



Jones Gillam Renz Architects

Address

730 N 9th St. 1881 Main St., Suite 301
Salina, KS 67401 Kansas City, MO 64108

Contact

jgr@jgrarchitects.com
(785) 827-0386

Web

jgrarchitects.com

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT: Lee Lofts III Report No. One (1)
Historic Rehabilitation & New Apartments
Salina, KS

OWNER: Overland Property Group Date Jan. 21, 2026
Dan Maximuk
234 N. Santa Fe Ave, Suite A
Salina, KS 67401 Architect's Proj No. 22-3243

CONTRACTOR: MCP Group Contract For: General Construction
3501 SW Fairlawn Rd. Mechanical, Electrical
Topeka, KS 66614

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

- 1) Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:
 - a. Specification 10431 Signage has been added.
 - b. Specification 09306 Floor & Wall Tile – Color of Wall Tiles 2, 3 & 4 has been revised.
 - c. Specification 11451 Residential Appliances – Long Vent Dryer Types have been added to Section 2.4
 - d. Total apartment count has been corrected and note has been updated regarding the Parking Variance – Reference Sheet A1.1.
 - e. Exterior directional signage has been added to the West Entry Door, reference revised sheets A1.2 and A2.2 and Specification 10431 Signage.
 - f. At I.T. Closets 209, 309, 409 and 509 – all walls shall be Partition Type 1. Reference revised sheets A2.2 and A2.3
 - g. Toilet mounting location has been clarified. Reference revised Sheet A9.2
 - h. At accessible units – in lieu of over-the-range microwave, range hood shall be installed. Countertop microwave shall be provided. Reference revised sheets A9.3 and A9.4
 - i. At drinking fountains – short wing walls shall be provided on both sides of the drinking fountains to meet ADA 'cane guard' requirements. Wing walls shall be clad in wall tile similar to adjacent wall. Reference revised sheets A2.1 and A9.5.
 - j. Between Apartments Units & Stair Lobbies & Elevator Shaft – 2 hr wall (Partition Type 9) to be installed. Reference attached plans A2.2 & A2.3 showing revised Type 9 locations.
 - k. Sheet A2.0 – Type 7 wall has been revised to show 'New or Existing Partition (Ref Plans)':
 - l. MEP Items:
 - i. E1.3 – added switch for range hood
 - ii. E6.4 – added radon fan circuit
 - iii. ME1.1 – modified radon fan power notes
 - iv. P6.1 – added garbage disposal to schedule.

Please note: Drawings are dated 1-7-2026 or 1-20-2026, However, ASI was issued on 1-21-2026

Attachments:

1. Revised Architectural Sheets: A1.1, A1.2, A2.0, A2.1, A2.2, A2.3, A9.2, A9.3, A9.4, A9.5
2. Revised MEP Sheets: E1.3, E6.4, ME1.1, P6.1
3. Specification 10431 Signage (added), 09306 Floor and Wall Tile (Revised), 11451 Residential Appliances (Revised)

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Architect 785 827 0386 mgillam@jgrarchitects.com

Copies to:

MCP Group – Eric Hubener, DJ Brown
OPG – Dan Maximuk, Amanda Klaus, Austin Kack, Katie Jardieu
Design Team – Ryan Lies (LST), Brent Engellant (EC), Justin Owens & Matt Rowe (Kaw Valley)

SECTION 09306

FLOOR AND WALL TILE

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Ceramic tile floor finish using the thinset application method.
- B. Ceramic tile wall finish using the thinset application method.

1.02 SUBMITTALS

- A. Submit under provisions of the General Requirements.
- B. Product Data: Provide instructions for using adhesives and grouts.
- C. Samples: Submit two samples illustrating pattern, color variations, and grout color.

1.03 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site.
- B. Protect adhesives from freezing or overheating in accordance with manufacturer's instructions.

1.04 ENVIRONMENTAL REQUIREMENTS

- A. Do not install adhesives in an unventilated environment.
- B. Maintain 50 degrees F during installation of mortar materials.

PART 2 PRODUCTS

2.01 TILE MANUFACTURERS

- A. **Reference Schedule Section 3.06 of this specification**
- B. Approved Manufacturers: Daltile, Crossville, Shaw, Emser, Marazzi, American Olean, and other approved by architect.
- C. Substitutions: Under provisions of the General Requirements as equal or better. Must be approved by Architect.

2.02 ADHESIVE MATERIALS

- A. Adhesives: thinset bond type as recommended and/or manufactured by the tile manufacturer.

2.03 MORTAR MATERIALS

- A. Mortar Materials: Portland cement, sand, latex additive, and water as recommended and/or manufactured by the tile manufacturer, color to be selected.

2.06 GROUT MIX

- A. Mix and proportion pre-mix grout materials in accordance with manufacturer's instructions. Color to be selected.
- B. Manufacturer: TEC, MAPEI, AccuColor Power Grout, full range of colors. Color to be selected by Architect/Owner.

2.07 SCHLUTER EDGE

- A. Varies – reference schedule below.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify that surfaces are ready to receive work.

3.02 PREPARATION

- A. Protect surrounding work from damage or disfiguration.
- B. Vacuum clean surfaces and damp clean.
- C. Seal substrate surface cracks with filler. Level existing substrate surfaces to acceptable flatness tolerances.
- D. Apply sealer conditioner to substrate surfaces in accordance with adhesive manufacturer's instructions.

- 3.03 INSTALLATION - THINSET METHOD
- A. Install adhesive tile, thresholds, and grout in accordance with manufacturer's instructions and/or the TCA Handbook.
 - B. Lay tile to pattern indicated. Do not interrupt tile pattern through openings.
 - C. Place edge strips at exposed tile edges.
 - D. Cut and fit tile tight to penetrations through tile. Form corners and bases neatly. Align floor, base and wall joints.
 - E. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make joints watertight, without voids, cracks, excess mortar, or excess grout.
 - F. Sound tile after setting. Replace hollow sounding units.
 - G. Keep expansion, control joints free of adhesive or grout. Apply sealant to joints.
 - H. Allow tile to set for a minimum of 48 hours prior to grouting.
 - I. Grout tile joints.
 - J. Apply sealant to junction of tile and dissimilar materials and junction of dissimilar planes.
 - K. Install shower pan per manufacturer's instructions.
- 3.04 CLEANING
- A. Clean tile and grout surfaces.
 - B. **Grout Joints shall be sealed (2 coats) using sealer product as recommended by the grout manufacturer.**
- 3.05 PROTECTION OF FINISHED WORK
- A. Do not permit traffic over finished floor surface for 4 days after installation.
 - A. Install protective material as required to protect finished installation thru completion of construction.
- 3.06 SCHEDULE OF TILES
- A. Styles and colors identified are for bidding purposes, final manufacturer and tile selection may vary depending on availability and alternate manufacturers or installers.
 1. Wall Tile 1 (WT1) – **ALTERNATE (Reference section 01030 Alternatives)** - Daltile Artcrafted Glazed Ceramic Wall Tile.
 - i. Size: 4"x4"
 - ii. Installation Pattern: Straight Lay.
 - iii. Grout – Mapei 38 Avalanche
 - iv. Schluter Edge, at all exposed edges: Jolly Profile, color to be selected by architect.
 - v. Located at All Apartment Kitchens (backsplash, alternate). Reference drawings
 2. Wall Tile 2 (WT2) – Mercury Mosaics, Subway Tile, Color: **1013 Denim**
 - i. Size: 2"x6"
 - ii. Installation Pattern: Vertical Stacked Straight lay
 - iii. Grout – Mapei – To be selected by architect.
 - iv. Schluter Edge, at all exposed edges: Jolly Profile, color to be selected by architect.
 - v. Located at Elevator/Stair Lobby #113. Wall behind Drinking Fountains, Field Tile. Reference drawings.
 3. Wall Tile (WT3) – Mercury Mosaics, Cove Base, Color: **1013 Denim**
 - i. Size: 4"x6" – Cove Base
 - ii. Installation Pattern: Base
 - iii. Grout – Mapei – To be selected by architect.
 - iv. Located at Elevator/Stair Lobby #113. Wall behind Drinking Fountains, Base Tile. Reference drawings.
 4. Wall Tile (WT4) – Mercury Mosaics, Pencil Liner, Color: **1013 Denim**
 - i. Size: 1/2"x6"
 - ii. Installation Pattern: Top Band
 - iii. Grout - Mapei – To be selected by architect.
 - iv. Located at Elevator/Stair Lobby #113. Wall behind Drinking Fountains, Top Band Tile. Reference drawings.

END OF SECTION 09306

SECTION 10431

SIGNAGE

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

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

1.3 DEFINITIONS

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

1.4 SUBMITTALS

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

1.5 SIGN SCHEDULE

- A. **EXTERIOR SIGNAGE:**
 - 1. **Addressing:** Coordinate final numbering and location with architect and the City of Salina.
 - 2. **Directional Signage:** Include (1) wayfinding, wall mounted sign at West Entry. This should include the Symbol of Accessibility and should designate that the Accessible Entrance in on the Northeast corner of the building. Reference Detail B-A1.2 for location.

3. **Existing Historic Signs:**

- **Pre-cast stone ‘The Lee Hardware Co’ Sign** – Pre-cast stone sign on west façade of building near parapet. Clean and restore.
- **Painted ‘The Lee Hardware Co’ Sign** – Remnants of the historic sign remain on the South façade. Contractor to remove remnants of the existing paint. Sign to be repainted and recreated to match existing historic design. Colors to be selected by owner/architect. Painter/artist to submit final design to architect/owner for review/approval. Final approval also needed from the City of Salina and the Downtown Design Review Board before painting begins.

B. **INTERIOR SIGNAGE:** Coordinate design, final numbering (if applicable), and locations with architect. To include (but not limited to):

1. **Apartment Numbers**
2. **Community Room**
3. **Mechanical, I.T. and Electrical Rooms**
4. **Storage Rooms**
5. **Exit and Stair Signs including Photoluminescent Exit Signs and Stair Level Signs**
6. **Elevator Egress Signs**
7. **Fire Sprinkler Room and Roof Access Signs**
8. **No Smoking Signs**

1.6 **QUALITY ASSURANCE**

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

1.7 **PROJECT CONDITIONS**

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

1.8 **COORDINATION**

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

1.9 **WARRANTY**

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

PART 2 - PRODUCTS

2.1 **MATERIALS**

- A. **Aluminum Sheet and Plate:** **ASTM B 209 (ASTM B 209M)**, alloy and temper recommended by aluminum producer and finisher for type of use and finish indicated, and with at least the strength and durability properties of Alloy 5005-H32.
- B. **Interior Signage - Tactile and Braille Signage:** Manufacturer's standard process for producing text and symbols complying with ADA-ABA Accessibility Guidelines and with ICC/ANSI A117.1. Text shall be accompanied by Grade 2 Braille. Produce precisely formed characters with square-cut edges free from burrs and cut marks; Braille dots with domed or rounded shape.

1. Panel Material: **Opaque acrylic sheet.**
2. Raised-Copy Thickness: Not less than **1/32 inch (0.8 mm).**

2.2 ACCESSORIES

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

2.3 FABRICATION

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

2.4 FINISHES, GENERAL

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

2.5 ACRYLIC SHEET FINISHES

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

PART 3 - EXECUTION

3.1 EXAMINATION

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

3.2 INSTALLATION

- A. Locate signs and accessories where indicated, using mounting methods of types described and complying with manufacturer's written instructions.
 1. Install signs level, plumb, and at heights indicated, with sign surfaces free of distortion and other defects in appearance.
 2. Interior Wall Signs: Install signs on walls adjacent to latch side of door where applicable. Where not indicated or possible, such as double doors, install signs on nearest adjacent walls. Locate to allow approach within **3 inches (75 mm)** of sign without encountering protruding objects or standing within swing of door.

3.3 CLEANING AND PROTECTION

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

END OF SECTION 10431

SECTION 11451
RESIDENTIAL APPLIANCES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

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

1.2 SUMMARY

- A. This Section includes the following:
 1. Cooking equipment including: Electric ranges, Microwave ovens.
 2. Ventilation range hoods.
 3. Ductless Downdraft Vent Kit
 4. Refrigerator/freezers; **Energy Star Compliant.**
 5. Dishwashers; **Energy Star Compliant.**
 6. Garbage Disposal; **Energy Star Compliant**
 7. Clothes washers, Clothes dryers; **Energy Star Compliant**

1.3 SUBMITTALS

- A. Product Data: For each type of product indicated. Include operating characteristics, dimensions of individual appliances, and finishes for each appliance. **All appliances must be submitted and approved by the Owner/Developer prior to ordering.**
- B. Samples for Verification: factory-applied **color** finishes.
- C. Appliance Schedule: For appliances; use same designations indicated on Drawings.
- D. Manufacturer Certificates: Signed by manufacturers certifying that products comply with requirements.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by manufacturer and witnessed by a qualified testing agency, for **each product.**
- F. Maintenance Data: For **each product** to include in maintenance manuals.
- G. Warranties: Special warranties specified in this Section.

1.4 QUALITY ASSURANCE

- A. Manufacturer Qualifications: A qualified manufacturer with a service center capable of providing training, parts, and emergency maintenance repairs.
- B. Product Options: Information on Drawings and in Specifications establishes requirements for product's aesthetic effects and performance characteristics. Aesthetic effects are indicated by dimensions, arrangements, alignment, and profiles of components and assemblies as they relate to sightlines, to one another, and to adjoining construction. Performance characteristics are indicated by criteria subject to verification by one or more methods including preconstruction testing, field testing, and in-service performance.
- C. Regulatory Requirements: Comply with provisions of the following product certifications:
 1. NFPA: Provide electrical appliances listed and labeled as defined in NFPA 70, Article 100, by a testing agency acceptable to authorities having jurisdiction, and marked for intended use.
 2. UL and NEMA: Provide electrical components required as part of residential appliances that are listed and labeled by UL and that comply with applicable NEMA standards.
 3. ANSI: Provide gas-burning appliances that comply with ANSI Z21 Series standards.
 4. NAECA: Provide residential appliances that comply with NAECA standards.
- D. Regulatory Requirements, Accessibility: Where residential appliances are indicated to comply with accessibility requirements, comply with the U.S. Architectural & Transportation Barriers Compliance Board's "Americans with Disabilities Act (ADA), Accessibility Guidelines for Buildings and Facilities (ADAAG)." ANSI A117.1. FED-STD-795, "Uniform Federal Accessibility Standards."
 1. Operable Parts: Provide controls with forward reach no higher than 48 inches (1219 mm) above the floor, horizontal front reach no more than 25 inches (635 mm), horizontal side reach no more than 24 inches (610 mm), and that do not require tight grasping, pinching, or twisting of the wrist and that operate with a force of not more than 5 lbf (22.2 N).
 2. Range or Cooktop: Provide knee clearance for forward approach of 27 inches (685 mm) high, 30 inches (760 mm) wide, and 11 inches (280 mm) horizontally; toe space clearance of 9 inches (230 mm) high and 17 inches (430 mm) horizontally; with insulated underside of cooktop to prevent burns, shocks, or abrasions. Provide top surface 34 inches (865 mm) above the floor, with controls that do not require reaching across burners.

3. Refrigerator/Freezer: Provide 50 percent of freezer space within 54 inches (1370 mm) of the floor.
- E. AHAM Standards: Provide appliances that comply with the following AHAM standards:
1. Dishwashers: AHAM DW-DW1.
 2. Electric Ranges: AHAM ER-1.
 3. Clothes Dryers: AHAM HLD-1.
 4. Household Refrigerators: AHAM HRF-1.
 5. Household Freezers: AHAM HRF-1.
 6. Trash Compactors: AHAM TC-1.
- F. Energy Ratings: Provide residential appliances that carry labels indicating energy-cost analysis (estimated annual operating costs) and efficiency information as required by the FTC Appliance Labeling Rule.
1. Provide appliances that qualify for the EPA/DOE ENERGY STAR product labeling program.
- G. Preinstallation Conference: Conduct conference at Project site to comply with requirements in Division 1 Section "Project Management and Coordination."
- 1.5 WARRANTY
- A. Special Warranties: Manufacturer's standard form in which manufacturer of each appliance specified agrees to repair or replace residential appliances or components that fail in materials or workmanship within specified warranty period.
1. Electric Range: Five-year limited warranty for surface-burner elements.
 2. Microwave Oven: Five-year limited warranty for defects in the magnetron tube.
 3. Refrigerator/Freezer: Five-year limited warranty for in-home service on the sealed refrigeration system.
 4. Freezer: Five-year limited warranty for in-home service on the sealed refrigeration system.
 5. Dishwasher: 5-year warranty for in-home service against deterioration of tub and door liner.
 6. Clothes Washer: 5-year limited warranty for the inner wash basket and outer tub, and five-year limited warranty for the balance suspension system and drive transmission.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, products specified.
 2. Products: Subject to compliance with requirements, provide one of the products specified.
 3. Basis-of-Design Product: The design for each residential appliance is based on the product named. Subject to compliance with requirements, provide either the named product or a comparable product by one of the other manufacturers specified.
 4. **All appliances & finishes must be submitted and approved by the Owner/Developer prior to ordering.**
 5. **Confirm selected or submitted appliances fit in the designed space with manufacturers listed or recommended clearances.**

2.2 COOKING APPLIANCES, provide one at each unit and clubhouse as indicated.

- A. Range (Accessible Units, front controls), **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: 30" Free Standing with Front Controls Similar to RG below
 2. Must be ADA compliant, **Cooktop must be 34" max a.f.f.**
 3. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances, General Electric Company; Hotpoint; KitchenAid, Maytag
- B. Range (Adaptable/Type-B Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: 30" Free Standing Range
 2. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances, General Electric Company; Hotpoint; KitchenAid, Maytag
- C. Range (Adaptable/Type-B Units, Type 7 Kitchens ONLY: Units 212, 312, 412 & 512) **Base Bid: Black, Alternate Bid: Stainless Steel**
1. Products: 30" Slide-in Range, flat, controls on front - no raised back. Needs to come equipped with or needs to be compatible with a ductless downdraft Vent kit.
 2. Acceptable manufacturers, submit equals for approval.

