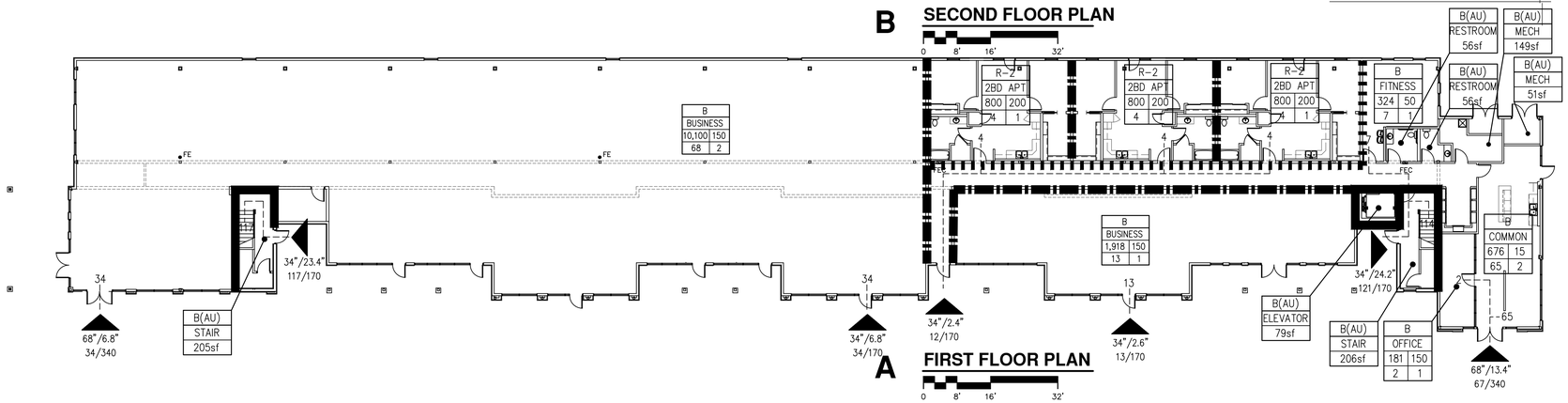
C **THIRD FLOOR PLAN**

0 8' 16' 32'



B **SECOND FLOOR PLAN**

0 8' 16' 32'



A **FIRST FLOOR PLAN**

0 8' 16' 32'

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW SENIOR LIVING UNITS
FACILITY NAME	THE RESERVES at MEADOWS 25
FACILITY ADDRESS	TBD 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 KHRC) 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	EL
EXIT/EMERGENCY LIGHT	EXIT
FIRE EXTINGUISHER	FE
FIRE EXTINGUISHER & CABINET	FEC
FIRE HYDRANT	FH
FIRE ALARM REMOTE ANNUNCIATOR PANEL	FAAP
FIRE ALARM CONTROL PANEL	FACP

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

(EXIT WIDTH/LOAD FACTOR 0.15 PER 1005.3.2 EXCEPTION)

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

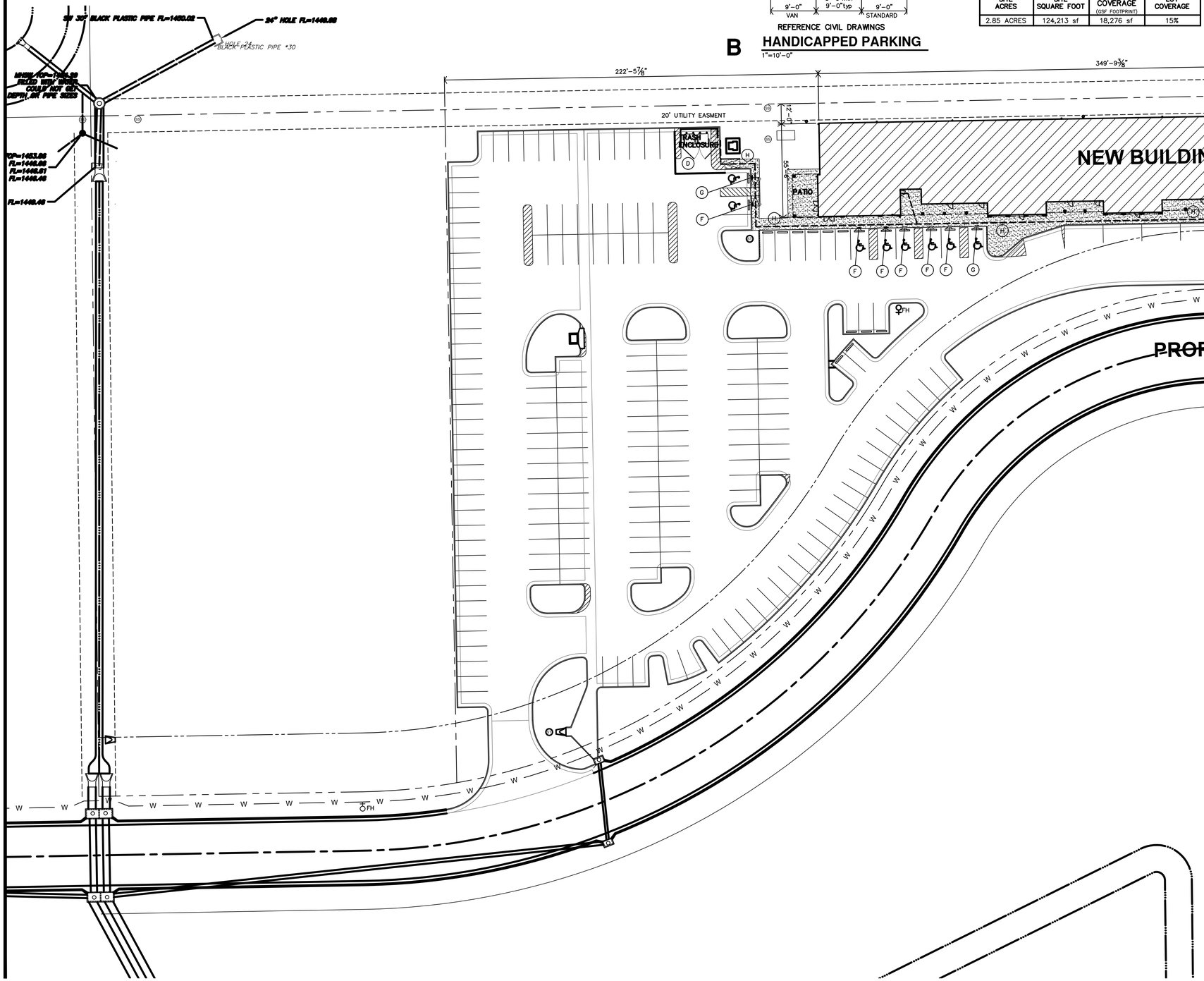
CHRISTOPHER R. GILLAM — REGISTERED — 6979 — 4/17/2026 — KANSAS — ARCHITECT

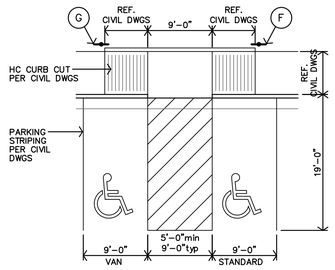
REVISION:

DATE: 4-17-2026
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REFERENCE CIVIL DRAWINGS

B HANDICAPPED PARKING
1"=10'-0"

PARKING SUMMARY

CODE REQUIRED	
TOTAL STALLS	147
ACCESSIBLE STALLS	5

PROVIDED	
ACCESSIBLE PARKING STALLS	9
STANDARD PARKING STALLS	198
TOTAL PARKING STALLS	207

Parking meets zoning requirements.
Req'd:
1.5/Unit (60 units x 1.5 = 90 Stalls)
1/250sf of Retail Area (15,203sf/250sf = 61 Stalls)

LOT COVERAGE

SITE ACRES	SITE SQUARE FOOT	BLDG COVERAGE (GSF FOOTPRINT)	LOT COVERAGE
2.85 ACRES	124,213 sf	18,276 sf	15%

SITE PLAN KEY NOTES

A	MONUMENT SIGN REF. SHEET A1.2
B	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
C	MECH. CLOSET REF. & COORDINATE W/ M/E DRAWINGS (TYP)
D	HC TRASH ENCLOSURE REF. SHEET A1.2
E	PLAYGROUND REF SHEET A1.3 FOR DETAILS
F	NEW POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
G	NEW POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
H	DASHED LINE INDICATES ACCESSIBLE PATH

GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE ½" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN ½" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE BY OTHERS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF FT. WORTH.
11. REF. SHEETS A2.1 & A2.2 FOR LOCATION OF ACCESSIBLE & HEARING IMPAIRED UNITS.
12. DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, TILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.
13. ALL SITE PAVER SYSTEMS SHALL ENSURE THERE ARE NO ELEVATION CHANGES GREATER THAN 1/4" OR 1/2" IF BEVELED WITH A 1:2 INCH SLOPE, WHERE ADA ACCESS OR ACCESSIBLE ROUTES ARE REQUIRED.
14. ALL NEW LANDSCAPING IS TO BE IRRIGATED. THIS INCLUDES (BUT IS NOT LIMITED TO) SOD, GROUND COVER, TREES, SHRUBS AND RAISED PLANTERS. IRRIGATION INSTALLER/CONTRACTOR TO SUBMIT AN IRRIGATION PLAN TO ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH LANDSCAPE PLAN AND REFERENCE SPECIFICATIONS FOR MORE DETAILS.

A SITE PLAN
1" =30'-0"

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

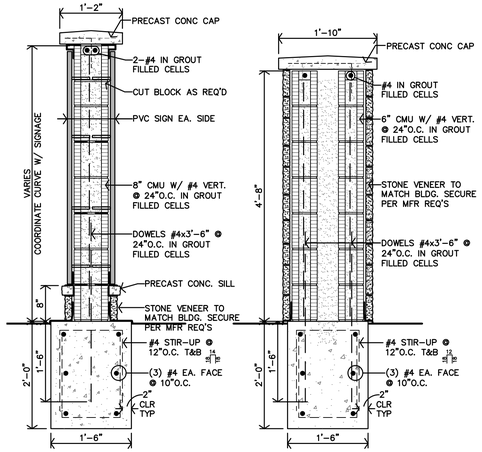
CHRISTOPHER R. GILLAM
ARCHITECT LICENSED
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

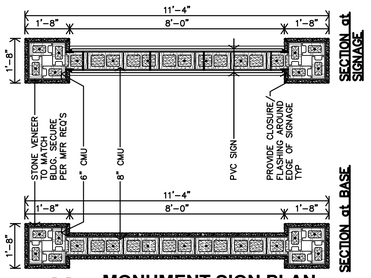
DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A1.1

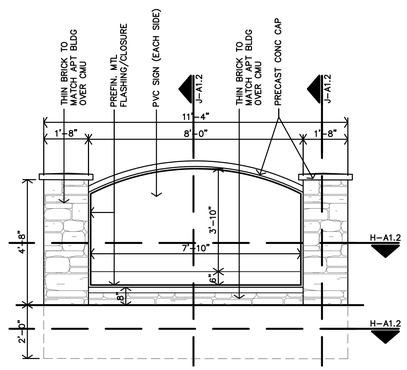
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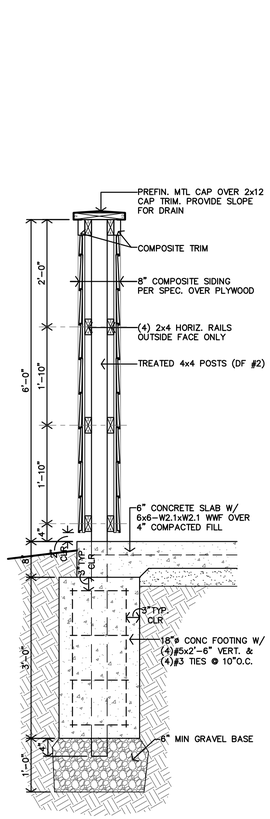
J **MONUMENT SIGN WALL SECTIONS**
3/4"=1'-0"



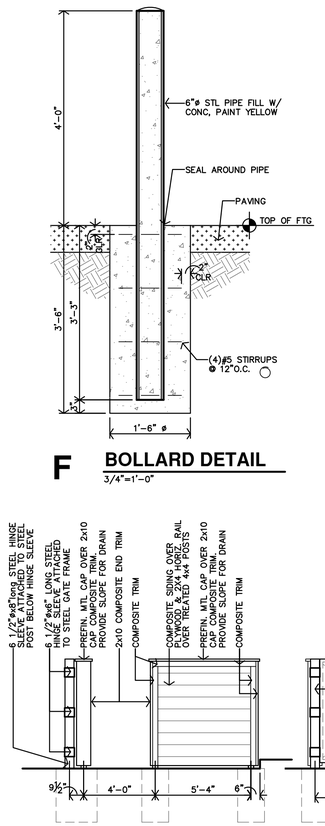
H **MONUMENT SIGN PLAN**
3/8"=1'-0"



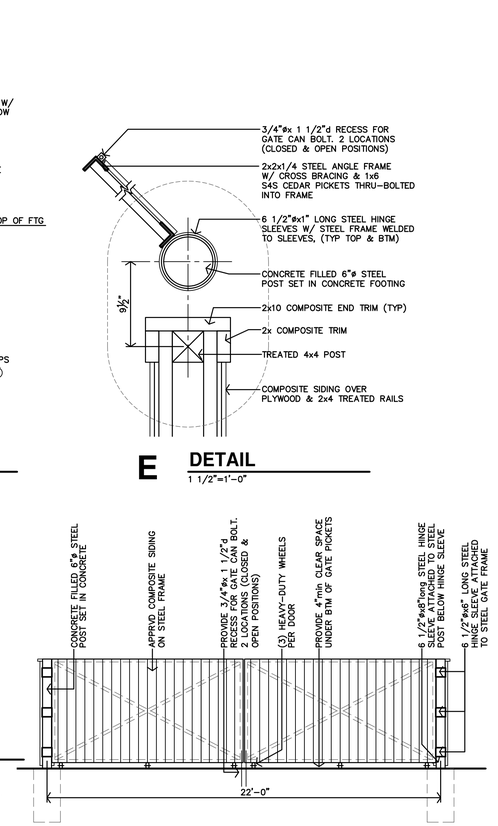
G **MONUMENT SIGN ELEVATION**
3/8"=1'-0"



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



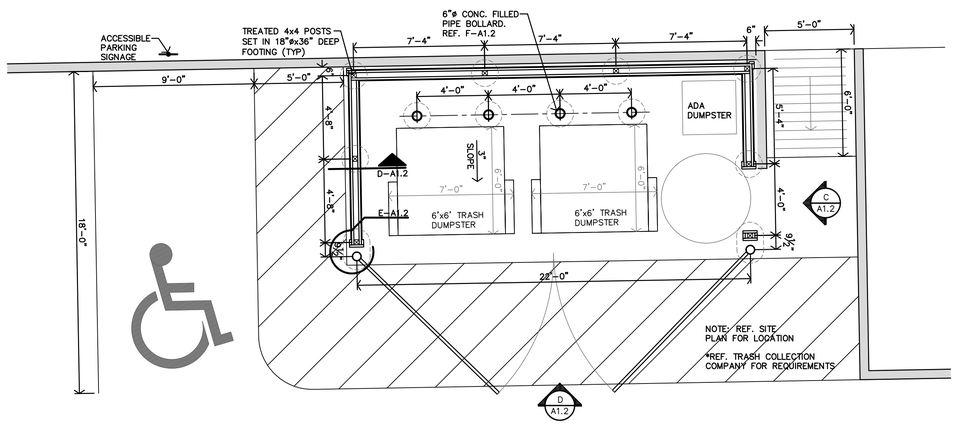
C **TRASH ENCLOSURE SIDE ELEVATION**
1/4"=1'-0"



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

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

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



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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

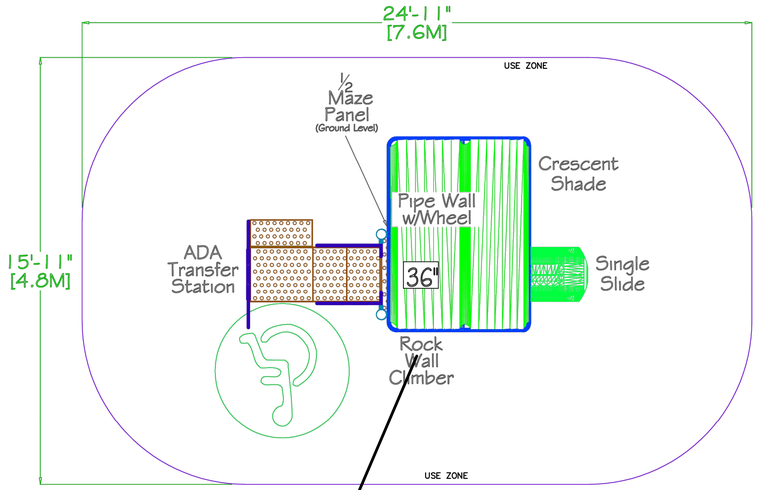
CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
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4/17/2026
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REVISION:

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SHEET NO.:

A1.2

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CUSTOM PLAY-GYM STRUCTURE SHOULD INCLUDE 4 PLAY COMPONENTS:
1/2 MAZE PANEL
ROCK WALL CLIMBER
PIPE WALL WITH WHEEL AND
SINGLE SLIDE

SUITABLE FOR AGES 2-5
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

E **CUSTOM PLAY-GYM SPECIFICATION PLAN**
NO SCALE

SuperiorPlaygrounds
BY SUPERIOR RECREATIONAL PRODUCTS

REFERENCE NUMBER
PS3-71323
3.5" STEEL STRUCTURE DESIGN

EQUIPMENT SIZE	USE ZONE
13'X5'	25'X17'
AGE GROUP	SURFACE AREA
2-5	381 S.F.
USER CAPACITY	4" TIMBER COUNT
5-10	21

FALL HEIGHT
3'

ADA ACCESSIBILITY

ELEVATED PLAY ACTIVITIES
3

	GROUND LEVEL ACCESSIBLE PLAY ACTIVITIES	GROUND LEVEL ACCESSIBLE ACTIVITY TYPES
REQUIRED	1	1
PROVIDED	1	1

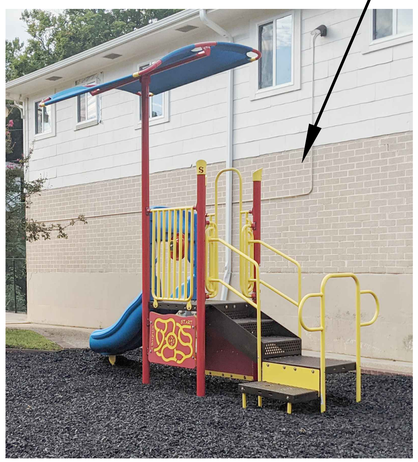
THIS STRUCTURE MEETS OR EXCEEDS CPSC #325 AND ASTM F1487-17 UNLESS OTHERWISE NOTED.

DATE 4/30/2021
DRAWN/SAVED BY CK / CHRIS.KELLER
SCALE 1/4" = 1'-0"
SHEET 1 OF 2
PAGE PLAN_VIEW

WE RECOMMEND THIS PLAN BE PRINTED ON 11" x 17" PAPER

PLAYGROUND SUPERVISION IS REQUIRED.

THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.



D **CUSTOM PLAY-GYM PHOTOGRAPH**
NO SCALE



STATE OF PLAY PRIMARY BI-POD 8' SWING

C **(1) SWING SET**
NO SCALE

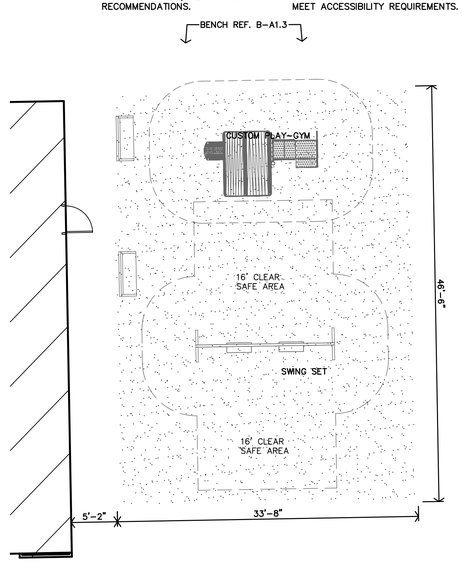


POLYWOOD TRADITIONAL GARDEN 60" BENCH
2 TOTAL
COLOR TBD BY ARCHITECT/OWNER

B **OUTDOOR BENCH**
NO SCALE

PLAYGROUND MULCH TO BE:
PLAYSAFER RUBBER MULCH FROM www.RUBBERCYCLE.com, DEPTH & INSTALLATION TO MEET ASTM F 1292-99/04, ASTM F 1487-01, ASTM F 1951-99, PER MANUF. RECOMMENDATIONS.

PLAYGROUND EDGING
TO MATCH; PARKURB BORDER FROM PLAYGROUND EQUIPMENT.COM SHOULD BE DUG INTO GROUND SO THAT TOP OF EDGING IS FLUSH W/ SIDEWALK AND MULCH SURFACE TO MEET ACCESSIBILITY REQUIREMENTS.



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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. GILLAM
ARCHITECT LICENSED
6979
4/17/2026
KANSAS
ARCHITECT

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ARCHITECTURAL GENERAL NOTES

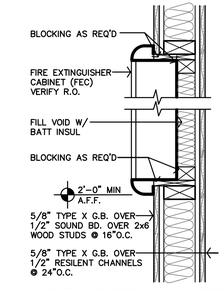
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE 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

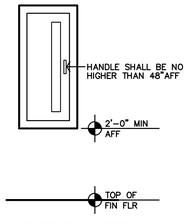
A	RADON PIPE THROUGH ROOF. REF. T-A4.8 & MECH. DWGS.
B	KNOX BOX. REFERENCE A1.1 FOR LOCATION. COORDINATE W/ LOCAL FIRE MARSHAL OFFICE.
C	ROOF HATCH & WALL MOUNTED LADDER
D	WRAP COLUMN WITH 5/8" TYPE 'X' G.B.
E	1hr RATED MECH CHASE (TYPE 4r PARTITIONS). 16"x16" CLEAR INSIDE DIMS. COORDINATE W/ MEP DWGS
	SYMBOL INDICATES ACCESSIBLE UNIT (3 TOTAL)
	APARTMENTS 215, 320, 411
S	SYMBOL INDICATES ACCESSIBLE UNIT w/ ROLL-IN SHOWER (1 TOTAL)
	APARTMENT 220
	SYMBOL INDICATES HEARING/VISION IMPAIRED TYPE-B UNITS (2 TOTAL)
	APARTMENT 204, 413
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B) (51 UNITS)
	60 TOTAL UNITS

UNIT TYPE	TOTAL NO. of UNITS
1-BED, 1-BATH	15
2-BED, 1-BATH	30
3-BED, 2-BATH	12
4-BED, 2-BATH	3
TOTAL	60

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



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



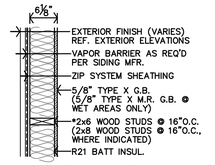
B TYPICAL FEC MOUNTING HGT
3/4"=1'-0"

EXTERIOR PARTITION SCHEDULE

ALL 1ST FLOOR WALL ASSEMBLIES TO BE METAL STUD

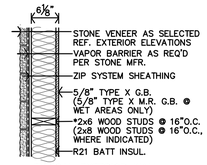
ALL 2ND-4TH FLOOR WALL ASSEMBLIES TO BE WOOD STUD

- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



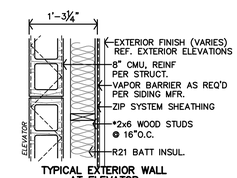
TYPICAL EXTERIOR WALL AT SIDING

1A *5.5" MTL STUD @ 1ST LVL



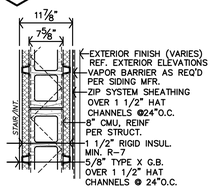
TYPICAL EXTERIOR WALL AT MASONRY

*5.5" MTL STUD @ 1ST LVL TYPE 1A



TYPICAL EXTERIOR WALL AT ELEVATOR

1B *5.5" MTL STUD @ 1ST LVL TYPE 1B

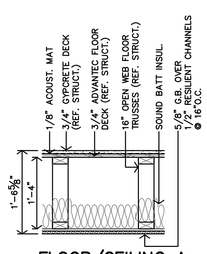


TYPICAL EXTERIOR WALL AT STAIR

1C TYPE 1C

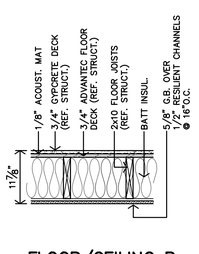
PARTITION NOTES:
1. ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
2. LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
3. REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION
4. REF. STRUCTURAL FOR SHEAR WALL LOCATIONS, MATERIAL & SECTIONS
5. FIRE BLOCKING REQUIRED PER 2024 IBC SEC. 708 & 718, @ 10'-0"O.C. VERT. & HORIZ. AND @ ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE (REF. SHEET A4.9)
6. ALL LISTED ASSEMBLIES ARE PROPRIETARY. ALL SUBSTITUTIONS SHALL FIRST BE SUBMITTED TO ARCHITECT, AND ARE NOT TO BE INSTALLED PRIOR TO WRITTEN APPROVAL FROM ARCHITECT.
7. REF. SHEET A4.9 FOR FIRE PENETRATION REQUIREMENTS @ ALL PLUMBING CHASES AND ALL PENETRATIONS THRU RATED WALLS, FLOOR/CEILING & CEILING/ROOF ASSEMBLIES

HORIZONTAL ASSEMBLIES



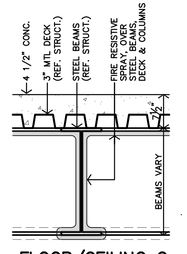
FLOOR/CEILING A
1-HOUR RATED (UL L528)
ATTACH PER UL REQUIREMENTS

NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2024 IBC SECTION 708 & 718.
2. FIRE BLOCKING REQUIRED PER 2024 IBC SEC. 718.2. (1) LAYER – 5/8" G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE (REF. L/N-A4.8)
3. STC RATING 50 MIN & IIC RATING 50 MIN PER IBC 2024, SEC. 1207.2 & 1207.3
4. G.B. SHALL BE SELECTED FROM THE UL LISTED MANUFACTURERS PRODUCTS.

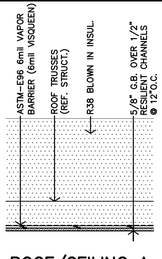


FLOOR/CEILING B
1-HOUR RATED (UL L501)
ATTACH PER UL REQUIREMENTS

NOTES:
1. DRAFTSTOPPING TO BE INSTALLED PER 2024 IBC SECTION 708 & 718
2. FIRE BLOCKING REQUIRED PER 2024 IBC SEC. 718.2. (1) LAYER – 5/8" G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE (REF. L/M-A4.8)



FLOOR/CEILING C
1-HOUR RATED (UL A811)
PER UL REQUIREMENTS



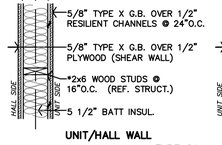
ROOF/CEILING A
1-HOUR RATED (UL P522)
ATTACH PER UL REQUIREMENTS

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

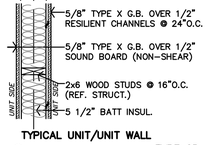
ALL 1ST FLOOR WALL ASSEMBLIES TO BE METAL STUD

ALL 2ND-4TH FLOOR WALL ASSEMBLIES TO BE WOOD STUD



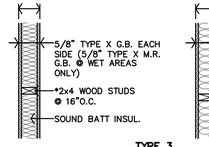
UNIT/HALL WALL

2A *5.5" MTL STUD @ 1ST LVL TYPE 2A
1-HOUR RATED (UL U305) STC 51
ATTACH PER UL REQUIREMENTS
(NOTE: HALL TO BE 30 MIN RATED, MINIMUM)

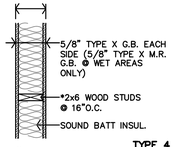


TYPICAL UNIT/UNIT WALL

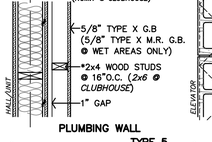
2B 1-HOUR RATED (UL U305) STC 51 TYPE 2B
ATTACH PER UL REQUIREMENTS



3 *3.5" MTL STUD @ 1ST LVL TYPE 3
NON-RATED

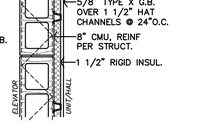


4 *5.5" MTL STUD @ 1ST LVL TYPE 4
NON-RATED

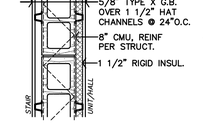


PLUMBING WALL

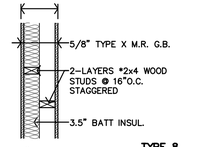
5 *3.5" MTL STUD @ 1ST LVL TYPE 5



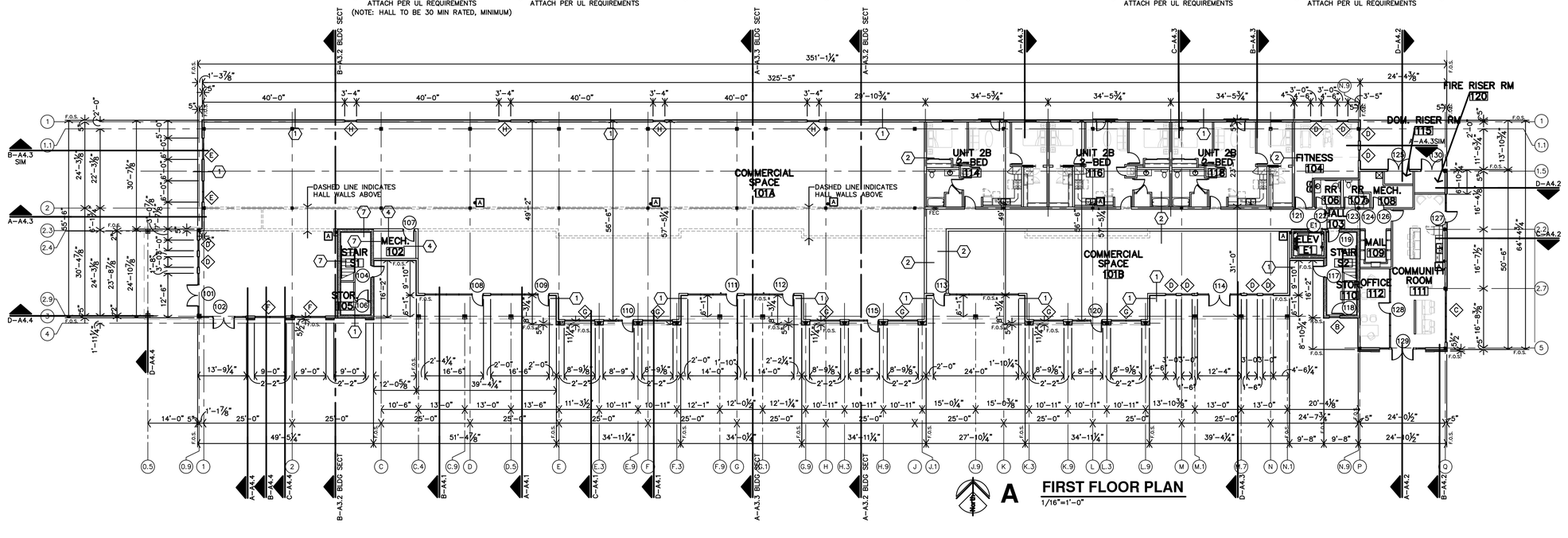
6 2-HOUR RATED (UL U905) TYPE 6
ATTACH PER UL REQUIREMENTS



7 2-HOUR RATED (UL U905) TYPE 7
ATTACH PER UL REQUIREMENTS



8 *3.5" MTL STUD @ 1ST LVL TYPE 8
NON-RATED



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

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785.827.0386 jgr@jgrarchitects.com

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

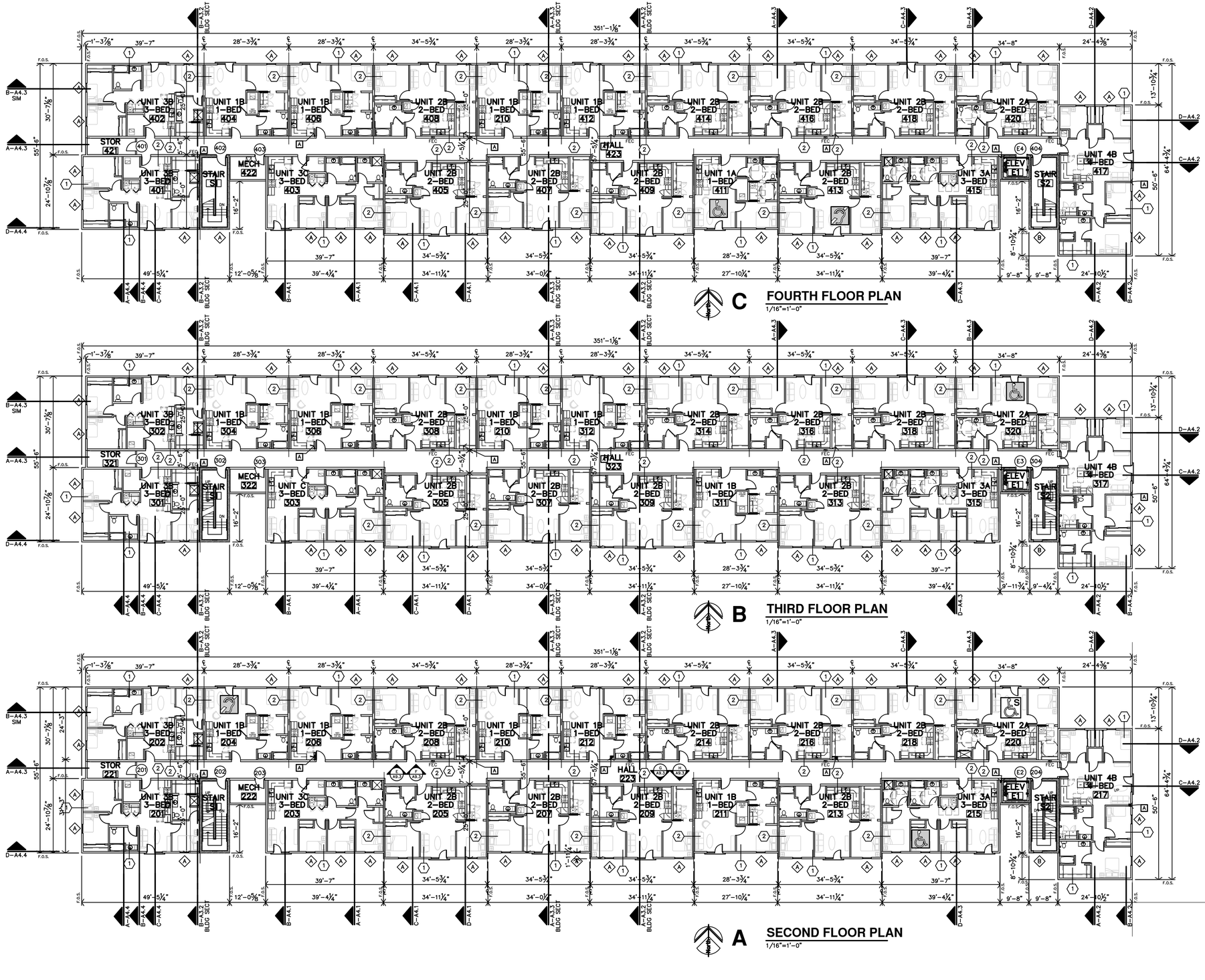
CHRISTOPHER R. GILLAM
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A2.1

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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

A	RADON PIPE THROUGH ROOF. REF. T–A4.8 & MECH. DWGS.
B	KNOX BOX. REFERENCE A1.1 FOR LOCATION. COORDINATE W/ LOCAL FIRE MARSHAL OFFICE.
C	ROOF HATCH & WALL MOUNTED LADDER
D	WRAP COLUMN WITH 5/8" TYPE 'X' G.B.
E	1hr RATED MECH CHASE (TYPE 4r PARTITIONS). 16"x16" CLEAR INSIDE DIMS. COORDINATE W/ MEP DWGS
	SYMBOL INDICATES ACCESSIBLE UNIT (3 TOTAL)
	APARTMENTS 215, 320, 411
S	SYMBOL INDICATES ACCESSIBLE UNIT w/ ROLL-IN SHOWER (1 TOTAL)
	APARTMENT 220
	SYMBOL INDICATES HEARING/VISION IMPAIRED TYPE-B UNITS (2 TOTAL)
	APARTMENT 204, 413
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B) (51 UNITS)

60 TOTAL UNITS

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

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENSE

GODDARD, KANSAS

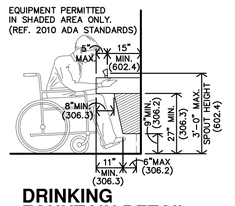
CHRISTOPHER R. CULLAN
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

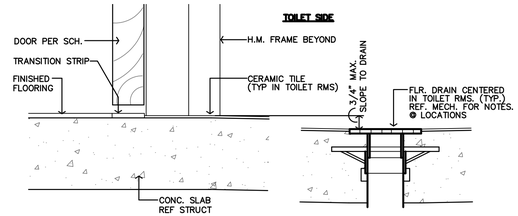
DATE: 4–17–2026
JOB: 25–3465
SHEET NO.:

A2.2

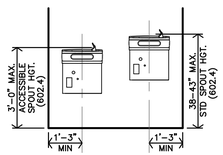
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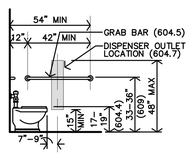
O **DRINKING FOUNTAIN DETAIL**
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



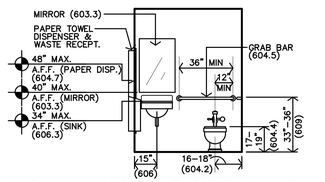
M **FLOOR DRAIN DETAIL**
3"=1'-0"



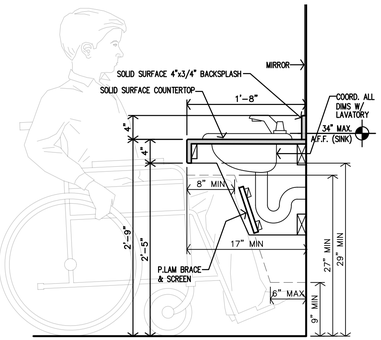
N **DRINKING FOUNTAIN ELEVATION**
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



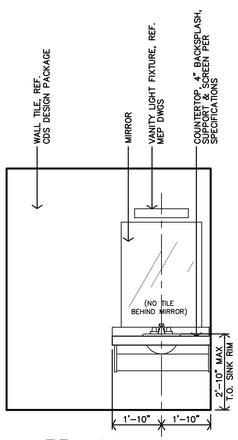
L **TYP. HEIGHTS @ H.C. TOILET SIDE WALL**
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



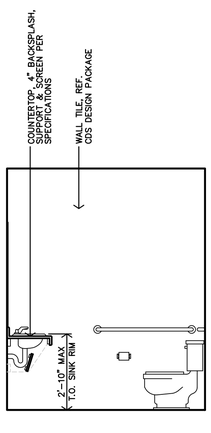
K **TYP. HEIGHTS @ H.C. TOILET BACK WALL**
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



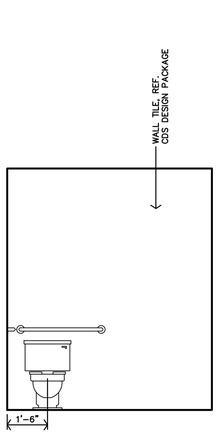
J **VANITY DETAIL**
1"=1'-0"



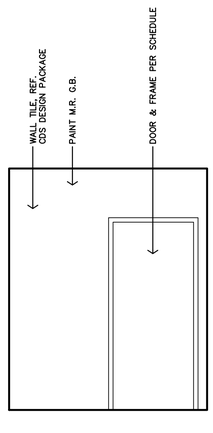
H **RR #106 INTERIOR ELEVATION**
3/8"=1'-0" RR #106 SIMILAR



G **RR #106 INTERIOR ELEVATION**
3/8"=1'-0" RR #106 SIMILAR

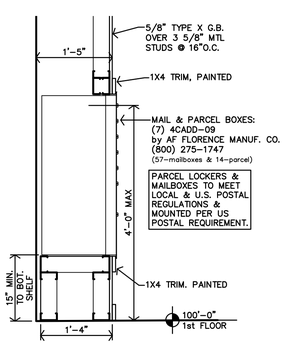


F **RR #106 INTERIOR ELEVATION**
3/8"=1'-0" RR #106 SIMILAR

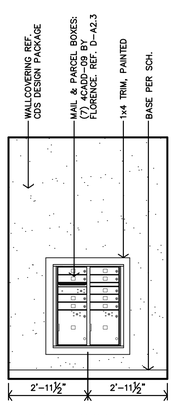


E **RR #106 INTERIOR ELEVATION**
3/8"=1'-0" RR #106 SIMILAR

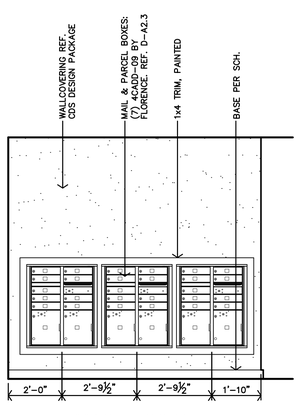
REFER TO CDS INTERIOR DESIGN PACKAGE.
*ALL DRAWINGS SHOWING BASIC DESIGN INTENT. CONTRACTOR TO REVIEW & PROVIDE ALL FINISHES, MATERIALS, & PRODUCTS AS SPECIFIED.



