

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 Report No.

Six (6)

New Development Laramie, Wyoming

OWNER: **Overland Property Group**

Dan Maximuk

234 N. Santa Fe Ave, Suite A

Salina, KS 67401

Date

March 25, 2025

CONTRACTOR: MCP Group

Architect's Proj No.

22-3262

3501 SW Fairlawn Rd.

Contract For:

General Construction Mechanical, Electrical

Topeka, KS 66614

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:

- Sheet S110 breezeway foundations revised to shallow thickened slabs. This change was driven by the breezeway being a "conditioned space" and therefore foundations no longer need to extend down to frost depth.
 - Detail reference and foundation location revised
- 2) Sheet S120 – breezeway foundations revised to shallow thickened slabs. This change was driven by the breezeway being a "conditioned space" and therefore foundations no longer need to extend down to frost depth.
 - Detail reference and foundation location revised
- Detail 4/S511 Detail revised to provide stronger connection without the use of additional hardware. 3)
- Note: The need for perimeter insulation will be eliminated at the breezeway/unit walls. Subsequent ASIs will cover other items and revisions pertaining to the breezeway wall construction, insulation, finishes, etc.

Attachments:

Revised Structural Sheets S110, S120, and S511

Issued by:

Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402

Maggie Gillam, Project Architect

mgillam@jgrarchitects.com

Copies to:

MCP Group – Brian Murphy OPG- Dan Maximuk, Austin Kack, Raegan Brown, Amanda Klaus

LST – Ryan Lies Structural – Isaac Cundiff, Marcus Himmelberg Civil – Collin Fossen

FRAMING PLAN LEGEND: (H?#) HEADER/OPENING PER OPENING SCHEDULE (SW?) SHEAR WALL TYPE, SHEAR WALL INDICATED BY (F?) INDICATES FOOTING TYPE C# INDICATES COLUMN TYPE B# INDICATES BEAM TYPE P* JAMB FROM OPENING ABOVE BREEZEWAY SHEATHING ELEVATION VARIES FROM TYP. SEE ARCH. & SCHEDULES

E.O.S. INDICATES EDGE OF CONCRETE SLAB

FOUNDATION PLAN NOTES:

SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)

 T.O. SLABE-ON-GRADE: 100'-0" PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 5/S501 AND PER GENERAL NOTES. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. &

MEP DRAWINGS. ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR

NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS. SEE SHEET S501 & S502 FOR DETAILS.

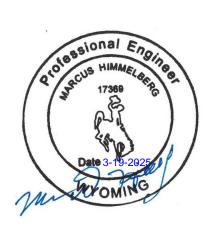
	FOUND	ATION SCHEDULE
Mark	Size	Reinforcing
F1	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way
Notes:		

1. All footings must be centered on walls and columns U.N.O.

2001 W Broadway Columbia, MO 65203 P 573-814-1568

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WYOMING CERTIFICATE OF AUTHORITY NO. E-1790 EXPIRES: DECEMBER 31, 2025



MARCUS HIMMELBERG 17369 12/31/2026

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09/27/2024 ASI #1

PROJECT NUMBER SET ISSUE DATE 07/17/2024 2024000185 CEL

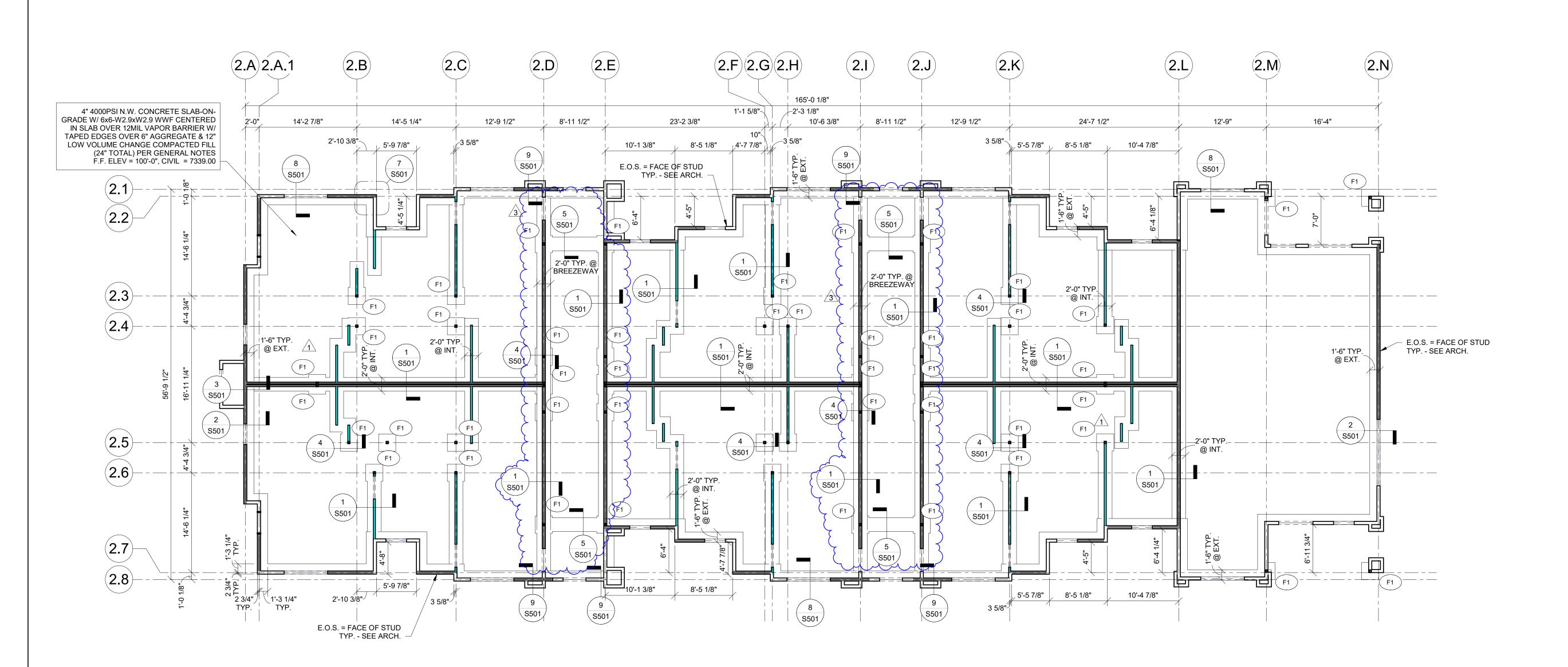
MDH

HEIGHTS VIEW GRAND JONES GILLAM F THE RESERVES

RENZ

OUNDATION BUILDING

DRAWING NO. S110



FRAMING PLAN LEGEND: (H?#) HEADER/OPENING PER OPENING SCHEDULE (SW?) SHEAR WALL TYPE, SHEAR WALL INDICATED BY (F?) INDICATES FOOTING TYPE

C# INDICATES COLUMN TYPE

B# INDICATES BEAM TYPE

P* JAMB FROM OPENING ABOVE

BREEZEWAY SHEATHING ELEVATION VARIES FROM TYP. SEE ARCH. & SCHEDULES

E.O.S. INDICATES EDGE OF CONCRETE SLAB

FOUNDATION PLAN NOTES:

SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS) T.O. SLABE-ON-GRADE: 100'-0"

PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 5/S501 AND PER GENERAL NOTES.

COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS. ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL

SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS. SEE SHEET S501 & S502 FOR DETAILS.

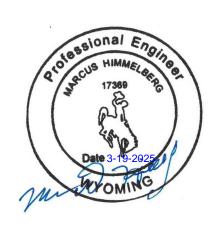
	FOUNDATION SCHEDULE				
Mark	Size	Reinforcing			
F1	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way			

1. All footings must be centered on walls and columns U.N.O.

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1	ASI #1	09/27/2024
3	ASI #6	03/19/2025
	ROJECT NUMBER	SET ISSUE DATE

2024000185 07/17/2024 CEL

HEIGHTS VIEW GRAND JONES GILLAM RENZ THE RESERVES AT G

OUNDATION BUILDING

DRAWING NO.

S120

4" 4000PSI N.W. CONCRETE SLAB-ON-GRADE W/ 6x6-W2.9xW2.9 WWF CENTERED 179'-4 3/4" IN SLAB OVER 15MIL VAPOR BARRIER W/ TAPED EDGES OVER 6" AGGREGATE & 18" 14'-2 7/8" 14'-5 1/4" 12'-9 1/2" 8'-11 1/2" 12'-9 1/2" 48'-11 1/2" 12'-9 3/8" 8'-11 5/8" 12'-9 1/2" 14'-5 1/4" 14'-2 7/8" LOW VOLUME CHANGE COMPACTED FILL (24" TOTAL) PER GENERAL NOTES - E.O.S. = FACE OF STUD F.F. ELEV = 100'-0", CIVIL = 7343.00 TYP. - SEE ARCH. 8'-5 1/8" __ 5'-5 7/8" _ 5'-5 7/8" _| 8'-5 1/8" 5'-5 3/8" 5'-9 7/8" 5'-9 7/8" ∖S501*/* S501 @ EXT. E.O.S. = FACE OF STUD TYP. - SEE ARCH. (F1) S501 2'-0" TYP. @ INT. 2'-0" TYP. @ INT. S501 1 | S501 | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E Z | E 2'-0" TYI @ INT 1'-6" TYP. @ EXT. S501 S501 S501 F1 4 \$5501 2'-0" TYP. @ BREEZEWAY _2'-0" TYP. @ BREEZEWAY 2'-0" TYP. @ INT. S501 S501 2'-0" TYP. @ INT. 1.6 S501 8'-5 1/8" 5'-5 7/8" 8 S501 9 2 3/4" TYP. TYP. 2'-10 3/8" 3 5/8" S501 E.O.S. = FACE OF STUD TYP. - SEE ARCH.

(1.A)1.A.1

FLOOR SHEATHING

PER PLAN

FLOOR TRUSS PER MFR

WALL STUD SIZE AND

SPACING PER PLAN

CONT. MIN 2x6

RIBBON BOARD

(2) 2X TOP PLATE

WALL STUD SIZE AND SPACING PER PLAN

2 FRAMING AT INTERIOR WALL

\S511 / 1" = 1'-0"

3 \ FRAMING AT BREEZEWAY S511 | 1" = 1'-0"

2X RIBBON BOARD TO

MATCH JOIST DEPTH

JOIST PER

SCHEDULE

FLOOR PER

SCHEDULE

FASTEN END JOIST THROUGH

SHEATHING TO RIBBON BOARD

W/ EDGE FASTENING PER

NAILING PER WALL/SHEAR

SHEATHING PER SHEAR

SHEATHING SCHEDULE -

DOUBLE TOP PLATE &

WALL SCHEDULE -

WALL SCHEDULE

WALL PER SCHEDULE

∕FLOOR TRÙSS

PER MFR

SILL PLATE & NAILING PER

WALL/SHEAR WALL SCHEDULE

2X SQUASH BLOCKING WHERE

MATCH WALL STUD SIZE

WALL PER SCHEDULE

FLOOR TRUSSES DO NOT ALIGN

WITH STUDS ABOVE AND BELOW.

SHEATHING & FASTENING WALL STUD SIZE AND SPACING PER PLAN PER SCHEDULE SLOPE PER ARCH. 2X BOTTOM PLATE CONT MIN 2x6 RIBBON BOARD FLOOR SHEATHING PER PLAN FLOOR TRUSS PER MFR TRUSS BY TRUSS MFR - LAP AND FASTEN TO WALL STUD 2X SQUASH BLOCKING WHERE FLOOR TRUSSES DO NOT ALIGN WITH STUDS ABOVE AND BELOW. MATCH WALL STUD SIZE (2) 2X TOP PLATE WALL STUD SIZE AND SPACING PER PLAN -

DRAG BLOCKING (SEE 1/S520) PER TRUSS MFR

TO TRANSFER THE FOLLOWING ASD LOADS:

WL: 240PLF

EL: 175PLF

4 \ FLOOR TRUSS & ROOF TRUSS BEARING S511 | 1" = 1'-0"

INSTALL SHEATHING PER SHEAR

FACE OF WALL - LEVEL 2 ONLY

WALL SCHEDULE ON INSIDE (3)

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-			
+			

CEL

HEIGHTS VIEW GRAND RENZ

DE

DRAWING NO. S511



S511 1" = 1'-0"

1 FRAMING AT CORRIDOR WALL

WALL STUD SIZE AND

EXTEND FLOOR SHEATHING

TO EXTERIOR BUMP-OUT

SPACING PER PLAN

(2) 2X TOP PLATE -

WALL STUD SIZE AND SPACING PER PLAN

WALLS -

S511 1" = 1'-0"