



Jones Gillam Renz Architects

Address

730 N 9th St.
Salina, KS 67401

1881 Main St., Suite 301
Kansas City, MO 64108

Contact

jgr@jgrarchitects.com
(785) 827-0386

Web

jgrarchitects.com

NOTICE TO ALL CONTRACTORS AND SUB-CONTRACTORS

October 14, 2025

Lee Lofts III – Historic Rehab, New Apartments – Proj 22-3243

Prebid Meeting Date: October 9, 2025

Bid Date: October 16, 2025

ADDENDUM NO. 1

YOU ARE INSTRUCTED TO READ AND TO NOTE THE FOLLOWING DESCRIBED CHANGES, CORRECTIONS, CLARIFICATIONS, OMISSIONS, DELETIONS, ADDITIONS, APPROVALS, AND STATEMENTS PERTINENT TO THE CONTRACT AND CONSTRUCTION DOCUMENTS. THIS ADDENDUM IS A PART OF THE CONTRACT AND CONSTRUCTION DOCUMENTS AND SHALL GOVERN IN THE PERFORMANCE OF THE WORK.

GENERAL

1. Approved for bidding:
 - a. Sure-Weld TPO Mechanically Fastened Roofing System has been approved for bidding.
 - b. Steelcraft C & CK Series casing-ready hollow metal frames.
 - c. Galvanized or carbon steel for the welded wire panel (3" square spacing) in lieu of stainless at Stair S2.

ARCHITECTURAL – Specifications

1. Section 06200 Finish Carpentry – Paragraph 3.05 Schedule, as been revised and updated.
2. Section 09650 Resilient Flooring has been added.

ARCHITECTURAL – Drawings

1. D2.1, D2.2, D2.3 – Sheet labels have been corrected.
2. A1.1 & A1.2 – Electrical Meter Center located has been revised. New fencing in Dog Park has been eliminated. Five bollards have been added in the alley next to the electrical meter center.
3. A1.2 – Detail B, Bollard Detail has been added.
4. A2.0 – Wall Type 10 has been added.
5. A2.1
 - a. Key Notes 1-5 have been added to the plan.
 - b. Detail B – 1st and 2nd Level Landing Floor Plan has been added.
 - c. Windows 'C' have been added to the first floor in Stair S1.
 - d. Apts 105 & 108 – Door labels has been revised.
 - e. Wall Type 10 has been added to the east exterior walls.
6. A2.3
 - a. Wall Type 8 has been added on the north wall of the Stair Lobby 301.
 - b. Detail B, 5th Level Floor Plan has been added for the southeast corner.
7. A3.1 & A3.2 – Exhaust vent locations have been revised.
8. A4.1 – Handrail notes and dimensions have been added to the plans. Detail H has been added.
9. A4.2 – Detail J, Stair S2 Guardrail Detail has been added.
10. A5.1 – Detail B, Penthouse Stair Detail has been added.
11. A6.1, A6.2, A6.3 – General Finish Notes have been revised.
12. A8.1 – Historic Note 13 has been revised. Note 17 has been added.
13. A10.7 – Several items in the Finish Schedule have been revised. Historic Restoration Note #3 has been revised.
14. A10.8
 - a. Apartment interior Door Schedule – Doors U6, U7 and U8 have been revised/added. Notes 6 & 7 have been revised/added.
 - b. Public Door Schedule – Door 119 have been added. Note 10 has been added.

STRUCTURAL – Drawings

1. S1.6 – Updated the Roof Plan background. Modified Plan Note 7 to remove existing ladder. Added plan note 13.
2. S2.0 – Modified plan note 7 to remove existing ladder.

MECHANICAL/ELECTRICAL – Drawings

1. E6.3 – Dwelling unit panels have been revised
2. M1.3 – Added note regarding routing of exhaust ducts
3. M1.4 – Added note regarding routing of exhaust ducts

Receipt of this Addendum shall be noted on the Bid Form.

END OF ADDENDUM NO. 1

Attachments

- Revised Architectural Sheets: (19 total) D2.1, D2.2, D2.3, A1.1, A1.2, A2.0 A2.1, A2.3, A3.1, A3.2, A4.1, A4.2, A5.1, A6.1, A6.2, A6.3, A8.1, A10.7, A10.8
- Revised Structural Sheets: (2 total) S1.6, S2.0
- Revised MEP Sheets: (3 total) M1.3, M1.4, E6.3
- Revised Specification Section 06200 Finish Carpentry
- Added Specification Section 09650 Resilient Flooring

SECTION 06200

FINISH CARPENTRY

PART 1 GENERAL

- 1.01 SECTION INCLUDES
 - A. Finish carpentry items, other than shop prefabricated casework.
 - B. Stained wall panels and trim work/molding.
 - C. Hardware and attachment accessories.
- 1.02 QUALITY ASSURANCE
 - A. Perform work in accordance with AWI Custom.
- 1.03 DELIVERY, STORAGE, AND HANDLING
 - A. Deliver, store, protect and handle products to site under provisions of the General Requirements.
 - B. Protect work from moisture damage.
- 1.04 FIELD MEASUREMENTS
 - A. Verify that field measurements are as indicated on shop drawings and as instructed by the manufacturer.
- 1.05 COORDINATION
 - A. Coordinate the work with plumbing and electrical rough-in, and installation of associated and adjacent components.

PART 2 PRODUCTS

- 2.01 LUMBER MATERIALS
 - A. Softwood Lumber: PS 20; Graded in accordance with AWI Custom; maximum moisture content of 6 percent; suitable for prime and paint.
 - B. Hardwood Lumber: Graded in accordance with AWI prime and paint.
- 2.02 SHEET MATERIALS
 - A. Exterior Plywood: Exposed to weather shall be group 1, Exterior type, Grade A-B or A-C as required for exposure.
 - B. Interior Plywood: Interior or Exterior type, Group 1 or 2, Grade B-D where concealed, Grade A-C one side exposed and Grade A-A two sides exposed.
 - C. Wood Particleboard: ANSI A208.1 Type 1; AWI standard, composed of wood chips, medium density, made with high waterproof resin binders; of grade to suit application; sanded faces.
- 2.03 FASTENERS
 - A. Fasteners: Of size and type to suit application; galvanized finish in concealed locations and brass or chrome finish in exposed locations.
- 2.04 FABRICATION
 - A. Fabricate to AWI Custom standards.
 - B. Shop assemble work for delivery to site, permitting passage through building openings.
 - C. Fit exposed sheet material edges with 3/8 inch matching hardwood edging. Use one piece for full length only.
 - D. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.
- 2.05 SHOP FINISHING
 - A. Sand work smooth and set exposed nails and screws.
 - B. Apply wood filler in exposed nail and screw indentations.
 - C. On items to receive transparent finishes, use wood filler which matches surrounding surfaces and of types recommended for applied finishes.
 - D. Seal, stain and varnish exposed to view surfaces. Brush apply only.
 - E. Prime paint. Seal surfaces in contact with cementitious materials.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify adequacy of backing and support framing.
- B. Verify mechanical, electrical, and building items affecting work of this section are placed and ready to receive this work.

3.02 INSTALLATION

- A. Install work in accordance with AWI Custom Quality Standard.
- B. Set and secure materials and components in place, plumb and level.
- C. Carefully scribe work abutting other components, with maximum gaps of 1/32 inch. Do not use additional overlay trim to conceal larger gaps.
- D. Install components trim with nails, screws, bolts with blind fasteners or wall adhesive by gun application.
- E. Install hardware in accordance with manufacturer's instructions.

3.03 SITE APPLIED WOOD TREATMENT

- A. Apply preservative treatment in accordance with manufacturer's instructions.
- B. Brush apply two coats of preservative treatment on wood in contact with cementitious materials, roofing and related metal flashings. Treat site-sawn cuts.
- C. Allow preservative to dry prior to erecting members.

3.04 PREPARATION FOR SITE FINISHING

- A. Site Finishing: Refer to Section 09900.
- B. Before installation, prime paint surfaces of items or assemblies to be in contact with cementitious materials.

3.05 SCHEDULE

- A. Interior:
 - 1. Trim, Base & Molding
 - A. First Floor: Stained to match existing. Oak wood – stain color to be selected from Minwax standard colors.
 - B. Floors 2-5: Primed and painted.
 - 2. Adjustable shelves: (Located in Storage Closets) shall be wood, stained and finished to match kitchen and bathroom cabinets.
 - 3. Bedroom closet shelving: shall be wood, stained and finished to match kitchen and bathroom cabinets. (Reference Specification Section 12356 Kitchen Casework)
 - 4. Existing Wood Door (Door # 102) – remove existing paint finish. Sand smooth. Repair as needed. Apply new stain – stain color to be selected from Minwax standard colors.
 - 5. Wall Panels & Trim (Community Room #102, Hall 107, Hall 112). Reference drawings for design and location. Finish: Stained – stain color to be selected from Minwax standard colors.

END OF SECTION 06200

SECTION 09650

RESILIENT FLOORING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Vinyl sheet Flooring and Vinyl Plank Flooring

1.03 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site under provisions of the General Requirements.
- B. Protect roll materials from damage.

1.04 ENVIRONMENTAL REQUIREMENTS

- A. Store materials for three days prior to installation in area of installation to achieve temperature stability.
- B. Maintain ambient temperature required by adhesive manufacturer three days prior to, during, and 24 hours after installation of materials.

1.05 MAINTENANCE DATA

- A. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.

1.06 EXTRA MATERIALS

- A. Provide 10 sq ft of flooring, 10 lineal feet of base, and stair materials of each material specified.

1.07 WARRANTY

- A. 3 year light commercial warranty

PART 2 PRODUCTS

2.01 MATERIALS – VINYL TILE

- A. Resilient Tile; ASTM F-1066, **Patcraft, Set in Concrete**

1. Location: **Elevator Floor only**
2. Overall Thickness: 2.5mm
2. Size: 24"x24"
3. Wear Layer: 20 mil
4. Manufacturers:
 - a) J&J, Tarkett, Armstrong
 - b) Or as approved equal.
5. Color & pattern to be selected from full line of colors.

2.02 MATERIALS – RUBBER BASE

- A. Base: FS SS-W-40. Rubber; coved wall base; pre-molded external corners
 1. **Accepted Manufacturers: Johnsonite, Roppe, Armstrong, Shaw** or approved equal
 2. Height: 4"
 3. Thickness: 1/8 inch thick
 4. Length: Roll (Strips are not acceptable.)
 5. Color to be selected from full line of colors.

2.03 ACCESSORIES

- A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.
- B. Primers and Adhesives: Waterproof; types recommended by flooring manufacturer.
- C. Edge Strips: Flooring material as approved.
- D. Sealer and Wax: Types recommended by flooring manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify concrete floors are dry to a maximum moisture content of 7 percent, and exhibit negative alkalinity, carbonization, or dusting.
- B. Verify floor and lower wall surfaces are free of substances that may impair adhesion of new adhesive and finish materials.

3.02 PREPARATION

- A. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface.
- B. Prohibit traffic until filler is cured.

- C. Vacuum clean substrate.
- D. Apply primer as recommended by manufacturer.

3.05 INSTALLATION – RESILIENT TILE FLOORING

- A. Install in accordance with manufacturer's instructions.
- B. Spread only enough adhesive to permit installation of materials before initial set.
- C. Set flooring in place, press with heavy roller to attain full adhesion.
- D. Lay flooring with joints and seams parallel to building lines to produce symmetrical tile pattern.
- G. Terminate flooring at centerline of door openings where adjacent floor finish is dissimilar.
- H. Install resilient edge strips at unprotected or exposed edges, and where flooring terminates.
- G. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.

3.06 CLEANING

- A. Clean all work as described in the General Requirements.
- B. Remove excess adhesive from floor, base, and wall surfaces without damage.
- C. Clean, seal, and wax floor and base surfaces in accordance with manufacturer's instructions.

3.07 PROTECTION OF FINISHED WORK

- A. Protect finished Work.
- B. Prohibit traffic on floor finish for 48 hours after installation.

END OF SECTION 09650

DEMOLITION NOTES

GENERAL

- WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
- REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
- THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
- ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
- CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
- EXISTING SALVAGED BRICK TO BE STOCK PILED FOR RE-USE.
- COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

WINDOWS

- EXISTING STEEL WINDOWS. REMOVE ANY AND ALL WOOD/METAL PANEL COVERINGS. REMOVE ANY AND ALL BLINDS, SHADES, ETC. CLEAN, SAND, RESTORE AND REPAIR FRAMES. AT WINDOWS WITH OPERABLE PANEL, RETURN TO FULLY OPERABLE CONDITION. REFINISH & PAINT. NEW INSULATED GLAZING TO BE INSTALLED. REFERENCE HISTORIC PRESERVATION NOTES FOR ADDITIONAL DIRECTION.
- REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
- REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
- REMOVE EXISTING PLYWOOD FROM EXTERIOR OF WINDOW AND REMOVE EXISTING WOOD STUD WALL INFILL FROM INTERIOR SIDE OF WINDOW.
- REMOVE EXISTING WINDOW, PLYWOOD INFILL, DOOR FRAME AND BRICK INFILL AND EXISTING WINDOW OPENING. PREP FOR THE INSTALLATION OF NEW WINDOW.

DOORS

- REMOVE EXISTING STEEL DOORS & ALL ASSOCIATED HARDWARE. PATCH AND REPAIR ADJACENT MASONRY WALLS AS NEEDED.
- REMOVE EXISTING OVERHEAD DOOR AND SHUTTER DOORS, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES CLEAN, PREP FOR INSTALL OF WALL INFILL AND/OR DOOR.
- RESTORE EXISTING STEEL FRONT DOOR & TRANSOM. REMOVE BROKEN GLASS. CLEAN, SAND, AND REPAIR FRAMES. DOORS TO BE RESTORED TO FULLY OPERABLE CONDITION. INSTALL NEW HARDWARE AND NEW GLASS AS NEEDED. GLASS SHOULD MATCH EXISTING IN THICKNESS AND COLOR/TRANSPARENCY.
- REMOVE EXISTING PLYWOOD DOOR INFILL. REMOVE EXISTING DETERIORATED WOOD DOOR FRAME TRANSOM. PREP FOR THE INSTALLATION OF NEW ALUM WINDOW SYSTEM.
- REMOVE PORTION OF EXISTING MASONRY SHAFT WALL TO ALLOW FOR THE INSTALLATION OF NEW FIRE-RATED DOOR.

FLOORS

- REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL CONCRETE FLOOR. EXISTING CONCRETE FLOORS TO REMAIN.
- REMOVE EXISTING EXCESS CONCRETE FLOOR LEVELING AROUND EAST DOOR.
- CLEAN AND RESTORE ORIGINAL TILE ENTRY FEATURE AT EXTERIOR OF DOOR LANDING.

WALLS

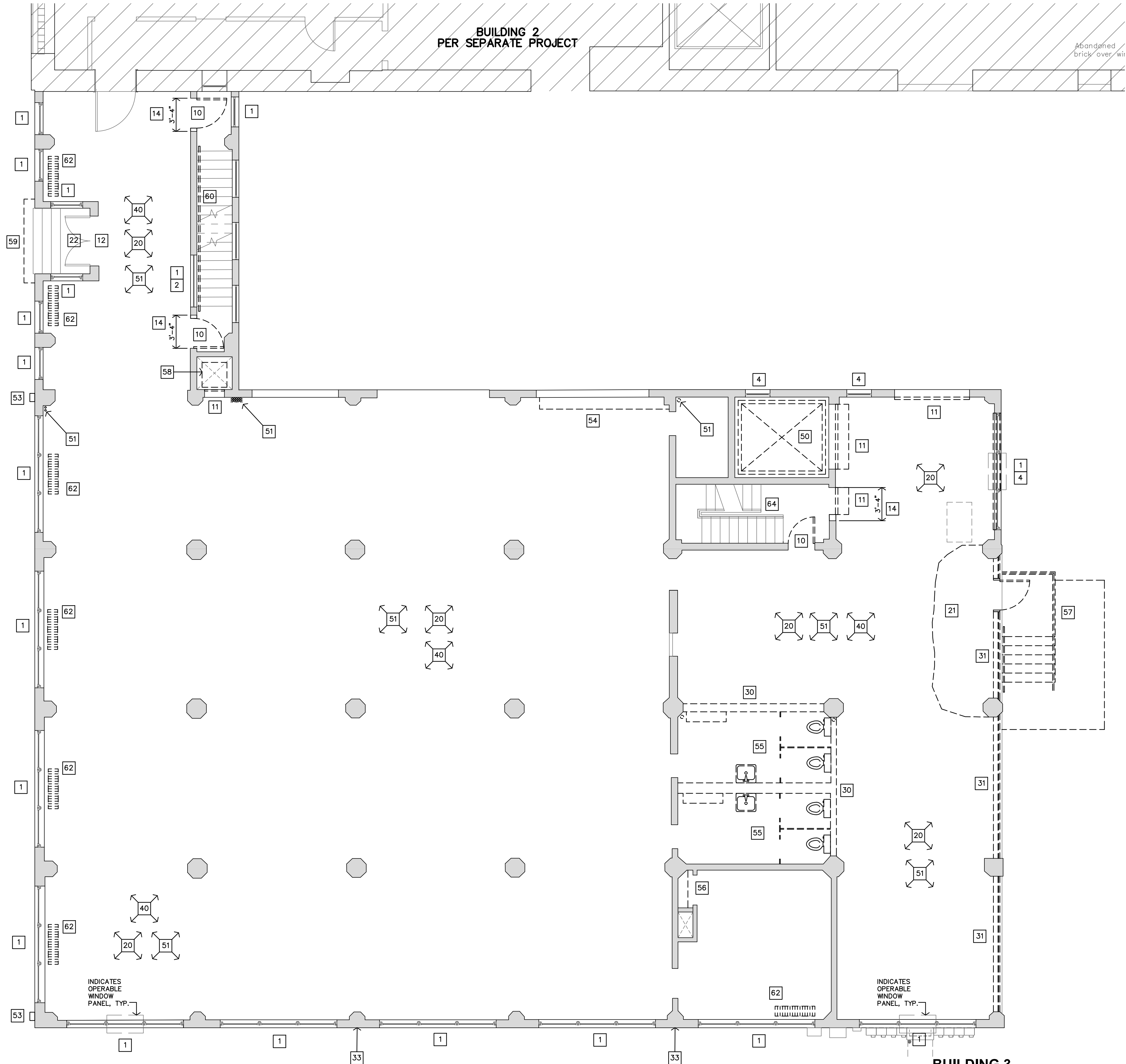
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CEILINGS

- REMOVE ANY AND ALL PLUMBING/ELECTRICAL HANGERS, EXPOSED REBAR, ETC. ATTACHED TO CEILINGS. SAND SMOOTH AND REPAIR AS NEEDED.

STAIRS, ELEVATOR, EQUIPMENT

- REMOVE EXISTING ELEVATOR, DOORS, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. CLEAN & PREP FOR NEW, REF DRAWINGS & SPECS FOR FINISH & DETAILS.
- REMOVE ALL EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC.
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- REMOVE EXISTING STAIR, HANDRAILS, ACCESSORIES, ADJACENT SIDEWALK, ETC.
- REMOVE EXISTING DUMB WAITER, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. SHAFT TO REMAIN.
- REMOVE BOTTOM DAMAGED STAIR TREAD, SALVAGE EXISTING ORIGINAL SHOE SCRAPPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
- REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL, ANCHORS AND ACCESSORIES. REPLACE WITH NEW ADA AND CODE-COMPLIANT HANDRAILS.
- AT BASEMENT: REMOVE ALL EXISTING EQUIPMENT, DEBRIS, STORAGE, ETC. IN BASEMENT. MAKE REPAIRS AT JOISTS, BEAMS, COLUMNS, FOUNDATION WALLS, ETC. AS NEEDED. CLEAN UP FLOOR, WALLS, ETC.
- REMOVE EXISTING RADIATORS, ASSOCIATED PIPING, ETC. PATCH ADJACENT WALLS, FLOORS AS NEEDED.
- REMOVE ALL EXISTING ELECTRICAL BOXES, PANELS, CONDUITS, ETC. ALONG WALL.
- CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL BOTTOM RAIL 1" ABOVE STAIR NOSING, MATCH SLOPE OF EXISTING RAIL/STAIR. INSTALL STAINLESS, WELDED WIRE PANEL PANEL (3" SQUARE SPACING) WITH 1" U-EDGING IN-BETWEEN THE OPEN RAILS. REMOVE ALL EXISTING PAINT AND REPAINT.



BUILDING 3
1ST LEVEL
DEMOLITON PLAN



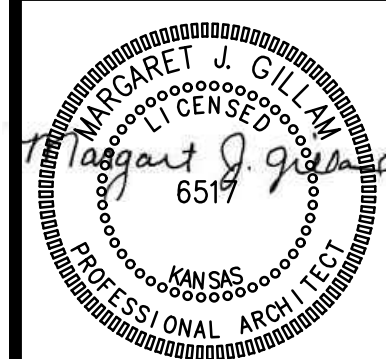
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LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

KANSAS

SALINA,



REVISION:
10-14-2025

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

D2.1

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JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
730 N. Ninth
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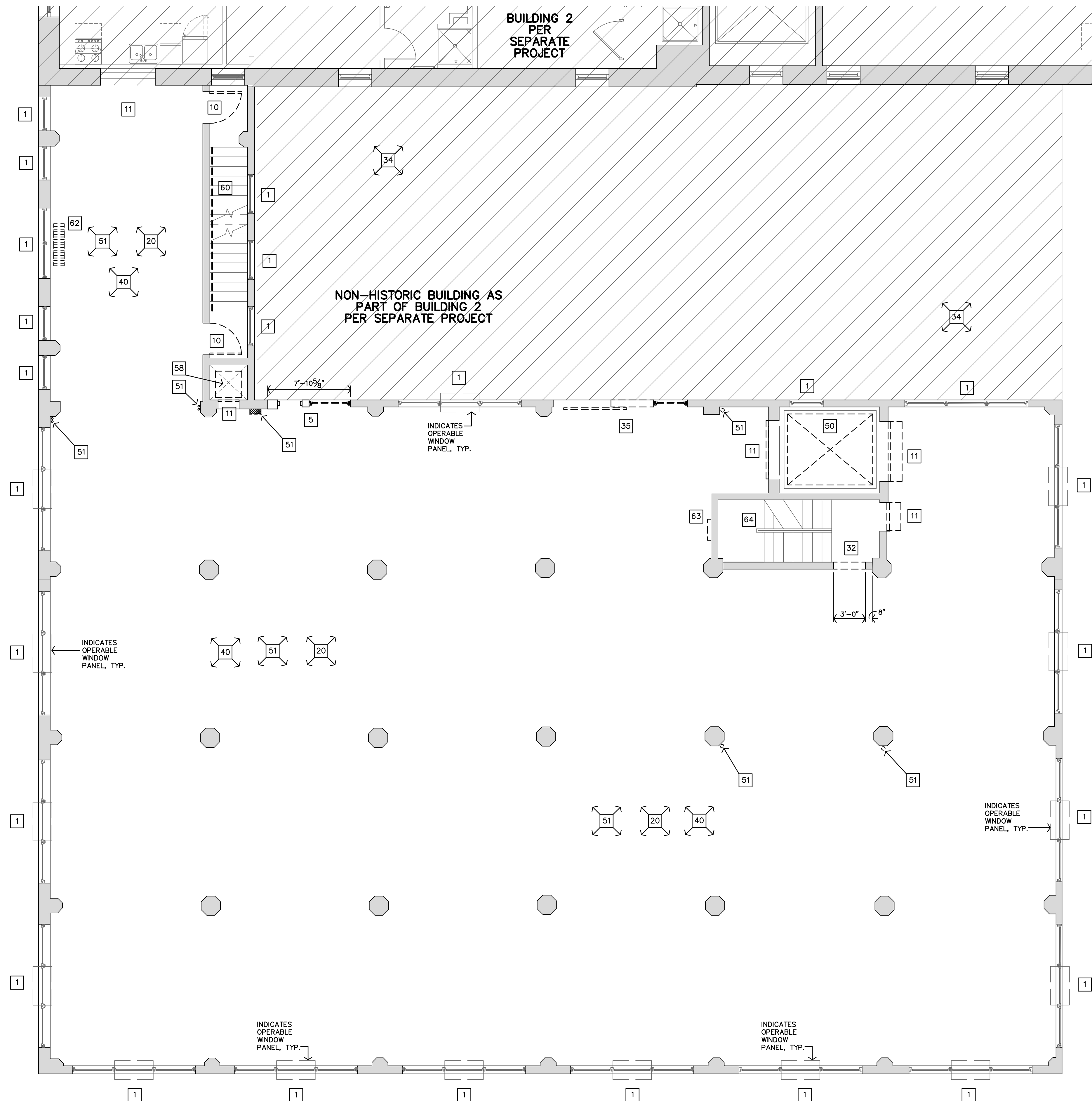
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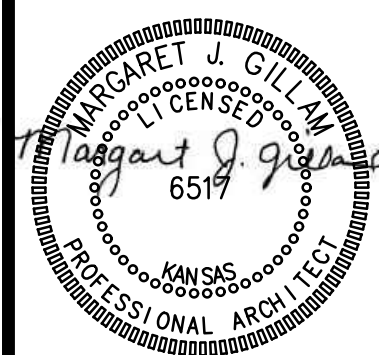
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- REMOVE BOTTOM DAMAGED STAIR TREAD, SALVAGE EXISTING ORIGINAL SHOE SCRAPPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
- REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL, ANCHORS AND ACCESSORIES. REPLACE WITH NEW ADA AND CODE-COMPLIANT HANDRAILS.
- AT BASEMENT: REMOVE ALL EXISTING EQUIPMENT, DEBRIS, STORAGE, ETC. IN BASEMENT. MAKE REPAIRS AT JOISTS, BEAMS, COLUMNS, FOUNDATION WALLS, ETC. AS NEEDED. CLEAN UP FLOOR, WALLS, ETC.
- REMOVE EXISTING RADIATORS, ASSOCIATED PIPING, ETC. PATCH ADJACENT WALLS, FLOORS AS NEEDED.
- REMOVE ALL EXISTING ELECTRICAL BOXES, PANELS, CONDUITS, ETC. ALONG WALL.
- CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL BOTTOM RAIL 1" ABOVE STAIR NOSING, MATCH SLOPE OF EXISTING RAIL/STAIR. INSTALL STAINLESS, WELDED WIRE PANEL PANEL (3" SQUARE SPACING) WITH 1" U-EDGING IN-BETWEEN THE OPEN RAILS. REMOVE ALL EXISTING PAINT AND REPAINT.



**BUILDING 3
2ND LEVEL
DEMOLITION PLAN**
3/16"=1'-0"

LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
KANSAS
SALINA,



REVISION:

10-14-2025

DATE: 9-19-2025

JOB: 22-3243

SHEET NO.:

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



GENERAL

1. WHERE EXISTING BLDG. COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXISTING FINISH, UNLESS NEW FINISHES ARE CALLED FOR IN THE FINISH SCHEDULE.
2. REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN, AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
3. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
4. ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
5. SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
6. NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
8. CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
9. EXISTING SALVAGED BRICK TO BE STOCK PILED FOR RE-USE.
10. COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

- 1 EXISTING STEEL WINDOWS. REMOVE ANY AND ALL WOOD/METAL PANEL COVERINGS. REMOVE ANY AND ALL BLINDS, SHADES, ETC. CLEAN, SAND, RESTORE AND REPAIR FRAMES. AT WINDOWS WITH OPERABLE PANEL, RETURN TO FULLY OPERABLE CONDITION. REFINISH & PAINT. NEW INSULATED GLAZING TO BE INSTALLED. REFERENCE HISTORIC PRESERVATION NOTES FOR ADDITIONAL DIRECTION.
- 2 REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
- 3 REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
- 4 REMOVE EXISTING PLYWOOD FROM EXTERIOR OF WINDOW AND REMOVE EXISTING WOOD STUD WALL INFILL FROM INTERIOR SIDE OF WINDOW.
- 5 REMOVE EXISTING WINDOW, PLYWOOD INFILL, DOOR FRAME AND BRICK INFILL AND EXISTING WINDOW OPENING. PREP FOR THE INSTALLATION OF NEW WINDOW.

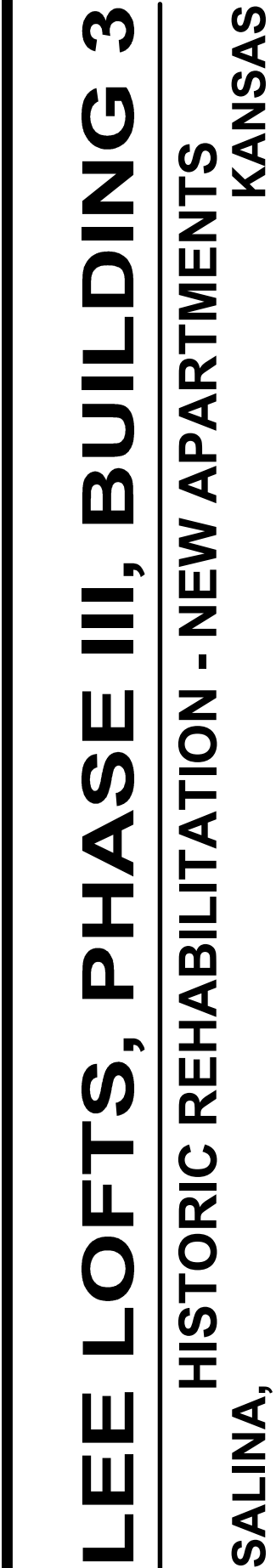
10	REMOVE EXISTING STEEL DOORS & ALL ASSOCIATED HARDWARE. PATCH AND REPAIR ADJACENT MASONRY WALLS AS NEEDED.
11	REMOVE EXISTING OVERHEAD DOOR AND SHUTTER DOORS, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES CLEAN, PREP FOR INSTALL OF WALL INFILL AND/OR DOOR.
12	RESTORE EXISTING STEEL FRONT DOOR & TRANSOM. REMOVE BROKEN GLASS. CLEAN, SAND, AND REPAIR FRAMES. DOORS TO BE RESTORED TO FULLY OPERABLE CONDITION. INSTALL NEW GLASS AND NEW GLASS AS NEEDED. GLASS SHOULD MATCH EXISTING IN THICKNESS AND COLOR/TRANSPARENCY.
13	REMOVE EXISTING PLYWOOD DOOR INFILL. REMOVE EXISTING DETERIORATED WOOD DOOR FRAME TRANSOM. PREP FOR THE INSTALLATION OF NEW ALUM WINDOW SYSTEM.
14	REMOVE PORTION OF EXISTING MASONRY SHAFT WALL TO ALLOW FOR THE INSTALLATION OF NEW FIRE-RATED DOOR.

20	REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL CONCRETE FLOOR. EXISTING CONCRETE FLOORS TO REMAIN.
21	REMOVE EXISTING EXCESS CONCRETE FLOOR LEVELING AROUND EAST DOOR.
22	CLEAN AND RESTORE ORIGINAL TILE ENTRY FEATURE AT EXTERIOR OF DOOR LANDING.

30	REMOVE EXISTING PLASTER WALLS AROUND BATHROOM. PATCH AND REPAIR ADJACENT WALLS, CEILING AND FLOOR AS NEEDED.
31	REMOVE TEMPORARY INFILL WALLS AT EAST SIDE OF BUILDING. PREP FOR THE INSTALLATION OF NEW MASONRY AND WOOD INFILL WALLS AND WINDOWS.
32	SAWCUT AND REMOVE PORTION OF MASONRY WALL TO CREATE NEW OPENING. PROTECT ADJACENT MASONRY.
35	REMOVE EXISTING WINDOW, SUNDING METAL DOOR, ANCHORS, FASTENERS, ETC. SAWCUT AND REMOVE EXISTING MASONRY INFILL TO EXPOSE ORIGINAL WINDOW OPENING. PREP OPENING FOR NEW WINDOW.

40 REMOVE ANY AND ALL PLUMBING/ELECTRICAL HANGERS, EXPOSED REBAR, ETC. ATTACHED TO CEILINGS. SAND SMOOTH AND REPAIR AS NEEDED.

50	REMOVE EXISTING ELEVATOR, DOORS, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. CLEAN & PREP FOR NEW, RF DRAWINGS & SPECS FOR FINISH & DETAILS.
51	REMOVE ALL EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC.
52	REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.
53	REMOVE EXISTING MTL SCUPPER & DOWNSPOUT.
54	REMOVE EXISTING DUCTWAY CABINETY AND COUNTERTOP. PATCH AND REPAIR ADJACENT PLASTER WALLS, AND CONCRETE FLOORING.
55	REMOVE ALL EXISTING TOILETS, FIXTURES, SINKS, PARTITIONS, ACCESSORIES AND ALL ASSOCIATED PLUMBING, PIPING, ETC. PATCH AND REPAIR ADJACENT PLASTER WALLS AND CONCRETE FLOOR AS NEEDED.
56	REMOVE EXISTING SHELVES, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES, REPAIR PLASTER WALLS, CLEAN.
57	REMOVE EXISTING STAIR, HANDRAILS, ACCESSORIES, ADJACENT SIDEWALK, ETC.
58	REMOVE EXISTING DUMB WAITER, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. SHAFT TO REMAIN.
59	REMOVE BOTTOM DAMAGED STAIR TREAD. SALVAGE EXISTING ORIGINAL SHOE SCRAPPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
60	REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL, ANCHORS AND ACCESSORIES. REPLACE WITH NEW ADA AND CODE-COMPLIANT HANDRAILS.
61	AT BASEMENT: REMOVE ALL EXISTING EQUIPMENT, DEBRIS, STORAGE, ETC. IN BASEMENT; MATCH REPAIR AT JOISTS, B.L.M.S, COLUMNS, FOUNDATION WALLS, ETC. AS NEEDED. CLEAN UP FLOOR WALLS, ETC.
62	REMOVE EXISTING RADIATORS, ASSOCIATED PIPING, ETC. PATCH ADJACENT WALLS, FLOORS AS NEEDED.
63	REMOVE ALL EXISTING ELECTRICAL BOXES, PANELS, CONDUITS, ETC. ALONG WALL.
64	CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL BOTTOM RAIL 1" ABOVE STAIR NOSING, MATCH SLOPE OF EXISTING RAIL/STAIR. INSTALL STAINLESS, WELDED WIRE PANEL PANEL (3" SQUARE SPACING) WITH 1" U-EDGING IN-BETWEEN THE OPEN RAILS. REMOVE ALL EXISTING PAINT AND REPAINT.



amRenz
Main Street, Suite 301
Kansas City, MO 64108
igr@jgrarchitects.com

REVISION:
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DATE:	9-19-2025
JOB:	22-3243
SHEET NO.:	

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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 3" 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 PER THIS CONTRACT. 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 SALINA.
11. ALL DAMAGED PAVING AND LANDSCAPING CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
12. REFERENCE CIVIL DRAWINGS FOR CURB DETAILS.

SALINA - LOCAL PARKING REQUIREMENTS

MULTIPLE FAMILY DWELLINGS + COMMERCIAL SPACES -- DOWNTOWN DISTRICT*

PER DOWNTOWN DISTRICT REGULATIONS:

COMMERCIAL AND RETAIL ARE NOT REQUIRED TO HAVE OFF-STREET PARKING.

MULTI-FAMILY DWELLINGS CAN BE REDUCED BY 50% THE REQUIRED AMOUNT.

