



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	Lee Lofts II, Building 2 Historic Bldg Rehabilitation Salina, KS	Report No.	Nine (9)
OWNER:	OPG Lee Lofts II Partners, LLC Dan Maximuk 254 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	Jan. 15, 2024
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) Direction for addressing plumbing conflicts as brought to my attention via email.
 - a. Unit 225 – Shift toilet 7-3/4" to the west and furr out wall behind. Shift shower 5" to the west.
 - b. Unit 226 – Shift shower, adjacent wall and bathroom door (U2) 4" to the west.
 - c. Unit 231 – Shift toilet wall to the east 7" and furr out wall behind. Shift shower to the south, so that plumbing wall is right up against the Type 1 corridor wall. Shift shower units 19" to the east and shift Mechanical Room 5" to the east, so that the storage room maintains 16 SF clear space per KHA regulations.
 - d. Unit 232 – Shift shower, toilet, toilet wall & bathroom door 8" to the east.
 - e. Unit 234 - Shift shower to the west 9" and eliminate chase on west side. Shower liner to be flush to adjacent wall.
 - f. Unit 426 – Shift toilet to the west approx. 10" so that furred wall is flush with adjacent Type 1 wall. This will create a Type 7 wall.
 - g. Unit 427 – Shift toilet & wall behind 5" to the west. Bathroom door to remain in the same place, jog wall around existing column.

Attachments:

Revised Architectural Sheets A2.6, A2.7, A2.10

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, Brian Ochs and Tim Tredway
Eng Cons - Brett Engelland

NOTES

1. REFERENCE SHEET A2.0 FOR GENERAL NOTES, PARTITION SCHEDULE, KITCHEN/BATH MATRIX AND STANDARD DETAILS.

2. ALL MAIN HALLWAY WALLS ARE TO STACK FLOOR TO FLOOR.

WALL LAYOUTS MUST BE COORDINATED WITH EXISTING FRAMING AND PROPOSED PLUMBING, SEWER & VENT PIPING AND FIXTURE LOCATIONS. IT IS UNDERSTOOD THAT PLUMBING WALLS, SINKS, TOILETS, SHOWERS, ETC. MAY NEED TO BE MOVED OR ADJUSTED TO COORDINATE WITH EXISTING FRAMING

UNIT GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.

2. ALL UNITS ARE ADAPTABLE EXCEPT FOR THE DESIGNATED ACCESSIBLE UNITS.

3. FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 101 & 2012 IBC, SECTION 908.1.

4. KITCHEN & BATH RECEPTABLES ABOVE COUNTERTOP TO BE 44" MAX ABOVE FIN FLR.

5. **ADAPTABLE UNITS** (LABEL PER FAIR HOUSING)

- KITCHEN & BATH - REMOVABLE CABINET FRONTS @ SINKS & WORK SURFACE NEXT TO STOVE. WALLS SHALL BE FINISHED & FLOORING CONTINUOUS UNDERNEATH. NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
- CONTRACTOR SHALL PROVIDE HOT WATER & DRAIN PIPES & DISPOSAL COVERS. OWNER TO INSTALL COVERS AFTER CABINET FRONT IS REMOVED AT LATER DATE.
- 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. (REF. SHEETS AB.4 & AB.5)
- ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
- INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 69" AFF WHERE SHOWN ON PLAN

6. **ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS):**

- CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
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- ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
- ALL ADAPTABLE UNITS NOTES
- INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 48" AFF WHERE SHOWN ON PLAN

7. **HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):**

- CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5 & ICC A117.1-2009 SEC. 1005.

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 BRICK & GLASS BLOCK INFILL (AT WEST WINDOW OPENINGS). PREP FOR THE INSTALLATION OF NEW ALUMINUM WINDOWS. REFERENCE WINDOW DETAIL AND SCHEDULES.

2 REMOVE PLYWOOD, CMU, OR BRICK INFILL AT EXISTING OPENING. PREP FOR THE INSTALLATION OF NEW DOOR/WINDOW.

3 REMOVE DAMAGED WOOD BASE THROUGHOUT ROOM AND INSTALL NEW WOOD BASE. MATCH ORIGINAL WOOD BASE SIZE AND PROFILE. PAINT.

4 ORIGINAL PLASTER WALLS: REMOVE ANY AND ALL EXISTING SHEET ROCK, GLUE RESIDUE AND PAINT ON THE PLASTER WALLS. PATCH, FILL, AND REPAIR.

