THE RESIDENCES AT GREEN MEADOW

CITY OF SAN ANGELO
PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025

SENIOR - LIVING FACILITY

SAN ANGELO, 24-3395 TEXAS

PERMIT/BID SET (11-22-2024)

REFERENCE LEGEND

- 1-A1 DETAIL REFERENCE REF # - SHT. #
- A-A1 SIM DETAIL REFERENCE REF # - SHT #
- A A1.1 INTERIOR ELEVATION REFERENCE
- 100'-0" FIN. FLR. ELEVATION DESIGNATION
- 1 DOOR MARK
- A WINDOW MARK
- CUT LINE
- 4 PARTITION MARK
- REVISIONS
- WAITING 101 ROOM NAME & NUMBER
- A-A1 PROJECTED VIEW OF PHOTOGRAPH REF # - SHT. #
- SB 10'-0" (BTM) CEILING ELEVATION & MATERIAL
- PROJECT NORTH
- TRUE NORTH
- A DETAIL SCALE — DRAWING NAME, DRAWING SCALE, DRAWING REF #

MATERIAL LEGEND

BATT INSULATION	PLYWOOD
BRICK MASONRY	ROUGH WOOD
COMPACTED EARTH	FINISH WOOD
RIGID INSULATION	METAL STUD
POURED CONCRETE	GLASS LARGE SCALE
WALL W/ BRICK VENEER	STRUCTURAL STEEL
METAL STUD WALL	CONC. MASONRY UNIT SECTION
CONCRETE WALL	MTL JOIST
WOOD STUD WALL	MTL FURRING
C.M.U. WALL	PRECAST CONC. SLAB

PROJECT ADDRESS

3824 Green Meadow Drive, San Angelo, Texas

JGR
JonesGillamRenz

730 N. Ninth St.
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785.827.0386

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CITY ADOPTED CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE
2020 NATIONAL ELECTRIC CODE
2021 INTERNATIONAL ENERGY CODE

TEXAS DEPARTMENT OF LICENSING AND REGULATION ARCHITECTURAL BARRIERS PROJECT REGISTRATION NUMBER
TABS2025004511

SHEET INDEX

CONSULTANTS

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ABBREVIATIONS

&	AND
∠	Angle
@	At
℄	Centerline
ø	Diameter or Round
#	Pound or Number
Acous.	Acoustical
Adj.	Adjustable
A.F.F.	Above Finished Floor
Aggr.	Aggregate
Al.	Aluminum
Approx.	Approximate
Arch.	Architect or Architectural
Asb.	Asbestos
Asph.	Asphalt
A.V.	Audio Visual
Bd.	Board
Bitum.	Bituminous
Bldg.	Building
Blk.	Block
Blk'g.	Blocking
Bm.	Beam
Bot.	Bottom
BO	BY OWNER
Brg.	Bearing
Brk.	Brick
Cab.	Cabinet
Clg.	Ceiling
Clr.	Clear
Cntr.	Counter
Col.	Column
Conc.	Conc. Concrete
C.T.	Ceramic Tile
CMU	Concrete Masonry Unit
Ctr.	Center
Dbl.	Double
Det.	Detail
D.F.	Drinking Fountain
Dia.	Diameter
Dim.	Dimension
Dn.	Down
Dr.	Door
Ds.	Downspout
Dwg.	Drawing
Dwr.	Drawer
(E)	Existing
E.	East or Existing
Ea.	Each
E.J.	Expansion Joint
El.	Elevation
Elec.	Electrical
Elev.	Elevator
Eq.	Equal
Equip.	Equipment
E.W.	Each Way
E.W.C.	Elec. Water Cooler
Exist.	Existing
Expo.	Exposed
Exp.	Expansion
Ext.	Exterior
F.A.	Fire Alarm
F.D.	Floor Drain
Fdn.	Foundation
F.E.	Fire Extinguisher
F.E.C.	F.E. Cabinet
Fin.	Finish
Fl.	Floor
Flash.	Flashing
FL	Flow line
Ft.	Foot or feet
Ftg.	Footing
Furr.	Furring
Fut.	Future
Ga.	Gauge
Galv.	Galvanized
G.B.	Grab Bar
Gl.	Glass
Gnd.	Ground
Gr.	Grade
Gyp.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
Hdwd.	Hardwood
Hdwr.	Hardware
H.M.	Hollow Metal
Horiz.	Horizontal
Hr.	Hour
Hgt.	Height
I.D.	Inside Diameter
Insul.	Insulation
Int.	Interior
Jan	Janitor
Jt.	Joint
Kit.	Kitchen
Lab.	Laboratory
Lam.	Laminate
Lav.	Lavatory
Lkr.	Locker
Lt.	Light
Mas.	Masonry
Max.	Maximum
M.C.	Medicine Cabinet
Mech.	Mechanical
Memb.	Membrane
Met.	Metal
Mfr.	Manufacturer
Mh.	Manhole
Min.	Minimum
Mir.	Mirror
Misc.	Miscellaneous
M.O.	Masonry Opening
Mtd.	Mounted
N.	North
N.I.C.	Not In Contract
No. or #	Number
Nom.	Nominal
N.T.S.	Not To Scale
O/	On or Over
Obs.	Obscure
O.C.	On Center
O.D.	Diameter
Off.	Office
Opng.	Opening
Opp.	Opposite
P.	Paint
Pl.	Plate
P.Lam.	Plastic Laminate
Plas.	Plaster
Plywd.	Plywood
Pr.	Pair
Pt.	Point
P.T.D.	Paper Towel Dispenser
Ptn.	Partition
P.T.R.	Paper Towel Receptacle
Q.T.	Quarry Tile
R.	Riser
Rad.	Radius
R.D.	Roof Drain
Ref.	Reference
Reinf.	Reinforced
Req'd	Required
Resil.	Resilient
Rm.	Room
R.O.	Rough Opening
S.	South
S.B.	Splash Block
S.C.	Solid Core
Sched.	Schedule
S.D.	Soap Dispenser
Sect.	Section
Shr.	Shower
Sht.	Sheet
Sim.	Similar
S.N.D.	Sanitary Napkin Disp.
S.N.R..	Sanitary Napkin Recep.
Spec.	Specification
Sq.	Square
SSt.	Stainless Steel
Std.	Standard
Stl.	Steel
Stor.	Storage
Strl.	Structural
Susp.	Suspended
S.V.	Sheet Vinyl
Sym.	Symmetrical
Tex.	Texture
T.B.	Towel Bar
T.Bd.	Tack Board
Temp.	Tempered
T.&G.	Tongue & Groove
Thk.	Thick
T.O.M.	Top Of Masonry
T.O.S.	Top Of Steel
T.P.	Top Of Pavement
T.P.D.	Toilet Paper Dispenser
T.V.	Television
T.W.	Tackwall
Typ.	Typical
Trd.	Tread
U.O.N.	Unless Otherwise Noted
Ur.	Urinal
V.C.T.	Vinyl Composition Tile
V.T.	Vinyl Tile
V.B.	Vapor Barrier
Vert.	Vertical
Vest.	Vestibule
Vyl.	Vinyl
W.	West
w/	With
w/o	Without
W.C.	Wall Covering
Wd.	Wood
Wp.	Waterproof
Wdw.	Window
Wsct.	Wainscot
Wt.	Weight

CITY OF SAN ANGELO PERMITS & INSPECTIONS
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CODE INFORMATION

OCCUPANCY OVERALL: MIXED OCCUPANCY

OCCUPANCY GROUPS: B OFFICE
R–2 APARTMENTS

CONSTRUCTION TYPE: V–A

BASIC ALLOWABLE AREA: B 18,000 SF
R–2 12,000 SF

ALLOWABLE AREA INCREASE: *(NON–SEPARATED USES. PER IBC SEC. 302.3.2)*

	R–2
BASE ALLOWABLE, S13R	12,000 SF
AREA INCREASE (21%)	2,520 SF
FIRE SPRINKLER – S13R	
SUB–TOTAL ALLOWABLE (PER FLOOR)	14,520 SF
3 FLOORS	x3
TOTAL BUILDING ALLOWABLE AREA	43,560 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	10,116 SF
SECOND FLOOR	9,207 SF
THIRD FLOOR	9,207 SF
TOTAL BLDG AREA	28,530 SF

BASIC ALLOWABLE STORIES:	4
STORIES – S13R *(PER IBC SEC. 504.4)*	
TOTAL ALLOWABLE STORIES	4
BASIC ALLOWABLE HEIGHT:	60'
HEIGHT INCREASE	
TOTAL ALLOWABLE HEIGHT	60'
ACTUAL STORIES:	3
ACTUAL HEIGHT:	42'

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS; V–A

EXTERIOR BEARING WALLS:	1 HOUR	*(INTERIOR RATING ONLY, PER IBC SEC. 705.5, FS>10')*
STRUCTURAL FRAME:	1 HOUR	
INTERIOR BEARING WALLS:	1 HOUR	
INTERIOR NON–BEARING WALLS:	0 HOUR	
SHAFT ENCLOSURES:	1 HOUR	(Less than 4 stories)
FLOOR/CEILING ASSEMBLY:	1 HOUR	
CEILING/ROOF ASSEMBLY:	1 HOUR	
CORRIDOR/DWELLING UNITS:	1/2 HOUR	*(Table 1020.1)*

OCCUPANCY SEPARATIONS:
(NON–SEPARATED USES. PER IBC SEC. 302.3.2)
ALLOWABLE AREA & HEIGHT CALCULATIONS ARE BASED ON THE MOST RESTRICTIVE USE. DIFFERENT USES ARE NOT SEPARATED BY FIRE BARRIERS.
R2 TO R2 SEPARATION OF DWELLING UNITS = 1HR, 45 MIN. OPNGS

ROOF COVERINGS *CLASS B OR BETTER*

INCIDENTAL SEPARATIONS: *(PER IBC TABLE 508.2.5)*
STORAGE ROOMS OVER 100 SF – SPRINKLER SYSTEM (SMOKE BARRIER)
DWELLING UNITS –1 HR FIRE PARTITIONS

SPECIAL CONDITIONS:
EXIT & EMERGENCY LIGHTING, PORTABLE FIRE EXTINGUISHERS, MANUAL FIRE ALARM
EGRESS – NO STEPS EXISTING OR PROPOSED AT REQUIRED EXITS
RATED STAIR ENCLOSURES

FIRE ALARM REQUIREMENTS:
REQUIRED, PROVIDED – MANUAL & AUTOMATIC FIRE ALARM SYSTEM PER NFPA 72
SIGNALING SYSTEM IS AUDIBLE/VISUAL PER NFPA 72 & ADA INSTALLED THROUGHOUT
INITIATING DEVICES: PULL STATIONS; SMOKE DETECTION @ SLEEPING & COMMON AREAS, SPRINKLER SYSTEM FLOW AND TAMPER SWITCHES MONITORED.

SMOKE ALARM REQUIREMENTS:
REQUIRED, PROVIDED – SLEEPING ROOMS & AT EACH FLOOR

AUTOMATIC FIRE SUPPRESSION SYSTEM:
REQUIRED, PROVIDED PER NFPA 13R

EMERGENCY POWER SOURCE:
EXIT SIGNS, EXIT ILLUMINATION & EMERGENCY LIGHTING IS BY BATTERY BACK–UP

HAZARDOUS MATERIALS: *(PER IBC TABLE 307.1(1))*
NO HAZARDOUS MATERIALS ARE TO BE STORED

SMOKE CONTROL:	SMOKE PARTITIONS:	STANDPIPES:
NOT REQUIRED	NOT REQUIRED	NOT REQUIRED

ASSEMBLY
SIGNS TO BE MOUNTED IN ASSEMBLY AREAS OF MAXIMUM OCCUPANT LOAD

TOTAL OCCUPANT LOAD: 1st–74, 2nd–35, 3rd–35 = 144 TOTAL

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS:

OCCUPANCY	USE	LOAD FACTOR	MAX. OCC LD=1 EXIT
B	LOBBY	15 sf/OCCUPANT	49
B	OFFICE	150 sf/OCCUPANT	49
B	MECH/ELEC	300 sf/OCCUPANT	49
R–2	APARTMENT	200 sf/OCCUPANT	10

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW SENIOR LIVING UNITS
FACILITY NAME	THE RESIDENCE at GREEN MEADOW
FACILITY ADDRESS	3824 GREEN MEADOW DR SAN ANGELO, TX
OWNER NAME	OPG GREEN MEADOW PARTNERS, LLC
OWNER ADDRESS	227 N SANTA FE, STE 310 SALINA, KS 67401 ph: 913–396–6310 fax: 913–396–6312
REASON FOR SUBMITTAL	NEW CONSTRUCTION
COUNTY	TOM GREEN
FIRE DEPARTMENT	SAN ANGELO
WATER SUPPLY	SAN ANGELO
BUILDING INSPECTION DEPT	SAN ANGELO
AUTHORITY HAVING JURISDICTION	SAN ANGELO
ARCHITECT	JONES GILLAM RENZ ARCHITECTS, INC. 730 N. NINTH ST. SALINA, KS 67401 ph: 785–827–0386 fax: 785–827–0392
CODES/REGULATIONS	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2020 NATIONAL ELECTRICAL CODE 2021 INTERNATIONAL FIRE CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE 2010 ADA STANDARDS for ACCESSIBLE DESIGN 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES FAIR HOUSING ACT DESIGN MANUAL

ASI 1

LEGEND

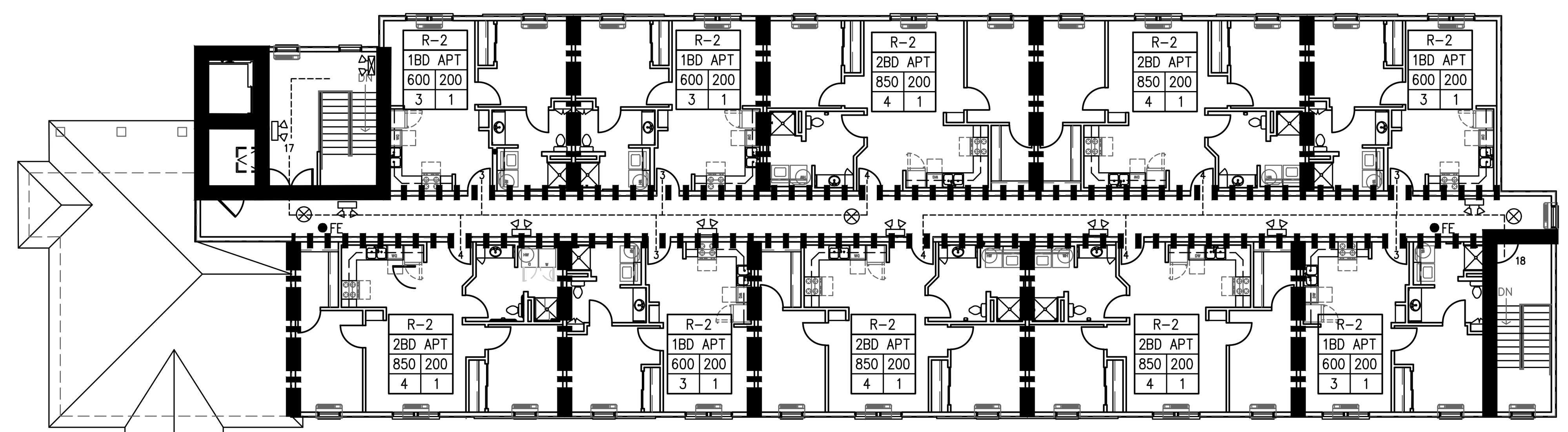
DESIGNATED EMERGENCY EXIT
68"/24.4" ⟵ EXIT WIDTH (ACTUAL/REQUIRED)
122/340 ⟵ OCCUPANT LOAD (ACTUAL/ALLOWED)

1 HOUR CONSTRUCTION (LD BRG WALLS)
1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1018.1)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.5)*
1 HOUR FIRE PARTITION; BETWEEN DWELLING, SLEEPING UNITS W/ 45 MIN OPENINGS *(PER IBC 709.3 & 715.4)*
1 HOUR CONSTRUCTION; EXIT ENCLOSURE, SHAFT WALLS, W/ 60 MIN OPENINGS *(PER IBC TABLE 716.5)*

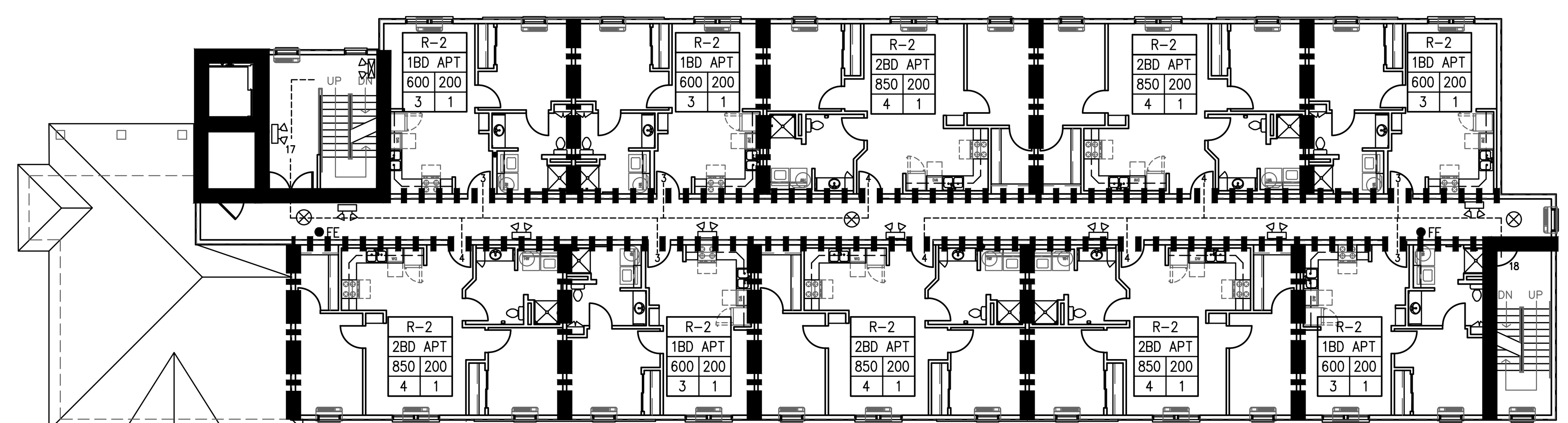
EXIT LIGHT
EMERGENCY LIGHT
EXIT/EMERGENCY LIGHT
FIRE EXTINGUISHER — FE
FIRE HYDRANT — FH
FIRE ALARM REMOTE ANNUNCIATOR PANEL — FAAP
FIRE ALARM CONTROL PANEL — FACP

EXAMPLE:

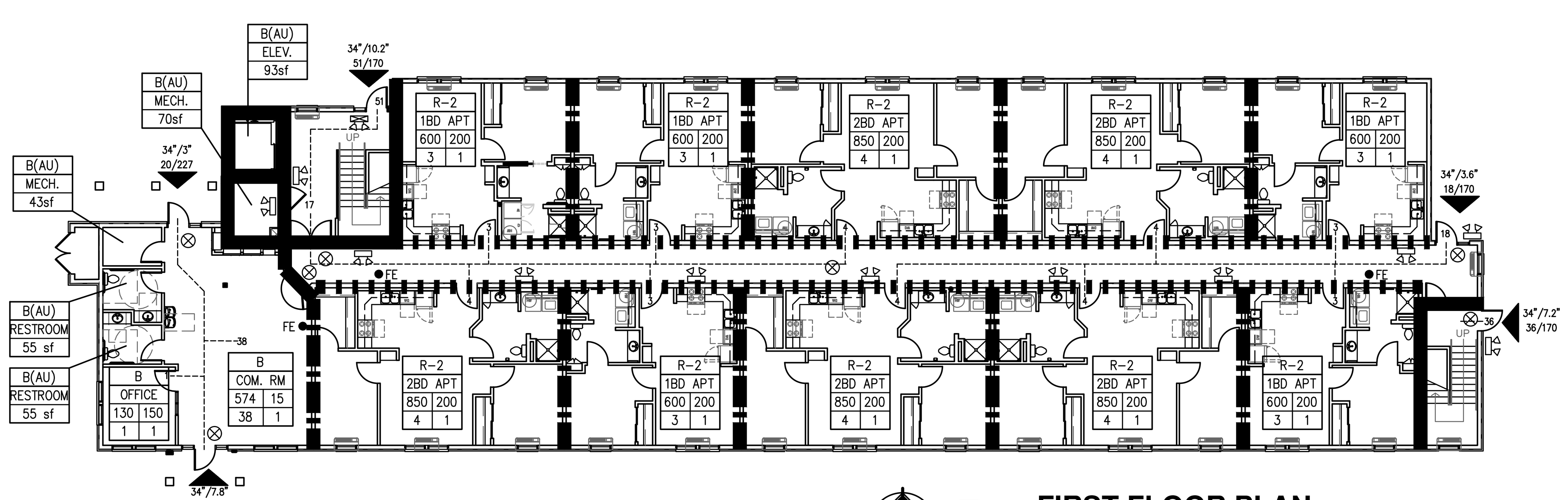
OCCUPANCY GROUP (AU – ACCESSORY USE)	A–1
OCCUPANCY USE	ASSEMBLY HALL
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	5,550 / 15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370 / 2



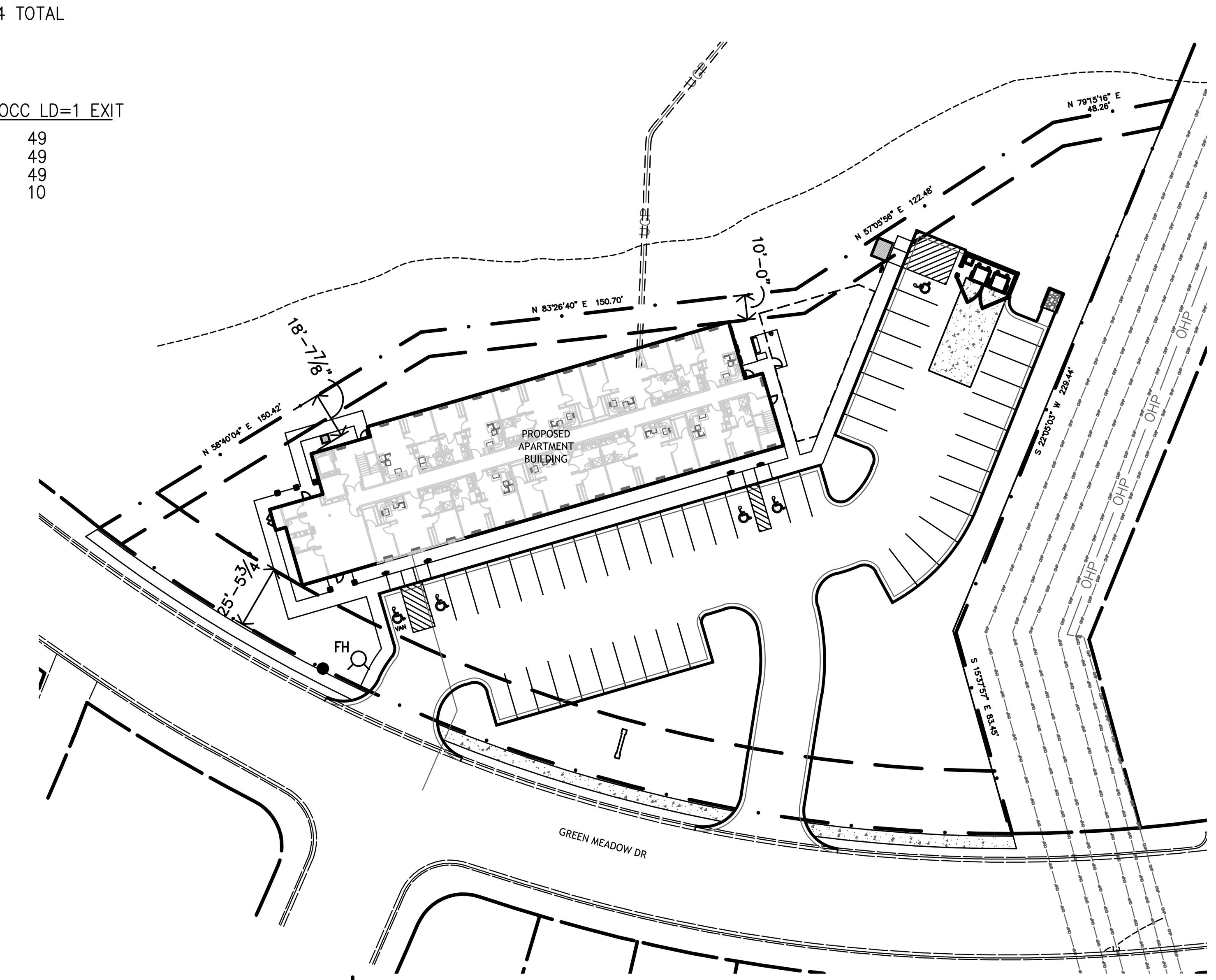
D THIRD FLOOR PLAN
0 8' 16' 32'



C SECOND FLOOR PLAN



B FIRST FLOOR PLAN
0 8' 16' 32'



A SITE PLAN
0 25' 50' 100'
1"=50'–0"

CODE FOOT PRINT & INFORMATION

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

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Kansas City, MO 64108
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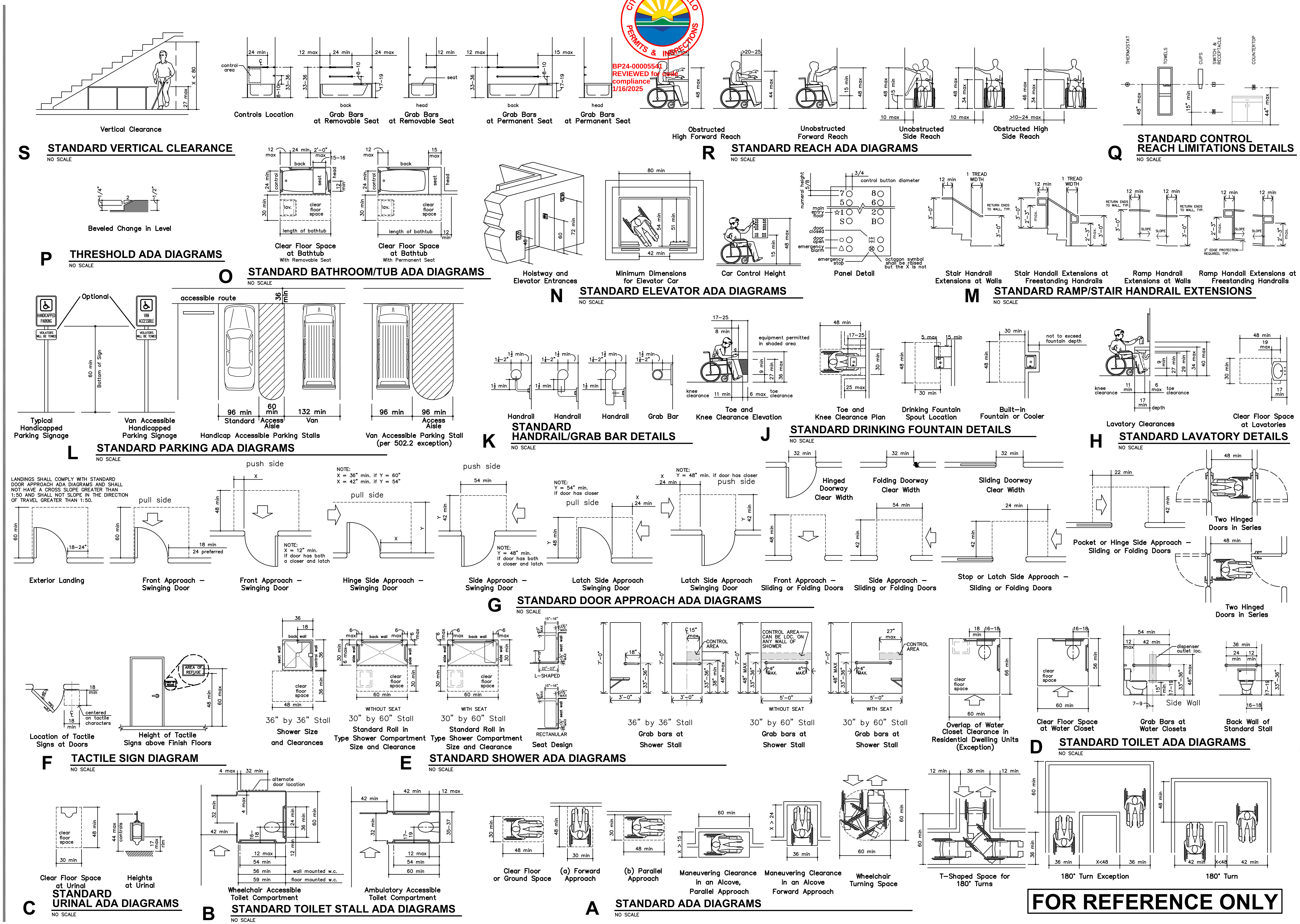
REGISTERED ARCHITECT STATE OF TEXAS 22415

REVISION:
ASI 1 12–18–2024

DATE: 11–22–2024
JOB: 24–3395
SHEET NO.:
CFP



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1881 Main Street, Suite 301 Kansas City, MO 64108
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THE RESIDENCE AT GREEN MEADOW

NEW SENIOR-LIVING FACILITY

SAN ANGELO, TEXAS

REVISION:

DATE: 11-22-2024

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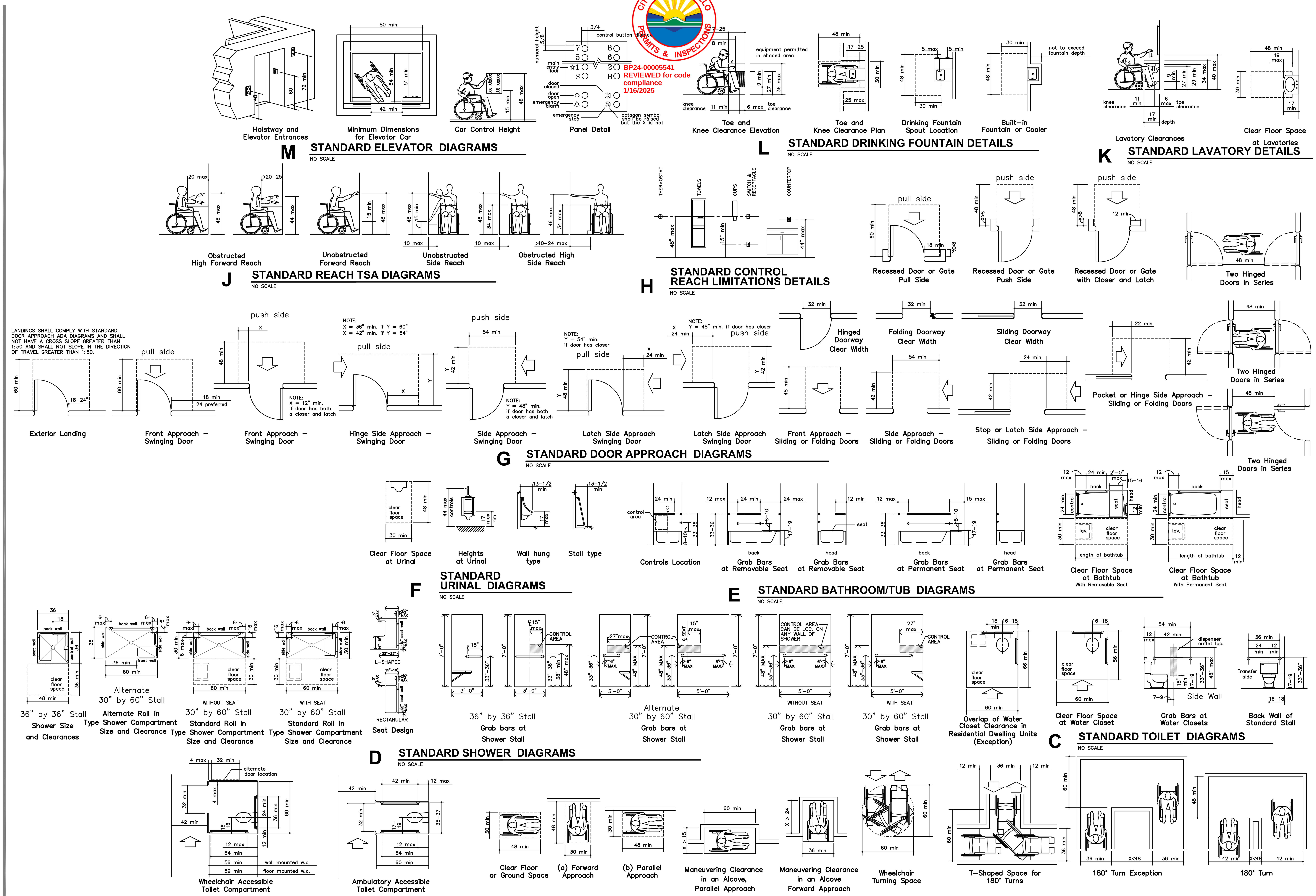
ADA



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THE RESIDENCE AT GREEN MEADOW
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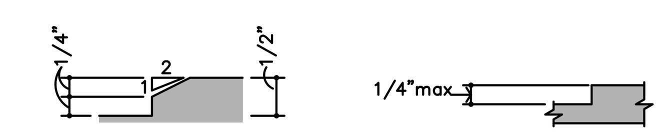

K THRESHOLD DIAGRAMS
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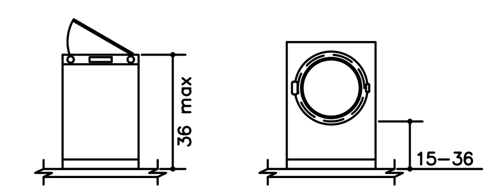

J LAUNDRY
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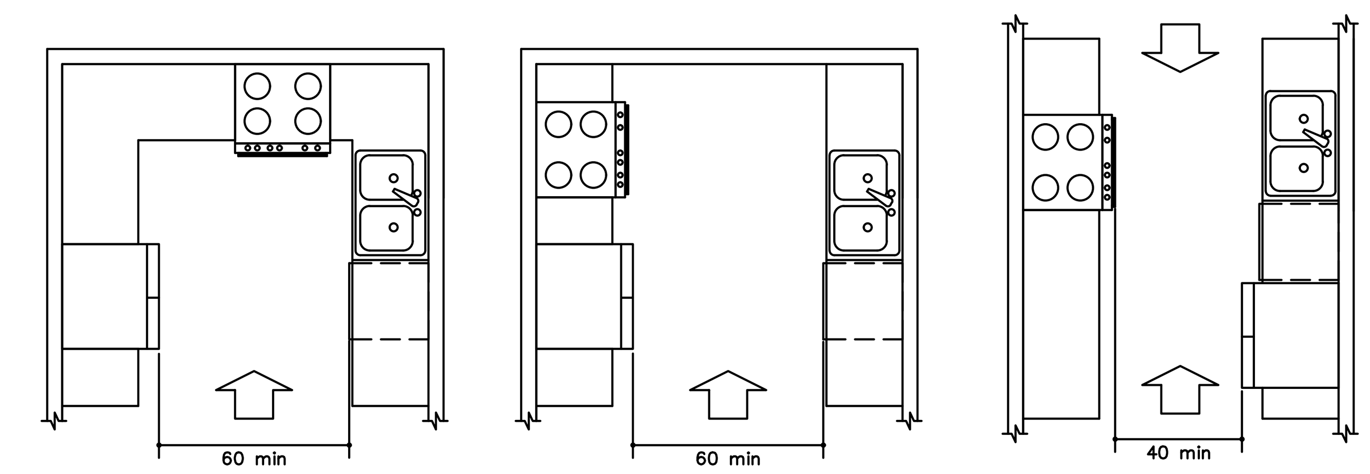

H KITCHENS
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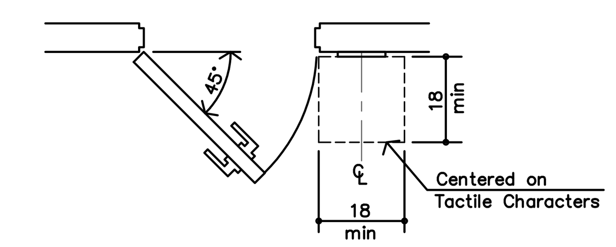

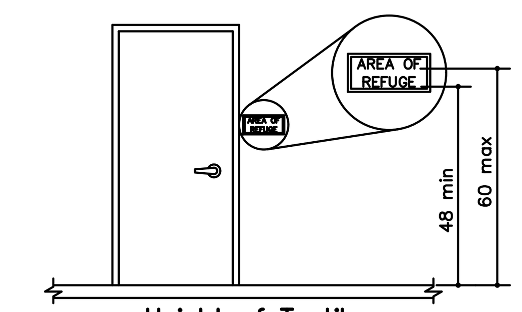

E TACTILE SIGN DIAGRAM
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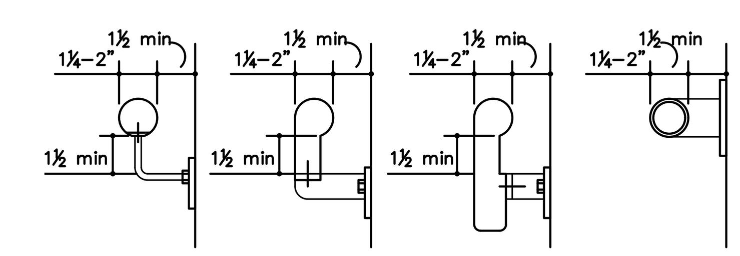

F STANDARD HANDRAIL/GRAB BAR DETAILS
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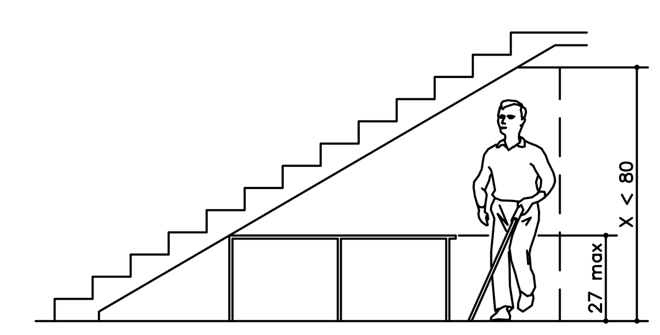

G STANDARD VERTICAL CLEARANCE
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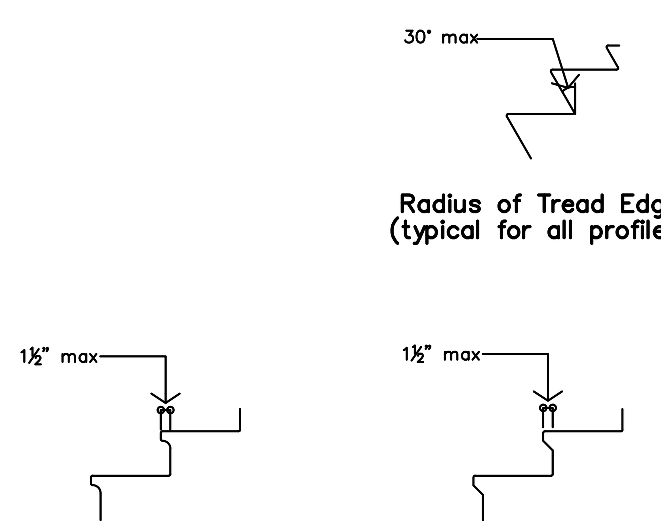

D STANDARD STAIR NOSING DETAILS
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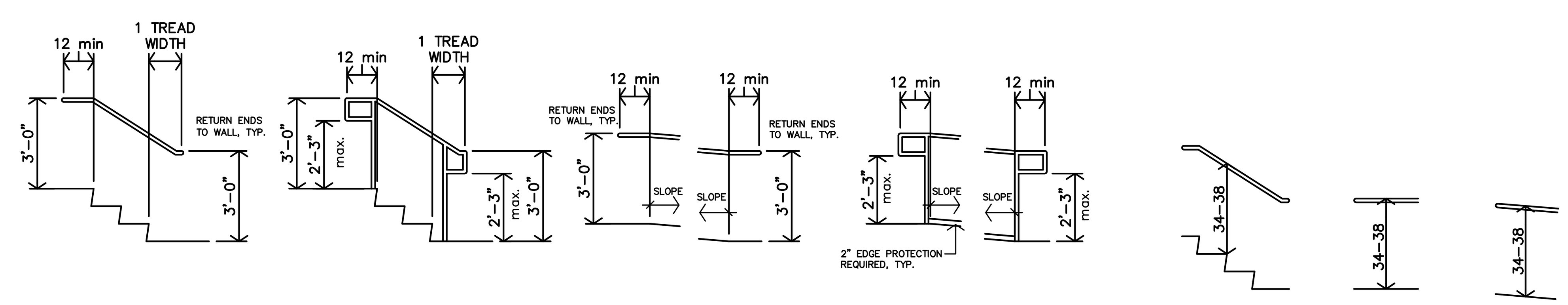

C STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
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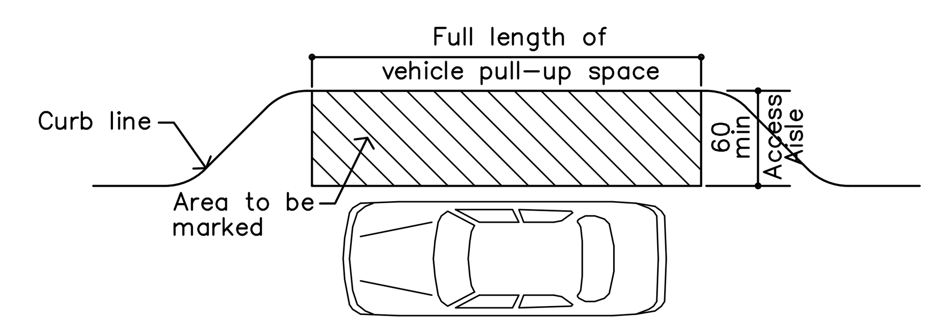

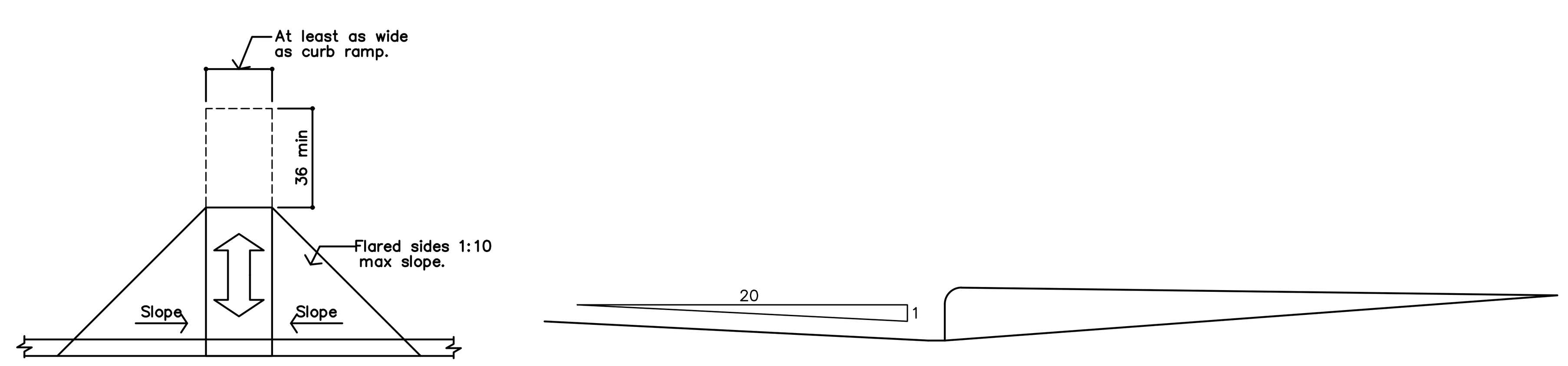

B STANDARD CURB RAMPS DIAGRAMS
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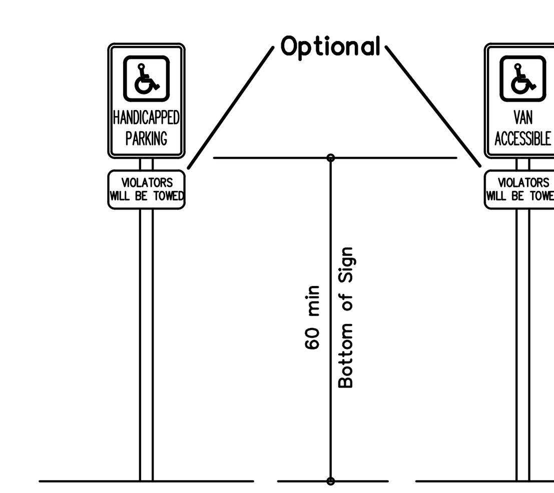

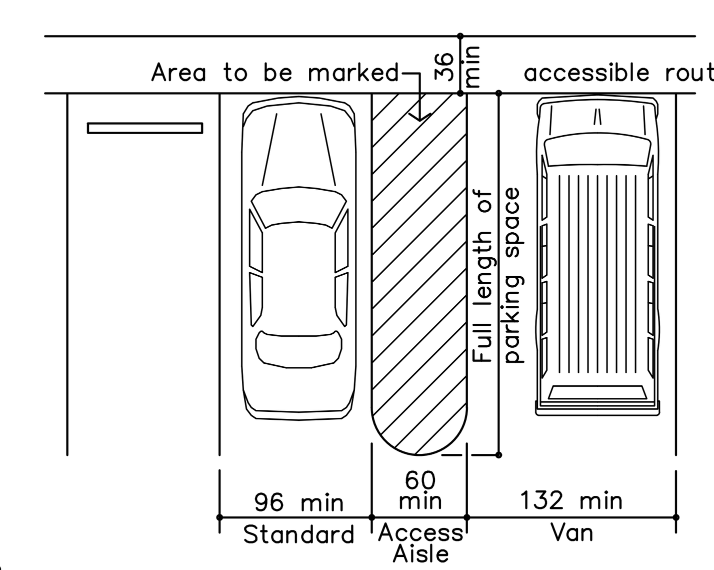

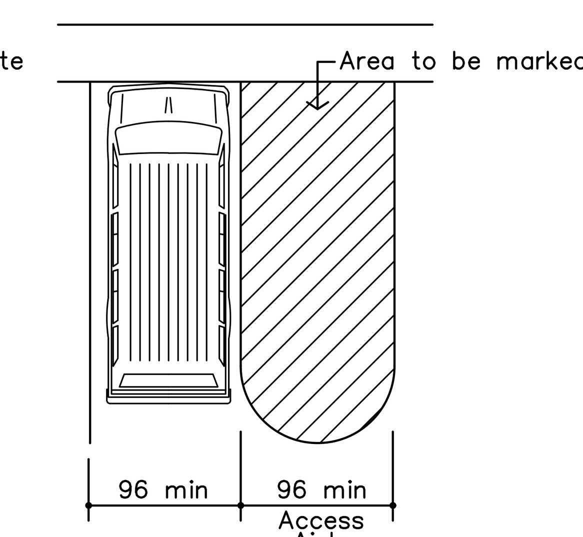

A STANDARD PARKING DIAGRAMS
NO SCALE

FOR REFERENCE ONLY

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THE RESIDENCE AT GREEN MEADOW
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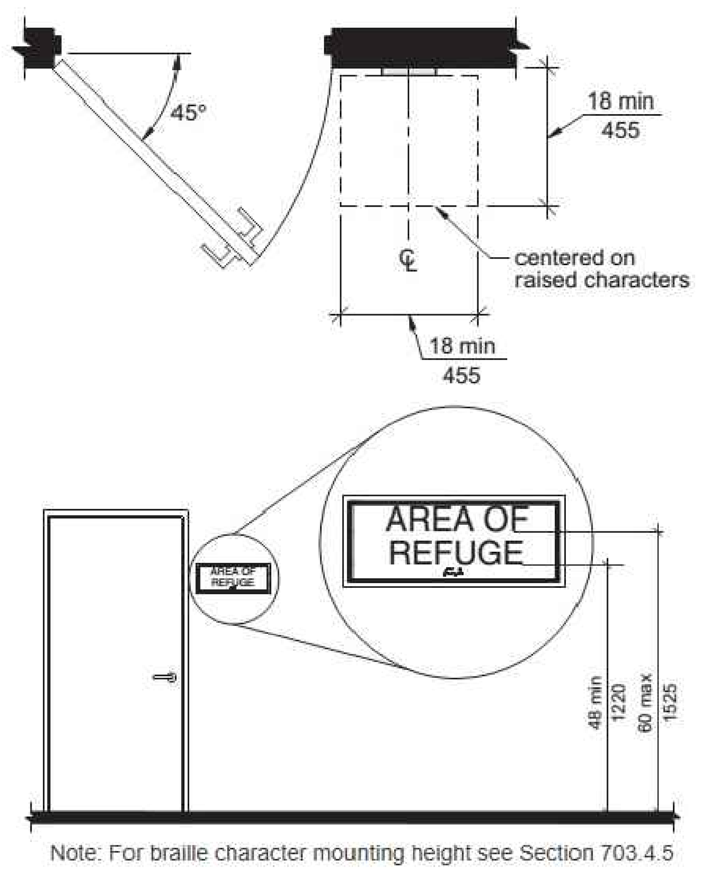

V SIGNAGE (Section 703)
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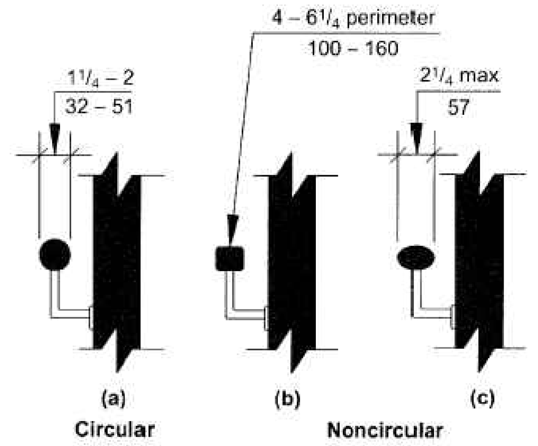

U HANDRAIL CROSS SECTION (Section 505)
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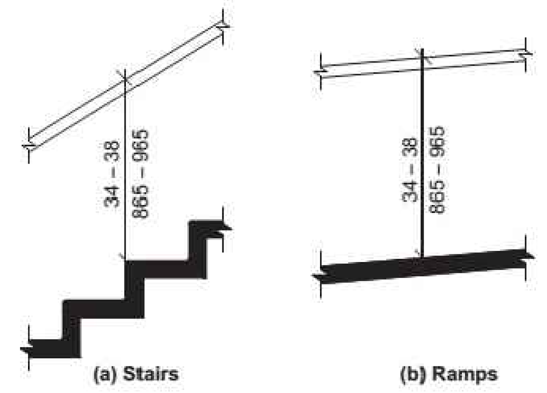

S HANDRAIL HEIGHT (Section 505)
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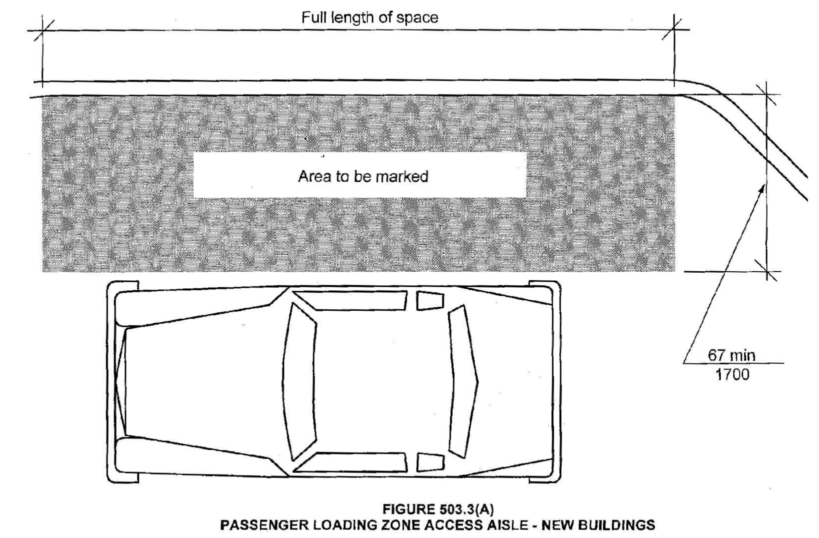
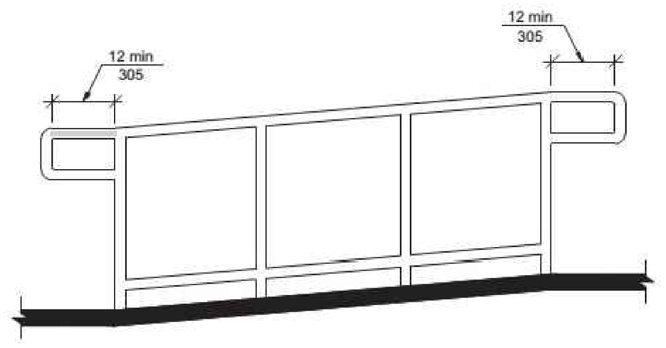
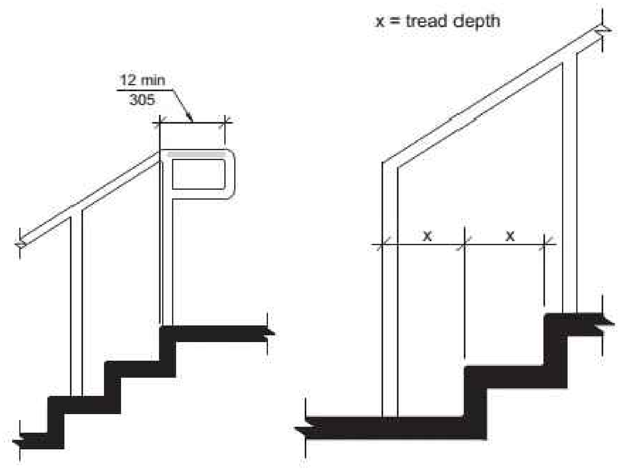


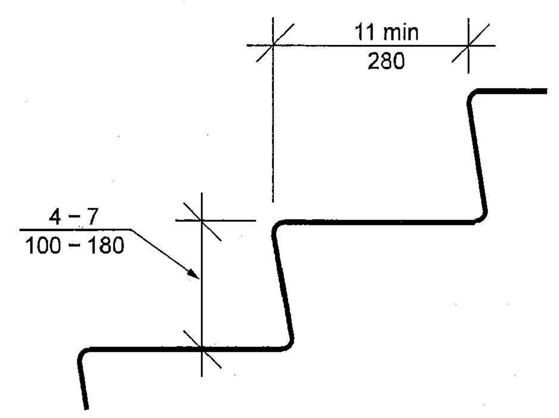
P PASSENGER LOADING ZONE (Section 503)
NO SCALE



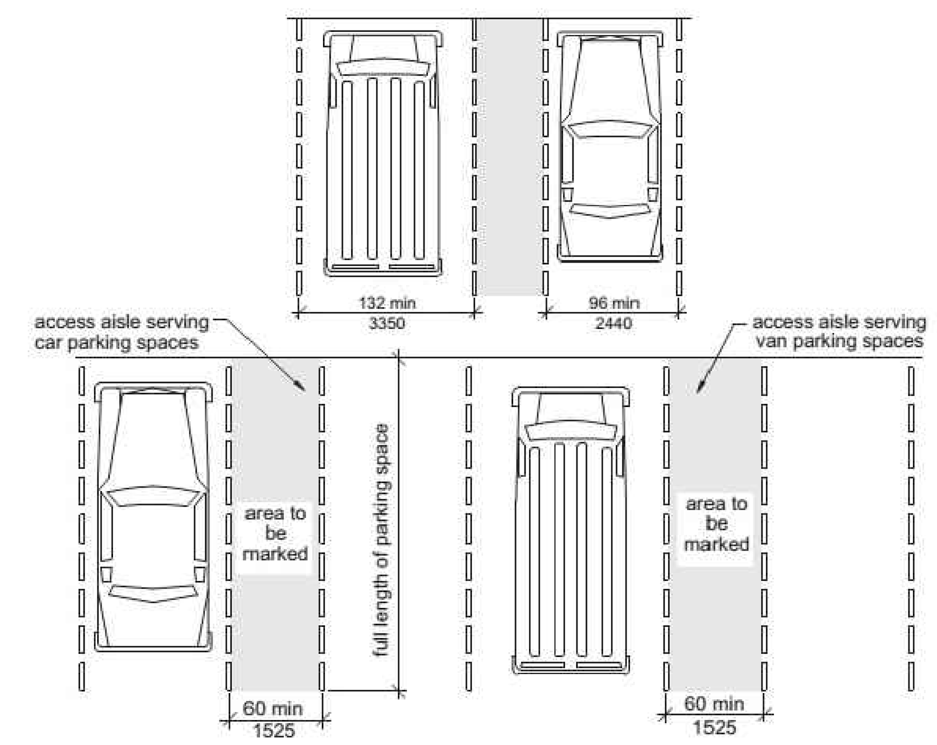
T RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



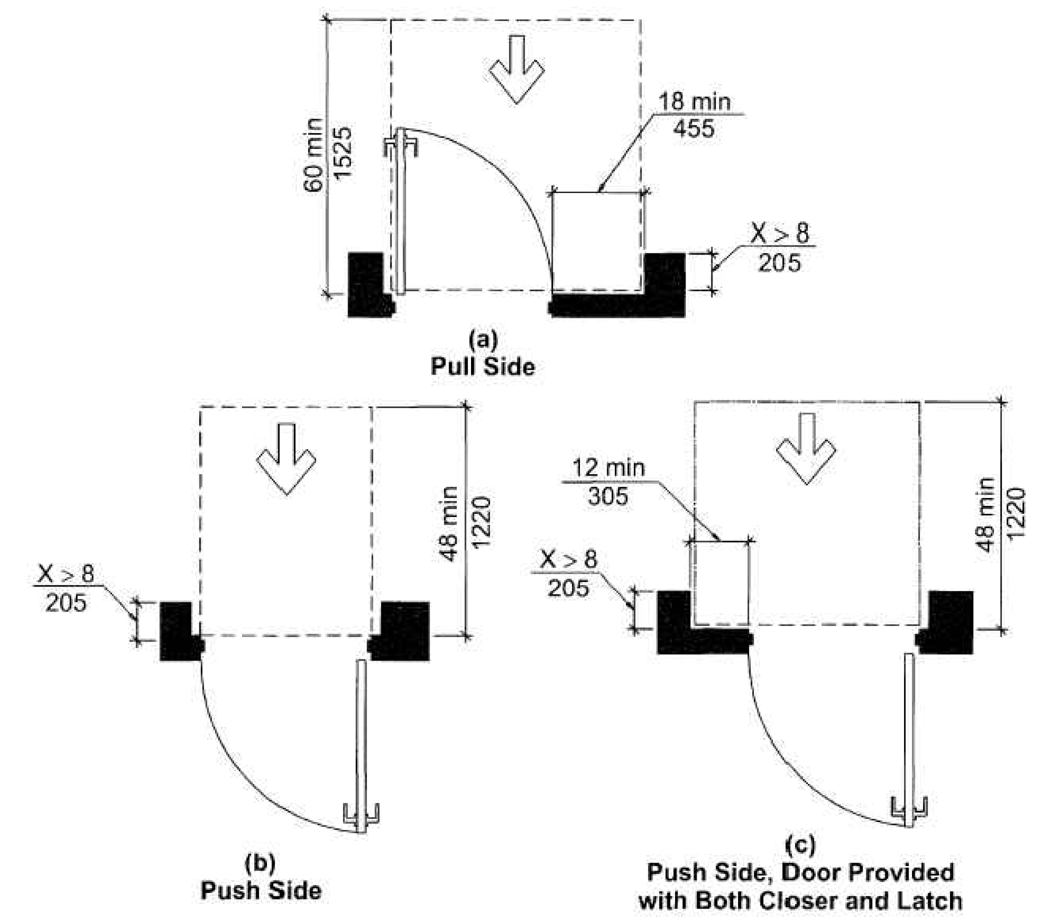
R STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)
NO SCALE



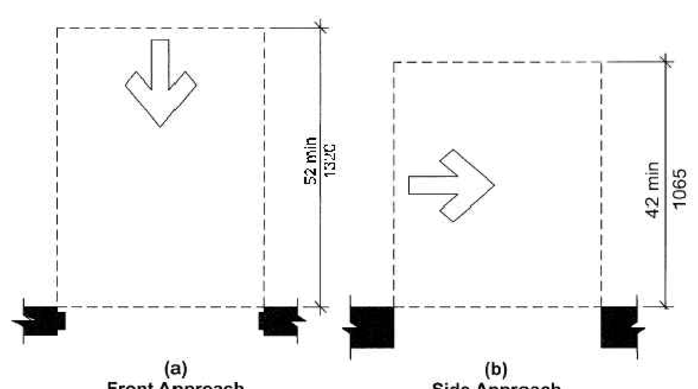
Q STAIR TREAD & RISER (Section 504)
NO SCALE



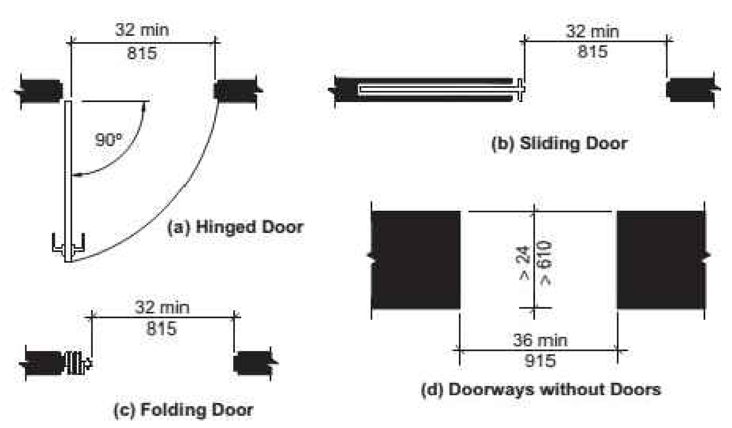
O ACCESSIBLE PARKING SPACES (Section 502)
NO SCALE



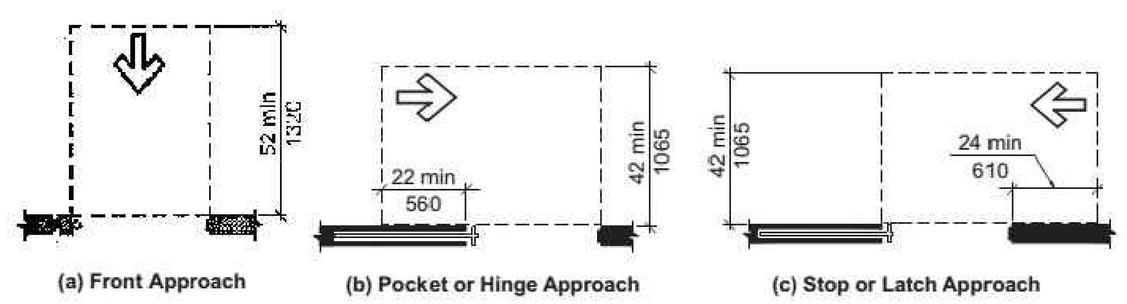
N MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



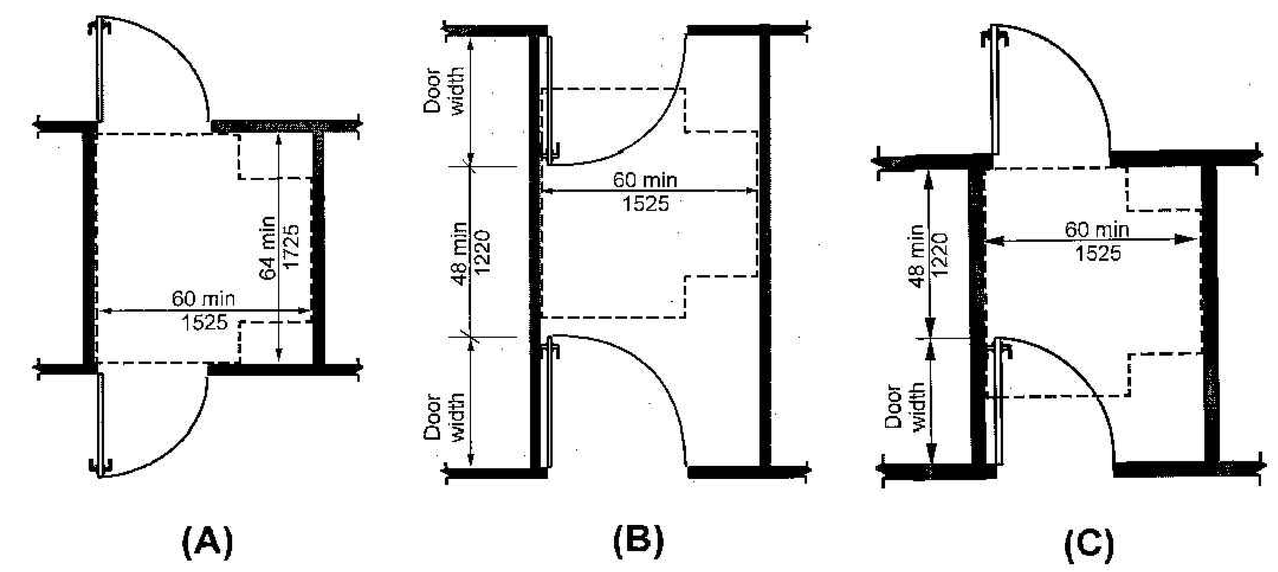
M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



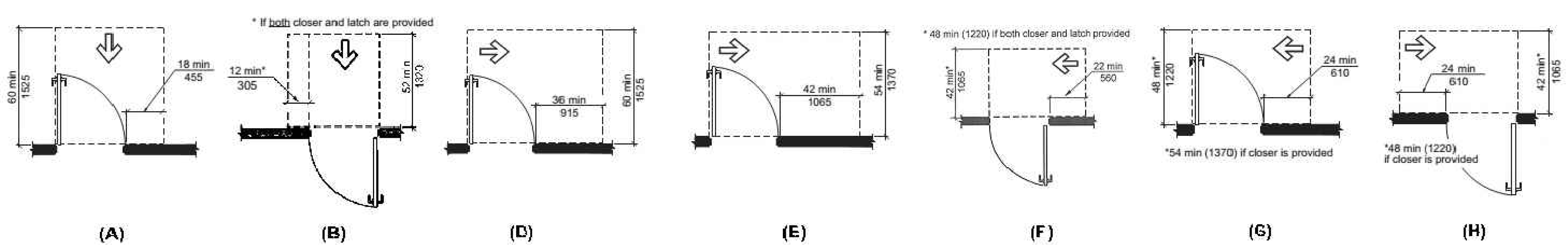
L CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



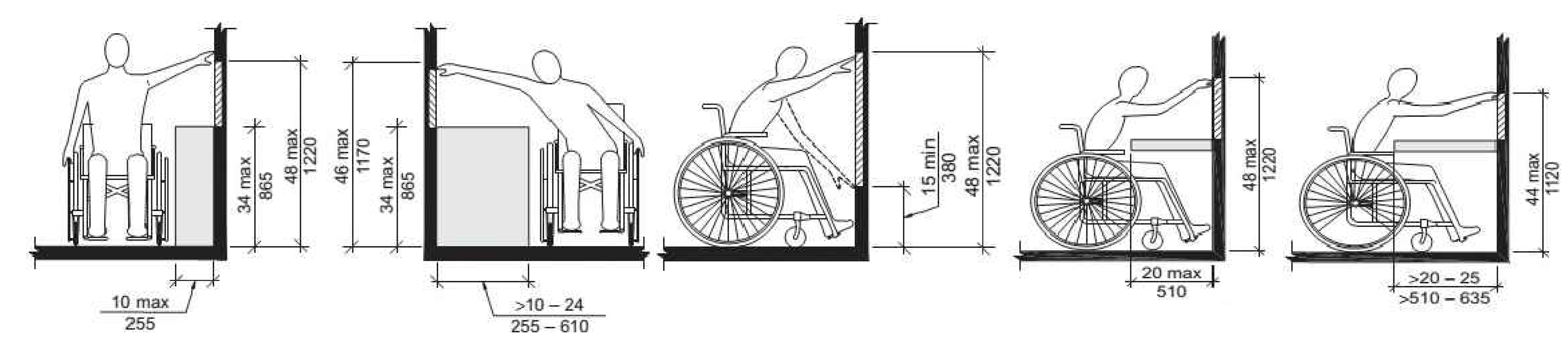
K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



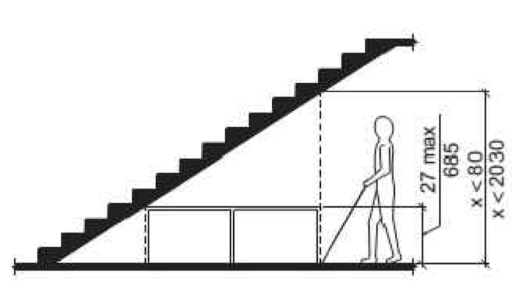
J TWO DOORS IN SERIES (Section 404)
NO SCALE



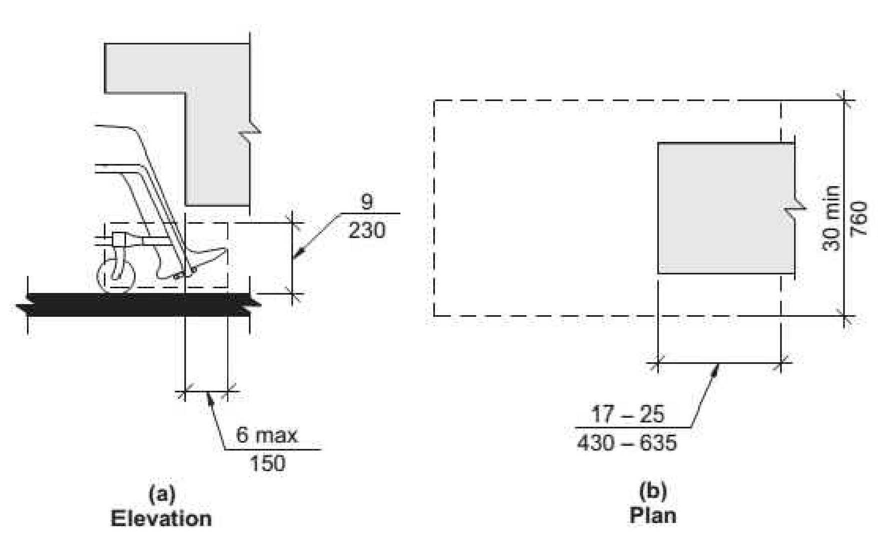
H MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



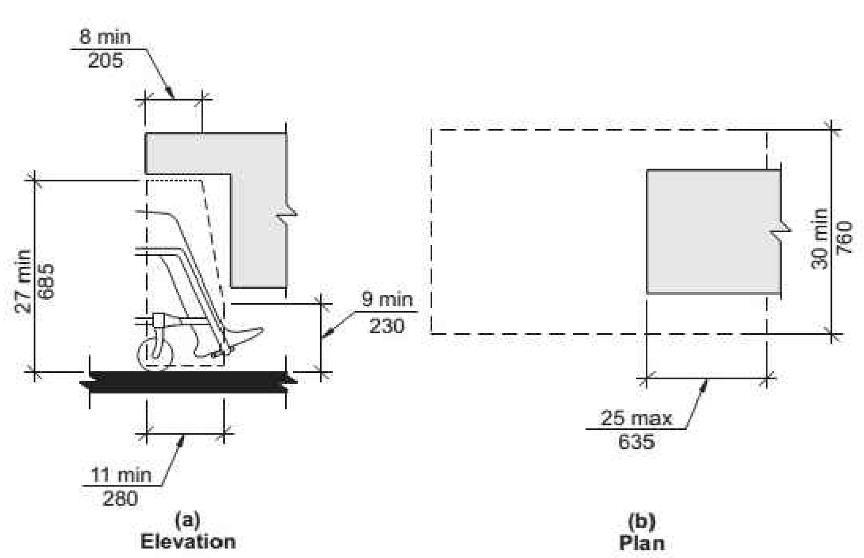
G REACH CLEARANCES (Section 308)
NO SCALE



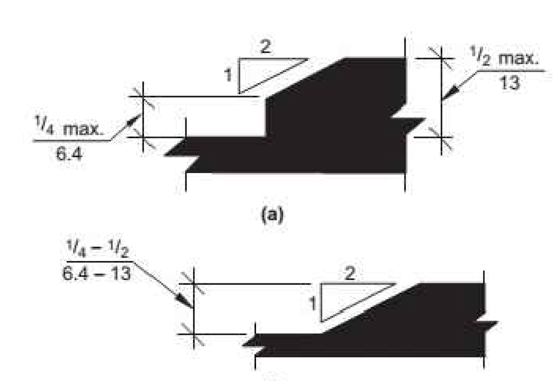
F VERTICAL CLEARANCE (Section 307)
NO SCALE



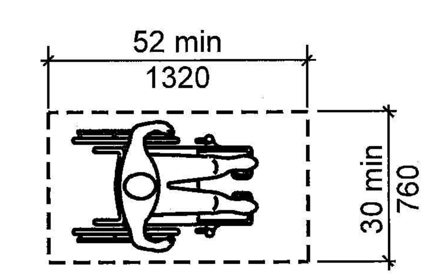
E TOE CLEARANCE (Section 306)
NO SCALE



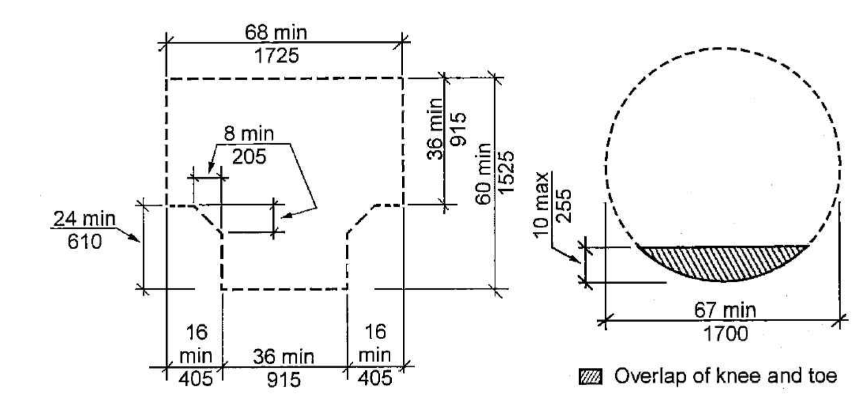
D KNEE CLEARANCE (Section 306)
NO SCALE



C CHANGES IN LEVEL (Section 303)
NO SCALE



B CLEAR FLOOR SPACE (305)
NO SCALE



A TURNING SPACE (304)
NO SCALE

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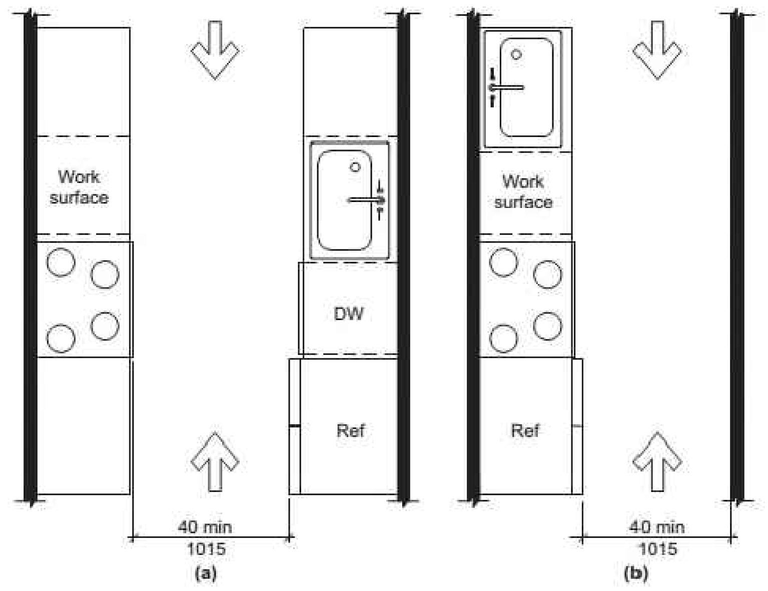
THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS

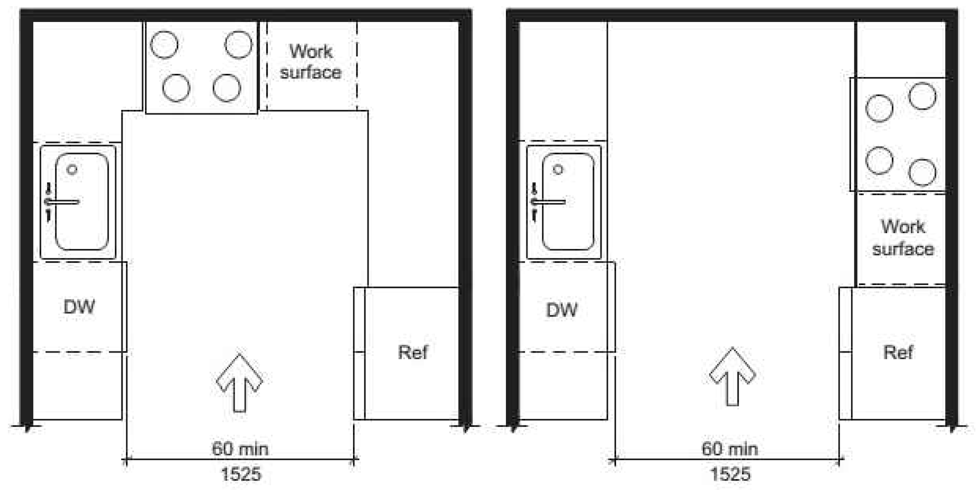
REGISTERED ARCHITECT
22415
STATE OF TEXAS

REVISION:

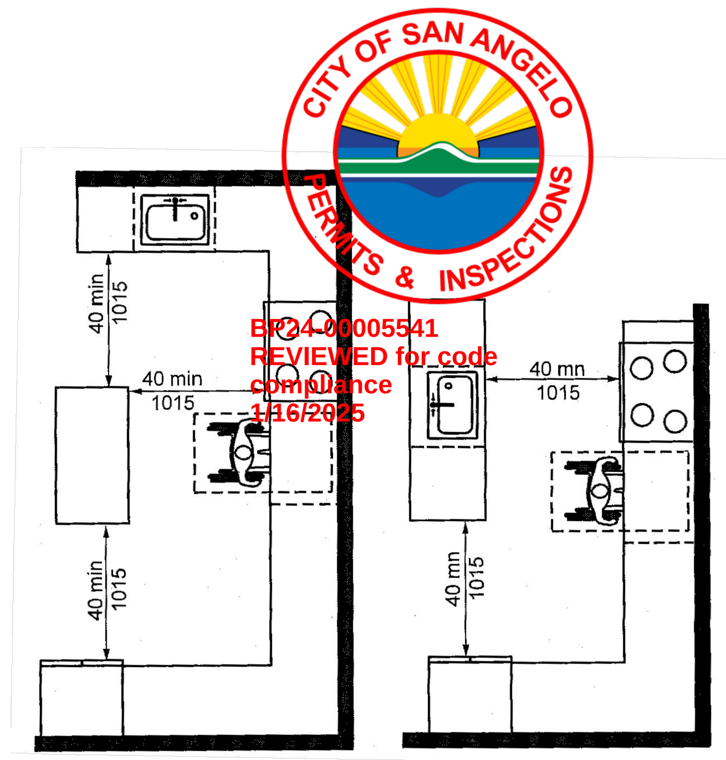
DATE: 11–22–2024
JOB: 24–3395
SHEET NO.:
ANSI-1



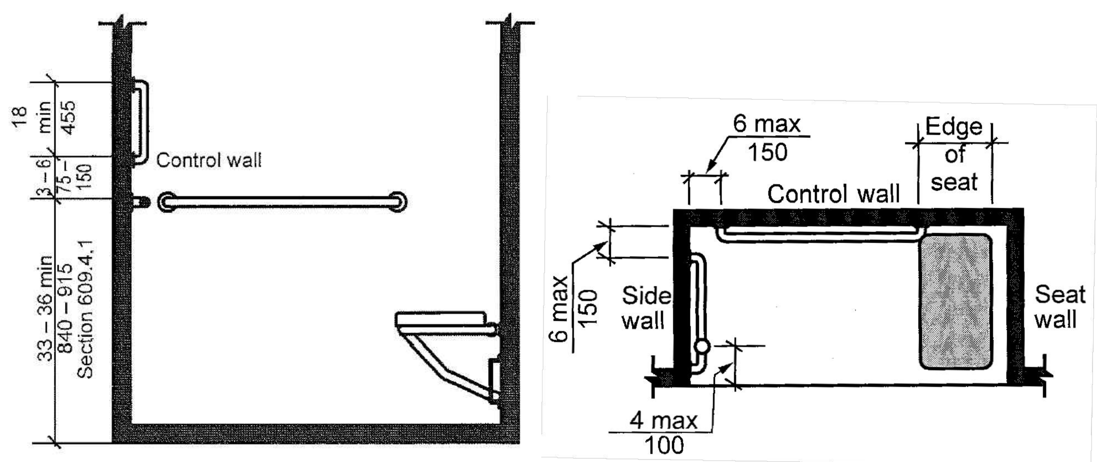
V PASS-THRU KITCHEN CLEARANCE (Section 804)
NO SCALE



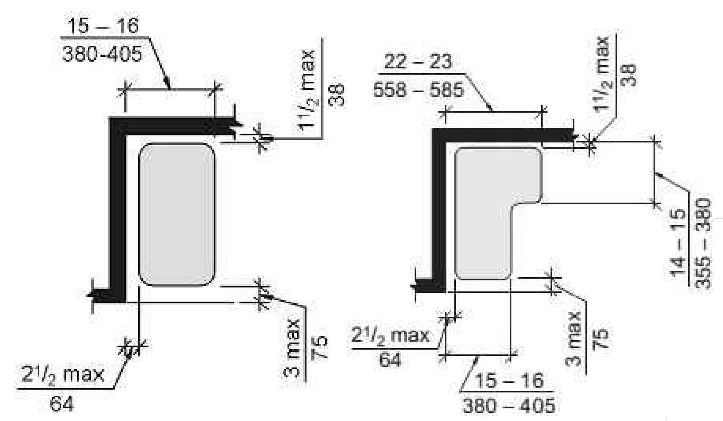
U U-SHAPED KITCHEN CLEARANCE (Section 804)
NO SCALE



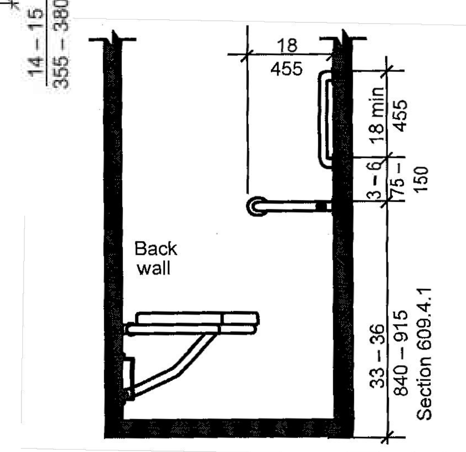
T U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)
NO SCALE

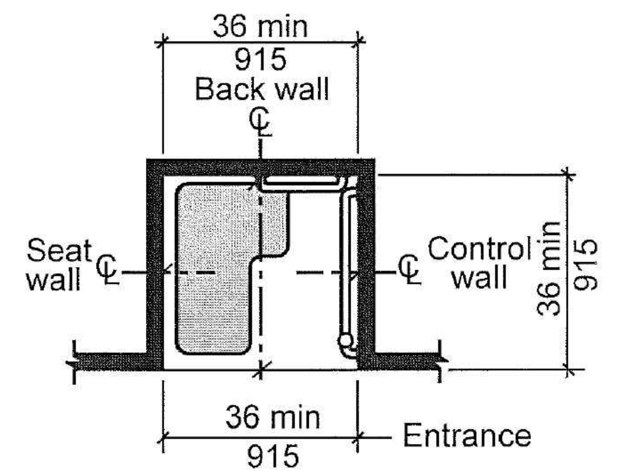


S ROLL-IN SHOWER GRAB BARS (Section 608)
NO SCALE

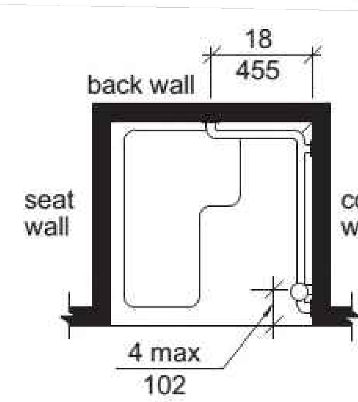


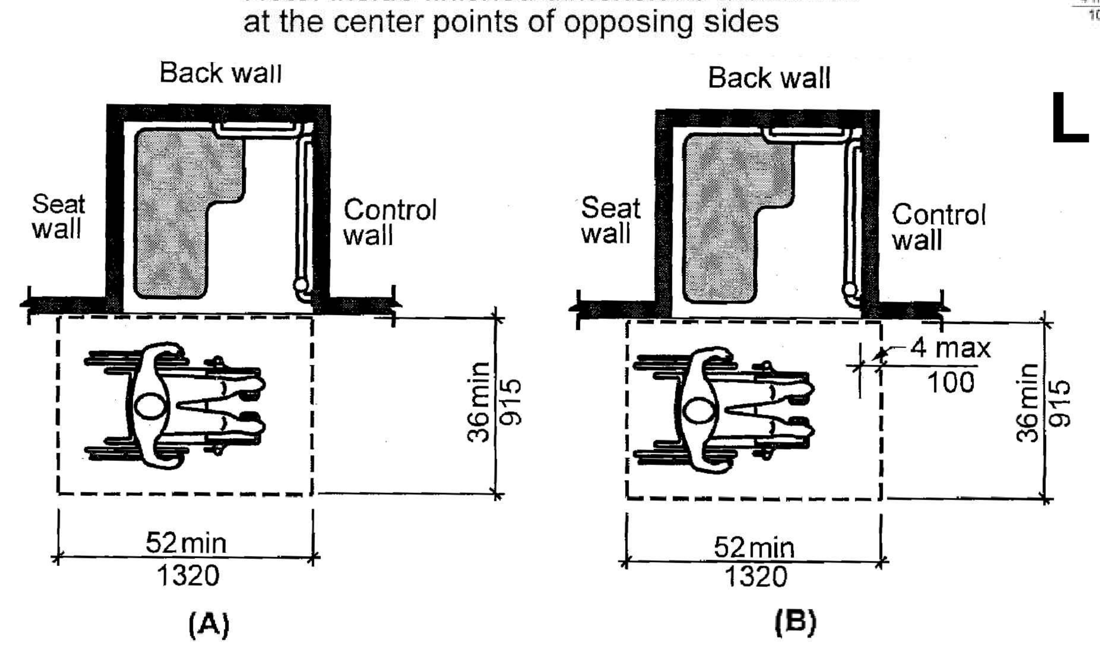
O SHOWER SEATS (Section 610)
NO SCALE



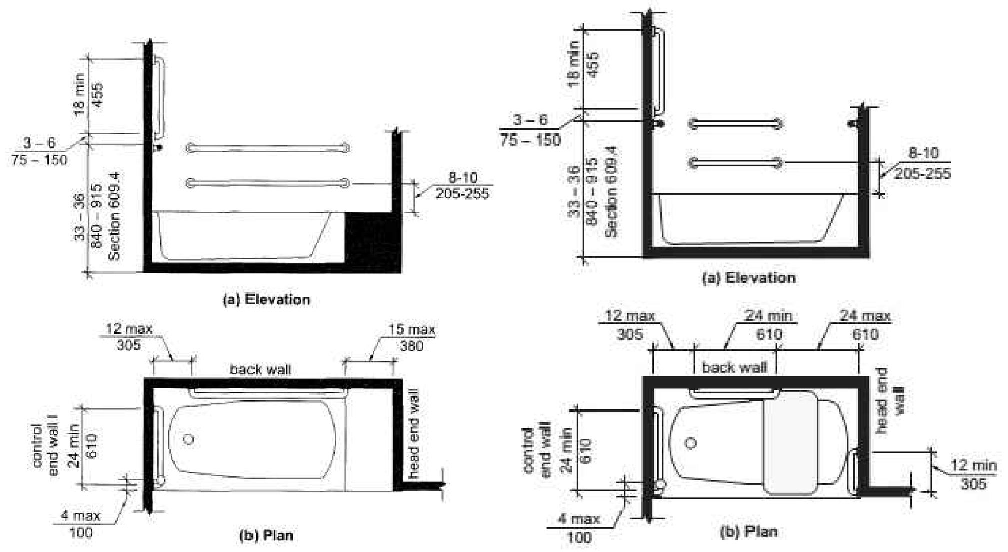


Note: inside finished dimensions measured at the center points of opposing sides

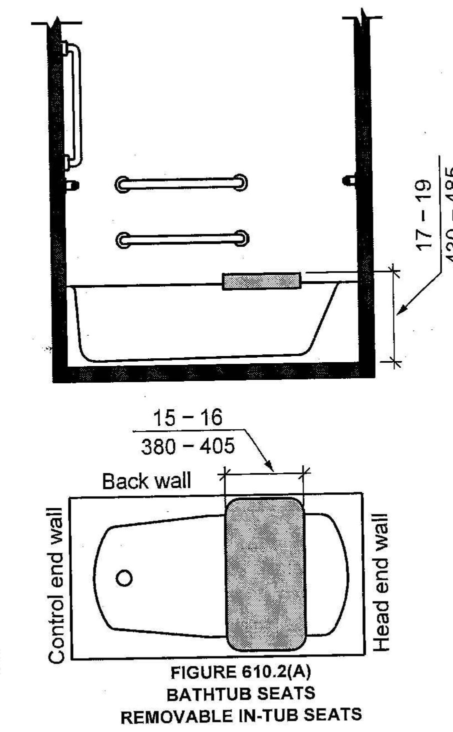




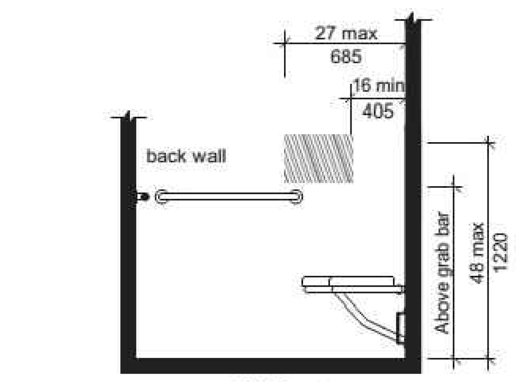
L GRAB BARS FOR BATHTUBS (Section 607)
NO SCALE



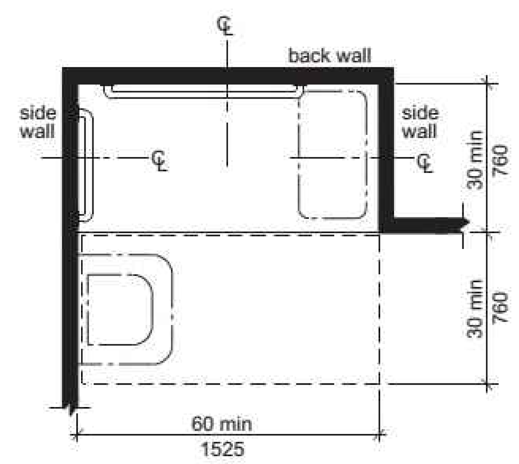
K BATHTUB SEAT (Section 610)
NO SCALE



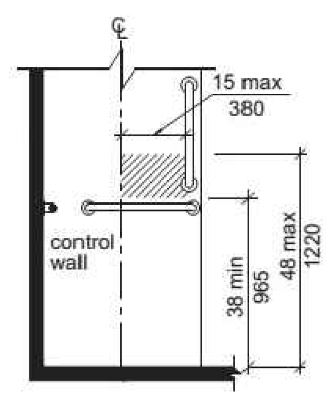
R ROLL-IN SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



Q ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE

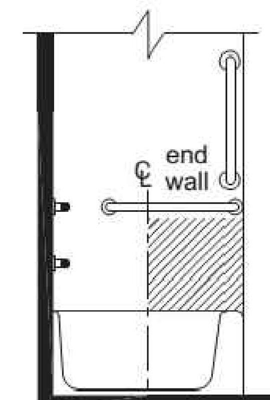


O TRANSFER SHOWER CONTROLS LOCATION (Section 608)
NO SCALE

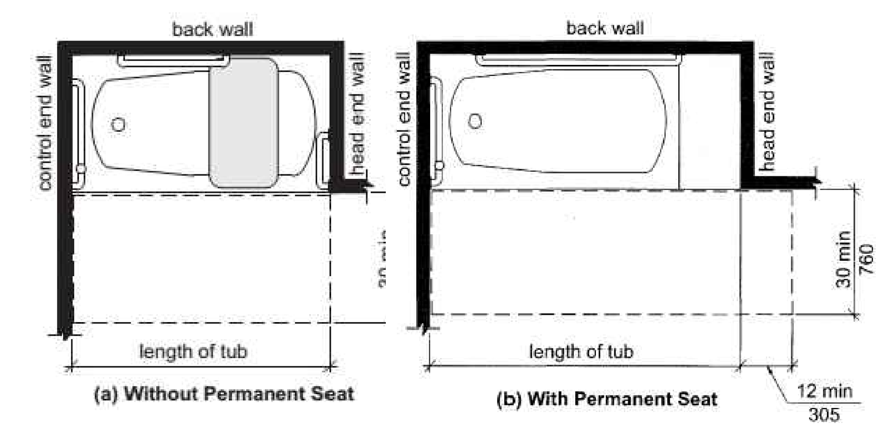


N TRANSFER SHOWER GRAB BARS (Section 608)
NO SCALE

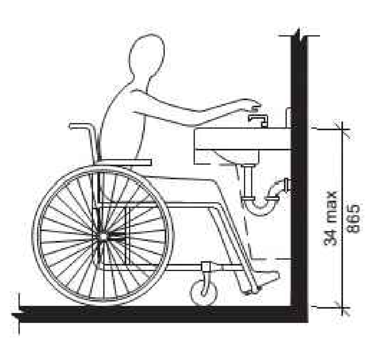
M TRANSFER SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



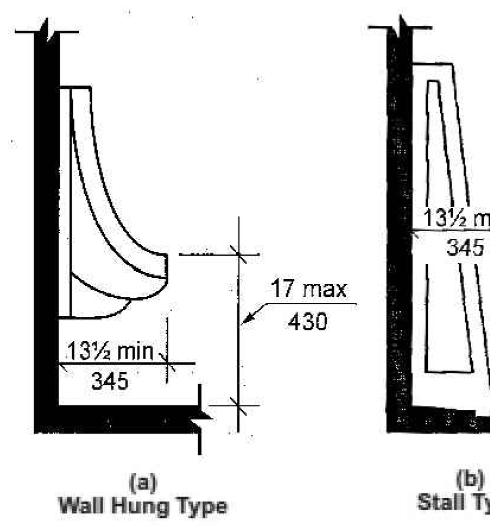
J BATHTUB CONTROLS (Section 607)
NO SCALE



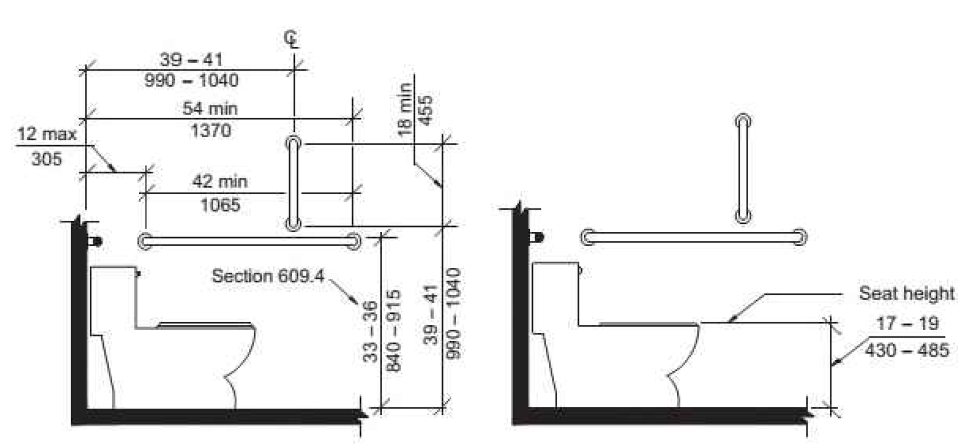
H CLEARANCES FOR BATHTUBS (Section 607)
NO SCALE



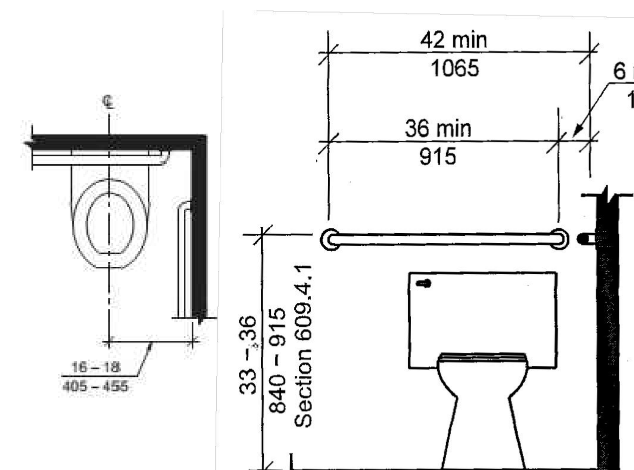
G HEIGHT OF LAVATORIES & SINKS (Section 606)
NO SCALE



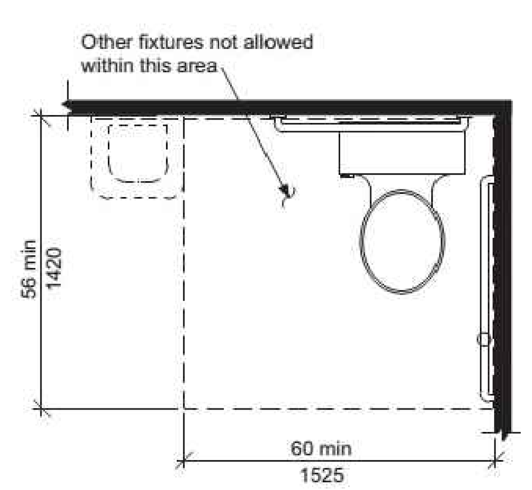
F HEIGHT OF URINALS (Section 605)
NO SCALE



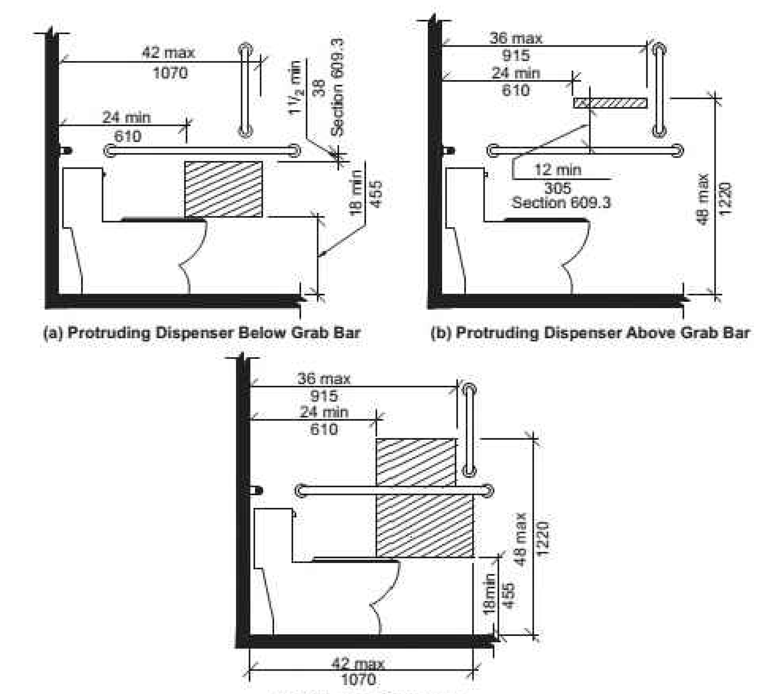
E WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)
NO SCALE



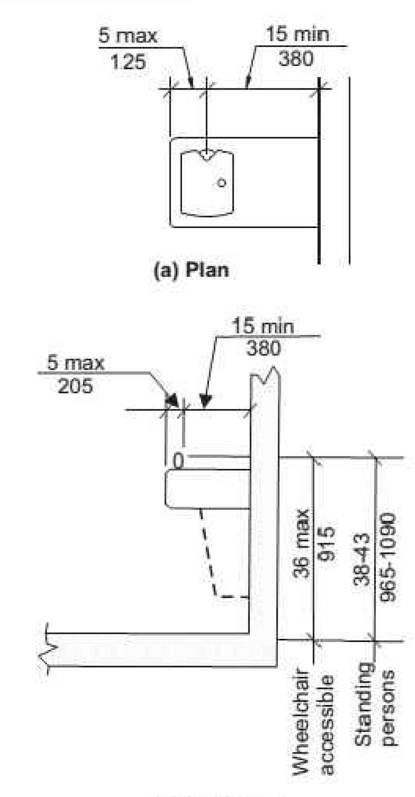
D WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)
NO SCALE



C CLEARANCES AT WATER CLOSET (Section 604)
NO SCALE



B DISPENCER OUTLET LOCATION (Section 604)
NO SCALE



A DRINKING FOUNTAIN (Section 602)
NO SCALE

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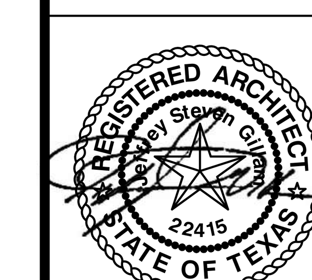
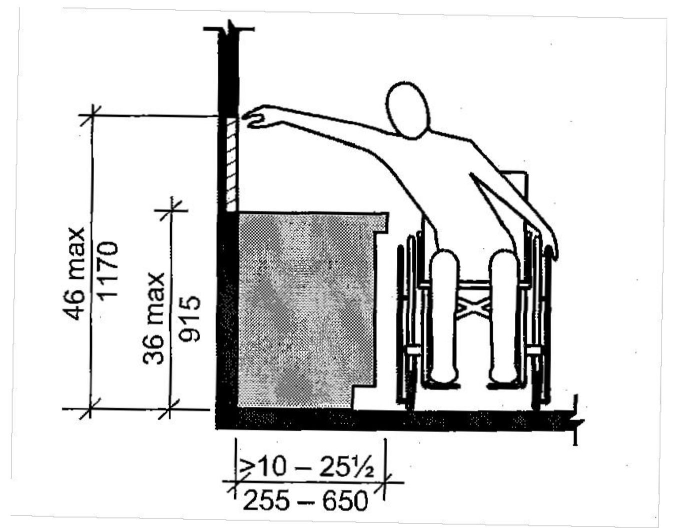
THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS



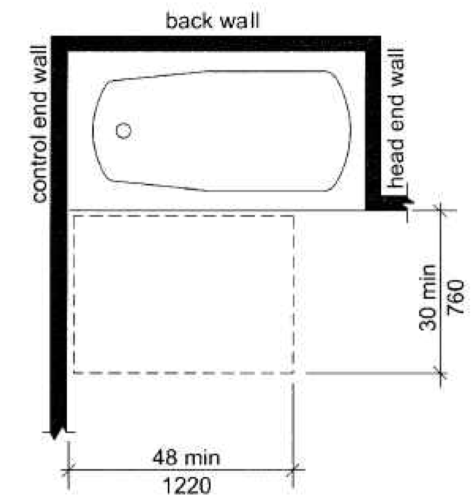
REVISION:

DATE: 11-22-2024
JOB: 24-3395
SHEET NO.:
ANSI-2

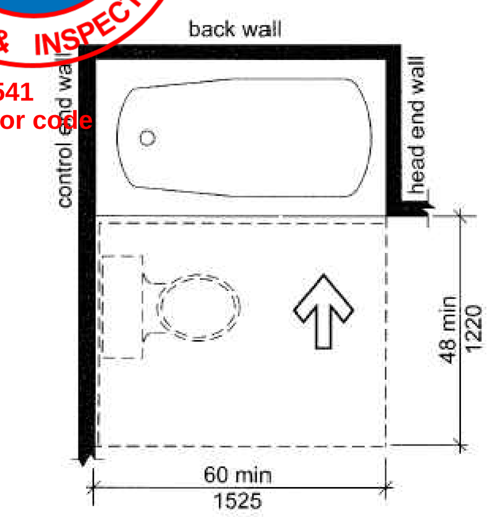
CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025



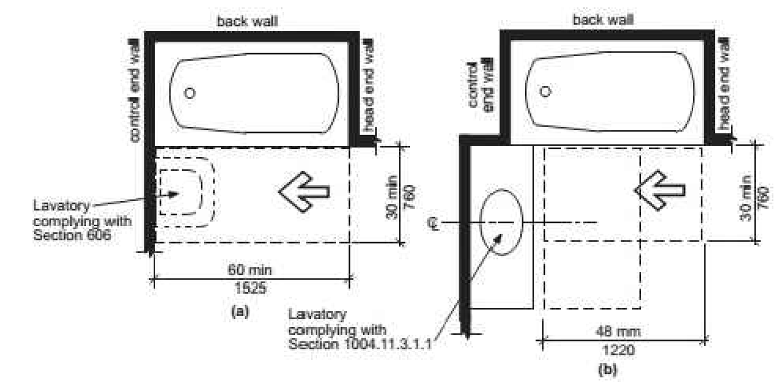
P REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)
NO SCALE



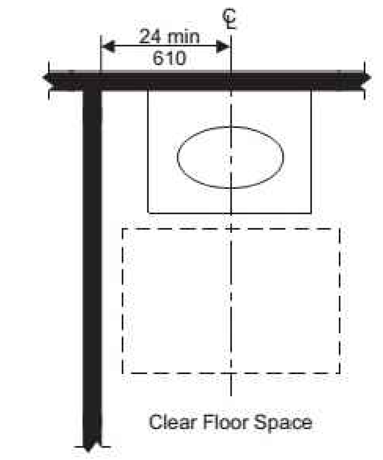
O BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)
NO SCALE



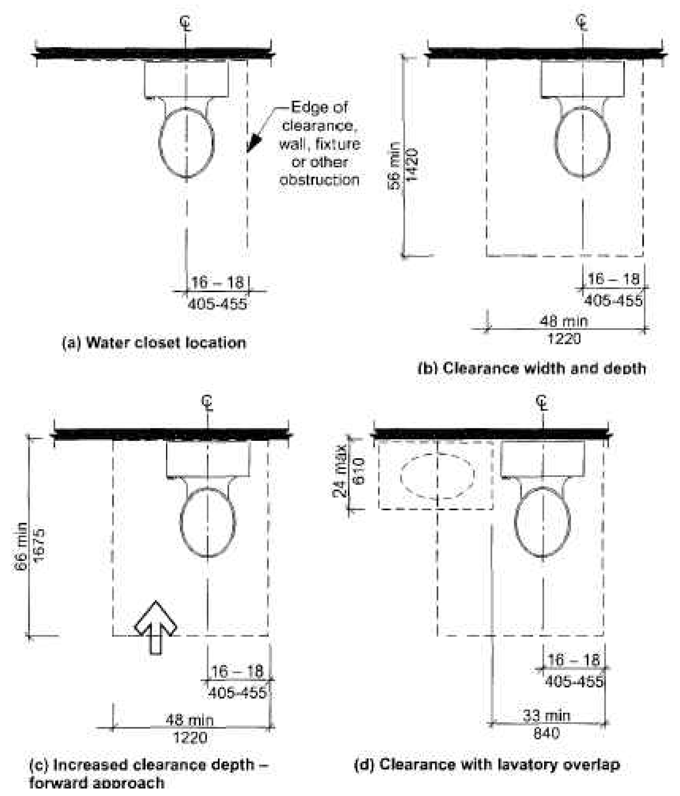
N BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



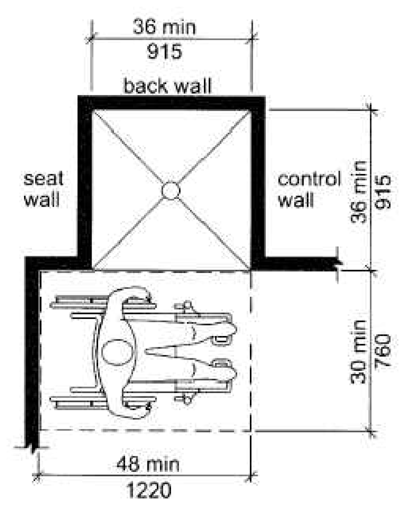
M BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



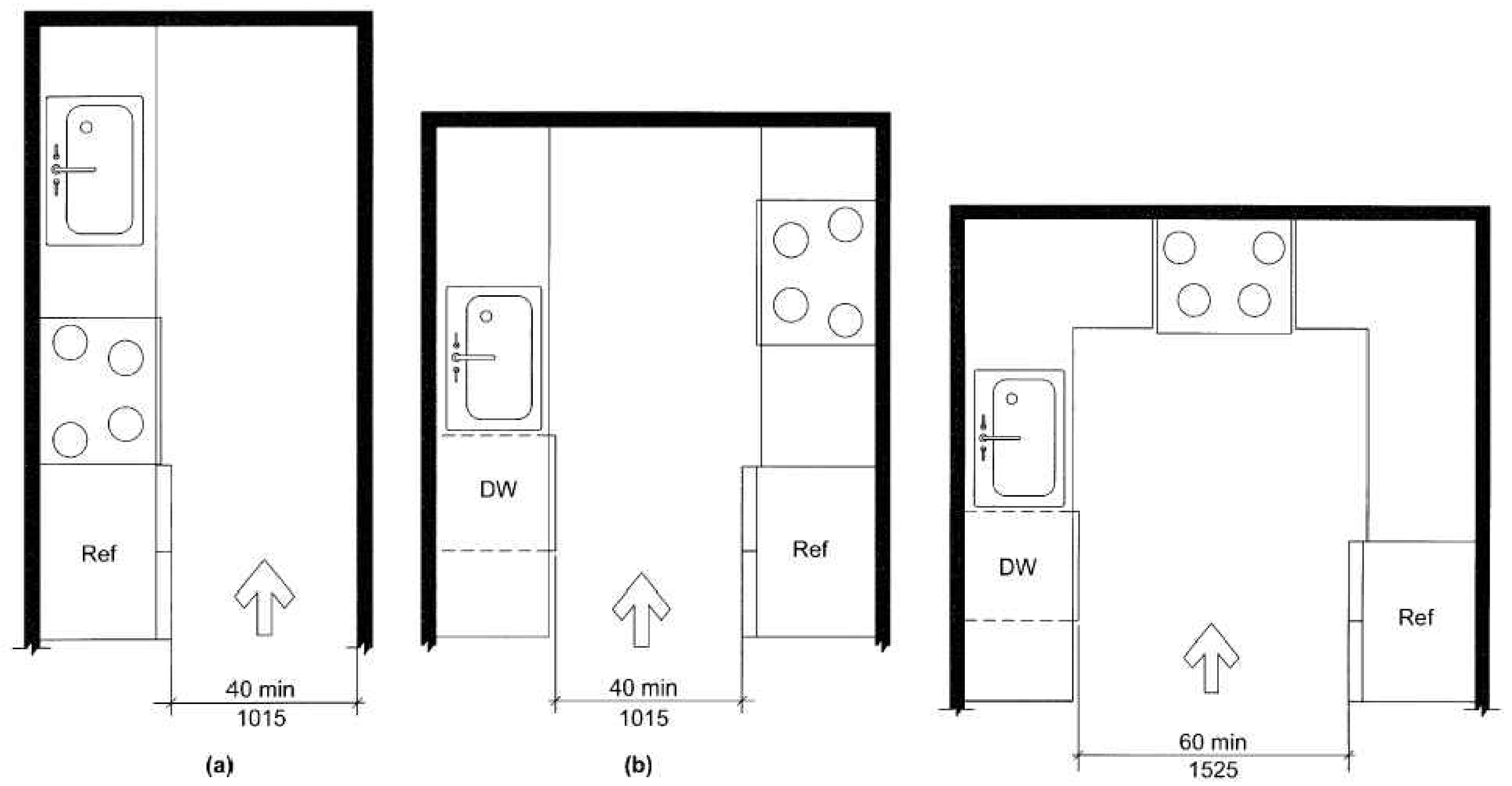
L LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



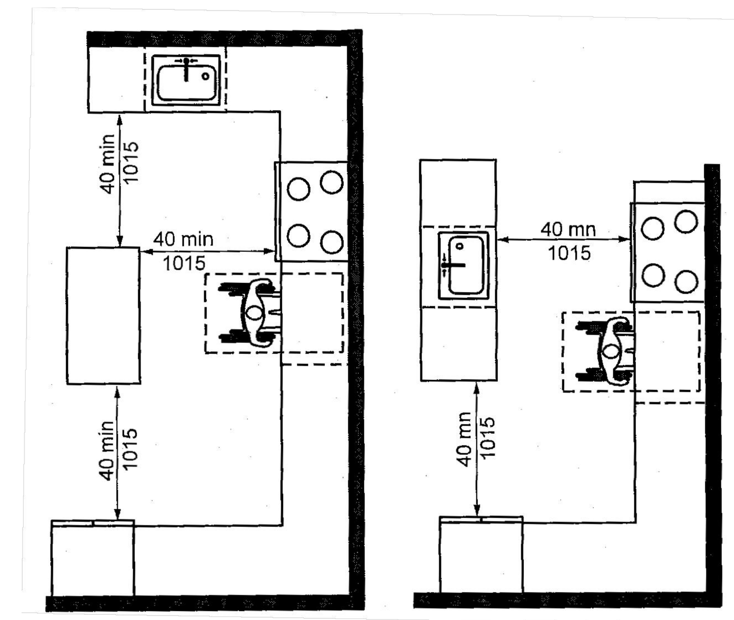
K WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)
NO SCALE



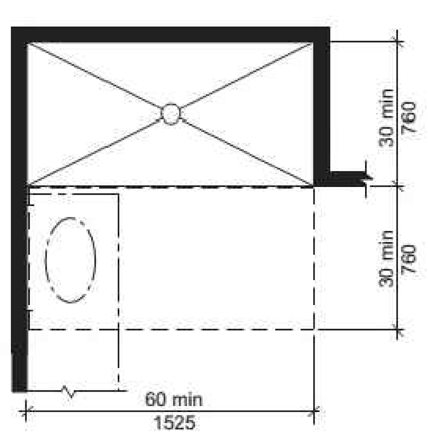
J TRANSFER SHOWER AT TYPE B UNITS (Section 1104)
NO SCALE



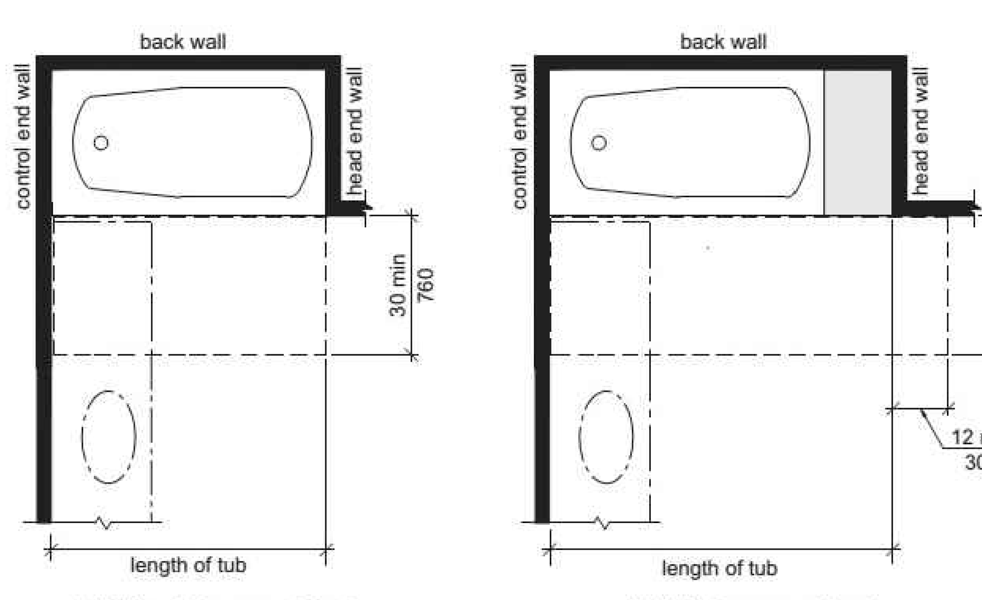
H MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)
NO SCALE



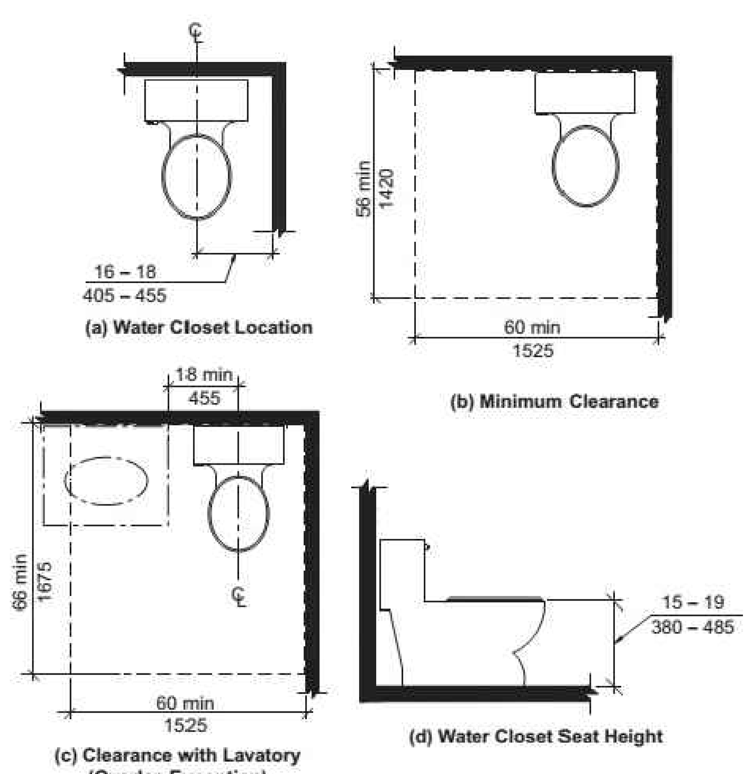
G U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)
NO SCALE



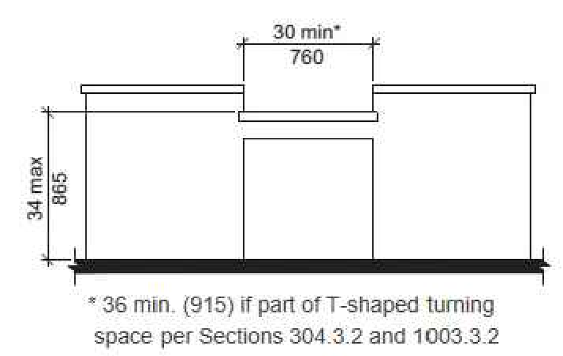
F ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)
NO SCALE



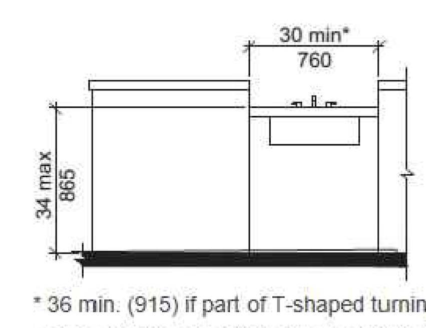
E BATHTUB CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



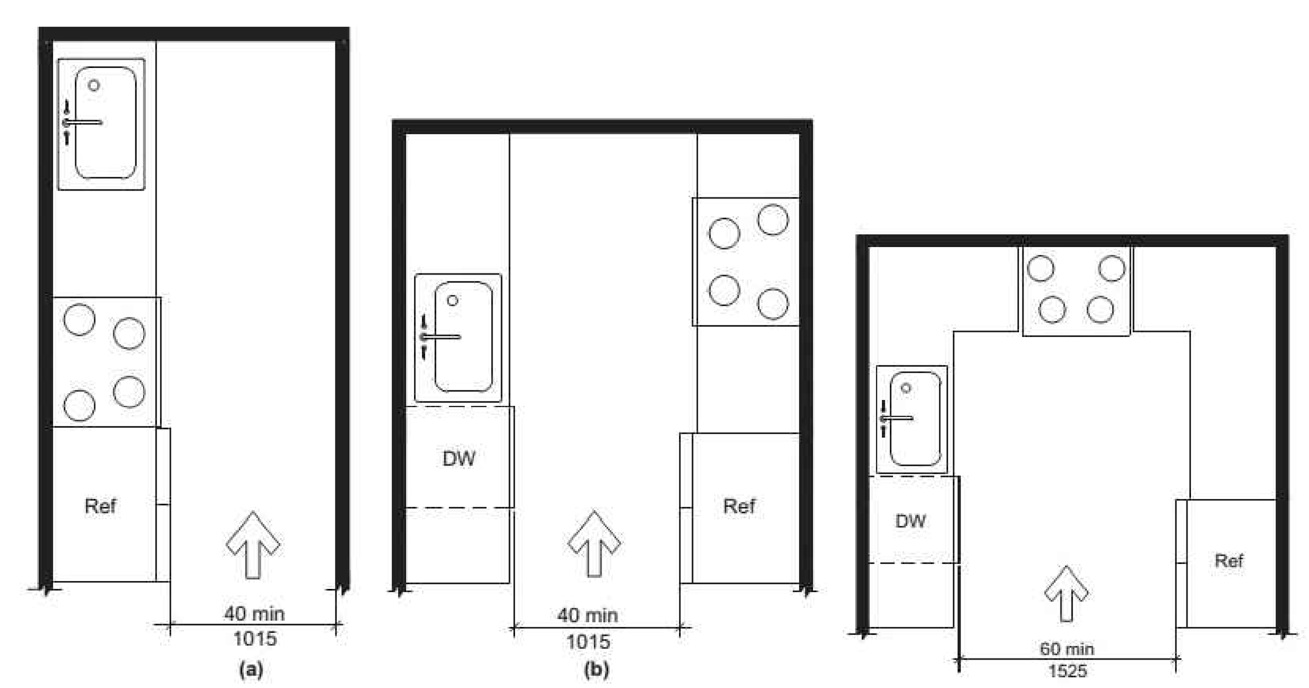
D WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)
NO SCALE



C WORK SURFACE - TYPE A UNITS (Section 1103)
NO SCALE



B KITCHEN SINK - TYPE A UNITS (Section 1103)
NO SCALE



A MIN KITCHEN CLEARANCE - TYPE A UNITS (Section 1103)
NO SCALE

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THE RESIDENCE AT GREEN MEADOW
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REGISTERED ARCHITECT STATE OF TEXAS 22415

REVISION:

DATE: 11-22-2024
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SHEET NO.:
ANSI-3

CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025

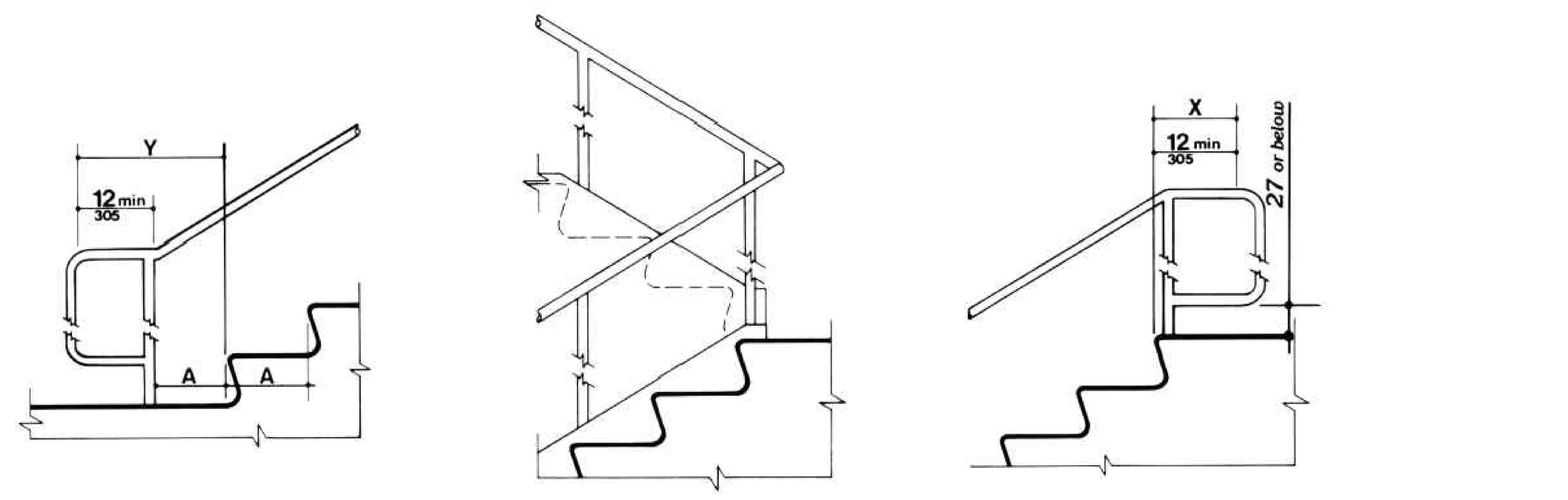


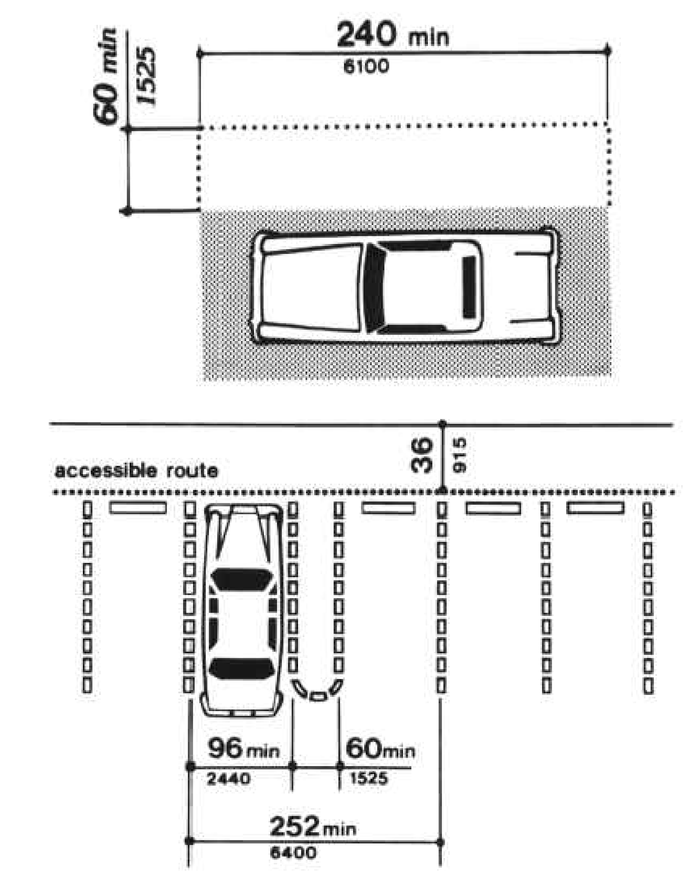
Figure 19(c)
Stair Handrails - Extension at Bottom of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

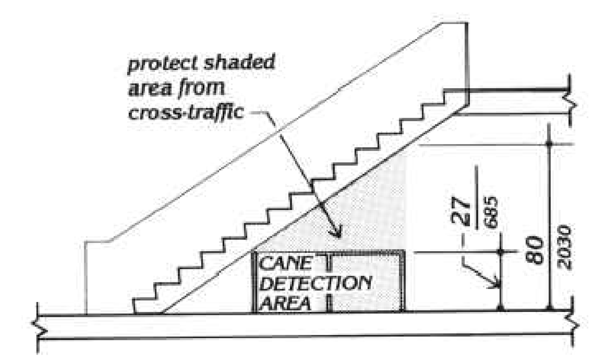
Figure 19(d)
Stair Handrails - Extension at Top of Run

Note: X is the 12 in minimum handrail extension required at each top riser. Y is the minimum handrail extension of 12 in plus the width of one tread that is required at each bottom riser.

