



Jones Gillam Renz Architects

Address

730 N 9th St. 1881 Main St., Suite 301
Salina, KS 67401 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.	Three (3)
OWNER:	OPG Lee Lofts II Partners, LLC Dan Maximuk 254 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	August 8, 2023
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	Architect's Proj No.	21-3120
		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 make adjustments as needed and required per the modifications as indicated on attached revised drawings and in the below descriptions:
 - a. Contractor to provide and install (5) new parking lot signs for the new lot located at 245 N. Santa Fe Ave. (3) shall be pole-mounted and (2) shall be wall-mounted. Reference attached revised Sheet A1.7 for location and attached revised Specification section 10431 Signage for details.

Attachments:

1. A1.7 (1 sheet)
2. Specification section 10431 Signage (4 pages)

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

SECTION 10431

SIGNAGE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Exterior ADA Parking Signs
 - 2. Exterior Site & Amenity Signage
 - 3. Interior signage
- B. Contractor shall install and furnish Interior Signage: Apartments, Mechanical Rooms, Offices, Restrooms, etc. – (Tactile and Braille Signage), All Exterior Signage and ADA Parking Signage. Bid price to also include the purchase and delivery of all signage.
- C. Site Signage, and Interior Signage design should reflect the historic nature of the Lee Lofts and should coordinate and match the existing signage at Building 1. Contractor to submit design options to Architect prior to Final Shop Drawing Submittal.
- D. All signs are to comply with ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1. Including, but not limited to: installation height and location, size and tactile & braille requirements.

1.3 DEFINITIONS

- A. ADA-ABA Accessibility Guidelines: U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA) Accessibility Guidelines for Buildings and Facilities; Architectural Barriers Act (ABA) Accessibility Guidelines."

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: Show fabrication and installation details for signs.
 - 1. Show sign design – should reflect the historic nature of the Lee Lofts and Building 1
 - 2. Show sign mounting heights, locations of supplementary supports to be provided by others, and accessories.
 - 3. Provide message list, typestyles, graphic elements, including tactile characters and Braille, and layout for each sign.
- C. Samples for Initial Selection: Manufacturer's color charts consisting of actual units or sections of units showing the full range of colors.
- D. Samples for Verification: For each of the following products and for the full range of color, texture, and sign material indicated, of sizes indicated:
 - 1. Plaque Casting: 6 inches (150 mm) square including border.
 - 2. Dimensional Characters: Full-size Samples of each type of dimensional character letter, number, and graphic element.
 - 3. Aluminum: For each form, finish, and color, on **6-inch- (150-mm-)** long sections of extrusions and squares of sheet at least **4 by 4 inches (100 by 100 mm)**.
- E. Maintenance Data: For signs to include maintenance manuals.
- F. Warranty: Special warranty specified in this section.

1.5 SIGN SCHEDULE

1. **Exterior ADA Parking Signs:** Provide and install pole mounted handicap sign with bottom of sign at 60 inches above grade. (1) Sign labeled “Van Accessible” and (1) designated as standard handicap parking. Submit to Architect for approval. Coordinate locations with Architect.
2. **Parking Lot Signage (245 N. Santa Fe):**
 - Pole mounted signs: Provide and install (3) pole mounted signs with bottom of sign at 60 inches above grade. All 3 signs to be labeled “Lee Lofts Resident Parking Only, Violators will be towed away at vehicle owner’s expense”
 - Wall-mounted signs: Provide and install (2) wall mounted signs with bottom of sign at 60 inches above grade. Both signs to read “Lee Lofts Resident Parking Only, Violators will be towed away at vehicle owner’s expense”
3. **Other Exterior Site Signage:** Coordinate final numbering and location with architect. To include (but not limited to): Property Addresses, Community Space, Tenant Space numbers and hours; Dog Park Rules and Hours.
4. **Interior Signage:** Coordinate design, final numbering, and locations with architect. To include (but not limited to): Apartments; Leasing Office; Community Room; Restrooms; Mechanical and Electrical Rooms; Storage Rooms; Stairwells and Required Exits; Maintenance Rooms, Laundry, etc.

