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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	Roosevelt Lofts Historic Rehabilitation San Angelo, TX	Report No.	Eight (8)
OWNER:	Overland Property Group 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	Dec. 4, 2024
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	Architect's Proj No.	22-3281
		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:

Contractor to make adjustments as needed and required per the modifications as indicated on revised attached drawings and in the below descriptions.

- a. Sheet A2.3 – Apartment 4 (#114) – North bedroom closet has been reduced in size to allow for electrical chase along east wall. Door into closet has been changed to Type H in lieu of type B
- b. Specification Section 09650 – Resilient Flooring
 - i. 2.02 Materials – Use Patcraft Earthen, Color: Ivory in lieu of Patcraft Stone Surface.
- c. Specification Section 12356 – Residential Kitchen & Bath Casework
 - i. 2.1 Manufacturers
 - 1. Cabinets – Use Color: Fruitwood (in lieu of Cinnamon) & Use Species Red Oak (in lieu of Knotty Alder)
 - 2. Countertops – Use Formica Ice Onyx (in lieu of Basalt Slate).
 - ii. 2.5 Casework Hardware
 - 1. Knobs – Use Emtek 1" Cadet Knob with Satin Brass Finish (in lieu of Mushroom Knob in Black Finish)
 - 2. Pulls – Use Emtek Freestone 4" pull with Sain Brass Finish (in lieu of Black Finish)

Attachments:

- 1. Revised Sheet A2.3
- 2. Revised Specification Sections: 09650, 12356,

Issued by:	Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402		
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Copies to:

MCP Group - Eric Hubener, Will Allen, Jackson Luff
OPG - Dan Maximuk, Amanda Klaus, April Engstrom, Caroline Hurst
LST - Brian Ochs
Structural - Brent Engelland

SECTION 09650

RESILIENT FLOORING

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Vinyl sheet Flooring and Vinyl Plank Flooring

1.03 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site under provisions of the General Requirements.
- B. Protect roll materials from damage.

1.04 ENVIRONMENTAL REQUIREMENTS

- A. Store materials for three days prior to installation in area of installation to achieve temperature stability.
- B. Maintain ambient temperature required by adhesive manufacturer three days prior to, during, and 24 hours after installation of materials.

1.05 MAINTENANCE DATA

- A. Maintenance Data: Include maintenance procedures, recommended maintenance materials, and suggested schedule for cleaning, stripping, and re-waxing.

1.06 EXTRA MATERIALS

- A. Provide 60 sq ft of flooring, 10 lineal feet of base, and stair materials of each material specified.

1.07 WARRANTY

- A. 3 year light commercial warranty

PART 2 PRODUCTS

2.01 MATERIALS – LUXURY VINYL TILE

- A. Luxury Vinyl Tile: **Patcraft, Earthen, Style I676V, Color: Midnight-V2 00590**
 - 1. Tile Size: 12x24
 - 2. Overall Thickness: 2.5 mm
 - 3. Wear Layer Thickness: 20 mil
 - 4. Installation Pattern: Monolithic
 - 5. Location: Leasing Office #102, Food Pantry #103, Hall #204, Hall #208, Hall #214, Hall #304, Hall #308, Hall #314, Stair S1, Stair S2, and Stair S3
 - 6. Transitions: At existing Terrazzo flooring: Use Schluter Schiene Edging (Stainless finish). Ensure that transition will be flush.
 - 7. Or approved equal - Substitution requests to be submitted to architect prior to bidding.

2.02 MATERIALS – LUXURY VINYL TILE

- A. Luxury Vinyl Tile: **Patcraft, Earthen, Style 1676V, Color: Ivory-V2 00100**
 - 1. Tile Size: 12x24
 - 2. Overall Thickness: 2.5 mm
 - 3. Wear Layer Thickness: 20 mil
 - 4. Installation Pattern: Monolithic
 - 5. Location: All Apartment Units
 - 6. Transitions: At existing Terrazzo flooring: Use Schluter Schiene Edging (Stainless finish). Ensure that transition will be flush.
 - 7. Or approved equal - Substitution requests to be submitted to architect prior to bidding.