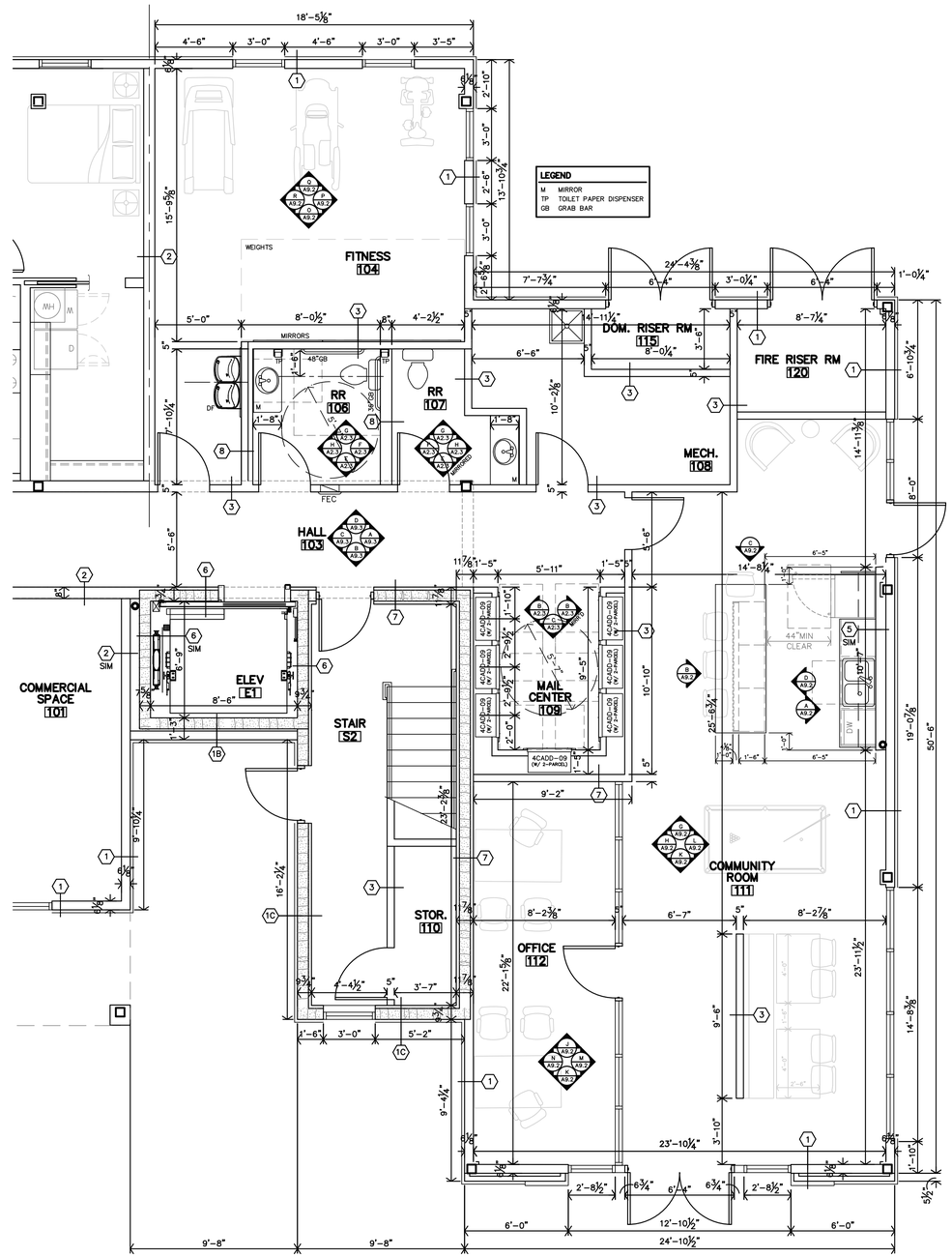
D **SECTION @ MAIL CENTER**
3/4"=1'-0"



C **MAIL CENTER #109 INTERIOR ELEVATION**
3/8"=1'-0"



B **MAIL CENTER #109 INTERIOR ELEVATION**
3/8"=1'-0"



A **CLUBHOUSE PLAN**
1/4"=1'-0"

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. CLIMER
ARCHITECT CENSER
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A2.3

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APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2024 IBC, SECTION 708 & 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2024 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES
9. HOSE BIBS TO BE LOCATED APPROX. 30"MIN ABV. FIN. FLOOR. COORDINATE WITH MEP DWGS.
10. TYPICAL AT UNIT WINDOWS, BOTTOM OF HEADER IS 80"ABV. FIN. FLR. REF. STRUCT.
11. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR
12. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
13. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
14. HEARING/VISION IMPAIRED UNIT (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
    - CONTRACTOR SHALL PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
15. CONTRACTOR TO PROVIDE WINDOW COVERINGS AT ALL APARTMENT WINDOWS. REF. SPECIFICATIONS.
16. FEC = FIRE EXTINGUISHER & SEMI-RECESSED CABINET. REF. SPECIFICATIONS.
17. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
18. F.O.S. = FACE OF STUD

TYPE-B UNIT NOTES

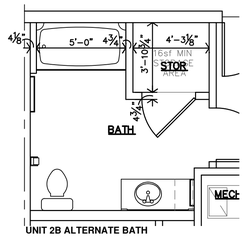
TYPE-B UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION

- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS & SHOWER SEAT @ ALL SHOWER UNITS.
- TOILETS SHALL BE ACCESSIBLE COMPLIANT (17–19" 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 UNIT NOTES

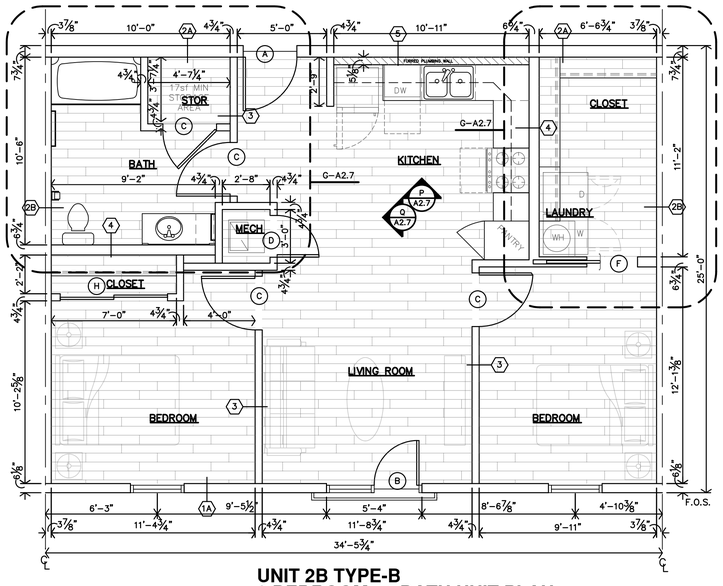
ACCESSIBLE UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION

- 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 (17–19" 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 BRACKETS. TOPS OF SHELVES SHALL BE MOUNTED AT 48" A.F.F. UNLESS NOTED OTHERWISE ON PLANS.



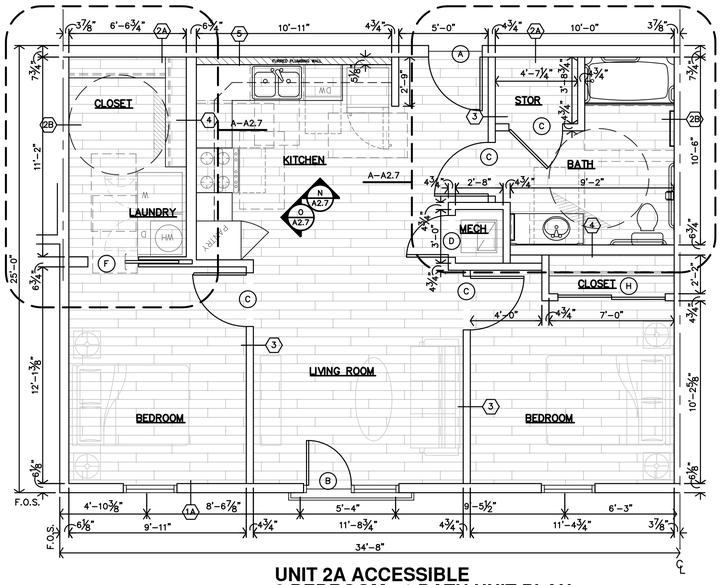
MIRROR BATHTUB AND ADD PLUMBING FURR-OUT.
ALT. DIMS FOR STORAGE ROOM

UNIT 2B ALTERNATE BATH
(208, 308, 408, 214, 314, 414)



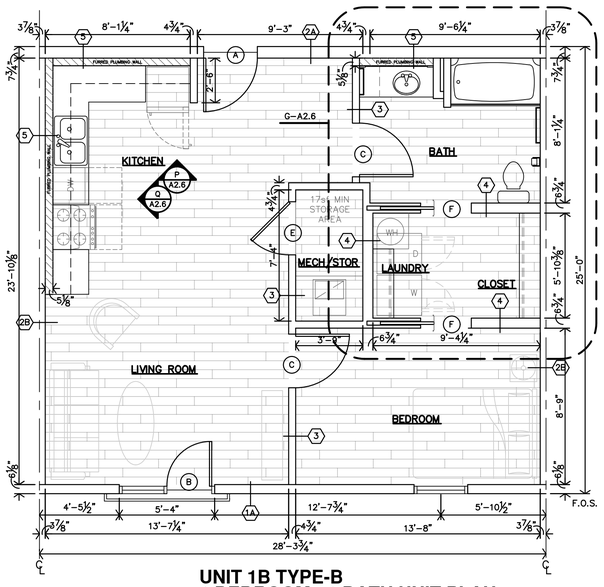
D UNIT 2B TYPE-B 2 BEDROOM - 1 BATH UNIT PLAN

1/4"=1'-0" REF. UNIT PLAN ORIENTATION PER BUILDING PLANS. SOME UNITS ARE MIRRORED



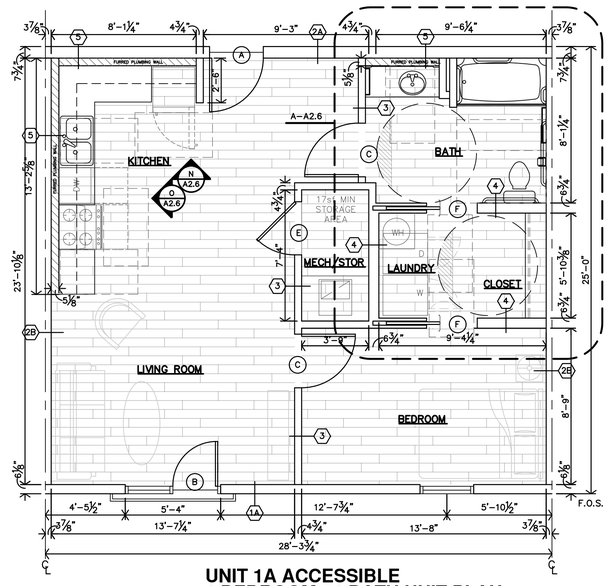
C UNIT 2A ACCESSIBLE 2 BEDROOM - 1 BATH UNIT PLAN

1/4"=1'-0" REF. UNIT PLAN ORIENTATION PER BUILDING PLANS. SOME UNITS ARE MIRRORED



B UNIT 1B TYPE-B 1 BEDROOM - 1 BATH UNIT PLAN

1/4"=1'-0" REF. UNIT PLAN ORIENTATION PER BUILDING PLANS. SOME UNITS ARE MIRRORED



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

1/4"=1'-0" REF. UNIT PLAN ORIENTATION PER BUILDING PLANS. SOME UNITS ARE MIRRORED

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

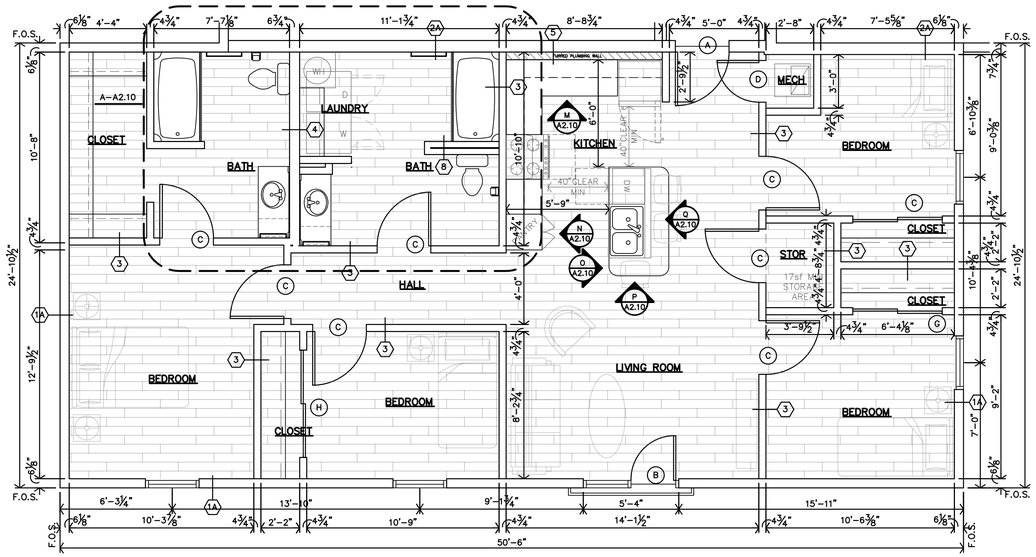
CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

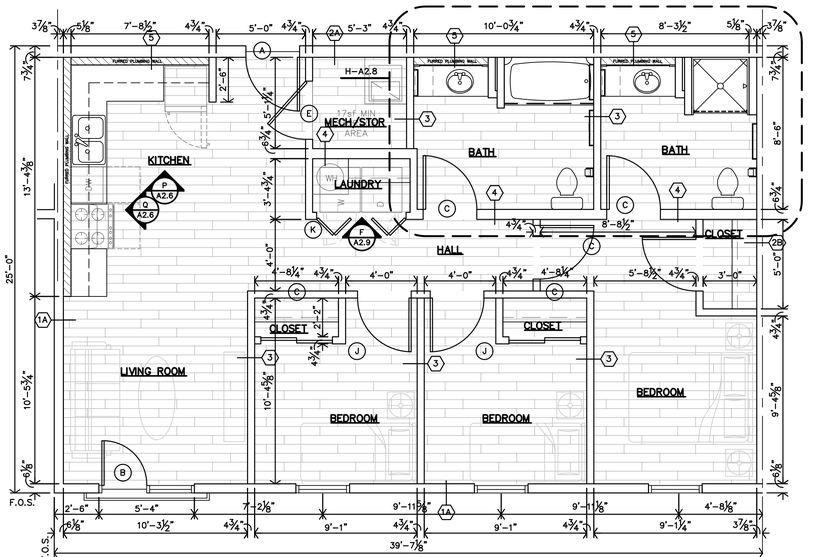
DATE: 4–17–2026
JOB: 25–3465
SHEET NO.:

A2.4

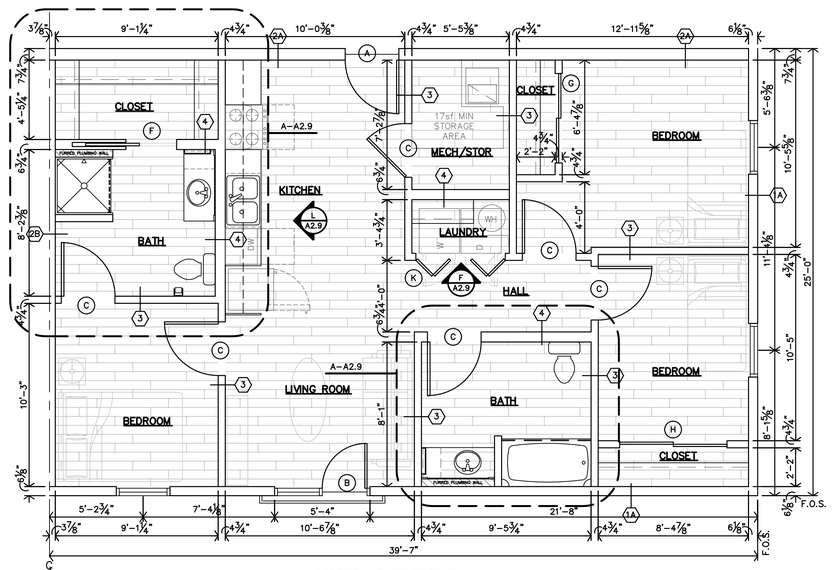
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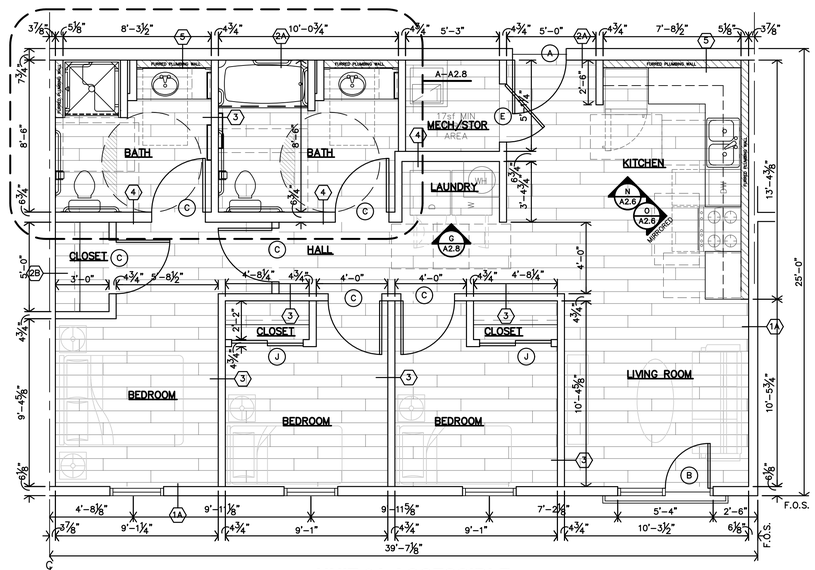
UNIT 4B TYPE-B
D **4 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0" REF. UNIT PLAN ORIENTATION PER BUILDING PLANS. SOME UNITS ARE MIRRORED



UNIT 3C TYPE-B
C **3 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0" REF. UNIT PLAN ORIENTATION PER BUILDING PLANS. SOME UNITS ARE MIRRORED



UNIT 3B TYPE-B
B **3 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0" REF. UNIT PLAN ORIENTATION PER BUILDING PLANS. SOME UNITS ARE MIRRORED



UNIT 3A ACCESSIBLE
A **3 BEDROOM - 2 BATH UNIT PLAN**
1/4"=1'-0" REF. UNIT PLAN ORIENTATION PER BUILDING PLANS. SOME UNITS ARE MIRRORED

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

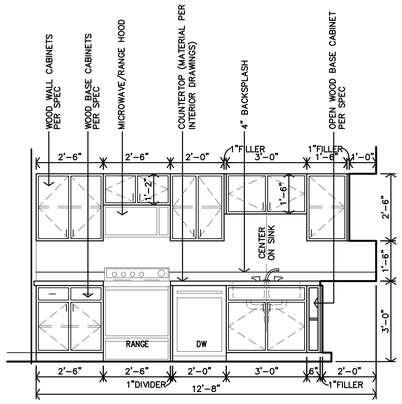
CHRISTOPHER R. GILLAM
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

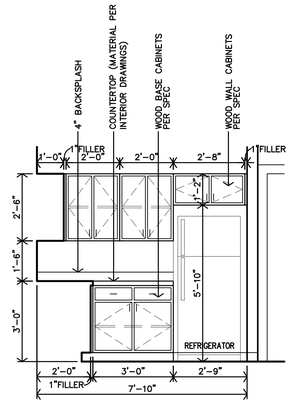
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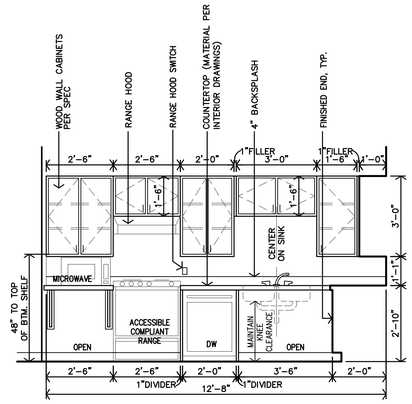
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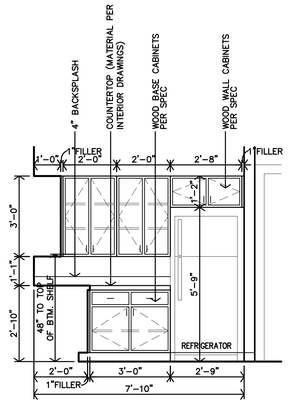
Q UNIT 1B TYPE-B CASEWORK ELEVATION
3/8"=1'-0"



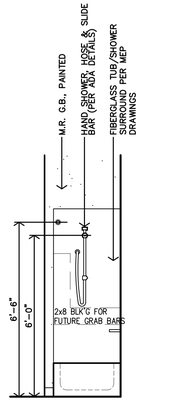
P UNIT 1B TYPE-B CASEWORK ELEVATION
3/8"=1'-0"



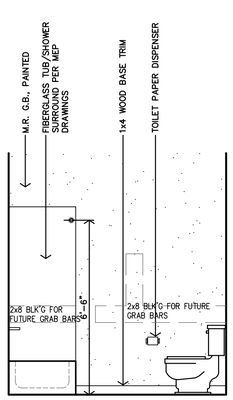
O UNIT 1A ACCESSIBLE CASEWORK ELEVATION
3/8"=1'-0"



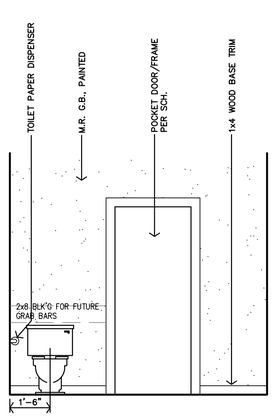
N UNIT 1A ACCESSIBLE CASEWORK ELEVATION
3/8"=1'-0"



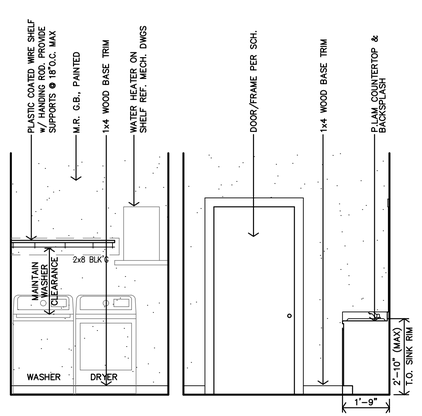
M UNIT 1B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



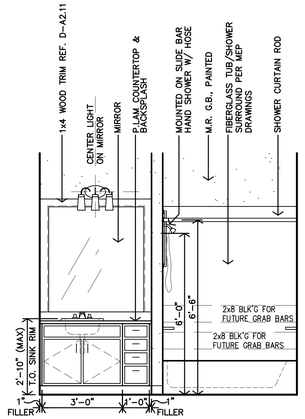
L UNIT 1B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



K UNIT 1B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"

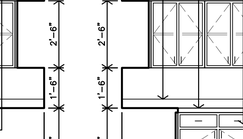


J UNIT 1B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"

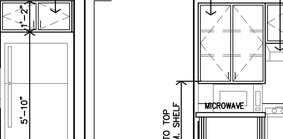


H UNIT 1B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"

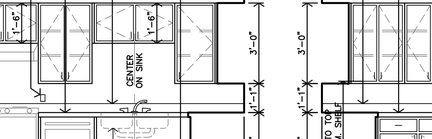
F UNIT 1A ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



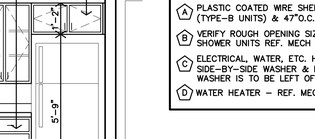
E UNIT 1A ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



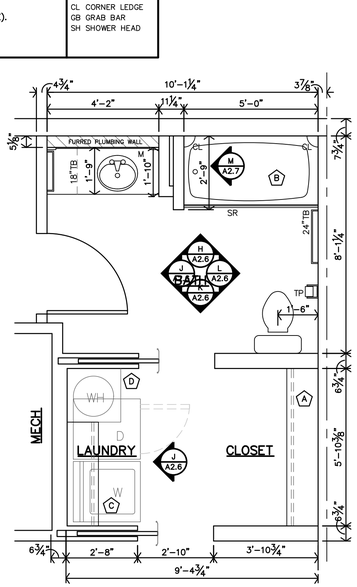
D UNIT 1A ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



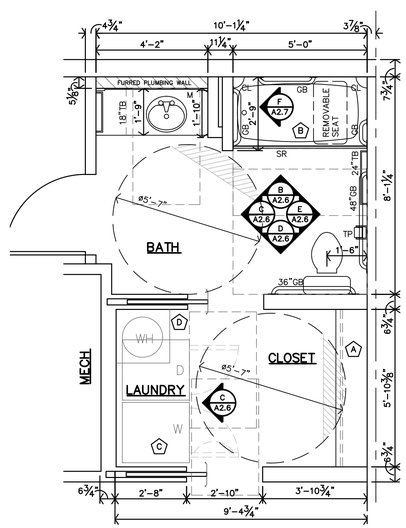
C UNIT 1A ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



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



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



A UNIT 1A 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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. GILLAM
6979
1/17/2026
KANSAS
ARCHITECT

REVISION:	
DATE:	4-17-2026
JOB:	25-3465
SHEET NO.:	A2.6

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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.
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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

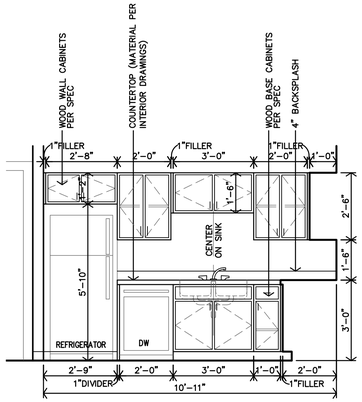
////// INDICATES FURRED PLUMBING WALLS

BATH KEYNOTES:

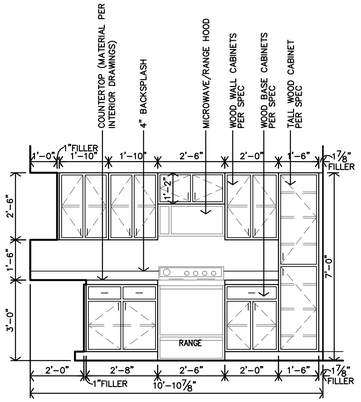
- (A) PLASTIC COATED WIRE SHELF & ROD @ 69"O.C. AFF (TYPE-B UNITS) & 47"O.C. AFF (ACCESSIBLE UNITS)
- (B) VERIFY ROUGH OPENING SIZE w/ TUB &/OR SHOWER UNITS REF. MECH DWGS
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- (D) WATER HEATER – REF. MECH. DRAWINGS

LEGEND

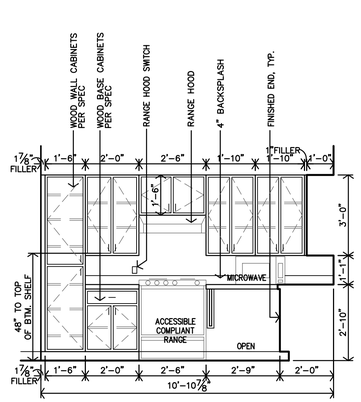
M	MIRROR
TP	TOILET PAPER DISPENSER
TB	TOWEL BAR
SR	SHOWER ROD
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GB	GRAB BAR
SH	SHOWER HEAD



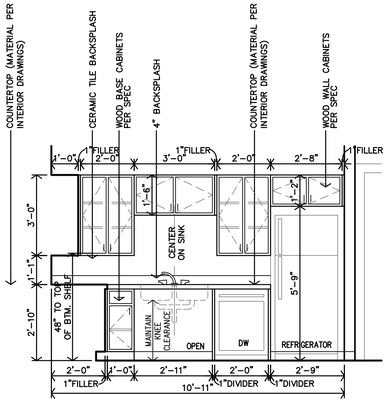
Q UNIT 2B TYPE-B CASEWORK ELEVATION
3/8"=1'-0"



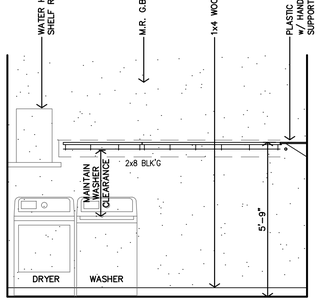
P UNIT 2B TYPE-B CASEWORK ELEVATION
3/8"=1'-0"



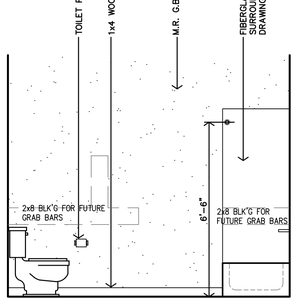
O UNIT 2A ACCESSIBLE CASEWORK ELEVATION
3/8"=1'-0"



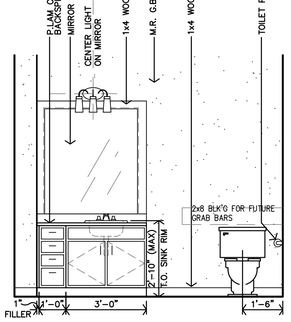
N UNIT 2A ACCESSIBLE CASEWORK ELEVATION
3/8"=1'-0"



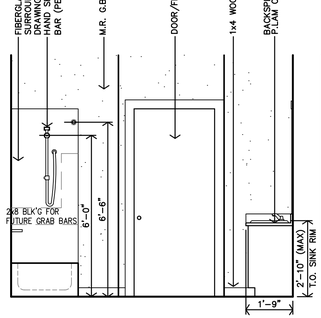
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3/8"=1'-0"



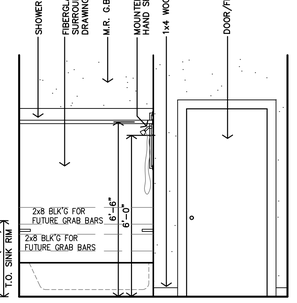
L UNIT 2B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



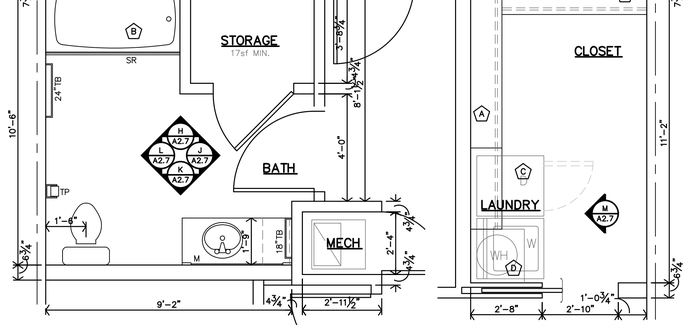
K UNIT 2B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



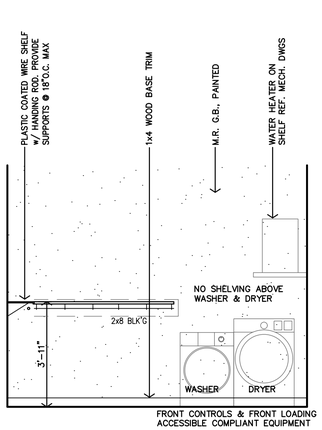
J UNIT 2B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



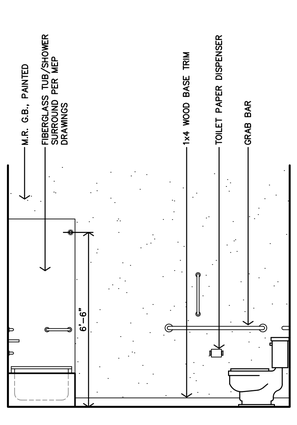
H UNIT 2B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



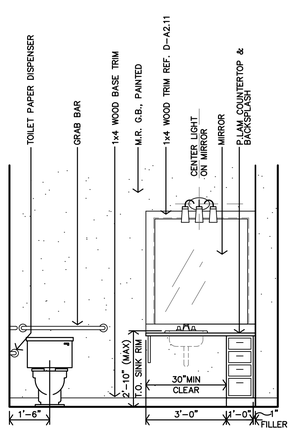
G UNIT 2B TYPE-B ENLARGED BATH & LAUNDRY PLAN
3/8"=1'-0"



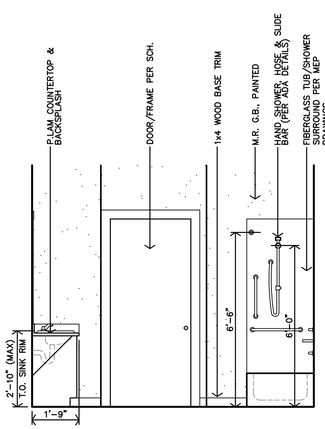
F UNIT 2A ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



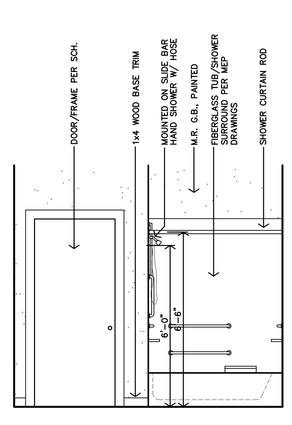
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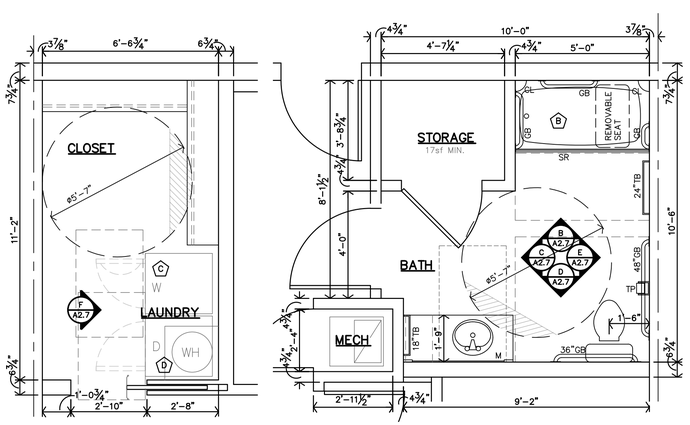
D UNIT 2A ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



C UNIT 2A ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



B UNIT 2A ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



A UNIT 2A ACCESSIBLE ENLARGED BATH & LAUNDRY PLAN
3/8"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

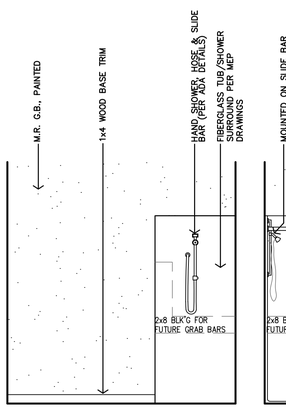
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ARCHITECT LICENSE
6979
1/17/2026
KANSAS
ARCHITECT

REVISION:

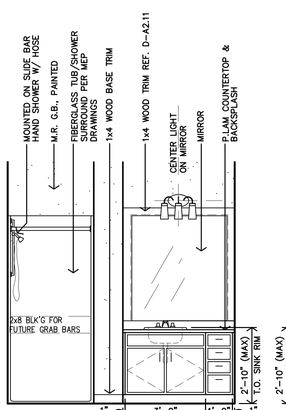
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JOB: 25-3465
SHEET NO.:

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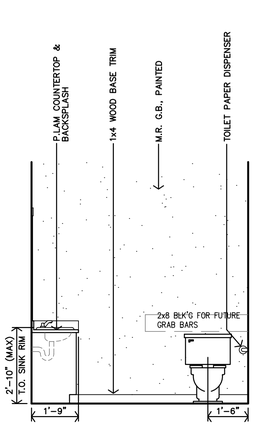
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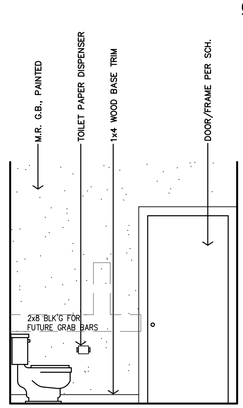
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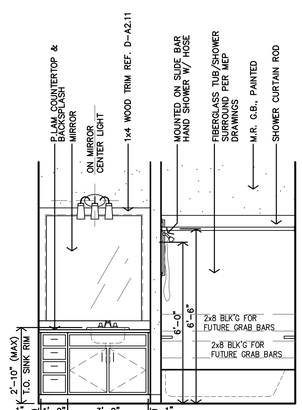
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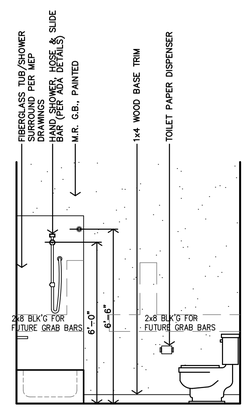
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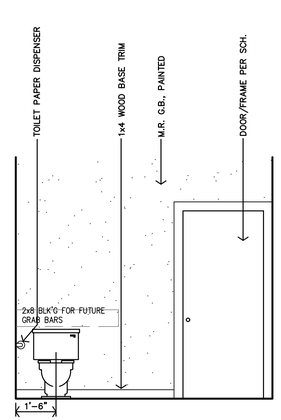
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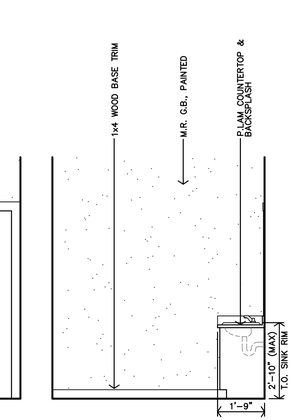
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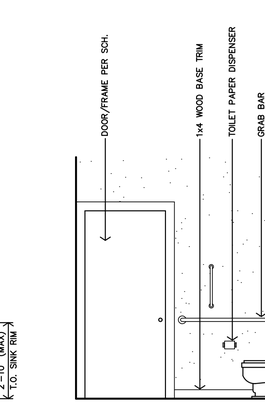
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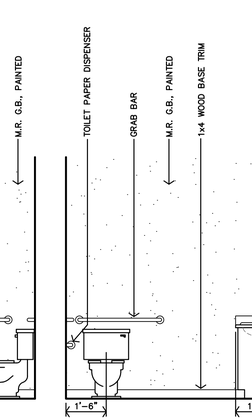
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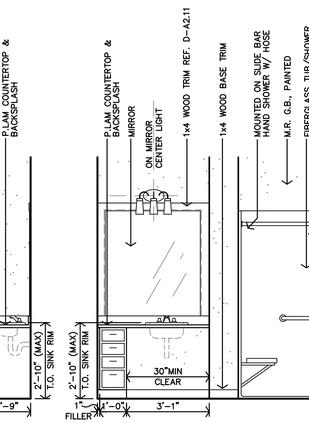
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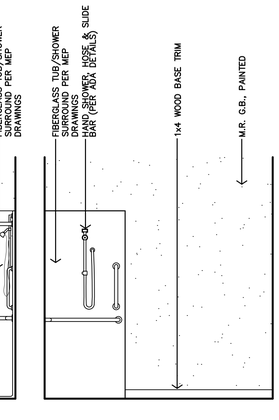
M UNIT 3A ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



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



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



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

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

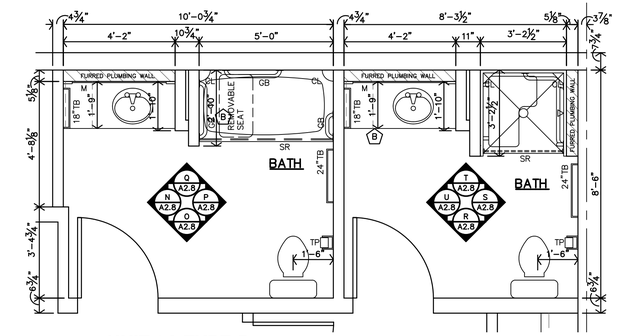
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3/8"=1'-0"

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3/8"=1'-0"

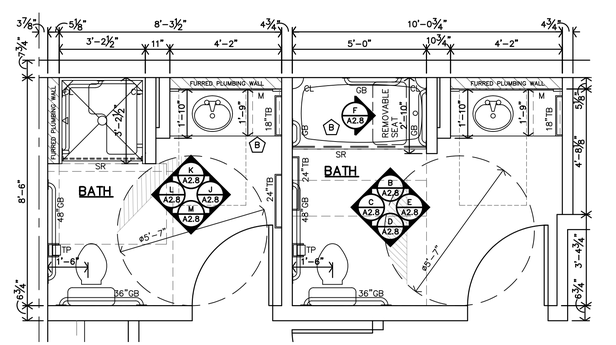
D UNIT 3A ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"

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

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



H UNIT 3C TYPE-B ENLARGED BATH PLANS
3/8"=1'-0"



A UNIT 3A ACCESSIBLE ENLARGED BATH PLANS
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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. GILLAM REGISTERED ARCHITECT 6979 1/17/2026 KANSAS ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A2.8

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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.
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6. TYPE B UNITS – REMOVABLE CABINETS ARE ONLY REQUIRED AT SINKS WITH A REQUIRED FRONT APPROACH.
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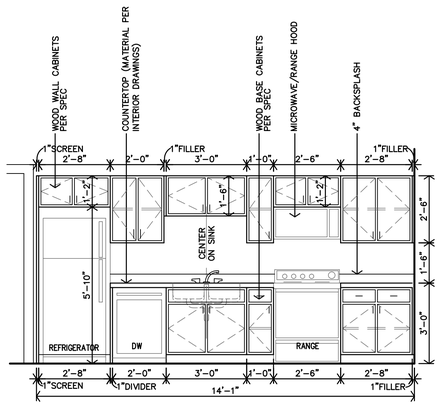
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BATH KEYNOTES:

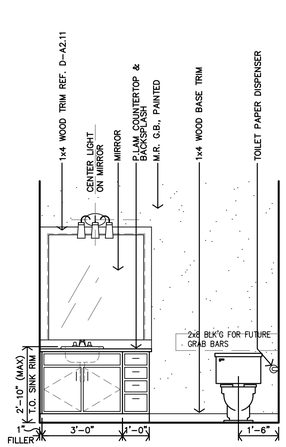
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LEGEND

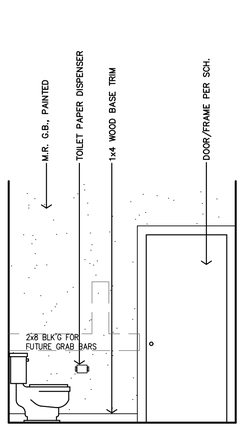
M	MIRROR
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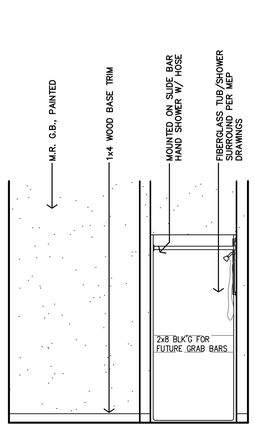
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3/8"=1'-0"



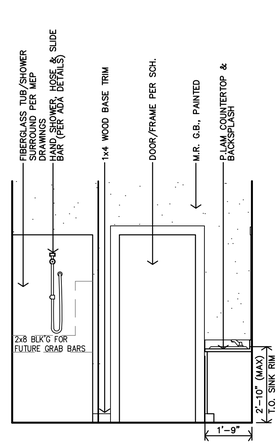
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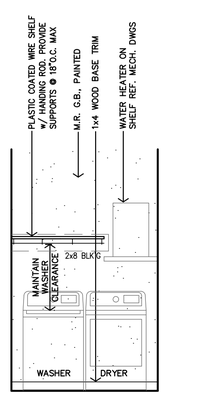
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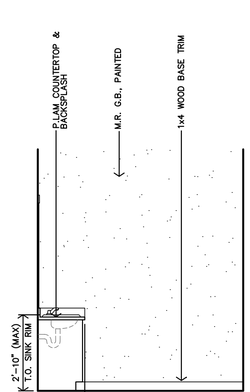
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3/8"=1'-0"



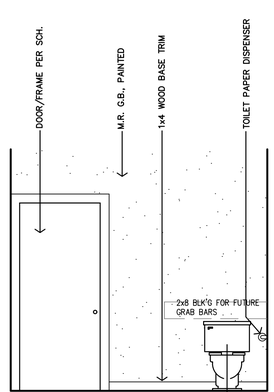
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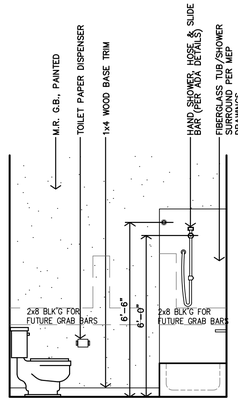
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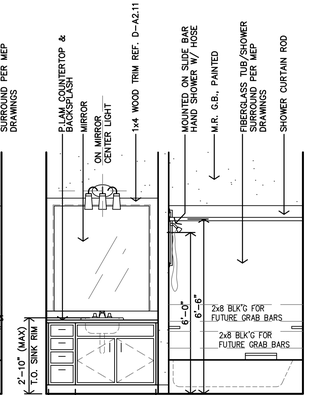
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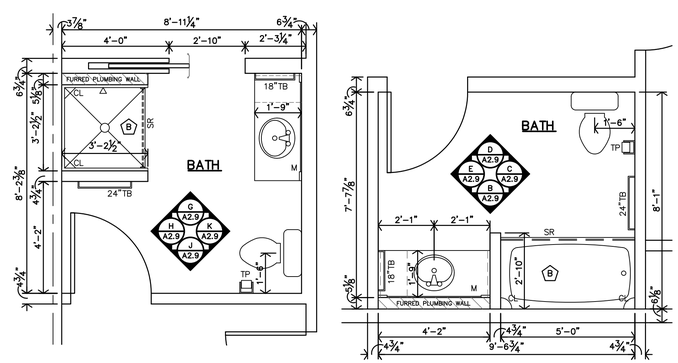
D UNIT 3B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



C UNIT 3B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



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



A UNIT 3B TYPE-B ENLARGED BATH PLANS
3/8"=1'-0"

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THE RESERVES AT MEADOWS 25

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GODDARD, KANSAS

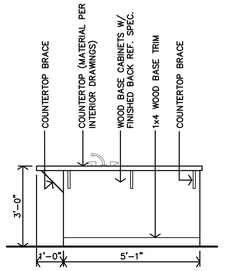
CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
1/17/2026
KANSAS
ARCHITECT

REVISION:

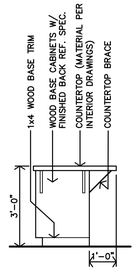
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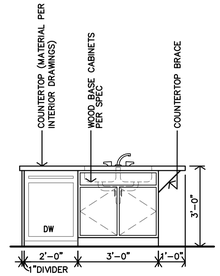
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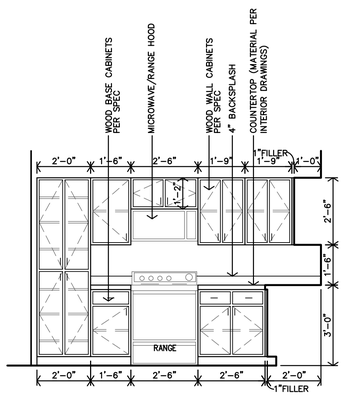
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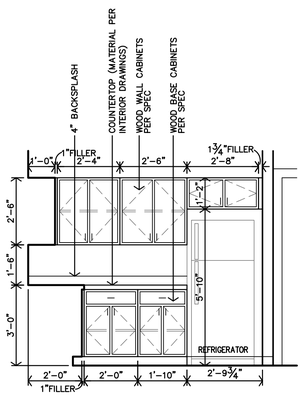
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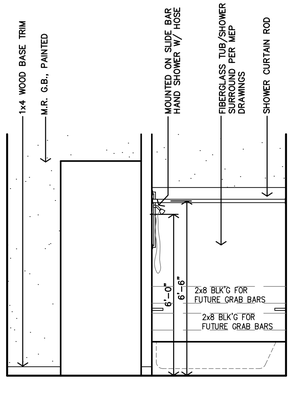
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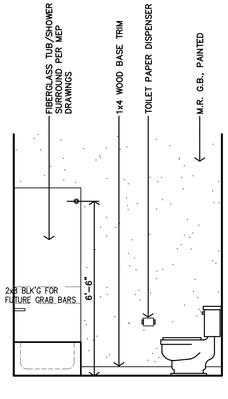
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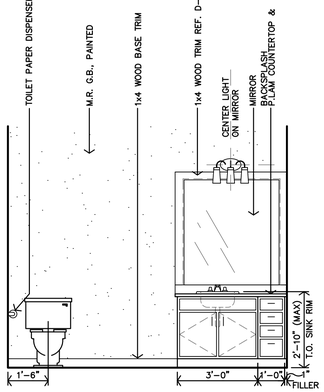
M UNIT 4B TYPE-B CASEWORK ELEVATION
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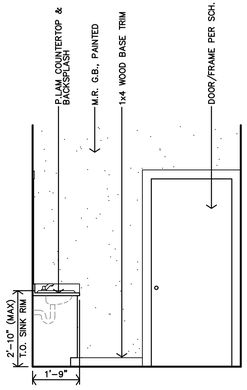
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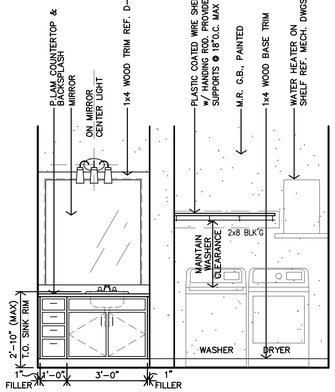
K UNIT 4B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



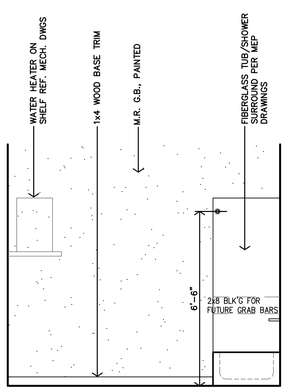
J UNIT 4B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



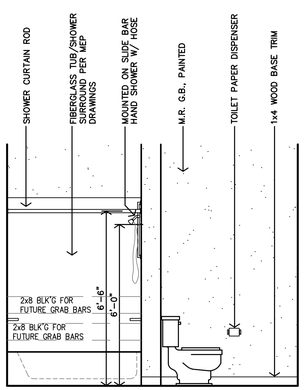
H UNIT 4B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



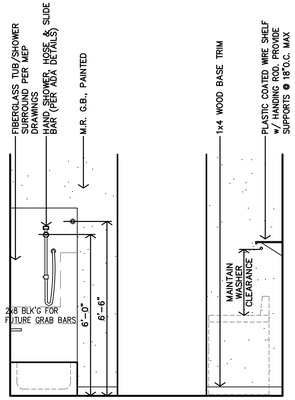
G UNIT 4B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



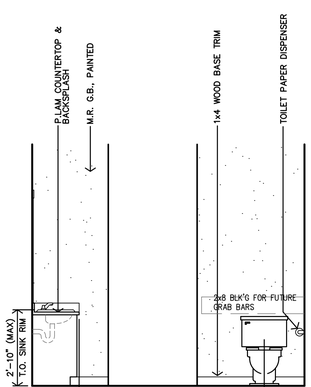
F UNIT 4B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



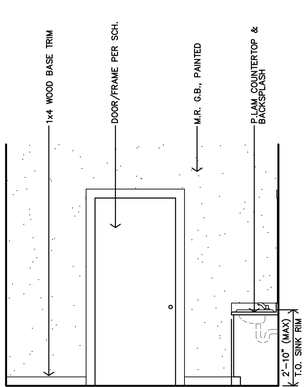
E UNIT 4B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



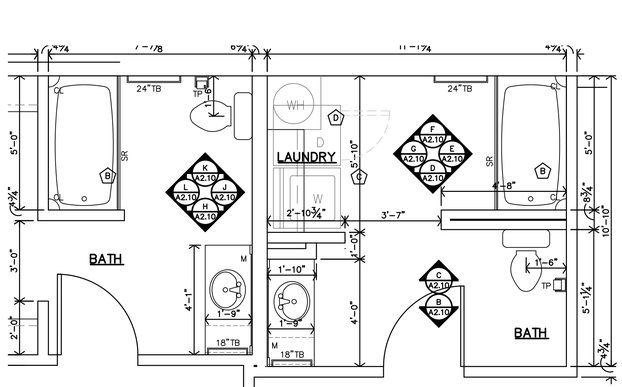
D UNIT 4B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



C UNIT 4B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



B UNIT 4B TYPE-B INTERIOR ELEVATION
3/8"=1'-0"



A UNIT 4B TYPE-B ENLARGED BATH PLANS
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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

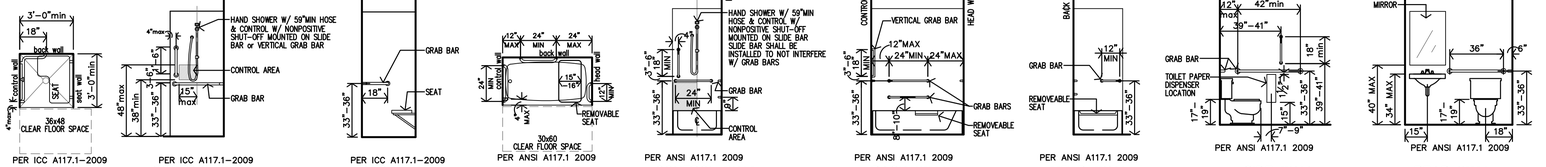
CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

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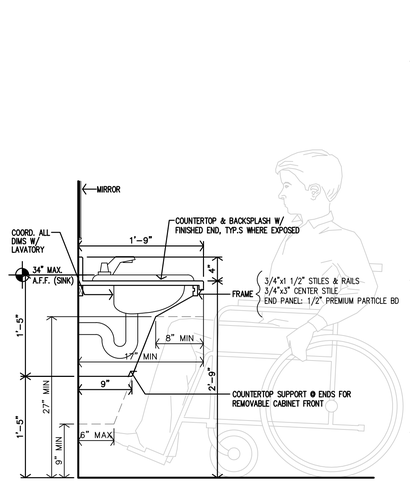


M ACCESSIBLE SHOWER
1/4"=1'-0"

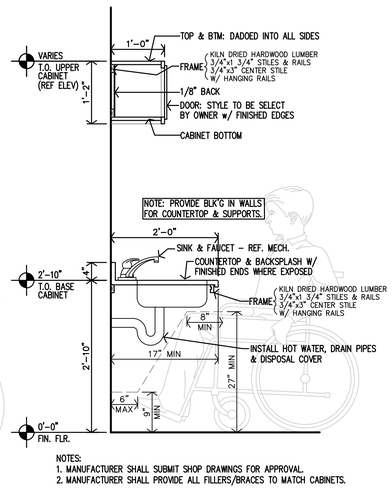
L ACCESSIBLE TUB
1/4"=1'-0"

K ACCESSIBLE TOILET
1/4"=1'-0"

UNIT ACCESSIBLE BATH DETAILS

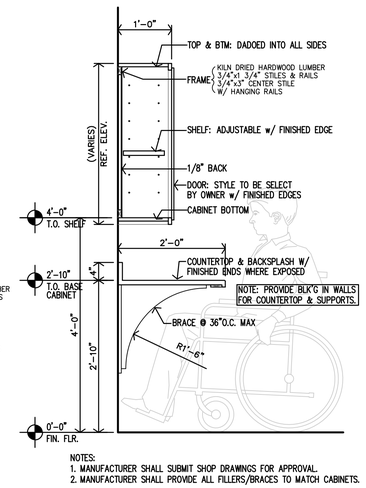


J SECTION @ ACCESSIBLE BATH VANITY
1"=1'-0"



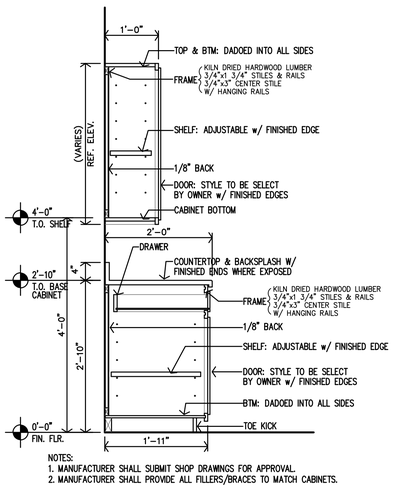
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

H SECTION @ ACCESSIBLE KITCHEN SINK
3/4"=1'-0"



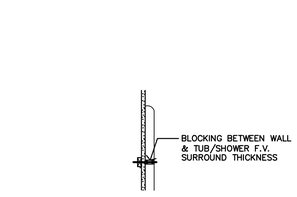
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

G SECTION @ ACCESSIBLE KITCHEN WORK SPACE
3/4"=1'-0"

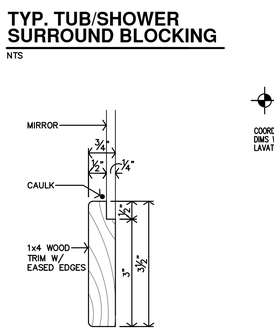


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

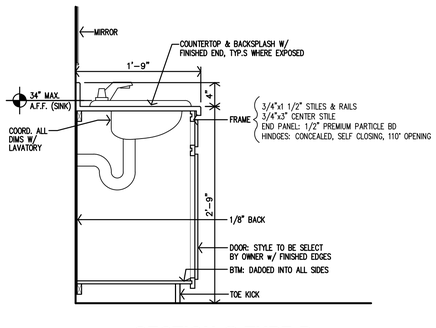
F SECTION @ ACCESSIBLE KITCHEN CABINET
3/4"=1'-0"



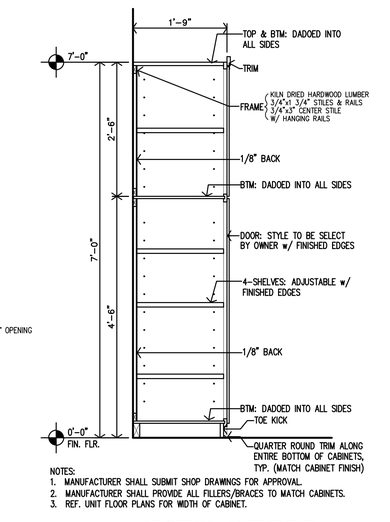
E TYP. TUB/SHOWER SURROUND BLOCKING
NTS



D MIRROR TRIM DETAIL
6"=1'-0"

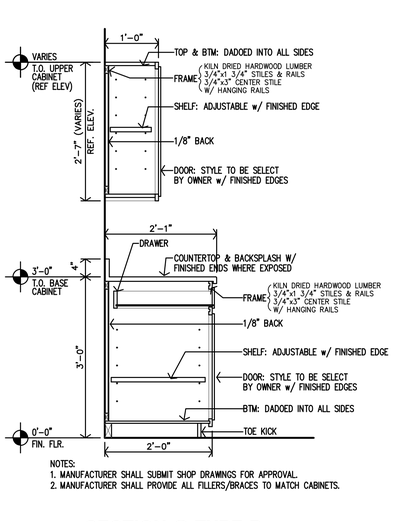


C SECTION @ TYPE-B BATH VANITY
1"=1'-0"



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

B SECTION @ TYPE-B KITCHEN CABINETS
3/4"=1'-0"



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

A SECTION @ TYPE-B KITCHEN CABINETS
3/4"=1'-0"

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

CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
4/17/2026
KANSAS

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A2.11

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APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2024 IBC, SECTION 708 & 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2024 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES
9. HOSE BIBS TO BE LOCATED APPROX. 30"MIN ABV. FIN. FLOOR. COORDINATE WITH MEP DWGS.
10. TYPICAL AT UNIT WINDOWS, BOTTOM OF HEADER IS 80"ABV. FIN. FLR. REF. STRUCT.
11. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
12. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
13. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF CYP. BD. UNLESS NOTED OTHERWISE.
14. HEARING/VISION IMPAIRED UNIT (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
    - CONTRACTOR SHALL PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
15. CONTRACTOR TO PROVIDE WINDOW COVERINGS AT ALL APARTMENT WINDOWS. REF. SPECIFICATIONS.
16. FEC = FIRE EXTINGUISHER & SEMI-RECESSED CABINET. REF. SPECIFICATIONS.
17. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
18. F.O.S. = FACE OF STUD

TYPE-B UNIT NOTES

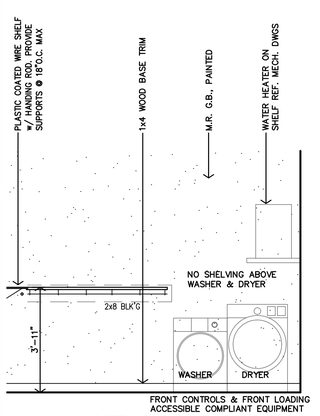
TYPE-B UNITS (WHERE LISTED ON SHEET A1.1 AND INDICATED ON BUILDING PLANS):
REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION

- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS & SHOWER SEAT @ ALL SHOWER UNITS.
- TOILETS SHALL BE ACCESSIBLE COMPLIANT (17–19" 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.

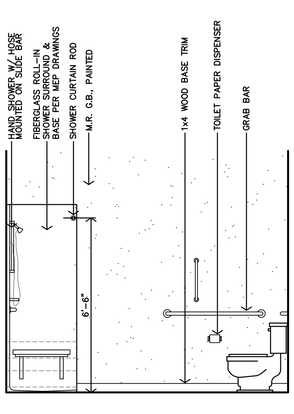
ACCESSIBLE UNIT NOTES

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

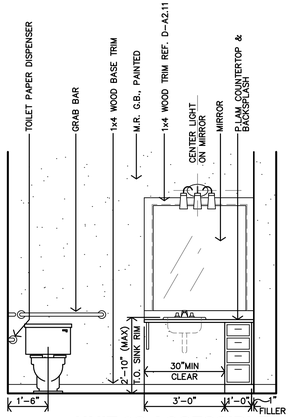
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS & SHOWER SEATS @ ALL SHOWER UNITS.
- TOILETS SHALL BE ACCESSIBLE COMPLIANT (17–19" HIGH)
- CONTRACTOR TO PROVIDE & INSTALL 2x8 BLOCKING AT ALL WALL 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 BRACKETS. TOPS OF SHELVES SHALL BE MOUNTED AT 48" A.F.F. UNLESS NOTED OTHERWISE ON PLANS.



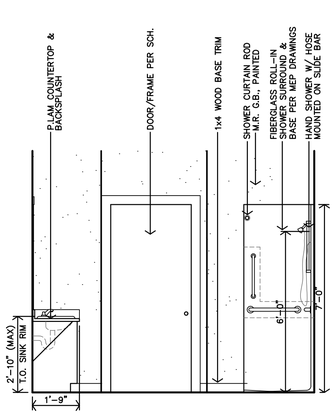
G UNIT 2C ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



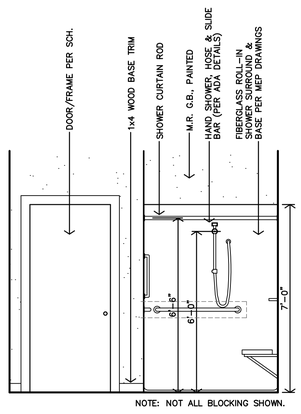
F UNIT 2C ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



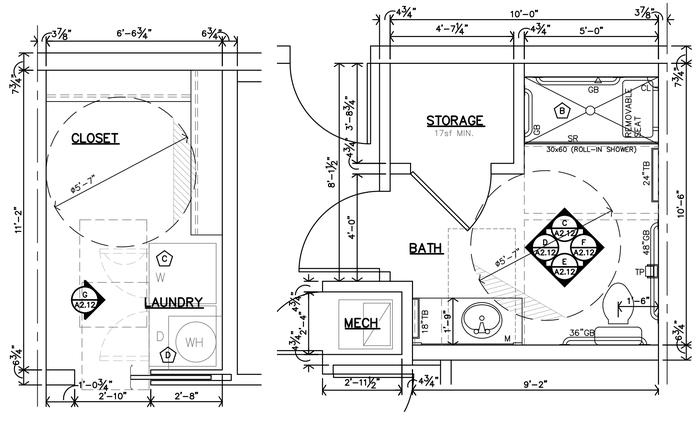
E UNIT 2C ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



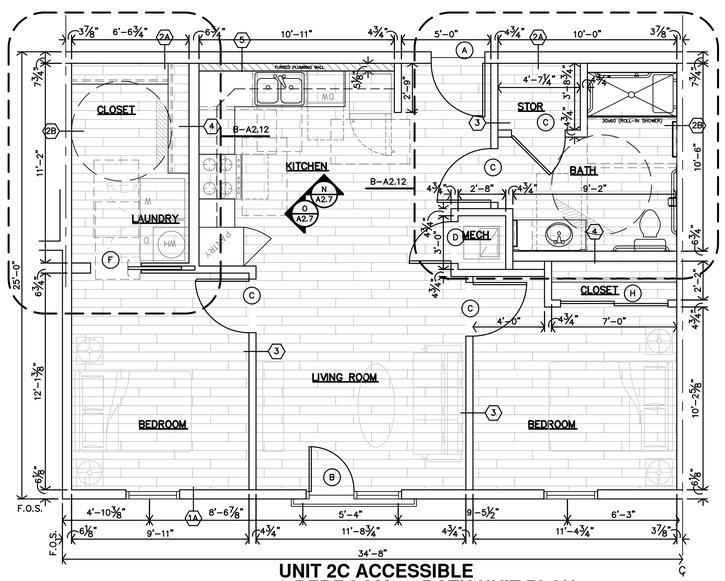
D UNIT 2C ACCESSIBLE INTERIOR ELEVATION
3/8"=1'-0"



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



B UNIT 2C ACCESSIBLE (ROLL-IN) ENLARGED BATH & LAUNDRY PLAN
3/8"=1'-0"



A UNIT 2C ACCESSIBLE
2 BEDROOM - 1 BATH UNIT PLAN
1/4"=1'-0"
REF. UNIT PLAN ORIENTATION PER BUILDING PLANS. SOME UNITS ARE MIRRORED

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

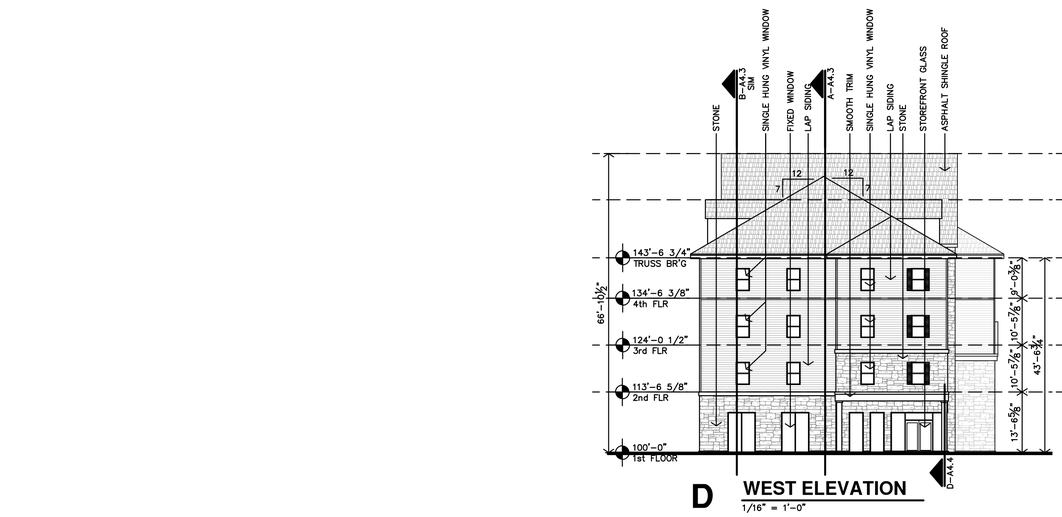
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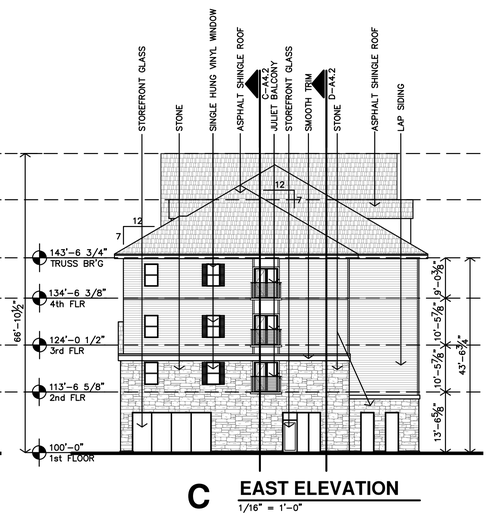
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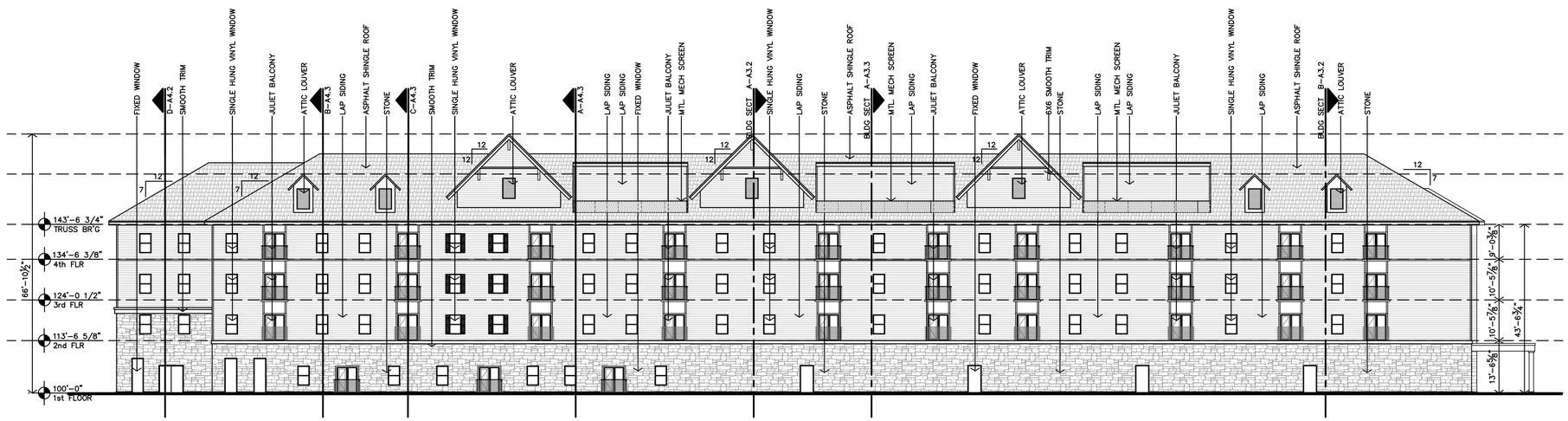
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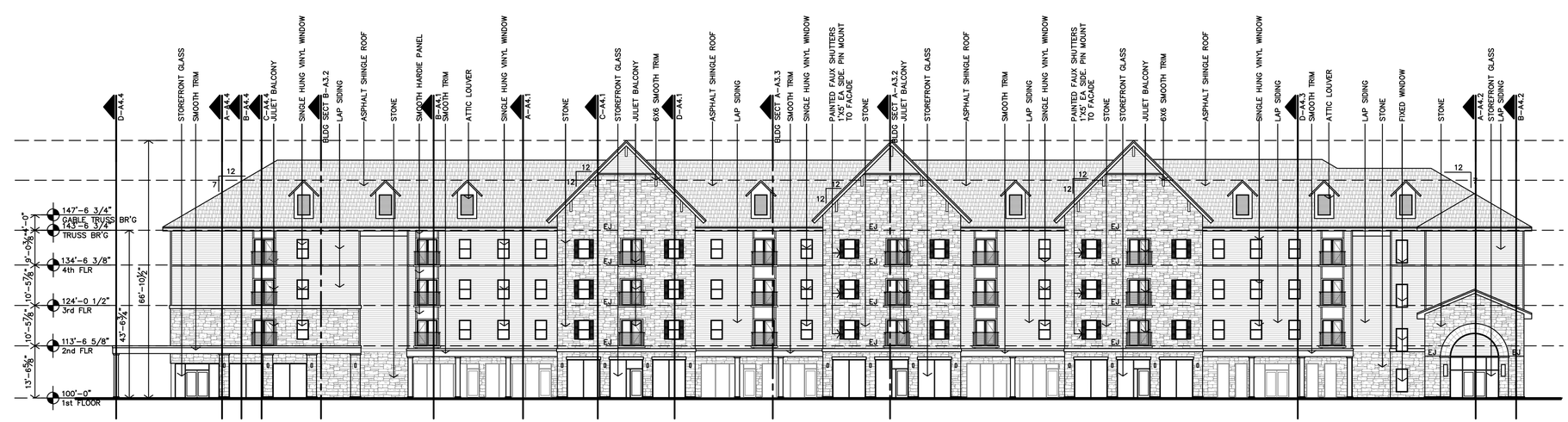
D WEST ELEVATION
1/16" = 1'–0"



C EAST ELEVATION
1/16" = 1'–0"



B NORTH ELEVATION
1/16" = 1'–0"



A SOUTH ELEVATION
1/16" = 1'–0"