MULTI-FAMILY PARKING REQUIREMENTS:

(2) STALLS PER EACH UNIT FOR THE FIRST 20 UNITS

(1-1/2) STALL PER EACH UNIT THEREAFTER

135 TOTAL APARTMENT UNITS = 53(BLDG 1) + 50(BLDG 2) + 32(BLDG 3)

(1-20) = 20 X 2 = 40 STALLS

(21-140) = 120 X 1.5 = 180 STALLS

40 + 180 = 220 X 50% REDUCTION = 110 STALLS REQUIRED

62 TOTAL OFF-STREET STALLS ARE PROVIDED

4 ARE ADA ACCESSIBLE (1 VAN)

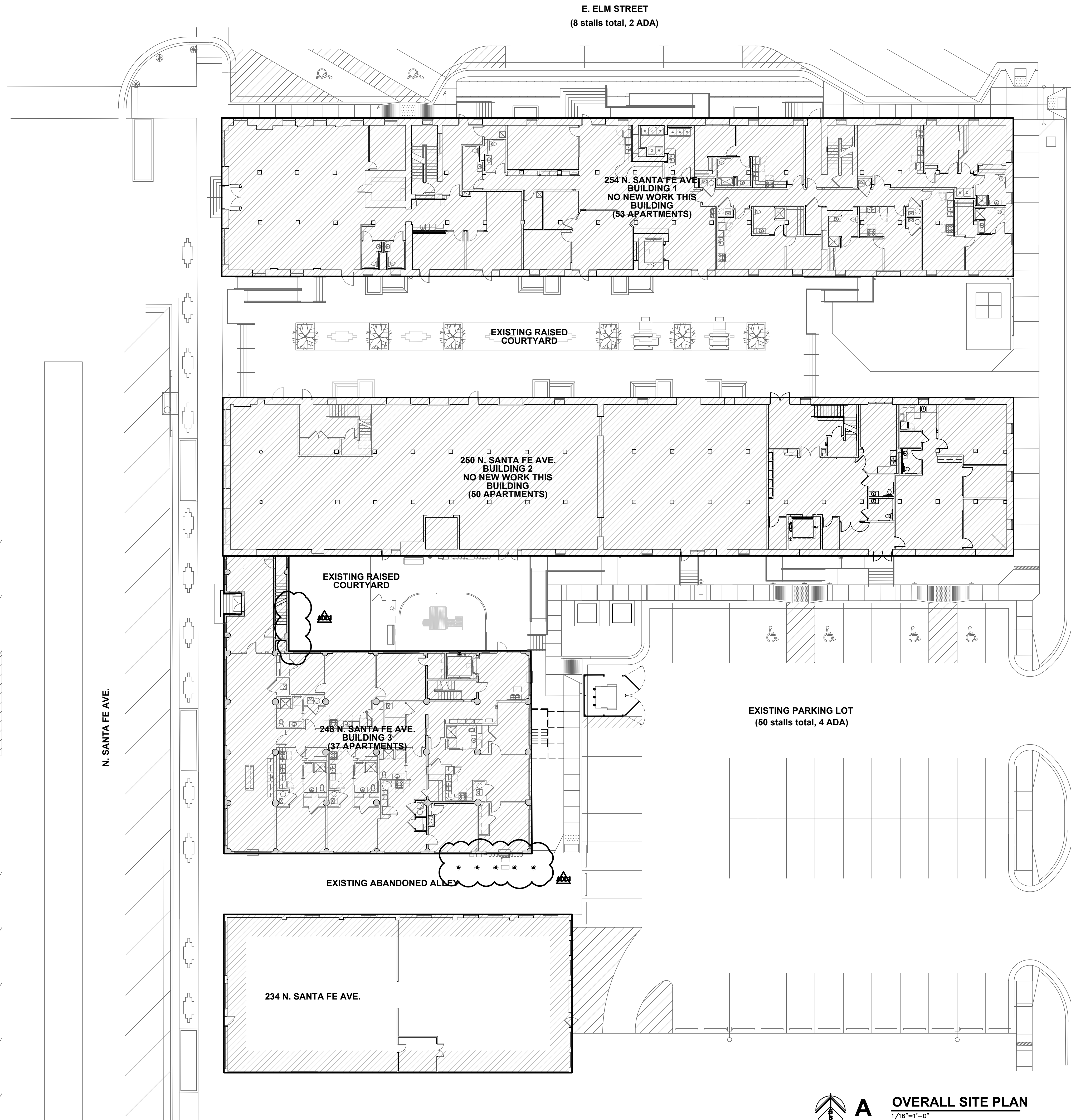
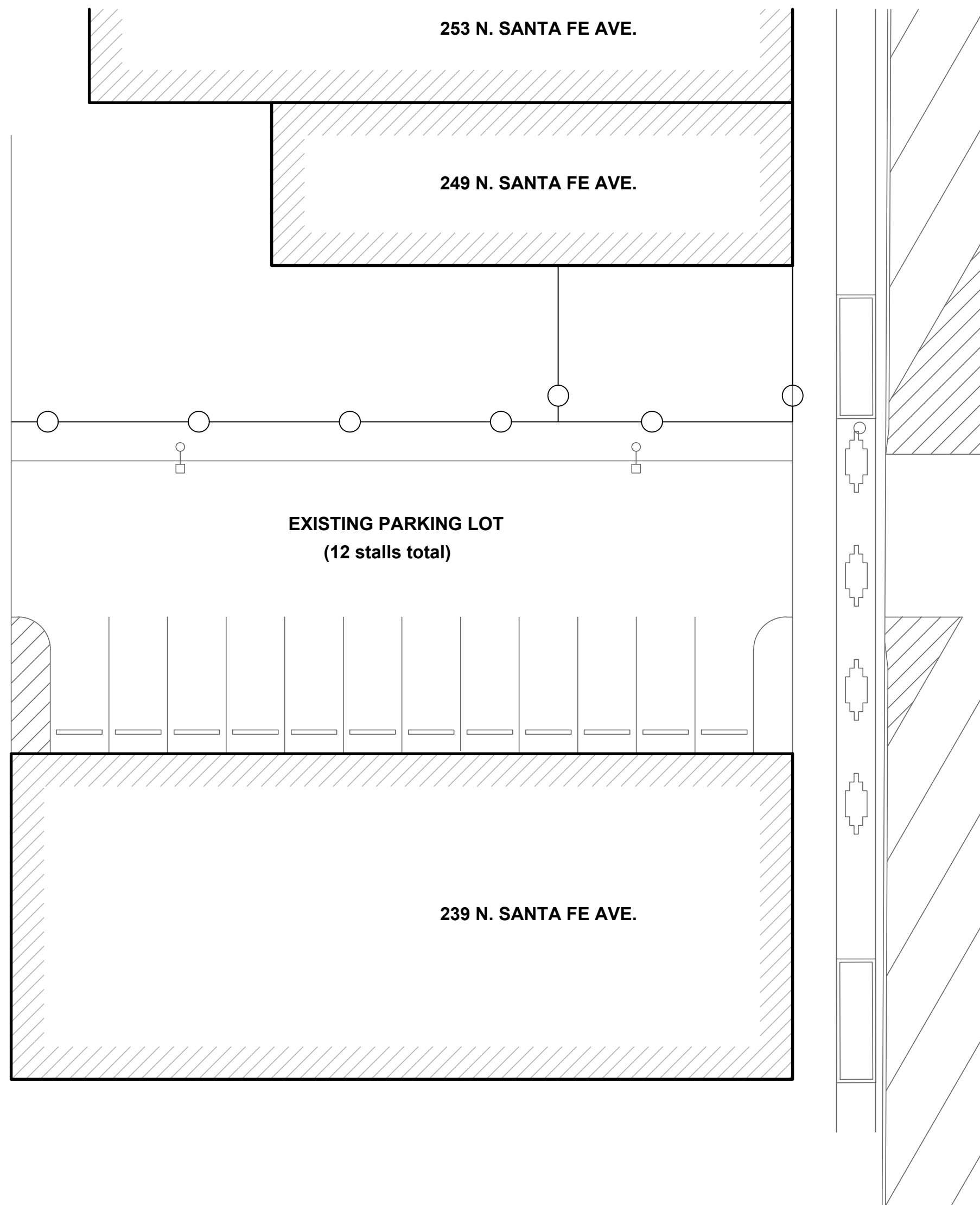
ADDITIONAL 8 PARKING SPACES (2 ADA) ARE PROVIDED ALONG ELM STREET.

(THESE WERE PART OF THE PHASE 1 PROJECT. THE DEVELOPER/OWNER CURRENTLY HAS A LICENSE AGREEMENT WITH THE CITY OF SALINA.)

70 TOTAL STALLS ARE PROVIDED

6 ARE ADA ACCESSIBLE (1 VAN)

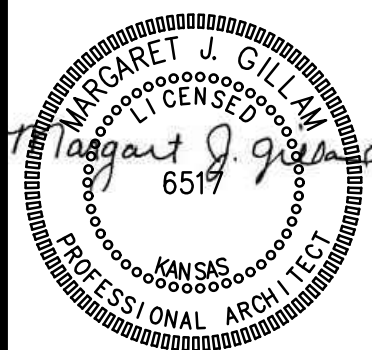
ON DECEMBER 15, 2022, THE CITY OF SALINA'S BOARD OF ZONING APPEALS APPROVED A VARIANCE FOR OFF-STREET PARKING REDUCTION OF 36 OFF-STREET PARKING SPACES FROM 106 REQUIRED STALLS TO 70 OFF-STREET PARKING SPACES. JGR AND OPG HAVE REQUESTED AN ADMINISTRATIVE REVIEW AND APPROVAL OF A SLIGHTLY CHANGE FROM THE ORIGINAL VARIANCE, FROM A REDUCTION OF 36 TO A REDUCTION OF 40 STALLS.



A

OVERALL SITE PLAN
1/16"=1'-0"

LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS



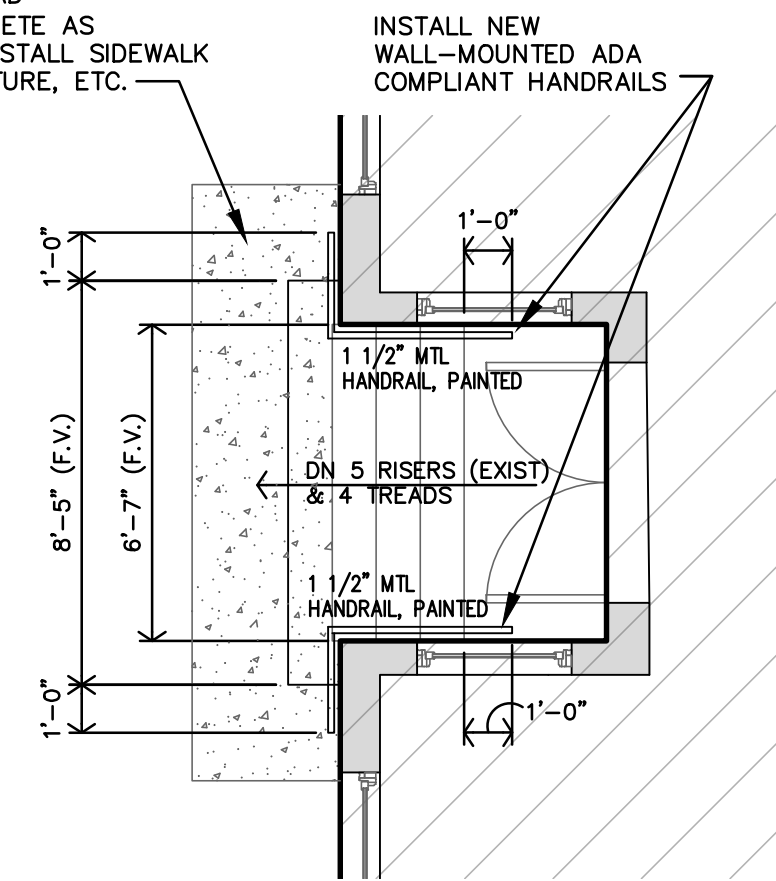
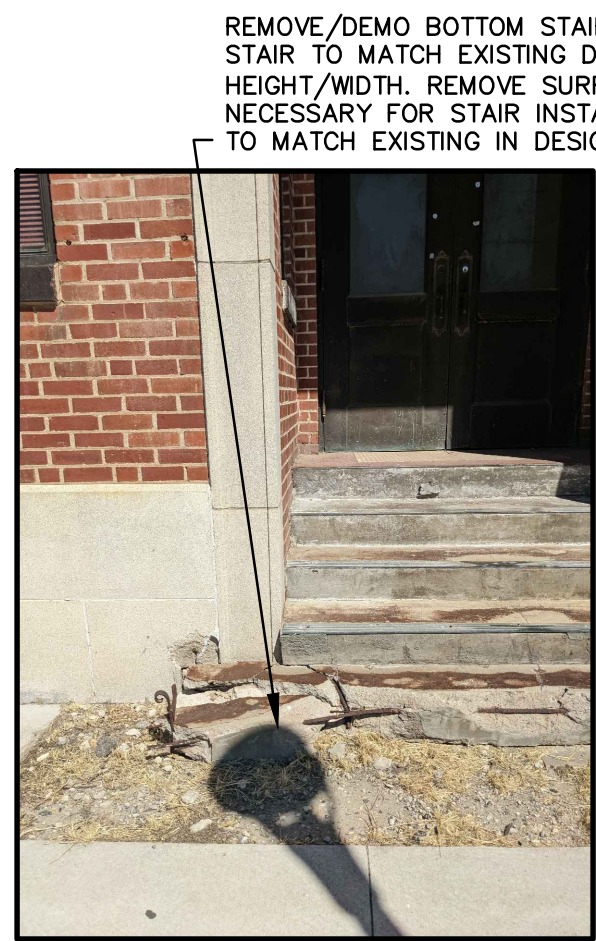
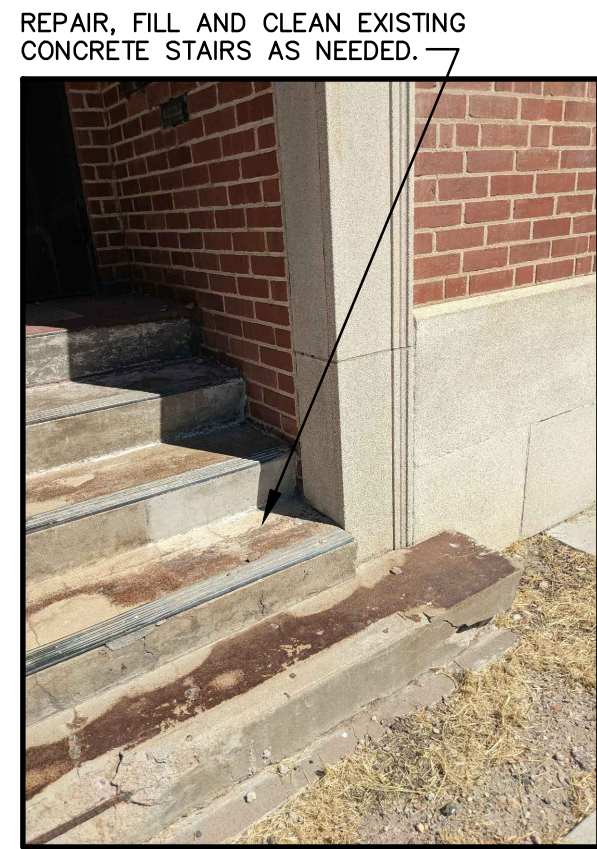
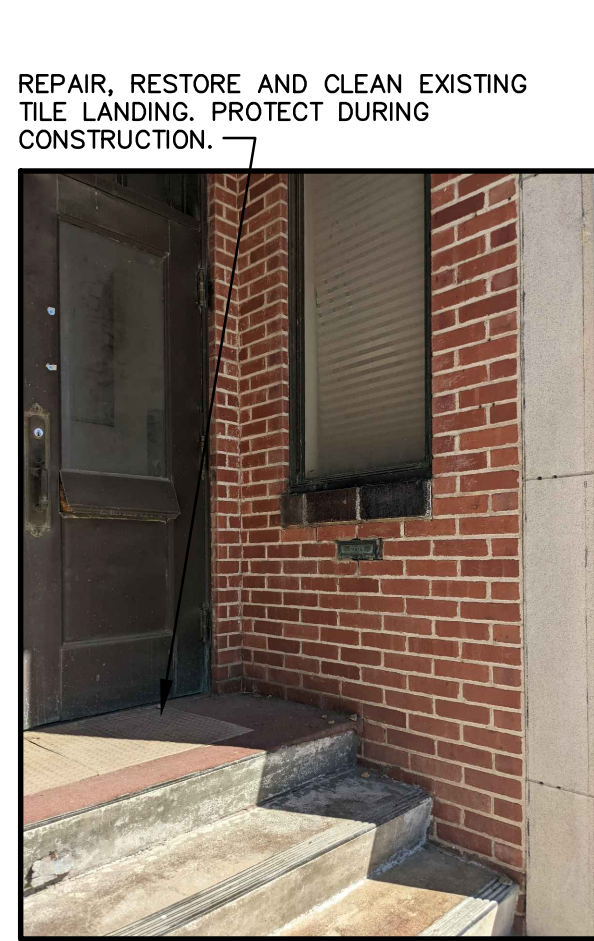
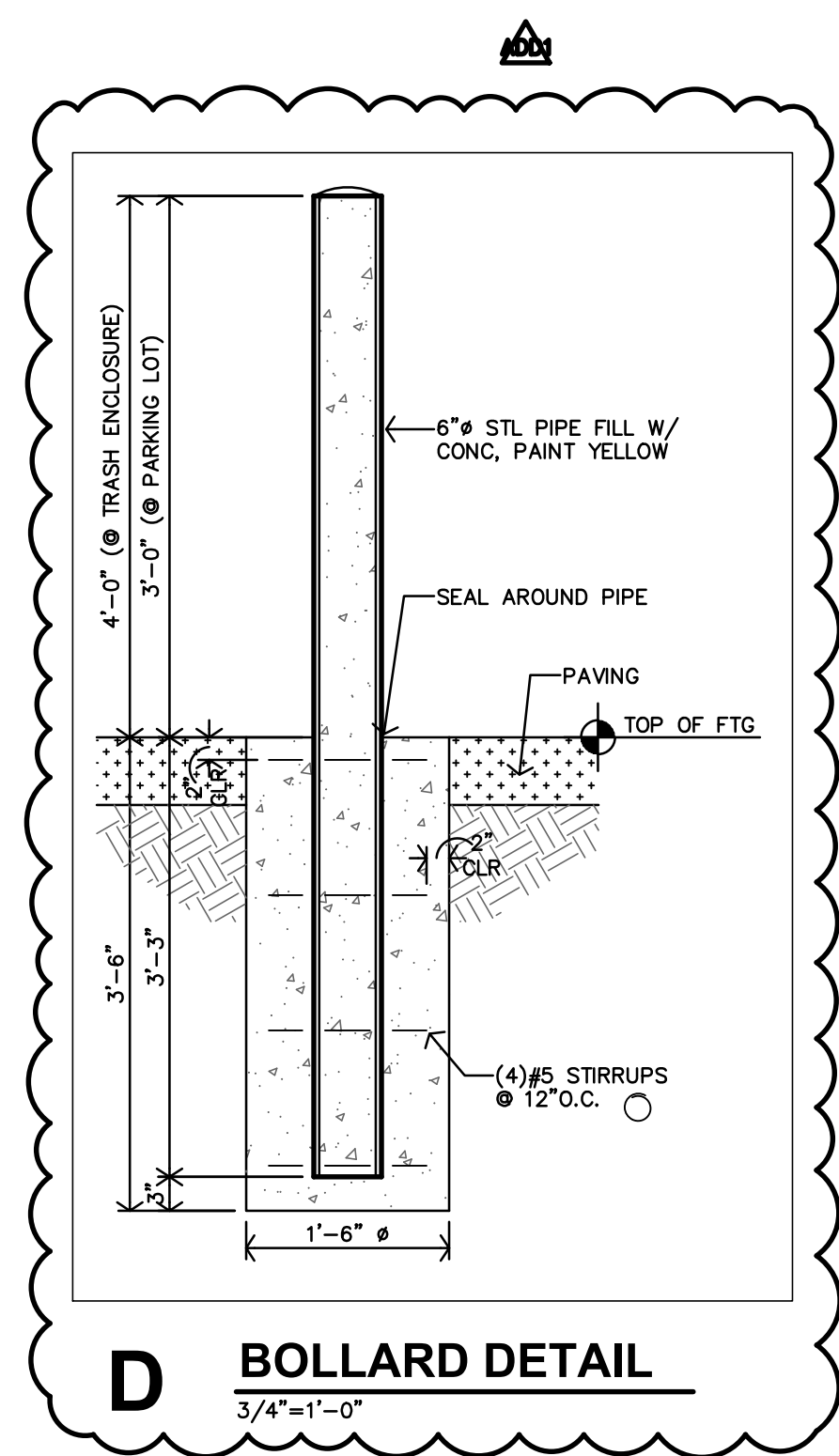
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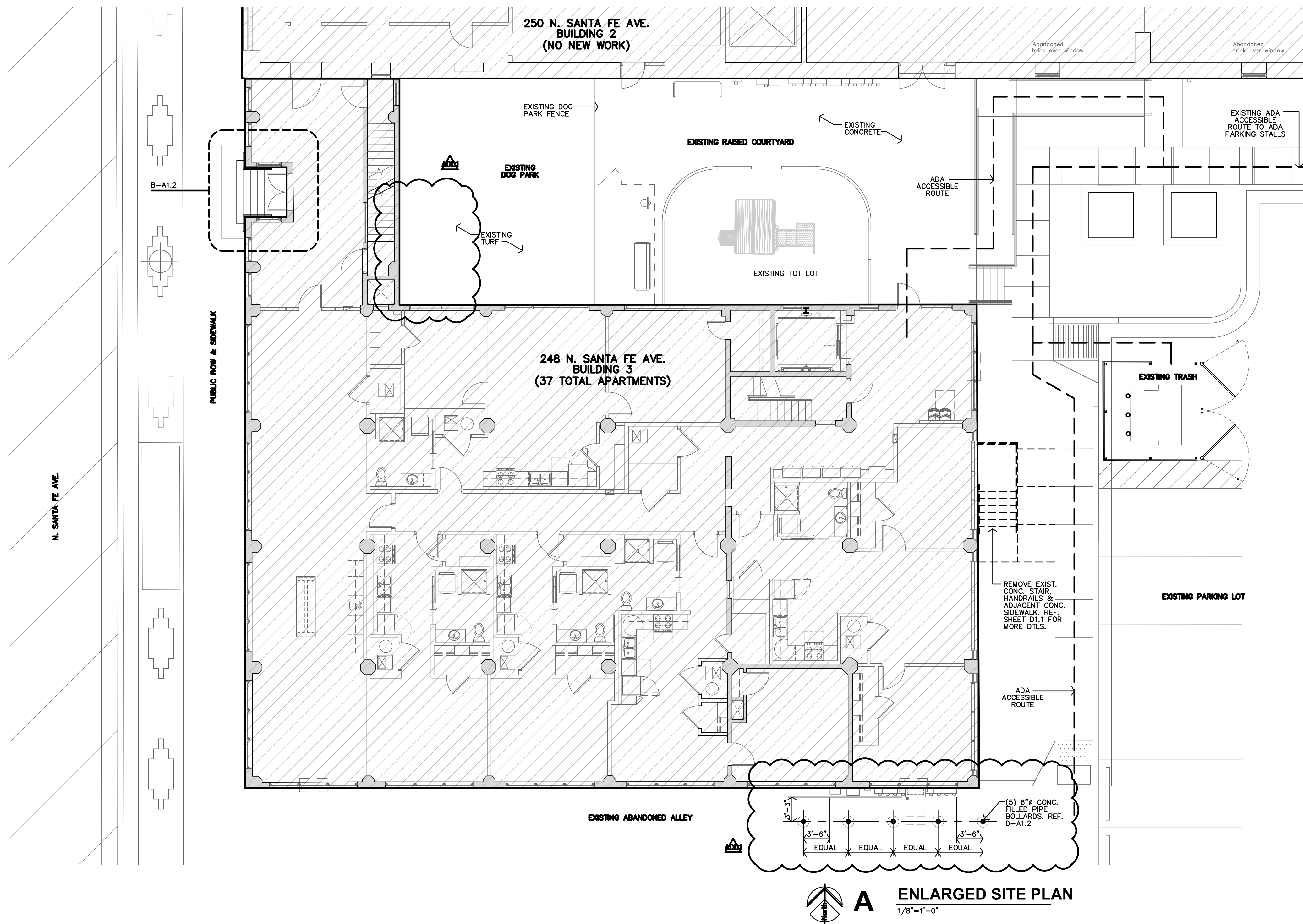
JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgrarchitects.com





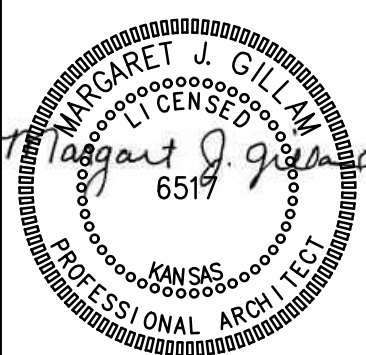
C STAIR - EXISTING PHOTOS

B STAIR PLAN
1/4"=1'-0"



A ENLARGED SITE PLAN
1/8"=1'-0"

LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS

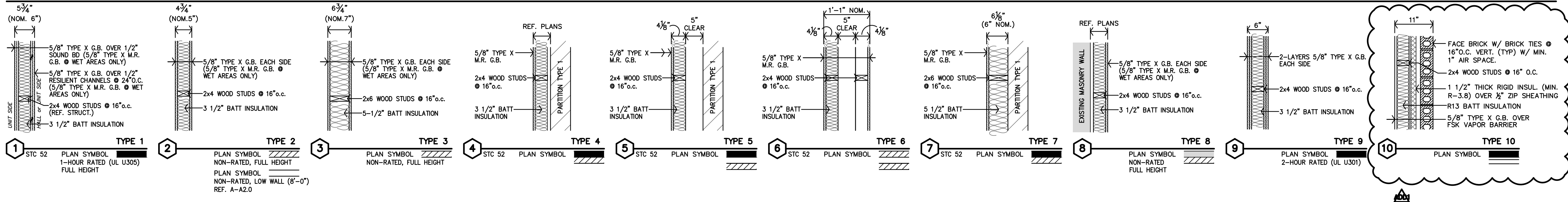


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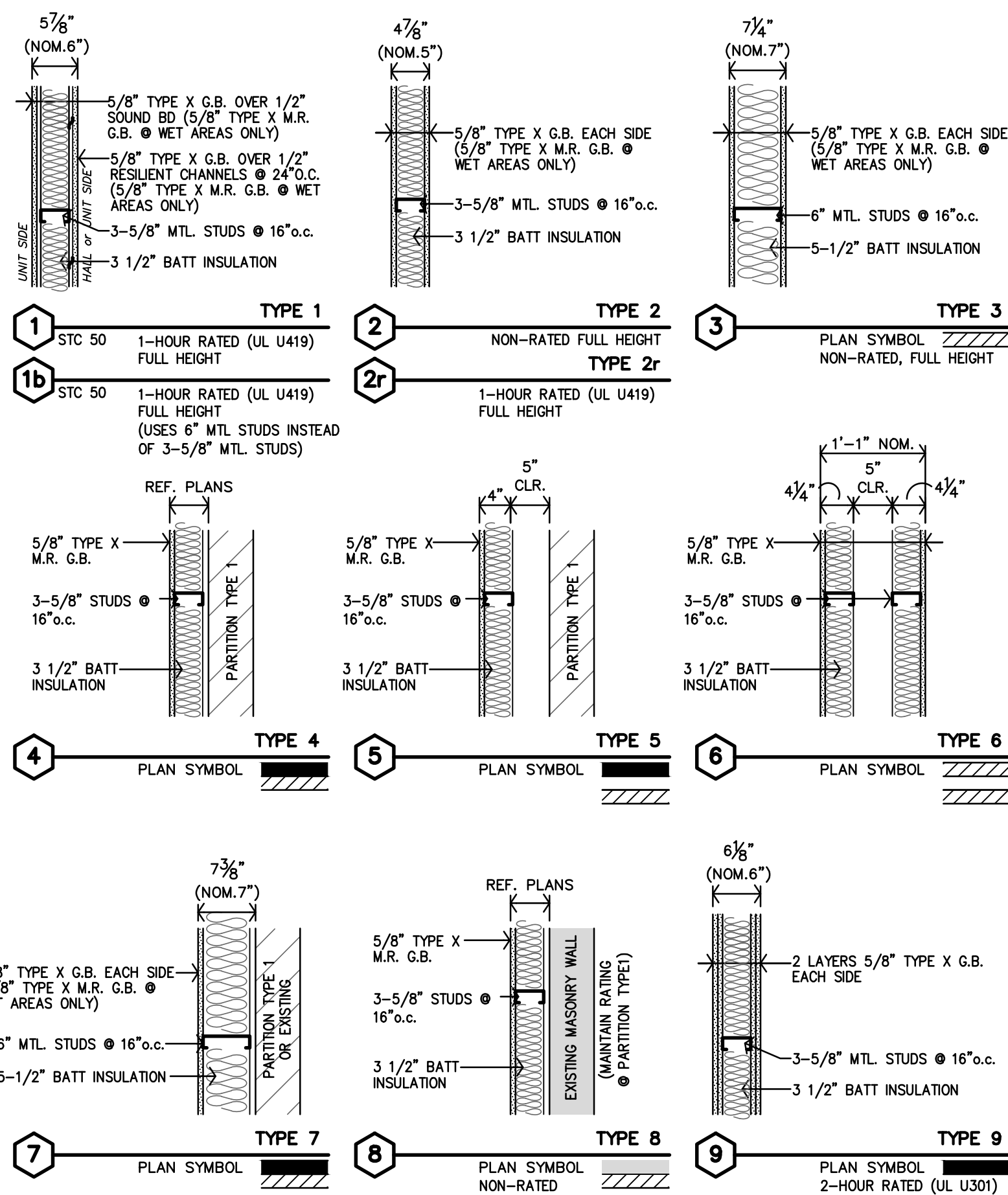
JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

INTERIOR PARTITION SCHEDULE



ALTERNATE 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. SHEETS CFP, A7.1 & A7.2 FOR RATED WALLS, LOCATIONS & CODE INFORMATION
- ALTERNATE: INSTALL METAL STUDS IN PLACE OF WOOD STUDS.
 - 2x4 WOOD STUDS = 3-5/8" METAL STUDS
 - 2x6 WOOD STUDS = 6" METAL STUDS
- INSTALL MOISTURE RESISTANT (M.R.) G.B. AT THE FOLLOWING LOCATIONS: CEILINGS & WALLS IN BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS; BEHIND KITCHEN SINK CABINET.



UNIT GENERAL NOTES

- REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2012 IBC, SECTION 718.2.
- ALL UNITS ARE TYPE-B (ADAPTABLE) EXCEPT FOR THE DESIGNATED ACCESSIBLE UNITS.
- FEC = FIRE EXTINGUISHER & FIRE-RATED CABINET. LOCATIONS TO BE APPROVED BY LOCAL FIRE MARSHALL/BUILDING OFFICIAL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2012 IBC, SECTION 906.1.
- KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44" MAX ABOVE FIN FLR.
- LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE.
- ALL STORAGE CLOSETS TO HAVE ADJUSTABLE SHELVING (5 SHELVES MIN.)
- CONTRACTOR TO VERIFY ROUGH OPENING SIZE FOR SHOWER WITH SHOWER UNIT MANF. REF. MECH DWGS.
- ADAPTABLE UNITS:**
 - KITCHEN & BATH - REMOVABLE CABINET FRONTS @ SINKS (ONLY LOCATIONS AS NOTED ON INTERIOR ELEVATIONS). NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
 - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, FUTURE GRAB BARS AND FUTURE SHOWER SEATS, ETC. AS REQ'D.
 - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - BEDROOM CLOSETS TO HAVE ADJUSTABLE SHELVING AS DESIGNED. STORAGE CLOSETS ARE TO HAVE ADJUSTABLE SHELVING (MIN. 5 SHELVES PROVIDED).
- ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS):**
 - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
 - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
 - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - BEDROOM CLOSETS TO HAVE ADJUSTABLE SHELVING AS DESIGNED. STORAGE CLOSETS ARE TO HAVE ADJUSTABLE SHELVING (MIN. 5 SHELVES PROVIDED).
- HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):**
 - ALL ADAPTABLE UNITS NOTES
 - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1-2009 SEC. 1005.