2.03 MATERIALS – RUBBER BASE

- A. Base: FS SS-W-40. Rubber; coved wall base; pre-molded external corners
 - 1. **Manufacturer: Johnsonite, Tarkett, Silver Grey 55**
 - 2. Height: 4"
 - 3. Thickness: 1/8 inch thick
 - 4. Length: Roll (Strips are not acceptable.)

2.04 ACCESSORIES

- A. Subfloor Filler: White premix latex; type recommended by adhesive material manufacturer.
- B. Primers and Adhesives: Waterproof; types recommended by flooring manufacturer.
- C. Edge Strips: Flooring material as approved.
- D. Sealer and Wax: Types recommended by flooring manufacturer.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify concrete floors are dry to a maximum moisture content of 7 percent, and exhibit negative alkalinity, carbonization, or dusting.
- B. Verify floor and lower wall surfaces are free of substances that may impair adhesion of new adhesive and finish materials.

3.02 PREPARATION

- A. Remove sub-floor ridges and bumps. Fill minor or local low spots, cracks, joints, holes, and other defects with sub-floor filler to achieve smooth, flat, hard surface.
- B. Prohibit traffic until filler is cured.
- C. Vacuum clean substrate.
- D. Apply primer as recommended by manufacturer.

3.05 INSTALLATION – RESILIENT TILE FLOORING

- A. Install in accordance with manufacturer's instructions.
- B. Spread only enough adhesive to permit installation of materials before initial set.
- C. Set flooring in place, press with heavy roller to attain full adhesion.
- D. Lay flooring with joints and seams parallel to building lines to produce symmetrical tile pattern.
- G. Terminate flooring at centerline of door openings where adjacent floor finish is dissimilar.
- H. Install resilient edge strips at unprotected or exposed edges, and where flooring terminates.
- G. Scribe flooring to walls, columns, cabinets, floor outlets, and other appurtenances to produce tight joints.

3.06 INSTALLATION - BASE

- A. Fit joints tight and vertical. Maintain minimum measurement of 18 inches between joints.
- B. Miter internal corners. At external corners, use pre-molded units or "V" cut back of base strip to 2/3 of its thickness and fold. At exposed ends, use pre-molded units.
- C. Install base on solid backing. Bond tight to wall and floor surfaces.
- D. Scribe and fit to door frames and other interruptions.

3.07 CLEANING

- A. Clean all work as described in the General Requirements.
- B. Remove excess adhesive from floor, base, and wall surfaces without damage.
- C. Clean, seal, and wax floor and base surfaces in accordance with manufacturer's instructions.

3.08 PROTECTION OF FINISHED WORK

- A. Protect finished Work.
- B. Prohibit traffic on floor finish for 48 hours after installation.

END OF SECTION 09650

SECTION 12356

RESIDENTIAL KITCHEN & BATH CASEWORK

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. Countertops, base and wall cabinets for Apartment Units
 - a. For casework relating to Public or Commercial Spaces, reference Section 06410 Custom Casework.
 - 2. Wood-faced kitchen cabinets.
 - 3. Wood-faced vanity cabinets.
 - 4. Plastic-laminate countertops.
- B. Related Sections include the following:
 - 1. Division 11 Section "Residential Appliances" for appliances mounted in kitchen casework.
 - 2. Division 15 Section "Plumbing Fixtures" for sink units mounted in countertops.

1.3 DEFINITIONS

- A. Exposed Surfaces of Casework: Surfaces visible when doors and drawers are closed, including visible surfaces in open cabinets or behind glass doors.
- B. Semi-exposed Surfaces of Casework: Surfaces behind opaque doors or drawer fronts, including interior faces of doors and interiors and sides of drawers. Bottoms of wall cabinets are defined as "semi-exposed."
- C. Concealed Surfaces of Casework: Surfaces not usually visible after installation, including sleepers, web frames, dust panels, bottoms of drawers, and ends of cabinets installed directly against and completely concealed by walls or other cabinets. Tops of wall cabinets and utility cabinets are defined as "concealed."

1.4 SUBMITTALS

- A. Product Data: For the following:

Samples and Submittals must be approved by Owner/Developer prior to ordering or production.

