



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.	One (1)
OWNER:	OPG South Lake Partners, LLC Dan Maximuk 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	Nov. 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:

VE Items

- 1) Change interior slab to 1' thickened slab
 - a. Interior footing revised. Ref. sheets S1.1 & S1.2. Changes to be approved by Energy Consultants.
- 2) Alternate brick Selection
 - a. Brick selection by owner/Architect.
- 3) Delete masonry sign base
 - a. Alternate #2 selected.
- 4) Delete approximately 900sf of brick (maintain 50%)
 - a. Approx. 1,372sf brick veneer removed. Ref. sheet A3.1 & A3.2
- 5) Delete patio doors & Juliet rails
 - a. Alternate #3 selected.
- 6) All electric
 - a. Alternate #4 selected, Issued per Addendum #2 & #3
- 7) Plumbing fixture VE
 - a. Shop drawings & specifications to be submitted to Architect & Engineers for review & approval at later date.
- 8) Use mechanical closet at central water meter room
 - a. Shop drawings & specifications to be submitted to Architect & Engineers for review & approval at later date.
- 9) Change 50-gallon AO smith WH to American Standard
 - a. Approved change.
- 10) Change EH-1 to Markel Unit Heater
 - a. Approved change.
- 11) Change EF-1 to 70 CFM wall mount
 - a. Shop drawings & specifications to be submitted to Engineers for review & approval at later date.
- 12) Alternate benches, bike racks & picnic tables
 - a. Shop drawings & specifications to be submitted to Architect for review & approval at later date.
- 13) Playground Equipment with a 25K surfacing and border allowance
 - a. Shop drawings & specifications to be submitted to Architect for review & approval at later date.

Attachments:

1. Revised Sheets A3.1, A3.2, S1.1, S1.2 (24x36)

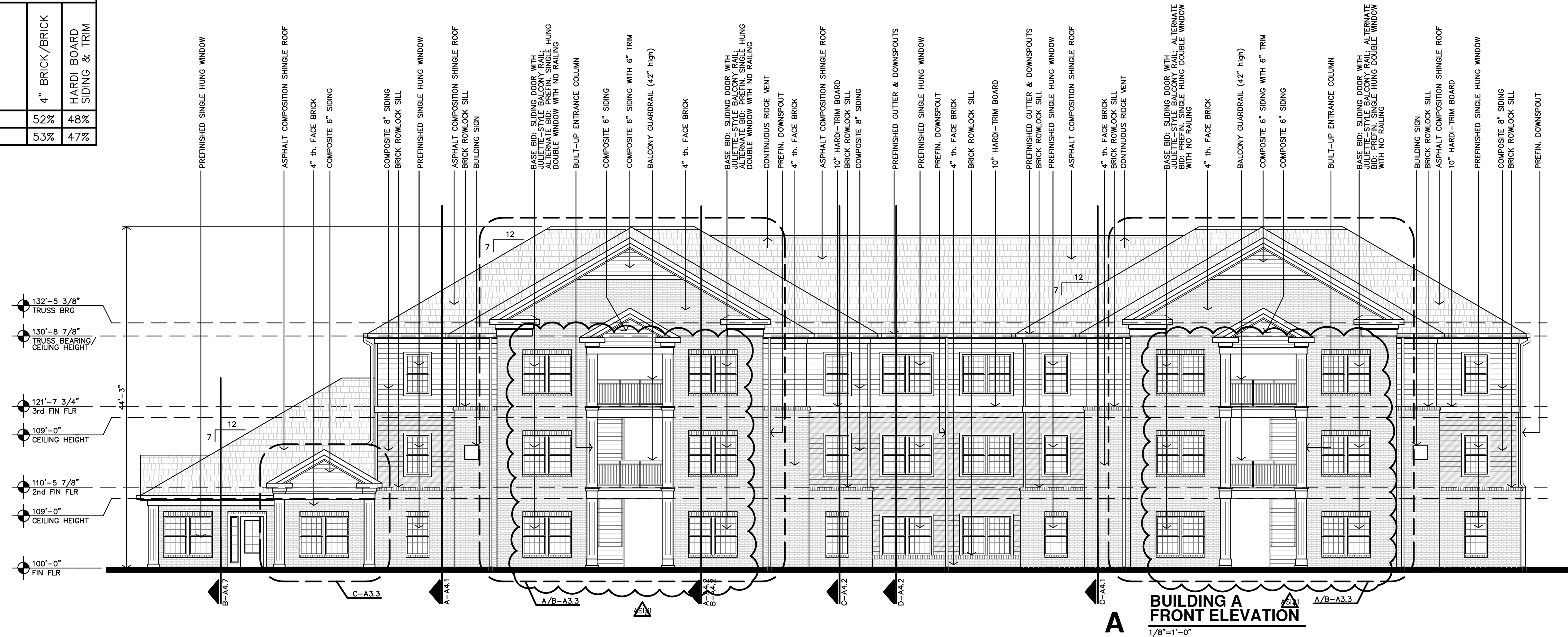
Issued by:

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

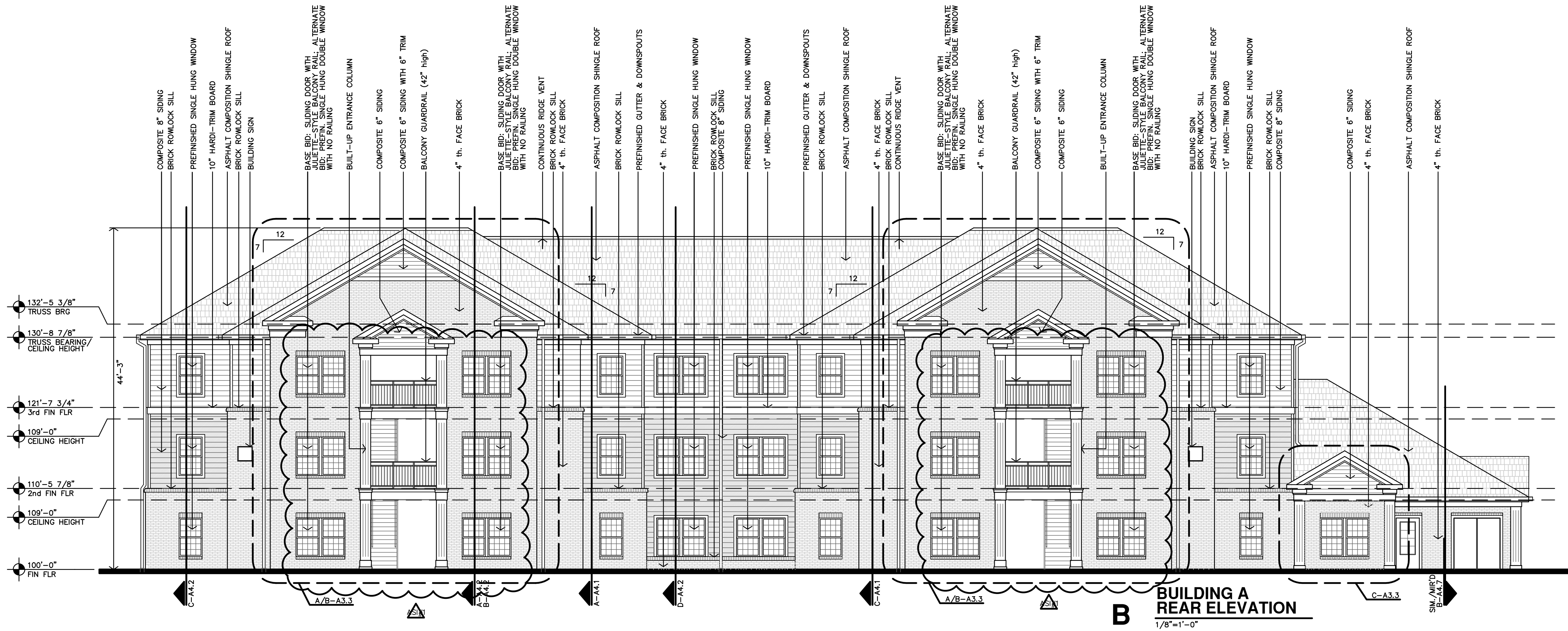
Copies to:

MCP Group - Eric Hubener
OPG - Dan Maximuk
JGR Architect - Maggie Gillam
LST - John Lewis-Smith
Structural - Jim Manley

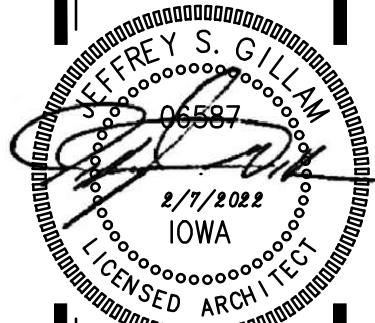
EXTERIOR MATERIALS		
DESCRIPTION	4" BRICK/BRICK	HARDI BOARD SIDING & TRIM
BUILDING 1	52%	48%
BUILDING 2	53%	47%



BUILDING A FRONT ELEVATION
1/8"=1'-0"



BUILDING A REAR ELEVATION
1/8"=1'-0"

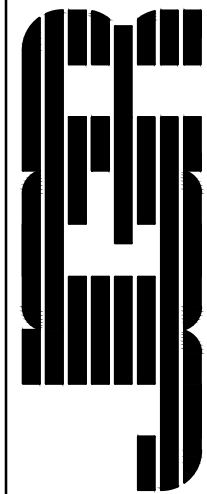


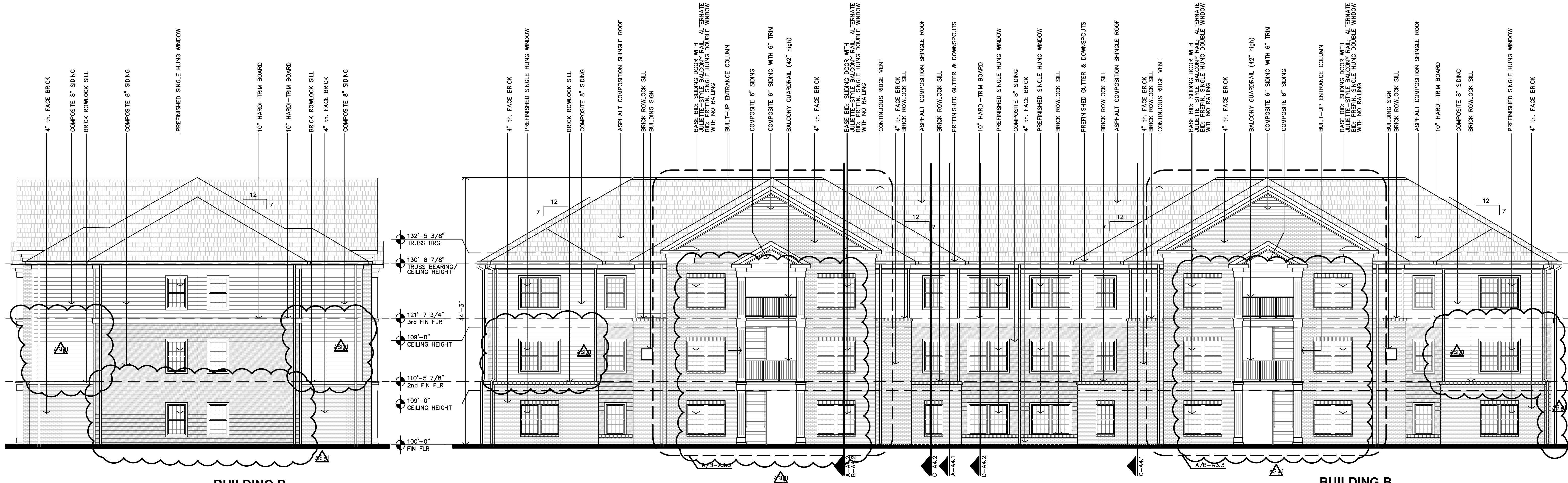
REVISION:
11-11-22
DATE:
2-14-2022
JOB:
20-3118
SHEET:

A3.1

THE RESERVES at SOUTH LAKE
NEW APARTMENT COMPLEX
GRINNELL, IOWA

Architects Planners Designers
730 N. Ninth
P.O. BOX 2828
Salina, KS 67402
785.827.0386
jgr@jgarchitects.com

