



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	Lee Lofts III Historic Rehabilitation & New Apartments Salina, KS	Report No.	Five (5)
OWNER:	Overland Property Group Dan Maximuk 250 N. Santa Fe Ave. Suite A Salina, KS 67401	Date	July 2, 2026
CONTRACTOR:	Overland Construction Group 250 N. Santa Fe Ave. Suite A Salina, KS 67401	Architect's Proj No.	22-3243
		Contract For:	General Construction Mechanical, Electrical

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

DESCRIPTION:

- 1) Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions (In response to several items listed on RFIs #18, 20, 22 & 25):
 - a. Architectural:
 - i. A9.1
 1. Enlarged bath notes revised to include that blocking must be provided behind all grab bars.
 2. Detail H – Grab bars shown on 'head wall'.
 - ii. A9.2
 1. Enlarged bath notes revised to include that blocking must be provided behind all grab bars.
 2. Detail E - Grab bars shown on 'head wall'.
 3. Detail F – Elevation marker for east wall removed
 4. Details G, H & J – revised to read 'Adaptable'.
 - b. MEP
 - i. E1.3 – Notes and drawings revised – provide switches in accessible units for independent control of range hood fan and lights.

Attachments:

1. Revised Architectural Sheets: A9.1, A9.2
2. Revised MEP Sheets: E1.3

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)

ENLARGED BATH NOTES:

1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A9.0.
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, AND GRAB 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

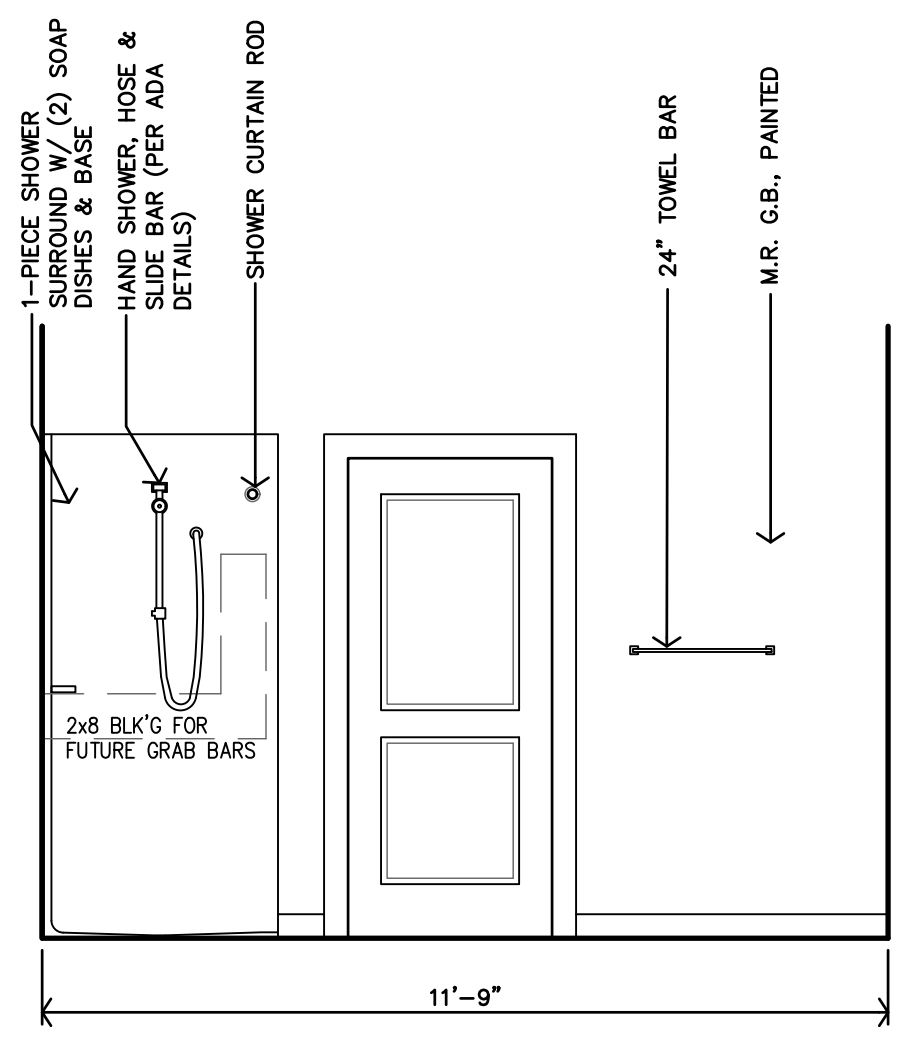
ACCESSIBLE UNIT REQ'D CLEARANCES:

- 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

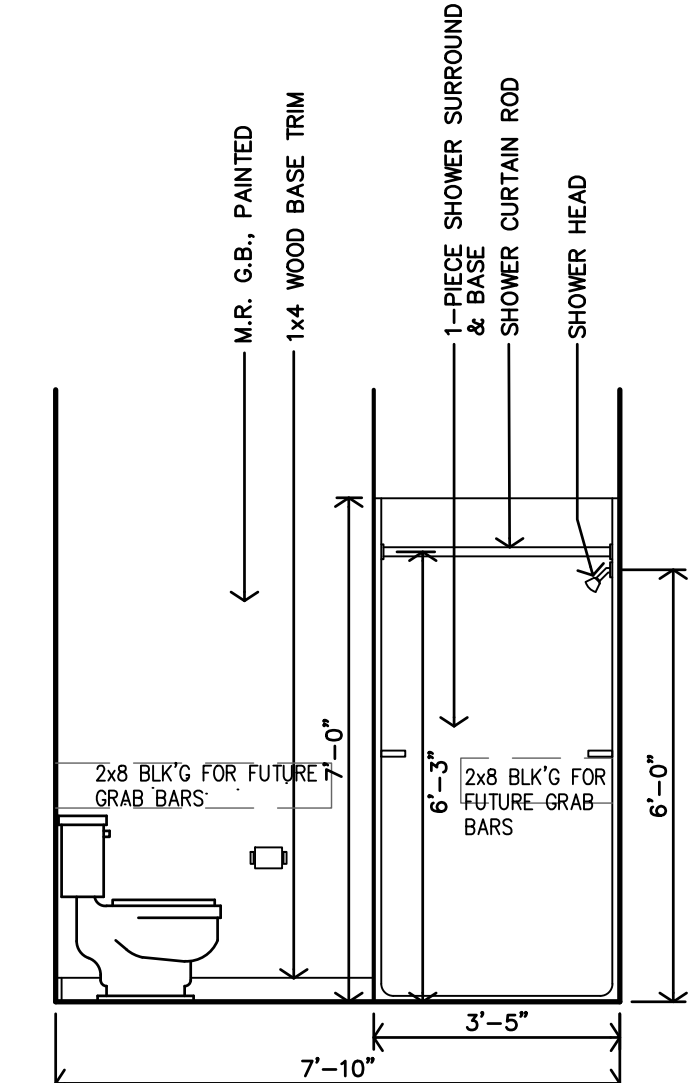
TYPE-B UNIT REQ'D CLEARANCES:

- 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

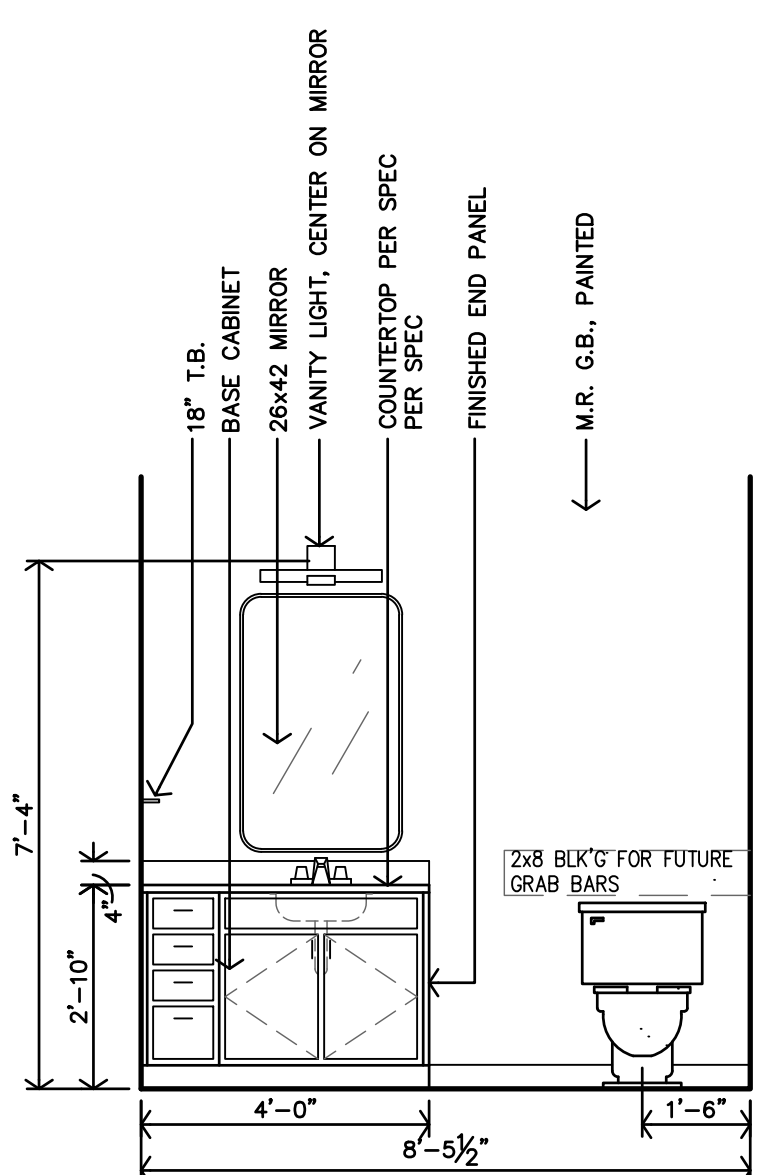
(CLEARANCES PER ANSI 2009 ICC A117.1)



