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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.	Eight (8)
OWNER:	OPG Veterans Park Partners, LLC Dan Maximuk 250 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	Jan. 27, 2026
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:

- 1) Passive Wind-driven rain louvers/air intake vents have been added in the attic space at the exterior walls of the building.
 - a.) Sheet A3.1 – air intake vents locations have been added to the exterior elevations
 - b.) Sheet A5.1
 1. Note 17 has been added to the General Notes
 2. Notes 8, 9 & 10 have been added to the Legend
 3. Symbols for the Gravity Ventilators and Wind-Driven Rain Louvers have been added to the Legend.
 4. Attic Ventilation calculations have been reworked.
 5. Roof plan has been revised – Wind-driven rain louvers were added and gravity ventilators were reconfigured.
 - c.) Supplementary Sheet A
 1. Added revised detail E-A4.6 to show location and installation of wind-driven rain louvers.

Attachments:

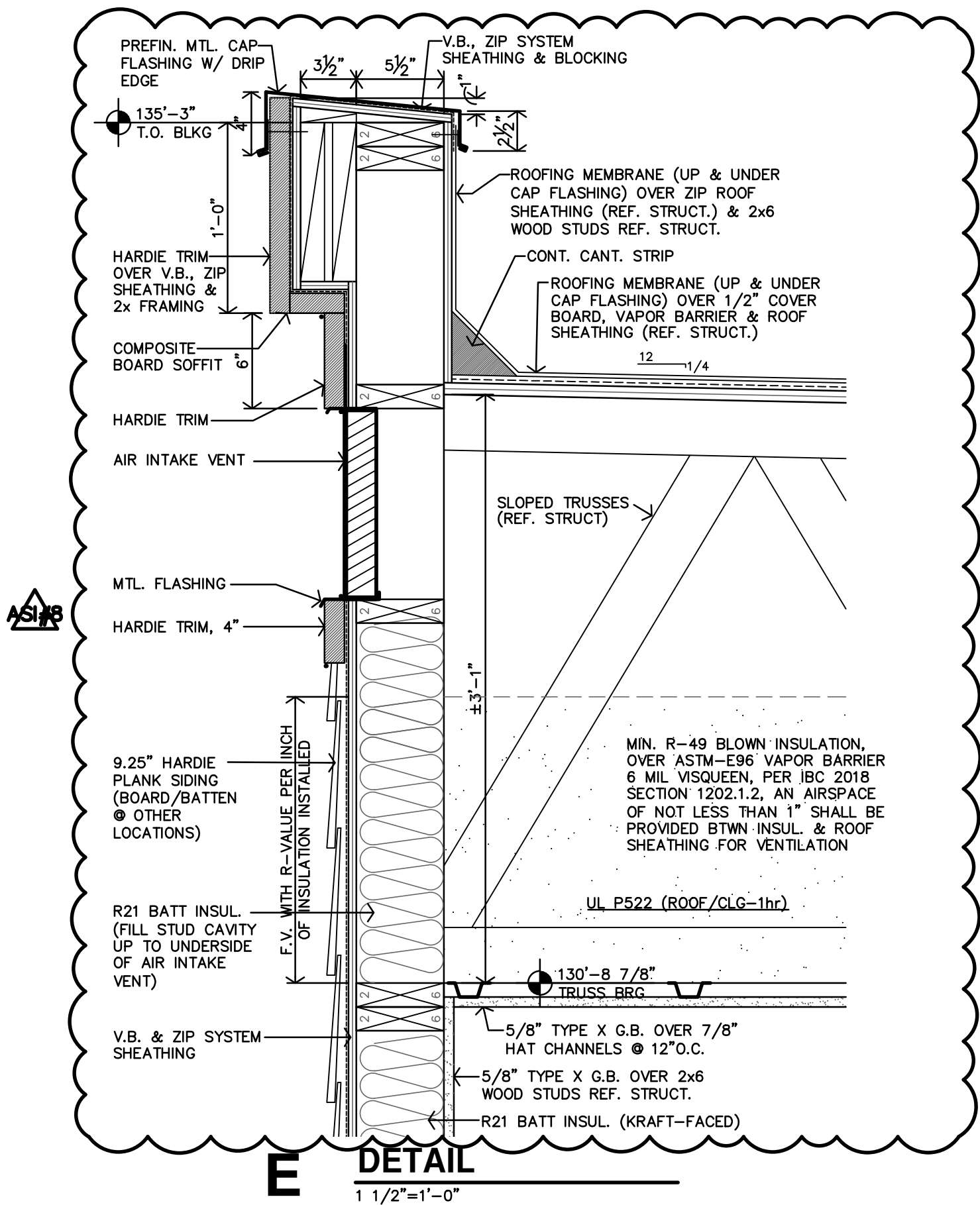
1. Revised Architectural Sheets A3.1 and A5.1
2. Supplementary Sheet A

