



**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

**NOTICE TO ALL CONTRACTORS AND SUB-CONTRACTORS**

**August 23, 2024**

**The Reserves at Grand View Heights – Proj 22-3262**

**ADDENDUM NO. 2**

YOU ARE INSTRUCTED TO READ AND TO NOTE THE FOLLOWING DESCRIBED CHANGES, CORRECTIONS, CLARIFICATIONS, OMISSIONS, DELETIONS, ADDITIONS, APPROVALS, AND STATEMENTS PERTINENT TO THE CONTRACT AND CONSTRUCTION DOCUMENTS. THIS ADDENDUM IS A PART OF THE CONTRACT AND CONSTRUCTION DOCUMENTS AND SHALL GOVERN IN THE PERFORMANCE OF THE WORK.

**Architectural – Drawings**

1. Sheet A5.1
  - a. Add Sheet Number to page – A5.1
  - b. Roof General Notes
    - i. Note 4 – IBC reference has been corrected to read “2021”
    - ii. Note 5 – Detail reference has been corrected to read “H-A4.5”
    - iii. Note 7 – Delete
    - iv. Note 8 – Roof slope corrected to read “5:12”
    - v. Note 9 – IBC reference has been corrected to read “2021” and detail reference has been corrected to read “J-A4.5”
    - vi. Note 10 – IBC reference has been corrected to read “2021”
    - vii. Note 12 – Delete
  - c. Typical Soffit Material
    - i. Composite Board Ceiling – IBC reference has been corrected to read “2021”
    - ii. Deleted Composite Board Ceiling, typ. Type and Roofing Membrane Type

Receipt of this Addendum shall be noted on the Bid Form.

END OF ADDENDUM NO. 2



### ROOF GENERAL NOTES

- REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- REFERENCE SITE PLAN SHEET A11 FOR LOCATION & ORIENTATION OF BUILDINGS.
- PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
- INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/50 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA PER IBC 2021, SECTION 1203.2
- INSTALL ATTIC ACCESS PER DETAIL (A)-A4.5. LOCATE PER ROOF PLAN.
- INDICATES DOWNSPOUT LOCATION.
- INDICATES DOWNSPOUT LOCATION.
- TYPICAL ROOF SLOPE IS 5:12 UNLESS NOTED OTHERWISE.
- INDICATES DRAFTSTOP COMPARTMENT WITH UNDERGROUND DRAINAGE PIPE. DRAFT DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
- INSTALL DRAFTSTOPS PER IBC 2021, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2 & 718.4.2). DRAFTSTOPS SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS. PER IBC 2021 SECTION 718.4.2, EXCEPTION 3: DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000sf OR (2) DWELLING UNITS.
- INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- INSTALL ICE/WATER SHIELD OVER ENTIRE ROOF & INSTALLED DIRECTLY OVER EXISTING WOOD DECKING.
- INSTALL LAYER OF 30 MIL FELTS OVER ENTIRE ROOF AREA INCLUDING AREAS OF ICE/WATER SHIELD. INSTALL FLASHINGS & FLASHINGS WITH INSULATION SHINGLES.
- CALL OUT SEAL MATERIAL FOR ALL JOINTS & TRANSITIONS.
- ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMARNA'S "ARCHITECTURAL SHEET METAL MANUAL." CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
- ROOFING INSTALLATION: DETAILS INDICATED ON SHEET AS.2 ARE GENERIC/GENERAL CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY MCA'S "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".
- CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
- PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOP AND DRAFTSTOP ACCESS.

#### TYPICAL SOFFIT MATERIAL

- CEMENT BOARD SOFFIT OR HARDI BOARD (TYP)
- COMPOSITE BOARD CEILING OVER (2) LAYERS 5/8" TYPE X G.B. INSTALL PER ROOF/CEILING ASSEMBLY: (1HR) IBC 2021, TABLE 721.1(3), 21-1.1 & COMPOSITE BOARD CEILING TYP.

