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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT: The Residence at Veterans Park
New Senior Development
Knoxville, IA

OWNER: OPG Veterans Park Partners, LLC
Dan Maximuk
250 N. Santa Fe Ave, Suite A
Salina, KS 67401

CONTRACTOR: Overland Construction Company
250 N. Santa Fe Ave, Suite A
Salina, KS 67401

Report No. Four (4)

Date June 25, 2025

Architect's Proj No. 24-3400

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 attached drawings and in the below descriptions:

- a. In lieu of thin brick, a 2" thick (minimum) brick veneer or stone veneer shall be used. Reference attached revised architectural sheets and specification section 04700 Manufactured Masonry.
- b. Eliminate Specification Section 042100 Thin Brick.
- c. Alternate Footing Details have been provided – Reference revised Sheet S501 and Sheet S504.

Attachments:

1. Specification Section 04700 Manufactured Masonry
2. Revised Architectural Sheets A3.1, A4.1, A4.3, A4.4, A4.5, A4.6
3. Revised Structural Sheets S501, New Structural Sheet S504

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

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Copies to:

Dan Maximuk, Amanda Klaus – OPG
Eric Hubener – MCP Group
Ryan Lies – LST
Justin Strom – Snyder & Associates
Isaac Cundiff, Marcus Himmelberg - McClure

SECTION 04700

MANUFACTURED MASONRY

PART 1 - GENERAL

1.01 SUMMARY

- A. Section Includes: Manufactured stone veneer, Manufactured stone trim, and application materials, as indicated on the drawings.
- B. Building Materials Evaluation Commission.
- C. International Code Council (ICC):
 - 1. ES Report., UBC Standard No. 14-1, Kraft Waterproof Building Paper.
- D. Masonry Standards Joint Committee (MSJC) of The Masonry Society.
- E. Underwriters Laboratories (UL): Listing in Material Approval Guide. UL 723, Standard for Safety for Surface Burning Characteristics of Building Materials.

1.02 SUBMITTALS

- A. Reference Section 01 33 00–Submittal Procedures; submit following items:
 - 1. Product Data: Manufactured masonry and application materials **including mortar color charts & samples, and weather resistant barrier (as required by manufacturer)**.
 - 2. Samples: Panel/Sample board containing full-size samples of specified manufactured masonry showing full range of colors and textures **complete with specified mortar**.
 - a. Actual size of masonry sample approximately 12 by 12 inches (300 by 300 mm).
 - 3. Quality Assurance/Control Submittals:
 - a. Qualifications: Proof of manufacturer qualifications, Proof of installer qualifications, Certificates: ICC-ES Report, Manufacturer's Installation Instructions.
 - 4. Manufacturer's Letter of Compliance for **Build America Buy America (BABA)**.

1.03 QUALITY ASSURANCE

- A. Qualifications:
 - 1. Manufacturer Qualifications: Minimum five years experience in producing manufactured masonry.
 - 2. Installer Qualifications: Company with documented experience in installation of manufactured masonry including minimum 5 projects within 500 mile radius of this Project.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Reference Section 01 66 00–Product Storage and Handling Requirements.
- B. Follow manufacturer's instructions.
- C. Store moisture-sensitive materials in weather protected enclosures.

1.05 PROJECT/SITE CONDITIONS

- A. Environmental Requirements: Maintain materials and ambient temperature in area of installation at minimum 40 degrees F (4 degrees C) prior to, during, and for 48 hours following installation.

1.06 WARRANTY

- A. Special Warranty: Provide manufacturer's standard limited warranty against defects in manufacturing for a period of 50 years following date of Final Acceptance.

1.07 MAINTENANCE

- A. Extra Materials: Furnish extra manufactured stone material in a variety of shapes and sizes in quantity equal to three percent of the installed stone.

PART 2 - PRODUCTS

2.01 MANUFACTURER – MANUFACTURED MASONRY

- A. **Stone Veneer: As selected by owner/architect.**
 - 1. Thickness 2" min.
 - 2. Size: Varies
 - 3. Installation pattern: per manufacturer's recommendations
 - 4. Location – as indicated on drawings as "Brick/Stone Veneer".
 - 5. Must be compliant with Build American Buy America (BABA).

B. Substitutions: As approved equal prior to bidding.

2.02 RELATED MATERIALS

- A. Weather Resistant Barrier: [Kraft waterproof building paper, UBC Standard No. 14-1] [No. 15, Type I, asphalt saturated felt, ASTM D 226]. If/As recommended by stone manufacturer.
- B. Moisture Wrap: 40 mil self-adhering rubberized asphalt sheet membrane if/as recommended by stone manufacturer.
- C. Metal Lath: [2.5 lb (1.4 kg/m²) galvanized expanded metal lath] [18 (1.3 mm) gauge woven wire mesh] [3.4 lb (1.8 kg/m²) galvanized expanded rib lath]. As recommended by stone manufacturer.
- D. Weep Screed: ½" standard 26 gauge galvanized metal as recommended by stone manufacturer.
- E. Fasteners:
 - 1. Into Wood Studs: Minimum 0.120 inch (3 mm) shank diameter galvanized nails or staples of sufficient length to penetrate 1-3/8 inches (35 mm) minimum into the stud.
- F. Mortar: poly modified mortar, used over plywood. High strength >1,800 psi.
 - 1. Color: Gray
- G. Ledges, sills, accents, etc. as shown on drawings. As recommended by stone manufacturer.

PART 3 - EXECUTION

3.01 EXAMINATION

- A. Examine substrates upon which manufactured masonry will be installed.
- B. Coordinate with responsible entity to correct unsatisfactory conditions.
- C. Commencement of work by installer is acceptance of substrate conditions.

3.02 PREPARATION

- A. Protection: Prevent work from occurring on the opposite of walls to which manufactured masonry is applied during and for 48 hours following installation of the manufactured masonry.
- B. Surface Preparation: Follow manufacturer's instructions designated below for the appropriate type of manufactured masonry and substrate.

3.03 INSTALLATION

- A. Per the manufacturers recommendations provide lath and scratch coat of ½" min. thickness, with ¼" min. set coat. Total min. thickness including masonry unit of 2.5" - 3".
- B. Install stone veneer products in accordance with manufacturer's installation instructions using grouted joints and joint controls as required.
- C. Install architectural trim products in accordance with manufacturer's installation instructions.
- D. Install/Apply Related Materials specified above in accordance with type of substrate and manufactured masonry manufacturer's installation instructions.

3.04 FIELD QUALITY CONTROL

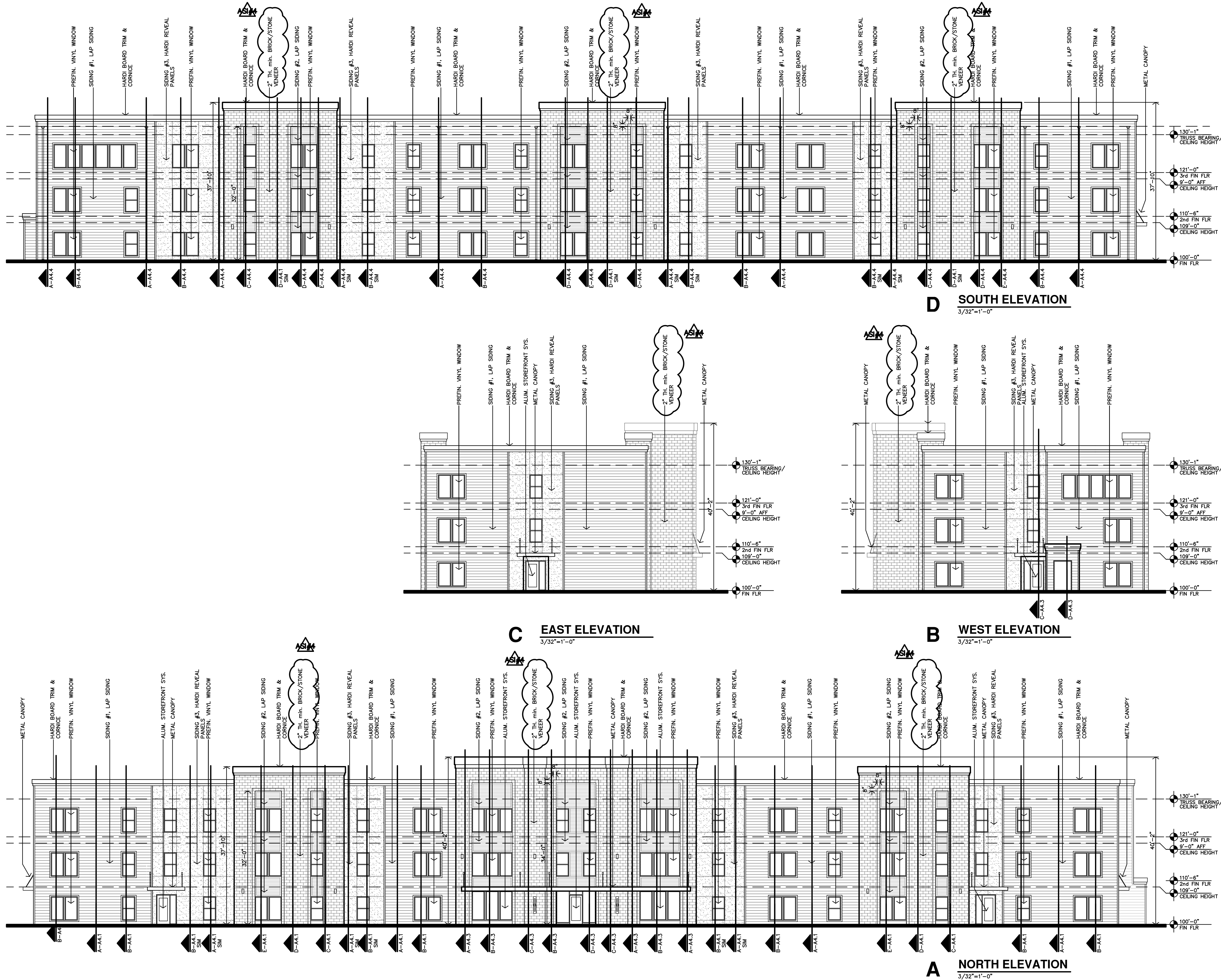
3.05 CLEANING

- A. Clean manufactured masonry in accordance with manufacturer's installation instructions.

3.06 PROTECTION

- A. Protect finished work from rain during and for 48 hours following installation.
- B. Protect finished work from damage during remainder of construction period.

