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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT: The Reserves at Magnolia New Apartment Complex Denton, TX Report No. Three (3)

OWNER: Overland Property Group Dan Maximuk 234 N. Santa Fe Ave, Suite A Salina, KS 67401 Date April 29, 2025

CONTRACTOR: Snyder Construction Group 4820 N. Town Centre Dr. Ozark, MO 65721 Architect's Proj No. 21-3205 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.

- 1) Sheet A1.3 – Per details A and H – dog park fencing shall be alum fence per original permit drawing designs. Per City of Denton's direction, VE item #5 (ASI #1 – item 3) will not be accepted.
- 2) Sheet A2.9 - Clarification: North end of units 128, 228, 328 and 428 each have a type 'A' window in lieu of a type 'B' window. Window Types shown on Sheets A2.1-A2.4
- 3) Sheet A6.3 – The 2nd top horizontal steel rail needs to be raised by 1/2" to meet code (less than 4-3/8" clear required between rails above 36")
- 4) Sheet A6.4 – Detail B – top of CMU elevator shaft & deck elevations have been corrected.

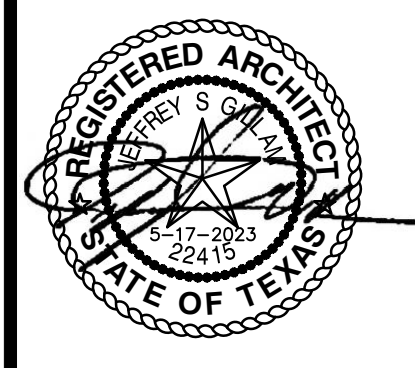
Attachments:

1. Revised Architectural Sheets: A2.9, A6.3, A6.4

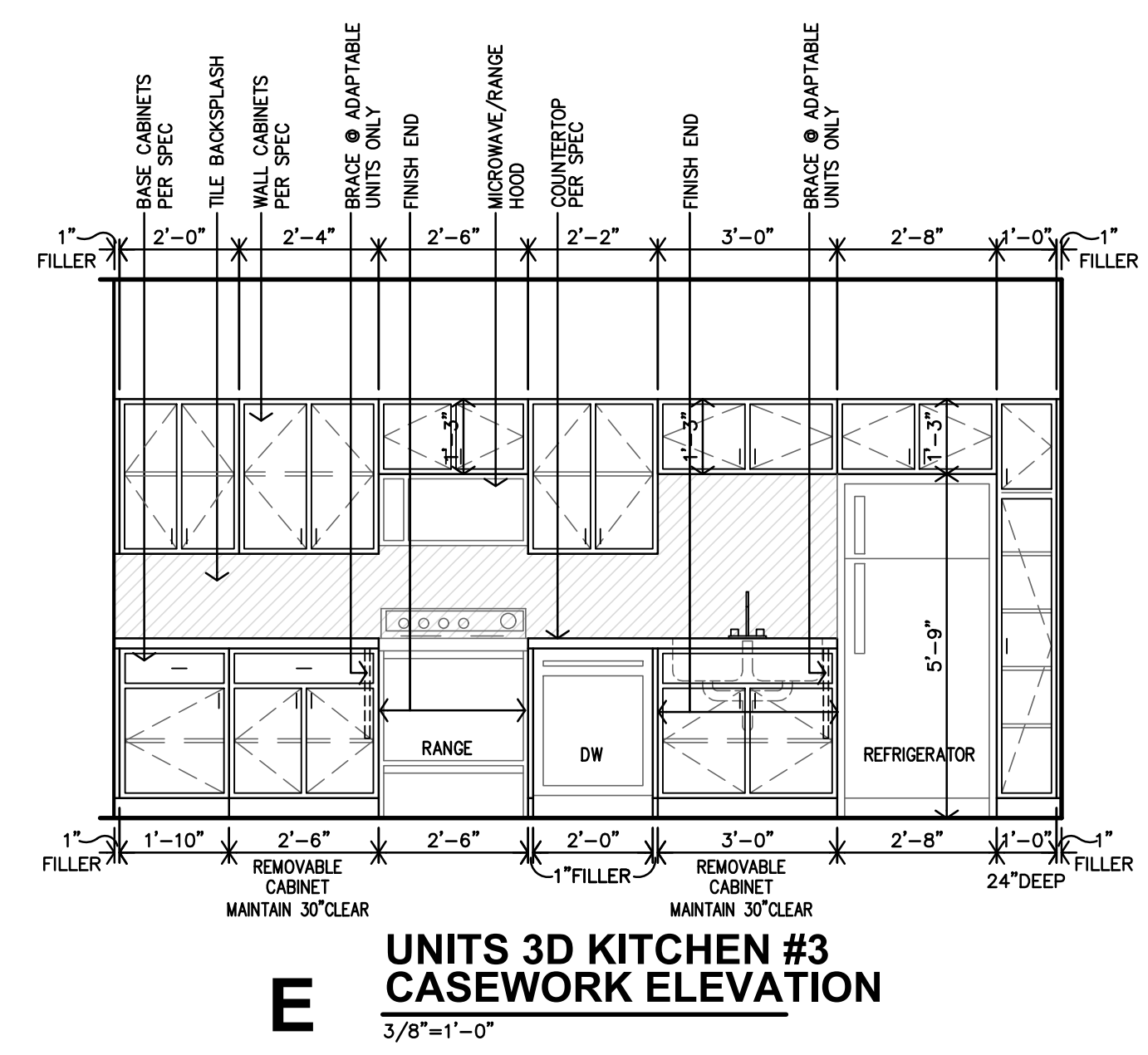
Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Jeff Gillam, Project Architect 785 827 0386 jgillam@jgrarchitects.com
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Copies to:

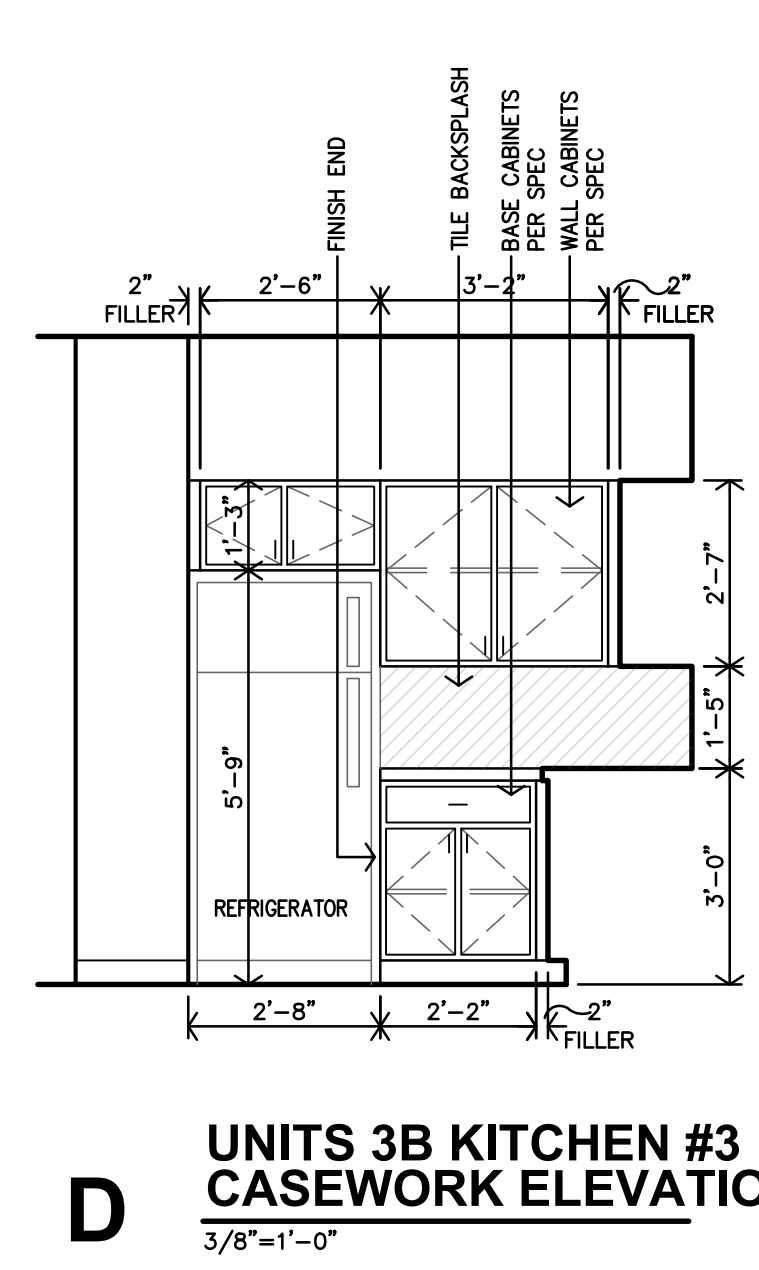
Josh Fisher – Snyder Construction Group
Dan Maximuk, April Engstrom – Overland Property Group
John Lewis-Smith, Ryan Lies - LST
Mike Falbe – BDC
Andrea Taylor - MMA



