



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Residence at Green Meadow New Senior Development San Angelo, TX	Report No.	Six (6)
OWNER:	Overland Property Group Dan Maximuk 234 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	May 20, 2025
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	Architect's Proj No.	24-3395
		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. Eliminate the ground-mounted monument sign along Green Meadow Drive. Reference attached revised Sheets A1.1, A1.2, ME1.1, E6.1 and E6.3
2. Add new wall-mounted sign on south-east exterior wall, facing Green Meadow Drive. Add new wall mounted sign lighting. Reference attached revised sheets A3.1, E1.2, E6.1 and E6.3.

Attachments:

1. Revised Arch Sheets: A1.1, A1.2, A3.1
2. Revised MEP Sheets: ME1.1, E1.2, E6.1, E6.3

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

Copies to:

MCP Group – Eric Hubener, Bruce Melius
OPG – Dan Maximuk, Amanda Klaus, April Engstrom, Caroline Hurst
LST – Ryan Lies
Structural – Isaac Cundiff, Marcus Himmelberg
Civil – Sam Malinowsky

SITE PLAN KEY NOTES

(A)	NOTE NOT USED.
(B)	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
(C)	BUILDING TRANSFORMER REF. ELECT. DWGS. CONTRACTOR TO COORDINATE SIZE OF CONC. PAD WITH ELECT. COMPANY
(D)	HC TRASH ENCLOSURE REF. SHEET A1.2
(E)	DOG PARK, 4' TALL ALUM. FENCE, GATE, CONCRETE PAD, BENCHES, AS INDICATED, REF ENLARGED PLAN A-A1.3
(F)	NEW POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
(G)	NEW POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
(H)	DASHED LINE INDICATES ACCESSIBLE PATH
(J)	LOCATION OF CONDENSING UNIT, REF. MECH. DWGS. CONTRACTOR TO COORDINATE SIZE OF CONC. PAD WITH MECH. COMPANY
(K)	BUILDING METER CENTER REF. ELECT. DWGS
(L)	BUILDING FIRE SPRINKLER ROOM REF. MECH. DWGS

NOTE:
CONC. SLABS @ SITE AMENITIES SHALL BE 4"th. 3,500 PSI W/
6x6-W1.2xW1.2 WWF. SLOPE ACROSS SLAB NO MORE THAN 2% (1/8" PER
12") OVER 4"th. GRANULAR FILL (MIN.) COMPACTED OVER SUBGRADE, PREP
PER SOILS REPORT.

PROJECT UNIT SUMMARY

BUILDING LABEL	FLOORS	UNITS #		NRA SF	COMMON SF	TOTAL SF
		1 BD	2 BD			
APT BLDG	3	15	15	21,750	6,780	28,530
TOTALS		15	15			
		30				

PARKING SUMMARY

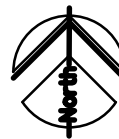
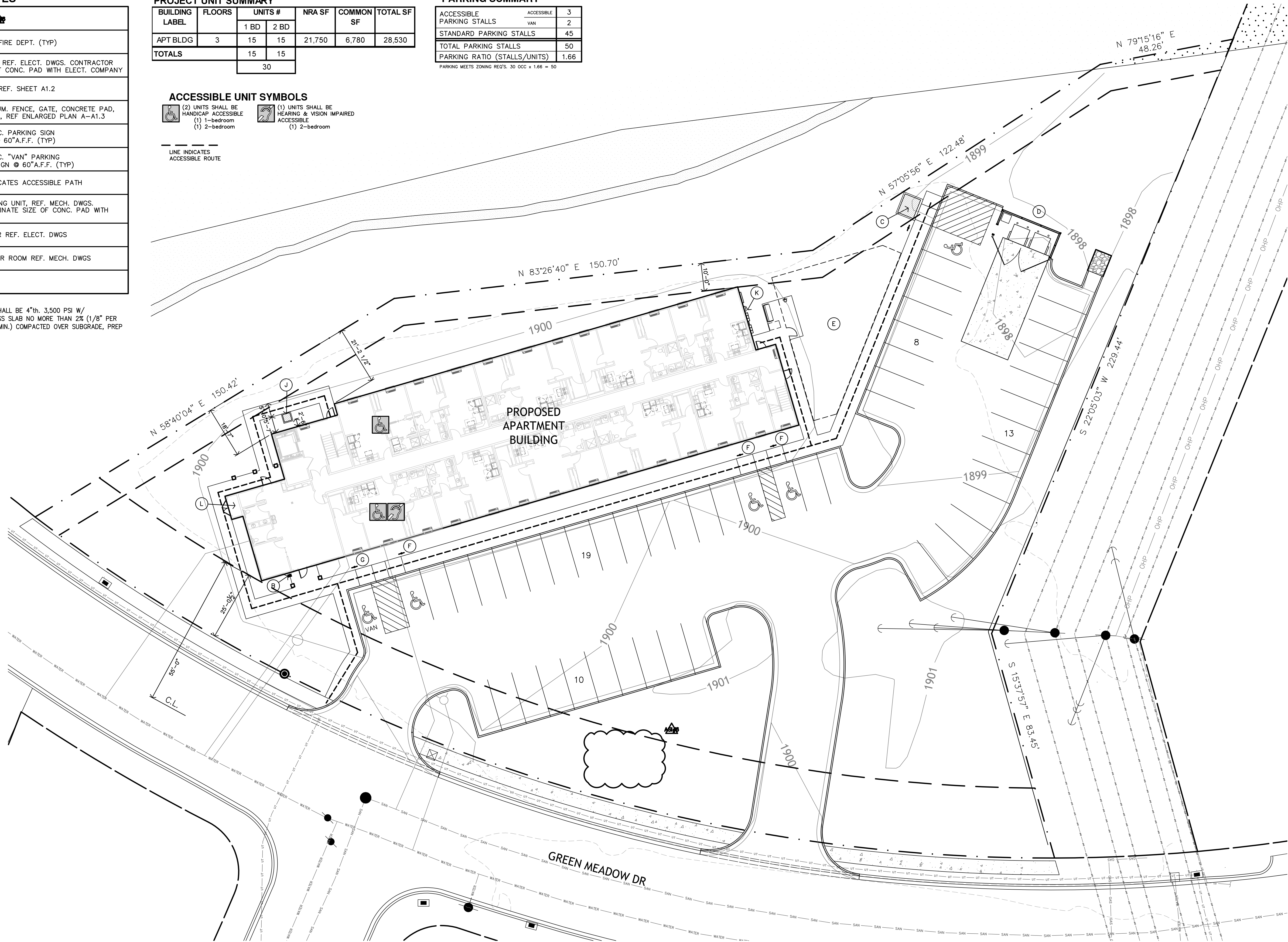
ACCESSIBLE PARKING STALLS	ACCESSIBLE VAN	TOTAL
3	2	5
45		45
50		50
1.66		1.66

PARKING MEETS ZONING REQ'S. 30 OCC x 1.66 = 50

ACCESSIBLE UNIT SYMBOLS



LINE INDICATES ACCESSIBLE ROUTE



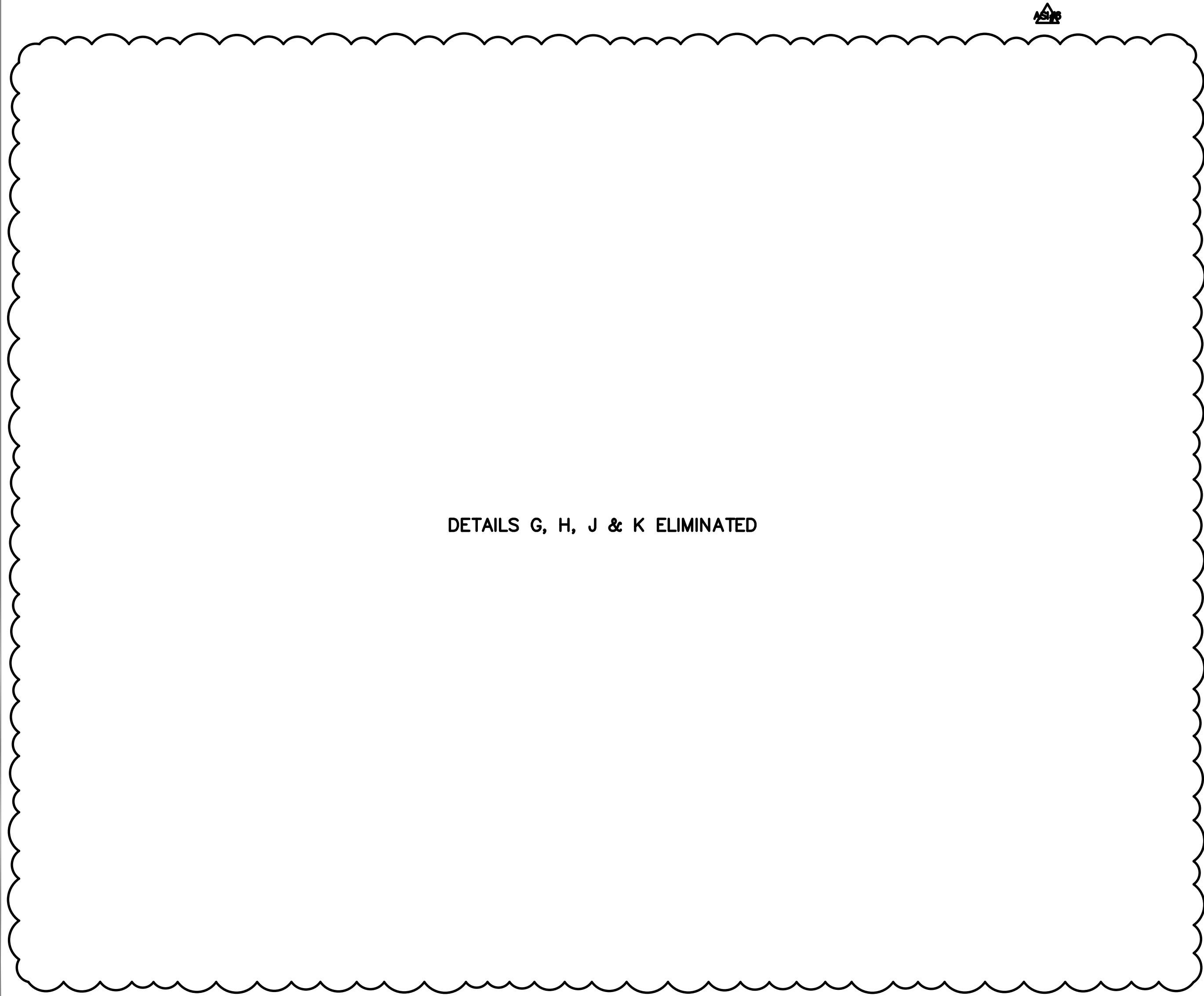
A

SITE PLAN
1/16" = 1'-0"

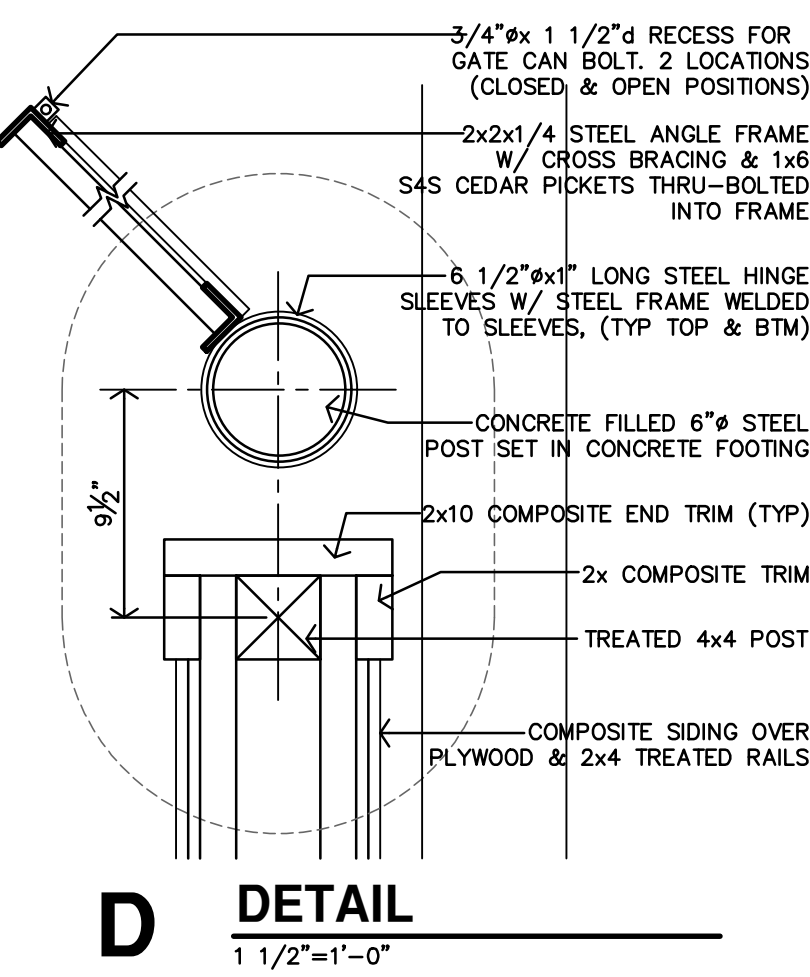
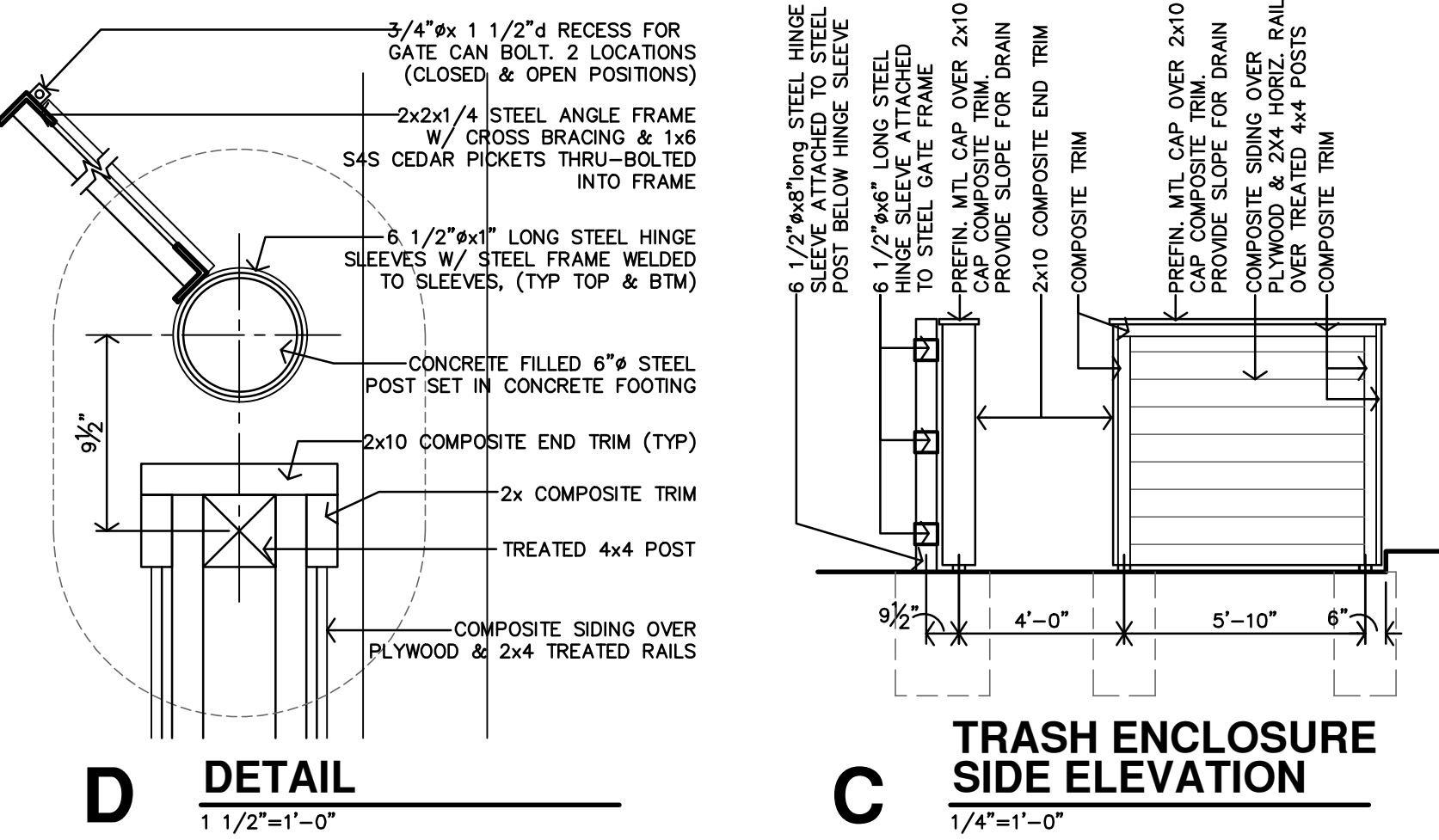
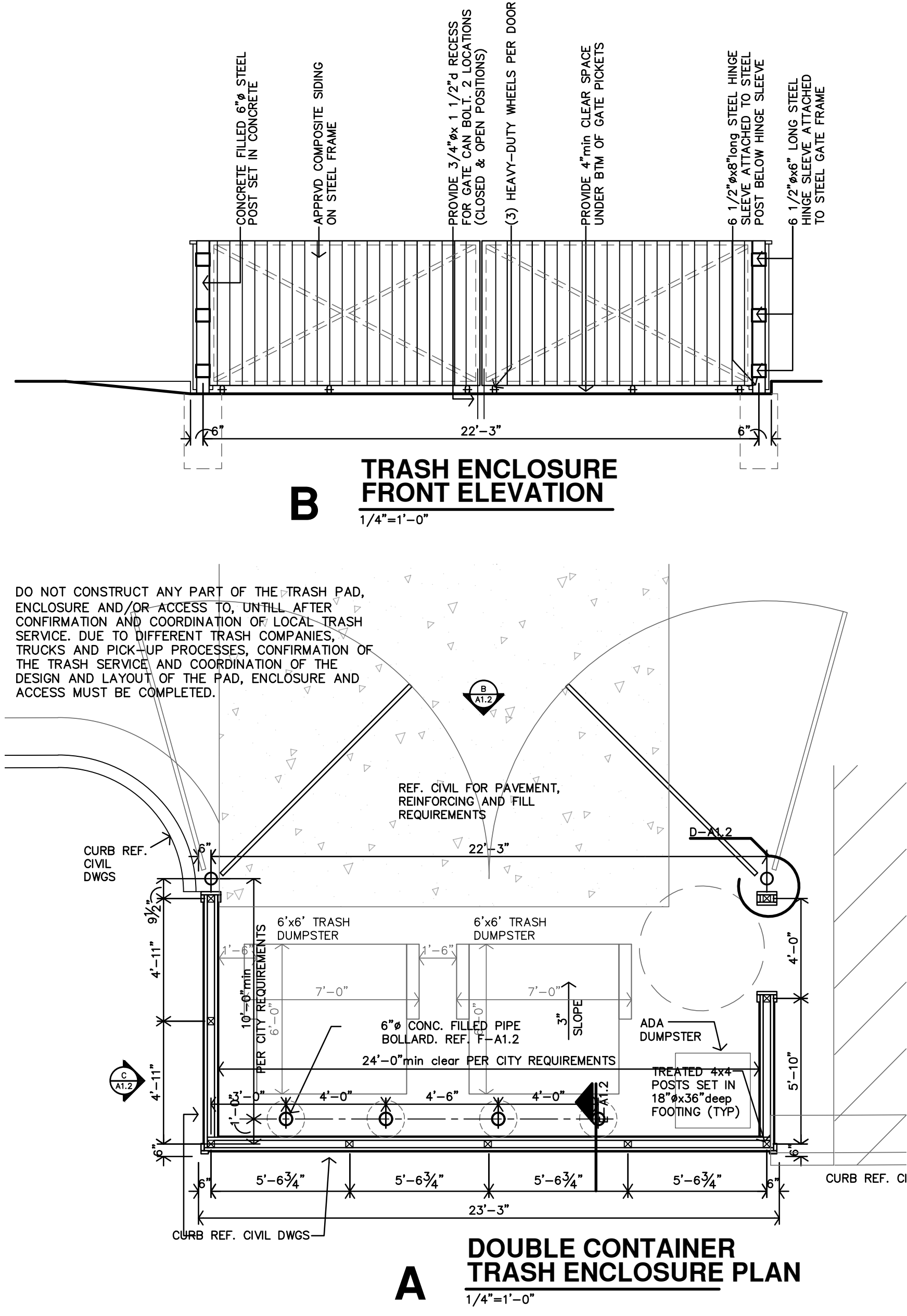
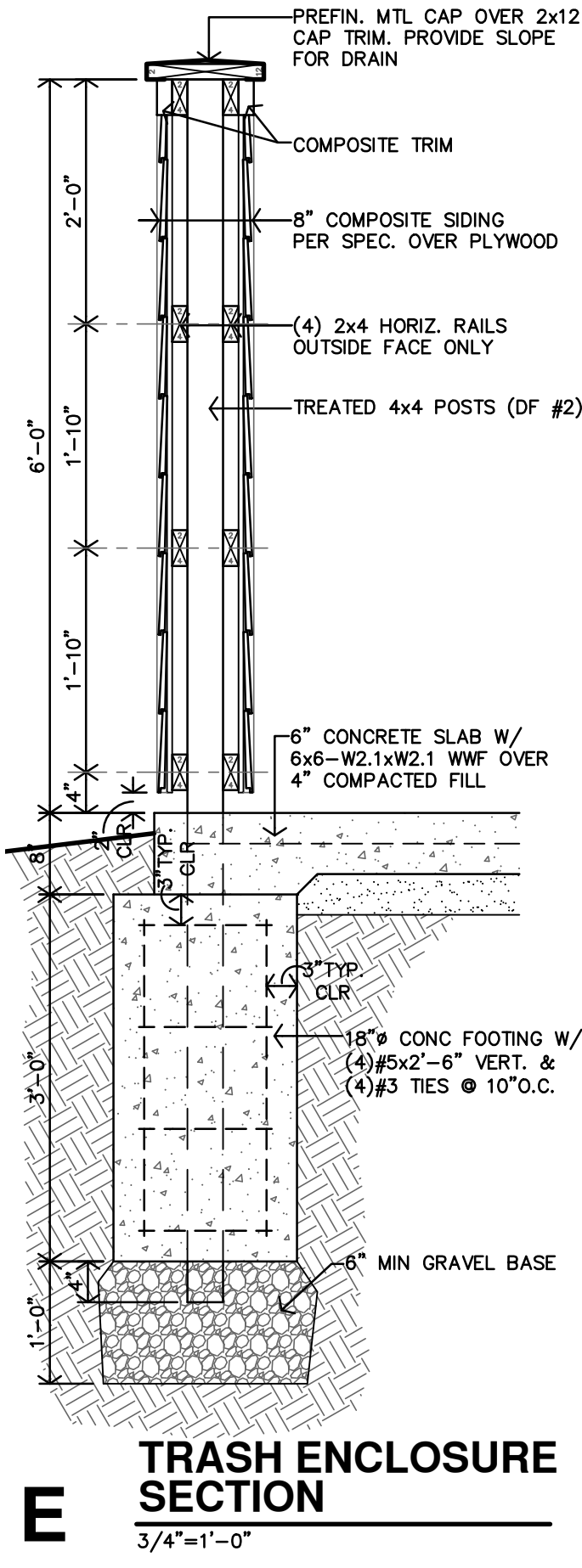
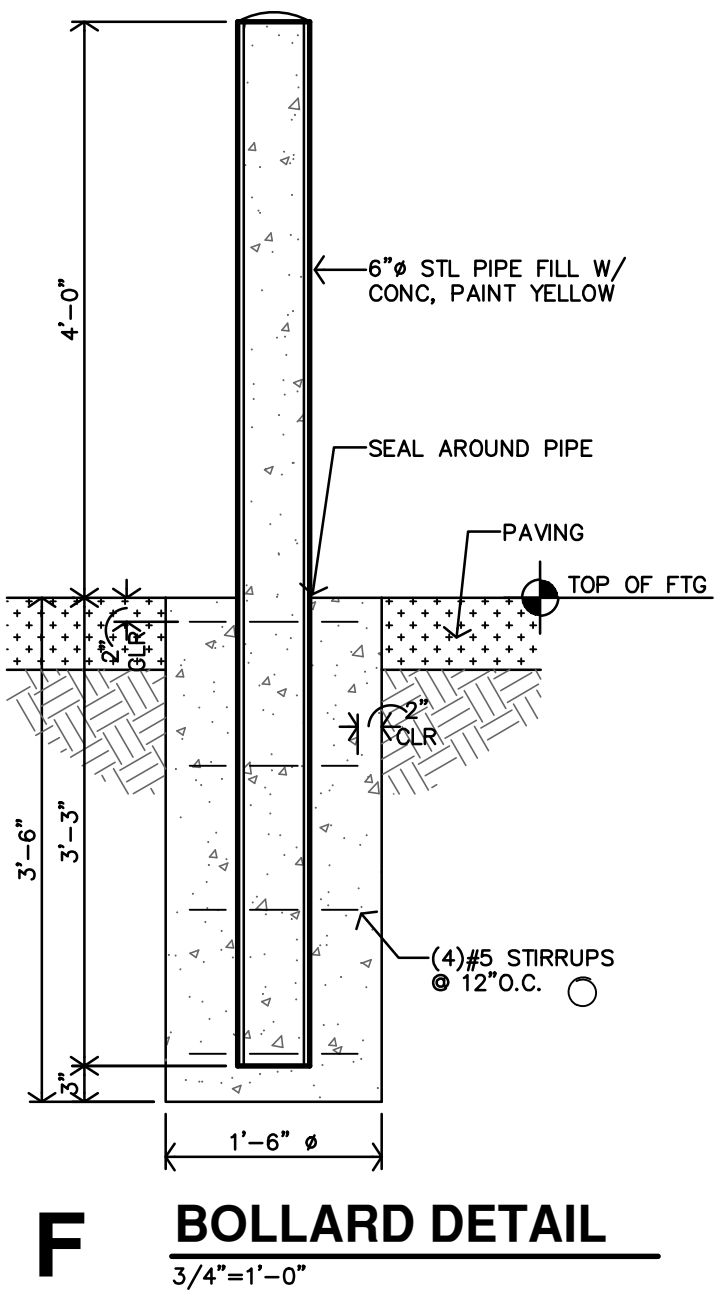


REVISION:
5-20-2025

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



DETAILS G, H, J & K ELIMINATED



REVISION:	
	5-20-2025
DATE:	11-22-2024
JOB:	24-3395
SHEET NO.:	

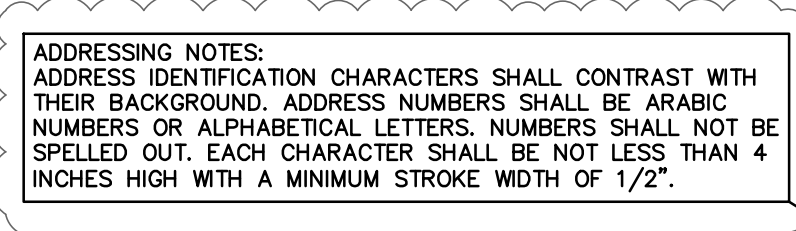
A1.2

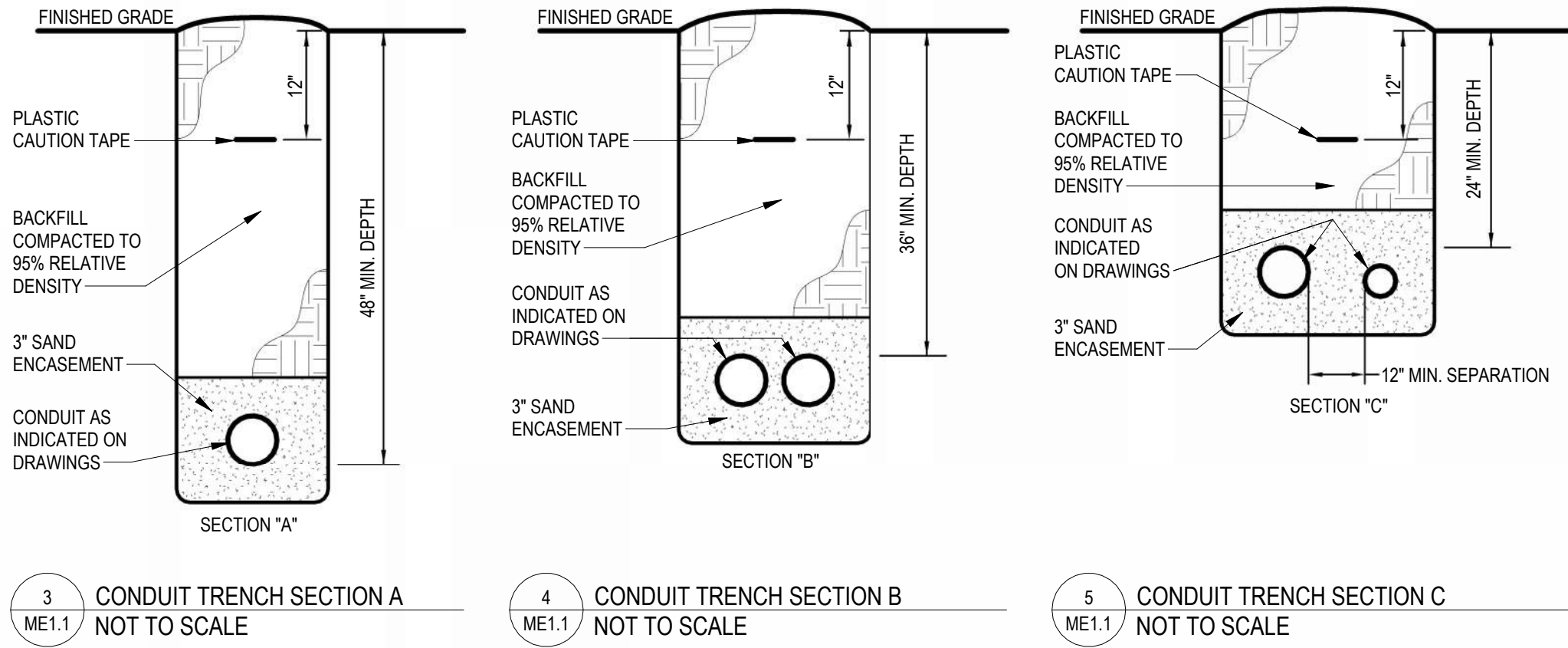
THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS

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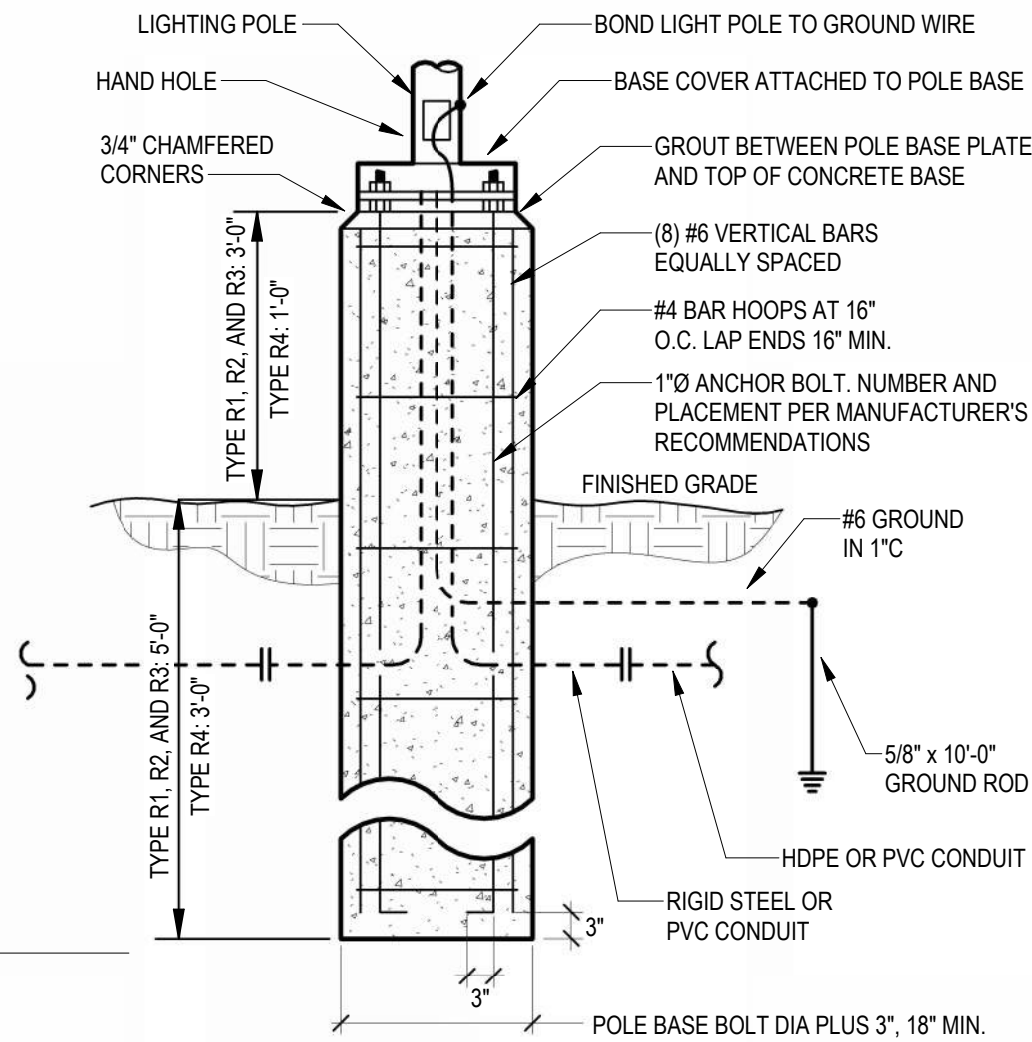
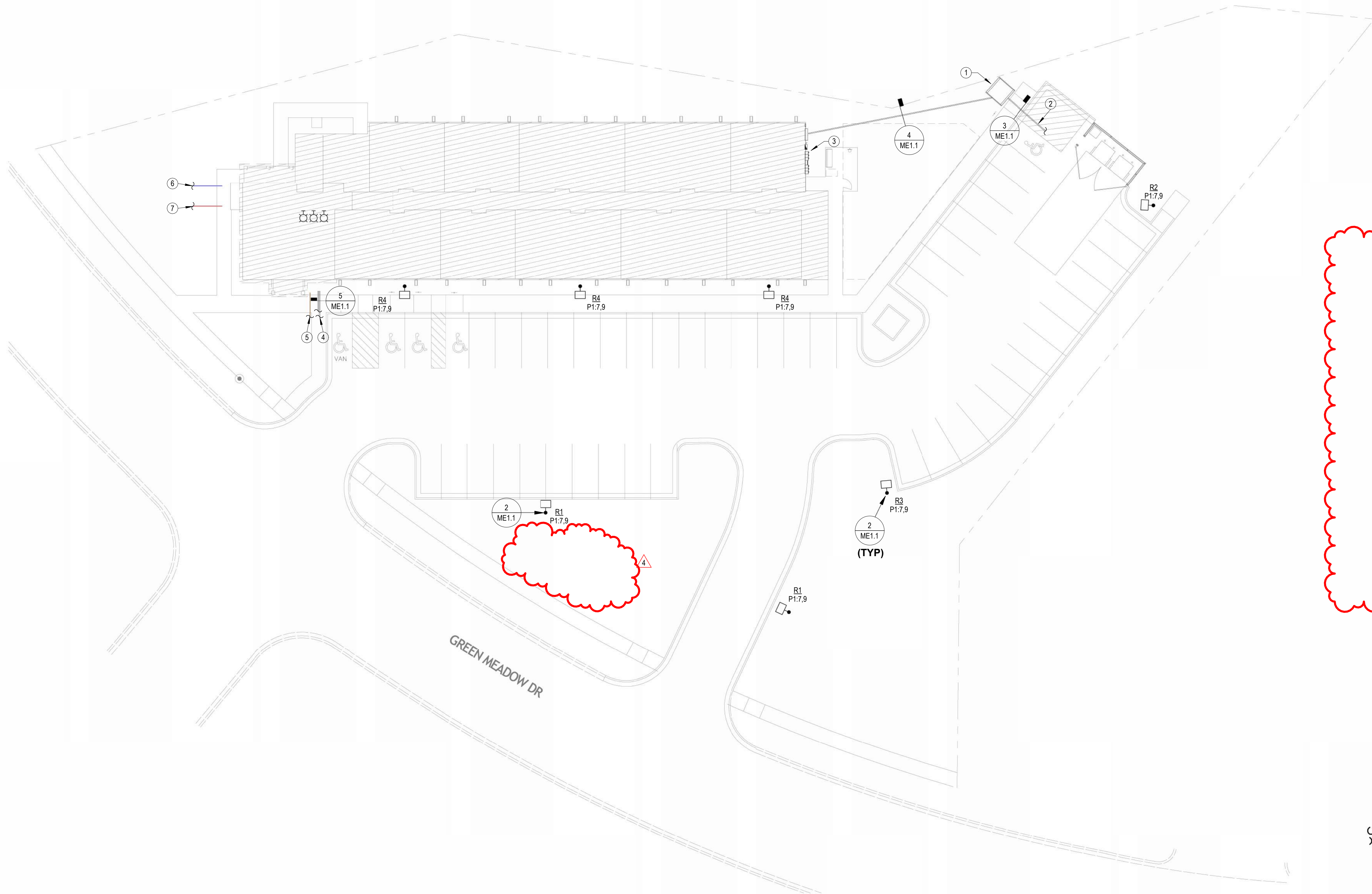


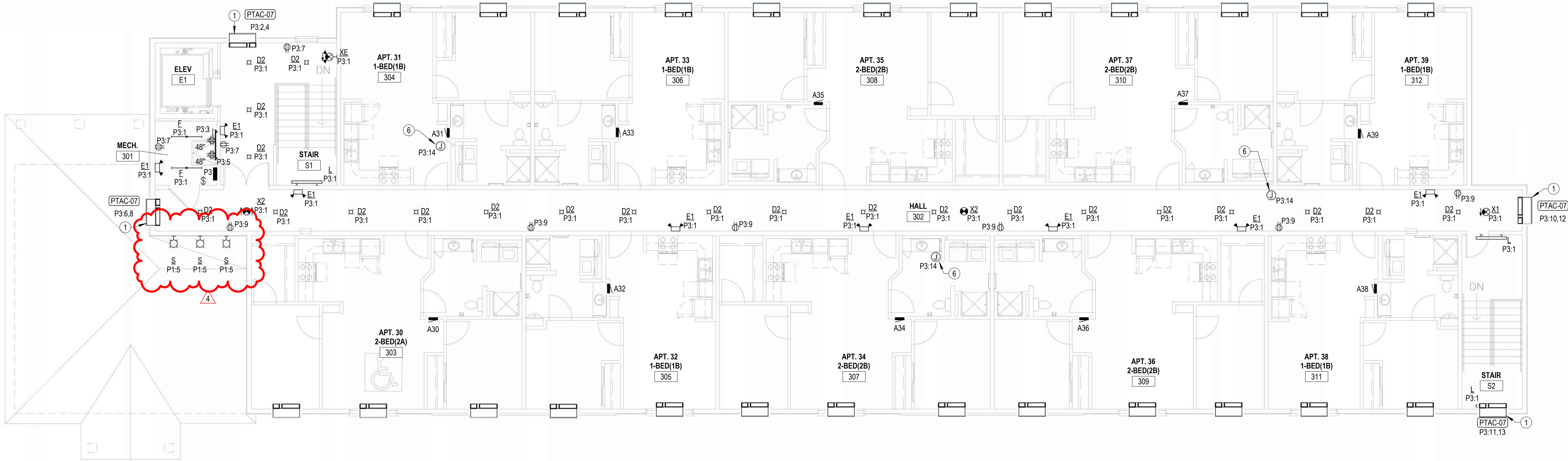
GENERAL SITE POWER NOTES

- A. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDUIT AND ASSOCIATED TRENCHING AND BACKFILL REQUIRED FOR UNDERGROUND ELECTRICAL UTILITY. PRIMARY CABLE. POWER COMPANY SHALL FURNISH, INSTALL, AND TERMINATE ALL CONDUCTORS.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONDUIT AND ASSOCIATED TRENCHING AND BACKFILL REQUIRED FOR UNDERGROUND ELECTRICAL SERVICE LATERALS FROM UTILITY TRANSFORMERS TO SERVICE EQUIPMENT AT BUILDING EXTERIORS. POWER COMPANY SHALL FURNISH, INSTALL, AND TERMINATE ALL CONDUCTORS.
- C. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC. ALL CONDUIT ABOVE GRADE SHALL BE SCHEDULE 80 PVC.
- D. ALL CONDUIT TRENCHES MUST BE INSPECTED BY AEP BEFORE BACKFILLING.

NOTES BY SYMBOL

- 1 POWER COMPANY PAD MOUNT TRANSFORMER. PROVIDE CONCRETE PAD PER AEP TEXAS SERVICE STANDARDS. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH AEP TEXAS PRIOR TO STARTING WORK.
- 2 4" PVC CONDUIT FOR POWER COMPANY PROVIDED PRIMARY CABLING. COORDINATE ROUTING WITH AEP TEXAS.
- 3 ELECTRIC SERVICE EQUIPMENT, SEE RISER DIAGRAM ON SHEET E6.2.
- 4 PROVIDE (2) 3" CONDUITS FOR COMMUNICATIONS SERVICES. PROVIDE PULL STRING IN EACH RACEWAY. VERIFY TERMINATION POINTS AT PROPERTY LINE WITH LOCAL COMMUNICATIONS SERVICE PROVIDERS.
- 5 SANITARY SEWER, SEE CIVIL DRAWINGS FOR CONTINUATION.
- 6 DOMESTIC WATER SERVICE, SEE CIVIL DRAWINGS FOR CONTINUATION.
- 7 FIRE SUPPRESSION SERVICE, SEE CIVIL DRAWINGS FOR CONTINUATION.





2 THIRD FLOOR ELECTRICAL PLAN
1/8" = 1'-0"

- NOTES BY SYMBOL
- 1

PROVIDE NEMA6-20R RECEPTACLE FOR CORD AND PLUG CONNECTION OF PTAC. VERIFY RECEPTACLE CONFIGURATION WITH PTAC SUPPLIED BY MECHANICAL CONTRACTOR. INSTALL RECEPTACLE CONCEALED IN UNIT SUB-BASE.
- 2

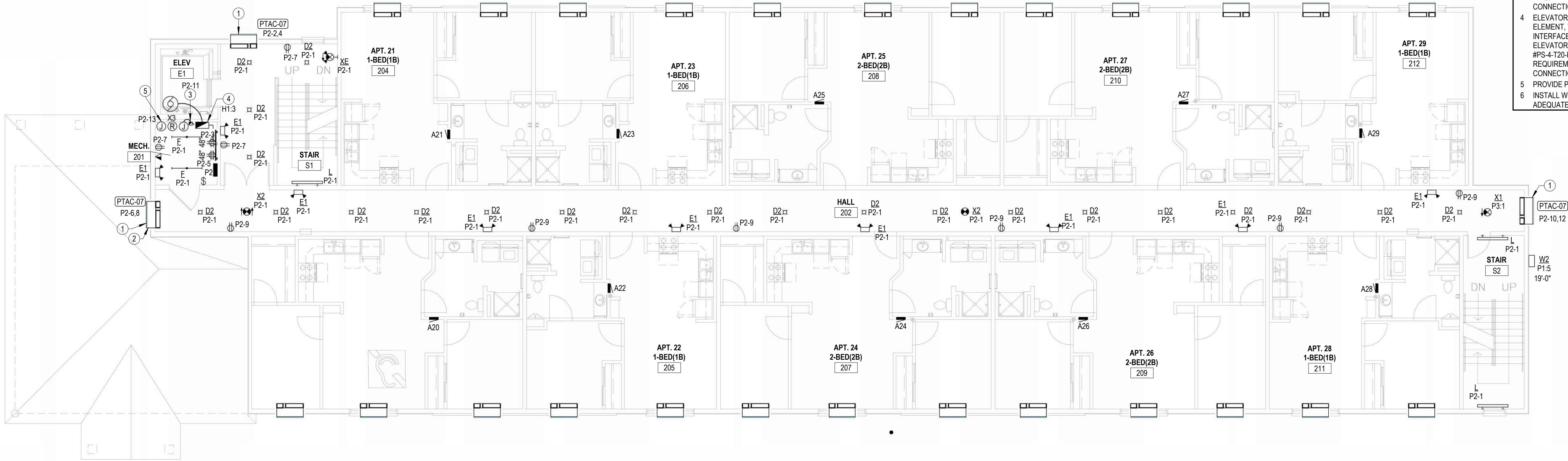
INSTALL TOP OF PTAC 12" BELOW FINISHED CEILING. COORDINATE INSTALLATION WITH ARCHITECT AND G.C.
- 3

30A DISCONNECT SWITCH, LOCKABLE IN "OFF" POSITION, WITH SOLID NEUTRAL AND (1) 20A DUAL-ELEMENT, TIME DELAY FUSE IN NEMA 1 ENCLOSURE FOR ELEVATOR CAB LIGHTS & EXHAUST. MOUNT AT 6'-0" AFF TO TOP AND LABEL WITH CORRESPONDING ELEVATOR CAR NUMBER AND CIRCUIT NUMBER. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER. PROVIDE FINAL ELECTRICAL CONNECTION TO ELEVATOR CONTROLLER.
- 4

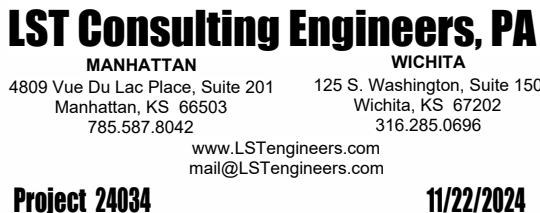
ELEVATOR POWER MODULE SWITCH - 400A/208V/3P SWITCH COMPLETE WITH 225A DUAL ELEMENT, TIME DELAY CLASS 'J' FUSES, 120V CONTROL TRANSFORMER, FIRE ALARM SAFETY INTERFACE RELAY, KEY TEST SWITCH, GREEN PILOT LIGHT, AUXILIARY CONTACTS FOR ELEVATOR RECALL, AND FIRE ALARM VOLTAGE MONITORING RELAY. EATON BUSSMAN #PS-4-T20-R1-K-G-B-F1 OR EQUAL. COORDINATE EXACT MOUNTING LOCATION AND REQUIREMENTS WITH ELEVATOR EQUIPMENT INSTALLER, AND PROVIDE FINAL ELECTRICAL CONNECTION TO ELEVATOR CONTROLLER. SEE DETAIL 1.E5.1.
- 5

PROVIDE POWER FOR ELEVATOR SHUNT TRIP CONTROL. SEE 1.E5.1 FOR MORE INFORMATION.
- 6

INSTALL WEATHERPROOF JUNCTION BOX ON ROOF FOR FUTURE RADON FAN. PROVIDE ADEQUATE LENGTH OF CONDUCTOR FOR CONNECTION TO FUTURE RECEPTACLE.



1 SECOND FLOOR ELECTRICAL PLAN
1/8" = 1'-0"



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TEXAS

RESIDENCE AT GREEN MEADOW

NEW SENIOR LIVING FACILITY

SAN ANGELO.



REVISIONS:

2 ASI #1 2024-12-18

3 ASI #3 2025-02-21

4	ASI #6	2025-20-05
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DATE: 11/22/2024

JOB: 24-3395

SHEET NO.

E6.3

UNIVERSITY OF CALIFORNIA

Designation: 1B

Installed Location: 1 Bedroom

Voltage: 120/208-1Ph-3W

Mounting: Flush

Enclosure: NEMA 1

Bus Amps: 100

MCB Amps: MLO

Features & Modifications: PROVIDE SURGE PROTECTION DEVICE

SCCR/AIC: 22.0 kA

Mains FPNote: -

Ckt	Description	Circuitry	Trip (A)	FN	A	B	FN	Trip (A)	Circuitry	Description	Ckt
1B-1	Bathroom	1/2"C, 1#12, #12N, #12G	20		2.8 A 24.....		GF1	50	3/4"C, 2#6, #6N, #10G	Range	1B-2
1B-3	Master Bedroom	1/2"C, 1#12, #12N, #12G	20	AF1		9.3 A 24.....					1B-4
1B-5	Kitchen, Living Hall Lights	1/2"C, 1#12, #12N, #12G	20	AF1	0.7 A 1.5 A		AG1	20	1/2"C, 1#12, #12N, #12G	Clothes Washer Receptacle	1B-6
1B-7	Living Room Receptacles	1/2"C, 1#12, #12N, #12G	20	AF1		6.0 A 14.....				Clothes Dryer	1B-8
1B-9	Refrigerator	1/2"C, 1#12, #12N, #12G	20	AG1	1.5 A 14.....		GF1	30	1/2"C, 2#10, #10N, #10G		1B-10
1B-11	Counter Top Receptacles	1/2"C, 1#12, #12N, #12G	20	AG1		4.5 A 22.....					1B-12
1B-13	Dishwasher	1/2"C, 1#12, #12N, #12G	20	AG1	4.2 A 22.....			30	1/2"C, 2#10, #10G	Electric Water Heating	1B-14
1B-15	Disposal	1/2"C, 1#12, #12N, #12G	20	AG1							1B-16
1B-17	Counter Top Receptacles	1/2"C, 1#12, #12N, #12G	20	AG1	4.5 A 9.4 A			15	1/2"C, 2#12, #12G	P-TAC Master Bedroom	1B-18
1B-19	Hood/Microwave	1/2"C, 1#12, #12N, #12G	20	AG1		2.1 A 9.4 A					1B-20
1B-21	Surge Protector	--	20		0.0 A 9.4 A			15	1/2"C, 2#12, #12G	P-TAC Living Room	1B-22
1B-23	Surge Protector	--	20			0.0 A --	--	--	--	Space	1B-24

Designation: 1BA Installed Location: 1 Bedroom (Accessible) Voltage: 120/208-1Ph-3W Mounting: Flush Enclosure: NEMA 1										Bus Amps: 100 MCB Amps: MLO Features & Modifications: PROVIDE SURGE PROTECTION DEVICE	SCCR/AIC: 22.0 kA Mains FNNote: -
Ckt	Description	Circuitry	Trip (A)	FN	A	B	FN	Trip (A)	Circuitry	Description	Ckt
1BA-1	Bathroom	1/2", 1#12, #12N, #12G	20	AFI	2.8 A 24....	9.3 A 24....	GF1	50	3/4", 2#6, #6N, #10G	Range	1BA-2
1BA-3	Master Bedroom	1/2", 1#12, #12N, #12G	20	AFI	0.7 A 1.5 A	6.0 A 14....	AGI	20	1/2", 1#12, #12N, #12G	Clothes Washer Receptacle	1BA-4
1BA-5	Kitchen, Lang's Hall Lights	1/2", 1#12, #12N, #12G	20	AFI	1.5 A 14....	6.0 A 14....	GF1	30	1/2", 2#10, #10N, #10G	Clothes Dryer	1BA-6
1BA-7	Living Room Receptacles	1/2", 1#12, #12N, #12G	20	AGI	1.5 A 14....	6.0 A 22....					1BA-8
1BA-9	Refrigerator	1/2", 1#12, #12N, #12G	20	AGI	4.2 A 22....	4.2 A 9.4 A					1BA-10
1BA-11	Counter Top Receptacles	1/2", 1#12, #12N, #12G	20	AGI	4.2 A 9.4 A	2.1 A 9.4 A					1BA-12
1BA-13	Dishwasher	1/2", 1#12, #12N, #12G	20	AGI	4.2 A 9.4 A	2.1 A 9.4 A					1BA-14
1BA-15	Disposal	1/2", 1#12, #12N, #12G	20	AGI	4.2 A 9.4 A	2.1 A 9.4 A					1BA-16
1BA-17	Counter Top Receptacles	1/2", 1#12, #12N, #12G	20	AGI	4.2 A 9.4 A	2.1 A 9.4 A					1BA-18
1BA-19	Hood/Microwave	1/2", 1#12, #12N, #12G	20	AGI	4.2 A 9.4 A	2.1 A 9.4 A					1BA-20
1BA-21	Surge Protector	--	20		0.0 A 9.4 A	0.0 A --					1BA-22
1BA-23	Surge Protector	--	20		0.0 A --	0.0 A --					1BA-24

Panelboard: P3

Location: Mech 301

Supply: P2

Mounting: Surface

Enclosure: NEMA 1

Voltage: 208 V, 30, 4W

Bus Rating: 100 A

Neutral: 100%

Feed-Thru Lugs: No

Features & Modifications: PROVIDE SURGE PROTECTION DEVICE

Main Type: MLO

Mains Rating: 100 A

Mains FNNote: -

SCR: 22 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA	B KVA	C KVA	FN	Trip (A)	Circuitry	Description	Ckt
P3-1	LTG - 3rd Floor	1/2"C,1#12,1#2N,1#2G	20		0.63	0.98			15	1/2"C,2#12,1#2G	PTAC - 3rd Floor Elev Lobby	P3-2
P3-3	RCPT - 3rd Floor Telecom Backboard	1/2"C,1#12,1#2N,1#2G	20			0.36	0.98					P3-4
P3-7	RCPT - 3rd Floor Telecom Backboard	1/2"C,1#12,1#2N,1#2G	20				0.36	0.98	15	1/2"C,2#12,1#2G	PTAC - 3rd Floor Hall West	P3-6
P3-7	RCPT - 3rd Floor Elev Lobby/Elec Room	1/2"C,1#12,1#2N,1#2G	20		0.54	0.98						P3-8
P3-9	RCPT - 3rd Floor Hall	1/2"C,1#12,1#2N,1#2G	20			1.08	0.98		15	1/2"C,2#12,1#2G	PTAC - 3rd Floor Hall East	P3-10
P3-11												P3-12
P3-13	PTAC - 3rd Floor N. Stair	1/2"C,2#10,1#10G	15		0.98	1.08			20	1/2"C,1#12,1#2N,1#2G	Future Radon Fans	P3-14
P3-15	Spare	--	20			0	0		20	--	Spare	P3-16
P3-17	Space	--	--				--	--	--	--	Space	P3-18
P3-19	Space	--	--		--	--	--	--	--	--	Space	P3-20
P3-21	Space	--	--		--	--	--	--	--	--	Space	P3-22
P3-23	Space	--	--		--	--	--	--	--	--	Space	P3-24
				Connecte...	5 KVA	3 KVA	3 KVA					
				Connecte...	43 A	28 A	28 A					

Panelboard: P2			Voltage: 208 V, 3Ø, 4W				Main Type: MLO			
Location: Mech 201			Bus Rating: 100 A				Mains Rating: 100 A			
Supply: H1			Neutral: 100%				Mains FNNote: -			
Mounting: Surface			Feed-Thru Lugs: Yes				SCCR: 22 kA			
Enclosure: NEMA 1			Features & Modifications: PROVIDE SURGE PROTECTION DEVICE							