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NOTICE TO ALL CONTRACTORS AND SUB-CONTRACTORS

Dec. 6, 2024

The Residence at Green Meadow – JGR Proj 24-3395

ADDENDUM NO. 2

YOU ARE INSTRUCTED TO READ AND TO NOTE THE FOLLOWING DESCRIBED CHANGES, CORRECTIONS, CLARIFICATIONS, OMISSIONS, DELETIONS, ADDITIONS, APPROVALS, AND STATEMENTS PERTINENT TO THE CONTRACT AND CONSTRUCTION DOCUMENTS. THIS ADDENDUM IS A PART OF THE CONTRACT AND CONSTRUCTION DOCUMENTS AND SHALL GOVERN IN THE PERFORMANCE OF THE WORK.

Specifications

1. Section 072130 – Batt & Blown-in Insulation
 - a. 2.02.A – Thermal resistance for exterior walls shall be R-21 minimum, typical.
2. Section 084100 – Aluminum Entrances and Storefront
 - a. 1.04.A – paragraph edited to read, “Per the Energy Model calculations, the fixed window (and sidelights) shall have a U-value of not less than 0.36 and the doors shall have a U-value of not less than 0.53. SHGC for both shall be not less than 0.25.
 - b. 2.01.A.1. – Door shall be Manko, Series 150i Thermal Door
 - c. 2.04.A.1 – glazed shall be standard tinted with low-e coating.

ARCHITECTURAL – Drawings

1. Sheet A2.1 – Exterior Partition Schedule – Wall Type 1 shall have R-21 Batt insulation in lieu of R-19.
2. Sheet A2.7 – Exterior Partition Schedule – Wall Type 1 shall have R-21 Batt insulation in lieu of R-19.
3. Sheet A4.1 – All wall sections have been revised to show R-21 Batt insulation at exterior walls in lieu of R-19.
4. Sheet A4.2 – All wall sections have been revised to show R-21 Batt insulation at exterior walls in lieu of R-19.
5. Sheet A4.3 – All wall sections have been revised to show R-21 Batt insulation at exterior walls in lieu of R-19.
6. Sheet A4.4 – Details have been revised to show R-21 Batt insulation at exterior walls in lieu of R-19.
7. Sheet A6.2 – All wall sections have been revised to show R-21 Batt insulation at exterior walls in lieu of R-19.
8. Sheet A10.2 – Details have been revised to show R-21 Batt insulation at exterior walls in lieu of R-19.

Civil – Drawings

1. Sheet C-4
 - a. Separate water connections are shown.
 - b. Sanitary sewer has been shown to connect to the manhole.
 - c. The connection fittings have been shown for the 6” fire line.
 - d. Fire hydrant has been shifted to be within the right-of-way.

Receipt of this Addendum shall be noted on the Bid Form.

END OF ADDENDUM NO. 2

Sheets: C-3, C-12, A3.1, A3.2, A5.1, A6.2, E1.1, E1.2, E1.3, E1.4, E4.1, E6.1, M1.1, M1.2, P1.3, P1.4, P4.1, P6.1, P9.1

SECTION 07213

BATT & BLOWN-IN INSULATION

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Faced Batt insulation at exterior stud walls.
- B. Blown-in insulation at the Attic
- C. Batt insulation for filling perimeter window and door shim spaces, crevices in exterior wall and roof.
- D. Non-Faced Sound batt insulation at interior walls, floors
- E. Vapor retarder.

1.02 REFERENCES

- A. ASTM C665 - Mineral Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing.
- B. ASTM E84 - Test Method for Surface Burning Characteristics of Building Materials.

1.03 SYSTEM DESCRIPTION

- A. Materials of This Section: Provide continuity of thermal barrier at building enclosure with thermal insulating materials in attic and walls.. Overlap insulations to ensure complete thermal envelope at all exterior surfaces.

1.04 COORDINATION

- A. Coordinate the work with all related Sections for installation of vapor retarder and other forms of insulation.

PART 2 PRODUCTS

2.01 MANUFACTURERS - INSULATION MATERIALS

- A. OWENS-CORNING FIBERGLASS Product - thermal batt insulation.
- B. Substitutions: Under provisions of the General Requirements.
- C. **Concealed insulation shall have a flame spread of 25 or less, and a smoke developed rating not to exceed 450, IBC 2021, 720.2**

2.02 MATERIALS

- A. Batt Insulation, Exterior Walls: ASTM C665; preformed glass fiber batts; loose laid and taped, conforming to the following:
 - 1. Thermal Resistance: **R-21 Min. Batt, Kraft-faced**, reference drawings. **IECC 2021, Energy Requirements**
 - 2. Batt Size: 5-1/2"
 - 3. Facing: **Faced**
- B. Blown Insulation, Attic: ASTM C739; Cellulose Fiber or Fiberglass type.
 - 1. Thermal Resistance: **R-49 Min.**
 - 2. Bulk for pneumatic placement
- C. Sound Batt Insulation, Interior Walls/Floors:
 - 1. Thermal Resistance: **R-11 min.**
 - 1. Batt size: 5-1/2" & 3-1/2".
 - 2. Facing: Unfaced.
- D. Tape: Self-adhering type as recommended by the manufacturer, mesh reinforced, 2 inches wide.

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify site conditions.
- B. Verify that substrate, adjacent materials, and insulation are dry and ready to be installed.

3.02 INSTALLATION

- A. Install insulation and vapor retarder in accordance with manufacturer's instructions.
- B. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.
- C. Fit insulation tight in spaces and tight to exterior side of mechanical and electrical services within the plane of insulation.
- D. Install with applied vapor retarder membrane facing warm side of building spaces. Lap ends and side flanges of membrane, caulk, or tape.
- E. Tape seal butt ends, lapped flanges, and tears or cuts in membrane.
- F. Place loose-fill insulation into spaces and onto surfaces as shown, either by pouring or by machine blowing to comply with ASTM C 1015. Level horizontal applications to uniform thickness as indicated, lightly settle to uniform density, but do not compact excessively.
 - 1. For cellulosic loose-fill insulation, comply with the Cellulose Insulation Manufacturers Association's Special Report #3, "Standard Practice for Installing Cellulose Insulation."

END OF SECTION 07213

SECTION 084100

ALUMINUM ENTRANCES AND STOREFRONT

PART 1 GENERAL

1.01 SECTION INCLUDES

- A. Aluminum doors, frames, and storefront system.
- B. Door hardware
- C. Integral air and vapor barrier.
- D. Perimeter sealant.

1.02 SYSTEM DESCRIPTION

- A. Aluminum entrances, storefront system and curtain wall system includes tubular aluminum sections with supplementary internal support framing, shop fabricated, factory prefinished, vision glass, related flashings, anchorage and attachment devices.

1.03 PERFORMANCE REQUIREMENTS

- A. Design and size components to withstand dead and live loads caused by positive and negative wind pressure acting normal to plane of wall as calculated in accordance with codes.
- B. Limit mullion deflection to flexure limit of glass; with full recovery of glazing materials.
- C. System to accommodate, without damage to components or deterioration of seals, movement within system, movement between system and peripheral construction, dynamic loading and release of loads, deflection of structural support framing.
- D. Limit air leakage through assembly to 0.06 cfm/min/sq. ft. of wall area, measured at a reference differential pressure across assembly of psf as measured in accordance with AAMA 501.
- E. Water Leakage: None, when measured in accordance with AAMA 501 with a test pressure difference of 2.86 lbs/sq. ft.
- F. Maintain continuous air and vapor barrier throughout assembly, primarily in line with inside pane of glass and heel bead of glazing compound.
- G. System to provide for expansion and contraction within system components caused by a cycling temperature range of 170 degrees F over a 12 hour period without causing detrimental affect to system components.
- H. Drain water entering joints, condensation occurring in glazing channels, or migrating moisture occurring within system, to the exterior by a weep drainage network.

1.04 ENERGY REQUIREMENTS

- A. Aluminum entrances and storefront systems to follow the prescriptive ERI pathway as described in the Energy Report Document. Window systems and components to follow the **2021 International Energy Conservation Code (IECC). Per the Energy Model calculations, the fixed windows (and sidelights) shall have a U-value not less than 0.36 and the doors shall have a U-value of not less than 0.53. SHGC for both shall not less than 0.25.**

1.05 SUBMITTALS

- A. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related Work and expansion and contraction joint location and details.

1.06 DELIVERY, STORAGE, AND HANDLING

- A. Deliver, store, protect and handle products to site.
- B. Protect pre-finished aluminum surfaces. Do not use adhesive papers or sprayed coatings which bond when exposed to sunlight or weather.

1.07 ENVIRONMENTAL REQUIREMENTS

- A. Do not install sealants when ambient temperature is less than 40 degrees F during and 48 hours after installation.

1.08 FIELD MEASUREMENTS

- A. Verify that field measurements are as indicated on shop drawings.

1.09 WARRANTY

- A. Provide (3) three-year warranty.

- B. Warranty: Include coverage for complete system for failure to meet specified requirements.

PART 2 PRODUCTS

2.01 MANUFACTURERS

- A. Storefront System
 - 1. Manko – **2450 series, Door series 150i Thermal Door**. All windows to have sub-sill, head and jamb receptors.
 - 2. Other acceptable manufacturers offering equivalent Products.
 - a. Kawneer.
 - b. Amarlite.
 - c. EFCO.
 - 3. Substitutions: Under provisions of the General Requirements.

2.02 MATERIALS

- A. Extruded Aluminum: ANSI/ASTM B221; 6063 alloy, T5 temper.
- B. Color: **Black or Dark Bronze**
- C. Steel Sections: ANSI/ASTM A36; shaped to suit mullion sections.
- D. Fasteners: Galvanized steel.

2.03 COMPONENTS

- A. Storefront Frame: 4 1/2 x 2 inch nominal dimension; glazing stops; drainage holes; internal weep drainage system. Subsill with end dams are required.
- B. Doors: 2 inches thick, 5-inch wide top rail, 5-inch wide vertical stiles, 10-inch wide bottom rail; square glazing stops.
- C. Flashings: Aluminum, finish to match mullion sections where exposed.

2.04 GLASS AND GLAZING MATERIALS

- A. Glass and Glazing Materials: As specified in Section 08800 of types described below:
 - 1. Glass at Exterior and several Interior Lights (reference drawings): 1-inch insulated type (**outer pane of 1/4 inch tinted at exterior, inner pane of 1/4 inch clear**). Tempered where required. **Tinted, Low-E coating**, third surface.
 - 2. **Reference Section 1.04 ENERGY REQUIREMENTS in this specification for the required U-value and SHGC minimums.**
 - 3. Glass at some Interior Lights (reference drawings): 1/4 inch clear. Tempered where required.
 - 4. Spandrel Glass at some Exterior Lights (reference drawings): 1-inch insulated type, fully colored or tinted to match other, although non-visual or see-through.

2.05 SEALANT MATERIALS

- A. Sealant and Backing Materials: As specified in Section 07900.

2.06 HARDWARE

- A. Weather Stripping, Sill Sweep Strips, Thresholds, Hinges, Tubular Pull Handles, Panic Device, Closer: Manufacturers' standard type to suit application, and finish, all provided by storefront manufacturer / supplier.
- B. Cylinder locks by hardware supplier.

2.07 FABRICATION

- A. Fabricate components with minimum clearances and shim spacing around perimeter of assembly, yet enabling installation and dynamic movement of perimeter seal.
- B. Accurately fit and secure joints and corners. Make joints flush, hairline, and weatherproof.
- C. Prepare components to receive anchor devices. Fabricate anchors.
- D. Arrange fasteners and attachments to conceal from view.
- E. Prepare components with internal reinforcement for door hardware and door operator hinge hardware.
- F. Reinforce framing members for imposed loads.

2.08 FINISHES

- A. Finish coatings to conform to AAMA
- B. **Exposed Aluminum Surfaces: Black or Dark Bronze**

PART 3 EXECUTION

3.01 EXAMINATION

- A. Verify site opening conditions.
- B. Verify dimensions, tolerances, and method of attachment with other work.
- C. Verify wall openings and adjoining air and vapor seal materials are ready to receive work of this Section.

3.02 INSTALLATION

- A. Install wall system in accordance with manufacturer's instructions and AAMA - Metal Curtain Wall, Window, Store Front and Entrance - Guide Specifications Manual.
- B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
- C. Provide alignment attachments and shims to permanently fasten system to building structure.
- D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
- E. Provide thermal isolation where components penetrate or disrupt building insulation.
- F. Install sill flashings and manufacturer's standard subsill, head and jamb systems.
- G. Coordinate attachment and seal of perimeter air and vapor barrier materials.
- H. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
- I. Set thresholds in bed of mastic and secure.
- J. Install hardware using templates provided.
- K. Install glass in accordance with Section 088000, to glazing method required to achieve performance criteria.
- L. Install perimeter sealant to method required to achieve performance criteria, backing materials, and installation criteria in accordance with Section 079200.

3.03 TOLERANCES

- A. Maximum Variation from Plumb: 0.06 inches every 3 ft non-cumulative or 1/16 inches per 10 feet, whichever is less.
- B. Maximum Misalignment of Two Adjoining Members Abutting in Plane: 1/32 inch.

3.04 ADJUSTING

- A. Adjust operating hardware and sash for smooth operation.

3.05 CLEANING

- A. Remove protective material from prefinished aluminum surfaces.
- B. Wash down surfaces with a solution of mild detergent in warm water, applied with soft, clean wiping cloths. Take care to remove dirt from corners. Wipe surfaces clean.
- C. Remove excess sealant by method acceptable to sealant manufacturer.

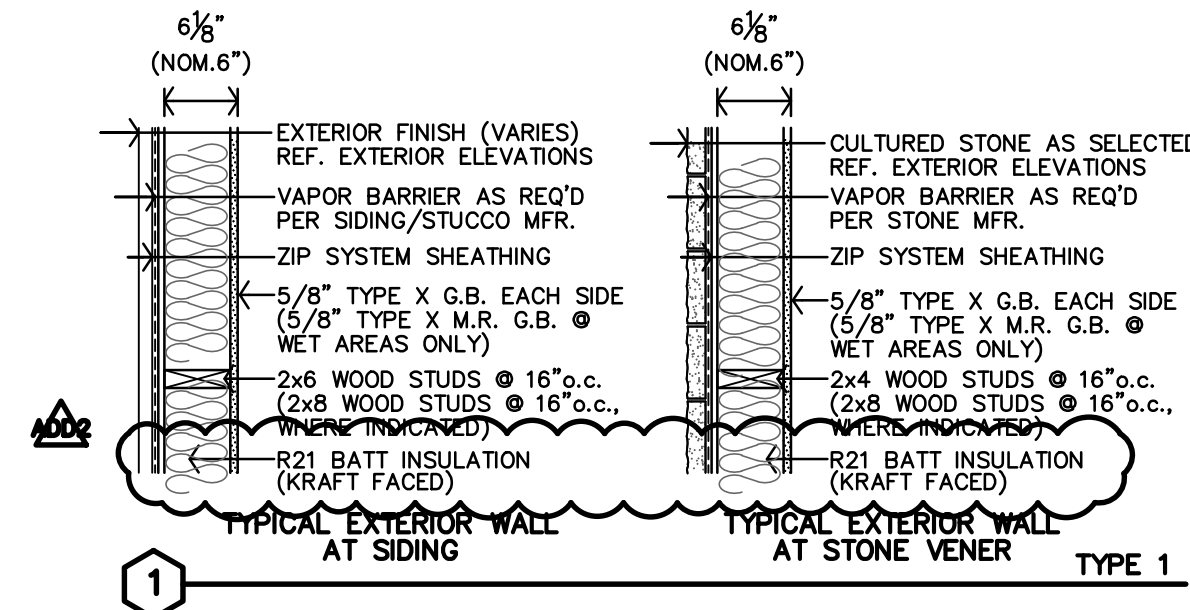
3.06 PROTECTION OF FINISHED WORK

- A. Protect finished Work from damage.