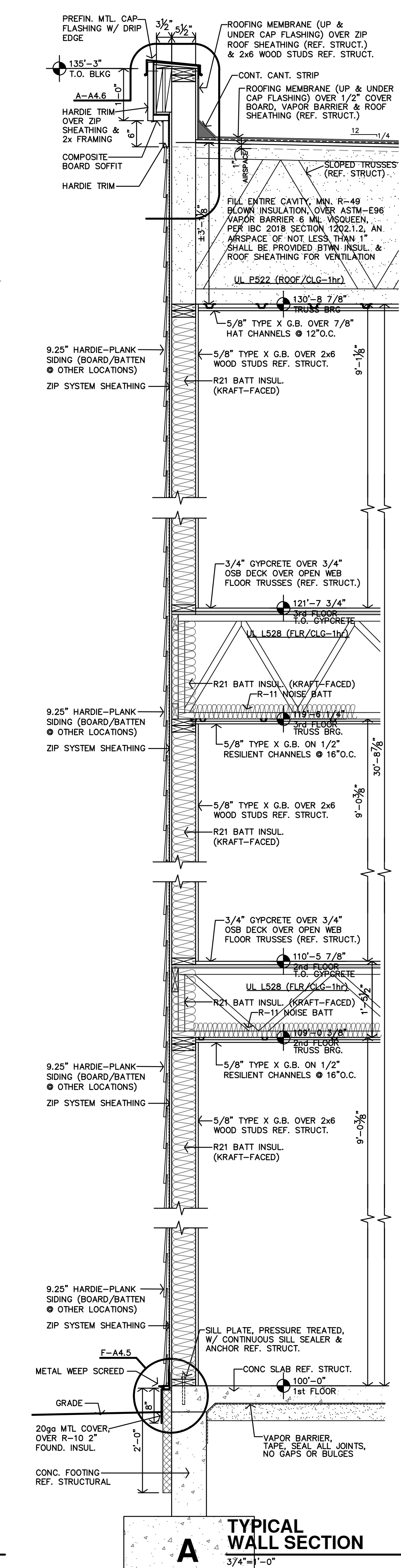
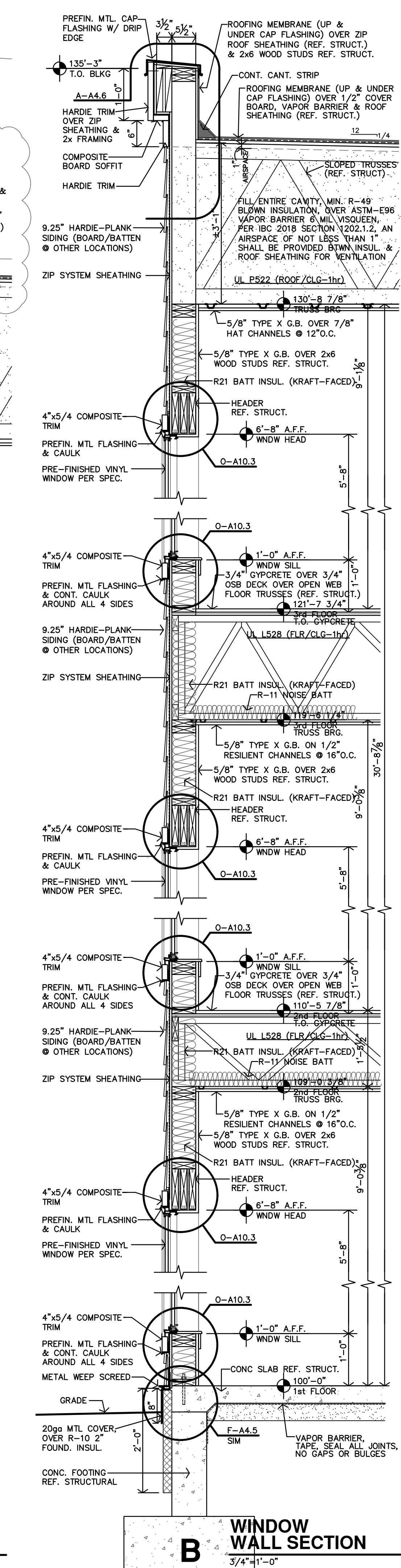
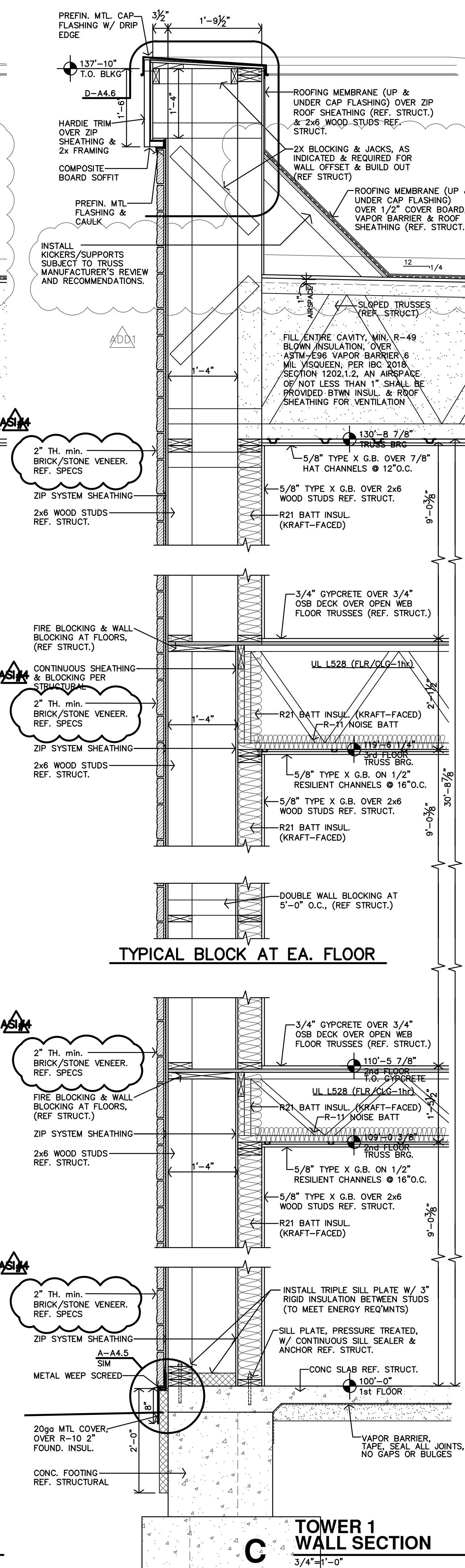
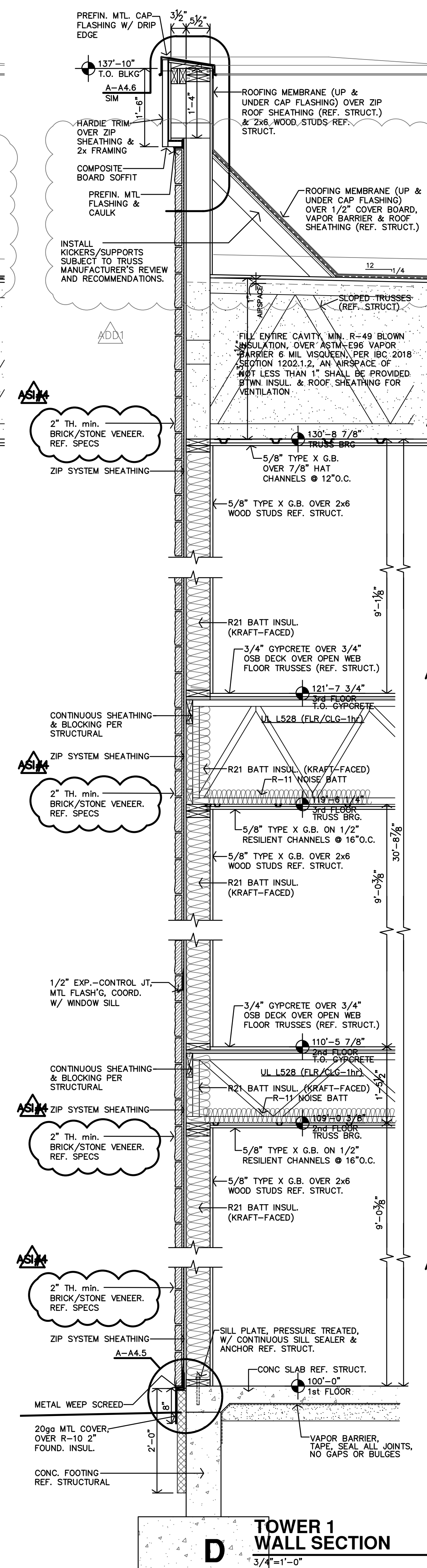
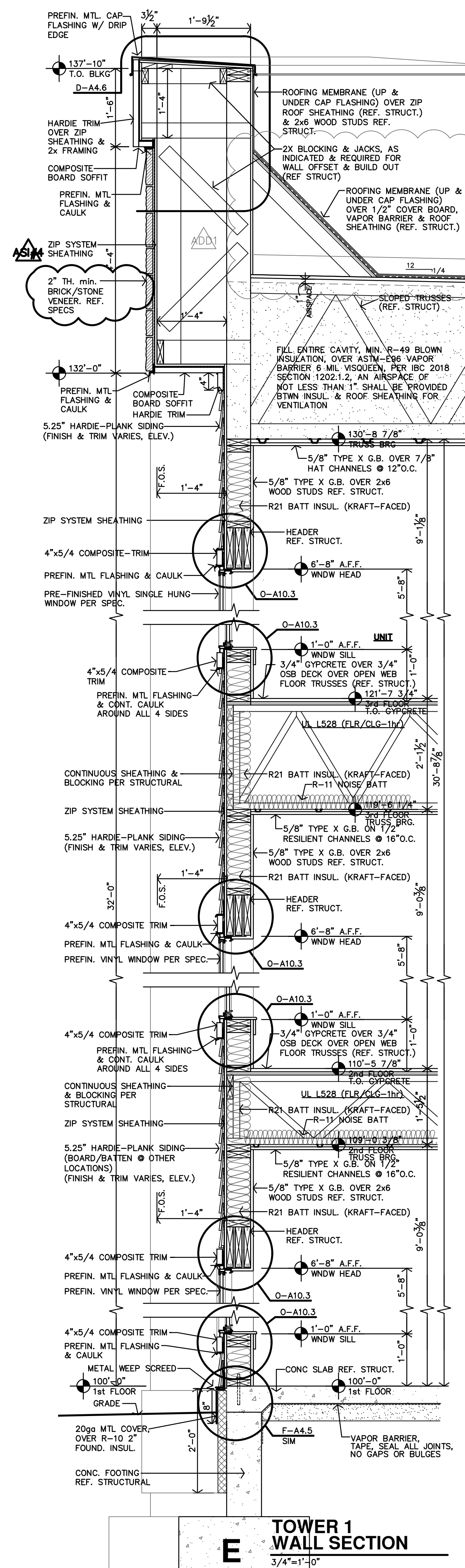
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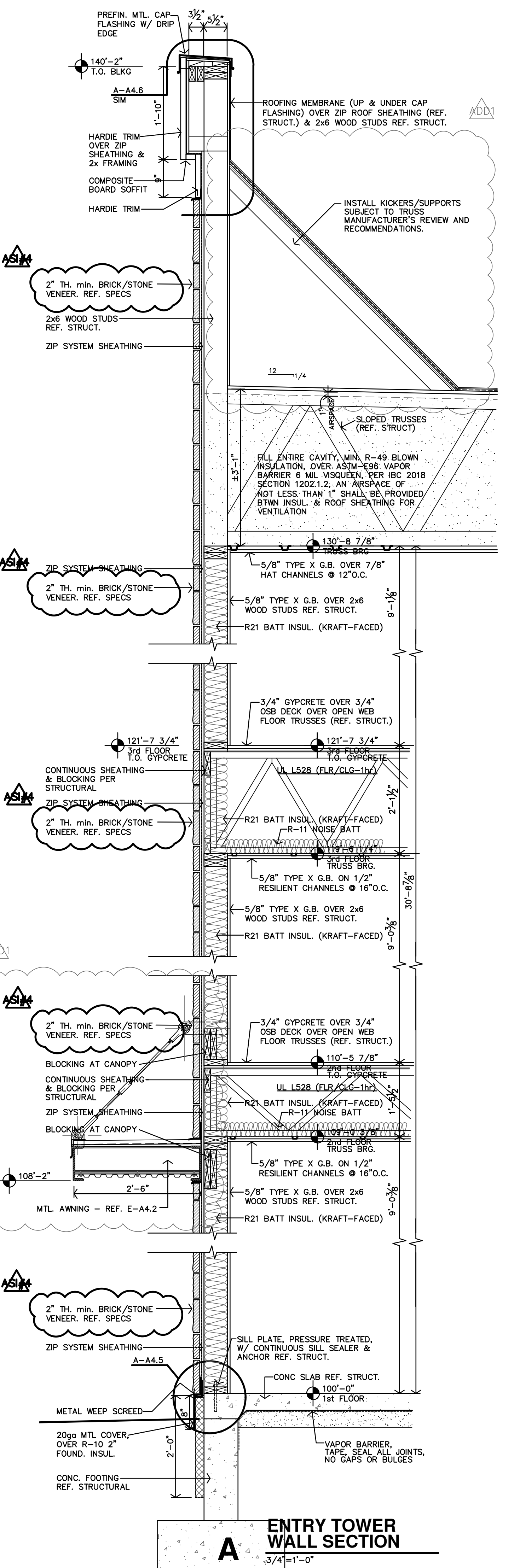
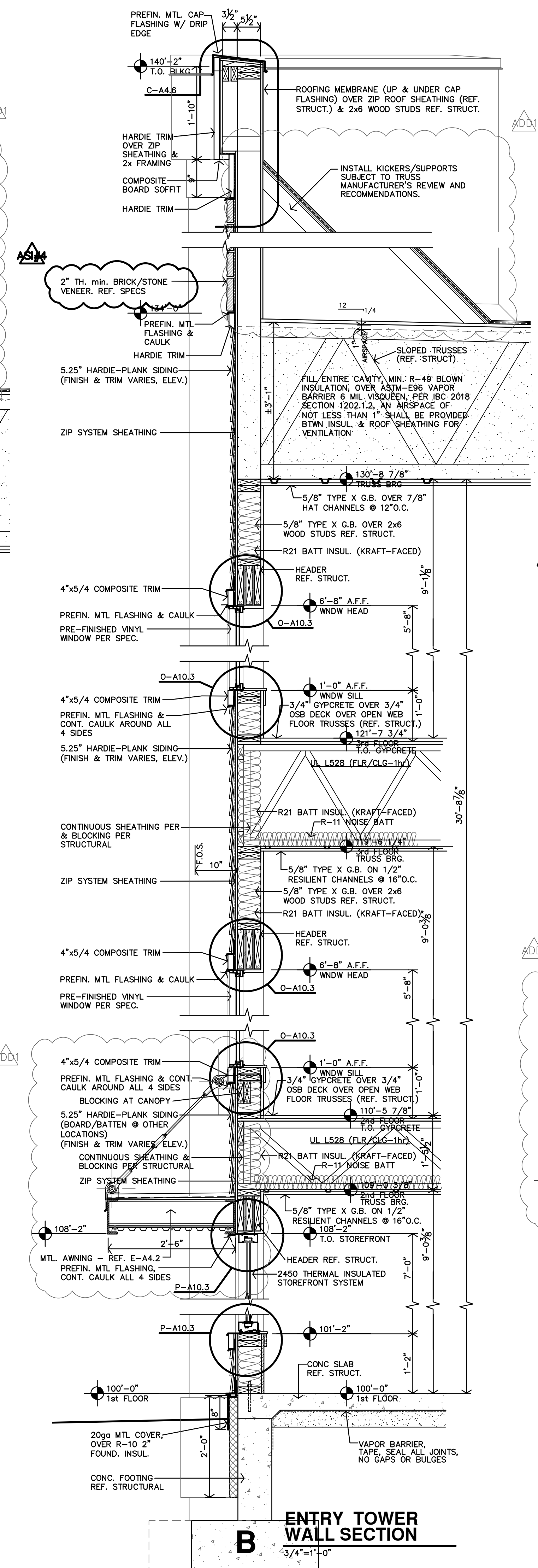
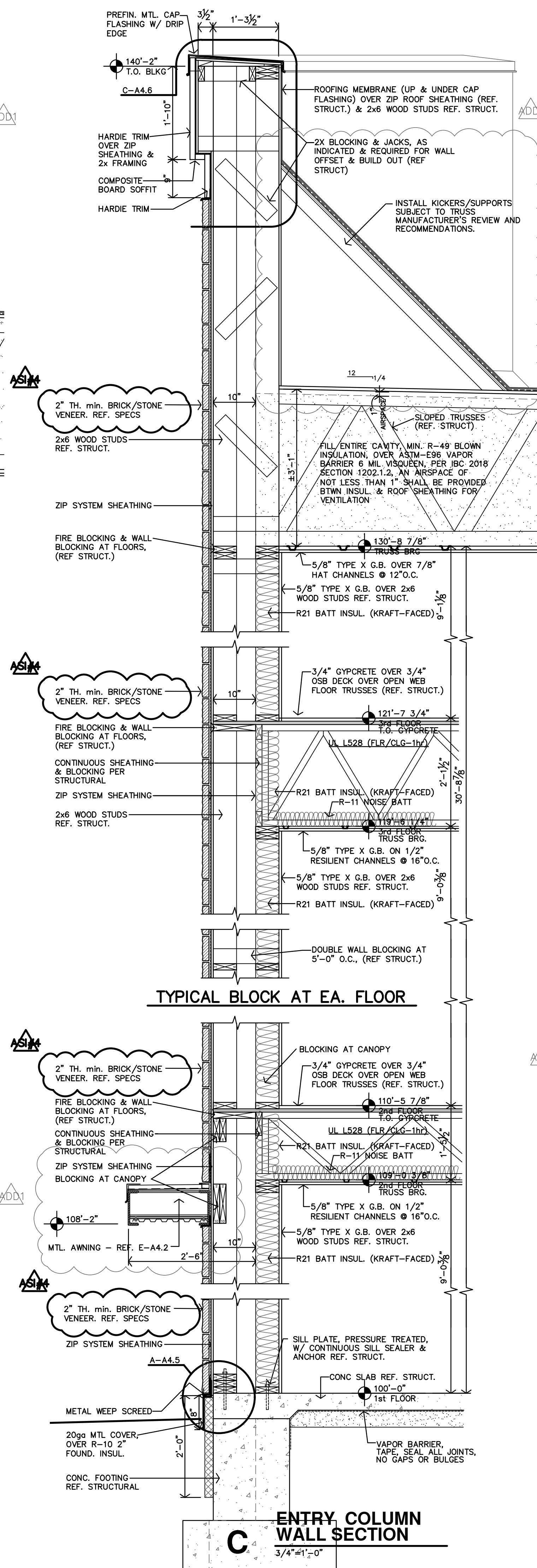
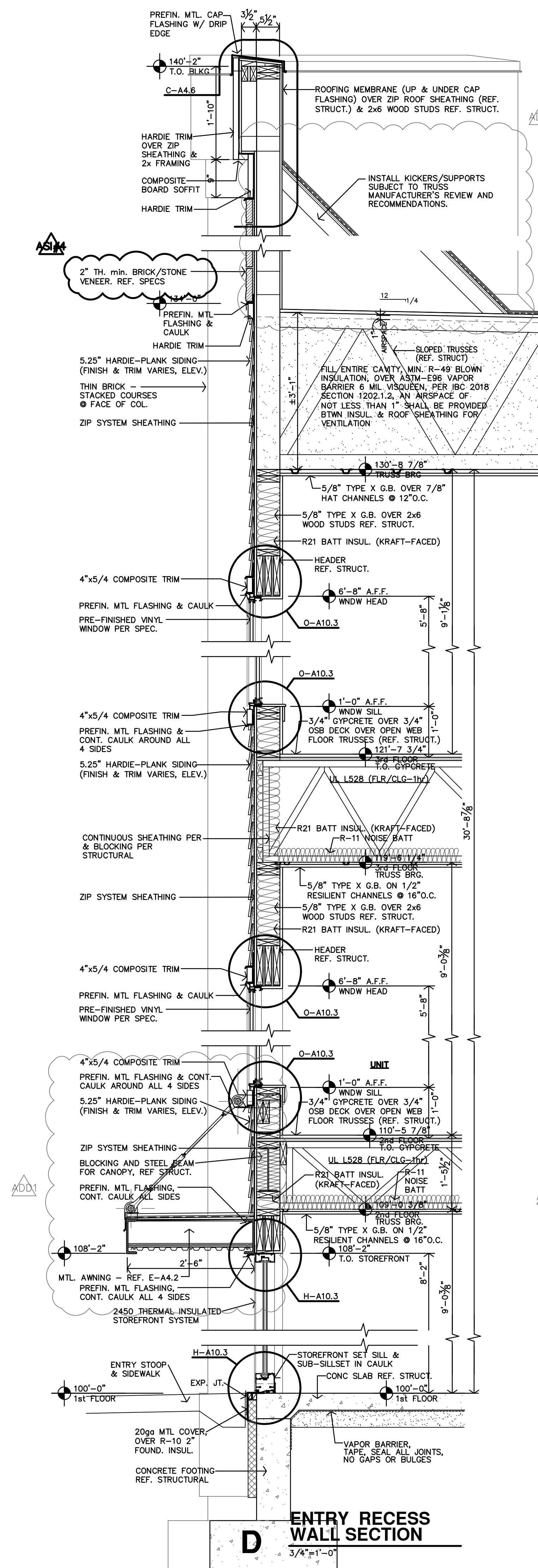


