

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHAB. (APARTMENTS, COMMERCIAL)

SALINA,

22-3143

KANSAS



SHEET INDEX

GENERAL

- COVER SHEET
- CFP CODE FOOTPRINT
- ADA 2010 ADA STANDARD FOR ACCESSIBILITY DESIGN
- UFAS1 UNIFORM ACCESSIBILITY STANDARDS DETAILS
- UFAS2 UNIFORM ACCESSIBILITY STANDARDS DETAILS
- UFAS3 UNIFORM ACCESSIBILITY STANDARDS DETAILS

ARCHITECTURAL

- D2.1 1st LEVEL DEMOLITION PLAN
- D2.2 2nd LEVEL DEMOLITION PLAN
- D2.3 3rd (4th/5th) LEVEL DEMOLITION PLAN
- D3.1 DEMO EXTERIOR ELEVATIONS
- D3.2 DEMO EXTERIOR ELEVATIONS
- A1.1 SITE PLAN
- A1.2 SITE PLAN DETAILS
- A2.0 GENERAL NOTES, PARTITION SCHEDULES & DETAILS
- A2.1 1st LEVEL FLOOR PLAN
- A2.2 2nd LEVEL FLOOR PLAN
- A2.3 3rd (4th/5th) LEVEL FLOOR PLAN
- A2.4 BASEMENT FLOOR PLAN
- A3.1 EAST/WEST BUILDING ELEVATIONS
- A3.2 NORTH/SOUTH BUILDING ELEVATIONS
- A4.1 ENLARGED STAIR S1 PLANS & PHOTOS
- A4.2 ENLARGED STAIR S2 & ELEV. E1 PLANS & PHOTOS
- A5.1 ROOF PLAN
- A5.2 ROOF DETAILS
- A6.1 1st LEVEL FINISH FLOOR PLAN, NOTES
- A6.2 2nd LEVEL FINISH FLOOR PLANS, NOTES
- A6.3 3rd (4th/5th) LEVEL FINISH FLOOR PLANS, NOTES
- A7.1 1st LEVEL REFLECTED CEILING PLAN, NOTES
- A7.2 2nd LEVEL REFLECTED CEILING PLAN, NOTES
- A7.3 3rd (4th/5th) LEVEL REFLECTED CEILING PLAN, NOTES
- A8.1 HISTORIC INTERIOR ELEVATIONS
- A8.2 COMMON SPACE INTERIOR ELEVATIONS
- A9.1 UNIT ENLARGED BATH PLANS & ELEVATIONS
- A9.2 UNIT ENLARGED BATH PLANS & ELEVATIONS
- A9.3 UNIT ENLARGED KITCHEN PLANS & ELEVATIONS
- A9.4 UNIT ENLARGED KITCHEN PLANS & ELEVATIONS
- A9.5 COMMON SPACE CASEWORK/MAIL ELEVATIONS & DETAILS
- A9.6 COMMON SPACE CASEWORK/MAIL DETAILS
- A10.1 WINDOW SCHEDULE & NOTES
- A10.2 EXISTING STEEL WINDOW DETAILS
- A10.3 EXISTING STEEL WINDOW DETAILS
- A10.4 EXISTING STEEL WINDOW PHOTOS
- A10.5 NEW WINDOW DETAILS
- A10.6 NEW WINDOW & STOREFRONT DETAILS
- A10.7 FINISH SCHEDULES & NOTES
- A10.8 DOOR SCHEDULES

CIVIL

- 01 SITE AND UTILITY PLAN
- 02 DETAIL SHEET

STRUCTURAL

- S1.0 BASEMENT PLAN
- S1.1 FIRST FLOOR PLAN
- S1.2 SECOND FLOOR PLAN
- S1.3 THIRD FLOOR PLAN
- S1.4 FOURTH FLOOR PLAN
- S1.5 FIFTH FLOOR PLAN
- S1.6 ROOF PLAN
- S1.7 REBAR PLAN
- S2.0 EAST/WEST ELEVATIONS
- S2.1 NORTH/SOUTH ELEVATIONS
- S3.0 PHOTOGRAPHS

ELECTRICAL

- E0.1 LEGENDS AND NOTES
- E1.1 BASEMENT ELECTRICAL PLAN
- E1.2 FIRST FLOOR POWER PLAN
- E1.3 SECOND FLOOR ELECTRICAL PLAN
- E1.4 THIRD FLOOR ELECTRICAL PLAN
- E1.5 FOURTH FLOOR ELECTRICAL PLAN
- E1.6 FIFTH FLOOR ELECTRICAL PLAN
- E1.7 BASEMENT SPECIAL SYSTEMS PLAN
- E1.8 FIRST FLOOR SPECIAL SYSTEMS PLAN
- E1.9 SECOND FLOOR SPECIAL SYSTEMS PLAN
- E1.10 THIRD FLOOR SPECIAL SYSTEMS PLAN
- E1.11 FOURTH FLOOR SPECIAL SYSTEMS PLAN
- E1.12 FIFTH FLOOR SPECIAL SYSTEMS PLAN
- E6.1 SCHEDULES AND DETAILS
- E6.2 RISER DIAGRAMS AND SCHEDULES
- E6.3 PANEL SCHEDULES
- E6.4 PANEL SCHEDULES

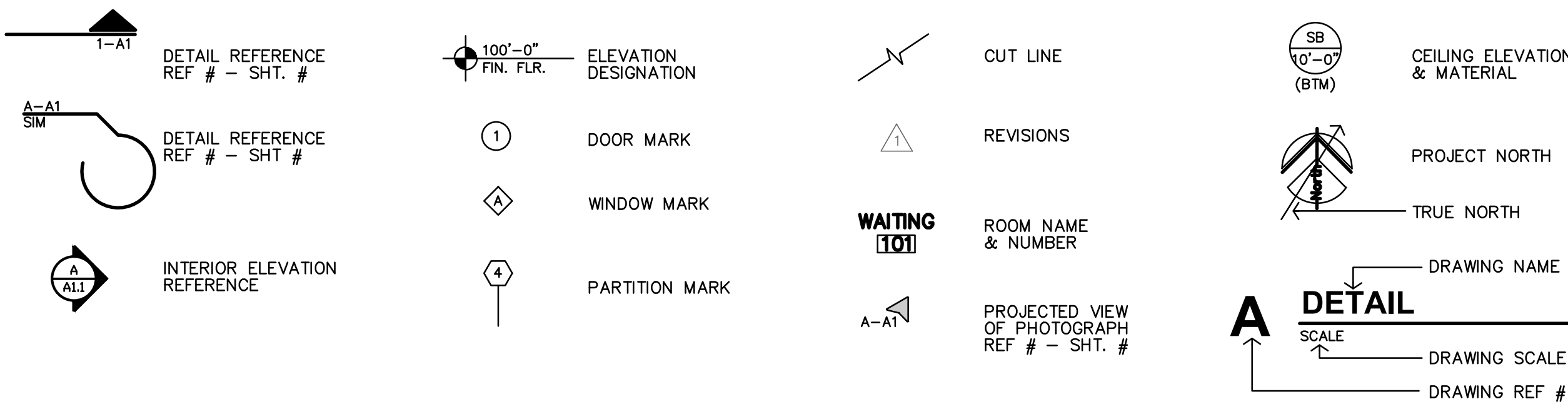
MECH. & PLUMBING

- M0.1 LEGENDS AND NOTES
- M1.1 BASEMENT HVAC PLAN
- M1.2 FIRST FLOOR HVAC PLAN
- M1.3 SECOND FLOOR HVAC PLAN
- M1.4 THIRD FLOOR HVAC PLAN
- M1.5 FOURTH FLOOR HVAC PLAN
- M1.6 FIFTH FLOOR HVAC PLAN
- M6.1 SCHEDULES AND DETAILS
- M9.1 DUCTWORK RISER DIAGRAMS
- ME1.1 M/E ROOF PLAN
- P0.1 LEGENDS AND NOTES
- P1.1 BASEMENT WASTE AND VENT PLAN
- P1.2 FIRST FLOOR WASTE AND VENT PLAN
- P1.3 SECOND FLOOR WASTE AND VENT PLAN
- P1.4 THIRD FLOOR WASTE AND VENT PLAN
- P1.5 FOURTH FLOOR WASTE AND VENT PLAN
- P1.6 FIFTH FLOOR WASTE AND VENT PLAN
- P1.7 BASEMENT DOMESTIC WATER PLAN
- P1.8 FIRST FLOOR DOMESTIC WATER PLAN
- P1.9 SECOND FLOOR DOMESTIC WATER PLAN
- P1.10 THIRD FLOOR DOMESTIC WATER PLAN
- P1.11 FOURTH FLOOR DOMESTIC WATER PLAN
- P1.12 FIFTH FLOOR DOMESTIC WATER PLAN
- P6.1 SCHEDULES AND DETAILS
- P9.1 WASTE AND VENT RISER DIAGRAMS
- P9.2 WASTE AND VENT RISER DIAGRAMS
- P9.3 WASTE AND VENT RISER DIAGRAMS



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

REFERENCE LEGEND



CONSULTANTS

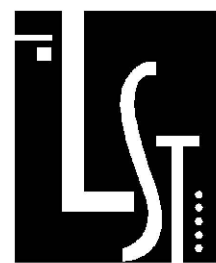
Civil Engineer ;



KAW VALLEY ENGINEERING

742 Duvall Avenue
SALINA, KANSAS 67401
PH. (785) 823-3400 | FAX (785) 823-3411
sa@kveng.com | www.kveng.com

Mechanical & Electrical Engineer ;



LST Consulting Engineers, PA

4809 Vue Du Lac Place, Suite 301
MANHATTAN, KS. 66503
ph. (785) 587-8042
fax (785) 587-8039
mail@LSTengineers.com

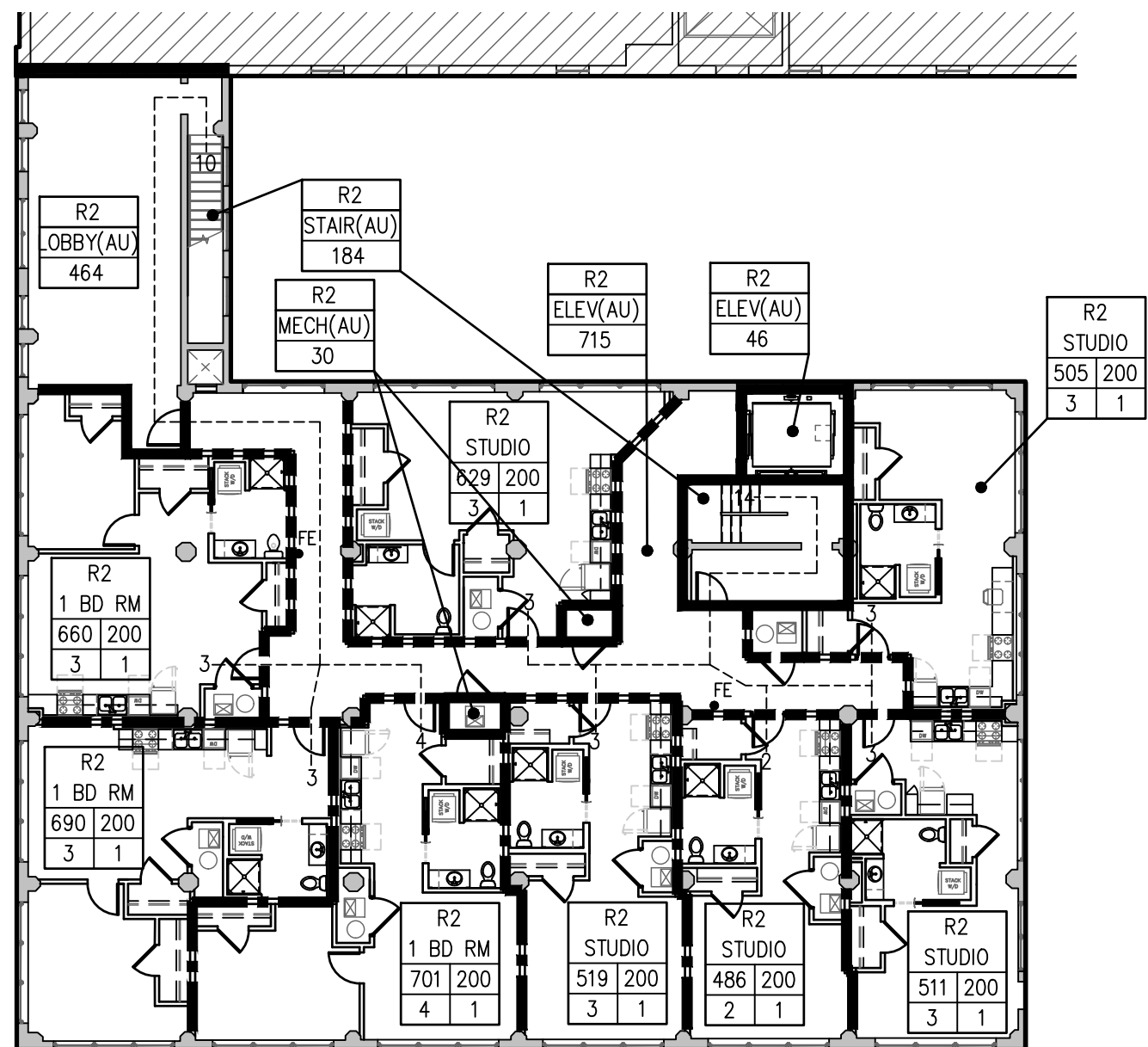
Structural Engineer ;



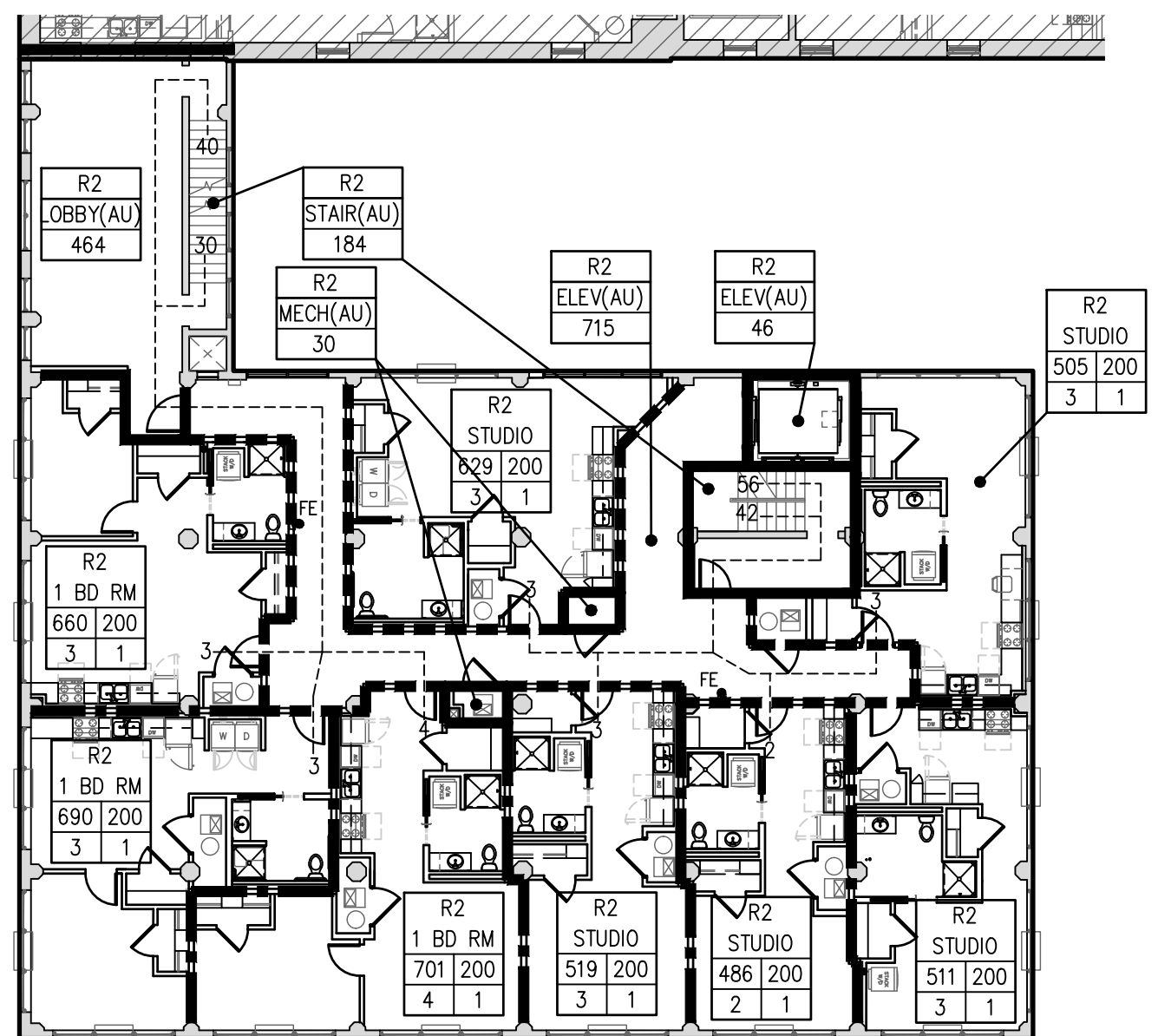
Engineering Consultants

1227 North Main Street
Hutchinson, KS 67501
ph. (620) 665-6394
fax (620) 665-0218
info@echutch.com

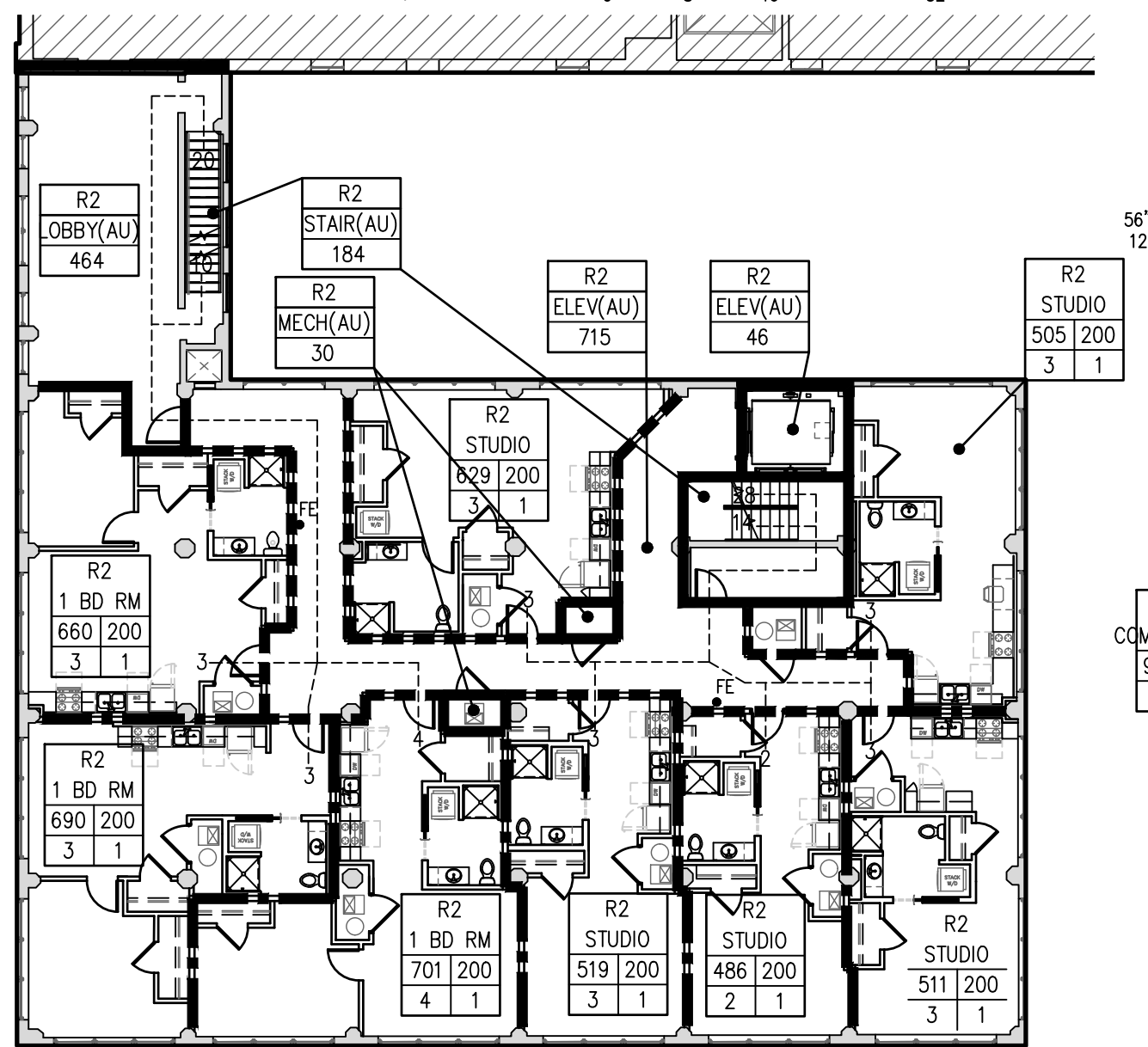
PERMIT/BID SET 9-19-25



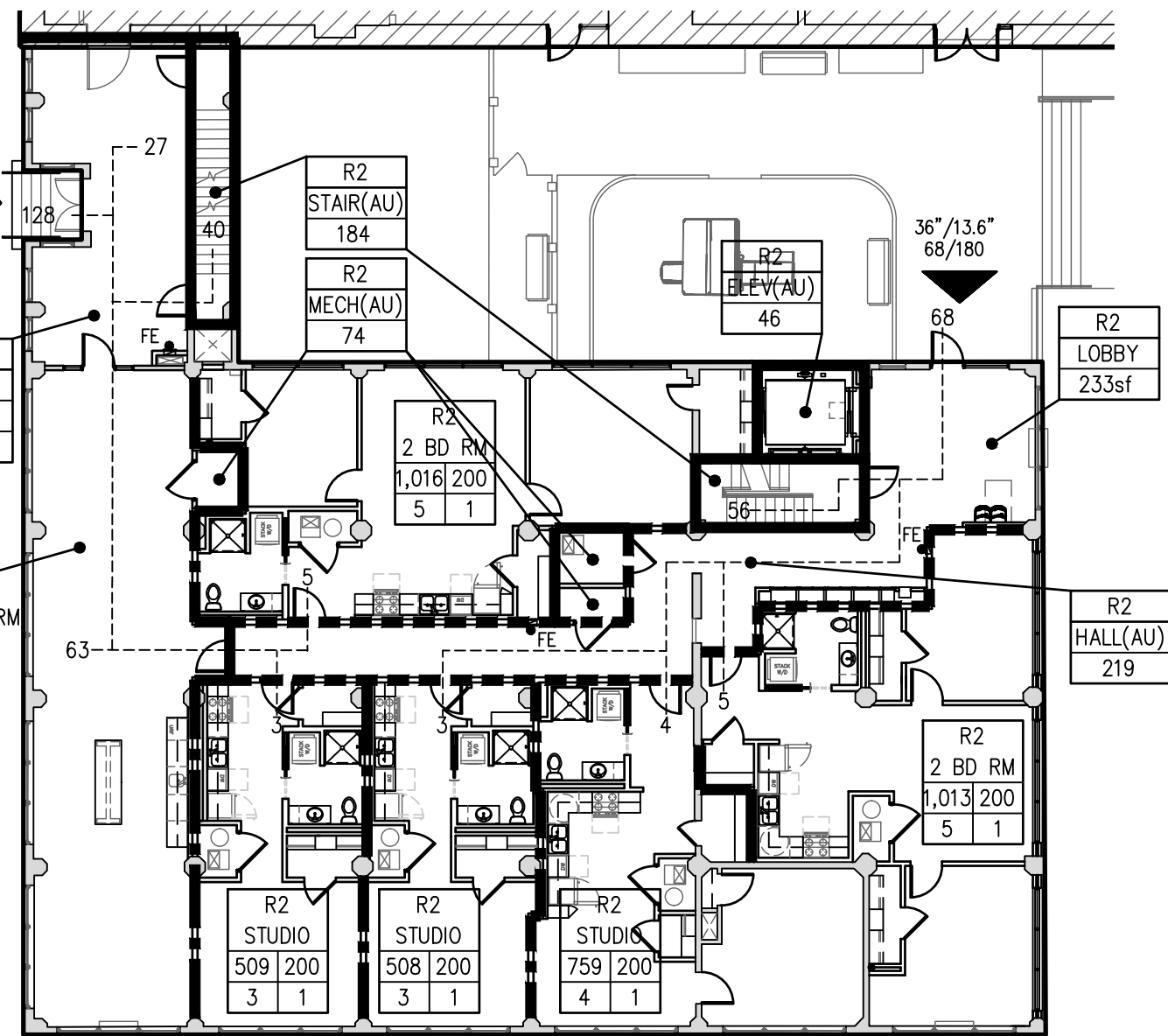
D FIFTH FLOOR PLAN



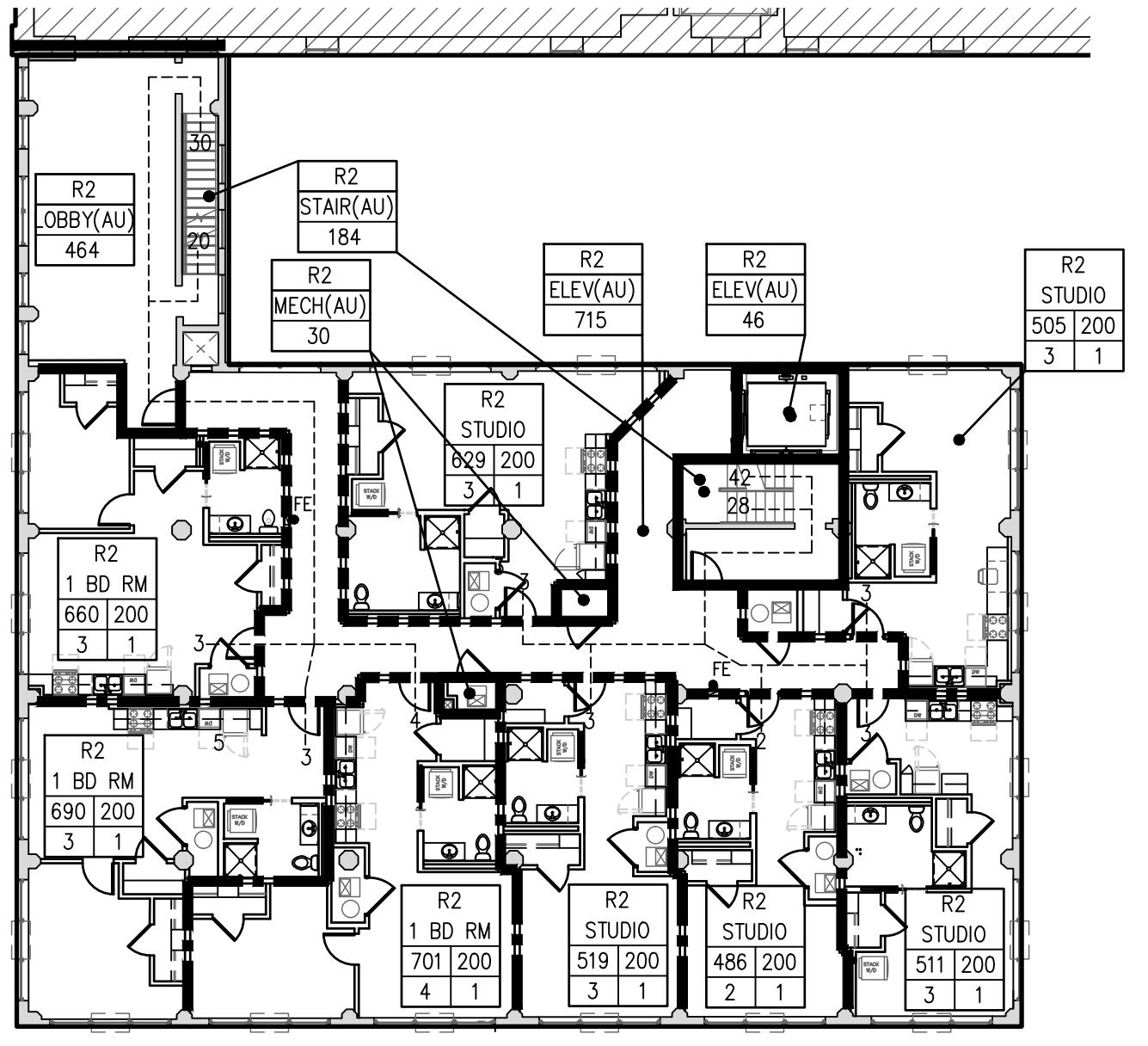
C SECOND FLOOR PLAN



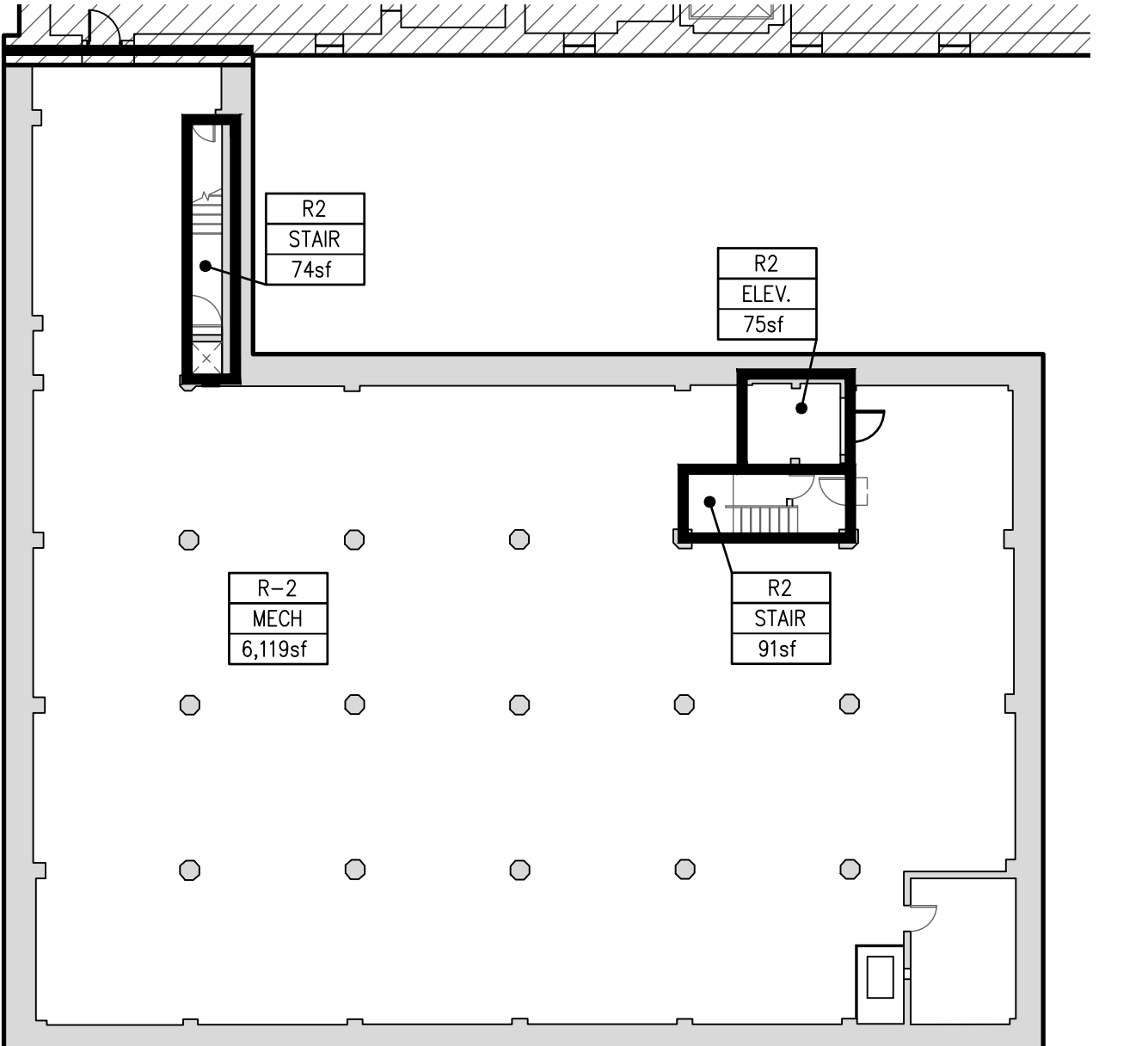
D FOURTH FLOOR PLAN



B FIRST FLOOR PLAN



D THIRD FLOOR PLAN



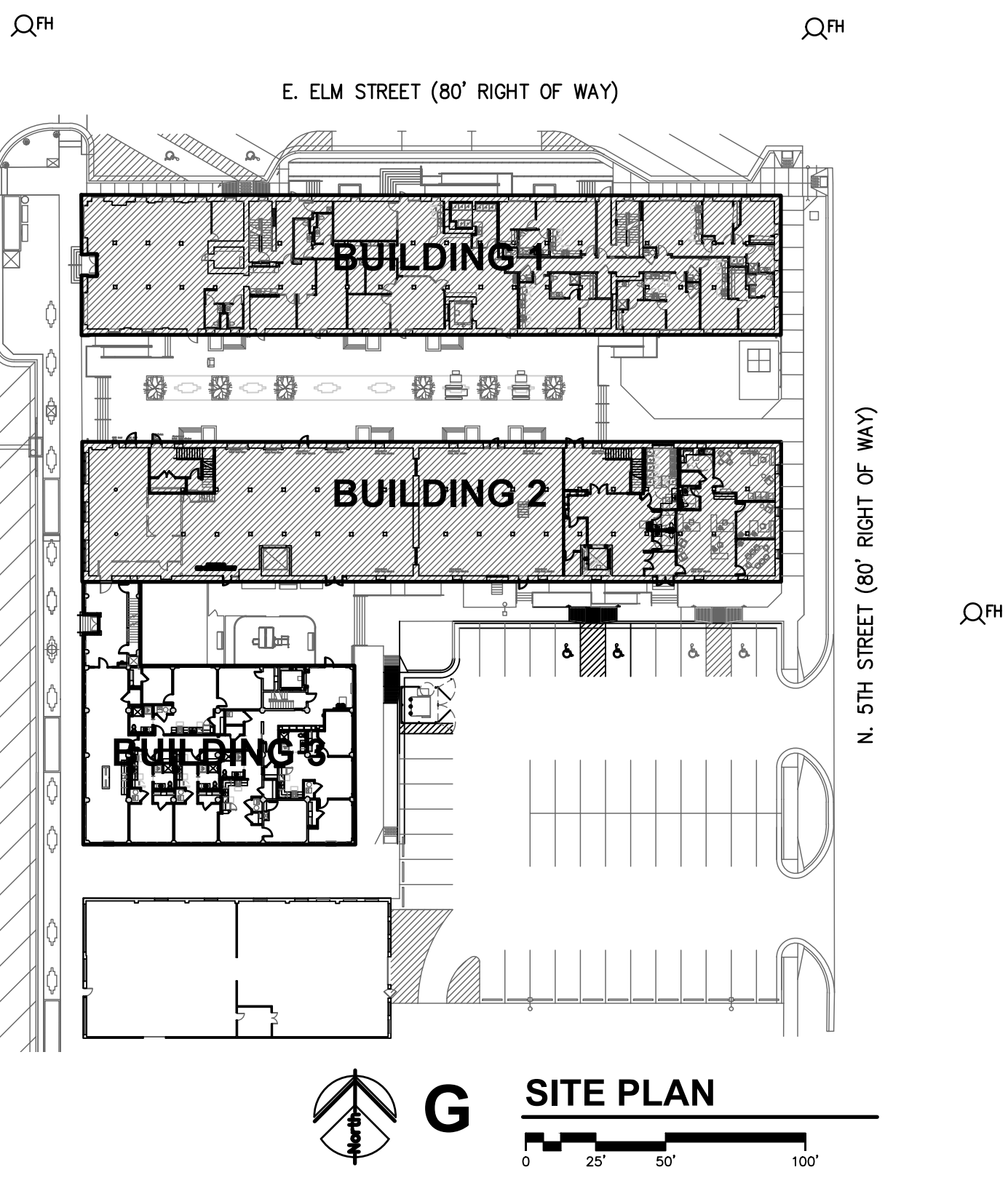
A BASEMENT PLAN

PROJECT INFORMATION

TYPE OF CONSTRUCTION	INTERIOR REMODEL
FACILITY NAME	THE LEE LOFTS, BUILDING 3
FACILITY ADDRESS	248 N. SANTA FE AVE. SALINA, KANSAS 67401
COUNTY	SALINE
REASON FOR SUBMITTAL	CHANGE IN USE FACTORY/STORAGE TO MULTI-FAMILY HOUSING
LOCAL FIRE DEPARTMENT	CITY OF SALINA
WATER SUPPLY	CITY OF SALINA
LOCAL BUILDING INSPECTION DEPARTMENT	CITY OF SALINA
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST.; SALINA, KS 67401
CODES/REGULATIONS	2012 INTERNATIONAL BUILDING CODE 2012 INTERNATIONAL MECHANICAL CODE 2012 INTERNATIONAL PLUMBING CODE 2011 NATIONAL ELECTRICAL CODE 2012 INTERNATIONAL FIRE CODE 2009 INTERNATIONAL ENERGY CONSERVATION CODE 2010 ADA STANDARDS for ACCESSIBLE DESIGN

LEGEND

DESIGNATED EMERGENCY EXIT	68" / 24.4" (← EXIT WIDTH (ACTUAL/REQUIRED)) 122 / 340 (← OCCUPANT LOAD (ACTUAL/ALLOWED))
1 HOUR CONSTRUCTION	---
1/2 HOUR FIRE PARTITION; CORRIDOR (PER IBC TABLE 1018.1) W/ 20 MIN OPENINGS (PER IBC TABLE 716.5)	---
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS W/ 45 MIN OPENINGS (PER IBC 708.3 & 716.5)	---
2 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 90 MIN OPENINGS (PER IBC TABLE 716.5)	---
EXIT LIGHT	⊙
EXIT/EMERGENCY LIGHT	⊙
EMERGENCY LIGHT	⊙
FIRE EXTINGUISHER	•
NOTE: UNIT'S FIRE EXTINGUISHER IS LOCATED IN STORAGE (A2.1-A2.3)	
FIRE HYDRANT/FIRE DEPARTMENT CONNECTION	⊙
FIRE ALARM REMOTE ANNUNCIATOR PANEL	⊙
FIRE ALARM CONTROL PANEL	⊙
OCCUPANCY GROUP (AU - ACCESSORY USE)	R-2
OCCUPANCY USE	APARTMENT
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	1,000 200
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	5 1



G SITE PLAN

CODE INFORMATION

OCCUPANCY OVERALL:	MIXED OCCUPANCY
CONSTRUCTION TYPE:	III-B
OCCUPANCY BASIC ALLOWABLE AREA:	B OFFICE 19,000 SF R-2 APARTMENTS 16,000 SF
ALLOWABLE AREA INCREASE:	(NON-SEPARATED USES, PER IBC SEC. 508.3)
ACTUAL BUILDING AREA:	R-2
BASE ALLOWABLE AREA INCREASE (0%)	16,000 SF
SPRINKLER INCREASE (200%)	0 SF
TOTAL FLOOR ALLOWABLE	32,000 SF
TOTAL BLDG W/O BSMT (506.4.1.3)	48,000 SF
TOTAL BLDG W/O BSMT	144,000 SF
FIRST FLOOR	6,114 SF
SECOND FLOOR	6,165 SF
THIRD FLOOR	6,165 SF
FOURTH FLOOR	6,165 SF
FIFTH FLOOR	6,165 SF
TOTAL BLDG W/O BSMT	30,774 SF
BASIC ALLOWABLE STORIES:	4+1=5
ACTUAL STORIES:	5
BASIC ALLOWABLE HEIGHT:	55'+20'=75'
ACTUAL HEIGHT:	64'
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: III-B	
EXTERIOR BEARING WALLS:	2 HOUR
STRUCTURAL FRAME:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
INTERIOR NON-BEARING WALLS:	0 HOUR
SHAFT ENCLOSURES:	2 HOUR
FLOOR/CEILING ASSEMBLY:	0 HOUR
CEILING/ROOF ASSEMBLY:	0 HOUR Class C
CORRIDOR/DWELLING UNITS:	1/2 HOUR (Table 1018.1)
DWELLING UNITS -	1 HR FIRE PARTITIONS
DWELLING UNITS -	0 HOUR FLR/CEILING
OCCUPANCY SEPARATIONS:	
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE.	
DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS. (PER IBC SEC. 508.3)	
ROOF COVERINGS: CLASS B OR BETTER	
INCIDENTAL SEPARATIONS: (PER IBC TABLE 509)	
DWELLING UNITS - 1 HR FIRE PARTITIONS	
SPECIAL CONDITIONS:	
EXIT & EMERGENCY LIGHTING, PORTABLE FIRE EXTINGUISHERS, MANUAL FIRE ALARM EGRESS - NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS	
FIRE ALARM REQUIREMENTS:	
REQUIRED, PROVIDED - MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72	
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT	
INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS, SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.	
SMOKE ALARM REQUIREMENTS:	
REQUIRED, PROVIDED - SLEEPING ROOMS & AT EACH FLOOR	
REQUIRED, PROVIDED - SMOKE DETECTOR EACH FLOOR	
REQUIRED, PROVIDED - SMOKE DETECTOR AT BASEMENT	
CARBON MONOXIDE DETECTION REQUIREMENTS: (PER IBC 908.7)	
NOT REQUIRED, PROVIDED - SLEEPING ROOMS & AT EACH FLOOR	
(NOT REQ'D - NO GAS SERVICE OR FUEL-BURNING APPLIANCES PROVIDED, NO ATTACHED GARAGE)	
AUTOMATIC FIRE SUPPRESSION SYSTEM:	
REQUIRED, PROVIDED PER NFPA 13 (RESIDENTIAL HEADS PROVIDED)	
STANDPIPES:	
REQUIRED, PROVIDED CLASS I PER NFPA 14	
EMERGENCY POWER SOURCE:	
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK-UP	
HAZARDOUS MATERIALS: (PER IBC TABLE 307.1(1))	
NO HAZARDOUS MATERIALS ARE TO BE STORED	
SMOKE CONTROL:	
NOT REQUIRED	
SMOKE PARTITIONS:	
NOT REQUIRED	
ASSEMBLY:	
SIGNS TO BE MOUNTED IN ASSEMBLY AREAS OF MAXIMUM OCCUPANT LOAD	
TOTAL OCCUPANT LOAD:	196
EXITING: REFERENCE PLAN	
OCCUPANT LOAD FACTORS:	
OCCUPANCY USE LOAD FACTOR MAX. OCC LD=1 EXIT	
B COMMONS	15 sf/OCCUPANT 49
B LOBBY	15 sf/OCCUPANT 49
B OFFICE	100 sf/OCCUPANT 49
B ACTIVITY	50 sf/OCCUPANT 49
B MECH/ELEC	300 sf/OCCUPANT 49
R-2 APARTMENT	200 sf/OCCUPANT 10
EMERGENCY ESCAPE AND RESCUE: (PER IBC 1029, TABLES 1021.2(1) & 1021.2(2))	
NOT REQUIRED, EACH STORY HAS 2 OR MORE EXITS	

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS



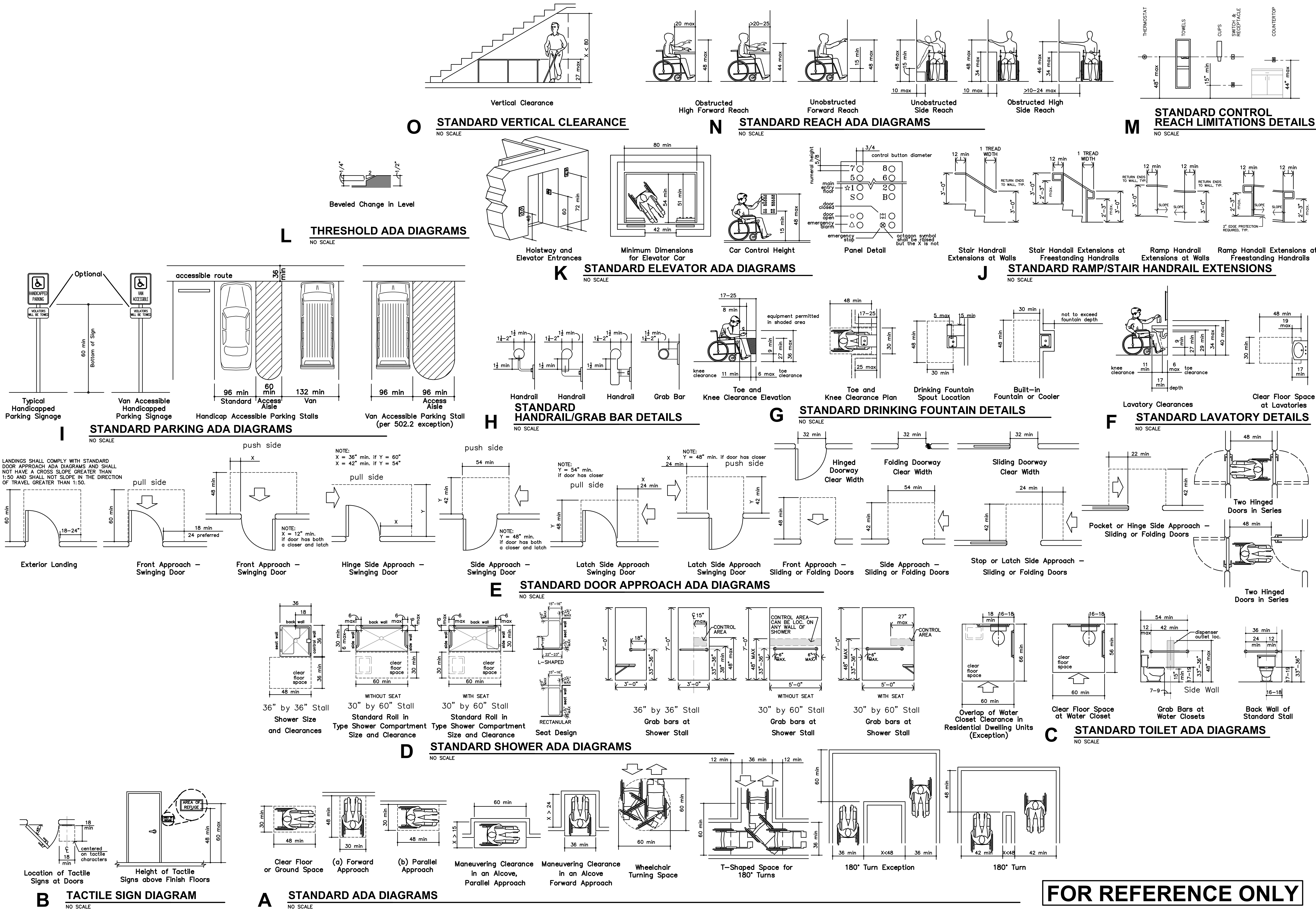
REVISION:	
DATE:	9-19-2025
JOB:	22-3243
SHEET NO.:	

CFP

JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

JGR

COPYRIGHTED ©



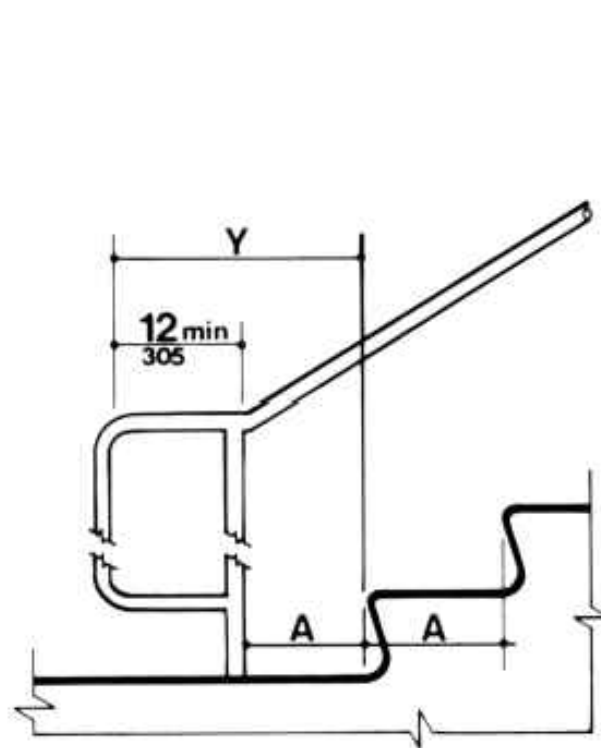


Figure 19(c)
Stair Handrails - Extension at Bottom of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

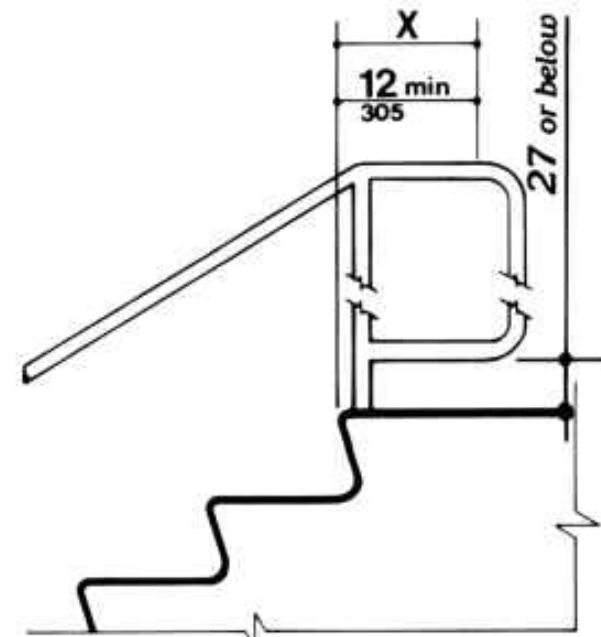
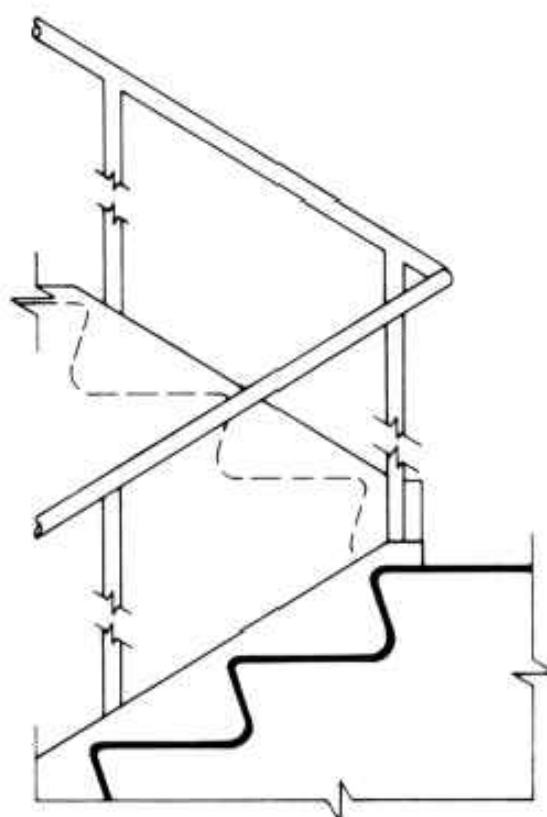


Figure 19(d)
Stair Handrails - Extension at Top of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

J STANDARD UFAS HANDRAILS

NO SCALE

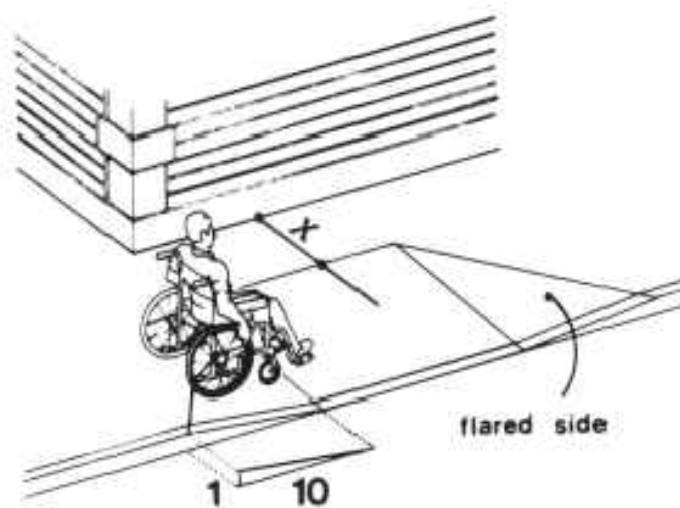


Figure 12(a)

4.7.5 SIDES OF CURB RAMPS. If a curb ramp is located where pedestrians must walk across the ramp, or where it is not protected by handrails or guardrails, then it shall have flared sides; the maximum slope of the flare shall be 1:10 (see Fig. 12(a)). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp (see Fig. 12(b)).

Note: If X is less than 48 inches, then the slope of the flared side shall not exceed 1:12.

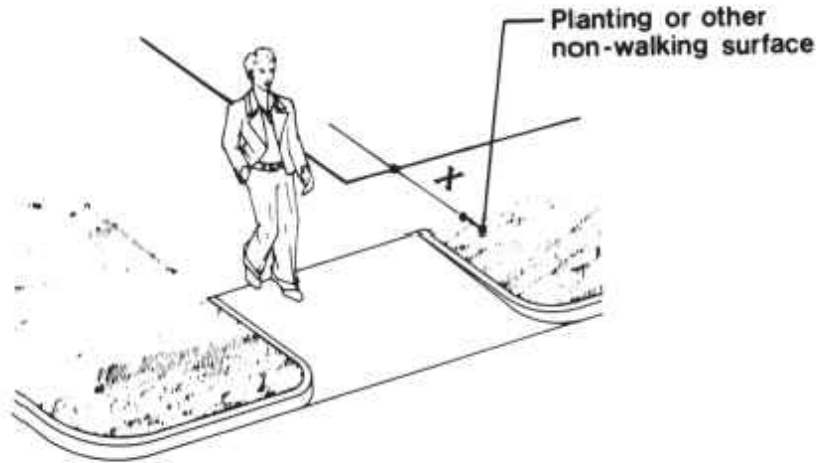
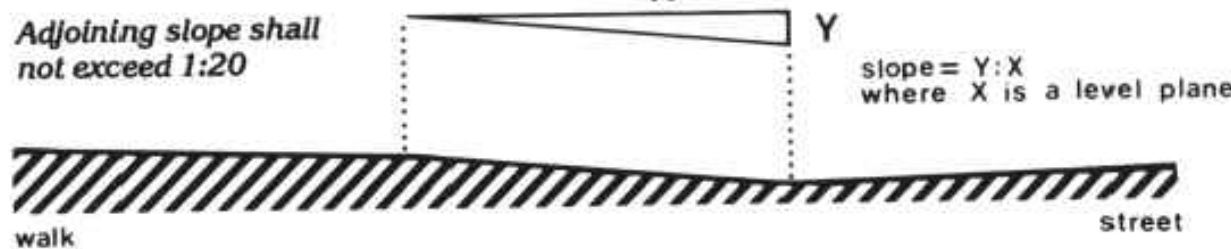


Figure 12(b)

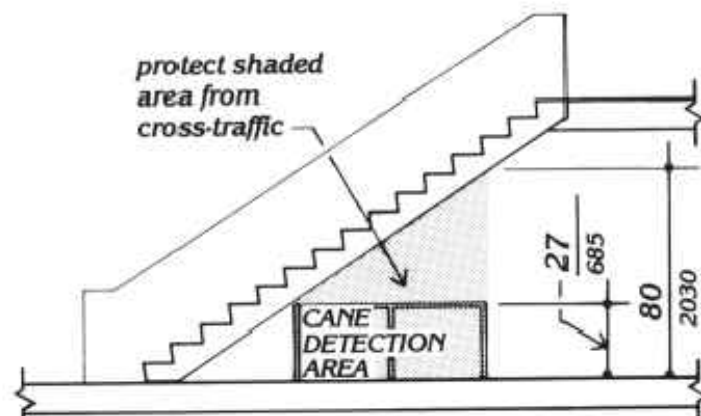
H STANDARD UFAS CURB RAMPS

NO SCALE



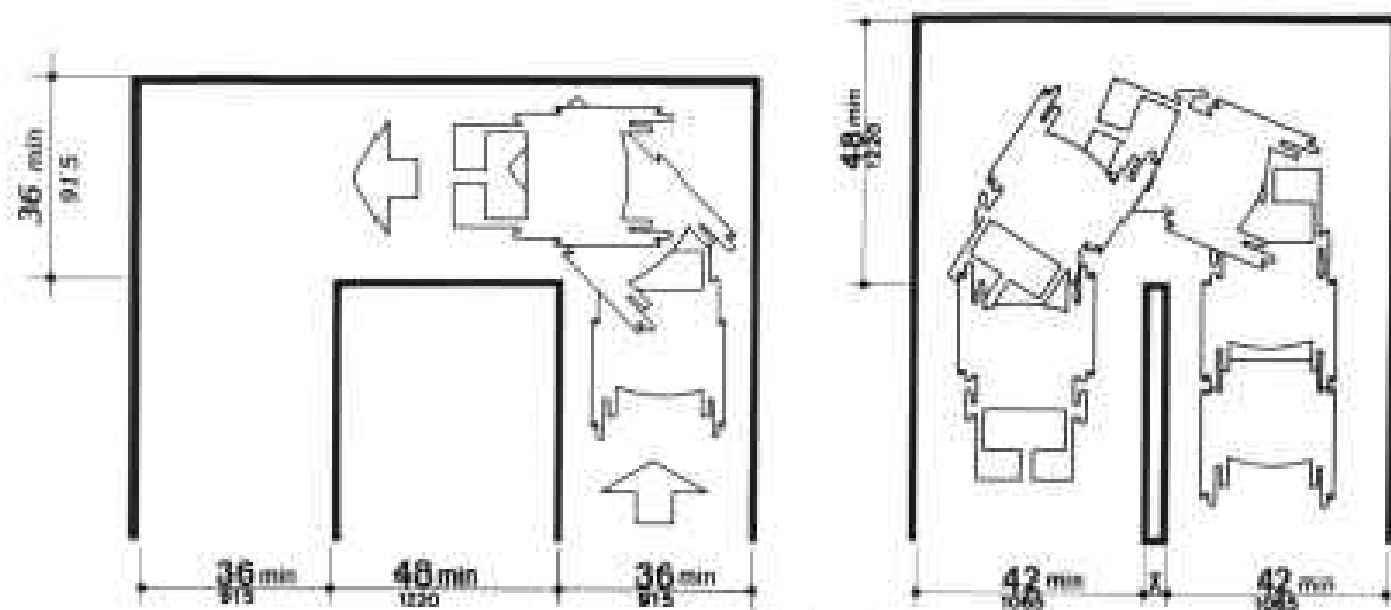
G STANDARD UFAS SLOPE

NO SCALE



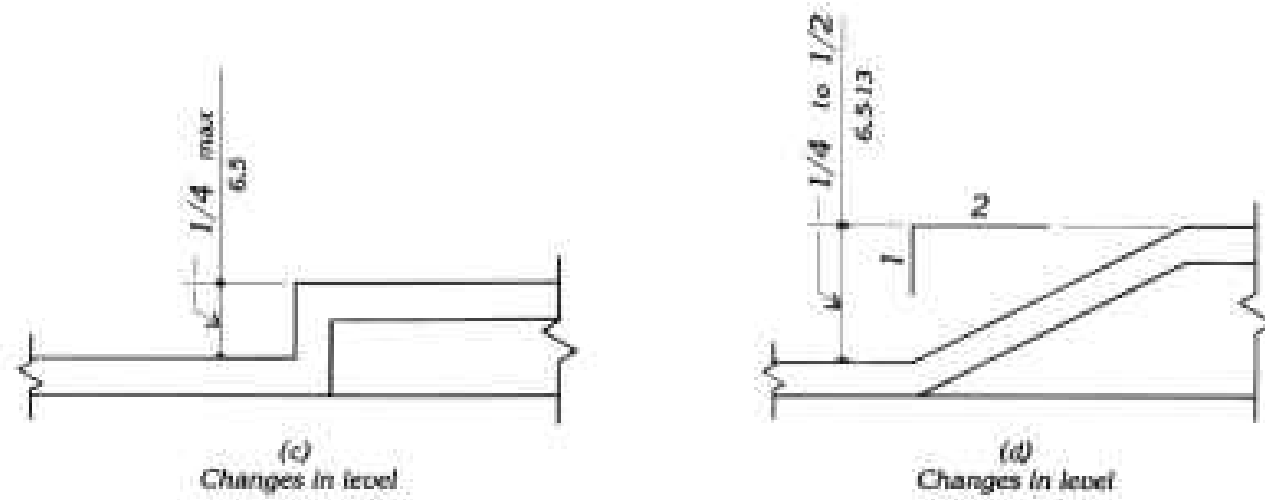
F GENERAL UFAS DIAGRAM

NO SCALE



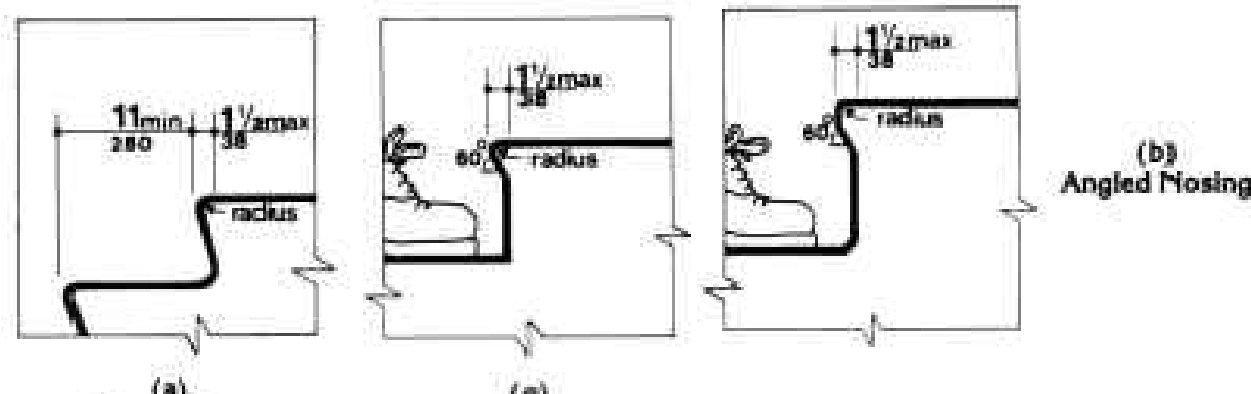
E UFAS WIDTH DIAGRAMS

NO SCALE



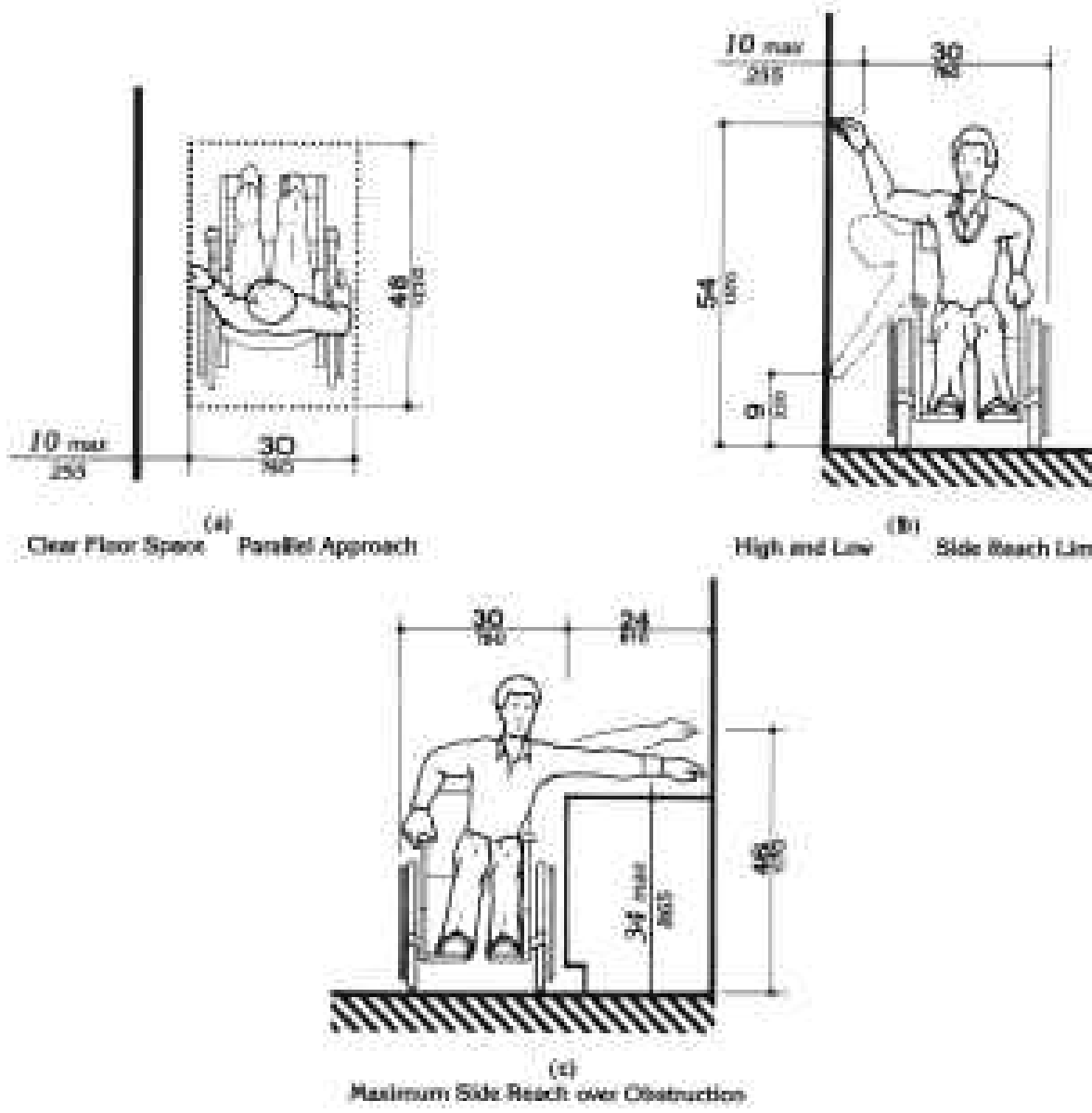
D UFAS CHANGE IN LEVEL DIAGRAM

NO SCALE



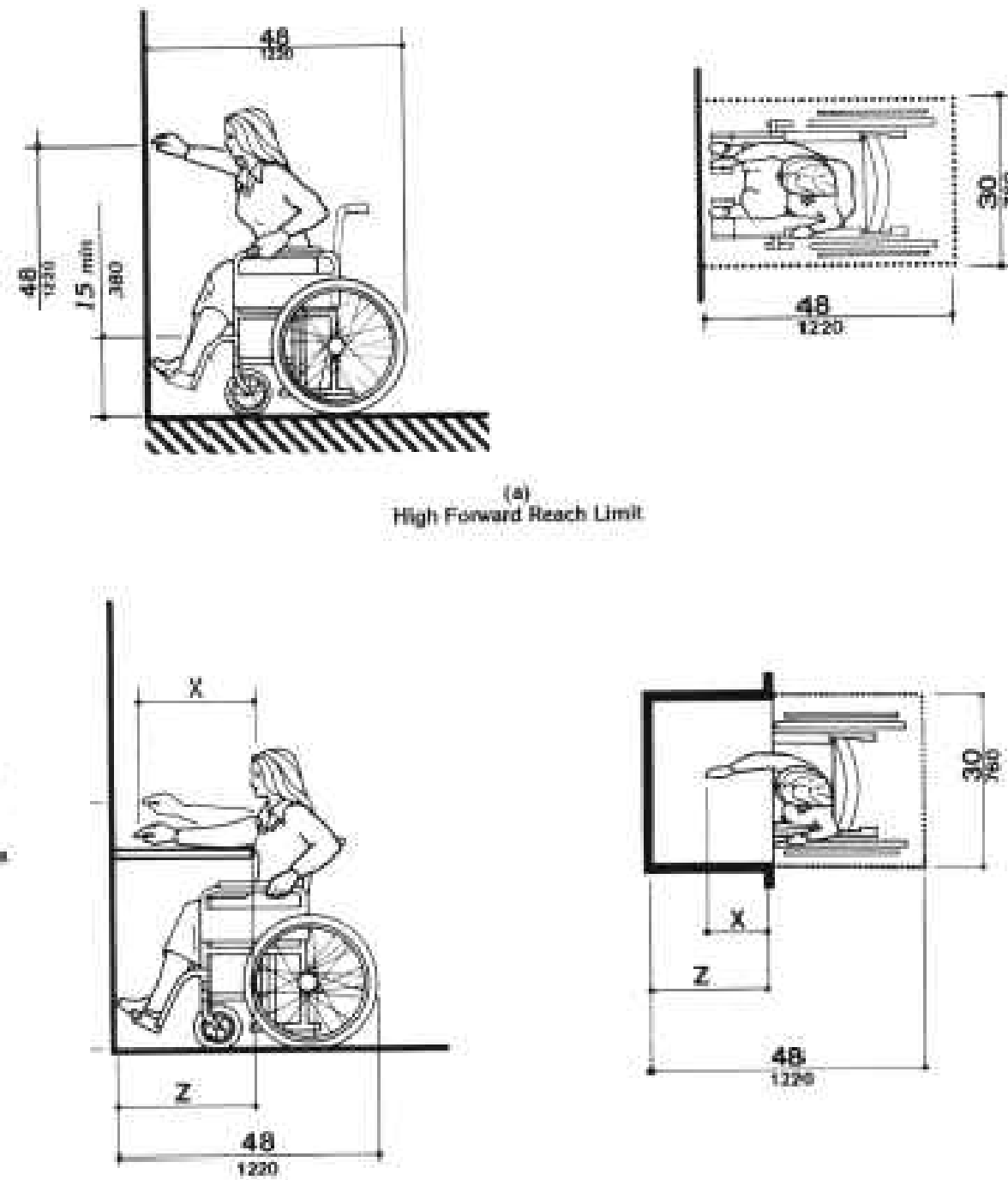
C STAIR NOSINGS

NO SCALE



A STANDARD UFAS REACH DIAGRAMS

NO SCALE



NOTE: REFERENCE FULL UNIFORM FEDERAL ACCESSIBILITY STANDARDS FOR ADDITIONAL INFORMATION.

FOR REFERENCE ONLY

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

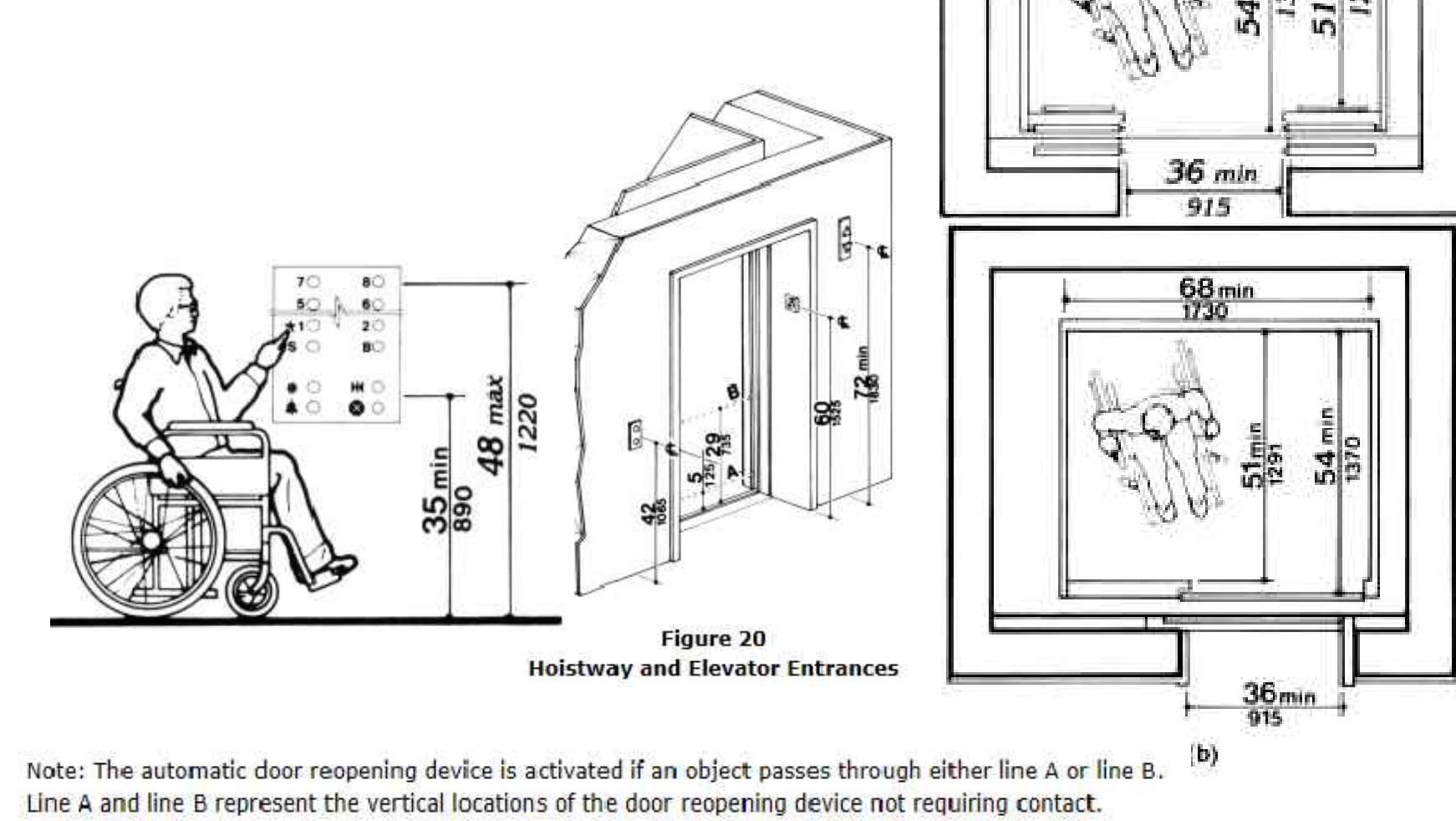
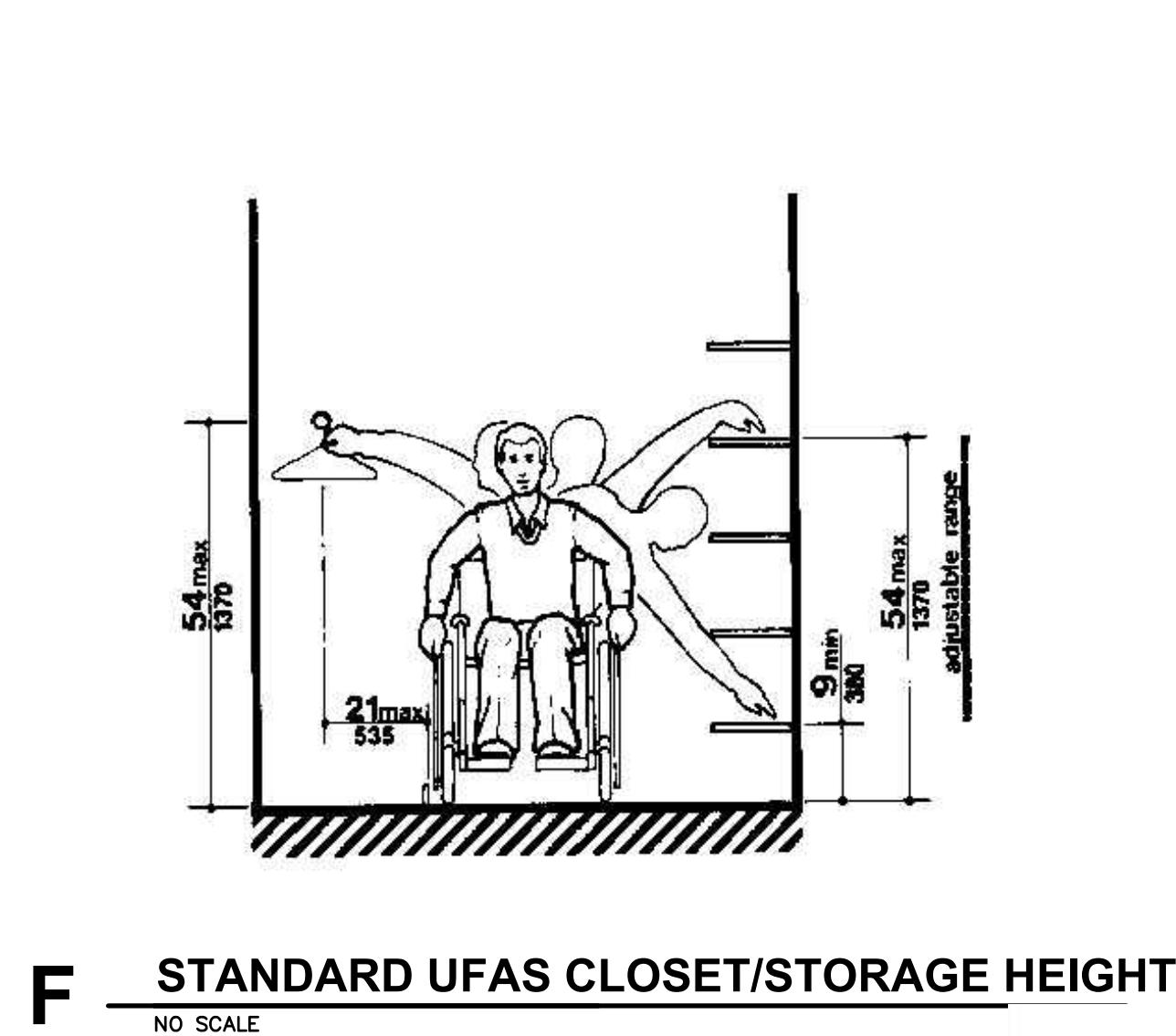
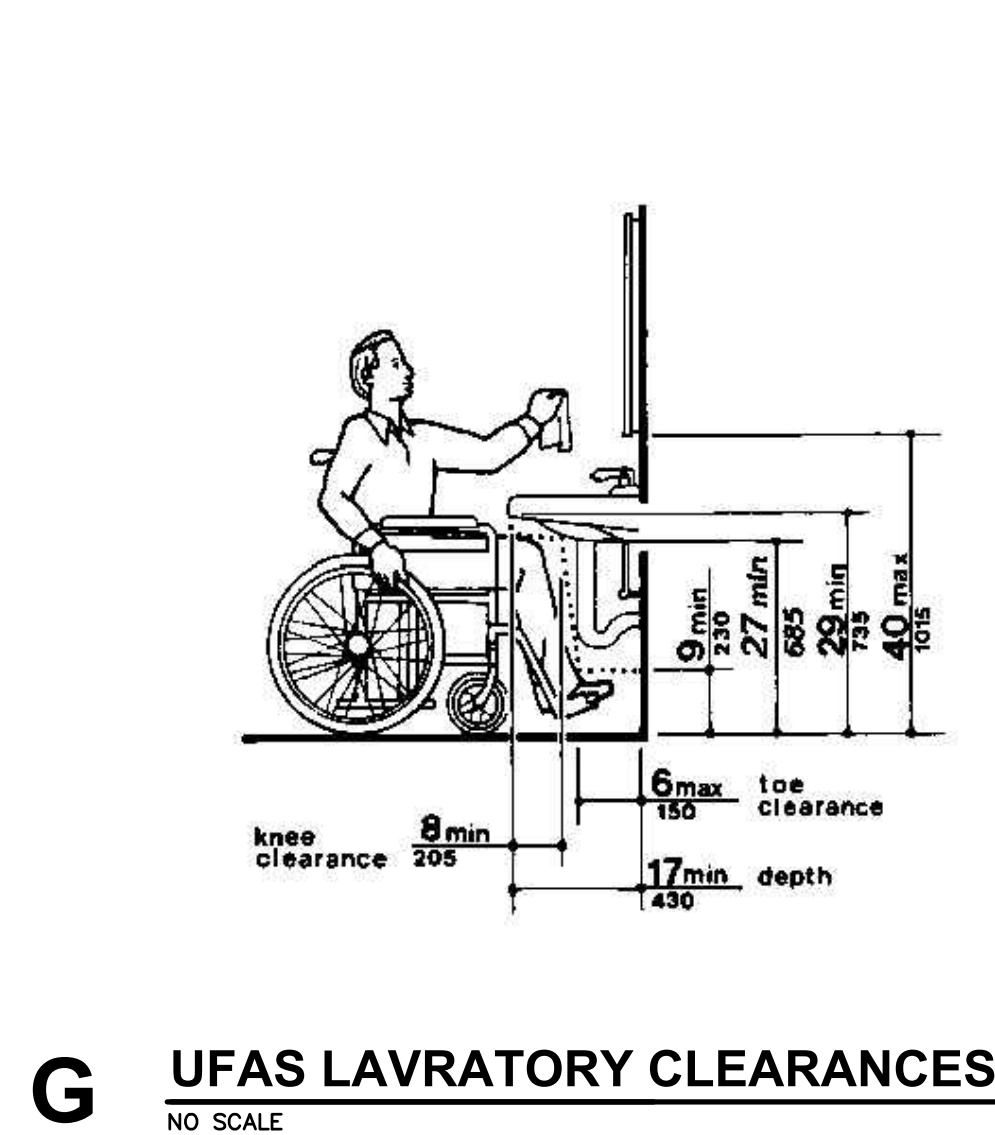
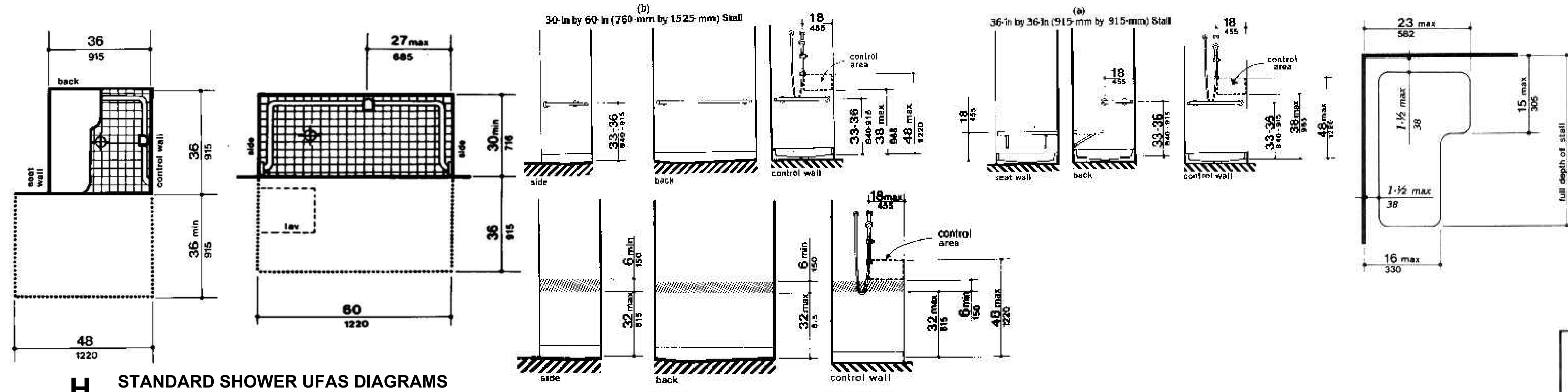


