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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	Report No.	Six (6)
OWNER:	OPG Veterans Park Partners, LLC Dan Maximuk 250 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	Sept. 22, 2025
CONTRACTOR:	Overland Construction Company 250 N. Santa Fe Ave, Suite A Salina, KS 67401	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. 047000 Manufactured Masonry (Stone Veneer) selection will be Stoneworks, Osceola LedgeStone, Drystack.
- b. 064100 Custom Casework – Section 2.4 – Plastic Laminate
 - i. Areas originally specified for Plastic Laminate shall be either stain grade wood veneer panels or a panel product from Preferred Cabinet Solutions – Dakota Series – Finish: Sable.
- c. 123560 Kitchen/Bath Casework – Section 2.1.B.1. Cabinets:
 - i. Apartment Kitchens & Bathrooms shall be by Preferred Cabinet Solutions: Napa Series, Shaker Finish: Shadow in lieu of Mid America Cabinets.
 - ii. Community Room Kitchenette shall be by Preferred Cabinet Solutions: Dakota Series, Slab Finish: Mocha Maple in lieu of Mid America Cabinets.

Attachments:

1. Revised Specification Sections 064100 Custom Casework & 123560 Kitchen/Bath Casework

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
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SECTION 064100

CUSTOM CASEWORK

PART 1 GENERAL

- 1.1 SECTION INCLUDES
 - A. Custom plastic laminate veneered panels
 - B. Prefinished surfaces and preparation for site finishing.
 - C. Preparation for installing utilities.
- 1.2 SUBMITTALS
 - A. Shop Drawings: Indicate materials, component profiles and elevations, assembly methods, joint details, fastening methods, accessory listings, hardware location, and schedule of finishes.
- 1.3 QUALIFICATIONS
 - A. Manufacturer: Company specializing in manufacturing the products specified in this section with minimum three years' documented experience.
 - B. Per Iowa Finance Authority (IFA) 2025 QAP – cabinetry and woodwork shall meet ANSI/AWI standards for Custom Grade Cabinetry and have the KCMMA A161.1 Quality Certification Seal.
- 1.4 DELIVERY, STORAGE, AND HANDLING
 - A. Deliver, store and handle products to site.
 - B. Protect units from moisture damage.
- 1.5 FIELD MEASUREMENTS
 - A. Verify that field measurements are as on shop drawings.
- 1.6 COORDINATION
 - A. Coordinate the work with plumbing and electrical rough-in.

PART 2 PRODUCTS

- 2.1 MANUFACTURERS
 - A. As approved by architect
 - B. Substitutions: Under provisions of the General Requirements.
- 2.2 WOOD MATERIALS
 - A. Softwood Lumber: FS MM-L-736; graded in accordance with AWI Premium Grade; average moisture content of 6 percent; species and grade as follows: Select White Birch. Edging & trim where indicated and detailed.
- 2.3 SHEET MATERIALS
 - A. Hardwood Plywood: S 51; graded in accordance with AWI, core materials of veneer, and lumber, type of glue recommended for application.
- 2.4 STAIN GRADE WOOD VENEER
 - A. Stain Grade Wood Veneer Panels with black reveals.
 - 1. Locations - Community Room 101 (TV Accent Wall & Accent wall at Kitchenette), Office 102, Mail 103 & Elev. Lobby 106. Reference drawings for details and location.
 - B. Stain Grade Wood Veneer panels – stain to be selected by owner.
 - C. Or approved equal – product of Preferred cabinet Solutions – Dakota Series, Finish: Sable.
- 2.5 QUARTZ
 - A. Reference Section 123560 – Kitchen and Bath Casework

2.6 ACCESSORIES

- A. Adhesive: FS MMM-A-130 contact adhesive, type recommended by AWI and laminate manufacturer to suit application. **Per the Iowa Finance Authority QAP** – All paints, primers, adhesives, caulks, and sealants shall comply with Federal regulations applicable to low VOC requirements.
- B. Fasteners: Size and type to suit application.
- C. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; approved finish in exposed locations.
- D. Concealed Joint Fasteners: Threaded steel.

2.7 FABRICATION

- A. Shop assemble casework for delivery to site in units easily handled and to permit passage through building openings.
- B. Cap exposed plastic laminate finish edges with material of same finish and pattern.
- C. Panels: 3/4 inch thick; overlay style.
- D. When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide trim for scribing and site cutting.
- E. Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline; secure with concealed fasteners. Slightly bevel arrises.
- F. Apply laminate backing sheet to reverse side of plastic laminate finished surfaces.
- G. Provide cutouts for inserts, appliances, outlet boxes, fixtures and fittings. Verify locations of cutouts from on-site dimensions. Seal contact surfaces of cut edges.