- a. Amana Appliances, General Electric Company; Hotpoint; KitchenAid, Maytag
 - D. Microwave (Adaptable/Type-B Units: Over Range), **Base Bid: Black, Alternate Bid: Stainless Steel**
 - 1. Products: Over Range Microwave Oven 1.5 cf, 950 watt,
 - 2. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag; Microwave Oven (Accessible Units, Counter Top), **Base Bid: Black, Alternate Bid: Stainless Steel**
 - 3. Products: Microwave Oven .7 cf, 700 watt,
 - 4. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
 - E. Exhaust Hood (Accessible Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
 - 1. Recirculating type – Ventless.
 - 2. Products: Broan 30”
 - 3. Acceptable manufacturers, submit equals for approval.
 - a. General Electric Company; Hotpoint; KitchenAid; Maytag; Whirlpool Corp
 - F. Ductless Downdraft Vent Kit (Type 7 Kitchens Only – Units 212, 312, 412 & 512). **Base Bid: Black, Alternate Bid: Stainless Steel**
 - 1. Compatible with Range (item C above).
 - 2. Must fit within a 7” clear cavity wall. Reference details on Sheet A9.4
 - 3. Acceptable manufacturers, submit equals for approval.
 - a. General Electric Company; Hotpoint; KitchenAid; Maytag; Whirlpool Corp
- 2.3 REFRIGERATION APPLIANCES, provide one at each unit and community room as indicated.
- A. Refrigerator/Freezer w ice maker (Accessible Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
 - 1. Products: Top-Freezer Refrigerator, **Energy Star Rated**, 18 Cu.Ft,
 - 2. Must be ADA compliant
 - 3. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
 - B. Refrigerator/Freezer w ice maker (Adaptable, Type-B Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
 - 1. Products: Top-Freezer Refrigerator, **Energy Star Rated**, 18 Cu.Ft,
 - 2. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
 - C. Refrigerator (Community Room #102), **Under-counter, Base Bid: Black, Alternate Bid: Stainless Steel**
 - 1. Products: Under-counter, **Energy Star Rated** refrigerator, designed to fit below a 34” ADA-height countertop.
 - 2. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
- 2.4 CLEANING APPLIANCES, provide one at each unit and clubhouse as indicated.
- A. Dishwasher (Adaptable, Type-B Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
 - 1. Products: Dishwasher, **Energy Star Rated**
 - 2. Size: Sized to fit below a typical countertop height of 36” a.f.f.
 - 3. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;
 - B. Dishwasher (Accessible Units), **Base Bid: Black, Alternate Bid: Stainless Steel**
 - 1. Products: Dishwasher, **Energy Star Rated**
 - 2. Size; Sized to fit below an accessible countertop height of 34” a.f.f.
 - 3. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Co; Hotpoint; KitchenAid; Maytag;
 - C. Clothes Washer (Adaptable, Type-B Units), Stackable, provide one at each unit as indicated.
 - 1. Products: Clothes Washer, White, 3.3 CF, **Energy Star Rated**
 - 2. Size; Must fit in Laundry Closets, reference floor plans. Must be Stackable.
 - 3. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Co; Hotpoint; KitchenAid; Maytag;

- D. Clothes Dryer (Adaptable, Type-B Units), Stackable, provide one at each unit as indicated.
 - 1. Products: Clothes Dryer, White, 6.5 cf, **Energy Star Rated**
 - 2. Size; Must fit in Laundry Closets, reference floor plans. Must be stackable.
 - 3. Must be long-vent type dryer (min. equivalent run of 70') similar or equal to the Frigidaire Electric Long vent Stack Laundry Center with 3.9 Cu. Ft. washer and 5.5 Cu. Ft. dryer.
 - 4. Verify with plans for required Side exhaust
 - 5. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

- E. Clothes Washer (ADA, Accessible Units, frontload), provide one at each Accessible unit as indicated.
 - 1. Products: Clothes Washer, White, 3.3 cf, **Energy Star Rated**
 - 2. Size; Must fit in Laundry Closets, reference floor plans.
 - 3. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

- F. Clothes Dryer (ADA, Accessible Units, Frontload) , provide one at each Accessible unit as indicated.
 - 1. Products: Clothes Dryer, White, 6.5 cf, **Energy Star Rated**
 - 2. Size; Must fit in Laundry Closets, reference floor plans.
 - 3. Must be long-vent type dryer (min. equivalent run of 70')
 - 4. Verify with plans for required Side exhaust
 - 5. Acceptable manufacturers, submit equals for approval.
 - a. Amana Appliances; General Electric Company; Hotpoint; KitchenAid; Maytag;

- 2.5 FINISHES, GENERAL
 - A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
 - B. Protect mechanical finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.
 - C. Color-Coated Finish: Provide appliances with manufacturer's standard finish complying with manufacturer's written instructions for surface preparation including pretreatment, application, baking, color, gloss, and minimum dry film thickness for painted finishes
 - D. For exact finish, insert names of coating manufacturers and products.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine roughing-in for piping systems to verify actual locations of piping connections before equipment installation.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

- A. General: Comply with manufacturer's written instructions.
- B. Built-in Equipment: Securely anchor units to supporting cabinets or countertops with concealed fasteners. Verify that clearances are adequate for proper functioning and rough openings are completely concealed.
- C. Freestanding Equipment: Place units in final locations after finishes have been completed in each area. Verify that clearances are adequate to properly operate equipment.
- D. Utilities: Refer to Divisions 15 and 16 for plumbing and electrical requirements.

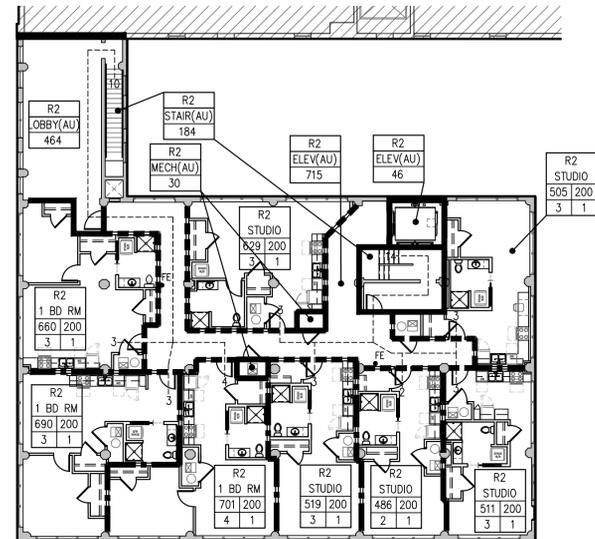
3.3 CLEANING AND PROTECTION

- A. Test each item of residential appliances to verify proper operation. Make necessary adjustments.
- B. Verify that accessories required have been furnished and installed.
- C. Remove packing material from residential appliances and leave units in clean condition, ready for operation.

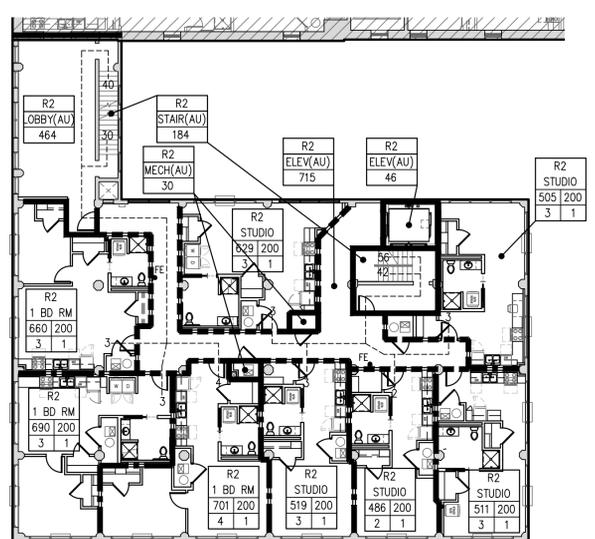
3.4 DEMONSTRATION

- A. Engage a factory-authorized service representative to train Owner's maintenance personnel to adjust, operate, and maintain residential appliances. Refer to Division 1 Section "Demonstration and Training."

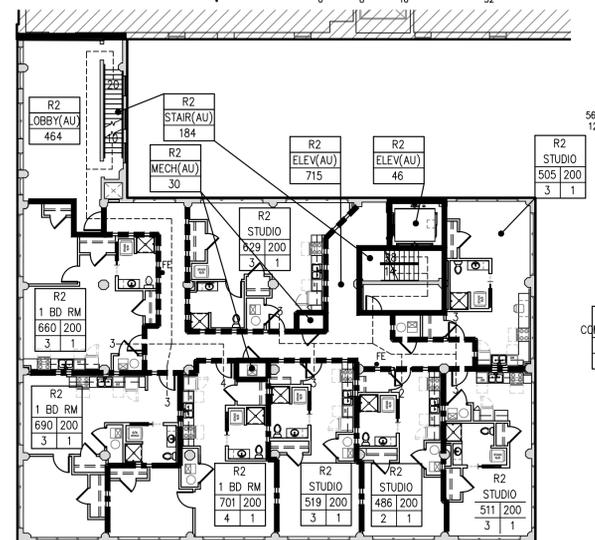
END OF SECTION 11451



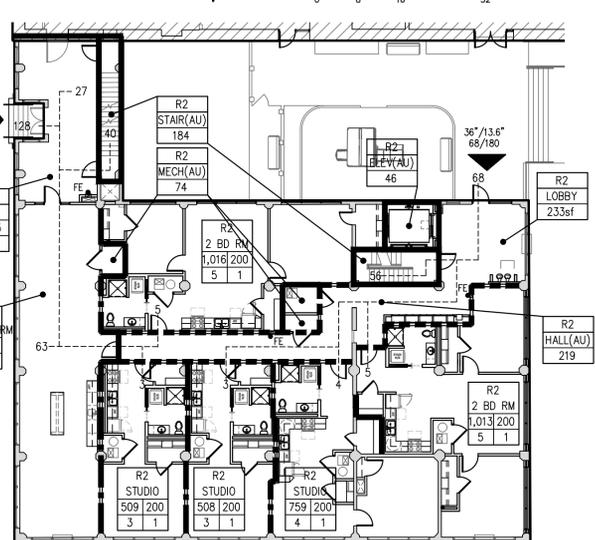
D FIFTH FLOOR PLAN



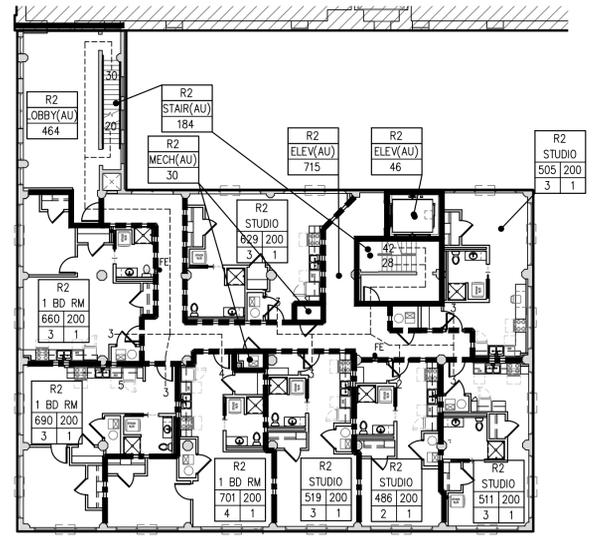
C SECOND FLOOR PLAN



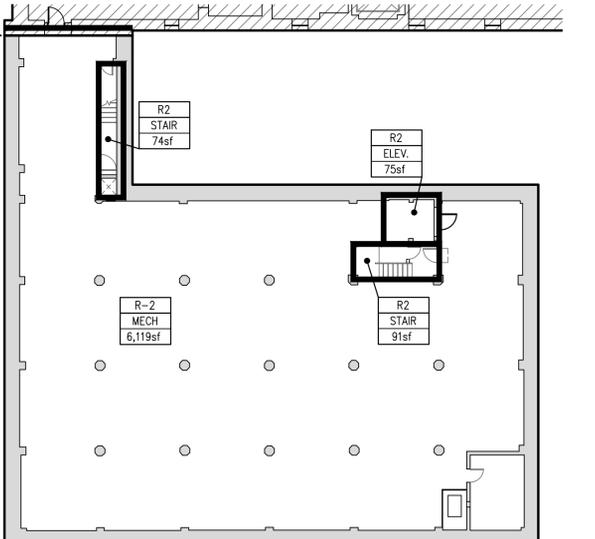
D FOURTH FLOOR PLAN



B FIRST FLOOR PLAN



D THIRD FLOOR PLAN



A BASEMENT PLAN

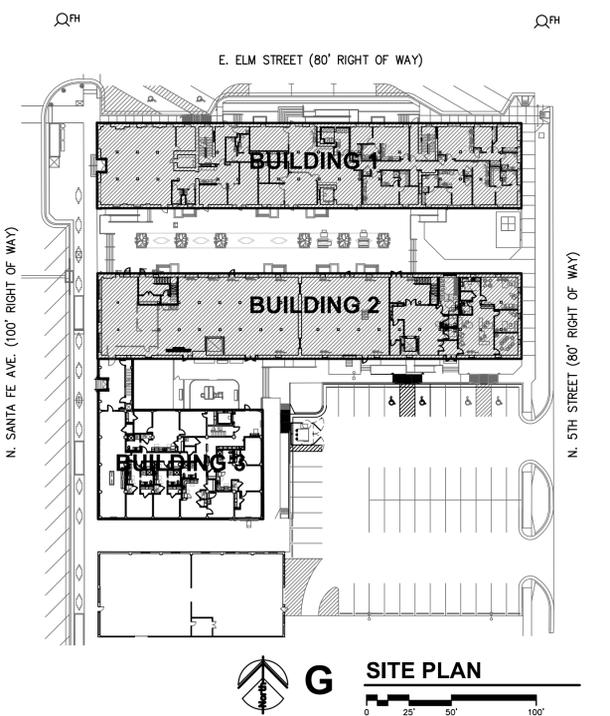
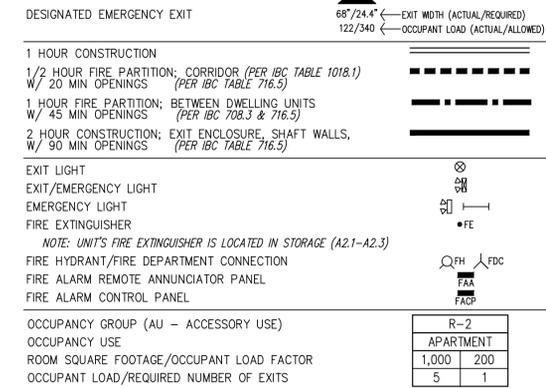
PROJECT INFORMATION

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

CODE INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL, APARTMENTS
 CONSTRUCTION TYPE: III-A
 OCCUPANCY BASIC ALLOWABLE AREA: R-2 APARTMENTS 24,000 SF
 ALLOWABLE AREA INCREASE: (NON-SEPARATED USES. PER IBC SEC. 508.3) R-2
 ACTUAL BUILDING AREA:
 BASE ALLOWABLE 24,000 SF FIRST FLOOR 6,114 SF
 AREA INCREASE (0%) 0 SF SECOND FLOOR 6,165 SF
 SPRINKLER INCREASE (200%) 48,000 SF THIRD FLOOR 6,165 SF
 TOTAL FLOOR ALLOWABLE 72,000 SF FOURTH FLOOR 6,165 SF
 TOTAL BLDG W/O BSMT (506.4.1.3) 360,000 SF FIFTH FLOOR 6,165 SF
 TOTAL BLDG W/O BSMT 30,774 SF
 BASIC ALLOWABLE STORIES: 4+1=5 ACTUAL STORIES: 5
 (PER IBC TABLE 503 & SECTION 504.2)
 BASIC ALLOWABLE HEIGHT: 65'+20'=85' ACTUAL HEIGHT: 64'
 (PER IBC TABLE 503 & SECTION 504.2)
 FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: III-A
 EXTERIOR BEARING WALLS: 2 HOUR
 (EXISTING = REINFORCED CONCRETE & MULTIPLE WYTHES OF BRICK)
 STRUCTURAL FRAME: 1 HOUR
 (EXISTING = REINFORCED CONCRETE)
 INTERIOR BEARING WALLS: 1 HOUR
 INTERIOR NON-BEARING WALLS: 0 HOUR
 SHAFT ENCLOSURES: 2 HOUR
 FLOOR/CEILING ASSEMBLY: 1 HOUR
 (EXISTING = REINFORCED 6" TH. CONCRETE SLAB)
 CEILING/ROOF ASSEMBLY: 1 HOUR Class C
 (EXISTING = REINFORCED 6" TH. CONCRETE SLAB)
 CORRIDOR/DWELLING UNITS: 1/2 HOUR (Table 1018.1)
 DWELLING UNITS - 1 HR FIRE PARTITIONS
 DWELLING UNITS - 1 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, TABLE 1021.2(1) & 1021.2(2))
 NOT REQUIRED, EACH STORY HAS 2 OR MORE EXITS