- 1. Cabinets.
- 2. Plastic-laminate countertops.
- 3. Cabinet hardware.
- B. Shop Drawings: For cabinets and countertops. Include plans, elevations, details, and attachments to other work. Show materials, finishes, filler panels, hardware, edge and backsplash profiles, cutouts for plumbing fixtures, and methods of joining countertops.
- C. Samples for Initial Selection: Manufacturer's color samples consisting of units or sections of units showing the full range of colors, textures, and patterns available for each type of material exposed to view.
- D. Samples for Verification: For the following materials; in sets showing the full range of color, texture, and pattern variations expected:
 - 1. Wood-veneered panels with transparent finish, 8 by 10 inches (200 by 250 mm), for each species.
 - 2. Solid wood with transparent finish, 50 sq. in. (300 sq. cm), for each species.
 - 3. Plastic laminate for countertops, 8 by 10 inches (200 by 250 mm).
 - 4. One unit of each type of exposed hardware.
- E. Product Certificates: Signed by manufacturers of casework certifying that products furnished comply with requirements. **Samples and Submittals must be approved by Owner/Developer prior to ordering or production.**

1.5 QUALITY ASSURANCE

- A. Source Limitations for Cabinets: Obtain cabinets through one source from a single manufacturer.
- B. Product Designations: Drawings indicate size, configurations, and finish material of casework by referencing designated manufacturer's catalog numbers. Other manufacturers' casework of similar sizes, similar door and drawer configurations, same finish material, and complying with the Specifications may be considered. Refer to Division 1 Section "Substitutions."
- C. Quality Standards: Unless otherwise indicated, comply with the following standards:
 - 1. Cabinets: KCMA A161.1.
 - a. KCMA Certification: Provide cabinets with KCMA's "Certified Cabinet" seal affixed in a semi exposed location of each unit and showing compliance with the above standard.
 - 2. Plastic-Laminate Countertops: KCMA A161.2.

1.6 PROJECT CONDITIONS

- A. Environmental Limitations: Do not deliver or install kitchen casework until building is enclosed, wet-work is complete, and HVAC system is operating and will maintain temperature and relative humidity at occupancy levels during the remainder of the construction period.
- B. Established Dimensions: Where kitchen casework is indicated to fit to other construction, establish dimensions for areas where casework is to fit. Coordinate construction to ensure that actual dimensions correspond to established dimensions. Provide fillers and scribes to allow for trimming and fitting.
- C. Field Measurements: Where kitchen casework is indicated to fit to existing construction, verify dimensions of existing construction by field measurements before fabrication and indicate measurements on Shop Drawings. Provide fillers and scribes if necessary.
- D. Field Measurements for Countertops: Verify dimensions of countertops by field measurements after base cabinets are installed but before countertop fabrication is complete. Coordinate fabrication schedule with construction progress to avoid delaying the Work.

1.7 COORDINATION

- F. Coordinate layout and installation of blocking and reinforcement in partitions for support of kitchen casework.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers: Subject to compliance with requirements, provide products by one of the following:
 - 1. CABINETS:
 - a. **Mid America Cabinets**
 - 1) Finish: **Standard**
 - 2) Color: **Fruitwood**
 - 3) Species: **Concord – Red Oak**
 - 4) Door style: **Flat Panel**
 - b. As submitted and approved equal
 - 2. PLASTIC LAMINATE FOR COUNTERTOPS:
 - a. **Formica, Ice Onyx 7408**
 - 1) Edge Profile: Eased
 - 2) Finish: Matte
 - b. As submitted and approved equal
- C. Product: Subject to compliance with requirements, provide **Mid America Cabinets or Equivalent.**

2.2 COLORS, TEXTURES, AND PATTERNS

- A. Colors, Textures, and Patterns: As listed, or selected by Architect from manufacturer's full range for these characteristics.