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THE RESERVES AT MEADOWS 25

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GODDARD, KANSAS

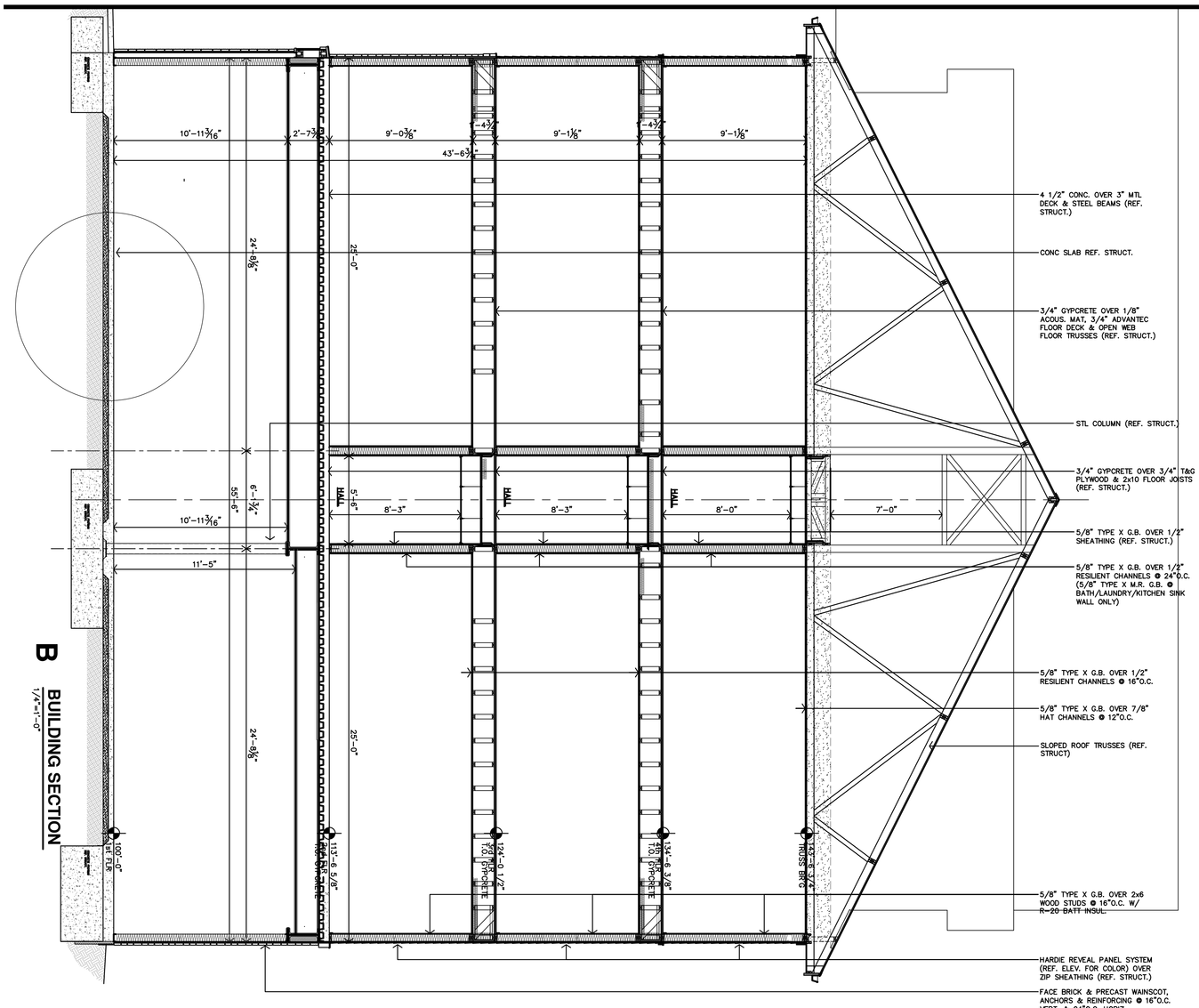
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6979
4/17/2026
KANSAS
ARCHITECT

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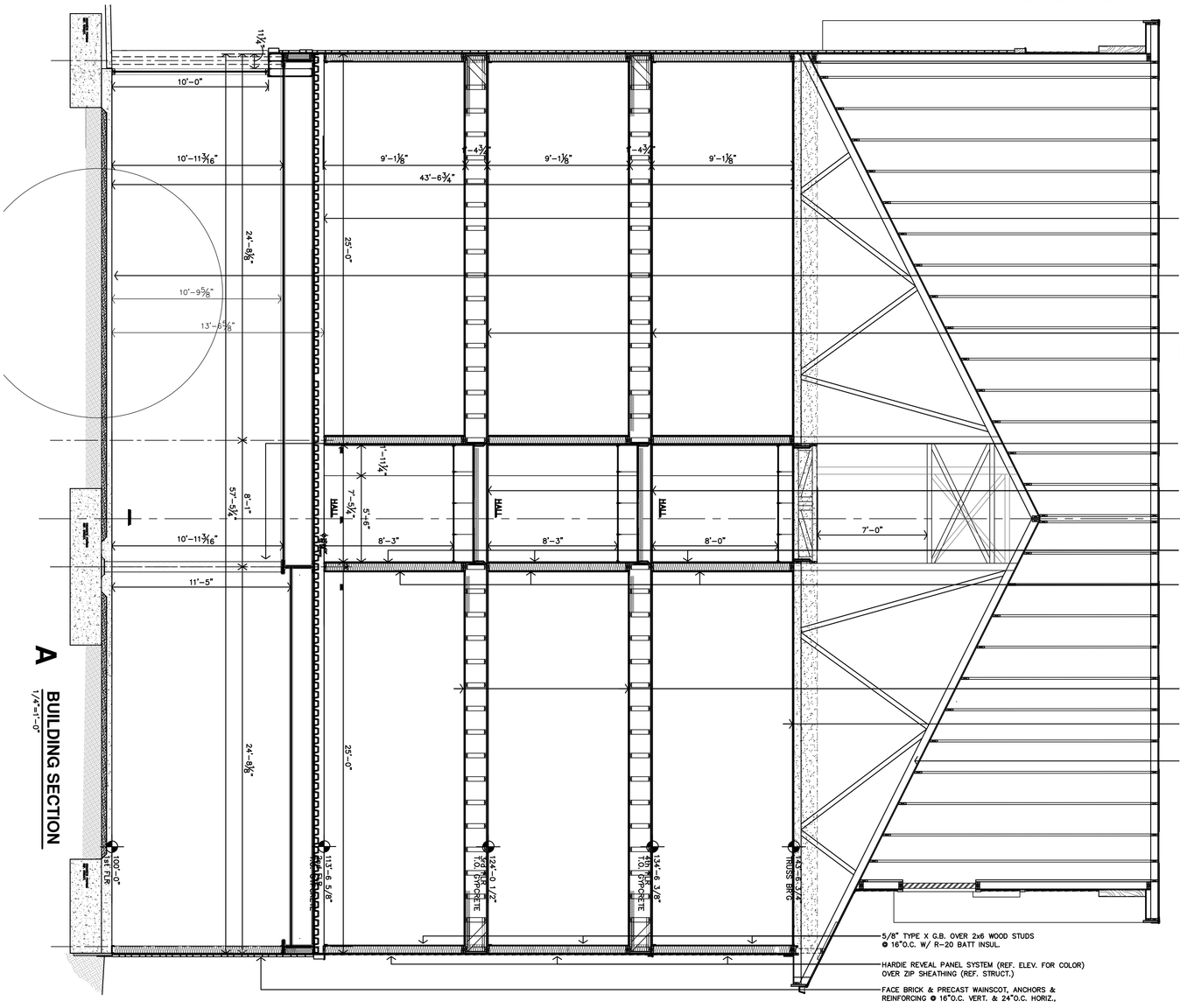
DATE: 4–17–2026
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A3.1

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



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

THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

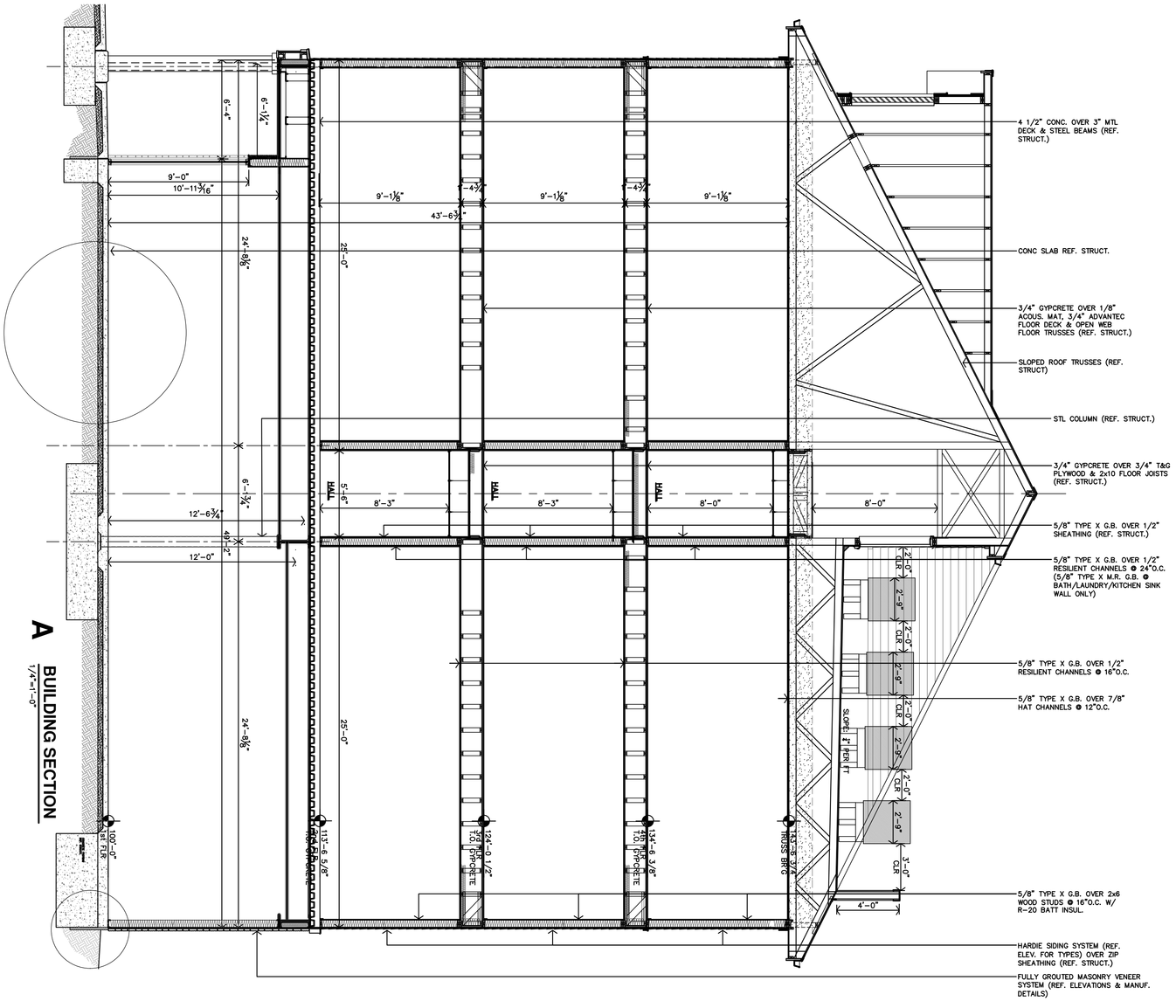
GODDARD, KANSAS

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SHEET NO.: **A3.2**
REVISION:

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REGISTERED ARCHITECT
4/17/2026

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

THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

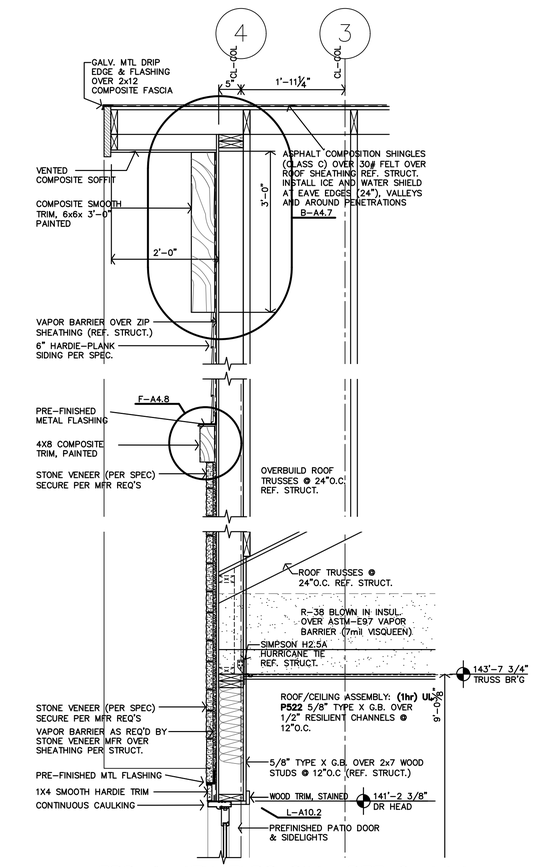
GODDARD, KANSAS

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Kansas City, MO 64108
jgr@jgrarchitects.com

CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
69?
4/17/2026

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.: **A3.3**
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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

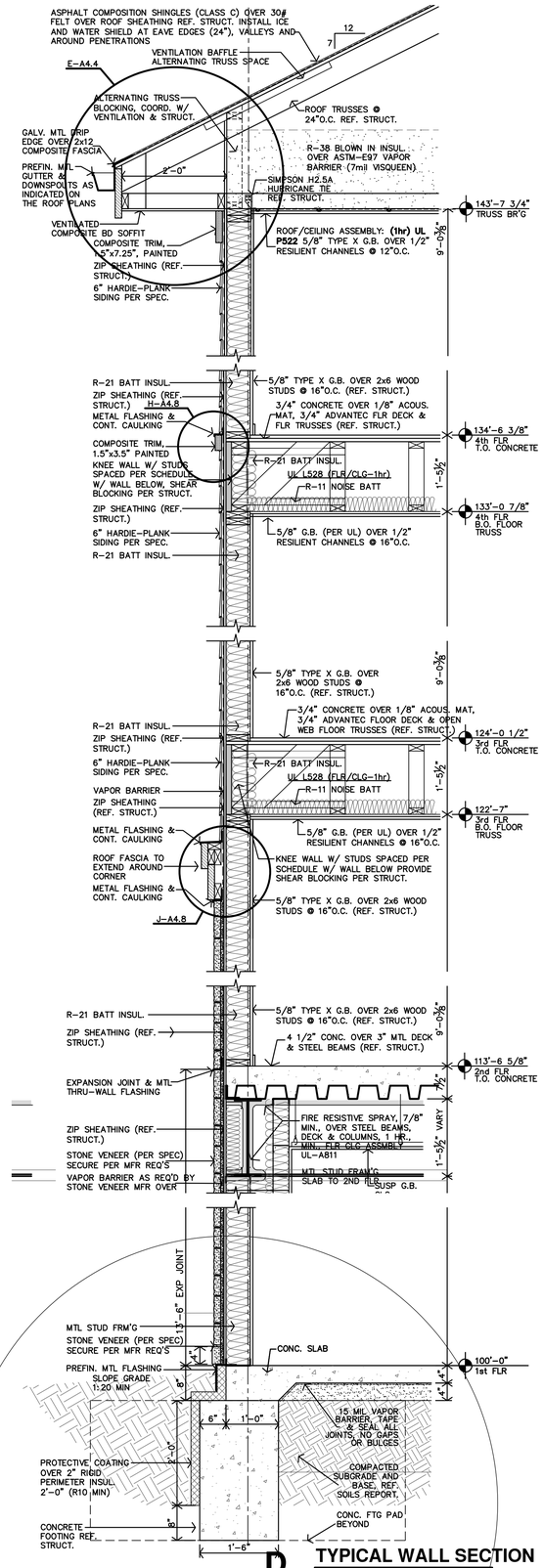
CHRISTOPHER R. GILLAM
REGISTERED
6979
1/17/2026
KANSAS
ARCHITECT

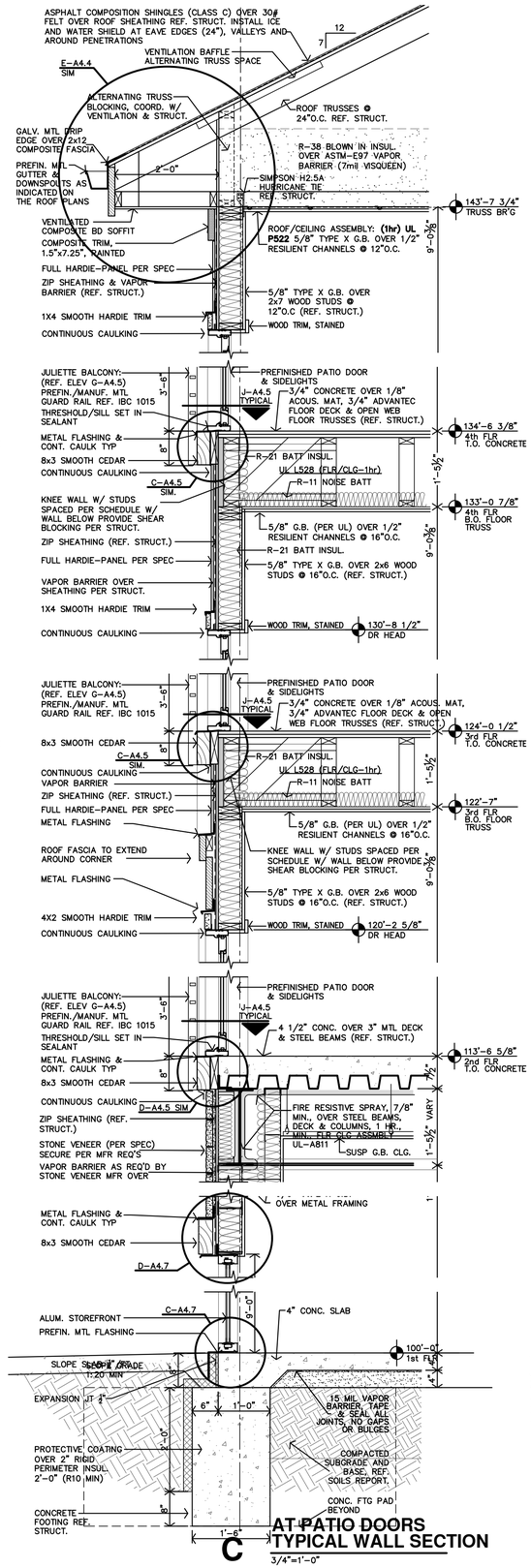
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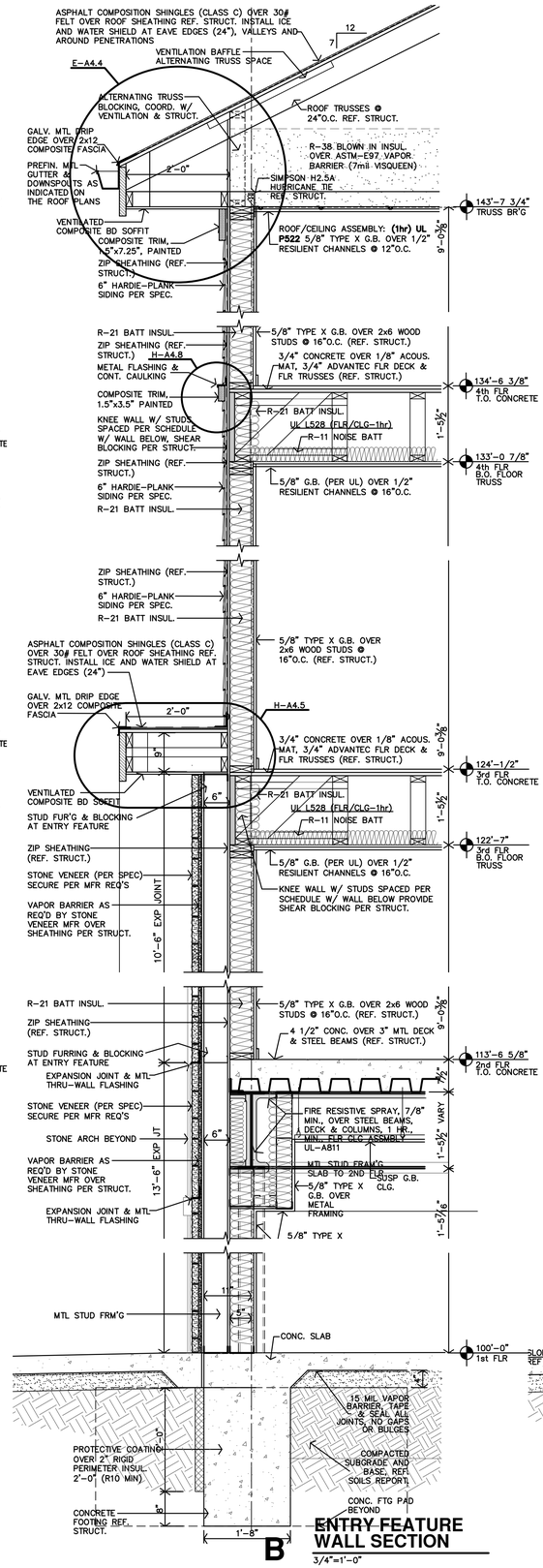
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JOB: 25-3465
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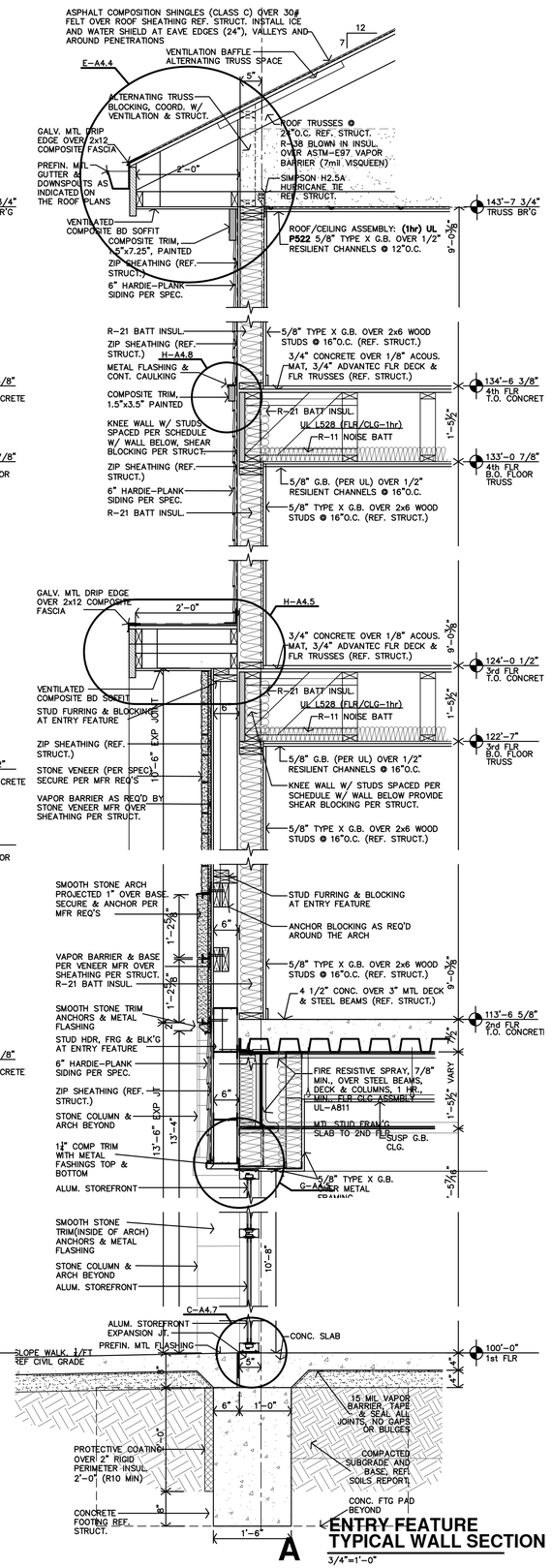
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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

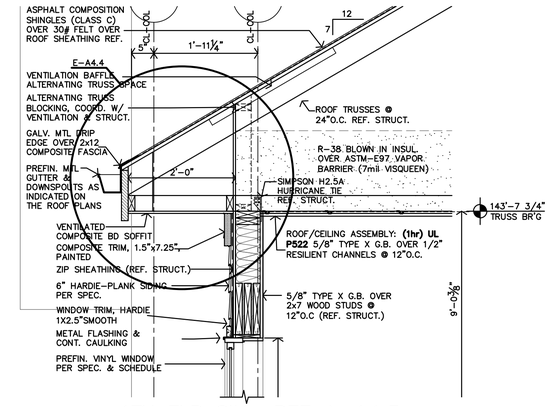
CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
1/17/2026
KANSAS
ARCHITECT

REVISION:

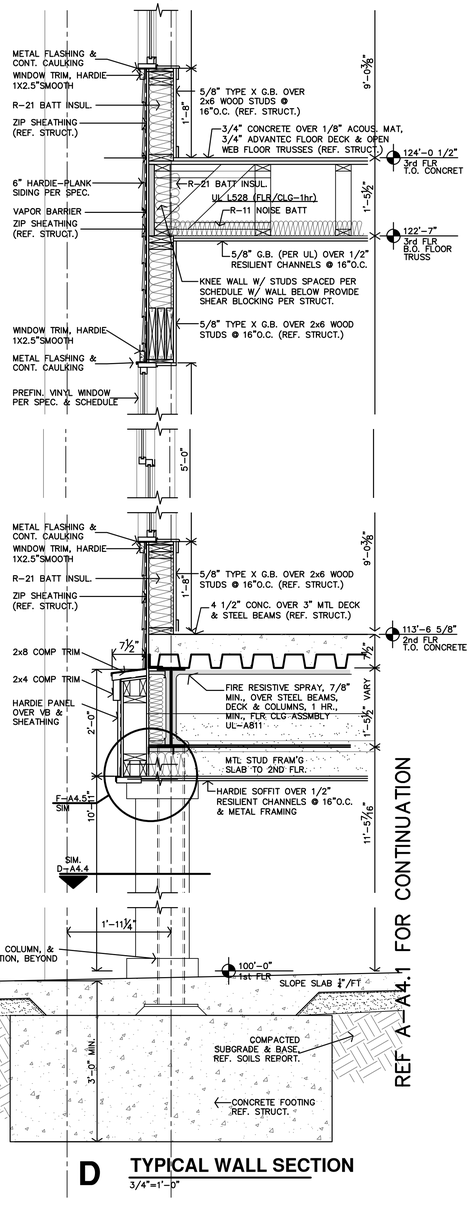
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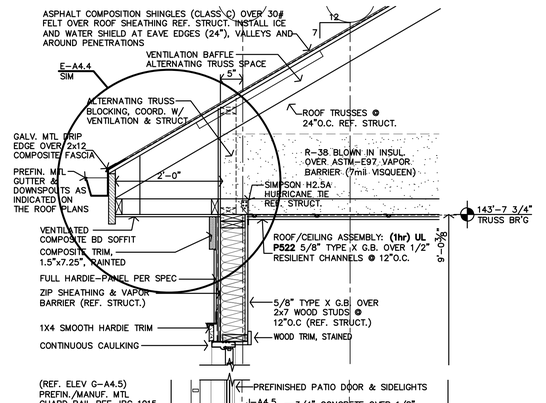


4TH FLR SIM., REF A-A4.3

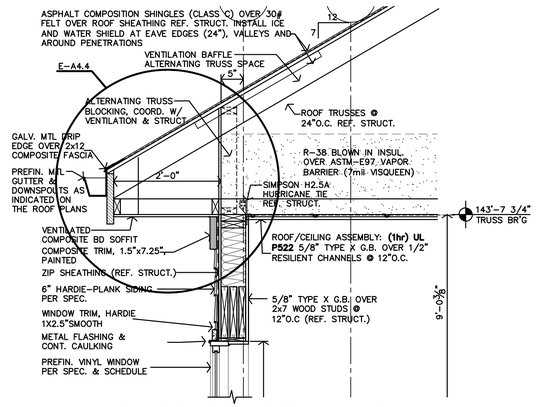


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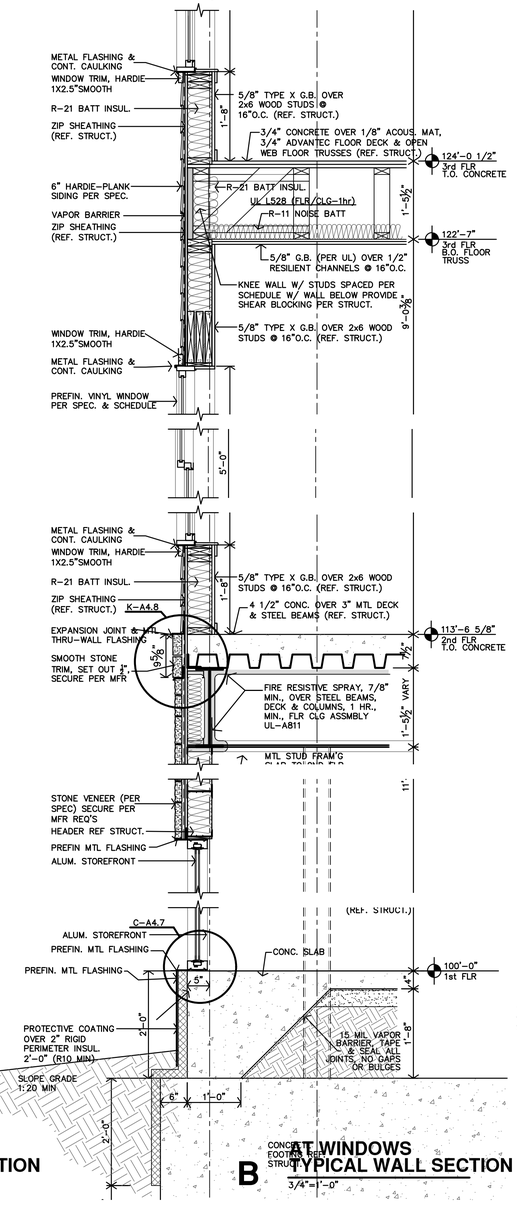
D TYPICAL WALL SECTION
3/4"=1'-0"



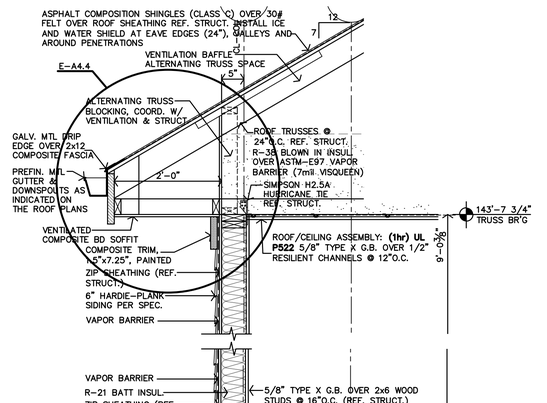
C TYPICAL WALL SECTION AT PATIO DOORS
3/4"=1'-0"



4TH FLR SIM., REF A-A4.3



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



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

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THE RESERVES AT MEADOWS 25

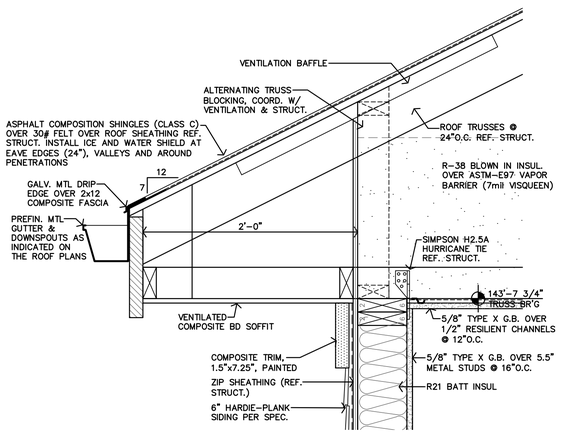
NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

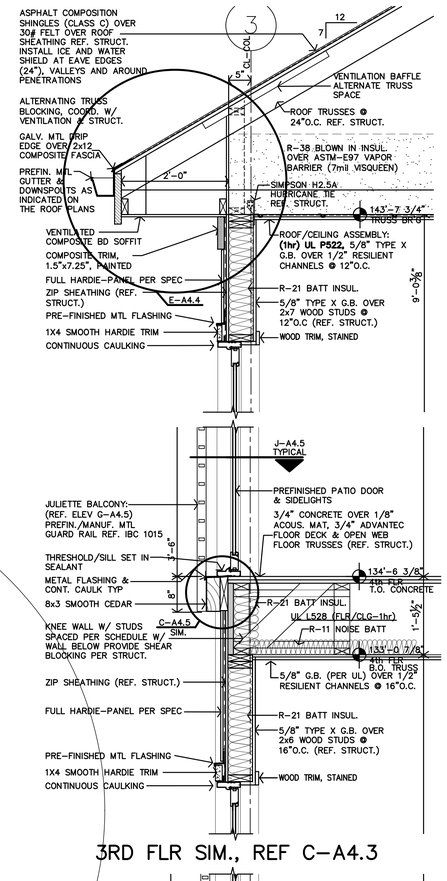
CHRISTOPHER R. GILLAM — 6979 — 4/17/2026 — KANSAS ARCHITECT

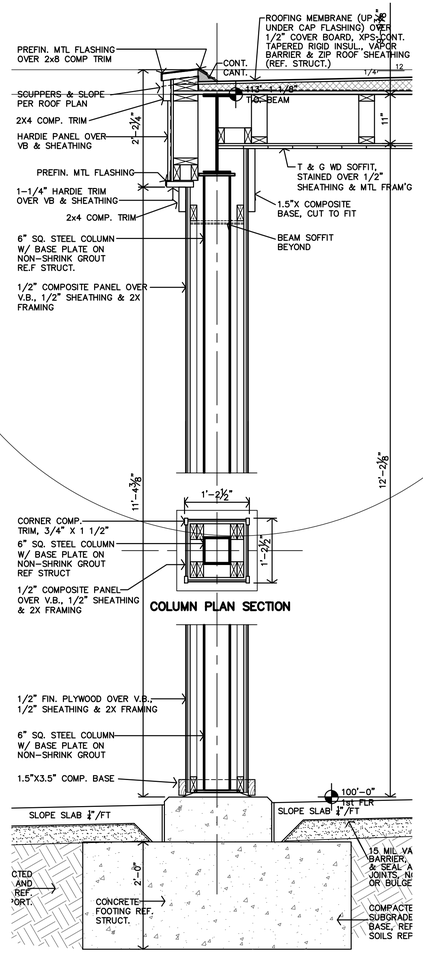
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JOB:	25-3465
SHEET NO.:	A4.3

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





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

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

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

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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

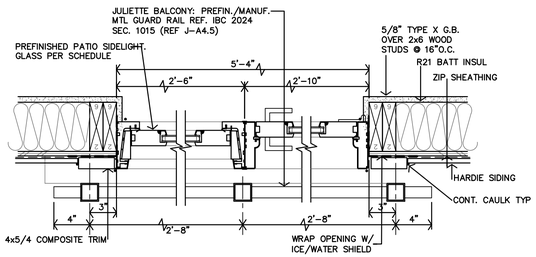
CHRISTOPHER R. GILLAM REGISTERED ARCHITECT 6979 4/17/2026 KANSAS ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

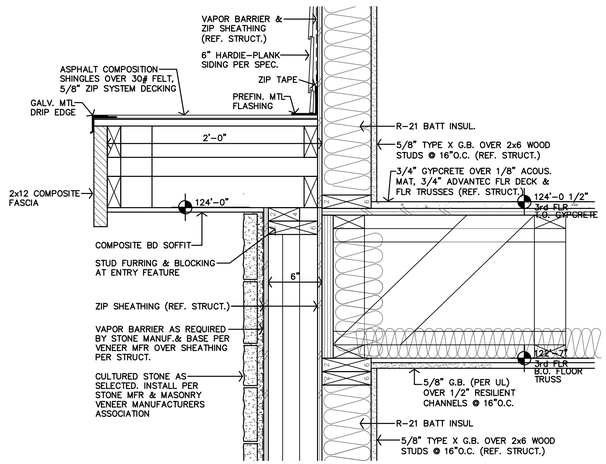
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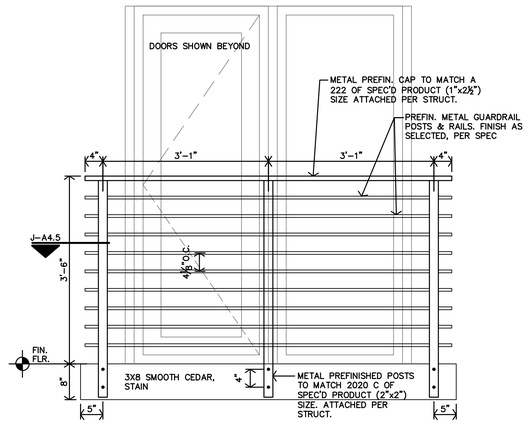
J JULIETTE BALCONY TYPICAL SECTION

1 1/2"=1'-0"



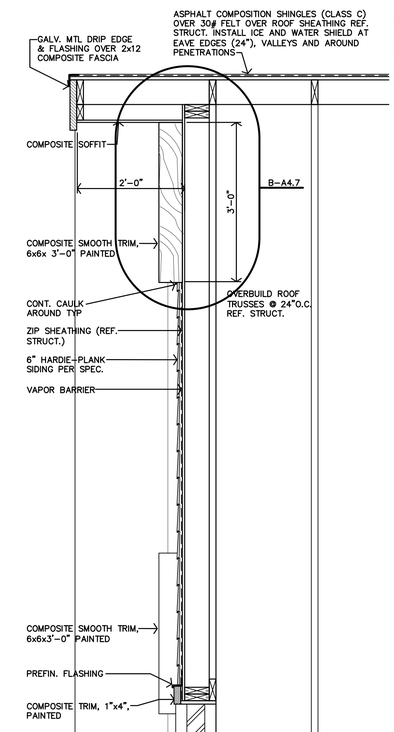
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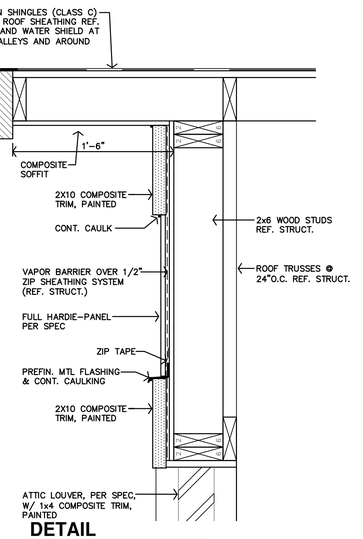
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E JULIETTE BALCONY TYPICAL ELEVATION