LEGEND



G SITE PLAN



REVISION:
 1-20-2026
 DATE: 9-19-2025
 JOB: 22-3243
 SHEET NO.:

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 ADJUTS THE BUILDING, PROVIDE 3/4" 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

140 TOTAL APARTMENT UNITS = 53(BLDG 1) + 50(BLDG 2) + 37(BLDG 3)

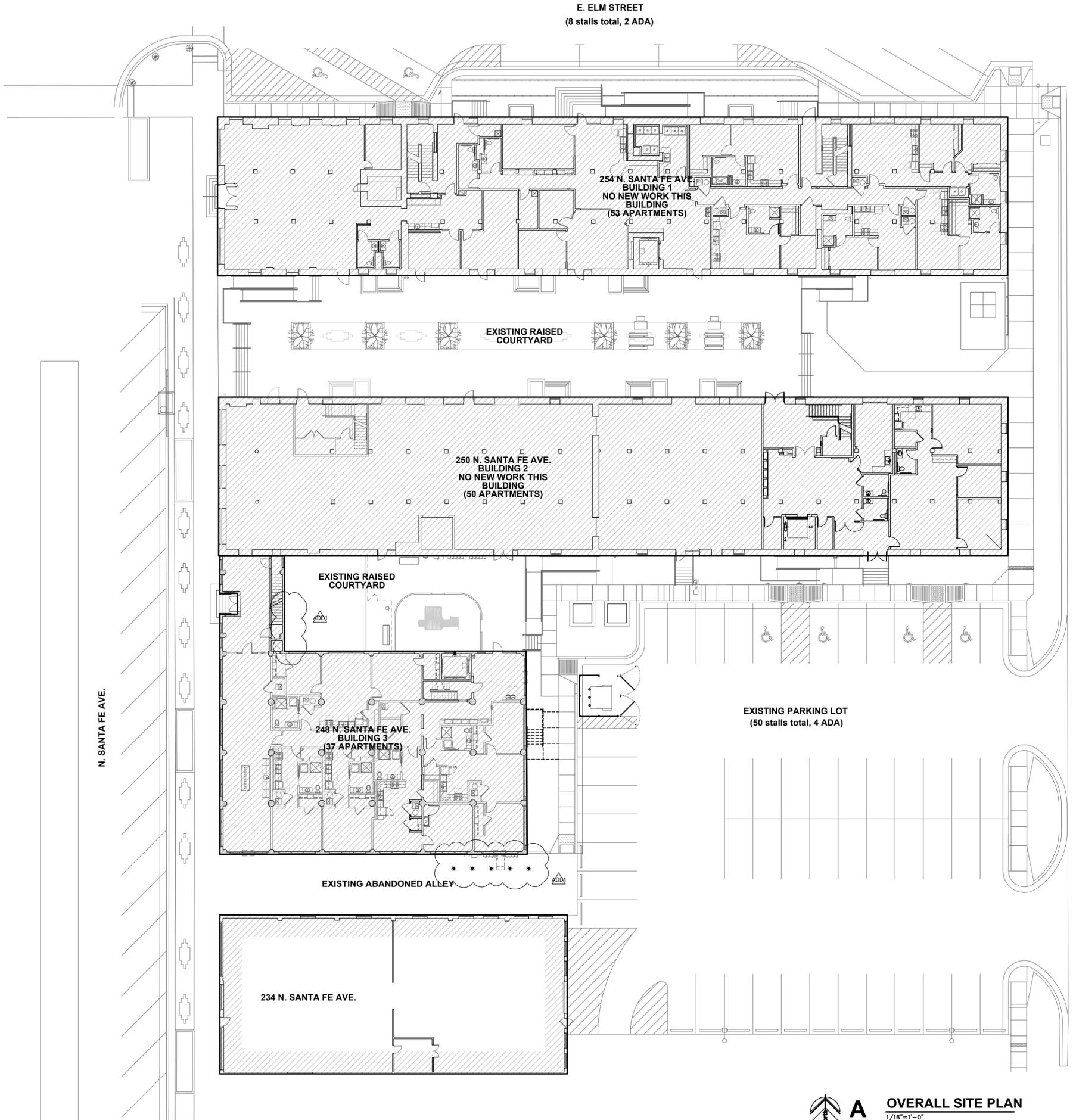
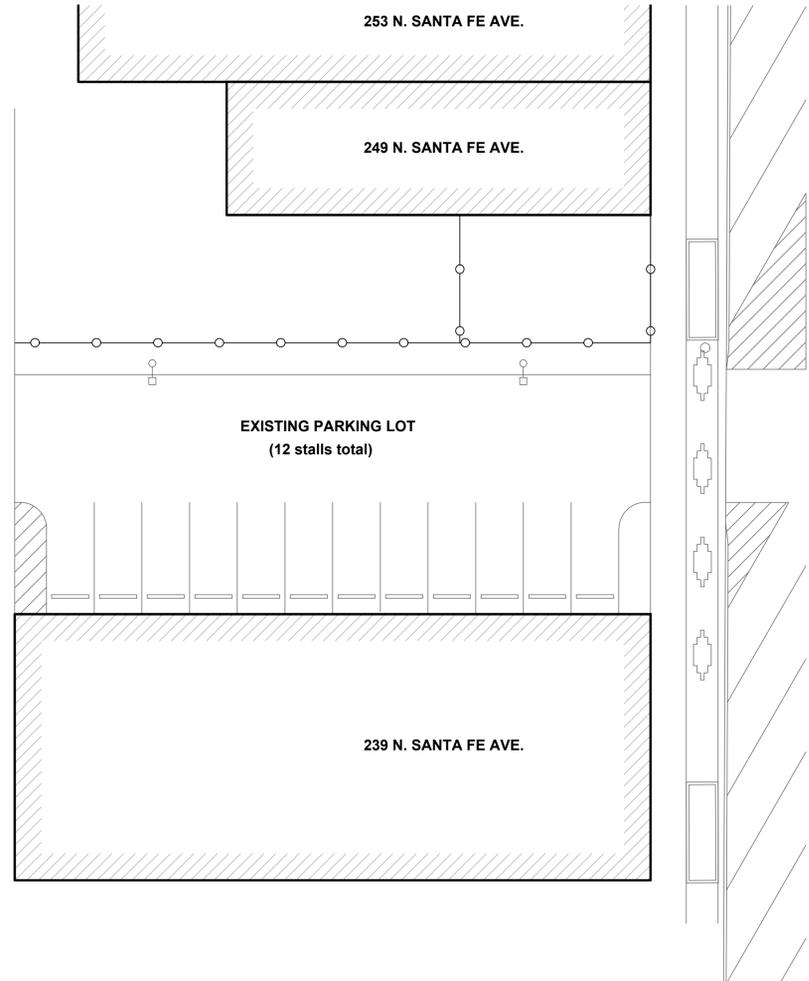
(1-20) 20 X 2 = 40 STALLS
 (21-140) = 120 X 1.5 = 180 STALLS
 40 + 180 = 220 X 50% REDUCTION = 110 STALLS REQUIRED

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 NOVEMBER 20, 2025, THE CITY OF SALINA'S BOARD OF ZONING APPEALS APPROVED A VARIANCE FOR OFF-STREET PARKING REDUCTION TO ALLOW UP TO 70 TOTAL PARKING STALLS FOR THE LEE LOFTS COMPLEX (INCLUDES BUILDINGS 1, 2 & 3).



REVISION:	
	10-14-2025
	1-7-2026
DATE:	9-19-2025
JOB:	22-3243
SHEET NO.:	

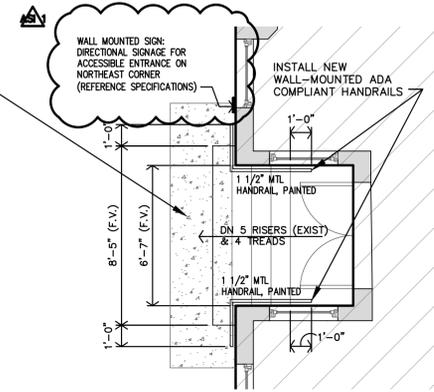
REPAIR, RESTORE AND CLEAN EXISTING TILE LANDING. PROTECT DURING CONSTRUCTION.



REPAIR, FILL AND CLEAN EXISTING CONCRETE STAIRS AS NEEDED.

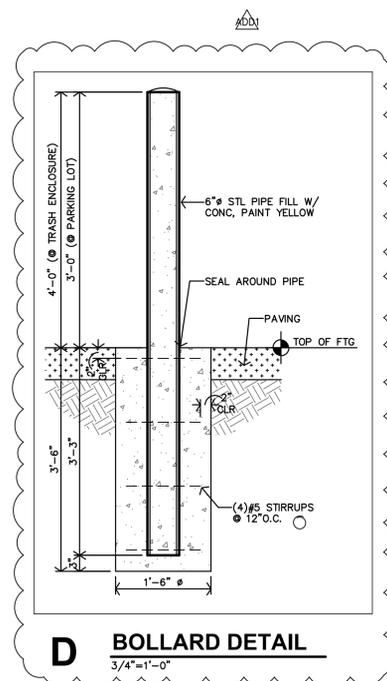


REMOVE/DEMO BOTTOM STAIR AND INSTALL NEW CONCRETE STAIR TO MATCH EXISTING DESIGN AND TREAD HEIGHT/WIDTH. REMOVE SURROUNDED CONCRETE AS NECESSARY FOR STAIR INSTALLATION. RE-INSTALL SIDEWALK TO MATCH EXISTING IN DESIGN, COLOR, TEXTURE, ETC.

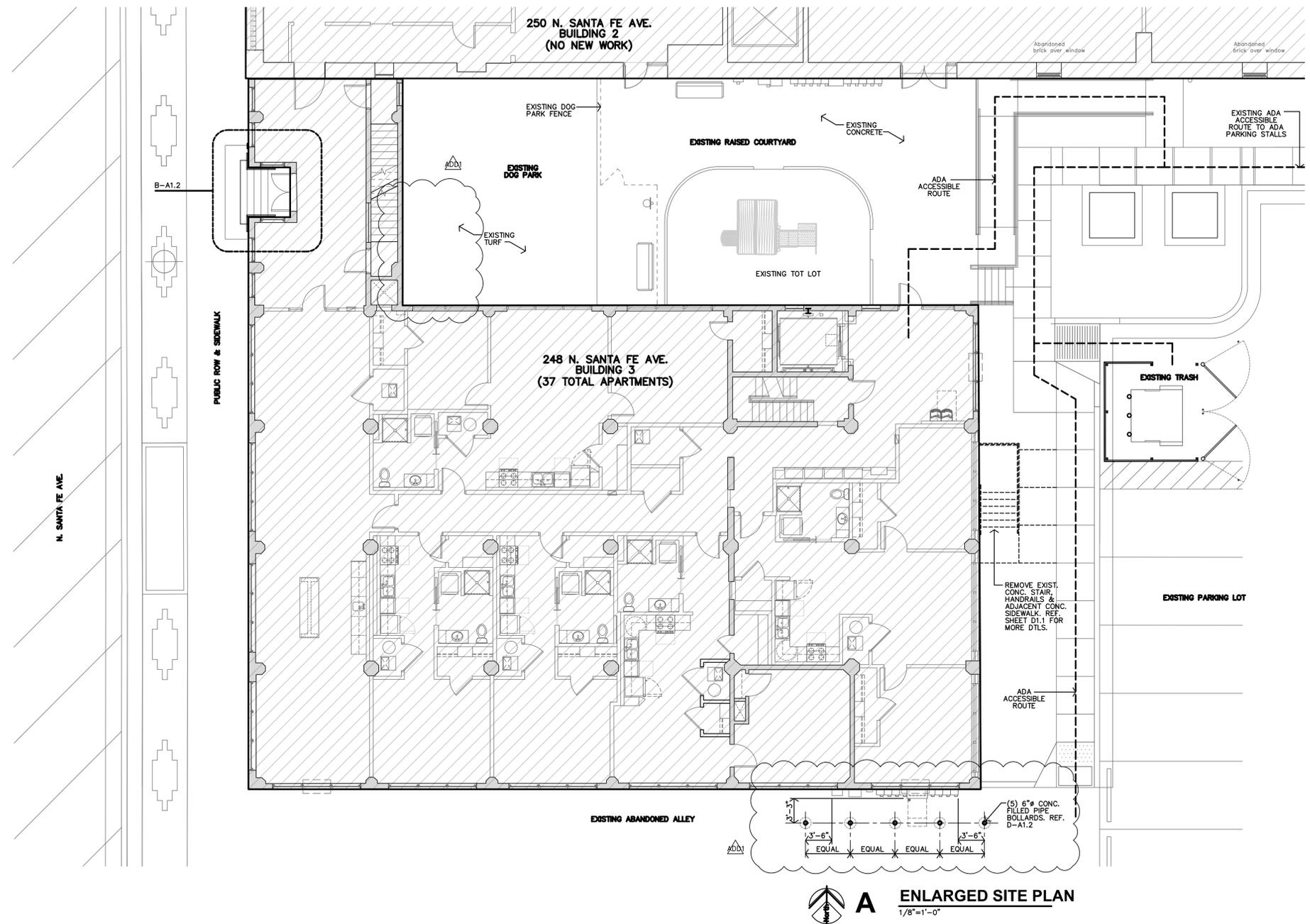


C STAIR - EXISTING PHOTOS

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



D BOLLARD DETAIL
3/4"=1'-0"



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

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



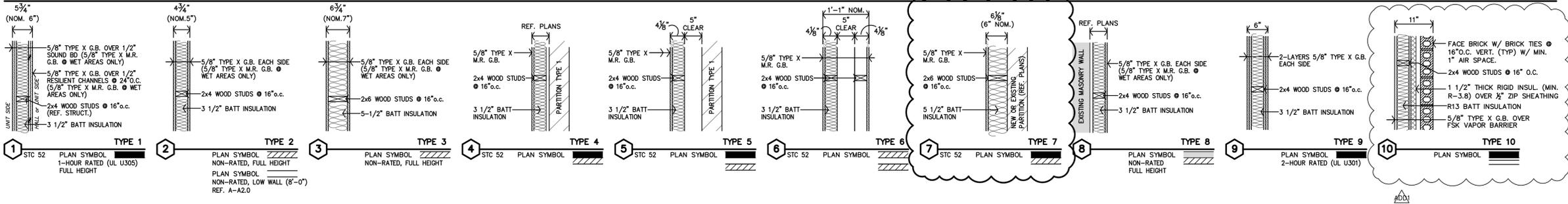
REVISION:	
	10-14-2025
	1-7-2026
DATE:	9-19-2025
JOB:	22-3243
SHEET NO.:	

A1.2

COPYRIGHTED ©

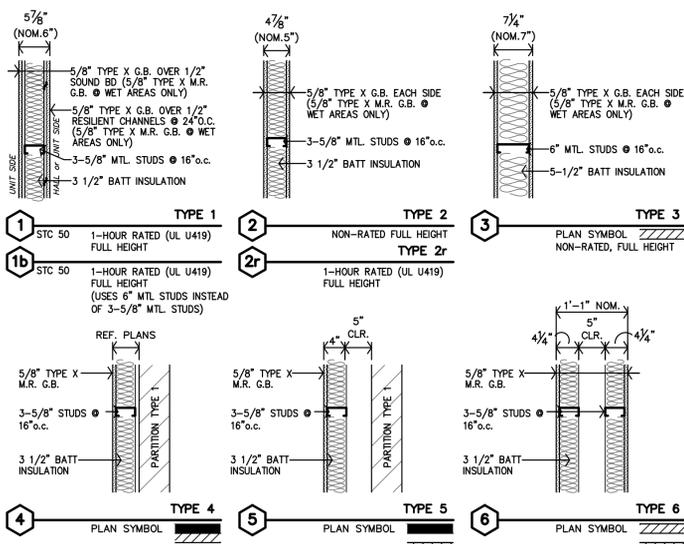
JGR
JonesGilliamRenz
1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgarchitects.com

INTERIOR PARTITION SCHEDULE



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 MANUF. 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