2.3 CABINET MATERIALS

- A. Exposed Materials: Comply with the following:
 - 1. Exposed Wood Species: As follows. Do not use two adjacent exposed faces that are noticeably dissimilar in color, grain, figure, or natural character markings.
 - a. **Oak, or as selected by Owner/Developer**

2. Solid Wood: Clear hardwood lumber of species indicated, free of defects, selected for compatible grain and color, and kiln dried to 7 percent moisture content.
3. Plywood: Hardwood plywood complying with HPVA HP-1 with face veneer of species indicated, selected for compatible color and grain with Grade A faces and Grade C backs of same species as faces.
 - a. Edge band exposed edges with minimum 1/8-inch- (3-mm-) thick, solid-wood edging of same species as face veneer.
- B. Semi exposed Materials: Unless otherwise indicated, provide the following:
 1. Plywood: Hardwood plywood complying with HPVA HP-1 with Grade C faces stained to be compatible with exposed surfaces and Grade 3 backs of same species as faces.
 2. Thermoset Decorative Panels: Medium-density particleboard complying with ANSI A208.1, Grade M-2; with surface of thermally fused, melamine-impregnated decorative paper complying with LMA SAT-1.
 - b. Provide thermoset decorative overlay on both sides of shelves, dividers, drawer bodies, and other components with two semiexposed surfaces.
 - c. Provide PVC or polyester edge banding complying with LMA EDG-1 on components with semiexposed edges.
 3. Vinyl-Faced Particleboard: Medium-density particleboard complying with ANSI A208.1, Grade M-2 with an embossed, wood-grain-patterned vinyl film adhesively bonded to particleboard.
 - d. Provide vinyl film on both sides of shelves, dividers, drawer bodies, and other components with two semi exposed surfaces and on semi exposed edges.
- C. Concealed Materials: Comply with the following:
 1. Particleboard: ANSI A208.1, Grade M-2.
 3. Medium-Density Fiberboard: ANSI A208.2.
 4. Hardboard: AHA A135.4, Class 1 Tempered.

2.4 COUNTERTOP MATERIALS

- A. Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.
 1. Grade: HGS.
 2. Grade: HGP.
 3. Provide through-color plastic laminate.
 4. Grade for Backer Sheet: BKL.
- B. Particleboard: ANSI A208.1, Grade M-2.
- C. Plywood: Exterior softwood plywood complying with PS 1, Grade C-C Plugged, touch sanded.
- D. Solid Wood Edges and Trim: Clear hardwood lumber of species indicated, free of defects, selected for compatible grain and color, and kiln dried.

2.5 CASEWORK HARDWARE

- A. General: Manufacturer's standard units complying with BHMA A156.9, of type, material, size, and finish as selected from manufacturer's standard choices.
- B. Hinges: **Semi-concealed, self-closing hinges.**
- D. Drawer Guides: 100 lb. rated epoxy-coated-metal, self-closing drawer guides; designed to prevent rebound when drawers are closed; with nylon-tired, ball-bearing rollers; and complying with BHMA A156.9, Type B05091.
- E. Cabinet Pulls:
 1. Knobs (cabinet doors): EMTEK 1 inch Cadet Knob 86321US19, Size: 1", Finish: Satin Brass
 2. Pulls (cabinet drawers): EMTEK Freestone 4" Pull, 86454US19, Size: 4", Finish: Satin Brass

2.6 CABINET CONSTRUCTION

- A. Face Style: Reveal overlay; door and drawer faces partially cover cabinet body or face frames.
- B. Face Frames: 3/4-inch solid wood with glued mortise and tenon or doweled joints.
- C. Door and Drawer Fronts: 2 inch wide by 3/4 inch thick perimeter assembled around a 1/4 inch veneer panel.
- D. Cabinet Ends: 1/2 inch industrial-grade particle board fastened to face frame with tongue-and-groove. Exposed end panels are finished with wood veneer to match face frame finish.
- E. Cabinet Tops and Bottoms: Wall cabinets constructed of 1/4 inch hardboard dadoed into end panels and interlocked into hanging rails for strength. Base bottoms constructed similarly of 1/2 inch industrial-grade particle board.
- F. Hanging Rails: 3/4 inch by 2-1/2 inch hardwood on upper cabinets. 3/4 inch by 1 inch hardwood on base cabinets.

