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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT: **The Reserves at South Lake**
New Apartment Complex
Grinnell, IA

OWNER: **OPG South Lake Partners, LLC**
Dan Maximuk
234 N. Santa Fe Ave, Suite A
Salina, KS 67401

CONTRACTOR: **MCP Group**
3501 SW Fairlawn Rd.
Topeka, KS 66614

Report No. **Four (4)**

Date **June 22, 2022**

Architect's Proj No. **20-3118**

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. Revised mechanical equipment drawings based on the information provided by The Element Group to meet the IFA, IECC and Energy Star Standards.
    a. Sheet M6.1 – Heat Pump Schedule has been revised to meet energy requirements.
    b. Sheet ME1.4 – Revised Panel C, circuit 18/20 to accommodate electrical requirements of updated HP-2

Attachments:

1. Revised Sheets – M6.1 & ME1.4

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Manager 785 827 0386 mgillam@jgrarchitects.com

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Project 22001 June 2022

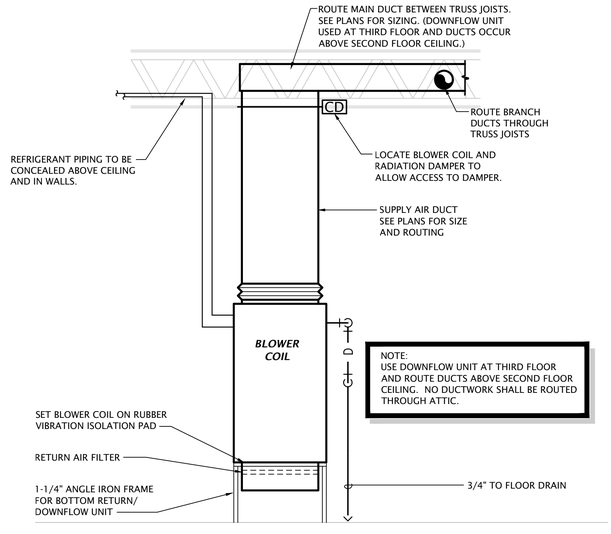
ELECTRIC HEATER SCHEDULE

MARK	MANUF.	MODEL	MOUNTING	WATTS	VOLTAGE/PHASE	DESCRIPTION	NOTES
EWH	TRANE	UHAA-15	WALL	1,500	120/1	Fan forced electric wall heater with integral thermostat	
EH-1	BERKO	RUX300812	WALL	3,000	208/1	Explosion proof heater	1,2,3,4

Notes:
1. Provide with 24V thermostat.
2. Provide with mounting bracket as required.
3. Provide with integral disconnect switch.
4. Mount as high as possible, per manufacturers recommendations.

MECHANICAL SYMBOLS

T	THERMOSTAT
	SQUARE SUPPLY DIFFUSER - TYPE AND AIRFLOW INDICATED
	SQUARE RETURN GRILLE - TYPE INDICATED
	MANUAL BALANCING DAMPER
	FLEXIBLE DUCTWORK - MAX. 5'
XX X / XXX	DIFFUSER DESIGNATION AIRFLOW INDICATED
	RECTANGULAR RETURN OR RELIEF AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT DOWN
	RECTANGULAR RETURN OR EXHAUST AIR DUCT DOWN
	WALL DIFFUSER
	ROUND DUCT UP
	PIPE TURNING UP
	PIPE TURNING DOWN
RL	REFRIGERANT LIQUID
RS	REFRIGERANT SUCTION
CD	CEILING RADIATION DAMPER
	CONTROL CABLE, VERIFY TYPE WITH EQUIPMENT MANUFACTURER



1 **TYPICAL BLOWER COIL DETAIL**
NO SCALE

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	ESP (" wg)	POWER	VOLTS/ PHASE
EF-1	BROAN	XB80	80	0.4"	36 W	120 / 1
EF-2	BROAN	XB50	50	0.4"	36 W	120 / 1

NOTES:
- Fixture shall be Energy Star listed.
- Fixture shall operate at <1 SONE
- Provide integral disconnect.
- Provide manufacturer's wall cap.
- Provide integral backdraft damper.
- Provide with manufacturer's ceiling radiation damper.

