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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. **One (1)**

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

Date **June 6, 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 make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:
   a. North Elevation, at the West end, ear the existing stair: Two existing openings (currently filled with CMU) shall receive a new brick infill in lieu of a new window or CMU to remain. Brick shall match existing as closely as possible in color and texture. The west infill (at the non-historic opening) shall be flush with the exterior façade brick. The east infill (at the existing historic window opening) shall sit back 4" from the face of the adjacent brick exterior wall. Reference attached Revised Drawings D2.0, D2.1, D3.2, A2.1, A2.4 and A3.2.
   b. Roof: New metal cap over top of parapet, color shall match the existing brick as close as possible so that it blends in and does not draw attention to itself. Reference notes on revised Sheet A5.1

Attachments:

1. Revised Sheet D2.0
2. Revised Sheet D2.1
3. Revised Sheet D3.2
4. Revised Sheet A2.1
5. Revised Sheet A2.4
6. Revised Sheet A3.2
7. Revised Sheet A5.1

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

DEMOLITION NOTES

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

WINDOWS

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

2 REMOVE EXISTING BRICK, CMU OR PLYWOOD INFILL, CLEAN & PREP ORIGINAL MASONRY OPENING TO BE RESTORED. PREP MASONRY OPENING FOR NEW STOREFRONT, DOOR, WINDOW, ETC.

3 REMOVE EXIST. GLASS BLOCK & BRICK INFILL, PROTECT & SALVAGE ADJACENT MASONRY, AND INTERIOR WALL PLASTER, ALL FOR RESTORATION & REPAIR. PREP MASONRY OPENING FOR NEW ALUMINUM STOREFRONT.

4 SAWCUT & REMOVE EXISTING BRICK & MASONRY, PROTECT & SALVAGE ADJACENT MASONRY. REBUILD HEAD, SILL & JAMBS, FOR NEW WINDOW OR DOOR.

5 RESTORE EXISTING DOOR OR WINDOW, INSTALL NEW INSULATED GLASS, REPAIR & CLEAN TO OPERATE AS NEW. CLEAN PREP AND REFINISH AS NEW.

6 REMOVE EXISTING STEEL WINDOW UNIT, CLEAN & PREP MASONRY, PREP FOR INSTALL OF NEW MASONRY INFILL.

7 REMOVE EXISTING GLASS. WOOD FRAME TO REMAIN, PROTECT AND CLEAN. INSTALL NEW GLASS.

ASI 1 8 REMOVE EXISTING CMU INFILL, CLEAN & PREP ORIGINAL MASONRY OPENING. TO BE IN–FILLED WITH NEW BRICK TO MATCH EXISTING.

DOORS

10 REMOVE EXISTING DOOR or, OVERHEAD DOOR or SHUTTER, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES CLEAN & PREP MASONRY FOR NEW STOREFRONT OR OVERHEAD DOOR.

11 REMOVE EXISTING OVERHEAD DOOR & SHUTTER HOUSING, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES CLEAN, PREP FOR INSTALL OF WALL INFILL AND/OR DOOR.

FLOORS

20 REMOVE EXISTING RAISED FLOOR, FRAMING, ETC. & RELATED MATERIALS. PROTECT, CLEAN, AND REPAIR ADJACENT MASONRY AS NEEDED.

21 REMOVE EXISTING TEMPORARY CONCRETE/WOOD STEPS. REPAIR, CLEAN & PROTECT ADJACENT BRICK, MASONRY AND STONE.

22 REMOVE EXISTING WOOD FLOOR & STRUCTURE, PREP AREA FOR NEW STAIR. (SHOWN AS HATCHED AREA)

23 REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL T&G WOOD FLOOR. SCRAPE, CLEAN & PREP ORIG. WOOD FLOOR FOR OVERLAY OF NEW T&G ENGINEERED WOOD FLOORING.

24 REMOVE ANY AREAS OF EXISTING TEMPORARY FLOOR INFILL. PREP FOR NEW DECK, BLOCKING, ETC. TO MATCH NEW.

25 REMOVE RAISED/OVER–POURED CONCRETE SLAB FLOOR DOWN TO EXISTING WOOD SUBFLOOR. PATCH AND REPAIR AS NEEDED. PREP AREA FOR NEW FLOOR FINISH.

WALLS

30 SAWCUT & REMOVE EXISTING BRICK, MASONRY OR PLASTER WALL FOR NEW OPENING: 4'–0" WIDE x 7'–6" TALL

31 REMOVE EXISTING NON–HISTORIC STRUCTURE AND ASSOCIATED STRUCTURE, WALLS, DOORS, WINDOWS, ELECTRIC, HVAC, ETC. PROTECT ADJACENT PLASTER WALLS, CEILING AND MOLDING.

32 SAWCUT EDGES OF ROUGH OPENING SO THAT SIDES ARE STRAIGHT AND EVEN.

33 SAWCUT & REMOVE EXISTING BRICK, MASONRY OR PLASTER WALL FOR NEW OPENING: 7'–6" TALL (REFERENCE PLANS FOR WIDTH.)

CEILINGS

40 PROTECT EXISTING EMBOSSED TIN CEILING, MOLDING AND TRIM TO BE RESTORED.

41 PROTECT EXISTING WOOD FLOOR STRUCTURE, JOISTS, BEAMS, COLUMNS. ETC. REPLACE AND RESTORE. PAINT.

STAIRS, ELEVATOR, EQUIPMENT

50 REMOVE EXISTING STAIRS, RAILINGS, STRINGERS AND ASSOCIATED MATERIALS TO STRUCTURE. SALVAGE 3–4 EXISTING FIRE DOORS FOR REUSE OR DISPLAY WITHIN THE BUILDING. CLEAN, AND PREP FLOOR FOR NEW STRUCTURE INFILL.