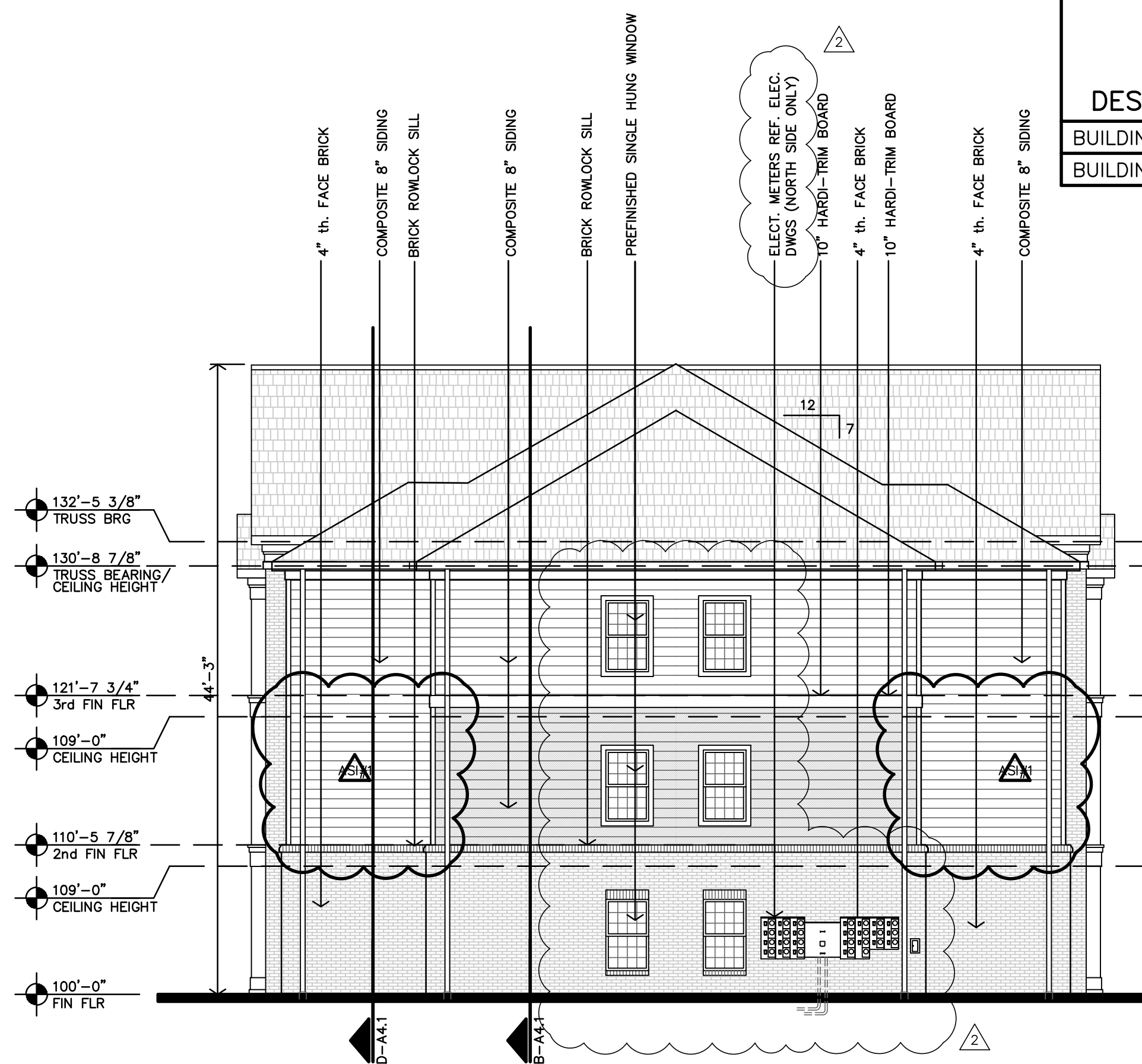




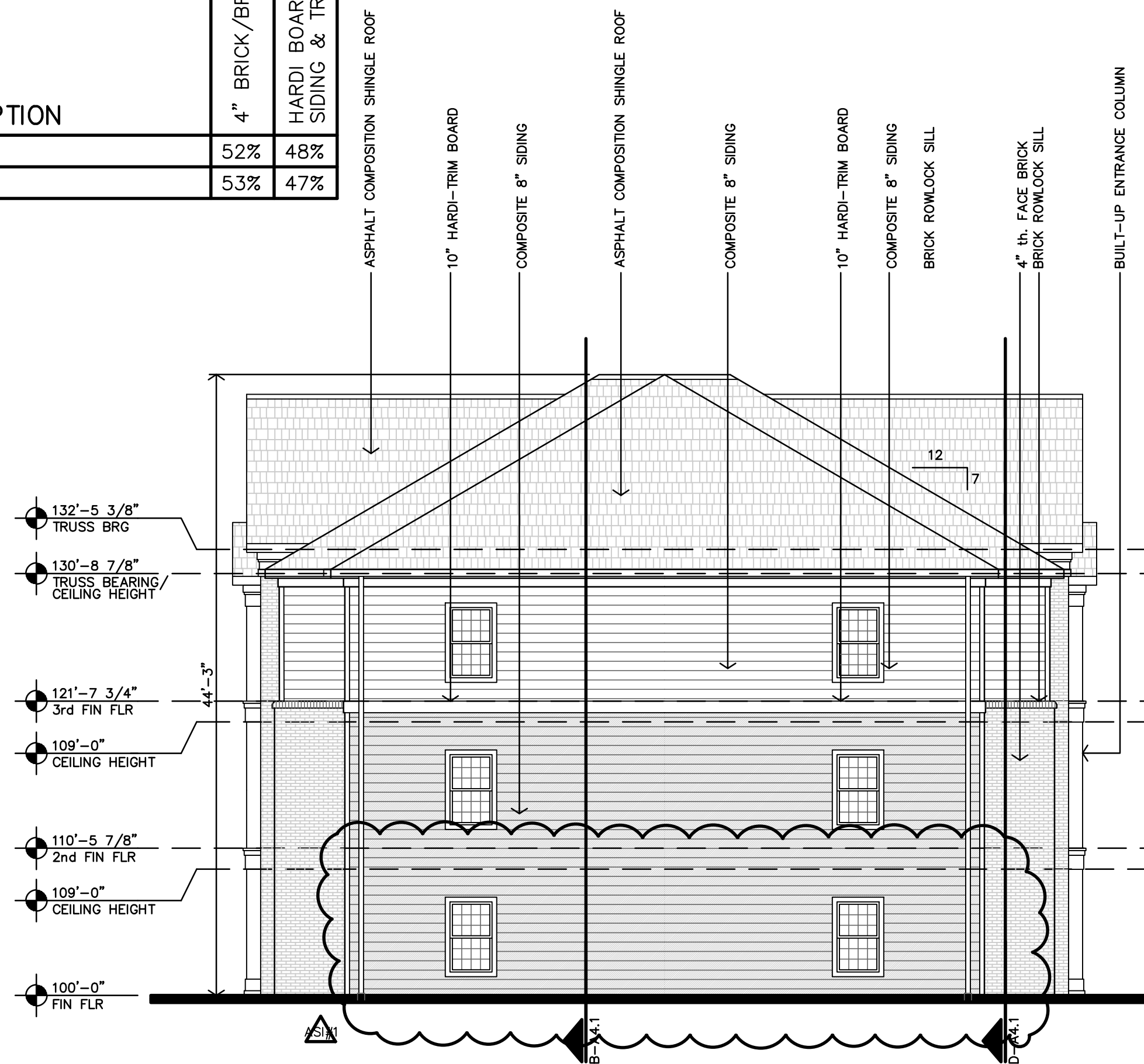
E BUILDING B SOUTH ELEVATION
1/8"=1'-0"

D BUILDING B FRONT AND REAR ELEVATIONS
1/8"=1'-0"

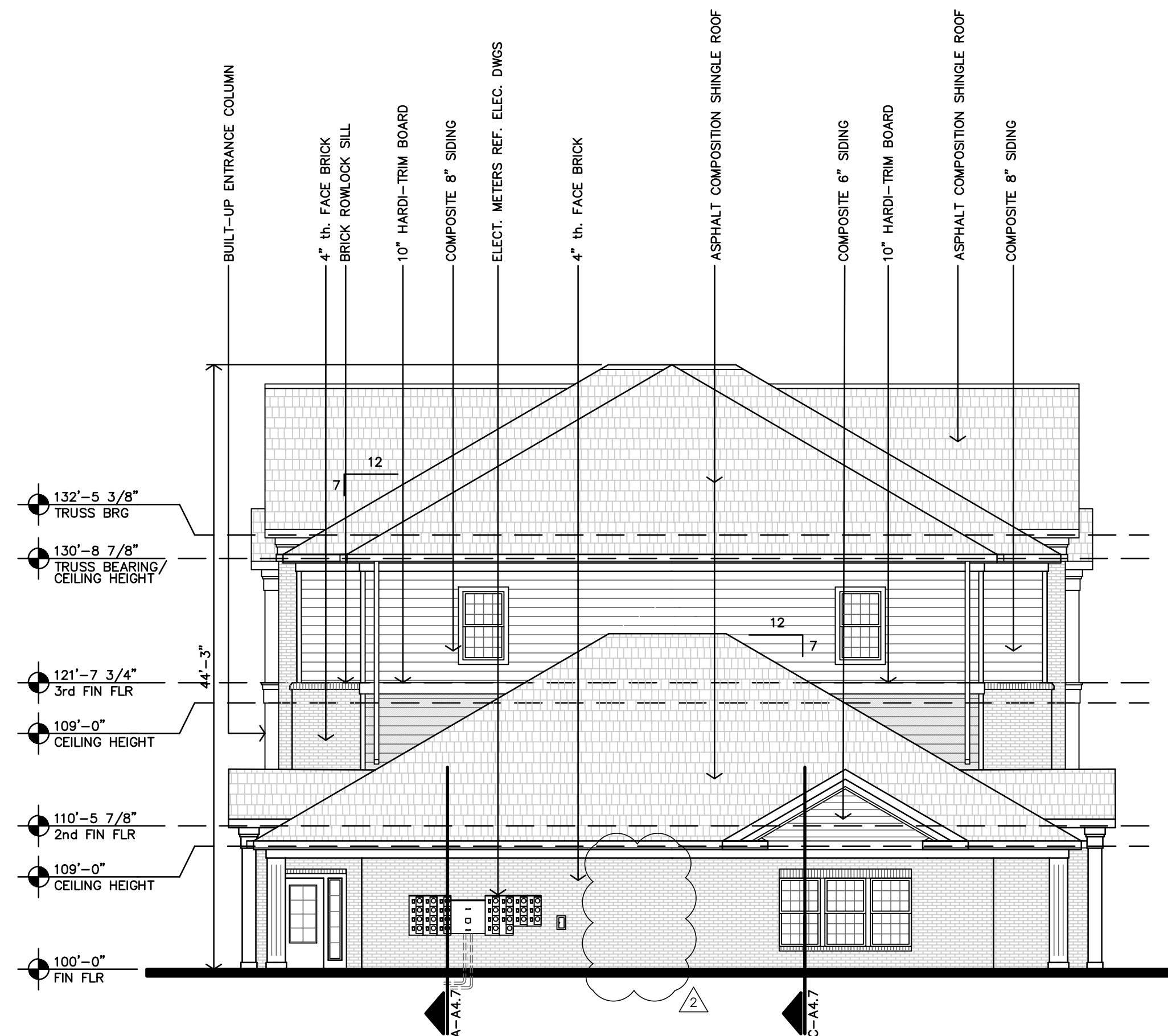
EXTERIOR MATERIALS		
DESCRIPTION	4" BRICK/BRICK	HARDI BOARD SIDING & TRIM
BUILDING 1	52%	48%
BUILDING 2	53%	47%



