



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	Roosevelt Lofts Historic Rehabilitation San Angelo, TX	Report No.	Eleven (11)
OWNER:	Overland Property Group 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	April 9, 2025
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.

1. Modifications to the approaches at West and South Entry Doors from the public sidewalk to meet ADA and accessibility requirements.
 - a. West Door into Main hallway. The finished floor is approximately 1" above sidewalk grade.
 - i. Remove portion of existing concrete sidewalk in front of door. Install new approach as shown in revised Sheet A1.2. Approach shall have a max. 1/48 slope.
 - b. West Door into Leasing Office. As installed, the sloped sidewalk is conflicting with the exiting finished floor and alcove grade. The corner of the building is approximately 5.5" below is the finished floor and alcove grade.
 - i. Remove portion of the exiting sloped concrete sidewalk in front of door and alcove to corner of building. Install new sloped approach as shown in revised Sheet A1.2. Sidewalk/landing in front of alcove shall be "flat" or max. of 1/48 slope in any direction. Sidewalk shall slope down to meet corner of building (approximately 1/18 slope). ADA allows for existing/historic buildings to have a max. 1/10 slope. No handrails required because rise is less than 6".
 - c. South Door into main Hallway. The finished floor is approximately 2" above sidewalk grade.
 - i. Remove portion of existing concrete sidewalk in front for door. Install new approach as shown in revised Sheet A1.2. Landing in front of door shall have a max. slope of 1/48. Then a 1/24 slope until grade meets sidewalk. ADA allows for existing/historic buildings to have max. 1/10 slope. No handrails required because rise is less than 6".

Attachments:

1. Revised/Approved Sheet A1.2

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



REVISION:	
2	2-23-2024
1	4-3-2025

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

