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

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT: **Lee Lofts II, Building 2**
Historic Bldg Rehabilitation
Salina, KS

Report No. **Two (2)**

OWNER: **OPG Lee Lofts II Partners, LLC**
Dan Maximuk
254 N. Santa Fe Ave, Suite A
Salina, KS 67401

Date **July 17, 2020**

Architect's Proj No. **21-3120**

CONTRACTOR: **MCP Group**
3501 SW Fairlawn Rd.
Topeka, KS 66614

Contract For: General Construction
Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

1) Contractor to review and plan accordingly as needed and required to meet the attached Commercial Conditions List(s) provided by the City of Salina. Note: There are 2 separate Conditions List. One list is for the demolition permit and the other is for the remodel permit. Both are attached.
2) Contractor to make adjustments as needed and required per the modifications as indicated on attached revised drawings and in the below descriptions:
    a. Contractor to install engineered wood flooring at all apartment bedrooms (and associated closets) in lieu of carpet. Reference revised sheet A6.2.
    b. See attached revised specification section 096401: Engineered Wood Flooring
        i. Installation method shall be a glue-down method in lieu of floated.
        ii. Flooring product shall be: Engineered North Red Oak from the Northland Collection (RW Supply & Design)
    c. Reference attached revised sheets E1.12 and E6.4:
        i. Branch Circuit to be changed to 70A
        ii. Change elevator disconnect and elevator power module to 100A with 70A fuses.
        iii. Add light and switch at top of elevator shaft.
    d. All vents, exhaust grills, louvers, fresh air intake grills, etc. are to be painted a dark red to blend in with the existing brick. Paint color to be submitted to architect for approval prior to being painted. Ref. revised Sheets A3.2 & A3.3.

Attachments:

1. City of Salina Commercial Conditions List - REMODEL (10 pages)
2. City of Salina Commercial Conditions List – DEMO (3 pages)
3. Specification Section 096401: Engineered Wood Flooring (2 pages)
4. A3.2 (1 sheet)
5. A3.3 (1 sheet)
6. A6.2 (1 sheet)
7. E1.12 (1 sheet)
8. E6.4 (1 sheet)

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Architect 785-827-0386 mgillam@jgrarchitects.com

Copies to:

MCP Group - Eric Hubener
OPG - Dan Maximuk, Austin Kack
JGR Architects - Maggie Gillam
LST – John Lewis-Smith
Eng Cons – Brett Engelland

ROUGH FRAMING INSPECTION CHECKLIST - DEFERRED SUBMITTALS

ROUGH FRAMING INSPECTIONS WILL NOT BE *SCHEDULED* UNTIL THE RELATED DEFERRED SUBMITTALS HAVE BEEN RECEIVED, REVIEWED AND APPROVED BY CITY STAFF.

PLEASE ALLOW A MINIMUM OF TEN (10) BUSINESS DAYS FOR REVIEW OF THESE SUBMITTALS.

A permit applicant or General Contractor may request that a deferred submittal be associated with an alternate inspection, subject to review and approval by the Building Official and / or applicable City plan reviewer.

DIVISION	COMMENT
Building Services Commercial	• STATEMENT OF SPECIAL INSPECTIONS | 2012 IBC CH. 1704.1.1 AS AMENDED BY SMC: Please submit a Statement of Special Inspections prepared, signed and sealed by a registered design professional in responsible charge in accordance with Section 1704.3.1, 1704.2.3 and 107.1. Click on the following link to access the required form: http://www.salina-ks.gov/filestorage/18184/18599/22740/22989/Statement_of_Special_Inspections.pdf • The Note at the top of Sheet S3.1, M3 Sidewall Diaphragm Connection, references a consultation with structural engineer, to determine need for additional investigation. Reviewer would like to be advised of the result of this consultation prior to the Rough Framing inspection.

ABOVE CEILING INSPECTION CHECKLIST - DEFERRED SUBMITTALS

ABOVE CEILING INSPECTIONS WILL NOT BE *SCHEDULED* UNTIL THE RELATED DEFERRED SUBMITTALS HAVE BEEN RECEIVED, REVIEWED AND APPROVED BY CITY STAFF.

PLEASE ALLOW A MINIMUM OF TEN (10) BUSINESS DAYS FOR REVIEW OF THESE SUBMITTALS.

A permit applicant or General Contractor may request that a deferred submittal be associated with an alternate inspection, subject to review and approval by the Building Official and / or applicable City plan reviewer.

DIVISION	COMMENT
Fire	• FIRE SPRINKLER SYSTEM PLANS | 2012 IFC 901.2 105.4.4: Submit an electronic submittal or three (3) sets of fire sprinkler plans, stamped by a minimum Level III NICET designer or sealed by an engineer, for review and approval prior to installation (or remodel) of equipment. A copy of the approved plans must be onsite for inspection. • FIRE ALARM SYSTEM PLANS | 2007 NFPA 72, 2012 IFC 901.2, 907.1.1 & 907.1.2: Submit an electronic submittal or three (3) sets of fire alarm plans, stamped by a minimum Level III NICET designer or sealed by an engineer, for review and approval prior to installation (or remodel) of equipment. A copy of the approved plans must be onsite for inspection.

FINAL INSPECTION(S) CHECKLIST - DEFERRED SUBMITTALS

FINAL INSPECTIONS (TCO / CO) WILL NOT BE *SCHEDULED* UNTIL THE RELATED DEFERRED SUBMITTALS HAVE BEEN RECEIVED, REVIEWED AND APPROVED BY CITY STAFF.

PLEASE ALLOW A MINIMUM OF TEN (10) BUSINESS DAYS FOR REVIEW OF THESE SUBMITTALS.

A permit applicant or General Contractor may request that a deferred submittal be associated with an alternate inspection, subject to review and approval by the Building Official and / or applicable City plan reviewer.

DIVISION	COMMENT
Planning	• EXTERIOR LIGHTING CUT SHEETS | SALINA MUNICIPAL CODE SECTION 42-321(4) | FINAL / TCO INSPECTION DEFERRED SUBMITTAL | PLANNING: Cut sheets and locations of any proposed exterior lighting must be submitted for review and approval ten (10) days prior to the desired date of any exterior lighting installation.

FINAL INSPECTION(S) CHECKLIST - SPECIAL CONDITIONS

THESE PROJECT-SPECIFIC NOTES & REMINDERS ARE PROVIDED TO ASSIST YOU IN PREPARING FOR FINAL INSPECTIONS (TCO / CO). IF THESE CONDITIONS ARE NOT MET, THE INSPECTION(S) WILL NOT PASS AND A RE-INSPECTION FEE WILL APPLY.

DIVISION	COMMENT
Fire	• KNOX BOX | 2012 IFC 506.1: A Knox box is required for this project. Please contact the Salina Fire Department at (785) 826-7340 for specifications. Click on the following link for more information: https://www.knoxbox.com/Products • FINAL ACCEPTANCE TESTING - FIRE PROTECTION SYSTEMS | 2012 IFC 901.5: A final acceptance test of the fire protection systems (i.e. fire alarm, automatic fire sprinkler system, commercial cooking suppression, paint booth suppression system, etc.) must be completed and approved by the Salina Fire Department prior to scheduling a final / TCO inspection. Please contact the Salina Fire Department at (785) 826-7340, at least 24 hours in advance to schedule the acceptance testing. • ALARM REGISTRATION | SMC 14-83: All alarms that contact Salina's emergency communication center are required to be registered. Please contact the Salina Fire Department at (785) 826-7340 for specifications. • OCCUPANT LOAD POSTING | 2012 IFC [B] 1004.3: Every room or space that is an assembly occupancy shall have the occupant load of the room or space posted in a conspicuous place, near the main exit or exit access doorway from the room or space. Posted signs shall be of an approved legible permanent design and shall be maintained by the owner or authorized agent. This shall be consistent with the occupant load that is listed on the Code Footprint.
Building Services Commercial	• CERTIFICATE OF OCCUPANCY | 2012 IBC 111: A Certificate of Occupancy or a Temporary Certificate of Occupancy signed by the Building Official must be issued prior to placement of furniture, fixtures or equipment in the building or occupancy by employees and a Certificate of Occupancy signed by the Building Official must be issued prior to tenants or the owner occupying this space.
Planning	• Special Condition: The Salina Planning Commission met on November 6, 2018 to consider Application #CU18-7 requesting approval of a Conditional Use Permit to allow residential dwellings as a principal use in the C-4 (Central Business) zoning district. Specifically, the Planning Commission reviewed Lee Loft's plans for converting the former HD Lee mercantile buildings into loft apartments. The Planning Commission voted 8-0 to approve a Conditional Use Permit and site plan for the proposed Lee Lofts apartment project subject to the following conditions: 1. Approval of a License Agreement by the City Commission shall be required for all private improvements, including recessed parking spaces, proposed to be placed in the Santa Fe Avenue or Elm Street