51 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.

52 REMOVE EXISTING ELEVATOR, DOORS, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. CLEAN & REPAIR ADJACENT MASONRY AND SHAFT WALLS. PREP SHAFT FOR NEW FLOOR STRUCTURE INFILL.

53 REMOVE ALL EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC.

54 REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.

55 REMOVE EXISTING MTL SCUPPER & DOWNSPOUT.

56 REMOVE EXISTING CONCRETE STRUCTURE INSIDE OF EXISTING ELEVATOR SHAFT.

COURTYARD

60 MEDIA BLAST GRAFFITI OFF WALLS OF COURTYARDS ON NORTH AND SOUTH FACADES

61 CLEAN, REMOVE DEBRIS, PLANTS, ETC. IN COURTYARD AREA. PREP AREA FOR THE INSTALLATION OF NEW RETAINING WALL, STAIRS, RAMP, RAISED CONCRETE AND AMENITY AREAS.

62 SAWCUT & REMOVE EXISTING CONCRETE & GRAVEL, FOR NEW PLANTER.

BASEMENT

70 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.

STRUCTURE

80 REMOVE EXISTING NON–HISTORIC STRUCTURE AND ASSOCIATED ROOF, BAR JOISTS, CMU WALLS, DOORS, WINDOWS, ELECTRIC, HVAC, CONCRETE FLOOR, ETC. PROTECT ADJACENT BRICK WALLS TO REMAIN, PATCH AND FILL ALL HOLES AND VOIDS, COORDINATE WITH PROPOSED AND FINAL FINISHES.

NON-HISTORIC ADDITION: DEMOLITION NOTES

1. CONTRACTOR SHALL VISIT THE SITE & BECOME FAMILIAR W/ ALL THE EXISTING UTILITIES, BUILDING COMPONENTS, CONDITIONS, MATERIALS & LOCATIONS TO BE DEMOLISHED PRIOR TO SUBMITTING A BID. DEMOLITION PLAN IS SCHEMATIC AND FOR REFERENCE PURPOSES.
2. REFERENCE COMPLETE CONSTRUCTION DOCUMENTS FOR ADDITIONAL SPECIFIC DEMOLITION REQUIREMENTS. REFERENCE SURVEY, MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL SITE DEMOLITION AND SITE ELEMENTS.
3. INSTALL CONSTRUCTION FENCE AROUND ENTIRE AREA TO KEEP PUBLIC OUT OF DANGEROUS, HAZARDOUS OR UNSAFE AREAS.
4. WHERE EXISTING BUILDING & SITE COMPONENTS ARE TO BE REMOVED; PATCH & REPAIR THE SURFACES TO MATCH EXIST. UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF SALINA.
6. THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR TERMINATING, CAPPING AND/OR SECURING ALL UTILITIES. COORDINATE WITH UTILITY COMPANIES FOR TERMINATION.
7. BEFORE REMOVING ANY EXISTING SUPPORT OR STRUCTURAL ELEMENTS, ENSURE REMOVAL WILL BE SAFE AND RESPONSIBLE TO OTHER AREAS.
8. DEMOLITION INCLUDES REMOVAL OF ALL BUILDING MATERIALS, FOOTINGS, FOUNDATIONS.
9. FILL ALL HOLES MADE BY THE RAZING OF BUILDINGS WITH APPROVED FILL MATERIALS TO BE COMPACTED AT 8" LIFTS MAX. TO ACHIEVE A 95% COMPACTION RATE WITHIN 12" OF FINISH GRADE. FINAL 12" TO BE FILLED W/ TOP SOIL COMPACTED TO 80% READY FOR SEEDING OR SHALL BE PREPPED FOR THE INSTALLATION OF NEW PARKING LOT. CONTRACTOR WILL BE RESPONSIBLE TO HAVE COMPACTION TESTED BY A LICENSED GEOTECHNICAL ENGINEER AT EACH LIFT.
10. ALL BUILDING MATERIALS SHALL BE DISPOSED OF AT CONTRACTOR'S EXPENSE. DO NOT BURN OR BURY MATERIALS ON SITE.
11. NON–FRIABLE ASBESTOS WILL BE THE RESPONSIBILITY OF THIS CONTRACTOR. REFERENCE INSPECTION REPORT AS PARTIALLY LISTED IN THE SPECIFICATIONS.
12. REMOVE DEMOLISHED MATERIALS FROM SITE AS WORK PROGRESSES.
13. COORDINATE ANY AND ALL UTILITY SHUT DOWN, TERMINATION, OR SERVICE INTERRUPTION WITH UTILITY COMPANIES 1 WEEK IN ADVANCE & COMPLY WITH THEIR REQUIREMENTS.
14. DO NOT CLOSE OR OBSTRUCT ACCESS &/OR EXITING FROM ADJACENT FACILITIES.
15. DO NOT DISABLE OR DISRUPT ADJACENT UTILITIES.
16. CONFORM TO ALL APPLICABLE CODES FOR DEMOLITION WORK.
17. DEMOLISH IN AN ORDERLY & CAREFUL MANNER.