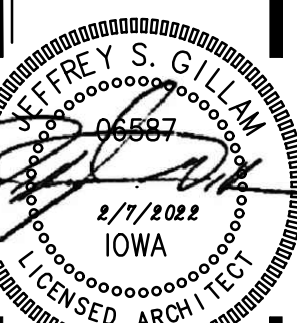
C BUILDING B NORTH ELEVATION
1/8"=1'-0"



B BUILDING A SOUTH ELEVATION
1/8"=1'-0"



A BUILDING A NORTH ELEVATION
1/8"=1'-0"

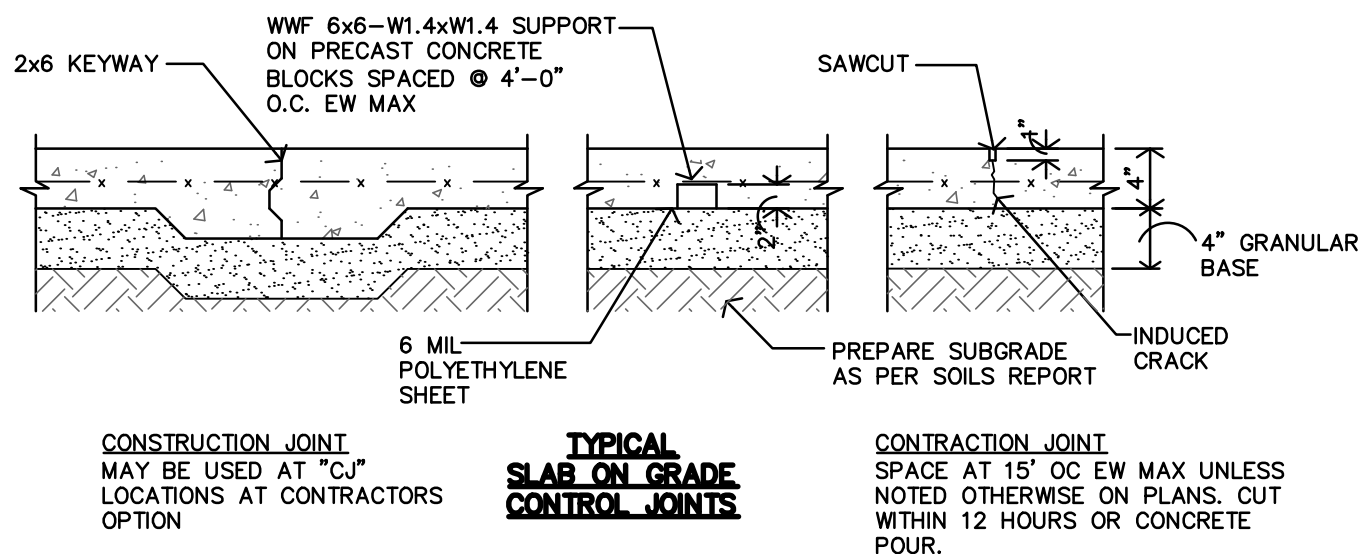


REVISION:
6-17-22
DATE:
2-14-2022
JOB:
20-3118
SHEET:

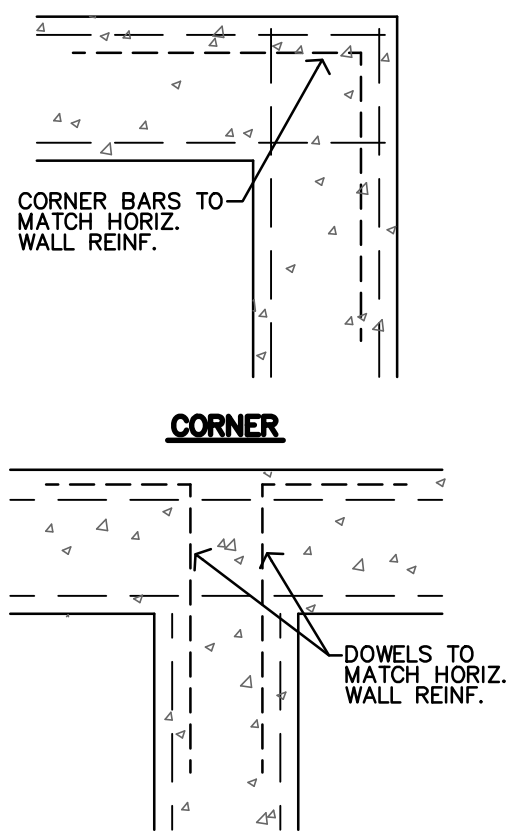
A3.2

THE RESERVES at SOUTH LAKE
NEW APARTMENT COMPLEX
GRINNELL, IOWA

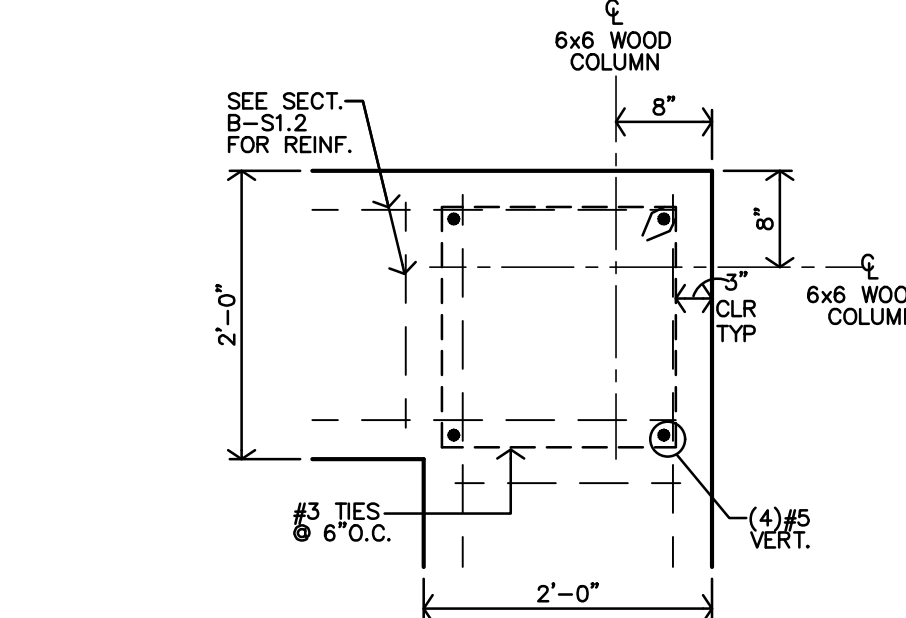
Architects Planners Designers
730 N. Ninth
P.O. BOX 2928
Salina, KS 67402
1723 Main Street
Kansas City, MO 64108
jgr@jgarchitects.com
785.827.0386



