



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Residence at Green Meadow New Senior Development San Angelo, TX	Report No.	Nine (9)
OWNER:	Overland Property Group Dan Maximuk 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	August 19, 2025
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	Architect's Proj No.	24-3395
		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. Change mailbox models to (3) 4CADD-09 & (1) 4CADS-04 units from Florence Manufacturing Company.
- b. Shift west mail area wall towards Door 102 by 14" to allow for installation of additional mailbox.
- c. Move in-house mail slots to the west end of the south wall.

Attachments:

1. Revised Arch Sheets: A2.7, A8.1
2. Revised Specification Section 108500 Building Specialties

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, Bruce Melius
OPG – Dan Maximuk, Amanda Klaus, April Engstrom, Caroline Hurst
LST – Ryan Lies
Structural – Isaac Cundiff, Marcus Himmelberg
Civil – Sam Malinowsky

SECTION 108500

BUILDING SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Building specialties shall be furnished and installed as shown and herein specified. Installation shall be in accordance with the respective manufacturer's instructions. Certain manufacturer's products have been selected as a basic standard, and reference to these products has been made. Other manufacturers' products of equal capacities and design characteristics may be used, if approved by the Architect prior to the Bidding. The Contractor shall submit for approval shop drawings or standard cuts and illustrations or a combination thereof showing all items he proposes to use.

1.02 MAILBOXES

- A. Manufacturer – Florence Manufacturing Company, (3) 4CADD-09 & (1) 4CADS-04, front loading horizontal mailboxes for recessed mounting with snap-on outer trim kit. 31 Total Mailboxes and 7 Parcel.
- B. Additional Features: Standard 5-pin cylinder tenant cam lock with two keys. Engraved identification number for slots with color fill. Owner to select color of all finishes.
- C. Quantity and Size: Reference Drawings for configuration and number.

1.03 ALUMINUM FENCING

- A. Manufacturer – Ameristar Fence Products - Montage
- B. Product Options: Majestic Style, 2 Rail Panels, 4' tall, standard bottom rail, 4" standard picket space
- C. Color: Black, Location: Dog Park, or approved equal

1.04 SITE EQUIPMENT

- A. Benches – (1) Total – Polywood Traditional Garden 60" Bench. Color TBD – Located by Dog Park
- B. Dog Waste Station – Complete Dog Waste Station, Single Pull from Dog-on-It Parks (Model #74085), Color: Black

1.06 FIBERGLASS REINFORCED PLASTIC PANELING

- A. Product - Class A – Minimum .090 thickness panel. Include Manufacturer's vinyl molding at all corners, transitions, joints, and tops, bottoms, etc.
- B. Product shall be applied using manufacturer recommended adhesive and manufacturer recommended mechanical fasteners. Pre-drill rivet holes and silicone caulk prior to riveting.
- C. Locations: install behind mop sink (1 total), at Storage 106

1.07 SIGNAGE

- A. Allowance - Cash Allowance: This contractor shall install and furnish the following signage types but not limited to, and shall allow the sum of \$12,000.00 for the purchase and delivery of such signage.
 - 1. Unit numbering
 - 2. Wayfinding & Exiting
 - 3. Parking & Site
 - 4. Monument / Entry sign
 - 5. All other required signage not listed
- B. Allowance includes purchase and delivery. Installation of such signage shall be included in the Contractor's Bid price (approximately 40 hours), not the allowance. Any differential in the allowance listed and the original invoices from suppliers will be adjusted in the contract price.
- C. Signage manufacturer and supplier based on WoodConcepts INC.
- D. Finishes, design, style to be directed and approved by Owner/Developer prior to purchase.

1.08 CLOSET SHELVING

- A. Reference floors for location and installation height.
- B. Easy to adjust system (without use of tools)
- C. Manufacturers: **Organized Living, Freedom Rail** or approved equal.
 - a. Color: White
 - b. Components: Rails, Rod Stop, Clothes Rod, Ventilated Shelves, Brackets, Mounting hardware
 - c. Hanging rail mounted to wall per manufacturer's instructions: uprights spaced 36 inches apart to support 50 pounds.