- G. Drawers: 7/16 inch industrial-grade particle board using full box construction with 1/8 inch hardboard bottoms. Drawer fronts constructed to match cabinet door material and style.
 - H. Shelves: 1/2 inch industrial-grade particle board. Wall shelving adjustable up to 24" wide. Base cabinets feature 11 inch deep half-shelf.
 - I. Toe Kick: 1/2 inch industrial-grade particle board fastened between end panels.
 - J. Joinery: Rabbet backs flush into end panels and secure with concealed mechanical fasteners. Connect tops and bottoms of wall cabinets and bottoms and stretchers of base cabinets to ends and dividers with mechanical fasteners. Rabbet tops, bottoms, and backs into end panels.
 - K. Factory Finishing: To greatest extent possible, finish casework at factory. Defer only final touchup until after installation.
- 2.7 PLASTIC-LAMINATE COUNTERTOPS
- A. Configuration: Provide countertops with the following front, cove (intersection of top with backsplash), backsplash, and end-splash style:
 1. Front: Eased Edge.
 2. Cove: Cove molding (one-piece postformed laminate supported at junction of top and backsplash by wood cove molding).
 3. Backsplash: Curved or waterfall shape with scribe.
 - B. Plastic-Laminate Substrate: Particleboard not less than 3/4 inch (19 mm) thick.
 1. For countertops at sinks and lavatories, use phenolic-resin particleboard or exterior-grade plywood.
 2. Build up countertop thickness to 1-1/2 inches (38 mm) at front, back, and ends with additional layers of particleboard laminated to top.
 - C. Backer Sheet: Provide plastic-laminate backer sheet on underside of countertop substrate.
 - D. Paper Backing: Provide paper backing on underside of countertop substrate.