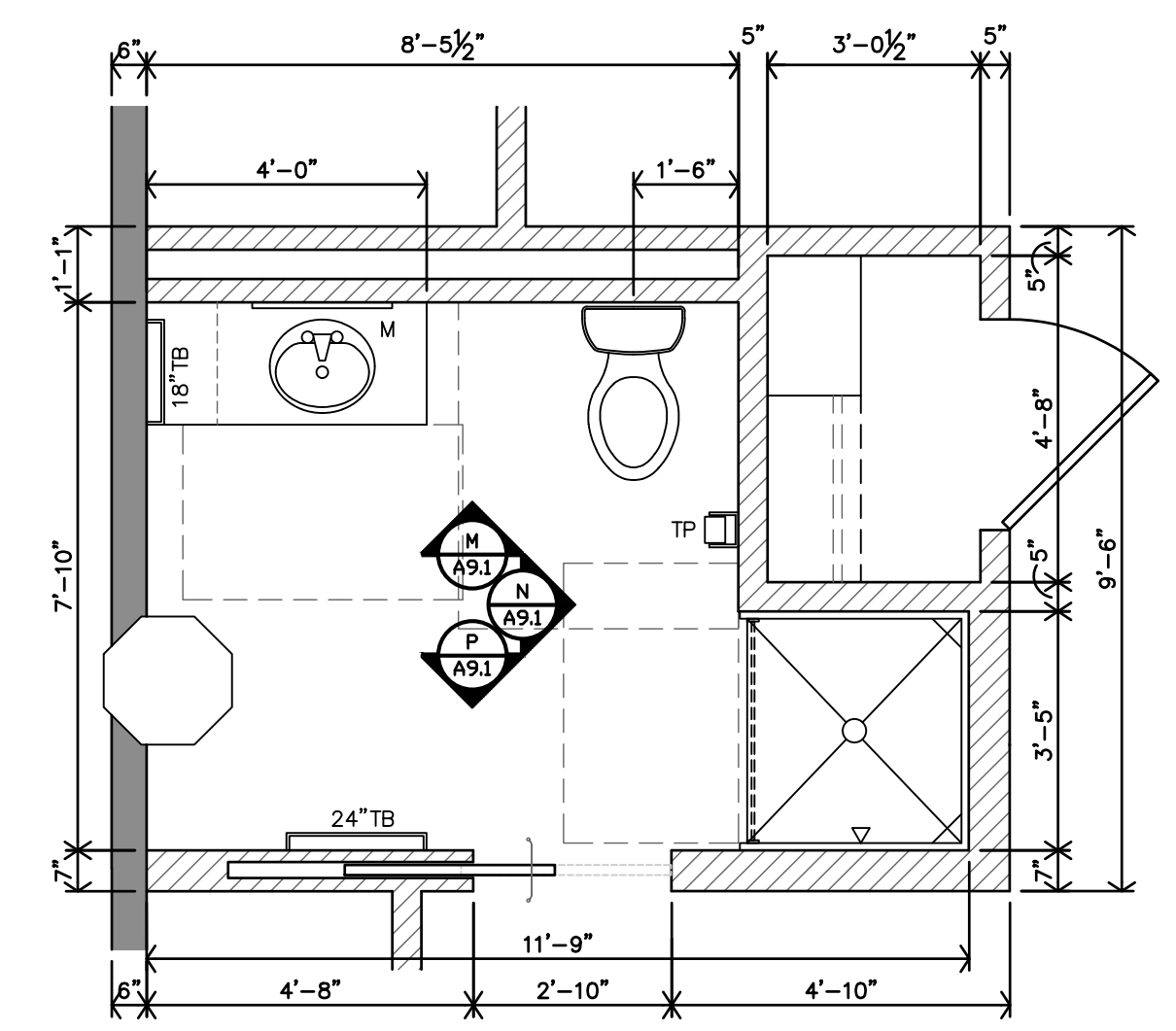
P BATH - TYPE 3 INTERIOR ELEVATION
3/8"=1'-0"



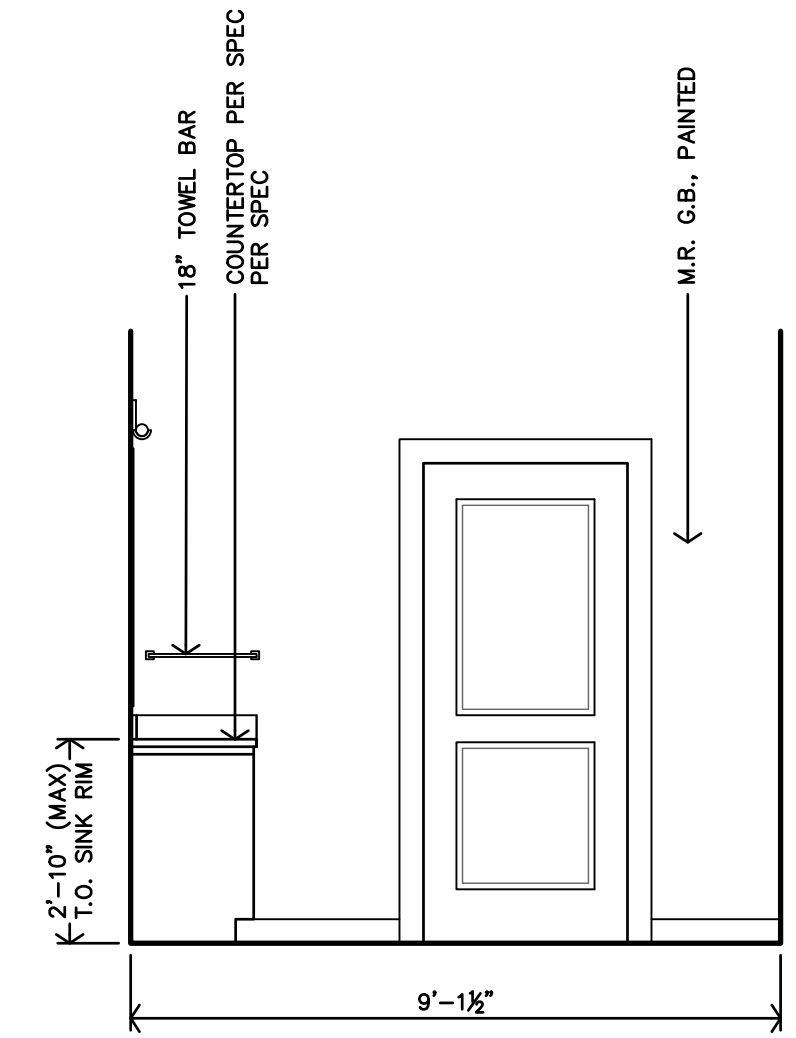
N BATH - TYPE 3 INTERIOR ELEVATION
3/8"=1'-0"



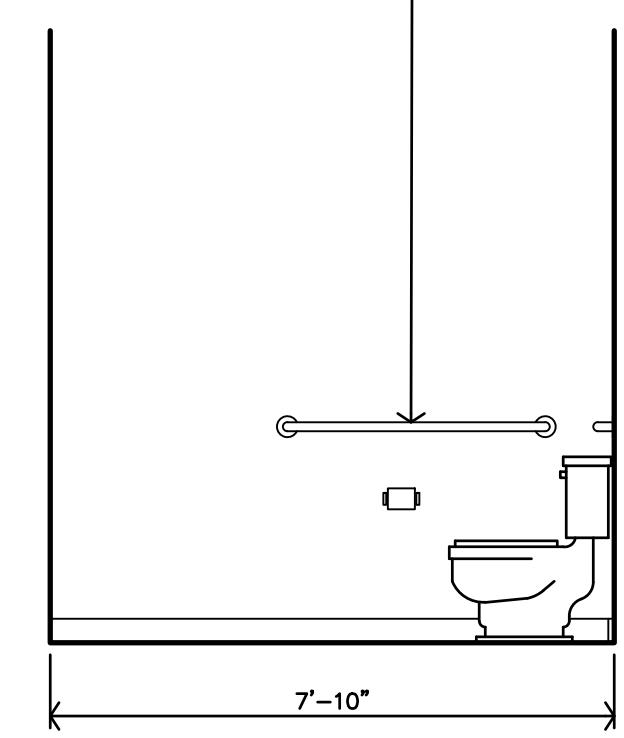
M BATH - TYPE 3 INTERIOR ELEVATION
3/8"=1'-0"



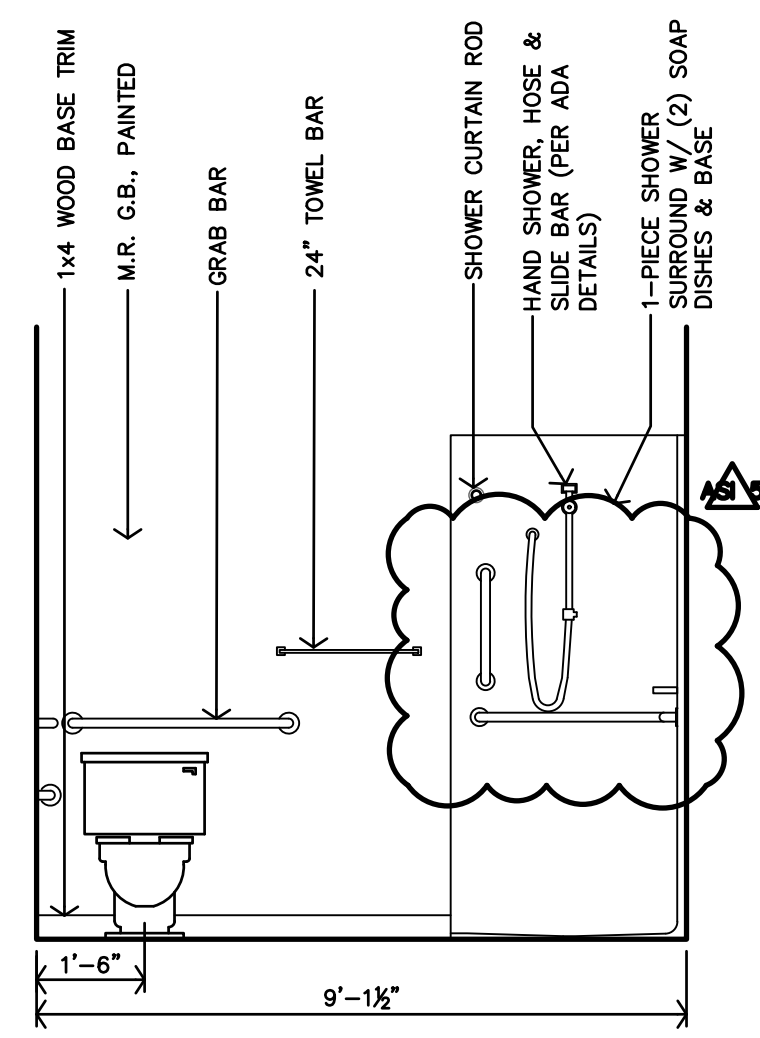
L TYPE 3 - ADAPTABLE ENLARGED BATH PLAN
3/8"=1'-0"



