

# POTENTIAL REDEVELOPMENT PLAN

**HISTORIC ST. JOHN'S HOSPITAL  
139 N. Penn Ave., Salina, KS**

**ONLINE ONLY - Bidding Ends  
Tuesday, December 16, 2021 @ 2:00 PM CST**



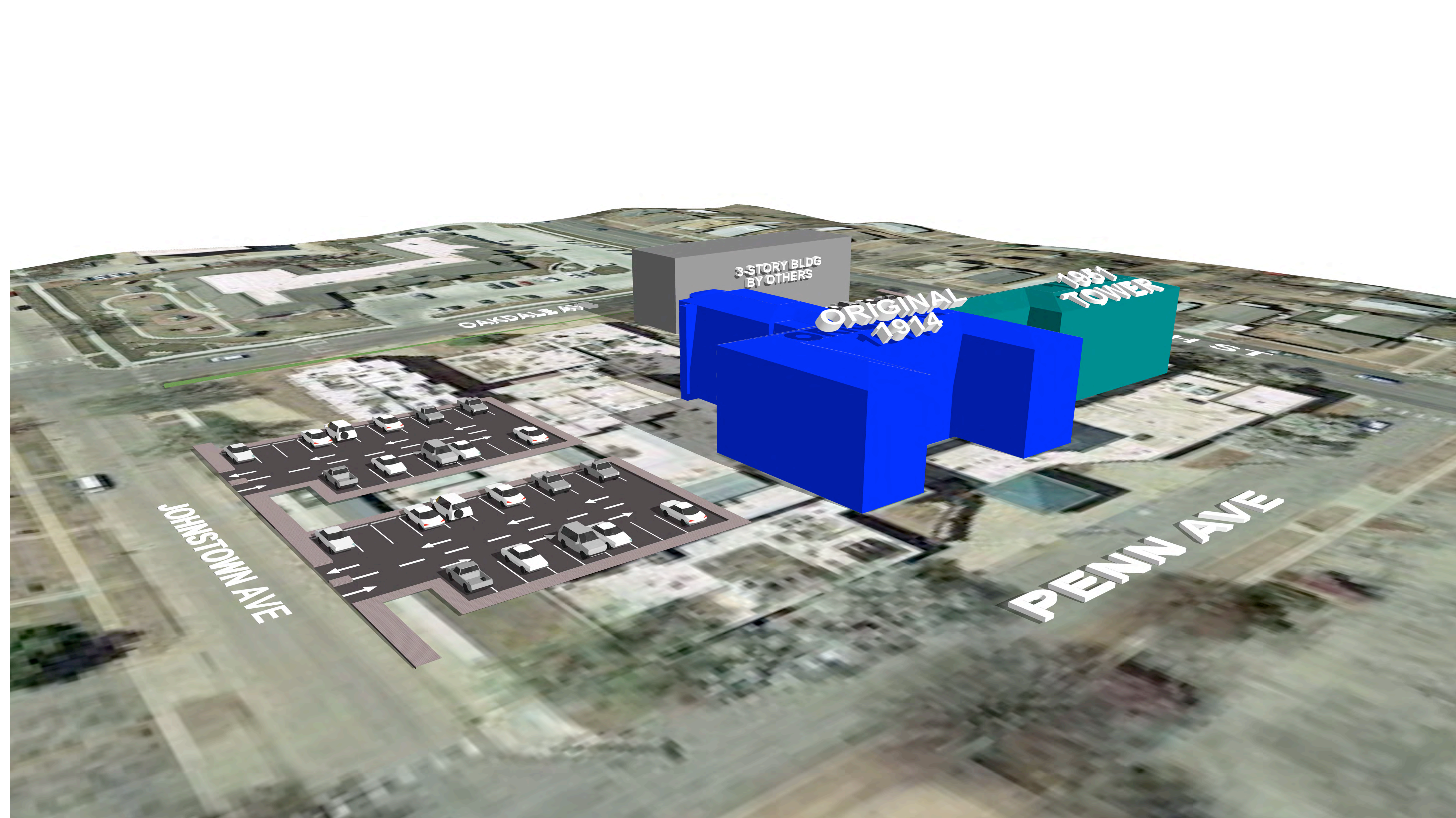
**AUCTION DIVISION**

**J.P. Weigand & Sons, Inc. - Auction Division**  
150 N. Market Wichita, KS 67202 | [WeigandAuctions.com](http://WeigandAuctions.com)



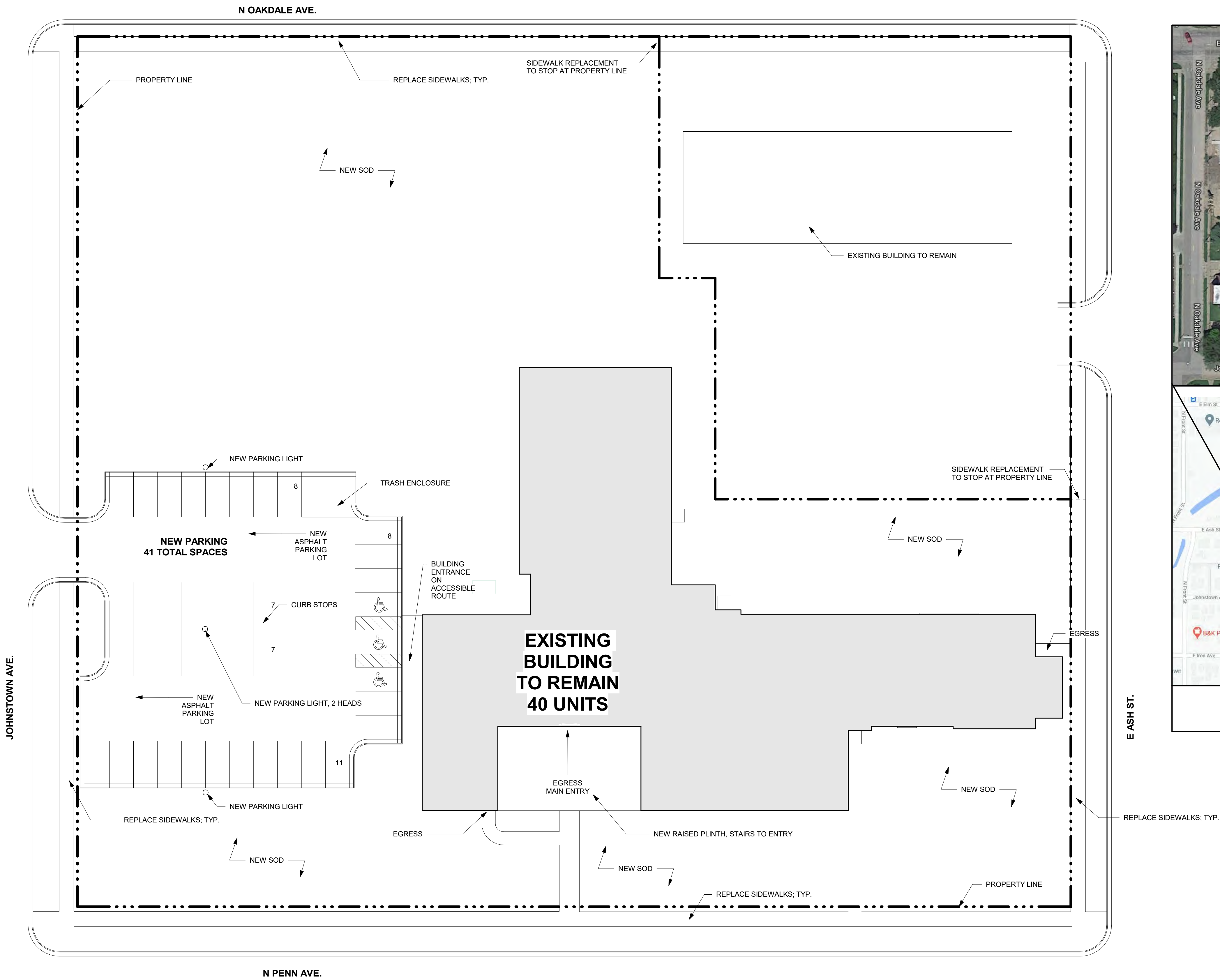
**Kevin Howell, Auctioneer**  
316-292-3971 | [khowell@weigand.com](mailto:khowell@weigand.com)