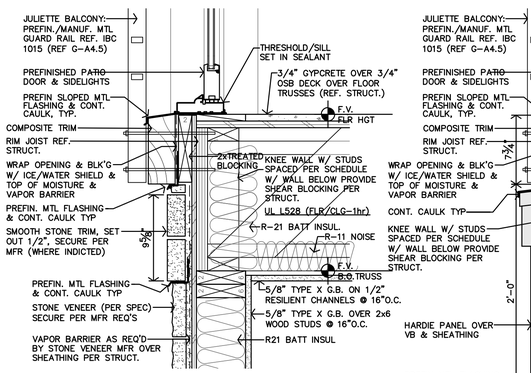
3/4"=1'-0"





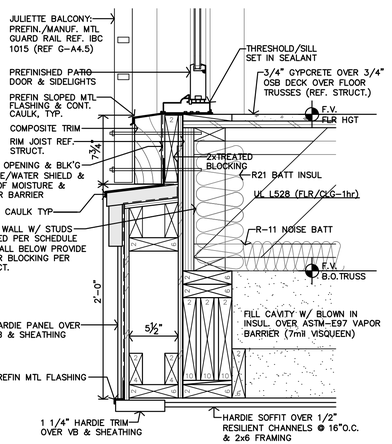
J DETAIL

1 1/2"=1'-0"



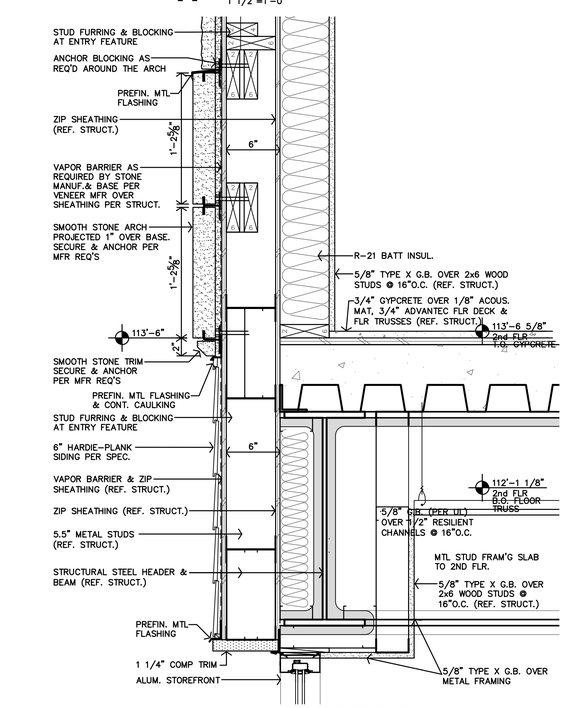
D JULIETTE BALCONY SECTION DETAIL

3/4"=1'-0"



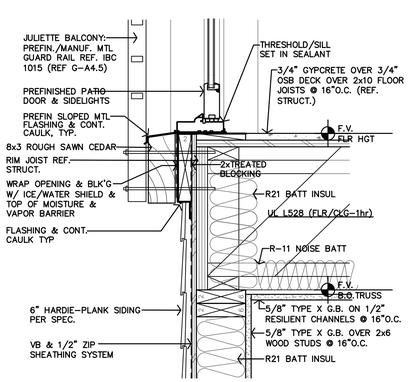
F JULIETTE BALCONY SECTION DETAIL

3/4"=1'-0"



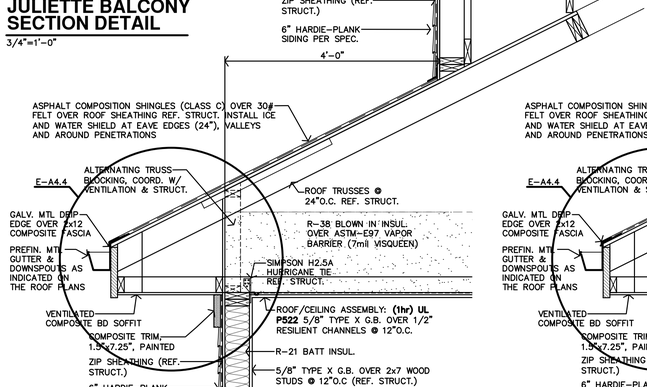
G WALL TRANSITIONS SECTION DETAIL

1 1/2"=1'-0"



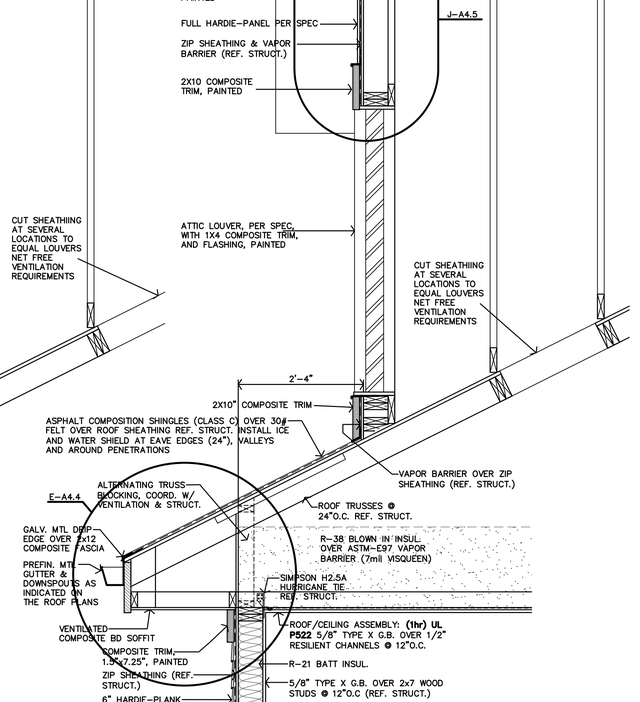
C JULIETTE BALCONY SECTION DETAIL

3/4"=1'-0"



B REAR ROOF DORMER TYPICAL SECTION

3/4"=1'-0"



A SMALL ROOF DORMER TYPICAL SECTION

3/4"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

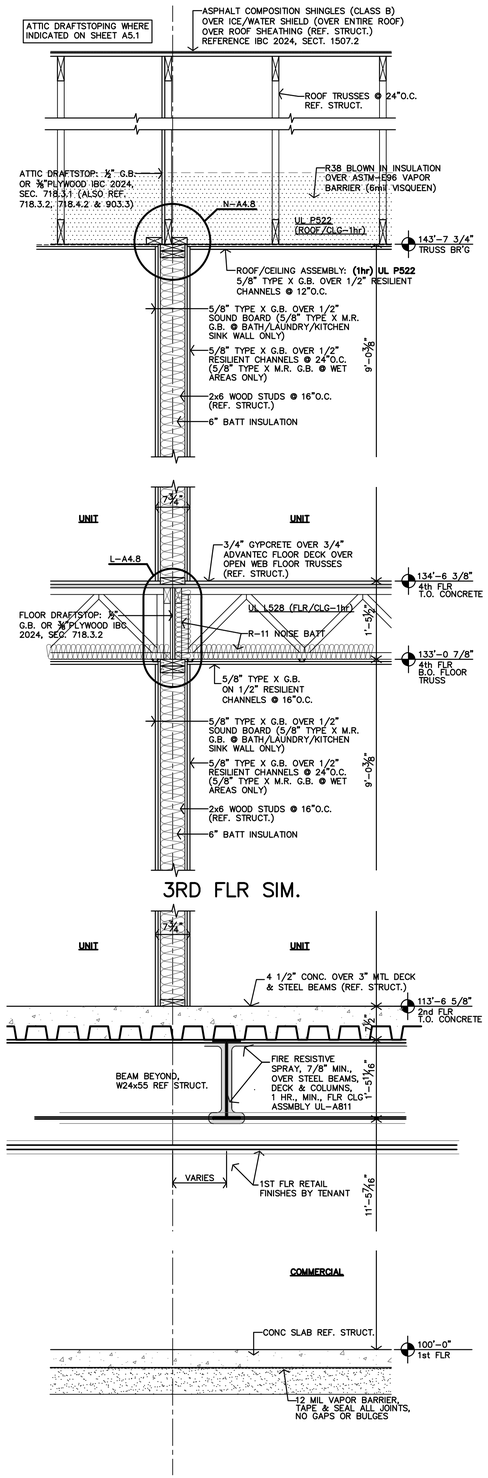
CHRISTOPHER R. GILLAM
REGISTERED
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

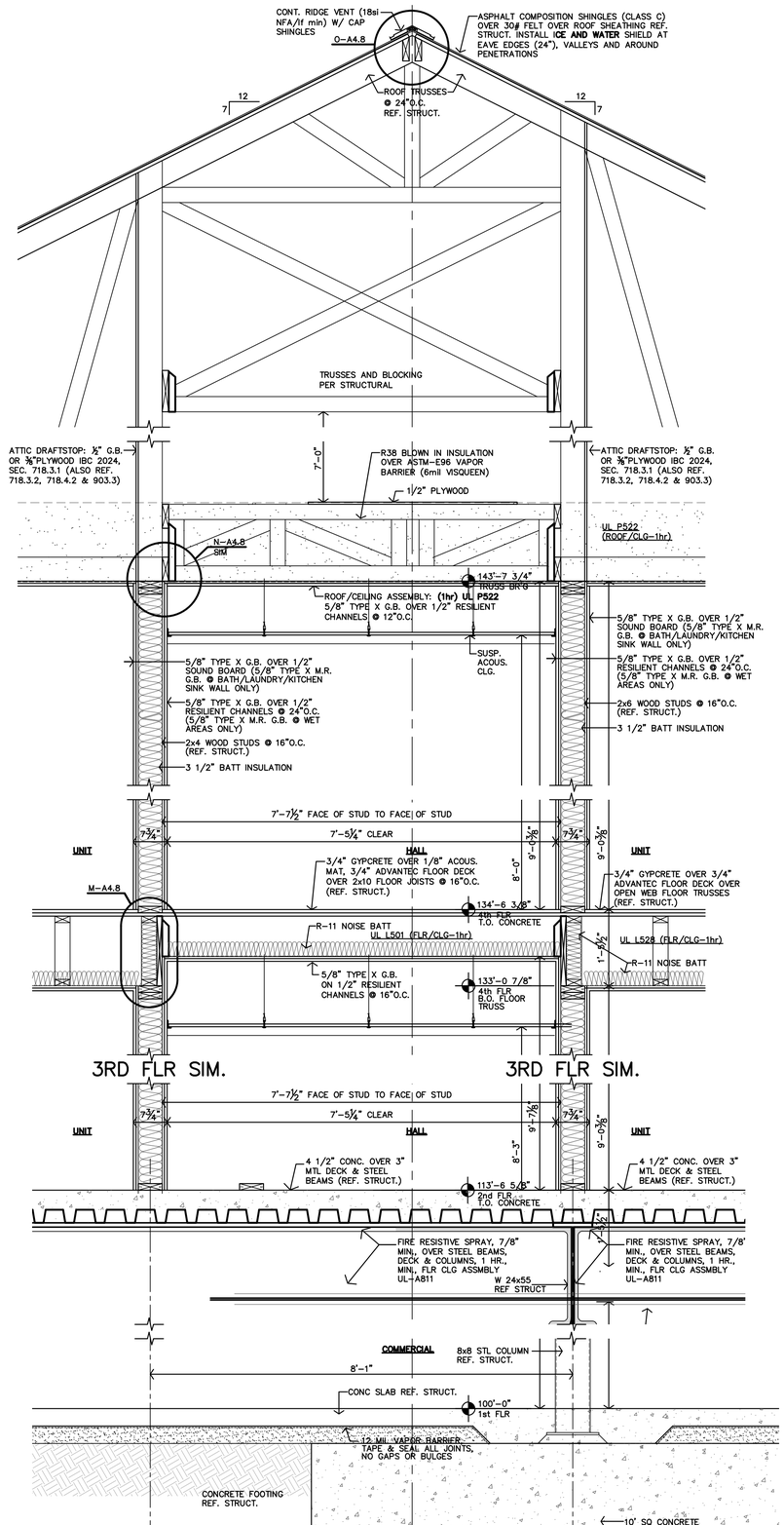
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JOB: 25-3465
SHEET NO.:

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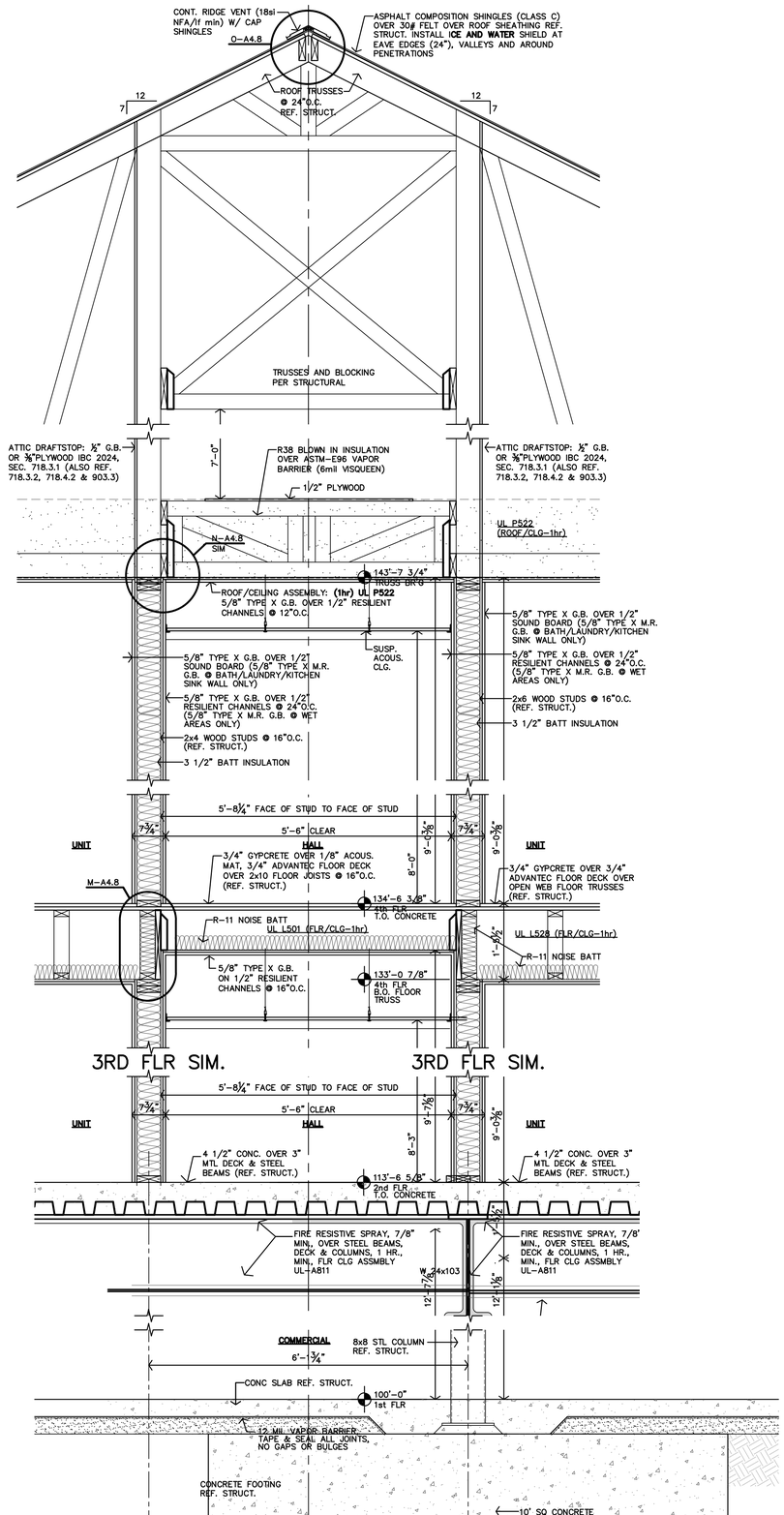
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C **UNIT/UNIT WALL SECTION**
3/4"=1'-0"



B **CENTER HALLWAY TYPICAL WALL SECT.**
3/4"=1'-0"



A **CENTER HALLWAY TYPICAL WALL SECT.**
3/4"=1'-0"

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

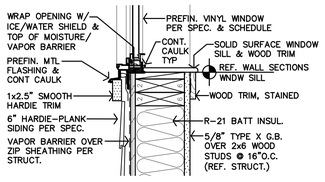
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REVISION:

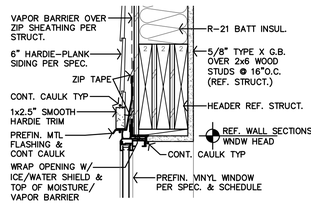
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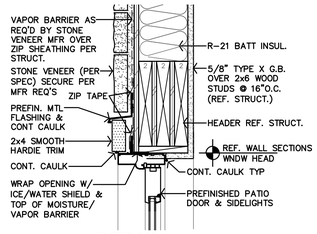
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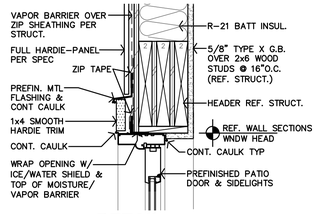
J **DETAIL**
1 1/2"=1'-0"



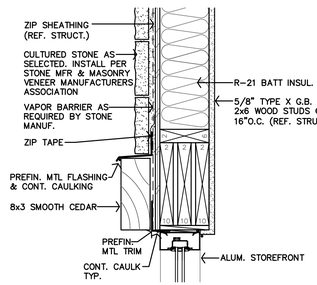
H **DETAIL**
1 1/2"=1'-0"



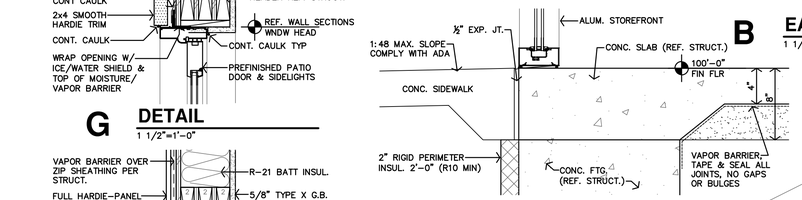
G **DETAIL**
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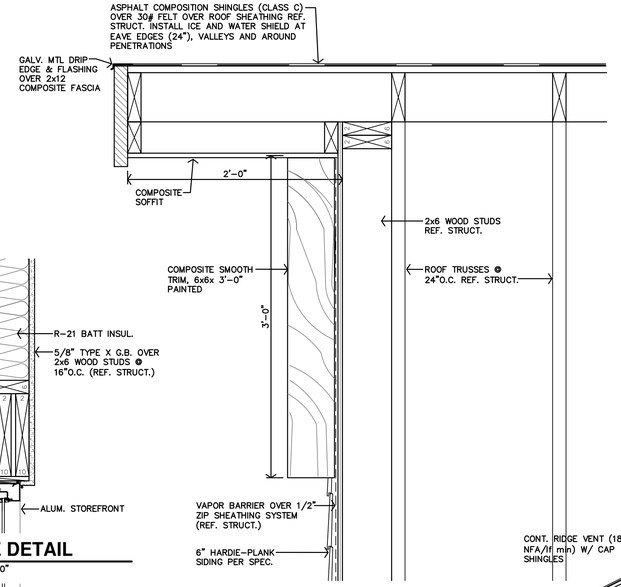
F **DETAIL**
1 1/2"=1'-0"



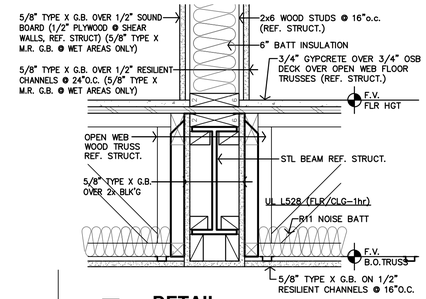
D **EAVE DETAIL**
1 1/2"=1'-0"



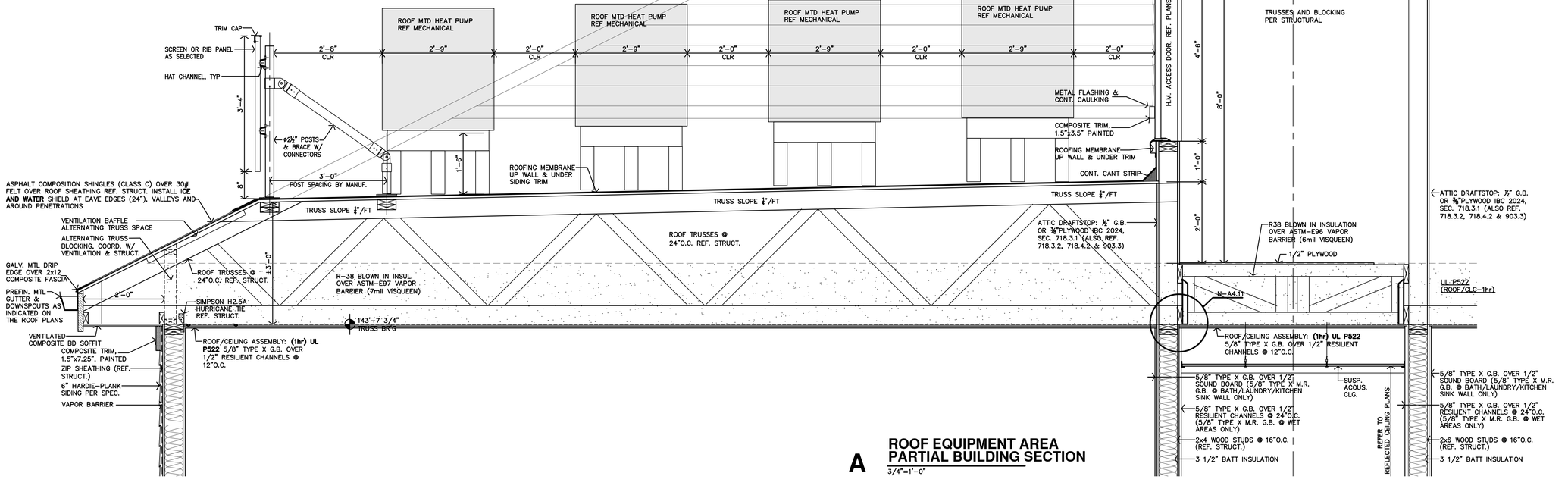
C **EAVE DETAIL**
1 1/2"=1'-0"



B **EAVE DETAIL**
1 1/2"=1'-0"



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



A **ROOF EQUIPMENT AREA PARTIAL BUILDING SECTION**
3/4"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

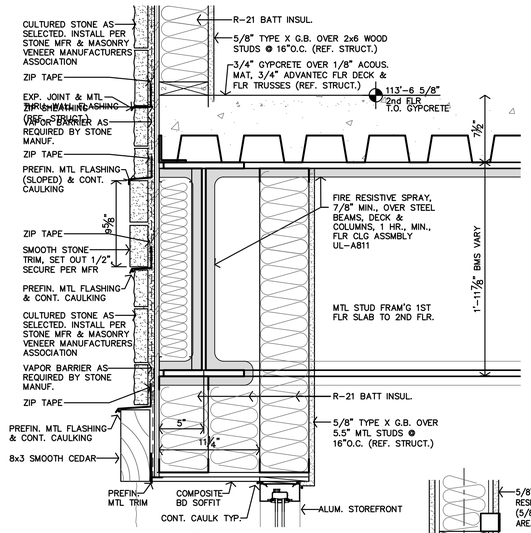
CHRISTOPHER R. GILLAM
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

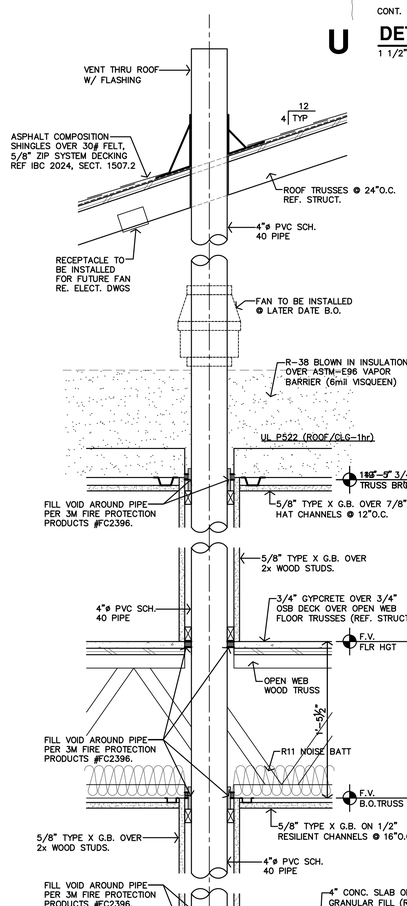
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JOB: 25-3465
SHEET NO.:

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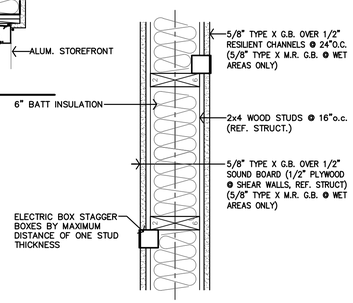
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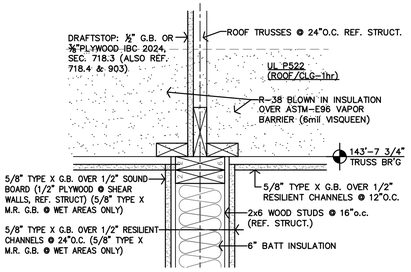
U DETAIL
1 1/2"=1'-0"



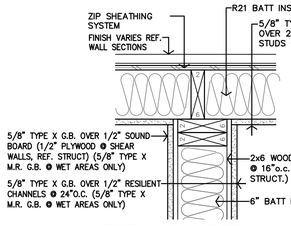
T RADON PIPE DETAIL
1 1/2"=1'-0"



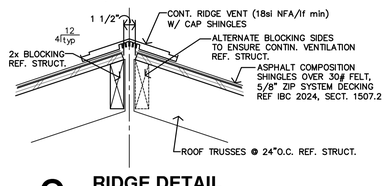
S FIRE BLOCKING @ J-BOX
1 1/2"=1'-0"



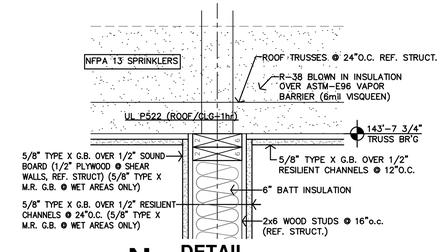
Q PARTY WALL DRAFTSTOP
1 1/2"=1'-0"



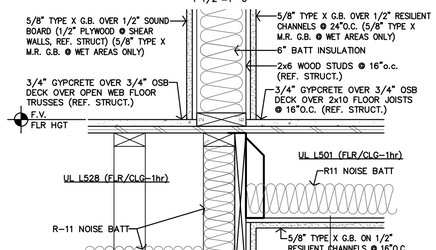
P EXT. WALL DETAIL
1 1/2"=1'-0"



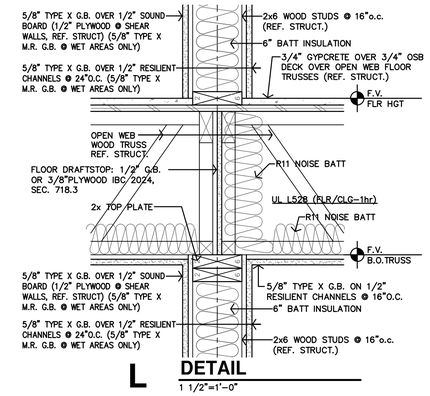
O RIDGE DETAIL
1 1/2"=1'-0"



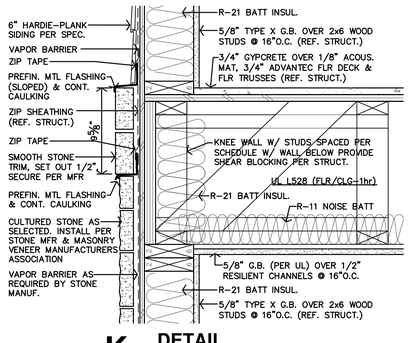
N DETAIL
1 1/2"=1'-0"



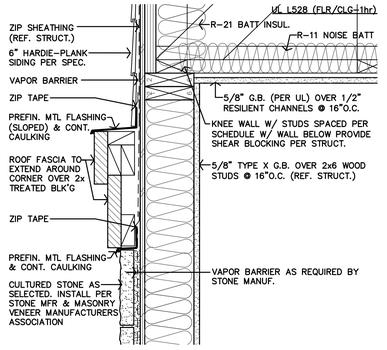
M DETAIL
1 1/2"=1'-0"



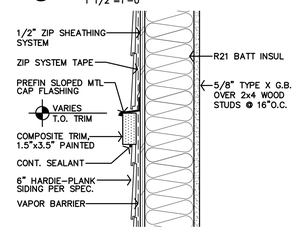
L DETAIL
1 1/2"=1'-0"



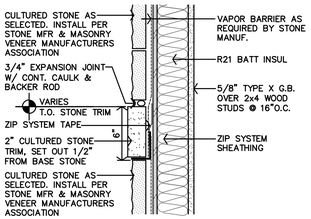
K DETAIL
1 1/2"=1'-0"



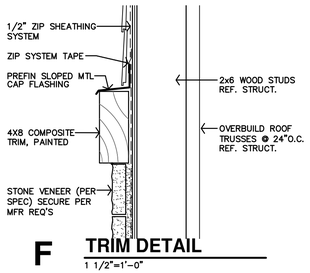
J DETAIL
1 1/2"=1'-0"



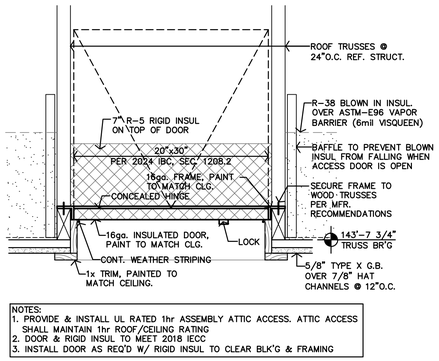
H TRIM DETAIL
1 1/2"=1'-0"



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

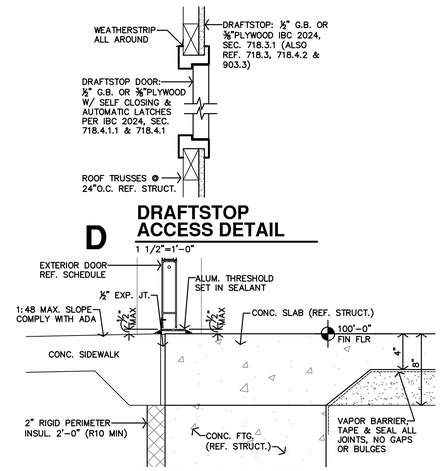


F TRIM DETAIL
1 1/2"=1'-0"



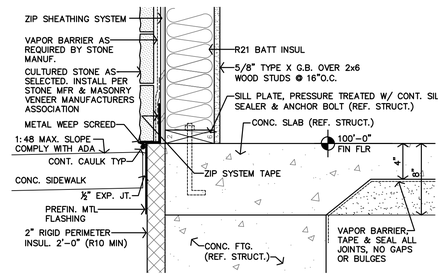
NOTES:
1. PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MAINTAIN 1hr ROOF/CEILING RATING
2. DOOR & RIGID INSUL TO MEET 2018 IECC
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING

E ATTIC ACCESS DETAIL
1 1/2"=1'-0"

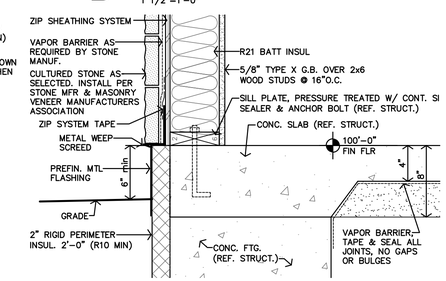


D DRAFTSTOP ACCESS DETAIL
1 1/2"=1'-0"

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



B DETAIL @ WALK
1 1/2"=1'-0"



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

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

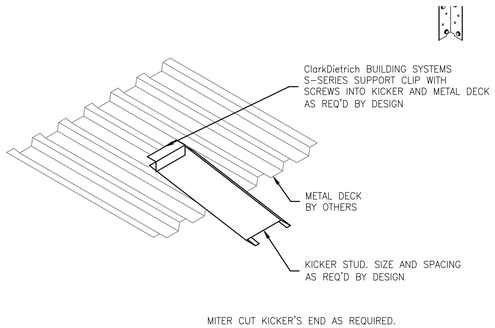
CHRISTOPHER R. GILLAM
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

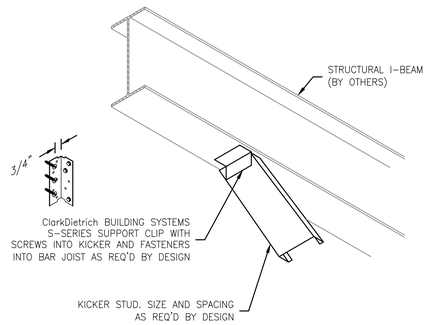
DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A4.8

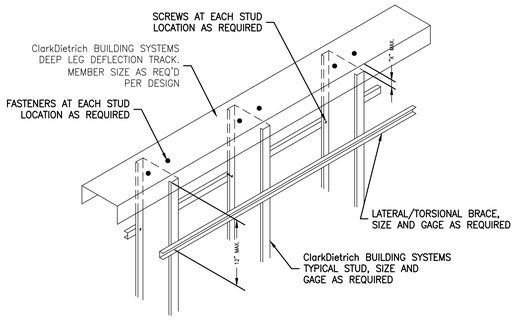
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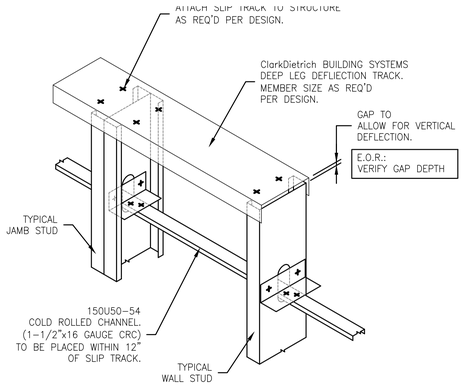
N METAL STUD BRACE TO METAL DECK
NTS



M METAL STUD BRACE TO STEEL BEAM
NTS



L METAL STUD DEFLECTION TRACK & LATERAL
NTS

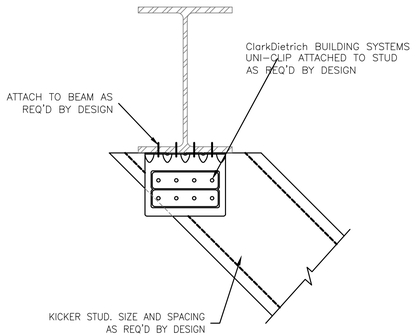


K METAL STUD DEFLECTION TRACK & LATERAL
NTS

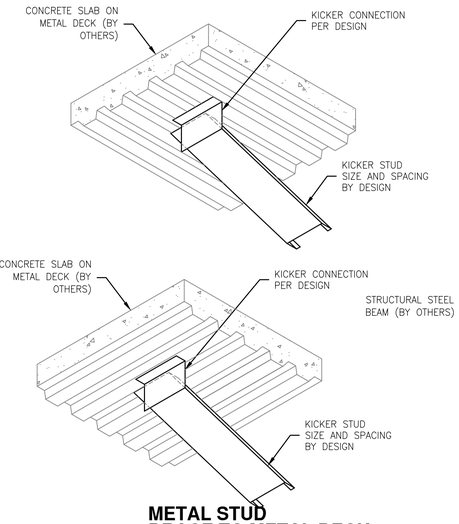
METAL STUD DETAILS
STRUCTURAL TAKES PRECEDENCE

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

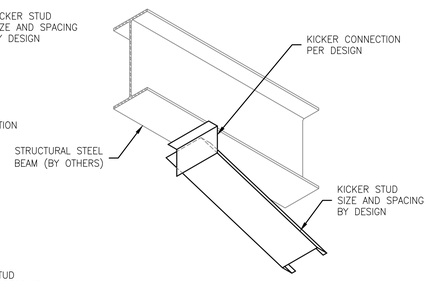
DETAILS ARE NOT TO SCALE



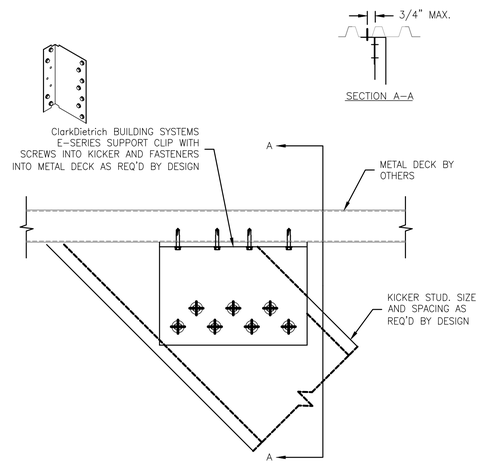
F METAL STUD BRACE TO METAL BEAM
1 1/2"=1'-0"



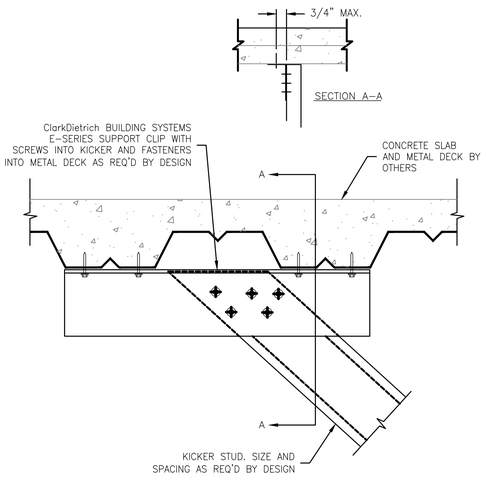
J METAL STUD BRACE TO METAL DECK
NTS



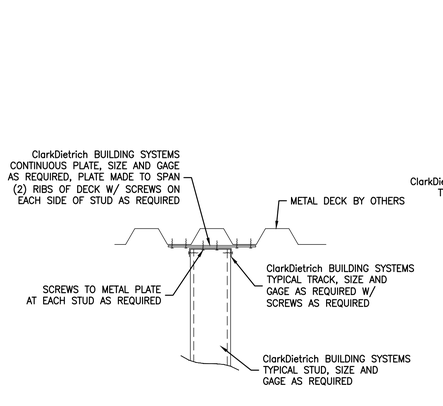
I METAL STUD BRACE TO STEEL BEAM
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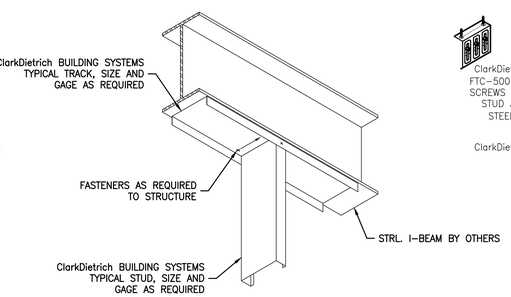
H METAL STUD BRACE TO METAL DECK
NTS