REVISION:
DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

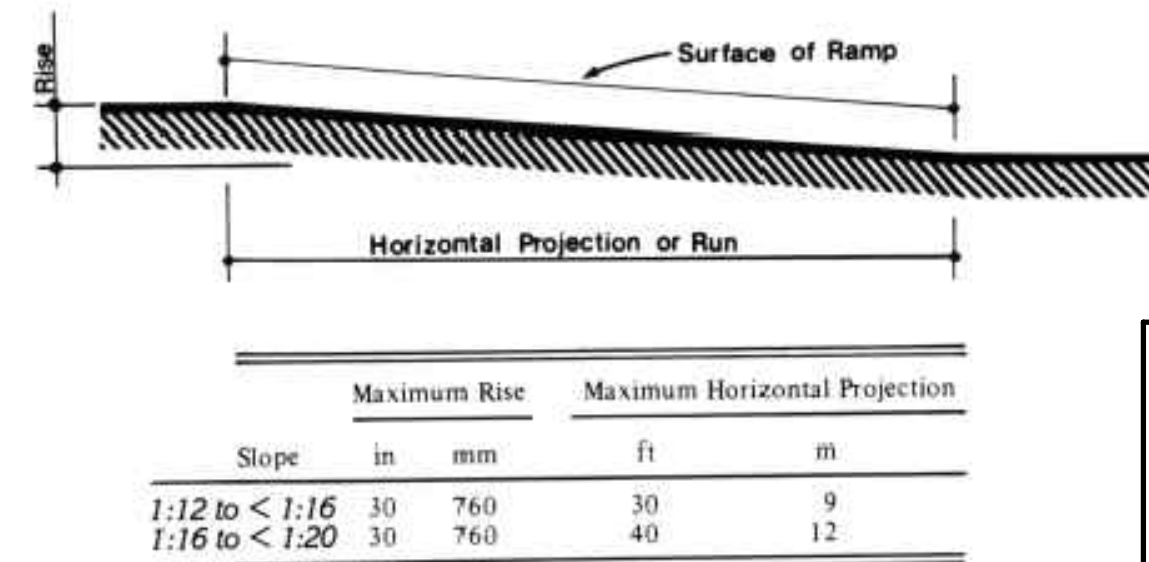
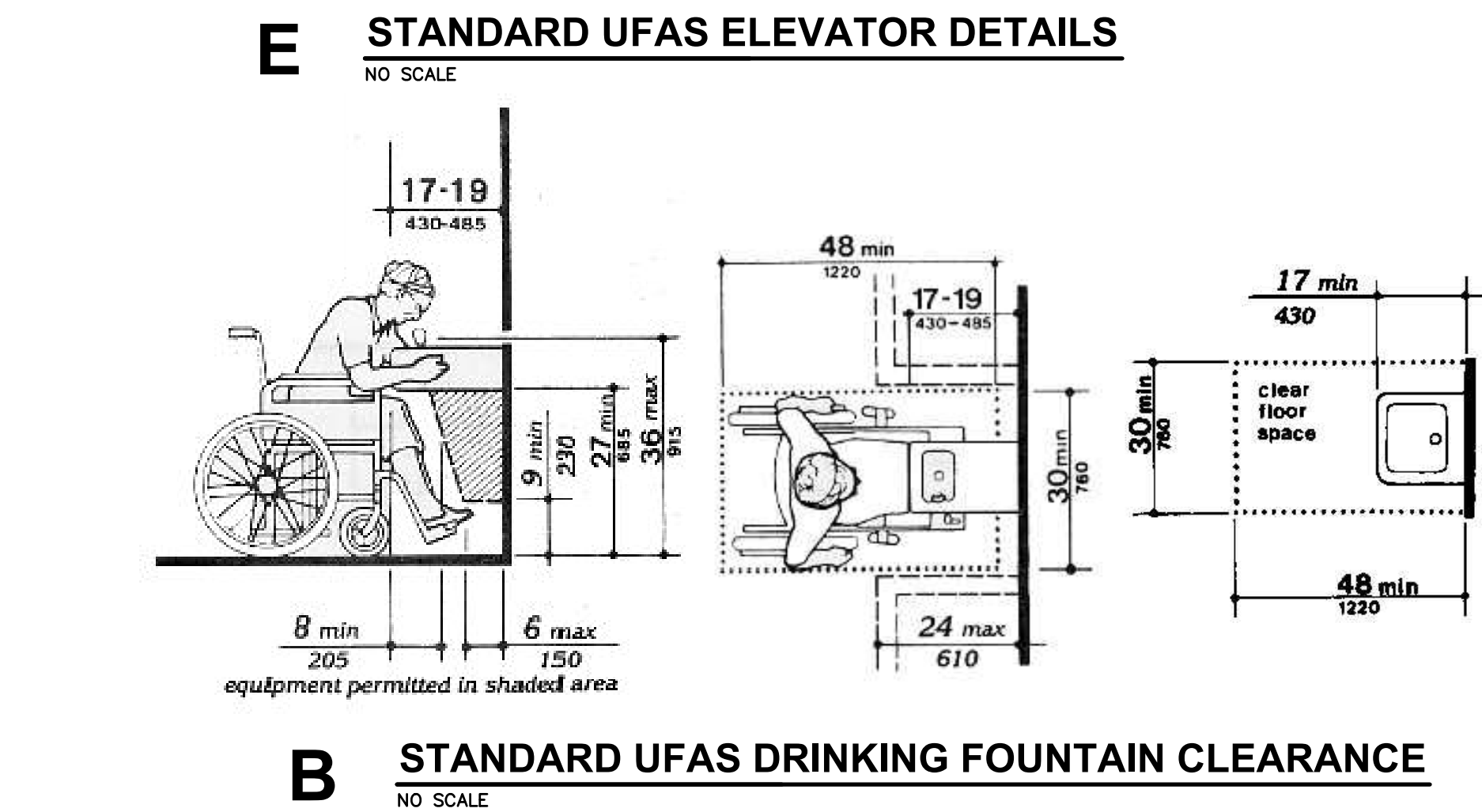
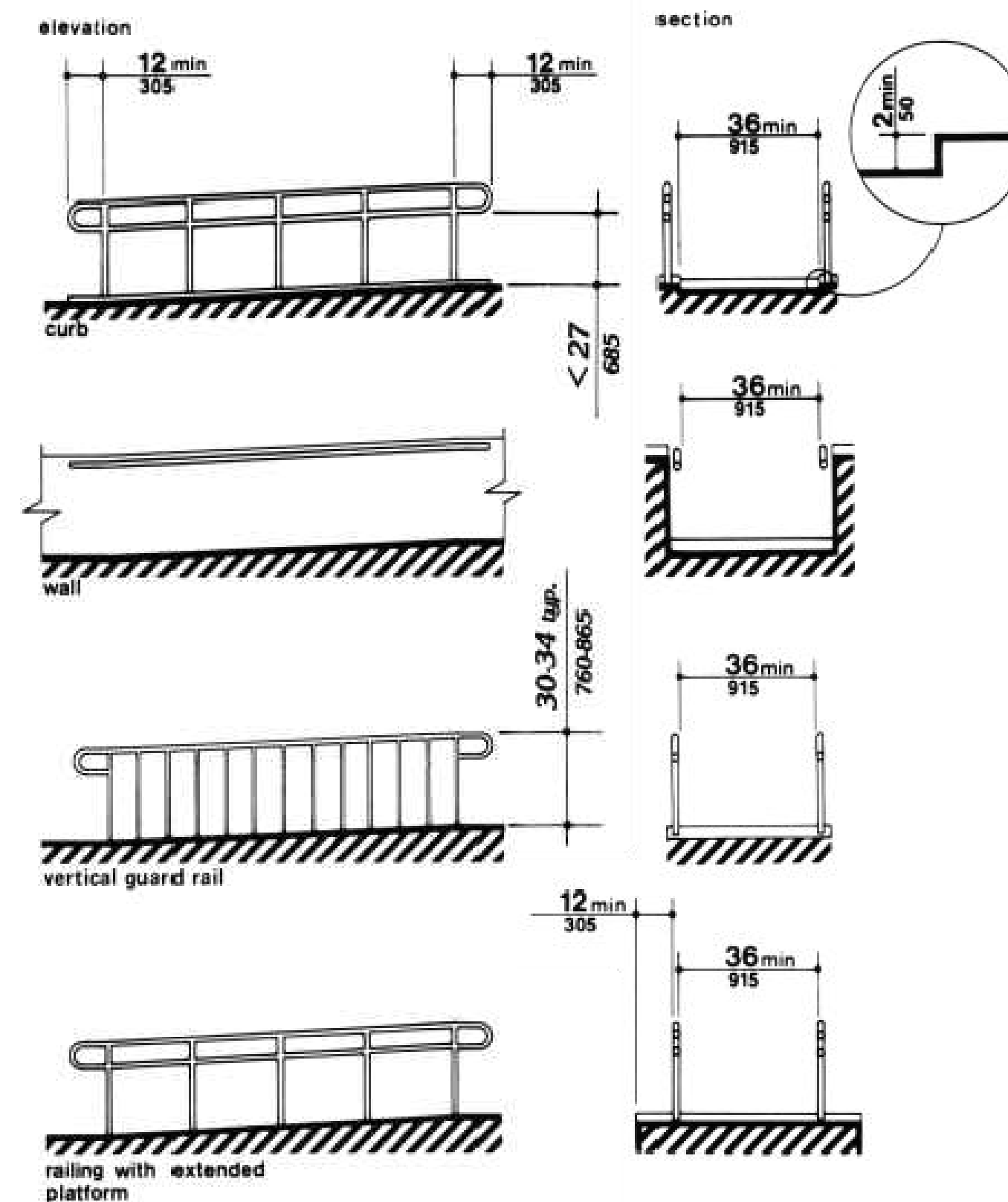
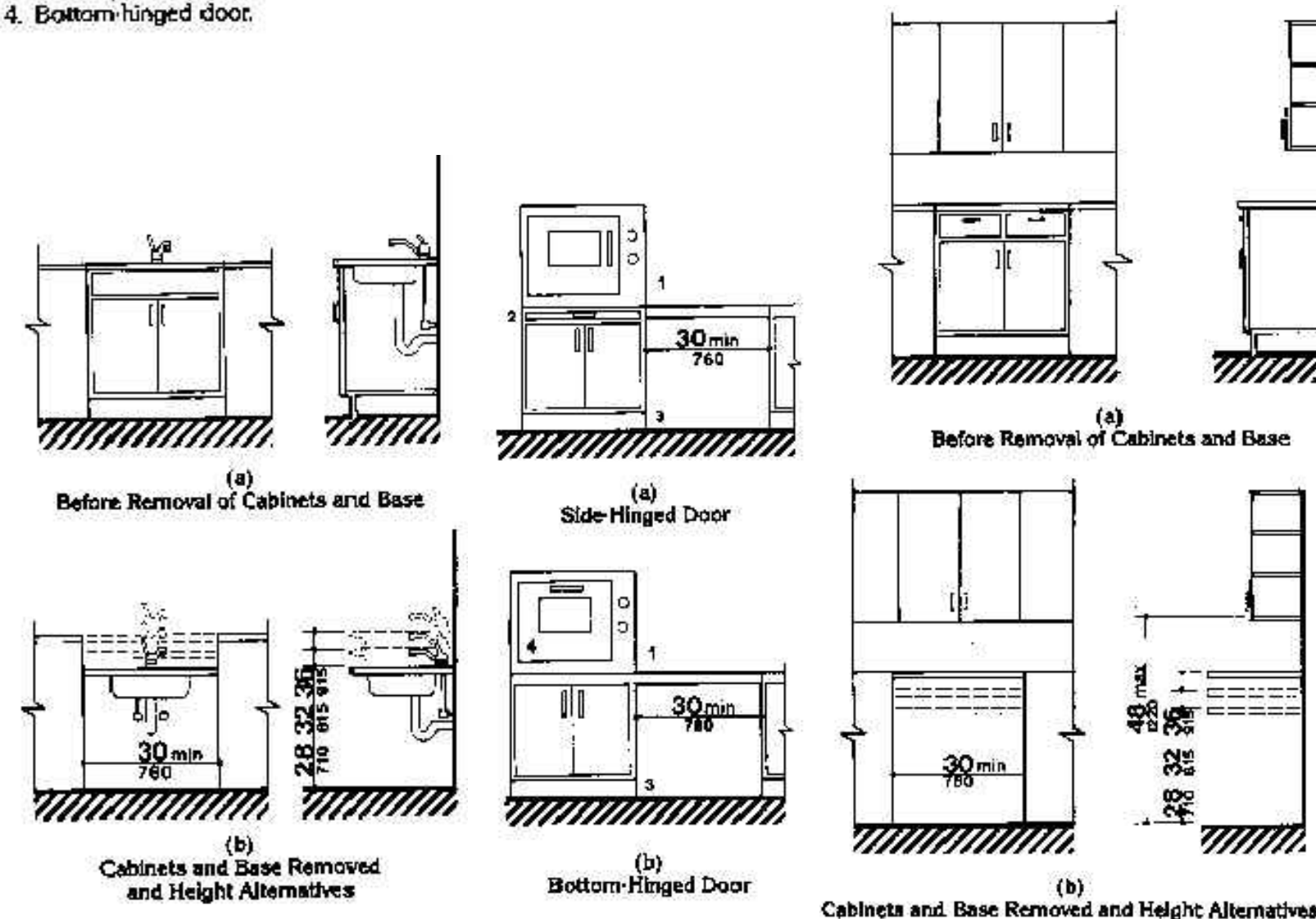
UFAS
1

COPYRIGHTED ©

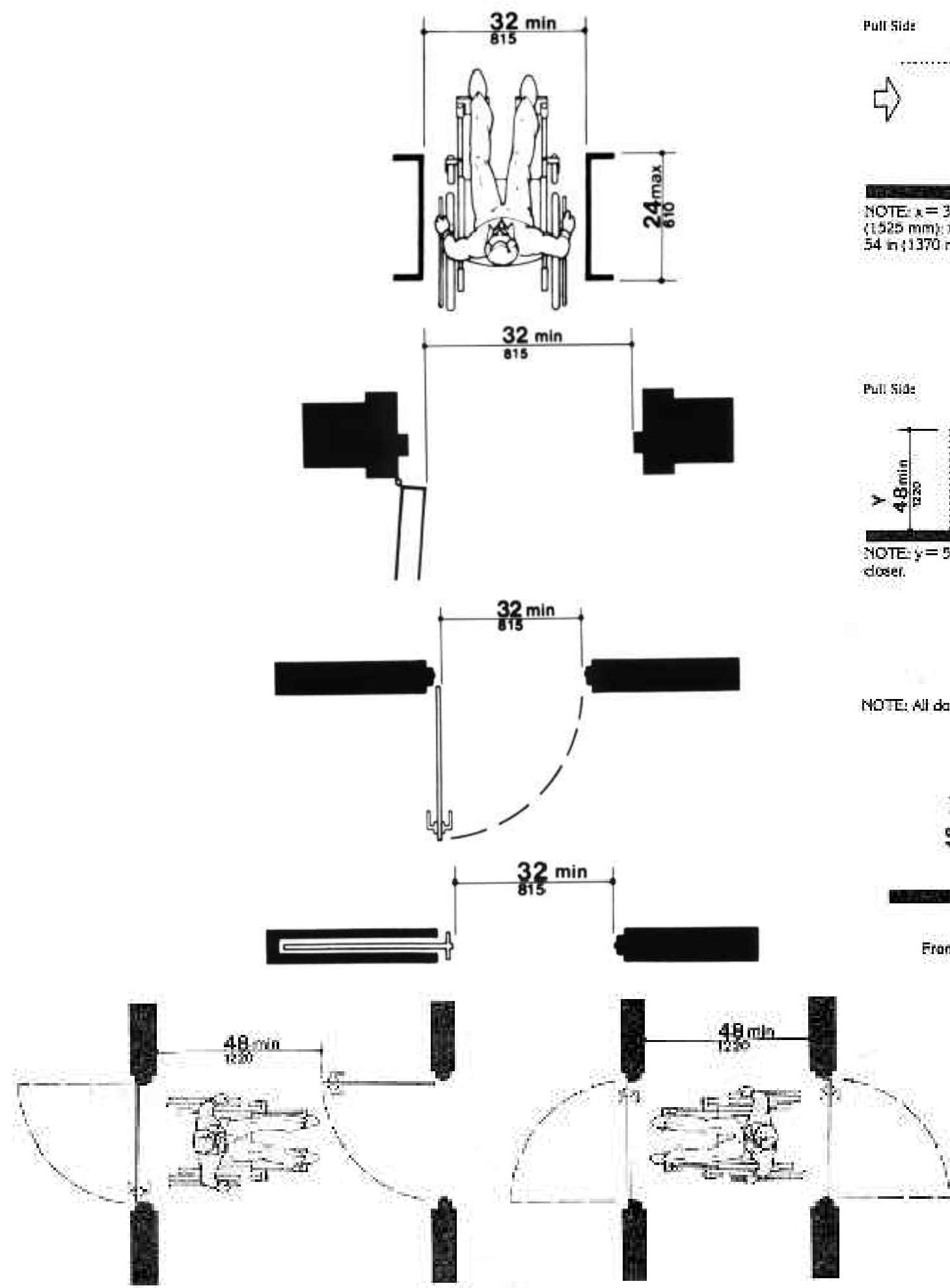
JonesGillamRenz
1881 Main Street, Suite 301
Kansas City, MO 64108
730 N. Ninth
Salina, KS 67401
785.827.0386
jgr@jgrarchitects.com



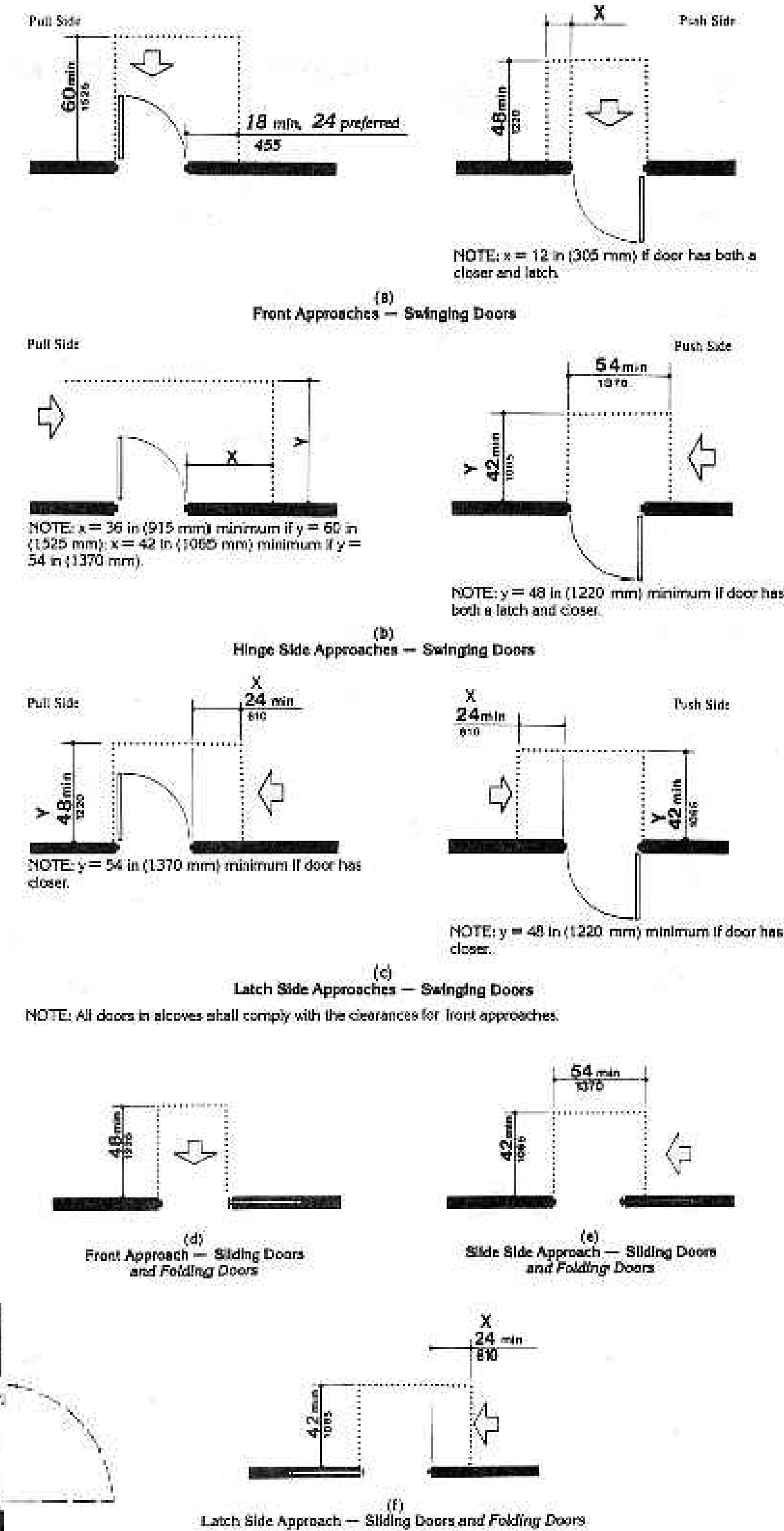
- SYMBOL KEY:
1. Countertop or wall-mounted oven.
 2. Pull-out board preferred with side-opening door.
 3. Clear open space.
 4. Bottom-hinged door.



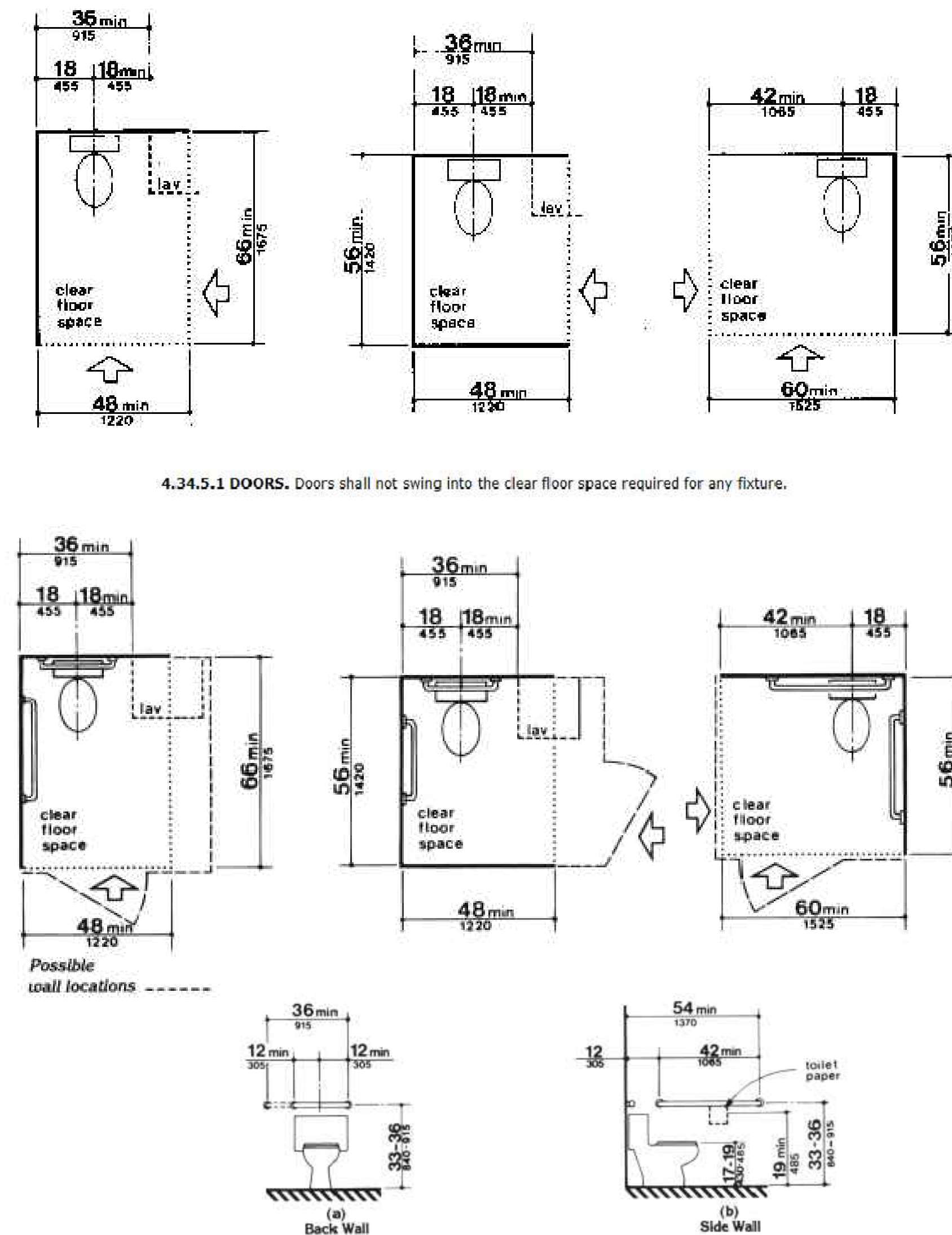
NOTE:
REFERENCE FULL UNIFORM FEDERAL
ACCESSIBILITY STANDARDS FOR
ADDITIONAL INFORMATION.



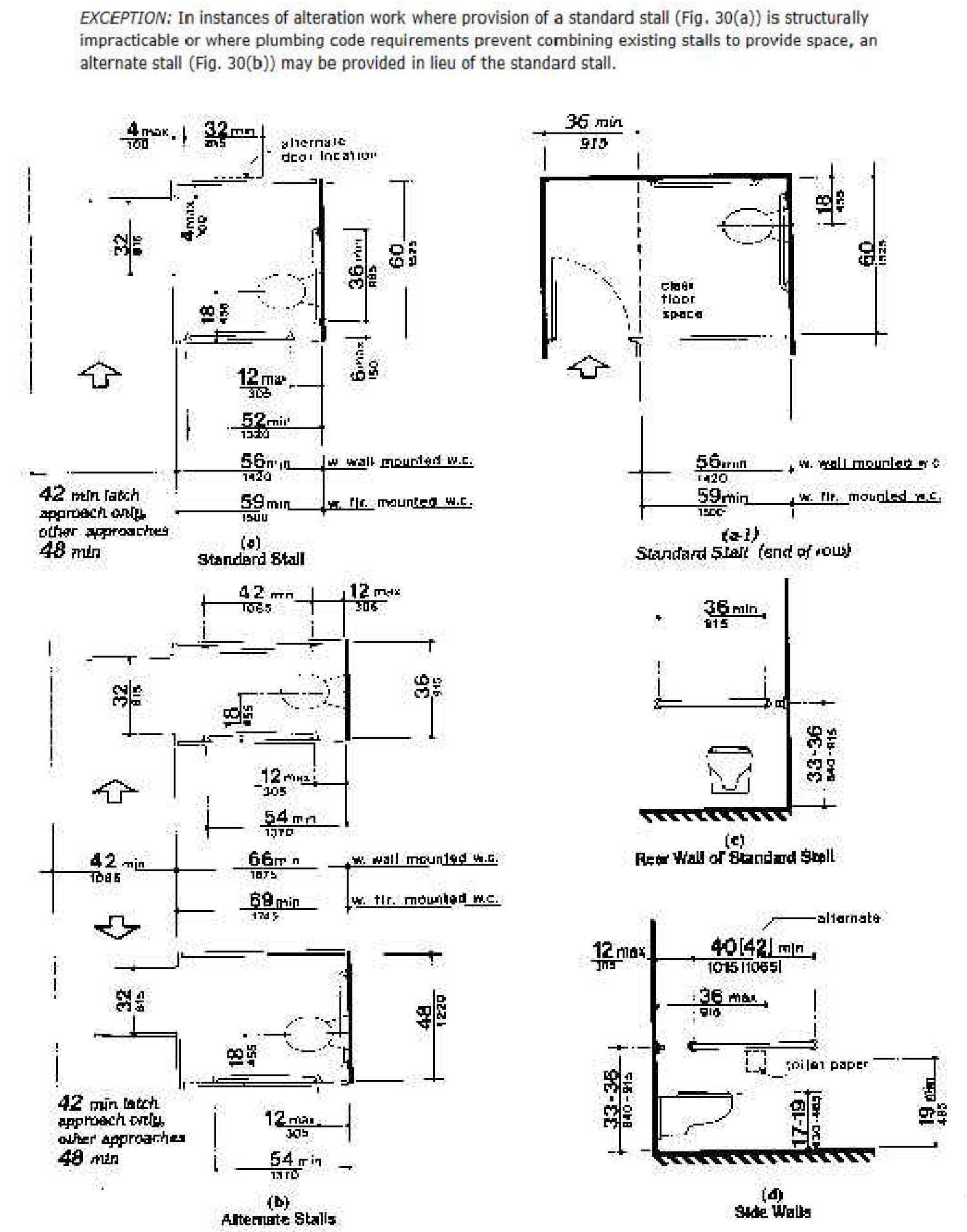
B STANDARD UFAS DOOR APPROACH/CLEARANCES
NO SCALE



C STANDARD BATHROOM/TUB DIAGRAMS
NO SCALE



A STANDARD UFAS TOILET/WATER CLOSET DIAGRAMS
NO SCALE



EXCEPTION: In instances of alteration work where provision of a standard stall (Fig. 30(a)) is structurally impracticable or where plumbing code requirements prevent combining existing stalls to provide space, an alternate stall (Fig. 30(b)) may be provided in lieu of the standard stall.

NOTE:
REFERENCE FULL UNIFORM FEDERAL
ACCESSIBILITY STANDARDS FOR
ADDITIONAL INFORMATION.

FOR REFERENCE ONLY

DEMOLITION NOTES

GENERAL

- 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.
- REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
- THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
- ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
- CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
- EXISTING SALVAGED BRICK TO BE STOCK PILED FOR RE-USE.
- COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

WINDOWS

- EXISTING STEEL WINDOWS. REMOVE ANY AND ALL WOOD/METAL PANEL COVERINGS. REMOVE ANY AND ALL BLINDS, SHADES, ETC. CLEAN, SAND, RESTORE AND REPAIR FRAMES. AT WINDOWS WITH OPERABLE PANEL, RETURN TO FULLY OPERABLE CONDITION. REFINISH & PAINT. NEW INSULATED GLAZING TO BE INSTALLED. REFERENCE HISTORIC PRESERVATION NOTES FOR ADDITIONAL DIRECTION.
- REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
- REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
- REMOVE EXISTING PLYWOOD FROM EXTERIOR OF WINDOW AND REMOVE EXISTING WOOD STUD WALL INFILL FROM INTERIOR SIDE OF WINDOW.
- REMOVE EXISTING WINDOW, PLYWOOD INFILL, DOOR FRAME AND BRICK INFILL AND EXISTING WINDOW OPENING. PREP FOR THE INSTALLATION OF NEW WINDOW.

DOORS

- REMOVE EXISTING STEEL DOORS & ALL ASSOCIATED HARDWARE. PATCH AND REPAIR ADJACENT MASONRY WALLS AS NEEDED.
- REMOVE EXISTING OVERHEAD DOOR AND SHUTTER DOORS, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES CLEAN, PREP FOR INSTALL OF WALL INFILL AND/OR DOOR.
- RESTORE EXISTING STEEL FRONT DOOR & TRANSOM. REMOVE BROKEN GLASS. CLEAN, SAND, AND REPAIR FRAMES. DOORS TO BE RESTORED TO FULLY OPERABLE CONDITION. INSTALL NEW HARDWARE AND NEW GLASS AS NEEDED. GLASS SHOULD MATCH EXISTING IN THICKNESS AND COLOR/TRANSPARENCY.
- REMOVE EXISTING PLYWOOD DOOR INFILL. REMOVE EXISTING DETERIORATED WOOD DOOR FRAME TRANSOM. PREP FOR THE INSTALLATION OF NEW ALUM WINDOW SYSTEM.
- REMOVE PORTION OF EXISTING MASONRY SHAFT WALL TO ALLOW FOR THE INSTALLATION OF NEW FIRE-RATED DOOR.

FLOORS

- REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL CONCRETE FLOOR. EXISTING CONCRETE FLOORS TO REMAIN.
- REMOVE EXISTING EXCESS CONCRETE FLOOR LEVELING AROUND EAST DOOR.
- CLEAN AND RESTORE ORIGINAL TILE ENTRY FEATURE AT EXTERIOR OF DOOR LANDING.

WALLS

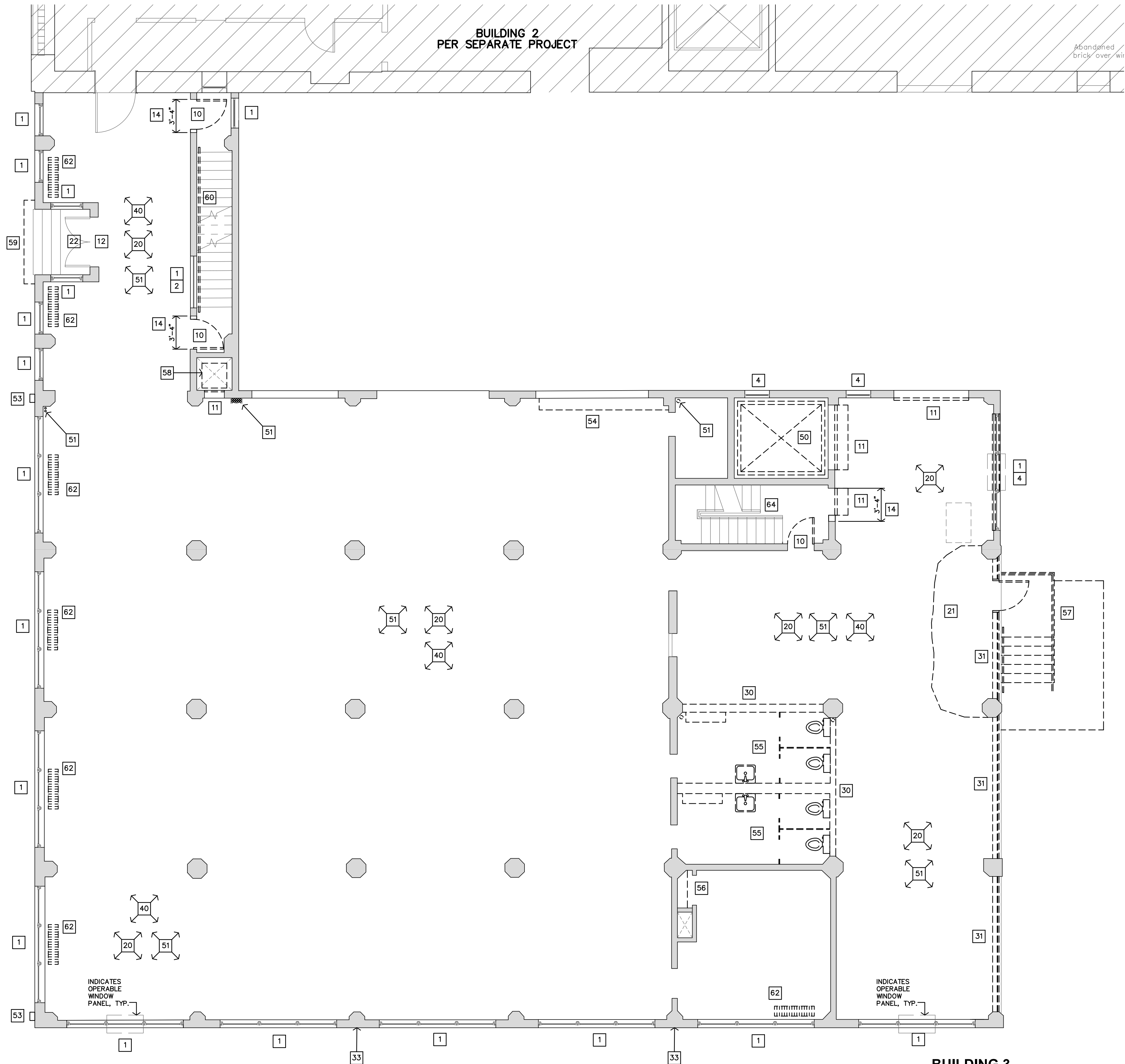
- REMOVE EXISTING PLASTER WALLS AROUND BATHROOM. PATCH AND REPAIR ADJACENT WALLS, CEILING AND FLOOR AS NEEDED.
- REMOVE TEMPORARY INFILL WALLS AT EAST SIDE OF BUILDING. PREP FOR THE INSTALLATION OF NEW MASONRY AND WOOD INFILL WALLS AND WINDOWS.
- SAWCUT AND REMOVE PORTION OF MASONRY WALL TO CREATE NEW OPENING. PROTECT ADJACENT MASONRY.
- REMOVE EXISTING WINDOW, SLIDING METAL DOOR, ANCHORS, FASTENERS, ETC. SAWCUT AND REMOVE EXISTING BRICK INFILL TO EXPOSE ORIGINAL WINDOW OPENING. PREP OPENING FOR NEW WINDOW.

CEILINGS

- REMOVE ANY AND ALL PLUMBING/ELECTRICAL HANGERS, EXPOSED REBAR, ETC. ATTACHED TO CEILINGS. SAND SMOOTH AND REPAIR AS NEEDED.

STAIRS, ELEVATOR, EQUIPMENT

- 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.
- REMOVE ALL EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC.
- REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.
- REMOVE EXISTING MTL SCUPPER & DOWNSPOUT.
- REMOVE EXISTING DUCTWAY CABINETRY AND COUNTERTOP. PATCH AND REPAIR ADJACENT PLASTER WALLS, AND CONCRETE FLOORING.
- REMOVE ALL EXISTING TOILETS, FIXTURES, SINKS, PARTITIONS, ACCESSORIES AND ALL ASSOCIATED PLUMBING, PIPING, ETC. PATCH AND REPAIR ADJACENT PLASTER WALLS AND CONCRETE FLOOR AS NEEDED.
- REMOVE EXISTING SHELVES, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES, REPAIR PLASTER WALLS, CLEAN.
- REMOVE EXISTING STAIR, HANDRAILS, ACCESSORIES, ADJACENT SIDEWALK, ETC.
- REMOVE EXISTING DUMB WAITER, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. SHAFT TO REMAIN.
- REMOVE BOTTOM DAMAGED STAIR TREAD, SALVAGE EXISTING ORIGINAL SHOE SCRAPPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
- REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL, ANCHORS AND ACCESSORIES. REPLACE WITH NEW ADA AND CODE-COMPLIANT HANDRAILS.
- AT BASEMENT: 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.
- REMOVE EXISTING RADIATORS, ASSOCIATED PIPING, ETC. PATCH ADJACENT WALLS, FLOORS AS NEEDED.
- REMOVE ALL EXISTING ELECTRICAL BOXES, PANELS, CONDUITS, ETC. ALONG WALL.
- CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL BOTTOM RAIL 1" ABOVE STAIR NOSING, MATCH SLOPE OF EXISTING RAIL/STAIR. INSTALL STAINLESS, WELDED WIRE PANEL PANEL (3" SQUARE SPACING) WITH 1" U-EDGING IN-BETWEEN THE OPEN RAILS. REMOVE ALL EXISTING PAINT AND REPAINT.



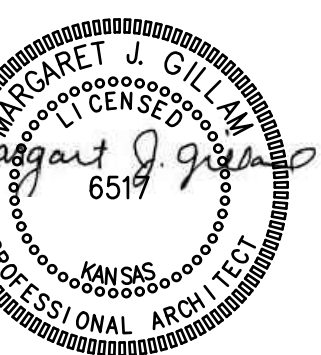
BUILDING 3
1ST LEVEL
DEMOLITON PLAN



LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS



REVISION:

DATE: 9-19-2025

JOB: 22-3243

SHEET NO.:

D1.1

COPYRIGHTED ©

JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com



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 EXISTING STEEL WINDOWS. REMOVE ANY AND ALL WOOD/METAL PANEL COVERINGS. REMOVE ANY AND ALL BLINDS, SHADES, ETC. CLEAN, SAND, RESTORE AND REPAIR FRAMES. AT WINDOWS WITH OPERABLE PANEL, RETURN TO FULLY OPERABLE CONDITION. REFINISH & PAINT. NEW INSULATED GLAZING TO BE INSTALLED. REFERENCE HISTORIC PRESERVATION NOTES FOR ADDITIONAL DIRECTION.
- 2 REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
- 3 REMOVE EXISTING PAINT FROM WINDOW FRAME AND GLASS.
- 4 REMOVE EXISTING PLYWOOD FROM EXTERIOR OF WINDOW AND REMOVE EXISTING WOOD STUD WALL INFILL FROM INTERIOR SIDE OF WINDOW.
- 5 REMOVE EXISTING WINDOW, PLYWOOD INFILL, DOOR FRAME AND BRICK INFILL AND EXISTING WINDOW OPENING. PREP FOR THE INSTALLATION OF NEW WINDOW.

DOORS

- 10 REMOVE EXISTING STEEL DOORS & ALL ASSOCIATED HARDWARE. PATCH AND REPAIR ADJACENT MASONRY WALLS AS NEEDED.
- 11 REMOVE EXISTING OVERHEAD DOOR AND SHUTTER DOORS, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES CLEAN, PREP FOR INSTALL OF WALL INFILL AND/OR DOOR.
- 12 RESTORE EXISTING STEEL FRONT DOOR & TRANSOM. REMOVE BROKEN GLASS. CLEAN, SAND, AND REPAIR FRAMES. DOORS TO BE RESTORED TO FULLY OPERABLE CONDITION. INSTALL NEW HARDWARE AND NEW GLASS AS NEEDED. GLASS SHOULD MATCH EXISTING IN THICKNESS AND COLOR/TRANSPARENCY.
- 13 REMOVE EXISTING PLYWOOD DOOR INFILL. REMOVE EXISTING DETERIORATED WOOD DOOR FRAME TRANSOM. PREP FOR THE INSTALLATION OF NEW ALUM WINDOW SYSTEM.
- 14 REMOVE PORTION OF EXISTING MASONRY SHAFT WALL TO ALLOW FOR THE INSTALLATION OF NEW FIRE-RATED DOOR.

FLOORS

- 20 REMOVE ANY EXISTING FLOORING, GLUE, ETC. TO ORIGINAL CONCRETE FLOOR. EXISTING CONCRETE FLOORS TO REMAIN.
- 21 REMOVE EXISTING EXCESS CONCRETE FLOOR LEVELING AROUND EAST DOOR.
- 22 CLEAN AND RESTORE ORIGINAL TILE ENTRY FEATURE AT EXTERIOR OF DOOR LANDING.

WALLS

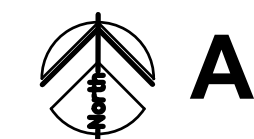
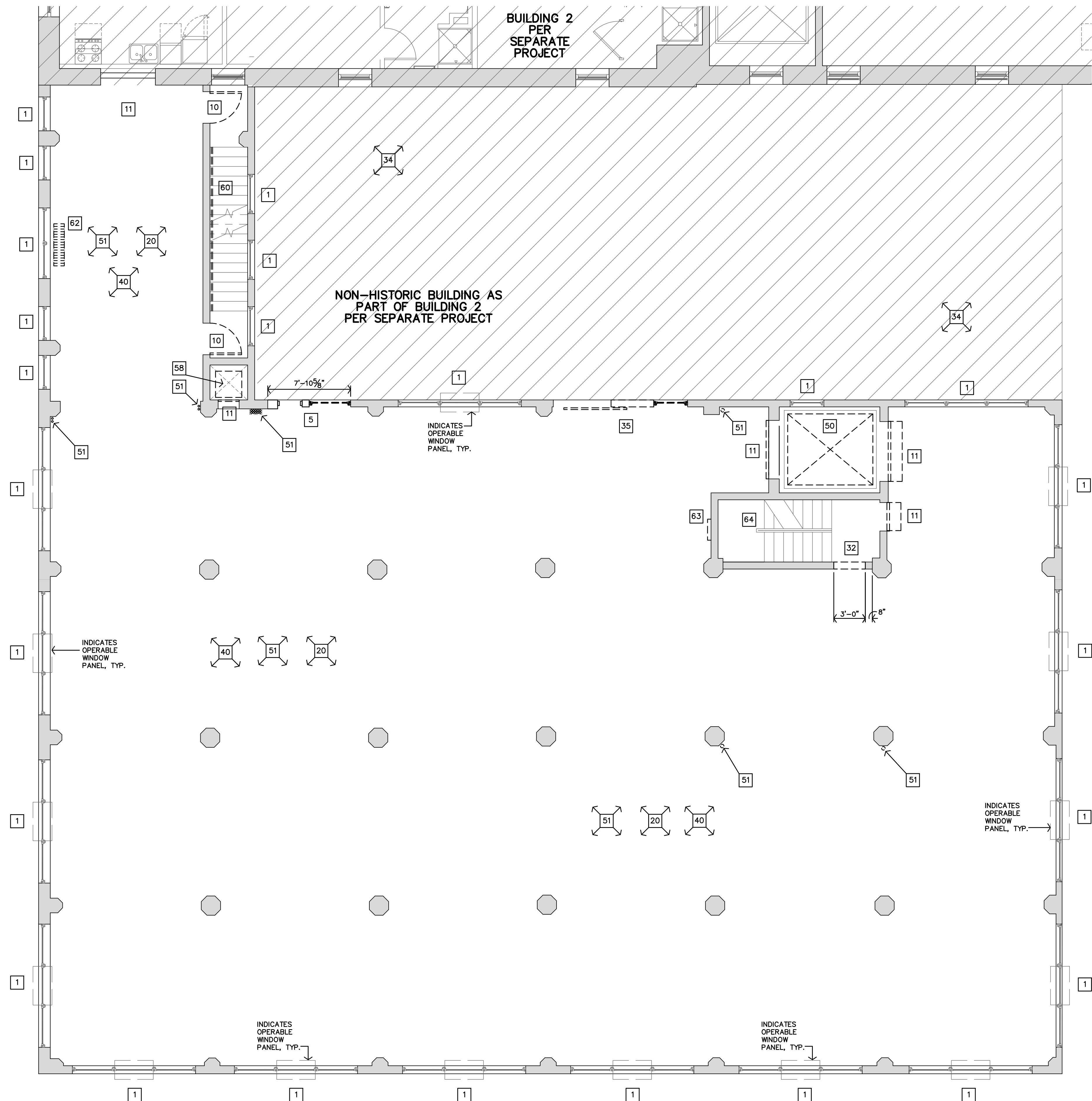
- 30 REMOVE EXISTING PLASTER WALLS AROUND BATHROOM. PATCH AND REPAIR ADJACENT WALLS, CEILING AND FLOOR AS NEEDED.
- 31 REMOVE TEMPORARY INFILL WALLS AT EAST SIDE OF BUILDING. PREP FOR THE INSTALLATION OF NEW MASONRY AND WOOD INFILL WALLS AND WINDOWS.
- 32 SAWCUT AND REMOVE PORTION OF MASONRY WALL TO CREATE NEW OPENING. PROTECT ADJACENT MASONRY.
- 35 REMOVE EXISTING WINDOW, SLIDING METAL DOOR, ANCHORS, FASTENERS, ETC. SAWCUT AND REMOVE EXISTING BRICK INFILL TO EXPOSE ORIGINAL WINDOW OPENING. PREP OPENING FOR NEW WINDOW.

CEILINGS

- 40 REMOVE ANY AND ALL PLUMBING/ELECTRICAL HANGERS, EXPOSED REBAR, ETC. ATTACHED TO CEILINGS. SAND SMOOTH AND REPAIR AS NEEDED.

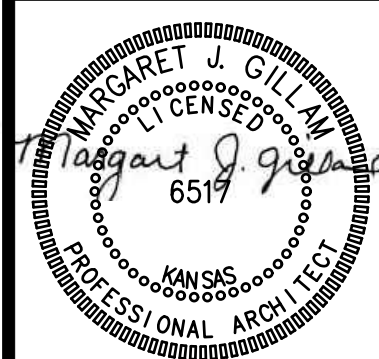
STAIRS, ELEVATOR, EQUIPMENT

- 50 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.
- 51 REMOVE ALL EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC.
- 52 REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.
- 53 REMOVE EXISTING MTL SCUPPER & DOWNSPOUT.
- 54 REMOVE EXISTING DUCTWAY CABINETRY AND COUNTERTOP. PATCH AND REPAIR ADJACENT PLASTER WALLS, AND CONCRETE FLOORING.
- 55 REMOVE ALL EXISTING TOILETS, FIXTURES, SINKS, PARTITIONS, ACCESSORIES AND ALL ASSOCIATED PLUMBING, PIPING, ETC. PATCH AND REPAIR ADJACENT PLASTER WALLS AND CONCRETE FLOOR AS NEEDED.
- 56 REMOVE EXISTING SHELVES, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES, REPAIR PLASTER WALLS, CLEAN.
- 57 REMOVE EXISTING STAIR, HANDRAILS, ACCESSORIES, ADJACENT SIDEWALK, ETC.
- 58 REMOVE EXISTING DUMB WAITER, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. SHAFT TO REMAIN.
- 59 REMOVE BOTTOM DAMAGED STAIR TREAD, SALVAGE EXISTING ORIGINAL SHOE SCRAPPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
- 60 REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL, ANCHORS AND ACCESSORIES. REPLACE WITH NEW ADA AND CODE-COMPLIANT HANDRAILS.
- 61 AT BASEMENT: 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.
- 62 REMOVE EXISTING RADIATORS, ASSOCIATED PIPING, ETC. PATCH ADJACENT WALLS, FLOORS AS NEEDED.
- 63 REMOVE ALL EXISTING ELECTRICAL BOXES, PANELS, CONDUITS, ETC. ALONG WALL.
- 64 CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL BOTTOM RAIL 1" ABOVE STAIR NOSING, MATCH SLOPE OF EXISTING RAIL/STAIR. INSTALL STAINLESS, WELDED WIRE PANEL PANEL (3" SQUARE SPACING) WITH 1" U-EDGING IN-BETWEEN THE OPEN RAILS. REMOVE ALL EXISTING PAINT AND REPAINT.



**BUILDING 3
2ND LEVEL
DEMOLITION PLAN**
3/16"=1'-0"

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



REVISION:

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

D1.2

JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com



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, SIGNS, 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

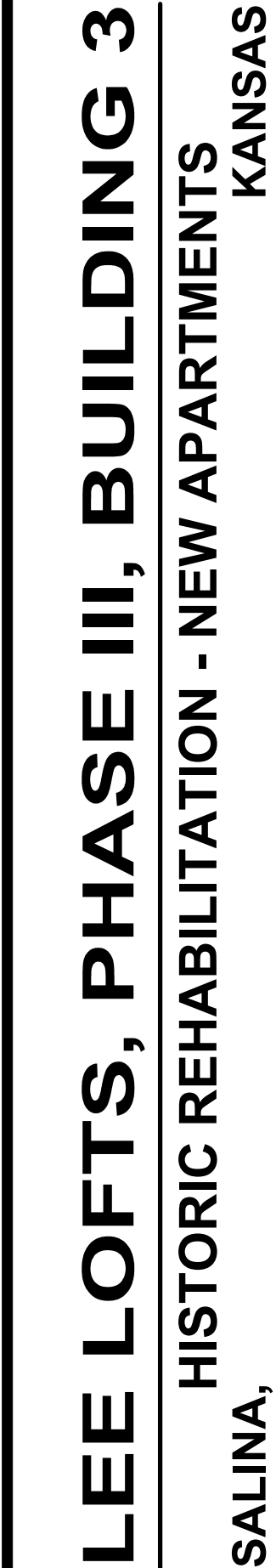
DOORS

10	REMOVE EXISTING STEEL DOORS & ALL ASSOCIATED HARDWARE. PATCH AND REPAIR ADJACENT MASONRY WALLS AS NEEDED.
11	REMOVE EXISTING OVERHEAD DOOR AND SHUTTER DOORS, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES CLEAN, PREP FOR INSTALL OF WALL INFILL AND/OR DOOR.
12	RESTORE EXISTING STEEL FRONT DOOR & TRANSOM. REMOVE BROKEN GLASS, CLEAN, SAND, AND REPAIR FRAMES. DOORS TO BE RESTORED TO FULLY OPERABLE CONDITION. INSTALL NEW HARDWARE AND NEW GLASS AS NEEDED. GLASS SHOULD MATCH EXISTING IN THICKNESS AND COLOR/TRANSPARENCY.
13	REMOVE EXISTING PLYWOOD DOOR INFILL. REMOVE EXISTING DETERIORATED WOOD DOOR FRAME TRANSOM. PREP FOR THE INSTALLATION OF NEW ALUM WINDOW SYSTEM.
14	REMOVE PORTION OF EXISTING MASONRY SHAFT WALL TO ALLOW FOR THE INSTALLATION OF NEW FIRE-RATED DOOR.

WALLS	
30	REMOVE EXISTING PLASTER WALLS AROUND BATHROOM. PATCH AND REPAIR ADJACENT WALLS, CEILING AND FLOOR AS NEEDED.
31	REMOVE TEMPORARY INFILL WALLS AT EAST SIDE OF BUILDING. PREP FOR THE INSTALLATION OF NEW MASONRY AND WOOD INFILL WALLS AND WINDOWS.
32	SAWCUT AND REMOVE PORTION OF MASONRY WALL TO CREATE NEW OPENING. PROTECT ADJACENT MASONRY.
35	REMOVE EXISTING WINDOW, SLIDING METAL DOOR, ANCHORS, FASTENERS, ETC. SAWCUT AND REMOVE EXISTING BRICK INFILL TO EXPOSE ORIGINAL WINDOW OPENING. PREP OPENING FOR NEW WINDOW.

STAIRS, ELEVATOR, EQUIPMENT

50	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.
51	REMOVE ALL EQUIPMENT, LIGHTS, CONDUIT, DEBRIS, PIPING, DUCTWORK, ETC.
52	REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.
53	REMOVE EXISTING MTL SCUPPER & DOWNSPOUT.
54	REMOVE EXISTING DUCTWAY CABINETY AND COUNTERTOP. PATCH AND REPAIR ADJACENT PLASTER WALLS, AND CONCRETE FLOOR.
55	REMOVE ALL EXISTING TOILETS, FIXTURES, SINKS, PARTITIONS, ACCESSORIES AND ALL ASSOCIATED PLUMBING, PIPING, ETC. PATCH AND REPAIR ADJACENT PLASTER WALLS AND CONCRETE FLOOR AS NEEDED.
56	REMOVE EXISTING SHELVES, COMPLETE WITH ATTACHMENTS, HARDWARE, ANCHORS, TRACK, ETC., FILL HOLES, REPAIR PLASTER WALLS, CLEAN.
57	REMOVE EXISTING STAIR, HANDRAILS, ACCESSORIES, ADJACENT SIDEWALK, ETC.
58	REMOVE EXISTING DUMB WAITER, RAILS, MOTORS, JACKS, SPRINGS, CABLES, EQUIPMENT, AND ASSOCIATED ITEMS TO STRUCTURE. SHAFT TO REMAIN.
59	REMOVE BOTTOM DAMAGED STAIR TREAD. SALVAGE EXISTING ORIGINAL SHOE SCRAPPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
60	REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL, ANCHORS AND ACCESSORIES. REPLACE WITH NEW ADA AND CODE-COMPLIANT HANDRAILS.
61	AT BASEMENT, 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.
62	REMOVE EXISTING RADIATORS, ASSOCIATED PIPING, ETC. PATCH ADJACENT WALLS, FLOORS AS NEEDED.
63	REMOVE ALL EXISTING ELECTRICAL BOXES, PANELS, CONDUITS, ETC. ALONG WALL.
64	CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL BOTTOM RAIL 1" ABOVE STAIR NOSING, MATCH SLOPE OF EXISTING RAIL/STAIR. INSTALL STAINLESS, WELDED WIRE PANEL PANEL (3" SQUARE SPACING) WITH 1" U-EDGING IN-BETWEEN THE OPEN RAILS. REMOVE ALL EXISTING PAINT AND REPAINT.



JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386

1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgarchitects.com



REVISION: _____

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

D1.3

COPYRIGHTED ©



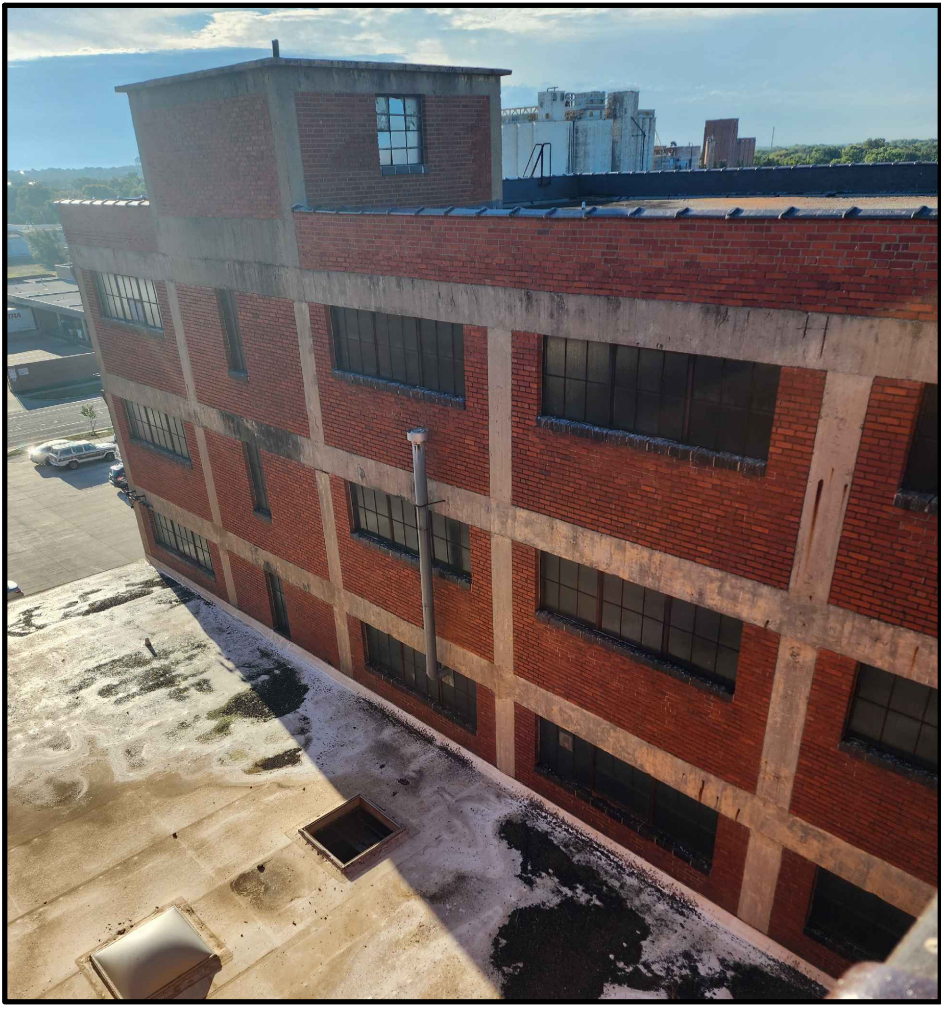
EXISTING - WEST FACADE



EXISTING - EAST FACADE



EXISTING - EAST FACADE



EXISTING - NORTH FACADE



EXISTING - WEST FACADE



EXISTING - EAST FACADE



EXISTING - EAST FACADE



EXISTING - SOUTH FACADE

DEMOLITION NOTES

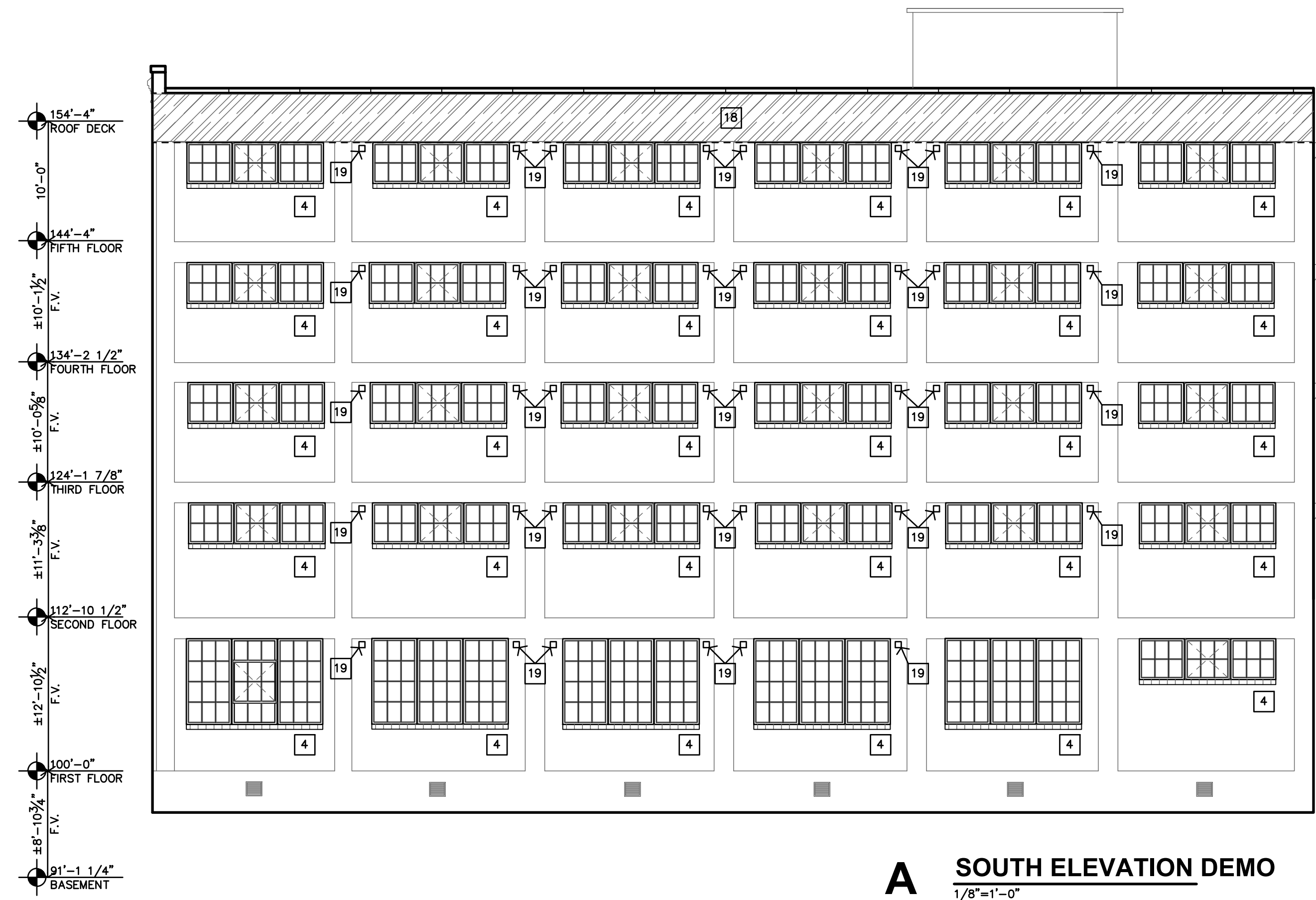
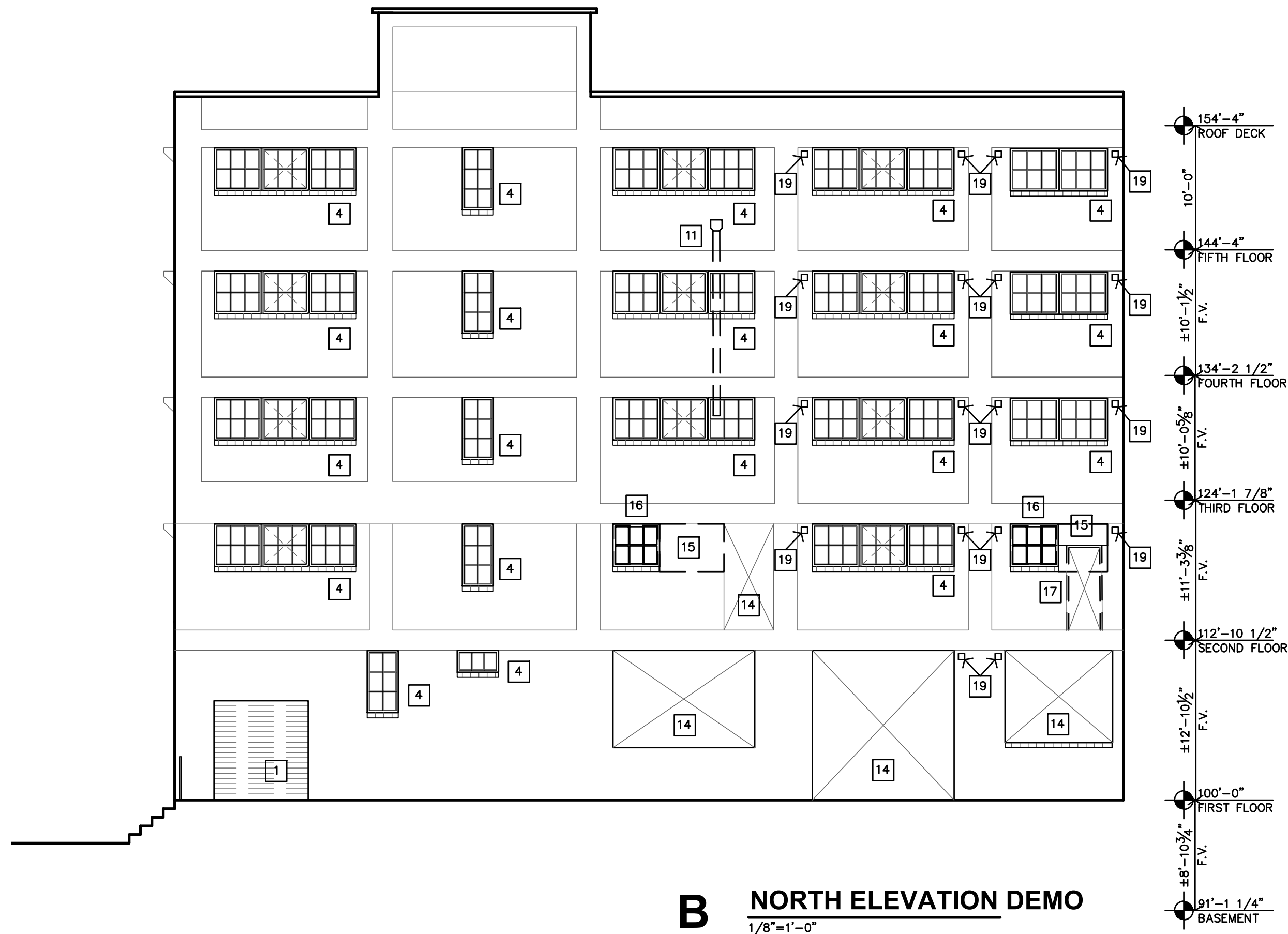
GENERAL

- 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.
- REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
- THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
- ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
- CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTACLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
- EXISTING SALVAGED BRICK TO BE STOCK PILED FOR RE-USE.
- COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS.

SPECIFIC

- 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.
- SAWCUT & REMOVE EXISTING BRICK & MASONRY, PROTECT & SALVAGE ADJACENT MASONRY, REBUILD HEAD, SILL & JAMBS, FOR NEW WINDOW AND FINISH. REF DRAWINGS & SPECS FOR FINISH & DTLS.
- REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.
- RESTORE EXISTING DOOR OR WINDOW, INSTALL NEW INSULATED GLASS. REPAIR & CLEAN TO OPERATE AS NEW.
- REMOVE EXISTING FLASHING, SCUPPERS, DOWNSPOUTS & RELATED MATERIALS, CLEAN BRICK FACE AT EXTERIOR WALL AND PREP FOR TUCK POINTING & REPAIR AND INSTALLATION OF NEW SCUPPERS AND DOWNSPOUTS
- REMOVE EXISTING PLYWOOD DOOR INFILL. REMOVE EXISTING DETERIORATED WOOD DOOR FRAME TRANSOM. PREP FOR THE INSTALLATION OF NEW ALUM WINDOW SYSTEM.
- REMOVE EXISTING CONCRETE STAIR SYSTEM, HANDRAILS, GUARDRAILS ACCESSORIES, ETC.
- REMOVE TEMPORARY INFILL WALLS. PREP FOR INSTALLATION OF NEW MASONRY AND WOOD INFILL WALL AND WINDOWS
- CUT EXISTING REBAR BACK, FLUSH WITH EXTERIOR WALL.
- REMOVE EXISTING MTL. FLASHING REMNANTS, GLUE RESIDUE, WATER PROOFING RESIDUE AND ACCESSORIES + FASTENERS
- REMOVE EXISTING MTL. DOWNSPOUT AND SCUPPER
- REMOVE BOTTOM DAMAGED STAIR TREAD. SALVAGE EXISTING ORIGINAL SHOE SCRAPER TO BE RE-INSTALLED. PREP FOR NEW TREAD.
- REMOVE EXISTING PLYWOOD FROM EXTERIOR OF WINDOW AND REMOVE EXISTING WOOD STUD WALL INFILL FROM INTERIOR SIDE OF WINDOW.
- EXISTING OPENING
- REMOVE PORTION OF BRICK OR PLYWOOD INFILL WALL. PREP FOR THE INSTALLATION OF NEW WINDOW
- REMOVE REMNANTS OF EXISTING STEEL WINDOW FRAME. PREP FOR THE INSTALLATION OF NEW WINDOW
- REMOVE EXISTING METAL DOOR FRAME. PREP AREA FOR NEW WINDOW AND BRICK WALL INFILL.
- RESTORE PAINTED SIGN ALONG TOP OF BUILDING. TUCKPOINT, REPLACE AND CLEAN BRICK AS NEEDED. REF. PHOTOS ON SHEET A.3.2
- SAW CUT, CORE DRILL AND REMOVE PORTION OF BRICK AND MASONRY WALL FOR THE INSTALLATION OF NEW 8x8 EXHAUST VENT OR AIR INTAKE GRILL.
- SAW CUT, CORE DRILL AND REMOVE PORTION OF BRICK AND MASONRY PARAPET FOR THE INSTALLATION OF NEW THRU-WALL SCUPPER, BOX AND FLASHING.





DEMOLITION NOTES

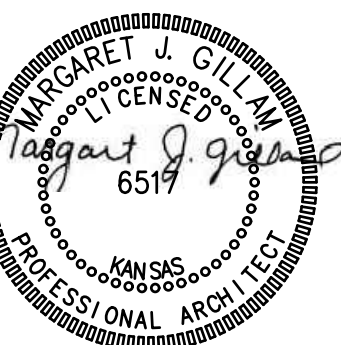
GENERAL

- 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.
- REMOVE EXISTING BLDG. COMPONENTS AS INDICATED, IMPLIED OR AS REQUIRED SCHEMATICALLY SHOWN AS DASHED LINES. FIELD VERIFY ALL LOCATIONS.
- THE ELECTRICAL & MECHANICAL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL CORE DRILLING FOR PIPING & CONDUIT INSTALLATION.
- ALL OTHER CUTTING, PATCHING & FINISHING, U.N.O. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- SHORING OF EXISTING STRUCTURE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- NOTIFY ARCHITECT IMMEDIATELY IF ASBESTOS IS SUSPECTED ON SITE. DO NOT DISTURB UNLESS DIRECTED.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO COORDINATE THE DEMOLITION BY DIFFERING TRADES.
- CONTRACTOR COORDINATE SCHEDULE & LOCATION OF ANY OR ALL EXISTING RECEPTABLES, SWITCHES, DEVICES, ETC. PRIOR TO DEMOLITION, RELOCATE OR ABANDON ACCORDINGLY.
- EXISTING SALVAGED BRICK TO BE STOCK PILED FOR RE-USE.
- COORDINATE & REFERENCE MECHANICAL & ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND DETAILS

SPECIFIC

- 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.
- SAWCUT & REMOVE EXISTING BRICK & MASONRY, PROTECT & SALVAGE ADJACENT MASONRY. REBUILD HEAD, SILL & JAMBS, FOR NEW WINDOW AND FINISH. REF DRAWINGS & SPECS FOR FINISH & DTLS.
- REMOVE EXISTING FIRE ESCAPE, ASSOCIATED BRACKETS, ANCHORS, AND ATTACHMENTS, TUCKPOINT.
- RESTORE EXISTING DOOR OR WINDOW, INSTALL NEW INSULATED GLASS. REPAIR & CLEAN TO OPERATE AS NEW.
- REMOVE EXISTING FLASHING, SCUPPERS, DOWNSPOUTS & RELATED MATERIALS, CLEAN BRICK FACE AT EXTERIOR WALL AND PREP FOR TUCK POINTING & REPAIR AND INSTALLATION OF NEW SCUPPERS AND DOWNSPOUTS
- REMOVE EXISTING PLYWOOD DOOR INFILL. REMOVE EXISTING DETERIORATED WOOD DOOR FRAME TRANSOM. PREP FOR THE INSTALLATION OF NEW ALUM WINDOW SYSTEM.
- REMOVE EXISTING CONCRETE STAIR SYSTEM, HANDRAILS, GUARDRAILS ACCESSORIES, ETC.
- REMOVE TEMPORARY INFILL WALLS, PREP FOR INSTALLATION OF NEW MASONRY AND WOOD INFILL WALL AND WINDOWS
- CUT EXISTING REBAR BACK, FLUSH WITH EXTERIOR WALL.
- REMOVE EXISTING MTL. FLASHING REMNANTS, GLUE RESIDUE, WATER PROOFING RESIDUE AND ACCESSORIES + FASTENERS
- REMOVE EXISTING MTL. DOWNSPOUT AND SCUPPER
- REMOVE BOTTOM DAMAGED STAIR TREAD. SALVAGE EXISTING ORIGINAL SHOE SCRAPER TO BE RE-INSTALLED, PREP FOR NEW TREAD.
- REMOVE EXISTING PLYWOOD FROM EXTERIOR OF WINDOW AND REMOVE EXISTING WOOD STUD WALL INFILL FROM INTERIOR SIDE OF WINDOW.
- EXISTING OPENING
- REMOVE PORTION OF BRICK OR PLYWOOD INFILL WALL. PREP FOR THE INSTALLATION OF NEW WINDOW
- REMOVE REMNANTS OF EXISTING STEEL WINDOW FRAME. PREP FOR THE INSTALLATION OF NEW WINDOW
- REMOVE EXISTING METAL DOOR FRAME. PREP AREA FOR NEW WINDOW AND BRICK WALL INFILL
- RESTORE PAINTED SIGN ALONG TOP OF BUILDING, TUCKPOINT, REPLACE AND CLEAN BRICK AS NEEDED. REF. PHOTOS ON SHEET A3.2
- SAW CUT, CORE DRILL AND REMOVE PORTION OF BRICK AND MASONRY WALL FOR THE INSTALLATION OF NEW 8x8 EXHAUST VENT OR AIR INTAKE GRILL.
- SAW CUT, CORE DRILL AND REMOVE PORTION OF BRICK AND MASONRY PARAPET FOR THE INSTALLATION OF NEW THRU-WALL SCUPPER, BOX AND FLASHING.

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



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

D3.2

JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785-827-0386
jg@jgarchitects.com



GENERAL SITE PLAN NOTES

- 1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
- 2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
- 3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE 3" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
- 4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
- 5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
- 6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN 1/2" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50.
- 7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING.
- 8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE PER THIS CONTRACT, ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL. AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
- 9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
- 10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF SALINA.
- 11. ALL DAMAGED PAVING AND LANDSCAPING CAUSED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- 12. REFERENCE CIVIL DRAWINGS FOR CURB DETAILS.

SALINA - LOCAL PARKING REQUIREMENTS

MULTIPLE FAMILY DWELLINGS + COMMERCIAL SPACES -- DOWNTOWN DISTRICT*

PER DOWNTOWN DISTRICT REGULATIONS:

COMMERCIAL AND RETAIL ARE NOT REQUIRED TO HAVE OFF-STREET PARKING.

MULTI-FAMILY DWELLINGS CAN BE REDUCED BY 50% THE REQUIRED AMOUNT.

MULTI-FAMILY PARKING REQUIREMENTS:

(2) STALLS PER EACH UNIT FOR THE FIRST 20 UNITS

(1-1/2) STALL PER EACH UNIT THEREAFTER

135 TOTAL APARTMENT UNITS = 53(BLDG 1) + 50(BLDG 2) + 32(BLDG 3)

(1-20) = 20 X 2 = 40 STALLS

(21-140) = 120 X 1.5 = 180 STALLS

40 + 180 = 220 X 50% REDUCTION = 110 STALLS REQUIRED

62 TOTAL OFF-STREET STALLS ARE PROVIDED

4 ARE ADA ACCESSIBLE (1 VAN)

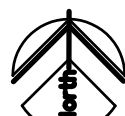
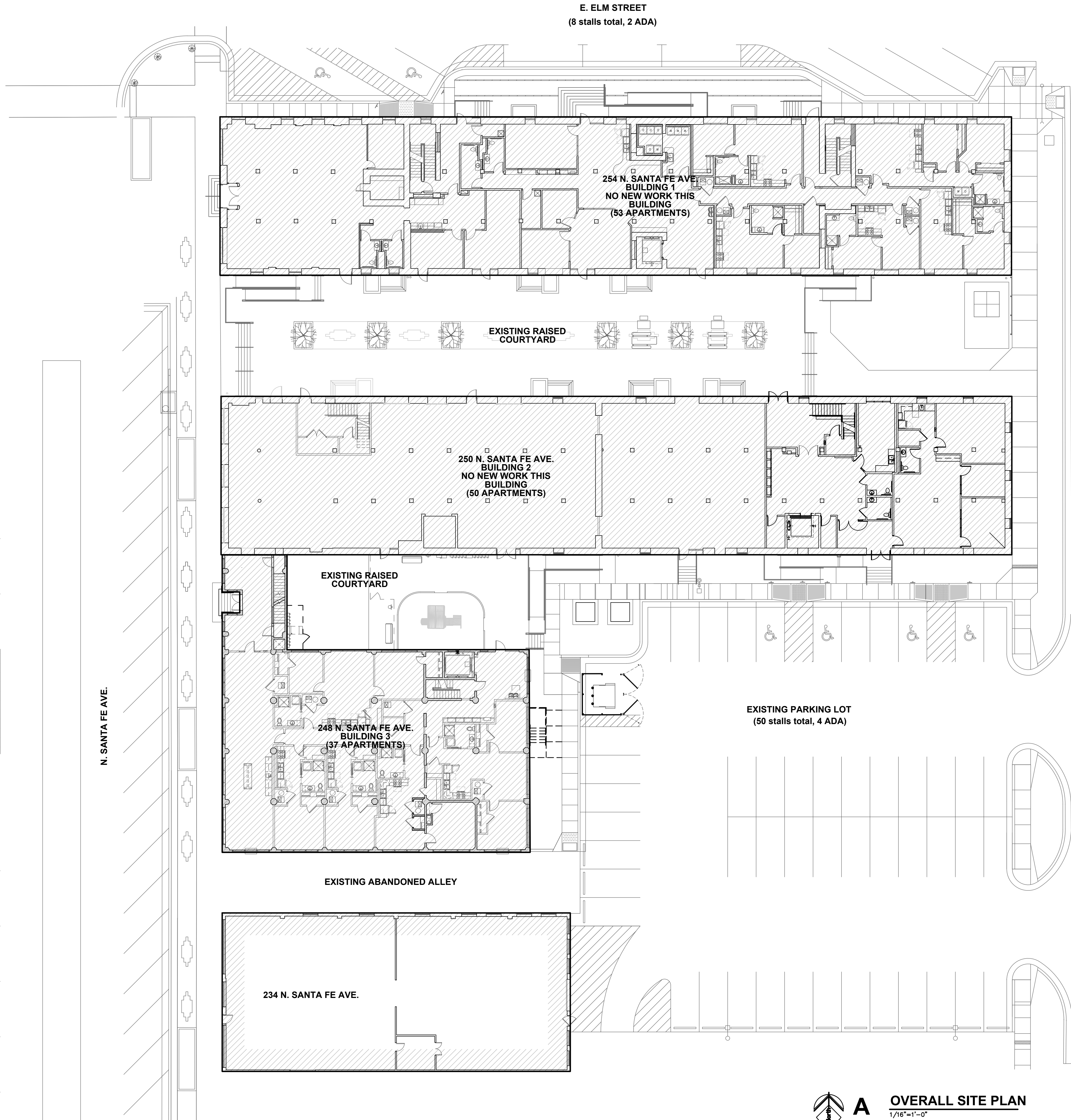
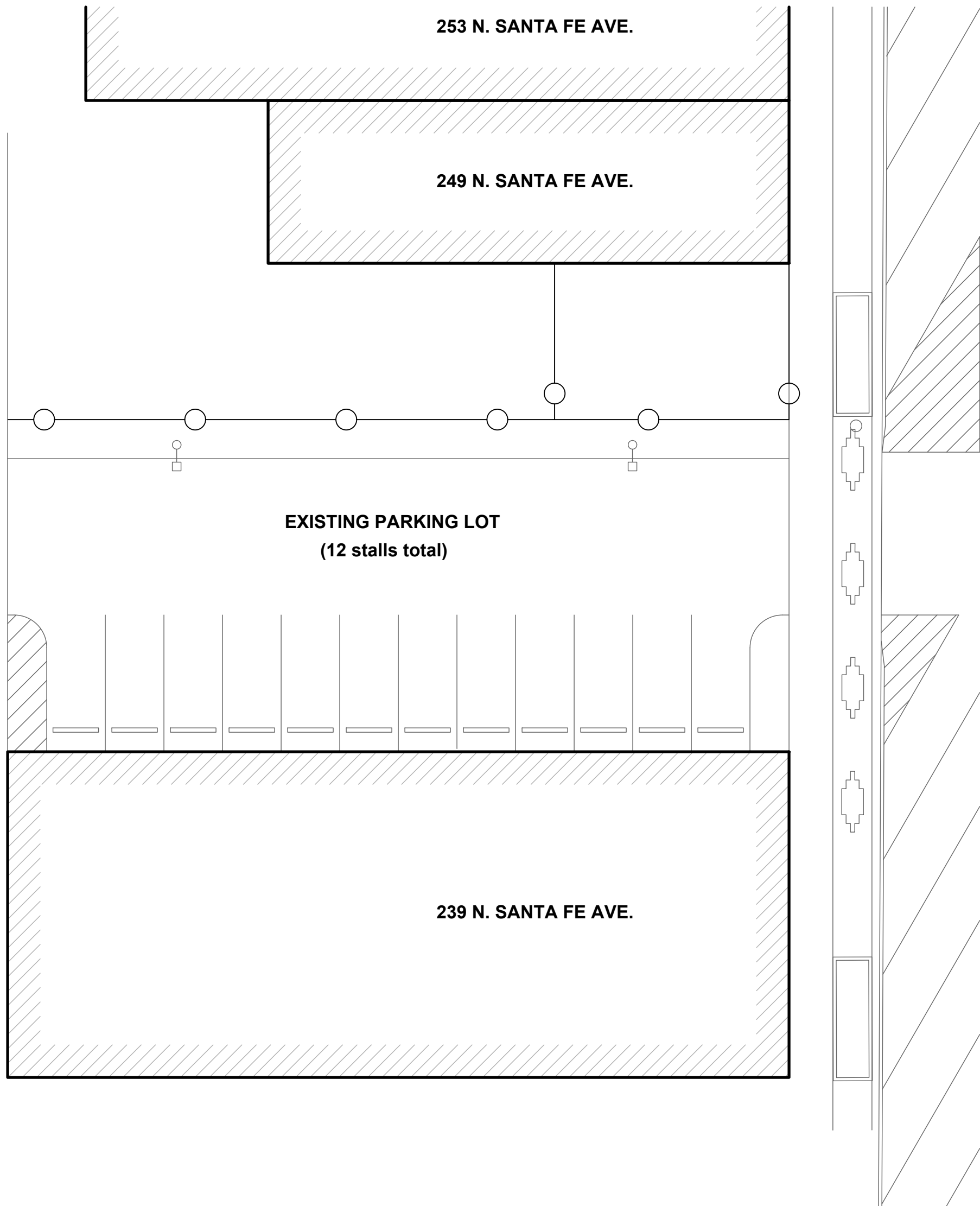
ADDITIONAL 8 PARKING SPACES (2 ADA) ARE PROVIDED ALONG ELM STREET.

(THESE WERE PART OF THE PHASE 1 PROJECT. THE DEVELOPER/OWNER CURRENTLY HAS A LICENSE AGREEMENT WITH THE CITY OF SALINA.)

70 TOTAL STALLS ARE PROVIDED

6 ARE ADA ACCESSIBLE (1 VAN)

ON DECEMBER 15, 2022, THE CITY OF SALINA'S BOARD OF ZONING APPEALS APPROVED A VARIANCE FOR OFF-STREET PARKING REDUCTION OF 36 OFF-STREET PARKING SPACES FROM 106 REQUIRED STALLS TO 70 OFF-STREET PARKING SPACES. JGR AND OPG HAVE REQUESTED AN ADMINISTRATIVE REVIEW AND APPROVAL OF A SLIGHTLY CHANGE FROM THE ORIGINAL VARIANCE, FROM A REDUCTION OF 36 TO A REDUCTION OF 40 STALLS.