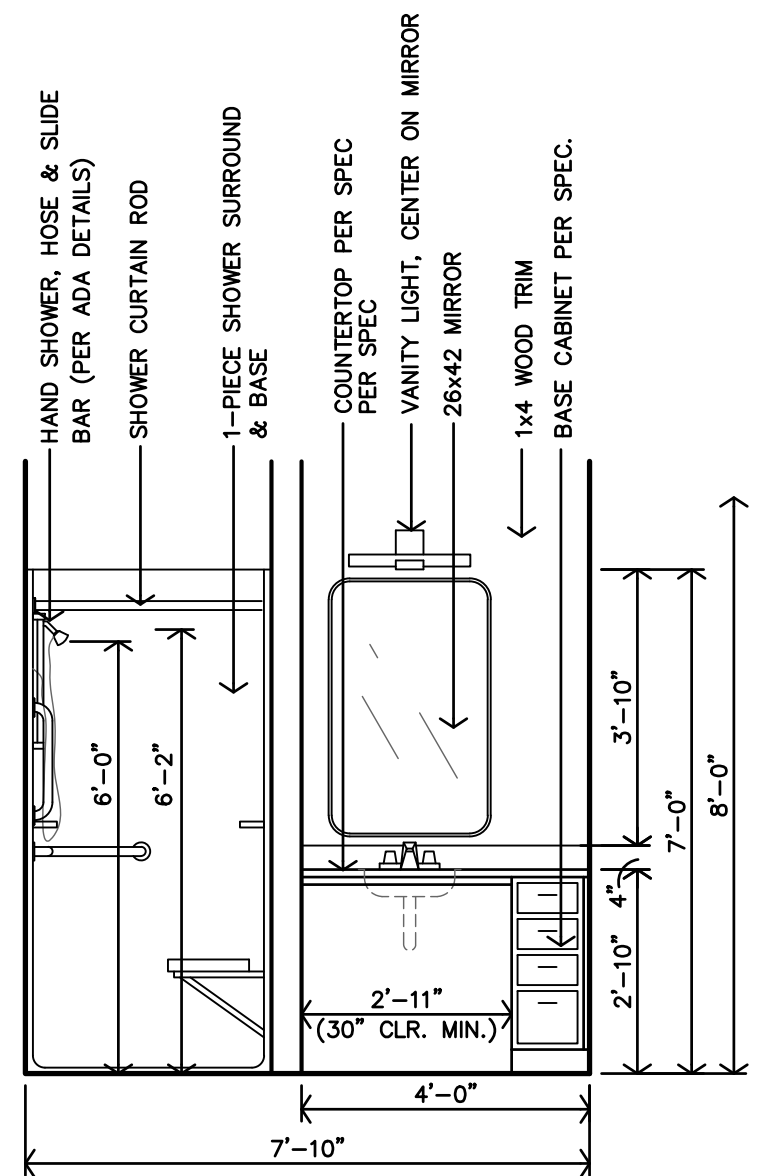
K ACCESSIBLE BATH - TYPE 2 INTERIOR ELEVATION
3/8"=1'-0"



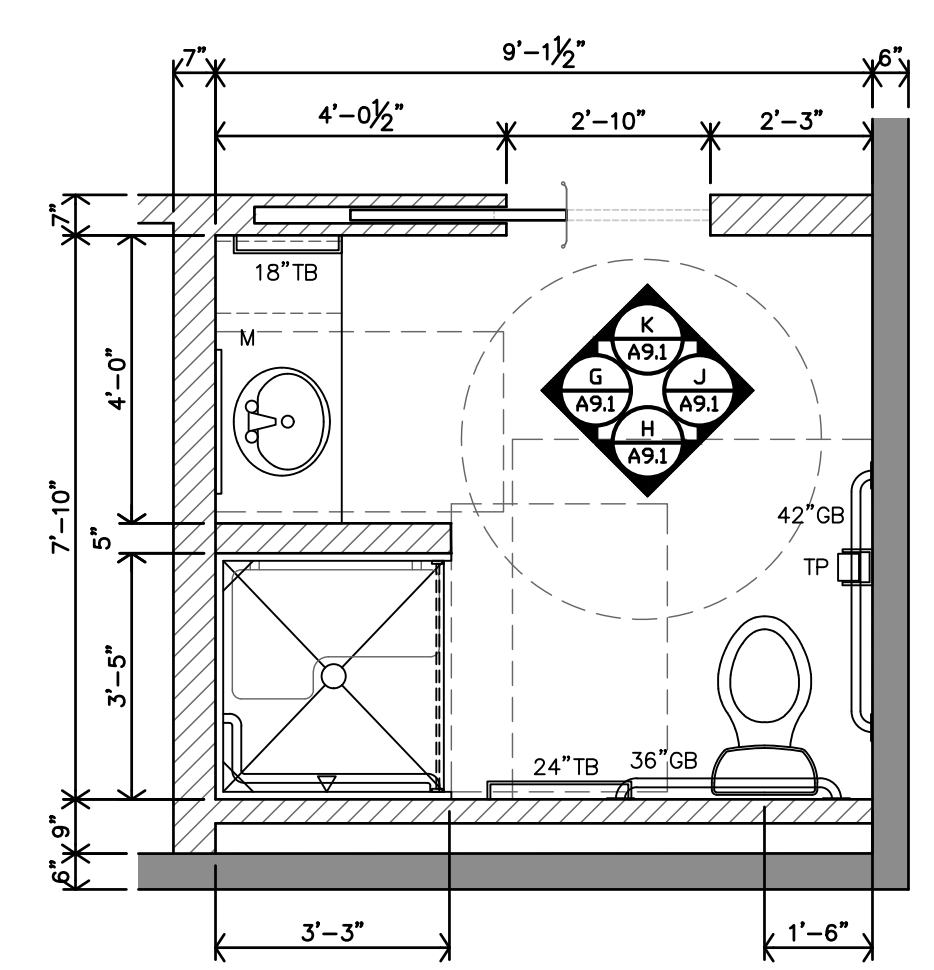
J ACCESSIBLE BATH - TYPE 2 INTERIOR ELEVATION
3/8"=1'-0"



