



Jones Gillam Renz Architects

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Contact

City of Salina
Building Services Division
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**REVIEWED FOR
CODE COMPLIANCE**

Rodney Rexwinkle

October 23, 2025

10/24/2025, 6:08:15 PM
25-0097-REM

Community & Development Services
City of Salina
300 W Ash St, Salina, KS 67401

RE: 25-0097-REM (remodel – 248 N Santa Fe Ave, Salina KS)
Plan Review Corrections and Conditions Letter from the City of Salina – Dated 10-13-25

00009

To whom it may concern;

Included below are our responses to the Corrections requested in the Plan Review Corrections and Conditions Letter dated 10-13-25. Please don't hesitate to reach out if there are any further questions or concerns.

Correction

**Building Services
[Page 446 | Sheet P446]**

Electrical rooms located in common corridor, and containing house panel, appear to be of rated construction separating electrical room from adjacent dwelling unit.

On sheets A2.2 & A2.3 (respectively), there does not appear to be a rated separation between the electrical room and adjacent dwelling unit.

Please clarify whether a rated wall will be constructed separating areas.

JGR Response: These walls have been revised to a Type 1 partition wall, which is a 1-hr rated partition, full height. We have attached revised sheets A2.2 and A2.3

[Page 523 | Sheet M1.2]

Indicate provisions for dryer exhaust lengths exceeding 35'. Unit 108 scales greater than 35', as shown, without accounting for vertical segments of ducting. Additional units appear to be very close to 35' of run without accounting for vertical ducting.

JGR Response: Included at the end of this letter is a list of the units, with associated dryer vent calculations. The longest equivalent run is 70'. The owner of the building, Overland Property Group, will be supplying the stacked dryer/vent units within each unit. Long-vent dryers have been specified on this project. At the end of the letter, we have included a specification for a product, with exhaust capabilities up to 127' of duct.

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[Page 524 | Sheet M1.3]

Indicate provisions for dryer exhaust lengths exceeding 35'. Multiple units measure greater than or very close to 35' of run without accounting for vertical ducting.

JGR Response: Please reference previous response for page [Page 523 | Sheet M1.2]

[Page 525 | Sheet M1.4]

Indicate provisions for dryer exhaust lengths exceeding 35'. Multiple units measure greater than or very close to 35' of run without accounting for vertical ducting.

JGR Response: Please reference previous response for page [Page 523 | Sheet M1.2]

[Page 526 | Sheet M1.5]

Indicate provisions for dryer exhaust lengths exceeding 35'. Multiple units measure greater than or very close to 35' of run without accounting for vertical ducting.

JGR Response: Please reference previous response for page [Page 523 | Sheet M1.2]

[Page 527 | Sheet M1.6]

Indicate provisions for dryer exhaust lengths exceeding 35'. Multiple units measure greater than or very close to 35' of run without accounting for vertical ducting.

JGR Response: Please reference previous response for page [Page 523 | Sheet M1.2]

Planning and Zoning

Correction: On December 15, 2022, the Salina Board of Zoning Appeals approved Variance #22-12 allowing the Lee Lofts to have a residential density of 92 units per acre to allow a 135 unit apartment development on a zoning lot consisting of 1.47 acres in the C-4 (Central Business) zoning district. Residential dwellings in the C-4 district are subject to the R-3 [Multi-Family Residential] zoning district, where the maximum density is 43 dwelling units per acre. The proposed plans show an additional five (5) dwelling units being added to the proposed Lee Lofts development, increasing the total number of units from 135 total units to 140 total units. Staff has determined that this increase in the number of dwelling units would result in the Lee Lofts development having a development density of 96 (rounded up from 95.2) dwelling units per acre, exceeding the 92 dwelling units per acre density that the Salina Board of Zoning Appeals approved in Variance #22-12. In order for Lee Lofts to increase the density of the development beyond the 92 dwelling units per acre density approved by the Salina Board of Zoning Appeals, Lee Lofts would need to submit a new variance application to the Salina Board of Zoning Appeals requesting a residential density variance of 53 dwelling units per acre from 43 dwelling units per acre [the maximum density allowed in the R-3 (Multi-Family Residential) zoning district] to 96 dwelling units per acre to allow a 140 unit apartment to be located on a 1.47 acre zoning lot in the C-4 (Central Business) zoning district.

JGR Response: An application for Board of Zoning Appeals has been submitted for this item. We have been told by staff that our item will be discussed at the Nov. 20 meeting date.

