



Jones Gillam Renz Architects

Address

730 N 9th St.
Salina, KS 67401

1881 Main St., Suite 301
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:	The Reserves at South Lake New Apartment Complex Grinnell, IA	Report No.	Five (5)
OWNER:	OPG South Lake Partners, LLC Dan Maximuk 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	August 14, 2022
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	Architect's Proj No.	20-3118
		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. At all roof/ceiling assemblies: UL P522 (1-hr) system shall be installed in lieu of the 21-1 system from Table 721.1(3) (IBC 2015)
 - a. Revised assemblies shown on attached Sheet A2.4
 - b. Revised associated wall sections & details shown on attached Sheets A4.1 – A4.7

Attachments:

1. Revised Sheets – A2.4, A4.1-A4.7

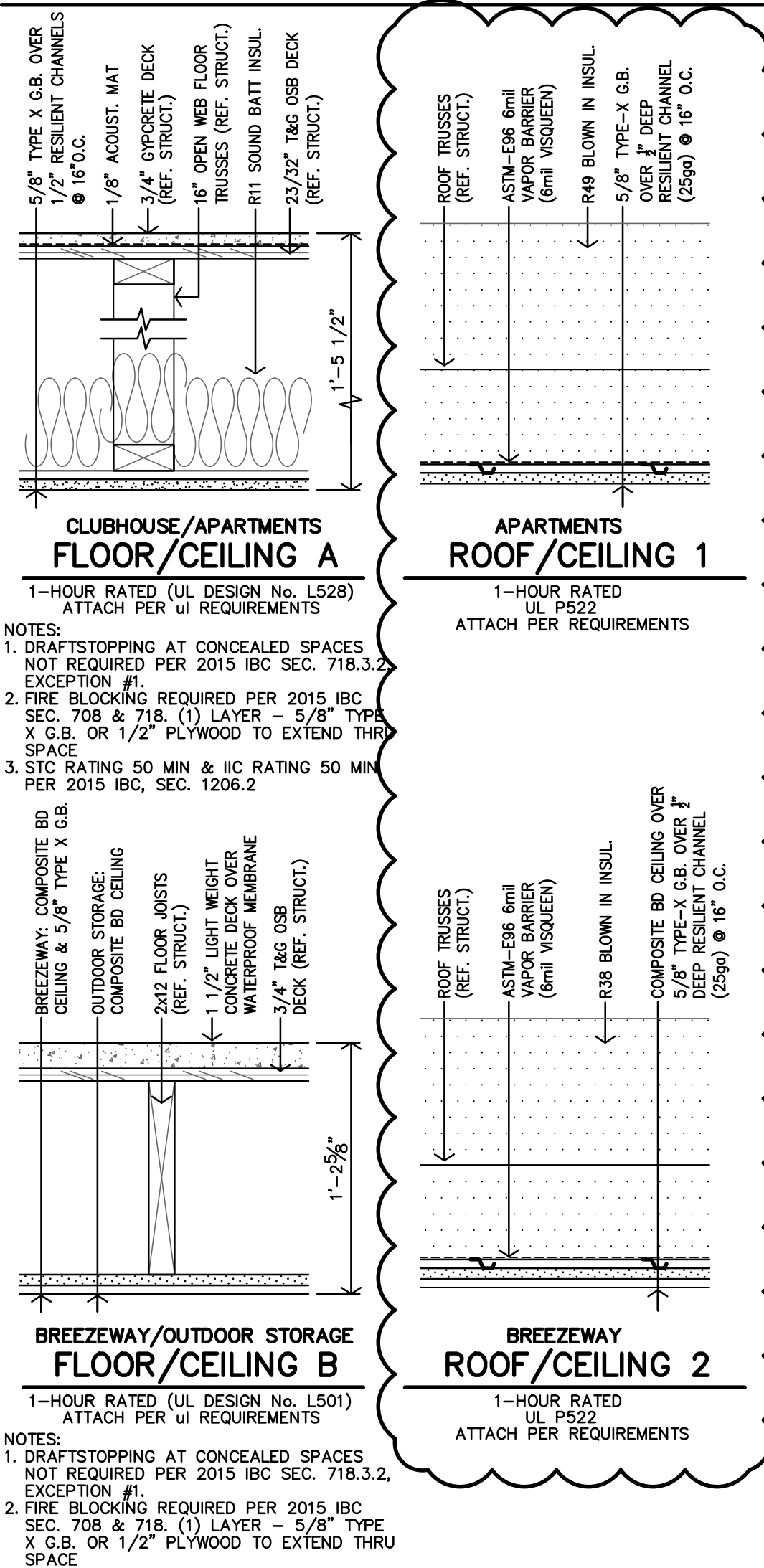
Issued by:

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

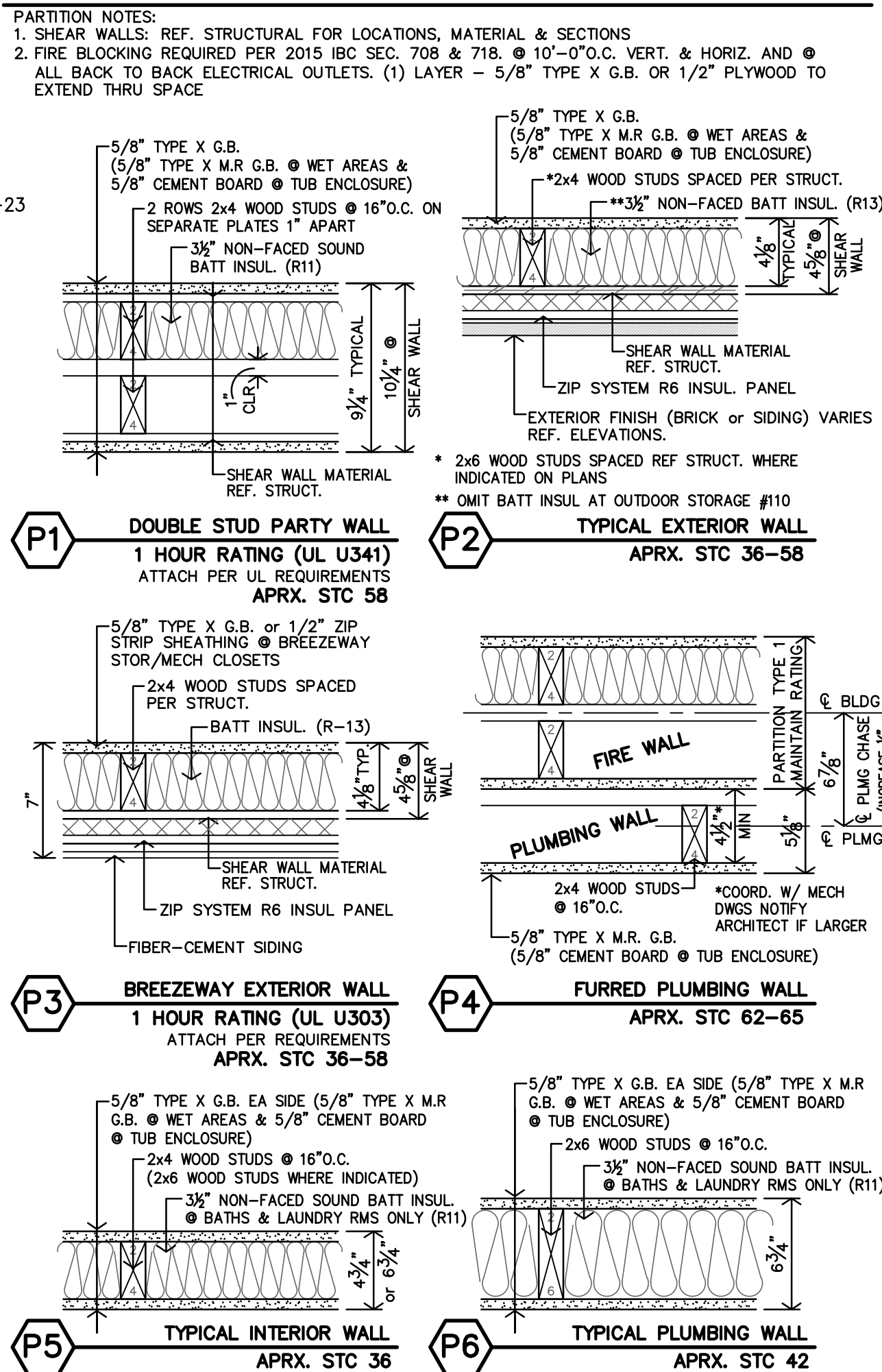
Copies to:

MCP Group - Eric Hubener
OPG - Dan Maximuk
JGR Architect - Maggie Gillam
LST - Ryan Lies
Structural - Jim Manley

ASSEMBLIES



APARTMENT PARTITION SCHEDULE



APARTMENT GENERAL NOTES

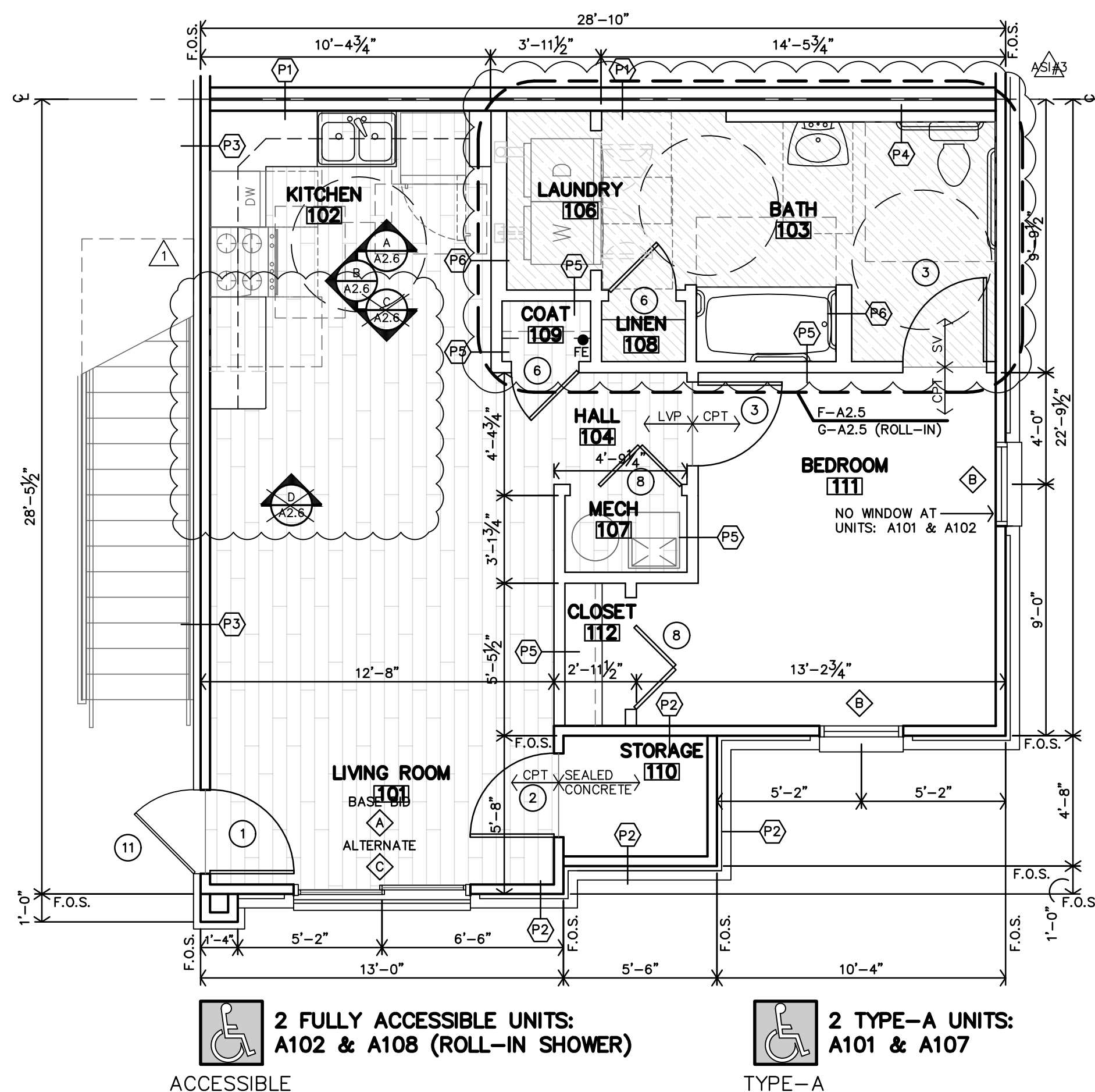
- REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
- CONTRACTOR SHALL PROVIDE ADJUSTABLE PLASTIC COATED WIRE SHELF & ROD AT ALL CLOSETS U.N.O.
- CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- 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 2015 IBC, SECTION 717.
- FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10, 2015 IBC, SECTION 906.1 AND SPECIFICATIONS. LOCATED PER CFP SHEET.
- ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.8 FOR FIRE PENETRATION ASSEMBLIES
- HOSE BIBS TO BE LOCATED 6" MIN. ABOVE WAINSCOT (30" MIN. ABV. FIN. FLOOR).
- B.O. HEADER 83" ABV. FIN. FLR.
- KITCHEN RECEPTACLES TO BE @ 44" MAX ABOVE FIN. FLR.
- SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
- ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- F.O.S. = FACE OF STUD
- FEK = FIRE EXTINGUISHER CABINET
- HEARING/VISION IMPAIRED UNIT (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS):
• CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
• REF. ELECT. DWGS

ACCESSIBLE UNITS NOTES

- ACCESSIBLE UNITS (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS):
• REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
• 1-BEDROOM, CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ TOILET & TUBS AND @ SINKS & COUNTERTOPS.
• 2-BEDROOM, CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS & TUBS AND @ SINKS & COUNTERTOPS AT BATHS #104 & #113
• 3-BEDROOM, CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILET & TUB AND @ COUNTERTOP AT MASTER BATH #115
• ALL UNITS, CONTRACTOR TO INSTALL REMOVABLE CABINET FRONTS @ SINK & WORK SPACE IN KITCHEN #103.
• CONTRACTOR SHALL INSTALL HOT WATER & DRAIN PIPES COVERS.
• TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
• CONTRACTOR TO INSTALL BLOCKING AND PROVIDE & INSTALL GRAB BARS PER ICC/ANSI A117.1-2009.
• ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS. (MOUNT SHELF AT HEIGHTS AS INDICATED ON PLANS)

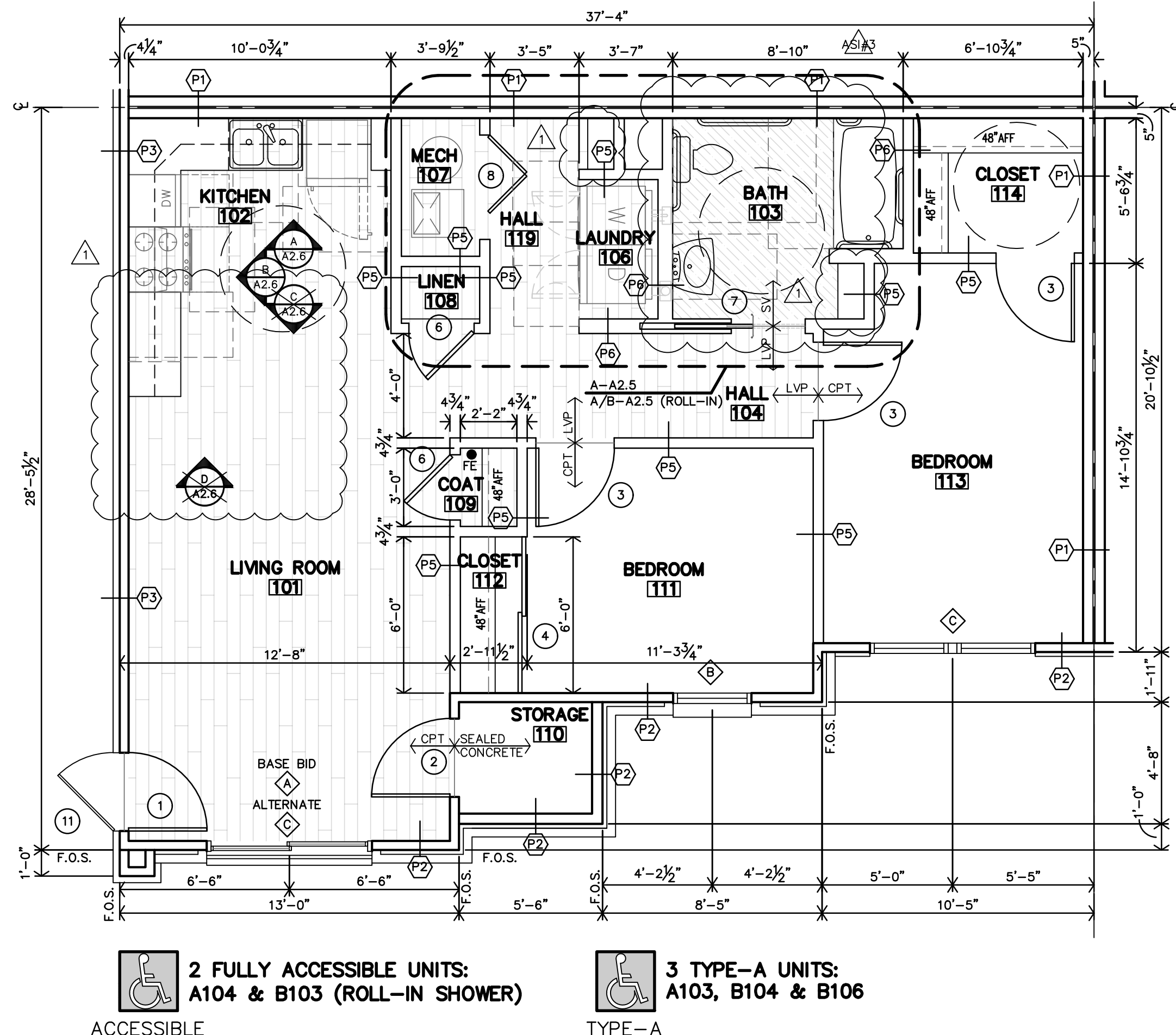
FINISHES, SCHEDULES, ETC.

REFERENCE SHEET A2.2 FOR INTERIOR FINISH SCHEDULE, DOOR SCHEDULES, WINDOW SCHEDULE AND FINISH DETAILS.