#### MINIMUM GUTTER & DOWNSPOUT

GUTTER - 4x5  
DOWNSPOUT - 3x4

### APARTMENT BUILDING A ATTIC VENTILATION

ATTIC VENTILATION PER IBC 2021, SECTION 1202.2, 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

**AREA 1 (2 thus)**  
ATTIC AREA MUST PROVIDE  
(2,658/300 = 8.86/2 = 4.43 HIGH & LOW)  
4.43sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

**AREA 2 (2 thus)**  
ATTIC AREA MUST PROVIDE  
(2,045/300 = 6.82/2 = 3.41 HIGH & LOW)  
3.41sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

**BREEZEWAY (2 thus)**  
ATTIC AREA MUST PROVIDE  
526/300 = 1.75/2 = 0.875 HIGH & LOW  
0.875sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

### APARTMENT BUILDING B ATTIC VENTILATION

ATTIC VENTILATION PER IBC 2021, SECTION 1203.2, 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

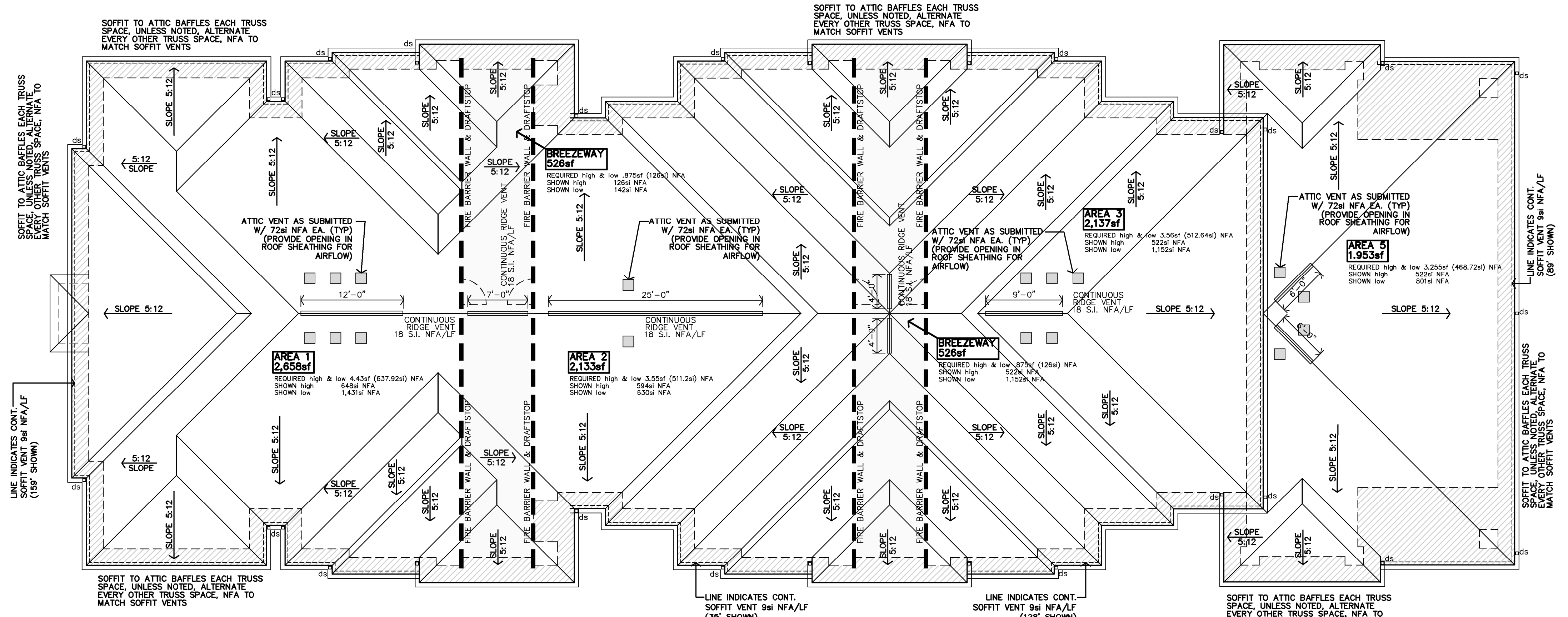
**AREA 1**  
ATTIC AREA MUST PROVIDE  
(2,658/300 = 8.86/2 = 4.43 HIGH & LOW)  
4.43sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

**AREA 3**  
ATTIC AREA MUST PROVIDE  
(2,137/300 = 7.12/2 = 3.56 HIGH & LOW)  
3.56sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