	right-of-way. 2. Construction of the apartment units shall conform with all applicable Building Code and Fire Code requirements. 3. Construction of the residential apartment units in Phase I and development of the site shall substantially conform to the plans presented to and approved by the Planning Commission. 4. A density variance shall be approved by the Board of Zoning Appeals and an amended site plan and parking plan shall be approved by the Planning Commission prior to issuance of a building permit for Phase II (the south building).
Planning	• Special Condition: The Salina Downtown Design Review Board (DRB) met on December 13, 2018 to consider Application #CC18-20 for a Certificate of Compatibility to allow the demolition of an existing one-story concrete block addition and the construction of a new 51 space off-street parking lot on the vacant portion of the H.D. Lee Warehouse site southeast of the main warehouse buildings. The Board voted 4-0 (1 absent) to approve the proposed demolition and replacement construction of a 51-space parking lot subject to the following conditions of approval: 1. That a final planting plan for the parking lot landscape buffer south of the parking lot and the landscape buffer along 5th Street must be submitted to and reviewed and approved by staff prior to beginning construction on the parking lot. 2. That if there are any significant changes to the project as approved, Development Services staff will be notified to determine whether additional review will be required. • Special Condition: The Salina Heritage Commission (HC) met on December 21, 2018 to consider Application #CA18-4, on behalf of Overland Property Group / Flint Hills Holding Group, requesting approval of a Certificate of Appropriateness to allow the demolition of the existing one-story concrete block dock addition to the 1927 H. D. Lee Hardware building. The Commission voted 5-0 to approve the Certificate of Appropriateness to allow the proposed demolition subject to the following conditions: 1. That final planting plans for the parking lot landscape buffer south of the parking lot and the landscape buffer along 5th Street must be submitted to and reviewed and approved by staff prior to beginning construction on the parking lot.

2. That if there are any significant changes made to the project as approved, Development Services staff will be notified to determine whether additional review will be required.

Planning

- Special Condition: The Salina Downtown Design review Board (DRB) met on December 8, 2022 to consider Application #CC22-9, filed by JGR Architects on behalf of the Overland Property Group, requesting approval of a Certificate of Compatibility to allow exterior modifications to be made to the front and rear facades of the Lee Hardware building located on the east side of North Santa Fe Avenue, the demolition of a non-historic rear building addition, and the construction of a surface parking lot on a vacant lot on the west side of North Santa Fe Avenue (Phase II). The Board voted 4-0 to approve a Certificate of Compatibility for the exterior façade modifications, proposed parking lot and demolition of the 1959 two-story addition at the rear of the building subject to the following conditions of approval:

  1. Final planting plans for the parking lot landscape buffer along Santa Fe Avenue and the buffer strip along the north edge of the parking lot must be submitted to and reviewed and approved by staff prior to beginning construction on the parking lot.

  2. That if there are any significant changes to the project as approved, Development Services staff will be notified to determine whether additional review by staff or the Board will be required.

- Special Condition: The Salina Downtown Design Review Board (DRB) met on December 8, 2022 to consider Application #CC22-10, filed by JGR Architects on behalf of the Overland Property Group, requesting approval of a Certificate of Compatibility to allow exterior modifications to be made to the front and rear facades of the Lee Hardware building warehouse addition located on the east side of North Santa Fe Avenue (Phase II). The Board voted 4-0 to approve a Certificate of Compatibility for the exterior façade modifications of the front and rear facades of the Lee Hardware building warehouse addition located on the east side of North Santa Fe Avenue subject to the following condition of approval:

  1. That if there are any significant changes to the proposed renovations to the building façade as approved by the Board, Development Services staff will be notified to determine whether additional staff or DRB Review will be required.

- Special Condition: The Salina Heritage Commission (HC) met on December 13, 2022 to consider Application #CA22-3, filed by JGR Architects on behalf of the Overland Property Group, requesting approval of a Certificate of

Appropriateness to allow exterior modifications to be made to the South Lee Hardware building (Building 2) and the demolition of a non-historic two-story addition at the rear of the building. The Commission voted 5-0 (Chair Gillam recusing herself) to approve the Certificate of Appropriateness to allow the proposed building façade modifications and demolition of the non-historic addition subject to the following conditions:

1. That if there are any significant changes to the project as approved, Development Services staff will be notified to determine whether additional staff or Heritage Commission review will be required.

2. A separate demolition permit shall be applied for and issued for the demolition of the two-story addition at the rear of the building.

Planning

- Special Condition: The Salina Heritage Commission (HC) met on December 13, 2022 to consider Application #CA22-4, filed by JGR Architects on behalf of the Overland Property Group, requesting approval of a Certificate of Appropriateness to allow exterior modifications to be made to the Lee Hardware building warehouse addition (Building 3). The Commission voted 5-0 (Chair Gillam recusing herself) to approve the Certificate of Appropriateness to allow the proposed building façade modifications subject to the following condition of approval:

  1. That if there are any significant changes to the project as approved, Development Services staff will be notified to determine whether additional staff or Heritage Commission review will be required.

- Special Condition: The Salina Board of Zoning Appeals (BZA) met on December 15, 2022 to consider Application #V22-12, filed by Overland Property Group, requesting approval of a residential density variance of 49 dwelling units per acre from 43 dwelling units per acres (the maximum density allowed in the R-3 [Multi-Family Residential] district) to 92 units per acres to allow a 135 unit apartment development to be located on a 1.47 acre zoning lot in the C-4 (Central Business) zoning district. The Board voted 4-0 (Chair Dorzweiler absent and Commissioner Owens recusing himself) to approve a maximum residential density variance request to allow a total of 135 dwelling units in the three (3) buildings.

- Special Condition: The Salina Board of Zoning Appeals (BZA) met on December 15, 2022 to consider Application #V22-13, filed by Overland Property Group, requesting approval of a variance to the off-street parking requirements applicable to multi-family dwellings located in the C-4 (Central Business) district [Section 42-303(21) and Section 42-553(1)m of the Zoning Ordinance by reference]. The requested variance was for a reduction of 36 off-street parking spaces (a 34% reduction) from 106 off-street parking spaces (the number of off-street parking spaces required for

	a 135-unit apartment development in the C-4 district to 70 off-street parking spaces. The Board voted 4-0 (Chair Dorzweiler absent and Commissioner Owens recusing himself) to approve a request for a reduction in the required amount of off-street parking spaces for this project subject to the following conditions of approval: 1. The proposed surface parking lot at 245 North Santa Fe Avenue must be constructed and completed. 2. A sign shall be posted at 245 North Santa Fe Avenue indicating that parking is restricted to Lee Lofts residents.
Planning	• Special Condition - A separate sign permit must be applied for and issued prior to the installation of any signs per Section 42-501 of the Salina Municipal Code.

GENERAL PERMIT NOTES

DIVISION	COMMENT
Planning	• General Note - This property is located in the SRA and is eligible to have building permit fees waived. • General Note- This property is located in the Neighborhood Revitalization Area (NRA) Core Area and is therefore potentially eligible for the NRA program.