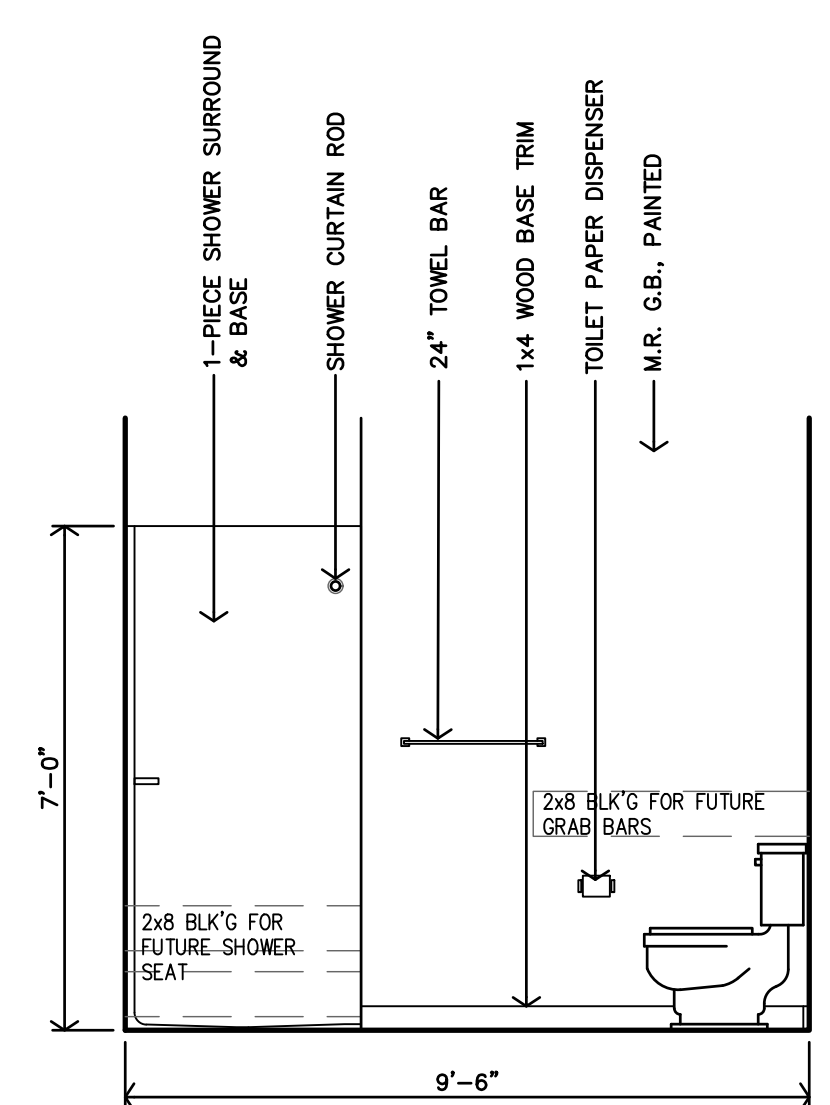
H ACCESSIBLE BATH - TYPE 2 INTERIOR ELEVATION
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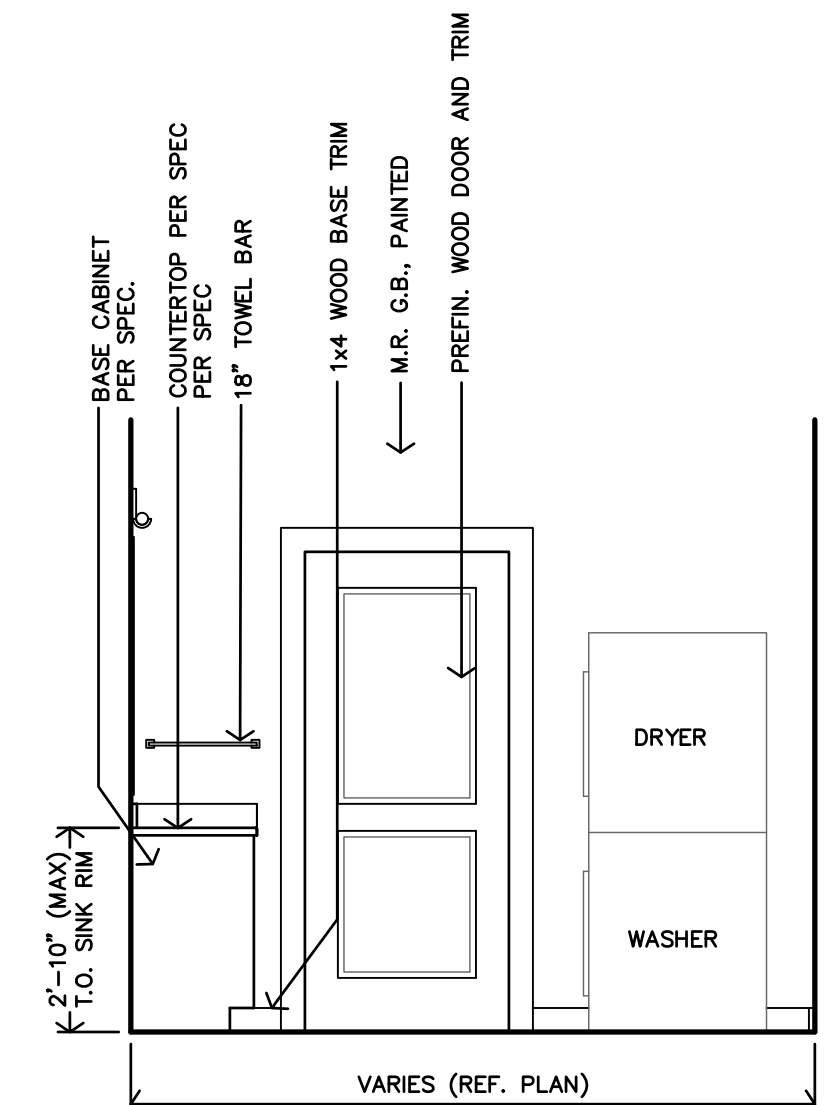
G ACCESSIBLE BATH - TYPE 2 INTERIOR ELEVATION
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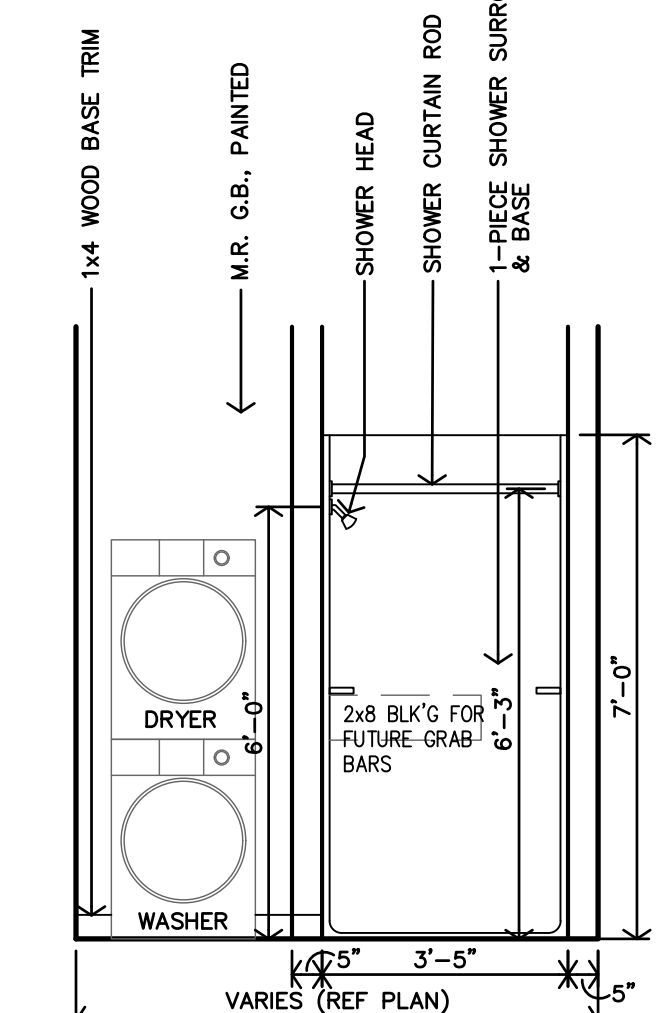
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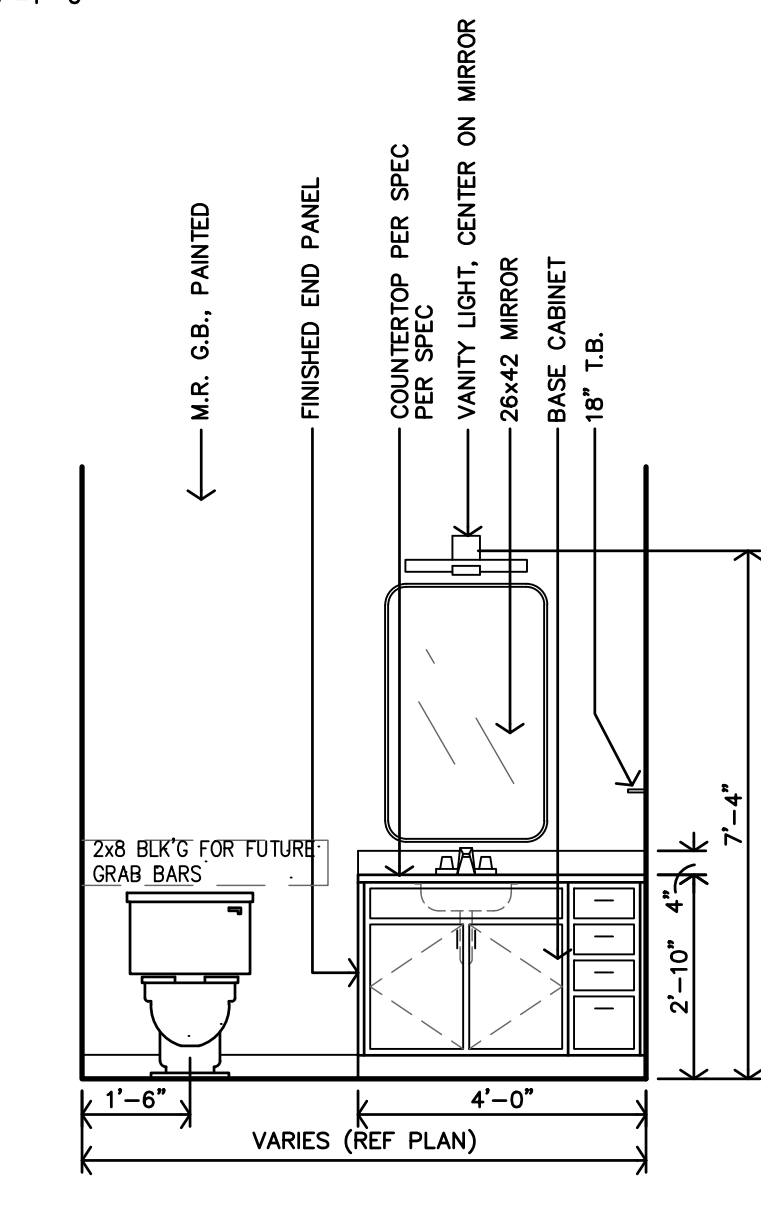
E BATH - TYPE 1 INTERIOR ELEVATION
3/8"=1'-0"



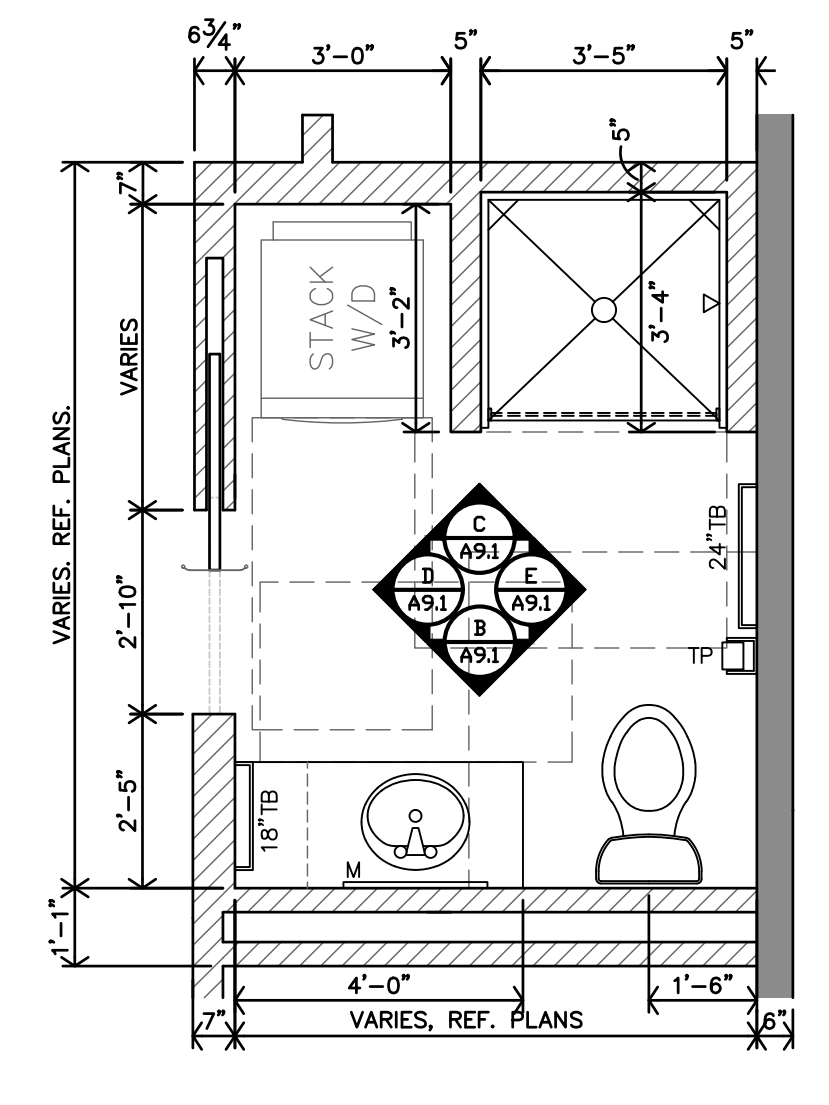
D BATH - TYPE 1 INTERIOR ELEVATION
3/8"=1'-0"