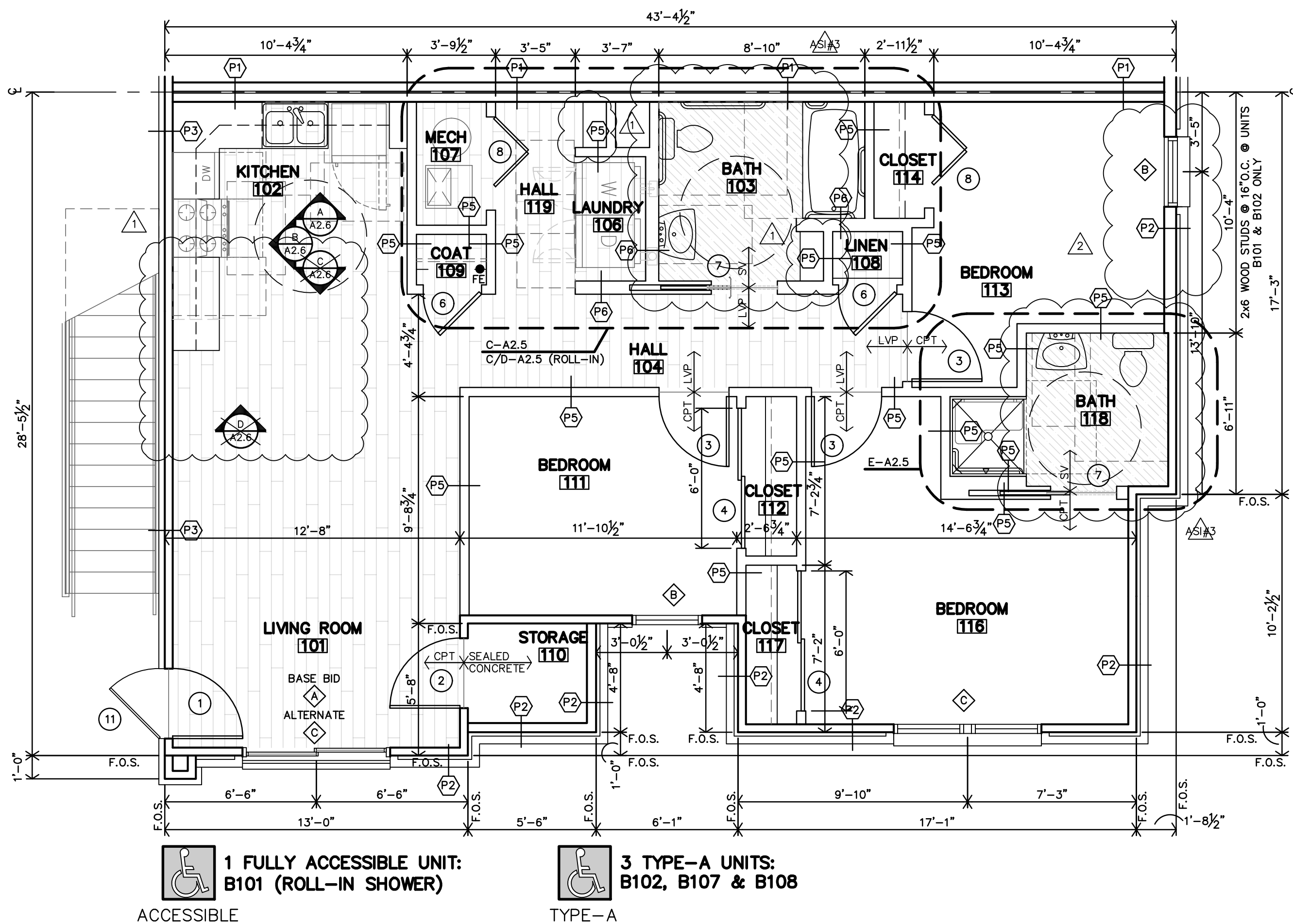
C ACCESSIBLE 1 BEDROOM FLOOR PLAN

1/4"=1'-0" REF. BUILDING PLANS ON SHEETS A2.10 & A2.11 FOR ACCESSIBLE LOCATIONS



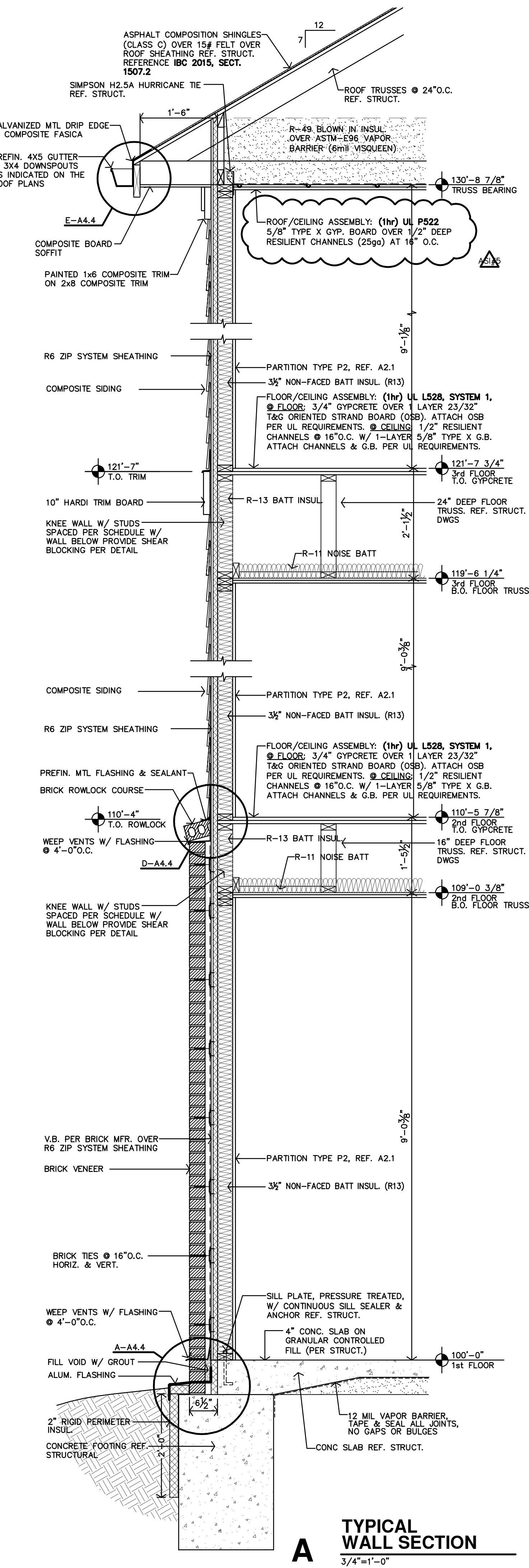
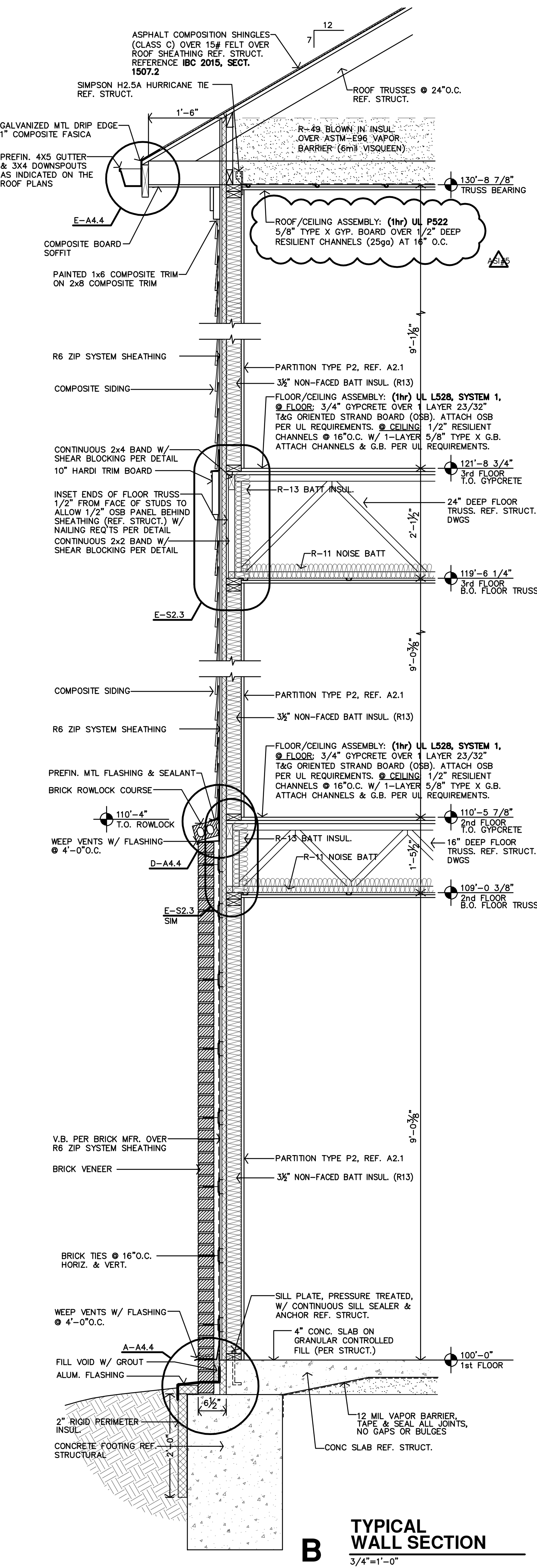
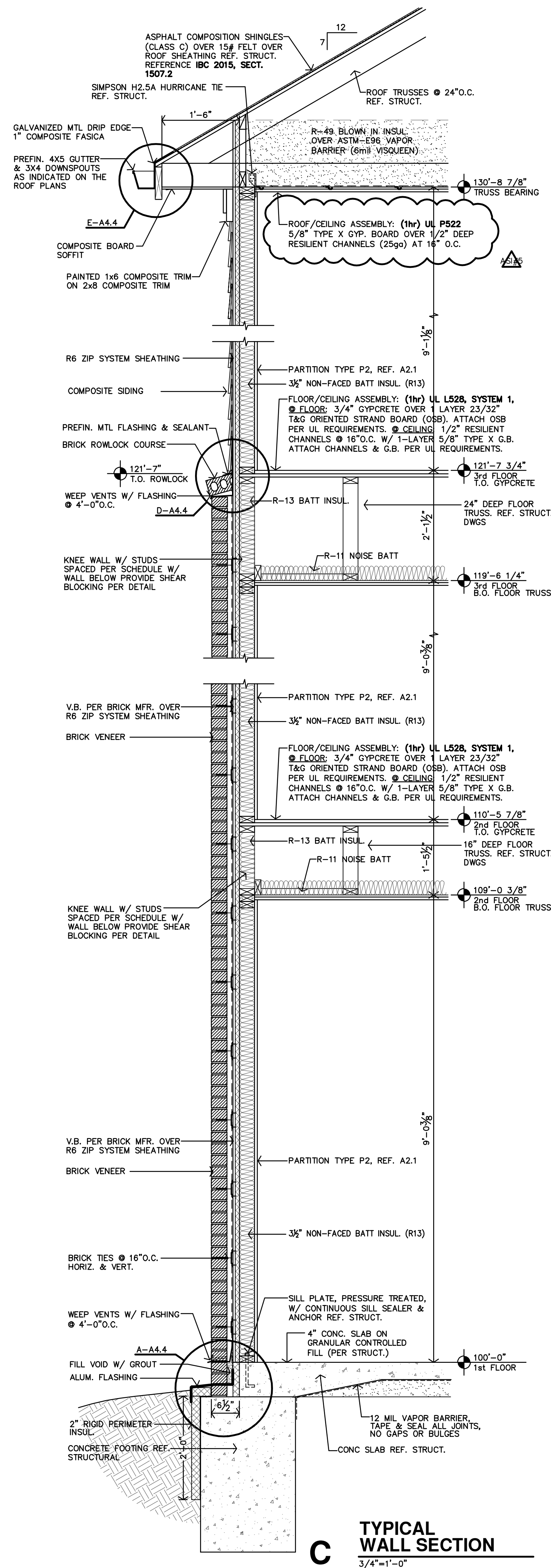
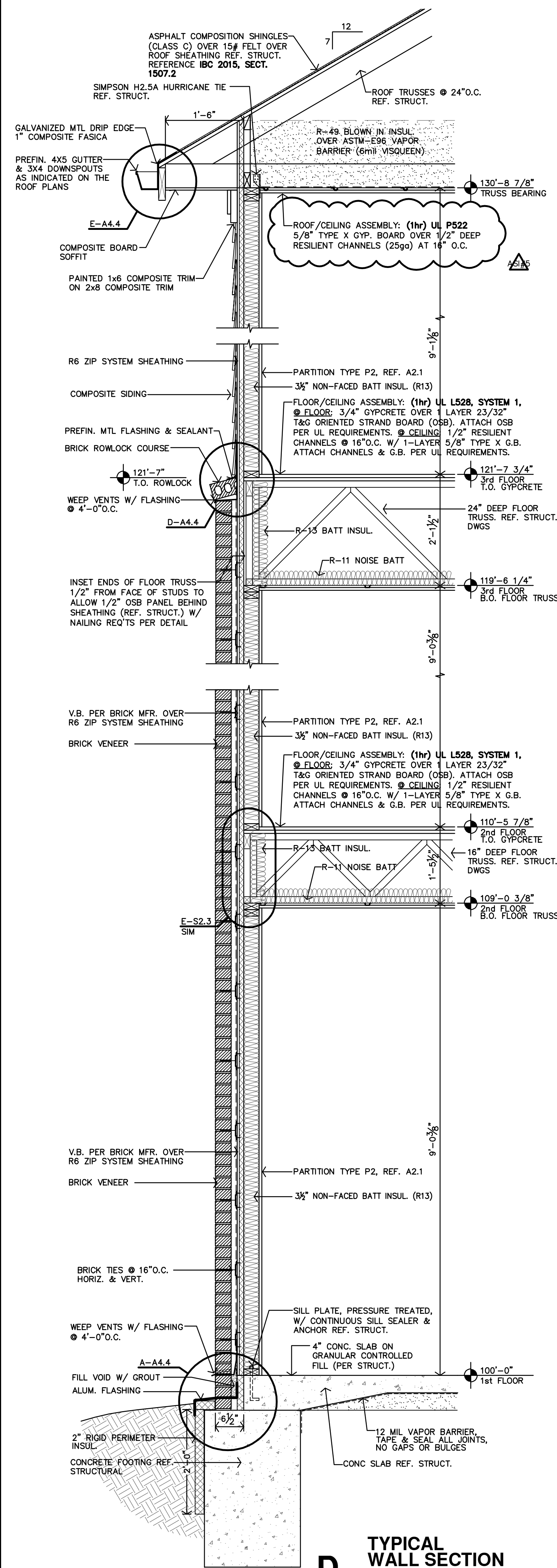
A ACCESSIBLE 2 BEDROOM FLOOR PLAN

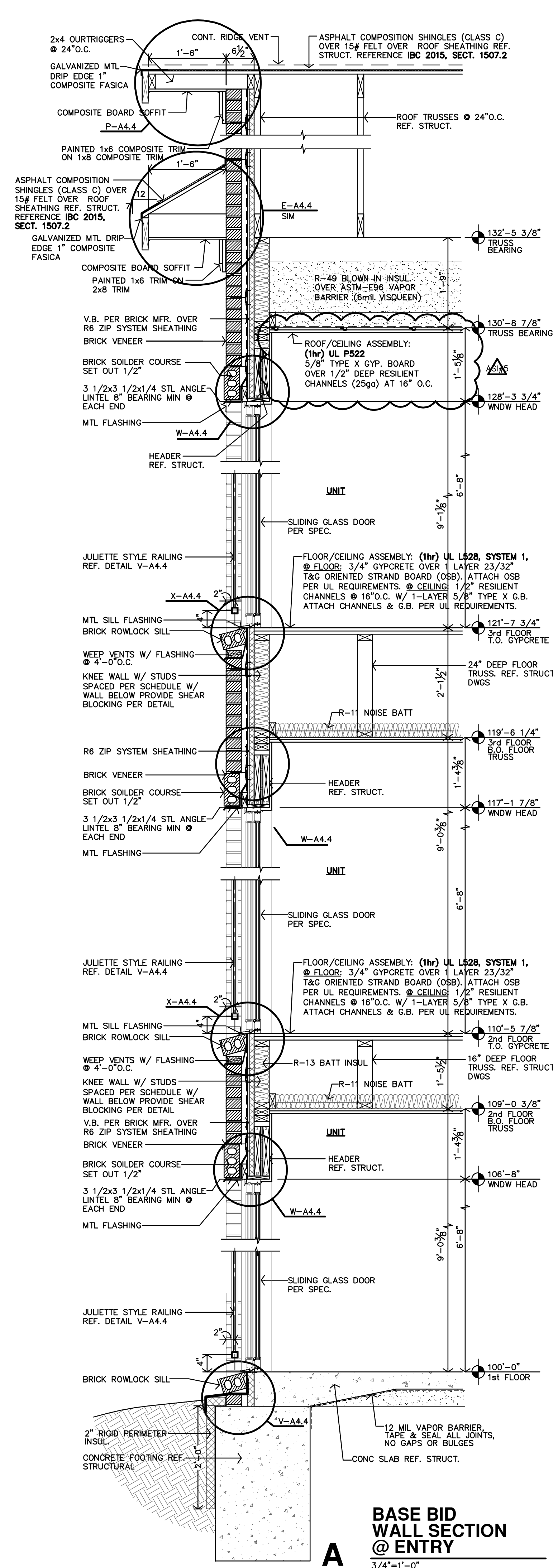
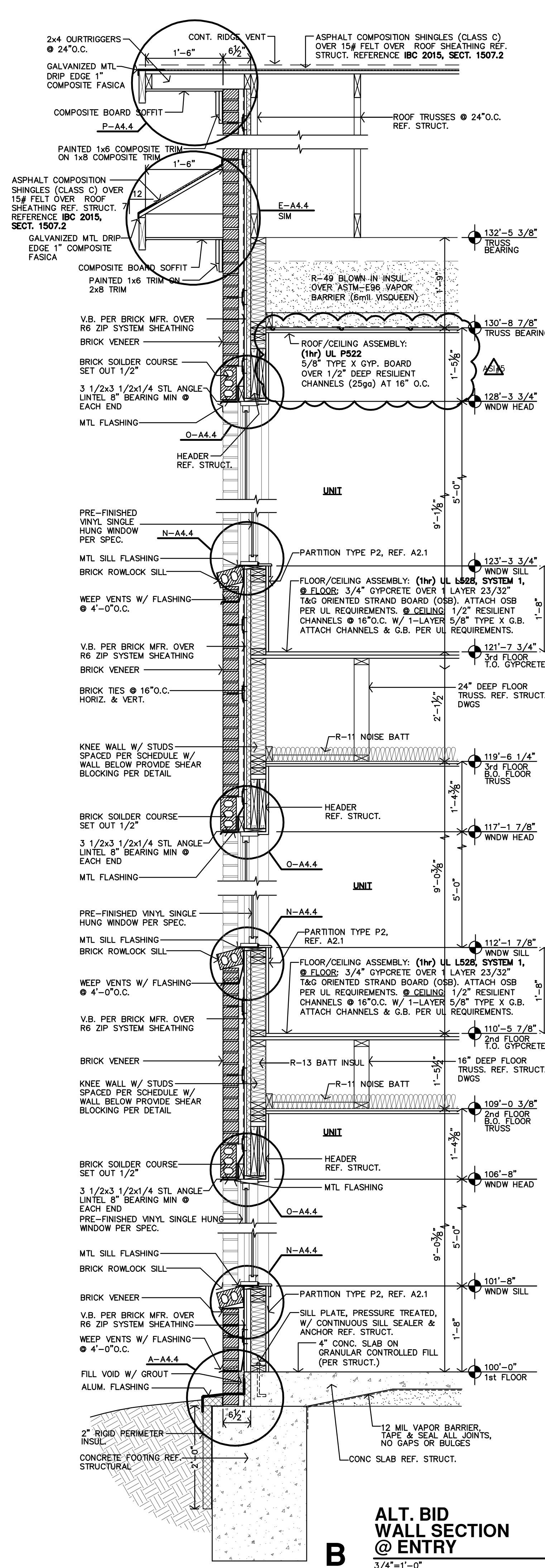
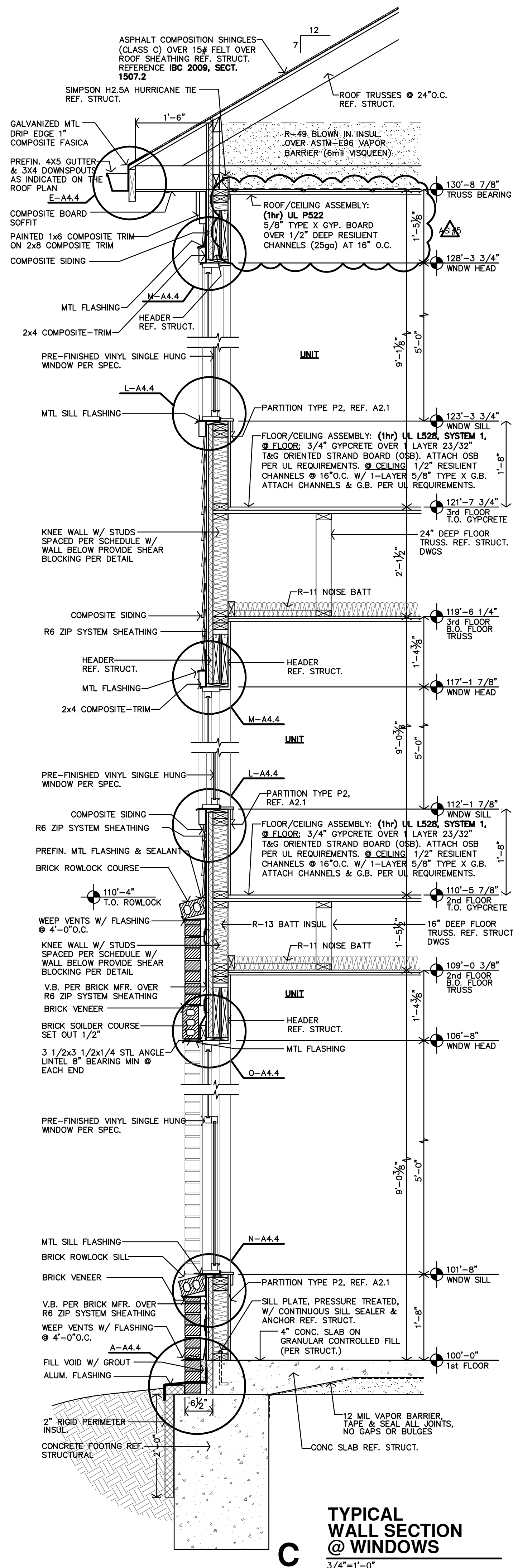
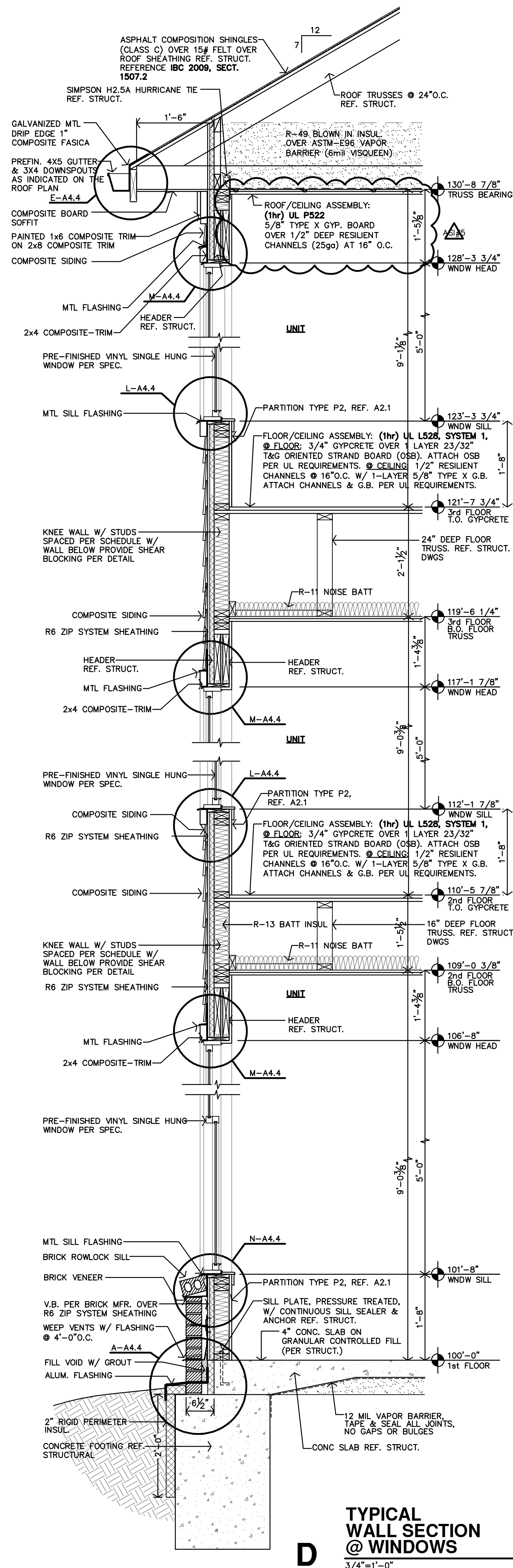
1/4"=1'-0" REF. BUILDING PLANS ON SHEETS A2.10 & A2.11 FOR ACCESSIBLE LOCATIONS