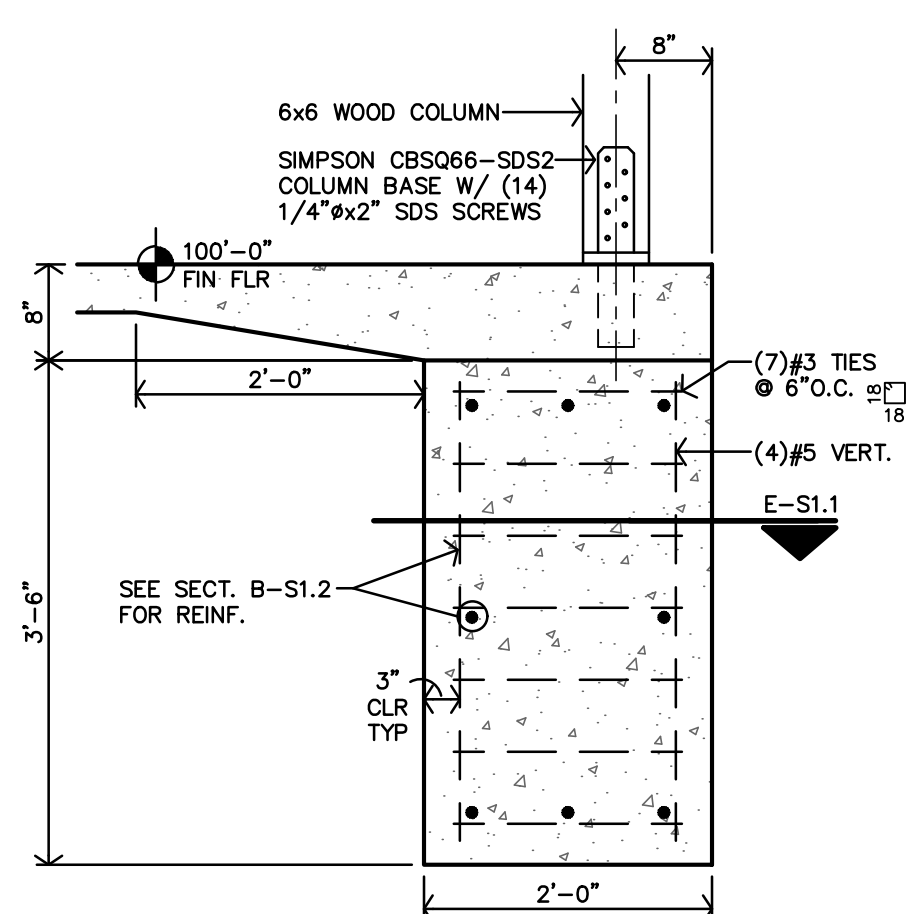
C SECTION
3/4"=1'-0"



B TYP TRENCH FOOTING INTERSECTION DETAILS
3/4"=1'-0"



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



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

GENERAL NOTES

ALL NOTES HEREFTER ARE TYPICALLY APPLICABLE UNLESS NOTED OTHERWISE

DESIGN BASIS: IBC 2015

ROOF LIVE LOAD: 20 PSF, ROOF DEAD LOAD = 20 PSF
ROOF SNOW LOAD: 20 PSF
FLOOR LIVE LOAD: 100 PSF CORRIDORS & EXITS,
40 PSF RESIDENTIAL
FLOOR DEAD LOAD: 25 PSF
WALL DEAD LOAD: 8 PSF
BRICK DEAD LOAD: 40 PSF
WIND (ULT.): 115 MPH, EXP. C
SEISMIC DESIGN CATEGORY: A
GROUND SNOW LOAD: 25 PSF
MINIMUM FOOTING DEPTH = 42 INCHES
RISK CATEGORY II

CONCRETE:

- NORMAL WEIGHT, $f'_c = 3500$ PSI MINIMUM IN 28 DAYS 4" SLUMP ($\pm 1"$ TOLERANCE)
- REINFORCING BARS: ASTM A615 GRADE 60
- WELDED WIRE FABRIC: ASTM A185
- REINFORCING LAP SPICE AND 90° HOOK LENGTHS:
#3 1'-8" LAP; 6" HOOK, #4 2'-0" LAP; 8" HOOK,
#5 2'-4" LAP; 10" HOOK, #6 3'-0" LAP; 12" HOOK
PROVIDE L SHAPED CORNER BARS AT FOOTING, WALL AND GRADE BEAM CORNERS AND INTERSECTIONS. SIZE CORNER BARS TO MATCH PRIMARY REINFORCING. LENGTH OF LEG SHALL EQUAL THE LAP SPICE LENGTHS ABOVE. SEE DETAIL.
- MINIMUM CONCRETE COVER:
3" SURFACES PLACED AGAINST EARTH
2" FORMED SURFACES BELOW GRADE
2" SURFACES EXPOSED TO WEATHER
6. MARGINAL REINFORCING: AT ALL OPENINGS IN CONCRETE WALLS, GRADE BEAMS OR SLABS ADD 2 #5 EF DIAGONALLY AROUND PERIMETER OF OPENING, EXTEND BARS 2'-6" BEYOND OPENING, ADD 2 #5 X 5'-0" EF DIAGONALLY AT EACH RE-ENTRANT CORNER
- SLEEVE ALL PIPE PENETRATIONS IN CONCRETE 1/2" CLEAR ALL AROUND
- CONTRACTOR SHALL FOLLOW ALL ACI CONCRETE STANDARDS AND PRACTICES WHICH APPLY TO THE WORK HEREIN.
- GYPCRETE SHALL BE GYPCRETE 2000 (1.8 MIX DESIGN) W/ 1600 TO 2500 PSI COMPRESSIVE STRENGTH AS MANUFACTURED BY MAXXON CORPORATION. INSTALLATION SHALL BE IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS.
- SLABS ON GRADE SHALL HAVE SAWN CONTROL JOINTS LOCATED TO FORM APPROXIMATELY SQUARE PANELS OF NOT MORE THAN 225 SQ. FEET. THE LONG SIDE SHALL NOT BE MORE THAN 1.5 TIMES THE SHORT SIDE. CONSTRUCTION JOINTS MAY BE SUBSTITUTED FOR SAWN CONTROL JOINTS. SEE DETAILS ON DWG. S1.1
- SLUMP: 4-7 INCHES

SPECIAL INSPECTIONS:

1. THE FOLLOWING PERIODIC SPECIAL INSPECTIONS ARE REQUIRED:

- CONCRETE:
1. PLACEMENT AND SIZE OF REINFORCING STEEL
2. VERIFYING USE OF PROPER DESIGN MIX
B. SOILS:
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.
4. PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.
C. PRE-FABRICATED WOOD TRUSSES:
1. VERIFY THAT THE FABRICATOR MAINTAINS DETAILED FABRICATION AND QUALITY CONTROL PROCEDURES THAT PROVIDE A BASIS FOR INSPECTION CONTROL OF THE WORKMANSHIP AND THE FABRICATORS ABILITY TO CONFORM TO APPROVED CONSTRUCTION DOCUMENTS AND REFERENCED STANDARDS.
2. INSPECTIONS ARE NOT REQUIRED WHERE THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION.