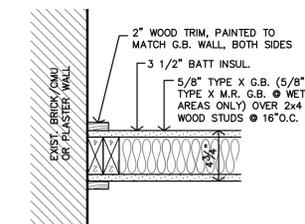
TYPE	UNIT NO.	STUDIO	1 BEDROOM	2 BEDROOM
ACCESSIBLE UNIT	207		204	
HEARING/VISION IMPAIRED UNIT	208			

UNIT KITCHEN MATRIX REF. SHT. A9.5

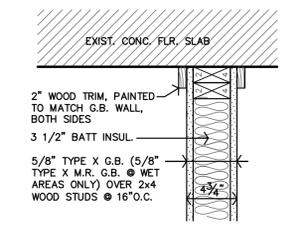
TYPE	UNIT NO.
TYPE 1	104, 106, 205, 208, 211, 305, 308, 311, 405, 408, 411, 505, 508, 511
TYPE 2	108
TYPE 3	111
TYPE 4	105, 307, 407, 507
TYPE 5	204, 304, 404, 504
TYPE 6	213, 313, 413, 513
TYPE 7	212, 312, 412, 512
TYPE 8	207
TYPE 9	203, 303, 403, 503

UNIT BATH MATRIX REF. SHT. A8.3

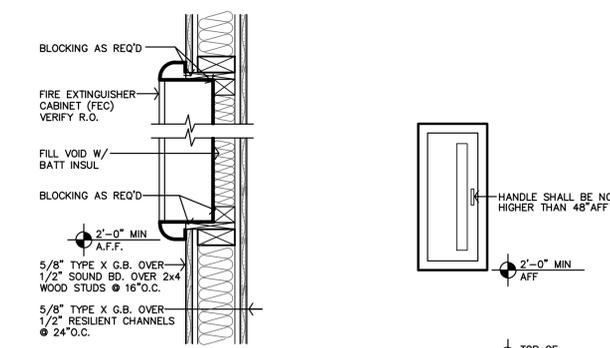
TYPE	UNIT NO.
TYPE 1	104, 105, 106, 108, 111, 203, 205, 208, 211, 212, 303, 304, 305, 308, 311, 312, 403, 404, 405, 408, 411, 412, 503, 504, 505, 408, 511, 512
TYPE 2	204
TYPE 3	213, 313, 413, 513
TYPE 4	207, 307, 407, 507



E TYPICAL WALL TIE-IN FINISH DTL.
1-1/2"=1'-0"

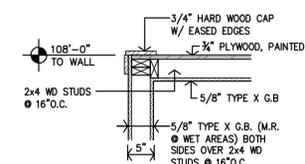


D TYPICAL TOP OF WALL FINISH DTL.
1-1/2"=1'-0"

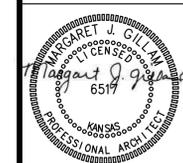


C FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1-1/2"=1'-0"

B TYPICAL FEC MOUNTING HGT
3/4"=1'-0"



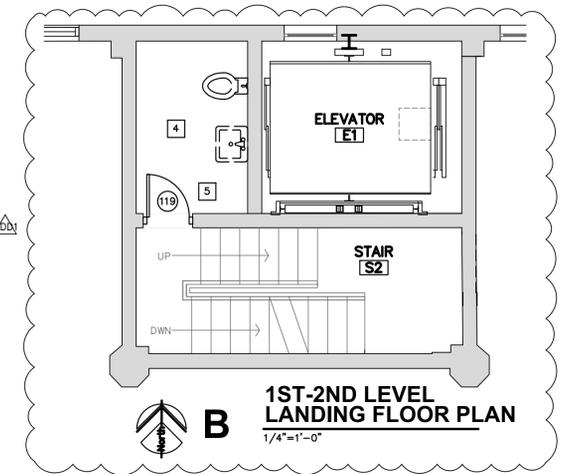
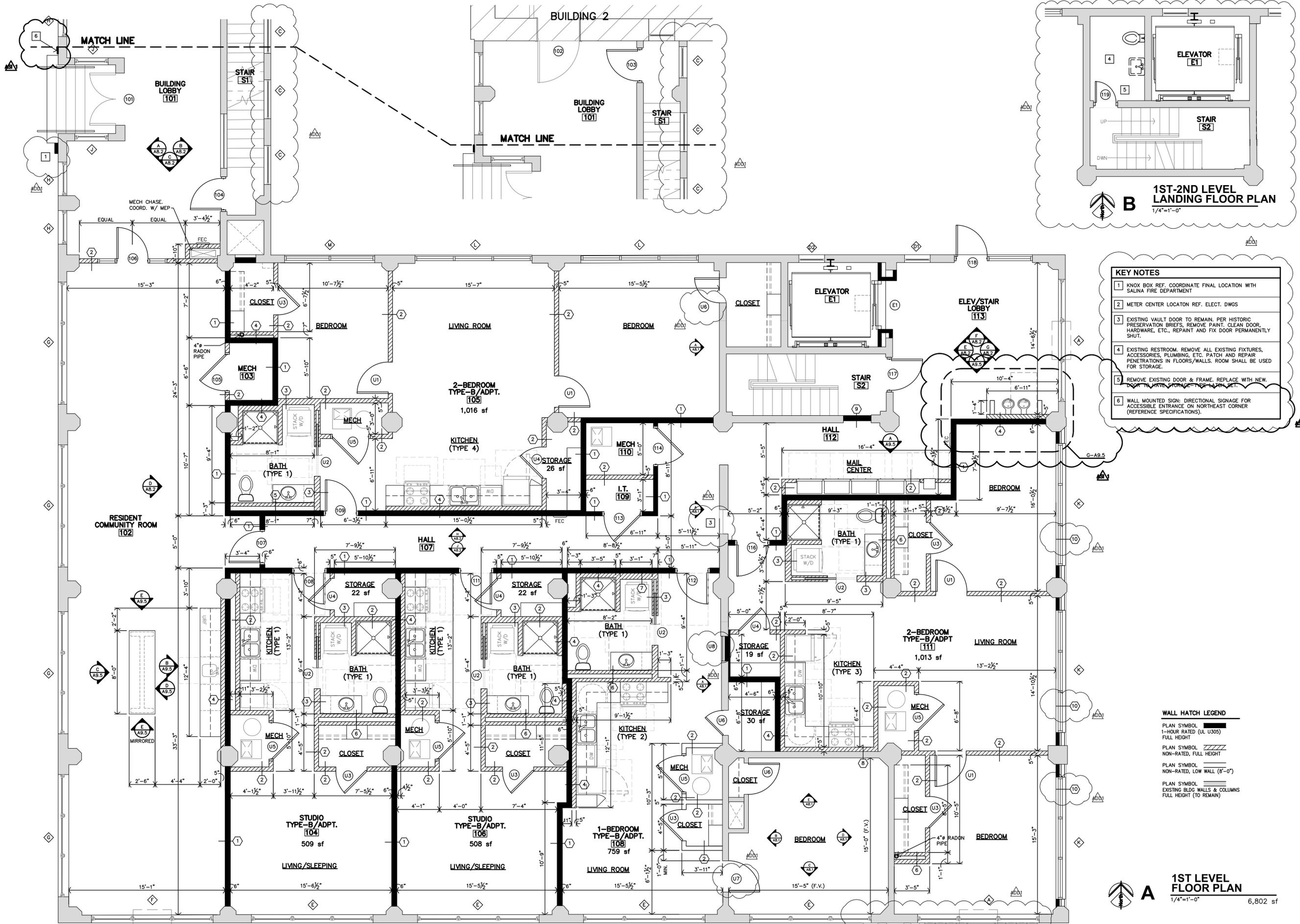
A LOW WALL (UNIT 108) TOP OF WALL DETAIL
3/4"=1'-0"



REVISION:

ADD	10-14-2025
ADD	1-7-2026

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



- KEY NOTES**
- 1 KNOX BOX REF. COORDINATE FINAL LOCATION WITH SALINA FIRE DEPARTMENT
 - 2 METER CENTER LOCATON REF. ELECT. DWGS
 - 3 EXISTING VAULT DOOR TO REMAIN, PER HISTORIC PRESERVATION BRIEFS, REMOVE PAINT, CLEAN DOOR, HARDWARE, ETC., REPAINT AND FIX DOOR PERMANENTLY SHUT.
 - 4 EXISTING RESTROOM. REMOVE ALL EXISTING FIXTURES, ACCESSORIES, PLUMBING, ETC. PATCH AND REPAIR PENETRATIONS IN FLOORS/WALLS. ROOM SHALL BE USED FOR STORAGE.
 - 5 REMOVE EXISTING DOOR & FRAME. REPLACE WITH NEW. DOOR TO HAVE STORAGE TYPE LATCH SET.
 - 6 WALL MOUNTED SIGN: DIRECTIONAL SIGNAGE FOR ACCESSIBLE ENTRANCE ON NORTHEAST CORNER (REFERENCE SPECIFICATIONS).

- 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)

A 1ST LEVEL FLOOR PLAN
1/4"=1'-0" 6,802 sf

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

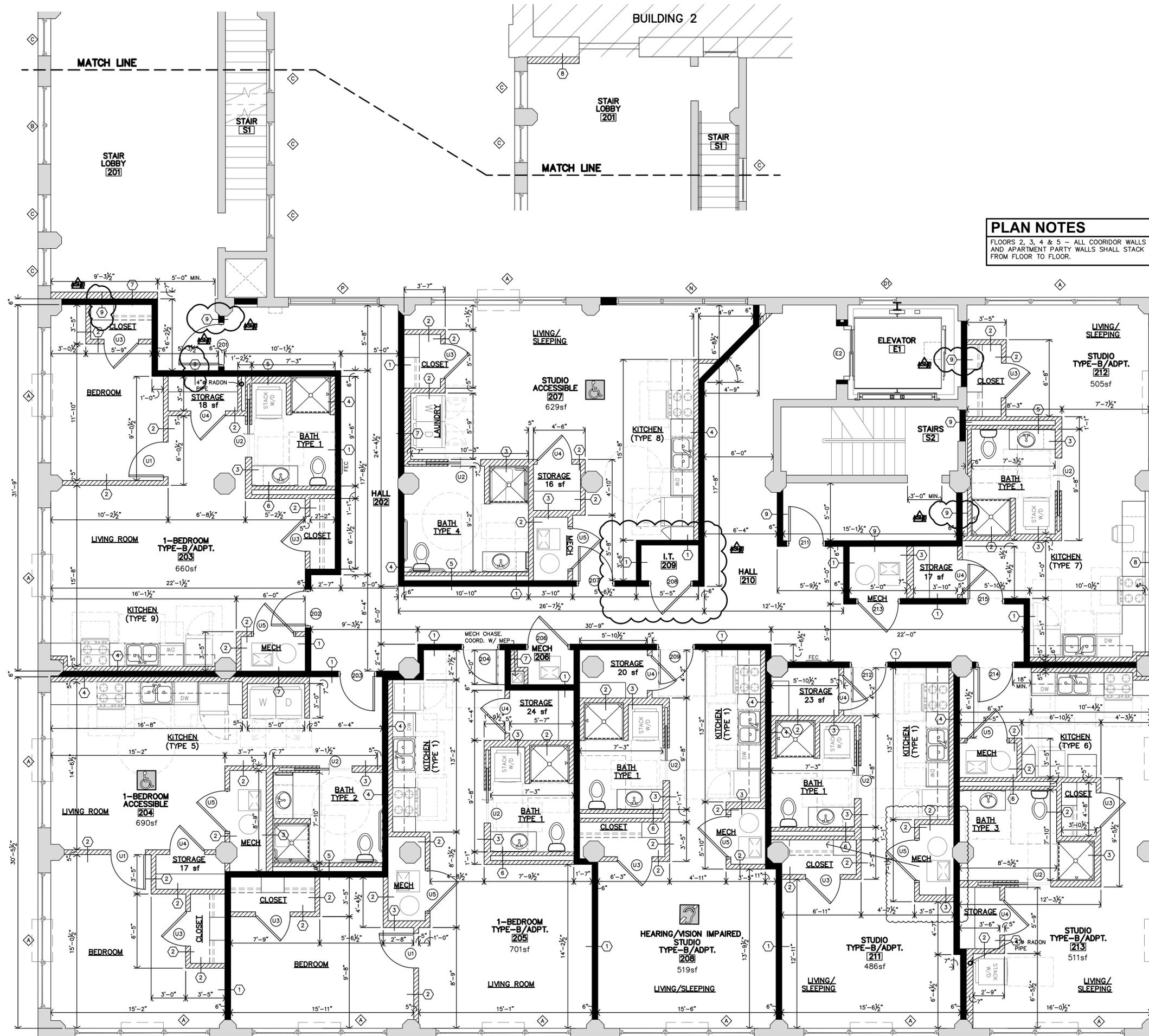


REVISION:

10-14-2025
1-7-2026

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

COPYRIGHTED



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

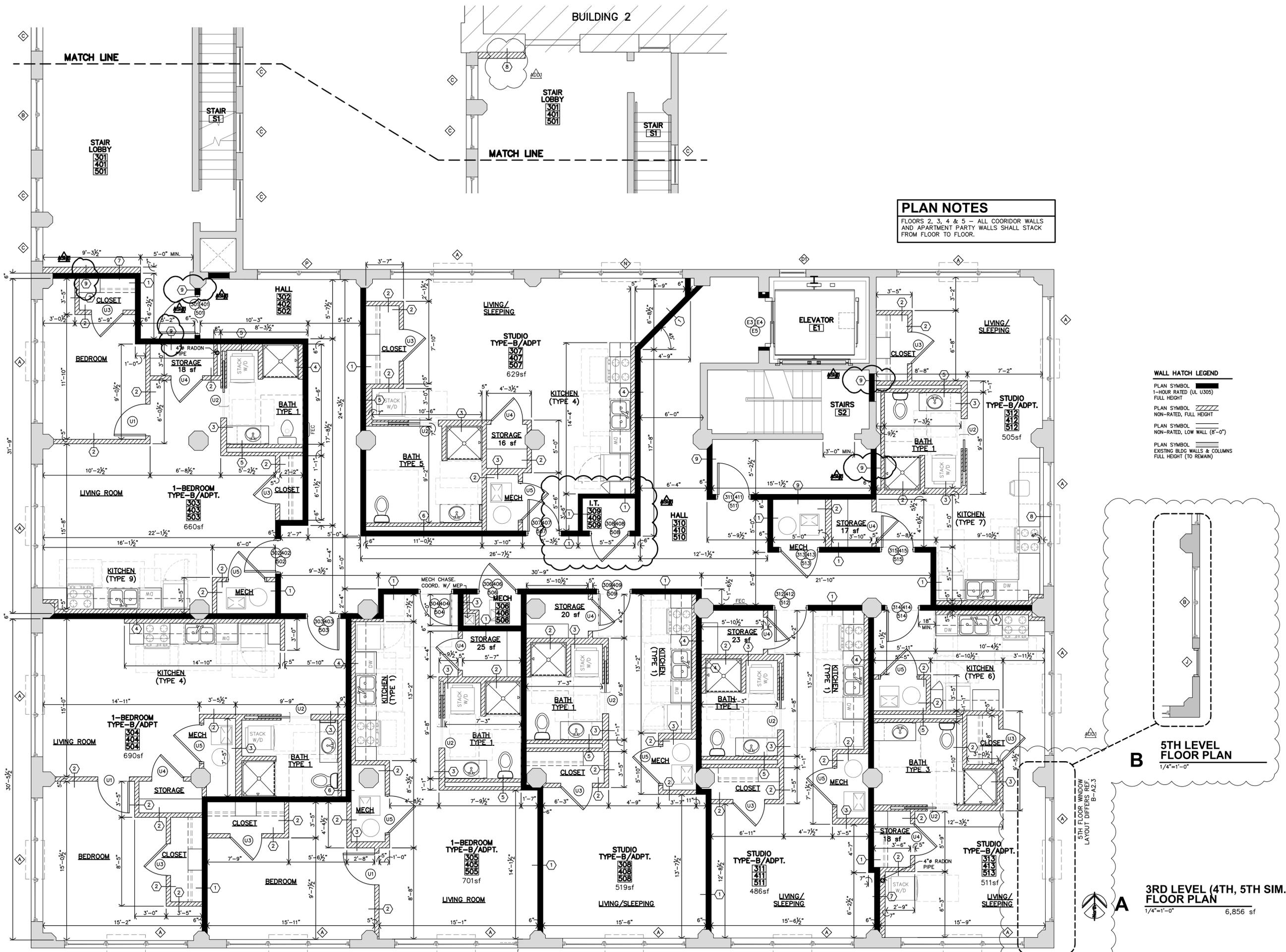
WALL HATCH LEGEND
 PLAN SYMBOL 1-HOUR RATED (UL U305) FULL HEIGHT
 PLAN SYMBOL NON-RATED, FULL HEIGHT
 PLAN SYMBOL NON-RATED, LOW WALL (8'-0")
 PLAN SYMBOL EXISTING BLDG WALLS & COLUMNS FULL HEIGHT (TO REMAIN)



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



REVISION:	1-7-2026
DATE:	9-19-2025
JOB:	22-3243
SHEET NO.:	



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)

5TH LEVEL FLOOR PLAN
 1/4"=1'-0"