CONTACT INFORMATION

CITY OF SALINA:

Building Services	Shawn Homan	Acting Building Official	785.309.5715	shawn.homan@salina.org
Engineering	Kent Johnson	Civil Engineer	785.309.5725	kent.johnson@salina.org
Fire	Troy Long	Fire Marshal	785.826.7340	troy.long@salina.org
Forestry	Brett Lamer	City Forester	785.826.7275	brett.lamer@salina.org
Planning	Dustin Herrs	Planner	785.309.5720	dustin.herrs@salina.org
Utilities	Martha Tasker	Director	785.309.5725	martha.tasker@salina.org

SALINE COUNTY:

County Planning	Tim Hamilton	Director	785.309.5813	tim.hamilton@saline.org

IMPORTANT REMINDERS

The City of Salina strives for a **TEN (10) BUSINESS DAY** turnaround for initial review of commercial plan submittals (including post issuance / deferred submittals, addendums, etc.) and a **FIVE (5) BUSINESS DAY** turnaround for review of corrections submitted in response to initial plan review comments. However, complex reviews may require additional time. If that is the case you will be notified and provided an alternate review completion date.

Please allow adequate time in your project schedule to accommodate the initial plan review and Deferred Submittals reviews (10 business days each) as well as subsequent reviews for Correction items (5 business days).

Building permit issuance provides authorization for construction. Final approvals are subject to field inspection and verification. Building permit issuance does not release the designer, contractor or property owner from responsibility of full compliance with all applicable local, state and federal codes and ordinances related to the construction project. All installations must concur with approved plans. **Any deviation from the approved plans requires a re-submittal to the Development Services Department.** Failure to submit revised plans prior to the inspection may result in a delay for inspection or approval to move forward and/or Certificate of Occupancy.

PRE-CONSTRUCTION MEETING:

At the time of permit approval/issuance a Pre-Construction Meeting may be scheduled. This meeting is optional, but is highly encouraged, especially for projects in which members of the project team are not familiar with construction requirements in the City of Salina. A Pre-Construction Meeting should include the architect/design professional, developer/property owner, general contractor, subcontractors and City staff. **Please contact Margy Clem, Development Coordinator, to schedule a Pre-Construction Meeting, (785) 309.5720**.

QUICK PROBLEM RESOLUTION:

The City of Salina offers a Quick Problem Resolution (QPR) process that provides an opportunity to promptly have any concern regarding a specific development project addressed at the highest administrative level. This process is available to architects/design professionals, developers/property owners, contractors, engineers and other project-related parties. QPR meetings are typically scheduled within 48 hours of the request and are moderated by the City Manager or Deputy City Manager. A written response is provided following the meeting. Appeals can be made to the appropriate governing appeal board or to the City Commission. **Please contact Margy Clem, Development Coordinator, to request a QPR meeting, (785) 309.5720**.

FINAL INSPECTION(S) CHECKLIST - SPECIAL CONDITIONS

THESE PROJECT-SPECIFIC NOTES & REMINDERS ARE PROVIDED TO ASSIST YOU IN PREPARING FOR FINAL INSPECTIONS (TCO / CO).
IF THESE CONDITIONS ARE NOT MET, THE INSPECTION(S) WILL NOT PASS AND A RE-INSPECTION FEE WILL APPLY.

DIVISION	COMMENT
Engineering - Demolition	• Condition of existing sidewalk has been documented prior to demolition. Any new damage to sidewalk during demolition will be the responsibility of the contractor to replace. • Call for final inspection upon completion of the project.
Building Services Commercial	• Cap the sewer within five feet of the property line using the City of Salina approved method. It is the responsibility of the demolition contractor to determine if this property has a shared sewer and to cap the sewer in such a manner as to not disrupt or damage sewer service to adjacent properties.

GENERAL PERMIT NOTES

DIVISION	COMMENT
Planning Demolition	• General Note: The South Lee Hardware building is on the National Register of Historic Places and located within the Downtown BID. No demolition permit may be issued without Heritage Commission and Downtown Design Review Board review and approval. On December 8, 2022 the Downtown Design Review Board reviewed and approved a Certificate of Compatibility application that authorized the demolition of the 1959 two story addition at the rear of the building. On December 13, 2022 the Salina Heritage Commission reviewed and approved a Certificate of Appropriateness application which authorized the issuance of a demolition permit for the proposed demolition of the 1959 two story addition at the rear of the building.
Building Services Commercial	• It is the responsibility of the contractor to confirm that all utilities have been properly terminated (abandonment of service lines and removal of meters) prior to beginning demolition. Contact the utility companies well ahead of commencement of demolition. (Evergy, Kansas Gas Service, City of Salina Water Dept. and any other franchise communications utilities). • DEMOLITION | 2012 IBC Section 3303.2. The work of demolishing any building shall not be commenced until pedestrian protection is in place.

CONTACT INFORMATION

CITY OF SALINA:

Building Services	Shawn Homan	Acting Building Official	785.309.5715	shawn.homan@salina.org
Engineering	Kent Johnson	Civil Engineer	785.309.5725	kent.johnson@salina.org
Fire	Troy Long	Fire Marshal	785.826.7340	troy.long@salina.org
Forestry	Brett Lamer	City Forester	785.826.7275	brett.lamer@salina.org
Planning	Dustin Herrs	Planner	785.309.5720	dustin.herrs@salina.org
Utilities	Martha Tasker	Director	785.309.5725	martha.tasker@salina.org

SALINE COUNTY:

County Planning	Tim Hamilton	Director	785.309.5813	tim.hamilton@saline.org

IMPORTANT REMINDERS

The City of Salina strives for a **TEN (10) BUSINESS DAY** turnaround for initial review of commercial plan submittals (including post issuance / deferred submittals, addendums, etc.) and a **FIVE (5) BUSINESS DAY** turnaround for review of corrections submitted in response to initial plan review comments. However, complex reviews may require additional time. If that is the case you will be notified and provided an alternate review completion date.

Please allow adequate time in your project schedule to accommodate the initial plan review and Deferred Submittals reviews (10 business days each) as well as subsequent reviews for Correction items (5 business days).

Building permit issuance provides authorization for construction. Final approvals are subject to field inspection and verification. Building permit issuance does not release the designer, contractor or property owner from responsibility of full compliance with all applicable local, state and federal codes and ordinances related to the construction project. All installations must concur with approved plans. **Any deviation from the approved plans requires a re-submittal to the Development Services Department.** Failure to submit revised plans prior to the inspection may result in a delay for inspection or approval to move forward and/or Certificate of Occupancy.

PRE-CONSTRUCTION MEETING:

At the time of permit approval/issuance a Pre-Construction Meeting may be scheduled. This meeting is optional, but is highly encouraged, especially for projects in which members of the project team are not familiar with construction requirements in the City of Salina. A Pre-Construction Meeting should include the architect/design professional, developer/property owner, general contractor, subcontractors and City staff. **Please contact Margy Clem, Development Coordinator, to schedule a Pre-Construction Meeting, (785) 309.5720**.

QUICK PROBLEM RESOLUTION:

The City of Salina offers a Quick Problem Resolution (QPR) process that provides an opportunity to promptly have any concern regarding a specific development project addressed at the highest administrative level. This process is available to architects/design professionals, developers/property owners, contractors, engineers and other project-related parties. QPR meetings are typically scheduled within 48 hours of the request and are moderated by the City Manager or Deputy City Manager. A written response is provided following the meeting. Appeals can be made to the appropriate governing appeal board or to the City Commission. **Please contact Margy Clem, Development Coordinator, to request a QPR meeting, (785) 309.5720**.

SECTION 096401
ENGINEERED WOOD FLOORING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:
   1. Factory-finished Engineered wood flooring.
   2. Installation method, Glue-down installation.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.
B. Shop Drawings: For each type of floor assembly and accessory. Include plans, sections, and attachment details. Include expansion provisions and trim details.
C. Samples: For each exposed product and for each color and texture specified.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Flooring: Verify existing to match species, grade, and cut.

2.2 FACTORY FINISHED WOOD FLOORING

A. **Engineered North Red Oak from the Northland Collections (RW Supply & Design)**
   1. Thickness: 1/2”
   2. Wear Layer: 4 mm
   3. Plank Width: 3-1/4”
   4. Color: **Copper**
   5. 4-sided Micro-bevel, smooth texture
   6. Durable UV cured Polyurethane Finish
   7. 35 Year Residential Warranty, 5 Year Limited Commercial Warranty

2.3 ACCESSORY MATERIALS

A. Asphalt-Saturated Felt: ASTM D 4869/D 4869M, Type II.
B. Wood Flooring Adhesive: Mastic recommended for application indicated.
C. Trowelable Leveling and Patching Compound: Latex-modified, hydraulic-cement-based formulation approved by wood flooring manufacturer.
D. Fasteners: As recommended for application.
E. Thresholds and Saddles: To match wood flooring. Tapered on each side.
F. Reducer Strips: To match wood flooring, tapered, and in thickness required to match height of flooring, and to be per ADA, Fair Housing Accessibility standards.