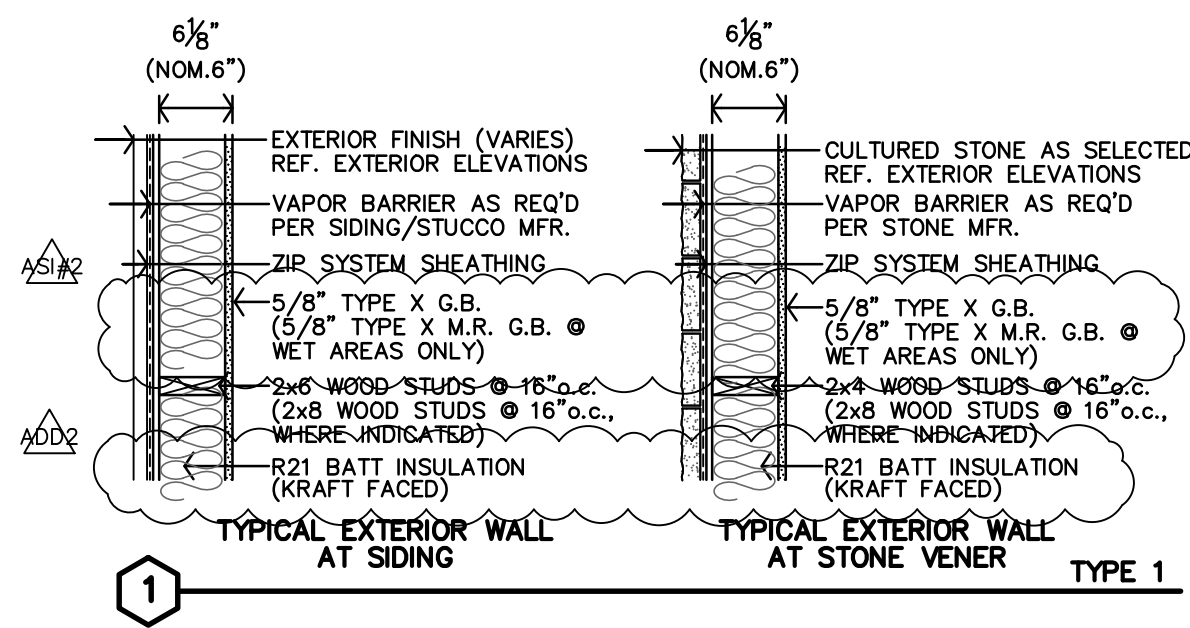
1.09 GRAVITY VENILATORS

- A. Reference roof plan for location.
- B. Install per manufacturer's recommendations. Contractor to provide and install all necessary accessories, including roof curb, for complete ventilator installation and weatherproofing.
- C. Manufacturers: **Greenheck, GRS-16-QD** or approved equal.
 - a. Spun Aluminum Gravity Ventilator
 - b. 26x26 inch base with prepunched mounting holes for easy attachment to roof curb
 - c. All aluminum exterior for corrosion-resistant construction
 - d. Integral birdscreen to prevent entry of birds and small objects.