ACCESSIBLE AND HEARING/VISION IMPAIRED UNIT

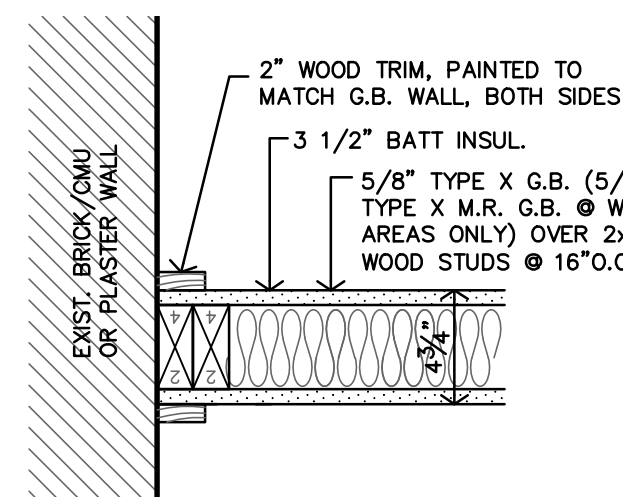
TYPE	UNIT NO.	STUDIO	1 BEDROOM	2 BEDROOM
ACCESSIBLE UNIT	207		204	
HEARING/VISION IMPAIRED UNIT	208			

UNIT KITCHEN MATRIX REF. SHT. A9.5

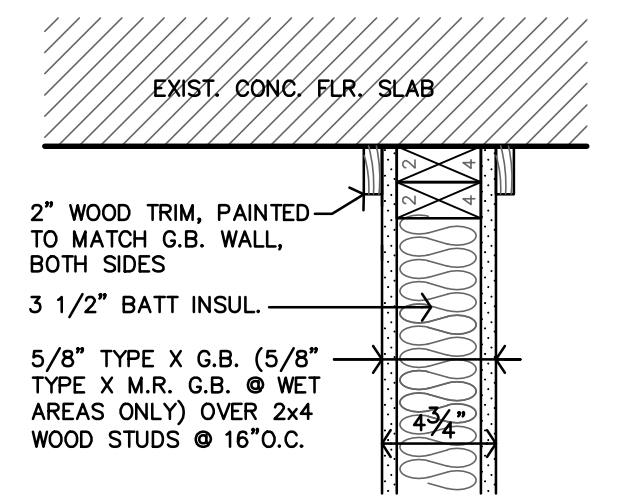
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TYPE 2	108
TYPE 3	111
TYPE 4	105, 307, 407, 507
TYPE 5	204, 304, 404, 504
TYPE 6	213, 313, 413, 513
TYPE 7	212, 312, 412, 512
TYPE 8	207
TYPE 9	203, 303, 403, 503

UNIT BATH MATRIX REF. SHT. A8.3

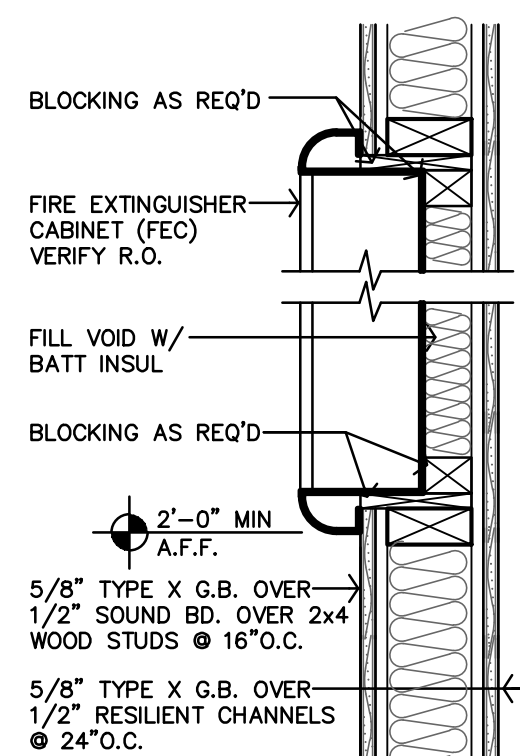
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TYPE 2	204
TYPE 3	213, 313, 413, 513
TYPE 4	207, 307, 407, 507



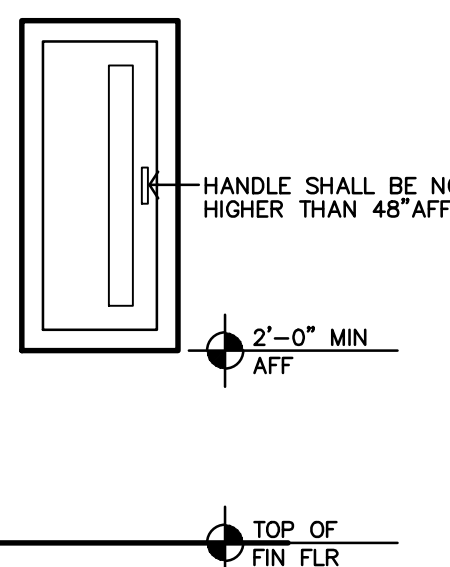
E TYPICAL WALL TIE-IN FINISH DTL.
1-1/2"=1'-0"



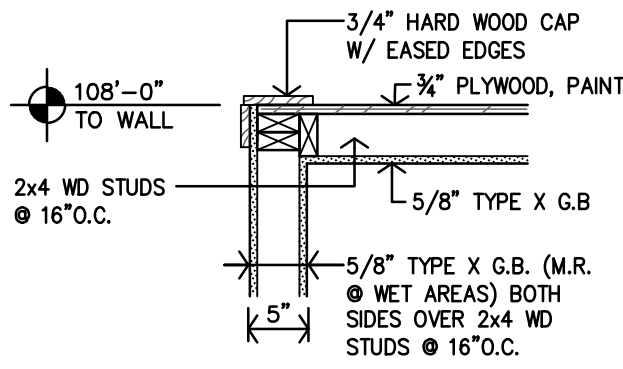
D TYPICAL TOP OF WALL FINISH DTL.
1-1/2"=1'-0"



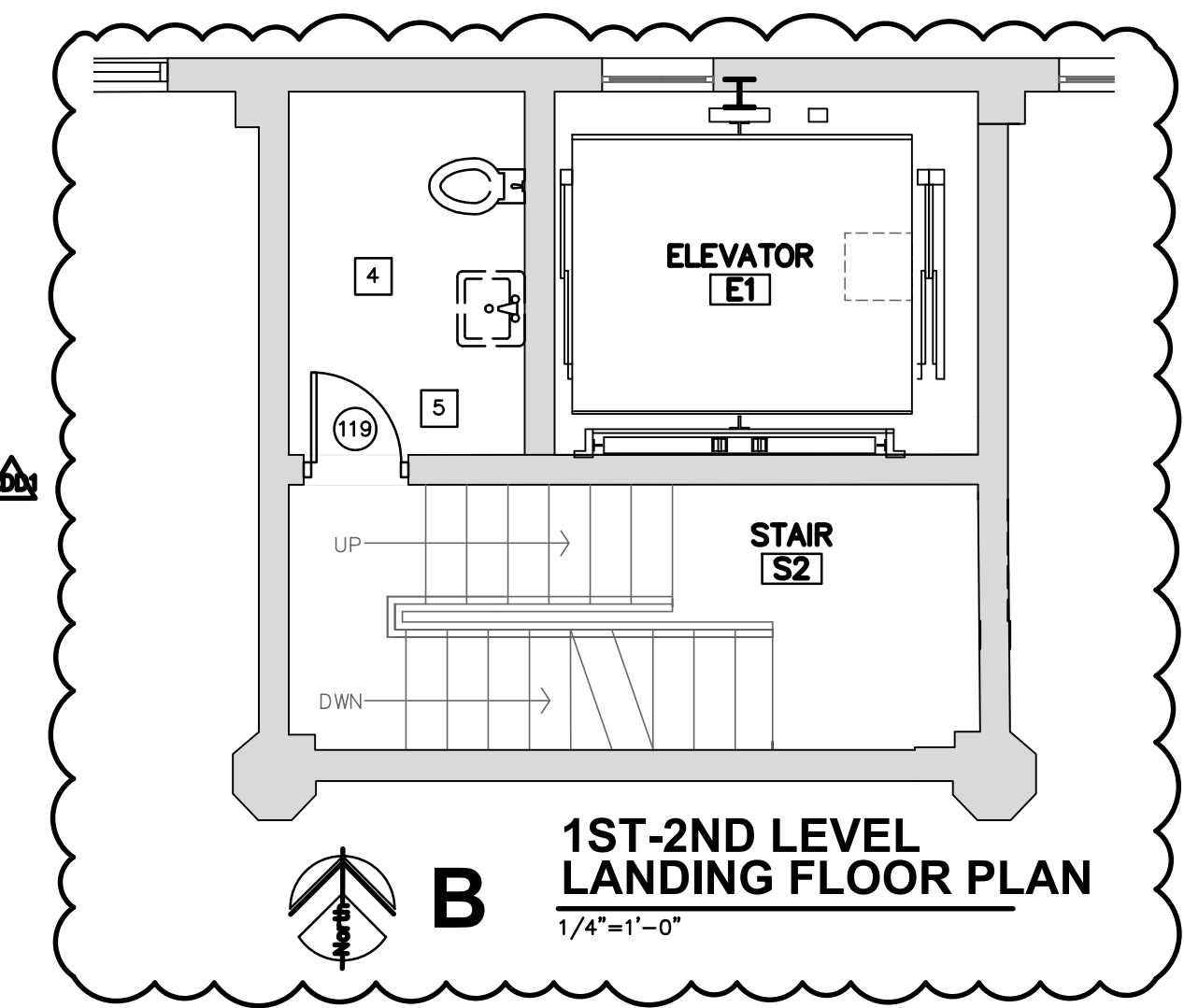
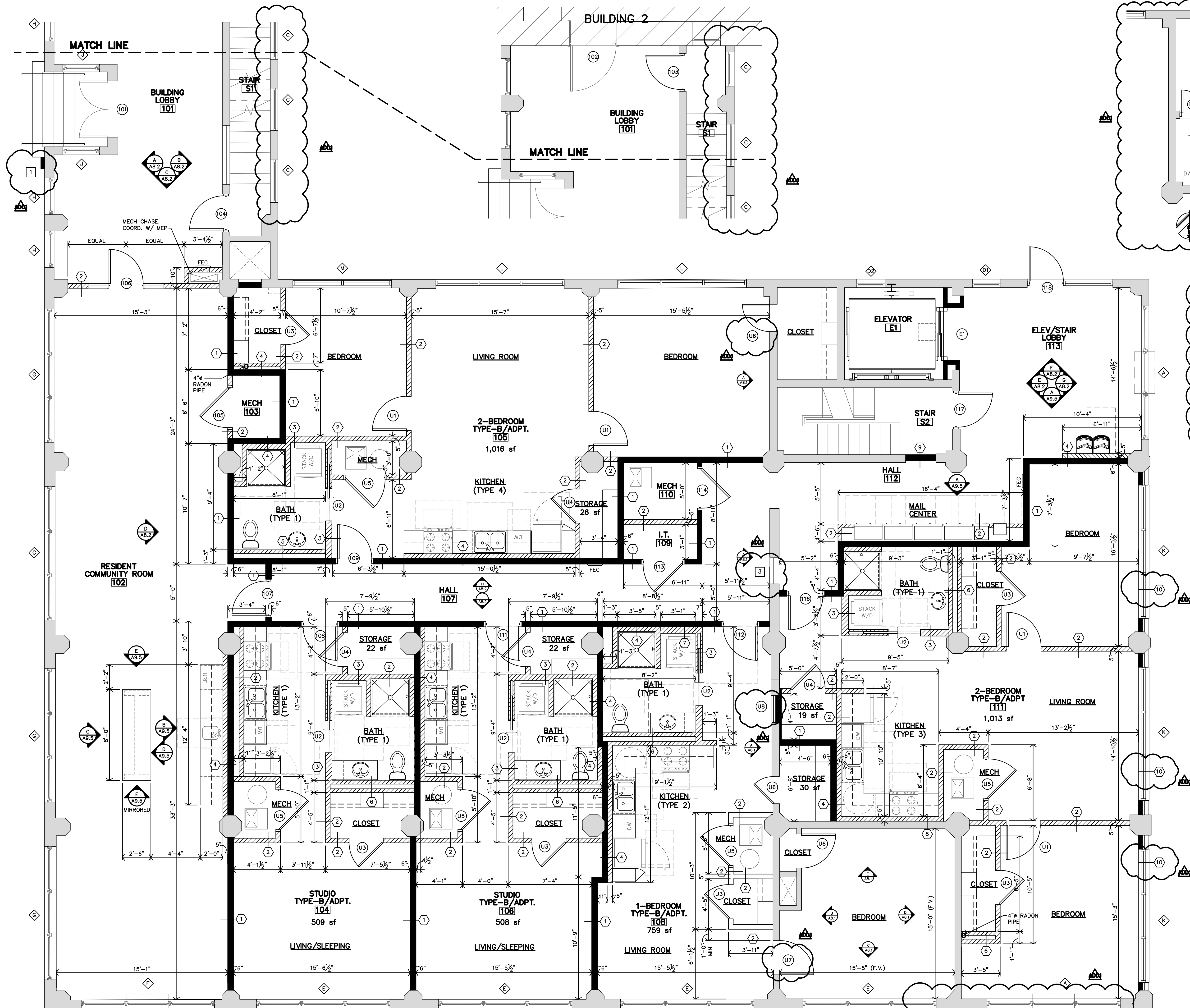
C FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1-1/2"=1'-0"



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



A LOW WALL (UNIT 108) TOP OF WALL DETAIL
3/4"=1'-0"

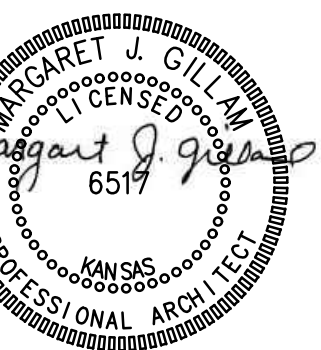


LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS

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

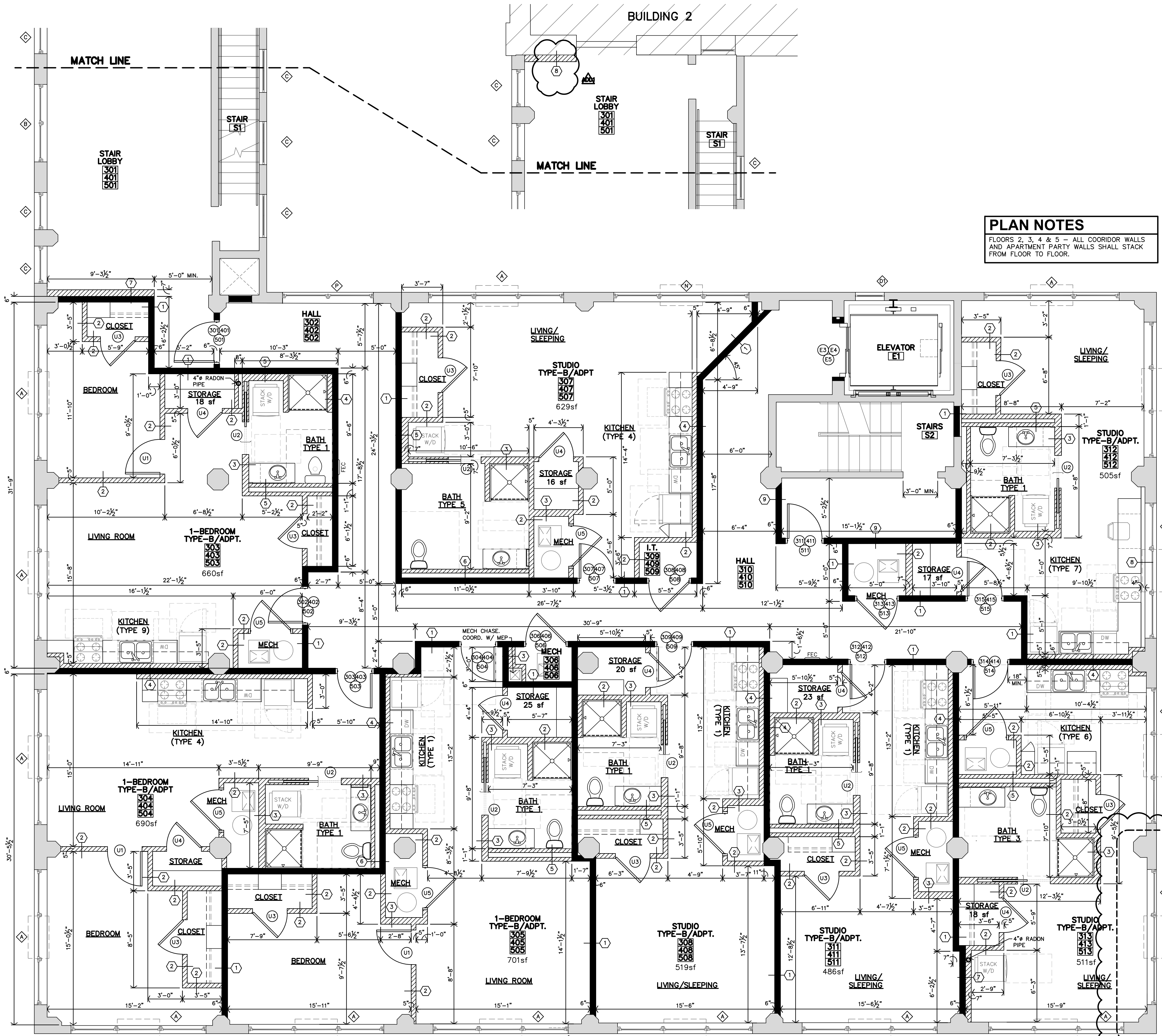


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PLAN NOTES
FLOORS 2, 3, 4 & 5 - ALL COORIDOR WALLS
AND APARTMENT PARTY WALLS SHALL STACK
FROM FLOOR TO FLOOR.

WALL HATCH LEGEND
PLAN SYMBOL
1-HOUR RATED (UL U305)
FULL HEIGHT
PLAN SYMBOL
NON-RATED, FULL HEIGHT
PLAN SYMBOL
NON-RATED, LOW WALL (8'-0")
PLAN SYMBOL
EXISTING BLDG. WALLS & COLUMNS
FULL HEIGHT (TO REMAIN)

5TH LEVEL FLOOR PLAN
1/4"=1'-0"

3RD LEVEL (4TH, 5TH SIM.) FLOOR PLAN
1/4"=1'-0" 6,856 sf

LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS



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JGR
JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

GENERAL NOTES, EXISTING WINDOW FRAMES
Reference specifications & Preservation Briefs.

BASIC SCOPE & MAINTENANCE

- Removal of rust, paint flaking and excessive paint;
- Priming of exposed metal with a rust-inhibiting primer;
- Replacement of cracked or broken glass and glazing compound;
- Replacement of missing screws or fasteners;
- Cleaning and lubrication of hinges;
- Repainting of all steel sections with two coats of finish point compatible with the primer;
- Caulking the masonry surrounds with a high quality elastomeric caulk.

To complete basic scope & maintenance; missing screws, and broken fasteners will have to be replaced; hinges cleaned and lubricated; the metal windows painted, and the masonry surrounds caulked. When bedding glass, use only glazing compound formulated for metal windows. The hinges should then be lubricated with a non-greasy lubricant specially formulated for metals and with an anticorrosive agent.

CLEANING, PAINT & RUST REMOVAL

Rust should be removed using a wire brush, an aluminum oxide sandpaper, or a variety of power tools adapted for abrasive cleaning such as an electric drill with a wire brush or a rotary whip attachment. Adjacent sills and window jambs need to be protected and shielded.

Rust can also be removed from ferrous metals by using a number of commercially prepared anticorrosive acid compounds. Remaining loose or flaking paint can be removed with a chemical paint remover or with a pneumatic needle scaler or gun, which comes with a series of chisel blades and has proven effective in removing flaking paint from metal windows. Anticorrosive primers generally consist of oil-alkyd based paints rich in zinc or zinc chromate. Two coats of primer are recommended. Manufacturer's recommendations should be followed concerning application of primers.

Rust, corrosion, paint, caulk, etc. can also be removed by sandblasting. Since sandblasting can damage the masonry surrounds, metal or plywood shields must be used to protect these materials. The sandblasting pressure should be low, 80-100 pounds per square inch, and the grit size should be in the range of #10-#45. Glass peeling beads (glass pellets) have also been successfully used in cleaning steel sections. Sandblasting nozzle pencil-point blasters are most useful, giving the operator more effective control over the direction of the spray. To reduce the dust, some local codes allow only wet blasting. In this case, the metal must be dried immediately, generally with a blow-dryer. Either form of sandblasting metal covered with lead paints produces toxic dust. Proper precautionary measures should be taken against toxic dust and silica particles.

REPAIR IN PLACE

Bent or bowed metal sections may be the result of damage to the window through an impact or corrosive expansion. If the distortion is not too great, it is possible to re-align the metal sections without removing the window. Once the metal sections have been cleaned of all corrosion and straightened, small holes and uneven areas resulting from rusting should be filled with a patching material and sanded smooth to eliminate pockets where water can accumulate.

REFINISH

Final painting of the windows with paint compatible with the anticorrosive primer should proceed on a dry day. One coat of Primer and Two coats of finish point are required. Once the paint dries thoroughly, a flexible exterior caulk can be applied to eliminate air and moisture infiltration where the window and the surrounding masonry meet.

Caulking is generally undertaken after the windows have received at least one coat of finish paint. The perimeter of the masonry surround should be caulked with a flexible elastomeric compound that will adhere well to both metal and masonry. Three suggested compounds are polyurethane, vinyl acrylic, and butyl rubber.

WEATHERIZATION

Caulking around the masonry openings, adding weatherstripping, installing thermal glass in place of the existing glass.

WEATHERSTRIPPING

Installation of weatherstripping where the operable portion of the sash and the fixed frame come together to reduce perimeter air infiltration. Weatherstripping appropriate for metal windows are spring-metal, vinyl strips, and sealant beads.

- Metal weatherstripping is clipped to the inside channel of the rolled metal section of the fixed frame. To insure against galvanic corrosion between the weatherstripping the window must be painted prior to the installation of the weatherstripping. This weatherstripping is usually applied to the entire perimeter of the window opening, but in some cases, such as casement windows, it may be best to avoid weatherstripping the hinge side. The natural wedging action of the weatherstripping on the three sides of the window often creates an adequate seal.

- Vinyl weatherstripping can also be applied to metal windows. Folded into a "V" configuration, the material forms a barrier against the wind. Vinyl weatherstripping is usually glued to the frame, although some brands have an adhesive backing.

- Caulk or Sealant weatherstripping involving caulking or sealant bead and a polyethylene bond breaker tape. After the window frame has been thoroughly cleaned with solvent, permitted to dry, and primed, a neat bead of low modulus (firm setting) caulk, such as silicone, is applied. A bond breaker tape is then applied to the operable sash covering the metal section where contact will occur. The window is then closed until the sealant has set (27 days, depending on temperature and humidity). When the window is opened, the bead will have taken the shape of the air infiltration gap and the bond breaker tape can be removed. This weatherstripping method appears to be successful for all types of metal windows with varying degrees of air infiltration.

GENERAL NOTES, REGARDING TUCKPOINTING
Reference Specifications & Preservation Briefs

PROTECTION

Remove gutters and downspouts and associated hardware adjacent to masonry and prepare for replacement. Install new after tuckpointing is complete.

- Provide temporary rain drainage during work to direct water away from building.
- Protect windows, stairs, utilities. etc. during work.

REPOINTING MASONRY

Rake out and repoint joints to the following extent:
All joints in areas indicated, Joints indicated to receive sealant-filled. Seal these joints according to Section 079200 "Joint Sealants."

Joints at locations of the following defects:

- Holes and missing mortar.
- Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
- Cracks 1/16 inch (1.6 mm) or more in width and of any depth.
- Hollow-sounding joints when tapped by metal object.
- Eroded surfaces 1/4 inch (6 mm) or more deep.
- Deterioration to point that mortar can be easily removed by hand, without tools.
- Joints filled with substances other than mortar.

Do not rake out and repoint joints where not indicated, required or instructed. Rake out joints as follows, according to procedures demonstrated in approved mockup:

- Remove mortar from joints to 2 times joint width, but not less than 3/4 inch (20 mm) or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches (50 mm) deep; consult Architect or Engineer for direction.
- Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
- Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

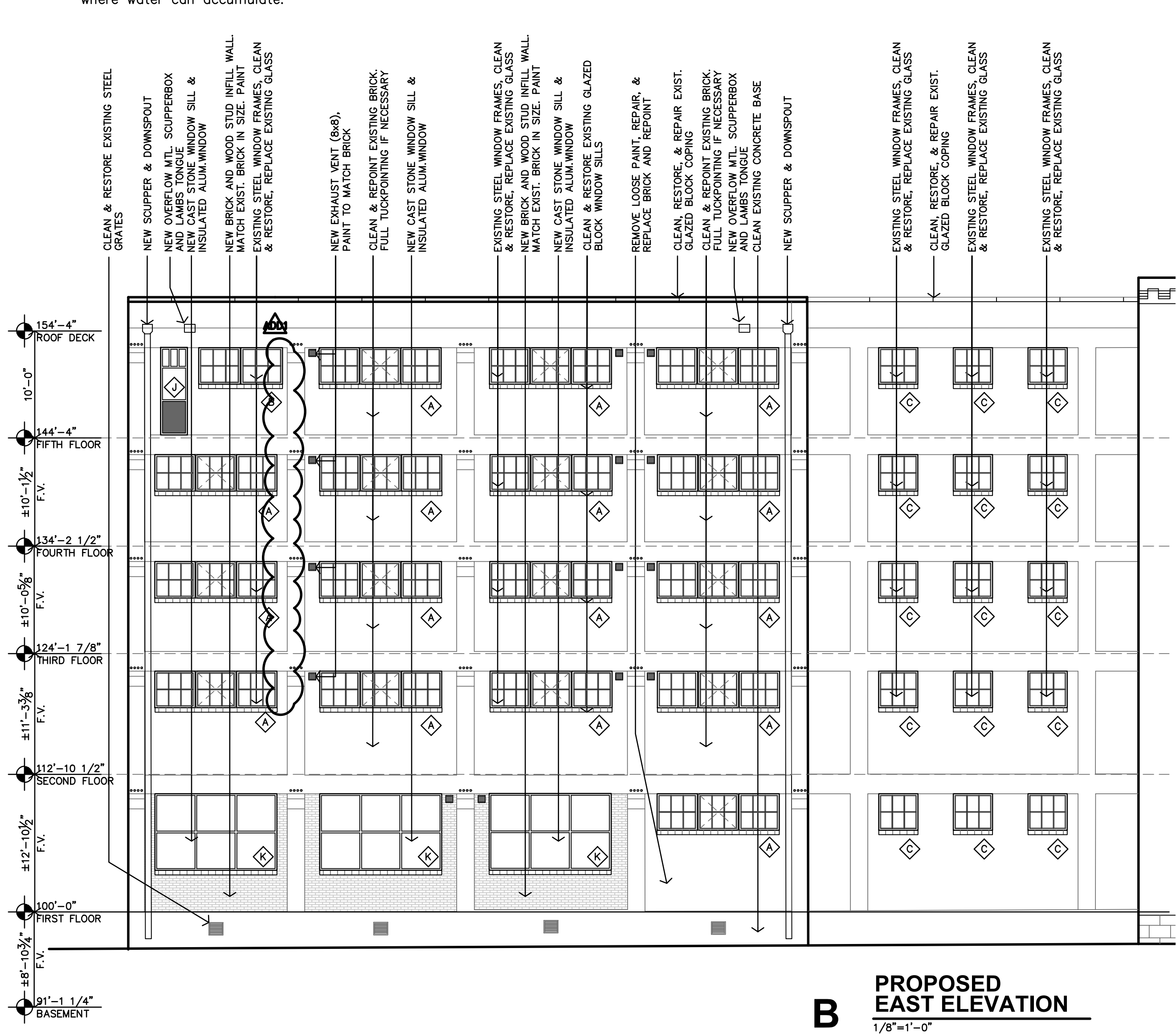
POINTING WITH MORTAR

- Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
- Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch (9 mm) until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
- After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch (9 mm). Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to feather edge the mortar.
- When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
- Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays. Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint. Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

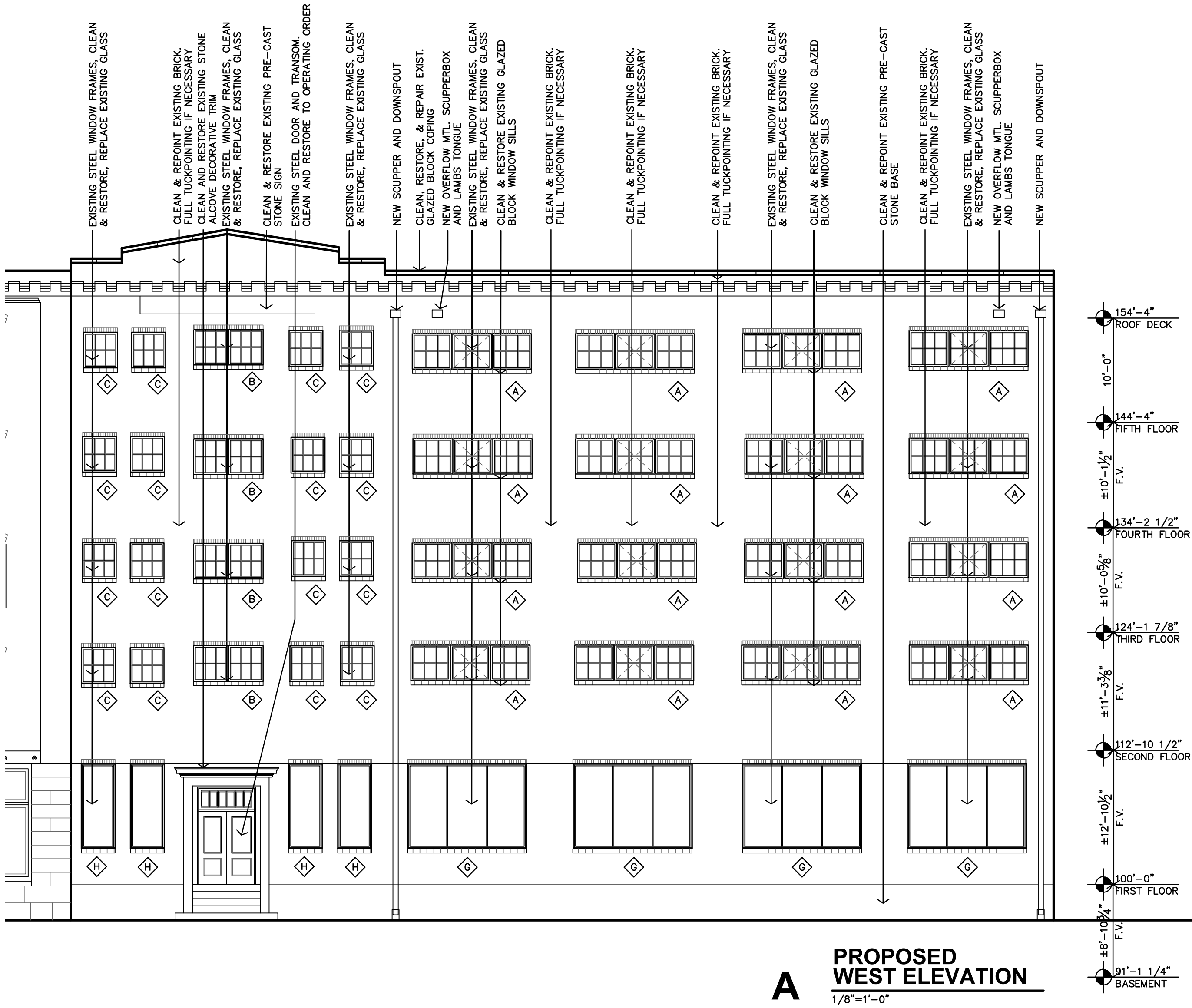
FINAL CLEANING

After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low pressure spray.

- Do not use metal scrapers or brushes.
- Do not use acidic or alkaline cleaners.



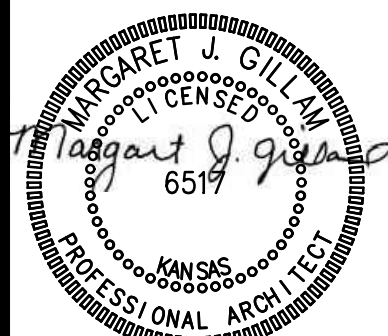
B PROPOSED EAST ELEVATION
1/8"=1'-0"



A PROPOSED WEST ELEVATION
1/8"=1'-0"

NOTE: CONTRACTOR TO PAINT ALL VENTS, FRESH AIR INTAKE GRILLS AND LOUVERS A RED/ORANGE COLOR TO BLEND INTO BRICK FACADE. PAINT COLOR TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO PAINTING.

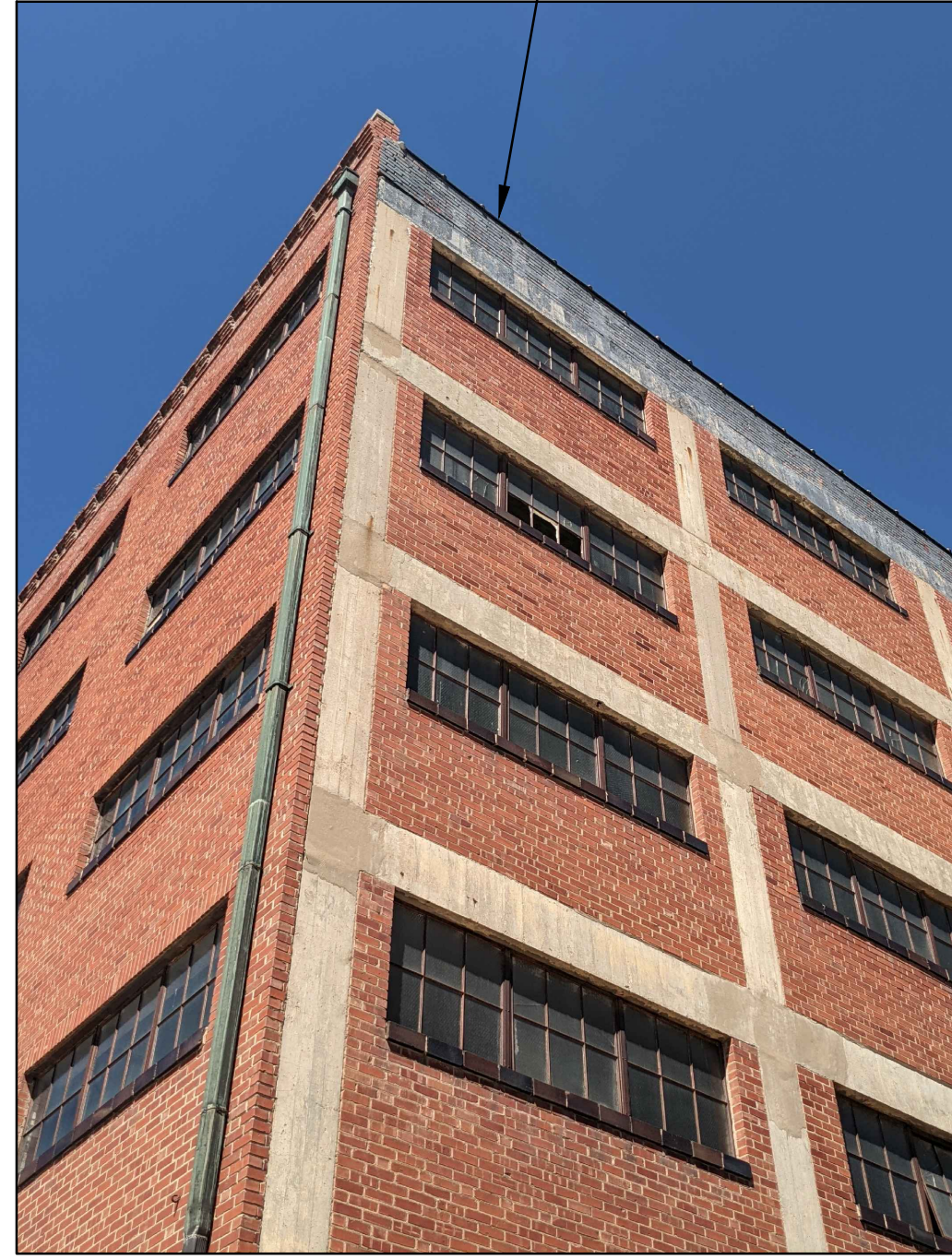
LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS



REVISION:	
	10-14-2025
DATE:	9-19-2025
JOB:	22-3243
SHEET NO.:	

A3.1

HISTORIC 'THE LEE HARDWARE CO.' SIGN:
REMNANTS OF EXISTING PAINTED SIGN



D EXISTING PHOTOGRAPH
1/8"=1'-0"

HISTORIC 'THE LEE HARDWARE CO.' SIGN:
CONTRACTOR TO REMOVE REMNANTS OF EXISTING PAINTED SIGN ON UPPER SOUTH FACE
OF BUILDING. SIGN TO BE REPAINTED & RECREATED TO MATCH EXISTING HISTORIC SIGN.
COLORS TO BE SELECTED BY OWNER/ARCHITECT. PAINTER/ARTIST TO SUBMIT FINAL
DESIGN TO ARCHITECT/OWNER FOR REVIEW. FINAL APPROVAL ALSO NEEDED FROM THE
CITY OF SALINA AND DOWNTOWN DESIGN REVIEW BOARD BEFORE PAINTING BEGINS.



