



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:	Roosevelt Lofts Historic Rehabilitation San Angelo, TX	Report No.	Seven (7)
OWNER:	Overland Property Group 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	Nov. 20, 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.

1. Sheet S1.1 – Replace with new sheet with modified joist bearing around bump-in between gridlines 5 & 6 wall.
 - a. Added MC channel beams around bump-in for joist bearing
 - b. Added notes 8, 9, 10 for repair of masonry bearing of steel beams.
 - c. Added sections 14/S3.0 and 15/S3.0
2. Sheet S2.1 – Replace with new sheet with modified joist bearing
 - a. Modified B3/S2.1 to show joist bearing on MC channel at bump-in on north wall
3. Sheet S3.0 – Replace with new sheet with modified and added details
 - a. Modified sections 3/S3.0 and 5/S3.0 to show masonry wall without embedded steel beam and to show new MC channel for joist bearing.
 - b. Added sections 14/S3.0 and 15/S3.0 to show steel beam connections and joist bearing around north wall bump.

Attachments:

1. Revised Sheets S1.1, S2.1 and S3.0

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, Will Allen
OPG - Dan Maximuk, April Engstrom
JGR Architect/Project Manager - Maggie Gillam
LST - Brian Ochs
Structural - Brent Engelland

1. FOR GENERAL STRUCTURAL NOTES (GSN) SEE SHEET S0.0

6. DELAMINATION ON BEAM
 - A. CLEAN AND REMOVE RUST AND SCALE.
 - B. CHECK REMAINING THICKNESS.
 - C. WHERE MORE THAN 25% OF ORIGINAL THICKNESS IS MISSING, WELD 5/16" COVER PLATE 1/4" MIN. 6" ON EACH SIDE OF DAMAGE.
 - D. PRIME AND PAINT REPAIRED AREA AFTER REPAIR IS COMPLETE
7. CONTRACTOR TO FIELD VERIFY CONDITION OF ALL EXISTING BEAMS. ADDITIONAL REPAIRS MAY BE REQUIRED BEYOND THOSE NOTED.
8. GROUT FULL ALL CLAY TILE VOIDS AND POINT ALL OPEN JOINTS IN CLAY TILE BELOW EXISTING BEAM BEARING FOR WIDTH OF 4' (2" ON EACH SIDE OF BEARING).
9. REMOVE ONE (1) COURSE BY 2" WIDTH OF CLAY TILE AND REPLACE WITH SOLID GROUTED "BLOCK" FOR CHANNEL BEAM BEARING. GROUT SOLID AROUND BEAM. REPAIR CLAY TILE BELOW BEAM BEARING PER NOTE 8 FOR WIDTH OF 2" FROM CORNER.
10. FILL GAP BETWEEN CLAY TILE AND MASONRY @ EXISTING STEEL BEAM BEARING WITH NONSHRINK GROUT. CLEAN AND REPAIR EXISTING MASONRY PER GROUT MANUFACTURER PRIOR TO APPLYING GROUT TO ACHIEVE MAXIMUM BOND.