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

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

REVISION:
ASI 1 6–1–2023

DATE: 2–15–2023
JOB: 20–3120
SHEET NO.:
D2.0

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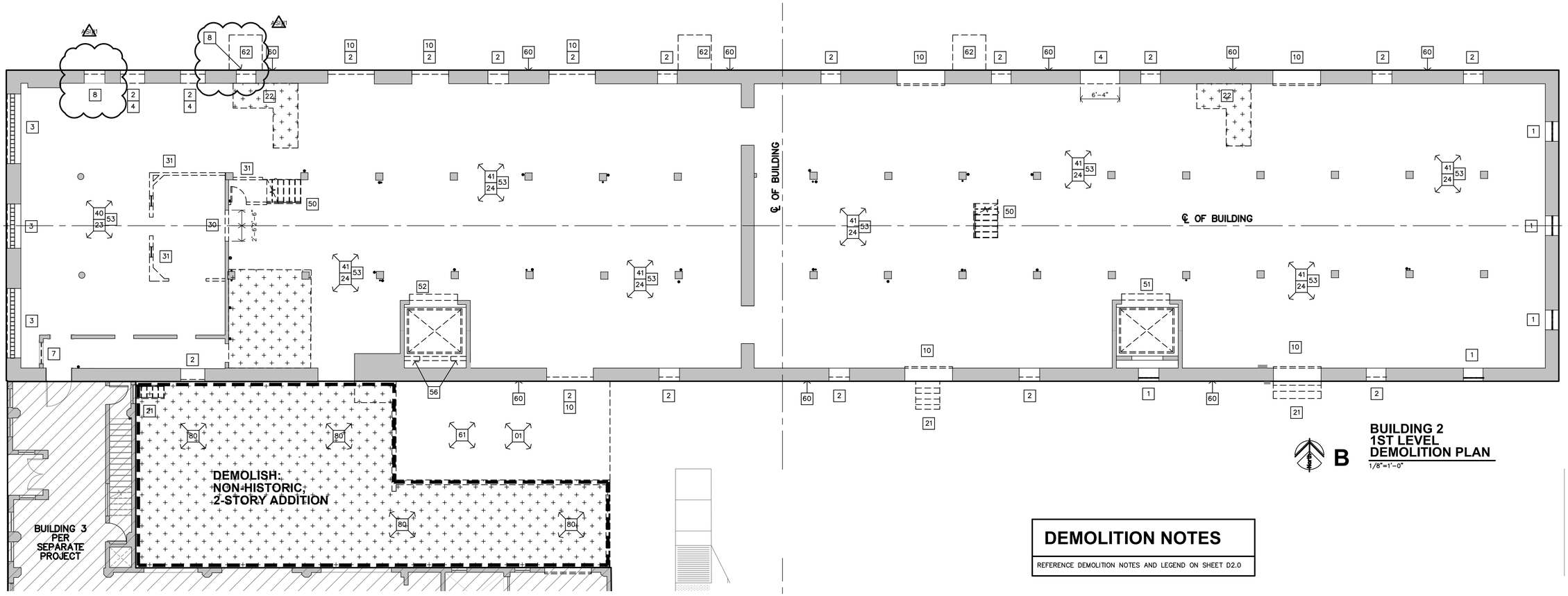
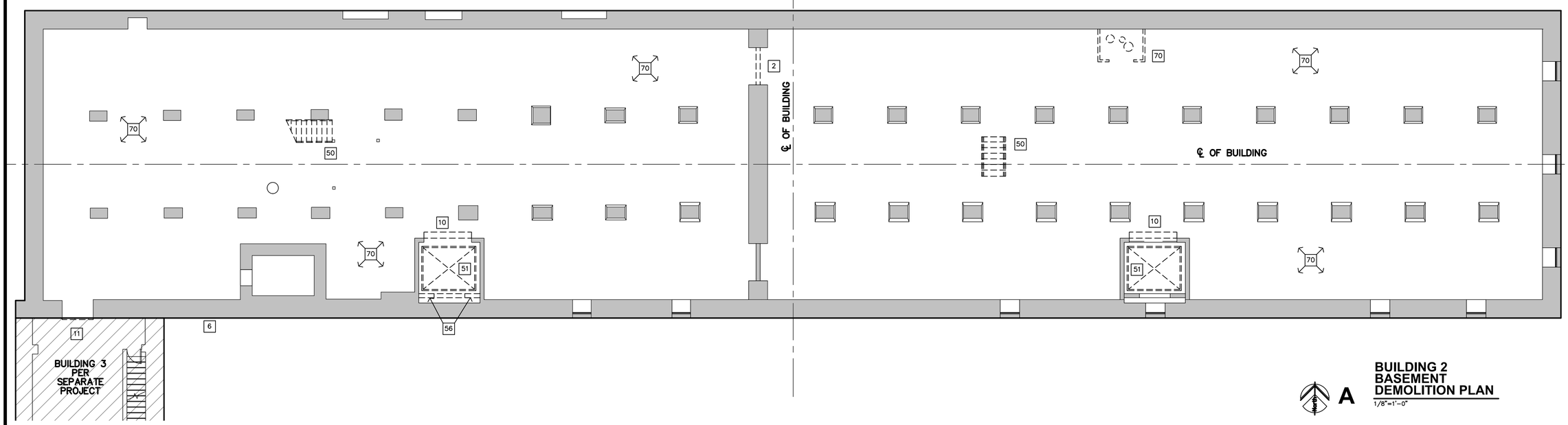