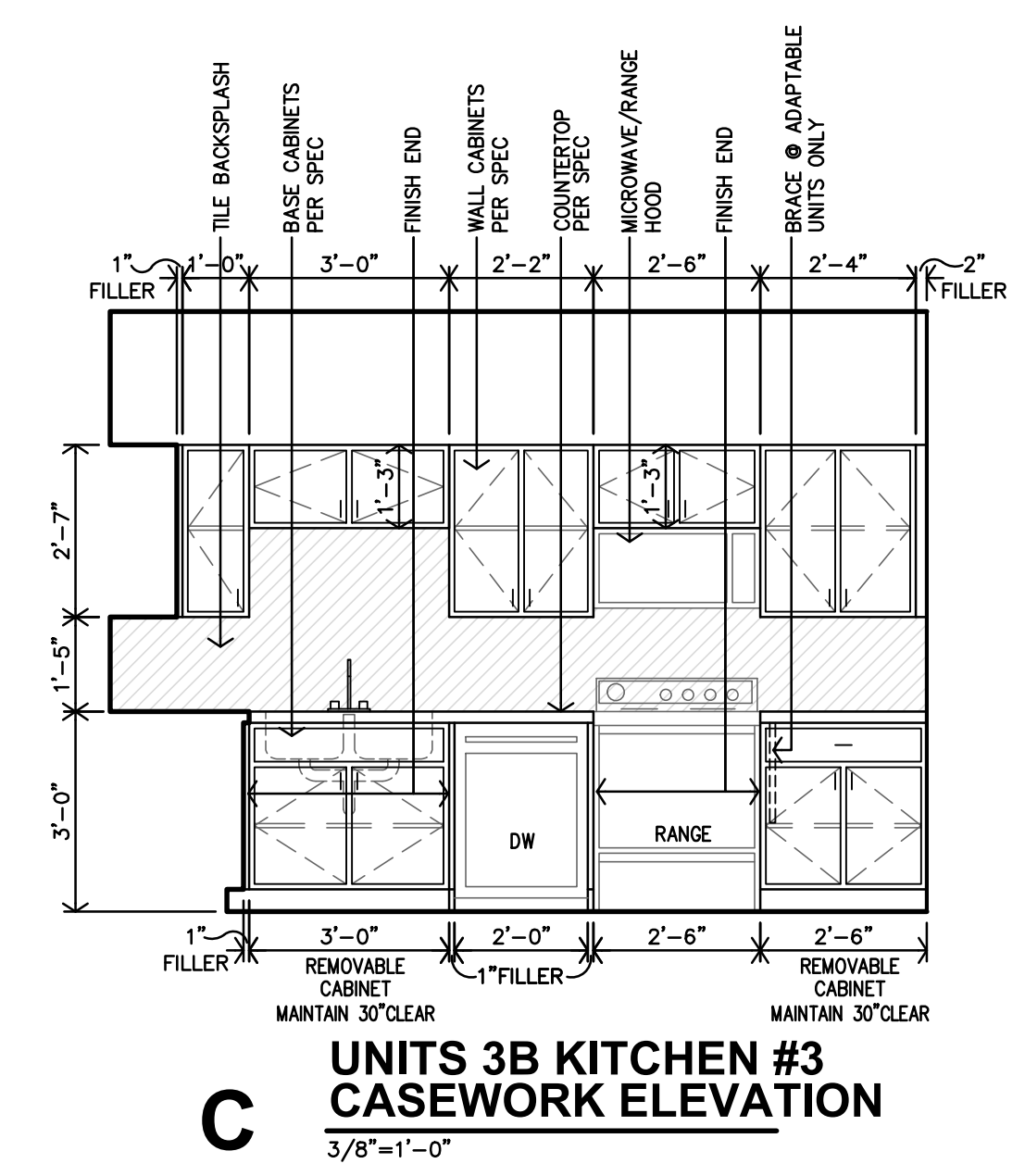
REVISION:	
A	4-29-2025
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	