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



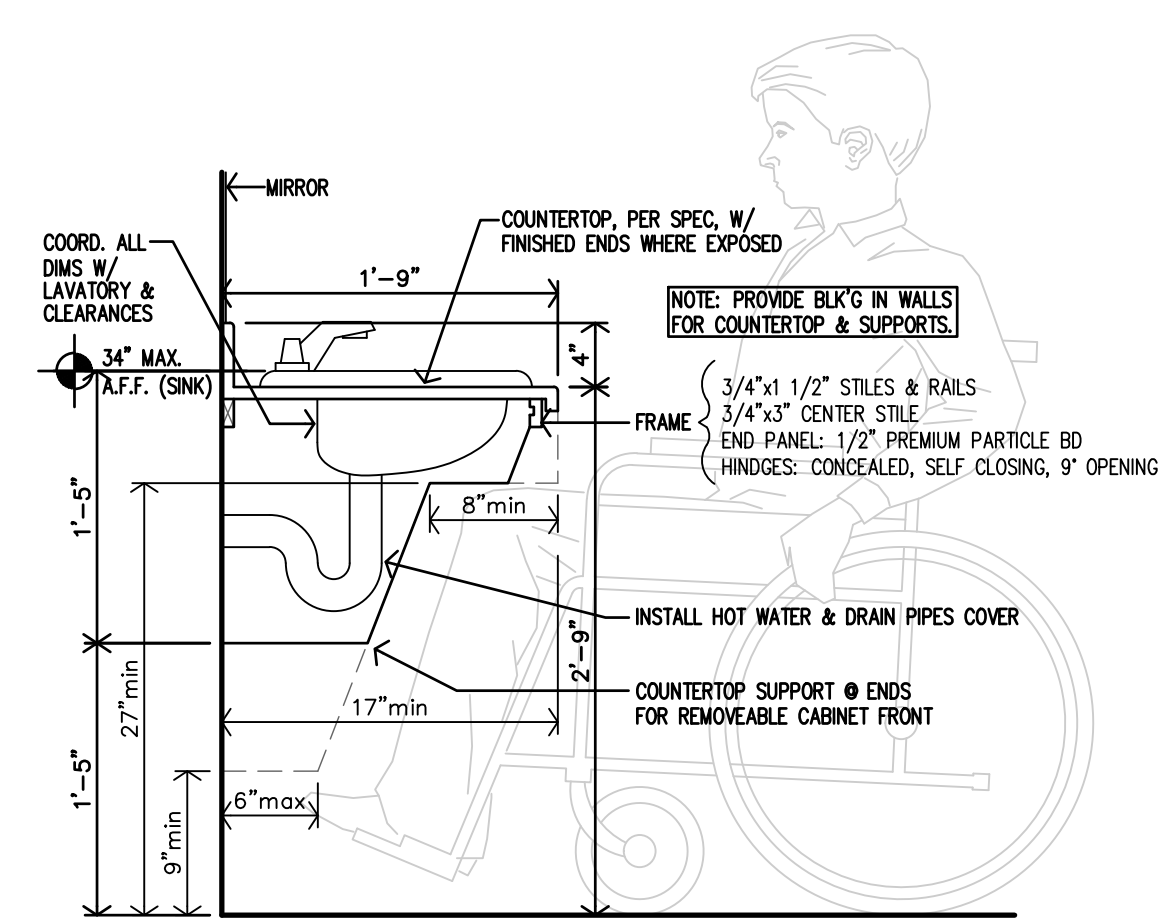
B BATH - TYPES 1 INTERIOR ELEVATION
3/8"=1'-0"



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

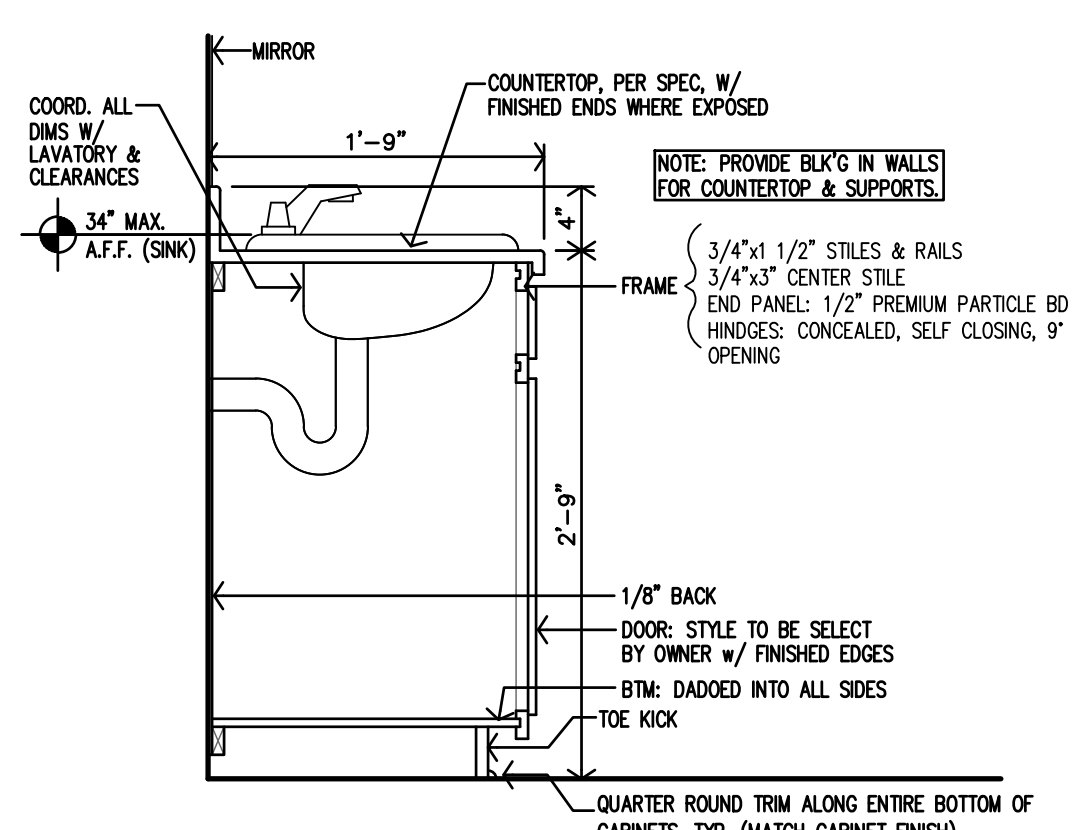


REVISION:	
DATE:	9-19-2025
JOB:	22-3243
SHEET NO.:	



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"=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"=1'-0"

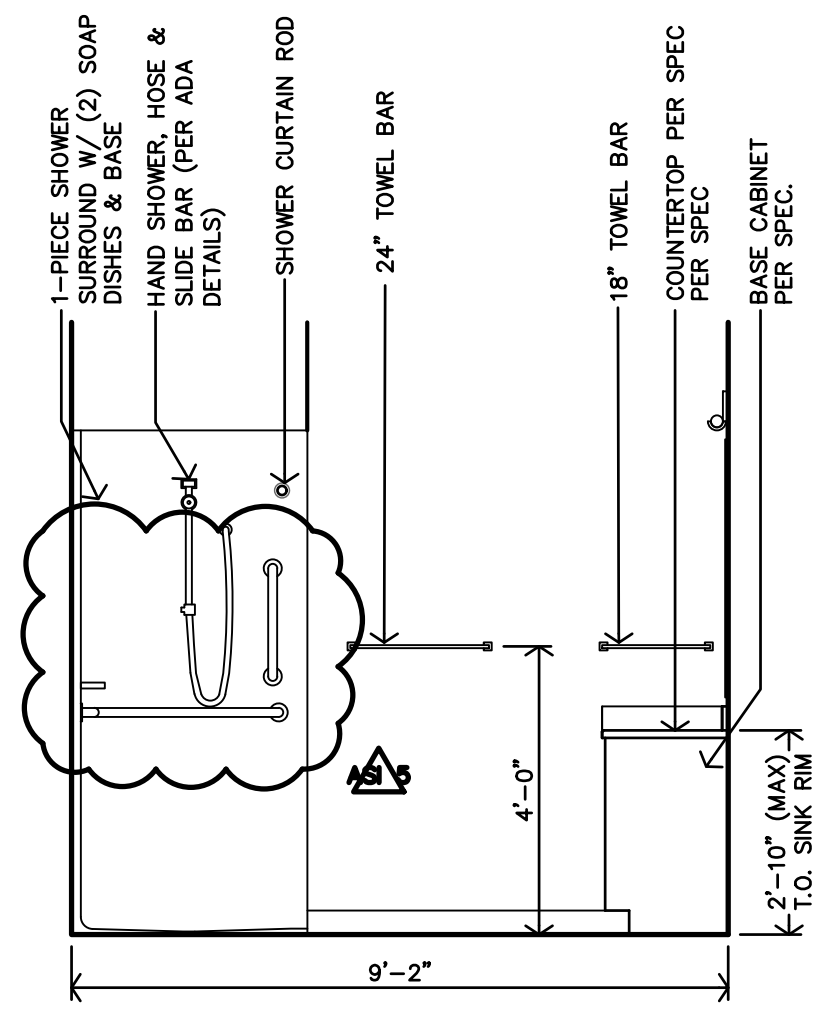
ENLARGED BATH NOTES:
 1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.0.
 2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
 3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, AND GRAB BARS, ETC. AS REQ'D. (REF. SHEET A9.2)
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LEGEND
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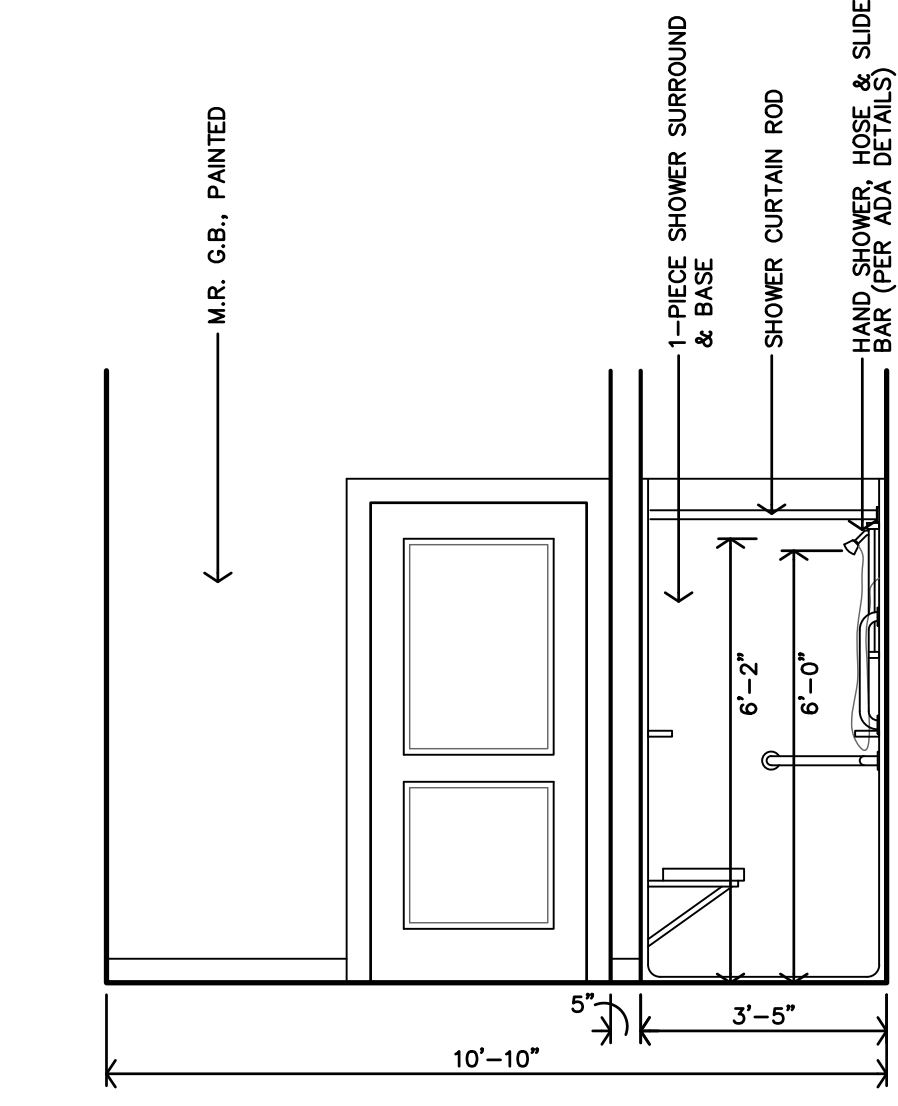
ACCESSIBLE UNIT REQ'D CLEARANCES:
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 WASHER/DRYER - 30"x48" MIN. SIDE APPROACH AT EACH OVEN/RANGE - 30"x48" MIN. SIDE APPROACH WITH 30"x48" ADJACENT OPEN WORK SPACE
 REFRIGERATOR - 30"x48" MIN. SIDE APPROACH
 TURNING RADIUS - 60" DIAMETER

