



Jones Gillam Renz Architects

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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.	Seven (7)
OWNER:	OPG Carter Lake Partners, LLC Dan Maximuk 254 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	February 23, 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) Sheets A2.1 & A2.3 – Window Type G2 has been added. Window Type G has been changed to G1.
- 2) Sheet A4.6
 - a. Detail D – Upper storefront window (D2) has been lowered 5" per contractor's email on 2/11/2026
 - b. Detail E
 - i. Upper storefront window (E2) has been lowered 5" per contractor's email on 2/11/2026.
 - ii. Upper storefront window G2 has been added on opposite end of vestibule.
 - iii. Ceiling has been raised to 12'-6" and a bulkhead has been added next to window E2. Suspended Ceiling shall be hung as high as possible. Coordinate clearance requirements with Mech Sub.
- 3) Sheet A7.2 – Vestibule 123 - Bulkhead has been added and ceiling heights have been adjusted.
- 4) Sheet A10.2
 - a. Window Schedule – Window Type 'G' has been changed to 'G1'. Window Type 'G2' has been added
 - b. Window Types (Detail C) – Window Types 'D2' and 'E2' have been lowered by 5". Window Type 'E2' glazing has been changed to type A1 in lieu of Spandrel glazing. Window Type 'G2' has been added.

Attachments:

1. Revised Architectural Sheets: A2.1, A2.3, A4.6, A7.1, A10.2
2. Contractor Email on 2/11/2026 regarding the height of the Storefront windows.

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

mgillam@jgrarchitects.com

Copies to:

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

Maggie Gillam

From: Jeff Long <jlong@koestercon.com>
Sent: Wednesday, February 11, 2026 1:25 PM
To: Maggie Gillam
Cc: com-inbound-bid--residence-at-carter-lake-8gz9libavd@us02.procoretech.com; Zach Koester; Millie Hoback; Jeremy Shipley; Karter Jorgensen; Chase Ryburn
Subject: Elevation adjustment on all transom windows at entry

Follow Up Flag: Follow up
Flag Status: Flagged

Sent using Procore for iOS.

Maggie,

As per our conversation about the elevation of the transom windows,
We discussed and agreed to the following.

The trusses of the roof system are a different size in the structural plans than was drawn in the architectural drawings. This will require us to make an adjustment.

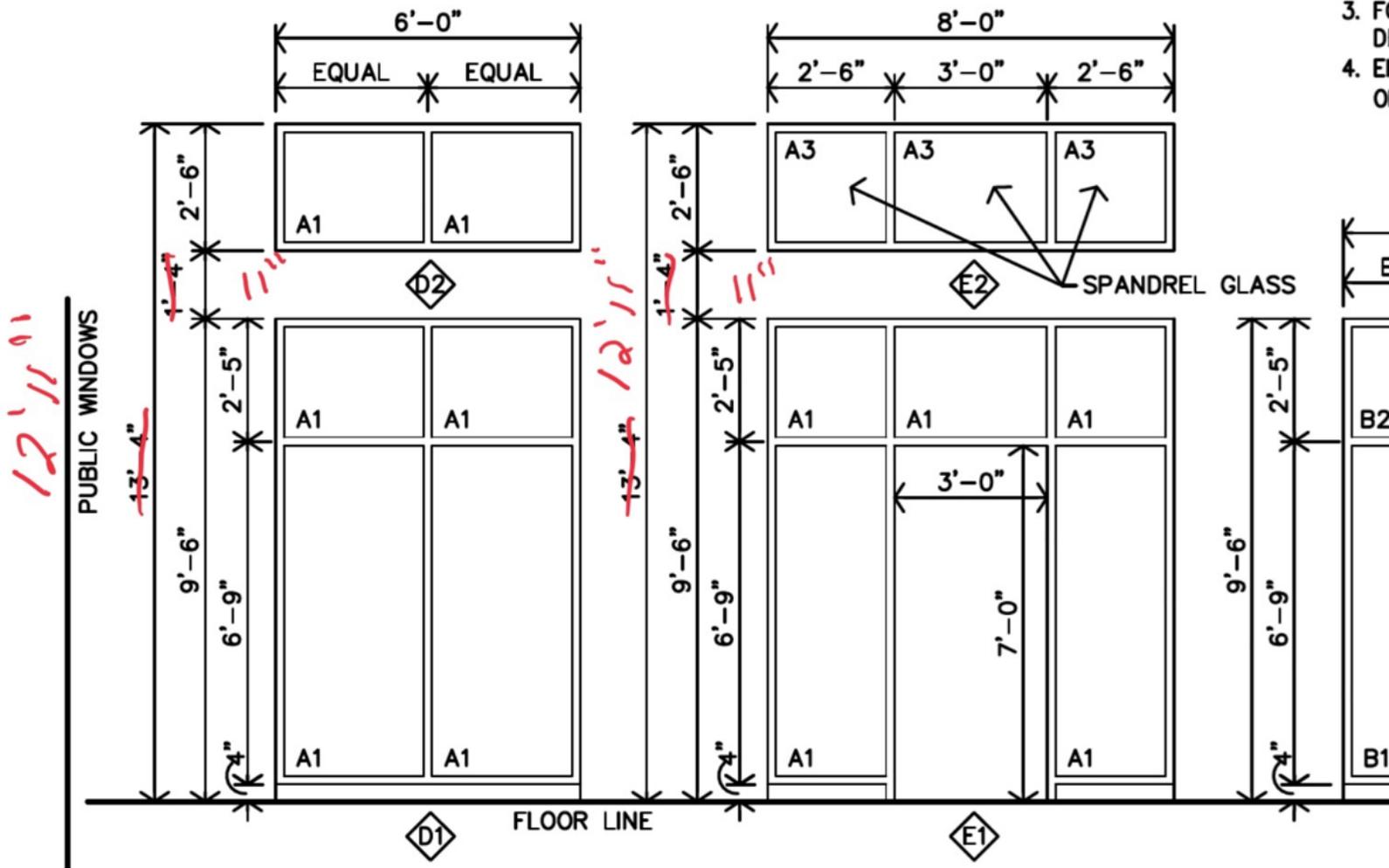
We will simply adjust the distance between the bottom of the upper transom to the lower window from 1' 4" to 11". This will not require any recalculations or engineering and we can use an 11 7/8" LVL.

Aesthetically, the transom windows do not have any horizontal linear relationship with any architectural features or elements.

Thank you
Jeff Long

Jeff Long
 Koester Construction Company
 Jlong@koestercon.com
 (O) 515.986.5500
 (C) 515.721.3496

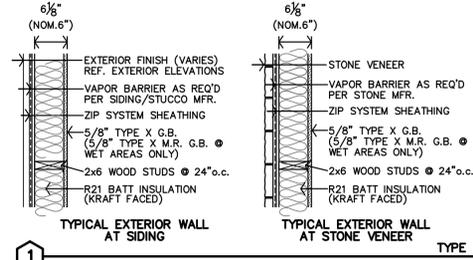
To Fit 11 7/8" LVL



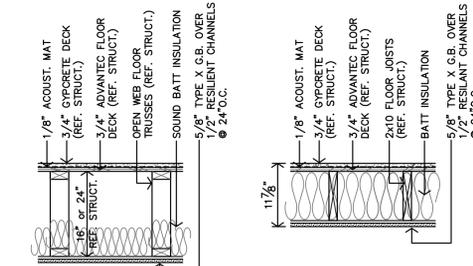
- WIND
 1. 3
 2. S
 3. F
 D
 4. E
 O

EXTERIOR PARTITION SCHEDULE

• REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



ASSEMBLIES



FLOOR/CEILING A

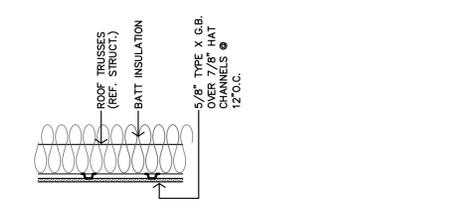
1-HOUR RATED (UL L528)
ATTACH PER U/I REQUIREMENTS

FLOOR/CEILING B

1-HOUR RATED (UL L501)
ATTACH PER U/I REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2018 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2018 IBC SEC. 718.2. (1) LAYER - 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

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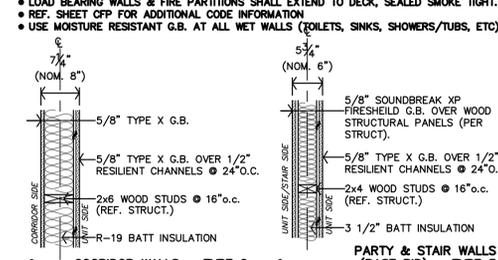


ROOF/CEILING

1-HOUR RATED (UL P522)
ATTACH PER U/I REQUIREMENTS

INTERIOR PARTITION SCHEDULE

• ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE



CORRIDOR WALLS - TYPE 2

1-HR RATED (UL U305)
ATTACH PER U/I REQUIREMENTS
SHEAR WALLS - SW5

PARTY & STAIR WALLS (BASE BID) - TYPE 3

ATTACH PER U/I REQUIREMENTS
SHEAR WALLS - SW3/SW4

PARTY & STAIR WALLS (ALTERNATE) - TYPE 3

INSTALL (1) LAYER 5/8" SOUNDBREAK XP FIRESHELD IN LEU OF 5/8" TYPE X G.B. OVER 1/2" RES. CHANNELS

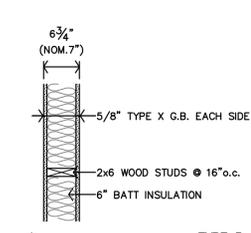
STC 54 1-HOUR RATED (UL U305)
ATTACH PER U/I REQUIREMENTS
SHEAR WALLS - SW3/SW4

TYPE 4r

STC 34 1-HOUR RATED (UL U305)
ATTACH PER U/I REQUIREMENTS

TYPE 4

NON-RATED



TYPE 5r

STC 35 1-HOUR RATED (UL U305)
ATTACH PER U/I REQUIREMENTS

TYPE 5

NON-RATED

PLUMBING WALL - TYPE 6

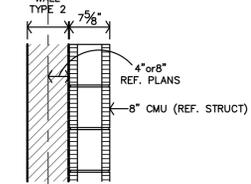
VARIES REF. PLANS

ELEVATOR - TYPE 7

2-HOUR RATED (UL U905)
ATTACH PER U/I REQUIREMENTS

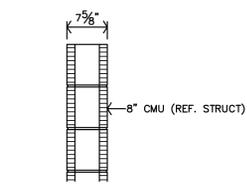
ELEVATOR - TYPE 7

2-HOUR RATED (UL U905)
ATTACH PER U/I REQUIREMENTS



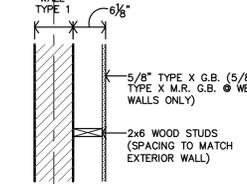
ELEVATOR - TYPE 8

2-HOUR RATED (UL U905)
ATTACH PER U/I REQUIREMENTS



ELEVATOR - TYPE 9

2-HOUR RATED (UL U905)
ATTACH PER U/I REQUIREMENTS



FURRED EXT. WALL - TYPE 10

ATTACH PER U/I REQUIREMENTS

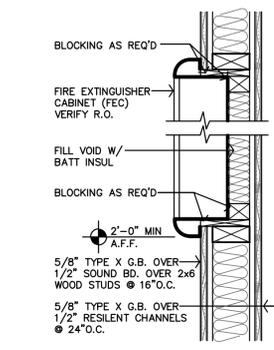
ARCHITECTURAL GENERAL NOTES

- 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. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE W/ NFPA 10 & 2018 IBC, SECTION 906.
- 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

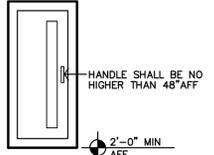
	RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
	KNOCK BOX. REFERENCE A1.1 FOR LOCATION. COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
	ROOF HATCH & WALL MOUNTED LADDER
	WRAP COLUMN WITH 5/8" TYPE 'X' G.B.
	1 HR RATED MECH CHASE (TYPE 4r PARTITIONS). 16"x16" CLEAR INSIDE DIMS. COORDINATE WITH MEP DWGS
	SYMBOL INDICATES ACCESSIBLE UNIT (5 TOTAL) APARTMENTS 110, 209, 210, 310, 312
	SYMBOL INDICATES ROLL-IN SHOWER ACCESSIBLE UNIT (1 TOTAL) APARTMENT 112
	SYMBOL INDICATES HEARING/VISION IMPAIRED UNITS (2 TOTAL) APARTMENT 109, 212
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)

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



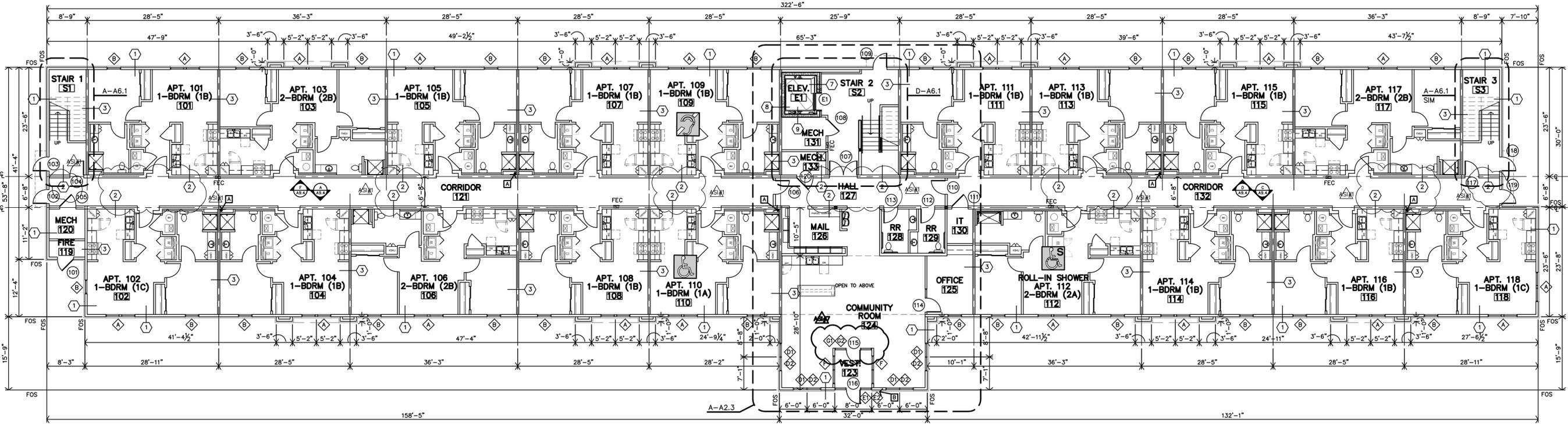
C FIRE EXTINGUISHER CABINET DTL @ 1HR WALL

1 1/2"x1'-0"



B TYPICAL FEC MOUNTING HGT

3/4"x1'-0"

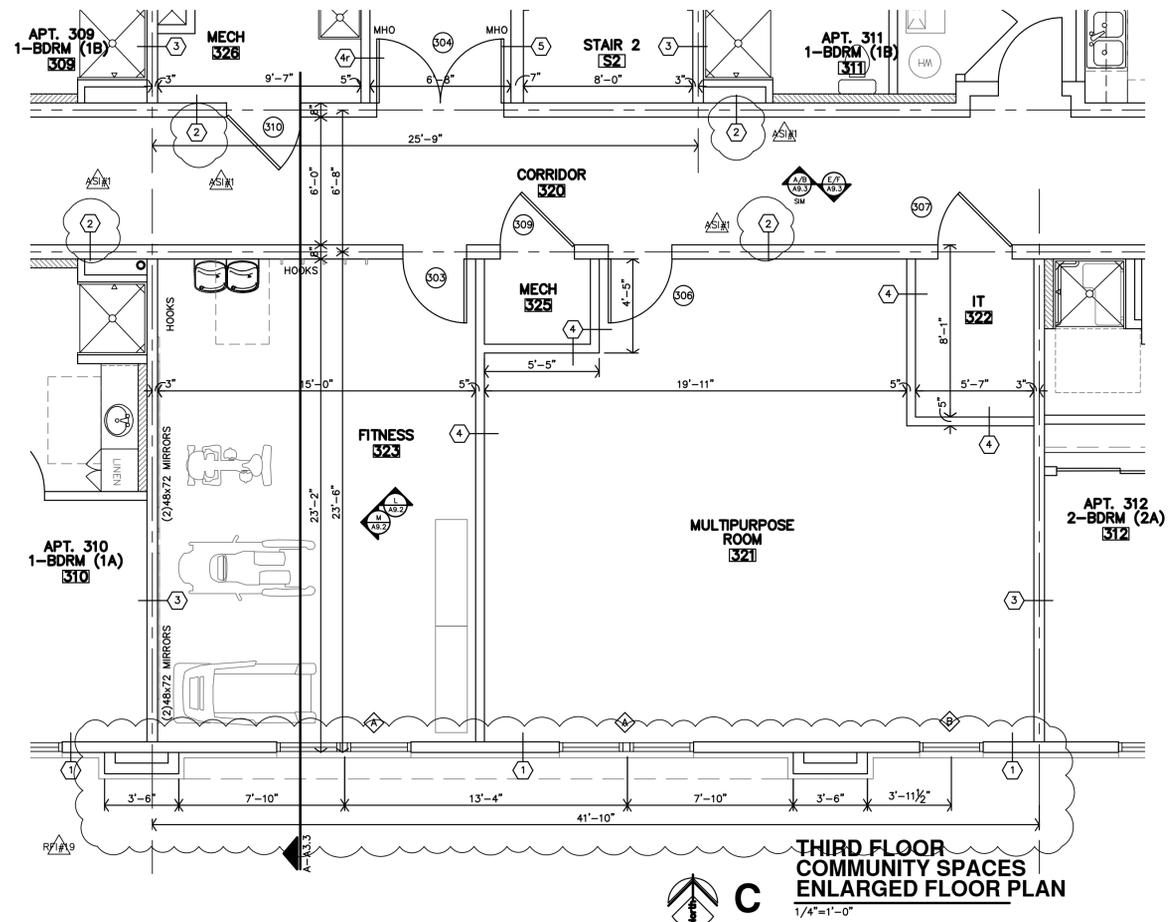


A FIRST FLOOR PLAN

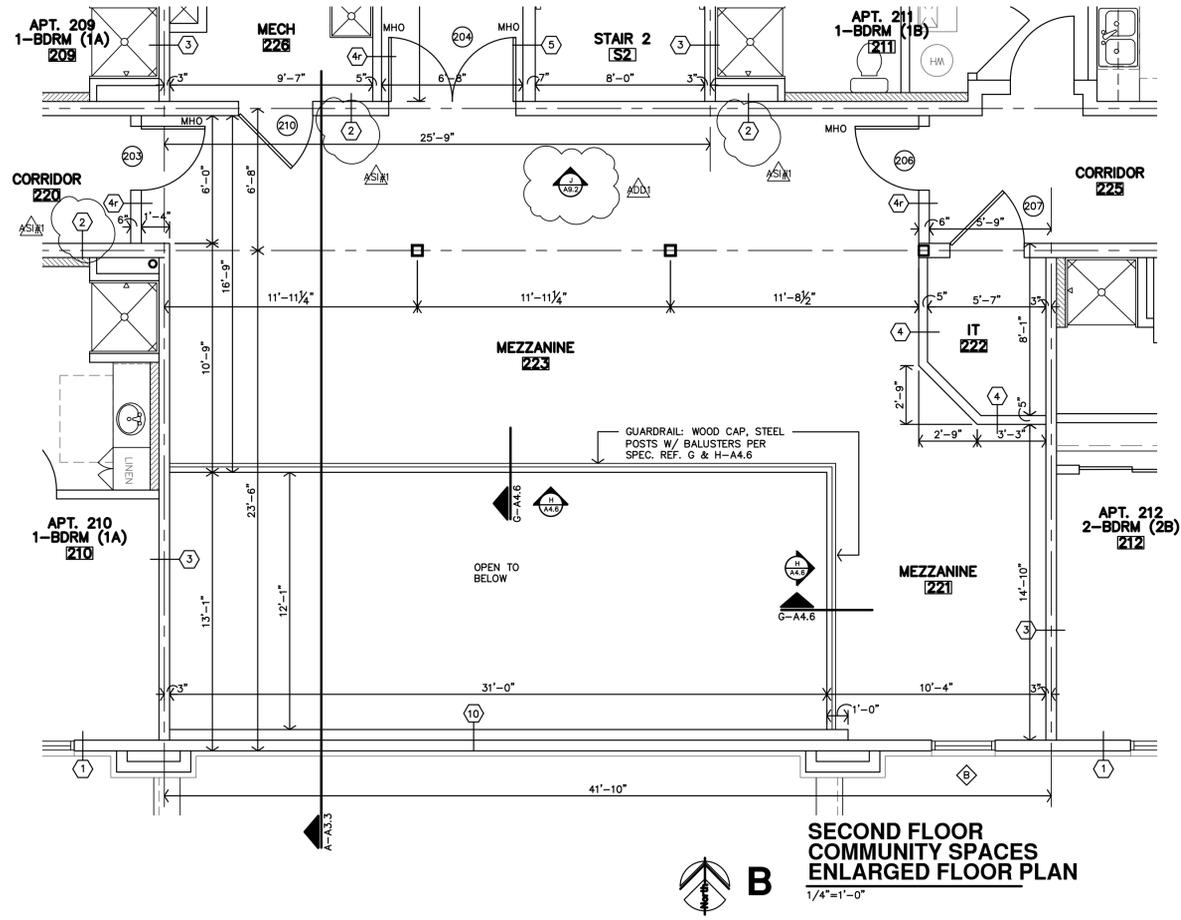
3/32"x1'-0"



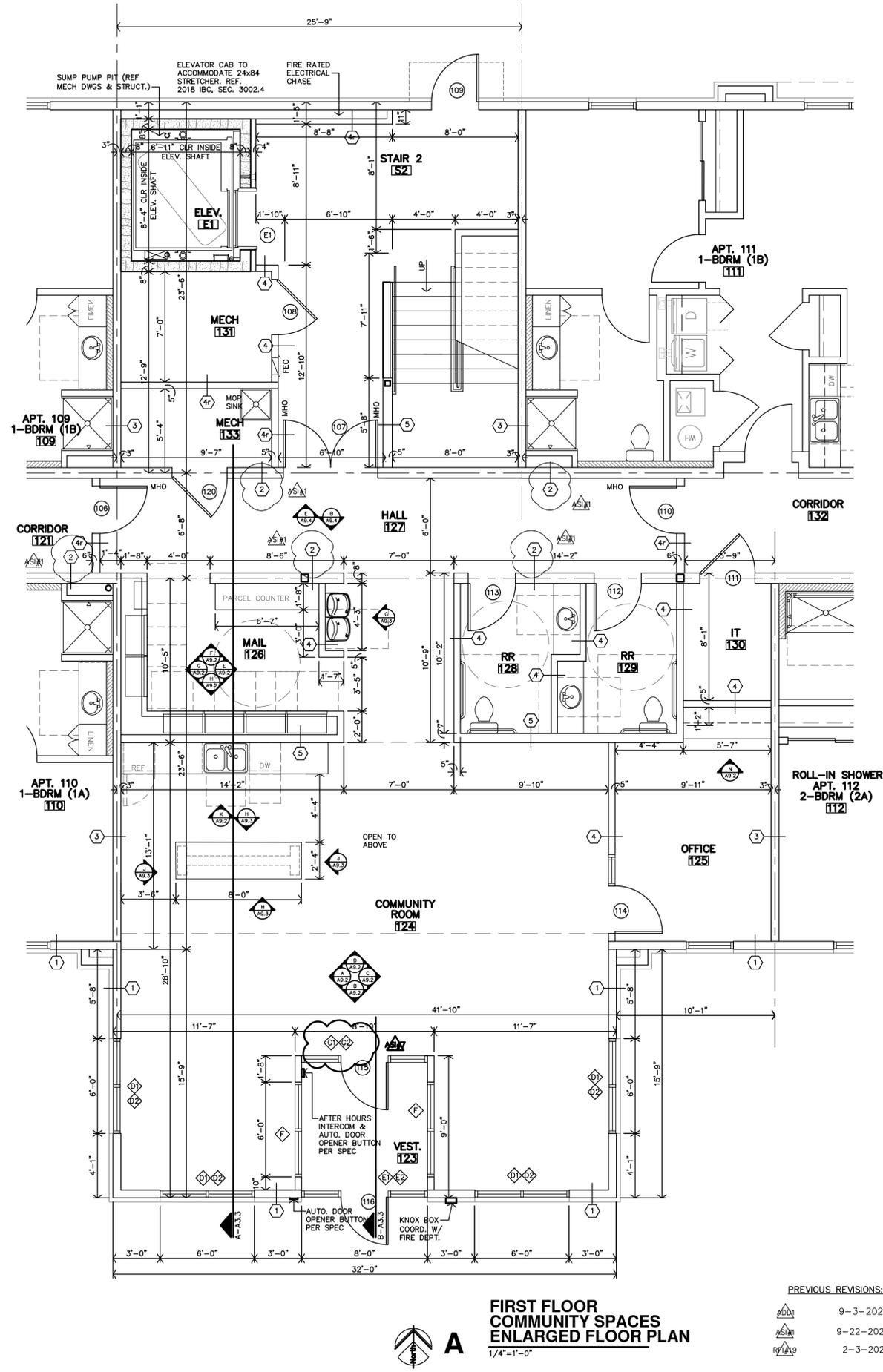
REVISION:	
	9-22-2025
	2-23-2026
DATE:	8-1-2025
JOB:	25-3489
SHEET NO.:	



**THIRD FLOOR
COMMUNITY SPACES
ENLARGED FLOOR PLAN**
1/4"=1'-0"



**SECOND FLOOR
COMMUNITY SPACES
ENLARGED FLOOR PLAN**
1/4"=1'-0"



**FIRST FLOOR
COMMUNITY SPACES
ENLARGED FLOOR PLAN**
1/4"=1'-0"



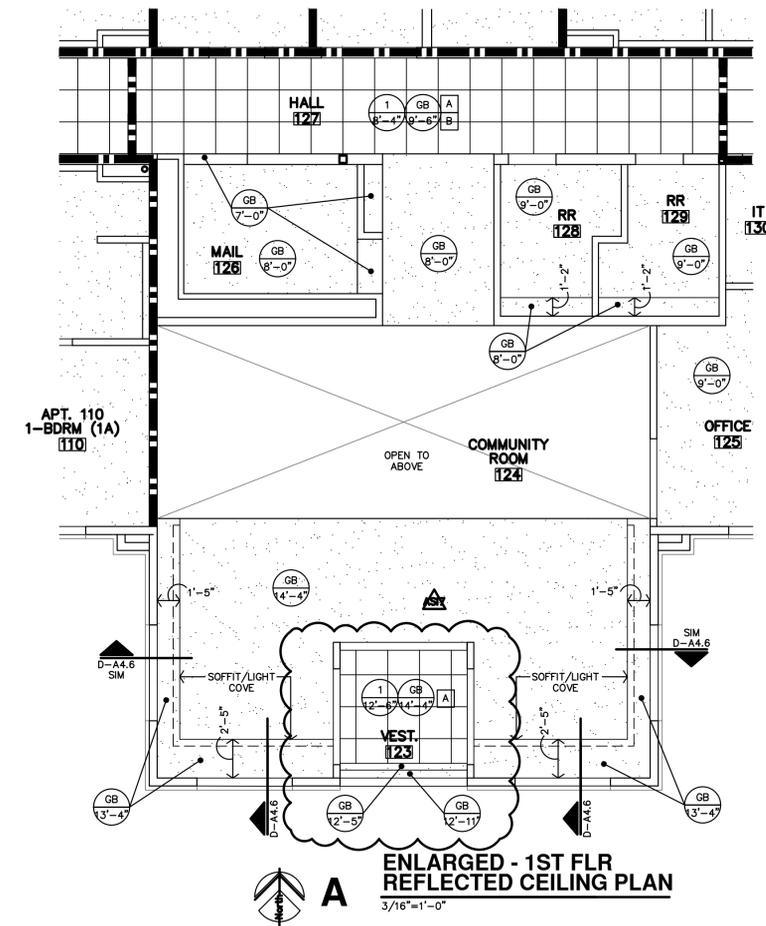
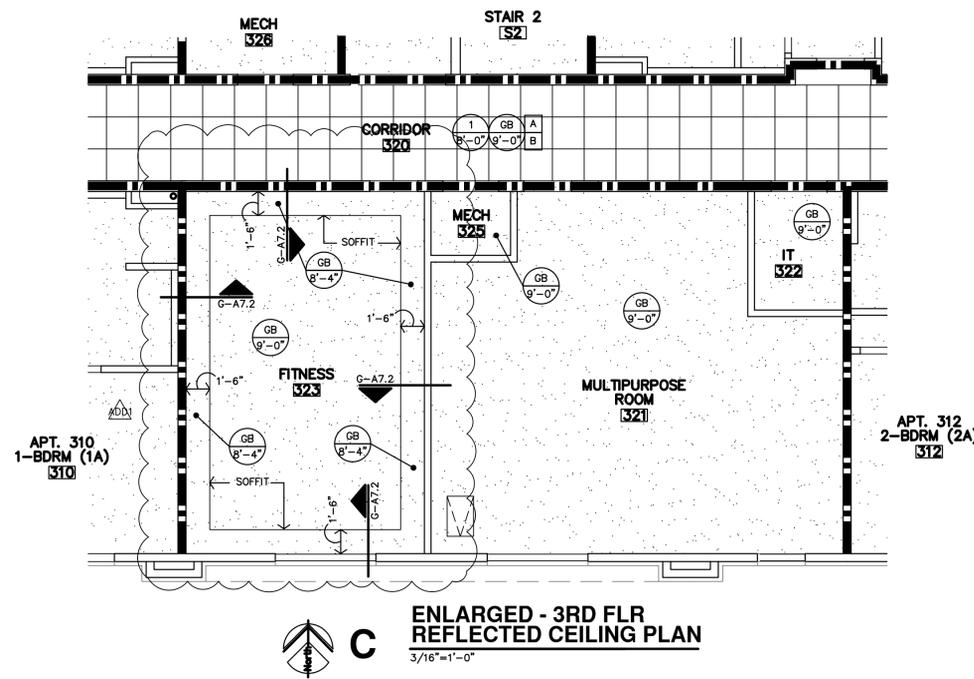
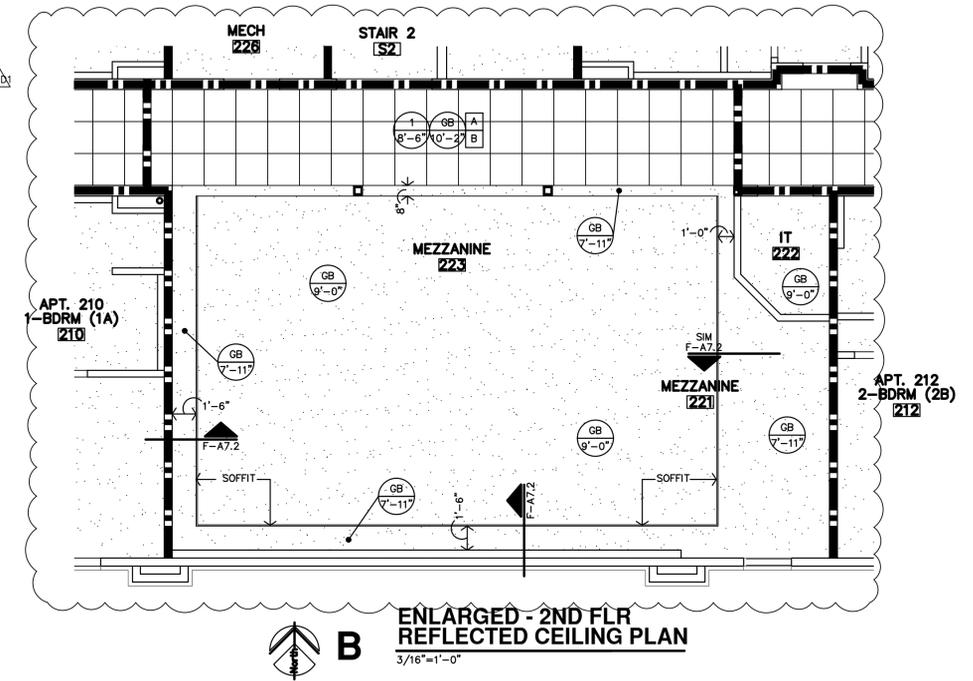
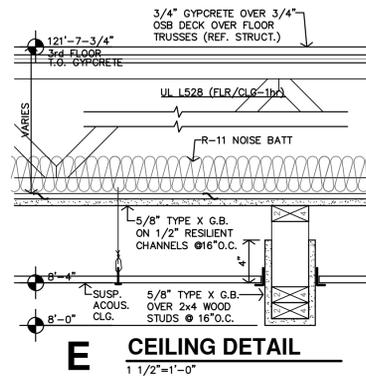
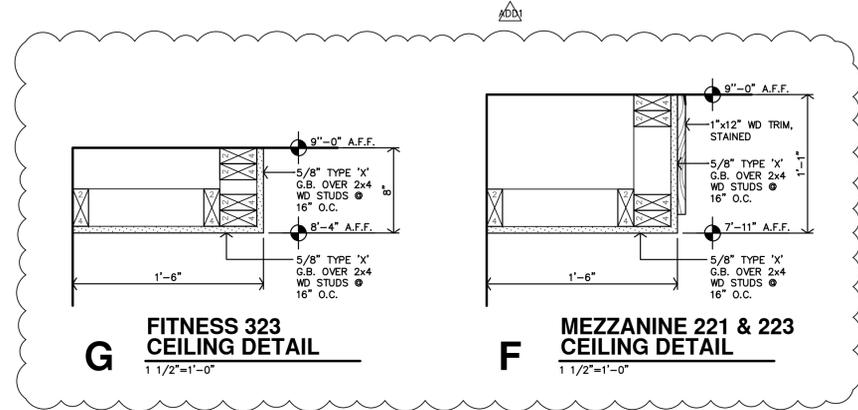
REVISION:
2-23-2026

DATE: 8-1-2025
JOB: 25-3489

SHEET NO.:
A2.3

PREVIOUS REVISIONS:

ADD	9-3-2025
REVISE	9-22-2025
REMOVE	2-3-2026



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.

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
8'-8"	CLG. HEIGHT

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.

KEY NOTES	
A	FIRE RATED G.B. CEILING @ 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.



REVISION:
9-3-2025
2-23-2026

DATE: 8-1-2025
JOB: 25-3489

SHEET NO.: A7.2

A7.2

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