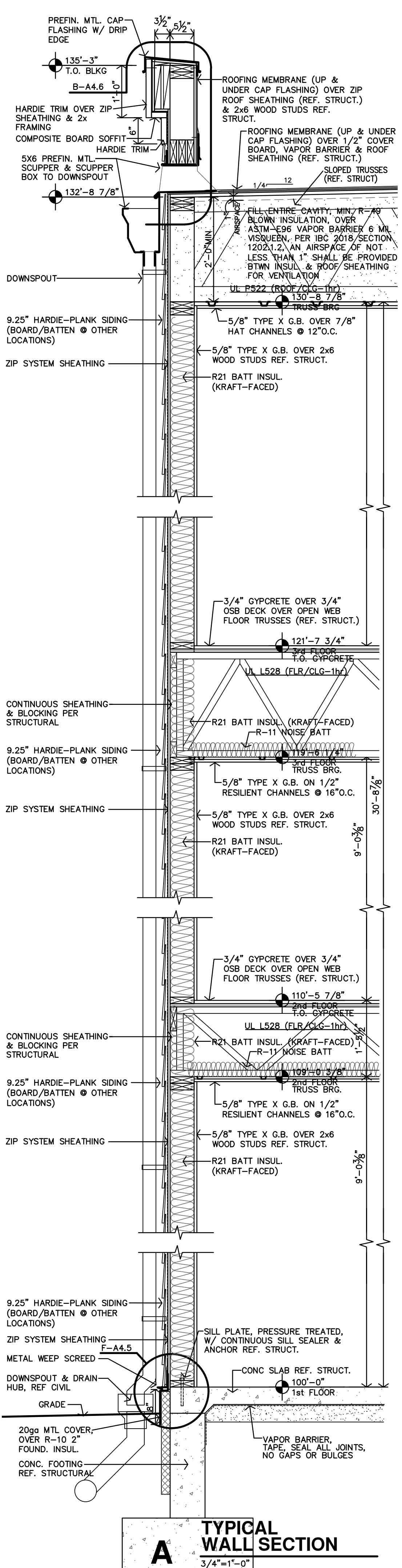
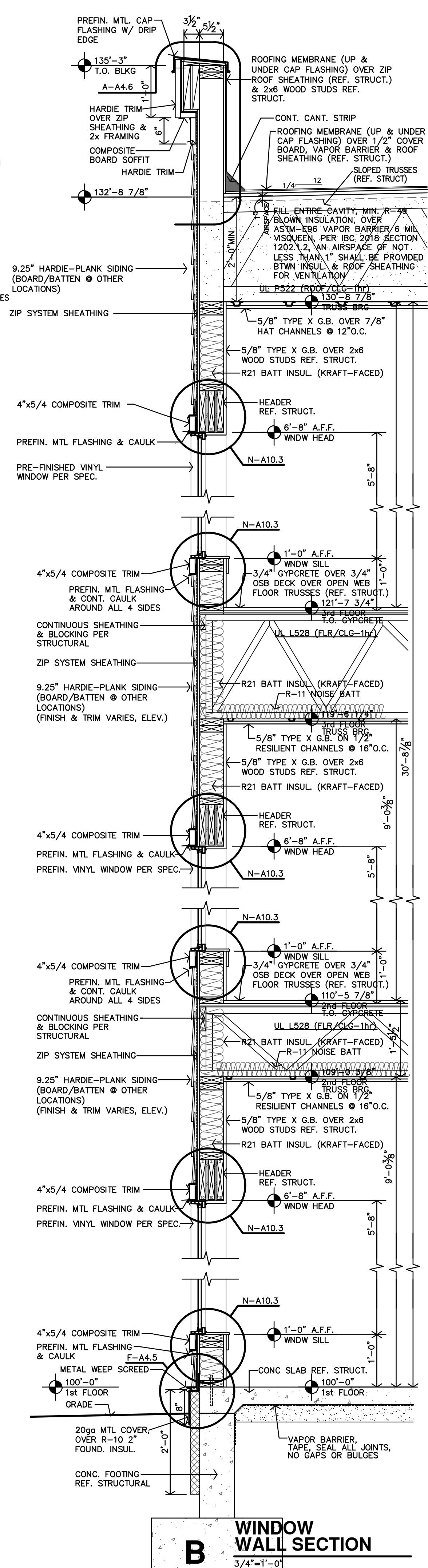
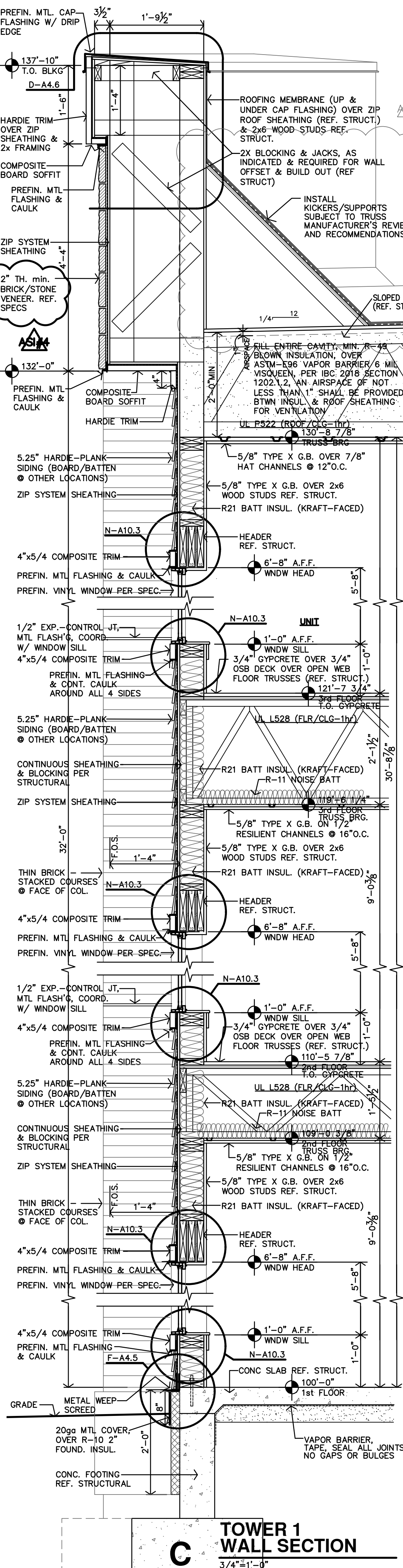
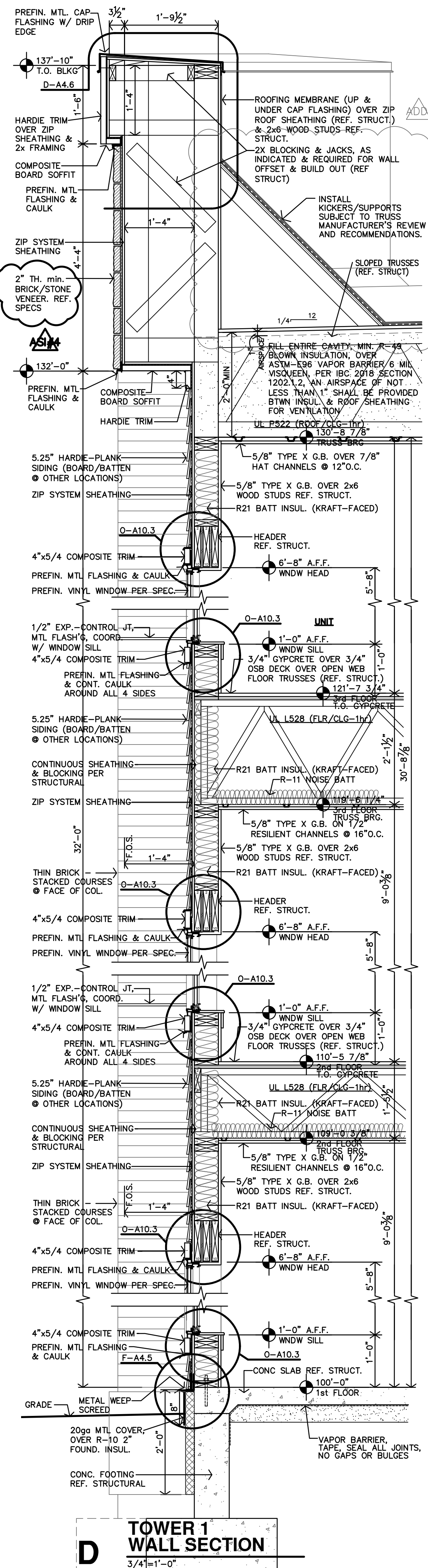
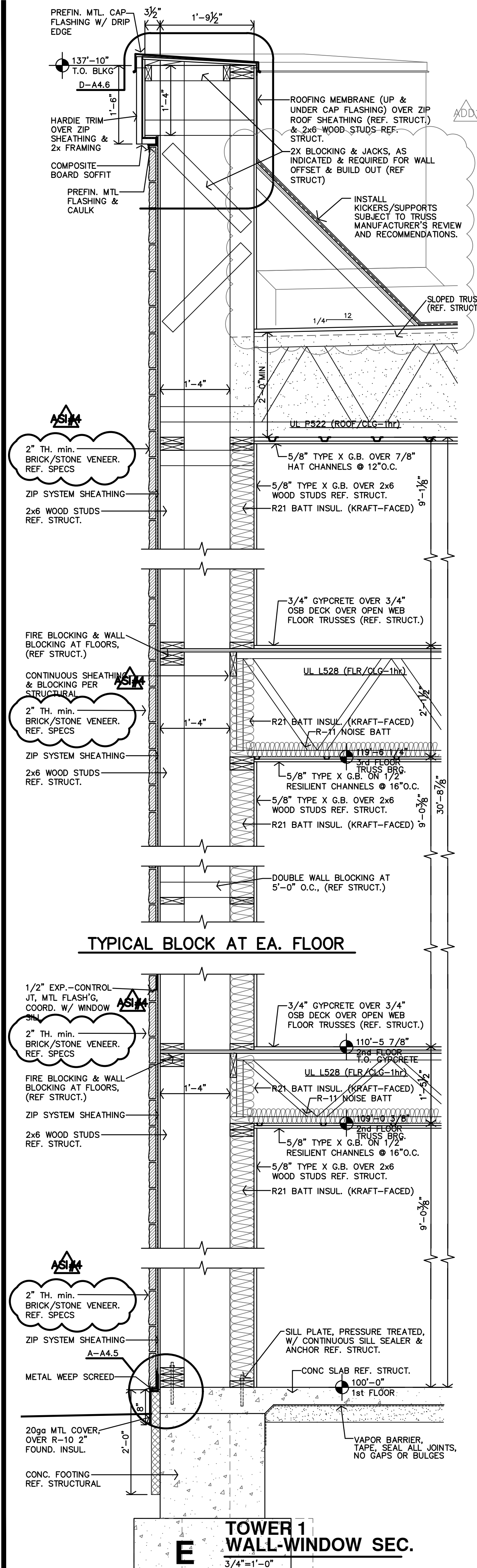
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JOB:	24-3400
SHEET NO.:	