TYPE-B UNIT REQ'D CLEARANCES:
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 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

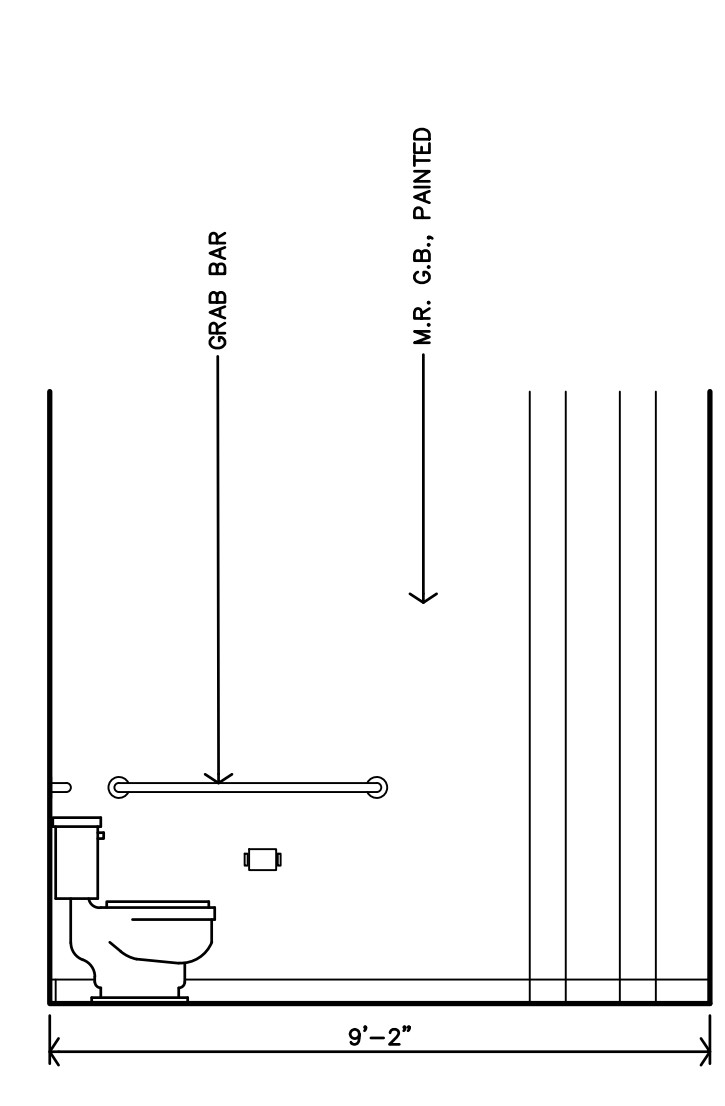
(CLEARANCES PER ANSI 2009 ICC A117.1)



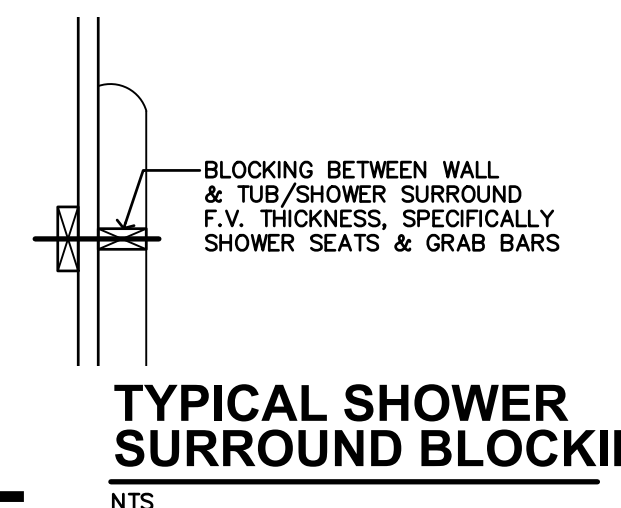
E ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
 3/8"=1'-0"



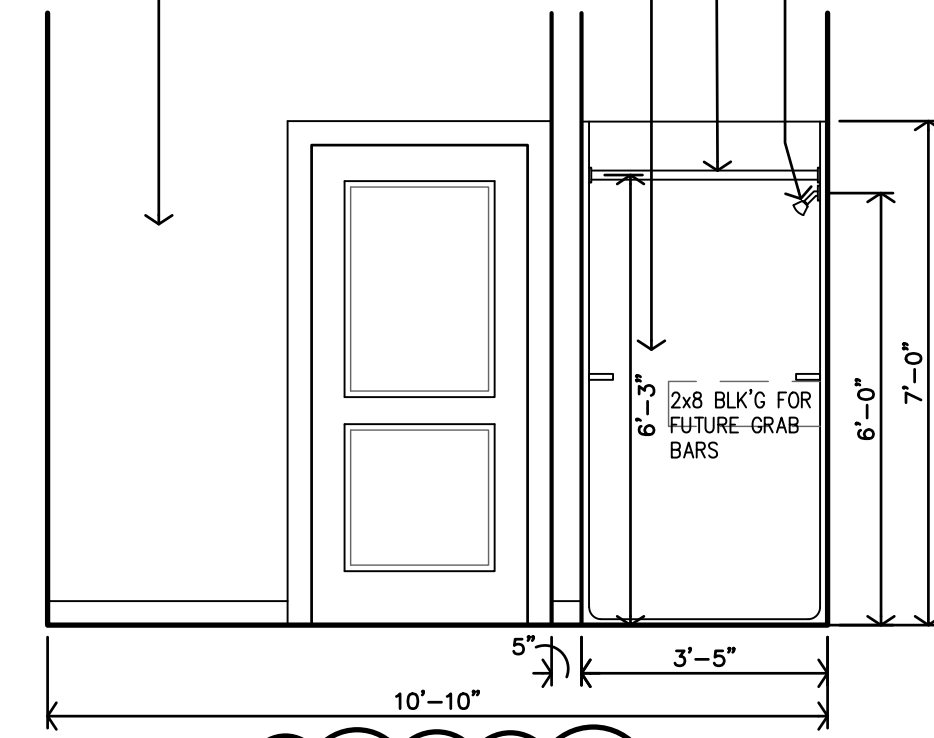
D ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
 3/8"=1'-0"



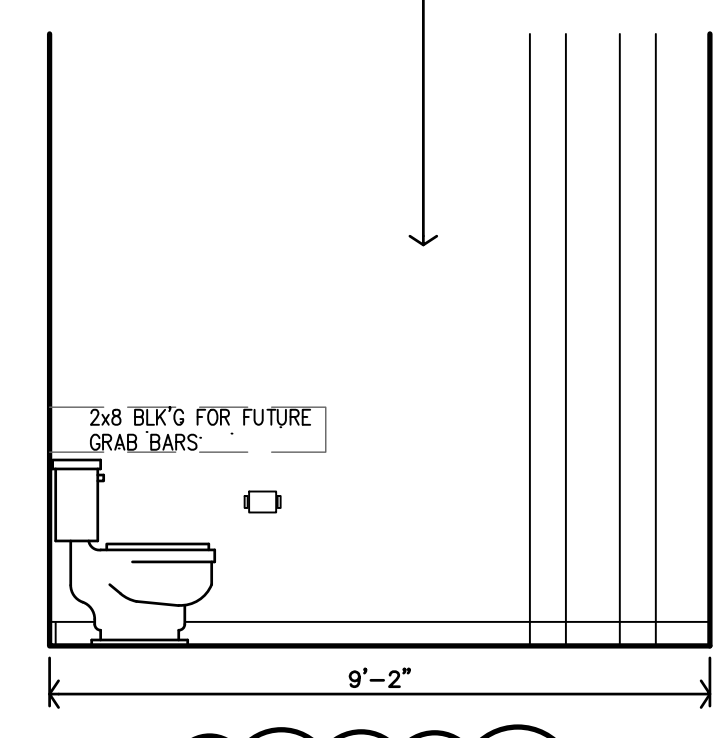
C ACCESSIBLE BATH - TYPE 4 INTERIOR ELEVATION
 3/8"=1'-0"