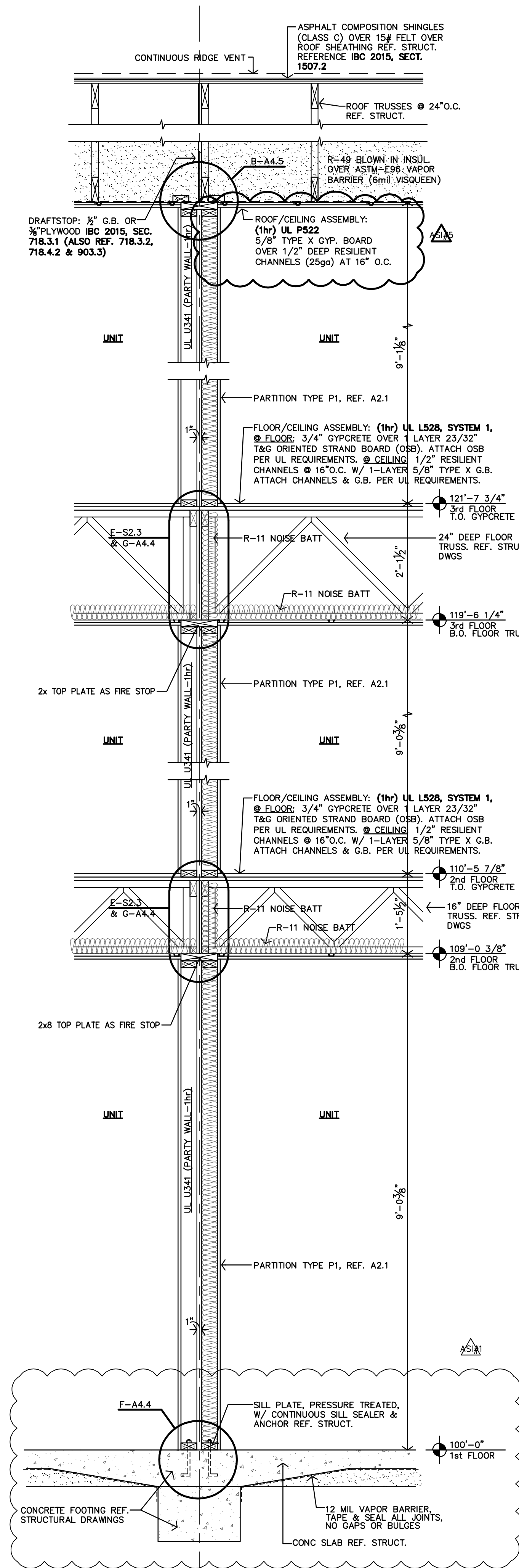


B ACCESSIBLE 3 BEDROOM FLOOR PLAN

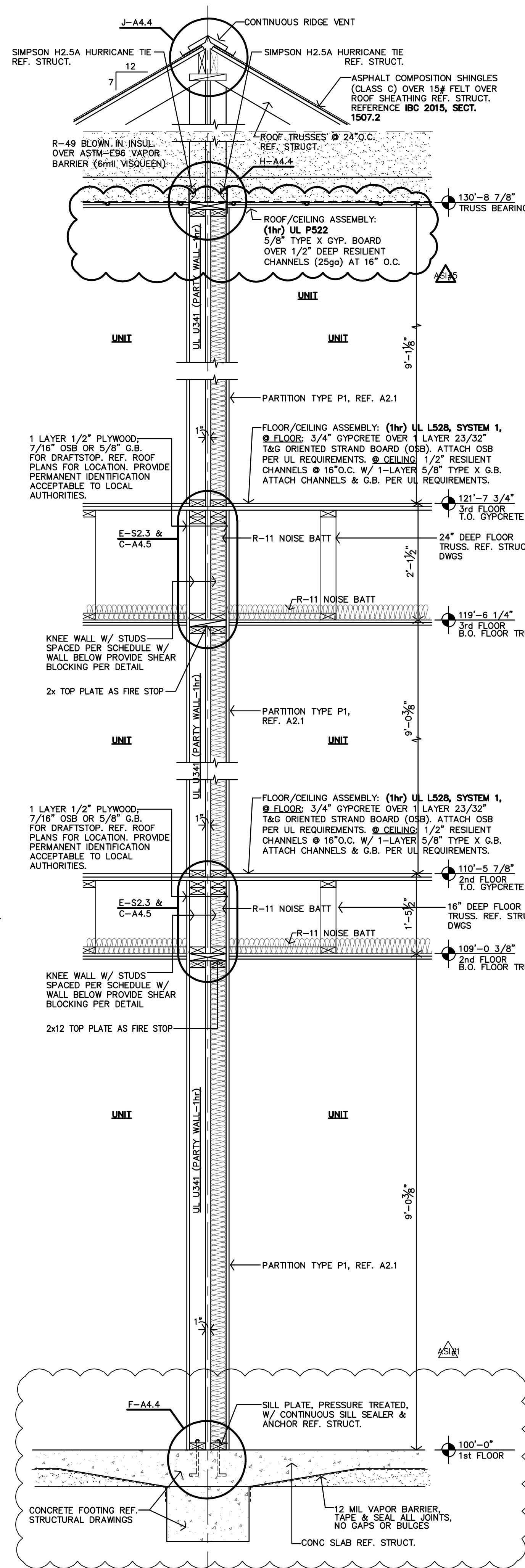
1/4"=1'-0" REF. BUILDING PLANS ON SHEETS A2.10 & A2.11 FOR ACCESSIBLE LOCATIONS



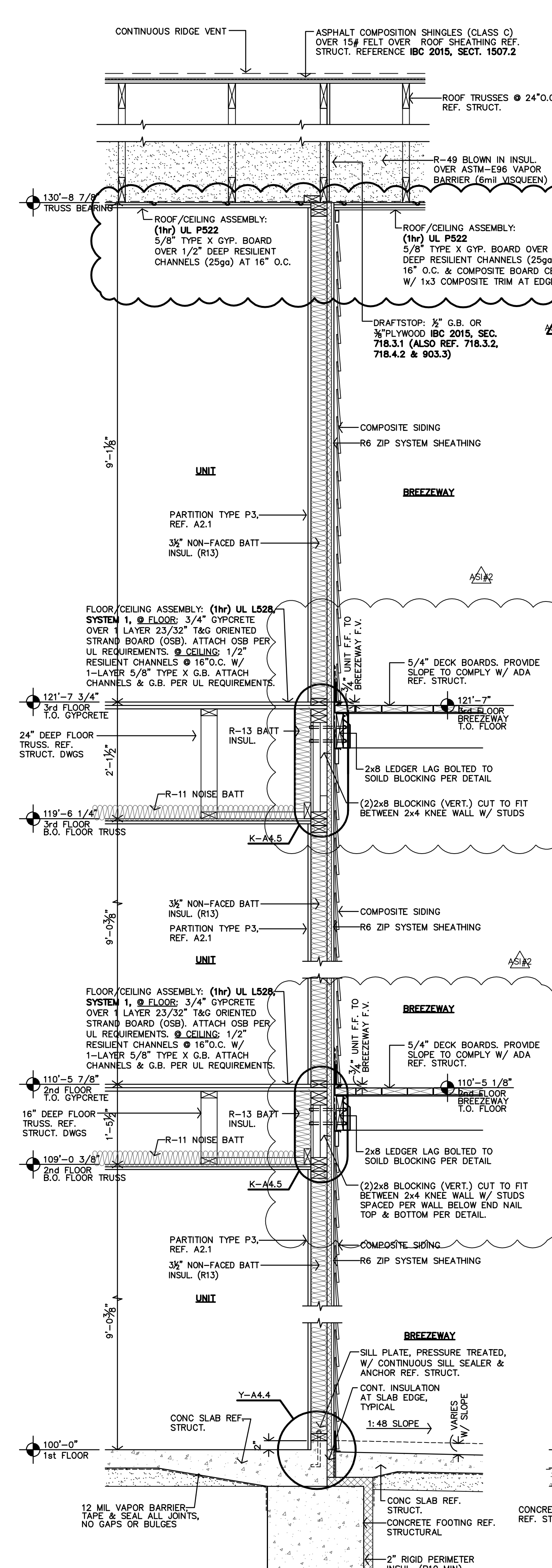




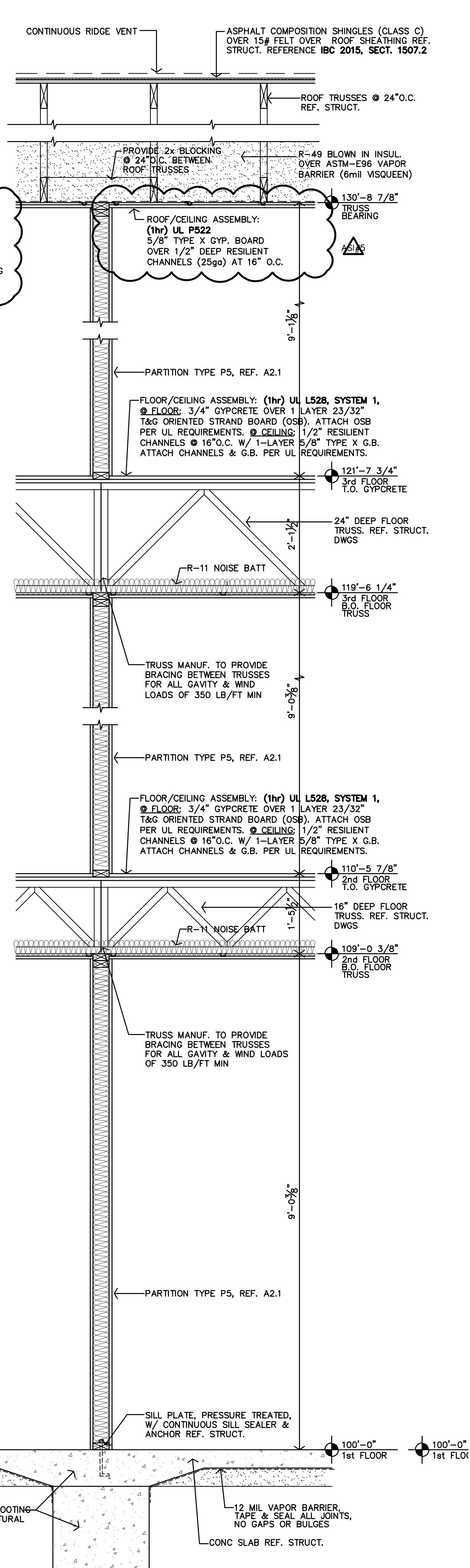
D
PARTY WALL
SIDE to SIDE
WALL SECTION
3/4"=1'-0"



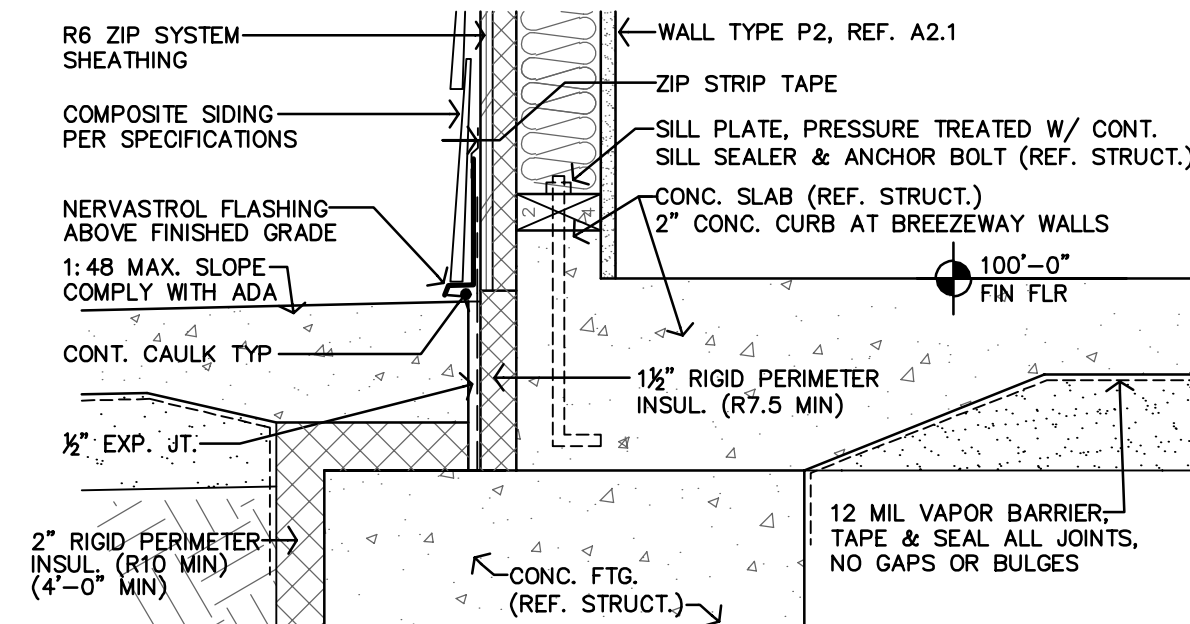
C
PARTY WALL
BACK to BACK
WALL SECTION
3/4"=1'-0"



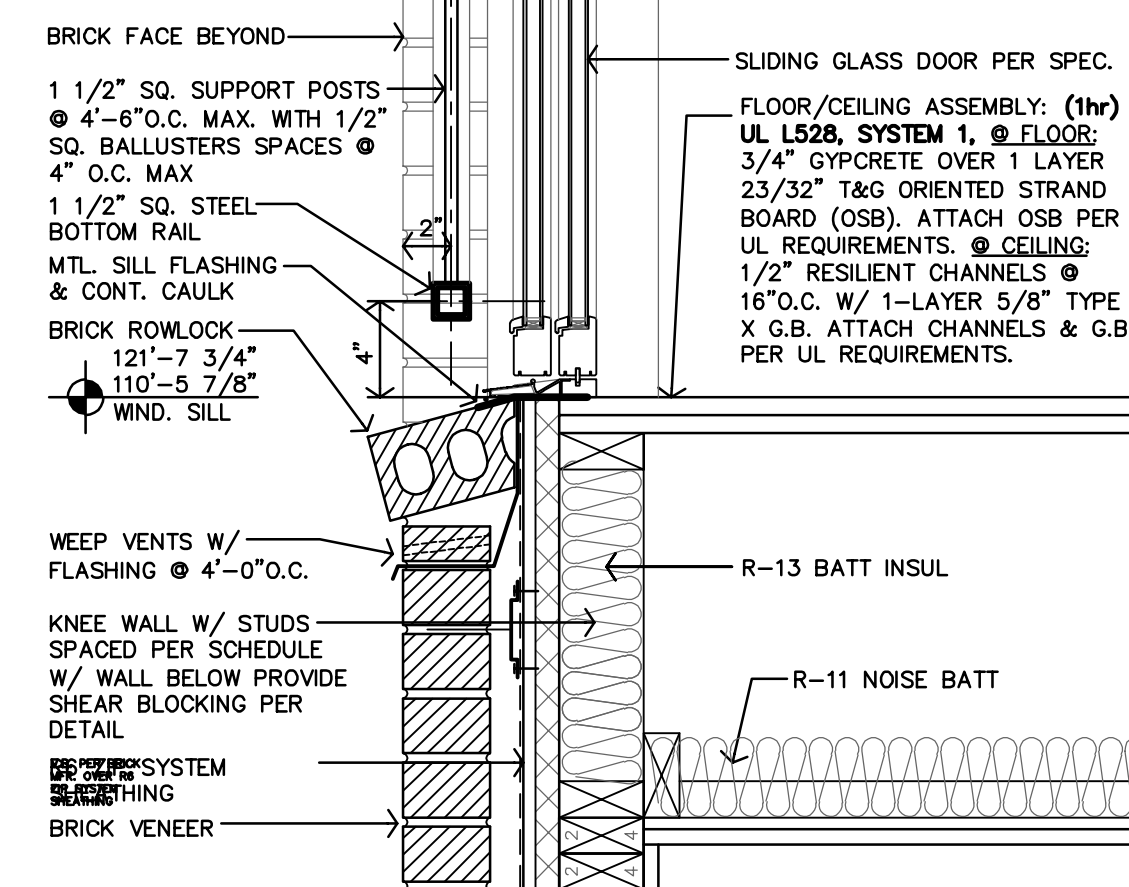
B
BREEZEWAY
WALL SECTION
3/4"=1'-0"