PART 3 - EXECUTION

3.1 EXAMINATION

3.2 PREPARATION

A. Existing floor fill, repair & patch including underlayment:
   1. Grind high spots and fill low spots to produce a maximum 1/8-inch (3-mm) deviation in any direction when checked with a 10-foot (3-m) straight edge.
   2. Use trowelable leveling and patching compounds, according to manufacturer's written instructions, to fill cracks, holes, and depressions in substrates.
   3. Remove coatings, including curing compounds, and other substances on substrates that are incompatible with installation adhesives and that contain soap, wax, oil, or silicone, using mechanical methods recommended by manufacturer. Do not use solvents.

B. Broom or vacuum clean substrates to be covered immediately before product installation. After cleaning, examine substrates for moisture, alkaline salts, carbonation, or dust. Proceed with installation only after unsatisfactory conditions have been corrected.

3.3 INSTALLATION

A. Comply with the manufacturer's recommendations and requirements for installation.

B. Glue Down – 1/2" thick engineered wood flooring: Urethane or Modified Silane Elastometric Flooring Adhesive rated for the thickness and width of floor. The glue manufacturer will specify the type of prodcuts warrantied as well as the correct trowel type and coverage based on flooring size/thickness/type.

1. Ensure you are using the correct trowel
2. RW Supply & Design recommends an adhesive that is rated for 9" wide floor, such as Wakol 260 or Bona R851.

C. Installer and contractor to carefully inspect material prior to installation. Unacceptable materials should not be installed. Rejection of material must be done on the full shipment of product, not box-by-box or piece-by-piece.

D. Subfloors should be checked by an appropriate method for establishing moisture content.

3.4 FIELD FINISHING

A. Machine-sand flooring to remove offsets, ridges, cups, and sanding-machine marks that are noticeable after finishing. Vacuum and tack with a clean cloth immediately before applying finish.

B. Fill and repair wood flooring defects.

C. Apply floor-finish materials in number of coats recommended by finish manufacturer for application indicated, but not less than one coat of floor sealer and **three** finish coats.

1. Apply stains to achieve an even color distribution matching approved Samples.
2. For water-based finishes, use finishing methods recommended by finish manufacturer to minimize grain raise.

D. Cover wood flooring before finishing.

E. Do not cover wood flooring after finishing until finish reaches full cure, and not before seven days after applying last finish coat.

3.5 PROTECTION

A. Protect installed wood flooring during remainder of construction period with covering of heavy kraft paper or other suitable material. Do not use plastic sheet or film that might cause condensation.

1. Do not move heavy and sharp objects directly over kraft-paper-covered wood flooring. Protect flooring with plywood or hardboard panels to prevent damage from storing or moving objects over flooring.

END OF SECTION 096401

INDICATES KNOWN AREA OF EXTERIOR BRICK AND/OR STONE DAMAGE. REF. STRUCTURAL DWGS FOR MORE INFORMATION AND DETAIL. OTHER AREAS AS IDENTIFIED BY CONTRACTOR OR OWNER – BID AS UNIT PRICE.

FLOOR ELEVATIONS WILL VARY AFTER FILL AND LEVELING, THUS ALL FLOOR TO FLOOR ELEVATIONS MUST BE CONFIRMED AND ADJUSTED FOR CRITICAL ELEMENTS; STAIRS, RAMPS, ELEVATOR, EXITS, ETC.

REHABILITATION NOTES

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

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

A NORTH ELEVATION
1/8"=1'-0"

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

LEE LOFTS, PHASE II, BUILDING 2

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT 2-15-23

REVISION:	
A3.1	6-1-2023
A3.2	7-16-2023

DATE: 2-15-2023
JOB: 20-3120
SHEET NO.:

A3.2

INDICATES KNOWN AREA OF EXTERIOR BRICK AND/OR STONE DAMAGE. REF. STRUCTURAL DWGS FOR MORE INFORMATION AND DETAIL. OTHER AREAS AS IDENTIFIED BY CONTRACTOR OR OWNER – BID AS UNIT PRICE.

FLOOR ELEVATIONS WILL VARY AFTER FILL AND LEVELING, THUS ALL FLOOR TO FLOOR ELEVATIONS MUST BE CONFIRMED AND ADJUSTED FOR CRITICAL ELEMENTS; STAIRS, RAMPS, ELEVATOR, EXITS, ETC.

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 DARK RED TO BLEND INTO BRICK FACADE. PAINT COLOR TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO PAINTING.

A SOUTH ELEVATION
1/8"=1'–0"

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

LEE LOFTS, PHASE II, BUILDING 2

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6519 KANSAS PROFESSIONAL ARCHITECT
2–15–23

REVISION:	
A/D#1	3–6–2023
A/D#2	7–16–2023

DATE:	2–15–2023
JOB:	20–3120
SHEET NO.:	