B

BUILDING 2
1ST LEVEL
DEMOLITION PLAN
1/8"=1'-0"

DEMOLITION NOTES

REFERENCE DEMOLITION NOTES AND LEGEND ON SHEET D2.0



A

BUILDING 2
BASEMENT
DEMOLITION PLAN
1/8"=1'-0"

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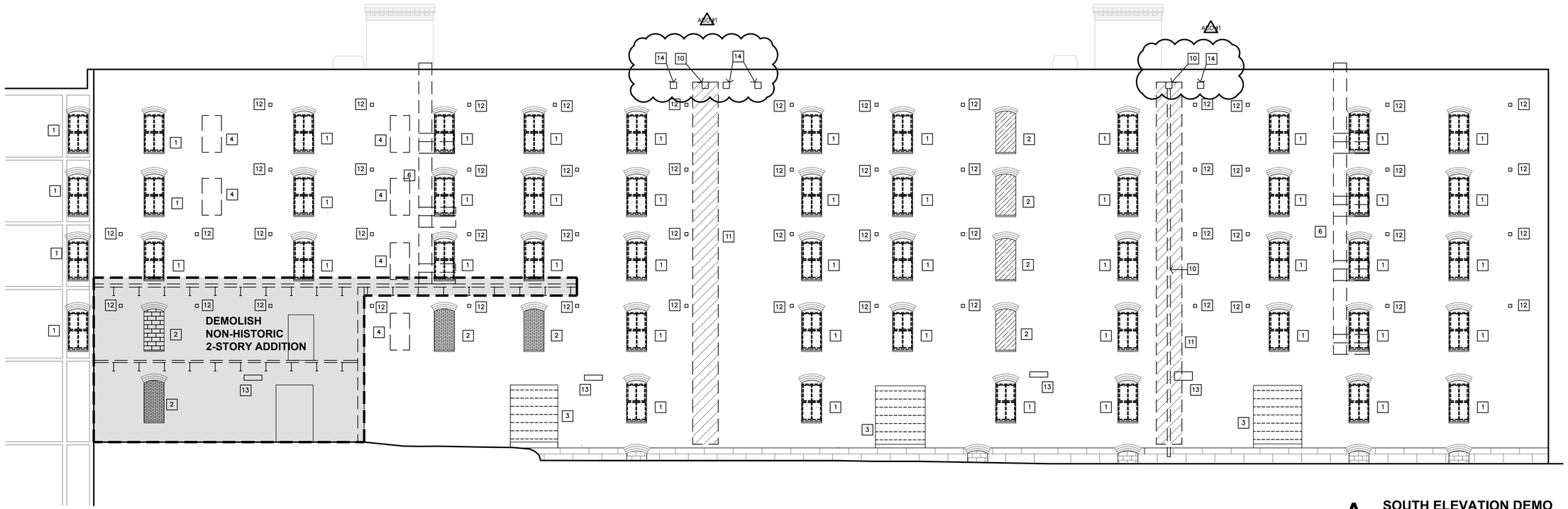
INDICATES KNOWN AREA OF EXTERIOR BRICK AND/OR STONE DAMAGE. REF. STRUCTURAL DWGS FOR MORE INFORMATION AND DETAIL. OTHER AREAS AS IDENTIFIED BY CONTRACTOR OR OWNER – BID AS UNIT PRICE.

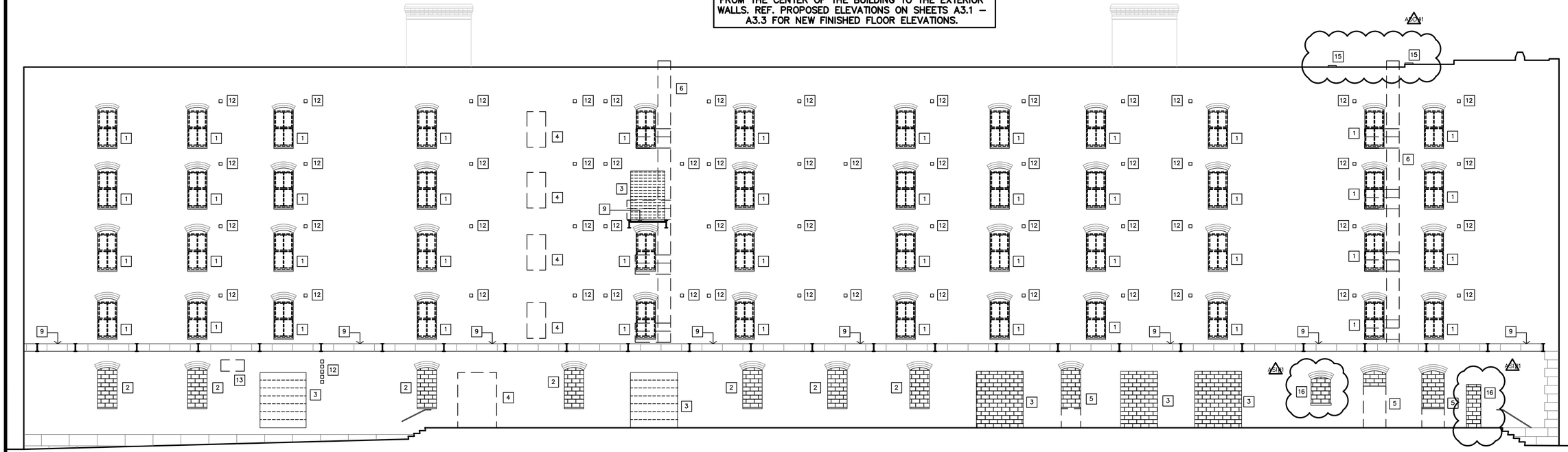
DEMOLITION NOTES

REFERENCE DEMOLITION NOTES AND LEGEND ON SHEET D3.1



A SOUTH ELEVATION DEMO
1/8"=1'-0"