AIR DEVICE SCHEDULE

MARK	MANUFACTURER	MODEL	FACE SIZE	NECK SIZE
SD-A	HART & COOLEY	621	12"x12"	SEE PLANS
SD-B	HART & COOLEY	621	10"x10"	SEE PLANS
SD-C	HART & COOLEY	621	8"x8"	SEE PLANS
SD-D	HART & COOLEY	411	14"x6"	SEE PLANS
SD-E	HART & COOLEY	411	14"x4"	SEE PLANS
SD-F	HART & COOLEY	411	14"x2-1/4"	SEE PLANS
RG-A	HART & COOLEY	650	24"x24"	SEE PLANS
TG-A	HART & COOLEY	650	14"x8"	SEE PLANS
TG-B	HART & COOLEY	650	14"x14"	SEE PLANS
TG-C	HART & COOLEY	650	12"x10"	SEE PLANS

HEAT PUMP SCHEDULE

MARK	MANUF.	MODEL	NOMINAL TONS	COOLING CAPACITY OA DB	ENT AIR DB/WB	SENS MBH	TOT MBH	MIN SEER	HEATING CAPACITY OA DB	ENT AIR DB	TOT MBH	MIN HSPF	ELECTRICAL MCA	MOCP	V/PH
HP-1	TRANE	4TWL6018A1	1.5	95	75/67	11.1	19.3	16	47	70	16.3	9.5	13	20	208/1
HP-2	TRANE	4TWL6048A1	4	95	75/67	28.3	49.2	16	47	70	45.8	9.75	26	45	208/1

Notes:
1. Refrigerant lines shall be field fabricated. Coordinate line sizing requirements with equipment manufacturer for length of run for each apartment. Provide suction accumulators, etc. as required.
2. Provide 7-day programmable thermostat.
3. Provide with R410a refrigerant.
4. Provide 2 sets of MERV-7 filters.

BLOWER COIL SCHEDULE

MARK	MANUF.	MODEL	FAN CFM	FAN ESP	FAN SPEED	HEATING KW	V/Ph	MOTOR FLA	MCA	MOCP
BC-1	TRANE	TEM6A0B24H21	600	0.7	HIGH	5.76	208/1	2.5	38	40
BC-2	TRANE	TEM6A0C48H41	1560	0.7	HIGH	7.2/3.6	208/1	6.8	52/22	60/25

Notes:
1. Single point connection required, coordinate the exact electrical requirements of equipment provided with E.C.
2. Electric heater shall not operate simultaneously with heat pump. Electric heater shall be used as back-up heat only.
3. Provide with integral factory installed disconnect swtich.

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THE RESERVES at SOUTH LAKE
NEW APARTMENT COMPLEX
GRINNELL, IOWA

LICENSED PROFESSIONAL ENGINEER JOHN F. LEWIS SMITH IOWA 6-17-2022

REVISION:

DATE: 6-27-2022
JOB: 20-3118
SHEET: **M6.1**
ALTERNATE

NOTES:

- ALL PENETRATIONS OF APARTMENT AIR BARRIERS SHALL BE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER. COORDINATE WITH G.C.

(#) ELECTRICAL NOTES BY SYMBOL

1. PROVIDE 60A/2P/240V NEMA 3R DISCONNECT SWITCH AND CONNECT HEAT PUMP. UTILIZE FLEXIBLE LIQUID TIGHT CONDUIT BETWEEN DISCONNECT AND HEAT PUMP. SEE SHEET ME1.1 FOR LOCATION.
2. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
3. COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER. SEE 1:E6.1 FOR MORE INFORMATION.
4. PROVIDE 30A/2P DISCONNECT SWITCH AND CONNECT WATER HEATER.
5. MAKE CONNECTION TO BLOWER COIL. SEE EQUIPMENT SCHEDULE FOR MORE INFORMATION. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
6. PROVIDE SPLIT RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER AND GARBAGE DISPOSER. SWITCH BOTTOM HALF OF RECEPTACLE FOR GARBAGE DISPOSER AND WIRE TOP HALF TO UN-SWITCHED CIRCUIT FOR DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.
7. TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. SEE DETAIL 1, SHEET E6.1.