END OF SECTION 084100

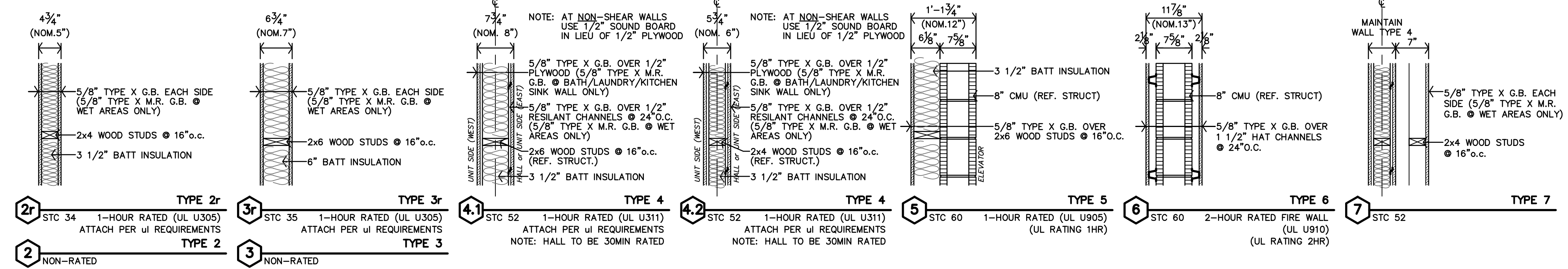
EXTERIOR PARTITION SCHEDULE

REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

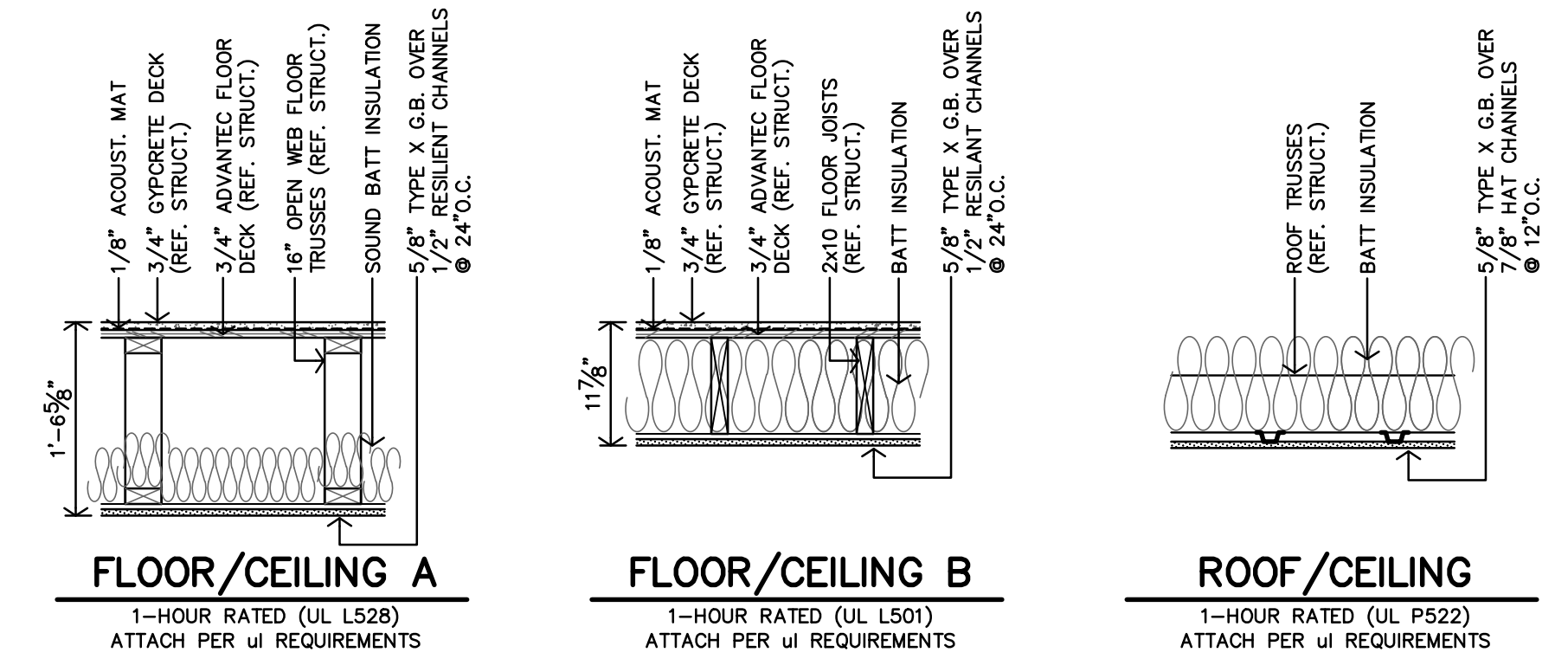


INTERIOR PARTITION SCHEDULE

ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



ASSEMBLIES



FLOOR/CEILING A
1-HOUR RATED (UL L528)
ATTACH PER UL REQUIREMENTS

FLOOR/CEILING B
1-HOUR RATED (UL L501)
ATTACH PER UL REQUIREMENTS

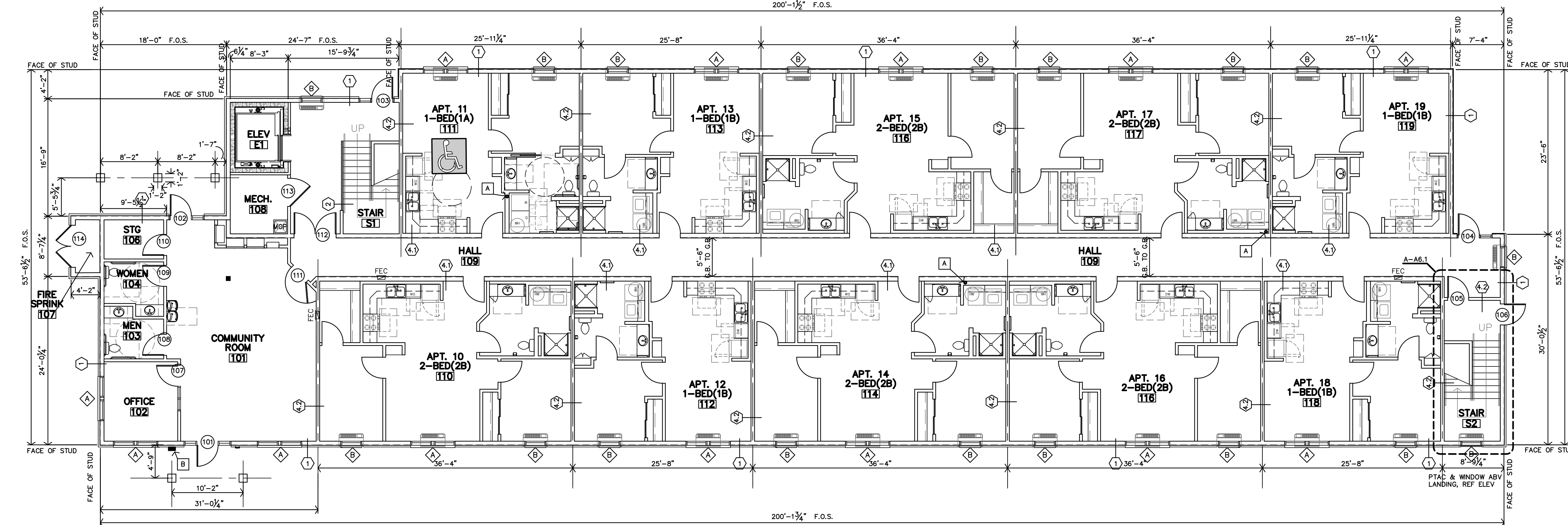
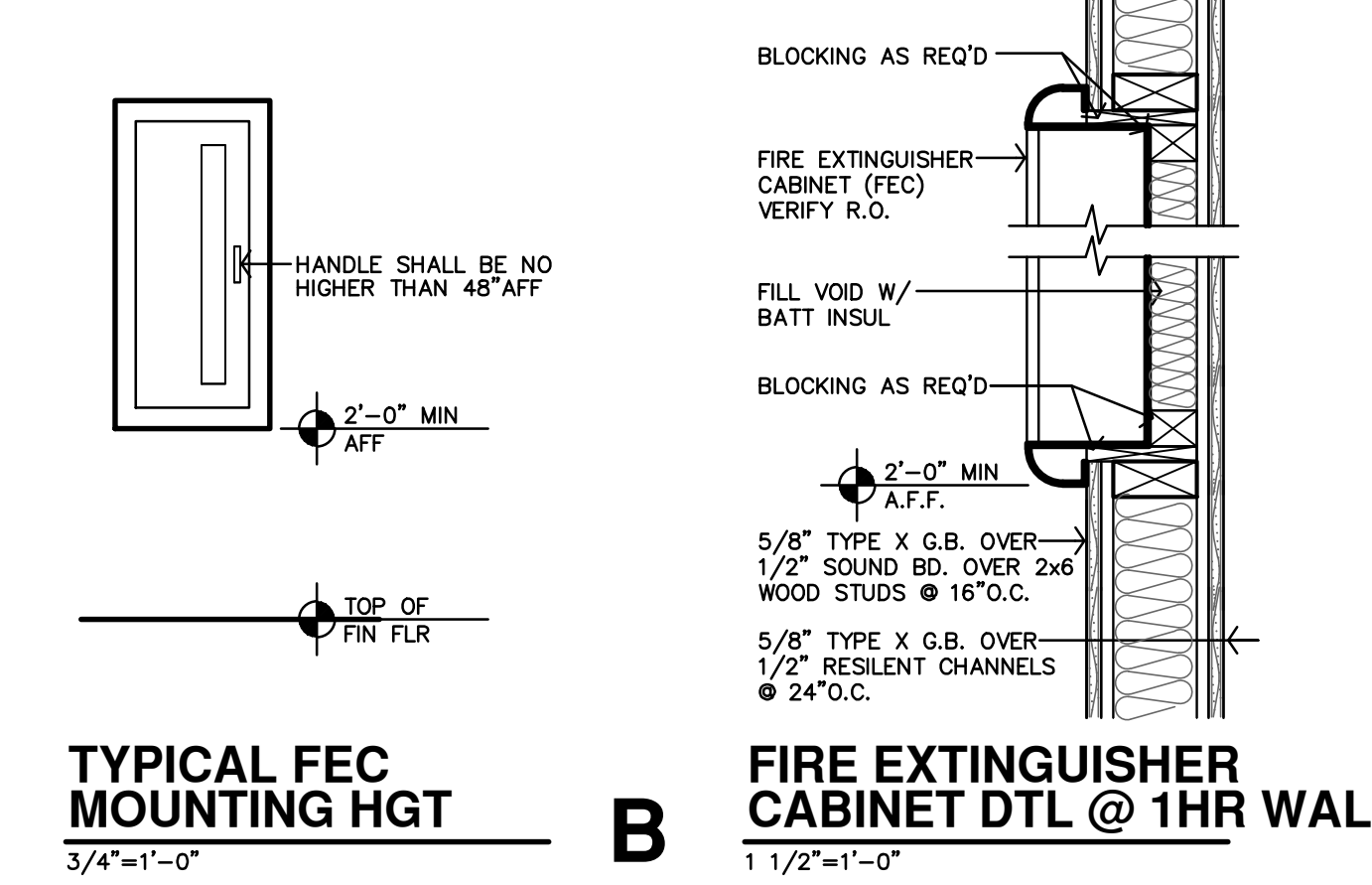
ROOF/CEILING
1-HOUR RATED (UL P522)
ATTACH PER UL REQUIREMENTS

LEGEND

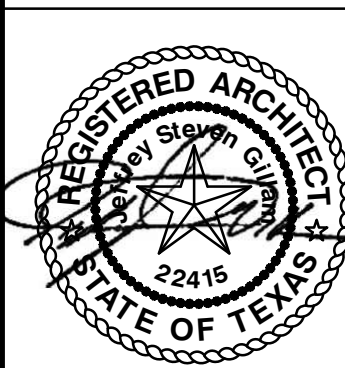
	RADON PIPE THROUGH ROOF. REF. T-44.4 & MECH. DWGS.
	KNOCK BOX. REFERENCE A1.1 FOR LOCATION. COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
	ROOF HATCH & WALL MOUNTED LADDER
	SYMBOL INDICATES ACCESSIBLE UNIT (2 TOTAL) APARTMENTS 11(111) & 30(303)
	SYMBOL INDICATES HEARING IMPAIRED UNITS APARTMENT 20(203)
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)

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
- 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



A FIRST FLOOR PLAN
1/8" = 1'-0"
10,116 SF

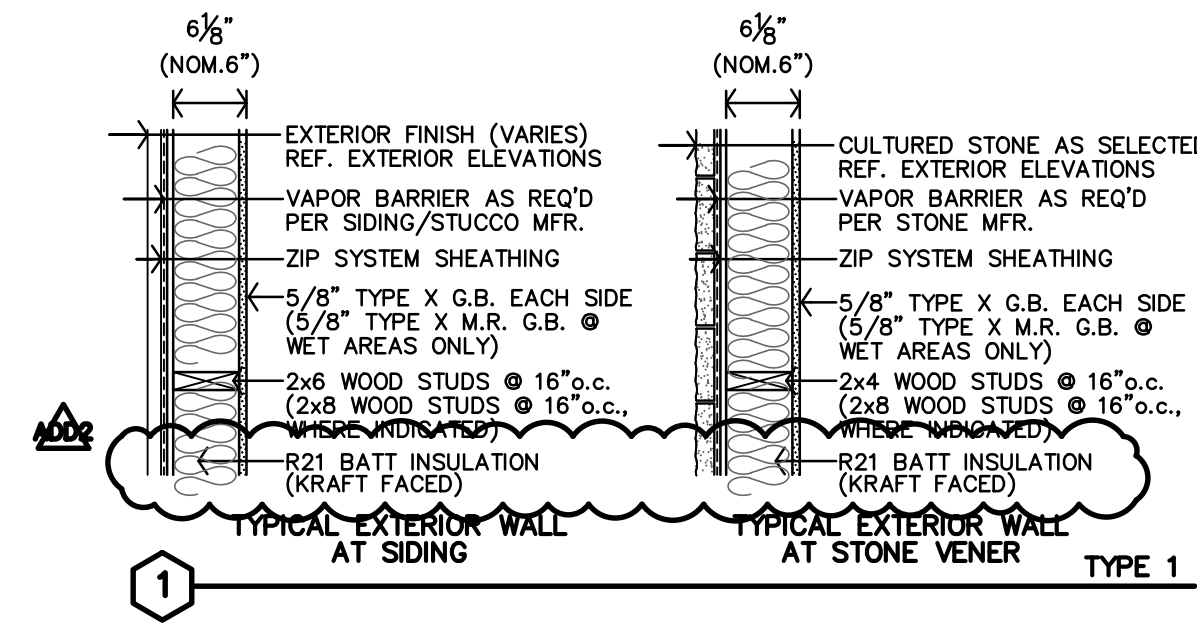


REVISION:
12-6-2024

DATE: 11-22-2024
JOB: 24-3395
SHEET NO.:

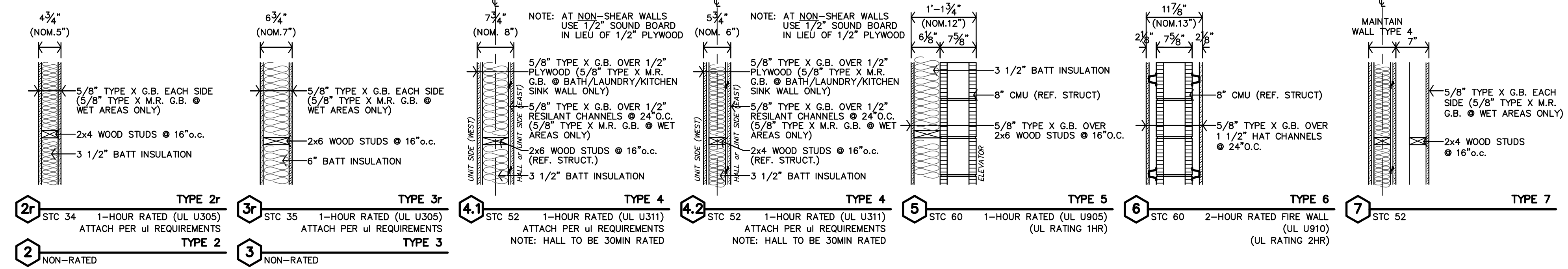
EXTERIOR PARTITION SCHEDULE

• REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

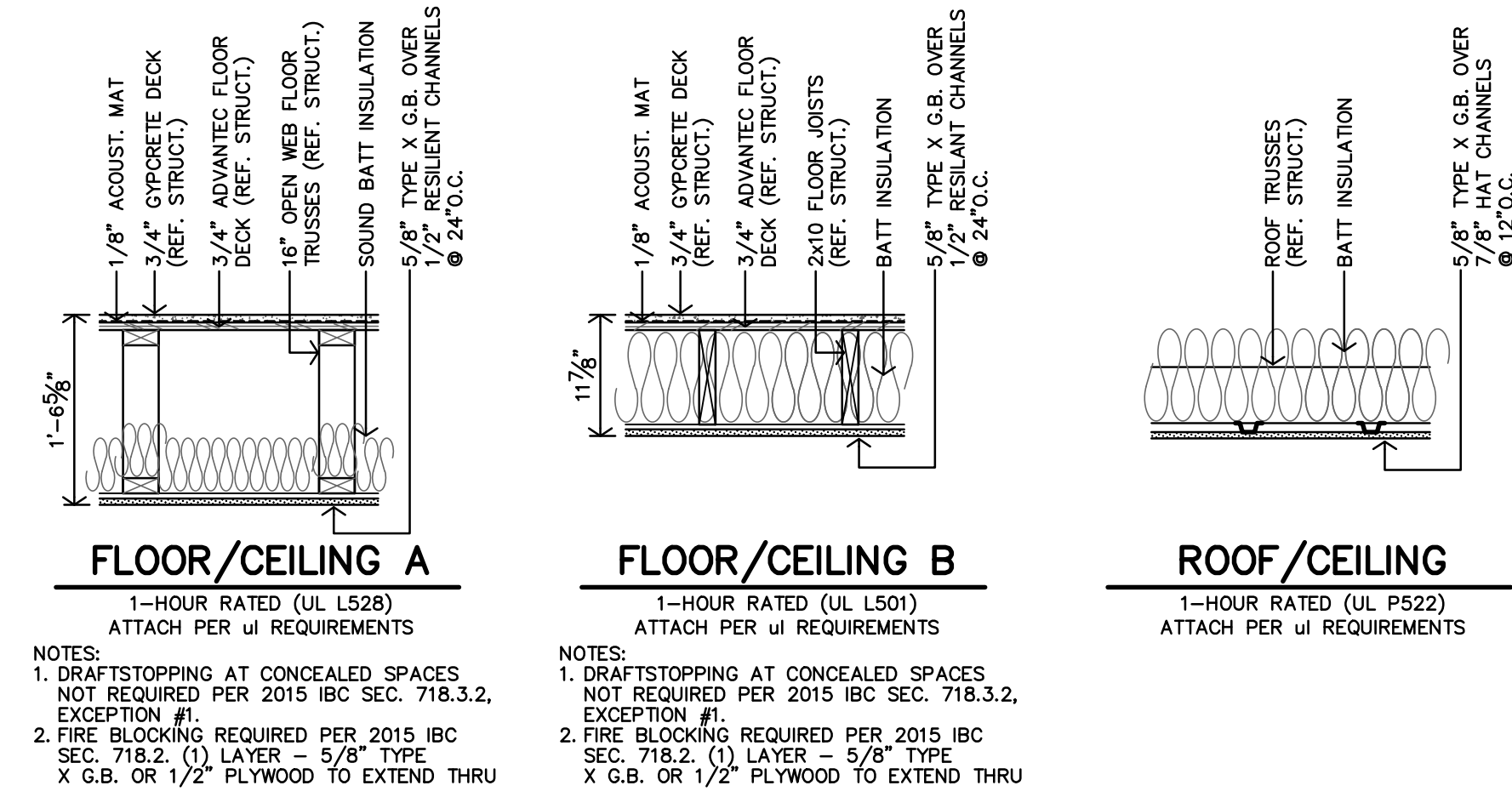


INTERIOR PARTITION SCHEDULE

• ALL WALLS TO BE EXTEND TO STRUCTURE, UNLESS NOTED OR DETAILED OTHERWISE
 • LOAD BEARING WALLS & FIRE PARTITIONS SHALL EXTEND TO DECK, SEALED SMOKE TIGHT.
 • REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



ASSEMBLIES

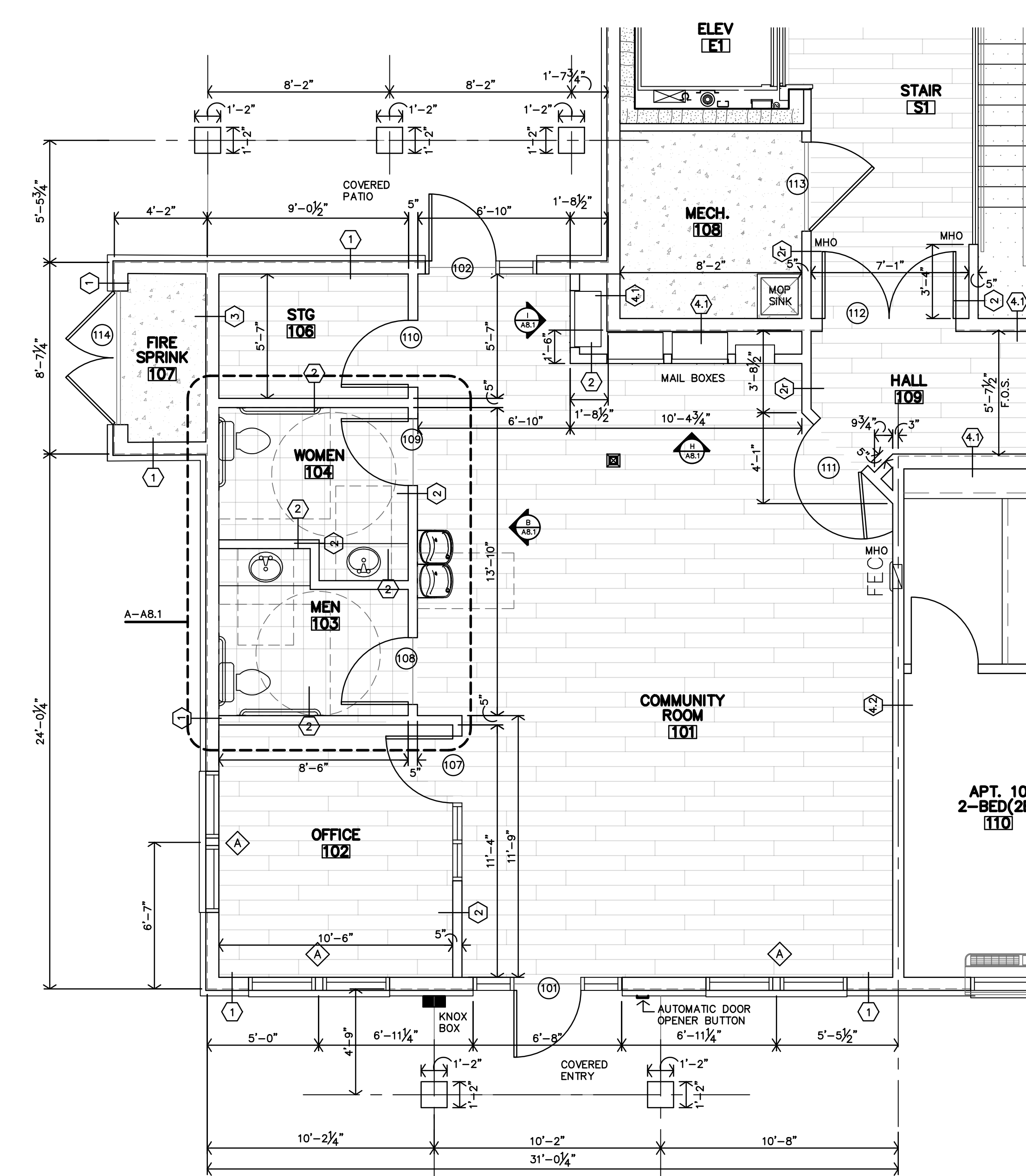


ARCHITECTURAL GENERAL NOTES

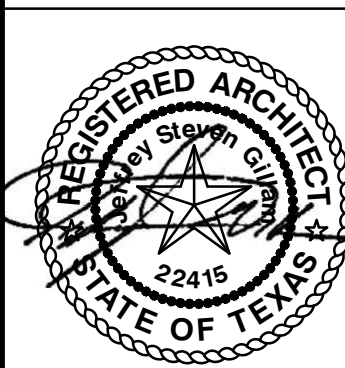
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- IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
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- MHO - INDICATES DOOR WITH MAGNETIC HOLD OPEN.
- 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.
	KNOX BOX, REFERENCE A1.1 FOR LOCATION, COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
	ROOF HATCH & WALL MOUNTED LADDER
	SYMBOL INDICATES ACCESSIBLE UNIT (2 TOTAL) APARTMENTS 11(111) & 30(303)
	SYMBOL INDICATES HEARING IMPAIRED UNITS (1 TOTAL) APARTMENT 20(203)
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)

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

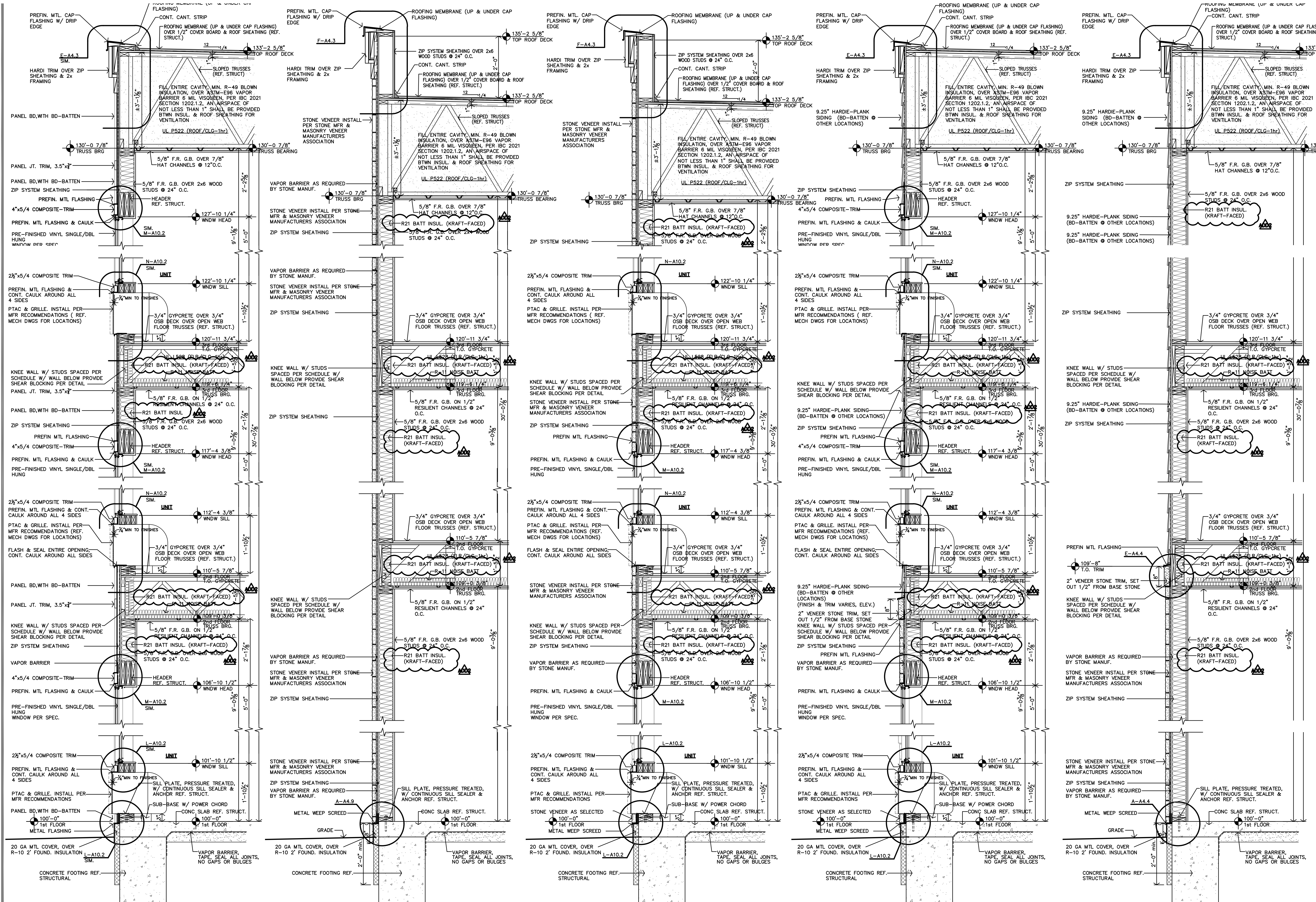


A ENLARGED "CLUBHOUSE" FLOOR PLAN
 1/4" = 1'-0"