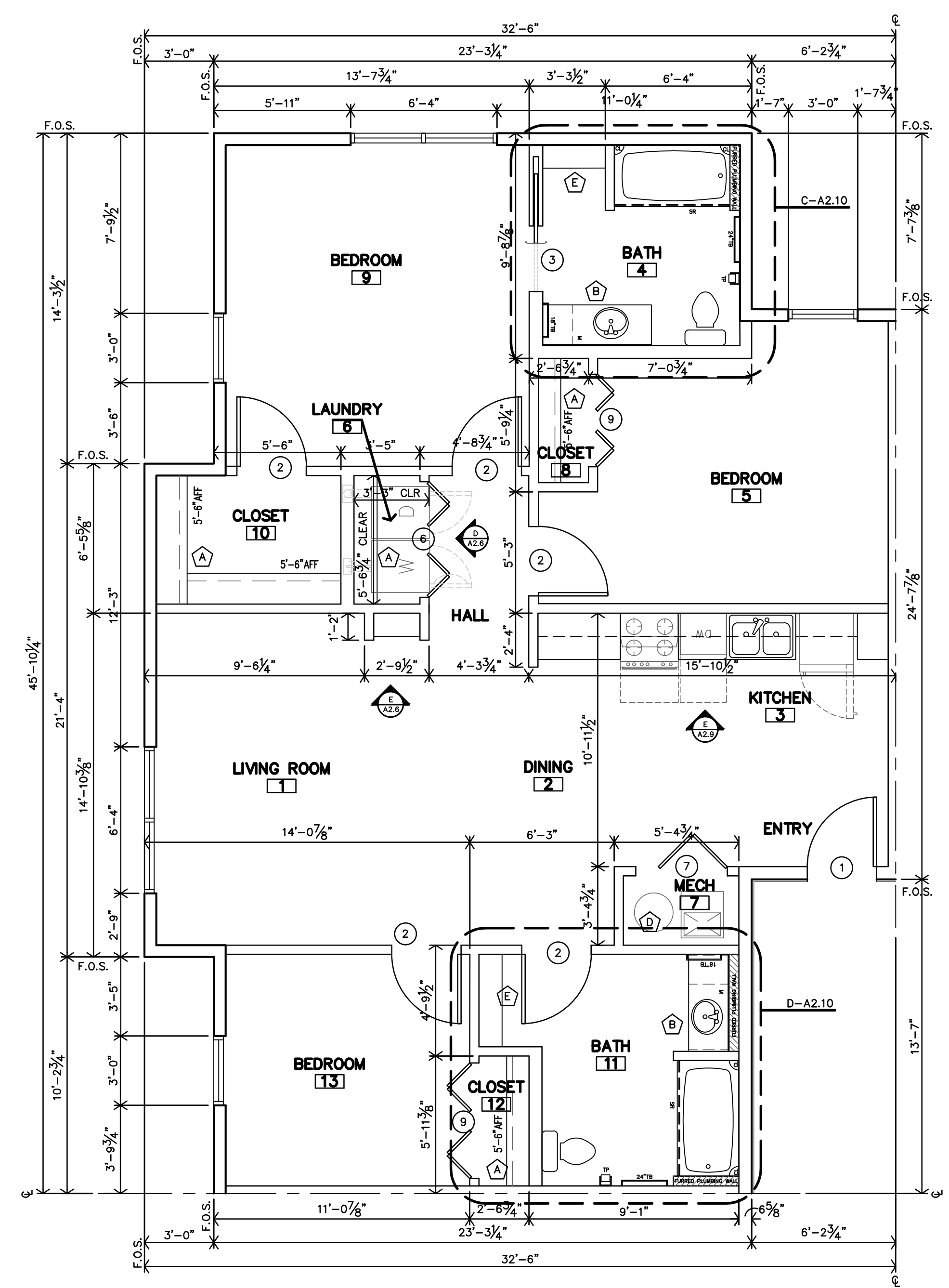
E UNITS 3D KITCHEN #3 CASEWORK ELEVATION
 3/8"=1'-0"