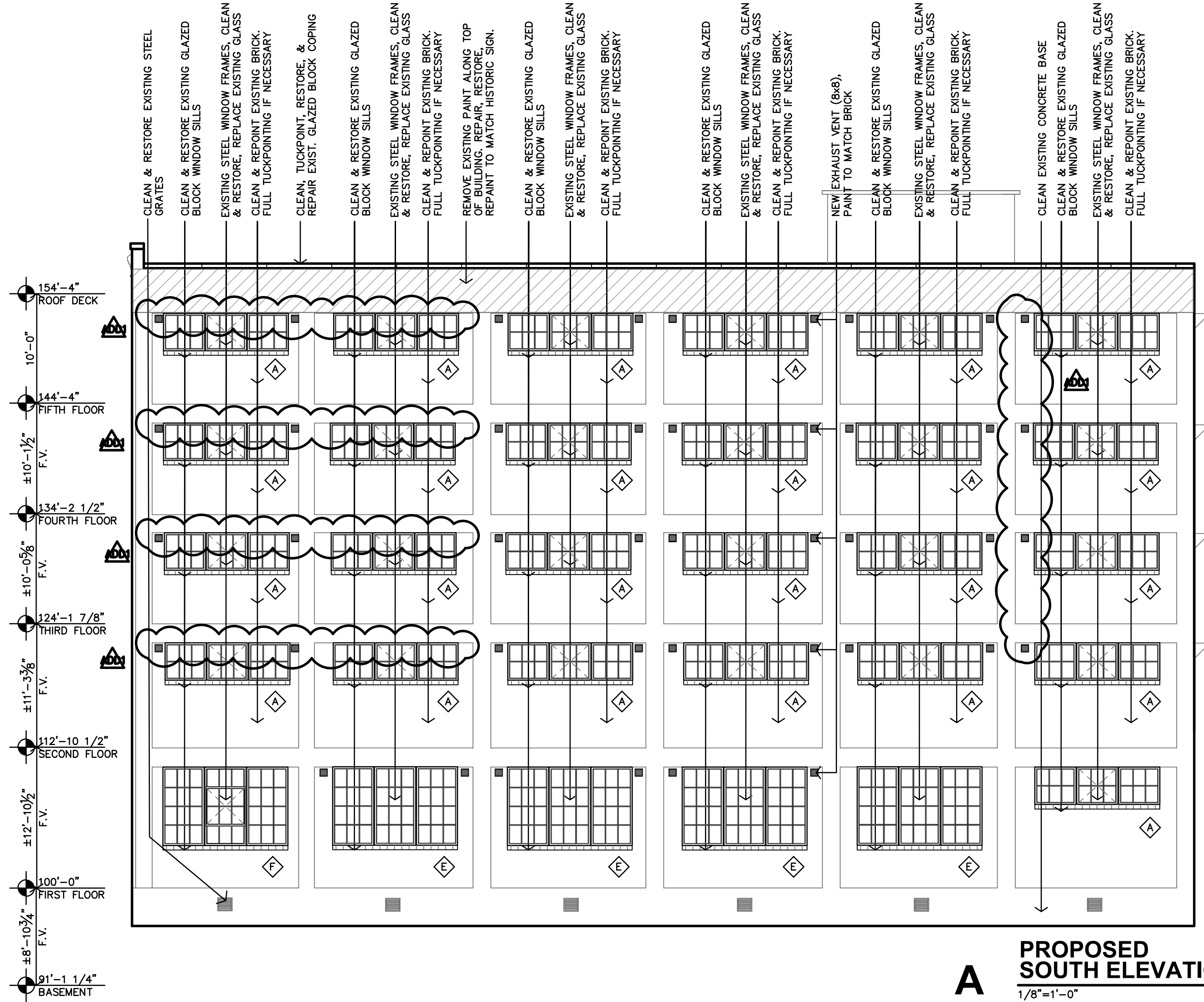
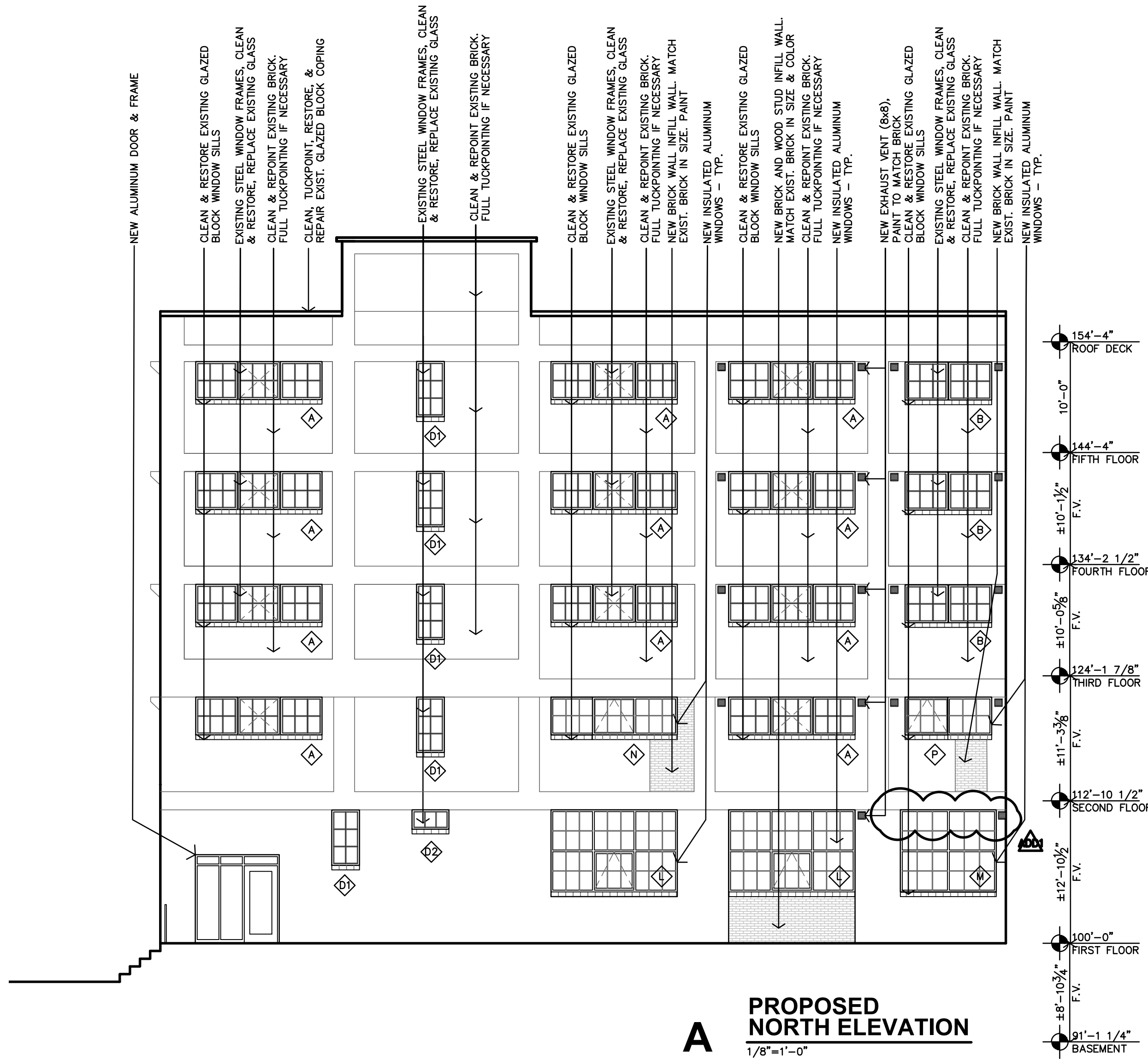
C HISTORIC PHOTOGRAPHS
1/8"=1'-0"



REHABILITATION NOTES

REFERENCE SHEET A3.1 FOR GENERAL NOTES REGARDING HISTORIC
REHABILITATION OF EXISTING WINDOW FRAMES, AND
MASONRY/MORTAR REPOINTING AND CLEANING.

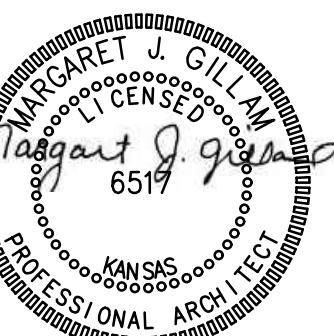
NOTE: CONTRACTOR TO PAINT ALL VENTS, FRESH AIR INTAKE
GRILLS AND LOUVERS A RED/ORANGE COLOR TO BLEND INTO BRICK
FACADE. PAINT COLOR TO BE SUBMITTED TO ARCHITECT FOR
APPROVAL PRIOR TO PAINTING.



LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

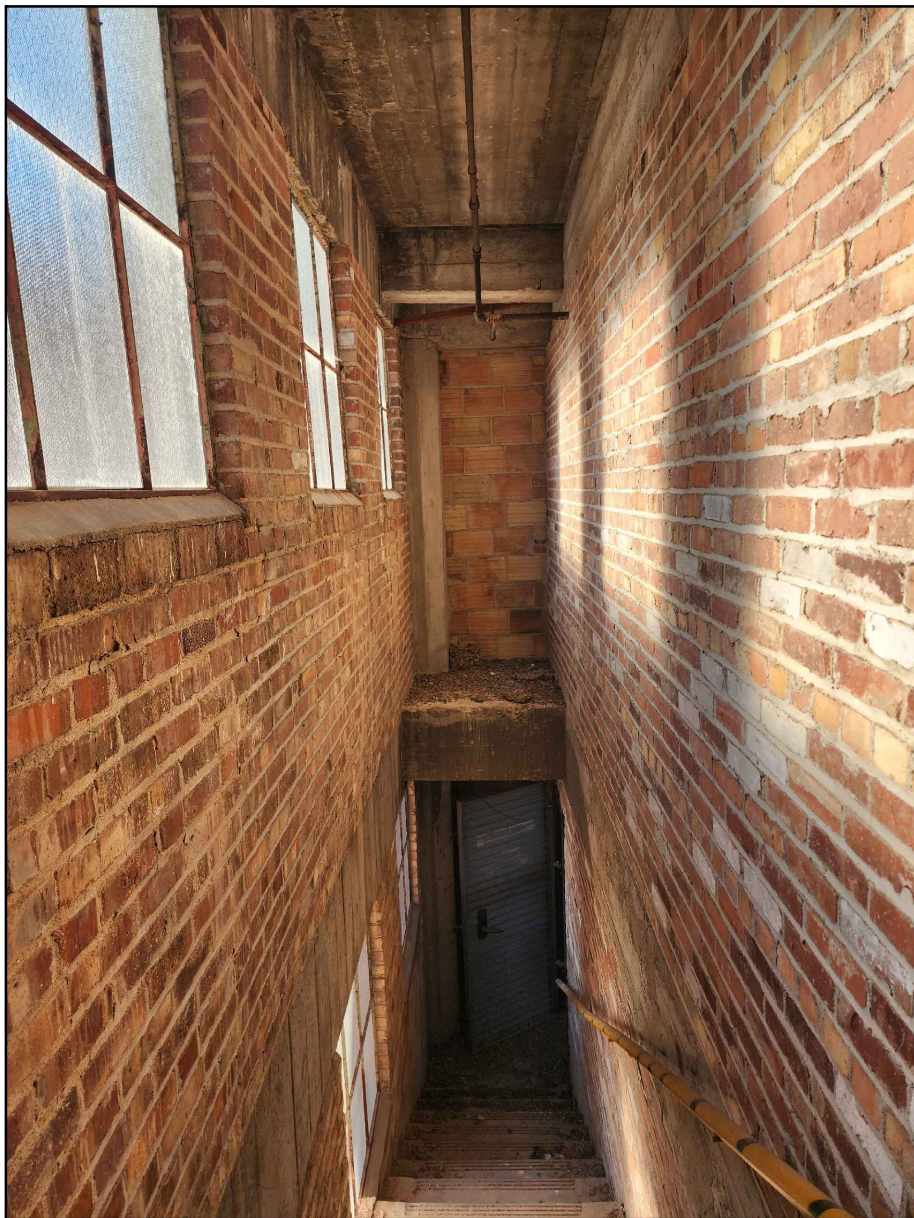
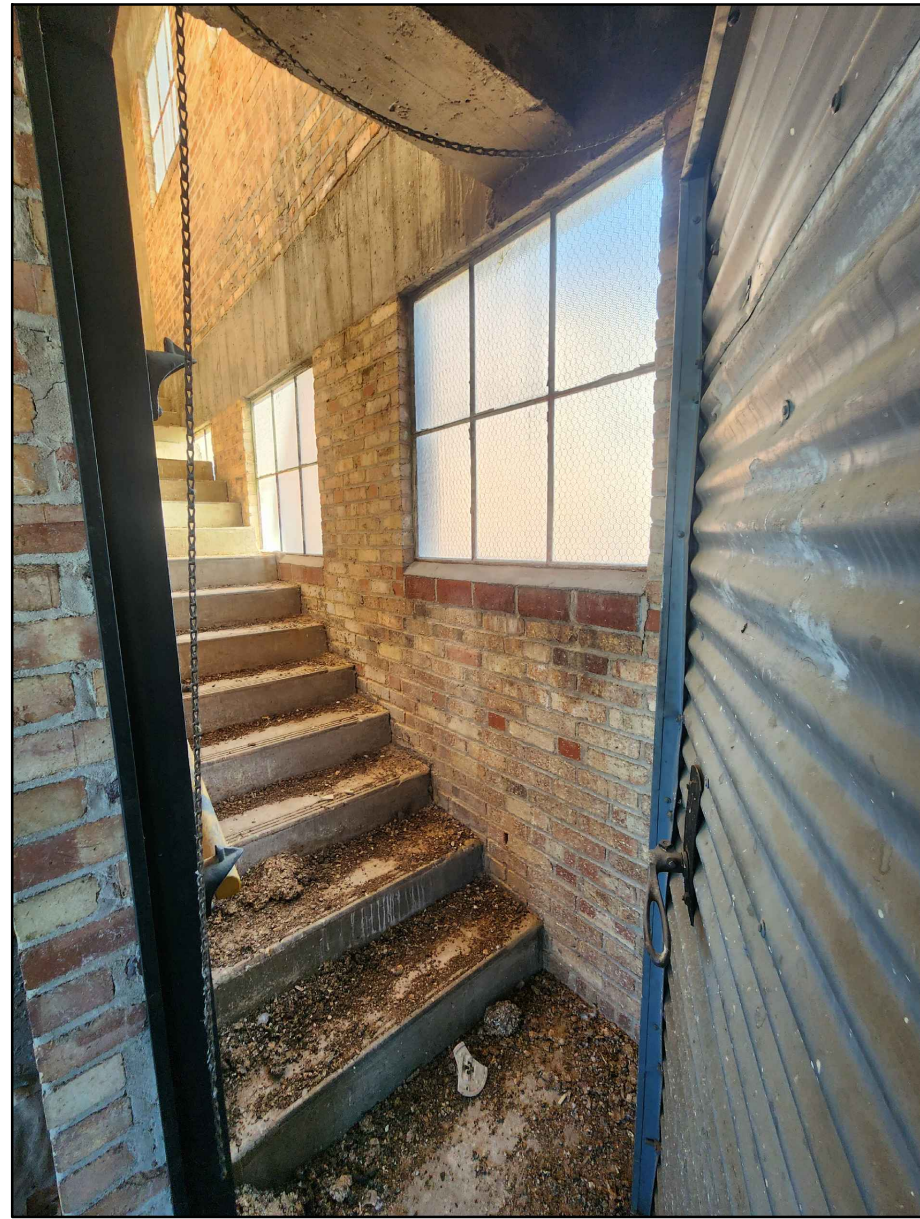
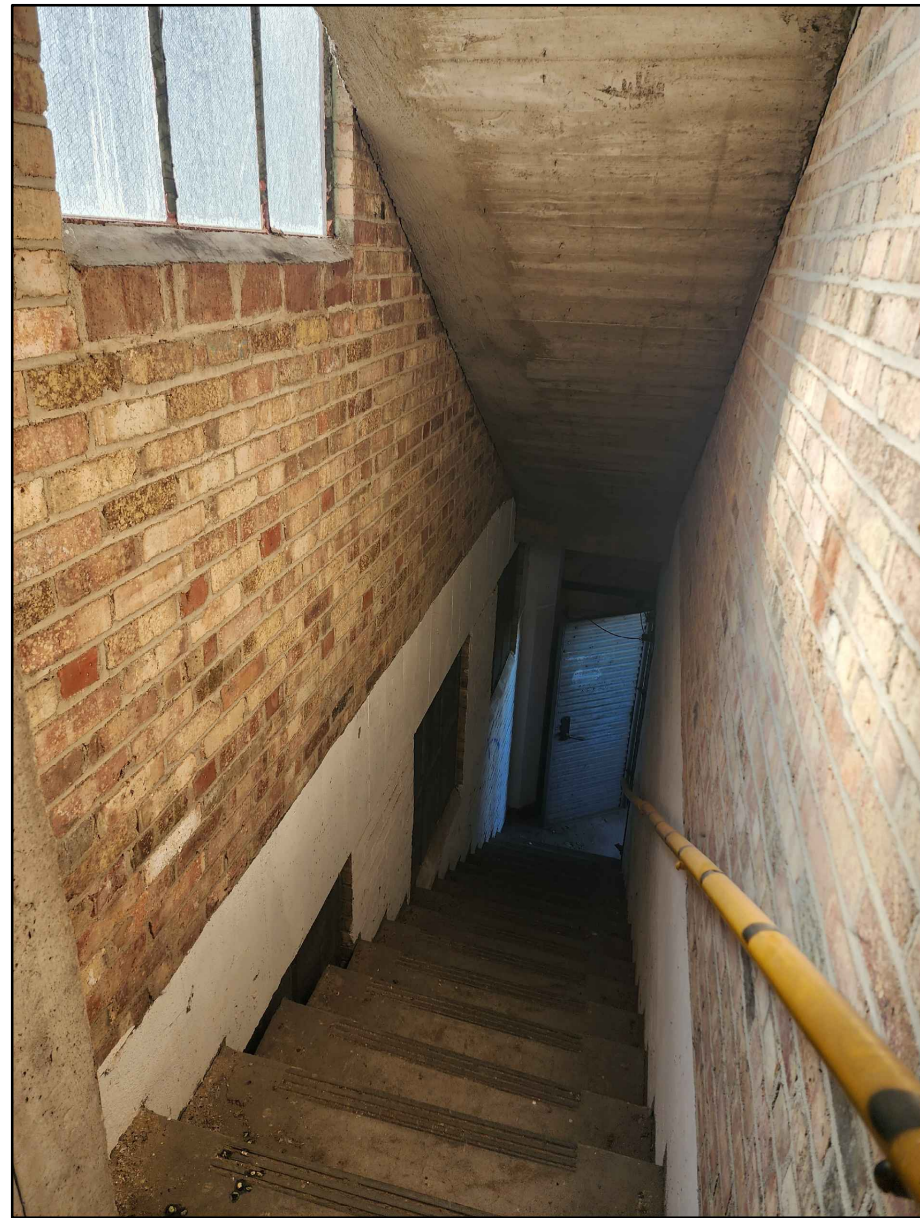
SALINA, KANSAS



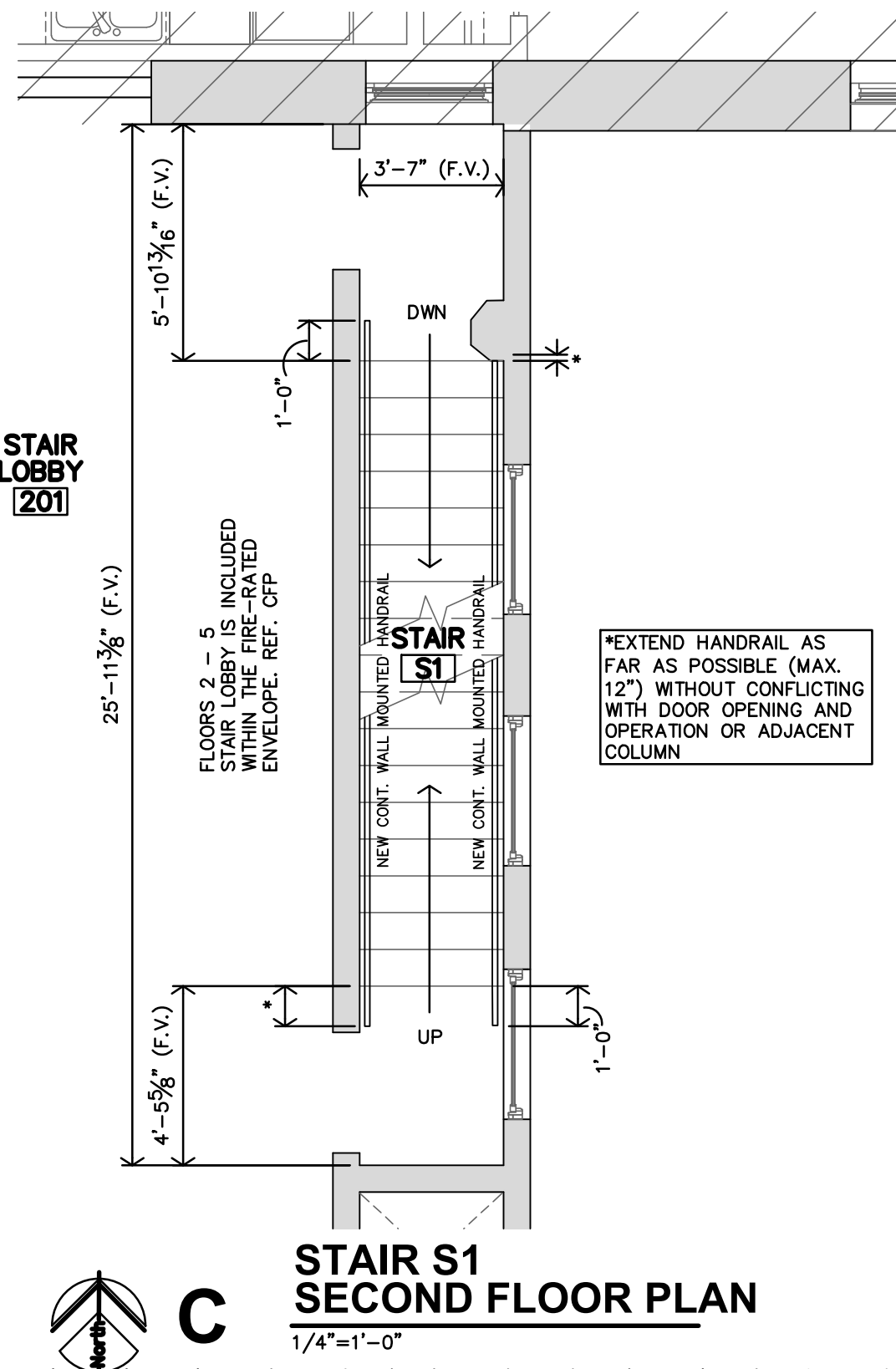
REVISION:
10-14-2025

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A3.2

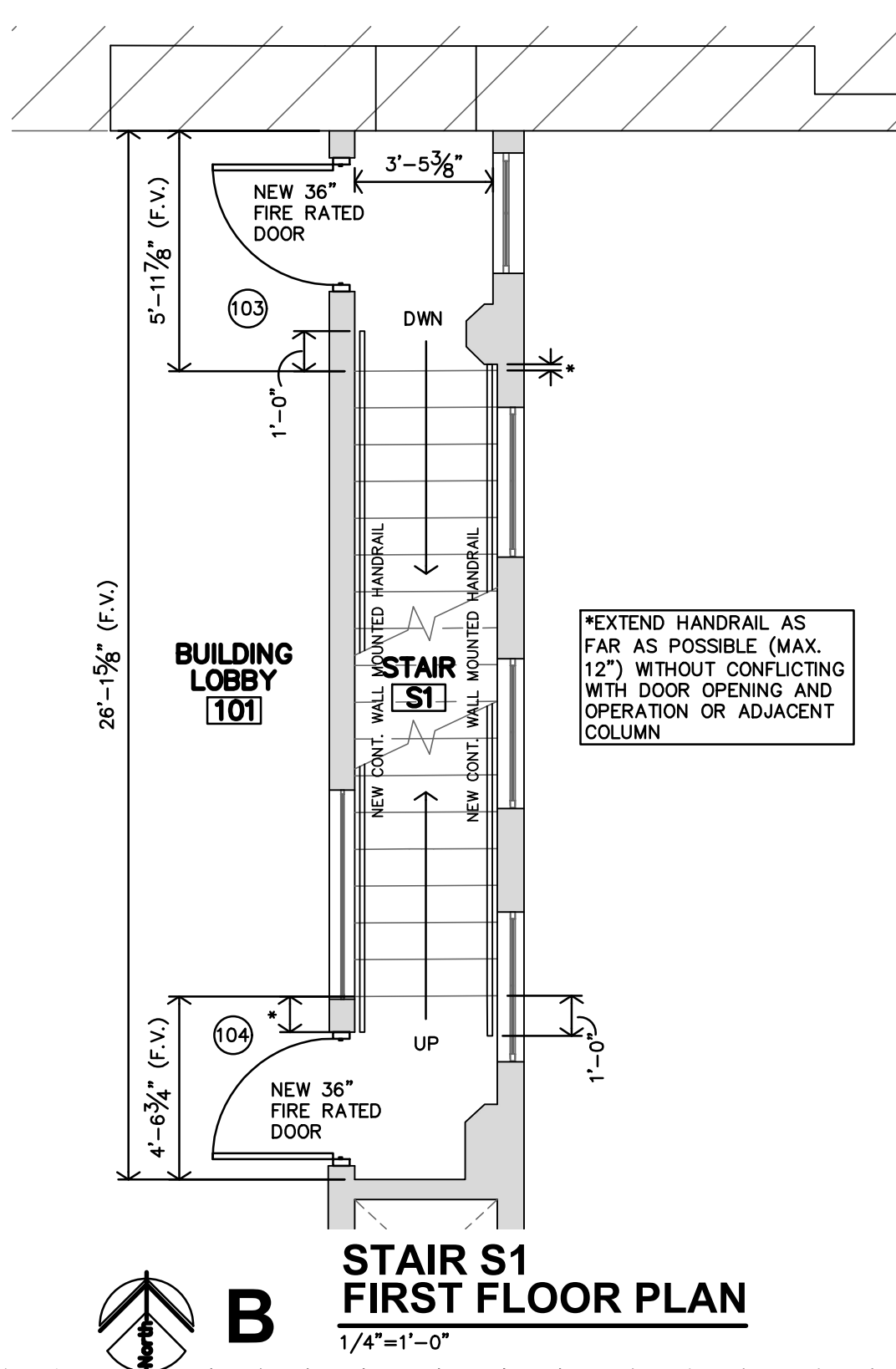
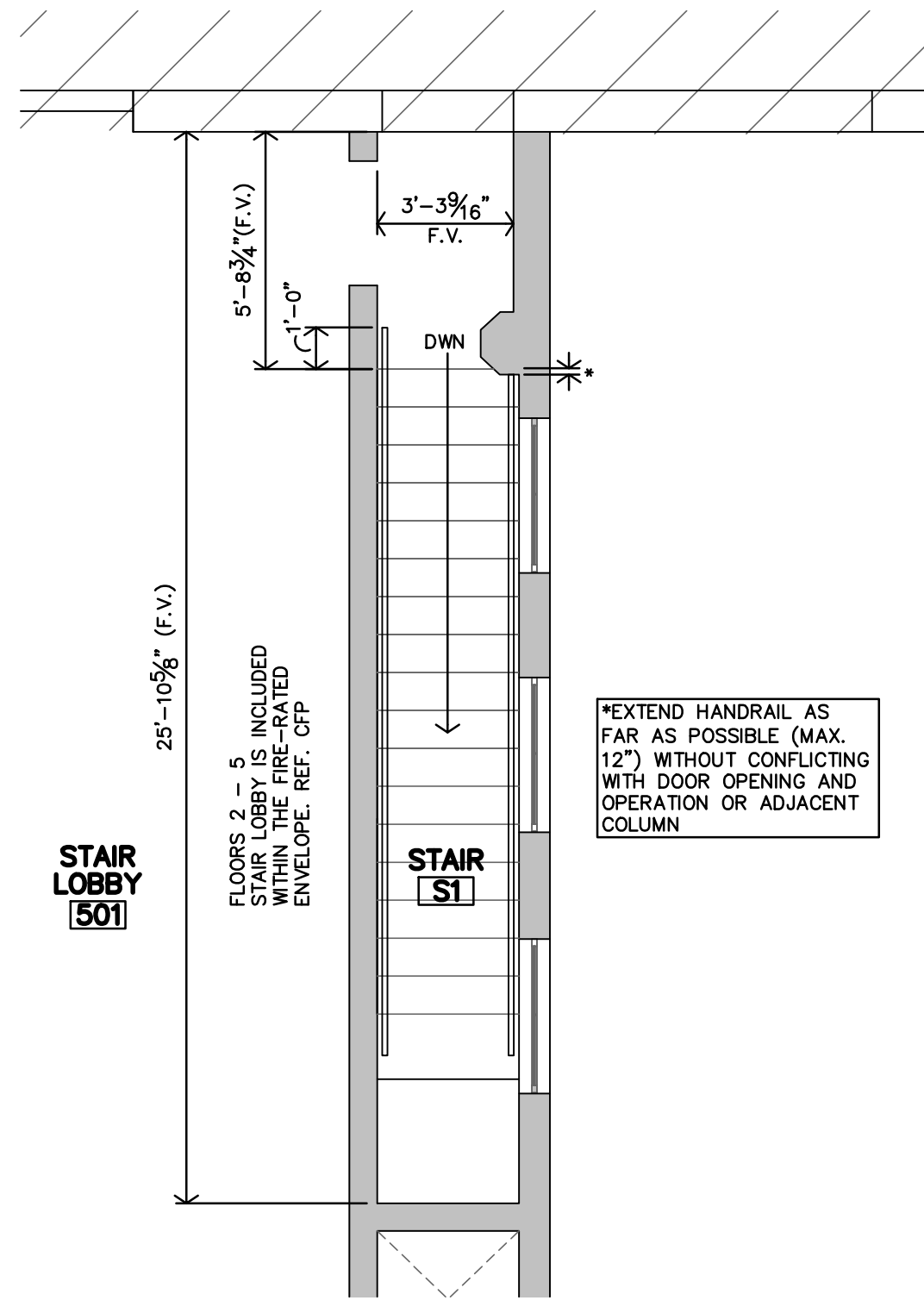


G EXISTING PHOTOS



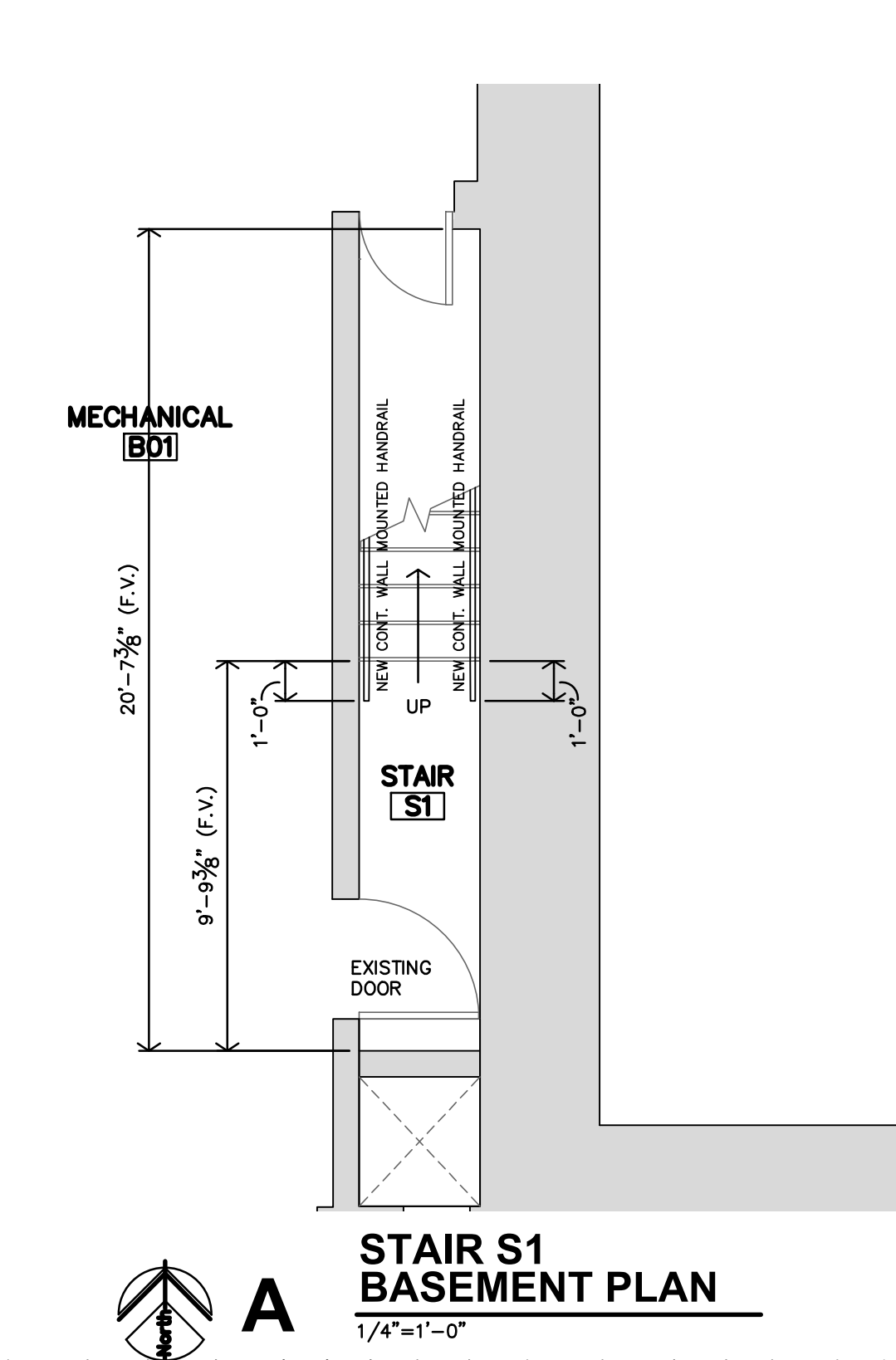
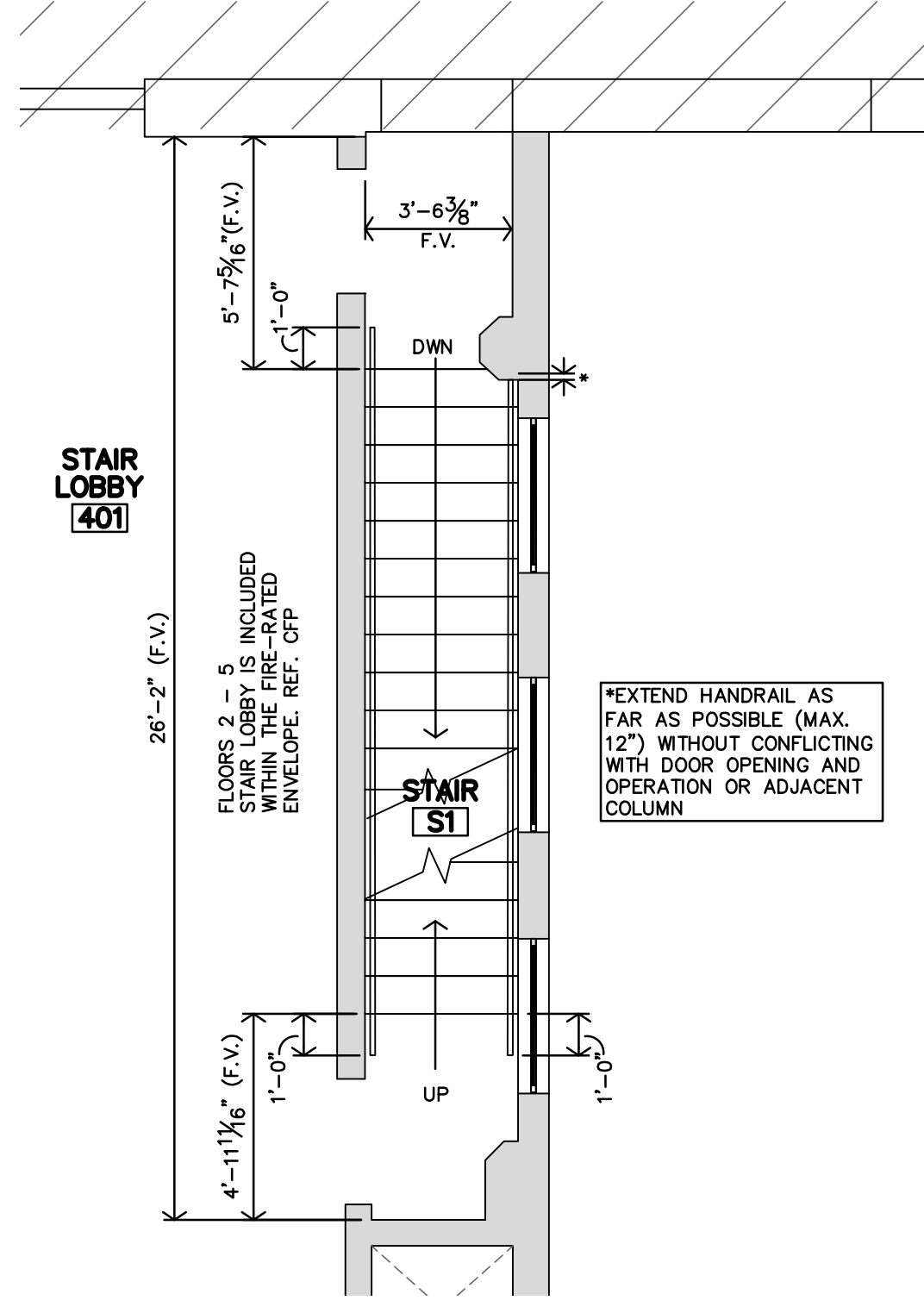
C STAIR S1 SECOND FLOOR PLAN
1/4"=1'-0"

F STAIR S1 FIFTH FLOOR PLAN
1/4"=1'-0"