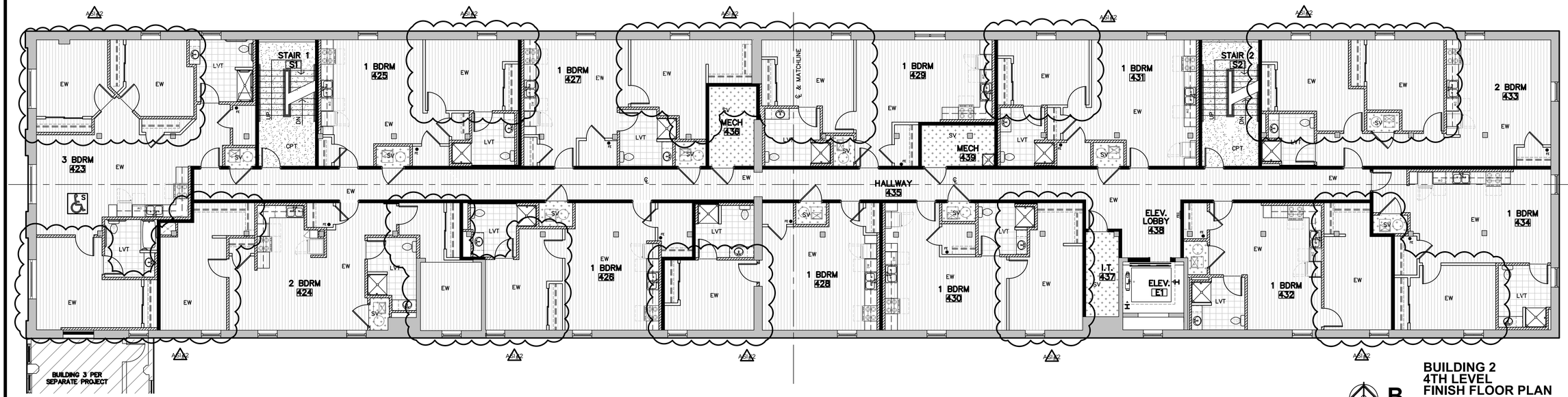
A3.3

GENERAL FINISH NOTES

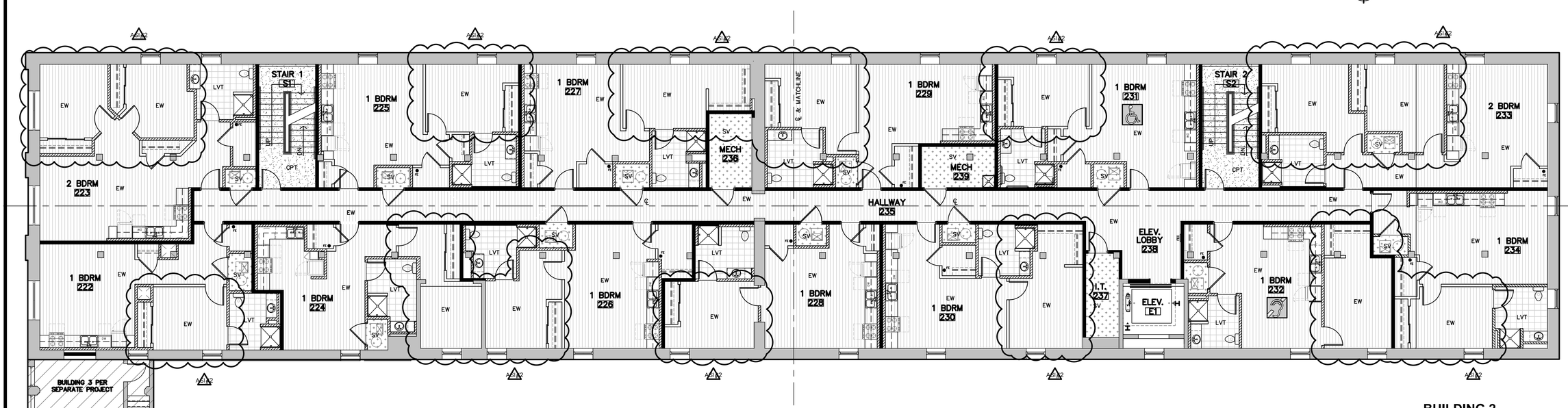
1. BRICK, EXISTING LIMEWASHED WALLS: MEDIA-BLAST PER HISTORIC PRESERVATION STANDARDS, TUCKPOINT, CLEAN, REPAIR, REPLACE. TO BE LEFT EXPOSED.
2. EXISTING WOOD FLOORS JOISTS (ABOVE, CEILING), BEAMS (ABOVE, CEILING), COLUMNS, ETC.: MEDIA BLAST, CLEAN, AND REPAIR AS NEEDED.TO BE LEFT EXPOSED TO SPACES BELOW.
3. PAINT CEILING TO 2" BELOW LOWEST JOIST/BEAM. INCLUDE THE CEILING DECK, JOISTS, BEAMS AND ANY EXPOSED UTILITIES INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, PLUMBING PIPING, ETC. (EXCEPT FOR DUCTWORK).
4. EXISTING WOOD FLOORING & STRUCTURE SLOPES DRASTICALLY FROM MIDDLE OF BUILDING TO EXTERIOR WALLS. FLOOR WLL NEED TO BE LEVELED. REFERENCE SHEETS A4.1–A4.5 FOR DETAILS.
5. FINAL FINISHED FLOORING MATERIAL WILL BE AS SHOWN ON FINISH FLOOR PLANS ON SHEETS A6.1–A6.2
6. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS.
7. ALL 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.
8. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
9. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED, PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
10. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
11. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
12. 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.
13. STAIRS & LANDINGS: INSTALL CARPET WITH RUBBER NOSINGS.
14. UNITS: FLOORING TO BE CONTINUOUS @ REMOVEABLE SINK CABINETS & KITCHEN WORKSPACE

FLOORING LEGEND

SV	NEW SHEET VINYL
CPT	NEW CARPET
EW	NEW ENGINEERED WOOD FLOORING
LVT	NEW LUXURY VINYL TILE FLOORING
TILE	NEW FLOOR TILE



B BUILDING 2 4TH LEVEL FINISH FLOOR PLAN
1/8"=1'-0" 5TH FLOOR SIMILAR



A BUILDING 2 2ND LEVEL FINISH FLOOR PLAN
1/8"=1'-0" 3RD FLOOR SIMILAR

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

LEE LOFTS, PHASE II, BUILDING 2
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

MARGARET J. GILLAM LICENSED 6519 2-15-23 KANSAS PROFESSIONAL ARCHITECT

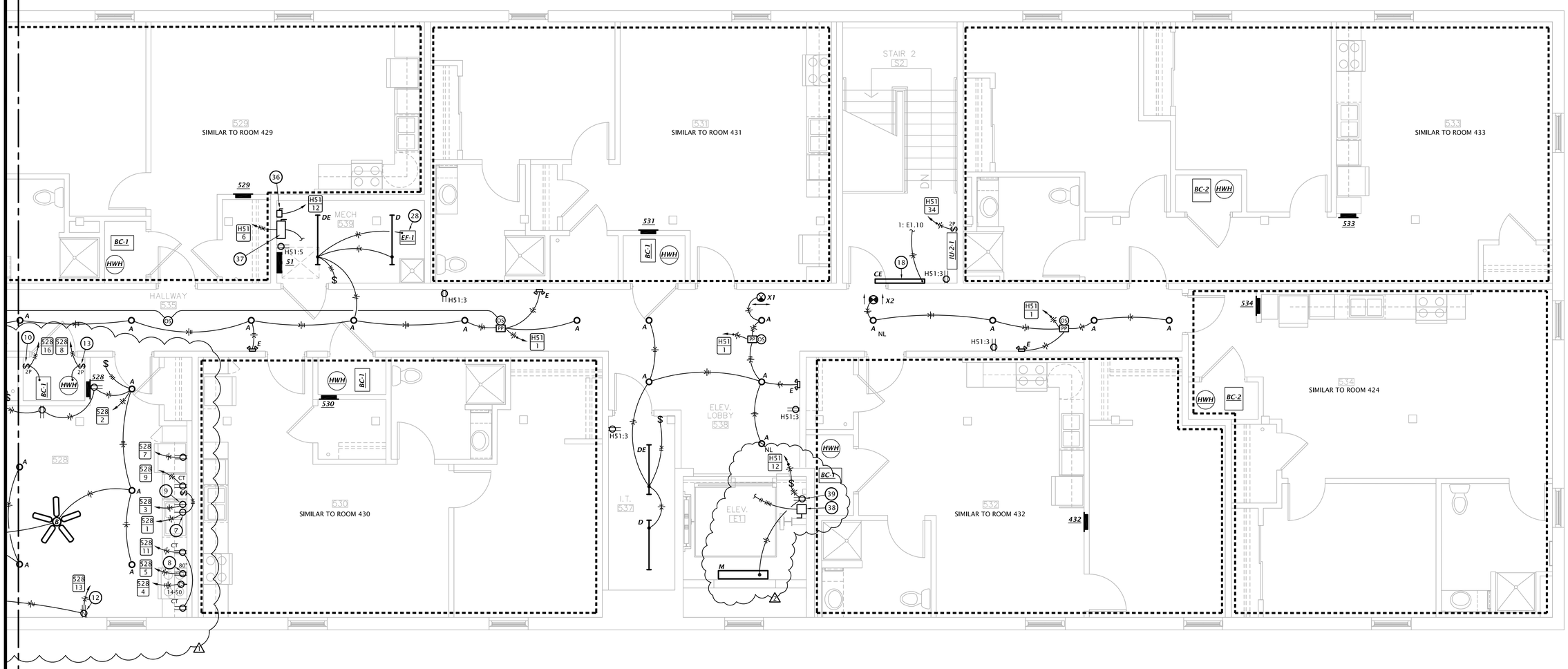
REVISION:	
2	7-17-2023

DATE:	2-15-2023
JOB:	20-3120
SHEET NO.:	A6.2

AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY. GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF JOIST STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.