D UNITS 3B KITCHEN #3 CASEWORK ELEVATION
 3/8"=1'-0"

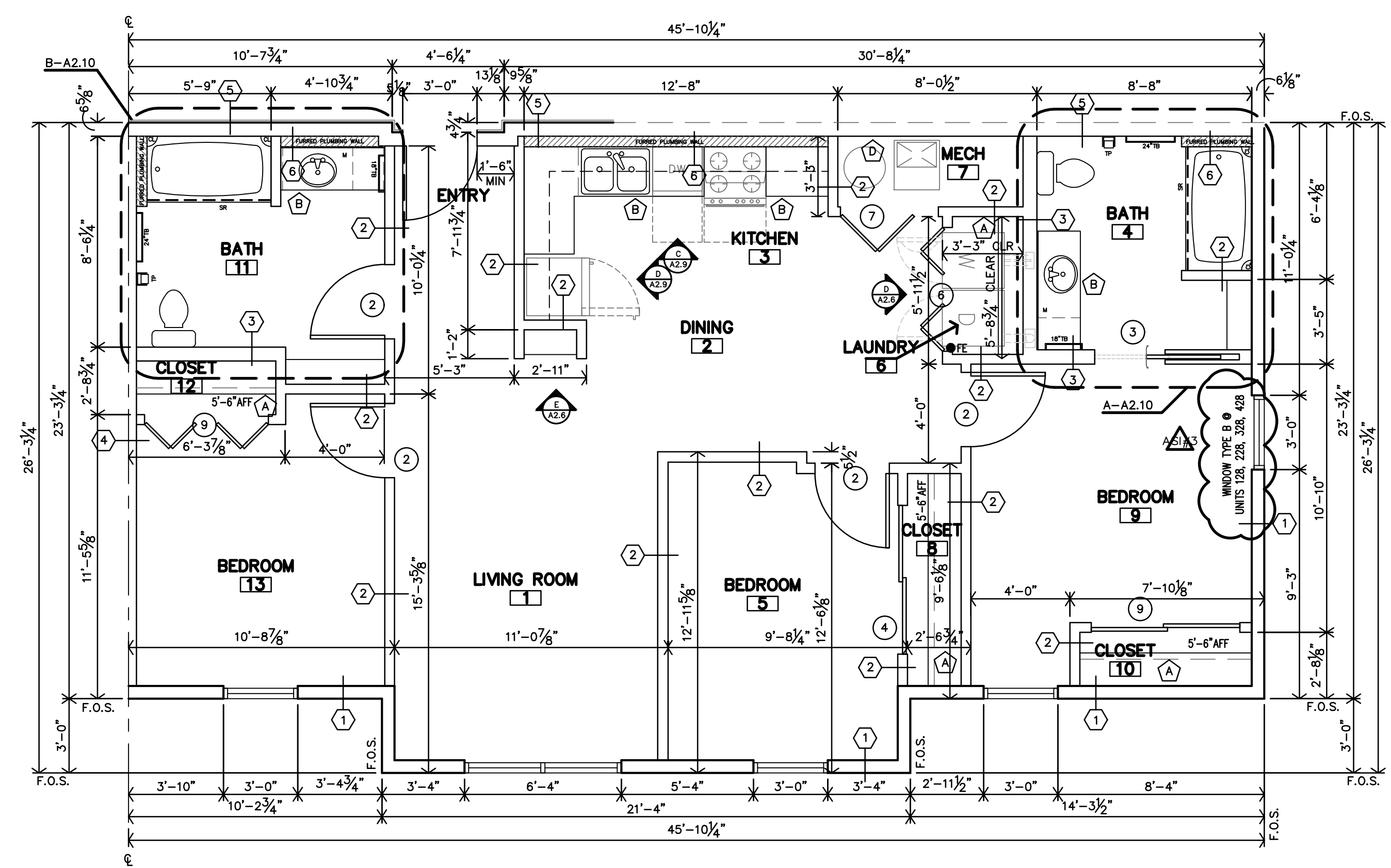


C UNITS 3B KITCHEN #3 CASEWORK ELEVATION
 3/8"=1'-0"