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

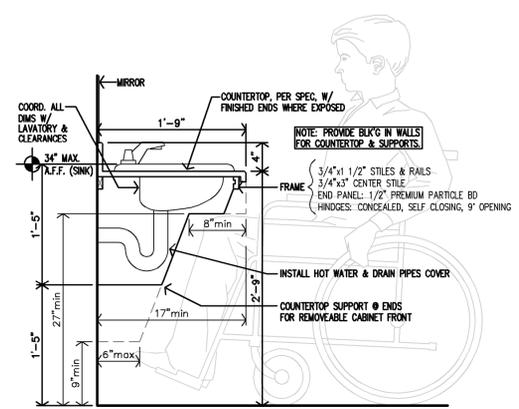


REVISION:	
	10-14-2025
	1-7-2026
DATE:	9-19-2025
JOB:	22-3243
SHEET NO.:	

A2.3

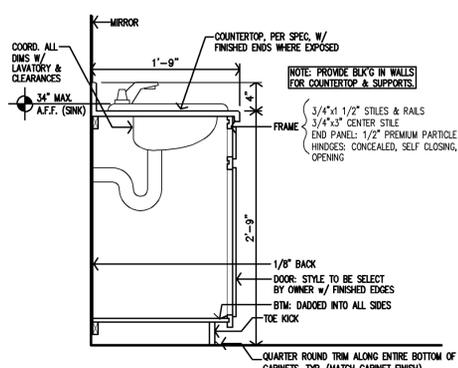
JGR JonesGillamRenz
 730 N. Ninth
 Salina, KS 67401
 785.827.0386
 jgr@jgarchitects.com

COPYRIGHTED ©



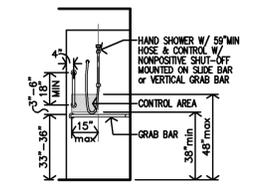
NOTES:
 1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
 2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

N ACCESS BATH VANITY CABINET SECTION
 1/4"=1'-0"

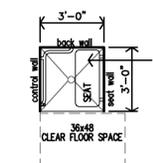


NOTES:
 1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
 2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

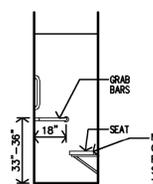
M ADAPT BATH VANITY CABINET SECTION
 1/4"=1'-0"



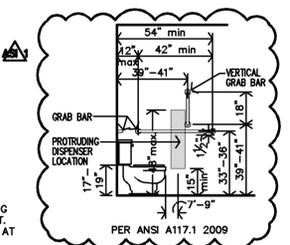
T TYP. HEIGHTS @ ACCESSIBLE SHOWER CONTROL WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



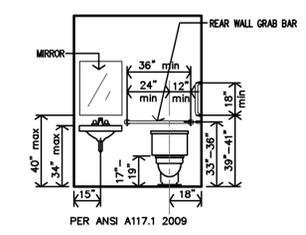
S TYP. HEIGHTS @ ACCESSIBLE SHOWER PLAN
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



R TYP. HEIGHTS @ ACCESSIBLE SHOWER BACK WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



Q TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



P TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

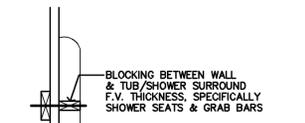
ACCESSIBLE UNIT - BATHROOM DETAILS

ENLARGED BATH NOTES:

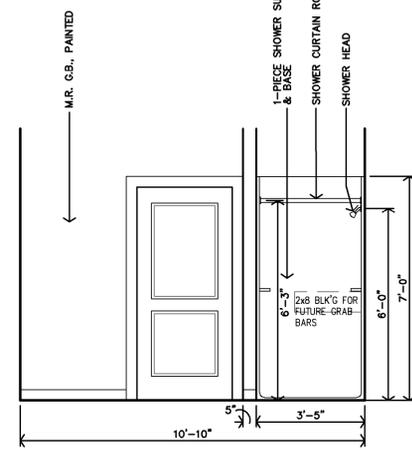
- REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
- ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A9.2)
- ALL SHOWERS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

LEGEND

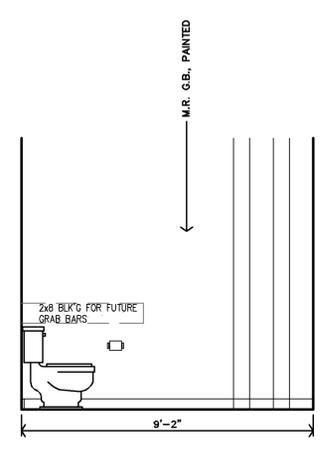
- M MIRROR
- TP TOILET PAPER DISPENSER
- TB TOWEL BAR
- SR SHOWER ROD
- CL CORNER LEDGE
- SH SHOWER HEAD
- TC TALL CABINET



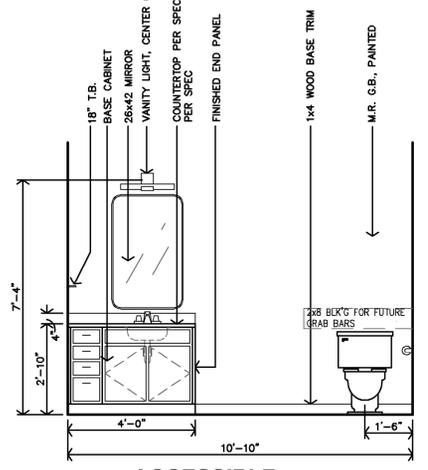
L TYPICAL SHOWER SURROUND BLOCKING



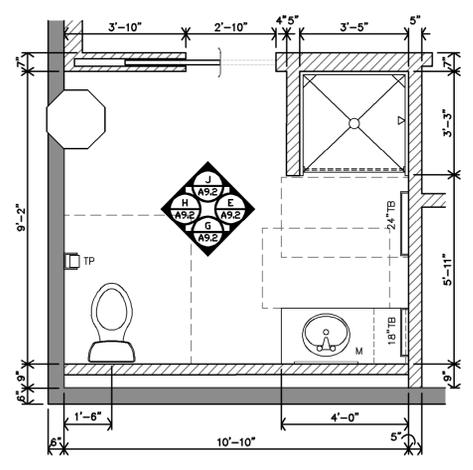
J ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
 3/8"=1'-0"



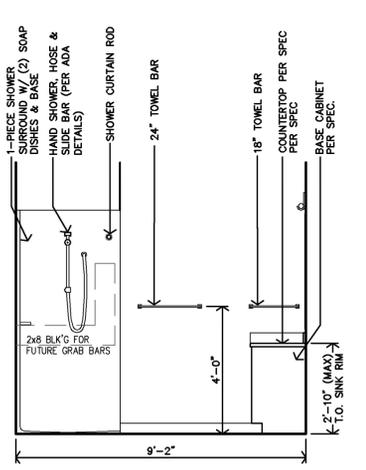
H ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
 3/8"=1'-0"



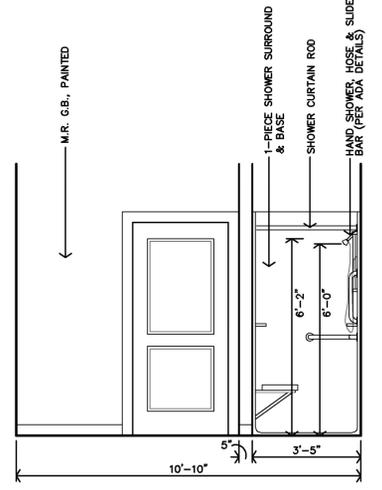
G ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
 3/8"=1'-0"



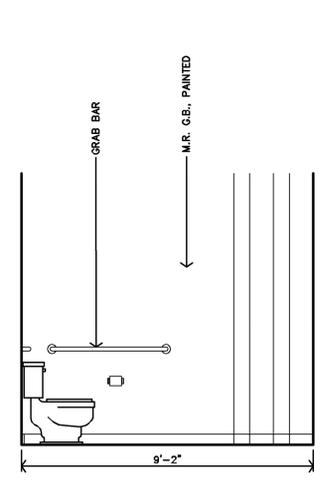
F TYPE 5 - ADAPTABLE ENLARGED BATH PLAN
 3/8"=1'-0"



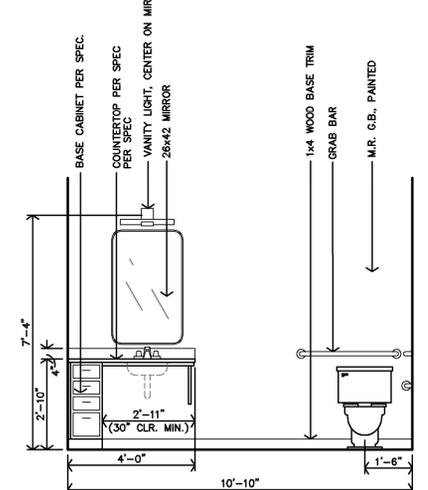
E ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
 3/8"=1'-0"



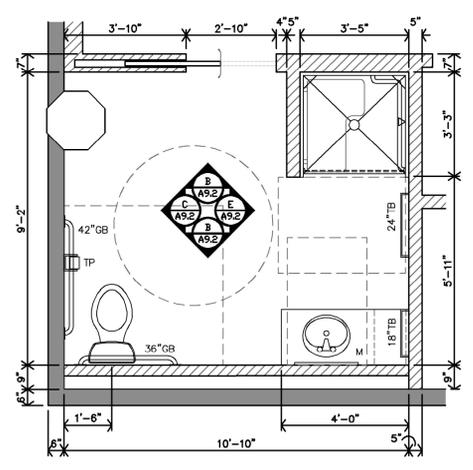
D ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
 3/8"=1'-0"



C ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
 3/8"=1'-0"



B ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
 3/8"=1'-0"



A TYPE 4 - ACCESSIBLE ENLARGED BATH PLAN
 3/8"=1'-0"

ENLARGED BATH NOTES:

- REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
- ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- 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)
- 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:

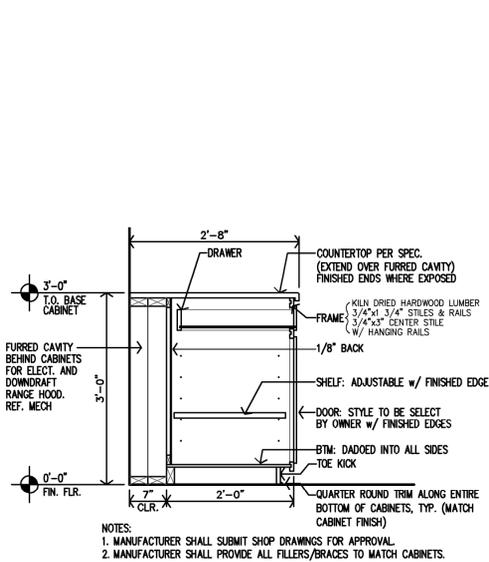
SINKS/LAVATORIES - 30"x48" MIN. SIDE APPROACH
 TOILETS - 48"x56" MIN. SIDE APPROACH
 SHOWER - 30"x48" MIN. MEASURED FROM CONTROL WALL
 WASHER/DRYER - 30"x48" MIN. FRONT APPROACH FOR FRONT LOAD MACHINES
 OVEN/RANGE - 30"x48" MIN. SIDE APPROACH
 REFRIGERATOR - 30"x48" MIN. SIDE APPROACH OR FRONT APPROACH

(CLEARANCES PER ANSI 2009 ICC A117.1)

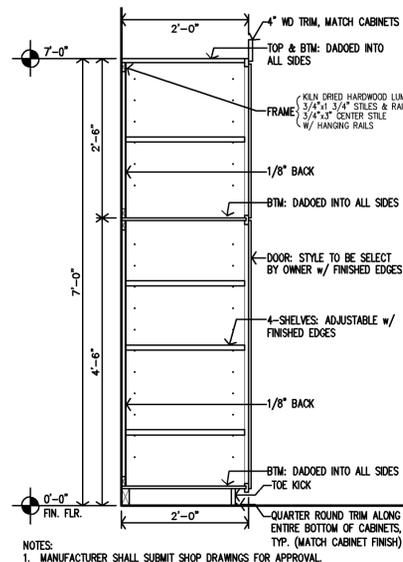


REVISION:
 1-7-2026

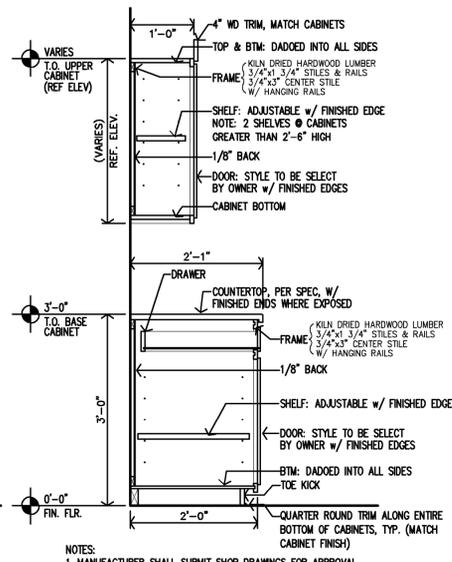
DATE: 9-19-2025
 JOB: 22-3243
 SHEET NO.:



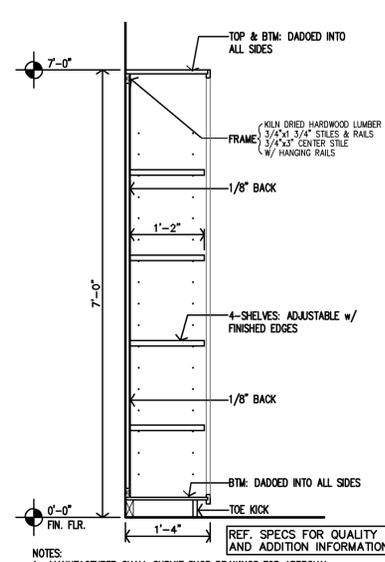
P KITCHEN TYPE 7 CABINET SECTION
 3/4"x1'-0"



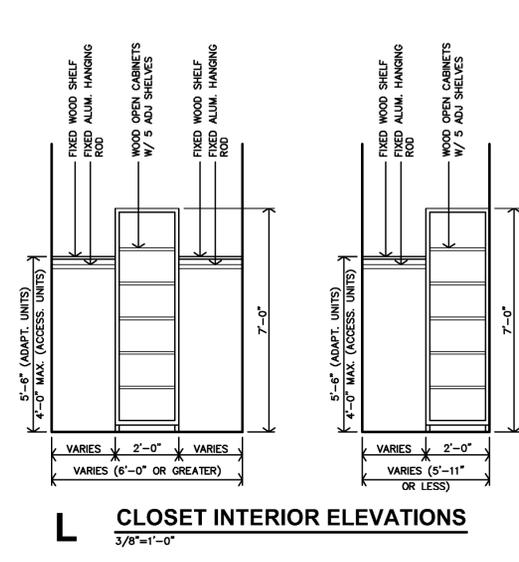
O TALL PANTRY CABINET SECTION
 3/4"x1'-0"



N ADAPT KITCHEN CABINET SECTION
 3/4"x1'-0"