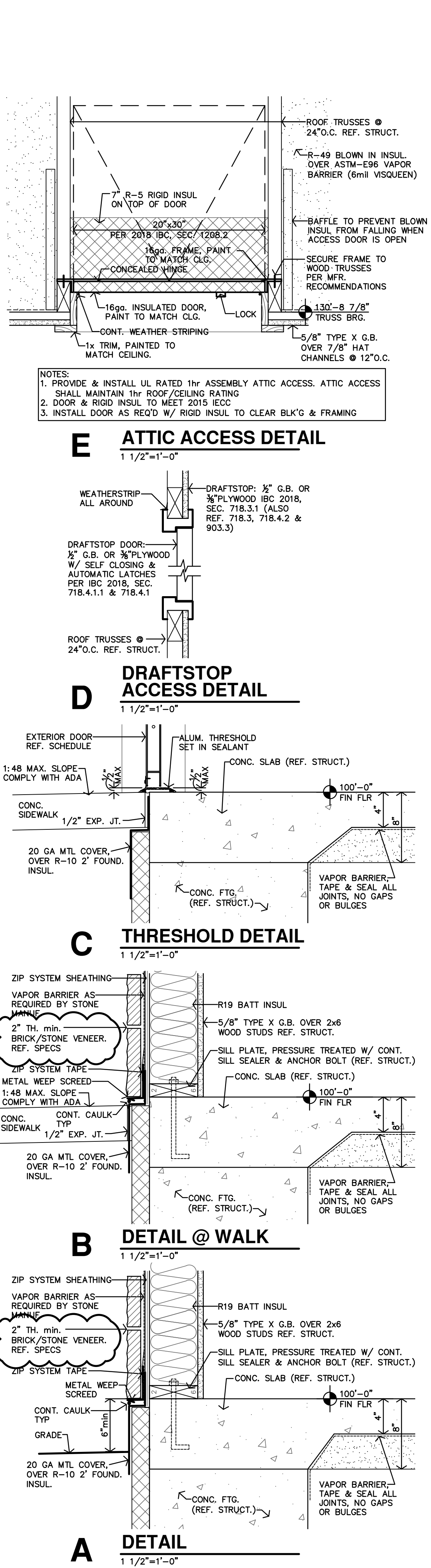
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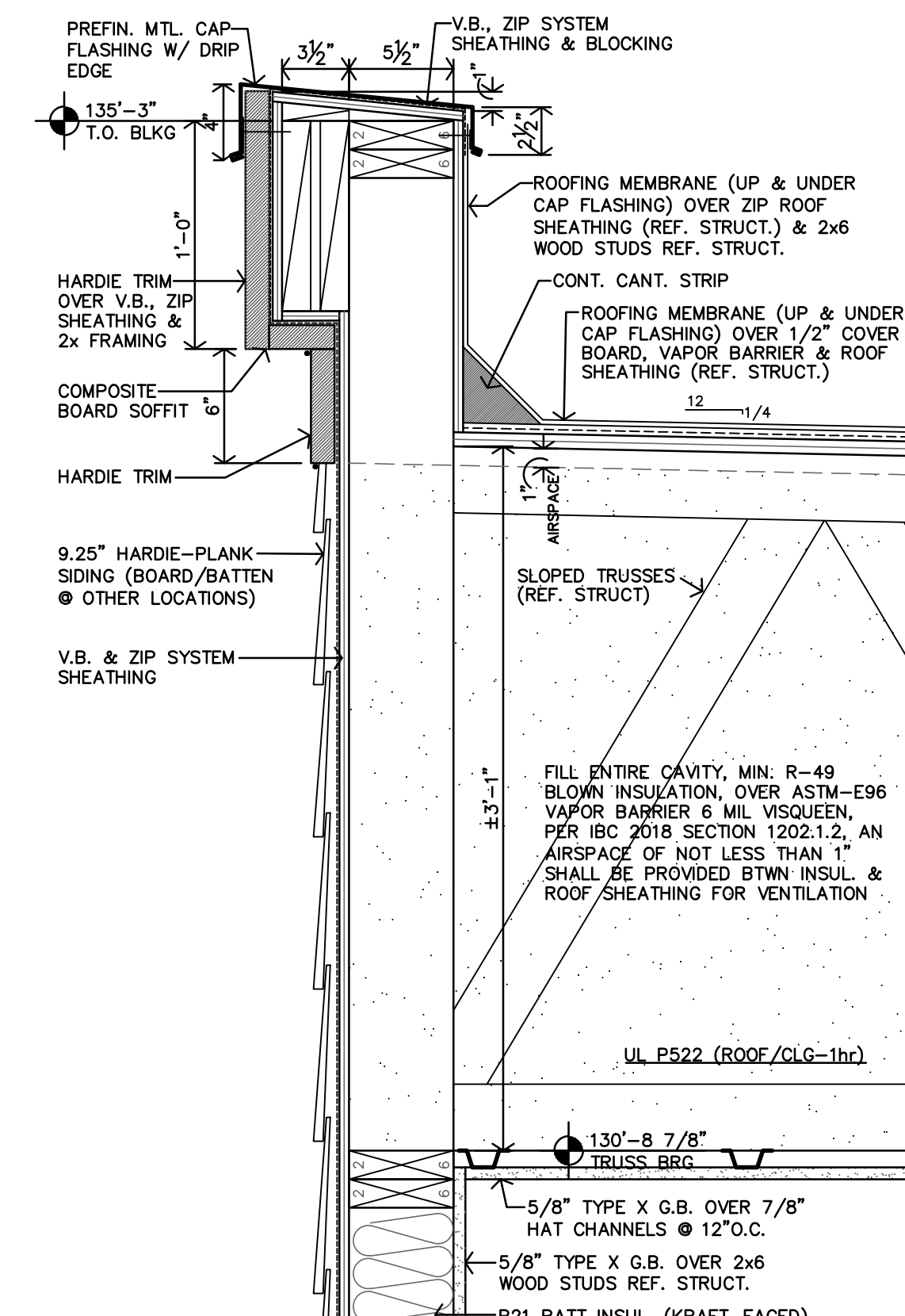
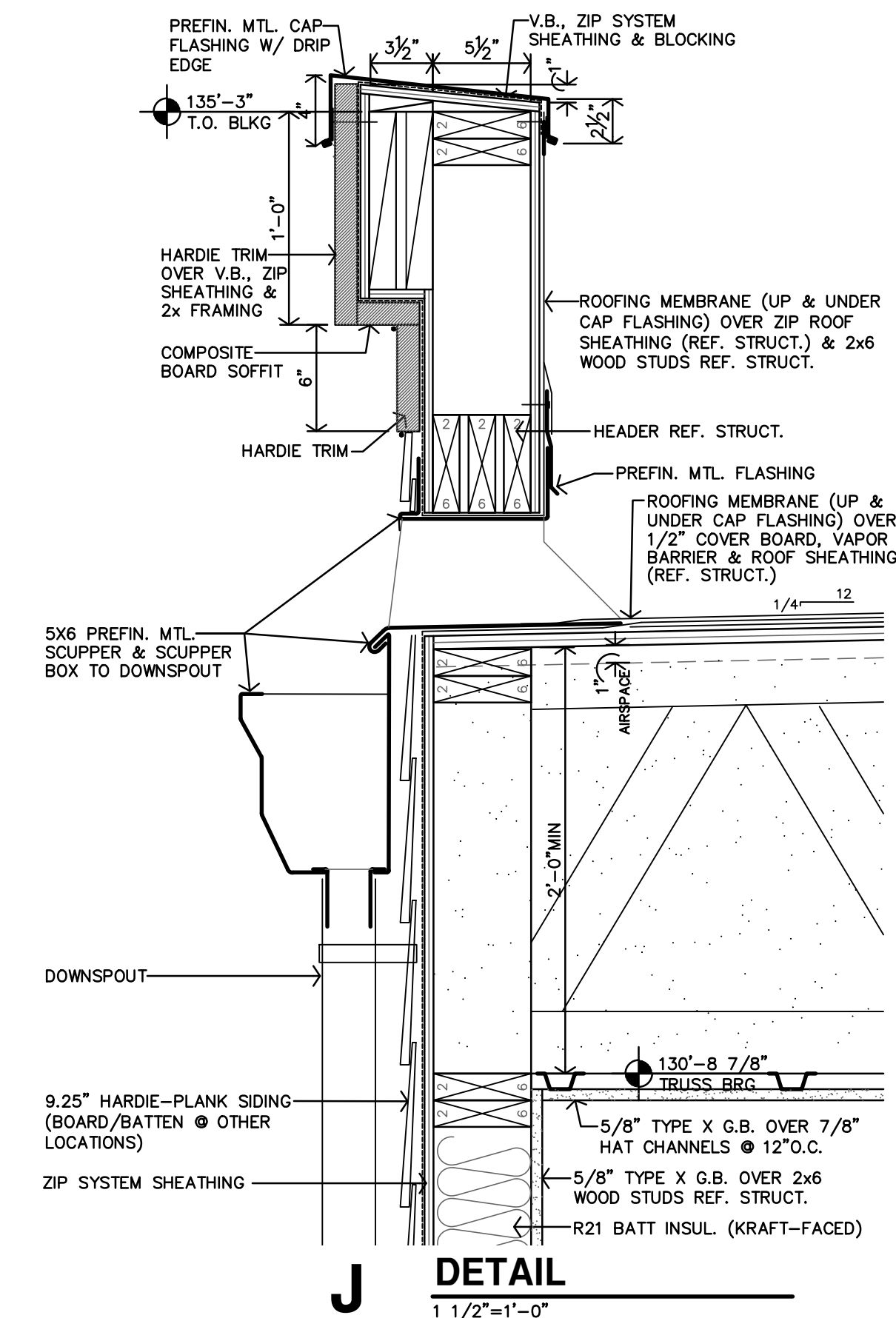
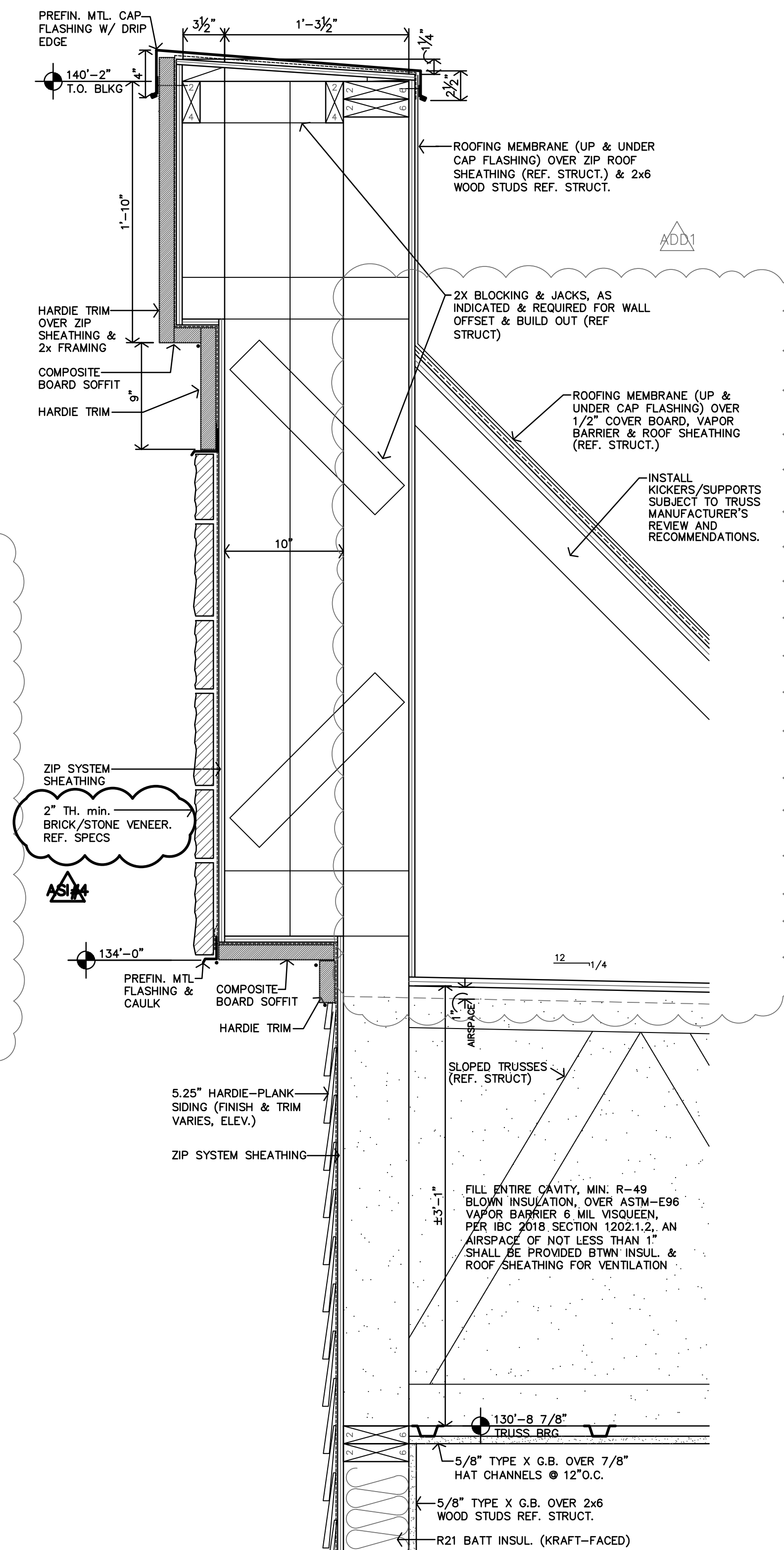
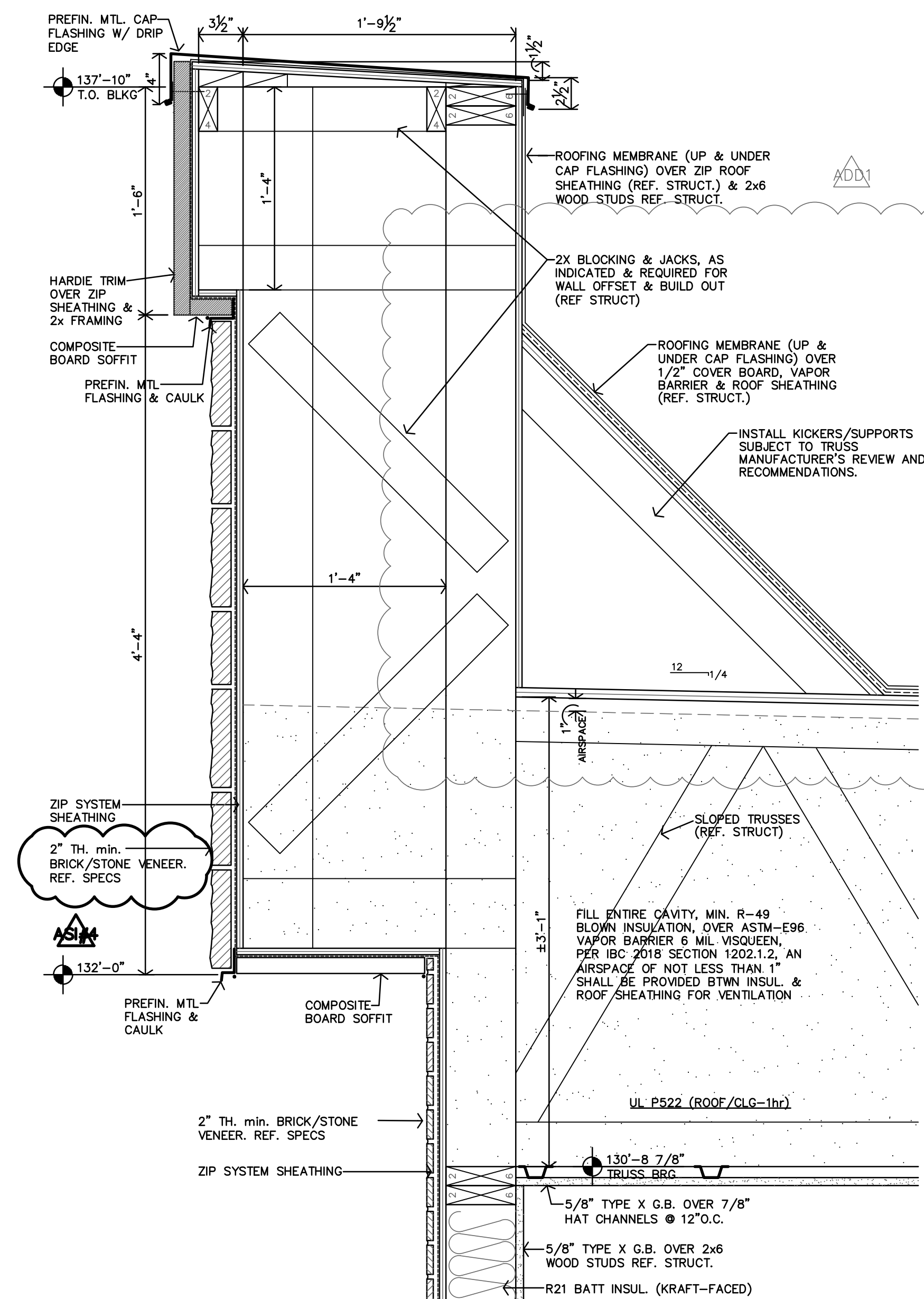
THE RESIDENCE AT VETERANS PARK
NEW SENIOR LIVING FACILITY
KNOXVILLE, IOWA

