



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

Table with project details: PROJECT: Landmark on Cypress, OWNER: OPG Cypress Partners, LLC, CONTRACTOR: MCP Group, Report No. Four (4), Date June 19, 2026, Architect's Proj No. 25-3483, 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:

Interior Paint Schedule:

PT 1 - Sherwin Williams SW 7042 Shoji White

- All walls & trim/molding except where otherwise noted below
All Ceilings except where noted otherwise below

PT 2 - Sherwin Williams SW 7036 Accessible Beige

- All trim/molding in corridors: 111, 112, 116, 124, 209, 307, 310, 311, 407, 410, 411, 507, 510, 511, 607, 610, 611, 707, 710, 711
All trim/molding and doors within the apartment units
All doors except where noted otherwise below

PT 3 - Sherwin Williams SW 6054 Canyon Clay

- 1x8 Trim Boards and 1x8 Base board on south wall in (Lobby 107)
Ceiling in Lobby #210 (See attached ceiling plan for location)

PT 4 - Sherwin Williams SW 6258 Tricorn Black

- All Apartment Entry Doors & Entry Door trim molding/surround.
G.B. Infill at existing elevator door opening (Lobby 107)
Door 103 into Lobby 107
Doors 122 & 127 into Community Room 117
Door 209 into Learning Center 207
Low Beams located in Hall 211, Hall 213, Unit 203 & Unit 204 (see attached ceiling plan for locations)
All handrails, guardrails and components

PR 5 - Sherwin Williams SW 0010 Wickerwork

- G.B. walls & ceiling - Toilets 113 & 114

Paint Finishes:

Walls - Eggshell/Matte
Ceiling - Flat
Trim/Molding/Doors - Satin Enamel

Attachments:

- 1. Sheet A7.2 - 2nd Floor Ceiling Plan with accent ceiling color locations

Issued by:

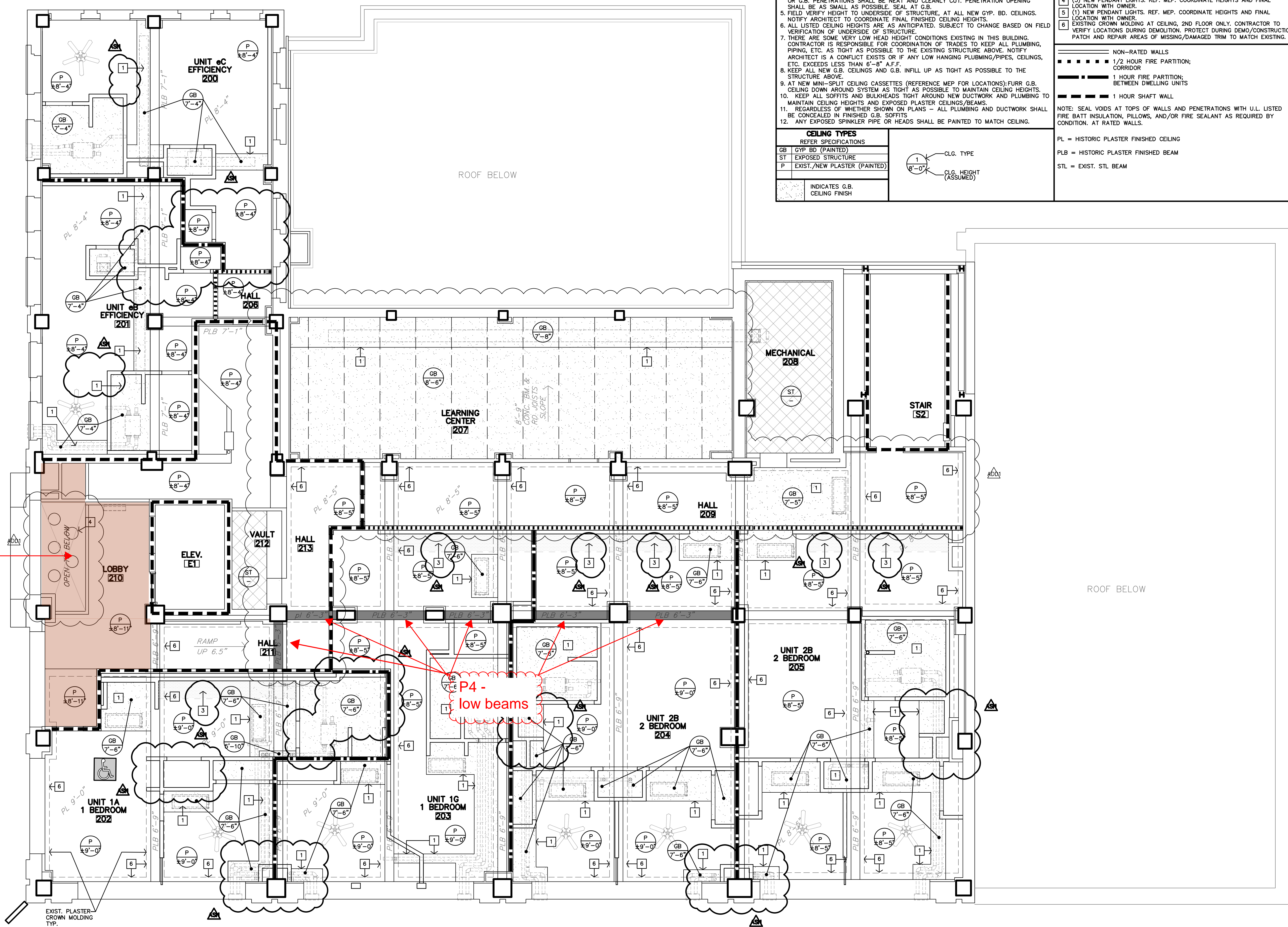
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Copies to:

MCP Group - Eric Hubener, Will Allen, Brady Mulroy, Jayna Sanchez, Jeff Noorda, Tanner Jones
OPG - Dan Maximuk, Amanda Klaus, April Engstrom, Caroline Hurst
JGR - Maggie Gillam, BJ Prichard, Ryan Lies, Brent Engellant, Michael Boerst

**HISTORIC PRES. NOTES**

- CEILING**
1. IF ANY HISTORIC FINISHES ARE UNCOVERED THROUGH THE COURSE OF INVESTIGATIVE DEMOLITION, THESE SHOULD BE PROTECTED TO THE GREATEST DEGREE POSSIBLE DURING THE INVESTIGATIVE DEMOLITION PROCESS.
  2. PLASTER CEILINGS AND PLASTER ARCHITECTURAL MOLDINGS AT THE BEAMS ON THE SECOND FLOOR SHOULD BE PROTECTED DURING DEMOLITION AND CONSTRUCTION.
  3. MAJORITY OF THE CEILINGS ARE EXISTING PLASTER, WITH PLASTER-COATED BEAMS. THESE ARE TO REMAIN AND BE PROTECTED DURING DEMOLITION AND CONSTRUCTION. PATCH AND REPAIR AS NEEDED TO MATCH EXISTING TEXTURE.
  4. IF ANY HISTORIC FINISHES NOT PREVIOUSLY NOTED ARE UNCOVERED, CONTACT THE ARCHITECT.



**CEILING NOTES**

- GENERAL NOTES**
1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
  2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
  3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
  4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
  5. FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE, AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.
  6. ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED. SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF UNDERSIDE OF STRUCTURE.
  7. THERE ARE SOME VERY LOW HEAD HEIGHT CONDITIONS EXISTING IN THIS BUILDING. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF TRADES TO KEEP ALL PLUMBING, PIPING, ETC. AS TIGHT AS POSSIBLE TO THE EXISTING STRUCTURE ABOVE. NOTIFY ARCHITECT IS A CONFLICT EXISTS OR IF ANY LOW HANGING PLUMBING/PIPES, CEILINGS, ETC. EXCEEDS LESS THAN 6'-8" A.F.F.
  8. KEEP ALL NEW G.B. CEILINGS AND G.B. INFILL UP AS TIGHT AS POSSIBLE TO THE STRUCTURE ABOVE.
  9. AT NEW MINI-SPLIT CEILING CASSETTES (REFERENCE MEP FOR LOCATIONS): FURR G.B. CEILING DOWN AROUND SYSTEM AS TIGHT AS POSSIBLE TO MAINTAIN CEILING HEIGHTS.
  10. KEEP ALL SOFFITS AND BULKHEADS TIGHT AROUND NEW DUCTWORK AND PLUMBING TO MAINTAIN CEILING HEIGHTS AND EXPOSED PLASTER CEILINGS/BEAMS.
  11. REGARDLESS OF WHETHER SHOWN ON PLANS - ALL PLUMBING AND DUCTWORK SHALL BE CONCEALED IN FINISHED G.B. SOFFITS.
  12. ANY EXPOSED SPINKLER PIPE OR HEADS SHALL BE PAINTED TO MATCH CEILING.
- | CEILING TYPES        |                              |
|----------------------|------------------------------|
| REFER SPECIFICATIONS |                              |
| GB                   | GYP BD (PAINTED)             |
| ST                   | EXPOSED STRUCTURE            |
| P                    | EXIST./NEW PLASTER (PAINTED) |
- INDICATES G.B. CEILING FINISH
- CLG. TYPE  
CLG. HEIGHT (ASSUMED)

- SPECIFIC NOTES**
1. CONSTRUCT G.B. SOFFIT AROUND NEW DUCTWORK/MEP EQUIPMENT. FIT AS TIGHT AS POSSIBLE TO NEW DUCTWORK. KEEP UP AS TIGHT TO THE CEILING AS POSSIBLE.
  2. CONSTRUCT G.B. SOFFIT AROUND EXISTING STL. BEAM. FIT AS TIGHT AS POSSIBLE.
  3. NOTE NOT USED
  4. (5) NEW PENDANT LIGHTS. REF. MEP. COORDINATE HEIGHTS AND FINAL LOCATION WITH OWNER.
  5. (1) NEW PENDANT LIGHTS. REF. MEP. COORDINATE HEIGHTS AND FINAL LOCATION WITH OWNER.
  6. EXISTING CROWN MOLDING AT CEILING, 2ND FLOOR ONLY. CONTRACTOR TO VERIFY LOCATIONS DURING DEMOLITION. PROTECT DURING DEMO/CONSTRUCTION. PATCH AND REPAIR AREAS OF MISSING/DAMAGED TRIM TO MATCH EXISTING.
- NON-RATED WALLS  
1/2 HOUR FIRE PARTITION: CORRIDOR  
1 HOUR FIRE PARTITION: BETWEEN DWELLING UNITS  
1 HOUR SHAFT WALL
- NOTE: SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.
- PL = HISTORIC PLASTER FINISHED CEILING  
PLB = HISTORIC PLASTER FINISHED BEAM  
STL = EXIST. STL BEAM

**SECOND FLOOR REFLECTED CEILING PLAN**

3/16"=1'-0"

**LANDMARK ON CYPRESS**  
HISTORIC REHABILITATION - APARTMENTS  
ABILENE, TEXAS



REVISION:  
11-17-2025  
1-23-2026

DATE: 10-24-2025  
JOB: 24-3483  
SHEET NO.:

**A7.2**  
ASI #1 - SHEET ADDED

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