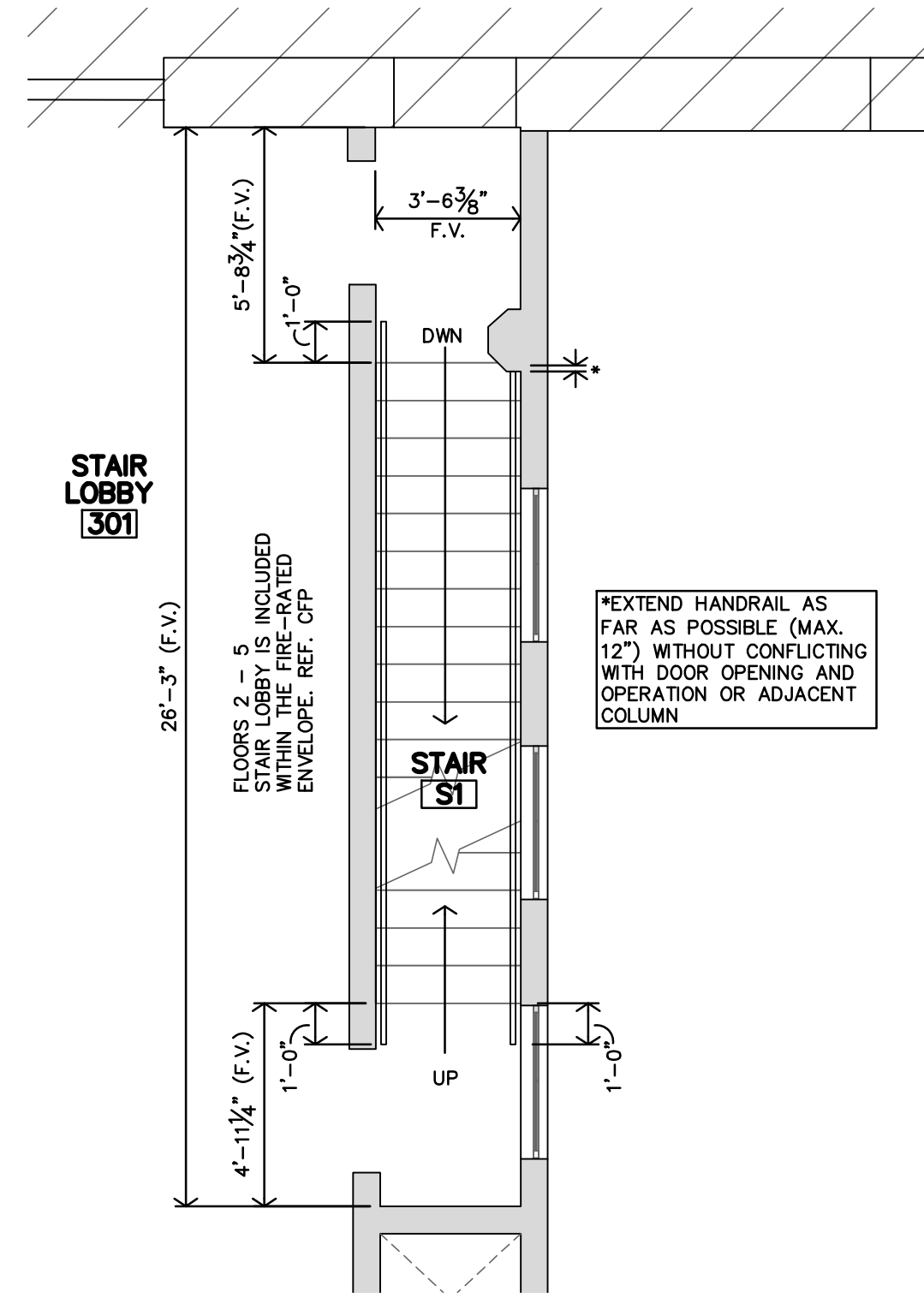
B STAIR S1 FIRST FLOOR PLAN
1/4"=1'-0"

E STAIR S1 FOURTH FLOOR PLAN
1/4"=1'-0"

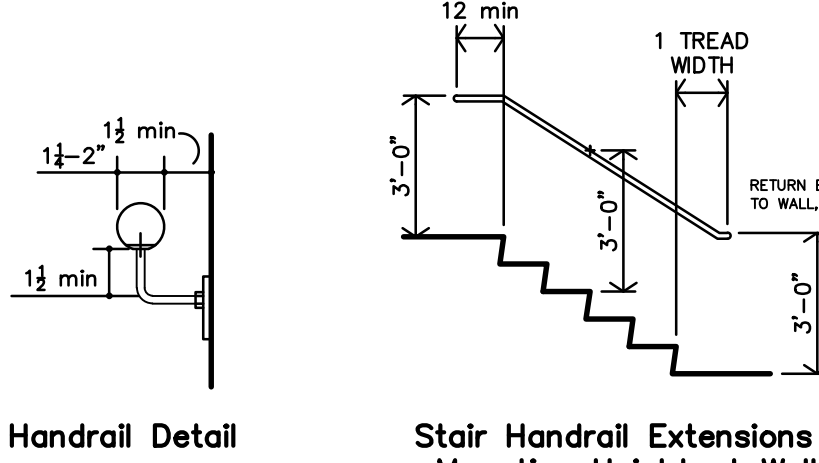


A STAIR S1 BASEMENT PLAN
1/4"=1'-0"

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



H STAIR S1 ADA HANDRAIL DETAILS
NOT TO SCALE



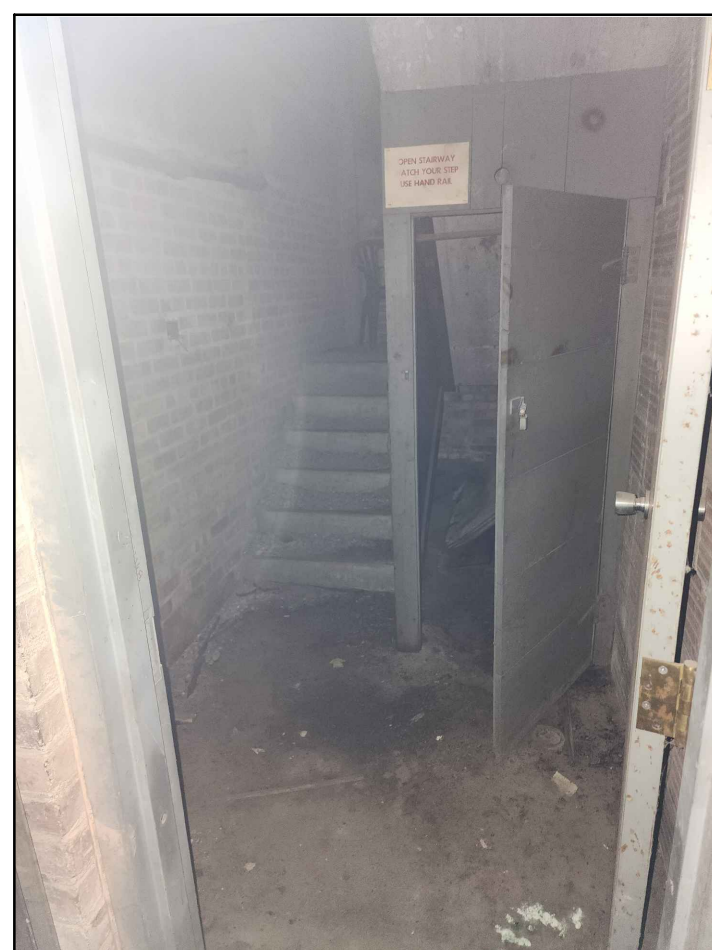
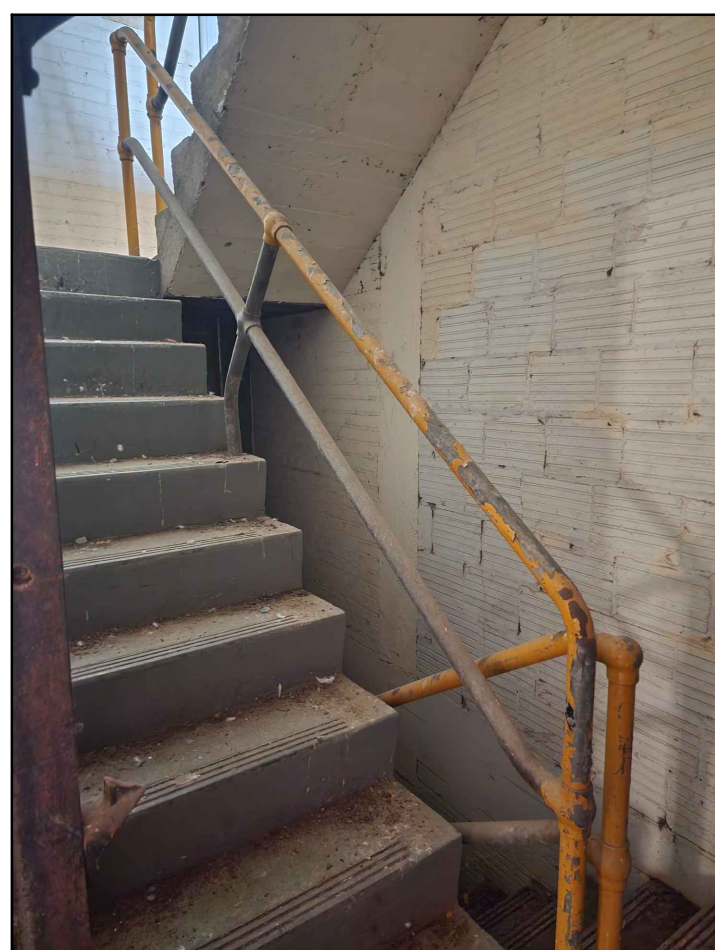
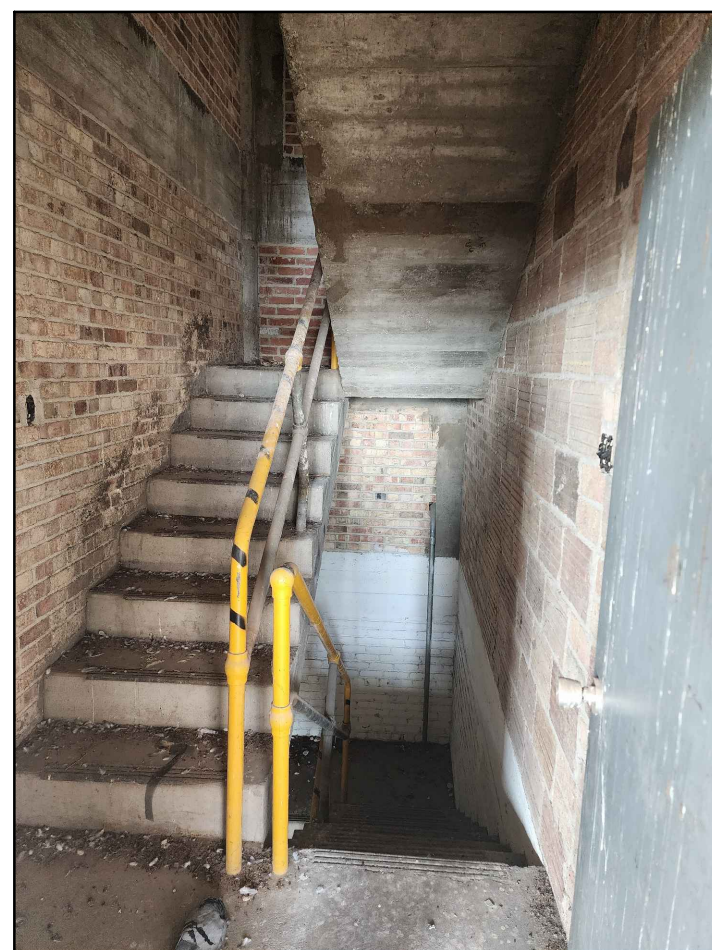
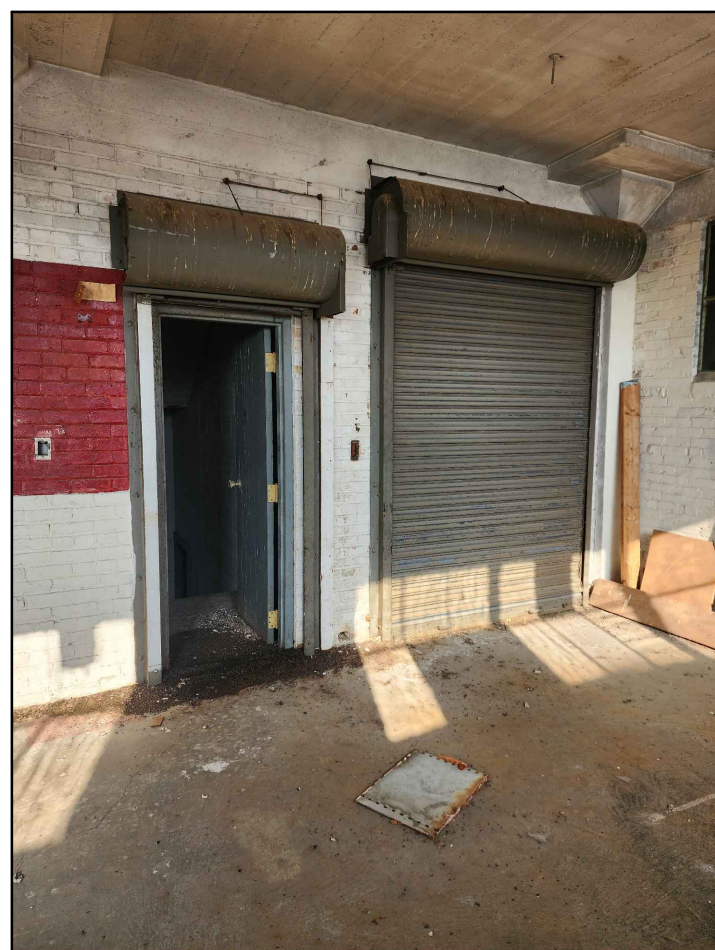
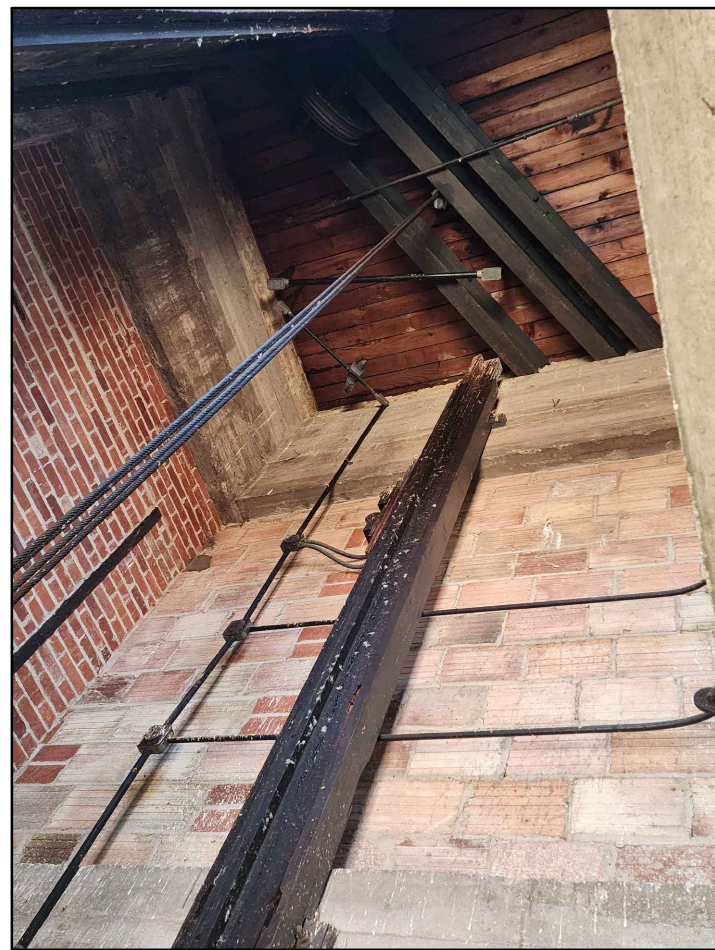
STAIR S1 NOTES

GENERAL

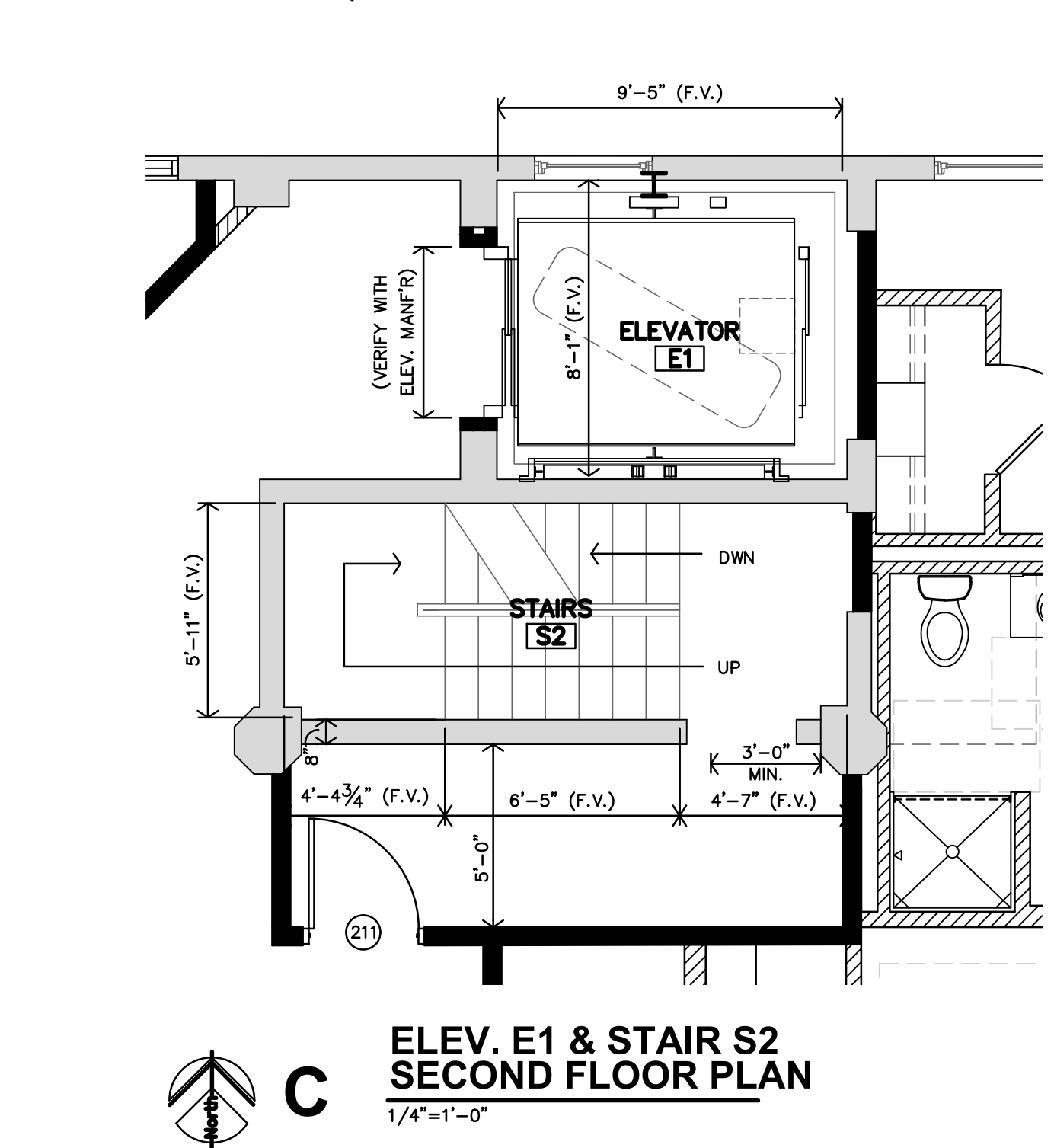
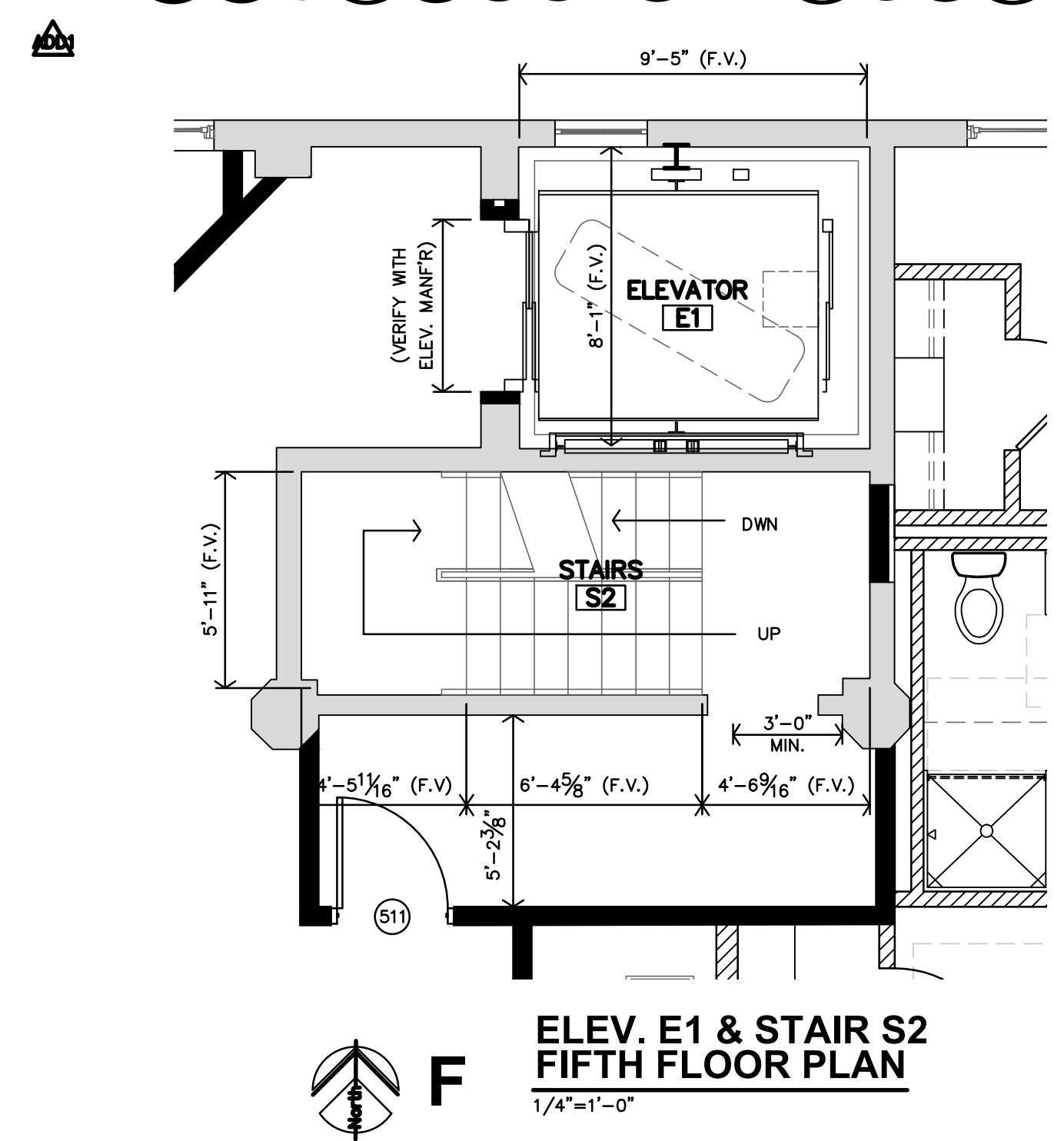
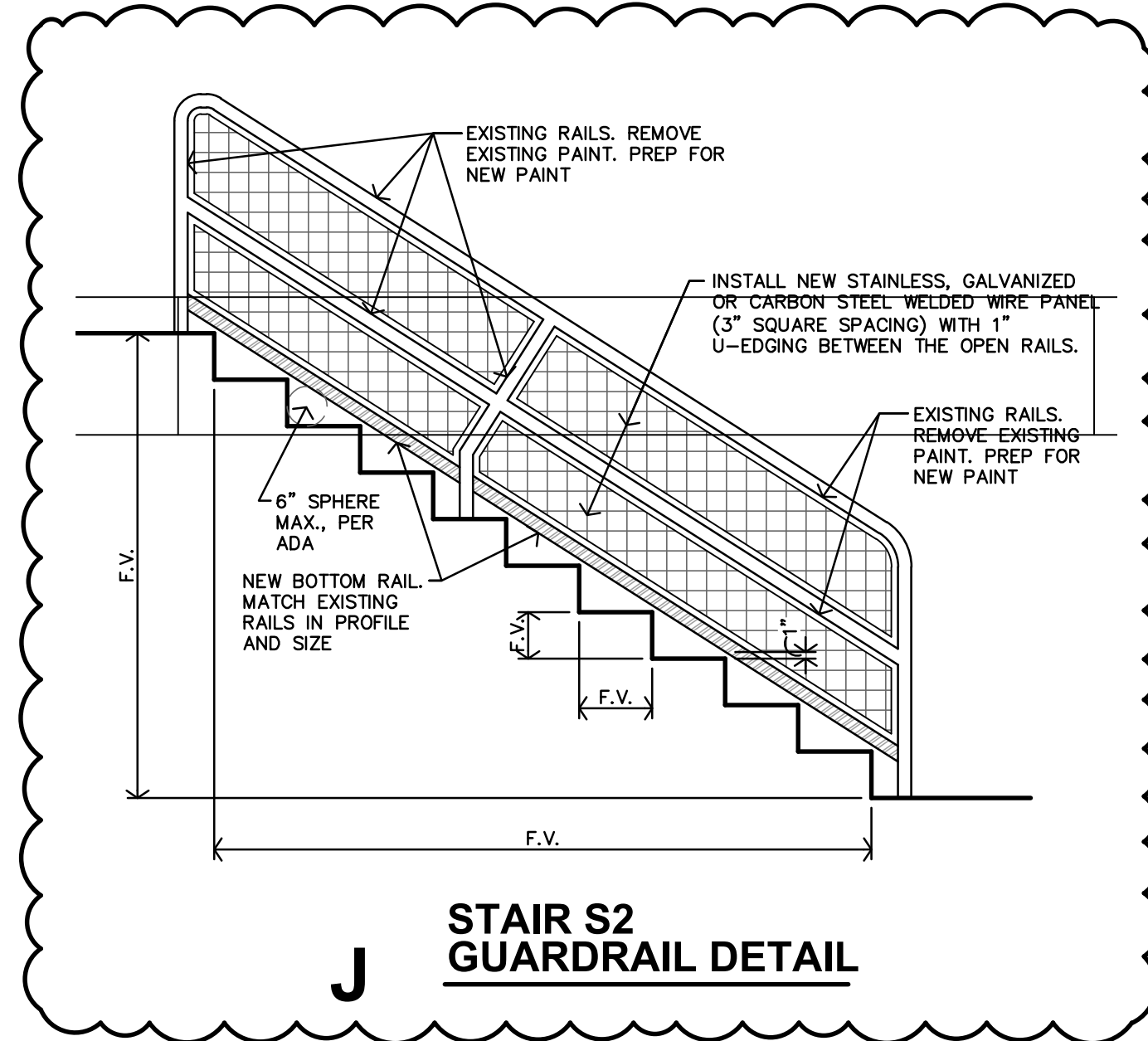
1. REPAIR ANY AND ALL DAMAGED CONCRETE TREADS AND RISERS.
2. REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL SYSTEMS. REPLACE WITH NEW ADA COMPLIANT HANDRAILS.
3. BOTH SIDES OF STAIR WELL TO HAVE NEW HANDRAILS.

CONCRETE STAIRS ARE EXISTING TO REMAIN. SOME TREADS AND RISERS ARE NON-COMPLIANT WITH THE 2012 IBC. RISERS VARY IN HEIGHT FROM 6" TO 8.5", TREADS VARY FROM 10" TO 12" DEEP.

IN FALL OF 2022, A WALK THROUGH WAS PERFORMED BY THE ARCHITECT, FIRE MARSHAL AND BUILDING OFFICIAL. STAIRS WERE REVIEWED FOR SAFETY & EGRESS AND WERE APPROVED FOR USE, BY THE FIRE MARSHAL AND BUILDING OFFICIAL.



H EXISTING PHOTOS



STAIR S2 & ELEVATOR NOTES

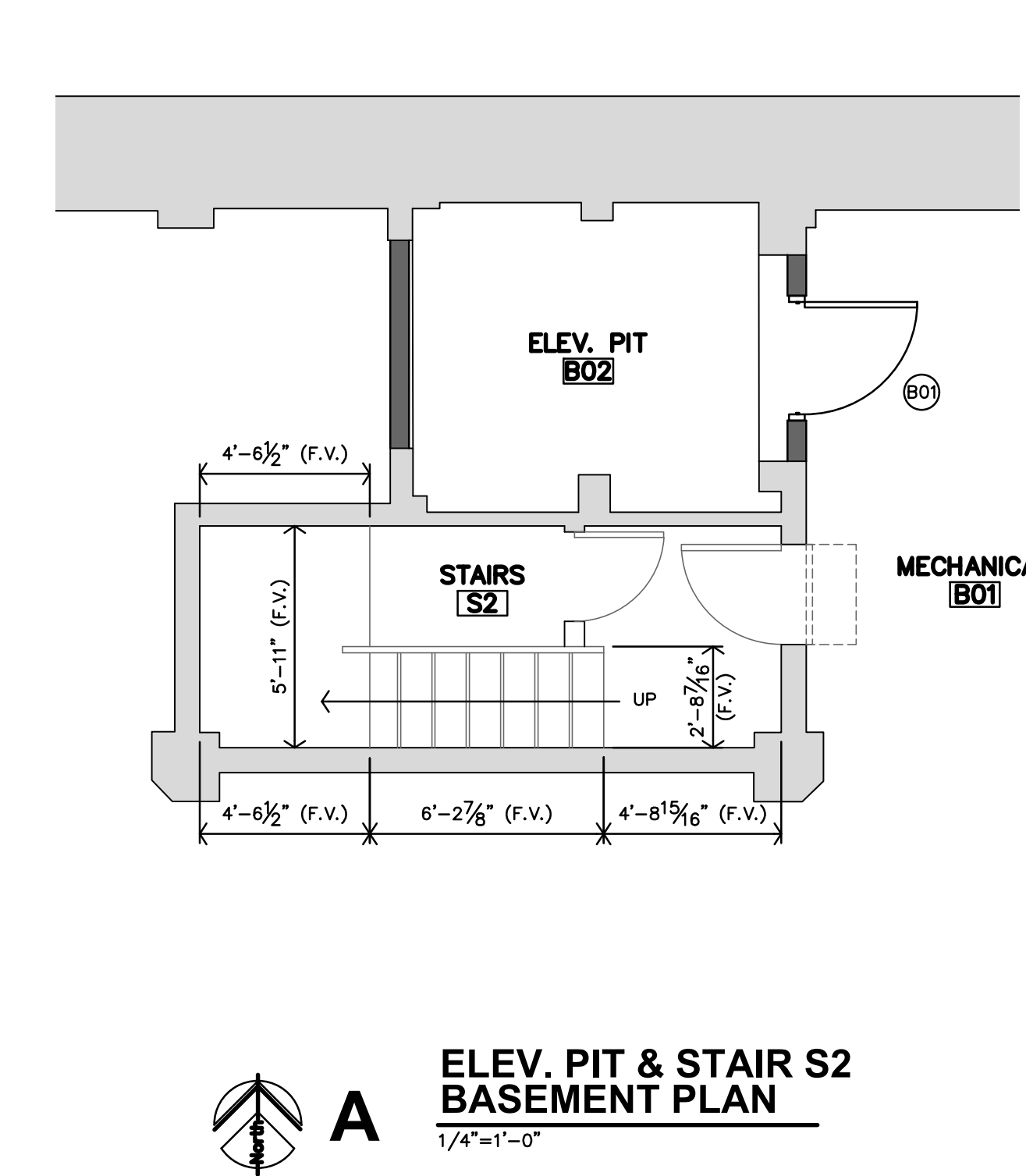
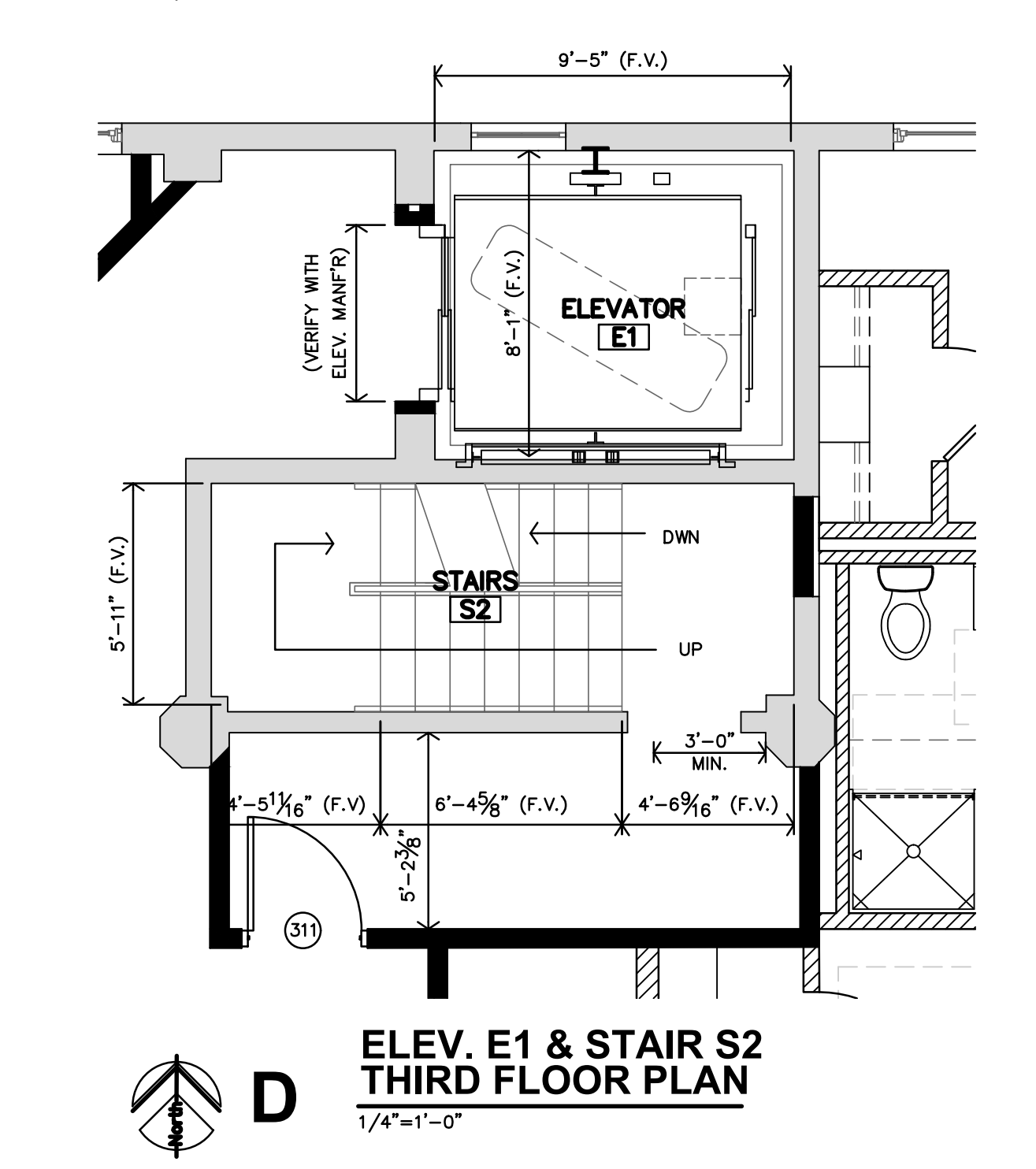
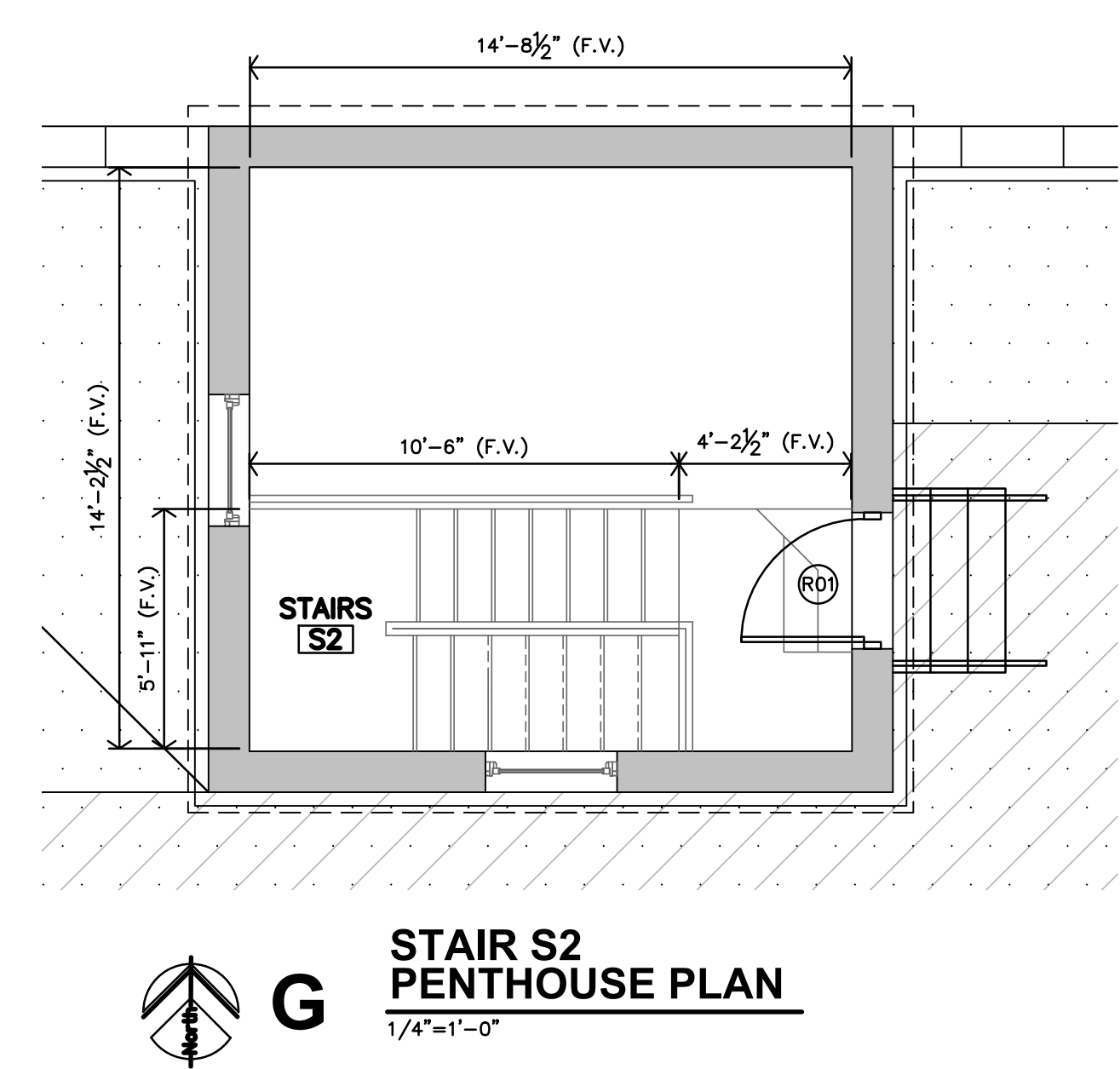
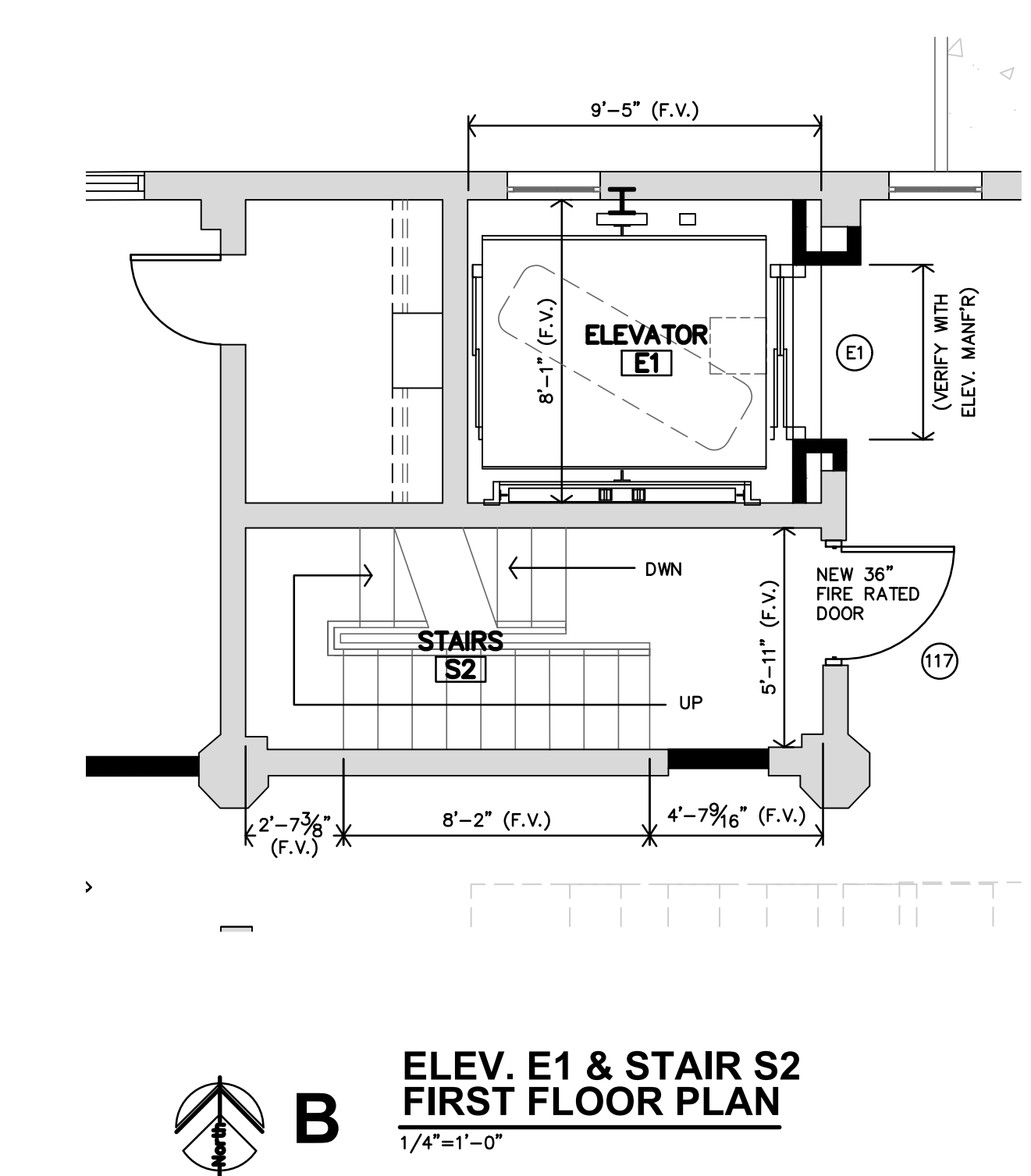
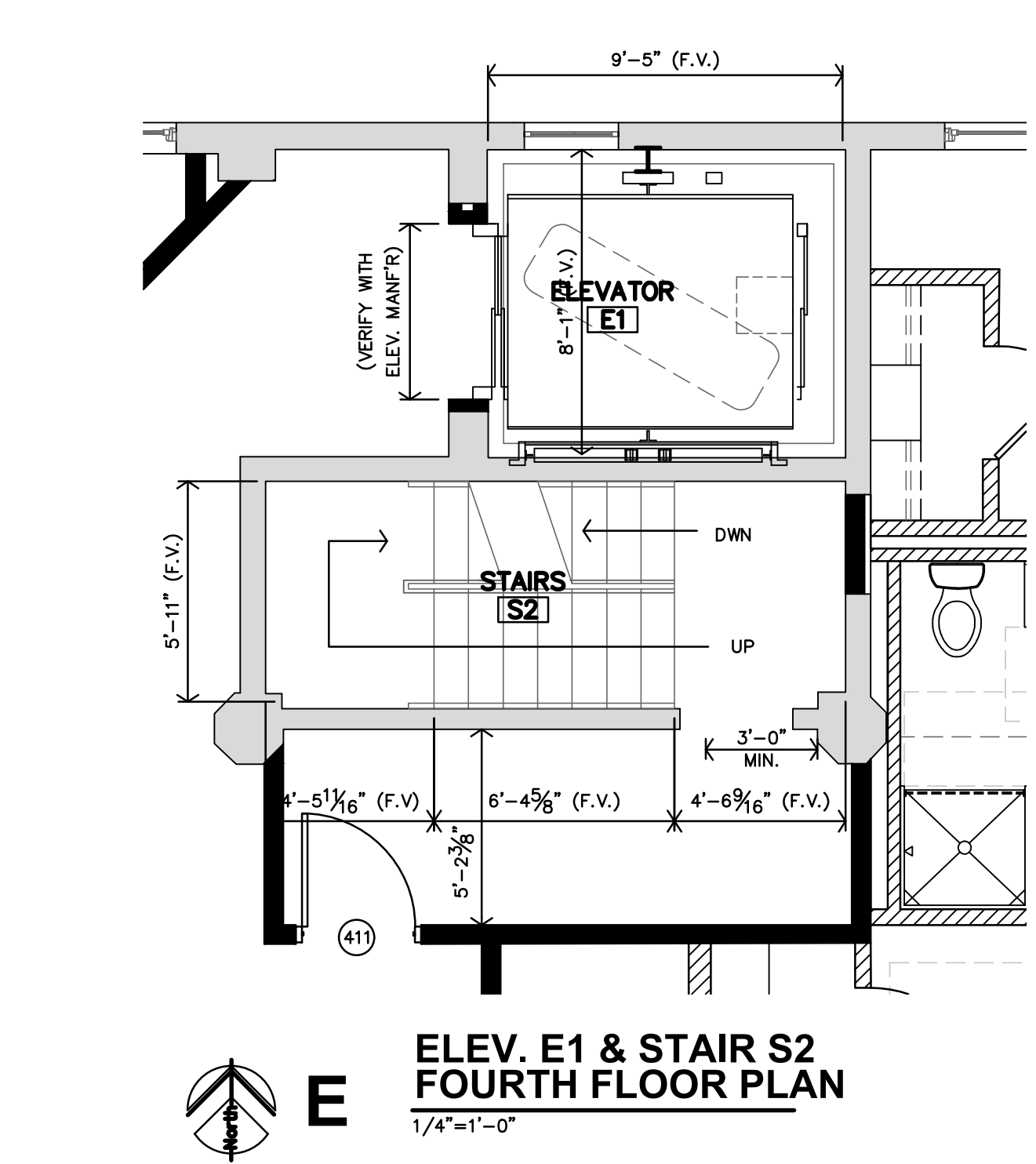
GENERAL