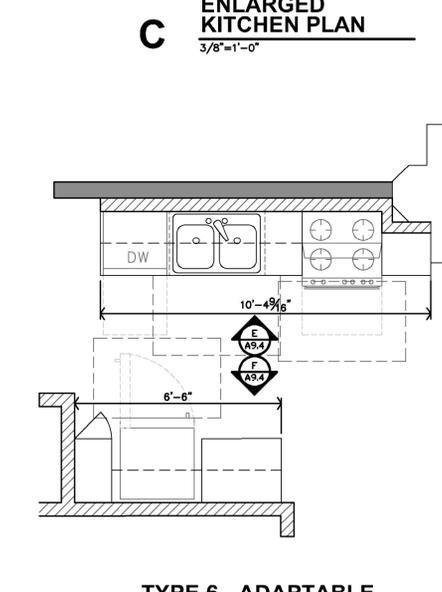
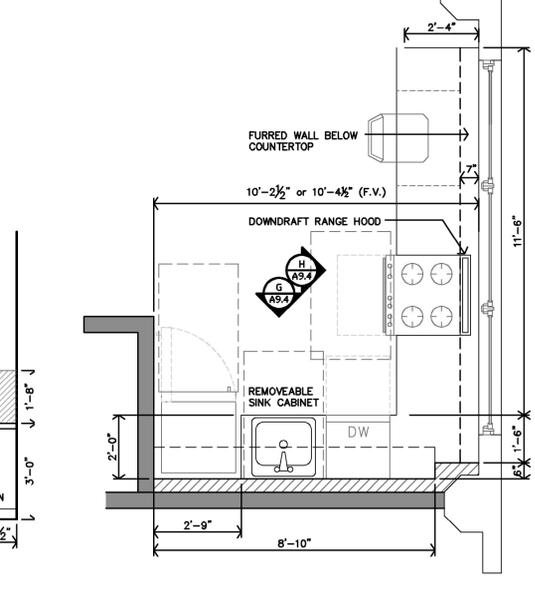
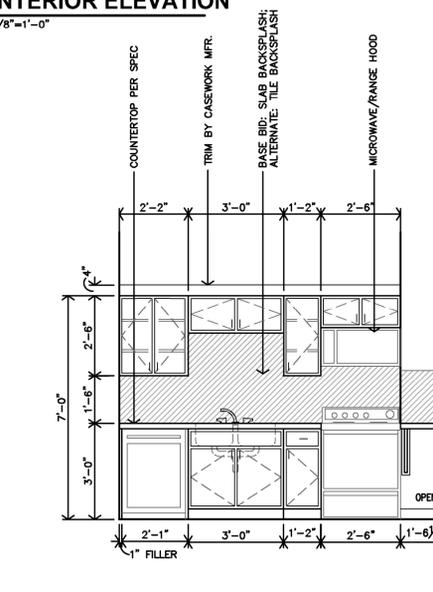
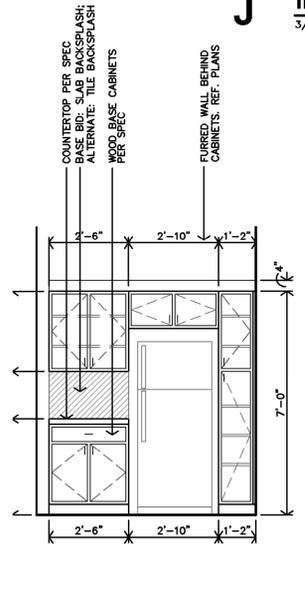
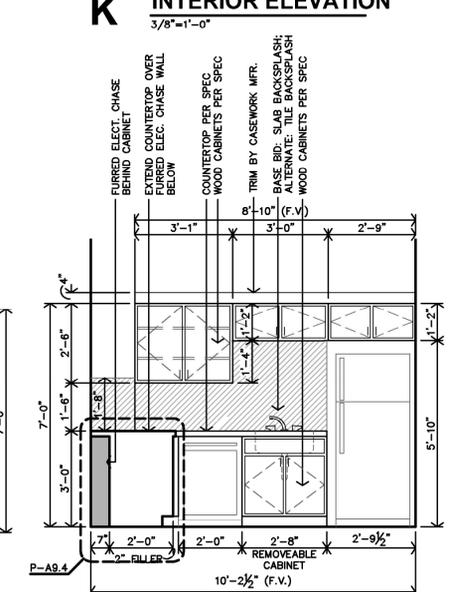
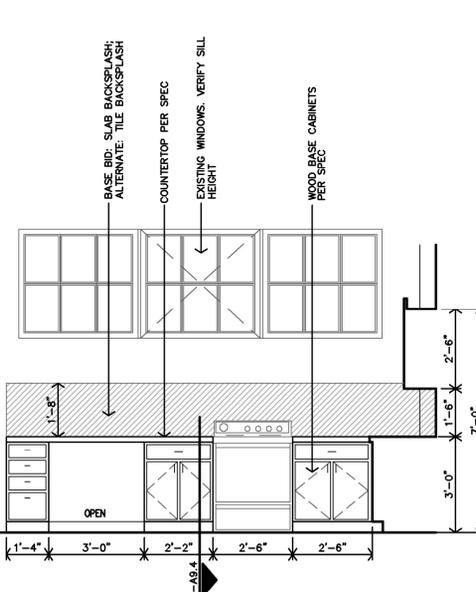
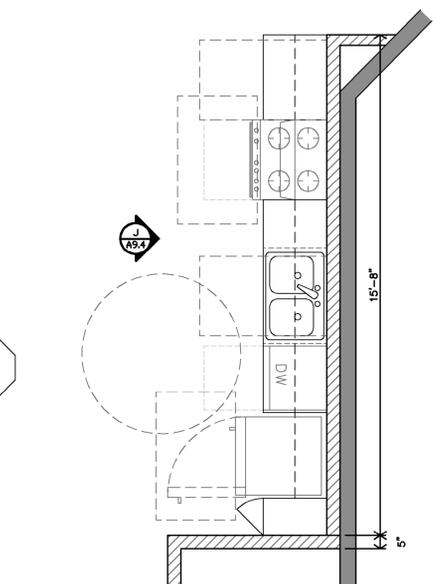
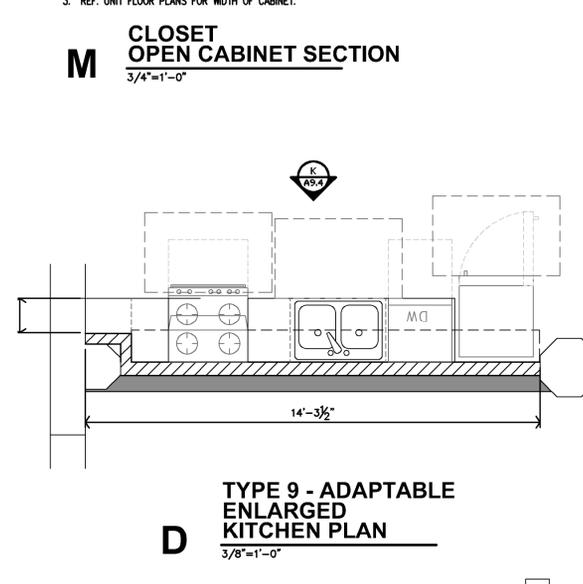
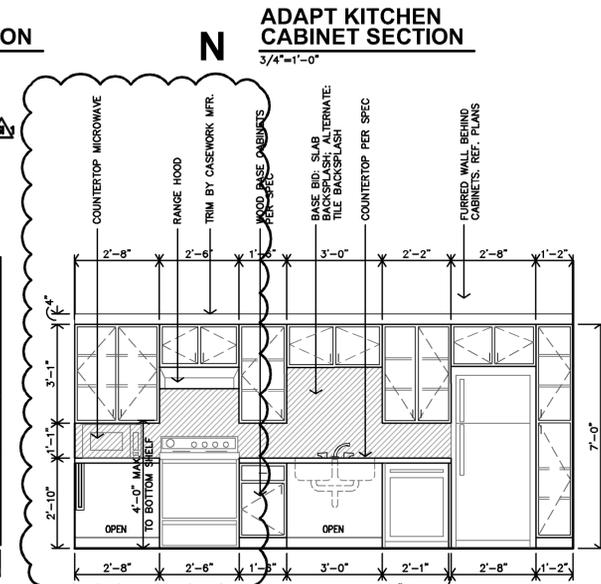
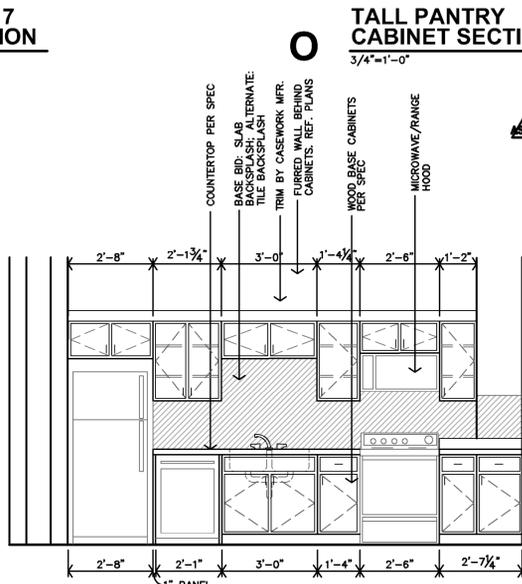
M CLOSET OPEN CABINET SECTION
 3/4"x1'-0"



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

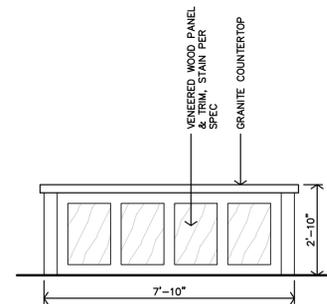
(CLEARANCES PER ANSI 2009 ICC A117.1)



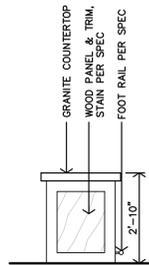
REVISION:
 1-7-2026

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

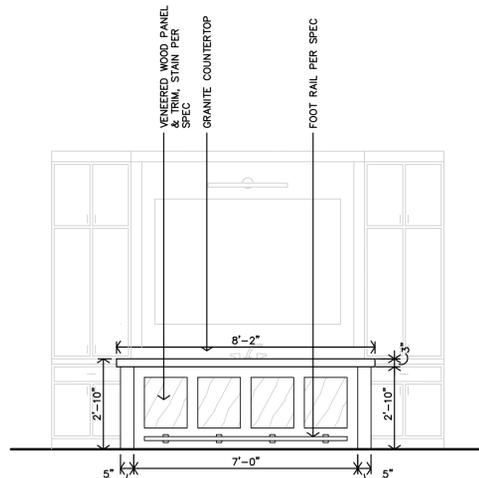
D COMMUNITY ROOM #102 CASEWORK
1/4"=1'-0"



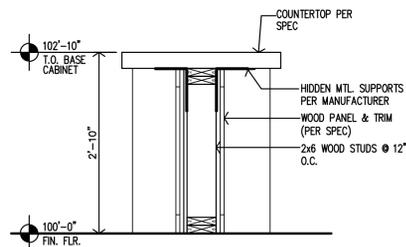
E COMMUNITY ROOM #102 CASEWORK
1/4"=1'-0"



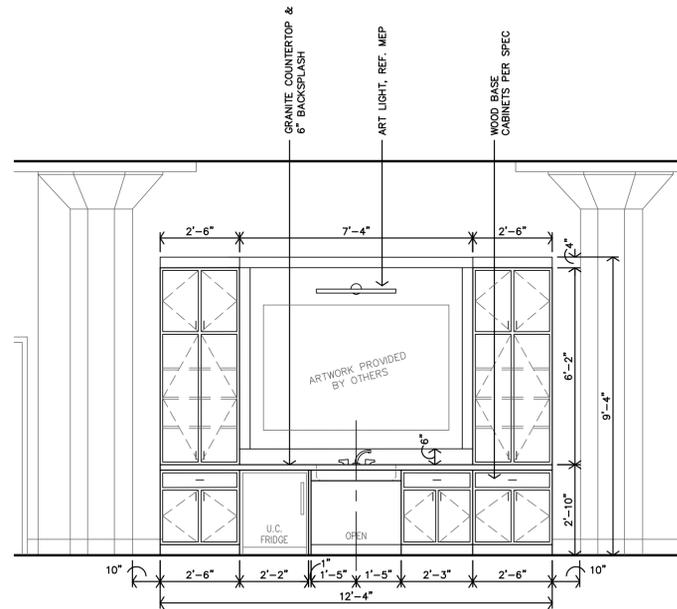
C COMMUNITY ROOM #102 CASEWORK
1/4"=1'-0"



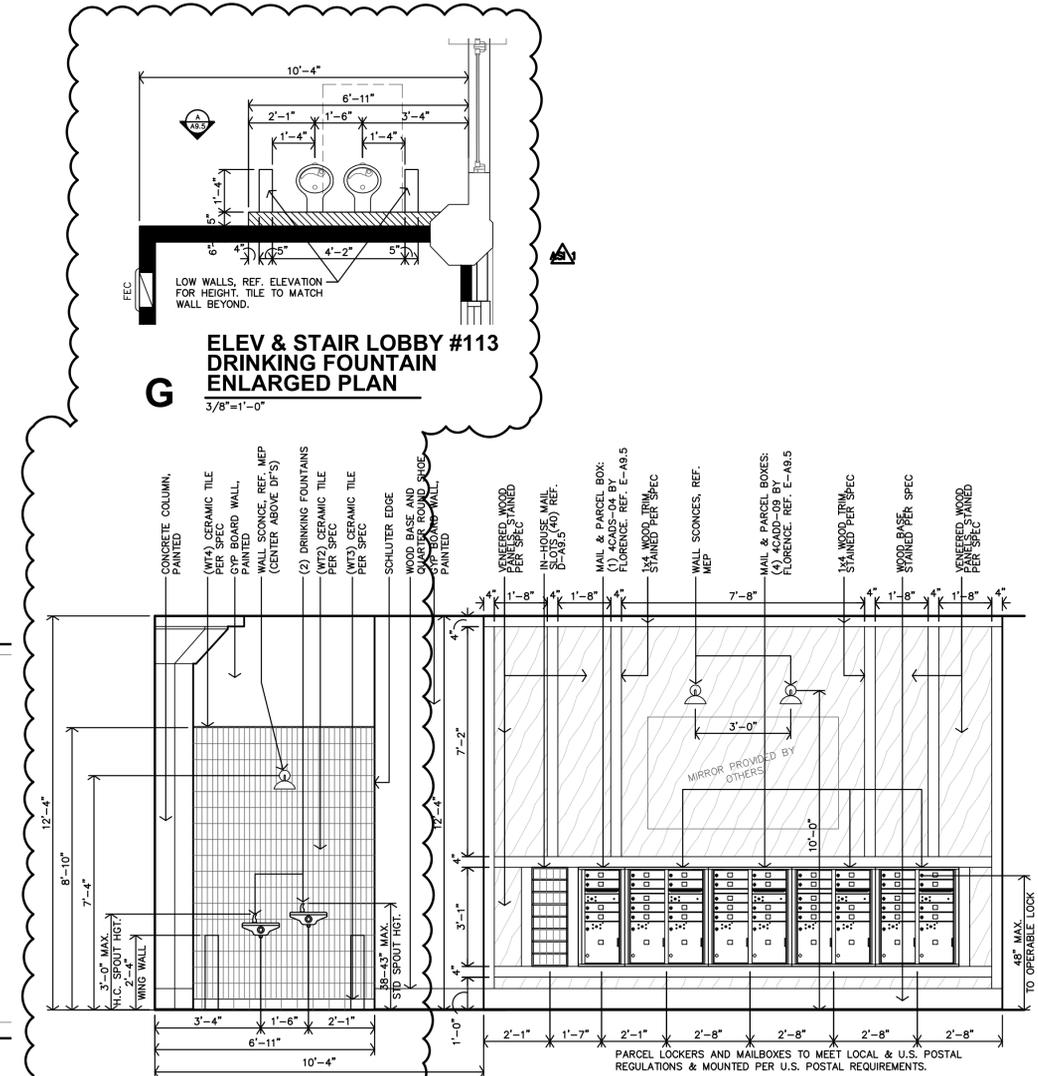
F COMMUNITY ROOM #124 ISLAND SECTION
3/4"=1'-0"



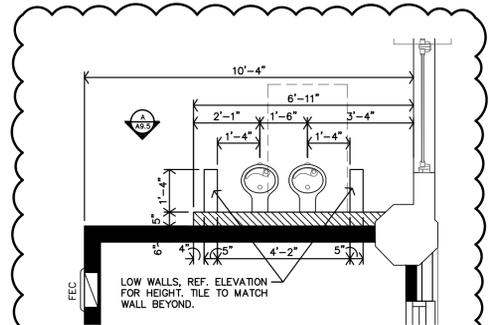
B COMMUNITY ROOM #102 CASEWORK
1/4"=1'-0"



A HALL #112/ELEV & STAIR LOBBY #113 MAIL CENTER & DRINKING FOUNTAIN INTERIOR ELEVATION
3/8"=1'-0"



G ELEV & STAIR LOBBY #113 DRINKING FOUNTAIN ENLARGED PLAN
3/8"=1'-0"



REVISION:

1	9-19-2025
2	22-3243

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

Breaker Function Schedule	
A	Arc-Fault Interrupter (AFCI) Protection
G	Ground-Fault Circuit Interrupter (GFCI) Protection (5 mA)
GA	Combination Arc-Fault Interrupter (AFCI) Protection and Ground-Fault Circuit Interrupter (GFCI) Protection (5 mA)
L	Lockable open according to NEC 110.25

Panelboard: P3

Location: IT 309
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: Yes
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 100 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA	B KVA	C KVA	FN	Trip (A)	Circuitry	Description	Ckt
P3-1	LTS - 3RD FLR COMMONS	1/2"C,1#12,#12N,#12G	20		0.56	3.28			40	1/2"C,2#8,#10G	BLOWER COIL 'BC-1' 3RD HALL	P3-2
P3-3	RCPT - 3RD LOBBY	1/2"C,1#12,#12N,#12G	20			0.9	3.28		20	1/2"C,2#12,#12G	EW-H-4 -STAIR	P3-8
P3-5	RCPT - 3RD HALL	1/2"C,1#12,#12N,#12G	20				1.08	0.75	20			P3-6
P3-7	RCPT - TELECOM	1/2"C,1#12,#12N,#12G	20		0.36	0.75			20			P3-10
P3-9	RCPT - TELECOM	1/2"C,1#12,#12N,#12G	20			0.36	0		20			P3-10
P3-11	FIRE/SMOKE DAMPER	1/2"C,1#12,#12N,#12G	20	L				1.08	0	20		P3-12
P3-13	Space											P3-14
P3-15	Space											P3-16
P3-17	Space											P3-18
P3-19	Space											P3-20
P3-21	Space											P3-22
P3-23	Space											P3-24
					Connecte...	10 kVA	9 kVA	6 kVA	(Includes load connected via feed-thru lugs.)			
					Connecte...	87 A	80 A	49 A				