MASSING MODEL AFTER ALL DEMOLITION

1/20/2021 9:16:47 AM  
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1 SITE PLAN  
1" = 20'-0"

VICINITY MAP

PRINTS ISSUED  
01/20/2021

REVISIONS:

ST. JOHN'S PLACE

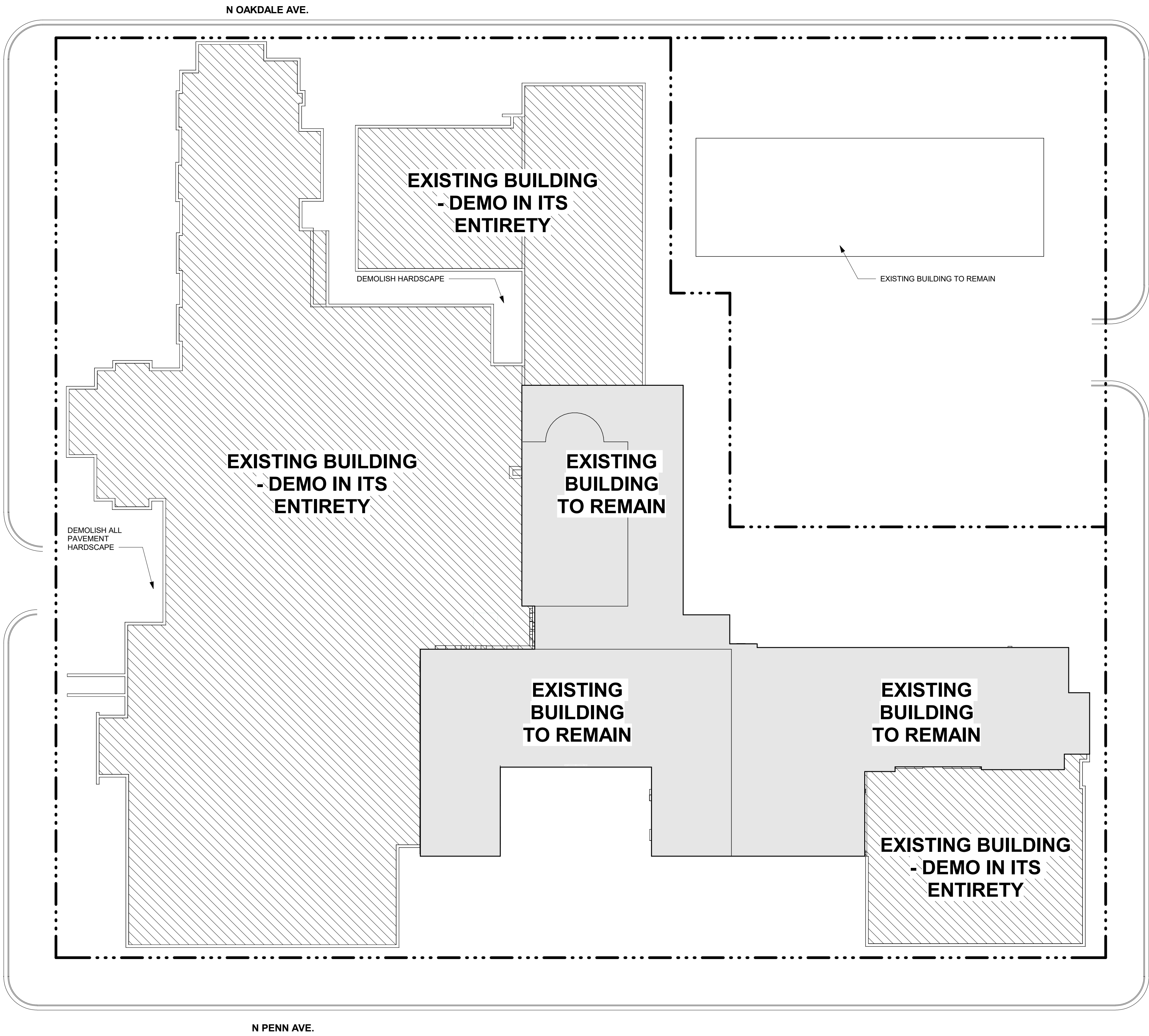
139 N. PENN AVE  
SALINA, KS 67401

SHEET TITLE  
SITE PLAN

PROJECT NUMBER: P1821

SHEET NUMBER:

AS-100



NOTE:  
THE NOTES ON THE DEMOLITION PAGES SHOW THE INTENT OF  
DEMOLITION REQUIRED FOR THE BUILDING. THEY DO NOT  
ARTICULATE ALL ELEMENTS THAT ARE TO BE REMOVED. GENERAL  
AND DEMOLITION CONTRACTORS TO THOROUGHLY INSPECT THE  
PREMISES PRIOR TO COMMENCEMENT OF WORK AND IDENTIFY  
ANY LARGE, OR ITEMS OF POTENTIAL SIGNIFICANT COST, THAT  
HAVE NOT BEEN MARKED ON THESE DRAWINGS AND REPORT  
THEM TO THE ARCHITECT AND OWNER.

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01/20/2021  
REVISIONS:



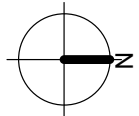
ST. JOHN'S PLACE  
139 N. PENN AVE  
SALINA, KS 67401