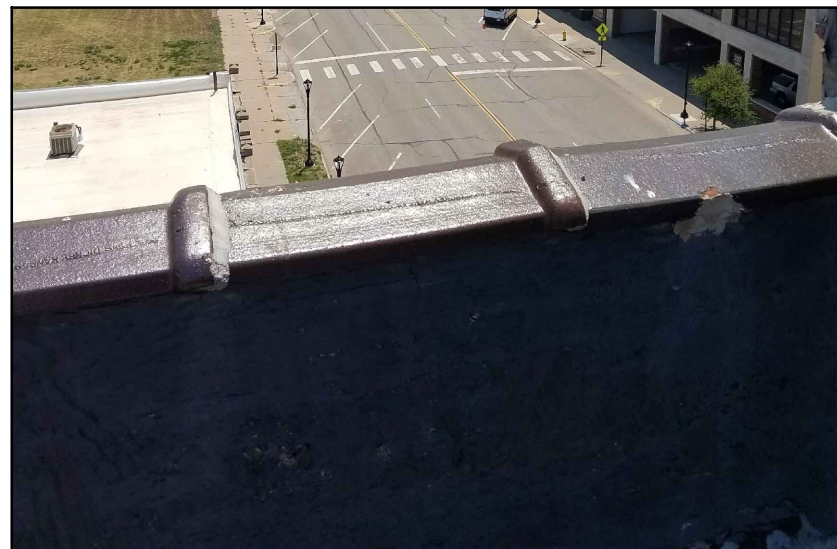
1. REPAIR ANY AND ALL DAMAGED CONCRETE TREADS AND RISERS.
2. CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL NEW BOTTOM RAIL, MATCH SLOPE OF EXISTING RAIL. NEW BOTTOM RAIL TO BE 1" ABOVE STAIR NOSING MAX.
3. CENTER GUARDRAIL SYSTEM - INSTALL NEW STAINLESS, WELDED WIRE PANEL (3" SQUARE SPACING) WITH 1" U-EDGING BETWEEN THE OPEN RAILS.
4. CENTER GUARDRAIL SYSTEM - REMOVE ALL EXISTING PAINT AND PREP FOR NEW PAINT.
5. STAIR SECTION FROM 5TH FLOOR TO ROOF: EXISTING CHAINLINK FENCE TO BE REMOVED. EXISTING METAL SUPPORT RAILS TO REMAIN. IN BETWEEN RAILS AND GATE OPENINGS - INSTALL NEW STAINLESS, WELDED WIRE PANEL (3" SQUARE SPACING) WITH 1" U-EDGING. GATE SHALL REMAIN AND SHALL HAVE LOCKING MECHANISM. COORDINATE WITH OWNER.
6. REMOVE ALL EXISTING ELEVATOR EQUIPMENT, STRUCTURE, CABS, PULLEY SYSTEMS, ETC. PREP SHAFT FOR THE INSTALLATION OF NEW ELEVATOR, CAB, STRUCTURE AND EQUIPMENT.

CONCRETE STAIRS ARE EXISTING TO REMAIN. SOME TREADS AND RISERS ARE NON-COMPLIANT WITH THE 2012 IBC. RISERS VARY IN HEIGHT FROM 6" TO 8.5", TREADS VARY FROM 10" TO 12" DEEP.

IN FALL OF 2022, A WALK THROUGH WAS PERFORMED BY THE ARCHITECT, FIRE MARSHAL AND BUILDING OFFICIAL. STAIRS WERE REVIEWED FOR SAFETY & EGRESS AND WERE APPROVED FOR USE, BY THE FIRE MARSHAL AND BUILDING OFFICIAL.

ELEVATOR: ALL FLOOR TO FLOOR ELEVATIONS, EXISTING SHAFT SIZE, AND EXISTING CONSTRUCTION AND CONDITIONS MUST BE CONFIRMED BY ELEVATOR MANUFACTURER PRIOR TO SHOP DRAWING SUBMITTAL. CONTRACTOR/ELEVATOR MANUFACTURER MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES AND CONCERNS.





B EXISTING ROOF PHOTOS

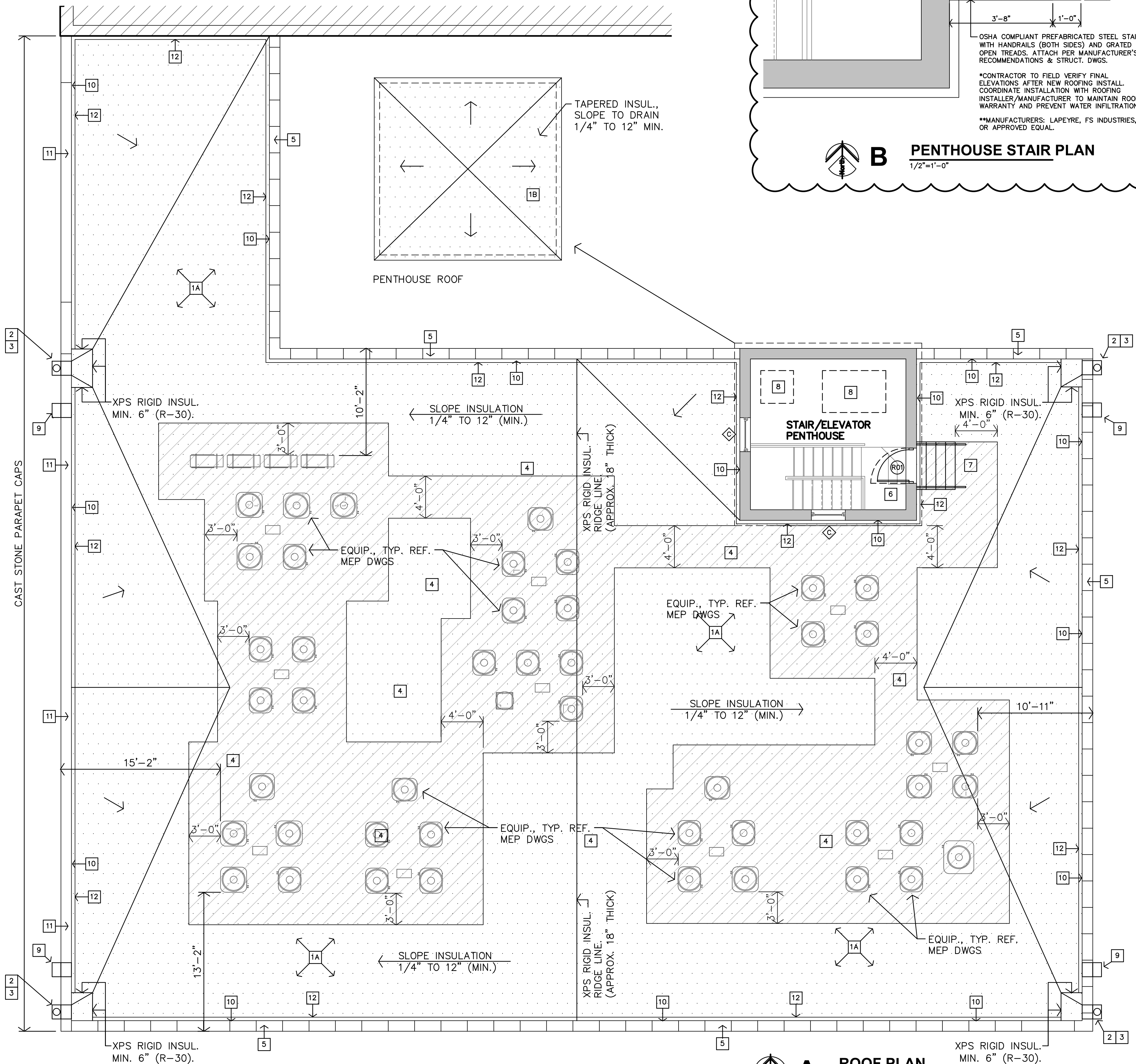
GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING. CONTACT ARCHITECT IMMEDIATELY W/ ANY DISCREPANCIES.
- ROOFING INSTALLATION: MANUFACTURERS DETAILS ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S DETAILS & RECOMMENDATIONS AND THOSE RECOMMENDED BY NRCA'S "THE ROOFING & WATERPROOFING MANUAL".
- CONTRACTOR MUST COMPLY W/ ALL STATE & LOCAL CODES & REGULATIONS.
- CONTRACTOR TO REPLACE ALL EXISTING VENT BOOTS. EXISTING VENTS & FLASHINGS TO REMAIN. PROTECT DURING CONSTRUCTION.
- CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
- DIMENSIONS ON ROOF PLAN REFLECT DIMENSIONS PARALLEL WITH FLOOR PLANE. ACTUAL ROOF AREA IS LARGER DUE TO ROOF SLOPE.
- ALL METAL MATERIALS (I.E. FLASHINGS, ETC.,) SHALL BE .0217" (26 GA.) THICK 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."
- EXISTING ROOFING MUST BE REMOVED, INSPECT AND REPAIR DAMAGED DECKING PRIOR TO PROCEEDING WITH NEW ROOF ASSEMBLY.

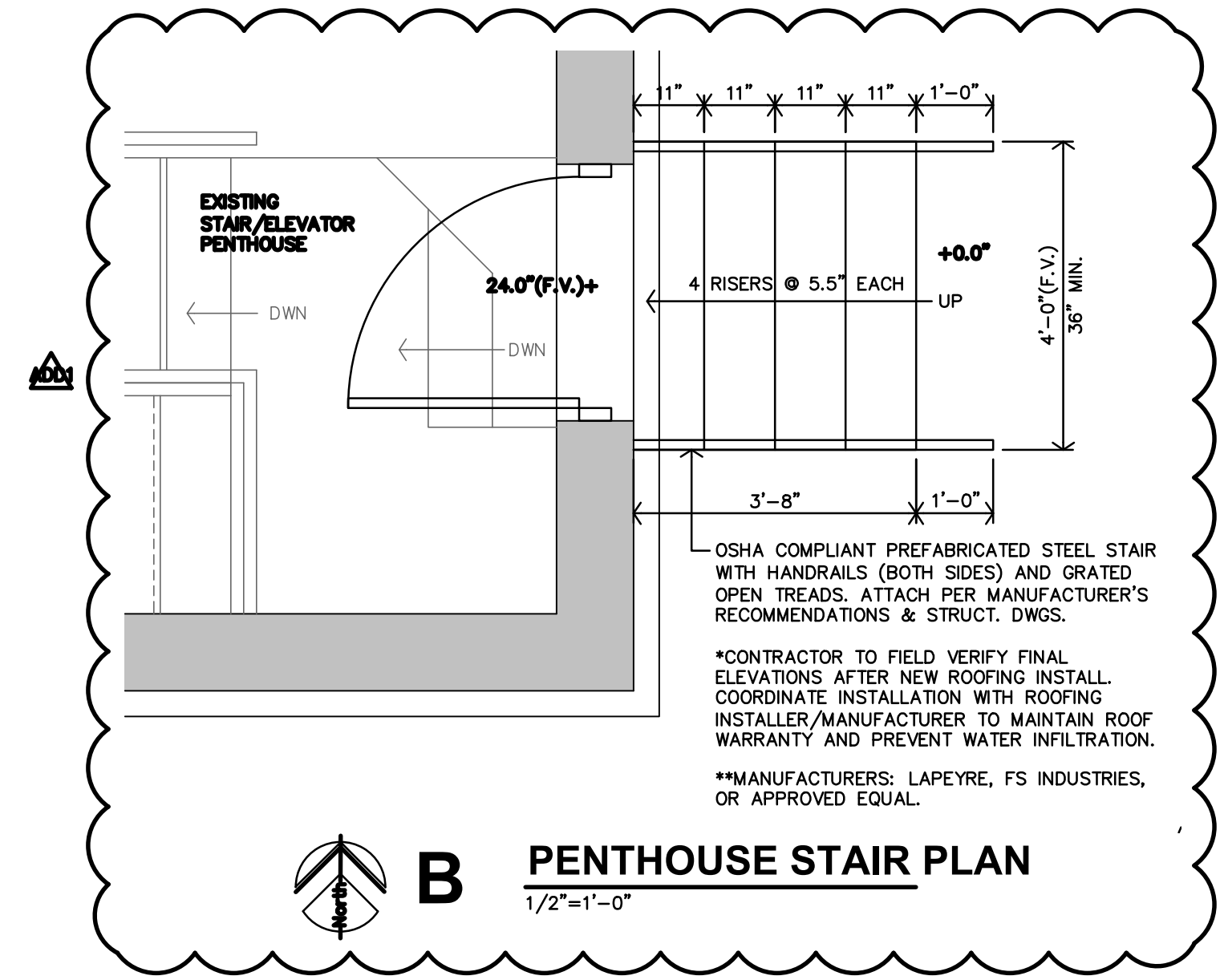
LEGEND

- 1A** MAIN ROOF: REMOVE EXISTING BALLASTED ROOFING ASSEMBLY, INCLUDING BUT NOT LIMITED TO: ROOFING MEMBRANE, ADHESIVE, BALLAST AND GRAVEL MATERIAL, INSULATION, FLASHING, CANTS, ETC. INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS RIGID INSULATION (R-30 MIN.), TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE (REFERENCE ROOF PLAN). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS (MIN. 12" ABOVE INSULATION) AND INSTALL TERMINATION BAR & METAL FLASHING (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
- 1B** PENTHOUSE ROOF: REMOVE EXISTING BALLASTED ROOFING ASSEMBLY, INCLUDING BUT NOT LIMITED TO: ROOFING MEMBRANE, ADHESIVE, BALLAST AND GRAVEL MATERIAL, INSULATION, FLASHING, CANTS, ETC. INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE (REFERENCE ROOF PLAN). PROVIDE FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE DOWN SIDES OF ROOF CAP AND INSTALL METAL FLASHING AROUND EDGE (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** EXISTING SCUPPERS, SCUPPER PANS, THRU-WALL FLASHING, DOWNSPOUTS TO BE REMOVED & REPLACED WITH NEW, SAME SIZE & SHAPE. COLOR TO BE DETERMINED.
- 3** CUT DOWN/TAPER INSULATION AS REQUIRED AROUND SCUPPER TO INSTALL PAN AND THRU-WALL FLASHING AND TO ENSURE AND ALLOW PROPER DRAINAGE DOWN TO EXISTING SCUPPER OPENING LOCATION.
- 4** AT ALL ROOF TOP EQUIPMENT INSTALL WALK OR TRAFFIC MEMBRANE AROUND.
- 5** EXISTING GLAZED TERRA COTTA CAPS/COPING. PROTECT DURING CONSTRUCTION. REPAIR, TUCKPOINT, REPLACE MISSING PIECES WITH NEW TO MATCH, AND CLEAN.
- 6** REMOVE EXISTING PLYWOOD DOOR AND ANCHORS, ATTACHMENTS, ACCESSORIES. REPLACE WITH NEW HOLLOW METAL DOOR AND FRAME AND HARDWARE.
- 7** INSTALL NEW PREFABRICATED STEEL STAIR AND HANDRAIL SYSTEM AT PENTHOUSE/MAINTENANCE DOOR TO ROOF. FIELD VERIFY EXISTING CONDITIONS AND HEIGHT.
- 8** REMOVE EXISTING ELEVATOR EQUIPMENT, PLATFORM, ACCESSORIES, ETC. PREP FOR THE INSTALL OF NEW ELEVATOR AND EQUIPMENT.
- 9** SAWCUT PORTION OF EXISTING MASONRY PARAPET. PREP FOR THE INSTALLATION OF NEW OVERFLOW SCUPPER BOX, FLASHING, LAMBS TONGUE AND ALL ACCESSORIES. TO MATCH OTHER SCUPPERS AND IN SIZE AND PROFILE.
- 10** REMOVE EXISTING ROOFING TAR ALONG BACKSIDE OF PARAPET. STRUCTURAL ENGINEER TO EVALUATE BRICK CONDITION AND MAKE RECOMMENDATIONS ON REPAIR AND REPLACEMENT.
- 11** EXISTING CAST STONE PARAPET CAPS/COPING. PROTECT DURING CONSTRUCTION. REPAIR, TUCKPOINT, REPLACE MISSING PIECES WITH NEW TO MATCH AND CLEAN.
- 12** INSTALL 4" CONTINUOUS CANT AROUND PERIMETER OF MAIN ROOF/PARAPET.

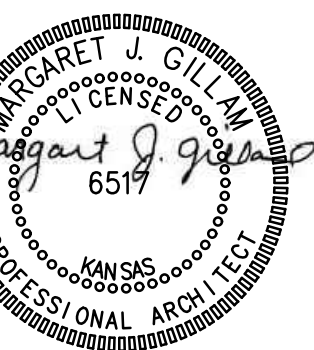
	AREA OF RE-ROOF
	EQUIPMENT PAD (DOUBLE ROOFING)



A ROOF PLAN
3/16"=1'-0"



B PENTHOUSE STAIR PLAN
1/2"=1'-0"



REVISION:
10-14-2025

DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

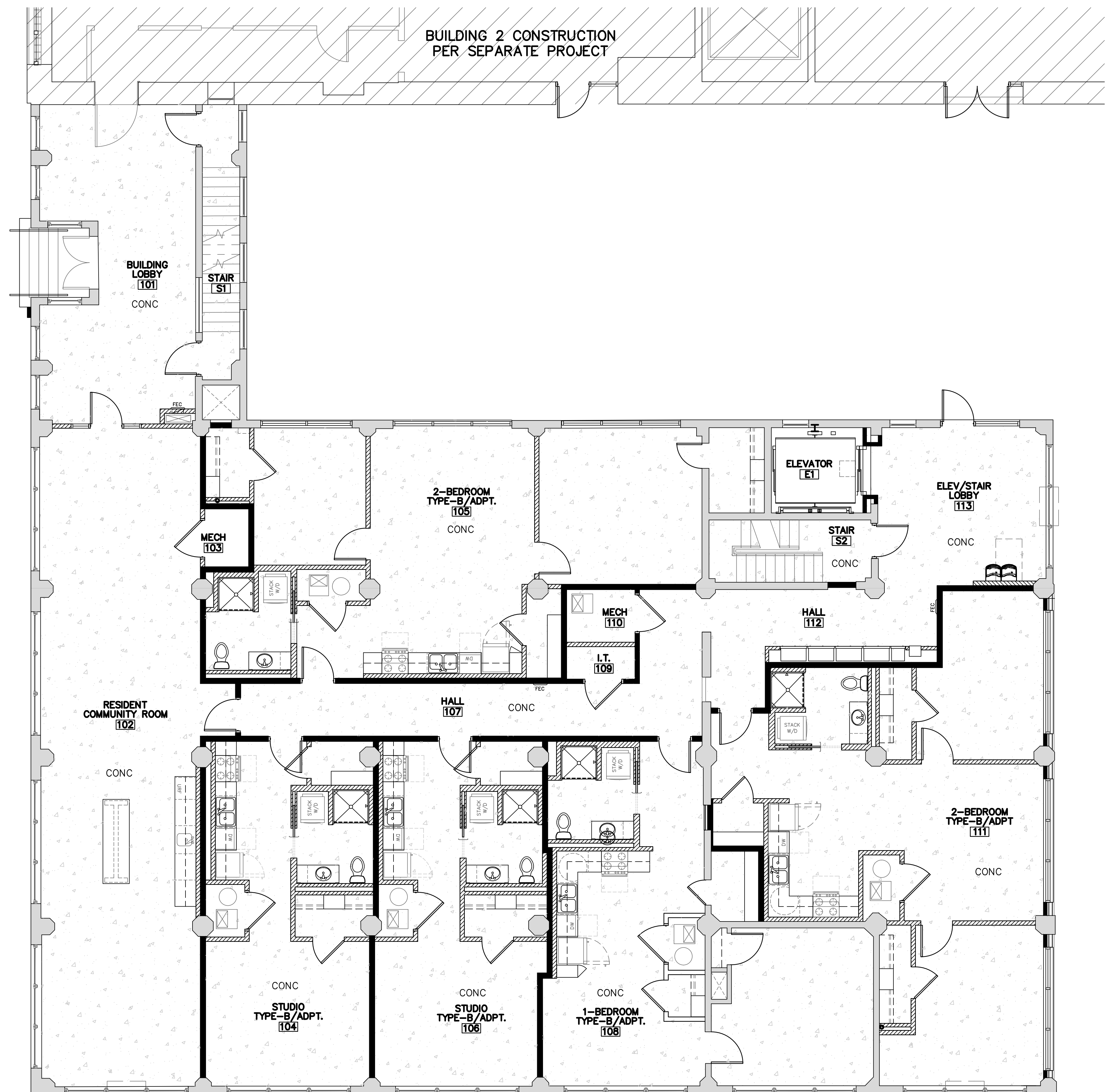
1. EXISTING WALLS ARE PAINTED PLASTER, PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, PATCH & REPAIR, ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING SURFACE. NEW PAINT TO BE MATCHED TO EXISTING.
2. EXISTING CEILING BEAM, TRIM, AND PARTS OF PLASTERED CONCRETE TO UNDERSIDE OF CONCRETE DECK, PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. NEW PAINT, ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING PLASTER.
3. EXISTING UNPAINTED, UNGRADED CONCRETE PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR, AND TO BE LEFT EXPOSED.
4. REMOVE ANY EXISTING FLOORING MATERIAL AND GUE RESIDUE, CLEAN, REPAIR, AND PATCH CONCRETE TO MATCH EXISTING SURFACE.
5. ALL EXISTING WOOD BASE AND TRIM TO REMAIN OR, IF DAMAGED, REPLACED TO MATCH EXISTING TRIM IN PROFILE AND SIZE. SAND AND REMOVE ANY PAINT ON DOOR FRAMES, CLEAN AND REFINISH/STAIN TO MATCH EXISTING FINISH. DECOR CARVINGS TO BE MATCHED TO THE WOOD INCLUDING BUT NOT LIMITED TO SCROLLS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED.
6. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE, ALL WOOD BASE ON 1ST FLOOR IS TO BE STAINED, STAIN COLOR PER SPEC.
7. INSTALL PAINTED FLOORING, STAIRS, AND ALL G.B. ON CURB SIDE TO CONCRETE WALK TRANSITIONS.
8. ALL TRIM JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. 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.
10. STAIRS & LANDINGS ARE EXISTING CONCRETE, PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND

1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA PLANT AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF "FLARE," PER HISTORIC PRESERVATION BRIEFS, REMOVE AND REPAIR CRACKS AND REPAIR CRACKS TO TOP OF "FLARE." PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR, TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS POLISHED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER.
5. NOTE NOT USED.
6. ALL NEW ACP/SPRUE BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO END PANELS, STAIRS, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOT OTHERWISE, ALL BASE ON END PANELS SHALL RECEIVE WOOD BASE UNLESS NOT OTHERWISE.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO GUY AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALANT.
10. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOT OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SEALY FINISH ONLY, NO BRUSH FINISH.
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, PICKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING CEILINGS ARE PAINTED CONCRETE ON BOTTOM OF FLAYS. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, PICKPOINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, AND REPAIR TO BE LEFT EXPOSED.
5. ALL NEW GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
6. ALL EXISTING PARTITIONS SHALL REMOVE. WORK TO BE DONE IN ACCORDANCE WITH NOTES, ATTACHED TO FLOOR 3 SHALL BE PAINTED.
7. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. 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.
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

1. EXISTING WALLS ARE EXPOSED, UNPAINTED. BRICK AND MASONRY. PRE HISTORIC PRESERVATION BRIEFS, TUCKPOINT, CLEAN, REPAIR, REPLACE. TO BE LEFT EXPOSED, PREP FOR SEALER.
2. EXISTING COLUMNS ARE EXPOSED, UNPAINTED CONCRETE. PRE HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED, PREP FOR SEALER.
3. EXISTING CEILING BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PRE HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PRE HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. NEW FLOOR FINISHED WILL BE INSTALLED.
5. ALL NEW GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SPECIFICATIONS.
6. ALL NEW C.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE, ALL WOOD BASE ON FLOORS 4 & 5 IS TO BE PAINTED.
7. INSTALL WALL/CEILING SPOCCO SEALANT AT ALL JOINTS TO NYLON AND TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR FINISH.
9. 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.
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PRE HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

CONC CONCRETE, EXISTING
CLEAN, REPAIR AND SEAL



 **A** **1ST LEVEL
FINISH FLOOR PLAN**
3/16"=1'-0"

GENERAL FINISH NOTES - LEVEL 1

1. EXISTING WALLS ARE PAINTED PLASTER. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT. CLEAN, PATCH & REPAIR. ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING PLASTER. PREP FOR NEW PAINT.
2. EXISTING COLUMNS AND BEAMS ARE PAINTED & PLASTERED CONCRETE TO UNDERSIDE OF CONCRETE DECK. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT. ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING PLASTER.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. REMOVE ANY EXISTING FLOORING MATERIAL AND GLUE RESIDUE. CLEAN, REPAIR, AND PATCH CONCRETE TO TOP OF FLARE. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
5. ALL EXISTING WOOD BASE AND TRIM TO REMAIN OR, IF DAMAGED, REPLACED TO MATCH EXISTING TRIM IN PROFILE AND SIZE. SAND AND REMOVE ANY PAINT ON DOOR FRAMES. CLEAN AND REFINISH/STAIN TO MATCH EXISTING FINISHED WOOD.
6. ALL NEW GYP. BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE. ALL WOOD BASE ON 1ST FLOOR IS TO BE STAINED. STAIN COLOR PER SPEC.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. 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.
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 2

1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF FLARE. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER.
5. NOTE NOT USED.
6. ALL NEW GYP. BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE. ALL BASE ON 2ND FLOOR IS TO BE PAINTED.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. 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.
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 3

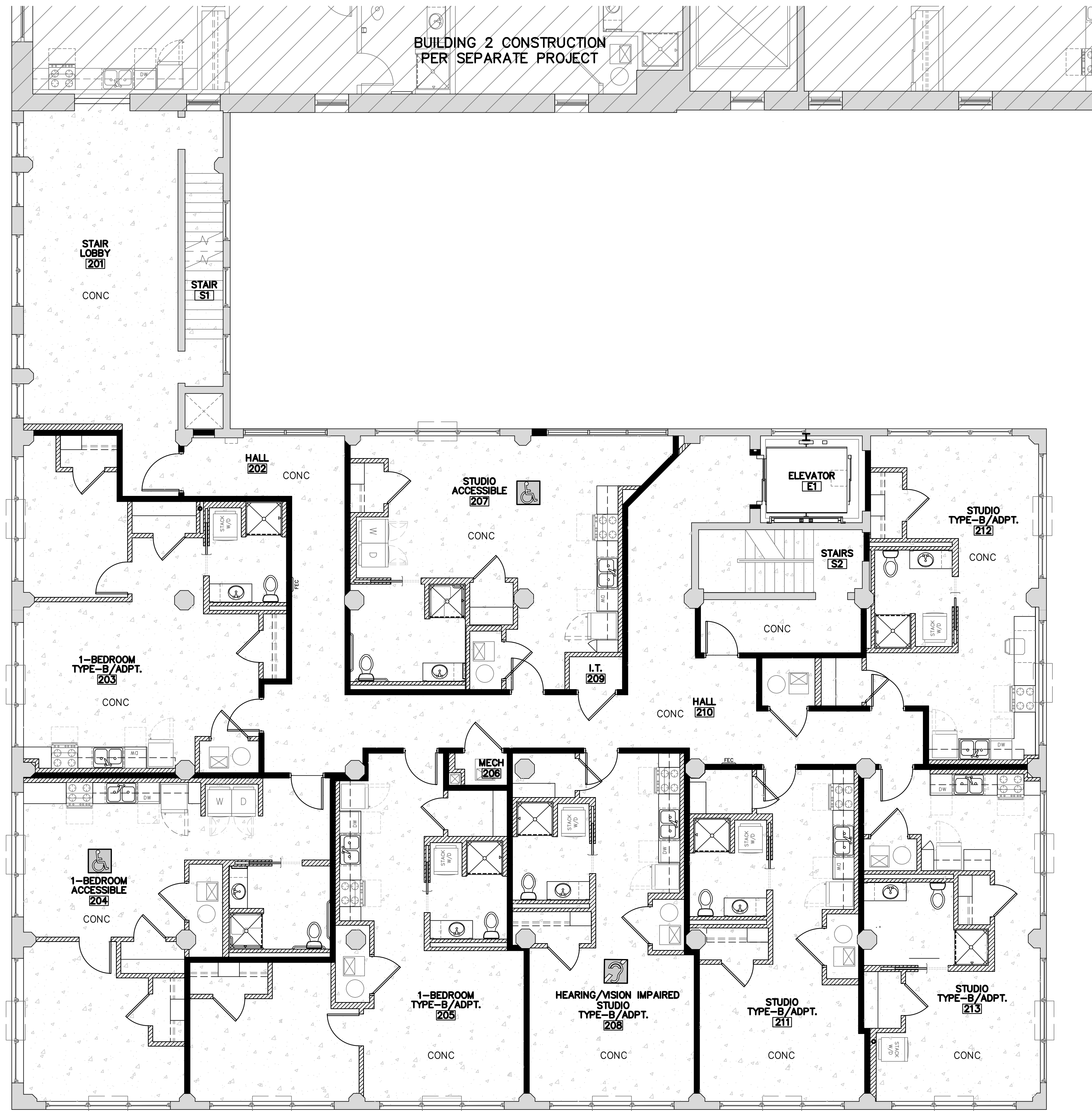
1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO BOTTOM OF FLARE. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
5. ALL NEW GYP. BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
6. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE. ALL BASE ON FLOOR 3 SHALL BE PAINTED.
7. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. 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.
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVELS 4 & 5

1. EXISTING WALLS ARE EXPOSED, UNPAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, TUCKPOINT, CLEAN, REPAIR, REPLACE. TO BE LEFT EXPOSED. PREP FOR SEALER.
2. EXISTING COLUMNS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED. PREP FOR SEALER.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
5. ALL NEW GYP. BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
6. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE. ALL WOOD BASE ON FLOORS 4 & 5 IS TO BE PAINTED.
7. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. 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.
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

FLOORING LEGEND

CONC	CONCRETE, EXISTING
	CLEAN, REPAIR AND SEAL.