2.8 FINISHING

- A. Sand work smooth and set exposed nails and screws.
- B. Apply wood filler in exposed nail and screw indentations.
- C. On items to receive transparent finishes, use wood filler, which matches surrounding surfaces and of types recommended for applied finishes.
- D. Seal, stain and varnish exposed to view surfaces.
- E. Seal, stain and varnish internal exposed to view and semi-concealed surfaces.
Seal surfaces in contact with cementitious materials.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify adequacy of backing and support framing.

3.2 INSTALLATION

- A. Set and secure panels in place; rigid, plumb, and level.
- B. Use fixture attachments in concealed locations for wall mounted components.
- C. Use concealed joint fasteners to align and secure adjoining units and panels.
- D. Secure to sheet rock and framing using appropriate angles and anchorages.

3.3 ADJUSTING

- A. Adjust moving or operating parts to function smoothly and correctly.

3.4 CLEANING

- A. Clean casework, counters, shelves, hardware, fittings and fixtures.

END OF SECTION 06410

SECTION 123560

KITCHEN/BATH CASEWORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - a. Wood-faced kitchen cabinets
 - b. Wood-faced vanity cabinets
 - c. Quartz countertops
 - d. Plastic-laminate supports (for vanity/countertops) – public restrooms 109 & 111
- B. Related Sections include the following:
 - 1. Division 11 Section "Residential Appliances" for appliances mounted in kitchen casework.
 - 2. Division 15 Section "Plumbing Fixtures" for sink units mounted in countertops.

1.3 DEFINITIONS

- A. Exposed Surfaces of Casework: Surfaces visible when doors and drawers are closed, including visible surfaces in open cabinets or behind glass doors.
- B. Semi-exposed Surfaces of Casework: Surfaces behind opaque doors or drawer fronts, including interior faces of doors and interiors and sides of drawers. Bottoms of wall cabinets are defined as "semi-exposed."
- C. Concealed Surfaces of Casework: Surfaces not usually visible after installation, including sleepers, web frames, dust panels, bottoms of drawers, and ends of cabinets installed directly against and completely concealed by walls or other cabinets. Tops of wall cabinets and utility cabinets are defined as "concealed."

1.4 SUBMITTALS

- A. Product Data: For the following:
Samples and Submittals must be approved by Owner/Developer prior to ordering or production.
 - 1. Cabinets.
 - 2. Countertops.
 - 3. Cabinet hardware.
- B. Shop Drawings: For cabinets and countertops. Include plans, elevations, details, and attachments to other work. Show materials, finishes, filler panels, hardware, edge and backsplash profiles, cutouts for plumbing fixtures, and methods of joining countertops.
- C. Samples for Initial Selection: Manufacturer's color samples consisting of units or sections of units showing the full range of colors, textures, and patterns available for each type of material exposed to view.
- D. Samples for Verification: For the following materials; in sets showing the full range of color, texture, and pattern variations expected:
 - 1. Wood-veneered panels or solid wood samples for cabinets
 - 2. Quartz Samples for countertops
 - 3. One unit of each type of exposed hardware.
- E. Product Certificates: Signed by manufacturers of casework certifying that products furnished comply with requirements.
- F. Per Iowa Finance Authority (IFA) 2025 QAP – cabinetry and woodwork shall meet ANSI/AWI standards for Custom Grade Cabinetry and have the KCMMA A161.1 Quality Certification Seal.

1.5 QUALITY ASSURANCE

- A. Source Limitations for Cabinets: Obtain cabinets through one source from a single manufacturer.
- B. Product Designations: Drawings indicate size, configurations, and finish material of casework by referencing designated manufacturer's catalog numbers. Other manufacturers' casework of similar sizes, similar door and drawer configurations, same finish material, and complying with the Specifications may be considered. Refer to Division 1 Section "Substitutions."

- C. Quality Standards: Unless otherwise indicated, comply with the following standards:
1. Cabinets: KCMA A161.1.
 - a. KCMA Certification: Provide cabinets with KCMA's "Certified Cabinet" seal affixed in a semi exposed location of each unit and showing compliance with the above standard.
 2. Plastic-Laminate Countertops: KCMA A161.2.
- 1.6 PROJECT CONDITIONS
- A. Environmental Limitations: Do not deliver or install kitchen casework until building is enclosed, wet-work is complete, and HVAC system is operating and will maintain temperature and relative humidity at occupancy levels during the remainder of the construction period.
 - B. Established Dimensions: Where kitchen casework is indicated to fit to other construction, establish dimensions for areas where casework is to fit. Coordinate construction to ensure that actual dimensions correspond to established dimensions. Provide fillers and scribes to allow for trimming and fitting.
 - C. Field Measurements: Where kitchen casework is indicated to fit to existing construction, verify dimensions of existing construction by field measurements before fabrication and indicate measurements on Shop Drawings. Provide fillers and scribes if necessary.
 - D. Field Measurements for Countertops: Verify dimensions of countertops by field measurements after base cabinets are installed but before countertop fabrication is complete. Coordinate fabrication schedule with construction progress to avoid delaying the Work.
- 1.7 COORDINATION
- A. Coordinate layout and installation of blocking and reinforcement in partitions for support of kitchen casework.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
- B. Manufacturers & Products: Subject to compliance with requirements, provide products by one of the following:

1. Cabinets:

- a. Apartment Kitchens & Bathrooms:

1) Preferred Cabinet Solutions – Napa Series, Shaker Finish: Shadow

- b. Community Room Kitchenette:

1) Preferred Cabinet Solutions – Dakota Series – Slab Finish: Mocha Maple

2. Plastic Laminate for Countertop/vanity supports:

- a. Public Restrooms 109 & 111:

1) Formica – 909 Black

3. Quartz Countertops:

- a. Apartment Kitchens & Bathrooms, Public Restrooms 109 & 111:

1) MSI Quartz – Alabaster White

- b. Community Room Kitchenette:

1) Daltile – ONE Quartz – Marble Look, Color: Broadway Black

2.2 COLORS, TEXTURES, AND PATTERNS

- A. Colors, Textures, and Patterns: As listed, or selected by Architect from manufacturer's full range for these characteristics.
- B. **Color, Style and wood, as selected by Part 2 above.**

2.3 CABINET MATERIALS

- A. Exposed Materials: Comply with the following:
 4. Exposed Wood Species: As follows. Do not use two adjacent exposed faces that are noticeably dissimilar in color, grain, figure, or natural character markings.
 - a. **Color, Style and wood, as selected by Part 2 above.**
 5. Solid Wood: Clear hardwood lumber of species indicated, free of defects, selected for compatible grain and color, and kiln dried to 7 percent moisture content.

6. Plywood: Hardwood plywood complying with HPVA HP-1 with face veneer of species indicated, selected for compatible color and grain with Grade A faces and Grade C backs of same species as faces.
 - a. Edge band exposed edges with minimum **1/8-inch- (3-mm-)** thick, solid-wood edging of same species as face veneer.
 - B. Semi exposed Materials: Unless otherwise indicated, provide the following:
 1. Plywood: Hardwood plywood complying with HPVA HP-1 with Grade C faces stained to be compatible with exposed surfaces and Grade 3 backs of same species as faces.
 2. Thermoset Decorative Panels: Medium-density particleboard complying with ANSI A208.1, Grade M-2; with surface of thermally fused, melamine-impregnated decorative paper complying with LMA SAT-1.
 - a. Provide thermoset decorative overlay on both sides of shelves, dividers, drawer bodies, and other components with two semiexposed surfaces.
 - b. Provide PVC or polyester edge banding complying with LMA EDG-1 on components with semiexposed edges.
 3. Vinyl-Faced Particleboard: Medium-density particleboard complying with ANSI A208.1, Grade M-2 with an embossed, wood-grain-patterned vinyl film adhesively bonded to particleboard.
 - a. Provide vinyl film on both sides of shelves, dividers, drawer bodies, and other components with two semi exposed surfaces and on semi exposed edges.
 - C. Concealed Materials: Comply with the following:
 1. Particleboard: ANSI A208.1, Grade M-2.
 3. Medium-Density Fiberboard: ANSI A208.2.
 4. Hardboard: AHA A135.4, Class 1 Tempered.
- 2.4 COUNTERTOP MATERIALS
- A. Plastic Laminate: High-pressure decorative laminate complying with NEMA LD 3.
 1. Grade: HGS.
 2. Grade: HGP.
 3. Provide through-color plastic laminate.
 4. Grade for Backer Sheet: BKL.
 - B. Particleboard: ANSI A208.1, Grade M-2.
 - C. Plywood: Exterior softwood plywood complying with PS 1, Grade C-C Plugged, touch sanded.
 - D. Solid Wood Edges and Trim: Clear hardwood lumber of species indicated, free of defects, selected for compatible grain and color, and kiln dried.
- 2.5 CASEWORK HARDWARE
- A. General: Manufacturer's standard units complying with BHMA A156.9, of type, material, size, and finish as selected from manufacturer's standard choices.
 - B. Hinges: **Concealed, self-closing hinges.**
 - C. Drawer Guides: 100 lb. rated epoxy-coated-metal, self-closing drawer guides; designed to prevent rebound when drawers are closed; with nylon-tired, ball-bearing rollers; and complying with BHMA A156.9, Type B05091.
 - D. Cabinet Pulls:
 1. Apartment Units: **Amerock, Metro 5-1/16" pull CC, Finish = Satin Nickel.** Or approved equal.
 2. Community Room Kitchenette: **Amerock, Metro 8-13/16 pull CC, Finish = matte black.** Or approved equal.
- 2.6 CABINET CONSTRUCTION
- A. Face Style: Reveal overlay; door and drawer faces partially cover cabinet body or face frames.
 - B. Face Frames: 3/4-inch solid wood with glued mortise and tenon or doweled joints.
 - C. Door and Drawer Fronts: 2 inch wide by 3/4 inch thick perimeter assembled around a 1/4 inch veneer panel.
 - D. Cabinet Ends: 1/2 inch industrial-grade particle board fastened to face frame with tongue-and-groove. Exposed end panels are finished with wood veneer to match face frame finish.
 - E. Cabinet Tops and Bottoms: Wall cabinets constructed of 1/4 inch hardboard dadoed into end panels and interlocked into hanging rails for strength. Base bottoms constructed similarly of 1/2 inch industrial-grade particle board.
 - F. Hanging Rails: 3/4 inch by 2-1/2 inch hardwood on upper cabinets. 3/4 inch by 1 inch hardwood on base cabinets.
 - G. Drawers: 7/16 inch industrial-grade particle board using full box construction with 1/8 inch hardboard bottoms. Drawer fronts constructed to match cabinet door material and style.