A

OVERALL SITE PLAN

1/16"=1'-0"

LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS



REVISION:

DATE: 9-19-2025

JOB: 22-3243

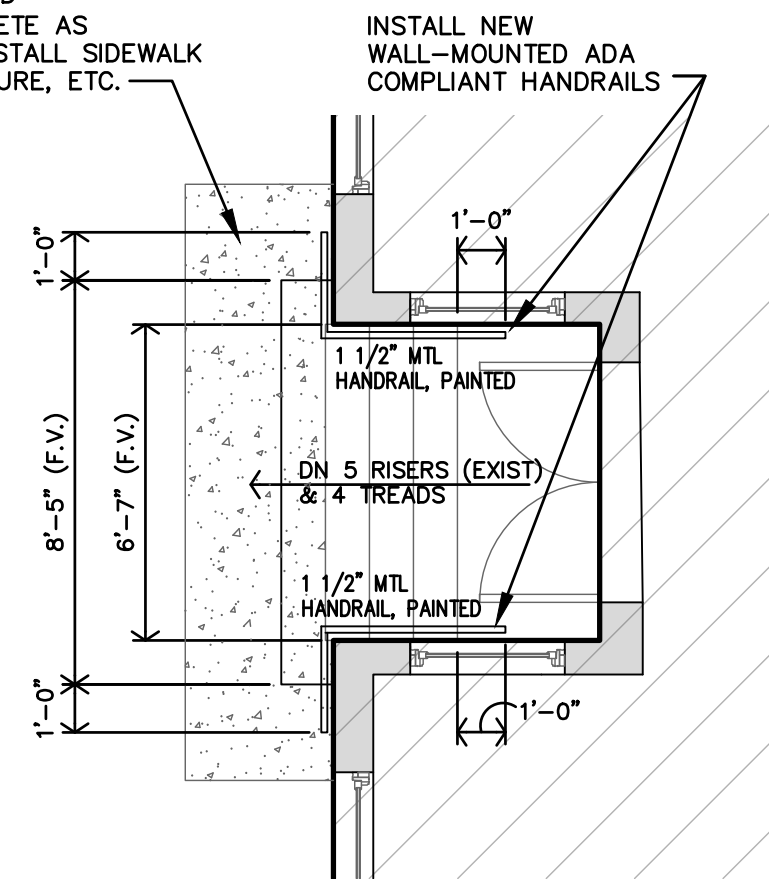
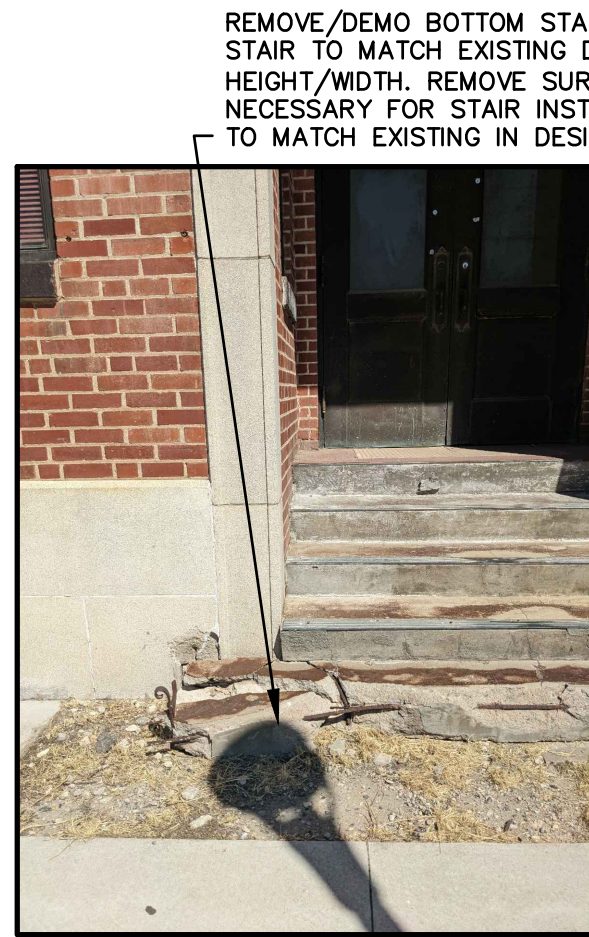
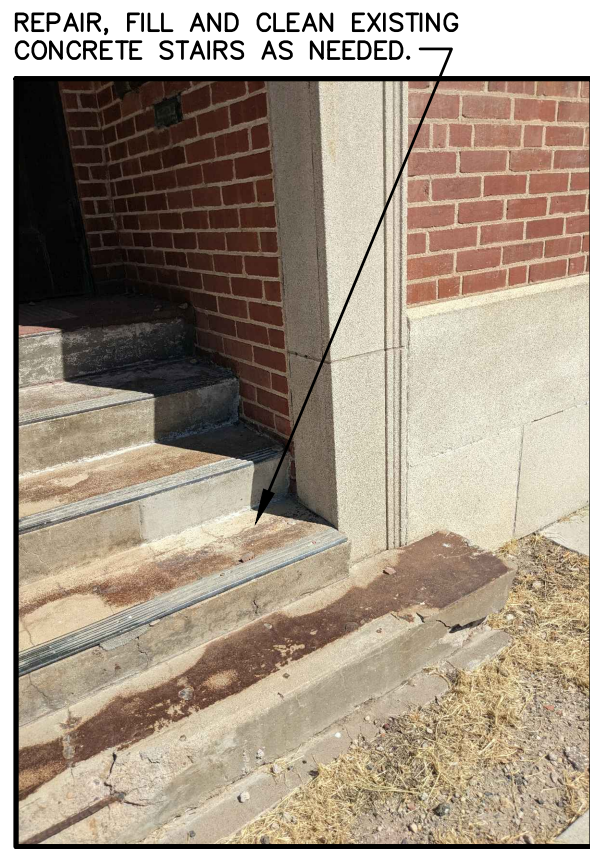
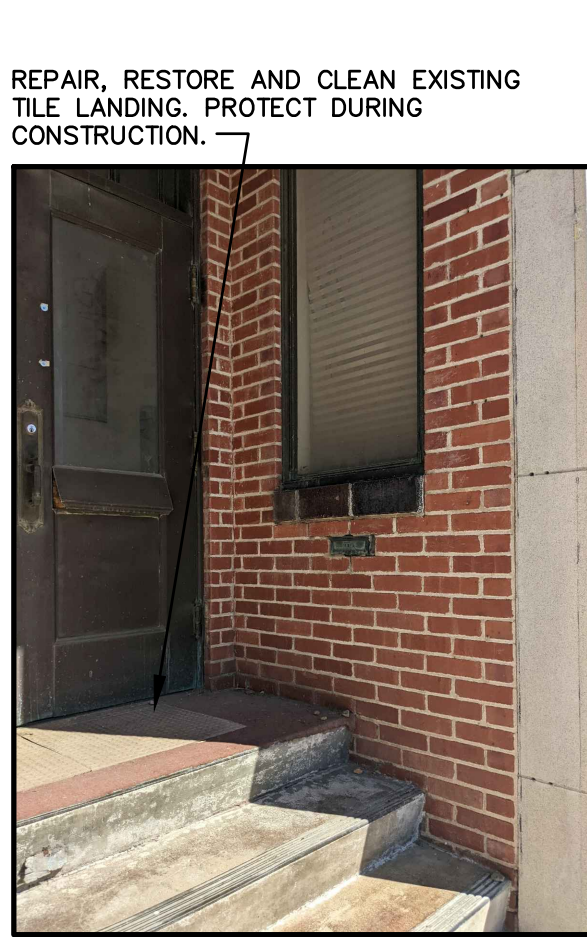
SHEET NO.:

A1.1

COPYRIGHTED ©

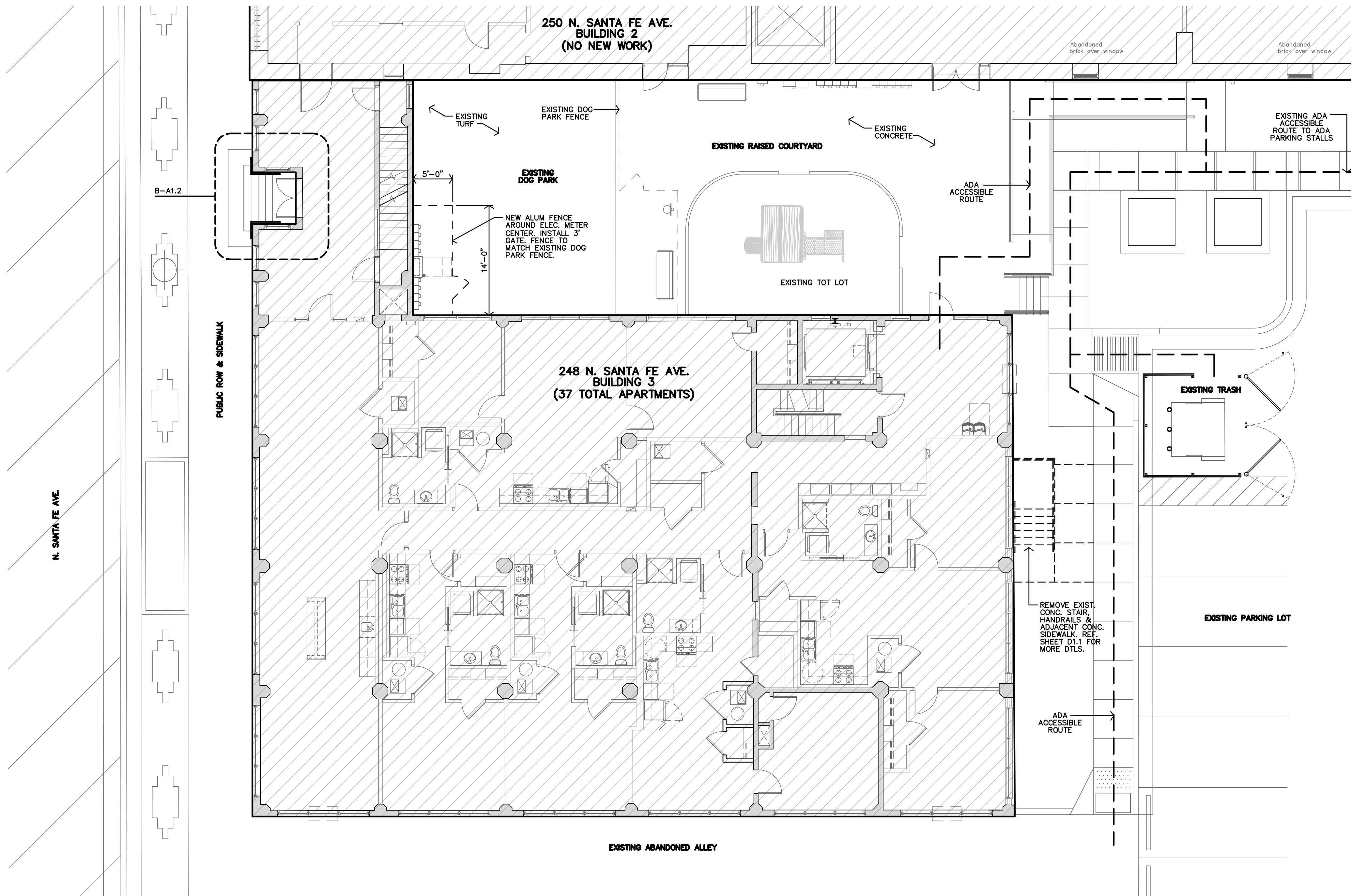
JonesGillamRenz

1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgrarchitects.com

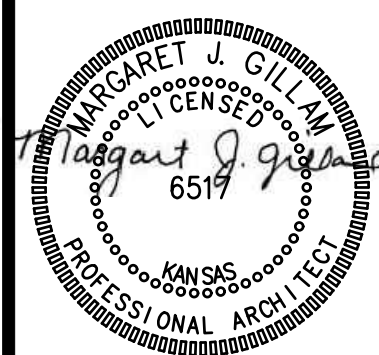


C STAIR - EXISTING PHOTOS

B STAIR PLAN
1/4"=1'-0"



A ENLARGED SITE PLAN
1/8"=1'-0"

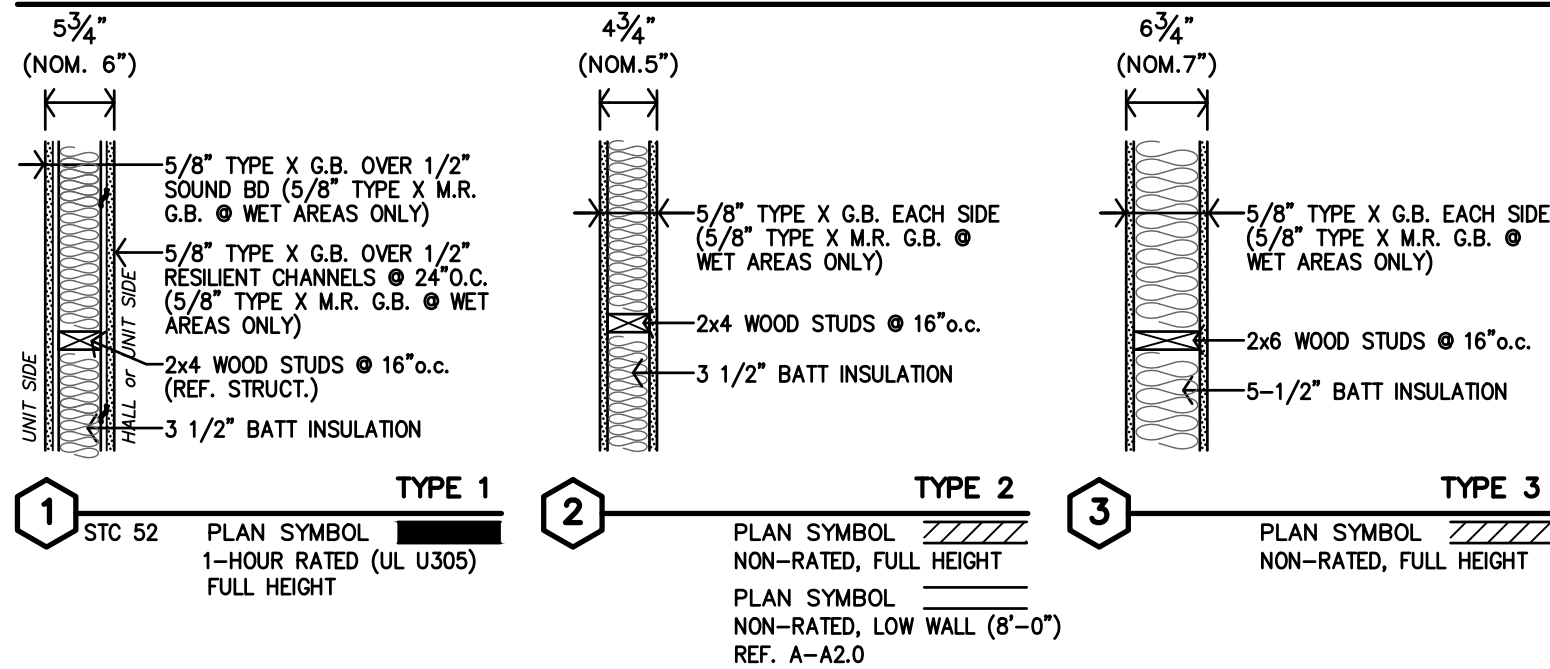


REVISION:

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

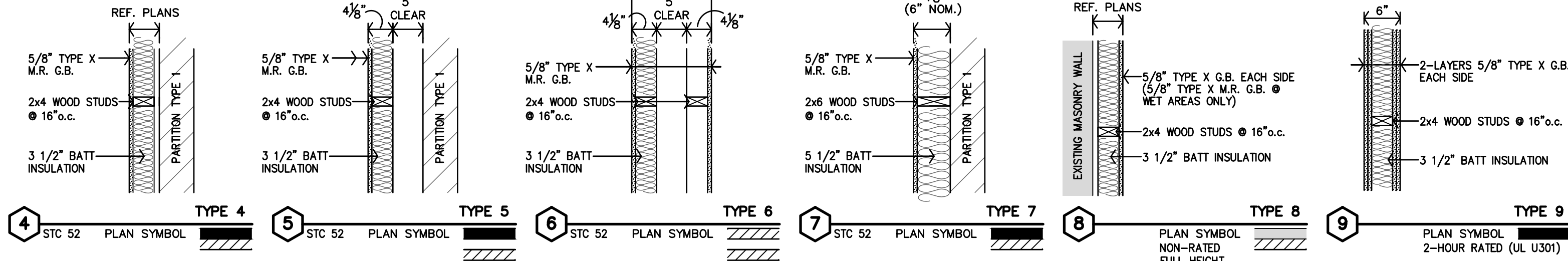


INTERIOR PARTITION SCHEDULE



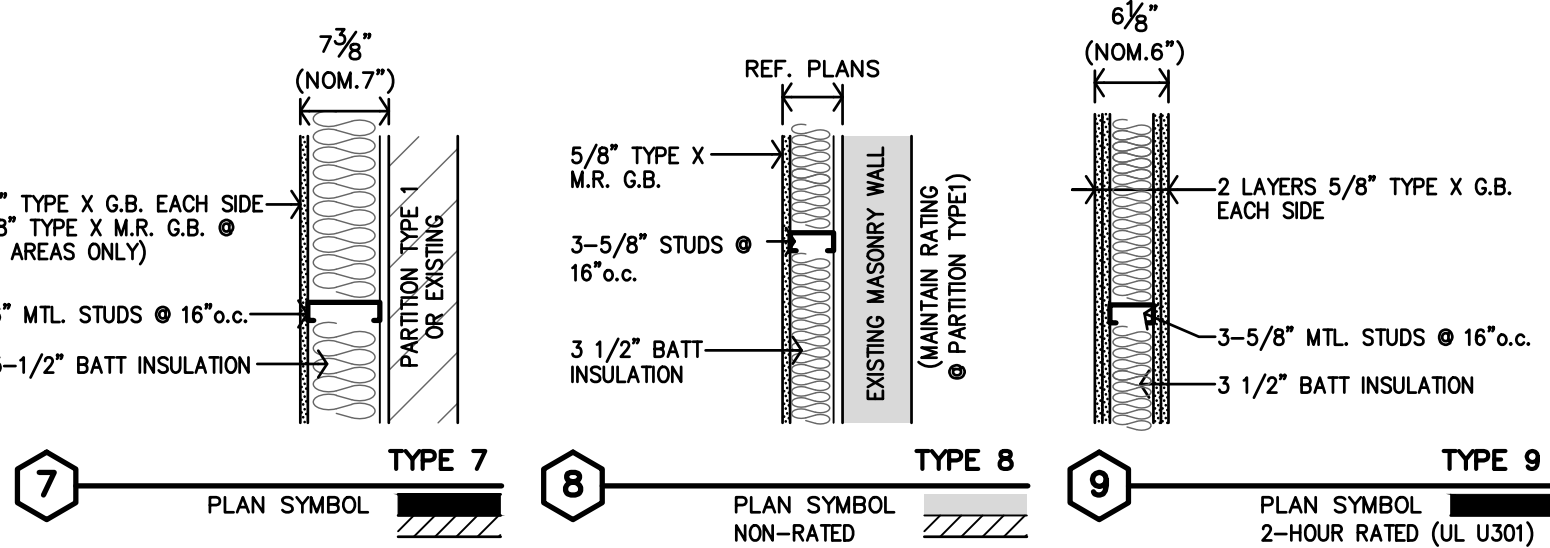
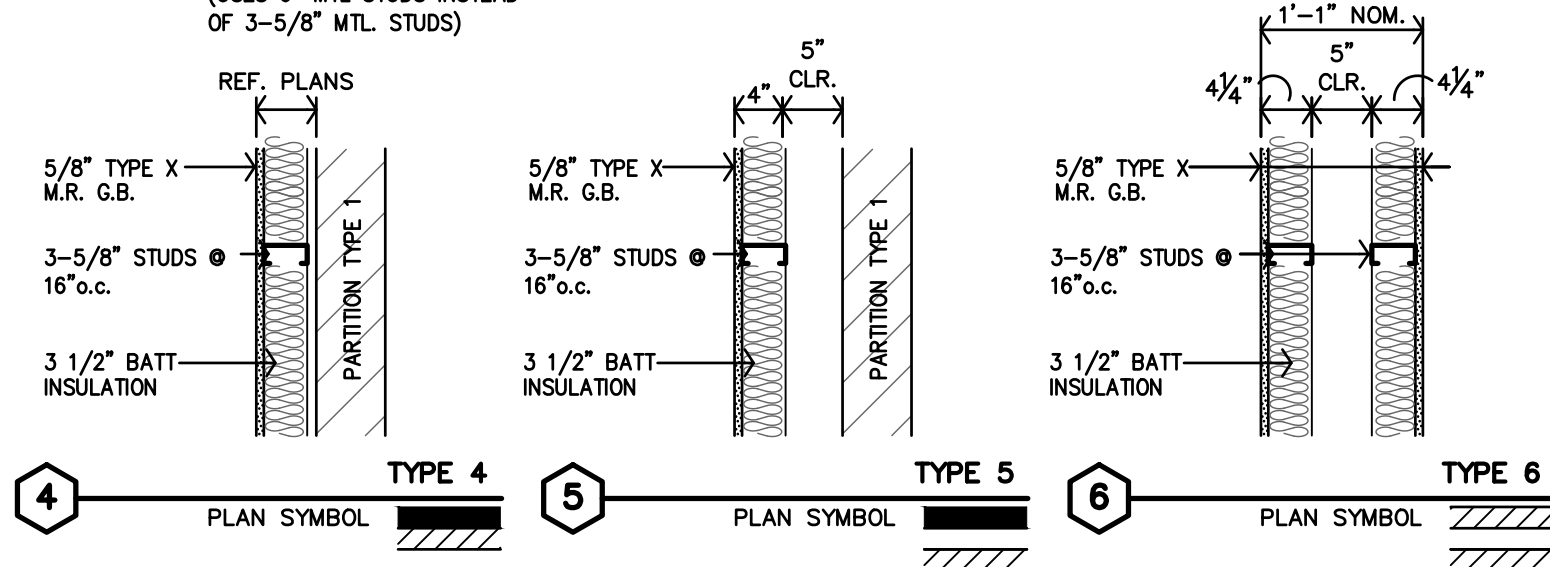
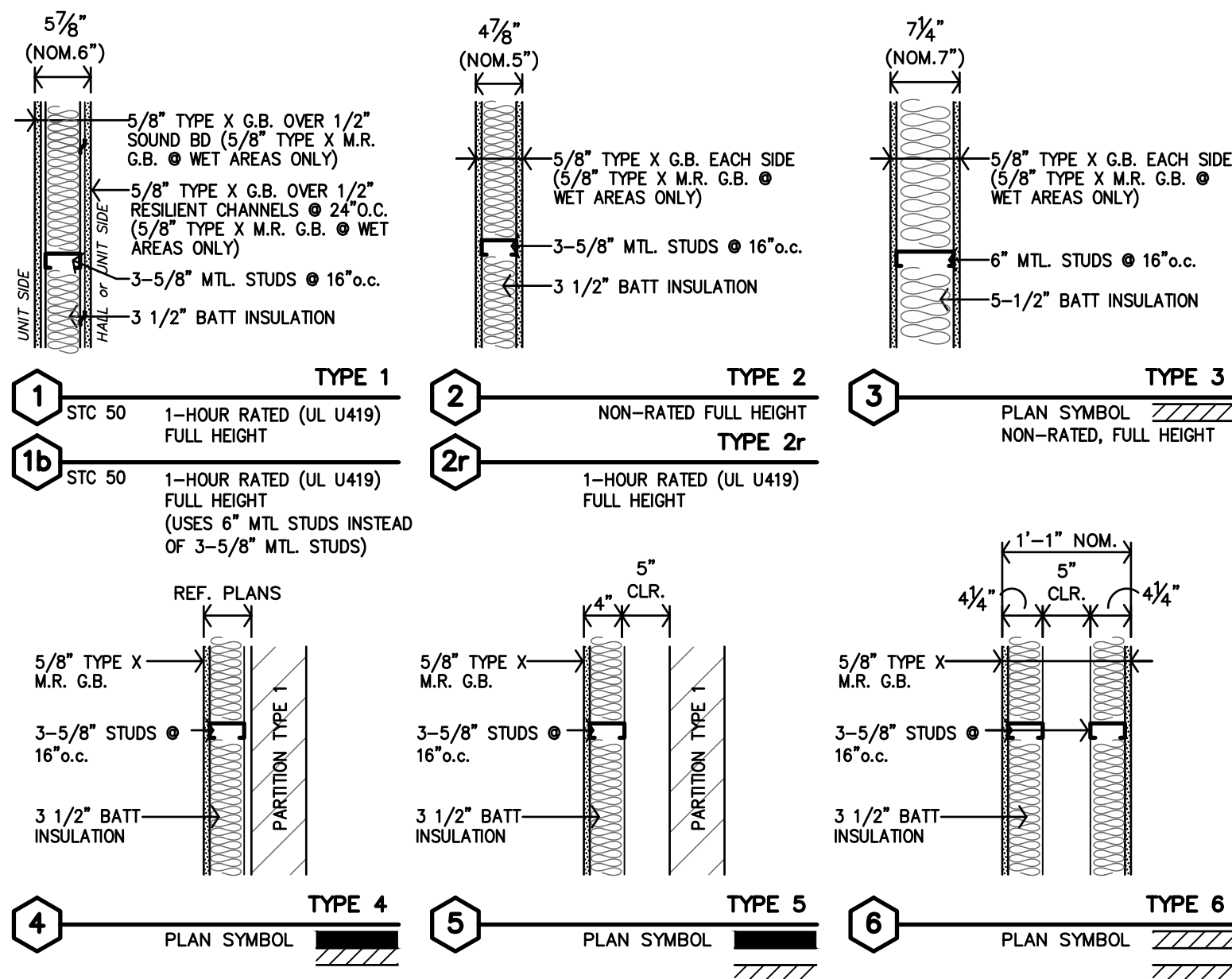
- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP,A5.1,A5.2 & A5.3 FOR RATED WALLS, LOCATIONS & CODE INFORMATION

- INSTALL MOISTURE RESISTANT (M.R.) G.B. AT THE FOLLOWING LOCATIONS: CEILINGS & WALLS IN BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS; BEHIND KITCHEN SINK CABINET.



ALTERNATE PARTITION SCHEDULE

- ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
- LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
- REF. SHEETS CFP, A7.1 & A7.2 FOR RATED WALLS, LOCATIONS & CODE INFORMATION
- ALTERNATE: INSTALL METAL STUDS IN PLACE OF WOOD STUDS.
 - 2x4 WOOD STUDS = 3-5/8" METAL STUDS
 - 2x6 WOOD STUDS = 6" METAL STUDS
- INSTALL MOISTURE RESISTANT (M.R.) G.B. AT THE FOLLOWING LOCATIONS: CEILINGS & WALLS IN BATHROOMS, LAUNDRY ROOMS AND MECHANICAL ROOMS; BEHIND KITCHEN SINK CABINET.



UNIT GENERAL NOTES

- REF. FLOOR PLANS FOR ADDITIONAL DIMENSIONS, PARTITION TYPES AND NOTES. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2012 IBC, SECTION 718.2.
- ALL UNITS ARE TYPE-B (ADAPTABLE) EXCEPT FOR THE DESIGNATED ACCESSIBLE UNITS.
- FEC = FIRE EXTINGUISHER & FIRE-RATED CABINET. LOCATIONS TO BE APPROVED BY LOCAL FIRE MARSHALL/BUILDING OFFICIAL. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2012 IBC, SECTION 906.1.
- KITCHEN & BATH RECEPTACLES ABOVE COUNTERTOP TO BE @ 44" MAX ABOVE FIN FLR.
- LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE.
- ALL STORAGE CLOSETS TO HAVE ADJUSTABLE SHELVING (5 SHELVES MIN.)
- CONTRACTOR TO VERIFY ROUGH OPENING SIZE FOR SHOWER WITH SHOWER UNIT MANF. REF. MECH DWGS.
- ADAPTABLE UNITS:
 - KITCHEN & BATH - REMOVABLE CABINET FRONTS @ SINKS (ONLY LOCATIONS AS NOTED ON INTERIOR ELEVATIONS). NO PLUMBING MODIFICATIONS ALLOWED AFTER CABINET FRONT IS REMOVED.
 - 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.
 - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - BEDROOM CLOSETS TO HAVE SHELVING AS DESIGNED. STORAGE CLOSETS ARE TO HAVE ADJUSTABLE SHELVING (MIN. 5 SHELVES PROVIDED).
- ACCESSIBLE UNITS (INDICATED ON FLOOR PLAN SHEETS):
 - CONTRACTOR SHALL PROVIDE & INSTALL HOT WATER & DRAIN PIPES & DISPOSAL COVERS WHERE PIPING IS EXPOSED.
 - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL INSTALLED GRAB BARS, COUNTERTOPS/SUPPORT BRACES, SHOWER SURROUND & BASES, SHOWER SEATS, ETC. AS REQ'D.
 - ALL TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
 - BEDROOM CLOSETS TO HAVE SHELVING AS DESIGNED. STORAGE CLOSETS ARE TO HAVE ADJUSTABLE SHELVING (MIN. 5 SHELVES PROVIDED).
- HEARING/VISION IMPAIRED UNIT (INDICATED ON FLOOR PLAN SHEETS):
 - ALL ADAPTABLE UNITS NOTES
 - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5. & ICC A117.1-2009 SEC. 1005.

ACCESSIBLE AND HEARING/VISION IMPAIRED UNIT

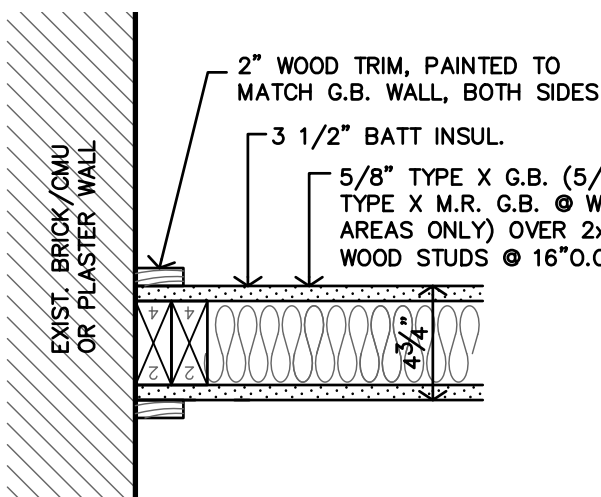
TYPE	UNIT NO.	STUDIO	1 BEDROOM	2 BEDROOM
ACCESSIBLE UNIT	207			
HEARING/VISION IMPAIRED UNIT	208			

UNIT KITCHEN MATRIX REF. SHT. A9.5

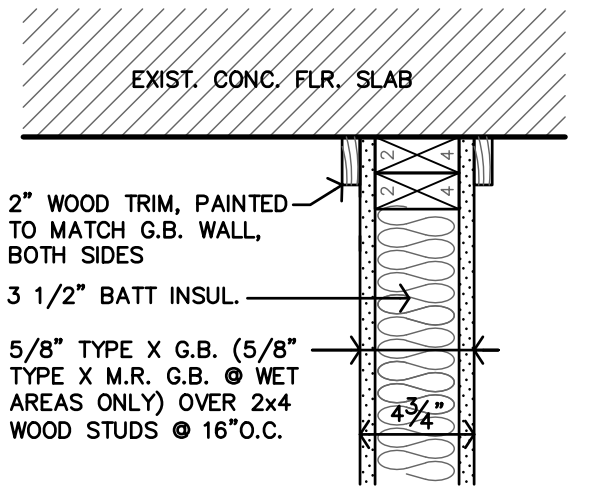
TYPE	UNIT NO.
TYPE 1	104, 106, 205, 208, 211, 305, 308, 311, 405, 408, 411, 505, 508, 511
TYPE 2	108
TYPE 3	111
TYPE 4	105, 307, 407, 507
TYPE 5	204, 304, 404, 504
TYPE 6	213, 313, 413, 513
TYPE 7	212, 312, 412, 512
TYPE 8	207
TYPE 9	203, 303, 403, 503

UNIT BATH MATRIX REF. SHT. A8.3

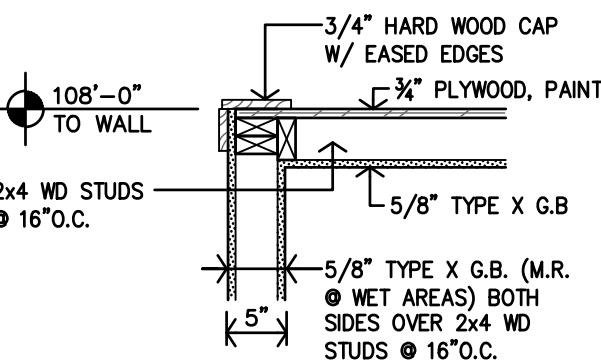
TYPE	UNIT NO.
TYPE 1	104, 105, 106, 108, 111, 203, 205, 208, 211, 212, 303, 304, 305, 308, 311, 312, 403, 404, 405, 408, 411, 412, 503, 504, 505, 408, 511, 512
TYPE 2	204
TYPE 3	213, 313, 413, 513
TYPE 4	207, 307, 407, 507



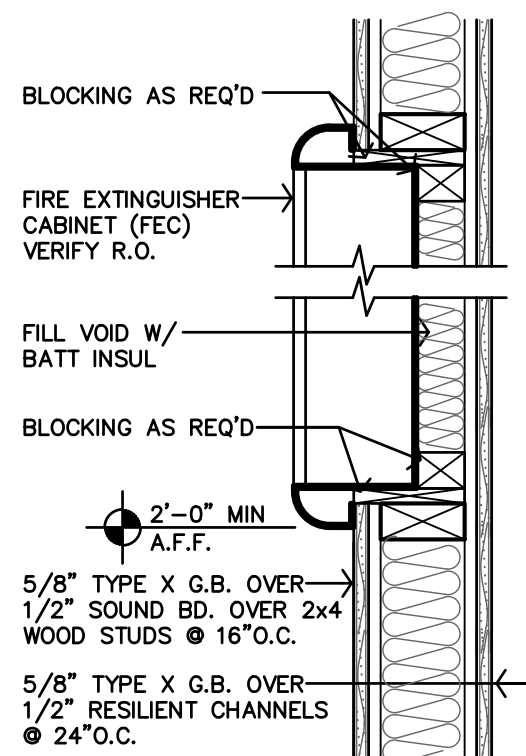
TYPICAL WALL TIE-IN FINISH DTL.



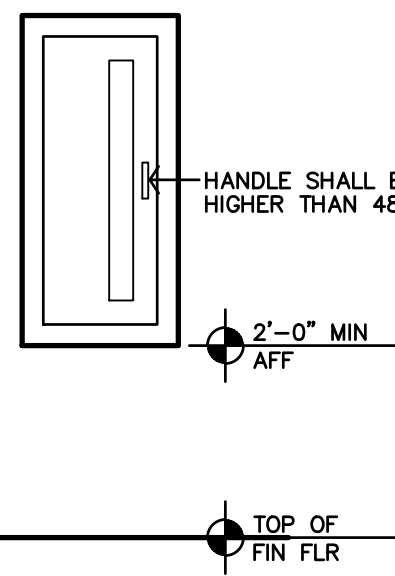
TYPICAL TOP OF WALL FINISH DTL.



LOW WALL (UNIT 108) TOP OF WALL DETAIL

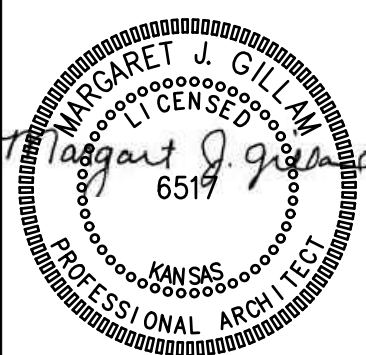


FIRE EXTINGUISHER CABINET DTL @ 1HR WALL



TYPICAL FEC MOUNTING HGT

LOW WALL (UNIT 108) TOP OF WALL DETAIL

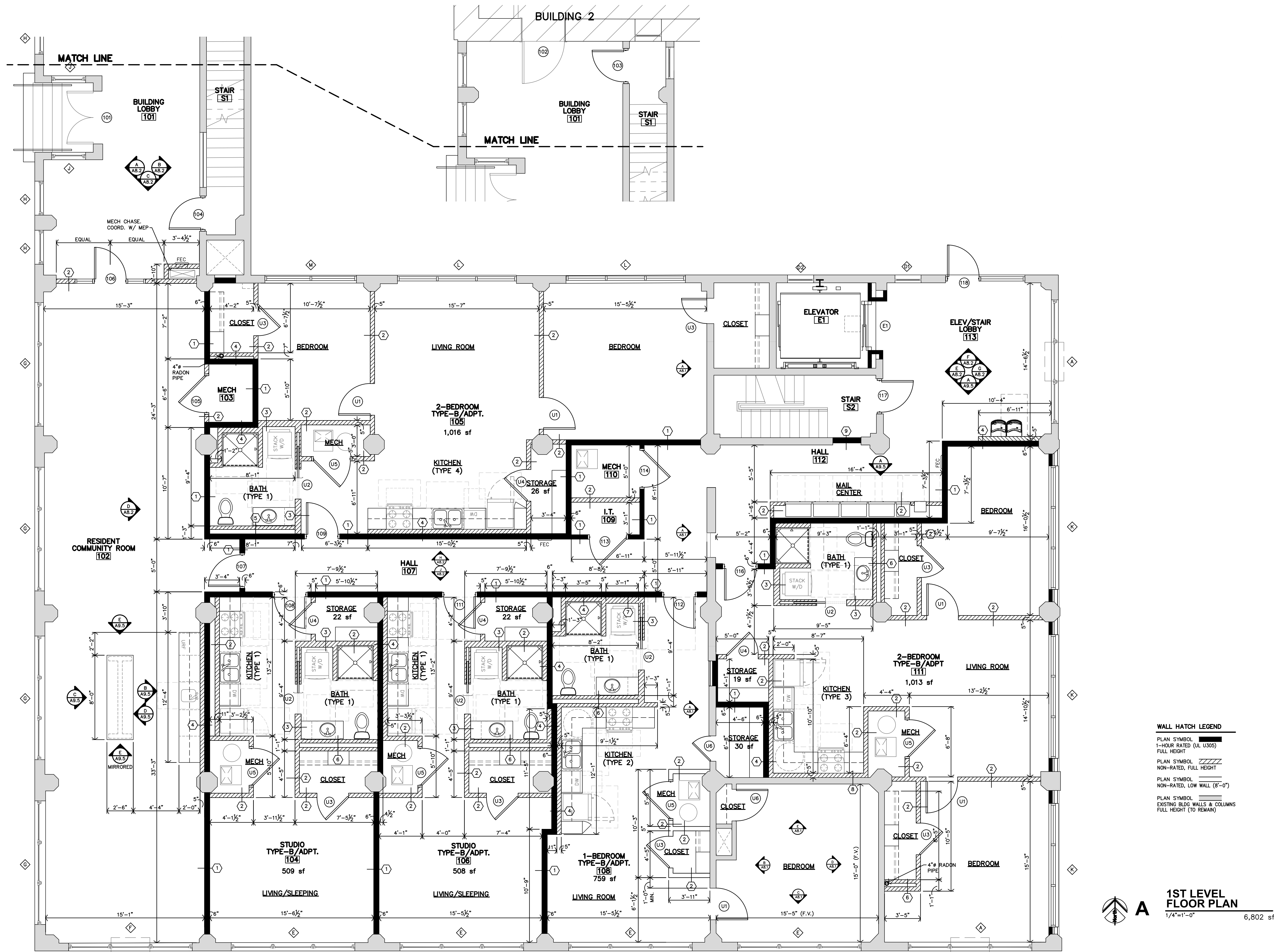


REVISION:

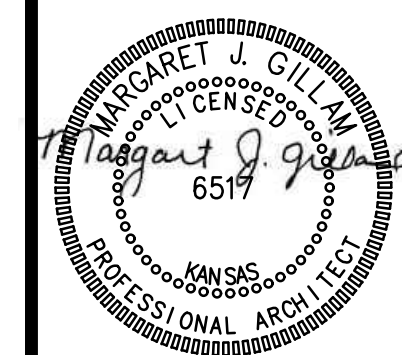
DATE: 9-19-2025

JOB: 22-3243

SHEET NO.:



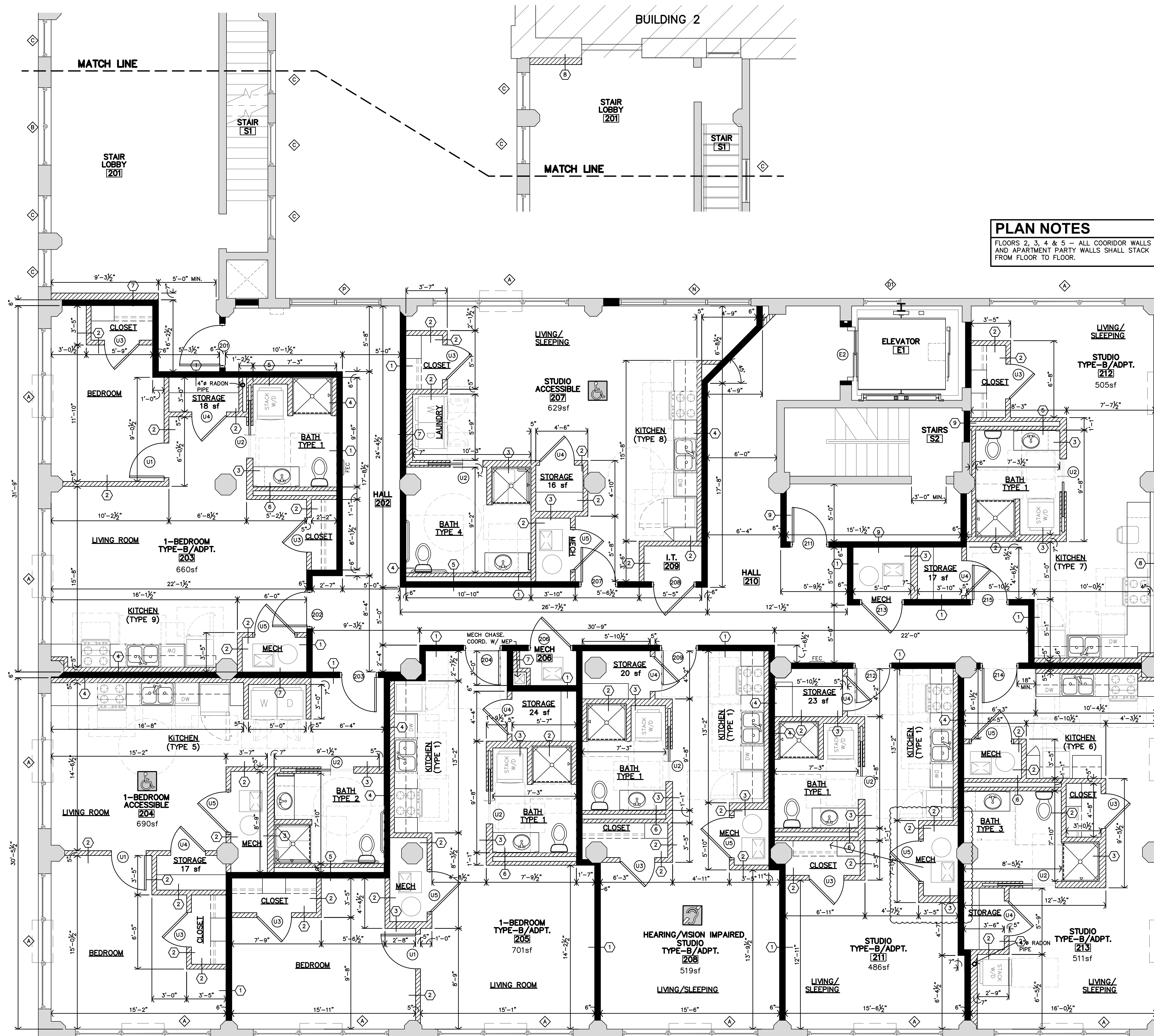
LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHABILITATION - NEW APARTMENTS
SALINA, KANSAS



REVISION:

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

A2.1



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

JonesGillamRenz

1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

JGR

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

REVISION:

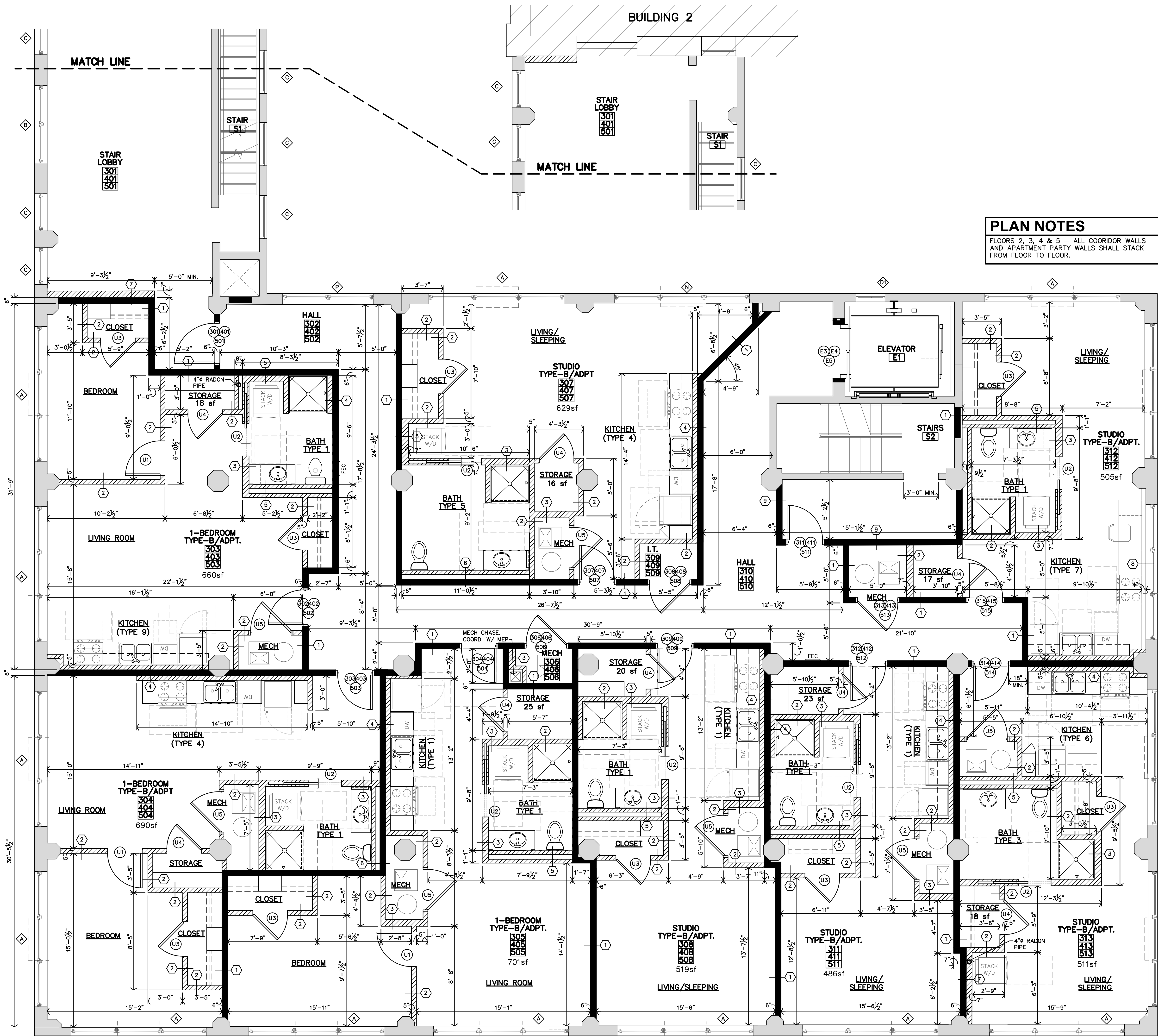
DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

6519

PROFESSIONAL ARCHITECT

A2.2

COPYRIGHTED ©



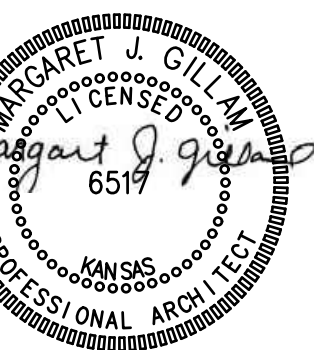
PLAN NOTES
FLOORS 2, 3, 4 & 5 - ALL COORIDOR WALLS
AND APARTMENT PARTY WALLS SHALL STACK
FROM FLOOR TO FLOOR.

WALL HATCH LEGEND
PLAN SYMBOL
1-HOUR RATED (UL U305)
FULL HEIGHT
PLAN SYMBOL
NON-RATED, FULL HEIGHT
PLAN SYMBOL
NON-RATED, LOW WALL (8'-0")
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

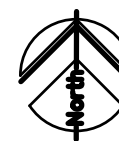
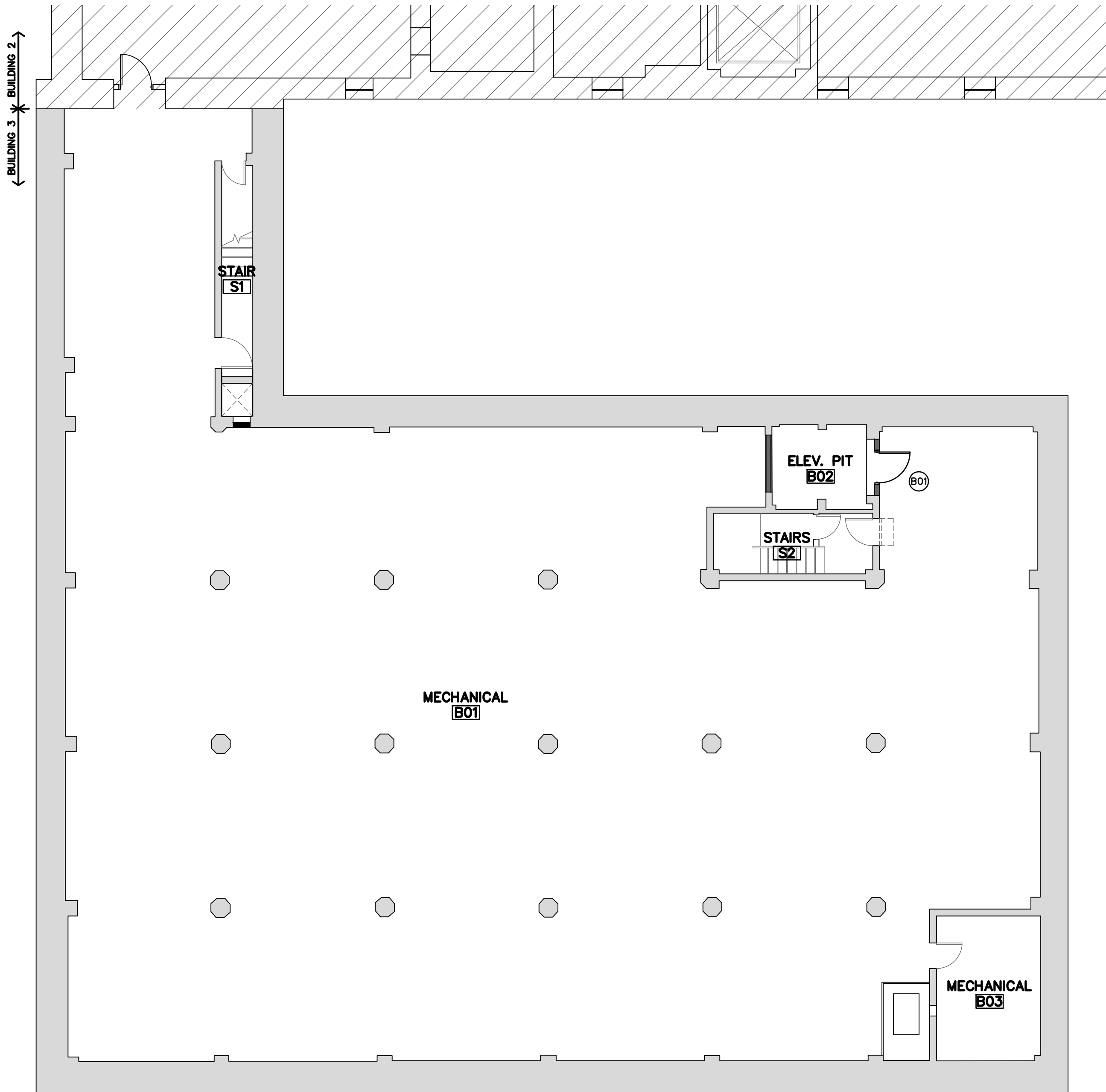


REVISION:
DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A2.3

JGR
JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

COPYRIGHTED ©

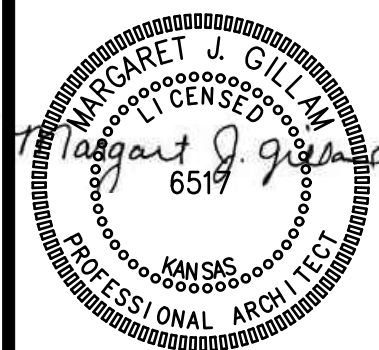


A

BASEMENT
FLOOR PLAN

1/8"=1'-0"

7.525 sf



REVISION:

DATE: 9-19-2025

JOB: 22-3243

SHEET NO.:

A2.4

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

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

COPYRIGHTED ©

GENERAL NOTES, EXISTING WINDOW FRAMES
Reference specifications & Preservation Briefs.

BASIC SCOPE & MAINTENANCE

- Removal of rust, paint flaking and excessive paint;
- Priming of exposed metal with a rust-inhibiting primer;
- Replacement of cracked or broken glass and glazing compound;
- Replacement of missing screws or fasteners;
- Cleaning and lubrication of hinges;
- Repainting of all steel sections with two coats of finish paint compatible with the primer;
- Caulking the masonry surrounds with a high quality elastomeric caulk.

To complete basic scope & maintenance; missing screws, and broken fasteners will have to be replaced; hinges cleaned and lubricated; the metal windows painted, and the masonry surrounds caulked. When bedding glass, use only glazing compound formulated for metal windows. The hinges should then be lubricated with a non-greasy lubricant specially formulated for metals and with an anticorrosive agent.

CLEANING, PAINT & RUST REMOVAL

Rust should be removed using a wire brush, an aluminum oxide sandpaper, or a variety of power tools adapted for abrasive cleaning such as an electric drill with a wire brush or a rotary whip attachment. Adjacent sills and window jambs need to be protected and shielded.

Rust can also be removed from ferrous metals by using a number of commercially prepared anticorrosive acid compounds. Remaining loose or flaking paint can be removed with a chemical paint remover or with a pneumatic needle scaler or gun, which comes with a series of chisel blades and has proven effective in removing flaking paint from metal windows. Anticorrosive primers generally consist of oil-alkyd based paints rich in zinc or zinc chromate. Two coats of primer are recommended. Manufacturer's recommendations should be followed concerning application of primers.

Rust, corrosion, paint, caulk, etc. can also be removed by sandblasting. Since sandblasting can damage the masonry surrounds, metal or plywood shields must be used to protect these materials. The sandblasting pressure should be low, 80-100 pounds per square inch, and the grit size should be in the range of #10-#45. Glass peening beads (glass pellets) have also been successfully used in cleaning steel sections. Sandblasting nozzle pencil-point blasters are most useful, giving the operator more effective control over the direction of the spray. To reduce the dust, some local codes allow only wet blasting. In this case, the metal must be dried immediately, generally with a blow-dryer. Either form of sandblasting metal covered with lead paints produces toxic dust. Proper precautionary measures should be taken against toxic dust and silica particles.

REPAIR IN PLACE

Bent or bowed metal sections may be the result of damage to the window through an impact or corrosive expansion. If the distortion is not too great, it is possible to re-align the metal sections without removing the window. Once the metal sections have been cleaned of all corrosion and straightened, small holes and uneven areas resulting from rusting should be filled with a patching material and sanded smooth to eliminate pockets where water can accumulate.

REFINISH

Final painting of the windows with paint compatible with the anticorrosive primer should proceed on a dry day. One coat of Primer and Two coats of finish paint are required. Once the paint dries thoroughly, a flexible exterior caulk can be applied to eliminate air and moisture infiltration where the window and the surrounding masonry meet.

Caulking is generally undertaken after the windows have received at least one coat of finish paint. The perimeter of the masonry surround should be caulked with a flexible elastomeric compound that will adhere well to both metal and masonry. Three suggested compounds are polyurethane, vinyl acrylic, and butyl rubber.

WEATHERIZATION

Caulking around the masonry openings, adding weatherstripping, installing thermal glass in place of the existing glass.

WEATHERSTRIPPING

Installation of weatherstripping where the operable portion of the sash and the fixed frame come together to reduce perimeter air infiltration. Weatherstripping appropriate for metal windows are spring-metal, vinyl strips, and sealant beads.

- Metal weatherstripping is clipped to the inside channel of the rolled metal section of the fixed frame. To insure against galvanic corrosion between the weatherstripping the window must be painted prior to the installation of the weatherstripping. This weatherstripping is usually applied to the entire perimeter of the window opening, but in some cases, such as casement windows, it may be best to avoid weatherstripping the hinge side. The natural wedging action of the weatherstripping on the three sides of the window often creates an adequate seal.

- Vinyl weatherstripping can also be applied to metal windows. Folded into a "V" configuration, the material forms a barrier against the wind. Vinyl weatherstripping is usually glued to the frame, although some brands have an adhesive backing.

- Caulk or Sealant weatherstripping involving caulking or sealant bead and a polyethylene bond breaker tape. After the window frame has been thoroughly cleaned with solvent, permitted to dry, and primed, a neat bead of low modulus (firm setting) caulk, such as silicone, is applied. A bond breaker tape is then applied to the operable sash covering the metal section where contact will occur. The window is then closed until the sealant has set (27 days, depending on temperature and humidity). When the window is opened, the bead will have taken the shape of the air infiltration gap and the bond breaker tape can be removed. This weatherstripping method appears to be successful for all types of metal windows with varying degrees of air infiltration.

GENERAL NOTES, REGARDING TUCKPOINTING
Reference Specifications & Preservation Briefs

PROTECTION

Remove gutters and downspouts and associated hardware adjacent to masonry and prepare for replacement. Install new after tuckpointing is complete.

- Provide temporary rain drainage during work to direct water away from building.
- Protect windows, stairs, utilities. etc. during work.

REPOINTING MASONRY

Rake out and repoint joints to the following extent:
All joints in areas indicated, Joints indicated to receive sealant-filled. Seal these joints according to Section 079200 "Joint Sealants."

Joints at locations of the following defects:

- Holes and missing mortar.
- Cracks that can be penetrated 1/4 inch (6 mm) or more by a knife blade 0.027 inch (0.7 mm) thick.
- Cracks 1/16 inch (1.6 mm) or more in width and of any depth.
- Hollow-sounding joints when tapped by metal object.
- Eroded surfaces 1/4 inch (6 mm) or more deep.
- Deterioration to point that mortar can be easily removed by hand, without tools.
- Joints filled with substances other than mortar.

Do not rake out and repoint joints where not indicated, required or instructed. Rake out joints as follows, according to procedures demonstrated in approved mockup:

- Remove mortar from joints to 2 times joint width, but not less than 3/4 inch (20 mm) or not less than that required to expose sound, unweathered mortar. Do not remove unsound mortar more than 2 inches (50 mm) deep; consult Architect or Engineer for direction.
- Remove mortar from masonry surfaces within raked-out joints to provide reveals with square backs and to expose masonry for contact with pointing mortar. Brush, vacuum, or flush joints to remove dirt and loose debris.
- Do not spall edges of masonry units or widen joints. Replace or patch damaged masonry units as directed by Architect.

Notify Architect of unforeseen detrimental conditions including voids in mortar joints, cracks, loose masonry units, rotted wood, rusted metal, and other deteriorated items.

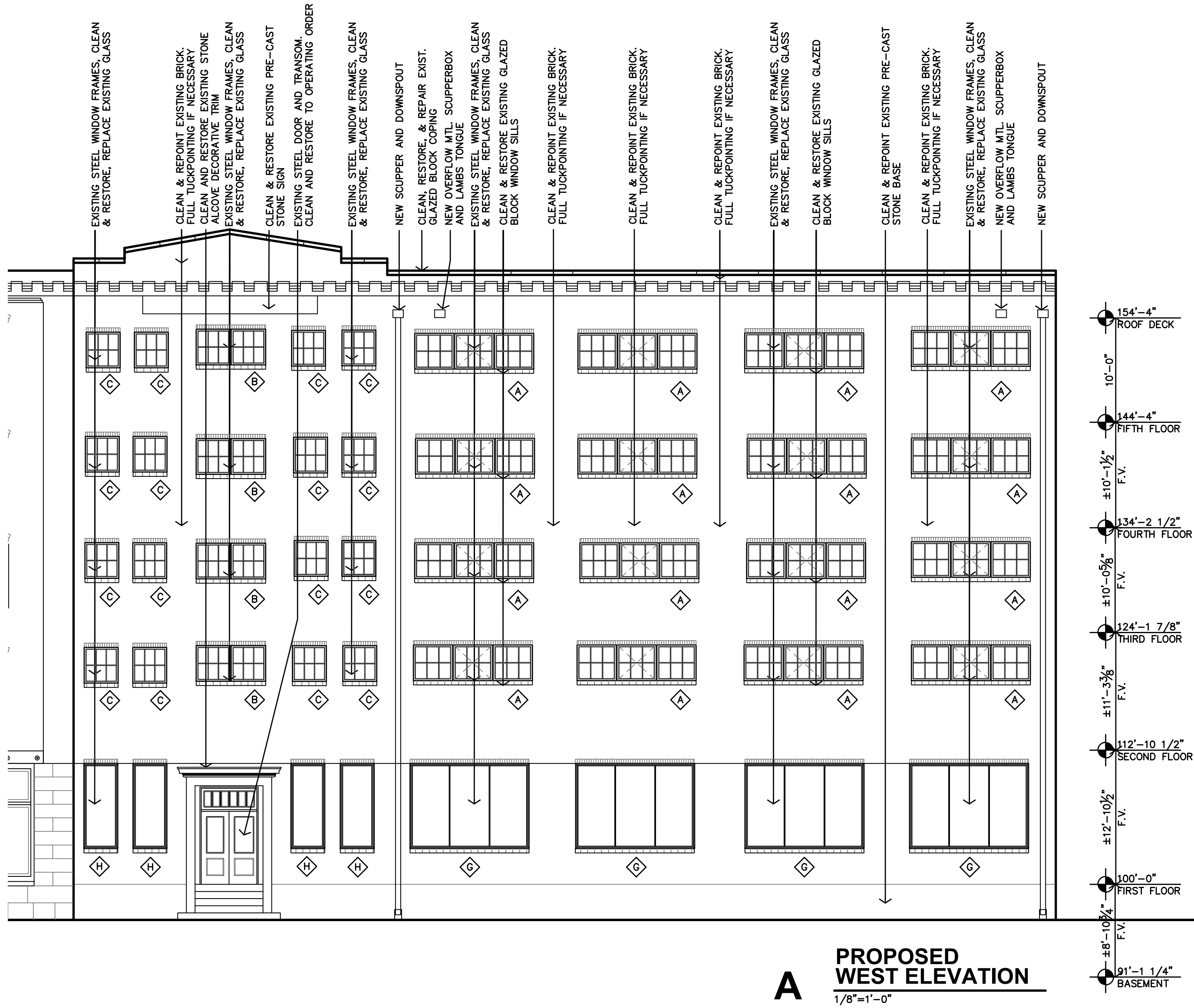
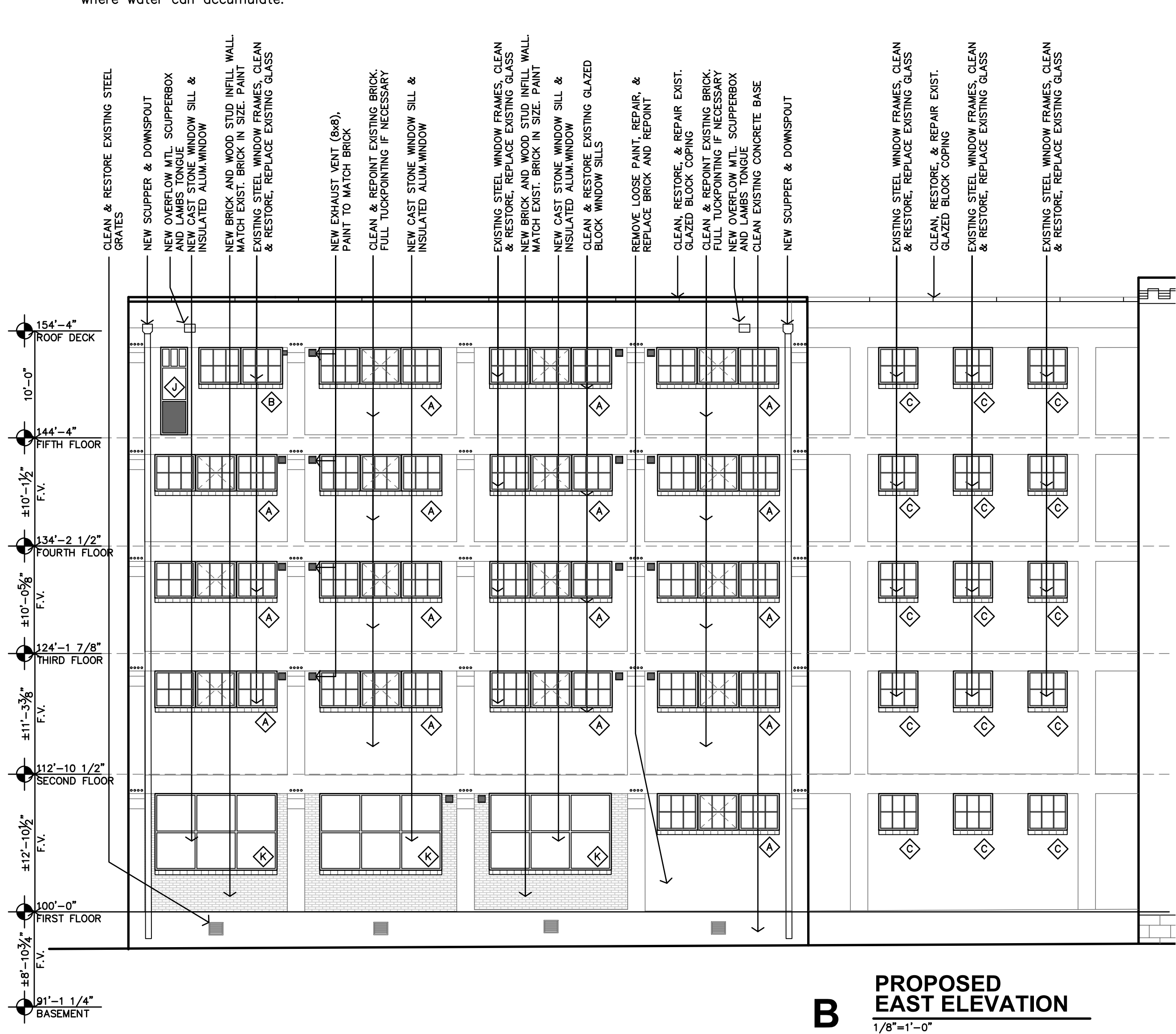
POINTING WITH MORTAR

- Rinse joint surfaces with water to remove dust and mortar particles. Time rinsing application so, at time of pointing, joint surfaces are damp but free of standing water. If rinse water dries, dampen joint surfaces before pointing.
 - Apply pointing mortar first to areas where existing mortar was removed to depths greater than surrounding areas. Apply in layers not greater than 3/8 inch (9 mm) until a uniform depth is formed. Fully compact each layer, and allow it to become thumbprint hard before applying next layer.
 - After deep areas have been filled to same depth as remaining joints, point joints by placing mortar in layers not greater than 3/8 inch (9 mm). Fully compact each layer and allow to become thumbprint hard before applying next layer. Where existing masonry units have worn or rounded edges, slightly recess finished mortar surface below face of masonry to avoid widened joint faces. Take care not to spread mortar beyond joint edges onto exposed masonry surfaces or to feather edge the mortar.
 - When mortar is thumbprint hard, tool joints to match original appearance of joints as demonstrated in approved mockup. Remove excess mortar from edge of joint by brushing.
 - Cure mortar by maintaining in thoroughly damp condition for at least 72 consecutive hours, including weekends and holidays.
- Hairline cracking within mortar or mortar separation at edge of a joint is unacceptable. Completely remove such mortar and repoint.
- Where repointing work precedes cleaning of existing masonry, allow mortar to harden at least 30 days before beginning cleaning work.

FINAL CLEANING

After mortar has fully hardened, thoroughly clean exposed masonry surfaces of excess mortar and foreign matter; use wood scrapers, stiff-nylon or -fiber brushes, and clean water, applied by low pressure spray.

- Do not use metal scrapers or brushes.
- Do not use acidic or alkaline cleaners.



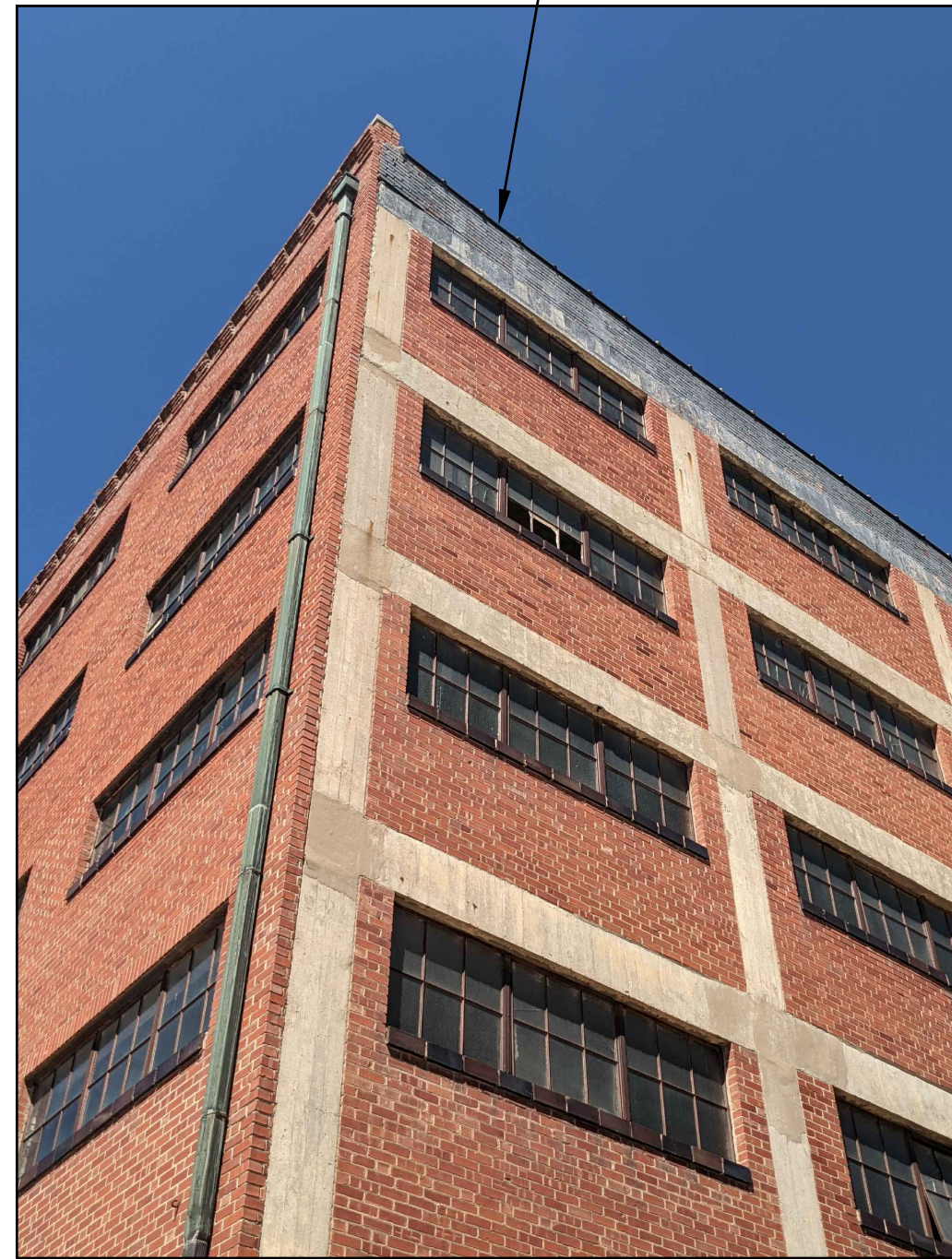
NOTE: CONTRACTOR TO PAINT ALL VENTS, FRESH AIR INTAKE GRILLS AND LOUVERS A RED/ORANGE COLOR TO BLEND INTO BRICK FACADE. PAINT COLOR TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO PAINTING.

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



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

HISTORIC 'THE LEE HARDWARE CO.' SIGN:
REMNANTS OF EXISTING PAINTED SIGN



D EXISTING PHOTOGRAPH
1/8"=1'-0"

HISTORIC 'THE LEE HARDWARE CO.' SIGN:
CONTRACTOR TO REMOVE REMNANTS OF EXISTING PAINTED SIGN ON UPPER SOUTH FACE
OF BUILDING. SIGN TO BE REPAINTED & RECREATED TO MATCH EXISTING HISTORIC SIGN.
COLORS TO BE SELECTED BY OWNER/ARCHITECT. PAINTER/ARTIST TO SUBMIT FINAL
DESIGN TO ARCHITECT/OWNER FOR REVIEW. FINAL APPROVAL ALSO NEEDED FROM THE
CITY OF SALINA AND DOWNTOWN DESIGN REVIEW BOARD BEFORE PAINTING BEGINS.



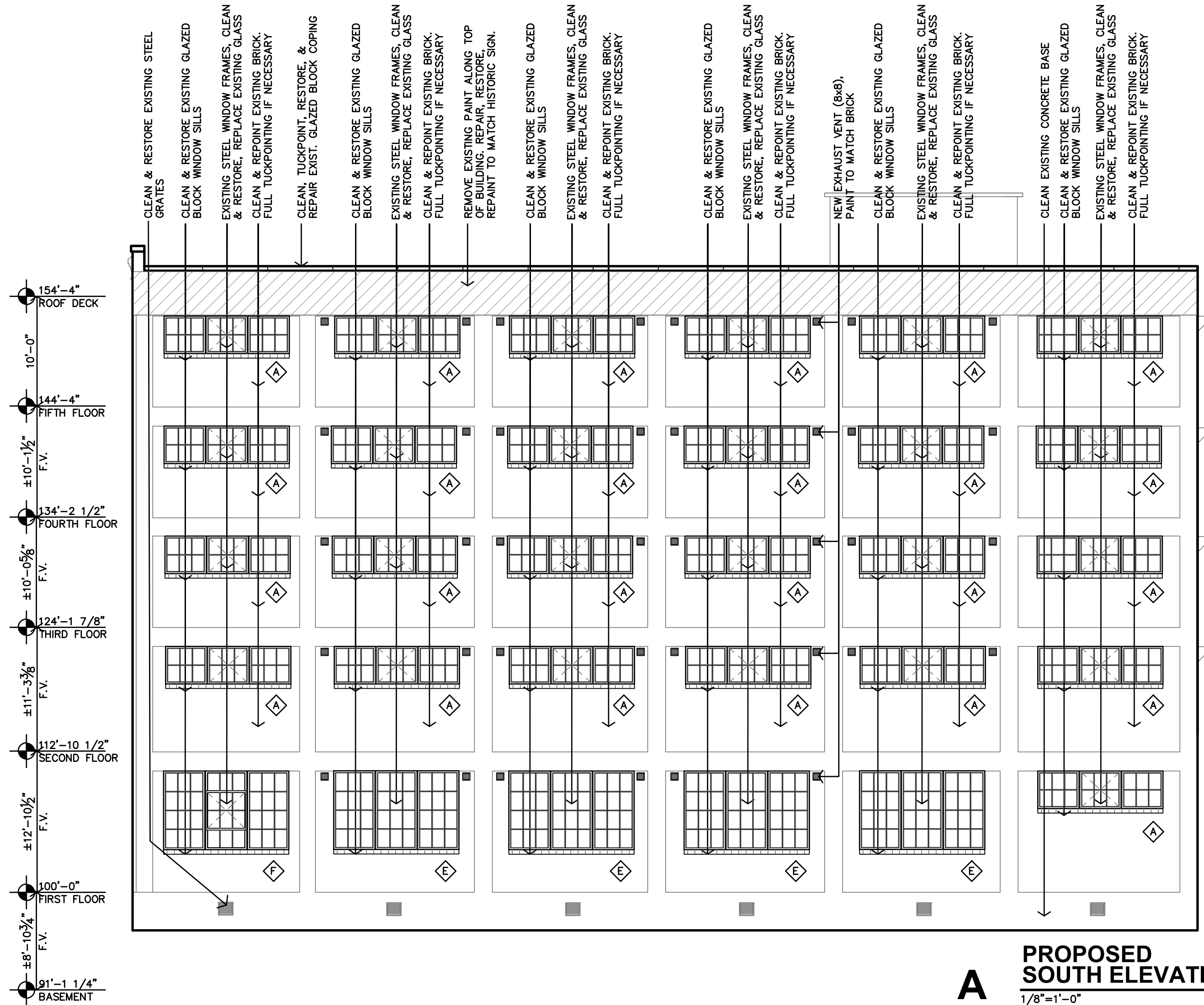
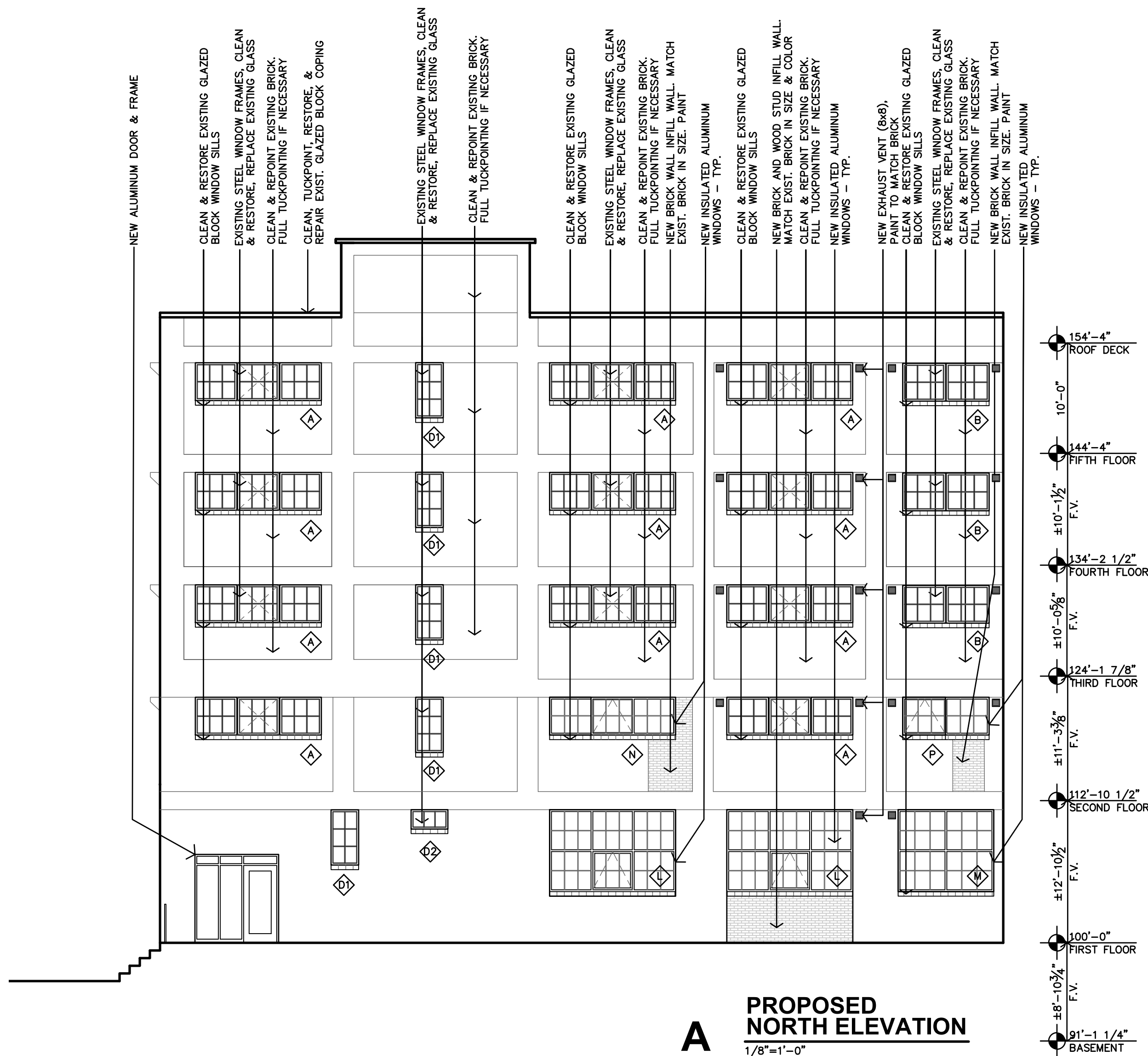
C HISTORIC PHOTOGRAPHS
1/8"=1'-0"



REHABILITATION NOTES

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

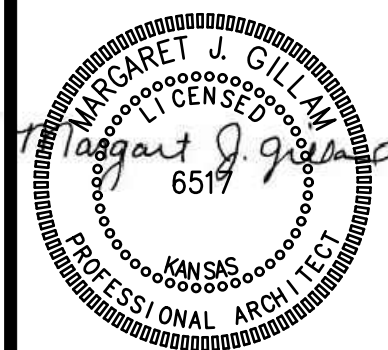
NOTE: CONTRACTOR TO PAINT ALL VENTS, FRESH AIR INTAKE
GRILLS AND LOUVERS A RED/ORANGE COLOR TO BLEND INTO BRICK
FACADE. PAINT COLOR TO BE SUBMITTED TO ARCHITECT FOR
APPROVAL PRIOR TO PAINTING.



LEE LOFTS, PHASE III, BUILDING 3

HISTORIC REHABILITATION - NEW APARTMENTS

SALINA, KANSAS



REVISION:

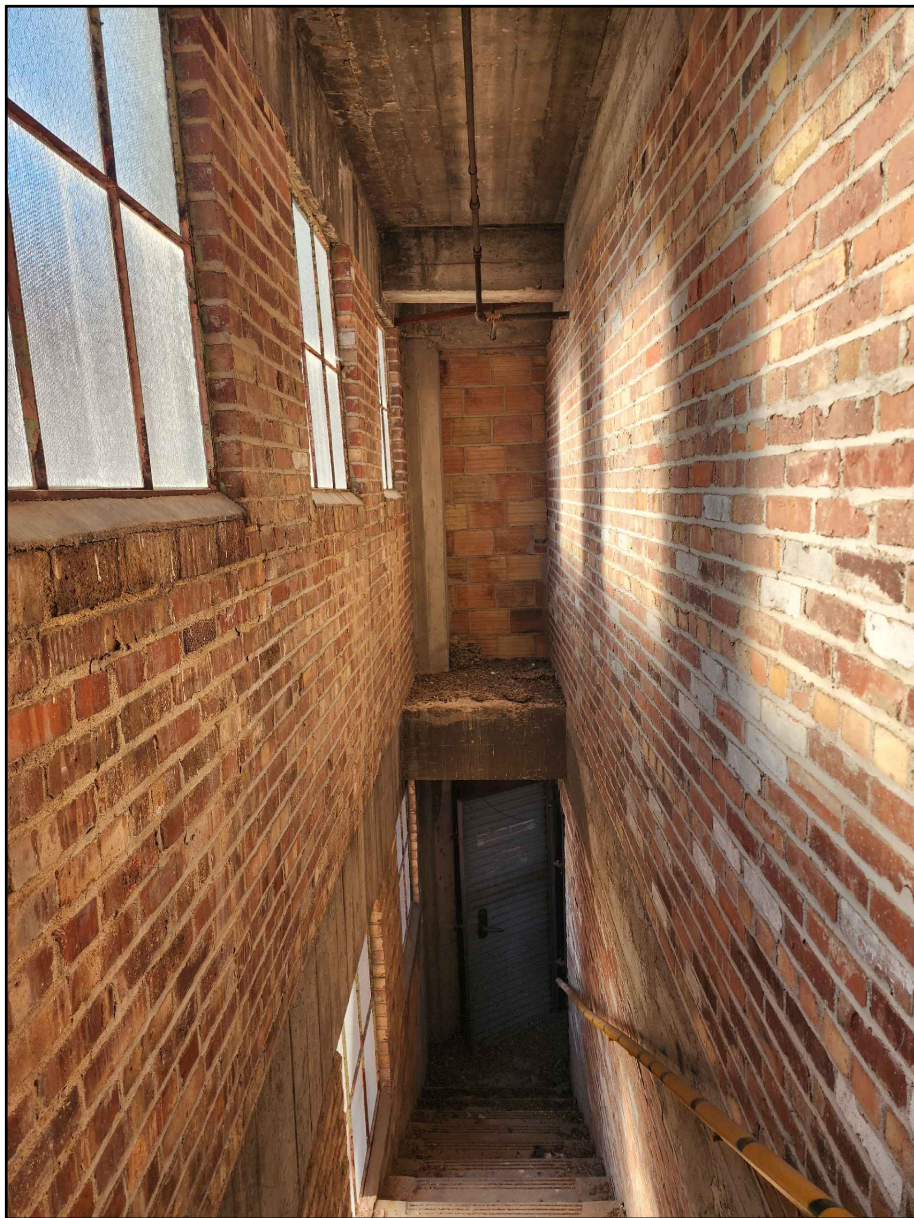
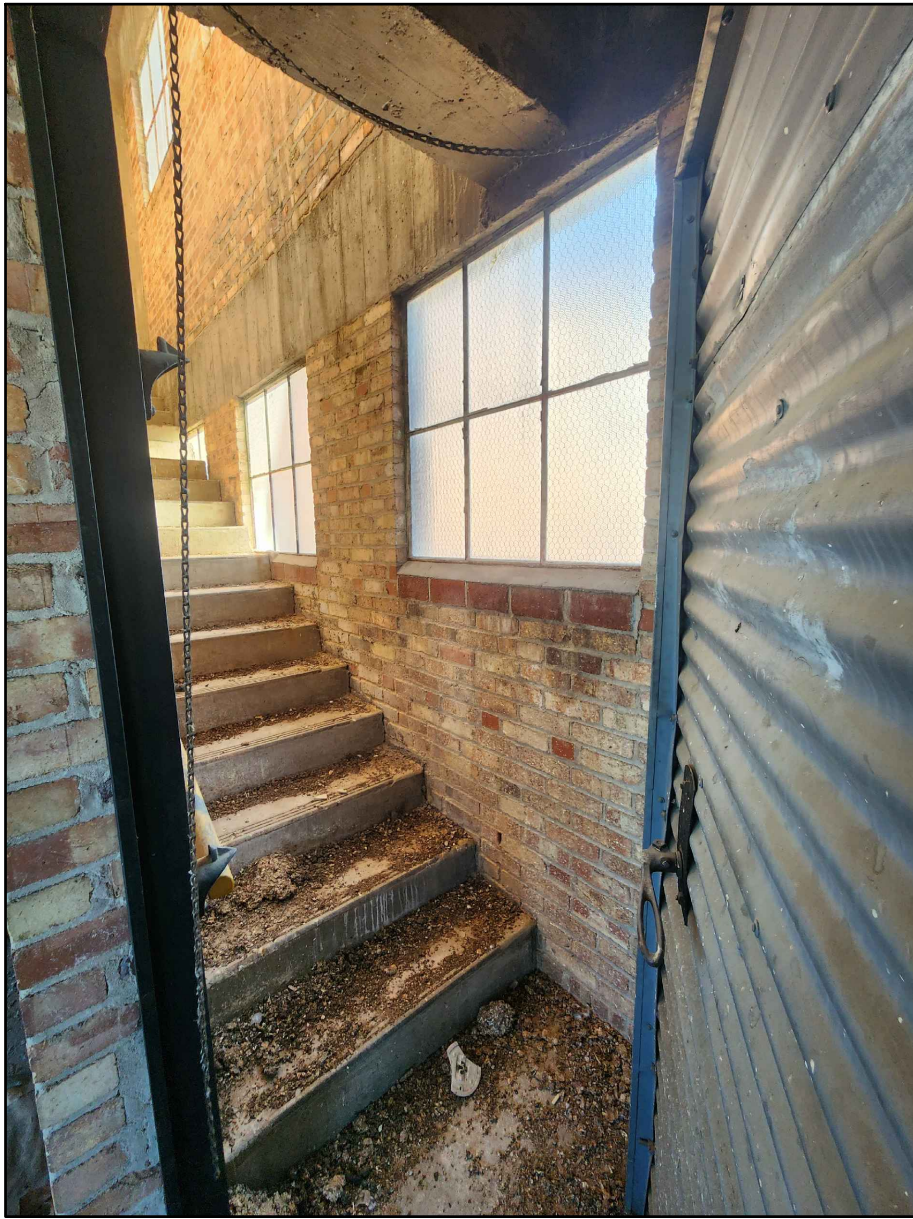
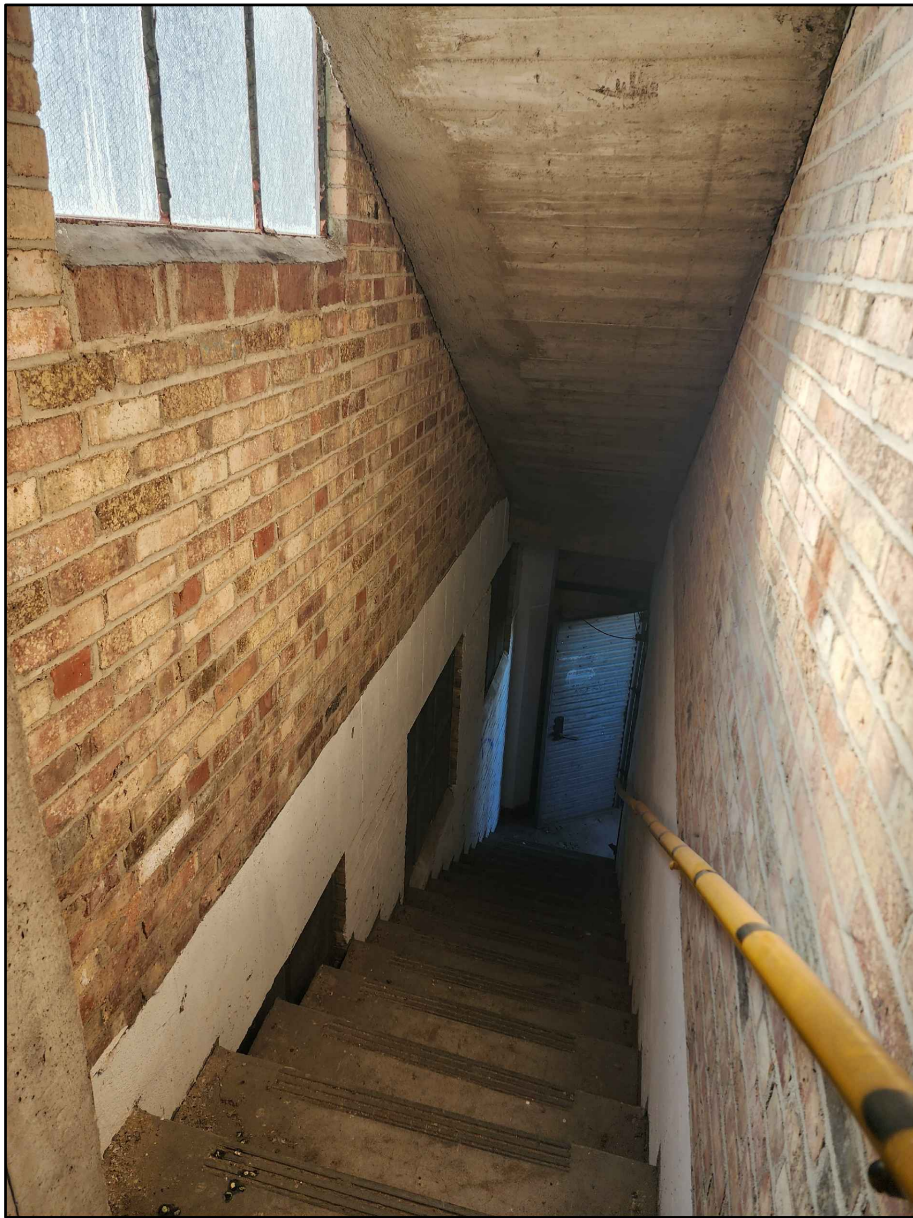
DATE: 9-19-2025
JOB: 22-3243
SHEET NO.:

A3.2

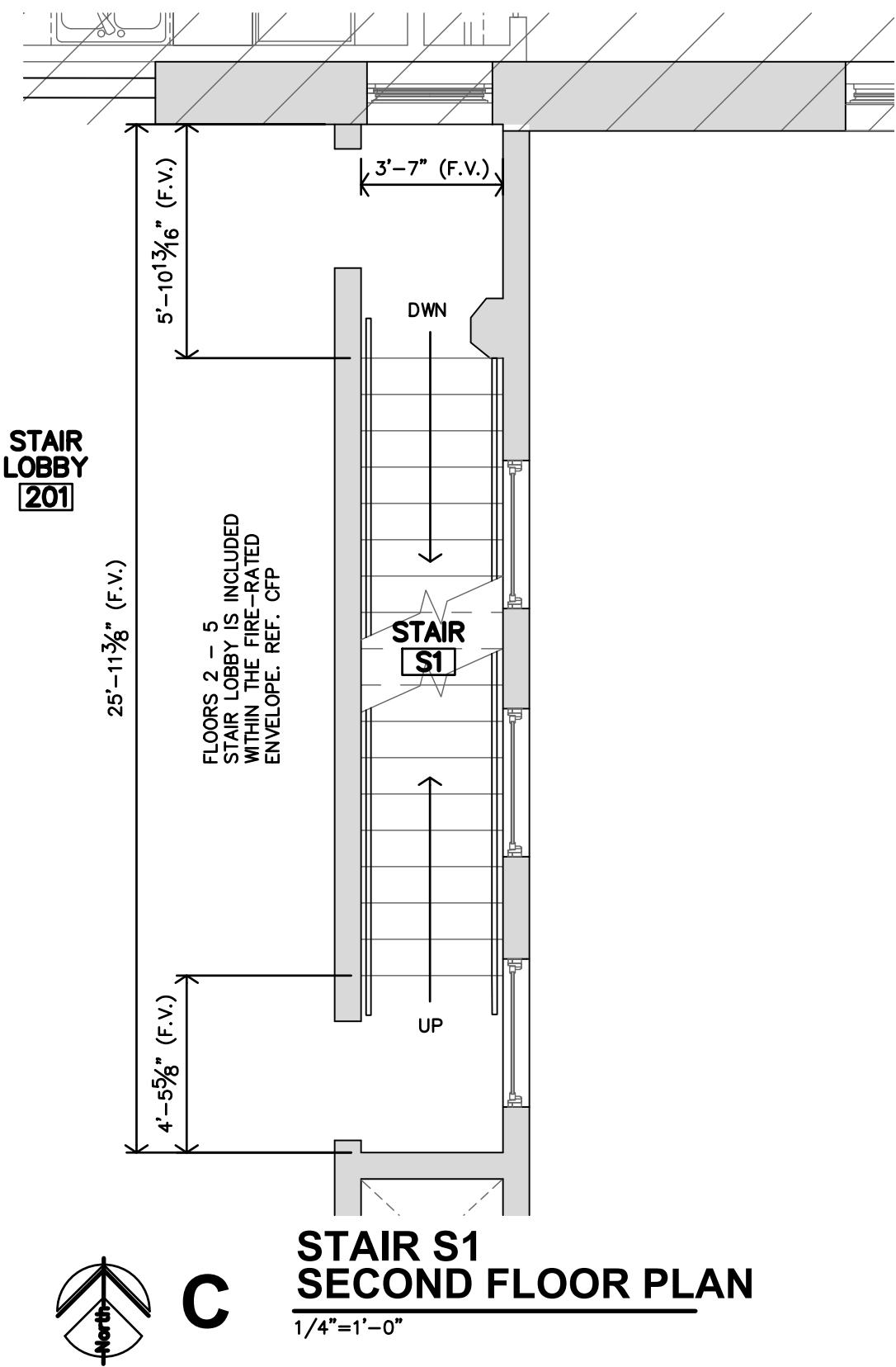
COPYRIGHTED ©

JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785-827-0386
jgr@gillamrenz.com