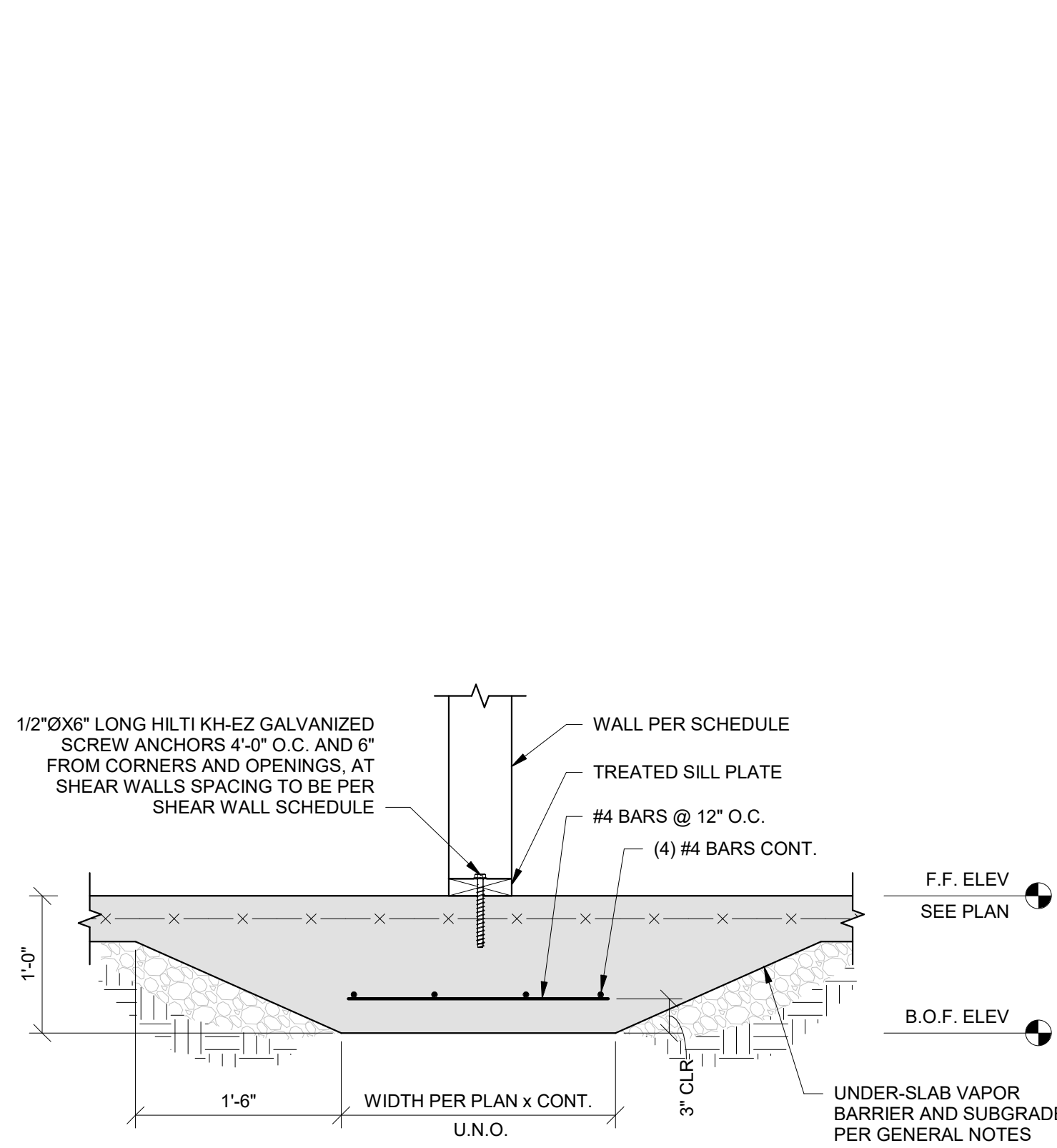




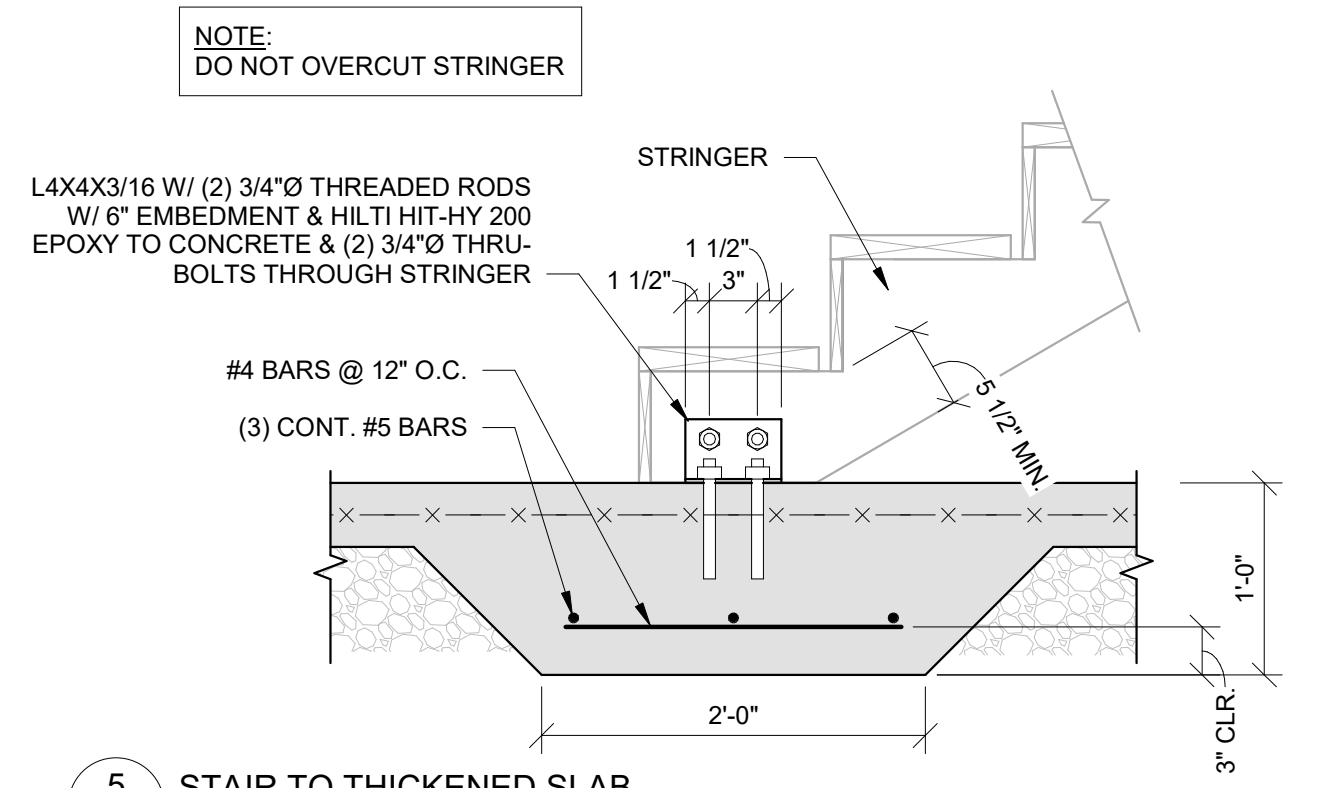




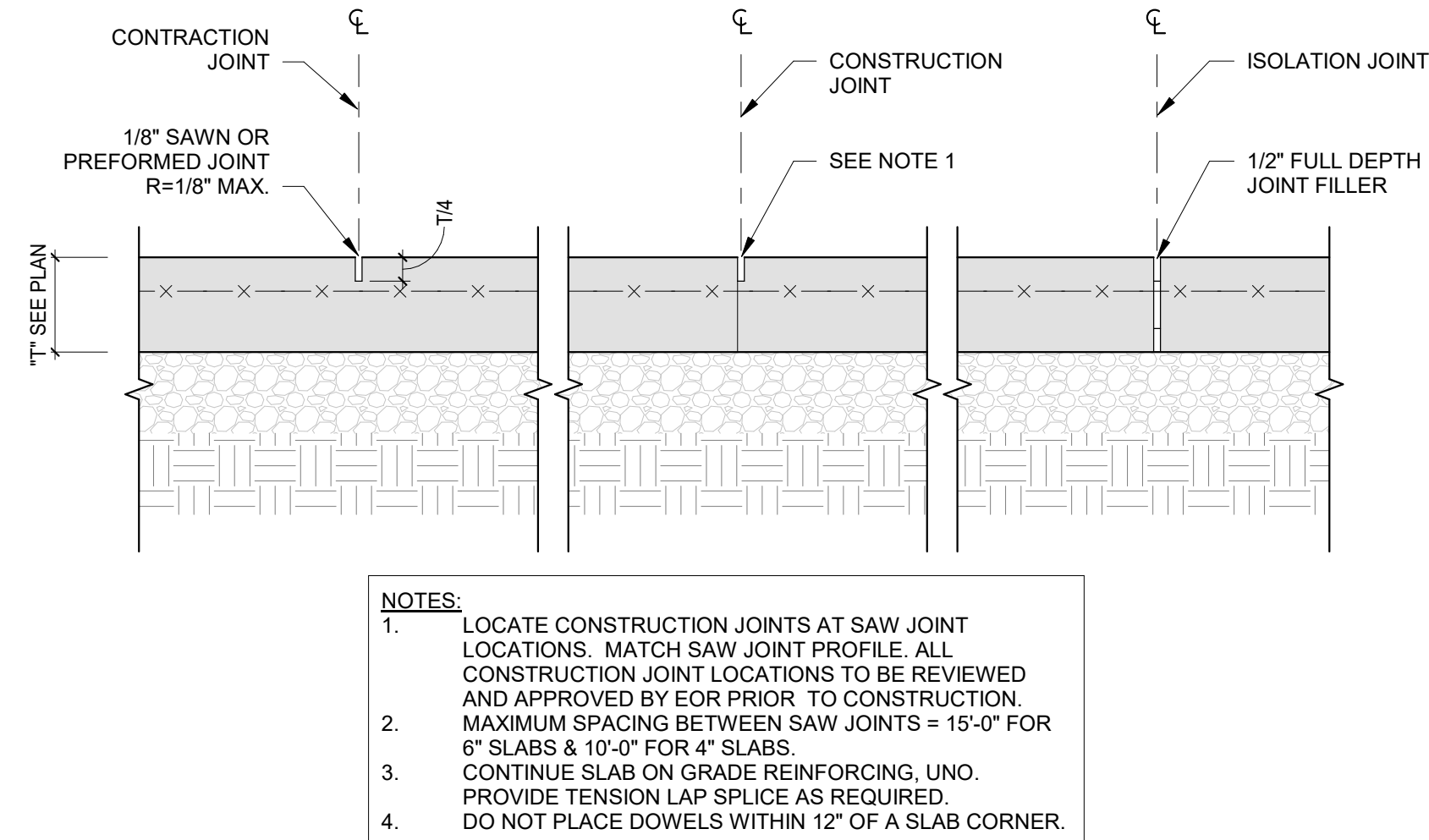




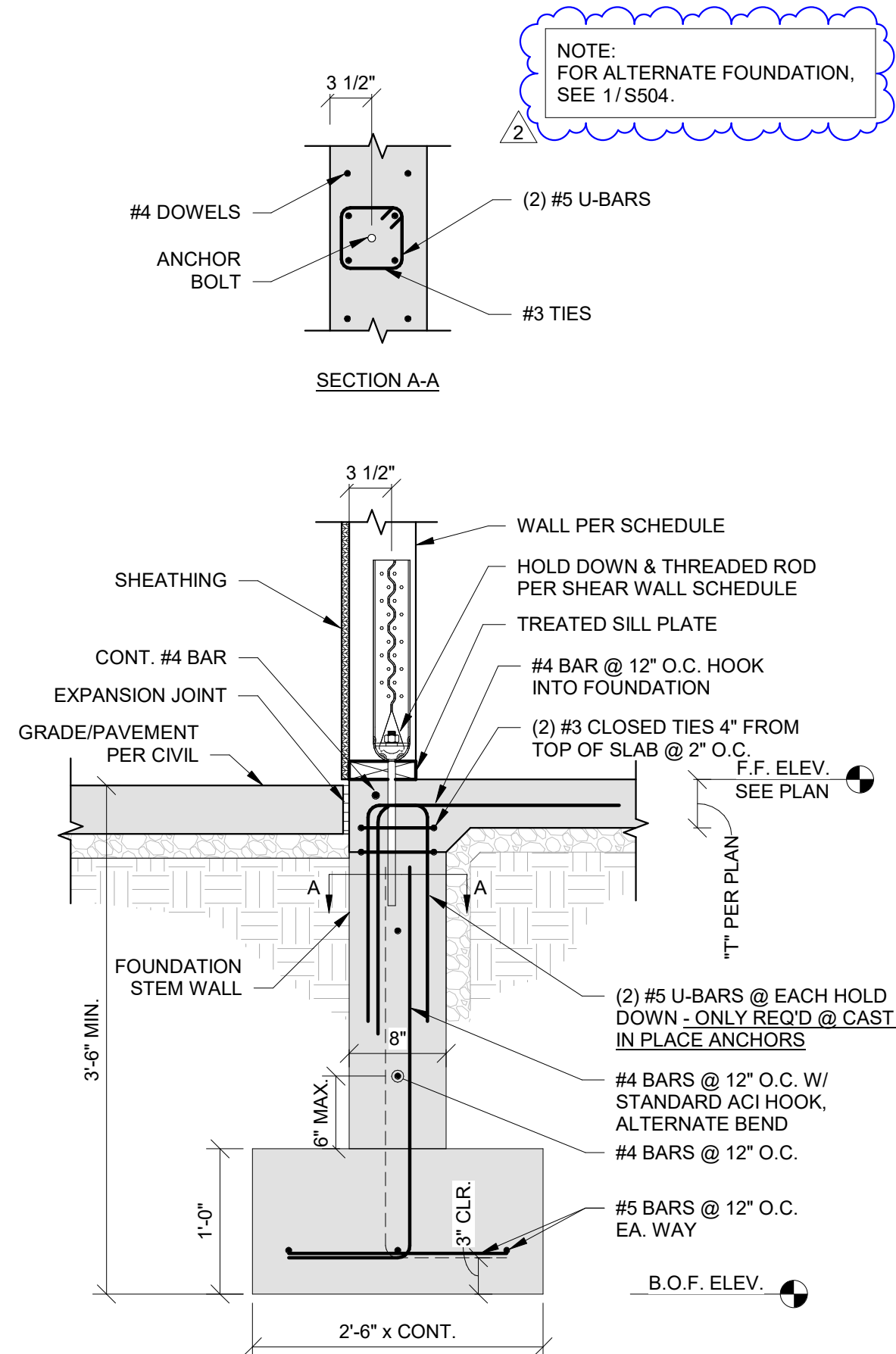
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S501
INTERIOR BEARING WALL AT THICKENED SLAB
1" = 1'-0"