- H. Shelves: 1/2 inch industrial-grade particle board. Wall shelving adjustable up to 24" wide. Base cabinets feature 11 inch deep half-shelf.
 - I. Toe Kick: 1/2 inch industrial-grade particle board fastened between end panels.
 - J. Joinery: Rabbet backs flush into end panels and secure with concealed mechanical fasteners. Connect tops and bottoms of wall cabinets and bottoms and stretchers of base cabinets to ends and dividers with mechanical fasteners. Rabbet tops, bottoms, and backs into end panels.

 - K. Factory Finishing: To greatest extent possible, finish casework at factory. Defer only final touchup until after installation.
- 2.7 PLASTIC-LAMINATE COUNTERTOPS
- A. Configuration: Provide countertops with the following front, cove (intersection of top with backsplash), backsplash, and end-splash style:
 - 1. Front: Rolled.
 - 2. Cove: Cove molding (one-piece postformed laminate supported at junction of top and backsplash by wood cove molding).
 - 3. Backsplash: Curved or waterfall shape with scribe.
 - B. Plastic-Laminate Substrate: Particleboard not less than 3/4 inch (19 mm) thick.
 - 1. For countertops at sinks and lavatories, use phenolic-resin particleboard or exterior-grade plywood.
 - 2. Build up countertop thickness to 1-1/2 inches (38 mm) at front, back, and ends with additional layers of particleboard laminated to top.
 - C. Backer Sheet: Provide plastic-laminate backer sheet on underside of countertop substrate.
 - D. Paper Backing: Provide paper backing on underside of countertop substrate.

PART 3 - EXECUTION

- 3.1 INSTALLATION
- A. Install casework with no variations in flushness of adjoining surfaces; use concealed shims. Where casework abuts other finished work, scribe and cut for accurate fit. Provide filler strips, scribe strips, and moldings in finish to match casework face.
 - B. Install casework without distortion so doors and drawers fit openings and are aligned. Complete installation of hardware and accessories as indicated.
 - C. Install casework and countertop level and plumb to a tolerance of 1/8 inch in 8 feet (3 mm in 2.4 m).
 - D. Fasten cabinets to adjacent units and to backing.
 - 1. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches (600 mm) o.c. with No. 10 wafer-head screws sized for 1-inch (25-mm) penetration into wood framing, blocking, or hanging strips.
 - 2. Fasten wall cabinets through back, near top and bottom, at ends and not less than 24 inches (600 mm) o.c., with toggle bolts through metal backing behind gypsum board.
 - E. Fasten plastic-laminate countertops by screwing through corner blocks of base units into underside of countertop. Form seams using splines to align adjacent surfaces, and secure with glue and concealed clamping devices designed for this purpose.
 - F. Fasten solid-surfacing-material countertops by screwing through corner blocks of base units into underside of countertop. Align adjacent surfaces, and form seams to comply with manufacturer's written instructions using adhesive in color to match countertop. Carefully dress joints smooth, remove surface scratches, and clean entire surface.
- 3.2 ADJUSTING AND CLEANING
- A. Adjust casework and hardware so doors and drawers are centered in openings and operate smoothly without warp or bind. Lubricate operating hardware as recommended by manufacturer.
 - B. Clean casework on exposed and semi-exposed surfaces. Touch up factory-applied finishes to restore damaged or soiled areas.

END OF SECTION 123560