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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Residence at Carter Lake New Development Carter Lake, IA	Report No.	Six (6)
OWNER:	OPG Carter Lake Partners, LLC Dan Maximuk 254 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	February 19, 2026
CONTRACTOR:	Koester Construction Company 3050 SE Enterprise Dr. Grimes, IA 50111	Architect's Proj No.	25-3489
		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:

- 1) Install wind-driven rain louvers on exterior of building to increase air flow in attic space. Wind-driven rain louvers are to be Greenheck ESD-202 or equal produce (approved by architect) and shall provide a minimum airflow (NFA) as indicated on sheet A5.1. Size and location vary. Reference revised Sheets A5.1 and A7.1.
- 2) Install vented soffit panel equal to 9 sq ft (or better) of NFA per linear foot at the underside of the overhang above the front entry. Reference A5.1 for location. Reference wall sections C-A4.6 for details and location.
- 3) Roof top gravity ventilators have been reduced in number, reference 'Drafting stopping & Attic Ventilation' for amount and roof plan for location (A5.1).
- 4) Supplemental Sheet A has been added with Details A & B showing the location of installation for the air louvers. Install air louvers per manufacturer's recommendations.
- 5) Clarification – blown-in insulation shall be installed to meet the R-value requirement of 49. Do not overfill the cavity space, to allow for air-movement and ventilation.
- 6) Versico Roof Systems – TPO and PVC T-Top & Square Top Vents are approved for a VE option to the Greenheck Roof Gravity Ventilator products. NFA must either equal 1.83 sq ft (264 sq in) NFA or the proper number of roof vents will need to be provided and installed to meet the ventilations requirements as calculated on sheet A5.1

Attachments:

1. Revised Architectural Sheets: A3.1, A4.6, A5.1 and A7.1
2. Supplemental Detail Sheet A (11x17)

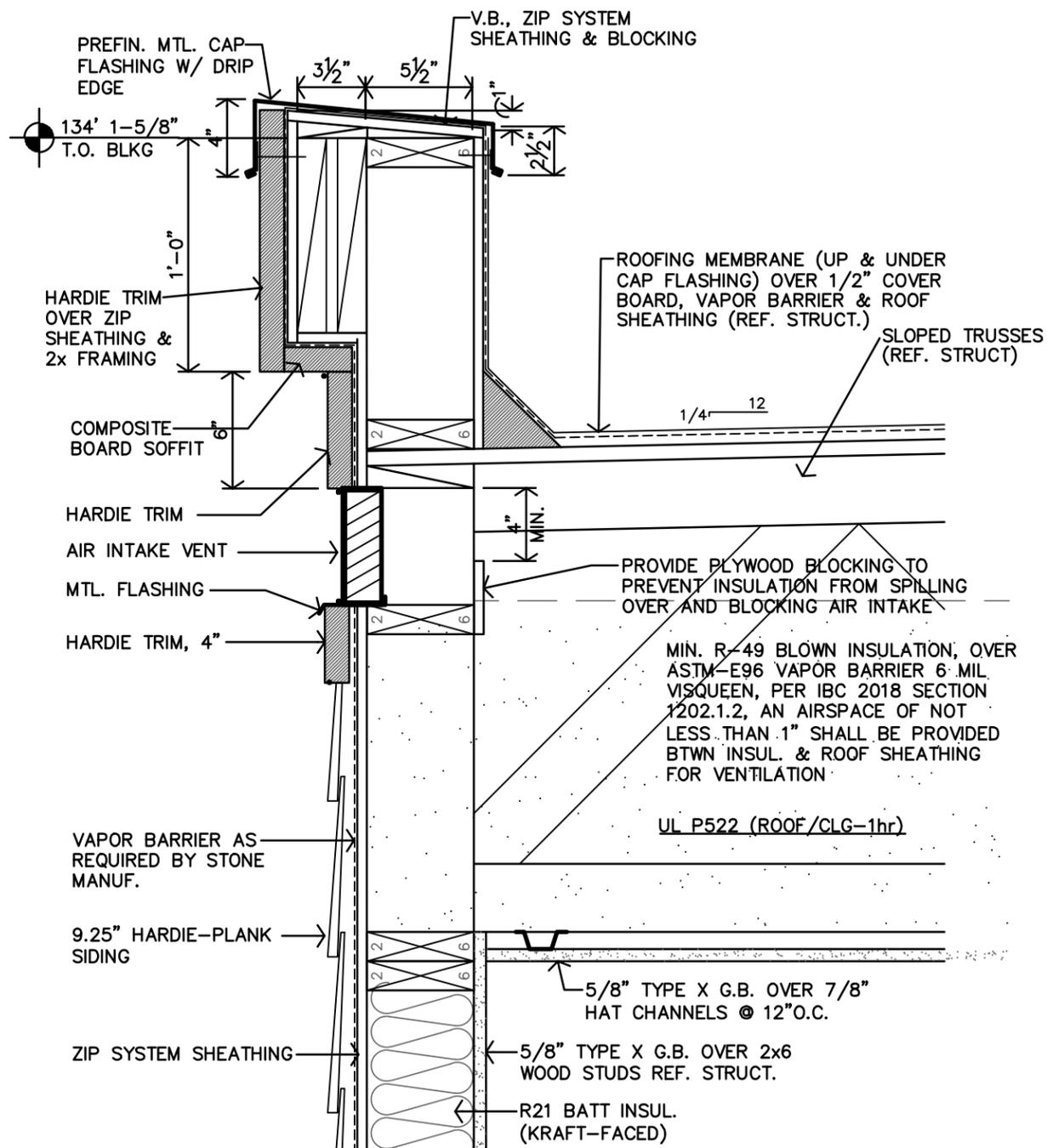
Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Manager 785-827-0386