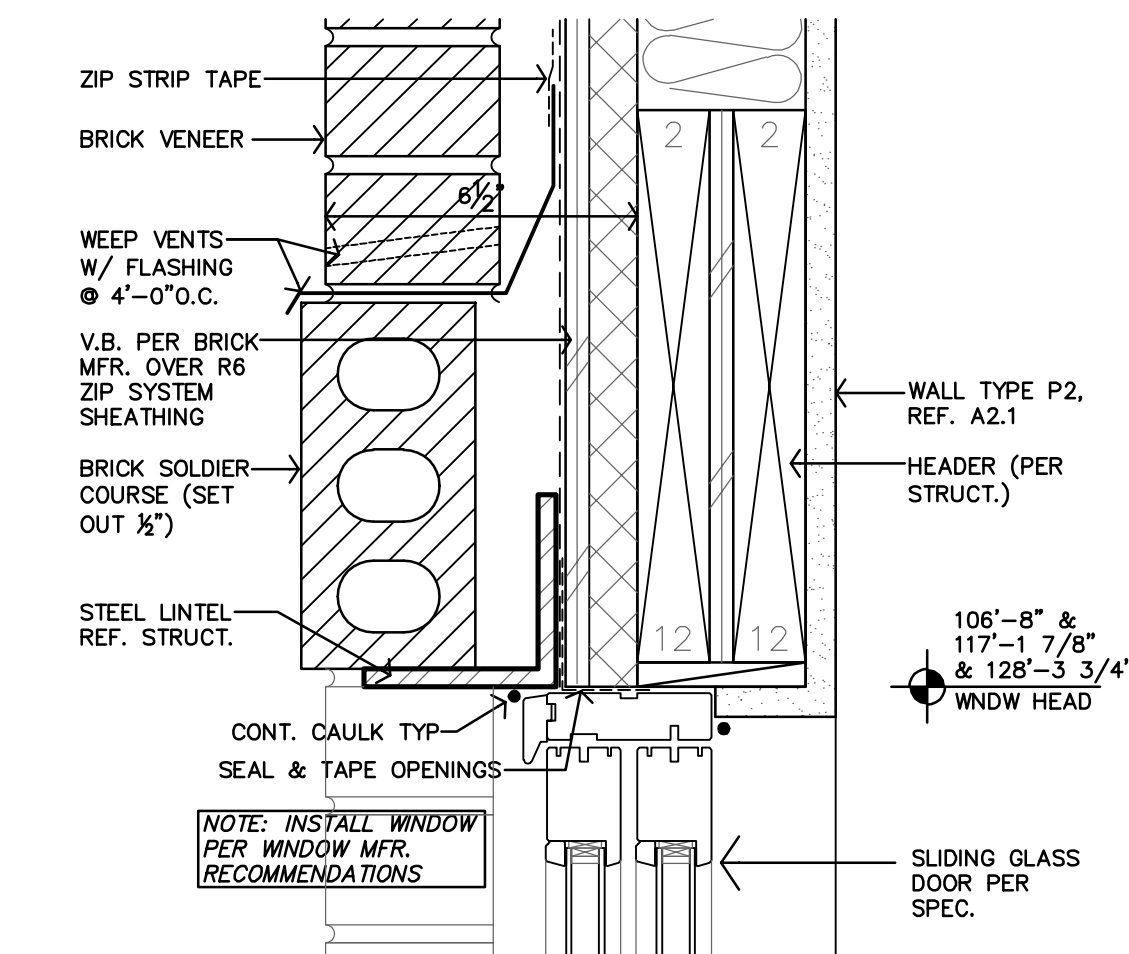
A
INTERIOR LOAD BEARING
WALL SECTION
3/4"=1'-0" REF. STRUCT. DWGS. FOR LOCATIONS



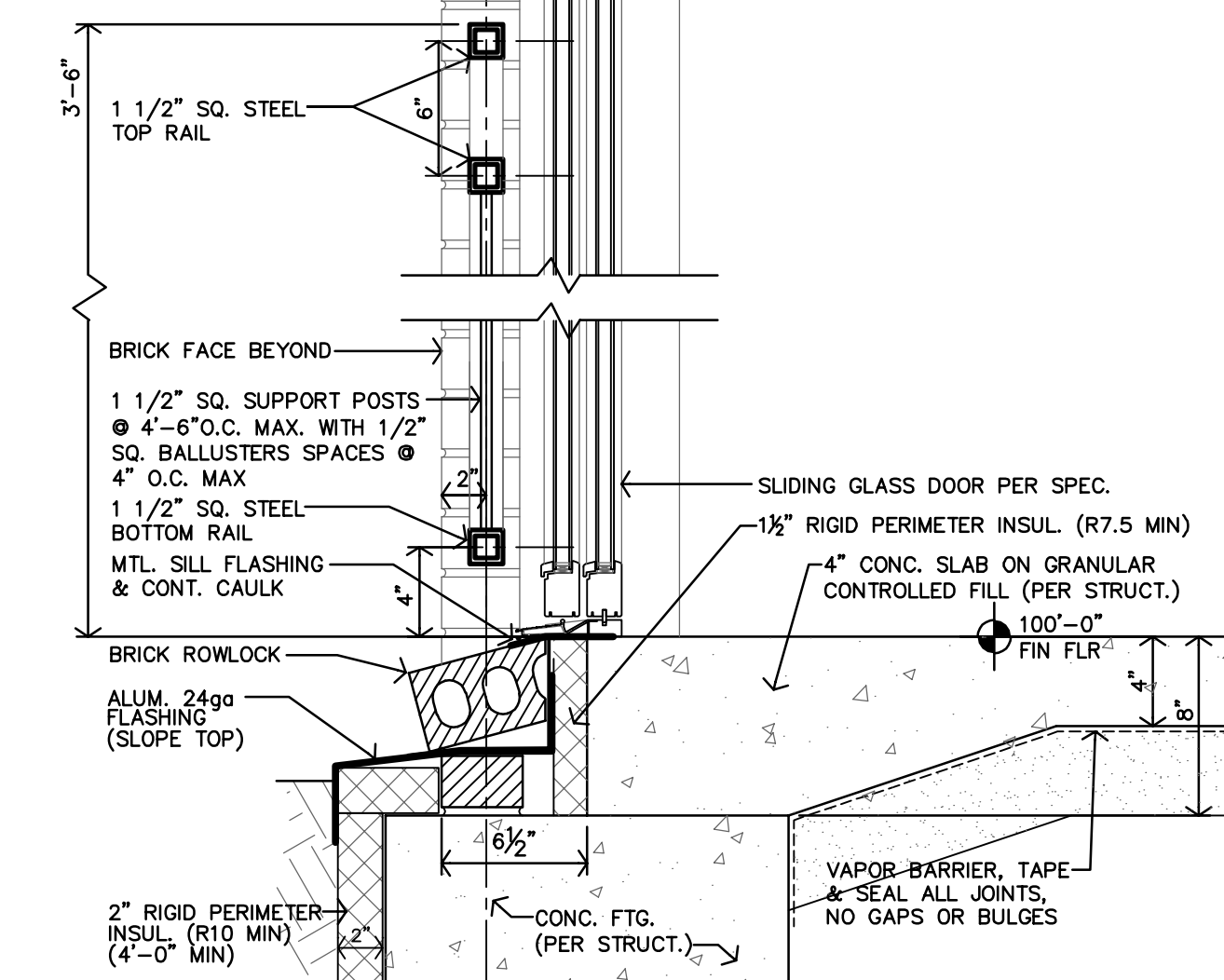
Y DETAIL @ BREEZEWAY
1 1/2"=1'-0"



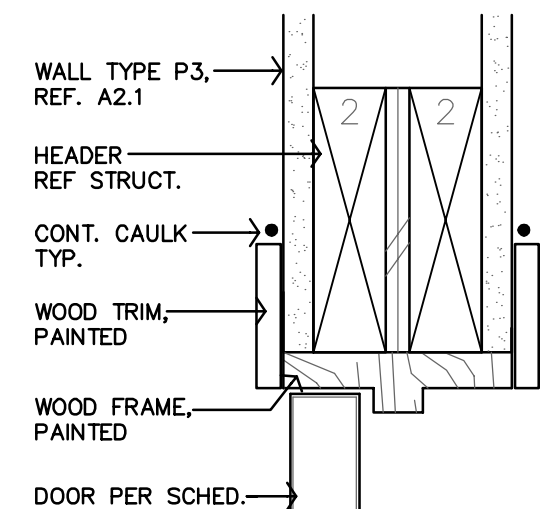
X SLIDING GLASS DOOR SILL DETAIL @ BRICK
3"=1'-0"



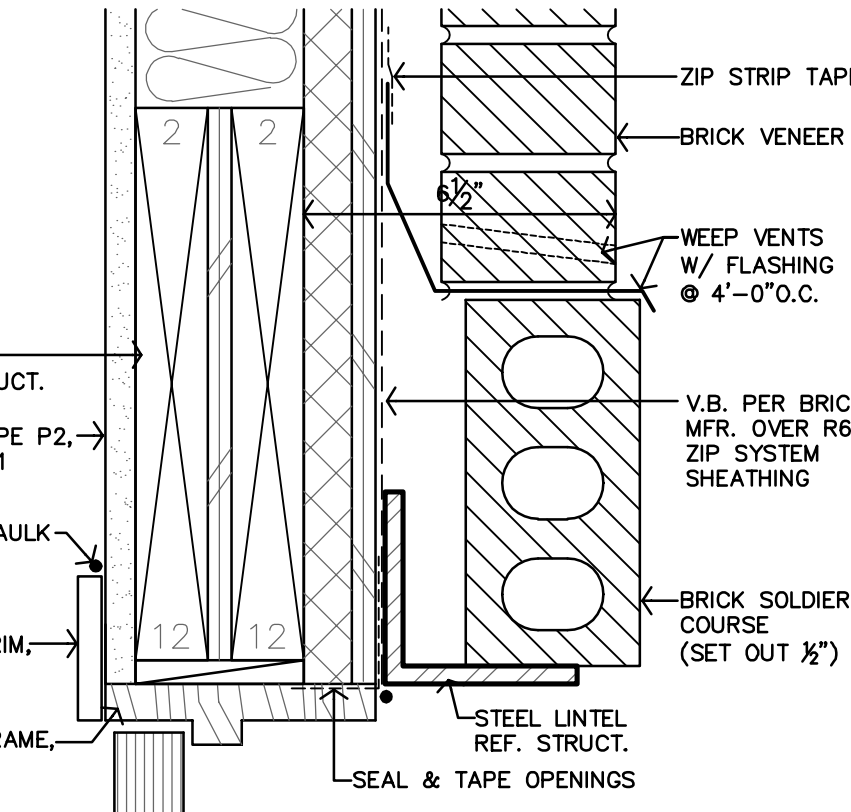
W SLIDING GLASS DOOR HEAD DETAIL @ BRICK
3"=1'-0"



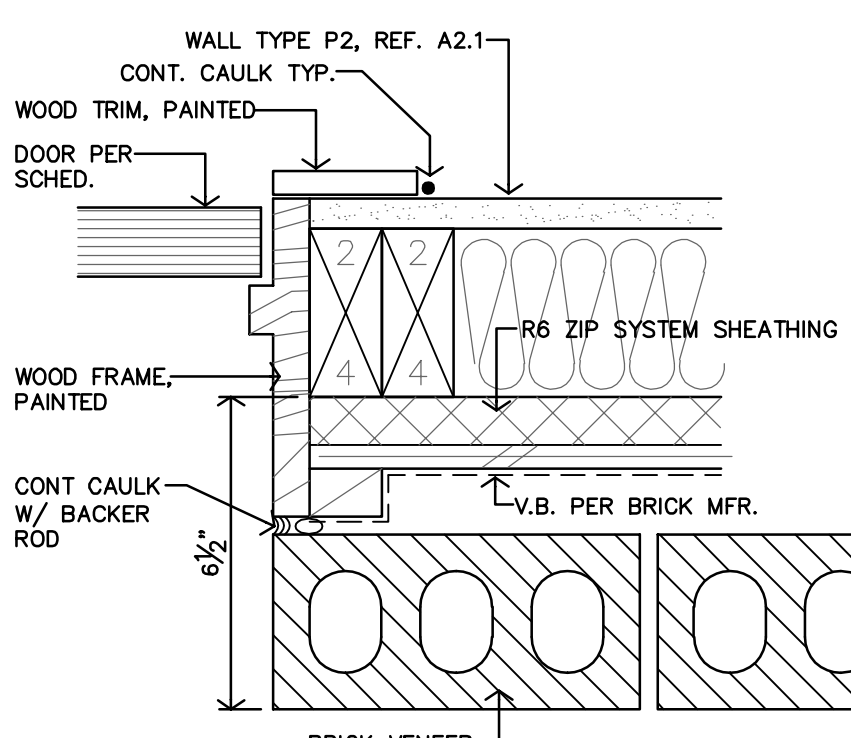
V DETAIL SLIDING GLASS DOOR
1 1/2"=1'-0"



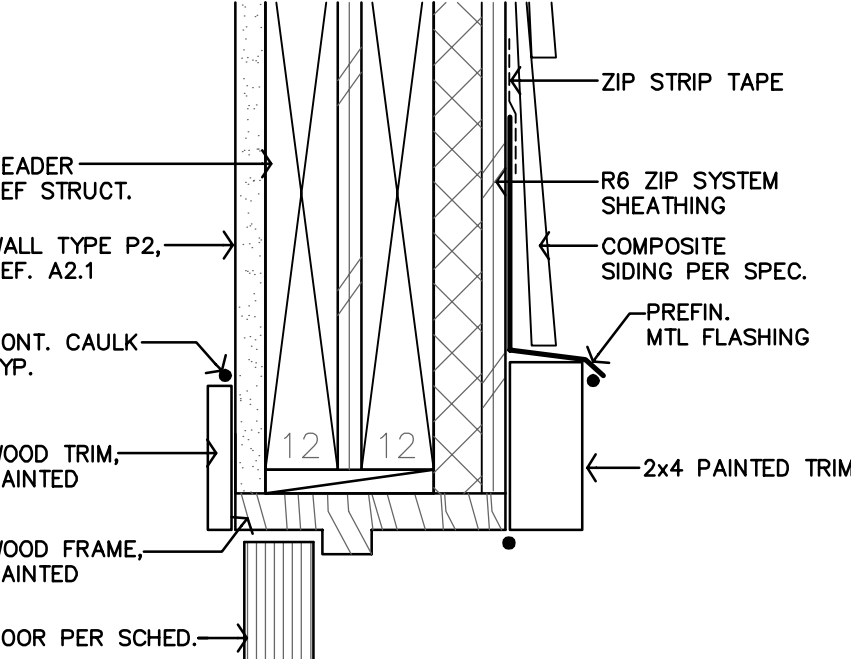
U TYP INT. DOOR HEAD DETAIL
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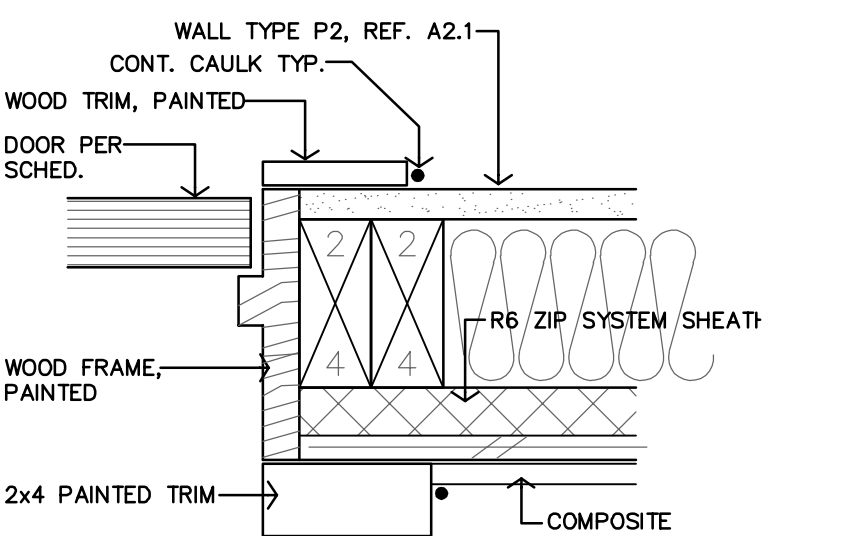
T TYP EXT. DOOR HEAD DETAIL @ BRICK
3"=1'-0"



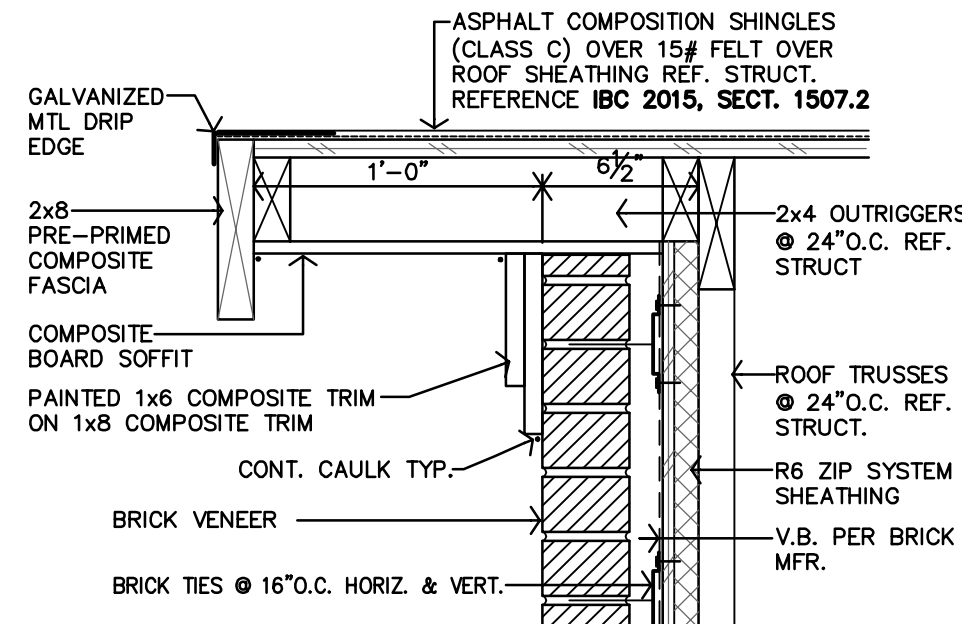
S TYP DOOR JAMB DETAIL @ BRICK
3"=1'-0"