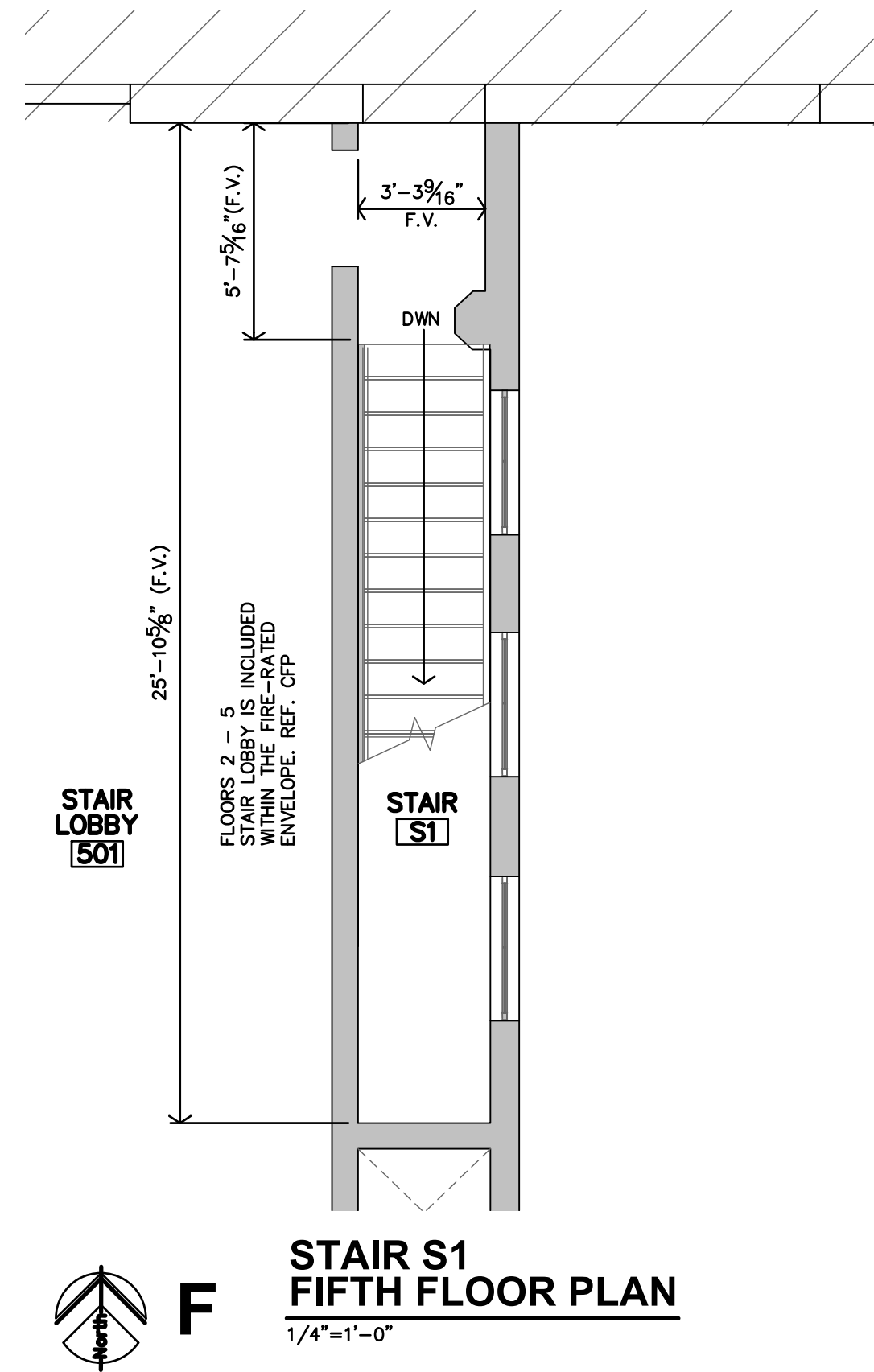
JGR



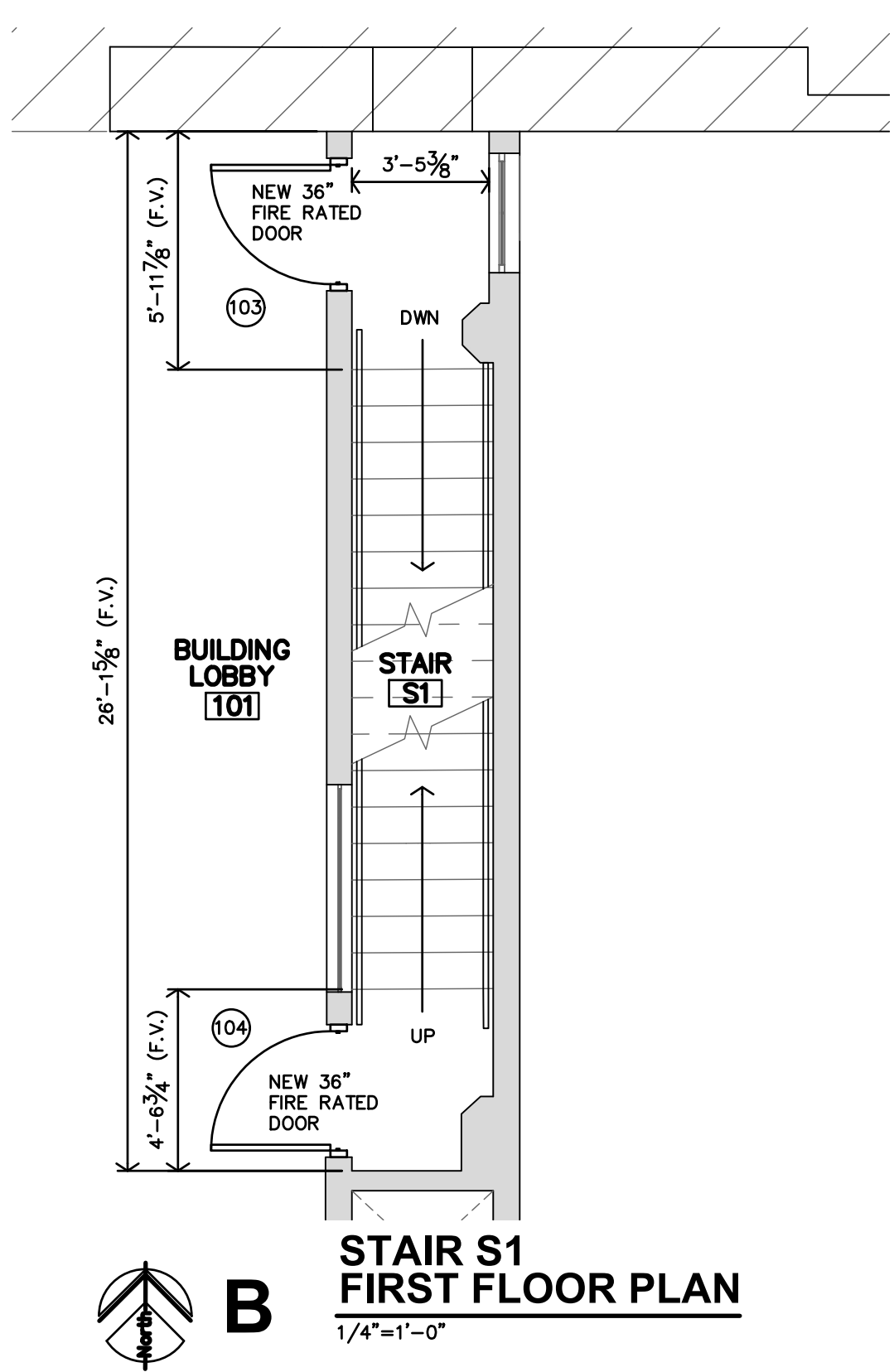
G EXISTING PHOTOS



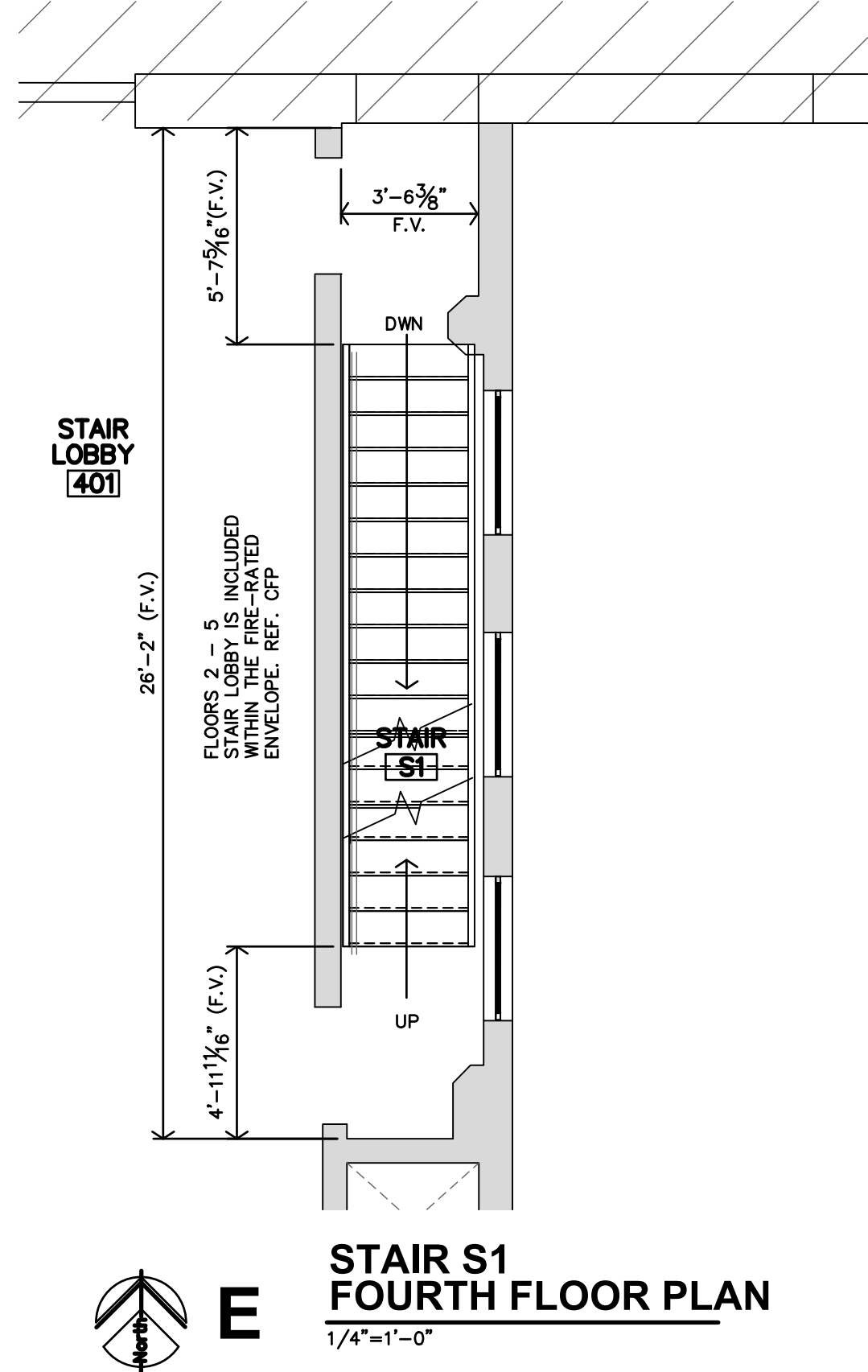
C STAIR S1 SECOND FLOOR PLAN
1/4"=1'-0"



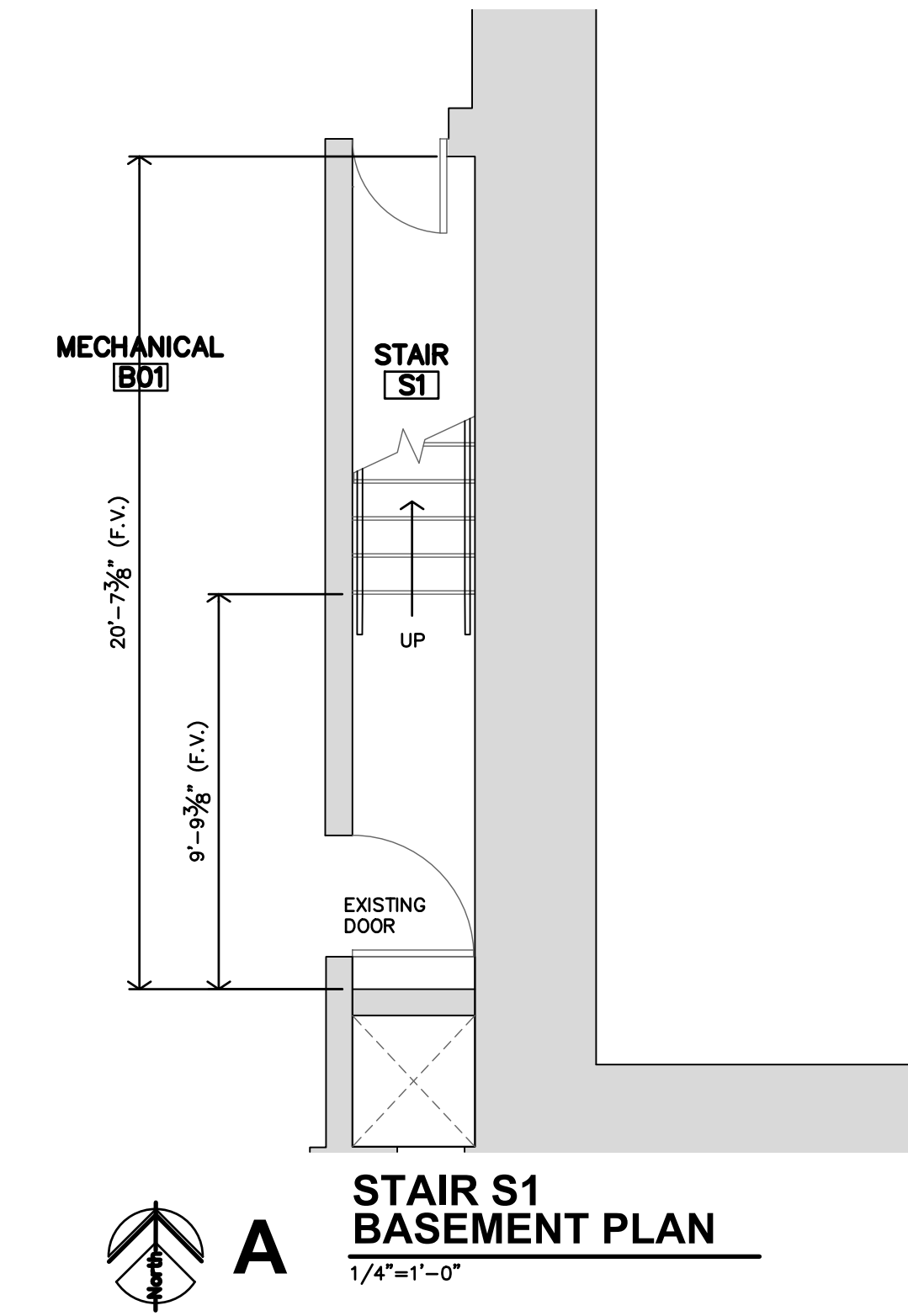
F STAIR S1 FIFTH FLOOR PLAN
1/4"=1'-0"



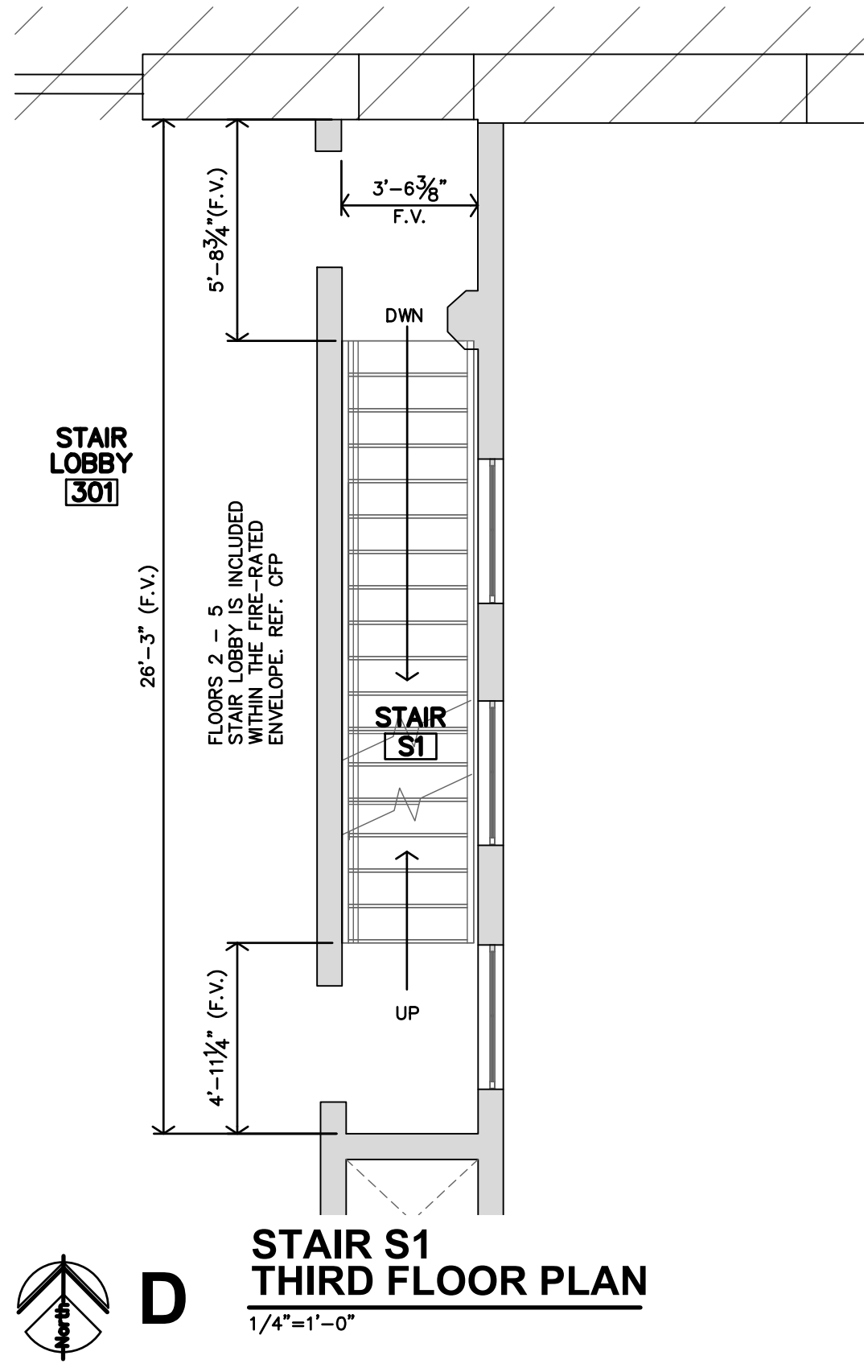
B STAIR S1 FIRST FLOOR PLAN
1/4"=1'-0"



E STAIR S1 FOURTH FLOOR PLAN
1/4"=1'-0"



A STAIR S1 BASEMENT PLAN
1/4"=1'-0"



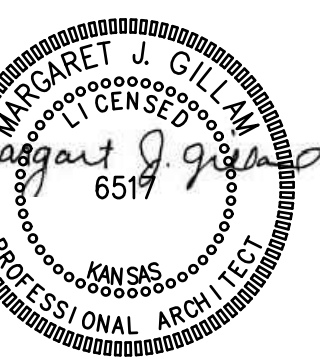
D STAIR S1 THIRD FLOOR PLAN
1/4"=1'-0"

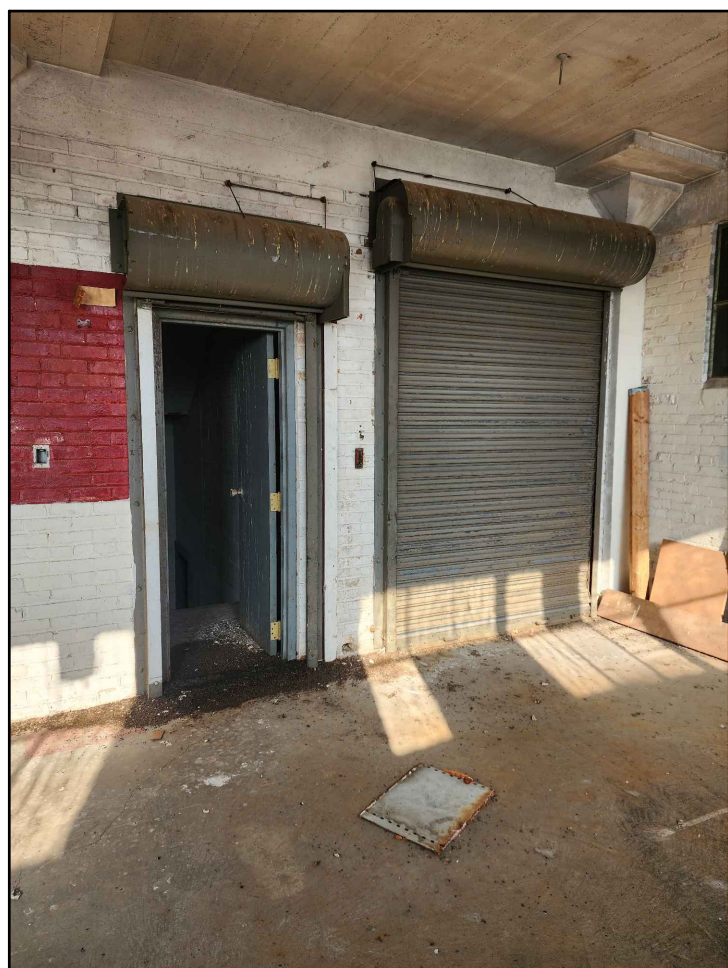
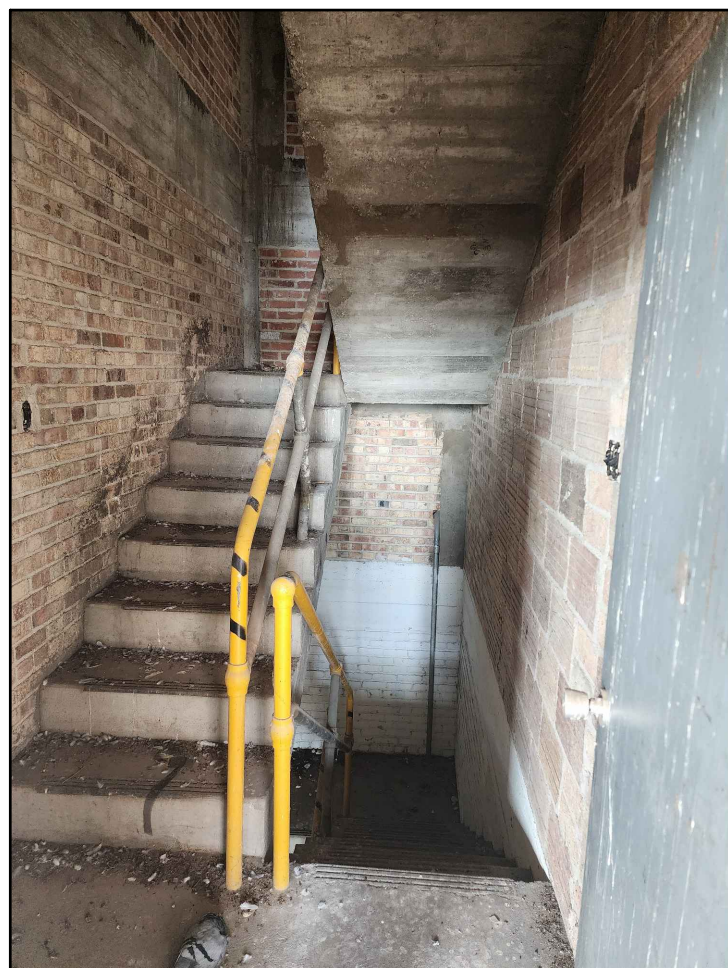
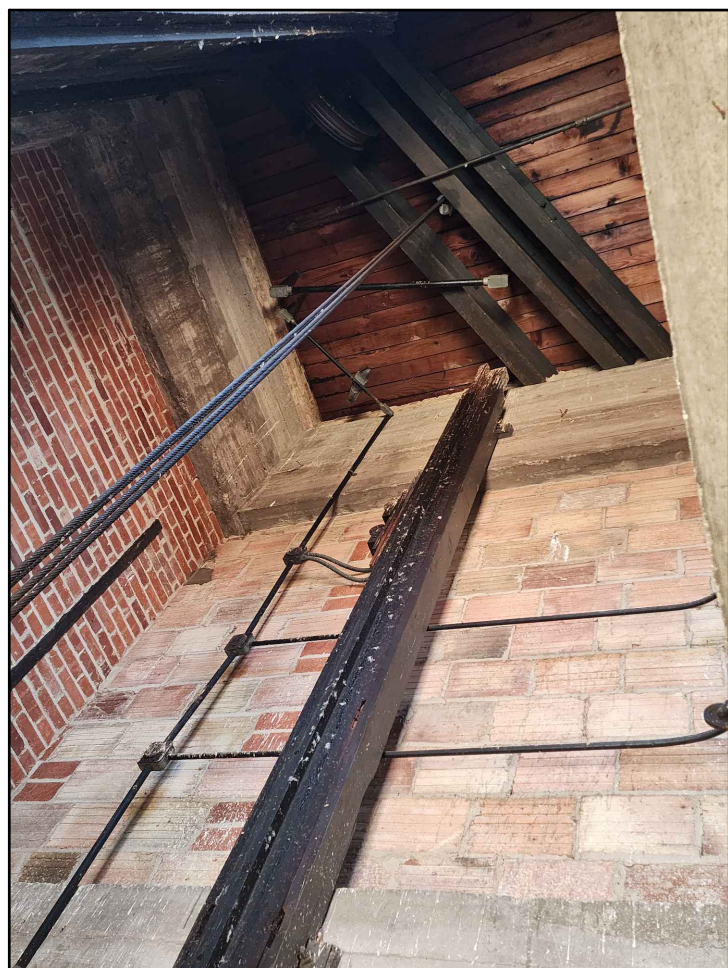
STAIR S1 NOTES

- GENERAL**
1. REPAIR ANY AND ALL DAMAGED CONCRETE TREADS AND RISERS.
 2. REMOVE EXISTING WALL-MOUNTED WOOD/STEEL HANDRAIL SYSTEMS. REPLACE WITH NEW ADA COMPLIANT HANDRAILS.
 3. BOTH SIDES OF STAIR WELL TO HAVE NEW HANDRAILS.

CONCRETE STAIRS ARE EXISTING TO REMAIN. SOME TREADS AND RISERS ARE NON-COMPLIANT WITH THE 2012 IBC. RISERS VARY IN HEIGHT FROM 6" TO 8.5", TREADS VARY FROM 10" TO 12" DEEP.

IN FALL OF 2022, A WALK THROUGH WAS PERFORMED BY THE ARCHITECT, FIRE MARSHAL AND BUILDING OFFICIAL. STAIRS WERE REVIEWED FOR SAFETY & EGRESS AND WERE APPROVED FOR USE, BY THE FIRE MARSHAL AND BUILDING OFFICIAL.





H EXISTING PHOTOS

STAIR S2 & ELEVATOR NOTES

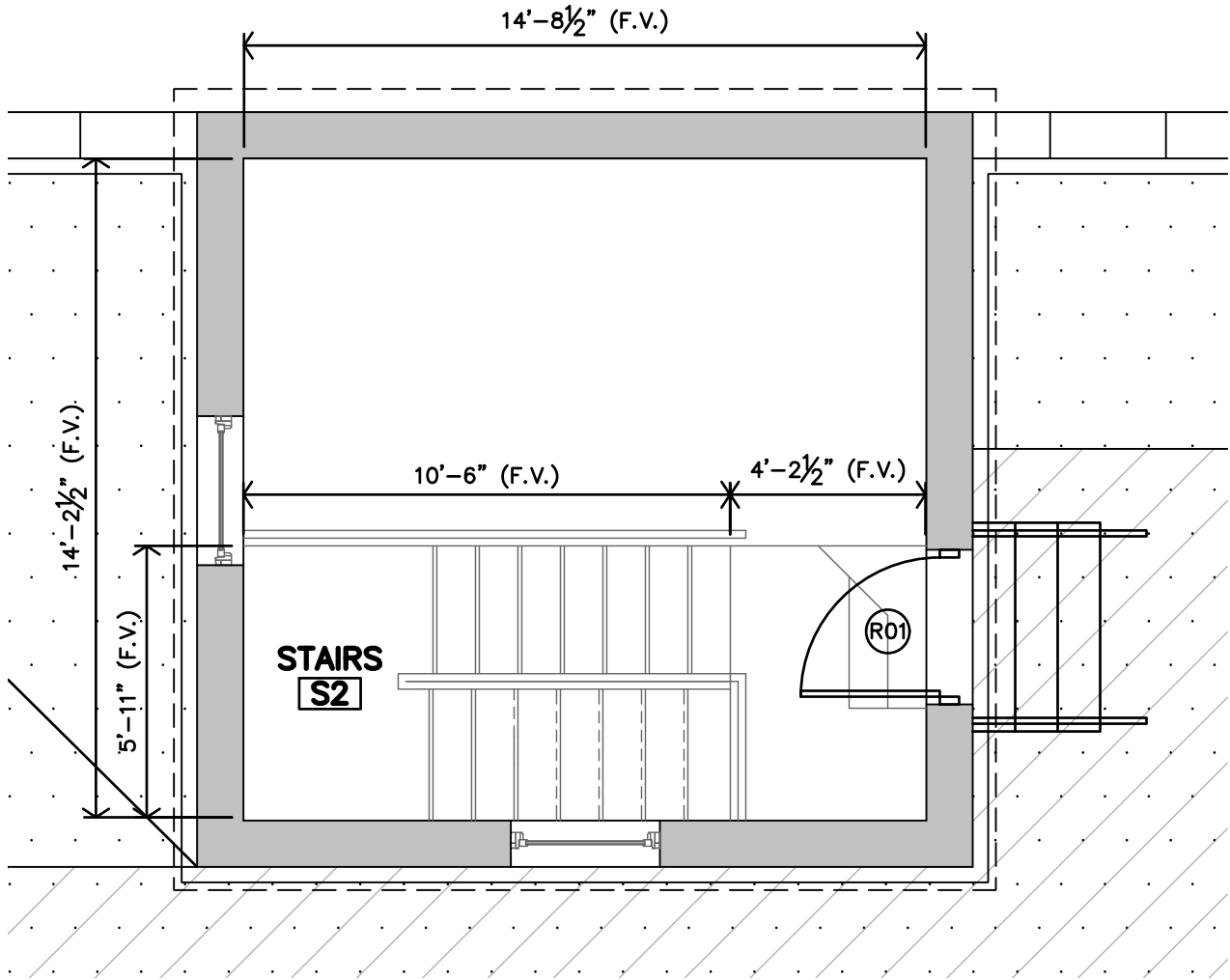
GENERAL

1. REPAIR ANY AND ALL DAMAGED CONCRETE TREADS AND RISERS.
2. CENTER GUARDRAIL SYSTEM TO REMAIN. INSTALL NEW BOTTOM RAIL, MATCH SLOPE OF EXISTING RAIL. NEW BOTTOM RAIL TO BE 1" ABOVE STAIR NOSING MAX.
3. CENTER GUARDRAIL SYSTEM - INSTALL NEW STAINLESS, WELDED WIRE PANEL (3" SQUARE SPACING) WITH 1" U-EDGING BETWEEN THE OPEN RAILS.
4. CENTER GUARDRAIL SYSTEM - REMOVE ALL EXISTING PAINT AND PREP FOR NEW PAINT.
5. STAIR SECTION FROM 5TH FLOOR TO ROOF: EXISTING CHAINLINK FENCE TO BE REMOVED. EXISTING METAL SUPPORT RAILS TO REMAIN. IN BETWEEN RAILS AND GATE OPENINGS - INSTALL NEW STAINLESS, WELDED WIRE PANEL (3" SQUARE SPACING) WITH 1" U-EDGING. GATE SHALL REMAIN AND SHALL HAVE LOCKING MECHANISM. COORDINATE WITH OWNER.
6. REMOVE ALL EXISTING ELEVATOR EQUIPMENT, STRUCTURE, CABS, PULLEY SYSTEMS, ETC. PREP SHAFT FOR THE INSTALLATION OF NEW ELEVATOR, CAB, STRUCTURE AND EQUIPMENT.

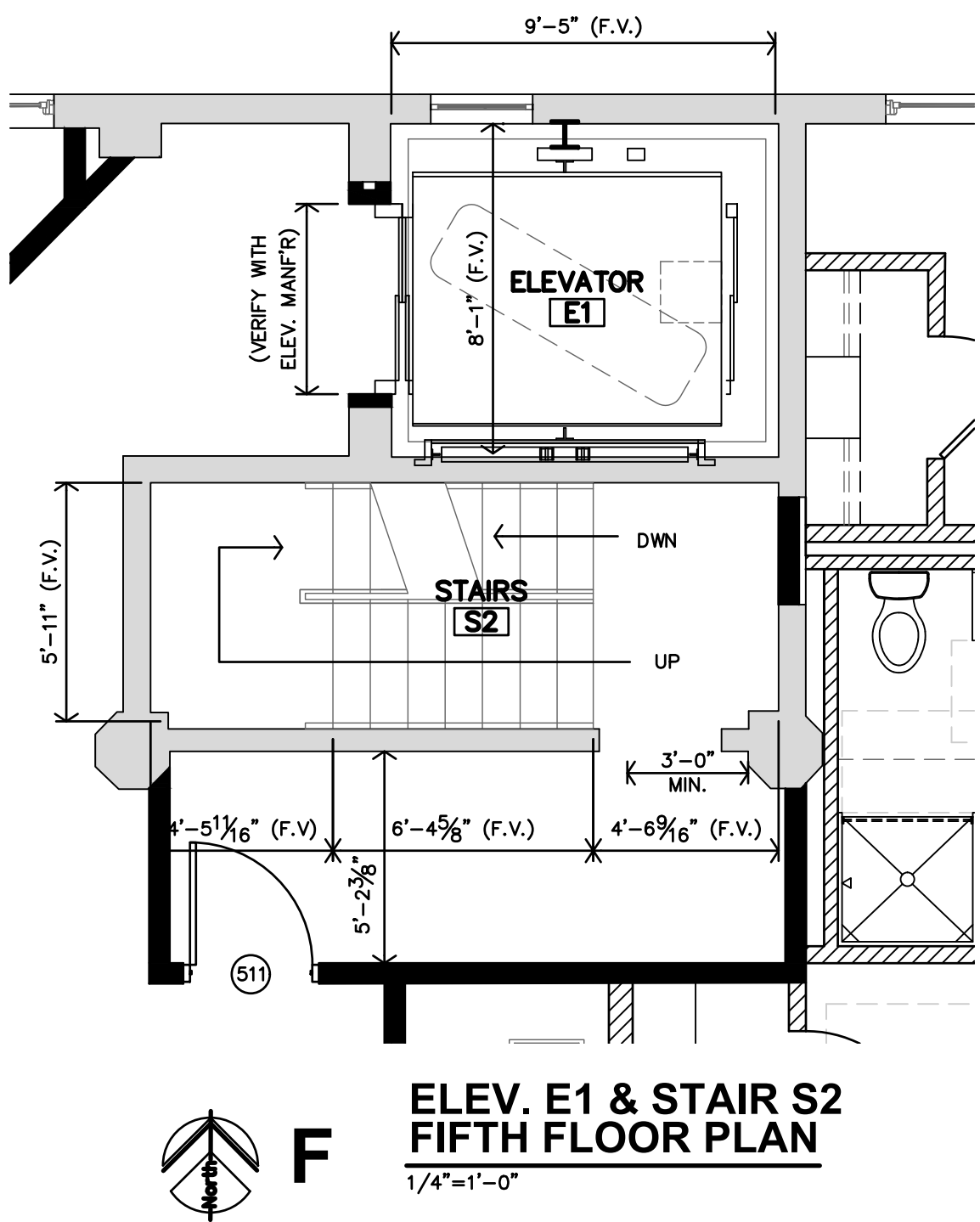
CONCRETE STAIRS ARE EXISTING TO REMAIN. SOME TREADS AND RISERS ARE NON-COMPLIANT WITH THE 2012 IBC. RISERS VARY IN HEIGHT FROM 6" TO 8.5", TREADS VARY FROM 10" TO 12" DEEP.

IN FALL OF 2022, A WALK THROUGH WAS PERFORMED BY THE ARCHITECT, FIRE MARSHAL AND BUILDING OFFICIAL. STAIRS WERE REVIEWED FOR SAFETY & EGRESS AND WERE APPROVED FOR USE, BY THE FIRE MARSHAL AND BUILDING OFFICIAL.

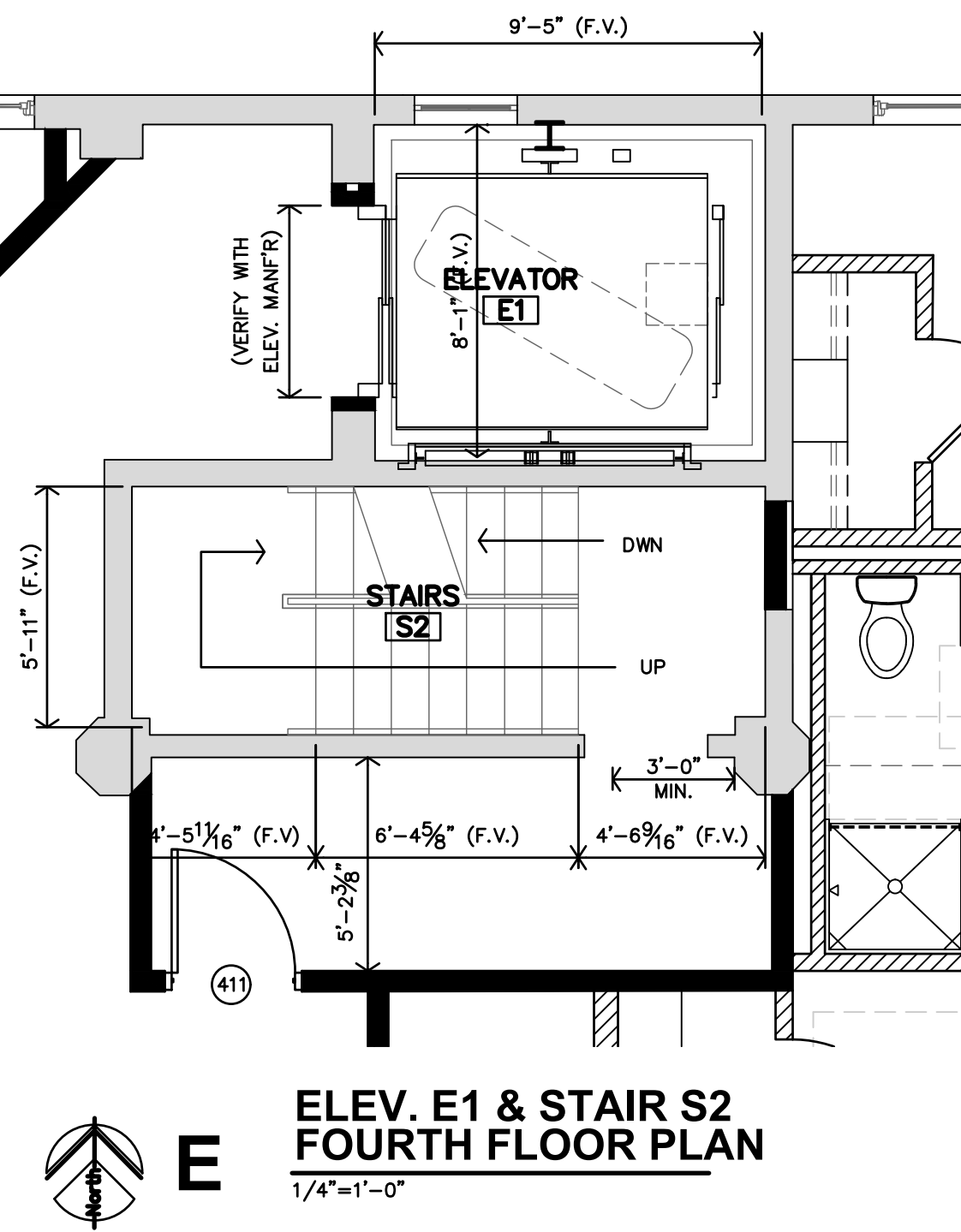
ELEVATOR: ALL FLOOR TO FLOOR ELEVATIONS, EXISTING SHAFT SIZE, AND EXISTING CONSTRUCTION AND CONDITIONS MUST BE CONFIRMED BY ELEVATOR MANUFACTURER PRIOR TO SHOP DRAWING SUBMITTAL. CONTRACTOR/ELEVATOR MANUFACTURER MUST NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES AND CONCERNS.



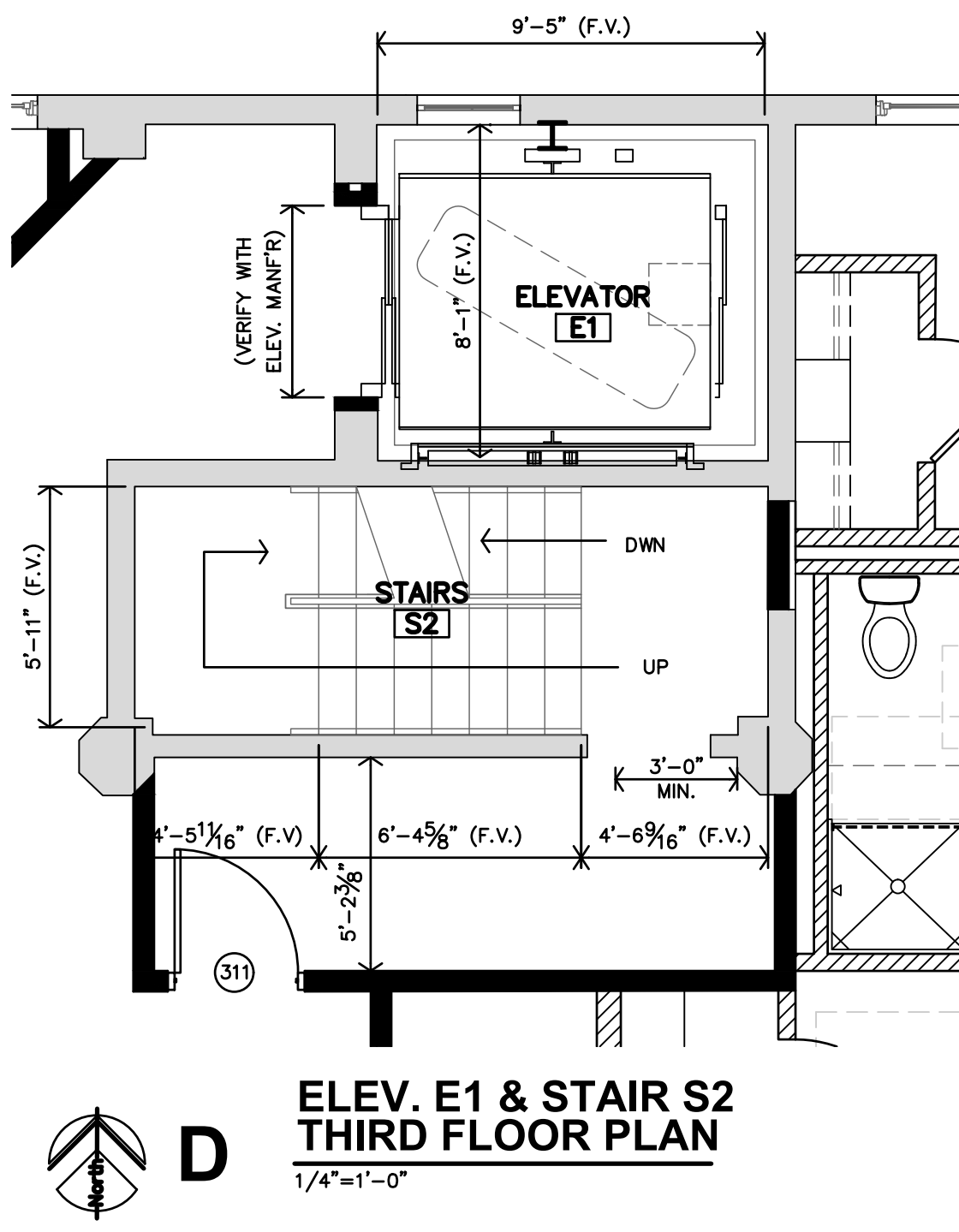
G STAIR S2 PENTHOUSE PLAN
1/4"=1'-0"



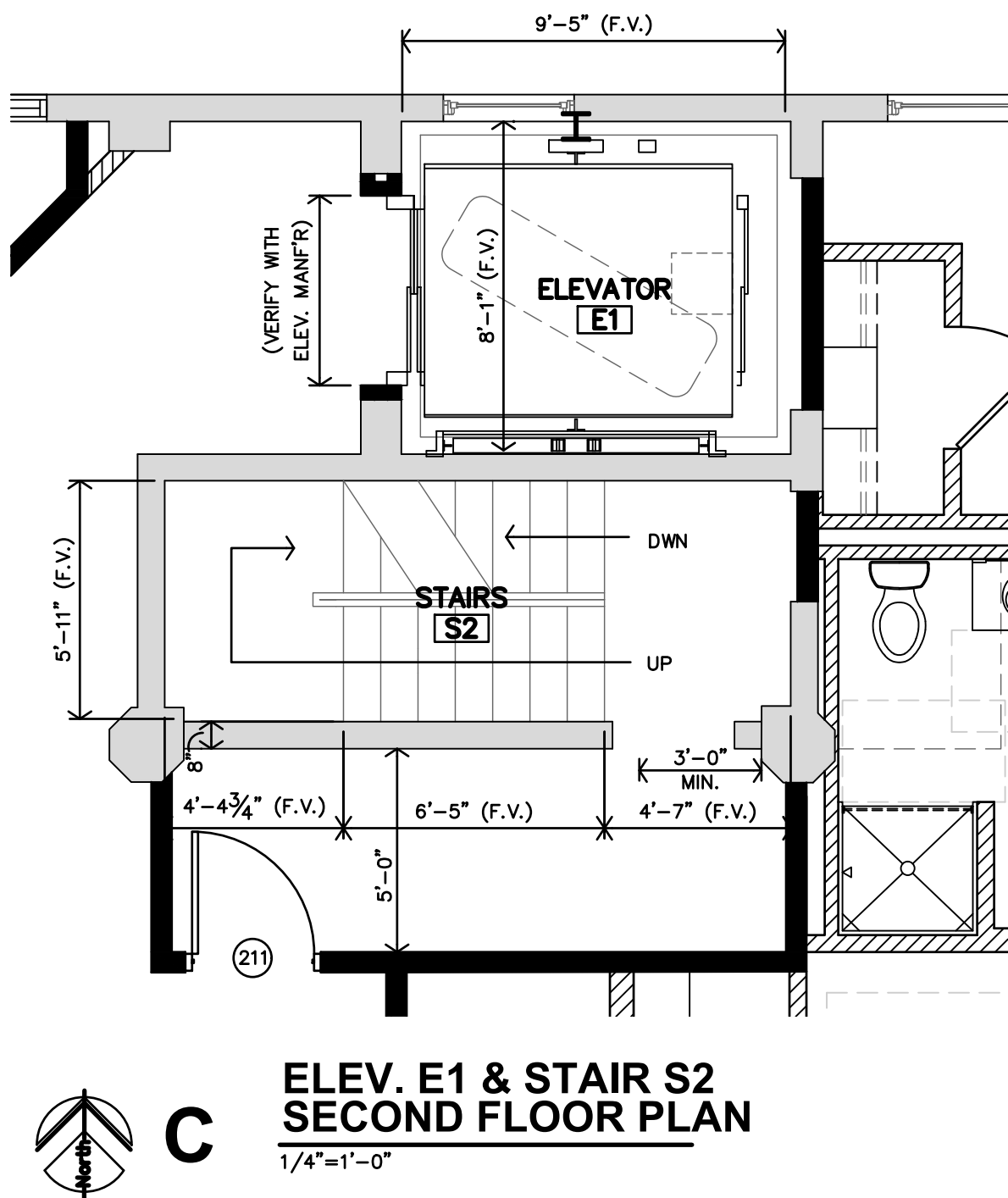
F ELEV. E1 & STAIR S2 FIFTH FLOOR PLAN
1/4"=1'-0"



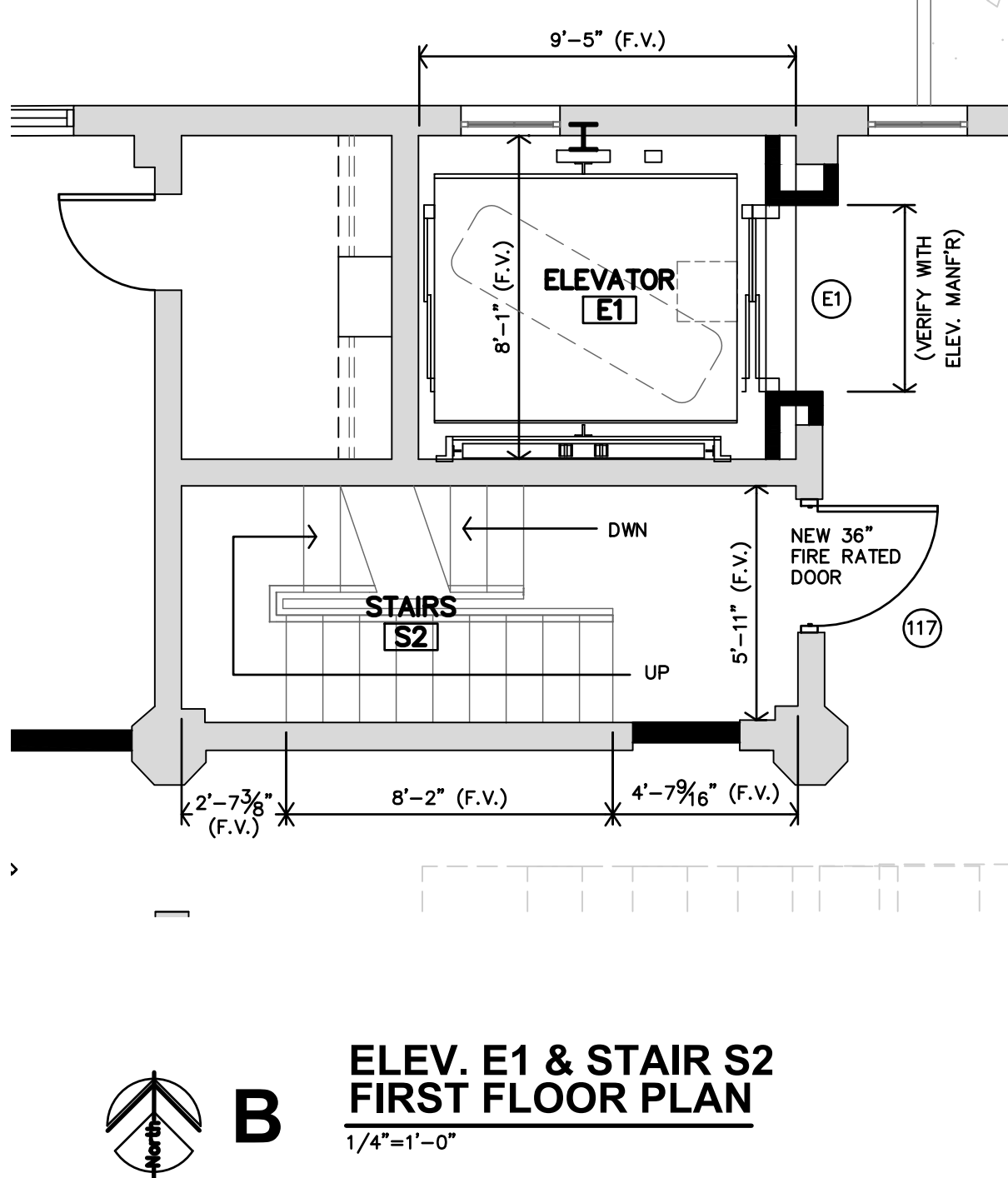
E ELEV. E1 & STAIR S2 FOURTH FLOOR PLAN
1/4"=1'-0"



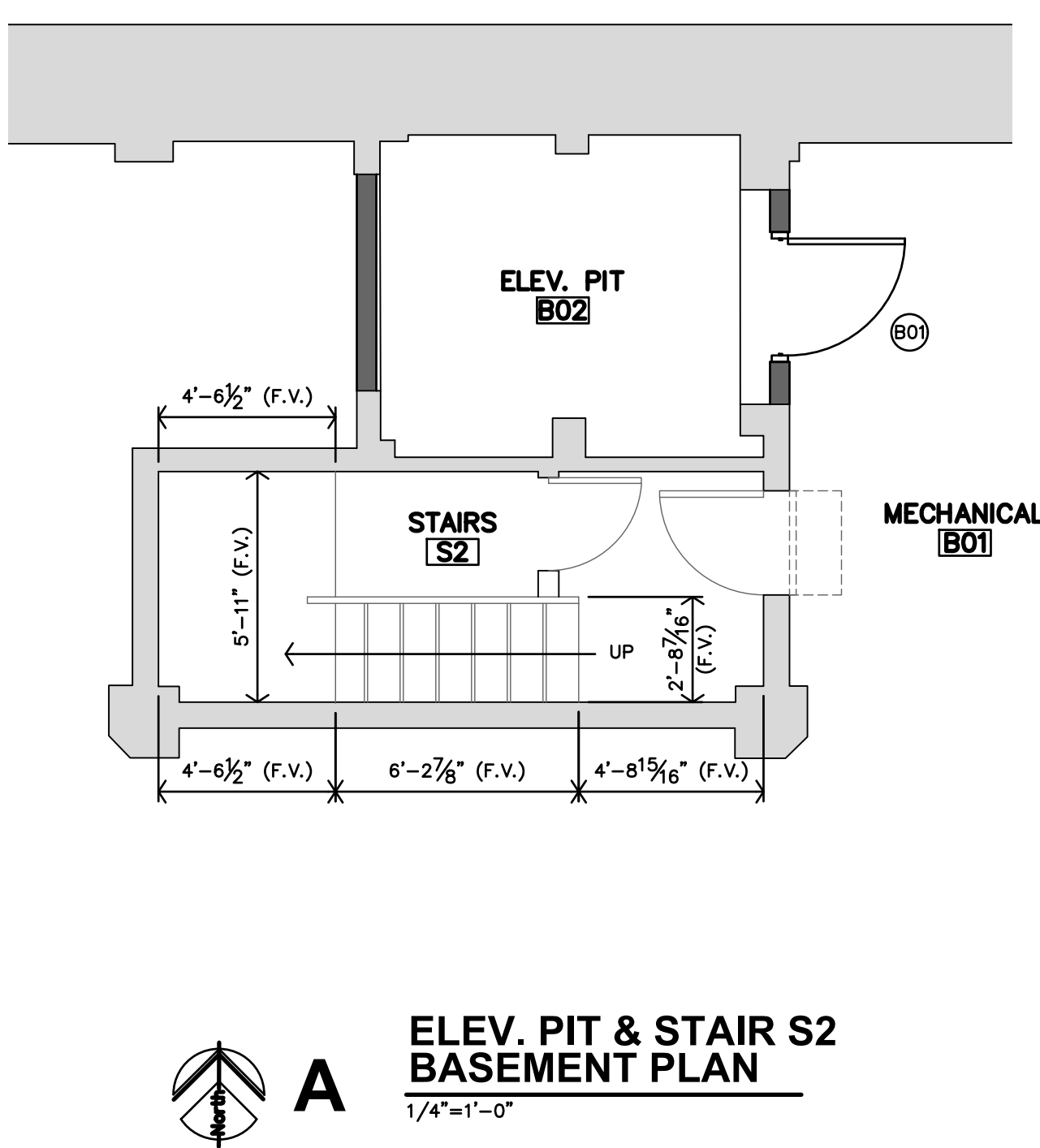
D ELEV. E1 & STAIR S2 THIRD FLOOR PLAN
1/4"=1'-0"



C ELEV. E1 & STAIR S2 SECOND FLOOR PLAN
1/4"=1'-0"



B ELEV. E1 & STAIR S2 FIRST FLOOR PLAN
1/4"=1'-0"



A ELEV. PIT & STAIR S2 BASEMENT PLAN
1/4"=1'-0"



GENERAL FINISH NOTES - LEVEL 1

1. EXISTING WALLS ARE PAINTED PLASTER. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT. CLEAN, PATCH & REPAIR, ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING PLASTER. PREP FOR NEW PAINT.
2. EXISTING COLUMNS AND BEAMS ARE PAINTED CONCRETE TO UNDERSIDE OF THICKENED SLAB. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING IS EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. REMOVE ANY EXISTING FLOORING MATERIAL AND GLUE RESIDUE. CLEAN, REPAIR, AND PATCH CONCRETE SLAB BELOW. TO BE LEFT EXPOSED. PREP FOR SEALER.
5. ALL EXISTING WOOD BASE AND TRIM TO REMAIN OR, IF DAMAGED, REPLACED TO MATCH EXISTING TRIM IN PROFILE AND SIZE. SAND AND REMOVE ANY PAINT ON DOOR FRAMES. CLEAN AND REFINISH TO MATCH EXISTING FINISHED WOOD.
6. ALL NEW 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.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. 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.**
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 2

1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF "FLARE". PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER.
5. RAISED FLOORS SHALL BE CONSTRUCTION ON TOP OF EXISTING CONCRETE FLOORS IN SOME ROOMS TO ACCOMMODATE HIGHER WINDOWS. RAISED FLOORS SHALL HAVE A FINISHED FLOORING MATERIAL OF LUXURY VINYL TILE. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY NEW FLOORING.
6. ALL NEW 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.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. 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.**
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 3

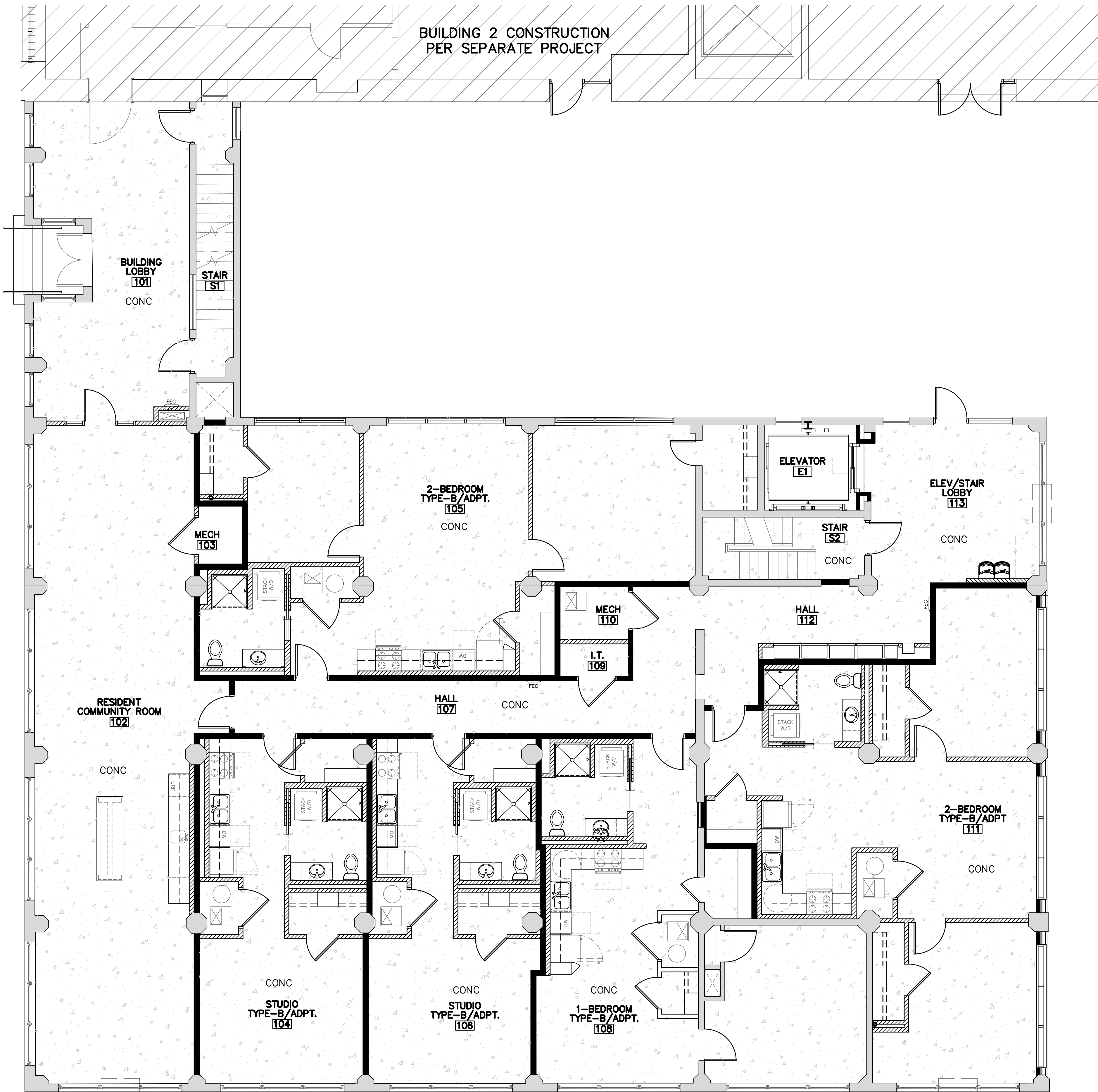
1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF "FLARE". PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
5. ALL NEW 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.
6. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
7. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. 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.**
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVELS 4 & 5

1. EXISTING WALLS ARE EXPOSED, UNPAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, TUCKPOINT, CLEAN, REPAIR, REPLACE. TO BE LEFT EXPOSED. PREP FOR SEALER.
2. EXISTING COLUMNS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED. PREP FOR SEALER.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
5. ALL NEW 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.
6. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
7. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. 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.**
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

FLOORING LEGEND

CONC	CONCRETE, EXISTING CLEAN, REPAIR AND SEAL.
------	---



A

1ST LEVEL
FINISH FLOOR PLAN
3/16"=1'-0"

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



REVISION:

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

A6.1

JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@gjrarchitects.com



GENERAL FINISH NOTES - LEVEL 1

1. EXISTING WALLS ARE PAINTED PLASTER. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT. CLEAN, PATCH & REPAIR, ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING PLASTER. PREP FOR NEW PAINT.
2. EXISTING COLUMNS AND BEAMS ARE PAINTED CONCRETE TO UNDERSIDE OF THICKENED SLAB. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING IS EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. REMOVE ANY EXISTING FLOORING MATERIAL AND GLUE RESIDUE. CLEAN, REPAIR, AND PATCH CONCRETE SLAB BELOW. TO BE LEFT EXPOSED. PREP FOR SEALER.
5. ALL EXISTING WOOD BASE AND TRIM TO REMAIN OR, IF DAMAGED, REPLACED TO MATCH EXISTING TRIM IN PROFILE AND SIZE. SAND AND REMOVE ANY PAINT ON DOOR FRAMES. CLEAN AND REFINISH TO MATCH EXISTING FINISHED WOOD.
6. ALL NEW 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.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. 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.
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 2

1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF "FLARE". PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER.
5. RAISED FLOORS SHALL BE CONSTRUCTION ON TOP OF EXISTING CONCRETE FLOORS IN SOME ROOMS TO ACCOMMODATE HIGHER WINDOWS. RAISED FLOORS SHALL HAVE A FINISHED FLOORING MATERIAL OF LUXURY VINYL TILE. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY NEW FLOORING.
6. ALL NEW 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.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. 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.
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 3

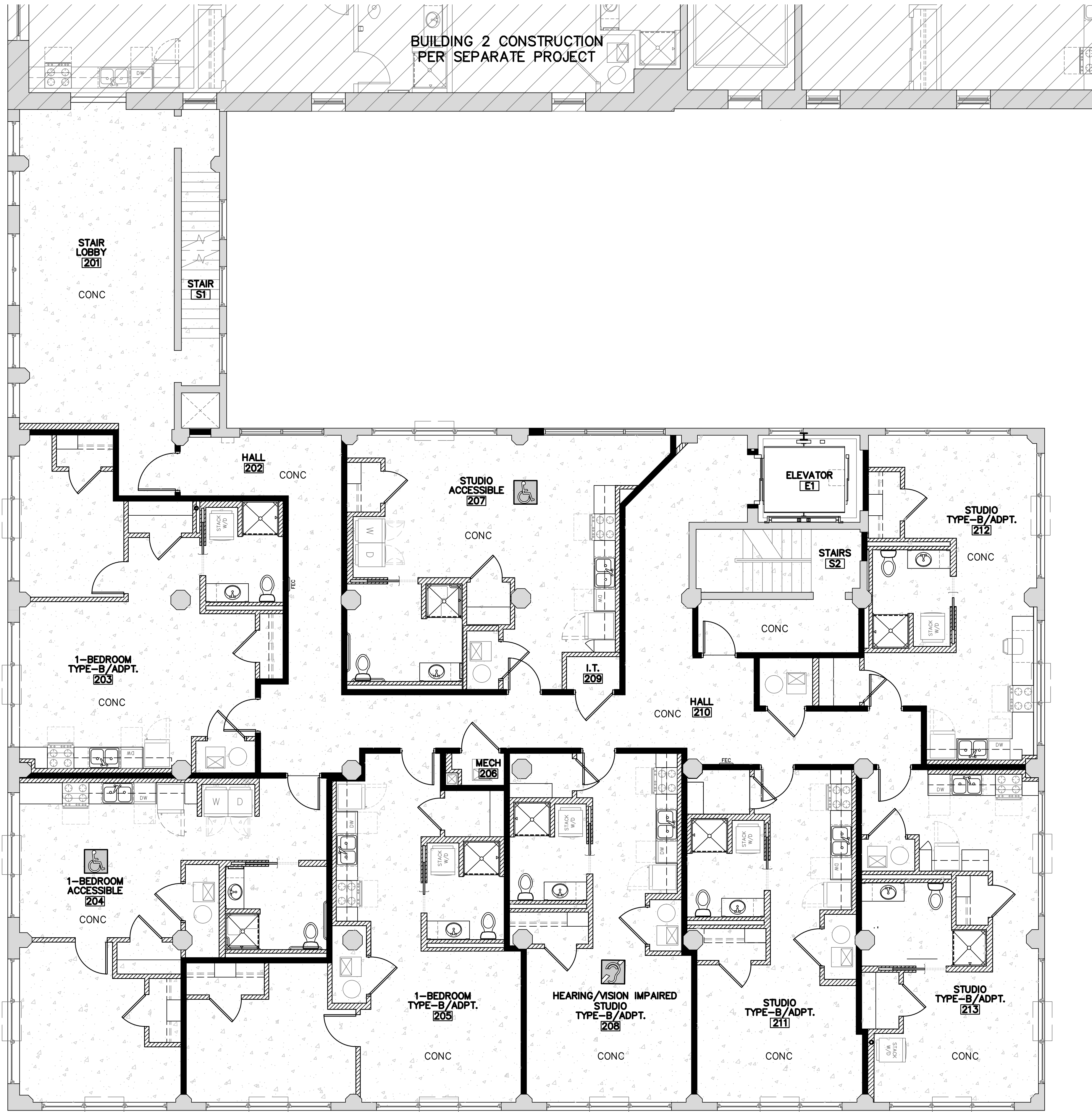
1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF "FLARE". PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
5. ALL NEW 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.
6. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
7. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. 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.
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVELS 4 & 5

1. EXISTING WALLS ARE EXPOSED, UNPAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, TUCKPOINT, CLEAN, REPAIR, REPLACE. TO BE LEFT EXPOSED. PREP FOR SEALER.
2. EXISTING COLUMNS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED. PREP FOR SEALER.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
5. ALL NEW 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.
6. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
7. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. 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.
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

FLOORING LEGEND

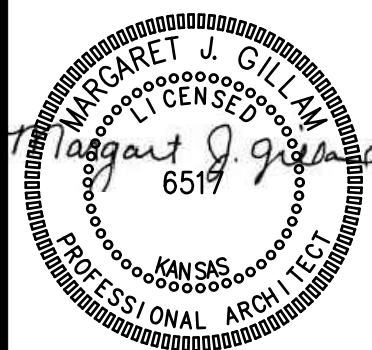
CONC	CONCRETE, EXISTING CLEAN, REPAIR AND SEAL.
------	---



A

2ND LEVEL
FINISH FLOOR PLAN
3/16"=1'-0"

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



REVISION:

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

A6.2

JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com



COPYRIGHTED ©

GENERAL FINISH NOTES - LEVEL 1

1. EXISTING WALLS ARE PAINTED PLASTER. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT. CLEAN, PATCH & REPAIR, ANY NEW PATCHES TO MATCH TEXTURE AND FINISHED OF EXISTING PLASTER. PREP FOR NEW PAINT.
2. EXISTING COLUMNS AND BEAMS ARE PAINTED CONCRETE TO UNDERSIDE OF THICKENED SLAB. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING IS EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. REMOVE ANY EXISTING FLOORING MATERIAL AND GLUE RESIDUE. CLEAN, REPAIR, AND PATCH CONCRETE SLAB BELOW. TO BE LEFT EXPOSED. PREP FOR SEALER.
5. ALL EXISTING WOOD BASE AND TRIM TO REMAIN OR, IF DAMAGED, REPLACED TO MATCH EXISTING TRIM IN PROFILE AND SIZE. SAND AND REMOVE ANY PAINT ON DOOR FRAMES. CLEAN AND REFINISH TO MATCH EXISTING FINISHED WOOD.
6. ALL NEW 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.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. 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.
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 2

1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF "FLARE". PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER.
5. RAISED FLOORS SHALL BE CONSTRUCTION ON TOP OF EXISTING CONCRETE FLOORS IN SOME ROOMS TO ACCOMMODATE HIGHER WINDOWS. RAISED FLOORS SHALL HAVE A FINISHED FLOORING MATERIAL OF LUXURY VINYL TILE. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY NEW FLOORING.
6. ALL NEW 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.
7. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
8. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
9. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
10. 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.
11. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVEL 3

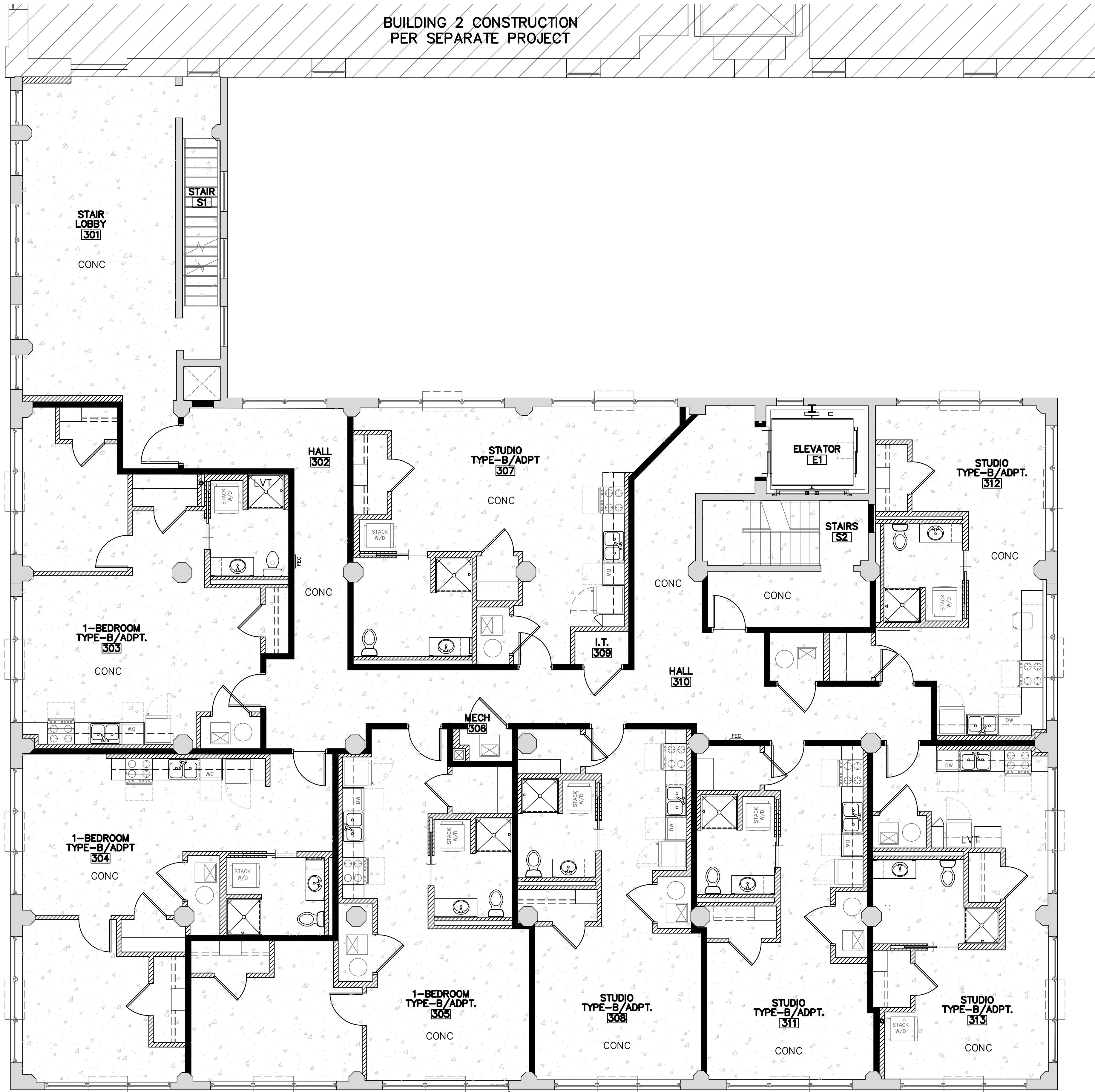
1. EXISTING WALLS ARE PAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, TUCKPOINT, CLEAN, REPAIR, AND REPLACE. PREP FOR NEW PAINT.
2. EXISTING COLUMNS ARE PAINTED CONCRETE TO TOP OF "FLARE". PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST AND REMOVE ANY LOOSE PAINT, CLEAN, AND REPAIR. PREP FOR NEW PAINT.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
5. ALL NEW 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.
6. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
7. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. 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.
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

GENERAL FINISH NOTES - LEVELS 4 & 5

1. EXISTING WALLS ARE EXPOSED, UNPAINTED BRICK AND MASONRY. PER HISTORIC PRESERVATION BRIEFS, TUCKPOINT, CLEAN, REPAIR, REPLACE. TO BE LEFT EXPOSED. PREP FOR SEALER.
2. EXISTING COLUMNS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED. PREP FOR SEALER.
3. EXISTING CEILING & BEAMS ARE EXPOSED, UNPAINTED CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN AND REPAIR. TO BE LEFT EXPOSED.
4. EXISTING FLOORING IS EXPOSED, UNPAINTED, CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND LEVEL. PREP FOR SEALER. NO NEW FLOOR FINISHED WILL BE INSTALLED.
5. ALL NEW 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.
6. ALL NEW G.B. WALLS & PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.
7. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
8. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
9. 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.
10. STAIRS & LANDINGS ARE EXISTING CONCRETE. PER HISTORIC PRESERVATION BRIEFS, CLEAN, REPAIR AND PREP FOR SEALER.

FLOORING LEGEND

CONC	CONCRETE, EXISTING CLEAN, REPAIR AND SEAL.
------	---



A

3RD LEVEL
FINISH FLOOR PLAN
3/16"=1'-0" 4TH AND 5TH FLOORS SIMILAR

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



REVISION:

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

A6.3

JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgrarchitects.com



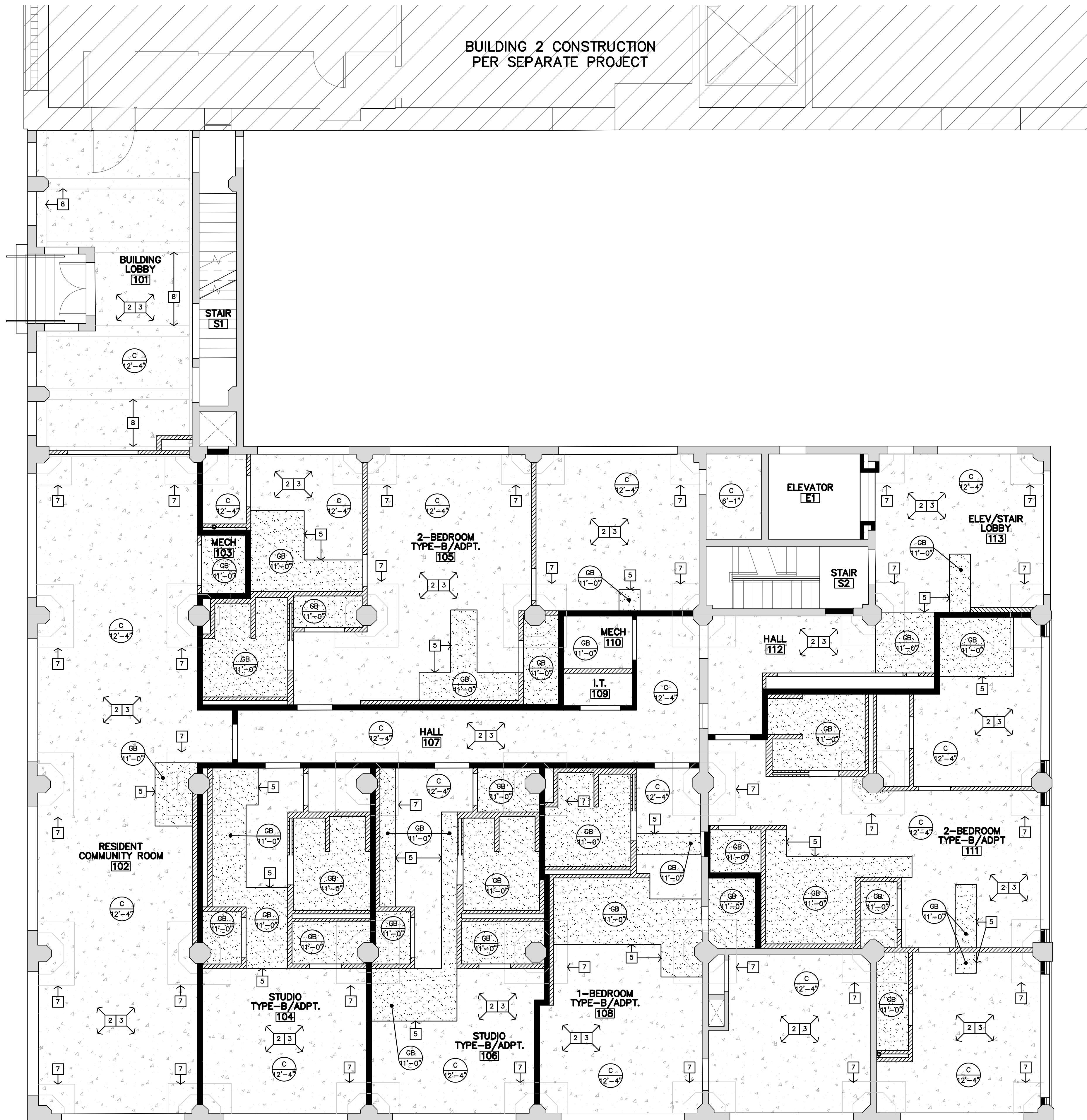
COPYRIGHTED ©

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
5. ALL WASTE AND VENT PIPING SHALL BE CONCEALED ABOVE LOWERED GYP BOARD CEILINGS AND/OR WITHIN GYP BOARD SOFFITS AND BULKHEADS. ANY PIPING NOT NOTED ON PLAN TO BE CONCEALED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL BE COORDINATED IN THE FIELD.
6. ALL DUCTWORK, UNLESS RUNNING THROUGH A LOWERED CEILING (OR IDENTIFIED AS OTHERWISE ON PLAN), SHALL BE LEFT EXPOSED, HUNG BELOW EXISTING CONCRETE CEILING/SLAB. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
7. ALL SPRINKLER PIPING, UNLESS RUNNING THROUGH A LOWERED CEILING SHALL BE LEFT EXPOSED, HUNG BELOW EXISTING CONCRETE CEILING/SLAB. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL FLOOR PENETRATIONS SHALL BE CONCEALED WITH A LOWERED GYP BOARD CEILING AND/OR SOFFIT/BULKHEAD. ANY LOCATIONS NOT IDENTIFIED ON PLAN TO BE CONCEALED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL BE COORDINATED IN THE FIELD.

- 1 EXISTING PAINTED BEAMS AND THICKENED SLABS, PER HISTORIC PRESERVATION BRIEFS, REMOVE LOOSE PAINT, CLEAN, REPAIR AND REPAINT.
- 2 EXISTING CONCRETE CEILING, REPAIR DAMAGED AREAS. REF. SHEET A10.7 FOR FINISH NOTES. FINISH VARIES FROM FLOOR TO FLOOR.
- 3 ANY AND ALL EXPOSED UTILITIES INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, PLUMBING PIPING, DUCTWORK, ETC. TO REMAIN UNPAINTED, EXPOSED.
- 4 SOFFIT AT CEILING - 5TH FLOOR ONLY. HOUSING FOR REFRIGERANT PIPING. COORDINATE WITH MEP. SIZE SHOULD BE ONLY AS LARGE AS NEEDED TO EFFICIENTLY FIT & ROUTE PIPING.
- 5 COORDINATE LOCATION OF SOFFIT AND BULKHEAD LOCATIONS WITH WASTE/VENT PLUMBING COMING FROM FLOOR ABOVE. MINIMIZE SIZE OF SOFFIT/BULKHEAD AS MUCH AS POSSIBLE.
- 6 1-HR FIRE-RATED SOFFIT FOR DUCTWORK. REF. MECHANICAL DWGS.
- 7 EXISTING THICKENED CONCRETE COLUMN CAP, TYP. APPROX. 4" THICK
- 8 EXISTING CONCRETE BEAMS, TYP. DEPTH VARIES. FIELD VERIFY.
- 9 COORDINATE LOCATION OF SOFFIT AND BULKHEAD WITH HVAC/DUCTWORK AND WASTE/VENT PLUMBING COMING FROM FLOOR ABOVE. MINIMIZE SIZE OF SOFFIT/BULKHEAD AS MUCH AS POSSIBLE.

CEILING TYPES REFER SPECIFICATIONS	
GB GYP BD (PAINTED)	
C CONCRETE	
1 6'-8" CLG. TYPE CLG. HEIGHT	



1ST LEVEL
REFLECTED CEILING PLAN
3/16"=1'-0"

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



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

A7.1

JonesGillamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jg@jgarchitects.com



COPYRIGHTED ©

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY OUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
5. ALL WASTE AND VENT PIPING SHALL BE CONCEALED ABOVE LOWERED GYP BOARD CEILINGS AND/OR WITHIN GYP BOARD SOFFITS AND BULKHEADS. ANY PIPING NOT NOTED ON PLAN TO BE CONCEALED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL BE COORDINATED IN THE FIELD.
6. ALL DUCTWORK, UNLESS RUNNING THROUGH A LOWERED CEILING (OR IDENTIFIED AS OTHERWISE ON PLAN), SHALL BE LEFT EXPOSED, HUNG BELOW EXISTING CONCRETE CEILING/SLAB. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
7. ALL SPRINKLER PIPING, UNLESS RUNNING THROUGH A LOWERED CEILING SHALL BE LEFT EXPOSED, HUNG BELOW EXISTING CONCRETE CEILING/SLAB. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL FLOOR PENETRATIONS SHALL BE CONCEALED WITH A LOWERED GYP BOARD CEILING AND/OR SOFFIT/BULKHEAD. ANY LOCATIONS NOT IDENTIFIED ON PLAN TO BE CONCEALED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL BE COORDINATED IN THE FIELD.

- 1 EXISTING PAINTED BEAMS AND THICKENED SLABS, PER HISTORIC PRESERVATION BRIEFS, REMOVE LOOSE PAINT, CLEAN, REPAIR AND REPAINT.
- 2 EXISTING CONCRETE CEILING, REPAIR DAMAGED AREAS. REF. SHEET A10.7 FOR FINISH NOTES. FINISH VARIES FROM FLOOR TO FLOOR.
- 3 ANY AND ALL EXPOSED UTILITIES INCLUDING CONDUIT, J-BOXES, SPRINKLER PIPING, PLUMBING PIPING, DUCTWORK, ETC. TO REMAIN UNPAINTED, EXPOSED.
- 4 SOFFIT AT CEILING - 5TH FLOOR ONLY, HOUSING FOR REFRIGERANT PIPING. COORDINATE WITH MEP. SIZE SHOULD BE ONLY AS LARGE AS NEEDED TO EFFICIENTLY FIT & ROUTE PIPING.
- 5 COORDINATE LOCATION OF SOFFIT AND BULKHEAD LOCATIONS WITH WASTE/VENT PLUMBING COMING FROM FLOOR ABOVE. MINIMIZE SIZE OF SOFFIT/BULKHEAD AS MUCH AS POSSIBLE.
- 6 1-HR FIRE-RATED SOFFIT FOR DUCTWORK. REF. MECHANICAL DWGS.
- 7 EXISTING THICKENED CONCRETE COLUMN CAP, TYP. APPROX. 4" THICK
- 8 EXISTING CONCRETE BEAMS, TYP. DEPTH VARIES. FIELD VERIFY.
- 9 COORDINATE LOCATION OF SOFFIT AND BULKHEAD WITH HVAC/DUCTWORK AND WASTE/VENT PLUMBING COMING FROM FLOOR ABOVE. MINIMIZE SIZE OF SOFFIT/BULKHEAD AS MUCH AS POSSIBLE.

CEILING TYPES	
REFER SPECIFICATIONS	
GB	GYP BD (PAINTED)
C	CONCRETE

1

CLG. TYPE

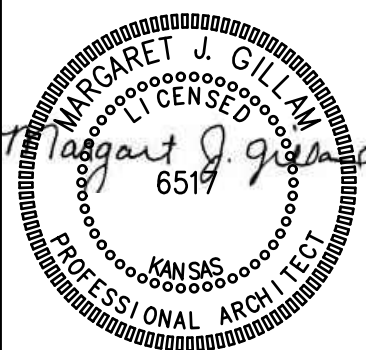
8'-6"

CLG. HEIGHT



2ND LEVEL
REFLECTED CEILING PLAN
3/16"=1'-0"

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



REVISION:

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

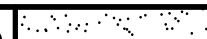
A7.2

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



1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRING, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEATLY CONCEALED. PENETRATIONS SHALL BE CONCEALED AS FAR AS POSSIBLE. AT G.B.
5. ALL WASTE AND VENT PIPING SHALL BE CONCEALED ABOVE LOWERED GYP BOARD CEILINGS AND/OR WITHIN GYP BOARD SOFFITS AND BULKHEADS. ANY PIPING NOT NOTED ON PLAN TO BE CONCEALED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL BE COORDINATED IN THE FIELD.
6. ALL DUCTWORK, UNLESS RUNNING THROUGH A LOWERED CEILING (OR IDENTIFIED AS OTHERWISE ON PLAN), SHALL BE LEFT EXPOSED, HUNG BELOW EXISTING CONCRETE CEILING/SLAB. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
7. ALL SPRINKLER PIPING, UNLESS RUNNING THROUGH A LOWERED CEILING SHALL BE LEFT EXPOSED, HUNG BELOW EXISTING CONCRETE CEILING/SLAB. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
8. ALL FLOOR PENETRATIONS SHALL BE CONCEALED BELOW A LOWERED GYP BOARD CEILING AND/OR SOFFIT/BULKHEAD. ANY LOCATIONS NOT IDENTIFIED ON PLAN TO BE CONCEALED SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION AND SHALL BE COORDINATED IN THE FIELD.