SHEET TITLE  
DEMOLITION SITE PLAN

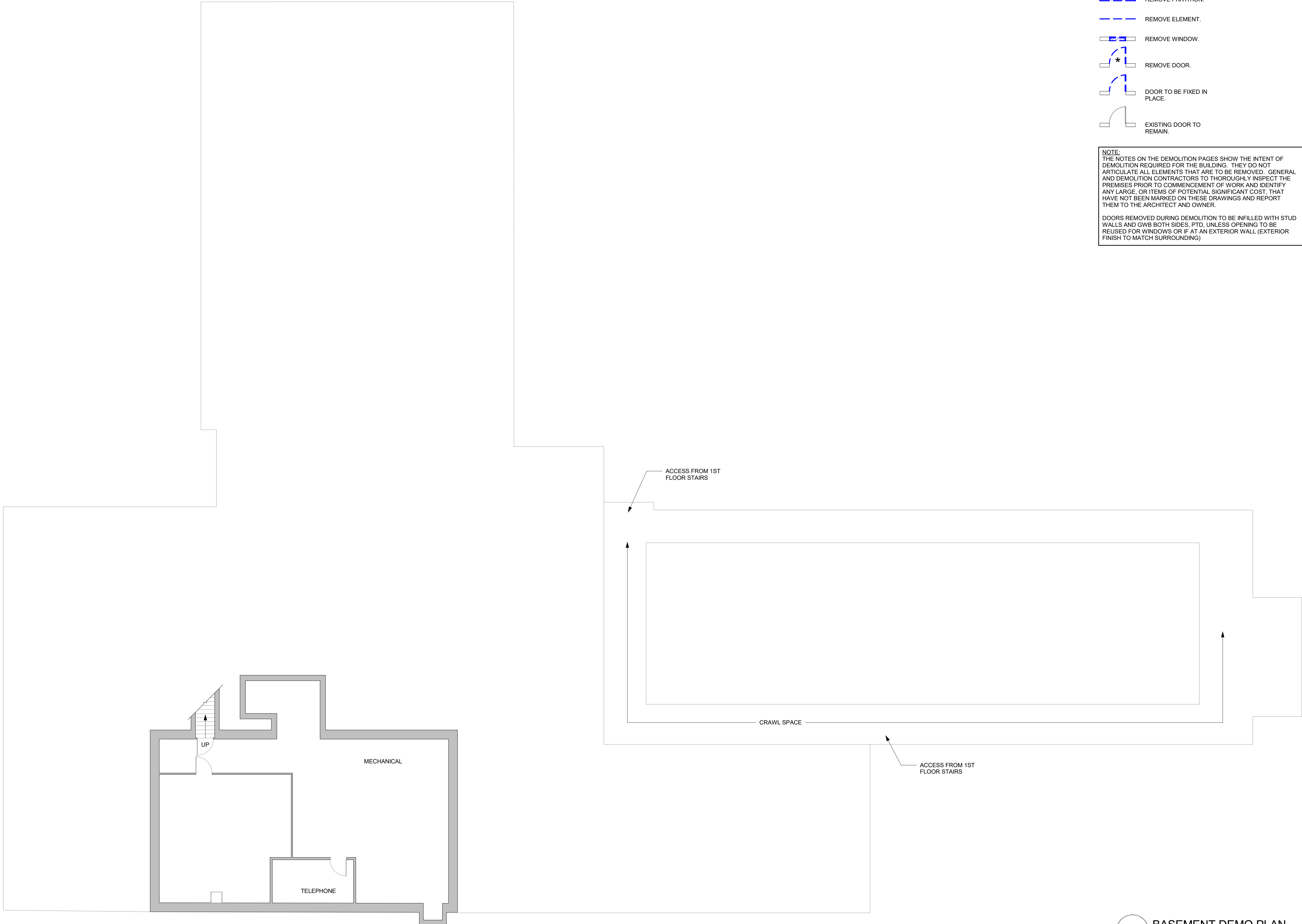
PROJECT NUMBER: P1821

SHEET NUMBER:

ASD-100



1/20/2021 9:16:40 AM  
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DEMOLITION PLAN LEGEND

- REMOVE PARTITION.
- REMOVE ELEMENT.
- REMOVE WINDOW.
- REMOVE DOOR.
- DOOR TO BE FIXED IN PLACE.
- EXISTING DOOR TO REMAIN.

NOTE:  
THE NOTES ON THE DEMOLITION PAGES SHOW THE INTENT OF DEMOLITION REQUIRED FOR THE BUILDING. THEY DO NOT ARTICULATE ALL ELEMENTS THAT ARE TO BE REMOVED. GENERAL AND DEMOLITION CONTRACTORS TO THOROUGHLY INSPECT THE PREMISES PRIOR TO COMMENCEMENT OF WORK AND IDENTIFY ANY LARGE, OR ITEMS OF POTENTIAL SIGNIFICANT COST, THAT HAVE NOT BEEN MARKED ON THESE DRAWINGS AND REPORT THEM TO THE ARCHITECT AND OWNER.

DOORS REMOVED DURING DEMOLITION TO BE INFILLED WITH STUD WALLS AND GWB BOTH SIDES, PTD, UNLESS OPENING TO BE REUSED FOR WINDOWS OR IF AT AN EXTERIOR WALL (EXTERIOR FINISH TO MATCH SURROUNDING)

PRINTS ISSUED  
01/20/2021

REVISIONS:



PRELIMINARY  
NOT FOR  
CONSTRUCTION

ST. JOHN'S PLACE  
139 N. PENN AVE  
SALINA, KS 67401

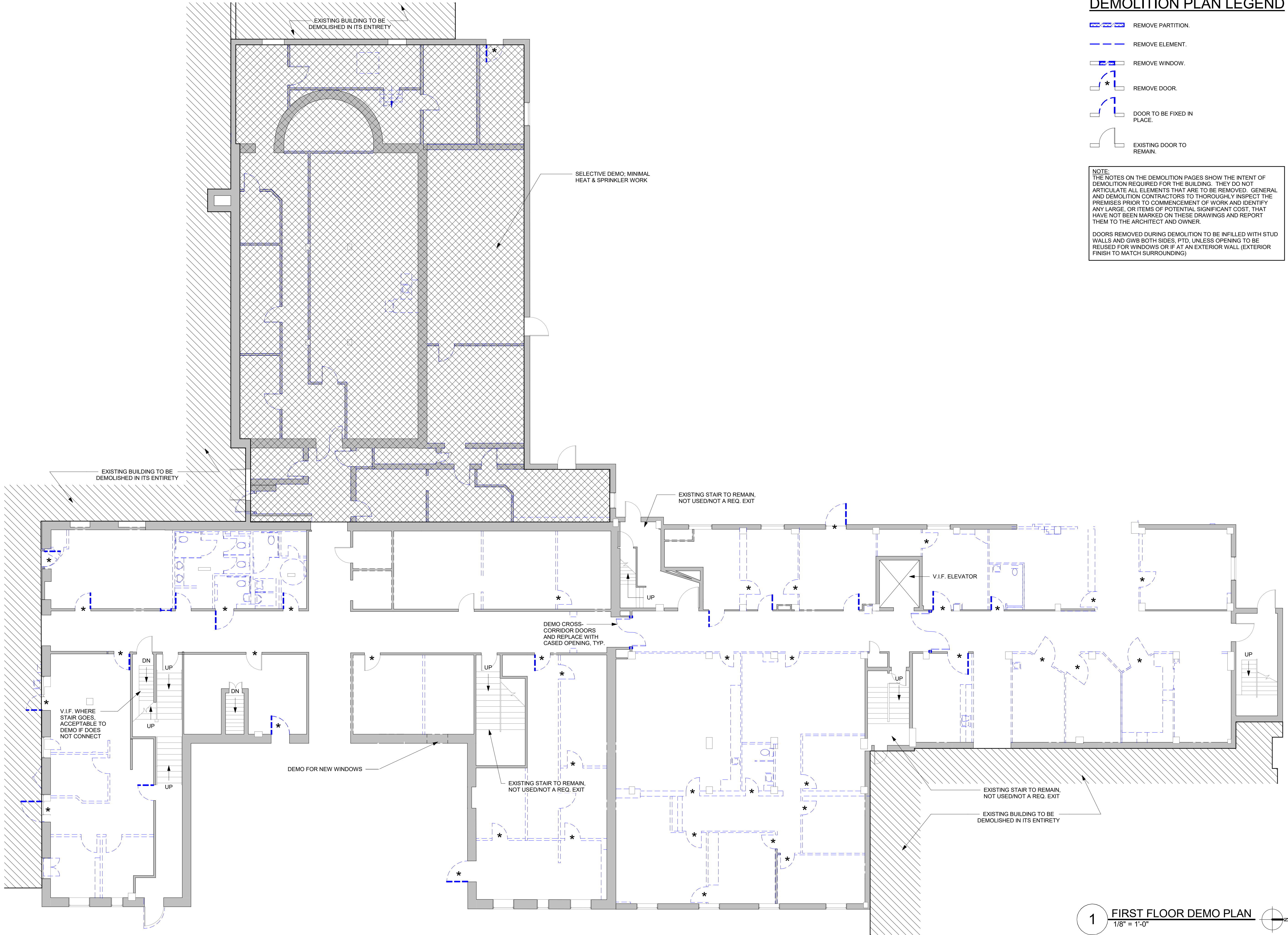
SHEET TITLE  
DEMOLITION BASEMENT FLOOR  
PLAN

PROJECT NUMBER: P1821

SHEET NUMBER:

D-100

1/20/2021 9:16:50 AM  
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## DEMOLITION PLAN LEGEND