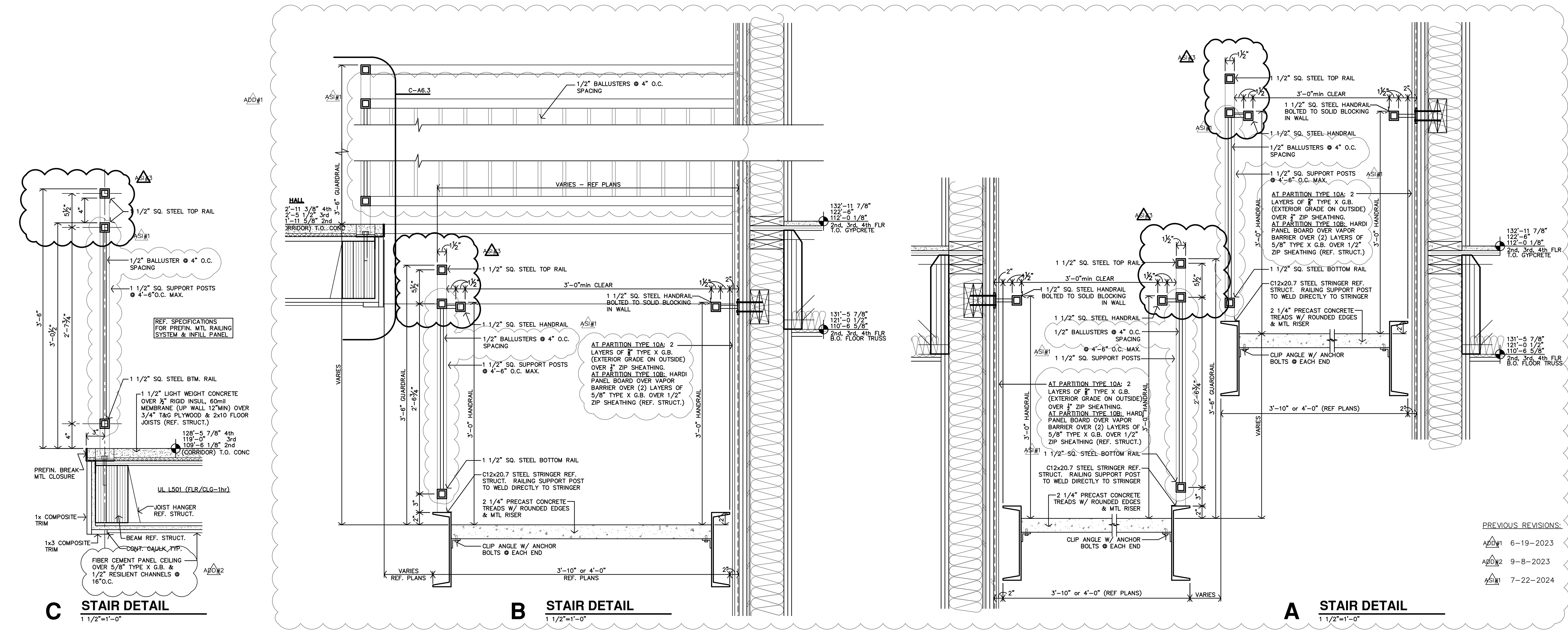
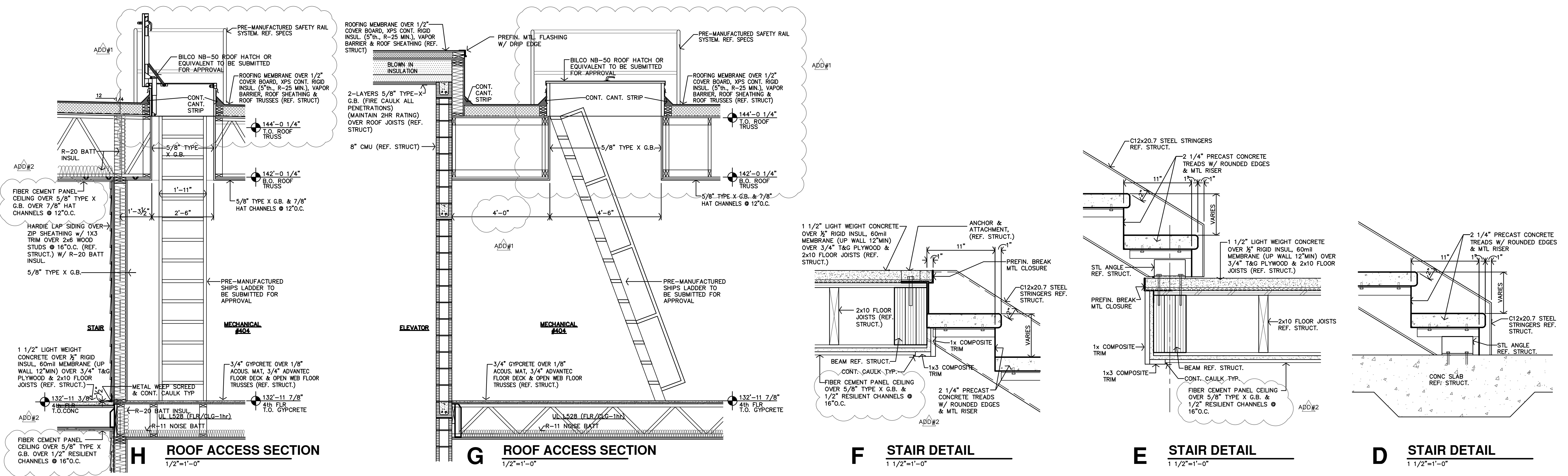