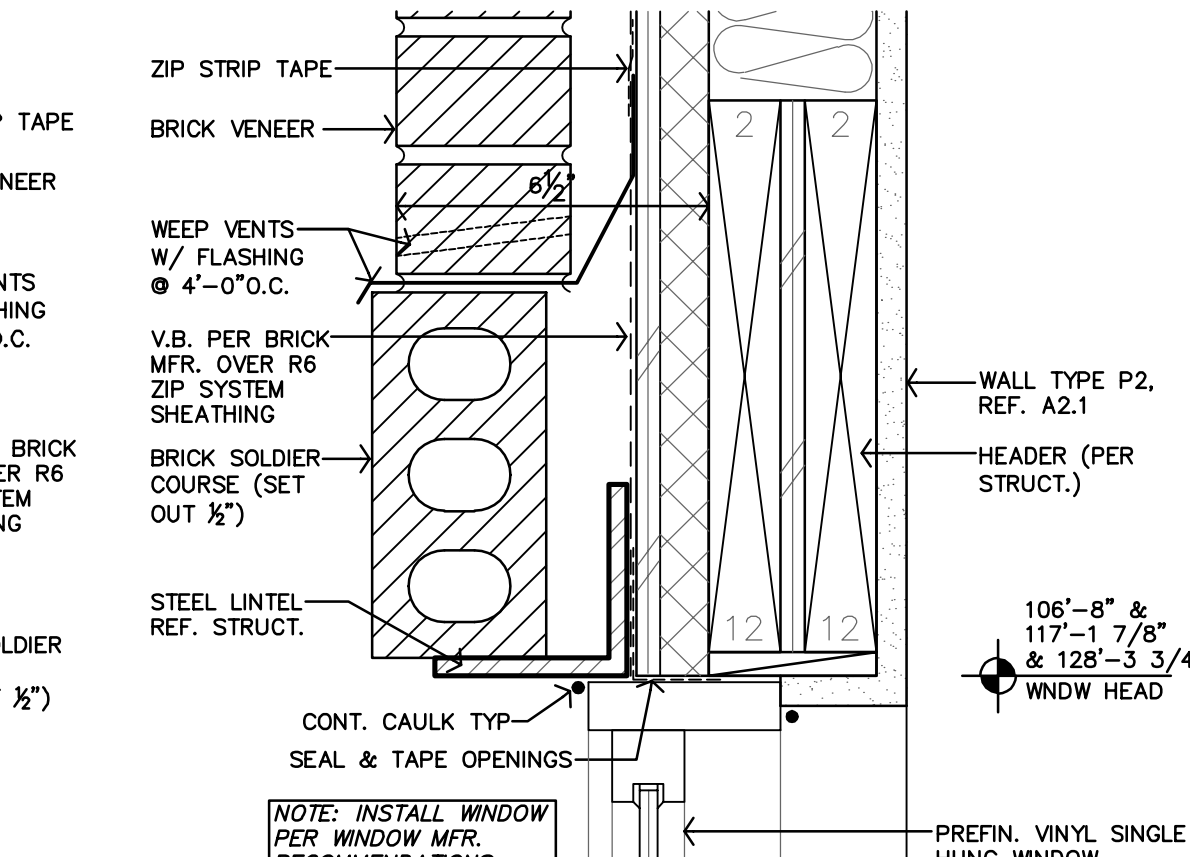
R TYP DOOR HEAD DETAIL @ SIDING
3"=1'-0"



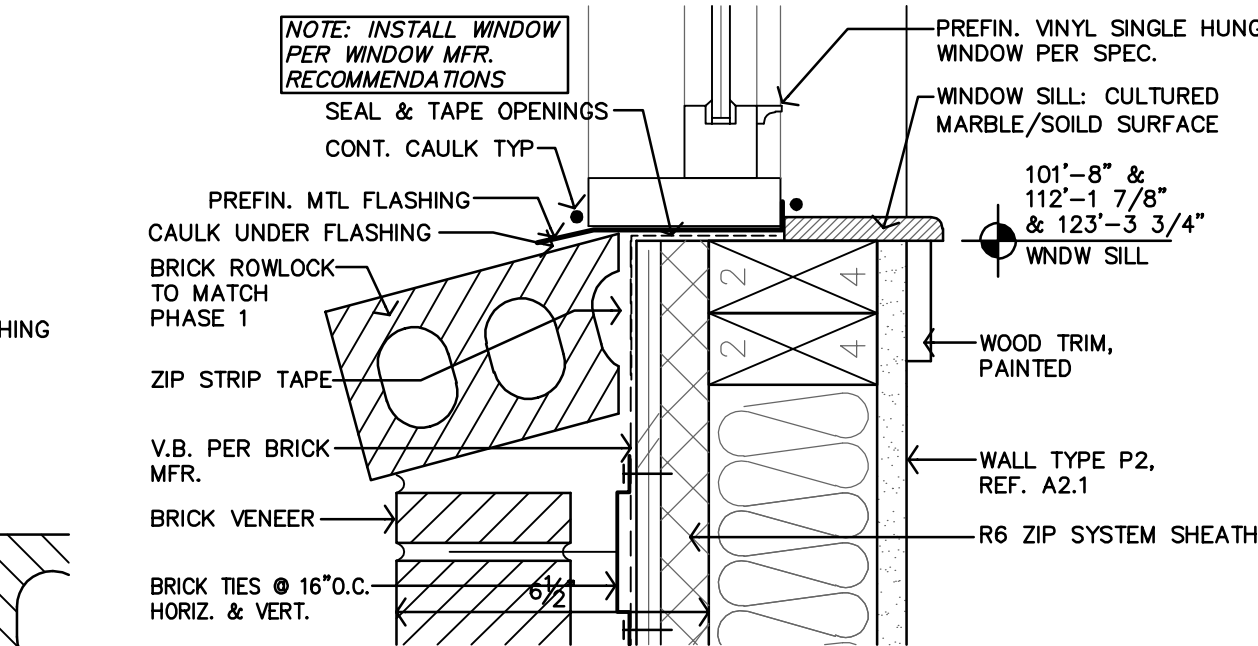
Q TYP DOOR JAMB DETAIL @ SIDING
3"=1'-0"



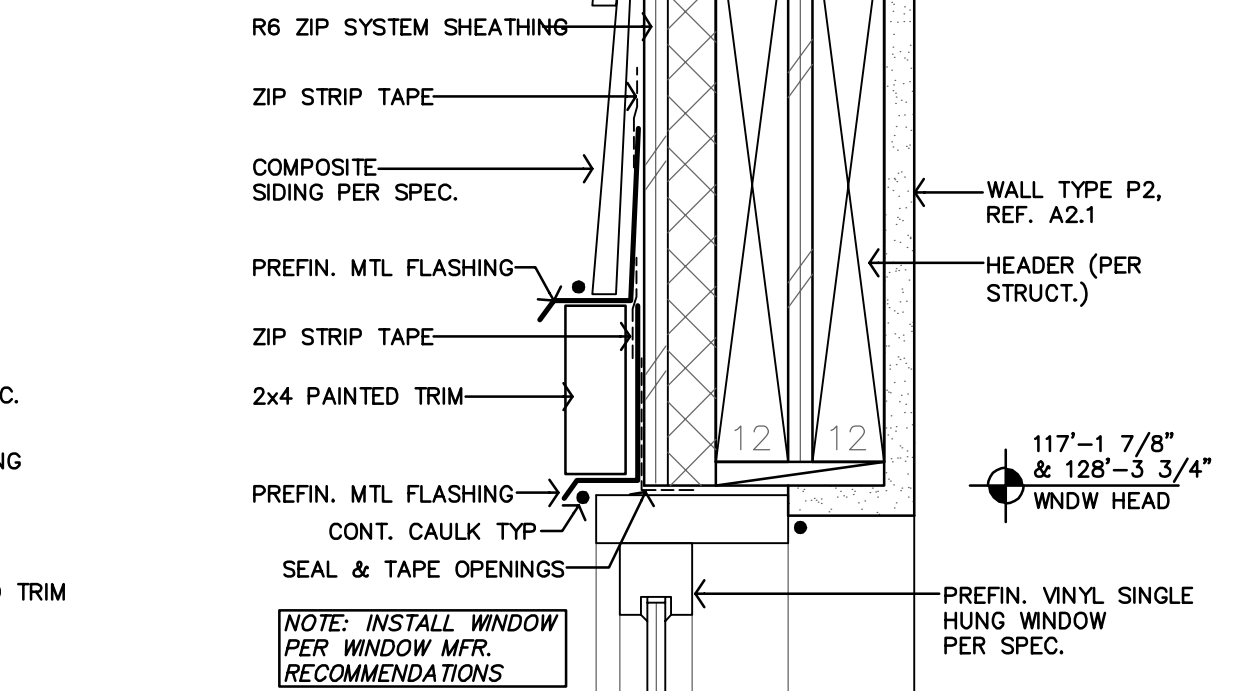
P SOFFIT DETAIL
N.T.S.



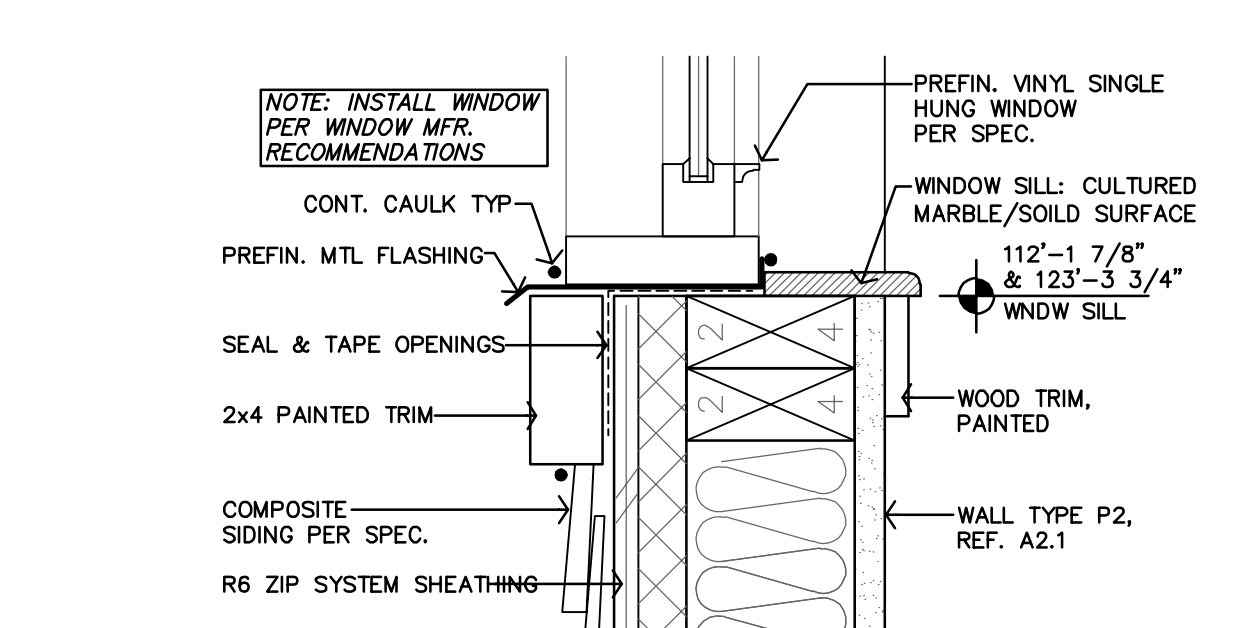
O TYP WINDOW HEAD DETAIL @ BRICK
3"=1'-0"



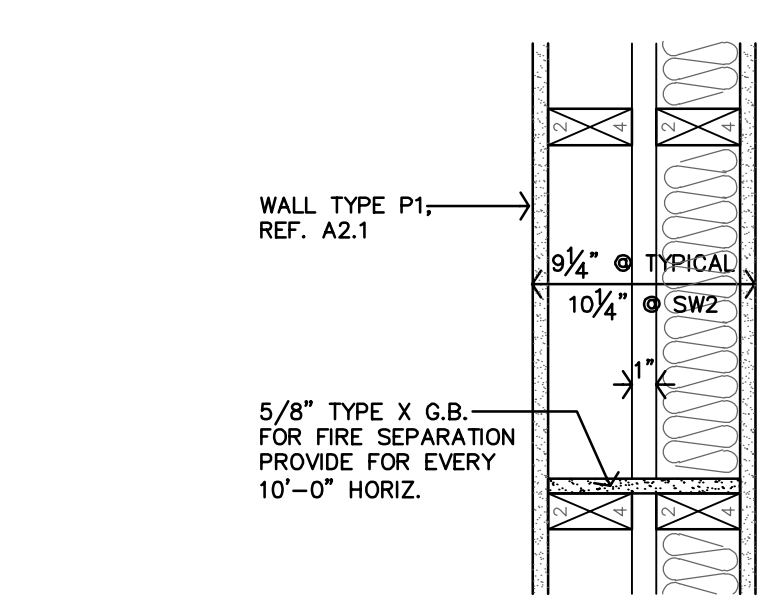
N TYP WINDOW SILL DETAIL @ BRICK
3"=1'-0"



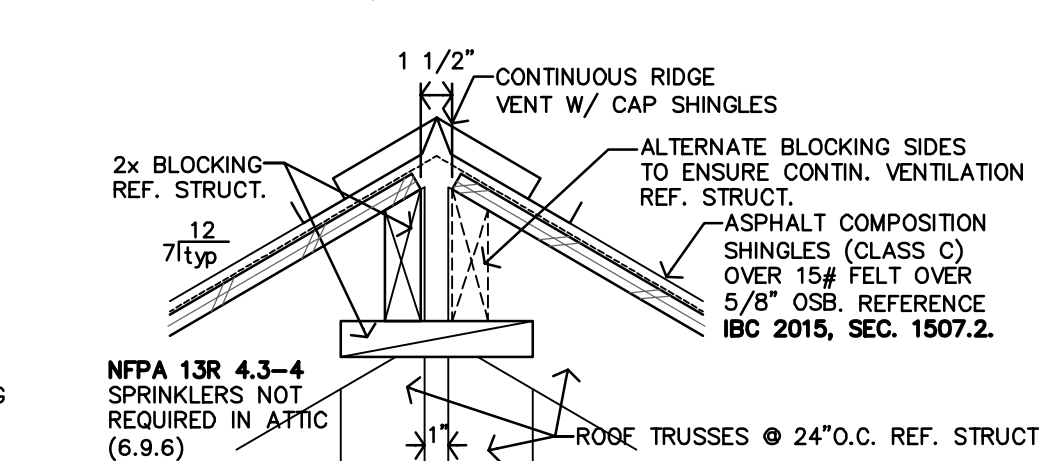
M TYP WINDOW HEAD DETAIL @ SIDING
3"=1'-0"



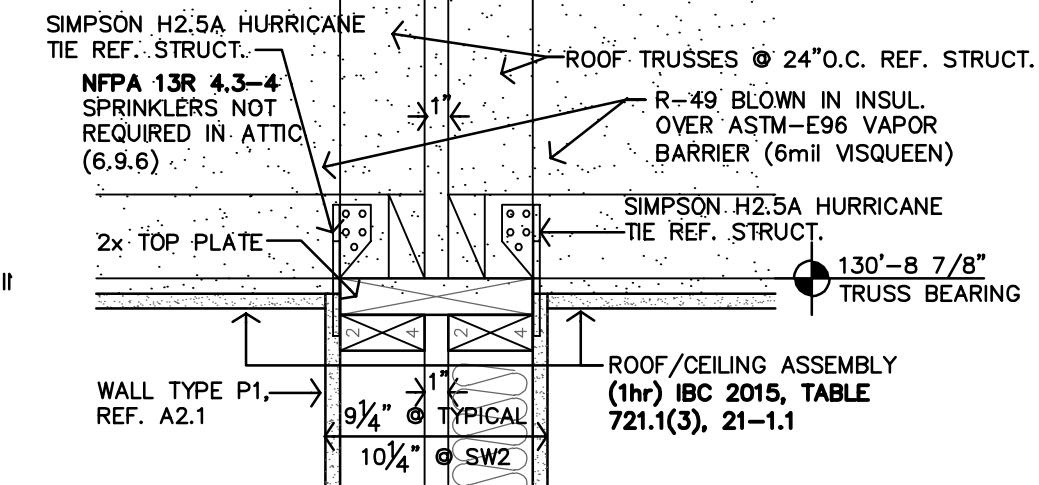
L TYP WINDOW SILL DETAIL @ SIDING
3"=1'-0"



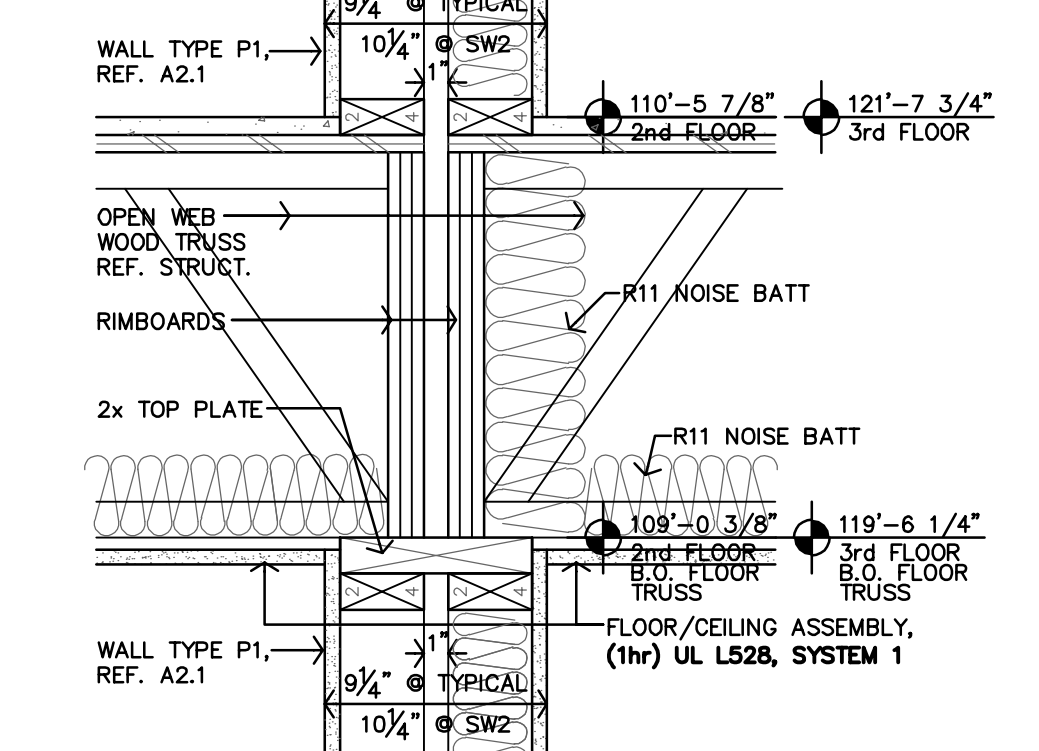
K FIREBLOCKING DETAIL
1 1/2"=1'-0"



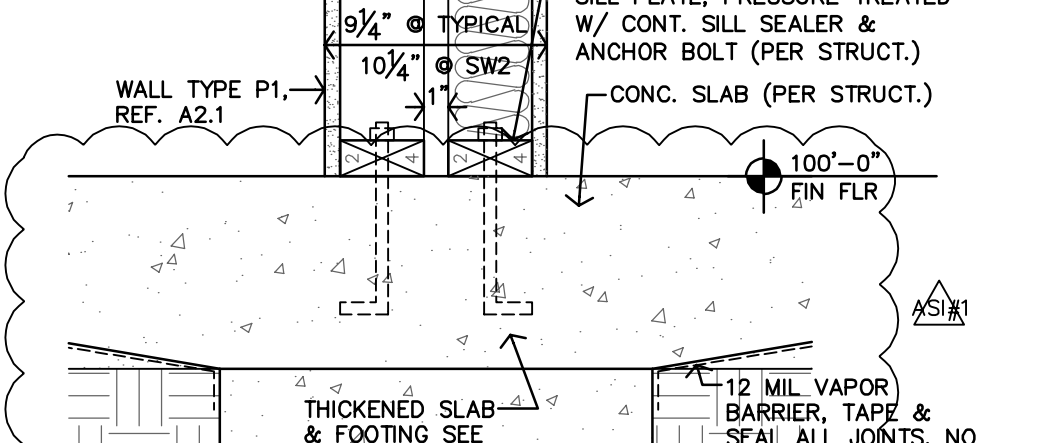
J RIDGE DETAIL
1 1/2"=1'-0"