Panelboard: P4

Location: IT 409
Supply: P3
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 100 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA	B KVA	C KVA	FN	Trip (A)	Circuitry	Description	Ckt
P4-1	LTS - 4TH FLR COMMONS	1/2"C,1#12,#12N,#12G	20		0.56	3.28			40	1/2"C,2#8,#10G	BLOWER COIL 'BC-1' 4TH HALL	P4-2
P4-3	RCPT - 4TH LOBBY	1/2"C,1#12,#12N,#12G	20			0.9	3.28		20	1/2"C,2#12,#12G	EW-H-5 - STAIR	P4-6
P4-5	RCPT - 4TH HALL	1/2"C,1#12,#12N,#12G	20				1.08	0.75	20			P4-8
P4-7	RCPT - TELECOM	1/2"C,1#12,#12N,#12G	20		0.36	0.75			20			P4-10
P4-9	RCPT - TELECOM	1/2"C,1#12,#12N,#12G	20			0.36	0		20			P4-12
P4-11	FIRE/SMOKE DAMPER	1/2"C,1#12,#12N,#12G	20	L				1.08	0	20		P4-14
P4-13	Space											P4-16
P4-15	Space											P4-18
P4-17	Space											P4-20
P4-19	Space											P4-22
P4-21	Space											P4-24
P4-23	Space											P4-24
					Connecte...	5 kVA	5 kVA	3 kVA				
					Connecte...	43 A	40 A	24 A				

Panelboard: P5

Location: IT 509
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 225 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA	B KVA	C KVA	FN	Trip (A)	Circuitry	Description	Ckt	
P5-1	CONDENSING UNIT 'CU-3' COMMUNITY 102	1/2"C,2#10,#10G	30		1.87	1.46			20	1/2"C,2#12,#12G	Cooling	P5-2	
P5-3	CONDENSING UNIT 'CU-3' COMMUNITY 102	1/2"C,2#10,#10G	30			1.87	1.46		20	1/2"C,1#12,#12N,#12G	RCPT - ELEVATOR HOISTWAY	P5-4	
P5-5	CONDENSING UNIT 'CU-3' COMMUNITY 102	1/2"C,2#10,#10G	30		1.87	1.08			20	1/2"C,1#12,#12N,#12G	RCPT - 5TH HALL	P5-8	
P5-7	CONDENSING UNIT 'CU-1' 5TH FLOOR HALL	1/2"C,2#12,#12G	20			0.94	0.9		20	1/2"C,1#12,#12N,#12G	RCPT - 5TH LOBBY	P5-10	
P5-9	CONDENSING UNIT 'CU-1' 5TH FLOOR HALL	1/2"C,2#12,#12G	20				0.94	0.36	20	1/2"C,1#12,#12N,#12G	RCPT - TELECOM	P5-12	
P5-11	CONDENSING UNIT 'CU-1' 4TH FLOOR HALL	1/2"C,2#12,#12G	20			0.94	1.26		20	1/2"C,1#12,#12N,#12G	RCPT - ROOF	P5-16	
P5-13	CONDENSING UNIT 'CU-1' 3RD FLOOR HALL	1/2"C,2#12,#12G	20			0.94	3.02		40	1/2"C,2#8,#10G	HEAT PUMP 'HP-1' 2ND LOBBY	P5-18	
P5-15	CONDENSING UNIT 'CU-1' 4TH FLOOR HALL	1/2"C,2#12,#12G	20			0.94	3.02		40	1/2"C,2#8,#10G	HEAT PUMP 'HP-3' 3RD LOBBY	P5-20	
P5-17	CONDENSING UNIT 'CU-1' 3RD FLOOR HALL	1/2"C,2#12,#12G	20			0.94	3.02		40	1/2"C,2#8,#10G	HEAT PUMP 'HP-3' 3RD LOBBY	P5-24	
P5-19	CONDENSING UNIT 'CU-1' 2ND FLOOR HALL	1/2"C,2#12,#12G	20			0.94	3.02		40	1/2"C,2#8,#10G	HEAT PUMP 'HP-3' 4TH LOBBY	P5-26	
P5-21	CONDENSING UNIT 'CU-1' 2ND FLOOR HALL	1/2"C,2#12,#12G	20			0.94	3.02		40	1/2"C,2#8,#10G	HEAT PUMP 'HP-4' 4TH LOBBY	P5-28	
P5-23	CONDENSING UNIT 'CU-1' BASEMENT	1/2"C,2#12,#12G	20			0.94	3.02		40	1/2"C,2#8,#10G	HEAT PUMP 'HP-4' 5TH LOBBY	P5-30	
P5-25	ELEVATOR	1"C,3#4,#8G	70		4.2	3.02			40	1/2"C,2#8,#10G	BLOWER COIL 'BC-1' 5TH LOBBY	P5-32	
P5-27	LTS - ELEVATOR HOISTWAY	1/2"C,1#12,#12N,#12G	20			4.2	3.28		40	1/2"C,2#8,#10G	BLOWER COIL 'BC-1' 5TH HALL	P5-34	
P5-29	LTS - 5TH FLR COMMONS	1/2"C,1#12,#12N,#12G	20		0.46	0.75			20	1/2"C,1#12,#12N,#12G	EW-H-6 - STAIR	P5-36	
P5-31	FIRE/SMOKE DAMPER	1/2"C,1#12,#12N,#12G	20	L			1.08	0.75	20			P5-40	
P5-33	ELEVATOR CAR LIGHTS	1/2"C,1#12,#12N,#12G	20					0	0.36	20	1/2"C,1#12,#12N,#12G	ELEVATOR SHUNT TRIP	P5-42
P5-35	RADON FANS	1/2"C,1#12,#12N,#12G	20		0.72	0			20			P5-44	
P5-37	Space								20			P5-46	
P5-39	Space								20			P5-48	
P5-41	Space								20			P5-50	
P5-43	Space								20			P5-52	
P5-45	Space								20			P5-54	
					Connecte...	25 kVA	25 kVA	22 kVA					
					Connecte...	208 A	208 A	184 A					

Panelboard: H1

Location: BASEMENT
Supply: Utility Transformer
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 600 A
Neutral: 100%
Mains Type: MLO
Mains Rating: 600 A
Mains FN/Note: -
SCCR: 65 kA

Features & Modifications: INTERNAL SURGE PROTECTION

Ckt	Description	Frame (A)	Trip (A)	Poles	FN/Note	Load
H1:1	P0	225	225	3		50892
H1:2	P1	150	150	3		31280
H1:3	P3	100	100	3		24779
H1:4	P5	225	225	3		71331
H1:5	PROVISIONAL 225A SPACE	--	--	1		--
H1:6	PROVISIONAL 225A SPACE	--	--	1		--

Load Classification	Connected	Factor	Demand	Panel Totals
Motor	14045 VA	109.62%	15396 VA	Connected Load: 178 kVA
Other	14080 VA	100.00%	14080 VA	Connected Current: 495 A
Lighting - Interior	4609 VA	125.00%	5761 VA	Demand Load: 200 kVA
Receptacle - General	16920 VA	79.55%	13460 VA	Demand Current: 556 A
Receptacle - Dedicated	4800 VA	100.00%	4800 VA	Non-Coincident... 54.8 A
Electric Heat	91468 VA	125.00%	114335 VA	Total Est. Demand ... 500.8 A
Elevator	12600 VA	100.00%	12600 VA	
Cooling	19760 VA	100.00%	19760 VA	

Panelboard: P0

Location: BASEMENT
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 225 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA	B KVA	C KVA	FN	Trip (A)	Circuitry	Description	Ckt	
P0:1	LTS - BASEMENT	1/2"C,1#12,#12N,#12G	20		1.56	3.28			40	1/2"C,2#8,#10G	BASEMENT BLOWER COIL 'BC-1'	P0:2	
P0:3	RCPT - BASEMENT	1/2"C,1#12,#12N,#12G	20			1.44	3.28		20			P0:4	
P0:5	ELECTRIC DUCT HEATER	1/2"C,2#12,#12G	20		1.5	4		1.5	4	50	3/4"C,2#6,#10G	COMMUNITY ROOM BLOWER COIL 'BC-3'	P0:6
P0:7	HEAT TRACE	1/2"C,1#12,#12N,#12G	20			0.4	4		50	3/4"C,2#6,#10G	COMMUNITY ROOM BLOWER COIL 'BC-3'	P0:8	
P0:9	ERV	1/2"C,2#12,#12G	20		0.77	4		0.77	4	50	3/4"C,2#6,#10G	LOBBY BLOWER COIL 'BC-3'	P0:10
P0:11	LTS - ELEVATOR HOISTWAY	1/2"C,1#12,#12N,#12G	20			0.06	4		40	1/2"C,2#8,#10G	EW-H-1 - BASEMENT	P0:18	
P0:13	RCPT - ELEVATOR HOISTWAY	1/2"C,1#12,#12N,#12G	20			1.8	2.5		1.8	0		P0:20	
P0:15	SEWAGE EJECTOR	1/2"C,3#12,#12G	20			1.8	0		20			P0:22	
P0:17	ELECTRIC WATER COOLER	1/2"C,1#10,#10N,#10G	20		1.44	--	--		1.8	0		P0:24	
P0:19	FIRE SUPPRESSION ACCESSORIES	1/2"C,1#12,#12N,#12G	20	L		0.36	--		--	--		P0:26	
P0:21	Space											P0:28	
P0:23	Space											P0:30	
					Connecte...	21 kVA	15 kVA	15 kVA					
					Connecte...	174 A	128 A	123 A					

Panelboard: P1

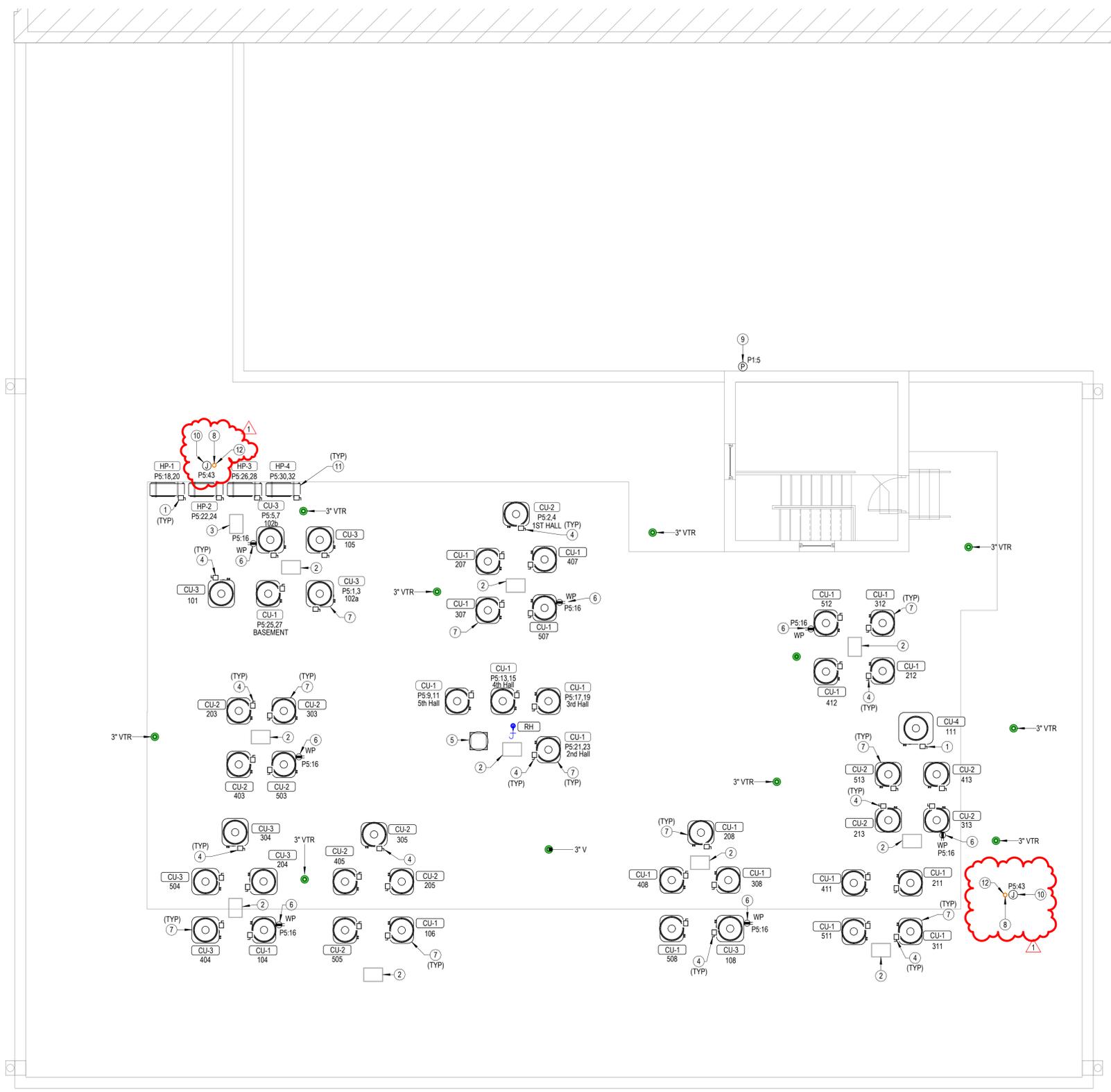
Location: IT 109
Supply: H1
Mounting: Surface
Enclosure: NEMA 1

Voltage: 208 V, 3Ø, 4W
Bus Rating: 150 A
Neutral: 100%
Feed-Thru Lugs: Yes
Features & Modifications: INTERNAL SURGE PROTECTION

Mains Type: MLO
Mains Rating: 150 A
Mains FN/Note: -
SCCR: 42 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA	B KVA	C KVA	FN	Trip (A)	Circuitry	Description	Ckt
P1:1	LTS - 1ST FLR W. LOBBY/COMMUNITY	1/2"C,1#12,#12N,#12G	20		0.13	1.2			20	1/2"C,1#12,#12N,#12G	RCPT - TELECOMM BACKBOARD	P1:2
P1:3	LTS - EXTERIOR	1/2"C,1#12,#12N,#12G	20			0.77	1.2		20	1/2"C,1#12,#12N,#12G	RCPT - TELECOMM BACKBOARD	P1:4
P1:5	EXTERIOR LIGHTING CONTROLS	1/2"C,1#12,#12N,#12G	20				0	0.36	20	1/2"C,1#12,#12N,#12G	RCPT - COMMUNITY COUNTERTOP	P1:6
P1:7	LST - 1ST FLR. HALL/ELEV LOBBY	1/2"C,1#12,#12N,#12G	20		0.23	0.36			20	1/2"C,1#12,#12N,#12G	RCPT - COMMUNITY COUNTERTOP	P1:8
P1:9	RCPT - LOBBY 101	1/2"C,1#12,#12N,#12G	20			0.36	0.18		20	1/2"C,1#12,#12N,#12G	RCPT - COMMUNITY REFRIGERATOR	P1:10
P1:11	RCPT - 107, 110, 112, 113	1/2"C,1#12,#12N,#12G	20				1.08	0.36	20	1/2"C,1#12,#12N,#12G	RCPT - COMMUNITY ISLAND	P1:12
P1:13	BLOWER COIL 'BC-2' 1ST HALL	3/4"C,2#6,#10G	50		4	0.54			20	1/2"C,1#12,#12N,#12G	RCPT - COMMUNITY ROOM	P1:14
P1:15	Space						4	0.18	20	1/2"C,1#12,#12N,#12G	HWH-B	P1:16
P1:17	Space						0.75	0	20			P1:18
P1:19	EW-H-2 - ELEV LOBBY 113	1/2"C,2#12,#12G	20						20			P1:20
P1:21	FIRE ALARM CONTROL PANEL - MECH 110	1/2"C,1#12,#12N,#12G	20	L		0.36	--		--	--		P1:22
P1:23	Space											P1:24
P1:25	Space											P1:26
P1:27	Space											

- NOTES BY SYMBOL**
- PROVIDE 60A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS.
 - ROUTE REFRIGERANT PIPING DOWN THROUGH ROOF TO MATCHING BLOWER COIL. PROVIDE PIPING PENETRATION ASSEMBLY EQUAL TO RPH AW SERIES ROOF VAULT WITH EXIT SEALS FOR REFRIGERANT PIPING AND ELECTRICAL CONDUIT AND TWO ADDITIONAL SPARE EXIT SEALS. SUBMIT PRODUCT DATA FOR REVIEW PRIOR TO INSTALLATION. COORDINATE ROOF VAULT LOCATIONS WITH WALLS/CHASES BELOW. SEE M1.6 FOR MORE INFORMATION.
 - ROUTE REFRIGERANT PIPING DOWN THROUGH ROOF TO MATCHING INDOOR UNIT. PROVIDE PIPING PENETRATION ASSEMBLY EQUAL TO RPH AW SERIES ROOF VAULT WITH EXIT SEALS FOR REFRIGERANT PIPING AND ELECTRICAL CONDUIT AND TWO ADDITIONAL SPARE EXIT SEALS. SUBMIT PRODUCT DATA FOR REVIEW PRIOR TO INSTALLATION. COORDINATE ROOF VAULT LOCATIONS WITH WALLS/CHASES BELOW. SEE M1.6 FOR MORE INFORMATION.
 - PROVIDE 30A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS. TYPICAL UNLESS NOTED OTHERWISE.
 - PROVIDE GRAVITY ROOF VENTILATOR WITH BIRD SCREEN EQUAL TO GREENHECK GRS-10. MINIMUM 0.57 SQUARE FOOT THROAT AREA. PROVIDE WITH ROOF CURB COMPATIBLE WITH ROOF SLOPE AND MATERIAL.
 - MOUNT RECEPTACLE TO UNISTRUT FRAME SUPPORTED FROM CONDENSING UNIT UNISTRUT FRAME.
 - MOUNT CONDENSING UNIT TO UNISTRUT FRAME SUPPORTED ON NVENT CADDY PYRAMID ROOF SUPPORTS. PROVIDE VIBRATION ISOLATOR BETWEEN ROOF SUPPORTS AND UNISTRUT FRAME. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR. TYPICAL.
 - 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
 - PHOTOCELL FOR CONTROL OF EXTERIOR LIGHTS SEE DETAIL 1-E6.1 FOR MORE INFORMATION.
 - PROVIDE POWER CONNECTION TO RADON FAN. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDER.
 - MOUNT HEAT PUMP TO UNISTRUT FRAME SUPPORTED ON NVENT CADDY PYRAMID ROOF SUPPORTS. PROVIDE VIBRATION ISOLATOR BETWEEN ROOF SUPPORTS AND UNISTRUT FRAME. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR. M.C. TO PROVIDE RADON FAN AND ALL REQUIRED TESTING FOR SYSTEM EVALUATION AND SELECTION. COORDINATE WITH RADON TESTING SPECIALIST.