EXISTING FLOOR ELEVATIONS VARY, AND ARE SLOPED FROM THE CENTER OF THE BUILDING TO THE EXTERIOR WALLS. REF. PROPOSED ELEVATIONS ON SHEETS A3.1 – A3.3 FOR NEW FINISHED FLOOR ELEVATIONS.



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

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A3/D3.1	3-6-2023
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D3.2

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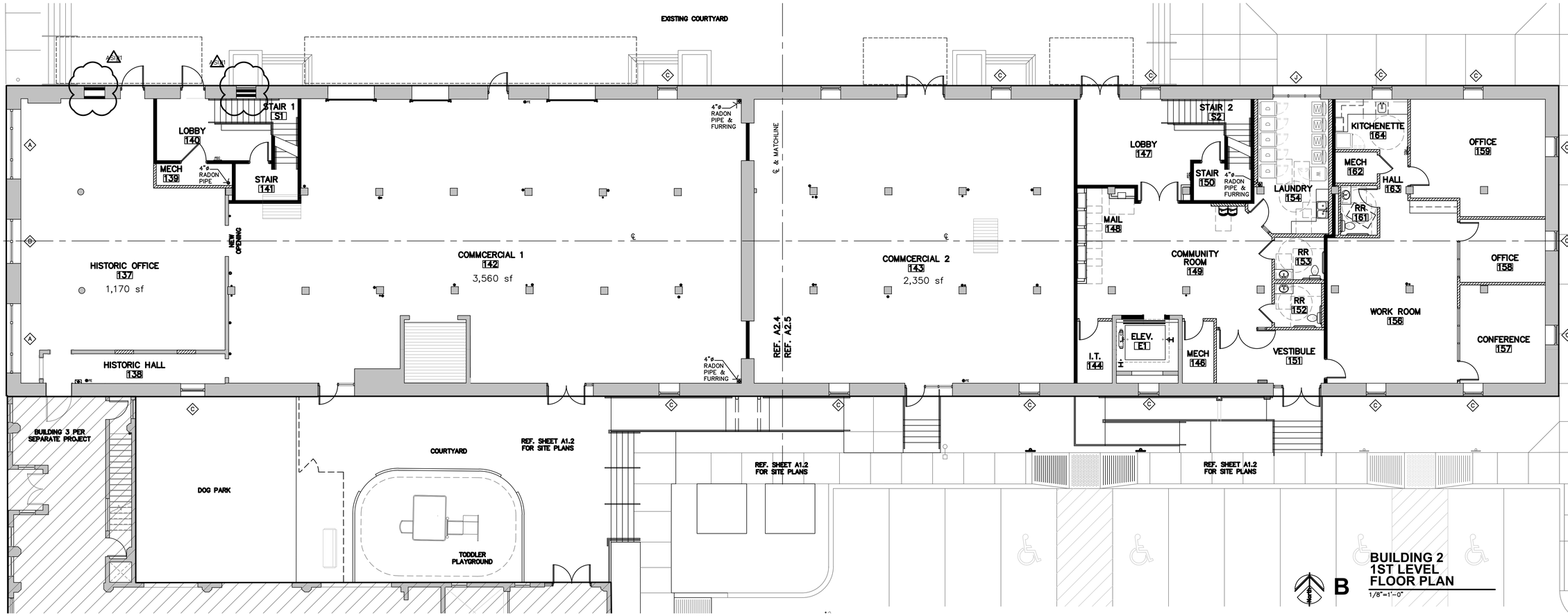