REVISION:
 12-6-2024
 DATE: 11-22-2024
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 SHEET NO.:

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E TYP BD BATTEN WALL SECTION
3/4"=1'-0"

D TYP TOWER STONE WALL SECTION
3/4"=1'-0"

C TYP TOWER STONE WALL SECTION
3/4"=1'-0"

B TYP STONE/SIDING WALL SECTION
3/4"=1'-0"

A TYP SIDING WALL SECTION
3/4"=1'-0"

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THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS



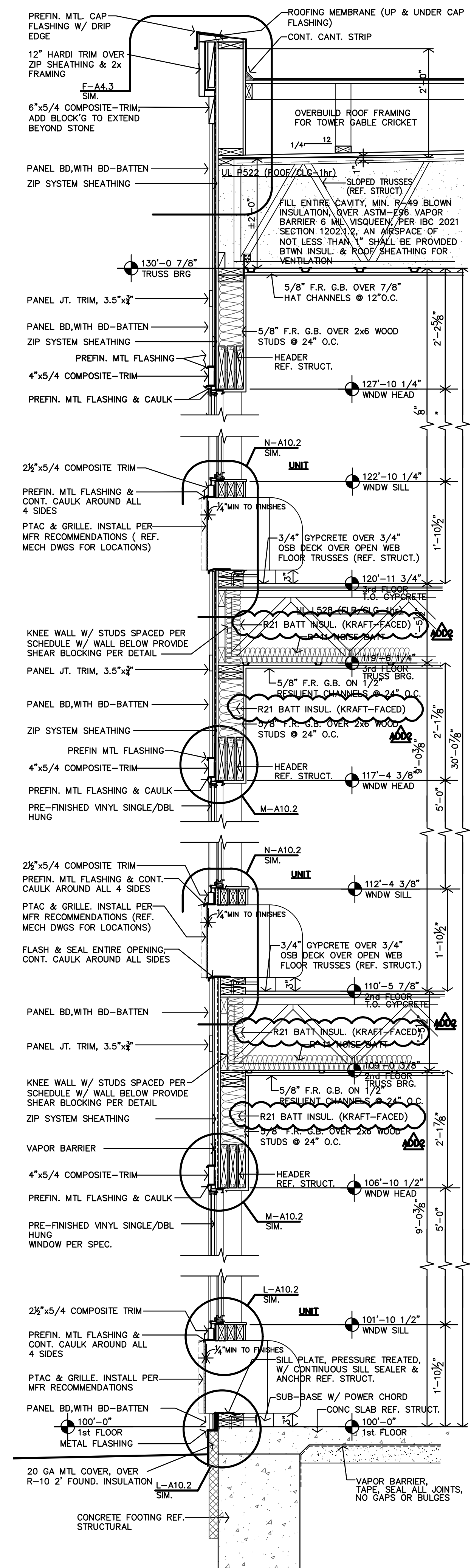
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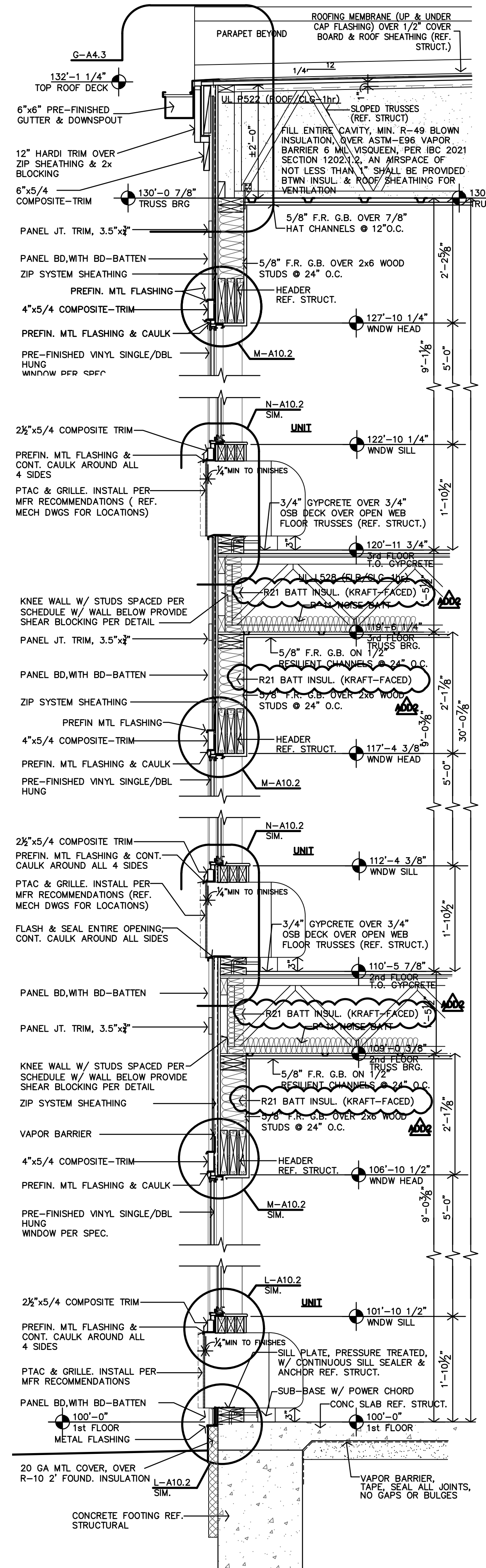
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JOB: 24-3395
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A4.1

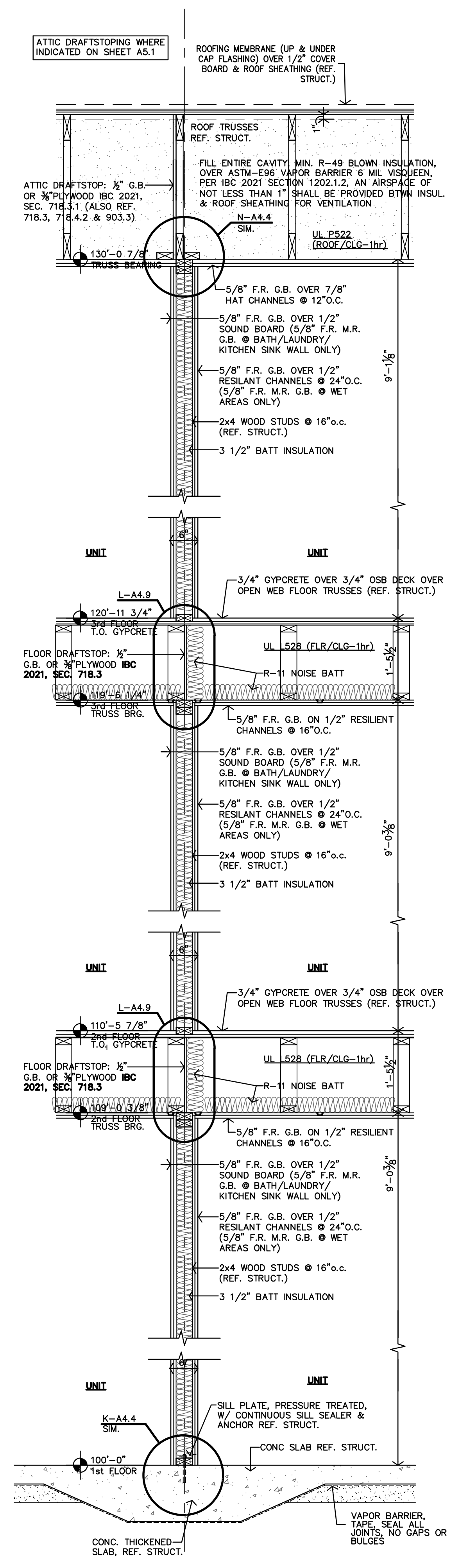
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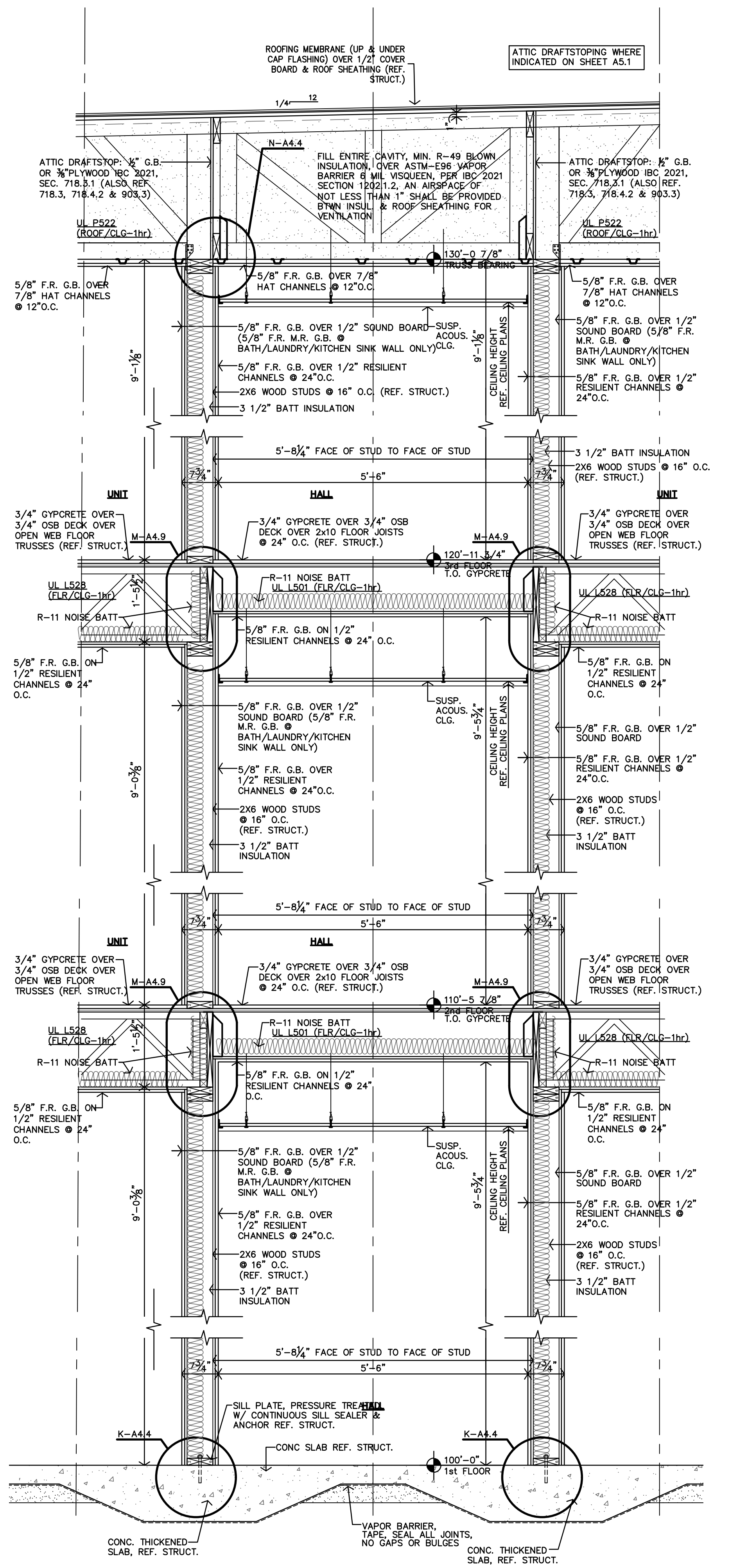
D TOWER & CRICKET REAR WALL SECT.
3/4"=1'-0"



C TYP 3-STORY REAR WALL SECT.
3/4"=1'-0"