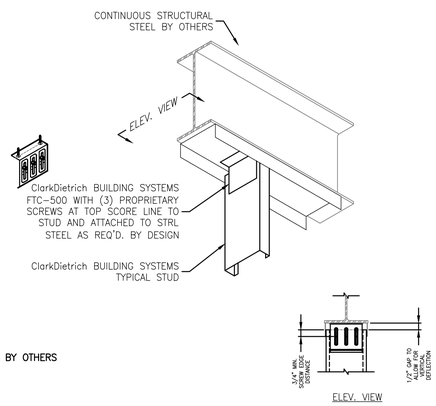
G METAL STUD BRACE TO METAL DECK
NTS



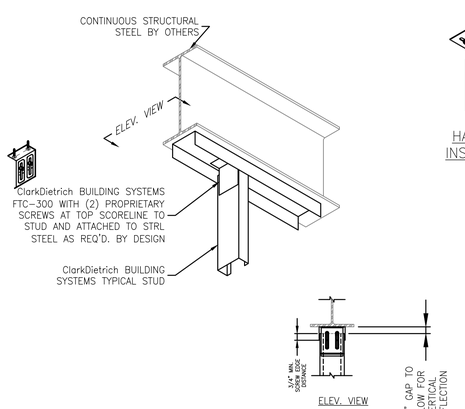
E METAL STUD CONNECT TO METAL DECK
NTS



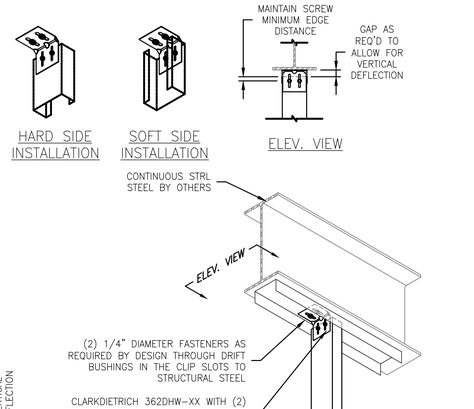
D METAL STUD S CONNECT TO STRL I-BM
NTS



C METAL STUD FAST TOP CLIPS @ I-BM
NTS



B METAL STUD FAST TOP CLIPS @ I-BM
NTS



A METAL STUD TOP CLIPS TO I-BM
1 1/2"=1'-0"

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

CHRISTOPHER R. GILLAM
6979
1/17/2026
KANSAS
ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

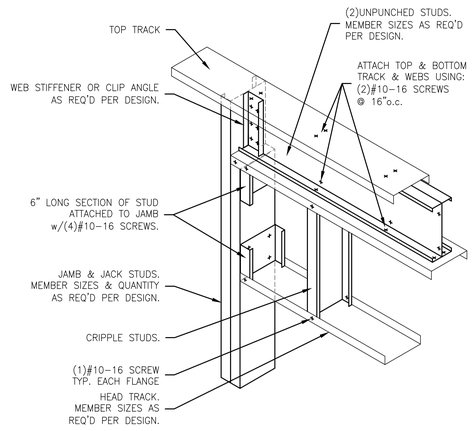
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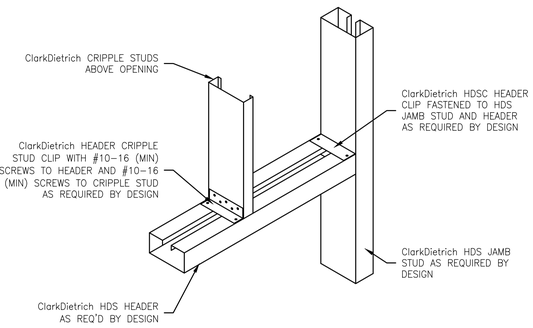
METAL STUD DETAILS
STRUCTURAL TAKES PRECEDENCE

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

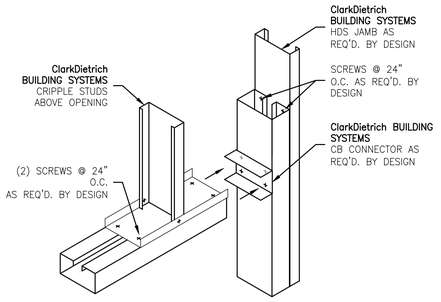
DETAILS ARE NOT TO SCALE



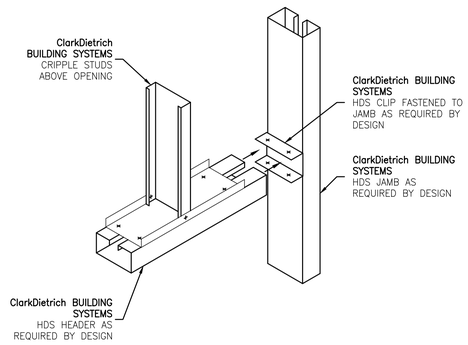
J **METAL STUD HEADER BACK-BACK**
NTS



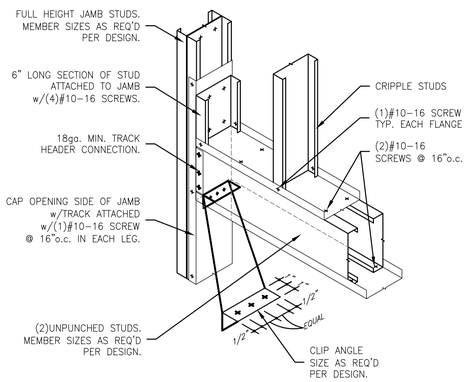
G **METAL STUD CRIPPLE STUD TO HDS**
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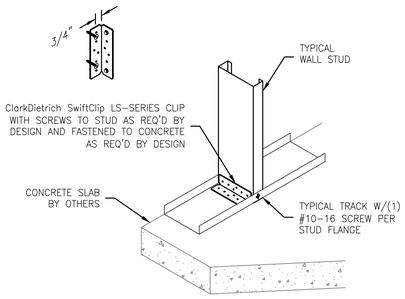
F **METAL STUD HDS HEADER TO JAMB/STUD**
NTS



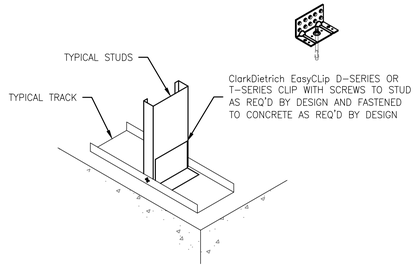
E **METAL STUD HDS HEADER TO JAMB**
NTS



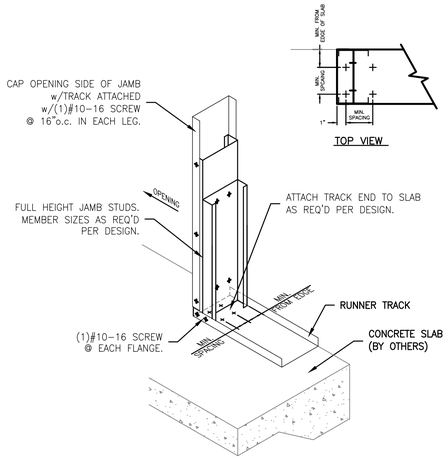
D **METAL STUD BOXED HEADER**
NTS



C **METAL STUD BASE SLAB CONNECT**
NTS



B **METAL STUD BASE SLAB CONNECT**
NTS



A **METAL STUD DOOR JAMB ANCHOR**
NTS

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THE RESERVES AT MEADOWS 25
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GODDARD, KANSAS

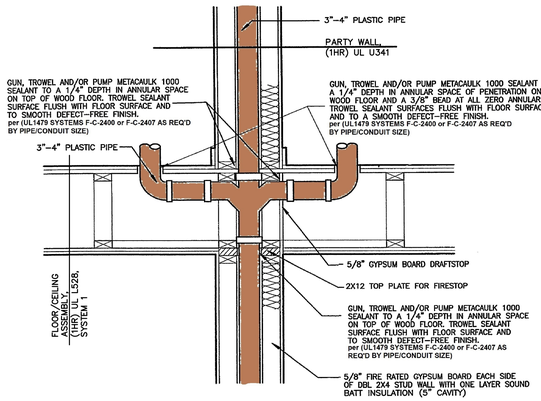
CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

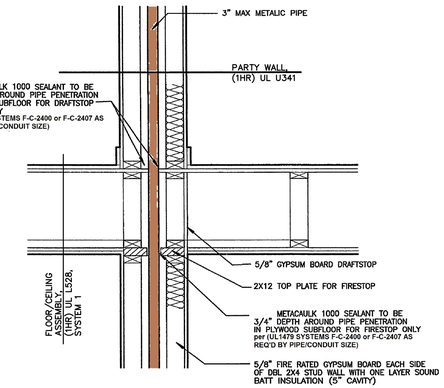
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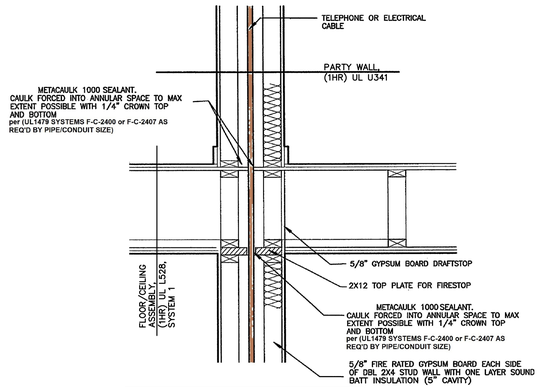
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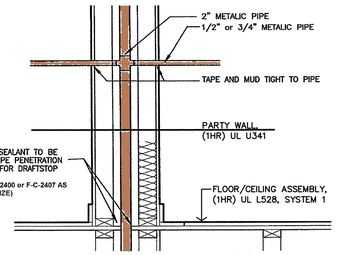
PENETRATION ASSEMBLY #1



PENETRATION ASSEMBLY #2

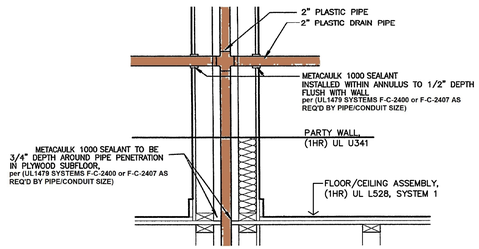


PENETRATION ASSEMBLY #3

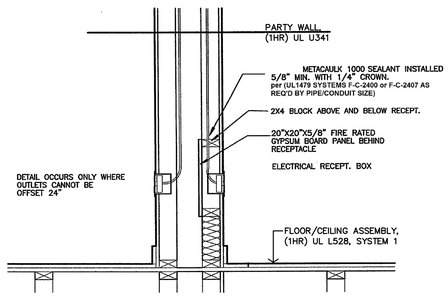


PENETRATION ASSEMBLY #4

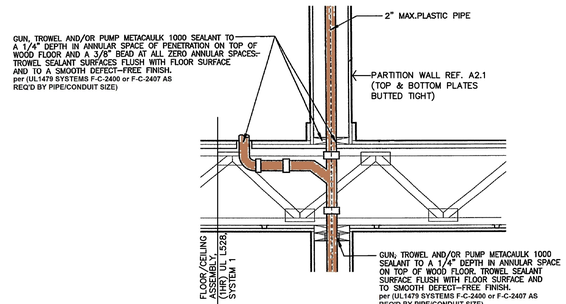
ASSEMBLIES SHOWN FOR FIRE PENETRATION REQUIREMENTS & SEALING DETAILS/SOLUTIONS ONLY. REFER TO ARCH & MEP PLAN SHEETS FOR LOCATION OF ALL PLUMBING. NOTE LOCATIONS OF ALL PLUMBING WALLS ON PLANS. PLUMBING TO BE ROUTED PER MEP SHEETS.



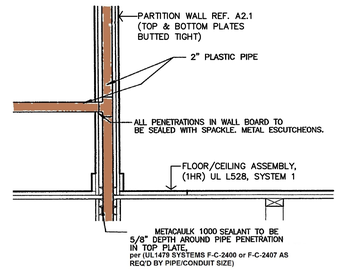
PENETRATION ASSEMBLY #5



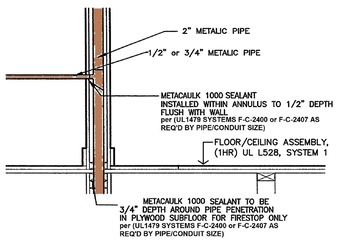
PENETRATION ASSEMBLY #6



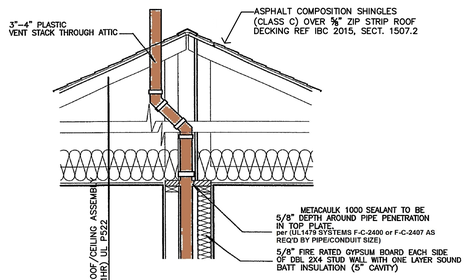
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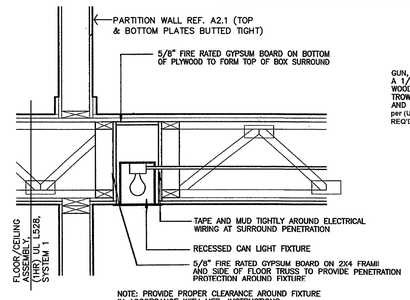
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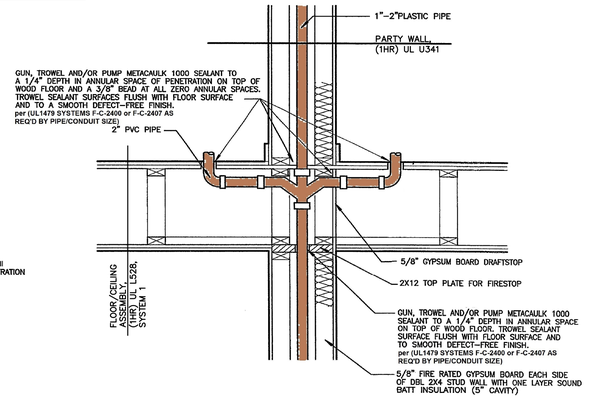
PENETRATION ASSEMBLY #9



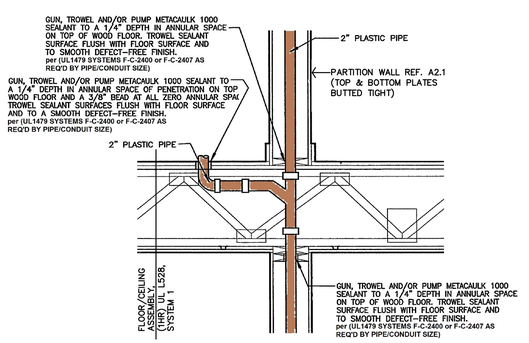
PENETRATION ASSEMBLY #10



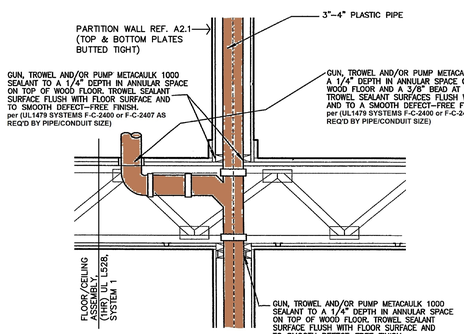
PENETRATION ASSEMBLY #11



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.

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. GILLAM LICENSED 6979 4/17/2026 KANSAS ARCHITECT

REVISION:

DATE: 4–17–2026
JOB: 25–3465
SHEET NO.:

A4.11

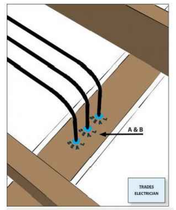
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TABLE R402.4.1.1 AIR BARRIER AND INSULATION INSTALLATION[a]

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

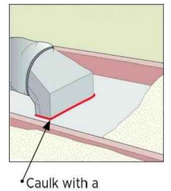
REQUIRED AIR INFILTRATION SEALING MEASURES TO ACHIEVE CODE TARGET PER IECC 2018.

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



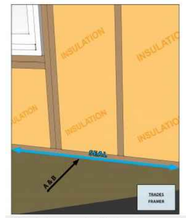
Air seal around all wiring installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

ELECTRICAL PENETRATION



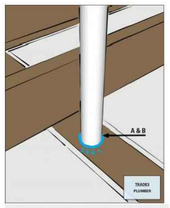
Caulk air seals the boot to the ceiling

DUCT BOOTS AIR SEALING



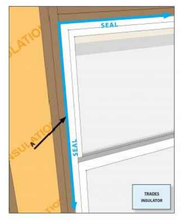
Air seal above-grade sill plates adjacent to conditioned space to minimize air leakage.

BOTTOM PLATE



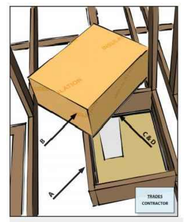
Air seal around all plumbing and piping installed through walls, ceilings, and flooring to keep conditioned air from leaking into unconditioned space.

PLUMBING AND PIPING PENETRATION



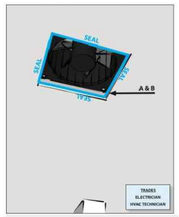
Air seal the rough opening around doors and windows to minimize air leakage.

WINDOW & DOOR ROUGH OPENING



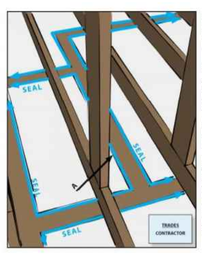
Air seal attic access panels and drop-down stairs to minimize air leakage.

ATTIC HATCH



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

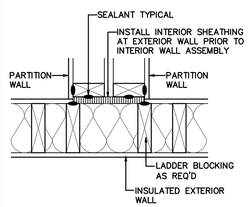
EXHAUST FAN PENETRATION



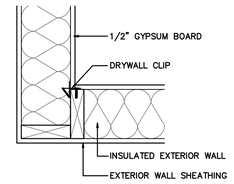
Air seal drywall to top plates at all attic/wall interfaces to minimize air leakage.

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

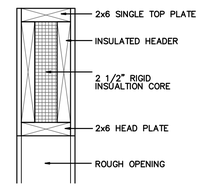
TOP PLATE



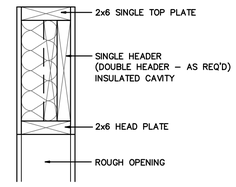
PARTITION WALL



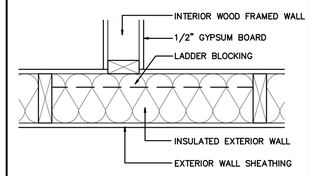
2-STUD CORNER WITH DRYWALL CLIPS



SITE-BUILT INSULATED HEADER



OUTSET HEADER WITH HEAD PLATE



INTERIOR INTERSECTING WALL WITH LADDER BLOCKING

DETAILS FROM GreenBuildingAdvisor.com

A ENERGY FRAMING AND AIR INFILTRATION
1 1/2"=1'-0"

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

CHRISTOPHER R. CYLKOWSKI
REGISTERED
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A4.12

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ROOF GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.
3. MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
6. CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND ROOF COLLECTOR, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
7. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
8. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
9. 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."
10. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
11. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS
12. CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
13. 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
14. MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.
15. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS
16. 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
17. INSTALL ATTIC ACCESS PER DETAIL E-A4.8. LOCATE PER ROOF PLAN
18. 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.
19. CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
16. 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. OF 18 SQUARE INCHES OF NET FREE AREA, (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITONAL 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

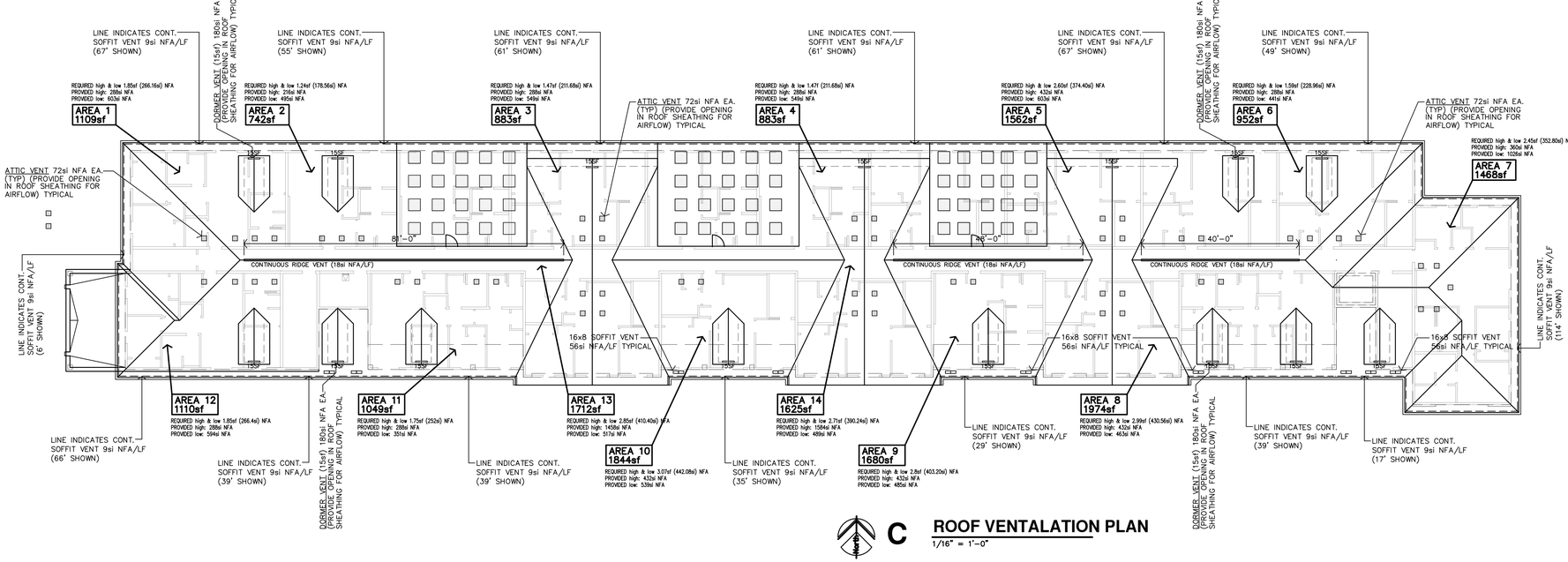
1. INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, (TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE, REFERENCE ROOF PLAN), ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR...FULL COVERAGE WARRANTY.
2. INSTALL ASPHALT COMPOSITION SHINGLES OVER 30# FELT, 5/8" ZIP SYSTEM DECKING REF IBC 2024, SECT. 1507.2
3. INSTALL DRAFTSTOP DOOR(S) PER IBC 2024, SECTION 718.4.1.1. REFERENCE DETAIL D-A4.8
4. INSTALL ATTIC ACCESS PER IBC 2024, SECTION 1209.2. REFERENCE DETAIL E-A4.8
5. INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GRS-16-QD, (MUST HAVE 1.45 SF OF NFA OR GREATER).

LEGEND

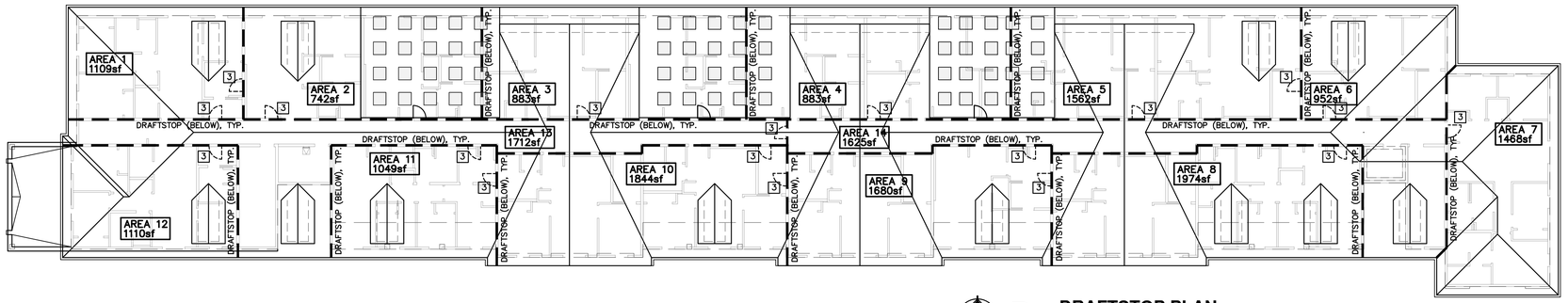
- INDICATES 60-MIL TPO ROOFING MATERIAL
- CEMENT BOARD SOFFIT OR HARDI BOARD
- @ FIRST FLOOR CEMENT BOARD SOFFIT OR HARDI BOARD
- (DS) INDICATES LOCATION OF A PREFIN. MTL DOWNSPOUT

MINIMUM GUTTER & DOWNSPOUT

GUTTER – PREFIN. 6"
DOWNSPOUT – PREFIN. 3x4

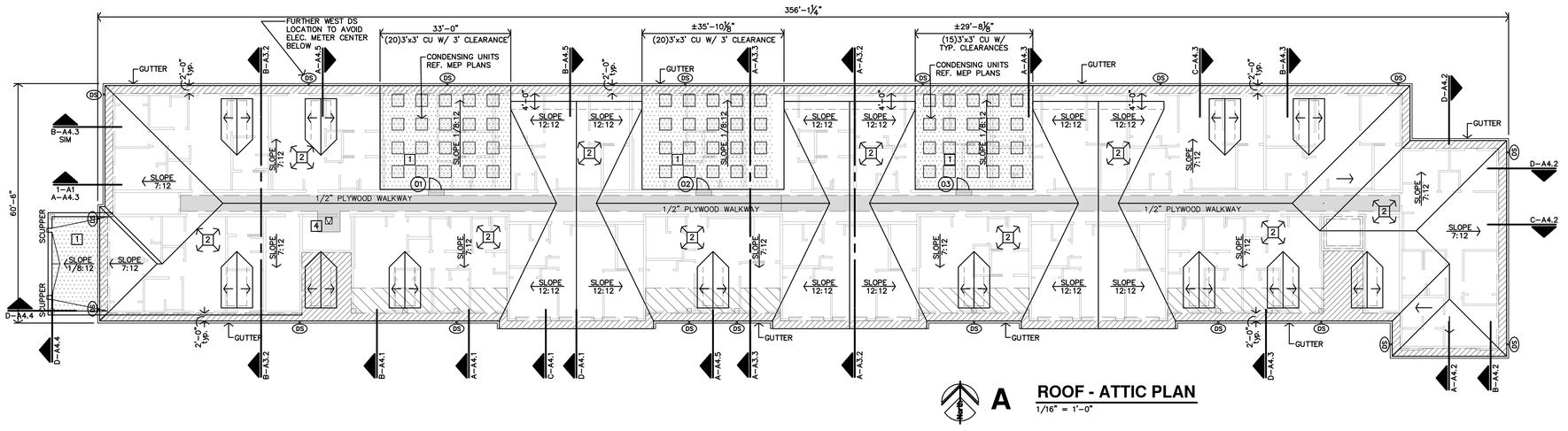


C ROOF VENTALATION PLAN
1/16" = 1'-0"



B 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.



A ROOF - ATTIC PLAN
1/16" = 1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

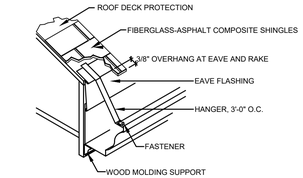
CHRISTOPHER R. GILLAM — 6979 — 4/17/2026 — KANSAS — ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

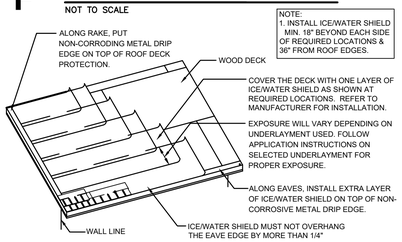
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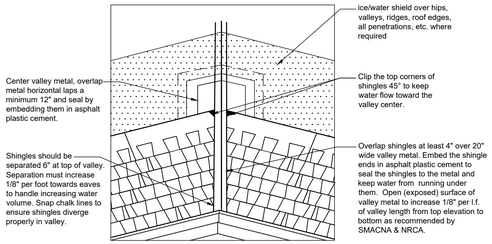
F GUTTER FASTENER DETAIL

NOT TO SCALE



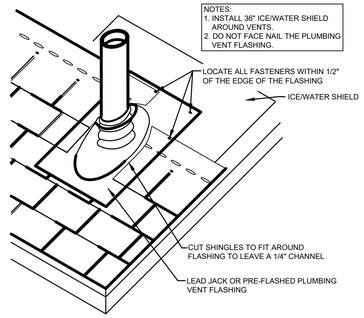
E UNDERLAYMENT LAYOUT DETAIL

NOT TO SCALE



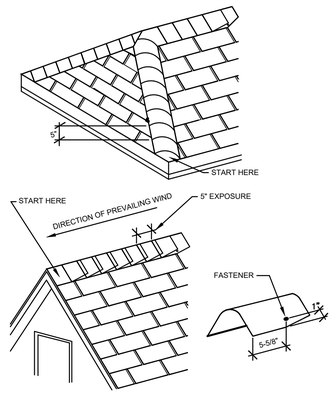
D OPEN VALLEY DETAIL

NOT TO SCALE



C VENT FLASHING DETAIL

NOT TO SCALE



B HIP & RIDGE DETAILS

NOT TO SCALE

MANUFACTURER'S–ROOFING DETAILS, CONDITIONS VARY

SHINGLE ROOFING DETAIL NOTES

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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. GILLAM
ARCHITECT
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

DATE: 4–17–2026
JOB: 25–3465
SHEET NO.:

A5.2

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H STAIR S1 4th FLOOR PLAN

1/4"=1'-0"

F STAIR S1 2nd FLOOR PLAN

1/4"=1'-0"

D STAIR S2 4th FLOOR PLAN

1/4"=1'-0"

B STAIR S2 2nd FLOOR PLAN

1/4"=1'-0"

G STAIR S1 3rd FLOOR PLAN

1/4"=1'-0"

E STAIR S1 1st FLOOR PLAN

1/4"=1'-0"

C STAIR S2 3rd FLOOR PLAN

1/4"=1'-0"

A STAIR S2 1st FLOOR PLAN

1/4"=1'-0"

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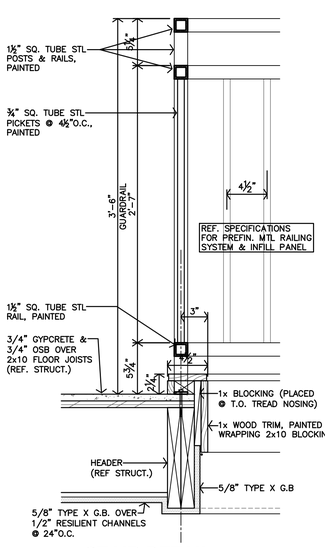
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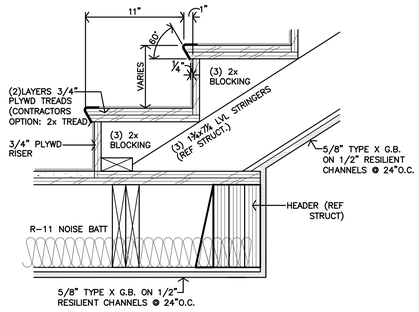
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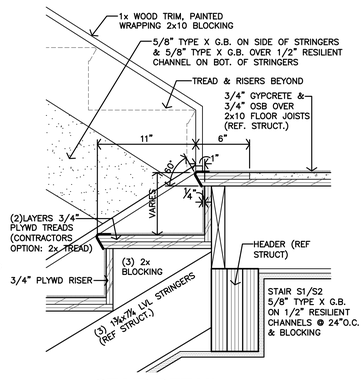
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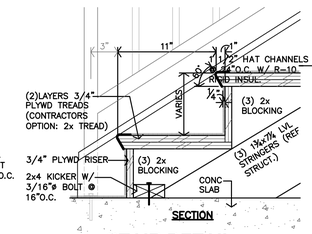
F **STAIR DETAIL**
1 1/2"=1'-0"



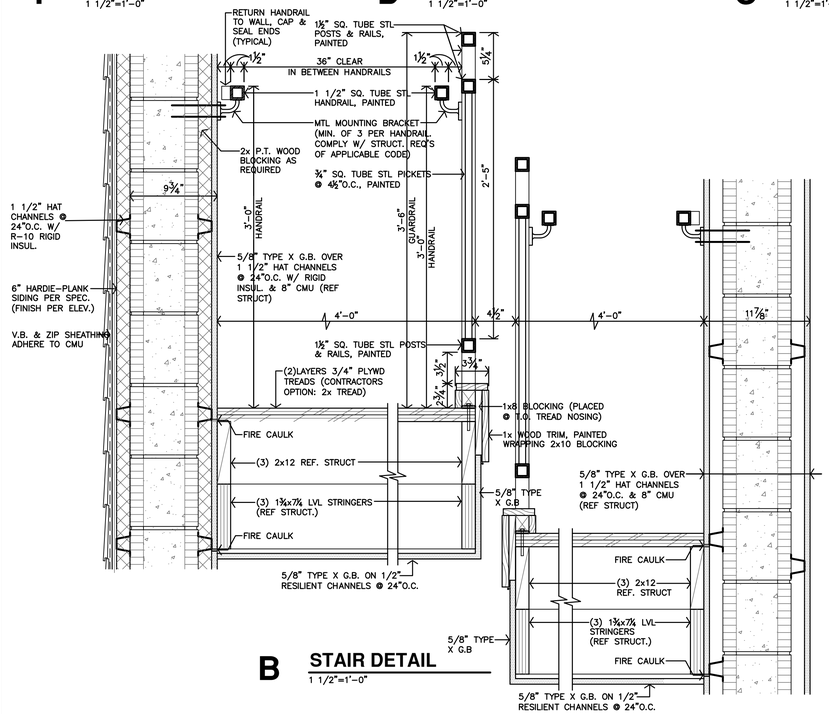
E **STAIR DETAIL**
1 1/2"=1'-0"



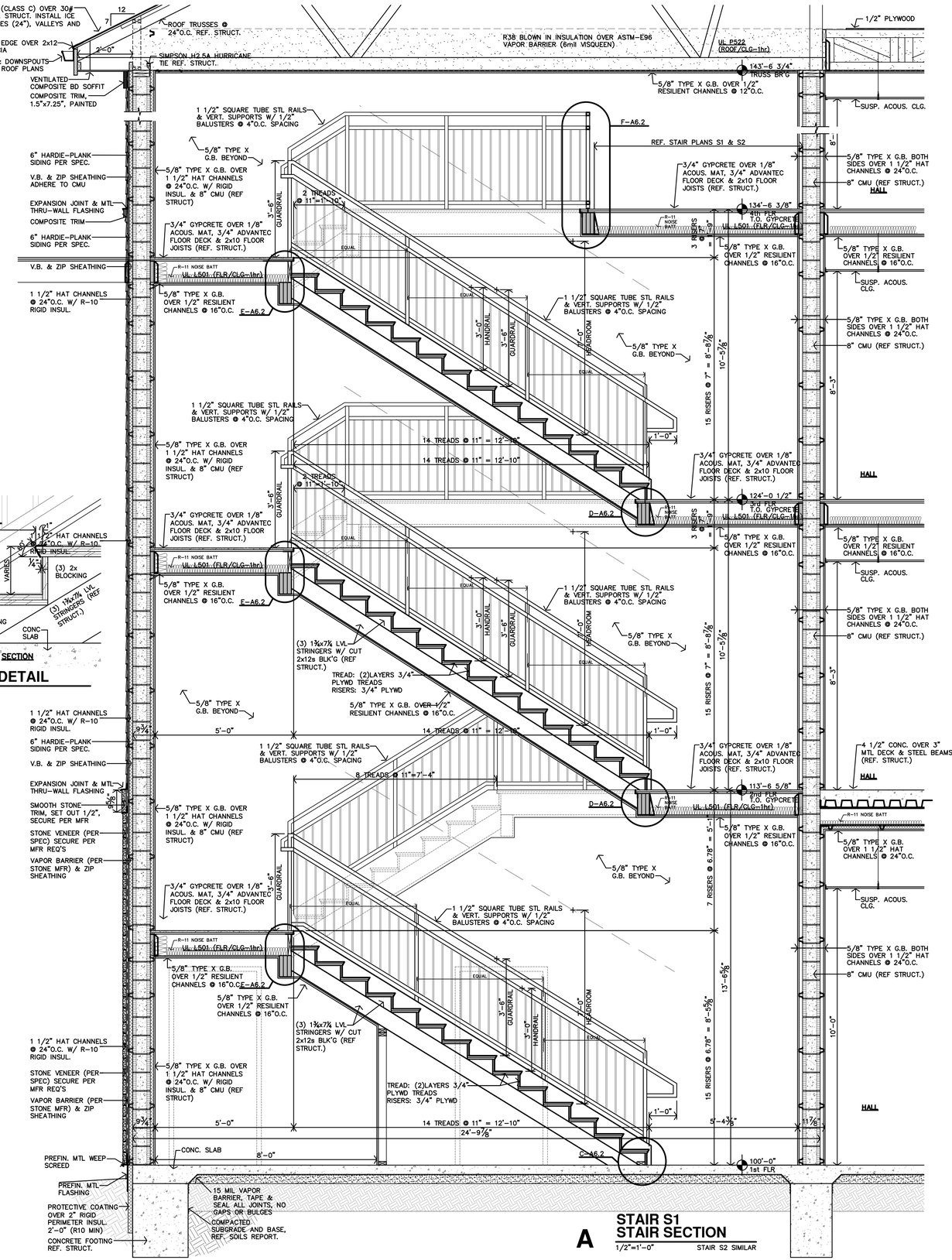
D **STAIR DETAIL**
1 1/2"=1'-0"



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



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



A **STAIR S1**
STAIR SECTION
1/2"=1'-0" STAIR S2 SIMILAR

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NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