Planning and Zoning

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Correction: On December 15, 2022, the Salina Board of Zoning Appeals approved a variance #22-13, allowing a reduction of 36 off-street parking spaces 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 proposed plans show an additional five (5) dwelling units being added to the proposed Lee Lofts development, increasing the total number of dwelling units from 135 total units to 140 total units. Staff has determined that this additional five (5) dwelling units would result in four (4) additional off-street parking spaces being required. In order for Lee Lofts to add five (5) more dwelling units to the apartment development, they will need to provide at least four (4) additional off-street parking spaces or submit a new variance application to the Salina Board of Zoning Appeals 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 would be for the reduction of 40 off-street parking spaces from 110 off-street parking spaces (the number of off-street parking spaces required for a 140 unit apartment development in the C-4 district) to 70 off-street parking spaces.

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JGR Response: An application for Board of Zoning Appeals has been submitted for this item. We have been told by staff that our item will be discussed at the Nov. 20 meeting date.

Support Documents and Attachments Include:

Dryer Vent Calculations – 1 Sheet (8.5x11)
Frigidaire Electric Long Vent Stacked Laundry Center - 3 Sheets (8.5x11)
Revised Sheet A2.1 – 1 sheet (24x36)
Revised Sheet A2.3 – 1 sheet (24x36)

Sincerely,

Maggie Gillam

Maggie Gillam

ARCHITECT, PRINCIPAL
JONES GILLAM RENZ ARCHITECTS

CLOTHES DRYER EXHAUST DUCT LENGTH CALCULATIONS				
UNIT	STRAIGHT DUCT LENGTH	FITTINGS	FITTING EQUIVALENT LENGTH	SYSTEM LENGTH
104	44	4	5	64
105	27	4	5	47
106	44	4	5	64
108	50	4	5	70
111	38	4	5	58
204	45	5	5	70
205	40	6	5	70
207	18	5	5	43
208	40	4	5	60
211	39	4	5	59
212	22	4	5	42
213	14	4	5	34
304	32	5	5	57
305	38	5	5	63
307	19	4	5	39
308	39	4	5	59
311	38	4	5	58
312	20	4	5	40
313	12	4	5	32
404	32	5	5	57
405	38	5	5	63
407	19	4	5	39
408	39	4	5	59
411	38	4	5	58
412	20	4	5	40
413	12	4	5	32
504	32	5	5	57
505	38	5	5	63
507	19	4	5	39
508	39	4	5	59
511	38	4	5	58
512	20	4	5	40
513	12	4	5	32

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Electric Long Vent Stacked Laundry Center - 3.9 Cu. Ft. Washer and 5.5 Cu. Ft. Dryer
 Laundry Center
 Available Products: FLCE7523AW
 Available Colors: White
 Version: 08/25

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Product Specifications

Washer		Washer Cycles	
Drum Material	Stainless Steel	Cycle Count	11
Maximum Spin Speed	800 RPM	Active Wear	Yes
Temperature Settings		Bulky	Yes
Cold	Yes	Colors	Yes
Warm	Yes	Delicates	Yes
Hot	Yes	Fast Wash	Yes
Dispenser		Heavy	Yes
Bleach Dispenser	Yes	Light	Yes
Dryer Cycles		Normal	Yes
Cycle Count	10	Rinse and Spin	Yes
Active Wear	Yes	Soak	Yes
Air Fluff	Yes	Spin Only	Yes
Bulky	Yes	Dryer	
Fast Dry	Yes	Cool Down Setting	Yes
Normal	Yes	Drum Material	Painted Steel
Timed Dry Time	Yes	Lint Filter	Yes
Controls		Drying Temperatures	
Cancel	Yes	Low	Yes
Cycle Status Lights	Yes	Normal	Yes
Pause Function	Yes	High	Yes
Start	Yes	Exterior	
Dimensions and Volume		Dryer Door Opening	Left Swing
Height	76"	Reversible Door	No
Width	27"	Electrical Specifications	
Depth	31 1/2"	Connection Location	Top Center
Washer Drum Capacity	3.9 Cu. Ft.	Minimum Circuit Required	30 Amps
Dryer Drum Capacity	5.5 Cu. Ft.	Voltage Rating	208/240v
Energy Data		Installation	
Integrated Modified Energy Factor	1.57	Ventilation Type	Vented
Integrated Water Factor	6.5	Certifications and Approvals	
kWh/year	840 kWh	ADA Compliant	No
Water Usage/Year	7479 Gallons	NOM Certified	No
		Safety Certifications and Approvals	
		UL Listed	Yes