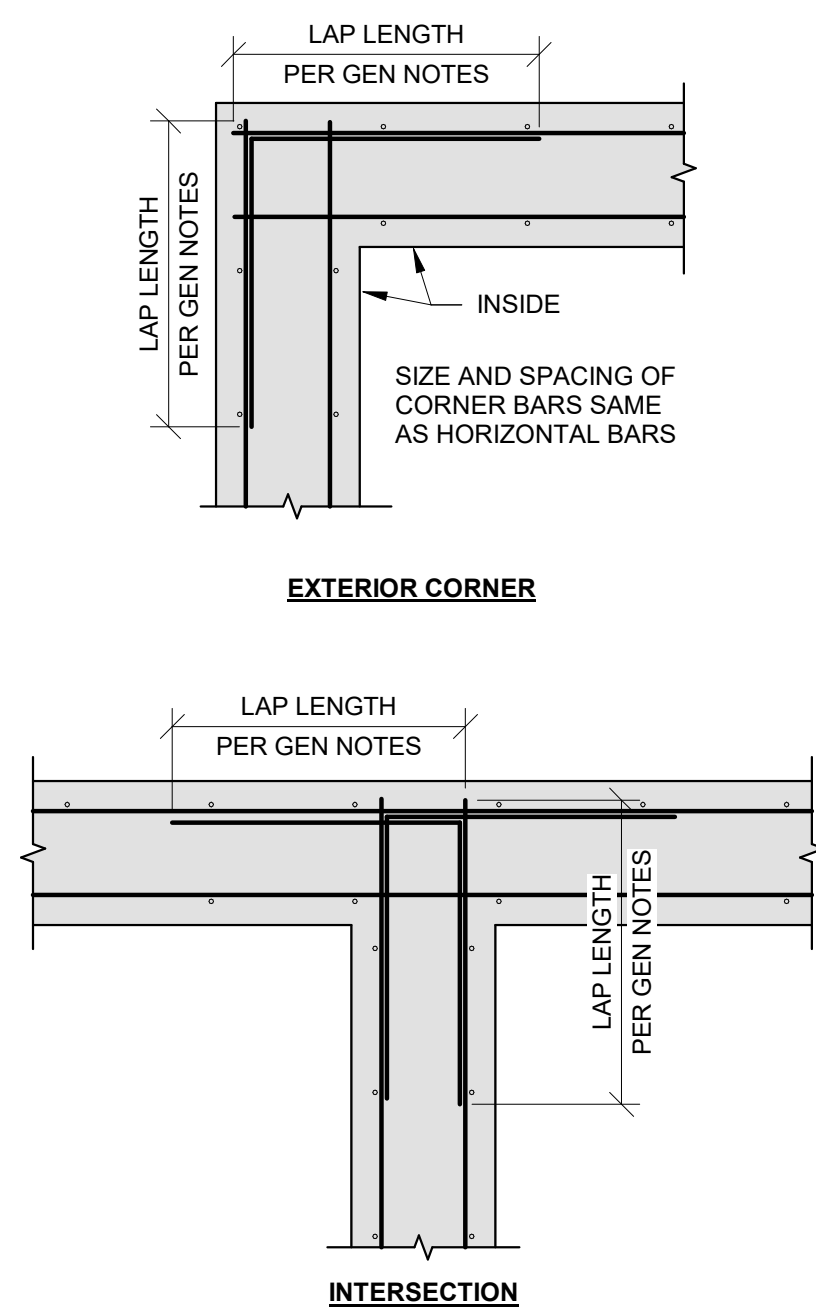
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S501
STAIR TO THICKENED SLAB
1" = 1'-0"



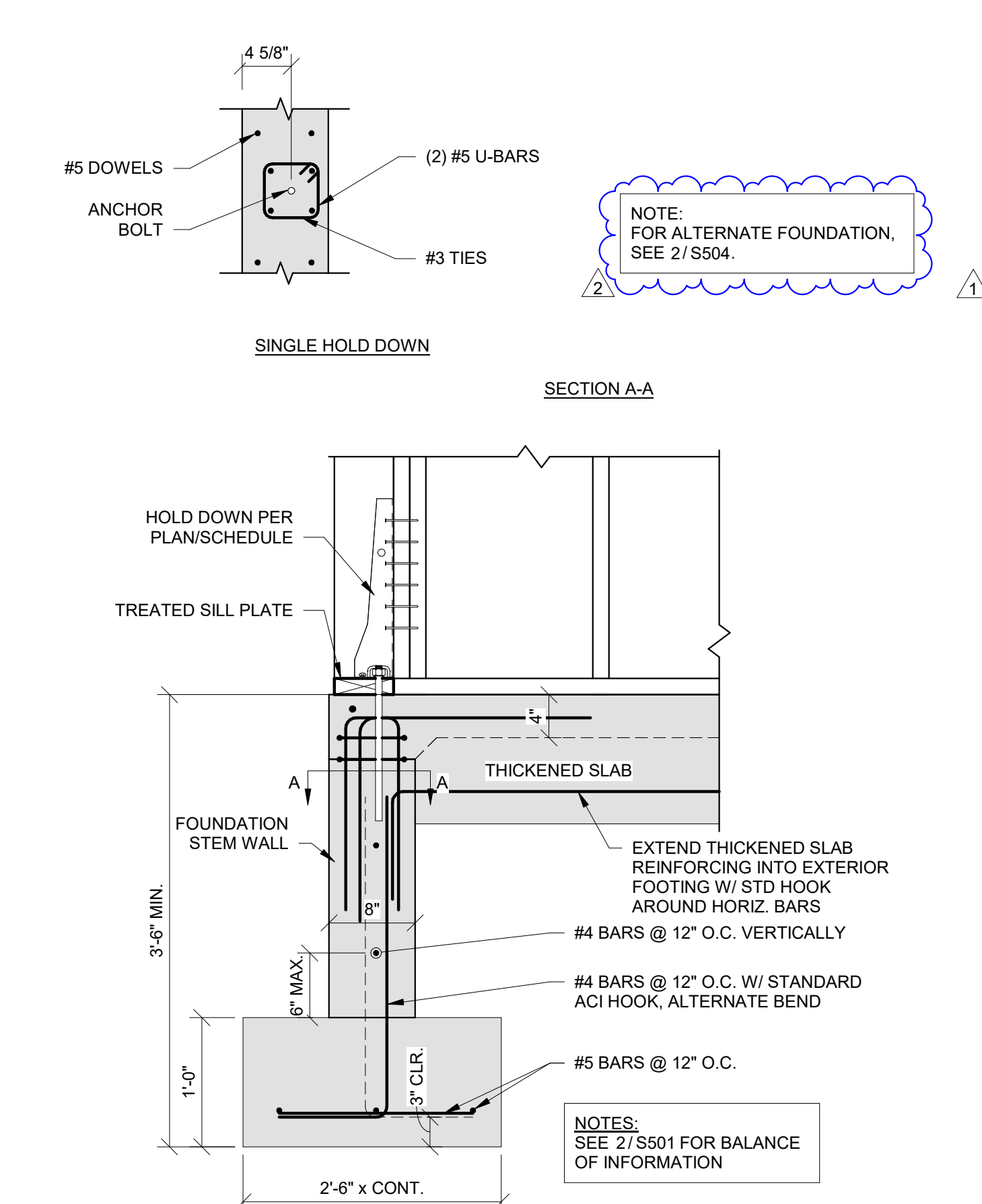
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S501
TYPICAL SLAB ON GRADE JOINTS
1" = 1'-0"



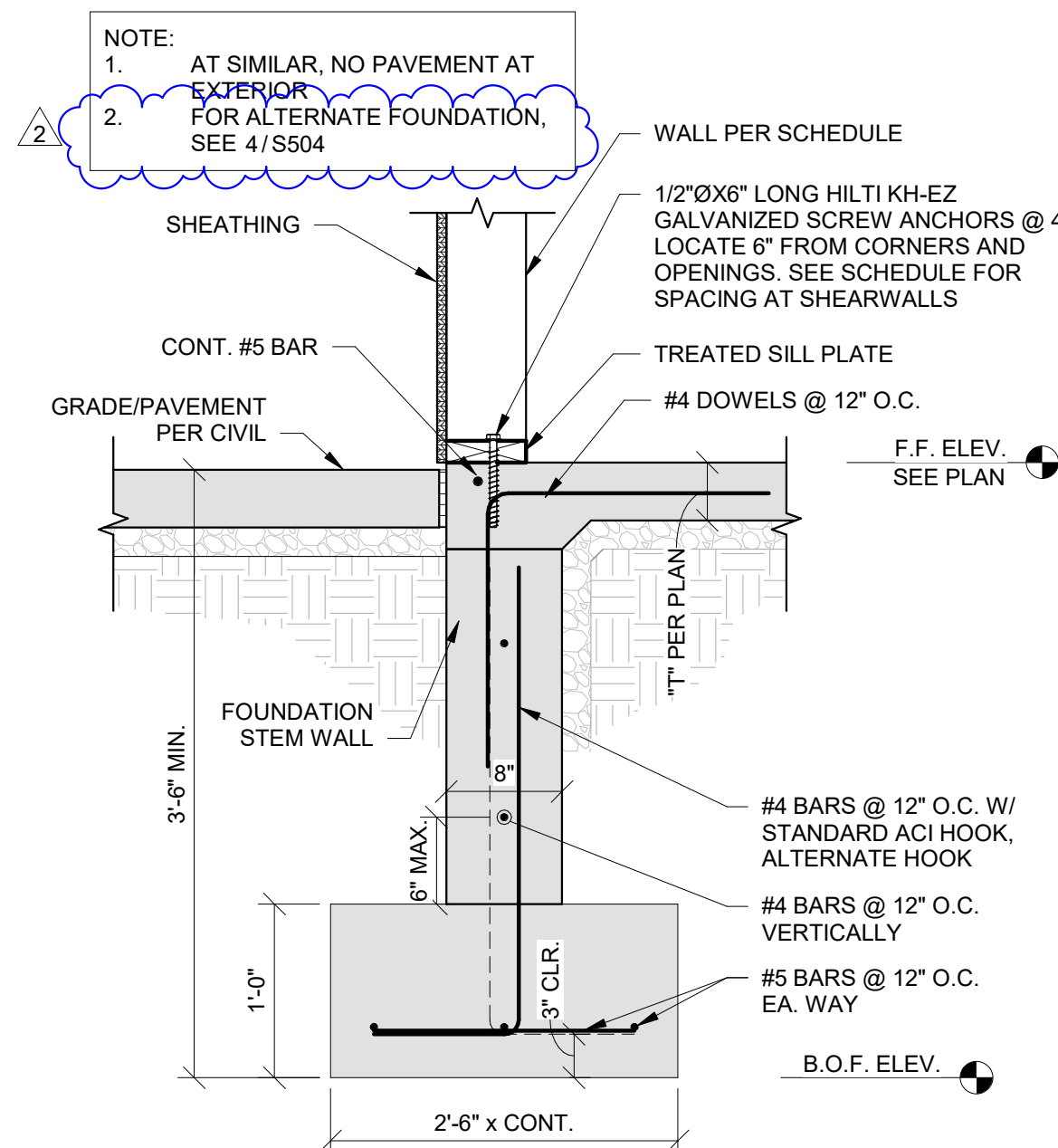
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S501
SECTION AT SHEAR WALL HOLD DOWN @ STRIP FOOTING
1" = 1'-0"