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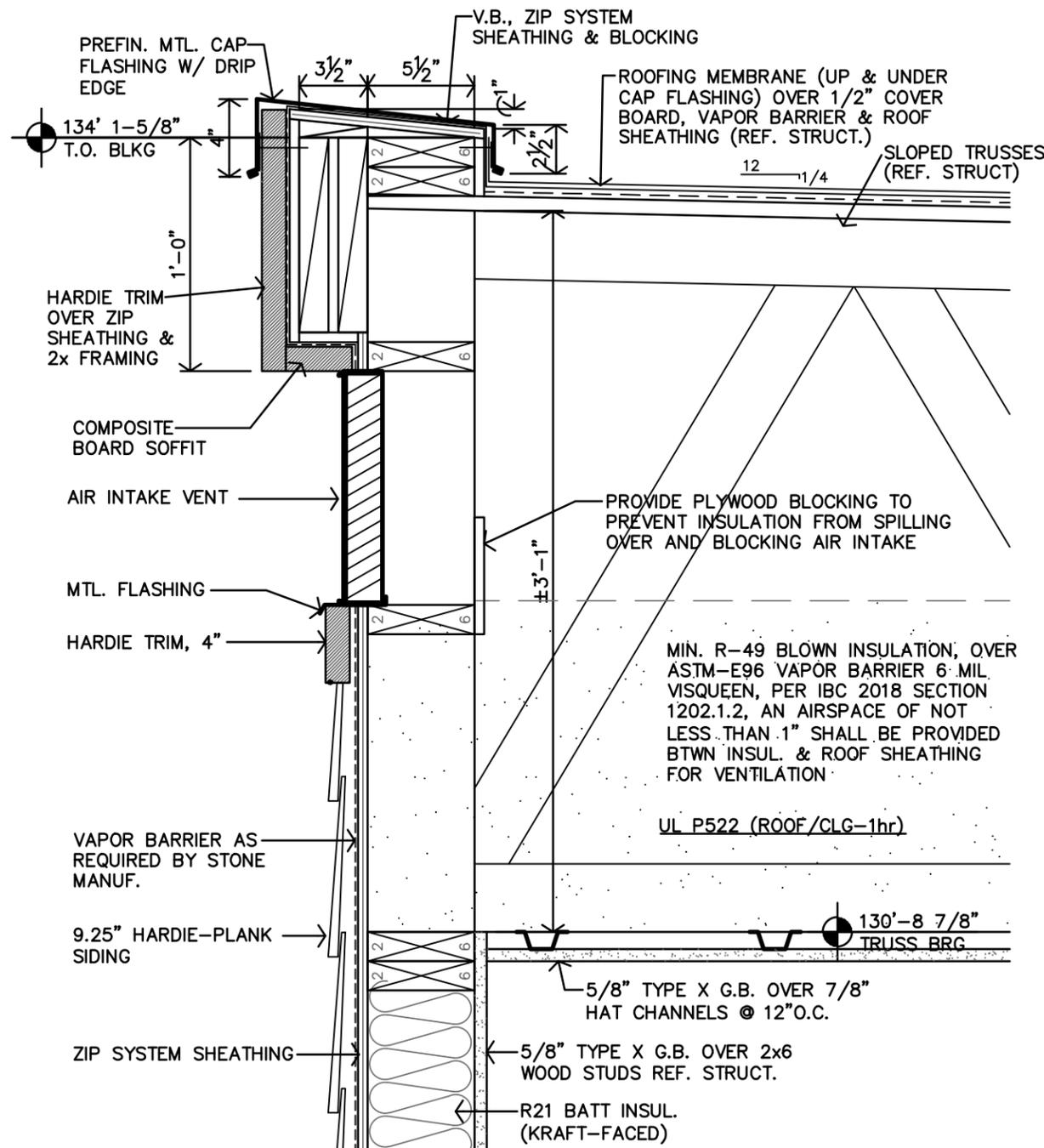
Copies to:

Koester Construction
OPG - Dan Maximuk, Austin Kack, Amanda Klaus, Katie Jardieu
LST - Ryan Lies
Structural - Isaac Cundiff, Marcus Himmelberg
Civil - Elizabeth Hunter

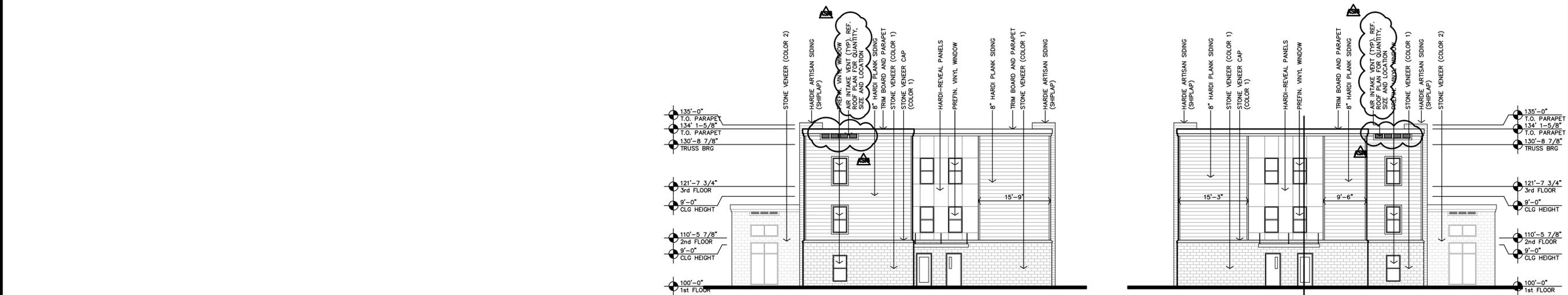
**THE RESIDENCE AT CARTER LAKE
ASI 6 - SUPPLEMENTAL DETAILS
CARTER LAKE, IOWA**



B **DETAIL**
1 1/2"=1'-0"