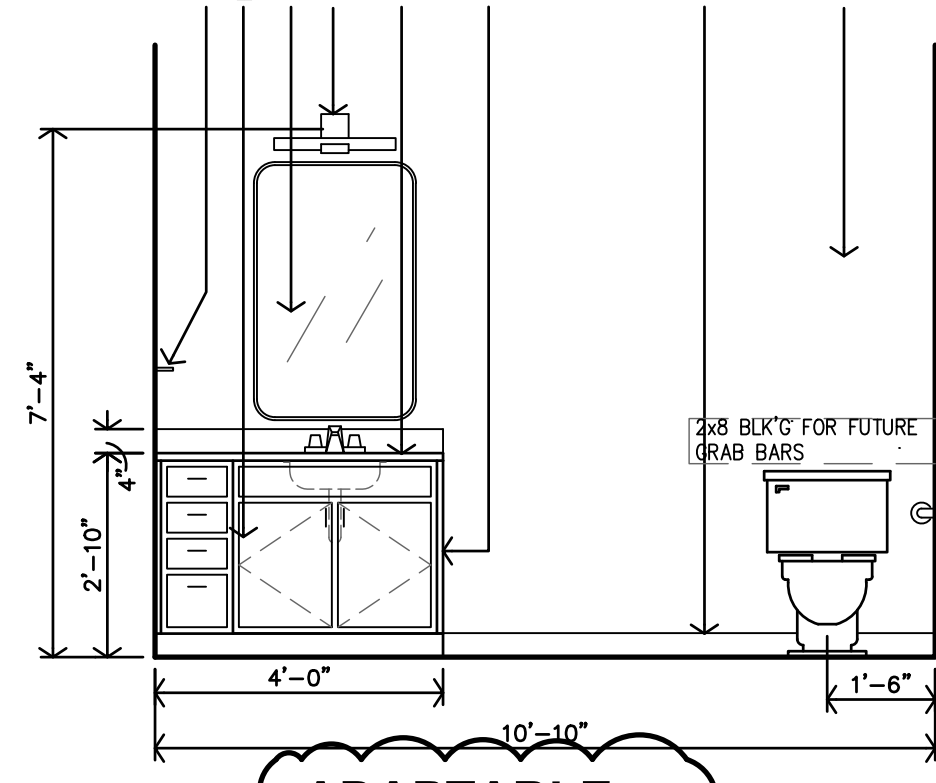
L TYPICAL SHOWER SURROUND BLOCKING



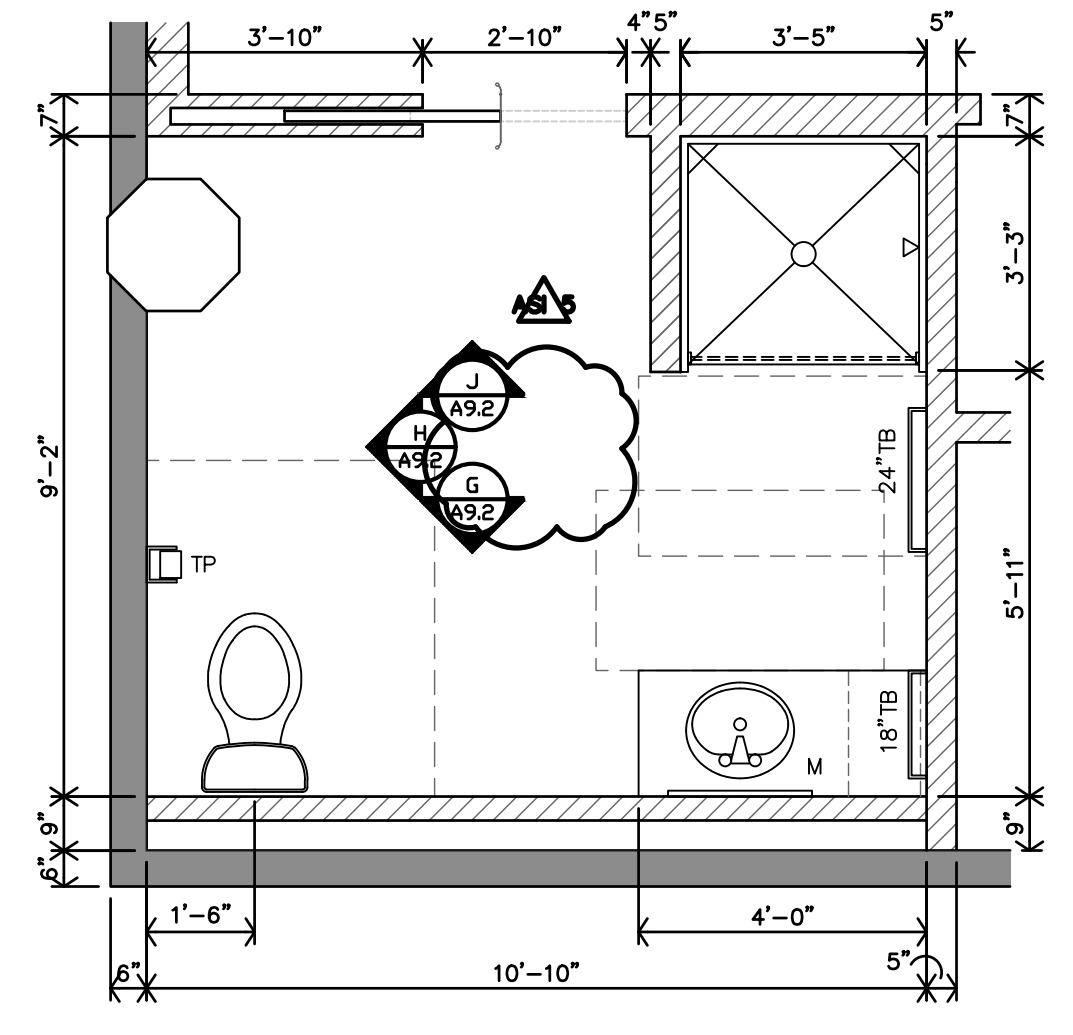
J ADAPT BATH - TYPE 5 INTERIOR ELEVATION
 3/8"=1'-0"



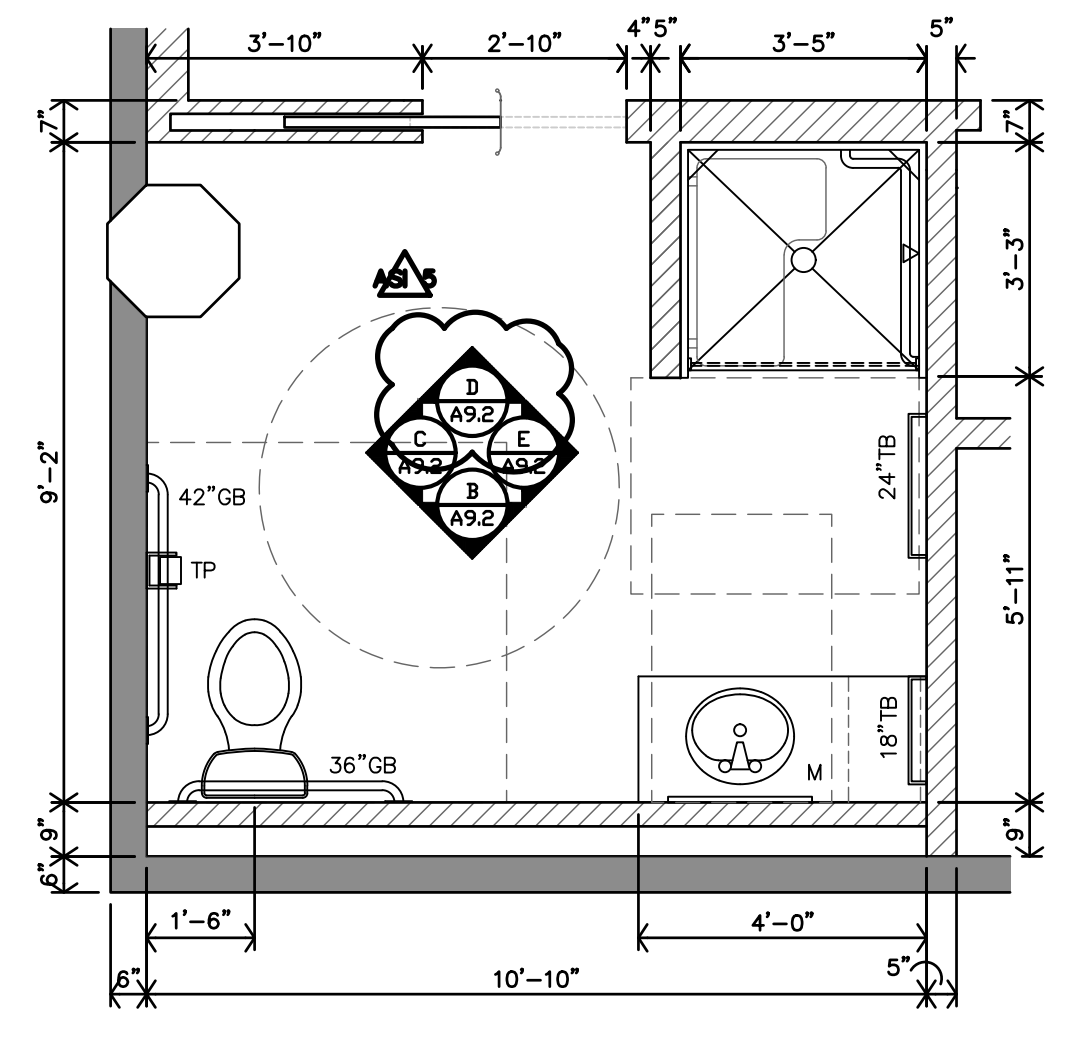
H ADAPT BATH - TYPE 5 INTERIOR ELEVATION
 3/8"=1'-0"



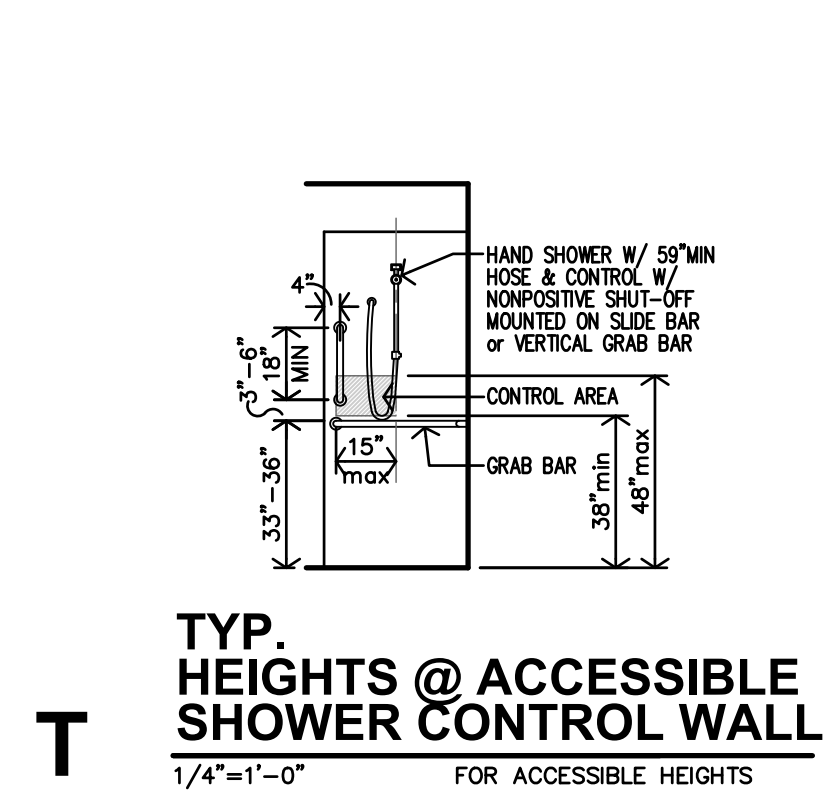
G ADAPT BATH - TYPE 5 INTERIOR ELEVATION
 3/8"=1'-0"