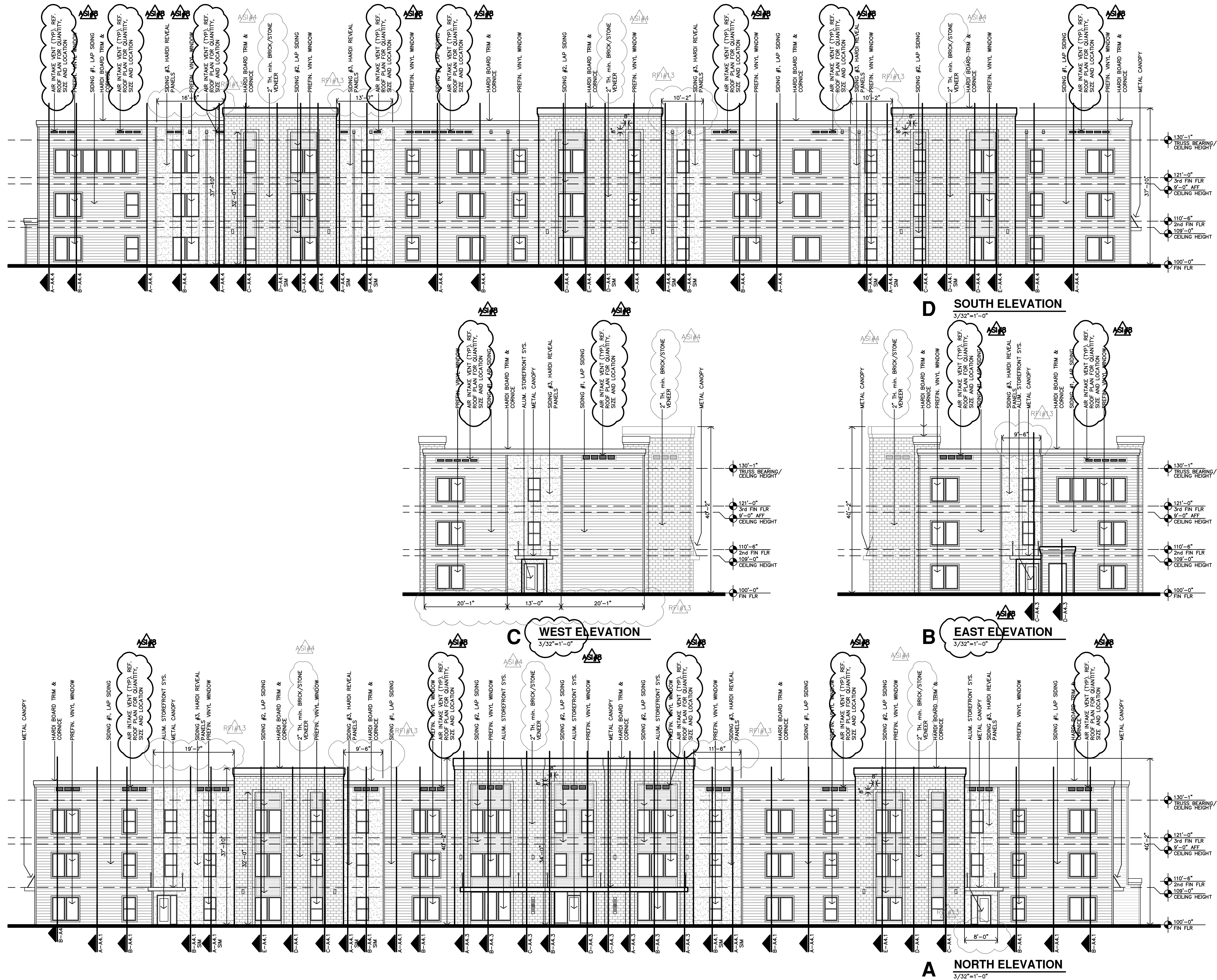
Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Manager 785-827-0386