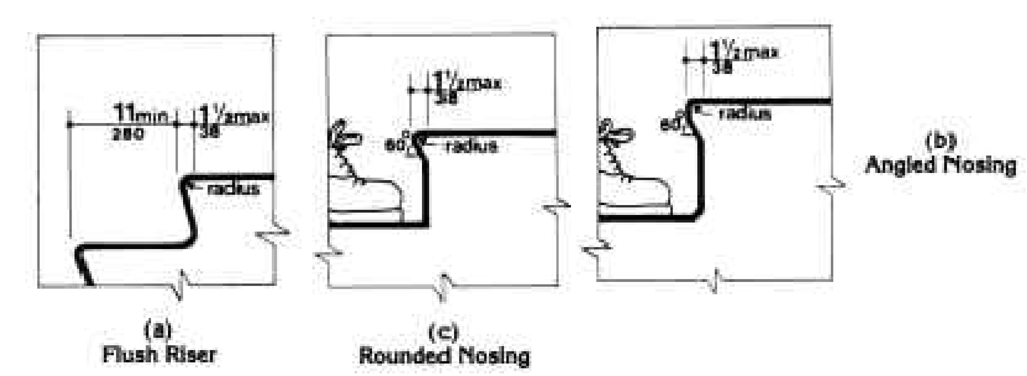
J STANDARD UFAS HANDRAILS
NO SCALE



B STANDARD UFAS PARKING SPACES
NO SCALE



F GENERAL UFAS DIAGRAM
NO SCALE



C STAIR NOSINGS
NO SCALE

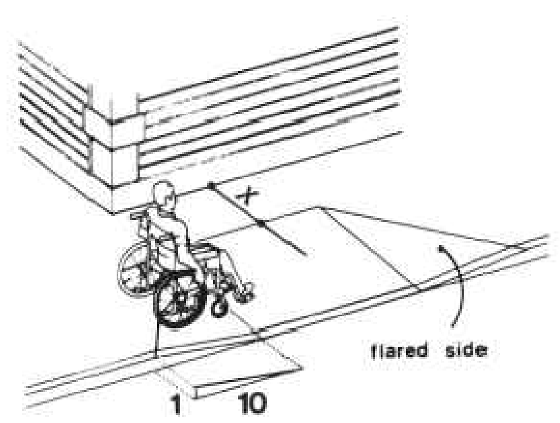


Figure 12(a)

4.7.5 SIDES OF CURB RAMPS. If a curb ramp is located where pedestrians must walk across the ramp, or where it is not protected by handrails or guardrails, then it shall have flared sides; the maximum slope of the flare shall be 1:10 (see Fig. 12(a)). Curb ramps with returned curbs may be used where pedestrians would not normally walk across the ramp (see Fig. 12(b)).

Note: If X is less than 48 inches, then the slope of the flared side shall not exceed 1:12.

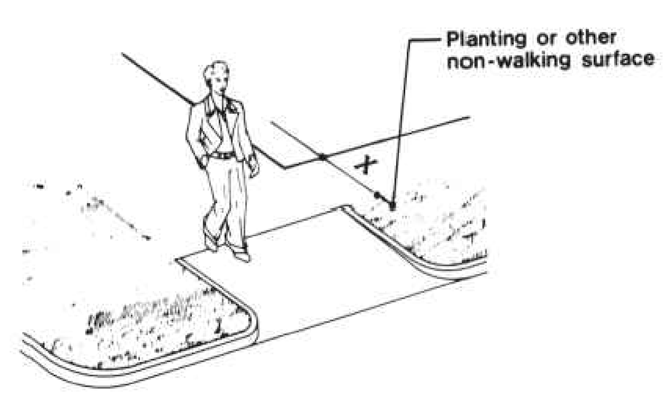
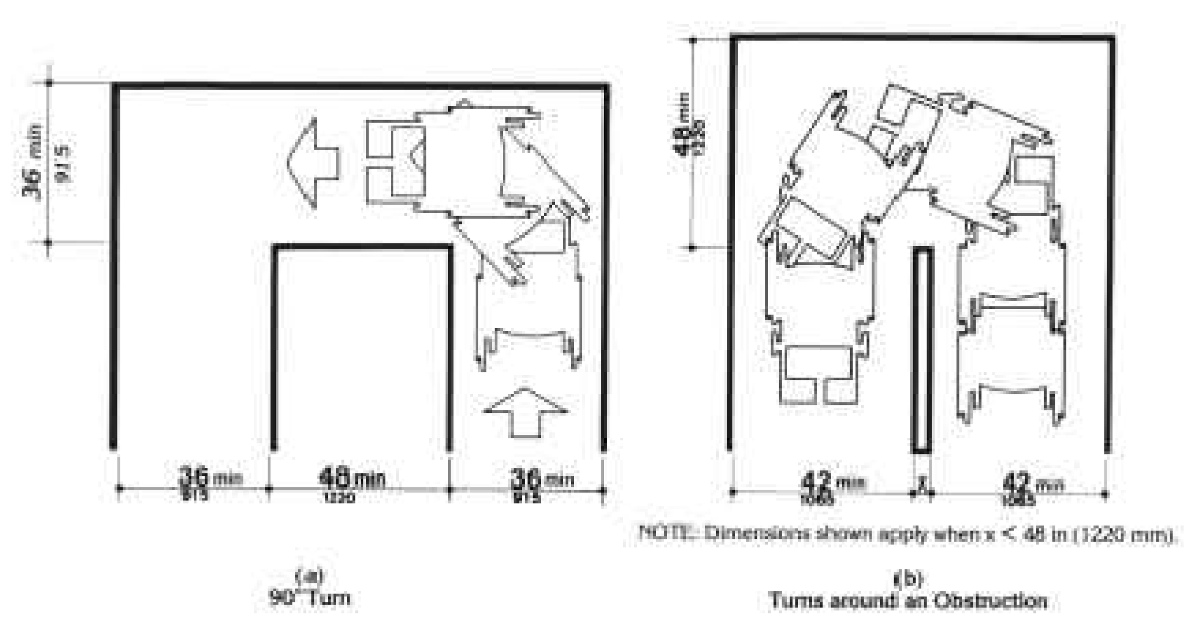
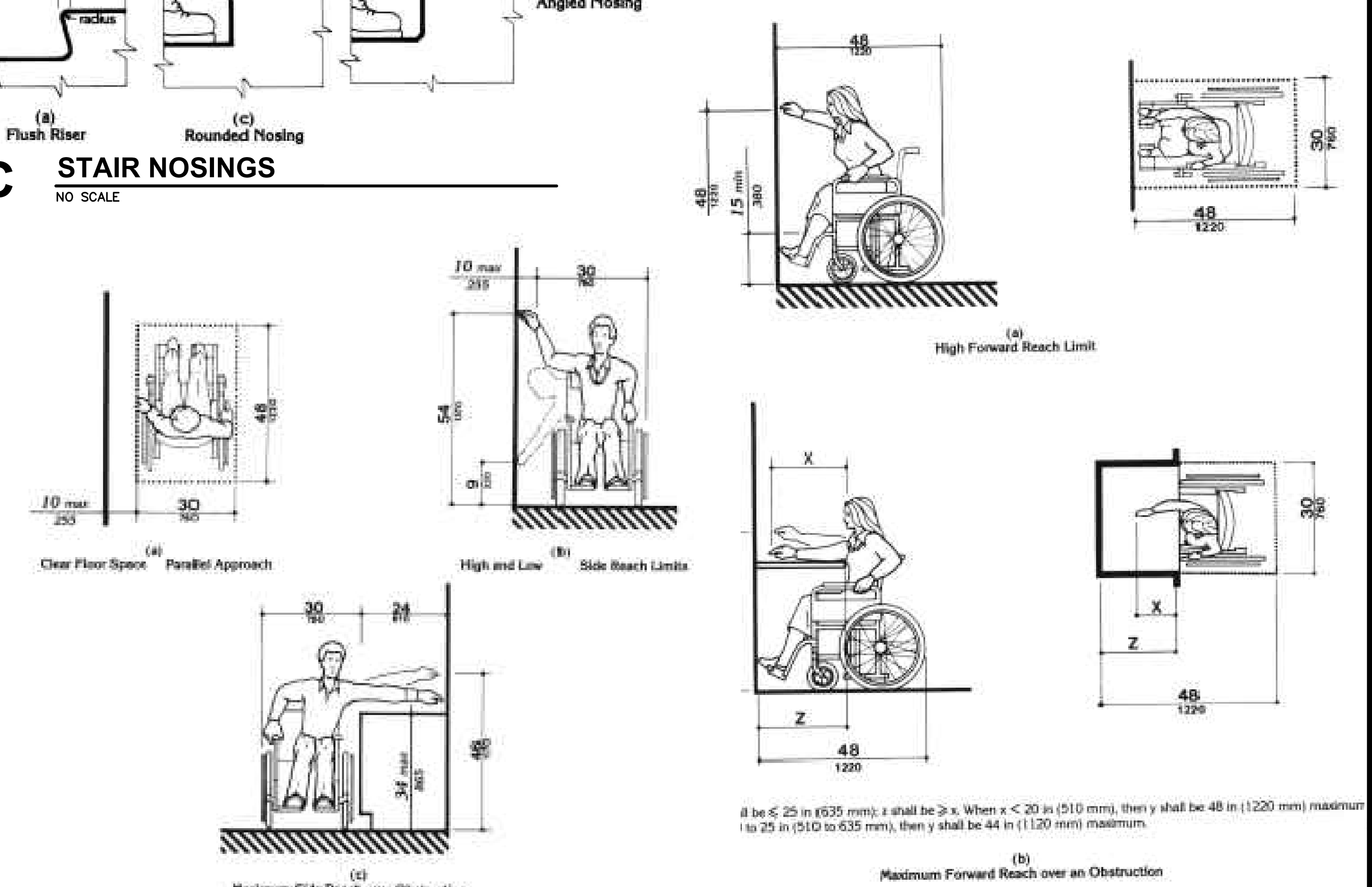


Figure 12(b)

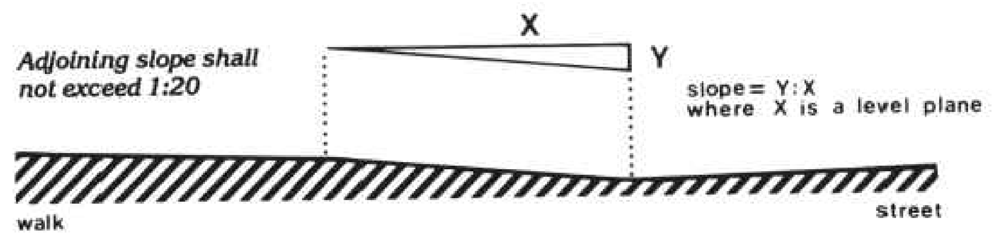
H STANDARD UFAS CURB RAMPS
NO SCALE



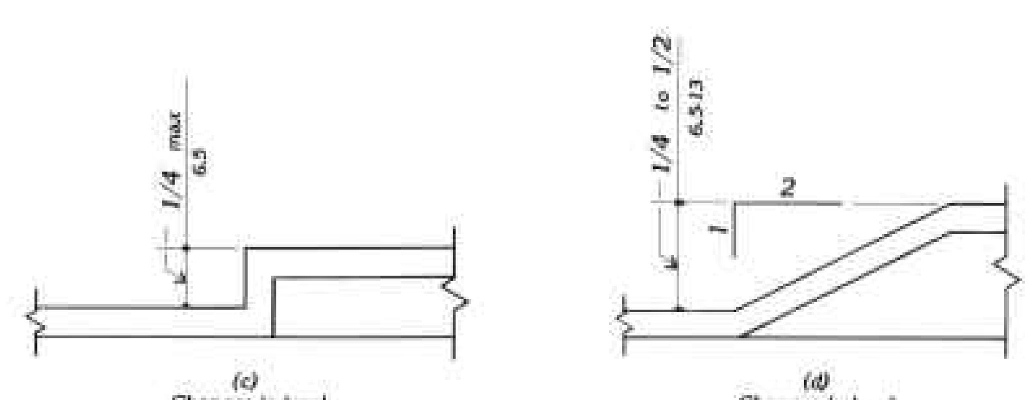
E UFAS WIDTH DIAGRAMS
NO SCALE



A STANDARD UFAS REACH DIAGRAMS
NO SCALE



G STANDARD UFAS SLOPE
NO SCALE



D UFAS CHANGE IN LEVEL DIAGRAM
NO SCALE

NOTE:
REFERENCE FULL UNIFORM FEDERAL ACCESSIBILITY STANDARDS FOR ADDITIONAL INFORMATION.

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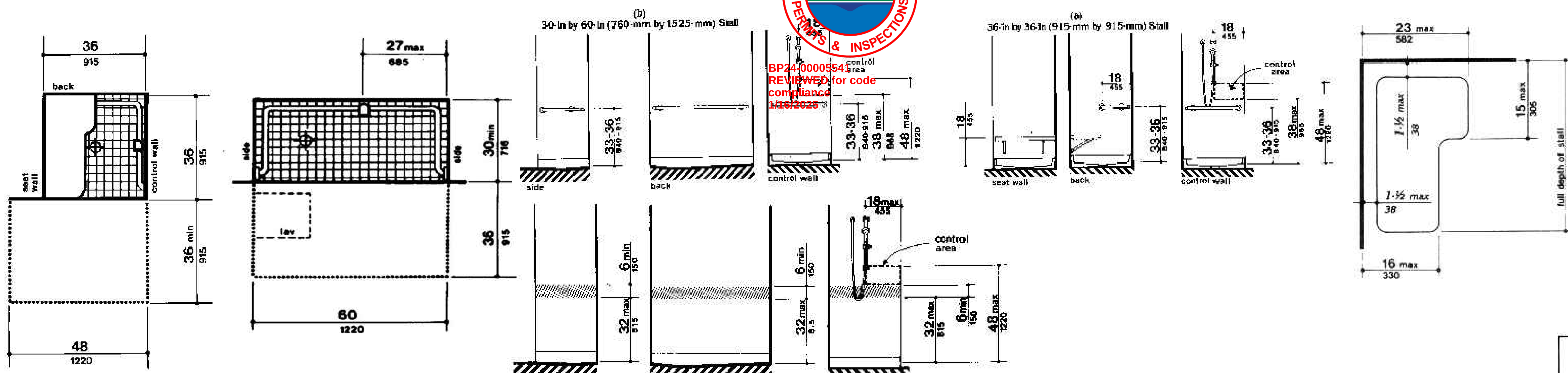
THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS

REGISTERED ARCHITECT STATE OF TEXAS 22415

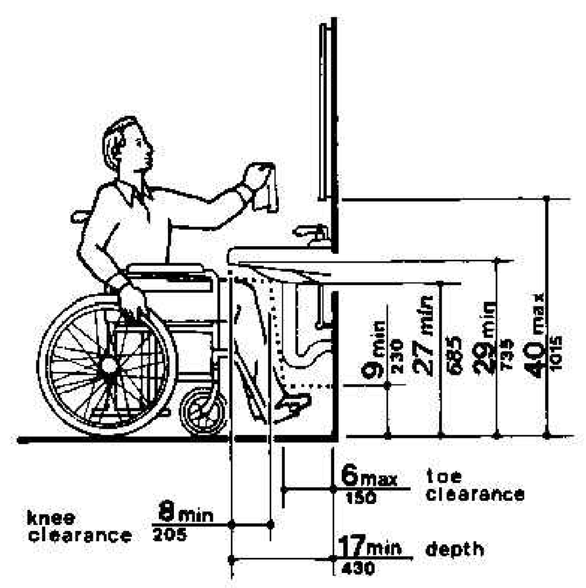
REVISION:

DATE: 11-22-2024
JOB: 24-3395
SHEET NO.:
UFAS 1

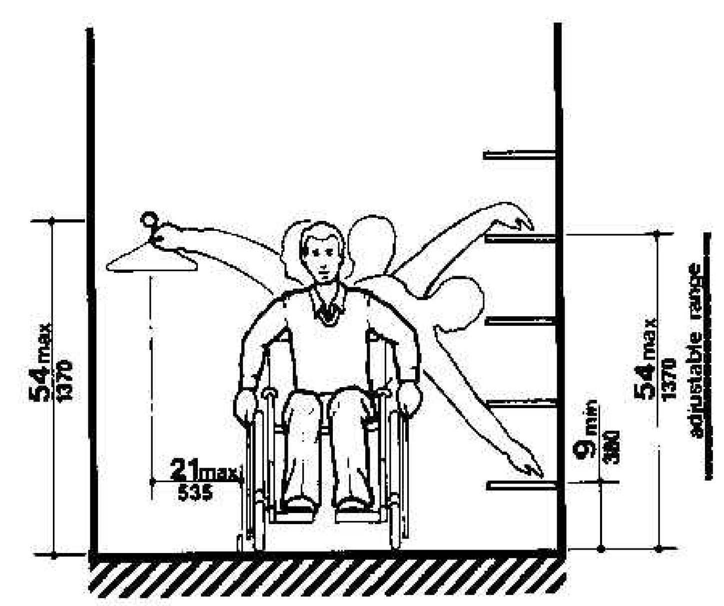
CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541 REVIEWED for code compliance 1/16/2025



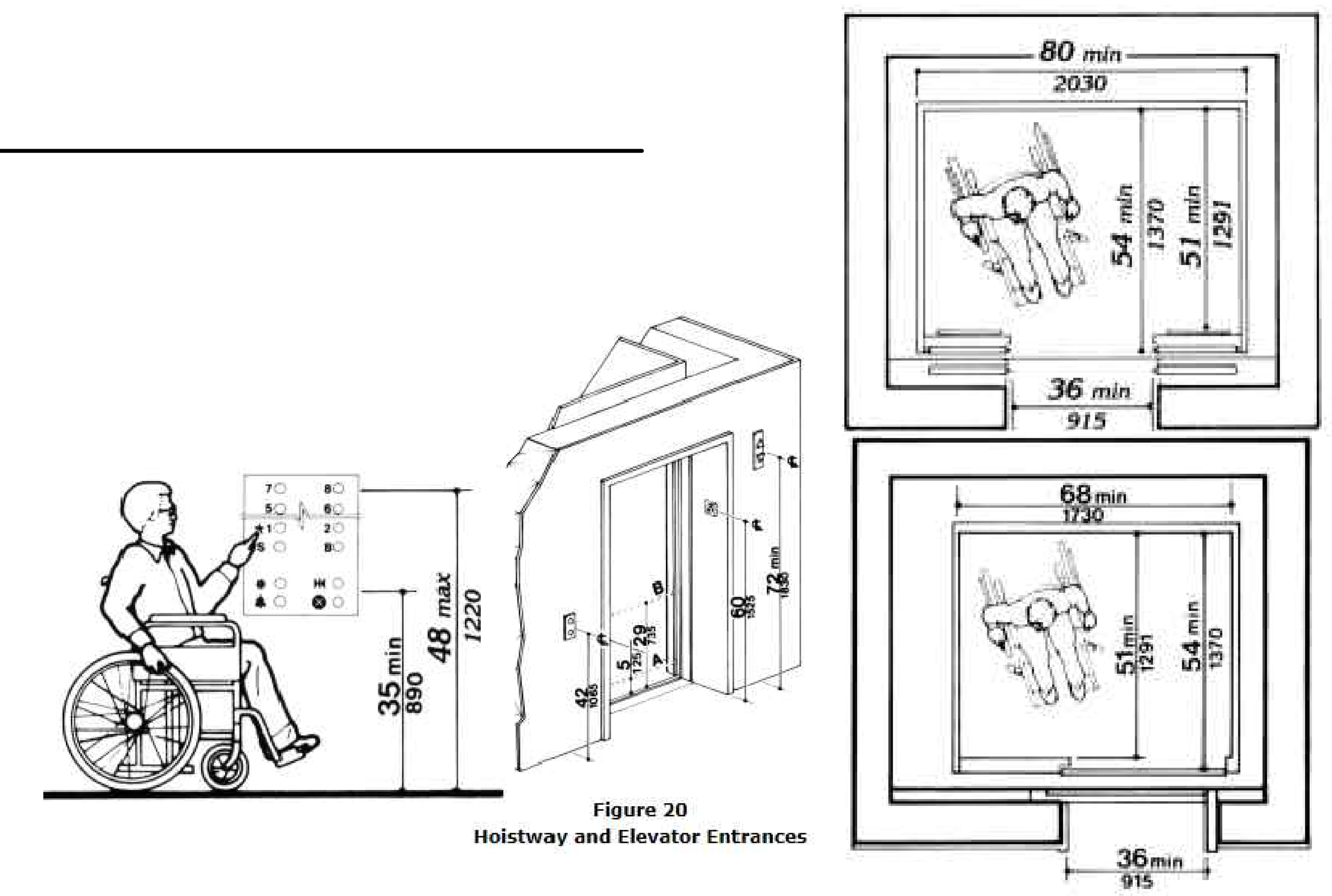
H STANDARD SHOWER UFAS DIAGRAMS
NO SCALE



G UFAS LAVRATORY CLEARANCES
NO SCALE



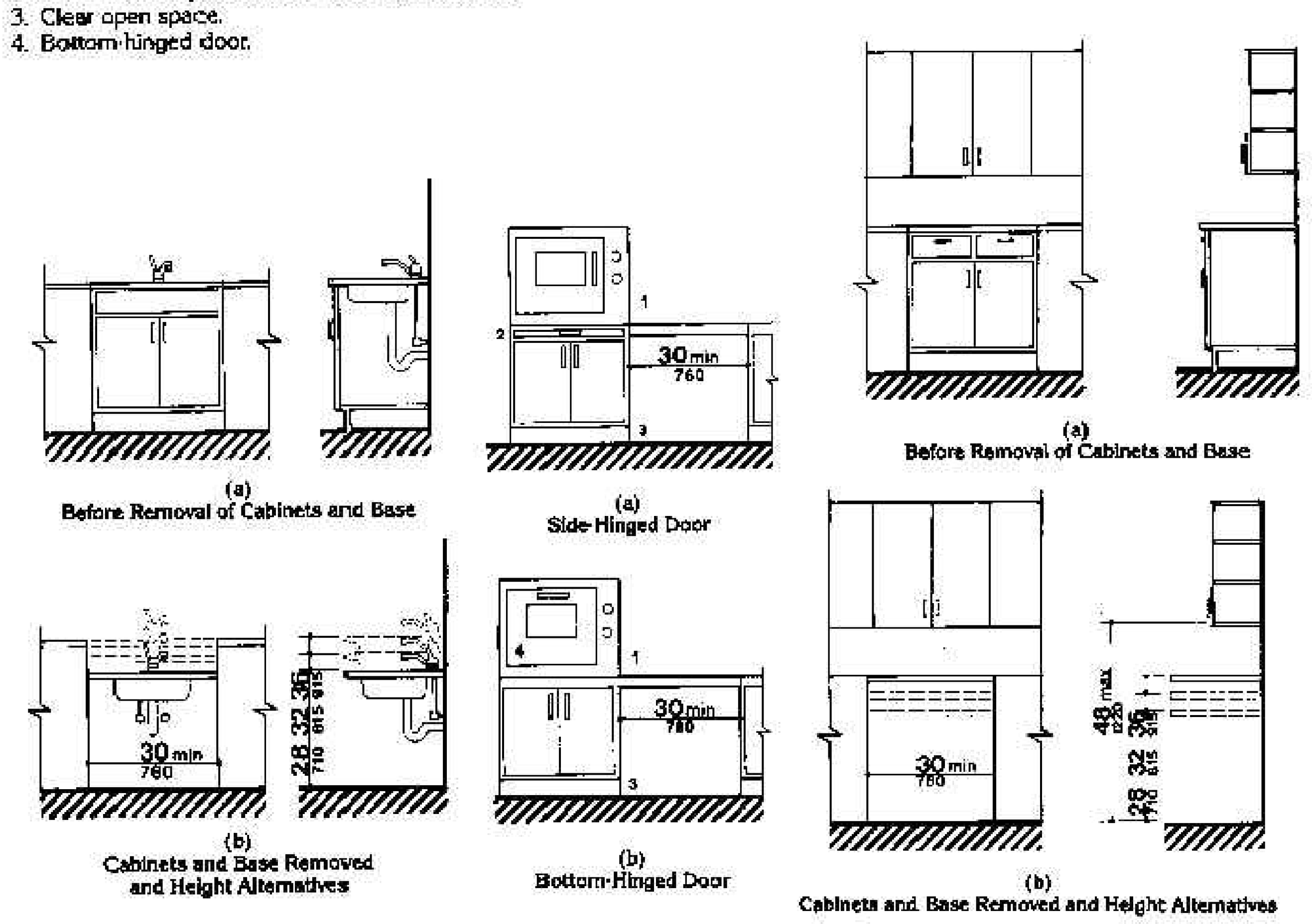
F STANDARD UFAS CLOSET/STORAGE HEIGHT
NO SCALE



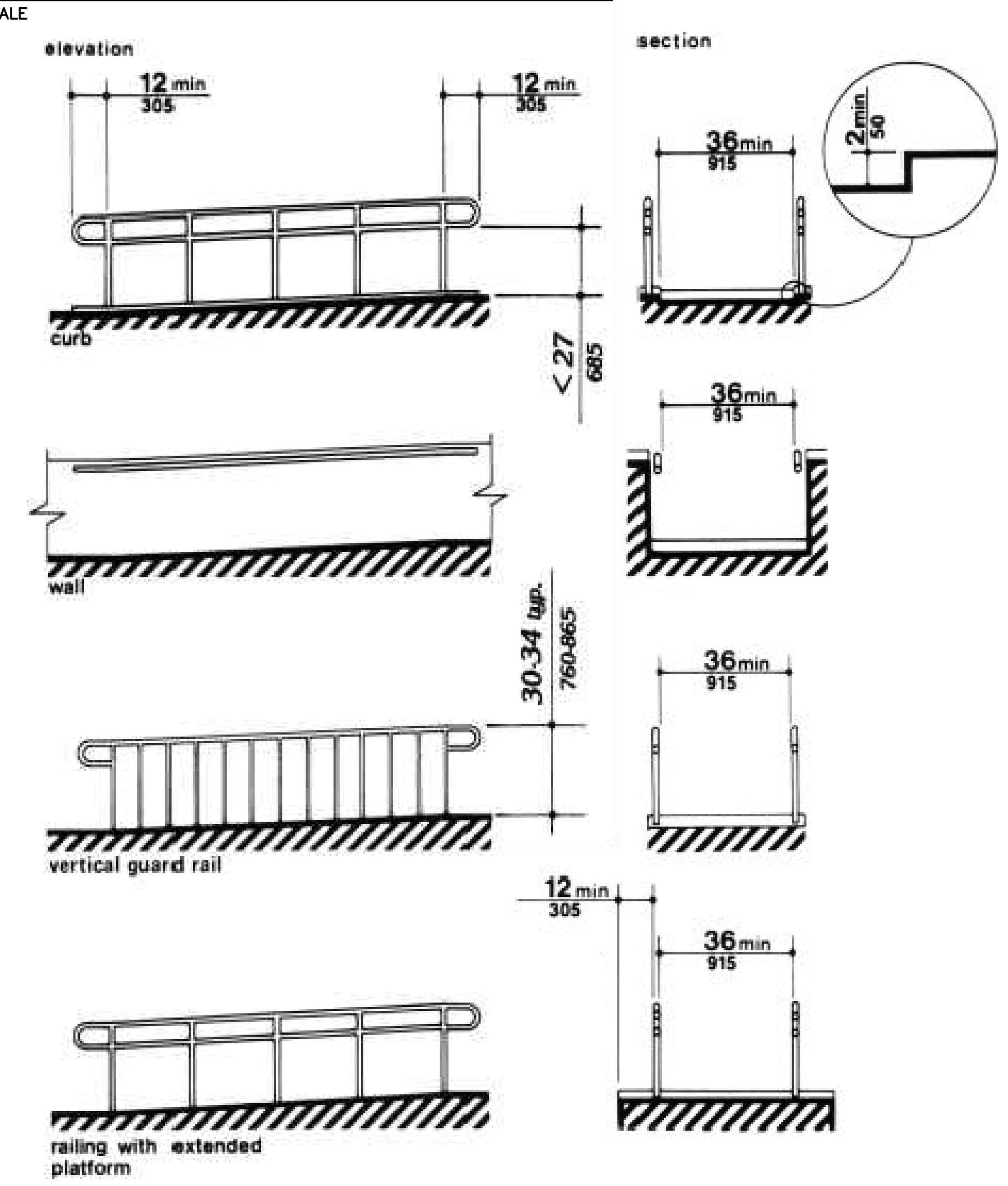
Note: The automatic door reopening device is activated if an object passes through either line A or line B. Line A and line B represent the vertical locations of the door reopening device not requiring contact.

E STANDARD UFAS ELEVATOR DETAILS
NO SCALE

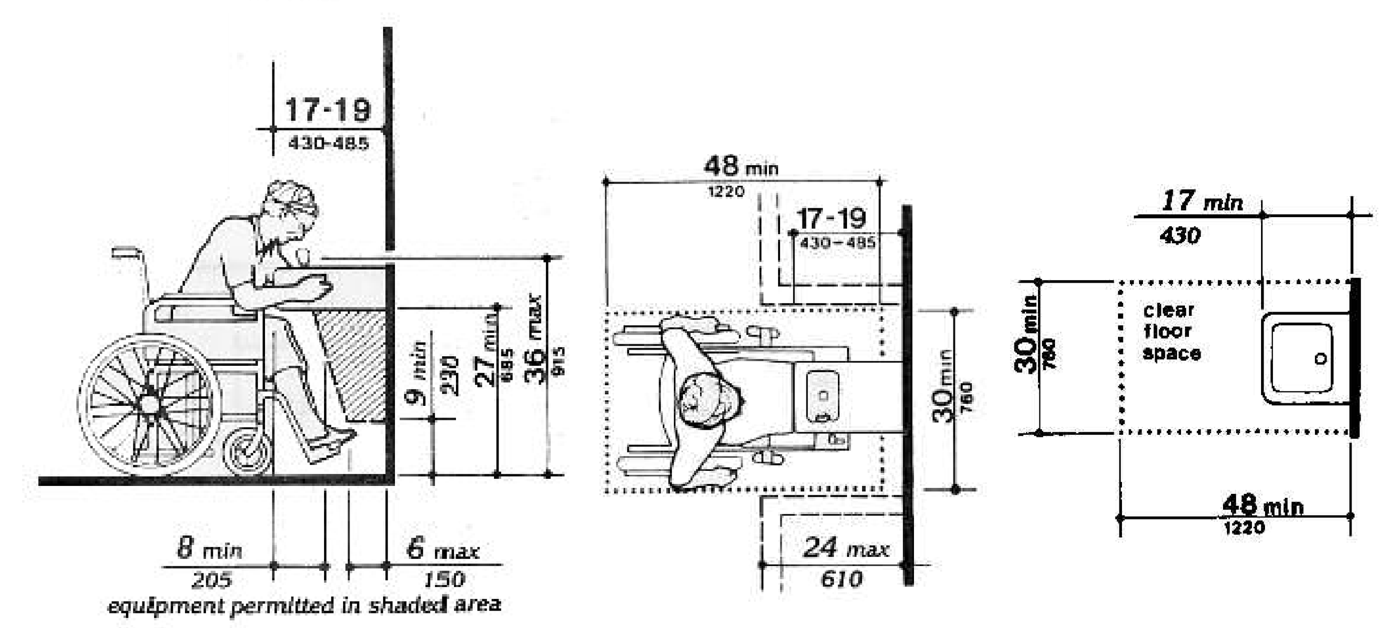
SYMBOL KEY:
1. Countertop or wall-mounted oven.
2. Pull-out board preferred with side-opening door.
3. Clear open space.
4. Bottom-hinged door.



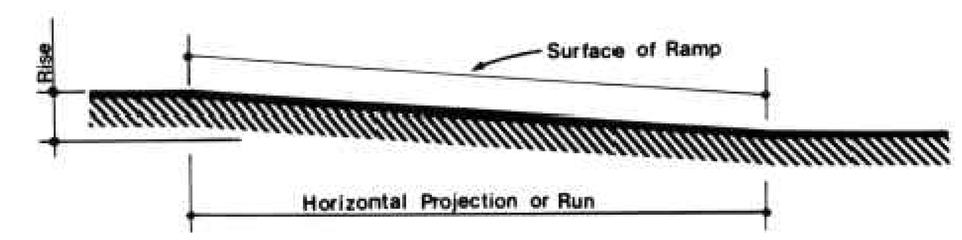
D STANDARD UFAS KITCHEN DIAGRAMS
NO SCALE



C UFAS EDGE PROTECTION
NO SCALE



B STANDARD UFAS DRINKING FOUNTAIN CLEARANCE
NO SCALE



	Maximum Rise		Maximum Horizontal Projection	
Slope	in	mm	ft	m
1:12 to < 1:16	30	760	30	9
1:16 to < 1:20	30	760	40	12

A SLOPE AND RISE
NO SCALE

NOTE:
REFERENCE FULL UNIFORM FEDERAL ACCESSIBILITY STANDARDS FOR ADDITIONAL INFORMATION.

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REVISION:

DATE: 11-22-2024
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SHEET NO.:
UFAS 2

BP24-00005541
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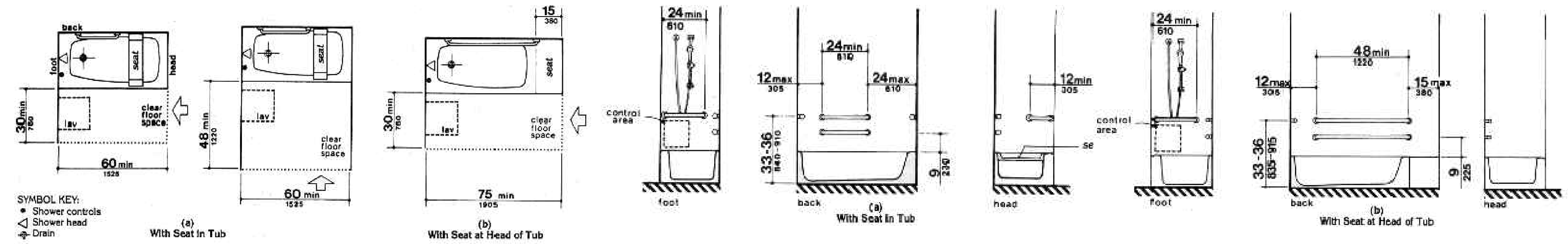
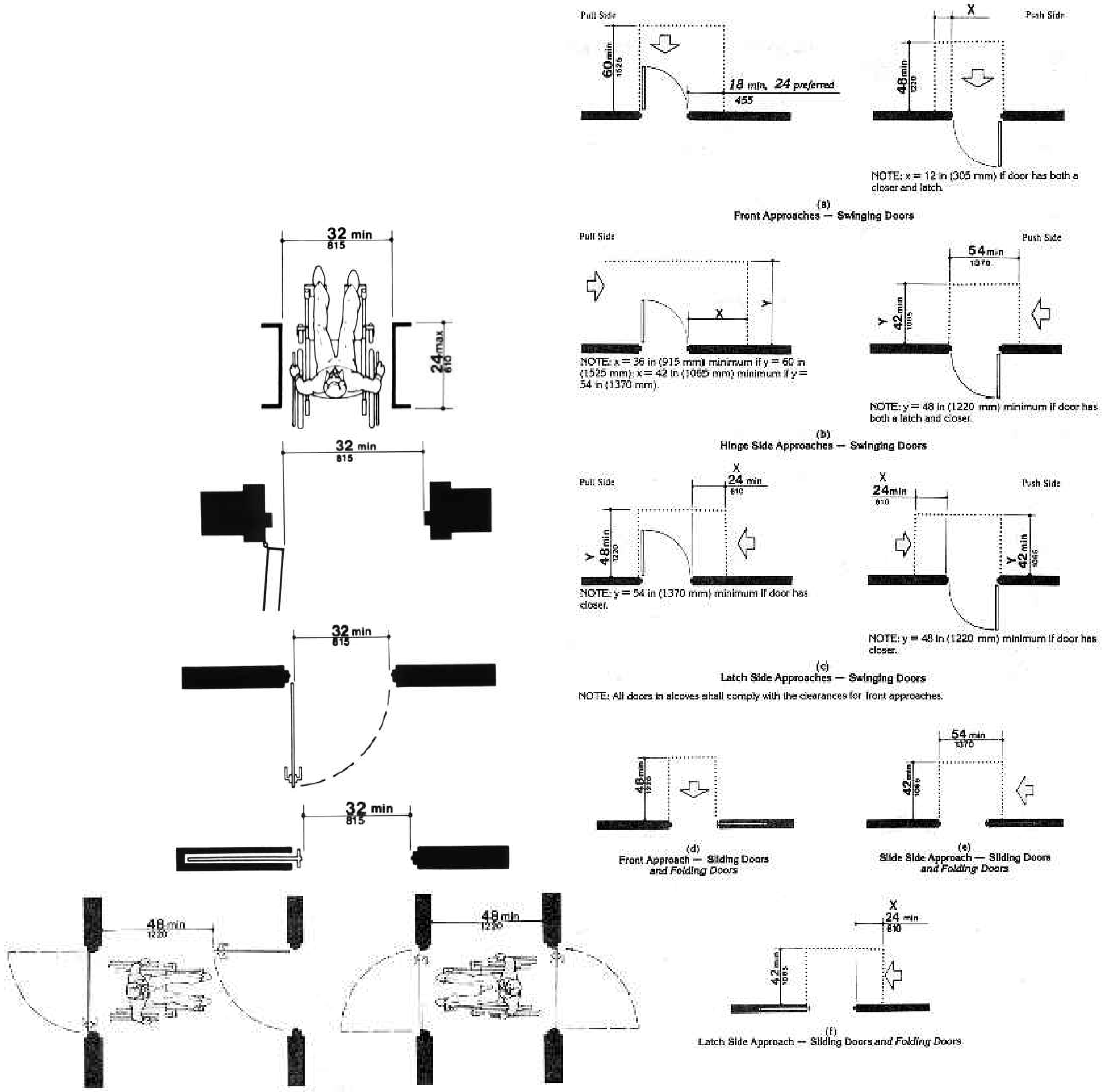
1/16/2025



C STANDARD BATHROOM/TUB DIAGRAMS

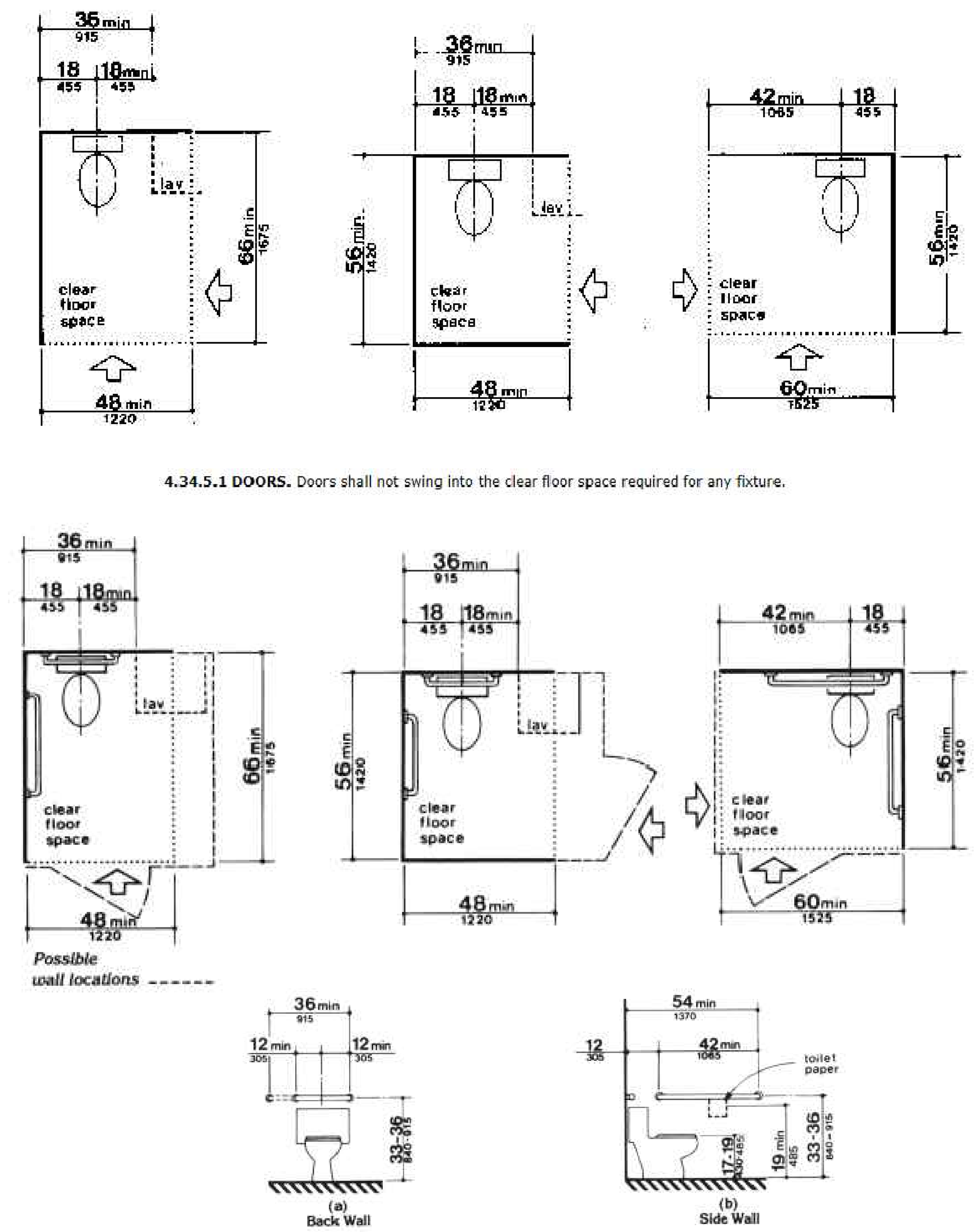
NO SCALE



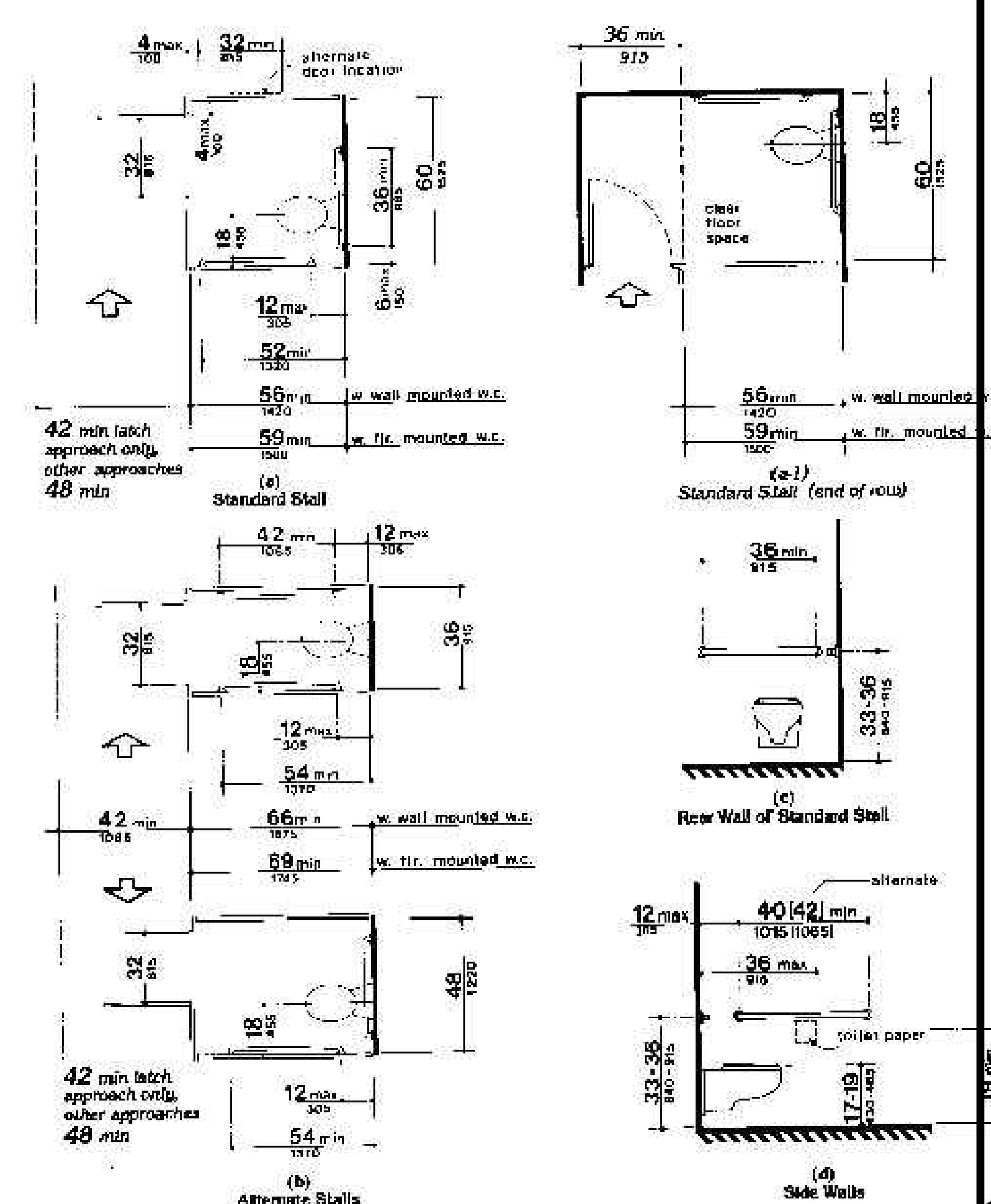
B STANDARD UFAS DOOR APRROACH/CLEARANCES

NO SCALE

EXCEPTION: In instances of alteration work where provision of a standard stall (Fig. 30(a)) is structurally impracticable or where plumbing code requirements prevent combining existing stalls to provide space, an alternate stall (Fig. 30(b)) may be provided in lieu of the standard stall.



4.34.5.1 DOORS. Doors shall not swing into the clear floor space required for any fixture.



A STANDARD UFAS TOILERT/WATER CLOSET DIAGRAMS

NO SCALE

NOTE:
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UFAS 3

SITE PLAN KEY NOTES

A	MONUMENT SIGN, BASE BID REF. SHEET A1.2
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				

ACCESSIBLE UNIT SYMBOLS

(2) UNITS SHALL BE HANDICAP ACCESSIBLE
(1) 1-bedroom
(1) 2-bedroom

(1) UNITS SHALL BE HEARING & VISION IMPAIRED ACCESSIBLE
(1) 2-bedroom

LINE INDICATES ACCESSIBLE ROUTE

PARKING SUMMARY

ACCESSIBLE PARKING STALLS	ACCESSIBLE	3
	VAN	2
STANDARD PARKING STALLS		45
TOTAL PARKING STALLS		50
PARKING RATIO (STALLS/UNITS)		1.66

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

CITY OF SAN ANGELO
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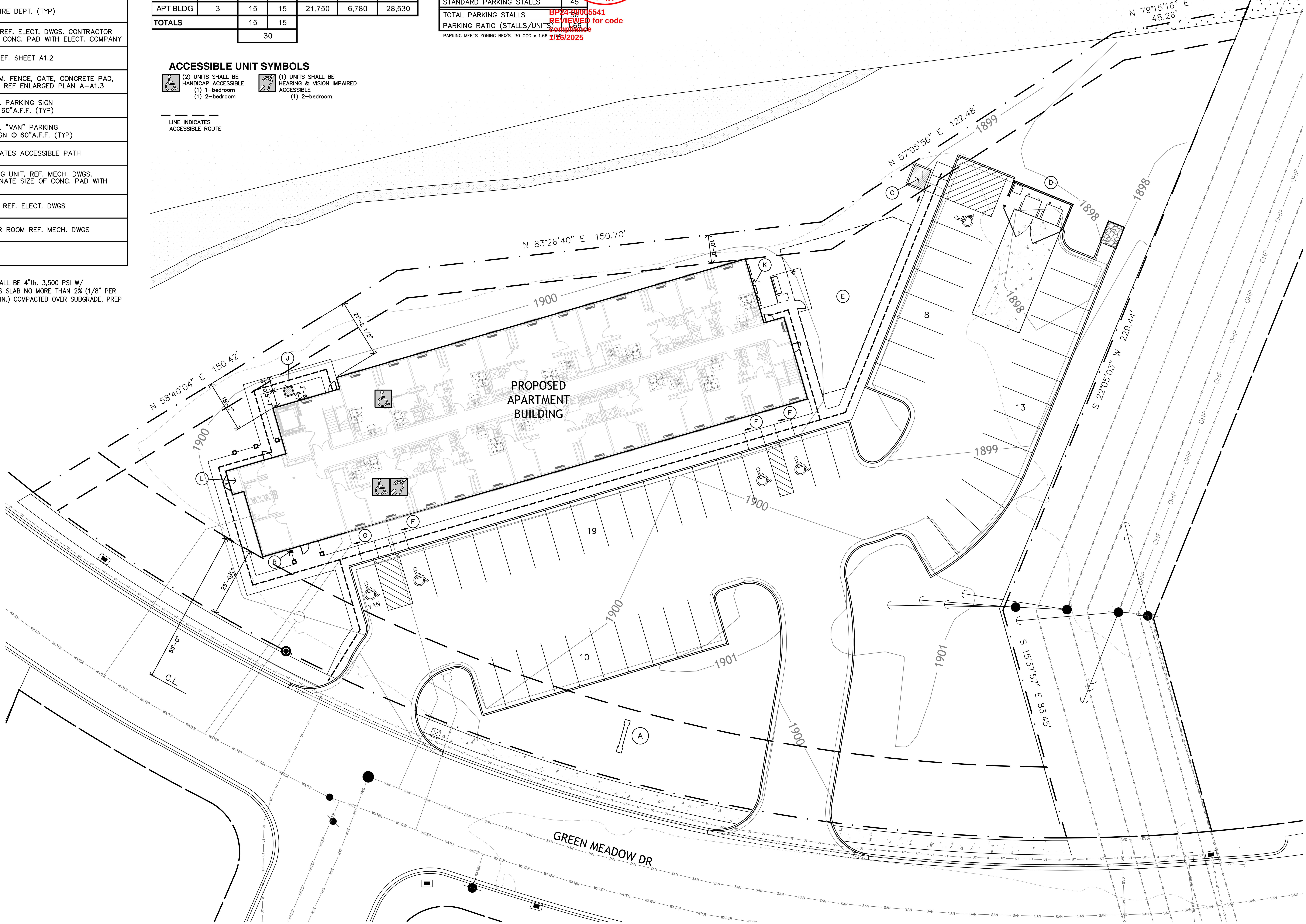

A SITE PLAN
1/16" = 1'-0"

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22415

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DATE: 11-22-2024
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SHEET NO.:
A1.1

BP24-00005541
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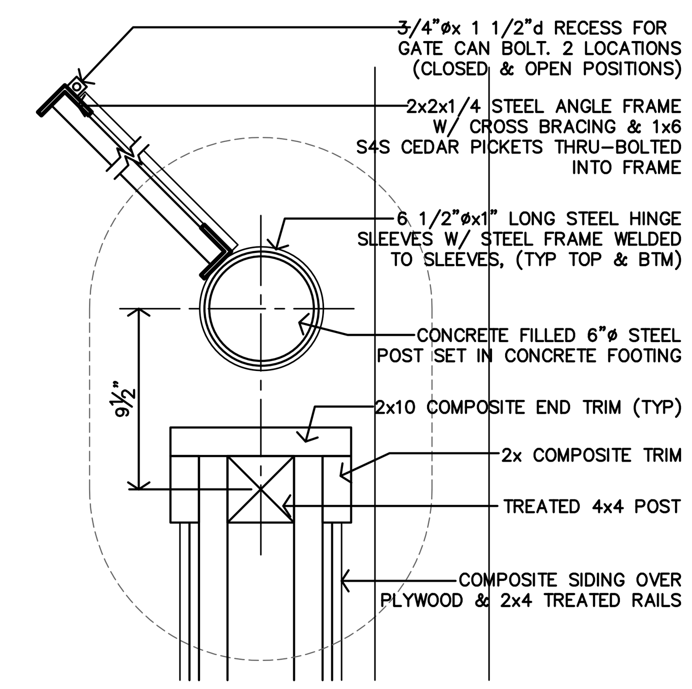
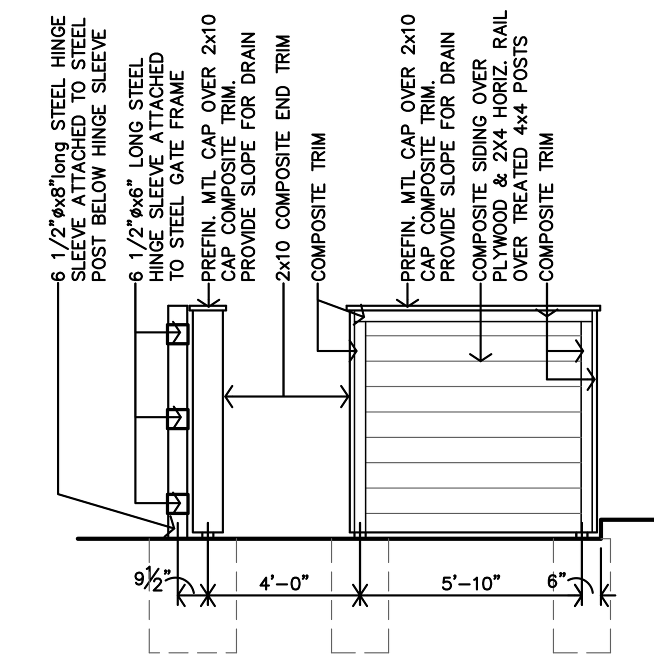
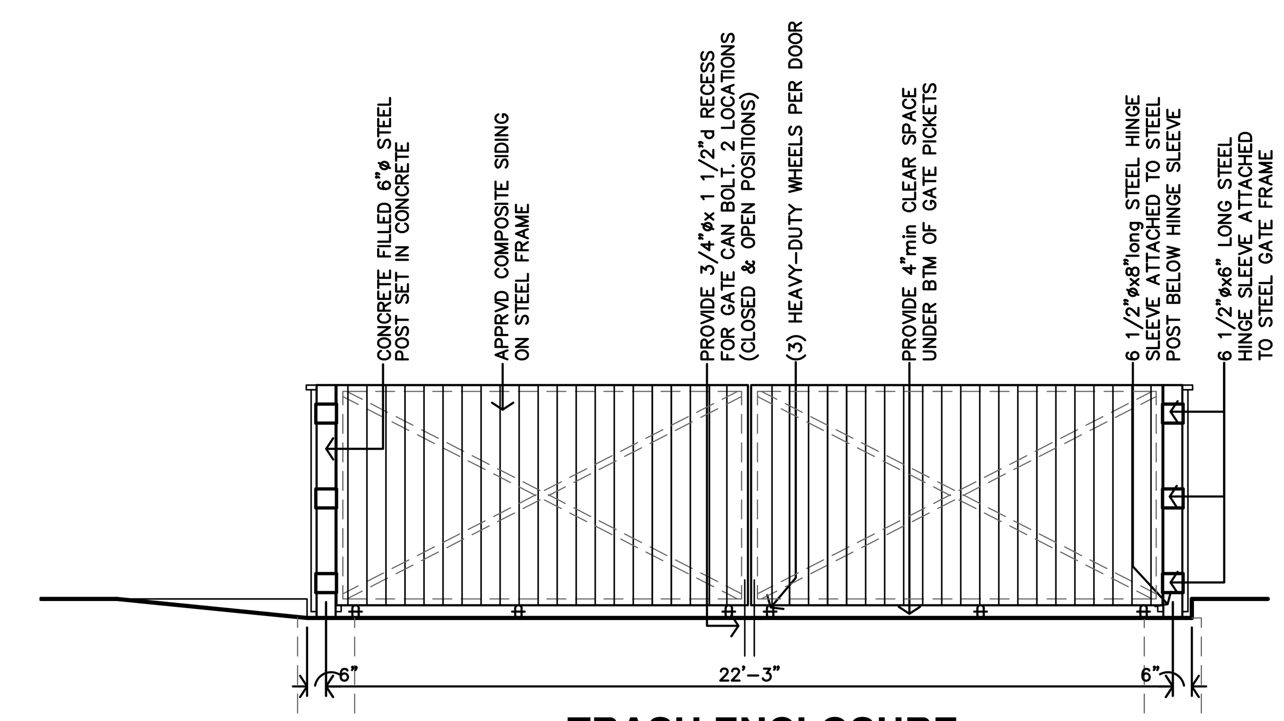


D DETAIL
1 1/2"=1'-0"

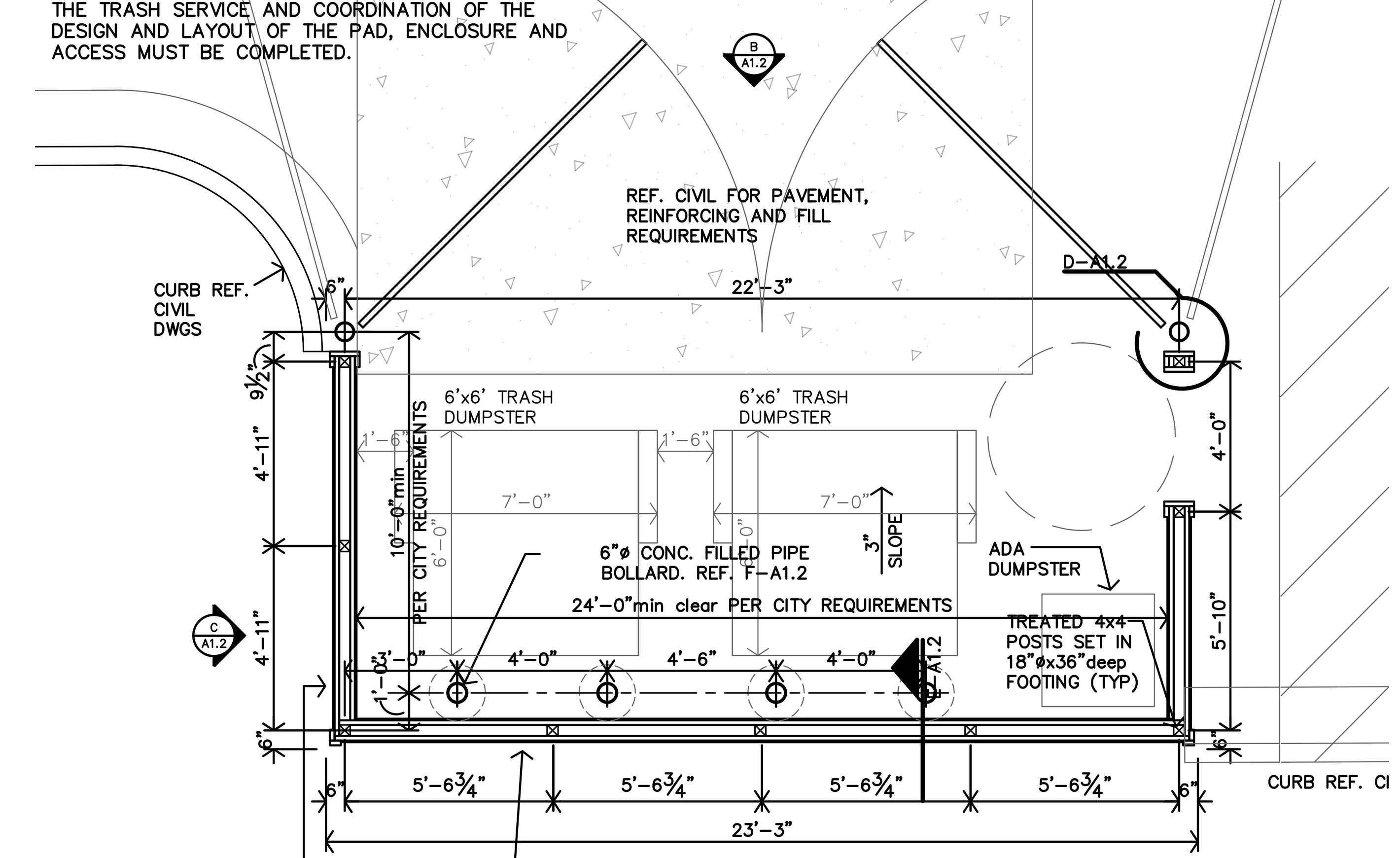


C TRASH ENCLOSURE SIDE ELEVATION
1/4"=1'-0"

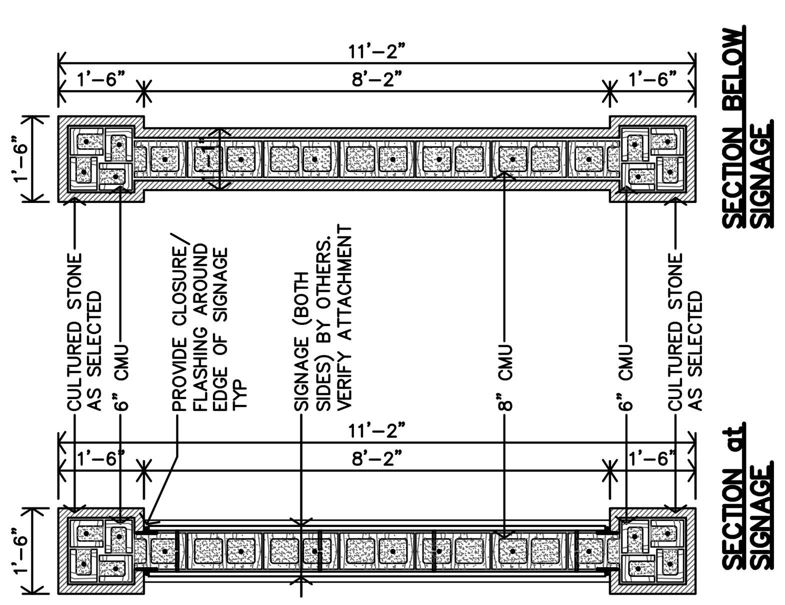


B TRASH ENCLOSURE FRONT ELEVATION
1/4"=1'-0"

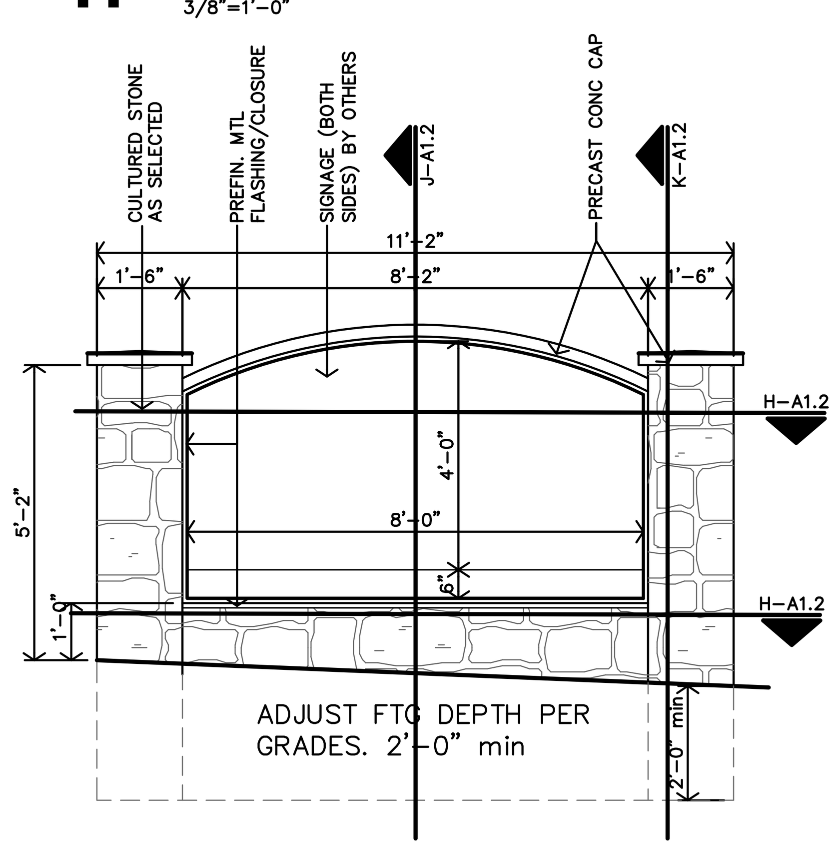
DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, UNTILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.



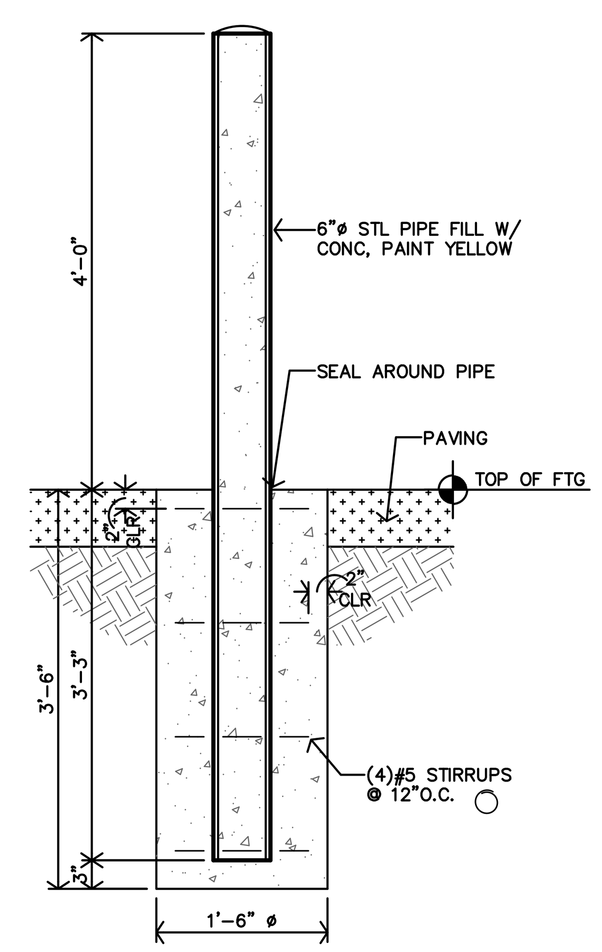
A DOUBLE CONTAINER TRASH ENCLOSURE PLAN
1/4"=1'-0"



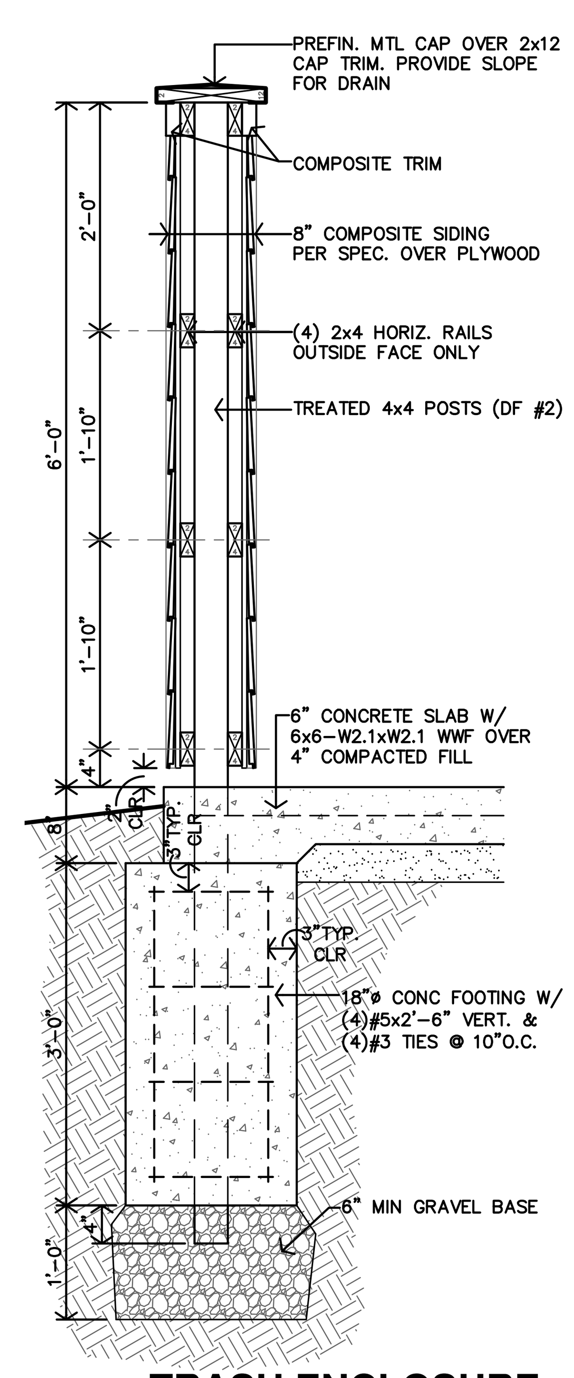
H MONUMENT SIGN SECTION
3/8"=1'-0"



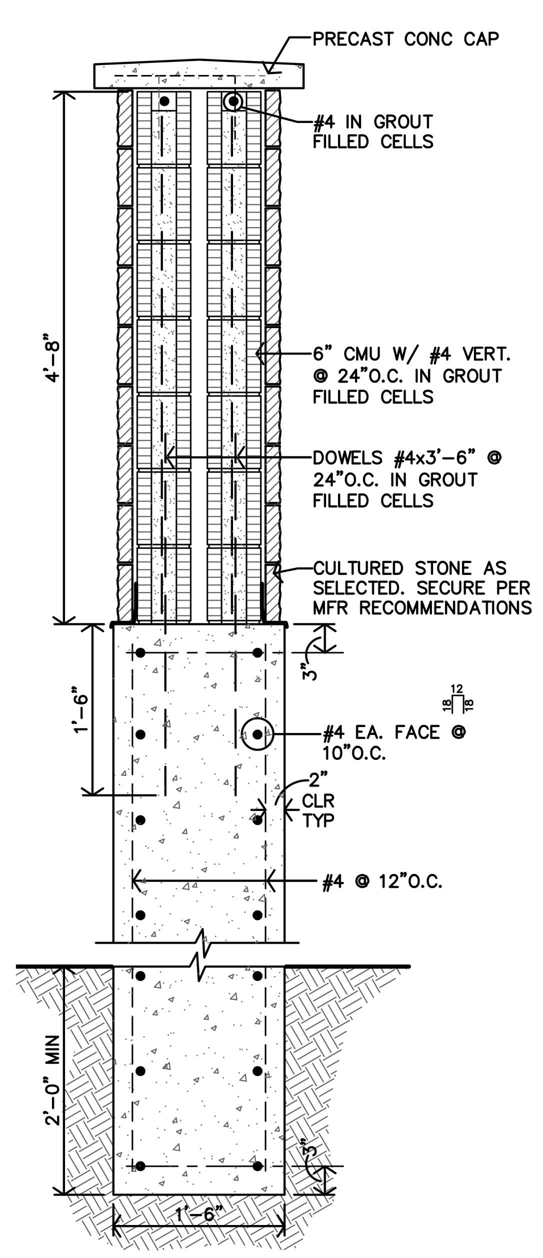
G MONUMENT SIGN ELEVATION
3/8"=1'-0"



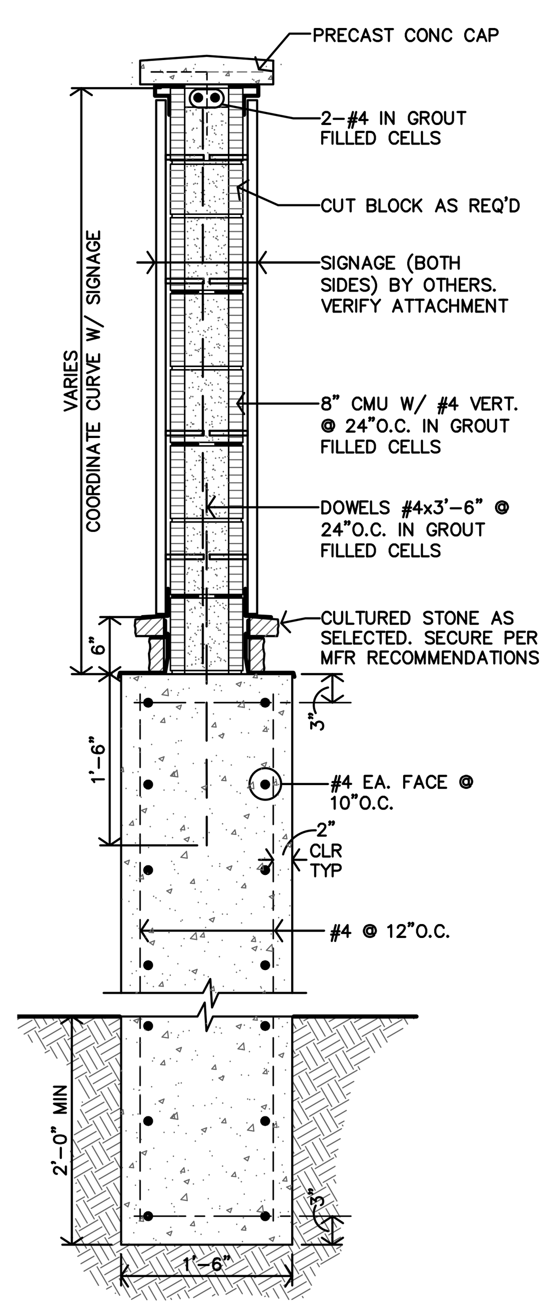
F BOLLARD DETAIL
3/4"=1'-0"



E TRASH ENCLOSURE SECTION
3/4"=1'-0"



K MONUMENT SIGN SECTION
3/8"=1'-0"



J MONUMENT SIGN SECTION
3/8"=1'-0"

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THE RESIDENCE AT GREEN MEADOW

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CITY OF SAN ANGELO PERMITS & INSPECTIONS
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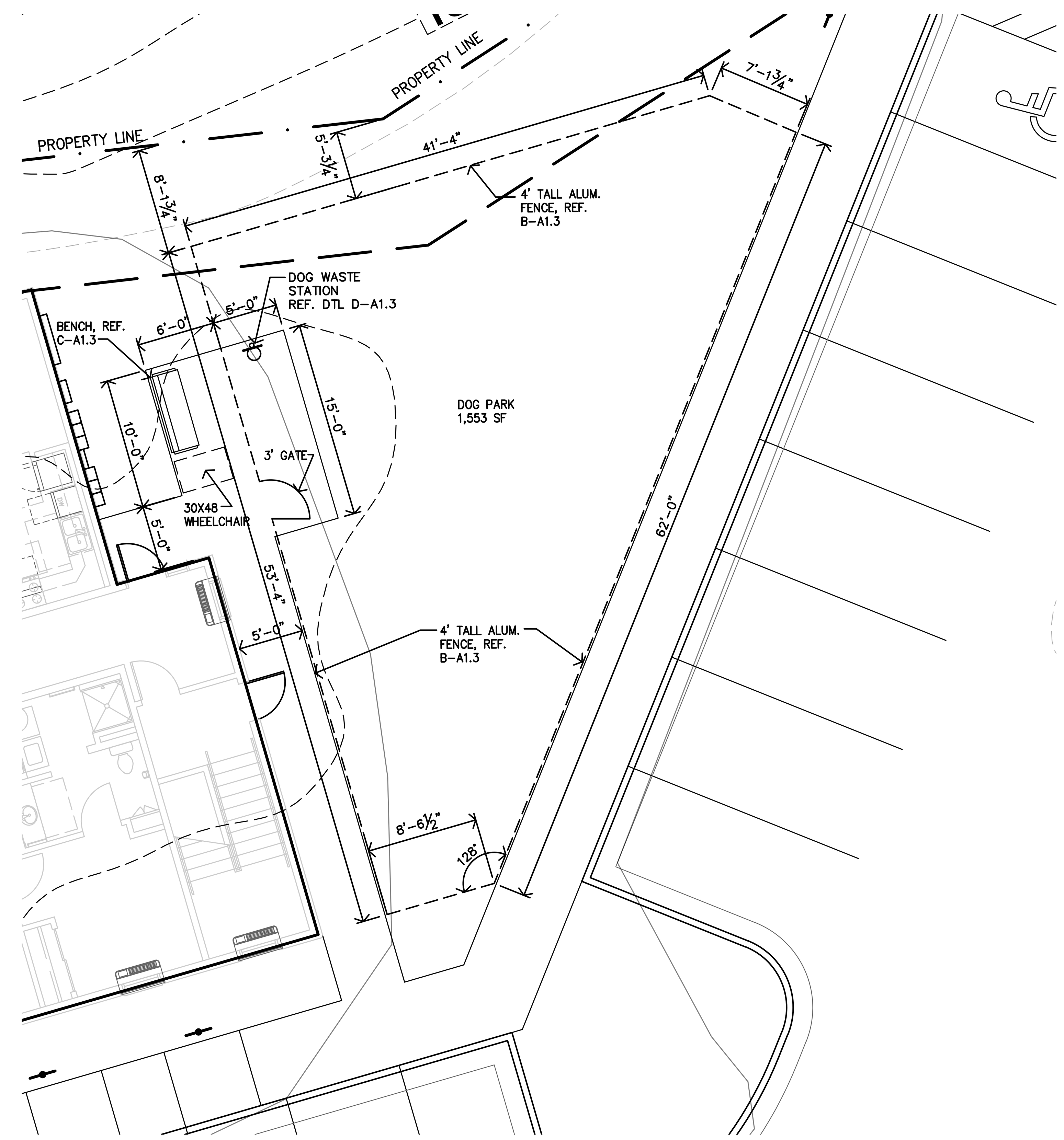
B TYPICAL IMAGE OF 4'-0" tall ALUM. FENCE - DOG PARK
NO SCALE

COMPLETE DOG WASTE STATION, SINGLE PULL BY DOG-ON-IT PARKS. MODEL #74085
COLOR: BLACK

D DOG WASTE STATION
NO SCALE

C BENCH DETAILS
NO SCALE



A DOG PARK
1/8"=1'-0"

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JOB: 24-3395
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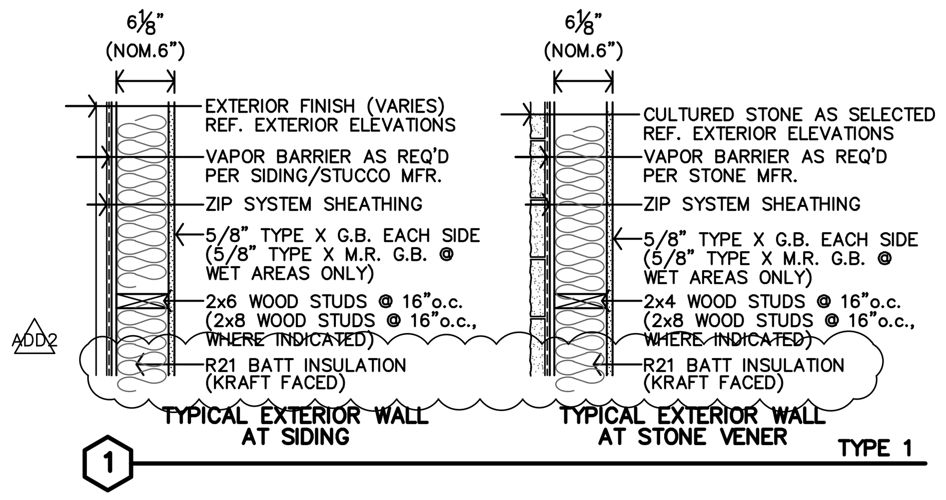
A1.3

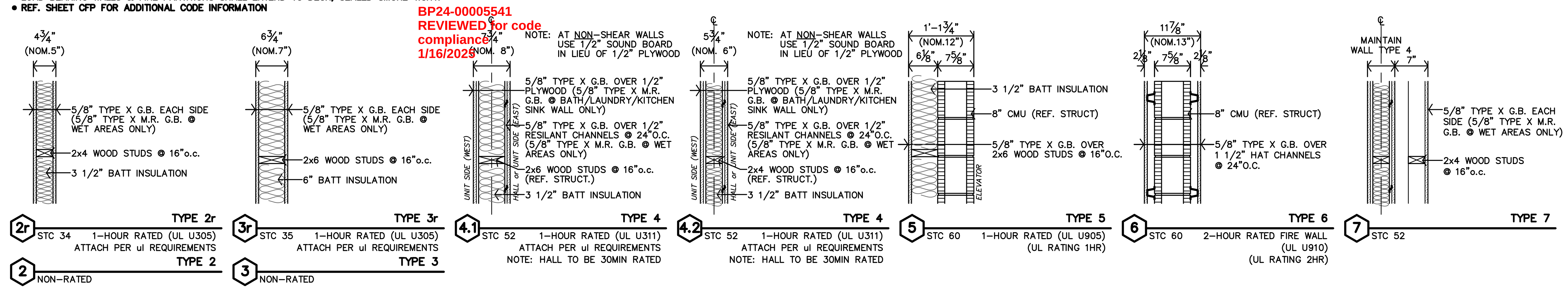
EXTERIOR PARTITION SCHEDULE

- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION

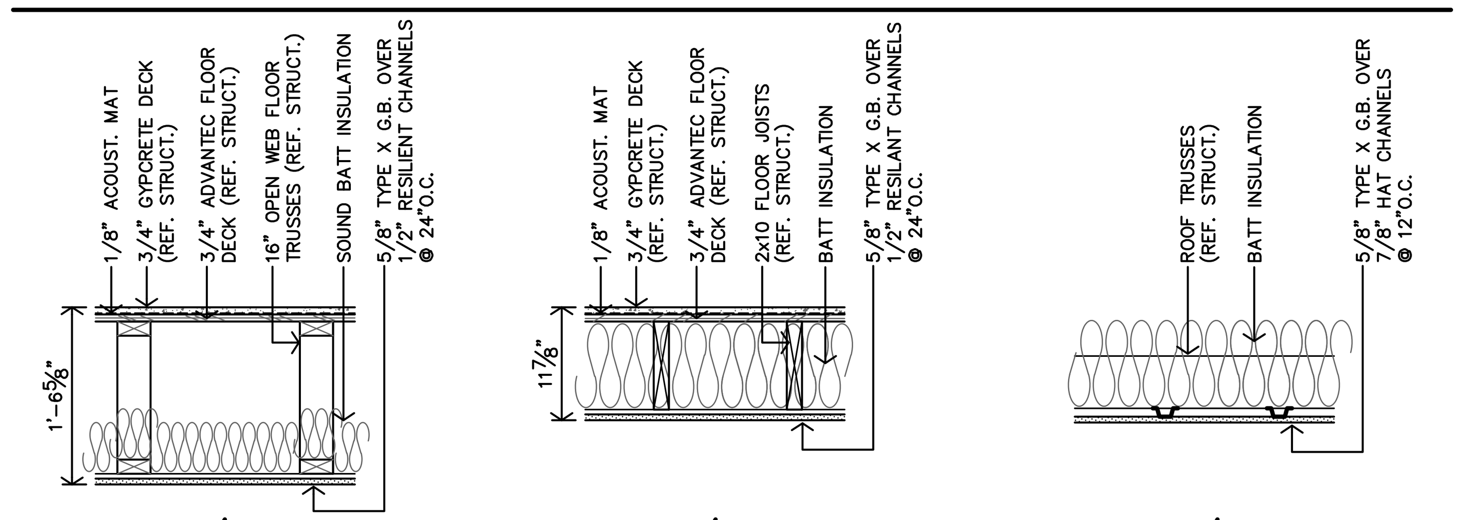


INTERIOR PARTITION SCHEDULE

- 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

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3, (EXCEPTION)
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

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

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3, (EXCEPTION)
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

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

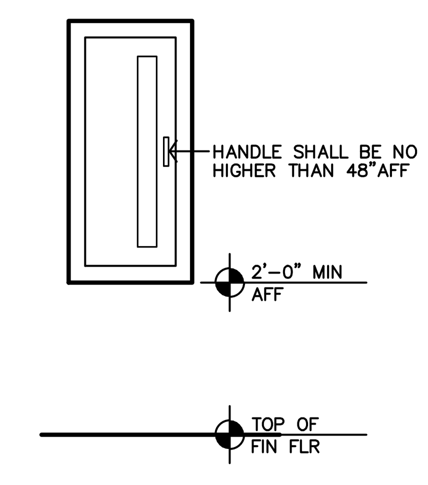
LEGEND

A	RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
B	KNOX BOX. REFERECE A1.1 FOR LOCATION. COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
C	ROOF HATCH & WALL MOUNTED LADDER
(accessible symbol)	SYMBOL INDICATES ACCESSIBLE UNIT (2 TOTAL) APARTMENTS 11(111) & 30(303)
(hearing impaired symbol)	SYMBOL INDICATES HEARING IMPAIRED UNITS (1 TOTAL) APARTMENT 20(203)
	ALL OTHER UNITS TO BE ADAPTABLE (TYPE-B)

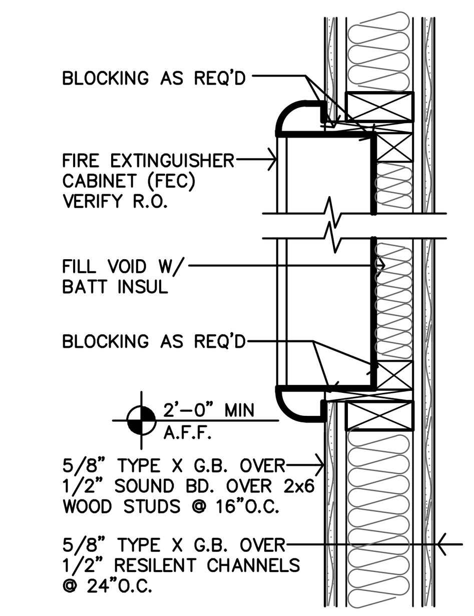
UNIT NUMBERS SHOWN ARE FOR CONSTRUCTION PURPOSES ONLY AND DO NOT REFLECT FINAL UNIT NUMBERING/LETTERING.

ARCHITECTURAL GENERAL NOTES

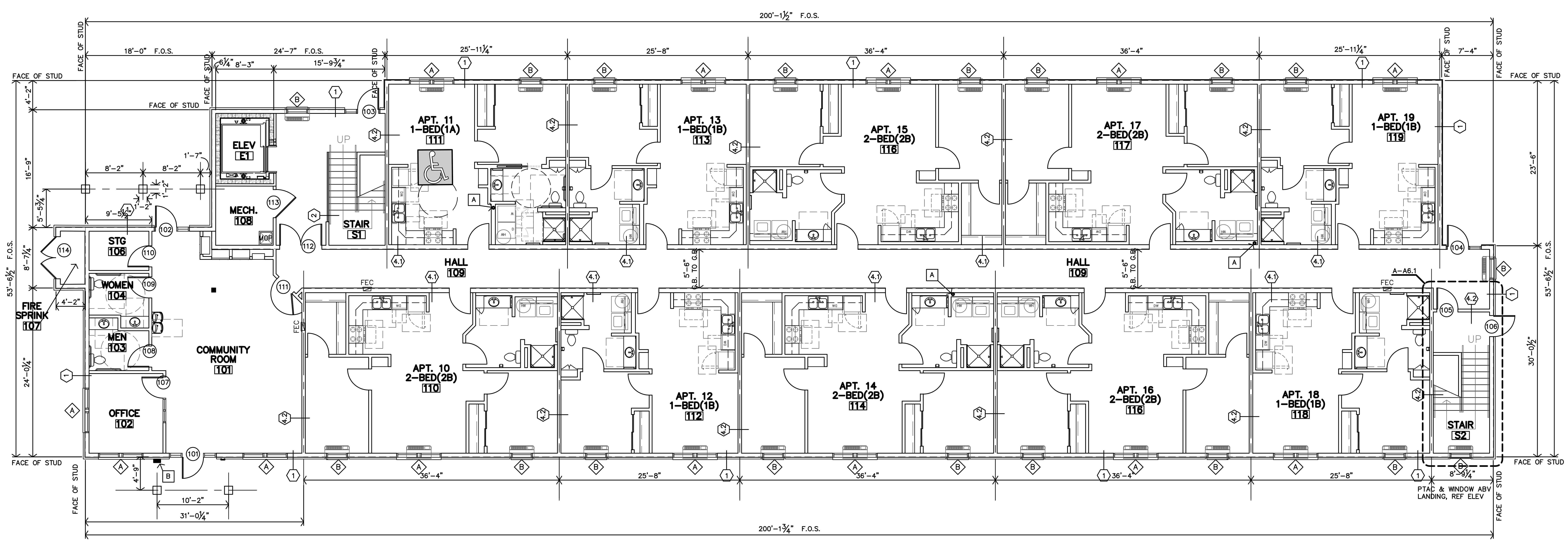
1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
5. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
6. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
7. FEC – INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF SPECS. AND DETAILS B/C-A2.1
8. MHO – INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. F.O.S. – DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
10. FURNITURE SHOWN IS BY OWNER.
11. REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES



C TYPICAL FEC MOUNTING HGT
3/4"=1'-0"



B FIRE EXTINGUISHER CABINET DTL @ 1HR WALL
1 1/2"=1'-0"



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

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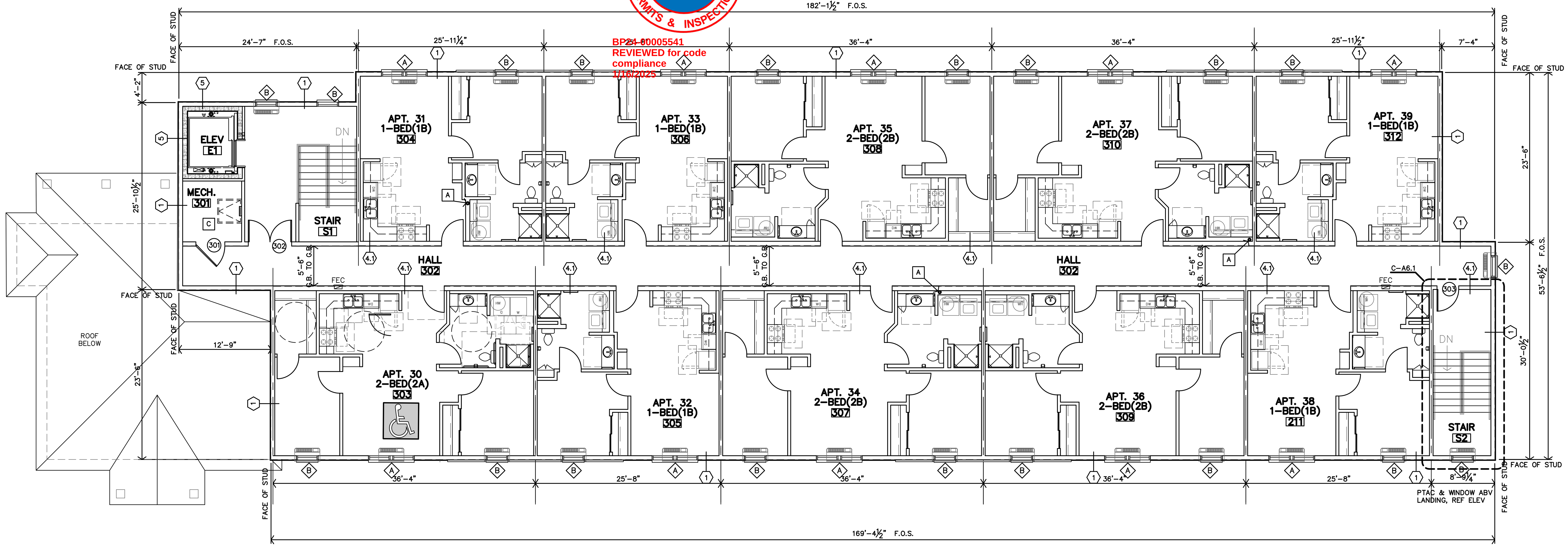
THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS

REVISION:
1 12-6-2024
ASI 1 12-18-2024

DATE: 11-22-2024
JOB: 24-3395
SHEET NO.: A2.1

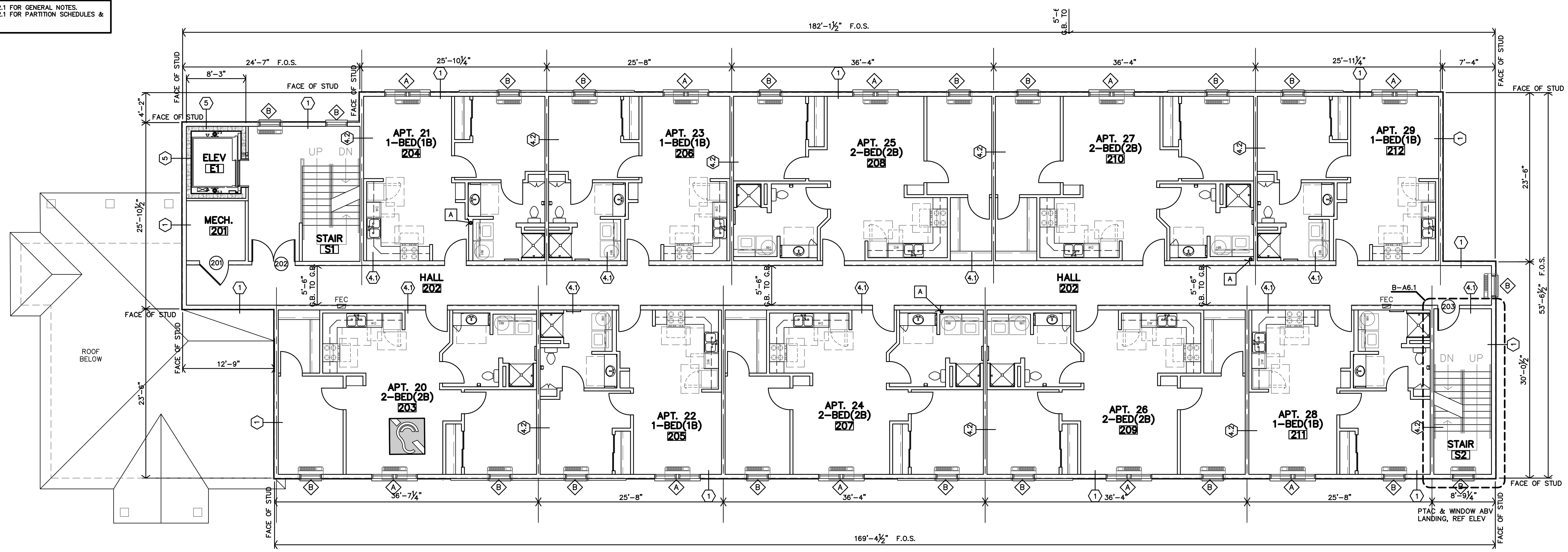
CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025



B THIRD FLOOR PLAN
1/8" = 1'-0" 9,207 SF

NOTES

1. REF. SHEET A2.1 FOR GENERAL NOTES.
2. REF. SHEET A2.1 FOR PARTITION SCHEDULES & ASSEMBLIES



A SECOND FLOOR PLAN
1/8" = 1'-0" 9,207 SF

JonesGillamRenz
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730 N. Ninth
Salina, KS 67401
785.827.0386

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

REGISTERED ARCHITECT
22415
STATE OF TEXAS

REVISION:

DATE: 11-22-2024
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A2.2

APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'–0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE BLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'–0" O.C. VERT. & HORIZ. TYP., AND AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 708 & 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1, LOCATED PER FLOOR PLAN.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.5 FOR FIRE PENTRATION ASSEMBLIES
9. HOSE BIBS TO BE LOCATED 6"min. ABOVE WAINSCOT (30"MIN ABV. FIN. FLOOR).
10. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
11. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
12. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
13. HEARING/VISION IMPAIRED UNIT (WHERE INDICATED ON BUILDING PLANS):
    - CONTRACTOR SHALL PROVIDE & INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
14. REF SHEET A2.1 AND THIS SHEET FOR PARTITION SCHEDULE.
15. DOORS ARE TYPICALLY LOCATED 4" FROM CORNER U.N.O.
16. F.O.S. = FACE OF STUD

ADAPTABLE (TYPE-B) UNIT NOTES

18. ADAPTABLE (TYPE–B) UNITS (WHERE INDICATED ON BUILDING PLANS):
    - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
    - *ALL UNITS:*
        - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #103
        - TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
        - CONTRACTOR TO INSTALL BLOCKING PER ICC/ANSI A117.1–2017.
        - ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 68" AFF.
        - ALL SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS MUST BE MOUNTED A MAX. OF 48" A.F.F. (NOT LESS THAN 15" A.F.F.)

ACCESSIBLE UNITS NOTES

19. ACCESSIBLE UNITS (WHERE INDICATED ON SHEET ON BUILDING PLANS):
    - REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
    - *ALL UNITS:*
        - CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS, SHOWERS AND BLOCKING @ SINKS & COUNTERTOPS AT BATH #03
        - OPEN KNEE SPACE SHALL BE PROVIDED @ SINKS & WORK SPACE IN KITCHEN #01
        - CONTRACTOR SHALL INSTALL HOT WATER & DRAIN PIPES COVERS.
        - TOILETS SHALL BE ADA COMPLIANT (17"–19" HIGH).
        - CONTRACTOR TO INSTALL BLOCKING AND PROVIDE & INSTALL GRAB BARS PER ICC/ANSI A117.1–2017.
        - ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS NOTED OTHERWISE). MOUNT TOP OF SHELF AT 48" AFF MAX.
        - KITCHEN COUNTERTOPS SHALL BE MAX. 34" A.F.F. BATHROOM SINK RIM SHALL BE MAX. 34" A.F.F.
        - ALL SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS MUST BE MOUNTED A MAX. OF 48" A.F.F. (NOT LESS THAN 15" A.F.F.)
        - HEIGHT OF OPERABLE WINDOW PARTS (LATCHES/LOCKS, ETC.) SHALL BE LOCATED MAX 48" A.F.F.

UNIT FINISH SCHEDULE - 30 UNITS

FINISHES & INSTRUCTIONS

P LATEX ENAMEL — VP VINYL LVP TILE — CT CERAMIC TILE
C CARPET — ST STAIN & SEAL — TX TEXTURE

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: VINYL LVP TILE	FLOOR	BASE: WOOD	BASE	BASE	N.WALL: 5/8" FIRE RATED G.B.	N.WALL	N.WALL	E.WALL: 5/8" FIRE RATED G.B.	E.WALL	E.WALL	S.WALL: 5/8" FIRE RATED G.B.	S.WALL	S.WALL	W.WALL: 5/8" FIRE RATED G.B.	W.WALL	W.WALL	CEILING: 5/8" FIRE RATED G.B.	CEILING	CEILING	REMARKS
01	KITCHEN		VP		P			P			P			P			P			P			
02	LIVING ROOM		VP		P			P			P			P			P			P			
03	BATH		VP		P			P			P			P			P			P			
04	CLOSET		VP		P			P			P			P			P			P			
05	BEDROOM		VP		P			P			P			P			P			P			
06	BEDROOM		VP		P			P			P			P			P			P			
07	CLOSET		VP		P			P			P			P			P			P			

GENERAL NOTES:

A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM.
D. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY. NO BRUSH FINISH.
H. CONTRACTOR SHALL COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
I. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
J. LEVEL 4 FINISH WITH ORANGE PEEL TEXTURE ON ALL WALLS AND CEILINGS.

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

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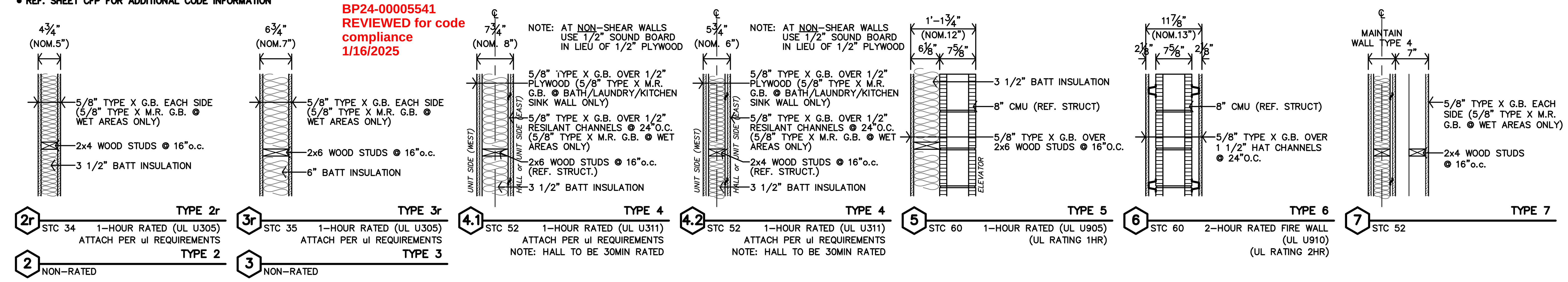
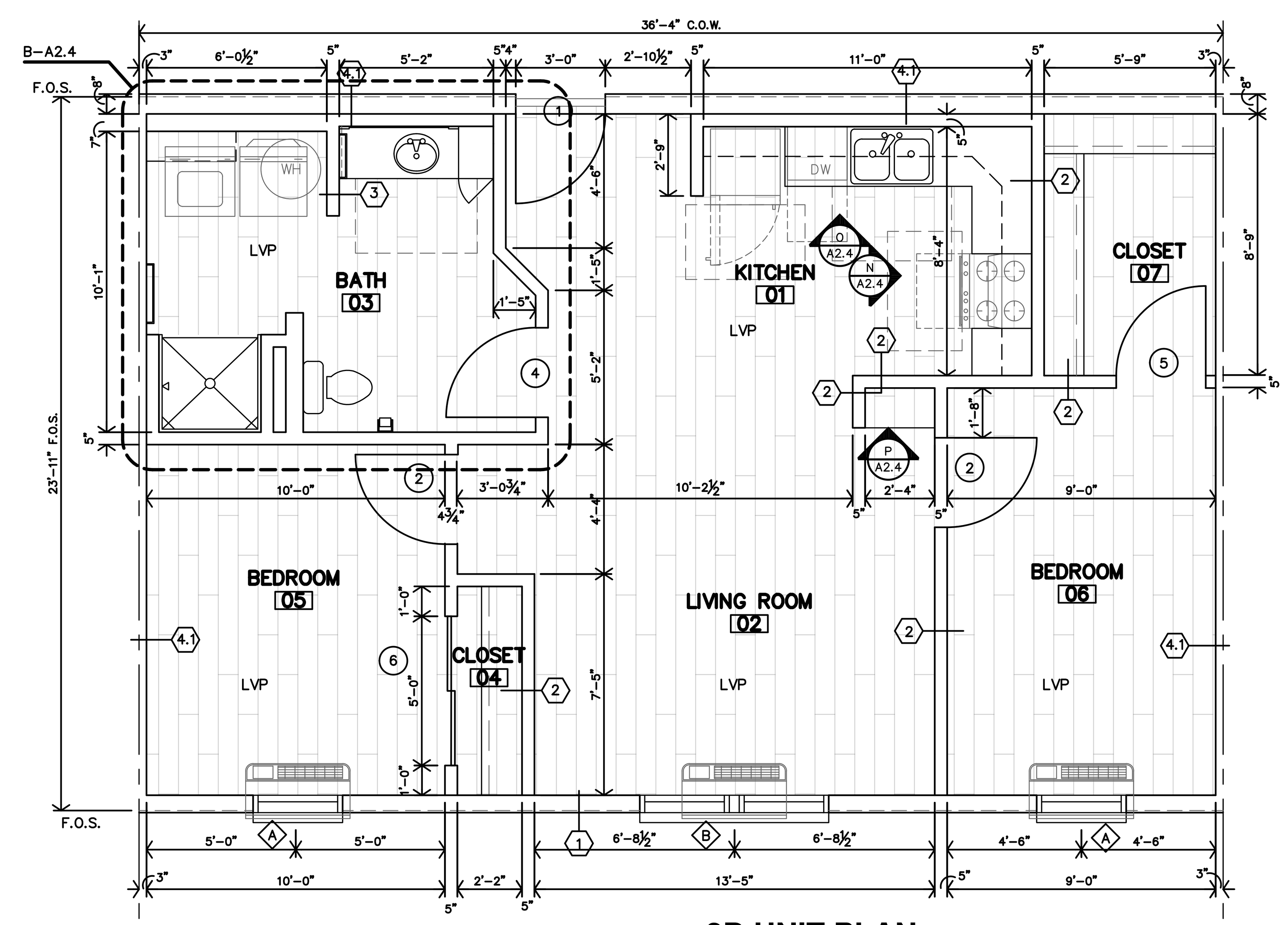
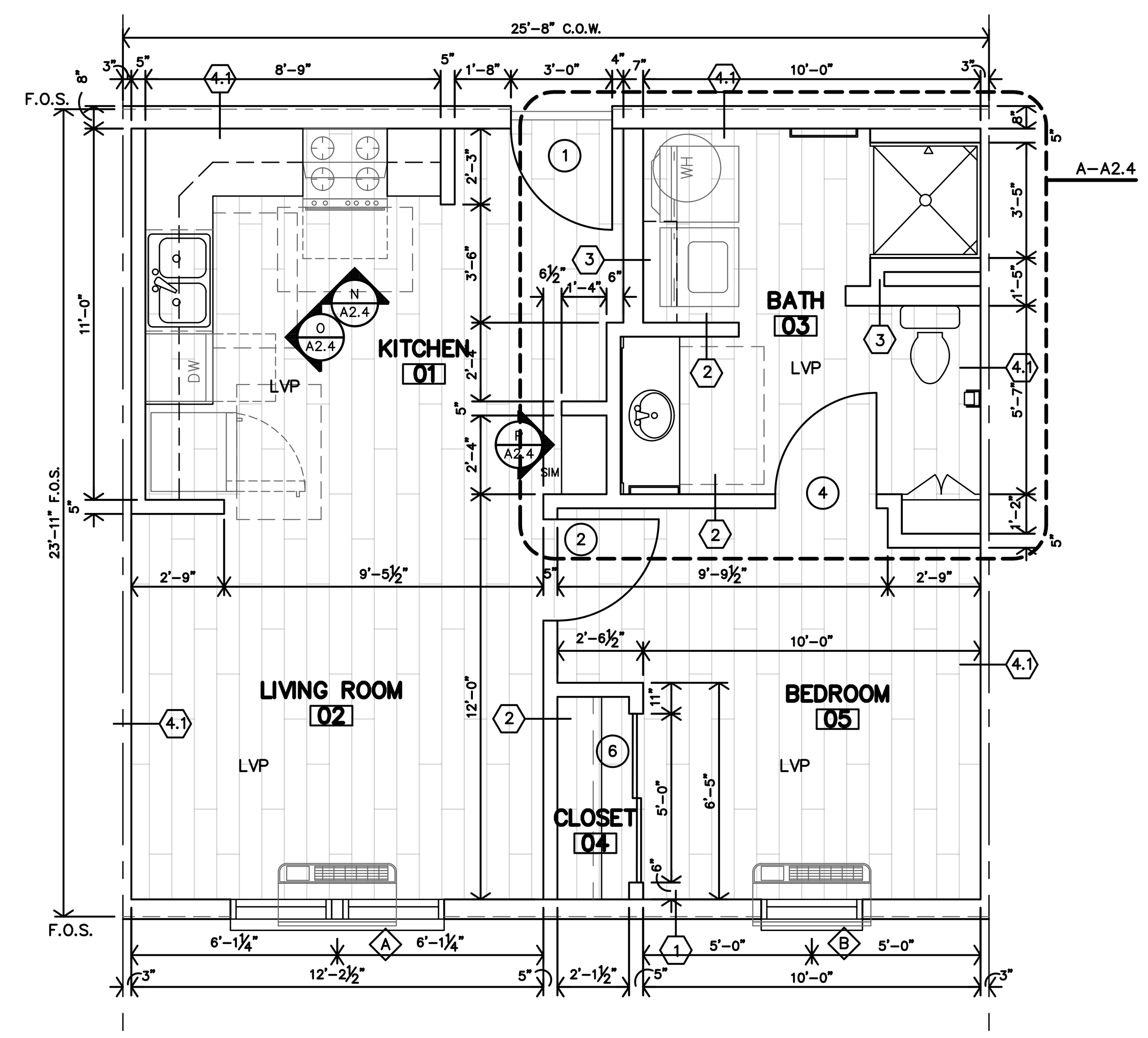
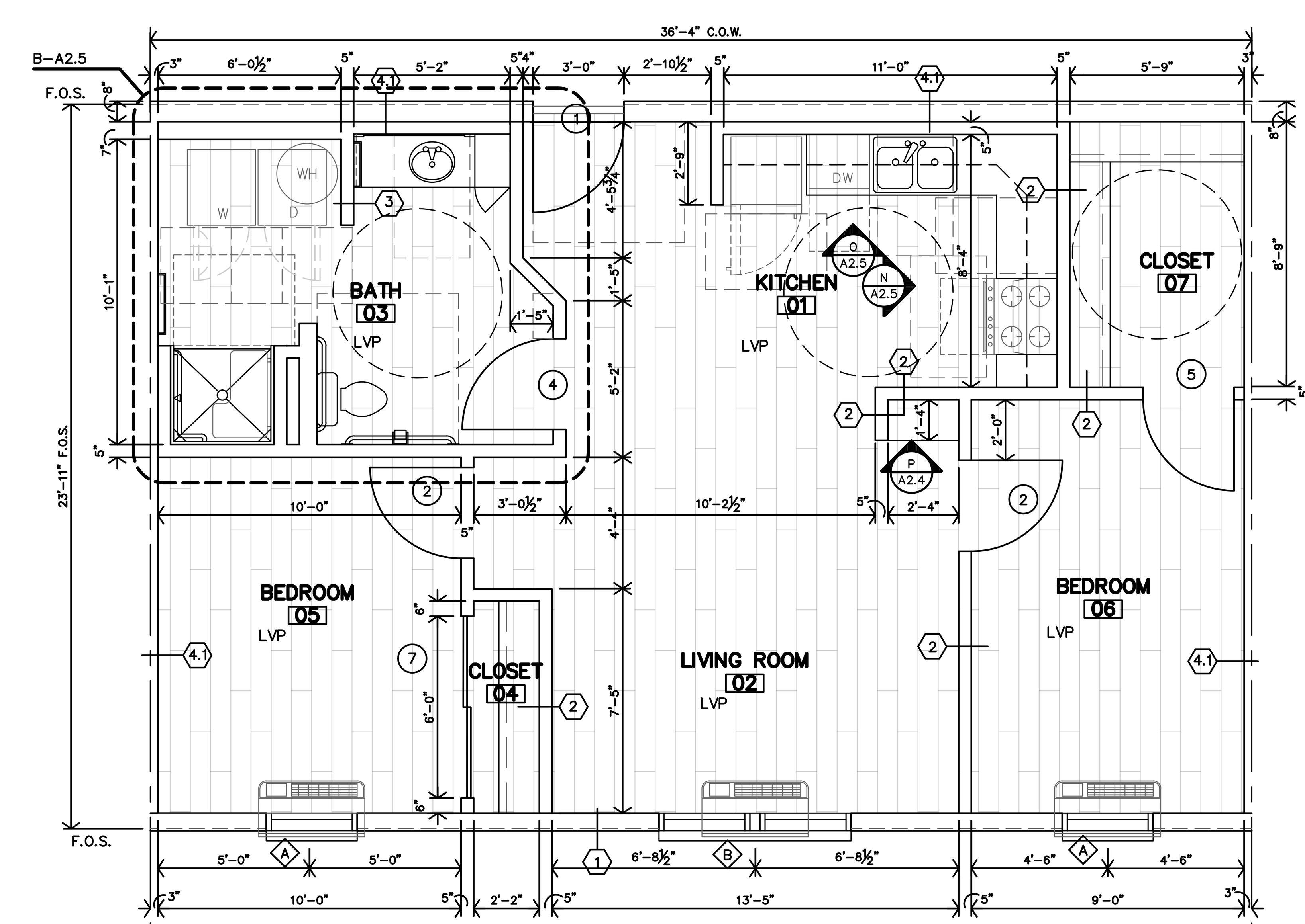




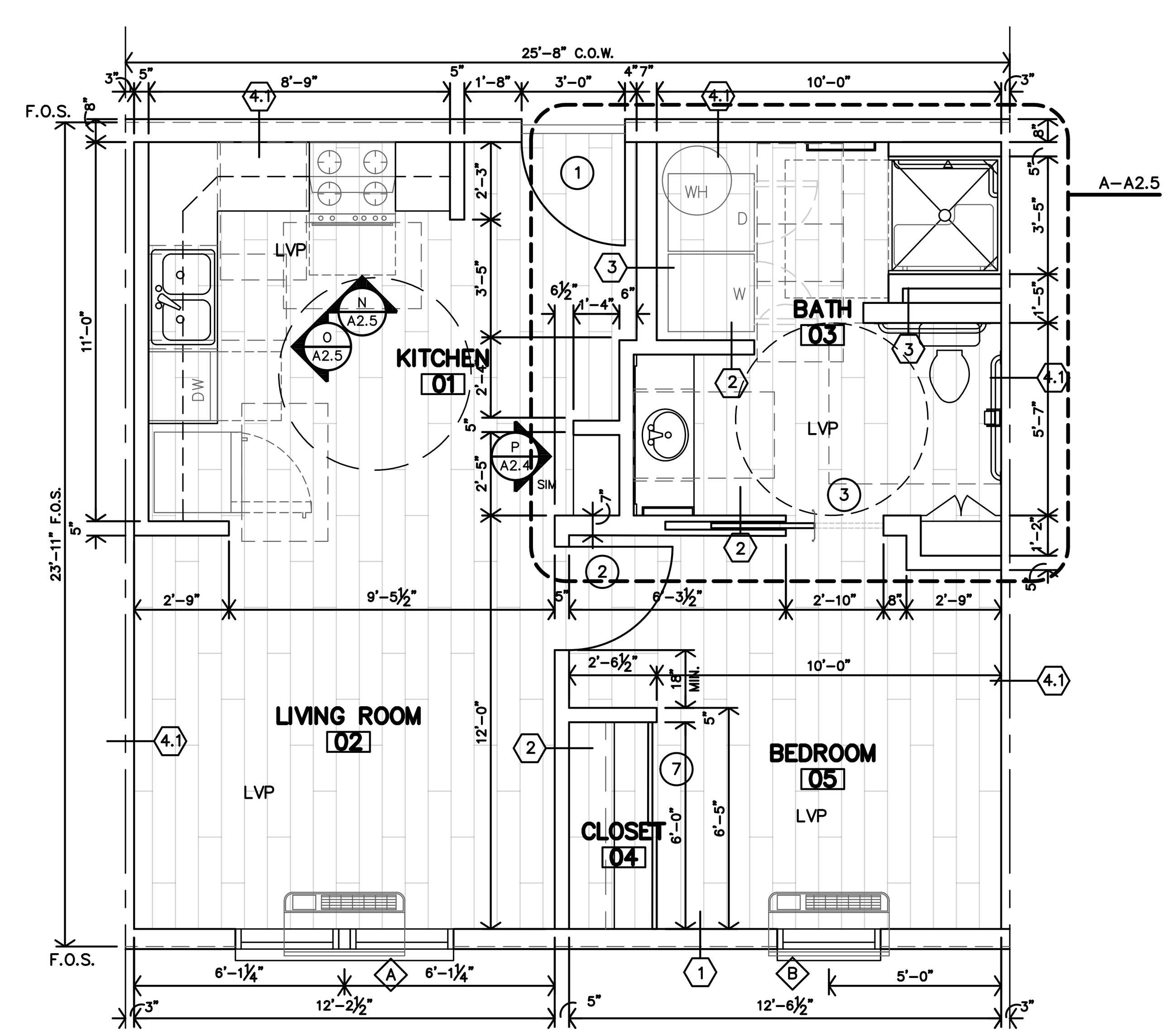
D 2B UNIT PLAN
2 BED 1 BATH ADAPTABLE
1/4" = 1'–0" TDHCA: 850 sf NRA



B 1B UNIT PLAN
1 BED 1 BATH ADAPTABLE
1/4" = 1'–0" TDHCA: 600 sf NRA



C 2A UNIT PLAN
2 BED 1 BATH ACCESSIBLE
1/4" = 1'–0" TDHCA: 850 sf NRA



A 1A UNIT PLAN
1 BED 1 BATH ACCESSIBLE
1/4" = 1'–0" TDHCA: 600 sf NRA

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THE RESIDENCE AT GREEN MEADOW
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REGISTERED ARCHITECT — Jeffrey Steven Gillam — 22415 — STATE OF TEXAS

REVISION:

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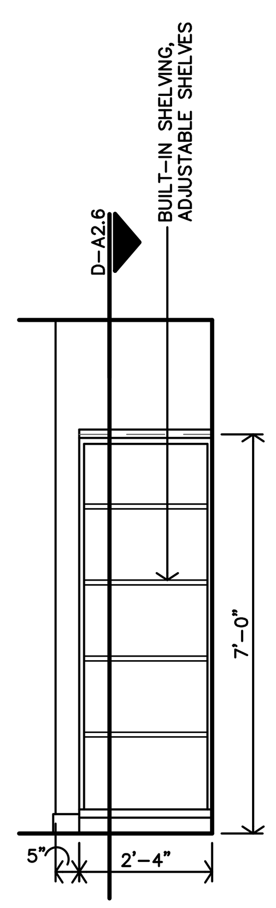
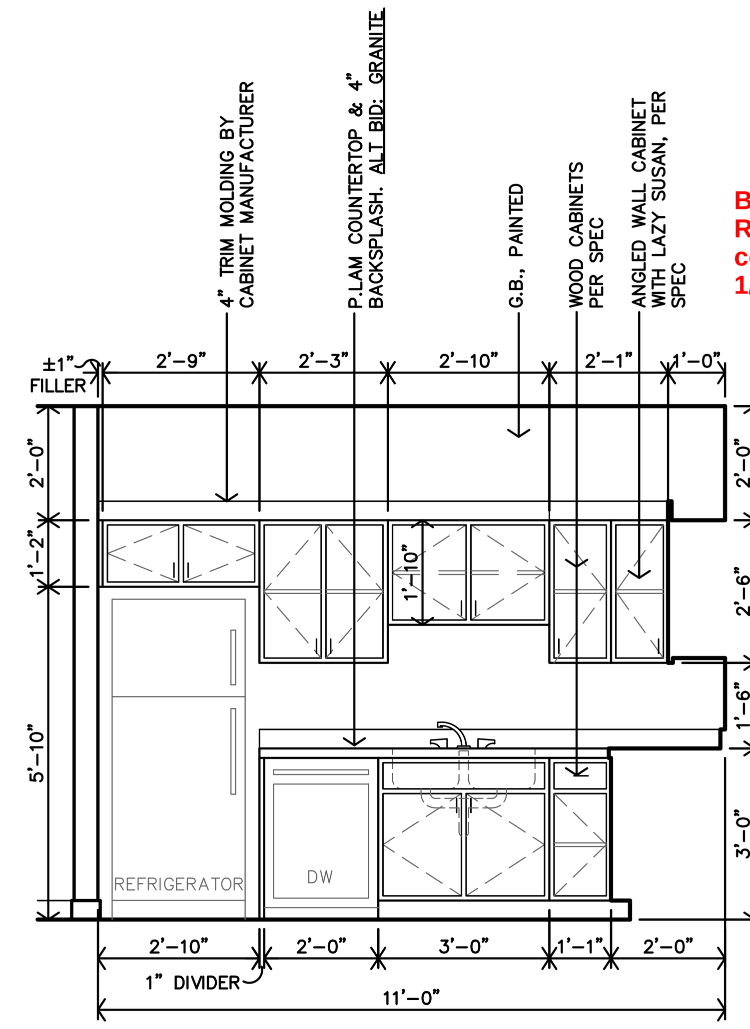
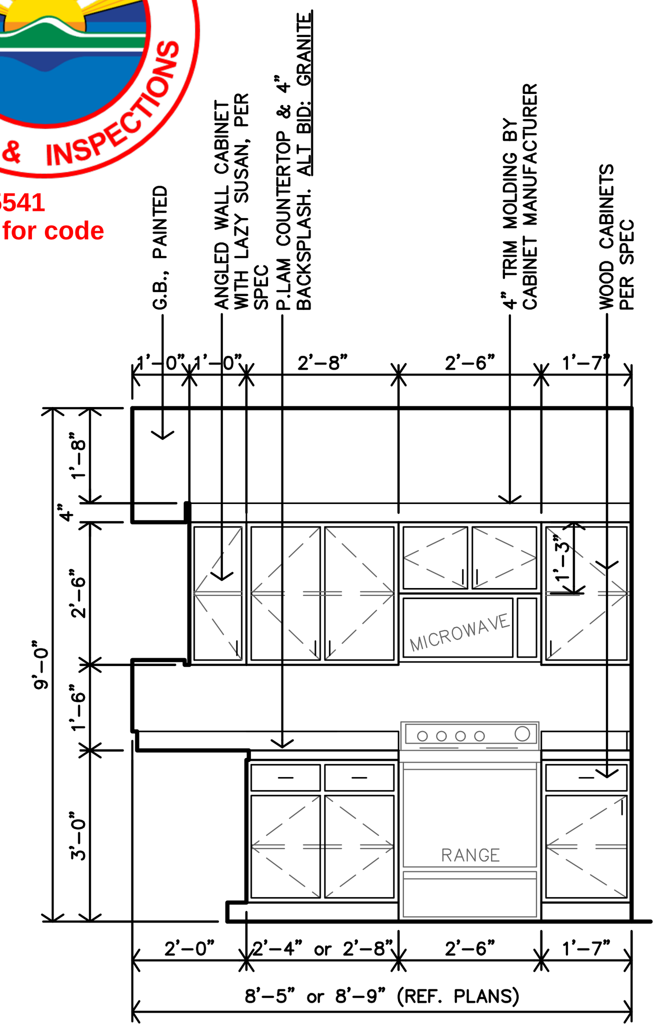
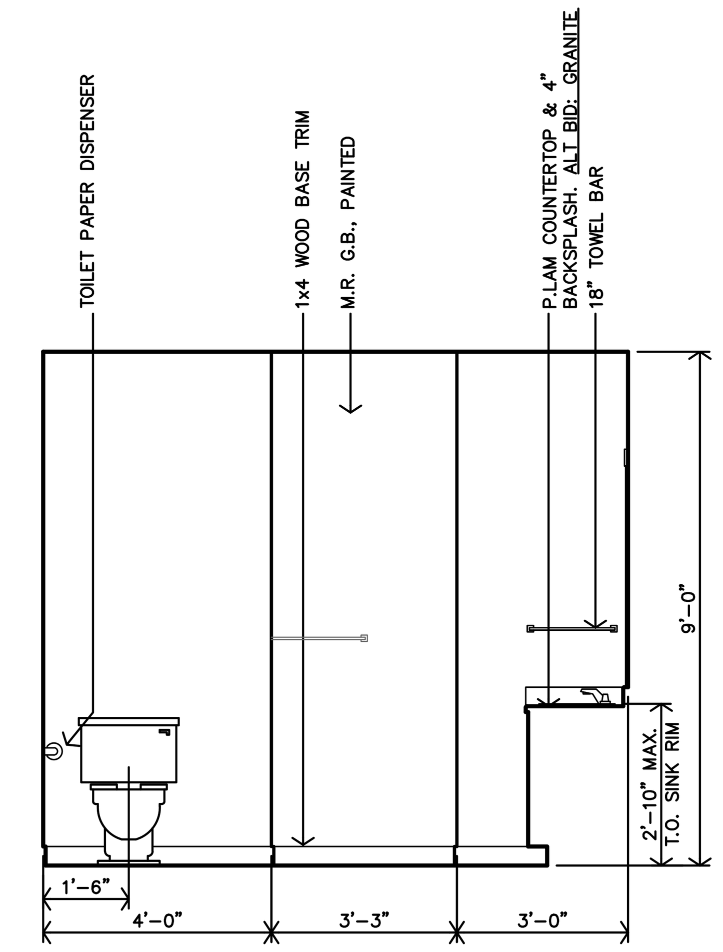
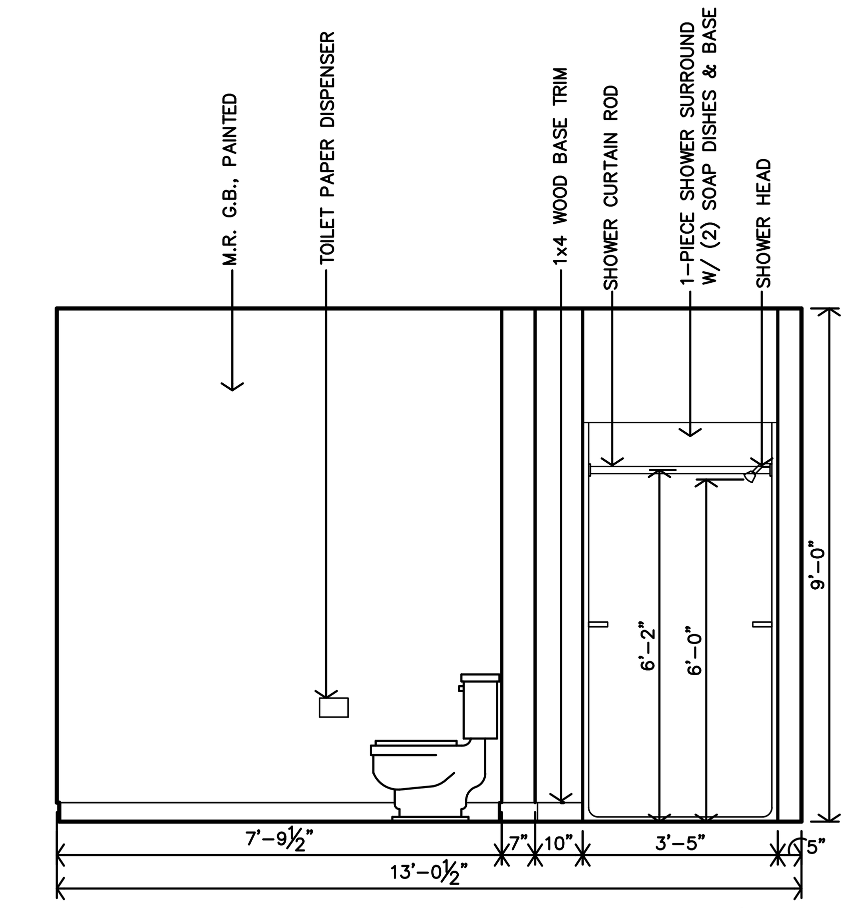
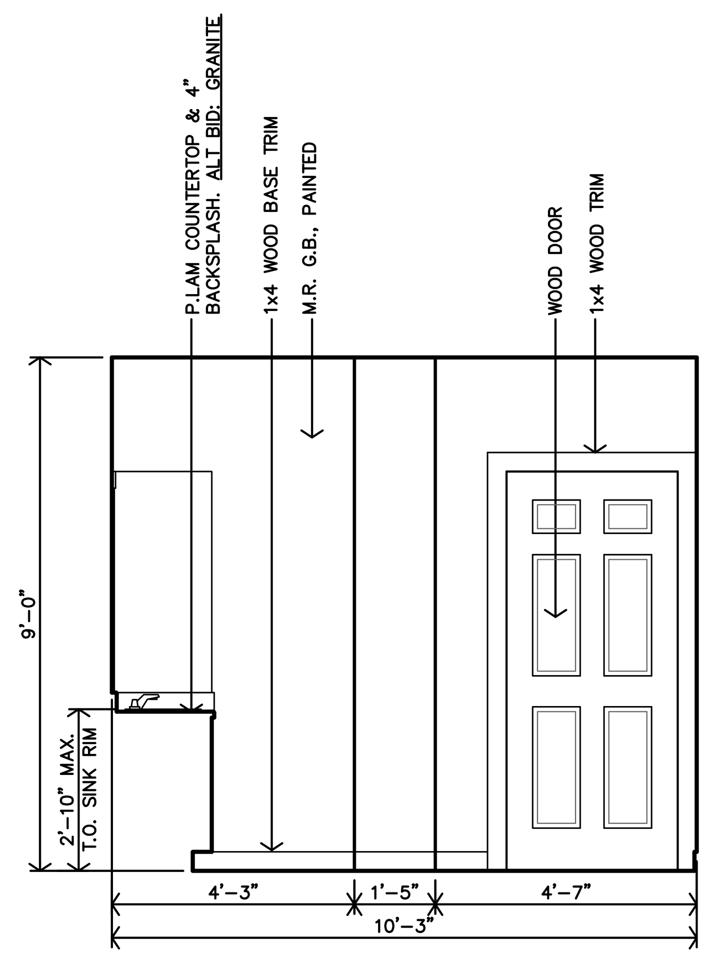

P BUILT-IN SHELVING CABINET ELEVATION
3/8"=1'-0"

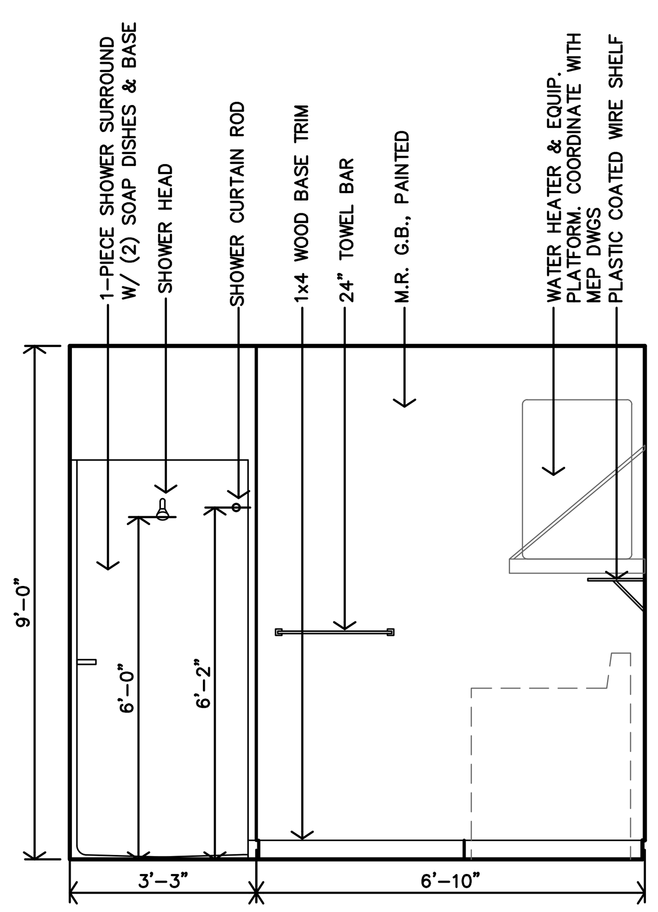

O UNITS 1B/2B - KITCHEN #01 CABINET ELEVATION
3/8"=1'-0"

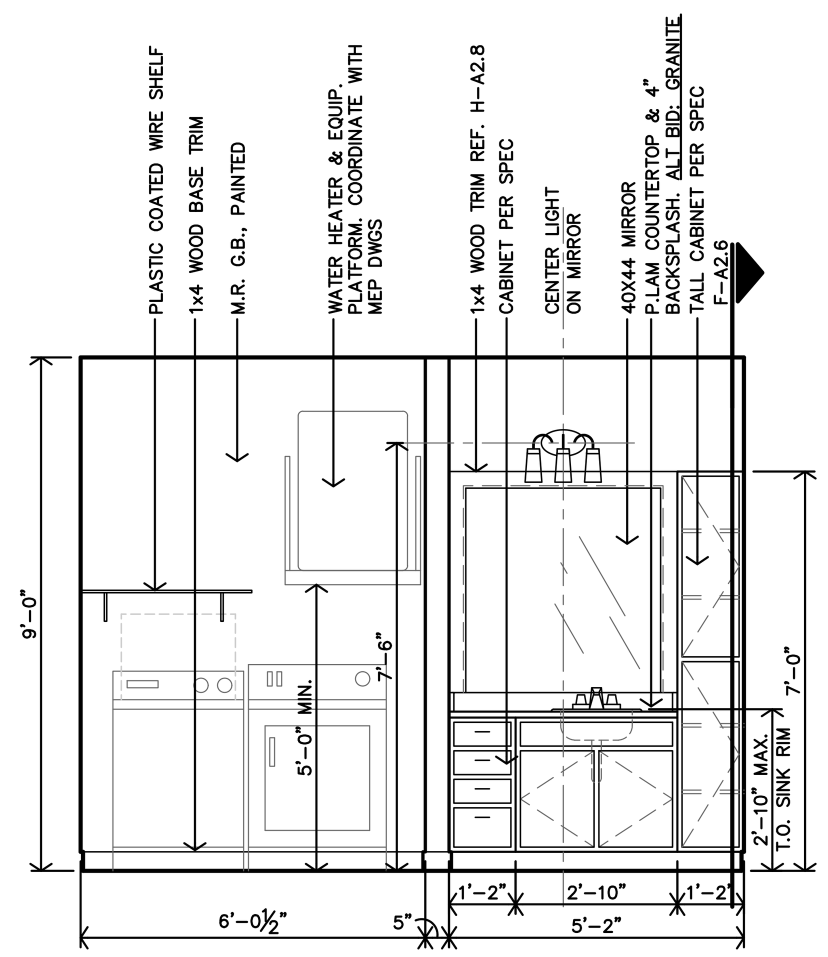

N UNITS 1B/2B - KITCHEN #01 CABINET ELEVATION
3/8"=1'-0"

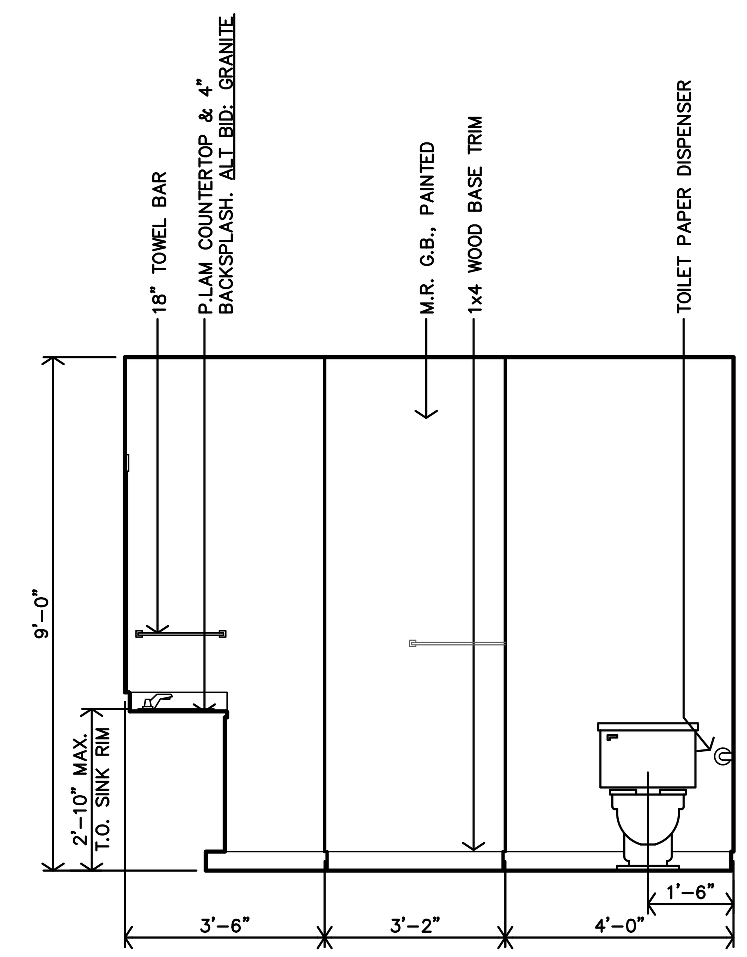

NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.
M UNIT 2B - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"

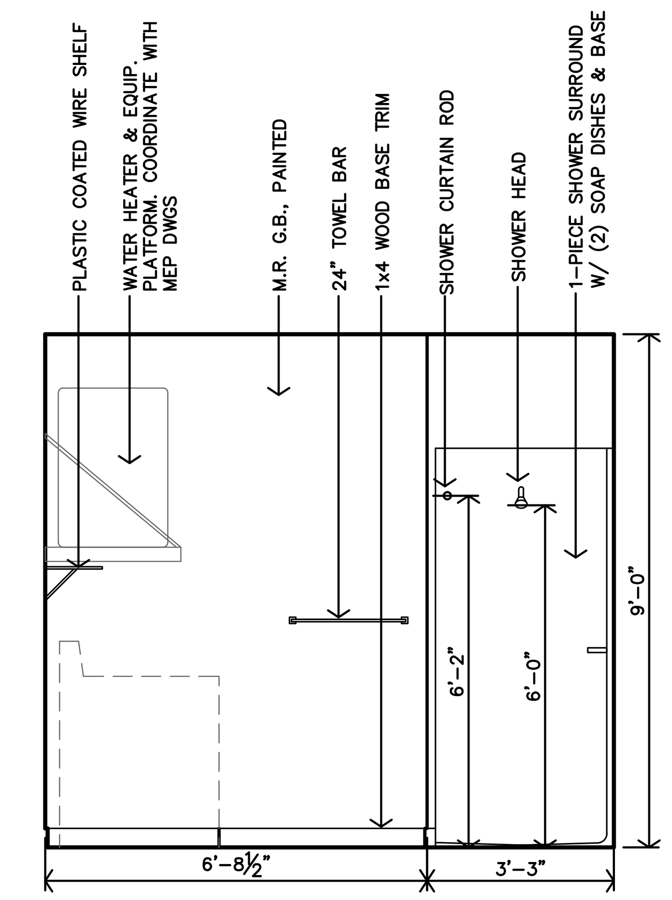

NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.
L UNIT 2B - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"


K UNIT 2B - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"


NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.
J UNIT 2B - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"


H UNIT 2B - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"


NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.
G UNIT 1B - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"


NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.
F UNIT 1B - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"

ENLARGED BATH NOTES:

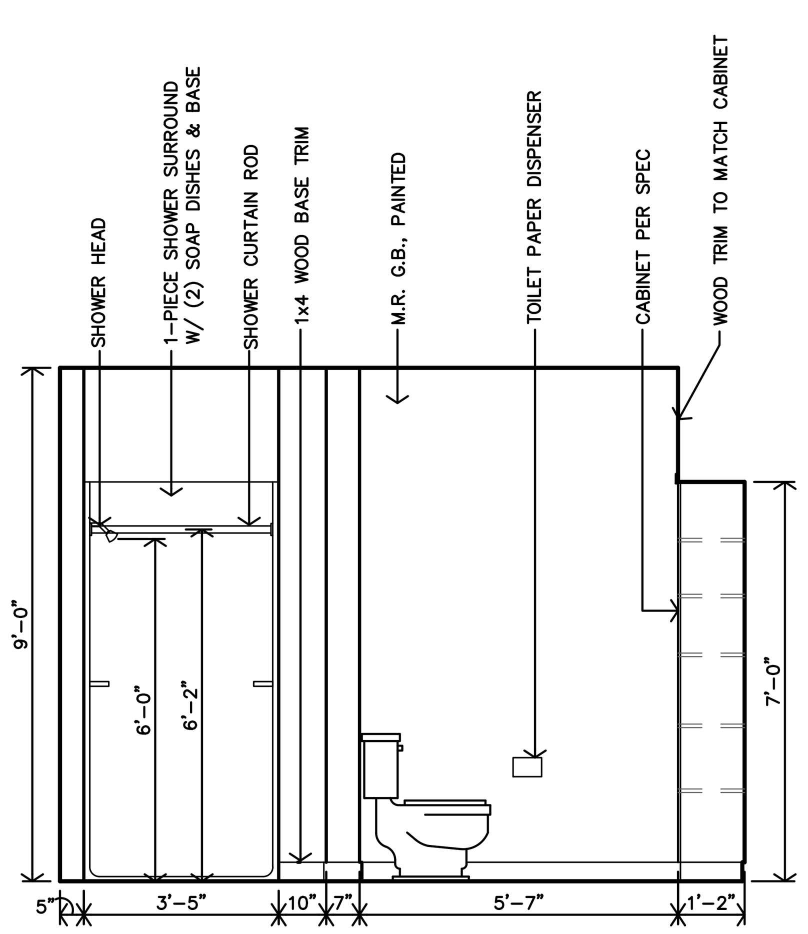
1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.3.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. K/L/M/N/O-A2.14)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. ADAPTABLE & STANDARDS UNITS DESIGNED AROUND 27wX30d WASHER & DRYER.