- 1 EXISTING PAINTED BEAMS AND THICKENED SLABS, PER HISTORIC PRESERVATION BRIEFS, REMOVE LOOSE PAINT, CLEAN, REPAIR AND REPAINT.
- 2 EXISTING CONCRETE CEILING, REPAIR DAMAGED AREAS, REF. SHEET A10.7 FOR FINISH NOTES. FINISH VARIES FROM FLOOR TO FLOOR.
- 3 ANY AND ALL EXPOSED UTILITIES INCLUDING CONDUIT, J-BOXES, SPRINKLER RISERS, PLUMBING RISERS, DUCTWORK, ETC. TO REMAIN UNPAINTED, EXPOSED.
- 4 SOFFIT AT CEILING - STL LOADS ONLY. HOUSING FOR REFRIGERANT PIPING. COORDINATE WITH MEP. SIZE SHOULD BE ONLY AS LARGE AS NEEDED TO EFFICIENTLY FIT & ROUTE PIPING.
- 5 COORDINATE LOCATION OF SOFFIT AND BULKHEAD LOCATIONS WITH WASTEWATER PLUMBING COMING FROM FLOOR ABOVE. MINIMIZE SIZE OF SOFFIT/BULKHEAD AS MUCH AS POSSIBLE.
- 6 1-HR FIRE-RATED SOFFIT FOR DUCTWORK. REF. MECHANICAL DWGS.
- 7 EXISTING THICKENED CONCRETE COLUMN CAP, TYP. APPROX. 4" THICK
- 8 EXISTING CONCRETE BEAMS, TYP. DEPTH VARIES. FIELD VERIFY.
- 9 COORDINATE LOCATION OF SOFFIT AND BULKHEAD WITH HVAC/DUCTWORK AND WASTEWATER PLUMBING COMING FROM FLOOR ABOVE. MINIMIZE SIZE OF SOFFIT/BULKHEAD AS MUCH AS POSSIBLE.

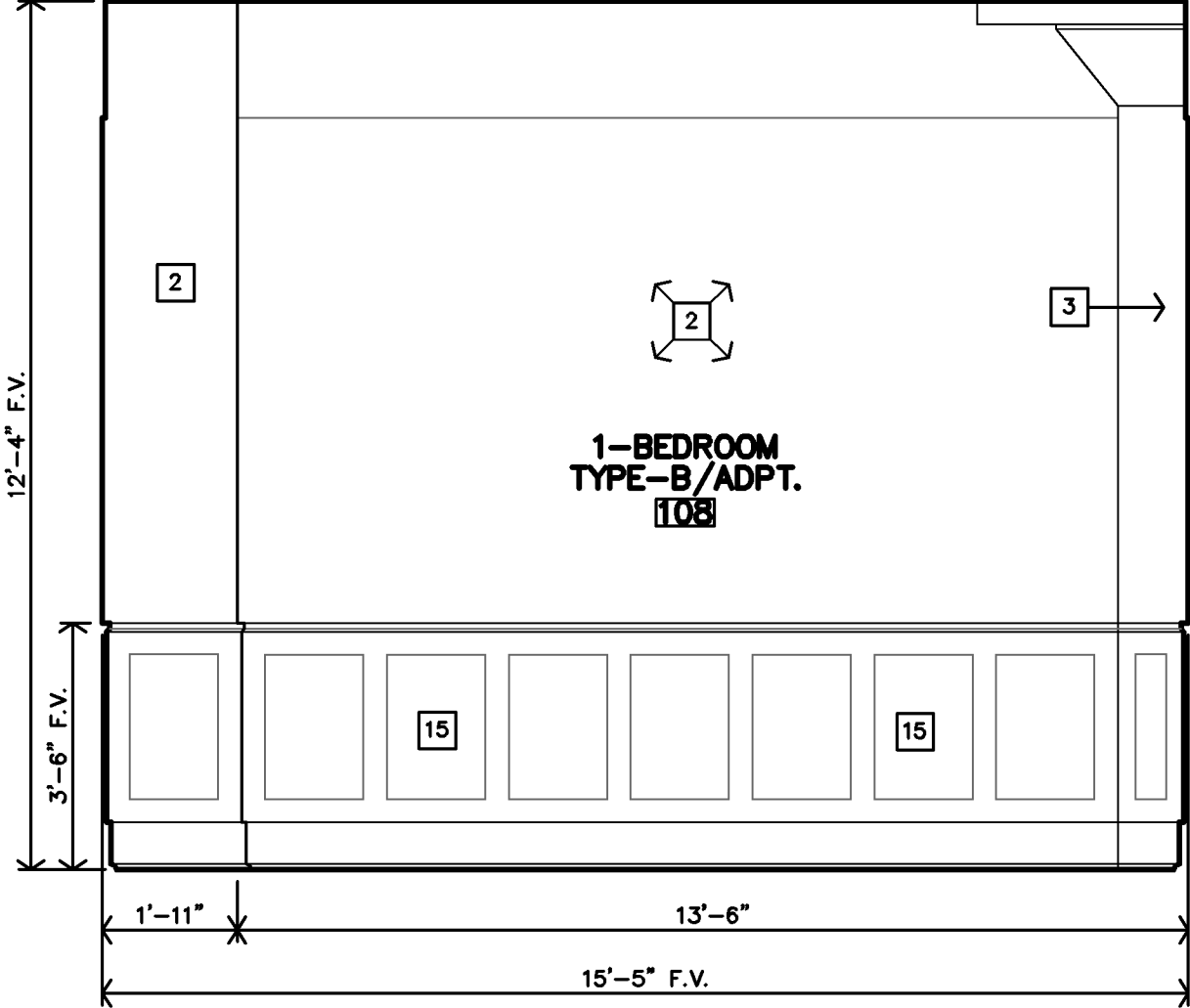
CEILING TYPES		
REFER SPECIFICATIONS		
GB	GYP BD (PAINTED)	
C	CONCRETE	

CLG. TYPE

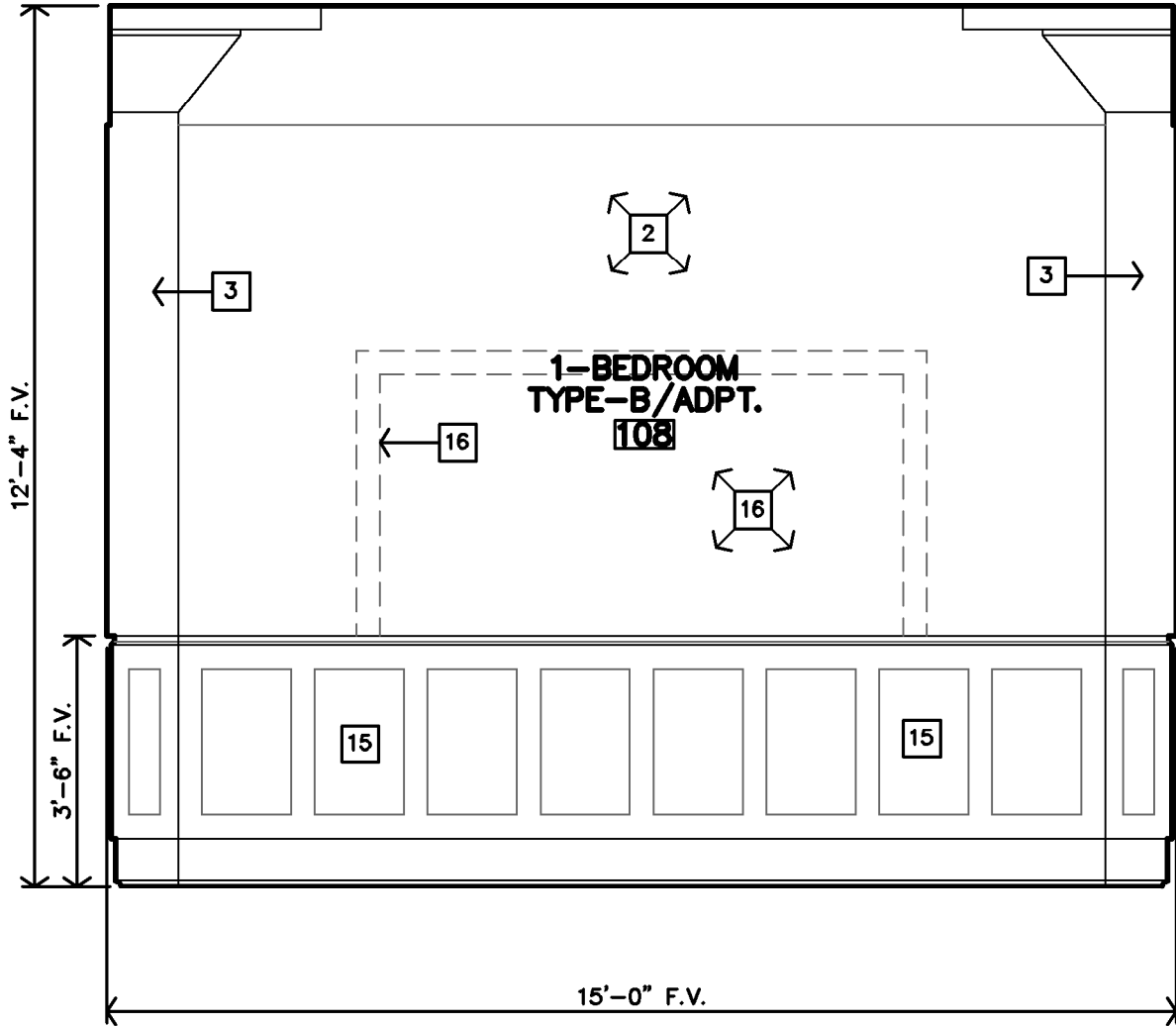
CLG. HEIGHT



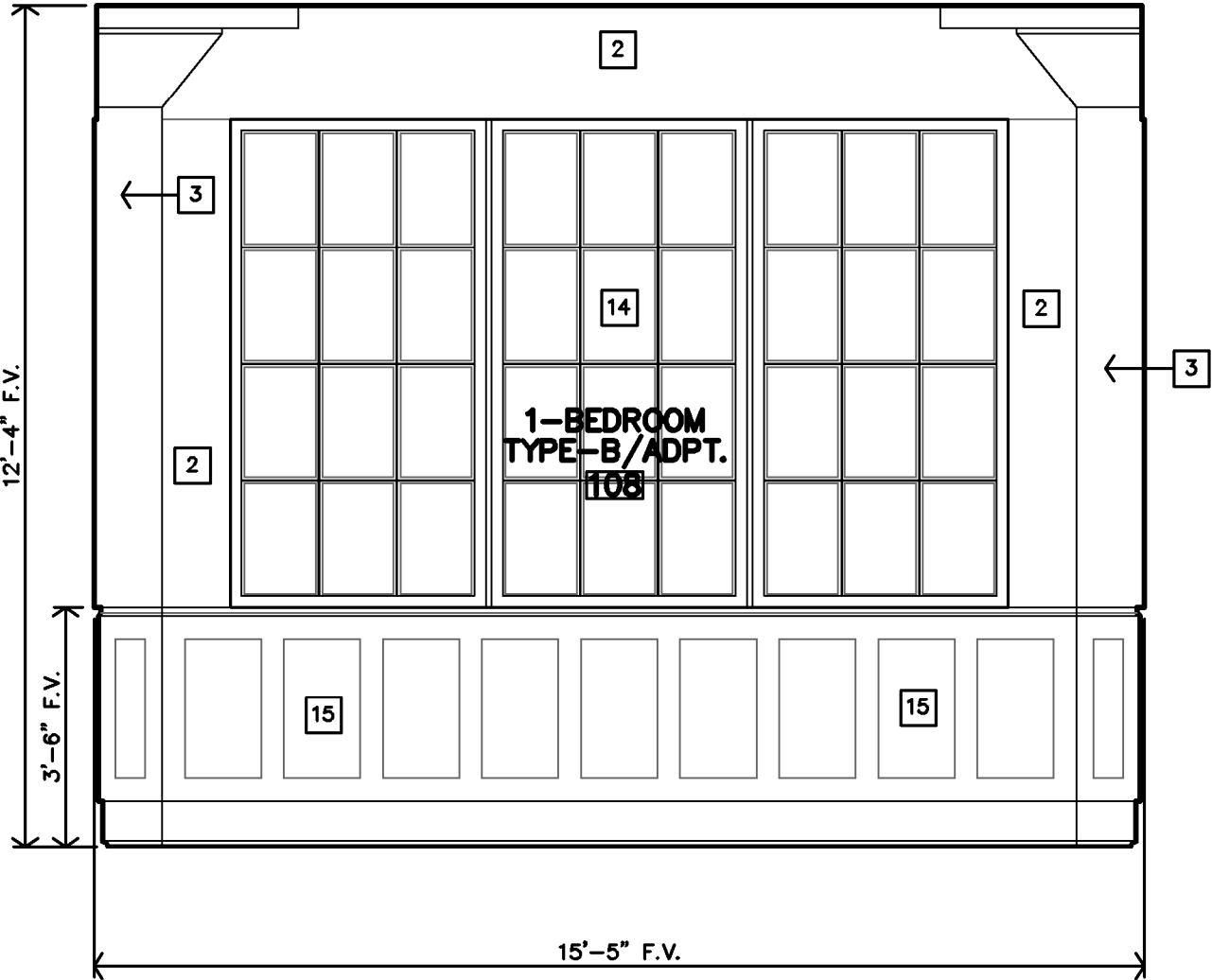
HISTORIC RESTORATION & REHABILITATION NOTES	
GENERAL NOTES FOR HISTORIC OFFICE #137 AND HISTORIC HALL #138	
1) SPRINKLER, PLUMBING AND OTHER PIPES, MUST HANG BELOW EXISTING TIN CEILINGS AND ARE TO BE PAINTED TO MATCH CEILING.	
2) REPAIR EXISTING BASEBOARD. WHERE BASEBOARD IS MISSING, REPLACE WITH NEW 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 RUBBER BASE, AND ALL DAMAGED WOOD BASE ALONG WALL. INSTALL NEW WOOD BASE, MATCH ORIGINAL WOOD BASE SIZE AND PROFILE. PAINT.	9 REMOVE EXISTING STEEL GRATE, WOOD FRAME AND DUCTWORK. INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.
2 ORIGINAL PLASTER WALL TO REMAIN. REMOVE ANY AND ALL EXISTING SHEET ROCK, GLUE RESIDUE AND PAINT ON THE PLASTER WALLS. REPAIR AS NEEDED, PATCH AND FILL HOLES. REPAINT.	10 REMOVE ABANDONED ELEC. PANEL BOX, INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.
3 ORIGINAL CONCRETE COLUMNS, WITH PLASTER FINISH, TO REMAIN. REMOVE ANY AND ALL EXISTING SHEET ROCK, GLUE RESIDUE, ETC. PATCH & REPAIR PLASTER AS NEEDED. MATCH ORIGINAL COLOR, FINISH AND TEXTURE.	11 REMOVE NON-HISTORIC 2x FRAMING IN EXISTING OPENING. REMOVE EXISTING STEEL GRATE, GRILL AND WOOD FRAME. REPAIR AND REFINISH JAMBS OF OPENING AS NEEDED. FILL NAIL HOLES, ETC. WITH PLASTER FINISH TO MATCH ORIGINAL. PAINT.
4 REMOVE ALL EXISTING FLOOR FINISHES TO ORIGINAL CONCRETE SLAB. PATCH AND REPAIR AS NEEDED. SAND AND SEAL.	12 EXISTING VAULT DOOR TO REMAIN. PER HISTORIC PRESERVATION BRIEFS, REMOVE PAINT. CLEAN DOOR, HARDWARE, ETC., REPAINT AND FIX DOOR PERMANENTLY SHUT.
5 CLEAN AND RESTORE EXISTING WOOD DOOR FRAMES & TRIM. SAND AND REMOVE EXISTING PAINT. REFINISH TO MATCH EXISTING DOOR FRAMES.	13 INSTALL NEW WOOD DOOR. MATCH EXISTING TRIM AS CLOSE AS POSSIBLE IN FINISH AND COLOR.
6 EXISTING WOOD DOOR FRAMES. CLEAN AND RESTORE.	14 ORIGINAL STEEL WINDOW FRAME TO REMAIN. RESTORE. REMOVE EXISTING GLASS AND REPLACE WITH NEW INSULATED GLASS.
7 EXISTING DECORATIVE STEEL GRATES. PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST/REMOVE PAINT. CLEAN AND RESTORE, LEAVE AS EXPOSED STEEL.	15 EXISTING ORIGINAL WOOD WAINSCOT, TRIM AND BASE TO REMAIN. CLEAN AND RESTORE. REPLACE MISSING OR DAMAGED PIECES WITH NEW TO MATCH EXISTING IN PROFILE AND APPEARANCE.
8 REMOVE EXISTING STEEL GRATE AND WOOD FRAME. INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.	16 REMOVE EXISTING TACKBOARD, DECORATIVE PAPER BORDER. REPAIR, PATCH AND FILL HOLES IN PLASTER AS NEEDED. FINISH TO MATCH EXISTING PLASTER WALLS IN TEXTURE AND COLOR.



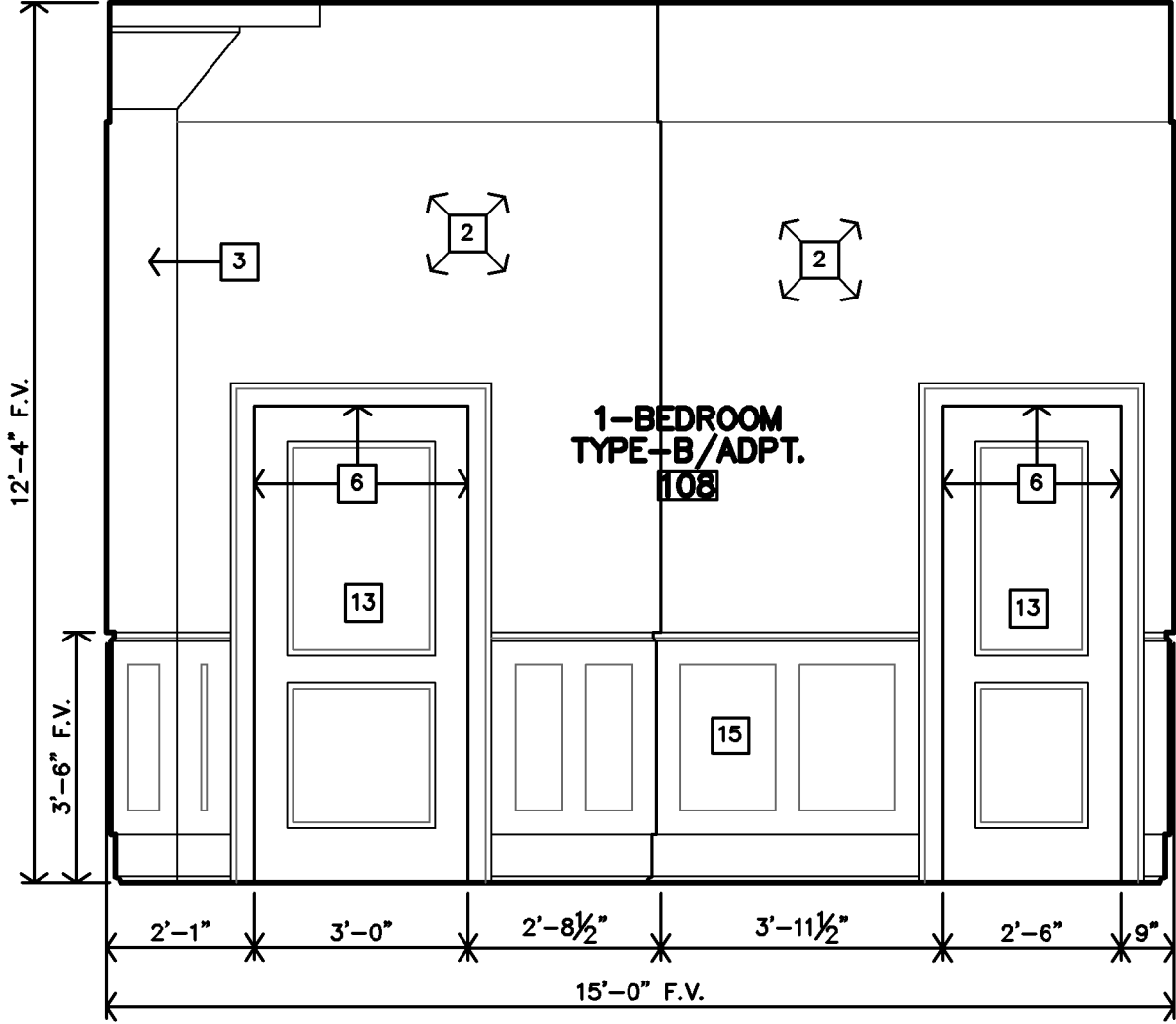
E HISTORIC OFFICE
INTERIOR ELEVATION
3/8"=1'-0"



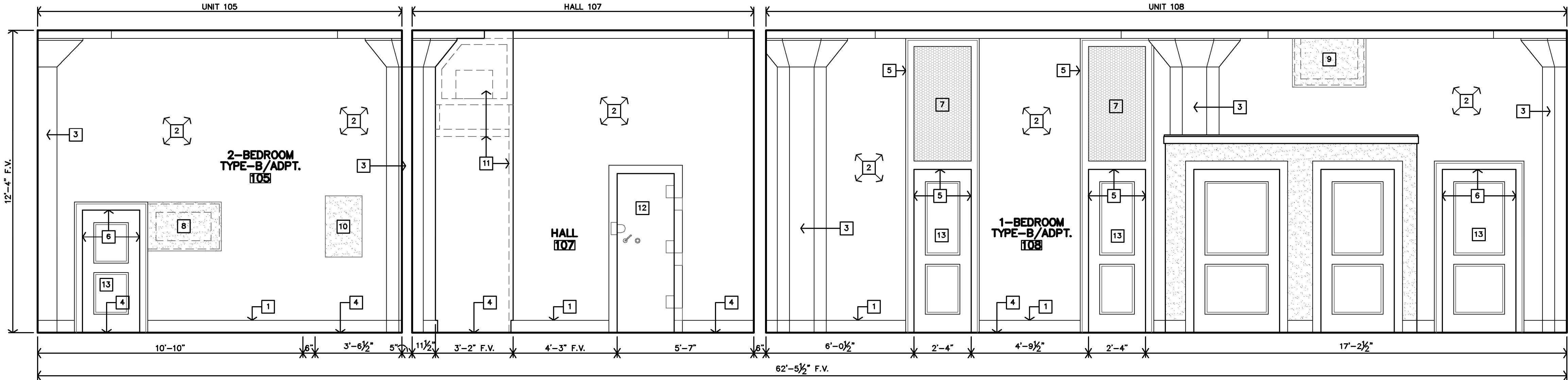
D HISTORIC OFFICE
INTERIOR ELEVATION
3/8"=1'-0"



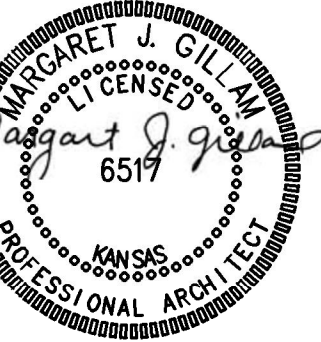
C HISTORIC OFFICE
INTERIOR ELEVATION
3/8"=1'-0"



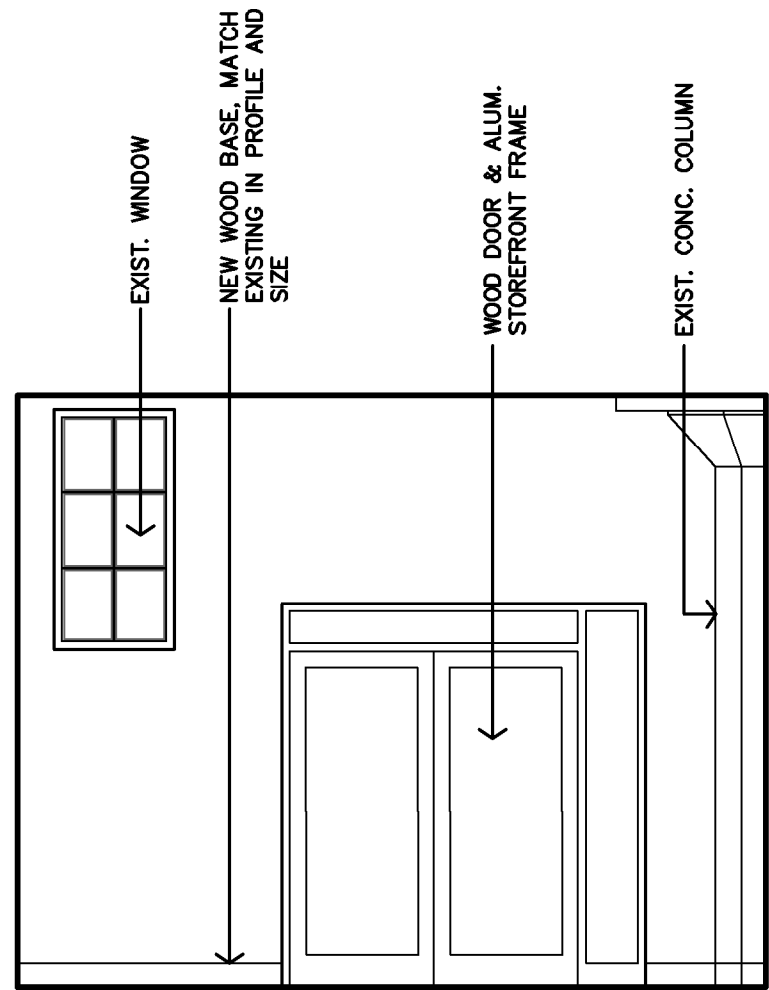
B HISTORIC OFFICE
INTERIOR ELEVATION
3/8"=1'-0"



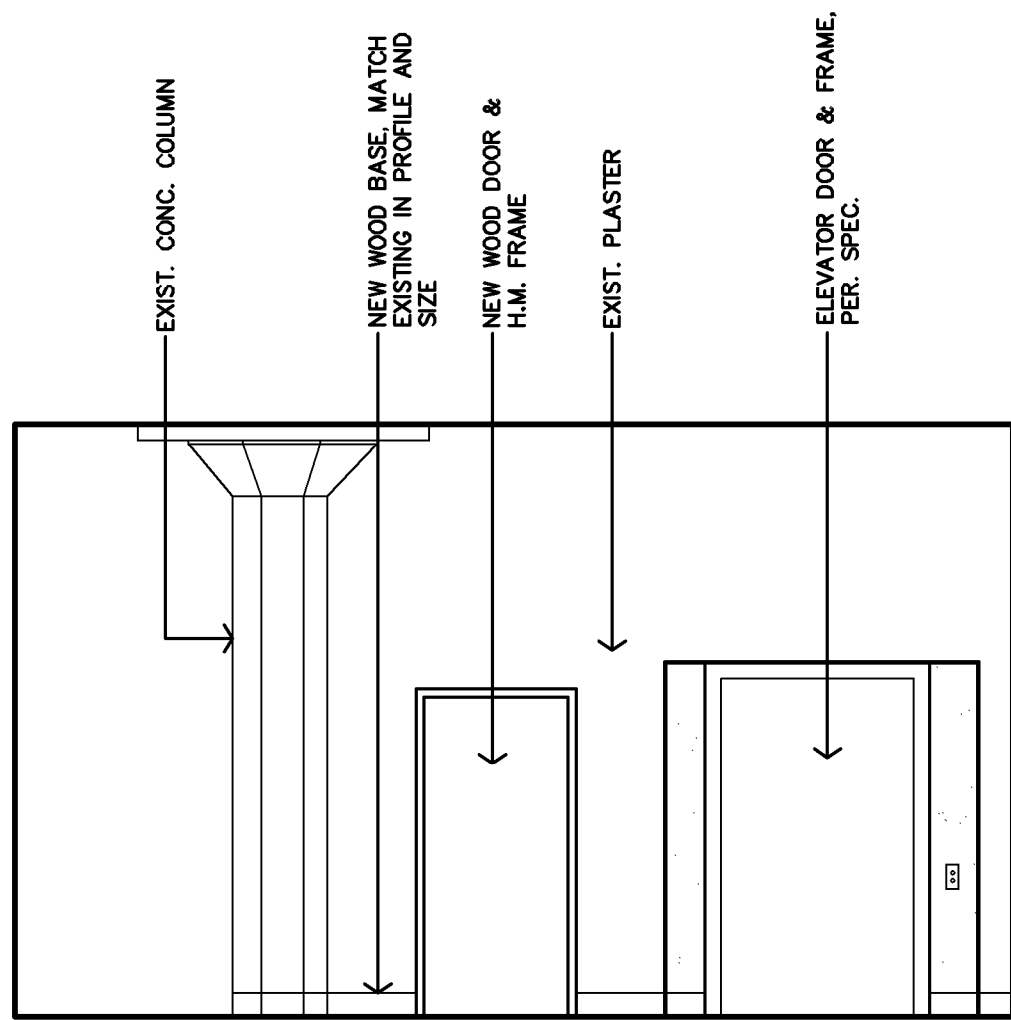
A HISTORIC DEMISING WALL
INTERIOR ELEVATION
3/8"=1'-0"



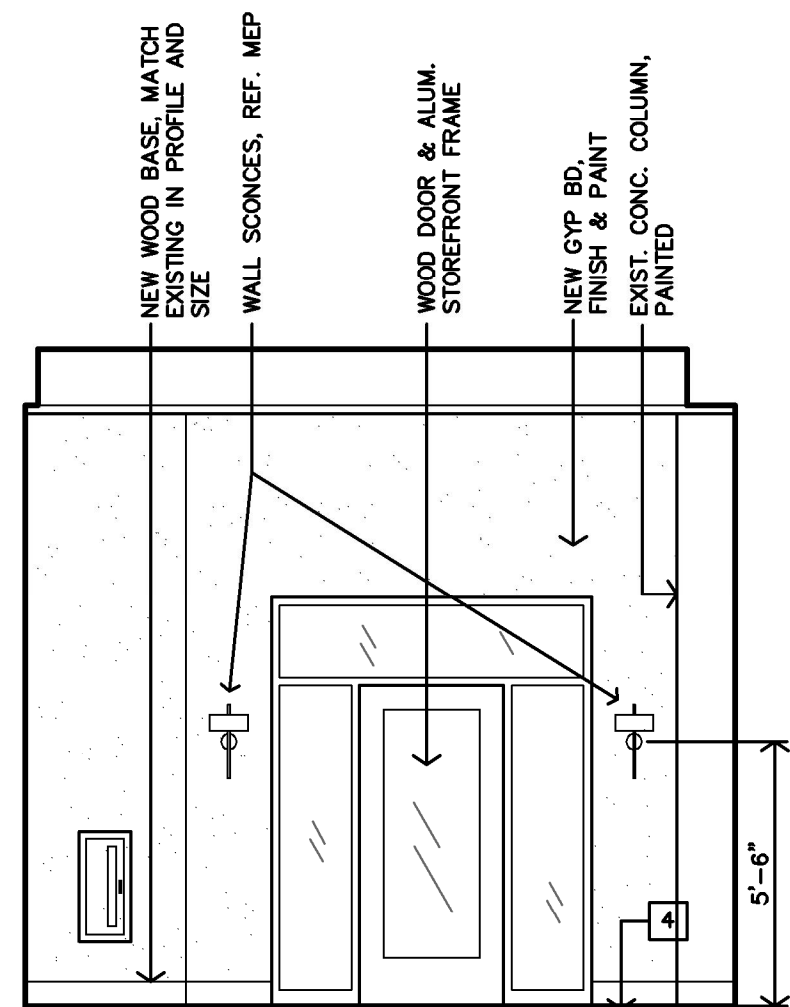
HISTORIC RESTORATION & REHABILITATION NOTES	
GENERAL NOTES FOR HISTORIC OFFICE #137 AND HISTORIC HALL #138	
1) SPRINKLER, PLUMBING AND OTHER PIPES, MUST HANG BELOW EXISTING TIN CEILINGS AND ARE TO BE PAINTED TO MATCH CEILING.	
2) REPAIR EXISTING BASEBOARD. WHERE BASEBOARD IS MISSING, REPLACE WITH NEW 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 RUBBER BASE, AND ALL DAMAGED WOOD BASE ALONG WALL. INSTALL NEW WOOD BASE, MATCH ORIGINAL WOOD BASE SIZE AND PROFILE. PAINT.	9) REMOVE EXISTING STEEL GRATE, WOOD FRAME AND DUCTWORK. INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.
2) ORIGINAL PLASTER WALL TO REMAIN. REMOVE ANY AND ALL EXISTING SHEET ROCK, GLUE RESIDUE AND PAINT ON THE PLASTER WALLS. REPAIR AS NEEDED, PATCH AND FILL HOLES. REPAINT.	10) REMOVE ABANDONED ELEC. PANEL BOX. INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.
3) ORIGINAL CONCRETE COLUMNS, WITH PLASTER FINISH, TO REMAIN. REMOVE ANY AND ALL EXISTING SHEET ROCK, GLUE RESIDUE, ETC. PATCH & REPAIR PLASTER AS NEEDED. MATCH ORIGINAL COLOR, FINISH AND TEXTURE.	11) REMOVE NON-HISTORIC 2x FRAMING IN EXISTING OPENING. REMOVE EXISTING STEEL GRATE, GRILL AND WOOD FRAME. REPAIR AND REFINISH JAMBS OF OPENING AS NEEDED. FILL NAIL HOLES, ETC. WITH PLASTER FINISH TO MATCH ORIGINAL. PAINT.
4) REMOVE ALL EXISTING FLOOR FINISHES TO ORIGINAL CONCRETE SLAB. PATCH AND REPAIR AS NEEDED. SAND AND SEAL.	12) EXISTING VAULT DOOR TO REMAIN. PER HISTORIC PRESERVATION BRIEFS, REMOVE PAINT, CLEAN DOOR, HARDWARE, ETC., REPAIR AND FIX DOOR PERMANENTLY SHUT.
5) CLEAN AND RESTORE EXISTING WOOD DOOR FRAMES & TRIM. SAND AND REMOVE EXISTING PAINT. REFINISH TO MATCH EXISTING DOOR FRAMES.	13) INSTALL NEW WOOD DOOR. MATCH EXISTING TRIM AS CLOSE AS POSSIBLE IN FINISH AND COLOR.
6) EXISTING WOOD DOOR FRAMES. CLEAN AND RESTORE.	14) ORIGINAL STEEL WINDOW FRAME TO REMAIN. RESTORE. REMOVE EXISTING GLASS AND REPLACE WITH NEW INSULATED GLASS.
7) EXISTING DECORATIVE STEEL GRATES, PER HISTORIC PRESERVATION BRIEFS, MEDIA BLAST/REMOVE PAINT. CLEAN AND RESTORE, LEAVE AS EXPOSED STEEL.	15) EXISTING ORIGINAL WOOD WAINSCOT, TRIM AND BASE TO REMAIN. CLEAN AND RESTORE. REPLACE MISSING OR DAMAGED PIECES WITH NEW TO MATCH EXISTING IN PROFILE AND APPEARANCE.
8) REMOVE EXISTING STEEL GRATE AND WOOD FRAME INFILL OPENING AND FINISH WITH PLASTER TO MATCH ORIGINAL IN TEXTURE AND APPEARANCE. PAINT.	16) REMOVE EXISTING TACKBOARD, DECORATIVE PAPER BORDER. REPAIR, PATCH AND FILL HOLES IN PLASTER AS NEEDED. FINISH TO MATCH EXISTING PLASTER WALLS IN TEXTURE AND COLOR.



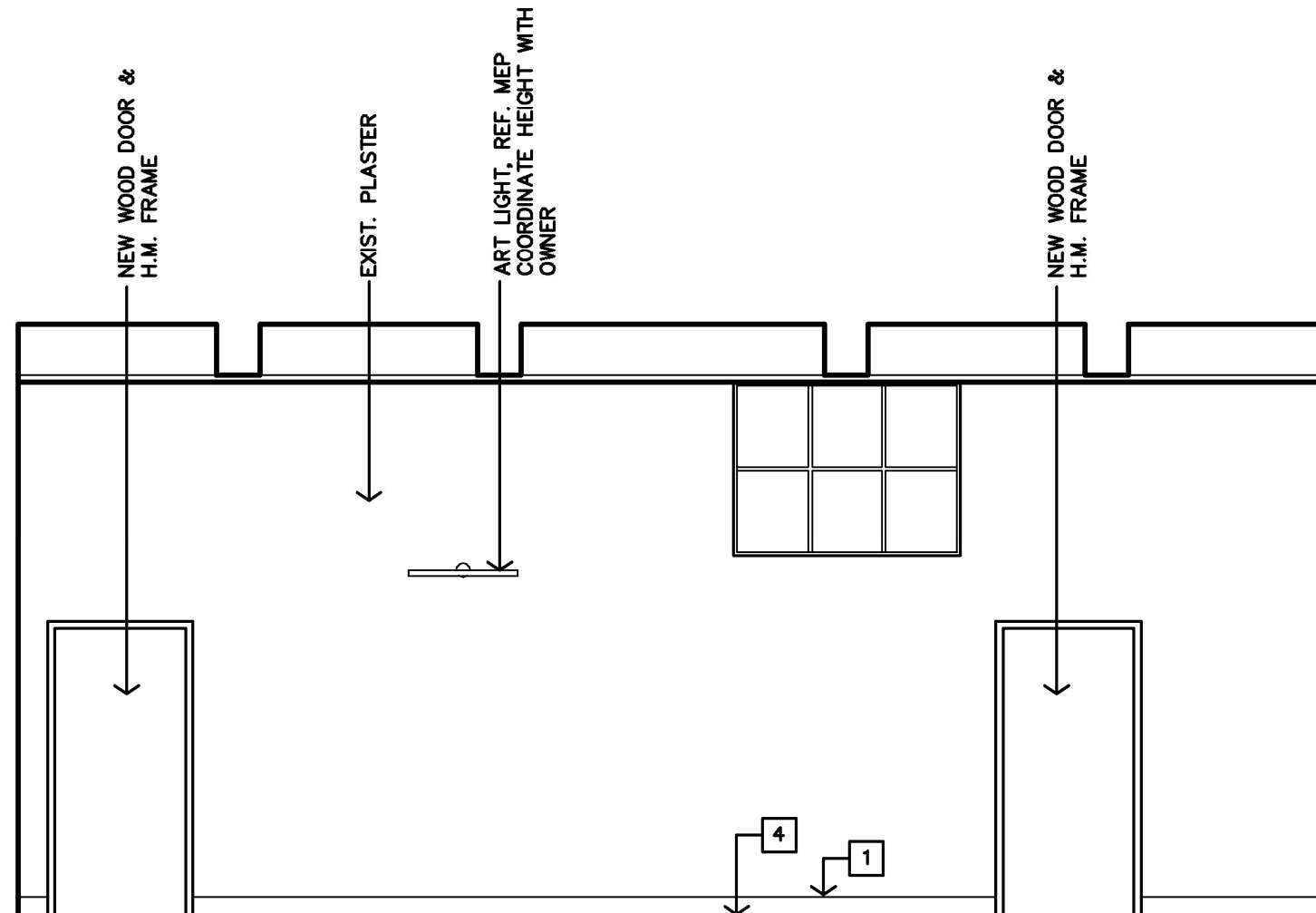
F ELEV/STAIR LOBBY #113
INTERIOR ELEVATION
1/4"=1'-0"



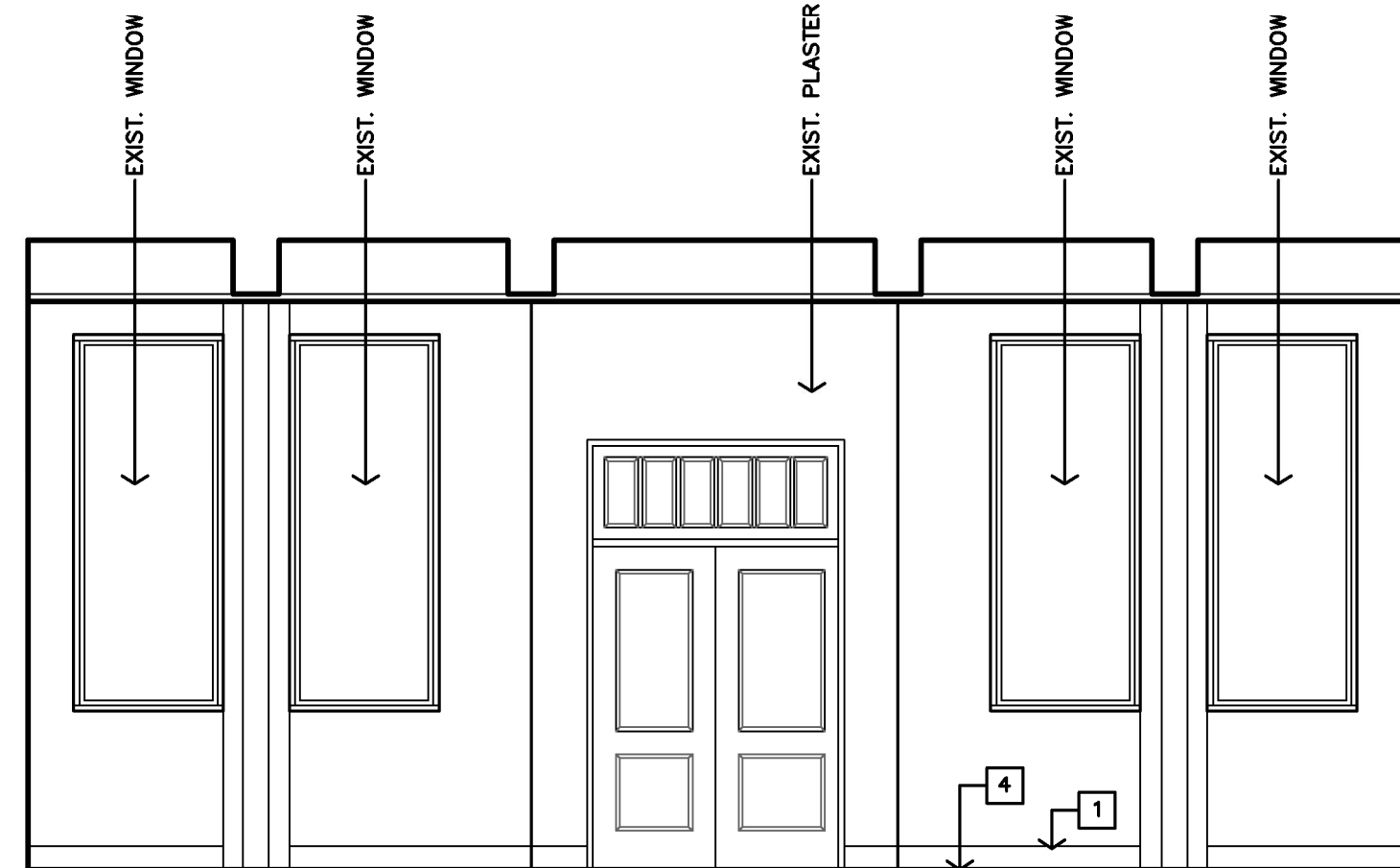
E ELEV/STAIR LOBBY #113
INTERIOR ELEVATION
1/4"=1'-0"



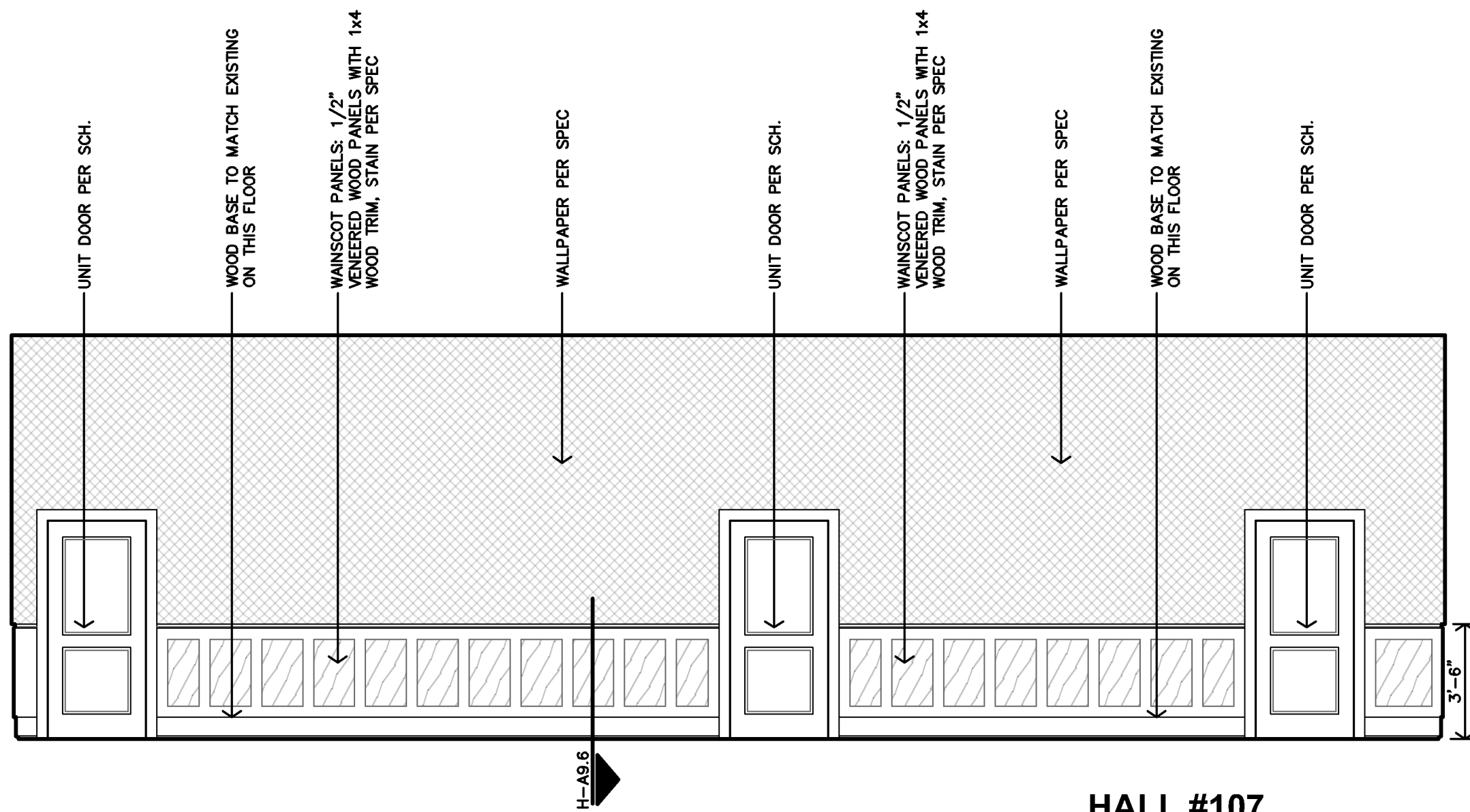
C BUILDING LOBBY #101
INTERIOR ELEVATION
1/4"=1'-0"



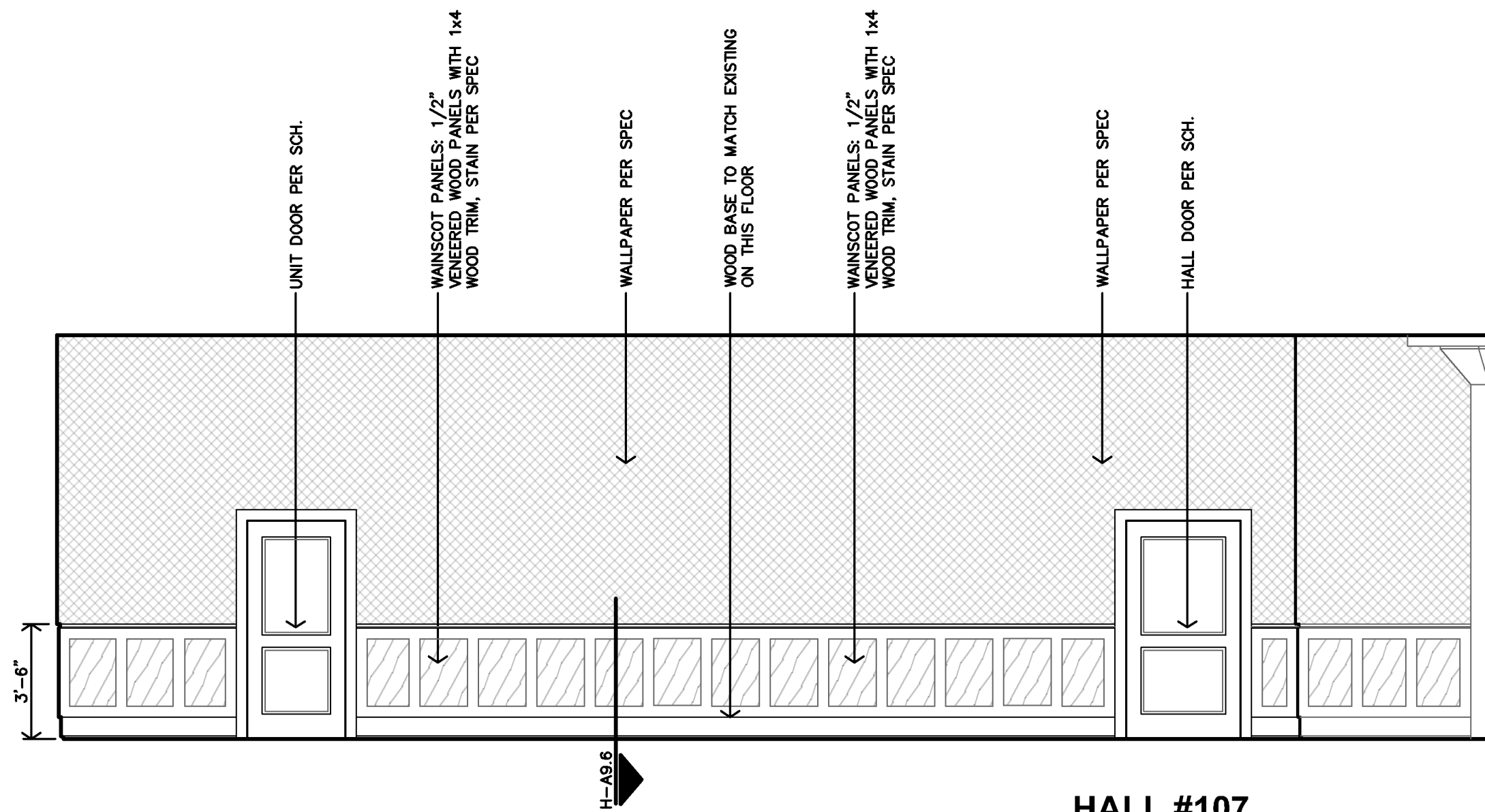
B BUILDING LOBBY #101
INTERIOR ELEVATION
1/4"=1'-0"



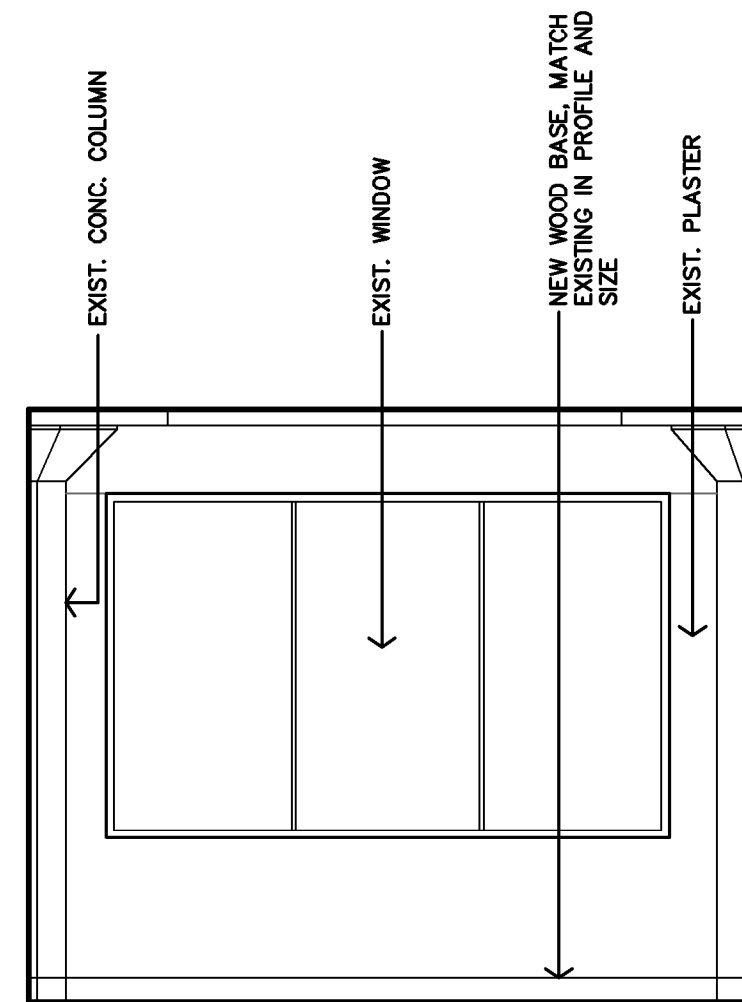
A BUILDING LOBBY #101
INTERIOR ELEVATION
1/4"=1'-0"



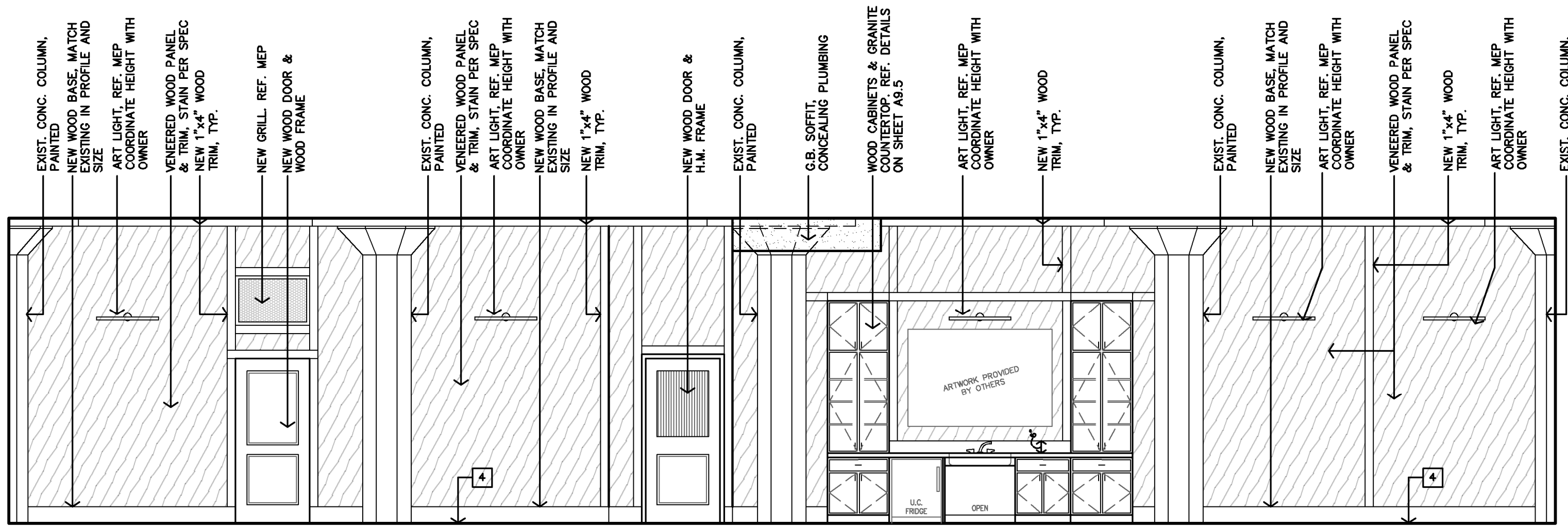
J HALL #107
INTERIOR ELEVATION
1/4"=1'-0"



H HALL #107
INTERIOR ELEVATION
1/4"=1'-0"



G ELEV/STAIR LOBBY #113
INTERIOR ELEVATION
1/4"=1'-0"



D BUILDING LOBBY #101
INTERIOR ELEVATION
1/4"=1'-0"

1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACE SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A9.2)
4. ALL SHOWERS MUST HAVE MIN. CLEAR INSIDE DIMENSIONS OF 36"x36".

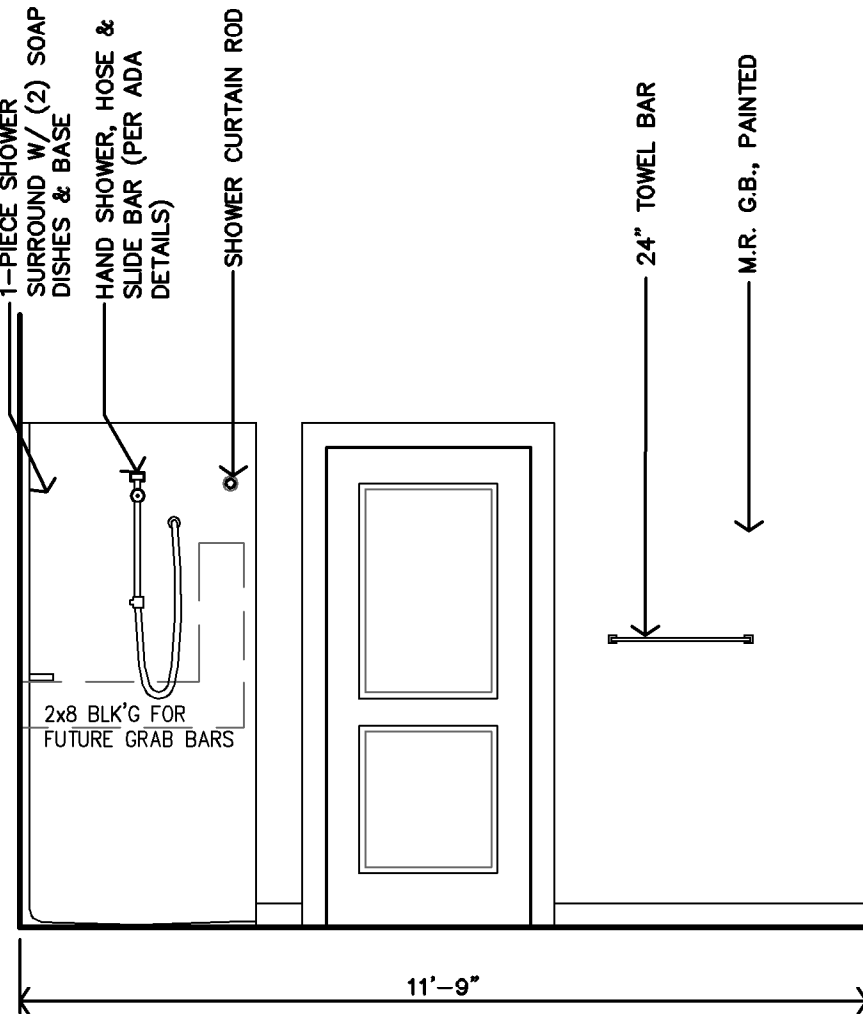
LEGEND

M MIRROR
TP TOILET PAPER
DISPENSER
TB TOWEL BAR
SR SHOWER ROD
CL CORNER LEDGE
SH SHOWER HEAD
TC TALL CABINET

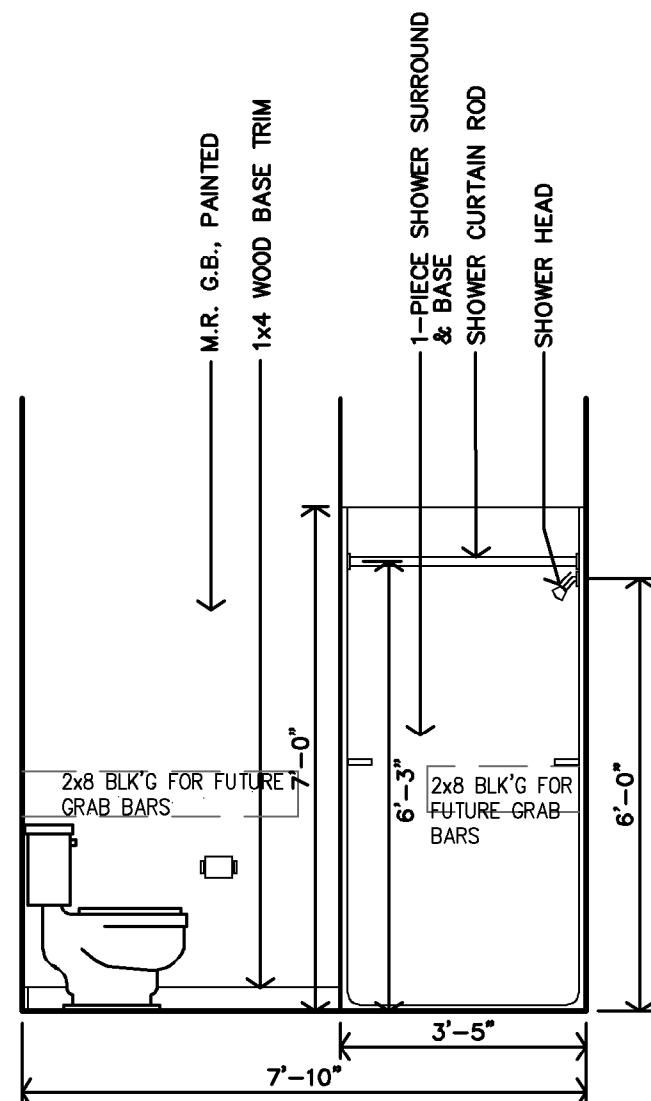
SINKS/LAVATORIES - 30"x48" MIN, FORWARD APPROACH
TOILETS - 60"x60" MIN, SIDE OR FRONT APPROACH
SHOWER - 36"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER - 30"x48" MIN, SIDE APPROACH AT EACH
OVEN/RANGE - 30"x48" MIN, SIDE APPROACH WITH 30"x48" ADJACENT OPEN
WORK SPACE
REFRIGERATOR - 30"x48" MIN, SIDE APPROACH
TURNING RADIUS - 60" DIAMETER

SINKS/LAVATORIES - 30"x48" MIN, SIDE APPROACH
TOILETS - 48"x56" MIN, SIDE APPROACH
SHOWER - 30"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER - 30"x48" MIN, FRONT APPROACH FOR FRONT LOAD MACHINES
OVEN/RANGE - 30"x48" MIN, SIDE APPROACH
REFRIGERATOR - 30"x48" MIN, SIDE APPROACH OR FRONT APPROACH

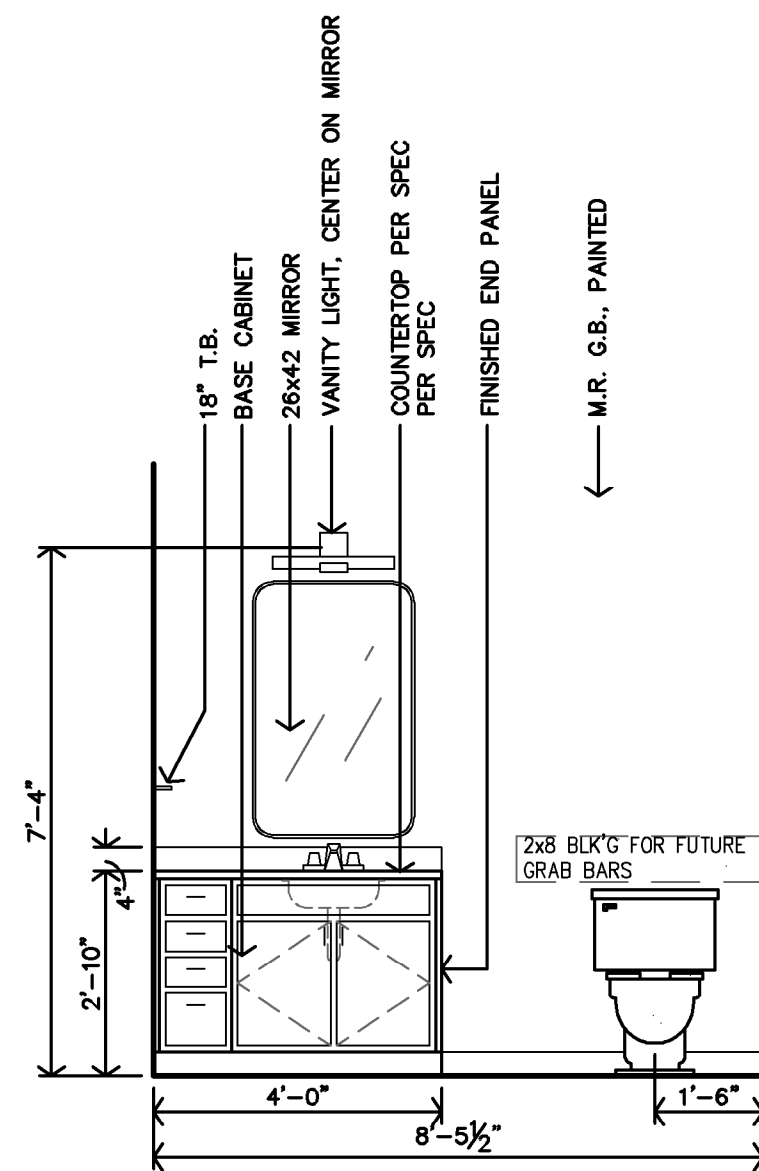
(CLEARANCES PER ANSI 2009 ICC A117.1)



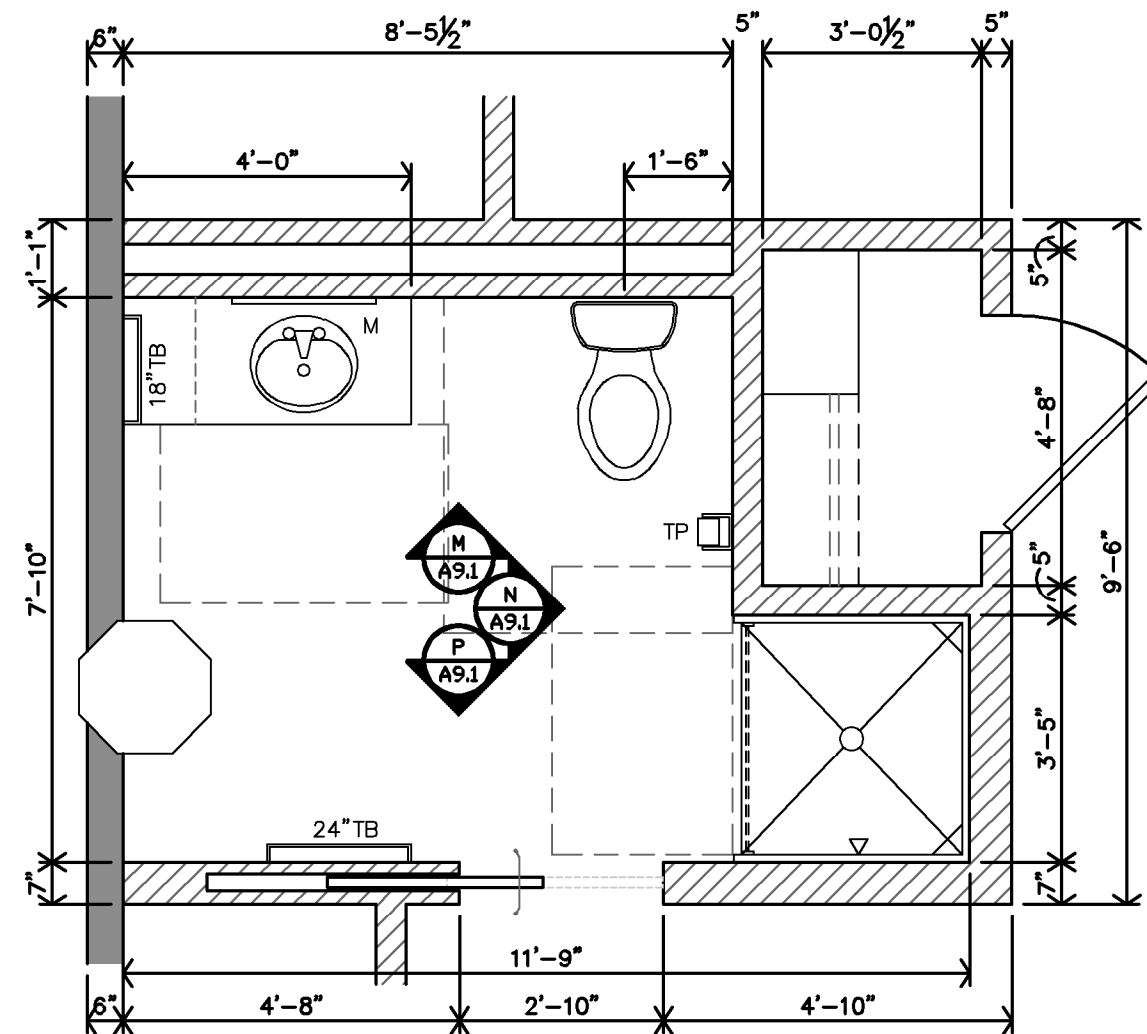
P BATH - TYPE 3
INTERIOR ELEVATION
3/8"=1'-0"



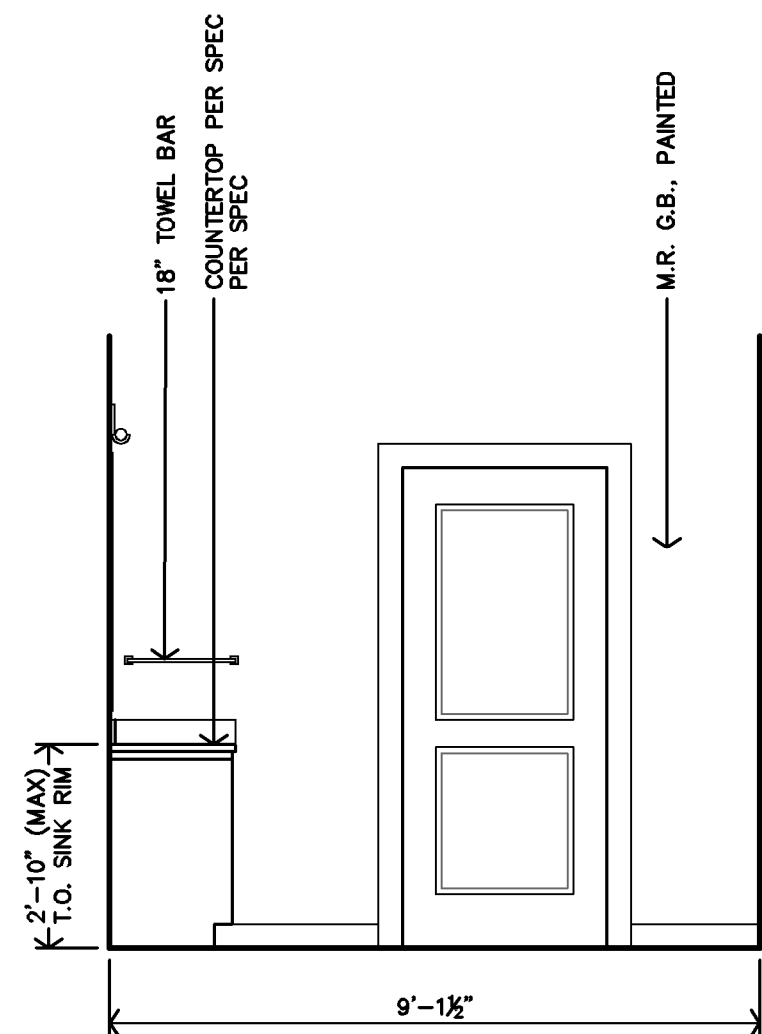
N **BATH - TYPE 3**
INTERIOR ELEVATION
3/8"=1'-0"



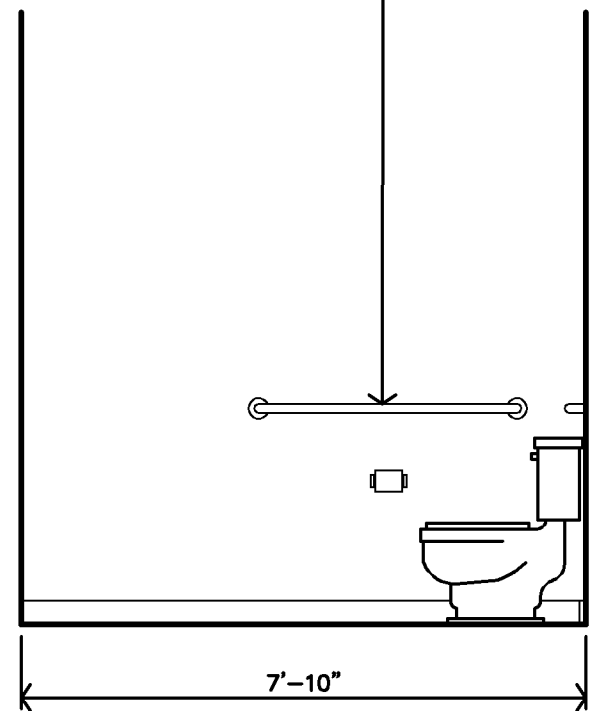
M BATH - TYPE 3
INTERIOR ELEVATION
3/8"=1'-0"



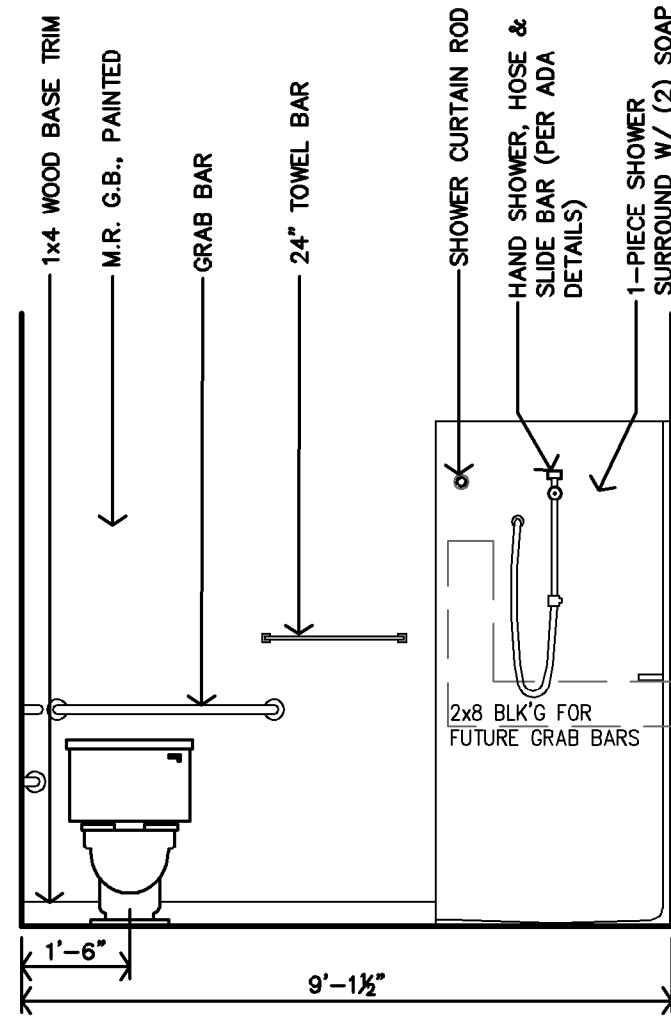
L **TYPE 3 - ADAPTABLE**
ENLARGED BATH PLAN
3/8"=1'-0"



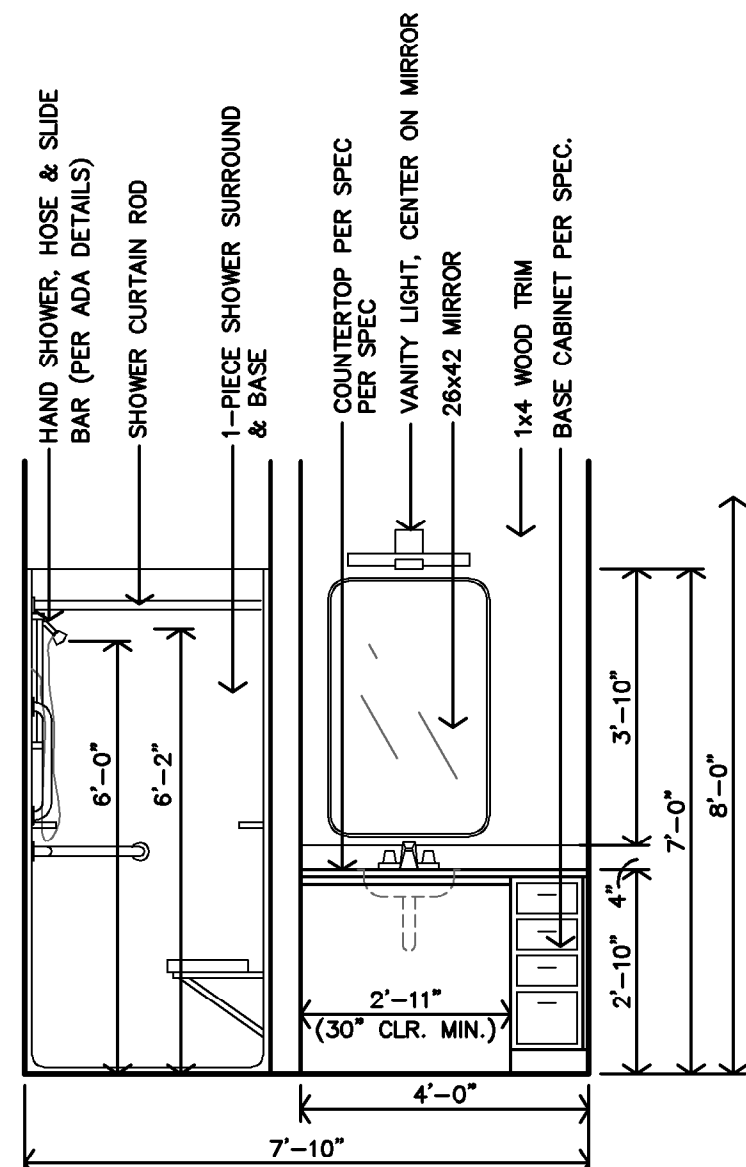
**K ACCESSIBLE
BATH - TYPE 2
INTERIOR ELEVATION**
3/8"=1'-0"



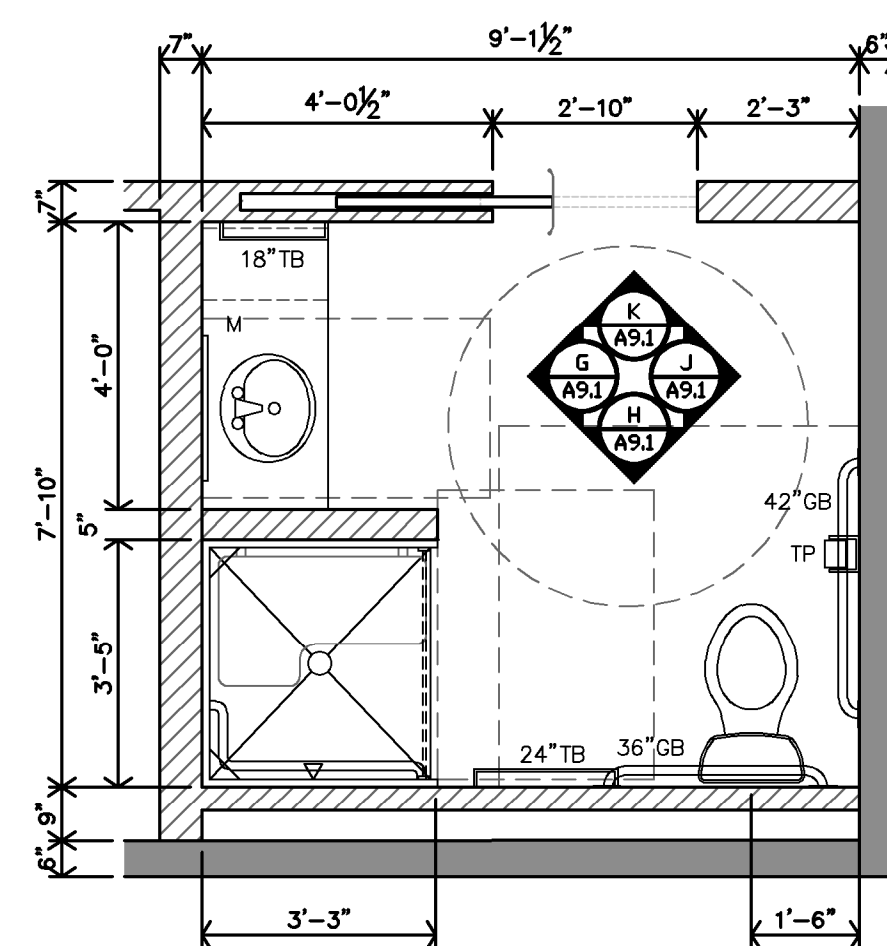
J **ACCESSIBLE
BATH - TYPE 2
INTERIOR ELEVATION**
3/8"=1'-0"



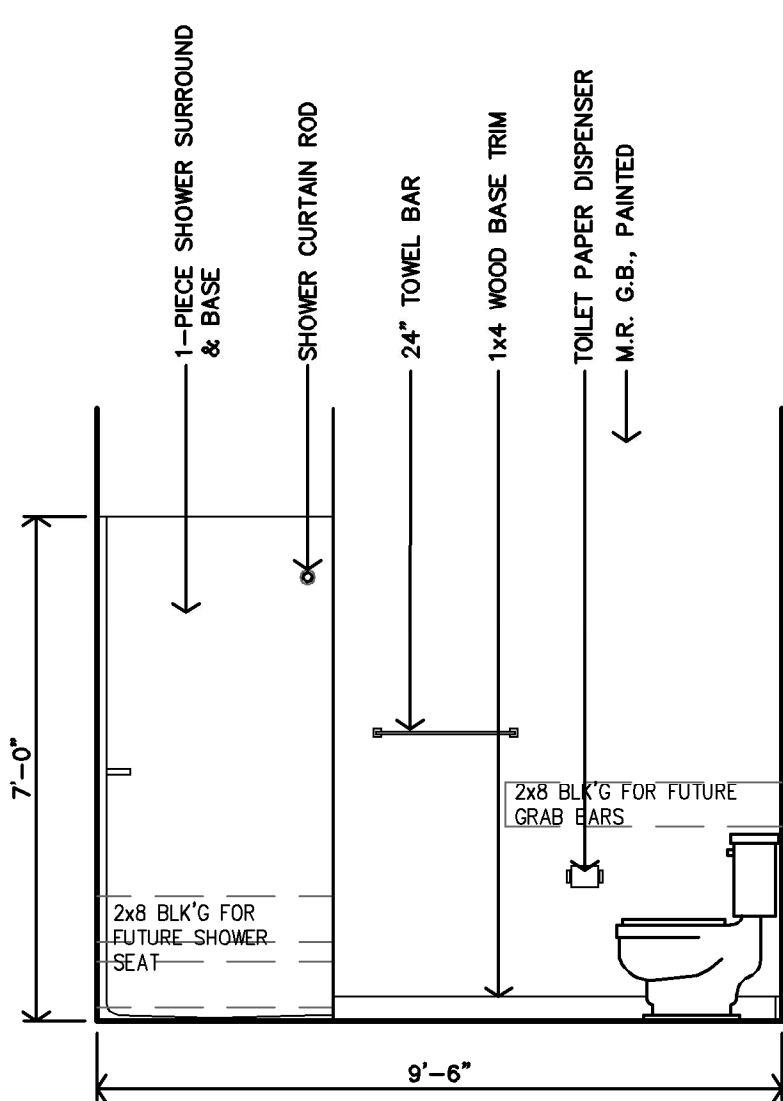
**H ACCESSIBLE
BATH - TYPE 2
INTERIOR ELEVATION**
3/8"=1'-0"



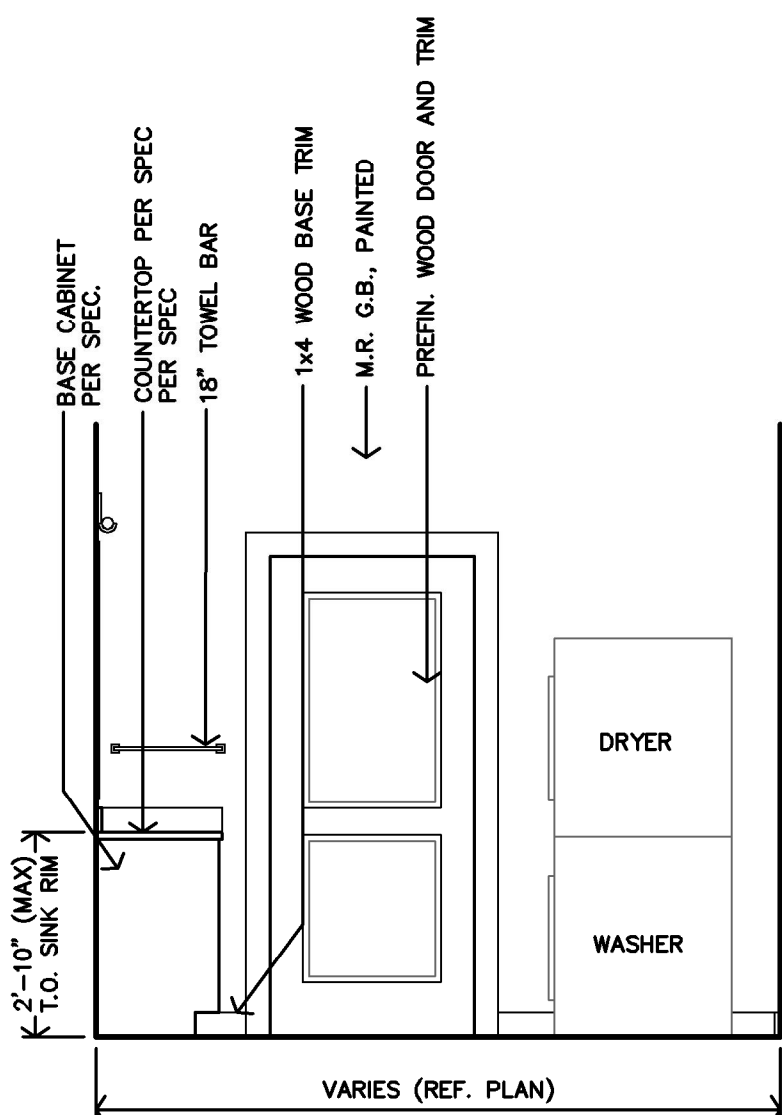
G ACCESSIBLE
BATH - TYPE 2
INTERIOR ELEVATION
3/8"=1'-0"



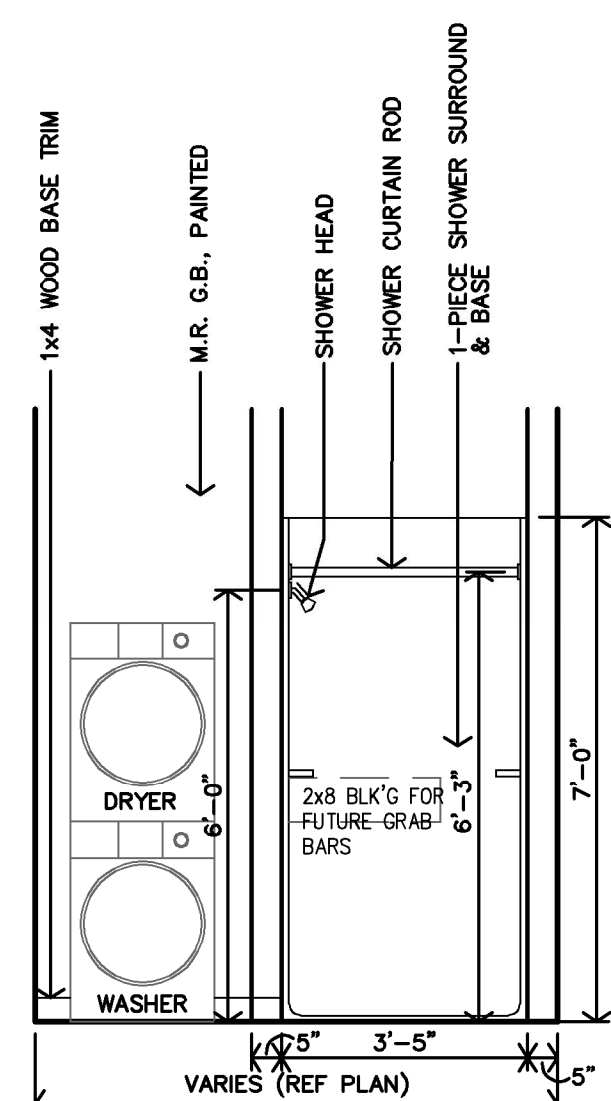
F **TYPE 2 - ACCESSIBLE
ENLARGED BATH PLAN**
3/8"=1'-0"



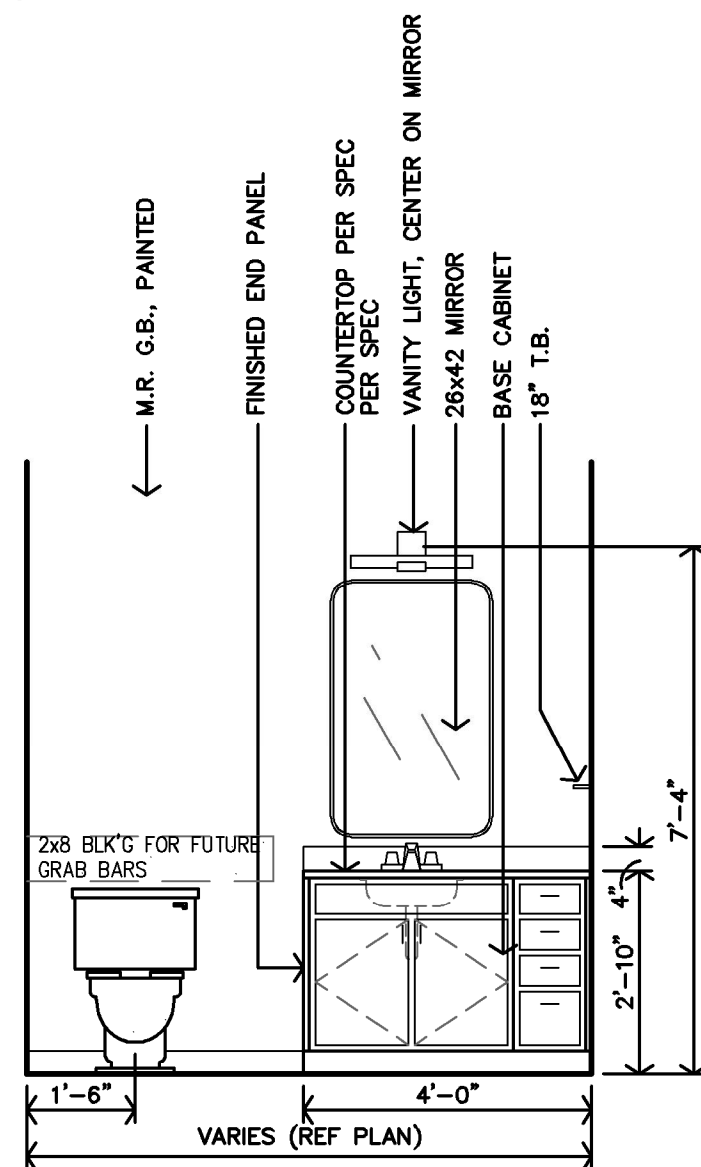
E BATH - TYPE 1
INTERIOR ELEVATION
3/8"=1'-0"



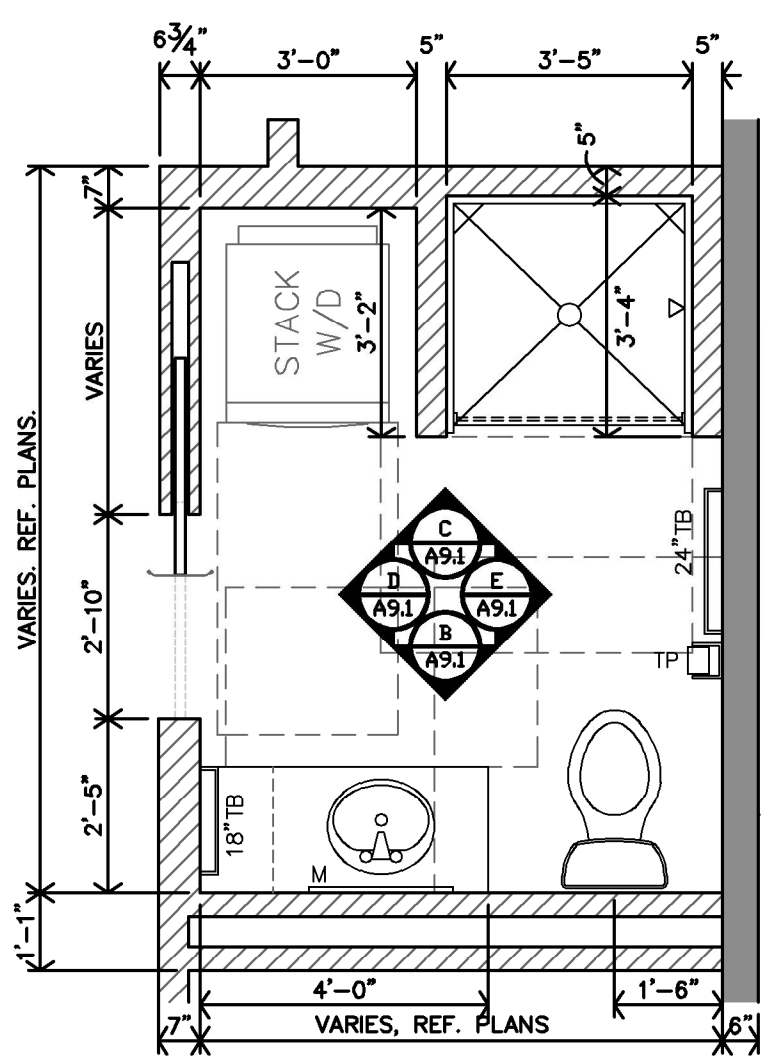
D BATH - TYPE 1
INTERIOR ELEVATION
3/8"=1'-0"



C BATH - TYPES 1
INTERIOR ELEVATION
3/8"=1'-0"



B **BATH - TYPES 1**
INTERIOR ELEVATION
3/8"=1'-0"



A **TYPE 1 - ADAPTABLE**
ENLARGED BATH PLAN
3/8"=1'-0"



COORD. ALL DIMS W/ LAVATORY & CLEARANCES

34" MAX. A.F.F. (SINK)

MIRROR

COUNTERTOP, PER SPEC. W/ FINISHED ENDS WHERE EXPOSED

1'-9"

4"

FRAME

3/4"x1 1/2" STILES & RAILS

3/4"x3" CENTER STILE

END PANEL: 1/2" PREMIUM PARTICLE

HINGES: CONCEALED, SELF CLOSING OPENING

5'-6"

1/8" BACK

DOOR: STYLE TO BE SELECT BY OWNER w/ FINISHED EDGES

DTM: DADOED INTO ALL SIDES

TOE KICK

QUARTER ROUND TRIM ALONG EXTERIOR BOTTOM OF CABINETS. TYP. (MATCH CABINET FINISH)

MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

Diagram illustrating the blocking between the wall and the tub/shower surround. The text indicates: **BLOCKING BETWEEN WALL & TUB/SHOWER SURROUND F.V. THICKNESS, SPECIFICALLY SHOWER SEATS & GRAB BARS**.