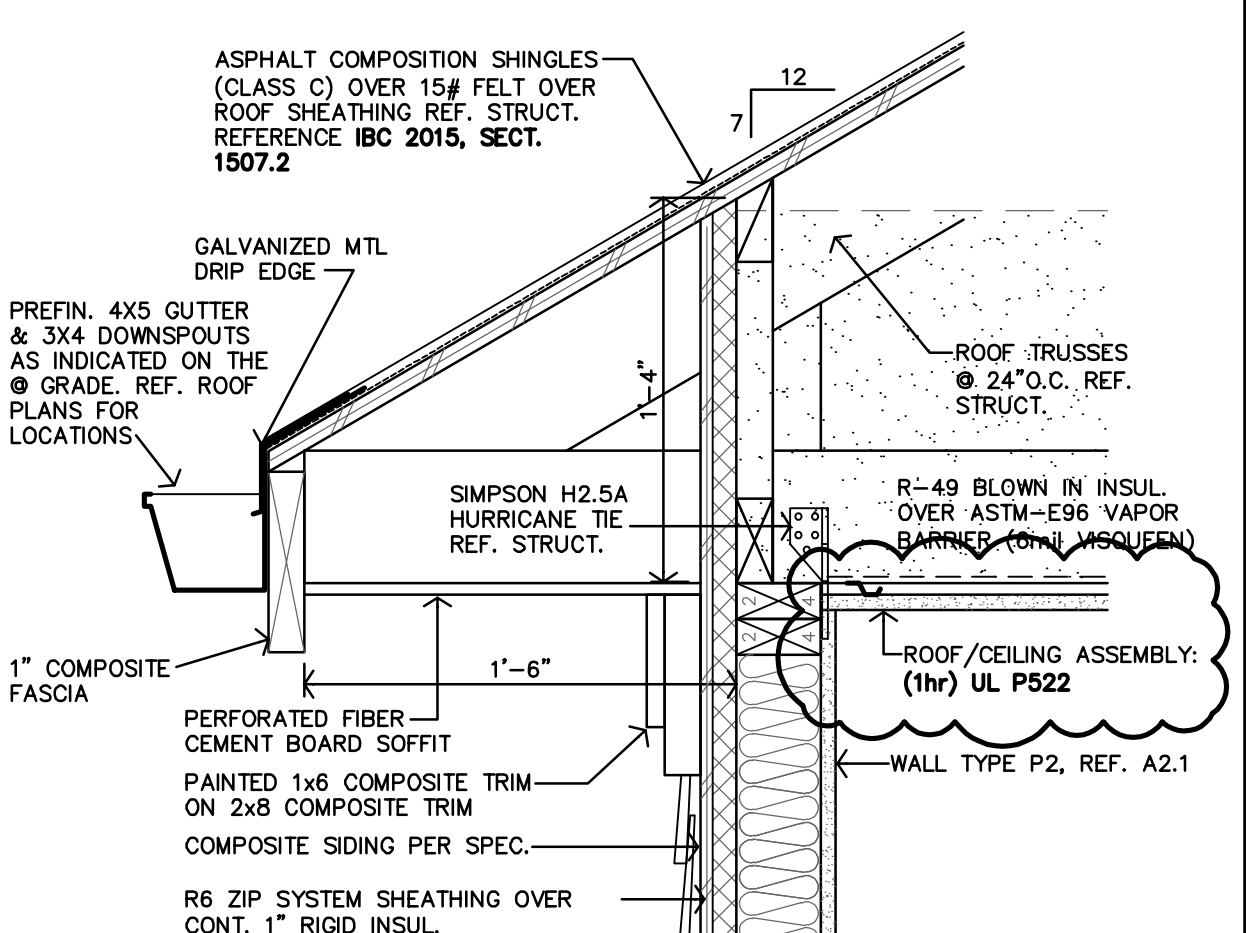
H DETAIL
1 1/2"=1'-0"



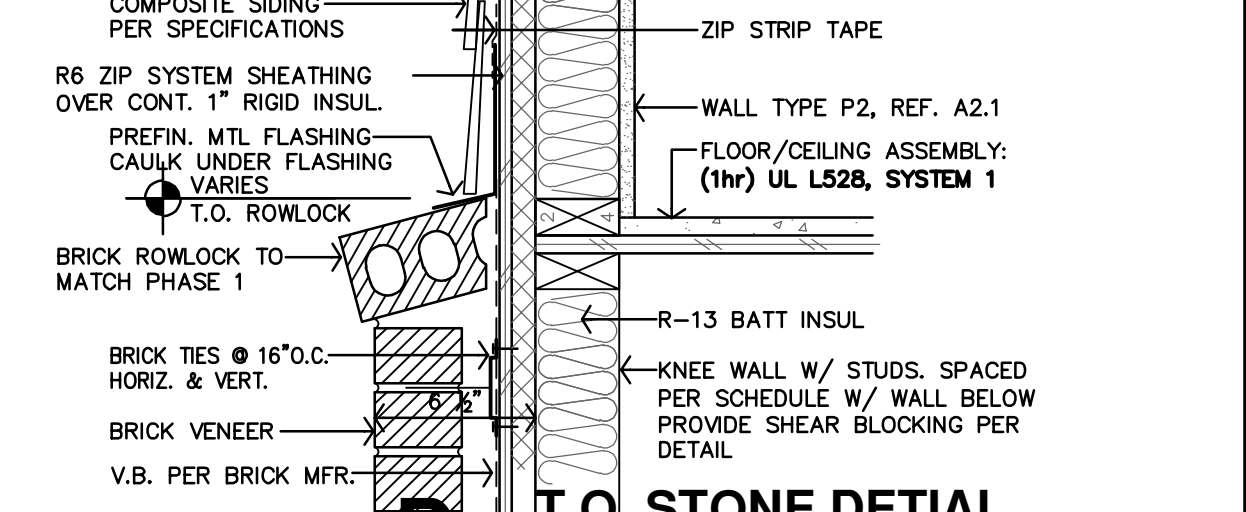
G DETAIL
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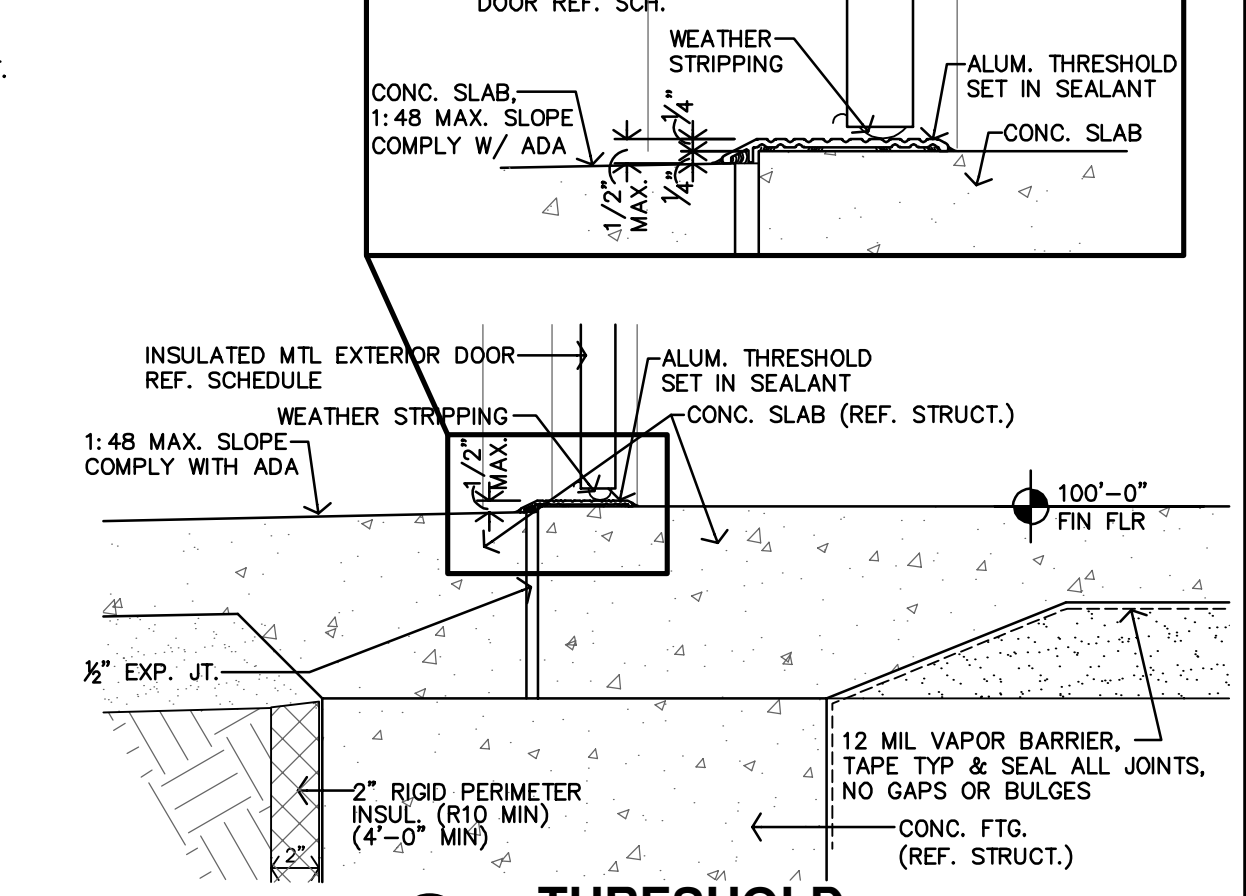
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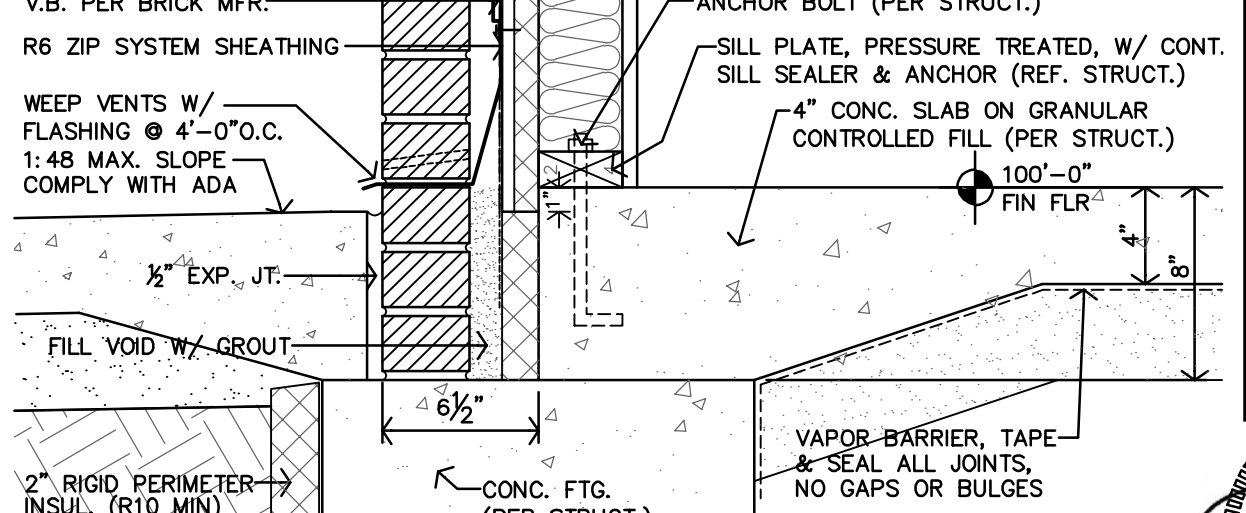
E SOFFIT DETAIL
1 1/2"=1'-0"



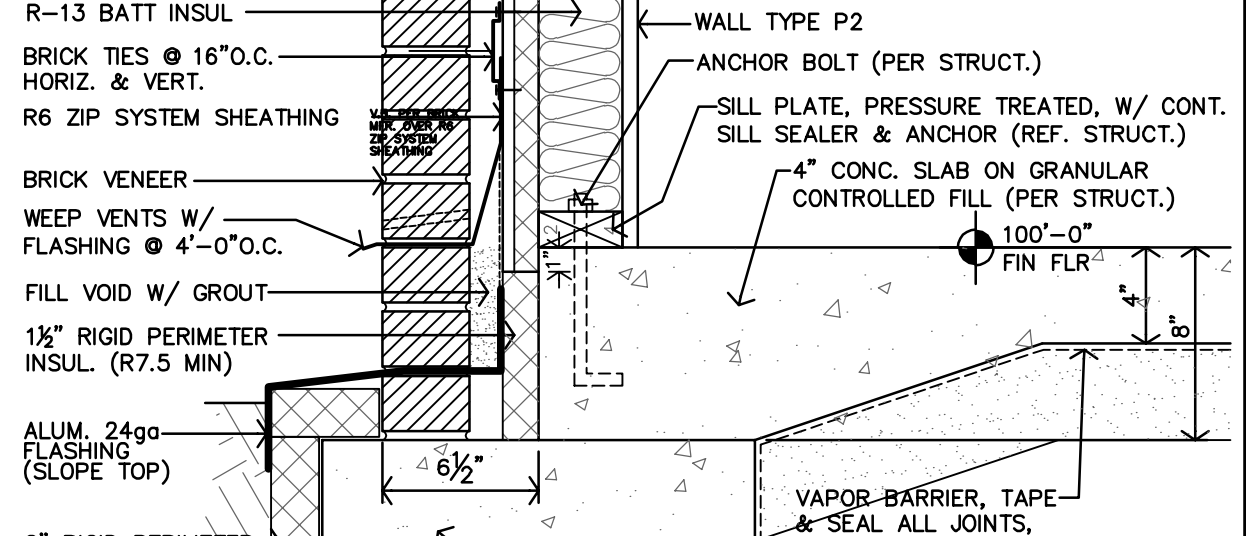
D T.O. STONE DETAIL
1 1/2"=1'-0"



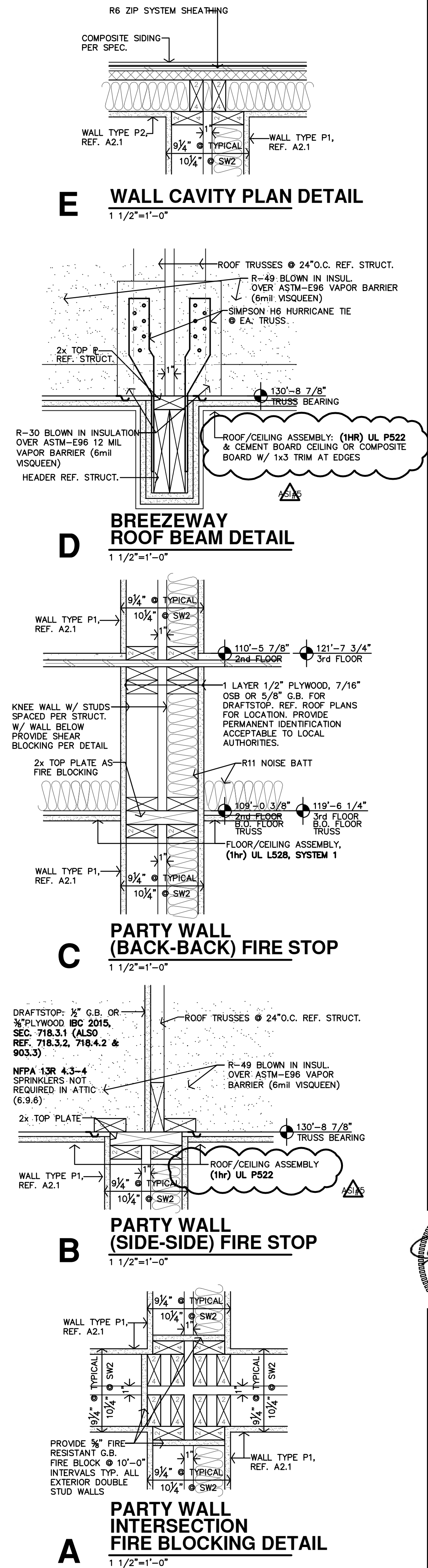
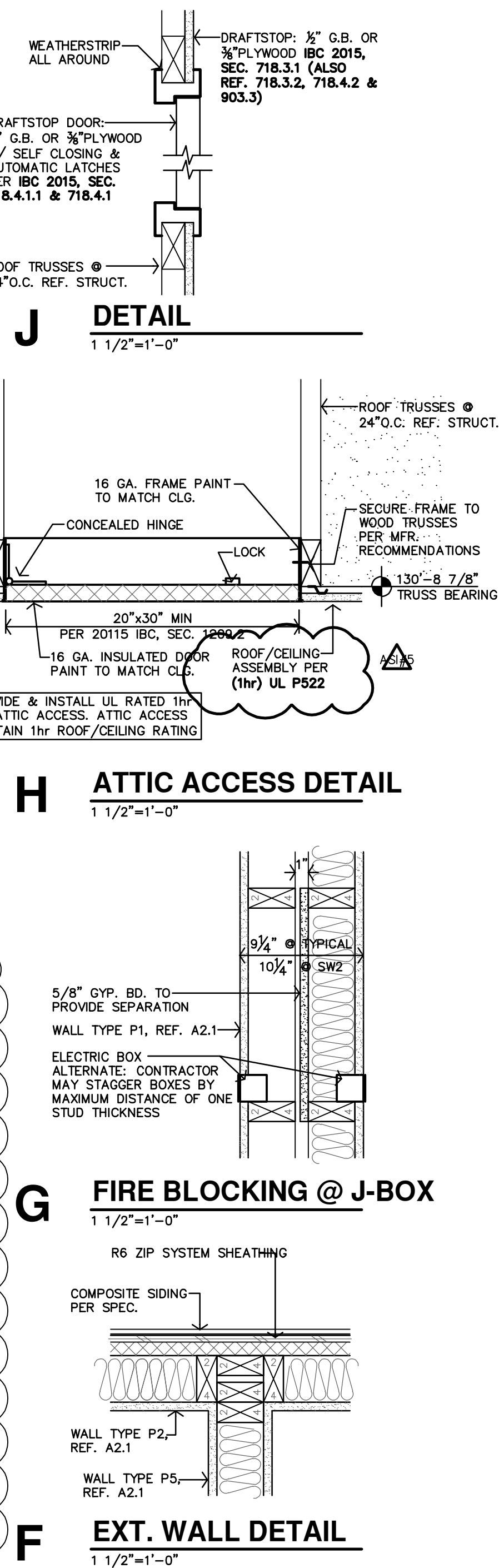
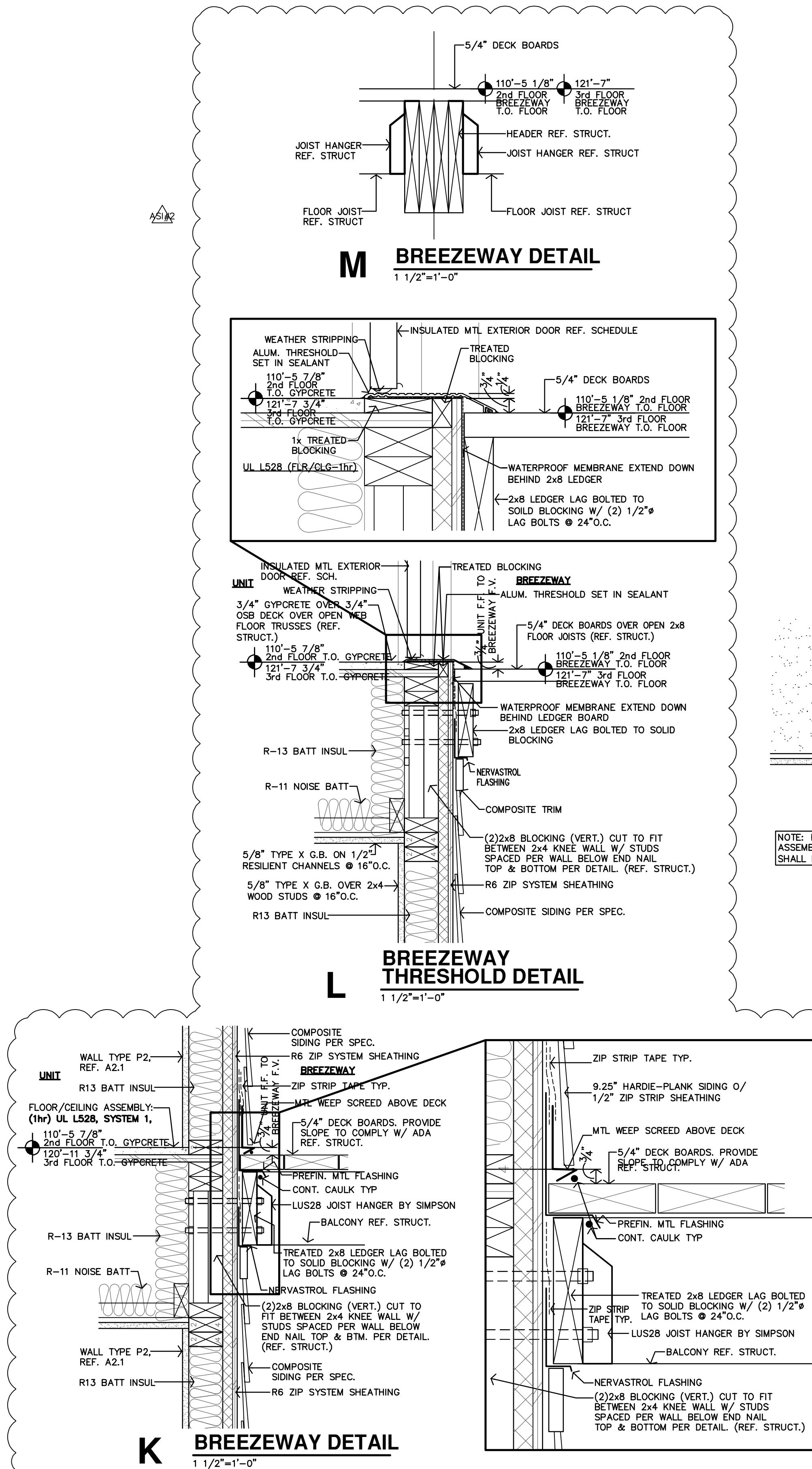
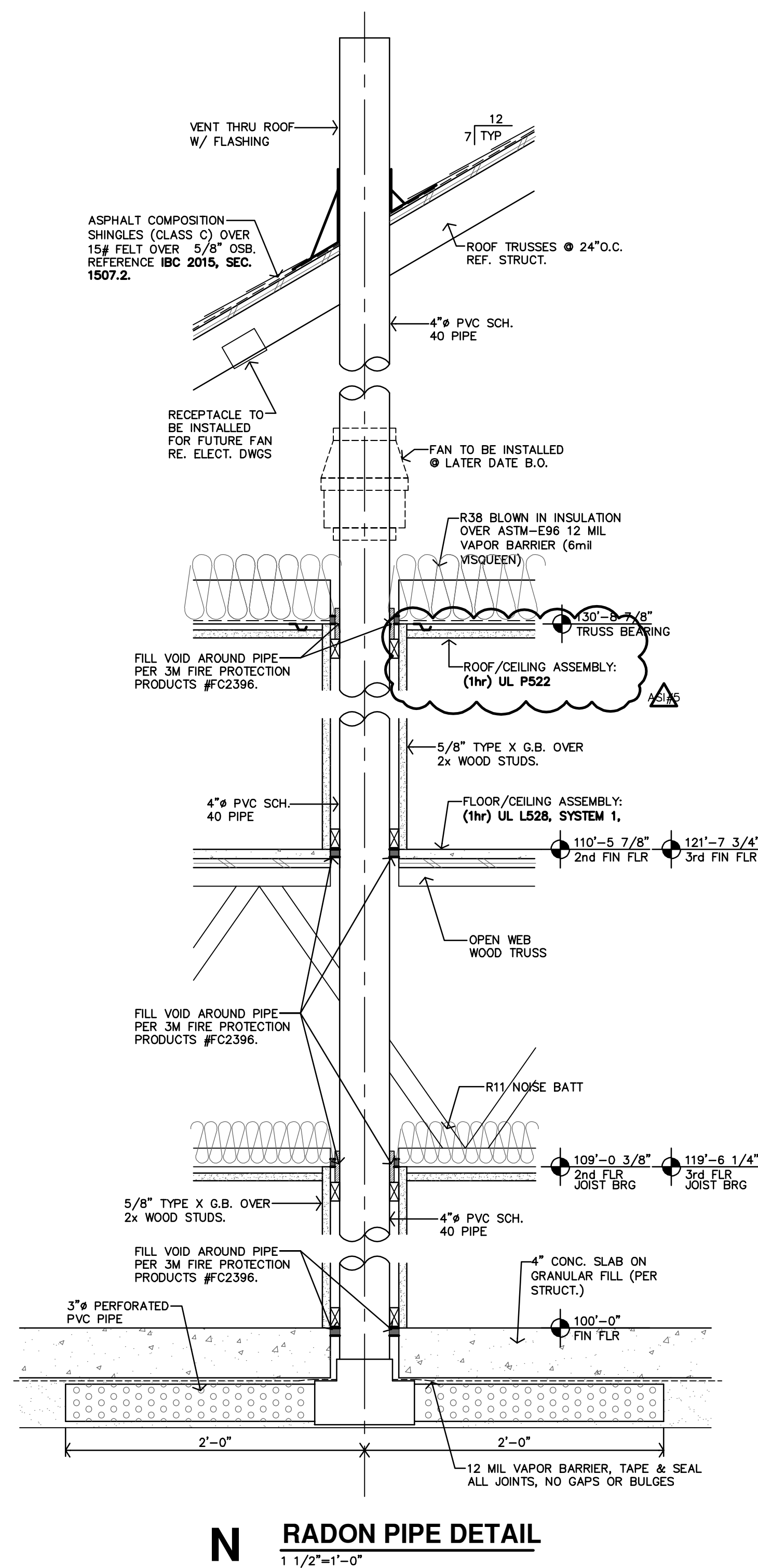
C THRESHOLD
1 1/2"=1'-0"