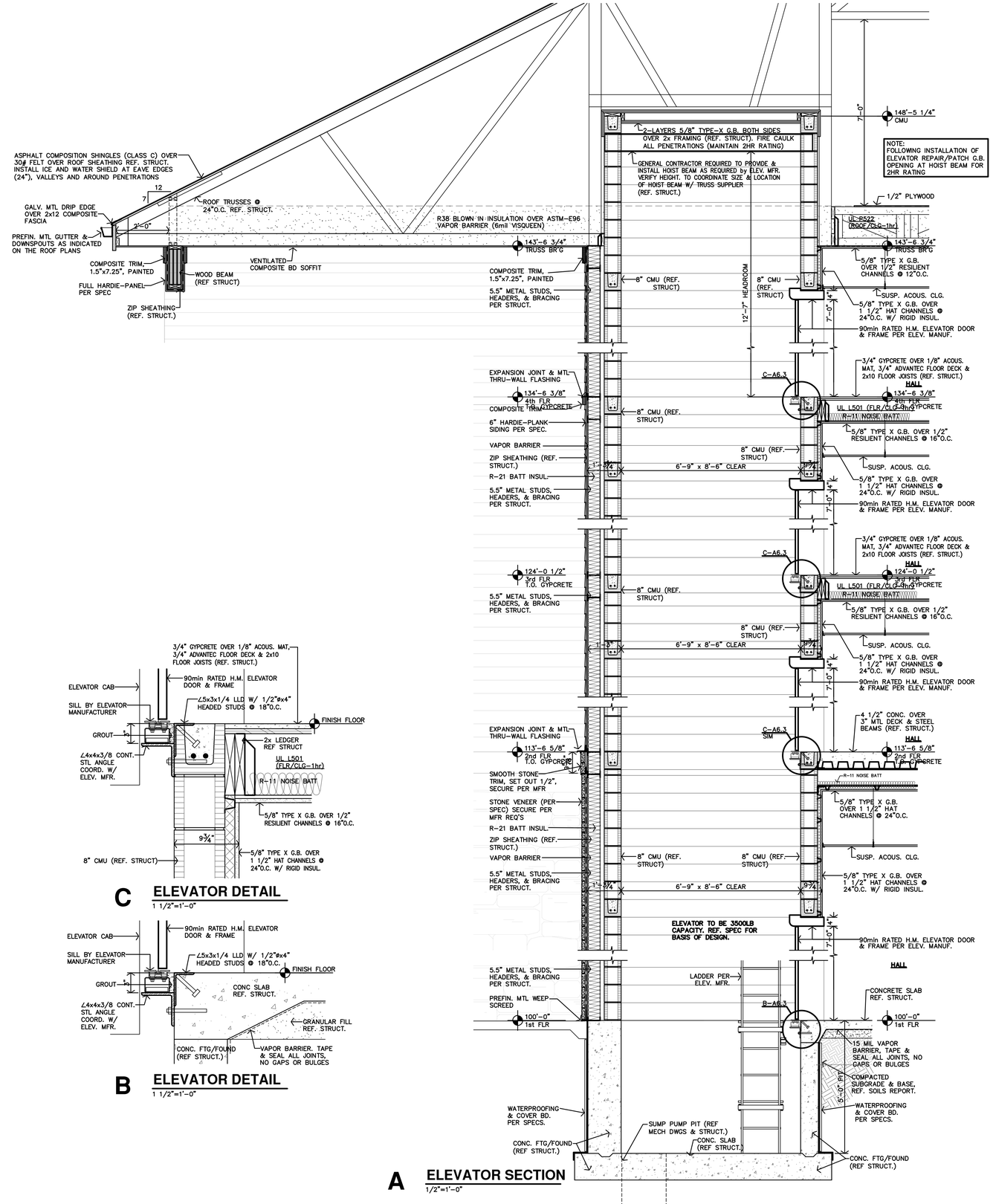
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A **ELEVATOR SECTION**
1/2"=1'-0"

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

B **ELEVATOR DETAIL**
1 1/2"=1'-0"

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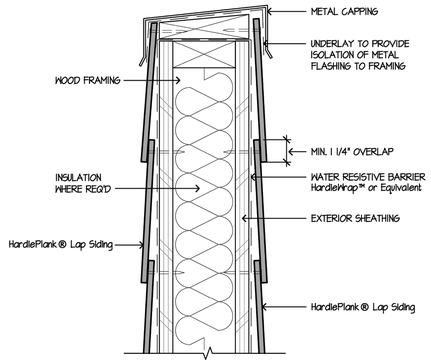
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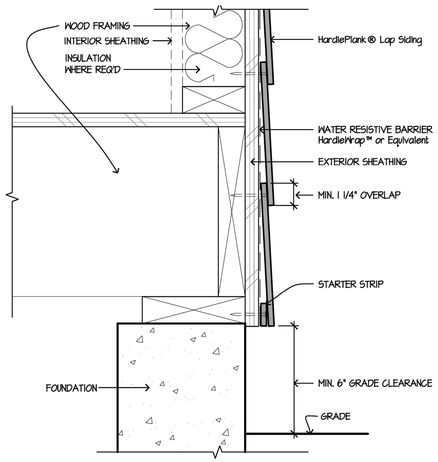
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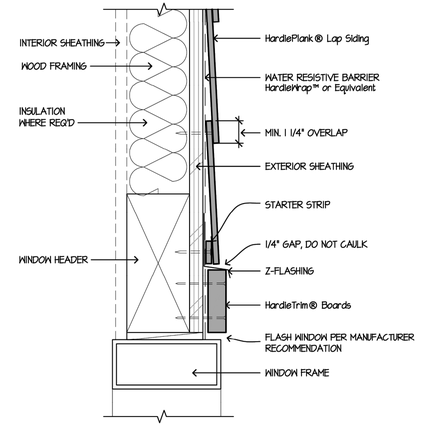
9 PARAPET

SCALE: 3"=1'-0"



6 GRADE CLEARANCE

SCALE: 3"=1'-0"



3 WINDOW/DOOR HEAD

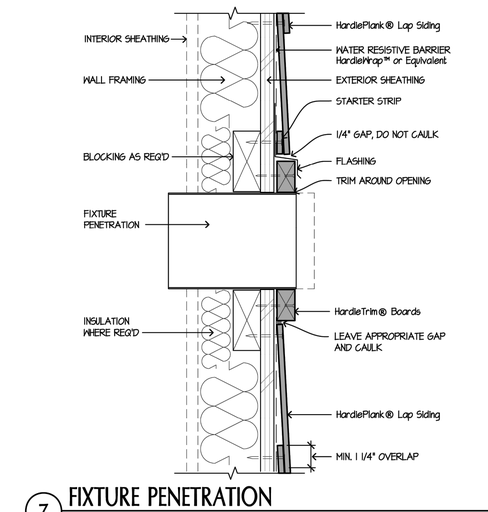
SCALE: 3"=1'-0"

HARDIE LAP SIDING

Ref. Elevations for colors and sizes.

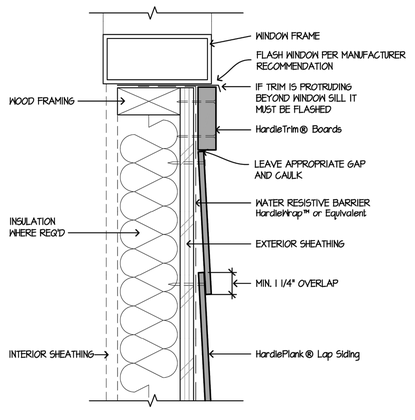
Manufacturers Installation Details, Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



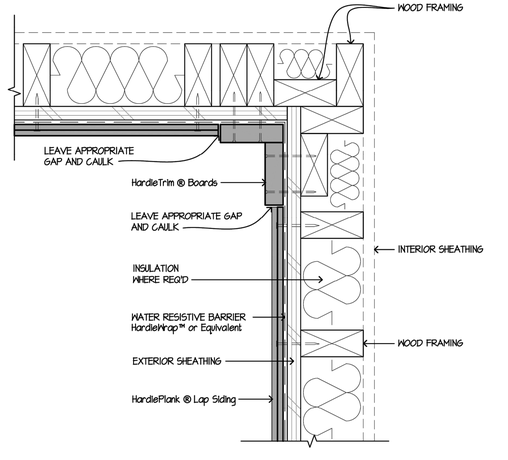
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



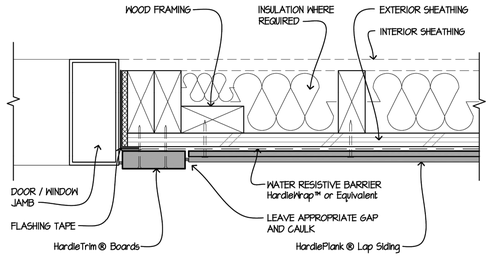
5 HORIZONTAL LAP VIEW

SCALE: 3"=1'-0"



2 OUTSIDE CORNER

SCALE: 3"=1'-0"



10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"

7 FIXTURE PENETRATION

SCALE: 3"=1'-0"

4 WINDOW SILL

SCALE: 3"=1'-0"

1 INSIDE CORNER

SCALE: 3"=1'-0"

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. GILLAM LICENSED 6979 4/17/2026 KANSAS ARCHITECT

REVISION:

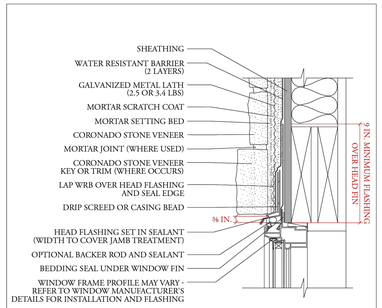
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CORONADO STONE PRODUCTS

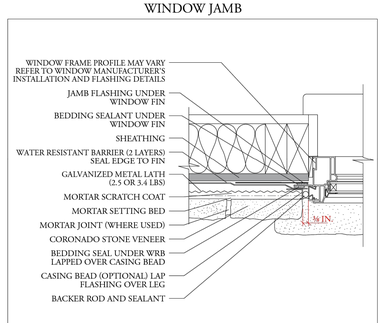
WINDOW HEAD



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

CORONADO STONE PRODUCTS

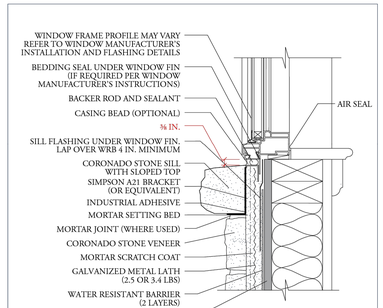
WINDOW JAMB



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.

CORONADO STONE PRODUCTS

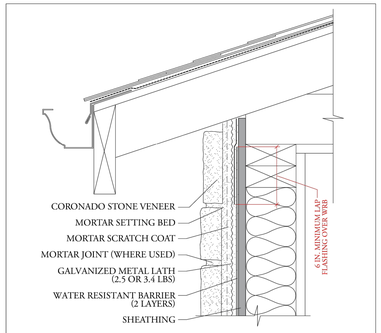
WINDOW SILL



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.

CORONADO STONE PRODUCTS

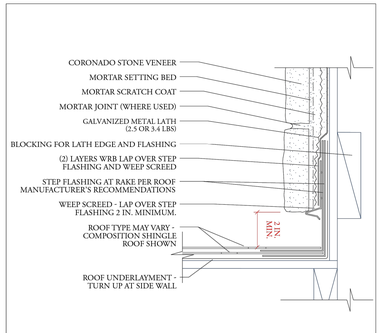
OPEN EAVE OVERHANG



WATER RESISTIVE BARRIER SHOULD BE IN PLACE PRIOR TO SOFFIT INSTALLATION FOLLOWED BY CORONADO STONE VENEER

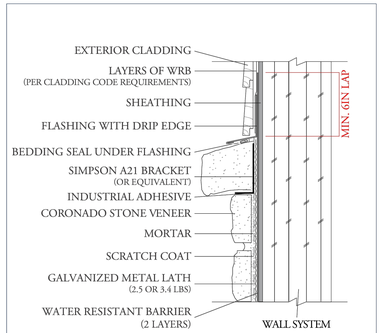
CORONADO STONE PRODUCTS

SIDE WALL / COMPOSITION SHINGLES



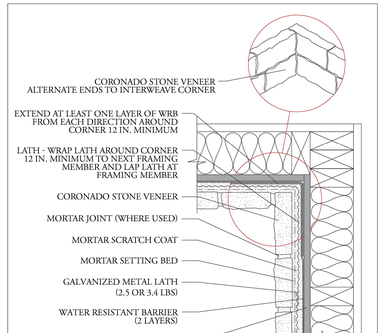
CORONADO STONE PRODUCTS

TYPICAL CLADDING TRANSITION



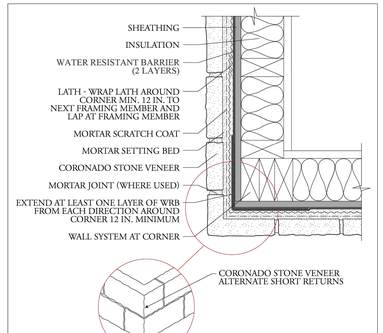
CORONADO STONE PRODUCTS

INSTALLATION AT INSIDE CORNER



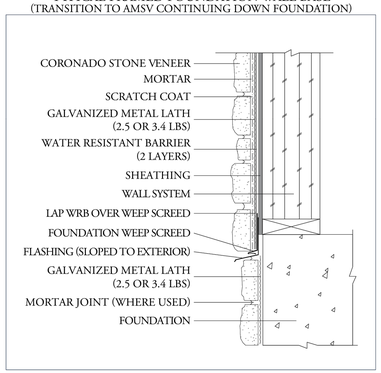
CORONADO STONE PRODUCTS

INSTALLATION AT OUTSIDE CORNER



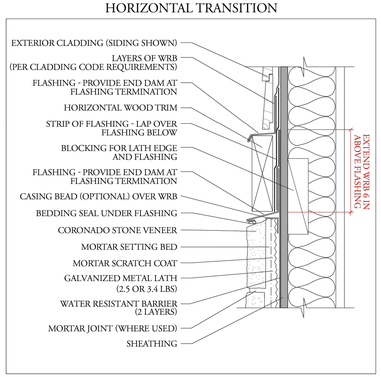
CORONADO STONE PRODUCTS

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



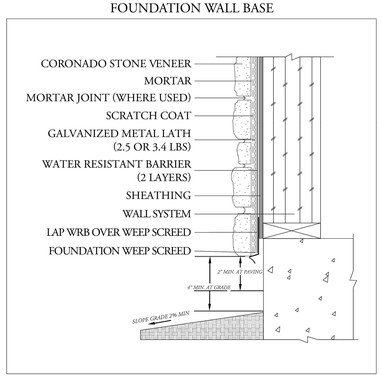
CORONADO STONE PRODUCTS

HORIZONTAL TRANSITION



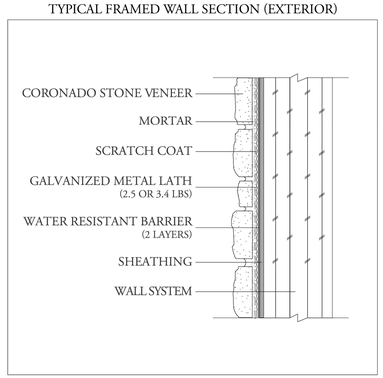
CORONADO STONE PRODUCTS

FOUNDATION WALL BASE



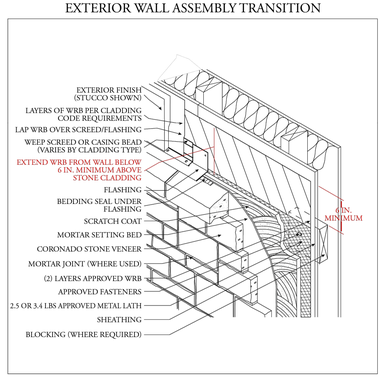
CORONADO STONE PRODUCTS

TYPICAL FRAMED WALL SECTION (EXTERIOR)



CORONADO STONE PRODUCTS

EXTERIOR WALL ASSEMBLY TRANSITION



MANUFACTURED STONE

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

DETAILS ARE NOT TO SCALE

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JGR

THE RESERVES AT MEADOWS 25

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GODDARD, KANSAS

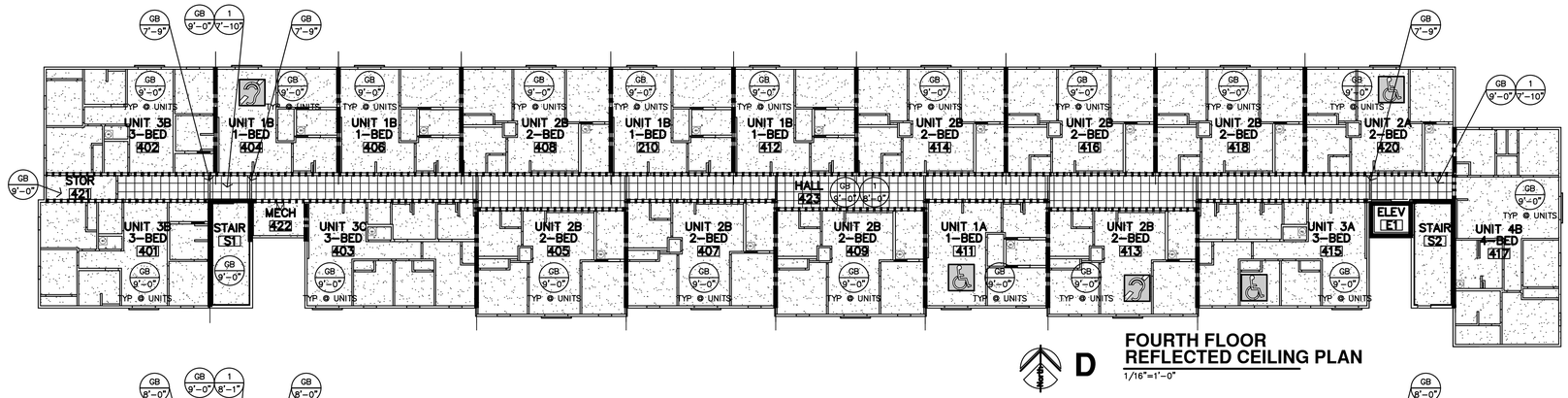
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6979
4/17/2026
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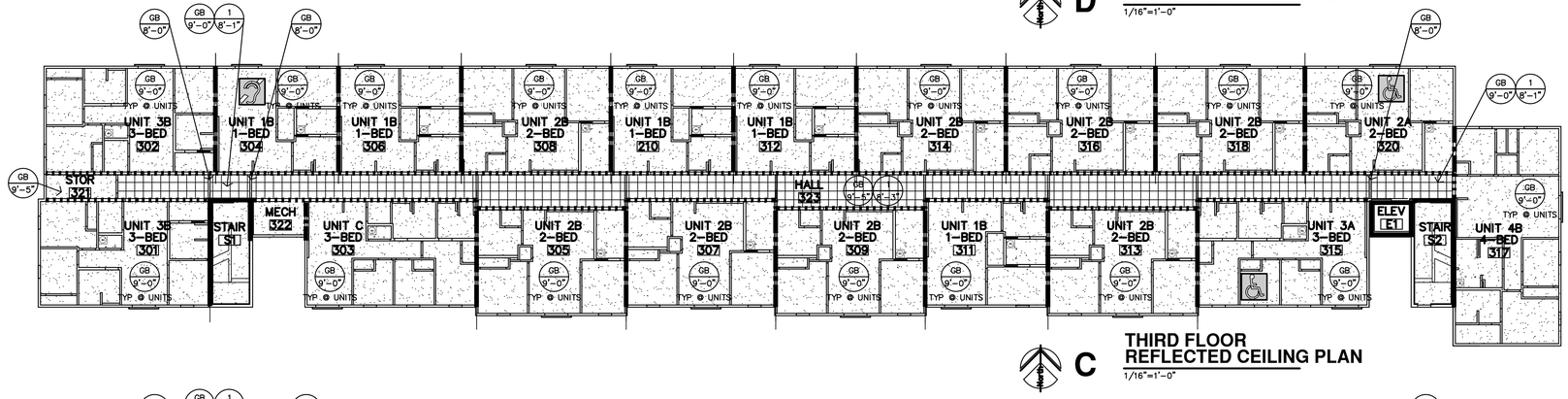
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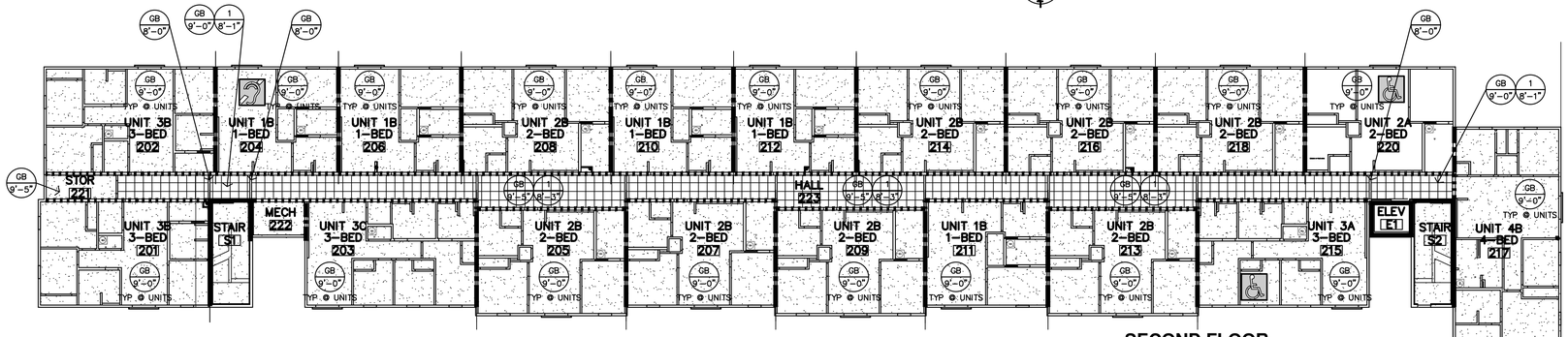
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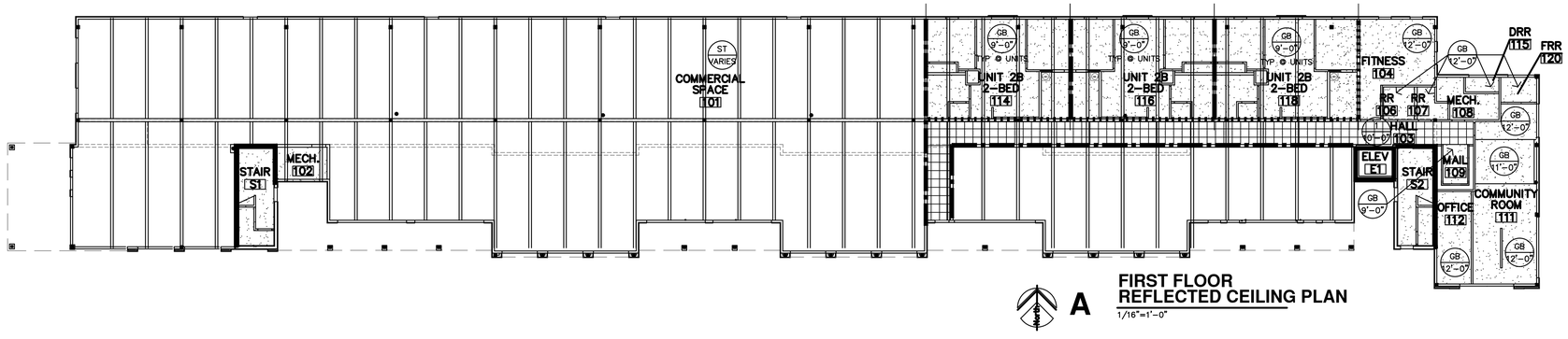
D **FOURTH FLOOR REFLECTED CEILING PLAN**
1/16"=1'-0"



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



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



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

REFLECTED CEILING PLAN NOTES

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

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

1/2 HOUR FIRE PARTITION; CORRIDOR

2 HOUR CONSTRUCTION; SHAFT WALLS

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

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

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

1 / 9'-8" — CLG. TYPE / CLG. HEIGHT

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THE RESERVES AT MEADOWS 25

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GODDARD, KANSAS

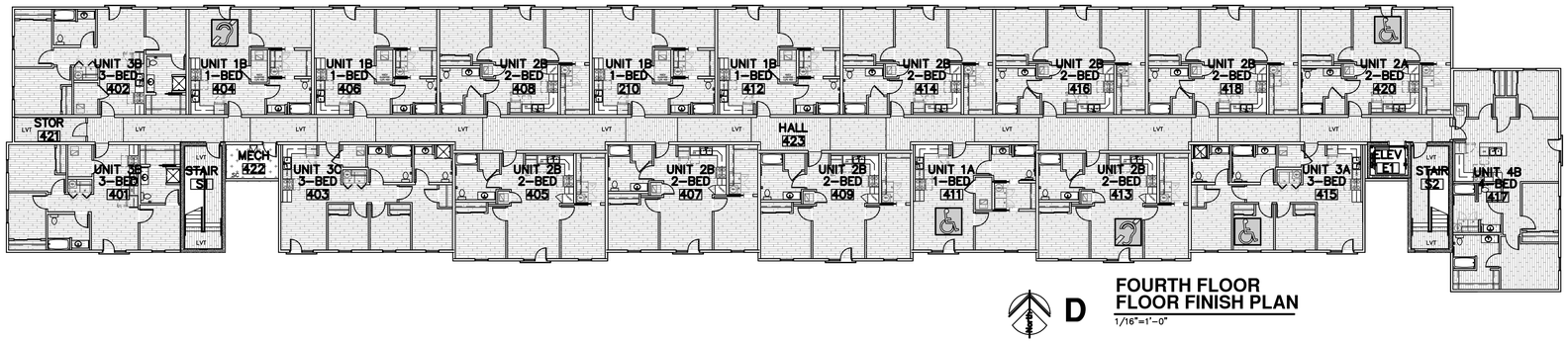
CHRISTOPHER R. GILLAM — 6979 — 4/17/2026 — KANSAS ARCHITECT

REVISION:

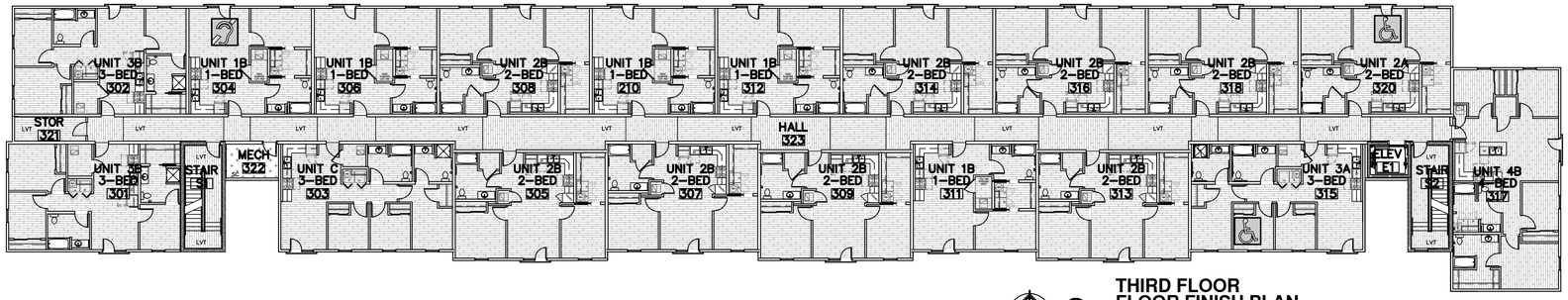
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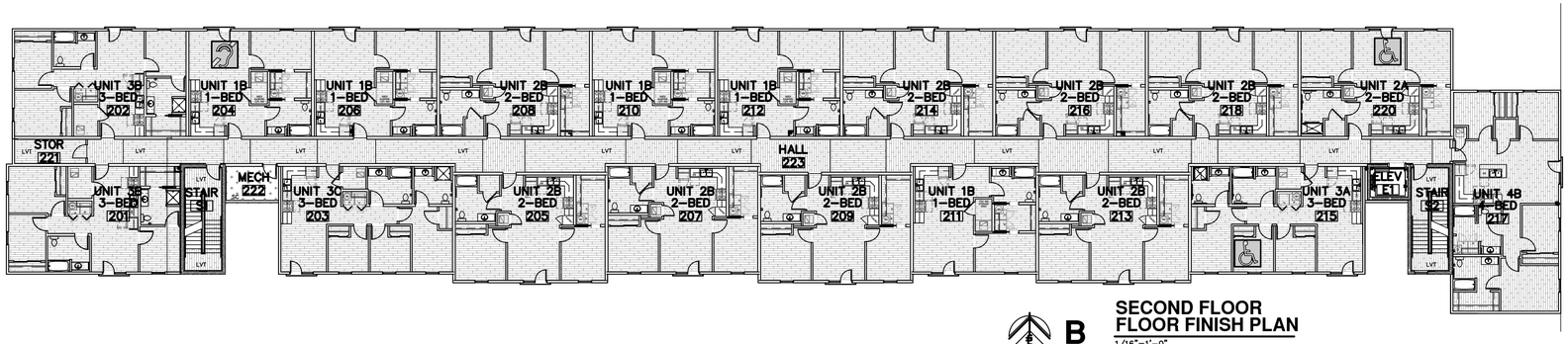
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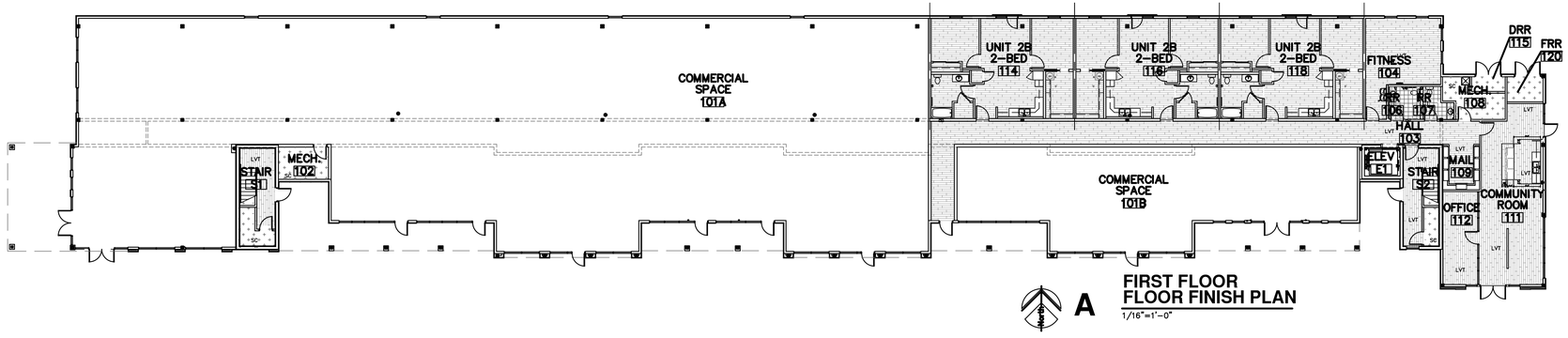
D **FOURTH FLOOR FLOOR FINISH PLAN**
1/16"=1'-0"



C **THIRD FLOOR FLOOR FINISH PLAN**
1/16"=1'-0"



B **SECOND FLOOR FLOOR FINISH PLAN**
1/16"=1'-0"



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

FLOORING GENERAL NOTES

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

FLOORING LEGEND

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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

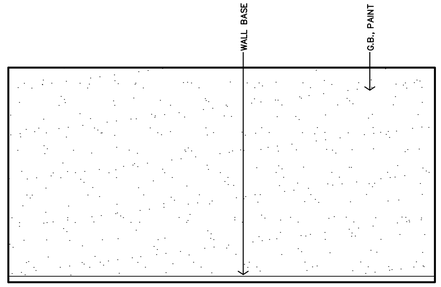
CHRISTOPHER R. GILLAM LICENSED ARCHITECT 6979 4/17/2026 KANSAS ARCHITECT

REVISION:

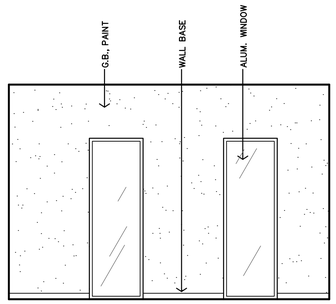
DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A9.1

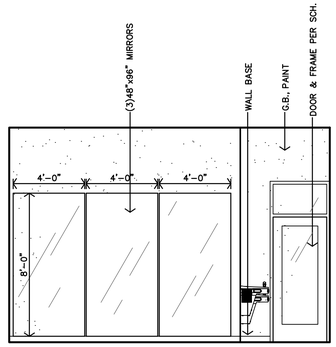
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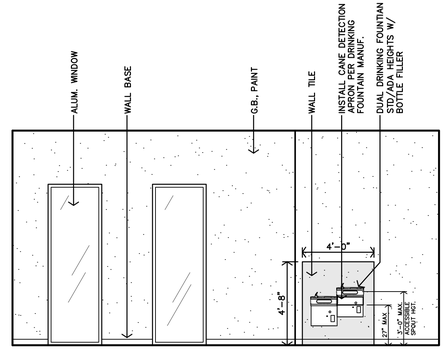
R FITNESS #104 INTERIOR ELEVATION
1/4"=1'-0"



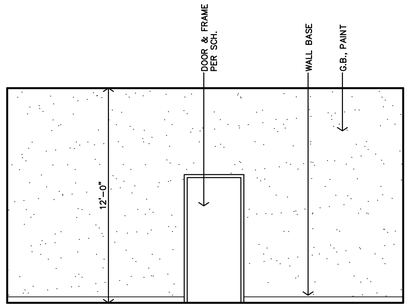
Q FITNESS #104 INTERIOR ELEVATION
1/4"=1'-0"



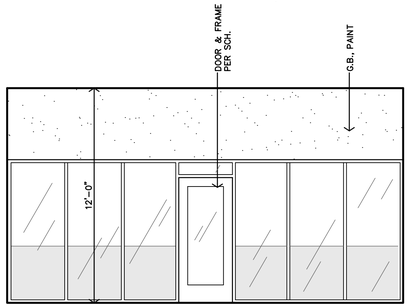
P FITNESS #104 INTERIOR ELEVATION
1/4"=1'-0"



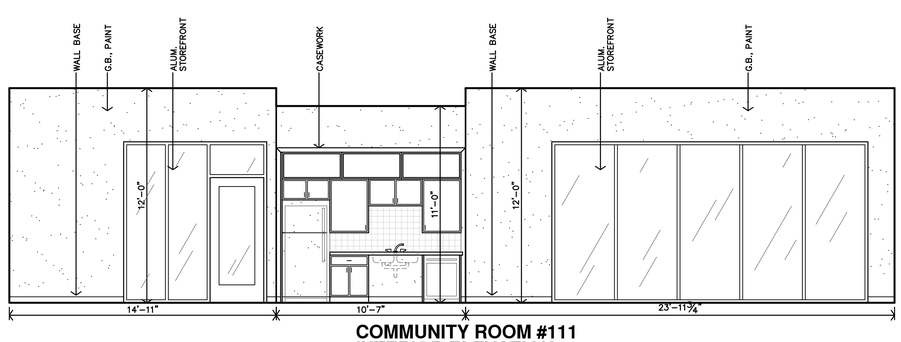
O FITNESS #104 INTERIOR ELEVATION
1/4"=1'-0"



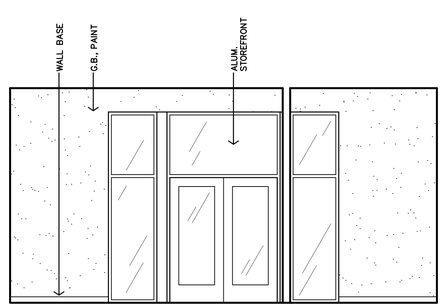
N OFFICE #112 INTERIOR ELEVATION
1/4"=1'-0"



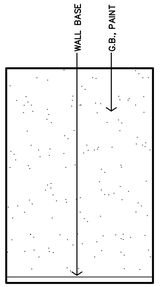
M OFFICE #112 INTERIOR ELEVATION
1/4"=1'-0"



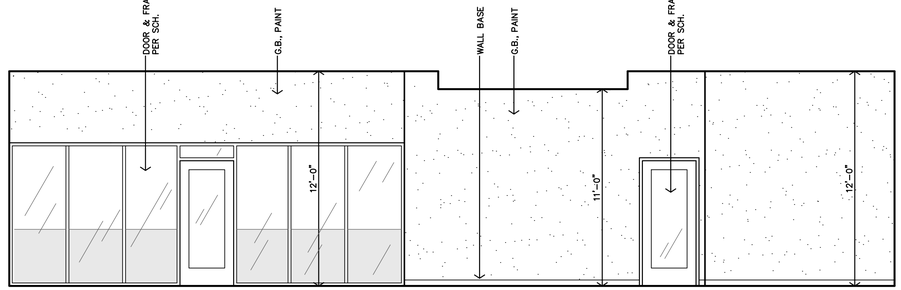
L COMMUNITY ROOM #111 INTERIOR ELEVATION
1/4"=1'-0"



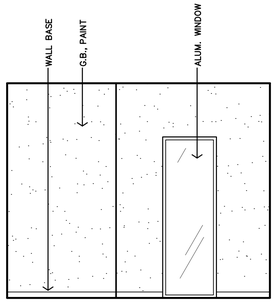
K COMMUNITY ROOM #111/OFFICE #112 INTERIOR ELEVATION
1/4"=1'-0"



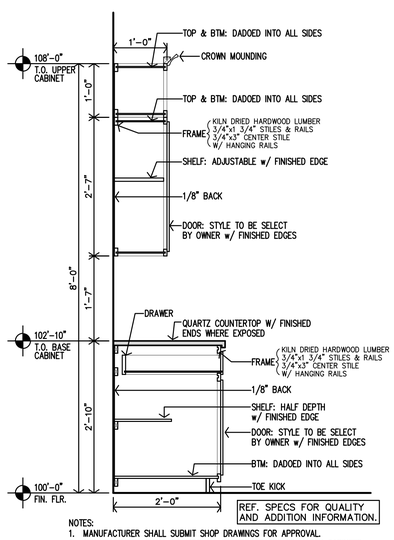
J OFFICE #112 INTERIOR ELEVATION
1/4"=1'-0"



H COMMUNITY ROOM #111 INTERIOR ELEVATION
1/4"=1'-0"

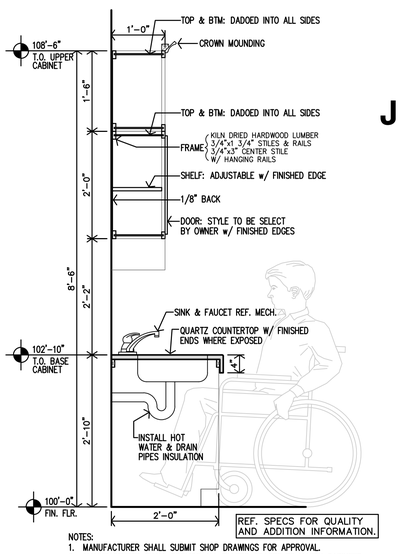


G COMMUNITY ROOM #111 INTERIOR ELEVATION
1/4"=1'-0"