1.6 QUALITY ASSURANCE

- A. **Fabricator Qualifications:** Shop that employs skilled workers who custom-fabricate products similar to those required for this Project and whose products have a record of successful in-service performance.
- B. **Source Limitations for Signs:** Obtain each sign type indicated from one source from a single manufacturer.
- C. **Regulatory Requirements:** Comply with applicable provisions in ADA-ABA Accessibility Guidelines and ICC/ANSI A117.1.

1.7 PROJECT CONDITIONS

- A. **Weather Limitations:** Proceed with installation only when existing and forecasted weather conditions permit installation of signs in exterior locations to be performed according to manufacturers' written instructions and warranty requirements.
- B. **Field Measurements:** Verify recess openings by field measurements before fabrication and indicate measurements on Shop Drawings.

1.8 COORDINATION

- A. Coordinate placement of anchorage devices with templates for installing signs.

1.9 WARRANTY

- A. **Special Warranty:** Manufacturer's standard form in which manufacturer agrees to repair or replace components of signs that fail in materials or workmanship within specified warranty period.
 1. Failures include, but are not limited to, the following:
 - a. Deterioration of metal and polymer finishes beyond normal weathering.
 - b. Deterioration of embedded graphic image colors and sign lamination.
 2. **Warranty Period:** **Five** years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Aluminum Sheet and Plate: **ASTM B 209 (ASTM B 209M)**, alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of Alloy 5005-H32.
- B. Interior Signage - Tactile and Braille Signage: Manufacturer's standard process for producing text and symbols complying with ADA-ABA Accessibility Guidelines and with ICC/ANSI A117.1. Text shall be accompanied by Grade 2 Braille. Produce precisely formed characters with square-cut edges free from burrs and cut marks; Braille dots with domed or rounded shape.
 - 1. Panel Material: **Opaque acrylic sheet**.
 - 2. Raised-Copy Thickness: Not less than **1/32 inch (0.8 mm)**.

2.2 ACCESSORIES

- A. Anchors and Inserts: Provide nonferrous-metal or hot-dip galvanized anchors and inserts for exterior installations and elsewhere as required for corrosion resistance. Use toothed steel or lead expansion-bolt devices for drilled-in-place anchors. Furnish inserts, as required, to be set into concrete or masonry work.

2.3 FABRICATION

- A. General: Provide manufacturer's standard signs of configurations indicated.
 - 1. Welded Connections: Comply with AWS standards for recommended practices in shop welding. Provide welds behind finished surfaces without distortion or discoloration of exposed side. Clean exposed welded surfaces of welding flux and dress exposed and contact surfaces.
 - 2. Mill joints to tight, hairline fit. Form joints exposed to weather to exclude water penetration.
 - 3. Preassemble signs in the shop to greatest extent possible. Disassemble signs only as necessary for shipping and handling limitations. Clearly mark units for reassembly and installation, in location not exposed to view after final assembly.
 - 4. Conceal fasteners if possible; otherwise, locate fasteners where they will be inconspicuous.

2.4 FINISHES, GENERAL

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
- C. Appearance of Finished Work: Variations in appearance of abutting or adjacent pieces are acceptable if they are within one-half of the range of approved Samples. Noticeable variations in the same piece are not acceptable. Variations in appearance of other components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.

2.5 ACRYLIC SHEET FINISHES

- A. Colored Coatings for Acrylic Sheet: For copy **and background** colors, provide colored coatings, including inks, dyes, and paints, that are recommended by acrylic manufacturers for optimum adherence to acrylic surface and that are UV and water resistant for **three** years for application intended.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work.
- B. Verify that items, **including anchor inserts** are sized and located to accommodate signs.
- C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION

- A. Locate signs and accessories where indicated, using mounting methods of types described and complying with manufacturer's written instructions.
 - 1. Install signs level, plumb, and at heights indicated, with sign surfaces free of distortion and other defects in appearance.

2. Interior Wall Signs: Install signs on walls adjacent to latch side of door where applicable. Where not indicated or possible, such as double doors, install signs on nearest adjacent walls. Locate to allow approach within 3 inches (75 mm) of sign without encountering protruding objects or standing within swing of door.