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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





THE RESIDENCE AT VETERANS PARK
NEW SENIOR LIVING FACILITY

IOWA

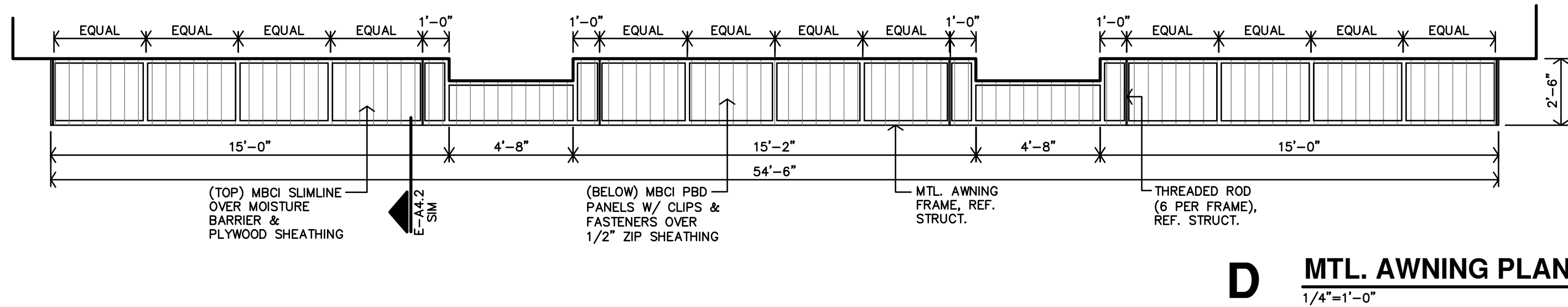


REVISION:	
ASI#4	6-25-2025
RF#13	1-21-2026
ASI#8	1-27-2026
DATE:	1-31-2025
JOB:	24-3400
SHEET NO.:	