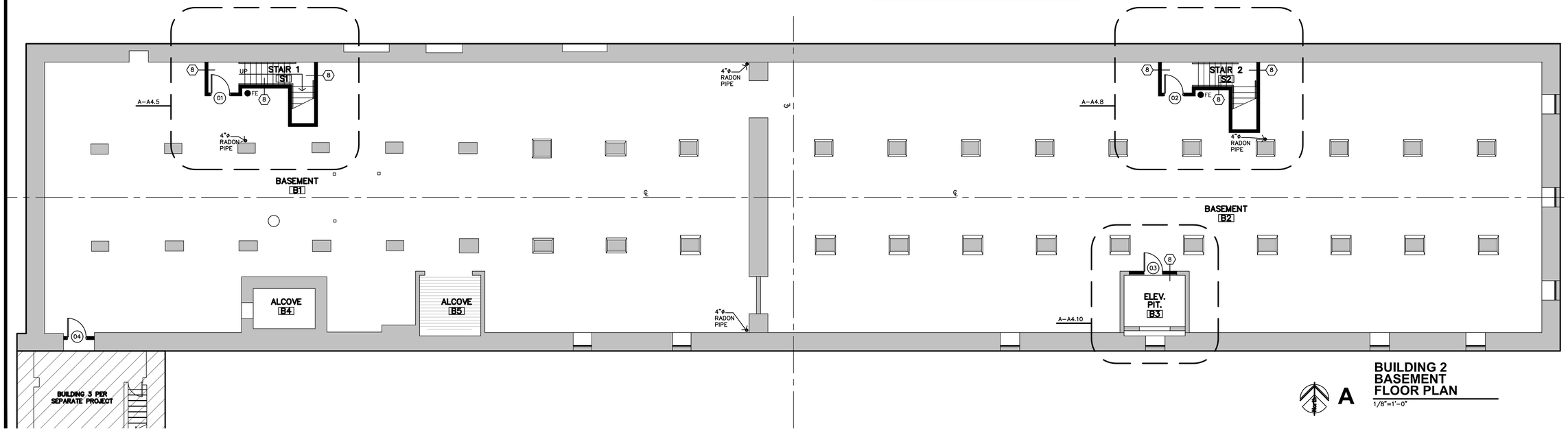
B

BUILDING 2 1ST LEVEL FLOOR PLAN

1/8"=1'-0"

PLAN 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.
3. REFERENCE SHEET A2.4–A2.14 FOR UNIT GENERAL NOTES.



A

BUILDING 2 BASEMENT FLOOR PLAN

1/8"=1'-0"

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HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

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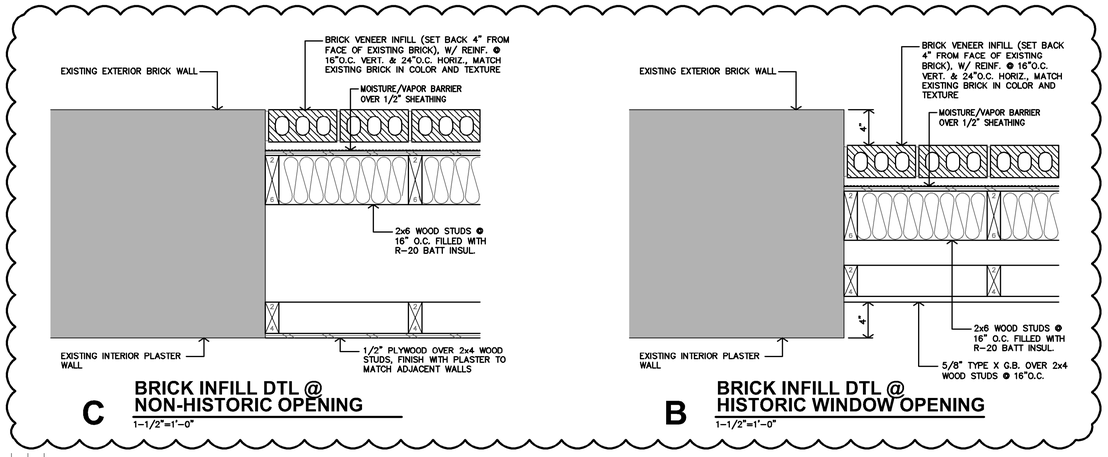


NOTES

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

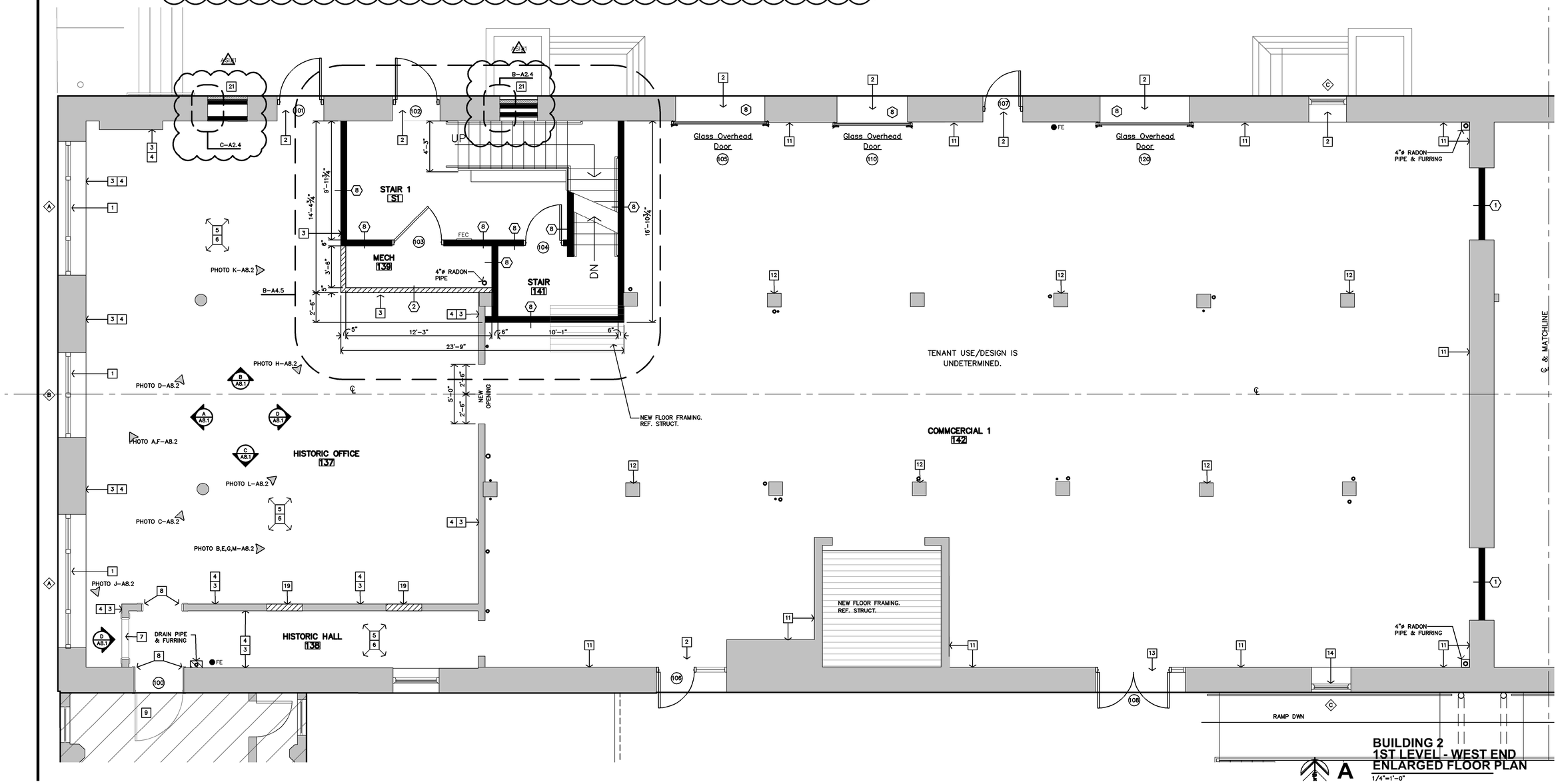
HISTORIC RESTORATION & REHABILITATION NOTES