5 REMOVE ALL EXISTING FLOOR FINISHES TO ORIGINAL SUBFLOOR. PREP, SAND & LEVEL FOR NEW T&G ENGINEERED WOOD FLOORING.

6 RESTORE EXISTING PRESSED METAL CEILING & MOLDING, MEDIA BLAST, CLEAN, CAULK, AND PREPARE FOR PAINT.

7 RESTORE EXISTING WOOD WINDOW FRAME & TRIM. REMOVE EXISTING GLASS AND REPLACE WITH NEW 1/8" CLEAR, TEMPERED GLASS.

8 RESTORE EXISTING WOOD DOOR FRAME & TRIM. CLEAN, PAINT.

9 RESTORE EXISTING WOOD DOOR & FRAME & TRIM. CLEAN, PAINT. REPLACE EXISTING GLASS WITH NEW 1/8" TEMPERED CLEAR GLASS.

10 LOCATION OF NEW PLUMBING LINE. PAINT TO MATCH COLOR OF WALL.

11 ALL EXISTING BRICK/CMU WALLS WITH LINWASH: MEDIA-BLAST, TUCKPOINT, CLEAN, REPAIR, AND REPLACE (IF NEEDED). TO BE LEFT EXPOSED. PREP FOR SEALER/PROTECTIVE COAT AFTER BRICK HAS BEEN CLEANED.

12 ALL EXISTING WOOD COLUMNS. MEDIA BLAST, CLEAN, REPAIR AS NEEDED. REPAINT, TYPICAL.

13 EXISTING OPENING. INSTALL NEW ALUM. STOREFRONT DOOR/WINDOW OR GLASS OVERHEAD DOOR.

14 REMOVE EXISTING STEEL WINDOW UNIT. CLEAN & PREP MASONRY FOR NEW WINDOW INSTALLATION.

15 RESTORE EXISTING WINDOW FRAME. INSTALL NEW INSULATED GLASS. REPAIR & CLEAN AND REFINISH AS NEW.

16 NEW OPENING. REBUILD HEAD, SILL & JAMBS. INSTALL NEW WINDOW.

17 FIRE DEPARTMENT EMERGENCY KEY BOX (KNOXBOX OR EQUIV.). FOR ACCESS TO EACH COMMERCIAL SPACE AND RESIDENT COMMUNITY SPACE. (MUST BE ABLE TO STORE UP TO 5 KEYS) COORDINATE TYPE & LOCATION WITH LOCAL FIRE MARSHAL/DEPARTMENT.

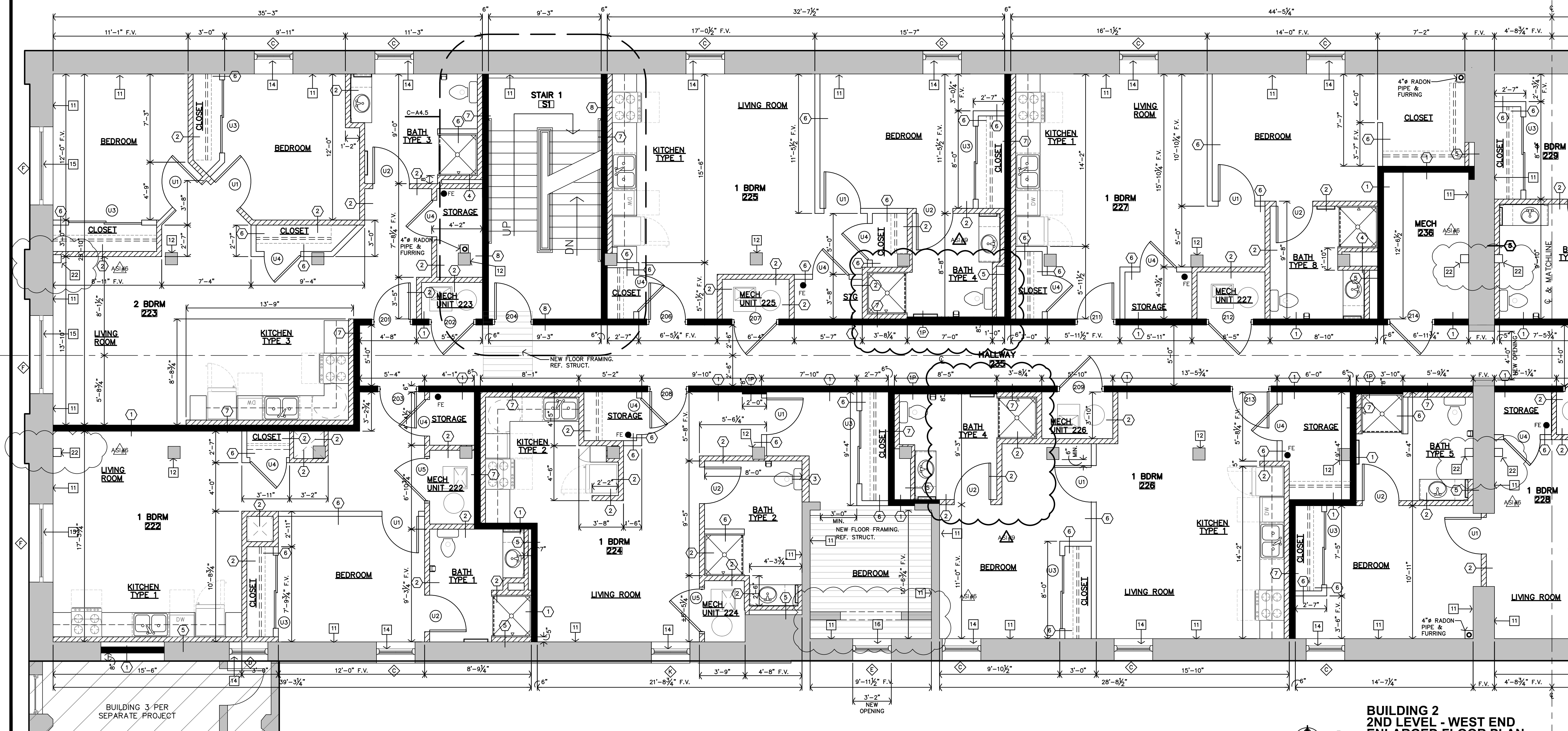
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19 FILL IN EXISTING NON-HISTORIC WALL OPENINGS. FINISH TO MATCH EXISTING PLASTER. PAINT.