ⓔ ELECTRICAL PLAN NOTES BY SYMBOL

1. PROVIDE PUSH BUTTON AT 48" AFF FOR ANNUNCIATOR SYSTEM AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED HEARING-IMPAIRED. REFER TO DETAIL 2, SHEET E1.5.
2. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR. FIELD COORDINATE EXACT MOUNTING LOCATION.
3. SWITCH CLOSEST TO THE DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
4. CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE CARBON MONOXIDE DETECTOR AND PHOTOELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED. BRK #SC7010B OR EQUAL.
5. PROVIDE 120V CONNECTION TO RANGE HOOD.
6. PROVIDE SWITCH FOR CONTROL OF HOOD BY OTHERS
7. SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL.
8. PROVIDE RECEPTACLE IN UPPER CABINET FOR HOOD/MICROWAVE.
9. PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.
10. PROVIDE 30A/2P SNAP SWITCH AND MAKE FINAL CONNECTION TO ELECTRIC WATER HEATER.
11. PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.
12. SWITCH BOTTOM HALF OF RECEPTACLE AND WIRE TOP HALF TO UNSWITCHED CIRCUIT.
13. CONDENSING UNIT LOCATED ON ROOF. SEE SHEET ME1.1 & ME1.2 FOR EXACT LOCATION AND CIRCUITRY INFORMATION.
14. PROVIDE DOOR ANNUNCIATOR SYSTEM A/V HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED HEARING-IMPAIRED. INSTALL HORN/STROBE APPLIANCE AT 80" AFF. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN/STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. REFER TO DETAIL 2, SHEET E1.5. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".
15. CO-LOCATE RECEPTACLE NEXT TO TELECOMM DISTRIBUTION BOX.
16. CONTACTOR FOR CONTROL OF EXTERIOR LIGHTING. SEE "EXTERIOR LIGHTING CONTROL DIAGRAM" ON SHEET E6.3
17. ROUTE CIRCUIT THROUGH CONTACTOR FOR PHOTOCELL CONTROL. SEE "'EXTERIOR LIGHTING CONTROL DIAGRAM" SHEET E6.3
18. WALL MOUNT LIGHT FIXTURE ±8'-6" AFF OR INTERMEDIATE STAIR LANDING
19. RESIDENTIAL METER CENTER 'RMC'. SEE RISER DIAGRAM SHEET E6.1
20. HOUSE METER 'HM'. SEE RISER DIAGRAM SHEET E6.1
21. COMMERCIAL TENANT METER CENTER 'CMC'. SEE RISER DIAGRAM SHEET E6.1
22. COMMON GROUNDING ELECTRODE CONDUCTOR BUSBAR. SEE DETAIL SHEET E6.1
23. COORDINATE EXACT MOUNTING LOCATION OF DRINKING FOUNTAIN RECEPTACLE WITH PLUMBING CONTRACTOR. WIRE FROM LOAD SIDE OF ADJACENT GFI RECEPTACLE TO PROVIDE GFI PROTECTION FOR DRINKING FOUNTAIN RECEPTACLE.
24. DEDICATED 120V CIRCUIT FOR ELEVATOR PIT LIGHTS AND RECEPTACLE. VERIFY EXACT MOUNTING LOCATION WITH ELEVATOR EQUIPMENT INSTALLER.
25. PROVIDE JUNCTION BOX WITH 120V CIRCUIT FOR FUTURE SIGNAGE/SHOW WINDOW LIGHTING BY OTHERS. ROUTE CIRCUITRY TO PANEL INDICATED, CONCEALED BELOW FLOOR ABOVE. COORDINATE FINAL LOCATION AND ROUTING OF BRANCH CIRCUITRY WITH FIELD CONDITIONS.
26. ROUTE 120V CIRCUIT FOR HOT WATER RECIRCULATION PUMP ('HWP') THROUGH ADJACENT AQUASTAT. PROVIDE 20A/1P SNAP SWITCH ADJACENT TO PUMP AND MAKE FINAL FLEXIBLE CONNECTION. COORDINATE WITH PLUMBING CONTRACTOR.
27. 60A/3P NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE. MAKE FINAL FLEXIBLE CONNECTION TO WATER HEATERS.
28. WIRE EXHAUST FAN 'HOT' FOR CONTINUOUS OPERATION
29. SEWAGE EJECTOR PUMP CONTROL PANEL. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH PLUMBING CONTRACTOR.
30. 120V POWER FOR FIRE SPRINKLER SYSTEM FLOW SWITCH(ES) AND BELL. COORDINATE WORK WITH FIRE SPRINKLER SYSTEM INSTALLER.
31. PROVIDE CURRENT SWITCH IN NEMA 1 ENCLOSURE FOR CONTROL OF DRYER MAKE-UP AIR FAN. SEE DETAIL 2, SHEET E6.3.
32. ROUTE CIRCUIT THROUGH NORMALLY OPEN CONTACTS OF CURRENT SWITCH FOR ASSOCIATED DRYER. SEE DETAIL 2, SHEET E6.3.
33. PROVIDE POWER RELAY FOR CONTROL OF DRYER MAKE-UP AIR FAN. SEE DETAIL 2, SHEET E6.3.
34. EXTEND SWITCHED 120V BRANCH CIRCUIT FROM 'ERV' TO INTAKE AND EXHAUST MOTORIZED DAMPERS
35. DEDICATED 20A, 120V CIRCUIT FOR FIRE ALARM/ FIRE ALARM NOTIFICATION APPLIANCE CIRCUIT EXTENDER PANEL. VERIFY EXACT LOCATION AND REQUIREMENTS WITH FIRE ALARM CONTRACTOR.
36. 30A/2P DISCONNECT SWITCH WITH SOLID NEUTRAL AND (1) 20A DUAL-ELEMENT, TIME DELAY FUSE IN NEMA 1 ENCLOSURE FOR ELEVATOR CAB LIGHTS & EXHAUST. SWITCH SHALL BE CAPABLE OF BEING LOCKED "OFF". MOUNT AT 6'-0" AFF TO TOP AND LABEL WITH CIRCUIT NUMBER. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER. PROVIDE FINAL ELECTRICAL CONNECTION TO INSPECTION AND TEST PANEL (LDU) AT TOP OF 5TH FLOOR WITHIN ELEVATOR DOOR JAMB.
37. ELEVATOR POWER MODULE SWITCH: 100A/208V/3P SWITCH COMPLETE WITH 70A DUAL ELEMENT, TIME DELAY CLASS 'J' FUSES, 120V CONTROL TRANSFORMER, FIRE ALARM SAFETY INTERFACE RELAY, KEY TEST SWITCH, GREEN PILOT LIGHT, AUXILIARY CONTACTS FOR ELEVATOR RECALL, AND FIRE ALARM VOLTAGE MONITORING RELAY. COOPER BUSSMAN #PS-6-T20-R1-K-G-B-F1 OR EQUAL. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER.
38. 100A/3P NON-FUSED DISCONNECT SWITCH. PROVIDE WITH SPST AUXILIARY CONTACTS RATED FOR MIN. 2A AT 24VDC. MAKE FINAL CONNECTION TO ELEVATOR FUSE BOX. COORDINATE REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER.
39. VERIFY EXACT LOCATION OF RECEPTACLE AND LIGHT IN HOISTWAY WITH ELEVATOR EQUIPMENT SUPPLIER. 2



① EAST FIFTH FLOOR ELECTRICAL PLAN
1/4" = 1'-0"

LST Consulting Engineers, PA
MANHATTAN
4809 Vue Du Lac Place, Suite 201
Manhattan, KS 66503
785.587.8042
WICHITA
125 S. Washington, Suite 150
Wichita, Kansas 67202
316.285.0696
www.LSTengineers.com
mail@LSTengineers.com

Project 22059 FEBRUARY 2023

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

LEE LOFTS, PHASE II, BUILDING 2
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

TOMA E. LEWIS-SMITH
LICENSED
14654
17 Feb. 2023
KANSAS
PROFESSIONAL ENGINEER

REVISION:
1 ADDENDUM #1
2 ASI #002

DATE: February 15, 2023
JOB: 20-3120
SHEET NO.:

E1.12

Panel Designation: H01 **Mounting:** Surface
Location: BSMT **Bus Amps:** 225
Voltage: 208Y/120V-3Ph-4W **MCB Amps:** MLO
Enclosure: NEMA 1 **Other:** 22 KAIC Series Rated
Provide integral OR external surge suppresion device