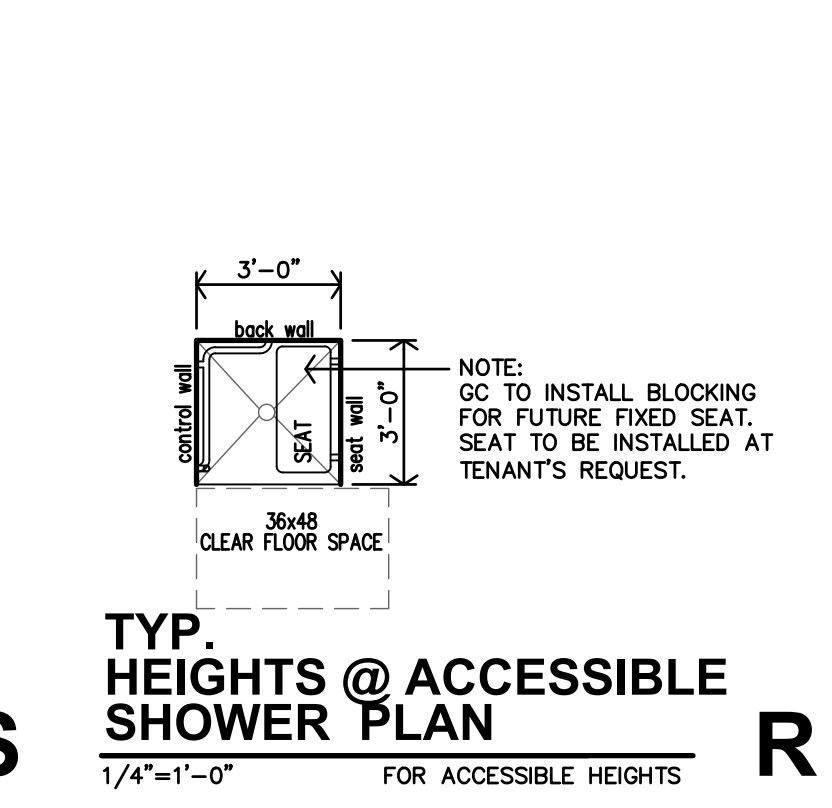
F TYPE 5 - ADAPT BATH ENLARGED BATH PLAN
 3/8"=1'-0"



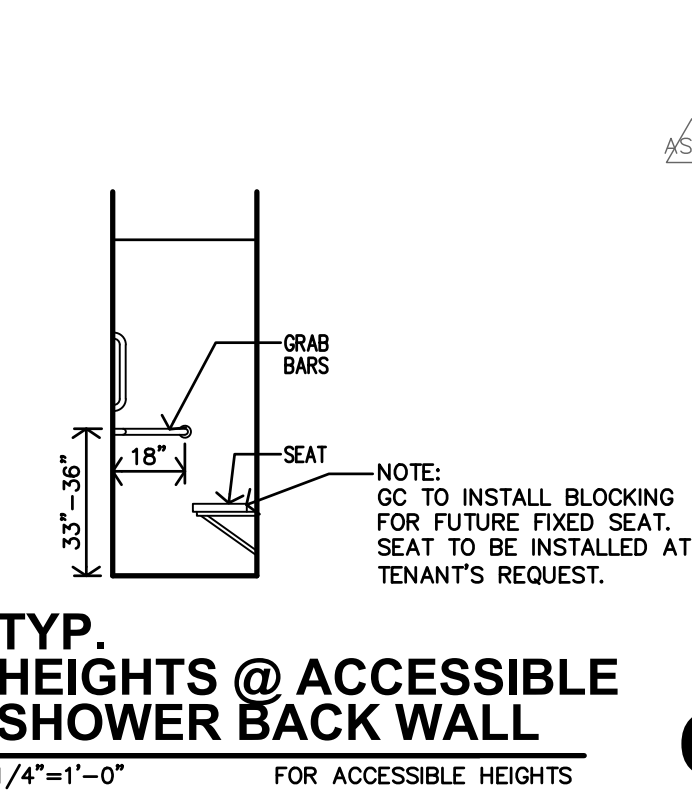
A TYPE 4 - ACCESSIBLE ENLARGED BATH PLAN
 3/8"=1'-0"



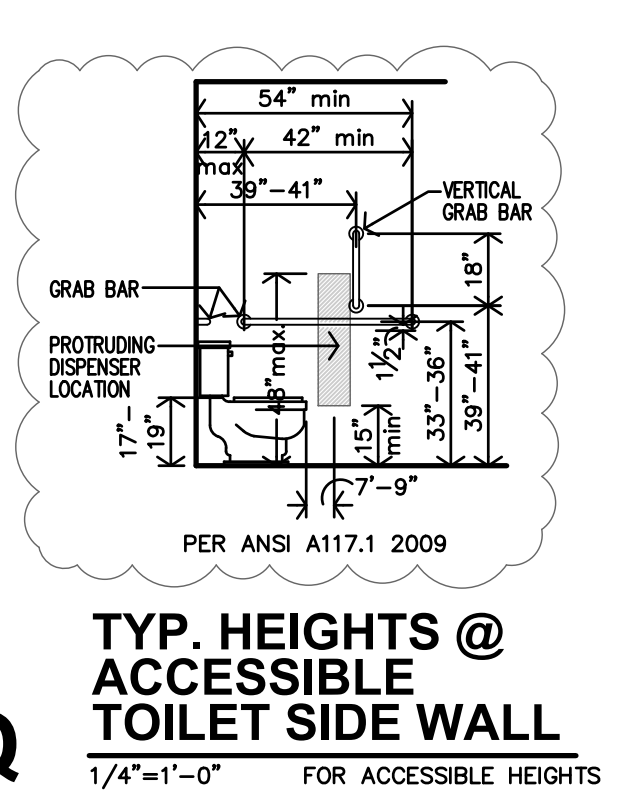
T TYP. HEIGHTS @ ACCESSIBLE SHOWER CONTROL WALL
 1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



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



REVISION:
 1-7-2026
 6-30-2026
 DATE: 9-19-2025
 JOB: 22-3243
 SHEET NO.:



REVISIONS:

1	01-07-2026	ASI #1
2	02-13-2026	ASI #2
3	02-27-2026	ASI #3
4	07-01-2026	ASI #5

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

- GENERAL ELECTRICAL NOTES**
- COORDINATE PENETRATIONS OF CONCRETE SLABS WITH STRUCTURAL ENGINEER PRIOR TO CREATION OF FLOOR PENETRATIONS, MODIFY LOCATIONS AS RECOMMENDED BY STRUCTURAL ENGINEER.
 - AT ALL AREAS WHERE EXPOSED, CIRCUITRY SHALL BE INSTALLED IN EMT RACEWAY. GROUP CONDUITS TOGETHER AND ROUTE NEATLY AT UNDERSIDE OF STRUCTURE, PARALLEL AND PERPENDICULAR TO BUILDING SURFACES. BRANCH CIRCUITRY SHALL BE ROUTED OVERHEAD TO FULLEST EXTENT POSSIBLE, WITH WIRING TO INDIVIDUAL DEVICES ON EXISTING BRICK WALLS INSTALLED VERTICALLY FROM ABOVE. ALL HORIZONTAL RACEWAY INSTALLATION ON WALLS SHALL OCCUR ABOVE PAINTLINE. OBTAIN APPROVAL OF ROUTING WITH ARCHITECT PRIOR TO INSTALLATION, AND COORDINATE INSTALLATION WITH OTHER TRADES.
- NOTES BY SYMBOL**
- CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
 - SWITCH CLOSEST TO DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
 - PROVIDE 120V CONNECTION TO MICROWAVE/RANGE HOOD. STANDARD AND ADAPTABLE UNITS WILL HAVE MICROWAVE ABOVE RANGE. ACCESSIBLE UNITS WILL HAVE RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE INSIDE CABINET ABOVE RANGE.
 - PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.
 - SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL. COORDINATE EXACT LOCATION OF SWITCH WITH ARCHITECT.
 - PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER. INSTALL SWITCH ADJACENT TO WATER HEATER.
 - PROVIDE 50A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7852D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COILELECTRIC HEAT.
 - PROVIDE 40A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COILELECTRIC HEAT.
 - 30A/3P MANUAL MOTOR CONTROLLER SNAP SWITCH (WITHOUT OVERLOAD PROTECTION) IN NEMA 1 ENCLOSURE. P&S #7803W OR EQUAL. MOUNT ADJACENT TO UNIT AND MAKE FINAL FLEXIBLE CONNECTION TO EQUIPMENT.
 - PROVIDE (3) #12, #12C, 1/2" C BETWEEN ASSOCIATED OUTDOOR AND INDOOR A/C UNITS.
 - PROVIDE TIMER SWITCH EQUAL TO AIR CYCLER "SMART EXHAUST" FOR CONTROL OF EXHAUST FAN. SET SWITCH PER MANUFACTURER'S INSTRUCTIONS TO OPERATE FAN AS INDICATED BELOW:
 STUDIO: 27 MINUTES PER HOUR
 1 BEDROOM: 30 MINUTES PER HOUR
 2 BEDROOM: 42 MINUTES PER HOUR
 - PROVIDE RECEPTACLE FOR CORD AND PLUG CONNECTION OF WALL MOUNTED ART FEATURE LIGHT. COORDINATE WITH INTERIOR DESIGNER AND ARCHITECT EXACT LOCATION AND REQUIREMENTS.
 - ROUTE CIRCUIT THROUGH CONTACTOR FOR PHOTOCELL CONTROL. SEE DETAIL 1.E6.1 FOR MORE INFORMATION.
 - PROVIDE 120V CONNECTION TO DOWNDRAFT RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE ABOVE RANGE.
 - PROVIDE SWITCHES IN ACCESSIBLE UNITS FOR INDEPENDENT CONTROL OF RANGE HOOD FAN AND LIGHTS.



1 SECOND FLOOR ELECTRICAL PLAN
 3/16" = 1'-0"