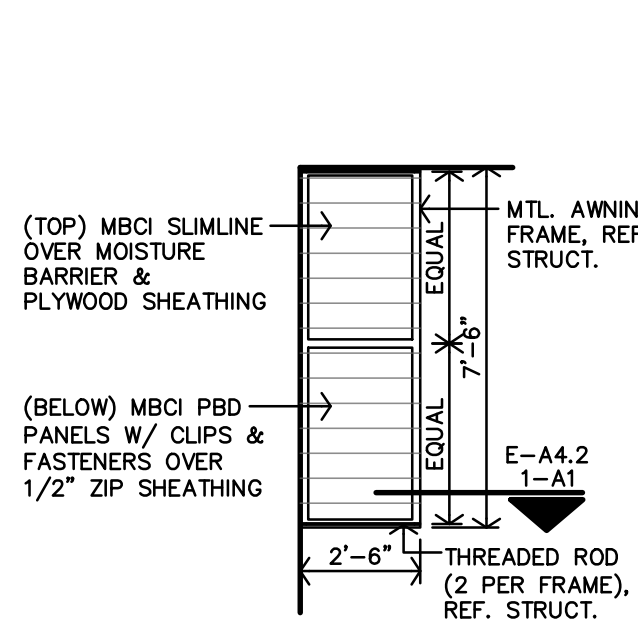
A3.1

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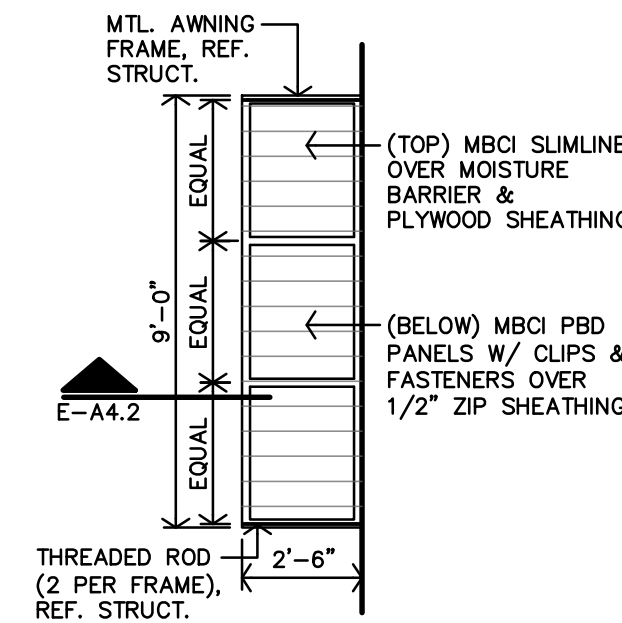




C MTL. AWNING PLAN
1/4"=1'-0"



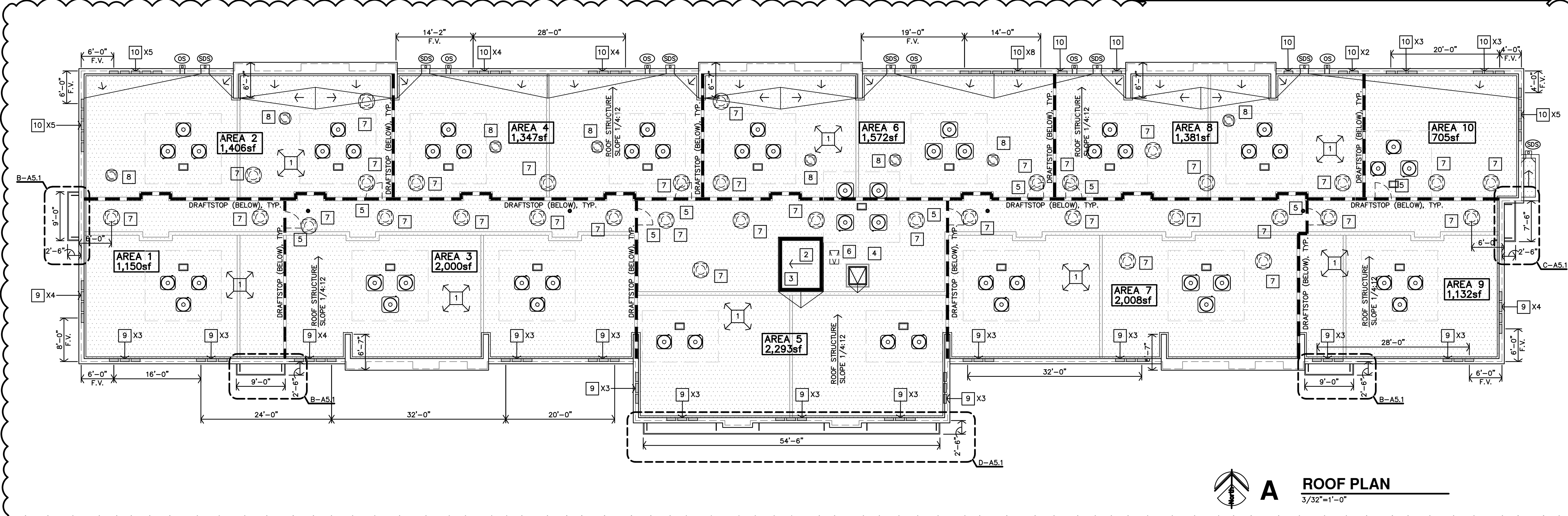
D MTL. AWNING PLAN
1/4"=1'-0"



B MTL. AWNING PLAN
1/4"=1'-0"