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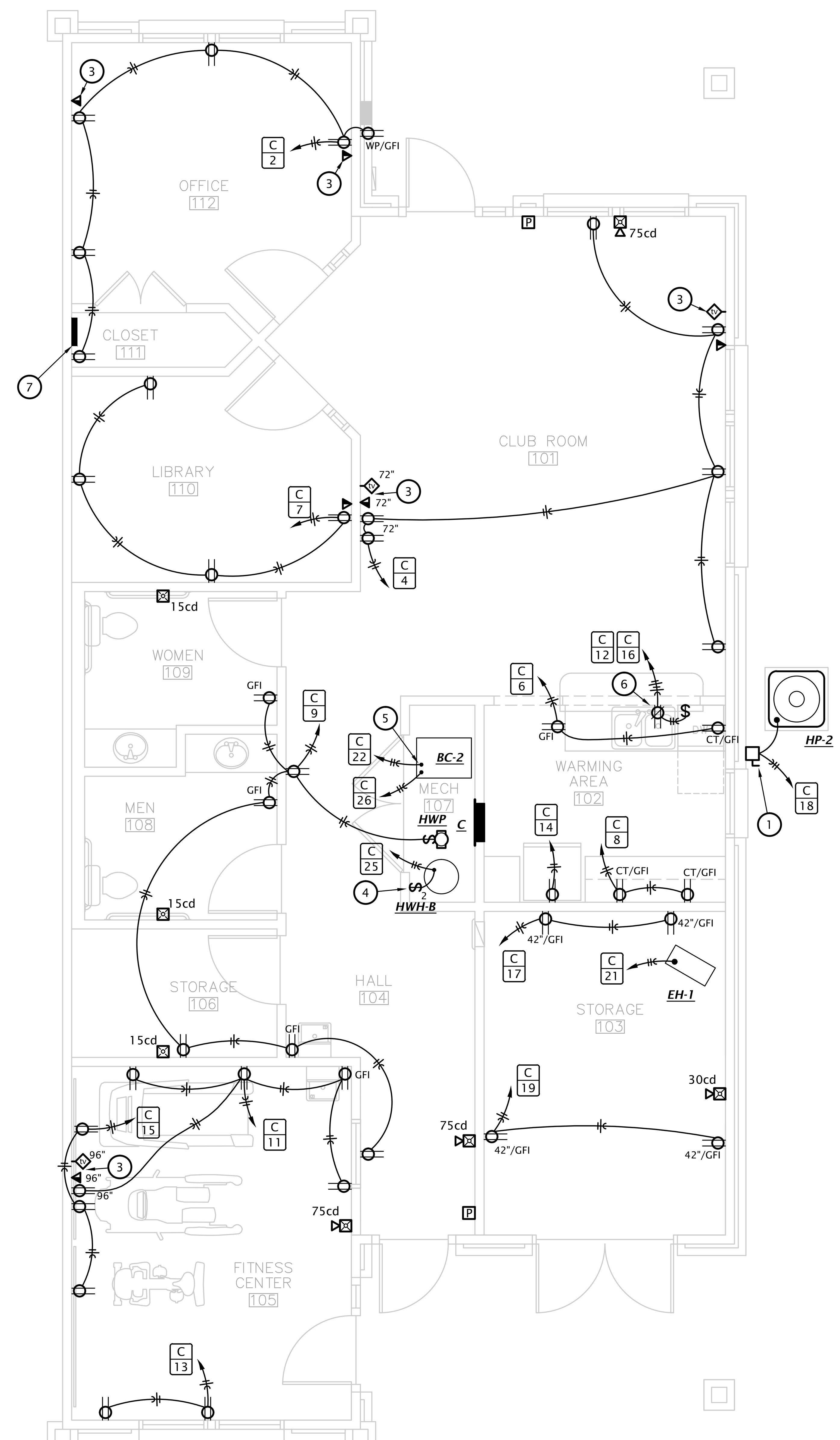
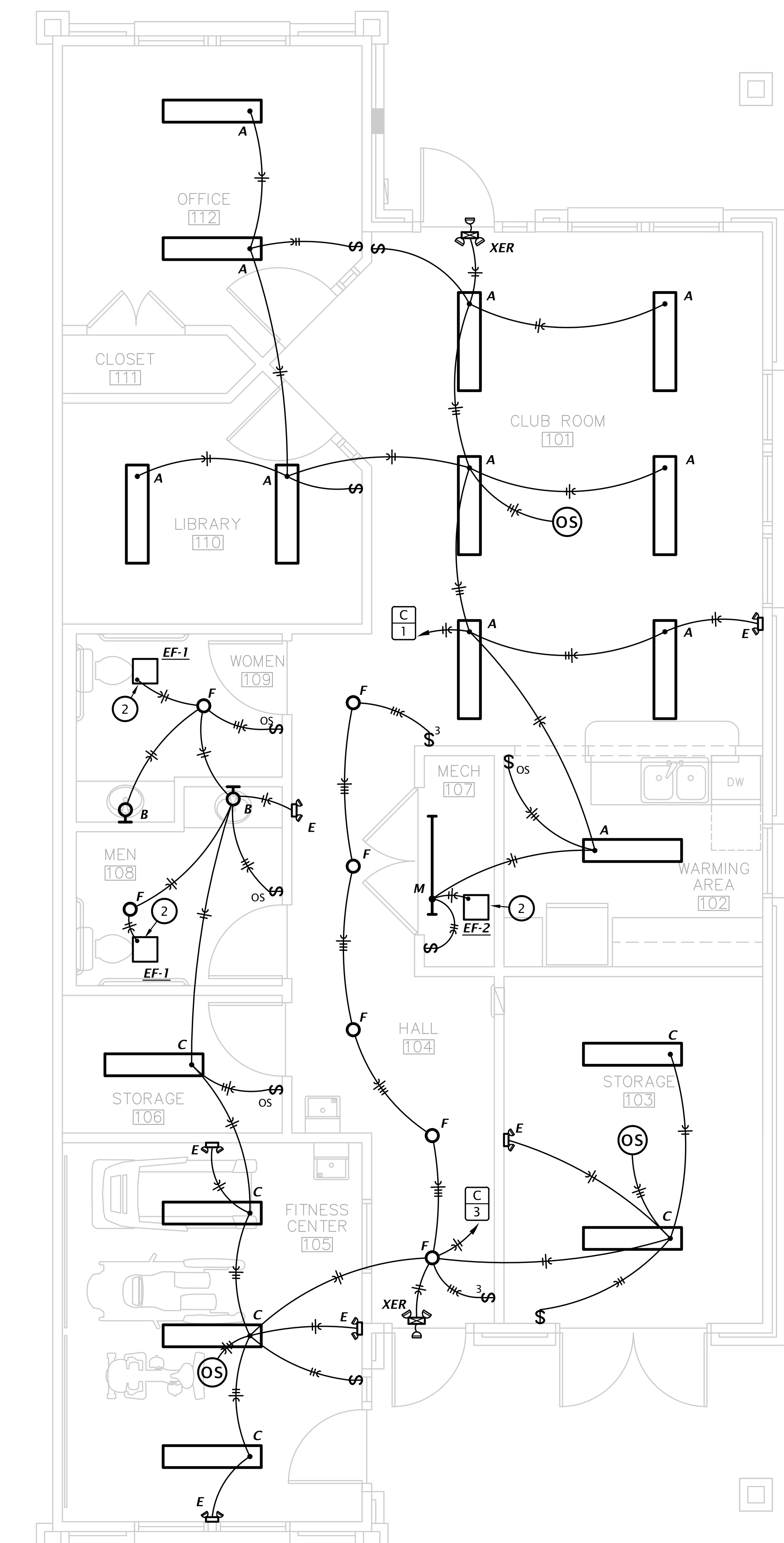
Project 22001 June 2022