20 LAUNDRY: CLOTHES DRYERS AND WASHERS ARE TO BE SUPPLIED BY OTHERS.

21 REMOVE EXISTING CMU INFILL AT EXISTING OPENINGS. CLEAN AND PREP ORIGINAL MASONRY OPENING. INSTALL NEW BRICK AT EXTERIOR SIDE (MATCH EXISTING BRICK IN COLOR AND TEXTURE).

22 NEW COLUMN. PAINTED. REFERENCE STRUCTURAL DRAWINGS.



**BUILDING 2
2ND LEVEL - WEST END
ENLARGED FLOOR PLAN**
1/4"=1'-0"

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



REVISION:
A116 11-13-2023
A119 1-15-2024

DATE: 2-15-2023
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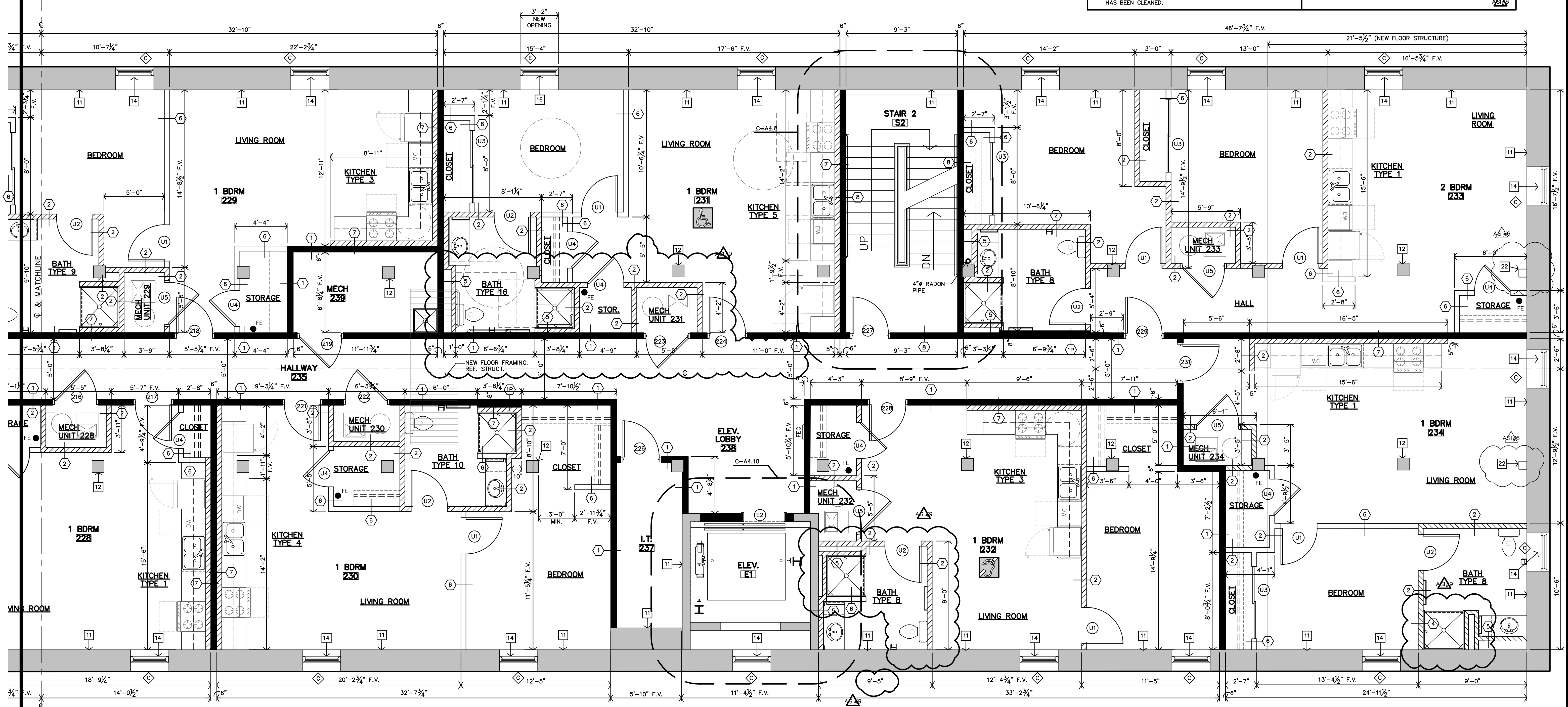