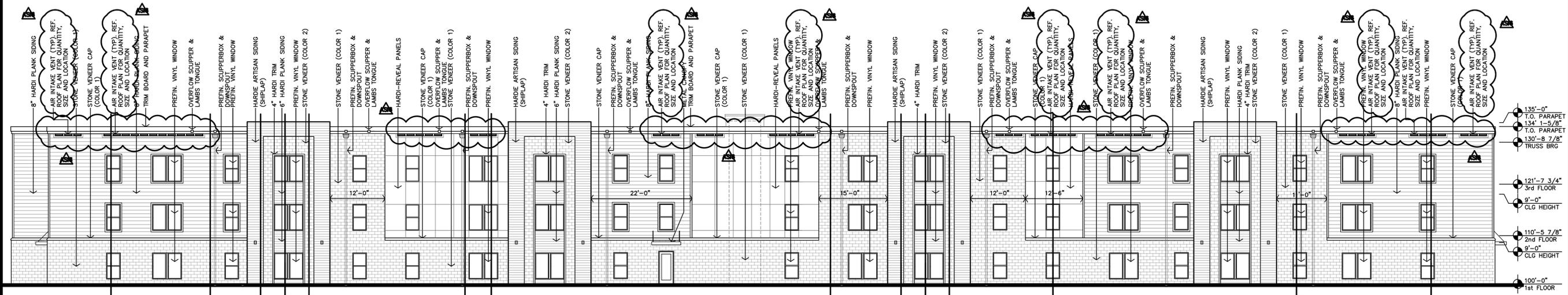


A **DETAIL**
1 1/2"=1'-0"

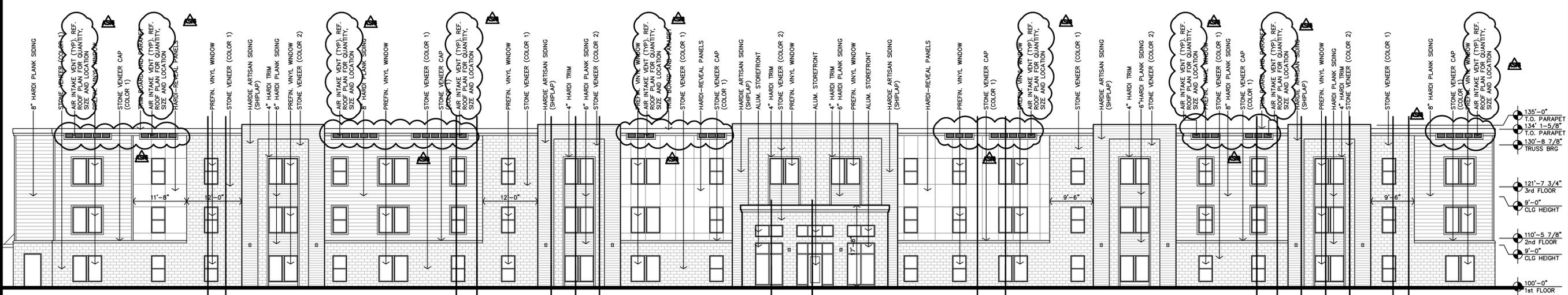


D EAST ELEVATION
3/32"=1'-0"

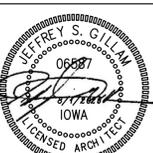
C WEST ELEVATION
3/32"=1'-0"



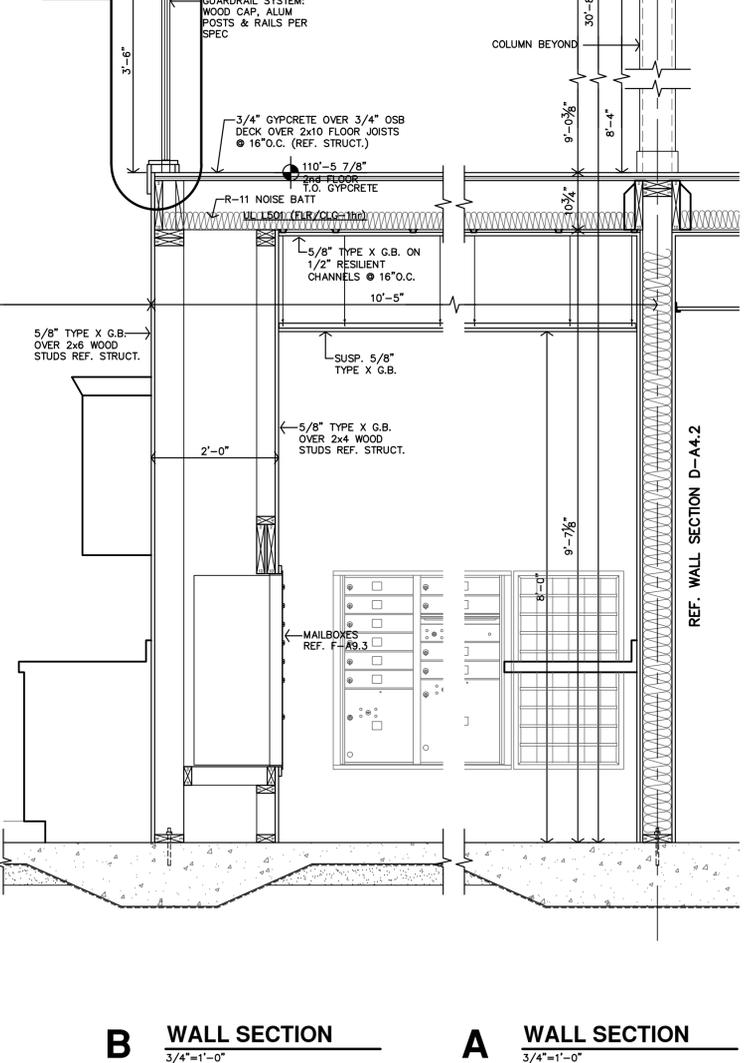
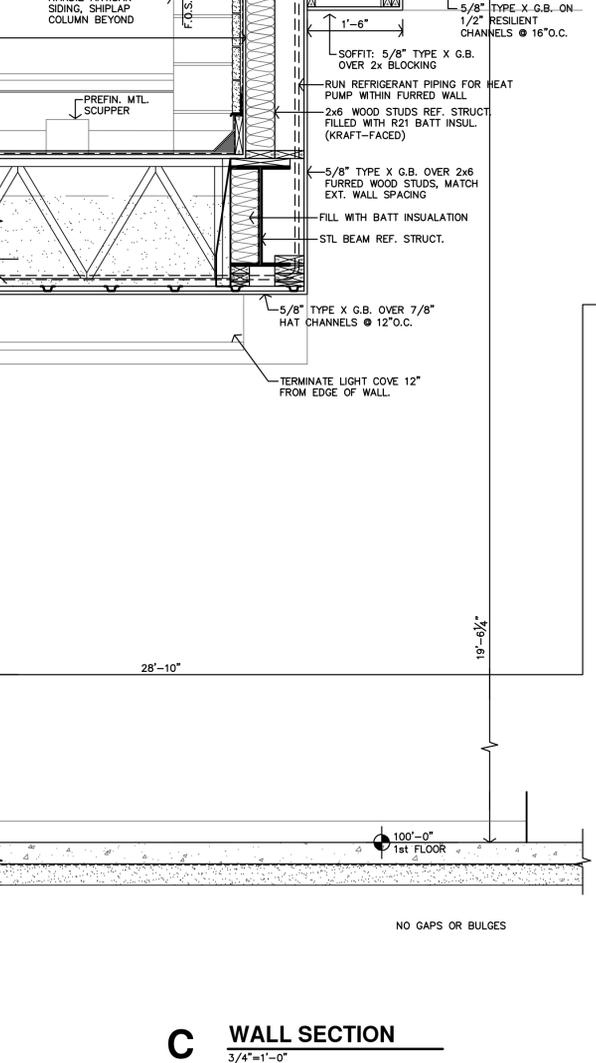
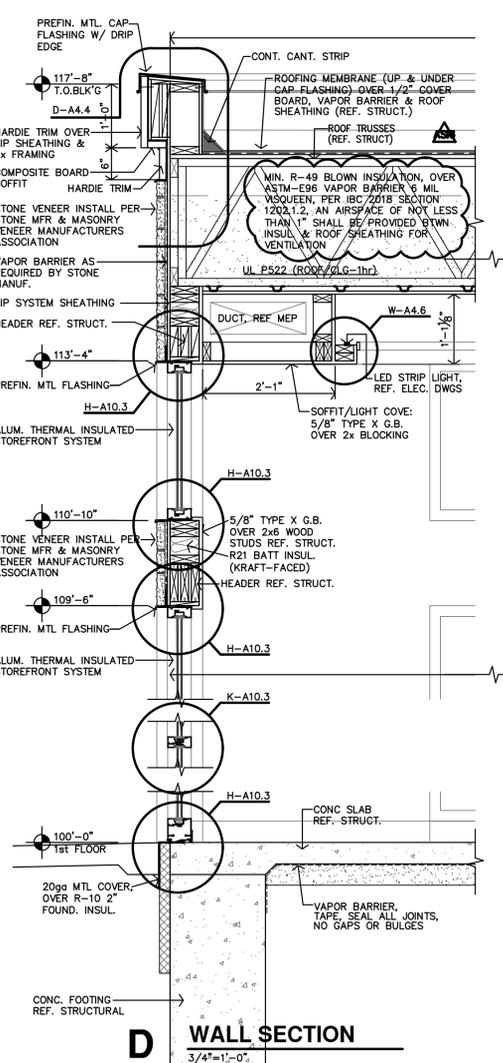
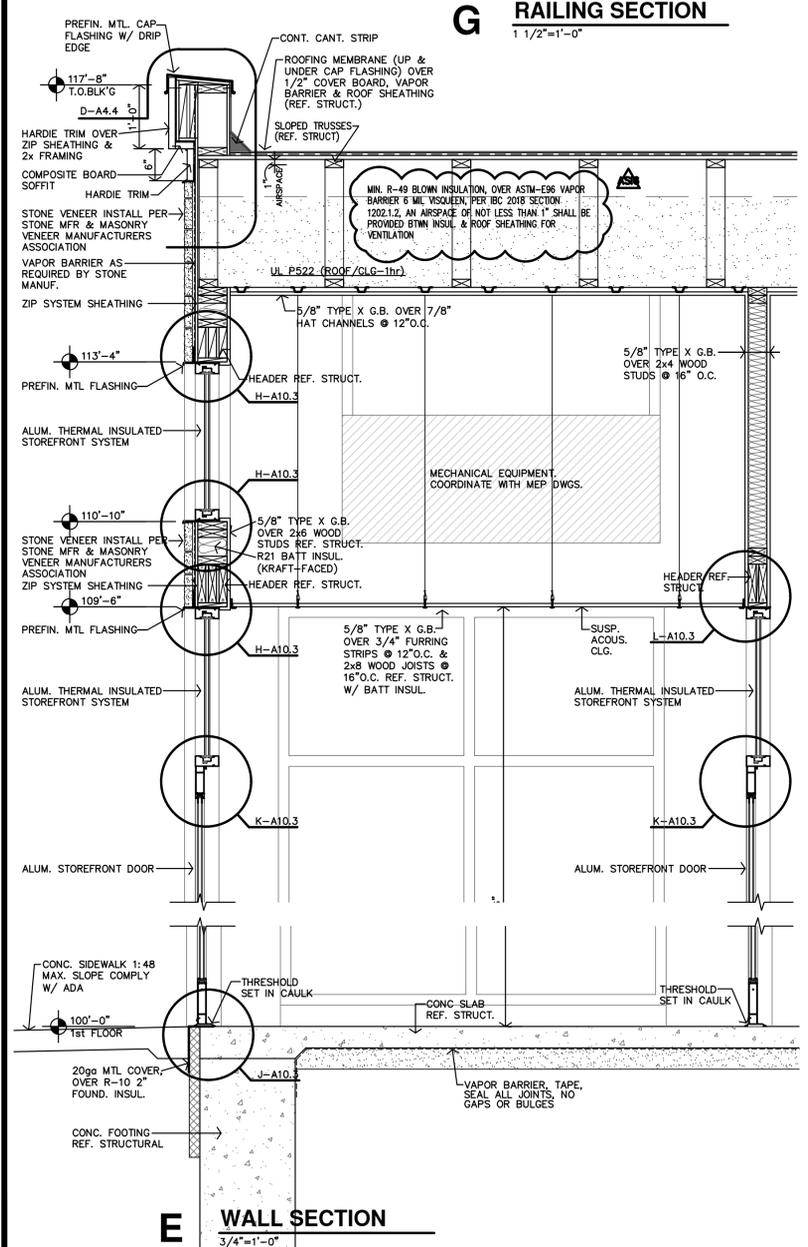
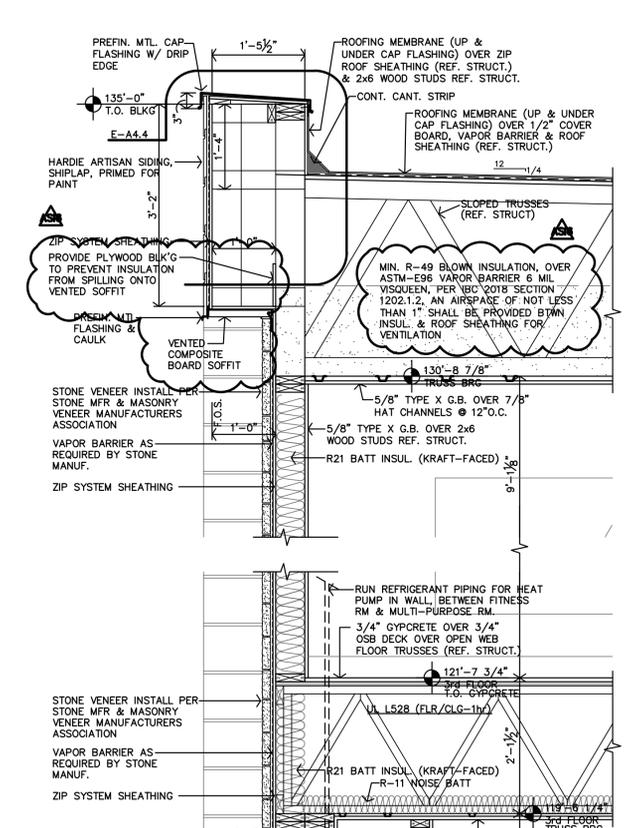
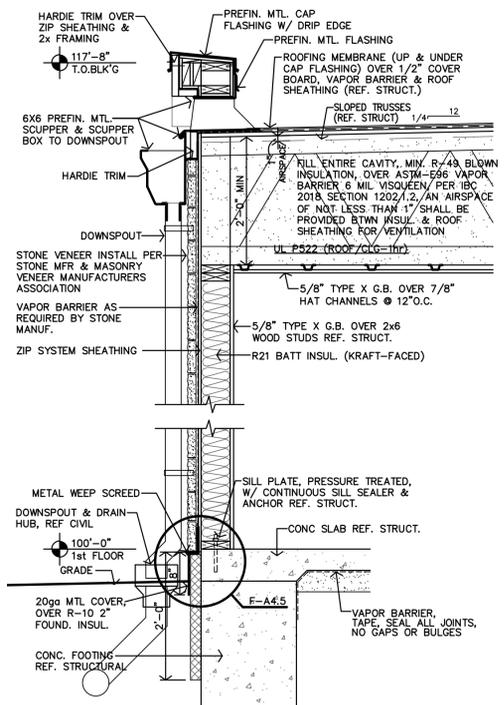
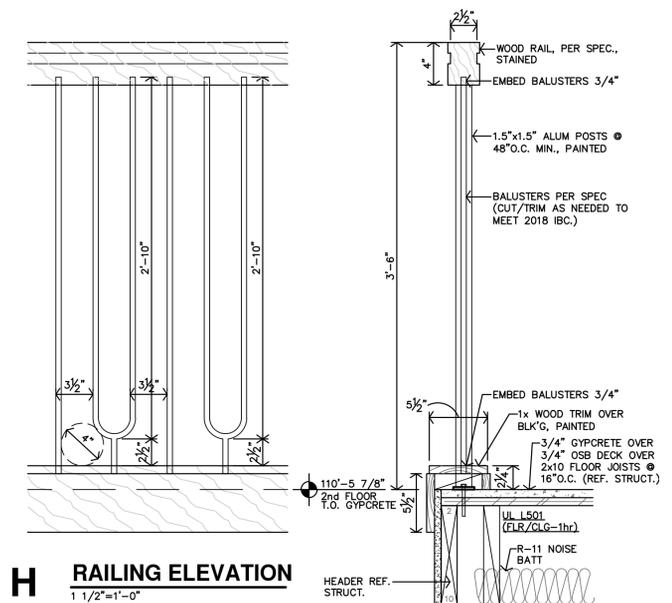
B NORTH ELEVATION
3/32"=1'-0"

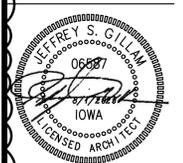


A SOUTH ELEVATION
3/32"=1'-0"



REVISION:	2-19-2026
DATE:	8-1-2025
JOB:	25-3489
SHEET NO.:	





REVISION:	
12-17-2025	
2-19-2026	
DATE:	8-1-2025
JOB:	25-3489
SHEET NO.:	

ROOF GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
- 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.
- MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
- REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
- CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND ROOF COLLECTOR, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
- INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
- 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". CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
- PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS.
- CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
- 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
- MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS
- AT LOWER ROOF - INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/50 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
- INSTALL ATTIC ACCESS PER DETAIL E-A4.5. LOCATE PER ROOF PLAN
- 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.
- AT WIND-DRIVEN RAIN LOUVERS, INSTALL IN-DETAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
- 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 THE MANUFACTURER'S WRITING. W/ APPROVED ROOFING MEDIA & SLEEPER WOOD SYSTEMS.
- 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" HARDI 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

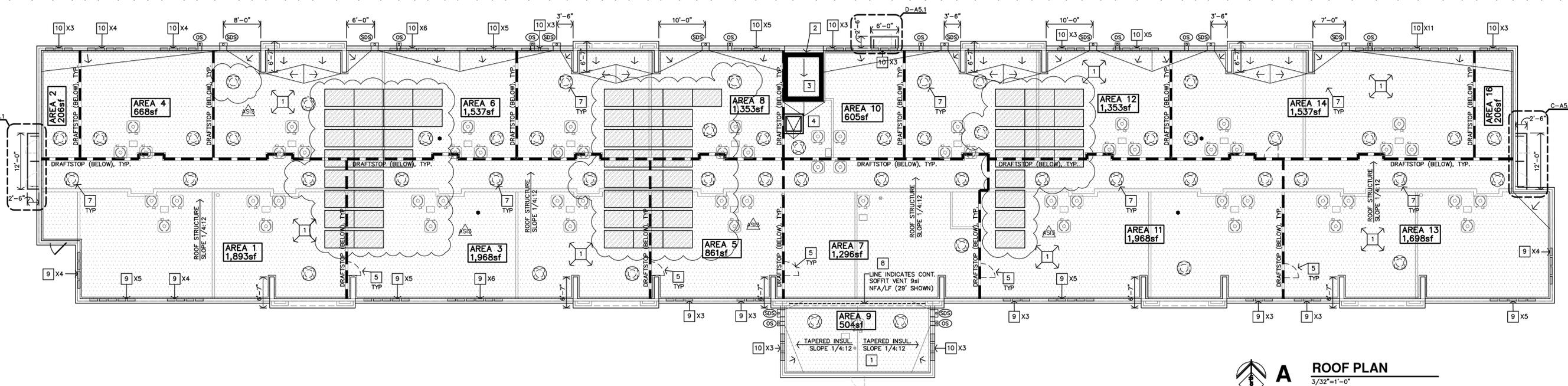
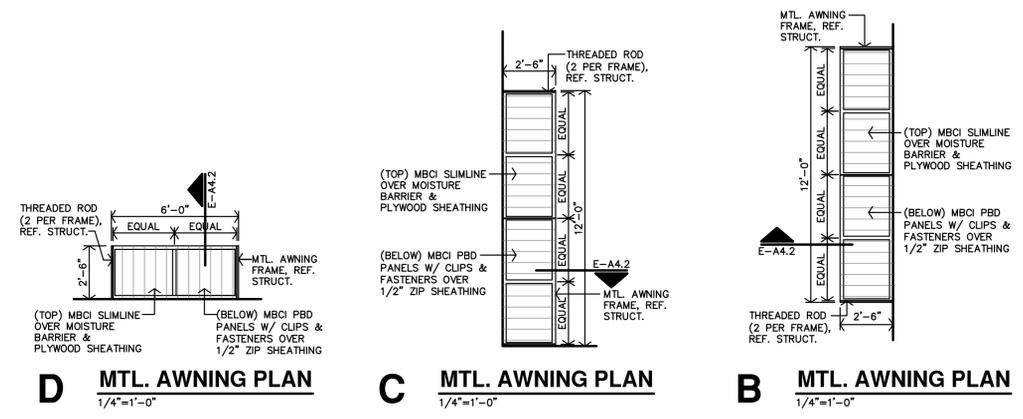
DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2018 IBC SECTIONS 708.4.2 & 718.4. DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THE SHEET.

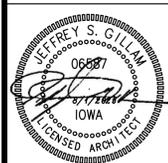
ROOF VENT 1 - GREENHECK GRAVITY VENTILATOR GRS-18-00 (1.83 SF OF NFA)	ROOF VENT 1 - GREENHECK RAIN LOUVER ESD-202 SIZE 12"x20" (0.42 SF OF NFA)	WALL VENT 1 - GREENHECK RAIN LOUVER ESD-202 SIZE 6"x20" (0.10 SF OF NFA)
AREA 1 (1,893 SF) 1,893/150 = 12.62 (of NFA VENTILATION REQ'D) (4) ROOF VENT 1 x 1.83 = 7.32 SF (13) WALL VENT 2 x 0.42 = 5.46 SF TOTAL NFA PROVIDED = 12.78 SF	AREA 6/14 (1,537 SF) 1,537/150 = 10.25 (of NFA VENTILATION REQ'D) (5) ROOF VENT 1 x 1.83 = 9.15 SF (13) WALL VENT 2 x 0.10 = 1.30 SF TOTAL NFA PROVIDED = 10.25 SF	AREA 2/16 (206 SF) 206/150 = 1.37 (of NFA VENTILATION REQ'D) (1) ROOF VENT 1 x 1.83 = 1.83 SF (3) WALL VENT 2 x 0.10 = 0.30 SF TOTAL NFA PROVIDED = 2.13 SF
AREA 3/11 (1,968 SF) 1,968/150 = 13.12 (of NFA VENTILATION REQ'D) (5) ROOF VENT 1 x 1.83 = 9.15 SF (11) WALL VENT 1 x 0.42 = 4.62 SF TOTAL NFA PROVIDED = 13.77 SF	AREA 7 (1,296 SF) 1,296/150 = 8.64 (of NFA VENTILATION REQ'D) (4) ROOF VENT 1 x 1.83 = 7.32 SF (29) SOFFIT VENT x 9sf = 261sf = 1.81 SF TOTAL NFA PROVIDED = 9.13 SF	AREA 8/12 (1,353 SF) 1,353/150 = 9.02 (of NFA VENTILATION REQ'D) (5) ROOF VENT 1 x 1.83 = 3.66 SF (8) WALL VENT 2 x 0.10 = 0.80 SF TOTAL NFA PROVIDED = 4.26 SF
AREA 4 (668 SF) 668/150 = 4.45 (of NFA VENTILATION REQ'D) (2) ROOF VENT 1 x 1.83 = 3.66 SF (3) WALL VENT 1 x 0.42 = 1.26 SF TOTAL NFA PROVIDED = 4.46 SF	AREA 9 (504 SF) 504/150 = 3.36 (of NFA VENTILATION REQ'D) (2) ROOF VENT 1 x 1.83 = 3.66 SF (6) WALL VENT 2 x 0.10 = 0.60 SF TOTAL NFA PROVIDED = 4.26 SF	AREA 10 (605 SF) 605/150 = 4.03 (of NFA VENTILATION REQ'D) (2) ROOF VENT 1 x 1.83 = 3.66 SF (3) WALL VENT 1 x 0.42 = 1.26 SF TOTAL NFA PROVIDED = 4.26 SF
AREA 5 (861 SF) 861/150 = 5.74 (of NFA VENTILATION REQ'D) (2) ROOF VENT 1 x 1.83 = 3.66 SF (3) WALL VENT 1 x 0.42 = 1.26 SF TOTAL NFA PROVIDED = 6.18 SF	AREA 13 (1,698 SF) 1,698/150 = 11.32 (of NFA VENTILATION REQ'D) (4) ROOF VENT 1 x 1.83 = 7.32 SF (11) WALL VENT 1 x 0.42 = 4.62 SF TOTAL NFA PROVIDED = 12.94 SF	

LEGEND

- 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-HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT BELOW)
- 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.
- LOCATION OF ROOF HATCH & SAFETY RAIL PER SPEC
- INSTALL DRAFTSTOP DOOR(S) PER IBC 2018, SECTION 718.4.1.1. REFERENCE DETAIL D-A4.5
- INSTALL ATTIC ACCESS PER IBC 2018, SECTION 1209.2. REFERENCE DETAIL E-A4.5
- INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK CRS-18-00, (MUST HAVE 1/8" GAP OF THE 26 GREENHECK)
- INSTALL VENTED SOFFIT PANEL EQUAL TO 9sf OF NFA PER LINEAR FT.
- INSTALL WIND-DRIVEN RAIN LOUVER (PASSIVE AIR INTAKE), SIM. TO GREENHECK ESD-202. SIZE 12"x20" (APPROX. 0.42 NFA EACH).
- INSTALL WIND-DRIVEN RAIN LOUVER (PASSIVE AIR INTAKE), SIM. TO GREENHECK ESD-202. SIZE 6"x20" (APPROX. 0.10 NFA EACH).

	INDICATES ROOFING MATERIAL
	INDICATES LOCATION OF A PREFIN. THRU-WALL SCUPPER & BOX W/ 4"x4" DOWNSPOUT. DOWNSPOUTS TO BE ROUTED UNDERGROUND TO NEARBY STORM DRAIN. REFERENCE CIVIL DWG. COORDINATE LOCATIONS WITH WINDOWS BELOW. AVOID CONFLICTS WHERE DOWNSPOUTS RUN IN FRONT OF WINDOWS OR ARE REQUIRED TO JOG AROUND WINDOWS.
	INDICATES LOCATION OF A PREFIN. THRU-WALL OVERLOW SCUPPER & BOX W/ LAMBS TONGUE. TO BE LOCATED IN A LOCATION THAT IS APPROX. 2" ABOVE (VERTICALLY) FROM THE BOTTOM OF THE MESS OF THE ADJACENT SCUPPER BOX
	INDICATES GREENHECK GRAVITY VENTILATOR
	INDICATES GREENHECK WIND-DRIVEN RAIN LOUVER





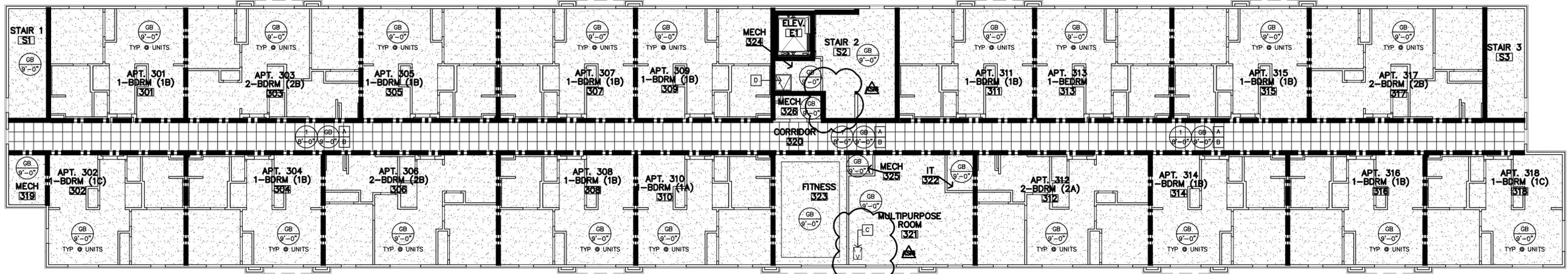
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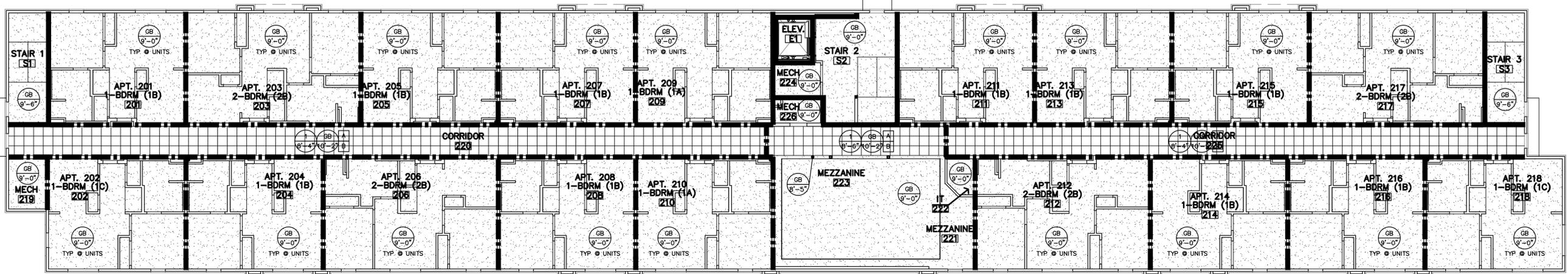
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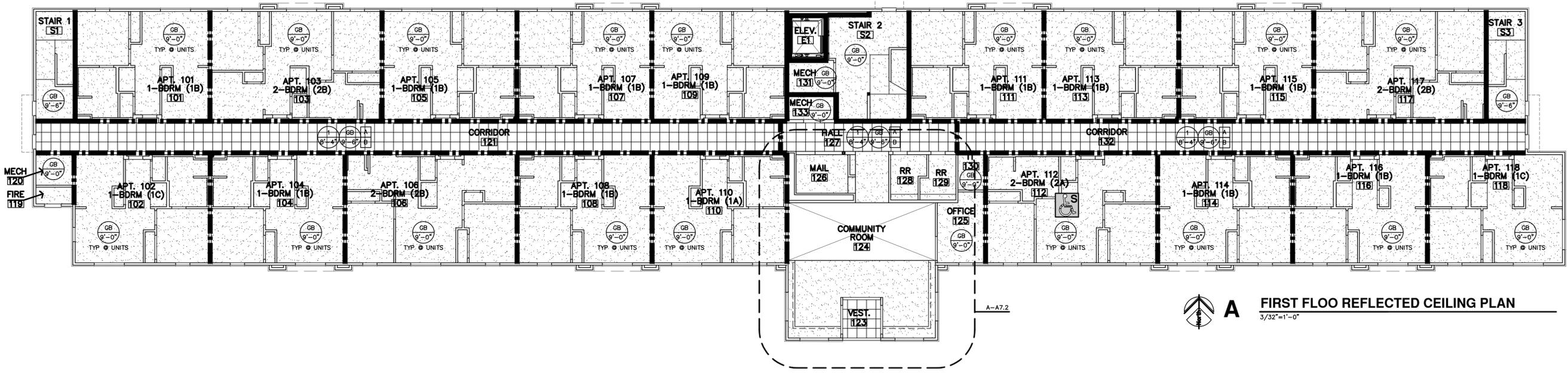
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C THIRD FLOOR REFLECTED CEILING PLAN
 3/32"=1'-0"



B SECOND FLOOR REFLECTED CEILING PLAN
 3/32"=1'-0"



A FIRST FLOOR REFLECTED CEILING PLAN
 3/32"=1'-0"

REFLECTED CEILING PLAN NOTES

- CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
- MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
- CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
- 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.

NON-RATED WALLS	—	EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS	—	EXTEND TO DECK
2 HOUR CONSTRUCTION; SHAFT WALLS	—	
1 HOUR FIRE PARTITION	—	

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSUL., PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

CEILING TYPES		REFER SPECIFICATIONS
1	2x2 ACOUSTIC LAY-IN TILES & GRID	
GB	GYP BD (PAINTED)	
SGB	SUSPENDED GYP BD (PAINTED)	
M	PREFIN. MTL SOFFIT PANEL	
1	CLG. TYPE	
1	CLG. HEIGHT	

KEY NOTES	
A	FIRE RATED G.B. CEILING AT BOT. OF FRAMING TO BE CONTINUOUS
B	VALVES TO BE INSTALLED ABOVE SUSPENDED CEILING
C	ATTIC ACCESS. MIN. 20"x30" COORDINATE LOCATION W/ ROOF TRUSSES. REF. DTL. D-A4.4
D	ROOF HATCH AND LADDER, PER SPEC. COORDINATE LOCATION W/ ROOF TRUSSES.