



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Reserves at Grand View Heights New Development Laramie, Wyoming	Report No.	Ten (10)
OWNER:	Overland Property Group Dan Maximuk 250 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	July 30, 2025
CONTRACTOR:	Overland Construction Group 250 N. Santa Fe Ave, Suite A Salina, KS 67401	Architect's Proj No.	22-3262
		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) Landscaping Changes:
 - o Install 'Rock Scaping' along the southeast corner of the site.
 - o South side - Relocate (2) Western River Birches as shown on plan.
 - o East side - Relocated (2) Radiant Crabapples as shown on plan.

Attachments:

1. Revised Sheet L1.1

Issued by:	Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402 Maggie Gillam, Project Architect	mgillam@jgrarchitects.com
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Copies to:

MCP Group - Eric Hubener, Bennie Barr
OPG- Dan Maximuk, Austin Kack, Raegan Brown, Amanda Klaus
LST - Ryan Lies
Structural - Isaac Cundiff, Marcus Himmelberg
Civil - Collin Fossen

LANDSCAPING REQUIREMENTS

PER LARAMIE MUNICIPAL CODE SECTION 15.14.050
REQUIRED LANDSCAPE AREA REQUIREMENT: 15% OF THE PARCEL AREA MINUS BUILDING USE FOOTPRINTS (PARCEL AREA = 84,506 sf) - (BUILDING FOOTPRINTS = 18,118 sf) = 66,388 sf 9,958 sf REQUIRED (15% x 66,388 sf) (50% OF WHICH NEEDS TO BE LOCATED AT A PUBLICWAY) 36,186 sf PROVIDED
PERIMETER LANDSCAPING REQUIREMENTS: LEVEL 1 (PER TABLE 15.14.050-2) PLANTING AREA WIDTH IS REQUIRED TO BE 3' WIDE TOTAL LANDSCAPE UNITS = 0.2 PER LINEAR FOOT OF STREET FRONTAGE MINUS ACCESS DRIVES AT PEDESTRIAN CONNECTIONS NORTH - 302.47 + 31.55 = 334.02 FT X 0.2 = 66.8 UNITS REQ'D EAST - 126.76 + 33.95 + 50.88 - 35 = 176.59 FT X 0.2 = 35.3 UNITS REQ'D SOUTH - 271.37 + 31.42 - 35 = 267.79 FT X 0.2 = 53.6 UNITS REQ'D WEST - 317.55 FT X 0.2 = 63.5 UNITS REQ'D 20% MUST BE SHRUBS (SEE CHART BELOW) FOR LANDSCAPE UNITS PROVIDED
PARKING LOT PERIMETER LANDSCAPING IS REQUIRED AND PROVIDED. REFERENCE PLAN FOR LOCATIONS
PARKING AREA TREES REQUIREMENT: 1 TREE PER 10 STALLS 6 TREES REQUIRED (60/10) 6 TREES PROVIDED (REFERENCE PLAN FOR LOCATIONS)
INTERNAL PARKING LANDSCAPE ISLANDS REQUIREMENT: 20 sf LANDSCAPED AREA PER EVERY ADDITIONAL STALL OVER 9 STALLS. 1,020 sf REQUIRED (51 STALLS x 20 sf) 2,391 sf PROVIDED (REFERENCE PLAN FOR LOCATIONS)

GROUND COVER LEGEND

SEED/SOD	
MULCH/ROCK BEDS WITH METAL EDGING	
ROCK SCAPING	

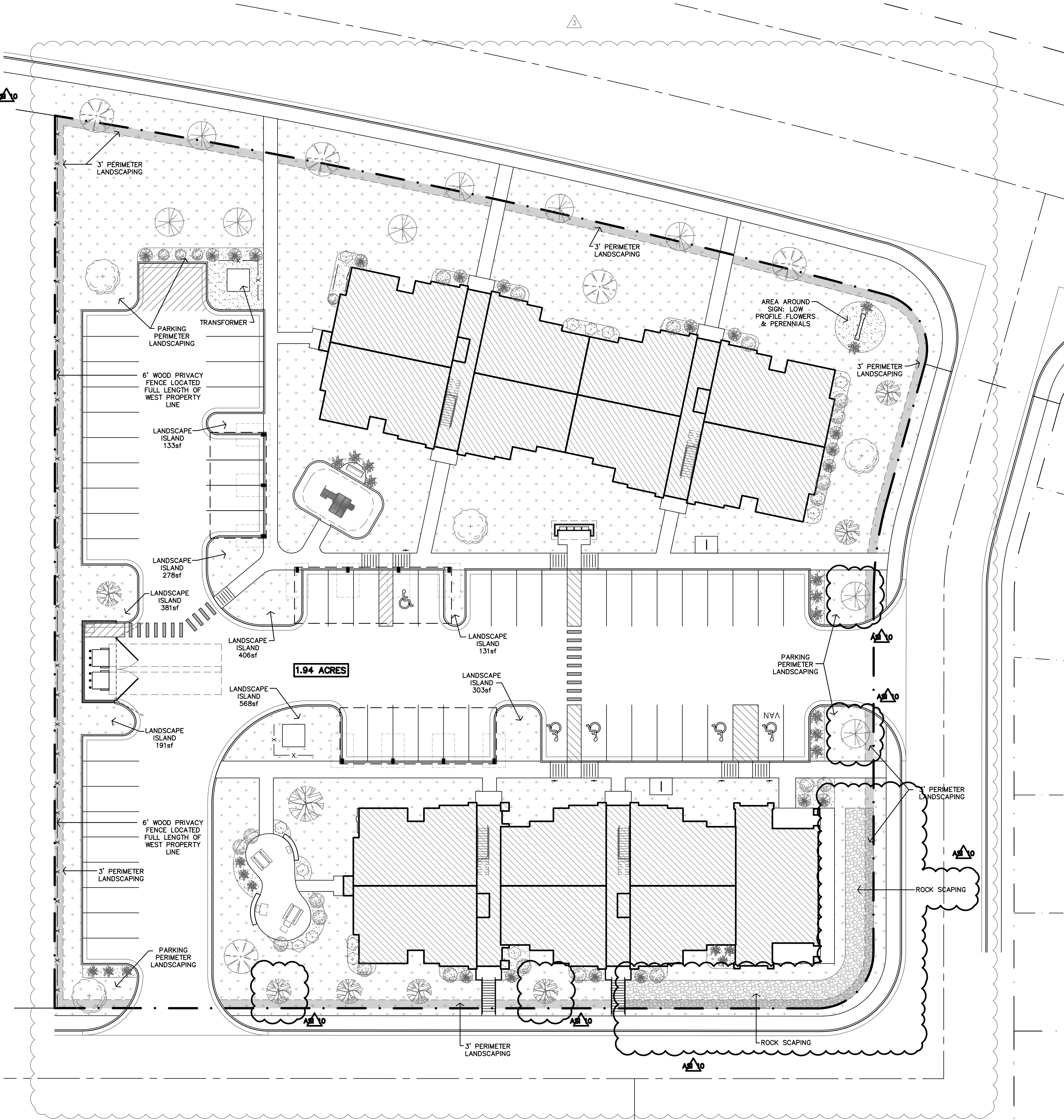
IRRIGATION NOTE

ALL REQUIRED LANDSCAPING AND LANDSCAPING AREAS SHALL INCLUDE A PERMANENTLY INSTALLED IRRIGATION SYSTEM. FINAL IRRIGATION PLANS SHALL BE PROVIDED BY AN IRRIGATION/LANDSCAPING PROFESSIONAL AND SHALL BE SUBMITTED AND APPROVED BY THE CITY OF LARAMIE PRIOR TO INSTALLATION.

LANDSCAPE UNITS AWARDED

MATERIAL	SYMBOL	MIN. PLANTING SIZE	QUANTITY	UNITS	TOTAL
NORTH SIDE					
SKYLINE HONEYLOCUST (TREE, DECIDUOUS)		1.5" caliper	4	4	16
RADIANT CRABAPPLE (TREE, DECIDUOUS)		1.5" caliper	7	4	28
DWARF MOUNTAIN MUGO PINE (SHRUB, EVERGREEN)		5 gallon or #5 container	9	1	9
DROP LEAF POTENTILLA (SHRUB, DECIDUOUS)		1 gallon or #1 container	8	1	8
ALPINE CURRANT (SHRUB, DECIDUOUS)		5 gallon or #5 container	4	1	4
THREE-LEAF SUMAC (SHRUB, DECIDUOUS)		5 gallon or #5 container	2	1	2
TOTAL UNITS (NORTH)					67
EAST SIDE					
BIGTOOTH MAPLE (TREE, DECIDUOUS)		1.5" caliper	1	4	4
WESTERN RIVER BIRCH (TREE, DECIDUOUS)		1.5" caliper	2	4	8
RADIANT CRABAPPLE (TREE, DECIDUOUS)		1.5" caliper	2	4	8
DWARF MOUNTAIN MUGO PINE (SHRUB, EVERGREEN)		5 gallon or #5 container	5	1	5
ALPINE CURRANT (SHRUB, DECIDUOUS)		5 gallon or #5 container	2	1	2
DROP LEAF POTENTILLA (SHRUB, DECIDUOUS)		1 gallon or #1 container	6	1	6
THREE-LEAF SUMAC (SHRUB, DECIDUOUS)		5 gallon or #5 container	6	1	6
TOTAL UNITS (EAST)					39
SOUTH SIDE					
WESTERN RIVER BIRCH (TREE, DECIDUOUS)		1.5" caliper	4	4	16
BIGTOOTH MAPLE (TREE, DECIDUOUS)		1.5" caliper	1	4	4
SKYLINE HONEYLOCUST (TREE, DECIDUOUS)		1.5" caliper	1	4	4
DWARF MOUNTAIN MUGO PINE (SHRUB, EVERGREEN)		5 gallon or #5 container	4	1	4
ALPINE CURRANT (SHRUB, DECIDUOUS)		5 gallon or #5 container	7	1	7
DROP LEAF POTENTILLA (SHRUB, DECIDUOUS)		1 gallon or #1 container	10	1	10
THREE-LEAF SUMAC (SHRUB, DECIDUOUS)		5 gallon or #5 container	9	1	9
TOTAL UNITS (SOUTH)					54
WEST SIDE					
OPAQUE SCREENING FENCE (6' TALL)			318'	0.4	127
WESTERN RIVER BIRCH (TREE, DECIDUOUS)		1.5" caliper	1	4	4
BIGTOOTH MAPLE (TREE, DECIDUOUS)		1.5" caliper	1	4	4
TOTAL UNITS (WEST)					135

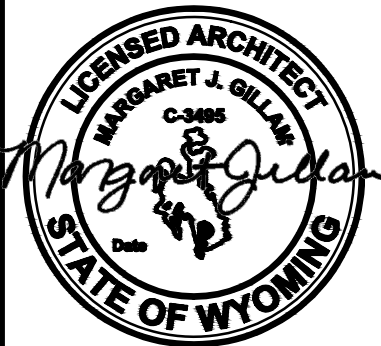
*NOTE - THIS PLAN IS FOR LOCATION, SIZING, CALCULATIONS AND PERMITTING PURPOSES ONLY. FINAL PLANTING SPECIES, TYPE, AND LOCATION MAY VARY BASED ON SEASON AND AVAILABILITY. A FINAL PLANTING PLAN SHALL BE SUBMITTED, FOR APPROVAL, BY A LANDSCAPING PROFESSIONAL. DEVIATIONS FROM THE PLAN ARE REQUIRED TO BE APPROVED BY THE CITY OF LARAMIE PRIOR TO INSTALLATION.



A

SITE PLAN
1" = 20'-0"

THE RESERVES AT GRAND VIEW HEIGHTS
NEW APARTMENT COMPLEX
LARAMIE, WYOMING



REVISION:
9-10-2024
7-30-2025

DATE: 7-17-2024
JOB: 22-3262
SHEET NO.:

L1.1

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