LEGEND	
1	INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, (TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE, REFERENCE ROOF PLAN), ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR FULL COVERAGE WARRANTY.
2	2-HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT BELOW)
3	ELEVATOR SHAFT: INSTALL 60-MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS RIGID INSUL (6"min, R-28, ROOF SHEATHING & RAFTERS (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20-YEAR FULL COVERAGE WARRANTY.
4	LOCATION OF ROOF HATCH & SAFETY RAIL PER SPEC
5	INSTALL DRAFTSTOP DOOR(S) PER IBC 2018, SECTION 718.4.1.1. REFERENCE DETAIL D-A4.5
6	INSTALL ATTIC ACCESS PER IBC 2018, SECTION 1209.2. REFERENCE DETAIL E-A4.5
7	INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GRS-18-QD, (MUST HAVE 1.45 SF OF NFA OR GREATER).
8	INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GRS-16-QD, (MUST HAVE 1.45 SF OF NFA OR GREATER).
9	INSTALL WIND-DRIVEN RAIN LOUVER (PASSIVE AIR INTAKE), SIM. TO GREENHECK EHH-201. SIZE 12"x20" (APPROX. 0.42 NFA EACH).
10	INSTALL WIND-DRIVEN RAIN LOUVER (PASSIVE AIR INTAKE), SIM. TO GREENHECK EHH-201. SIZE 6"x20" (APPROX. 0.10 NFA EACH).
SDS	INDICATES LOCATION OF A PREFIN. THRU-WALL SCUPPER & BOX W/ 4"x4" DOWNSPOUT. DOWNSPOUTS TO BE ROUTED UNDERGROUND TO NEARBY STORM DRAIN. REFERENCE CIVIL DWGS.
OS	INDICATES LOCATION OF A PREFIN. THRU-WALL OVERFLOW SCUPPER & BOX W/ LAMBS TONGUE. TO BE LOCATED MIN. 5' FROM SCUPPERS W/ DOWNSPOUTS.
(Circle with dot)	INDICATES GREENHECK GRAVITY VENTILATOR
(Square with dot)	INDICATES GREENHECK WIND-DRIVEN RAIN LOUVER

ROOF GENERAL NOTES	
1.	CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2.	MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.
3.	MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
4.	REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5.	PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
6.	CONTRACTOR SHALL TE-IN AND COORDINATE WITH UNDERGROUND ROOF COLLECTOR, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
7.	INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
8.	CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
9.	ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL".
10.	CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
11.	PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS.
12.	CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
13.	BUILDING EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE IN ACCORDANCE W/ 2018 IBC SECTION 903.3.1.1. PROTECTION NOT REQUIRED IN ATTIC SPACE PER IBC SECTION 903.3.1.2.3
14.	MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.
15.	REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS
16.	AT LOWER ROOF - INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2018, SECTION 1203.2
17.	INSTALL ATTIC ACCESS PER DETAIL E-A4.5. LOCATE PER ROOF PLAN
18.	AT UPPER ROOF - INSTALL DRAFTSTOPS PER IBC 2018, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2, & 718.4.2). DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS. PER IBC 2018 SECTION 718.4.2, EXCEPTION 3: DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000sf OR (2) DWELLING UNITS.
19.	CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
20.	ROOFING INSTALLATION DETAILS INDICATED ON THIS SHEET ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY MCA'S "THE ROOFING & WATERPROOFING MANUAL" "STEEL SLOPE ROOF SYSTEMS"
21.	AT WIND-DRIVEN RAIN LOUVERS, INSTALL IN-BETWEEN THE TRUSSES, AT THE TOP PORTION OF THE TRUSS SPACE IN ORDER TO AVOID CONFLICT WITH THE INSULATION BELOW. INSTALL 4" HARDY TRIM BOARD AROUND EACH GROUPING OF VENTS. LOCATIONS CAN SHIFT SLIGHTLY, DEPENDING ON FIELD CONDITIONS, AS LONG AS THE REQUIRED NUMBER OF VENTS ARE RETAINED IN THE ASSOCIATED DRAFTSTOP AREA.
DRAFTSTOPPING & ATTIC VENTILATION	
DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2018 IBC SECTIONS 708.4.2 & 718.4. DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET.	
ROOF VENT 1 - GREENHECK GRAVITY VENTILATOR GRS-18-QD (1.83 SF OF NFA) ROOF VENT 2 - GREENHECK GRAVITY VENTILATOR GRS-16-QD (1.45 SF OF NFA) WALL VENT 1 - GREENHECK RAIN LOUVER EHH-201 SIZE 12"x20" (0.42 SF OF NFA) WALL VENT 2 - GREENHECK RAIN LOUVER EHH-201 SIZE 6"x20" (0.10 SF OF NFA)	
AREA 1 (1,150 SF) 1,150/150 = 7.67 (of NFA VENTILATION REQ'D) (2) ROOF VENT 1 x 1.83 = 3.66 SF (10) WALL VENT 2 x 0.10 = 4.20 SF TOTAL NFA PROVIDED = 7.86 SF	
AREA 2 (2,008 SF) 2,008/150 = 13.39 (of NFA VENTILATION REQ'D) (3) ROOF VENT 1 x 1.83 = 5.49 SF (2) ROOF VENT 2 x 1.45 = 2.90 SF (10) WALL VENT 2 x 0.10 = 4.20 SF TOTAL NFA PROVIDED = 13.59 SF	
AREA 3 (2,000 SF) 2,000/150 = 13.33 (of NFA VENTILATION REQ'D) (5) ROOF VENT 1 x 1.83 = 9.15 SF (10) WALL VENT 2 x 0.10 = 4.20 SF TOTAL NFA PROVIDED = 13.35 SF	
AREA 4 (1,347 SF) 1,347/150 = 8.98 (of NFA VENTILATION REQ'D) (3) ROOF VENT 1 x 1.83 = 5.49 SF (2) ROOF VENT 2 x 1.45 = 2.90 SF (10) WALL VENT 2 x 0.10 = 4.20 SF TOTAL NFA PROVIDED = 9.19 SF	
AREA 5 (2,293 SF) 2,293/150 = 15.29 (of NFA VENTILATION REQ'D) (5) ROOF VENT 1 x 1.83 = 9.15 SF (15) WALL VENT 2 x 0.10 = 6.30 SF TOTAL NFA PROVIDED = 15.45 SF	
AREA 6 (1,562 SF) 1,562/150 = 10.41 (of NFA VENTILATION REQ'D) (3) ROOF VENT 1 x 1.83 = 5.49 SF (3) ROOF VENT 2 x 1.45 = 4.35 SF (8) WALL VENT 2 x 0.10 = 0.80 SF TOTAL NFA PROVIDED = 10.64 SF	
AREA 7 (2,008 SF) 2,008/150 = 13.39 (of NFA VENTILATION REQ'D) (6) ROOF VENT 1 x 1.83 = 10.98 SF (6) WALL VENT 2 x 0.10 = 2.52 SF TOTAL NFA PROVIDED = 13.5 SF	
AREA 8 (1,381 SF) 1,381/150 = 9.21 (of NFA VENTILATION REQ'D) (4) ROOF VENT 1 x 1.83 = 7.32 SF (1) ROOF VENT 2 x 1.45 = 1.45 SF (5) WALL VENT 2 x 0.10 = 0.50 SF TOTAL NFA PROVIDED = 9.27 SF	
AREA 9 (1,132 SF) 1,132/150 = 7.55 (of NFA VENTILATION REQ'D) (2) ROOF VENT 1 x 1.83 = 3.66 SF (11) WALL VENT 2 x 0.10 = 1.10 SF TOTAL NFA PROVIDED = 4.76 SF	
AREA 10 (705 SF) 705/150 = 4.70 (of NFA VENTILATION REQ'D) (2) ROOF VENT 1 x 1.83 = 3.66 SF (11) WALL VENT 2 x 0.10 = 1.10 SF TOTAL NFA PROVIDED = 4.76 SF	



A ROOF PLAN
3/32"=1'-0"