- REMOVE PARTITION.
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PRINTS ISSUED  
01/20/2021

REVISIONS:

ST. JOHN'S PLACE

139 N. PENN AVE  
SALINA, KS 67401

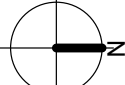
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DEMOLITION FIRST FLOOR PLAN

PROJECT NUMBER: P1821

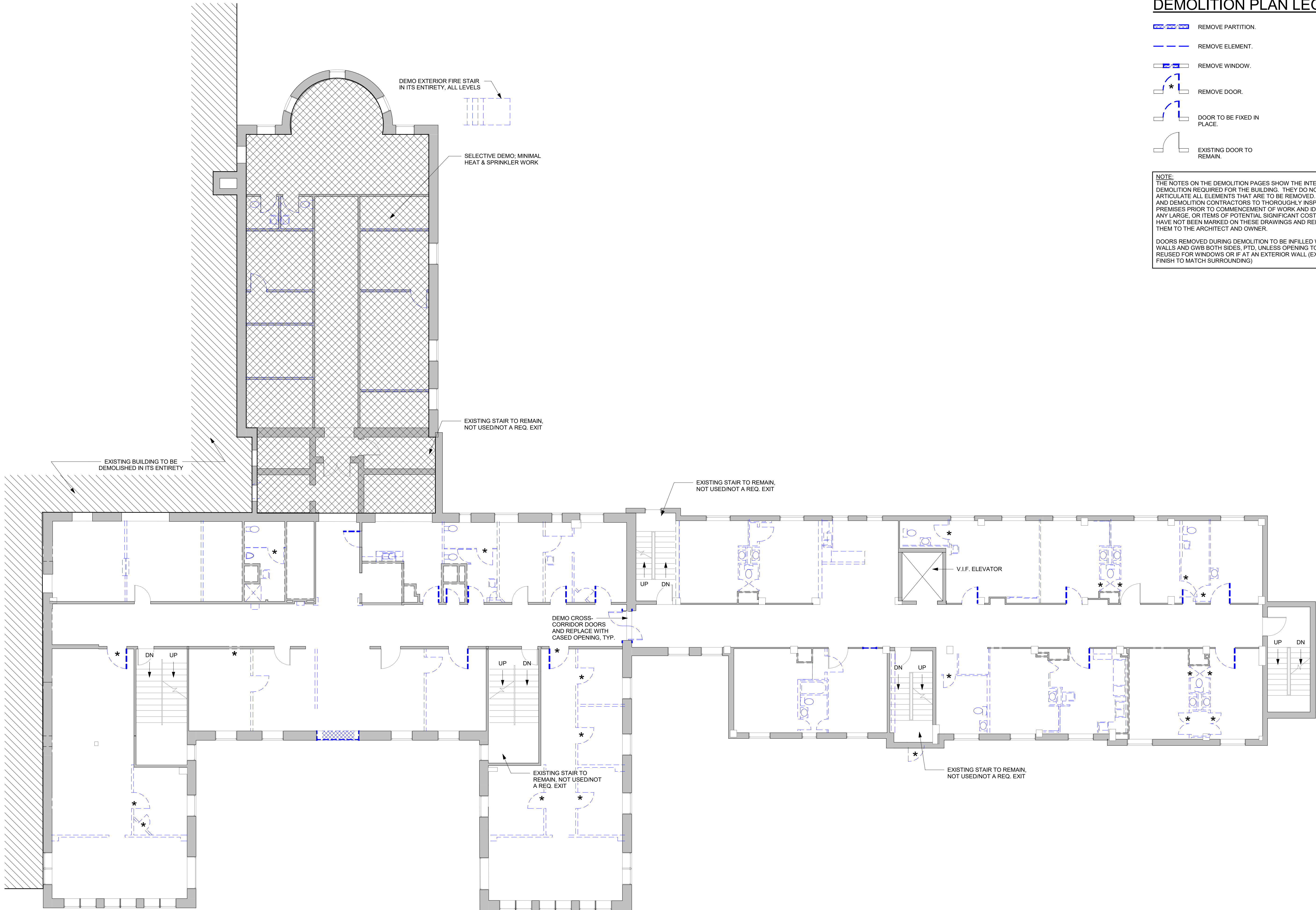
SHEET NUMBER:

D-101

1 FIRST FLOOR DEMO PLAN  
1/8" = 1'-0"



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DEMOLITION PLAN LEGEND

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PRINTS ISSUED  
01/20/2021

REVISIONS:

ST. JOHN'S PLACE

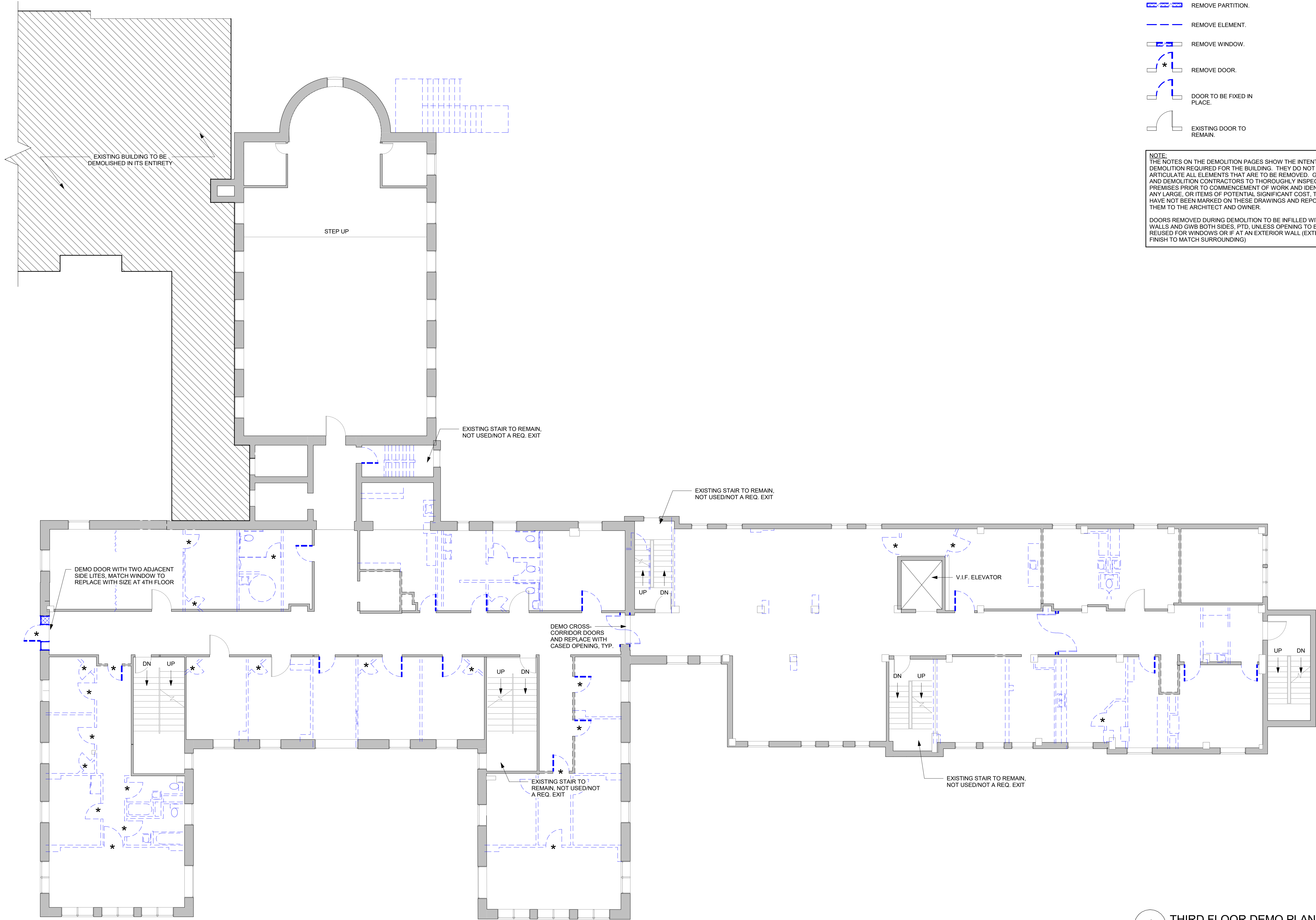
139 N. PENN AVE  
SALINA, KS 67401

SHEET TITLE  
DEMOLITION SECOND FLOOR  
PLAN

PROJECT NUMBER: P1821

SHEET NUMBER:

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## DEMOLITION PLAN LEGEND

- REMOVE PARTITION.
- REMOVE ELEMENT.
- REMOVE WINDOW.
- REMOVE DOOR.
- DOOR TO BE FIXED IN PLACE.
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PRINTS ISSUED  
01/20/2021

REVISIONS:

ST. JOHN'S PLACE  
139 N. PENN AVE  
SALINA, KS 67401

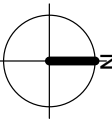
SHEET TITLE  
DEMOLITION THIRD FLOOR PLAN

PROJECT NUMBER: P1821

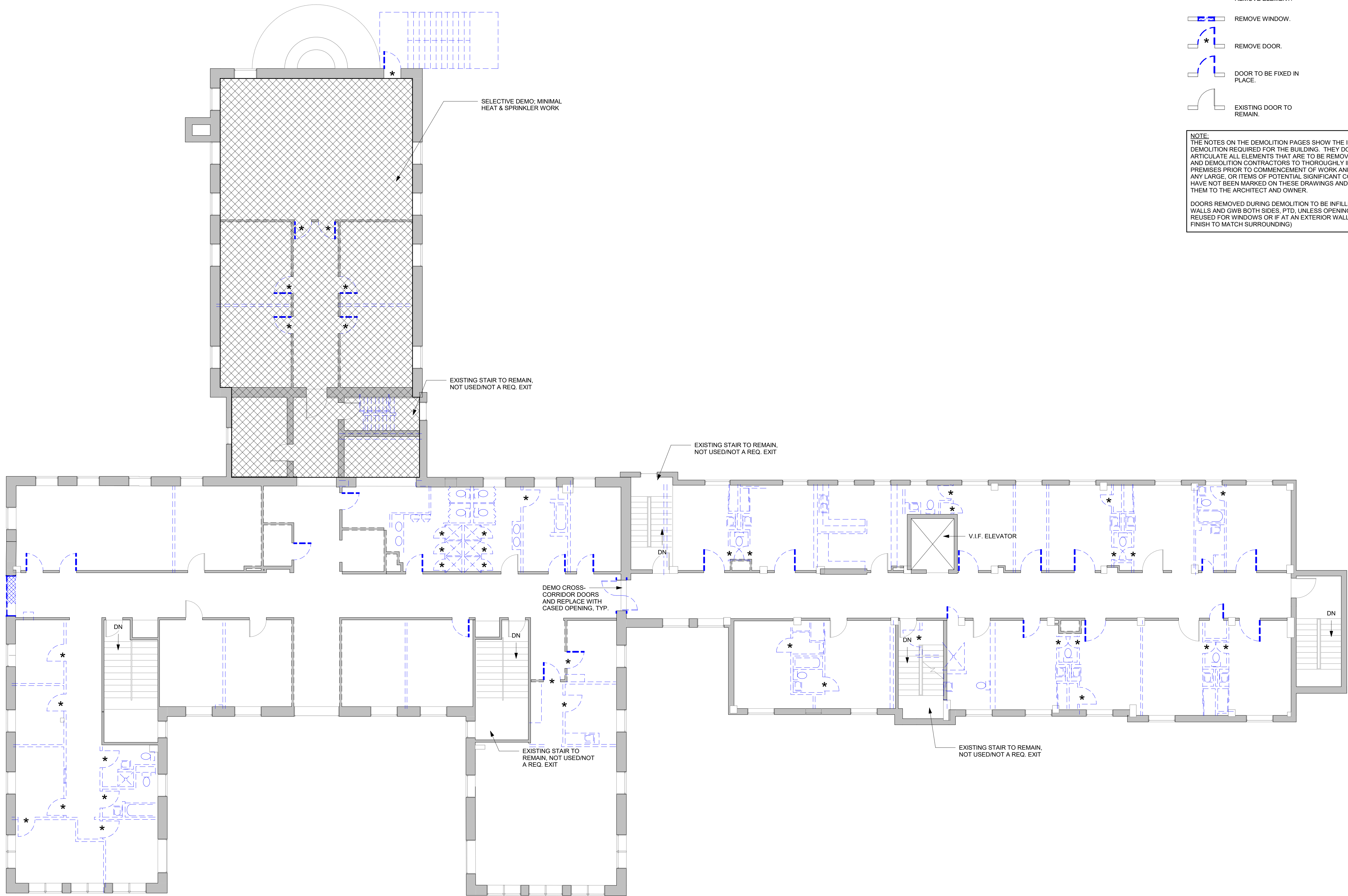
SHEET NUMBER:

D-103

1 THIRD FLOOR DEMO PLAN  
1/8" = 1'-0"



1/20/2021 9:16:53 AM  
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## DEMOLITION PLAN LEGEND

- REMOVE PARTITION.
- REMOVE ELEMENT.
- REMOVE WINDOW.
- REMOVE DOOR.
- DOOR TO BE FIXED IN PLACE.
- EXISTING DOOR TO REMAIN.

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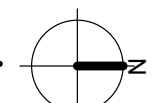
PRINTS ISSUED  
01/20/2021  
REVISIONS:

ST. JOHN'S PLACE  
139 N. PENN AVE  
SALINA, KS 67401

SHEET TITLE  
DEMOLITION FOURTH FLOOR  
PLAN  
PROJECT NUMBER: P1821  
SHEET NUMBER:

1

FOURTH FLOOR DEMO PLAN  
1/8" = 1'-0"



D-104



1/20/2021 9:18:24 AM  
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D-201 2

D-200  
1

A-200  
A1

## PLAN LEGEND

- NON-RATED PARTITION.
- RATED PARTITION
- EXISTING.

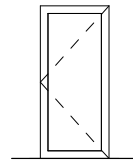
REFER TO DEMO PLANS FOR FIXED DOOR LOCATIONS.

NOTE: EXISTING CORRIDOR WALLS TO BE FURRED OUT ON UNIT SIDE OF WALL. RESTORE TERRAZZO FLOORS & PLASTER WALLS/CEILINGS WHERE UNCOVERED.

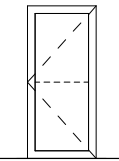
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01/20/2021

REVISIONS:

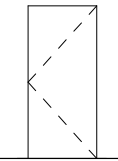
### DOOR TYPES



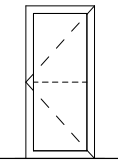
TWO PANEL  
UNIT INTERIOR



A  
ONE PANEL\*



B  
FLUSH



C  
ONE PANEL\*  
(FIXED)

\*IN 1951 PORTION, RECESSED  
PANEL IN UPPER HALF ONLY

ST. JOHN'S PLACE

139 N. PENN AVE  
SALINA, KS 67401

2 D-200

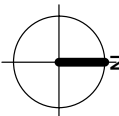
A2-A-200

SHEET TITLE  
BASEMENT FLOOR PLAN

PROJECT NUMBER: P1821

SHEET NUMBER:

1 BASEMENT FLOOR PLAN  
1/8" = 1'-0"



A-100

A-200  
A1

## PLAN LEGEND

- NON-RATED PARTITION.
- RATED PARTITION
- EXISTING.