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1				20 / 1	2#12,#12G, 1/2"C	FPSS Floww/Tamper/Bell	2
3	Water Heater	3#8,#10G, 3/4"C	35 / 3	20 / 1	2#12,#12G, 1/2"C	Main Telecomm Backboard	4
5	(9kW)			20 / 1	2#12,#12G, 1/2"C	Main Telecomm Backboard	6
7				20 / 1	2#12,#12G, 1/2"C	LTS: East Basmanet	8
9	Water Heater	3#8,#10G, 3/4"C	35 / 3	20 / 1	2#12,#12G, 1/2"C	LTS: West Basement	10
11	(9kW)			20 / 1	2#12,#12G, 1/2"C	RCPT: NE Basement	12
13				20 / 1	2#12,#12G, 1/2"C	RCPT: SE Basement	14
15	Water Heater	3#8,#10G, 3/4"C	35 / 3	20 / 1	2#12,#12G, 1/2"C	RCPT: NW Basment	16
17	(9kW)			20 / 1	2#12,#12G, 1/2"C	RCPT: SW Basement	18
19	HW Circ Pump	2#12,#12G, 1/2"C	20 / 1	20 / 1	2#12,#12G, 1/2"C	Elevator Pit LTS & RCPT	20
21	Energu Recovery Unit	2#12,#12G, 1/2"C	15 / 2	20 / 1	2#12,#12G, 1/2"C	Dryer Make-Up Air Fans	22
23	'ERV-1'			20 / 1	---	SPARE	24
25	'ERV-1' Motorized Dampers	2#12,#12G, 1/2"C	20 / 1	20 / 1	---	SPARE	26
27	Blower Coil 'BC-2'	2#8,#10G, 1/2"C	40 / 2	20 / 1	---	SPARE	28
29	East Side			20 / 1	---	SPARE	30
31	Blower Coil 'BC-2'	2#8,#10G, 1/2"C	40 / 2	20 / 1	---	SPARE	32
33	West Side			20 / 1	---	SPARE	34
35	Sewage Ejector			20 / 1	---	SPARE	36
37	(1 HP)	3#12,#12G, 1/2"C	15 / 5	20 / 1	---	SPARE	38
39				20 / 1	---	SPARE	40
41	SPARE	---	20 / 1	20 / 1	---	SPARE	42

Panel Designation: H11 **Mounting:** Surface
Location: MECH 162 **Bus Amps:** 400
Voltage: 208Y/120V-3Ph-4W **MCB Amps:** MLO
Enclosure: NEMA 1 **Other:** 10 KAIC
Provide integral OR external surge suppresion device

	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
	1	LTS: Lobby, Stair 2	2#12,#12G,1/2"C	20 / 1	60 / 2	3#4,#10G,1"C	Blower Coil 'BC-6'	2
	3	RCPT: Lobby	2#12,#12G,1/2"C	20 / 1			52.6 MCA	4
	5	LTS: Community Rm	2#12,#12G,1/2"C	20 / 1	60 / 2	3#4,#10G,1"C	Blower Coil 'BC-7'	6
	7	RCPT: Community Rm	2#12,#12G,1/2"C	20 / 1			CKT #1: 53.8 MCA	8
2	9	RCPT: Comm Rm EWC	2#12,#12G,1/2"C	20 / 1	25 / 2	3#10,#10G,1/2"C	Blower Coil 'BC-7'	10
	11	RCPT: Vest , RR	2#12,#12G,1/2"C	20 / 1			CKT #2: 22.7 MCA	12
	13	RCPT: IT, Mech	2#12,#12G,1/2"C	20 / 1	20 / 1	2#12,#12G,1/2"C	Clothes Washer	14
	15	RCPT: IT Back8d	2#12,#12G,1/2"C	20 / 1	20 / 1	2#12,#12G,1/2"C	Clothes Washer	16
	17	RCPT: IT Back8d	2#12,#12G,1/2"C	20 / 1	20 / 1	2#12,#12G,1/2"C	Clothes washer	18
1	19	FACP	2#12,#12G,1/2"C	20 / 1	20 / 1	2#12,#12G,1/2"C	Clothes Washer	20
	21	RCPT: Mech, RR	2#12,#12G,1/2"C	20 / 1	20 / 1	2#12,#12G,1/2"C	Clothes Washer	22
	23	RCPT: Refrigerator	2#12,#12G,1/2"C	20 / 1	30 / 2	3#10,#10G,1/2"C	Clothes Dryer	24
	25	RCPT: Microwave	2#12,#12G,1/2"C	20 / 1				26
	27	RCPT: Kitchenette	2#12,#12G,1/2"C	20 / 1	30 / 2	3#10,#10G,1/2"C	Clothes Dryer	28
	29	RCPT: Kitchenette	2#12,#12G,1/2"C	20 / 1				30
	31	RCPT: Dishwasher	2#12,#12G,1/2"C	20 / 1	30 / 2	3#10,#10G,1/2"C	Clothes Dryer	32
	33	RCPT: Office 159	2#12,#12G,1/2"C	20 / 1				34
	35	RCPT: Office 158	2#12,#12G,1/2"C	20 / 1	30 / 2	3#10,#10G,1/2"C	Clothes Dryer	36
	37	RCPT: Conference 157	2#12,#12G,1/2"C	20 / 1				38
	39	LTS: Office Area	2#12,#12G,1/2"C	20 / 1	30 / 2	3#10,#10G,1/2"C	Clothes Dryer	40
	41	RCPT: Work Room Column	2#12,#12G,1/2"C	20 / 1				42
	43	RCPT: Work Room West	2#12,#12G,1/2"C	20 / 1	20 / 1	2#12,#12G,1/2"C	Wall Heater 'EWH-1'	44
	45	RCPT: Work Room Counter	2#12,#12G,1/2"C	20 / 1	20 / 1	2#12,#12G,1/2"C	Wall Heater 'EWH-2'	46
	47	LTS: Exterior Wall Mtd	2#10,#10G,1/2"C	20 / 1	20 / 1	---	SPARE	48
	49	Lighting Contactor	2#12,#12G,1/2"C	20 / 1	20 / 1	---	SPARE	50
	51	SPARE	---	20 / 1	20 / 1	---	SPARE	52
	53	SPARE	---	20 / 1	20 / 1	---	SPARE	54
	55	SPARE	---	20 / 1	20 / 1	---	SPARE	56
	57	SPARE	---	20 / 1	20 / 1	---	SPARE	58
	59	SPARE	---	20 / 1	20 / 1	---	SPARE	60

Panel Designation: H12 **Mounting:** Surface
Location: HIST. OFFICE 137 **Bus Amps:** 100
Voltage: 208Y/120V-3Ph-4W **MCB Amps:** MLO
Enclosure: NEMA 1 **Other:** 10 KAIC
Provide integral OR external surge suppresion device

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG: Stair S1	2#12,#12G,1/2"C	20 / 1	20 / 1	2#12,#12G, 1/2"C	Wall Heater 'EWH-3'	2
3	LTG: Historic Office	2#12,#12G,1/2"C	20 / 1	25 / 2	2#10,#10G, 1/2"C	Blower Coil 'BC-7'	4
5	LTG: N. Window	2#12,#12G,1/2"C	20 / 1			Circuit #1	6
7	LTG: Center Window	2#12,#12G,1/2"C	20 / 1	60 / 2	2#8,#10G, 1/2"C	Blower Coil 'BC-7'	8
9	LTG: S. Window	2#12,#12G,1/2"C	20 / 1			Circuit #2	10
11	RCPT: N. Office	2#12,#12G,1/2"C	20 / 1	20 / 1	---	SPARE	12
13	RCPT: W. Office	2#12,#12G,1/2"C	20 / 1	20 / 1	---	SPARE	14
15	RCPT: S. Office	2#12,#12G,1/2"C	20 / 1	20 / 1	---	SPARE	16
17	RCPT: E. Office	2#12,#12G,1/2"C	20 / 1	20 / 1	---	SPARE	18
19	SPARE	---	20 / 1	20 / 1	---	SPARE	20
21	SPARE	---	20 / 1	20 / 1	---	SPARE	22
23	SPARE	---	20 / 1	20 / 1	---	SPARE	24
25	BLANK	---	---	---	---	BLANK	26
27	BLANK	---	---	---	---	BLANK	28
29	BLANK	---	---	---	---	BLANK	30

Panel Designation: H21 **Mounting:** Surface
Location: MECH 236 **Bus Amps:** 100
Voltage: 208Y/120V-3Ph-4W **MCB Amps:** MLO
Enclosure: NEMA 1 **Other:** 10 KAIC
Provide integral OR external surge suppresion device