2. THE FOLLOWING CONTINUOUS SPECIAL INSPECTIONS ARE REQUIRED:

- CONCRETE: AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMENS FOR STRENGTH TEST, PERFORM SLUMP AND AIR-CONTENT TEST, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.
- SOILS:
1. PRIOR TO PLACEMENT OF THE PREPARED FILL, VERIFY THAT THE SITE HAS BEEN PREPARED IN ACCORDANCE WITH THE SOIL REPORT.
2. DURING FILL PLACEMENT, DETERMINE THAT THE MATERIAL BEING USED AND THE MAXIMUM LIFT THICKNESS COMPLY WITH THE SOIL REPORT
3. EVALUATION OF THE IN-PLACE DENSITY, DETERMINE THAT THE IN-PLACE DENSITY OF THE COMPACTED FILL COMPLIES WITH THE SOIL REPORT.
4. UPON COMPLETION OF EACH PHASE OF THE WORK, THE SPECIAL INSPECTOR SHALL SUBMIT A LETTER STATING COMPLIANCE OR NON-COMPLIANCE.
5. UPON COMPLETION OF THE PROJECT, THE SPECIAL INSPECTOR SHALL SUBMIT A LETTER STATING COMPLIANCE WITH THE PROJECT REQUIREMENTS INCLUDING MEASURES TAKEN TO CORRECT PREVIOUSLY IDENTIFIED NON-COMPLYING ITEMS.

FOUNDATIONS/SOILS:

BASIS OF DESIGN: 1500 PSF ALLOWABLE BEARING PRESSURE

- FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL ENGINEERING REPORT (SOIL REPORT) BY TERRACON CONSULTANTS, INC. DATED NOVEMBER 4, 2021, PROJECT NUMBER 08215230-01 FOR PHASE 1. MODIFICATION OF THE FOUNDATION DESIGN MAY BE REQUIRED WHEN THE SOIL REPORT FOR PHASE 2 IS AVAILABLE.
- ALL VEGETATION, ORGANIC TOPSOIL, FILL (RANGING FROM 5' TO 8' DEEP), ROOTS, AND ANY OTHERWISE UNSUITABLE MATERIALS FROM WITHIN AND EXTENDING OUT 5 FEET BEYOND THE PROPOSED BUILDING AREAS SHALL BE REMOVED. STRUCTURAL FILL IN ACCORDANCE WITH THE SOIL REPORT SHALL REPLACE THE REMOVED MATERIAL UP TO DESIGN GRADE. BEFORE INSTALLING THE MOISTURE CONDITIONED MATERIALS, THE AREAS SHALL BE PROOF ROLLED TO DETECT SOFT AREAS WHICH SHALL BE REMOVED AND PROPERLY REPLACED. AFTER THE OVER-EXCAVATION AND PROOF ROLLING IS PERFORMED THE TOP NINE (9) INCHES OF THE EXISTING NESTED ESTABLISHED SUBGRADE SOILS SHALL BE SCARIFIED, MOISTURE CONDITIONED IN ACCORDANCE TO THE SOIL REPORT, ONCE THE SUBGRADE HAS BEEN TESTED AND ACCEPTED THE PLACEMENT OF THE STRUCTURAL FILL MAY BEGIN. THE STRUCTURAL FILL SHALL BE PLACED IN NINE (9) INCH LOOSE TO SIX (6) INCH MAXIMUM COMPACTED LIFTS. EACH LIFT SHALL BE INSTALLED IN ACCORDANCE TO THE SOIL REPORT, TESTED AND ACCEPTED PRIOR TO PLACEMENT OF THE NEXT LIFT. THE STRUCTURAL FILL MATERIAL SHALL BE MOISTURE CONDITIONED TO WITHIN THE MOISTURE CONTENT REQUIRED BY THE SOIL REPORT AND COMPACTED TO A MINIMUM OF 95% MAXIMUM STANDARD PROCTOR DRY DENSITY (ASTM D698). THIS PROCESS TO CONTINUE UNTIL FINAL SOIL GRADE HAS BEEN ACHIEVED. SEE THE SOIL REPORT FOR ADDITIONAL REQUIREMENTS.
- FOUNDATION CONCRETE SHOULD BE PLACED SOON AFTER EXCAVATING TO REDUCE DISTURBANCE TO THE BEARING SOIL. CARE SHOULD BE TAKEN TO PREVENT WETTING OR DRYING OF THE BEARING MATERIALS DURING CONSTRUCTION. IF THE EXCAVATIONS MUST REMAIN OPEN OVER 48 HOURS, INSTALL A LEAN CONCRETE MUD-MAT OVER THE BEARING SOILS.
- ALL FOOTINGS TO BEAR ON MOISTURE AND DENSITY CONTROLLED SOILS AND NOT ON EXISTING SOIL CONDITIONS. CAPACITY OF BEARING MATERIALS TO BE VERIFIED BY A LICENSED SOIL ENGINEER.
- ALL FOOTING (OR PORTIONS THEREOF) BELOW GRADE MAY BE EARTH FORMED BY NEAT EXCAVATIONS.
- FOOTINGS TO BE CENTERED ON WALLS, OR COLUMNS, U.N.O.
- ALL ABANDONED FOOTINGS, UTILITIES, ETC. THAT INTERFERE WITH NEW CONSTRUCTION SHALL BE REMOVED.
- ALL SOILS WORK INCLUDING BACK FILL OF UTILITY TRENCHES AND VERIFICATION OF BEARING CAPACITY OF SAME SHALL BE UNDER THE DIRECTION OF A LICENSED SOILS ENGINEER.
- UTILITY TRENCHES TO BUILDING FOUNDATION SYSTEM SHALL BE AS APPROVED BY THE ARCHITECT AND/OR ENGINEER TO INSURE THE INTEGRITY OF THE BEARING SOILS. GRANULAR FILL BELOW THE CONCRETE SLAB ON GRADE SHALL COMPLY WITH ASTM D 448 NO. 10.
- UTILITY TRENCHES THAT PENETRATE UNDER THE BUILDING SHALL BE EFFECTIVELY SEALED TO RESTRICT WATER INTRUSION INTO THE BUILDING WITH CLAY TRENCH PLUGS.

WOOD:

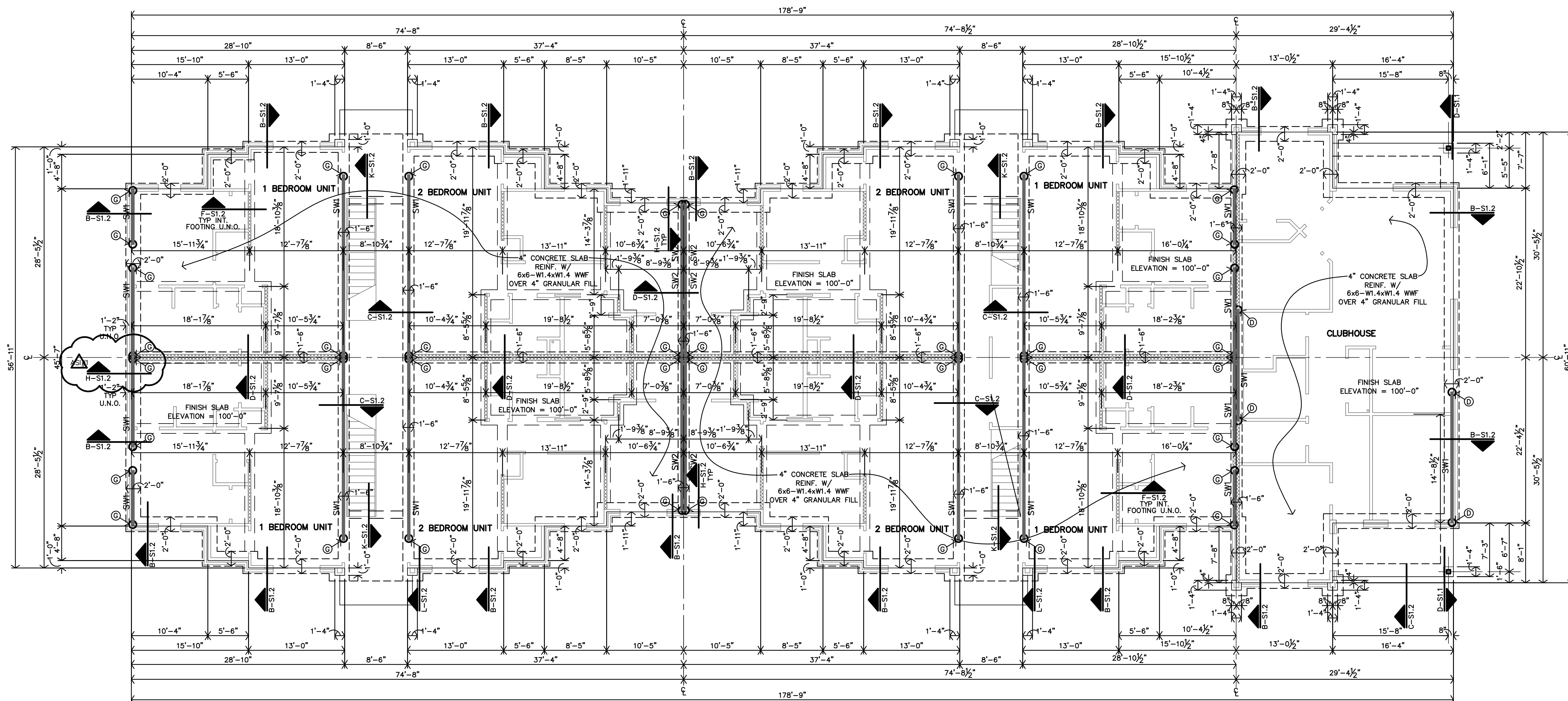
- FOR DETAILS NOT SHOWN OR NOTED, CONSTRUCT AS PER THE CONVENTIONAL LIGHT-FRAME CONSTRUCTION PROVISIONS OF THE IBC CODE. SEE TABLE 2304.9.1 NAILING SCHEDULE OF THE IBC CODE FOR MINIMUM NAILING REQUIREMENTS.
- SHEATHING FOR ROOF: EXPOSURE 1, APA SPAN RATED SHEATHING 32/16, 1/2" OR 15/32" VENEER PLYWOOD OR 7/16" OSB
 - SHEATHING FOR FLOOR: EXPOSURE 1, APA SPAN RATED SHEATHING 48/24, APA RATED STURD-I-FLOOR SPAN RATED 24 O.C. 3/4" OR 23/32" THICKNESS, T&G, VENEER PLYWOOD.
 - SHEATHING FOR WALL: SEE FRAMING & SHEATHING SCHEDULE ON DWG S2.1
 - SHEATHING FOR WALLS AND SHEARWALLS: EXPOSURE 1, APA SPAN RATED SHEATHING 24/16, 1/2" OR 15/32" OR 7/16" VENEER PLYWOOD OR OSB AND 5/8" TYPE X GYPSUM BOARD SHEATHING, SEE TYPICAL SHEARWALL DETAILS ON S2.3
 - FRAMING: DOUGLAS FIR #2 OR SOUTHERN PINE #2, OF SPRUCE PINE FIR #2 STUDS. SEE FRAMING AND SHEATHING SCHEDULE ON DWG S2.1 USE PRESERVATIVE TREATED FOR WOOD IN CONTACT WITH CONCRETE OR EXPOSED TO WEATHER
 - ADHESIVE: GLUE FLOOR PLYWOOD TO SUPPORTS WITH AFG-01 ADHESIVE
 - FRAMING HARDWARE: BY SIMPSON CO OR USP LUMBER CONNECTORS OR EQUAL. FILL ALL HOLES WITH NAILS OR BOLTS. HARDWARE IN CONTACT WITH TREATED LUMBER SHALL BE GALVANIZED (SIMPSON ZMAX, G185 HDG PER ASTM A653). COATING FOR ANCHORS AND FASTENERS SHALL COMPLY WITH SIMPSON'S RECOMMENDATIONS.
 - NAILS: 6d x 7/8" LONG, COMMON; 8d x 1 1/2" LONG, 10d x 3", 16d x 3 1/2", UNO
 - LAMINATED VENEER LUMBER (LVL): BY TRUSS-JOIST MEYERHAEUSER 1.9E FB 2600 PSI MIN. TWO 1 3/4" PILES SHALL BE CONNECTED AND INSTALLED AS PER MANUFACTURERS RECOMMENDATIONS AND REQUIREMENTS. EQUIVALENT PRODUCTS BY LOUISIANA PACIFIC MAY BE USED.
 - ORIENTED STRAND BOARD (OSB) HAVING EQUIVALENT PERFORMANCE SPECIFICATIONS MAY BE USED IN LIEU OF VENEER PLYWOOD SPECIFIED.
 - BUILT-UP COLUMNS TO BE FASTENED TOGETHER IN ACCORDANCE WITH PART 15.3 OF THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION BY AMERICAN FOREST & PAPER ASSOCIATION, LATEST EDITION.
 - PROVIDE 2x4 BLOCKING @ 6'-0" O.C. @ LOAD-BEARING WALLS.
 - ATTACH PLYWOOD WALL SHEATHING W/ 8d NAILS @ 6" O.C. @ PERIMETER SUPPORTS & 12" O.C. @ INTERMEDIATE SUPPORTS
 - ORDER TRUSS SUPPORT CONNECTIONS SHALL BE AS REQUIRED BY TRUSS MFR.
 - GYPSUM BOARD SHEATHING SHALL BE ATTACHED W/ 6d COOLER NAILS @ 7" O.C. UNO.
 - WHERE STUDS ARE NOTED FOR PLUMBING PIPES OR ELECTRICAL CONDUIT, PROVIDE SIMPSON SLS15 STUD SHOE OVER NOTCH, MAXIMUM SIZE OF CUTOUT SHALL BE 2"x2". DRILLED HOLES IN STUDS SHALL BE LOCATED AT THE CENTERLINE OF STUD AND 1 1/2" MAXIMUM DIAMETER.