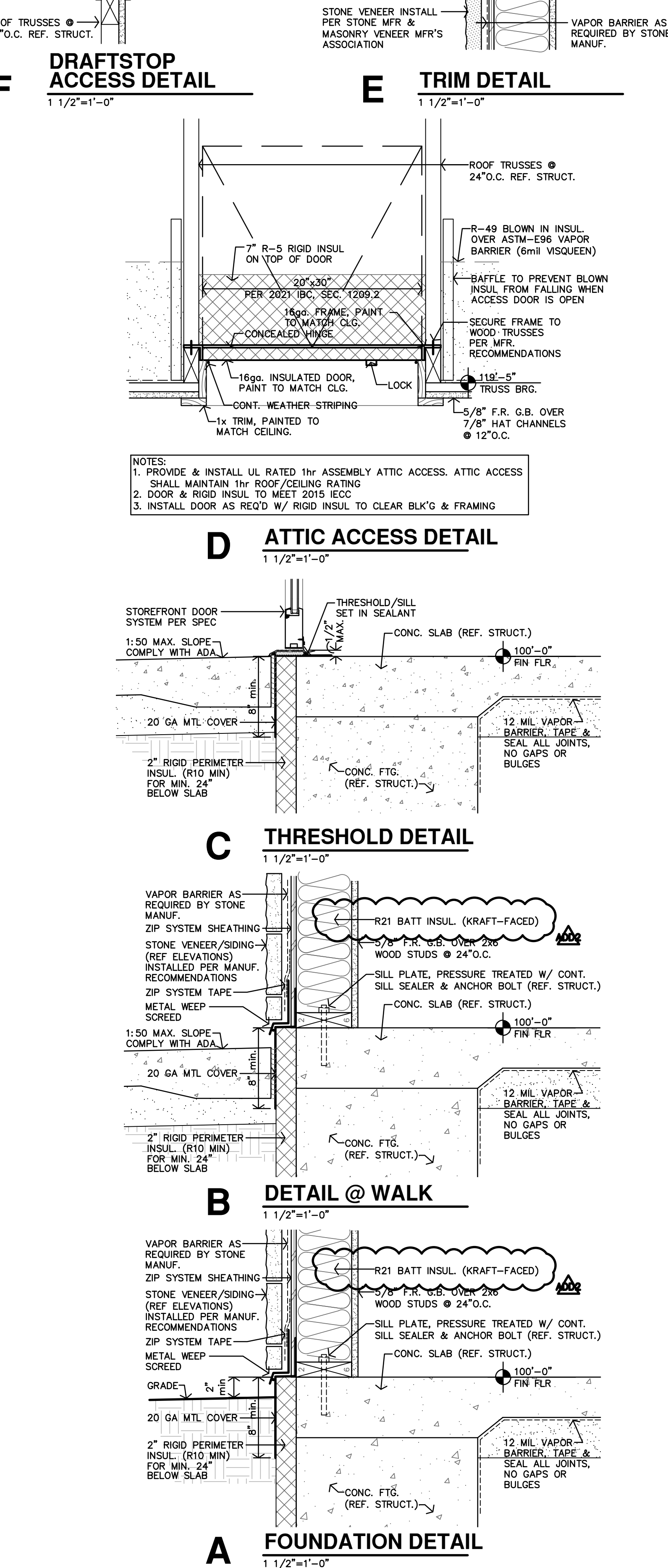
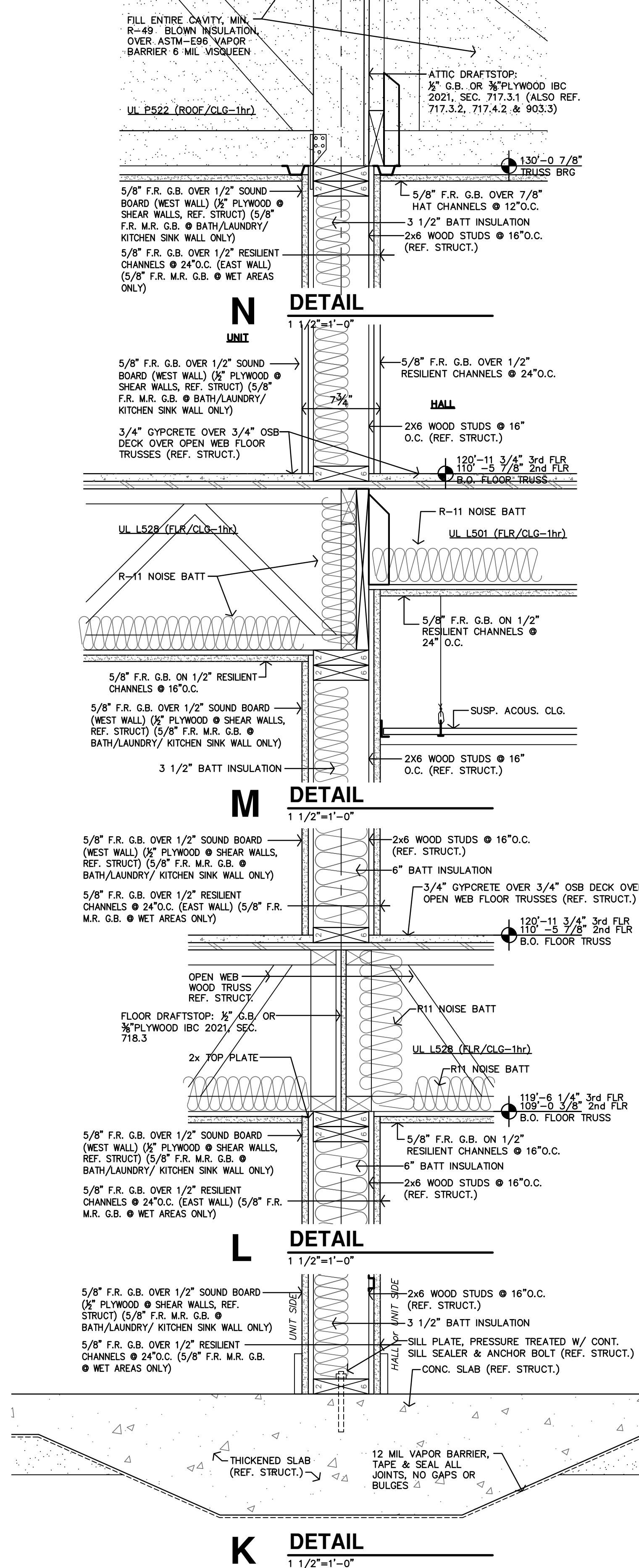
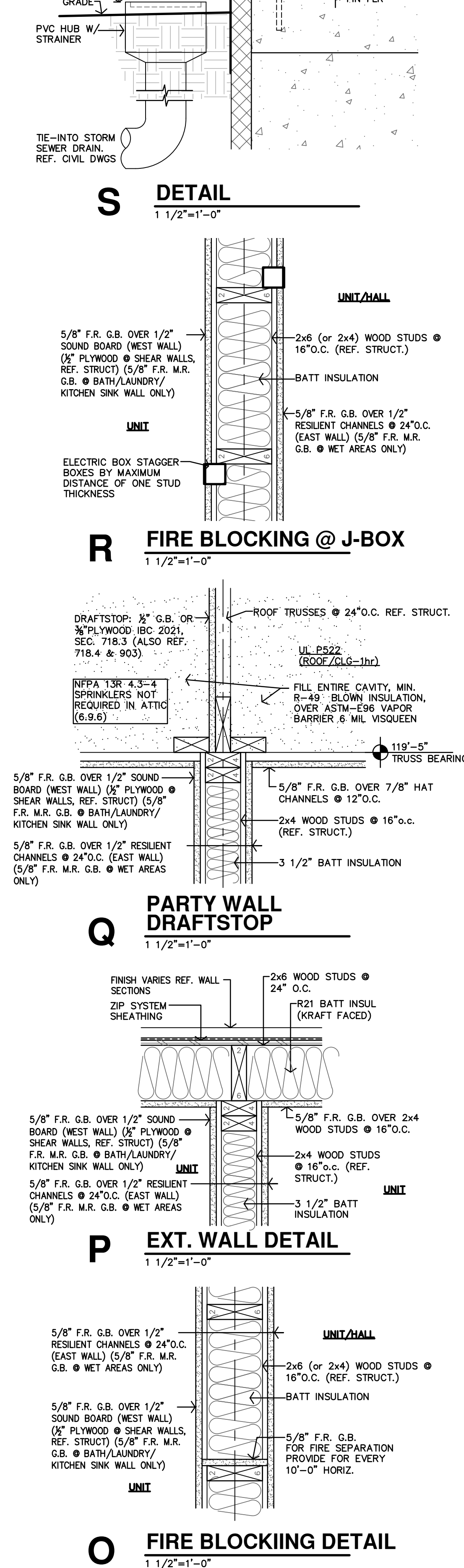
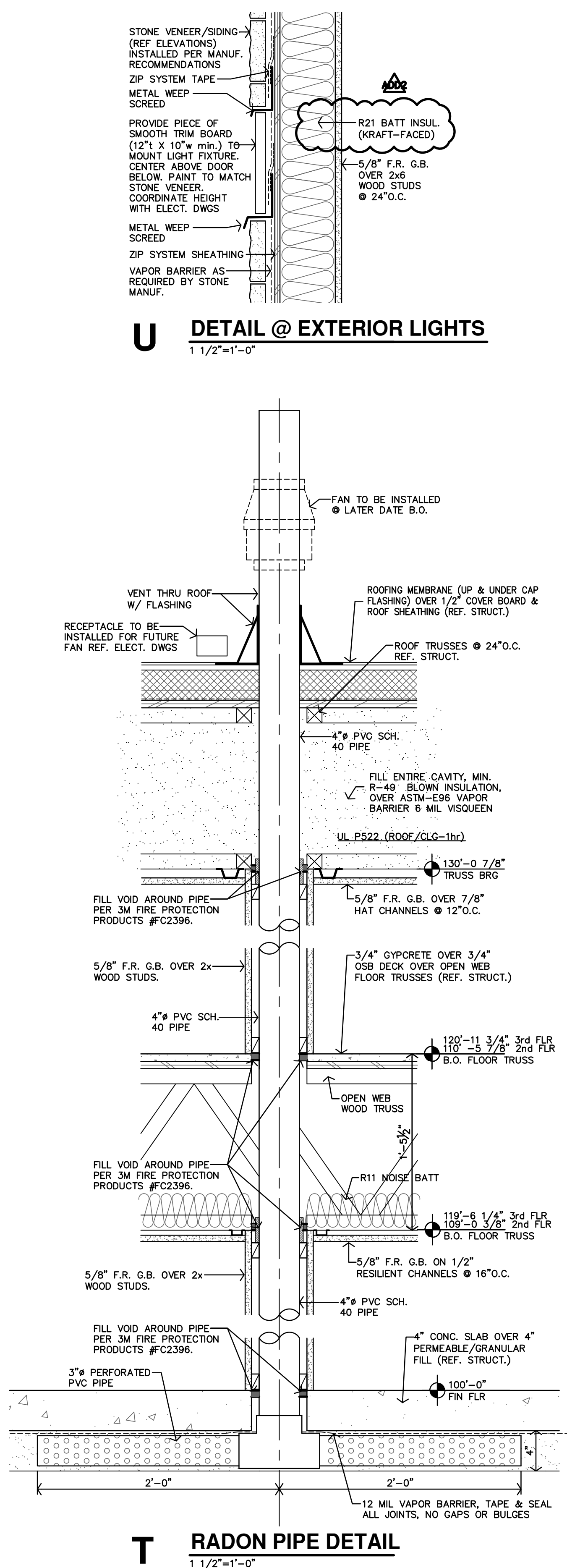
B TYP UNIT/UNIT WALL SECTION
3/4"=1'-0"

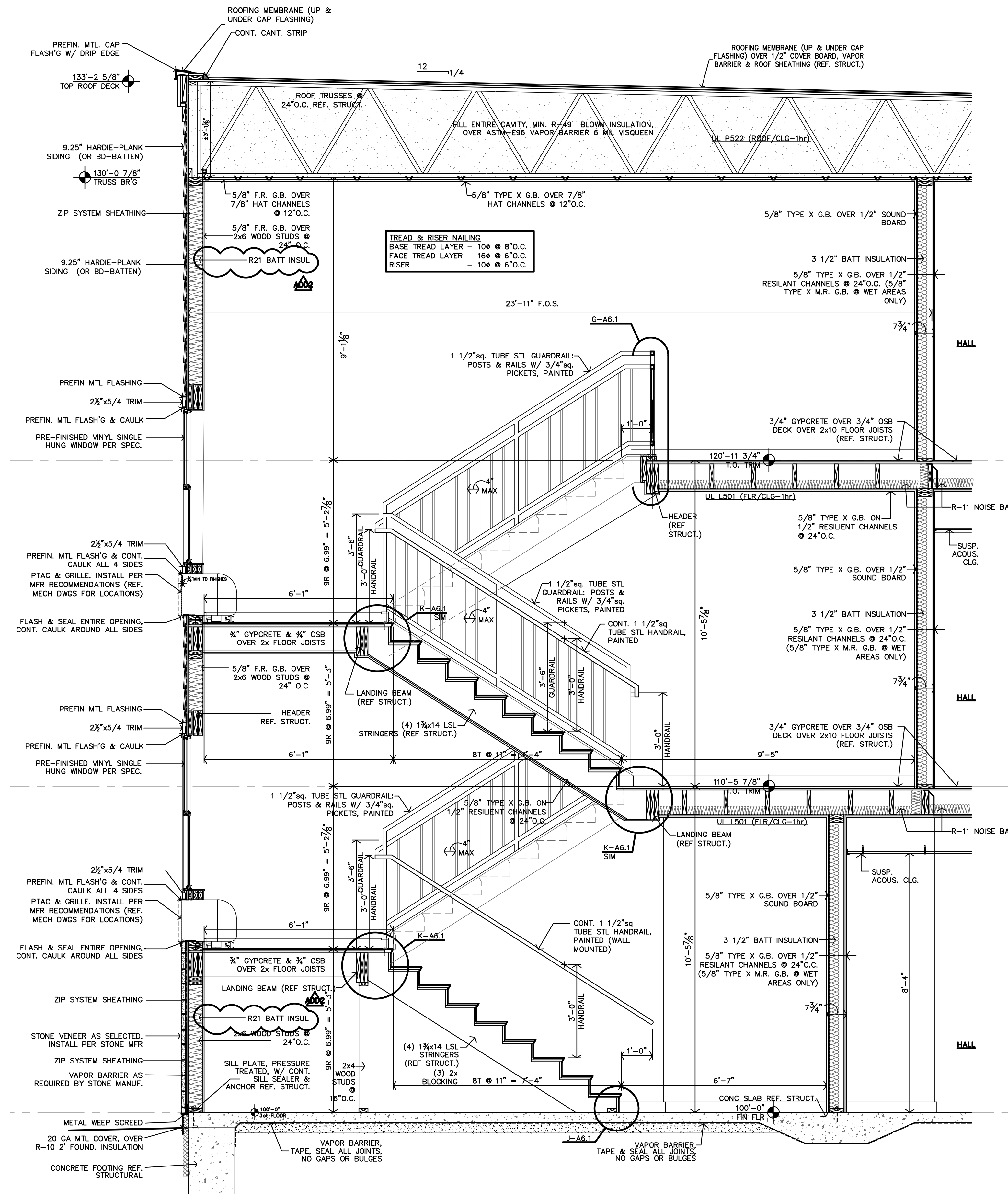


A TYPICAL HALL WALL SECTION
3/4"=1'-0"