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 REPAINT.
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 LIMEWASH: 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.
18. FIRE DEPARTMENT EMERGENCY KEY BOX (KNOXBOX OR EQUIV.). FOR ACCESS TO EACH INDIVIDUAL RESIDENTIAL UNIT (MUST BE ABLE TO STORE UP TO 50 KEYS). COORDINATE TYPE & LOCATION WITH LOCAL FIRE MARSHAL/DEPARTMENT
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).



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

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REVISION:	
1	6-1-2023

DATE:	2-15-2023
JOB:	20-3120
SHEET NO.:	A2.4

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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.

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

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LEE LOFTS, PHASE II, BUILDING 2

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

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2-15-23

REVISION:	
A3.1	6-1-2023

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A3.2

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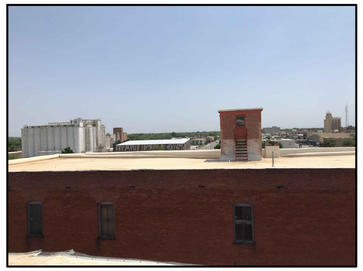
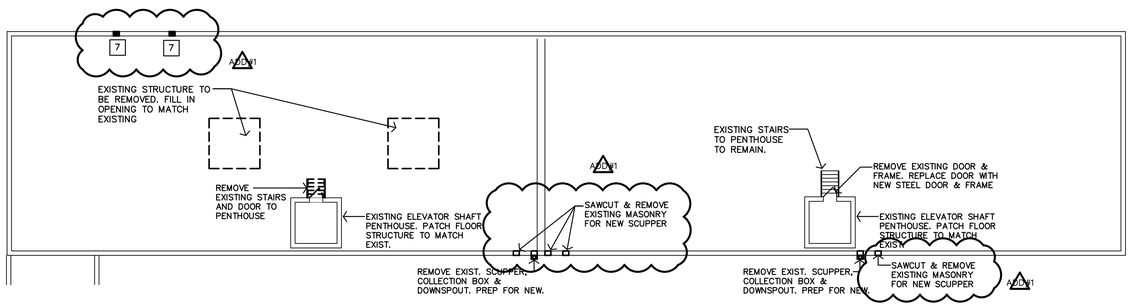


ROOF PHOTOS



B **ROOF DEMOLIITON PLAN**
1/16"=1'-0"