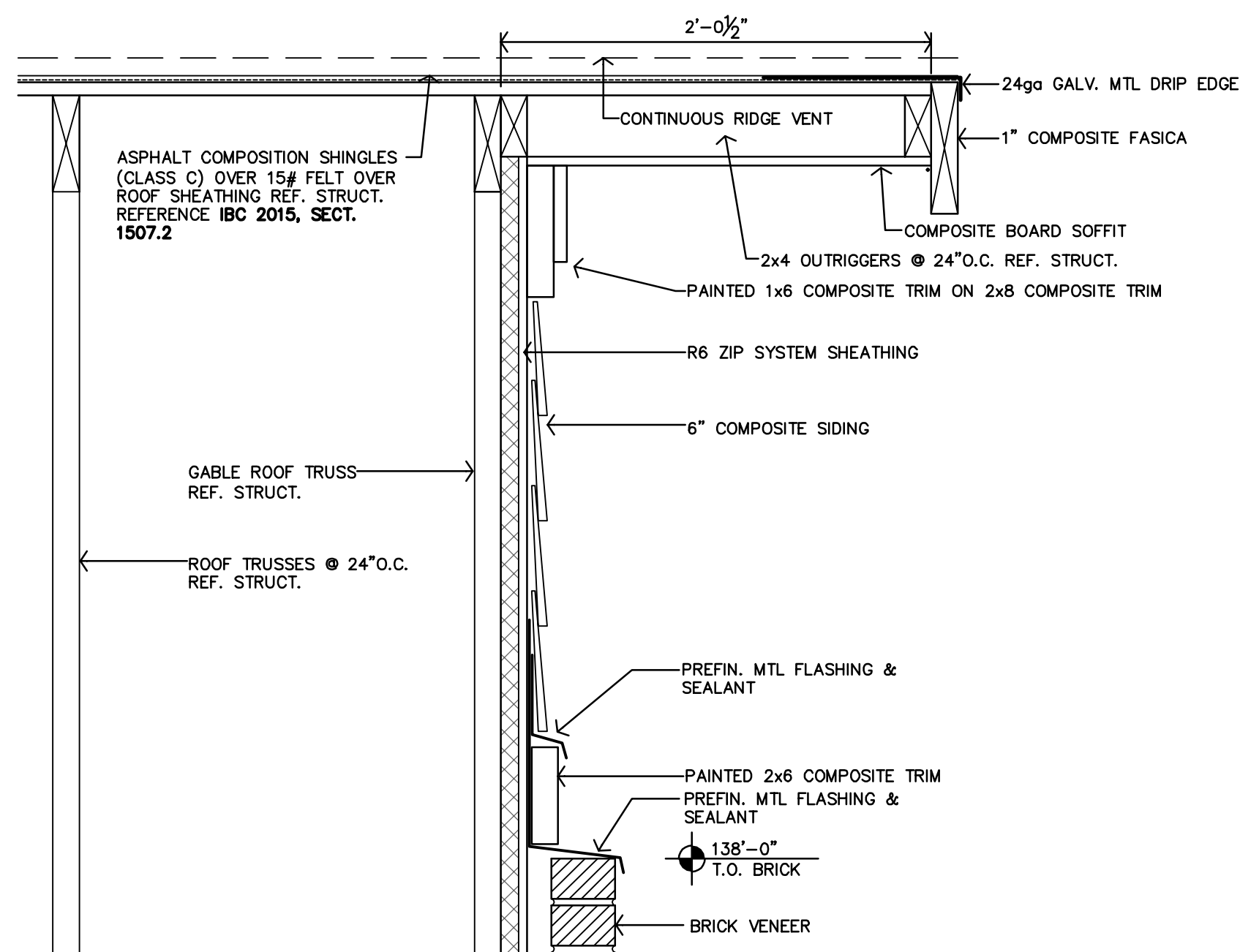


B DETAIL AT WALK
1 1/2"=1'-0"

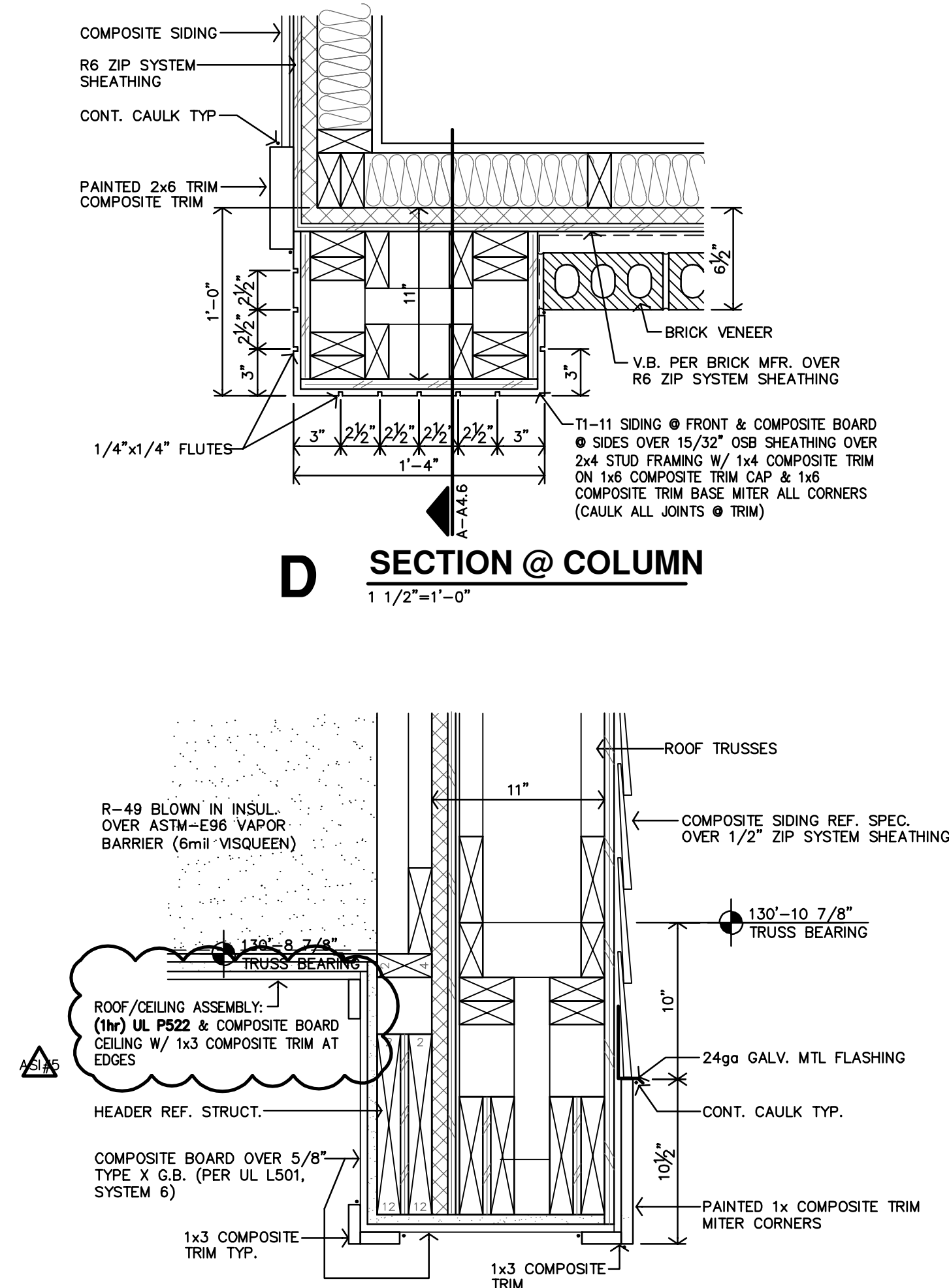


A DETAIL @ FOUNDATION
1 1/2"=1'-0"

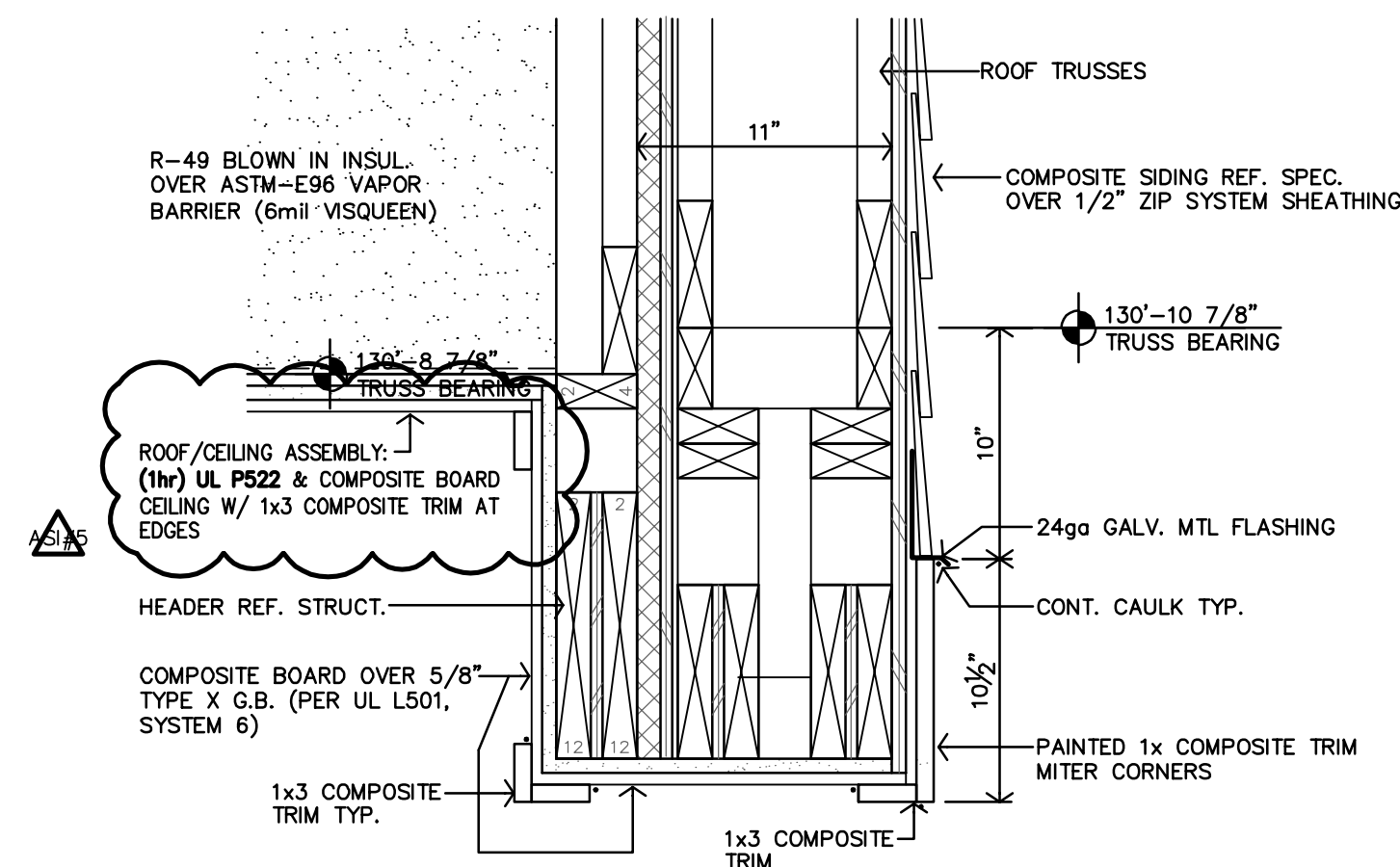




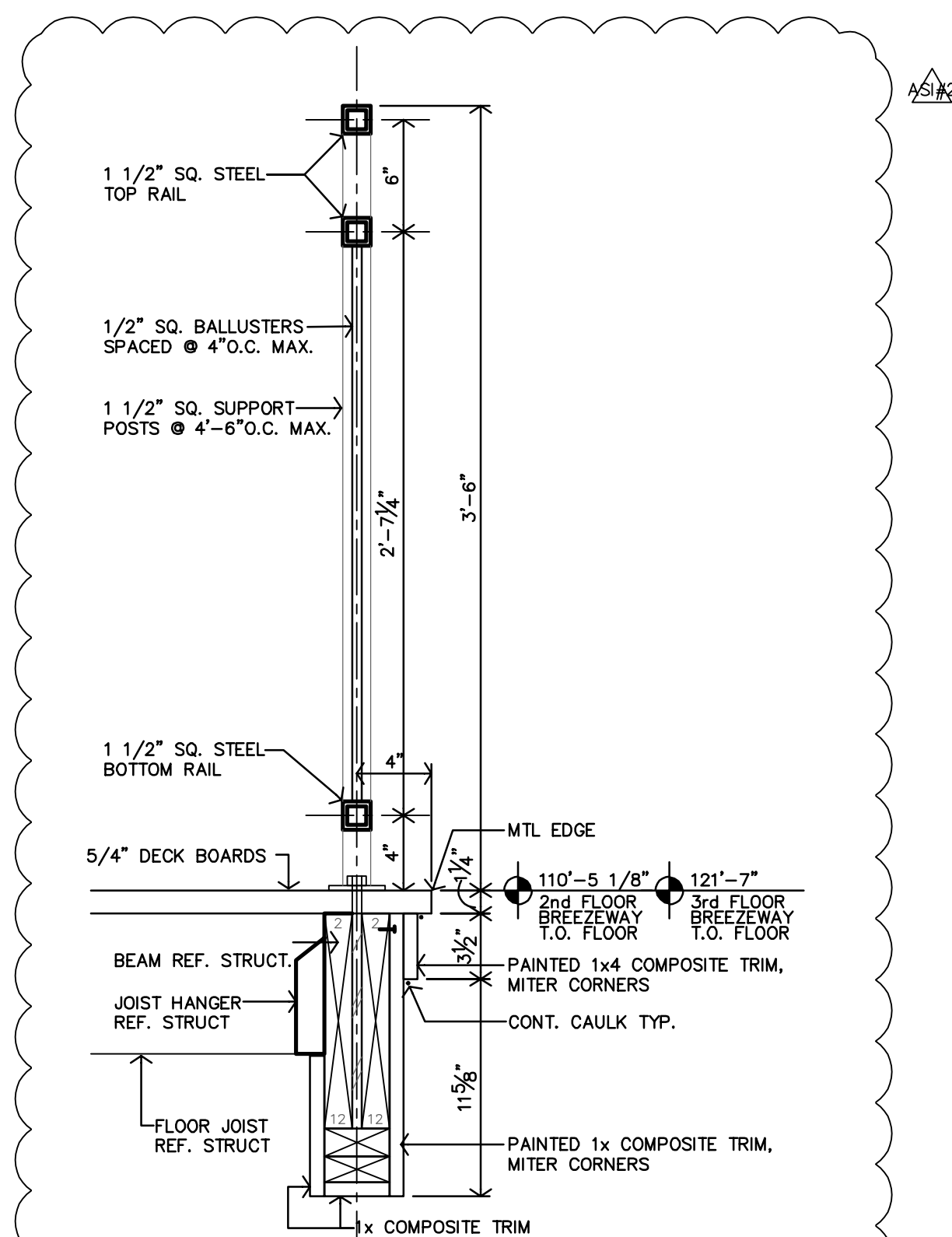
E SECTION
1 1/2"=1'-0"