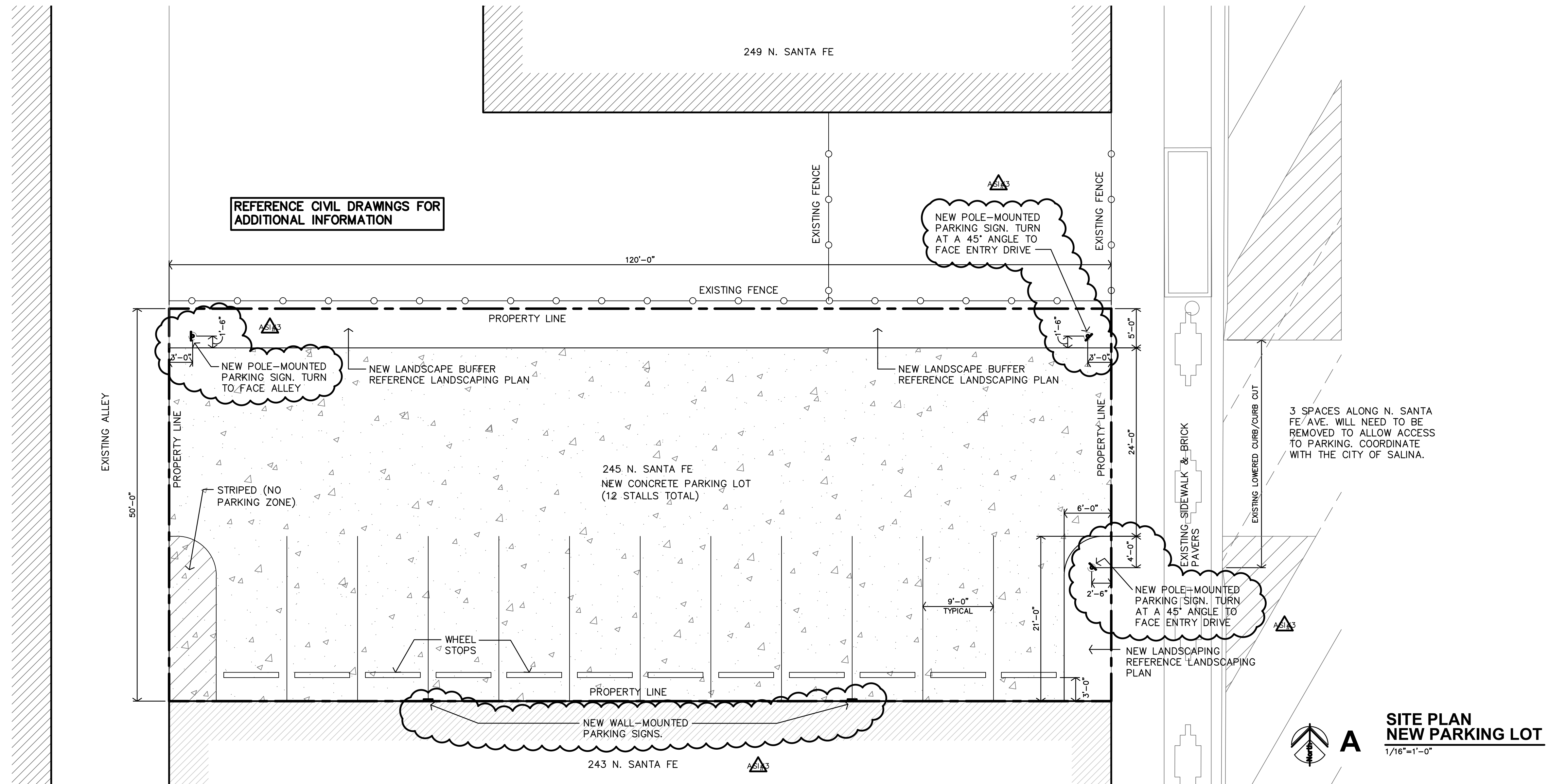
3.3 CLEANING AND PROTECTION

- A. After installation, clean soiled sign surfaces according to manufacturer's written instructions. Protect signs from damage until acceptance by Owner.

END OF SECTION 10431



**VICINITY MAP
NEW PARKING LOT**
1"=50'-0"



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



REVISION:
8-8-2023

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

A1.7