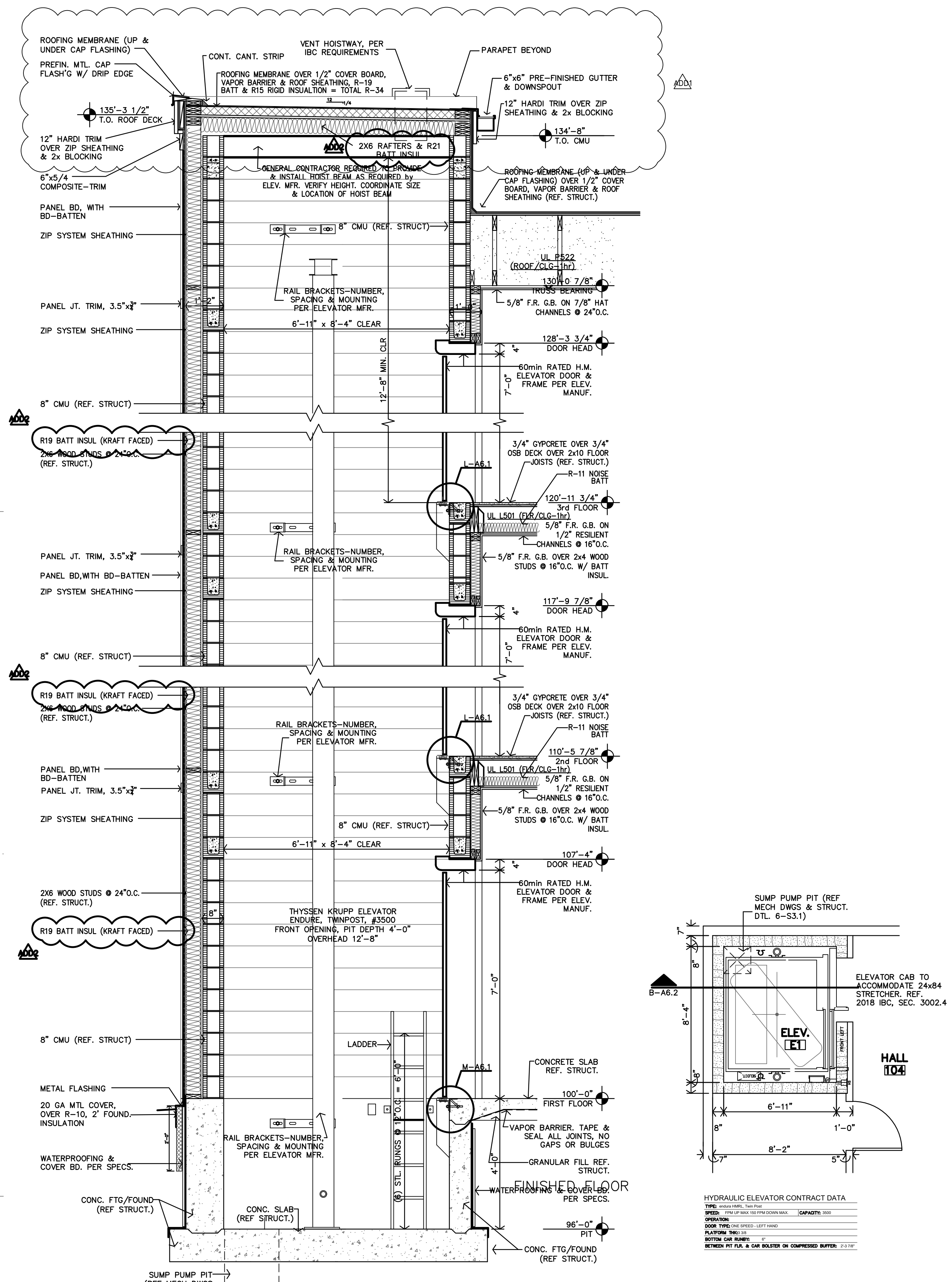


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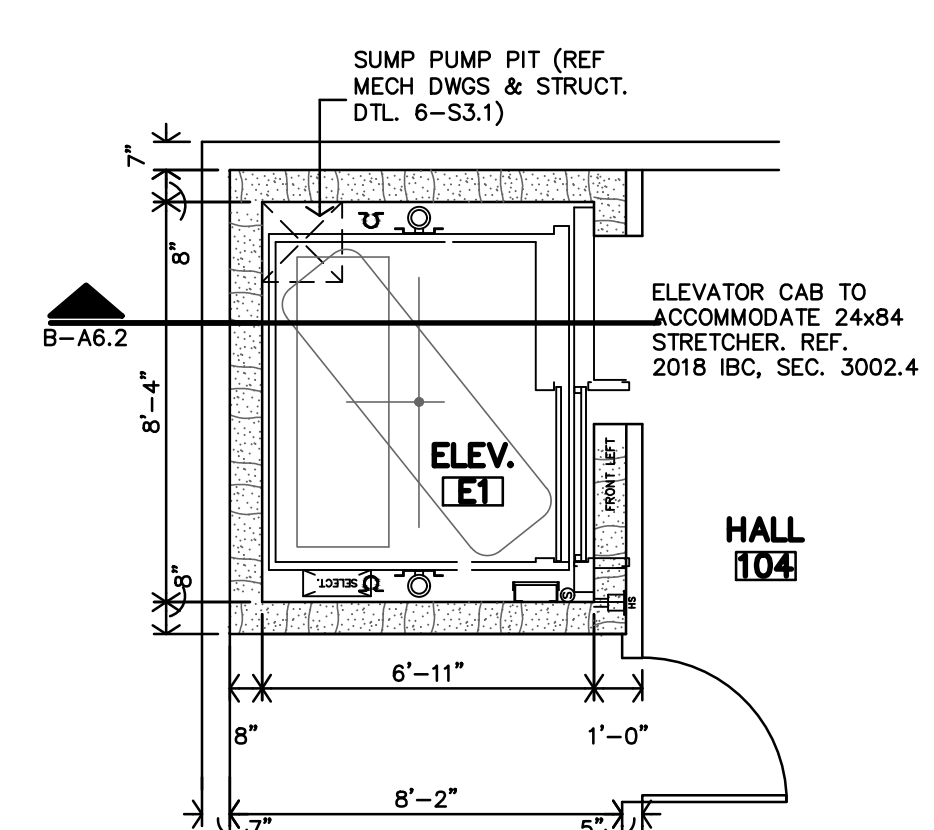




C STAIR S2 SECTION
1/2"=1'-0"



B ELEVATOR SECTION
1/2"=1'-0"



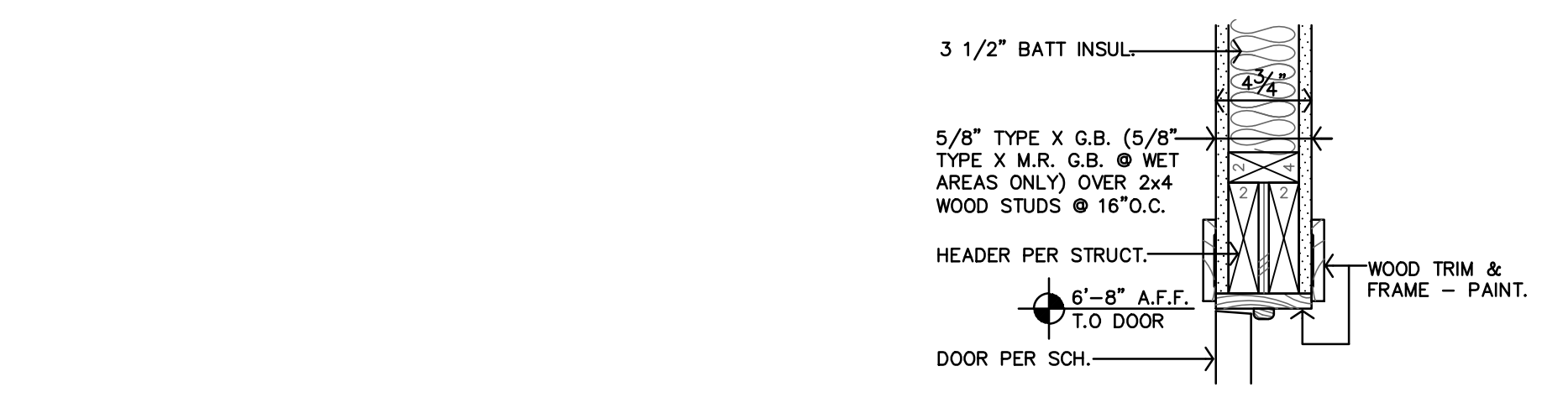
HYDRAULIC ELEVATOR CONTRACT DATA

TYPE:	Hydraulic
SPEED:	100 FPM
OPERATION:	Standard
DOOR TYPE:	Standard
PLATFORM:	Standard
SHOULDER:	Standard
SHOULDER:	Standard

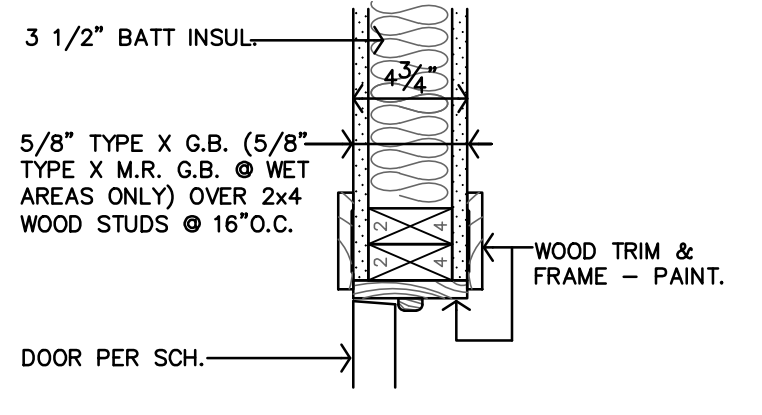




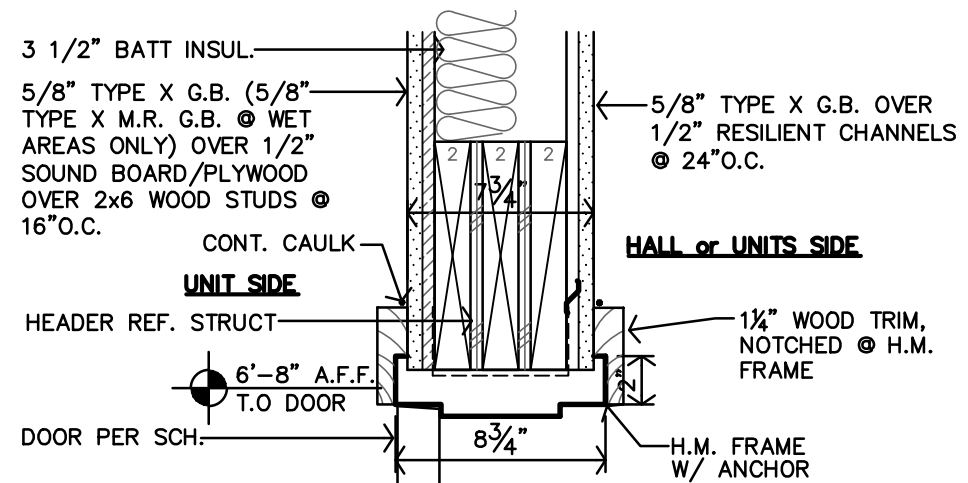
REVISION:	
	12-6-2024
DATE:	11-22-2024
JOB:	24-3395
SHEET NO.:	



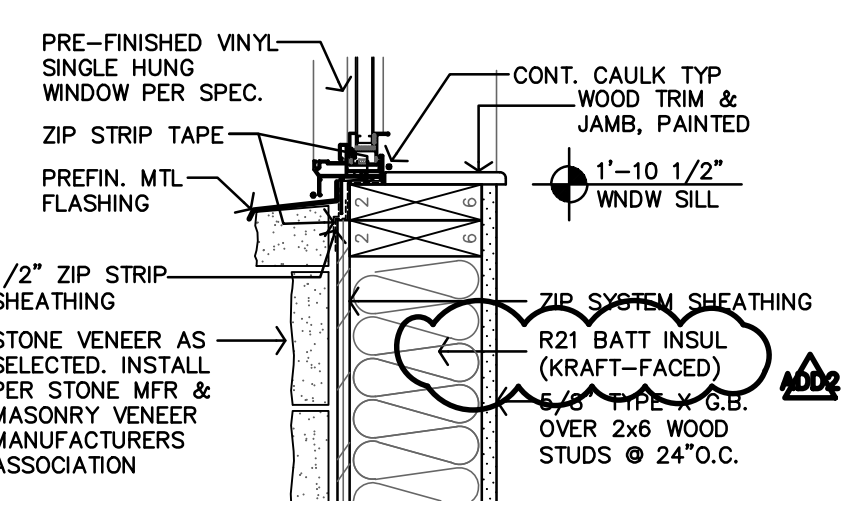
T DOOR HEAD DTL.
 1 1/2"=1'-0"



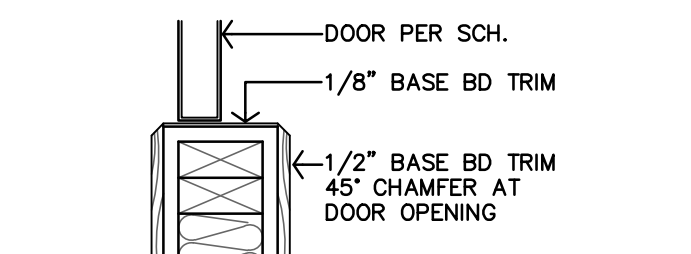
S DOOR JAMB DTL.
 1 1/2"=1'-0"



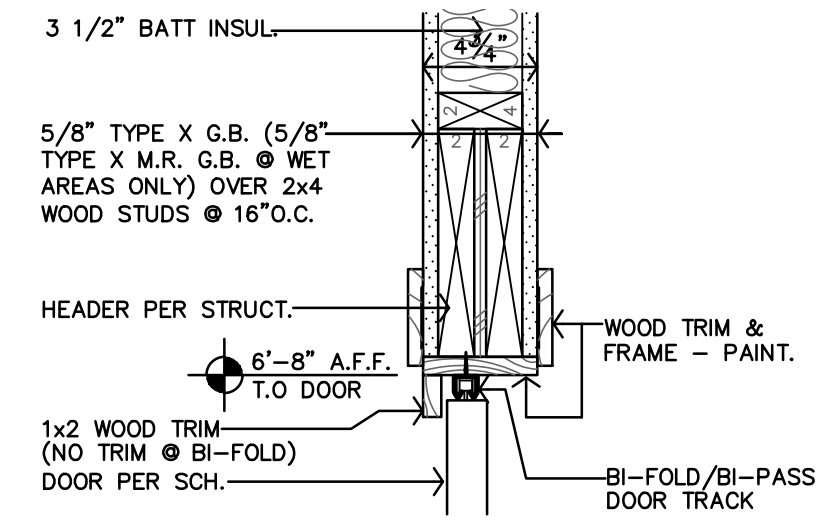
R DOOR HEAD DTL.
 1 1/2"=1'-0"



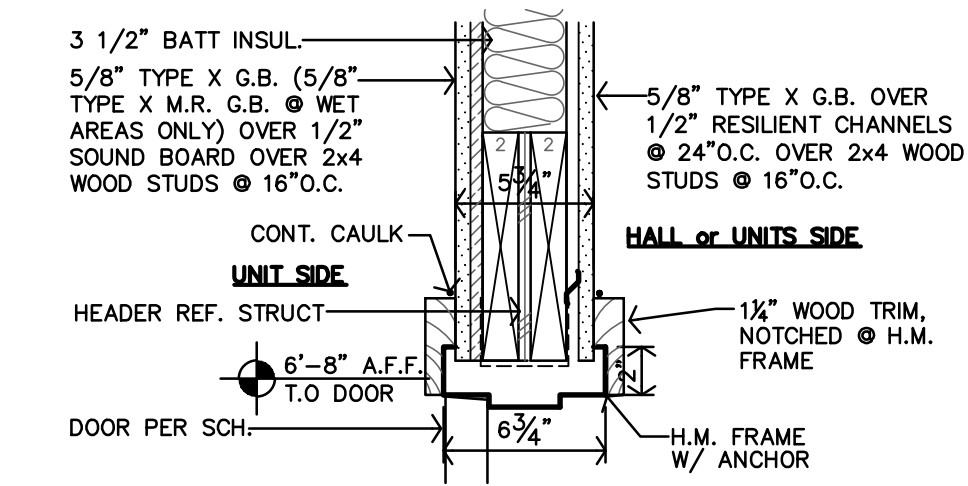
W WINDOW SILL DTL.
 1 1/2"=1'-0"



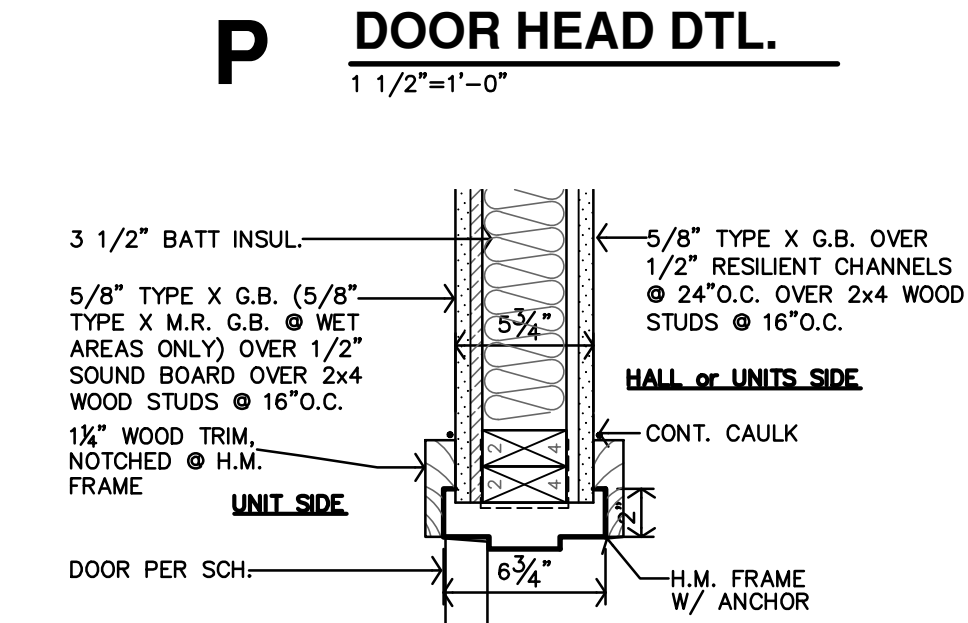
V BASE DETAIL @ BI-FOLD & BI-PASS DOOR
 1 1/2"=1'-0"