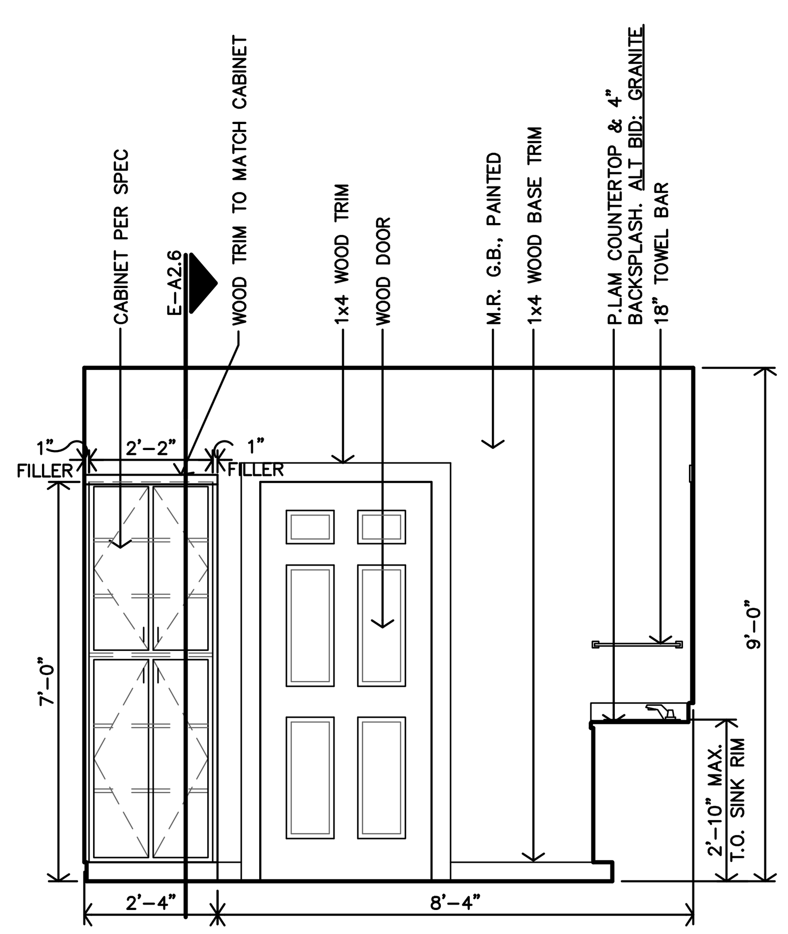
BATH KEYNOTES:

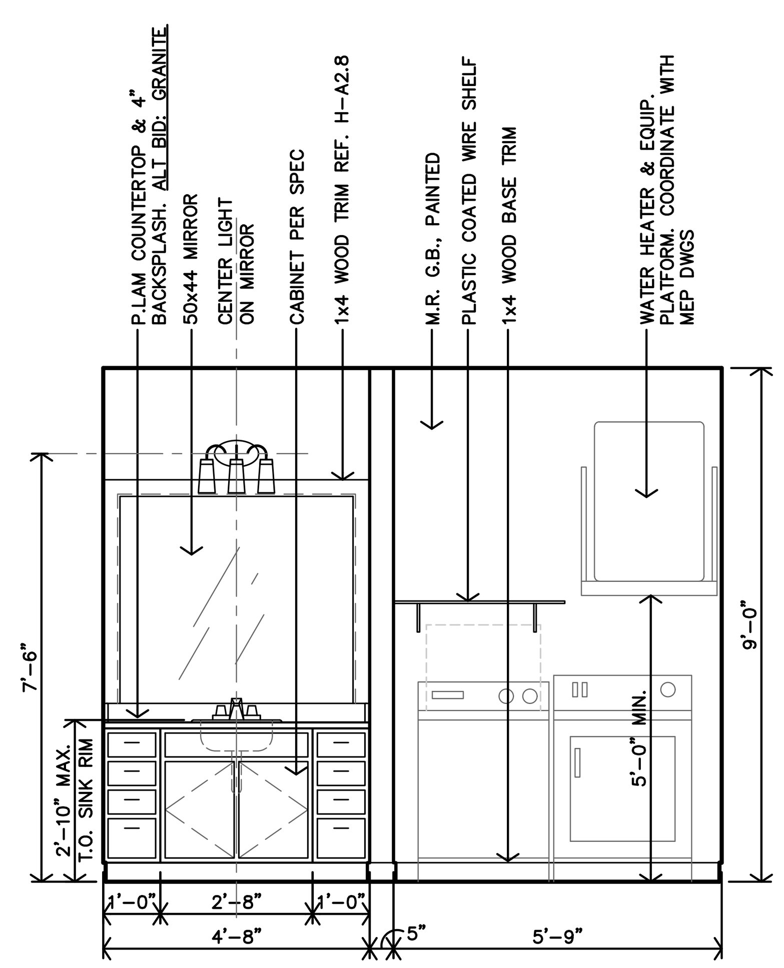
- A PLASTIC COATED WIRE SHELF & ROD @ 60"AFF
- B VERIFY SIZE w/ SHOWER UNIT, REF. MEP DWGS
- C WATER HEATER & EQUIPMENT PLATFROM. LOCATED ABOVE DRYER IN ALL UNITS (MAY BE MIRRORED FROM WHAT IS SHOWN ON ELEVATION, REF. FLOOR PLANS). REF. MECH. DRAWINGS.

LEGEND

M	MIRROR
TP	TOILET PAPER DISPENSER
TB	TOWEL BAR
SR	SHOWER ROD
WH	WATER HEATER
EP	EQUIP. PLATFORM


NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.
E UNIT 1B - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"


D UNIT 1B - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"


C UNIT 1B - BATH #03 INTERIOR ELEVATION
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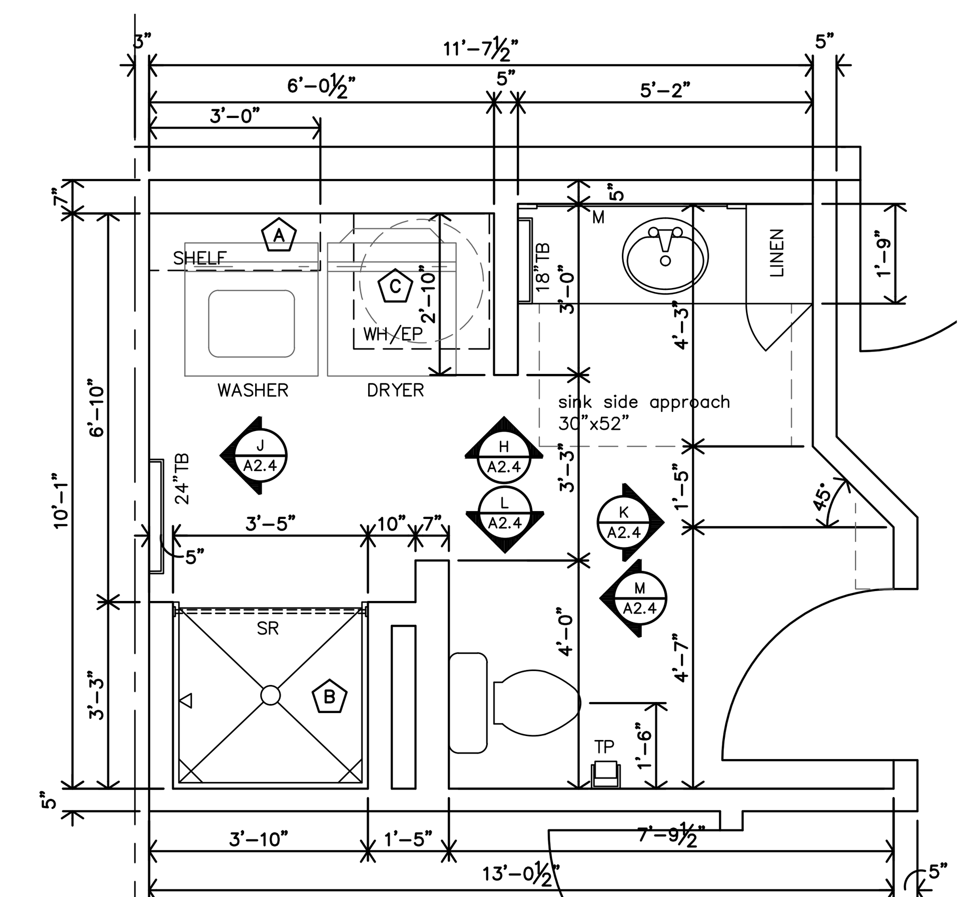
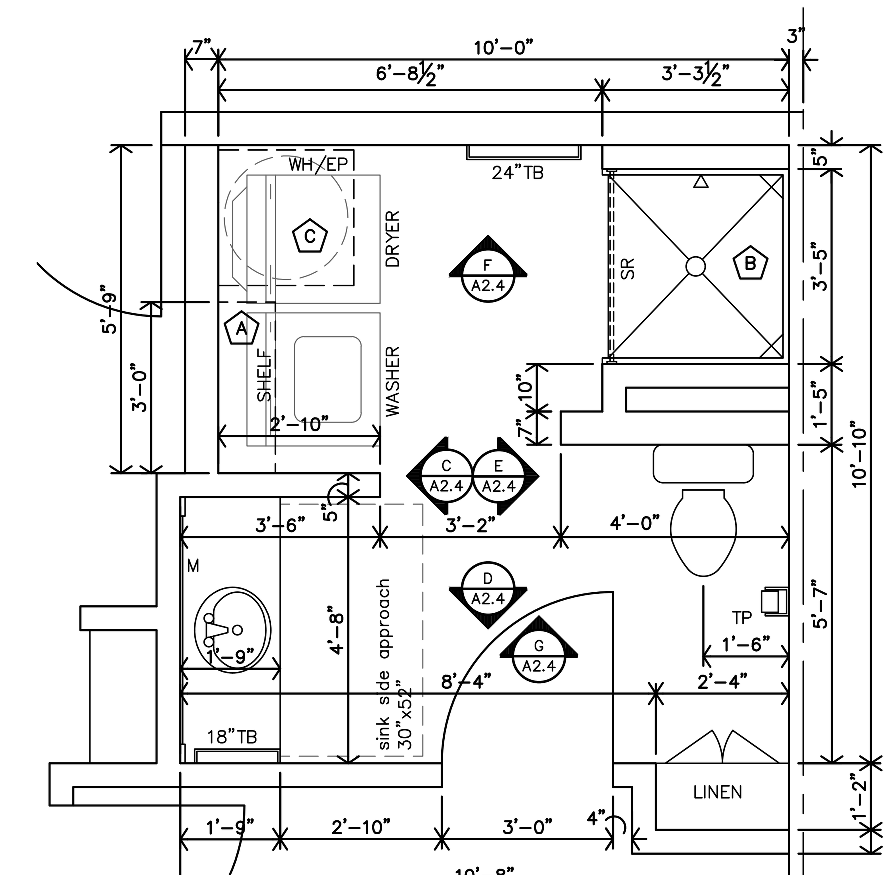

B UNIT 2B (ADAPTABLE, TYPE-B) ENLARGED BATH#03 PLAN
3/8"=1'-0"


A UNIT 1B (ADAPTABLE, TYPE-B) ENLARGED BATH#03 PLAN
3/8"=1'-0"

ADAPTABLE (TYPE-B) UNITS

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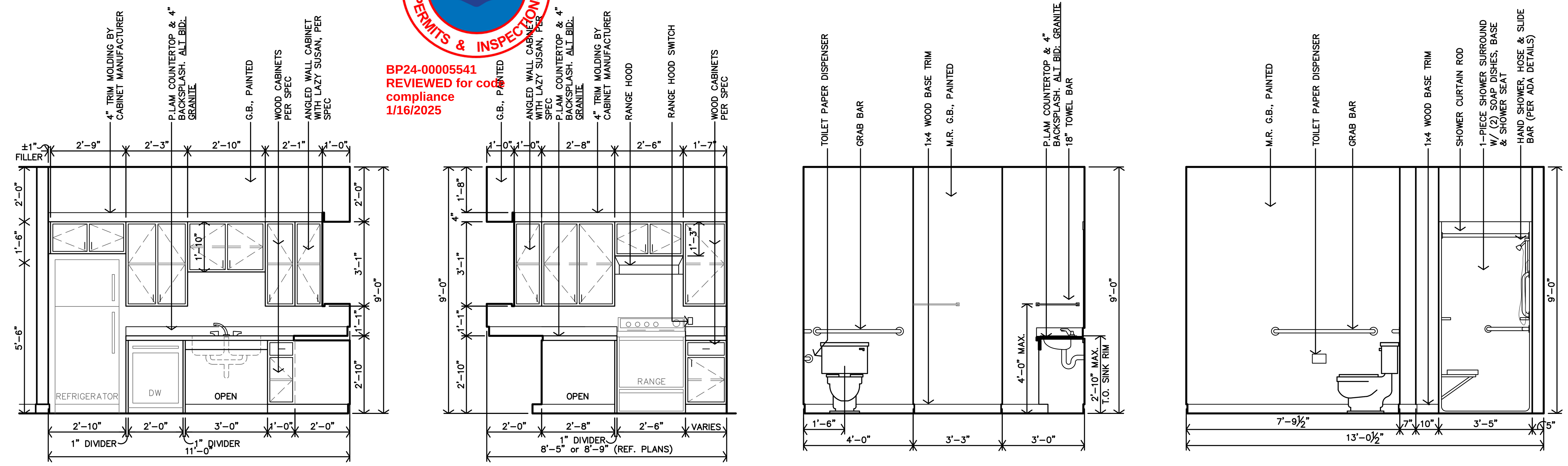

O UNITS 1A/2A - KITCHEN #01 CABINET ELEVATION
3/8"=1'-0"

N UNITS 1A/2A - KITCHEN #01 CABINET ELEVATION
3/8"=1'-0"

M UNIT 2A - BATH #03 INTERIOR ELEVATION
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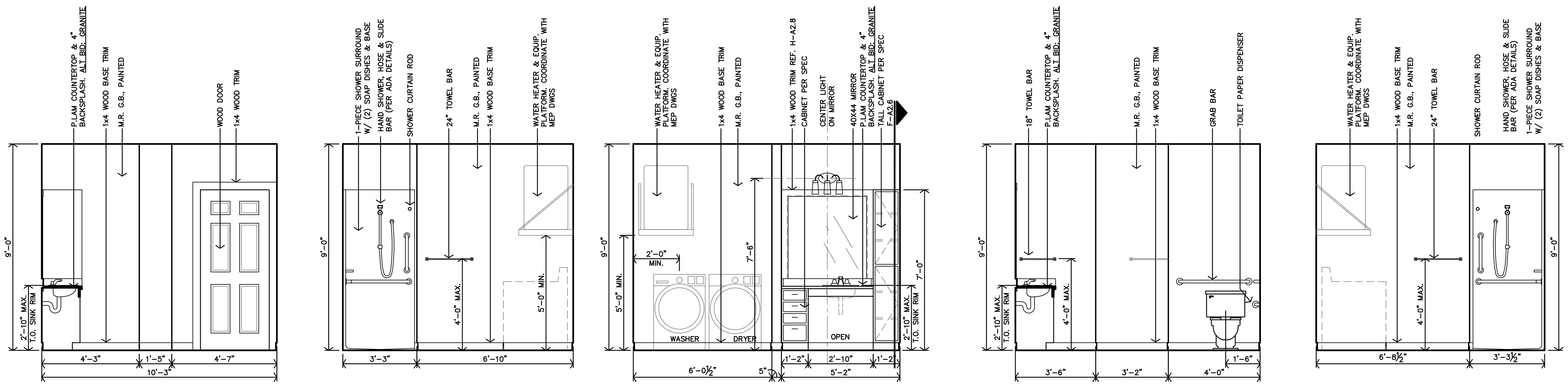
L UNIT 2A - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"



K UNIT 2A - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"

J UNIT 2A - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"

H UNIT 2A - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"

G UNIT 1A - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"

F UNIT 1A - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"

ENLARGED BATH NOTES:

1. REF UNIT GENERAL NOTES FOR ADDITIONAL DIRECTION ON SHEET A2.3.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS & FUTURE GRABS BARS, FUTURE SHOWER SEAT AS REQ'D. (REF. K/L/M/N/O-A2.14)
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BATH KEYNOTES:

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B VERIFY SIZE w/ SHOWER UNIT, REF. MEP DWGS

C WATER HEATER & EQUIPMENT PLATFROM. LOCATED ABOVE DRYER IN ALL UNITS (MAY BE MIRRORED FROM WHAT IS SHOWN ON ELEVATION, REF. FLOOR PLANS). REF. MECH. DRAWINGS.

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TP	TOILET PAPER DISPENSER
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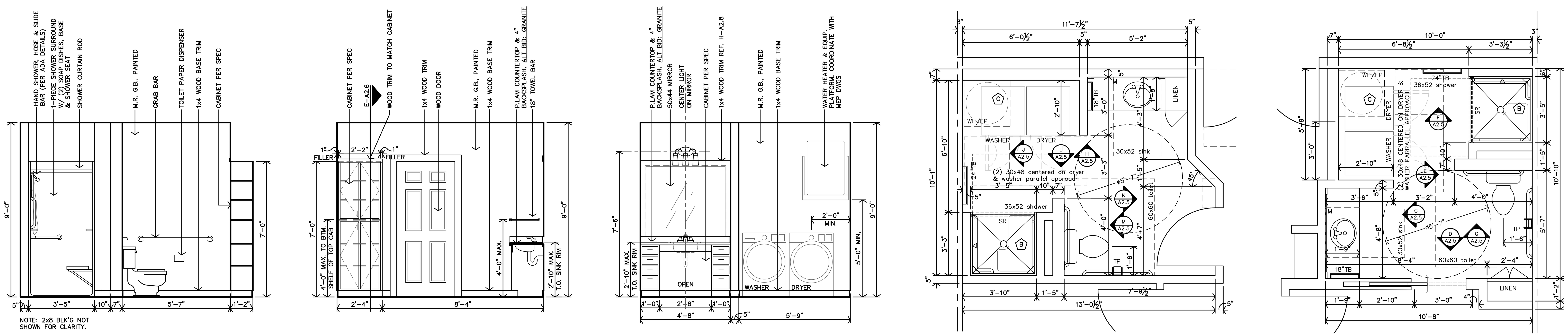

E UNIT 1A - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"

D UNIT 1A - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"

C UNIT 1A - BATH #03 INTERIOR ELEVATION
3/8"=1'-0"

B UNIT 2A (ACCESSIBLE) ENLARGED BATH#03 PLAN
3/8"=1'-0"

A UNIT 1A (ACCESSIBLE) ENLARGED BATH#03 PLAN
3/8"=1'-0"

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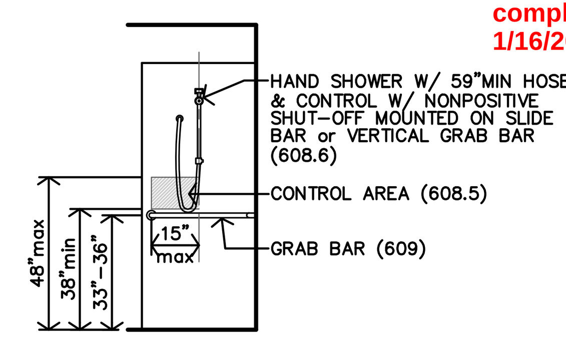
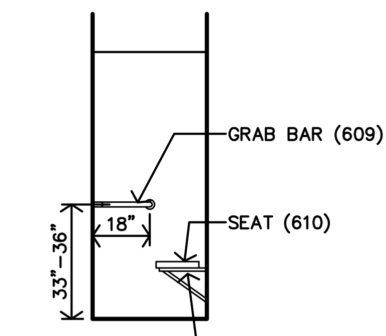
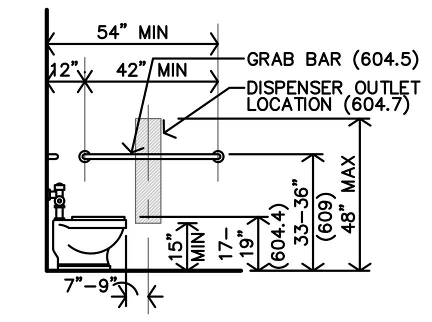
UNIT ACCESSIBLE BATH DETAILS



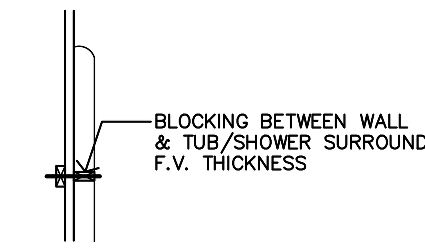
O TYP. HEIGHTS @ ACCESSIBLE SHOWER CONTROL WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



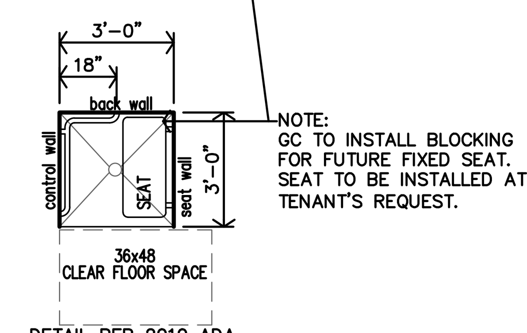
N TYP. HEIGHTS @ ACCESSIBLE SHOWER BACK WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



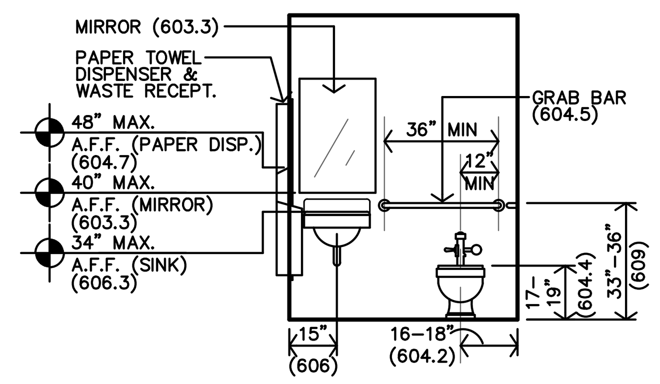
L TYP. HEIGHTS @ ACCESSIBLE TOILET SIDE WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



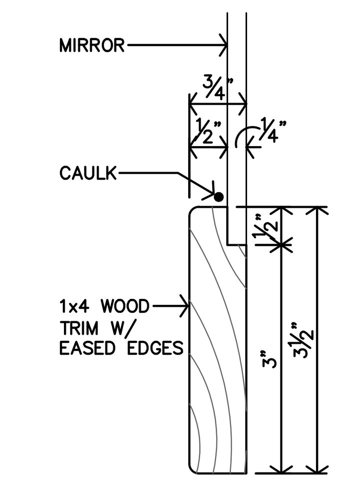
J TYPICAL TUB/SHOWER SURROUND BLOCKING
NTS



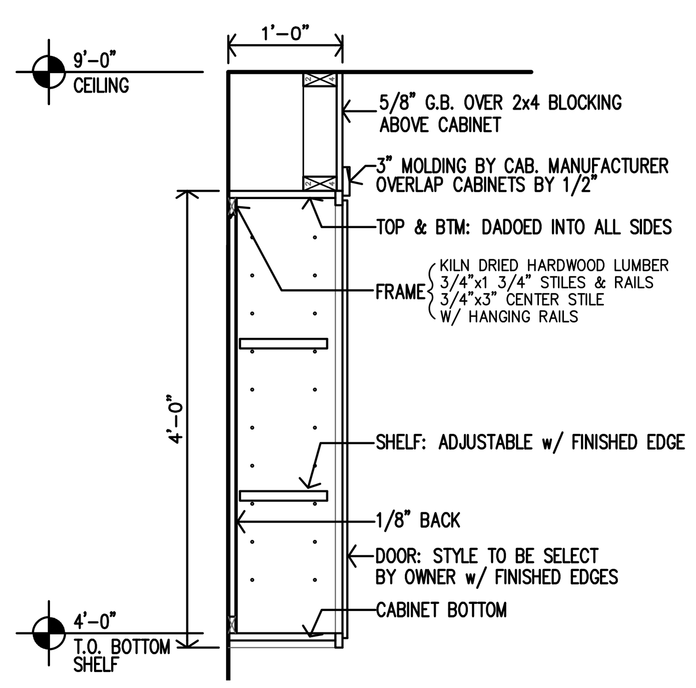
M TYP. HEIGHTS @ ACCESSIBLE SHOWER PLAN
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



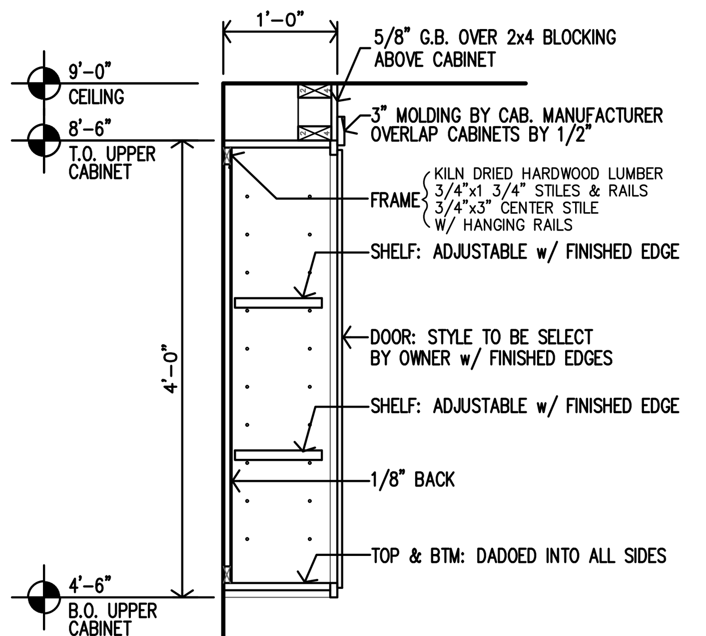
K TYP. HEIGHTS @ ACCESSIBLE TOILET REAR WALL
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



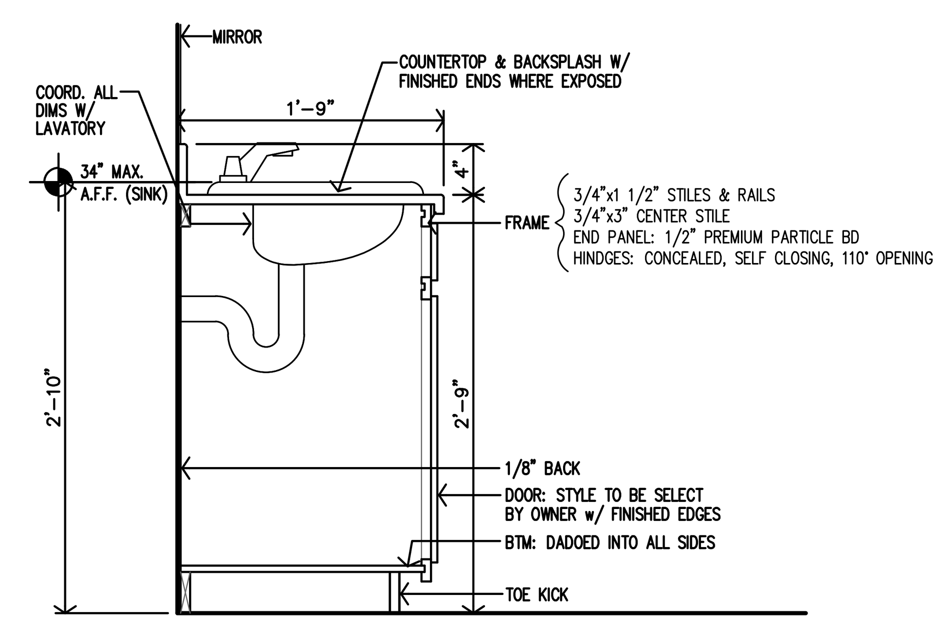
I MIRROR TRIM DETAIL
6"=1'-0"



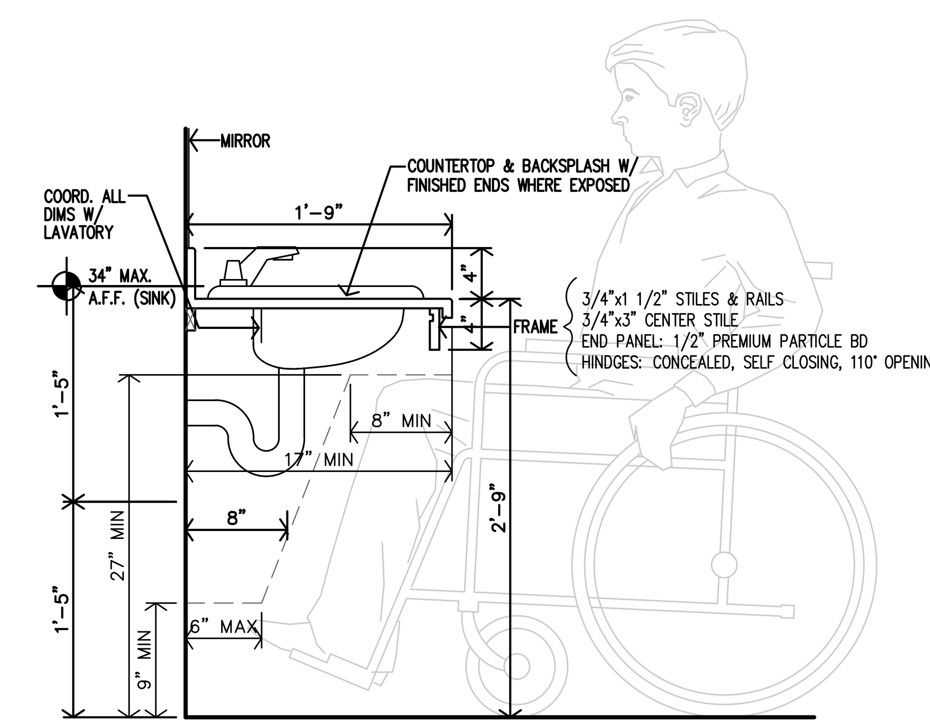
Q ALTERNATE BID SECTION @ ACCESSIBLE KITCHEN UPPER CABINETS
3/4"=1'-0"



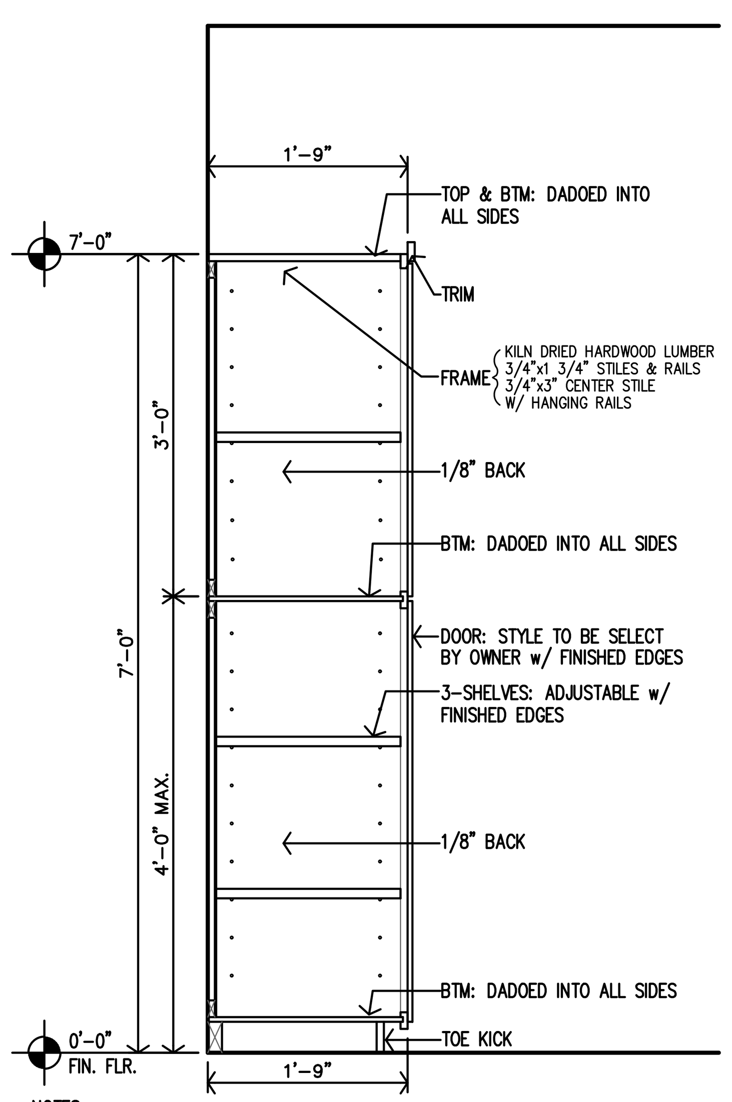
P ALTERNATE BID SECTION @ ADAPTABLE KITCHEN UPPER CABINETS
3/4"=1'-0"



H SECTION @ ADAPTABLE BATHROOM VANITY
1"=1'-0"

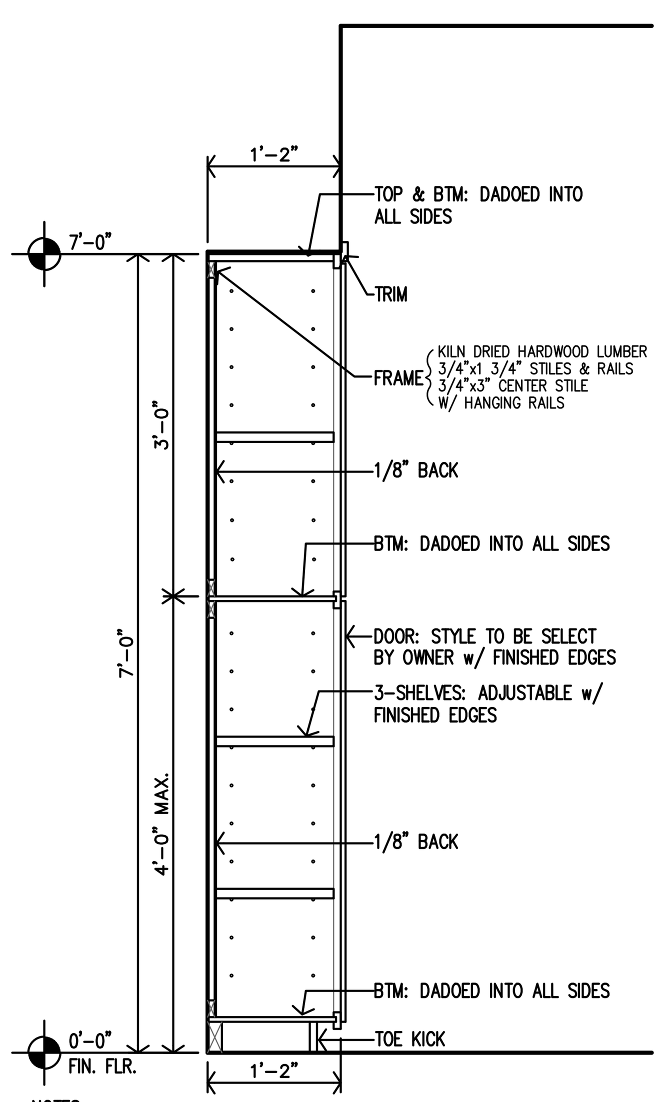


G SECTION @ ACCESSIBLE BATHROOM VANITY
1"=1'-0"



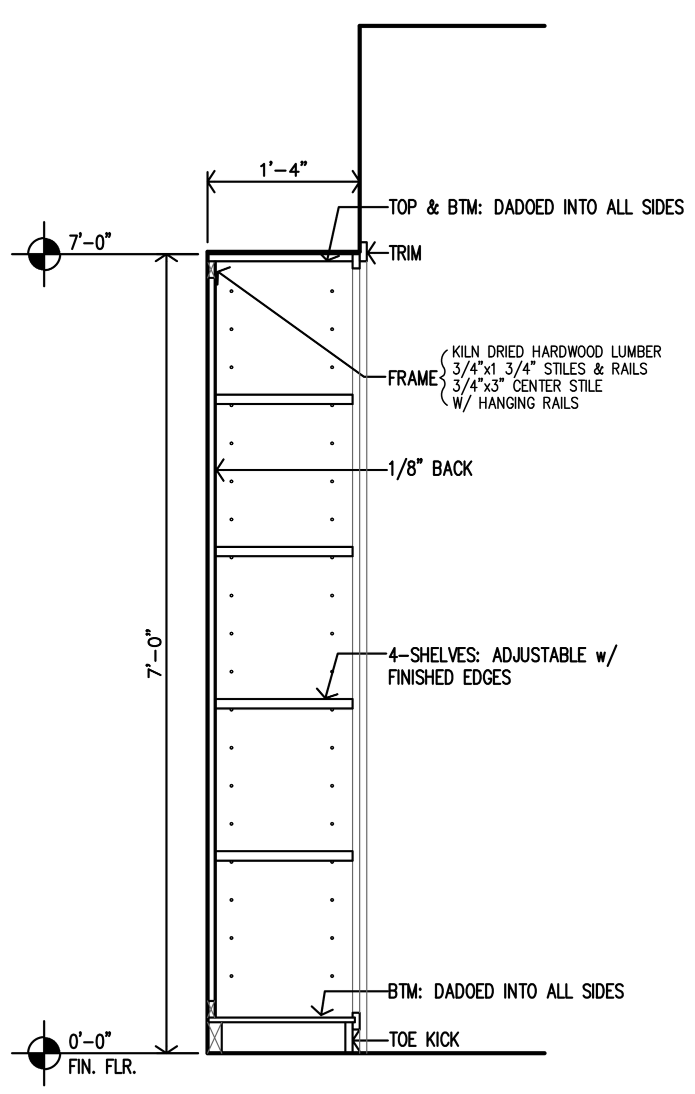
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

F SECTION @ UNIT 2A/2B LINEN CABINET
3/4"=1'-0"



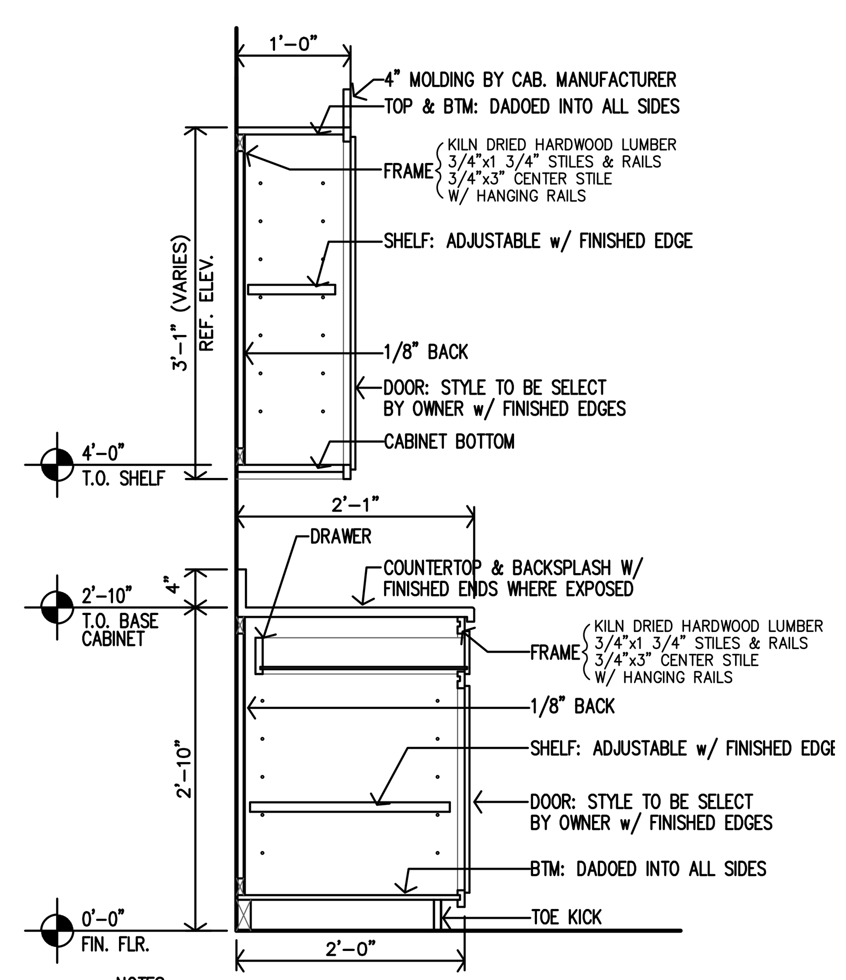
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

E SECTION @ UNIT 1A/1B LINEN CABINET
3/4"=1'-0"



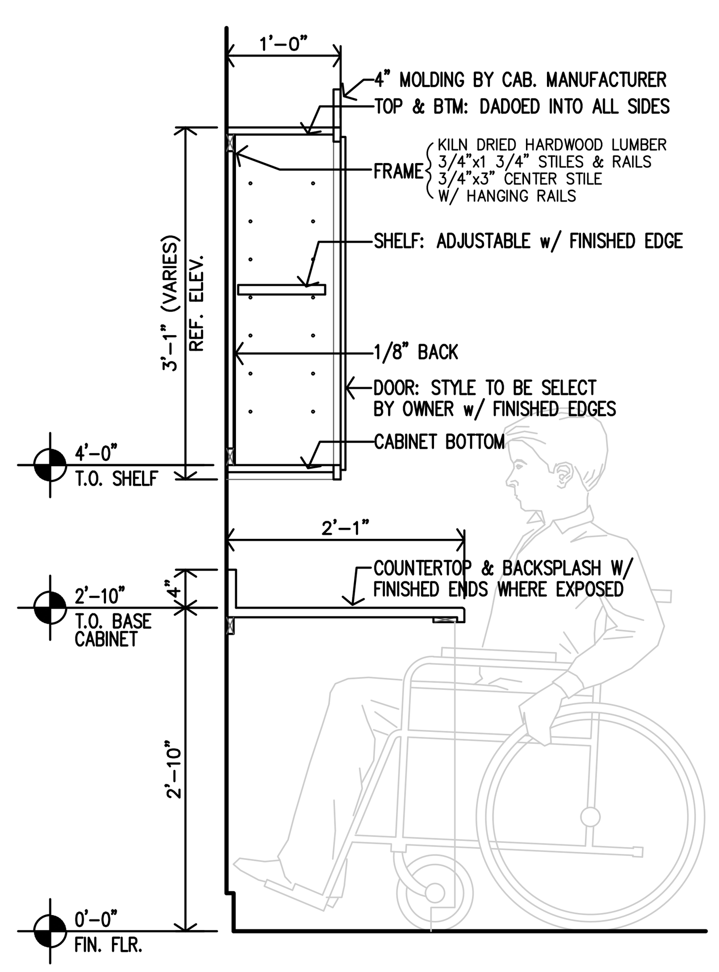
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.
3. REF. UNIT FLOOR PLANS FOR WIDTH OF CABINET.

D SECTION @ BUILT- IN CABINETS
3/4"=1'-0"



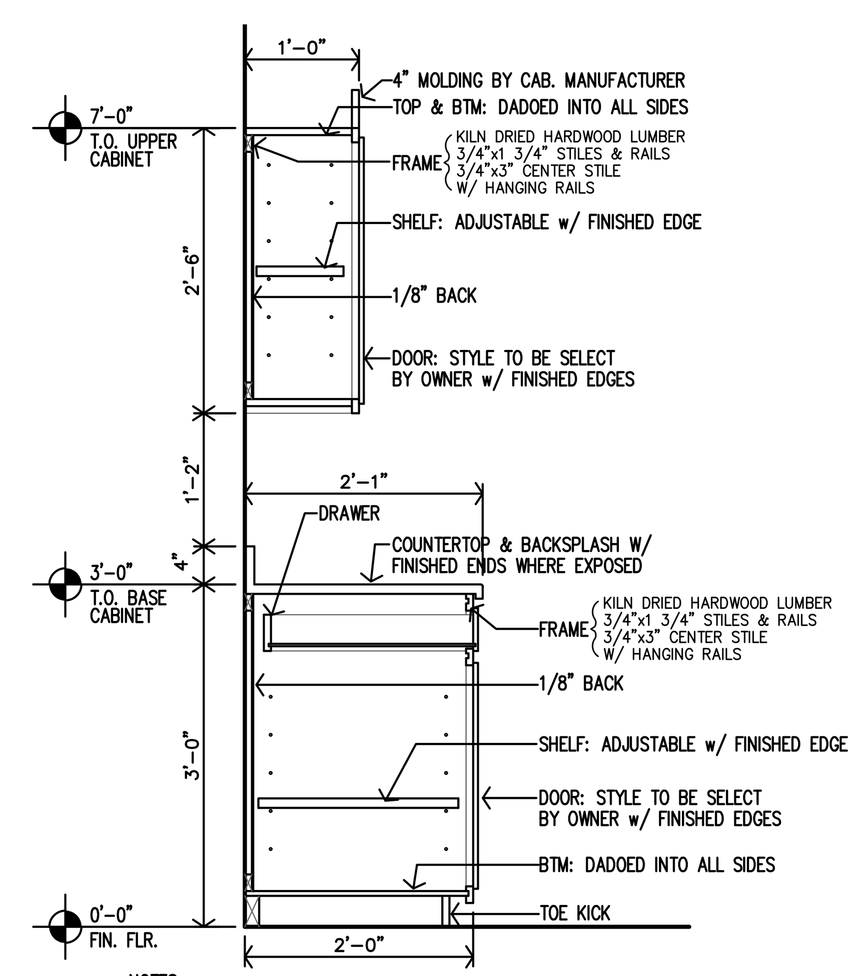
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

C SECTION @ ACCESSIBLE KITCHEN CABINETS
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

B SECTION @ ACCESSIBLE KITCHEN WORK SPACE
3/4"=1'-0"



NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

A SECTION @ ADAPTABLE KITCHEN CABINETS
3/4"=1'-0"

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

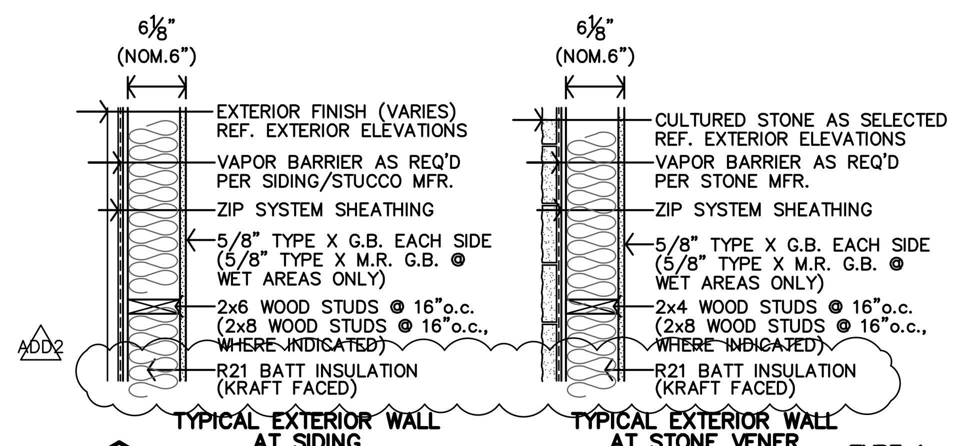
REGISTERED ARCHITECT 22415 STATE OF TEXAS

REVISION:

DATE: 11-22-2024
JOB: 24-3395
SHEET NO.:
A2.6

EXTERIOR PARTITION SCHEDULE

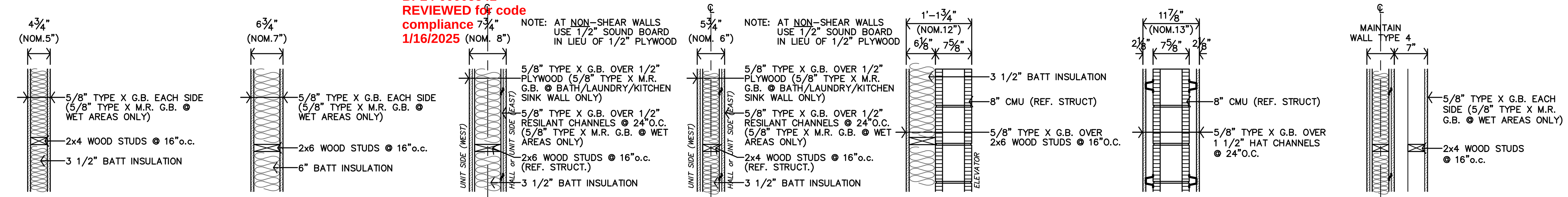
- REF. SHEET CFP FOR ADDITIONAL CODE INFORMATION



1 TYPE 1

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



2r TYPE 2r
STC 34 — 1-HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS

2 TYPE 2
NON-RATED

3r TYPE 3r
STC 35 — 1-HOUR RATED (UL U305) ATTACH PER ul REQUIREMENTS

3 TYPE 3
NON-RATED

4.1 TYPE 4
STC 52 — 1-HOUR RATED (UL U311) ATTACH PER ul REQUIREMENTS
NOTE: HALL TO BE 30MIN RATED

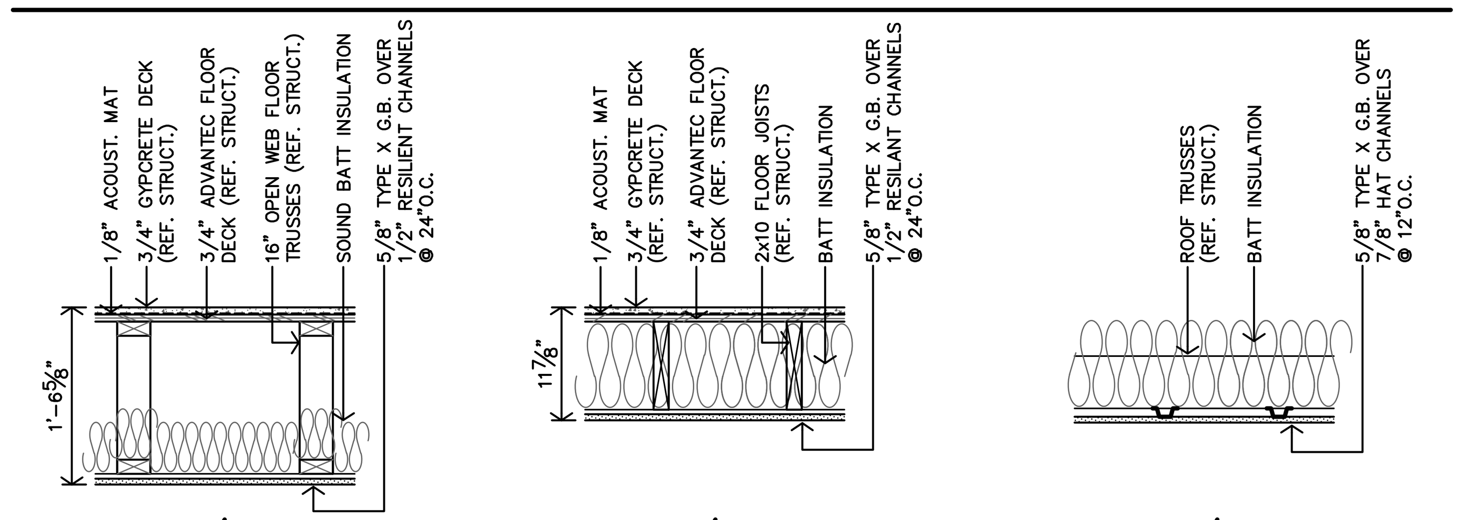
4.2 TYPE 4
STC 52 — 1-HOUR RATED (UL U311) ATTACH PER ul REQUIREMENTS
NOTE: HALL TO BE 30MIN RATED

5 TYPE 5
STC 60 — 1-HOUR RATED (UL U905) (UL RATING 1HR)

6 TYPE 6
STC 60 — 2-HOUR RATED FIRE WALL (UL U910) (UL RATING 2HR)

7 TYPE 7
STC 52

ASSEMBLIES



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

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3, (EXCEPTION)
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

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

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3, (EXCEPTION)
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 718.2. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU

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

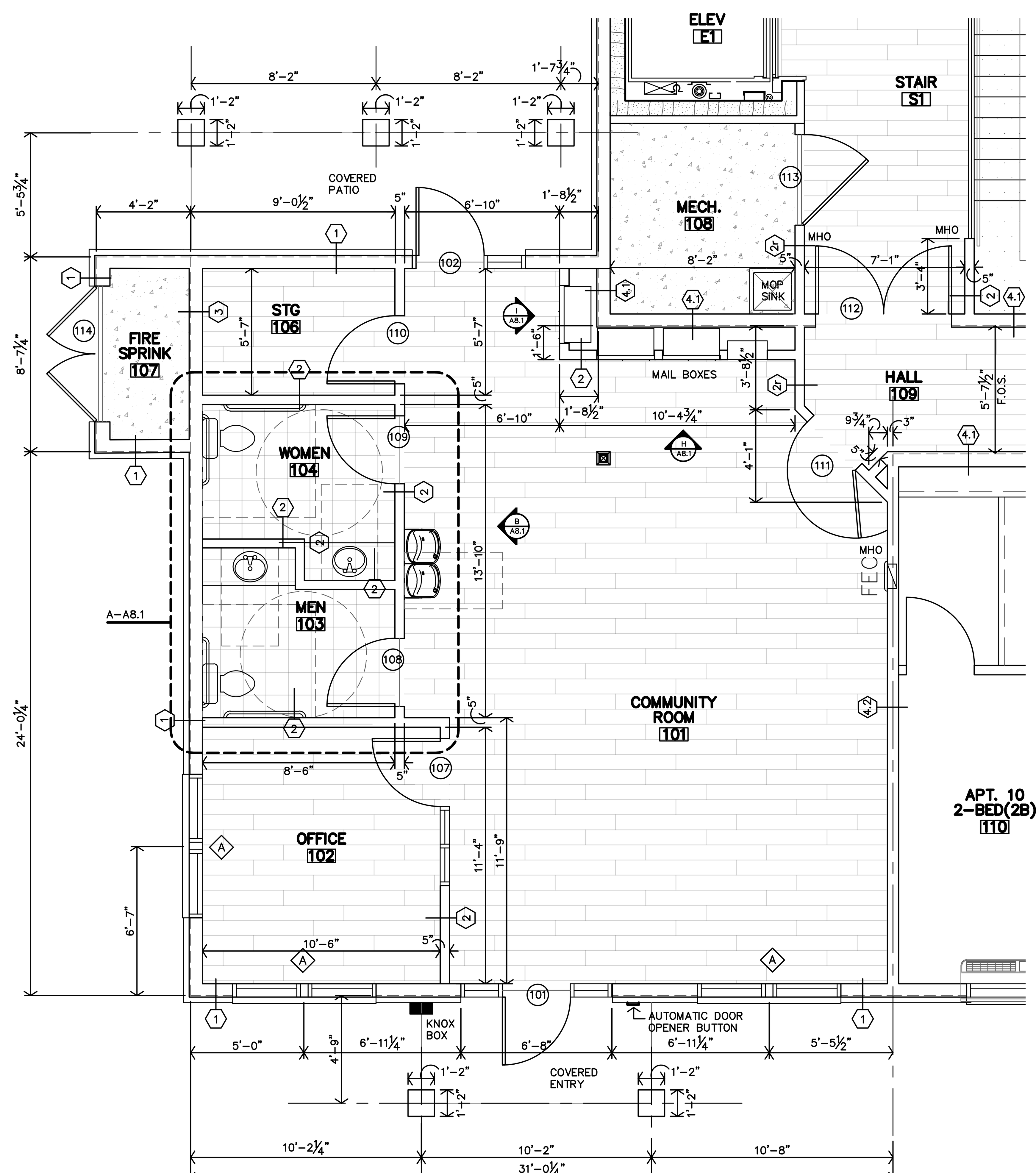
ARCHITECTURAL GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. INSTALL MATERIALS AND/OR FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR COMPLETE & FINISHED INSTALLATION.
3. ALL WORK SHALL BE IN CONFORMANCE W/ APPLICABLE BUILDING CODES & ORDINANCES.
4. ALL NEW CONSTRUCTION SHALL BE IN CONFORMANCE TO ADA REQUIREMENTS. REFERENCE ADA FOR TYPICAL MINIMUM CLEARANCE REQ.
5. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS AND FIELD CONDITIONS NOTIFY ARCHITECT PRIOR TO PROCEEDING WITH WORK SO THAT ANY ISSUES MAY BE CLARIFIED.
6. DOORS ARE TYPICALLY LOCATED WITH HINGE-SIDE JAMB 4" FROM ADJACENT WALL UNLESS NOTED OTHERWISE OR REQUIRED TO MEET LATCH-SIDE CLEARANCE PER ADA.
7. FEC – INDICATES LOCATION OF RECESSED FIRE EXTINGUISHER CABINET. REF SPECS. AND DETAILS B/C-A2.1
8. MHO – INDICATES DOOR WITH MAGNETIC HOLD OPEN.
9. F.O.S. – DIMENSIONS TO THE EXTERIOR WALLS ARE TO THE FACE OF STUD U.N.O.
10. FURNITURE SHOWN IS BY OWNER.
11. REFERENCE SHEET A2.1 FOR PARTITION SCHEDULES AND ASSEMBLIES

LEGEND

A	RADON PIPE THROUGH ROOF. REF. T-A4.4 & MECH. DWGS.
B	KNOX BOX. REFERECE A1.1 FOR LOCATION. COORDINATE WITH LOCAL FIRE MARSHAL OFFICE.
C	ROOF HATCH & WALL MOUNTED LADDER
(accessible symbol)	SYMBOL INDICATES ACCESSIBLE UNIT (2 TOTAL) APARTMENTS 11(111) & 30(303)
(hearing symbol)	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"

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THE RESIDENCE AT GREEN MEADOW
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SAN ANGELO, TEXAS

REVISION:	
2	12-6-2024
3	12-18-2024

DATE: 11-22-2024
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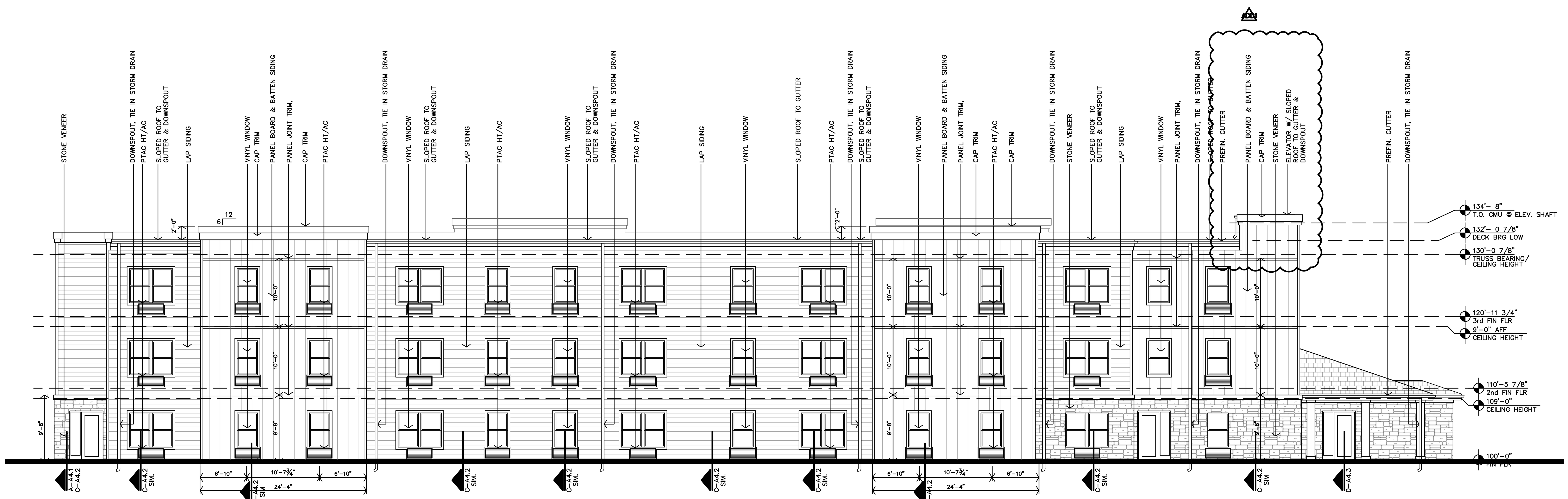
SHEET NO.:
A2.7

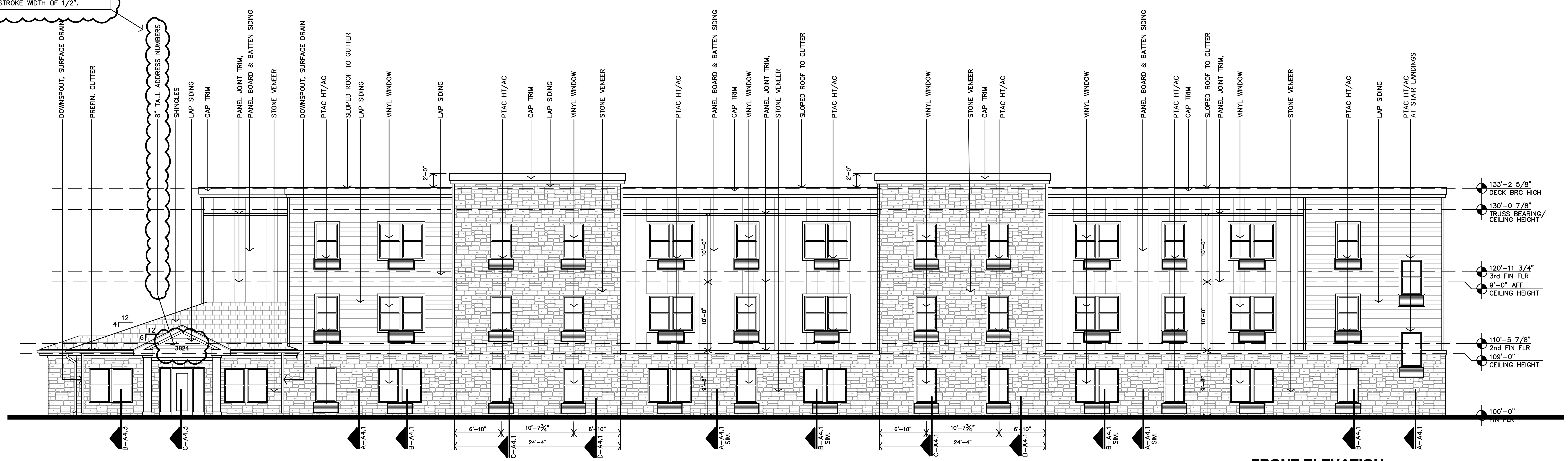
CITY OF SAN ANGELO PERMITS & INSPECTIONS

BP24-00005541
REVIEWED for code compliance
1/16/2025



B **BACK ELEVATION**
1/8" = 1'-0"

ADDRESSING NOTES:
ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2".



A **FRONT ELEVATION**
1/8" = 1'-0"

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REGISTERED ARCHITECT
Jay Steven Gillam
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STATE OF TEXAS

REVISION:

1	11-27-2024
2	12-18-2024

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SHEET NO.:

A3.1

CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
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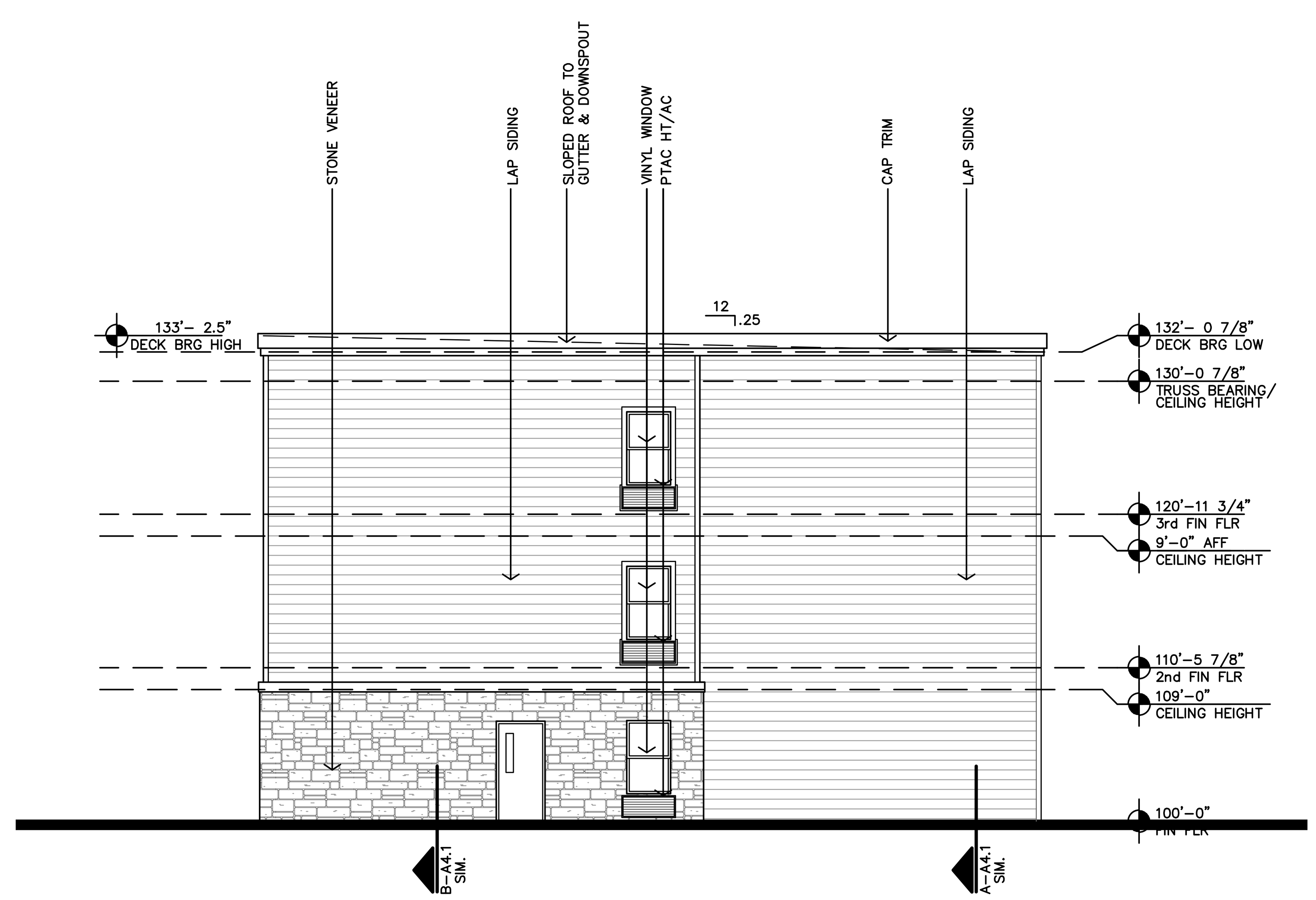
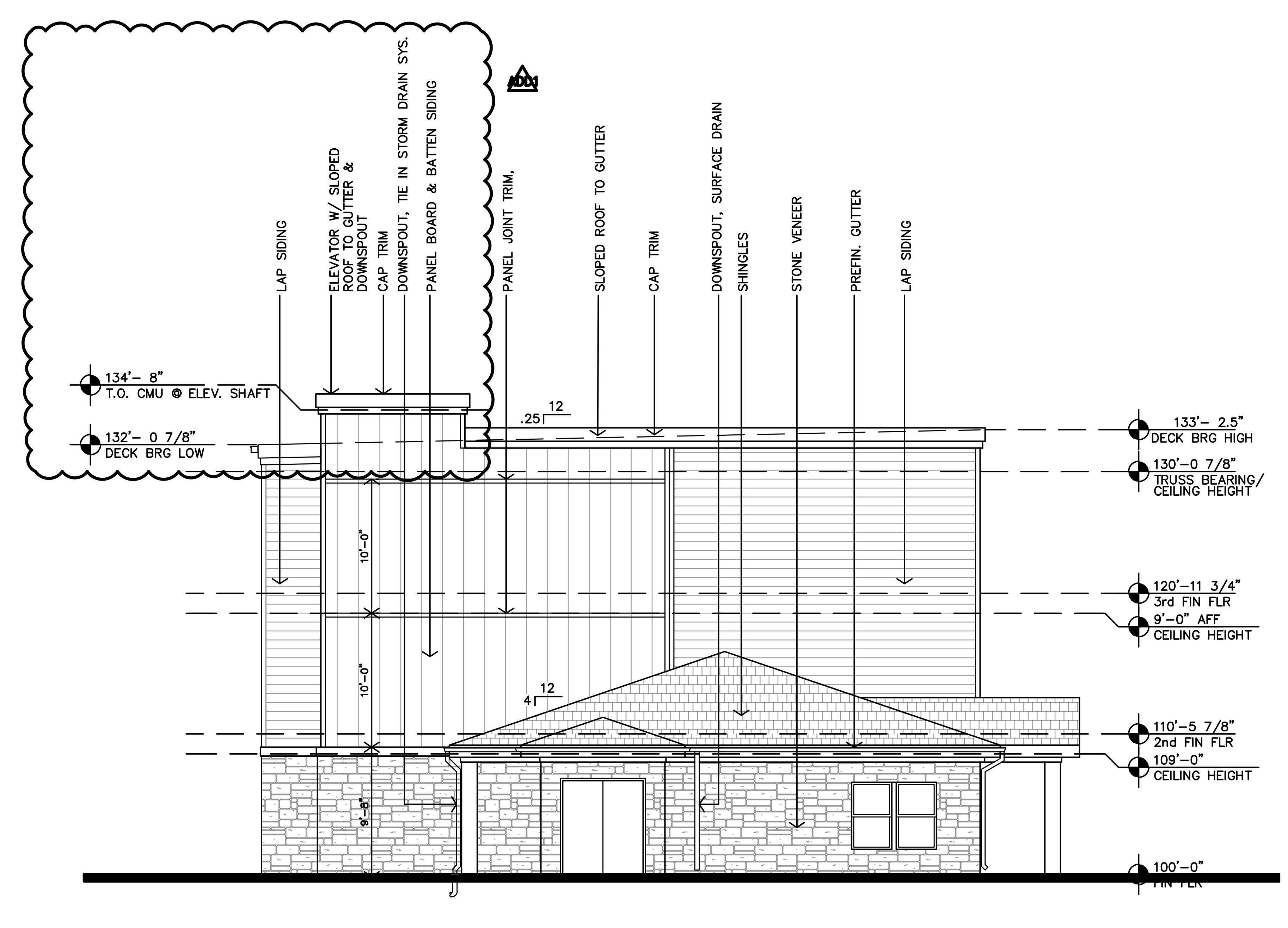
1/16/2025



B NORTH
1/8" = 1'-0"



A SOUTH ELEVATION
1/8" = 1'-0"

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THE RESIDENCE AT GREEN MEADOW

NEW SENIOR-LIVING FACILITY

SAN ANGELO, TEXAS

REGISTERED ARCHITECT STATE OF TEXAS 22415

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SHEET NO.:

A3.2

CITY OF SAN ANGELO
PERMITS & INSPECTIONS
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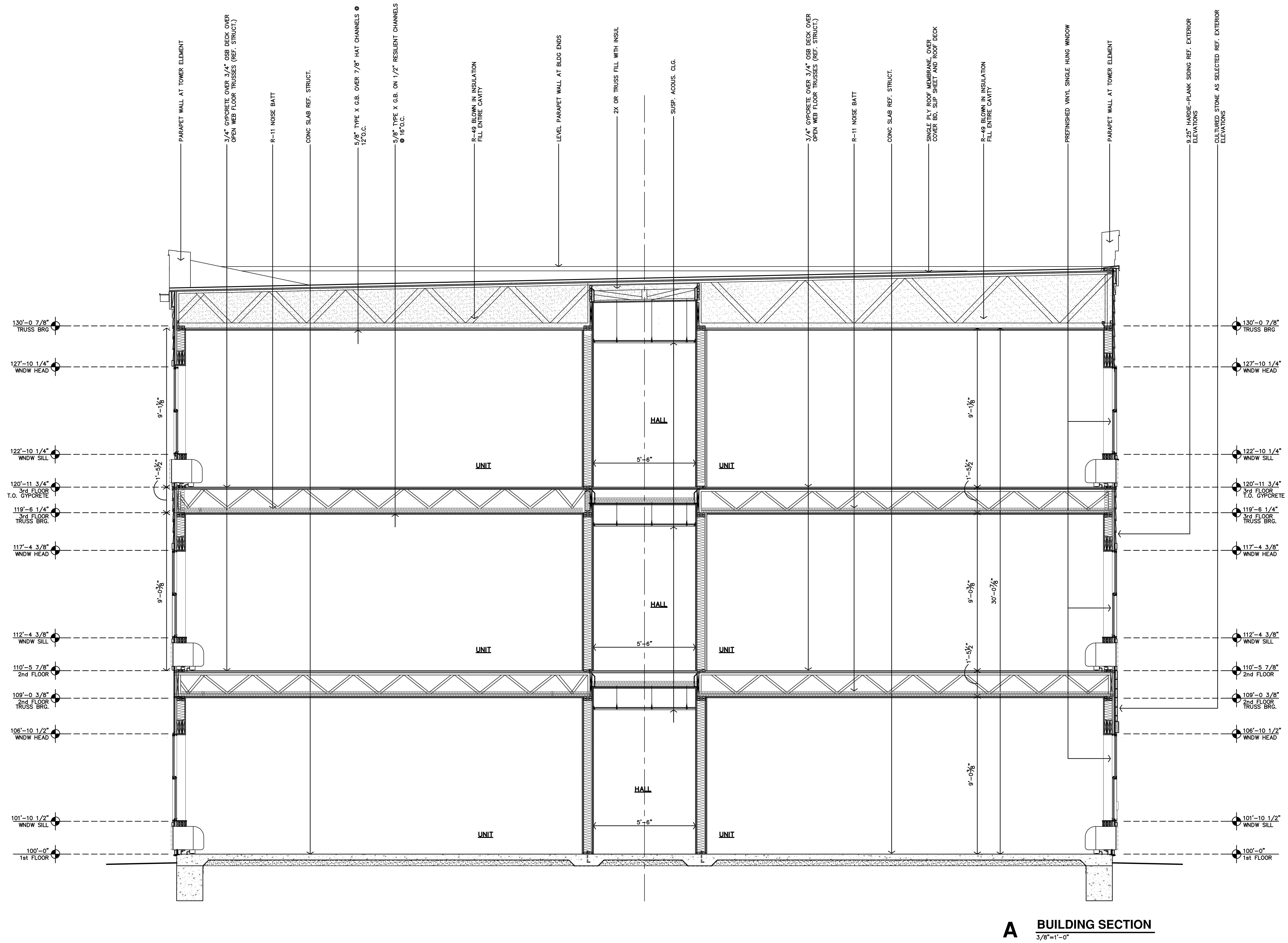
1/16/2025



A **BUILDING SECTION**
3/8"=1'-0"

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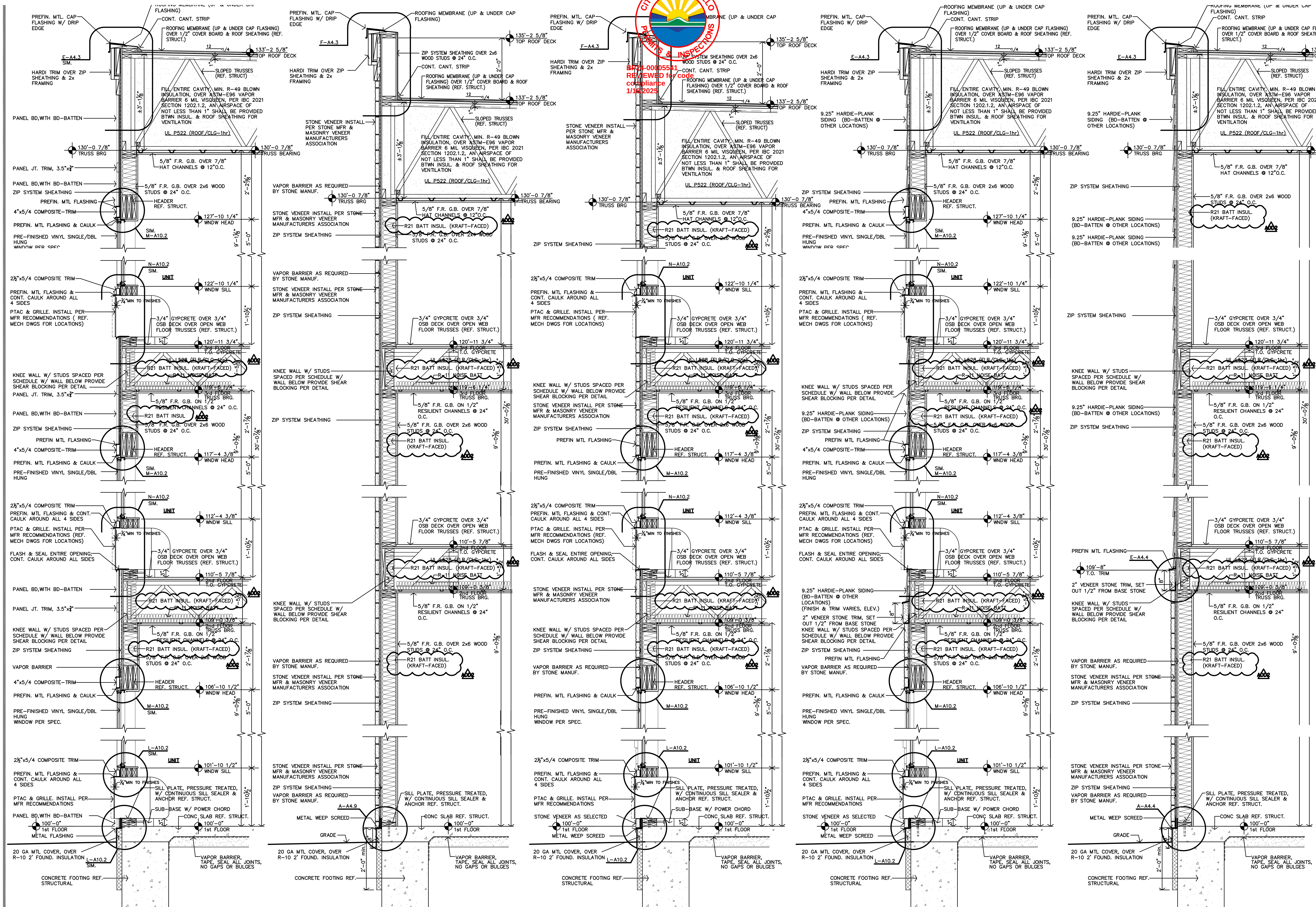
SHEET NO.:
A3.3



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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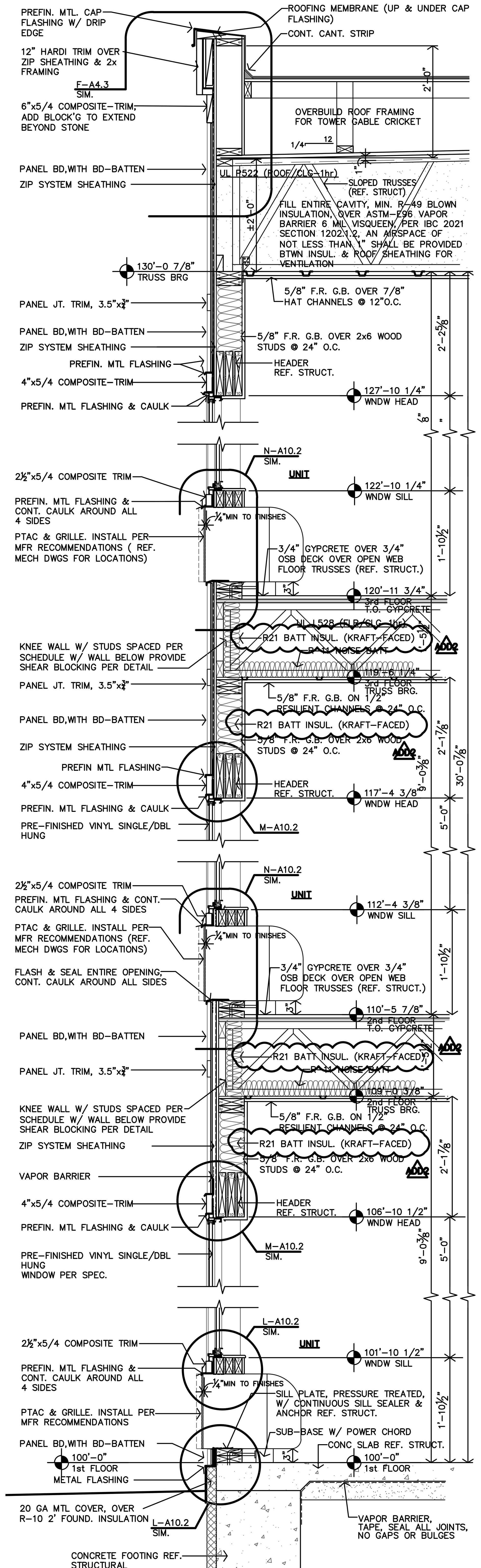
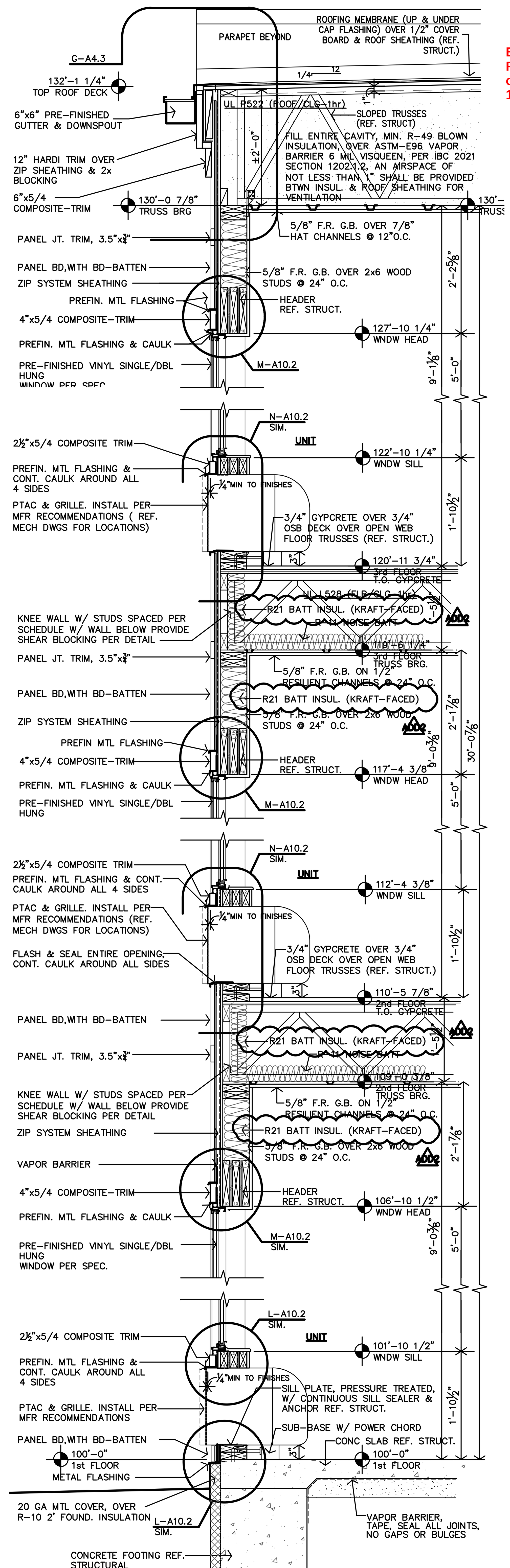
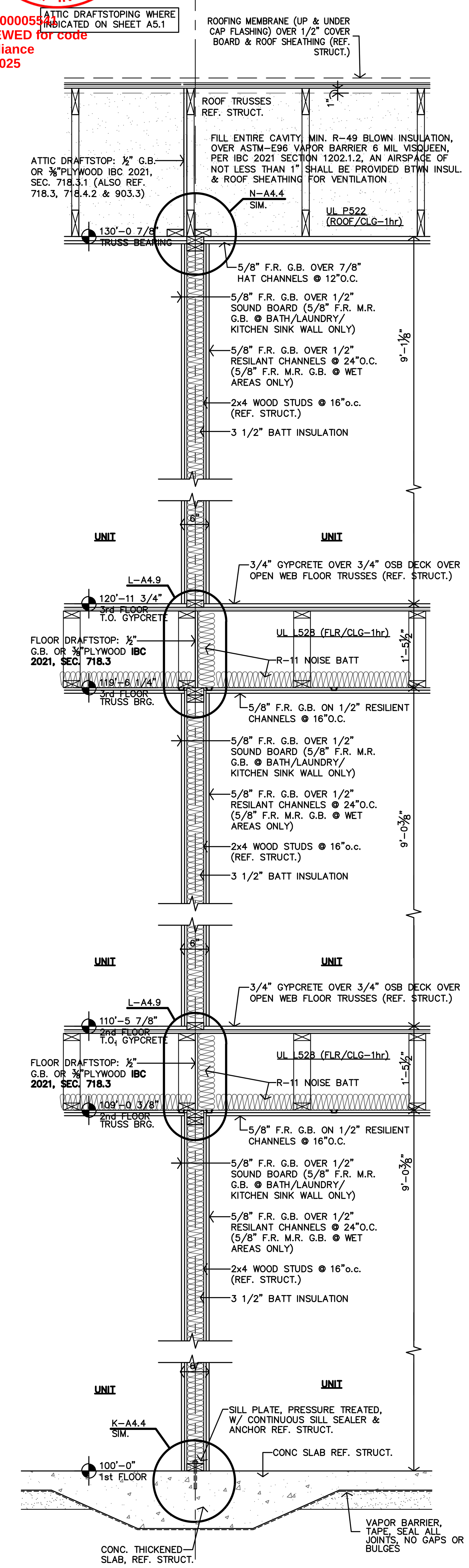
A4.1



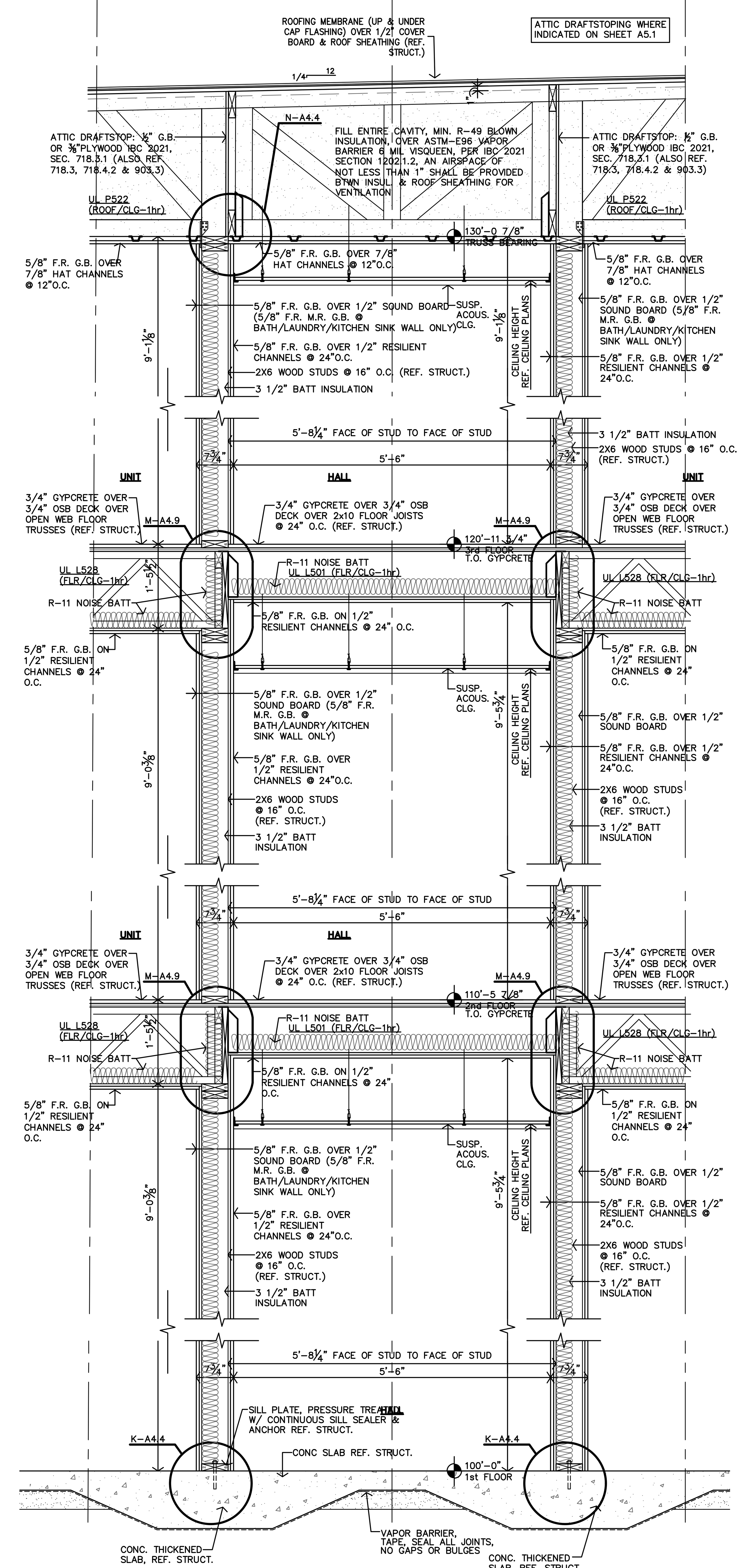
D TOWER & CRICKET REAR WALL SECT.
3/4"=1'-0"



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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A4.2

CITY OF SAN ANGELO PERMITS & INSPECTIONS
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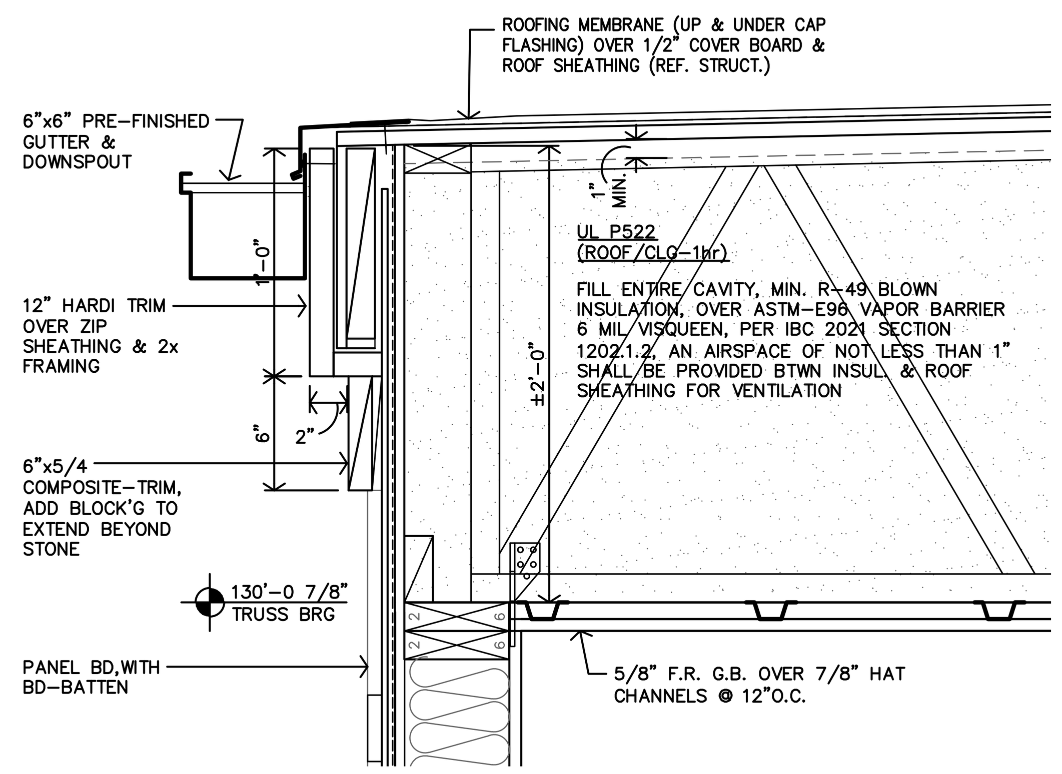
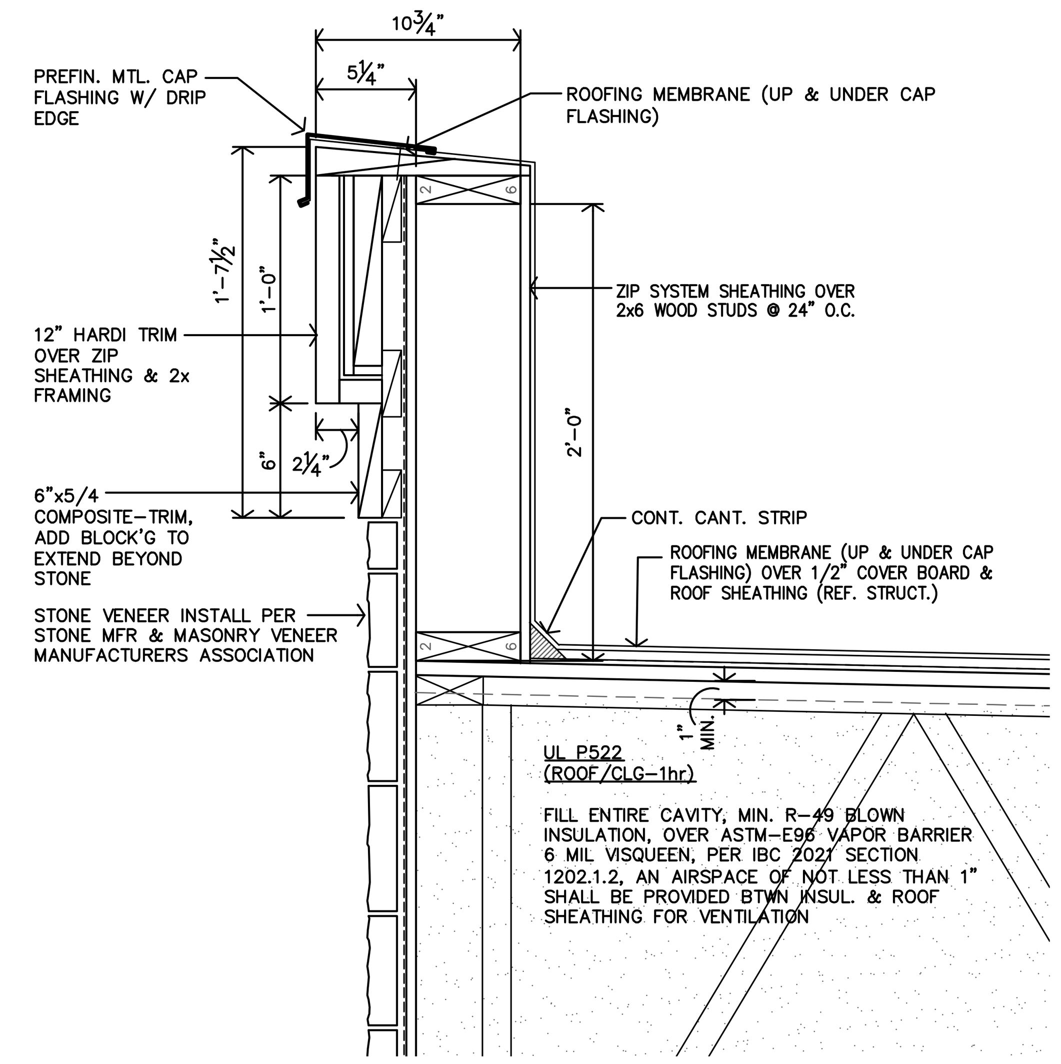
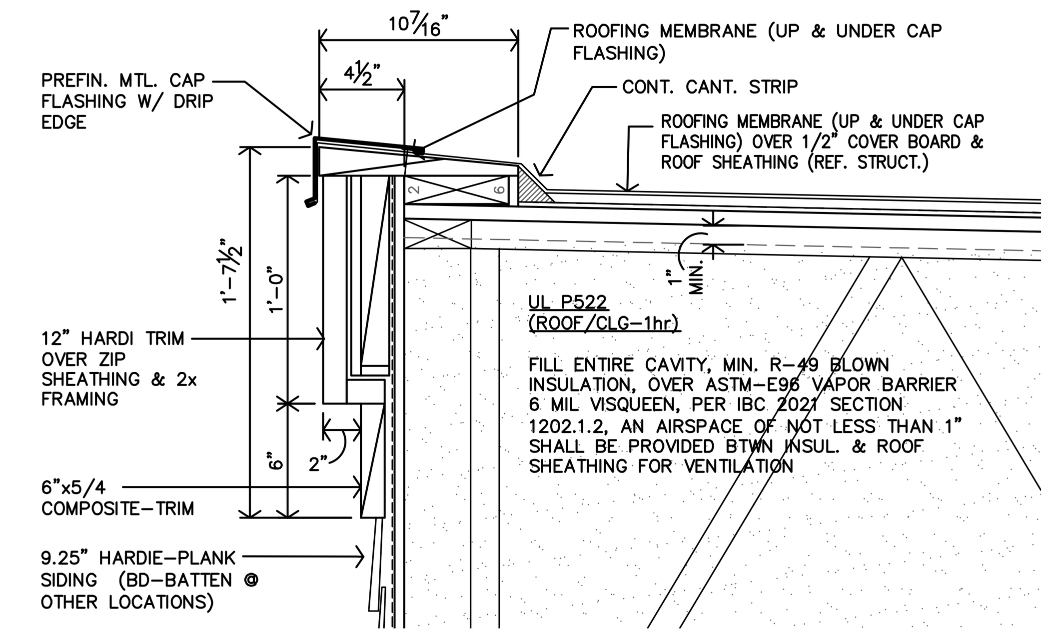


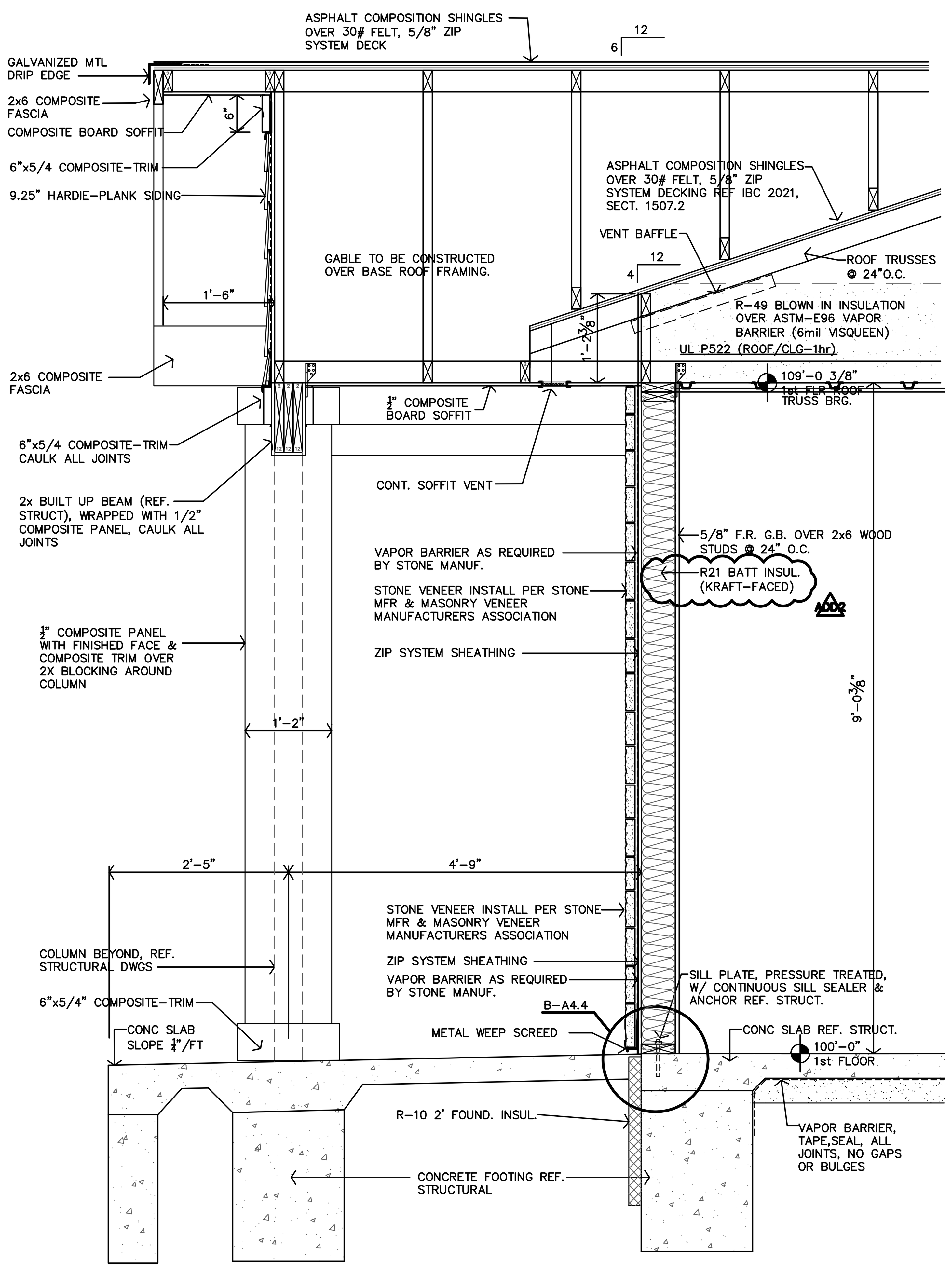
G DETAIL
1 1/2"=1'-0"



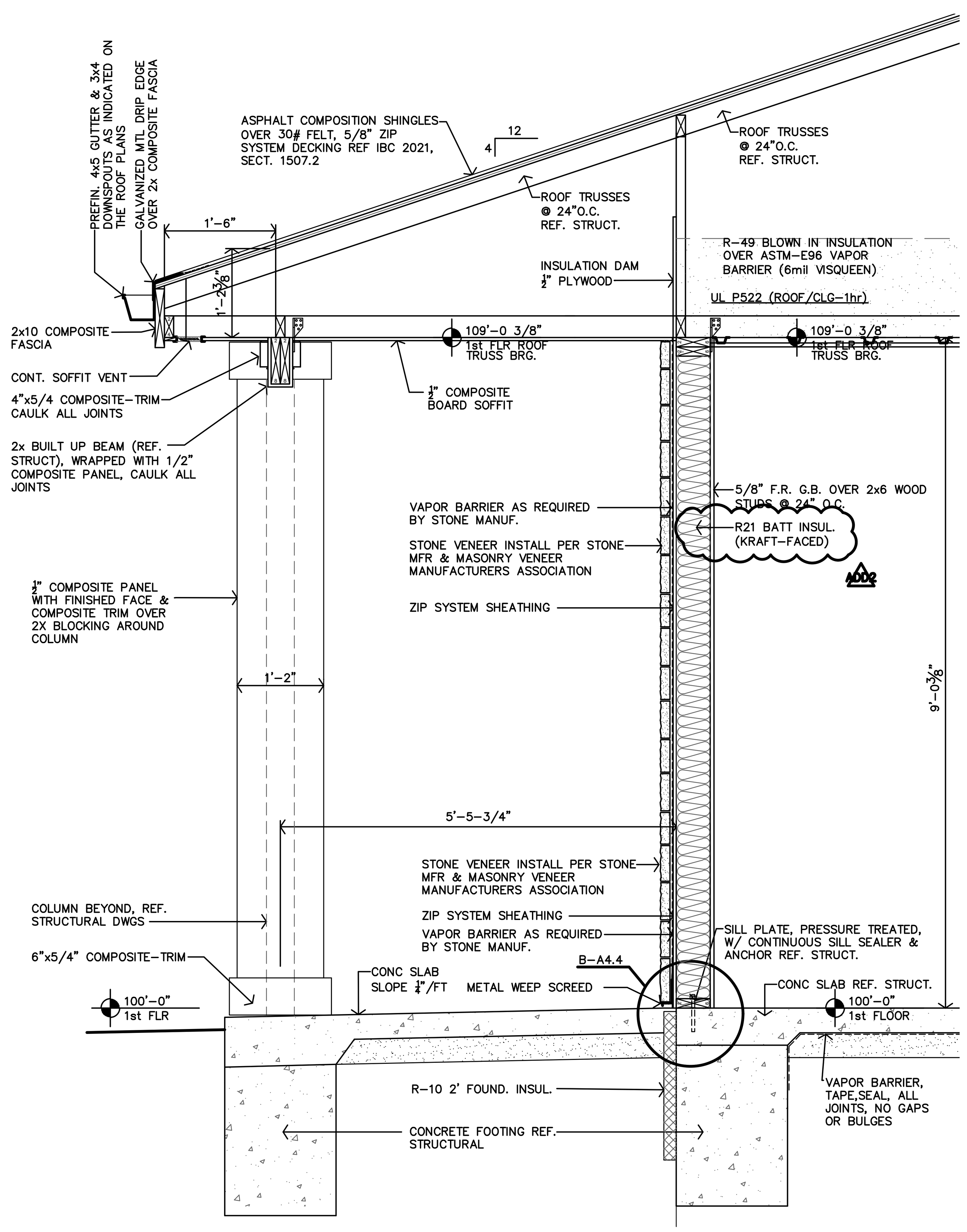
F DETAIL
1 1/2"=1'-0"



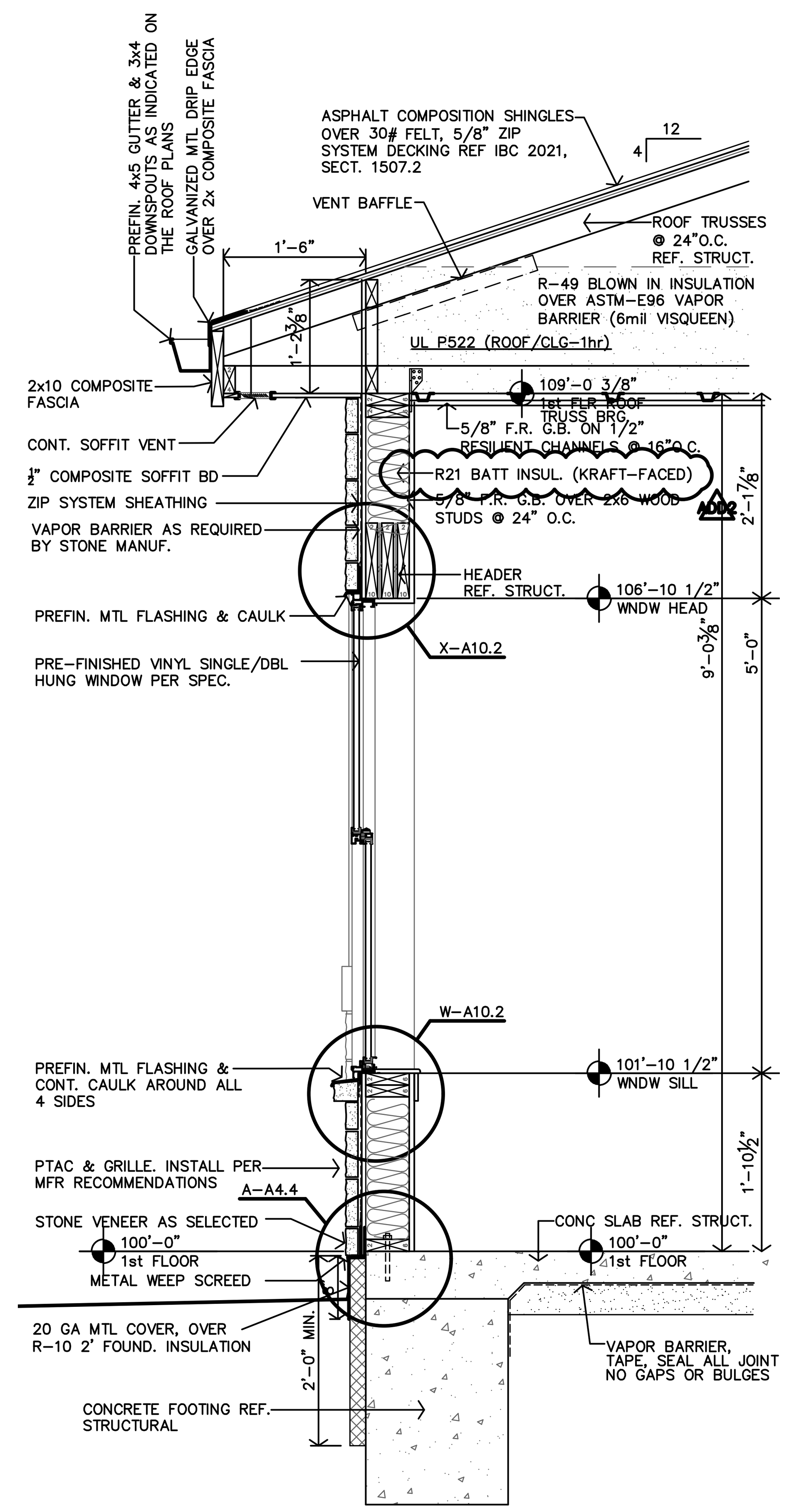
E DETAIL
1 1/2"=1'-0"



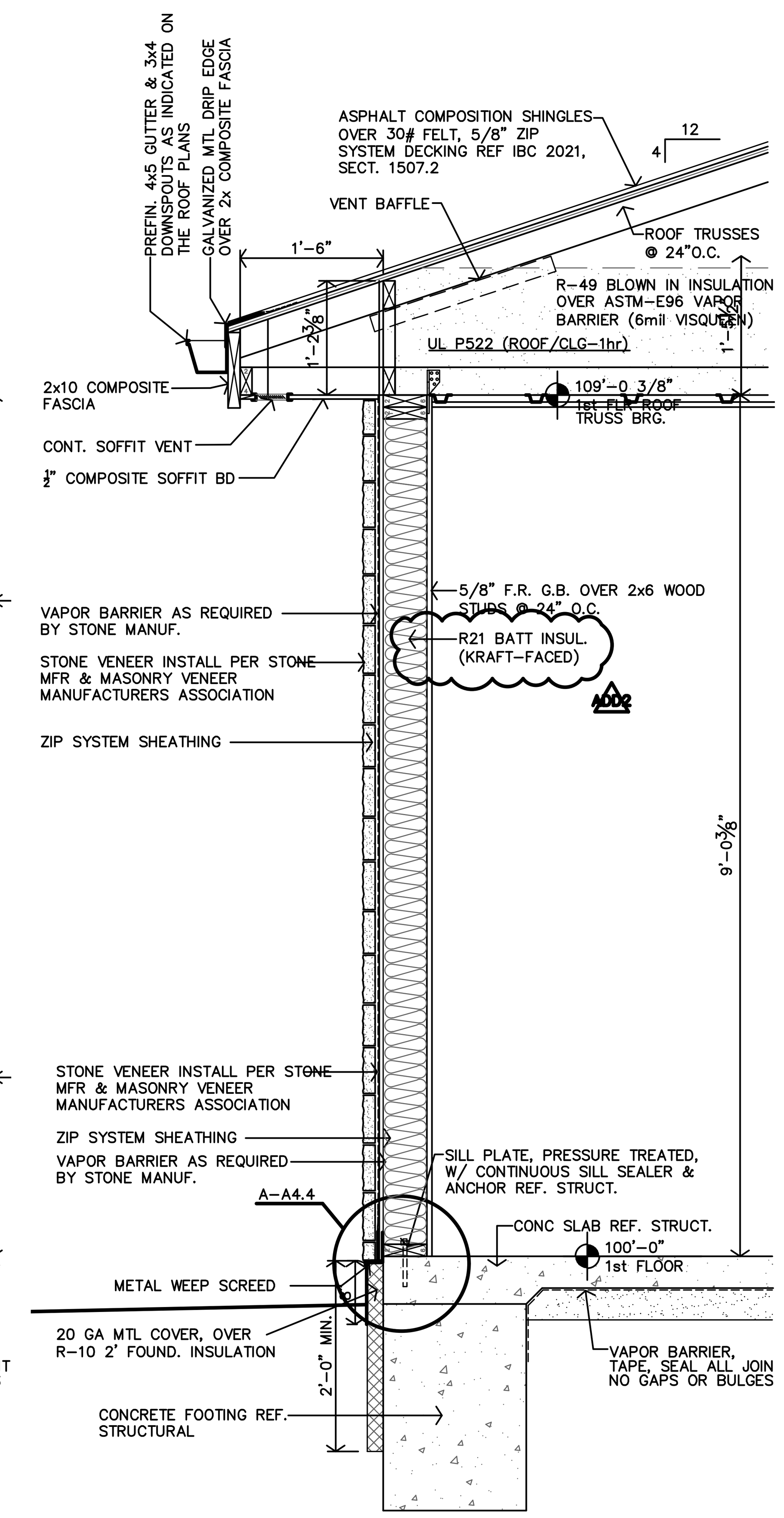
D COMMUNITY ENTRY WALL SECTION
3/4"=1'-0"



C OFFICE ENTRANCE WALL SECTION
3/4"=1'-0"