REFER TO DEMO PLANS FOR FIXED DOOR LOCATIONS.

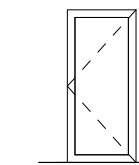
NOTE: EXISTING CORRIDOR WALLS TO BE FURRED OUT ON UNIT SIDE OF WALL. RESTORE TERRAZZO FLOORS & PLASTER WALLS/CEILINGS WHERE UNCOVERED.

PRINTS ISSUED

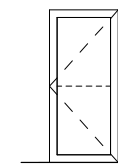
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REVISIONS:

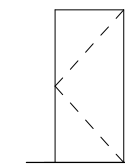
## DOOR TYPES



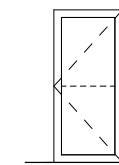
TWO PANEL  
UNIT INTERIOR



A  
ONE PANEL\*



B  
FLUSH



C  
ONE PANEL\*  
(FIXED)

\*IN 1951 PORTION, RECESSED  
PANEL IN UPPER HALF ONLY

SELECTIVE DEMO; MINIMAL  
HEAT & SPRINKLER WORK

NO WORK

GC VERIFY DOOR SEQUENCE IN FIELD

NO SIDEWALK REQUIRED

STAIR CORE TO  
REMAIN, TYP. NOT  
USED NOT A  
REQUIRED EXIT

INFILL DOOR WITH WINDOW

RETAIN METAL  
SURROUNDS,  
REPLACE  
CAB AND  
EQUIPMENT

RESTORE TERRAZZO  
FLOORS

STAIR CORE  
TO REMAIN,  
TYP.

A2/A-200

A-201

ST. JOHN'S PLACE

139 N. PENN AVE  
SALINA, KS 67401

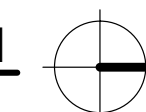
SHEET TITLE  
FIRST FLOOR PLAN

PROJECT NUMBER: P1821

SHEET NUMBER:

A-101

1 FIRST FLOOR PLAN  
1/8" = 1'-0"



1/20/2021 9:16:30 AM  
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A-200  
A1

## PLAN LEGEND

- NON-RATED PARTITION.
- RATED PARTITION
- EXISTING.

REFER TO DEMO PLANS FOR FIXED DOOR LOCATIONS.

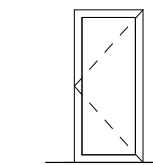
NOTE: EXISTING CORRIDOR WALLS TO BE FURRED OUT ON UNIT SIDE OF WALL. RESTORE TERRAZZO FLOORS & PLASTER WALLS/CEILINGS WHERE UNCOVERED.

PRINTS ISSUED

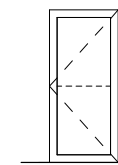
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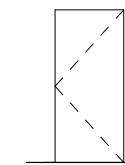
## DOOR TYPES



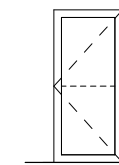
TWO PANEL  
UNIT INTERIOR



A  
ONE PANEL\*



B  
FLUSH



C  
ONE PANEL\*  
(FIXED)

\*IN 1951 PORTION, RECESSED  
PANEL IN UPPER HALF ONLY

NO WORK

SELECTIVE DEMO: MINIMAL  
HEAT & SPRINKLER WORK

EXISTING ROOF BELOW

STAIR CORE TO  
REMAIN, TYP. NOT  
USED/NOT A  
REQUIRED EXIT

RETAIN METAL  
SURROUNDS,  
REPLACE  
CAB AND  
EQUIPMENT

STAIR CORE TO  
REMAIN, TYP. NOT  
USED/NOT A  
REQUIRED EXIT

EXISTING ROOF BELOW

A2 A-200

ST. JOHN'S PLACE

139 N. PENN AVE  
SALINA, KS 67401

SHEET TITLE  
SECOND FLOOR PLAN

PROJECT NUMBER: P1821

SHEET NUMBER:

A-102

1

SECOND FLOOR PLAN  
1/8" = 1'-0"



A-200  
A1

## PLAN LEGEND

- NON-RATED PARTITION.
- RATED PARTITION
- EXISTING.

REFER TO DEMO PLANS FOR FIXED DOOR LOCATIONS.

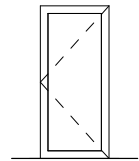
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PRINTS ISSUED

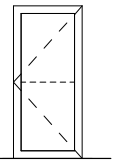
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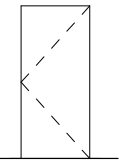
### DOOR TYPES



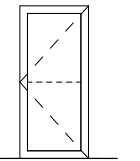
TWO PANEL  
UNIT INTERIOR



A  
ONE PANEL\*



B  
FLUSH



C  
ONE PANEL\*  
(FIXED)

\*IN 1951 PORTION, RECESSED  
PANEL IN UPPER HALF ONLY

NO WORK

EXISTING PEWS

STAIR CORE TO  
REMAIN, TYP. NOT  
USED/NOT A  
REQUIRED EXIT

RETAIN  
METAL  
SURROUNDS,  
REPLACE  
CAB AND  
EQUIPMENT

RESTORE TERRAZZO  
FLOORS

STAIR CORE TO  
REMAIN, TYP. NOT  
USED/NOT A  
REQUIRED EXIT

STAIR CORE TO  
REMAIN, TYP. NOT  
USED/NOT A  
REQUIRED EXIT

A2  
A-200

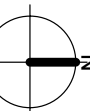
SHEET TITLE  
THIRD FLOOR PLAN

PROJECT NUMBER: P1821

SHEET NUMBER:

A-103

1 THIRD FLOOR PLAN  
1/8" = 1'-0"



A-201

1/20/2021 9:16:35 AM  
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A-200  
A1

## PLAN LEGEND

NON-RATED PARTITION.  
RATED PARTITION.  
EXISTING.

REFER TO DEMO PLANS FOR FIXED DOOR LOCATIONS.

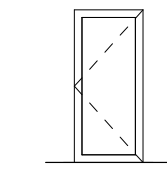
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PRINTS ISSUED

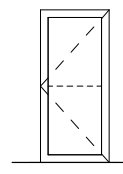
01/20/2021

REVISIONS:

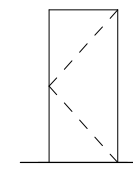
### DOOR TYPES



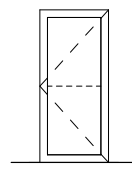
TWO PANEL  
UNIT INTERIOR



A  
ONE PANEL\*



B  
FLUSH



C  
ONE PANEL\*  
(FIXED)

\*IN 1951 PORTION, RECESSED  
PANEL IN UPPER HALF ONLY

NO WORK

SELECTIVE DEMO: MINIMAL  
HEAT & SPRINKLER WORK

424  
STAIR

STAIR CORE TO  
REMAIN, TYP. NOT  
USED/NOT A  
REQUIRED EXIT

401  
1B 1B

430  
CORRIDOR

STUDY

402  
1B 1B

434  
MECH

404  
2B 1B

DEMO CROSS-  
CORRIDOR DOORS  
AND REPLACE WITH  
CASED OPENING, TYP.