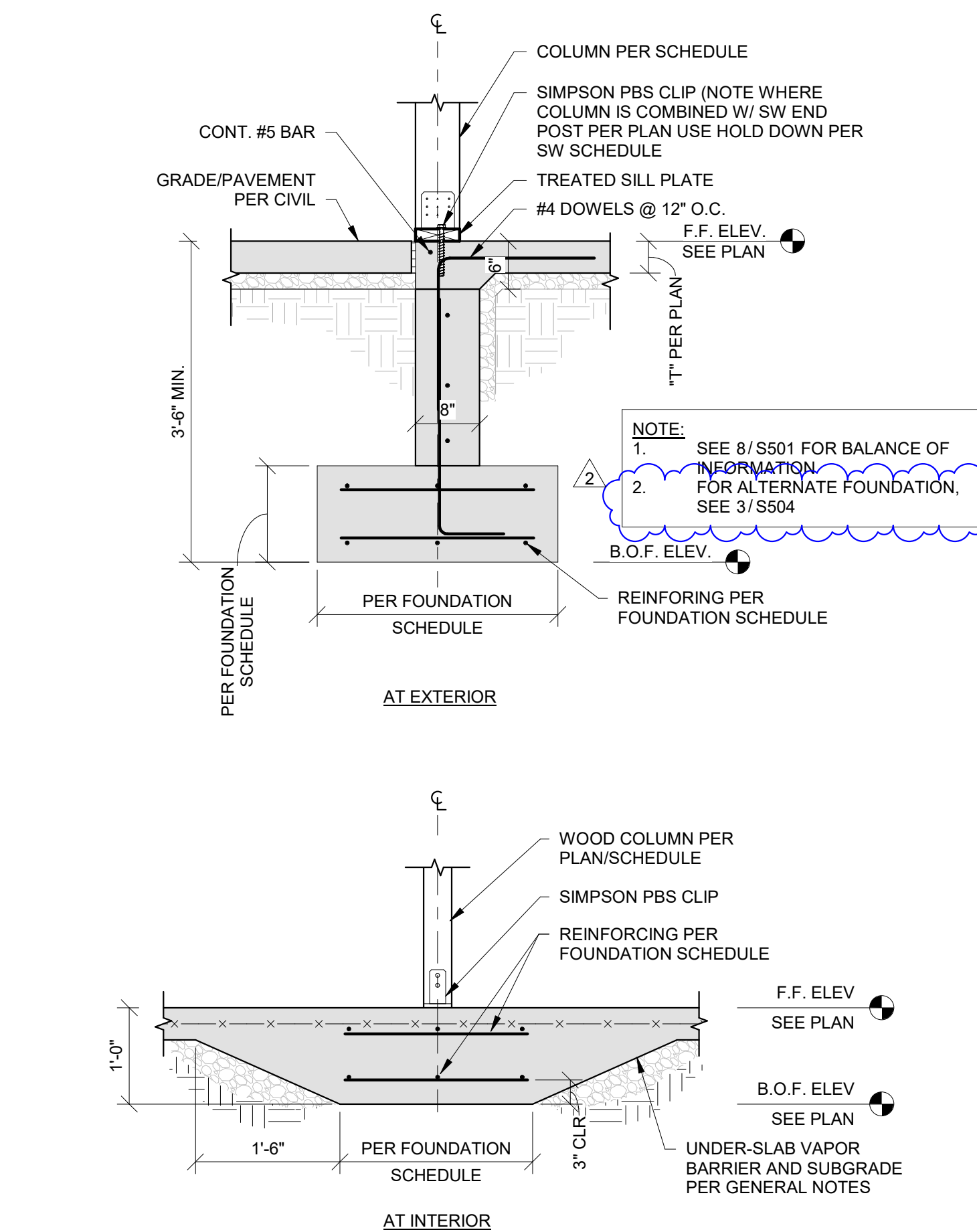
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S501
CORNER BAR DETAIL
3/4" = 1'-0"



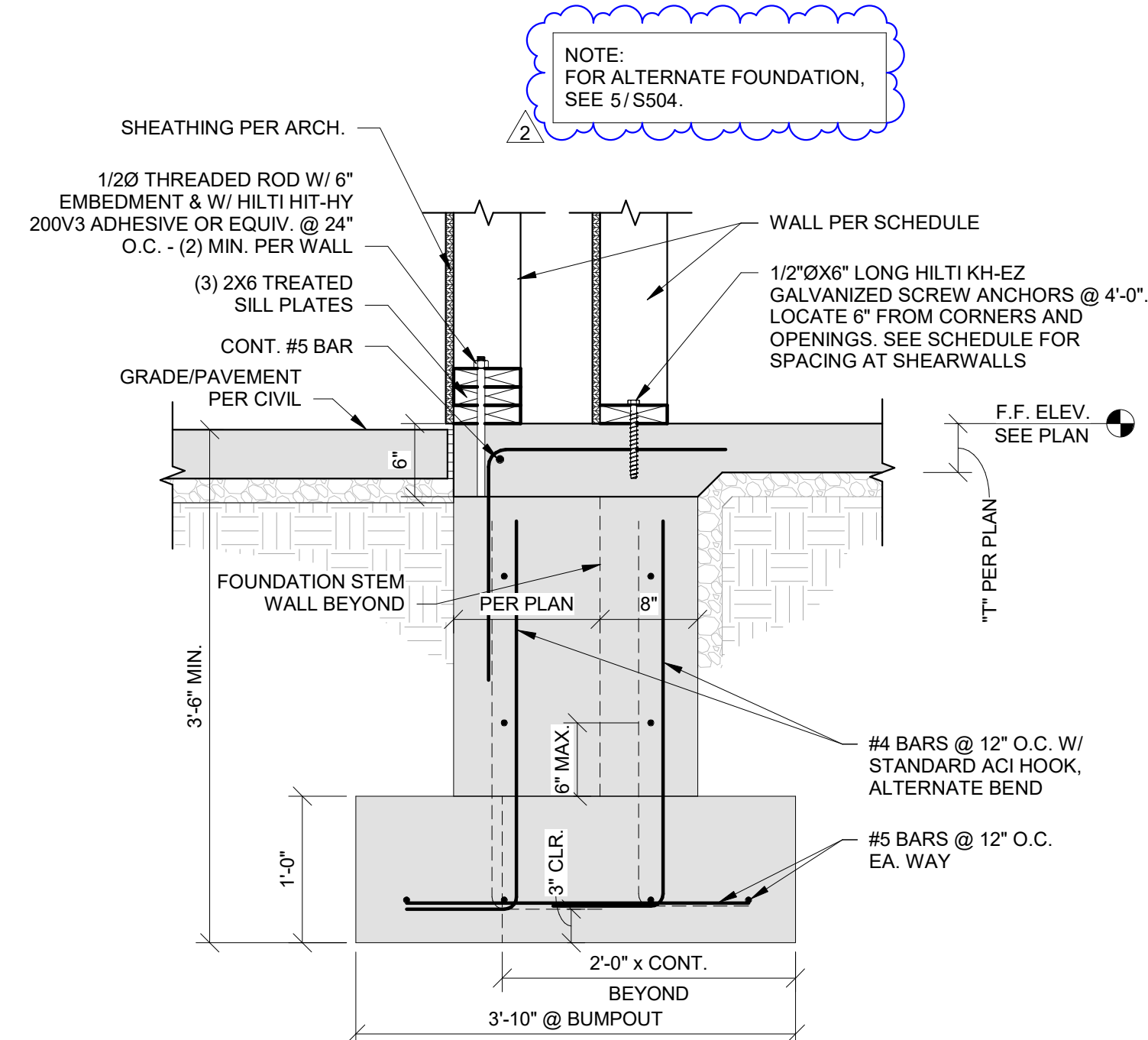
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S501
SHEARWALL HOLD DOWN @ STRIP FOOTING @ DEMISING WALL
1" = 1'-0"



8
S501
SECTION AT FOOTING @ STRIP FOOTING
1" = 1'-0"



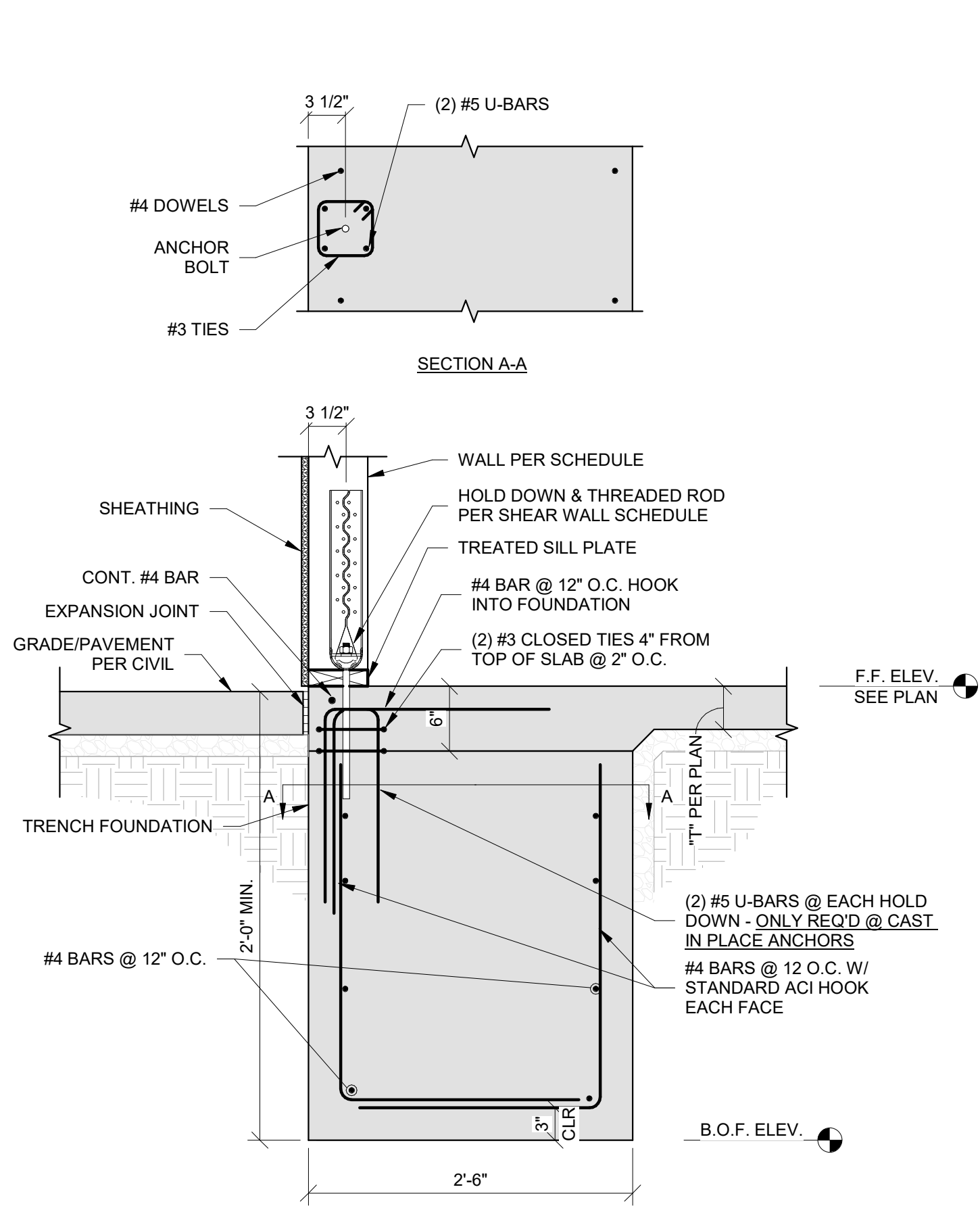
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S501
COLUMN AT FOUNDATION
3/4" = 1'-0"



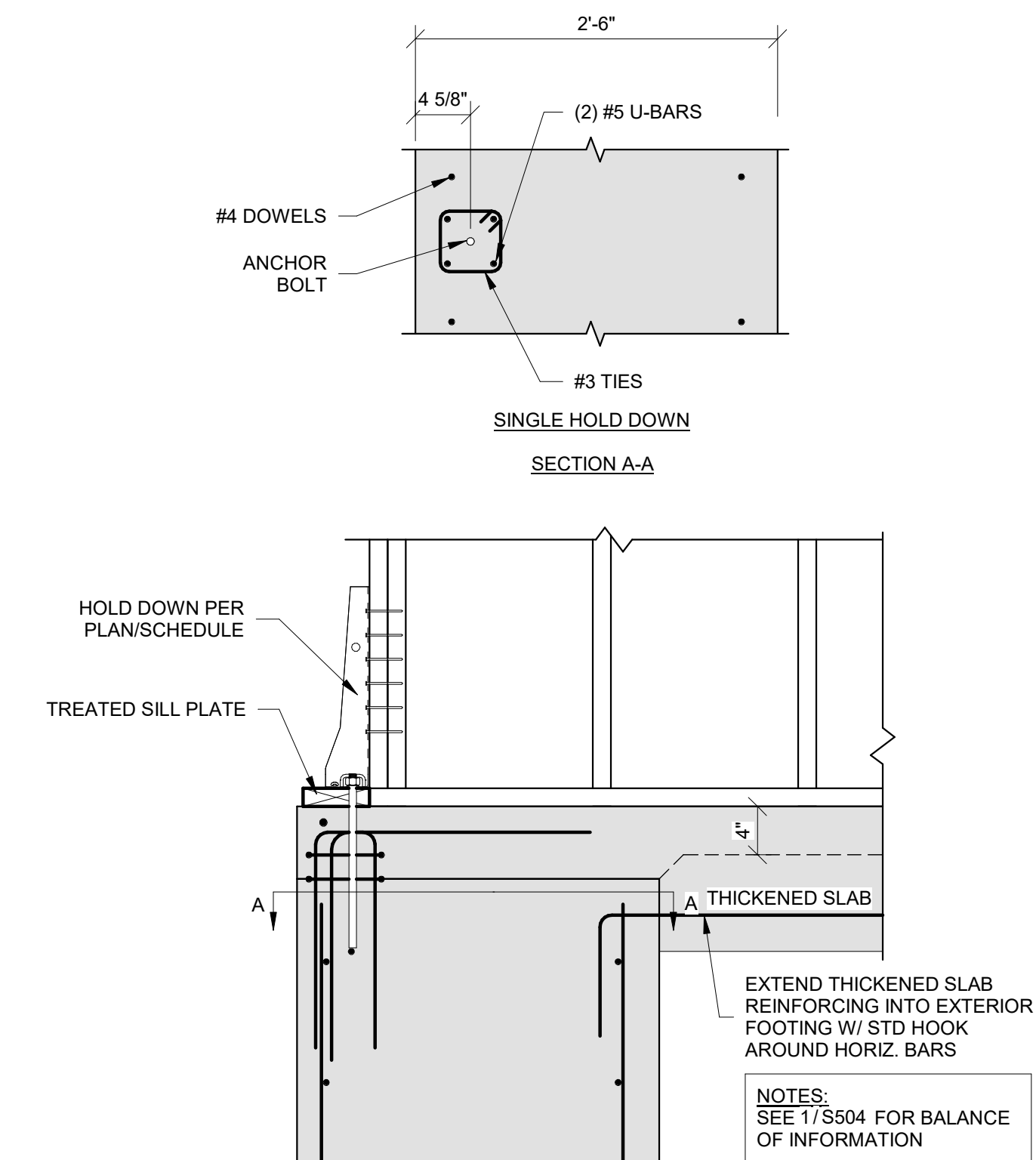
9
S501
FOUNDATION AT BUMP OUT @ STRIP FOOTING
1" = 1'-0"