B UNIT 3D ADAPTABLE 3 BEDROOM - 2 BATH UNIT PLAN
 1/4"=1'-0"
 SQUARE FOOTAGE:
 PER TDHCA NRA = 1,278 SF
 PER 2021 IBC = 1,206 SF

ADAPTABLE NOTES	
1. REF FOR ADDITIONAL DIRECTION ARCH. FLOOR PLAN NOTES ON SHEET A2.0 & APARTMENT GENERAL NOTES ON SHEET A2.5	
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE	
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. A2.6)	
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ADAPTABLE UNITS DESIGNED AROUND 27x27 1/2 WASHER & DRYER.	
5. REF. CASEWORK SECTIONS ON SHEET A2.14	
6. F.O.S. = FACE OF STUD	
INDICATES FURRED PLUMBING WALLS	
LEGEND	KEYNOTES:
M MIRROR	A PLASTIC COATED WIRE CLOTHES SHELF & ROD
TP TOILET PAPER DISPENSER	B FLOORING TO BE CONTINUOUS @ REMOVABLE CABINETS W/ 30" CLEAR WHEN REMOVED
TB TOWEL BAR	C VERIFY SIZE w/ SHOWER UNIT
CL CORNER LEDGE	D WATER HEATER - REF. MECH. DRAWINGS
SR SHOWER ROD	E 12" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