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



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

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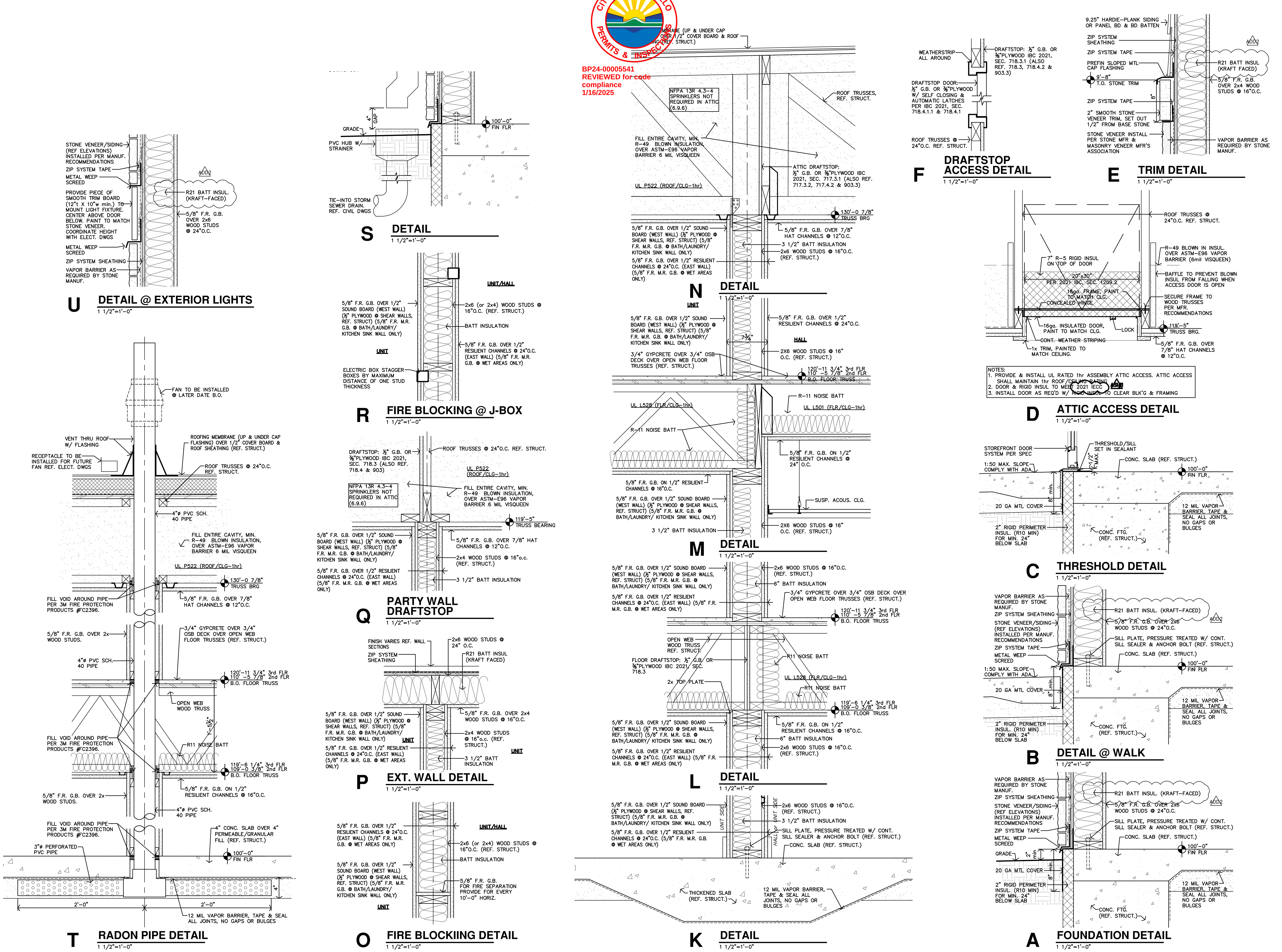

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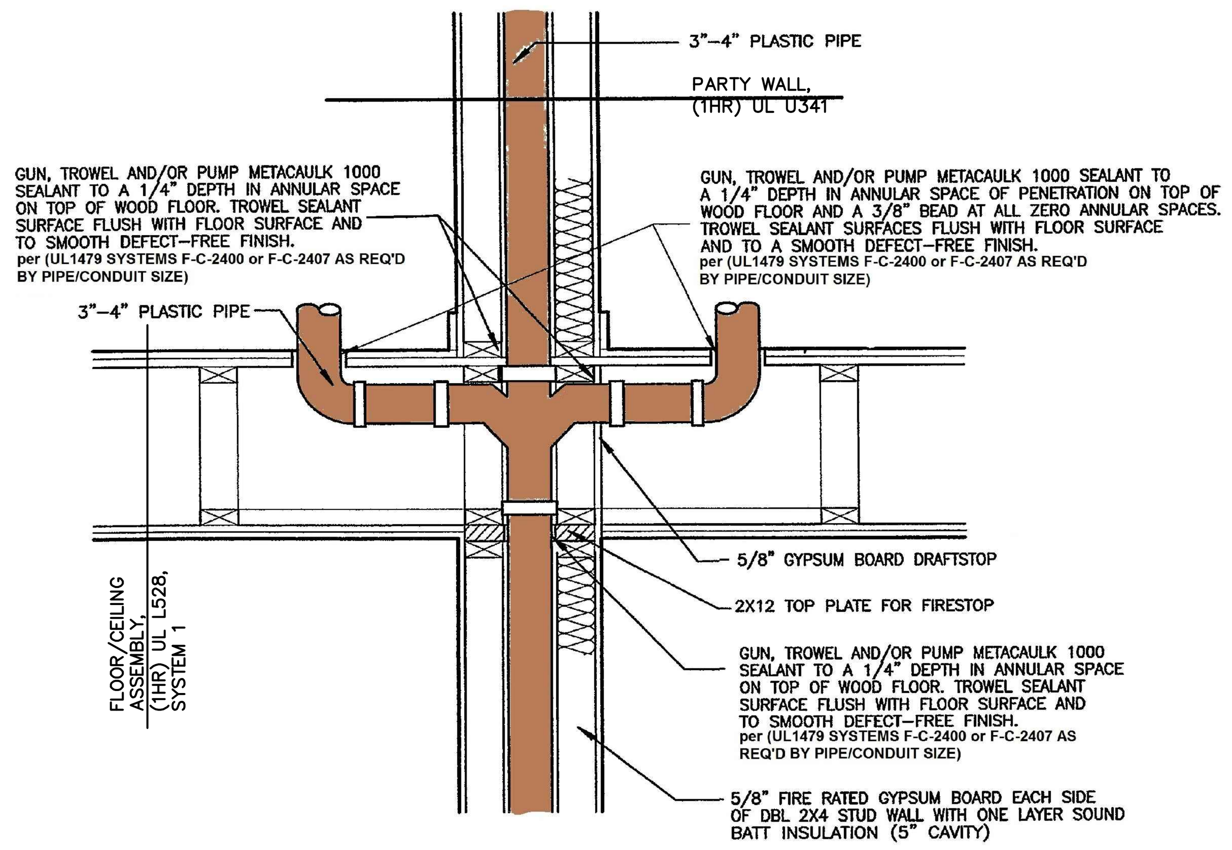
THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS

REGISTERED ARCHITECT STATE OF TEXAS 22415

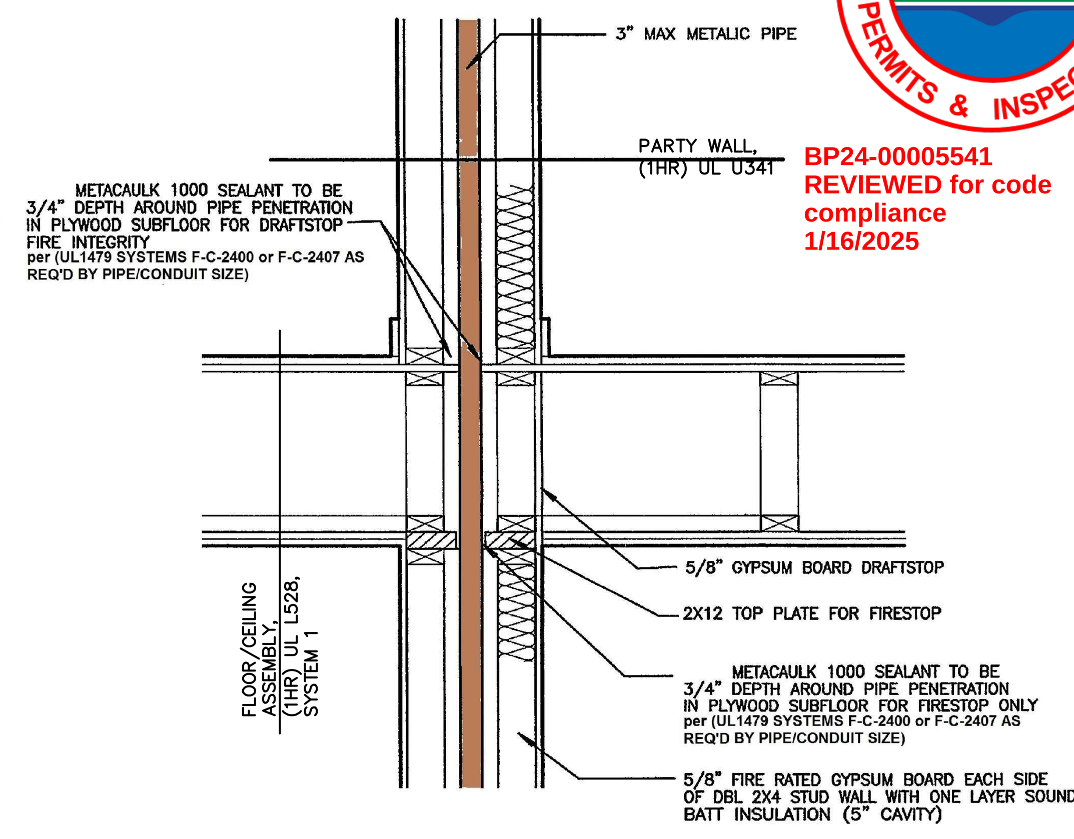
REVISION:	
2	12-6-2024
3	12-18-2024

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

A4.4



1 PENETRATION ASSEMBLY
NO SCALE



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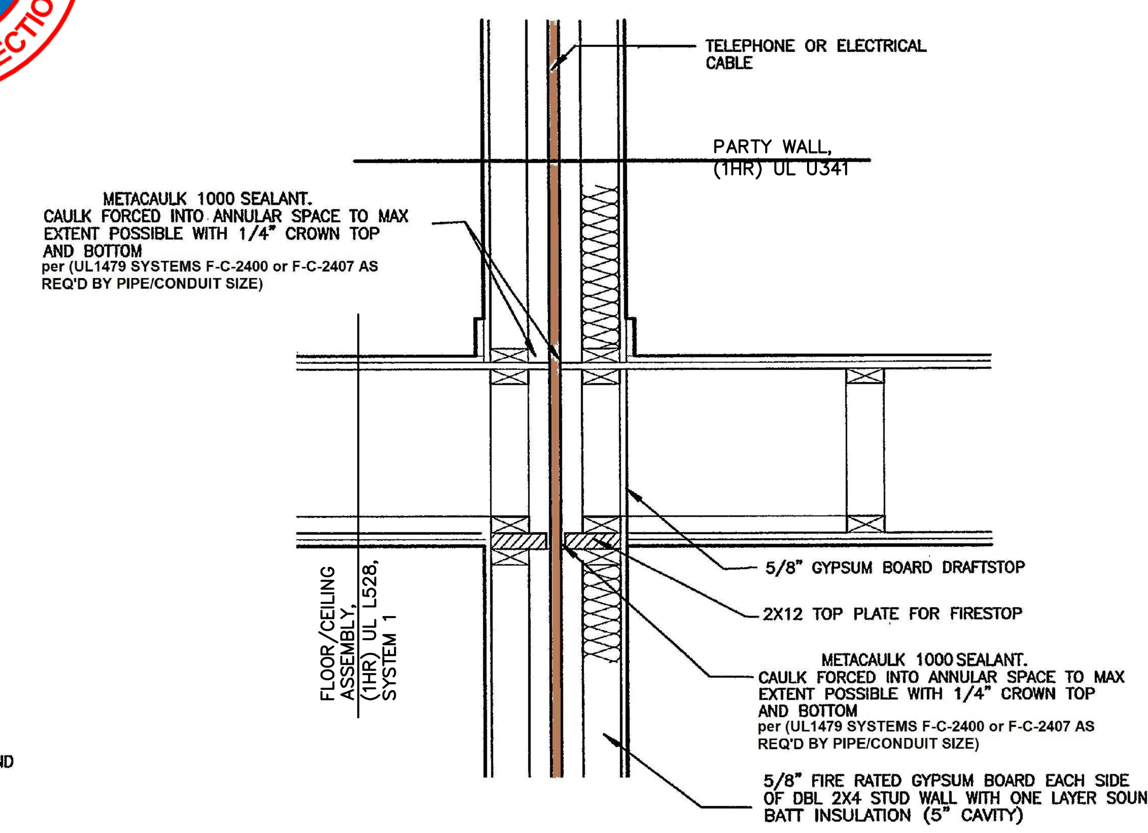
1/16/2025



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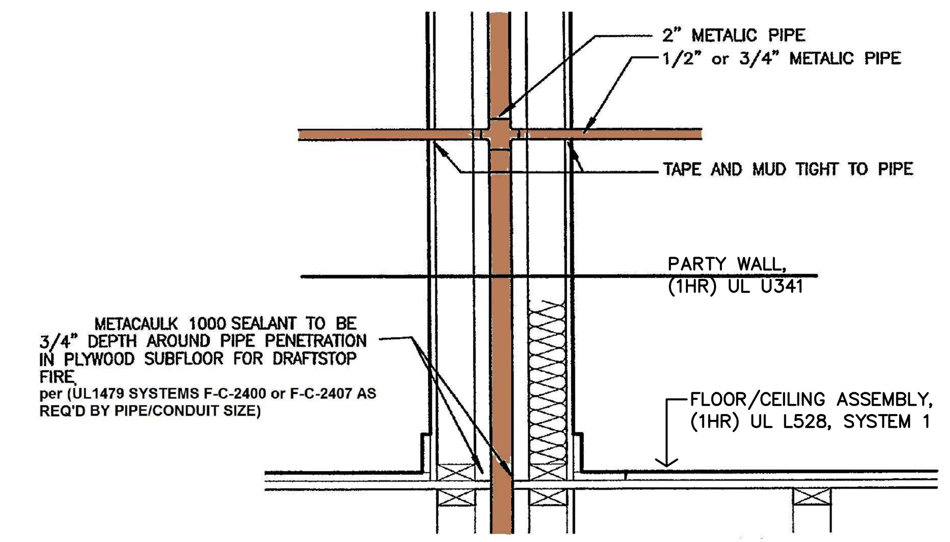

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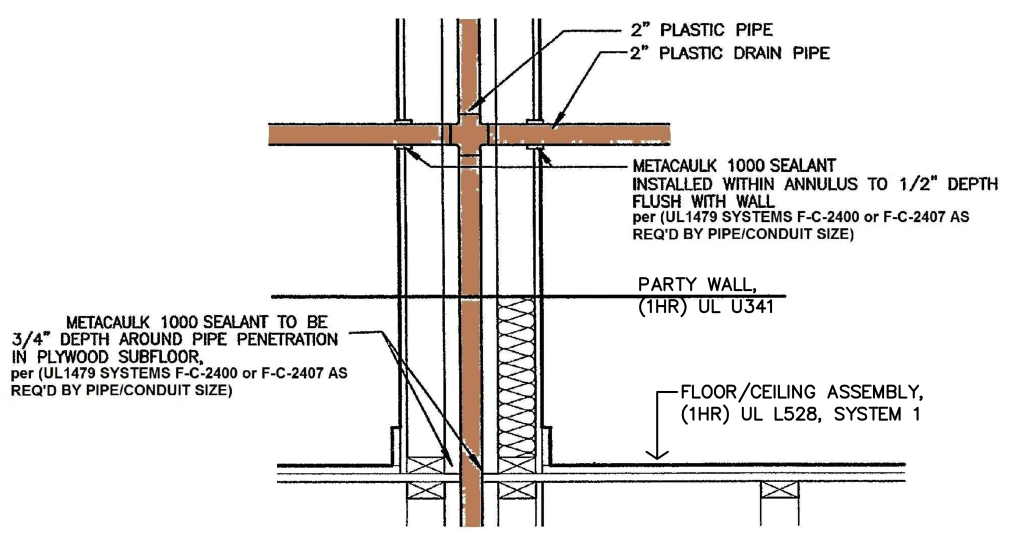

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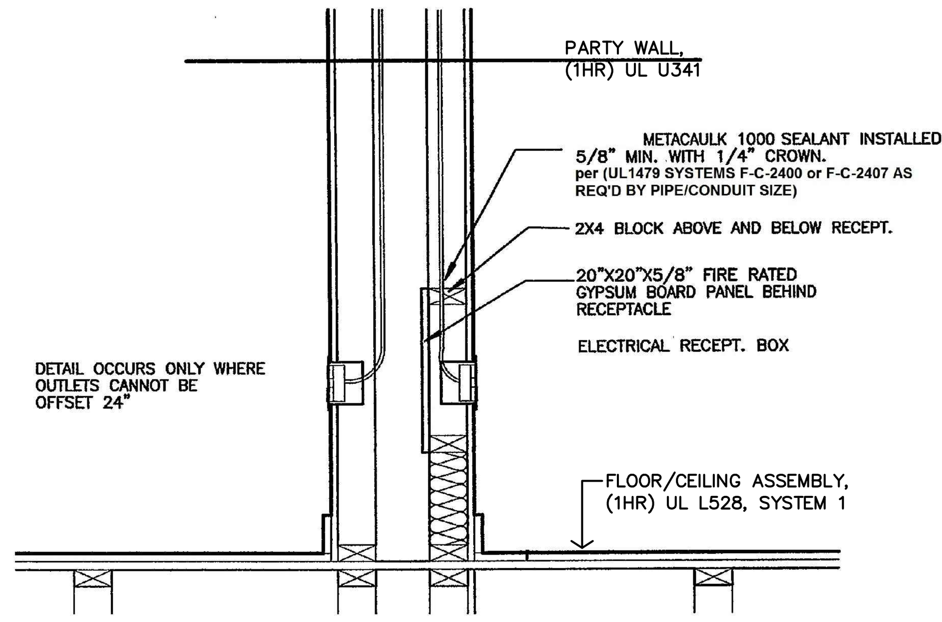

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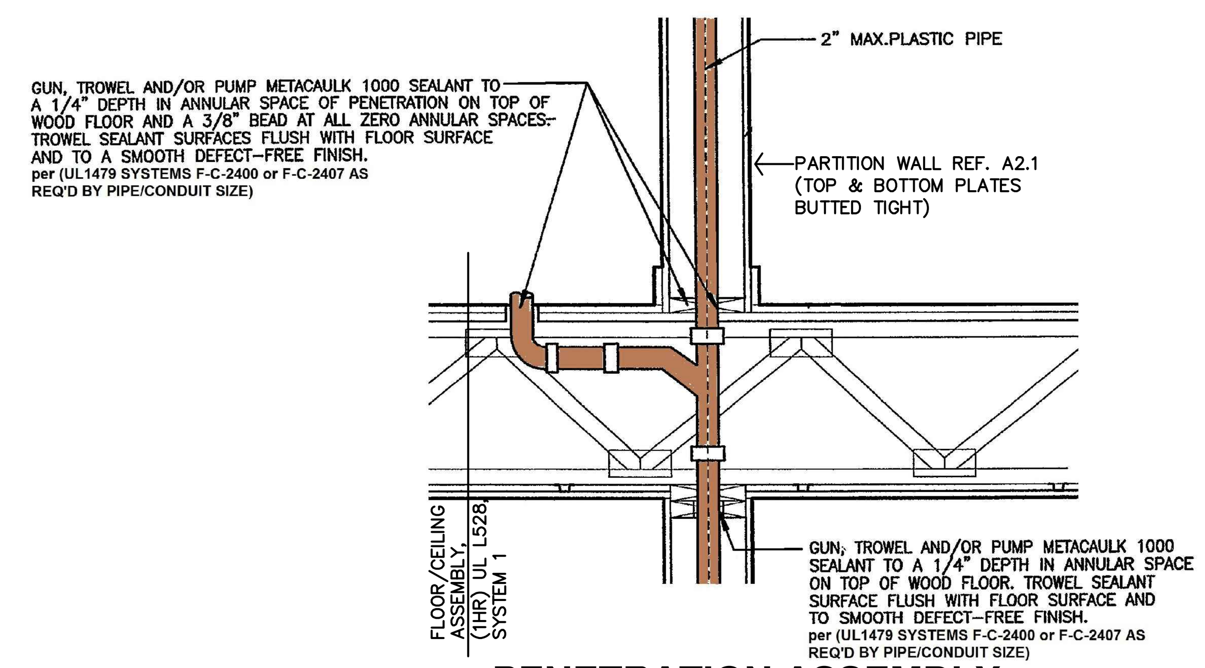

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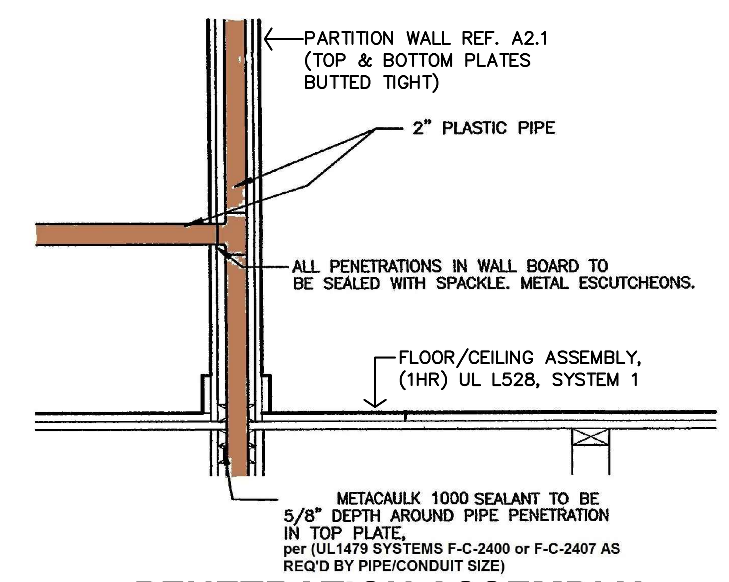

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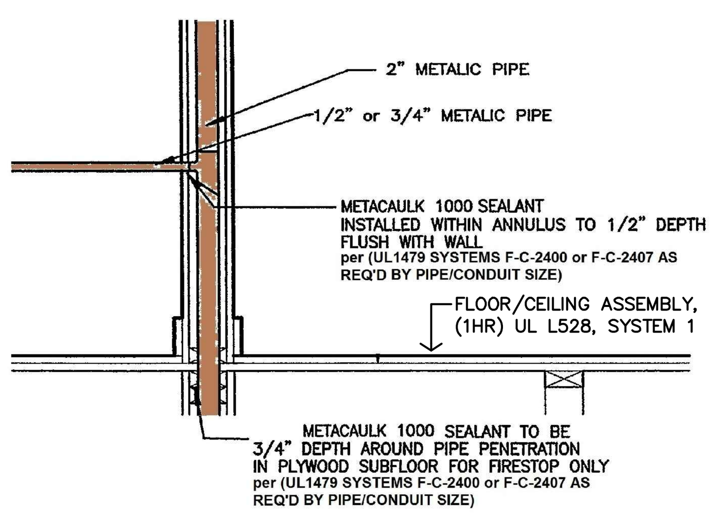
NO SCALE



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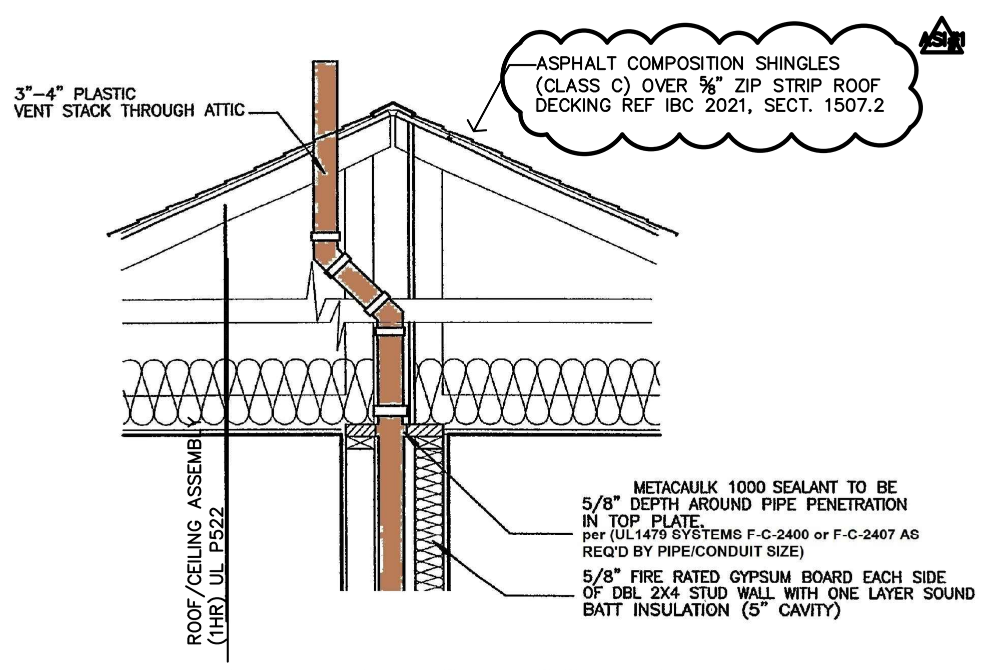
NO SCALE



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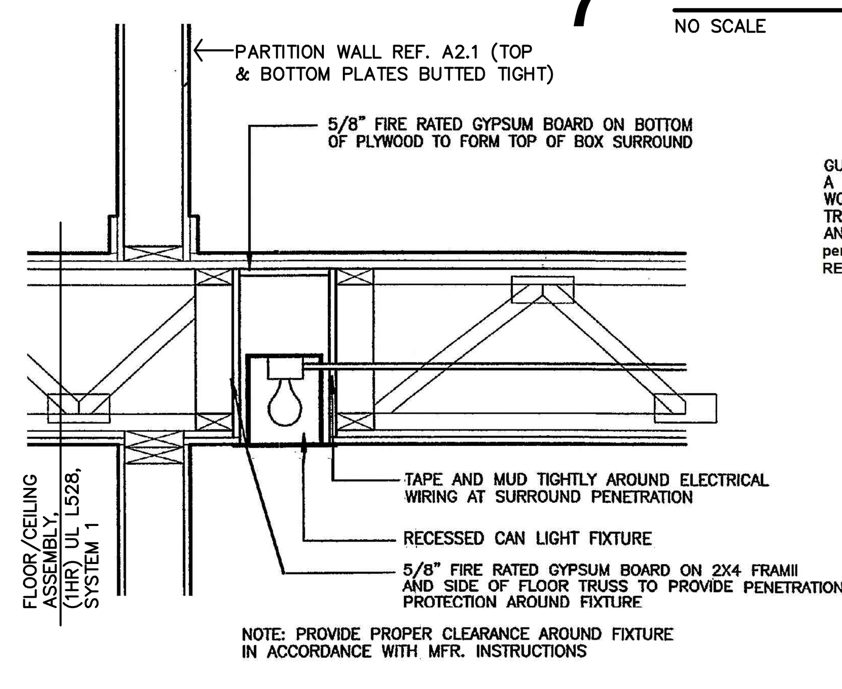

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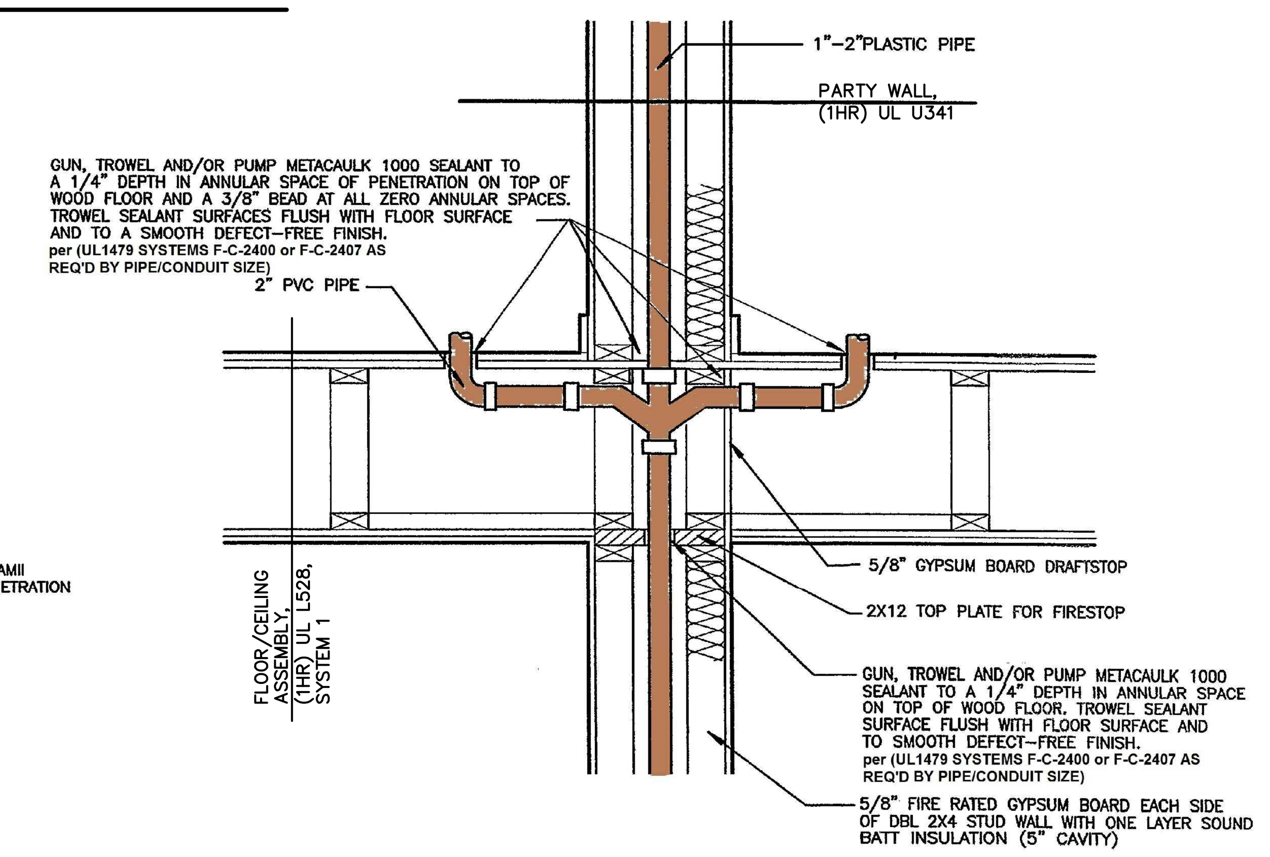

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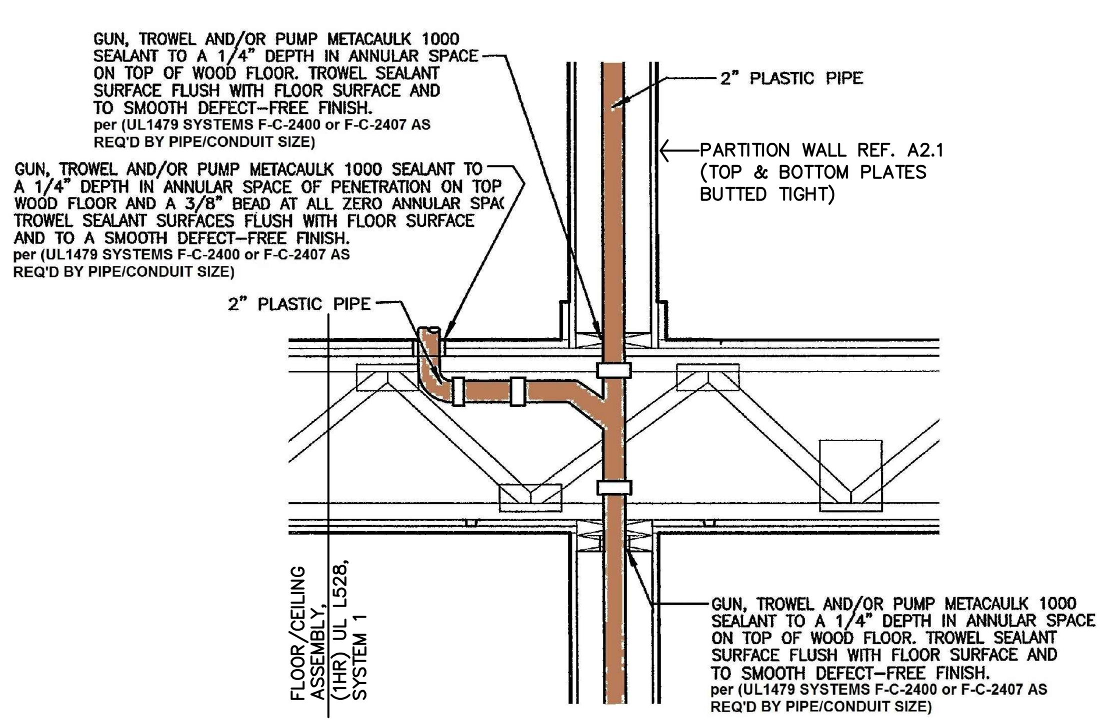

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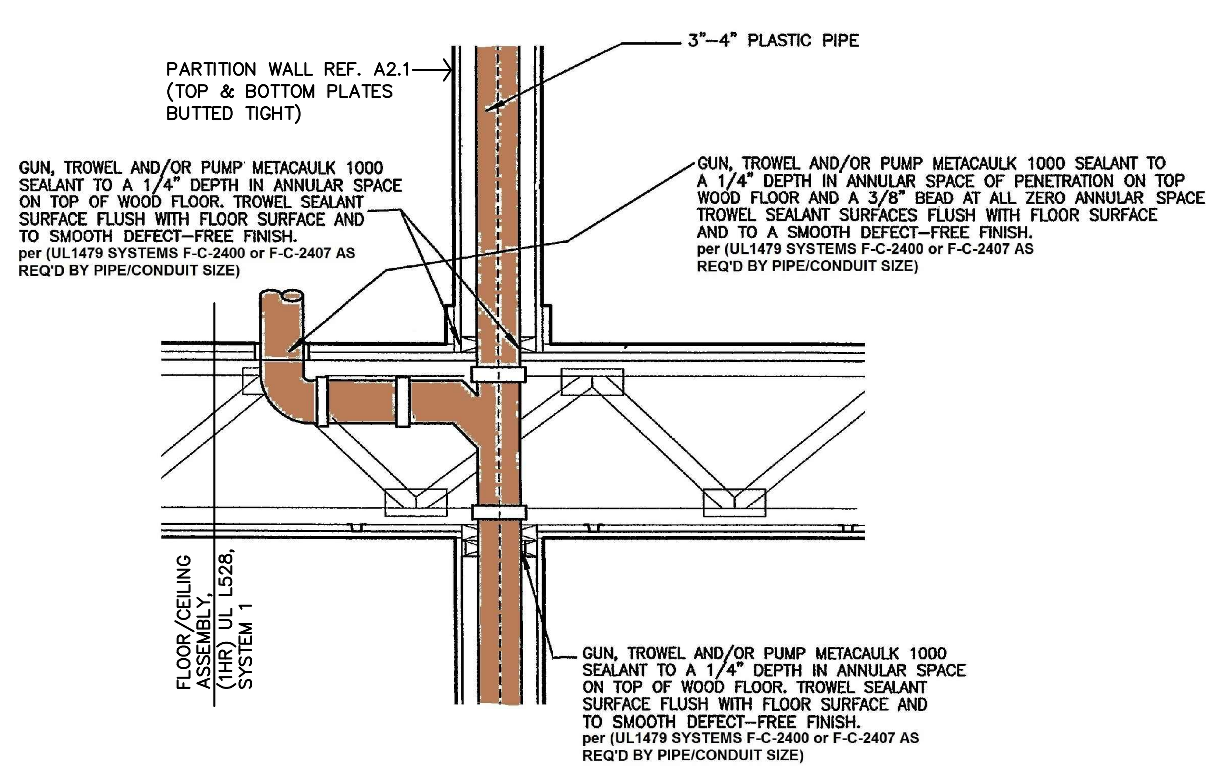

14 PENETRATION ASSEMBLY
NO SCALE

FIRE PENETRATION ASSEMBLIES
NOT TO SCALE

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THE RESIDENCE AT GREEN MEADOW

NEW SENIOR-LIVING FACILITY

SAN ANGELO, TEXAS

REGISTERED ARCHITECT STATE OF TEXAS 22415

REVISION:
1 12–18–2024

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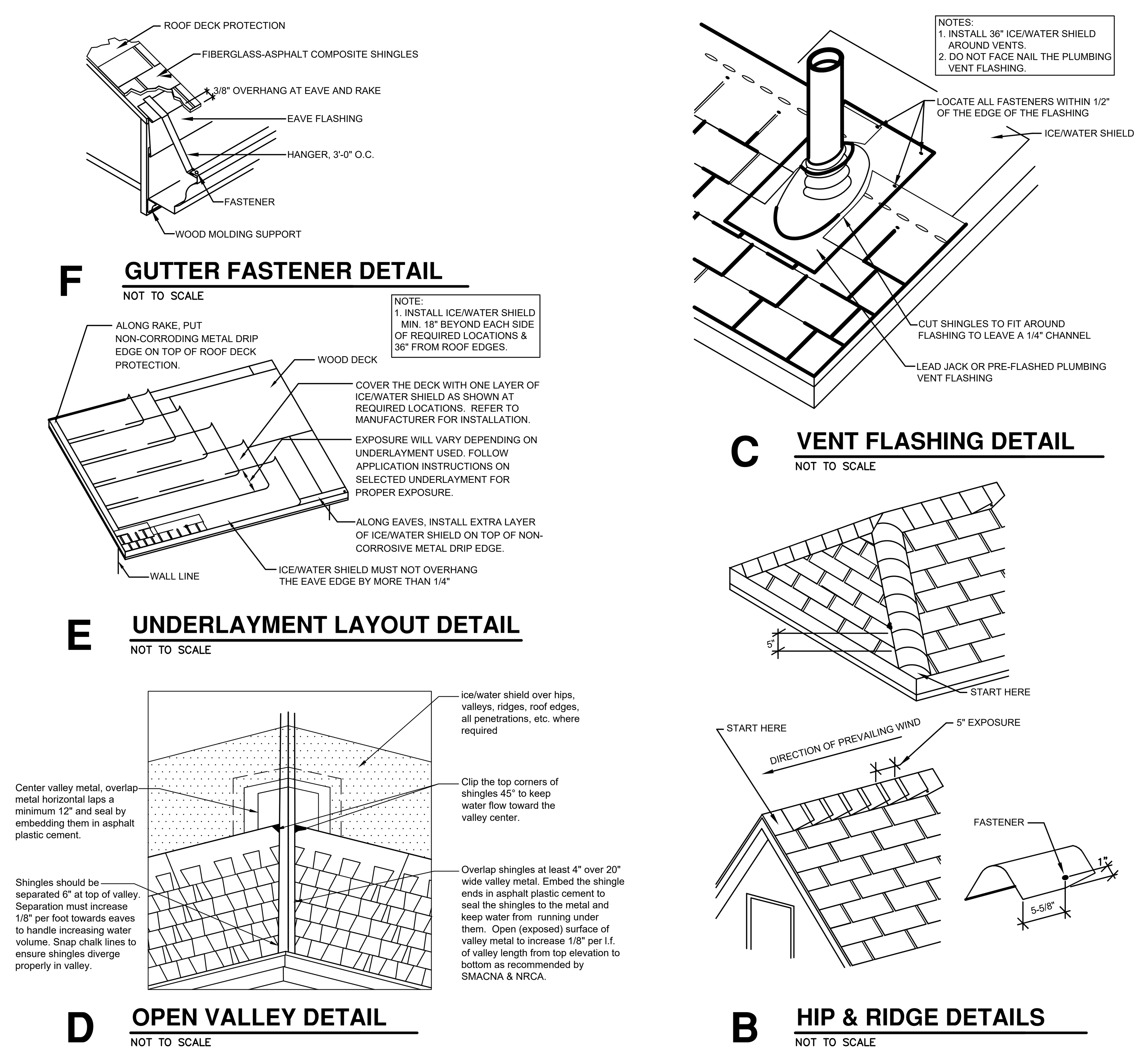


MANUFACTURER'S–ROOFING DETAILS, CONDITIONS VARY

ROOF GENERAL NOTES

1. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS & CONDITIONS.
2. MANUFACTURER & INSTALLER SHALL BE RESPONSIBLE FOR TOTAL ROOF SYSTEM INCLUDING TRANSITIONS, FLASHINGS, ETC. TO MAINTAIN WATER TIGHT ROOF SYSTEM. SUBMIT MANUFACTURERS AND ROOFING SYSTEMS PER THE GENERAL CONDITIONS.
3. MANUFACTURER SHALL WARRANT TOTAL ROOF SYSTEM.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
6. CONTRACTOR SHALL TIE–IN AND COORDINATE WITH UNDERGROUND ROOF COLLECTOR, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
7. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
8. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
9. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL."
10. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
11. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS
12. CONTRACTOR TO INSTALL ICE & WATER SHIELD @ ALL TRANSITIONS & METAL FLASHING. (IF APPLICABLE)
13. BUILDING EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE IN ACCORDANCE W/ 2021 IBC SECTION 903.3.1.1. PROTECTION NOT REQUIRED IN ATTIC SPACE PER IBC SECTION 903.3.1.2.3
14. MAINTAIN A 36" CLEARANCE AROUND ALL MECH UNITS.
15. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS
16. AT LOWER ROOF – INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2021, SECTION 1203.2
17. INSTALL ATTIC ACCESS PER DETAIL H–A4.5. LOCATE PER ROOF PLAN
18. AT UPPER ROOF – INSTALL DRAFTSTOPS PER IBC 2021, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2, & 718.4.2). DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS. PER IBC 2021 SECTION 718.4.2, EXCEPTION 3: DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000sf OR (2) DWELLING UNITS.
19. CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
16. ROOFING INSTALLATION: DETAILS INDICATED ON THIS SHEET ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".

LOWER ROOF - DRAFTSTOPPING & ATTIC VENTILATION

DRAFTSTOPPING IS NOT REQUIRED, PER IBC 2021 SECTION 718.4. AREA IS LESS THAN 3,000 SF.

ATTIC VENTILATION PER IBC 2021, SECTION 1202.2 (EXCEPTION 2), 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA, (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITONAL AND OPTIONAL VENTS MUST BE INSTALLED.

AREA 1 (929 SF)
ATTIC AREA MUST PROVIDE
(929/300 = 3.10/2 = 1.55 HIGH & LOW EACH)
1.55sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

UPPER ROOF - DRAFTSTOPPING & ATTIC VENTILATION

DRAFTSTOPPING IS PROVIDED IN THE ATTIC SPACE ACCORDING TO 2021 IBC SECTIONS 708.4.2 & 718.4. DRAFTSTOPPING AREA CALCULATIONS SHOWN ON ROOF PLAN, THIS SHEET.

AREA 2 (1,597 SF)
ATTIC AREA MUST PROVIDE
(376/150 = 10.65 (of NET FREE AREA VENTILATION)

AREA 3 (1,188 SF)
ATTIC AREA MUST PROVIDE
(1,181/150 = 7.92 (of NET FREE AREA VENTILATION)

AREA 4 (840 SF)
ATTIC AREA MUST PROVIDE
(840/150 = 5.60 (of NET FREE AREA VENTILATION)

AREA 5 (1,426 SF)
ATTIC AREA MUST PROVIDE
(1,426/150 = 9.51 (of NET FREE AREA VENTILATION)

AREA 5 (1,416 SF)
ATTIC AREA MUST PROVIDE
(1,416/150 = 9.44 (of NET FREE AREA VENTILATION)

AREA 7 (822 SF)
ATTIC AREA MUST PROVIDE
(822/150 = 5.48 (of NET FREE AREA VENTILATION)

AREA 8 (1,409 SF)
ATTIC AREA MUST PROVIDE
(1,409/150 = 9.39 (of NET FREE AREA VENTILATION)

LEGEND

ASI#1

1. INSTALL 60–MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, (TAPERED INSULATION AS REQUIRED FOR ROOF DRAINAGE, REFERENCE ROOF PLAN), ROOF SHEATHING & ROOF TRUSSES (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20–YEAR, FULL COVERAGE WARRANTY.
2. ~~1–HR FIRE PARTITION TO UNDERSIDE OF DECK. (ELEVATOR SHAFT~~ BELOW)
3. LOCATION OF ROOF HATCH & SAFETY RAIL PER SPEC
4. INSTALL ASPHALT COMPOSITION SHINGLES OVER 30# FELT, 5/8" ZIP SYSTEM DECKING REF IBC 2021, SECT. 1507.2
5. INSTALL DRAFTSTOP DOOR(S) PER IBC 2021, SECTION 718.4.1.1. REFERENCE DETAIL F–A4.4
6. INSTALL ATTIC ACCESS PER IBC 2021, SECTION 1209.2. REFERENCE DETAIL D–A4.4
7. INSTALL GRAVITY VENTILATOR, SIM. TO GREENHECK GRS–16–QD, (MUST HAVE 1.45 SF OF NFA OR GREATER).
8. ELEVATOR SHAFT: INSTALL 60–MIL TPO ROOFING MEMBRANE OVER 1/2" COVER BOARD, XPS RIGID INSUL. (6"min, R–28, ROOF SHEATHING & RAFTERS (REF. STRUCT). PROVIDE TERMINATION BARS, FLASHING, SEALANT, & CAULKING. RUN ROOFING MEMBRANE UP BACKSIDE OF PARAPETS AND INSTALL PARAPET METAL FLASHING CAPS (COLOR TO BE DETERMINED). ENTIRE ROOF ASSEMBLY SHALL BE PROVIDED AND INSTALLED AS REQUIRED & RECOMMENDED BY MANUFACTURER FOR A 20–YEAR, FULL COVERAGE WARRANTY.

ASI#1

INDICATES 60–MIL TPO ROOFING MATERIAL

CEMENT BOARD SOFFIT OR HARDI BOARD (TYP)

(DS) INDICATES LOCATION OF A PREFIN. 3x4 DOWNSPOUT

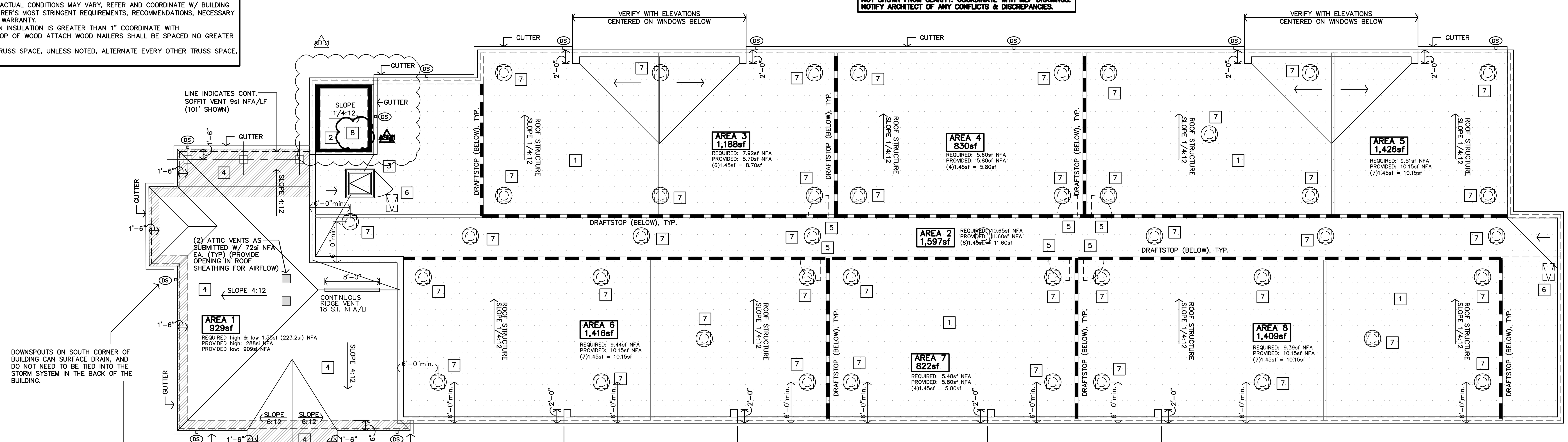
MINIMUM GUTTER & DOWNSPOUT

GUTTER – PREFIN. 4x5
DOWNSPOUT – PREFIN. 3x4

SHINGLE ROOFING DETAIL NOTES

1. TYPICAL MANUFACTURER'S DETAILS ACTUAL CONDITIONS MAY VARY, REFER AND COORDINATE W/ BUILDING DETAILS PROVIDING THE MANUFACTURER'S MOST STRINGENT REQUIREMENTS, RECOMMENDATIONS, NECESSARY TO ACHIEVE COMPLETE WATERTIGHT WARRANTY.
2. A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE WITH MANUFACTURER'S REQUIREMENTS TOP OF WOOD ATTACH WOOD NAILERS SHALL BE SPACED NO GREATER THAN 18"O.C.
3. SOFFIT TO ATTIC BAFFLES EACH TRUSS SPACE, UNLESS NOTED, ALTERNATE EVERY OTHER TRUSS SPACE, NFA TO MATCH SOFFIT VENTS

NOTE: MECHANICAL EQUIPMENT, VENTS, PENETRATIONS, ETC. NOT SHOWN FROM CLARITY. COORDINATE WITH MEP DRAWINGS. NOTIFY ARCHITECT OF ANY CONFLICTS & DISCREPANCIES.



A ROOF PLAN
1/8" = 1'-0"

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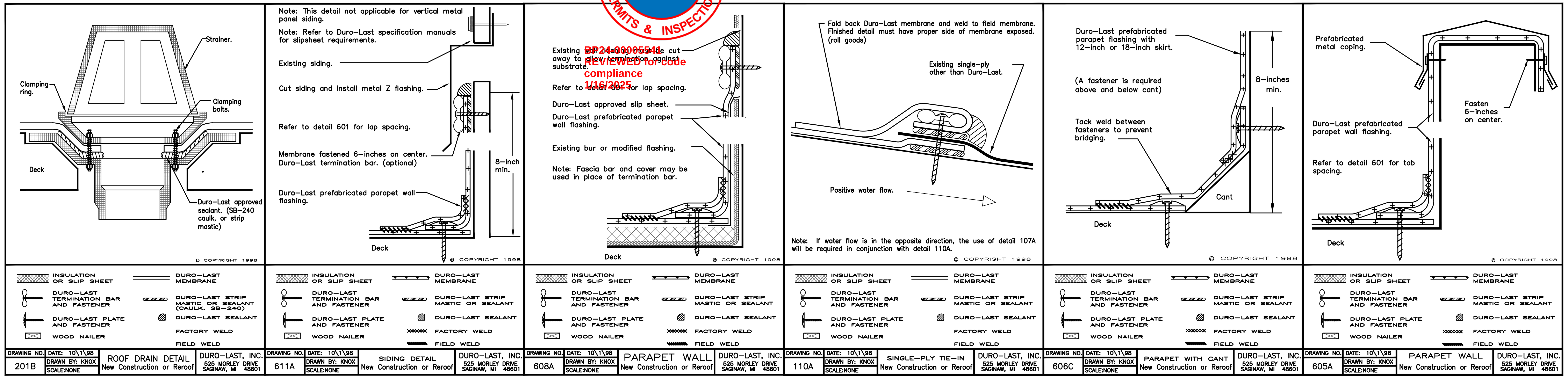
THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS

REGISTERED ARCHITECT Jeffrey Steven Gillam 22415 STATE OF TEXAS

REVISION:	
ADD1	11–27–2024
ASI#1	12–11–2024

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

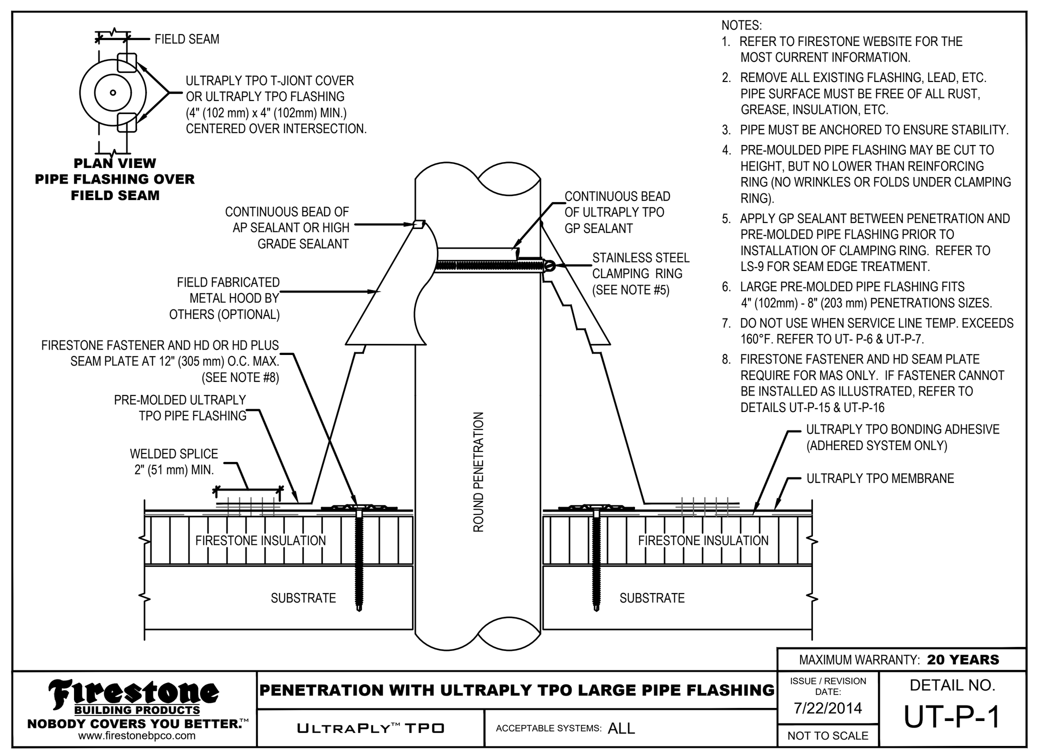
A5.1



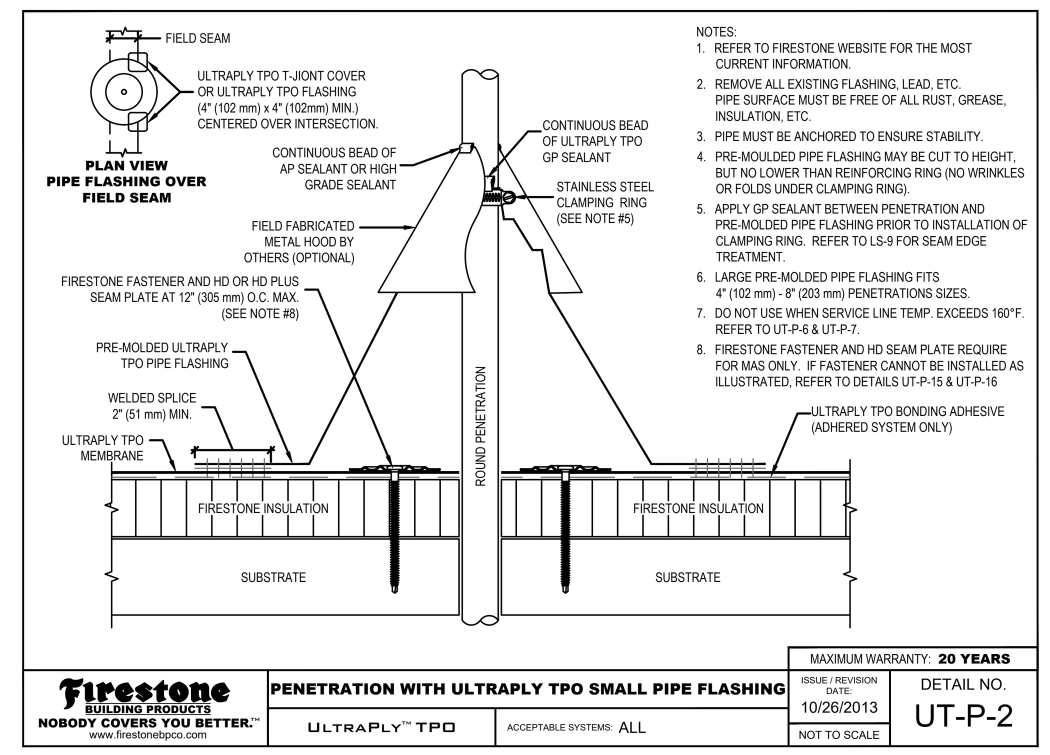
DURO-LAST MECHANICALLY ATTACHED ROOFING DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

ROOFING DETAILS THIS SHEET ARE FOR BASE BID, DUROLAST OR FIRESTONE TPO MEMBRANE ROOF SYSTEM. THESE ARE MANUFACTURER'S STANDARD DETAILS FOR BASIS OF SPECIFICATION, AND FOR REFERENCE PURPOSES ONLY. FIELD CONDITIONS VARY. CONTRACTOR IS RESPONSIBLE TO INSTALL A COMPLETE, WEATHER-TIGHT ASSEMBLY IN FULL COMPLIANCE WITH THE SPECIFIED WARRANTIES.



G LARGE PIPE DTL.
NO SCALE



F SMALL PIPE DTL.
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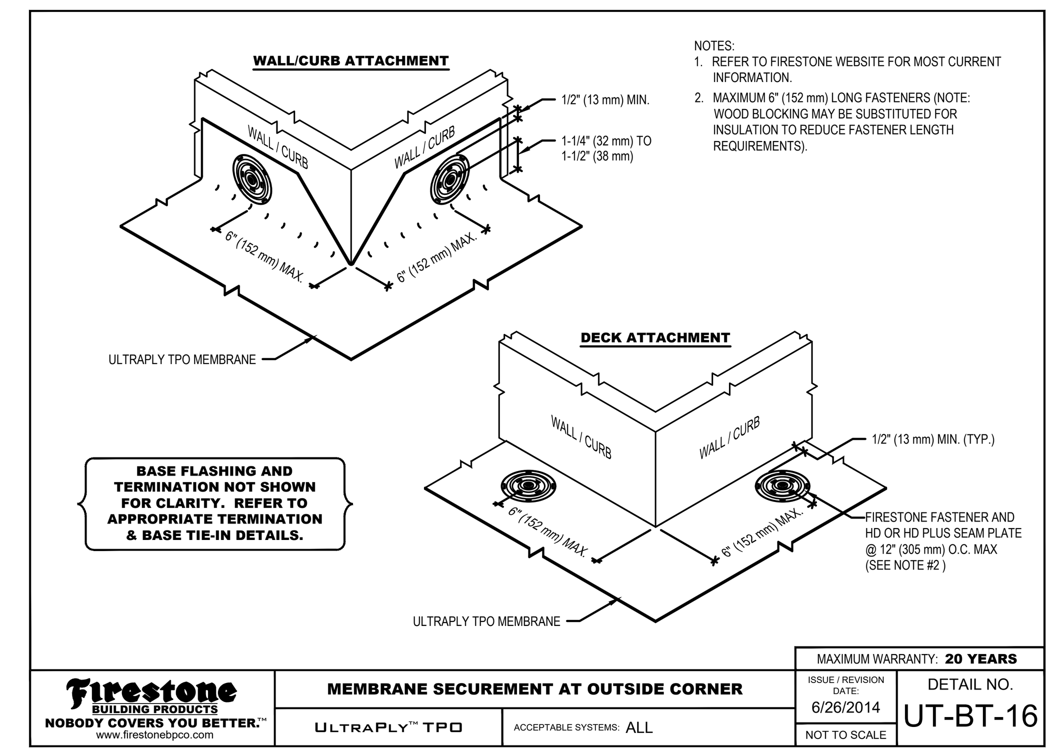

E OUTSIDE CORNER DTL.
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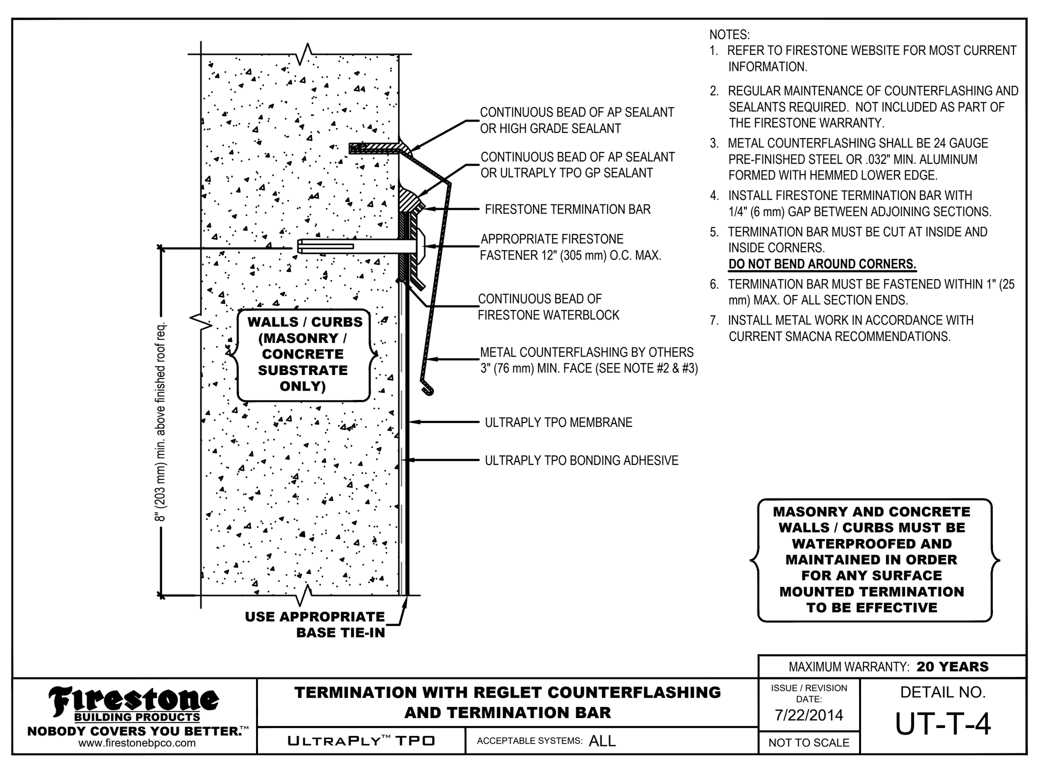

D FLASHING DETAIL
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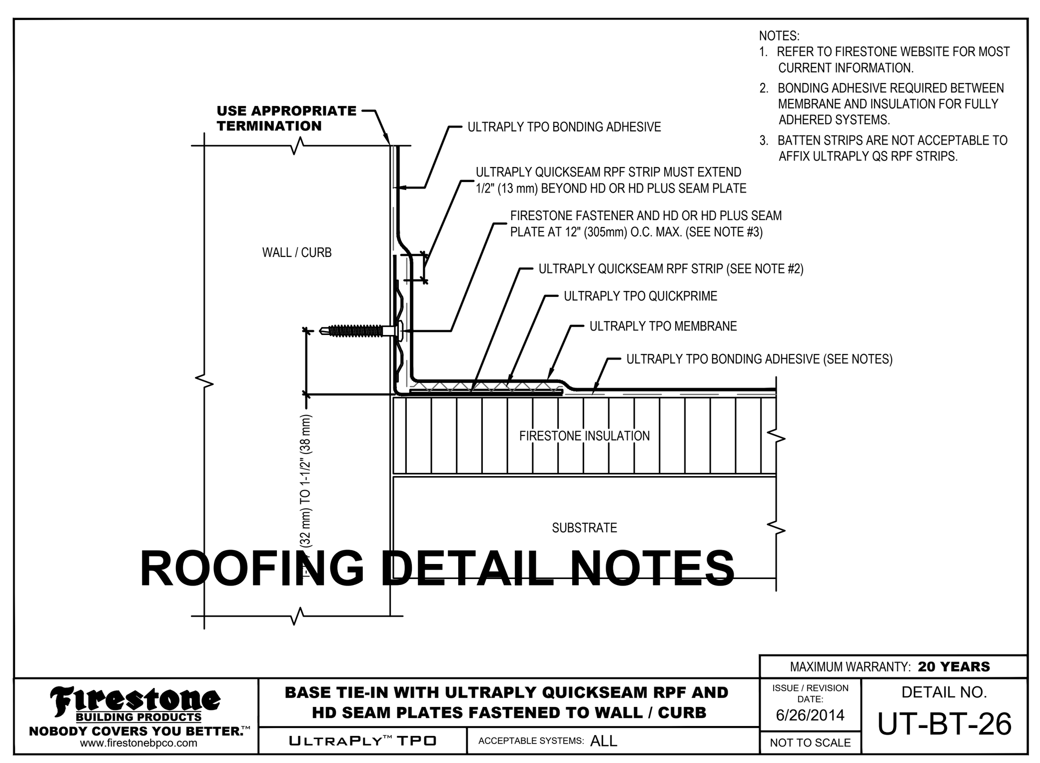
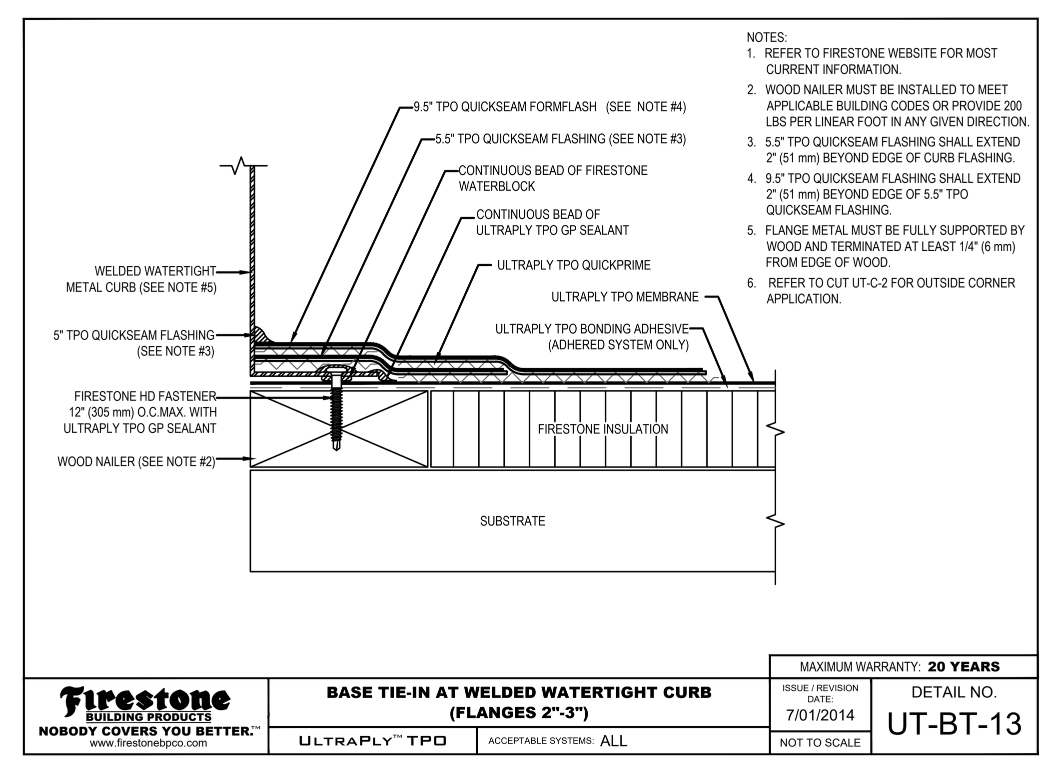


C ROOF-TO-WALL TIE-IN
NO SCALE



B EQUP. CURB DETAIL
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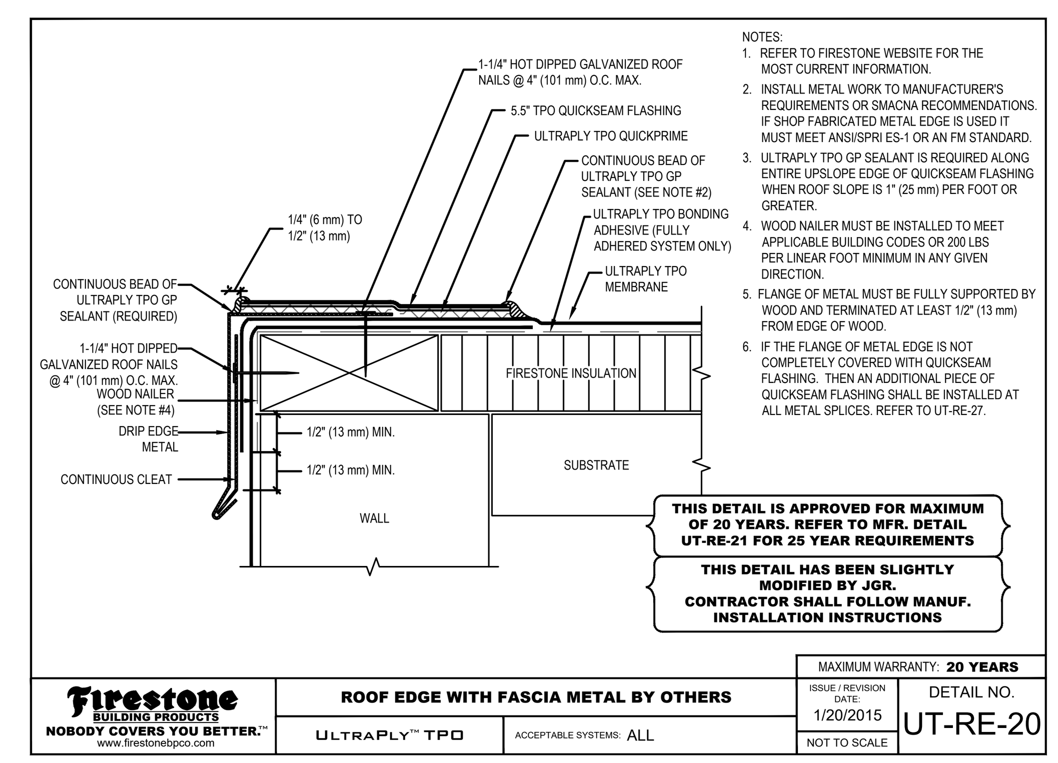

A ROOF EDGE DTL.
NO SCALE

FIRESTONE FULLY ADHERED TPO ROOFING STANDARD DETAILS

BASIS OF SPECIFICATION. ACTUAL FIELD AND SUBSTRATE CONDITIONS VARY-REFERENCE SPECIFICATIONS

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CITY OF SAN ANGELO PERMITS & INSPECTIONS

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THE RESIDENCE AT GREEN MEADOW
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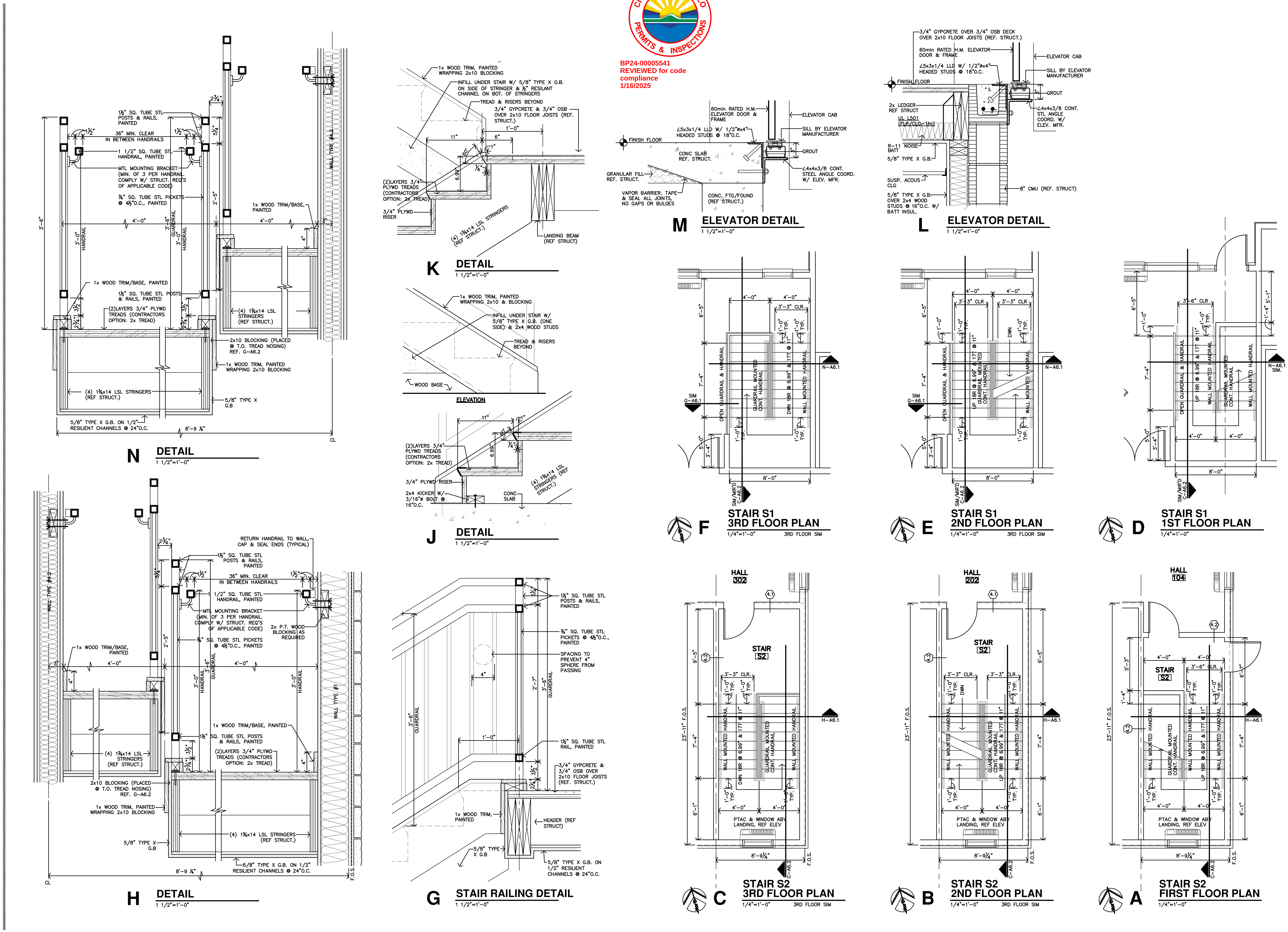
A5.2



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SHEET NO.:
A6.1

CITY OF SAN ANGELO PERMITS & INSPECTIONS

BP24-00005541
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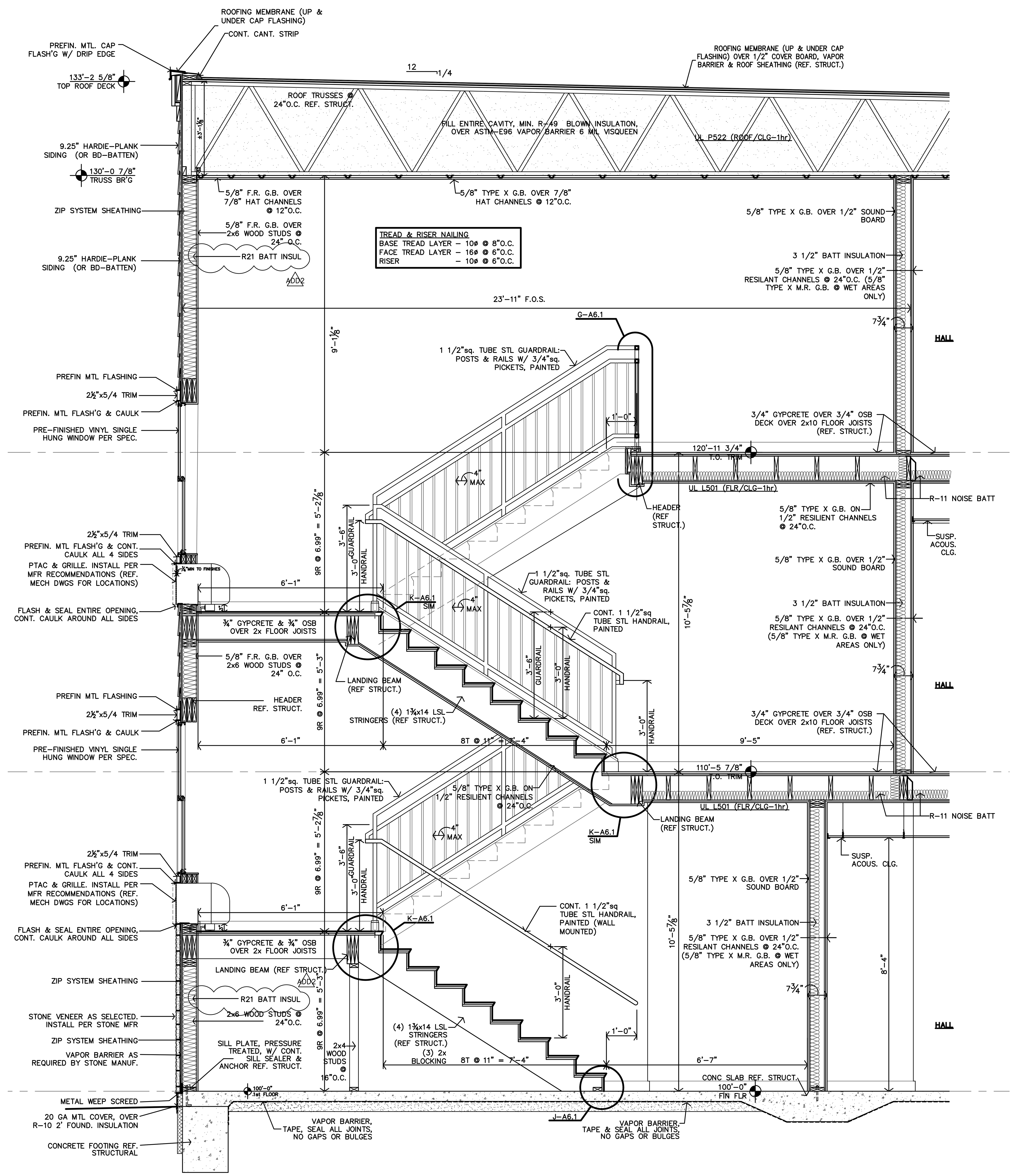
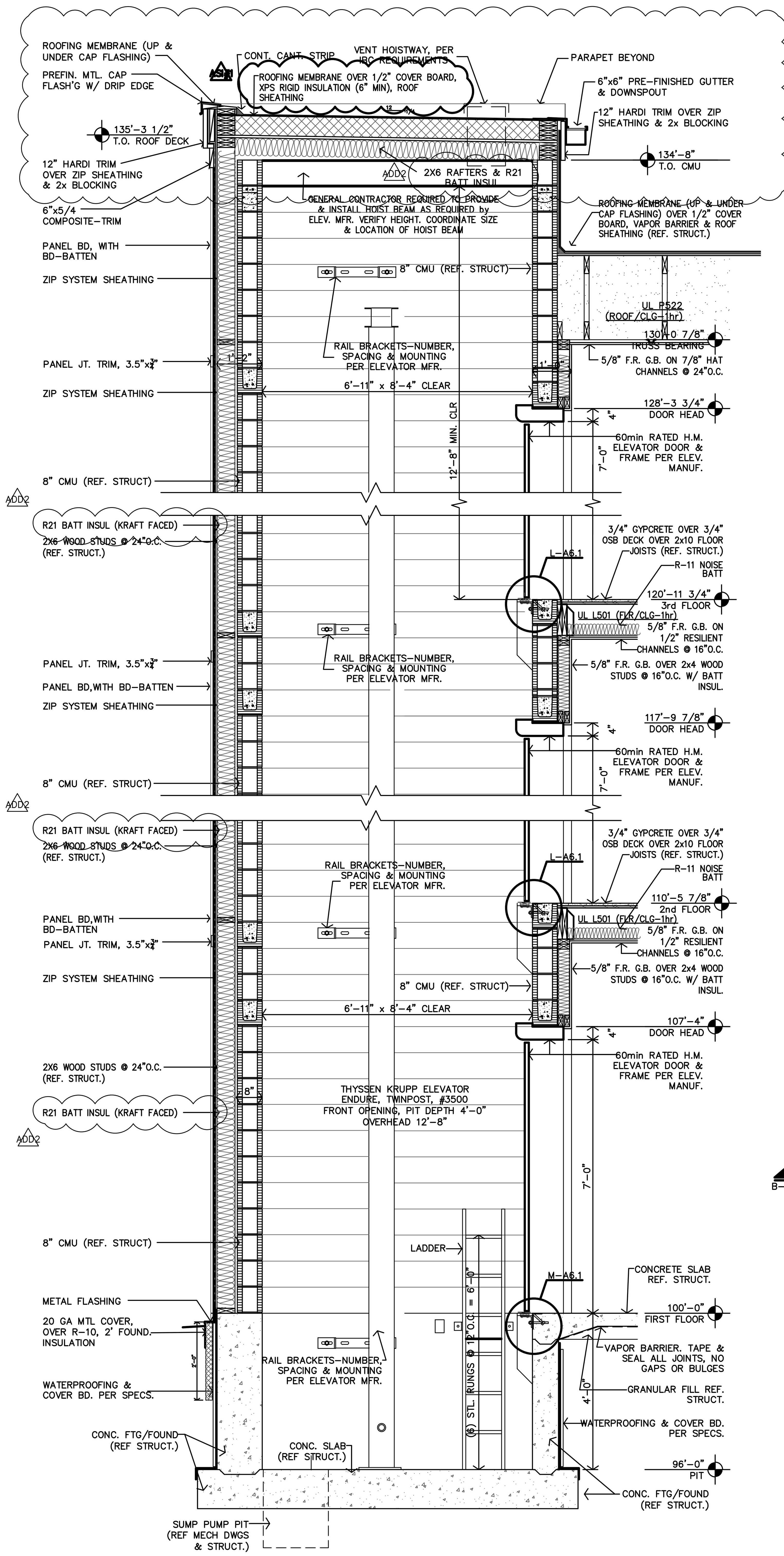
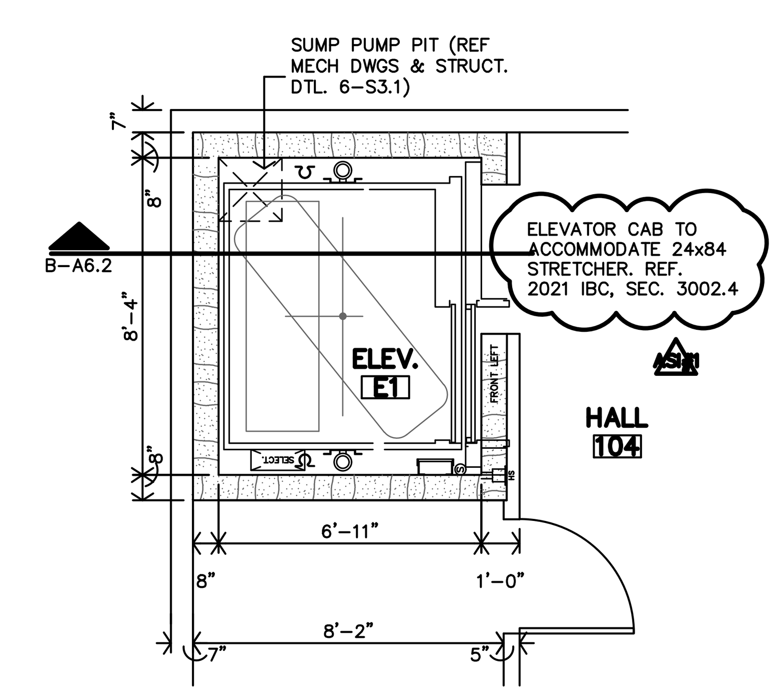


C **STAIR S2 SECTION**
1/2"=1'-0"



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



HYDRAULIC ELEVATOR CONTRACT DATA

A **ELEVATOR 1st, 2nd & 3rd FLOORS**
1/4"=1'-0"

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THE RESIDENCE AT GREEN MEADOW
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SAN ANGELO, TEXAS

REGISTERED ARCHITECT STATE OF TEXAS 22416

REVISION:	
1	11-27-2024
2	12-6-2024
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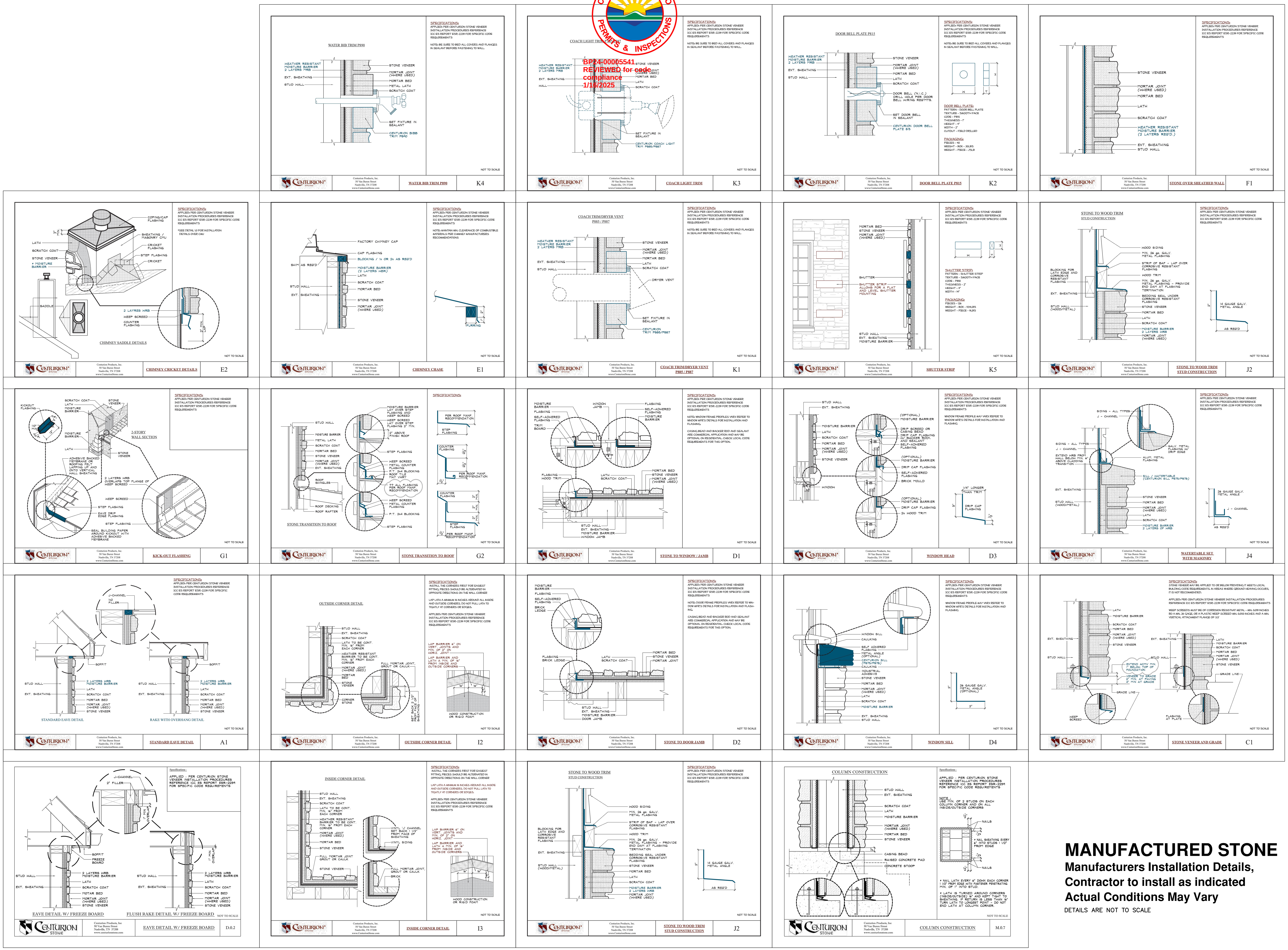
SHEET NO.:
A6.2



MANUFACTURED STONE

Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE

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THE RESIDENCE AT GREEN MEADOW

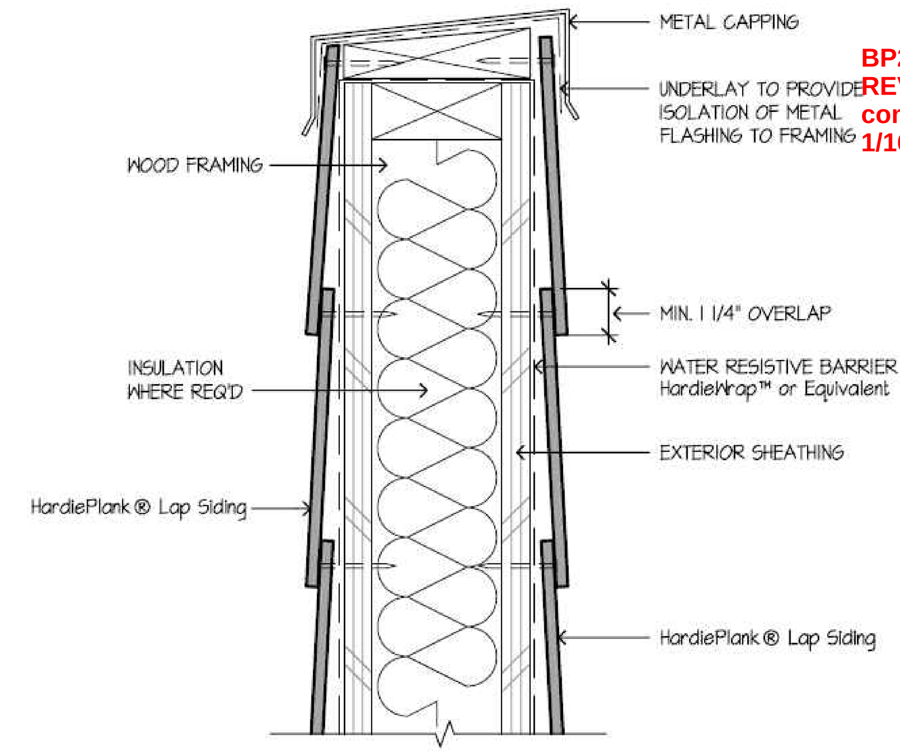
NEW SENIOR-LIVING FACILITY

SAN ANGELO, TEXAS

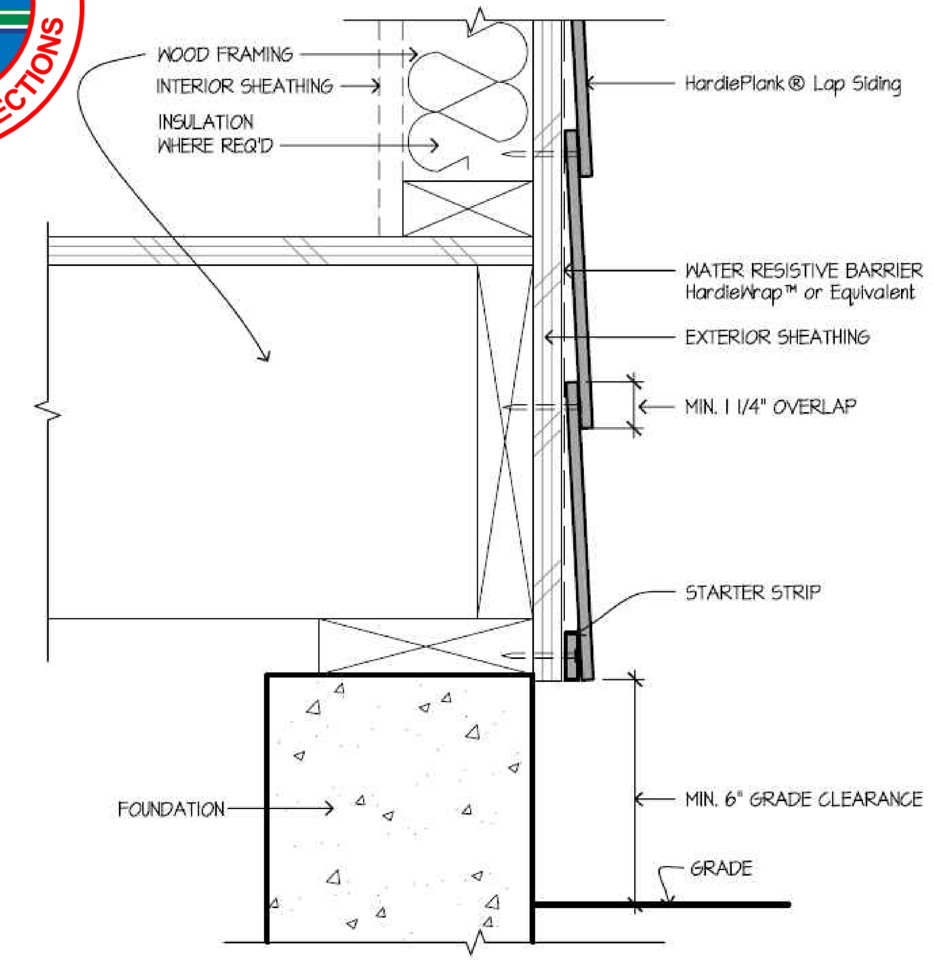
REVISION:

DATE: 10-3-2024
JOB: 24-3395
SHEET NO.:

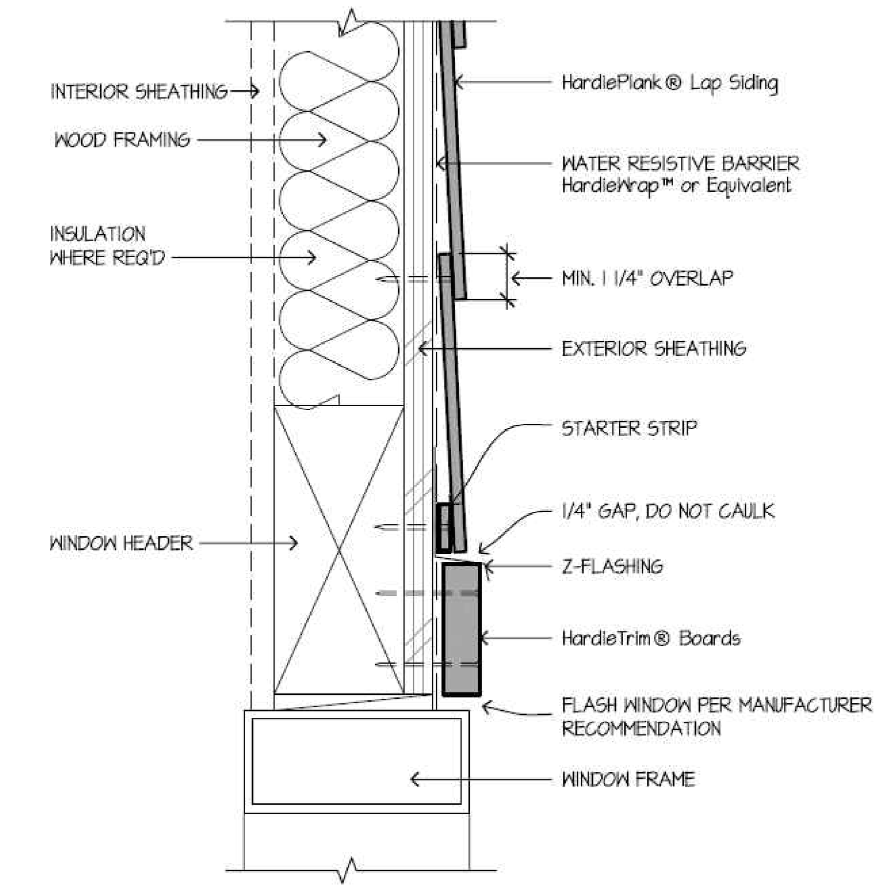
A6.3



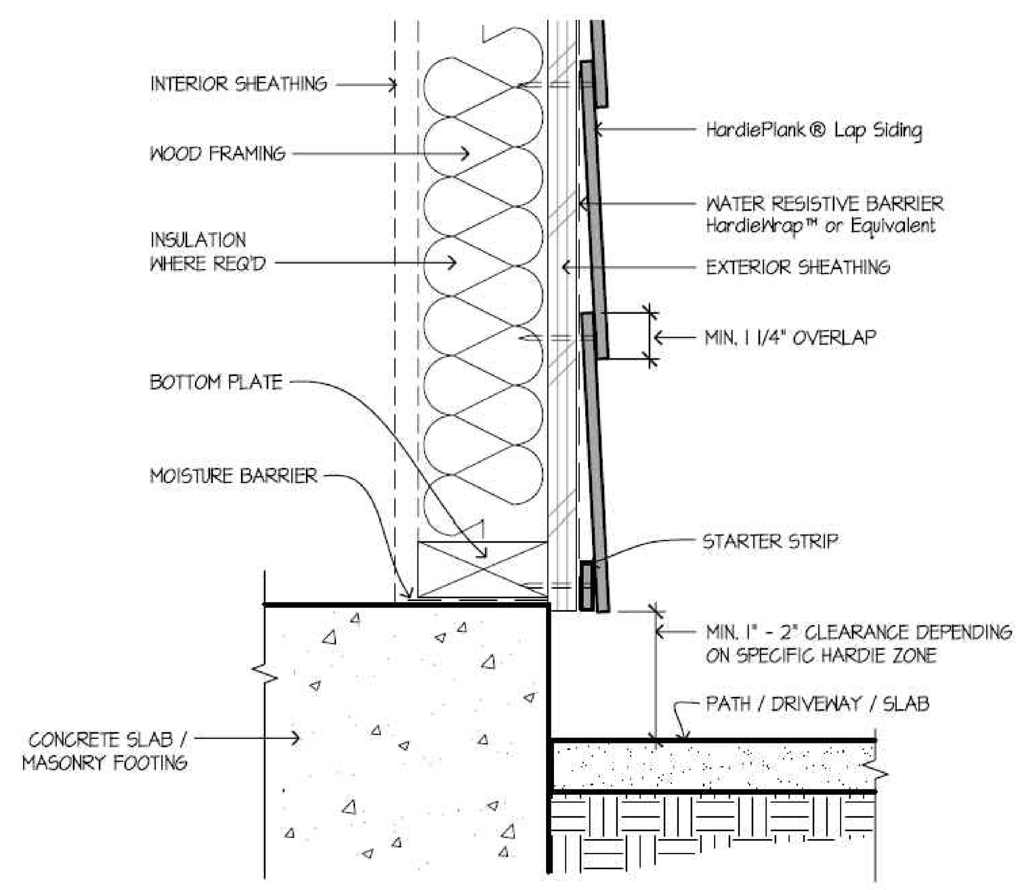
9 PARAPET
SCALE: 3"=1'-0"



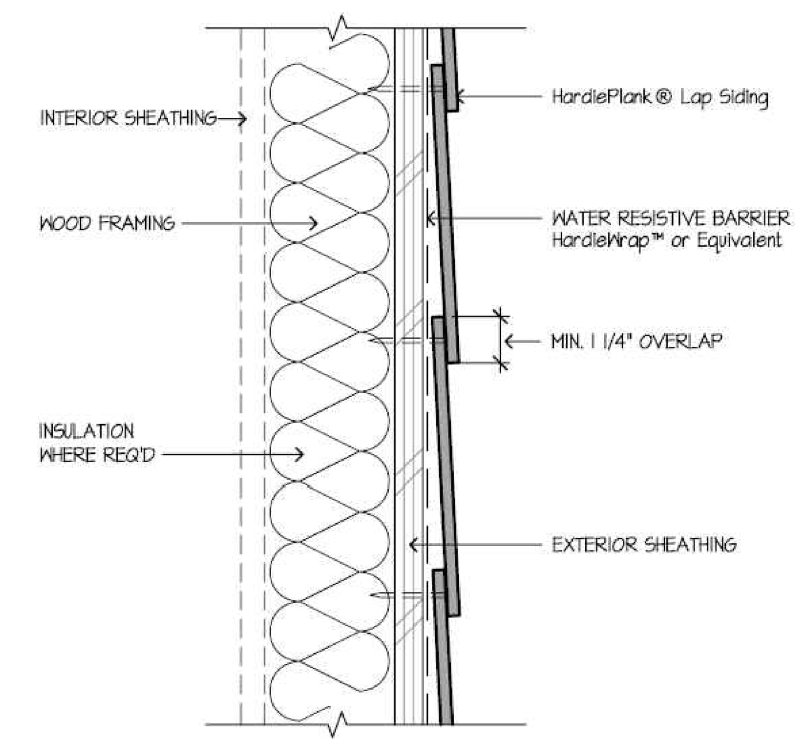
6 GRADE CLEARANCE
SCALE: 3"=1'-0"



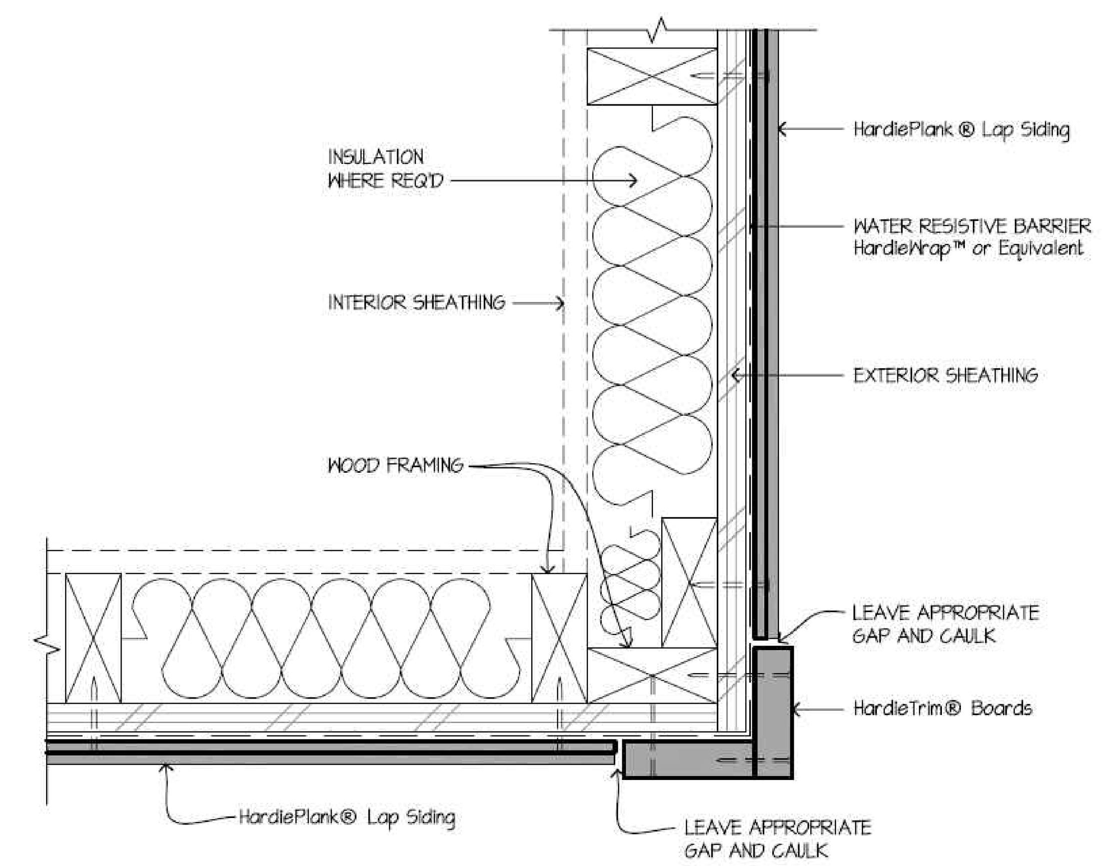
3 WINDOW/DOOR HEAD
SCALE: 3"=1'-0"



8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



5 HORIZONTAL LAP VIEW
SCALE: 3"=1'-0"

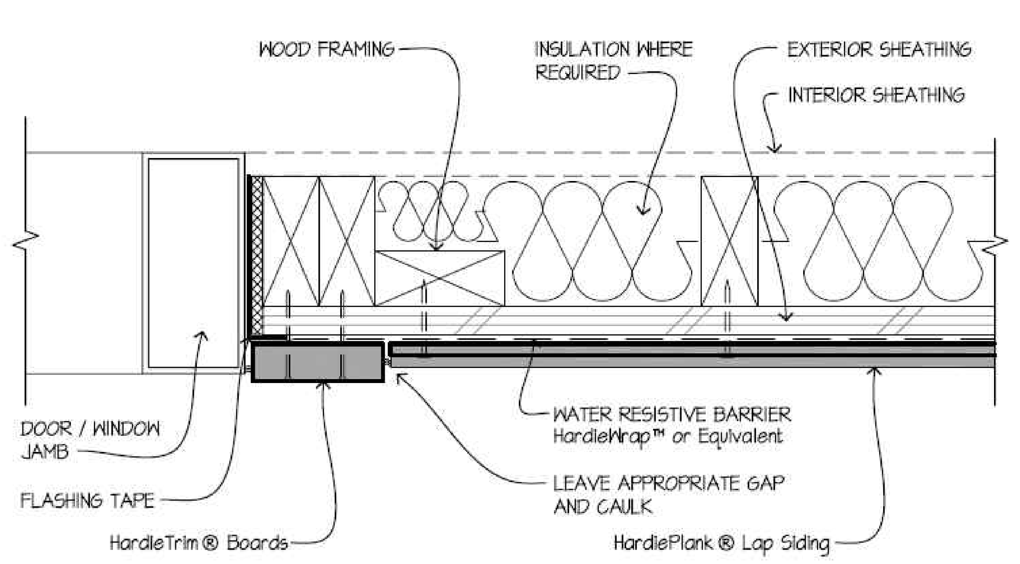


2 OUTSIDE CORNER
SCALE: 3"=1'-0"

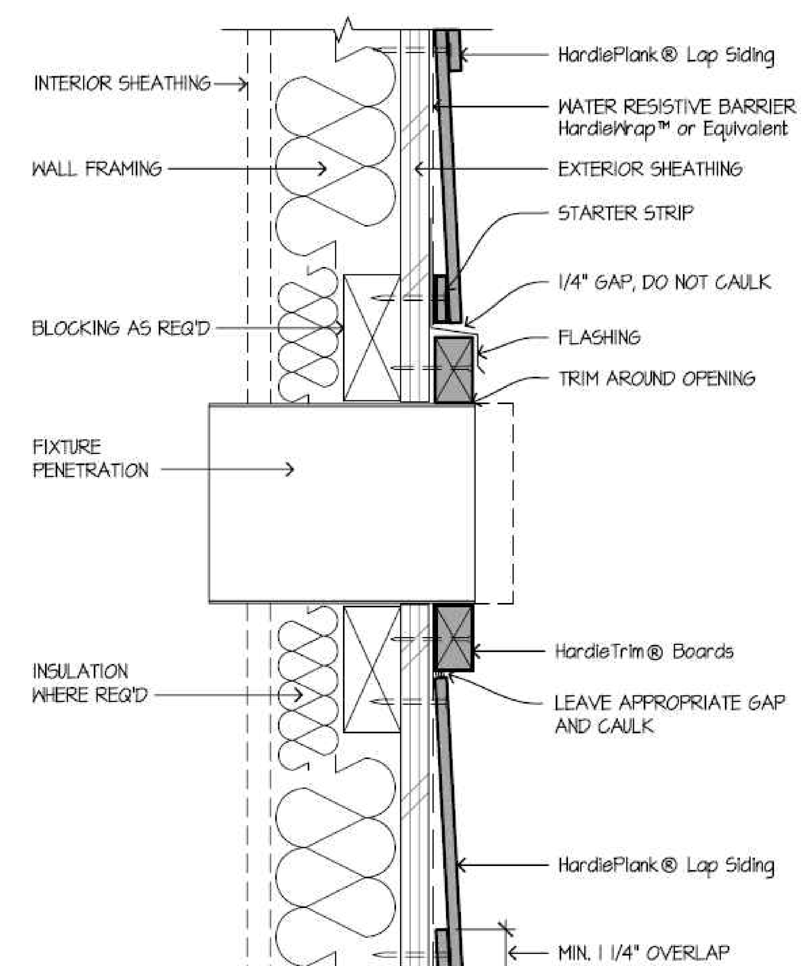
HARDIE LAP SIDING

Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary

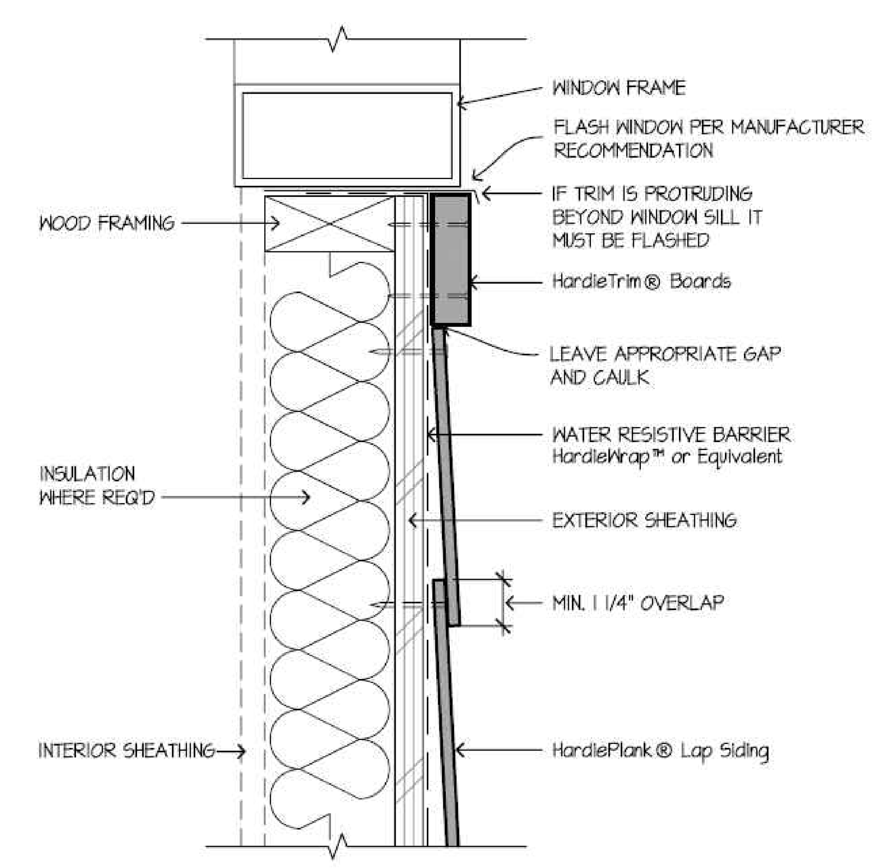
DETAILS ARE NOT TO SCALE



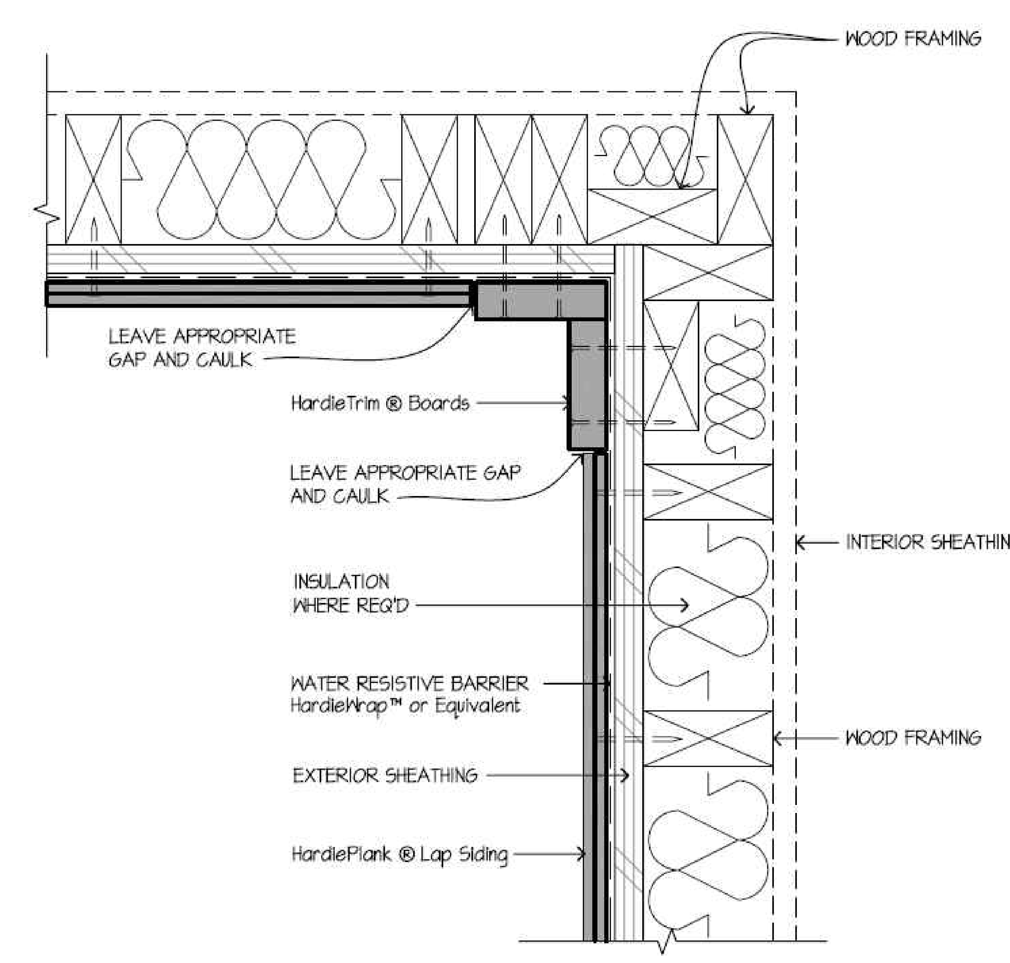
10 DOOR / WINDOW JAMB
SCALE: 3"=1'-0"



7 FIXTURE PENETRATION
SCALE: 3"=1'-0"



4 WINDOW SILL
SCALE: 3"=1'-0"



1 INSIDE CORNER
SCALE: 3"=1'-0"

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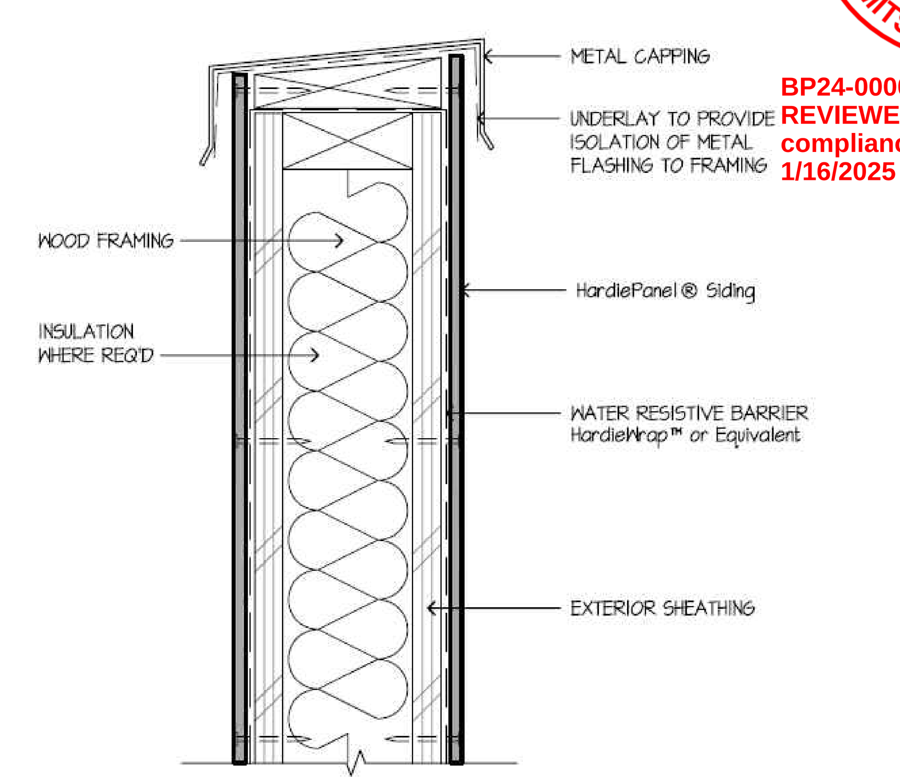
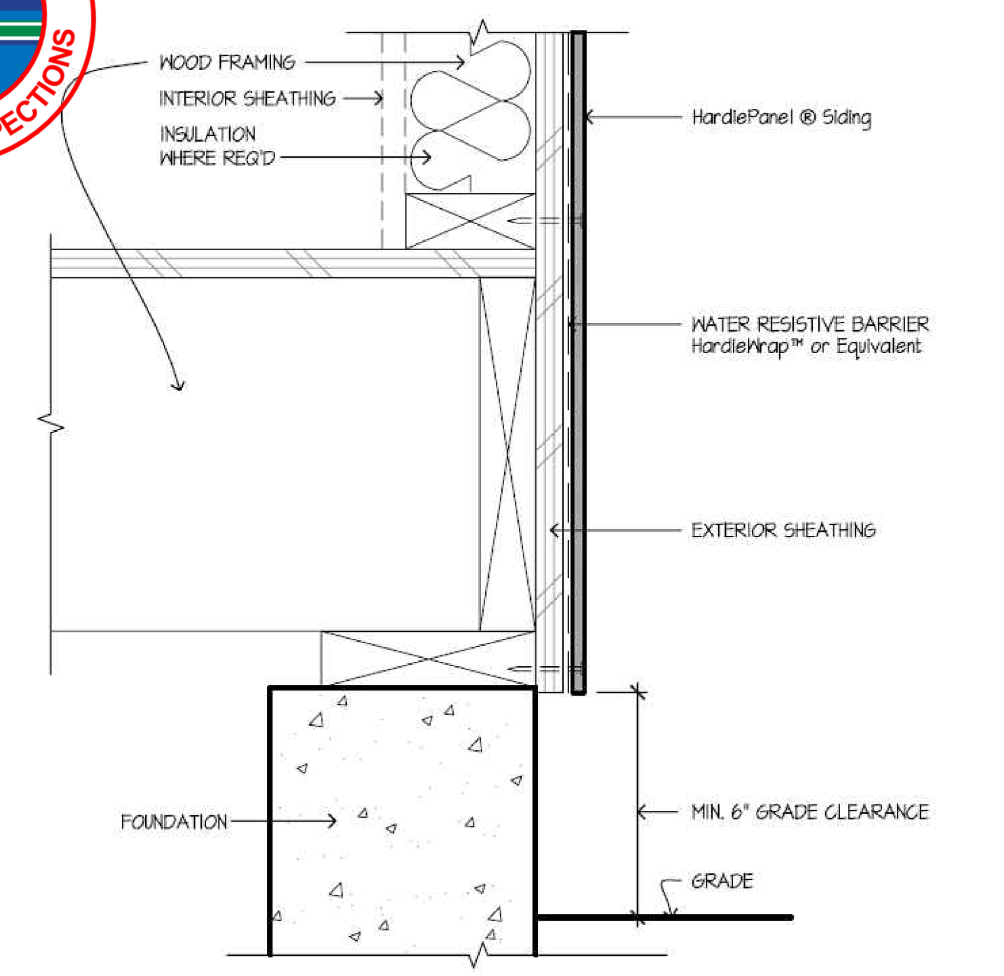
THE RESIDENCE AT GREEN MEADOW
NEW SENIOR-LIVING FACILITY
SAN ANGELO, TEXAS

REVISION:

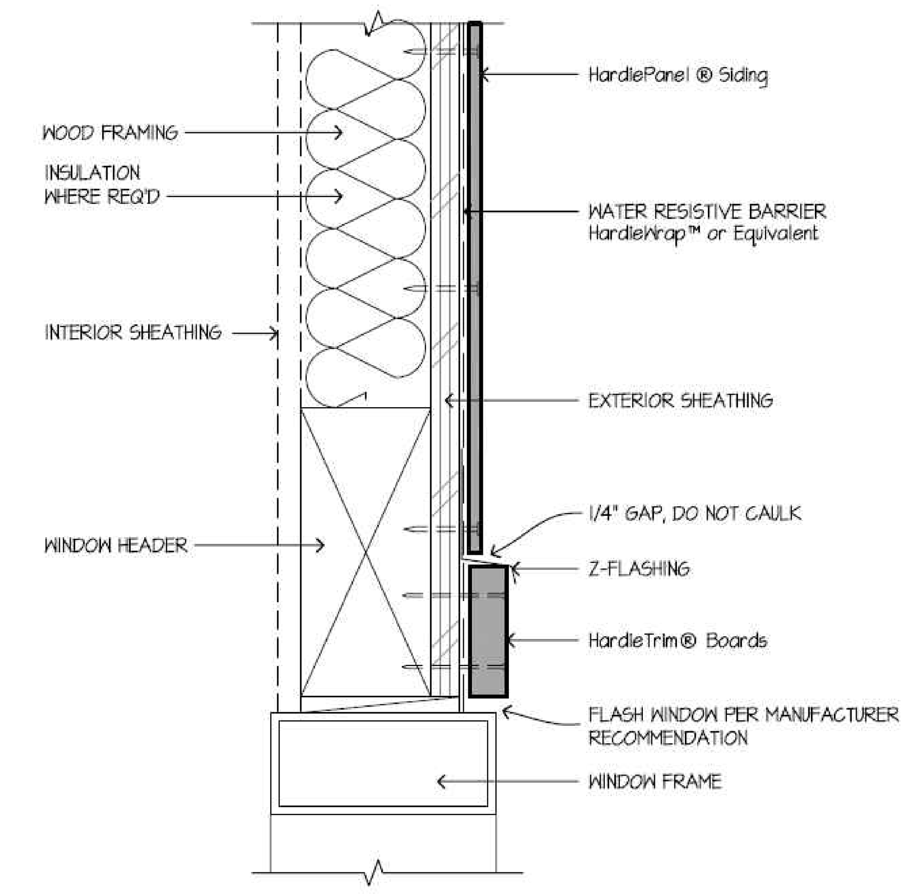
DATE: 10-3-2024
JOB: 24-3395
SHEET NO.:
A6.4



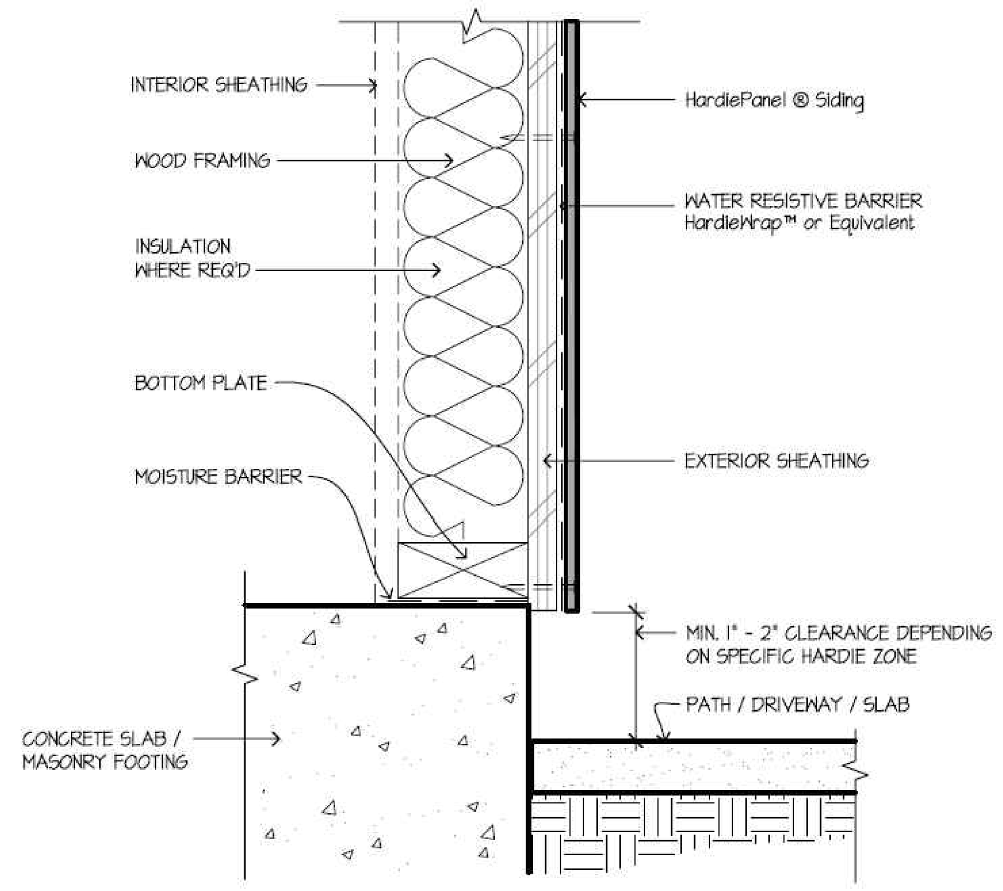
9 PARAPET
SCALE: 3"=1'-0"



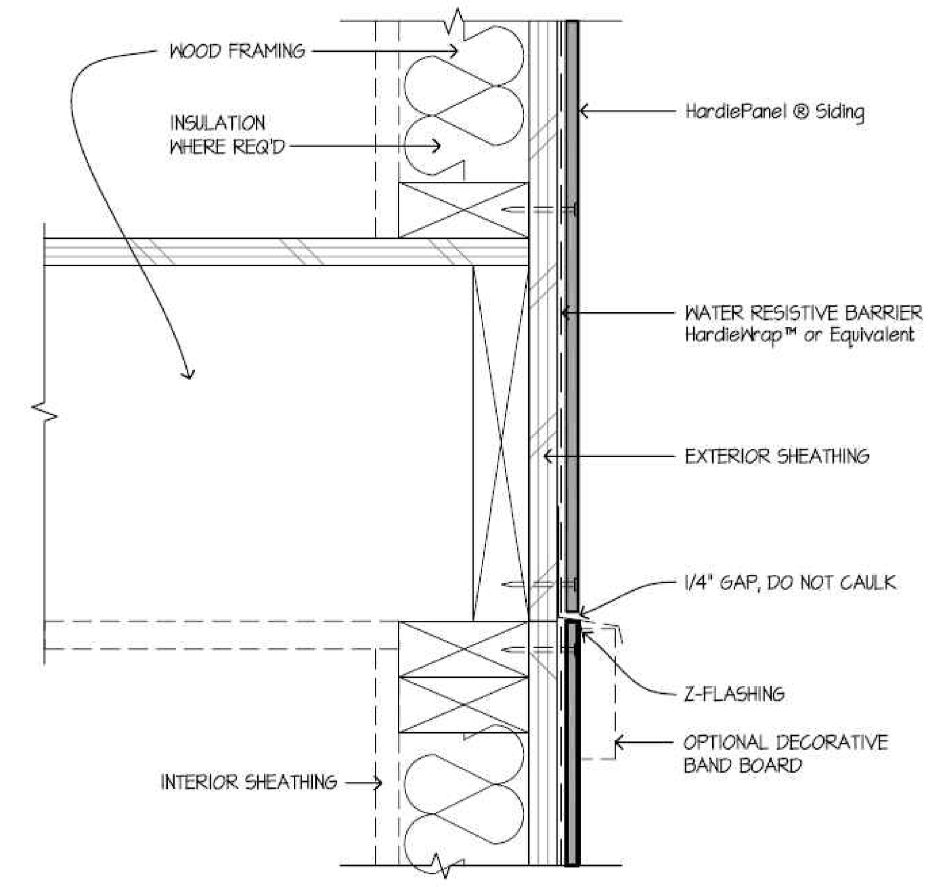
6 GRADE CLEARANCE
SCALE: 3"=1'-0"



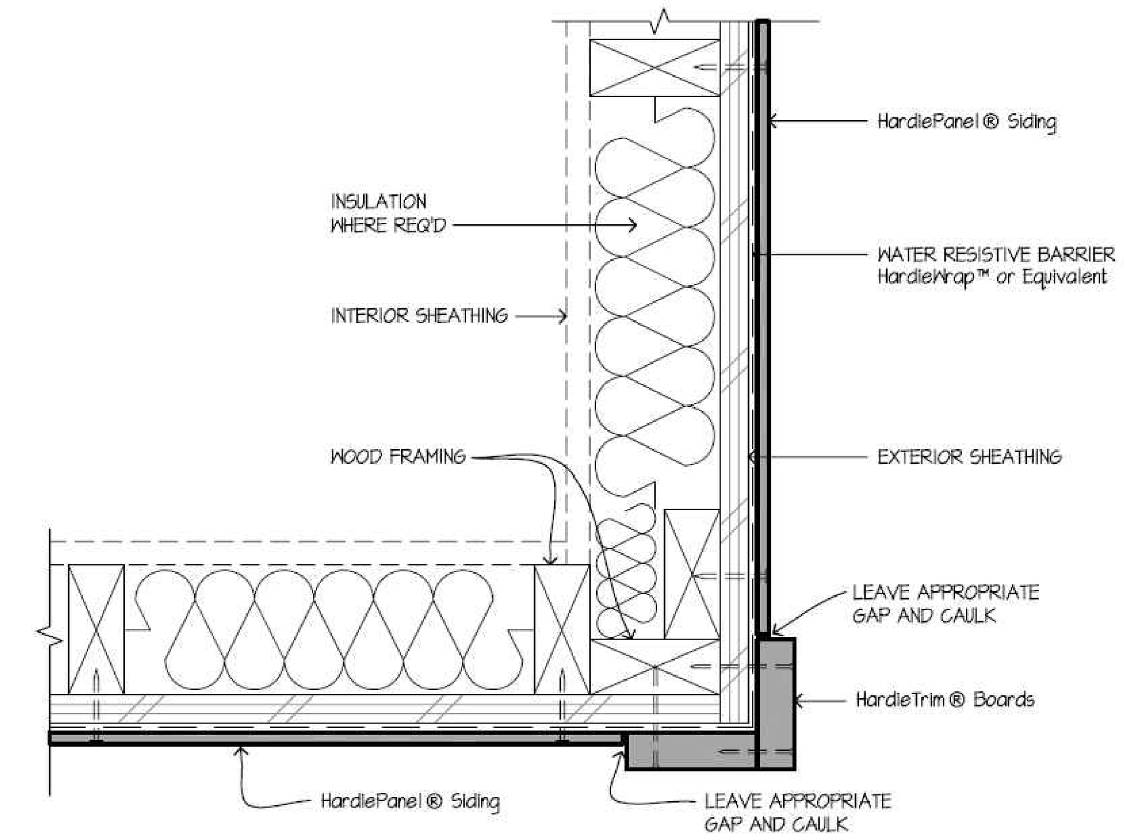
3 WINDOW/DOOR HEAD
SCALE: 3"=1'-0"



8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
SCALE: 1/2"=1'-0"



5 HORIZONTAL VIEW
SCALE: 3"=1'-0"

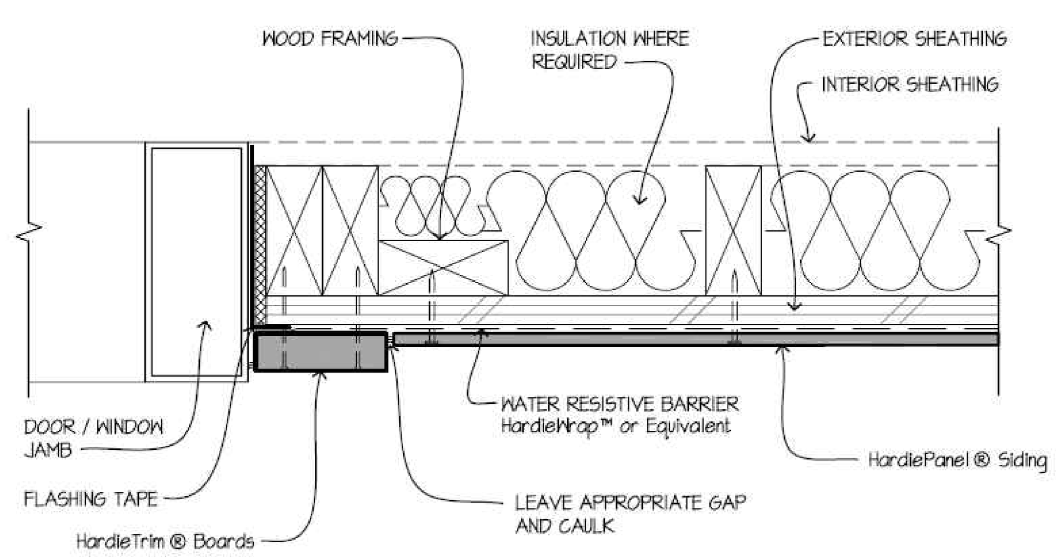


2 OUTSIDE CORNER
SCALE: 3"=1'-0"

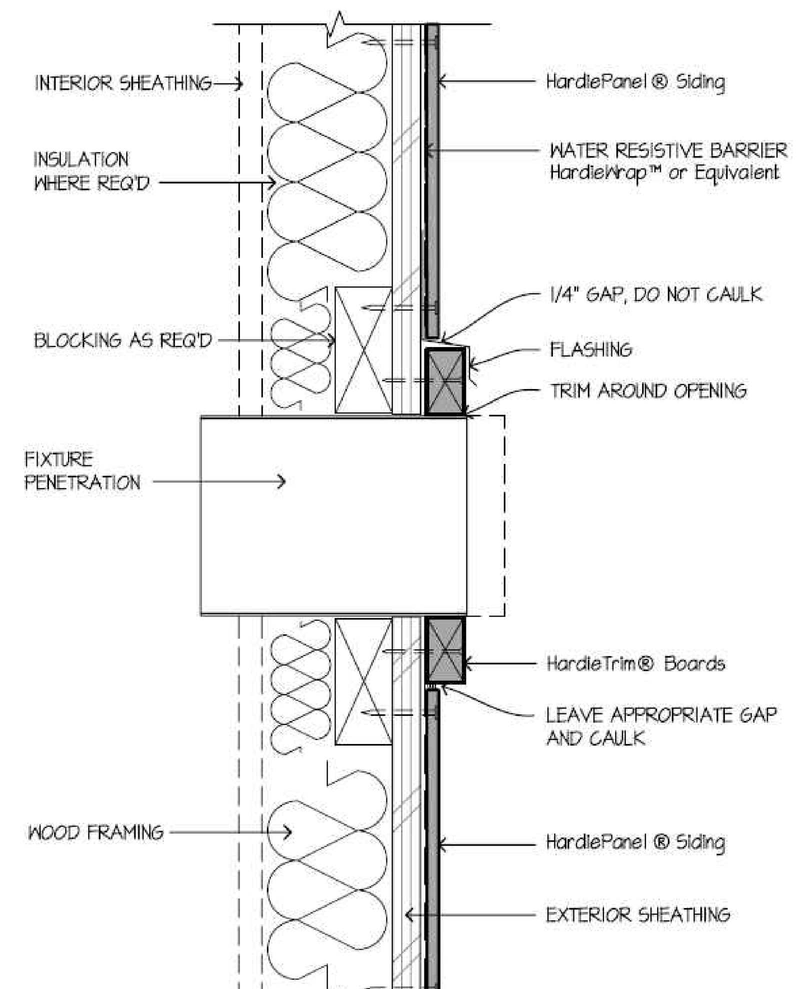
HARDIE PANEL SIDING

Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary

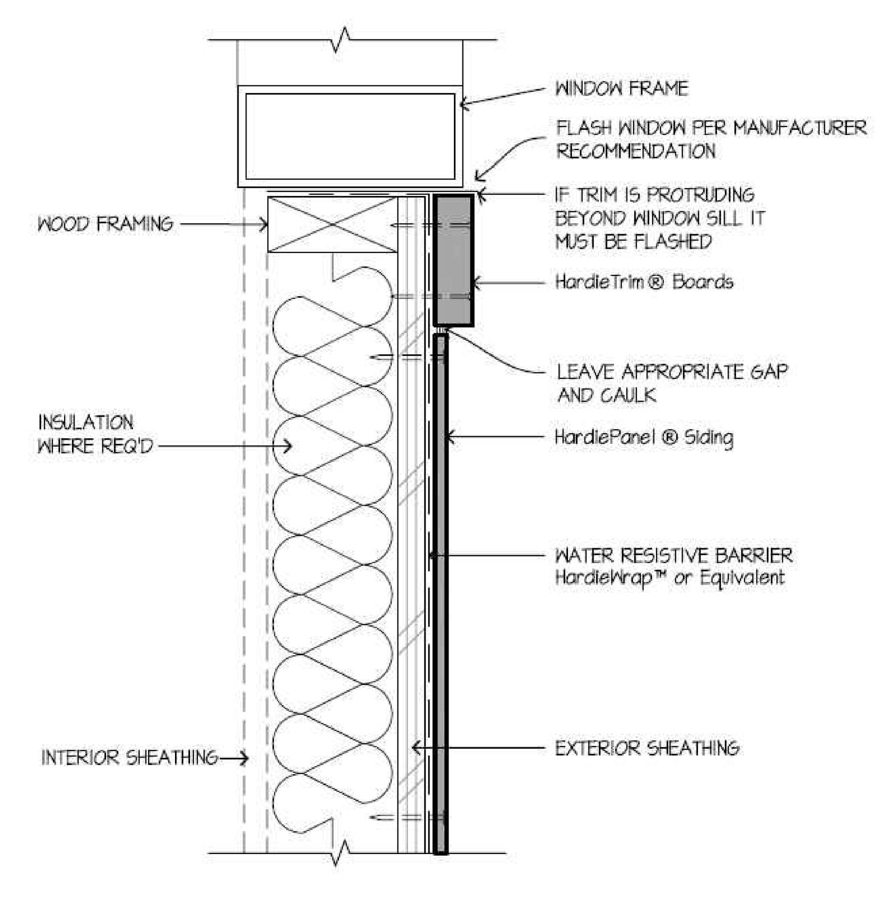
DETAILS ARE NOT TO SCALE



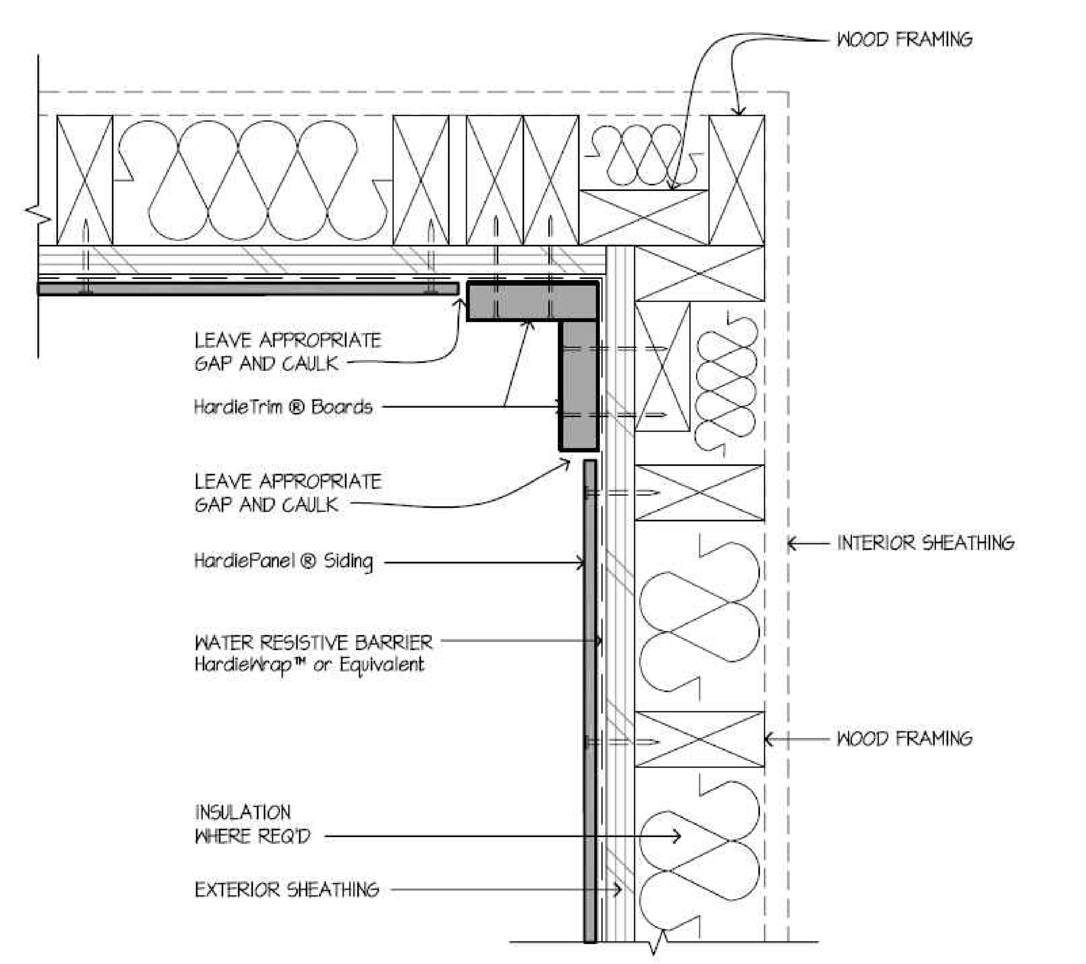
10 DOOR / WINDOW JAMB
SCALE: 3"=1'-0"



7 FIXTURE PENETRATION
SCALE: 3"=1'-0"



4 WINDOW SILL
SCALE: 3"=1'-0"



1 INSIDE CORNER
SCALE: 3"=1'-0"

CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025

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THE RESIDENCE AT GREEN MEADOW
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REVISION:

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SHEET NO.:

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CITY OF SAN ANGELO PERMITS & INSPECTIONS
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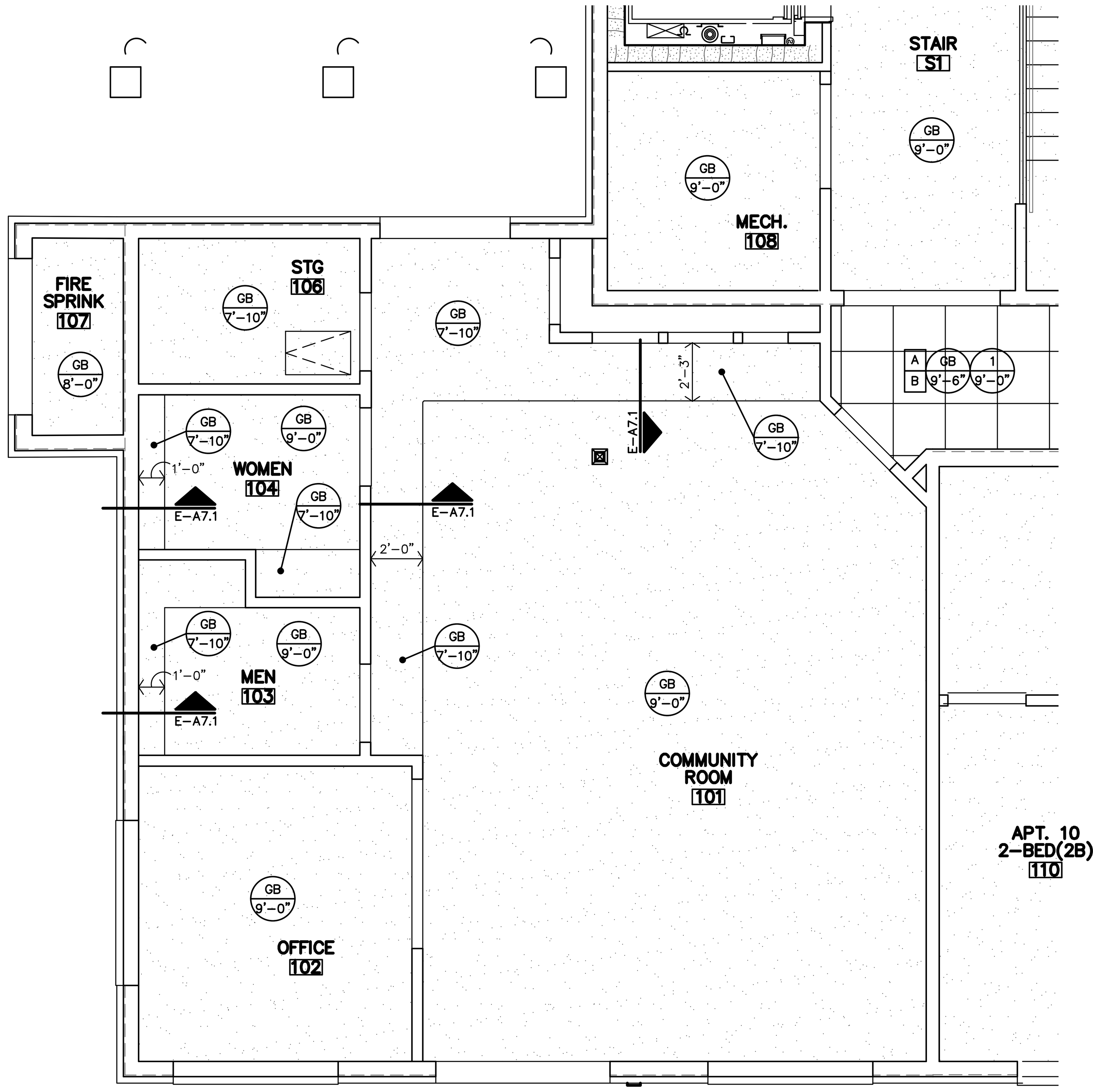
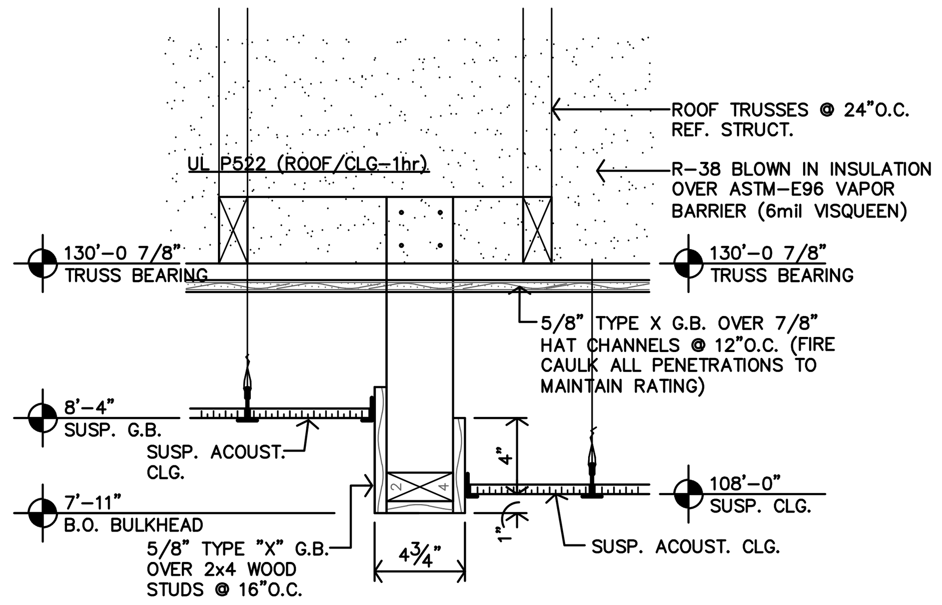
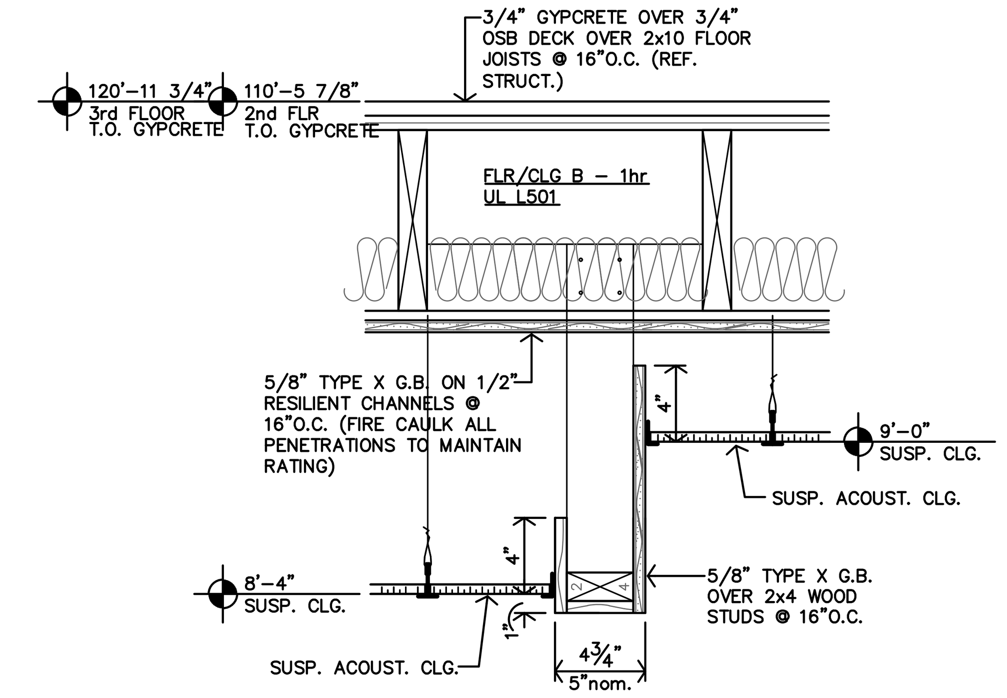
1/16/2025



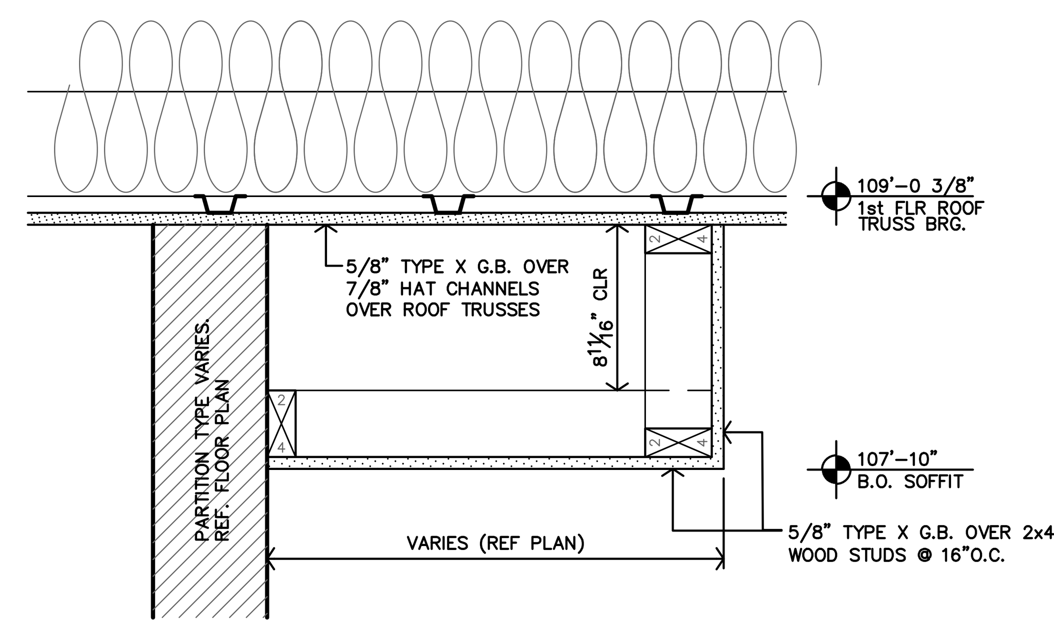
B REFLECTED CLG ENLARGED COMMUNITY ROOM
1/4" = 1'-0"



D CEILING DETAIL
1 1/2"=1'-0"



C CEILING DETAIL
1 1/2"=1'-0"



E CEILING DETAIL
1 1/2"=1'-0"

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.

NON-RATED WALLS
- EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS
- EXTEND TO DECK

1/2 HOUR FIRE PARTITION; CORRIDOR

1 HOUR CONSTRUCTION; SHAFT WALLS

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

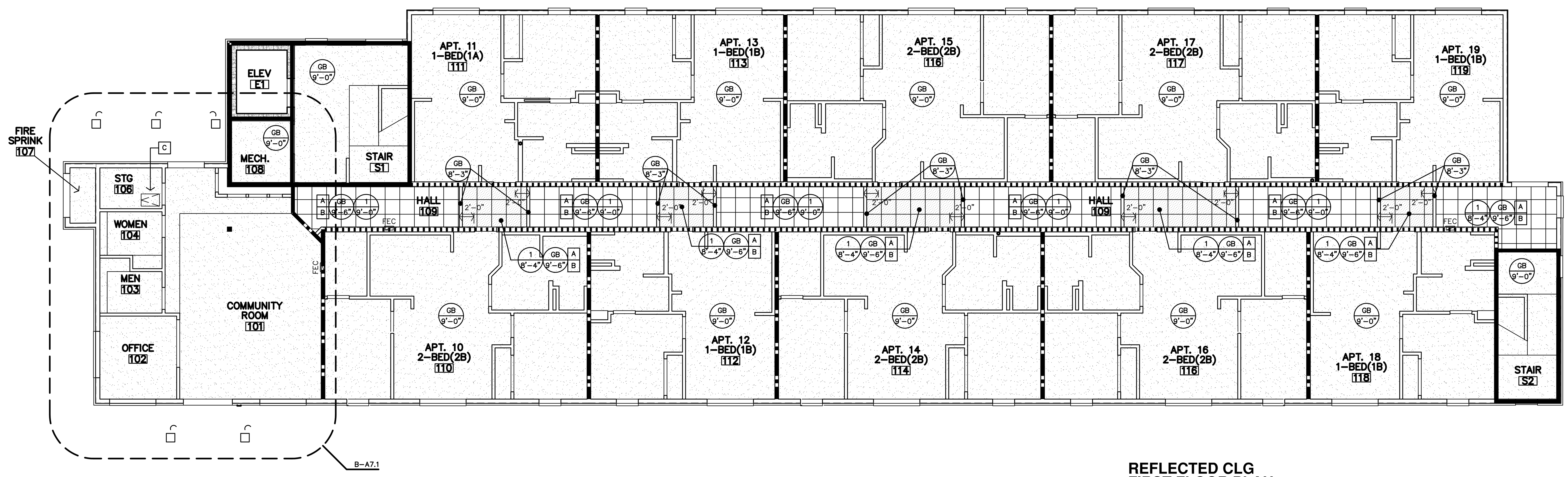
KEY NOTES

A	FIRE RATED G.B. CEILING at BOT. OF FRAMING TO BE CONTINUOUS
B	VALVES TO INSTALLED ABOVE SUSPENDED CEILING
C	ATTIC ACCESS. MIN. 20"x30". COORDINATE LOCATION WITH ROOF TRUSSES. REF. DTL. D-A4.4
D	ROOF HATCH AND LADDER, PER SPEC. COORDINATE LOCATION WITH ROOF TRUSSES.

CEILING TYPES
REFER SPECIFICATIONS

1	2x2 NON-RATED
2	2x2 NON-RATED, WASHABLE
ST	EXPOSED STRUCTURE,
GB	GYP BD (PAINTED)

1 / 8'-8" — CLG. TYPE / CLG. HEIGHT



A REFLECTED CLG FIRST FLOOR PLAN
1/8" = 1'-0" 10,116 Sf

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

REGISTERED ARCHITECT STATE OF TEXAS 22415

REVISION:

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

A7.1

REFLECTED CEILING PLAN NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.

NON-RATED WALLS
— EXTEND TO BOTTOM OF FLOOR TRUSSES
1 HOUR LOAD BEARING WALLS
— EXTEND TO DECK

1/2 HOUR FIRE PARTITION; CORRIDOR

1 HOUR CONSTRUCTION; SHAFT WALLS

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

SEAL VOIDS AT TOPS OF WALLS AND PENETRATIONS WITH U.L. LISTED FIRE BATT INSULATION, PILLOWS, AND/OR FIRE SEALANT AS REQUIRED BY CONDITION. AT RATED WALLS.

KEY NOTES

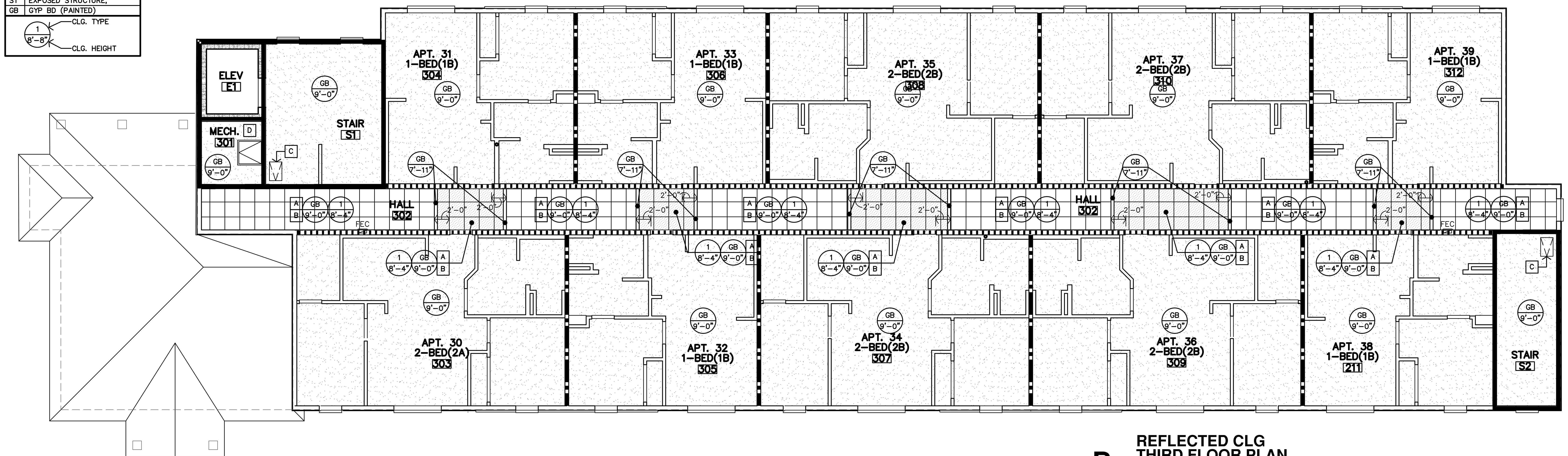
A	FIRE RATED G.B. CEILING at BOT. OF FRAMING TO BE CONTINUOUS
B	VALVES TO INSTALLED ABOVE SUSPENDED CEILING
C	ATTIC ACCESS. MIN. 20"x30". COORDINATE LOCATION WITH ROOF TRUSSES. REF. DTL. D-A4.4
D	ROOF HATCH AND LADDER, PER SPEC. COORDINATE LOCATION WITH ROOF TRUSSES.

CEILING TYPES
REFER SPECIFICATIONS

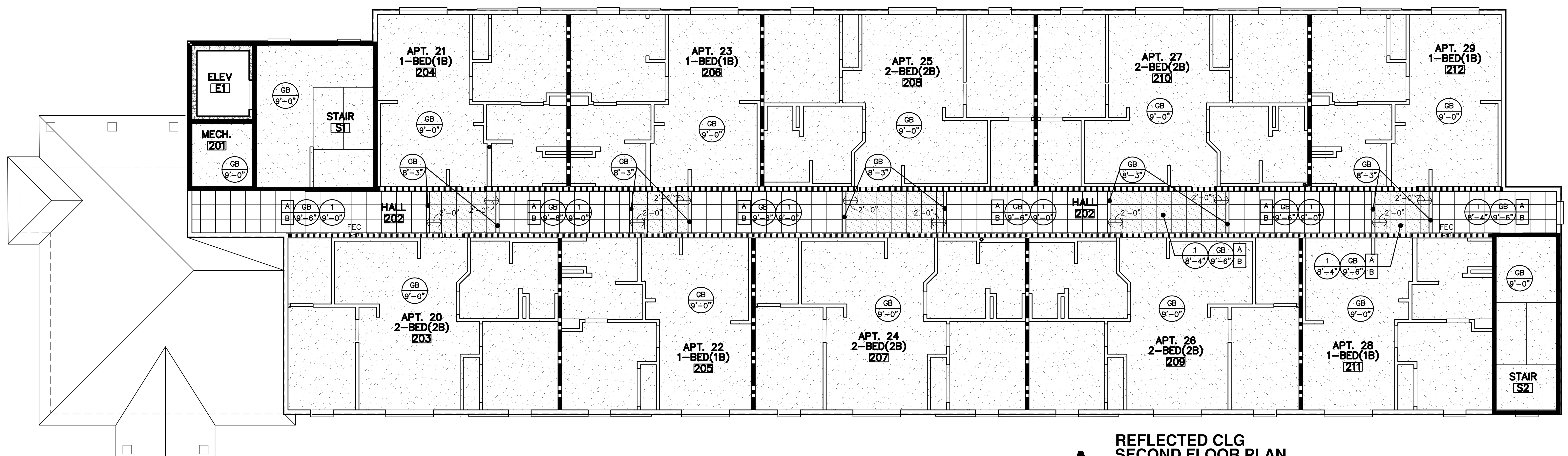
1	2x2 NON-RATED
2	2x2 NON-RATED, WASHABLE
ST	EXPOSED STRUCTURE,
GB	GYP BD (PAINTED)

1 — CLG. TYPE
8'-8" — CLG. HEIGHT

CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025



B REFLECTED CLG THIRD FLOOR PLAN
1/8" = 1'-0" 9,207 SF



A REFLECTED CLG SECOND FLOOR PLAN
1/8" = 1'-0" 9,207 SF

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THE RESIDENCE AT GREEN MEADOW
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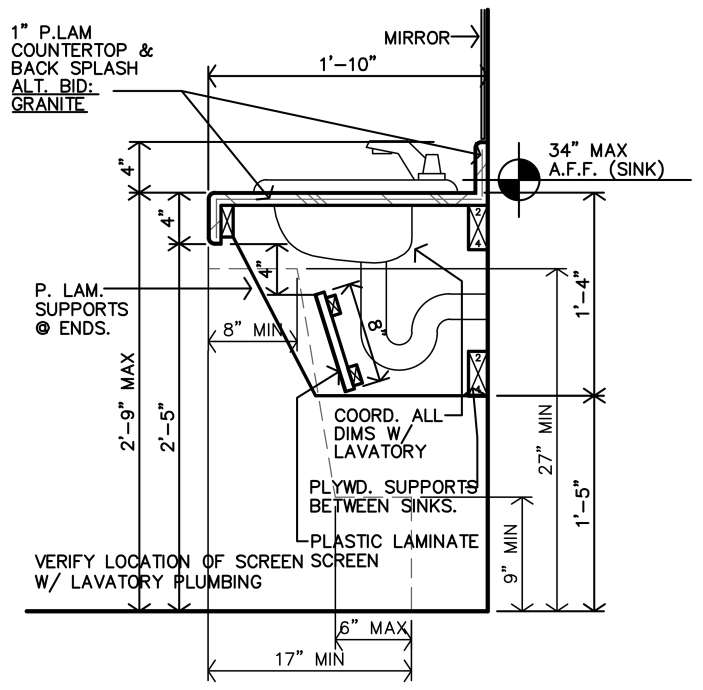
SAN ANGELO, TEXAS

REGISTERED ARCHITECT STATE OF TEXAS 22415

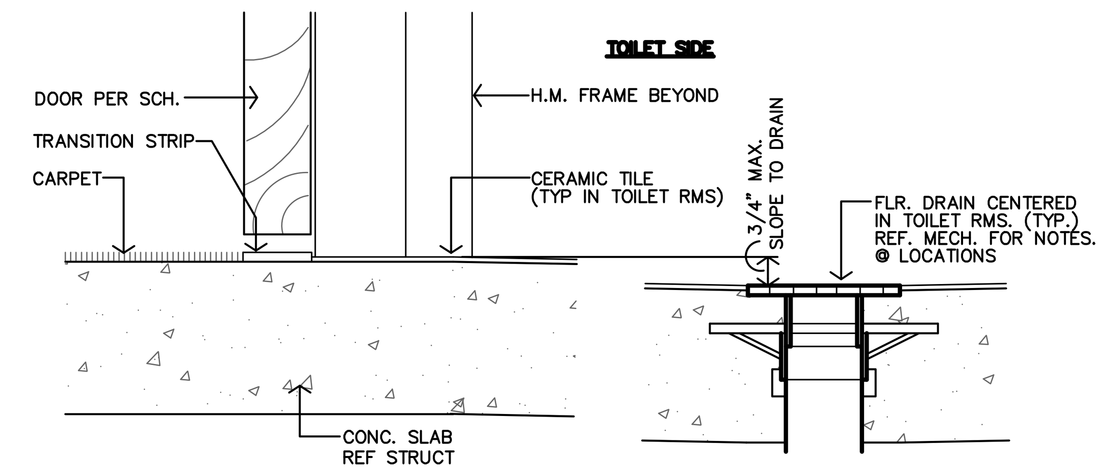
REVISION:

DATE: 11-22-2024
JOB: 24-3395
SHEET NO.:
A7.2

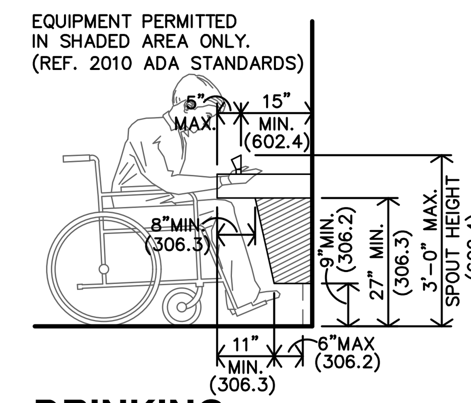
CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025



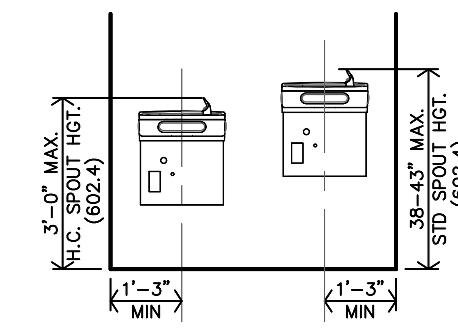
N VANITY DETAIL
1"=1'-0"



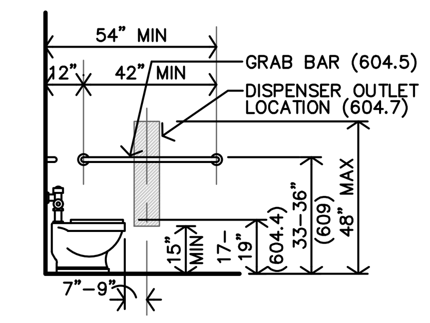
M FLOOR DRAIN DETAIL
3"=1'-0"



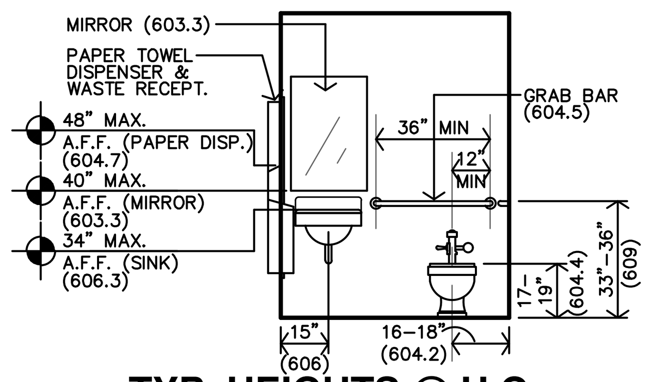
L DRINKING FOUNTAIN DETAIL
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



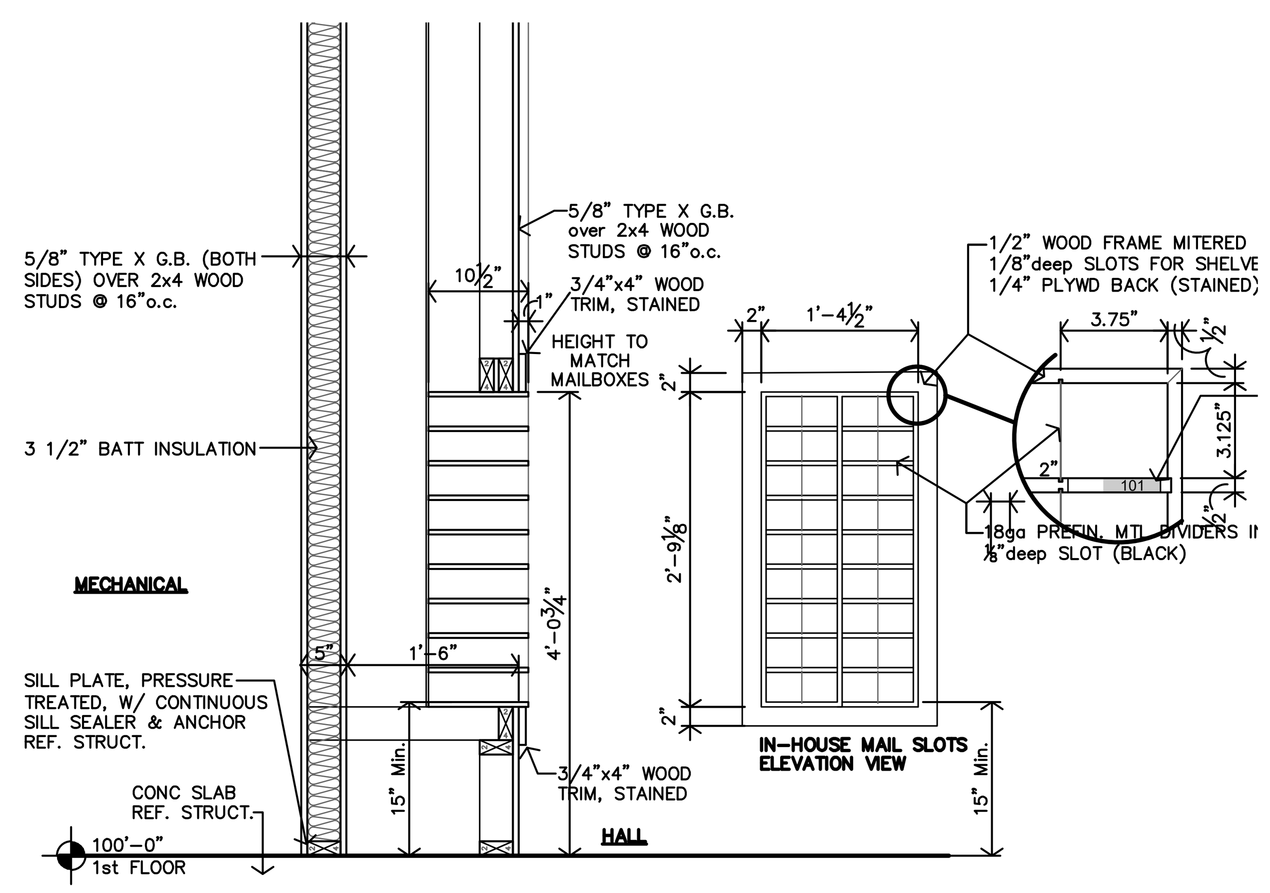
K DRINKING FOUNTAIN ELEVATION
3/8"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



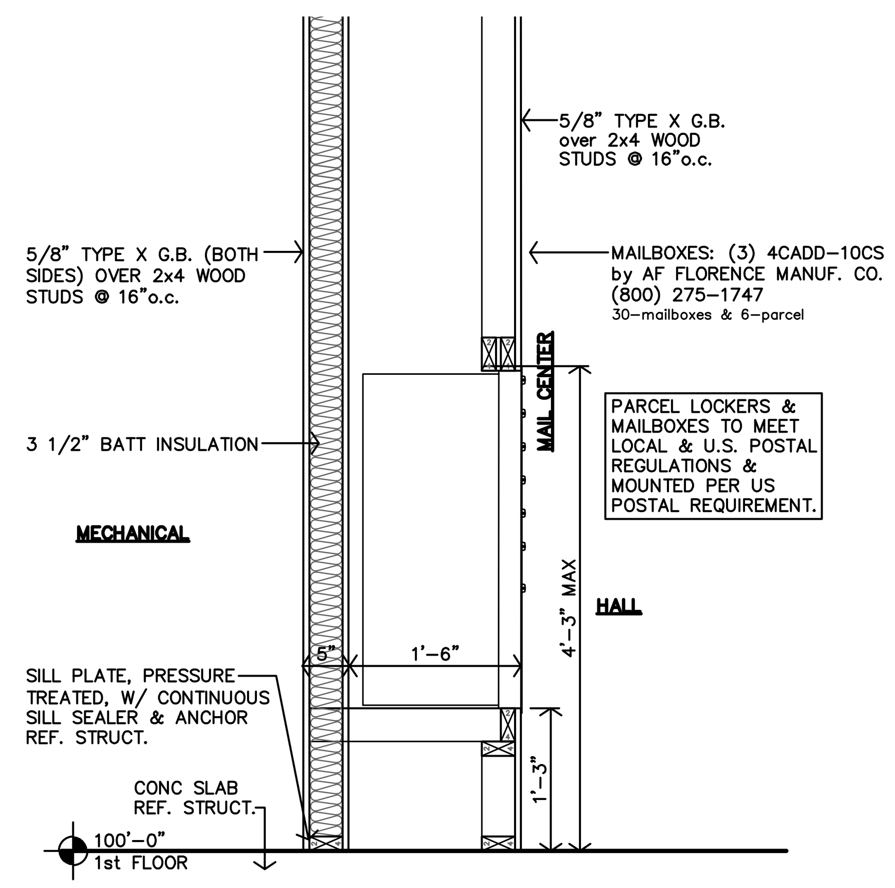
J TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



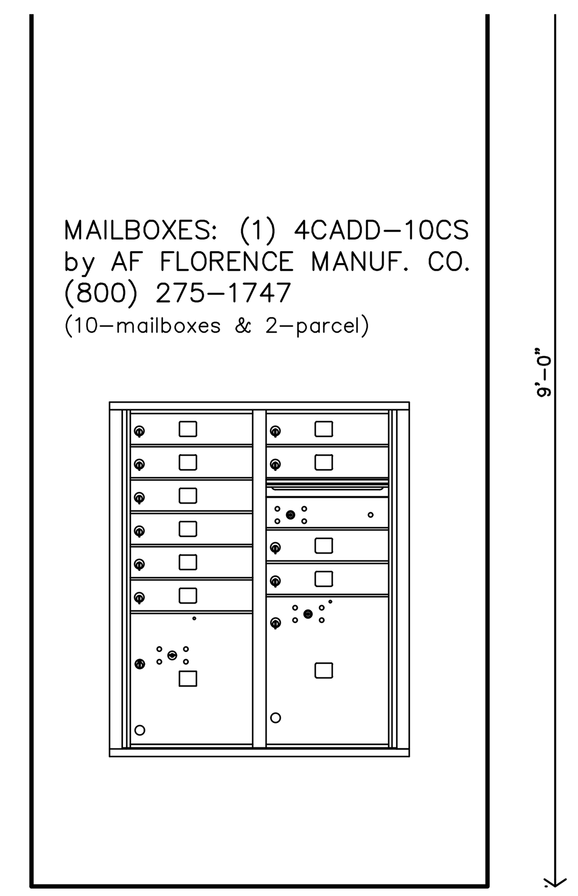
H TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



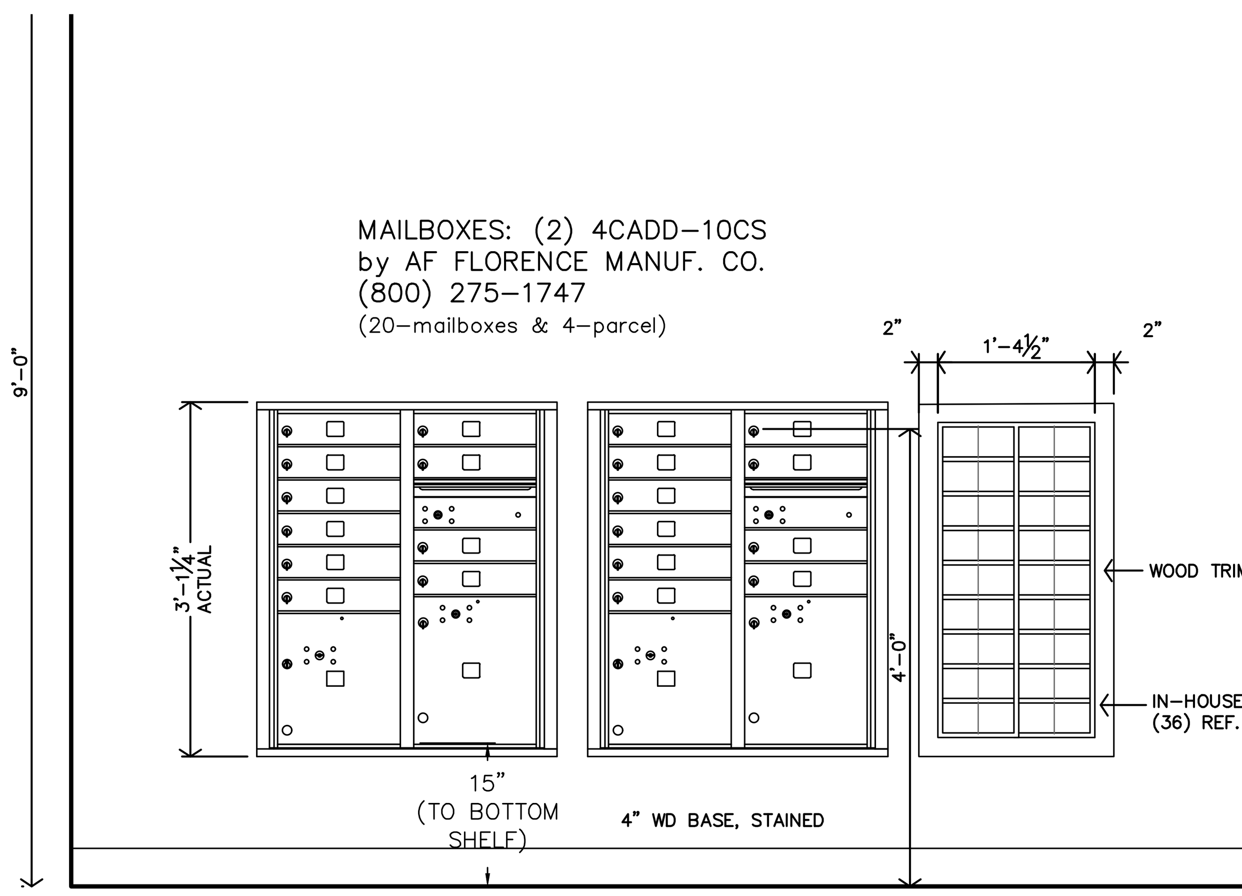
K IN-HOUSE MAIL SLOTS SECTION
3/4"=1'-0"



J WALL SECTION @ MAIL CENTER
3/4"=1'-0"

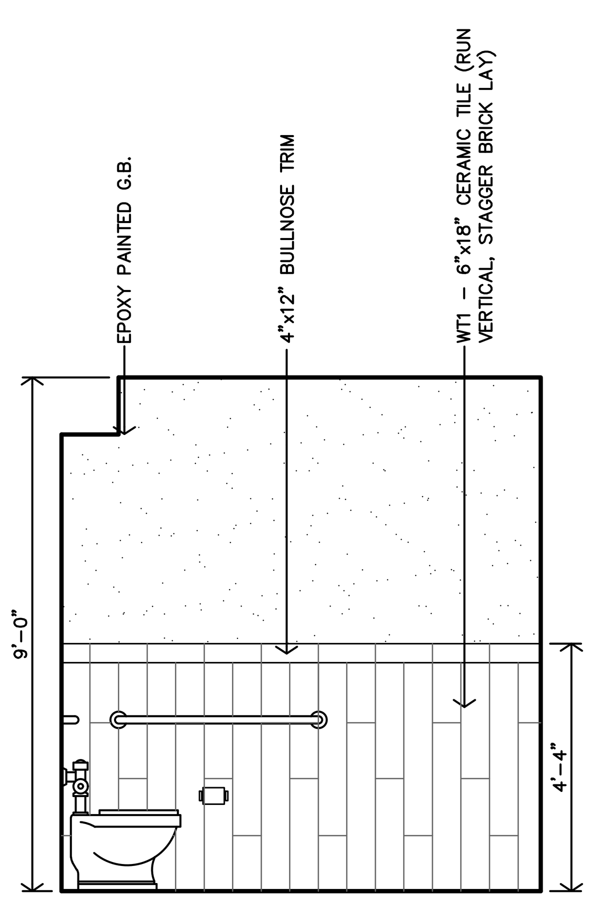


I MAIL ELEVATIONS
3/8"=1'-0"

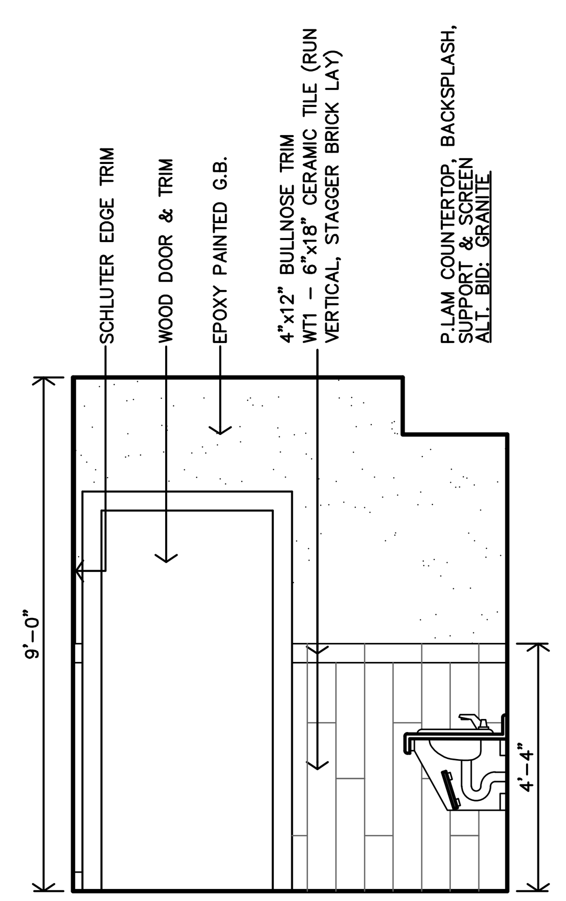


H MAIL ELEVATIONS
3/8"=1'-0"

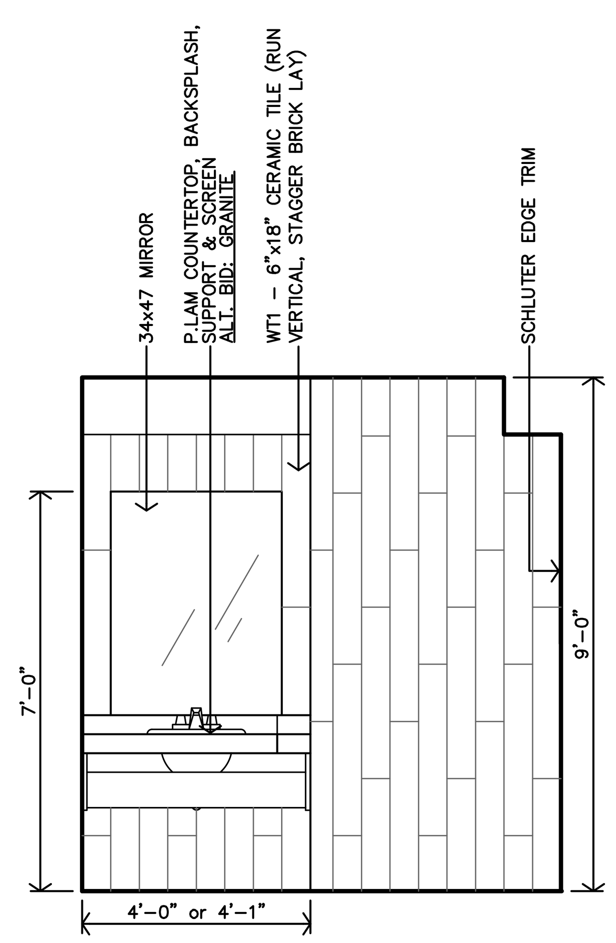
LEGEND	
M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
ACC	ACCESSIBLE FIXTURE



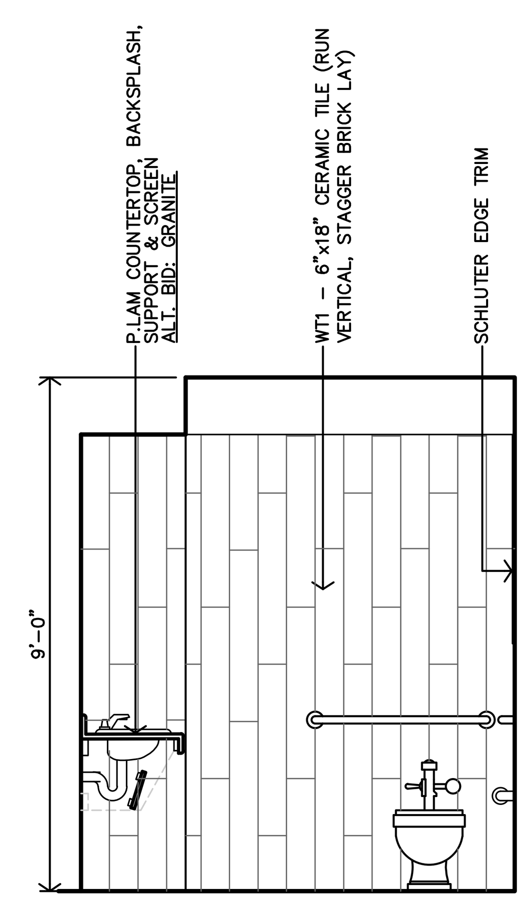
G TOILET 108 INTERIOR ELEVATION
3/8"=1'-0" TOILET 109 SIM, MIR'D



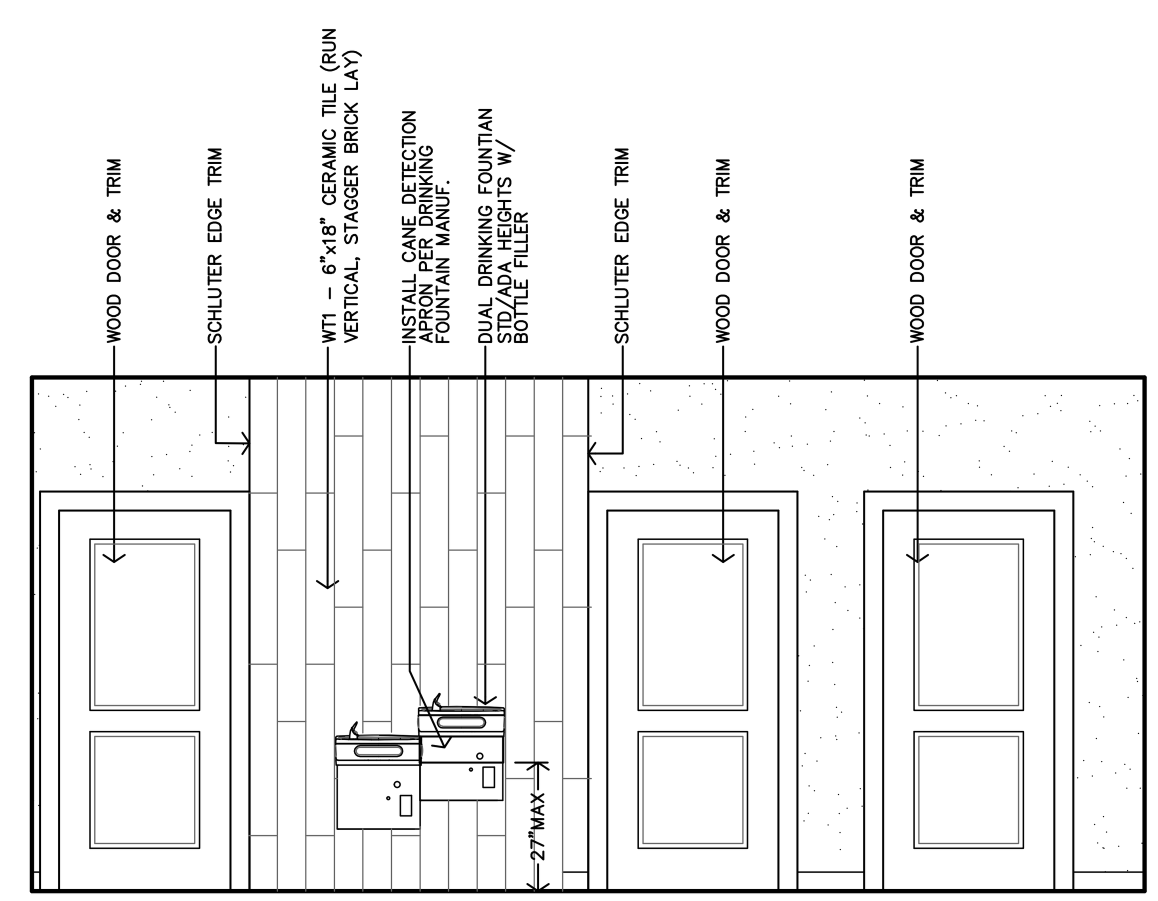
F TOILET 108 INTERIOR ELEVATION
3/8"=1'-0" TOILET 109 SIM, MIR'D



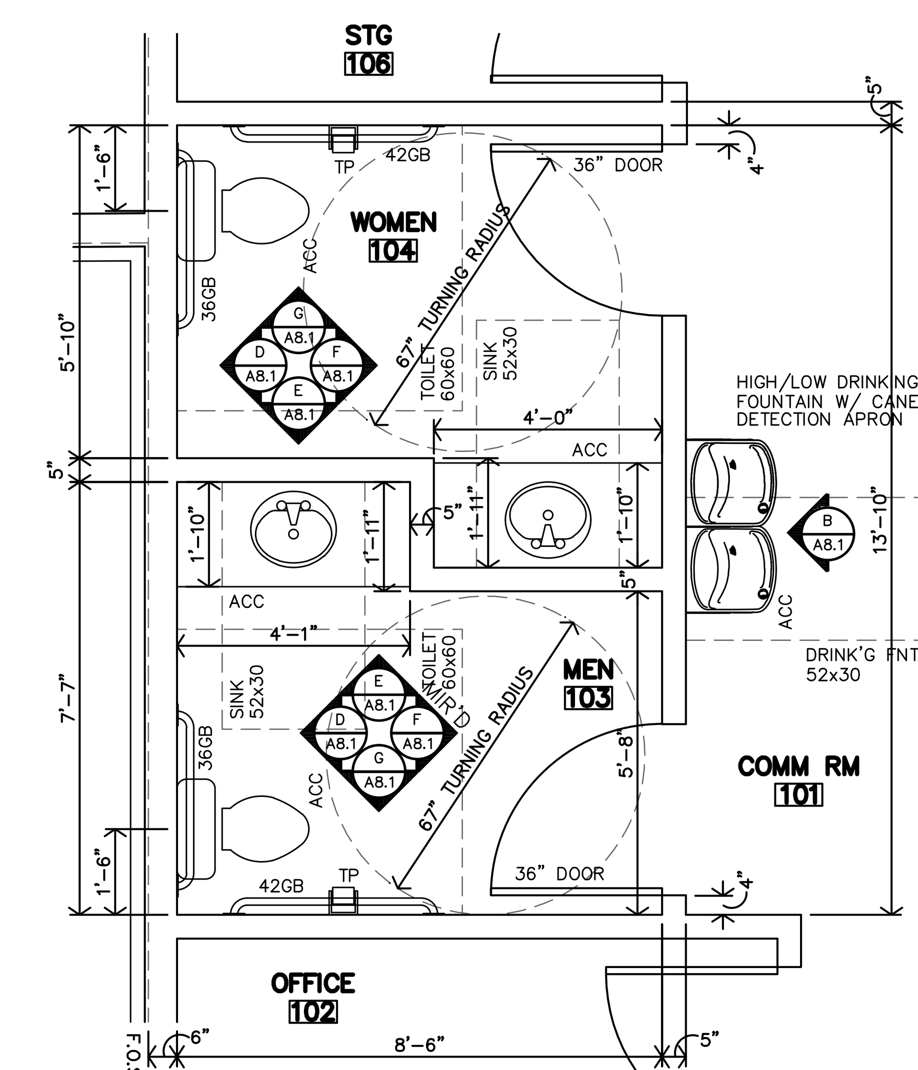
E TOILET 108 INTERIOR ELEVATION
3/8"=1'-0" TOILET 109 SIM, MIR'D



D TOILET 108 INTERIOR ELEVATION
3/8"=1'-0" TOILET 109 SIM, MIR'D



B RESTRM 108, 109 & STG 107 INTERIOR ELEVATION
3/8"=1'-0"



A RESTRM 103 & 104 ENLARGED PLANS
3/8"=1'-0"

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THE RESIDENCE AT GREEN MEADOW
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REGISTERED ARCHITECT STATE OF TEXAS 22415

REVISION:

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SHEET NO.:

A8.1

CITY OF SAN ANGELO
PERMITS & INSPECTIONS
BP24-00005541
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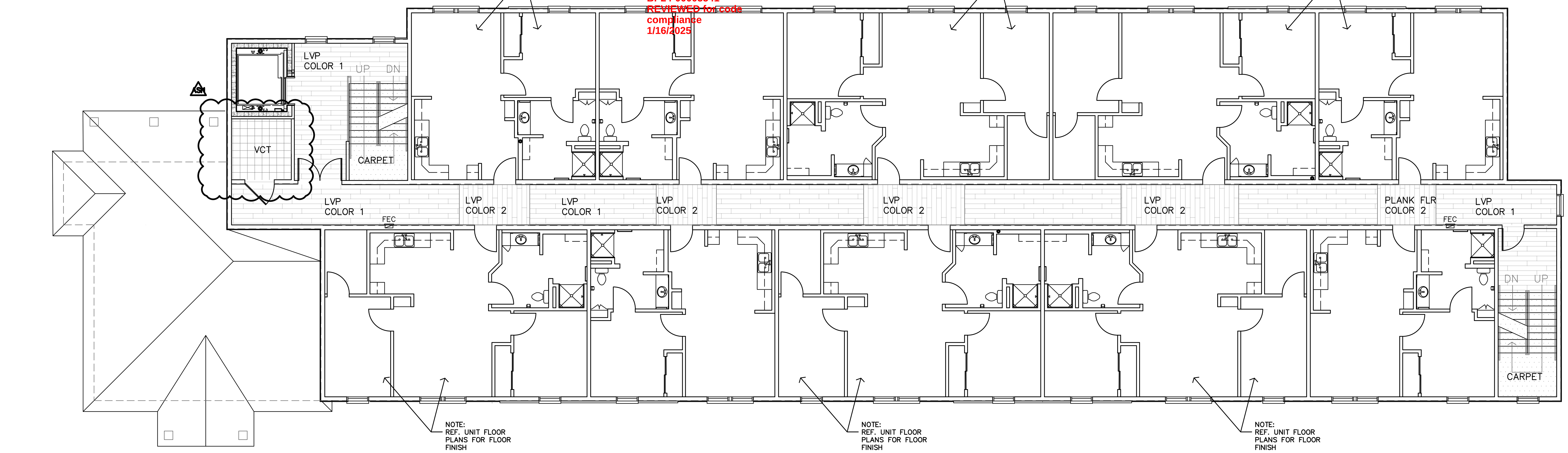
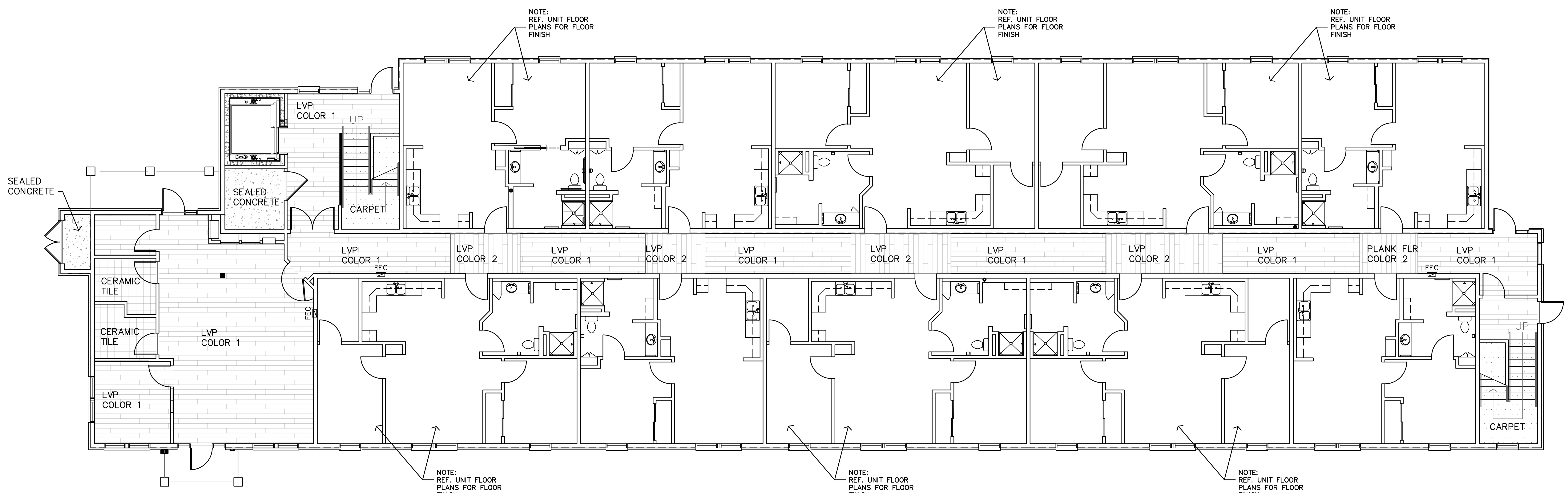
1/16/2025



B FINISHED
SECOND/THIRD FLOOR PLAN
1/8" = 1'-0" 9,207 SF



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

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STATE OF TEXAS
22415

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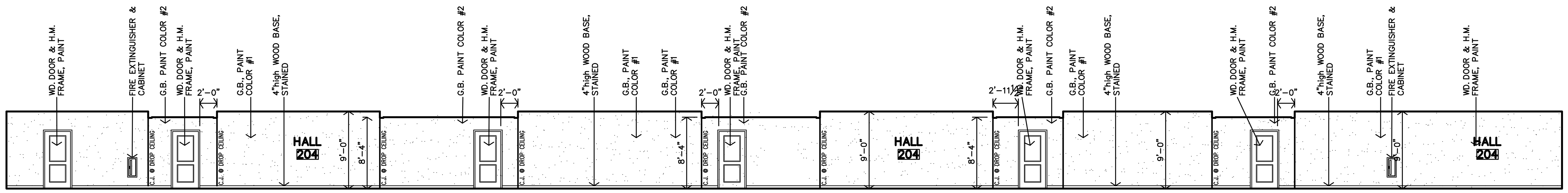
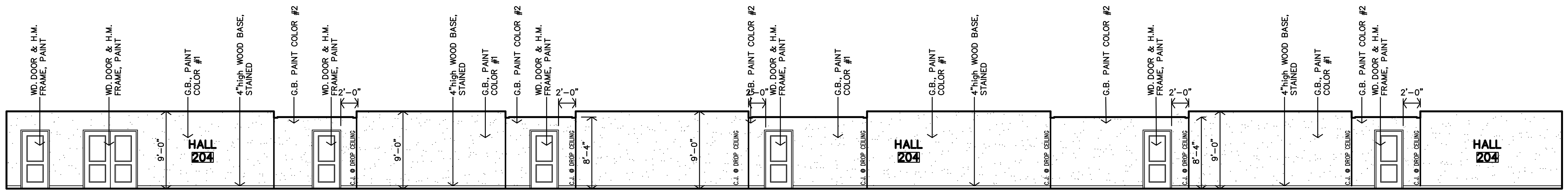
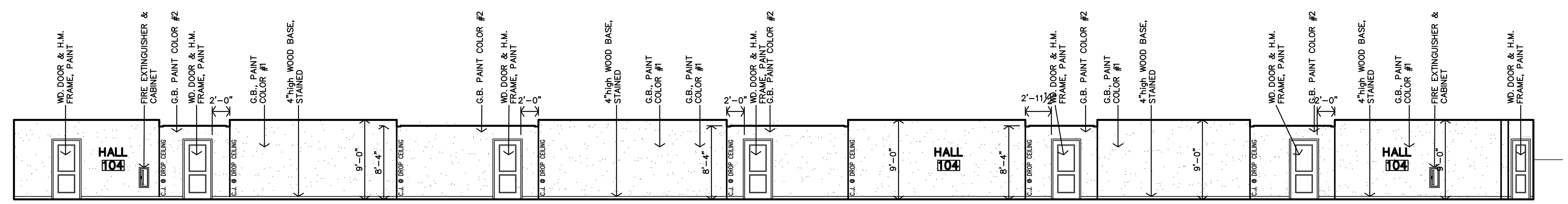
1	12-11-24
DATE:	11-22-2024
JOB:	24-3395
SHEET NO.:	A9.1



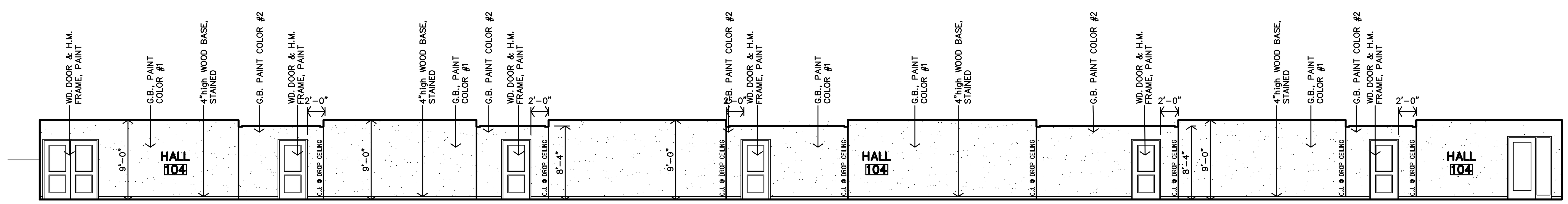
D HALLS 204 & 304 SOUTH INTERIOR ELEVATION
1/8"=1'-0" HALLS #301 & #309 SIM.



C HALLS 204 & 304 NORTH INTERIOR ELEVATION
1/8"=1'-0" HALLS #301 & #309 SIM.



B HALL #104, SOUTH INTERIOR ELEVATION
1/8"=1'-0"



A HALL #104, NORTH INTERIOR ELEVATION
1/8"=1'-0"

NOTE:
1. G.B. CONTROL JOINT @ 30'-0"
2. C.J. = CONTROL JOINT

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

REGISTERED ARCHITECT
STATE OF TEXAS
22415

REVISION:

DATE: 10-3-2024
JOB: 24-3395
SHEET NO.:
A9.2

PUBLIC DOOR SCHEDULE

BP24-00005541
REVIEWED for code compliance
1/16/2025

MARK	W	H	T	DOOR MATERIAL: ALUMINUM	DOOR MATERIAL: HOLLOW METAL	DOOR MATERIAL: S.C. WOOD	DOOR TYPE	DOOR FINISH: PREFINISHED	DOOR FINISH: PAINT	FRAME MATERIAL: ALUMINUM	FRAME MATERIAL: HOLLOW METAL	FRAME TYPE	FRAME FINISH: PREFINISHED	FRAME FINISH: PAINT	RATING	DETAILS	REMARKS/NOTES
FIRST FLOOR																	
101	3'–0"	7'–0"	1 3/4"	●			E	●		●		2	●			A/B/C/D/E–A10.2	4, 5
102	3'–0"	7'–0"	1 3/4"	●			E	●		●		3	●			A/B/C/D/E–A10.2	4
103	3'–0"	7'–0"	1 3/4"	●			E	●		●		3	●			A/B/C/D/E–A10.2	4
104	3'–0"	7'–0"	1 3/4"	●			E	●		●		3	●			A/B/C/D/E–A10.2	4
105	3'–0"	6'–8"	1 3/4"			●	D		●		●	1		●	60min	O/P–A10.2	3
106	3'–0"	7'–0"	1 3/4"		●		D		●		●	1		●		F/G/H–A10.2	4
107	3'–0"	6'–8"	1 3/4"			●	F		●		●	4		●		J/K–A10.2	
108	3'–0"	6'–8"	1 3/4"			●	J		●		●	1		●		J/K–A10.2	
109	3'–0"	6'–8"	1 3/4"			●	J		●		●	1		●		J/K–A10.2	
110	3'–0"	6'–8"	1 3/4"			●	J		●		●	1		●		J/K–A10.2	
111	3'–0"	6'–8:	1 3/4"			●	D		●		●	1		●	45min	J/K–A10.2	1, 3
112	PR3'–0"	6'–8"	1 3/4"			●	G		●		●	1		●	60min	Q/R–A10.2	1, 3
113	4'–0"	6'–8"	1 3/4"			●	H		●		●	1		●	60min	J/K–A10.2	3
114	PR3'–0"	7'–0"	1 3/4"		●		H		●		●	1		●		F/G/H–A10.2	
SECOND FLOOR																	
201	4'–0"	6'–8"	1 3/4"			●	H		●		●	1		●	60min	Q/R–A10.2	3
202	PR3'–0"	6'–8"	1 3/4"			●	G		●		●	1		●	60min	Q/R–A10.2	1, 3
203	3'–0"	6'–8"	1 3/4"			●	F		●		●	1		●	60min	Q/R–A10.2	3
THIRD FLOOR																	
301	4'–0"	6'–8"	1 3/4"			●	H		●		●	1		●	60min	Q/R–A10.2	3
302	PR3'–0"	6'–8"	1 3/4"			●	G		●		●	1		●	60min	Q/R–A10.2	1, 3
303	3'–0"	6'–8"	1 3/4"			●	F		●		●	1		●	60min	Q/R–A10.2	3
ELEVATOR																	
E1	3'–6"	7'–0"													60min		REF. SHT. A6.4
E2	3'–6"	7'–0"													60min		REF. SHT. A6.4
E3	3'–6"	7'–0"													60min		REF. SHT. A6.4

GENERAL NOTES:
1. ALL EXPOSED LINTELS TO BE PAINTED AT INTERIOR AND EXTERIOR.

SPECIFIC NOTES:
1. PROVIDE MAGNETIC HOLD–OPEN DEVICES FOR EACH DOOR.
2. DOOR(S) TO BE PROVIDED WITH PANIC HARDWARE AND DEVICES
3. PROVIDE SMOKE GASKET
4. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR DOORS & DOOR FRAMES/UNITS
5. PROVIDE AUTOMATIC DOOR OPENER BUTTON (AND ASSOCIATED HARDWARE) ON ADJACENT WALL.

UNIT DOOR SCHEDULE - 30 UNITS - REF. SHEET A2.3

MARK	W	H	T	DOOR MATERIAL: S.C. WOOD, PANEL	DOOR MATERIAL: H.C. WOOD, PANEL	DOOR MATERIAL: H.C. WOOD, LOUVER	DOOR TYPE	BI–FOLD	BI–PASS	POCKET	DOOR FINISH: PREFINISHED	DOOR FINISH: PAINT	FRAME MATERIAL: WOOD	FRAME MATERIAL: METAL	FRAME TYPE	FRAME FINISH: PAINT	RATING	DETAILS	REMARKS	LOCATION
1	3'–0"	6'–8"	1 3/4"	●			A				●			●	1	●	20min	Q/R–A10.2	2, 3, 4	ENTRY
2	3'–0"	6'–8"	1 3/4"		●		B					●	●		1	●		S/T–A10.2	1	BEDROOM
3	3'–0"	6'–8"	1 3/4"		●		B			●		●	●		1	●		S/T–A10.2	5	BATH
4	3'–0"	6'–8"	1 3/4"		●		B					●	●		1	●		S/T–A10.2	1	BATH
5	3'–0"	6'–8"	1 3/4"		●		B					●	●		1	●		S/T–A10.2	5	CLOSET
6	(2)2'–6"	6'–8"	1 3/4"		●		C		●			●	●		1	●		U/V–A10.2	6	CLOSET
7	(2)3'–0"	6'–8"	1 3/4"		●		C		●			●	●		1	●		U/V–A10.2	6	CLOSET

GENERAL NOTES:
A. ALL DOOR HARDWARE SHALL BE LEVER TYPE LATCH SETS UNLESS NOTED OTHERWISE.PROVIDED & INSTALLED PER SPECIFICATIONS SECTION 8710
B. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
C. UNDERCUT DOORS PER MECH DWGS.
D. CONTRACTOR TO REVIEW AND ENSURE THE FOLLOWING ITEMS AND STATUTES HAVE BEEN MET AS WELL.
http://codes.lp.findlaw.com/txstatutes/PR/8/92/D/92.153

SPECIFIC NOTES:
1. BEDROOM & BATH DOOR – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
2. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE, RELEASE INSIDE AND DEADBOLT W/ THUMB TURN INSIDE, DEADBOLT SHALL HAVE NO KEY OUTSIDE, W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
3. ENTRY DOOR – 180° PEEP HOLES at ADAPTABLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
4. ENTRY DOOR – 180° PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
5. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
6. BI–PASS/BI–FOLD DOORS – VERIFY OPENING w/ SIZE OF DOOR HARDWARE. PROVIDE FINGER PULLS ON BOTH DOORS.

PUBLIC FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P LATEX ENAMEL	VP VINYL PLANK FLR'G TILE	CT CERAMIC TILE	FP FIBERGLAS REINF. PANEL
C CARPET	VT VINYL TILE	ST STAIN & SEAL	TX TEXTURE
C1 COMMERCIAL CARPET	SC SEALED CONCRETE		GT GLUE–UP TILE

NO.	DESCRIPTION	FLOOR: CARPET	FLOOR: CERAMIC TILE	FLOOR: VINYL PLANK FLR'G TILE	FLOOR: VINYL COMPOSITION TILE	FLOOR: RUBBER NOSING	FLOOR: HDWD TREADS & RISERS	FLOOR: SEALED CONCRETE	BASE: SELF COVE RUBBER BASE	BASE: WOOD	BASE: CERAMIC TILE	BASE: NONE	N.WALL: 5/8" FIRE RATED G.B.	N.WALL: CERAMIC WALL TILE	N.WALL: CMU	E.WALL: 5/8" FIRE RATED G.B.	E.WALL: CERAMIC WALL TILE	E.WALL: CMU	S.WALL: 5/8" FIRE RATED G.B.	S.WALL: CERAMIC WALL TILE	S.WALL: CMU	W.WALL: 5/8" FIRE RATED G.B.	W.WALL: CERAMIC WALL TILE	W.WALL: CMU	CEILING: 2x2 SUSPENDED	CEILING: 5/8" FIRE RATED G.B.	REMARKS
FIRST FLOOR																											
101	COMMUNITY ROOM			VP						P			P			P			P			P				P/GT	1, 4, 5
102	OFFICE			VP						P			P			P			P			P				P	4
103	MEN		CT								CT		P	CT		P	CT			CT		P	CT			P	
104	WOMEN		CT								CT			CT		P	CT		P	CT			CT			P	
106	STORAGE			VP						P			P			P			P			P				P	
107	FIRE SPRINKLER							SC	RB				P			P			P			P				P	
108	MECH							SC	RB				P			P			P			P				P	3
109	HALL			VP						P			P			P			P			P				P	1, 6
SECOND FLOOR																											
201	MECH				VCT				RB				P			P			P			P				P	
202	HALL			VP						P			P			P			P			P			●	P	1, 6
THIRD FLOOR																											
301	MECH				VCT				RB				P			P			P			P				P	
302	HALL			VP						P			P			P			P			P			●	P	1, 6
STAIR & ELEVATOR																											
E1	ELEVATOR			VP					REMAINDER OF FINISHES BY ELEVATOR MANUFACTURER																		
S1	STAIR	C		VP		●				P			P			P			P			P				P	2, 7
S2	STAIR	C		VP		●				P			P			P			P			P				P	2, 7

FINISH SCHEDULE NOTES

GENERAL NOTES:
A. INSTALL VINYL, RUBBER, OR ALUMINUM TRANSITION STRIP BETWEEN FLOOR MATERIAL OF DIFFERING HEIGHTS, INCLUDING BUT NOT LIMITED TO CONCRETE/VCT TRANSITIONS.
B. ALL GYPSUM BOARD AREAS WHICH ARE ACCESSORIES TO THE ROOM INCLUDING BUT NOT LIMITED TO SOFFITS, BULKHEADS, TRIM, ETC. SHALL BE PAINTED REGARDLESS OF WHETHER IT IS SPECIFICALLY INDICATED PER SCHEDULE.
C. ALL G.B. WALLS & PERMANENT PARTITIONS SHALL RECEIVE RUBBER BASE UNLESS NOTED OTHERWISE.
D. WALL TYPE SHOWN FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE WALL MATERIAL W/ DRAWINGS AND FIELD CONDITIONS. ALL AREAS INDICATED TO RECEIVE NEW FINISH SHALL RECEIVE COMPLETE FINISH AS SCHEDULED AT ENTIRE ROOM. CONTRACTOR SHALL COORDINATE FINISHES AND ACCENTS WITH DETAILS AND INTERIOR ELEVATIONS.
E. FLOORING CONTRACTOR SHALL VERIFY THAT SUBFLOOR IS LEVEL AND PROPERLY PREPPED PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
F. CONTRACTOR SHALL VERIFY THAT FLOORS ARE PREPPED/"FLOORSTONED" FOR LEVEL TRANSITION BETWEEN DIFFERING MATERIALS.
G. INSTALL PAINTABLE SILICONE SEALANT AT ALL G.B. TO CMU AND G.B. TO CONCRETE WALL TRANSITIONS.
H. ALL CONTROL JOINTS AT EXPOSED CONCRETE FLOORS SHALL RECEIVE SEALANT COMPATIBLE W/ FLOOR SEALER.
I. ALL H.M. DOORS & FRAMES TO BE PAINTED W/ INDUSTRIAL ENAMEL UNLESS NOTED OTHERWISE. H.M. DOORS AND FRAMES SHALL BE SANDED SMOOTH PRIOR TO PAINTING. SPRAY FINISH ONLY. NO BRUSH FINISH. CONTRACTOR SHALL
J. COORDINATE WITH INTERIOR ELEVATIONS, FLOOR PLANS AND MISCELLANEOUS DETAILS TO VERIFY ALL AESTHETIC ACCENTS AND DETAILS.
K. REFERENCE INTERIOR ELEVATIONS, WALL SECTIONS AND DETAILS FOR WOOD BASE AND TRIM LOCATIONS.
L. LEVEL 4 FINISH AND ORANGE PEEL TEXTURES ON ALL WALLS AND CEILINGS.

SPECIFIC NOTES:
1. REFERENCE REFLECTED CEILING PLAN, COORDINATE LOCATION OF CEILING ACCENTS.
2. CARPET AT ALL LANDINGS. INSTALL RUBBER STAIR NOSING AT EACH RISER. EXTEND CARPET UP THE RISER BEHIND THE NOSING.
3. INSTALL FRP PANEL TO 4'–0" ABOVE MOP SINK AND EXTEND 1'–0" MINIMUM BEYOND EDGES OF SINK; CLASS "A" FIRE RESISTIVE MATERIAL.
4. MULTIPLE WALL PAINT COLORS.
5. CERAMIC WALL TILE BEHIND DRINKING FOUNTAINS. REFERENCE INTERIOR ELEVATIONS.
6. FLOORING: MULTIPLE COLORS TO BE INSTALLED. REFERENCE FINISH FLOOR PLANS ON SHEET A9.1
7. STAIRS: LANDINGS AT EACH FLOOR: 1ST, 2ND AND 3RD FLOOR TO BE LVP FLOORING. REFERENCE SHEET A9.1. INTERMEDIATE LANDINGS ARE TO BE CARPET, SIMILAR TO STAIR RISERS/TREADS.

GLAZING SCHEDULE

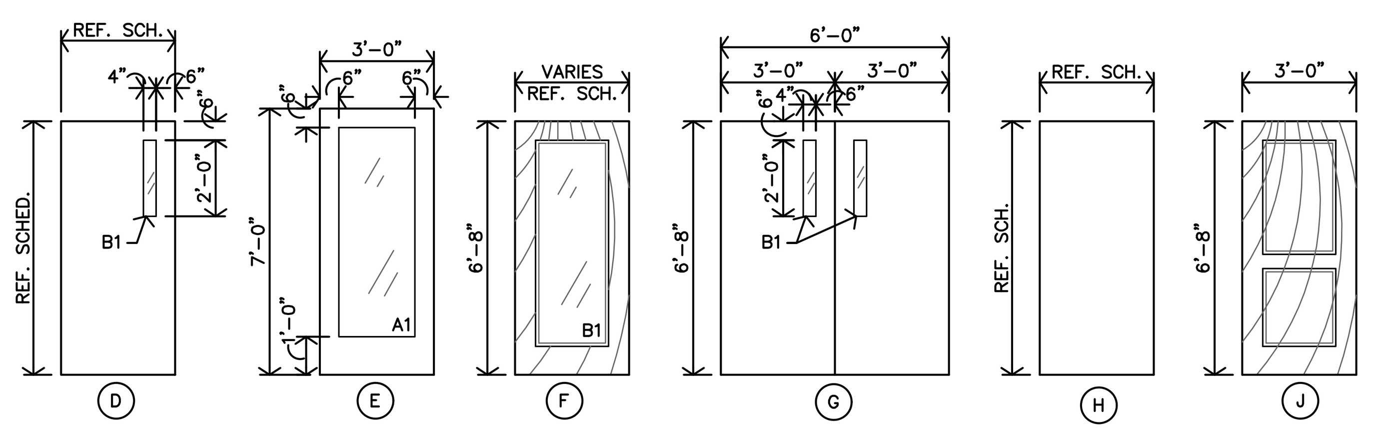
MARK	INTERIOR	EXTERIOR	1/4"	1" INSULATED	TINTED	TEMPERED
A1		●		●	●	●
A2		●		●	●	
B1	●		●			●
B2	●		●			

WINDOW SCHEDULE

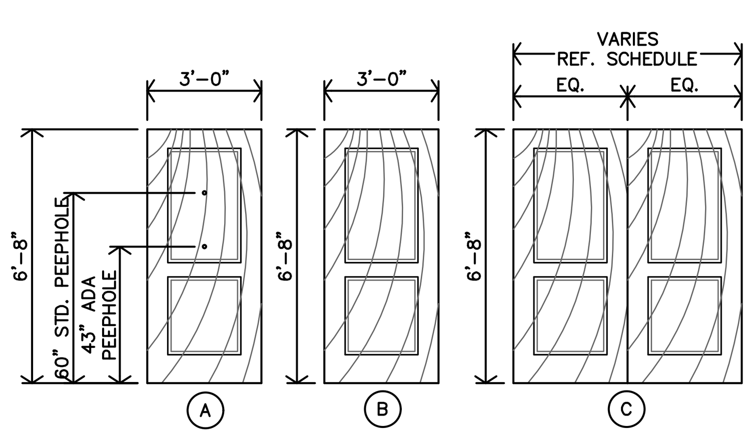
MARK	WIDTH	HEIGHT	STYLE	QUANTITY	INTERIOR	EXTERIOR	DETAILS	REMARKS
A1	6'–4"	5'–0"	VINYL – SINGLE/DBL HUNG	33		●	L/M/N/W–A10.2	1
A2	6'–4"	5'–0"	VINYL – PICTURE/FIXED	33		●	L/M/N/W–A10.2	1
B	3'–0"	5'–0"	VINYL – SINGLE/DBL HUNG	55		●	L/M/N/W–A10.2	

NOTES:
1. CONTRACTOR MUST INSTALL MTL. FLASHINGS & CONT. CAULK FOR A WEATHER & WATERTIGHT CONDITIONS @ ALL EXTERIOR WINDOW UNITS.
2. CONTRACTOR MUST INSTALL 1/4" INSUL. OR THERMAL BREAK. CONTINUOUS AROUND WINDOW.
3. CONTRACTOR TO PROVIDE & INSTALL MANUFACTURERS COORDINATING PANNING SYSTEM FOR ALUM. WINDOWS.
4. WINDOWS A & B MUST BE SIZED TO MEET EGRESS REQUIREMENTS.
5. ALL SECOND FLOOR WINDOWS AND OPERABLE WINDOWS W/ THE SILL 6'–0" ABOVE GRADE, SHALL BE PROVIDE W/ WINDOW OPENING CONTROL DEVICE PER ASTM 2090 & 2021 IBC SEC. 1015.8.1
6. PROVIDE & INSTALL SAFETY GLASS AT HAZARDOUS LOCATIONS, PER 2021 IBC CODE 2406. IN DOORS, ADJACENT & WITHIN 24" TO DOORS, LESS THAN 18" ABV FLOOR, IN GUARDS & HANDRAILS, ADJACENT TO STAIRS AND RAMPS, STAIRS AND RAMPS.
7. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1030. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA (ALSO REF. 1030.4)
8. WINDOWS LOCATED WITHIN ACCESSIBLE UNITS (#111 & #303) SHALL BE EQUIPPED WITH LOCKING MECHANISMS AND OPERATIONAL DEVICES THAT ARE LOCATED ON THE BOTTOM HALF OF THE WINDOW (WITHIN 48" A.F.F.)

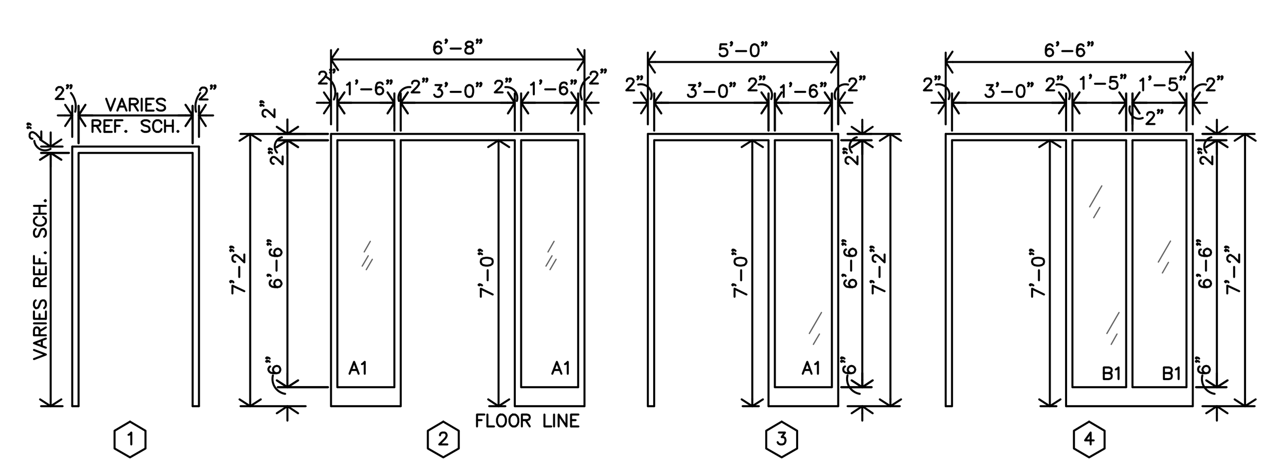
SPECIFIC NOTES:
1. A1 IS CONSIDERED A BASE BID ITEM, WITH OPERABLE WINDOWS. A2 IS CONSIDERED AN ALTERNATE BID ITEM, WITH FIXED WINDOWS.



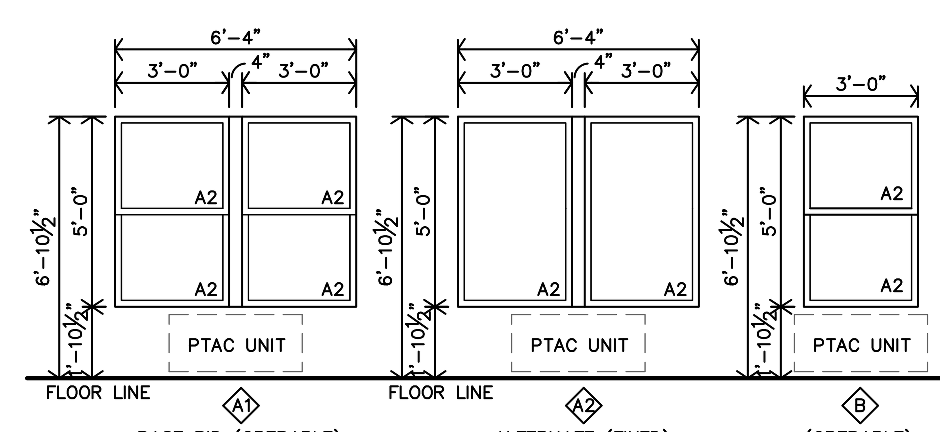
D PUBLIC DOOR TYPES
1/4"=1'–0"



C UNIT DOOR TYPES
1/4"=1'–0"



B DOOR FRAME TYPES
1/4"=1'–0"



A WINDOW TYPES
1/4"=1'–0"

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THE RESIDENCE AT GREEN MEADOW
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SAN ANGELO, TEXAS

REGISTERED ARCHITECT
Jeffrey Steven Gillam
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STATE OF TEXAS

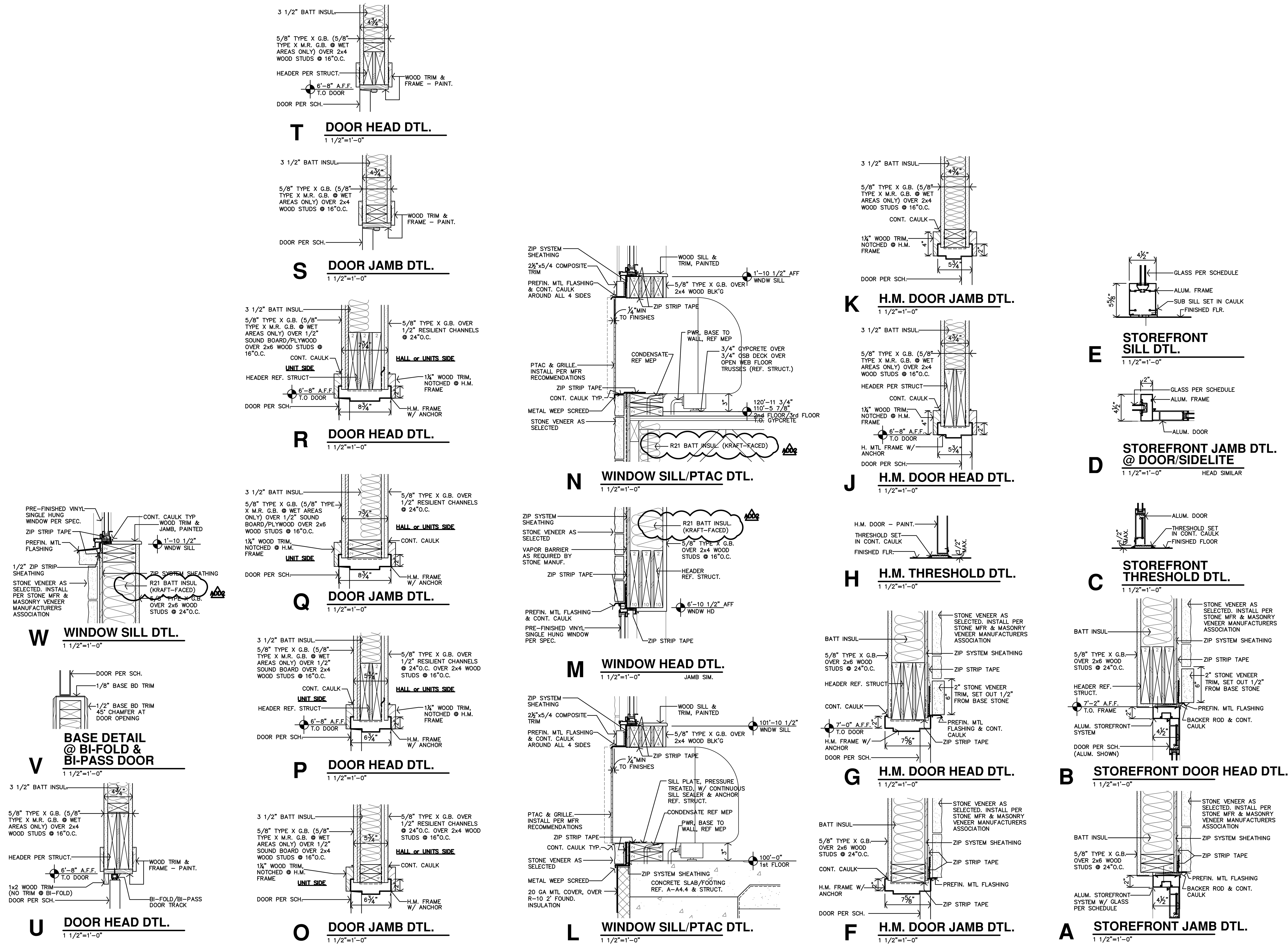
REVISION:
1 12–18–2024

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

A10.1

CITY OF SAN ANGELO PERMITS & INSPECTIONS

BP24-00005541
REVIEWED for code compliance
1/16/2025



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THE RESIDENCE AT GREEN MEADOW
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REGISTERED ARCHITECT STATE OF TEXAS 22415

REVISION:
2 12-6-2024

DATE: 11-22-2024
JOB: 24-3395
SHEET NO.:
A10.2

A. GENERAL NOTES

1. All construction shall conform to the Design Codes in Section "C. Design Criteria," including all applicable standards and documents referenced within those codes.
2. Plan and detail notes provided on specific sheets within these drawings supplement information in these General Notes. Always coordinate the requirements of these notes with what is shown within the drawings.
3. Unless noted specifically on a plan, all floor plans show framing for the floor indicated and vertical framing (walls, openings, posts, columns) above that floor. The roof plan shows roof framing only.
4. Contract Document Coordination:
   a. The drawings contained herein are intended to be utilized in conjunction with other design consultant's drawings (architectural, civil, mechanical, etc.). It is the responsibility of the Contractor to coordinate the requirements of the drawings into their shop drawings and construction.
   b. Refer to the architectural, mechanical, electrical, and civil drawings for location and size of block outs, inserts, openings, curbs, bases & pads, and dimensions not shown on these drawings.
   c. Refer to the architectural drawings for size and location of doors and window openings, exterior wall assemblies, and floor, wall, and roof finishes. Refer to the mechanical and electrical drawings for additional information including locations of mechanical units, generators, etc.
   d. Omissions or conflicts between various elements of the drawings, notes and details shall be brought to the attention of the structural engineer and resolved before proceeding with the work.
5. Use of Drawings in Construction:
   a. The Contractor shall verify all dimensions and conditions at the job site before commencing work and shall report any discrepancies to the engineer responsible for the design of that work.
   b. Do not use scaled dimensions; use written dimensions or, where no dimension is provided, consult the structural engineer for clarification before proceeding with the work.
      i. Where member locations are not specifically dimensioned, members are either located on columns lines or are equally spaced between located members.
   c. Details and keynotes shown shall be incorporated into the project at all appropriate locations, whether or not they are specifically referenced on the drawings.
   d. McClure may provide the contractor with electronic files for their convenience and use in the preparation of shop drawings. These electronic files are not construction documents; the contractor is not relieved of his/her duty to fully comply with the contract documents, including the need to confirm and coordinate all dimensions and details, take field measurements, verify field conditions, and coordinate the contractor's work with that of other contractors for the project.
6. Changes During Construction:
   a. Openings shall not be cut or otherwise made in any structural member unless that opening is specifically shown on these drawings. The Contractor shall seek approval in writing from the structural engineer for any design incorporating additional openings.
   b. Support details shown for Architectural, Mechanical, Electrical, and Plumbing equipment as well as elevators is based upon available information from the manufacturer (if any). The Contractor shall coordinate requirements of actual equipment supplied with details and shall provide any additional framing required.
   c. The Contractor has the responsibility to notify the structural engineer of any architectural, mechanical, electrical, or plumbing load imposed on the structure that is not documented on the Contract Documents or differs from what is originally shown. Provide documentation of location, load, size, and anchorage of all undocumented loads in excess of 250 lbs.
7. Construction Sequence and Methods:
   a. These drawings and the related Specifications represent the finished structure and, except where specifically shown, do not indicate the method or means of construction. Loads on the structure during construction shall not exceed the design loads indicated in Section "C. Design Criteria" as a maximum. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, procedures, techniques, and sequence.
   a. The Contractor is responsible for compliance with all applicable job-related safety standards proceeding from governing organizations (e.g. OSHA).
   b. It is the responsibility of the Contractor to ensure the stability of the structural elements during construction as a result of means and sequence by providing shoring, bracing, etc. as required.
      i. Stability considerations should include all applicable temporary construction and environmental loads per ASCE 37 which may include wind and seismic forces.
      ii. Temporary bracing shall remain in place until positive connection is made between the braced element and the floor/roof diaphragm or foundation above and below, and those diaphragms in turn are structurally complete and connected to the vertical elements of the lateral force resisting system. This is a means and methods item.
      iii. The Contractor may at their discretion employ a Specialty Structural Engineer, licensed in the state where the project is located, for the design of any temporary bracing, lifting, rigging, and shoring. Any sealed drawings, calculations, reports, etc. prepared for construction stability shall be submitted to the structural engineer for review.
   c. The Contractor shall consider the effects of thermal movements due to hot or cold weather construction and the potential for extreme temperature variations before the structure is complete.
   d. The Contractor is responsible for the protection and repair of any adjacent existing structures, surfaces, and areas which may be damaged as a result of the work.

B. STRUCTURAL ENGINEERING DESIGN NARRATIVE

1. McClure Engineering Company (McClure, MEC) is the Structural Engineer of Record (EOR) responsible for the documentation of structural design criteria, strength and stability of the primary vertical and lateral load-carrying systems in their completed form, and conformance of the structural design to the applicable building codes. These drawings produced by McClure convey the structural engineering design for the project, which includes the following components and systems:
   a. Foundations consisting of trench footings and isolated column footings.
   b. Slabs on grade.
   c. Residential tower framing above the slab on grade consisting of:
      i. Load-bearing wood wall and opening framing.
      ii. Gypcrete over wood T&G Sheathing over wood joists, floor and roof trusses.
   d. Structural steel framing identified on the drawings.
   e. Masonry Elevator tower.
   f. The lateral force resisting system of the structure consisting of sheathed gypsum and wood shear walls and wood sheathed diaphragms.
2. The following items are Deferred Submittals. Framing intent and additional requirements for these structural components are provided within these drawings*:
   a. Structural steel connections – see general notes section "Structural Steel" | see S001 for applicable design criteria.
   b. Structural steel stair framing and connections – see general notes section "Structural Steel" | see S001 for applicable design criteria.
   c. Wood Floor & Roof Trusses* – see general notes section "Wood Framing and Fastening" | see S002 for applicable design criteria.
   d. Connections of Wood Trusses to the supporting structure*.
   e. All premanufactured canopy and awning framing including connections to the structure.

   * Reference section "D. Submittal Requirements." Coordinate requirements of these drawings with those of other design consultant drawings and the Project Specifications.
3. The following items are specifically excluded from McClure's design scope as represented on these drawings:
   a. Requirements for fire rating of assemblies or fire protection of structural members.
   b. Global stability of soil mass.
   c. Any exterior slabs, bollards, curbs, and any enclosures not shown on these drawings.
   d. Interior non-load-bearing wood wall or ceiling framing.
   e. Shoring design, formwork design, temporary bracing, and other means and methods items.

Index of Sheets

CITY OF SAN ANGELO PERMITS & INSPECTIONS

BP24-00005541
REVIEWED for code compliance
1/16/2025

C. DESIGN CRITERIA

1. Design Codes:
   a. International Building Code: IBC 2021
   b. Minimum Design Loads for Buildings and Other Structures: ASCE 7-16
2. Design Loads:
   a. Dead Loads
      - Floors = 25 psf
      - Interior Partitions = 10 psf
      - Exterior Walls (Stone Siding) = 47 psf
      - Exterior Walls (Other Siding) = 13 psf
      - Roof = 20 psf plus mechanical equipment shown on roof plan
   b. Live Loads (reducible per code UNO)
      - Residential = 40 psf
      - Corridors/Public Areas = 100 psf
      - Mechanical/Storage = 125 psf (non-reducible)
      - Typical Roof = 20 psf
   c. Roof Snow Load
      - Ground Snow Load (p_g) = 5 psf
   d. Wind Load
      - Basic Design Wind Speed, V = 105 mph (3 sec. Gust)
      - ASD Wind Speed, V_{asd} = 81.3 mph
      - Risk Category = II
      - Wind Exposure = B
      - Internal pressure Coefficient (GC_{pi}) = ±0.18
      - Components and Cladding (psf):

Zone	$A=10ft^2$	$A=50\ ft^2$	$A=100\ ft^2$
1	+16/-26	+16/-23	+16/-21
2e	+16/-35	+16/-29	+16/-26
2r	+16/-46	+16/-35	+16/-31
3	+16/-43	+16/-34	+16/-30
4	+21/-23	+19/-21	+18/-20
5	+21/-28	+19/-24	+18/-22

      Notes:
      1. A is the Effective Wind Area as defined in ASCE 7 Ch. 26.
      2. Linear interpolation between tabulated values is permitted.
      3. Elements with Tributary Area (A_t) > 700 ft^2 shall be permitted to be designed using provisions for MWFRS.
   e. Earthquake Load
      - Risk Category = II
      - Seismic Importance Factor (I_e) = 1.0
      - $S_S = 0.06g$ $S_1 = 0.025g$
      - Soil Site Class: D (per Geotechnical Report)
      - $S_{DS} = 0.064$ $S_{D1} = 0.040$
      - Seismic Design Category A
      - Basic Seismic Force Resisting System(s)
        - Light-Frame Walls With Shear Panels – all other materials (ASCE 7 Table 12.2-1 Line A.17)
        - $R = 2.0$ $\Omega_0 = 2.0$ $C_d = 2.0$ $C_s = 0.032$
      - Design Base Shear, $V= C_s \times W$ = 40 kips
      - Analysis Procedure = Equivalent Lateral Force Procedure (ASCE 7-16 Chapter 12.8)
   f. Rain Load
      - Rain Intensity (i) = 7.67 in/hr
3. Allowable Deflections:

	Total Load	Live/Snow/Wind Load	Absolute Maximum
Floor Joists/Trusses	L/360	L/480	1"
Roof Joists/Trusses	L/240	L/360	1.5"
Wall Framing (flexible finish)		L/240	0.75"
Wall Framing (brittle/brick finish)		L/360	0.5"

   Cantilever deflection limits are the more restrictive of 2 x the appropriate L/--- limit (e.g. 2L/360 = L/180) or absolute maximum value listed above, measured at the tip of the cantilever U.N.O.
4. Soil Properties:
   a. Soil properties are based on the project geotechnical report entitled Residence at Green Meadow Geotechnical Engineering Preliminary Report, prepared by Terracon on June 19,2024 (herein known as "Geotechnical Report").
   b. Allowable Soil Bearing Pressure = 2500 psf
   c. Minimum Embedment below Finished Grade = 24 inches

D. SUBMITTAL REQUIREMENTS

1. Submittal Procedures:
   a. The Contractor shall provide all submittals in PDF format unless otherwise requested or indicated in the Project Specifications.
   b. All submittals must be reviewed by the Contractor prior to McClure's review. The Contractor is responsible for reviewing each submittal for basic coordination with these drawings and to verify that all the required components of the submittal are incorporated. The submittal must bear the electronic review stamp of the Contractor before McClure will proceed with the review.
   c. Incomplete submittals or submittals not meeting the requirements of this section will not be reviewed. McClure will notify the contractor that the submittal is incomplete or unacceptable and that resubmission is required.
      i. Submittals requiring engineering calculations for all or a portion of the work are considered incomplete without the sealed calculations and will not be reviewed.
      ii. Shop Drawings shall be original drawings. Submissions incorporating any portion or reproduction of the contract documents will not be reviewed.
      iii. Deferred Submittals not meeting the seal requirements of section D.2.b are considered incomplete and will not be reviewed.
      iv. Resubmittals with comments from a previous review left unaddressed or without any response will not be reviewed.
   d. Allow two weeks for review of all submittals unless an agreement for expedited review is made in writing by McClure.
   e. McClure's submittal review scope of work includes a single submittal review and one review of the revised submittal if required (two reviews total of the same submittal). Time required for more than two reviews of a submittal is considered an additional service and will be billed hourly. McClure reserves the right to withhold review of a submittal surpassing this allowance until proper billing to the responsible party can be established.
   f. Submittals must be returned to the Contractor by McCure bearing a stamp marked "Reviewed No Exception Taken" or "Reviewed With Comments/Exceptions" prior to proceeding with the work. Submittals marked "Reject/Resubmit" must be revised according to the comments provided prior to commencing with the respective scope of work.
2. Deferred Submittals:
   a. See Section "B. Engineering Design Narrative" for the list of items considered Deferred Submittals.
   b. Deferred Submittals shall bear the seal of a professional engineer licensed in the state where the project is located. If the project requires a licensed Structural Engineer (S.E.) as the Engineer of Record according to state laws, the same qualification level applies to the engineer sealing the Deferred Submittals.
   c. Deferred Submittal items shall not be installed until the Deferred Submittal documents have been approved by the Building Official.
3. Submittal List:
   a. Submittals (product data, test records, shop drawings, and/or calculations) are required for the following:

Submittal Name	Items Required:				
	Product Data	Shop Drawings	Test Records	Engineering Drawings	Engineering Calculations
1. Concrete Mix Designs	X		X		
2. Concrete Break Reports			X		
3. Concrete Reinforcing Layout		X			
4. Concrete Anchor Bolts & Embedded Plates	X	X			
5. Concrete & CMU Anchors (Post-Installed)	X				
6. Post-Installed Anchor Substitutions	X				X
7. Post-Installed Connection Geometry Alteration (if used)	X			X	X
8. Masonry Wall Materials	X		X		
9. Masonry Reinforcing		X			
10. Structural Steel Framing	X	X			
11. Structural Steel Framing Connections		X			X
12. Metal Canopies & Awnings	X	X			X
13. Wood Framing Materials	X				
14. Wood Floor & Roof Trusses incl. Reactions				X	
15. Wood Truss Connections to Supporting Structure				X	X
16. Specialty Wood Fasteners	X				
17. All Cladding Systems & Attachments as Identified in the Architectural Drawings (if used)	X			X	X

   b. "Product Data" may indicate mill certifications, material data sheets, Evaluation Service Reports (ESRs), etc. See requirements of each material section of the general notes for further information.
   c. Where "Engineering Drawings" and/or "Engineering Calculations" are indicated, the submittal must comply with the requirements of item "2. Deferred Submittals" above.
4. Submittals For Record:
   a. The following items impact the structural design and therefore must be submitted to the engineer; however, they do not require review. They will be returned stamped as "Received For Record".
      i. Elevator Shop Drawings with Loads to Structure
      ii. Mechanical Equipment Shop Drawings with Weight
      iii. Brick & Stone Veneer with Weight

E. CONCRETE

1. Reinforced concrete shall have the following minimum 28 day compressive strengths:
   a. Slab on grade, unless noted otherwise 4000 psi normal weight
   b. Foundations 5000 psi normal weight
2. All concrete exposed to weather shall have 6% (+- 1%) air entrainment.
3. Submit mix designs for all concrete mixes prior to placement. All submittals shall include the following:
   a. Batch quantities including admixture dosage rates.
   b. Strength test results for trial mixes.
   c. Aggregate source(s) and gradation(s).
   d. Product data for cement, fly ash and other cementitious materials.
   e. Product data for all admixtures.
4. Provide protection for reinforcing bars as follows:
   a. Concrete cast against and permanently exposed to earth 3"
   b. Concrete exposed to earth and weather (formed)
      i. #5 and smaller 1-1/2"
      ii. #6 and larger 2"
   c. Concrete not exposed to weather and not in contact with ground:
      i. Slabs and walls 3/4"
      ii. Beams and columns 1-1/2"
5. Interface of all slab and beam construction joints shall be roughened with 1/4" amplitude. Surface of construction joints shall be clean and free of laitance. Immediately before new concrete is placed, construction joints shall be wetted and standing water removed.
6. Construction joints in walls shall be keyed and placed at locations approved by the Architect and Structural Engineer.
7. Provide control joints in all retaining walls at 15 ft to 20 ft intervals.
8. Provide PVC waterstops in all below grade construction joints and at other locations as shown.
9. Provide compressible filler and sealant in all slab-on-grade and wall and column interfaces that are not doweled together.
10. All column pockets shall be filled with concrete after column is erected.
11. Sleeves and openings in slabs not shown on structural drawings or outside the parameters of typical sleeve details are not permitted, unless approved by the Structural Engineer.
12. Conduit and pipes embedded in slabs, walls, or grade beams shall be no larger in outside dimension than 1/3 the overall member thickness and shall be placed no closer than 3 diameters or widths on center.
13. Provide concrete housekeeping pads under all mechanical, plumbing, fire protection, and electrical equipment per plans. Pads shall extend beyond equipment a nominal 6" on all sides. Apply a bonding agent to existing concrete slab prior to pouring of housekeeping pad. Provide reinforcing per details.
14. At floor drains, locally slope floor towards drain. See architectural and plumbing drawings for drain locations.
15. Foundation walls shall be temporarily braced until positive attachment is made to floor framing per details. This is a means and methods item.

Slab on Grade

1. Slab shall be constructed as shown on plans.
2. Slab-on-grade shall be founded on 6" deep ¾" clean aggregate base.
3. The upper 12" of subgrade extending 5' beyond the footprint of the building shall consist of low volume change material such as rollstone or wastelime. Granular fill shall be compacted to a minimum of 95% of the ASTM D698 maximum dry Standard Proctor density. The 6" aggregate base shall be included in the 12" depth required for the low volume change layer.
4. Provide joints at 30 x slab thickness (+-) in both directions and located to conform to bay spacing wherever possible (at column centerlines, half bays, third bays, etc.). Submit control joint layout to Architect for any exposed concrete surface.
5. Saw cut control joints shall be done late enough to prevent raveling of the cut edges and early enough to prevent cracking of the slab ahead of the saw blade.
6. Concrete slab to be cured according to ACI Standards. Concrete slab cure to be compatible with any sealer, grout, or adhesive that may be used on the floor later.
7. At floor drains, locally slope floor towards drain. See architectural and plumbing drawings for drain locations.

Subsurface Requirements

1. Foundation design is based on geotechnical report by Terracon, dated June 19, 2024.
2. A geotechnical representative shall be retained on site for all construction activity to verify that all proper requirements have been met to meet the design requirements outlined in the geotechnical report. Representative shall be Terracon or someone familiar with all documents of the geotechnical investigation provided for the project.
3. The Contractor shall provide dewatering of excavations from surface water and ground water. Do not place concrete if water is present at base of excavation.
4. Geotechnical Testing Agency Requirements
   a) If the geotechnical representative on site takes exception to anything in the Geotechnical Report and requires additional field investigation to clarify those expectations, the cost of such investigation shall be included in the additional fee for field quality control and testing and identified as such. All other exceptions, the cost of such investigation shall be included in the additional fee for field quality control and testing and identified as such. All other exceptions shall be documented and approved by the geotechnical engineer.
   b) The geotechnical representative must have read all documents pertaining to the geotechnical report for the project and understood and accepted the criteria contained in the report.
5. The geotechnical representative must understand and be able to make decisions affecting the work for field observations and conditions described in the report during construction. The representative must be capable of advising the owner or contractor for procedures regarding, but not limited to: sub-grade preparation, dewatering activities, and other construction considerations.

F. REINFORCING FOR CONCRETE

1. General
   a. All reinforcing steel to be ASTM A615, Grade 60, deformed bars, unless noted otherwise.
      i. Any reinforcing to be welded shall be ASTM A706 and welded with E80 electrodes.
      ii. Alternatively, ASTM A615 reinforcing may be welded with E90 electrodes and proper preheat according to AWS D1.4.
      iii. E70 electrodes are not permitted for welding rebar.
   b. Welded wire fabric shall be plain wire conforming to ASTM A1064. Welded wire fabric shall be in flat sheets.
   c. All reinforcing bars to be detailed and placed in accordance with the ACI "Manual of Standard Practice for Detailing Reinforced Concrete Structures" specifications.
   d. All reinforcing, including dowels, shall be securely tied and cast with the lower member. Placing reinforcing after concrete has been placed will not be permitted.
   e. Field bending of reinforcing partially embedded in concrete will not be allowed unless specifically noted on the drawings or approved by the Structural Engineer.
   f. All reinforcing bars shall be contact lap spliced or doweled as follows, unless noted otherwise:

Tension Development and Splice Lengths for $f'_c = 5{,}000psi$

	Development		*Class "B" Splice*		*Standard 90 deg. Hook*		
Bar Size	Top Bar	Other Bar	Top Bar	Other Bar	Embed	Leg Length	Bend Dia.
#3	17	13	22	17	6	6	2-1/4
#4	22	17	29	22	6	8	3
#5	28	22	36	28	8	10	3-3/4
#6	33	26	43	33	9	12	4-1/2
#7	49	37	63	49	11	14	5-1/4
#8	55	43	72	55	12	16	6
#9	63	48	81	63	14	19	9-1/2

1. Straight development and Class "B" splice lengths shown in above tables are based on uncoated bars assuming center-to-center bar spacing ≥ 3^*d_b without ties or stirrups or ≥ 2^*d_b with ties or stirrups, and bar clear cover ≥ 1.0^*d_b Normal weight concrete as well as no transverse reinforcing are both assumed.
2. Standard 90 deg. hook embedment lengths are based on bar side cover ≥ 2.5" and bar end cover ≥ 2" without ties around hook.
1. For special seismic considerations, refer to ACI 318 Code Chapter 21.
3. All tension splices shall be Class "B" splices unless noted otherwise on plans.

Tension Development and Splice Lengths for $f'_c = 4{,}000psi$

	Development		*Class "B" Splice*		*Standard 90 deg. Hook*		
Bar Size	Top Bar	Other Bar	Top Bar	Other Bar	Embed	Leg Length	Bend Dia.
#3	19	15	24	19	6	6	2-1/4
#4	25	19	32	25	7	8	3
#5	31	24	40	31	9	10	3-3/4
#6	37	29	48	37	10	12	4-1/2
#7	54	42	70	54	12	14	5-1/4
#8	62	48	80	62	14	16	6
#9	70	54	91	70	15	19	9-1/2

2. Straight development and Class "B" splice lengths shown in above tables are based on uncoated bars assuming center-to-center bar spacing ≥ 3^*d_b without ties or stirrups or ≥ 2^*d_b with ties or stirrups, and bar clear cover ≥ 1.0^*d_b Normal weight concrete as well as no transverse reinforcing are both assumed.
3. Standard 90 deg. hook embedment lengths are based on bar side cover ≥ 2.5" and bar end cover ≥ 2" without ties around hook.
4. For special seismic considerations, refer to ACI 318 Code Chapter 21.
5. All tension splices shall be Class "B" splices unless noted otherwise on plans.

   g. All welded wire fabric shall be lapped 12" or 48 wire diameters, whichever is greater.
   h. Provide (2) #5 x 6'-0" diagonals at all corners of openings and re-entrant corners, unless noted otherwise.
   i. Dowels between foundation and walls shall be installed and shall be the same grade, size, and spacing as the vertical wall reinforcing, unless noted otherwise.
   j. Provide corner bars to match longitudinal reinforcing in all footings. Provide (2) corner bars at tee intersections.
   k. Provide 250 pounds of miscellaneous straight bar reinforcing (#4 & #5) to be used in field for special conditions. Labor for placing same to be included.
2. Slabs and Slabs-on-Grade
   a. All slabs on grade to be reinforced with 6x6 – W2.9xW2.9 welded wire fabric, unless noted otherwise.
3. Walls
   a. Provide corner bars in the outside face and at wall intersections to match horizontal wall bars. Use (3) #5 vertical construction rods at corners.
   b. Minimum reinforcing shall be as follows for each wall thickness, unless noted otherwise:
      - 6" wall – #4@16 one layer
      - 8" wall – #4@12 one layer
      - 10" wall – #4@18 Ea. Face
      - 12" wall – #5@18 Ea. Face
   c. Provide #5 at 12" o.c. each way unless noted otherwise.

McCLURE™

1901 Pennsylvania Drive
Columbia, MO 65202
P 573-814-1568

TEXAS CERTIFICATE OF AUTHORITY
NO. F-17363
EXPIRES: NOVEMBER 30, 2025

STATE OF TEXAS
JESSE TAYLOR BARNES
134573
LICENSED
PROFESSIONAL ENGINEER

11/21/2024

JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

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 TEXAS.

No.	Description	Date

PROJECT NUMBER	SET ISSUE DATE
2024001921	100% - 11/15/2024

ENGINEER	DRAWN BY	CHECKED BY
IWC	JDM	MDH

JONES GILLAM RENZ
THE RESIDENCE AT GREEN MEADOW
SAN ANGELO, TX
GREEN MEADOW & SOUTHWEST BLVD.

GENERAL NOTES

Autodesk Docs://2024001921 - JGR - GREEN MEADOW SAN ANGELO/2024001921 - JGR - GREEN MEADOW SAN ANGELO_R23.rvt

DRAWING NO.
S001

G. WOOD FRAMING AND CONNECTIONS

1. Install rough carpentry according to the American Institute of Timber Construction Manual.
2. Material:
   a. Sawn lumber
      i. Sawn lumber shall be grade stamped and visually graded with maximum 19% moisture content
      ii. All members shall meet strength requirements in NDS "National Design Specification for Wood Construction".
      iii. Joists, rafters, and nailers with nominal depth 8" or less shall be Southern Pine (SP) or Douglas Fir-Larch (DFL), No. 2 or better.
      iv. Joists, rafters, and nailers with nominal depth greater than 8" shall be Southern Pine (SP) or Douglas Fir-Larch (DFL), No. 1 or better.
      v. All exterior posts shall be Western Red Cedar No. 2 or better.
      vi. Bearing and shear wall studs, and wall plates, shall be Douglas Fir-Larch (DFL), No. 2 or better.
   b. Structural Composite Lumber
      i. SCL shall meet material specifications in ASTM D5456
      ii. SCL shall include laminated veneer lumber (LVL), laminated strand lumber (LSL), oriented strand lumber (OSL) and parallel strand lumber (PSL)
      iii. All LVL shall be stress class 2.0E-2600F.
      iv. Other SCL materials shall be graded as indicated on the plans.
   c. Glued-laminated timber (GluLam) shall be manufactured and identified as required in ANSI/AITC A-190.1 and ASTM D3737.
      i. GluLam shall be graded as indicated on the plans.
   d. Structural Panels
      i. All plywood or oriented strand board (OSB) panels shall meet the strength requirements in Department of Commerce (DOC) PS 1 and PS 2 or ANSI/APA PRP 210.
      ii. All structural panels (walls, floor and roof) shall meet the Structural 1 grading standard
   e. Connectors and Fasteners
      i. Metal connectors and associated fasteners used for the applications indicated shall meet the following minimum standards:
         1. Untreated Lumber
            a. Connectors ....ASTM A653 G90
            b. Bolts and Anchor Rods ....ASTM F1554 Gr36
            c. Nails and Staples ....ASTM F1667
         2. Sodium Borate (SBX) Pressure Treated Lumber
            a. Connectors ....ASTM A653 G90
            b. Bolts ....ASTM A307
            c. Anchor Rods ....ASTM F1554 Gr 55
            d. Nails and Staples ....ASTM F1667 with A153 Hot Dipped Galvanized
         3. All Other Pressure Treated Lumber (e.g. ACQ-C, ACQ-D, CA-B, CBA-A, ACZA)
            a. Connectors ....AISI SS Type 304 or 316
            b. Bolts ....ASTM A193, GrB7
            c. Anchor Rods ....ASTM A193, GrB7
            d. Nails and Staples ....ASTM F1667 using AISI Type 304 or 316 Stainless Steel
      ii. Fasteners utilizing dissimilar materials are prohibited.
      iii. Power driven fasteners shall comply with NES NER-272.
      iv. Fastener installation whether power driven or otherwise shall be in accordance with the Building Code and the manufacturer's recommendations. In general fastener heads shall be installed nominally flush with the outer ply of the connection. Sheathing and support framing damaged by overdriven fasteners shall be removed and replaced.
      v. Aluminum fasteners and flashing shall not be in contact with pressure treated lumber.
3. General:
   a. All light framed wood construction shall be fastened as indicated on the plans. Connections not detailed shall be fastened in accordance with the table below.
   b. All framing in direct contact with water, soil, concrete, masonry, or permanently exposed to weather shall be preservative treated lumber in accordance with the AWPA Standard U1 and M4
   c. All framing indicated to be fire-retardant treated or fire resistive on the drawings (Architectural or Structural) shall comply with AWPA U1 UCFA, Type A or ICC-ES ESR 2645 and shall have UL FR-S surface burning characteristics.
   d. All wood shall be stored on site and protected from the elements to prevent warping, cupping, bowing, crooking and twisting. Use only material that is straight. All stored wood shall be held off the ground with sacrificial dunnage blocks.
   e. Wood connectors shall be installed to prevent wood from splitting or otherwise damaging either member.
   f. Use 4x4, 4x6 and 6x6 columns as shown on plans. Built-up sections of 2x studs shall not be substituted for timber posts.
   g. All multi-ply beams, joists and headers shall be fastened together.
      i. Fasten sawn lumber members per schedule below.
      ii. Fasten structural composite lumber per manufacturer's literature.
   h. Standard cut washers shall be used under bolt heads and nuts bearing against wood, unless noted otherwise per shear wall anchorage details.
   i. Wall studs are designed based on being fully braced by sheathing. Design of temporary or permanent blocking or bridging for support of construction loads by unsheathed walls is the responsibility of the contractor.
   j. Wood joists shall bear on the full width of supporting members (stud walls, beams, nailers, etc.) unless noted otherwise.
   k. Subject to compliance with the project requirements, wood connectors, joist hangers, post caps and bases, holdowns, and related hardware shall be manufactured by Simpson Strong-Tie Company, Inc. San Leandro, CA.
      i. Contractor shall follow the manufacturer's latest recommendations for installation of connectors.
      ii. Other manufacturers may be acceptable. Submit substitution request demonstrating that the proposed hardware has the same or greater capacity for each connection. Allow two weeks for review.
   l. All beams and joists not bearing on supporting members shall be framed with Simpson joist hangers. Use LU (or equal) for single joists and type LUS for double joists, unless noted otherwise. The joist hangers shall be installed using nails or screws supplied by the hanger manufacturer as required for the hanger type.
   m. Bottom plates of all bearing walls on concrete shall be anchored with 5/8" diameter x 6" screw anchors spaced not more than 4'-0" o.c., unless noted otherwise. Sill plate anchors shall be located a maximum of 1'-0" from corners, ends of walls and sill plate splices. Provide (2) anchors minimum in each sill plate segment Refer to plans and details for shear wall anchorage requirements.
   n. Nailers shall be anchored to steel beams and columns with 1/2" diameter A307 bolts with required washers at a maximum spacing of 24" on center (alternate sides), unless noted otherwise.
   o. Wall studs, jamb studs, and beam support studs shall have adequate vertical blocking installed to transfer all vertical loads to the foundation.
4. Wood Floor and Roof Trusses:
   a. Provide wood trusses capable of withstanding the design loads within the limits and under the conditions indicated. Truss design shall be in accordance with the Building Code and TPI-1 Nation Design Standard for Metal Plate Connected Wood Truss Construction.
   b. Wood trusses shall be of sawn lumber with 2x nominal thickness.
   c. In addition to the loads indicated, wood trusses shall be designed for all applicable wind, seismic, and snow (including drift) loads required by Building Code and noted in plan. Truss design and shop drawing preparation shall be supervised by a registered professional engineer licensed in the state where the project is located.
   d. Submittals shall be signed and sealed and include comprehensive truss layout plans, design calculations that indicate species and grades of lumber, design stresses, size and type of connector plates used.
   e. Fabricator shall determine truss diagonal locations. Truss configurations shown on drawings are diagrammatic only. Bearing points shall coincide with intersections of diagonals and chords.
   f. Truss member design shall consider unbalanced snow load with full dead load, as well as full dead and snow load.
   g. Roof trusses shall be designed for the following:
      i. Dead load = 12 psf
      ii. Live load = 20 psf, on the top chord horizontal projection
      iii. Dead load = 8 psf on the bottom chord.
      iv. Wind uplift = 30 psf. (See S001 "A. Design Criteria)
      v. End / Gable Wind Load = ±22 psf
   h. Floor trusses shall be designed for the following loads:
      i. Dead Load = 25 psf + 10 psf partition dead load
      ii. Live Load = 40 psf: Private Rooms, offices and corridors serving them
      iii. = 100 psf: Common and public areas, including stairs and landings
      iv. = 125 psf: Mechanical and communication rooms
   i. The maximum allowable deflection shall be:
      i. Roof Trusses: Total Load: L/240, Roof Live or Snow Load: L/360
      ii. Floor Trusses: Total Load: L/360, Live Load: L/480
   j. The manufacturer shall provide all open web trusses and accessories as shown on the structural and architectural drawings and as required for a complete project.
   k. All truss to truss connections and truss to supporting member connections shall be designed and detailed by the truss supplier and the size and type of connectors included in the shop drawing submittal. Coordinate size, species and grade of supporting chord and web members with the truss hanger selected.
   l. All temporary and permanent bracing shall be in accordance with the TPI standards for bracing. The bracing shall be furnished and installed by the Contractor. Do not use ceilings as uplift bracing at truss bottom chord.
   m. Girder trusses shown on drawings shall be designed to carry concentrated reactions from supported members.
   n. Wood trusses shall be handled and erected in accordance with TPI HIB-91. Trusses shall be unloaded and stored in bundles in an upright position out of contact with the ground until ready for installation.
   o. Any damage to the trusses shall be brought to the immediate attention of the Structural Engineer and truss supplier. Field repair and modification of trusses shall not be made with prior written approval from the supplier, except for nominal trimming to correct length where such trimming will not impair the load carrying capacity of the truss.

H. WOOD SHRINKAGE

1. IBC 2304.3.3 requires that architectural, mechanical, electrical, and plumbing systems be designed to accommodate movement due to shrinkage. McClure Engineering Co. takes no responsibility for the naturally occurring shrinking that will occur.
2. Estimated values are based upon the following moisture content:
   a. At installation (MC) = 19%
   b. At equilibrium (EMC) = 8%
3. The following recommendations are intended to minimize the potential issues associated to wood shrinkage. Implementation and liability are ultimately up to the contractor or design professional responsible for the impacted trade.
   a. Mechanical, Electrical, Plumbing
      i. Allow construction gaps in the wood framing to close by delaying installation of MEP as long as possible to allow for additional dead load to be installed.
      ii. Provide oversized or long slotted holes at pipe penetrations. Holes must be within conformance of typical penetration details.
      iii. Rigid connections shall be adjusted before completion of construction of closing of wall and ceiling assemblies.
      iv. All vertical sheet metal down spouts shall have intermediate slip joints.
      v. Roof Drains shall utilize adjustable fittings. Fittings must be adjusted at the completion of construction and then as required to maintain proper drainage.
   b. Architectural Considerations
      i. Stucco, EIFS and brittle finishes shall have horizontal expansion joints, slip joints with appropriate waterproofing.
      ii. Brick and stone finishes shall have ties that accommodate differential movement.
      iii. Provide adjustable thresholds or transitions at rigid transitions such as CMU or concrete stair and elevator shafts.

H.WOOD SHRINKAGE CONT.

   a. Construction tolerance
      i. Limit shortening due to nesting by cutting all studs level square and tig[illegible]
      ii. Structural wood panels shall have ½" relief gaps at each floor to limit [illegible]
      iii. Floor sheathing shall have 1/8" gaps on all sides during installation to ac[illegible]ent.
      iv. Shear wall hold downs shall be check and retightened immediately prior to [illegible]s.
      v. Delay gyp topping around concrete and CMU stair or elevator shafts until completion of construction.
   b. Material storage
      i. Stored materials shall be covered and elevation from the elements.
      ii. Do not allow water to pond on floor sheathing. Provide drain holes if required to allow water to quickly drain if water does temporarily pond.
   c. Post occupancy
      i. McClure recommends a review of roof drains every 3 months for the first 24 months of occupancy and then annually. Adjust drains as required to maintain watertight integrity.
      ii. McClure recommends review of joints at exterior doors, windows and finish transitions. Waterproof as needed where original joints fail per the architect's recommendations.
      iii. Remedial self-leveling work may be required around concrete or CMU stair and elevator towers to accommodate shrinkage.

CITY OF SAN ANGELO PERMITS & INSPECTIONS
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1/16/2025

I. CONCRETE MASONRY

1. All construction shall comply with applicable provisions of the following latest ACI standards:
   a. ACI 530/ASCE 52/TMS 402 – Building Code Requirements for Masonry Structures.
   b. ACI 530.1/ASCE 6/TMS 602– Specifications for Masonry Structures.
   c. IBC Chapter 21 Masonry
2. Concrete block units shall conform to the requirements for Grade N Type 1, load-bearing normal-weight units per ASTM C-90. Use Grade S blocks below grade. All below grade block shall be solid grouted.
3. Net area compressive strength of masonry, f'_m = 1,500 psi.
4. Standard units shall have nominal face dimensions of 16 x 8 inches high. The minimum compressive strength of the masonry units shall be as follows:

Net Area Compressive Strength Of Masonry (f'_m psi)	Net Area Compressive Strength Of Concrete Masonry Units (psi)	
	Type M or S mortar	Type N mortar
1,500	2000	2000

5. Mortar for unit masonry shall be proportioned per ASTM C270. The minimum mortar compressive strength is as follows:
   a. Type S: 1,800 psi
   b. Type M: 2,500 psi
6. Grout for unit masonry shall be proportioned per ASTM C476. The minimum grout compressive strength is the larger of 2,000 psi or f'_m.
7. Maximum coarse aggregate size is 3/8".
8. Reinforce all CMU walls with vertical rebar full height, centered in cell as shown on the drawings. Grout reinforced cells solid.
   a. When reinforcing is not specified, provide #5 @ 48" o.c., minimum.
9. All vertical cells to be filled shall have vertical alignment to maintain an unobstructed cell area not less than 2 in. x 3 in.
10. All bond beams shall be grouted solid and reinforced.
    a. Provide bent dowels at all wall intersections – one per bond beam at corners, and two at tee intersections.
11. Provide bond beams at all walls supporting roof and floor slabs.
12. Grout solid under all beams and lintels for full height of wall.
13. All masonry walls shall have ladder type horizontal joint reinforcement with two 9 gage wires spaced at 16" o.c. vertically, unless noted otherwise.
    a. All wall intersections shall be reinforced with prefabricated tee or corner units.
14. Use low lift method of grouting. Maximum grout lift = 5'-0". Alternative methods of grouting may be acceptable. Submit method for approval two weeks in advance.
15. Masonry reinforcing lap lengths shall be as follows:

Bar Size	Masonry Strength, f'_m (psi) 1,500
#3	12"
#4	18"
#5	28"
#6	52"
#7	63"
#8	72"
#9	82"

Notes:
1. Development length is based on 2½" masonry cover for all bars. Use bar spacers to maintain cover.

16. Brace all masonry walls until floor and roof framing and metal deck are installed.
    a. Design and installation of bracing is the responsibility of the masonry contractor.
    b. Submit bracing plan for review.
17. When grouting is stopped for more than one hour, horizontal construction joints shall be formed by stopping the pour of grout 1-1/2" below the top of the uppermost course.
18. Provide control joints in wall every 40 ft. Provide vertical reinforcing in first cell each side of control joint. Do not locate control joint within 2'-0" of end or opening.
19. Conduit pipes and sleeves in masonry shall not displace more than 2 percent of the net cross-sectional area and shall be placed no closer than 3 diameters or widths on center.

WOOD FRAMING AND CONNECTIONS

Schedule of minimum nailing for standard connections[1]

Connection[2, 3]	Number, or spacing, of fasteners required per connection. Nail lengths are minimum, nominal lengths, in inches. Nail shank diameters are minimum, nominal diameters, in inches.										
	3 ½ x 0.162	3 x 0.148	3 ¼ x 0.131	3 x 0.131	2 ½ x 0.131	3 ¼ x 0.120	3 x 0.120	2 ⅜ x 0.113	2 x 0.113	2 ¼ x 0.105	2 ¼ x 0.099
Equiv. Common Nail	16d	10d			8d				6d		
Floor Framing											
Joist to band joist	3	5	5	5	N/A	6	6	N/A	N/A	N/A	N/A
Ledger strip	3	4	4	4	6	4	4	N/A	N/A	N/A	N/A
Joist to sill or girder	3	3	3	3	3	4	4	N/A	N/A	N/A	N/A
Blocking between joist or rafter to top plate	3	3	3	4	3	4	4	N/A	N/A	N/A	N/A
Bridging to joist	N/A	N/A	N/A	N/A	2	3	3	3	4	3	4
Rim joist to top plate	8" o.c.	6" o.c.	6" o.c.	6" o.c.	6" o.c.	6" o.c.	4" o.c.	6" o.c.	3" o.c.	3" o.c.	3" o.c.
Built-up Girders & Beams - Spacing along edges,	24" o.c.	24" o.c.	24" o.c.	24" o.c.	16" o.c.	16" o.c.	16" o.c.	N/A	N/A	N/A	N/A
- # at ends & splices	3	3	3	3	4	3	3				
Ceiling and Roof Framing											
Ceiling joists to plate	3	4	5	5	5	5	5	6	N/A	N/A	N/A
Ceiling joists, laps over partitions	3	4	4	4	6	4	4	N/A	N/A	N/A	N/A
Ceiling joist to parallel rafter	3	4	4	4	6	4	4	N/A	N/A	N/A	N/A
Collar tie to rafter	3	3	4	4	5	4	4	N/A	N/A	N/A	N/A
Jack rafter to hip, toe-nailed	3	3	4	4	5	4	4	N/A	N/A	N/A	N/A
Jack rafter to hip, face nailed	2	3	3	3	3	4	4	N/A	N/A	N/A	N/A
Roof rafter to plate	3	3	3	3	3	4	4	5	5	5	6
Roof rafter to 2-by ridge beam (driven through beam into end of ridge)	2	3	3	3		4	4	N/A	N/A	N/A	N/A
Roof rafter to 2-by ridge beam (toe-nail rafter to beam)	2	3	3	3	3	4	4	N/A	N/A	N/A	N/A
Wall Framing											
Top or sole plate to stud (End nailed)	2	3	3	3	5	4	4	N/A	N/A	N/A	N/A
Stud to top or sole plate (toe-nailed)	2	3	3	3	5	4	4	5	5	5	5
Cap/top plate laps and intersections (each side of lap)	2	3	3	3	4	3	3	N/A	N/A	N/A	N/A
Diagonal bracing	2	2	2	2	2	3	3	3	4	4	4
Sole plate to joist or blocking @ braced panels (number per 16" joist space)	2	3	3	4		4	4	N/A	N/A	N/A	N/A
Sole plate to joist or blocking	16" o.c.	8" o.c.	8" o.c.	8" o.c.	6" o.c.	8" o.c.	8" o.c.	N/A	N/A	N/A	N/A
Double top plate	16" o.c.	16" o.c.	12" o.c.	12" o.c.	8" o.c.	12" o.c.	12" o.c.	N/A	N/A	N/A	N/A
Double studs	12" o.c.	12" o.c.	8" o.c.	8" o.c.	6" o.c.	8" o.c.	8" o.c.	N/A	N/A	N/A	N/A
Corner studs	24" o.c.	16" o.c.	16" o.c.	16" o.c.	8" o.c.	12" o.c.	12" o.c.	N/A	N/A	N/A	N/A

N/A – Fastener not applicable to connection
[1]This fastening schedule applies to framing members having an actual thickness of 1 ½"(Nominal "2-by" lumber)
[2]Fastenings listed above may also be used for other connections that are not listed but that have the same configuration and the same code requirement for fastener quantity/spacing and fastener size (pennyweight and style, e.g., 8d common, "8-penny common nail").
[3]Fastening schedule only applies to buildings of conventional wood frame construction. Connections of shear walls and floor and roof diaphragms shall be as shown on the drawings.

J. POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY

1. Post installed anchors shall be expansion, adhesive, or screw anchors as indicated in the details, unless noted otherwise. Only use the anchor type indicated. All anchors on the project of each type must be by the same manufacturer, see below for substitution requirements.
   a. Expansion anchors:
      i. Concrete:
         Hilti Kwik Bolt TZ (ICC-ES ESR1917).
         Simpson Strong-Bolt 2 (ICC-ES ESR3037).
         DeWalt Power-Stud+ SD2 (ICC-ES ESR2502).
      ii. Grout-filled Concrete Masonry:
         Hilti Kwik Bolt 3 (ICC-ES ESR1385).
         Simpson Strong-Bolt 2 (UES ER0240)
         DeWalt Power-Stud+ SD1 (ICC-ES ESR2966).

J.POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY CONT.

   a. Adhesive anchors (threaded rods shall be ASTM A193 B7 for all anchors):
      i. Concrete:
         Hilti HIT RE 500-SD (ICC-ES ESR2322) or Hilti HIT-HY 200 (ICC-ES ESR3187).
         Simpson AT-XP (UES ER263), SET-XP (ICC-ES ESR2508) or ET-HP (ICC-ES ESR3372)
         DeWalt Pure 110+ (ICC-ES ESR3298), PE1000+ (ICC-ES ESR2583), Pure 50+ (ICC-ES ESR3576), AC 200+ (ICC-ES ESR4027), or AC100+ Gold (ICC-ES ESR2582)
      ii. Solid grouted concrete masonry:
         Hilti HIT-HY 70 anchor adhesive (ICC-ES ESR3342).
         Simpson AT-XP (UES ER0281), SET-XP (UES ER0265) or ET-HP (UES ER0241)
         AC100+ Gold (ICC-ES ESR3200)
      iii. Hollow concrete or multi-wythe clay masonry:
         Hilti HIT-HY 70 with screen tubes (ICC-ES ESR3342).
         Simpson SET-XP (UES ER0265)
         AC100+ Gold with screen tubes (ICC-ES ESR3200)
   b. Screw anchors:
      i. Concrete:
         Hilti Kwik HUS EZ (ICC-ES ESR3027)
         DeWalt Wedge-Bolt+ (ICC-ES ESR2526)
      ii. Grout-filled concrete masonry:
         Hilti Kwik HUS EZ (ICC-ES ESR3056)
         DeWalt Wedge Bolt+ (ICC-ES ESR1678)
2. Post-installed anchors shall only be used where specified in the drawings. The Contractor shall obtain approval from the engineer prior to using post-installed anchors for missing or misplaced cast-in-place anchors.
3. All personnel installing anchors shall be trained and certified by the anchoring system manufacturer or by ACI. Contractor shall submit current certifications for all personnel. ACI certification required for all personnel installing adhesive anchors in a horizontal or overhead conditions. If a failure occurs at any time during testing or construction, personnel shall be retrained and recertified.
4. Installation:
   a. Do not cut existing reinforcing.
   b. The hole through the supported steel member shall be 1/16" larger in diameter (1/8" for screw anchors) than the anchor unless noted otherwise. Use plate washers with a standard size hole welded to steel members where oversized holes must be used.
   c. Holes shall be drilled per the manufacturer's written instructions as outlined in the ESR.
   d. Where applicable, installation shall follow cleaning procedure indicated in the ESR. Holes shall be made with a hammer drill. Use of a core drill is not allowed.
5. Special inspection shall be provided for all post installed anchors as required by the building code and/or ICC-ES report. Written special inspection reports shall be submitted to the registered design professional in responsible charge by the special inspector. The reports shall record and report the following as a minimum:
   a. One of every ten anchors installed by each technician in locations listed below shall be randomly tested in direct tension. At least one anchor shall be tested on each day that anchors are installed.
      i. Test anchors in the following locations:
         Shear wall hold down anchors.
         Shear wall sill plate anchors.
         Braced frame base plate anchors.
         Anchors supporting dead or live loads in tension.
      ii. Test anchor to twice the allowable tension load as provided in the ESR. Test load shall not exceed 80 percent of the yield strength of the anchor (0.8 x A_{se} x f_{ya}).
      iii. Post-installed anchors shall not be tested using a torque wrench.
      iv. If any anchor fails quality control testing, all anchors of the same type shall be randomly tested until (10) consecutive anchors pass. Resume normal frequency after this with approval of the engineer. The failed anchor(s) shall be removed and the affected area patched per engineer's direction. Consult the engineer for anchor replacement instructions. The cost for additional work and testing required due to anchor failure is the responsibility of the installing contractor.
   b. Prior to and during installation of anchors, inspection and report shall include:
      i. Installer shall have reviewed manufacturer's ESR report and written installation procedures and has been certified by the manufacturer or ACI.
      ii. General concrete or CMU block conditions (cracked or un-cracked, wet or dry, grouted or hollow, etc).
      iii. Whether manufacture's written procedures for preparation of hole were followed. Indicate if hole is wet or dry.
      iv. Whether hole was made with a hammer drill
      v. Whether manufacture's written procedures for anchor installation were followed.
      vi. Embedment depth and concrete or block thickness.
      vii. Anchor diameter, length and type.
   c. After installing anchors, inspection and report shall include:
      i. All test locations.
      ii. Anchor size and/or type.
      iii. Applied load, loading procedure, load increments and rate of loading.
      iv. Mode of failure.
      v. Photographs of test equipment and typical failures.
6. Substitution requests for products other than those listed above shall be submitted to the engineer with calculations that are prepared and sealed by a registered structural engineer at least two weeks prior to scheduled installations. Calculations shall demonstrate that the substituted product will achieve an equivalent capacity using the appropriate design procedure required by the building code. Product ICC-ES code reports shall be included with the submittal package.

K. STRUCTURAL STEEL

1. Materials:
   a. Materials shall conform to the following, unless noted otherwise.
      i. Rolled WF shapes ASTM A992
      ii. Plates and Angles ASTM A572 Grade 50
      iii. Channels ASTM A36
      iv. HSS: Rectangular ASTM A500, Grade C
      v. HSS: Round ASTM A500, Grade C
      vi. Bolts ASTM F3125
         1. All bolts shall be Grade A325 or F1852, UNO
         2. Bolts designed as "A490" shall be Grade A490 or F2280
      vii. Nuts ASTM A563 DH or A194
      viii. Washers ASTM F436
      ix. Anchor Bolts ASTM F1554 Grade 36, UNO
      x. Threaded Rod ASTM A36
      xi. Studs ASTM A108, Type B Nelson headed shear stud connectors or equal.
      xii. Electrodes Matching weld metal, 70 ksi minimum strength.
   b. Finishes
      i. Prepare all surfaces that will be exposed in accordance with SSPC SP3 "Power Tool Cleaning".
      ii. Do not prime surfaces to be fireproofed, field welded, in contact with concrete, or high-strength bolted.
      iii. All exterior steel components exposed to view or weather shall be galvanized in accordance with ASTM A123 for framing members and ASTM A153 for bolts and threaded fasteners.
      iv. All exterior welded connections shall be cold galvanized in accordance with ASTM A780.
2. Fabricator:
   a. Steel Fabricator shall be AISC Certified.
   b. Structural members shall be detailed, fabricated, and erected in accordance with the latest edition AISC 303 "Code of Standard Practice for Steel Buildings and Bridges."
   c. Structural steel fabrication drawings must be submitted to the engineer for review prior to fabrication.
   d. The Fabricator shall engage a professional engineer registered in the state where the project is located for the design and detailing of:
      i. Steel connections.
      ii. Temporary bracing.
3. Connections:
   a. The contractor has the option to use bolted or welded connections. Any connections not specifically detailed on the drawings shall be designed by a professional structural engineer licensed in the project state and retained by the fabricator. In general, any connections shown on the drawings are schematic and are intended to show only the relative relationship of the connected members.
   b. Structural design calculations for all beam and bracing connections shall be submitted to the engineer prior to fabrication and should include the following (as a minimum):
      i. All plate dimensions and grades (minimum plate thickness shall be 3/8").
      ii. All weld sizes, lengths, pitches and returns.
      iii. Number and type of bolts.
   c. Connection design forces:
      i. Beam shear connections shall be designed for the actual reactions indicated on the drawings or 20 kips minimum. Connection forces shown on drawings are envelope reactions based on ASD load combinations.
      ii. Connections indicated on the drawings as moment-resisting shall be designed for the moment shown. If moment is not indicated on the drawings, connection shall be designed to develop the full capacity of the member.
      iii. Columns have not been checked for local effects at connections. Fabricator shall verify if stiffener or web doubler plates are required and provide as necessary. Column size may also be increased with approval of the engineer of record.
      iv. Connection loads indicated on the drawings include compensation for Code permitted stress increases and load reductions for connection design.
   d. Bolted Connections:
      i. Minimum bolt diameter shall be 3/4".
      ii. Slip critical connections shall be used for bracing members, moment-resisting connections, cantilevers, and as indicated on the drawings. Standard oversized and long-slotted holes are permitted for friction-type connections.
      iii. All non-slip-critical connections shall be typical bearing type. Oversized or slotted holes are not permitted unless indicated on the drawings.
      iv. The fabricator is responsible for verifying the tensile capacity of axially loaded members with the presence of bolt holes. Increase member size; add plates (etc) as required.
   e. Welded Connections:
      i. All fillet welds shall be sized according to AISC minimums, but never less than 3/16" (UNO).
      ii. All welds shall be performed in accordance with the latest edition of the AWS Structural Welding Code.
4. Erection:
   a. All structural steel to be fabricated and erected in accordance with latest AISC specifications.
      i. It is the responsibility of the contractor to ensure that structure is maintained in a safe, stable configuration at all times.
      ii. Any shoring required shall be submitted with engineering calculations for approval.
   b. Splicing of steel members not specifically shown on the drawings is prohibited without prior approval from the engineer.
   c. All beams shall be installed with the mill camber up.
5. Steel Lintels:
   a. Loose lintels for masonry at all openings shall be the following, one angle per 4" wythe of masonry:
      i. L 3-1/2 x 3-1/2 x 5/16 for spans less than 5'-9"
      ii. L 5 x 3-1/2 x 5/16 for spans between 5'-9" and 7'-11"
      iii. L 6 x 3-1/2 x 5/16 for spans between 8'-0" and 9'-7"
      iv. L 7 x 4 x 3/8 for spans between 9'-8" and 11'-10"
   b. Lintel sizes are based on 36 psf brick weight with 8'-0" max height of brick above the lintel.
   c. Lintels shall bear 8" minimum each end.
   d. Lintels carrying brick shall be galvanized.
   e. All double angle lintels back-to-back shall be bolted at 32" o.c. maximum spacing, with 5/8" diameter A307 bolts, a minimum of two bolts per span.
   f. See architectural and mechanical drawings for opening sizes and locations.

McCLURE™
1901 Pennsylvania Drive
Columbia, MO 65202
P 573-814-1568

TEXAS CERTIFICATE OF AUTHORITY
NO. F-17363
EXPIRES: NOVEMBER 30, 2025

STATE OF TEXAS
JESSE TAYLOR BARNES
134573
LICENSED PROFESSIONAL ENGINEER

11/21/2024

JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

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 TEXAS.

No.	Description	Date

PROJECT NUMBER	SET ISSUE DATE
2024001921	100% - 11/15/2024

ENGINEER	DRAWN BY	CHECKED BY
IWC	JDM	MDH

JONES GILLAM RENZ
THE RESIDENCE AT GREEN MEADOW
SAN ANGELO, TX
GREEN MEADOW & SOUTHWEST BLVD.

GENERAL NOTES

Autodesk Docs://2024001921 - JGR - GREEN MEADOW SAN ANGELO/2024001921 - JGR - GREEN MEADOW SAN ANGELO_R23.rvt

DRAWING NO.
S002

STATEMENT OF SPECIAL INSPECTIONS

Project Name: The Residence at Green Meadow   Address: Green Meadow Dr, San Angelo, TX 76904

1. This Statement of Special Inspections is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspector to be retained for conducting these inspections and tests. This Statement of Special Inspections encompasses the following disciplines:

o Architectural	x Structural
o Mechanical/Electrical/Plumbing	o Other:

2. The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

3. Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

4. A Final Report of Special Inspections documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

5. Job site safety and means and methods of construction are solely the responsibility of the Contractor. This Statement of Special Inspections includes the following building systems:

x Fabricators	x Soils
x Cast-In-Place Foundations Elements	o Driven Deep Foundation Elements
o Helical Pile Foundations	o Cast-In-Place Deep Foundation Elements
x Concrete Construction	x Masonry Construction - Level 2
o Masonry Construction - Level 3	o Structural Steel Construction
o Cold-Formed Steel Construction	o Metal Building Systems
o Spray Fire-Resistant Materials	x Wood Construction
o Exterior Insulation and Finish System (EIFS)	o Mastic and Intumescent Fire-Resistant Coatings
o Smoke Control	o Fire-Resistant Penetrations and Joints
x Seismic Resistance	x Wind Resistance

6. The following components are wind-resisting components or part of the main wind-force resisting system and are subject to special inspections in accordance with the Special Inspection Schedule - Wind Resistance:

Wood framed shear walls with wood sheathing and sheathing of other materials, wood sheathed floor and roof diaphragms.

7. The following components are designated seismic systems or part of the seismic-force resisting system that are subject to special inspections in accordance with the Special Inspection Schedule - Seismic Resistance:

Wood framed shear walls with wood sheathing and sheathing of other materials, wood sheathed floor and roof diaphragms.

Special Inspection Schedule: Fabricators

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Verify fabrication and implementation procedures:			
a. Steel Construction	-	-	X
b. Concrete Construction (including rebar fabrication)	X	-	X
c. Masonry Construction	X	-	X
d. Wood Construction	X	-	X
e. Cold Formed Metal Construction	-	-	X
f. Other Construction	-	-	X

Special Inspection Schedule: Soils

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	X	-	X
2. Verify excavations are extended to proper depth and have reached proper material.	X	-	X
3. Perform classification and testing of compacted fill materials.	X	-	X
4. Verify use of proper materials, densities and lift thickness during placement and compaction of compacted fill.	X	X	-
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	X	-	X

Special Inspection Schedule: Cast-In-Place Foundation Elements

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Special Inspections and verifications for concrete foundation construction in accordance with the Special Inspection Schedule: Cast-In-Place Concrete for the following foundation elements:			
a. Isolated spread concrete footings.	X	-	X
b. Continuous concrete footings supporting walls.	X	-	X
c. Concrete foundation walls.	X	X	-

CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
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1/16/2025

Special Inspection Schedule: Concrete Construction

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Inspect reinforcing steel, including prestressing tendons and placement.	X	-	X
2. Inspection of welding, reinforcing steel:			
a. Verification of weldability of reinforcing steel other than ASTM A706.	-	-	X
b. Reinforcing steel resisting flexural and axial forces in intermediate and special moment frames and boundary elements of special structural walls of concrete and shear reinforcement.	-	X	-
c. Shear reinforcement.	-	X	-
d. Other reinforcing steel.	-	-	X
3. Inspect anchors cast in concrete where allowable loads have been increased or where strength design is used.	X	-	X
4. Inspect anchors post-installed in hardened concrete members.	X	-	X
5. Verify use of required design mix.	X	-	X
6. At the time fresh concrete is sampled to fabricate specimens for strength tests, perform slump and air content tests and record the temperature of the concrete.	X	X	-
7. Inspect concrete and shotcrete placement for proper application techniques.	X	X	-
8. Inspect for maintenance of specified curing temperature and techniques.	X	-	X
9. Inspection of Prestressed Concrete:			
a. Observe application of prestressing forces.	-	X	-
b. Observe grouting of bonded prestressing tendons in the seismic force resisting system.	-	X	-
10. Inspect erection of precast concrete members.	-	-	X
11. Verify in-situ concrete strength prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms from beams and structural...	-	-	X
12. Inspect formwork for shape, location, and dimensions of the concrete member being formed.	X	-	X

Special Inspection Schedule: Masonry Construction - Level 2

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Compliance with required inspection provisions of the Construction Documents and the approved submittals shall be verified.	X	-	X
2. Verify f'm and f'aac prior to construction except where specifically exempted by the building code.	X	-	X
3. Verify slump flow and VSI as delivered to the site for self-consolidating grout.	X	X	-
4. As masonry construction begins, the following shall be verified to ensure compliance:			
a. Proportions of site-prepared mortar.	X	-	X
b. Construction of mortar joints.	X	-	X
c. Location of reinforcement, connectors, and anchorages.	X	-	X
d. Prestressing technique.	-	-	X
e. Grade and size of prestressing tendons and anchorages.	-	-	X
5. During construction, the inspection program shall verify:			
a. Size and location of structural elements.	X	-	X
b. Type, size, and location of anchors, including other details of anchorage of masonry to structural members, frames, or other construction.	X	-	X
c. Specified size, grade, and type of reinforcement, anchor bolts, prestressing tendons, and anchorages.	X	-	X
d. Welding of reinforcing bars.	-	X	-
e. Preparation, construction, and protection of masonry during cold weather (temperature < 40°f) or hot weather (temperature > 90°f).	X	-	X
f. Application and measurement of prestressing force.	-	X	-
6. Prior to grouting, the following shall be verified to ensure compliance:			
a. Grout space is clean.	X	-	X
b. Placement of reinforcement, connectors, prestressing tendons, and anchorages.	X	-	X
c. Proportions of site-prepared grout and prestressing grout for bonded tendons.	-	-	X
d. Construction of mortar joints.	X	-	X
7. Grout placement shall be verified to ensure compliance with Building Code and Construction Document provisions.			
a. Grouting of prestressing bonded tendons.	-	X	-
8. Preparation of any required grout specimens, mortar specimens, and/or prisms shall be observed.	-	-	X

Special Inspection Schedule: Wood Construction

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Inspection of high-load diaphragms:			
a. Verify wood structural panel sheathing is of the grade and thickness shown on the Construction Documents.	X	-	X
b. Verify nominal size of framing members at adjoining panel edges agrees with the Construction Documents.	X	-	X
c. Verify fastener diameter and length, number of fastener lines, the spacing of the fasteners, and the edge margins agree with the Construction Documents.	X	-	X
2. Inspection of metal-plate-connected wood trusses spanning 60 feet or greater:			
a. Verify temporary installation restraint/bracing are installed in accordance with approved truss submittal package.	X	-	X
b. Verify permanent individual truss member restraint/bracing are installed in accordance with approved truss submittal package.	X	-	X

Special Inspection Schedule: Wind Resistance

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Roof cladding and roof framing connections.	X	-	-
2. Wall connections to roof and floor diaphragms and framing.	X	-	X
3. Roof and floor diaphragm systems including collectors, drag struts, and boundary elements.	X	-	X
4. Vertical wind force resisting systems including braced frames, moment frames, and shear walls.	X	-	X
5. Wind force resisting system connections to the foundation.	X	-	X
6. Fabrication and installation of systems or components required to meet impact-resistant requirements.	-	-	X
7. Inspection of structural wood:			
a. Inspect field gluing operations of elements of the main wind force resisting system.	-	X	-
b. Inspect nailing, bolting, anchoring, and other fastening of components within the main wind force resisting system including wood shear walls, wood diaphragms, drag struts, braces, and hold downs.	X	-	X
8. Inspection of cold-formed steel light frame construction:			
a. Inspection of welding operations of elements of the main wind force resisting system.	-	-	-
b. Inspection of screw attachment, bolting, anchoring, and other fastening of other components within the main wind force resisting system including shear walls, braces, diaphragms, collectors (drag struts), and hold downs.		-	-
9. Wind resistant systems and components:			
a. Roof cladding	X	-	-
b. Wall cladding	X	-	-

Special Inspection Schedule: Seismic Resistance

Verification And Inspection Task	Applicable To This Project?	Frequency	
		Continuous	Periodic
1. Inspection of pier foundations:			
a. Inspect placement of reinforcement.	-	-	X
b. Inspect placement of concrete.	-	-	X
2. Inspection of concrete reinforcement:			
a. Verify certified mill test reports comply with ACI 318 Chapter 21...	-	-	X
b. Where reinforcing complying with ASTM A615 is to be welded, chemical tests shall be performed to determine weldability.	-	-	X
3. Inspection of structural steel.			
a. Inspections shall be in accordance with the quality assurance plan requirements of AISC 341.	-	-	X
4. Inspection of cold-formed steel framing:			
a. Inspect welding operations of elements of the seismic force resisting...	-	-	X
b. Inspect screw attachment, bolting, anchoring, and other fastening of components within the seismic force resisting system including shear walls, braces, diaphragms, collectors (drag struts), and hold downs.		-	X
5. Inspection of structural wood:			
a. Inspect field gluing operations of elements of the seismic force resisting system.	-	X	
b. Inspect nailing, bolting, anchoring, and other fastening of components within the seismic force resisting system including wood shear walls, wood diaphragms, drag struts, braces, shear panels, and hold downs.	X	-	X
6. Inspection of storage racks:			
a. Inspect anchorage of storage racks 8 feet or greater in height.	-	-	X
7. Inspection of architectural components:			
a. Inspect erection and fastening of exterior cladding.	X	-	X
b. Inspect erection and fastening of interior and exterior nonbearing walls.	X	-	X
c. Inspect erection and fastening of interior and exterior veneer.	X	-	X
d. Inspect anchorage of access floors.	-	-	X
9. Inspection of designated seismic systems:			
a. Verify label, anchorage, or mounting conforms to the certificate of...	-	-	X
10. Inspection of seismic isolation systems:			
a. Inspect the fabrication and installation of isolator units and energy dissipation devices that are part of the seismic isolation system.	-	-	X

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TEXAS CERTIFICATE OF AUTHORITY
NO. F-17363
EXPIRES: NOVEMBER 30, 2025

STATE OF TEXAS
JESSE TAYLOR BARNES
134573
LICENSED
PROFESSIONAL ENGINEER

11/21/2024

JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

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 TEXAS.

No.	Description	Date

PROJECT NUMBER	SET ISSUE DATE
2024001921	100% - 11/15/2024

ENGINEER	DRAWN BY	CHECKED BY
IWC	JDM	MDH

JONES GILLAM RENZ
THE RESIDENCE AT GREEN MEADOW
SAN ANGELO, TX
GREEN MEADOW & SOUTHWEST BLVD.

SPECIAL INSPECTIONS

Autodesk Docs://2024001921 - JGR - GREEN MEADOW SAN ANGELO/2024001921 - JGR - GREEN MEADOW SAN ANGELO_R23.rvt

DRAWING NO.
S003

FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F1	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)
F2	3'-0"x3'-0"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

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

WOOD BEAM SCHEDULE			
Mark	Max. Span (ft-in)	Beam Size	Hanger
B1	7'-6"	(2) 2x10	Simpson HUC210-2
B2	7'-6"	(2) 2x8	Simpson LUS26-2
B3	8'-0"	(3) 2x12	Simpson HCUQ210-3-SDS

Notes:
1. All exterior beams are to be pressure treated.
2. All LVL shall be stress class 2.0E-2500F
3. Hangers to be installed with typical fasteners per manufacturer product data

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1/16/2025

WOOD COLUMN SCHEDULE			
Mark	Level 1	Level 2	Level 3
C1	(3) 2x6	(3) 2x6	---
C2	(3) 2x4	(3) 2x4	---

Notes:
1. All exterior columns are to be pressure treated

JOIST & HANGER SCHEDULE	
Joist Size	Hanger
2x10	Simpson LUS28

Notes:
1. Hangers to be installed with typical fasteners per manufacturer product data
2. All exterior members are to be pressure treated

WOOD WALL SCHEDULE				
Wood Wall Location	Wall Stud Size, number of plys, and spacing			Sheathing & Fastening U.N.O. (See Note 5)
	Level 1	Level 2	Level 3	
Exterior Walls	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	15/32" Structural wood sheathing fastened w/ 10d nails. 6" o.c. edge fastening, 12" o.c. field fastening
Corridor Walls & Interior Typ. Walls	(1) 2x6 @ 16" o.c.	(1) 2x6 @ 16" o.c.	(1) 2x6 @ 16" o.c.	5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 12" o.c. field fastening - Both Sides
Unit Separation Walls	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	(1) 2x4 @ 16" o.c.	5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 12" o.c. field fastening - Both Sides

Notes:
1. Wall stud spacing is to be per schedule unless noted otherwise.
2. Bottom sill plates at foundation to be fastened w/ 3/8"Ø x 6" Hilti Kwik HUS-EZ Bolts @ 48" o.c. U.N.O.
3. Sill and top plates at all other levels to be fastened w/ (2) 16d nails @ 24" o.c. U.N.O.
4. Shear walls shall be sheathed & fastened per shear wall schedule
5. Non-load bearing walls not shown, refer to architectural drawings.
6. All top plates are to be continuous. Splice per 4/S502
7. U.N.O. bottom sill plates shall be (1) 2x member matching wall thickness, and top plates shall be (2) 2x members.

FLOOR AND ROOF SCHEDULE				
Type	Membrane/Sheathing	Fastening	Concrete/Topping	Reinforcing
Slab on Grade	12mil Vapor Retarder	Taped Edges	4" NW Concrete U.N.O.	See General Notes
Interior Floors	3/4" Plywood	10d @ 6/12	3/4" Gypcrete Topping	---
Roof	15/32" Plywood	10d @ 6/12 UNO	---	---

Notes:
1. Vapor barrier to be placed over compacted fill per general notes.
2. Plywood sheathing to be fastened per detail 2/S502
3. Floor/Roof diaphragm are unblocked unless noted otherwise on plan.
4. Plywood to be Structural Grade 1 Material
5. See architectural drawings for full floor and roof assemblies including nonstructural elements.

WOOD SHEAR WALL SCHEDULE						
Mark	Level	Sheathing/ Fastener Layout	Post	Hold-Down	Min. Sill/Top Plate	Base Connection
SW1	Level 3	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	LSTA9 w/ (8) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 24" o.c.
	Level 2	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	LSTA9 w/ (8) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 16" o.c.
	Level 1	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	DTT1Z w/ (6) SD #9x1-1/2" & 3/8"Ø Anchor Rod	2X6	(1) HILTI KH-EZ 3/8"Øx 6" @ 32" o.c.
SW2	Level 3	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	LSTA12 w/ (10) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 24" o.c.
	Level 2	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	LSTA15 w/ (12) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 16" o.c.
	Level 1	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening	(2) 2X6	HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod	2X6	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.
SW3	Level 3	(2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C.	(2) 2X6	LSTA18 w/ (14) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 16" o.c.
	Level 2	(2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C.	(2) 2X6	MSTA 49 w/ (26) 0.148X2-1/2" nails	2X6	(2) 16d nails @ 12" o.c.
	Level 1	(2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 4" Edge Fastening, 16"O.C.	(2) 2X6	HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod	2X6	(1) HILTI KH-EZ 3/8"Øx 6" @ 16" o.c.
SW4	Level 3	(1) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C.	(2) 2X6	LSTA9 w/ (8) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 16" o.c.
	Level 2	(1) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C.	(2) 2X6	LSTA9 w/ (8) 0.148"x2-1/2" nails	2X6	(2) 16d nails @ 16" o.c.
	Level 1	(1) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C.	(2) 2X6	DTT1Z w/ (6) SD #9x1-1/2" & 3/8"Ø Anchor Rod	2X6	(1) HILTI KH-EZ 3/8"Øx 6" @ 48" o.c.
SW5	Level 3	(2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C.	(3) 2X4	LSTA18 w/ (14) 0.148"x2-1/2" nails	2X4	(2) 16d nails @ 24" o.c.
	Level 2	(2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 7" Edge Fastening, 16"O.C.	(3) 2X4	MSTA 49 w/ (26) 0.148X2-1/2" nails	2X4	(2) 16d nails @ 16" o.c.
	Level 1	(2) Sided, Gypsum Wallboard - 5/8" Thick, 6d Nail, 4" Edge Fastening, 16"O.C.	(3) 2X4	HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod	2X4	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.
SW6	Level 3	---	---	---	---	---
	Level 2	---	---	---	---	---
	Level 1	(1) Sided, Wood Structural Panels - Sheathing - 15/32" Thick, 10d Nail, 6" Edge fastening Unblocked	(2) 2X6	HTT4 w/ (18) 0.162Øx2-1/2" & 5/8"Ø Anchor Rod	2X6	(1) HILTI KH-EZ 3/8"Øx 6" @ 32" o.c.

Notes:
1. See S530 for typical shear wall framing
2. All threaded rods shall be F1554 GR105; See 3/S530 for anchor options.
3. Floor to floor strap ties at top of wall shall match that of the floor above.
4. All hold downs and strap ties are Simpson Strong-Tie brand, U.N.O.
5. Bottom sill plate connections shall have a 3"x3"x1/4" steel plate washer at each anchor bolt on shear walls only.
6. All drag trusses shall be connected to shear walls per detail 4/S530.
7. Provide floor to floor strapping on the same side as the OSB sheathing.
8. Field fastening for all sheathing to be 12" O.C. U.N.O
9. All shear walls to be blocked at all panel joints unless noted "Unblocked."

TYPICAL WALL HEADER SCHEDULE (STACKED OPENINGS)												
Opening Mark	Max. Span (ft-in)	Header				Kings & Jacks						Sills*
		Level 1	Level 2	Level 3	Header Plates* (All Levels)	Level 1		Level 2		Level 3		All Levels (if applicable)
						Kings	Jacks	Kings	Jacks	Kings	Jacks	
H1	7'-0"	(3) LVL 1-3/4 x 11-7/8	(3) LVL 1-3/4 x 11-7/8	(3) 2x8	(1) 2x6 T&B	(2) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6
H2	3'-8"	(3) 2x8	(3) 2x8	(3) 2x8	(1) 2x6 T&B	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6	(1) 2x6
H3	6'-8"	(3) 2x12	---	---	(1) 2x6 T&B	(1) 2x6	(1) 2x6	---	---	---	---	(1) 2x6
HH1	5'-0"	(3) 2x12	---	---	(1) 2x6 T&B	(1) 2x6	(1) 2x6	---	---	---	---	(1) 2x6

H = An opening which requires a header
HH = An opening which requires a header & which does not stack with openings above

Notes:
1. See S502 for typical opening framing.
2. All openings should stack according to the plans.
3. Coordinate all dimensions and elevations with architectural drawings.
4. Cripple studs should match the adjacent wall framing.
5. * Header top and bottom plates and sills should match the wall stud depths.
6. All LVL shall be stress class 2.0E-2500F

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STATE OF TEXAS
JESSE TAYLOR BARNES
134573
LICENSED
PROFESSIONAL ENGINEER
11/21/2024

JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

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 TEXAS.

No.	Description	Date

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2024001921	100% - 11/15/2024

ENGINEER	DRAWN BY	CHECKED BY
IWC	JDM	MDH

JONES GILLAM RENZ
THE RESIDENCE AT GREEN MEADOW
SAN ANGELO, TX
GREEN MEADOW & SOUTHWEST BLVD.

SCHEDULES

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DRAWING NO.
S004

CITY OF SAN ANGELO PERMITS & INSPECTIONS
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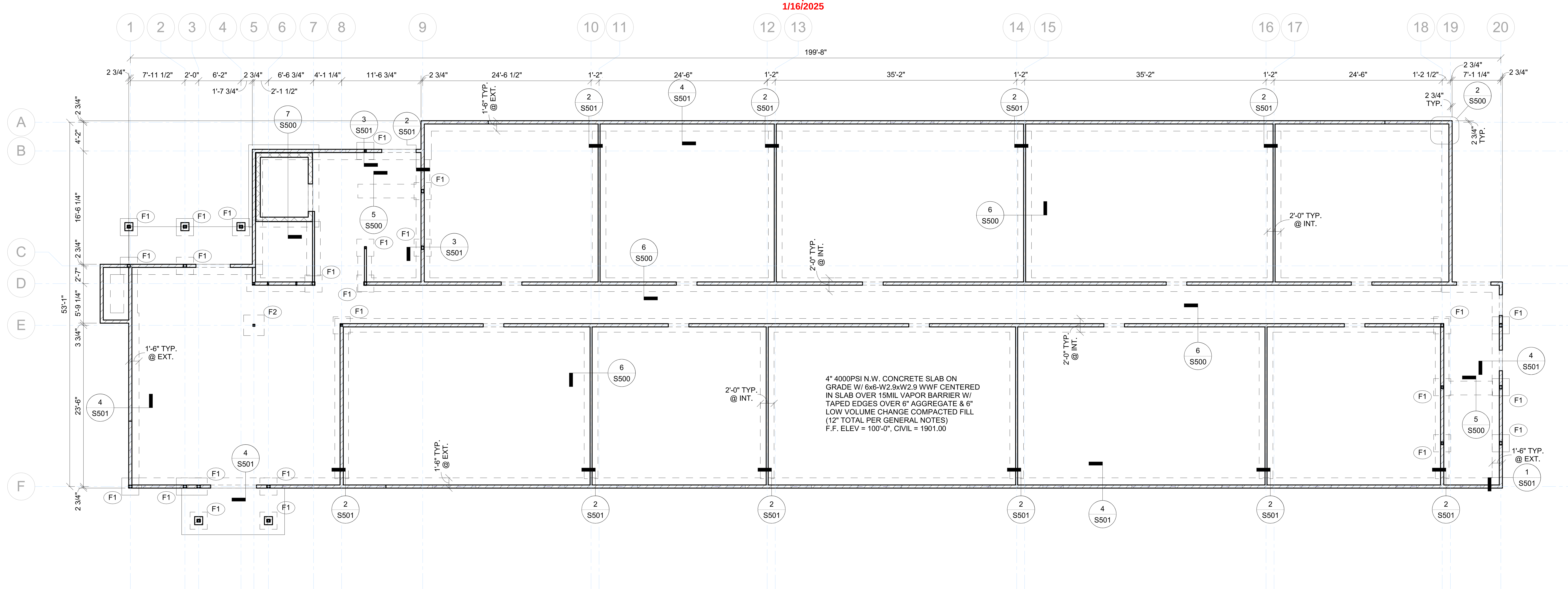

1 S100 FOUNDATION
1/8" = 1'-0"

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
E.O.S.	INDICATES EDGE OF CONCRETE SLAB

FOUNDATION PLAN NOTES:

1. 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"
2. PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 4 / S500 AND PER GENERAL NOTES.
3. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
4. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S005. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
5. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
6. SEE SHEET S500 & S501 FOR DETAILS.

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JESSE TAYLOR BARNES
134573
LICENSED
PROFESSIONAL ENGINEER

11/21/2024

JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

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ENGINEER	DRAWN BY	CHECKED BY
IWC	JDM	MDH

JONES GILLAM RENZ
THE RESIDENCE AT GREEN MEADOW
SAN ANGELO, TX
GREEN MEADOW & SOUTHWEST BLVD.

FOUNDATION PLAN

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DRAWING NO.
S100

CITY OF SAN ANGELO
PERMITS & INSPECTIONS

BP24-00005541
REVIEWED for code compliance
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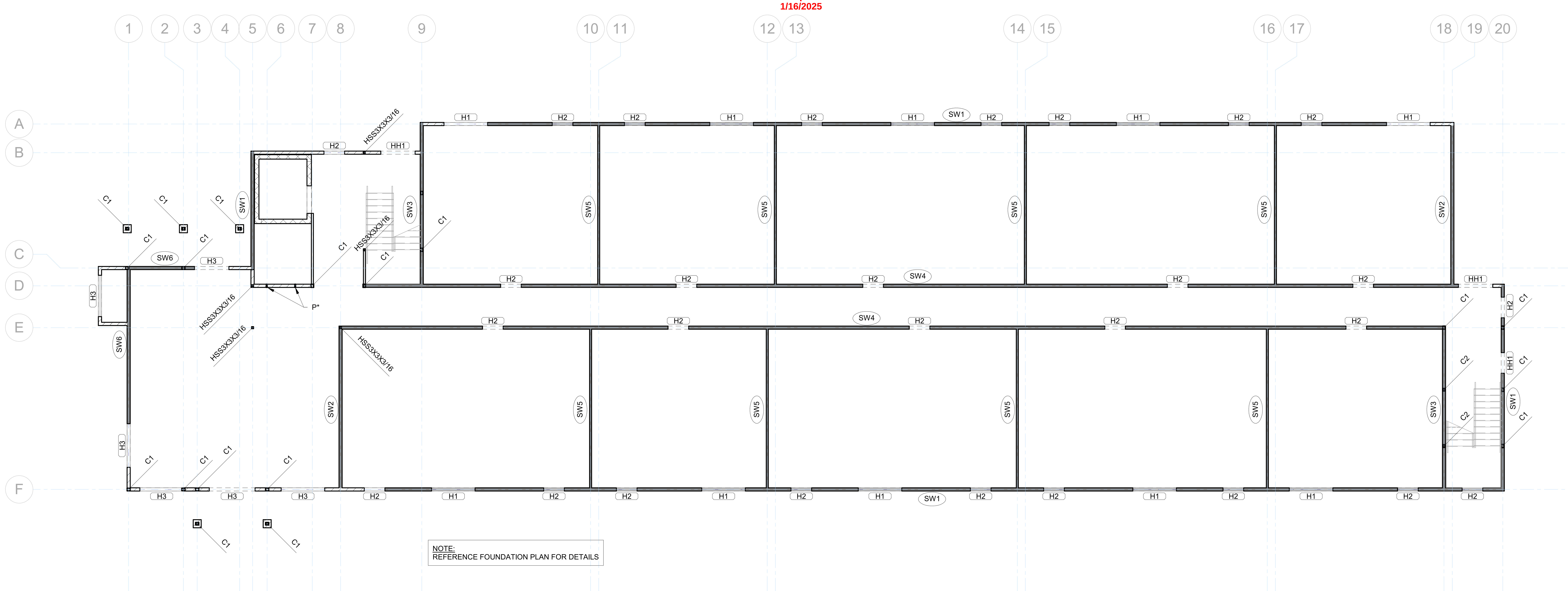

NOTE:
REFERENCE FOUNDATION PLAN FOR DETAILS

1 S101 LEVEL 1 FRAMING PLAN
1/8" = 1'-0"

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
E.O.S.	INDICATES EDGE OF CONCRETE SLAB

PLAN NOTES:

1. 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"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 3/4" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S005. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.
14. SEE S502 FOR TYPICAL FRAMING DETAILS, S503 FOR STAIR FRAMING, & S520 FOR CMU DETAILS

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NO. F-17363
EXPIRES: NOVEMBER 30, 2025

STATE OF TEXAS
JESSE TAYLOR BARNES
134573
LICENSED
PROFESSIONAL ENGINEER

11/21/2024

JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

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 TEXAS.

No.	Description	Date

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2024001921	100% - 11/15/2024

ENGINEER	DRAWN BY	CHECKED BY
IWC	JDM	MDH

JONES GILLAM RENZ
THE RESIDENCE AT GREEN MEADOW
SAN ANGELO, TX
GREEN MEADOW & SOUTHWEST BLVD.

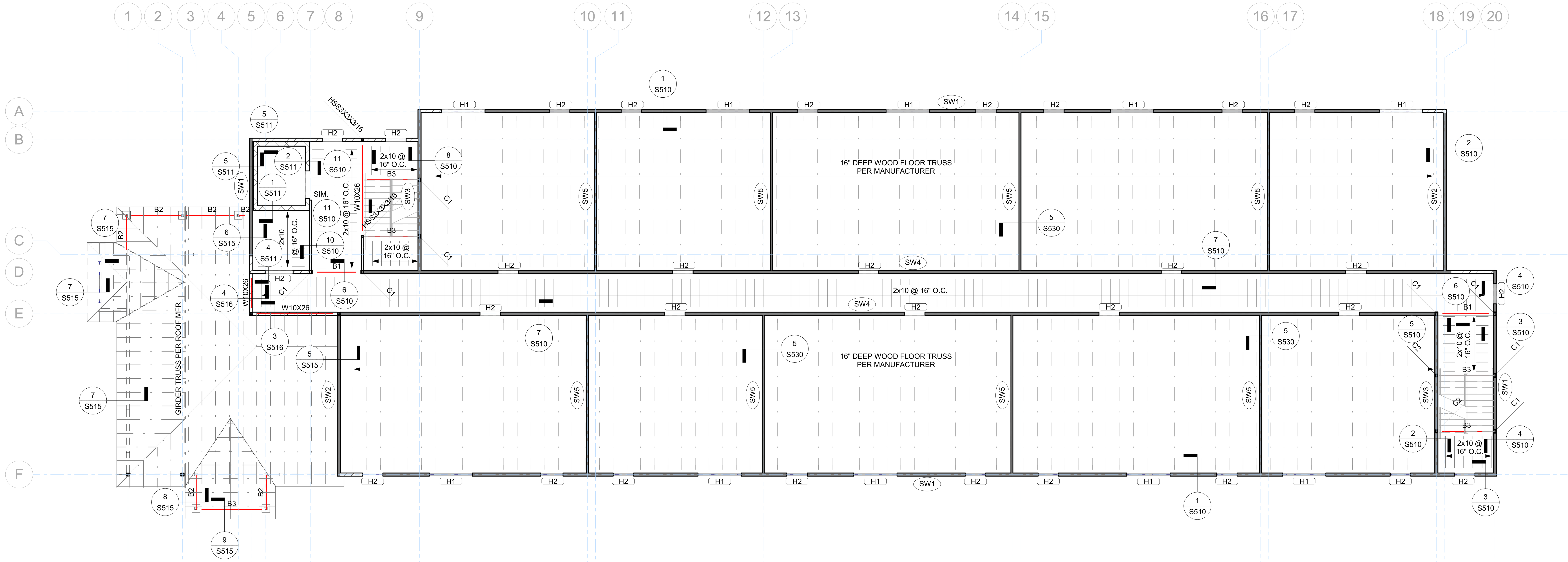
LEVEL 1 FRAMING PLAN

Autodesk Docs://2024001921 - JGR - GREEN MEADOW SAN ANGELO/2024001921 - JGR - GREEN MEADOW SAN ANGELO_R23.rvt

DRAWING NO.
S101

CITY OF SAN ANGELO PERMITS & INSPECTIONS

BP24-00005541
REVIEWED for code compliance
1/16/2025



1 LEVEL 2 FRAMING PLAN
S102 1/8" = 1'-0"

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
E.O.S.	INDICATES EDGE OF CONCRETE SLAB

PLAN NOTES:

1. 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"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 3/4" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S005. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.
14. SEE S502 FOR TYPICAL FRAMING DETAILS, S503 FOR STAIR FRAMING, & S520 FOR CMU DETAILS

McCLURE™
1901 Pennsylvania Drive
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P 573-814-1568

TEXAS CERTIFICATE OF AUTHORITY
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134573
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11/21/2024

JESSE BARNES, PE
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IWC	JDM	MDH

JONES GILLAM RENZ
THE RESIDENCE AT GREEN MEADOW
SAN ANGELO, TX
GREEN MEADOW & SOUTHWEST BLVD.

LEVEL 2 FRAMING PLAN

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DRAWING NO.
S102

CITY OF SAN ANGELO PERMITS & INSPECTIONS
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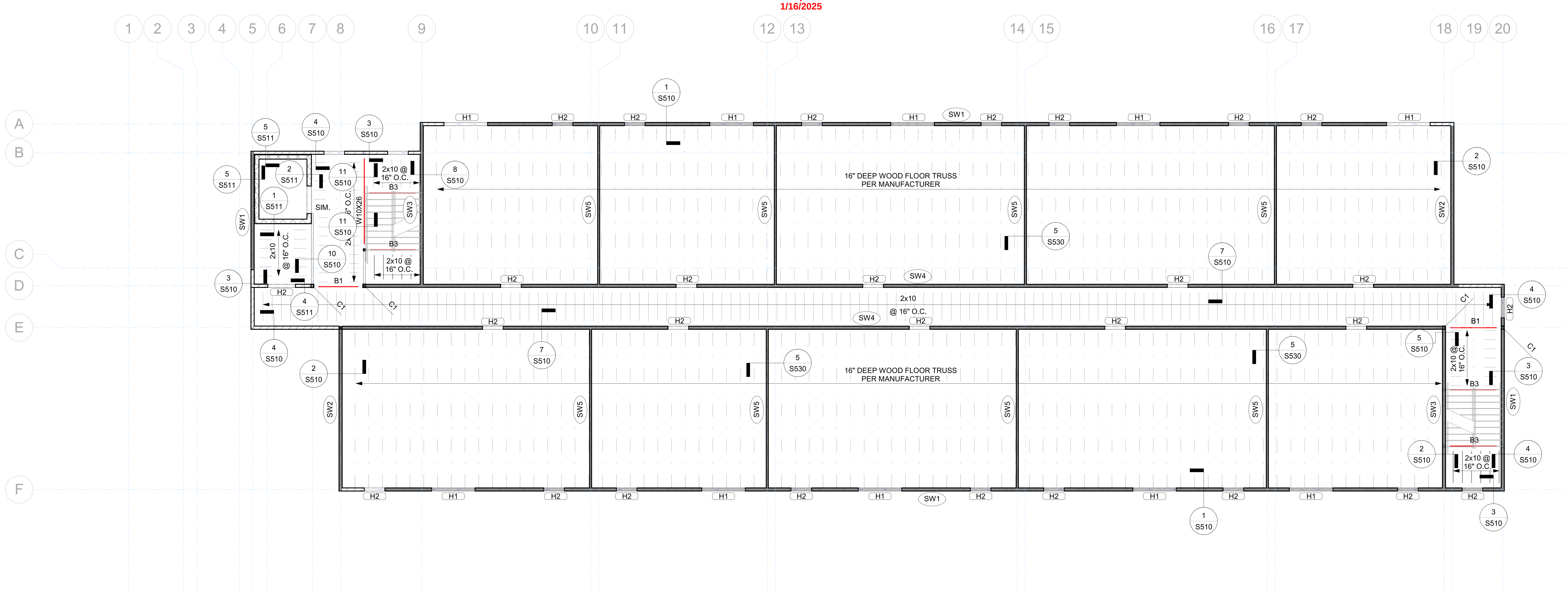

1 S103 LEVEL 3 FRAMING PLAN
1/8" = 1'-0"

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
E.O.S.	INDICATES EDGE OF CONCRETE SLAB

PLAN NOTES:

1. 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"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 3/4" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S005. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.
14. SEE S502 FOR TYPICAL FRAMING DETAILS, S503 FOR STAIR FRAMING, & S520 FOR CMU DETAILS

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GREEN MEADOW & SOUTHWEST BLVD.

LEVEL 3 FRAMING PLAN

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DRAWING NO.
S103

CITY OF SAN ANGELO PERMITS & INSPECTIONS
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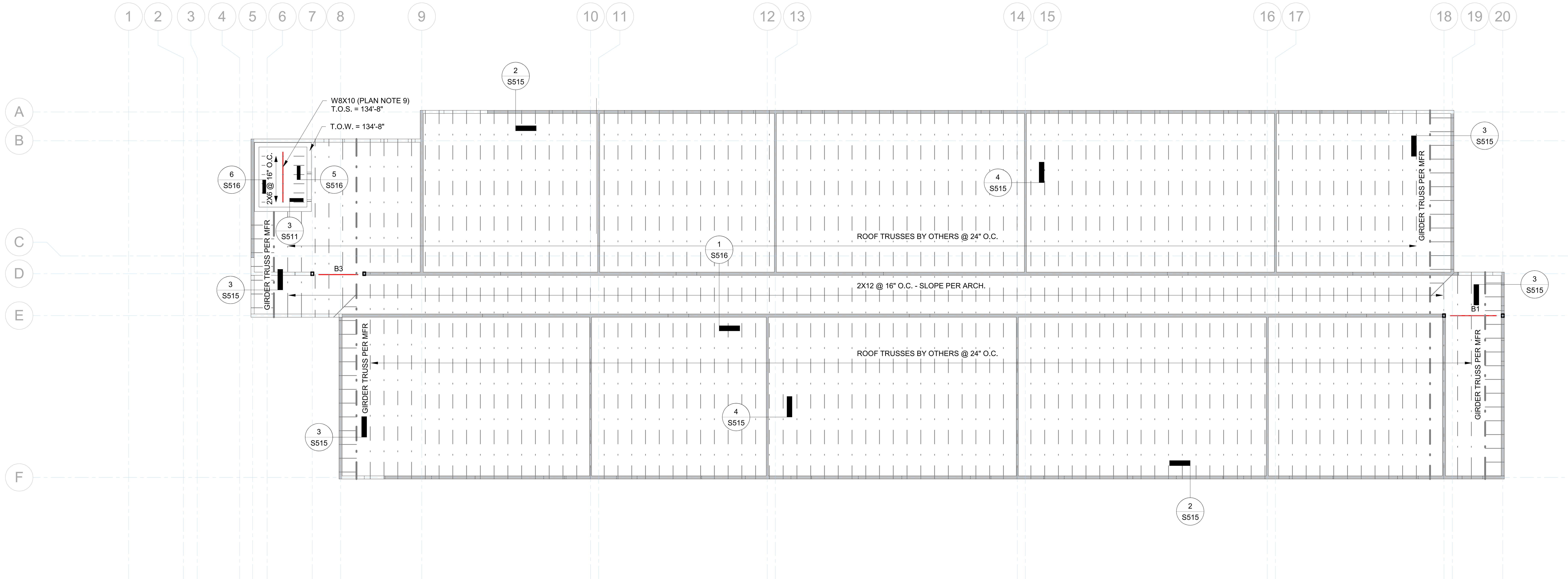

1 S104 ROOF FRAMING PLAN
1/8" = 1'-0"

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
- E.O.S. INDICATES EDGE OF CONCRETE SLAB

ROOF FRAMING NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATION, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.)
   - T.O. SLAB ON GRADE 100'-0"
   - LEVEL 2 F.F. 110'-5 7/8"
   - LEVEL 3 F.F. 120'-11 3/4"
   - ROOF TRUSS BEARING 130'-0 7/8"
2. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD FASTENED TO ROOF TRUSSES W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN THE FIELD.
3. RTU PENETRATIONS TO BE COORDINATED W/ ARCH. & MEP DRAWINGS.
4. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS AND OTHER CONNECTIONS.
5. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
6. WOOD ROOF TRUSSES (DESIGN PER MANUFACTURER) ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
7. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL OPENINGS AND LOCATIONS SHOWN ON PLAN & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING WHERE REQUIRED.
8. TRUSS MANUFACTURER TO DESIGN & PROVIDE DRAG BLOCKING AND TRUSSES AS INDICATED ON PLAN FOR THE FOLLOWING LOADS:
   A. DRAG BLOCKING REQUIRED AT SHADED AREAS @ UNIT SEPARATION WALLS TO TRANSFER THE FOLLOWING ASD LOADS:
      - WL: 60PLF
      - EL: 100PLF
   B. TYP. DRAG BLOCKING REQUIRED AT SHADED AREAS @ EXTERIOR WALLS TO TRANSFER THE FOLLOWING ASD LOADS:
      - WL: 150PLF
      - EL: 230PLF
   C. DRAG BLOCKING @ SHADED END WALLS TO TRANSFER THE FOLLOWING ASD LOADS:
      - WL: 240PLF
      - EL: 175PLF
9. ELEVATOR HOIST BEAM IS APPROVED FOR ELEVATORS WITH A MAXIMUM HOIST LOAD REQUIREMENT OF 6.75KIP. FOR ELEVATORS REQUIRING A HOIST BEAM TO SUPPORT LOADS GREATER THAN 6.75KIP CONTACT MCCLURE FOR HOIST BEAM SIZE.

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GREEN MEADOW & SOUTHWEST BLVD.

ROOF FRAMING PLAN

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DRAWING NO.
S104

CITY OF SAN ANGELO PERMITS & INSPECTIONS

BP24-00005541
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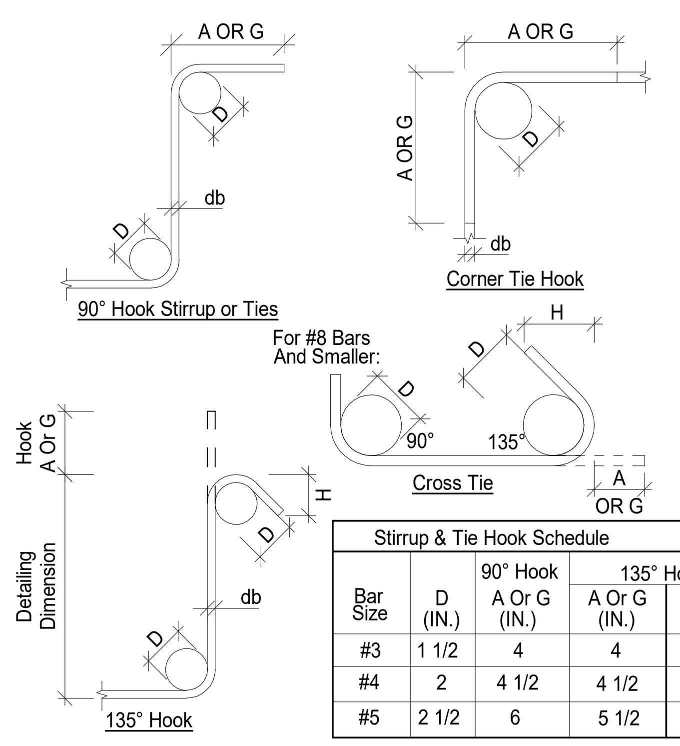
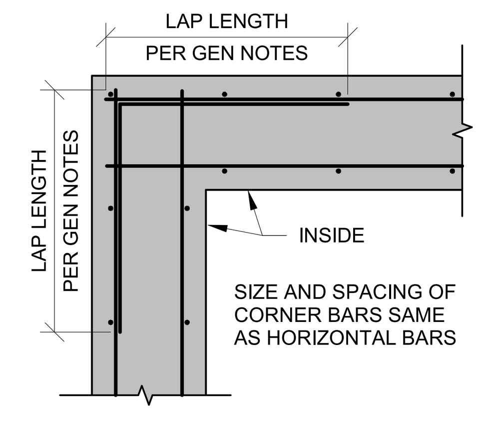
1/16/2025



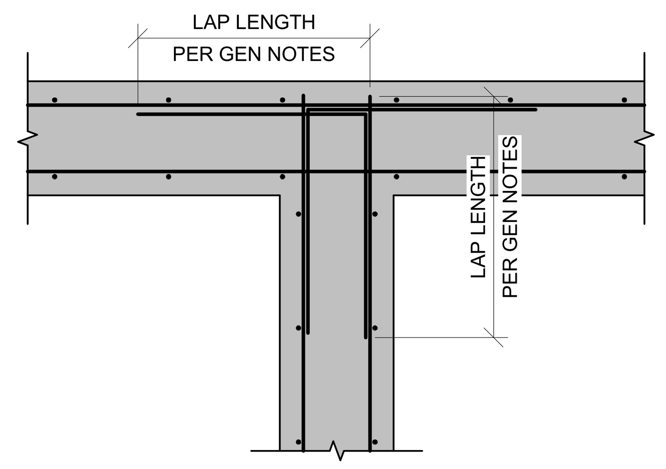
Stirrup & Tie Hook Schedule				
		90° Hook	135° Hook	
Bar Size	D (IN.)	A Or G (IN.)	A Or G (IN.)	H (IN.)
#3	1 1/2	4	4	2 1/2
#4	2	4 1/2	4 1/2	3
#5	2 1/2	6	5 1/2	3 3/4

D=Inside Diameter Of Bend
#3 THRU #8 D = 4db
#9 THRU #11 D = 5db
#14 THRU #18 D = 6db

1 S500 TYPICAL BAR BENDING DETAIL
3/4" = 1'-0"

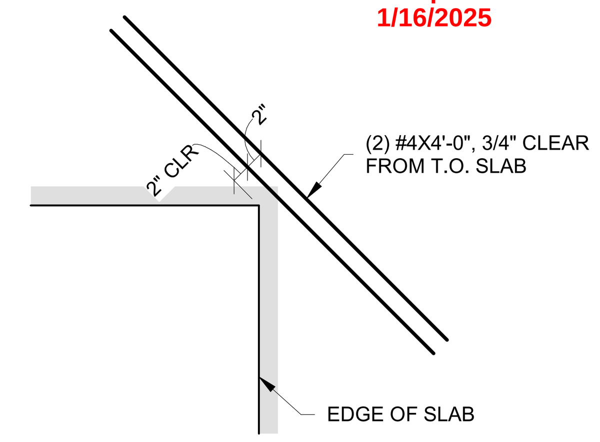


EXTERIOR CORNER

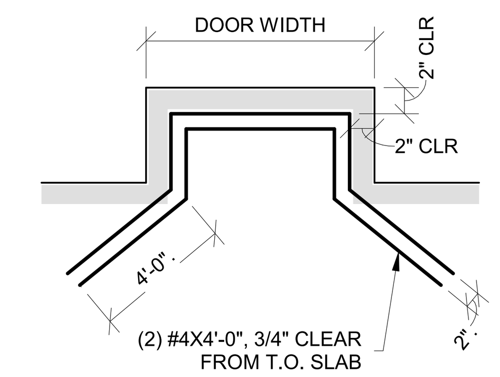


INTERSECTION

2 S500 CORNER BAR DETAIL
3/4" = 1'-0"

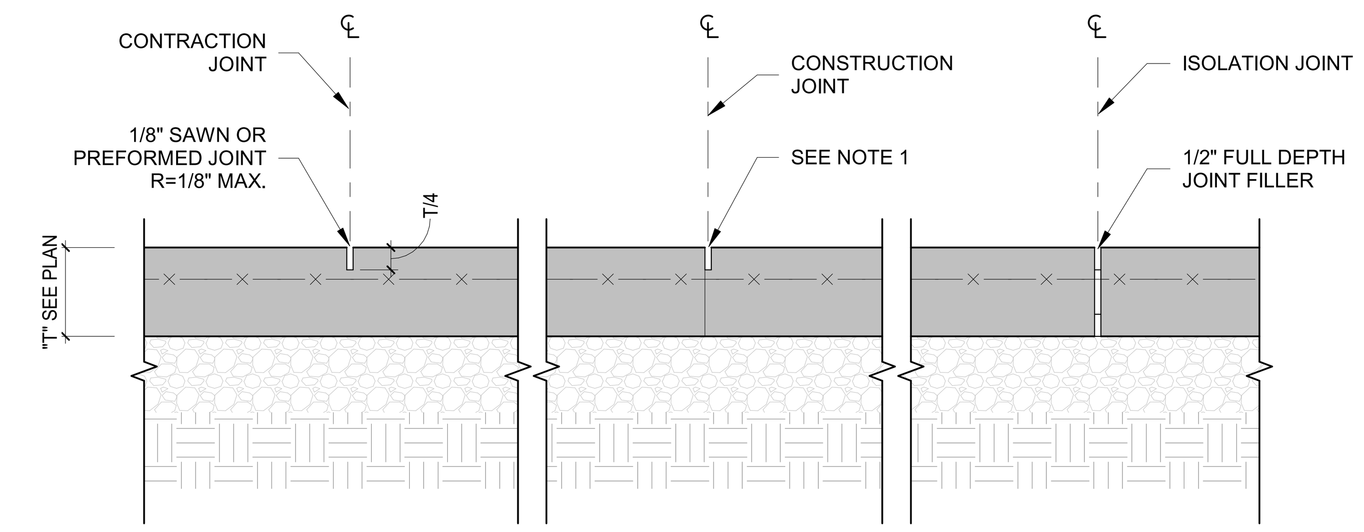


RE-ENTRANT CORNERS



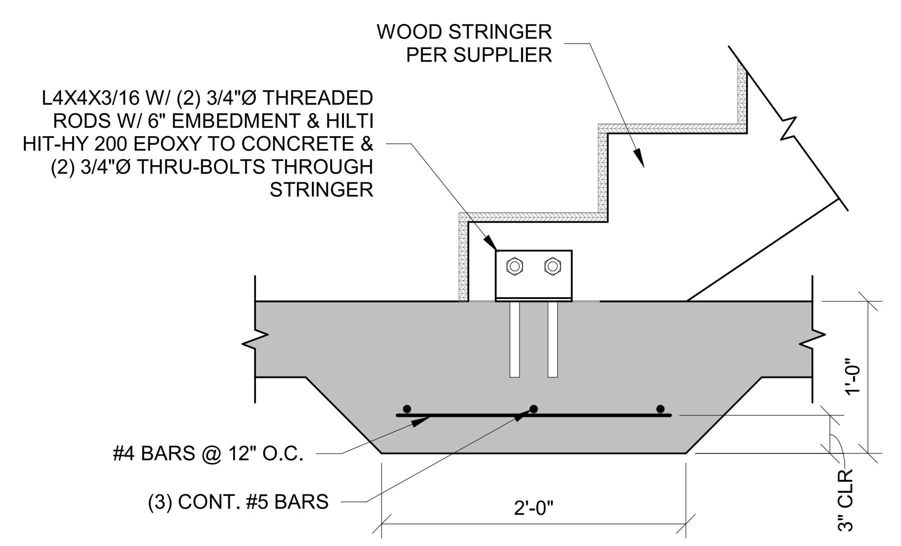
THRESHOLDS

3 S500 ADDITIONAL REINFORCING IN SLABS
3/4" = 1'-0"

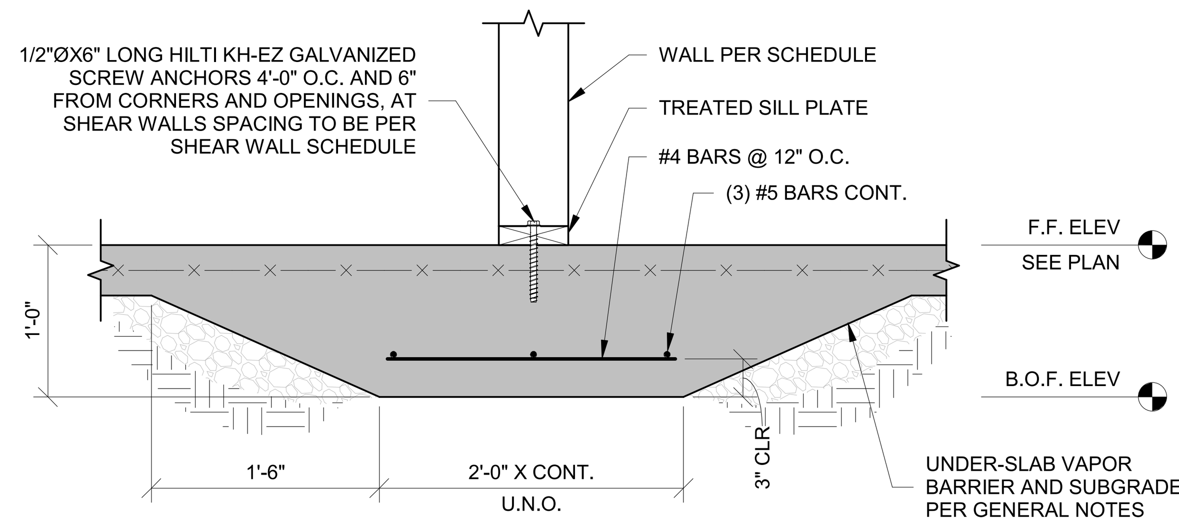


NOTES:
1. LOCATE CONSTRUCTION JOINTS AT SAW JOINT LOCATIONS. MATCH SAW JOINT PROFILE. ALL CONSTRUCTION JOINT LOCATIONS TO BE REVIEWED AND APPROVED BY EOR PRIOR TO CONSTRUCTION.
2. MAXIMUM SPACING BETWEEN SAW JOINTS = 10'-0" FOR 4" SLABS.
3. CONTINUE SLAB ON GRADE REINFORCING, UNO. PROVIDE TENSION LAP SPLICE AS REQUIRED.
4. DO NOT PLACE DOWELS WITHIN 12" OF A SLAB CORNER.

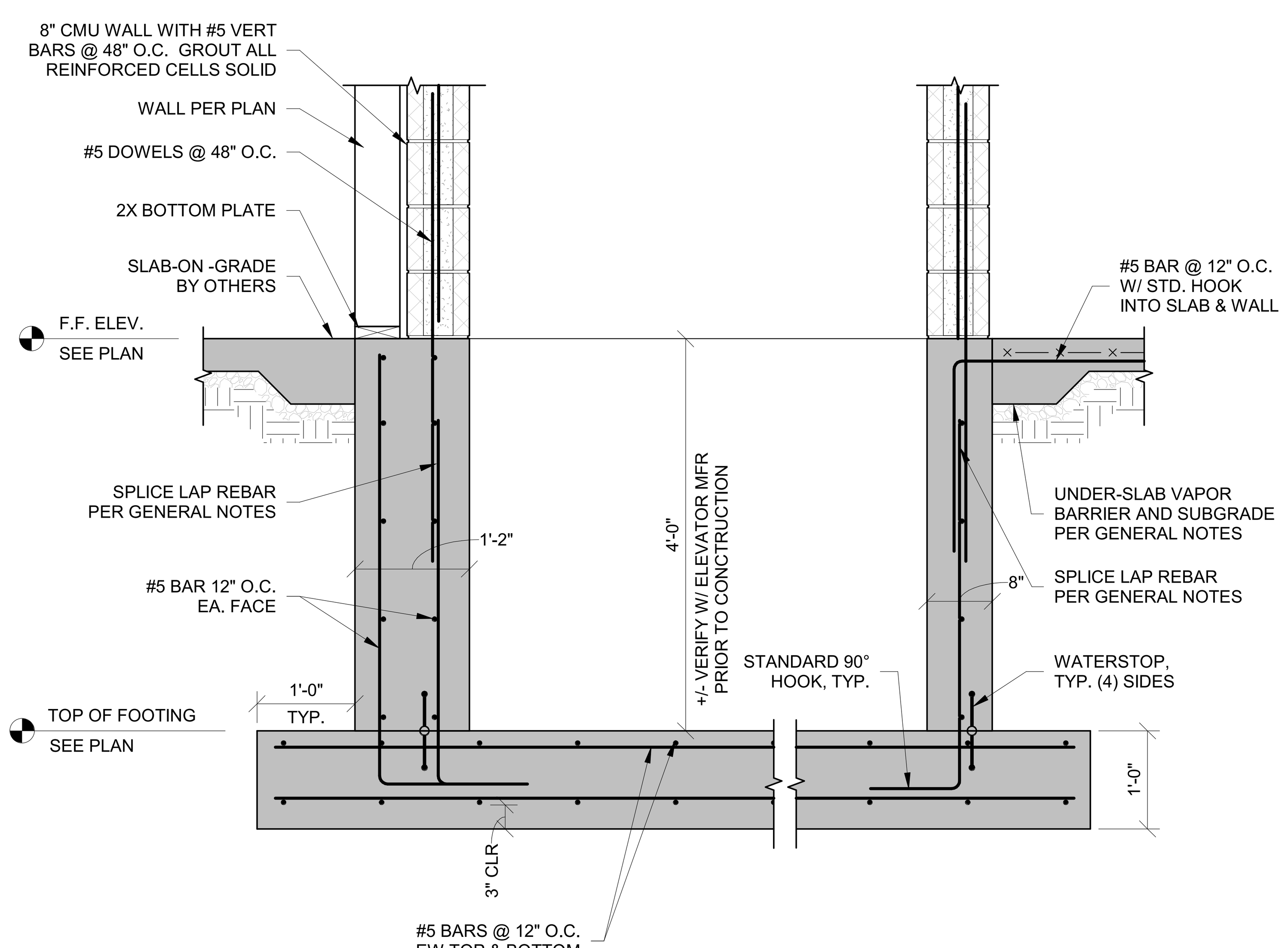
4 S500 TYPICAL SLAB ON GRADE JOINTS
1" = 1'-0"

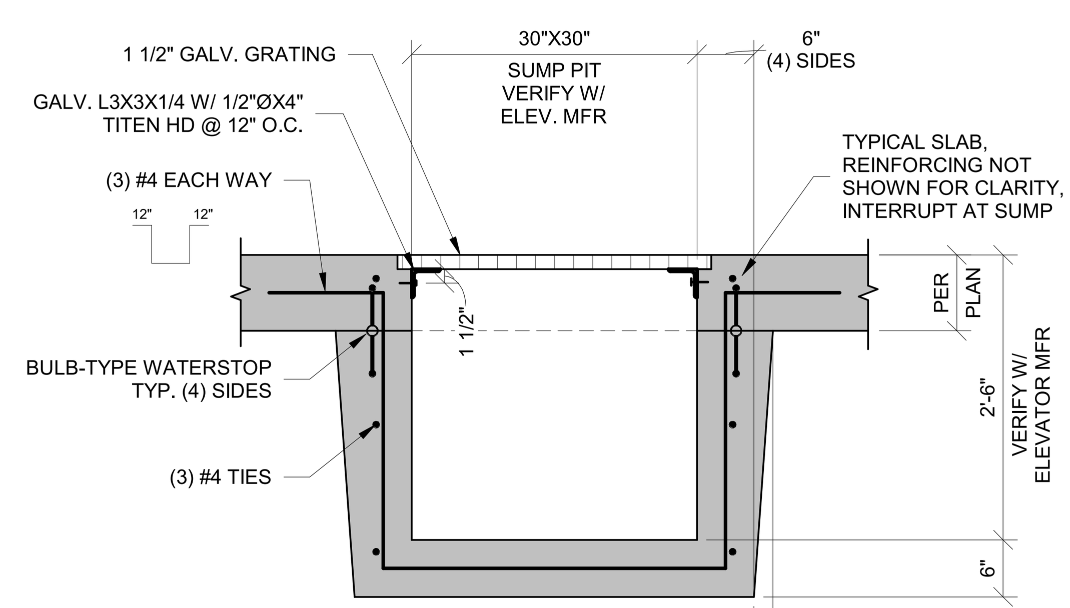


5 S500 STAIR TO THICKENED SLAB
1" = 1'-0"



6 S500 INTERIOR BEARING WALL AT THICKENED SLAB
1" = 1'-0"





SUMP DETAIL

NOTES:
PROVIDE BOND BEAM WITH (2) #5 HORIZONTAL BARS AT ALL FLOOR AND GUIDE RAIL ATTACHMENT LOCATIONS. SEE FRAMING SECTIONS FOR APPROXIMATE BOND BEAM ELEVATIONS RELATIVE TO FLOOR FRAMING.

7 S500 ELEVATOR PIT DETAIL
3/4" = 1'-0"

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TYPICAL CONCRETE DETAILS

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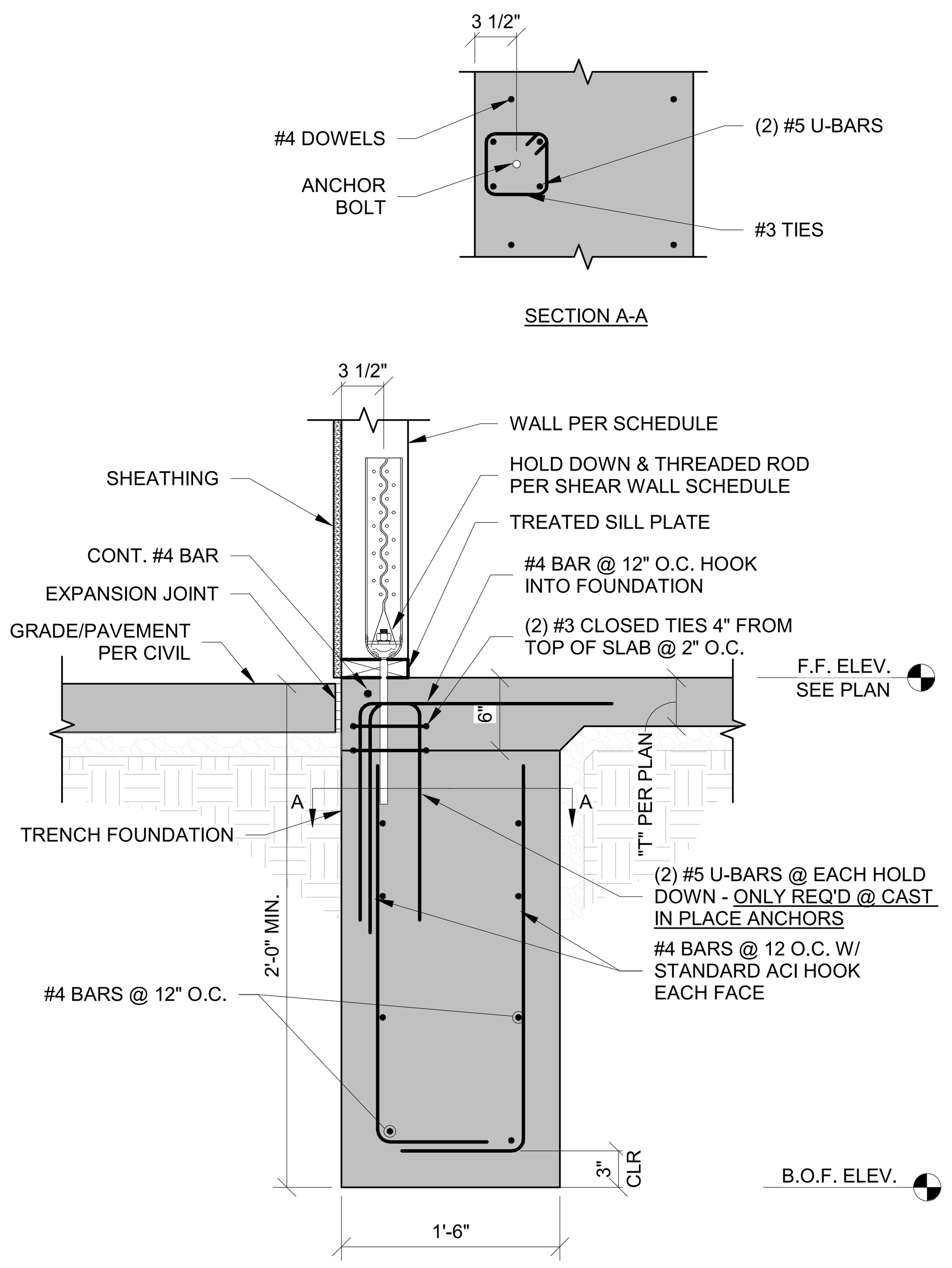
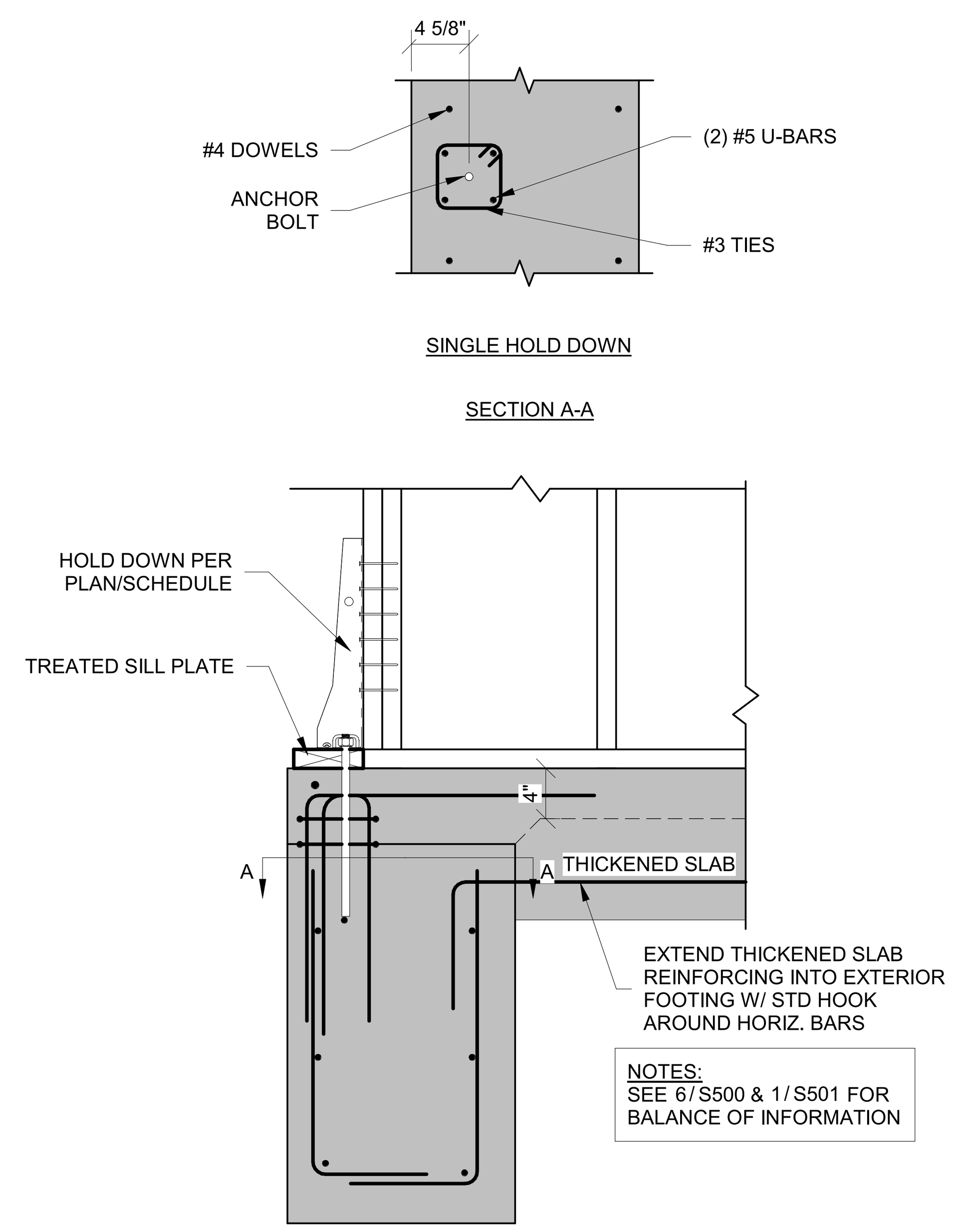
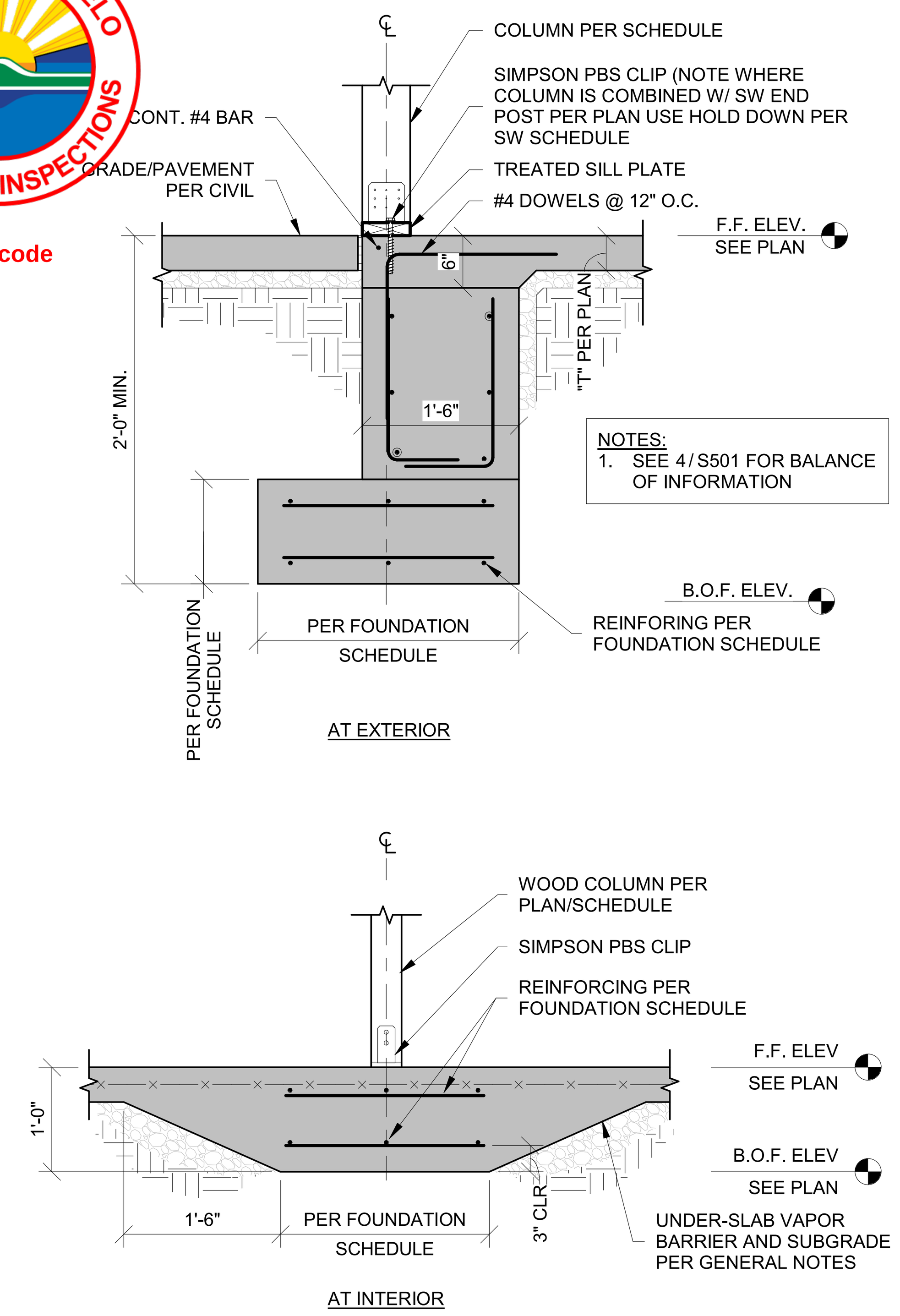


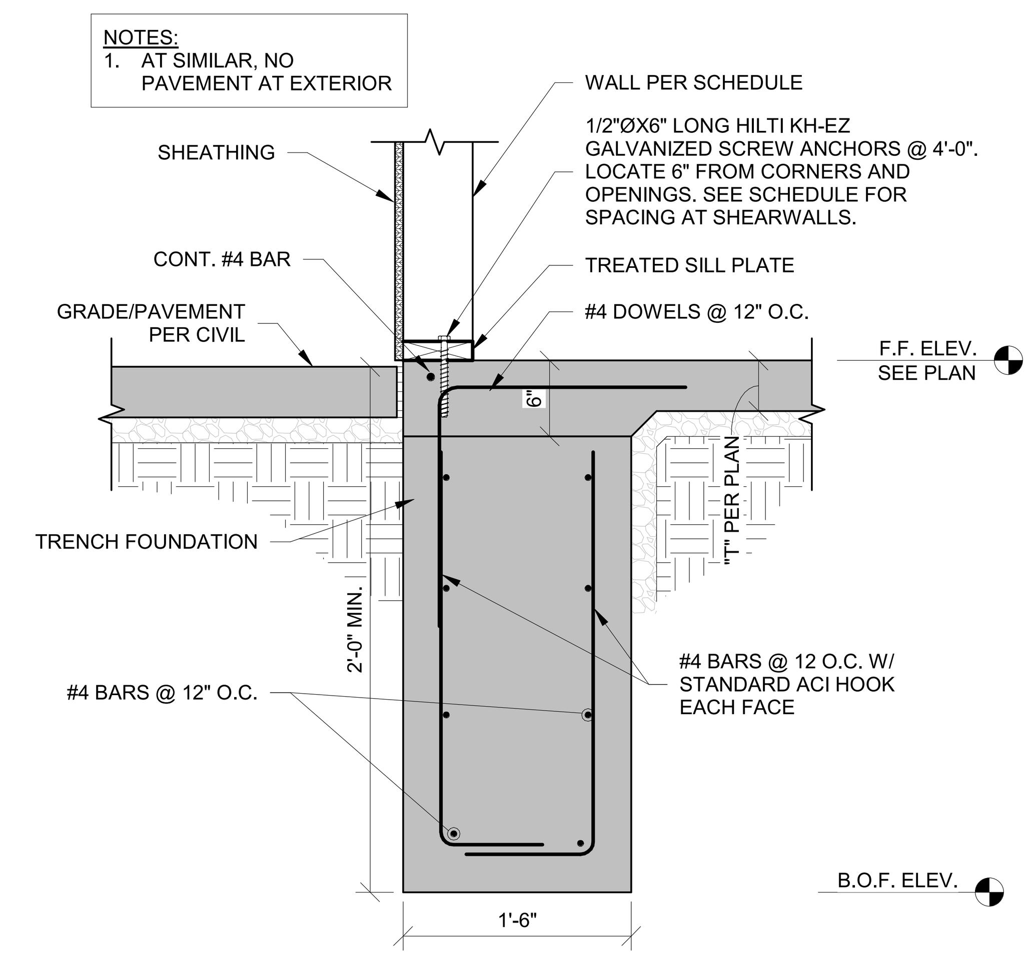
1 SECTION AT SHEAR WALL HOLD DOWN
S501 1" = 1'-0"



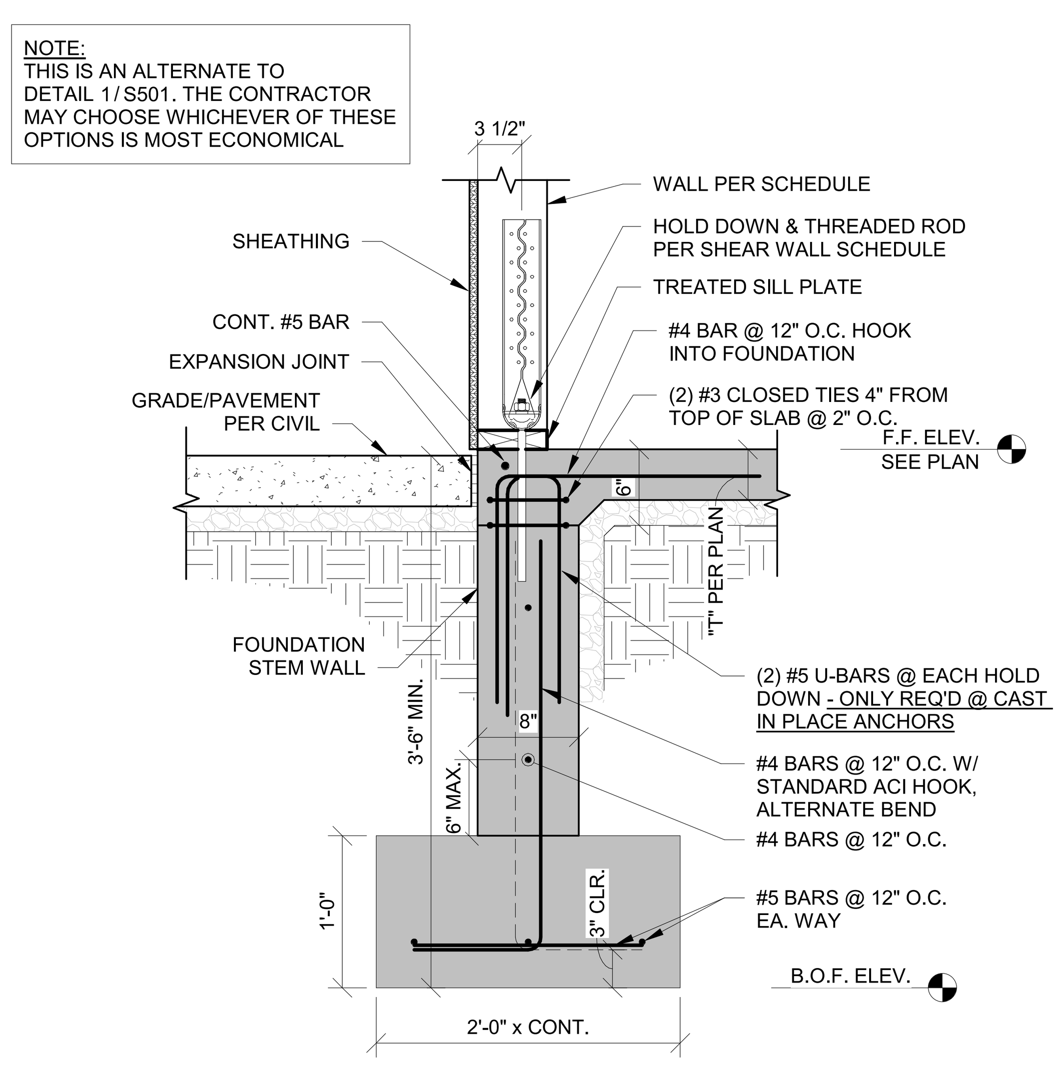
2 SHEARWALL HOLD DOWN @ DEMISING WALL
S501 1" = 1'-0"



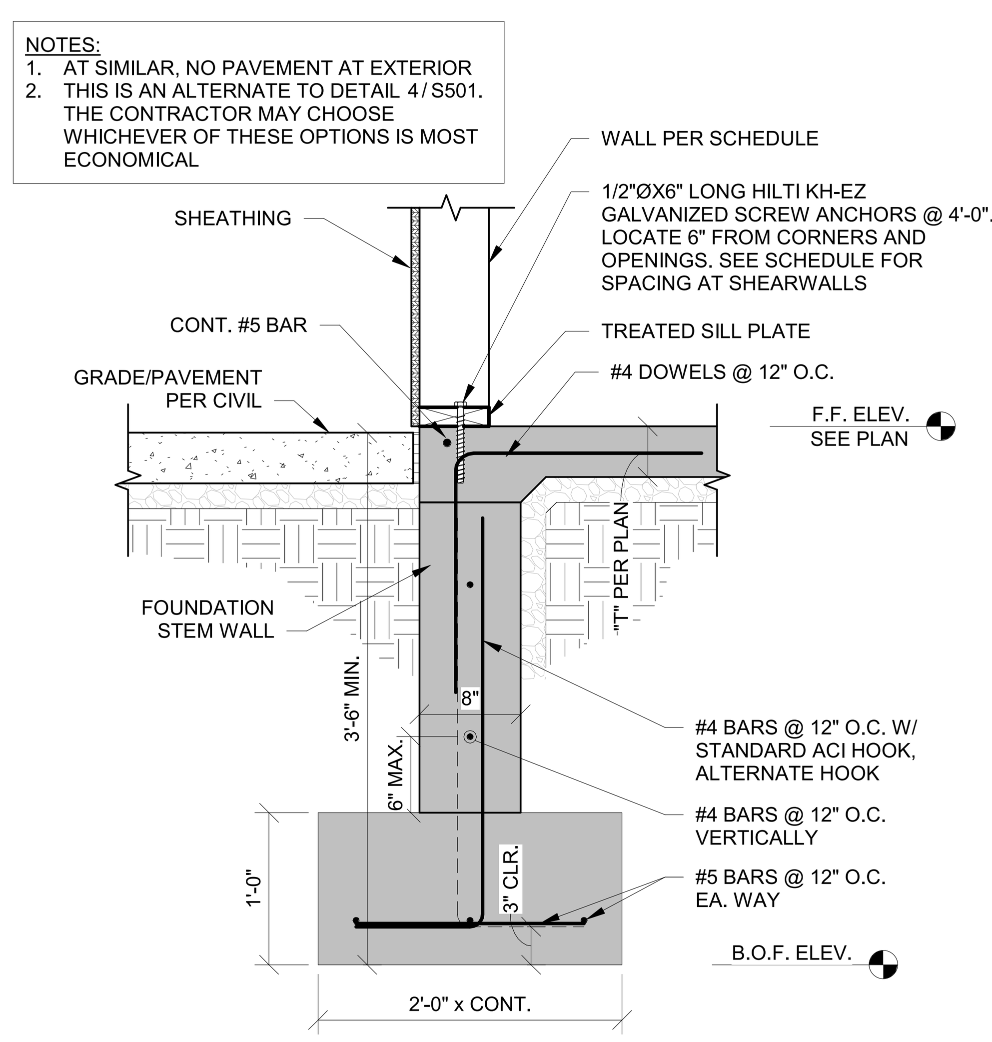
3 COLUMN AT FOUNDATION
S501 3/4" = 1'-0"



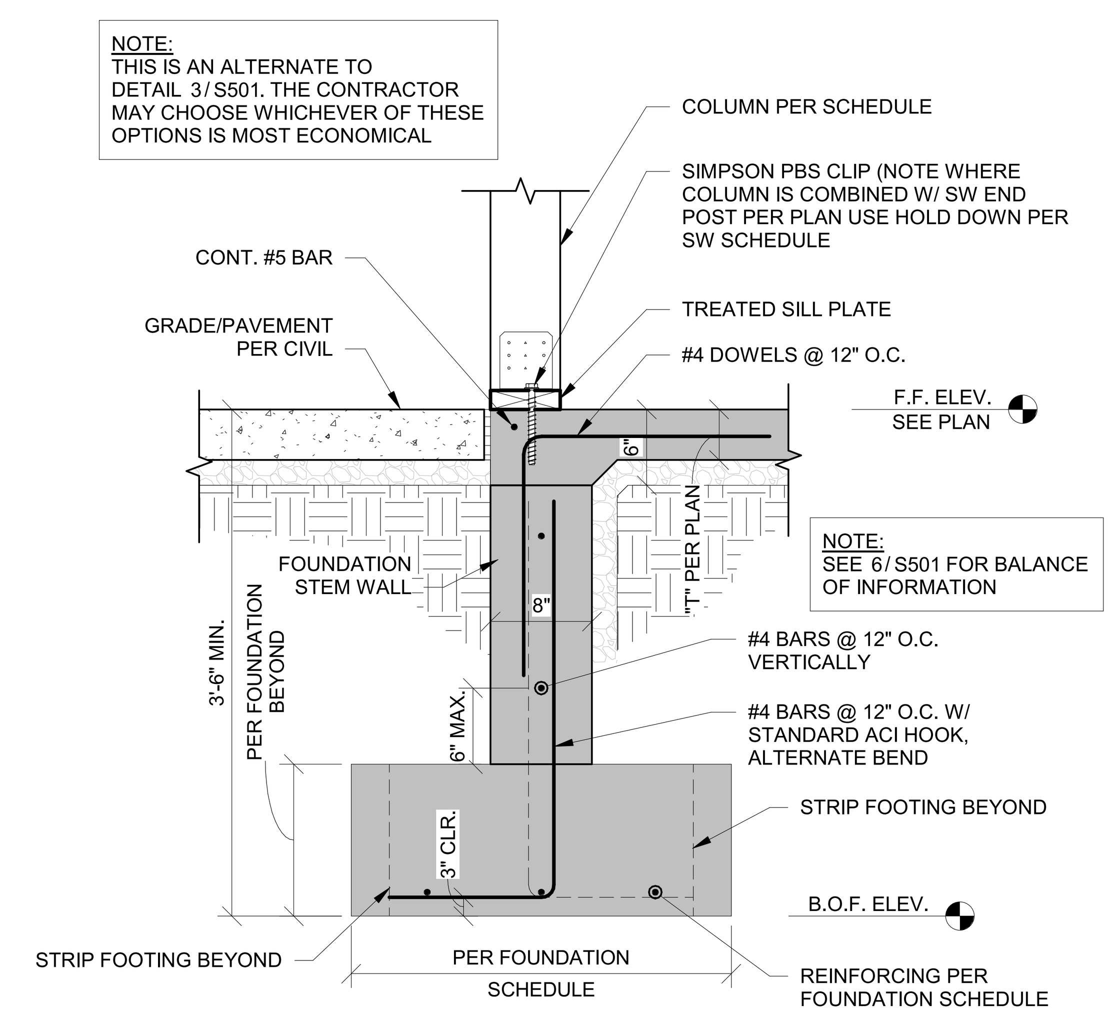
4 SECTION AT FOOTING
S501 1" = 1'-0"



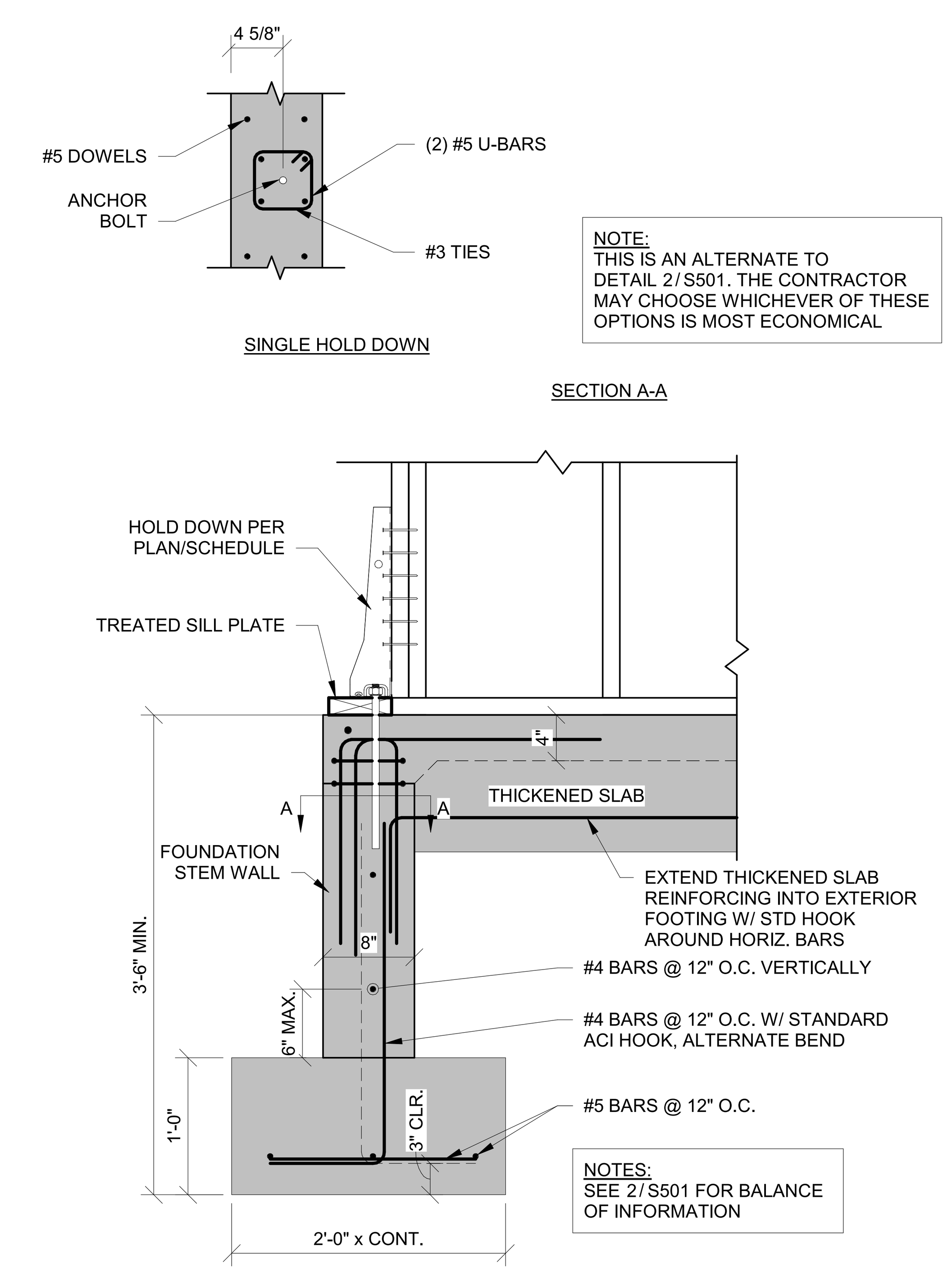
5 SECTION AT SHEAR WALL HOLD DOWN ALT. @ STRIP FOOTING
S501 1" = 1'-0"



6 SECTION AT FOOTING ALT. @ STRIP FOOTING
S501 1" = 1'-0"



7 COLUMN AT FOUNDATION AT EXTERIOR ALT. @ STRIP FOOTING
S501 1" = 1'-0"



8 DOUBLE SHEARWALL HOLD DOWN ALT. @ STRIP FOOTING
S501 1" = 1'-0"

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FOUNDATION DETAILS

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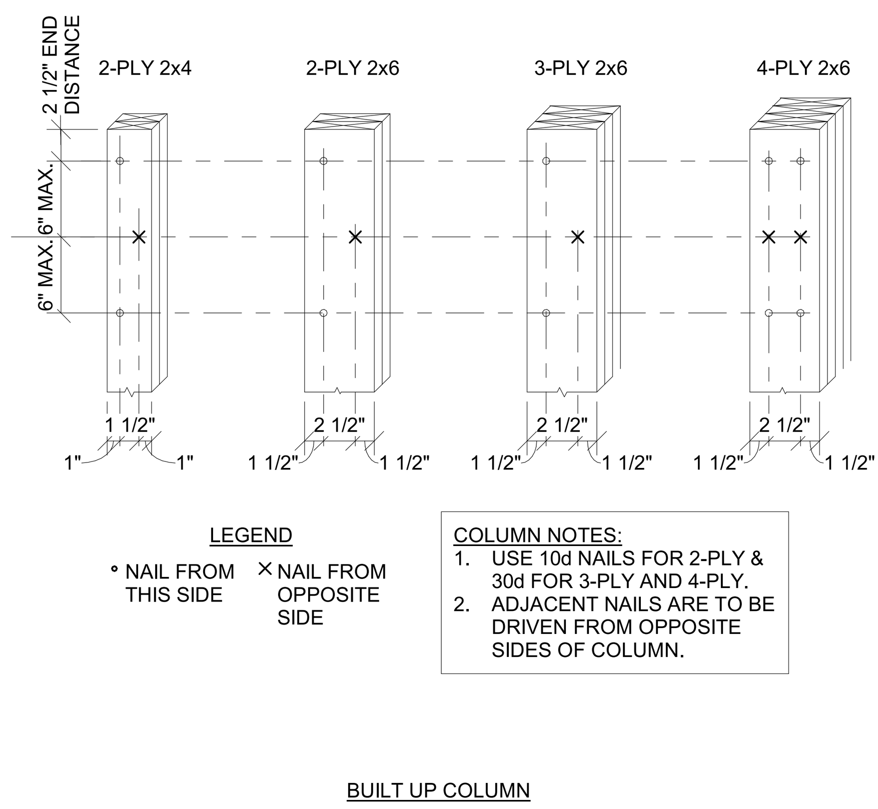
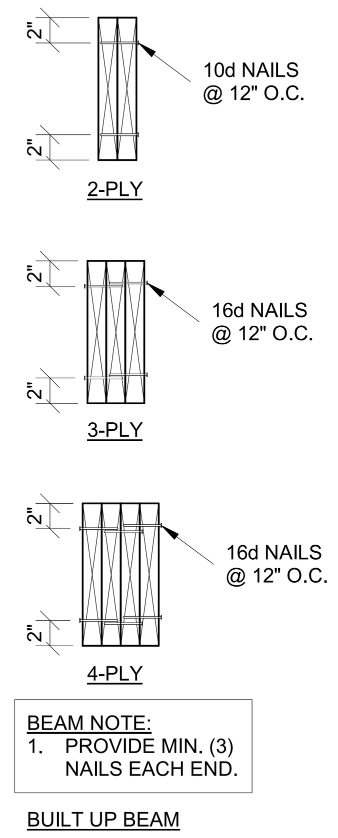
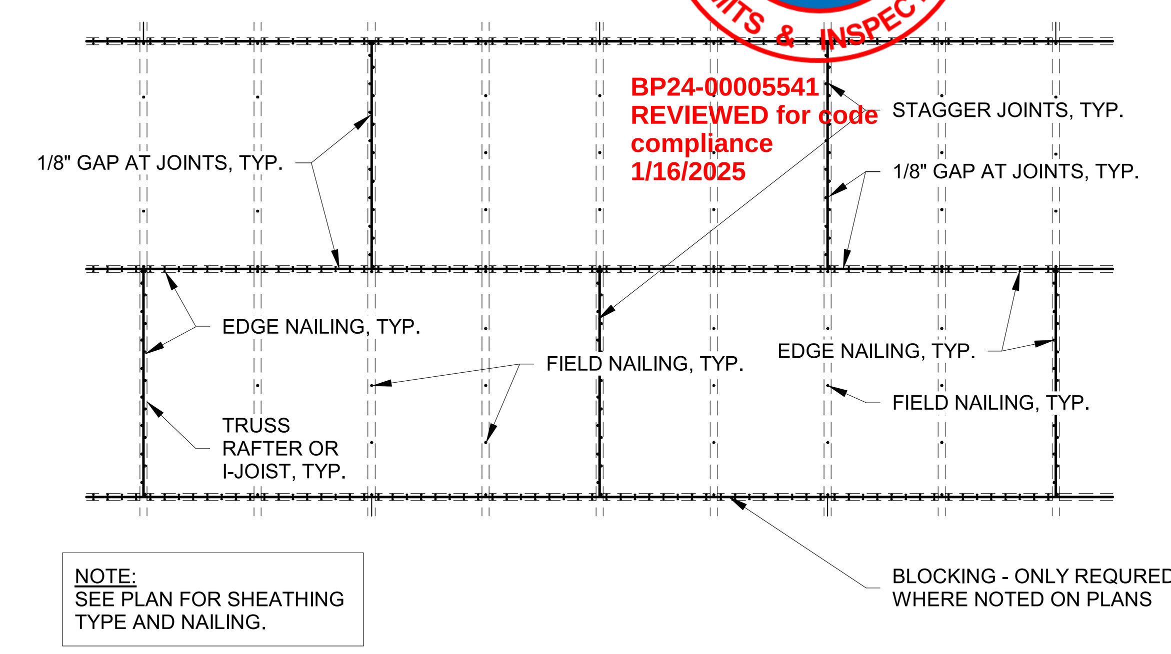
DRAWING NO.
S501





1 S502 TYPICAL BUILT-UP MEMBER DETAIL
NTS



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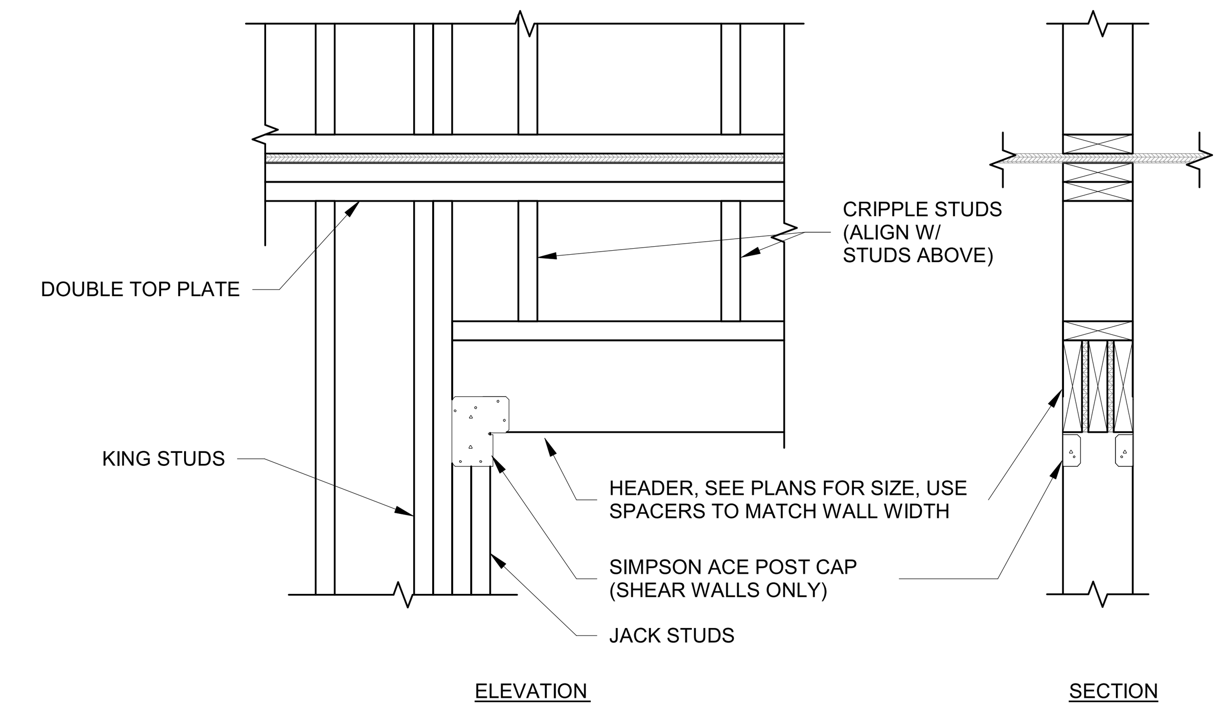
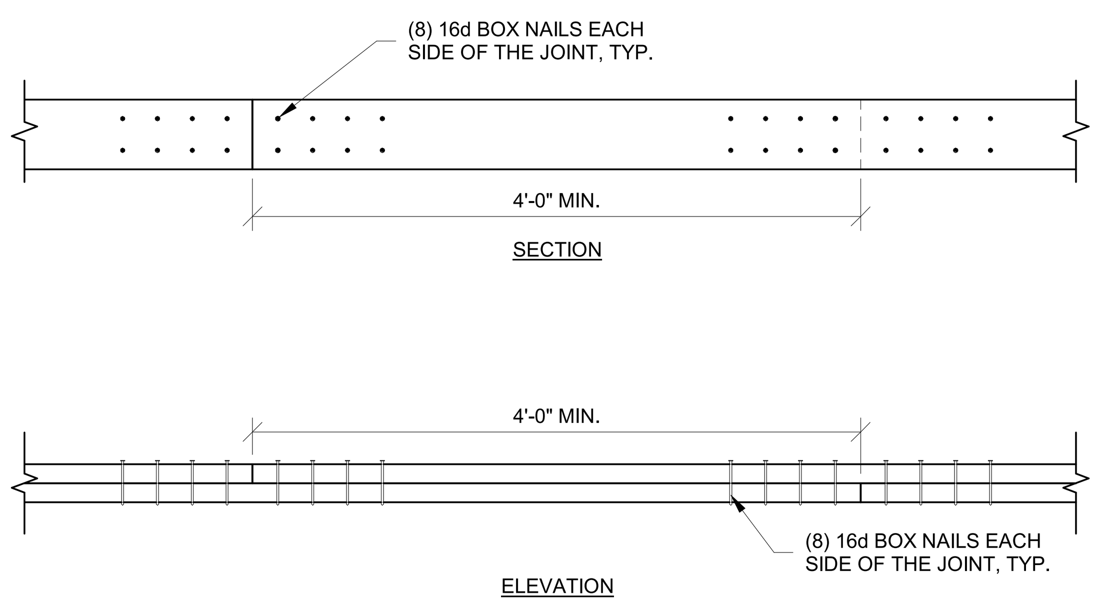
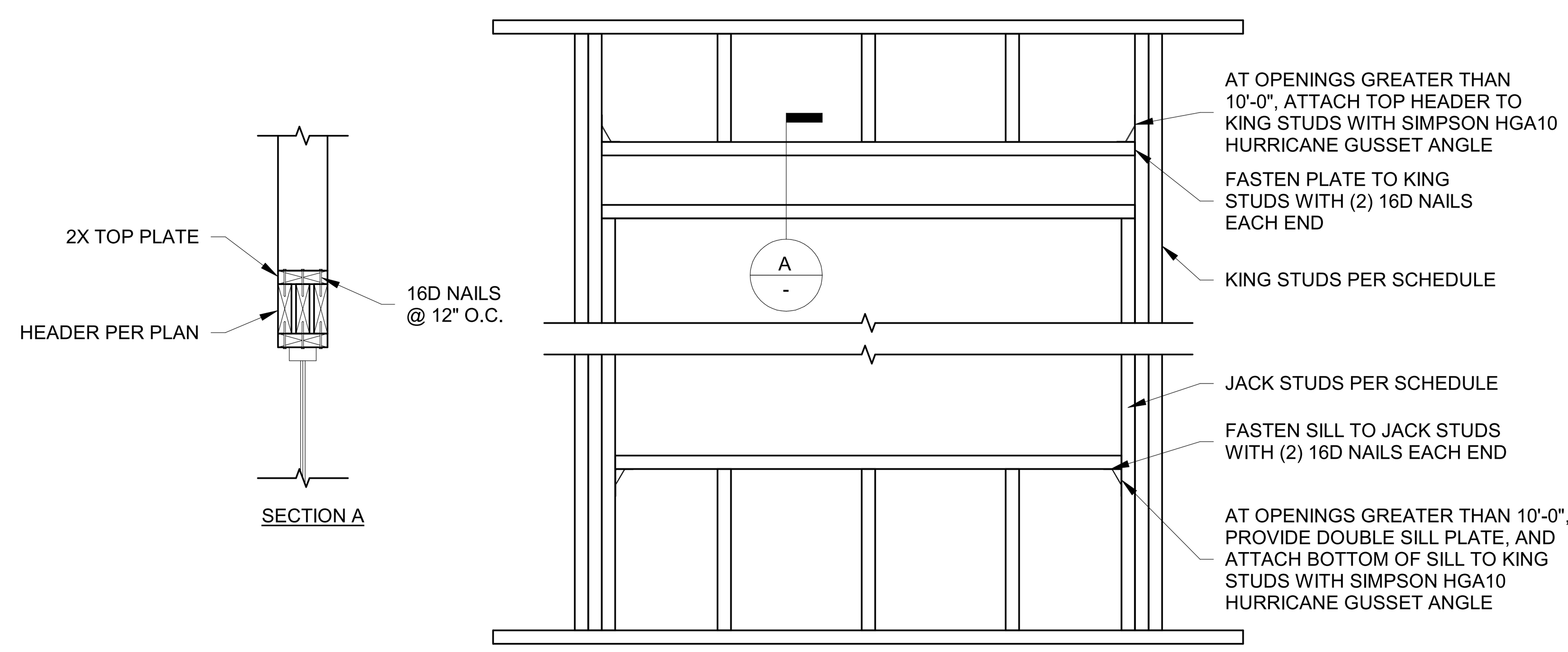
2 S502 TYPICAL DIAPHRAGM NAILING
NTS



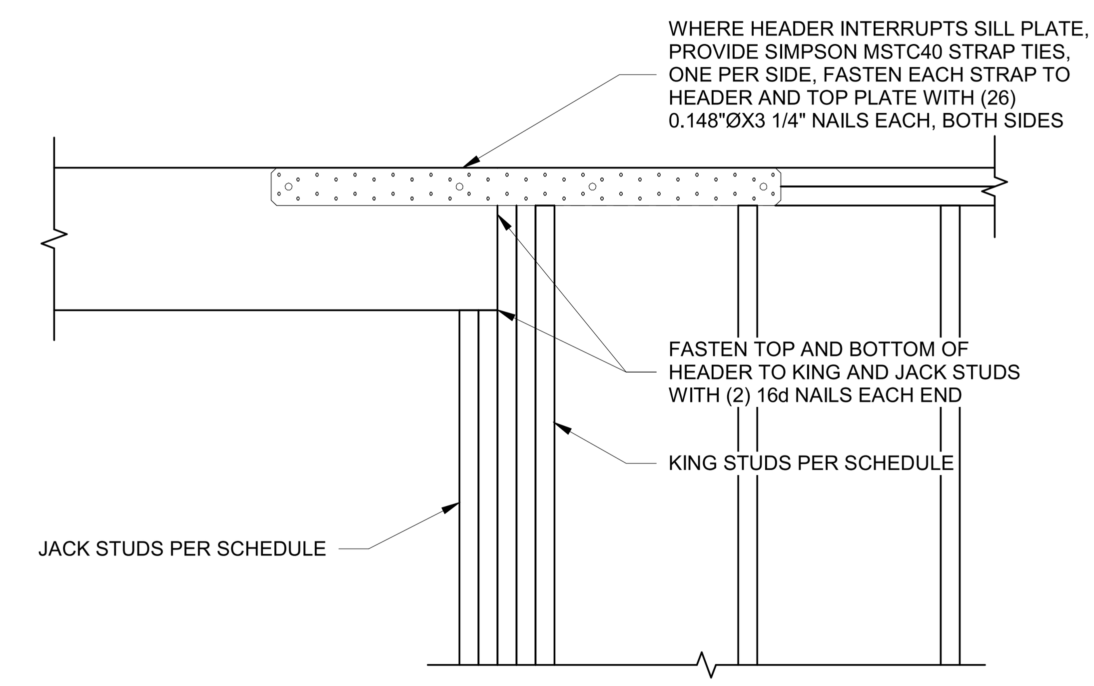
3 S502 TYPICAL HEADER CONNECTION AT SHEAR WALLS
NTS



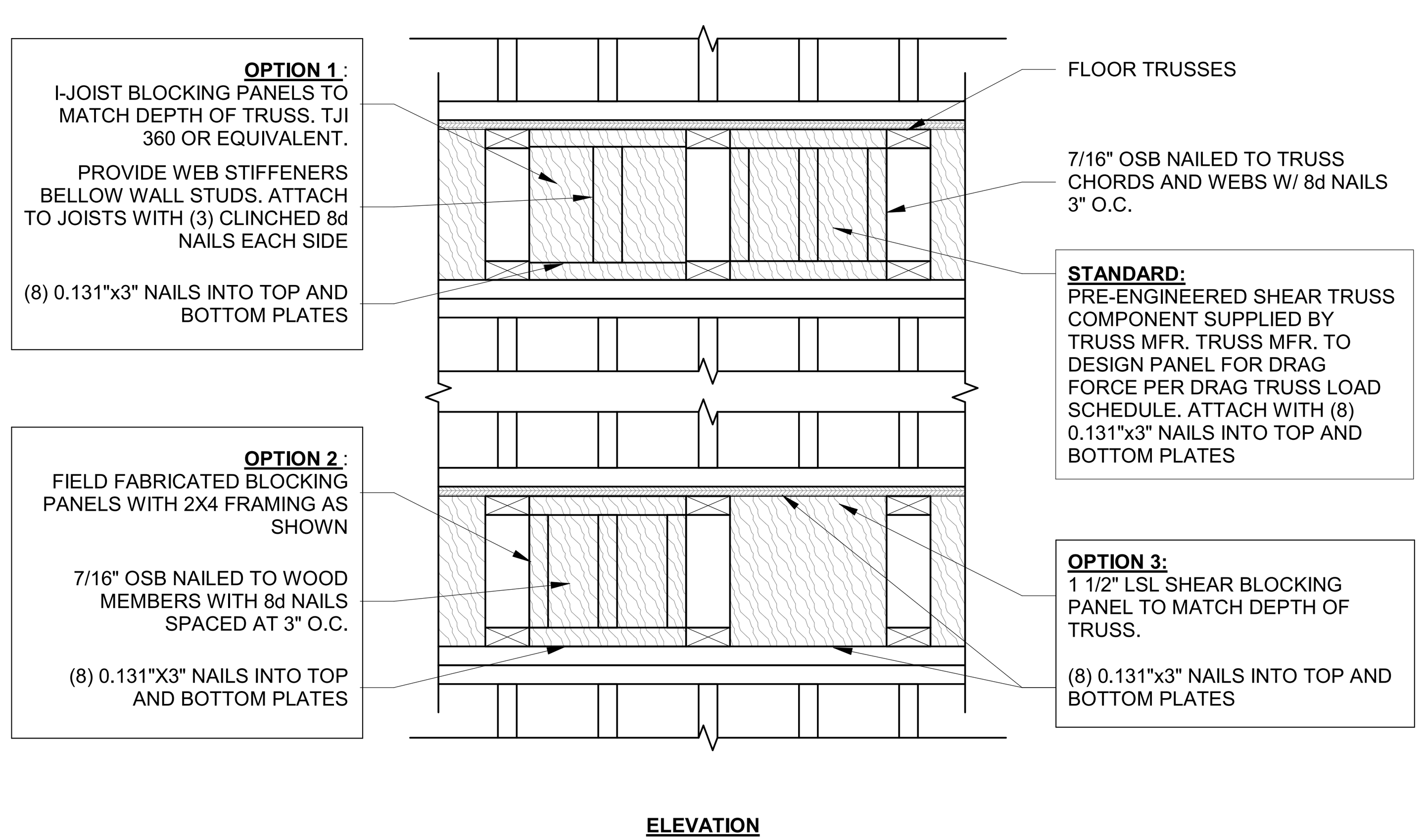
4 S502 TOP PLATE SPLICE
NTS

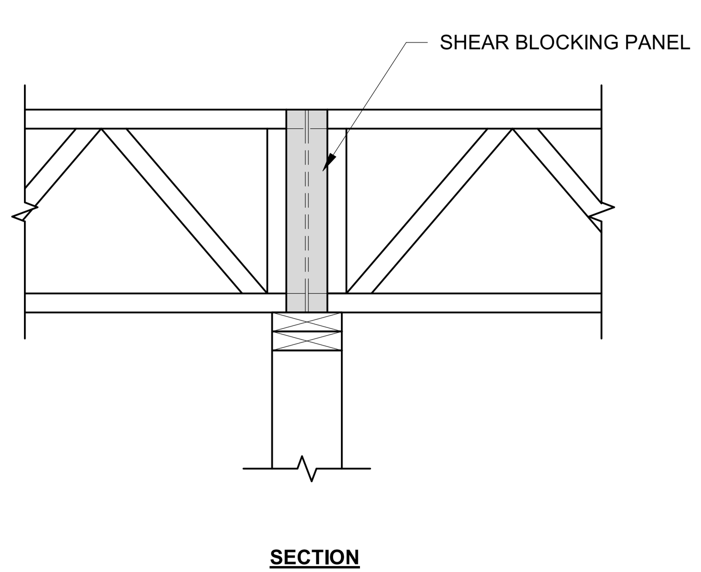


5 S502 FRAMING AT OPENING
NTS

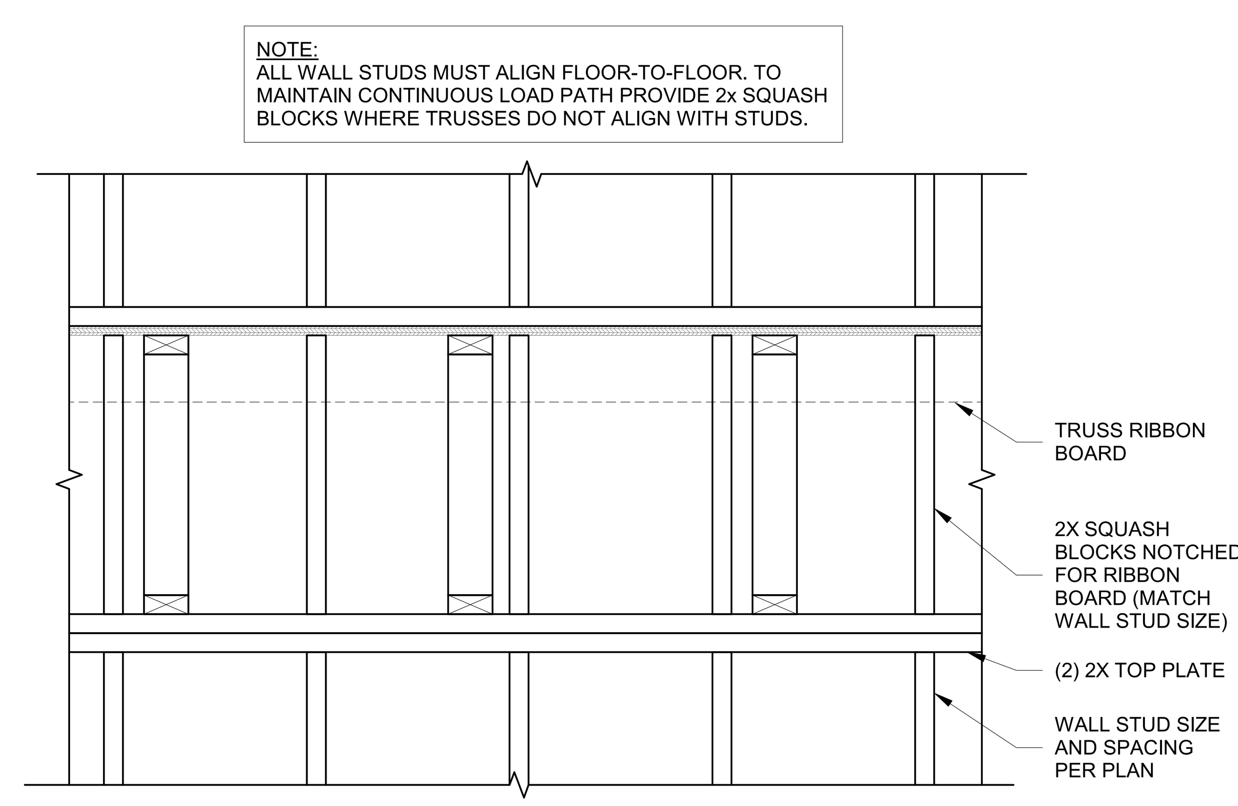


6 S502 FRAMING AT OPENING - RAISED HEADER
NTS





7 S502 SHEAR BLOCKING PANEL OPTIONS
1" = 1'-0"



8 S502 TYPICAL WALL FRAMING ELEVATION
1" = 1'-0"

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JESSE TAYLOR BARNES
134573
LICENSED PROFESSIONAL ENGINEER

11/21/2024
JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

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TYPICAL WOOD FRAMING DETAILS

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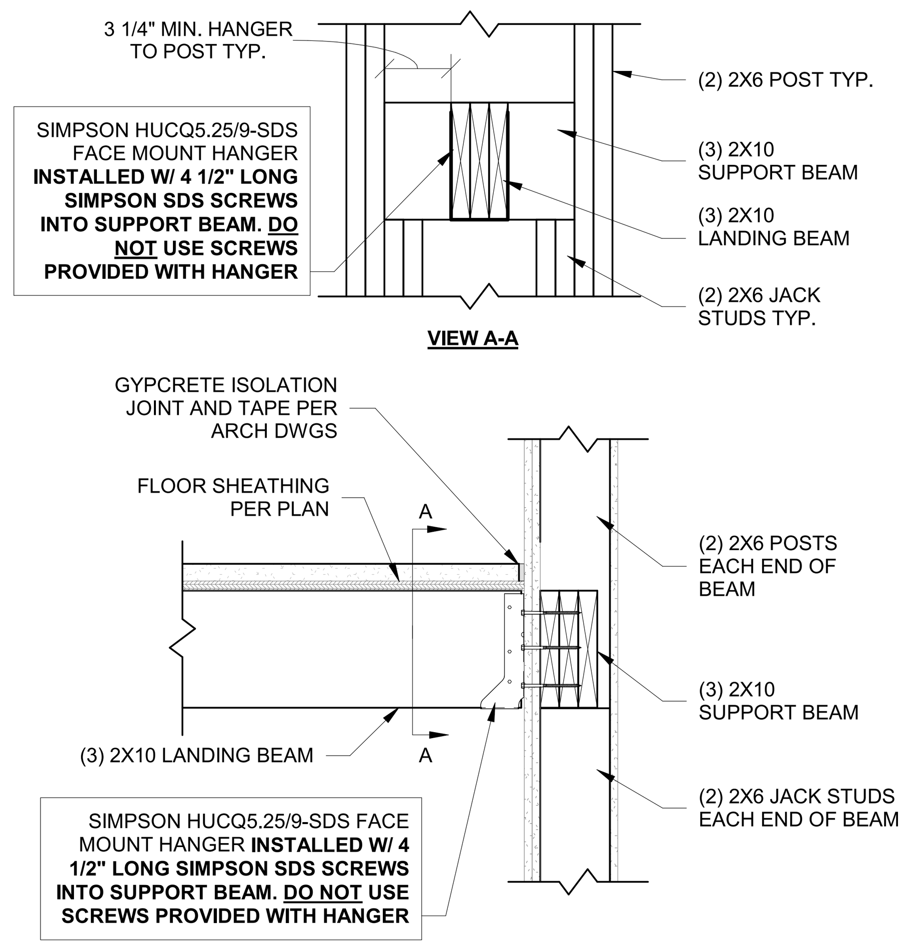
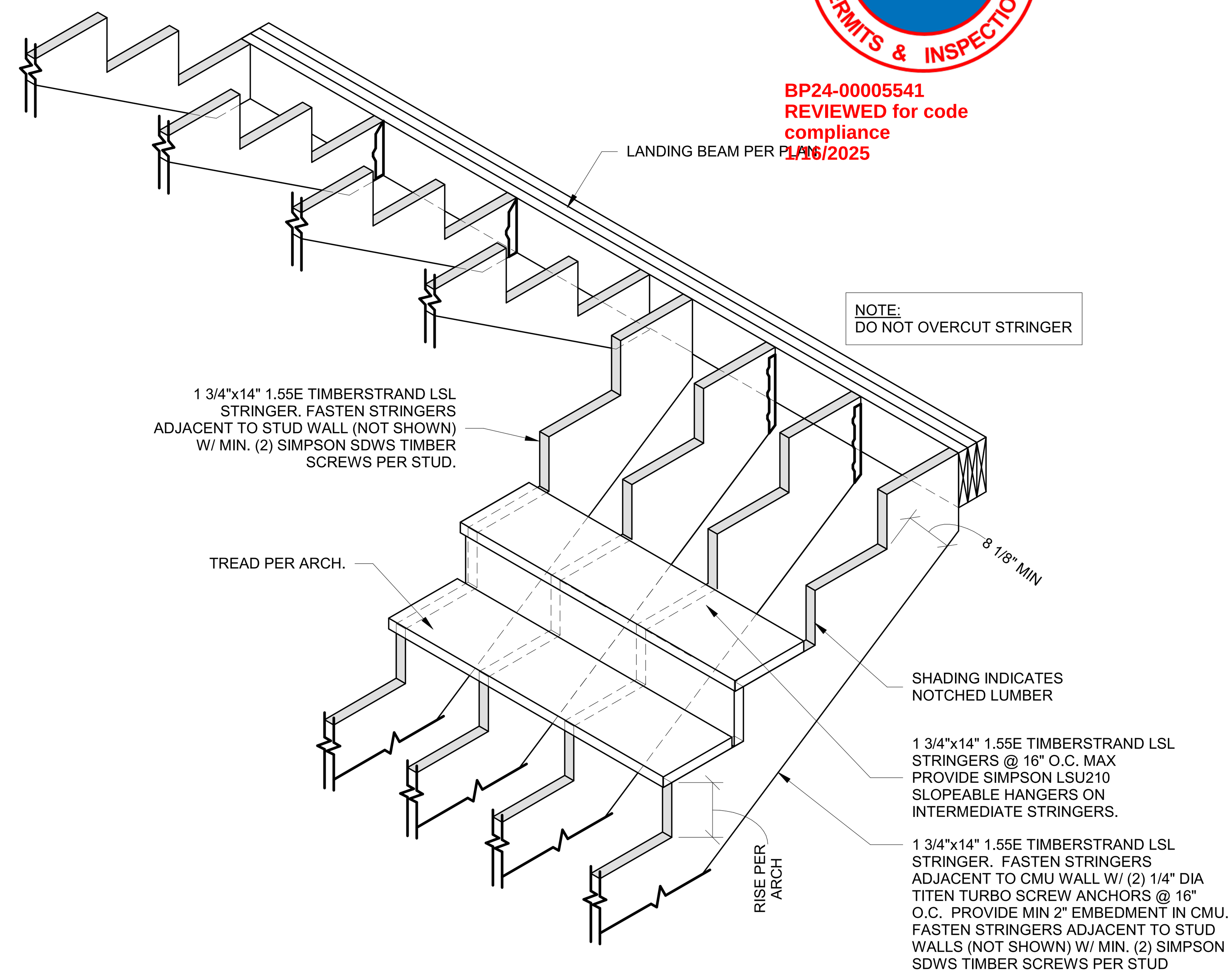
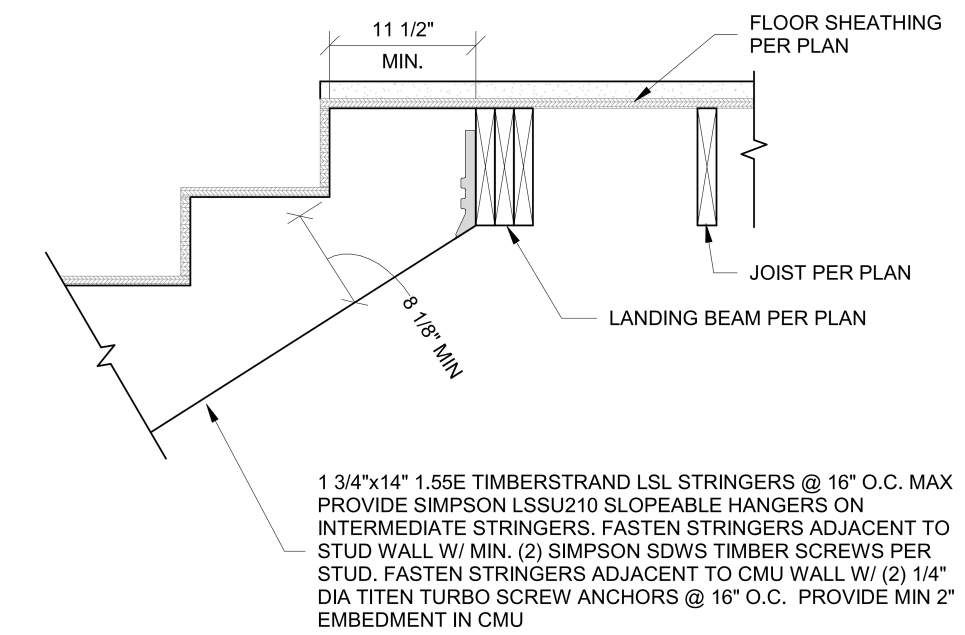


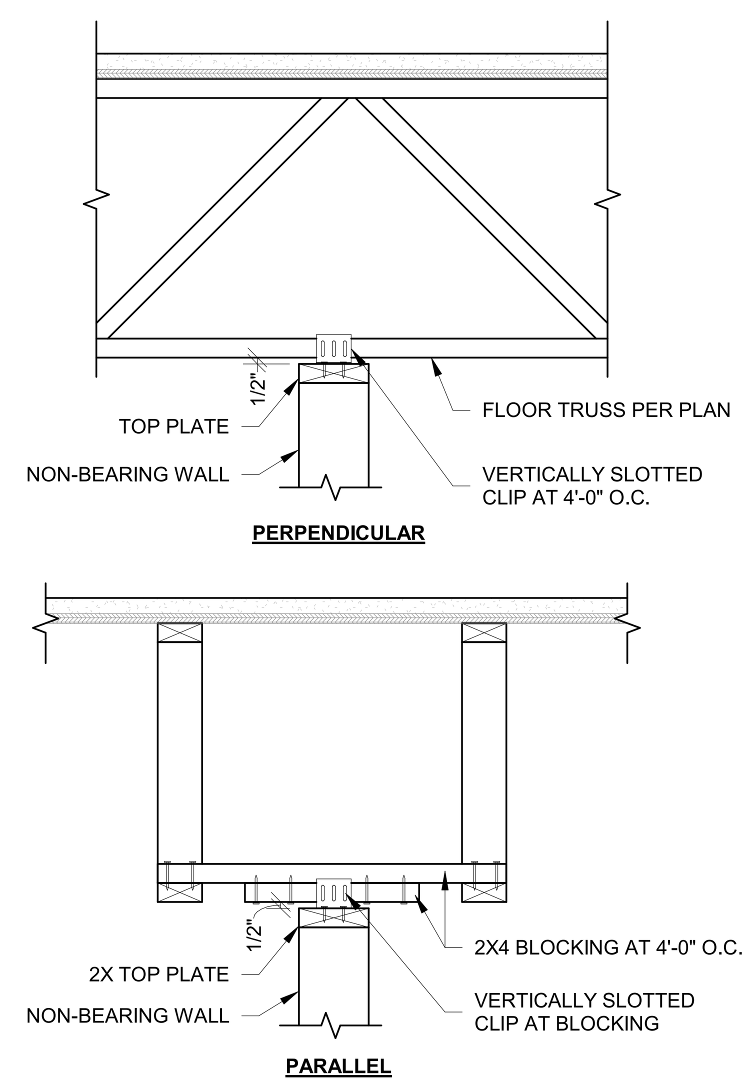
1 S503 STAIR LANDING BEAM TO SUPPORT BEAM
1" = 1'-0"



2 S503 WOOD STAIR ISOMETRIC
NTS



3 S503 STRINGER TO LANDING BEAM SECTION
1" = 1'-0"



4 S503 NON-BEARING WALL TO FLOOR JOIST
1" = 1'-0"

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TYPICAL FLOOR FRAMING DETAILS

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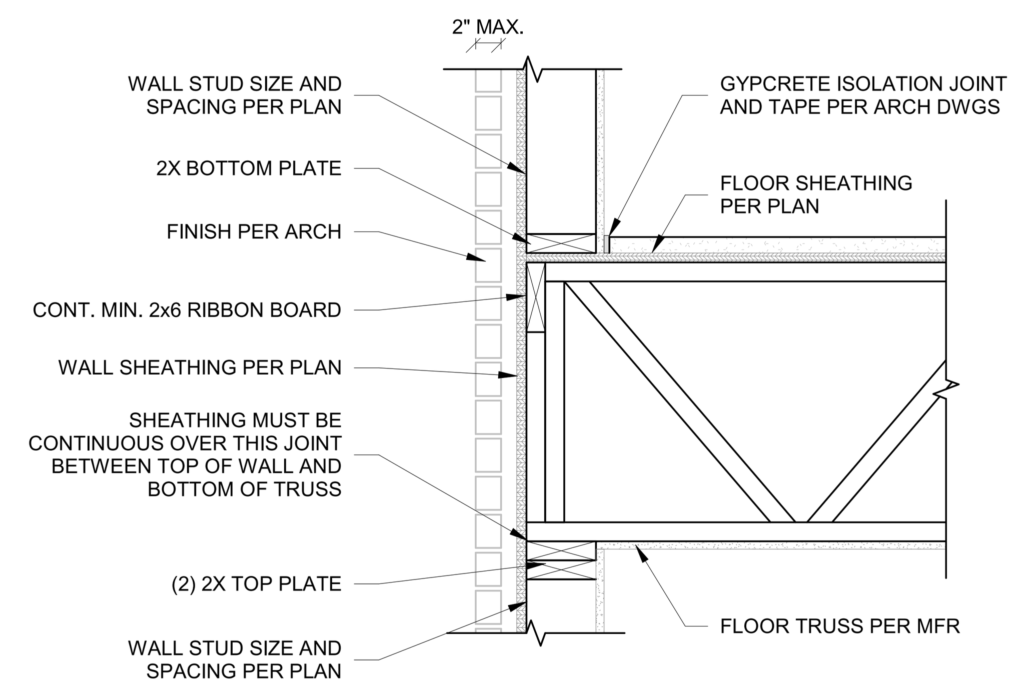
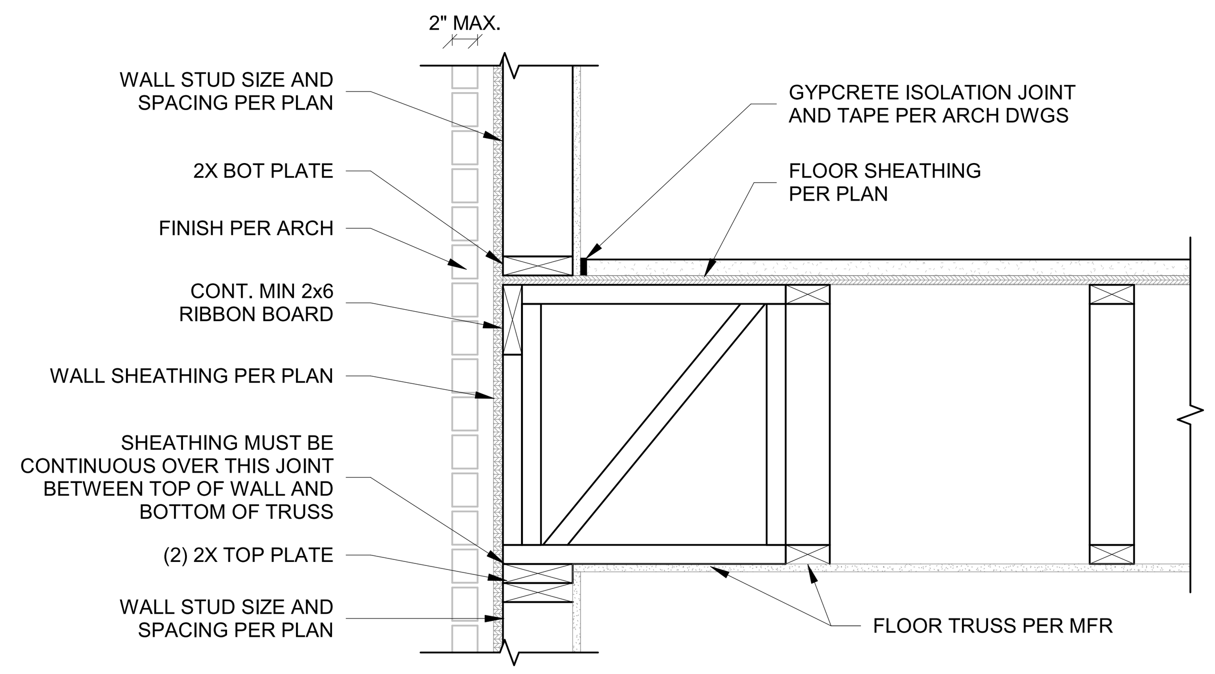
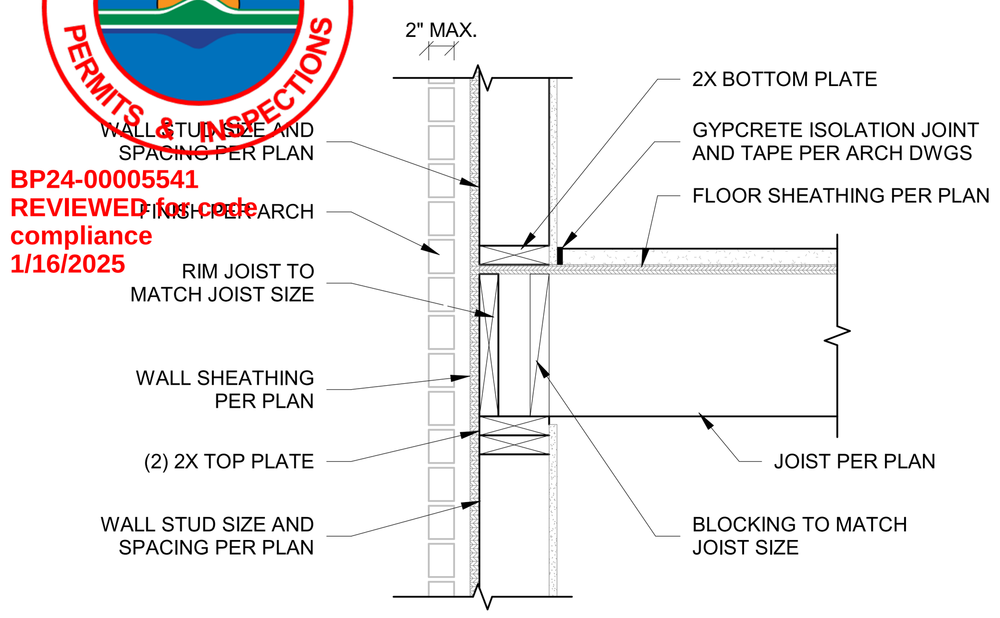
S503



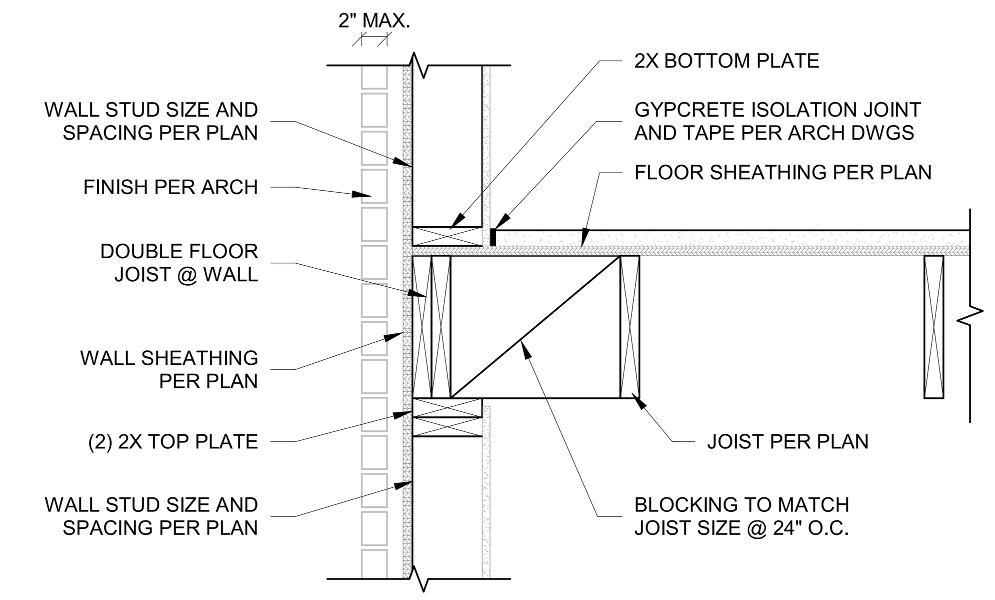
1 FRAMING AT EXTERIOR WALL - OPEN WEB TRUSS BEARING
S510 1" = 1'-0"



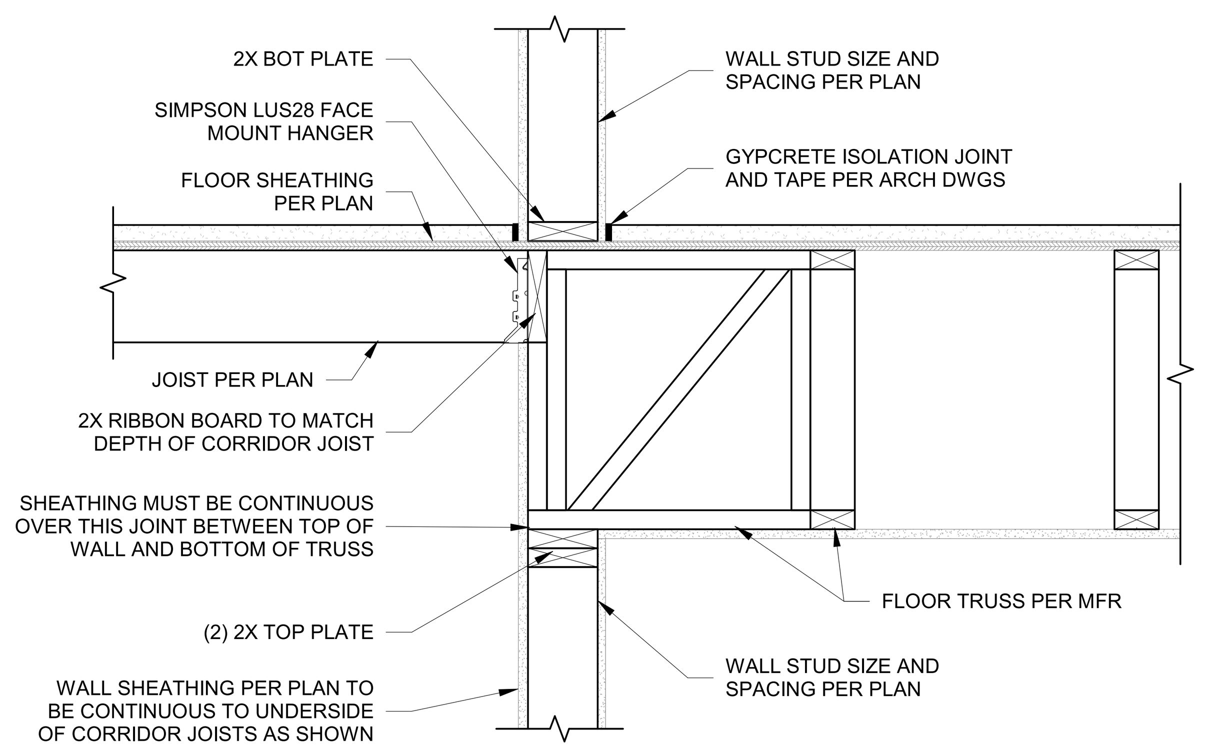
2 FRAMING AT EXTERIOR WALL - OPEN WEB TRUSS PARALLEL
S510 1" = 1'-0"



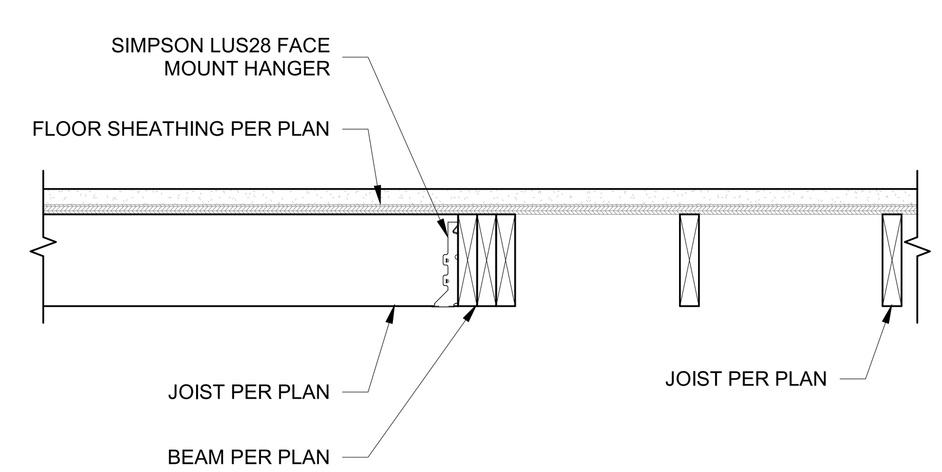
3 FRAMING AT EXTERIOR WALL - JOIST BEARING
S510 1" = 1'-0"



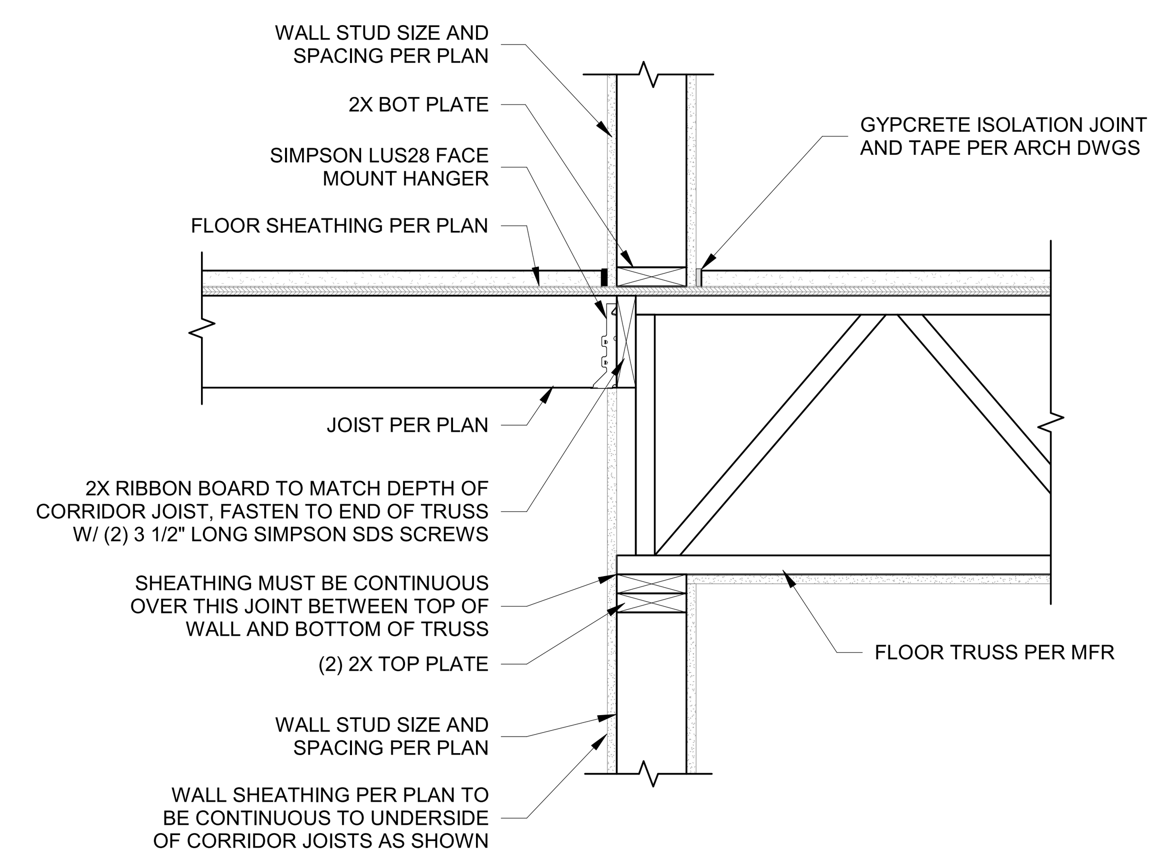
4 FRAMING AT EXTERIOR WALL - JOIST PARALLEL
S510 1" = 1'-0"



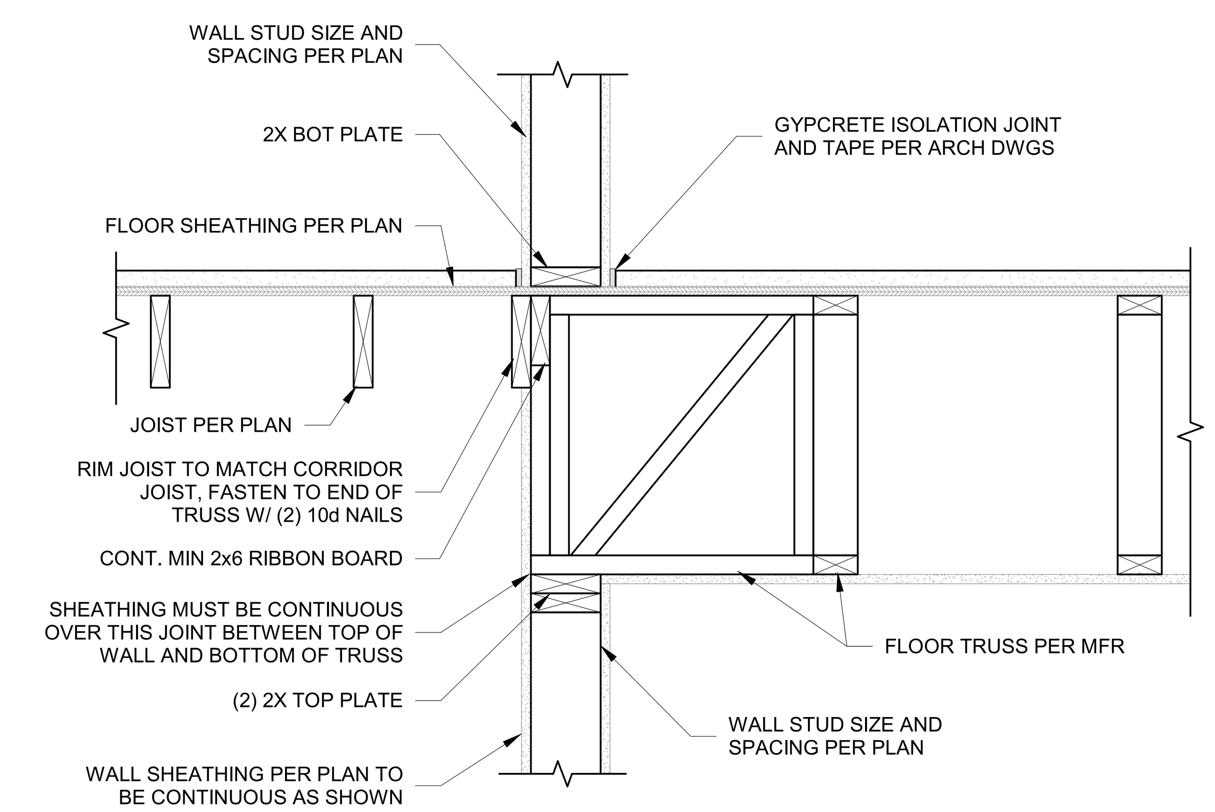
5 FRAMING AT CORRIDOR
S510 1" = 1'-0"



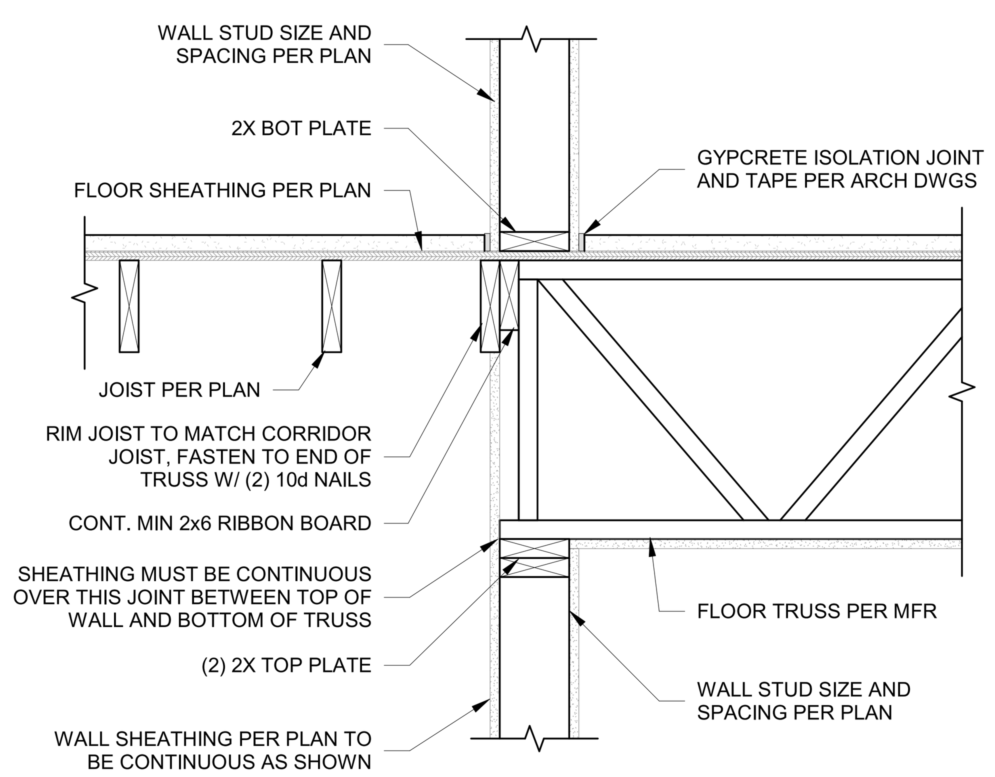
6 JOIST TRANSITION AT CORRIDOR
S510 1" = 1'-0"



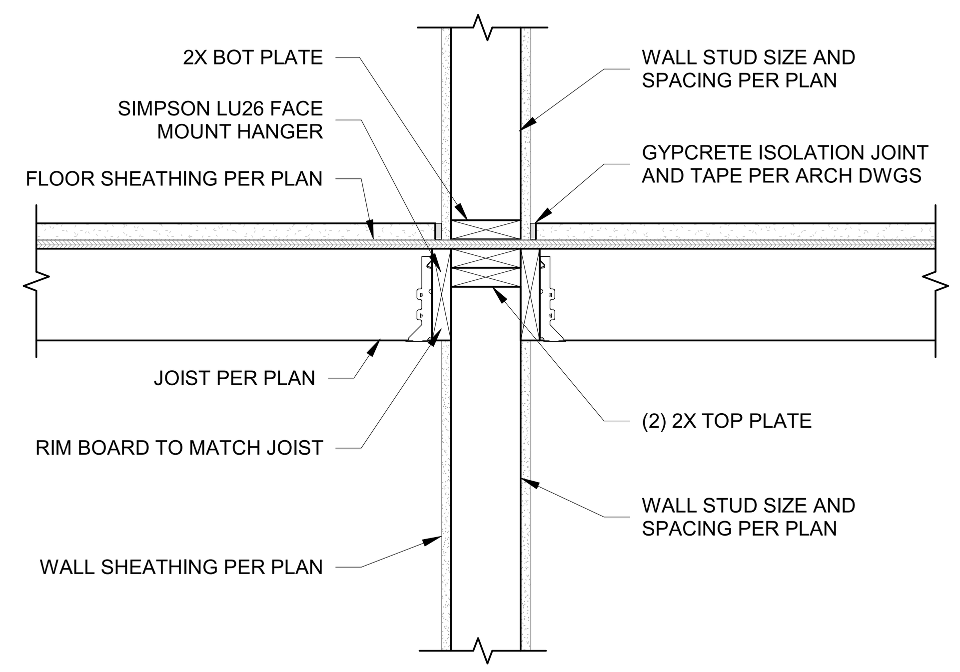
7 TRUSS TO JOIST TRANSITION - BEARING
S510 1" = 1'-0"



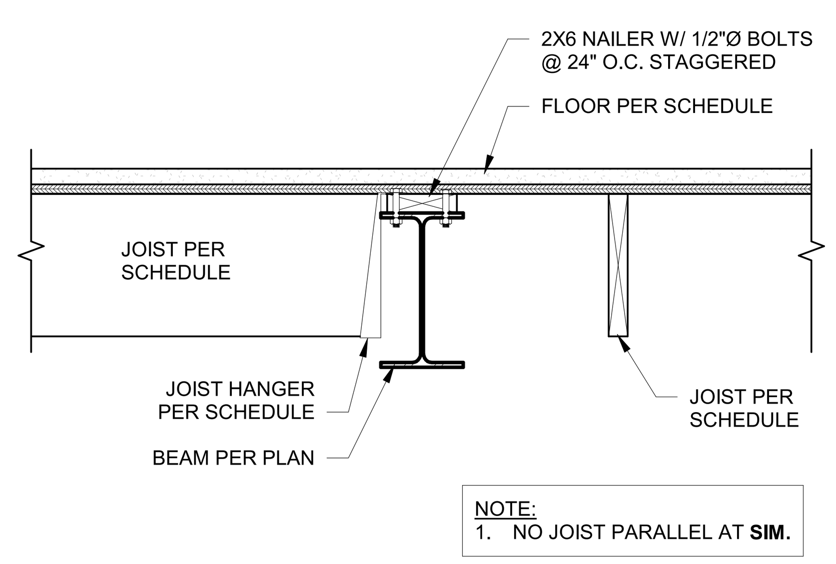
8 TRUSS TO JOIST TRANSITION - PARALLEL
S510 1" = 1'-0"



9 TRUSS TO JOIST TRANSITION
S510 1" = 1'-0"



10 2X JOISTS BEARING AT INTERIOR WALL
S510 1" = 1'-0"



11 FLOOR JOIST TO STEEL BEAM
S510 1" = 1'-0"

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FLOOR FRAMING DETAILS

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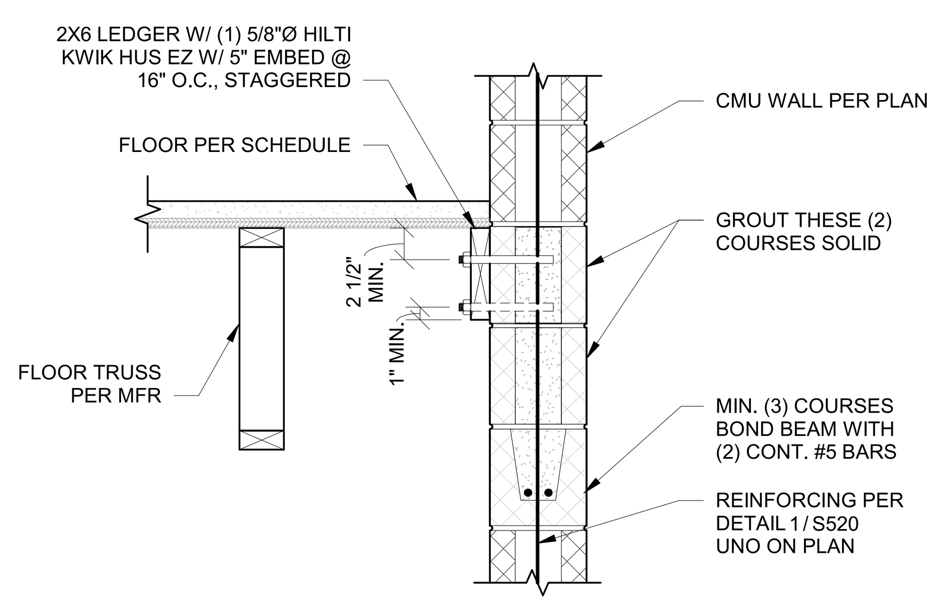
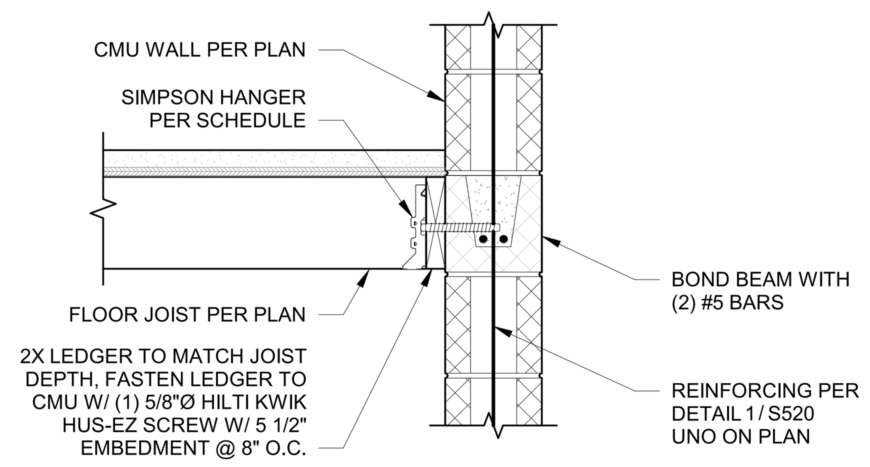
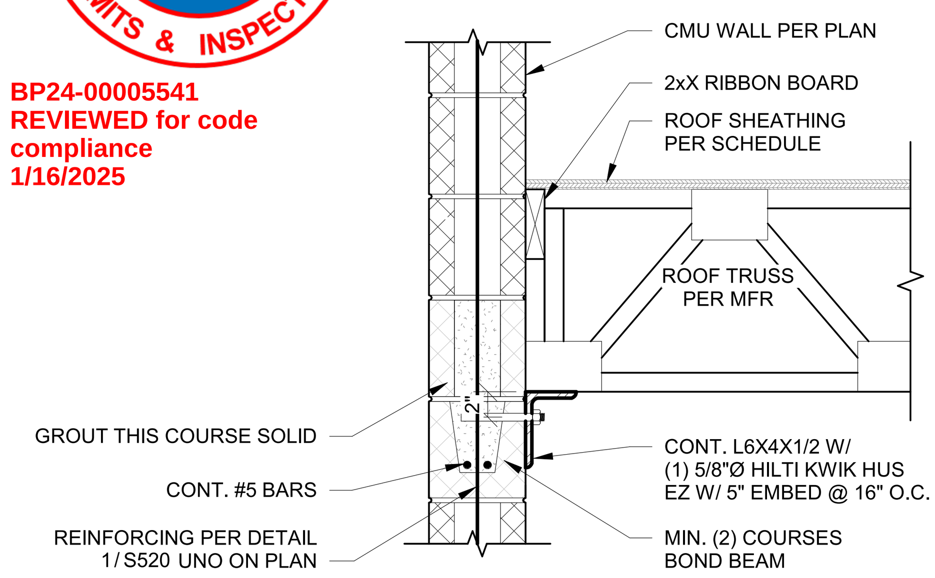


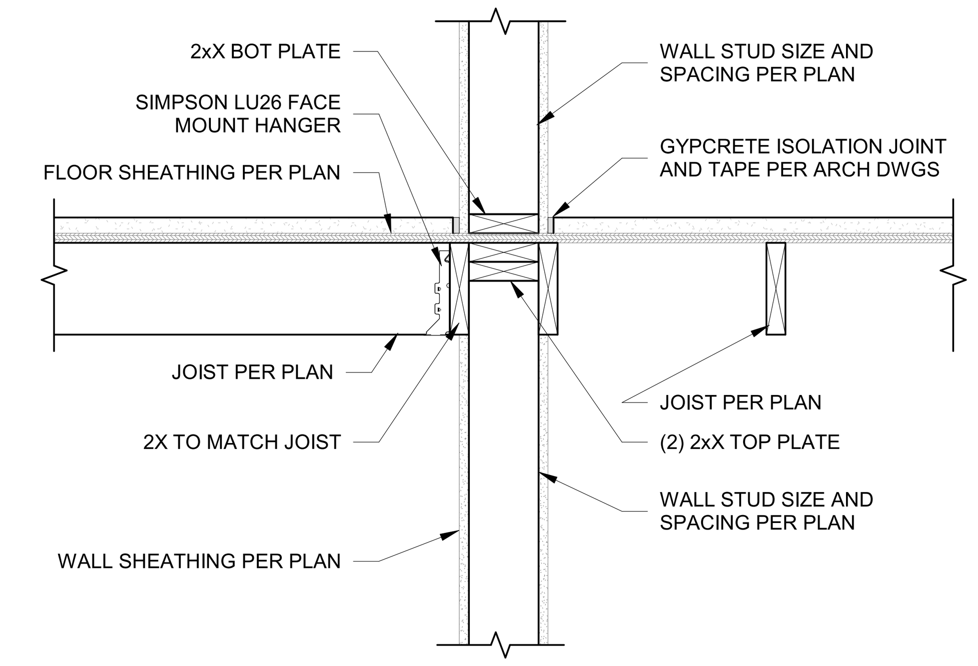
1 S511 FLOOR TRUSS PARALLEL TO CMU
1" = 1'-0"



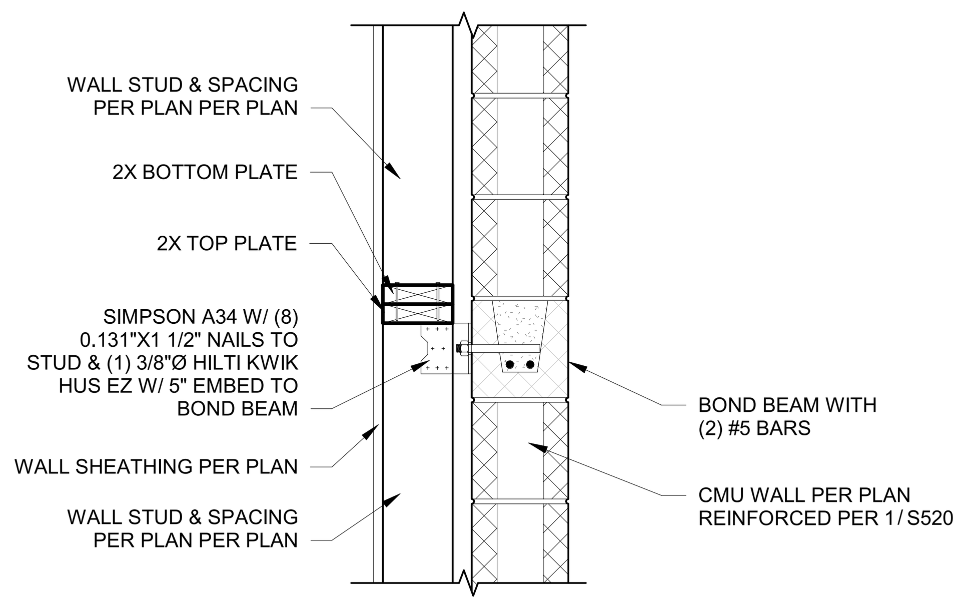
2 S511 FLOOR JOIST BEARING AT CMU
1" = 1'-0"



3 S511 FLOOR FRAMING BEARING ON CMU
1" = 1'-0"



4 S511 JOIST TRANSTION AT WALL
1" = 1'-0"



5 S511 WALL ATTACHMENT TO CMU
1" = 1'-0"

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FLOOR FRAMING DETAILS

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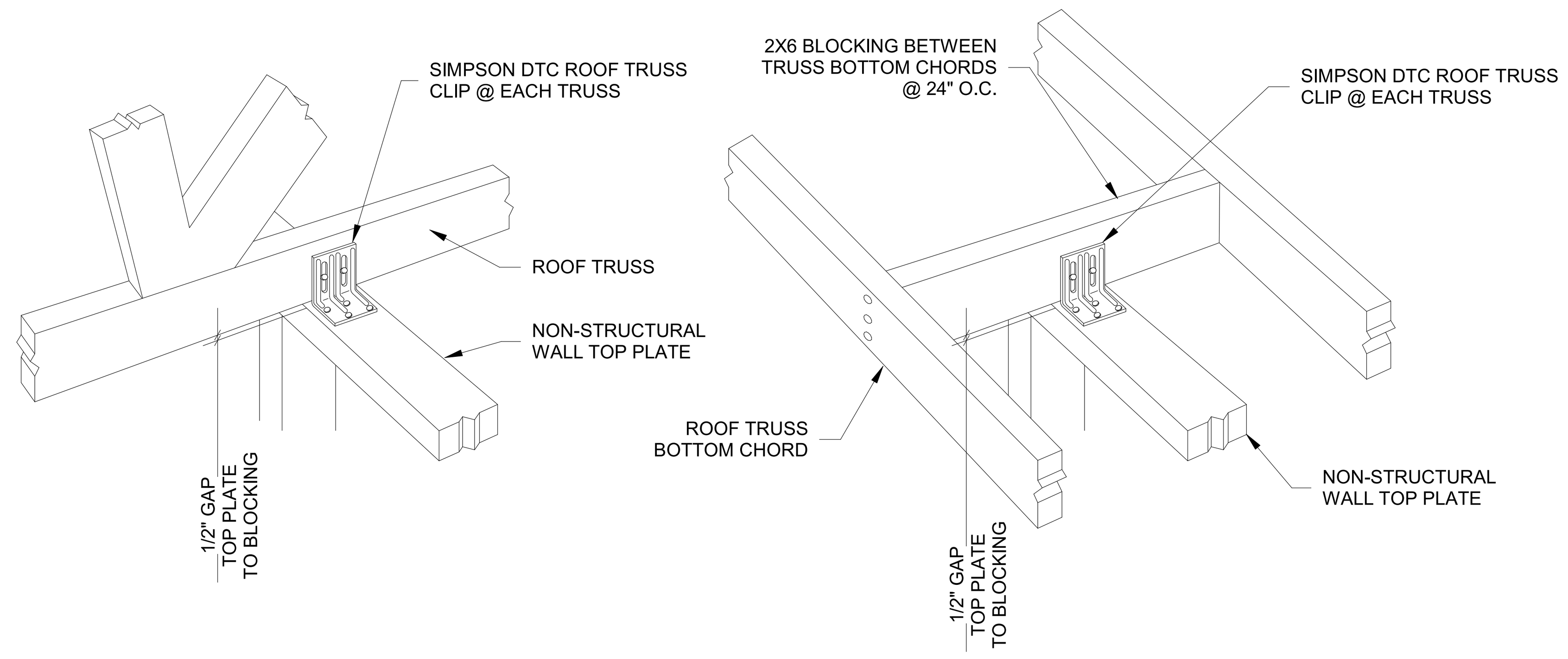
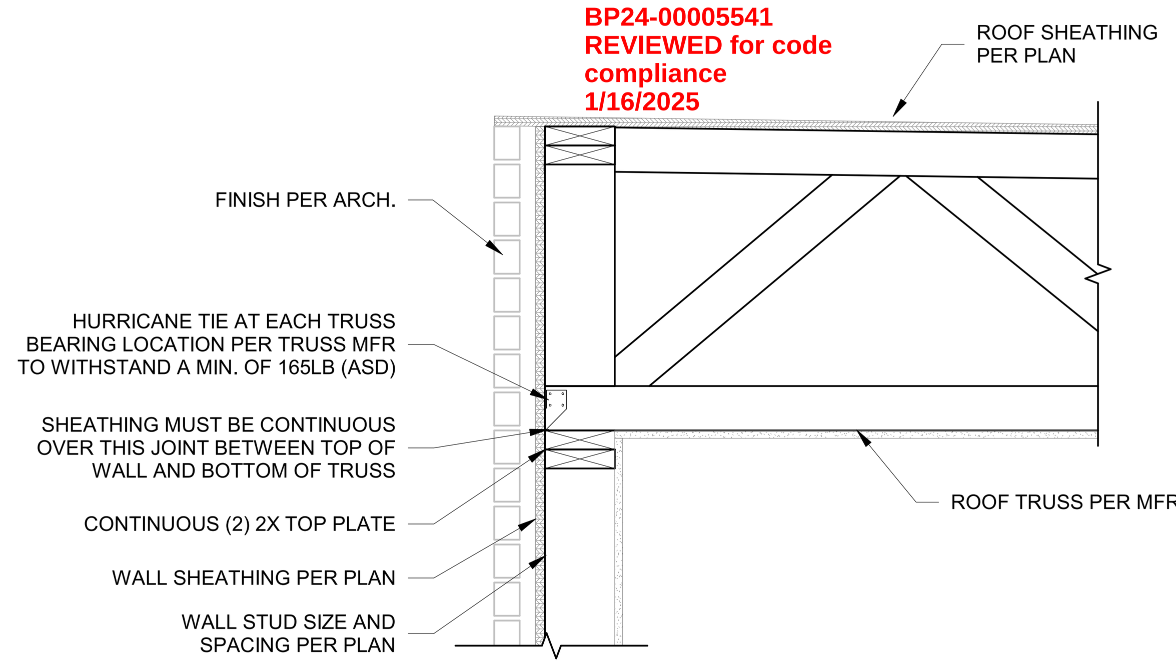


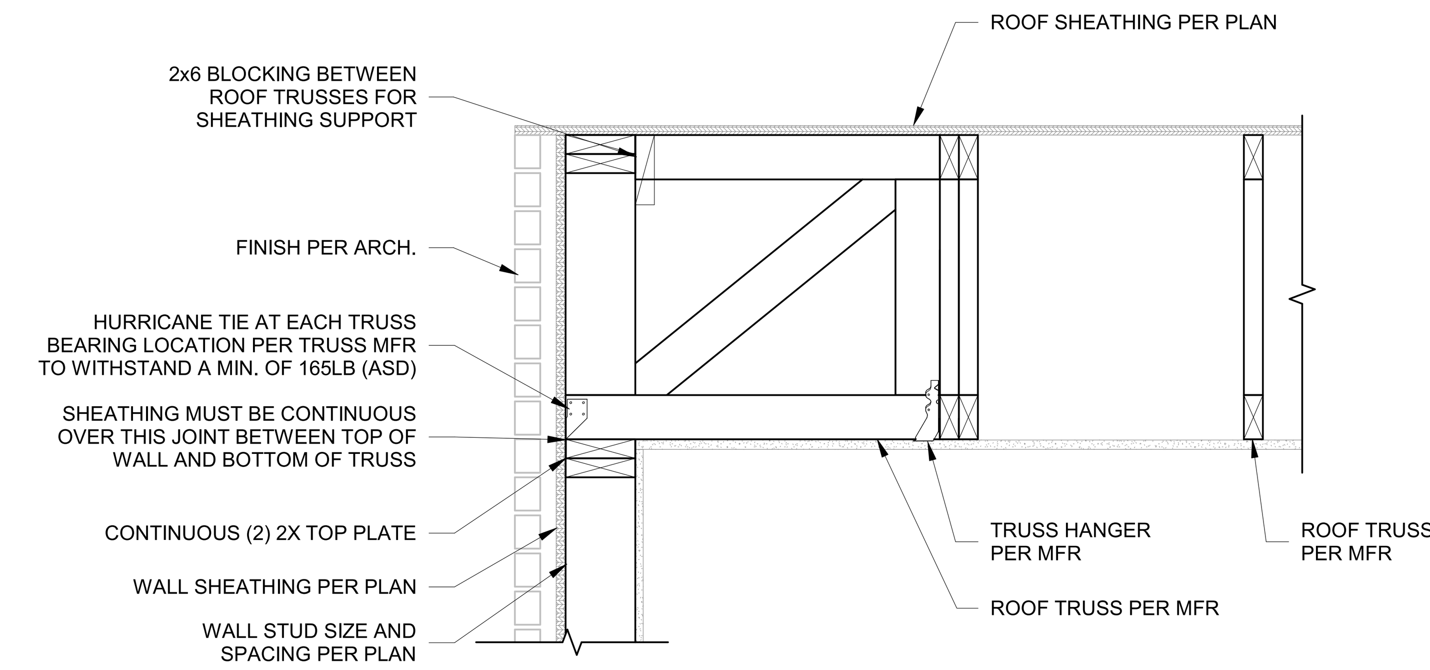
NON-STRUCTURAL WALL PERPENDICULAR TO TRUSSES

NON-STRUCTURAL WALL PARALLEL TO TRUSSES

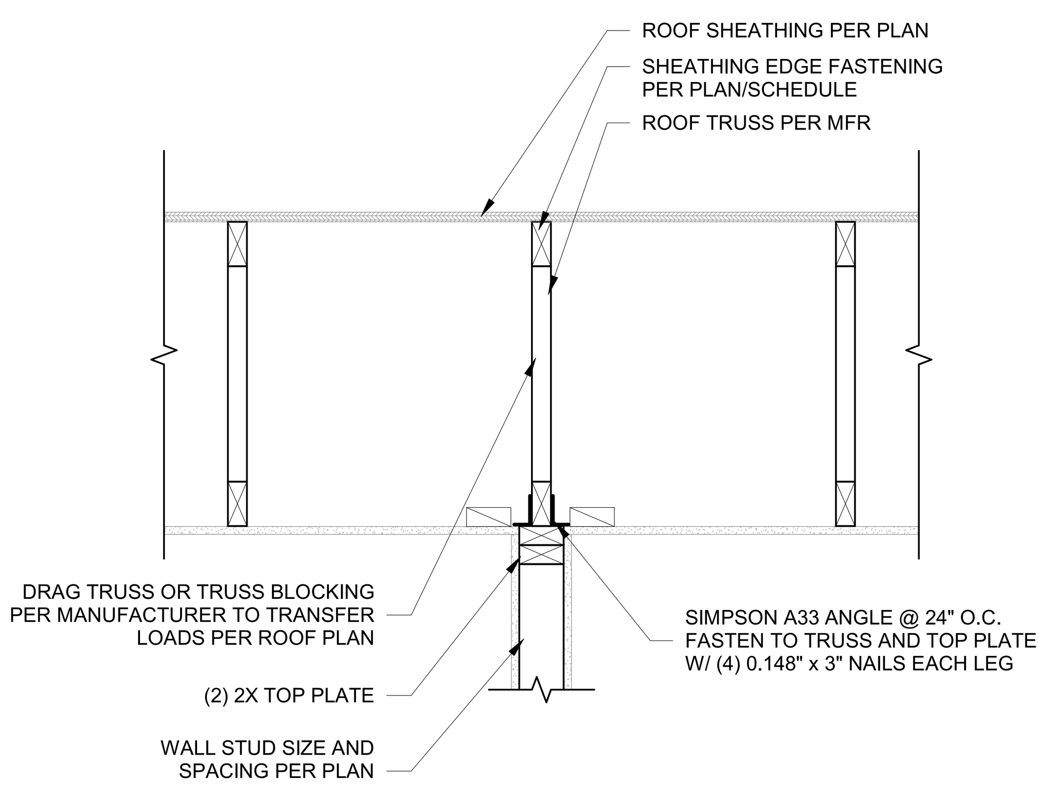
1 S515 NON-STRUCTURAL WALL AT ROOF TRUSS
1" = 1'-0"



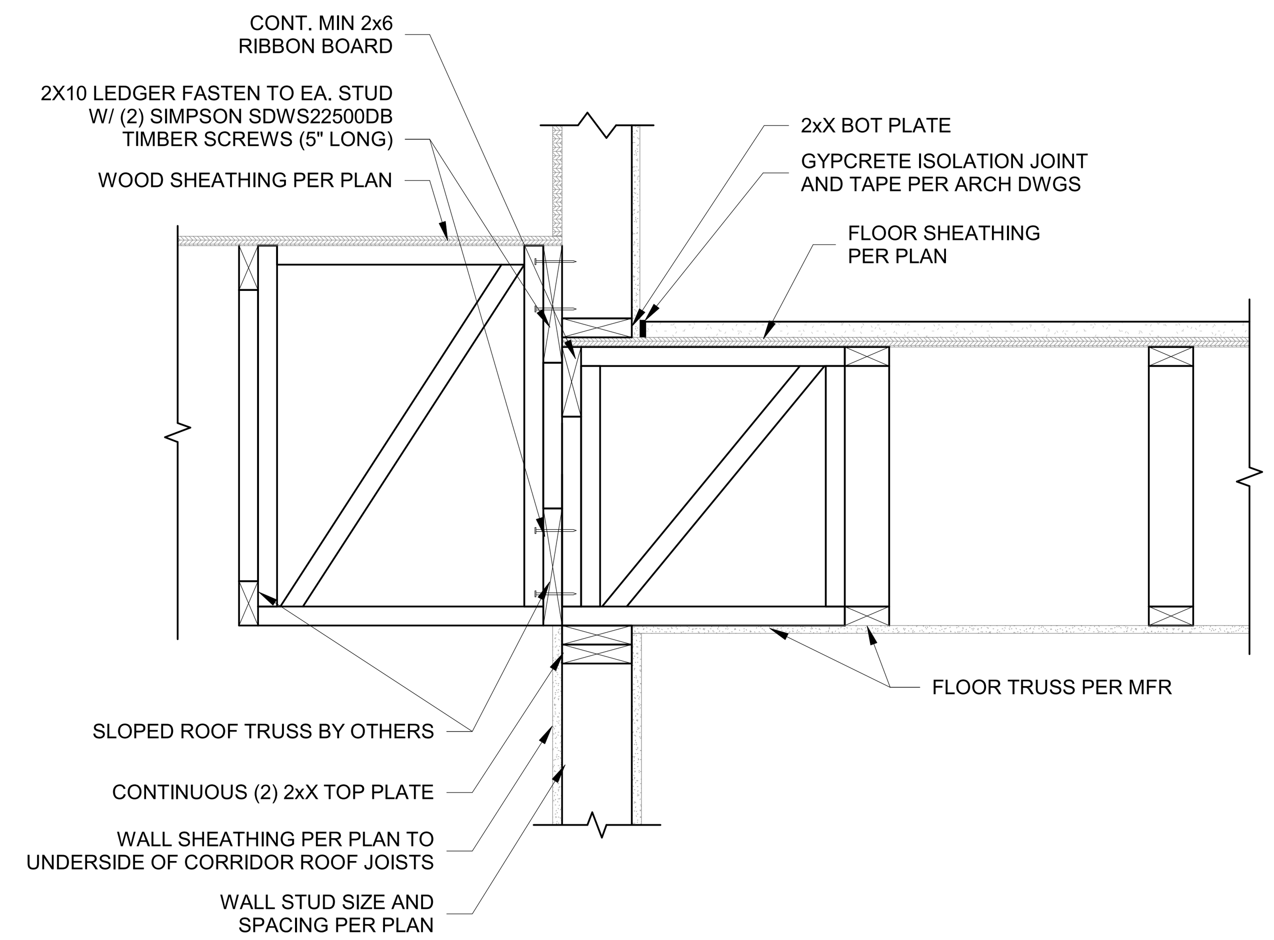
2 S515 ROOF TRUSS AT EXTERIOR WALL
1" = 1'-0"



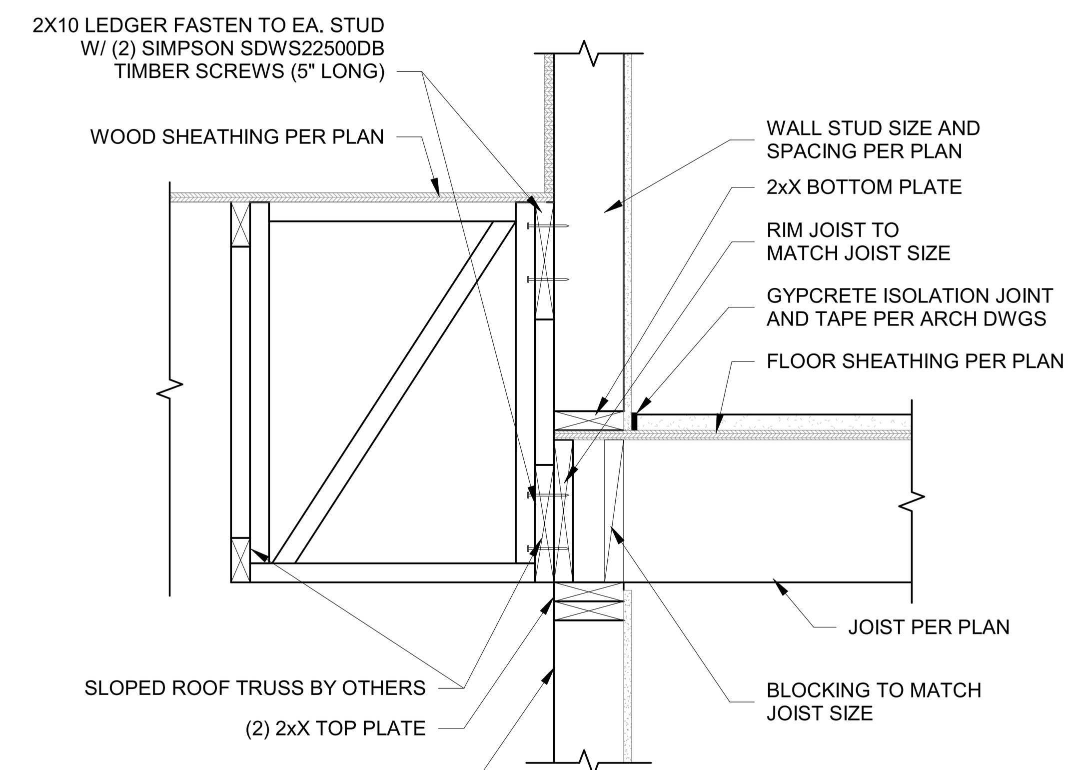
3 S515 ROOF TRUSS PARALLEL AT EXTERIOR WALL
1" = 1'-0"



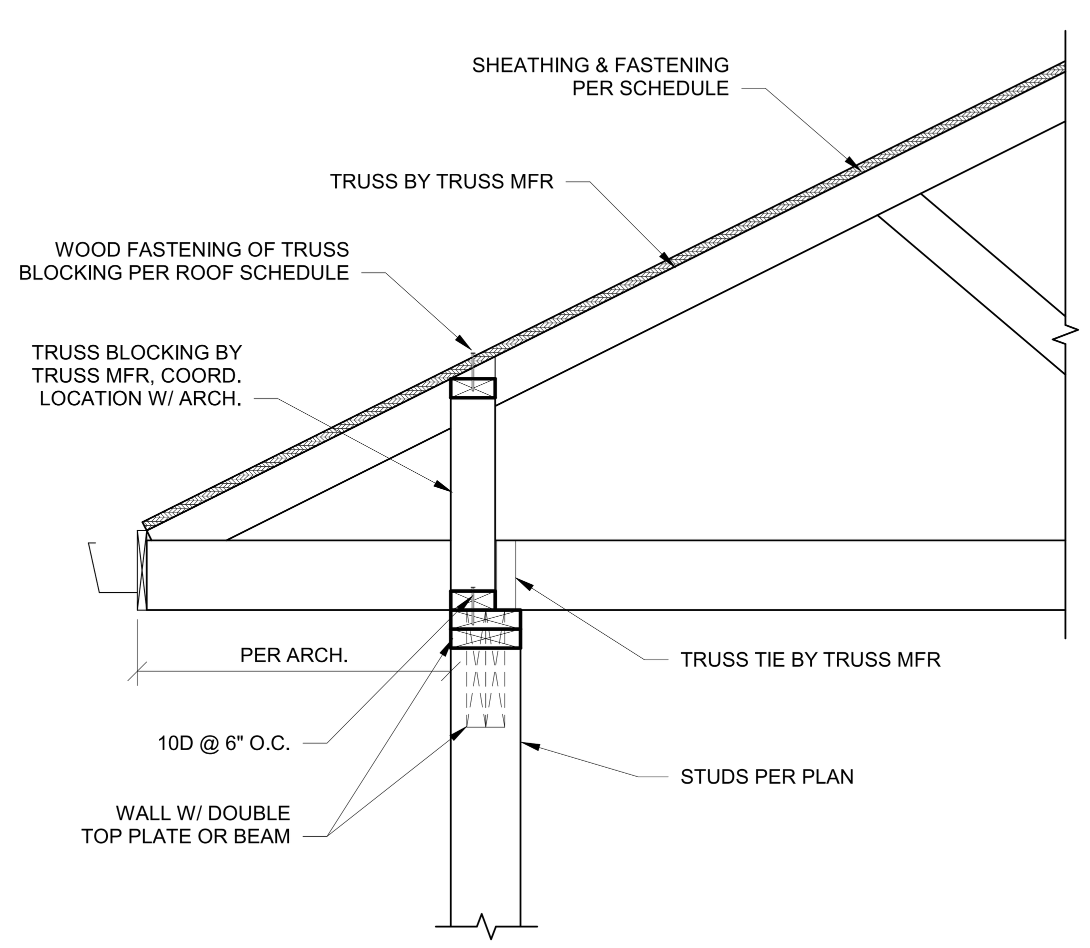
4 S515 ROOF DRAG TRUSS SECTION AT SHEAR WALL
1" = 1'-0"



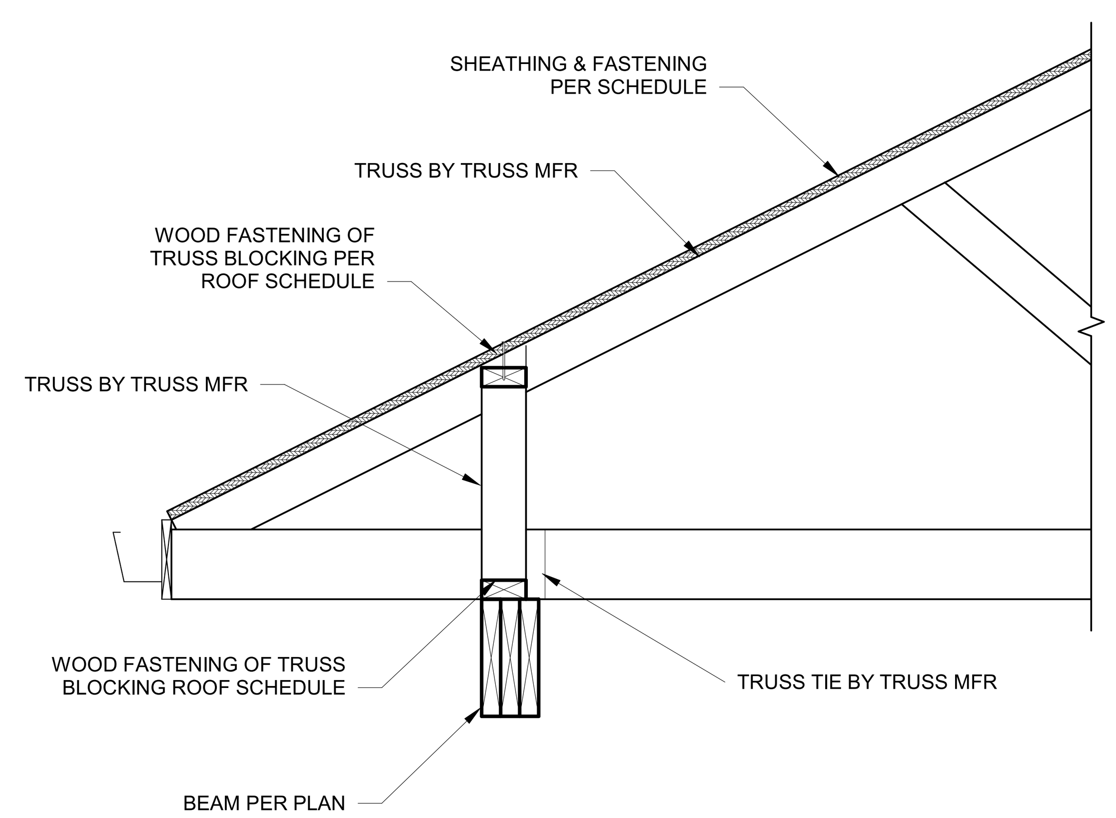
5 S515 FLOOR & ROOF TRUSS PARALLEL
1" = 1'-0"



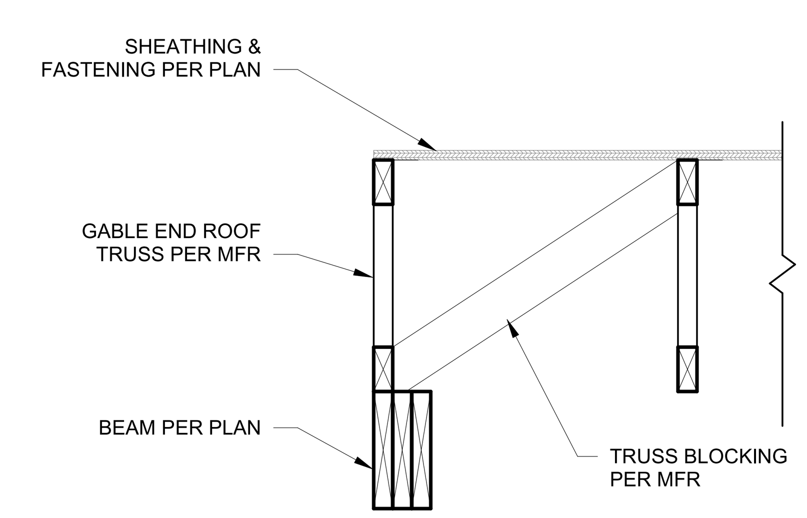
6 S515 FLOOR JOIST BEARING - ROOF TRUSS PARALLEL
1" = 1'-0"



7 S515 ROOF BEARING AT WALL/BEAM
1" = 1'-0"



8 S515 ROOF BEARING AT OVERHANG
1" = 1'-0"



9 S515 SLOPED ROOF TRUSS PARALLEL TO BEAM
1" = 1'-0"

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ROOF FRAMING DETAILS

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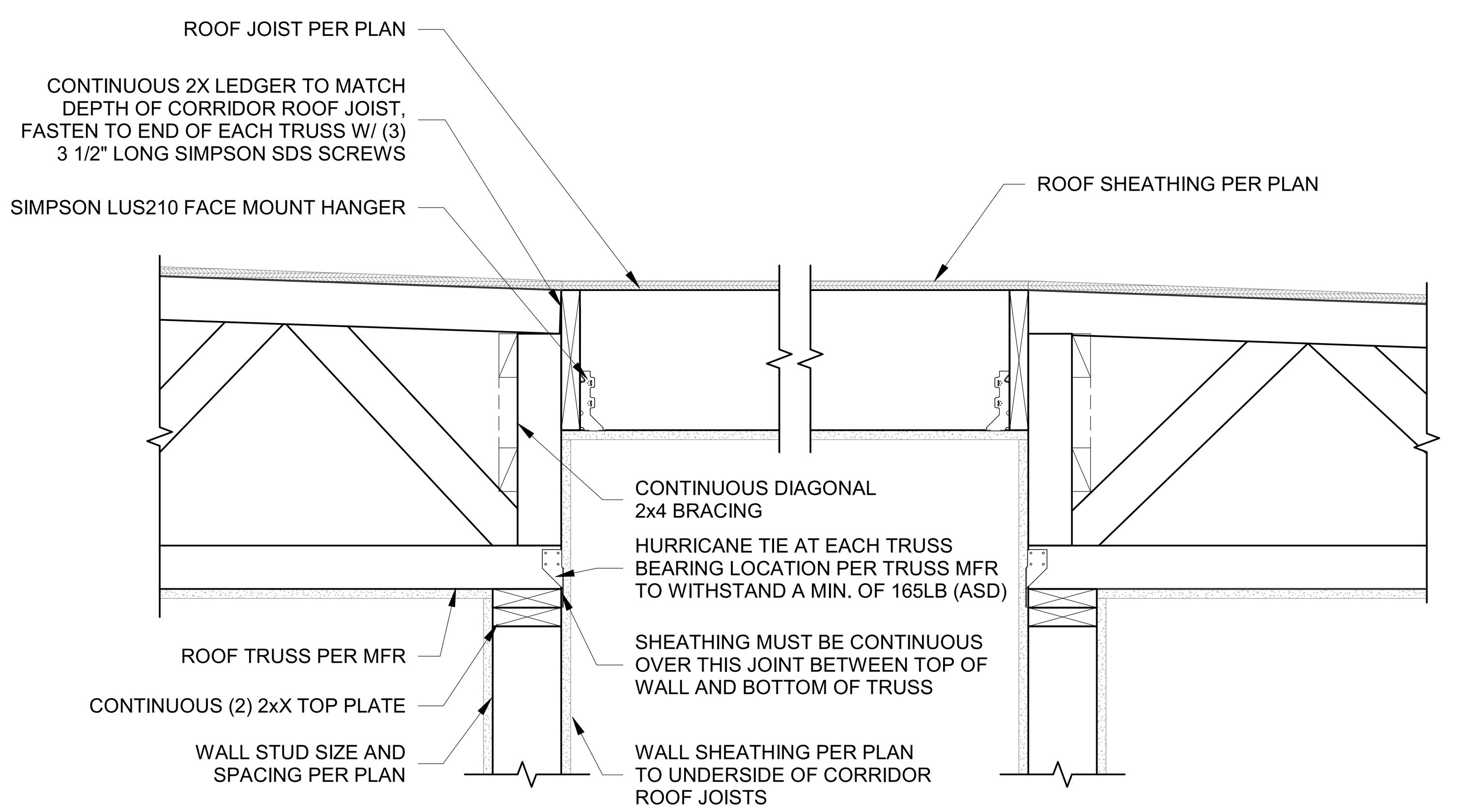
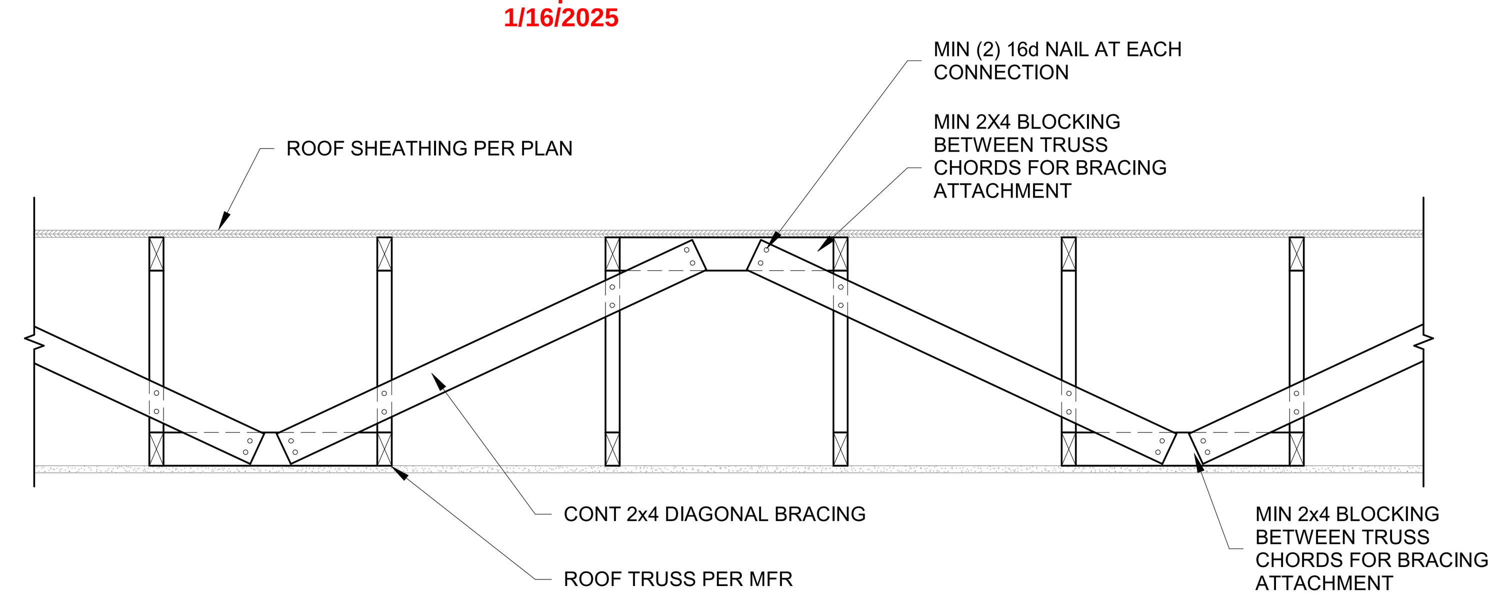
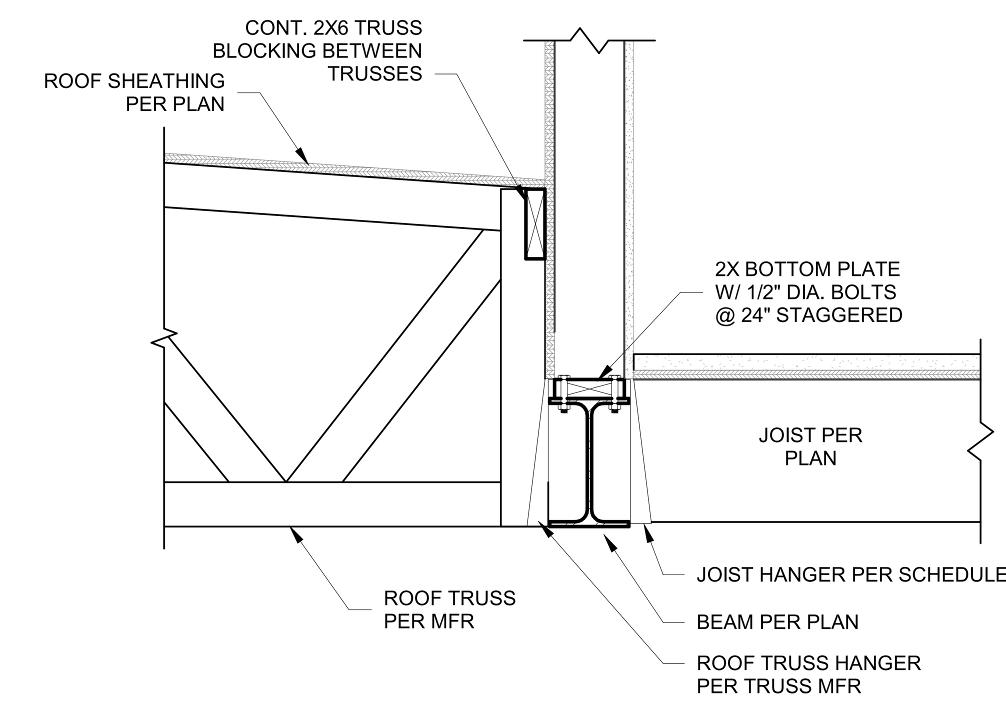


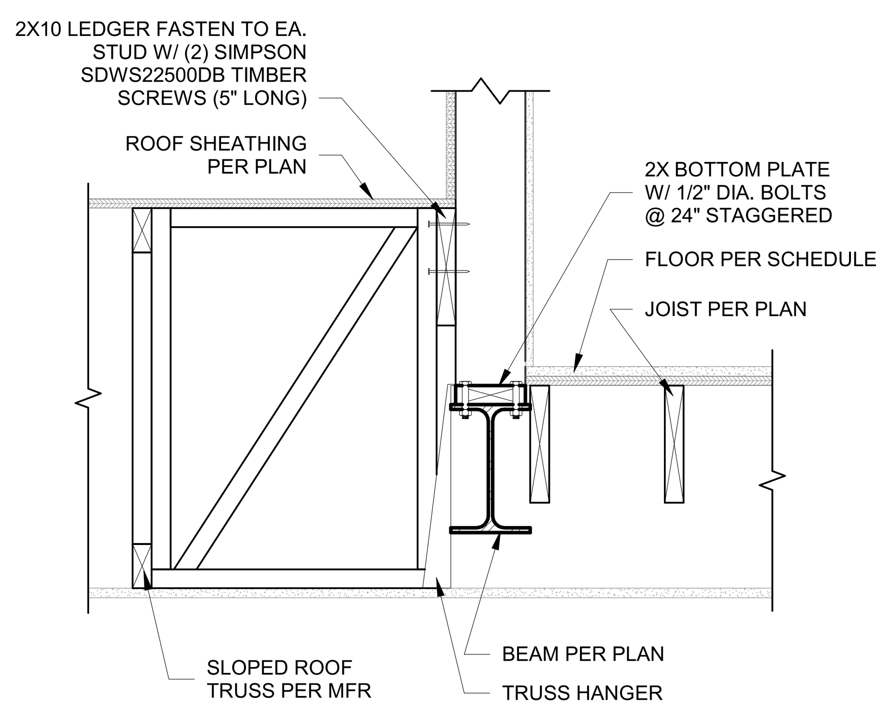
1 S516 ROOF FRAMING SECTION AT CORRIDOR ROOF
1" = 1'-0"



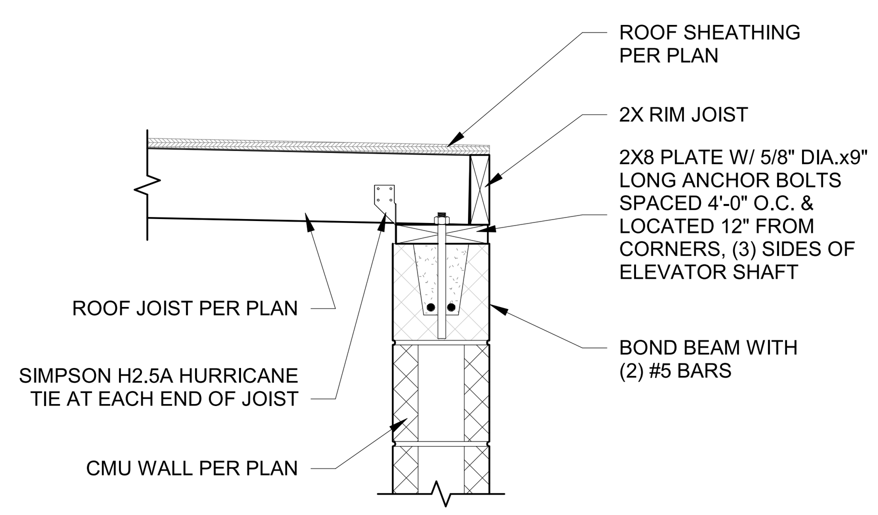
2 S516 ROOF TRUSS BRACING
3/4" = 1'-0"



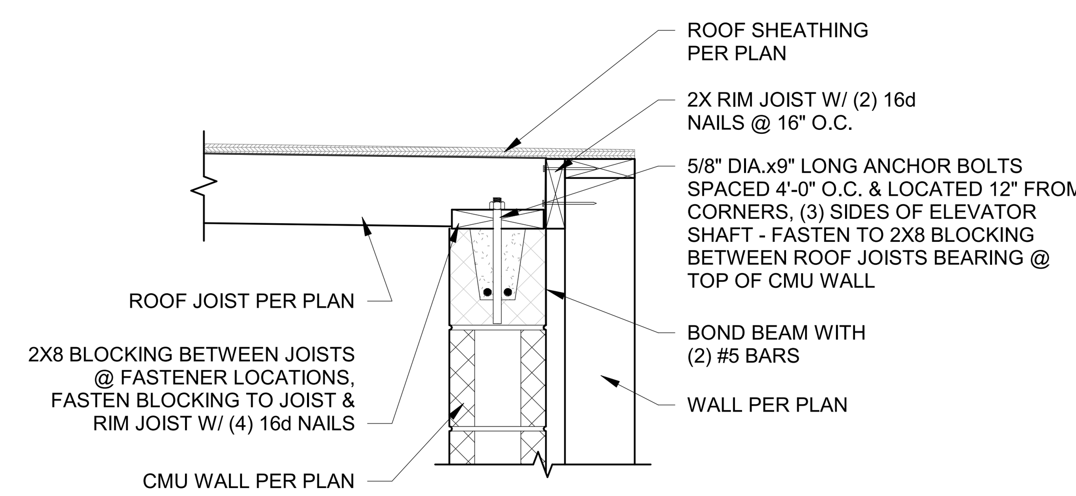
3 S516 ROOF TRUSS/FLOOR JOIST BEARING ON BEAM
1" = 1'-0"



4 S516 ROOF TRUSS/FLOOR JOIST PARALLEL TO BEAM
1" = 1'-0"



5 S516 ROOF JOIST BEARING ON CMU
1" = 1'-0"



6 S516 ROOF JOIST BEARING ON CMU AT DOUBLE WALL
1" = 1'-0"

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2024001921	100% - 11/15/2024

ENGINEER	DRAWN BY	CHECKED BY
IWC	JDM	MDH

JONES GILLAM RENZ
THE RESIDENCE AT GREEN MEADOW
SAN ANGELO, TX
GREEN MEADOW & SOUTHWEST BLVD.

ROOF FRAMING DETAILS

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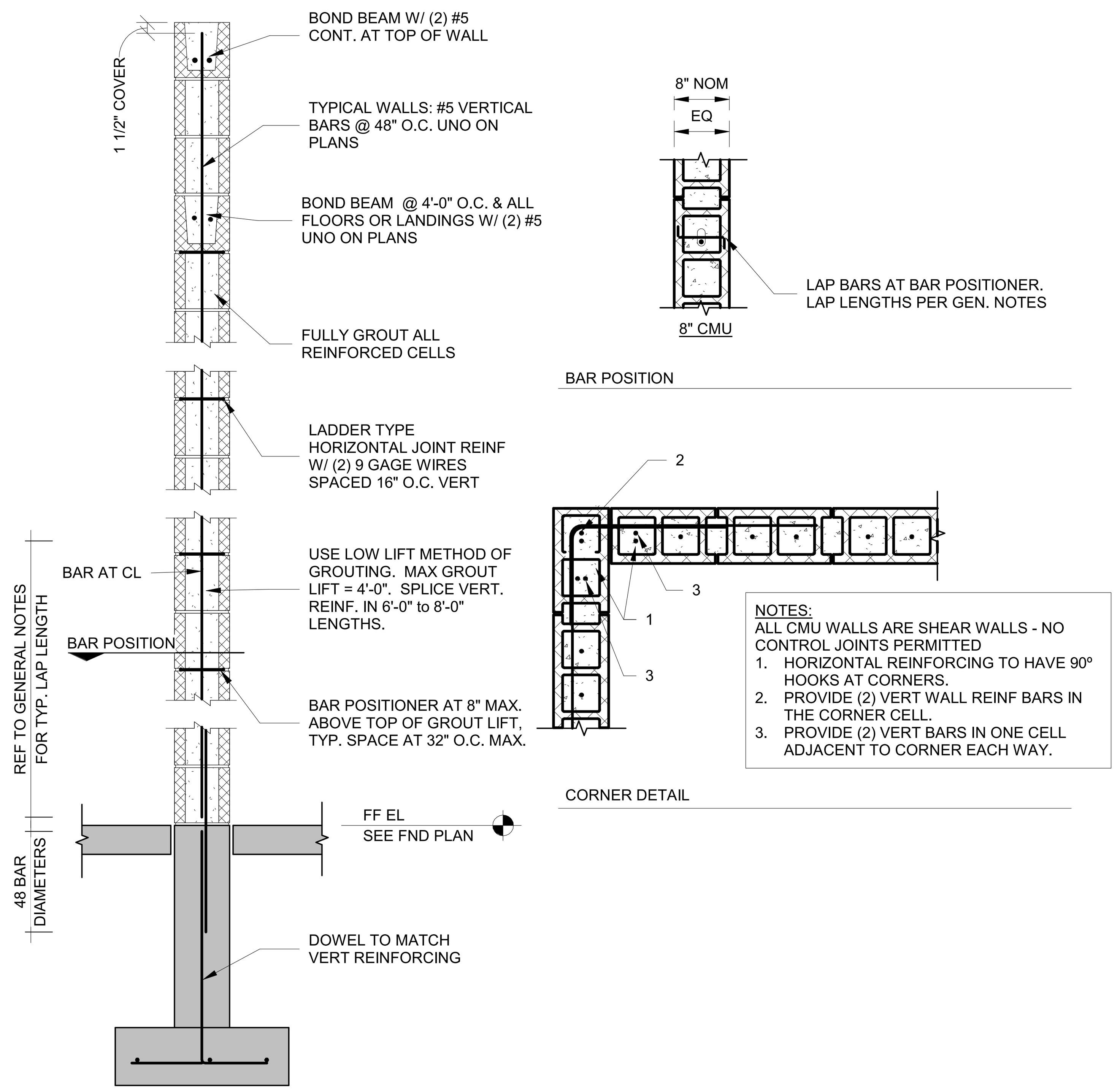
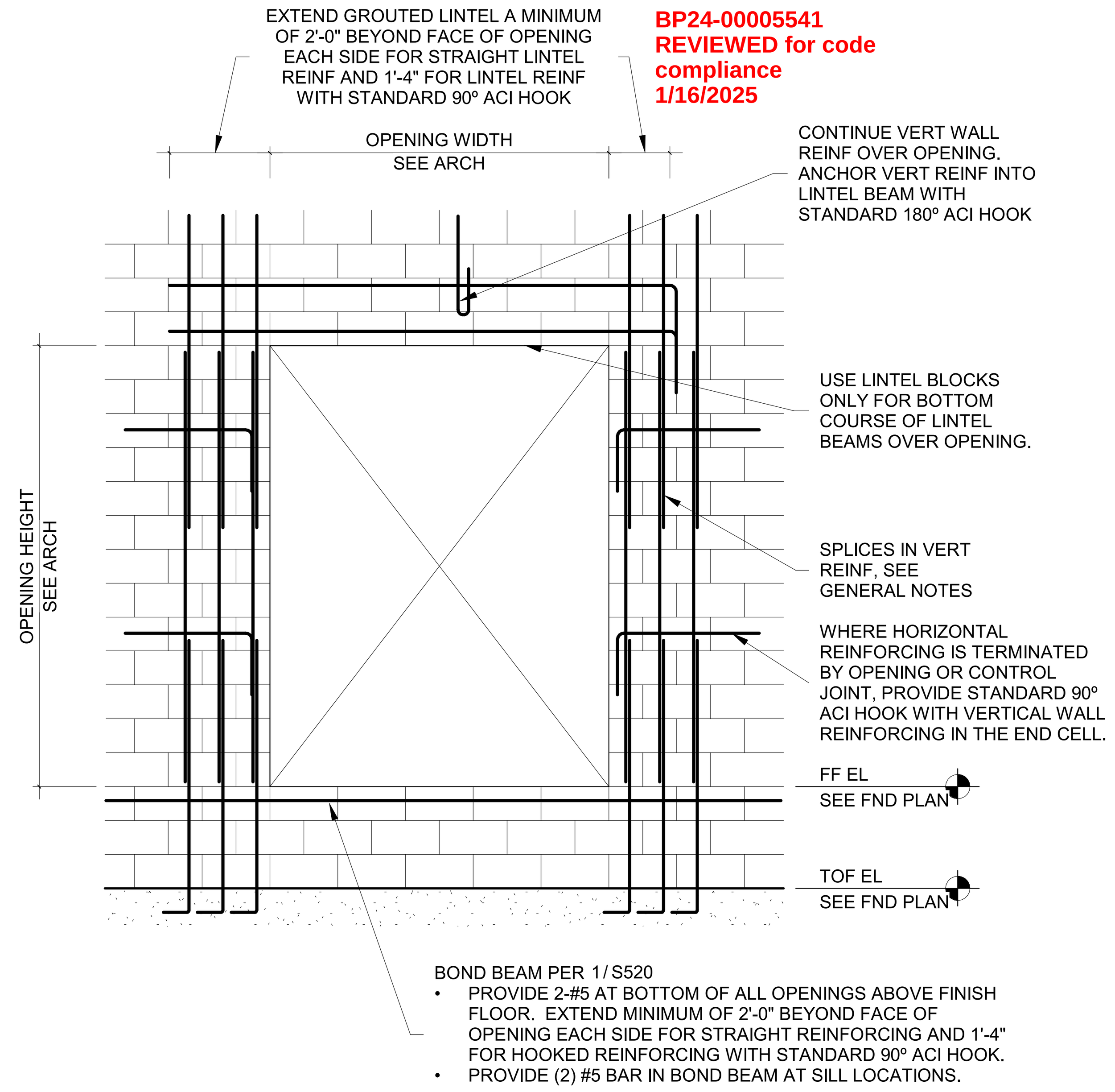
DRAWING NO.
S516



1 S520 CMU WALL REINFORCING DIAGRAM
3/4" = 1'-0"

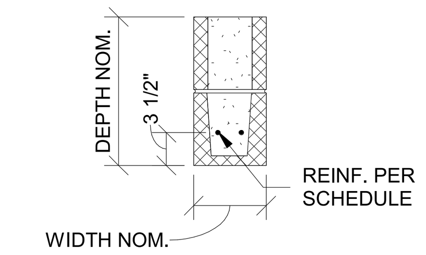
BP24-00005541
REVIEWED for code compliance
1/16/2025

CITY OF SAN ANGELO PERMITS & INSPECTIONS

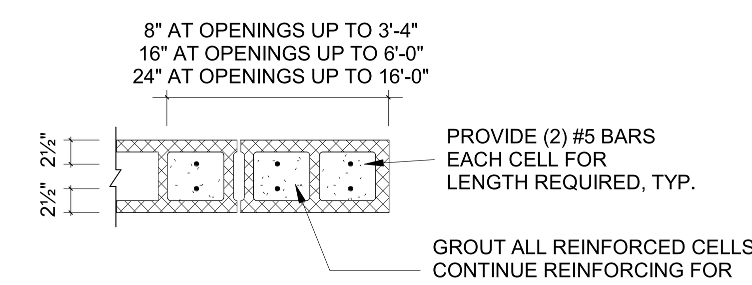


CMU LINTEL SCHEDULE

MARK	WIDTH	DEPTH	REINFORCING	STIRRUPS
ALL	8"	16"	(2) #5	-

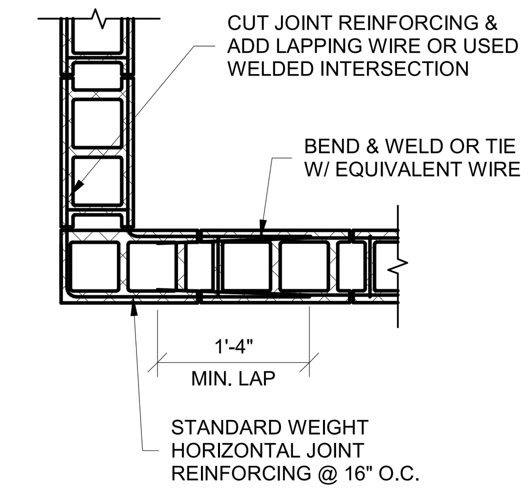


8" CMU LINTEL DETAIL

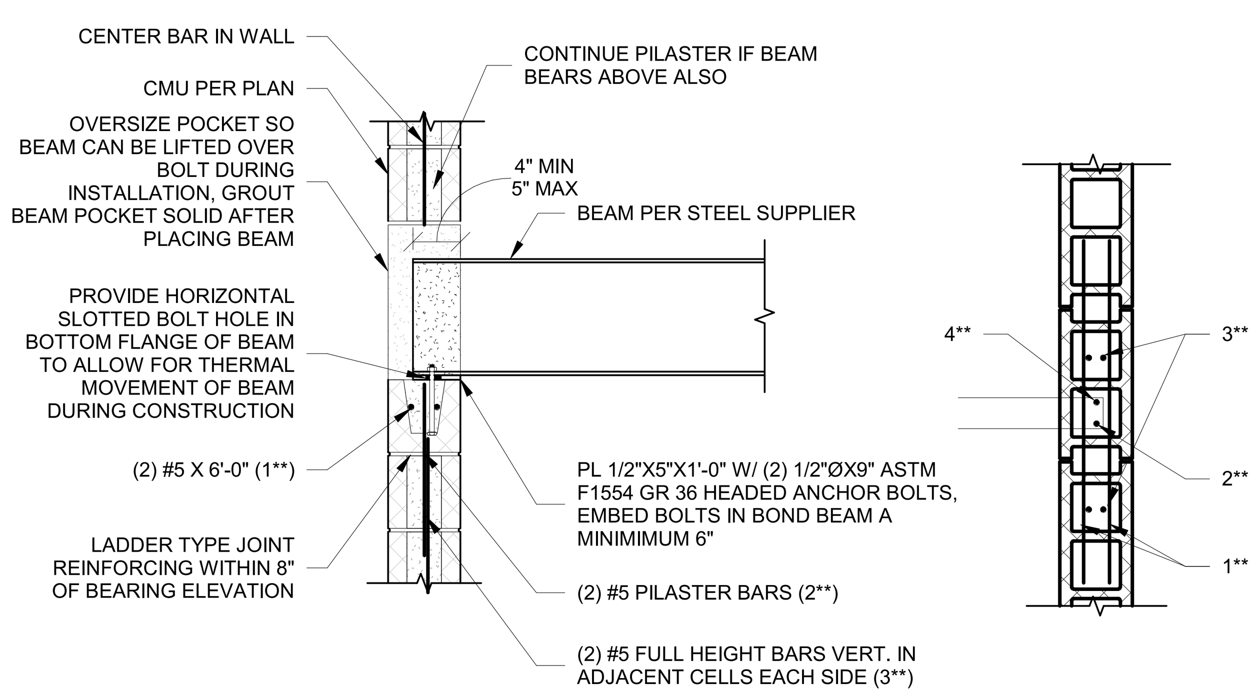


CMU JAMB DETAIL

2 S520 TYPICAL MASONRY OPENING DIAGRAM & SCHEDULE
3/4" = 1'-0"

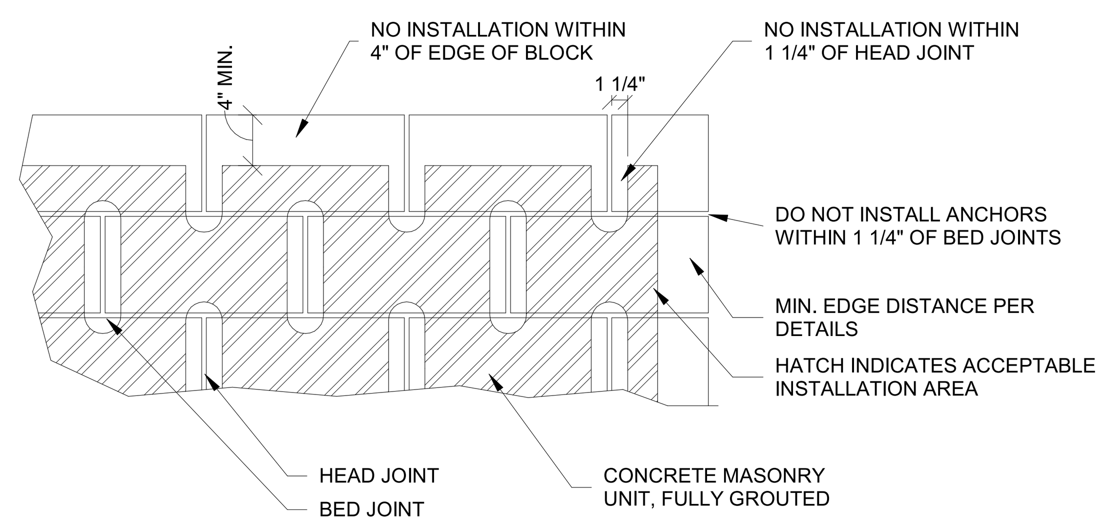


3 S520 JOINT REINFORCING AT INTERSECTING CMU WALLS
3/4" = 1'-0"



NOTES:
CONNECTION TO USE SLOTTED HOLES TO ALLOW FOR BEAM MOVEMENT IN THE AXIAL DIMENSION

4 S520 BEAM CONNECTION TO MASONRY - MID WALL
3/4" = 1'-0"



5 S520 ACCEPTABLE INSTALLATION LOCATIONS FOR ANCHORS IN CMU
1" = 1'-0"

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Columbia, MO 65202
P 573-814-1568

TEXAS CERTIFICATE OF AUTHORITY
NO. F-17363
EXPIRES: NOVEMBER 30, 2025

STATE OF TEXAS
JESSE TAYLOR BARNES
134573
LICENSED PROFESSIONAL ENGINEER
11/21/2024

JESSE BARNES, PE
NO. 134573
MARCH 31, 2025

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 TEXAS.

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MASONRY DETAILS

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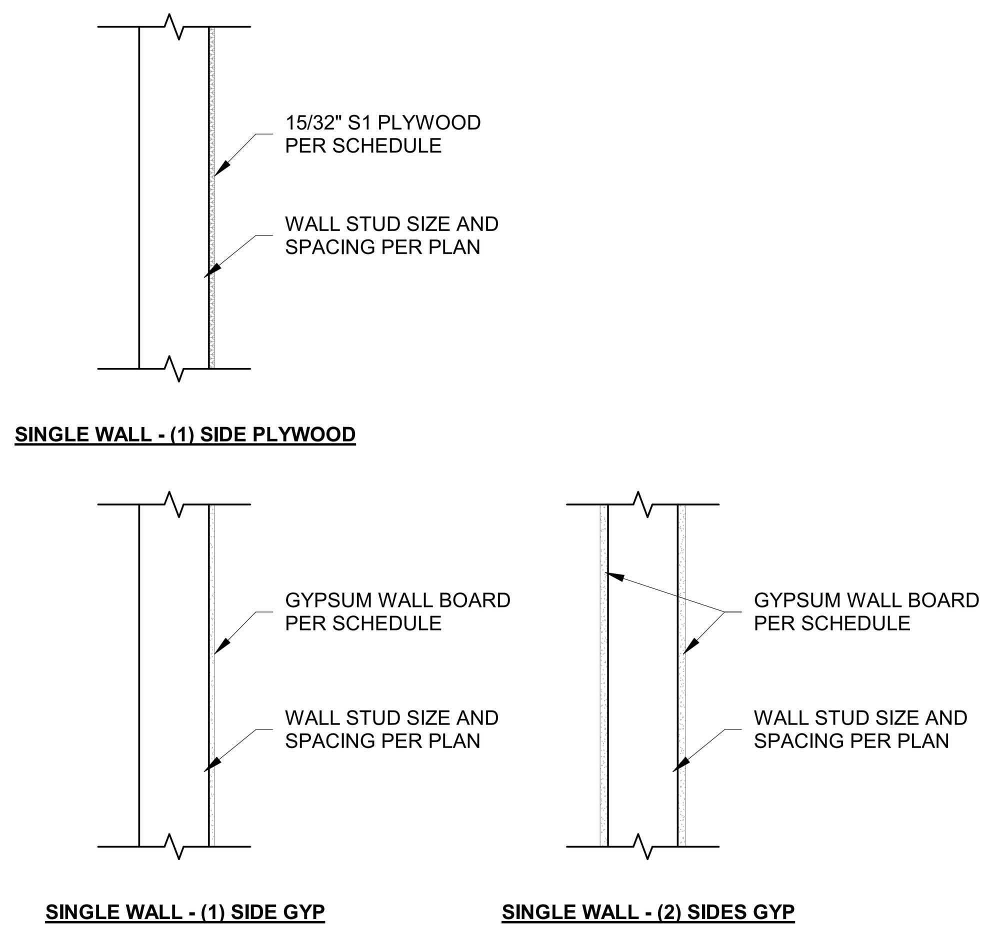
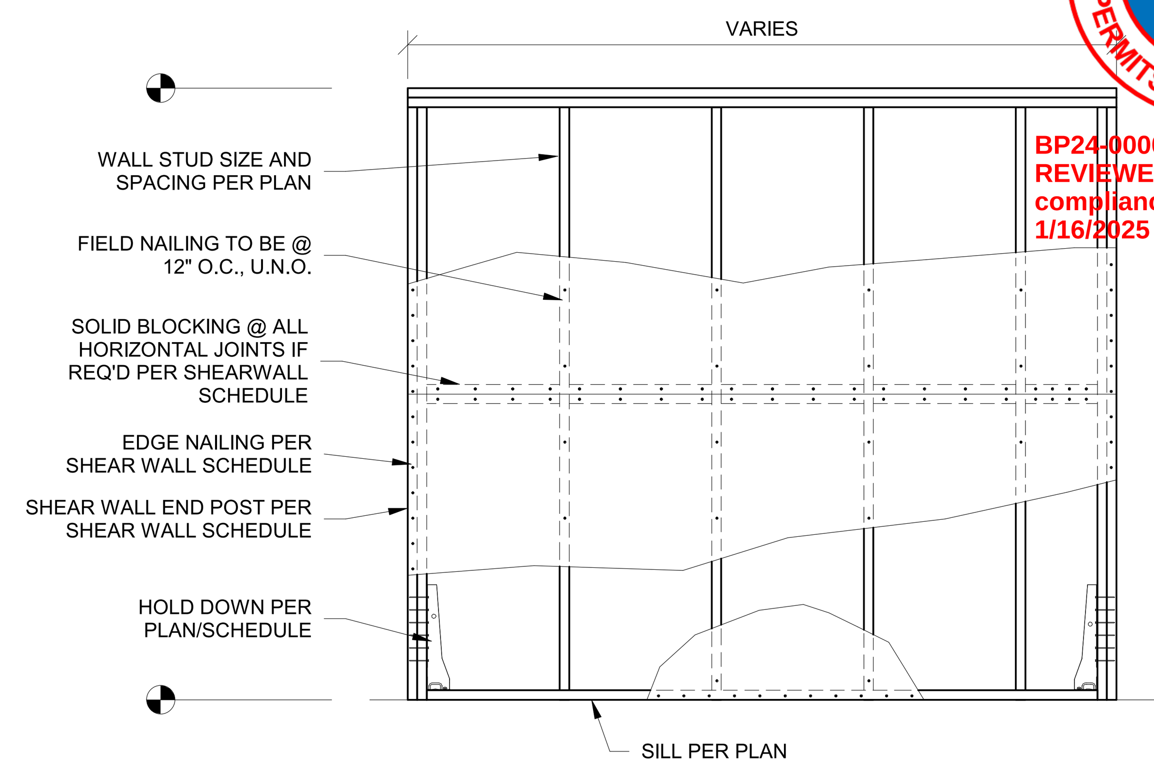
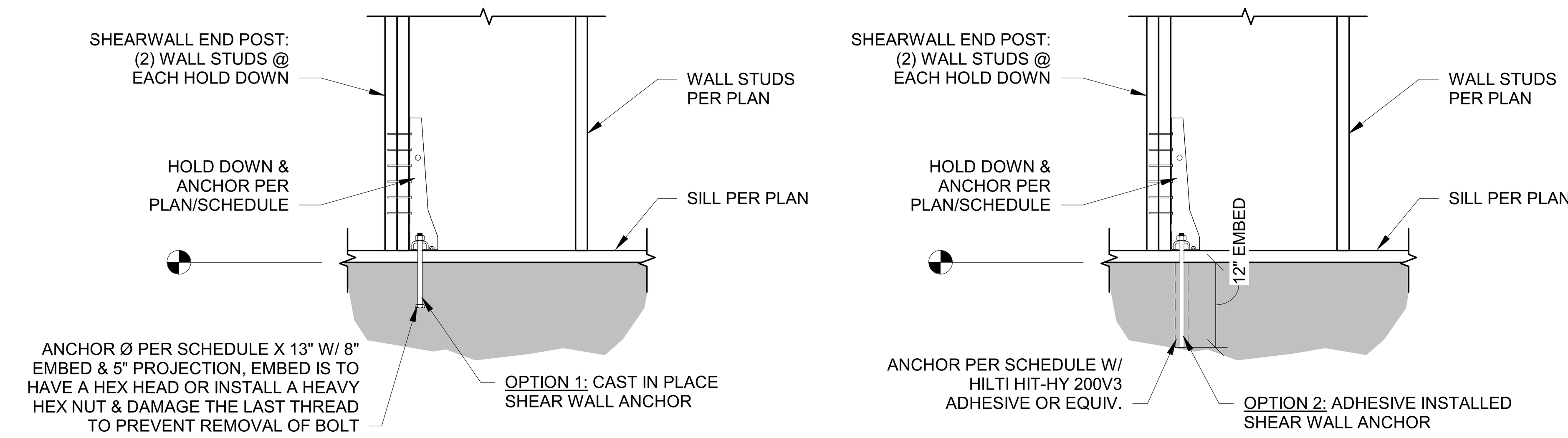


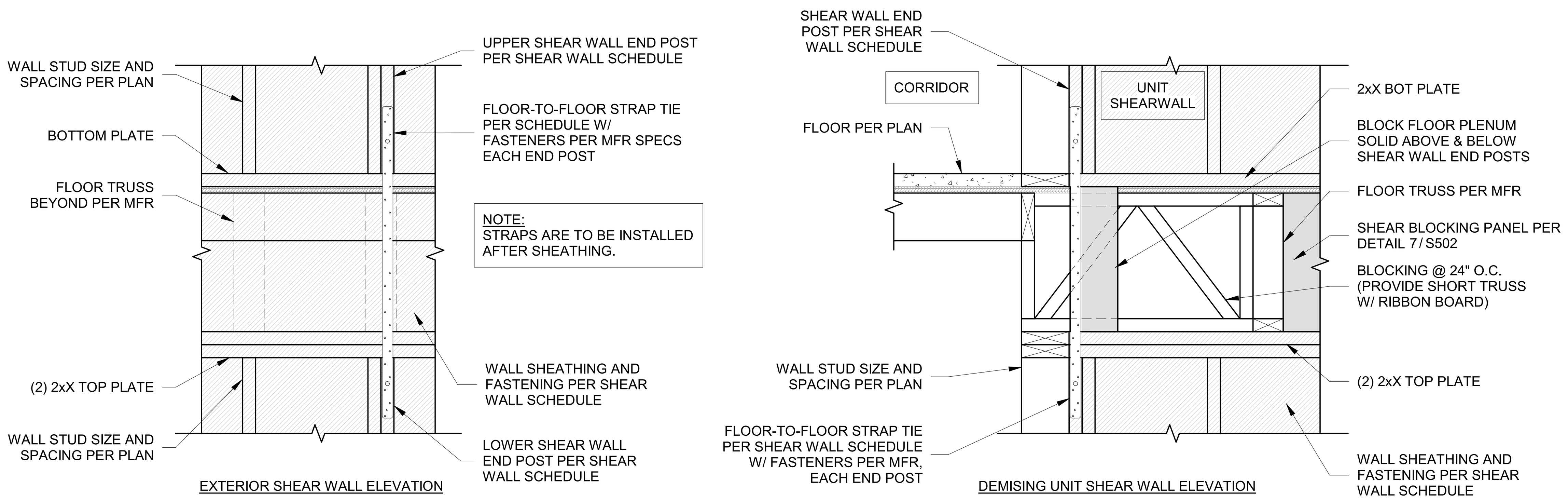
1 S530 TYPICAL SHEARWALL SECTIONS
1" = 1'-0"



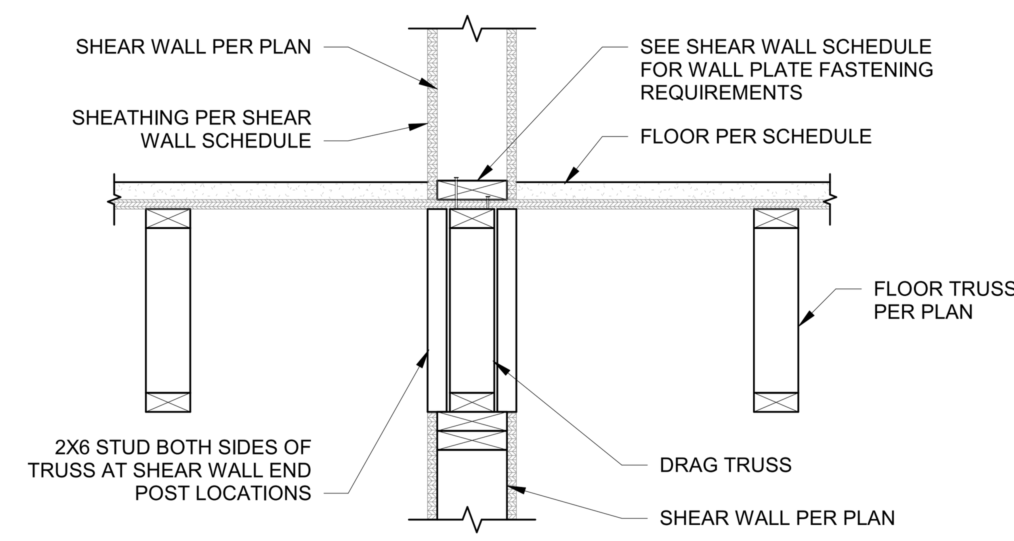
2 S530 SHEARWALL NAILING
1/2" = 1'-0"



3 S530 SHEARWALL HOLD DOWN
3/4" = 1'-0"



4 S530 FLOOR-TO-FLOOR STRAP TIE
1" = 1'-0"



5 S530 SHEARWALL PARALLEL TO FLOOR TRUSSES
1" = 1'-0"

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SHEAR WALL DETAILS

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S530

CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025

Electrical Abbreviations

1P	1 Pole (2P, 3P, 4P, ETC.)
A, Amp	Ampere
AC	Above Counter
ACLG	Above Ceiling
ADO	Automatic Door Opener
AF	Amp Frame
AFF	Above Finished Floor
AFG	Above Finished Grade
AFI	Arc Fault Circuit Interrupter
AGI	Combination Arc and Ground Fault Circuit Interrupter
AHU	Air Handling Unit
AL	Aluminum
ALT	Alternate
AMP	Ampere
AMPL	Amplifier
ANNUN	Annunciator
APPROX	Approximately
AQ-STAT	Aquastat
ARCH	Architect, Architectural
AS	Amp Switch
AT	Amp Trip
ATS	Automatic Transfer Switch
AUTO	Automatic
AUX	Auxiliary
AV	Audio Visual
AWG	American Wire Gauge
BATT	Battery
BD	Board
BLDG	Building
BMS	Building Management System
C	Conduit
CAB	Cabinet
CAT	Catalog
CATV	Cable Television
CB	Circuit Breaker
CCTV	Closed Circuit Television
CKT	Circuit
CLG	Ceiling
COMB	Combination
CMPR	Compressor
CONN	Connection
CONST	Construction
CONT	Continuation Or Continuous
CONTR	Contractor
CONV	Convector
CP	Circulating Pump
CRT	Cathode-Ray Tube
CT	Current Transformer
CTR	Center
CU	Copper
DCP	Domestic Water Circulating Pump
DEPT	Department
DET	Detail
DIA	Diameter
DISC	Disconnect
DIST	Distribution
DN	Down
DPR	Damper
DS	Safety Disconnect Switch
DT	Double Throw
DWG	Drawing
EC	Electrical Contractor
ELEC	Electric, Electrical
ELEV	Elevator
ELU	Emergency Lighting Unit
EM	Emergency
EMS	Energy Management System
EMT	Electrical Metallic Tubing
EP	Electric Pneumatic
EQUIP	Equipment
EWC	Electric Water Cooler
EXIST	Existing
EXH	Exhaust
EXP	Explosion Proof
FA	Fire Alarm
FABP	Fire Alarm Booster Power Supply Panel
FACP	Fire Alarm Control Panel
FCU	Fan Coil Unit
FIXT	Fixture
FLR	Floor
FLUOR	Fluorescent
FU	Fuse
FUDS	Fused Safety Disconnect Switch
GA	Gauge
GAL	Gallon
GALV	Galvanized
GC	General Contractor
GEN	Generator
GFI	Ground Fault Circuit Interrupter
GFP	Ground Fault Protector
GND	Ground
GRS	Galvanized Rigid Steel (Conduit)
GYP BD	Gypsum Board
HOA	Hands-Off-Automatic Switch
HORIZ	Horizontal
HP	Horsepower
HPF	High Power Factor
HT	Height
HTG	Heating
HTR	Heater
HV	High Voltage
HVAC	Heating, Ventilating And Air Conditioning
IC	Interrupting Capacity
IG	Isolated Ground
IMC	Intermediate Metal Conduit
INCAND	Incandescent
IR	Infrared
I/W	Interlock With
J-BOX	Junction Box
KV	Kilovolt
KVA	Kilovolt-Ampere
KVAR	Kilovolt-Ampere Reactive
KW	Kilowatt
KWH	Kilowatt Hour
LOC	Locate Or Location
LT	Light
LTG	Lighting
LTNG	Lightning
LV	Low Voltage
MAX	Maximum
MAG.S	Magnetic Starter
M/C	Momentary Contact
MC	Mechanical Contractor

MCB	Main Circuit Breaker
MCC	Motor Control Center
MDC	Main Distribution Center
MDP	Main Distribution Panel
MFR	Manufacturer
MFS	Main Fused Disconnect Switch
MH	Manhole
MIC	Microphone
MIN	Minimum
MISC	Miscellaneous
MLO	Main Lugs Only
MMS	Manual Motor Starter
MOA	Multioutlet Assembly
MSP	Motor Starter Panelboard
MSBD	Main Switchboard
MSS	Motor Starter Switch
MT	Mount
MT.C	Empty Conduit
MTS	Manual Transfer Switch
MTR	Motor, Motorized
N.C.	Normally Closed
NEC	National Electrical Code
NEMA	National Electrical Manufacturer's Association
NFDS	Non-Fused Safety Disconnect Switch
NIC	Not In Contract
NL	Night Light
N.O.	Normally Open
NPF	Normal Power Factor
NTS	Not To Scale
OC	On Center
OH	Overhead
OL	Overloads
PA	Public Address
PB	Pull Box Or Pushbutton
PE	Pneumatic Electric
PED	Pedestal
PF	Power Factor
PH	Phase
PIV	Post Indicating Valve
PNL	Panel
PP	Power Pole
PR	Pair
PRI	Primary
PROJ	Projection
PRV	Power Roof Ventilator
PT	Potential Transformer
PVC	Polyvinyl Chloride (Conduit)
PWR	Power
QUAN	Quantity
RCPT	Receptacle
REQD	Required
RM	Room
RSC	Rigid Steel Conduit
RTU	Roof Top Unit
SC	Surface Conduit
SEC	Secondary
SHT	Sheet
SIM	Similar
SLD	Single-Line Diagram
S/N	Solid Neutral
SPEC	Specification
SPKR	Speaker
SP	Spare
SPP	Single-Point Power
SR	Surface Raceway
SS	Stainless Steel
SSW	Selector Switch
S/S	Stop/Start Pushbuttons
STA	Station
STD	Standard
SURF	Surface Mounted
SW	Switch
SWBD	Switchboard
SYM	Symmetrical
SYS	System
TEL	Telephone
TERM	Terminal
TL	Twist Lock
TR	Tamper Resistant
T-STAT	Thermostat
TTC	Telephone Terminal Cabinet
TV	Television
TVTC	Television Terminal Cabinet
TYP	Typical
UC	Under Counter
UE	Underground Electrical
UG	Underground
UH	Unit Heater
UT	Underground Telephone
UTIL	Utility
UV	Ultraviolet
V	Volt
VA	Volt-Amperes
VDT	Video Display Terminal
VERT	Vertical
VFD	Variable Frequency Drive
VOL	Volume
W	Watt
W/	With
WG	Wire Guard
WH	Water Heater
W/O	Without
WP	Weatherproof
XFMR	Transformer
XFR	Transfer

∠	Angle
@	At
▲	Delta
'	Feet
"	Inches
#	Number
Ø	Phase
C	Center Line
P	Plate

Electrical Symbol Legend

Lighting Symbols

Lighting Fixtures, Typical, Rectangular (Various Symbols)
Filled circles indicate recessed.
Open circles indicate surface-mounted.
Diagonal line indicates lensed.
Outer dots indicate suspended.