PART 3 - EXECUTION

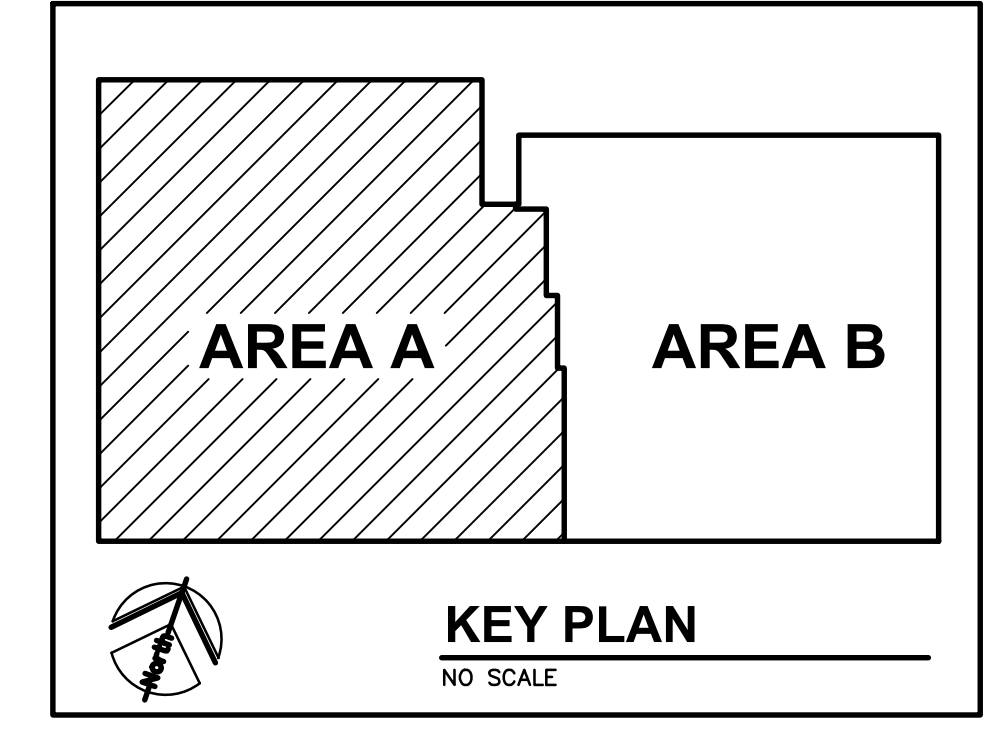
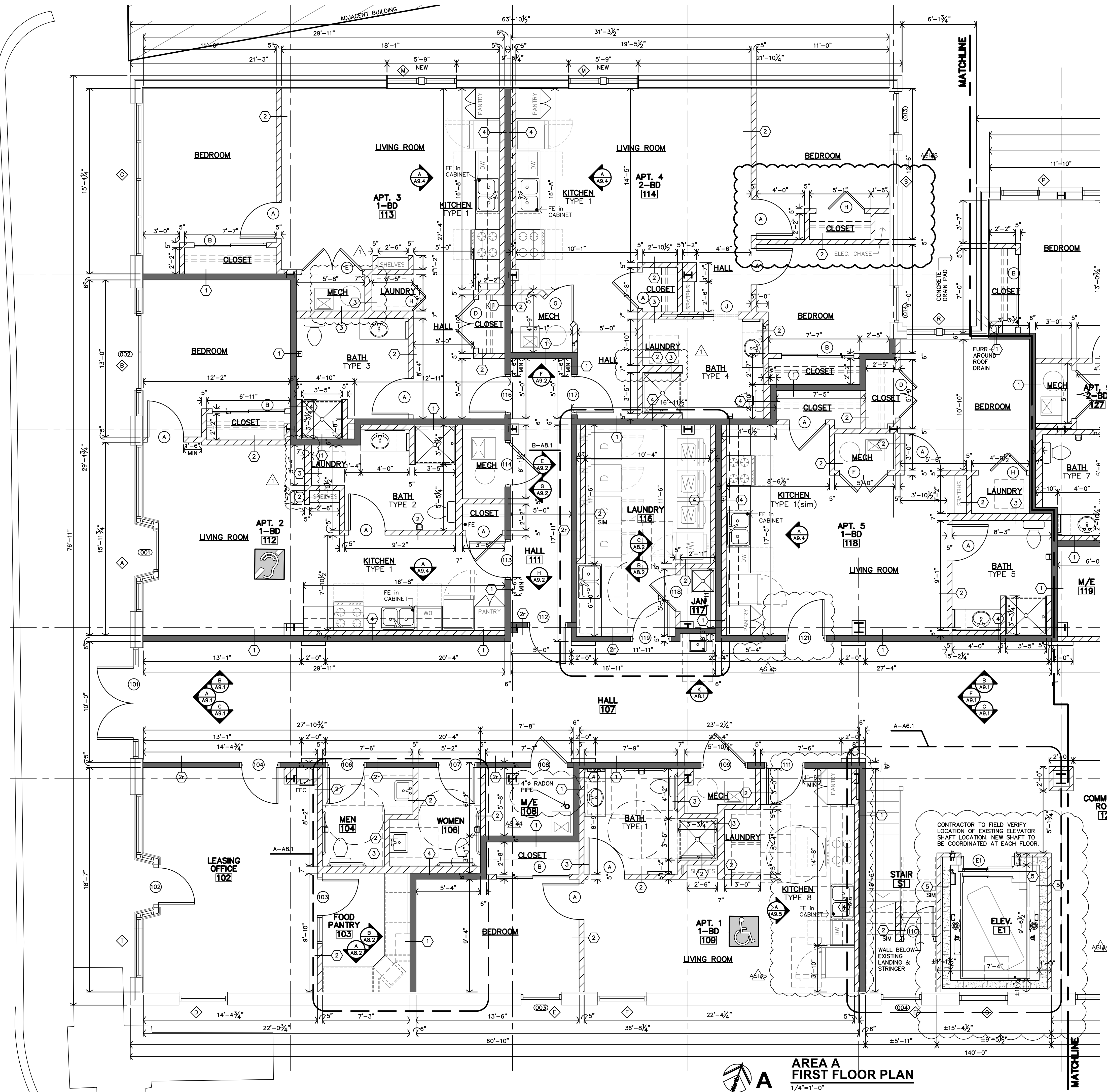
3.1 INSTALLATION