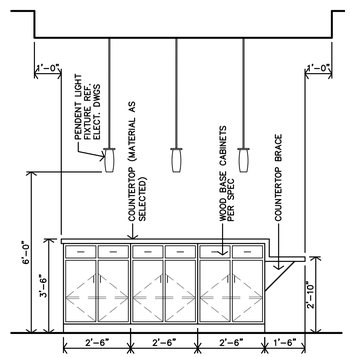
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. QUARTZ COUNTERTOP – SILICONE SEALANT TYP ❶ MATERIAL TRANSITIONS

F COMMUNITY ROOM #111 CASEWORK SECTION
3/4"=1'-0"

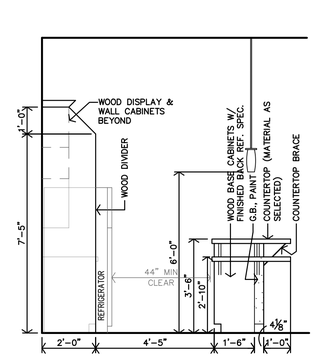


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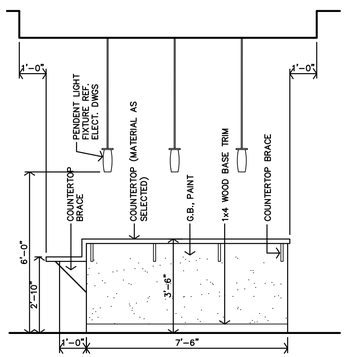
E COMMUNITY ROOM #111 CASEWORK SECTION
3/4"=1'-0"



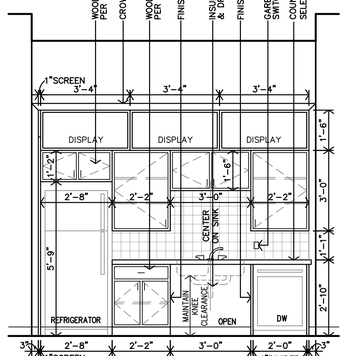
D COMMUNITY ROOM #111 CASEWORK ELEVATION
3/8"=1'-0"



C COMMUNITY ROOM #111 CASEWORK ELEVATION
3/8"=1'-0"



B COMMUNITY ROOM #111 CASEWORK ELEVATION
3/8"=1'-0"



A COMMUNITY ROOM #111 CASEWORK ELEVATION
3/8"=1'-0"

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

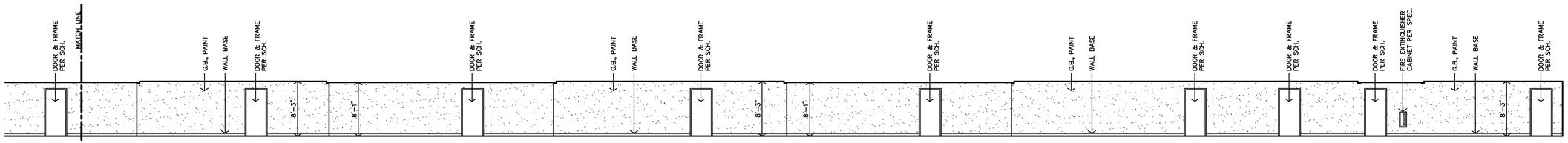
CHRISTOPHER R. GILLAM
STATE OF KANSAS
6979
4/17/2026
REGISTERED ARCHITECT

REVISION:

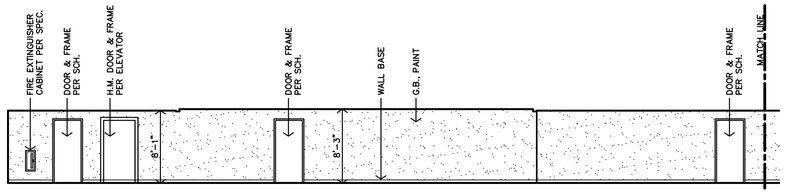
DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A9.2

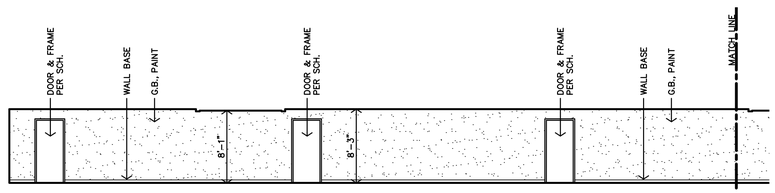
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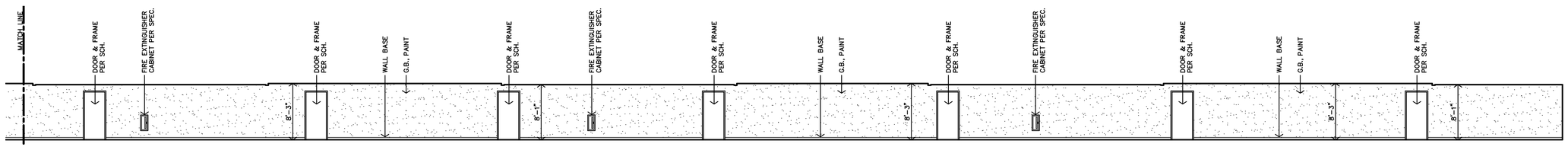
H HALL #223 INTERIOR ELEVATION
1/8"=1'-0" HALL #323 & #423 SIMILAR



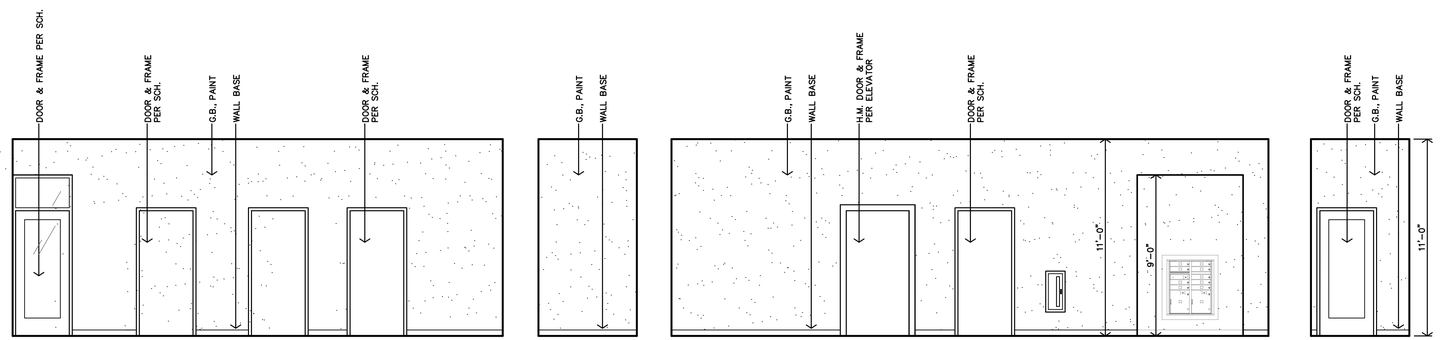
G HALL #223 INTERIOR ELEVATION
1/8"=1'-0" HALL #323 & #423 SIMILAR



F HALL #223 INTERIOR ELEVATION
1/8"=1'-0" HALL #323 & #423 SIMILAR



E HALL #223 INTERIOR ELEVATION
1/8"=1'-0" HALL #323 & #423 SIMILAR



D INTERIOR ELEVATION
1/4"=1'-0"

C INTERIOR ELEVATION
1/4"=1'-0"

B INTERIOR ELEVATION
1/4"=1'-0"

A INTERIOR ELEVATION
1/4"=1'-0"

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. GILLAM
6979
4/17/2026
KANSAS ARCHITECT

REVISION:

DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A9.3

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UNIT DOOR SCHEDULE - 57 UNITS REF. SHEETS A2.4-A2.11

MARK	LOCATION	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL: WOOD S.C.	WOOD H.C.	WOOD LOUVER	WOOD LOUVER MTL	DOOR TYPE: TYPE	BI-FOLD	BI-PASS	POCKET	DOOR FINISH: PAINT	FRAME MAT'L: HOLLOW METAL	WOOD	FRAME FINISH: OPT. BD.	PAINT	OPT. BD.	RATING	DETAILS	NOTES
A	ENTRY	3'-0"	7'-0"	1 3/4"	●				A				●	1			●		45min	B/C–A10.2	NOTES 1,2,3,4,5
B	EXTERIOR	2'-6"	6'-8"	1 3/4"				●	Pr				●	3			●			C/D/E/F/J–A4.5	NOTES 1,10
C	BED/BATH	3'-0"	6'-8"	1 3/8"			●		B				●		2		●			D/E–A10.2	NOTES 6,7
D	MECH.	2'-4"	6'-8"	1 3/8"	●				C				●		2		●			D/E–A10.2	NOTE 8
E	MECH	3'-0"	6'-8"	1 3/8"	●				C				●		2		●			D/E–A10.2	NOTE 8
F	BATH/CLOSET	3'-0"	6'-8"	1 3/8"	●							B	●		2		●			H/J–A10.2	NOTE 9
G	CLOSET	(2)2'-6"	6'-8"	1 3/8"	●						E		●			2		●		F/G–A10.2	
H	CLOSET	(2)3'-0"	6'-8"	1 3/8"	●						E		●			2		●		F/G–A10.2	
J	CLOSET	(2)2'-0"	6'-8"	1 3/8"	●						E		●			2		●		F/G–A10.2	
K	LAUNDRY	(4)1'-3"	6'-8"	1 3/8"			●			D			●			2		●		F/G–A10.2	

GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS. PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 8710
B. ALL SIGNAGE TO HAVE BRAILLE/TACTILE SURFACE.

SPECIFIC NOTES:
1. ENTRY/JULIETTE BALCONY DOORS – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE (NOT REQ'D. ON JULIETTE BALCONY DOORS), RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE. NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
2. ENTRY DOOR – NOISE THRESHOLD TO NOT EXCEED CODE VALUES FOR DWELLING TO CORRIDOR RATING.
3. ENTRY DOOR – 180° PEEP HOLES at STANDARD/ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
4. ENTRY DOOR – 180° PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
5. ENTRY DOOR – FIRE/SMOKE SEAL TO BE INSTALLED.
6. BEDROOM & BATH DOORS – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
7. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS 1" TYP.
8. MECH. DOOR – LOUVER SIZE PER MECH.
9. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES
10. JULIETTE BALCONY DOORS – WEATHER STRIPPING TO BE INSTALLED.

GLAZING SCHEDULE

MARK	INTERIOR	EXTERIOR	1/4"	1/2" FIRE RATED	3/4" INSULATED	TINTED	TEMPERED	SPANDREL GLASS
A1		●			●	●	●	
A2		●			●	●		
A3		●			●		●	●
B1	●		●				●	
B2	●		●					
C1	●			●			●	

REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

UNIT INTERIOR FINISH SCHEDULE 57 UNITS - REF. SHEETS A2.4-A2.11

FINISHES & INSTRUCTIONS
P1 – LATEX PAINT P3 – EPOXY PAINT S – SMOOTH
P2 – LATEX PAINT ST – SPRAY TEXTURE T – TEXTURED LIGHT KNOCKDOWN

DESCRIPTION	FLOOR: VINYL PLANK FLOORING	BASE: 2 1/2" WOOD	WALLS: 5/8" TYPE X G.B.	WALLS: 5/8" TYPE X M.R. G.B.	CEILING (REF. REFLECTED CEILING PLANS): 5/8" TYPE X G.B.	CEILING: STRUCTURE	NOTES
KITCHEN	●	P1		P2, T1	ST1		NOTE 1
LIVING ROOM	●	P1		P2, T1	ST1		
BEDROOM	●	P1		P2, T1	ST1		
CLOSET	●	P1		P2, T1	ST1		
BATH	●	P1		P2, T1	ST1		NOTE 1 & 2
LAUNDRY	●	P1		P2, T1	ST1		NOTE 1
HALL	●	P1		P2, T1	ST1		
MECH/STOR.	●	P1		P2, T1	ST1		

NOTES:
1. INSTALL 5/8" TYPE X M.R G.B. @ ALL WET AREAS.
2. 5/8" CEMENT BOARD @ TUB/SHOWER ENCLOSURE.

PUBLIC DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL: ALUMINUM	SOLID CORE WOOD	HOLLOW METAL	DOOR TYPE	DOOR FINISH: PREFINISHED	PAINT	FRAME MATERIAL: ALUMINUM	HOLLOW METAL	WOOD	FRAME TYPE	FRAME FINISH: PREFINISHED	PAINT	RATING	DETAILS	SPECIFIC NOTES
ATTIC ROOF ACCESS																		
01	3'-0"	4'-6"	1 3/4"			●	K		●	●			14		●		A–A4.7	
02	3'-0"	4'-6"	1 3/4"			●	K		●	●			14		●		A–A4.7	
03	3'-0"	4'-6"	1 3/4"			●	K		●	●			14		●		A–A4.7	
FIRST FLOOR																		
101	PR3'-0"	7'-0"	1 3/4"	●			G	●		●			7	●			U/V/X/Y–A10.2	
102	PR3'-0"	7'-0"	1 3/4"	●			G	●		●			8	●			U/V/X/Y–A10.2	
103		*NOT USED*																
104	3'-0"	7'-0"	1 3/4"			●	J		●	●			14		●		Q–A10.2	
106	3'-0"	7'-0"	1 3/4"			●	K		●	●			1		●		K/L–A10.2	
107	3'-0"	7'-0"	1 3/4"			●	K		●	●			1		●		O/P–A10.2	
108	3'-0"	7'-0"	1 3/4"	●			G	●		●			11	●			U/V/X/Y–A10.2	
109	3'-0"	7'-0"	1 3/4"	●			G	●		●			11	●			U/V/X/Y–A10.2	
110	3'-0"	7'-0"	1 3/4"	●			G	●		●			9	●			U/V/X/Y–A10.2	
111	3'-0"	7'-0"	1 3/4"	●			G	●		●			10	●			U/V/X/Y–A10.2	
112	3'-0"	7'-0"	1 3/4"	●			G	●		●			10	●			U/V/X/Y–A10.2	
113	3'-0"	7'-0"	1 3/4"	●			G	●		●			12	●			U/V/X/Y–A10.2	
114	PR3'-0"	7'-0"	1 3/4"	●			G	●		●			13	●			U/V/X/Y–A10.2	
115	3'-0"	7'-0"	1 3/4"	●			G	●		●			9	●			U/V/X/Y–A10.2	
116		*NOT USED*																
117	3'-0"	7'-0"	1 3/4"			●	J		●	●			14		●		Q–A10.2	
118	3'-0"	7'-0"	1 3/4"			●	K		●	●			14		●	90 MIN	R–A10.2	
119	3'-0"	7'-0"	1 3/4"			●	K		●	●			14		●		R–A10.2	
120	3'-0"	7'-0"	1 3/4"	●			G	●		●			9	●			U/V/X/Y–A10.2	
121	3'-0"	7'-0"	1 3/4"		●		G	●		●			1		●		K/L–A10.2	
122	3'-0"	7'-0"	1 3/4"		●		K	●		●			1		●		K/L–A10.2	
123	3'-0"	7'-0"	1 3/4"		●		K	●		●			1		●		K/L–A10.2	
124	3'-0"	7'-0"	1 3/4"		●		K	●		●			1		●		K/L–A10.2	
125	PR3'-0"	7'-0"	1 3/4"			●	K		●	●			1		●		S/T–A10.2	
126	3'-0"	7'-0"	1 3/4"		●		K	●		●			1		●		K/L–A10.2	
127	3'-0"	7'-0"	1 3/4"	●			G	●		●			5	●			U/V/X/Y–A10.2	
128	3'-0"	7'-0"	1 3/4"	●			G	●		●			4	●			V/W–A10.2	
129	PR3'-0"	7'-0"	1 3/4"	●			G	●		●			6	●			U/V/Z–A10.2	
130	PR3'-0"	7'-0"	1 3/4"			●	K		●	●			1		●		S/T–A10.2	
SECOND/THIRD/FOURTH FLOORS																		
201 301 401	3'-0"	7'-0"	1 3/4"			●	K		●	●			1		●		K/L–A10.2	
202 302 402	3'-0"	7'-0"	1 3/4"			●	J		●	●			14		●	90 MIN	R–A10.2	
203 303 403	3'-0"	7'-0"	1 3/4"			●	K		●	●			1		●		M/NL–A10.2	
204 304 404	3'-0"	7'-0"	1 3/4"			●	J		●	●			14		●	90 MIN	R–A10.2	
ELEVATOR																		
E1	3'-6"	7'-0"				●			●	●					●	90min	REF. SHEETS A6.1 & A6.2	
E2	3'-6"	7'-0"				●			●	●					●	90min	REF. SHEETS A6.1 & A6.2	1
E3	3'-6"	7'-0"				●			●	●					●	90min	REF. SHEETS A6.1 & A6.2	1
E4	3'-6"	7'-0"				●			●	●					●	90min	REF. SHEETS A6.1 & A6.3	1

GENERAL NOTES:
A. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
B. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR DOORS & DOOR FRAMES/UNITS.
C. INSTALL ALUMINUM THRESHOLD/EXPANSION JOINT COVER BETWEEN CONCRETE AND WOOD FLOORS.
D. ALL SIGNAGE TO HAVE BRAILLE/TACTILE SURFACE.
F. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2024 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.

SPECIFIC NOTES
1. ELEVATOR HOISTWAY DOOR IN COMPLIANCE WITH IBC 3006.3 ITEM 3 WITH SMOKE AND DRAFT CONTROL IN ACCORDANCE WITH UL 1784. DOORS TO BE EQUIPPED WITH MAGNETIC HOLD OPEN DEVICES.

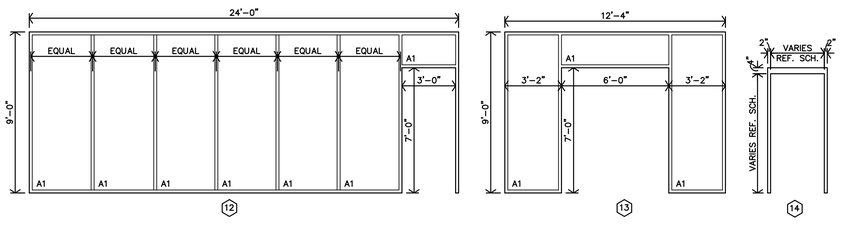
PUBLIC FINISH SCHEDULE

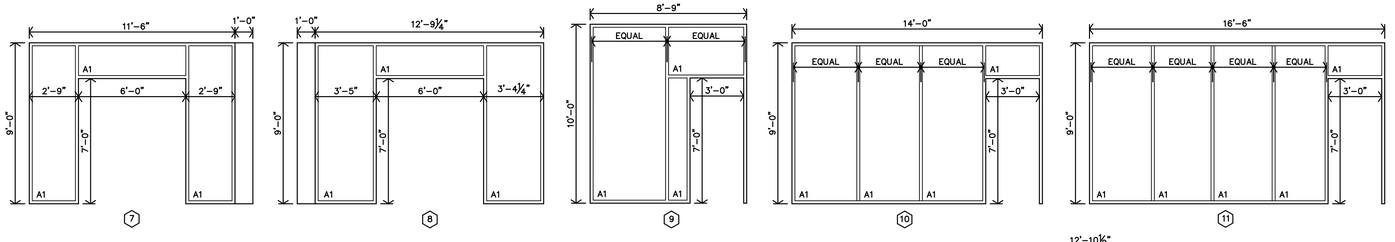
FINISHES & INSTRUCTIONS
P1 LATEX ENAMEL LVT VINYL PLANK FLR'G TILE RB RUBBER BASE CT CERAMIC TILE FP FIBERGLAS REINF. PANEL
C1 CARPET SC SEALED CONCRETE GT GLUE–UP TILE ST STAIN & SEAL TX TEXTURE

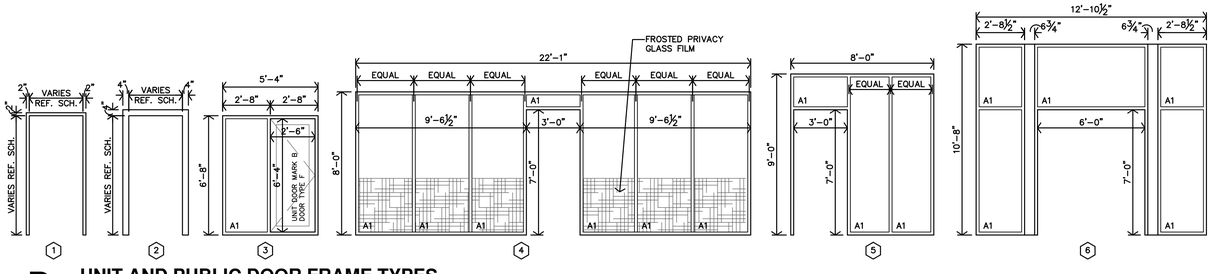
NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: VINYL PLANK FLR'G TILE	FLOOR: CERAMIC TILE	FLOOR: SEALED CONCRETE	BASE: 2 1/2" WOOD	BASE: SELF COVE RUBBER BASE	BASE: CERAMIC TILE	BASE: NONE	N.WALL: 5/8" FIRE RATED G.B.	N.WALL: CERAMIC TILE	E.WALL: 5/8" FIRE RATED G.B.	E.WALL: CERAMIC TILE	S.WALL: 5/8" FIRE RATED G.B.	S.WALL: CERAMIC TILE	W.WALL: 5/8" FIRE RATED G.B.	W.WALL: CERAMIC TILE	CEILING: ACOUS SUSP CLG	CEILING: 5/8" FIRE RATED G.B.	REMARKS
FIRST FLOOR																				
101A | 101B	COMMERCIAL SPACE			SC						P1		P1		P1		P1			P1	
102	MECHANICAL			SC			RB			P1		P1		P1		P1			P1	
103	HALL	LVT				P1				P1		P1		P1		P1		●	P1	
104	FITNESS	LVT				P1				P1		P1		P1		P1			P1	3
105																				
106	TOILET			CT				CT			CT		CT		CT		CT		P1	3
107	TOILET			CT				CT			CT		CT		CT		CT		P1	3
108	MECHANICAL			SC			RB			P1		P1		P1		P1			P1	1,2
109	MAIL CENTER	LVT				P1				P1		P1		P1		P1			P1	1,3
110																				
111	COMMUNITY ROOM	LVT				P1				P1		P1		P1		P1			P1	1,3
112	OFFICE	LVT				P1				P1		P1		P1		P1			P1	3
114 | 116 | 118	UNIT 2B 2–BED	REFERENCE UNIT FINISH SCHEDULE																		
115	DOMESTIC RISER ROOM			SC						P1		P1		P1		P1			P1	
120	FIRE RISER ROOM			SC						P1		P1		P1		P1			P1	
SECOND/THIRD/FOURTH FLOORS																				
201 301 401	UNIT 3B 3–BED																			
202 302 402	UNIT 3B 3–BED																			
203 303 403	UNIT 3C 3–BED																			
204 304 404	UNIT 1B 1–BED																			
205 305 405	UNIT 2B 2–BED																			
206 306 406	UNIT 1B 1–BED																			
207 307 407	UNIT 2B 2–BED																			
208 308 408	UNIT 2B 2–BED																			
209 309 409	UNIT 2B 2–BED																			
210 310 410	UNIT 1B 1–BED																			
211 311	UNIT 1B 1–BED																			
411	UNIT 1A 1–BED																			
212 312 412	UNIT 1B 1–BED																			
213 313	UNIT 2B 2–BED																			
413	UNIT 2A 2–BED																			
214 314 414	UNIT 2B 2–BED																			
215 315 415	UNIT 3A 3–BED																			
216 316 416	UNIT 2B 2–BED																			
217 317 417	UNIT 4B 4–BED																			
218 318 418	UNIT 2B 2–BED																			
219 319 419	*NOT USED*																			
220 320 420	UNIT 2A 2–BED																			
221 321 421	STORAGE		LVT			P1				P1		P1		P1		P1			P1	
222 322 422	MECHANICAL		LVT			P1				P1		P1		P1		P1			P1	
223 323 423	HALL		LVT			P1				P1		P1		P1		P1		●	P1	1,3
STAIRS & ELEVATOR																				
E1	ELEVATOR		LVT			– – – REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER – – –														
S1	STAIR	C1	LVT			P1				P1		P1		P1		P1			P1	
S2	STAIR	C1	LVT			P1				P1		P1		P1		P1			P1	

GENERAL NOTES:
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/LVT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORY TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE RUBBER BASE UNLESS NOTED OTHERWISE.
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
H. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
I. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY, NO BRUSH FINISH.
J. COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
K. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
L. ASSUME A MAX. OF (5) PAINT COLORS WILL BE SELECTED

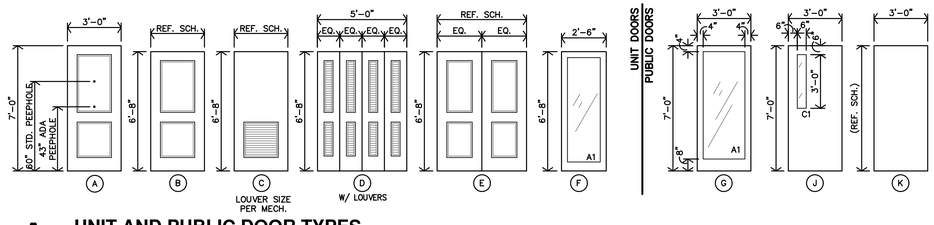
SPECIFIC NOTES:
1. REFERENCE REFLECTED CEILING PLAN, COORDINATE LOCATION OF CEILING ACCENTS & SOFFITS.
2. INSTALL FRP PANEL TO 4'–0" ABOVE MOP SINK AND EXTEND 2'–0" MINIMUM BEYOND EDGES OF SINK; CLASS "A" FIRE RESISTIVE MATERIAL.
3. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL CEILINGS.
4.







B **UNIT AND PUBLIC DOOR FRAME TYPES**
1/4"=1'–0"



A **UNIT AND PUBLIC DOOR TYPES**
1/4"=1'–0"

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

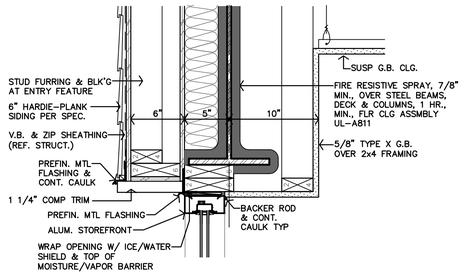
CHRISTOPHER R. GILLAM
REGISTERED ARCHITECT
6979
4/17/2026
KANSAS
ARCHITECT

REVISION:

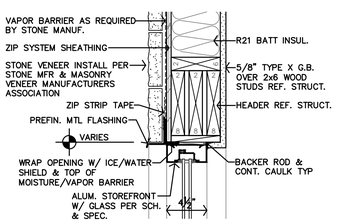
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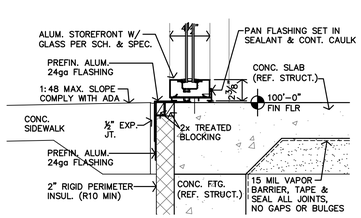
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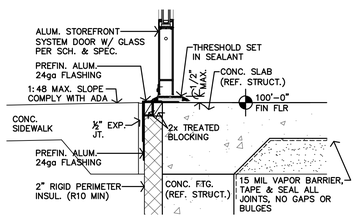
Z ALUM STOREFRONT HEAD DETAIL
1 1/2"=1'-0" JAMB SIMILAR



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

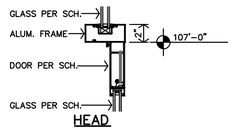


X ALUM STOREFRONT SILL DETAIL
1 1/2"=1'-0"

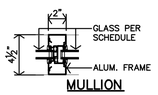


U ALUM STOREFRONT THRESHOLD DETAIL
1 1/2"=1'-0"

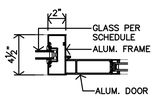
W ALUM STOREFRONT HEAD @ INTERIOR
1 1/2"=1'-0" JAMB SIMILAR



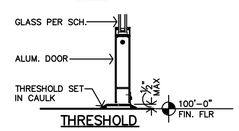
HEAD



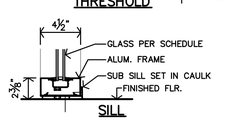
MULLION



JAMB

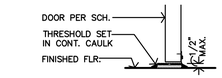


THRESHOLD

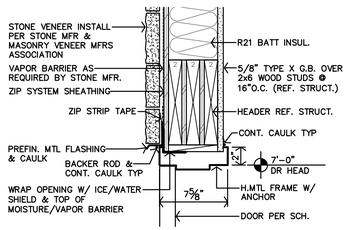


SILL

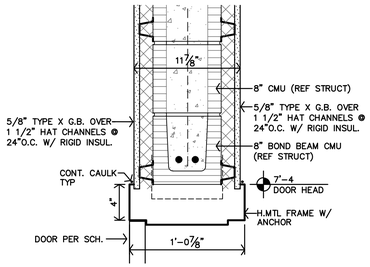
V STOREFRONT DETAILS
1 1/2"=1'-0"



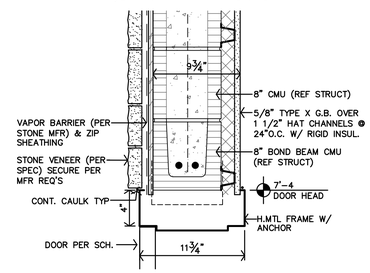
T DOOR THRESHOLD DTL.
1 1/2"=1'-0"



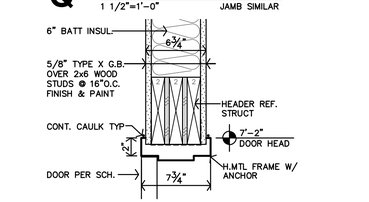
S H.M. HEAD DETAIL
1 1/2"=1'-0" JAMB SIMILAR



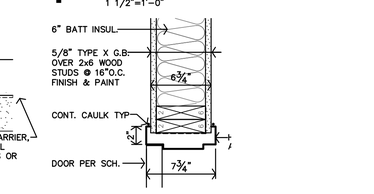
R DOOR HEAD DTL.
1 1/2"=1'-0" JAMB SIMILAR



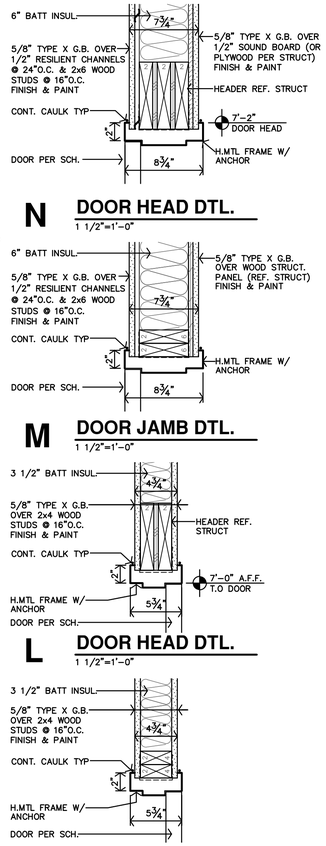
Q DOOR HEAD DTL.
1 1/2"=1'-0" JAMB SIMILAR



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



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

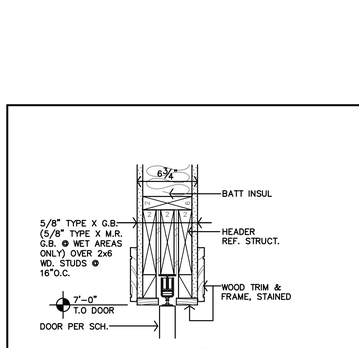


N DOOR HEAD DTL.
1 1/2"=1'-0"

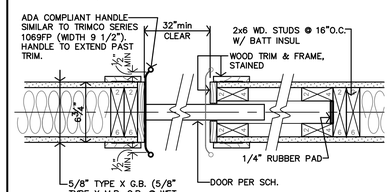
M DOOR JAMB DTL.
1 1/2"=1'-0"

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

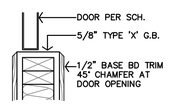
K DOOR JAMB DTL.
1 1/2"=1'-0"



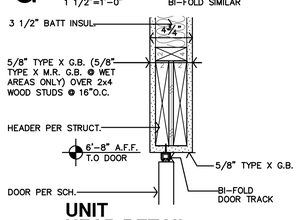
J UNIT POCKET DOOR HEAD DTL.
1 1/2"=1'-0"



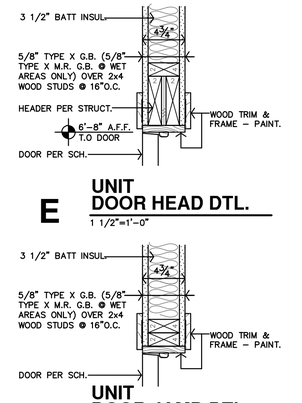
H UNIT POCKET DOOR JAMB DTL.
1 1/2"=1'-0"



G UNIT BASE DETAIL @ BI-PASS DOOR
1 1/2"=1'-0" BI-FOLD SIMILAR

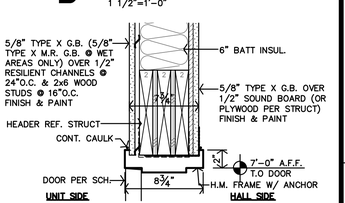


F UNIT HEAD DETAIL @ BI-FOLD DOOR
1 1/2"=1'-0" BI-PASS SIMILAR

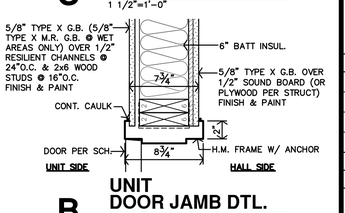


E UNIT DOOR HEAD DTL.
1 1/2"=1'-0"

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



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



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

A NOT USED

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

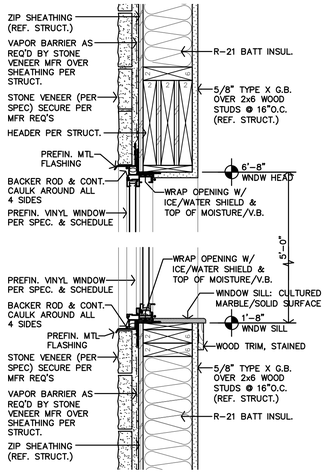
CHRISTOPHER R. GILLAM — 6979 — 4/17/2026 — KANSAS ARCHITECT

REVISION:

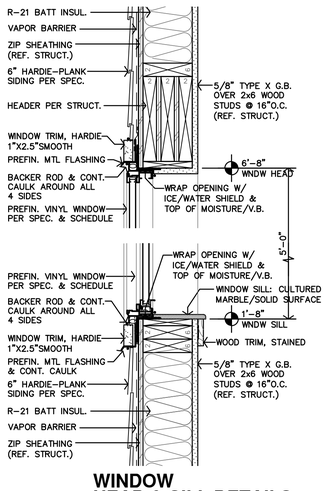
DATE: 4-17-2026
JOB: 25-3465
SHEET NO.:

A10.2

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C WINDOW HEAD & SILL DETAILS
1 1/2"=1'-0" JAMB SIMILAR



B WINDOW HEAD & SILL DETAILS
1 1/2"=1'-0" JAMB SIMILAR

GLAZING SCHEDULE

MARK	INTERIOR	EXTERIOR	1/4"	1/2" FIRE RATED	3/4" INSULATED	TINTED	TEMPERED	SP'ANDREL GLASS
A1		●			●	●	●	
A2		●			●	●		
A3		●			●		●	●
B1	●		●				●	
B2	●		●					
C1	●			●			●	

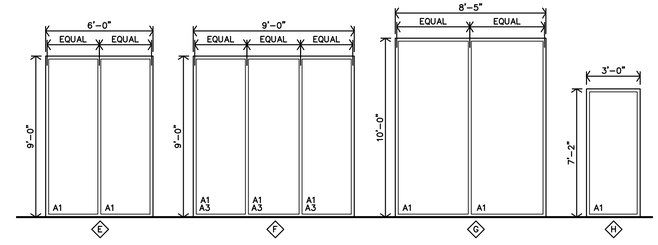
REF. SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS

WINDOW SCHEDULE

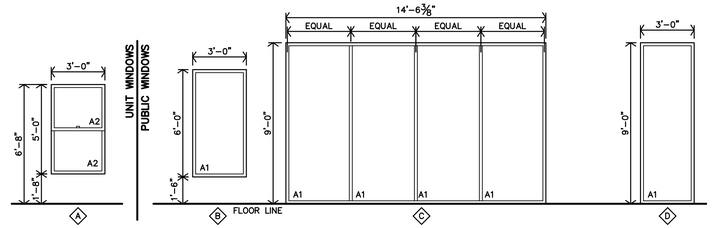
MARK	WIDTH	HEIGHT	STYLE	INTERIOR	EXTERIOR	DETAILS
A	3'-0"	5'-0"	SINGLE HUNG		●	B/C-A10.3
B	3'-0"	6'-0"	FIXED		●	B/C-A10.3
C	14'-6 3/8"	9'-0"	ALUM. STOREFRONT		●	V/X/Y-A10.2
D	3'-0"	9'-0"	ALUM. STOREFRONT		●	V/X/Y-A10.2
E	6'-0"	9'-0"	ALUM. STOREFRONT		●	V/X/Y-A10.2
F	9'-0"	9'-0"	ALUM. STOREFRONT		●	V/X/Y-A10.2
G	8'-5"	10'-0"	ALUM. STOREFRONT		●	V/X/Y-A10.2
H	3'-4"	7'-2"	ALUM. STOREFRONT		●	V/X/Y-A10.2

GENERAL NOTES:

A. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
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 PROVIDED W/ WINDOW OPENING CONTROL DEVICE PER ASTM 2090 & 2024 IBC SEC. 1015.8.1
F. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2024 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
G. ALL OPERABLE WINDOWS SHALL HAVE INSECT SCREENS.



WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN U-VALUE PER SPECS. MEET IECC 2018
2. SAFETY GLASS SHALL BE LOCATED PER 2024 IBC SECTION 2406.4
3. FOR WINDOWS W/ SILLS @ 6'-0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2024 IBC SEC. 1405.13.2



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

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THE RESERVES AT MEADOWS 25

NEW MIXED-USE RESIDENTIAL

GODDARD, KANSAS

CHRISTOPHER R. GILLAM LICENSED 6979 4/17/2026 KANSAS ARCHITECT

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