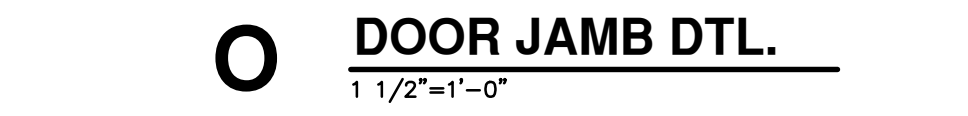
U DOOR HEAD DTL.
 1 1/2"=1'-0"



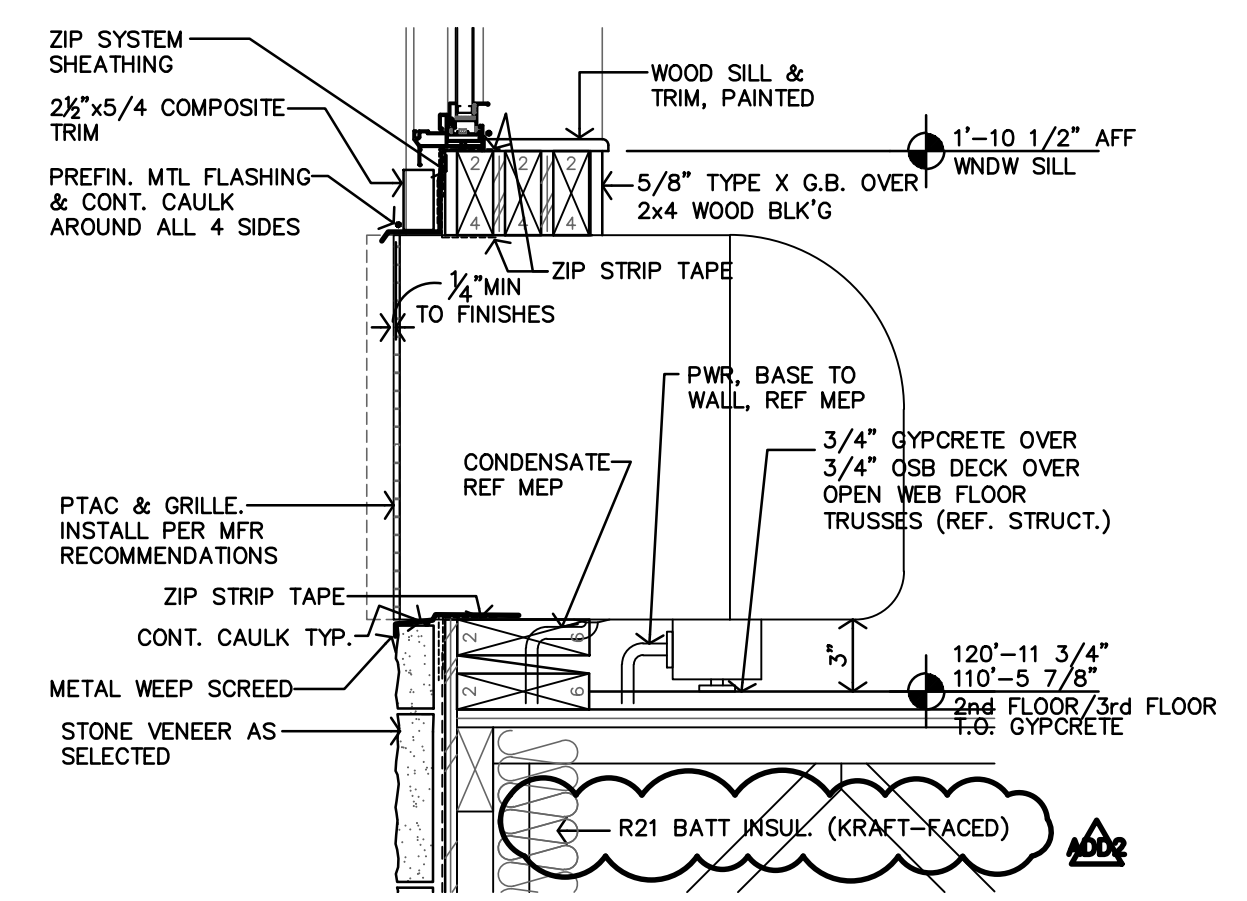
Q DOOR JAMB DTL.
 1 1/2"=1'-0"



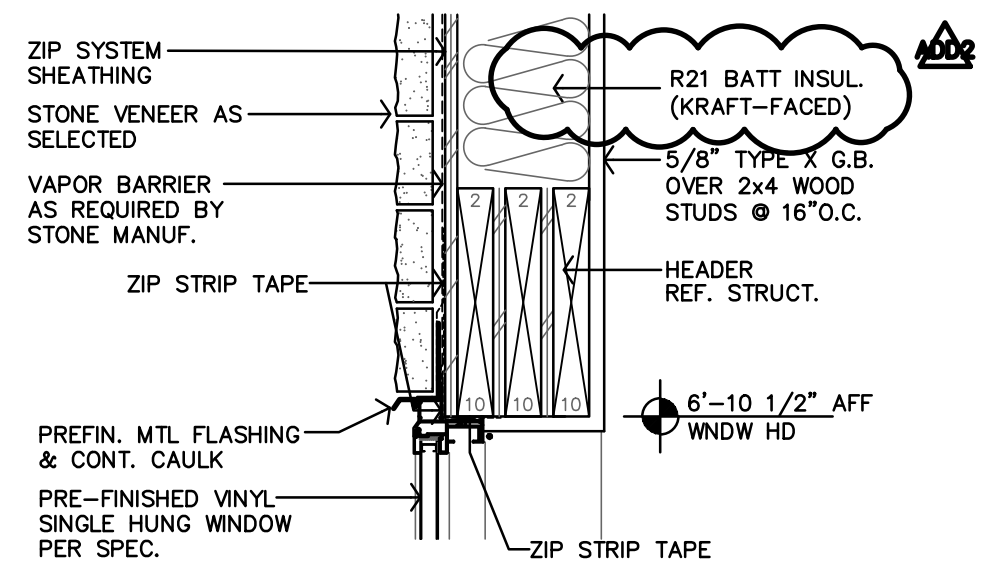
P DOOR HEAD DTL.
 1 1/2"=1'-0"



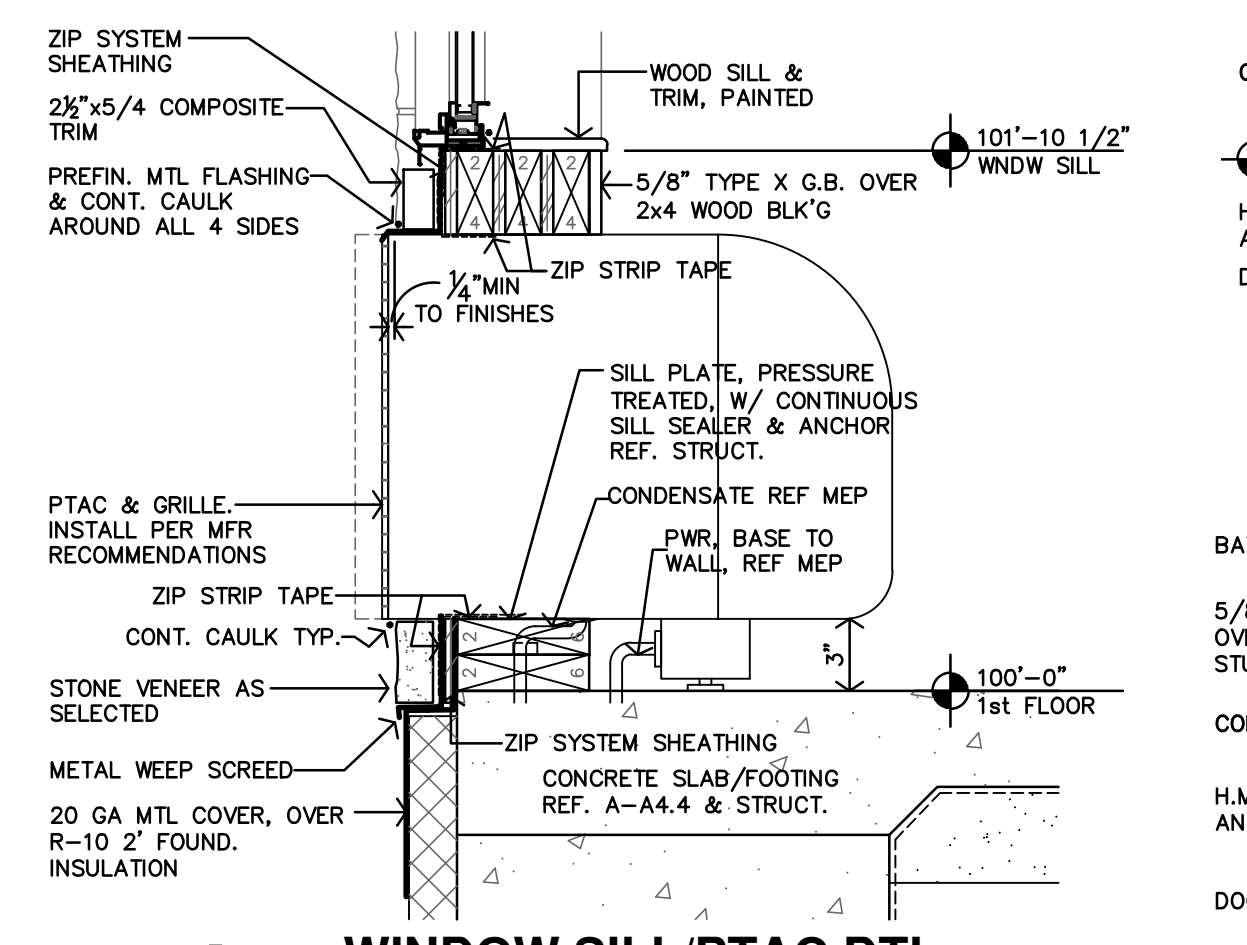
O DOOR JAMB DTL.
 1 1/2"=1'-0"



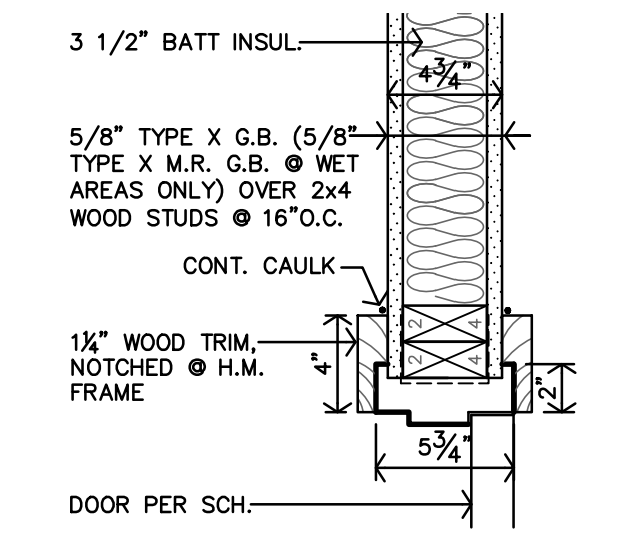
N WINDOW SILL/PTAC DTL.
 1 1/2"=1'-0"



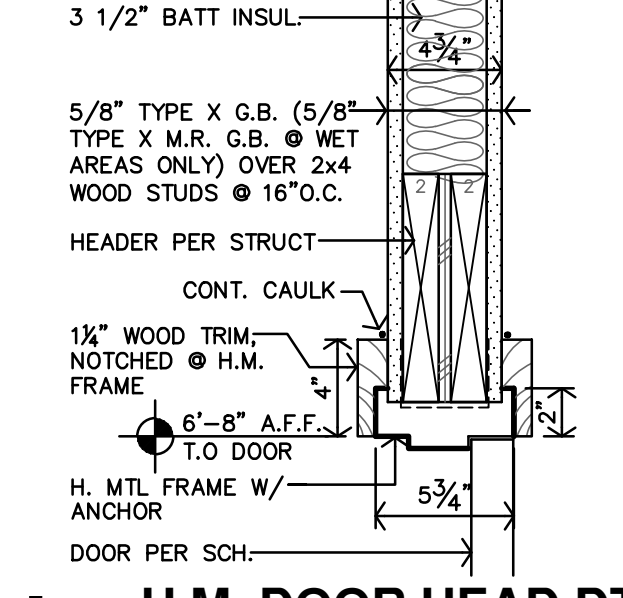
M WINDOW HEAD DTL.
 1 1/2"=1'-0"



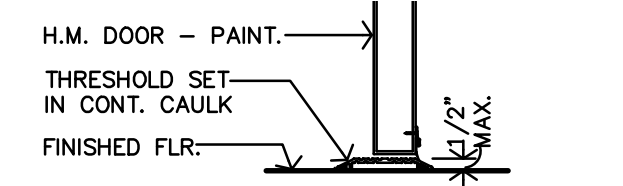
L WINDOW SILL/PTAC DTL.
 1 1/2"=1'-0"



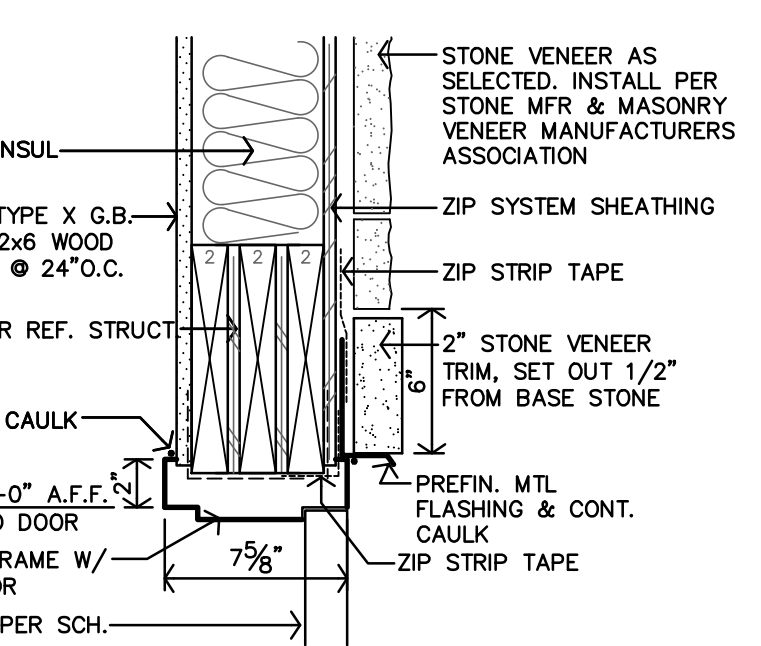
K H.M. DOOR JAMB DTL.
 1 1/2"=1'-0"