- A. Install casework with no variations in flushness of adjoining surfaces; use concealed shims. Where casework abuts other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match casework face.
- B. Install casework without distortion so doors and drawers fit openings and are aligned. Complete installation of hardware and accessories as indicated.
- C. Install casework and countertop level and plumb to a tolerance of 1/8 inch in 8 feet (3 mm in 2.4 m).
- D. Fasten cabinets to adjacent units and to backing.
 1. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches (600 mm) o.c. with No. 10 wafer-head screws sized for 1-inch (25-mm) penetration into wood framing, blocking, or hanging strips.
 2. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches (600 mm) o.c., with toggle bolts through metal backing behind gypsum board.
- E. Fasten plastic-laminate countertops by screwing through corner blocks of base units into underside of countertop. Form seams using splines to align adjacent surfaces, and secure with glue and concealed clamping devices designed for this purpose.
- F. Fasten solid-surfacing-material countertops by screwing through corner blocks of base units into underside of countertop. Align adjacent surfaces, and form seams to comply with manufacturer's written instructions using adhesive in color to match countertop. Carefully dress joints smooth, remove surface scratches, and clean entire surface.

3.2 ADJUSTING AND CLEANING

- A. Adjust casework and hardware so doors and drawers are centered in openings and operate smoothly without warp or bind. Lubricate operating hardware as recommended by manufacturer.
- B. Clean casework on exposed and semi-exposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