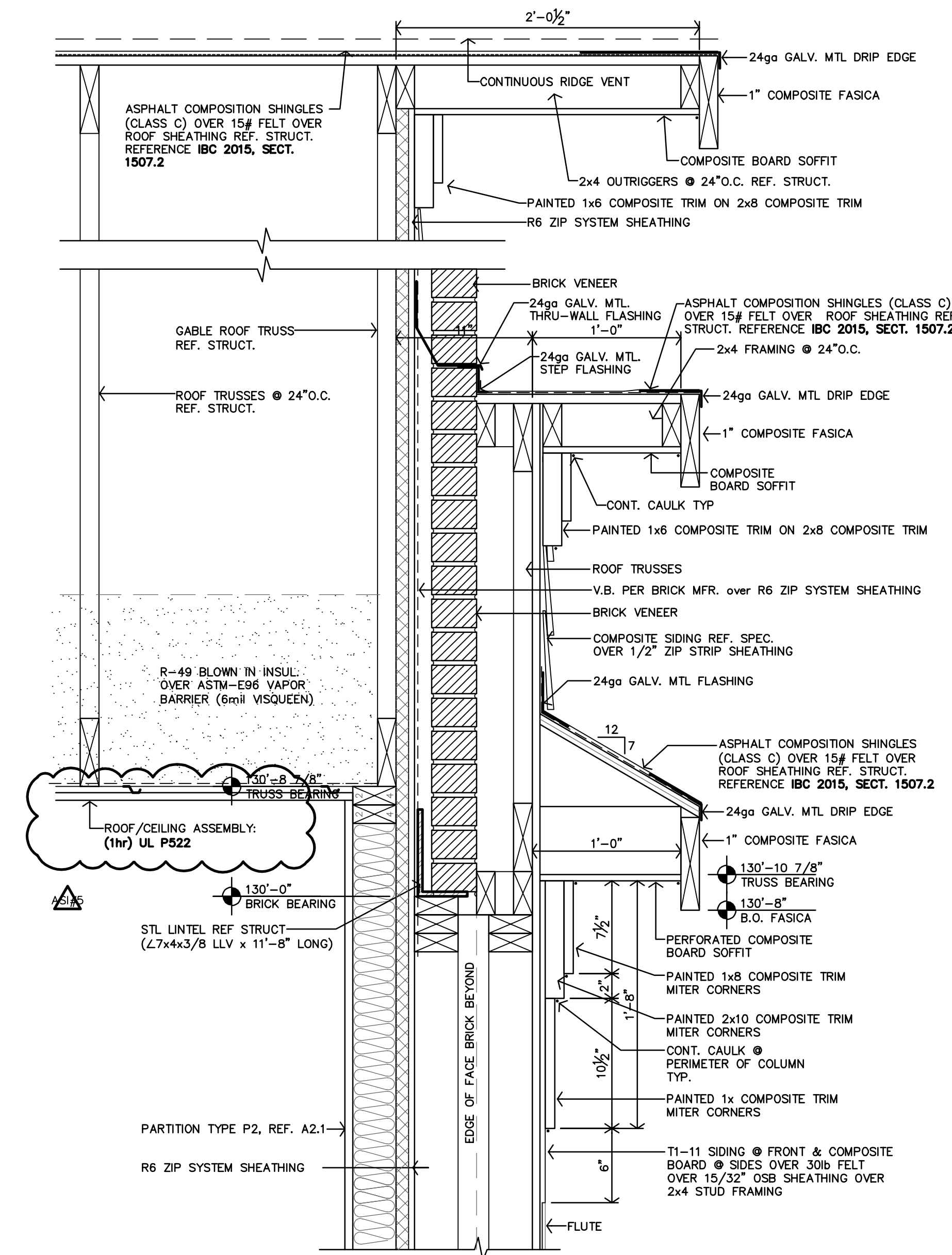
D SECTION @ COLUMN
1 1/2"=1'-0"



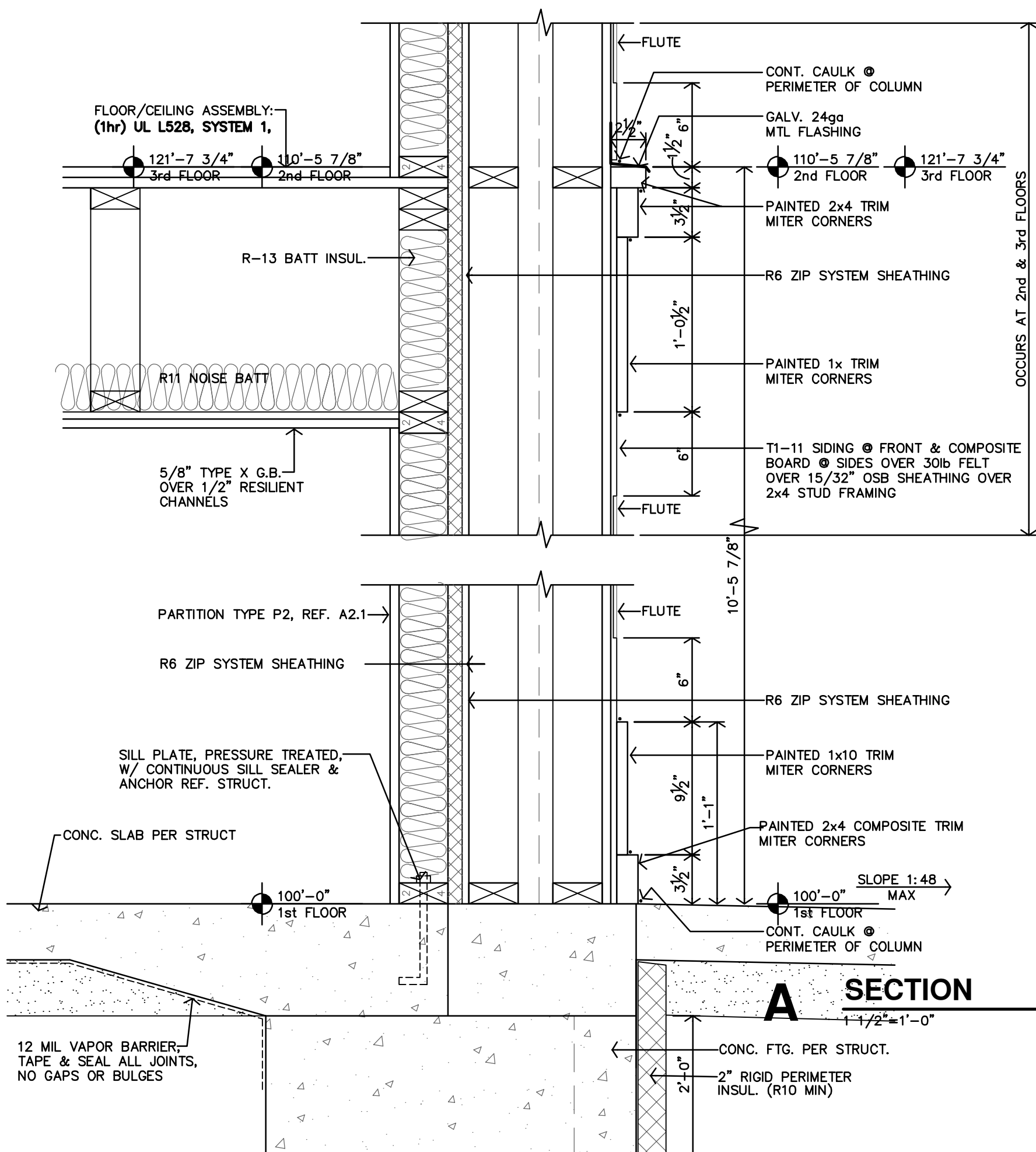
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1 1/2"=1'-0"

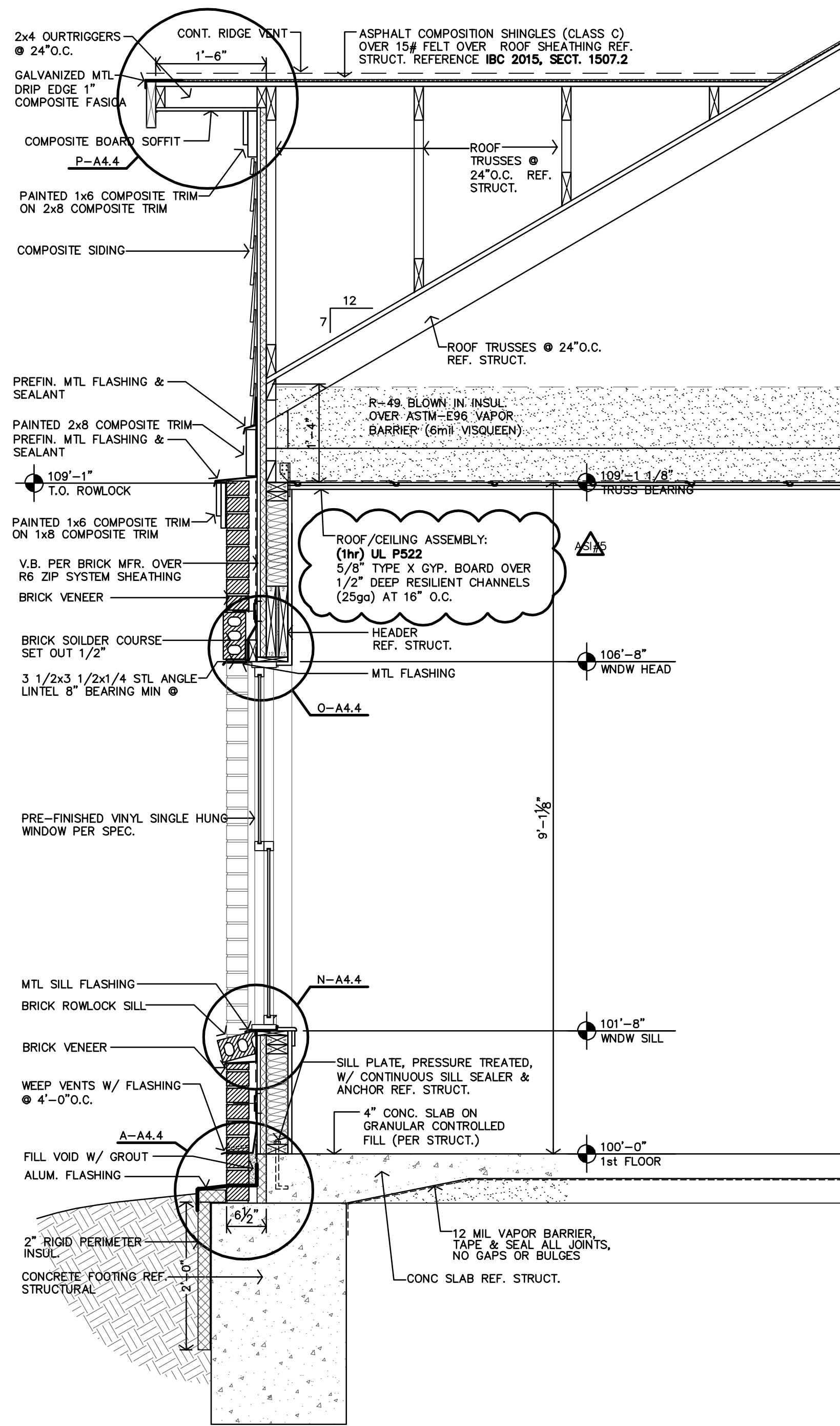


B RAILING SECTION
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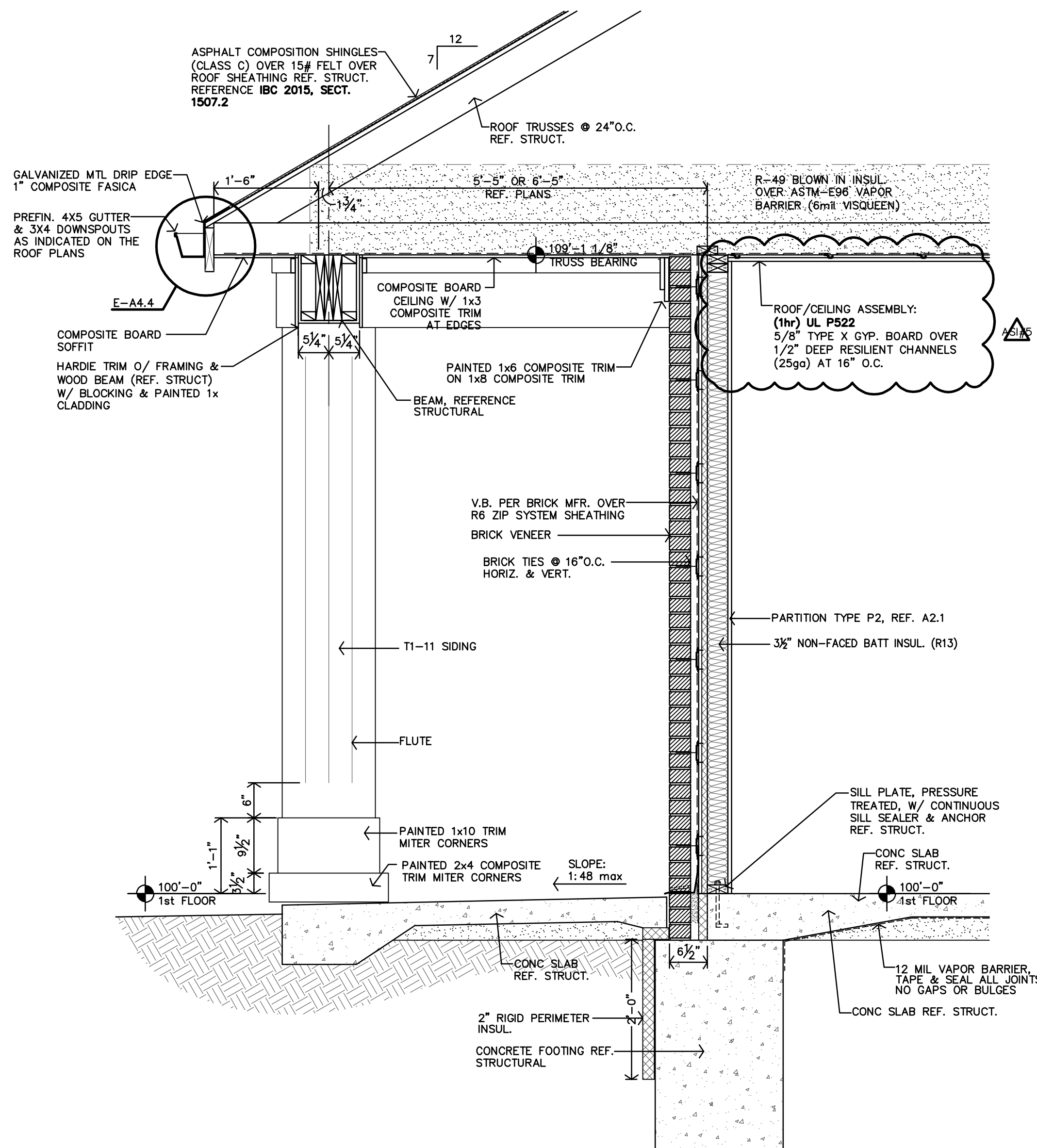


A SECTION
1 1/2"=1'-0"

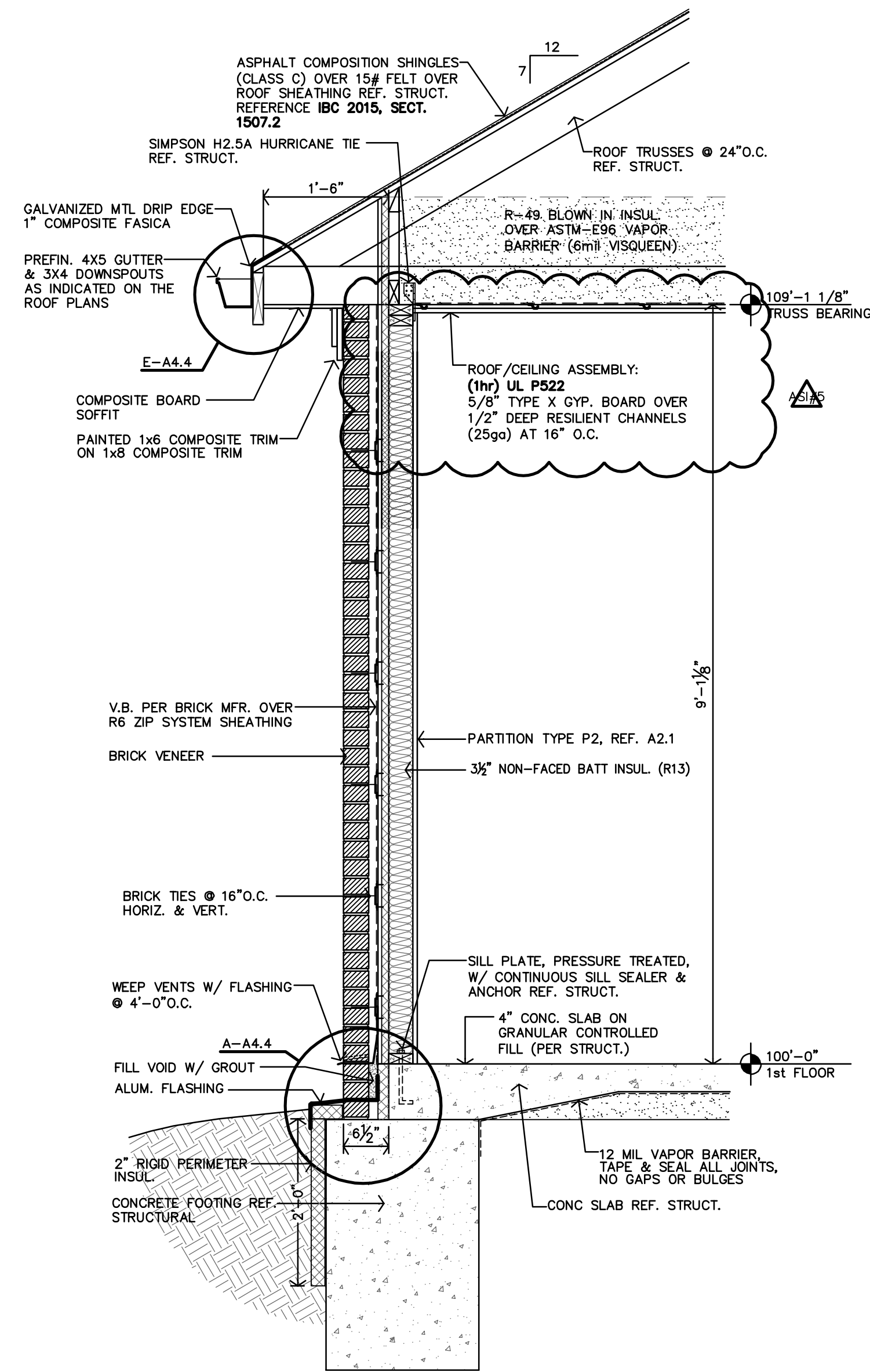




C SECTION
3/4"=1'-0"



B SECTION
3/4"=1'-0"



A SECTION
3/4"=1'-0"