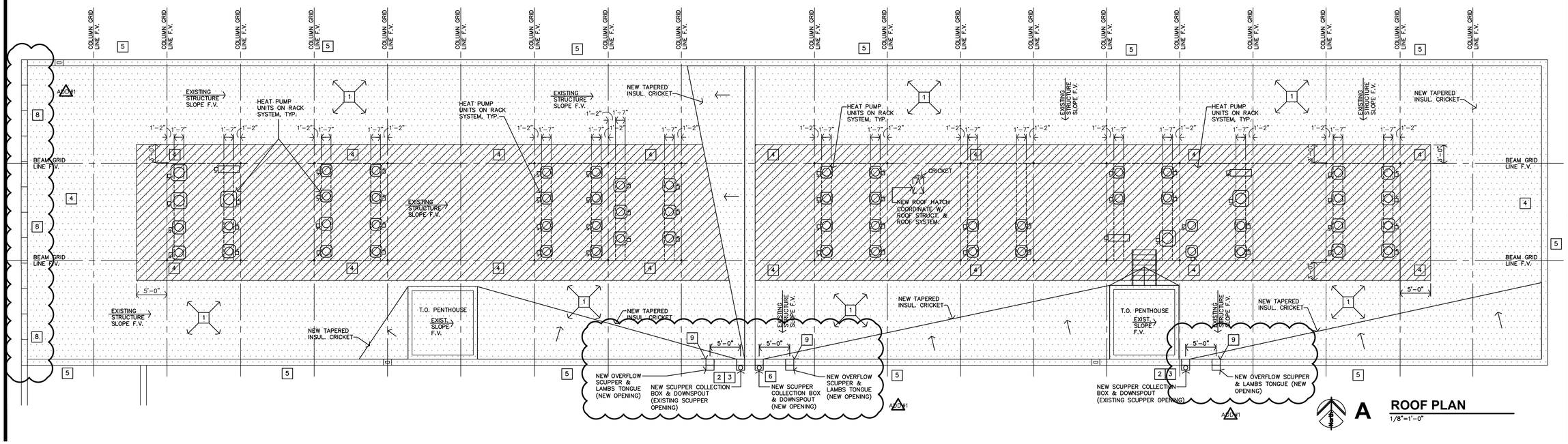
GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS PRIOR TO BIDDING. CONTACT ARCHITECT IMMEDIATELY W/ ANY DISCREPANCIES.
2. ROOFING INSTALLATION: MANUFACTURERS DETAILS ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S DETAILS & RECOMENDATIONS AND THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL".
3. CONTRACTOR MUST COMPLY W/ ALL STATE & LOCAL CODES & REGULATIONS.
4. CONTRACTOR TO REPLACE ALL EXISTING VENT BOOTS EXISTING VENTS & FLASHINGS TO REMAIN. PROTECT DURING CONSTRUCTION.
5. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
6. DIMENSIONS ON ROOF PLAN REFLECT DIMENSIONS PARALLEL WITH FLOOR PLANE. ACTUAL ROOF AREA IS LARGER DUE TO ROOF SLOPE.
7. 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."
8. EXISTING ROOFING MUST BE REMOVED, INSPECT AND REPAIR DAMAGED DECKING PRIOR TO PROCEEDING WITH NEW ROOF ASSEMBLY.

LEGEND

1. REMOVE EXISTING ROOFING ASSEMBLY, COVER BOARDS, INSULATION, RELATED ITEMS & MATERIALS. MECHANICALLY ATTACH NEW 60-MIL PVC ROOF MEMBRANE OVER 5/8" DENS DECK, 6" MIN. POLYSTYRENE RIGID INSULATION (MIN. R-38), OVER VAPOR BARRIER, 1/2" COVER BOARD. PROVIDE ALL NEW TERMINATION BARS, FLASHINGS, SEALANT, & CAULKING. REMOVE, CLEAN AND REINSTALL EXISTING CLAY TILE WALL CAPS. INSTALL NEW PARAPET METAL FLASHING CAPS, AT NORTH, EAST & SOUTH WALLS. ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR, FULL COVERAGE WARRANTY.
2. EXISTING GUTTERS, SCUPPERS & DOWNSPOUTS TO BE REMOVED & REPLACED WITH NEW, SAME SIZE & SHAPE
3. REMOVE AND REPLACE SCUPPER PANS, THRU WALL, FLASHING PER ROOF MANUFACTURER
4. AT ALL ROOF TOP EQUIPMENT INSTALL WALK OR TRAFFIC MEMBRANE AROUND.
5. NO COPING OR FLASHING EXISTS AT TOP OF PARAPET ALONG NORTH, EAST AND SOUTH WALLS. EXISTING ROOF WRAPS OVER TOP OF EXPOSED BRICK PARAPET. INSTALL NEW METAL FLASHING CAP. METAL FLASHING COLOR SHALL MATCH THE EXISTING BRICK AS CLOSE AS POSSIBLE SO THAT IT BLENDS IN AND DOES NOT DRAW ATTENTION TO ITSELF. ADDN#1
6. CUT PORTION OF EXISTING PARAPET AND BRICK WALL PREP FOR THE INSTALLATION OF NEW SCUPPER BOX, FLASHING, COPING CAP AND ALL ACCESSORIES. TO MATCH OTHER SCUPPERS AND DOWNSPOUTS IN SIZE AND PROFILE.
7. EXISTING BRICK VENTS. REMOVE DOWN TO BE LEVEL WITH EXISTING ROOF PARAPET. IF BRICK VENT HAS MORE THAN 2 COURSES OF BRICK ABOVE PARAPET, CONTRACTOR IS TO LEAVE AS IS AND CONSULT WITH ARCHITECT. ADDN#1
8. AT WEST PARAPET: EXISTING DETERIORATED STONE CAP. EVALUATE CONDITION AND REPLACE AS NEEDED WITH NEW CAST STONE CAP TO MATCH EXISTING IN PROFILE AND COLOR.
9. CUT PORTION OF EXISTING PARAPET AND BRICK WALL. PREP FOR THE INSTALLATION OF NEW OVERFLOW SCUPPER BOX, FLASHING, LAMBS TONGUE AND ALL ACCESSORIES. TO MATCH OTHER SCUPPERS AND IN SIZE AND PROFILE.

AREA OF RE-ROOF | EQUIPMENT PAD (DOUBLE ROOFING)



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

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LEE LOFTS, PHASE II, BUILDING 2

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA, KANSAS

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

REVISION:	
ADDN#1	3-6-2023
ADDN#1	6-1-2023

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