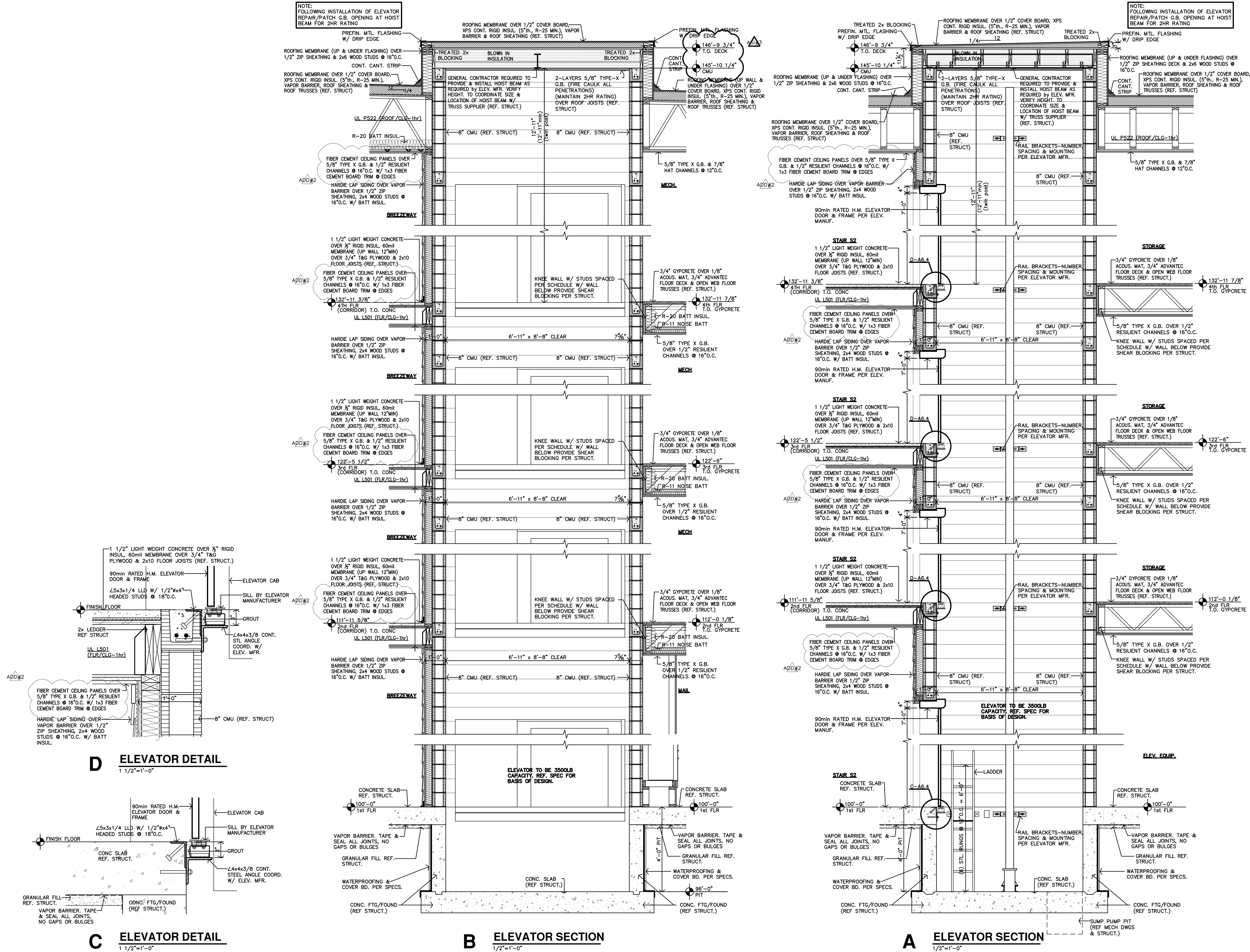
A UNIT 3B ADAPTABLE 3 BEDROOM - 2 BATH UNIT PLAN
 1/4"=1'-0"
 SQUARE FOOTAGE:
 PER TDHCA NRA = 1,129 SF
 PER 2021 IBC = 1,049 SF



REVISION:	
4-29-2025	
PREVIOUS REVISIONS:	
AD01#1	6-19-2023
AD02#2	9-8-2023
AS1#1	7-22-2024
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	

NOTE:
FOLLOWING INSTALLATION OF ELEVATOR
REPAIR/PATCH G.B. OPENING AT HOIST
BEAM FOR 2HR RATING

NOTE:
FOLLOWING INSTALLATION OF ELEVATOR
REPAIR/PATCH G.B. OPENING AT HOIST
BEAM FOR 2HR RATING



D ELEVATOR DETAIL
1 1/2"=1'-0"

C ELEVATOR DETAIL
1 1/2"=1'-0"

B ELEVATOR SECTION
1/2"=1'-0"

A ELEVATOR SECTION
1/2"=1'-0"



REVISION:	
ADD#2	9-8-2023
A6.4	4-29-2025
DATE:	5-17-2023
JOB:	21-3205
SHEET NO.:	