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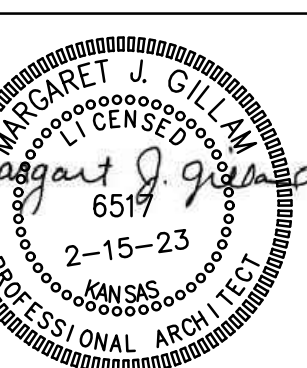
- UNIT GENERAL NOTES**
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 3. FE = FIRE EXTINGUISHER, WALL MOUNTED; FEC = FIRE EXTINGUISHER CABINET. LOCATIONS APPROVED BY LOCAL FIRE MARSHALL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2012 IBC, SECTION 908.1.
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 - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - INSTALL PLASTIC COATED WIRE CLOTHES SHELF & ROD @ 69" AFF WHERE SHOWN ON PLAN (REF. SHEETS A8.4 & A8.5).
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 7. **HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):**
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 - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. [809.5 & ICC A117.1-2009 SEC. 1005.

- 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.
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- SPECIFIC NOTES**
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 - 5] REMOVE ALL EXISTING FLOOR FINISHES TO ORIGINAL SUBFLOOR. PREP, SAND & LEVEL FOR NEW T&G ENGINEERED WOOD FLOORING.
 - 6] RESTORE EXISTING PRESSED METAL CEILING & MOLDING, MEDIA BLAST, CLEAN, CAULK, AND PREPARE FOR PAINT.
 - 7] RESTORE EXISTING WOOD WINDOW FRAME & TRIM. REMOVE EXISTING GLASS AND REPLACE WITH NEW 1/8" CLEAR, TEMPERED GLASS
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 - 9] RESTORE EXISTING WOOD DOOR & FRAME & TRIM. CLEAN, PAINT. REPLACE EXISTING GLASS WITH NEW 1/8" TEMPERED CLEAR GLASS.
 - 10] LOCATION OF NEW PLUMBING LINE. PAINT TO MATCH COLOR OF WALL.
 - 11] ALL EXISTING BRICK/CMU WALLS WITH LIMEWASH: MEDIA-BLAST, TUCKPOINT, CLEAN, REPAIR AND REPLACE (IF NEEDED), TO BE LEFT EXPOSED. PREP FOR SEALER/PROTECTIVE COAT AFTER BRICK HAS BEEN CLEANED,
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 - 14] REMOVE EXISTING STEEL WINDOW UNIT, CLEAN & PREP MASONRY FOR NEW WINDOW INSTALLATION.
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 - 21] REMOVE EXISTING CMU INFILL AT EXISTING OPENINGS. CLEAN AND PREP ORIGINAL MASONRY OPENING. INSTALL NEW BRICK AT EXTERIOR SIDE (MATCH EXISTING BRICK IN COLOR AND TEXTURE).
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2ND LEVEL - EAST END
ENLARGED FLOOR PLAN**
1/4"=1'-0"