Electric Long Vent Stacked Laundry Center- 3.9 Cu. Ft Washer
and 5.5 Cu. Ft. Dryer 5539

Available Products: FLCE7523AW

Available Colors: White

Version: 08/25

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General Specifications

Duct Length	127'
Prop 65 Label	No
Sound Package	Yes
Warranty - Labor	1 Year
Warranty - Parts	1 Year

Performance Certifications and Approvals

ENERGY STAR Certified	No
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Accessories

Mobile Home Installation	No
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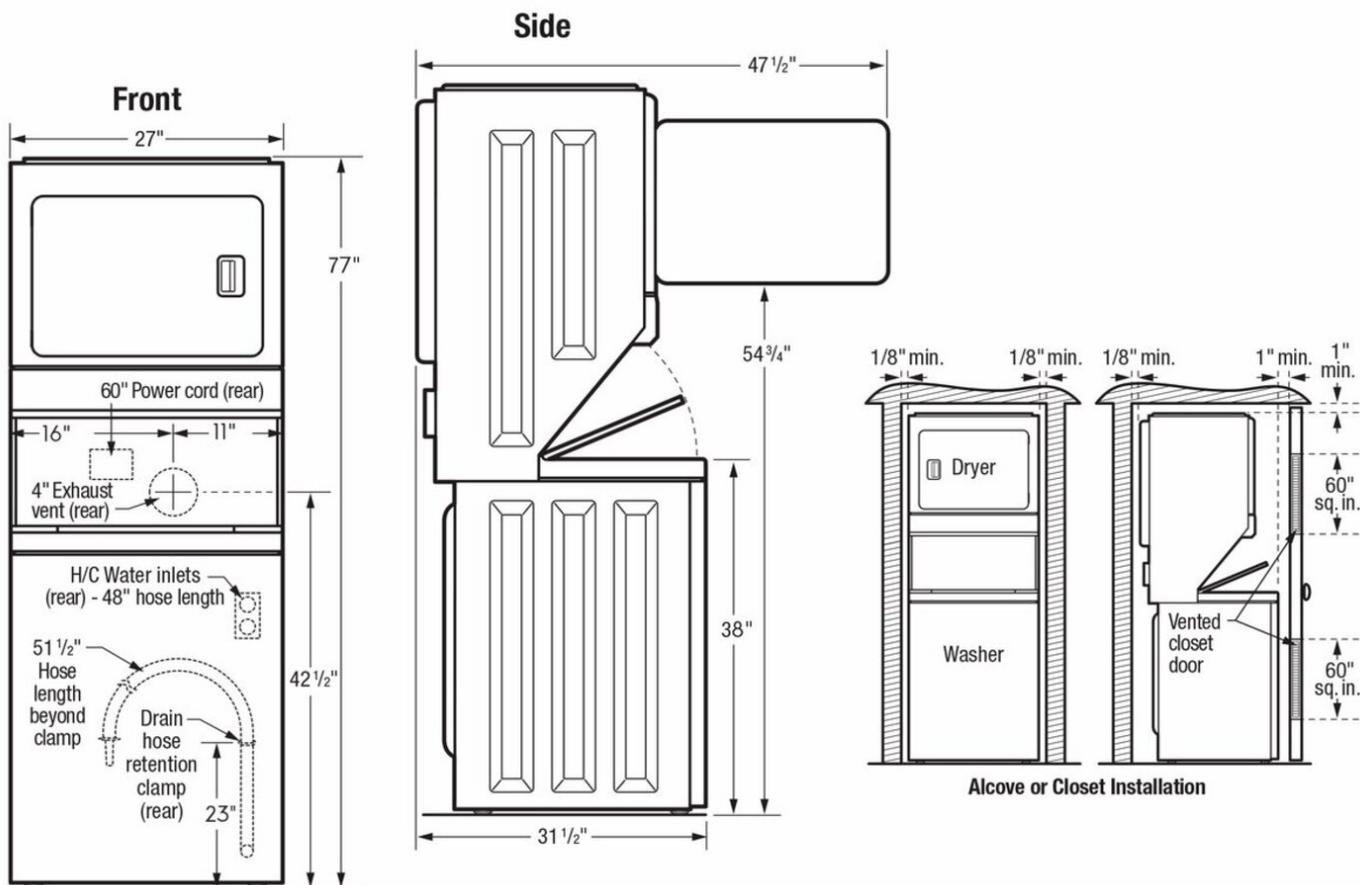
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Installation Diagram