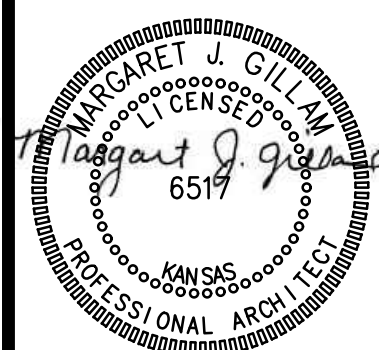
A

2ND LEVEL
FINISH FLOOR PLAN
3/16"=1'-0"

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS



REVISION:

10-14-2025

DATE: 9-19-2025

JOB: 22-3243

SHEET NO.:

A6.2

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



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GENERAL FINISH NOTES - LEVEL 1

- EXISTING WALLS ARE PAINTED PLASTER. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT. CLEAN, PATCH & REPAIR. ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING PLASTER. PREP FOR NEW PAINT.
- EXISTING COLUMNS AND BEAMS ARE PAINTED & PLASTERED CONCRETE TO UNDERSIDE OF CONCRETE DECK. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT. ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING PLASTER.
- EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
- REMOVE ANY EXISTING FLOORING MATERIAL AND GLUE RESIDUE. CLEAN, REPAIR, AND PATCH CONCRETE TO TOP OF FLARE. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
- ALL EXISTING WOOD BASE AND TRIM TO REMAIN OR, IF DAMAGED, REPLACED TO MATCH EXISTING TRIM IN PROFILE AND SIZE. SAND AND REMOVE ANY PAINT ON DOOR FRAMES. CLEAN AND REFINISH/STAIN TO MATCH EXISTING FINISHED WOOD.
- ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE. ALL WOOD BASE ON 1ST FLOOR IS TO BE STAINED. STAIN COLOR PER SPEC.
- INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
- ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
- 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.
- STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 2

- EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
- EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF FLARE. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
- EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
- EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR, AND LEVEL. PREP FOR SEALER.
- NOTE NOT USED.
- ALL NEW GYP. BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
- ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE. ALL BASE ON 2ND FLOOR IS TO BE PAINTED.
- INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
- ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
- 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.
- STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 3

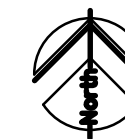
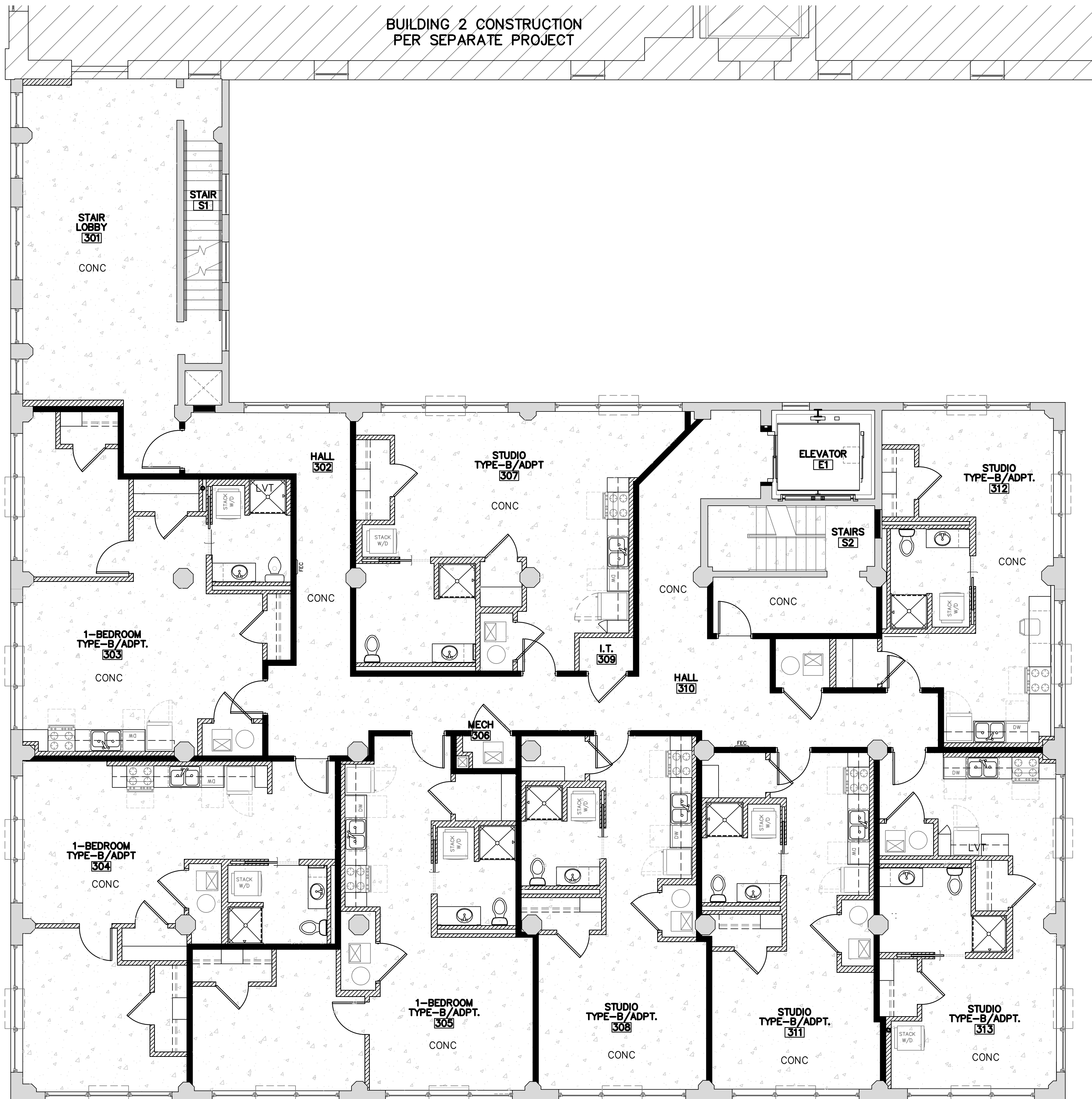
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- EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF FLARE. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
- EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
- EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR, AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
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- ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE. ALL BASE ON FLOOR 3 SHALL BE PAINTED.
- INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
- ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
- 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.
- STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVELS 4 & 5

- EXISTING WALLS ARE EXPOSED, UNPAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, TUCKPOINT, CLEAN, REPAIR, REPLACE, TO BE LEFT EXPOSED, PREP FOR SEALER.
- EXISTING COLUMNS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED, PREP FOR SEALER.
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FLOORING LEGEND

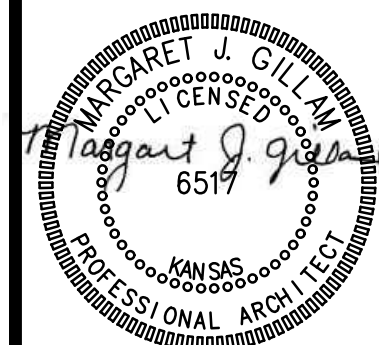
CONC	CONCRETE, EXISTING CLEAN, REPAIR AND SEAL.
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A

3RD LEVEL
FINISH FLOOR PLAN
3/16"=1'-0" 4TH AND 5TH FLOORS SIMILAR

LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS



REVISION:

10-14-2025

DATE: 9-19-2025

JOB: 22-3243

SHEET NO.:

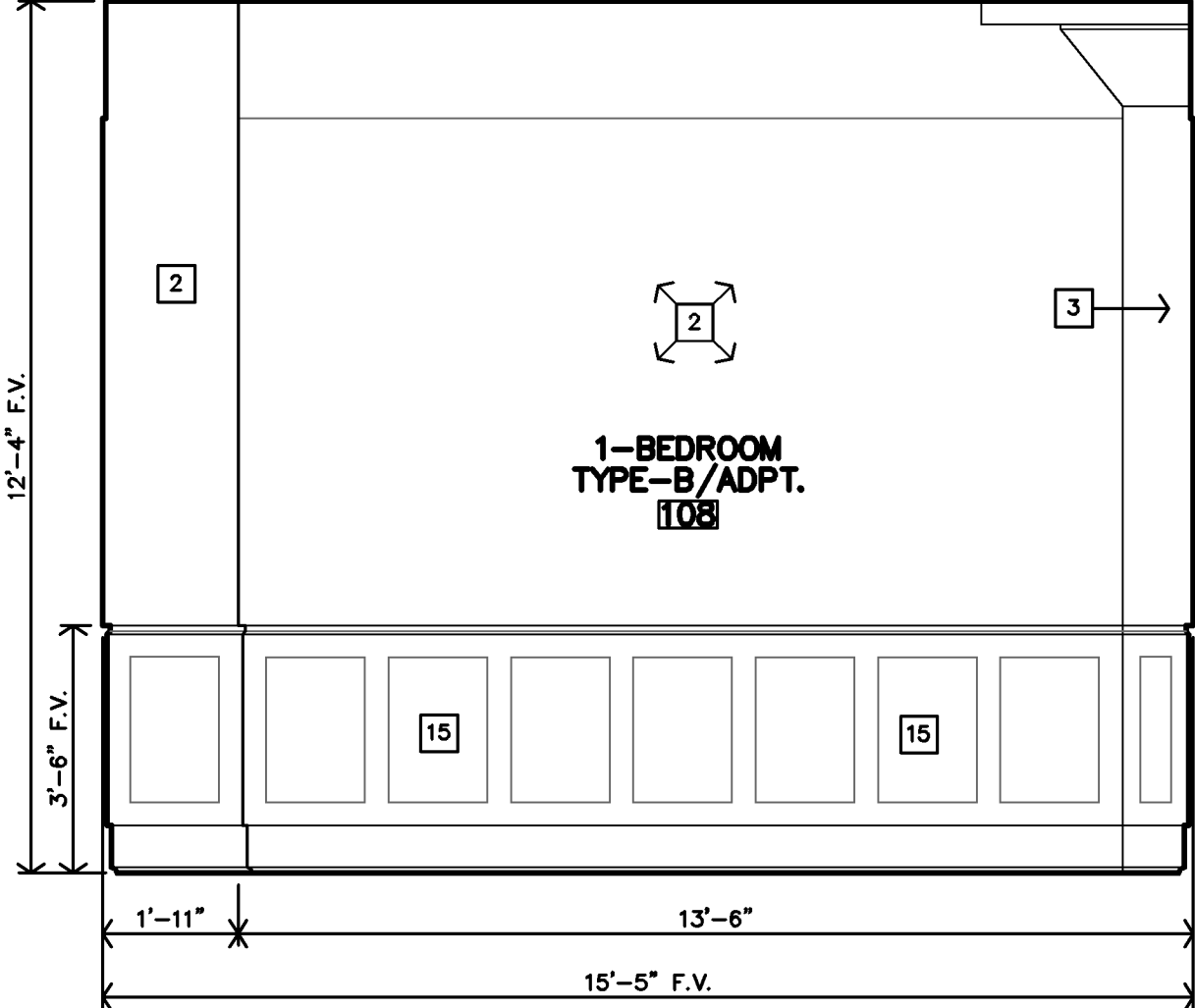
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JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

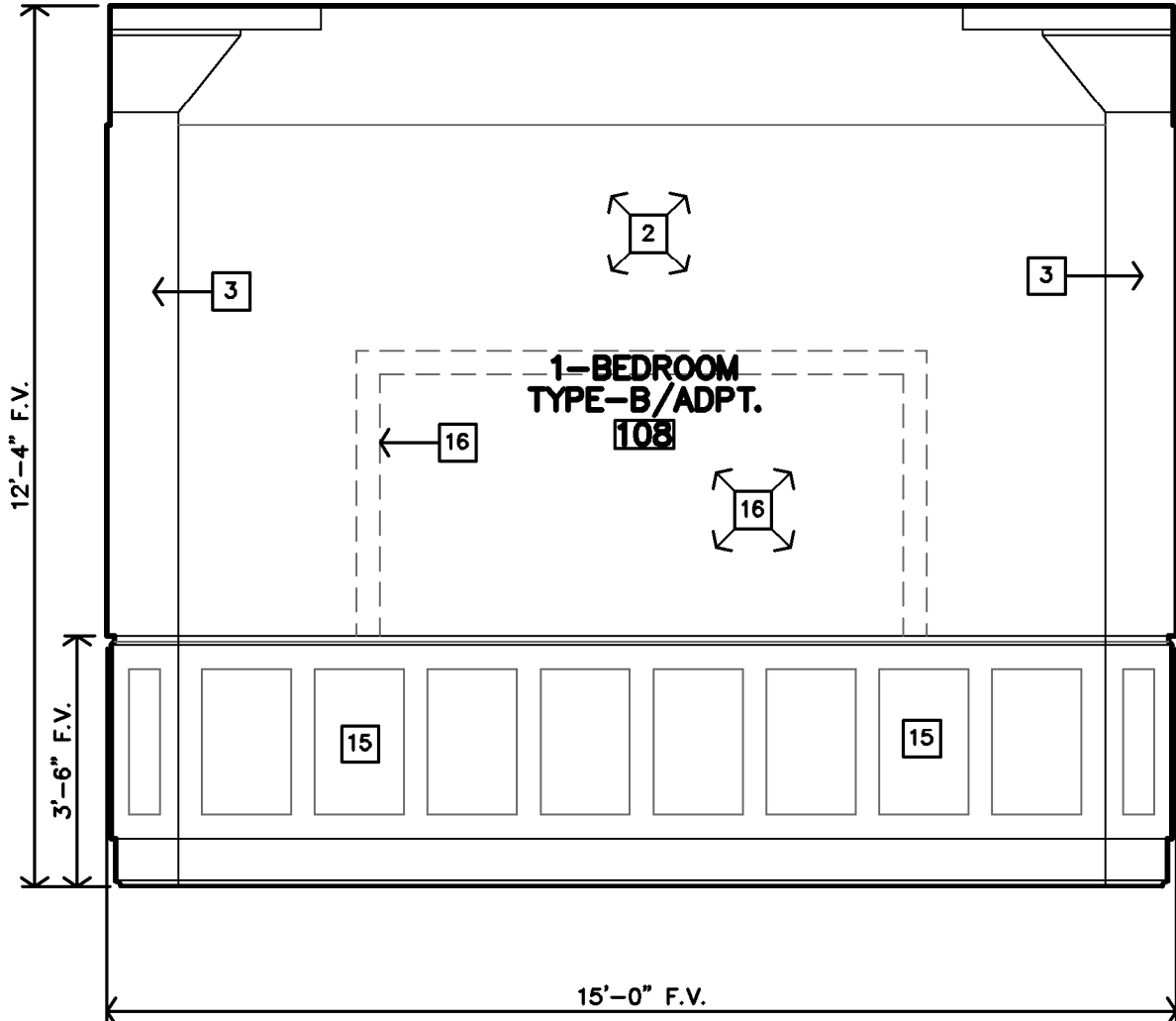


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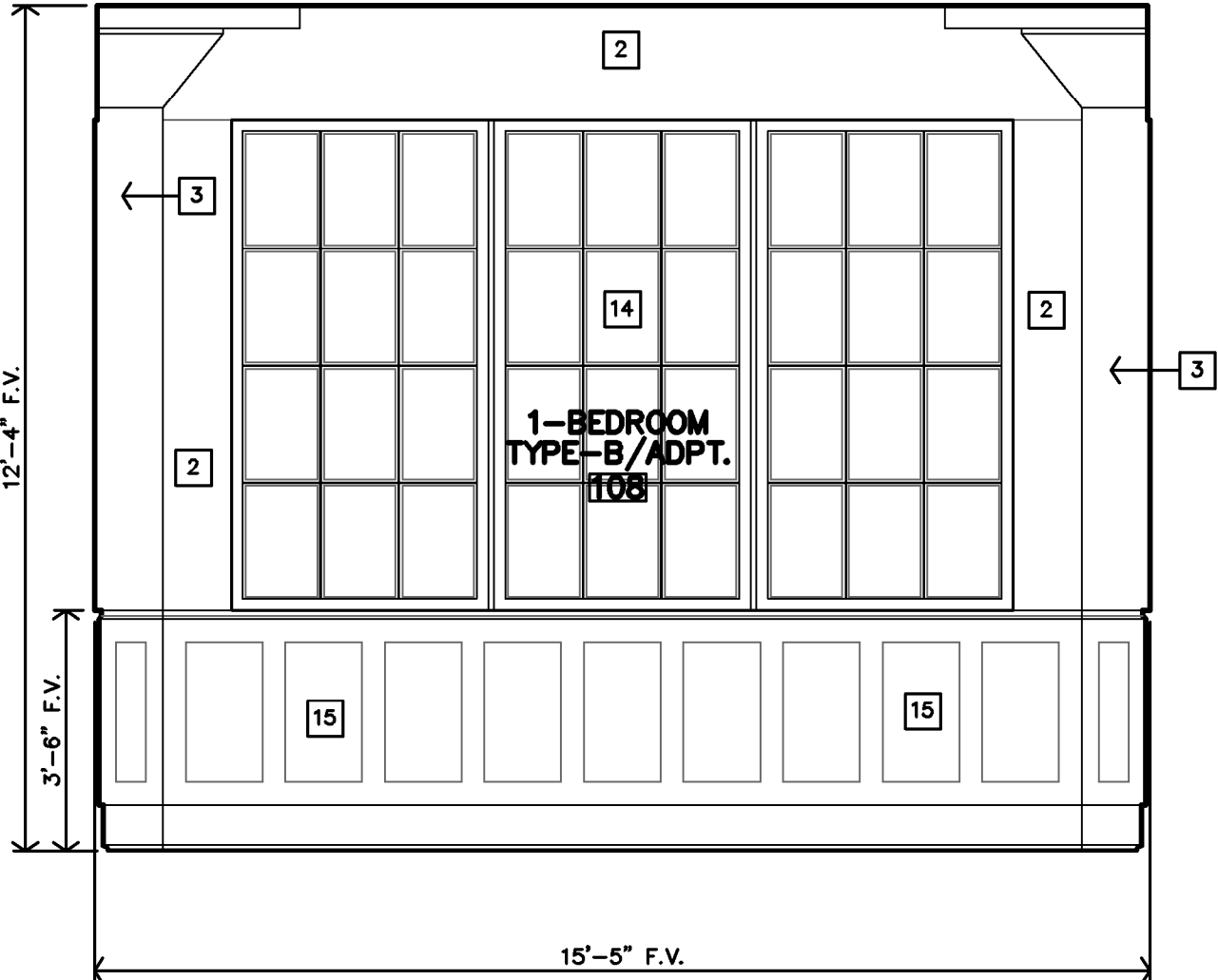
HISTORIC RESTORATION & REHABILITATION NOTES	
GENERAL NOTES FOR HISTORIC OFFICE #137 AND HISTORIC HALL #138	
1) SPRINKLER, PLUMBING AND OTHER PIPES, MUST HANG BELOW EXISTING TIN CEILINGS AND ARE TO BE PAINTED TO MATCH CEILING.	
2) REPAIR EXISTING BASEBOARD. WHERE BASEBOARD IS MISSING, REPLACE WITH NEW BASE PROFILE TO MATCH EXISTING. PAINT ALL.	
3) ALL EXISTING TIN AND TIN MOLDING IS REMAIN AT CEILINGS: CAREFULLY REMOVE PAINT AND RESTORE PER HISTORIC PRESERVATION STANDARDS.	
4) REMOVE ANY AND ALL SHEET ROCK, GLUE RESIDUE, ETC. ON THE ORIGINAL PLASTER WALLS. PATCH AND REPAIR AS NEEDED. PAINT.	
SPECIFIC NOTES	
1) REMOVE EXISTING RUBBER BASE, AND ALL DAMAGED WOOD BASE ALONG WALL. INSTALL NEW WOOD BASE, MATCH ORIGINAL WOOD BASE SIZE AND PROFILE. PAINT.	9) REMOVE EXISTING STEEL GRATE, WOOD FRAME AND DUCTWORK. INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.
2) ORIGINAL PLASTER WALL TO REMAIN. REMOVE ANY AND ALL EXISTING SHEET ROCK, GLUE RESIDUE AND PAINT ON THE PLASTER WALLS. REPAIR AS NEEDED, PATCH AND FILL HOLES. REPAINT.	10) REMOVE ABANDONED ELEC. PANEL BOX, INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.
3) ORIGINAL CONCRETE COLUMNS, WITH PLASTER FINISH, TO REMAIN. REMOVE ANY AND ALL EXISTING SHEET ROCK, GLUE RESIDUE, ETC. PATCH & REPAIR PLASTER AS NEEDED. MATCH ORIGINAL COLOR, FINISH AND TEXTURE.	11) REMOVE NON-HISTORIC 2x FRAMING IN EXISTING OPENING. REMOVE EXISTING STEEL GRATE, GRILL AND WOOD FRAME. REPAIR AND REFINISH JAMBS OF OPENING AS NEEDED. FILL NAIL HOLES, ETC. WITH PLASTER FINISH TO MATCH ORIGINAL. PAINT.
4) REMOVE ALL EXISTING FLOOR FINISHES TO ORIGINAL CONCRETE SLAB. PATCH AND REPAIR AS NEEDED. SAND AND SEAL.	12) EXISTING VAULT DOOR TO REMAIN. PER HISTORIC PRESERVATION BRIEFS, REMOVE PAINT, CLEAN DOOR, HARDWARE, ETC., REPAIR AND FIX DOOR PERMANENTLY SHUT.
5) CLEAN AND RESTORE EXISTING WOOD DOOR FRAMES & TRIM. SAND AND REMOVE EXISTING PAINT. REFINISH TO MATCH EXISTING DOOR FRAMES.	13) INSTALL NEW WOOD DOOR. PREP FOR PAINT
6) EXISTING WOOD DOOR FRAMES. CLEAN AND RESTORE.	14) ORIGINAL STEEL WINDOW FRAME TO REMAIN. RESTORE. REMOVE EXISTING GLASS AND REPLACE WITH NEW INSULATED GLASS.
7) EXISTING DECORATIVE STEEL GRATES. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST/REMOVE PAINT. CLEAN AND RESTORE, LEAVE AS EXPOSED STEEL.	15) EXISTING ORIGINAL WOOD WAINSCOT, TRIM AND BASE TO REMAIN. CLEAN AND RESTORE. REPLACE MISSING OR DAMAGED PIECES WITH NEW TO MATCH EXISTING IN PROFILE AND APPEARANCE.
8) REMOVE EXISTING STEEL GRATE AND WOOD FRAME. INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.	16) REMOVE EXISTING TACKBOARD, DECORATIVE PAPER BORDER. REPAIR, PATCH AND FILL HOLES IN PLASTER AS NEEDED. FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.
	17) NEW DOOR TO BE PERMANENTLY FIXED IN PLACE. NO LEVER, HANDLE OR LATCHING SET NECESSARY.



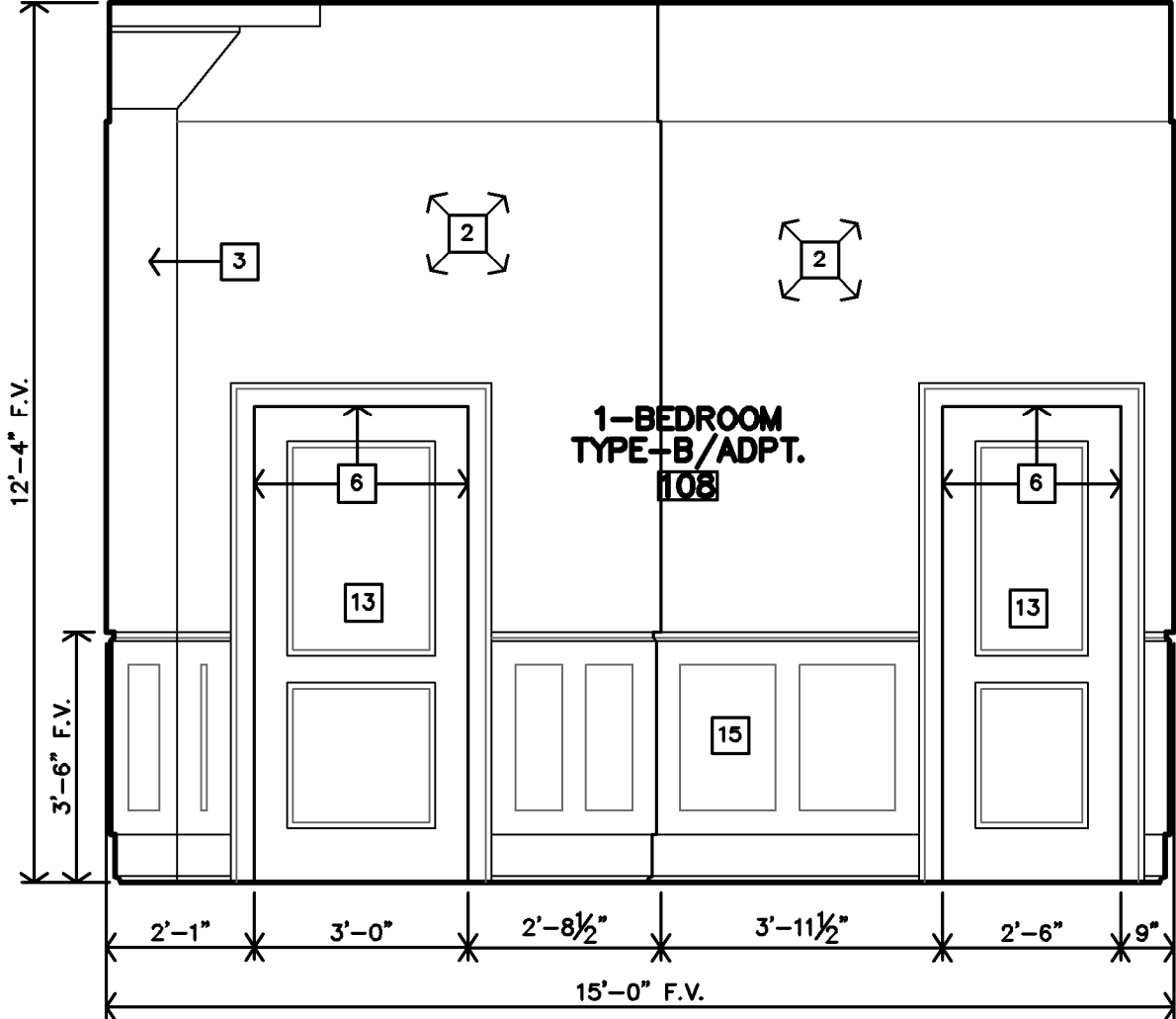
E HISTORIC OFFICE
INTERIOR ELEVATION
3/8"=1'-0"



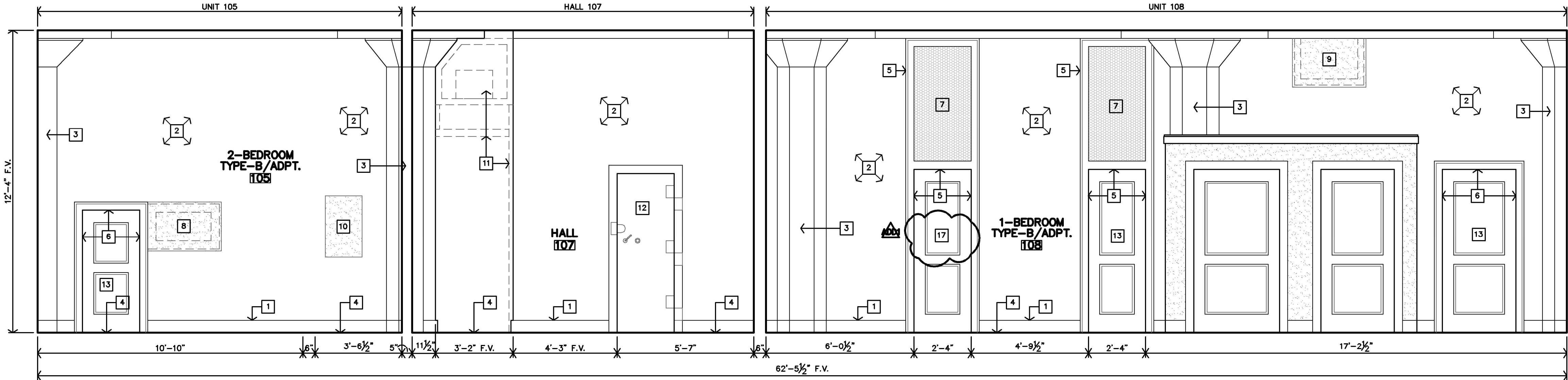
D HISTORIC OFFICE
INTERIOR ELEVATION
3/8"=1'-0"



C HISTORIC OFFICE
INTERIOR ELEVATION
3/8"=1'-0"



B HISTORIC OFFICE
INTERIOR ELEVATION
3/8"=1'-0"



A HISTORIC DEMISING WALL
INTERIOR ELEVATION
3/8"=1'-0"



5TH FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – EXPOSED, NO EXISTING PAINT: REPAIR, TUCKPOINT AS NEEDED AND CLEAN. TO REMAIN AS EXPOSED BRICK/CMU.

EXISTING EXPOSED CONCRETE COLUMNS, BEAMS AND CEILING (DECK). REPAIR & PATCH AS REQUIRED. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.



4TH FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – EXPOSED, NO EXISTING PAINT: REPAIR, TUCKPOINT AS NEEDED AND CLEAN. TO REMAIN AS EXPOSED BRICK/CMU.

EXISTING EXPOSED CONCRETE COLUMNS, BEAMS AND CEILING (DECK). REPAIR & PATCH AS REQUIRED. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.



3RD FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – PAINTED: REPAIR, REPLACE AND TUCKPOINT DAMAGED AREAS. REMOVE LOOSE PAINT AND DEBRIS. CLEAN AND PREP FOR NEW PAINT.

EXISTING PAINTED COLUMNS. REMOVE LOOSE PAINT AND DEBRIS. REPAIR DAMAGED AREAS. PREP FOR NEW PAINT.

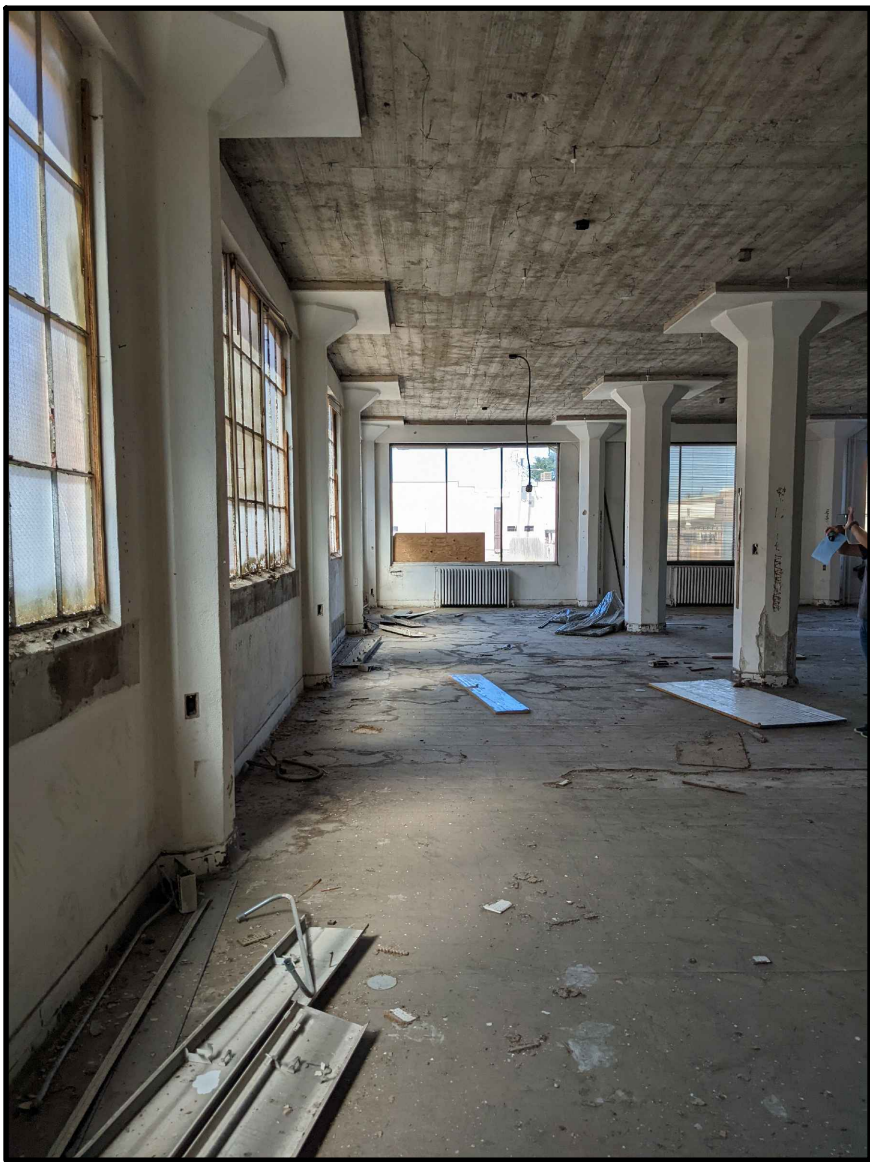
EXISTING EXPOSED CONCRETE BEAMS, COLUMN CAPS AND CEILING (DECK). REPAIR & PATCH AS REQUIRED. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.