No.	Description	Date
1	Addendum 1	2/14/2025
2	ADD #4	6/26/2025

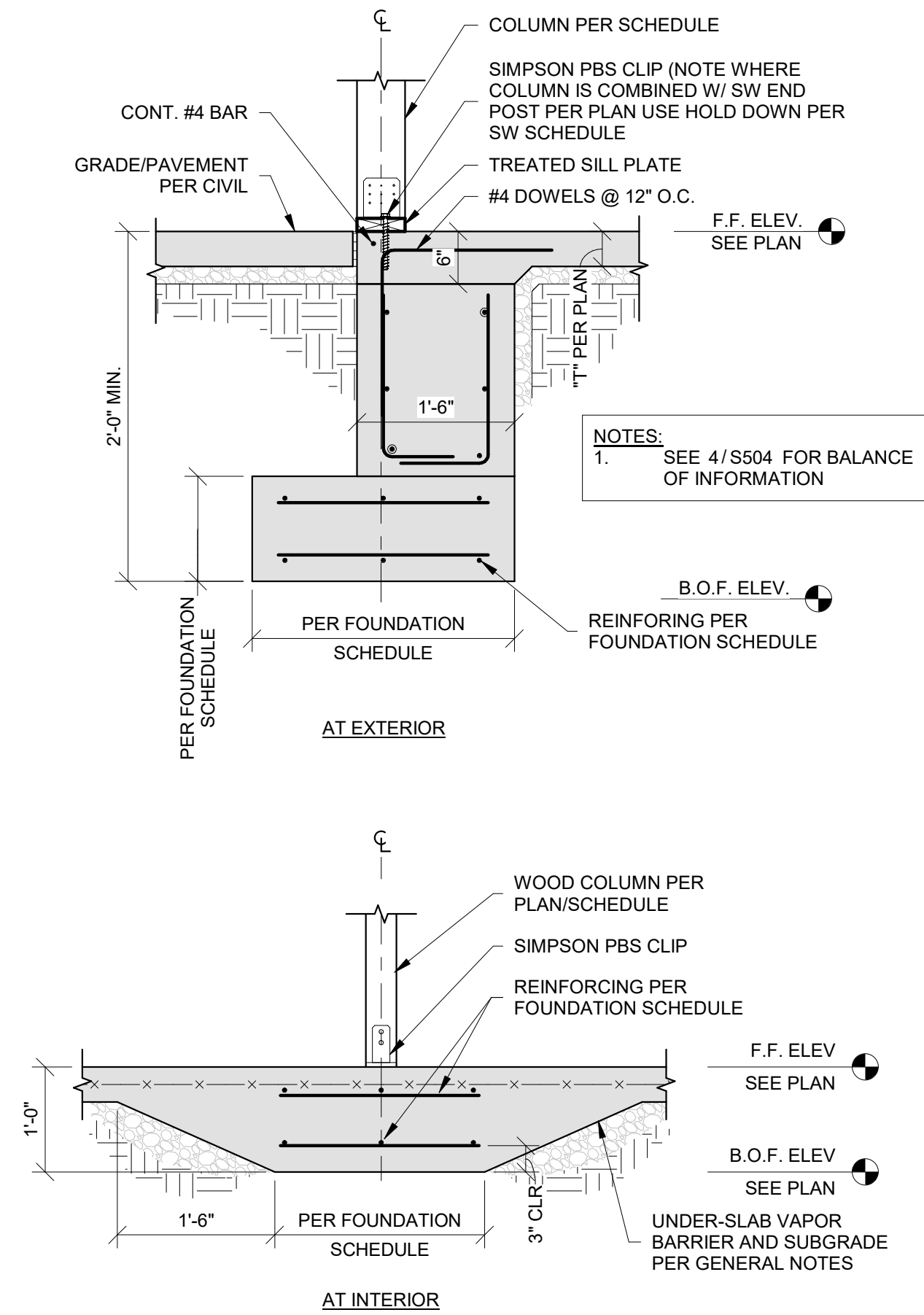
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ENGINEER IWC	CHECKED BY MDH
DRAWN BY CEL	



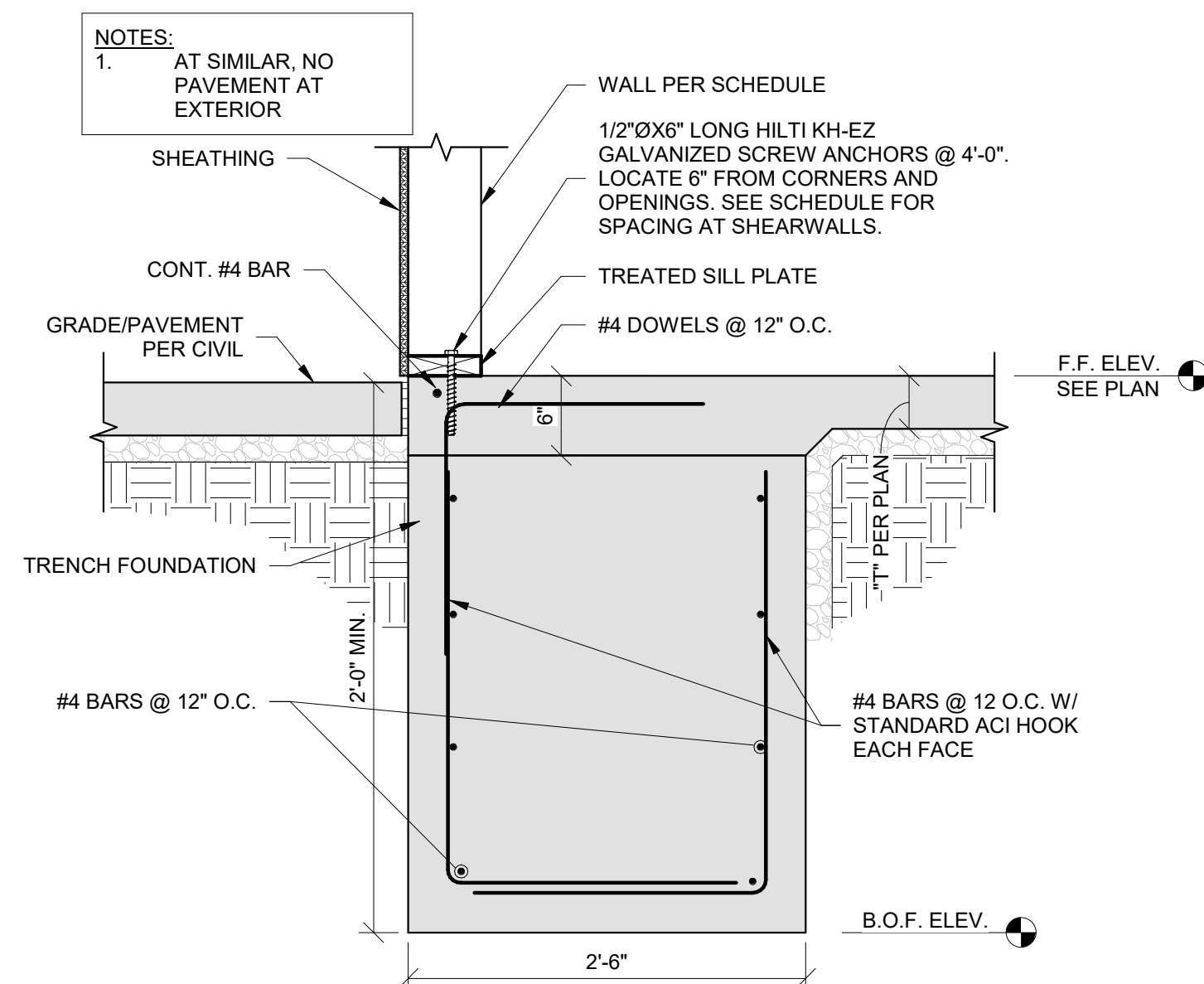
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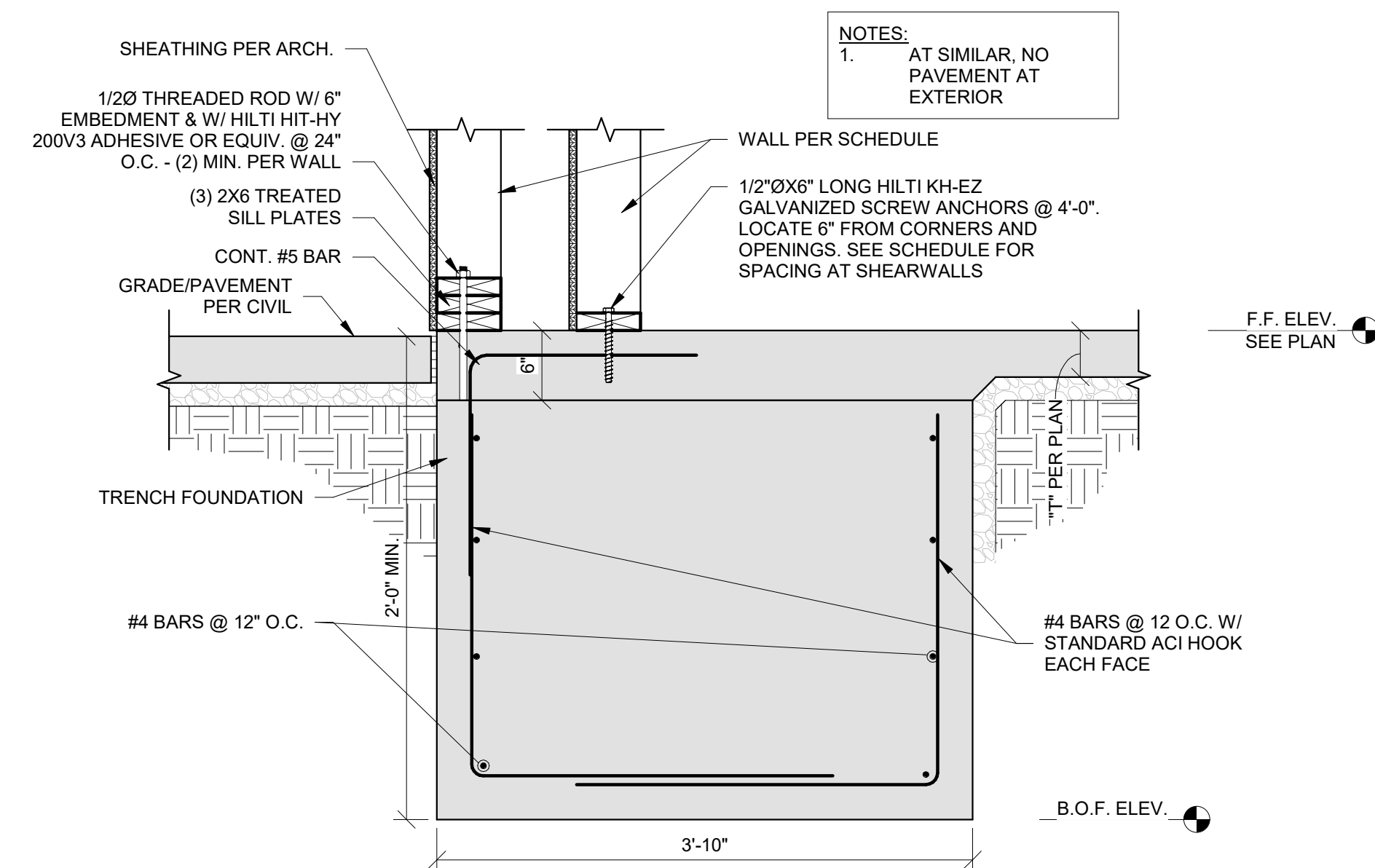
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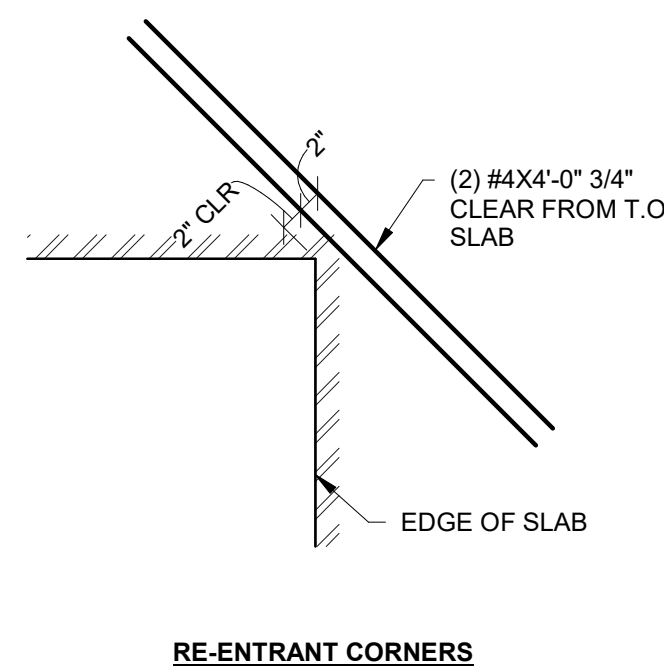
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3/4" = 1'-0"



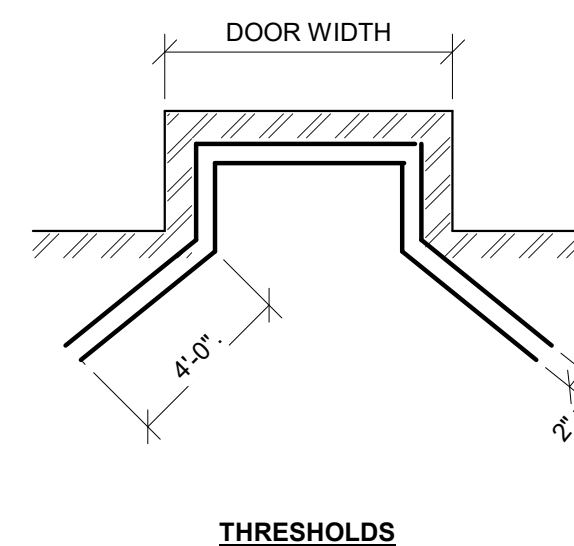
4 SECTION AT FOOTING - ALTERNATE
1" = 1'-0"



5 FOUNDATION AT BUMP OUT - ALTERNATE
1" = 1'-0"



6 ADDITIONAL REINFORCING IN SLABS
3/4" = 1'-0"



NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans or Specifications.

IOWA CERTIFICATE OF AUTHORITY
NO. 26887



MARCUS HIMMELBERG
P24622
12/31/2025

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

No.	Description	Date
2	ASI #4	6/26/2025

PROJECT NUMBER 2024001922	SET ISSUE DATE 06/26/2025
ENGINEER IWC	DRAWN BY CEL
	CHECKED BY MDH

JONES GILLAM RENZ
The Residence at Veterans Park

KNOXVILLE, IA

FOUNDATION DETAILS

Autodesk Docs://2024001922 - JGR - Veteran's Park/2024001922 - JGR - Veteran's Park - R24.rvt