ENLARGED BATH NOTES:

1. REF. UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A9.2)
4. ALL SHOWERS MUST HAVE MIN. CLEAR INSIDE DIMENSIONS OF 36"x36".

LEGEND

M	MIRROR
TP	TOILET PAPER DISPENSER
TB	TOWEL BAR
SR	SHOWER ROD
CL	CORNER LEDGE
SH	SHOWER HEAD
TC	TALL CABINET

ACCESSIBLE UNIT REQ'D CLEARANCES:

SINKS/LAVATORIES - 30"x48" MIN, FORWARD APPROACH
TOILETS - 60"x60" MIN, SIDE OR FRONT APPROACH
SHOWER - 36"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER - 30"x48" MIN, SIDE APPROACH AT EACH
OVEN/RANGE - 30"x48" MIN, SIDE APPROACH WITH 30"x48" ADJACENT OPEN
WORK SPACE
REFRIGERATOR - 30"x48" MIN, SIDE APPROACH
TURNING RADIUS - 60" DIAMETER

TYPE-B UNIT REQ'D CLEARANCES:

SINKS/LAVATORIES - 30"x48" MIN, SIDE APPROACH
TOILETS - 48"x56" MIN, SIDE APPROACH
SHOWER - 30"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER - 30"x48" MIN, FRONT APPROACH FOR FRONT LOAD MACHINES
OVEN/RANGE - 30"x48" MIN, SIDE APPROACH
REFRIGERATOR - 30"x48" MIN, SIDE APPROACH OR FRONT APPROACH

(CLEARANCES PER ANSI 2009 ICC A117.1)



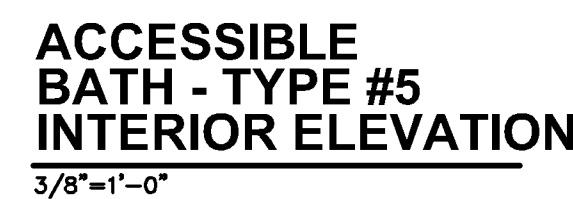
ENLARGED BATH NOTES:

1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A9.2)

LEGEND

M	MIRROR
TP	TOILET PAPER DISPENSER
TB	TOWEL BAR
SR	SHOWER ROD
CL	CORNER LEDGE
SH	SHOWER HEAD
TC	TALL CABINET





M INTERIOR ELEVATION
3/8"=1'-0"

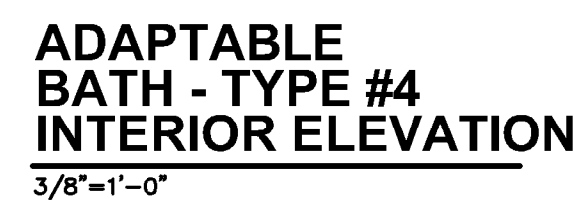
TYPE-B UNIT REQ'D CLEARANCES:

SINKS/LAVATORIES - 30"x48" MIN, SIDE APPROACH
TOILETS - 48"x56" MIN, SIDE APPROACH
SHOWER - 30"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER - 30"x48" MIN, FRONT APPROACH FOR FRONT LOAD MACHINES
OVEN/RANGE - 30"x48" MIN, SIDE APPROACH
REFRIGERATOR - 30"x48" MIN, SIDE APPROACH OR FRONT APPROACH

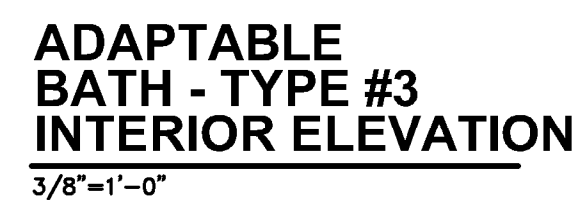
(CLEARANCES PER ANSI 2009 ICC A117.1)



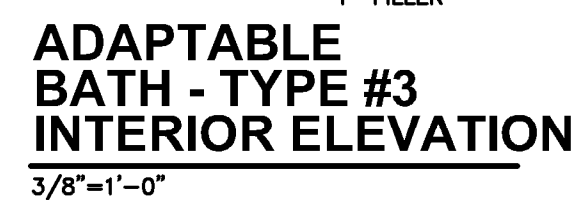
E **TYPE 5 - ACCESSIBLE
ENLARGED
KITCHEN PLAN**
3/8"=1'-0"



L INTERIOR ELEVATION
3/8"=1'-0"



K INTERIOR ELEVATION
3/8"=1'-0"



**ADAPTABLE
BATH - TYPE #3
INTERIOR ELEVATION**
3/8"=1'-0"

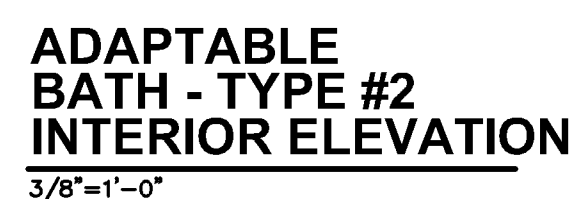


D **TYPE 4 - ADAPTABLE**
ENLARGED
KITCHEN PLAN

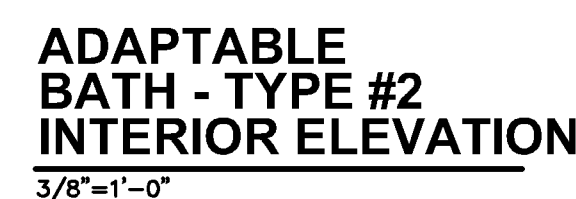
3/8"=1'-0"



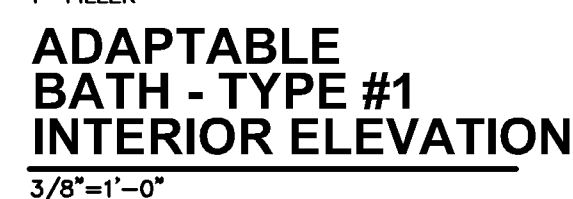
C TYPE 3 - ADAPTABLE
ENLARGED
KITCHEN PLAN
3/8"=1'-0"



H INTERIOR ELEVATION



G INTERIOR ELEVATION



F INTERIOR ELEVATION
3/8"=1'-0"

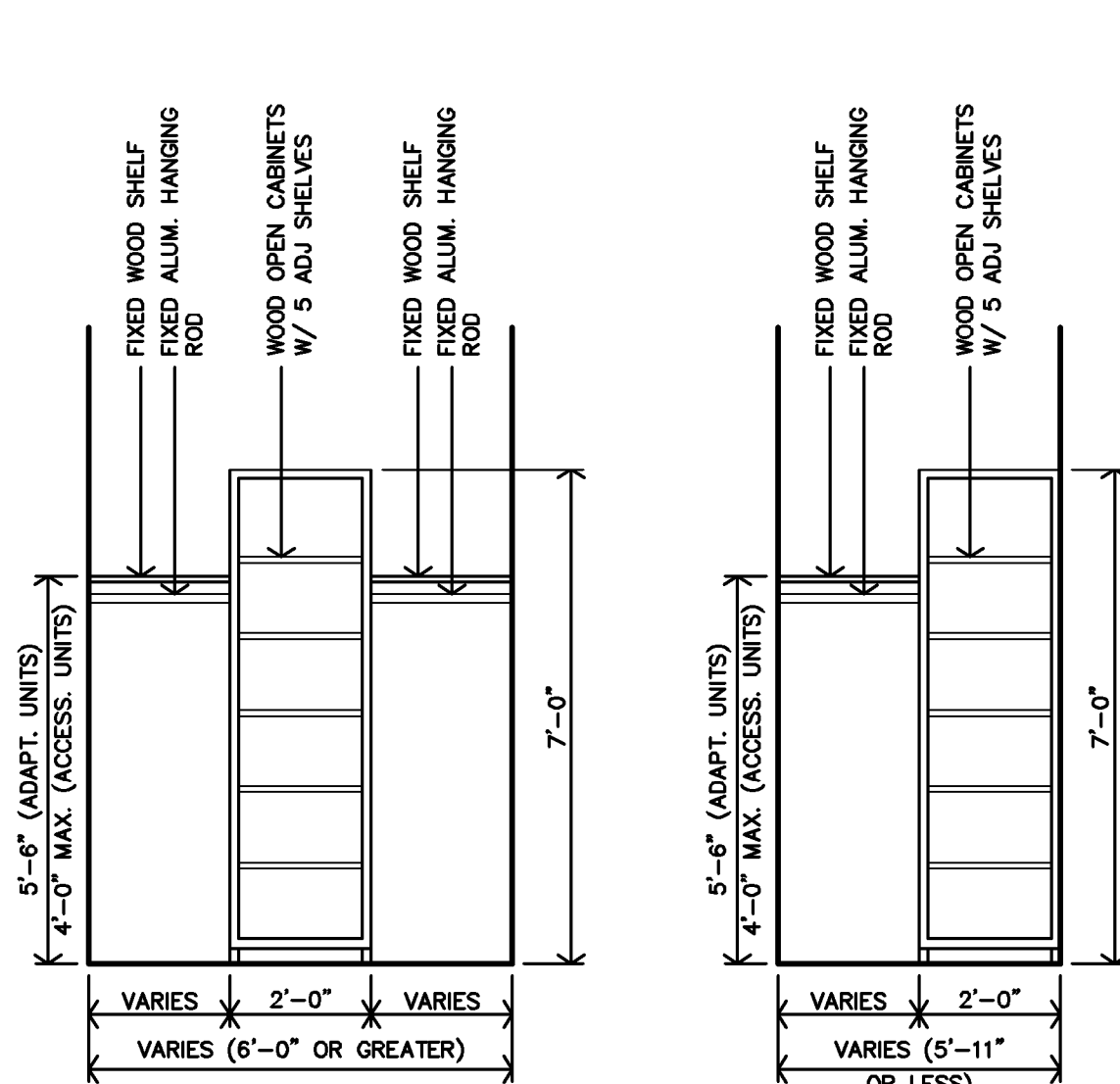


B TYPE 2 - ADAPTABLE
ENLARGED
KITCHEN PLAN

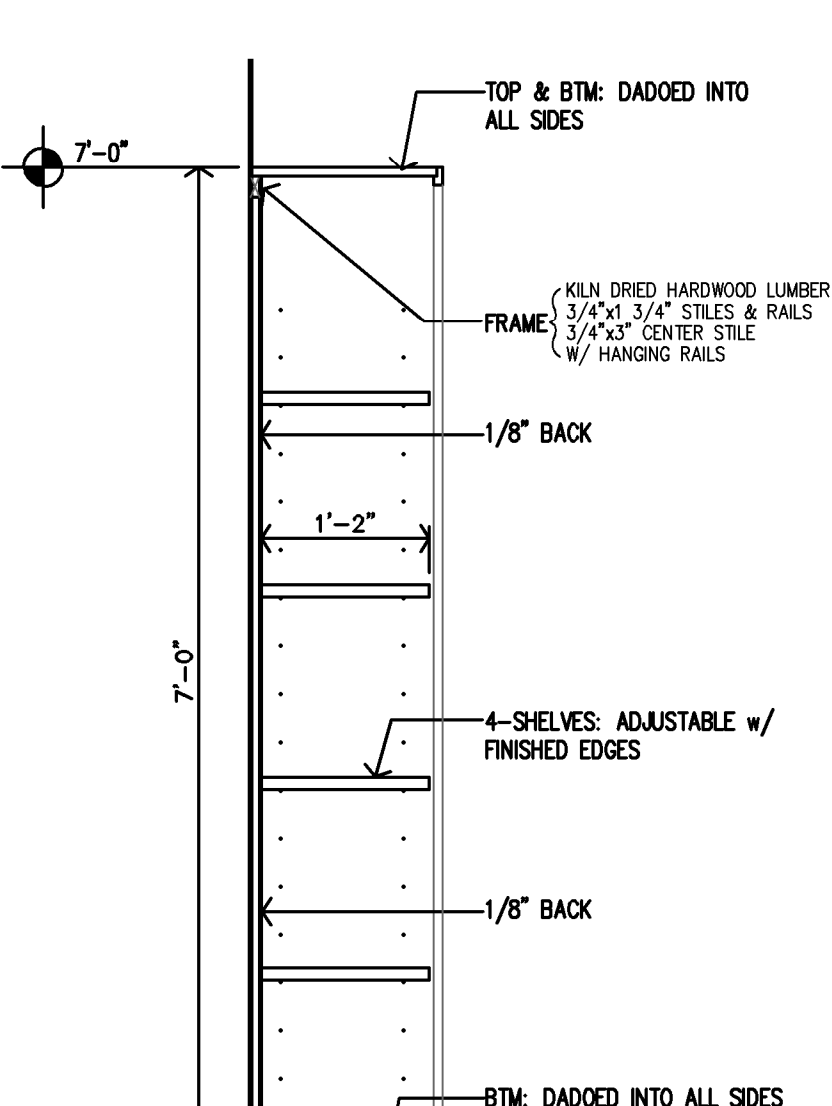


A TYPE 1 - ADAPTABLE
ENLARGED
KITCHEN PLAN
3/8"=1'-0"

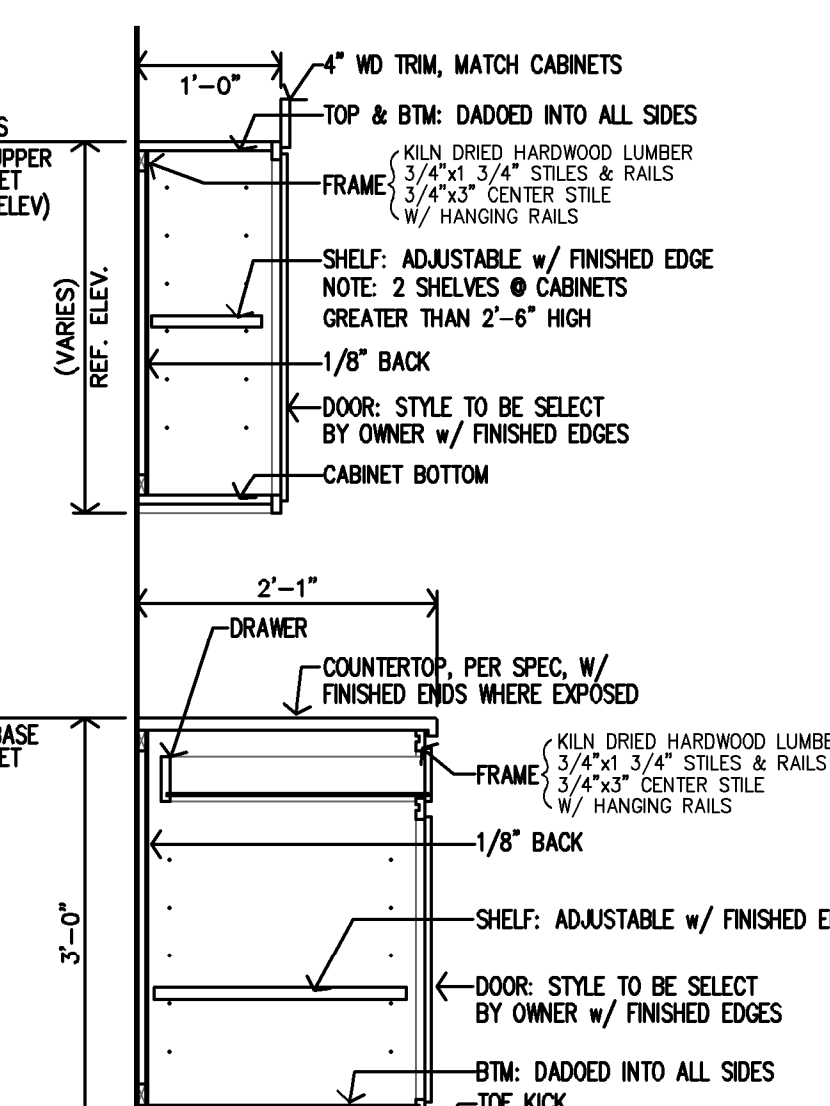
CLOSET INTERIOR ELEVATIONS
3/8"=1'-0"



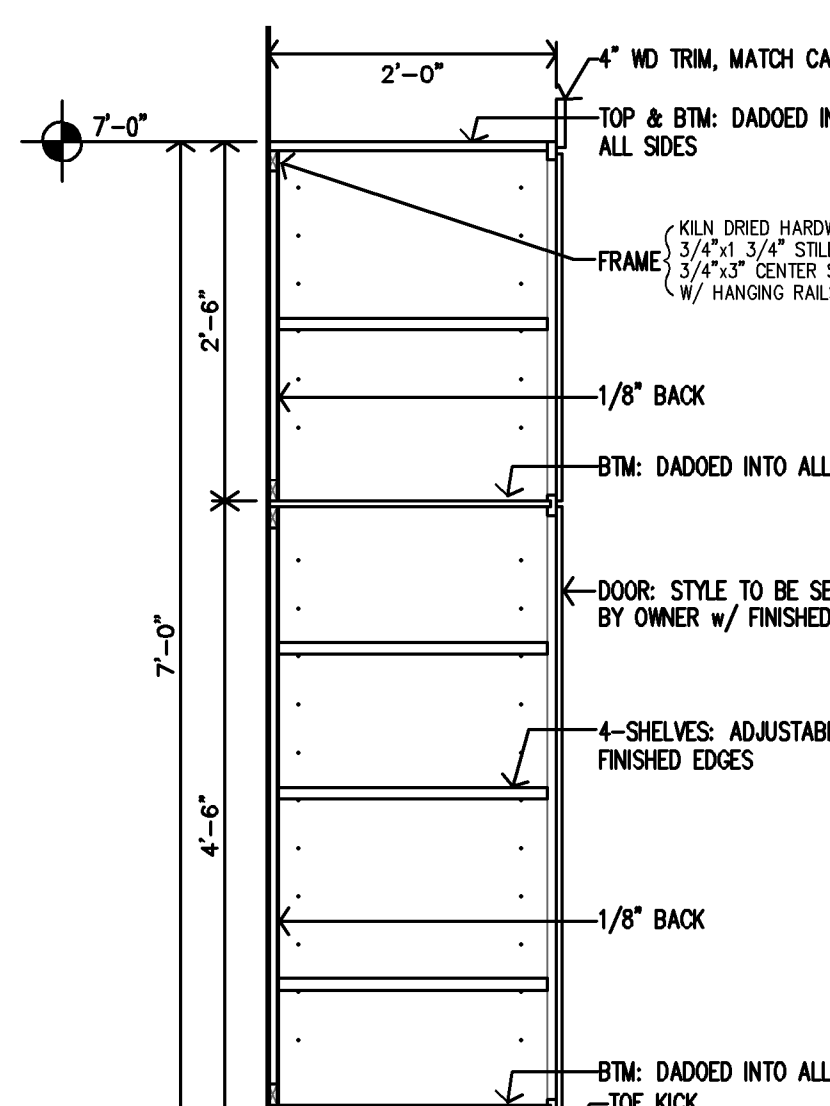
CLOSET OPEN CABINET SECTION
3/4"=1'-0"



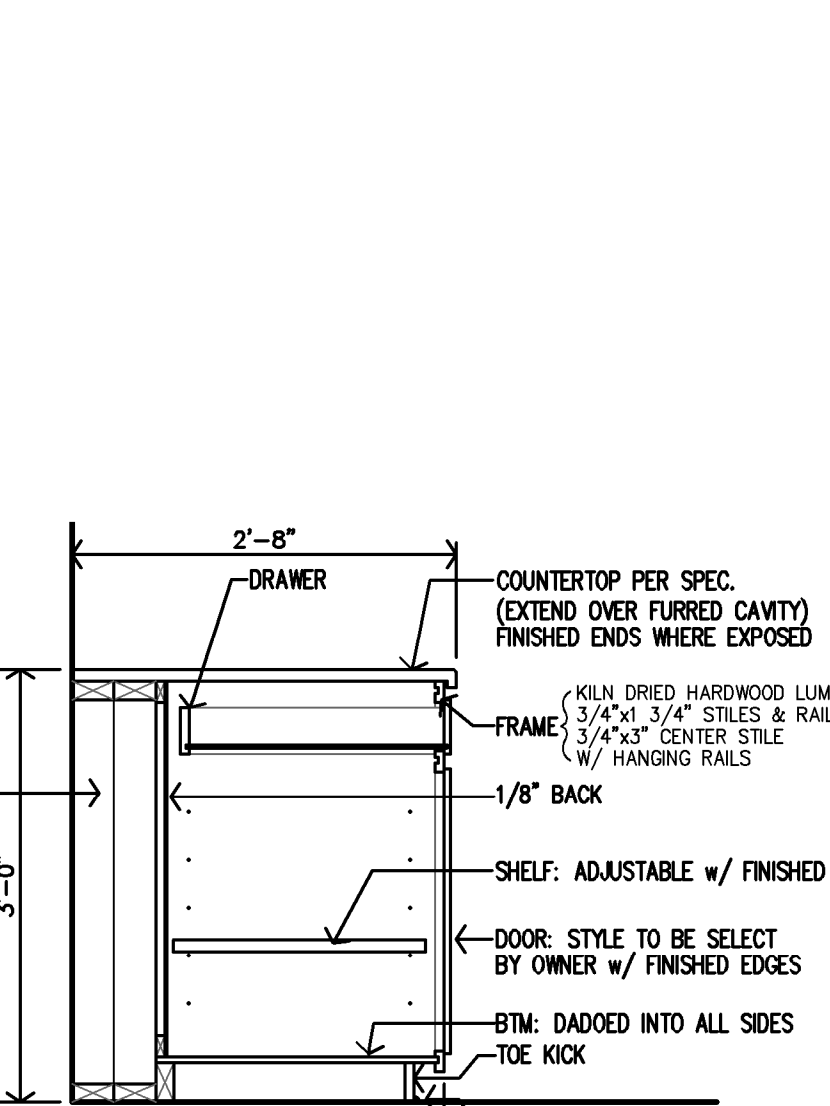
ADAPT KITCHEN CABINET SECTION
3/4"=1'-0"



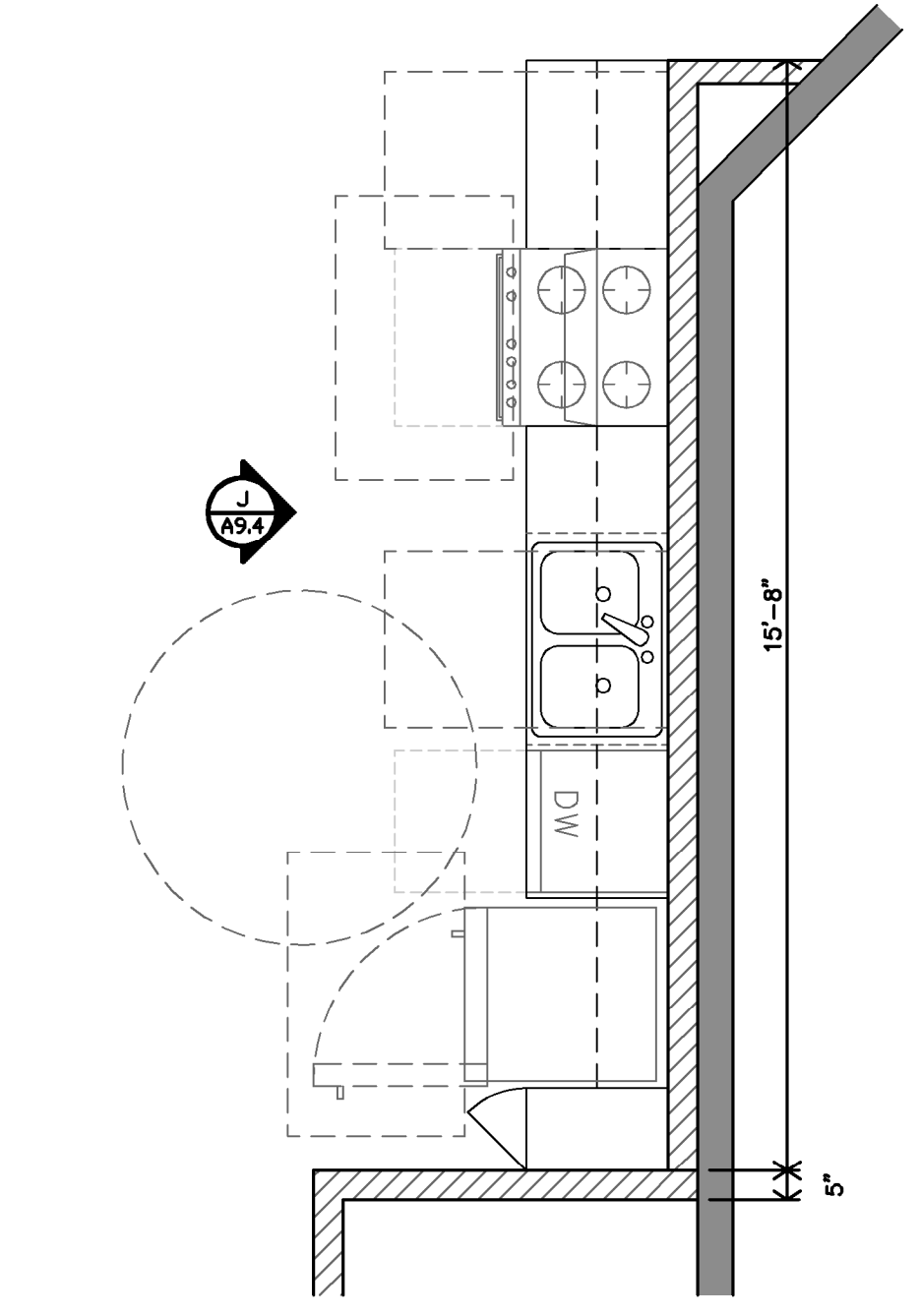
TALL PANTRY CABINET SECTION
3/4"=1'-0"



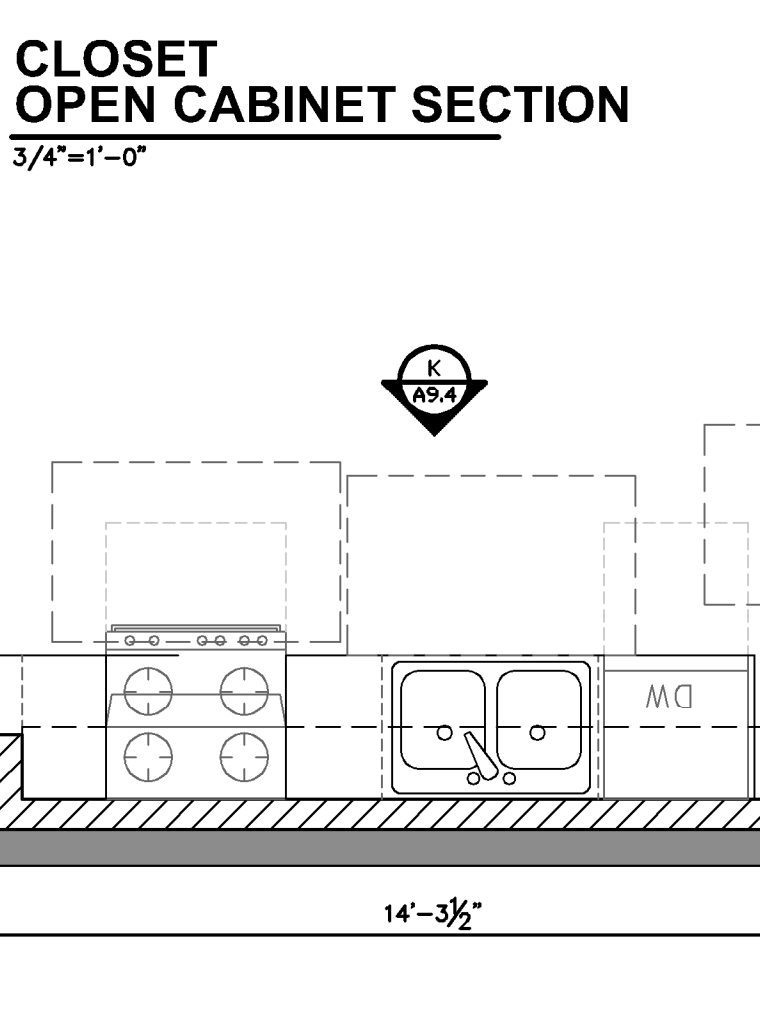
KITCHEN TYPE 7 CABINET SECTION
3/4"=1'-0"



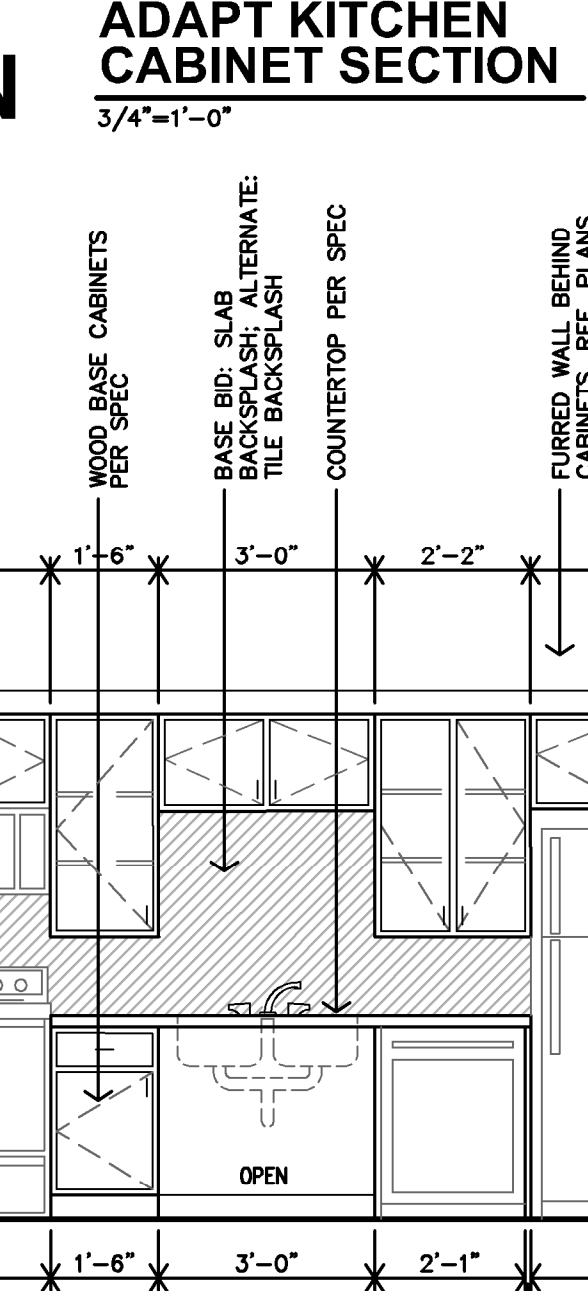
TYPE 8 - ACCESSIBLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



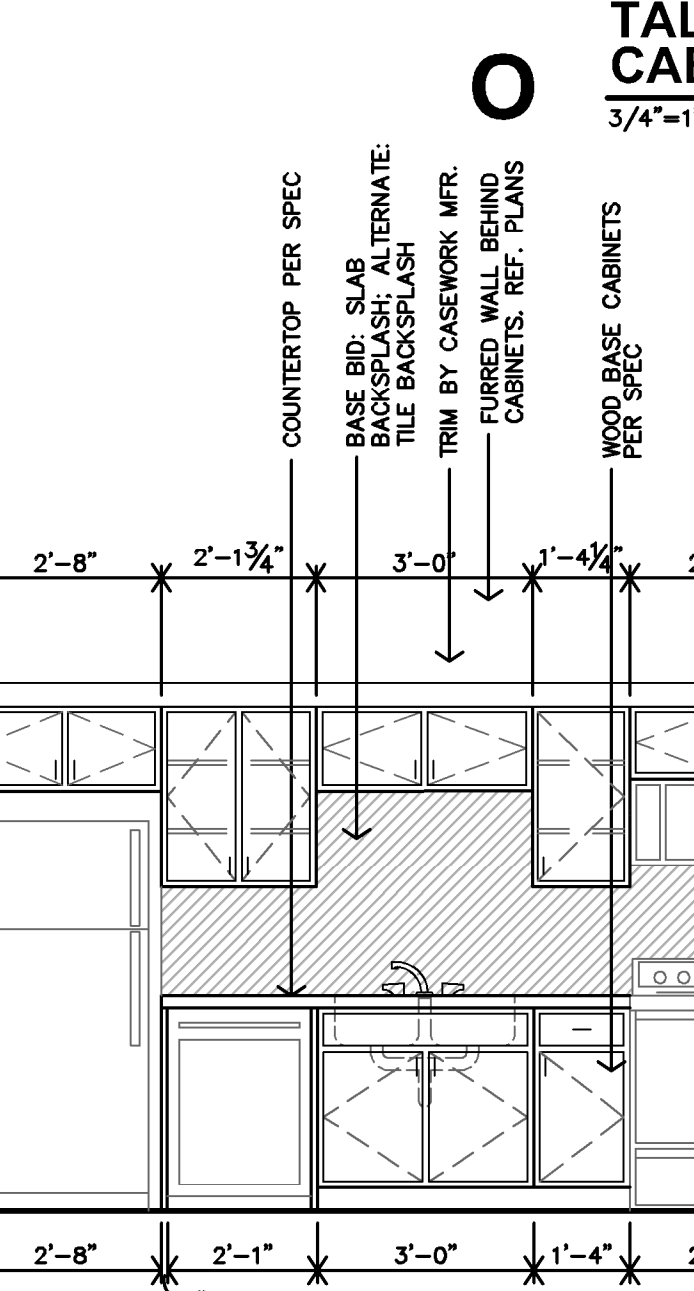
TYPE 9 - ADAPTABLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



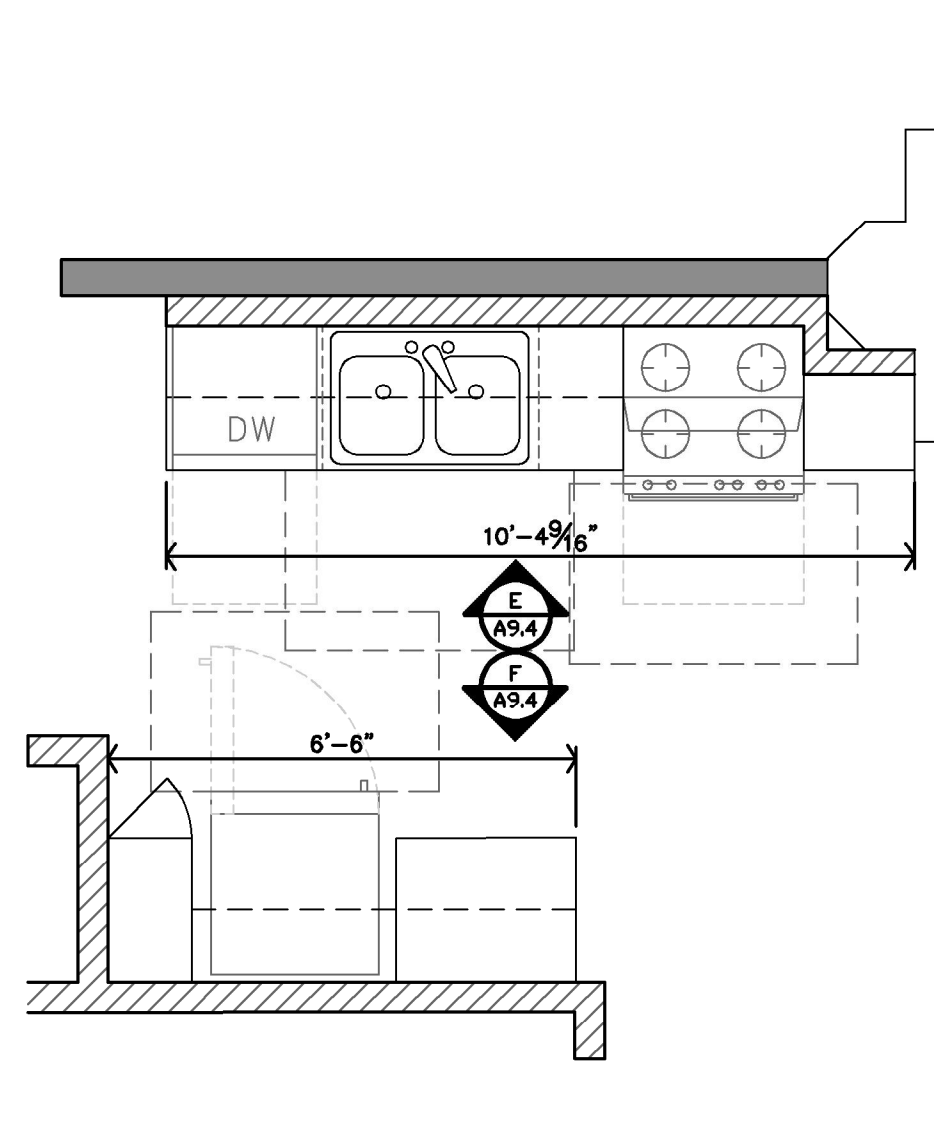
ACCESSIBLE BATH - TYPE #8 INTERIOR ELEVATION
3/8"=1'-0"



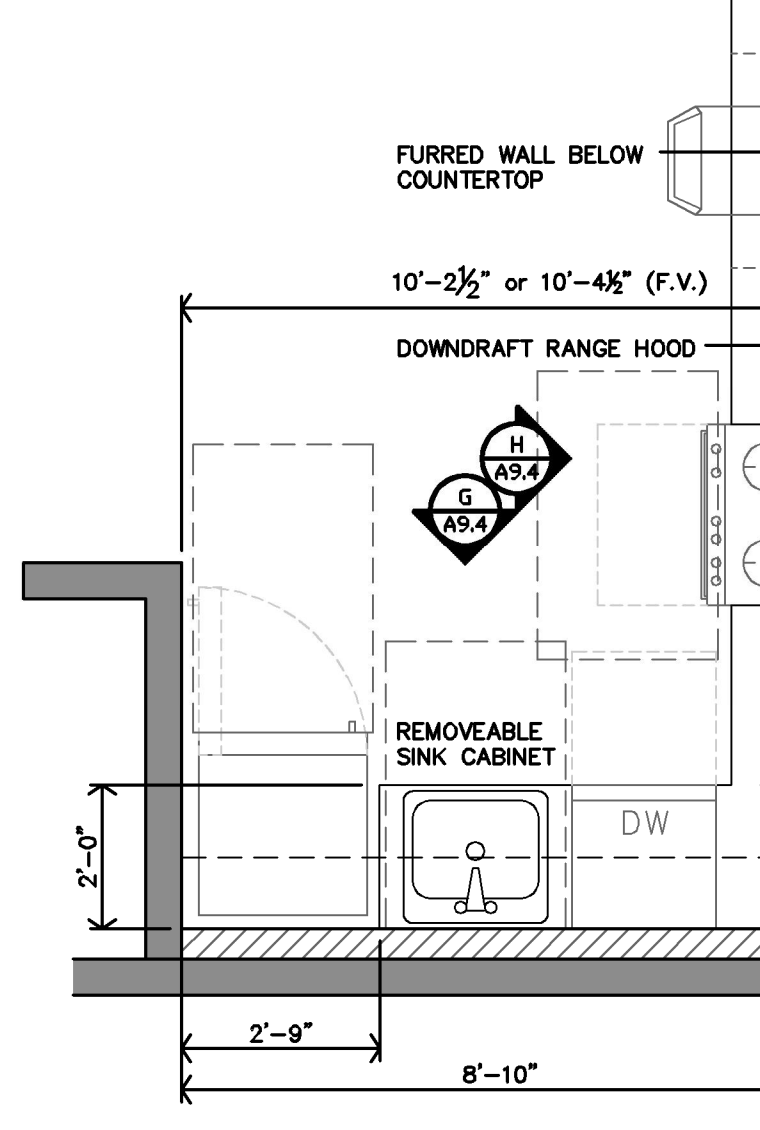
ADAPTABLE BATH - TYPE #9 INTERIOR ELEVATION
3/8"=1'-0"



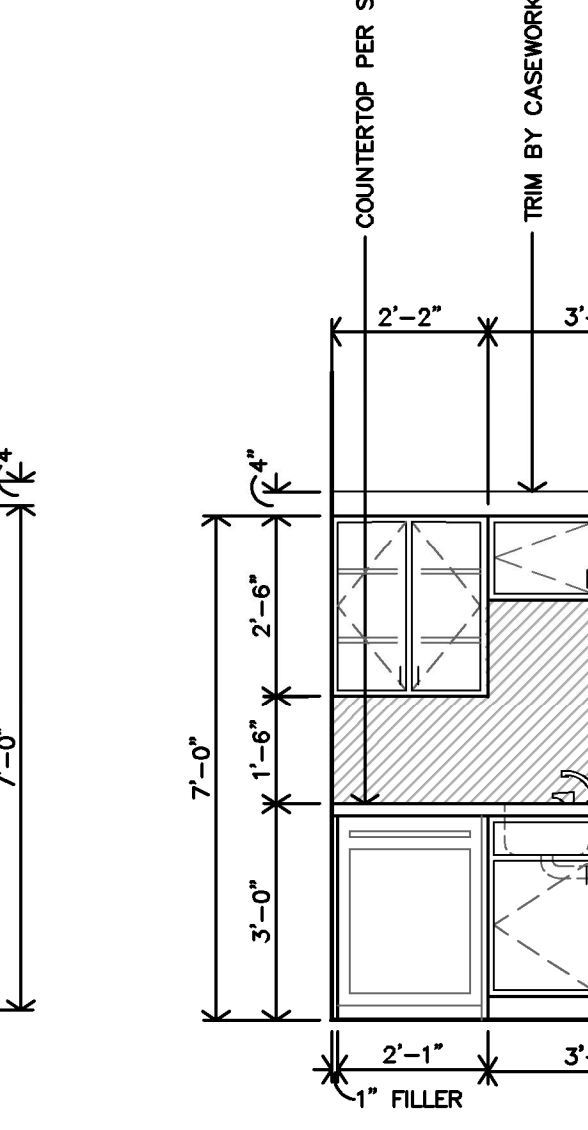
TYPE 6 - ADAPTABLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



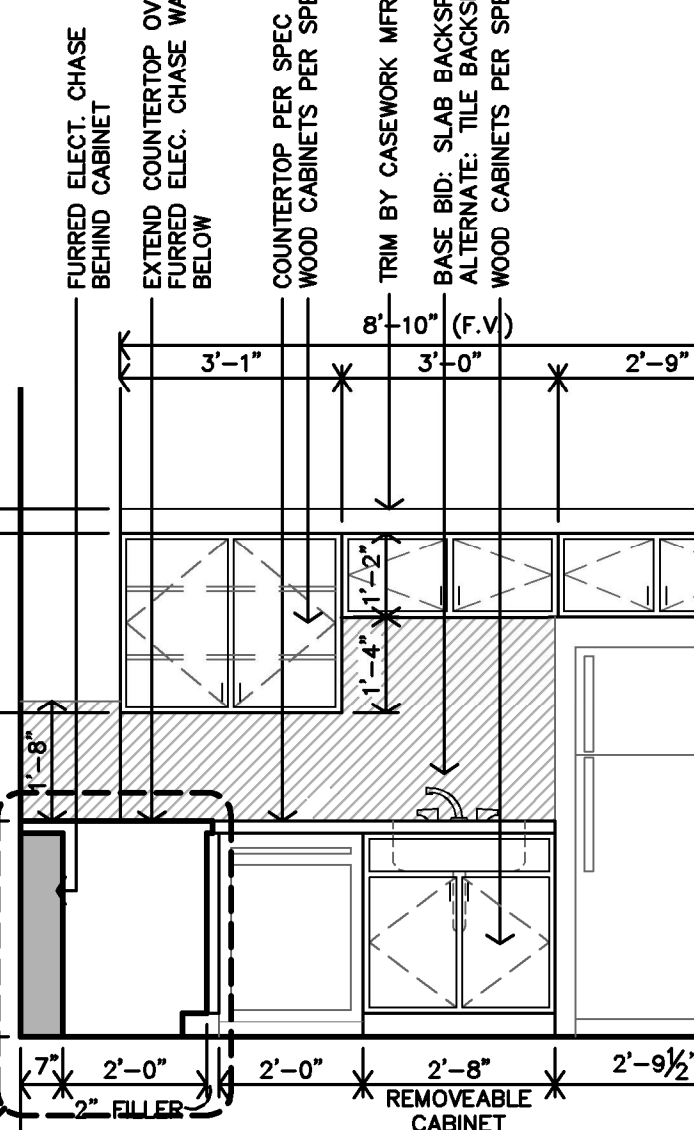
TYPE 7 - ADAPTABLE ENLARGED KITCHEN PLAN
3/8"=1'-0"



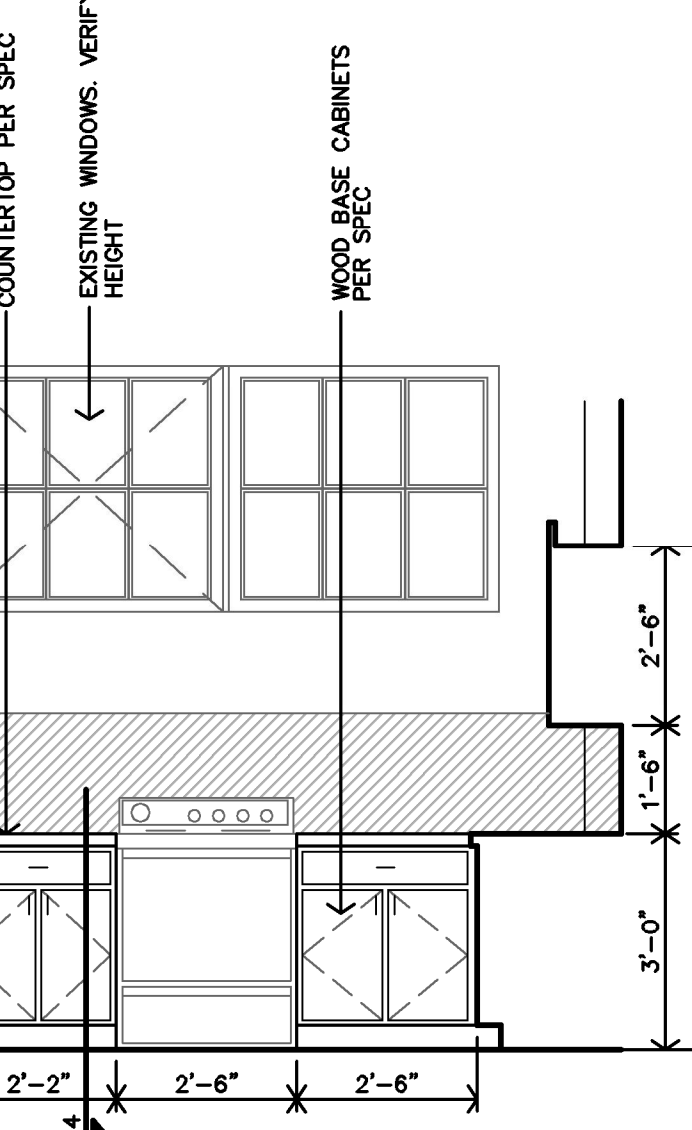
ADAPTABLE BATH - TYPE #6 INTERIOR ELEVATION
3/8"=1'-0"



ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"



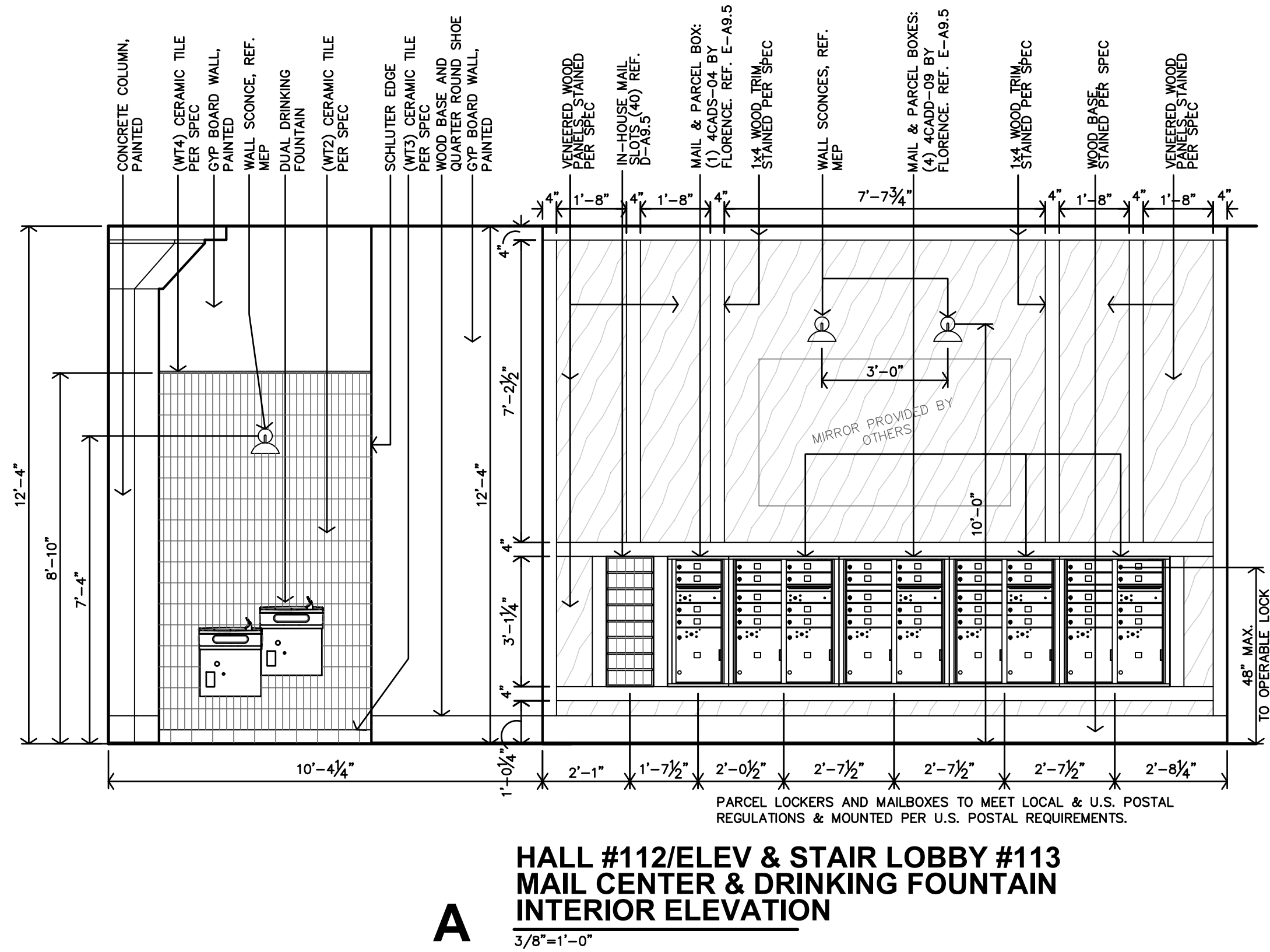
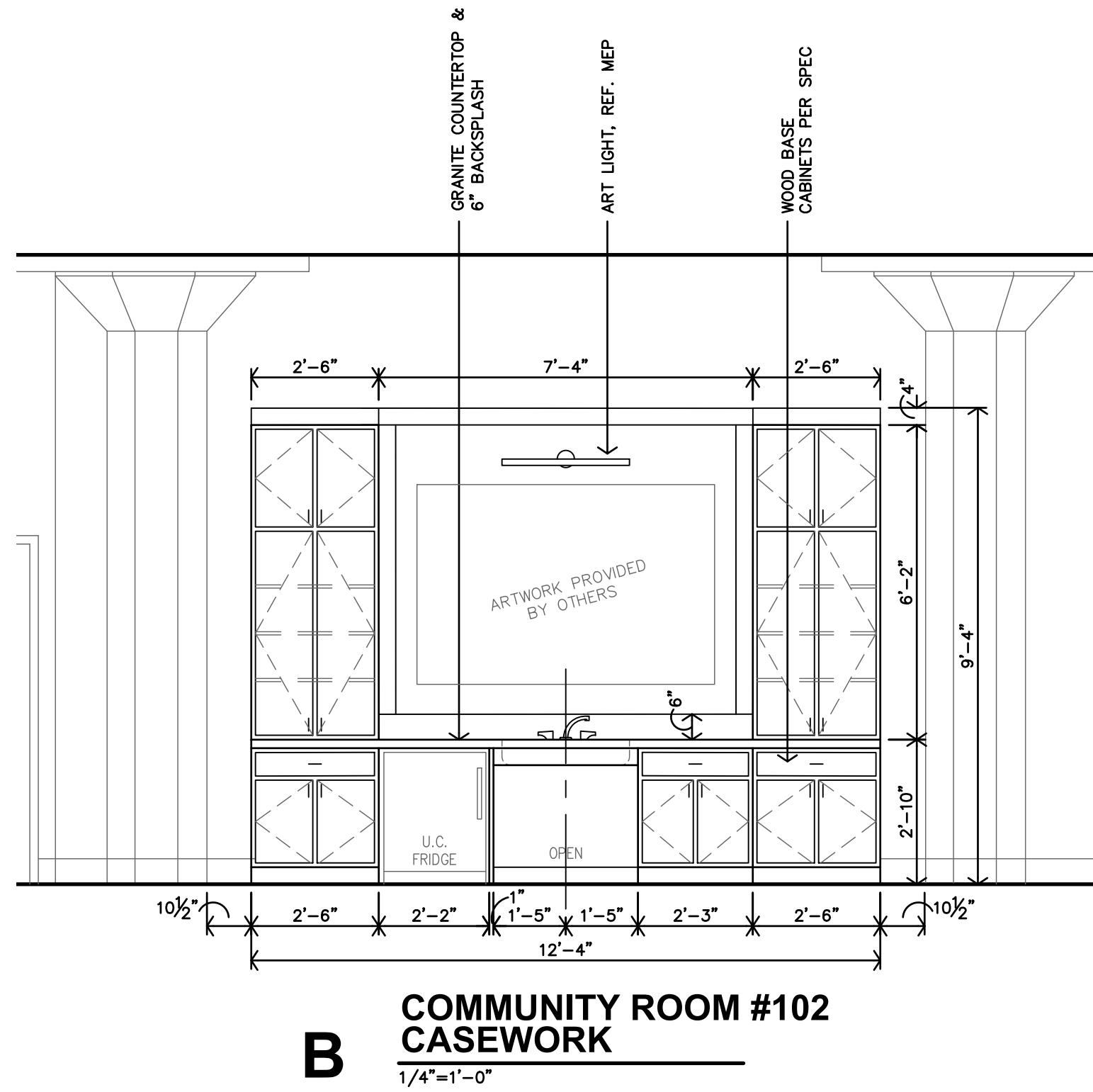
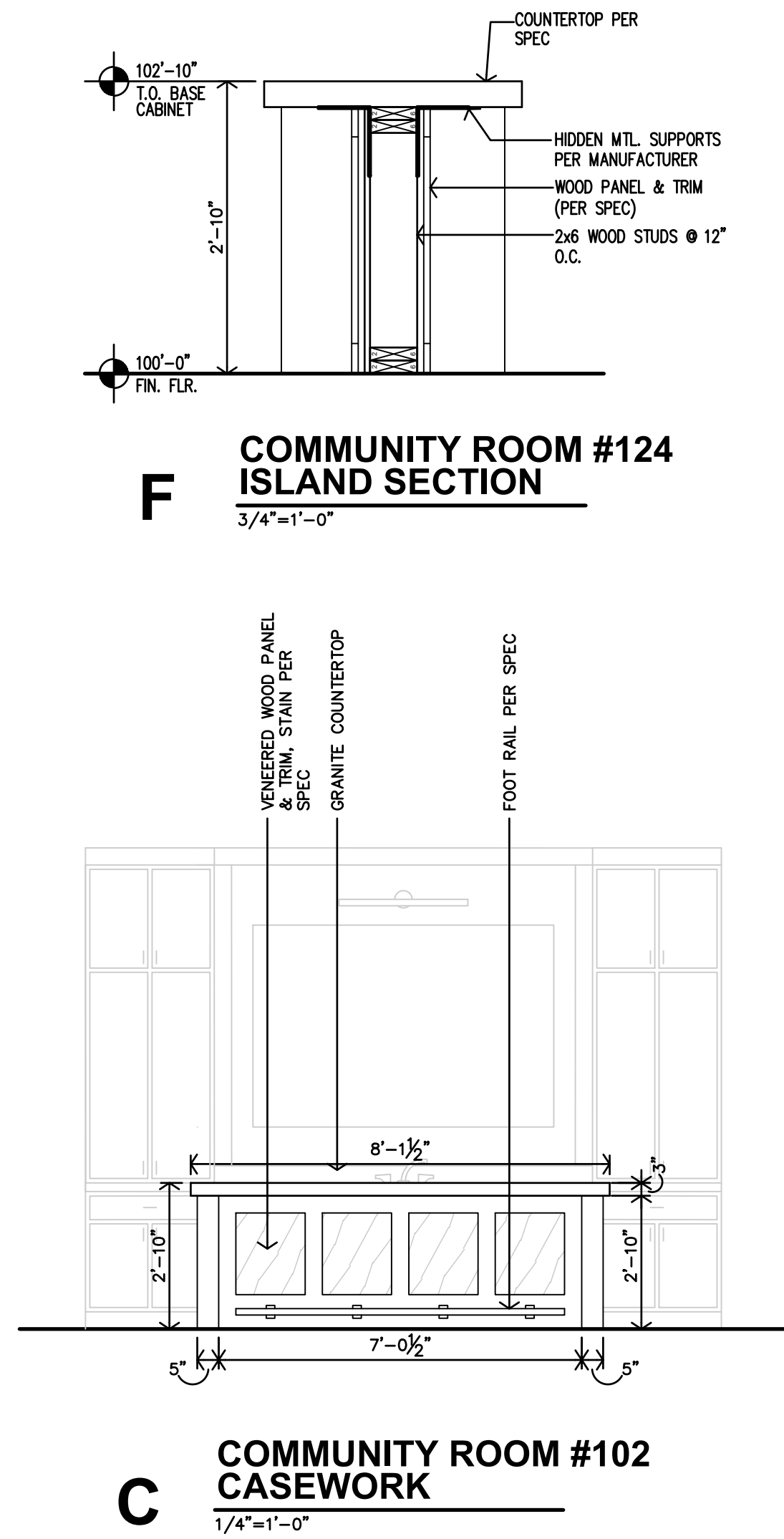
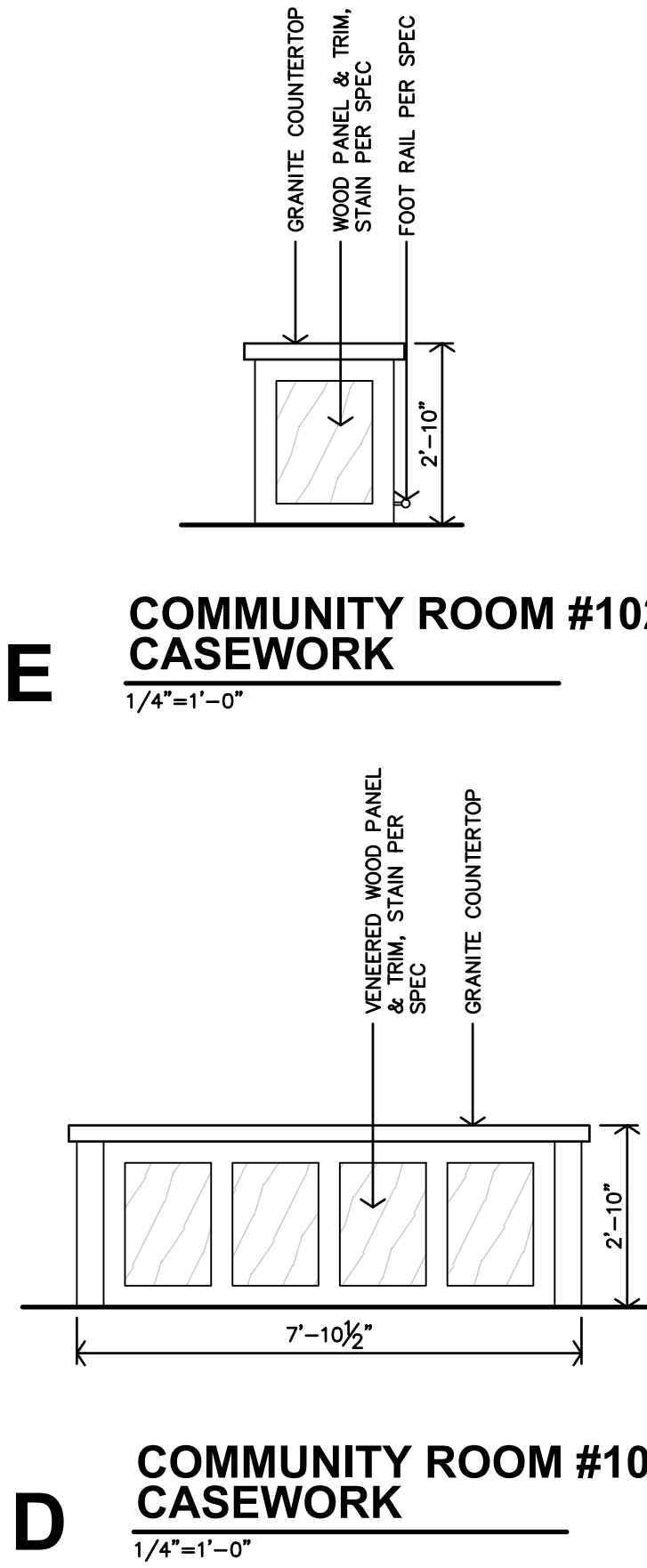
ADAPTABLE BATH - TYPE #7 INTERIOR ELEVATION
3/8"=1'-0"

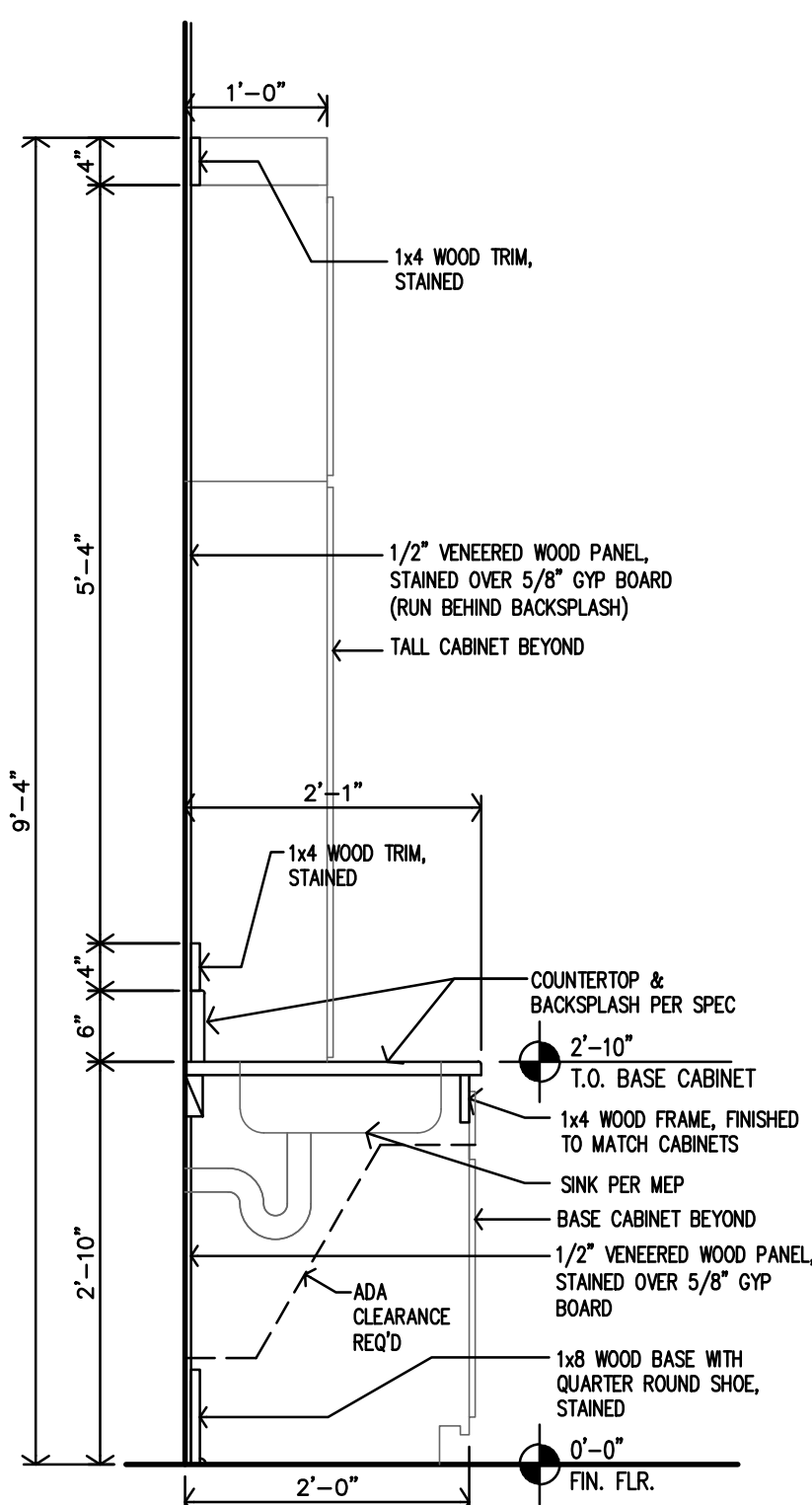


ACCESSIBLE UNIT REQ'D CLEARANCES:
SINKS/LAVATORIES - 30"x48" MIN, FORWARD APPROACH
TOILETS - 60"x60" MIN, SIDE OR FRONT APPROACH
SHOWER - 36"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER - 30"x48" MIN, SIDE APPROACH AT EACH
OVEN/RANGE - 30"x48" MIN, SIDE APPROACH WITH 30"x48" ADJACENT OPEN
WORK SPACE
REFRIGERATOR - 30"x48" MIN, SIDE APPROACH
TURNING RADIUS - 60" DIAMETER

TYPE-B UNIT REQ'D CLEARANCES:
SINKS/LAVATORIES - 30"x48" MIN, SIDE APPROACH
TOILETS - 48"x56" MIN, SIDE APPROACH
SHOWER - 30"x48" MIN, MEASURED FROM CONTROL WALL
WASHER/DRYER - 30"x48" MIN, FRONT APPROACH FOR FRONT LOAD MACHINES
OVEN/RANGE - 30"x48" MIN, SIDE APPROACH
REFRIGERATOR - 30"x48" MIN, SIDE APPROACH OR FRONT APPROACH

(CLEARANCES PER ANSI 2009 ICC A117.1)

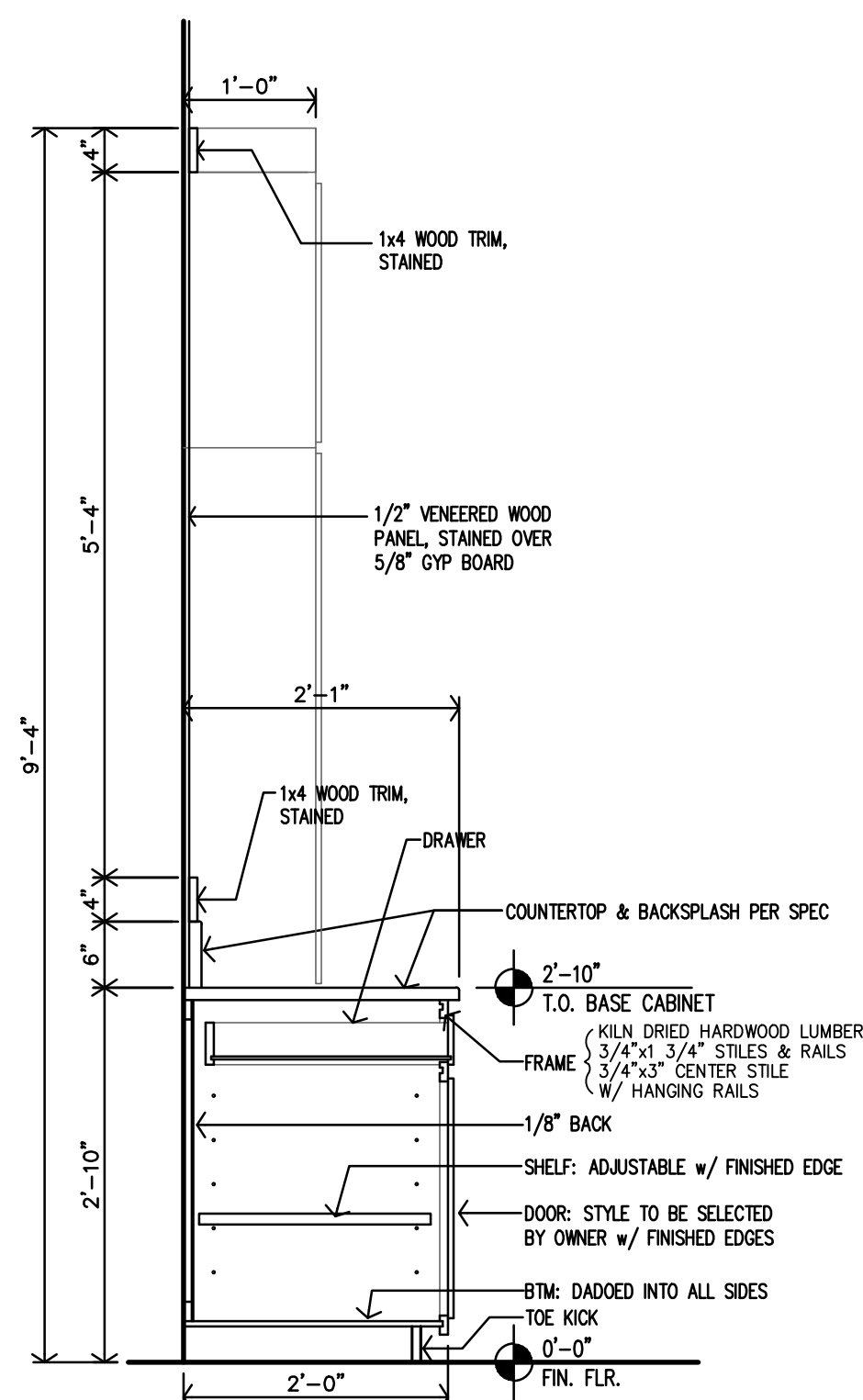




NOTES:

1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

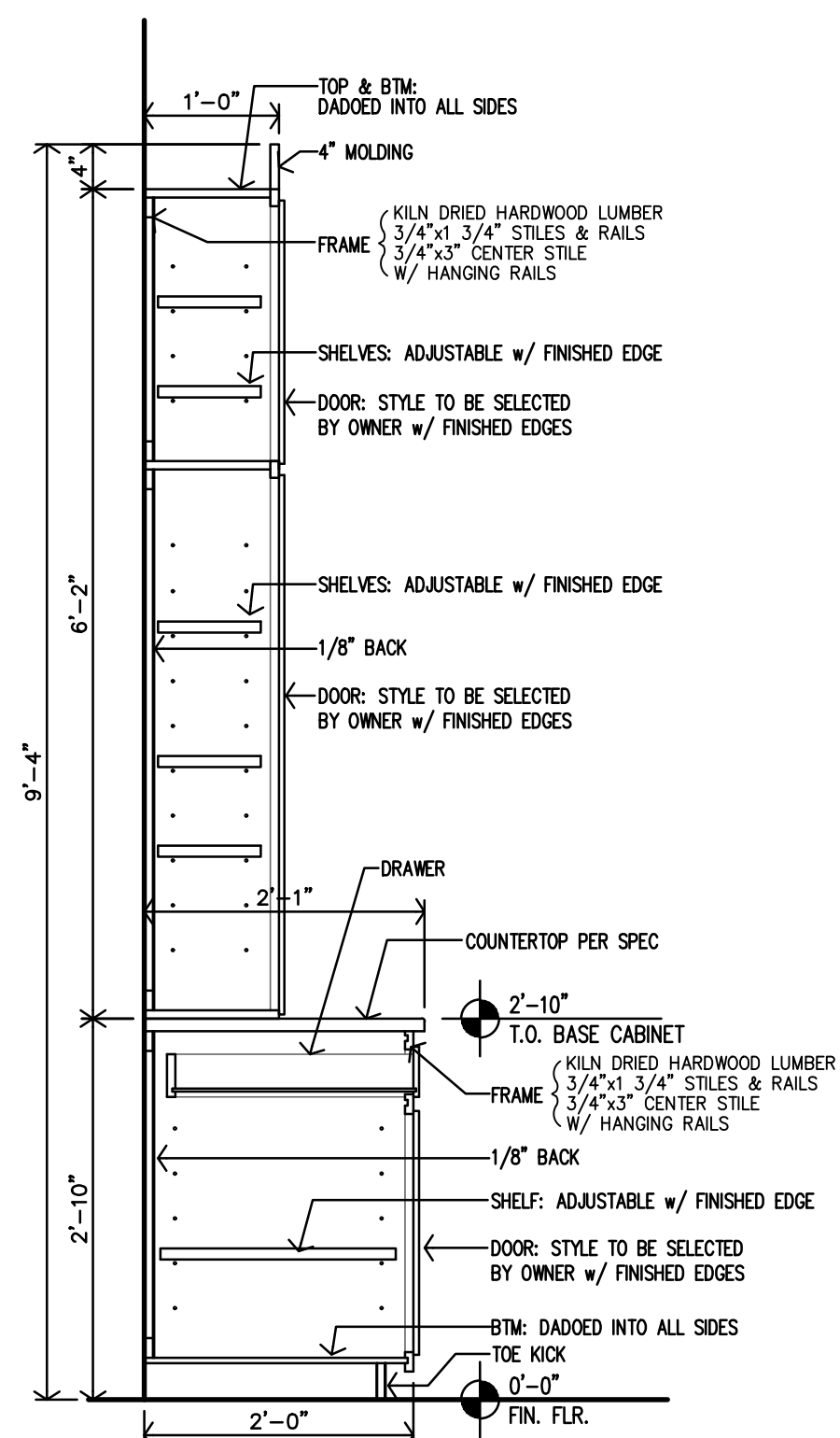
E **COMM. RM. #102**
CASEWORK SECTION
3/4"=1'-0"



NOTES:

1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

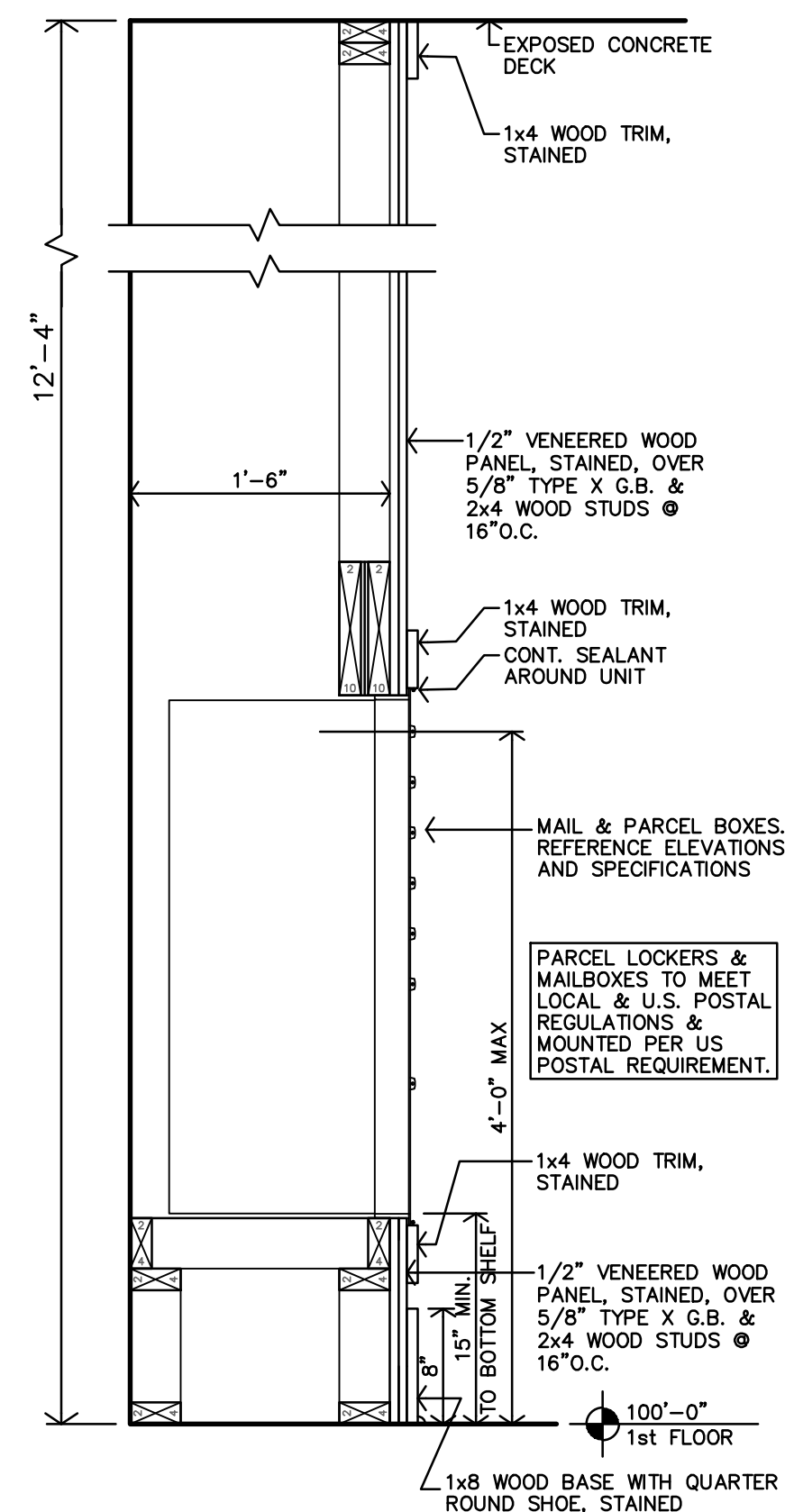
D COMM. RM. #102
CASEWORK SECTION
3/4"=1'-0"



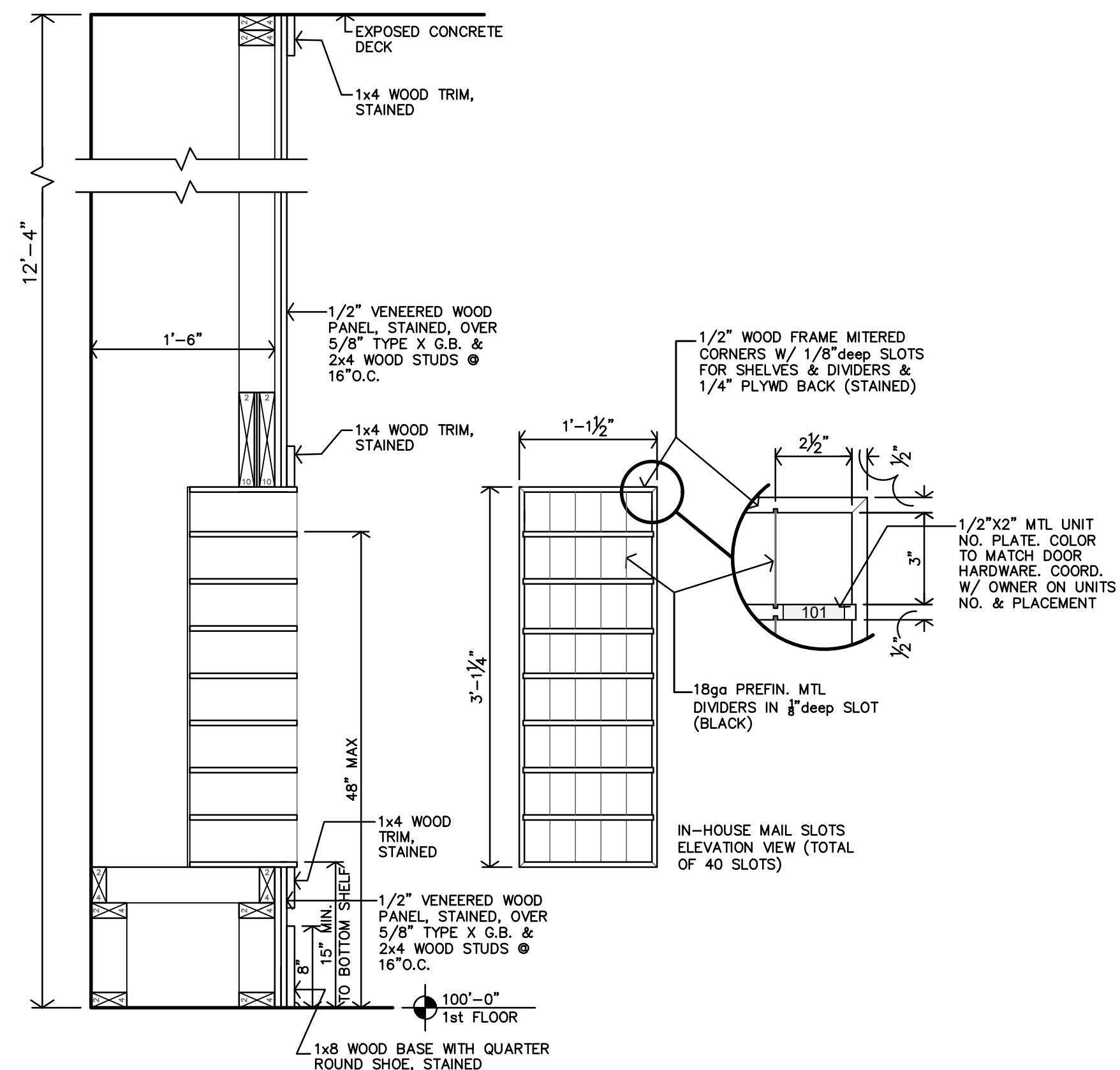
NOTES:

1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

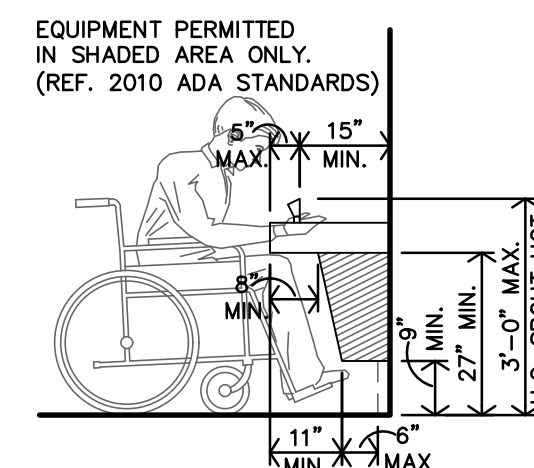
C **COMM. RM. #102**
CASEWORK SECTION
3/4"=1'-0"



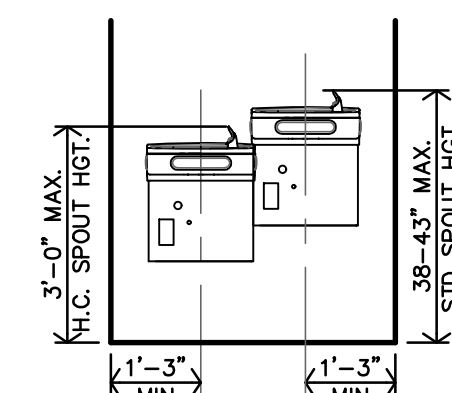
B **HALL #112 - MAIL CENTER**
SECTION @ MAILBOXES
1"=1'-0"



A **HALL #112 - MAIL CENTER**
SECTION @ IN-HOUSE MAIL SLOTS
1"=1'-0"



G **DRINKING FOUNTAIN DETAIL**
3/8"=1'-0" FOR HC HEIGHTS



F **DRINKING FOUNTAIN ELEVATION**
3/8"=1'-0" FOR HC HEIGHTS



REVISION

DATE: 9-19-2025

JOB: 22-3243

SHEET NO.:

A9.6

Copyright ©

GENERAL NOTES, EXISTING WINDOW FRAMES

Reference specifications & Preservation Briefs.