Designation: C
Location: MECH ROOM
Voltage: 208/120V-1Ph-3W
Enclosure: NEMA 1
Mounting: Surface
Manufacturer: Square D 'NQ'
Bus Amps: 225
MCB Amps: MLO
AIC Rating: 10 KAIC
Other: Integral Surge Protection

Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG - CLUB,OFFICE,LIBRARY	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - OFFICE 112	2
3	LTG - HALL,STOR,FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - CLUB 101	4
5	SPARE BREAKER	--	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - WARMING COUNTER	6
7	RCPT - LIBRARY	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - WARMING COUNTER	8
9	RCPT - HALL,STOR,TLTS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	--	SPARE BREAKER	10
11	RCPT - FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - DISHWASHER	12
13	RCPT - FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - REFRIGERATOR	14
15	RCPT - FITNESS	2#12,#12G., 1/2"C.	20 / 1	20 / 1	2#12,#12G., 1/2"C.	RCPT - DISPOSER	16
17	RCPT - STOR 103	2#12,#12G., 1/2"C.	20 / 1	45 / 2	2#8,#10G., 3/4"C.	HEAT PUMP 'HP-2	18
19	RCPT - STOR 103	2#12,#12G., 1/2"C.	20 / 1				20
21	HEATER 'EH-1'	2#10,#10G., 3/4"C.	25 / 2	60 / 2	2#4,#10G., 1"C.	BLOWER COIL 'BC-2' CIRCUIT # 1	22
23							24
25	WATER HEATER	2#10,#10G., 3/4"C.	30 / 2	25 / 2	2#10,#10G., 3/4"C.	BLOWER COIL 'BC-2' CIRCUIT # 2	26
27			--				28
29	SPACE	--	--	--	--	SPACE	30



(2) CLUBHOUSE POWER PLAN
1/4" = 1'-0"



(1) CLUBHOUSE LIGHTING PLAN
1/4" = 1'-0"

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