2ND FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – PAINTED: REPAIR, REPLACE AND TUCKPOINT DAMAGED AREAS. REMOVE LOOSE PAINT AND DEBRIS. CLEAN AND PREP FOR NEW PAINT.

EXISTING PAINTED COLUMNS, COLUMN CAPS AND CEILING DECK. REMOVE LOOSE PAINT AND DEBRIS. REPAIR DAMAGED AREAS. PREP FOR NEW PAINT.



1ST FLOOR – EXISTING PHOTO

EXISTING PLASTERED WALLS & COLUMNS, PAINTED. REPAIR & PATCH DAMAGED AREAS TO MATCH EXISTING IN TEXTURE. CLEAN AND PREP FOR NEW PAINT.

EXISTING PAINTED COLUMNS AND COLUMN CAPS. REMOVE LOOSE PAINT AND DEBRIS. REPAIR DAMAGED AREAS. PREP FOR NEW PAINT.

EXISTING EXPOSED CONCRETE CEILING (DECK). REPAIR & PATCH DAMAGED AREAS. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.

UNIT FINISH SCHEDULE - 37 UNITS									
FINISHES & INSTRUCTIONS									
P2 EPOXY PAINT		VP VINYL PLANK				CT CERAMIC TILE			
P1 LATEX PAINT		C CARPET		S CLEAN & SEAL BRICK		TX TEXTURE			
DESCRIPTION	FLR REF. FINISH FLOOR PLANS		BASE WOOD (PAINTED OR STAINED)		WALLS		CEILING REF. REFLECTED CEILING PLANS		HISTORIC NOTES
									
					EXISTING PLASTER				
KITCHEN					P1	●			1,2,3,4,5,6
LIVING ROOM					P1	●			1,2,3,4,5,6
MECHANICAL					P1	●			1,2,3,4,5,6
BATH					P1	●			1,2,3,4,5,6
BEDROOM					P1	●			1,2,3,4,5,6
CLOSET					P1	●			1,2,3,4,5,6
STORAGE					P1	●			1,2,3,4,5,6
HALLWAY					P1	●			1,2,3,4,5,6

PUBLIC FINISH SCHEDULE																											
FINISHES & INSTRUCTIONS																											
P2 EPOXY PAINT		C CARPET		CT CERAMIC TILE		FP FIBERGLAS REINF. PANEL		P1 LATEX PAINT		C1 COMMERCIAL CARPET		VP VINYL PLANK FLR'G TILE		TX TEXTURE		E EXISTING		EW ENGINEERED WOOD		SC SEALED CONCRETE		S CLEAN & SEAL BRICK		REF. REFLECTED CEILING PLANS		HISTORIC NOTES	
NO.	DESCRIPTION	FLOOR		BASE		N.WALL		E.WALL		S.WALL		W.WALL		CEILING													
		CARPET	CERAMIC TILE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE	WOOD BASE
BASEMENT																											
B01	MECHANICAL																										
B02	ELEVATOR PIT																										
B03	MECHANICAL																										
FIRST FLOOR																											
101	STAIR LOBBY																										
102	RESIDENT COMMUNITY ROOM																										
103	MECHANICAL																										
107	HALL																										
109	I.T.																										
110	MECHANICAL																										
112	HALL																										
113	ELEV/STAIR LOBBY																										
SECOND FLOOR																											
201	STAIR LOBBY																										
202	HALL																										
206	MECHANICAL																										
208	I.T.																										
210	HALL																										
THIRD FLOOR																											
301	STAIR LOBBY																										
302	HALL																										
306	MECHANICAL																										
309	I.T.																										
310	HALL																										
FOURTH FLOOR																											
401	STAIR LOBBY																										
402	HALL																										
406	MECHANICAL																										
409	I.T.																										
410	HALL																										
FIFTH FLOOR																											
501	STAIR LOBBY																										
502	HALL																										
506	MECHANICAL																										
509	I.T.																										
510	HALL																										
STAIR & ELEVATOR																											
E1	ELEVATOR																										
S1	STAIR																										
S2	STAIR																										

FINISH SCHEDULE NOTES	
GENERAL NOTES:	
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.	
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.	
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE WOOD 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. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU/BRICK AND G.B. TO CONCRETE WALL TRANSITIONS.	
F. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.	
G. 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.	
H. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.	
I. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.	
J. INTERIOR BRICK WALLS: MEDIA BLAST CLEAN, TUCKPOINT, REPAIR, REPLACE AND PREP FOR PAINT OR SEAL (IF APPLICABLE). REFERENCE HISTORIC NOTES FOR EACH FLOOR. REFERENCE PRESERVATION BRIEFS.	
K. CONCRETE STRUCTURE, DECK, COLUMNS, AND BEAMS – CLEAN & PREPARE FOR PAINT (IF APPLICABLE) REFERENCE HISTORIC NOTES FOR EACH FLOOR.	
L. STAIRS & LANDINGS – REPAIR CONCRETE TREADS/RISERS/LANDINGS AS REQUIRED.	
M. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL WALLS & GYP CEILINGS.	
N. CERAMIC WALL TILE BEHIND DRINKING FOUNTAINS. REFERENCE INTERIOR ELEVATIONS.	
O. REFERENCE D,E–A2.0 FOR TYPICAL TOP OF WALL FINISH DETAIL & WALL TIE-IN FINISH DETAIL.	
HISTORIC RESTORATION & REHABILITATION NOTES	
SPECIFIC NOTES (REFERENCE PHOTOS ON THIS SHEET FOR ADDITIONAL DIRECTION)	
1. CONCEAL ALL PLUMBING AND PIPING WITHIN LOWERED CEILING OR G.B. SOFFIT AREAS.	
2. PLASTER WALLS TO REMAIN. REPAIR AND REPLACE DAMAGED AREAS WITH PLASTER AND TEXTURE TO MATCH EXISTING. PREP FOR PAINT.	
3. WOOD BASE:	
A. FIRST FLOOR: EXISTING WOOD BASE TO REMAIN. WHERE BASE IS DAMAGED OR MISSING, REPLACE WITH BASE PROFILE TO MATCH EXISTING. ALL NEW WOOD BASE TO MATCH EXISTING IN PROFILE AND SIZE. ALL WOOD BASE ON FIRST FLOOR IS TO BE STAINED. STAIN COLOR PER SPEC.	
B. FLOORS 2-5: INSTALL ALL NEW WOOD BASE TO BE PAINTED.	
C. EXISTING CONCRETE WALLS – EXISTING FINISH & PROPOSED TREATMENT/FINISH VARIES FROM FLOOR TO FLOOR. REFERENCE SHEETS A6.1-A6.3 AND PHOTOS ON THIS SHEET FOR ADDITIONAL DIRECTION AND INSTRUCTION.	
5. EXISTING CONCRETE COLUMNS, BEAMS, CAPS, CEILING (DECK) – EXISTING FINISH & PROPOSED TREATMENT/FINISH VARIES FROM FLOOR TO FLOOR. REFERENCE SHEETS A6.1-A6.3 AND PHOTOS ON THIS SHEET FOR ADDITIONAL DIRECTION AND INSTRUCTION.	
6. ORIGINAL CONCRETE FLOOR TO REMAIN. REPAIR AND PATCH AS NEEDED. CLEAN AND SEAL.	

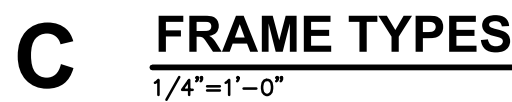
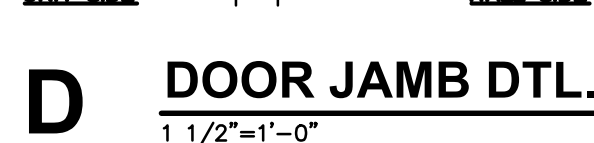
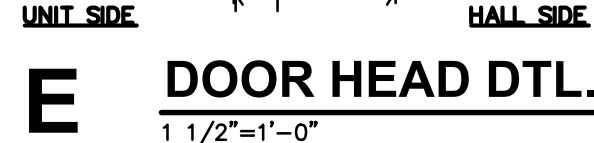
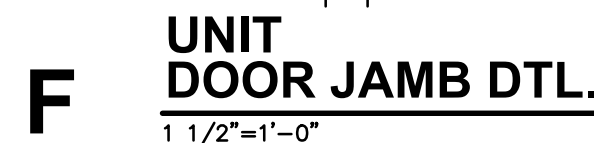
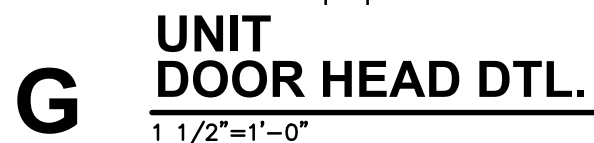
APARTMENT - INTERIOR DOOR SCHEDULE - 37 UNITS													
MARK	LOCATION	DOOR						FRAME				REMARKS	
		SIZE			MATERIAL	TYPE	FINISH	MATERIAL		FINISH			
		W	H	T				WOOD	EXISTING	TYPE	PAINT		
U1	BEDROOM	3'-0"	6'-8"	1 3/4"	●	B	●	●	●	●	●	F,G-A10.8	1
U2	BATHROOM	3'-0"	6'-8"	1 3/4"	●	B	●	●	●	●	●	H,J-A10.2	2
U3	CLOSET	3'-0"	6'-8"	1 3/4"	●	B	●	●	●	●	●	F,G-A10.8	3
U4	STORAGE	3'-0"	6'-8"	1 3/4"	●	B	●	●	●	●	●	F,G-A10.8	3
U5	MECH.	3'-6"	6'-8"	1 3/4"	●	G	●	●	●	●	●	F,G-A10.8	3
U6	STG./CLOSET	F.V.	F.V.	1 3/4"	●	B	●	●	●	●	●	●	3.6
U7	BEDROOM	F.V.	F.V.	1 3/4"	●	B	●	●	●	●	●	●	4.6
U8	FIXED DOOR	F.V.	F.V.	1 3/4"	●	B	●	●	●	●	●	●	6.7

GENERAL NOTES

- ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS U.N.O. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 87100
- COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS.
- COORDINATE KEYING REQUIREMENTS WITH OWNER.

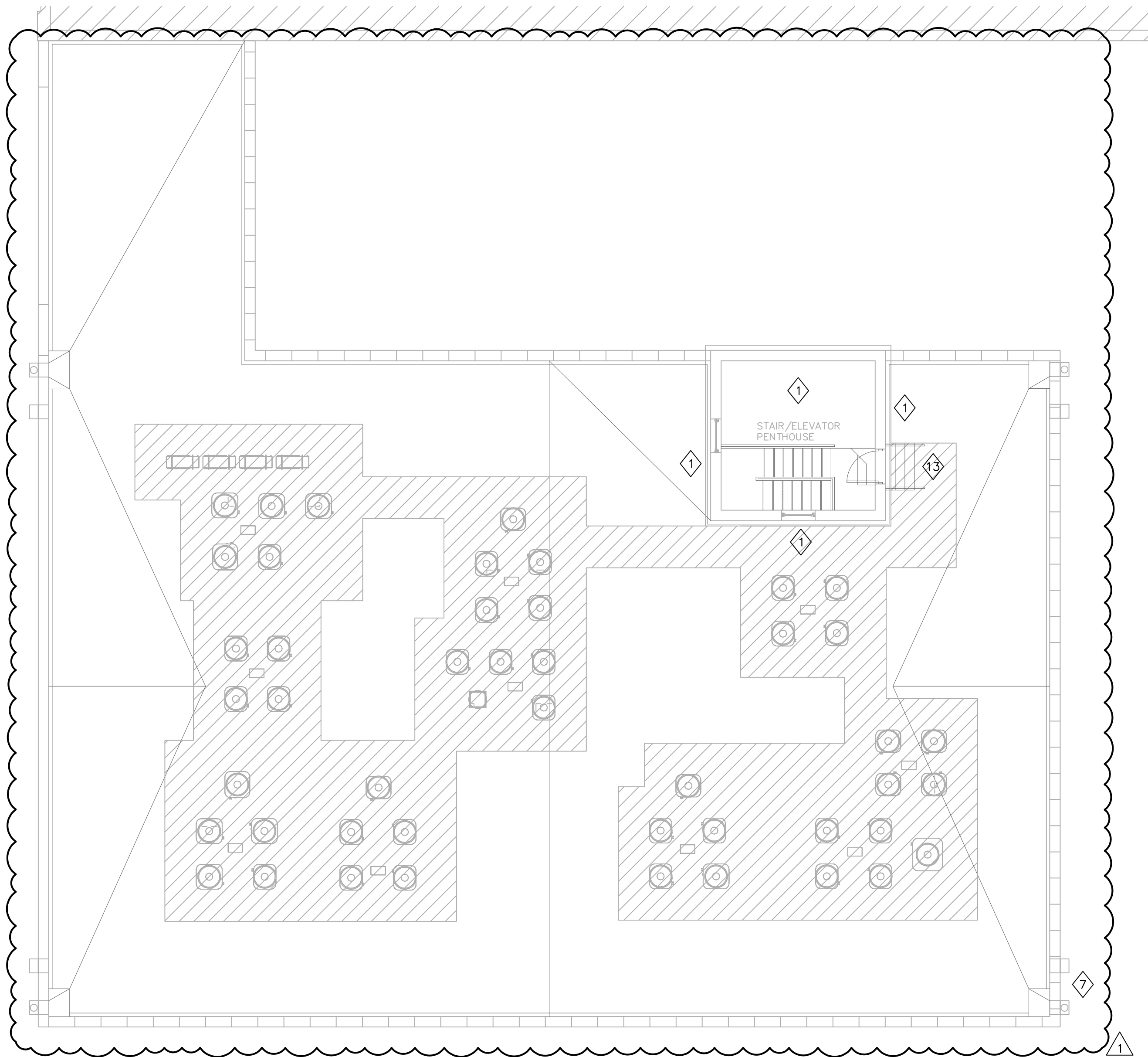
SPECIAL NOTES

- BEDROOM & BATH DOOR - HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
- POCKET DOOR - 32" MIN CLEAR OPENING, AT ACCESSIBLE UNITS - MUST HAVE ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
- CLOSET & STORAGE DOORS TO BE PASS THROUGH TYPE.
- BEDROOM & BATH DOORS - UNDERCUT DOORS PER MECH. DWGS. 1" TYP.
- MECHANICAL ROOMS WITHIN UNITS SHALL BE LOCKED, NOT ACCESSIBLE TO RESIDENTS
- EXISTING OPENING, WITH EXISTING WOOD FRAME, FRAME TO REMAIN, TO BE REFINED.
- INSTALL NEW DOOR AND HARDWARE, VERIFY SIZE OF DOOR NEEDED TO FIT EXISTING FRAME.
- DOOR TO BE FIXED IN PLACE, NOT OPERABLE, NO HANDLE OR LATCHING MECHANISM NEEDED.



PUBLIC DOOR SCHEDULE																
MARK	DOOR								FRAME				RATING	DETAILS	REMARKS	
	SIZE			MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH	RATING	DETAILS	REMARKS				
	W	H	T													
				ALUMINUM HOLLOW METAL S.C. WOOD	TYPE	PREFINISHED PAINT STAINED	ALUMINUM HOLLOW METAL WOOD	TYPE	PREFINISHED PAINT STAINED							
BASEMENT & PENTHOUSE																
B01	3'-0"	6'-8"	1 3/4"	●	H	●	●	1	●	90 min						
R01	3'-0" (F.V.)	6'-8" (F.V.)	1 3/4"	●	H	●	●	1	●	90 min		5				
FIRST FLOOR																
101	HISTORIC DOOR & FRAME				5			5				1,2,3,4				
102	HISTORIC DOOR & FRAME				6			6				3				
103	3'-0"	6'-8"	1 3/4"	●	D	●	●	1	●	90 min		5				
104	3'-0"	6'-8"	1 3/4"	●	D	●	●	1	●	90 min		5				
105	3'-0"	6'-8"	1 3/4"	●	C	●	●	2	●		G,F-A10.8 (SIM)					
106	3'-0"	6'-8"	1 3/4"	●	F	●	●	3	●							
107	3'-0"	6'-8"	1 3/4"	●	E	●	●	2	●	45 min	D,E-A10.8	9				
108	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	20 min	D,E-A10.8	6,7,8				
109	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	20 min	D,E-A10.8	6,7,8				
111	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	20 min	D,E-A10.8	6,7,8				
112	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	20 min	D,E-A10.8	6,7,8				
113	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	20 min						
114	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	20 min						
116	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	20 min	D,E-A10.8	6,7,8				
117	3'-0"	6'-8"	1 3/4"	●	E	●	●	1	●	90 min		9				
118	3'-0"	7'-0"	1 3/4"	●	F	●	●	4	●		B,C,D,E-A10.6					
119	F.V.	F.V.	1 3/4"	●	H	●	●	1	●	90 min		10				
SECOND FLOOR																
201	3'-0"	6'-8"	1 3/4"	●	E	●	●	2	●	90 min	D,E-A10.8	9				
202	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	20 min	D,E-A10.8	6,7,8				
203	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	20 min	D,E-A10.8	6,7,8				
204	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	20 min	D,E-A10.8	6,7,8				
206	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	20 min	D,E-A10.8					
207	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	20 min	D,E-A10.8	6,7,8				
208	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	20 min	D,E-A10.8					
209	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	20 min	D,E-A10.8	6,7,8				
211	3'-0"	6'-8"	1 3/4"	●	D	●	●	2	●	90 min	D,E-A10.8					
212</																

NOTES: 1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.
2. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHERTIGHT SEAL, AT ALL EXTERIOR DOORS & FRAMES.
3. RESTORE EXISTING DOOR & FRAME, INSTALL NEW HARDWARE, FIELD VERIFY CONDITIONS, REPAIR AS NECESSARY TO ENSURE PROPER
4. BOTH OPERATING. REPLACE GLASS AT WORKING WINDOW, NEW PREF FOR NEW VENT.
5. EXTERIOR DOORS, INSTALL NEW SILL & WEATHERSTRIPPING, FOR A WEATHERTIGHT SEAL, FIELD VERIFY CONDITIONS
6. EXISTING OPENINGS, FIELD VERIFY SIZE AND SIZE DOOR AND FRAME ACCORDINGLY TO FIT. OPENING MUST BE 32" CLEAR MIN.
7. EXISTING ENTRY DOOR TO KEYS LOCK, NON-W/CH, FIELD VERIFY CONDITIONS, REPAIR AS NECESSARY TO ENSURE PROPER
8. UNIT ENTRY DOOR: PEEP HOLES AT ADAPTABLE LINTLS: (1) PEEP HOLE TO BE INSTALLED @ 60" AFF.
9. UNIT ENTRY DOOR: PEEP HOLES AT ACCESSIBLE LINTLS: (2) PEEP HOLES TO BE INSTALLED @ 31" AFF. & 60" AFF.
10. EXISTING OPENING, FIELD VERIFY SIZE AND SIZE DOOR AND FRAME ACCORDINGLY TO FIT. DOOR SHALL HAVE STORAGE-TYPE LATCH SE



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

PLAN NOTES

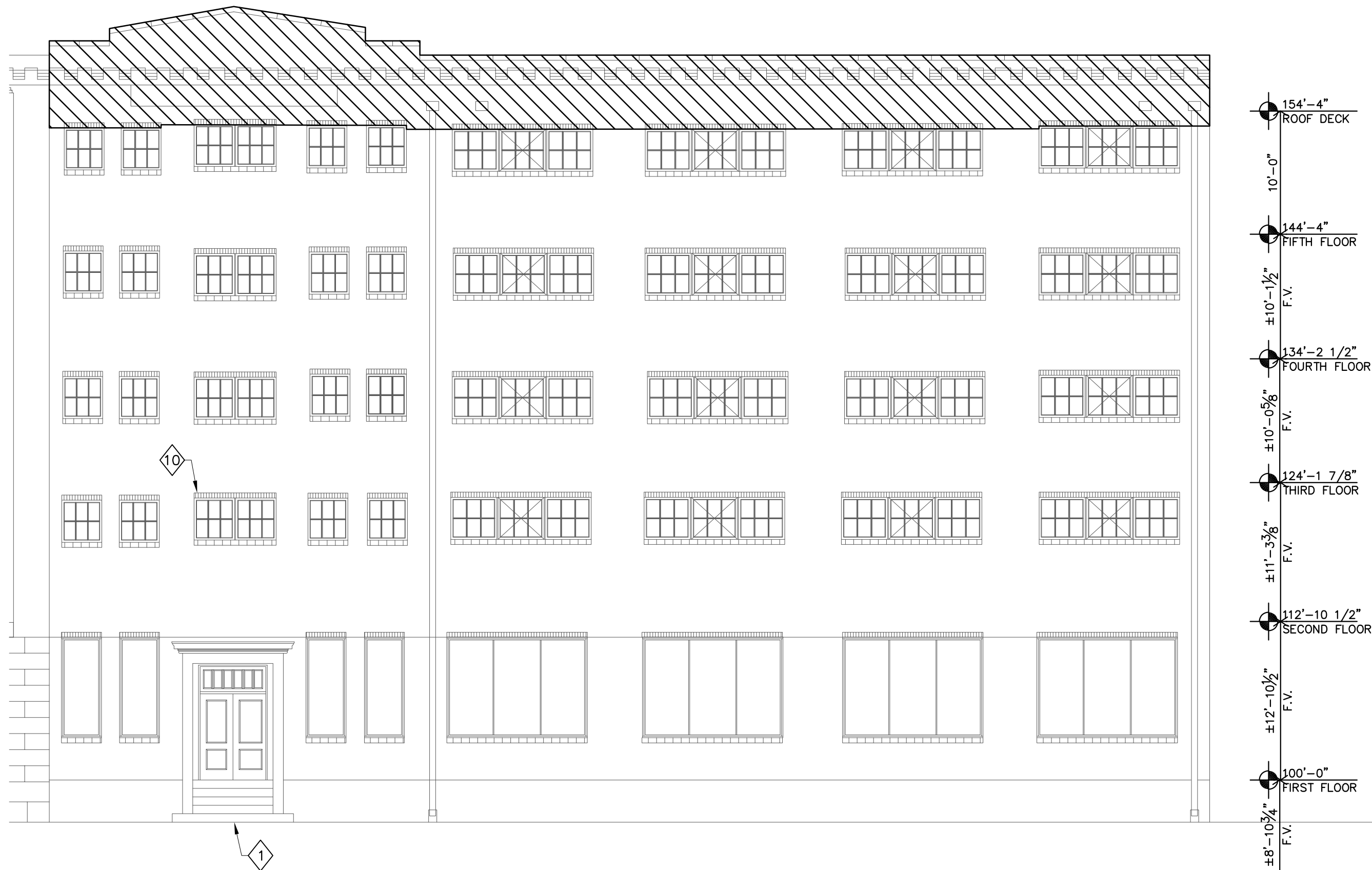
- A. MASONRY CONDITION IS GOOD AT DOG HOUSE. CONTRACTOR TO VERIFY LOCATIONS OF CRACKS, VOIDS IN MORTAR, AND CRACKS THROUGH THE BRICK UNITS. LOCATION TO BE REPOINTED PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED. SEE SHEET S3.0 FOR EXAMPLES OF AREAS IN NEED OF REPOINTING.
- B. PARAPET TO BE REPOINTED IN ITS ENTIRETY. REPOINT PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED.

ROOF PLAN NOTES

- 1 SPALLED CONCRETE AND EXPOSED REBAR; REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF REBAR. CLEAN AND COAT ALL REBAR, TIE WIRE, AND BAR SUPPORTS WITH SIKa ARMATEC 110 EPOCEM. PATCH WITH SIKaQUICK VOH REPAIR MORTAR. FOR FULL SLAB DEPTH REPAIRS USE SIKACRETE 100 C1 CONCRETE MIX.
- 7 REMOVE LADDER AT ROOF.
- 13 COORDINATE PRE-FABRICATED STAIR CONNECTION WITH MANUFACTURERS RECOMMENDATIONS.



1 EAST ELEVATION
1/8" = 1'-0"



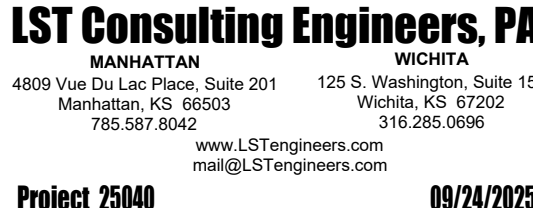
2 WEST ELEVATION
1/8" = 1'-0"

PLAN NOTES

- A. CUT REBAR EXTENDING OUT FROM THE FACE OF BUILDING.
B. REPOINT ALL WINDOW SILLS PER REPOINTING SPECIFICATIONS.
C. HATCH PATTERN INDICATES AREA OF REPOINTING REPAIR OF PARAPET. REPOINT PER SPECIFICATIONS. REPLACE / RELOCATE MASONRY UNITS AS NEEDED.

MASONRY NOTES

- 1 SPALLED CONCRETE AND EXPOSED REBAR; REMOVE DELAMINATED AND DAMAGED CONCRETE TO SOUND CONCRETE. DEMO MUST PROVIDE 1" MINIMUM CLEAR ON ALL SIDES OF REBAR. CLEAN AND COAT ALL REBAR, TIE WIRE, AND BAR SUPPORTS WITH SIKA ARMATEC 110 EPOCEM. PATCH WITH SIKAQUICK VOH REPAIR MORTAR. FOR FULL SLAB DEPTH REPAIRS USE SIKACRETE 100 C1 CONCRETE MIX.
- 7 REMOVE LADDER AT ROOF.
- 8 REPAIR WINDOW SILL TO ORIGINAL CONDITION.
- 9 INFILL MISSING MASONRY UNITS AT PREVIOUS LOWER ROOF LEVEL.
- 10 REPLACE BROKEN MASONRY UNITS ABOVE WINDOW.



JonesGillamRenz
7730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgarchitects.com

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HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

KANSAS

SALINA.



REVISIONS:

1 10-14-2025 Addendum

DATE: 09/24/20

JOB: 22-32

SHEET NO.:

E6.3

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Designation: 213									
Installed Location:					Bus Amps: 125				
Voltage: 120/208 1PH 3W-1Ph-3W					MCB Amps: MLO				
Mounting: Flush					Features &				
Enclosure: NEMA 1					Modifications: -				
					SCCR/AIC: 22.0 kA				
					Mains FNNote: -				

Designation: 207									
Installed Location:					Bus Amps: 125				
Voltage: 120/208 1PH 3W-1Ph-3W					MCB Amps: MLO				
Mounting: Flush					Features &				
Enclosure: NEMA 1					Modifications: -				
					SCCR/AIC: 22.0 kA				
					Mains F/N/Note: -				

Designation: 105

Installed Location:

Voltage: 120/208 1PH 3W-1Ph-3W

Mounting: Flush

Enclosure: NEMA 1

Bus Amps: 125

MCB Amps: MLO

Features & Modifications: -

SCCR/AIC: 22.0 kA

Mains FNI/Note: -

Kct	Description	Circuitry	Trip (A)	FN	A	B	FN	Trip (A)	Circuitry	Description	Ckt
105.1	KITCHEN RECEPTACLES	1/2"C.1#12,1#2N,1#2G	20	GA	3.0 A, 0.0 A						105.2
105.3	KITCHEN RECEPTACLES	1/2"C.1#12,1#2N,1#2G	20	GA		3.0 A, 0.0 A		30	1/2"C.2#10,1#10G	WATER HEATER	105.4
105.5	GARBAGE DISPOSAL	1/2"C.1#12,1#2N,1#2G	20	GA	4.2 A, 40...						105.6
105.7	DISHWASHER	1/2"C.1#12,1#2N,1#2G	20	GA		4.2 A, 40...		30	1/2"C.2#10,1#10N,1#10G	CLOTHES DRYER	105.8
105.9	HOOD/MICROWAVE	1/2"C.1#12,1#2N,1#2G	20	GA	2.1 A, 40...						105.10
105.11	REFRIGERATOR	1/2"C.1#12,1#2N,1#2G	20	GA		1.5 A, 40...		50	3/4"C.2#6,#6N,1#10G	RANGE	105.12
105.13	KITCHEN/LIVING LIGHTING	1/2"C.1#12,1#2N,1#2G	20	A	1.4 A, 21...						105.14
105.15	LIVING ROOM RECEPTACLES	1/2"C.1#12,1#2N,1#2G	20	A		7.5 A, 21...		50	3/4"C.2#6,1#10G	BLOWER COIL "BC-3"	105.16
105.17	BATHROOM	1/2"C.1#12,1#2N,1#2G	20	A	2.9 A, 18...						105.18
105.19	BEDROOM 1	1/2"C.1#12,1#2N,1#2G	20	A		6.7 A, 18...		30	1/2"C.2#10,1#10G	CONDENSING UNIT "CU-3"	105.20
105.21	BEDROOM 2	1/2"C.1#12,1#2N,1#2G	20	A	9.7 A, 0.0 A			20		SURGE PROTECTION	105.22
105.23	CLOTHES WASHER RECEPTACLE	1/2"C.1#12,1#2N,1#2G	20	GA		1.5 A, 0.0 A		20	--	SURGE PROTECTION	105.24

Notes:

Designation: 111									
Installed Location:					Bus Amps: 125				
Voltage: 120/208 1PH 3W-1Ph-3W					MCB Amps: MLO				
Mounting: Flush					Features & Modifications: -				
Enclosure: NEMA 1					SCCR/AIC: 22.0 kA				
					Mains FN>Note: -				

Designation: 204 Installed Location: _____ Voltage: 120/208 1PH 3W 1Ph-3W Mounting: Flush Enclosure: NEMA 1											
Bus Amps: 125 MCB Amps: MLO Features & Modifications: _____						SCCR/AIC: 22.0 kA Mains FNI/Note: -					
Ckt	Description	Circuitry	Trip (A)	FN	A	B	FN	Trip (A)	Circuitry	Description	Ckt
204-1	KITCHEN RECEPTACLES	1/2"C.1#12,1#2N,1#2G	20	GA	3.0 A	0.0 A					204-2
204-3	KITCHEN RECEPTACLES	1/2"C.1#12,1#2N,1#2G	20	GA		3.0 A	0.0 A	30	1/2"C.2#10,1#10G	WATER HEATER	204-4
204-5	GARBAGE DISPOSAL	1/2"C.1#12,1#2N,1#2G	20	GA	4.2 A	40...					204-6
204-7	DISHWASHER	1/2"C.1#12,1#2N,1#2G	20	GA		4.2 A	40...	30	1/2"C.2#10,1#10N,1#10G	CLOTHES DRYER	204-8
204-9	HOOD/MICROWAVE	1/2"C.1#12,1#2N,1#2G	20	GA	2.1 A	40...					204-10
204-11	REFRIGERATOR	1/2"C.1#12,1#2N,1#2G	20	GA		1.5 A	40...	50	3/4"C.2#6,6#N,1#10G	RANGE	204-12
204-13	KITCHEN/LIVING LIGHTING	1/2"C.1#12,1#2N,1#2G	20	A	1.0 A	21...					204-14
204-15	LIVING ROOM RECEPTACLES	1/2"C.1#12,1#2N,1#2G	20	A		9.0 A	21...	50	3/4"C.2#6,1#10G	BLOWER COIL 'BC-3'	204-16
204-17	BATHROOM	1/2"C.1#12,1#2N,1#2G	20	A	2.9 A	18...					204-18
204-19	BEDROOM	1/2"C.1#12,1#2N,1#2G	20	A		9.7 A	18...	30	1/2"C.1#10,1#10G	CONDENSING UNIT 'CU-3'	204-20
204-21	CLOTHES WASHER RECEPTACLE	1/2"C.1#12,1#2N,1#2G	20	GA	1.5 A	0.0 A		20	--	SURGE PROTECTION	204-22
204-23	Space	--	--			--	0.0 A	20	--	SURGE PROTECTION	204-24

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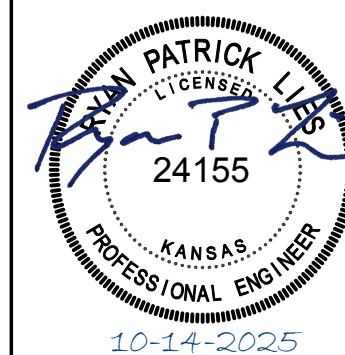


LEE LOFTS, PHASE III, BUILDING 3	
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)	
SALINA,	KANSAS



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LEE LOFTS, PHASE III, BUILDING 3	
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)	
SALINA,	KANSAS



REVISIONS:		
1	10-14-2025	Addendum 1

DATE:	09/24/2025
JOB:	22-3243
SHEET NO.:	

M1.4

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- 1 PROVIDE BRICK VENT DUCT TO GREENEHECK MODEL BV808, ROUTE 6"Ø EXHAUST DUCT FROM FAN AND TRANSITION TO CONNECTION AT BRICK VENT. COORDINATE EXACT LOCATION AND WALL OPENING REQUIREMENTS WITH ARCH. AND G.C..
- 2 PROVIDE UL LISTED DRYER BOX EXHAUST TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO WALL CAP WITH BACKFLOT DAMPER. SEE OVERALL MECHANICAL PLANS FOR UNIT SPECIFIC ROUTING. MAXIMUM ALLOWABLE EQUIVALENT DUCT LENGTH = 35'. UTILIZE LONG RADIUS SMOOTH ELBOWS WHERE REQUIRED. MAXIMUM EQUIVALENT DUCT LENGTH MAY BE INCREASED WHERE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW, AND DOCUMENTATION IS PROVIDED TO CITE OFFICIAL POLICY TO CONCEALED INSPECTION. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.
- 3 OFFSET DUCT DOWN TO PENETRATE EXTERIOR WALL BELOW STRUCTURAL BEAM. COORDINATE EXACT LOCATION WITH ARCHITECT AND OFFER AS MUCH AS POSSIBLE. LINE STUD CAVITY WITH SHEET METAL DUCTWORK.
- 4 PROVIDE LOUVERED DRYER EXHAUST CAP WITH BIRD BARS, DEFLECTOR OR EQUIVALENT.
- 5 ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO CONDENSING UNIT ON ROOF AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILING. SEE ME1.1 FOR CONDENSING UNIT LOCATIONS.
- 6 MOUNT TRANSFER GRILLE IN BEDROOM 6" BELOW CEILING AND MOUNT TRANSFER GRILLE ON OPPOSITE SIDE OF WALL 6" ABOVE FINISHED FLOOR, WHERE WALL SPACE IS NOT AVAILABLE. INST. 1" ABOVE DOOR AND OFFER AS MUCH AS POSSIBLE. LINE STUD CAVITY WITH SHEET METAL DUCTWORK.
- 7 ROUTE DUCT CONCEALED IN SOFFIT, COORDINATE WITH ARCHITECT.
- 8 ROUTE REFRIGERANT PIPING CONCEALED IN WALL INDICATED. MAINTAIN A MINIMUM CLEARANCE OF 1' 5" FROM THE EDGE OF WALL FRAMING. PROVIDE SUPPORTS WITHIN THE WALL TO MAINTAIN CONTINUOUS CLEARANCE. REFRIGERANT PIPING SHALL BE INSTALLED IN ACCORDANCE WITH ASHRAE STANDARD 15.
- 9 CONNECT OUTDOOR AIR DUCT TO RETURN AIR DUCT. PROVIDE BALANCING DAMPERS AND BALANCE AS INDICATED ON PLANS. SEE DETAIL 3.36.1 FOR MORE INFORMATION.
- 10 14"X10" OPEN ENDED DUCT. SEE DETAIL 3.36.1 FOR MORE INFORMATION.
- 11 ROUTE DUCTWORK CONCEALED ABOVE CEILING, COORDINATE ROUTING WITH OTHER TRADES.
- 12 3/4" CONDENSATE DRAIN CONCEALED IN WALL ROUTED DOWN TO BASEMENT.
- 13 CONNECT INDOOR UNIT CONDENSATE DRAIN TO 3/4" CONDENSATED DRAIN IN WALL.
- 14 PROVIDE COMBINATION FIRE AND SMOKE DAMPER WHERE OUTDOOR AIR DUCT PENETRATES CHASE.
- 15 RANGE HOOD ROVIDED BY OTHER.
- 16 JOINT IDENTIFY DAMPER POOL BY OTHERS.
- 17 ROUTE EXHAUST DUCT AS HIGH AS POSSIBLE ABOVE WINDOW OPENING.