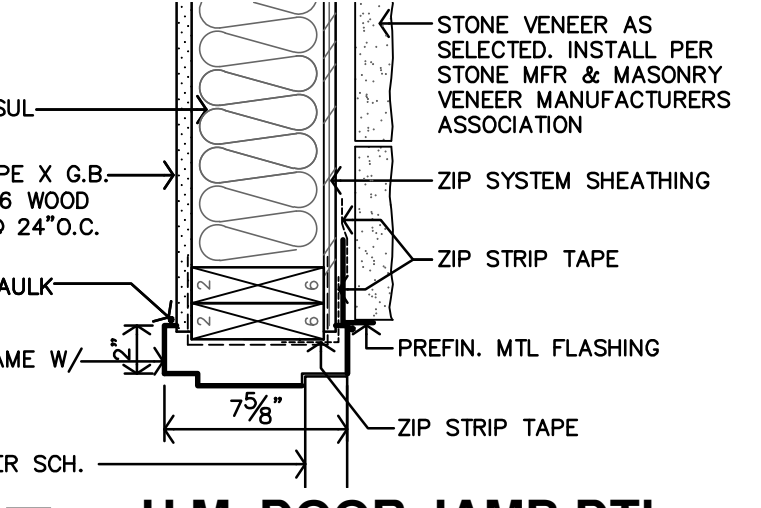
J H.M. DOOR HEAD DTL.
 1 1/2"=1'-0"



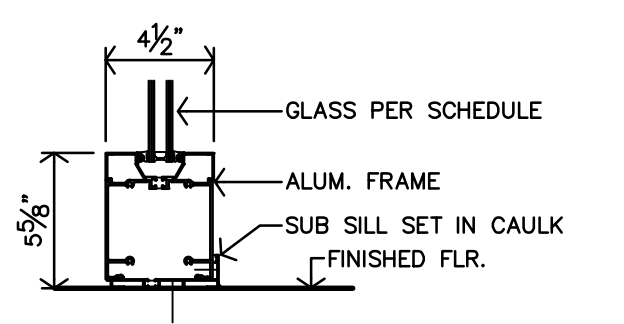
H H.M. THRESHOLD DTL.
 1 1/2"=1'-0"



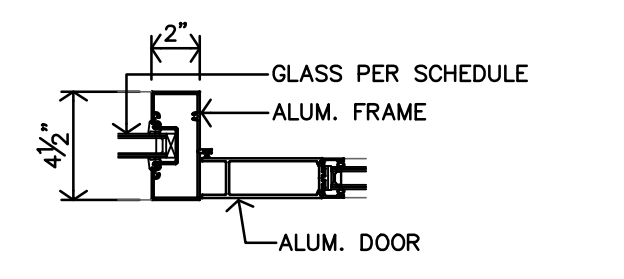
G H.M. DOOR HEAD DTL.
 1 1/2"=1'-0"



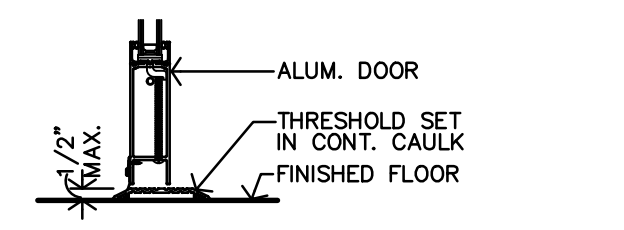
F H.M. DOOR JAMB DTL.
 1 1/2"=1'-0"



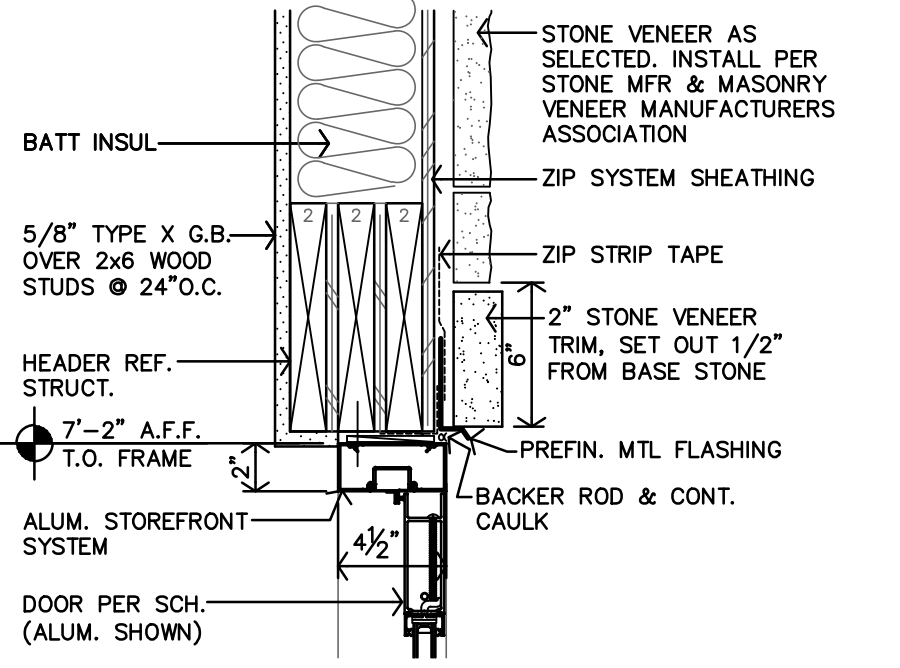
E STOREFRONT SILL DTL.
 1 1/2"=1'-0"



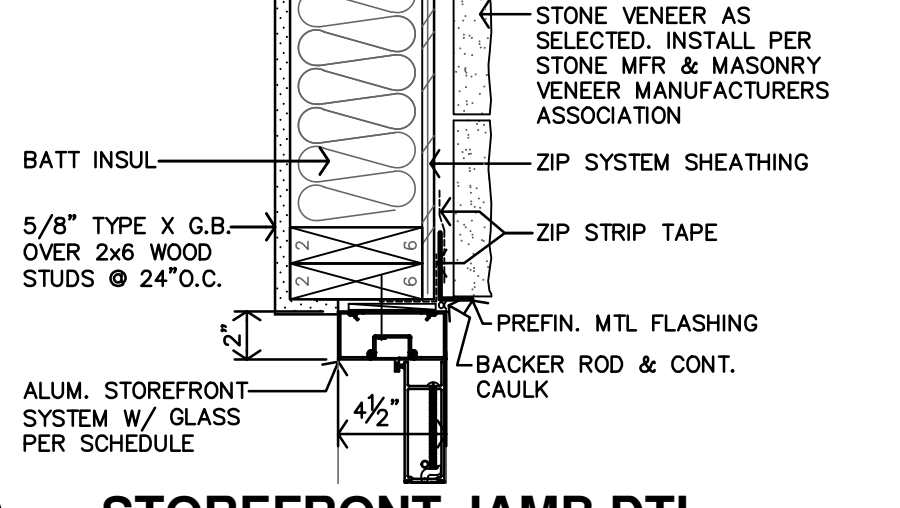
D STOREFRONT JAMB DTL. @ DOOR/SIDELITE
 1 1/2"=1'-0"



C STOREFRONT THRESHOLD DTL.
 1 1/2"=1'-0"

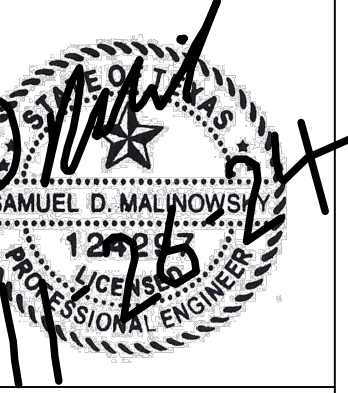


B STOREFRONT DOOR HEAD DTL.
 1 1/2"=1'-0"



A STOREFRONT JAMB DTL.
 1 1/2"=1'-0"

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Revisions
11-21-24 ADDENDUM 1
11-26-24 CITY COMMENTS

UTILITY NOTES:

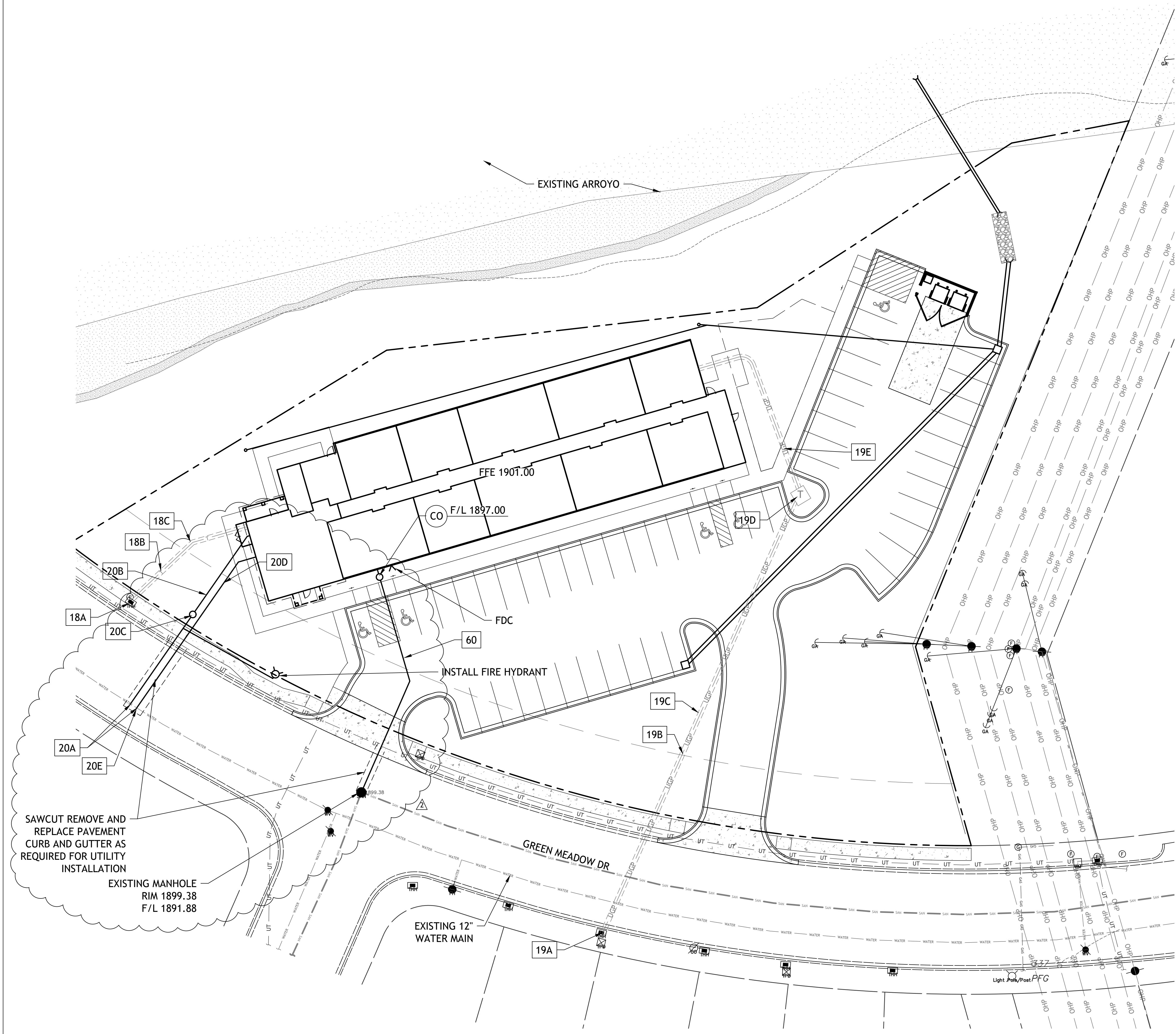
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC WATER OR SANITARY SEWER SYSTEM UNTIL WRITTEN APPROVAL OR PERMITS HAVE BEEN RECEIVED FROM THE ENGINEER.
- ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED PER SECTION 820 OF THE CITY OF KERRVILLE CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND SUPPLIES REQUIRED FOR TESTING.
- ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF SAN ANGELO AND THE STATE OF TEXAS AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.
- LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
- CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
- CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
- WATER LINES SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60". ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
- A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
- CONTRACTOR TO PROVIDE 10 GAUGE TRACER WIRE AND TRACER WIRE STATIONS. TRACER WIRE SHALL BE PLACED BELOW PIPE EMBEDMENT. SPLICES ARE TO BE CONNECTED WITH "COPPERHEAD SNAKEBITE LOCKING CONNECTORS" OR CITY APPROVED EQUAL.

DETAILS

- MS1 TRENCH AND BEDDING DETAILS
- SS2 2-WAY CLEAN-OUT
- FH FIRE HYDRANT (WITHOUT BOLLARDS)
- CO CLEANOUT
- GI GREASE INTERCEPTOR (1,500 GAL)

NOTES

- 17A POINT OF CONNECTION - GAS SERVICE
- 17B GAS SERVICE (BY GAS COMPANY)
- 17C GAS METER
- 18A POINT OF CONNECTION - TELEPHONE SERVICE - COORDINATE WITH TELEPHONE COMPANY
- 18B UNDERGROUND TELEPHONE SERVICE PER LOCAL TELEPHONE COMPANY
- 18C 2-2" CONDUITS INSTALLED BY CONTRACTOR - TELEPHONE SERVICE
- 19A POINT OF CONNECTION - ELECTRICAL SERVICE
- 19C ELECTRICAL SERVICE PER AEP TEXAS
- 19D TRANSFORMER PAD
- 19E CONDUIT FOR ELECTRICAL SERVICE VERIFY WITH MEP PLANS
- 20A POINT OF CONNECTION - WATER SERVICE
- 20B 2" TAP AND METER WITH 2" SERVICE LINE
- 20C 2" METER
- 20D 6" FIRE LINE C-900, DR-14
- 20E 12" TAPPING SLEEVE WITH 6" TAP AND 6" VALVE
- 60 6" SANITARY SEWER SERVICE LINE SDR-26 PVC, CONNECTION TO EXISTING SEWER STUB



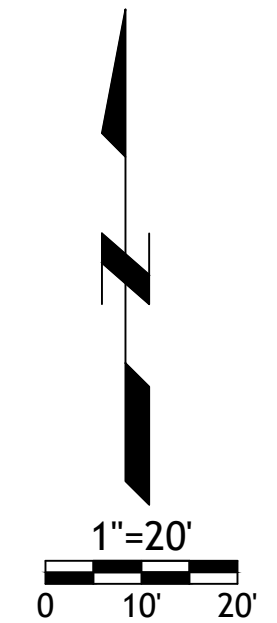
SAWCUT REMOVE AND REPLACE PAVEMENT CURB AND GUTTER AS REQUIRED FOR UTILITY INSTALLATION

EXISTING MANHOLE
RIM 1899.38
F/L 1891.88

EXISTING 12" WATER MAIN

GREEN MEADOW DR

INSTALL FIRE HYDRANT



RESIDENCE AT GREEN MEADOW

3824 GREEN MEADOW DRIVE,
SAN ANGELO, TEXAS 76904