1 M/E ROOF PLAN
 3/16" = 1'-0"

LEE LOFTS, PHASE III, BUILDING 3
HISTORIC REHAB. (APARTMENTS, COMMERCIAL)
SALINA, KANSAS



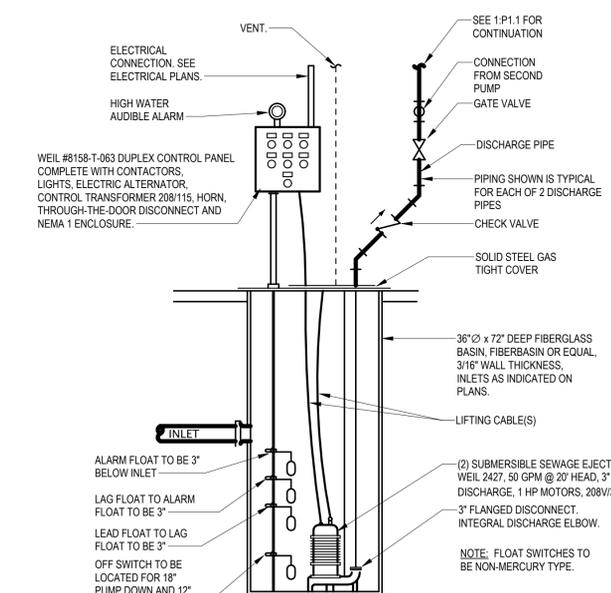
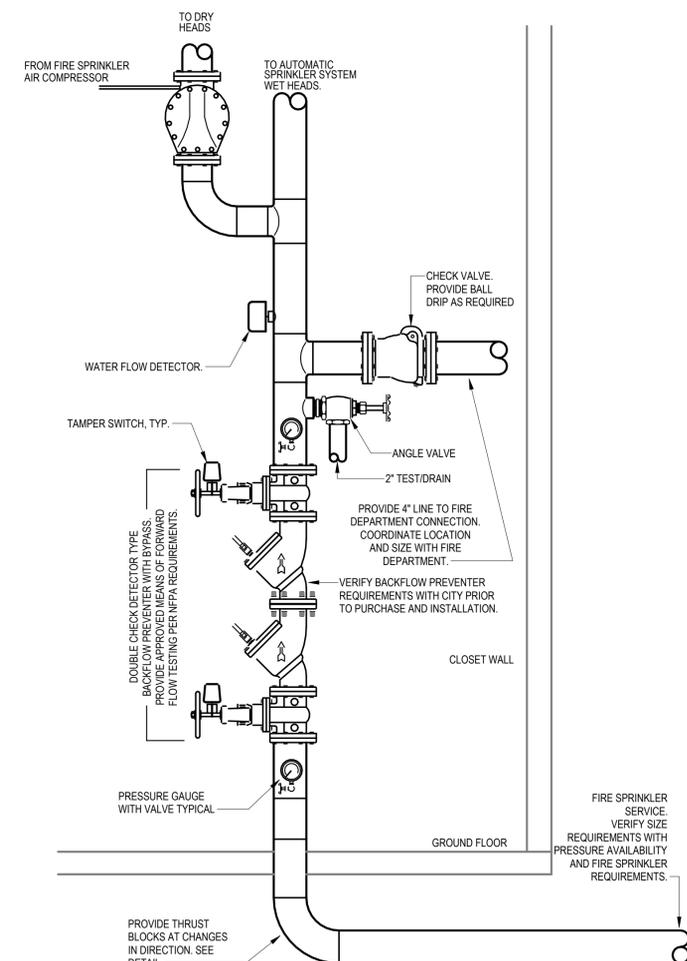
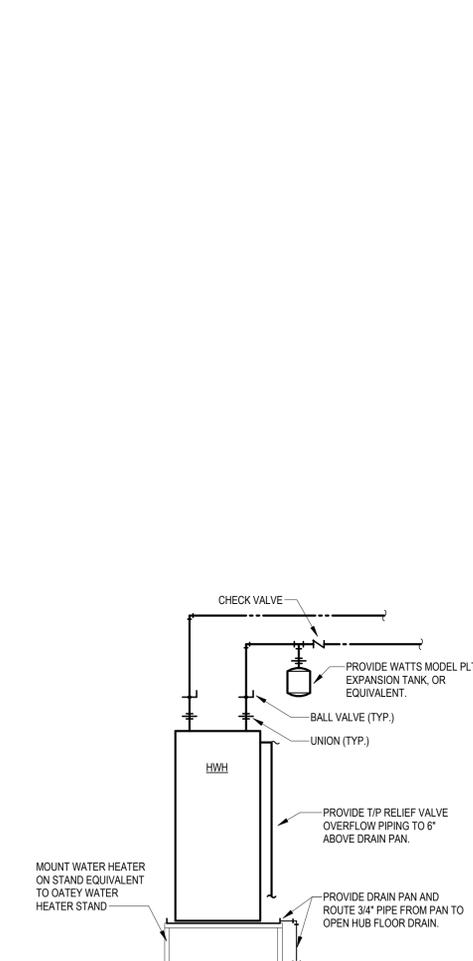
REVISIONS:

1	01-07-2026	ASI #1
---	------------	--------

DATE: 09/24/2025
 JOB: 22-3243
 SHEET NO.:

DOMESTIC WATER EQUIPMENT SCHEDULE				
GENERAL: PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION.				
NOTES: 1. MOUNT WATER HEATER ON STAND EQUIVALENT TO OATEY WATER HEATER STAND				
MARK	MANUFACTURER	MODEL	DESCRIPTION	NOTES
HWH-A	AO Smith	EETU-40	40 GALLON ELECTRIC WATER HEATER, 0.93 UEF, 4500 WATTS, 208V HEATING ELEMENT, 21 GPH RECOVERY @ 90°F TEMP RISE. SUPPLIED WITH TEMPERATURE AND PRESSURE RELIEF VALVE AND BRASS DRAIN VALVE. WATER HEATER SHALL HAVE TEMPERATURE CONTROLS SET TO LIMIT SUPPLY TEMPERATURE TO 120°F OR LESS.	1
HWH-B	MINITANK	EMT4	4 GALLON POINT OF USE ELECTRIC WATER HEATER, 1.44 KW @ 120V HEATING ELEMENT, 10 GPH RECOVERY @ 60°F TEMP RISE.	<varies>

PLUMBING FIXTURE SCHEDULE											
GENERAL: PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION. VENT SIZES ARE APPLICABLE ONLY FOR INDIVIDUAL FIXTURE VENTS WHERE ALTERNATE VENTING METHOD HAS NOT BEEN INDICATED ON PLANS. PROVIDE 1/4 TURN STOP VALVES ON ALL HOT AND COLD WATER SUPPLY LINE CONNECTIONS FOR FIXTURES. SHOWER VALVES SHALL HAVE INTEGRAL STOP VALVES. PROVIDE FLOOR DRAINS AND FLOOR SINKS WITH TRAP PRIMER OR TRAP PRIMER ALTERNATIVE EQUIVALENT TO PREVENT TRAP GUARD. PROVIDE AUTOMATIC TRAP PRIMER DEVICE WITH SINGLE OR MULTIPLE OUTLET PIPES AND ROUTE DRAINS TO PRIMER PORTS.											
NOTES: 1. IN AREAS OPEN TO THE PUBLIC, FIXTURE AND INSTALLATION TO MEET REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT. IN APARTMENTS, FIXTURE AND INSTALLATION TO MEET REQUIREMENTS OF THE FAIR HOUSING ACT. 2. PROVIDE DEARBORN SUPPLIES WITH STOPS AND EXCUT/CHOP PLATE, 1-1/4" CAST BRASS P-TRAP. 3. INSULATE WATER AND WASTE PIPING BELOW SINK. UTILIZE INSULATION KIT EQUIVALENT TO LAVGUARD BY TRUEBRO. PROVIDE PLUMBEREX MODEL #3071WD-N WASTE DISPOSAL COVER. 4. TRIM SHALL BE PROVIDED WITH POLISHED CHROME FINISH. 5. TRANSITION FROM 1/8" DRAIN TUBING TO 1/2" PVC DRAIN AND TERMINATE WITH AIR GAP AT NEAREST TENANT FLOOR DRAIN. 6. PLUMBING FIXTURE SELECTED BY INTERIOR DESIGNER. ALL SUBSTITUTIONS SHALL BE APPROVED BY INTERIOR DESIGNER. 7. COORDINATE EXACT MOUNTING HEIGHT AND REQUIREMENTS WITH ARCHITECT.											
MARK	MANUFACTURER	MODEL	PRODUCT DESCRIPTION	TRIM	ROUGH-IN SIZES DRAIN VENT WATER	COLD	HOT	ADA COMPLIANT	NOTES		
BS	HAVENS LUXURY METALS	CUSTOM	SINGLE COMPARTMENT 16 GA. STAINLESS STEEL SINK, UNDERMOUNT, 30"X17"X6"D BOWL.	DELTA MODEL 2390L-DST TWO HANDLE BAR SINK FAUCET, PULL DOWN BRIDGE SPOUT, 1.5 GPM AERATOR, FINISHES SELECTED BY INTERIOR DESIGNER. PROVIDE BASKET STRAINER, AND P-TRAP COVER.	2" 1 1/2" 1/2"	Yes	Yes	Yes	1,2,3,4,6		
CCB	SIoux CHIEF	696-2313	RECESSED WASHING MACHINE BOX WITH 2"PVC/ABS DRAIN COUPLING AND KNOCKOUT TEST CAP. TWO 1/4 TURN BALL VALVES WITH HAMMER ARRESTORS.		2" 1 1/2" 1/2"	Yes	Yes				
EWC	MURDOCK	A131200S-VR	SINGLE LEVEL BRASS FINISH 8 GPH REMOTE WATER COOLER, FRONT PUSH BUTTON ACTUATOR, LEAD-FREE SYSTEM.		2" 1 1/2" 1/2"	Yes	No	Yes	1,6,7		
FD	WATTS	FD-100-A	EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE, REVERSIBLE CLAMPING COLLAR WITH PRIMARY AND SECONDARY WEEPHOLES. ADJUSTABLE ROUND HEEL PROOF NICKEL BRONZE STRAINER.	TRAP PROTECTION DEVICE EQUIVALENT TO PROSET TRAPGUARD	3" 2"						
FS	WATTS	FS-740	12" SQUARE, 8" DEEP FLOOR SINK WITH WHITE PORCELAIN ENAMEL COATED INTERIOR, LOOSE SET PORCELAIN ENAMEL COATED CAST IRON GRATE, ALUMINUM DOME BOTTOM STRAINER.	TRAP PROTECTION DEVICE EQUIVALENT TO PROSET TRAP GUARD	3" 2"						
ICB	SIoux CHIEF	696-G1010	ICE MAKER CONNECTION BOX WITH 1/4 TURN BALL VALVE AND INTEGRAL HAMMER ARRESTOR.		0" 0" 1/2"	Yes	No				
KS	KRAUS	KA1AS25B	DEX 25, ONE COMPARTMENT 16 GA STAINLESS STEEL SINK, UNDERMOUNT, 23" W X 17-1/8" X 5-1/4" D BOWL, FULLY UNDERCOATED	DELTA MODEL 19867LF SINGLE HANDLE KITCHEN SINK FAUCET WITH HOSE SPRAY ATTACHMENT, FINISH SELECTED BY ARCHITECT. PROVIDE BASKET STRAINER IN-SINK-ERATOR "BADGER 5" GARBAGE DISPOSAL, 1/2HP, 120V, CORD AND PLUG CONNECTED.	2" 1 1/2" 1/2"	Yes	Yes	Yes	1,2,3,4,6		
LAV	AMERICAN STANDARD	0610000.020	UNDERMOUNT LAVATORY, WHITE VITREOUS CHINA, 17" X 13" X 6"D	DELTA MODEL 599HAR-SS-DST SINGLE HANDLE FAUCET, STAINLESS STEEL FINISH. LEONARD MODEL TM-1 POINT OF USE MIXING VALVE. PROVIDE GRID DRAIN.	2" 1 1/2" 1/2"	Yes	Yes	Yes	1,2,3,6		
RH	WOODFORD	RHY2-MS	FROST PROOF ROOF HYDRANT WITH ASSE 1052 DOUBLE CHECK BACKFLOW PREVENTER THAT IS FIELD TESTABLE, INTEGRAL VENT THAT ALLOWS DRAINAGE WITH 1/8" DRAIN HOLE DRILLED AND TAPPED IN BODY OF HYDRANT. PROVIDE WITH MANUFACTURER'S ROOF MOUNTING SYSTEM CONSISTING OF CAST IRON HYDRANT SUPPORT, UNDER DECK FLANGE, WELL SEAL, EPDM BOOT, AND SHIMS AS REQUIRED. COORDINATE INSTALLATION WITH G.C.			3/4"	Yes	No	5		
SH-A	AQUA BATH CO.	C4136BF-OT-FUS 3/4"	CENTER DRAIN OPTION, REINFORCED FIBERGLASS ADA BASE MODEL SHOWER, 36"W X 36"D X 80"H WITH INTEGRAL SOAP/TOILETRY SHELVES IN ACCORDANCE WITH ADA REQUIREMENTS. FOLD-UP SEAT, RIGHT OR LEFT HAND ROUGH-IN AS REQUIRED, WHITE FINISH. PROVIDE WITH COLLAPSIBLE DAM. PROVIDE WITH NICKEL CHROME FINISH.	KOHLER / K-8304-KS PRESSURE BALANCING VALVE WITH INTEGRAL TEMPERATURE LIMITS AND STOPS / K-TS10276-4 VALVE TRIM / K-22173 WALL SUPPLY ELBOW / K-9514 60" HOSE / K-22165-G HAND SHOWER / K-8524 AND K-349 SLIDE BAR.	2" 1 1/2" 1/2"	Yes	Yes	Yes	1		
SH-B	AQUATIC	13636FHARRF	CAST ACRYLIC SHOWER, 36" SQUARE INSIDE, REAR MOLDED SOAP SHELF. PROVIDE WITH FHA BACKING. PROVIDE WITH NICKEL CHROME FINISH.	KOHLER / K-8304-KS PRESSURE BALANCING VALVE WITH INTEGRAL TEMPERATURE LIMITS AND STOPS / K-TS10276-4 VALVE TRIM.	2" 1 1/2" 1/2"	Yes	Yes	No			
WC	AMERICAN STANDARD	209AA13X	FLUSH TANK WATER CLOSET, WHITE VITREOUS CHINA, 3" FLUSH VALVE, BACK OUTLET, ELONGATED 17" HIGH BOWL.	WHITE CLOSED FRONT SOFT CLOSE PLASTIC SEAT WITH COVER	3" 2" 1/2"	Yes	No	Yes	1		
WH	WOODFORD	B67	AUTOMATIC DRAINING FREEZELESS WALL HYDRANT WITH ASSE 1052 DOUBLE CHECK BACKFLOW PREVENTOR, LOOSE TEE KEY HANDLE, WITH RECESSED BOX WITH DOOR. PROVIDE WITH CHROME PLATED EXTERIOR FINISH.			3/4"	Yes	No	No		



1 APARTMENT WATER HEATER DIAGRAM
NO SCALE

2 FIRE PROTECTION RISER DIAGRAM
NO SCALE

3 SEWAGE EJECTOR DETAIL
NO SCALE



REVISIONS:

1	01-07-2026	ASI #1
---	------------	--------

DATE: 09/24/2025
 JOB: 22-3243
 SHEET NO.: