



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.	Six (6)
OWNER:	Overland Property Group Dan Maximuk 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	March 25, 2025
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	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) 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.
 - a. 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.
 - a. Detail reference and foundation location revised
- 3) Detail 4/S511 – Detail revised to provide stronger connection without the use of additional hardware.
- 4) 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:

1. Revised Structural Sheets S110, S120, and S511

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Architect

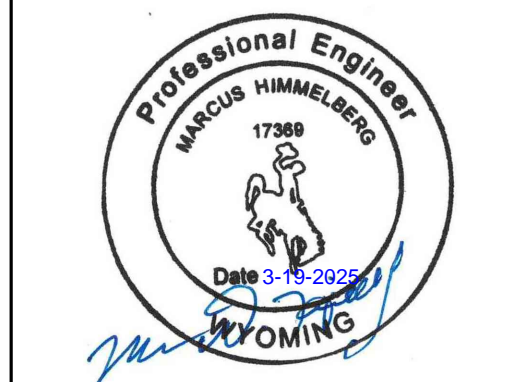
mgillam@jgrarchitects.com

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

NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans or Specifications.

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



MARCUS HIMMELBERG
17369
12/31/2026

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WYOMING.

No.	Description	Date
1	ASI #1	09/27/2024
3	ASI #6	03/19/2025

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

ENGINEER: MDH DRAWN BY: CEL CHECKED BY: IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMEE, WY
BUILDING A - FOUNDATION

DRAWING NO. S110

FRAMING PLAN LEGEND:

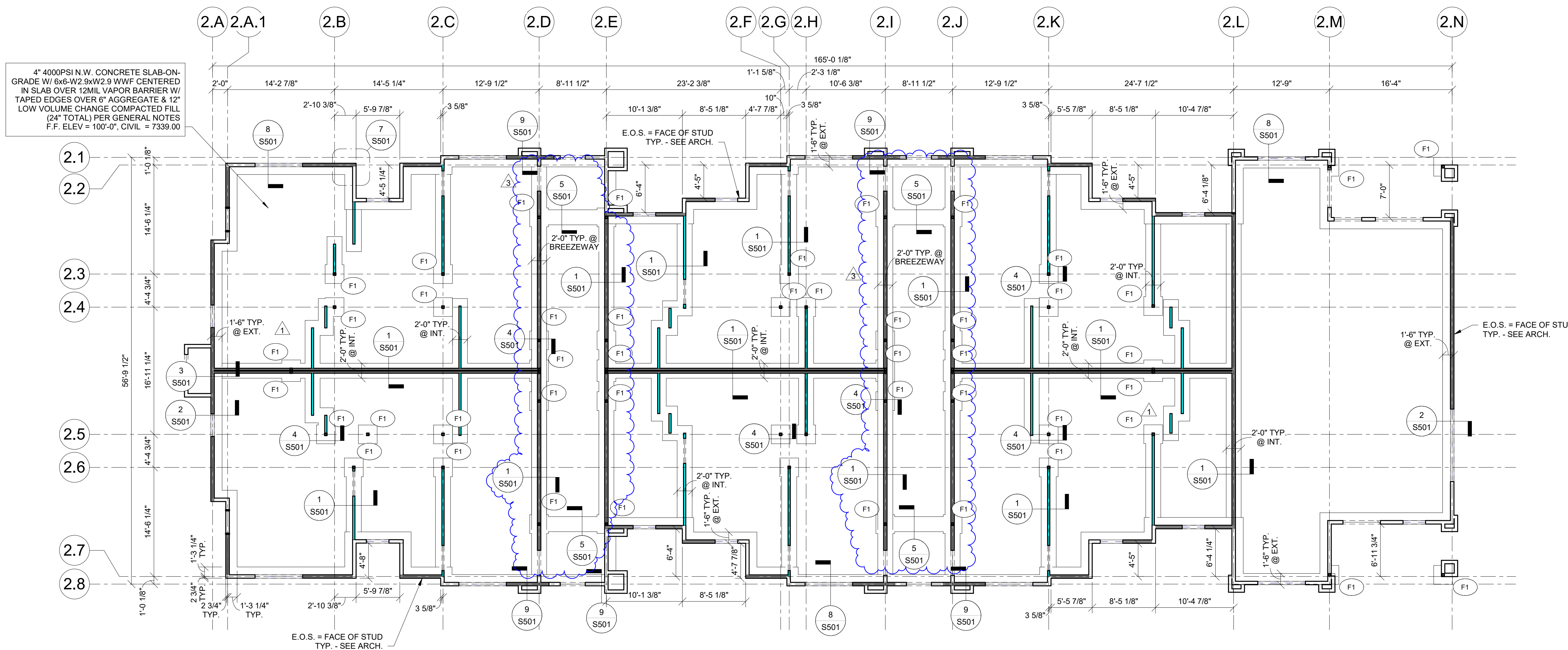
- (H?) HEADER/OPENING PER OPENING SCHEDULE
- (SW?) SHEAR WALL TYPE, SHEAR WALL INDICATED BY [Symbol]
- (F?) INDICATES FOOTING TYPE
- C# INDICATES COLUMN TYPE
- B# INDICATES BEAM TYPE
- P* JAMB FROM OPENING ABOVE
- [Symbol] BREEZEWAY SHEATHING ELEVATION VARIES FROM TYP. SEE ARCH. & SCHEDULES
- E.O.S. 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. SLAB-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

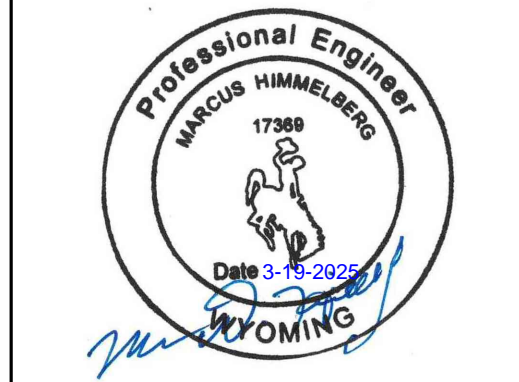
Mark	Size	Reinforcing
F1	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

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



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No.	Description	Date
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3	AS1 #6	03/19/2025

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

ENGINEER: MDH
DRAWN BY: CEL
CHECKED BY: IWC

JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMEE, WY
BUILDING B - FOUNDATION

DRAWING NO.
S120

FRAMING PLAN LEGEND:

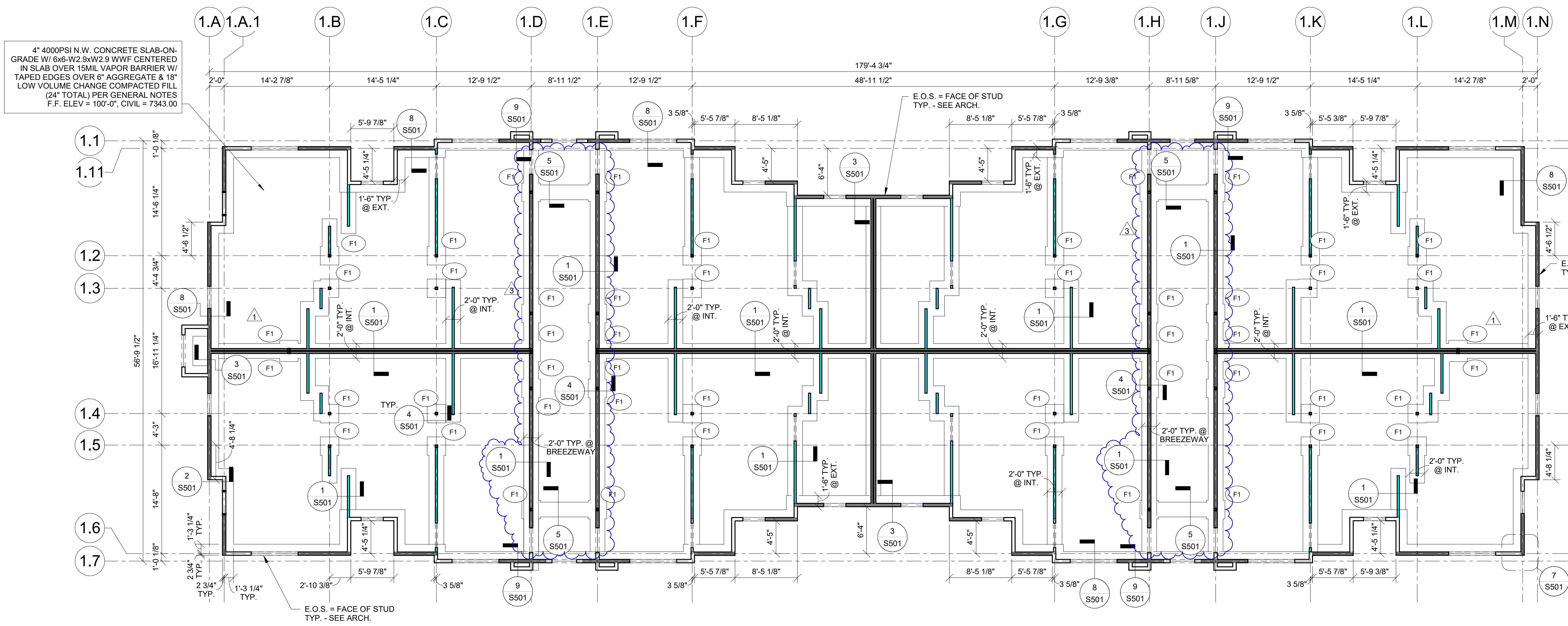
- (H?#) HEADER/OPENING PER OPENING SCHEDULE
- (SW?) SHEAR WALL TYPE, SHEAR WALL INDICATED BY [Symbol]
- (F?) INDICATES FOOTING TYPE
- C# INDICATES COLUMN TYPE
- B# INDICATES BEAM TYPE
- P* JAMB FROM OPENING ABOVE
- [Symbol] BREEZEWAY SHEATHING ELEVATION VARIES FROM TYP. SEE ARCH. & SCHEDULES
- E.O.S. 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. SLAB-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

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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.

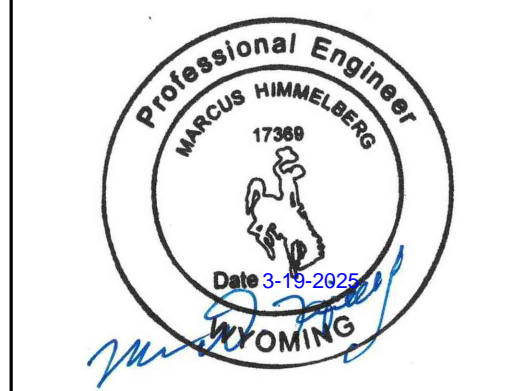


1 BLDG B - FOUNDATION
S120 1/8" = 1'-0"

P:\2024\00185-000 - JGR - The Reserves at Grand View Heights\04-Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt

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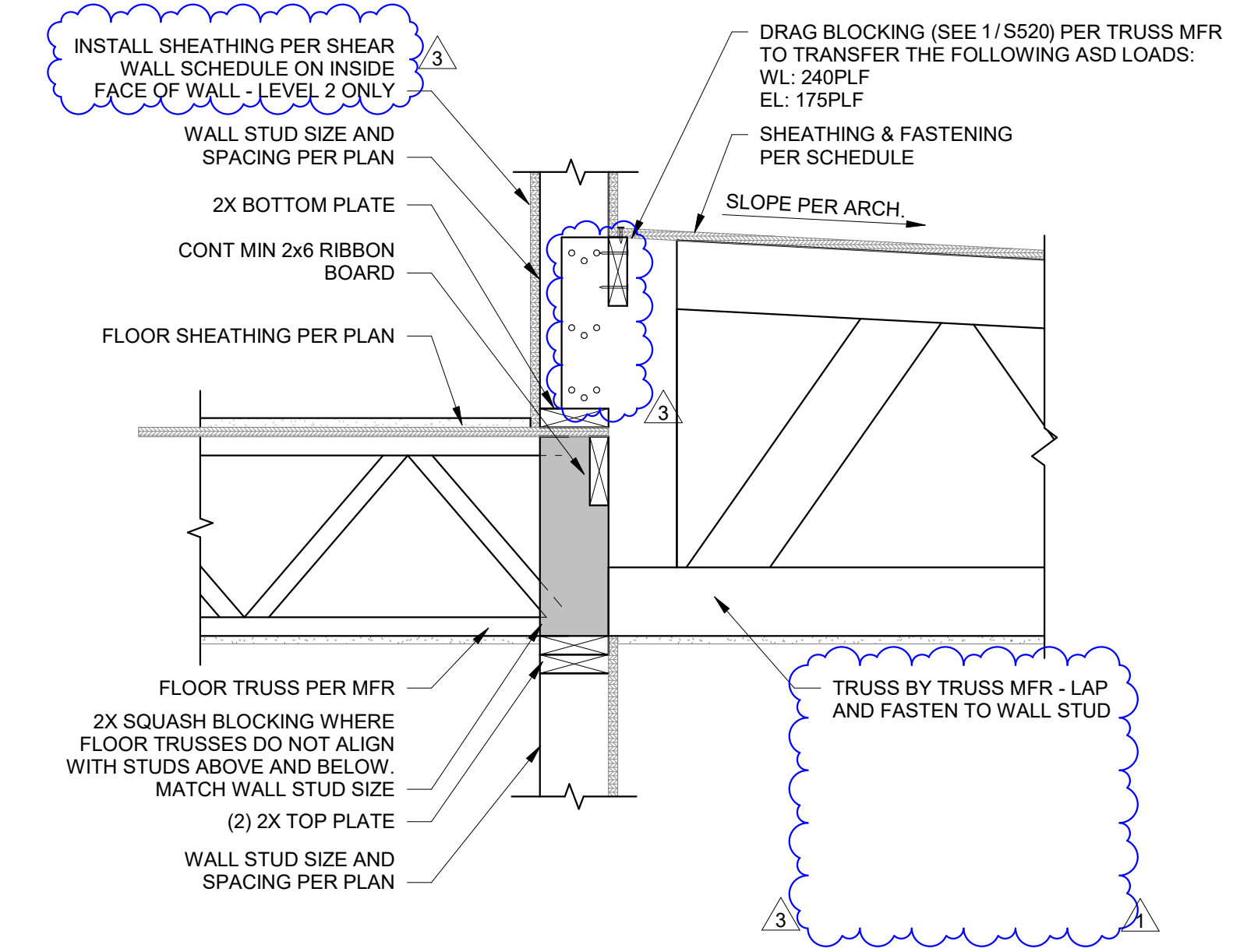
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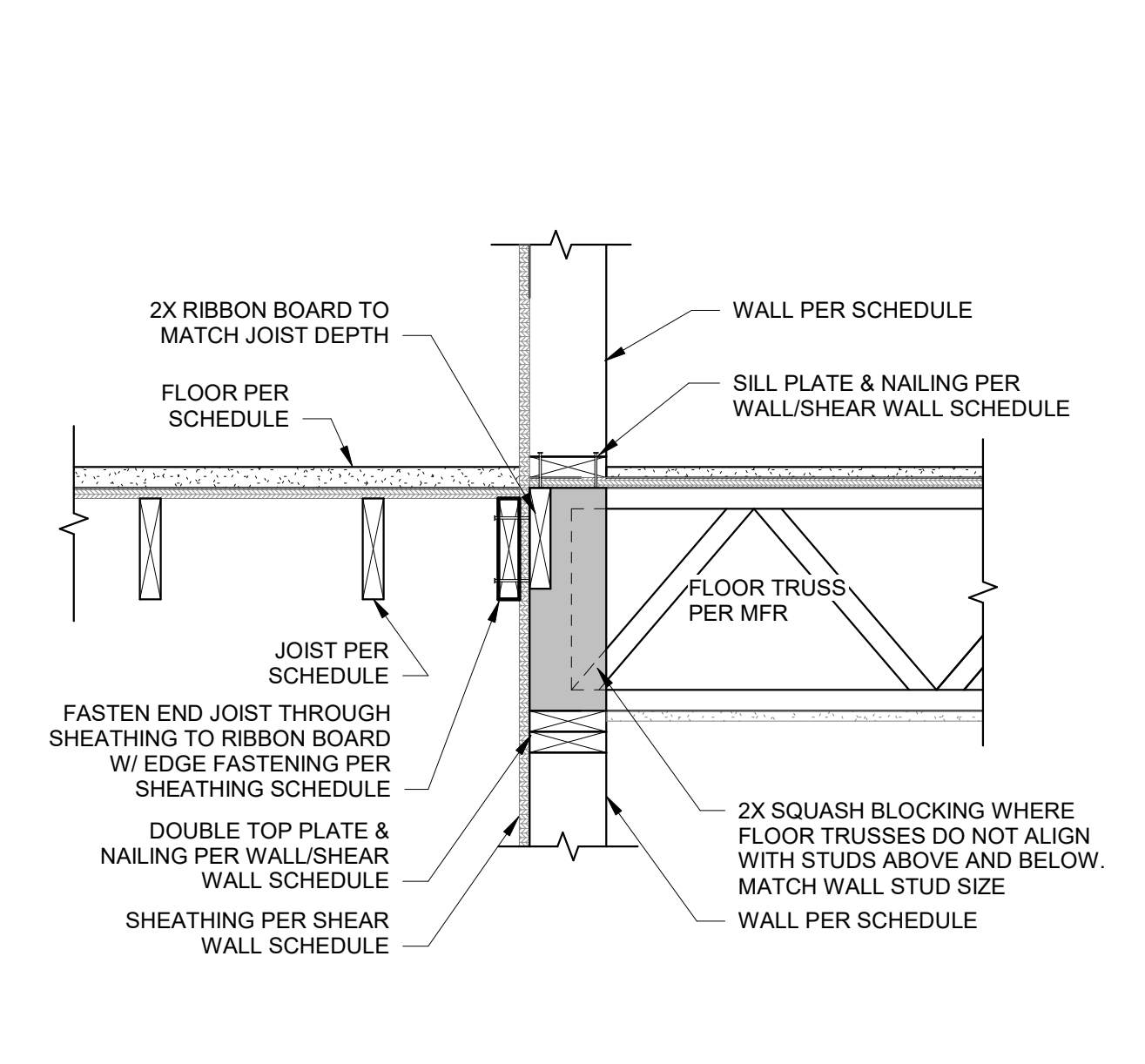
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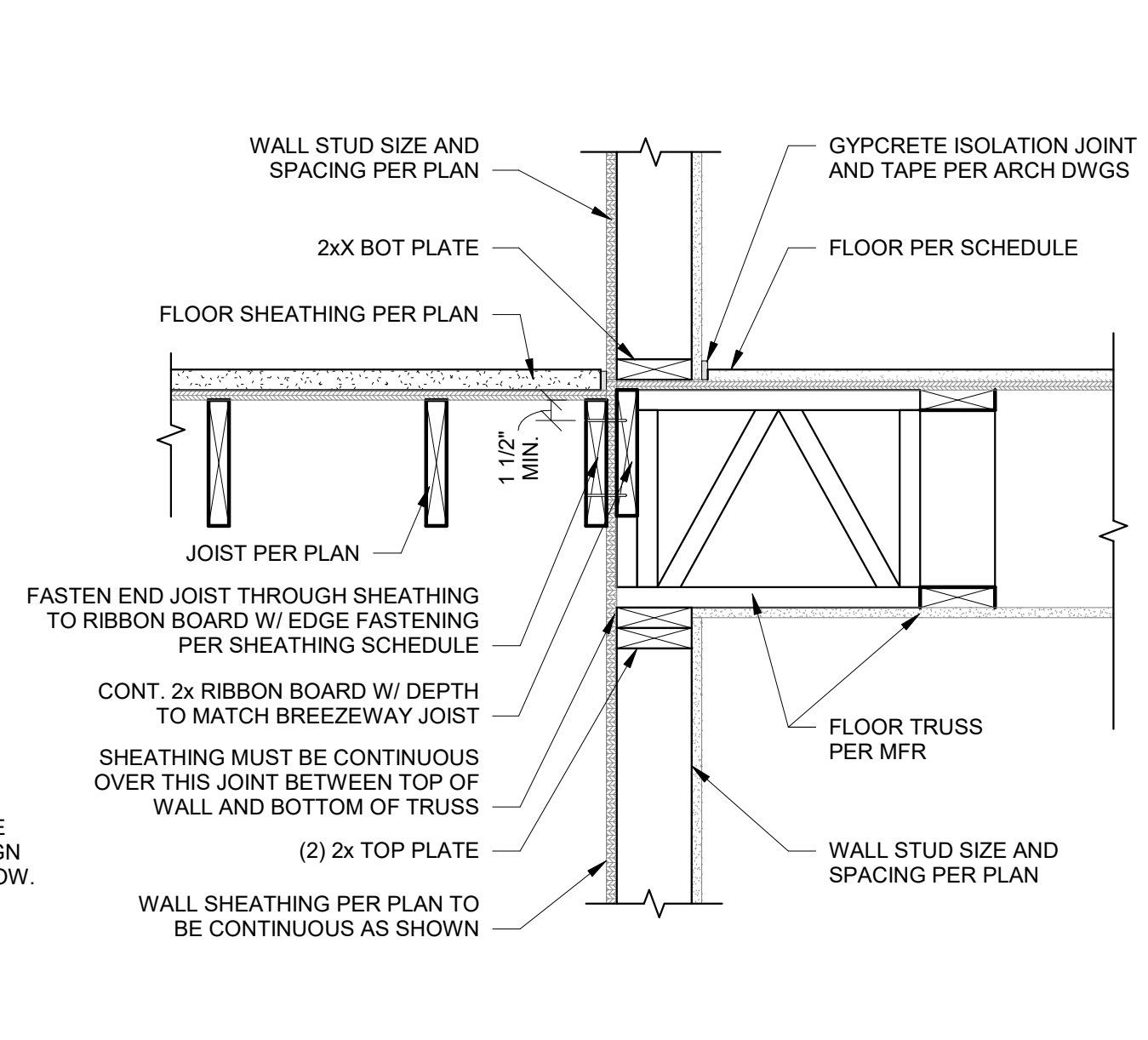
JONES GILLAM RENZ
THE RESERVES AT GRAND VIEW HEIGHTS
LARAMIE, WY
FRAMING DETAILS



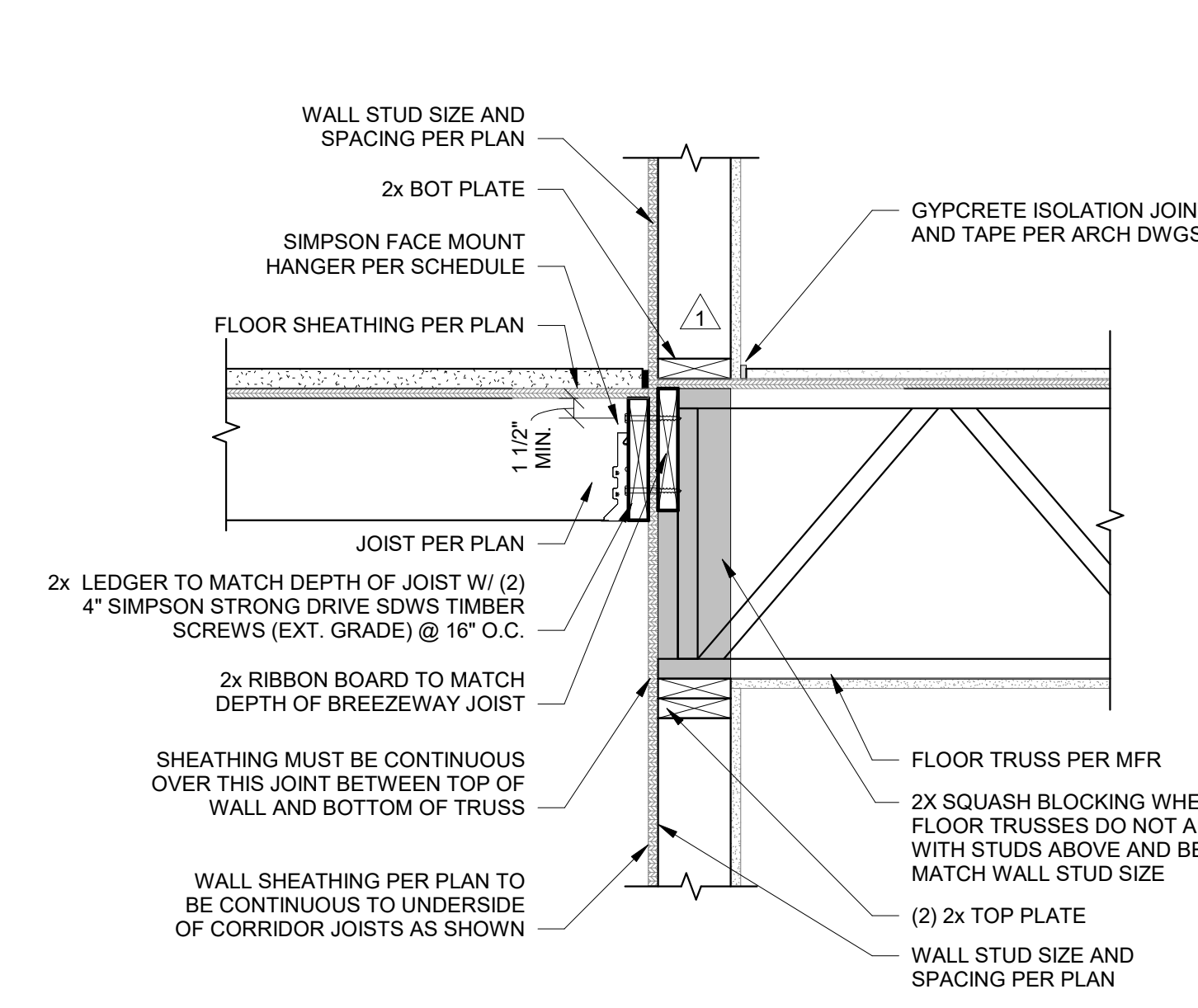
4 FRAMING AT BREEZEWAY
 S511 1" = 1'-0"



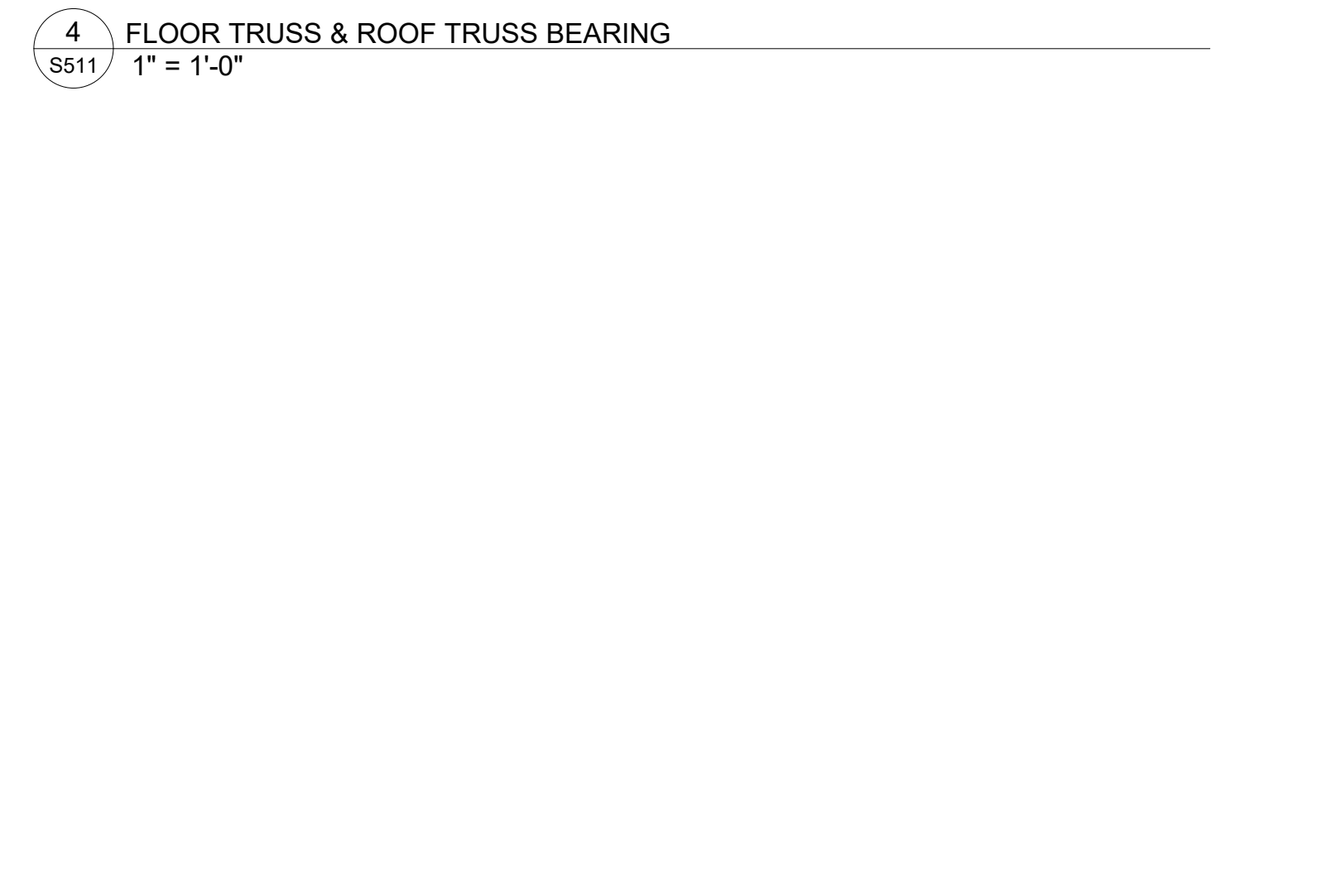
3 FRAMING AT INTERIOR WALL
 S511 1" = 1'-0"



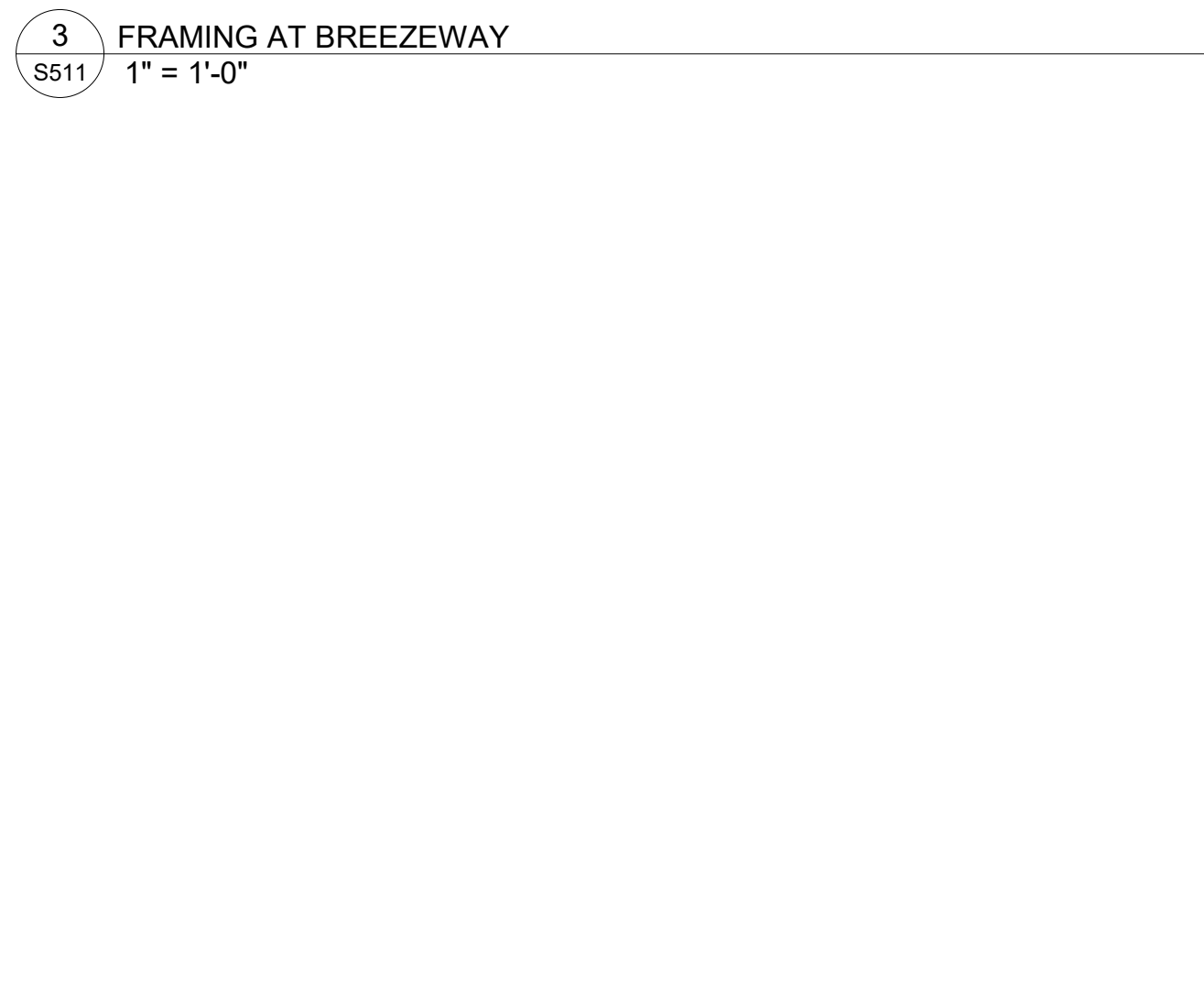
2 FRAMING AT CORRIDOR WALL
 S511 1" = 1'-0"



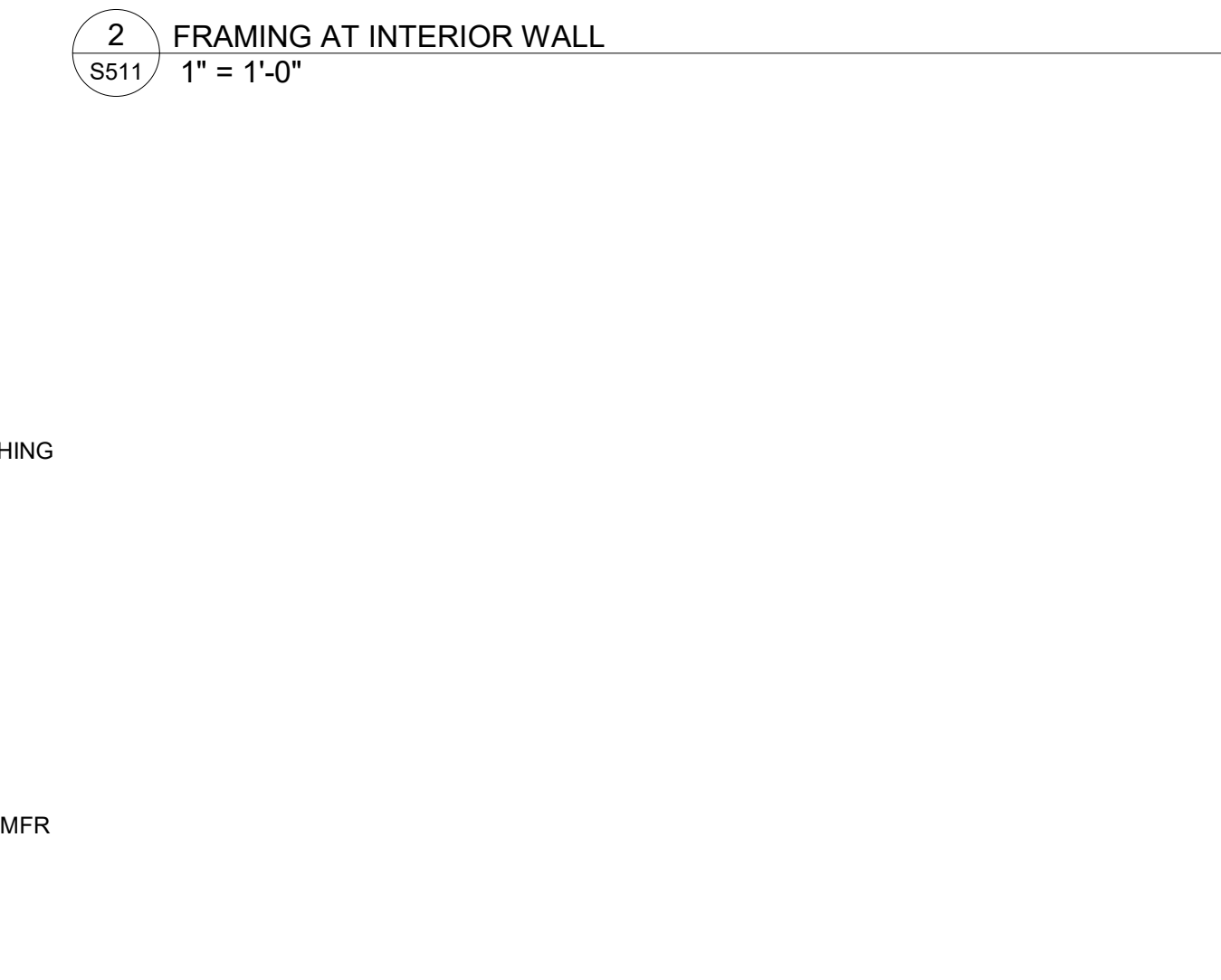
1 FRAMING AT BUMP OUT
 S511 1" = 1'-0"



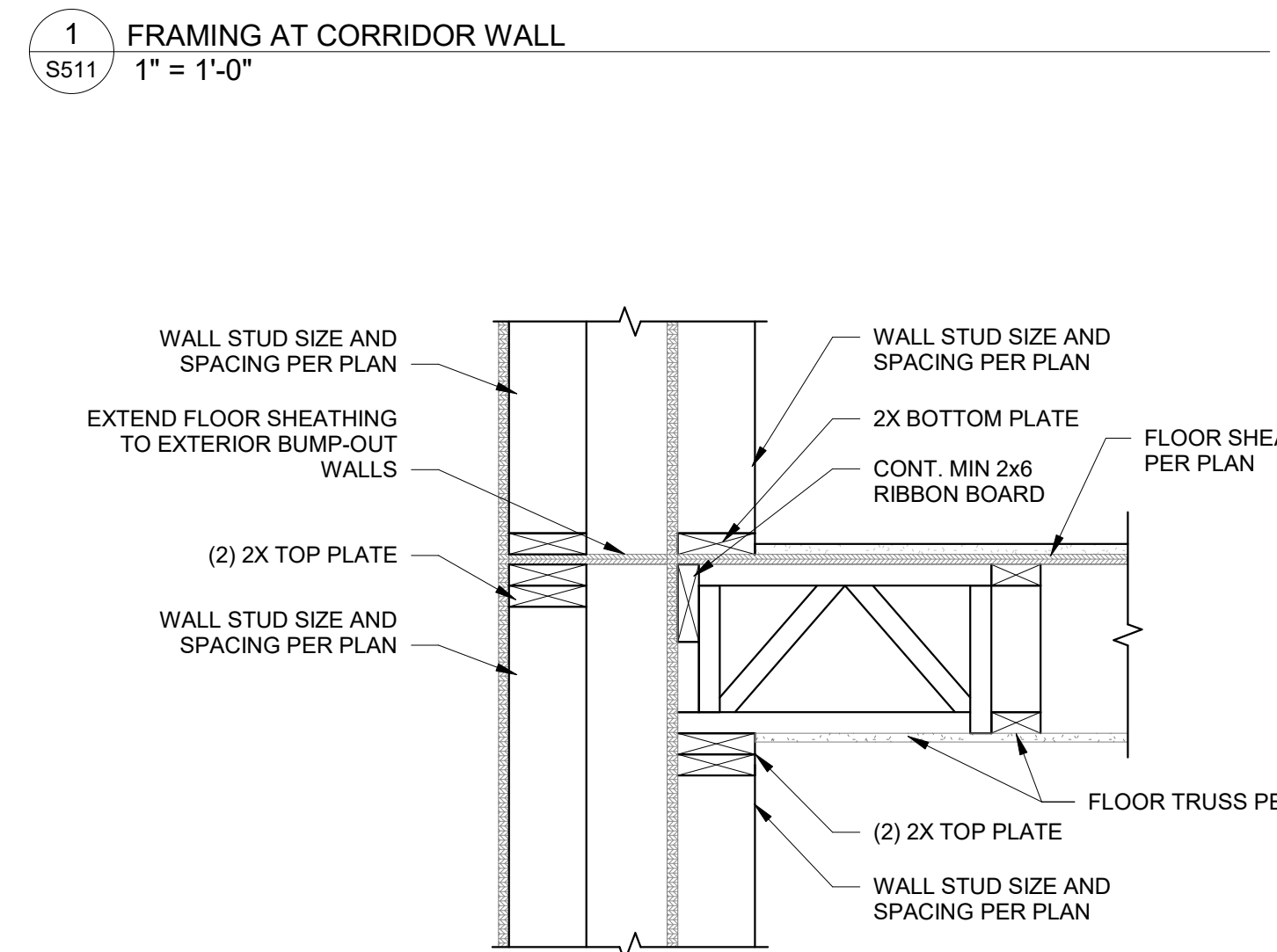
5 FLOOR FRAMING AT GRAND VIEW HEIGHTS
 S511 1" = 1'-0"



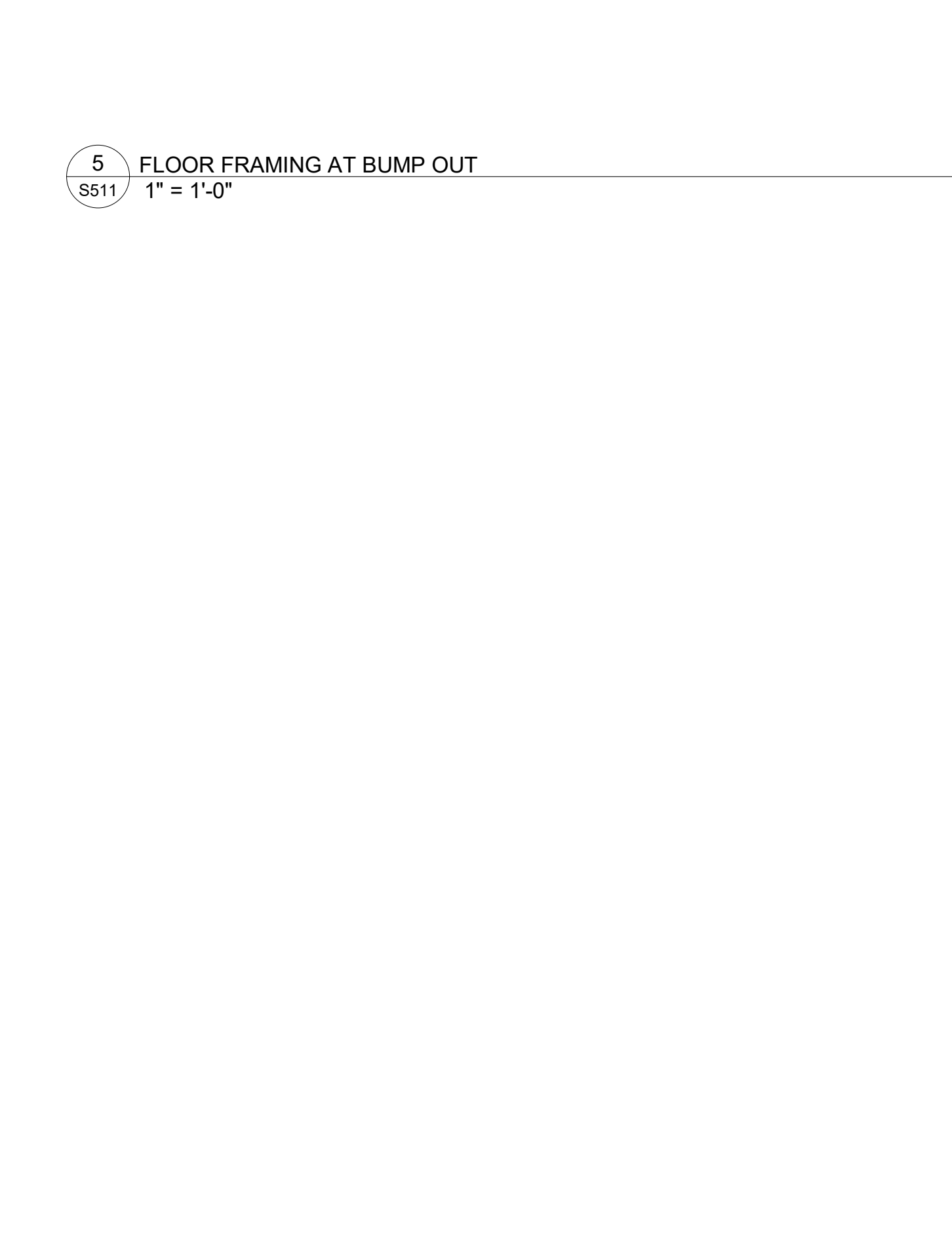
4 FLOOR TRUSS & ROOF TRUSS BEARING
 S511 1" = 1'-0"



3 FLOOR FRAMING AT BREEZEWAY
 S511 1" = 1'-0"



2 FLOOR FRAMING AT INTERIOR WALL
 S511 1" = 1'-0"



1 FLOOR FRAMING AT CORRIDOR WALL
 S511 1" = 1'-0"

P:\2024\000185-000 - JGR - The Reserves at Grand View Heights\04 Drawings\2024000185 - JGR - THE RESERVES AT GRAND VIEW HEIGHTS - R23.rvt