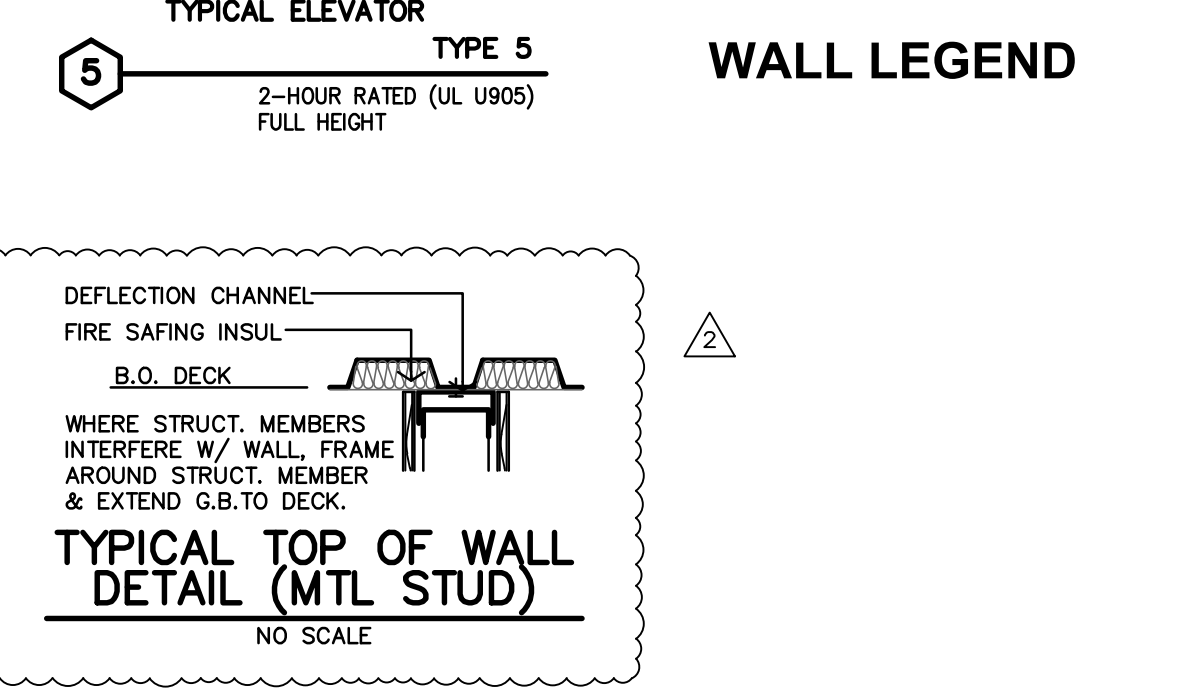
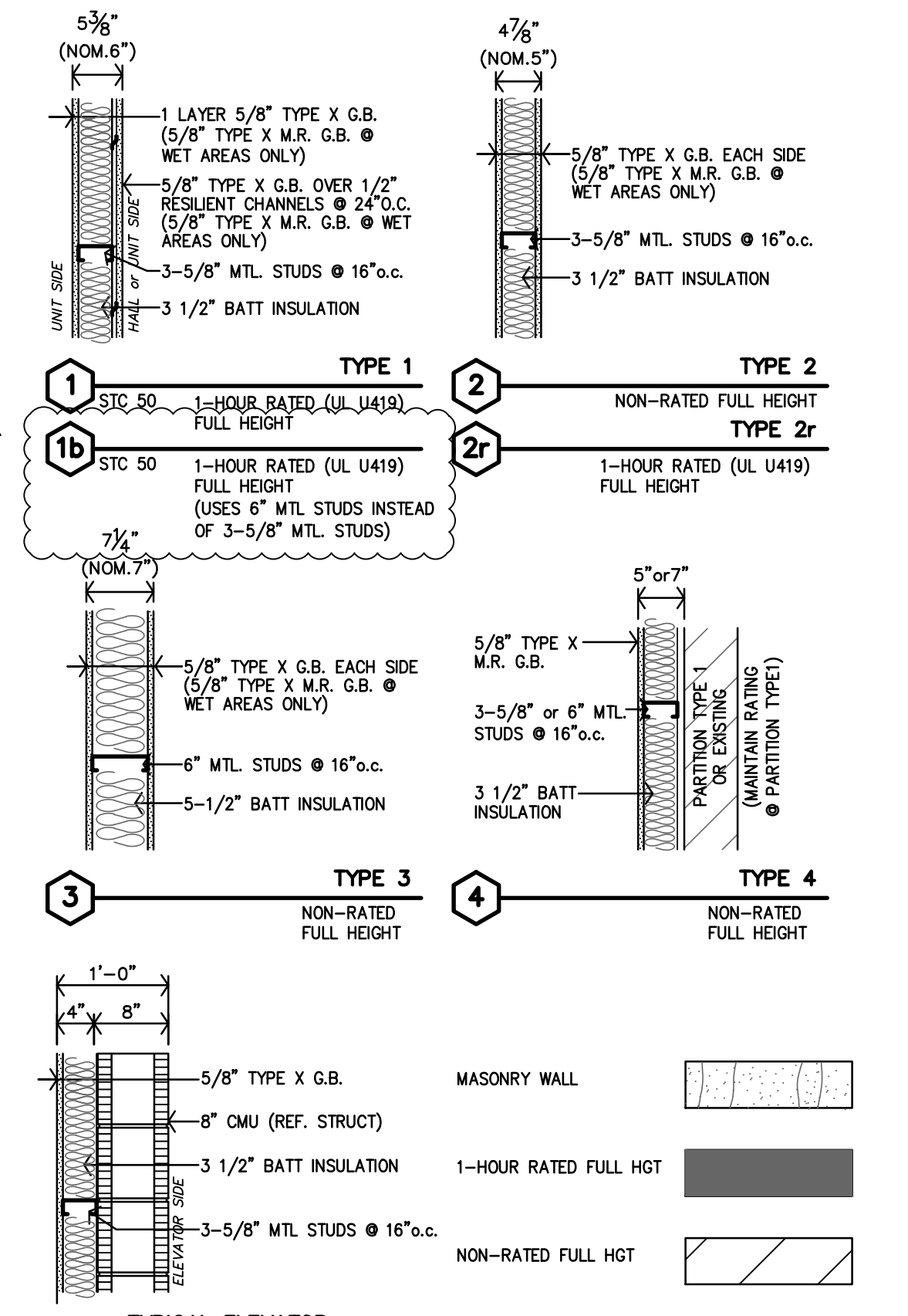
END OF SECTION 12356



PLAN NOTES

- REF. SHEET A2.0 FOR UNIT GENERAL NOTES PARTITION SCHEDULE, KITCHEN/BATH MATRIX AND STANDARD DETAILS.

- 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, G.E.P., A7.1 & A7.2 FOR BATH 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



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ROOSEVELT LOFTS
 HISTORIC REHABILITATION - APARTMENTS
 SAN ANGELO, TEXAS



REVISION:

AS1A5	6-5-2024
AS1A6	12-4-2024

DATE: 1-16-2024
 JOB: 22-3281
 SHEET NO.:

PREVIOUS REVISIONS

AS1A7	2-20-2024
AS1A8	2-23-2024
AS1A4	5-29-2024

A2.3

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