BASIC SCOPE & MAINTENANCE

- Removal of rust, paint flaking and excessive paint;
- Priming of exposed metal with a rust-inhibiting primer;
- Replacement of cracked or broken glass and glazing compound;
- Replacement of missing screws or fasteners;
- Cleaning and lubrication of hinges;
- Repainting of all steel sections with two coats of finish paint compatible with the primer;
- Caulking the masonry surrounds with a high quality elastomeric caulk.

To complete basic scope & maintenance; missing screws, and broken fasteners will have to be replaced; hinges cleaned and lubricated; the metal windows painted, and the masonry surrounds caulked. When bedding glass, use only glazing compound formulated for metal windows. The hinges should then be lubricated with a non-greasy lubricant specially formulated for metals and with an anticorrosive agent.

CLEANING, PAINT & RUST REMOVAL

Rust should be removed using a wire brush, an aluminum oxide sandpaper, or a variety of power tools adapted for abrasive cleaning such as an electric drill with a wire brush or a rotary whip attachment. Adjacent sills and window jambs need to be protected and shielded.

Rust can also be removed from ferrous metals by using a number of commercially prepared anticorrosive acid compounds. Remaining loose or flaking paint can be removed with a chemical paint remover or with a pneumatic needle scaler or gun, which comes with a series of chisel blades and has proven effective in removing flaking paint from metal windows. Anticorrosive primers generally consist of oil-alkyd based paints rich in zinc or zinc chromate. Two coats of primer are recommended. Manufacturer's recommendations should be followed concerning application of primers.

Rust, corrosion, paint, caulk, etc. can also be removed by sandblasting. Since sandblasting can damage the masonry surrounds, metal or plywood shields must be used to protect these materials. The sandblasting pressure should be low, 80-100 pounds per square inch, and the grit size should be in the range of #10-#45. Glass peening beads (glass pellets) have also been successfully used in cleaning steel sections. Sandblasting nozzle pencil-point blasters are most useful, giving the operator more effective control over the direction of the spray. To reduce the dust, some local codes allow only wet blasting. In this case, the metal must be dried immediately, generally with a blow-dryer. Either form of sandblasting metal covered with lead paints produces toxic dust. Proper precautionary measures should be taken against toxic dust and silica particles.

REPAIR IN PLACE

Bent or bowed metal sections may be the result of damage to the window through an impact or corrosive expansion. If the distortion is not too great, it is possible to re-align the metal sections without removing the window. Once the metal sections have been cleaned of all corrosion and straightened, small holes and uneven areas resulting from rusting should be filled with a patching material and sanded smooth to eliminate pockets where water can accumulate.

REFINISH

Final painting of the windows with paint compatible with the anticorrosive primer should proceed on a dry day. One coat of Primer and Two coats of finish paint are required. Once the paint dries thoroughly, a flexible exterior caulk can be applied to eliminate air and moisture infiltration where the window and the surrounding masonry meet.

Caulking is generally undertaken after the windows have received at least one coat of finish paint. The perimeter of the masonry surround should be caulked with a flexible elastomeric compound that will adhere well to both metal and masonry. Three suggested compounds are polyurethane, vinyl acrylic, and butyl rubber.

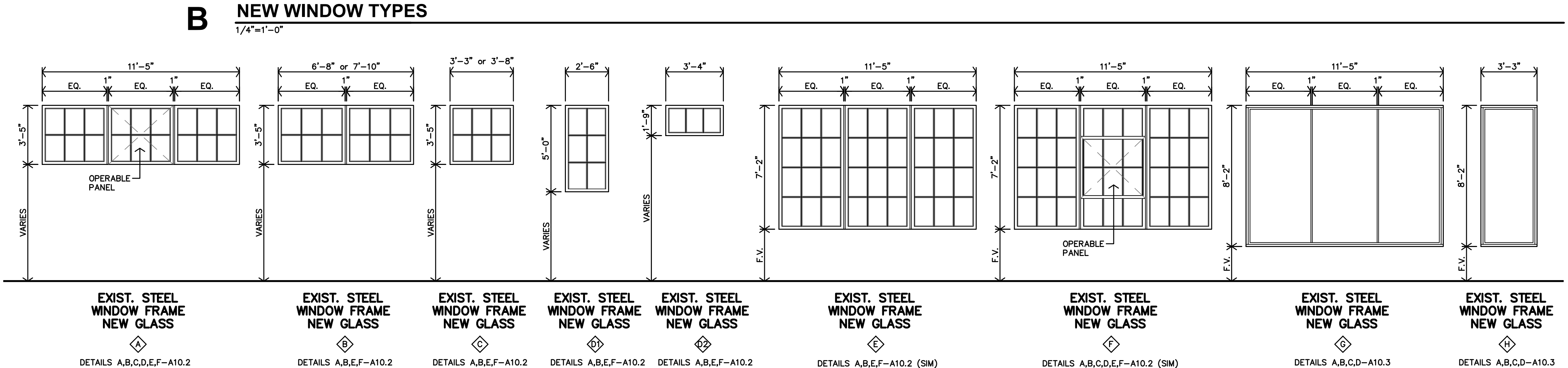
WEATHERIZATION

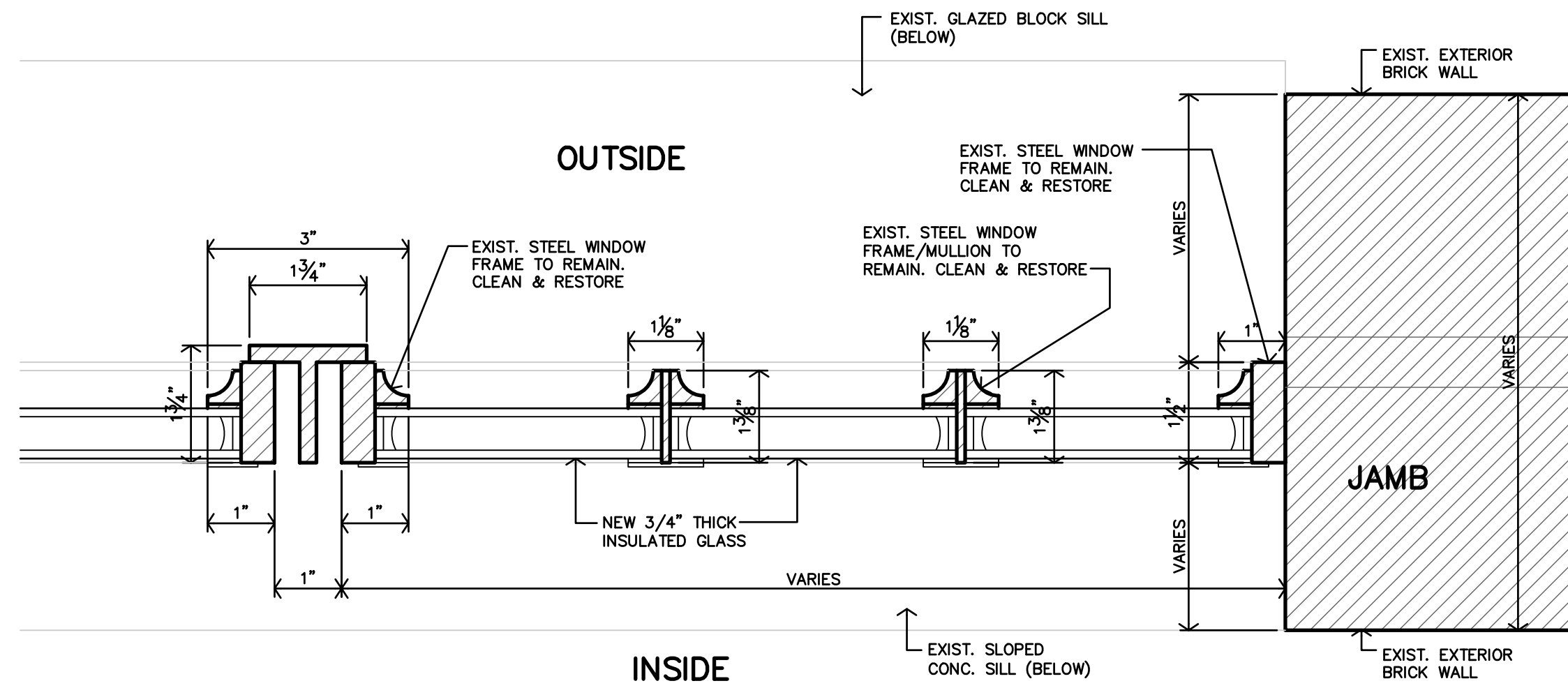
Caulking around the masonry openings, adding weatherstripping, installing thermal glass in place of the existing glass.

WEATHERSTRIPPING

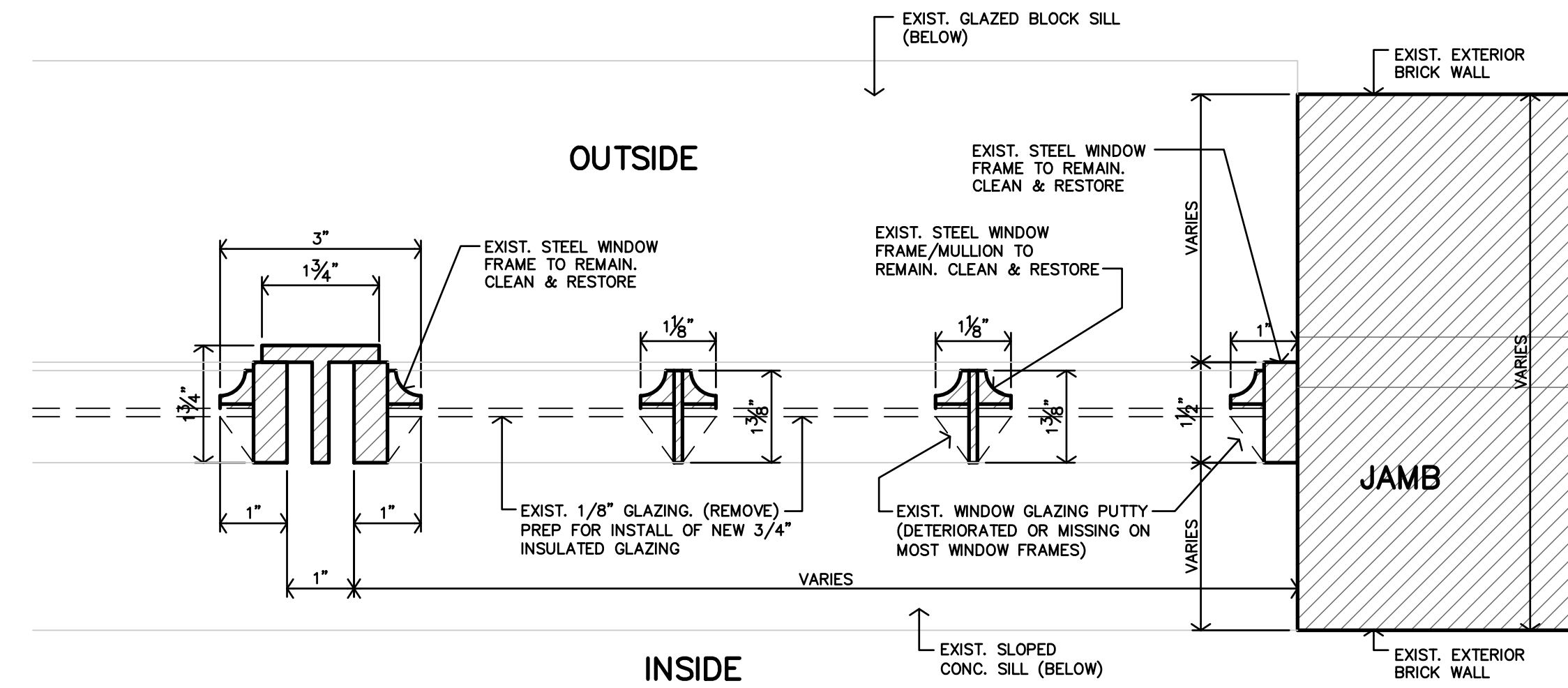
Installation of weatherstripping where the operable portion of the sash and the fixed frame come together to reduce perimeter air infiltration. Weatherstripping appropriate for metal windows are spring-metal, vinyl strips, and sealant beads.

- Metal weatherstripping is clipped to the inside channel of the rolled metal section of the fixed frame. To insure against galvanic corrosion between the weatherstripping the window must be painted prior to the installation of the weatherstripping. This weatherstripping is usually applied to the entire perimeter of the window opening, but in some cases, such as casement windows, it may be best to avoid weatherstripping the hinge side. The natural wedging action of the weatherstripping on the three sides of the window often creates an adequate seal.
- Vinyl weatherstripping can also be applied to metal windows. Folded into a "V" configuration, the material forms a barrier against the wind. Vinyl weatherstripping is usually glued to the frame, although some brands have an adhesive backing.
- Caulk or Sealant weatherstripping involving caulking or sealant bead and a polyethylene bond breaker tape. After the window frame has been thoroughly cleaned with solvent, permitted to dry, and primed, a neat bead of low modulus (firm setting) caulk, such as silicone, is applied. A bond breaker tape is then applied to the operable sash covering the metal section where contact will occur. The window is then closed until the sealant has set (27 days, depending on temperature and humidity). When the window is opened, the bead will have taken the shape of the air infiltration gap and the bond breaker tape can be removed. This weatherstripping method appears to be successful for all types of metal windows with varying degrees of air infiltration.

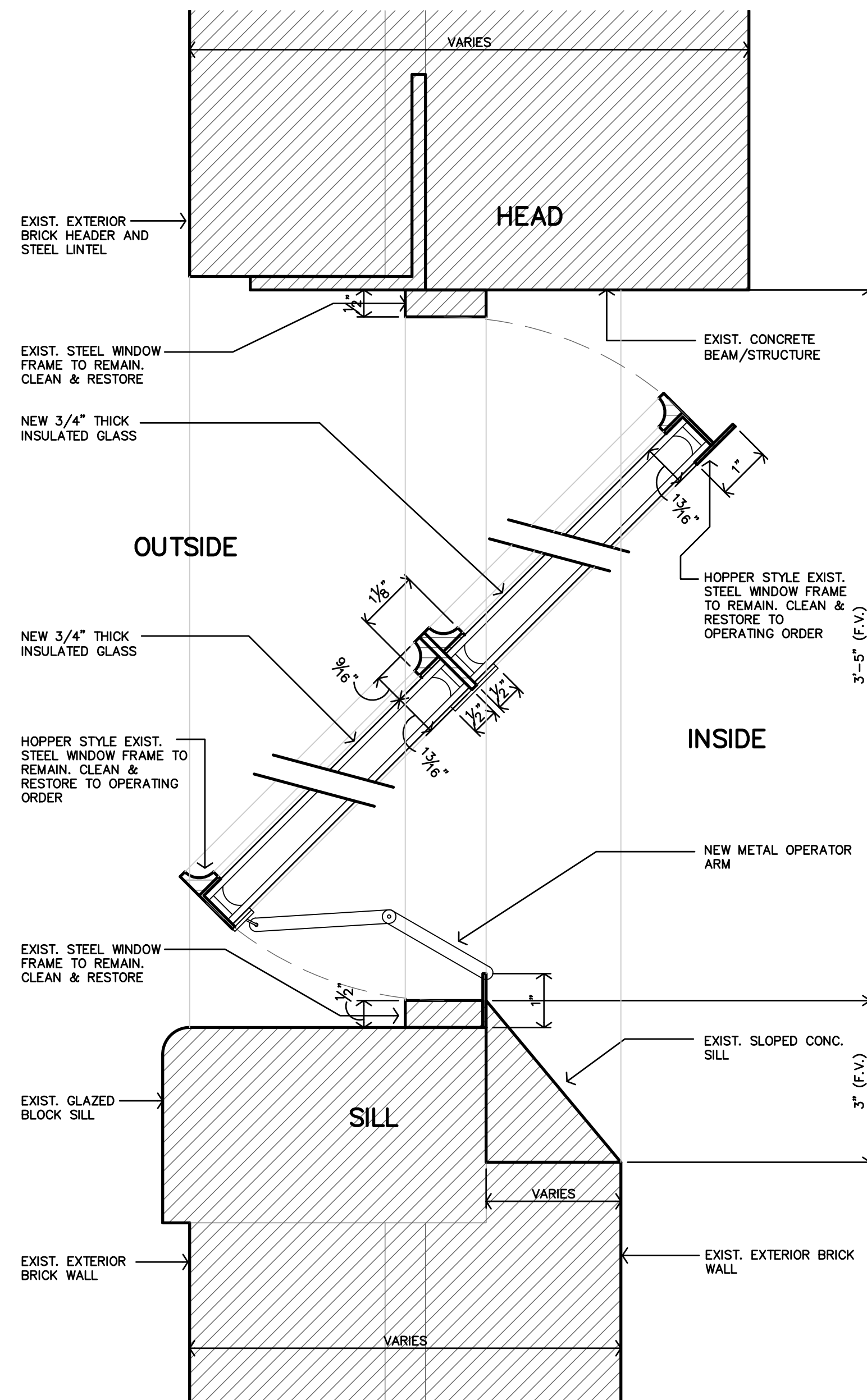




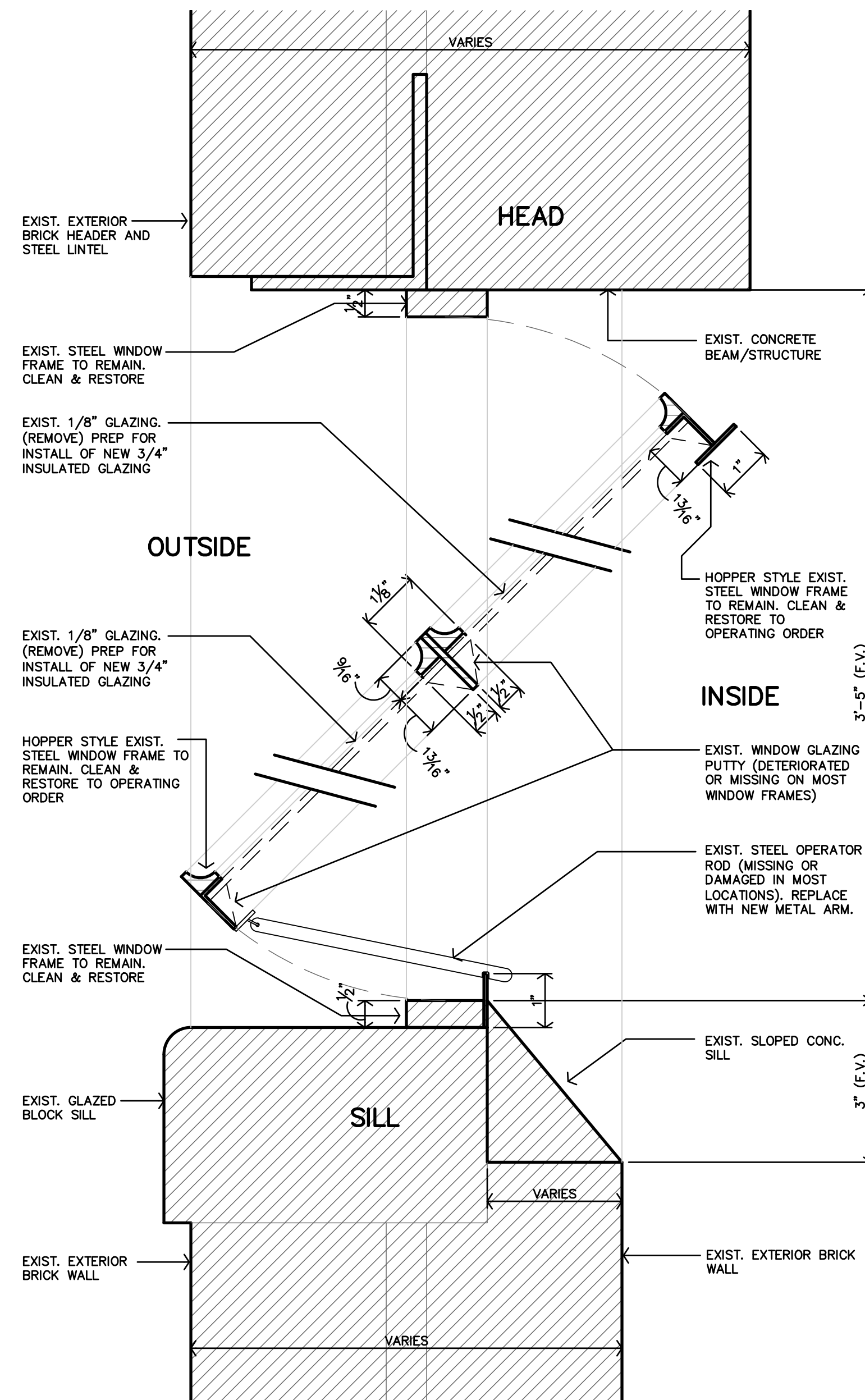
F
WINDOWS A,B,C,D,E,F
NEW GLAZING
EXISTING STEEL FRAME
WINDOW SECTION @ FIXED PANEL
 6"=1'-0"



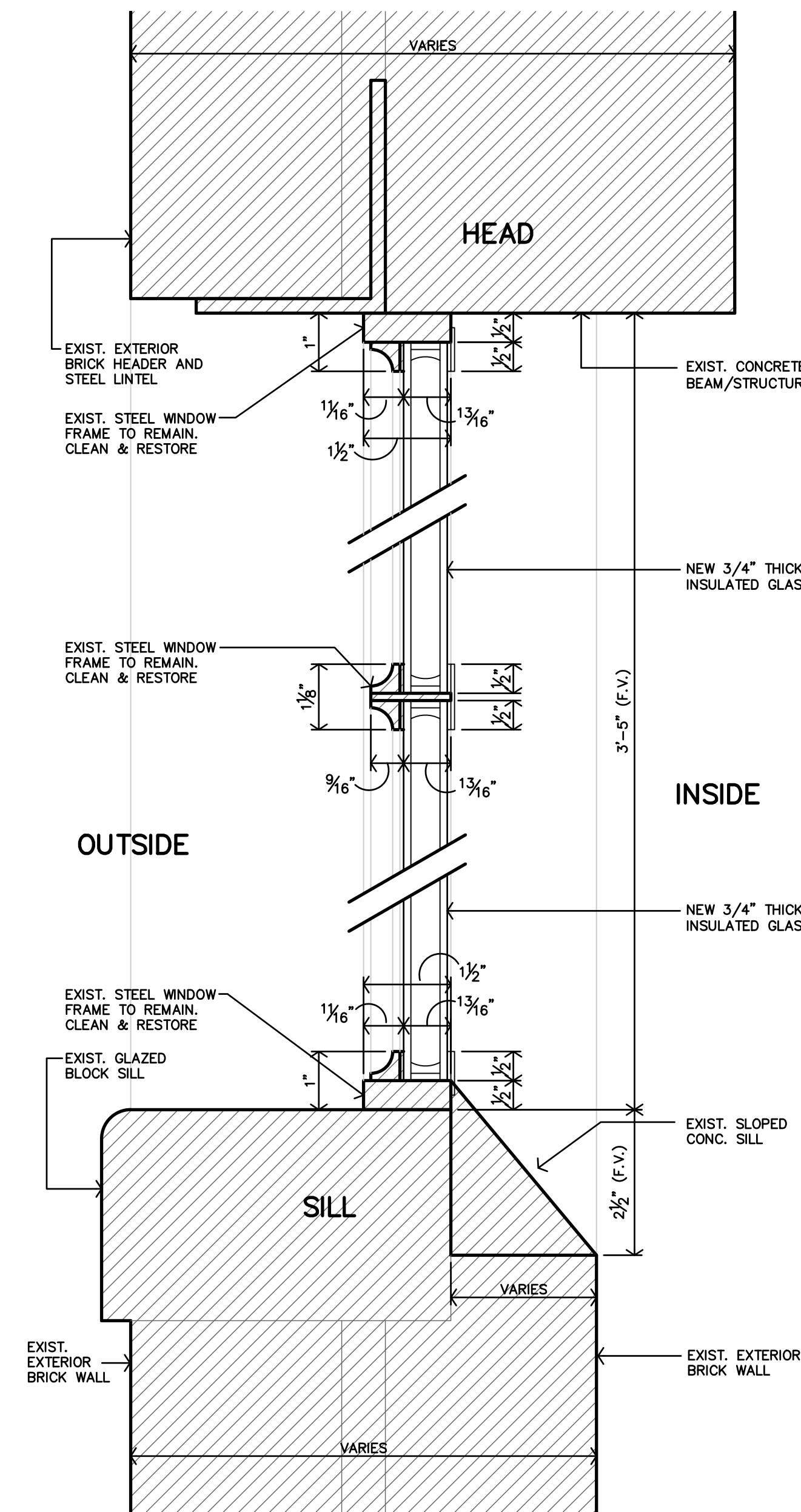
E
WINDOWS A,B,C,D,E,F
EXISTING GLAZING
EXISTING STEEL FRAME
WINDOW SECTION @ FIXED PANEL
 6"=1'-0"



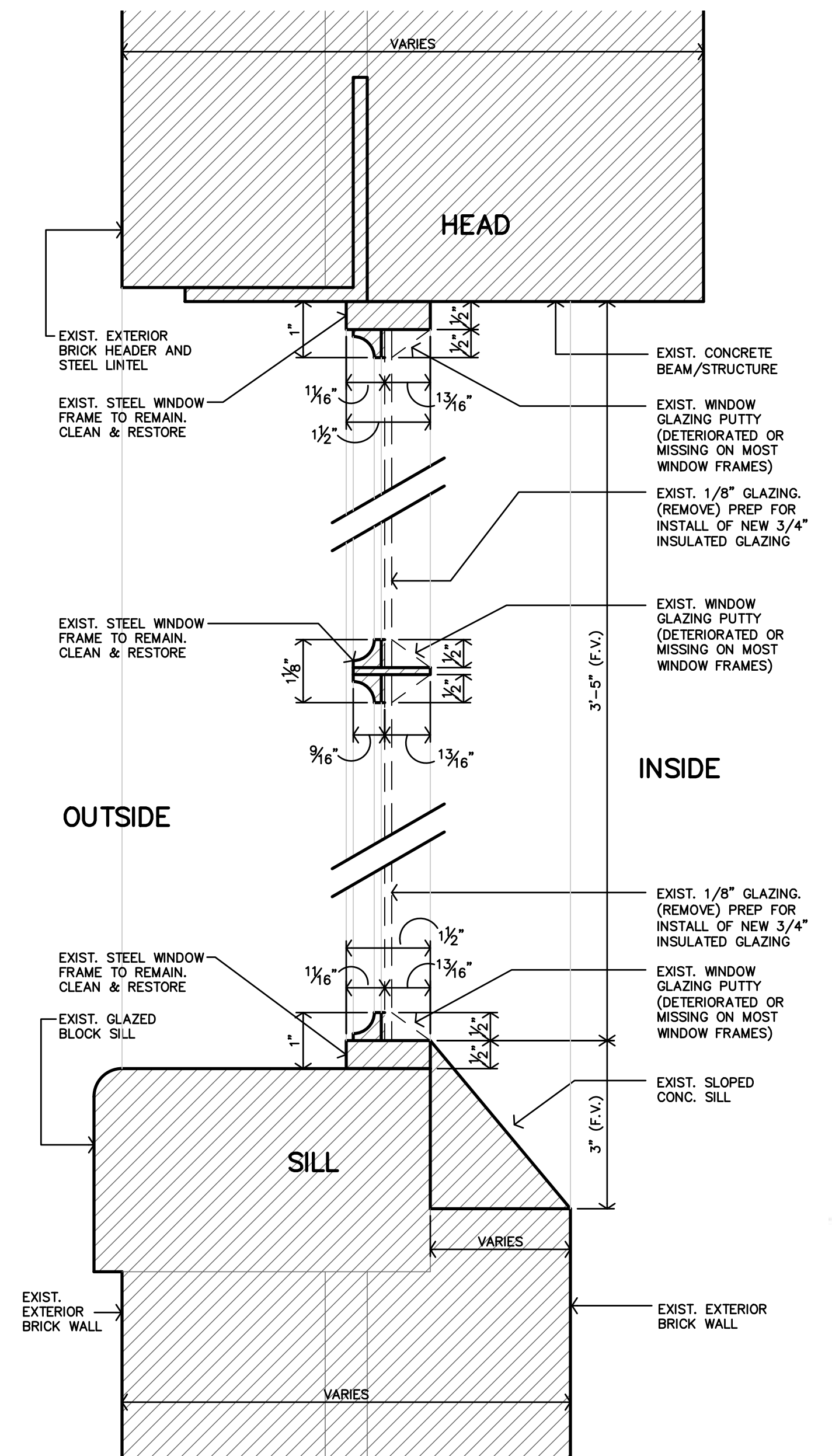
D
WINDOWS A,F
NEW GLAZING
EXISTING STEEL FRAME
WINDOW SECTION @ OPERABLE PANEL
 6"=1'-0"



C
WINDOWS A,F
EXISTING GLAZING
EXISTING STEEL FRAME
WINDOW SECTION @ OPERABLE PANEL
 6"=1'-0"

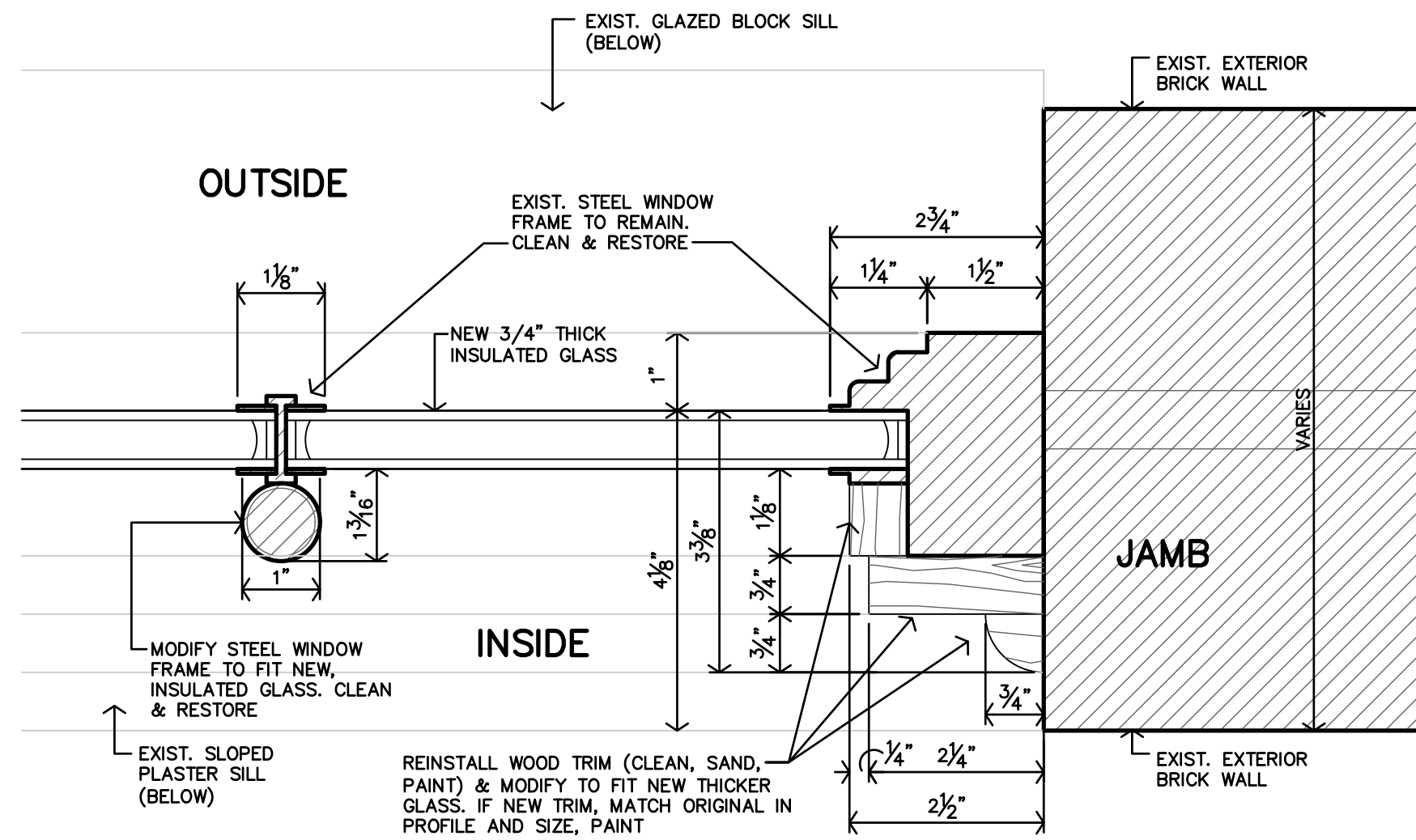


B
WINDOWS A,B,C,D,E,F
NEW GLAZING
EXISTING STEEL FRAME
WINDOW SECTION @ FIXED PANEL
 6"=1'-0"

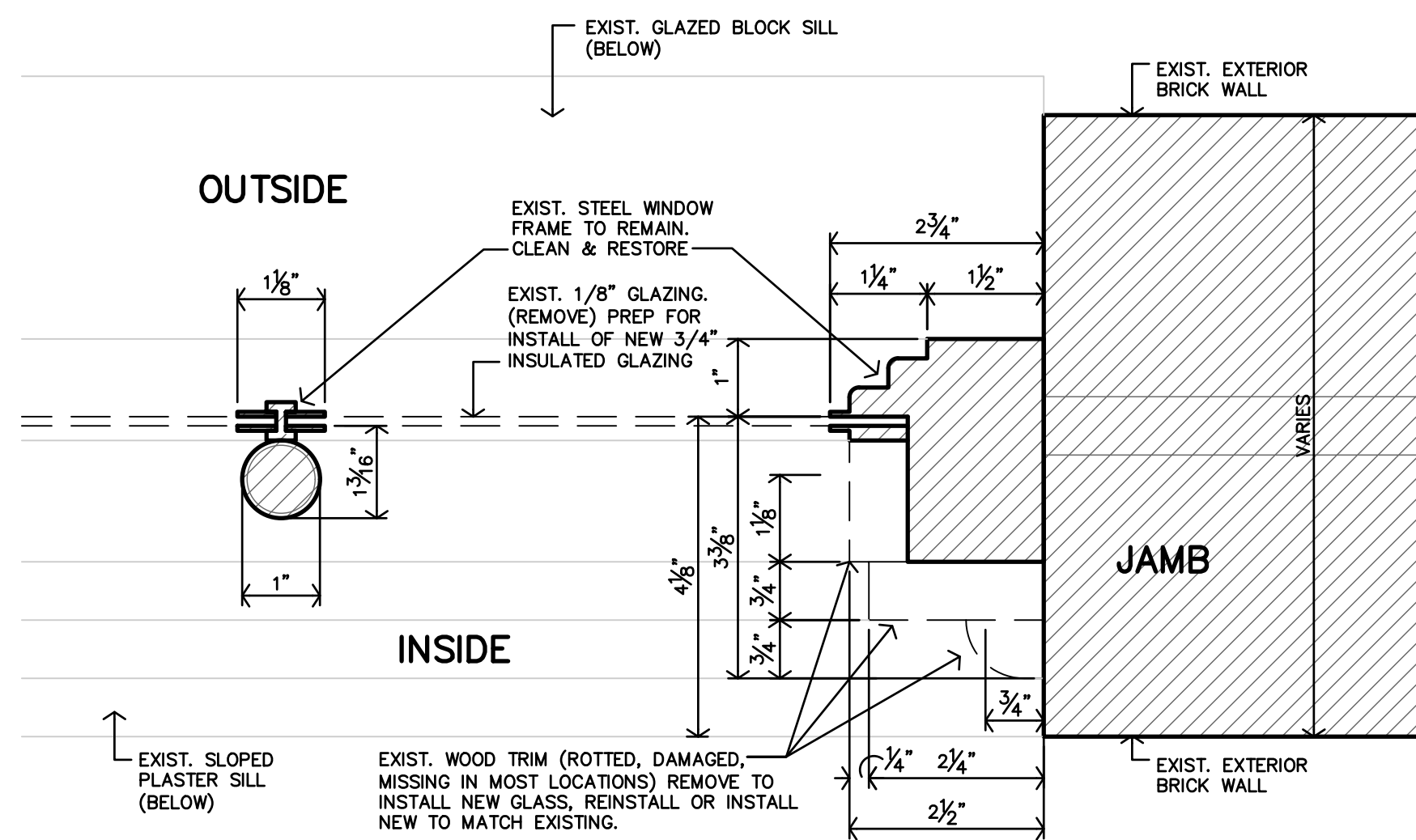


A
WINDOWS A,B,C,D,E,F
EXISTING GLAZING
EXISTING STEEL FRAME
WINDOW SECTION @ FIXED PANEL
 6"=1'-0"

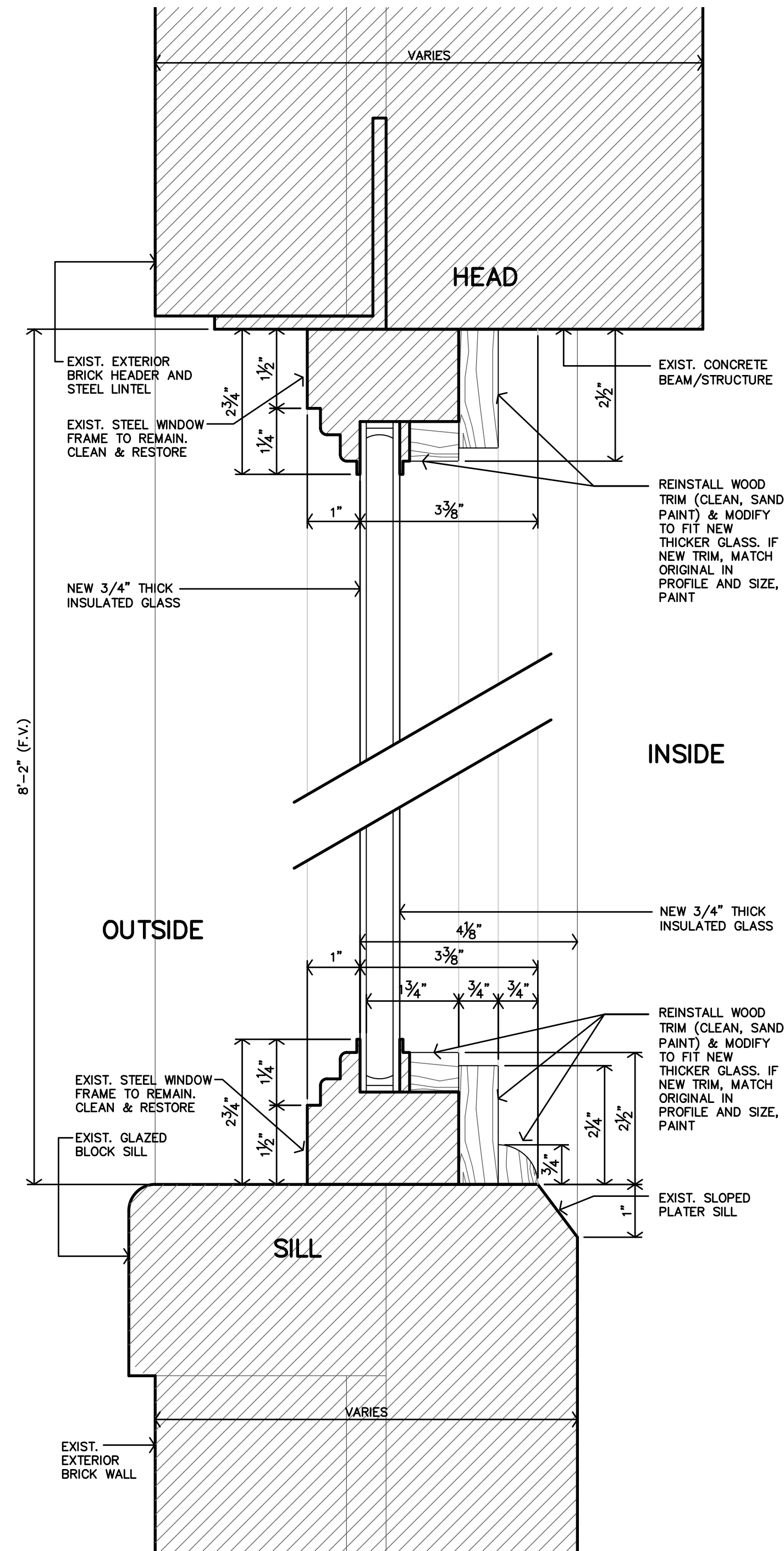
EXISTING STEEL WINDOWS



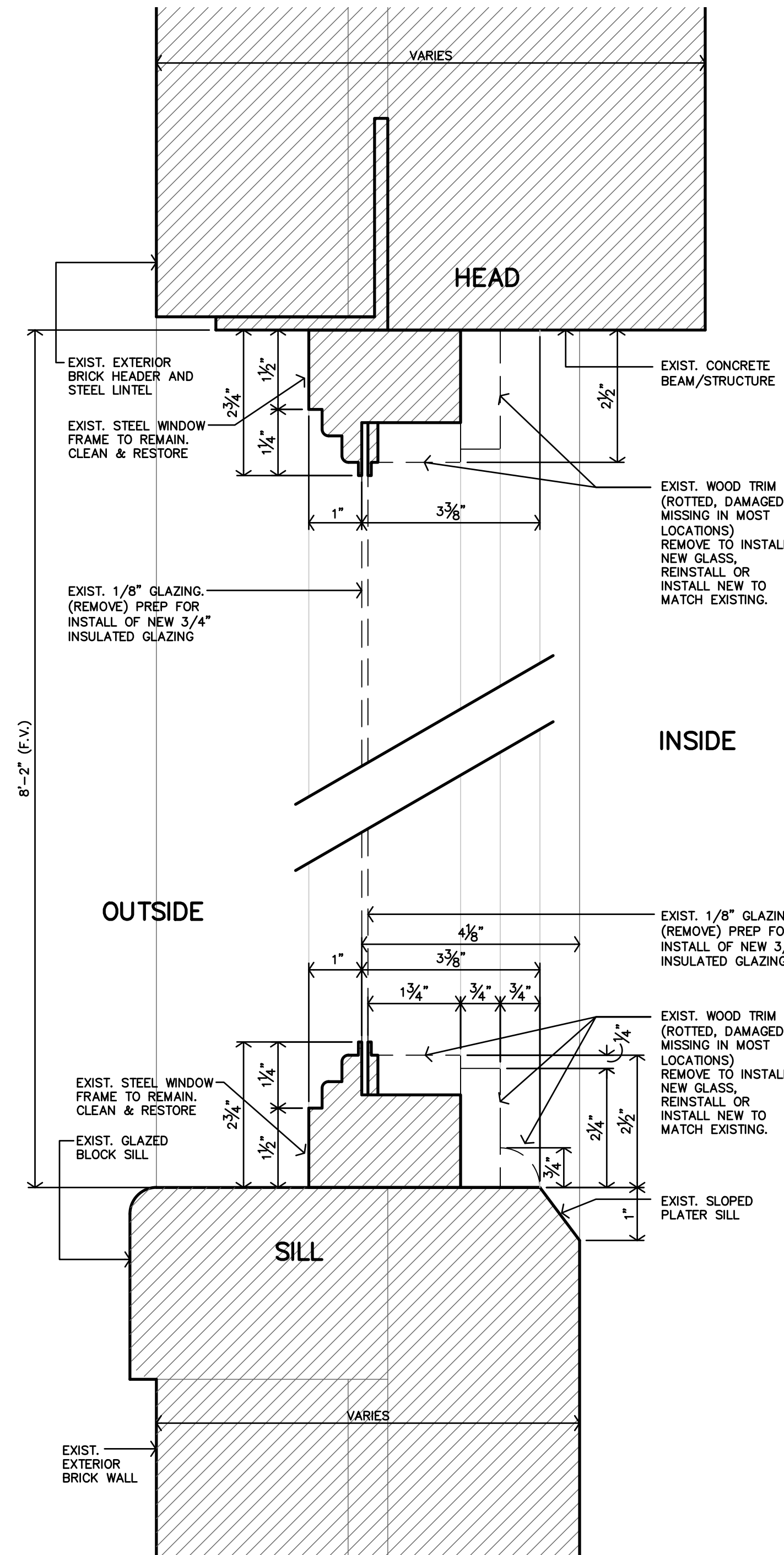
D
WINDOWS G,H,J
NEW GLAZING
EXISTING STEEL FRAME
WINDOW SECTION
 6"=1'-0"



C
WINDOWS G,H,J
EXISTING GLAZING
EXISTING STEEL FRAME
WINDOW SECTION
 6"=1'-0"



B
WINDOWS G,H,J
NEW GLAZING
EXISTING STEEL FRAME
WINDOW SECTION
 6"=1'-0"



A
WINDOWS G,H,J
EXISTING GLAZING
EXISTING STEEL FRAME
WINDOW SECTION
 6"=1'-0"

EXISTING STEEL WINDOWS



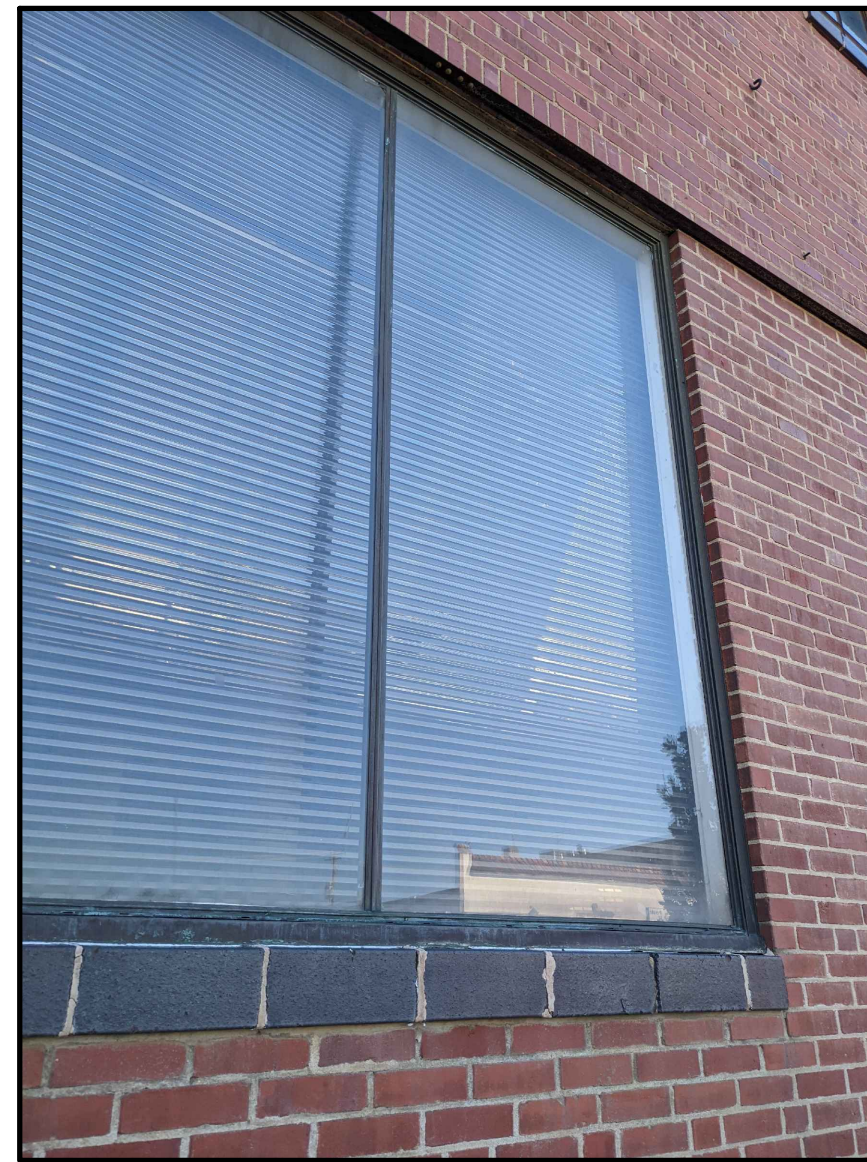
REVISION:	
DATE:	9-19-2025
JOB:	22-3243
SHEET NO.:	



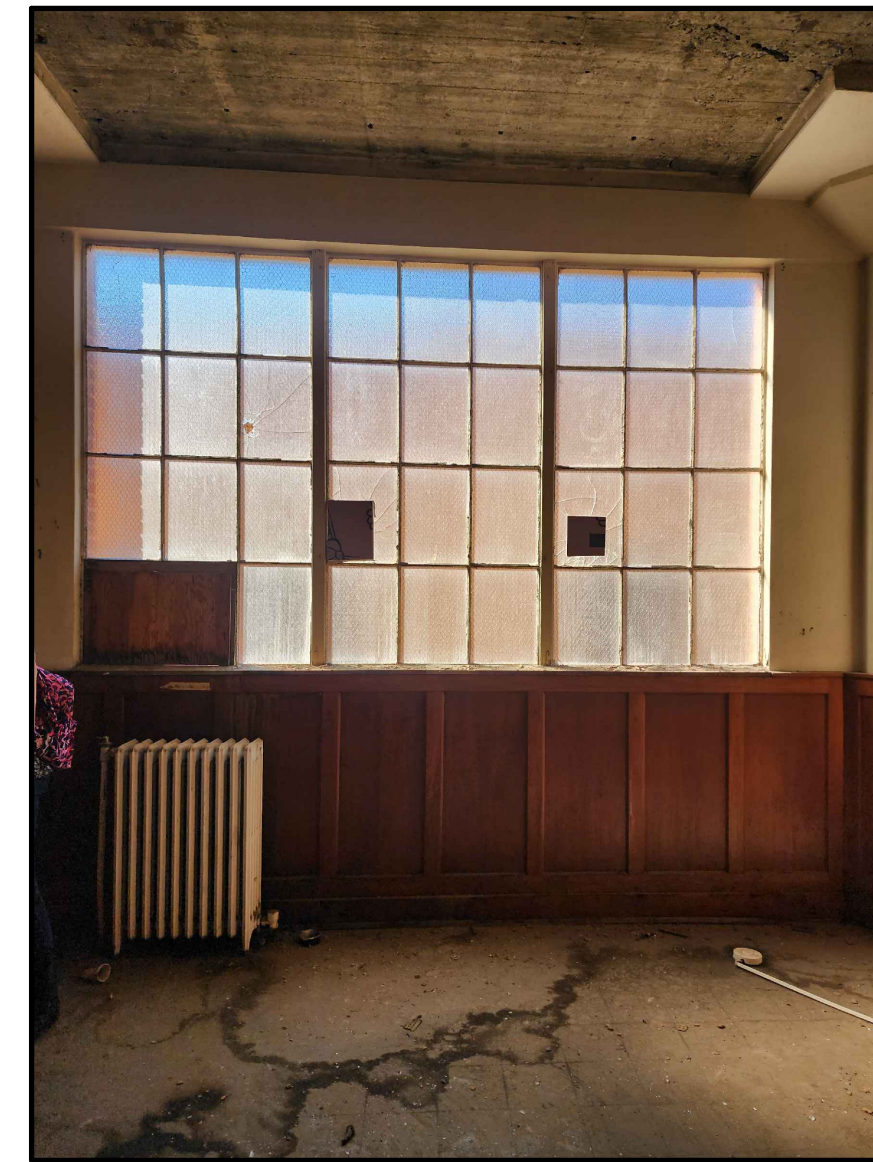
EXISTING WINDOW (TYPE G,H,J)



EXISTING WINDOW (TYPE G,H,J)



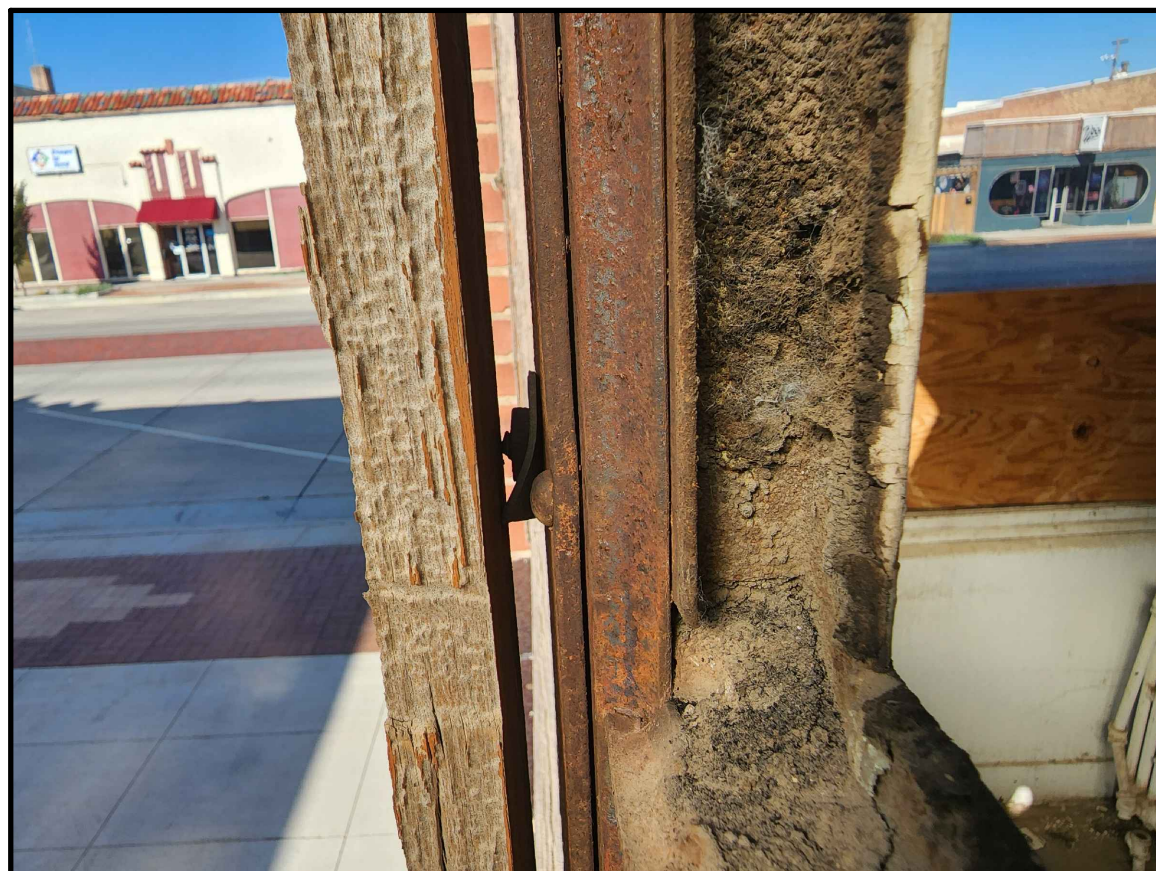
EXISTING WINDOW (TYPE G,H,J)



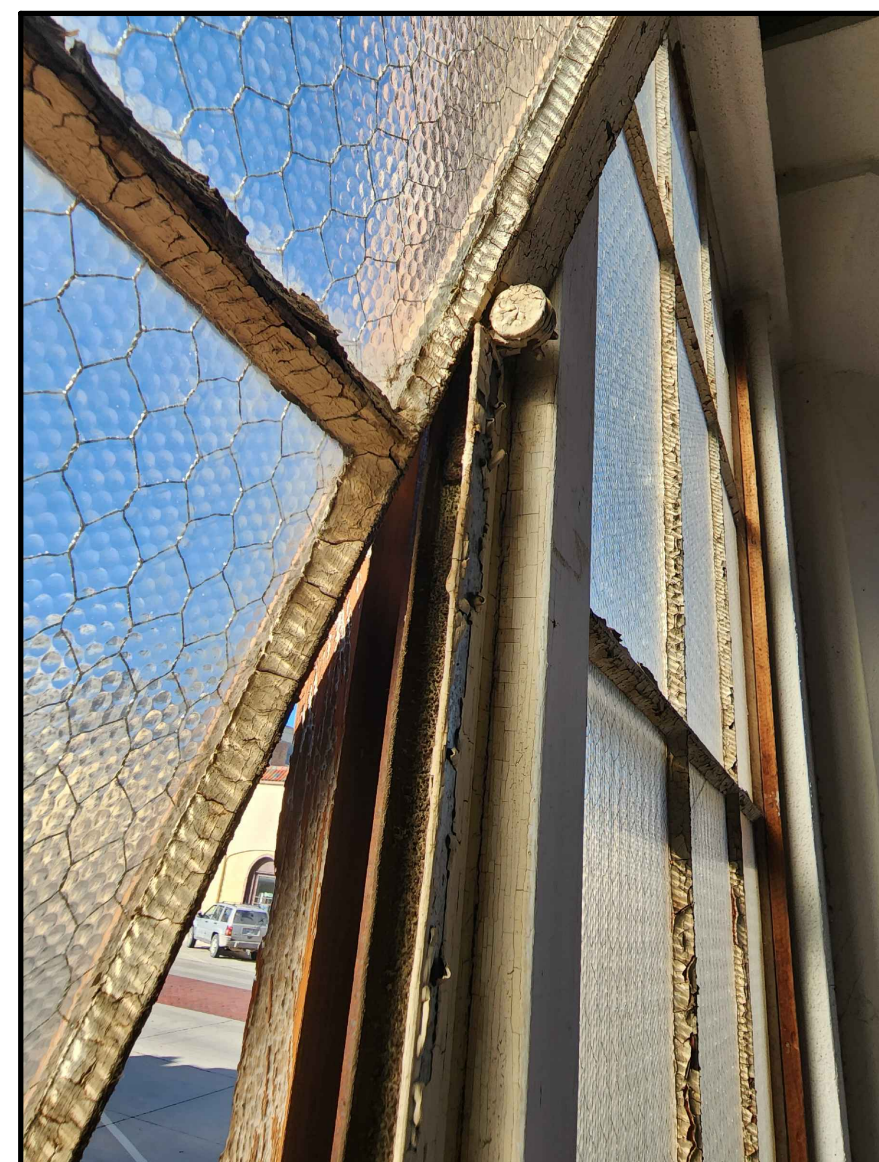
EXISTING WINDOW (TYPE F)



EXISTING WINDOW (TYPE F)



EXISTING WINDOW (TYPE E)



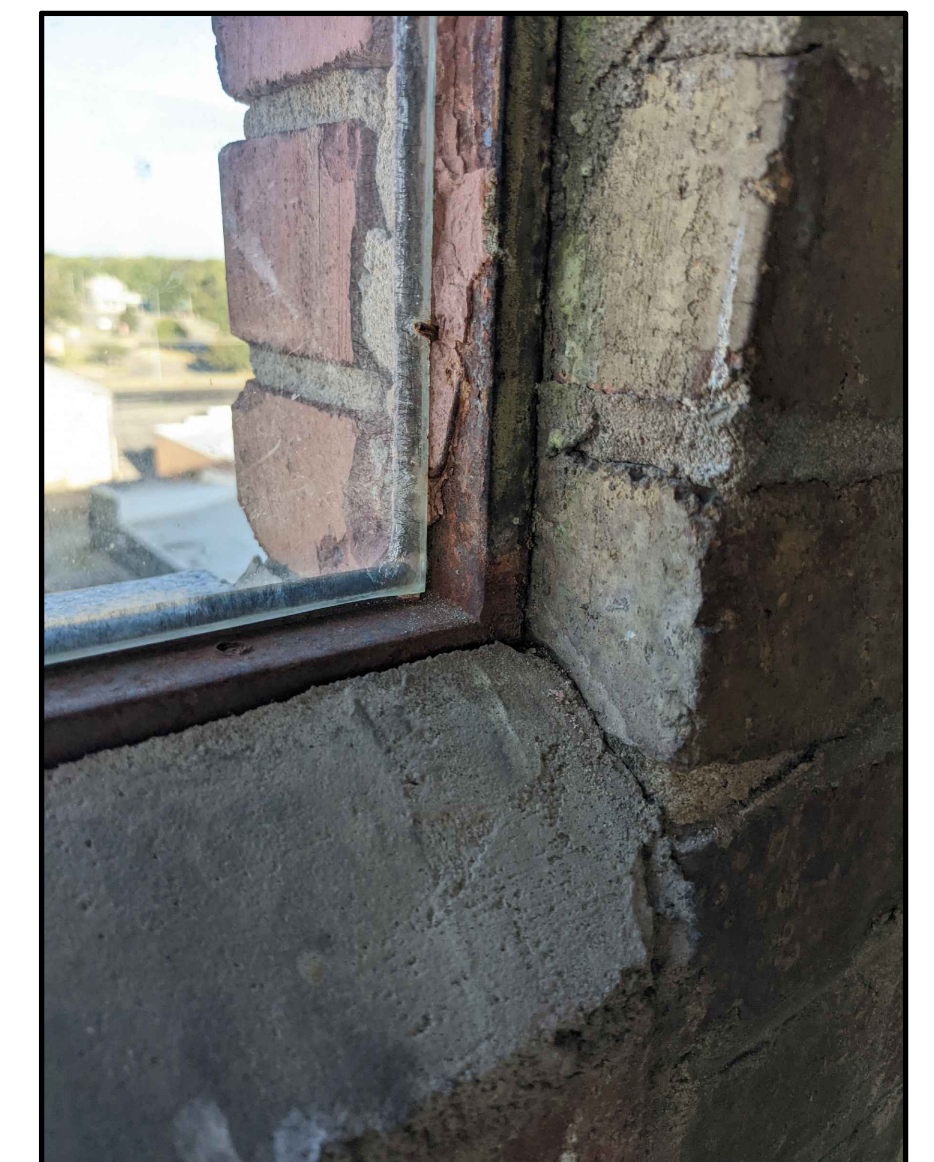
EXISTING WINDOW (TYPE E)



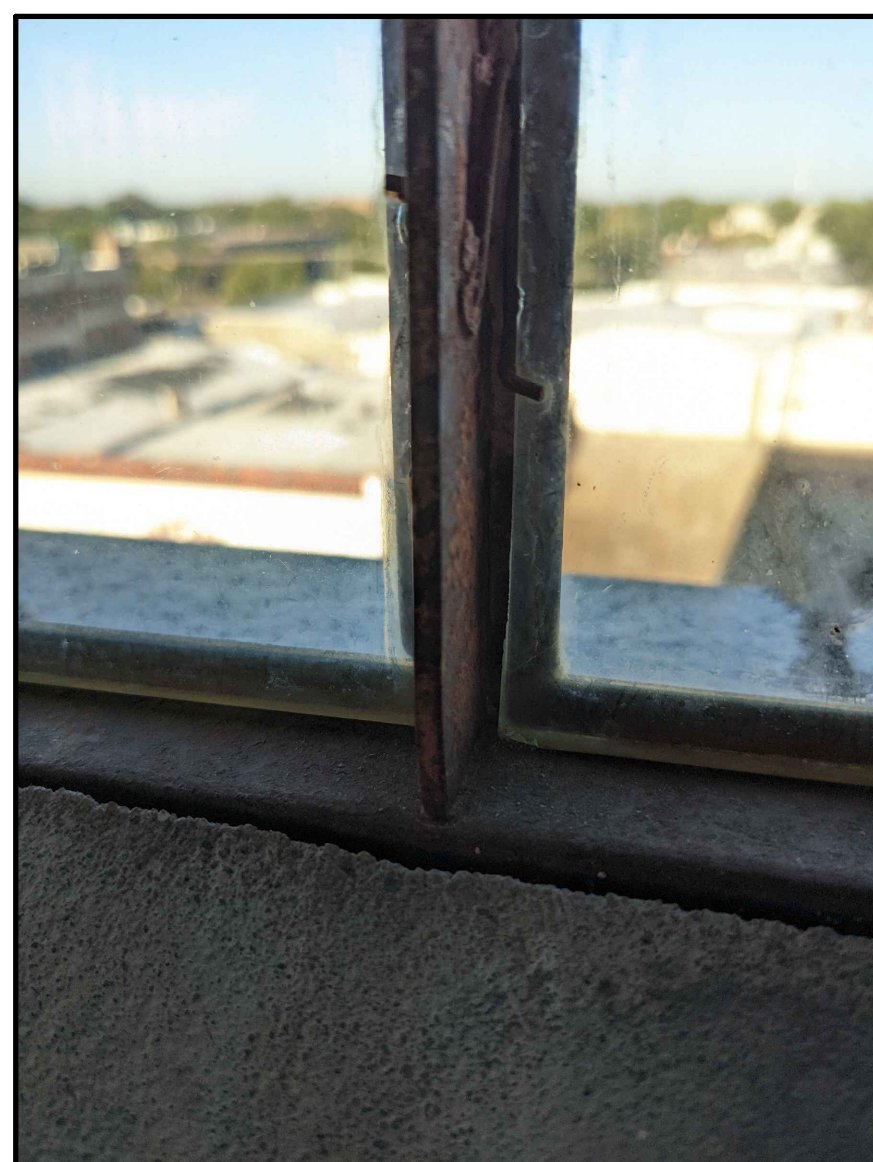
EXISTING WINDOW (TYPE E)



EXISTING WINDOW (TYPE A,B,C,D)



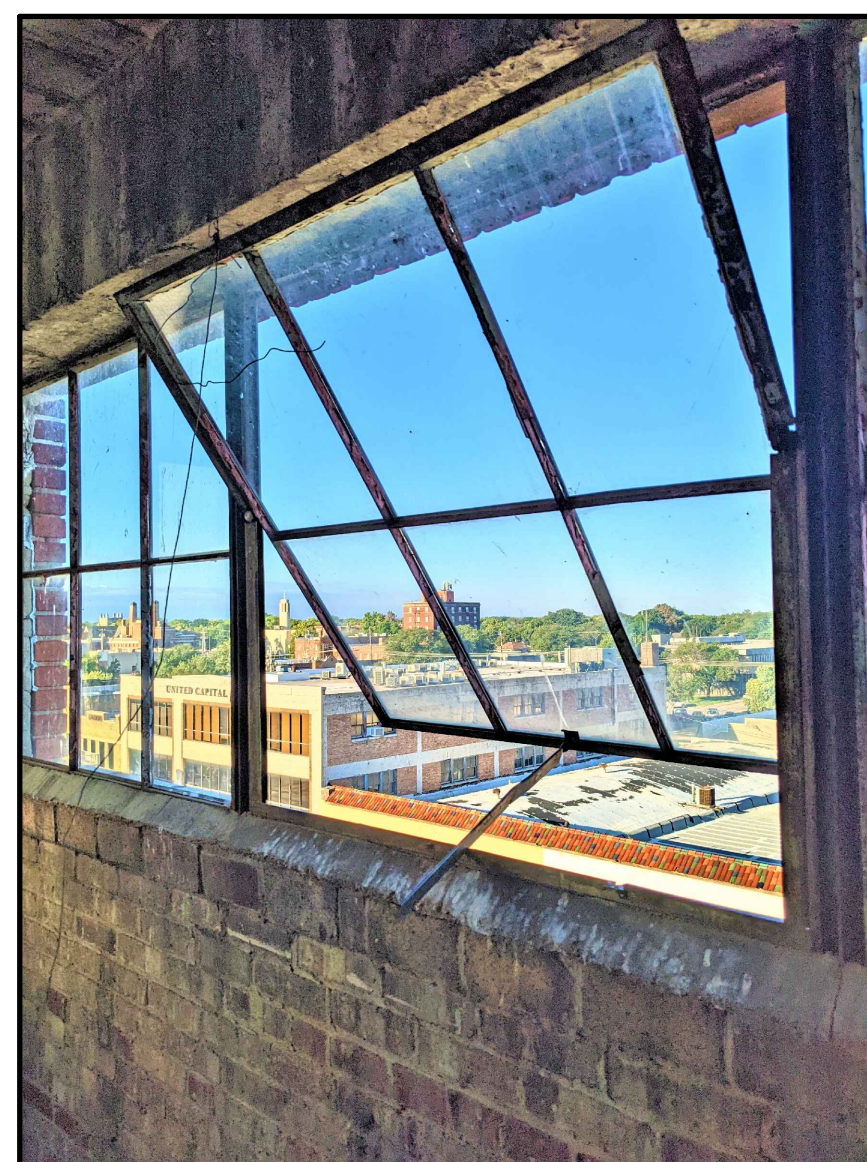
EXISTING WINDOW (TYPE A,B,C,D)



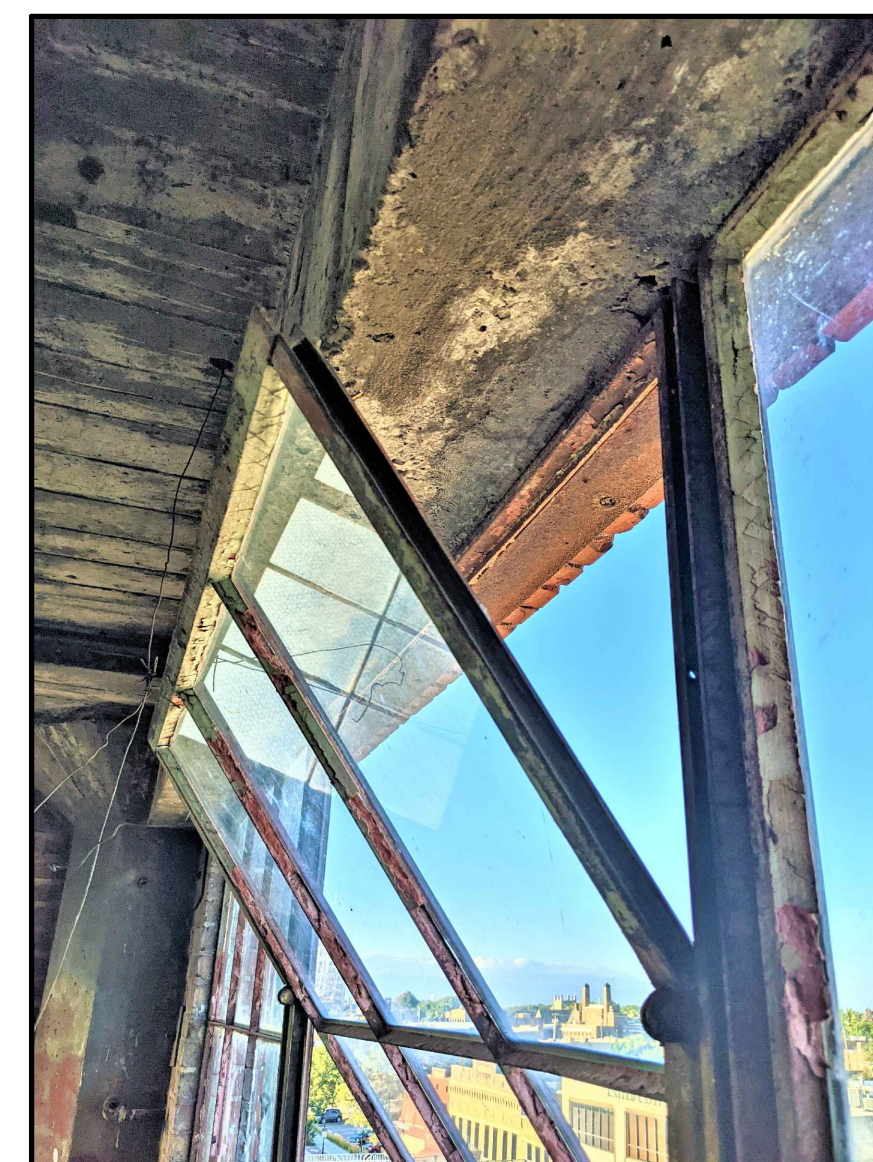
EXISTING WINDOW (TYPE A,B,C,D)



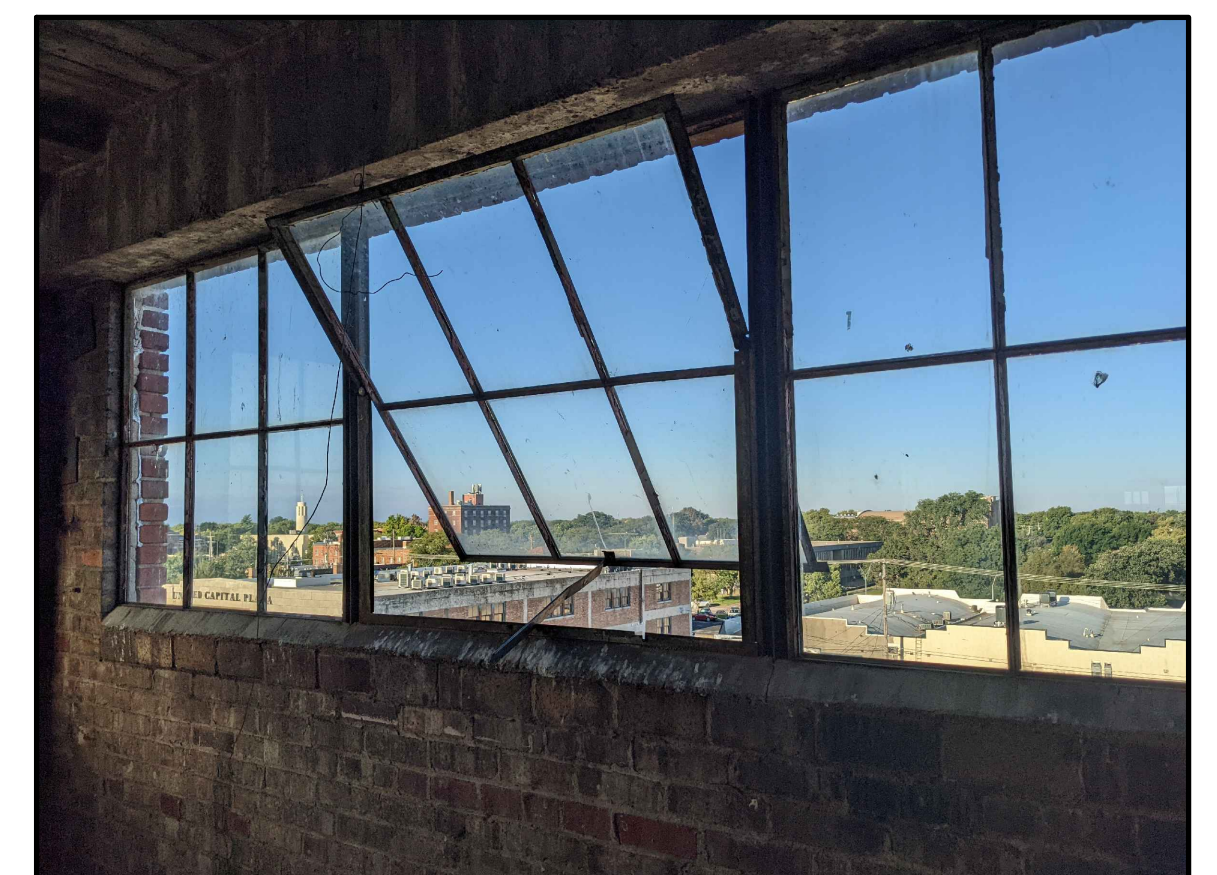
EXISTING WINDOW (TYPE A,B,C,D)



EXISTING WINDOW (TYPE A)



EXISTING WINDOW (TYPE A)



EXISTING WINDOW (TYPE A)