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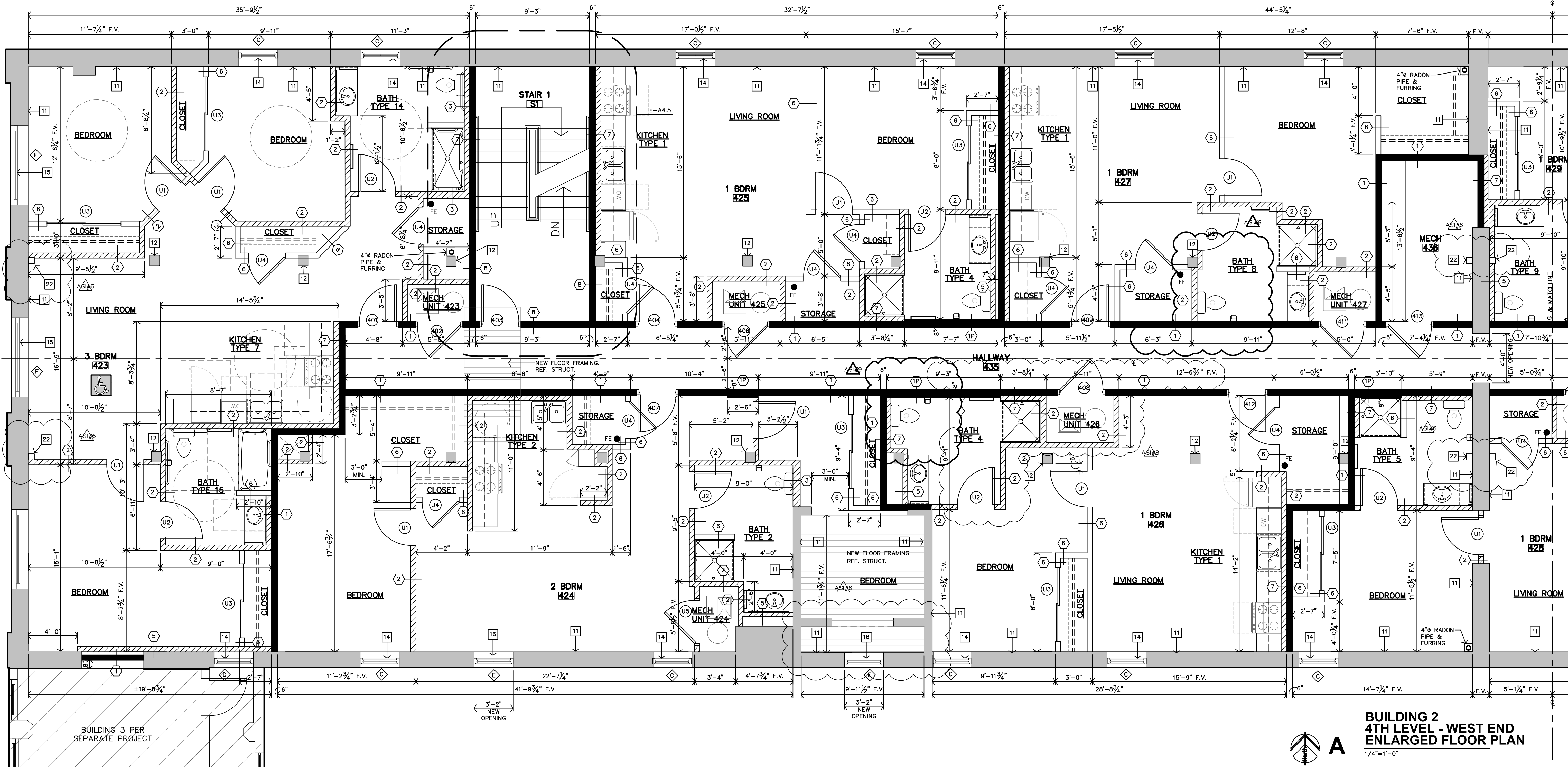
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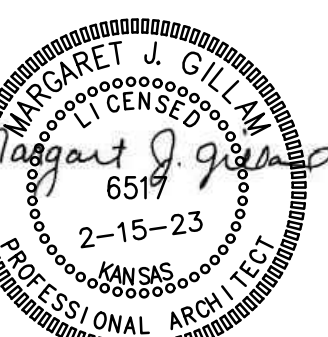
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