403  
2B 1.5B

STAIR CORE TO  
REMAIN, TYP. NOT  
USED/NOT A  
REQUIRED EXIT

400  
2B 1B

406  
1B 1B

408  
2B 1B

RETAIN  
METAL  
SURROUNDS.  
REPLACE  
CAB AND  
EQUIPMENT

431  
CORRIDOR

405  
1B 1B

407  
1B 1B

409  
1B 1B

STAIR CORE TO  
REMAIN, TYP. NOT  
USED/NOT A  
REQUIRED EXIT

ST. JOHN'S PLACE

139 N. PENN AVE  
SALINA, KS 67401

A2-A-200

SHEET TITLE  
FOURTH FLOOR PLAN

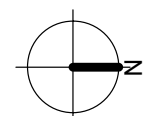
PROJECT NUMBER: P1821

SHEET NUMBER:

A-104

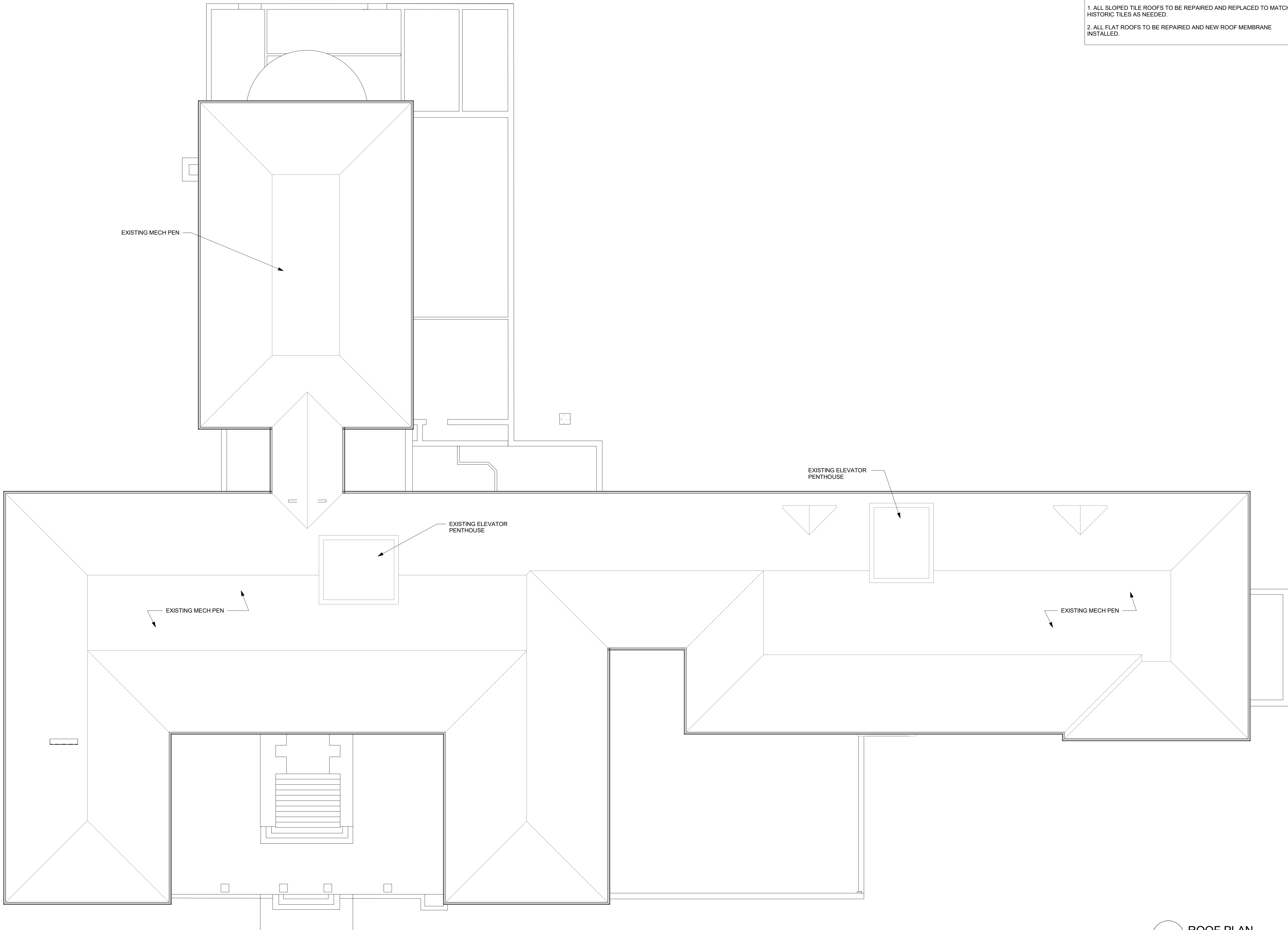
1

FOURTH FLOOR PLAN  
1/8" = 1'-0"



A-201  
A1

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C:\Users\kmarberg\Documents\P1821 - St. John's Place - R21\_Markup.rvt



ROOF PLAN GENERAL NOTES

1. ALL SLOPED TILE ROOFS TO BE REPAIRED AND REPLACED TO MATCH HISTORIC TILES AS NEEDED.

2. ALL FLAT ROOFS TO BE REPAIRED AND NEW ROOF MEMBRANE INSTALLED.

PRINTS ISSUED  
01/20/2021

REVISIONS:

ST. JOHN'S PLACE  
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SALINA, KS 67401

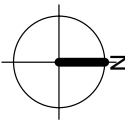
SHEET TITLE  
ROOF PLAN

PROJECT NUMBER: P1821

SHEET NUMBER:

A-105

1 ROOF PLAN  
1/8" = 1'-0"



ELEVATION GENERAL NOTES

1. ALL EXISTING WINDOWS TO BE DEMOLISHED AND REPLACED WITH SINGLE HUNG SASH WINDOWS, EXCEPT IN CASES WHERE OPENING IS CURRENTLY GLASS BLOCK OR TO BE FOR MECHANICAL USE

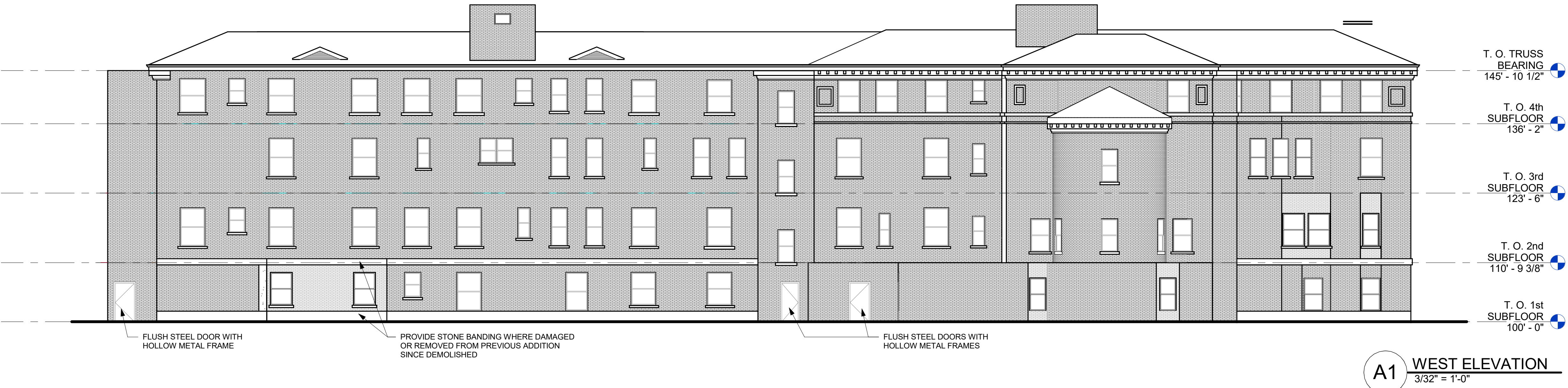
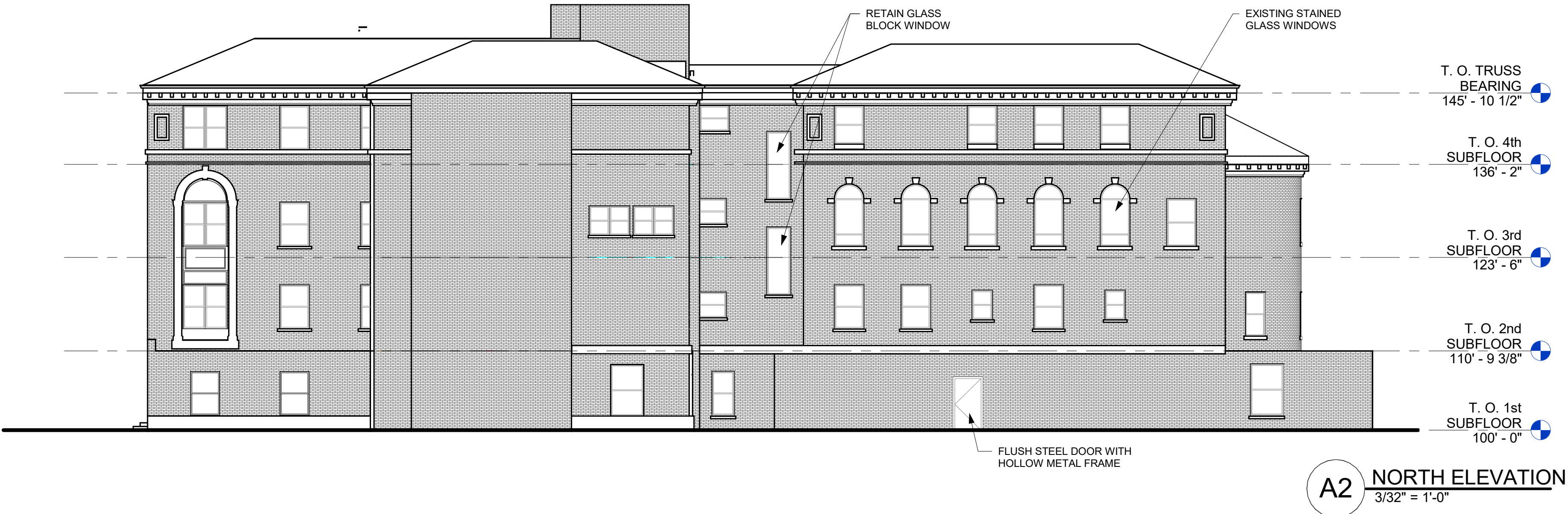
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REVISIONS:



PRELIMINARY  
NOT FOR  
CONSTRUCTION



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SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER: P1821

SHEET NUMBER:

A-200

PRELIMINARY  
NOT FOR  
CONSTRUCTION

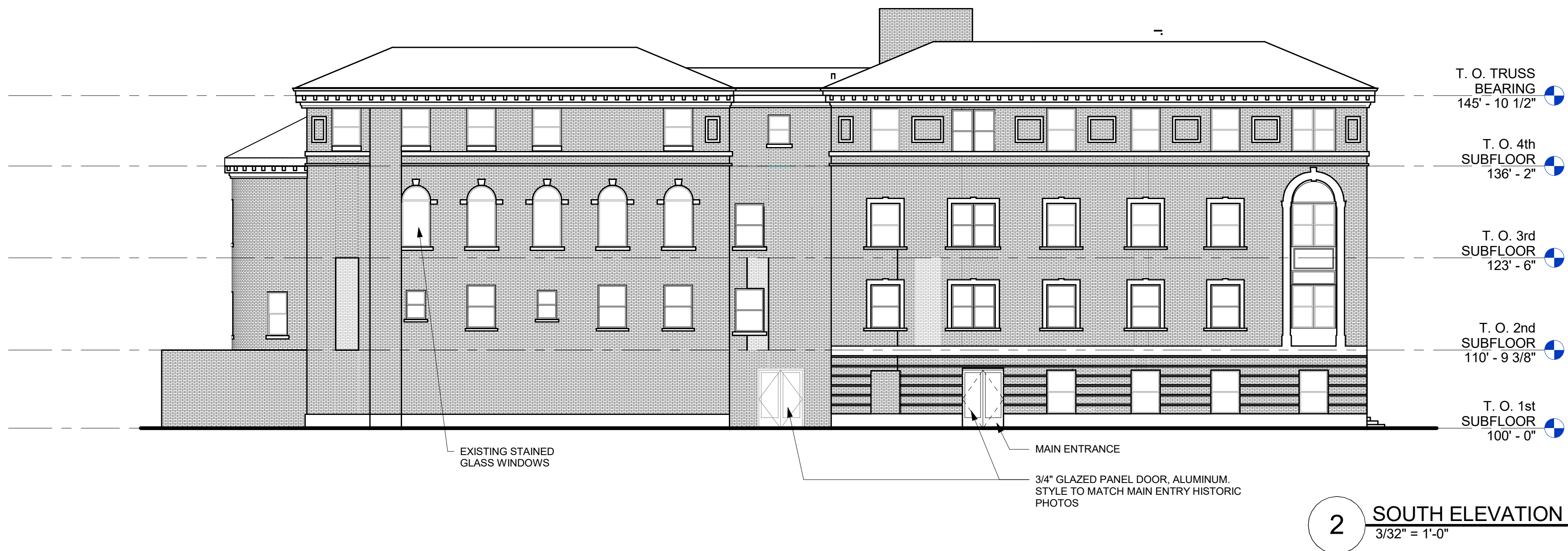
ST. JOHN'S PLACE  
139 N. PENN AVE  
SALINA, KS 67401

SHEET TITLE  
EXTERIOR ELEVATIONS

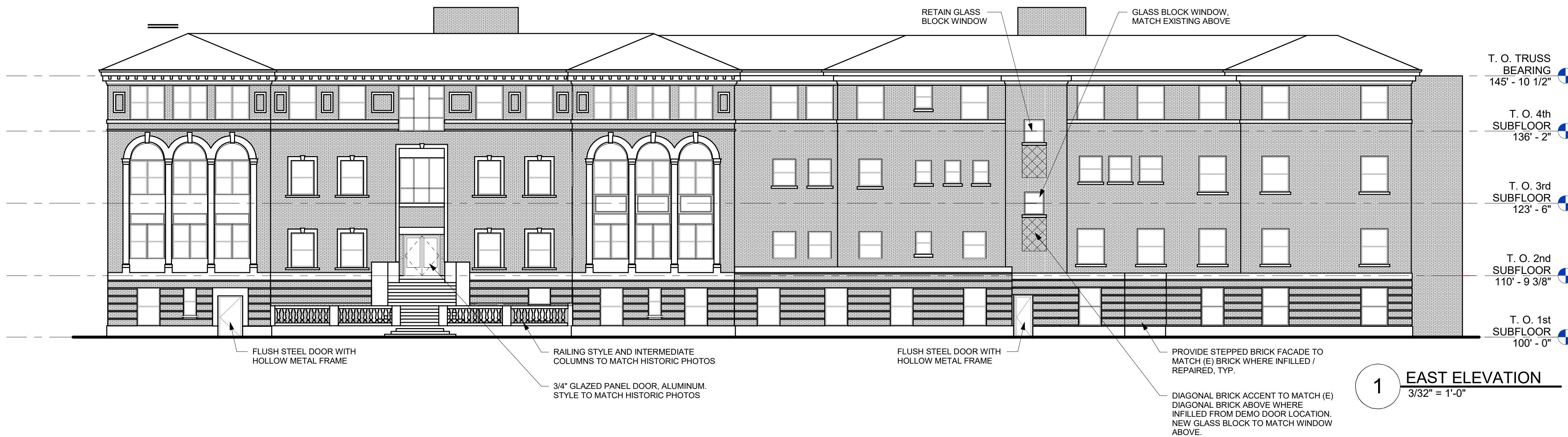
PROJECT NUMBER: P1821

SHEET NUMBER:

A-201



2 SOUTH ELEVATION  
3/32" = 1'-0"



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