END OF SECTION 108500

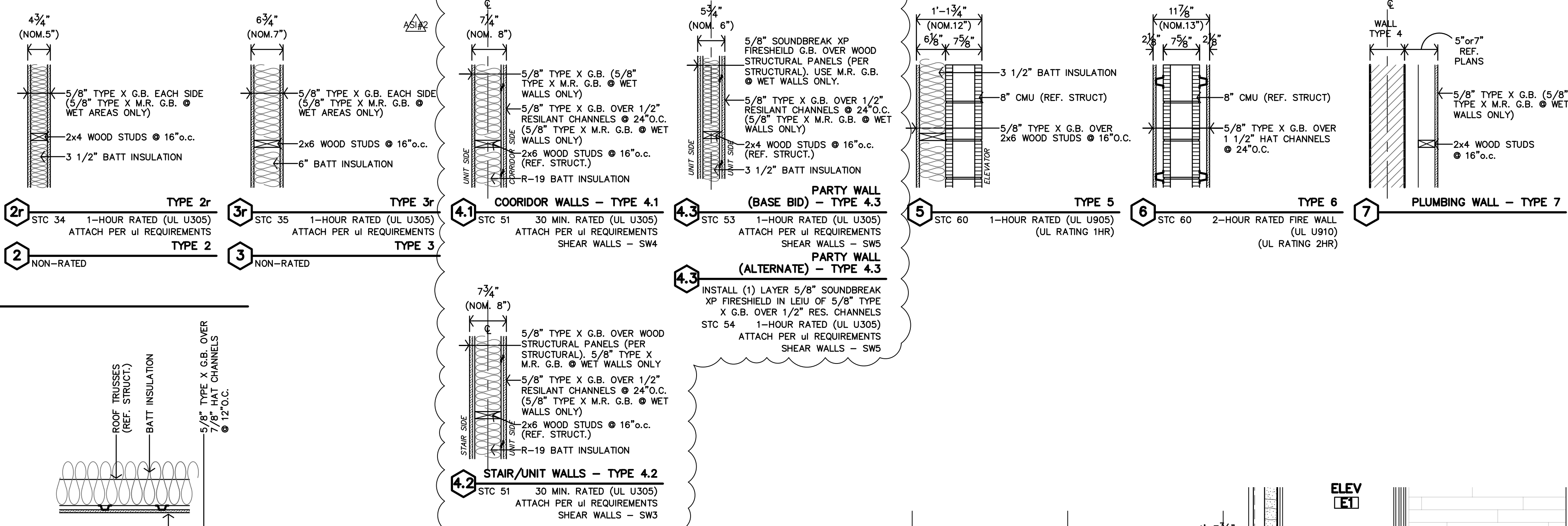
EXTERIOR PARTITION SCHEDULE

• REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

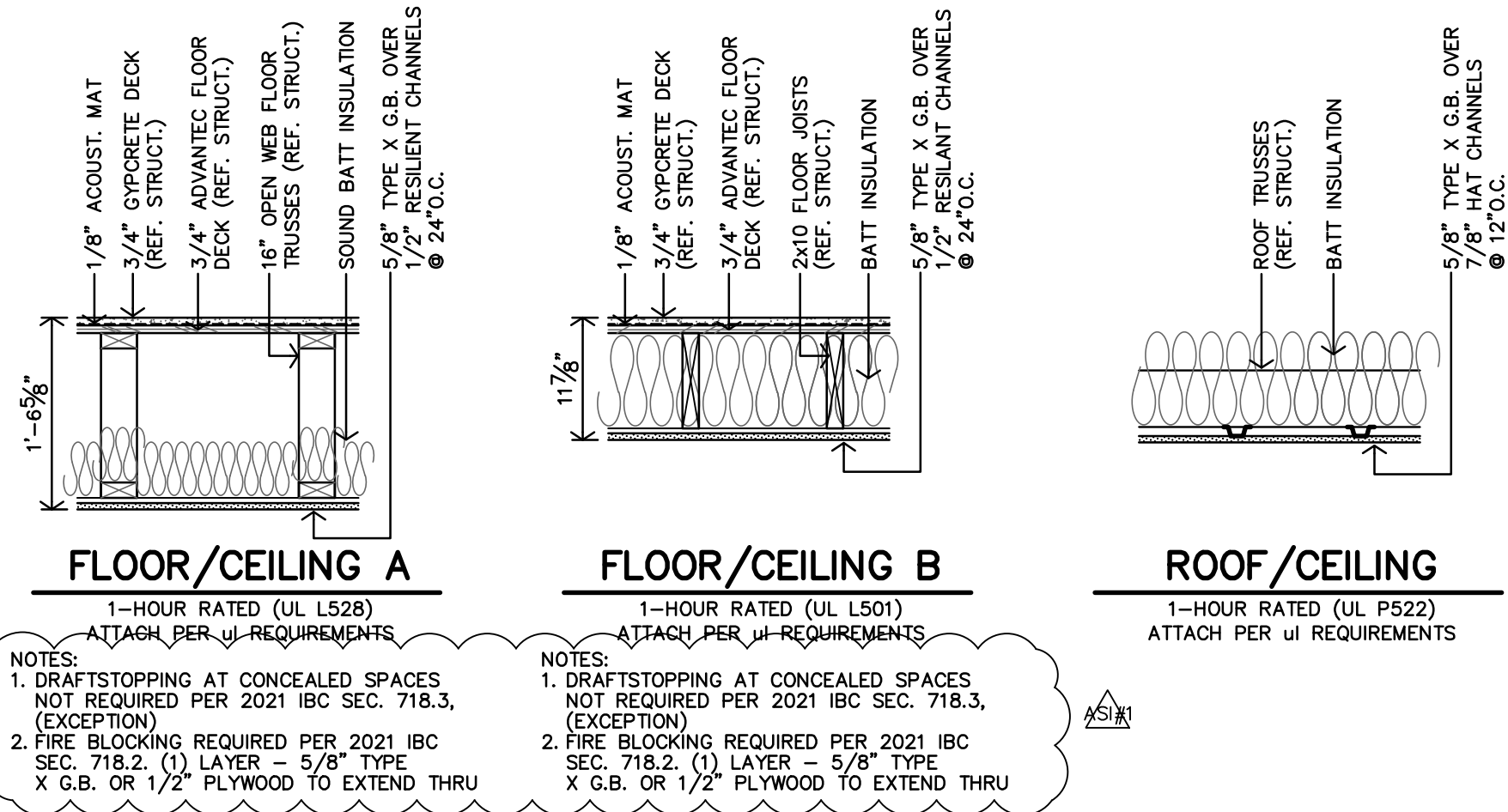


INTERIOR PARTITION SCHEDULE

• ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
• LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
• REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



ASSEMBLIES



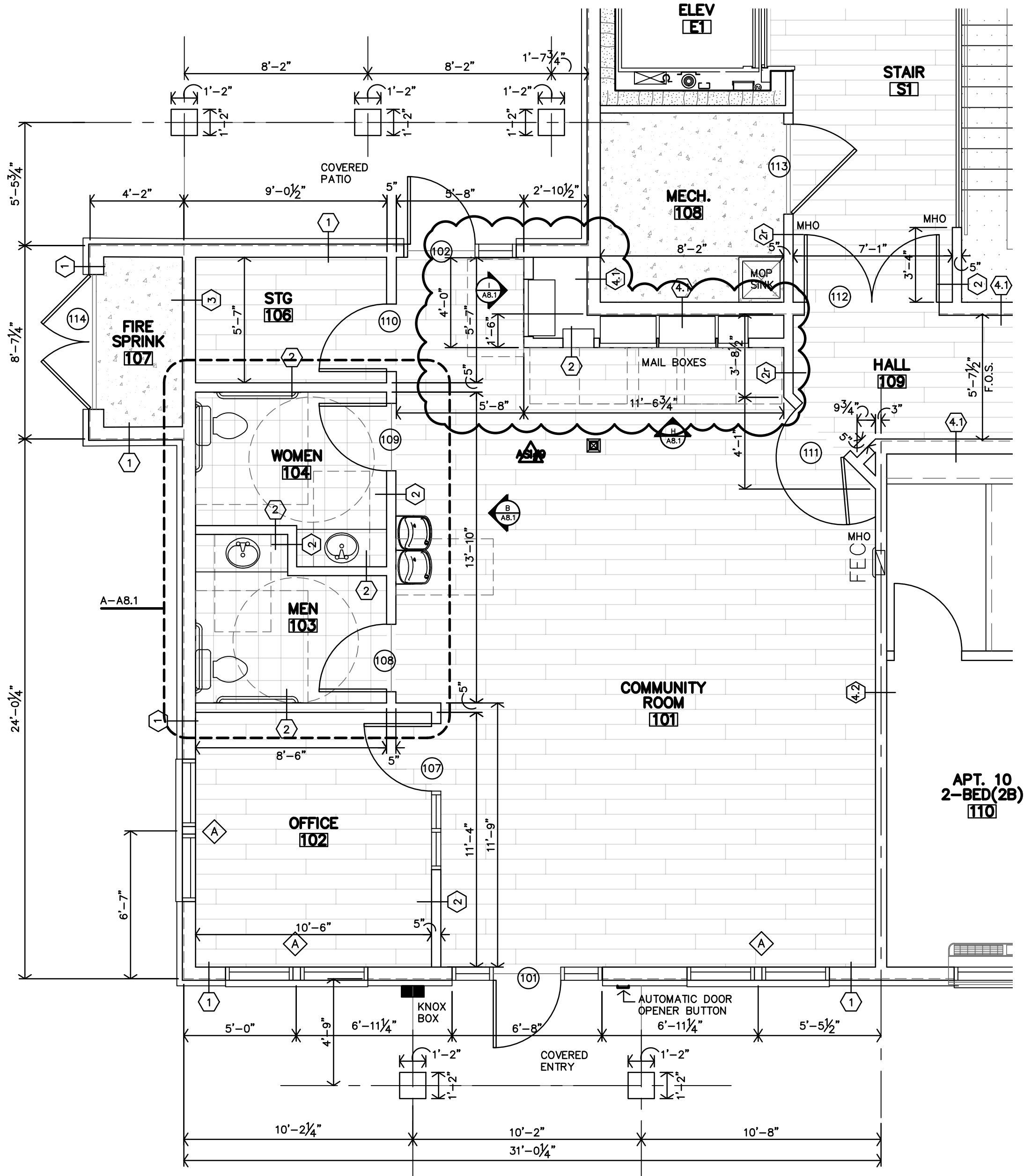
ARCHITECTURAL GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
- ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
- ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
- DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
- FEC - INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET, REF. SPECS. AND DETAILS B/C-A2.1
- MHO - INDICATES DOOR WITH MAGNETIC HOLD OPEN.
- F.O.S. - DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
- FURNITURE SHOWN IS BY OWNER.
- REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES

LEGEND

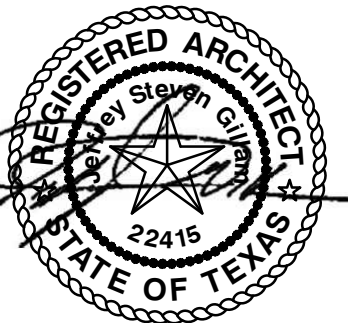
	RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
	KNOW BOX. REFERENCE A1.1 FOR LOCATION. COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
	ROOF HATCH & WALL MOUNTED LADDER
	SYMBOL INDICATES ACCESSIBLE UNIT (2 TOTAL) APARTMENTS 11(111) & 30(303)
	SYMBOL INDICATES HEARING IMPAIRED UNITS (1 TOTAL) APARTMENT 20(203)
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)

UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY AND DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.



A ENLARGED "CLUBHOUSE" FLOOR PLAN
1/4" = 1'-0"

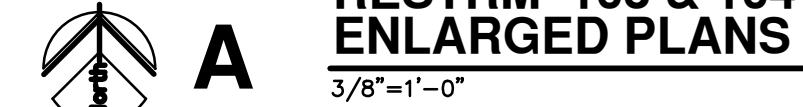
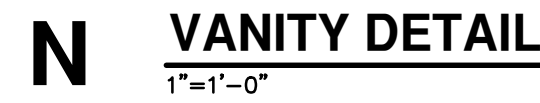
THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS



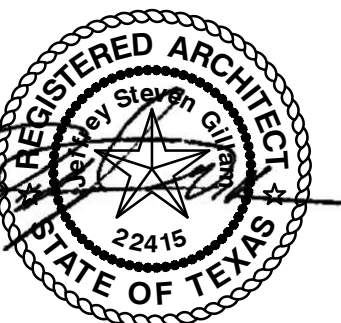
REVISION:	
	12-6-2024
	12-18-2024
	12-23-2024
	8-19-2025
DATE:	11-22-2024
JOB:	24-3395
SHEET NO.:	

A2.7

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LEGEND	
M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
ACC	ACCESSIBLE FIXTURE



Division:	
Site	5-7-2025
Area	8-19-2025

DATE:	11-22-2024
DOB:	24-3395
SHEET NO.:	