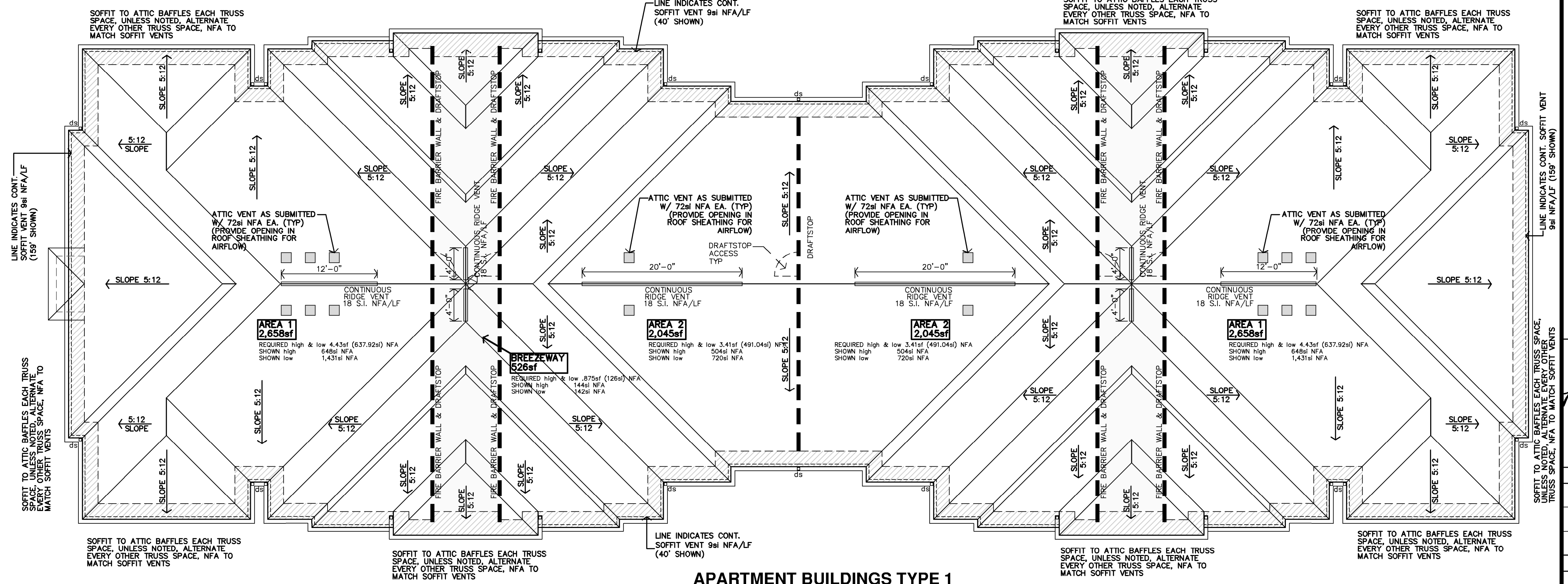
**AREA 2**  
ATTIC AREA MUST PROVIDE  
(2,133/300 = 7.11/2 = 3.55 HIGH & LOW)  
3.55sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

**AREA 4 (BREEZEWAYS) (2 thus)**  
ATTIC AREA MUST PROVIDE  
(510/300 = 1.67/2 = 0.833 HIGH & LOW)  
0.833sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

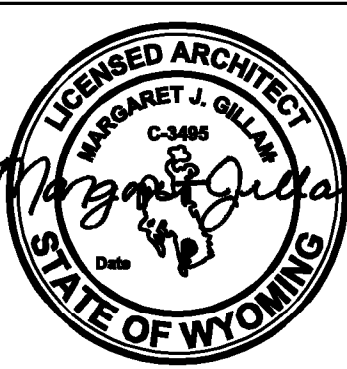
**AREA 5 (CLUBHOUSE)**  
ATTIC AREA MUST PROVIDE  
(1,953/300 = 6.51/2 = 3.255 HIGH & LOW)  
3.255sf OF NET FREE AREA @ THE RIDGE & SOFFITS.



**B APARTMENT BUILDING TYPE 2  
ROOF PLAN**  
1/8"=1'-0"



**A APARTMENT BUILDINGS TYPE 1  
ROOF PLAN**  
1/8"=1'-0"



REVISION:  
8-23-2024

DATE: 7-17-2024  
JOB: 22-3262  
SHEET NO.:

A5.1