	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
	1	LTG: Corridor	2#12,#12G, 1/2"C	20 / 1	30 / 2	2#10,#10G, 1/2"C	Blower Coil 'BC-1'	2
	3	RCPT: Tele BackBoard	2#12,#12G, 1/2"C	20 / 1			Rm 236	4
	5	RCPT: Tele BackBoard	2#12,#12G, 1/2"C	20 / 1	30 / 2	2#10,#10G, 1/2"C	Water Heater 'HWH-A'	6
1	7	Fire Alarm NAC Panel	2#12,#12G, 1/2"C	20 / 1				8
	9	RCPT: East Corridor	2#12,#12G, 1/2"C	20 / 1	15 / 1	2#12,#12G, 1/2"C	Circ Pump 'HWP'	10
	11	RCPT: West Corridor	2#12,#12G, 1/2"C	20 / 1	30 / 2	2#10,#10G, 1/2"C	Blower Coil 'BC-1'	12
	13	SPARE	---	20 / 1			Rm 239	14
	15	SPARE	---	20 / 1	20 / 1	---	SPARE	16
	17	SPARE	---	20 / 1	20 / 1	---	SPARE	18
	19	SPARE	---	20 / 1	20 / 1	---	SPARE	20
	21	SPARE	---	20 / 1	20 / 1	---	SPARE	22
	23	SPARE	---	20 / 1	20 / 1	---	SPARE	24
	25	BLANK	---	---	---	---	BLANK	26
	27	BLANK	---	---	---	---	BLANK	28
	29	BLANK	---	---	---	---	BLANK	30

Panel Designation: H31 **Mounting:** Surface
Location: MECH 336 **Bus Amps:** 100
Voltage: 208Y/120V-3Ph-4W **MCB Amps:** MLO
Enclosure: NEMA 1 **Other:** 10 KAIC
Provide integral OR external surge suppresion device

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG: Corridor	2#12,#12G, 1/2"C	20 / 1	20 / 1	---	SPARE	2
3	RCPT: East Corridor	2#12,#12G, 1/2"C	20 / 1	20 / 1	---	SPARE	4
5	RCPT: West Corridor	2#12,#12G, 1/2"C	20 / 1	20 / 1	---	SPARE	6
7	SPARE	---	20 / 1	20 / 1	---	SPARE	8
9	SPARE	---	20 / 1	20 / 1	---	SPARE	10
11	SPARE	---	20 / 1	20 / 1	---	SPARE	12
13	SPARE	---	20 / 1	20 / 1	---	SPARE	14
15	SPARE	---	20 / 1	20 / 1	---	SPARE	16
17	SPARE	---	20 / 1	20 / 1	---	SPARE	18
19	SPARE	---	20 / 1	20 / 1	---	SPARE	20
21	SPARE	---	20 / 1	20 / 1	---	SPARE	22
23	SPARE	---	20 / 1	20 / 1	---	SPARE	24
25	BLANK	---	---	---	---	BLANK	26
27	BLANK	---	---	---	---	BLANK	28
29	BLANK	---	---	---	---	BLANK	30

Panel Designation: H41 **Mounting:** Surface
Location: MECH 436 **Bus Amps:** 100
Voltage: 208Y/120V-3Ph-4W **MCB Amps:** MLO
Enclosure: NEMA 1 **Other:** 10 KAIC
Provide integral OR external surge suppresion device

	Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
	1	LTG: Corridor	2#12,#12G, 1/2"C	20 / 1	30 / 2	2#10,#10G, 1/2"C	Blower Coil 'BC-1'	2
	3	RCPT: Tele BackBoard	2#12,#12G, 1/2"C	20 / 1			Rm 436	4
	5	RCPT: Tele BackBoard	2#12,#12G, 1/2"C	20 / 1	30 / 2	2#10,#10G, 1/2"C	Blower Coil 'BC-1'	6
1	7	Fire Alarm NAC Panel	2#12,#12G, 1/2"C	20 / 1			Rm 439	8
	9	RCPT: East Corridor	2#12,#12G, 1/2"C	20 / 1	20 / 1	---	SPARE	10
	11	RCPT: West Corridor	2#12,#12G, 1/2"C	20 / 1	20 / 1	---	SPARE	12
	13	SPARE	---	20 / 1	20 / 1	---	SPARE	14
	15	SPARE	---	20 / 1	20 / 1	---	SPARE	16
	17	SPARE	---	20 / 1	20 / 1	---	SPARE	18
	19	SPARE	---	20 / 1	20 / 1	---	SPARE	20
	21	SPARE	---	20 / 1	20 / 1	---	SPARE	22
	23	SPARE	---	20 / 1	20 / 1	---	SPARE	24
	25	BLANK	---	---	---	---	BLANK	26
	27	BLANK	---	---	---	---	BLANK	28
	29	BLANK	---	---	---	---	BLANK	30

Panel Designation: H51 **Mounting:** Surface
Location: MECH 539 **Bus Amps:** 225
Voltage: 208Y/120V-3Ph-4W **MCB Amps:** MLO
Enclosure: NEMA 1 **Other:** 22 KAIC Series Rated
Provide integral OR external surge suppresion device

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG: Corridor	2#12,#12G, 1/2"C	20 / 1	20 / 1	---	SPARE	2
3	RCPT: East Corridor	2#12,#12G, 1/2"C	20 / 1	20 / 1	---	SPARE	4
5	RCPT: West Corridor	2#12,#12G, 1/2"C	20 / 1				6
7	Condensing Unit 'CU-1'	2#12,#12G, 1/2"C	20 / 1	70 / 3	3#4, #8G, 1"C	ELEVATOR	8
9	(2nd Floor RM 236)						10
11	Condensing Unit 'CU-1'	2#12,#12G, 1/2"C	20 / 2	20 / 1	2#12,#12G, 1/2"C	ELEV. CAB LTS/RCPT/EXH	12
13	(4th Floor Rm 436)			40 / 2	2#8,#10G, 1/2"C	Condensing Unit 'CU-7'	14
15	Condensing Unit 'CU-1'	2#12,#12G, 1/2"C	20 / 2			(1sr Floor Admin)	16
17	(2nd Floor Rm 239)			35 / 2	2#8,#10G, 1/2"C	Condensing Unit 'CU-6'	18
19	Condensing Unit 'CU-1'	2#12,#12G, 1/2"C	20 / 2			(1st Floor Commons)	20
21	(4th Floor Rm 439)			40 / 2	2#8,#10G, 1/2"C	Condensing Unit 'CU-7'	22
23	Condensing Unit 'CU-2'	2#12,#12G, 1/2"C	20 / 2			(1st Flr Historic Office)	24
25	(BSMT East)			20 / 1	2#12, #12G, 1/2"C	RCPT: Roof West	26
27	Condensing Unit 'CU-2'	2#12,#12G, 1/2"C	20 / 2	20 / 1	2#12, #12G, 1/2"C	RCPT: Roof East	28
29	(BSMT East)			40 / 2	2#8,#10G, 1/2"C	Heat Pump 'HP-1'	30
31	SPARE	---	20 / 1				32
33	SPARE	---	20 / 1	15 / 2	2#12,#12G, 1/2"C	Indoor Units	34
35	SPARE	---	20 / 1			'IU-1-1,2,3'	36
37	SPARE	---	20 / 1	40 / 2	2#8,#10G, 1/2"C	Heat Pump 'HP-2'	38
39	SPARE	---	20 / 1				40
41	SPARE	---	20 / 1	15 / 2	2#12,#12G, 1/2"C	Indoor Units	42
43	SPARE	---	20 / 1			'IU-2-1,2,3'	44
45	SPARE	---	20 / 1	40 / 2	2#8,#10G, 1/2"C	Heat Pump 'HP-3'	46
47	SPARE	---	20 / 1				48
49	BLANK	---	---	15 / 2	2#12,#12G, 1/2"C	Indoor Units	50
51	BLANK	---	---			'IU-3-1,2,3'	52
53	BLANK	---	---	---	---	BLANK	54

PANEL SCHEDULE NOTES BY SYMBOL

1. PROVIDE LOCK-ON CLIP FOR BREAKER.
2. PROVIDE GFCI CIRCUIT BREAKER

LST Consulting Engineers, PA
MANHATTAN: 4809 Vue Du Lac Place, Suite 201, Manhattan, KS 66503, 785.587.8042
WICHITA: 125 S. Washington, Suite 150, Wichita, Kansas 67202, 316.285.0696
www.LSTengineers.com
mail@LSTengineers.com

Project 22059 **FEBRUARY 2023**

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

LEE LOFTS, PHASE II, BUILDING 2
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS

JOHN F. LEWIS SMITH — LICENSED — 14654 — 17 Feb. 2023 — KANSAS — PROFESSIONAL ENGINEER

REVISION:
2 ASI #002

DATE: February 15, 2023
JOB: 20–3120
SHEET NO.:

E6.4