SUBMITTALS:

- REINFORCING STEEL
- ROOF TRUSSES
- FLOOR TRUSSES
- CONCRETE
- STRUCTURAL COMPOSITES

ABBREVIATIONS:

UNO = UNLESS NOTED OTHERWISE
OSB = ORIENTED STRAND BOARD SHEATHING
IBC = INTERNATIONAL BUILDING CODE
PAF = POWDER ACTIVATED FASTENERS
BLKG = BLOCKING
F.F.E. = FINISH FLOOR ELEVATION
T.O. = TOP OF
B.O. = BOTTOM OF
WD = WOOD
EA = EACH
BTWN = BETWEEN
PLYWD = PLYWOOD
O.C. = ON CENTERS
HD = HOLDDOWN
CONT. = CONTINUOUS



- PLAN NOTES:
- DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF STUD.
 - EXTERIOR CONCRETE SLABS ON GRADE SHALL SLOPE AWAY FROM BUILDING AND DOORS. SEE ARCH. DRAWINGS.
 - SEE GENERAL NOTES, CONCRETE NOTE #10 FOR SLAB CONTROL JOINT REQUIREMENTS.
 - PROVIDE CORNER BARS AT ALL TRENCH FOOTING INTERSECTIONS. SEE DETAILS ON THIS SHEET.
 - PLAN FINISH FLOOR ELEVATION 100'-0" = DATUM ELEV. 1006.00



A

FOUNDATION PLAN - BUILDING A

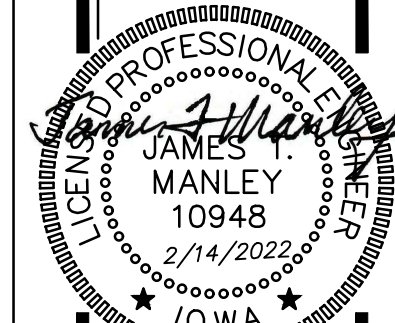
1/8"=1'-0"

Manley Structural Engineers, P.A.
725 S. SANTA FE
SALINA, KANSAS 67401
ph. (785) 823-0538

THE RESERVES at SOUTH LAKE

NEW APARTMENT COMPLEX

GRINNELL, IOWA



REVISION:

11-14-22

DATE:

2-14-2022

JOB:

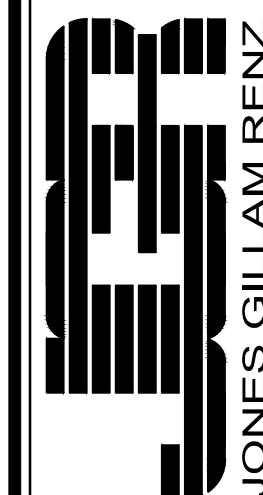
20-3118

SHEET:

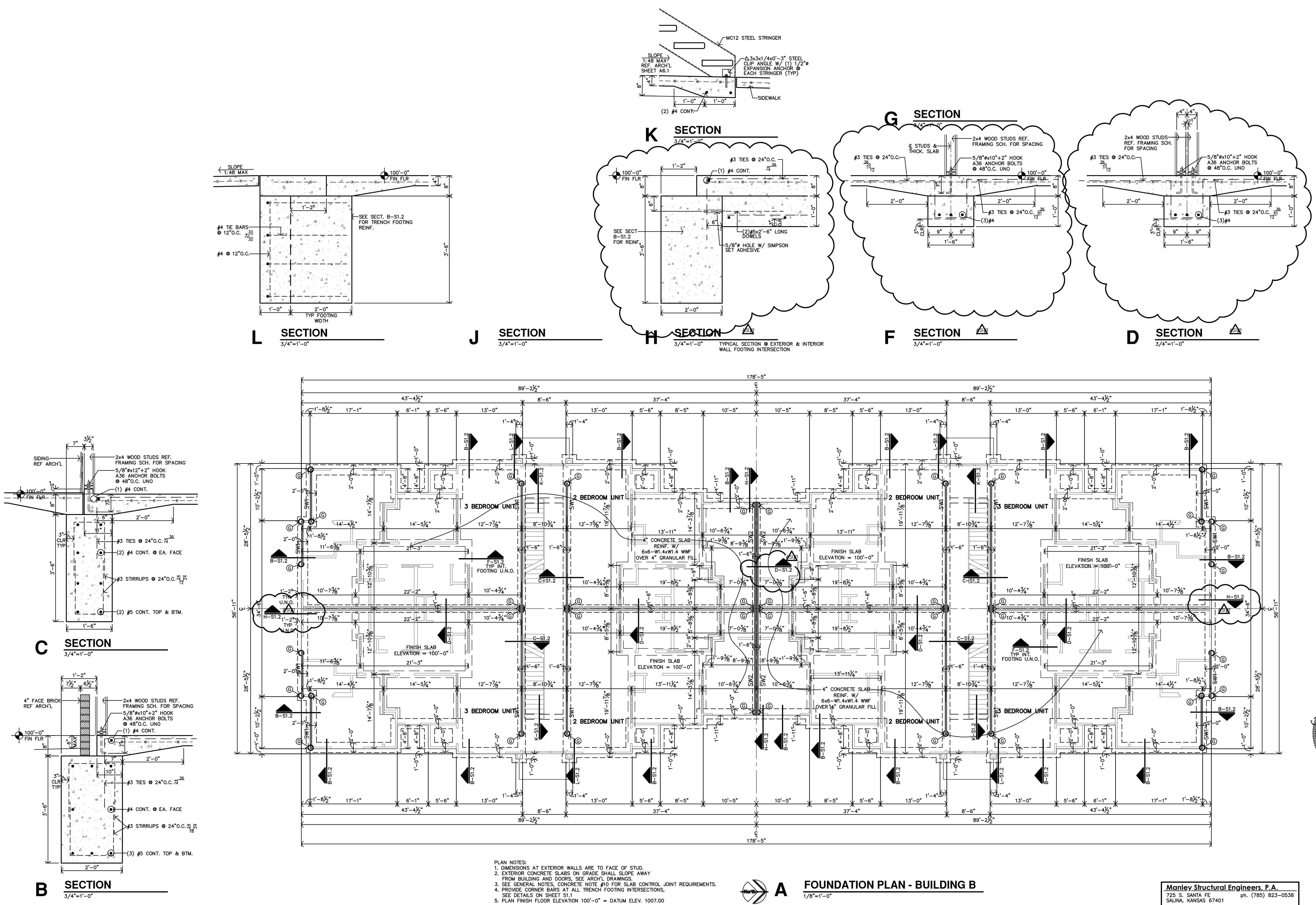
S1.1

COPYRIGHTED ©

Architects Planners Designers
1722 Main Street
Kansas City, MO 64108
730 N. Ninth
P.O. Box 2098
Salina, KS 67402
jgr@grarchitects.com
785.827.0386



JONES GILLAM RENZ



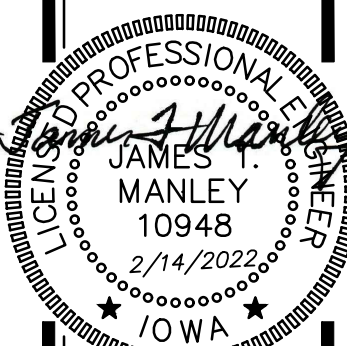
PLAN NOTES:
1. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF STUD.
2. EXTERIOR CONCRETE SLABS ON GRADE SHALL SLOPE AWAY FROM BUILDING AND DOORS. SEE ARCH'L DRAWINGS.
3. SEE GENERAL NOTES, CONCRETE NOTE #10 FOR SLAB CONTROL JOINT REQUIREMENTS.
4. PROVIDE CORNER BARS AT ALL TRENCH FOOTING INTERSECTIONS. SEE DETAILS ON SHEET S1.1.
5. PLAN FINISH FLOOR ELEVATION 100'-0" = DATUM ELEV. 1007.00



FOUNDATION PLAN - BUILDING B

Manley Structural Engineers, P.A.
725 S. SANTA FE
SALINA, KANSAS 67401
ph. (785) 823-0538

THE RESERVES at SOUTH LAKE
NEW APARTMENT COMPLEX
GRINNELL, IOWA



REVISION:	11-14-22
DATE:	2-14-2022
JOBS:	20-3118
SHEET:	

S1.2

Architects Planners Designers
1722 Main Street
Kansas City, MO 64108
730 N. Ninth
P.O. Box 208
Salina, KS 67402
JONES GILLAM RENZ
jgr@garchitects.com
785.827.0386