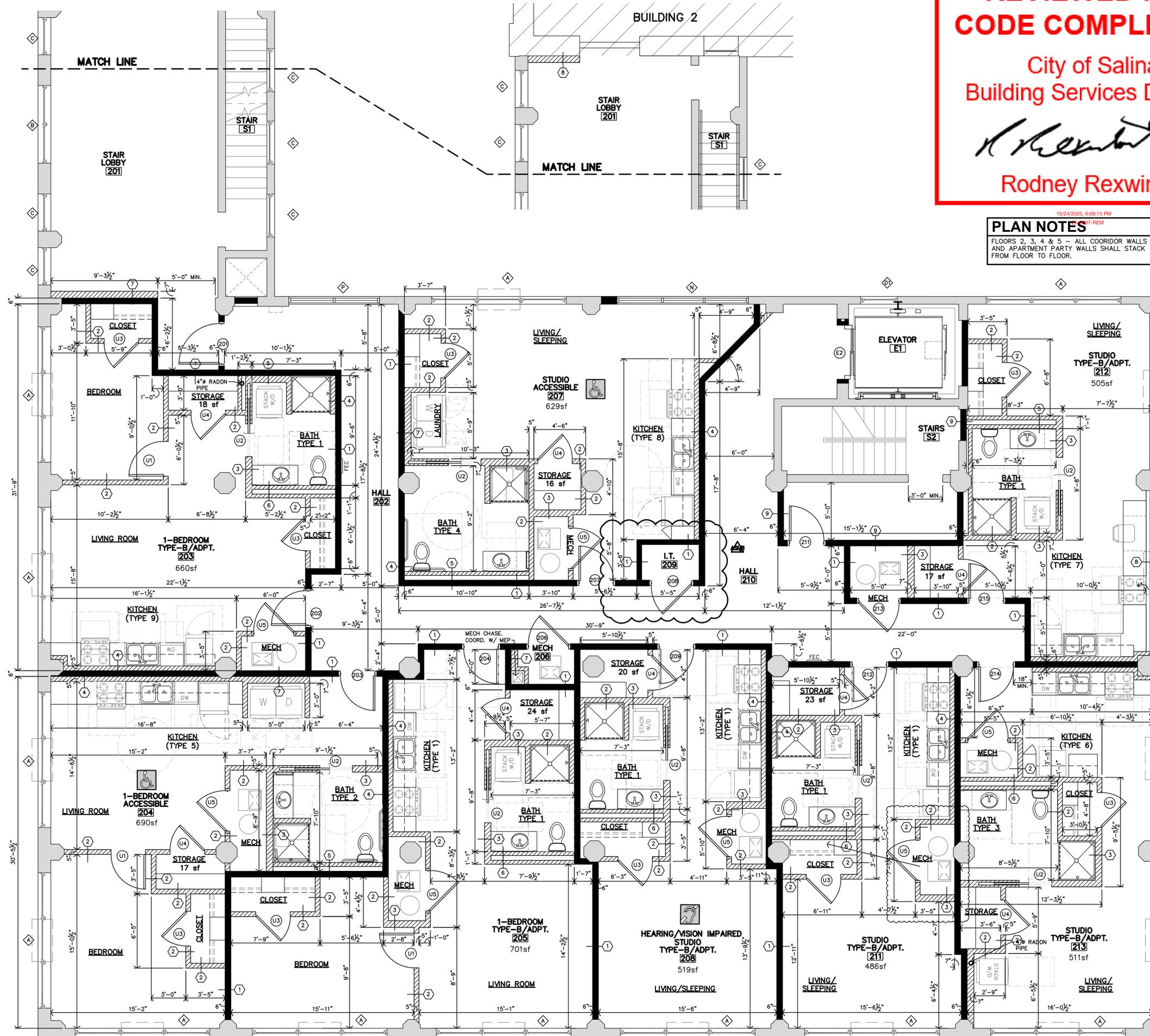
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PLAN NOTES
FLOORS 2, 3, 4 & 5 - ALL CORRIDOR WALLS
AND APARTMENT PARTY WALLS SHALL STACK
FROM FLOOR TO FLOOR.