EXISTING STEEL WINDOWS

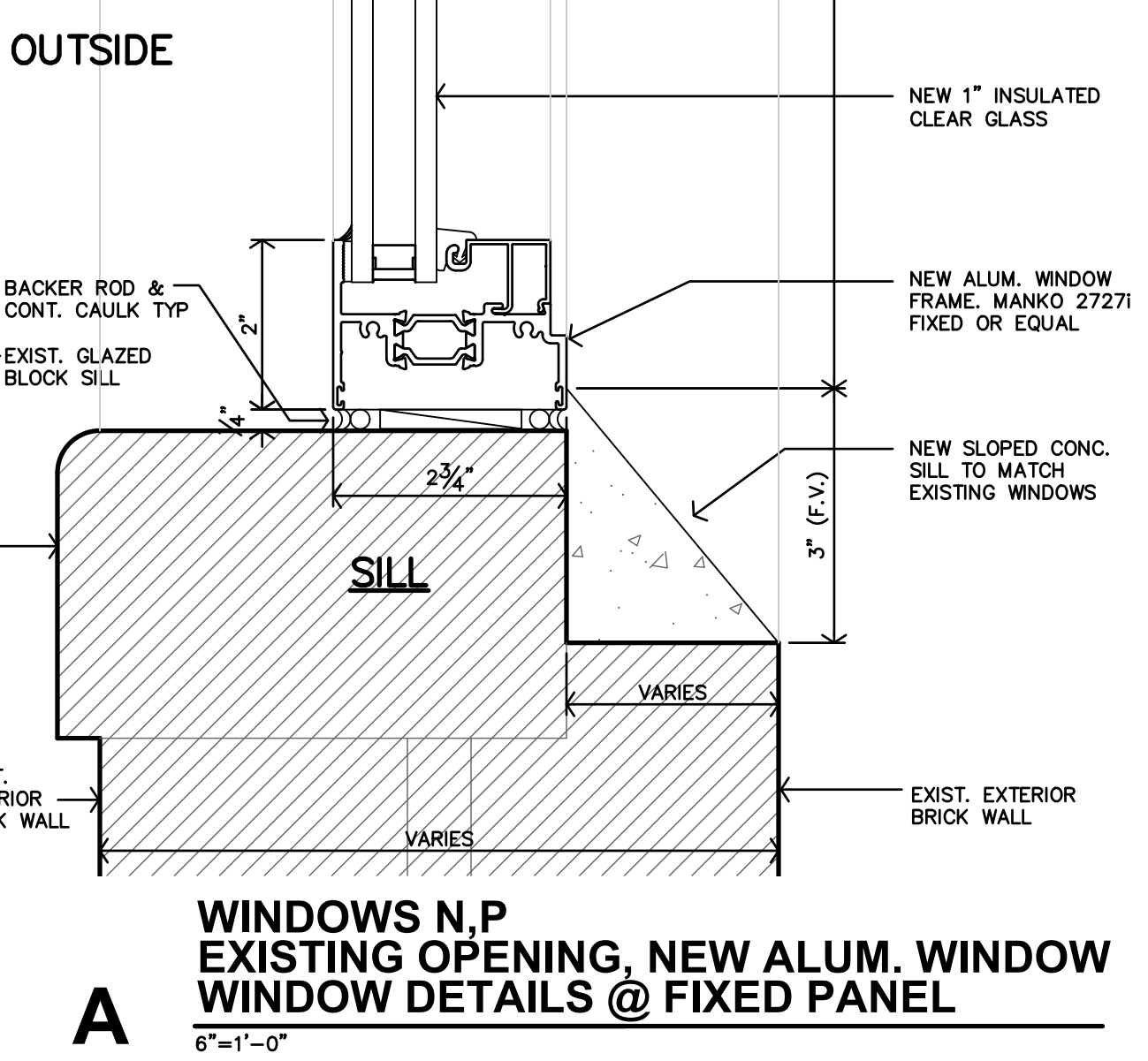
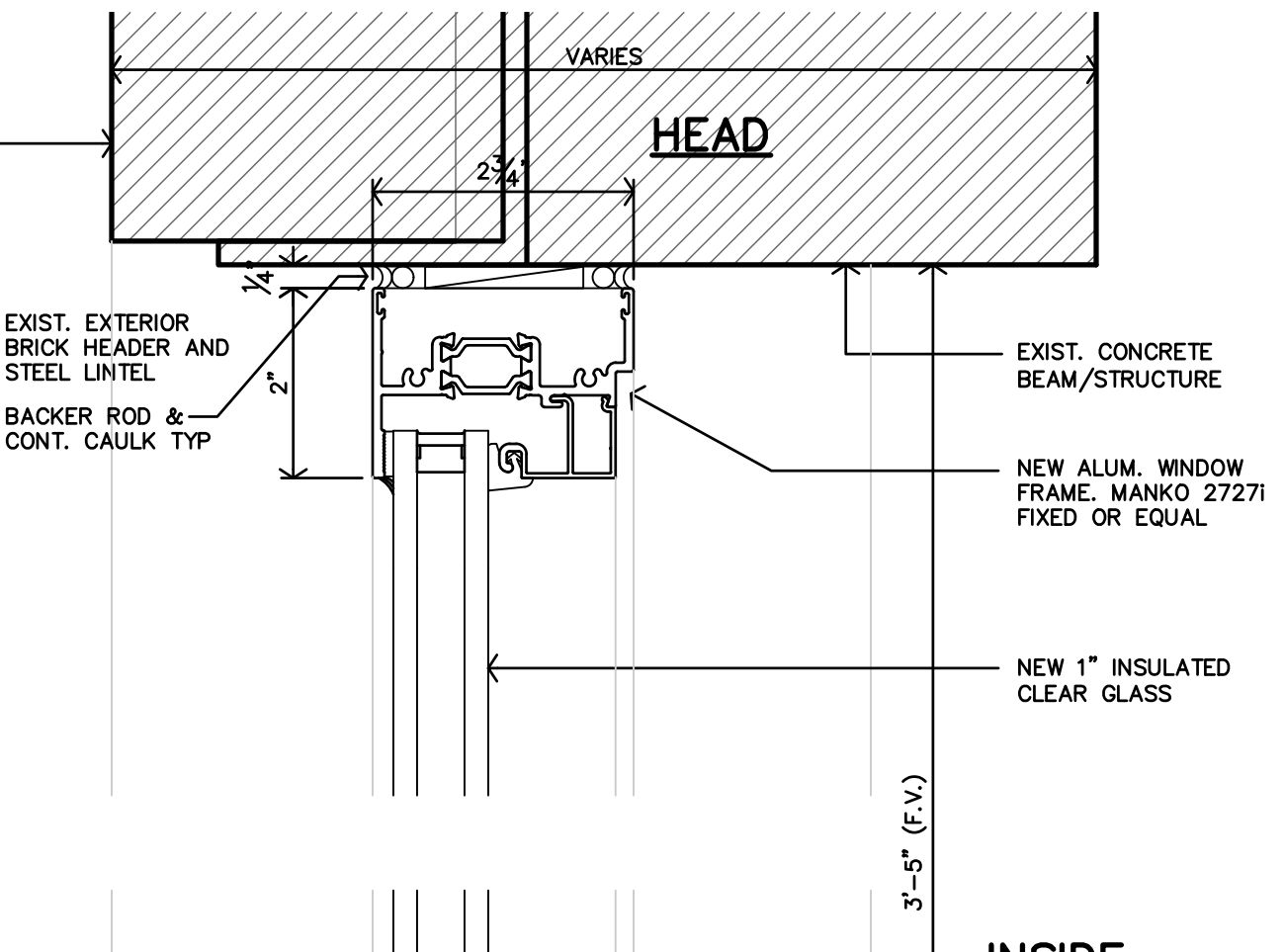
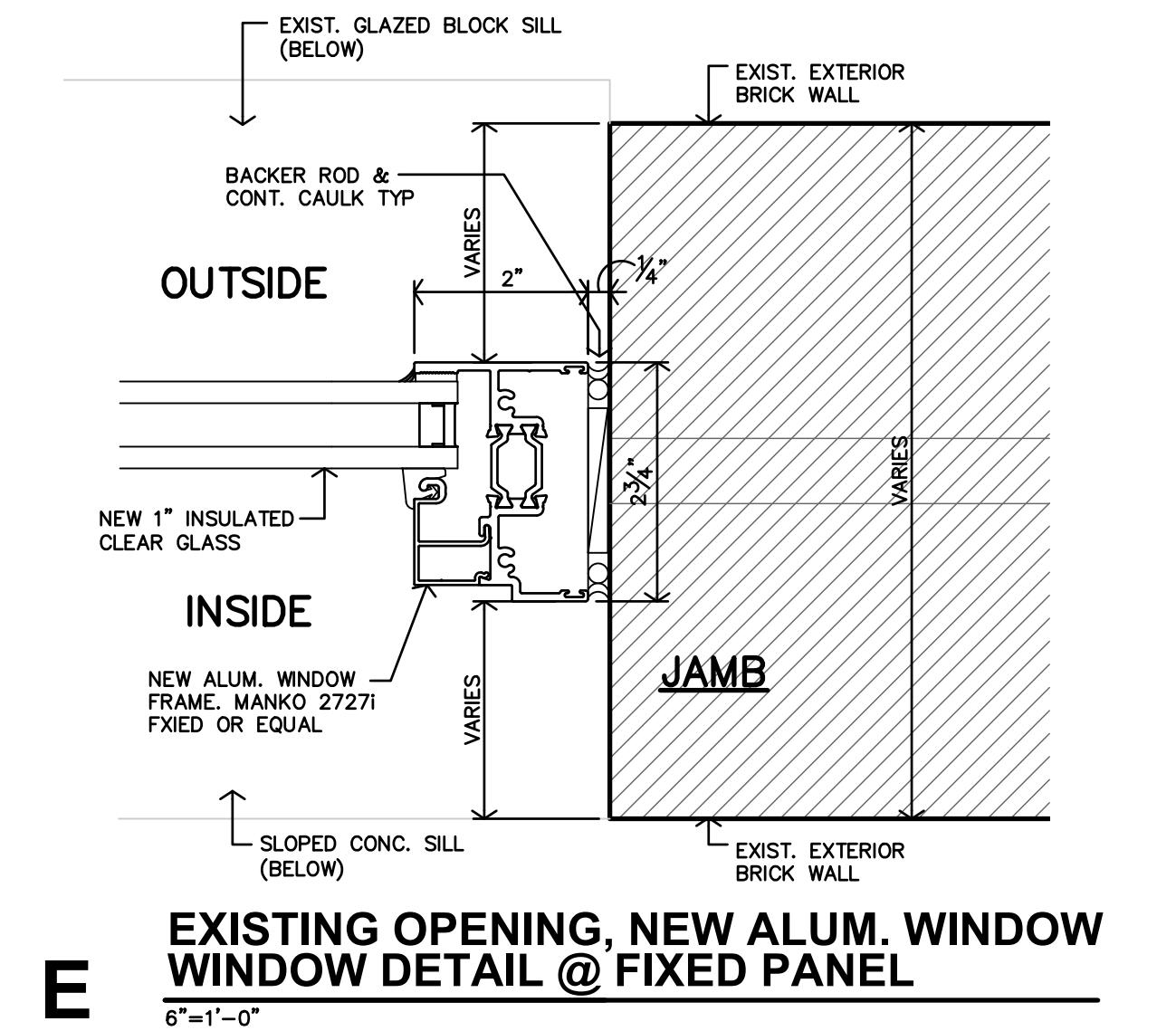
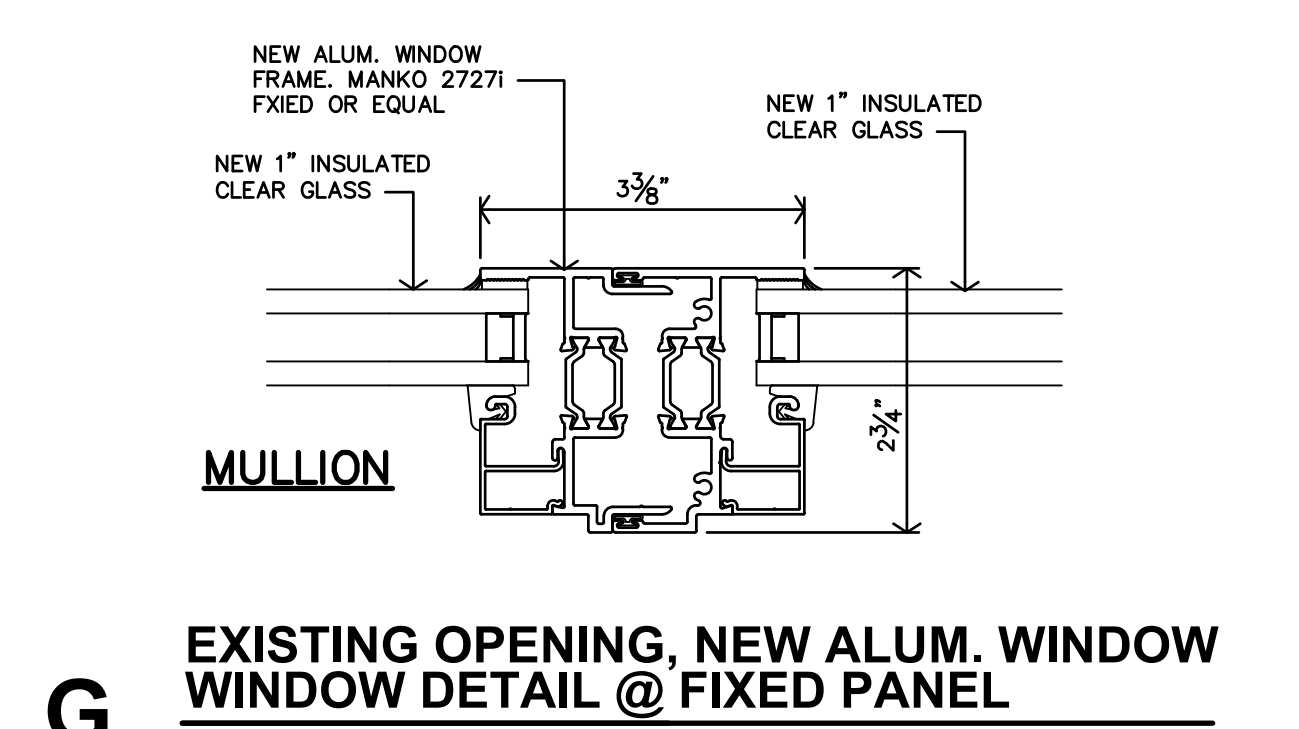
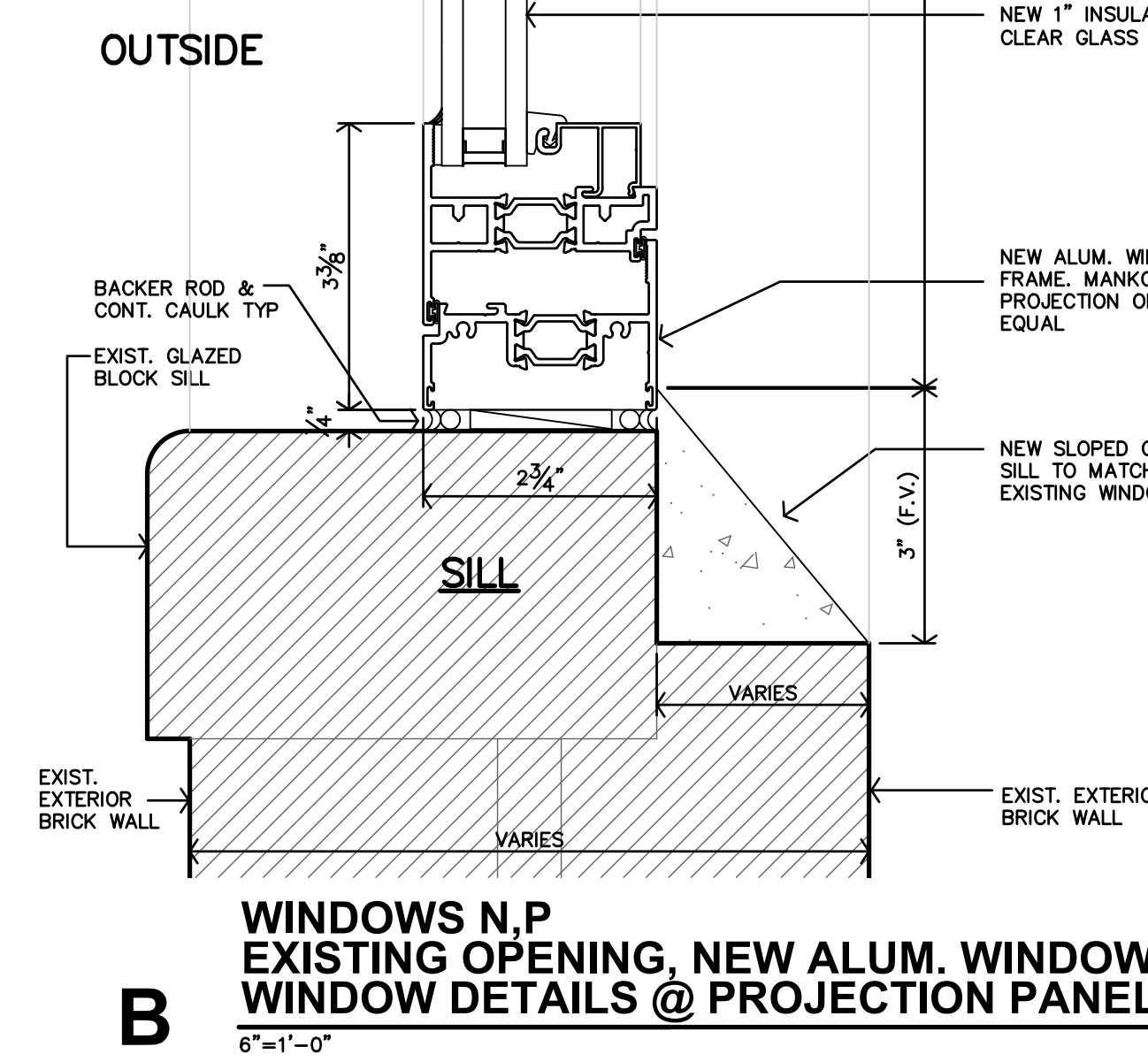
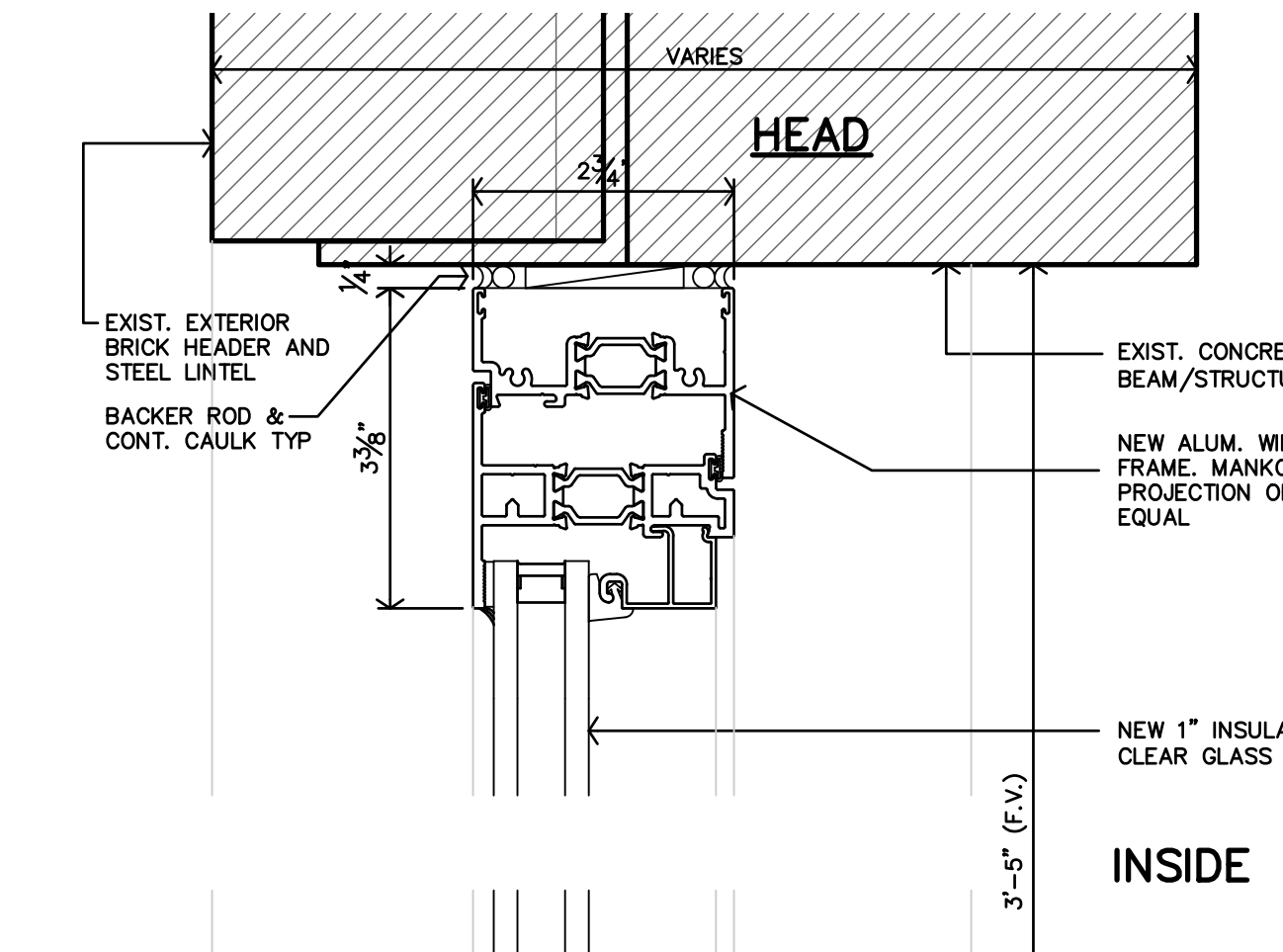
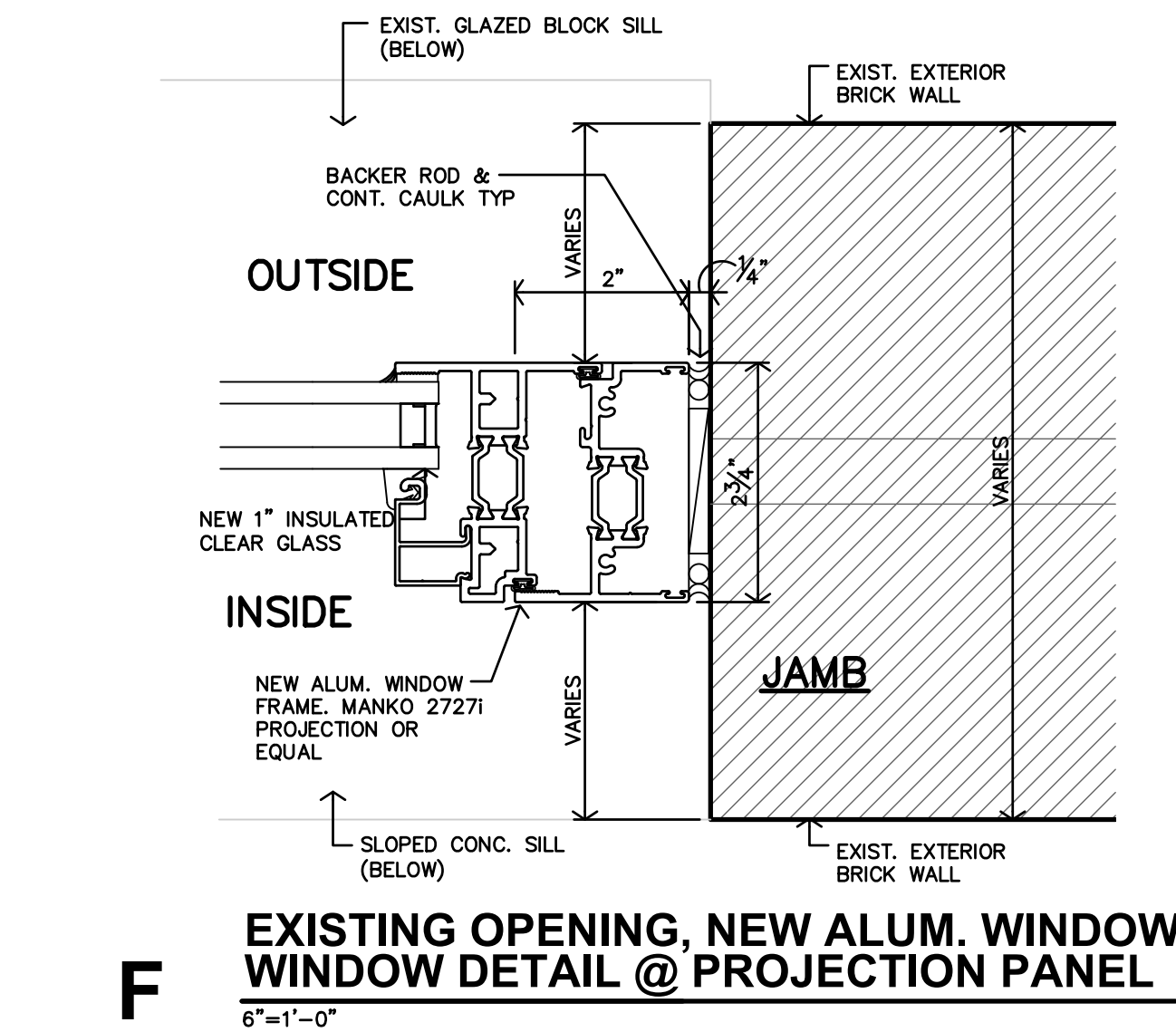
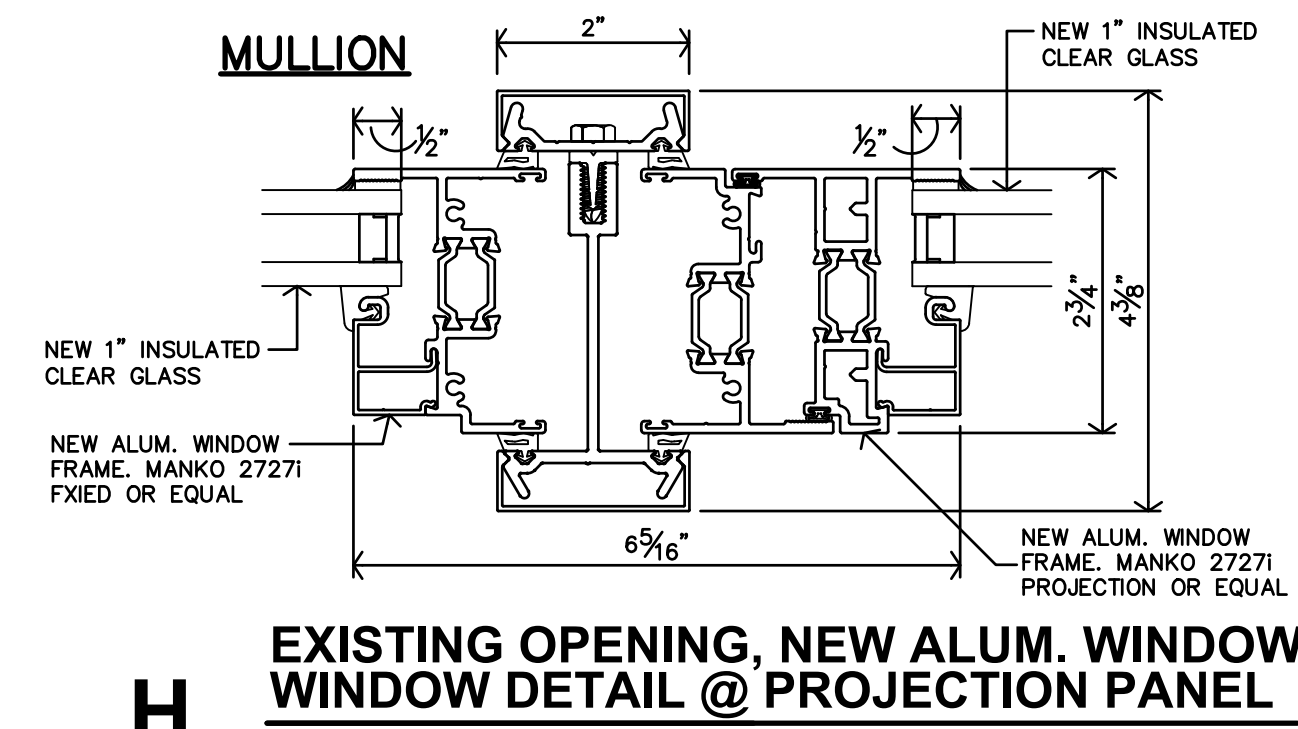
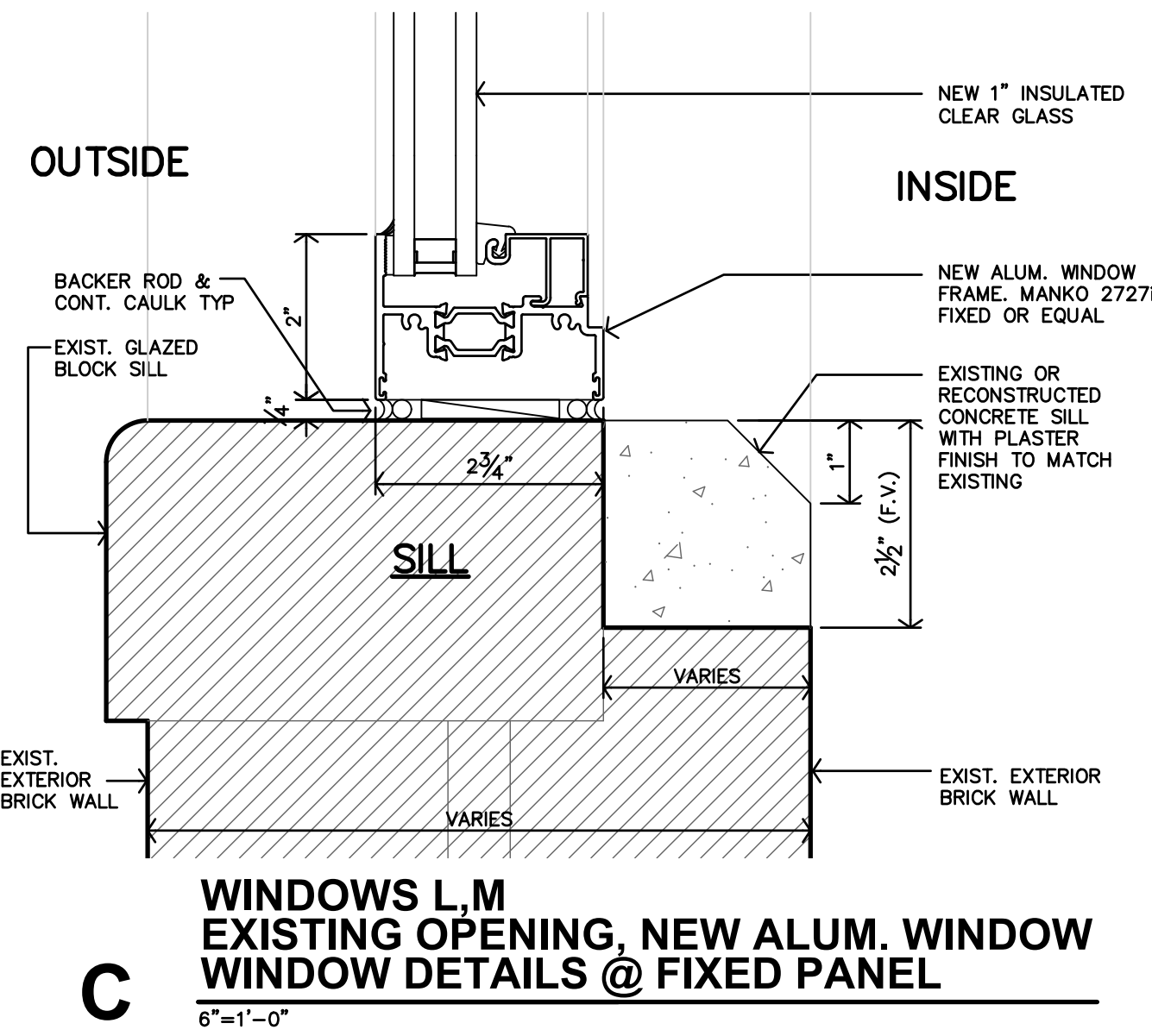
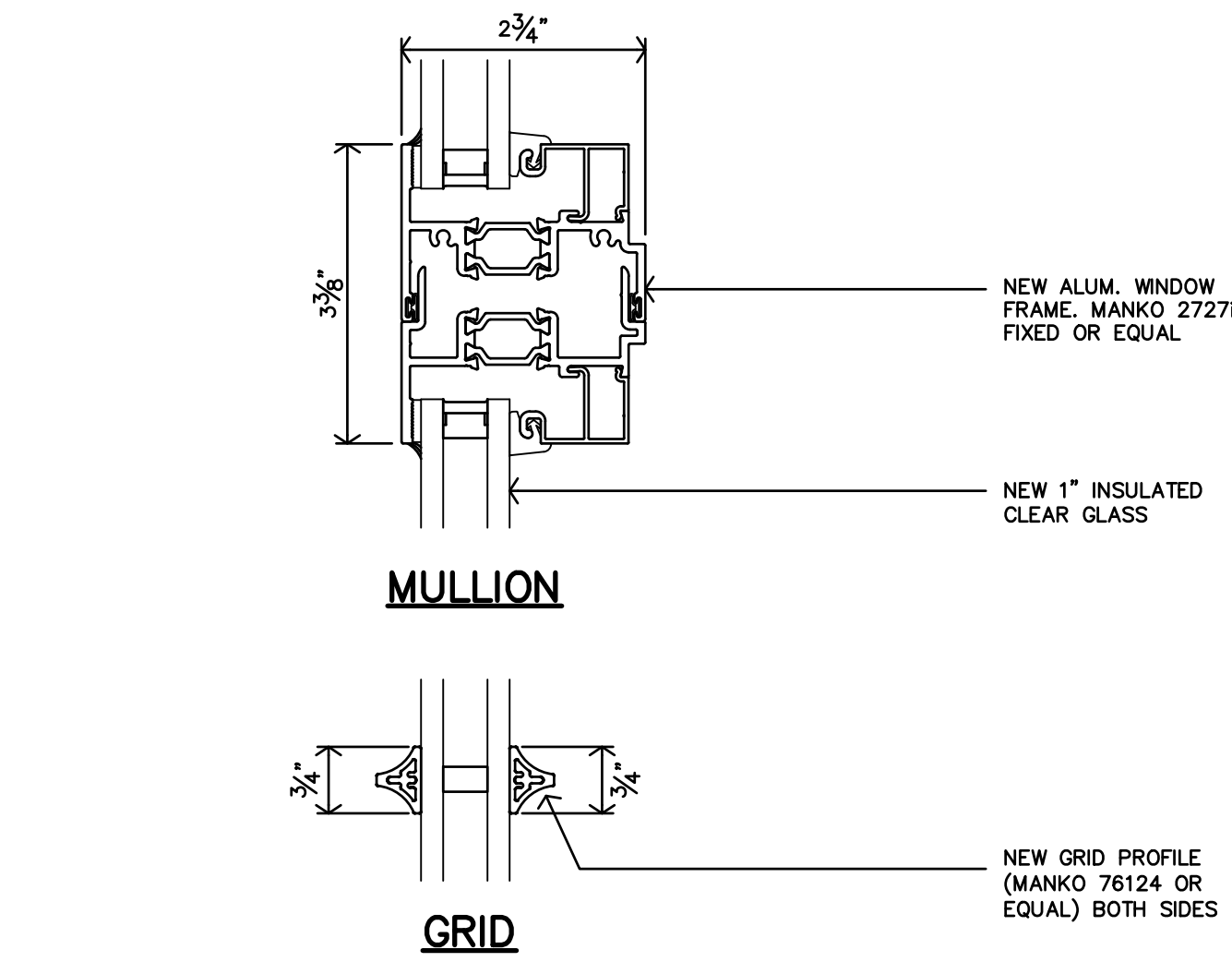
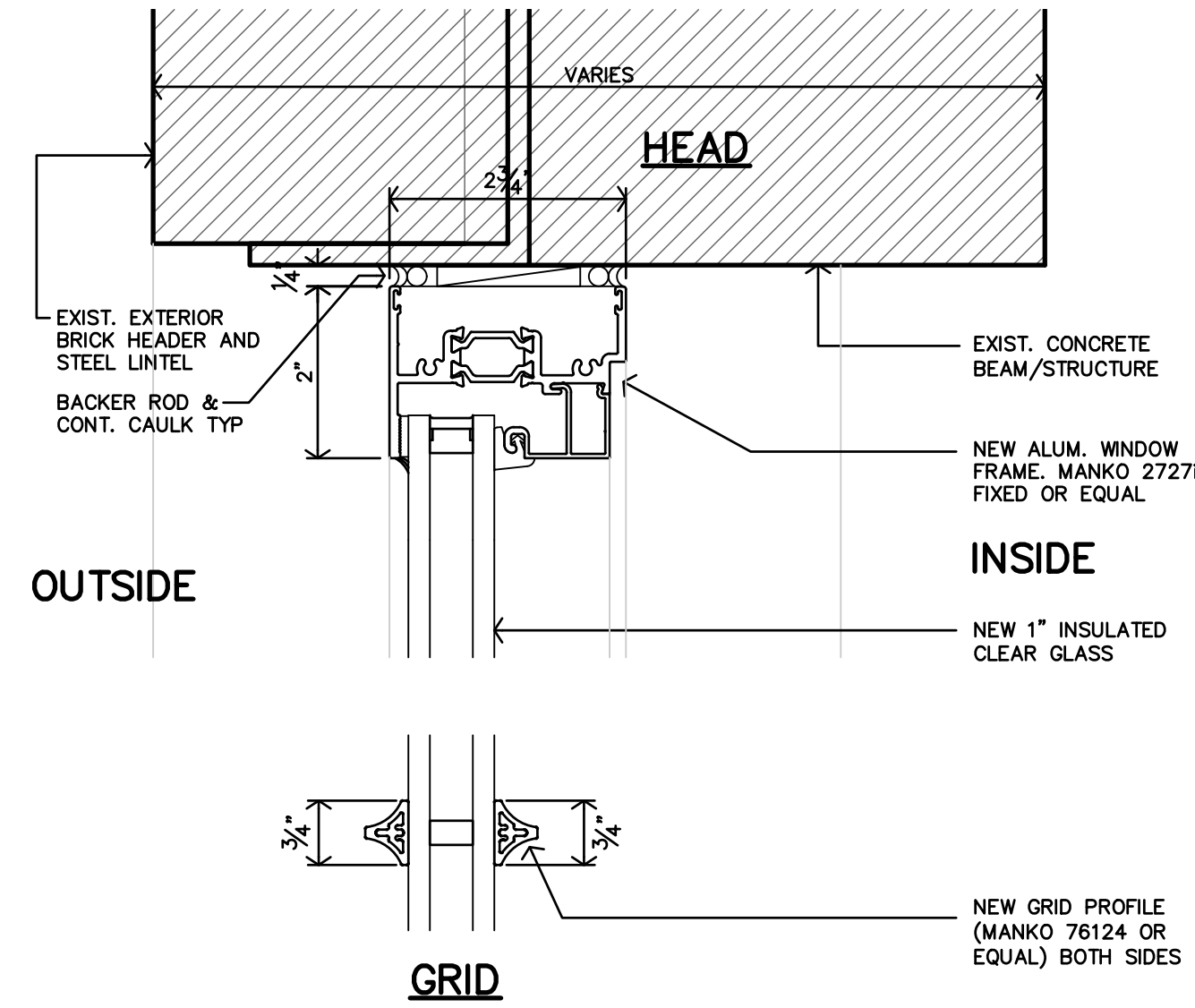
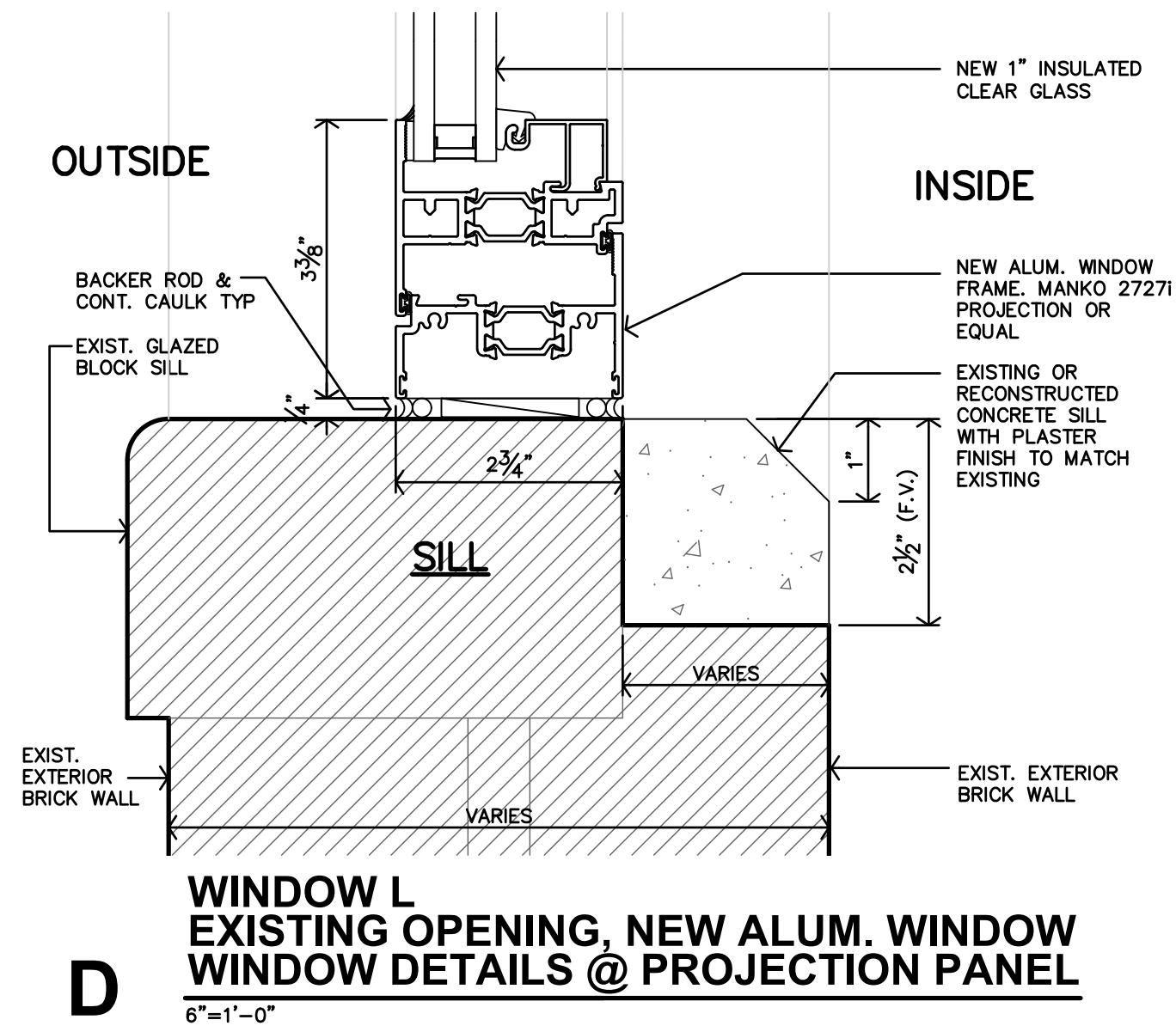
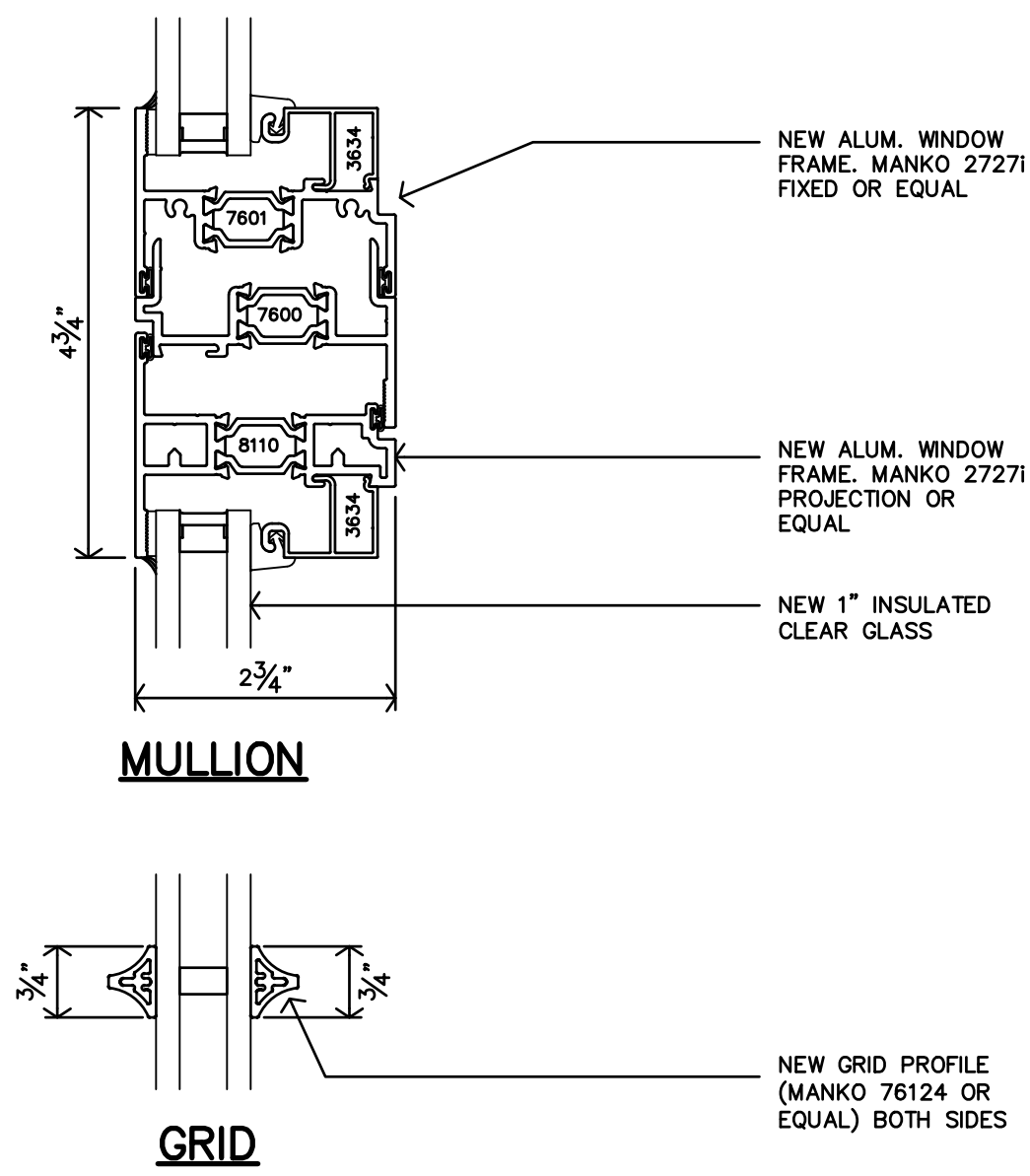
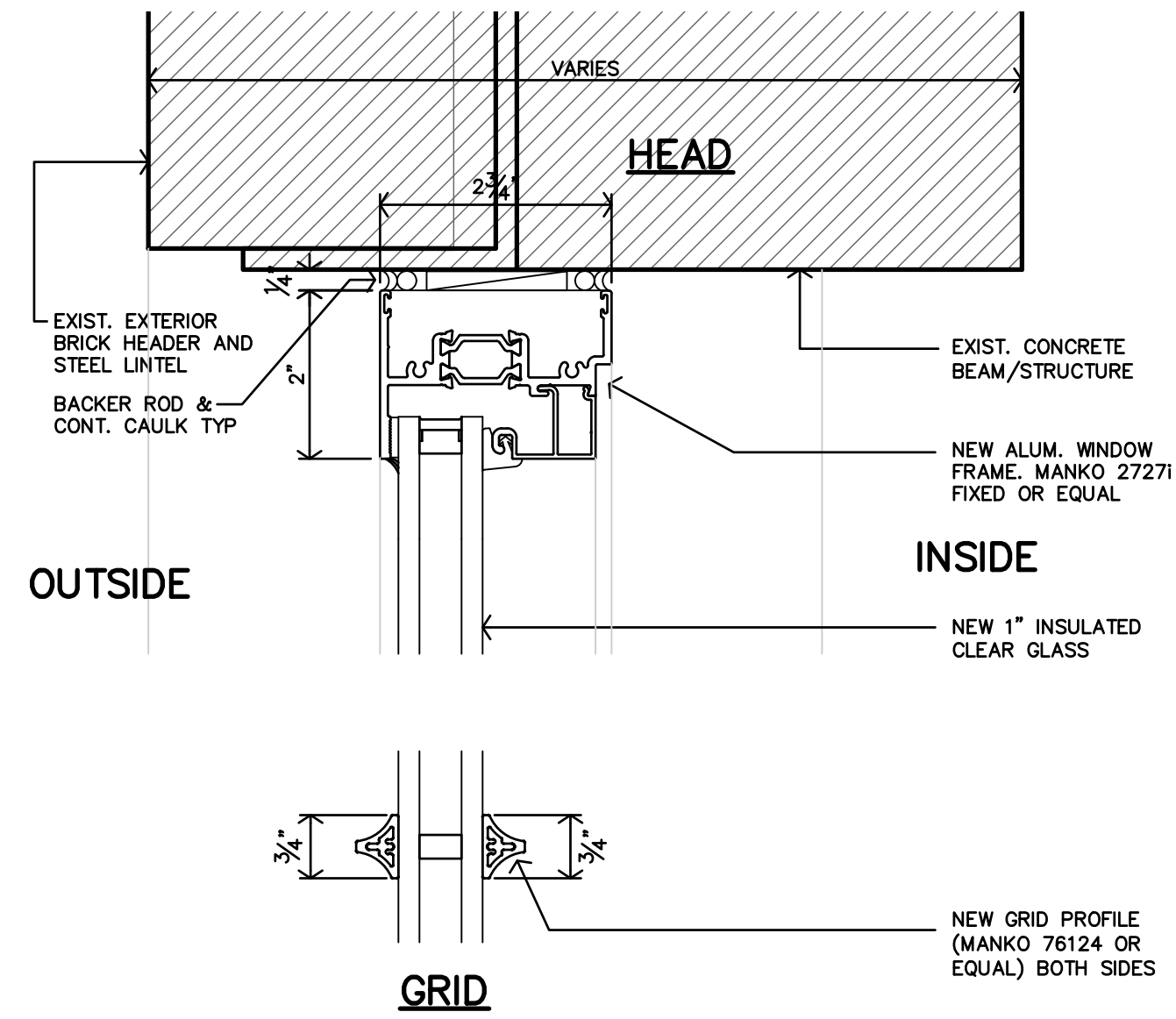


REVISION:

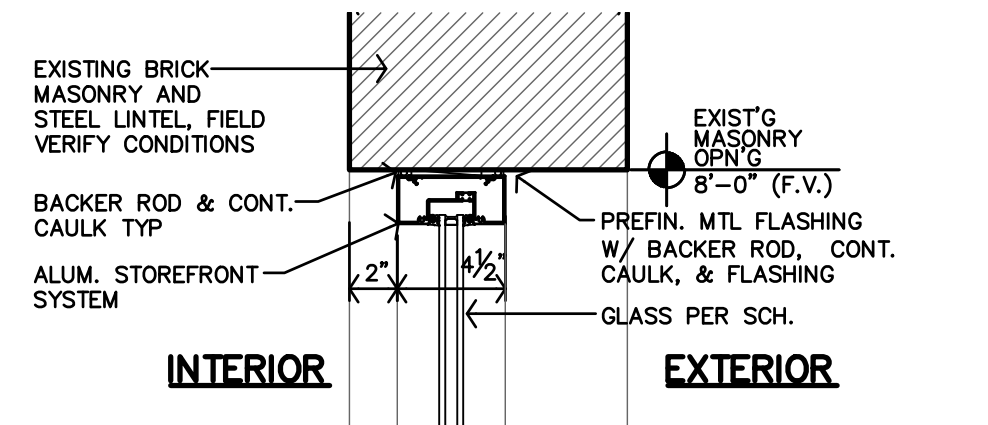
DATE: 9-19-2025

JOB: 22-3243

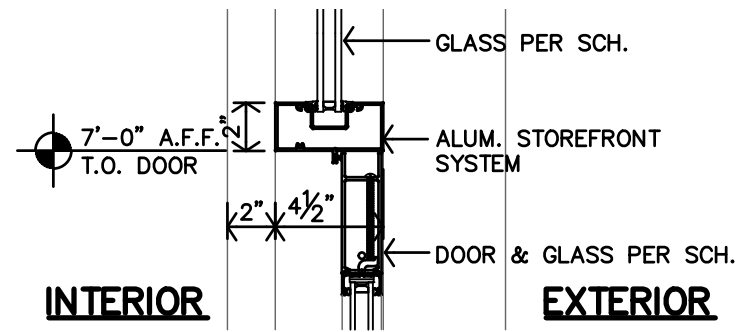
SHEET NO.:



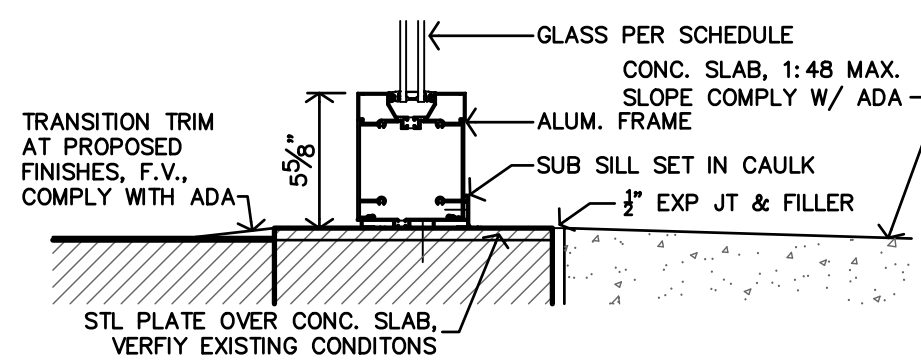
NEW WINDOWS



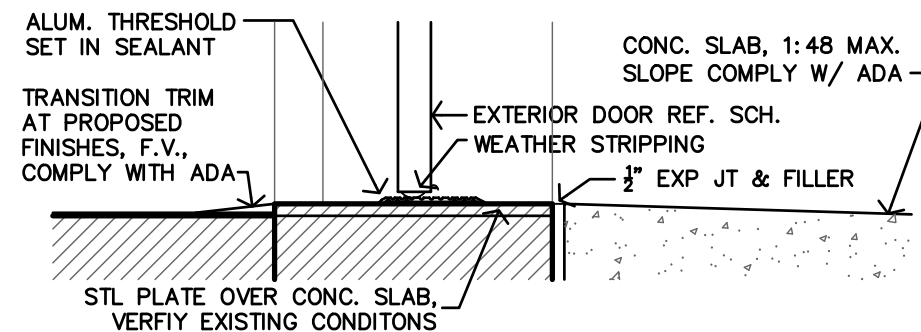
E STOREFRONT HEAD DTL.
1 1/2"=1'-0"



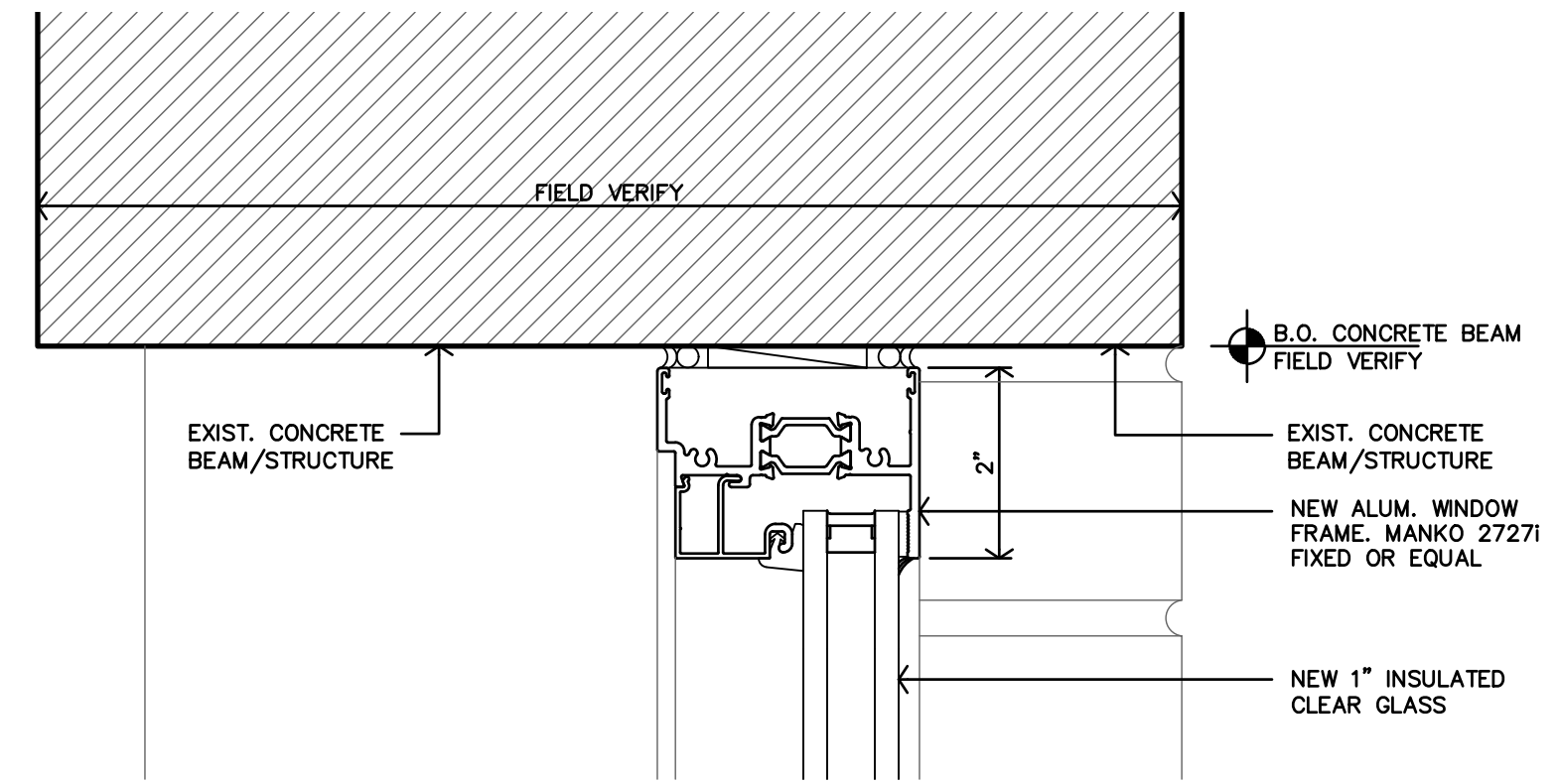
D STOREFRONT MULLION DTL.
1 1/2"=1'-0"



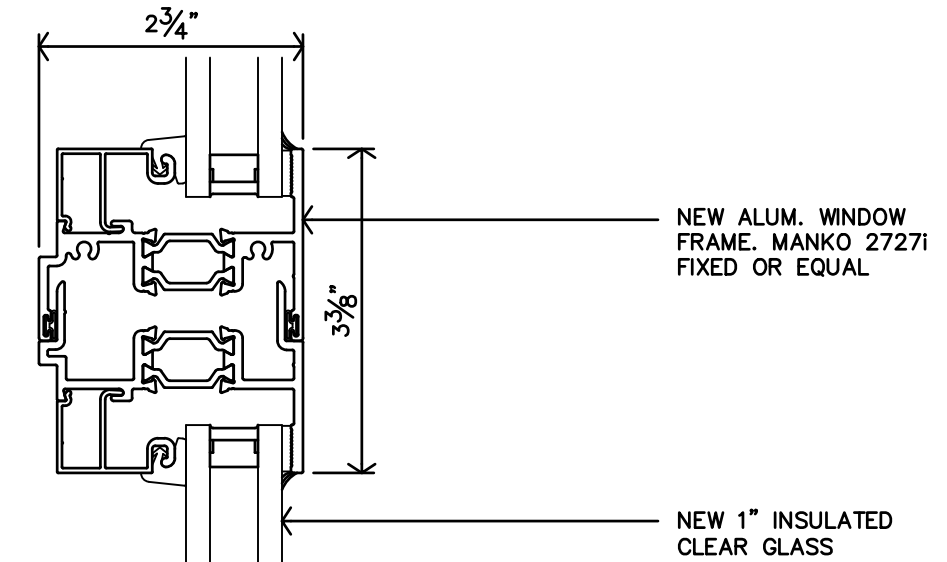
C STOREFRONT SILL DETAIL
1 1/2"=1'-0"



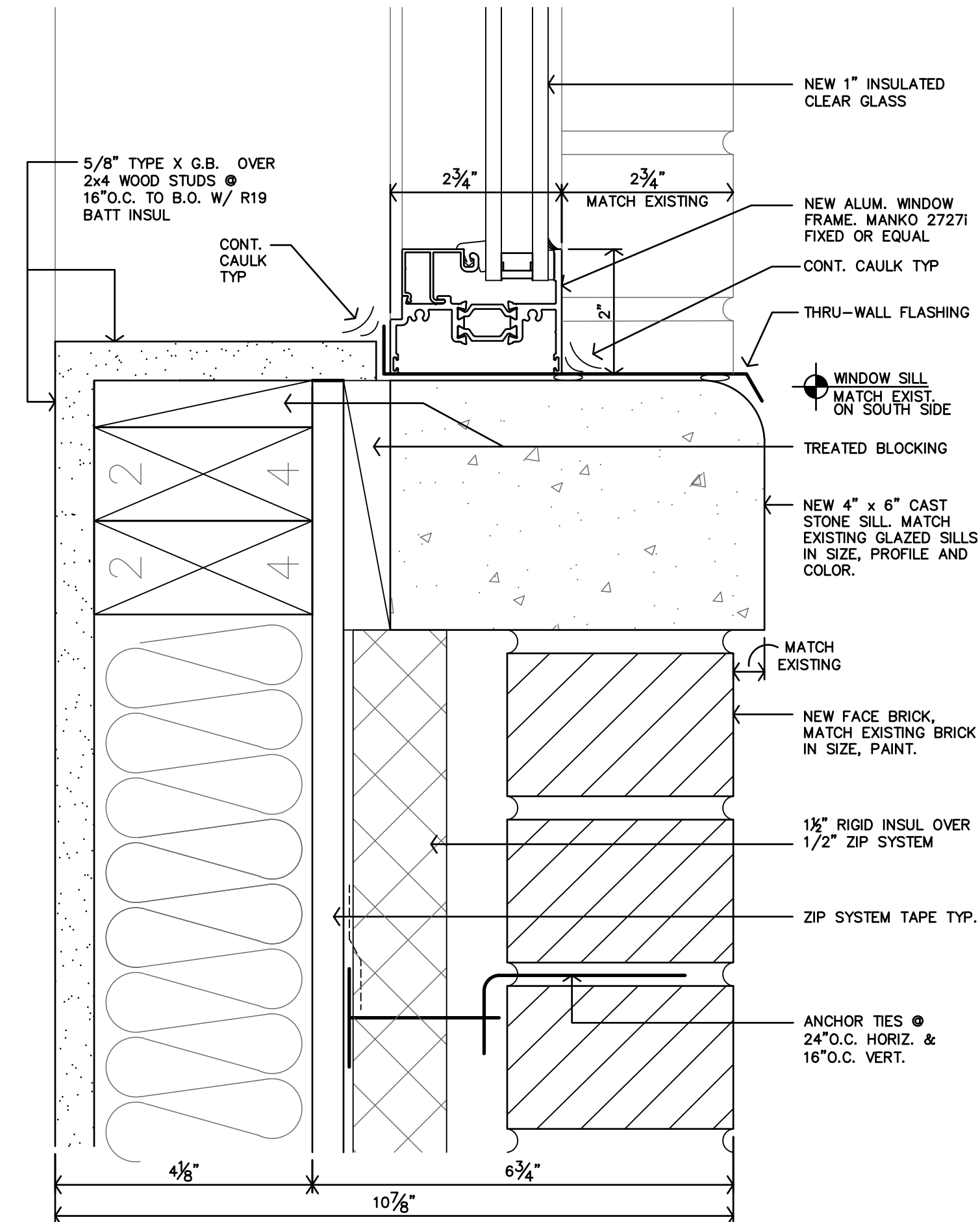
B DOOR THRESHOLD DTL.
1 1/2"=1'-0"



HEAD



MULLION



SILL

**WINDOW K
NEW ALUM. WINDOW
WINDOW DETAILS**
6"=1'-0"

NEW WINDOW & STOREFRONT



5TH FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – EXPOSED, NO EXISTING PAINT: REPAIR, TUCKPOINT AS NEEDED AND CLEAN. TO REMAIN AS EXPOSED BRICK/CMU.

EXISTING EXPOSED CONCRETE COLUMNS, BEAMS AND CEILING (DECK). REPAIR & PATCH AS REQUIRED. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.



4TH FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – EXPOSED, NO EXISTING PAINT: REPAIR, TUCKPOINT AS NEEDED AND CLEAN. TO REMAIN AS EXPOSED BRICK/CMU.

EXISTING EXPOSED CONCRETE COLUMNS, BEAMS AND CEILING (DECK). REPAIR & PATCH AS REQUIRED. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.



3RD FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – PAINTED: REPAIR, REPLACE AND TUCKPOINT DAMAGED AREAS. REMOVE LOOSE PAINT AND DEBRIS. CLEAN AND PREP FOR NEW PAINT.

EXISTING PAINTED COLUMNS. REMOVE LOOSE PAINT AND DEBRIS. REPAIR DAMAGED AREAS. PREP FOR NEW PAINT.

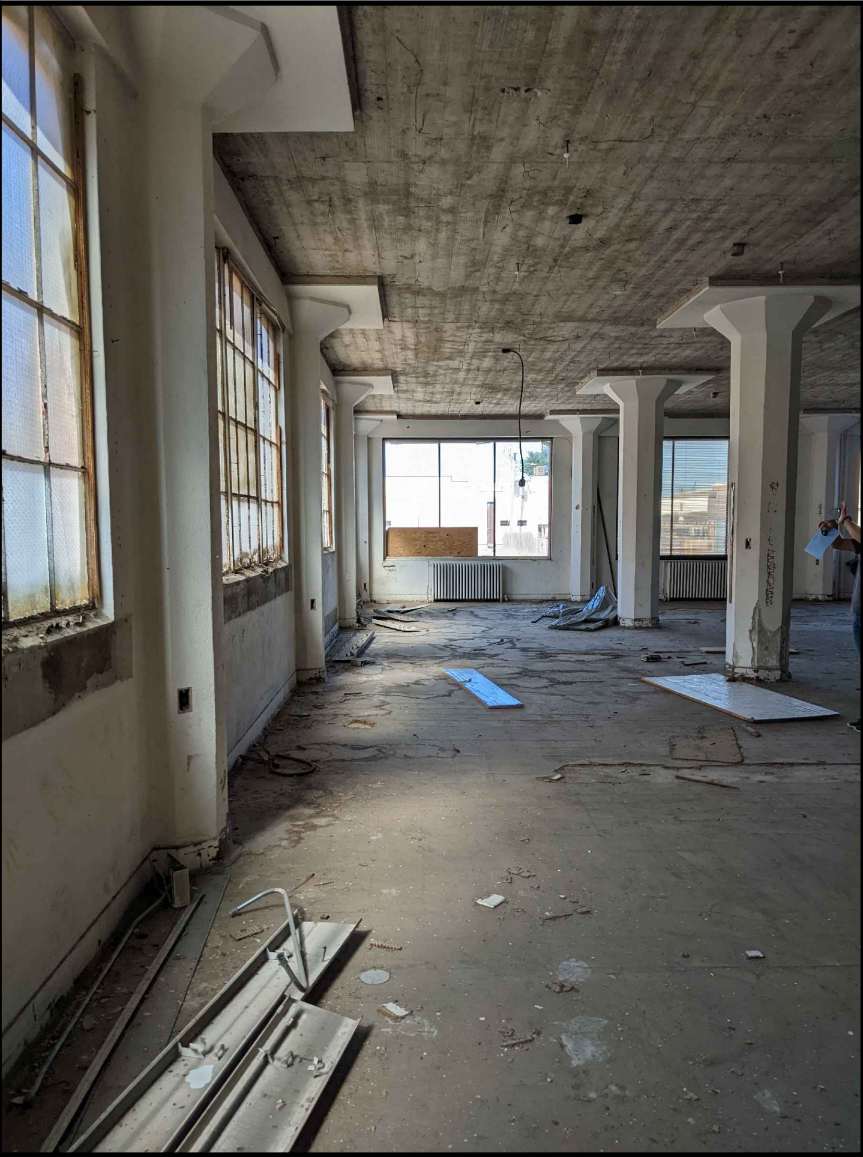
EXISTING EXPOSED CONCRETE BEAMS, COLUMN CAPS AND CEILING (DECK). REPAIR & PATCH AS REQUIRED. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.



2ND FLOOR – EXISTING PHOTO

EXISTING BRICK WALLS – PAINTED: REPAIR, REPLACE AND TUCKPOINT DAMAGED AREAS. REMOVE LOOSE PAINT AND DEBRIS. CLEAN AND PREP FOR NEW PAINT.

EXISTING PAINTED COLUMNS, COLUMN CAPS AND CEILING DECK. REMOVE LOOSE PAINT AND DEBRIS. REPAIR DAMAGED AREAS. PREP FOR NEW PAINT.



1ST FLOOR – EXISTING PHOTO

EXISTING PLASTERED WALLS & COLUMNS, PAINTED. REPAIR & PATCH DAMAGED AREAS TO MATCH EXISTING IN TEXTURE. CLEAN AND PREP FOR NEW PAINT.

EXISTING PAINTED COLUMNS AND COLUMN CAPS. REMOVE LOOSE PAINT AND DEBRIS. REPAIR DAMAGED AREAS. PREP FOR NEW PAINT.

EXISTING EXPOSED CONCRETE CEILING (DECK). REPAIR & PATCH DAMAGED AREAS. CLEAN. TO REMAIN UN–PAINTED, EXPOSED.

UNIT FINISH SCHEDULE - 37 UNITS									
FINISHES & INSTRUCTIONS									
P2 EPOXY PAINT			VP VINYL PLANK FLR'G TILE				CT CERAMIC TILE		
P1 LATEX PAINT		C CARPET	S CLEAN & SEAL BRICK			TX TEXTURE			
DESCRIPTION	FLR REF. FINISH FLOOR PLANS		BASE		WALLS		CEILING REF. REFLECTED CEILING PLANS		HISTORIC NOTES
			WOOD (• ALL G.B. WALLS) SELF COVE RUBBER BASE		5/8" FIRE RATED G.B. EXISTING PLASTER				
KITCHEN			•		P1	•			1,2,3,4,5,6
LIVING ROOM			•		P1	•			1,2,3,4,5,6
MECHANICAL			•		P1	•			1,2,3,4,5,6
BATH			•		P1	•			1,2,3,4,5,6
BEDROOM			•		P1	•			1,2,3,4,5,6
CLOSET			•		P1	•			1,2,3,4,5,6
STORAGE			•		P1	•			1,2,3,4,5,6
HALLWAY			•		P1	•			1,2,3,4,5,6

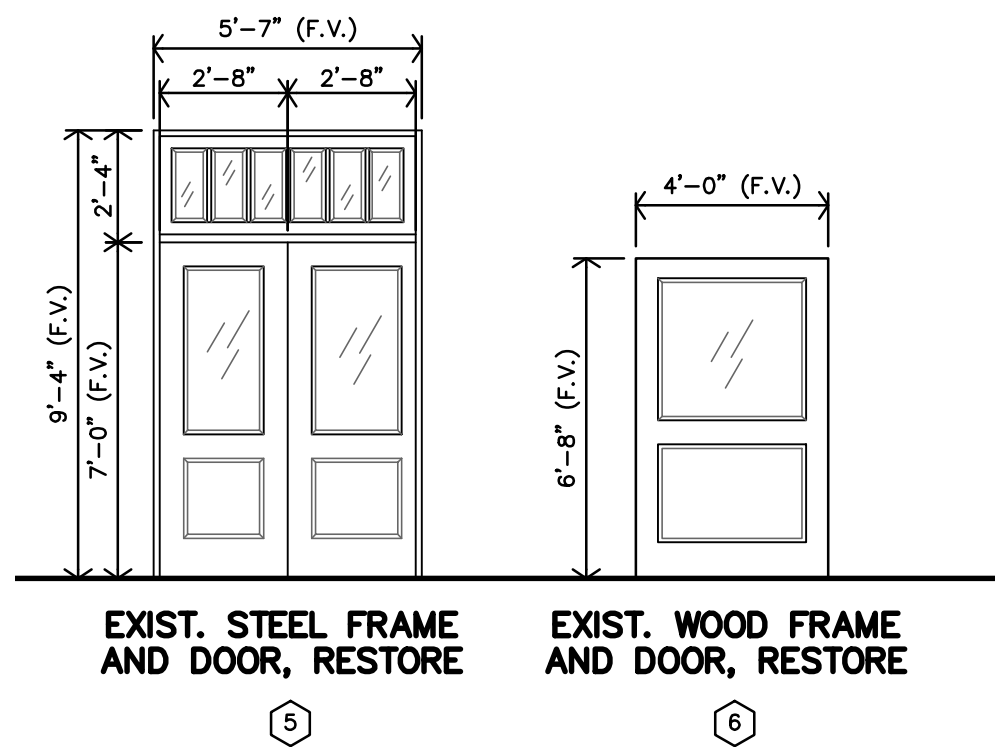
PUBLIC FINISH SCHEDULE																																
FINISHES & INSTRUCTIONS																																
P2 EPOXY PAINT					C CARPET					CT CERAMIC TILE					FP FIBERGLAS REINF. PANEL																	
P1 LATEX PAINT					C1 COMMERCIAL CARPET					VP VINYL PLANK FLR'G TILE					TX TEXTURE																	
E EXISTING					EW ENGINEERED WOOD					SC SEALED CONCRETE					S CLEAN & SEAL BRICK																	
NO.	DESCRIPTION	FLOOR					BASE	N.WALL		E.WALL		S.WALL		W.WALL		CEILING		HISTORIC NOTES														
		CARPET	CERAMIC TILE	SEALED CONCRETE	ENGINEERED WOOD	1" GYPCRETE, ACOUST MATT	EXISTING TO REMAIN	SELF COVE RUBBER BASE	WOOD BASE, PAINTED	CERAMIC TILE	5/8" FIRE RATED G.B.	WALLPAPER	EXISTING PLASTER (note 2)	EXISTING MASONRY (note 3)	5/8" FIRE RATED G.B.	WALLPAPER	EXISTING PLASTER (note 2)				EXISTING MASONRY (note 3)	EXISTING WD. BEADBOARD	5/8" FIRE RATED G.B.	WALLPAPER	EXISTING PLASTER (note 3)	EXISTING MASONRY (note 2)	EXISTING WD. BEADBOARD	5/8 FIRE RATED G.B.	(E) STRUCTURE	(E) PRESSED MTL	(E) PLASTER	
REF. REFLECTED CEILING PLANS																																
BASEMENT																																
B01	MECHANICAL																															
B02	ELEVATOR PIT																															
B03	MECHANICAL																															
FIRST FLOOR																																
101	STAIR LOBBY		SC																													
102	RESIDENT COMMUNITY ROOM		SC																													
103	MECHANICAL		SC																													
107	HALL		SC																													
109	I.T.		SC																													
110	MECHANICAL		SC																													
112	HALL		SC																													
113	ELEV/STAIR LOBBY		SC																													
SECOND FLOOR																																
201	STAIR LOBBY		SC																													
202	HALL		SC																													
206	MECHANICAL		SC																													
208	I.T.		SC																													
210	HALL		SC																													
THIRD FLOOR																																
301	STAIR LOBBY		SC																													
302	HALL		SC																													
306	MECHANICAL		SC																													
309	I.T.		SC																													
310	HALL		SC																													
FOURTH FLOOR																																
401	STAIR LOBBY		SC																													
402	HALL		SC																													
406	MECHANICAL		SC																													
409	I.T.		SC																													
410	HALL		SC																													
FIFTH FLOOR																																
501	STAIR LOBBY		SC																													
502	HALL		SC																													
506	MECHANICAL		SC																													
509	I.T.		SC																													
510	HALL		SC																													
STAIR & ELEVATOR																																
E1	ELEVATOR																															
S1	STAIR		SC																													
S2	STAIR		SC																													
REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER																																

FINISH SCHEDULE NOTES									
GENERAL NOTES:									
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/CT TRANSITIONS.									
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.									
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE WOOD BASE UNLESS NOTED OTHERWISE.									
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.									
E. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU/BRICK AND G.B. TO CONCRETE WALL TRANSITIONS.									
F. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.									
G. 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.									
H. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.									
I. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.									
J. INTERIOR BRICK WALLS: MEDIA BLAST CLEAN, TUCKPOINT, REPAIR, REPLACE AND PREP FOR PAINT OR SEAL (IF APPLICABLE). REFERENCE HISTORIC NOTES FOR EACH FLOOR. REFERENCE PRESERVATION BRIEFS.									
K. CONCRETE STRUCTURE, DECK, COLUMNS, AND BEAMS – CLEAN & PREPARE FOR PAINT (IF APPLICABLE) REFERENCE HISTORIC NOTES FOR EACH FLOOR.									
L. STAIRS & LANDINGS – REPAIR CONCRETE TREADS/RISERS/LANDINGS AS REQUIRED.									
M. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE AT ALL WALLS & GYP CEILINGS.									
N. CERAMIC WALL TILE BEHIND DRINKING FOUNTAINS. REFERENCE INTERIOR ELEVATIONS.									
O. REFERENCE D,E–A2.0 FOR TYPICAL TOP OF WALL FINISH DETAIL & WALL TIE-IN FINISH DETAIL.									
HISTORIC RESTORATION & REHABILITATION NOTES									
SPECIFIC NOTES (REFERENCE PHOTOS ON THIS SHEET FOR ADDITIONAL DIRECTION)									
1. CONCEAL ALL PLUMBING AND PIPING WITHIN LOWERED CEILING OR G.B. SOFFIT AREAS.									
2. PLASTER WALLS TO REMAIN. REPAIR AND REPLACE DAMAGED AREAS WITH PLASTER AND TEXTURE TO MATCH EXISTING. PREP FOR PAINT.									
3. EXISTING WOOD BASE TO REMAIN. WHERE BASE IS DAMAGED OR MISSING, REPLACE WITH BASE PROFILE TO MATCH EXISTING. PAINT DIRECTION AND INSTRUCTION.									
4. EXISTING BRICK/CMU WALLS – EXISTING FINISH & PROPOSED TREATMENT/FINISH VARIES FROM FLOOR TO FLOOR. REFERENCE PHOTOS ON THIS SHEET FOR ADDITIONAL DIRECTION AND INSTRUCTION.									
5. EXISTING CONCRETE COLUMNS, BEAMS, CAPS, CEILING (DECK) – EXISTING FINISH & PROPOSED TREATMENT/FINISH VARIES FROM FLOOR TO FLOOR. REFERENCE PHOTOS ON THIS SHEET FOR ADDITIONAL DIRECTION AND INSTRUCTION.									
6. ORIGINAL CONCRETE FLOOR TO REMAIN. REPAIR AND PATCH AS NEEDED. CLEAN AND SEAL.									

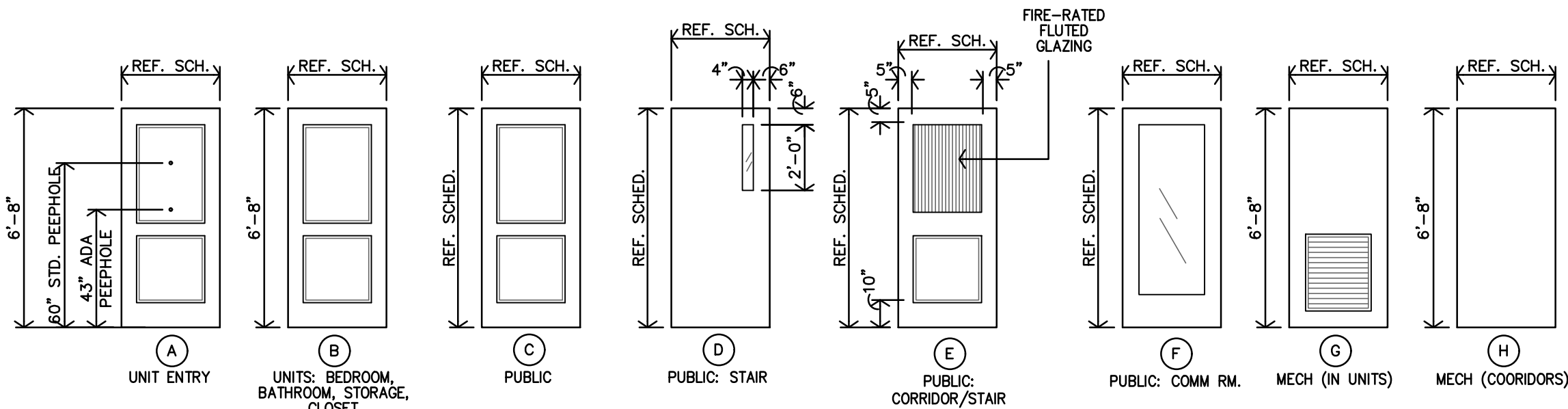


REVISION:

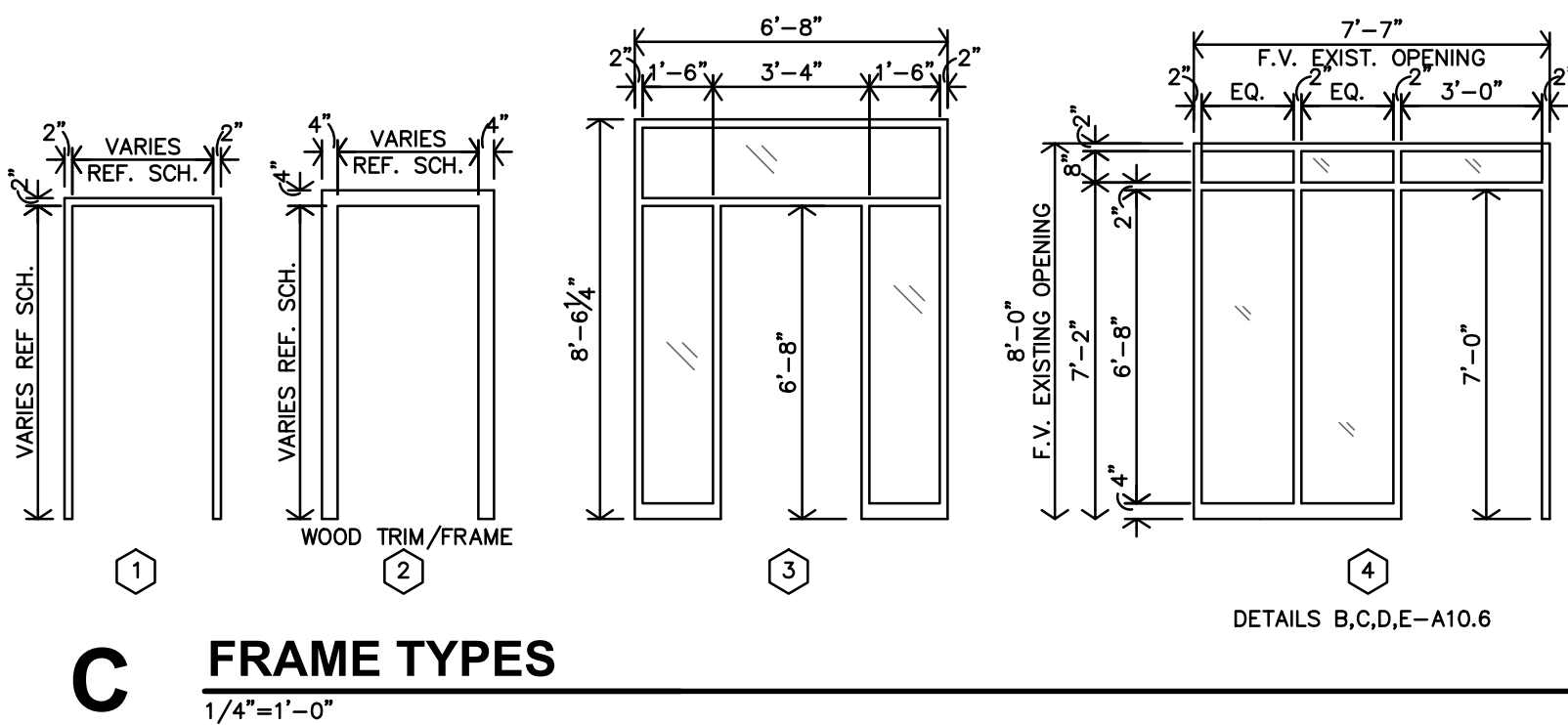
DATE: 9–19–2025
JOB: 22–3243
SHEET NO.:



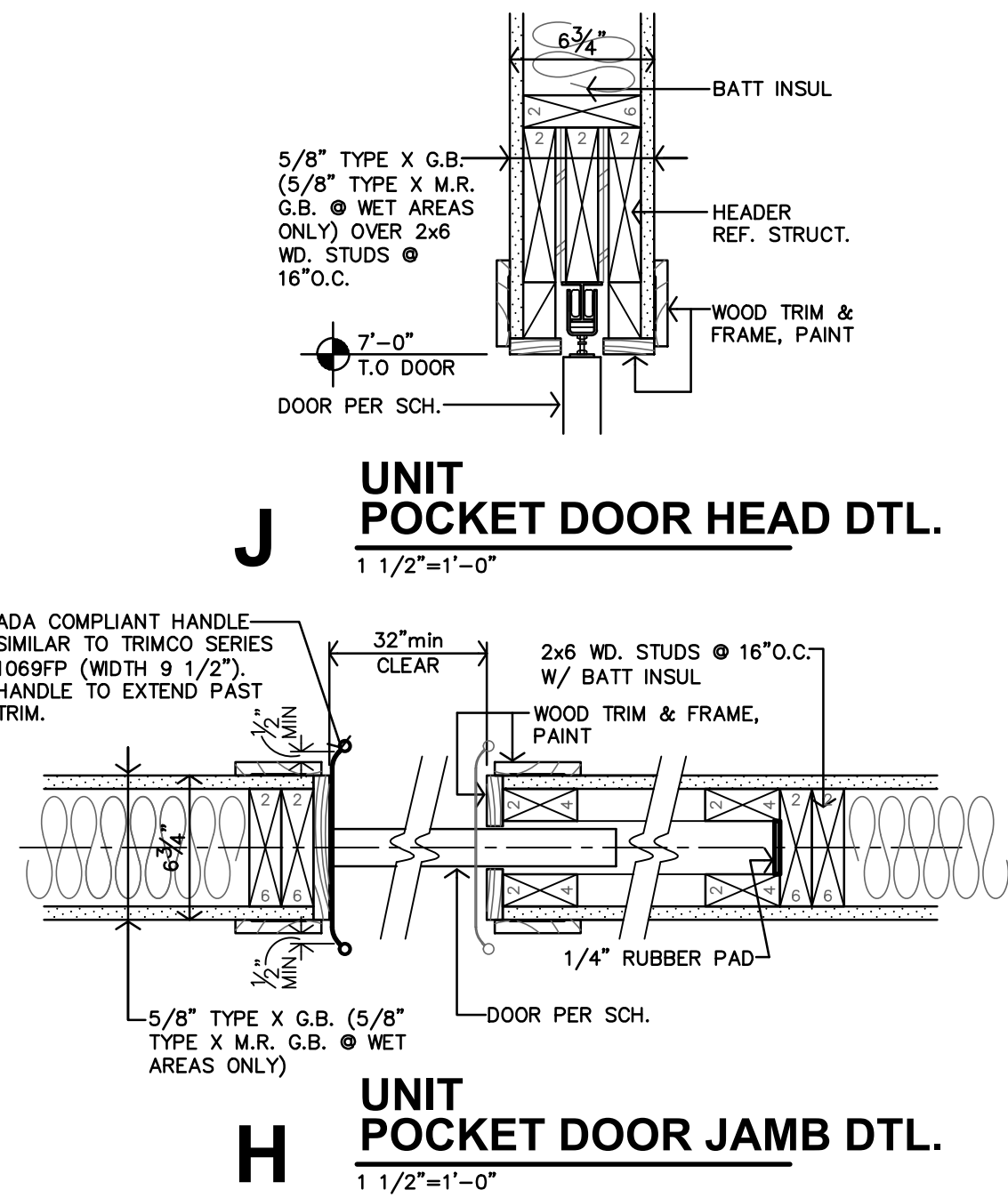
B EXISTING DOORS/FRAMES
1/4"=1'-0"



A DOOR TYPES
1/4"=1'-0"

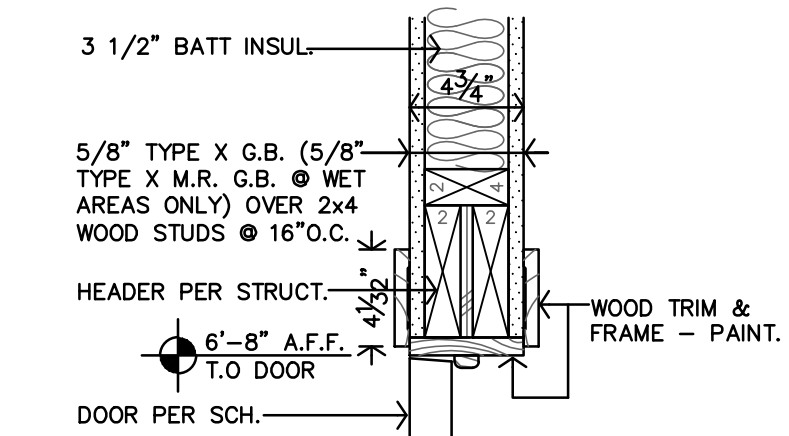


C FRAME TYPES
1/4"=1'-0"



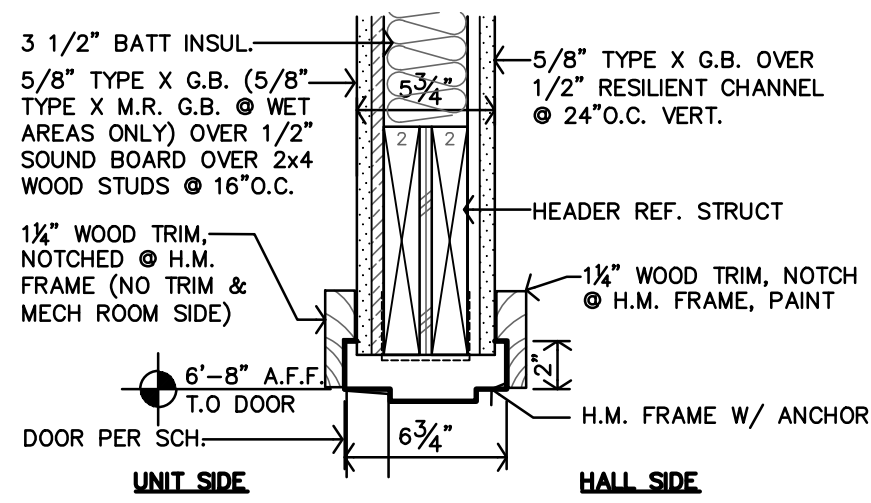
J UNIT POCKET DOOR HEAD DTL.
1 1/2"=1'-0"

H UNIT POCKET DOOR JAMB DTL.
1 1/2"=1'-0"



G UNIT DOOR HEAD DTL.
1 1/2"=1'-0"

F UNIT DOOR JAMB DTL.
1 1/2"=1'-0"



E DOOR HEAD DTL.
1 1/2"=1'-0"

D DOOR JAMB DTL.
1 1/2"=1'-0"

APARTMENT - INTERIOR DOOR SCHEDULE - 37 UNITS														
MARK	LOCATION	DOOR						FRAME						REMARKS
		SIZE			MATERIAL S.C. WOOD, PANEL	TYPE POCKET	FINISH PAINT	MATERIAL		TYPE H.M.	FINISH PAINT	DETAILS		
		W	H	T				WOOD	H.M.					
U1	BEDROOM	3'-0"	6'-8"	1 3/4"	●	B	●	●	2	●	F,G-A10.8	1		
U2	BATHROOM	3'-0"	6'-8"	1 3/4"	●	B	●	●	2	●	H,J-A10.8	2		
U3	CLOSET	3'-0"	6'-8"	1 3/4"	●	B	●	●	2	●	F,G-A10.8	3		
U4	STORAGE	3'-0"	6'-8"	1 3/4"	●	B	●	●	2	●	F,G-A10.8	3		
U5	MECH	3'-6"	6'-8"	1 3/4"	●	G	●	●	2	●	F,G-A10.8	5		
U6	STG/CLOSET	F.V.	F.V.	1 3/4"	●	B	●	●	2	●	F,G-A10.8	3,6		
GENERAL NOTES:														
A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS U.N.O. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 87100														
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS														
C. COORDINATE KEYING REQUIREMENTS WITH OWNER.														
SPECIFIC NOTES:														
1. BEDROOM & BATH DOOR – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.														
2. POCKET DOOR – 32" MIN CLEAR OPENING, AT ACCESSIBLE UNITS – MUST HAVE ADA COMPLIANT HANDLE SIMILAR TO TRINCO SERIES 1069.														
3. CLOSET & STORAGE DOORS – HARDWARE SHALL BE PASS THROUGH TYPE.														
4. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS, 1" TP.														
6. EXISTING OPENING – FIELD VERIFY DOOR HEIGHT AND WIDTH.														

GENERAL NOTES:
A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS U.N.O. PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 87100
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS
C. COORDINATE KEYING REQUIREMENTS WITH OWNER.

SPECIFIC NOTES:
1. BEDROOM & BATH DOOR - HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
2. POCKET DOOR - 32" MIN CLEAR OPENING, AT ACCESSIBLE UNITS - MUST HAVE ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
3. CLOSET & STORAGE DOORS - HARDWARE SHALL BE PASS THROUGH TYPE.
4. BEDROOM & BATH DOORS - UNDERCUT DOORS PER MECH DWGS, 1" TYP.
5. MECHANICAL DOORS WITHIN UNITS SHALL BE LOCKED, NOT ACCESSIBLE TO RESIDENTS
6. EXISTING OPENING - FIELD VERIFY DOOR HEIGHT AND WIDTH.

PUBLIC DOOR SCHEDULE															
MARK	DOOR							FRAME					RATING	DETAILS	REMARKS
	SIZE			MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH						
	W	H	T												
										ALUMINUM HOLLOW METAL	S.C. WOOD TYPE	PAINT PREFINISHED STAINED			
BASEMENT & PENTHOUSE															
B01	3'-0"	6'-8"	1 3/4"	●	H	●	●	1	●	●	90 min				
R01	3'-0"(F.V.)	6'-8"(F.V.)	1 3/4"	●	H	●	●	1	●	●	90 min			5	
FIRST FLOOR															
101	HISTORIC DOOR & FRAME					5		5						1,2,3,4	
102	HISTORIC DOOR & FRAME					6		6						3	
103	3'-0"	6'-8"	1 3/4"	●	D	●	●	●	1	●	90 min			5	
104	3'-0"	6'-8"	1 3/4"	●	D	●	●	●	1	●	90 min			5	
105	3'-0"	6'-8"	1 3/4"	●	C	●	●	2	●	●	G,F-A10.8 (SIM.)				
106	3'-0"	6'-8"	1 3/4"	●	F	●	●	2	3	●					
107	3'-0"	6'-8"	1 3/4"	●	E	●	●	2	●	●	45 min	D,E-A10.8		9	
108	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
109	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
111	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
112	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
113	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
114	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min				
116	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
117	3'-0"	6'-8"	1 3/4"	●	E	●	●	1	●	●	90 min			9	
118	3'-0"	7'-0"	1 3/4"	●	F	●	●	4	●	●		B,C,D,E-A10.6			
SECOND FLOOR															
201	3'-0"	6'-8"	1 3/4"	●	E	●	●	2	●	●	90 min	D,E-A10.8		9	
202	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
203	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
204	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
206	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
207	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
208	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
209	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
211	3'-0"	6'-8"	1 3/4"	●	D	●	●	2	●	●	90 min	D,E-A10.8			
212	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
213	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
214	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
215	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
THIRD FLOOR															
301	3'-0"	6'-8"	1 3/4"	●	E	●	●	2	●	●	90 min	D,E-A10.8		9	
302	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
303	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
304	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
306	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
307	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
308	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
309	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
311	3'-0"	6'-8"	1 3/4"	●	D	●	●	2	●	●	90 min	D,E-A10.8			
312	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
313	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
314	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
315	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
FOURTH FLOOR															
401	3'-0"	6'-8"	1 3/4"	●	E	●	●	2	●	●	90 min	D,E-A10.8		9	
402	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
403	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
404	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
406	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
407	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
408	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
409	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
411	3'-0"	6'-8"	1 3/4"	●	D	●	●	2	●	●	90 min	D,E-A10.8			
412	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
413	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
414	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
415	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
FIFTH FLOOR															
501	3'-0"	6'-8"	1 3/4"	●	E	●	●	2	●	●	90 min	D,E-A10.8		9	
502	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
503	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
504	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
506	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
507	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
508	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
509	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
511	3'-0"	6'-8"	1 3/4"	●	D	●	●	2	●	●	90 min	D,E-A10.8			
512	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
513	3'-6"	6'-8"	1 3/4"	●	H	●	●	2	●	●	20 min	D,E-A10.8			
514	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
515	3'-0"	6'-8"	1 3/4"	●	A	●	●	2	●	●	20 min	D,E-A10.8		6,7,8	
ELEVATOR															
E1	PER ELEVATOR MANUFACTURER										90min				
E2	PER ELEVATOR MANUFACTURER										90min				
E3	PER ELEVATOR MANUFACTURER										90min				
E4	PER ELEVATOR MANUFACTURER										90min				
E5	PER ELEVATOR MANUFACTURER										90min				
NOTES: 1. ALL EXPOSED UNBELTS TO BE PAINTED AT INTERIOR AND EXTERIOR. 2. CONTRACTOR MUST INSTALL MTL FLASHINGS & CONT. CAULK FOR A WEATHERTIGHT SEAL, AT ALL EXTERIOR DOORS & FRAMES. 3. RESTORE EXISTING DOOR & FRAME, INSTALL NEW HARDWARE, FIELD VERIFY CONDITIONS. REPAIR AS NEEDED TO ENSURE PROPER AND SMOOTH OPERATION. REPLACE GLASS AT DOOR AND TRANSOM WITH NEW. PREP FOR NEW PAINT. 4. EXTERIOR DOORS, INSTALL NEW SILL & WEATHERSTRIPPING, FOR A WEATHERTIGHT SEAL. FIELD VERIFY CONDITIONS 5. EXISTING OPENING, FIELD VERIFY SIZE AND SIZE DOOR AND FRAME ACCORDINGLY TO FIT. OPENING MUST BE 32" CLEAR MIN. 6. UNIT ENTRY DOOR: TO BE KEYPED LOCKSET & NON-KEYED DEADBOLT W/ 1" MIN THROW. 7. UNIT ENTRY DOOR: PEEP HOLES AT ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60" AFF. 8. UNIT ENTRY DOOR: PEEP HOLES AT ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43" AFF & 60" AFF. 9. DOOR SILL HAVE FIRE-RATED GLAZING. GLAZING STYLE SHALL BE FLUTED.															