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



2ND LEVEL FLOOR PLAN
1/4"=1'-0" 6,856 sf

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



REVISION:
10-23-2025
DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A2.2

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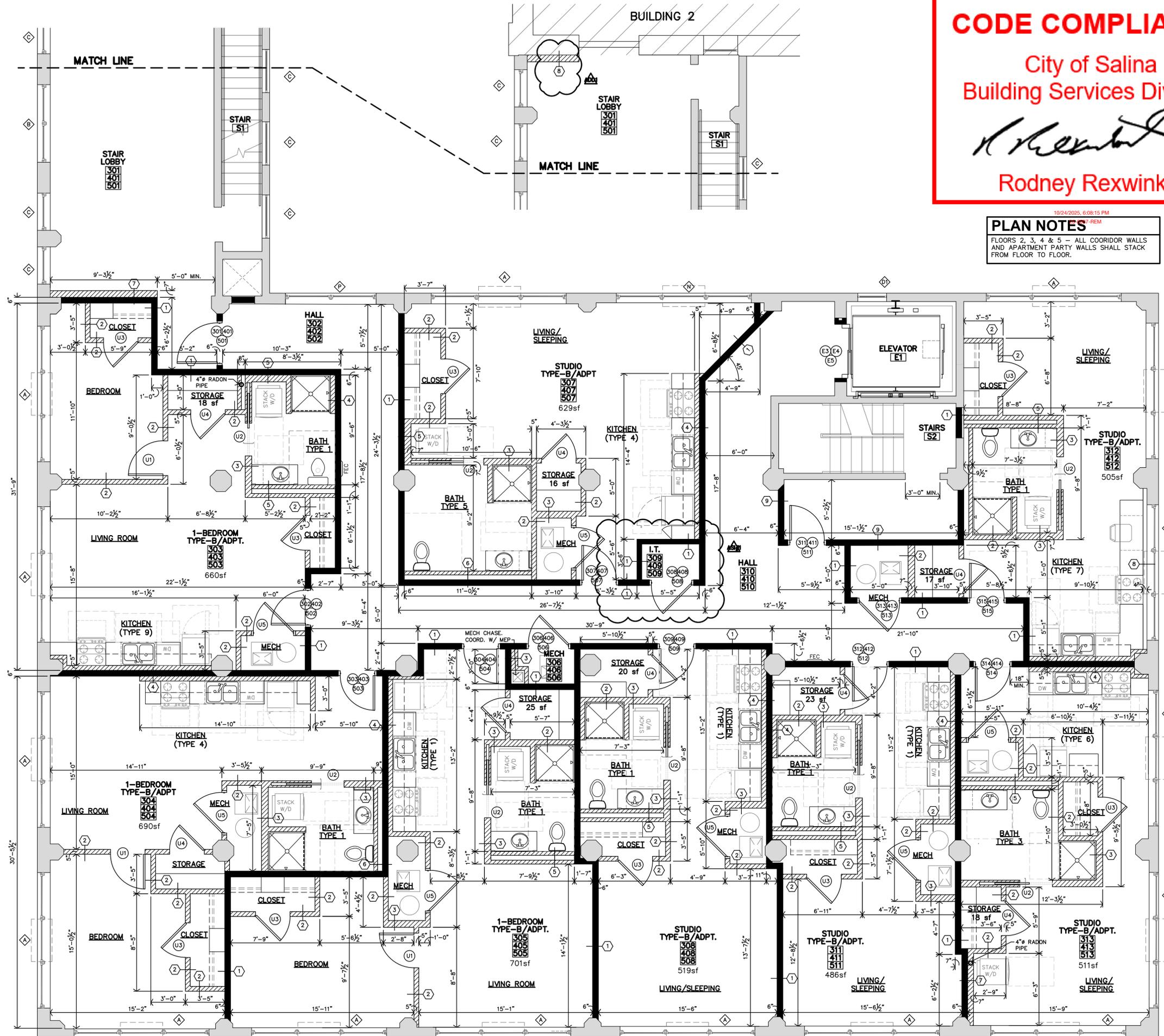
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PLAN NOTES
FLOORS 2, 3, 4 & 5 - ALL COORIDOR WALLS AND APARTMENT PARTY WALLS SHALL STACK FROM FLOOR TO FLOOR.



WALL HATCH LEGEND

- PLAN SYMBOL 1-HOUR RATED (UL U305) FULL HEIGHT
- PLAN SYMBOL NON-RATED, FULL HEIGHT
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- PLAN SYMBOL EXISTING BLDG. WALLS & COLUMNS FULL HEIGHT (TO REMAIN)



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

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



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