Lighting Fixtures, Typical, Round (Various Symbols)
Center dot indicates pendant.
Diagonal line indicates lensed.
Chevron indicates wall wash.

Wall-mounted fixtures, Typical (Various Symbols)

Strip Fixture

Directional Light, Track Light, Flood Light

Linear Light, Tape Light

Emergency Lighting Unit, Ceiling-Mounted, Integral Battery

Emergency Lighting Unit, Ceiling-Mounted, Remote Battery

Emergency Lighting Unit, Wall-Mounted, Integral Battery

Emergency Lighting Unit, Wall-Mounted, Remote Battery

Exit Light, Ceiling-Mounted. Shading and arrows indicate faces and directional chevrons.

Exit Light, Wall-Mounted. Shading and arrows indicate faces and directional chevrons.

Exit/ELU Combo

Pole/Area Lights

Post-Top Area Light

Bollard Light

Diagonal hatch indicates light on a critical circuit.

Solid hatch indicates light on an emergency or life safety circuit.

$ Single-Pole Switch
$ Two-Pole Switch
$ Three-Pole Switch

Switch Modifiers:

3: 3-Way	OS: Occupancy Sensor
4: 4-Way	VS: Vacancy Sensor
K: Keyed	CT: Above-Counter
D: Dimming	LV: Low-Voltage
T: Timer	M: Motor-Rated

Lighting Contactor

LC Lighting Control Panel

OS Occupancy Sensor

DL Daylight Harvesting Sensor

Lighting Tags

A
MDP:1a

Top Value: Fixture Type ID (Underlined)
Bottom Value, Lowercase Letter: Switch ID
Bottom Value, Number(s): Circuit Number
Bottom Value, Uppercase Letter(s): Panel

Absence of a switch designation on a lighting fixture indicates fixture is controlled by the only switch in the space. An "x" in place of the switch designation indicates unswitched.

$a OSa
Switch ID indicated by a lowercase letter. Switch IDs are unique per space. A switch with an ID "a" controls all devices within the space in which it is located tagged with "a". A switch without a tagged ID controls all lighting fixtures within a space. ID tags may be used on control devices other than switches, such as occupancy sensors or contactors.

Grounding and Lightning Protection Symbols

Ground Rod

Ground Rod with Test Well

Static Ground Receptacle

Lightning Protection Air Terminal

Lightning Protection Conductor Splice

Power Symbols

Wall Ceiling Floor

Simplex Receptacle

Duplex Receptacle

6-30

Quadruplex Receptacle

Special Receptacle, Type as Indicated

Receptacle Modifiers:
##": Height AFF
CT: Mounted Above Counter Top
GFI: Ground-Fault Circuit Interrupter
WP: Weatherproof In-Use Cover

Half shading indicates split (typically switched)

Outside shading indicates emergency circuit

Center shading indicates isolated ground

Multioutlet Assembly
Filled squares indicate 120V outlet
Open squares indicate with USB

Cord Reel, Device Varies

Drop Cord, Device Varies

J Junction Box

F1 Floor Box, see schedule for type

Emergency Power Off

DO Door Opener Push Plate

M Power Meter

Safety Switch, Fused

Safety Switch, Unfused

Motor Starter

Combination Starter/Disconnect

Contactor

Power Device and Equipment Tags

LP1A1a
Electrical DeviceTags: Uppercase letter(s) indicates Panel ID and circuit number. Lowercase letter indicates designation of controlling switch (where applicable).

XX-1
Equipment Tags: Equipment ID is indicated by an underlined tag adjacent to the equipment. See the equipment connection schedule for description, electrical requirements, and panel and circuit number. Symbols/graphic appearance of equipment varies.

Wiring

Solid, arced lines connecting equipment, devices, or fixtures indicate unswitched power circuiting. Wires are only intended to indicate to what circuit devices are connected. Actual connections, circuit routing, installtion, junction boxes, etc. shall be field-determined by the contractor.

Dashed, arced lines connecting equipment, devices, or fixtures indicate switched power.

Home run to branch circuit panelboard. The equipment name and circuit number(s) are indicated, separated by a hyphen. Homeruns are only intended to indicate panel and circuit number. Actual homerun location shall be field-determined by the contractor.

Power Distribution Equipment

SB1 MDP HP1A LP1A

Hatched fill indicates distribution panel or switchboard.
Solid fill indicates branch panel or load center.
Dashed box indicates code-required clearance (width and depth).
Door indicates front of recessed panel.

Devices and fixtures are tagged with Panel and circuit number. For example, a device tagged with "A:1" indicates the device is circuited to panel designated "A," circuit number 1.

T1
Transformer: Typically transformer names begin with or contain the letter "T". See Single-Line Diagram for description and requirements.

Telecom Symbols

Wall Ceiling Floor

Data Outlet

Telephone Outlet

Data/Telephone Outlet

Outlet Modifiers:
##": Height AFF OC
CT: Mounted Above Counter Top

Wireless Access Point

TV TV Outlet

Nurse Call Symbols

N Nurse Call Corridor Light
Number of lights as indicated

X Nurse Call Device
B: Code Blue
D: Duty Station
E: Emergency
P: Patient Call
S: Staff

XXXX Nurse Call Control Unit
NCAP: Nurse Call Annunciator Panel
NCHS: Nurse Call Host Controller
NCPA: Nurse Call Power Supply
NCTC: Nurse Call Terminal Cabinet
NCUPS: Uninterruptable Power Supply

Security Symbols

Security Camera
PTZ: Pan/Tilt/Zoom

CR Card Reader

CK Card Reader with Keypad

TV CC Closed Circuit TV Outlet

DC Door Contact

ES Electric Strike

IC Intercom

ML Magnetic Lock

RX Request to Exit Button

REX Request to Exit Sensor

MD Motion Detector

XXX Security Control Unit
SCP: Security Control Panel
SPS: Security Power Supply Unit

Construction Phasing
(Typical All Symbols and Equipment)

Existing to Remain

Existing to Be Demolished

New

Miscellaneous

Area Not in Contract

Note by Symbol

Callout:
Top Value: Detail Number on Sheet
Bottom Value: Sheet Number of Detail

Room
1
Room Name and Number

Fire Alarm Symbols

P Manual Pull Station

F Horn, Wall

F Horn, Ceiling

Strobe, Wall, Candela as indicated

Strobe, Ceiling, Candela as indicated

Horn/Strobe, Wall, Candela as indicated

Horn/Strobe, Ceiling, Candela as indicated

Remote Indicator w/ Test Switch, Wall

Remote Indicate w/ Test Switch, Ceiling

Smoke Detector

Heat Detector

CO Carbon Monoxide Detector

T Beam Detector T: Transmitter R: Receiver

Combination Detector (Up to Three)

Duct Smoke Detector

Smoke Damper

Door Holder

DCL Door Closer

Fire Service Phone

XXX Addressible Module
AIM: Addressible Input Module
AOM:Addressible Output Control Module
AIO: Addressible Input/Output Module

CM Fire Alarm Control Unit
EVAC: Voice Evacuation Control Panel
FAA: Fire Alarm Annunciator
FACP: Fire Alarm Control Panel
FATC: Fire Alarm Terminal Cabinet
NACP: Notification Appliance Circuit Panel
FAMN: Fire Alarm Mass Notification Control Panel

XX Supervisory or Interface Device
PIV: Post Indicator Valve Supervisory
PS: Pressure Switch
R: Non-Addressible Relay
VS: Valve Supervisory Switch
WF: Water Flow Switch

GENERAL ELECTRICAL NOTES

A. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR INSTALLATION OF PLUMBING AND MECHANICAL INSTALLATION. CONDUITS SHALL BE ROUTED THROUGH JOIST WEBS WHERE POSSIBLE.
B. VERIFY EXACT PLACEMENT OF ALL LUMINAIRES, DEVICES, AND EQUIPMENT SHOWN ON THE ELECTRICAL CONSTRUCTION DOCUMENTS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS PRIOR TO FINAL PLACEMENT.
C. ELECTRICAL EQUIPMENT AND DEVICES SHALL BE "LISTED" AND "IDENTIFIED" AS RATED FOR A MINIMUM OF 75°C CONDUCTOR TERMINATION.
D. DEFINITION OF TERMS
"SHALL": ACTION THAT IS REQUIRED WITHOUT OPTION OR QUALIFICATION.
"FURNISH": CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING.
"INSTALL": CONTRACTOR SHALL BE RESPONSIBLE FOR LABOR AND CONSTRUCTION EQUIPMENT NECESSARY TO SET IN PLACE, CONNECT, CALIBRATE AND TEST EQUIPMENT FURNISHED BY HIM OR OTHERS.
"PROVIDE": CONTRACTOR SHALL FURNISH AND INSTALL.

MOUNTING HEIGHT REQUIREMENTS:

UNLESS SPECIFICALLY INDICATED OTHERWISE, THE FOLLOWING MOUNTING HEIGHTS SHALL APPLY:

- RECEPTACLES — 16" TO BOTTOM
- TELECOMMUNICATIONS OUTLETS — 16" TO BOTTOM
- LIGHT SWITCHES — 48" TO TOP
- THERMOSTATS — 48" TO TOP
- HUMIDISTATS — 48" TO TOP
- FIRE ALARM PULL STATIONS — 48" TO TOP
- FIRE ALARM NOTIFICATION DEVICES — LOWER OF: 88" TO BOTTOM OR TOP AT 6" BELOW CEILING

GENERAL LIGHTING NOTES

A. THE CIRCUITING OF ALL LUMINAIRES HAS BEEN SHOWN ON THE PLANS, AND THE CONTRACTOR SHALL FOLLOW THIS CIRCUITING LAYOUT.
B. CIRCUIT ALL EMERGENCY LIGHTS, NIGHT LIGHTS AND EXIT LIGHTS TO AN UNSWITCHED HOT CONDUCTOR, UPSTREAM OF ALL CONTROLS.
C. DIRECT CURRENT POWER WIRING FROM EXIT SIGNS TO REMOTE EXTERIOR EMERGENCY LIGHTING HEADS SHALL BE (2) #10 IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.
D. IN AREAS WHERE CEILING MOUNTED OCCUPANCY SENSORS ARE USED FOR LIGHTING CONTROL IN CONJUNCTION WITH WALL SWITCHES, OCCUPANCY SENSOR/POWER PACK SHALL SWITCH LEG SHALL BE WIRED IN SERIES WITH WALL SWITCHES TO PROVIDE OVERRIDE "OFF" CONTROL FOR LIGHTS.
E. CONTROL WIRING FOR 0-10 V-dc DIMMING SIGNAL CIRCUITS SHALL BE NEC CLASS 1, ROUTED IN SAME RACEWAY/CABLE WITH LIGHTING CIRCUIT POWER CONDUCTORS. WIRING SHALL CONSIST OF (2) #16 SOLID CU THHN OR TFN CONDUCTORS. CONDUCTOR INSULATION COLOR SHALL BE VIOLET (+ V-dc) AND PINK (- V-dc). WHERE MC-CABLE IS USED FOR FINAL 6' POWER CONNECTION WHIP TO LUMINAIRE, UTILIZE "LUMINARY" TYPE MC-CABLE WITH INTEGRAL CLASS 1 CONTROL WIRING.

GENERAL POWER NOTES

A. THE CIRCUITING OF ALL DEVICES HAS BEEN SHOWN ON THE PLANS, AND THE CONTRACTOR SHALL FOLLOW THIS CIRCUITING LAYOUT.
B. VERIFY EXACT LOCATIONS OF HVAC AND PLUMBING EQUIPMENT WITH THE GENERAL CONTRACTOR AND ASSOCIATED SUBCONTRACTORS. COORDINATE CONDUIT STUB-UP AND POWER CONNECTIONS PRIOR TO COMMENCING ROUGH-IN WORK. ELECTRICAL DEVICES (DISCONNECTS, RECEPTACLES, ETC.) INSTALLED ON EQUIPMENT SHALL BE MOUNTED ON A NON-REMOVABLE PANEL OF THE EQUIPMENT. FIELD COORDINATE EXACT DEVICE MOUNTING LOCATIONS PRIOR TO INSTALLATION.
C. WALL MOUNTED HVAC CONTROL DEVICES (THERMOSTATS, TEMPERATURE SENSORS, HUMIDISTATS, CO_2 SENSORS, ETC) SHALL BE PROVIDED BY MECHANICAL CONTRACTOR. UNLESS NOTED OTHERWISE, ELECTRICAL CONTRACTOR SHALL PROVIDE SINGLE GANG WALL BOX WITH 1/2" CONDUIT STUBBED OUT TO ABOVE ACCESSIBLE CEILING WITH NYLON BUSHINGS AND PULLSTRING IN RACEWAY. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF DEVICES.

GENERAL TELECOMMUNICATIONS NOTES

A. PROVIDE THE FOLLOWING RACEWAY ROUGH-IN FOR TELECOMMUNICATIONS OUTLET TYPES INDICATED:
- WALL PHONE OUTLET: 2"x4"x2-1/8" DEEP DEVICE BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING.
- PHONE/DATA OUTLET: 4-11/16" SQUARE x 3-1/4" DEEP BOX (RACO #260 OR EQUAL) WITH 1-GANG DEVICE RING AND 1-1/4" CONDUIT TO ABOVE ACCESSIBLE CEILING.
- TV OUTLET: 4-11/16" SQUARE x 3-1/4" DEEP BOX (RACO #260 OR EQUAL) WITH 2-GANG DEVICE RING AND (1) 2" CONDUIT TO ABOVE ACCESSIBLE CEILING.

B. PROVIDE NYLON BUSHINGS FOR ALL CONDUIT ENDS NOT CONNECTED TO A BOX OR FITTING TO PROTECT CABLING FROM DAMAGE.
C. CONDUITS FROM EACH OUTLET SHALL BE STUBBED 2" ABOVE THE FINISHED CEILINGS IN AREAS WITH ACCESSIBLE TILES. IN AREAS WITH OPEN CEILINGS, STUB CONDUIT INTO STRUCTURAL JOIST SPACE.
D. PROVIDE BLANK, STAINLESS STEEL COVER PLATES FOR ALL OUTLETS NOT ACTIVATED BY OWNER.
E. PROVIDE SUITABLE PULL STRING IN ALL CONDUITS.
F. ALL TELECOMMUNICATIONS AND A/V CABLING, JACKS, CONNECTORS, TERMINATIONS, EQUIPMENT AND TESTING SHALL BE PROVIDED BY OWNER.

GENERAL FIRE ALARM NOTES

A. FIRE ALARM CABLING SHALL BE INSTALLED IN CONDUIT WHERE EXPOSED, INACCESSIBLE, AND WHERE SUBJECT TO PHYSICAL DAMAGE.
B. DUCT TYPE SMOKE DETECTORS SHALL BE FURNISHED AND WIRED BY FIRE ALARM CONTRACTOR, INSTALLED IN DUCT BY MECHANICAL CONTRACTOR.
C. FIRE ALARM SYSTEM HVAC SHUT DOWN RELAYS SHALL BE PROVIDED AND WIRED TO FIRE ALARM CONTROL PANEL BY FIRE ALARM CONTRACTOR. LOCATE RELAYS WITHIN 5' OF HVAC EQUIPMENT AND PROVIDE CONDUIT WITH PULL STRING FROM RELAY TO EQUIPMENT. UNIT SHUT DOWN CONTROL WIRING SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.
D. AT LOCATION OF SMOKE DAMPERS AND COMBINATION FIRE/SMOKE DAMPERS, PROVIDE DUCT OR AREA SMOKE DETECTOR (AS SHOWN ON PLANS) WITHIN 5' OF DAMPER AND WIRE TO FIRE ALARM CONTROL PANEL. PROVIDE FIRE ALARM RELAY FOR CONTROL OF 120V POWER TO DAMPER ACTUATOR. DAMPER SHALL CLOSE UPON DETECTION OF SMOKE.
E. IN ADDITION TO VALVES INSTALLED ON FIRE SPRINKER SYSTEM RISER, ALL VALVES INSTALLED OUTSIDE THE BUILDING (POST INDICATOR VALVE, TAPPING SLEEVE VALVE, ETC.) SHALL BE SUPERVISED BY THE FIRE ALARM SYSTEM. PROVIDE ADDRESSABLE MONITORING MODULE AND SURGE PROTECTION DEVICE (DITEK #DTK-2MHLP48B) FOR EACH MONITORED VALVE. COORDINATE WITH GC AND SITE WORK CONTACTOR FOR ALL VALVES INSTALLED. MONITORING IS NOT REQUIRED FOR VALVES INSTALLED IN ROADWAY BOXES BY THE MUNICIPALITY/PUBLIC UTILITY.

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Electrical Sheet List

E0.1	ELECTRICAL TITLE SHEET
E1.1	ELECTRICAL PLANS
E1.2	ELECTRICAL PLANS
E1.3	SPECIAL SYSTEMS PLANS
E1.4	SPECIAL SYSTEMS PLANS
E4.1	ENLARGED ELECTRICAL UNIT PLANS
E6.1	ELECTRICAL SCHEDULES AND DETAILS
E6.2	ELECTRICAL LOADS AND RISERS
E6.3	ELECTRICAL SCHEDULES

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SHEET NO.:
E0.1

NOTES BY SYMBOL

1 INSTALL RECEPTACLE ON WALL OF ELEVATOR PIT. VERIFY EXACT LOCAT[illegible] IPMENT INSTALLER.
2 SWITCH EXHAUST FAN WITH ROOM LIGHTS.
3 PROVIDE NEMA6-20R RECEPTACLE FOR CORD AND PLUG CONNECTION OF [illegible] ACE CONFIGURATION WITH PTAC SUPPLIED BY MECHANICAL CONTRACTOR. INST[illegible] ONCEALED IN UNIT SUB-BASE.
4 ROUTE CIRCUIT THROUGH CONTACTOR INDICATED ON DETAIL 2:E6.1.
5 PROVIDE 30A/2P, SINGLE THROW, MANUAL MOTOR CONTROLLER SNAP SWITCH IN NEMA 1 ENCLOSURE. HUBBELL #HBL7842D OR EQUAL. MAKE FINAL FLEXIBLE CONNECTION TO BLOWER COIL/ELECTRIC HEAT.
6 ROUTE 120V CIRCUIT FOR HOT WATER RECIRCULATION PUMP THROUGH ADJACENT AQUASTAT. PROVIDE 20A/1P SNAP SWITCH ADJACENT TO PUMP AND MAKE FINAL FLEXIBLE CONNECTION. COORDINATE WITH PLUMBING CONTRACTOR.
7 30A/2P NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE. MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY.
8 120V POWER FOR FIRE SPRINKLER SYSTEM FLOW SWITCH(ES) AND BELL. PROVIDE #8 CU BONDING JUMPER FROM CIRCUIT EQUIPMENT GROUNDING CONDUCTOR TO METAL SPRINKLER SYSTEM PIPING AT AN ACCESSIBLE LOCATION PER NEC 250.104(B). COORDINATE WORK WITH FIRE SPRINKLER SYSTEM INSTALLER.
9 PROVIDE 120V POWER CONNECTION TO ELEVATOR SUMP PUMP ALARM PANEL AND 1" CONDUIT WITH PULL STRING STUBBED INTO ELEVATOR PIT FOR CONTROL CABLING. COORDINATE ALL WORK WITH PLUMBING CONTRACTOR.
10 2-HOUR DIAL TIMER OVERRIDE SWITCH FOR SWITCHED RECEPTACLES. SEE 2:E6.1.
11 ONE RECEPTACLE SHALL BE CONNECTED TO CIRCUIT P1:2 (UNCONTROLLED) AND THE OTHER RECEPTACLES SHALL BE CONNECTED TO CIRCUIT P1:4 (CONTROLLED). CONTROLLED RECEPTACLE SHALL BE MARKED IN ACCORDANCE WITH NEC 406.3(E).
12 TIMECLOCK AND CONTACTORS FOR EXTERIOR LIGHTING AND OFFICE RECEPTACLE CONTROL, RE: 2:E6.1.
13 INSTALL LUMINAIRE ON WALL OF ELEVATOR PIT. VERIFY EXACT LOCATION WITH ELEVATOR EQUIPMENT INSTALLER. INSTALL LIGHT SWITCH ADJACENT TO PIT LADDER AT 48" ABOVE FLOOR LANDING.
14 ELECTRIC SERVICE EQUIPMENT, SEE RISER DIAGRAM ON SHEET E6.2.

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GENERAL ELECTRICAL NOTES

A. ELECTRICAL EQUIPMENT AND DEVICES SHALL BE "LISTED" AND "IDENTIFIED" AS RATED FOR A MINIMUM OF 75°C CONDUCTOR TERMINATION.

B. THE CIRCUITING OF ALL LIGHT AND RECEPTACLE OUTLETS HAS BEEN SHOWN ON THE PLANS, AND THE CONTRACTOR SHALL FOLLOW THIS CIRCUITING LAYOUT .

C. CIRCUIT ALL EMERGENCY LIGHTS, NIGHT LIGHTS AND EXIT LIGHTS TO AN UNSWITCHED HOT CONDUCTOR , UPSTREAM OF ALL CONTROLS.

D. WALL MOUNTED HVAC CONTROL DEVICES (THERMOSTATS, TEMPERATURE SENSORS, ETC) SHALL BE PROVIDED BY MECHANICAL CONTRACTOR. UNLESS NOTED OTHERWISE, ELECTRICAL CONTRACTOR SHALL PROVIDE SINGLE GANG WALL BOX AT 46" AFF AND 1/2" CONDUIT STUBBED OUT TO ABOVE ACCESSIBLE CEILING WITH NYLON BUSHINGS AND PULLSTRING IN RACEWAY. REFER TO MECHANICAL DRAWINGS FOR LOCATIONS OF DEVICES.

E. COORDINATE INSTALLATION OF ELECTRICAL WORK ABOVE THE CEILING TO PROVIDE THE GREATEST POSSIBLE CLEARANCE FOR INSTALLATION OF PLUMBING AND MECHANICAL INSTALLATION. CONDUITS SHALL BE ROUTED THROUGH JOIST WEBS WHERE POSSIBLE.

F. VERIFY EXACT PLACEMENT OF ALL DEVICES SHOWN ON THE ELECTRICAL CONSTRUCTION DOCUMENTS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS PRIOR TO FINAL PLACEMENT.

G. PROVIDE TAMPER PROOF RECEPTACLES IN DWELLING UNITS PER NEC REQUIREMENTS.

H. DEFINITION OF TERMS
* SHALL - ACTION THAT IS REQUIRED WITHOUT OPTION OR QUALIFICATION.
* FURNISH -CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING.
* INSTALL - CONTRACTOR SHALL BE RESPONSIBLE FOR LABOR AND CONSTRUCTION EQUIPMENT NECESSARY TO SET IN PLACE, CONNECT, CALIBRATE AND TEST EQUIPMENT FURNISHED BY HIM OR OTHERS.
* PROVIDE -CONTRACTOR SHALL FURNISH AND INSTALL

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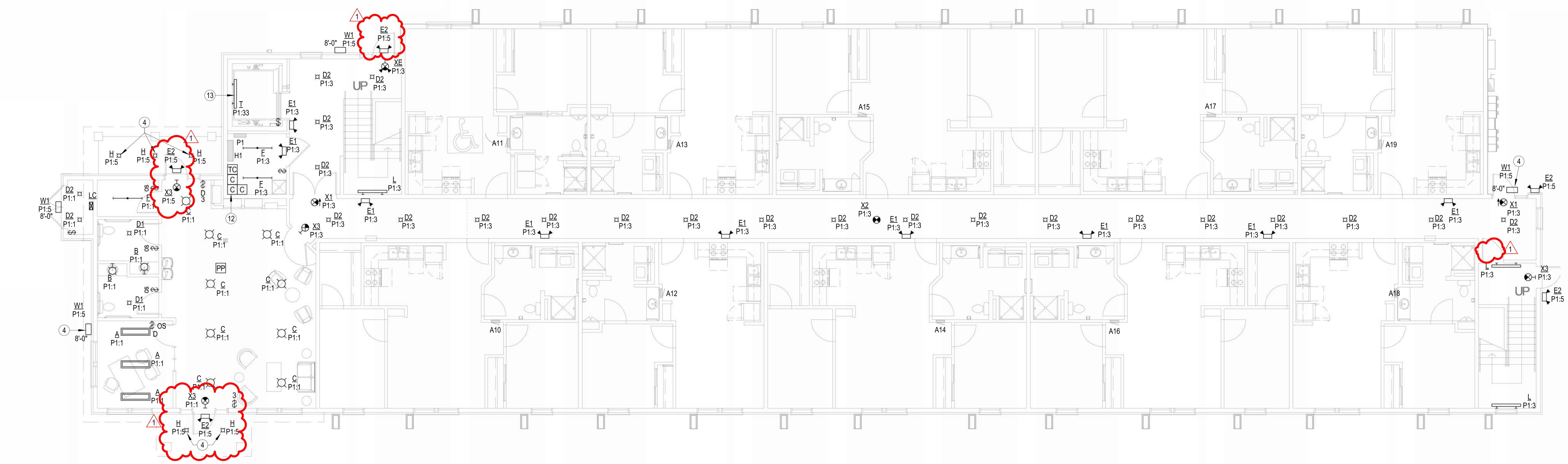
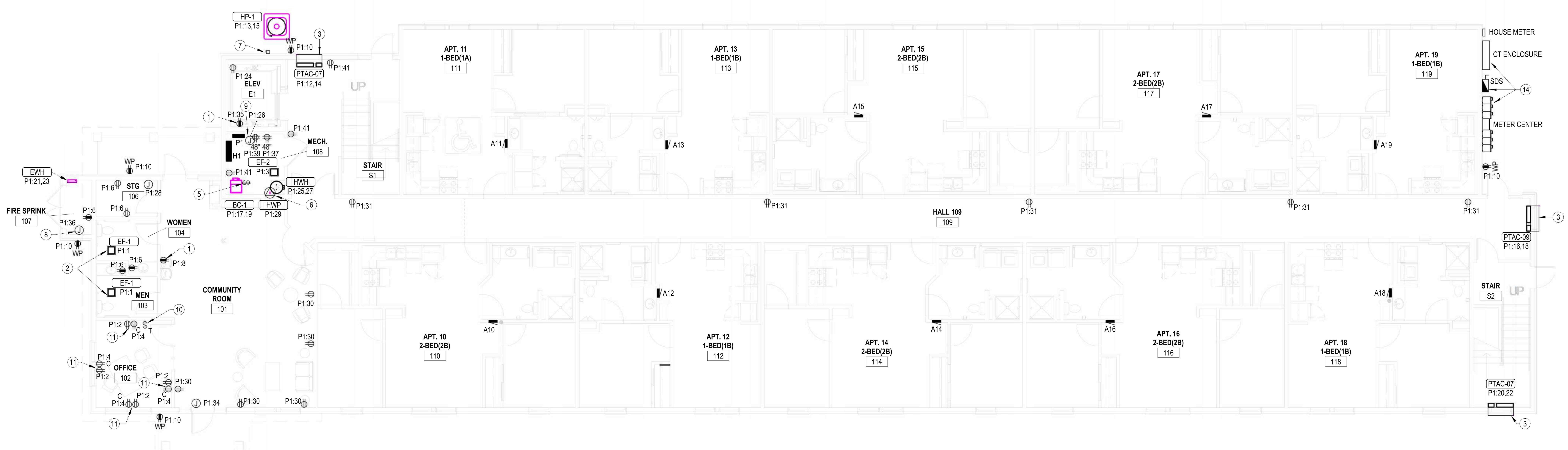
1



2 E1.1 FIRST FLOOR LIGHTING PLAN
1/8" = 1'-0"



1 E1.1 FIRST FLOOR POWER PLAN
1/8" = 1'-0"

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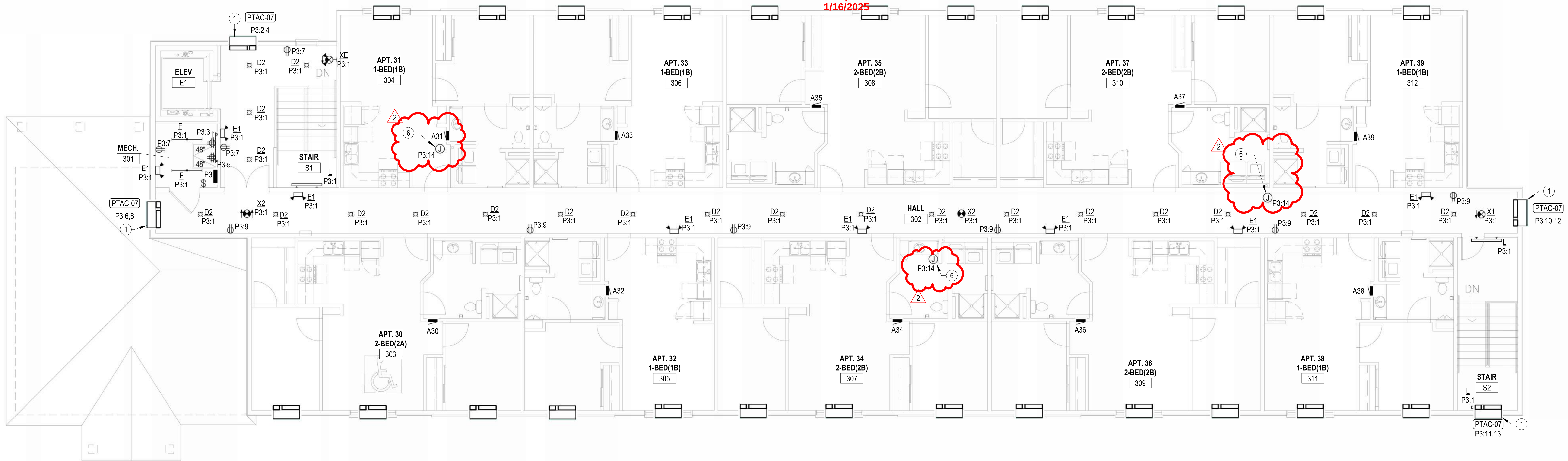


2 THRID FLOOR ELECTRICAL PLAN
E1.2 1/8" = 1'-0"

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.

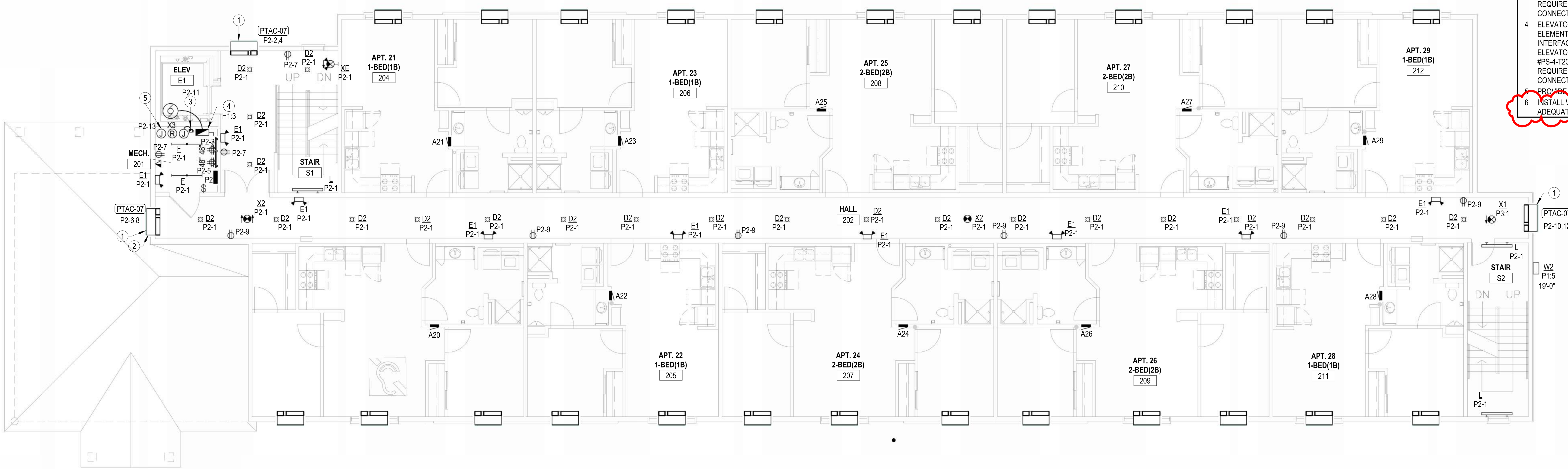
2 INSTALL TOP OF PTAC 12" BELOW FINISHED CEILING. COORDINATE INSTALLATION WITH ARCHITECT AND G.C.

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:E6.1.

5 PROVIDE POWER FOR ELEVATOR SHUNT TRIP CONTROL. SEE 1:E6.1 FOR MORE INFORMATION.

6 INSTALL WEATHERPROOF JUNCTION BOX ON ROOF FOR FUTURE RADON FAN. PROVIDE ADEQUATE LENGTH OF CONDUCTOR FOR CONNECTION TO FUTURE RECEPTACLE. 2



1 SECOND FLOOR ELECTRICAL PLAN
E1.2 1/8" = 1'-0"

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E1.2

GENERAL TELECOMMUNICATIONS NOTES

A. PROVIDE COMPLETE WIRED PHONE AND CATV OUTLETS IN APARTMENT UNITS AS INDICATED ON SHEET E4.1.

B. AT TELECOMMUNICATIONS OUTLETS IN COMMON AREAS, PROVIDE 4" SQUARE x 2-1/8" DEEP BOX WITH 1-GANG DEVICE RING AND (1) 1" CONDUIT STUBBED INTO MECHANICAL ROOM 107.

C. PROVIDE NYLON BUSHINGS FOR ALL CONDUIT ENDS NOT CONNECTED TO A BOX OR FITTING TO PROTECT CABLING FROM DAMAGE.

D. PROVIDE BLANK, STAINLESS STEEL COVER PLATES FOR ALL COMMON AREA TELECOM OUTLETS NOT ACTIVATED BY OWNER.

E. PROVIDE SUITABLE PULL STRING IN ALL CONDUITS.

F. ALL TELECOM DATA CABLING, JACKS, CONNECTORS, TERMINATIONS, EQUIPMENT AND TESTING SHALL BE PROVIDED BY OWNER.

NOTES BY SYMBOL

1 PROVIDE (2) CAT 5e UTP, NEC TYPE 'CMP' CABLES (SUPERIOR ESSEX #51-241-48 OR EQUAL) IN 3/4" CONDUIT FROM FACP TO MAIN TELECOM TERMINAL BOARD FOR CONNECTION TO FA SYSTEM DACT FOR REMOTE MONITORING.

2 SMOKE DETECTOR AND ADDRESSABLE RELAY FOR CONTROL OF ELECTROMAGNETIC DOOR HOLDERS. DOORS SHALL RELEASE UPON DETECTION OF SMOKE.

3 PROVIDE ADDRESSABLE FIRE ALARM RELAYS AND MONITORING MODULES FOR ALL FIRE SPRINKLER FLOW SWITCHES, TAMPER SWITCHES AND BELL/GONG. COORDINATE QUANTITIES AND LOCATIONS WITH FIRE SPRINKLER CONTRACTOR.

4 SMOKE DETECTOR AND HEAT DETECTOR IN ELEVATOR PIT FOR RECALL AND SHUT-DOWN. SEE DETAIL 1, SHEET E6.1.

5 ELEVATOR LOBBY SMOKE DETECTOR FOR ELEVATOR RECALL. SEE DETAIL 1, SHEET E6.1.

6 FIRE ALARM ADDRESSABLE CONTROL MODULE FOR CONTROL OF APARTMENT UNIT'S NOTIFICATION APPLIANCE CIRCUIT. MODULE SHALL BE PROGRAMMED TO ACTIVATE APARTMENT UNIT'S NOTIFICATION APPLIANCES UPON GENERAL BUILDING FIRE ALARM AND UPON ACTIVATION OF ANY SMOKE DETECTOR OR CO DETECTOR WITHIN APARTMENT UNIT. MOUNT FLUSH IN WALL AT 8'-0" AFF.

7 FIRE ALARM SYSTEM SMOKE DETECTOR.

8 PROVIDE 8' LONG SHEET OF 3/4" ACX FIRE RETARDANT PLYWOOD INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF, WIDTH AS REQUIRED. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.

9 4" EMT CONDUIT SLEEVES THROUGH 2ND AND 3RD FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.

10 TELECOMMUNICATIONS GROUND BAR SHALL BE 13-1/4"W x 2"H x 1/4" THICK ELECTRO-TIN PLATED COPPER BUS BAR, COMPLETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS, ERICO #TGBA14L06PT OR EQUAL. MOUNT AT 18" AFF. ALL CONNECTIONS TO GROUND BAR SHALL BE MADE USING COMPRESSION TYPE LUGS.

11 PROVIDE 1" CONDUIT WITH PULL STRING FROM TELECOM OUTLET TO MAIN TELEPHONE TERMINAL BOARD IN MECH 108.

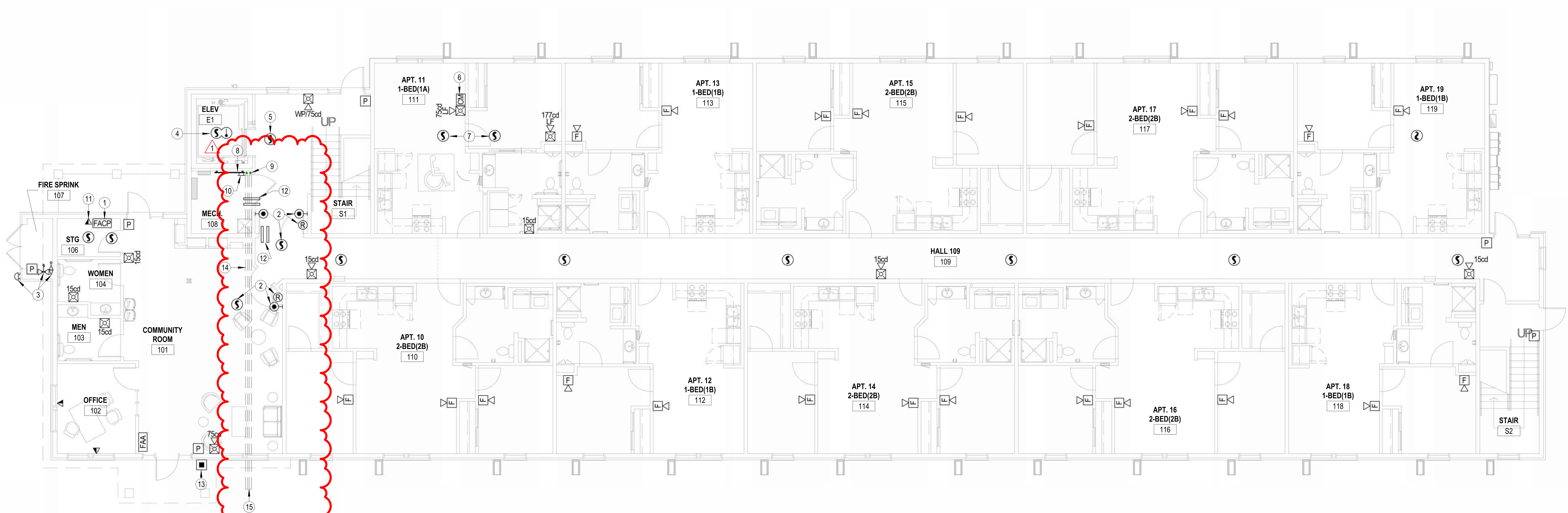
1

12 EMT CONDUIT SLEEVE(S) THROUGH WALL WITH NYLON BUSHINGS FOR COMMUNICATIONS CABLING. QUANTITY AND SIZE AS REQUIRED. INSTALL ABOVE ACCESSIBLE CEILING. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.

13 PROVIDE PUSH BUTTON ROUGH-IN AND PREP DOOR JAM WITH RACEWAY AS INDICATED IN DETAL 3:M6.1 FOR AUTOMATIC DOOR OPENER. COORDINATE EXACT REQUIREMENTS WITH OWNER.

14 PROVIDE (2) 3" CONDUITS FOR COMMUNICATIONS SERVICES. PROVIDE PULL STRING IN EACH RACEWAY.

15 SEE SITE PLAN FOR CONTINUATION.



1 E1.3 FIRST FLOOR SPECIAL SYSTEMS PLAN
1/8" = 1'-0"

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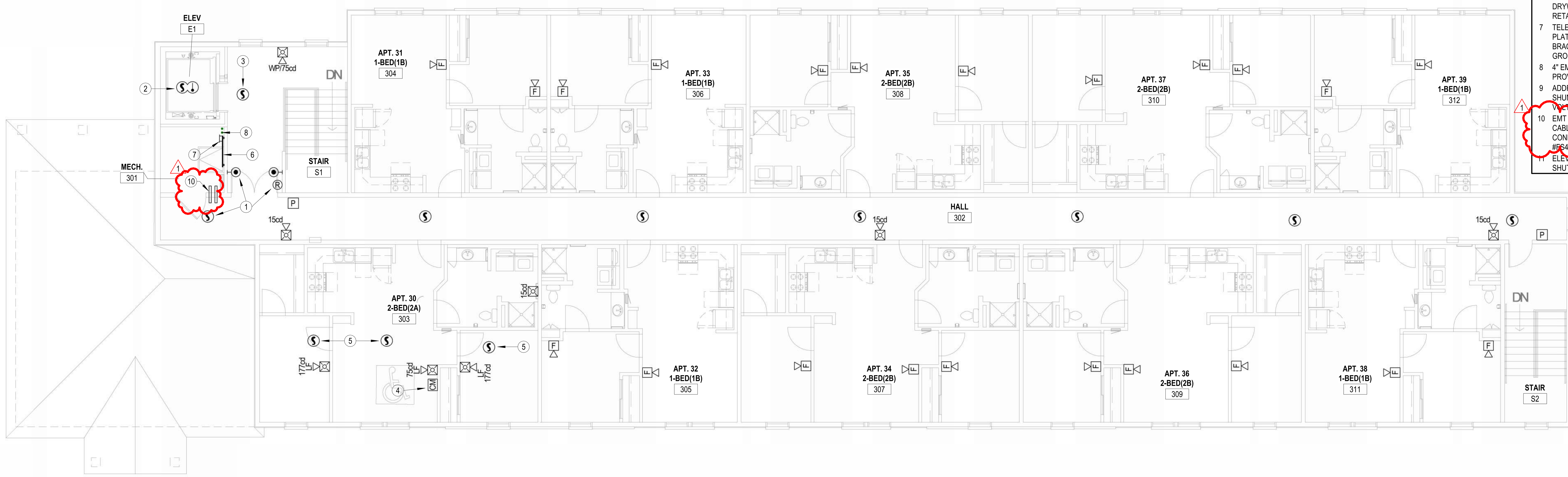
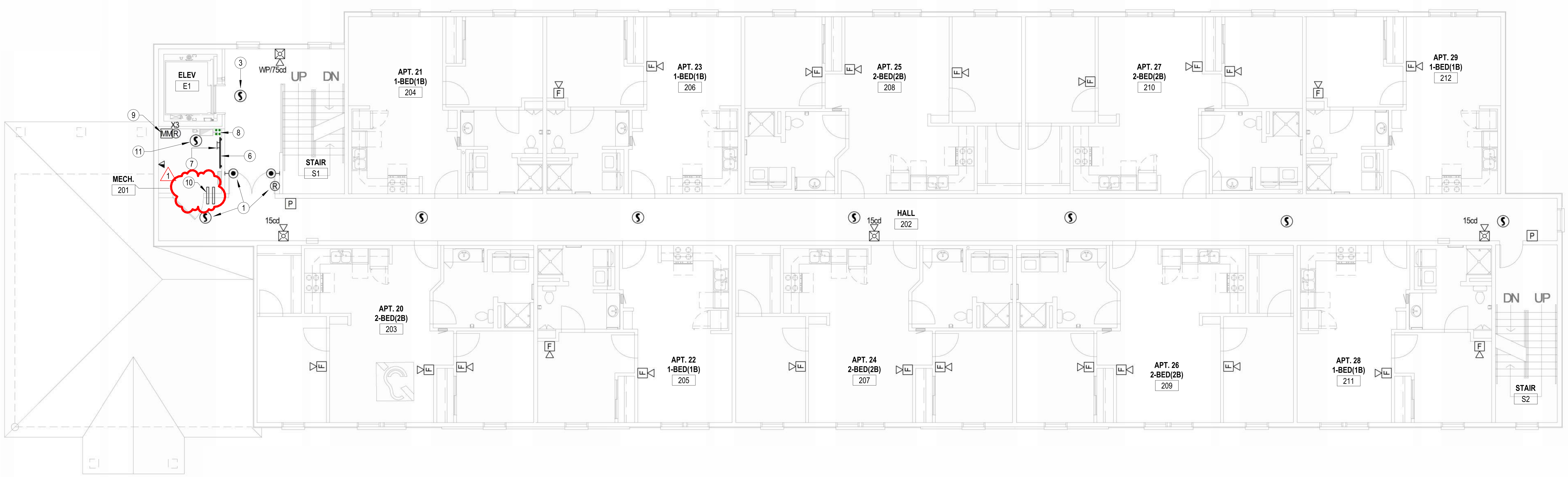
NOTES BY SYMBOL

1. SMOKE DETECTOR AND ADDRESSABLE RELAY FOR CONTROL OF ELECTROMAGNETIC DOOR HOLDERS. DOORS SHALL RELEASE UPON DETECTION OF SMOKE.
2. SMOKE DETECTOR AND HEAT DETECTOR AT TOP OF ELEVATOR HOISTWAY FOR RECALL AND SHUT-DOWN. SEE DETAIL 1, SHEET E6.1.
3. ELEVATOR LOBBY SMOKE DETECTOR FOR ELEVATOR RECALL. SEE DETAIL 1, SHEET E6.1.
4. FIRE ALARM ADDRESSABLE CONTROL MODULE FOR CONTROL OF APARTMENT UNIT'S NOTIFICATION APPLIANCE CIRCUIT. MODULE SHALL BE PROGRAMMED TO ACTIVATE APARTMENT UNIT'S NOTIFICATION APPLIANCES UPON GENERAL BUILDING FIRE ALARM AND UPON ACTIVATION OF ANY SMOKE DETECTOR OR CO DETECTOR WITHIN APARTMENT UNIT. MOUNT FLUSH IN WALL AT 8'-0" AFF.
5. FIRE ALARM SYSTEM SMOKE DETECTOR.
6. PROVIDE 8' LONG SHEET OF 3/4" ACX FIRE RETARDANT PLYWOOD INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF, WIDTH AS REQUIRED. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.
7. TELECOMMUNICATIONS GROUND BAR SHALL BE 13-1/4"W x 2"H x 1/4" THICK ELECTRO-TIN PLATED COPPER BUS BAR, COMPLETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS, ERICO #TGBA14L06PT OR EQUAL. MOUNT AT 18" AFF. ALL CONNECTIONS TO GROUND BAR SHALL BE MADE USING COMPRESSION TYPE LUGS.
8. 4" EMT CONDUIT SLEEVES THROUGH 2ND AND 3RD FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
9. ADDRESSABLE FIRE ALARM RELAYS FOR ELEVATOR RECALL, FIREMAN'S HAT, AND POWER SHUNT-TRIP, AND ADDRESSABLE MONITORING MODULE FOR MONITORING OF SHUNT TRIP VOLTAGE. SEE DETAIL #, SHEET E#.#.
10. 1 EMT CONDUIT SLEEVE(S) THROUGH WALL WITH NYLON BUSHINGS FOR COMMUNICATIONS CABLING. QUANTITY AND SIZE AS REQUIRED. INSTALL ABOVE ACCESSIBLE CEILING. WHERE CONDUITS PENETRATE FIRE WALL, PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD #FS4R-RED) AT BOTH ENDS.
11. ELEVATOR MACHINE ROOM SMOKE AND HEAT DETECTORS FOR ELEVATOR RECALL AND SHUT-DOWN. SEE DETAIL 1, SHEET E6.1.



2 E1.4 THRID FLOOR SPECIAL SYSTEMS PLAN
1/8" = 1'-0"



1 E1.4 SECOND FLOOR SPECIAL SYSTEMS PLAN
1/8" = 1'-0"

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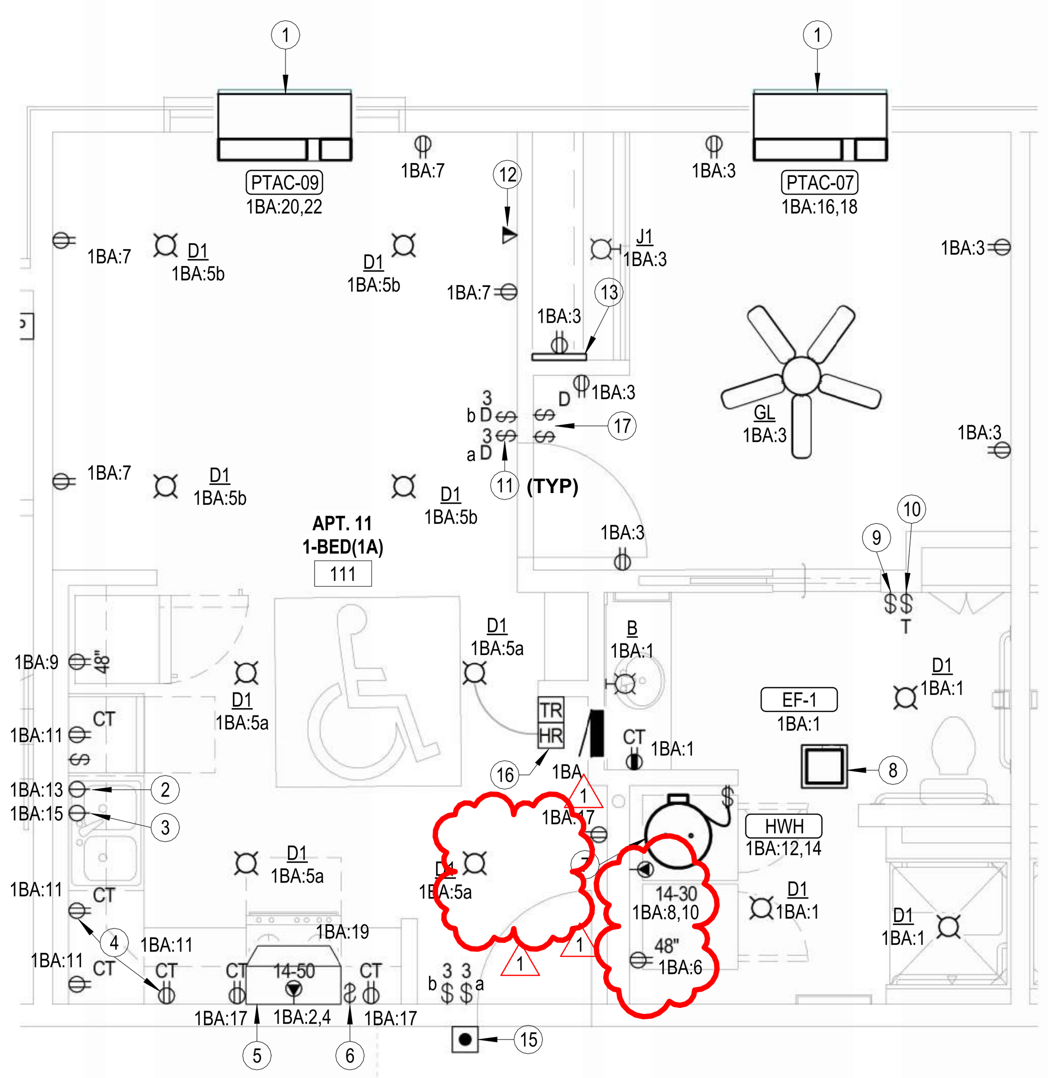
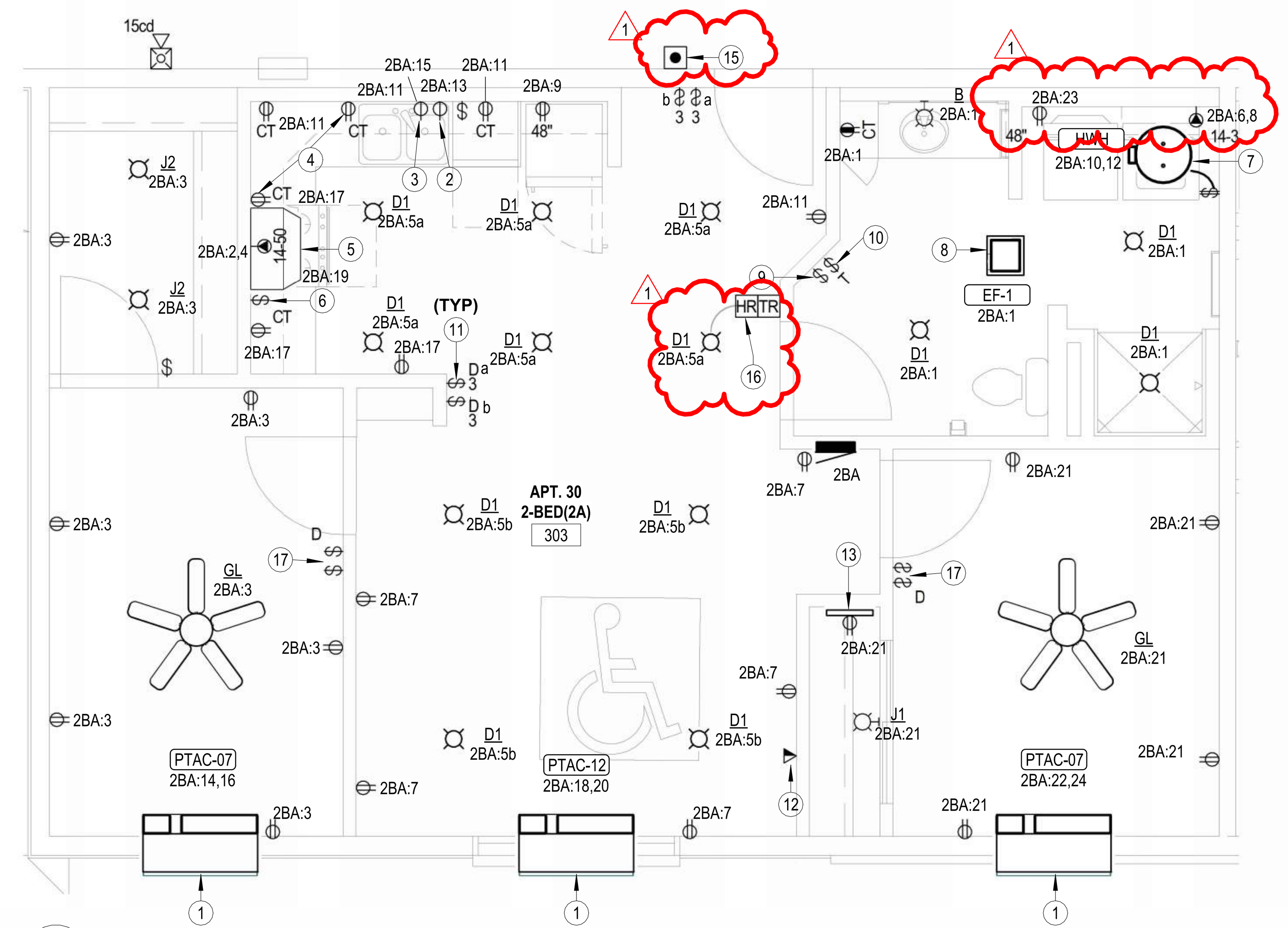
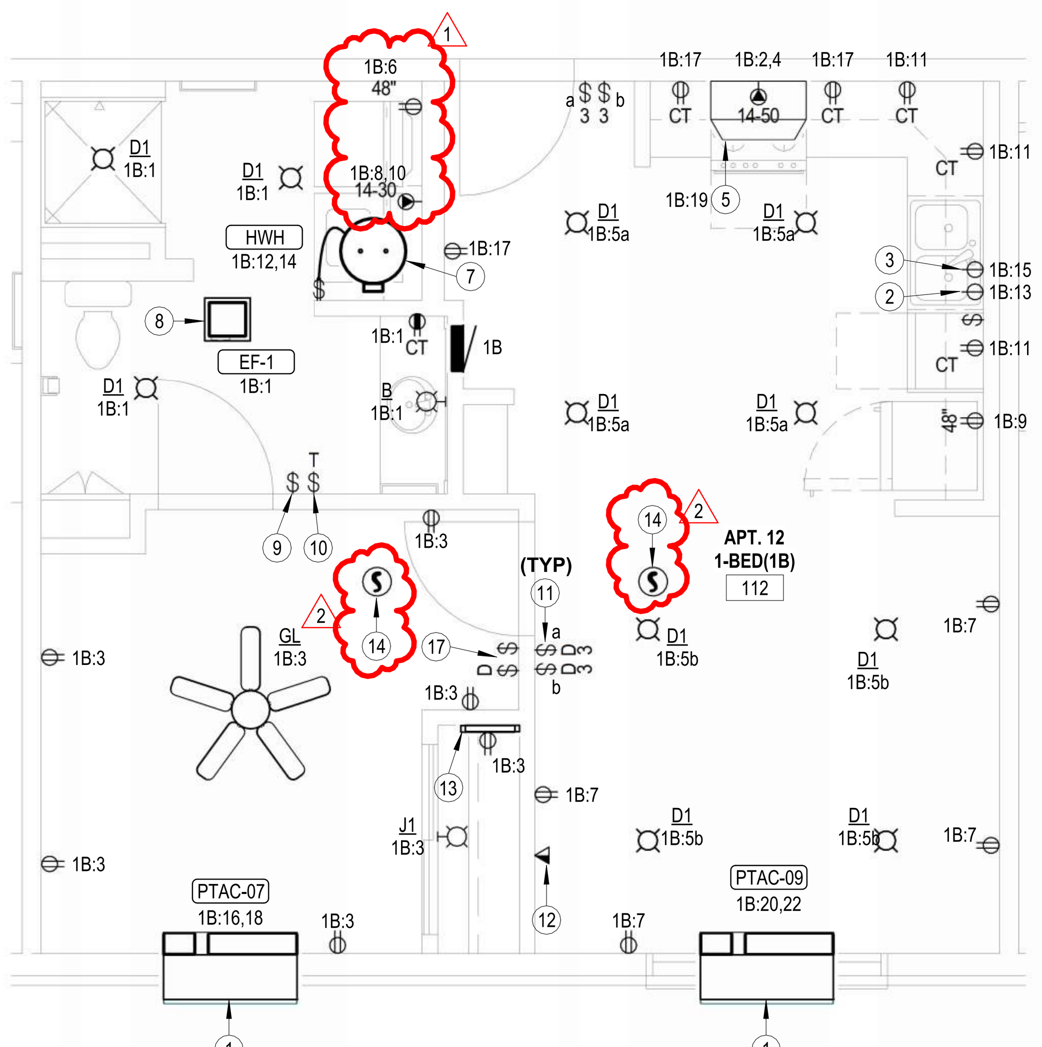


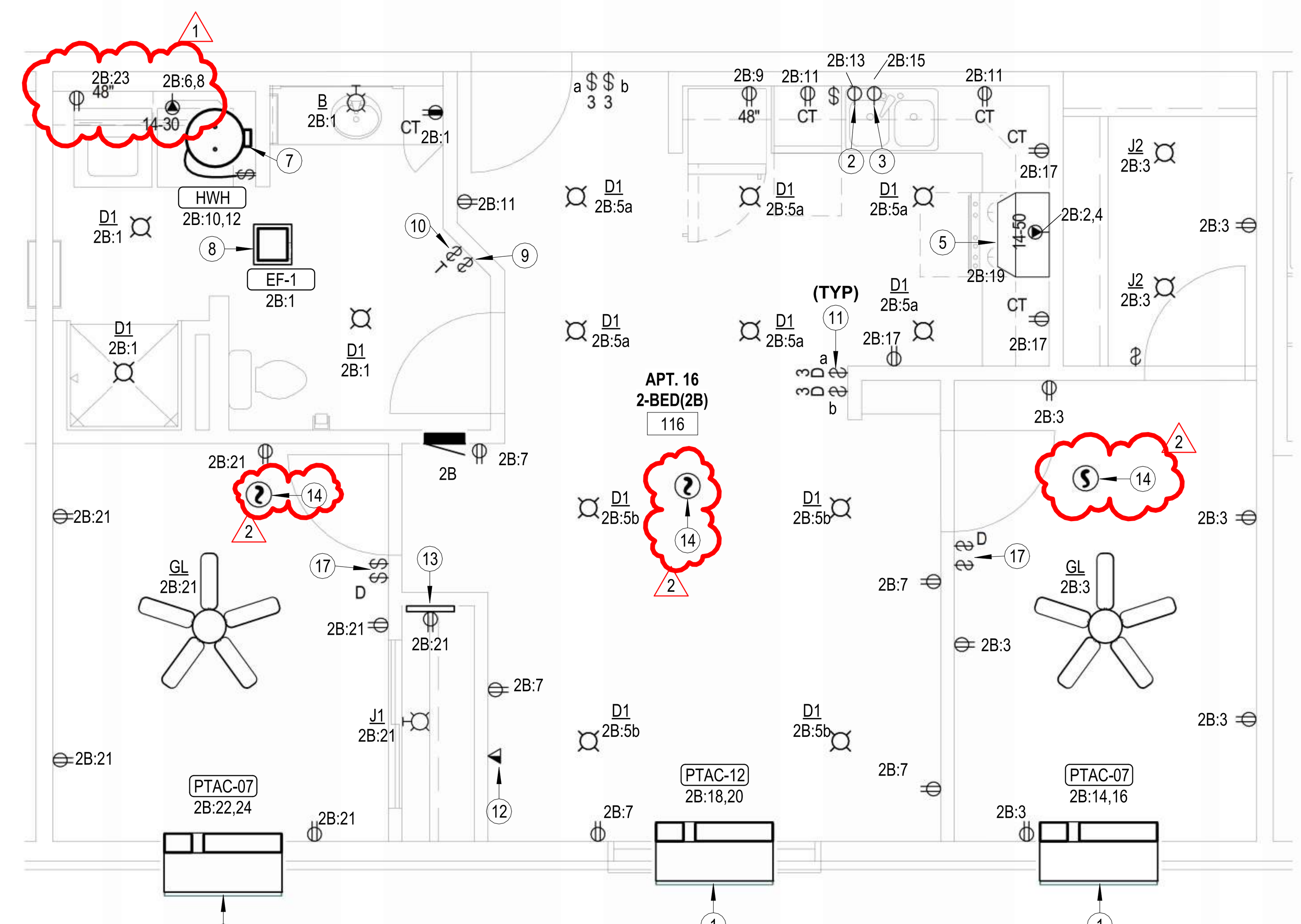
3 E4.1 1 BEDROOM ACCESSIBLE ENLARGED POWER PLAN
1/4" = 1'-0"



4 E4.1 2 BEDROOM ACCESSIBLE ENLARGED POWER PLAN
1/4" = 1'-0"



1 E4.1 1 BEDROOM ENLARGED POWER PLAN
1/4" = 1'-0"



2 E4.1 2 BEDROOM ENLARGED POWER PLAN
1/4" = 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 PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED.

3 SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL. COORDINATE EXACT LOCATION OF SWITCH WITH ARCHITECT.

4 IN ACCESSIBLE UNITS, INSTALL COUNTERTOP RECEPTACLES A MINIMUM 36" AWAY FROM CORNER PER FAIR HOUSING ACT DESIGN MANUAL CHAPTER 5 'SIDE REACH OVER AN OBSTRUCTION' REQUIREMENTS. WHERE AN OBSTRUCTION PREVENTS 36" DISTANCE REQUIREMENT, INSTALL RECEPTACLE AS FAR FROM CORNER AS POSSIBLE.PROVIDE ADDITIONAL OUTLETS WITHIN 36" OF CORNER TO ENSURE COMPLIANCE WITH NEC PACING REQUIREMENTS.

5 PROVIDE 120V CONNECTION TO RANGE HOOD/MICROWAVE. STANDARD AND ADAPTABLE UNITS WILL HAVE MICROWAVE ABOVE RANGE. ACCESSIBLE UNITS WILL HAVE RANGE HOOD. COORDINATE EXACT ELECTRICAL ROUGH-IN REQUIREMENTS WITH EQUIPMENT PROVIDED. IF EQUIPMENT IS CORD AND PLUG, PROVIDE RECEPTACLE INSIDE CABINET ABOVE RANGE.

6 PROVIDE SWITCH IN ACCESSIBLE UNITS FOR CONTROL OF RANGE HOOD

7 PROVIDE 30A/2P SNAP SWITCH AND CONNECT WATER HEATER. INSTALL SWITCH ADJACENT TO WATER HEATER.

8 CONNECT EXHAUST FAN/LIGHT PROVIDED BY MECHANICAL CONTRACTOR.

9 SWITCH CLOSEST TO DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.

10 PROVIDE TIMER SWITCH EQUAL TO AIR CYCLER 'SMART EXHAUST' FOR CONTROL OF EXHAUST FAN. SET SWITCH PER MANUFACTURER'S INSTRUCTIONS TO OPERATE FAN AS INDICATED BELOW:
1 BEDROOM: 26 MINUTES PER HOUR
2 BEDROOM: 38 MINUTES PER HOUR

11 PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.

12 COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER.

13 TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. COORDINATE EXACT REQUIREMENTS WITH UTILITY PROVIDER SELECTED BY OWNER.

2 14 CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE CARBON MONOXIDED DETECTOR AND PHOTELECTRIC TYPE SMOKE DTECTOR WITH SOUNDER HORN HAVING AN 85 dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LEIGHTS, AND SHALL BE UL 217 LISTED, BRK #SC7010B OR EQUAL.

1 15 PROVIDE PUSH BUTTON AT 48" AFF FOR ANNUNCIATOR SYSTEM AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED FOR HEARING-IMPAIRED. REFER TO ARCH DRAWINGS FOR APPLICABLE ROOMS. REFER TO DETAIL 4, SHEET E6.1.

16 PROVIDE DOOR ANNUNCIATOR SYSTEM A/V HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED FOR HEARING-IMPAIRED GUESTS. REFER TO ARCH DRAWINGS FOR APPLICABLE ROOMS. INSTALL HORN/STROBE APPLIANCE AT 80" AFF PER ADA. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN/STROBE WITH BLANK COVER LATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. REFER TO DETAIL 4, SHEET E6.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".

17 SWITCH CEILING FAN AND LIGHT SEPARATELY.

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RESIDENCE AT GREEN MEADOW

NEW SENIOR LIVING FACILITY

SAN ANGELO, TEXAS

STATE OF TEXAS
TIMOTHY C. TREDWAY
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LICENSED PROFESSIONAL ENGINEER
12-18-2024

REVISIONS:

1	Addendum #1	2024-11-27
2	ASI #1	2024-12-18

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

E4.1

CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025

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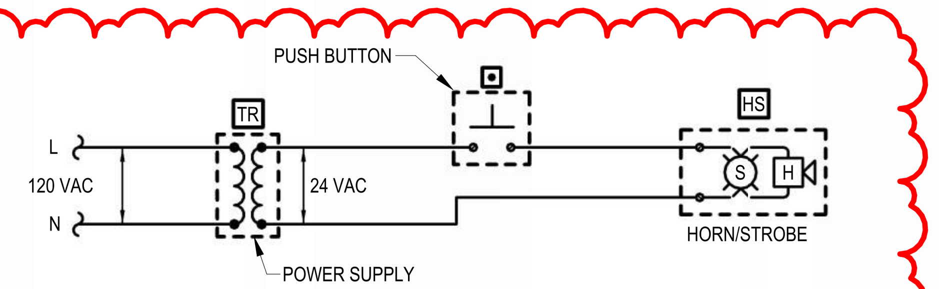
Project 24034
11/22/2024

LIGHTING FIXTURE SCHEDULE

ID	Manufacturer	Model Number	CCT	Lumens	Watts	Mounting	Finish	Driver	Description	Notes
A	LITHONIA	FMFL-30840-CAML-WH	3000 K	2800 lm	35 W	SURFACE	WHITE	STANDARD	LED DECORATIVE SURFACE	--
B	SEAGULL	FML-WL-48-35	3000 K	[redacted]	29 W	SURFACE WALL	WHITE	STANDARD	3 LAMP VANITY LIGHT	--
C	LITHONIA	FMML-13-830-DDBT	3000 K	1900 lm	28 W	CEILING SURFACE	WHITE	STANDARD	13" ROUND LED SURFACE MOUNT	--
D1	HALO	SDMR-6-930-WH	3000 K	600 lm	10 W	CEILING SURFACE	WHITE	STANDARD	6" ROUND SURFACE MOUNTED DOWNLIGHT	6
D2	HALO	SDMR-12-930-WH	3000 K	1200 lm	16 W	CEILING SURFACE	WHITE	STANDARD	6" ROUND SURFACE MOUNTED DOWNLIGHT	--
E1	LITHONIA	ELM6L UVOLT LTP	[redacted]	[redacted]	3 W	SURFACE WALL	WHITE	--	LED DUAL-HEAD EMERGENCY LIGHT	1
E2	LITHONIA	AFB-OEL-DDBTXD-UVOLT-N-WT	[redacted]	[redacted]	3 W	SURFACE WALL	BRONZE	--	DIE-CAST ALUMINUM EMERGENCY LIGHT WITH POLYCARBONATE LENS, INTEGRAL BATTERY	1,2,3
F	LITHONIA	CSS-L48-4000LM-MVLOT-40K-80CRI	3000 K	4298 lm	34 W	SURFACE	WHITE	STANDARD	4' LENSED LED STRIP LIGHT	--
G	SEAGULL	15030EN-829	[redacted]	[redacted]	20 W	CEILING SUSPENDED	BRONZE	STANDARD	52" DIAMETER CEILING FAN WITHOUT LED LIGHT KIT	--
GL	SEAGULL	15030EN-829	3000 K	[redacted]	20 W	CEILING SUSPENDED	BRONZE	STANDARD	52" DIAMETER CEILING FAN WITH LED LIGHT KIT	--
H	LIGHTOLIER	P6RDL15940MCL-Z10U	4000 K	1500 lm	12 W	CEILING SURFACE	WHITE	STANDARD	6" ROUND SURFACE MOUNTED DOWNLIGHT	4
J1	HALO	SDMR-6-930-WH	3000 K	600 lm	10 W	SURFACE WALL	WHITE	STANDARD	6" ROUND SURFACE MOUNTED DOWNLIGHT	5
J2	HALO	SDMR-6-930-WH	3000 K	600 lm	10 W	CEILING SURFACE	WHITE	STANDARD	6" ROUND SURFACE MOUNTED DOWNLIGHT	5
L	LITHOINA	WL4-40L-EZ1-LP830-MSD7-DIM50-E10 WLCP	3000 K	3927 lm	40 W	SURFACE WALL	WHITE	STANDARD	4 FT. WALL MOUNTED STAIRWELL LIGHT WITH EMERGENCY BATTERY BACKUP	9
R1	LITHONIA	DSX0-LED-P3-40K-T2M-MVOLT-HS	4000 K	8565 lm	69 W	ROUND POLE	BLACK	LED DRIVER	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE II DISTRIBUTION AND HOUSE SIDE SHEILD	3,7,8
R2	LITHONIA	DSX0-LED-P3-40K-RCCO-MVOLT	4000 K	6194 lm	69 W	ROUND POLE	BLACK	LED DRIVER	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH RIGHT SIDE CUT OFF DISTRIBUTION.	3,7,8
R3	LITHONIA	DSX0-LED-P3-40K-LCCO-MVOLT	4000 K	6194 lm	69 W	ROUND POLE	BLACK	LED DRIVER	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH LEFT SIDE CUT OFF DISTRIBUTION.	3,7,8
R4	LITHONIA	DSX0-LED-P1-40K-T2M-MVOLT-HS	4000 K	4735 lm	33 W	ROUND POLE	BLACK	LED DRIVER	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE II DISTRIBUTION AND HOUSE SIDE SHEILD	3,8,11
S	ACCLAIM	DFB-111-AKEU	4000 K	2455 lm	50 W	GRADE	BLACK	STANDARD	IP-66 RATED, GRADE MOUNTED LED FLOOR LIGHT	
T	LITHOINA	FEM-L48-4000LM-IMAFL-WD-MVOLT-G Z10-35K-80CRI	3000 K	3615 lm	24 W	SURFACE WALL	WHITE	STANDARD	4 FT. FULLY ENCLOSED AND GASKETED INDUSTRIAL FIXTURE WITH FROSTED, RIBBED, IMPACT-RESISTANT ACRYLIC LENS	--
W1	LITHOINA	MRE-LED-P1-40K-SR3-MVOLT	4000 K	4667 lm	20 W	SURFACE WALL	BLACK	STANDARD	EXTERIOR LED WALL PACK WITH IES TYPE III DISTRIBUTION	3
W2	LITHONIA	MRE-LED-P3-40K-SR4-MVOLT	4000 K	4667 lm	40 W	SURFACE WALL	BLACK	STANDARD	EXTERIOR LED WALL PACK WITH IES TYPE IV DISTRIBUTION	3
X1	LITHONIA	EDGR 1 R EL	[redacted]	[redacted]	5 W	CEILING	WHITE	--	SINGLE FACE LED EXIT SIGN	1,2
X2	LITHONIA	EDGR 2 R EL	[redacted]	[redacted]	5 W	CEILING	WHITE	--	DOUBLE FACED LED EXIT SIGN	1,2
X3	LITHONIA	EDG 1 R EL WM	[redacted]	[redacted]	5 W	WALL	WHITE	--	SINGLE FACE LED EXIT SIGN	1,2
XE	LITHONIA	LHQM LED R HO	[redacted]	[redacted]	4 W	WALL	WHITE	--	COMBO EXIT/EMERGENCY LIGHTING UNIT	1,2

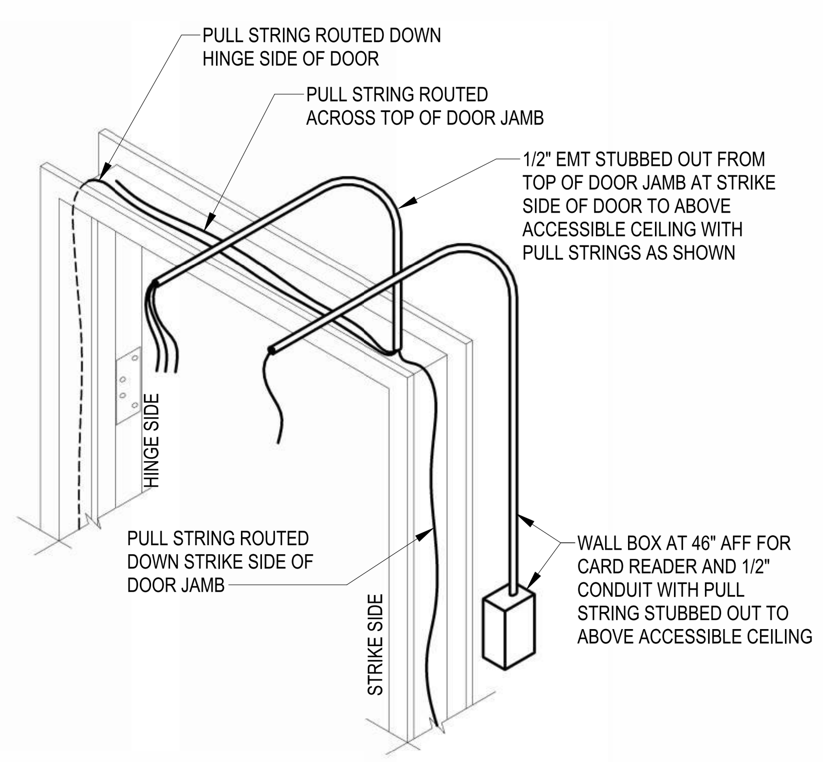
GENERAL:
- ALL LED FIXTURES SHALL ADHERE TO LM79 AND LM80 STANDARDS
- PROVIDE MANUFACTURER'S FLANGE KIT WHERE LAY-IN FIXTURES ARE TO BE INSTALLED IN GYP.
- ALL APARTMENT LIGHT FIXTURES SHALL BE ENERGY STAR CERTIFIED

NOTES:
1. PROVIDE FIXTURE WITH EMERGENCY BATTERY INTEGRAL CHARGER WITH SELF-DIAGNOSTIC/SELF-TESTING ELECTRONICS.
2. FIXTURE SHALL BE CAPABLE OF WALL OR CEILING MOUNT APPLICATIONS AND SHALL HAVE BREAK-OUT DIRECTIONAL CHEVRONS.
3. U.L. LISTED FOR 'WET LOCATION'.
4. U.L LISTED FOR 'DAMP LOCATION'.
5. FIXTURE TO COMPLY WITH NEC 410.16(C)(5).
6. WHERE INSTALLED IN BATHROOMS TO BE 'DAMP LOCATION' U.L. LISTED, WHERE ABOVE SHOWERS TO BE 'WET LOCATION' U.L. LISTED.
7. PROVIDE FIXTURE/POLE ASSEMBLY WITH 20' ROUND STRAIGHT STEEL POLE, BLACK TO MATCH FIXTURE. FIXTURE HEIGHT SHALL NOT EXCEED ?'-0".
8. FIXTURE/POLE ASSEMBLY SHALL BE RATED FOR 100 MPH WIND LOADS. PROVIDE WITH VIBRATION DAMPER PER MANUFACTURER'S RECOMMENDATIONS.
9. PROVIDE FIXTURE WITH INTEGRAL OCCUPANCY SENSOR AND CONTROLS TO DIM FIXTURE TO 50% LIGHT OUTPUT WITH UNOCCUPIED.
10. WHERE INSTALLED IN FIRE RATED ASSEMBLY, PROVIDE FIRE RATED RECSSED LIGHT COVER EQUAL TO TENMAT FF109. VERIFY RATING REQUIREMENTS WITH ARCHITECT.
11. PROVIDE FIXTURE/POLE ASSEMBLY WITH 10' ROUND STRAIGHT STEEL POLE, BLACK TO MATCH FIXTURE. FIXTURE HEIGHT SHALL NOT EXCEED ?'-0".

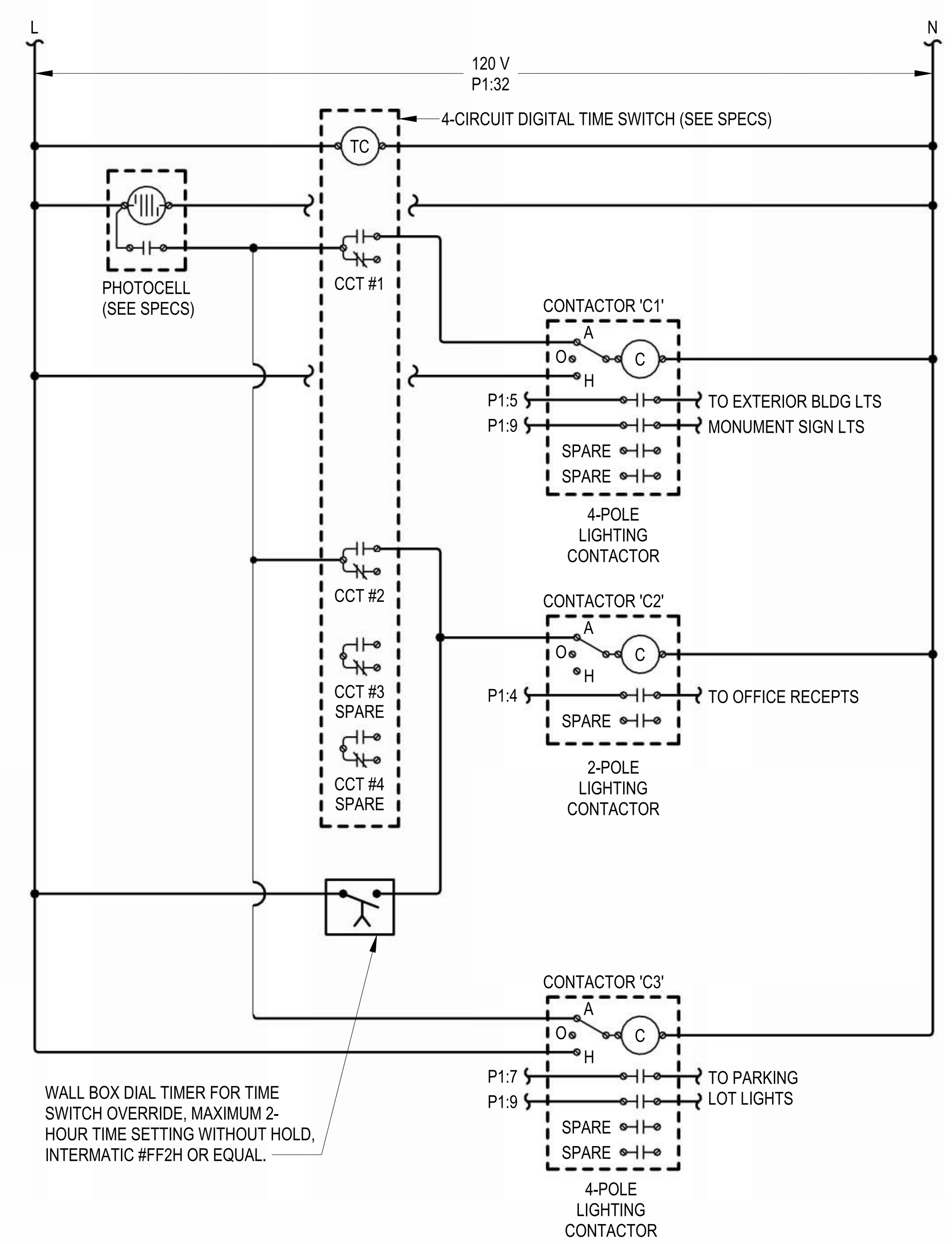


DOOR ALARM BUZZER SYSTEM NOTES
1. PROVIDE DOOR ANNUNCIATOR SYSTEM COMPLETE WITH PUSH BUTTON, HORN/STROBE(S), POWER SUPPLIES AND ALL WIRING REQUIRED. HORN/STROBE SHALL ACTIVATE WHEN PUSH BUTTON IS DEPRESSED.
2. HORN/STROBE SHALL OPERATE AT 24VAC, HAVE A CLEAR LENS WITH 50cd STROBE AND HORN WITH 82dB AT 10', UL 1638 LISTED, EDWARDS #6536-G5. FLUSH MOUNT IN WALL AT 6'-8" AFF.
3. PUSH BUTTON SHALL BE WHITE WITH CHROME RIM, NON-ILLUMINATED, WITH N.O. MOMENTARY CONTACTS, RATED FOR 0.67 AMPS AT 24VAC, EDWARDS # 620. PROVIDE WITH STAINLESS STEEL COVER PLATE, EDWARDS #147-10. MOUNT AT 48" AFF.
4. POWER SUPPLY SHALL BE A LOW VOLTAGE CLASS 2 TRANSFORMER WITH 120VAC PRIMARY AND 24VAC SECONDARY, 20VA, EDWARDS #598. FLUSH MOUNT IN 2-GANG WALL BOX WITH BLANK COVER PLATE, DIRECTLY ABOVE HORN/STROBE.
5. LOW VOLTAGE CLASS 2 CABLING SHALL BE MINIMUM 18 AWG UNSHIELDED.

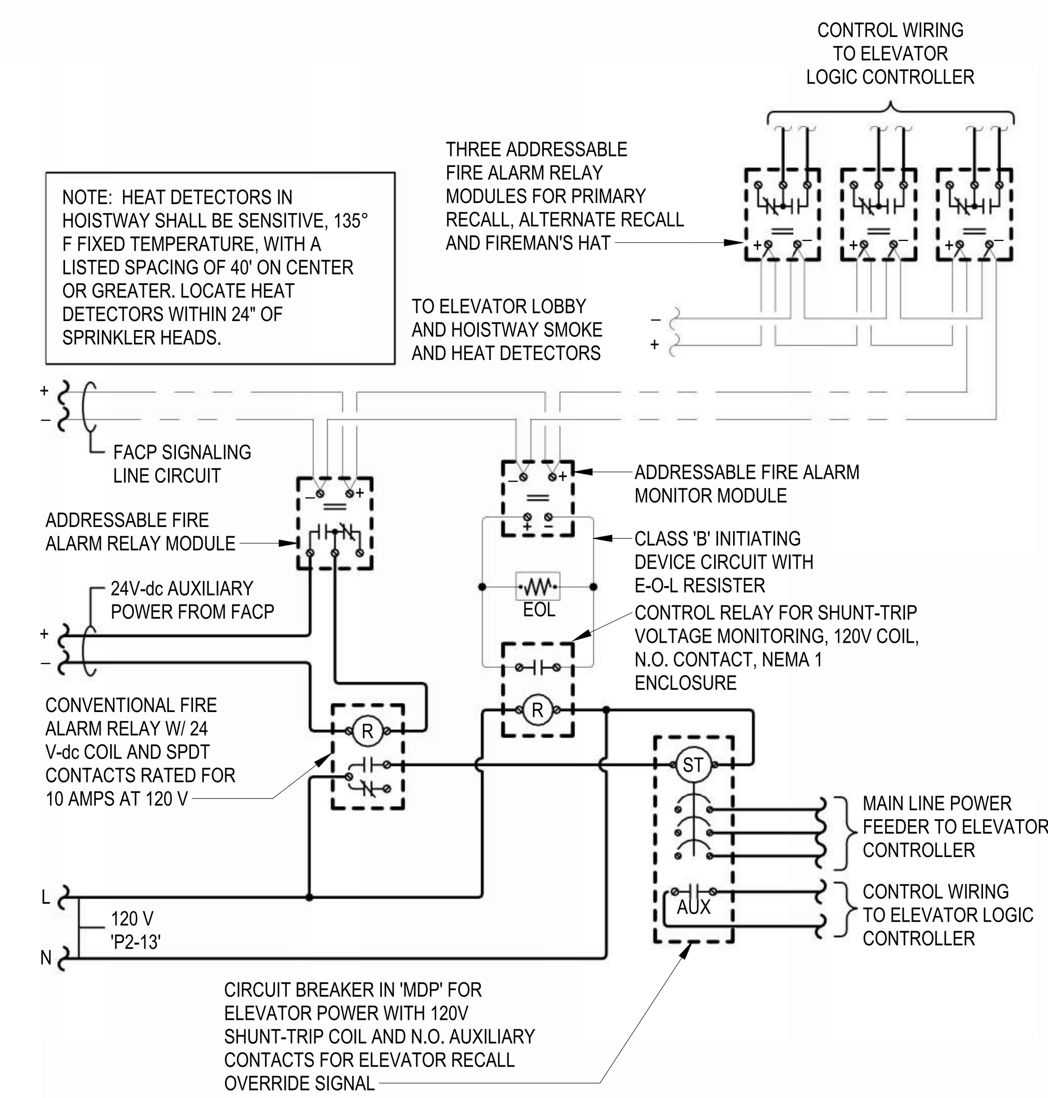
4 / E6.1 APARTMENT DOORBELL WIRING SCHEMATIC
NO SCALE



3 / E6.1 DOOR ACCESS CONTROL ROUGH-IN DIAGRAM
NO SCALE



2 / E6.1 LIGHTING CONTROL DIAGRAM
NO SCALE



ELEVATOR RECALL AND SHUT-DOWN SEQUENCE OF OPERATION:

1. UPON SENSING SMOKE FROM ONE OR MORE ELEVATOR LOBBY OR HOISTWAY, THE SMOKE DETECTOR SHALL SIGNAL THE FIRE ALARM CONTROL PANEL, WHICH WILL FORWARD THE SIGNAL TO THE ELEVATOR LOGIC CONTROLLER VIA ADDRESSABLE RELAY MODULES TO RECALL ELEVATOR CAB TO THE PRIMARY RECALL FLOOR. IF PRIMARY RECALL FLOOR'S LOBBY SMOKE DETECTOR SENSES SMOKE AT THAT FLOOR, THE ELEVATOR CONTROLLER WILL SEND THE ELEVATOR CAB TO THE NEXT FLOOR CLEAR OF SMOKE. ONCE THE ELEVATOR CAB HAS REACHED THE DESIGNATED FLOOR, THE ELEVATOR CAB DOORS WILL OPEN AND THE CONTROLLER WILL LOCK THE ELEVATOR CAB AT THAT FLOOR, DISABLING THE ELEVATOR CAB CONTROLS, UNLESS A FIREMAN'S KEY IS USED TO OVERRIDE AUTOMATIC CONTROLS.
2. ALL SMOKE DETECTORS ASSOCIATED WITH ELEVATOR RECALL (LOBBY AND HOISTWAY) SHALL TRANSMIT A SEPARATE AND DISTINCT VISIBLE ANNUNCIATION AT THE FIRE ALARM CONTROL PANEL.
3. UPON SENSING A HEAT ALARM CONDITION IN THE ELEVATOR HOISTWAY, THE HEAT DETECTOR SHALL SIGNAL THE FIRE ALARM CONTROL PANEL, WHICH WILL FORWARD THE SIGNAL TO THE ADDRESSABLE RELAY MODULE TO ACTIVATE (VIA A CONVENTIONAL FIRE ALARM RELAY) THE SHUNT-TRIP BREAKER POWERING THE ELEVATOR SO AS TO DISCONNECT POWER TO THAT CIRCUIT. THIS IS TO BE A NON-AUTO RESET SWITCH. WHEN THE SPRINKLER HEAD HAS REACHED ITS CRITICAL TEMPERATURE OF 165° F., THE HEAD WILL BEGIN DISCHARGE OF WATER.

1 / E6.1 ELEVATOR RECALL AND SHUT-DOWN WIRING DIAGRAM
NO SCALE

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11-27-2024

REVISIONS:
1 Addendum #1 2024-11-27

DATE: 11/22/2024
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SHEET NO.:
E6.1

CITY OF SAN ANGELO PERMITS & INSPECTIONS

BP24-00005541
REVIEWED for code compliance
1/16/2025

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Project 24034 11/22/2024

Panelboard: H1

Location:	Mech 108	Voltage:	208 V, 3 Ø, 4 W
Supply:	Meter Center	Bus Rating:	600 A
Mounting:	Surface	Neutral:	100%
Enclosure:	NEMA 1	Mains Type:	MLO
Features & Modifications:	-	Mains Rating:	600 A
		Mains FN/Note:	-
		SCCR:	22 kA

Ckt	Description	Frame (A)	Trip (A)	Poles	FN/Note	Load
H1:1	P1	200	200	3		32789
H1:2	P2	100	100	3		21460
H1:3	Elevator (40 HP)	300	300	3		81000
H1:4	Space	--	--	1		--
H1:5	Space	--	--	1		--
H1:6	Space	--	--	1		--

Load Summary

Load Classification	Connected	Factor	Demand	Panel Totals	
Motor	8912 VA	112.41%	10018 VA	Connected Load:	135 kVA
Other	2980 VA	100.00%	2980 VA	Connected Current:	375 A
Lighting - Interior	3378 VA	125.00%	4222 VA	Demand Load:	143 kVA
Receptacle - General	11880 VA	92.09%	10940 VA	Demand Current:	397 A
Electric Water Heating	4500 VA	125.00%	5625 VA		
Electric Heat	22600 VA	125.00%	28250 VA		
Elevator	81000 VA	100.00%	81000 VA		

Notes:
PROVIDE WITH INTEGRAL SURGE PROTECTION DEVICE PER SPECIFICATIONS

METER CENTER DEMAND CALCULATION

DWELLING UNIT QTY: 30
AREA: 21750 SF

FEEDER AND SERVICE LOADS PER NEC 220.84 PART IV

					Connected Load (VA)	Demand Load (VA)
(C)	***Calculated Loads***					
(C1)	General Lighting and Receptacles (220.84 (C)(1))					
	a) Lighting and Receptacles	3 VA per Square Foot			65250 VA	
(C2)	Required Circuits (220.84 (C)(2))					
	a) Laundry Circuit	1500 VA per Circuit		30 Circuits	45000 VA	
	b) Kitchen Circuits	1500 VA per Circuit		60 Circuits	90000 VA	
(C3)	Nameplate Ratings of Equipment (220.84 (C)(3))					
	a1) Dishwasher	840 VA	each	Qty. 30	25200 VA	
	a2) Refrigerator	1200 VA	each	Qty. 30	36000 VA	
	a3) Microwave	1000 VA	each	Qty. 30	30000 VA	
	a4) Disposal	1175 VA	each	Qty. 30	35250 VA	
	b) Electric Range	8000 VA	each	Qty. 30	240000 VA	
	c) Clothes Dryer	5000 VA	each	Qty. 30	150000 VA	
	d) Water Heater	4500 VA	each	Qty. 30	135000 VA	
(C4)	Nameplate Ratings of Motors (220.84 (C)(4))					
	a) HVAC Blower Fan	30 VA	each	Qty. 75	2250 VA	
	b) Exhaust Fans	0 VA	each	Qty. 0	0 VA	
(C5)	Larger of A/C or Electric Heat (220.84 (C)(5))					
	a) A/C or Heat #1	1960 VA	each	Qty. 75	147000 VA	
	b) A/C or Heat #2	0 VA	each	Qty. 0	0 VA	
		Connected Load Total			1000950 VA	

Dwelling Unit Demand Factor from Table 220.84 = 0.33

Total Apartment Demand (VA)	330314 VA
Total House Load Demand (VA)	0 VA
Total Building Demand (VA)	330314 VA
Total Meter Center Demand Load (Amperes) @ 208 V /120V- 3 Ph, 4 W	916.9 A

Provide 1000A Meter Center

DWELLING UNIT FEEDER CALCULATION

2

UNIT TYPE: 2 Bed / 1 Bath (Units 2A/1B)
AREA: 850 SF

FEEDER AND SERVICE LOADS PER NEC 220.82 PART IV

					Connected Load (VA)	Demand Load (VA)
(B)	***General Loads***					
(B1)	General Lighting and Receptacles (220.82 (B)(1))					
	a) Lighting and Receptacles	3 VA per Square Foot			2550 VA	
(B2)	Small Appliance & Laundry Branch Circuits (220.82 (B)(2))					
	a) Laundry Circuit	1500 VA per Circuit		1 Circuit	1500 VA	
	b) Kitchen Circuits	1500 VA per Circuit		2 Circuits	3000 VA	
(B3)	Nameplate Ratings of Equipment (220.82 (B)(3))					
	a1) Dishwasher	840 VA	each	Qty. 1	840 VA	
	a2) Refrigerator	1000 VA	each	Qty. 1	1000 VA	
	a3) Microwave	1000 VA	each	Qty. 1	1000 VA	
	a4) Disposal	1175 VA	each	Qty. 1	1175 VA	
	b) Electric Range	8000 VA	each	Qty. 1	8000 VA	
	c) Clothes Dryer	5000 VA	each	Qty. 1	5000 VA	
	d) Water Heater	4500 VA	each	Qty. 1	4500 VA	
(B4)	Nameplate Ratings of Motors (220.82 (B)(4))					
	a) HVAC Blower Fan	30 VA	each	Qty. 3	90 VA	
	b) Exhaust Fans	0 VA	each	Qty. 0	0 VA	
		Part (B) Connect Load Total			28655 VA	
	Part (B) Demand Load Total (100% of 1st 10 KVA + 40% of remainder)					17462 VA
(C)	***Heating and Air Conditioning Load***					
(C1)	100% Namplate Rating of Air Conditioner (220.82 (C)(1))					
	a) A/C Unit #1	0 VA	each	Qty. 0	0 VA	
	b) A/C Unit #2	0 VA	each	Qty. 0	0 VA	
		Part (C1) Connect Load Total			0 VA	
(C2)	100% Namplate Rating of Heat Pump w/o Supplemental Heat (220.82 (C)(2))					
	a) Heat Pump Unit #1	0 VA	each	Qty. 0	0 VA	
	b) Heat Pump Unit #2	0 VA	each	Qty. 0	0 VA	
		Part (C2) Connect Load Total			0 VA	
(C3)	100% of Heat Pump & 65% Supplemental Electric Heat (220.82 (C)(3))					
	a1) Heat Pump Unit #1	0 VA	each	Qty. 0	0 VA	
	a2) Electric Heat #1	0 VA	each	Qty. 0	0 VA	
	b1) Heat Pump Unit #2	0 VA	each	Qty. 0	0 VA	
	b2) Electric Heat #2	0 VA	each	Qty. 0	0 VA	
		Part (C3) Connect Load Total			0 VA	
(C4)	65% of Total Electric Heat if < 4 Separately Controlled Units (220.82 (C)(4))					
	a) Electric Heat #1	1960 VA	each	Qty. 3	3822 VA	
	b) Electric Heat #2	0 VA	each	Qty. 0	0 VA	
		Part (C4) Connect Load Total			3822 VA	
(C5)	40% of Total Electric Heat if > 4 Separately Controlled Units (220.82 (C)(5))					
	a) Electric Heat #1	0 VA	each	Qty. 0	0 VA	
	b) Electric Heat #2	0 VA	each	Qty. 0	0 VA	
		Part (C5) Connect Load Total			0 VA	
		Part (C) Connect Load Total			3822 VA	
	Part (C) Demand Load (Largest of C1 - C5)					3822 VA

Total Dwelling Unit Demand (VA)	21284 VA
Total Amps @ 208 V /120V-1Ph-3W	102.3 A

Provide 125A Load Center & Feed with 110A/2P Breaker

DWELLING UNIT FEEDER CALCULATION

UNIT TYPE: 1 Bed / 1 Bath (Units 2A/1B)
AREA: 600 SF

FEEDER AND SERVICE LOADS PER NEC 220.82 PART IV

					Connected Load (VA)	Demand Load (VA)
(B)	***General Loads***					
(B1)	General Lighting and Receptacles (220.82 (B)(1))					
	a) Lighting and Receptacles	3 VA per Square Foot			1800 VA	
(B2)	Small Appliance & Laundry Branch Circuits (220.82 (B)(2))					
	a) Laundry Circuit	1500 VA per Circuit		1 Circuit	1500 VA	
	b) Kitchen Circuits	1500 VA per Circuit		2 Circuits	3000 VA	
(B3)	Nameplate Ratings of Equipment (220.82 (B)(3))					
	a1) Dishwasher	840 VA	each	Qty. 1	840 VA	
	a2) Refrigerator	1000 VA	each	Qty. 1	1000 VA	
	a3) Microwave	1000 VA	each	Qty. 1	1000 VA	
	a4) Disposal	1175 VA	each	Qty. 1	1175 VA	
	b) Electric Range	8000 VA	each	Qty. 1	8000 VA	
	c) Clothes Dryer	5000 VA	each	Qty. 1	5000 VA	
	d) Water Heater	4500 VA	each	Qty. 1	4500 VA	
(B4)	Nameplate Ratings of Motors (220.82 (B)(4))					
	a) HVAC Blower Fan	30 VA	each	Qty. 2	60 VA	
	b) Exhaust Fans	0 VA	each	Qty. 0	0 VA	
		Part (B) Connect Load Total			27875 VA	
	Part (B) Demand Load Total (100% of 1st 10 KVA + 40% of remainder)					17150 VA
(C)	***Heating and Air Conditioning Load***					
(C1)	100% Namplate Rating of Air Conditioner (220.82 (C)(1))					
	a) A/C Unit #1	0 VA	each	Qty. 0	0 VA	
	b) A/C Unit #2	0 VA	each	Qty. 0	0 VA	
		Part (C1) Connect Load Total			0 VA	
(C2)	100% Namplate Rating of Heat Pump w/o Supplemental Heat (220.82 (C)(2))					
	a) Heat Pump Unit #1	0 VA	each	Qty. 0	0 VA	
	b) Heat Pump Unit #2	0 VA	each	Qty. 0	0 VA	
		Part (C2) Connect Load Total			0 VA	
(C3)	100% of Heat Pump & 65% Supplemental Electric Heat (220.82 (C)(3))					
	a1) Heat Pump Unit #1	0 VA	each	Qty. 0	0 VA	
	a2) Electric Heat #1	0 VA	each	Qty. 0	0 VA	
	b1) Heat Pump Unit #2	0 VA	each	Qty. 0	0 VA	
	b2) Electric Heat #2	0 VA	each	Qty. 0	0 VA	
		Part (C3) Connect Load Total			0 VA	
(C4)	65% of Total Electric Heat if < 4 Separately Controlled Units (220.82 (C)(4))					
	a) Electric Heat #1	1960 VA	each	Qty. 2	2548 VA	
	b) Electric Heat #2	0 VA	each	Qty. 0	0 VA	
		Part (C4) Connect Load Total			2548 VA	
(C5)	40% of Total Electric Heat if > 4 Separately Controlled Units (220.82 (C)(5))					
	a) Electric Heat #1	0 VA	each	Qty. 0	0 VA	
	b) Electric Heat #2	0 VA	each	Qty. 0	0 VA	
		Part (C5) Connect Load Total			0 VA	
		Part (C) Connect Load Total			2548 VA	
	Part (C) Demand Load (Largest of C1 - C5)					2548 VA

Total Dwelling Unit Demand (VA)	19698 VA
Total Amps @ 208 V /120V-1Ph-3W	94.7 A

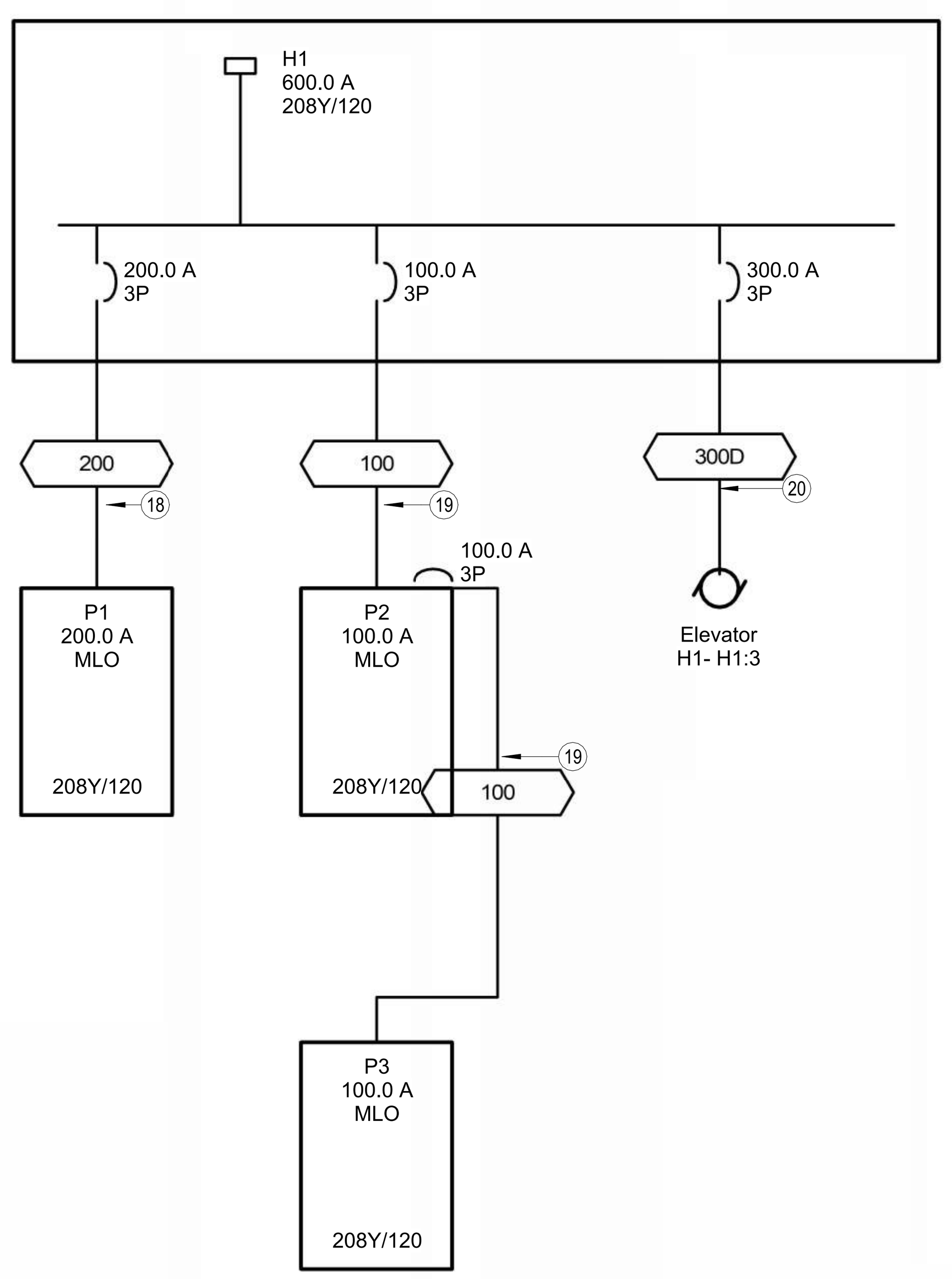
Provide 100A Load Center & Feed with 100A/2P Breaker

NOTES:
- Meter Center main circuit breaker shall be 42 kAIC fully rated. Feeder breakers may be series rated with main breaker for a 42 kAIC rating.
- All conductor sizes are based on copper, U.N.O.
- Entire installation shall comply with NEC.
- Coordinate all responsibilities and requirements with power utility company and pay associated fees.
  Contact Information:
  AEP Texas
  Jacob D Carson
  Technician Sr.
  (325) 657-2821
  jdcarson@aep.com
- Coordinate final location of meter assemblies with utility company. Provide shop drawings of proposed equipment whether as specified or substituted to utility company for approval.
- All meter center components shall be NEMA 3R.
- All dimensions based on Square D equipment. It is the contractor's responsibility to verify the dimensions of substitute equipment.
- For each meter, provide a permanent brass, copper or aluminum tag identifying the apartment served. Tags shall be securely fastened to the meter base and be stamped with 1/8" letters, minimum.

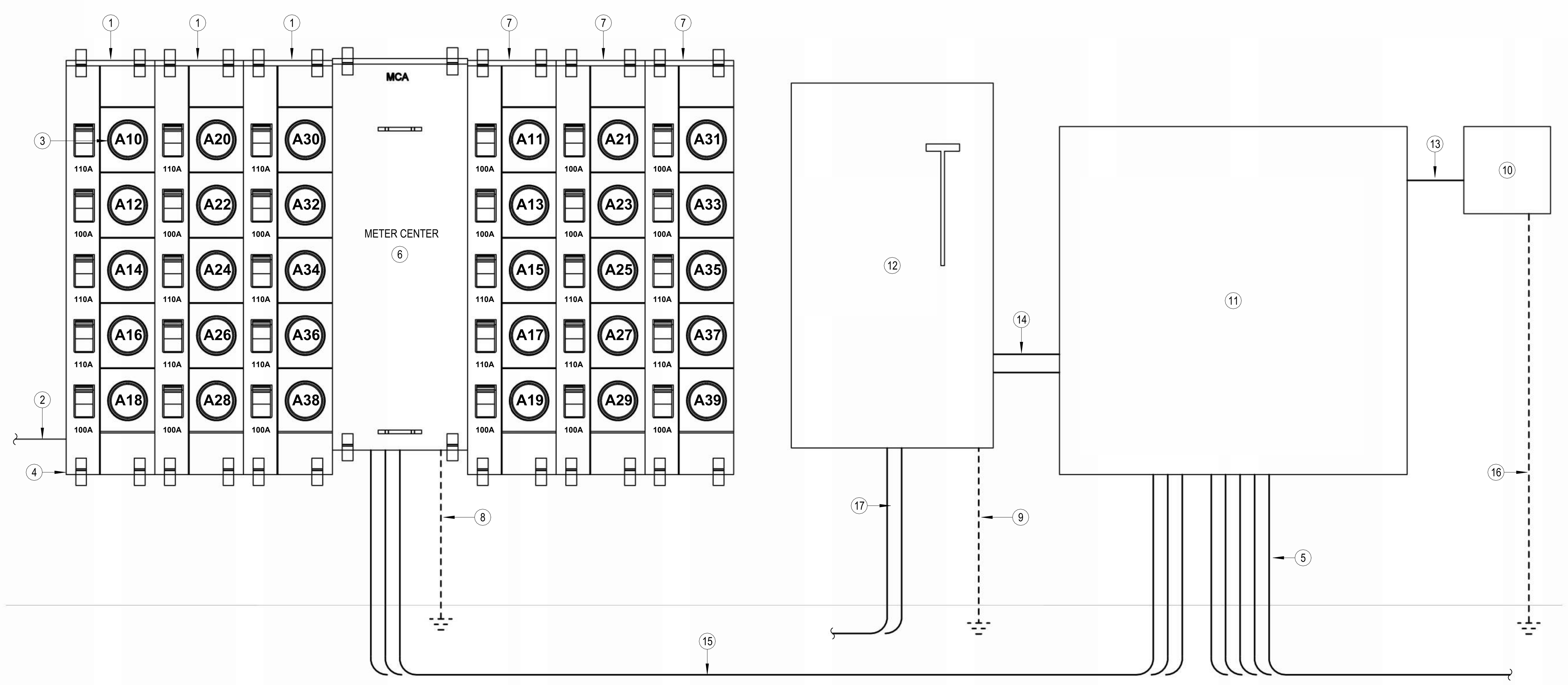
APARTMENT FEEDER SCHEDULE

APARTMENT PANEL NUMBER	COPPER	ALUMINUM OR SER
A15, A16, A17, A18, A19, A26, A27, A28, A29	(3)#1, #8G, 1-1/4"C.	(3)#1/0, #4G, 1-1/2"C.
A14, A24, A25, A33, A36, A37, A38, A39	(3)#1, #8G, 1-1/4"C.	(3)#2/0, #3G, 2"C.
A11, A12, A13, A23, A34, A35	(3)#1/0, #6G, 1-1/2"C.	(3)#3/0, #2G, 2"C.
A21, A22, A31, A32	(3)#2/0, #4G, 2"C.	(3)#4/0, #1G, 2"C.
A10, A20, A30	(3)#3/0, #4G, 2"C.	(3)#250 KCMIL, #1/0G, 2-1/2"C.

NOTES:
1. VOLTAGE DROP HAS BEEN ACCOUNTED FOR IN SIZES INDICATED, FURTHER UPSIZING OF FEEDERS IS NOT NECESSARY
2. ENSURE PANEL LUGS ARE ADEQUATELY SIZED TO HANLDE UP-SIZED FEEDERS. PROVIDE LUG ADAPTER KITS IF REQUIRED.



2 E6.2 ELECTRICAL ONE LINE DIAGRAM - HOUSE
1" = 1'-0"



1 E6.2 ELECTRICAL RISER DIAGRAM
NO SCALE

NOTES BY SYMBOL

1. 5-SOCKET BRANCH UNITS, 3-PH IN; 1-PH OUT, WITH (2) 100A AND (3) 110A BRANCH BREAKERS AS INDICATED. 800A HORIZONTAL CROSS BUS METER SOCKETS SHALL BE RINGLESS TYPE, 5-JAW WITH HORN BYPASS SQUARE D 'EZ METER-PAK' #EZMH315125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT BEING SERVED.
2. SEE FEEDER SCHEDULE, THIS SHEET FOR SIZED TO APARTMENT UNIT LOAD CENTERS.
3. MAXIMUM HEIGHT TO CENTERLINE OF TOP METER SOCKET SHALL BE 5'-6" AFG.
4. MINIMUM HEIGHT TO BOTTOM OF METER SOCKET ASSEMBLY SHALL BE 18" AFG.
5. (5) 4" CONDUITS WITH PULL ROPES UNDERGROUND FOR SERVICE FROM PAD MOUNTED UTILITY TRANSFORMER. CABLING BY POWER CO. RE: 4:ME1.0.
6. METER CENTER MAIN, 3-PH IN; 3-PH OUT, 208/120V-3PH, 4 WIRE WITH 1000A/3P MAIN BREAKER, 42 KAIC RATED, SERVICE ENTRANCE RATED WITH INTEGRAL SURGE PROTECTION DEVICE. SQUARE D 'EZ METER-PAK' #EZM31000CB. PROVIDE SIGNAGE AT CIRCUIT BREAKER TO READ 'SERVICE DISCONNECT 1 OF 2'
7. 5-SOCKET BRANCH UNITS, 3-PH IN; 1-PH OUT, WITH (3) 100A AND (2) 110A BRANCH BREAKERS AS INDICATED. 800A HORIZONTAL CROSS BUS METER SOCKETS SHALL BE RINGLESS TYPE, 5-JAW WITH HORN BYPASS SQUARE D 'EZ METER-PAK' #EZMH315125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT BEING SERVED.
8. #3/0 CU GROUNDING ELECTRODE CONDUCTOR TO CONCRETE ENCASED ELECTRODE, UNDERGROUND METAL WATER PIPE, AND DRIVEN GROUND ROD. BOND ALL ITEMS IN ACCORDANCE WITH NEC ARTICLE 250.
9. #2/0 CU GROUNDING ELECTRODE CONDUCTOR TO CONCRETE ENCASED ELECTRODE, UNDERGROUND METAL WATER PIPE, AND DRIVEN GROUND ROD. BOND ALL ITEMS IN ACCORDANCE WITH NEC ARTICLE 250.
10. CT RATED METER SOCKET PER AEP TEXAS REQUIREMENTS
11. 48"x48"x12"D NEMA 3R ENCLOSURE WITH HINGED DOORS, GROUND LUG, AND POVISIONS FOR POWER COMPANY PADLOCK AND SEAL
12. 600A/3P SERVICE ENTRANCE RATED DISCONECT SWITCH WITH SOLID NEUTRAL AND (3) 500A DUAL-ELEMENT, TIME-DELAY, CLASS 'RK1' FUSES IN NEMA 3R ENCLOSURE. PROVIDE SIGNAGE AT DISCONNECT SWITCH TO READ 'SERVICE DISCONNECT 2 OF 2'
13. 2" CONDUIT FOR POWER COMPANY PROVIDED METER WIRING
14. (2) PARALLEL 3" CONDUITS, EACH WITH (4) #350 KCMIL COPPER OR (3) PARALLEL 3" CONDUITS, EACH WITH (4)#300KCMIL ALUMINUM
15. (3) PARALLEL 3" CONDUITS, EACH WITH (4) #400 KCMIL
16. #6 BARE CU GROUND TO 5/8" DIA. x 8' LONG COPPER-CLAD STEEL GROUND ROD
17. (2) PARALLEL 3" CONDUITS, EACH WITH (4) #350 KCMIL, #2/0G COPPER, OR (3) PARALLEL 3" CONDUITS, EACH WITH (4)#300KCMIL, #3/0 GROUND ALUMINUM TO PANEL 'H1'.
18. (4)#3/0, #6G., 2"C.
19. (4)#1, #8G., 1-1/2"C.
20. (4)#350, #4G., 2-1/2"C.

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

STATE OF TEXAS
TIMOTHY C. TREDWAY
95252
LICENSED PROFESSIONAL ENGINEER
12-18-2024

REVISIONS:
2 ASI #1 2024-12-18

DATE: 11/22/2024
JOB: 24-3395
SHEET NO.:
E6.2

CITY OF SAN ANGELO PERMITS & INSPECTIONS

BP24-00005541
REVIEWED for code compliance
1/16/2025

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Project 24034 11/22/2024

Designation: 2B

Installed Location: 2 Bedroom
Voltage: 120/208-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1
Bus Amps: 125
MCB Amps: MLO
Features & Modifications: PROVIDE SURGE PROTECTION DEVICE
SCCR/AIC: 22.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
2B:1	Bathroom	1/2"C,1#12,#12N,#12G	20		2.8 A	24....			GFI	50	3/4"C,2#6,#6N,#10G	Range	2B:2
2B:3	Master Bedroom	1/2"C,1#12,#12N,#12G	20	AFI			9.4 A	24....					2B:4
2B:5	Kitchen/Living/Hall Lights	1/2"C,1#12,#12N,#12G	20	AFI	0.9 A	14....			GFI	30	1/2"C,2#10,#10N,#10G	Clothes Dryer	2B:6
2B:7	Living Room Receptacles	1/2"C,1#12,#12N,#12G	20	AFI			7.5 A	14....					2B:8
2B:9	Refrigerator	1/2"C,1#12,#12N,#12G	20	AGI	1.5 A	22....				30	1/2"C,2#10,#10G	Electric Water Heating	2B:10
2B:11	Counter Top Receptacles	1/2"C,1#12,#12N,#12G	20	AGI			4.5 A	22....					2B:12
2B:13	Dishwasher	1/2"C,1#12,#12N,#12G	20	AGI	4.2 A	9.4 A				15	1/2"C,2#12,#12G	P-TAC Master Bedroom	2B:14
2B:15	Disposal	1/2"C,1#12,#12N,#12G	20	AGI			4.2 A	9.4 A					2B:16
2B:17	Counter Top Receptacles	1/2"C,1#12,#12N,#12G	20	AGI	4.5 A	9.4 A				15	1/2"C,2#12,#12G	P-TAC Living Room	2B:18
2B:19	Hood/Microwave	1/2"C,1#12,#12N,#12G	20	AGI			2.1 A	9.4 A					2B:20
2B:21	Spare Bedroom	1/2"C,1#12,#12N,#12G	20	AFI	9.3 A	9.4 A				15	1/2"C,2#12,#12G	P-TAC Spare Bedroom	2B:22
2B:23	Clothes Washer Receptacle	1/2"C,1#12,#12N,#12G	20	AFI			1.5 A	9.4 A					2B:24
2B:25	Space	--	--		--	--				--	--	Space	2B:26
2B:27	Surge Protector	--	20				0.0 A	--		--	--	Space	2B:28
2B:29	Surge Protector	--	20		0.0 A	--				--	--	Space	2B:30

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 FN/Note: -

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....			GFI	50	3/4"C,2#6,#6N,#10G	Range	1B:2
1B:3	Master Bedroom	1/2"C,1#12,#12N,#12G	20	AFI			9.3 A	24....					1B:4
1B:5	Kitchen/Living/Hall Lights	1/2"C,1#12,#12N,#12G	20	AFI	0.7 A	1.5 A			AFI	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	AFI			6.0 A	14....	GFI	30	1/2"C,2#10,#10N,#10G	Clothes Dryer	1B:8
1B:9	Refrigerator	1/2"C,1#12,#12N,#12G	20	AGI	1.5 A	14....							1B:10
1B:11	Counter Top Receptacles	1/2"C,1#12,#12N,#12G	20	AGI			4.5 A	22....		30	1/2"C,2#10,#10G	Electric Water Heating	1B:12
1B:13	Dishwasher	1/2"C,1#12,#12N,#12G	20	AGI	4.2 A	22....							1B:14
1B:15	Disposal	1/2"C,1#12,#12N,#12G	20	AGI			4.2 A	9.4 A		15	1/2"C,2#12,#12G	P-TAC Master Bedroom	1B:16
1B:17	Counter Top Receptacles	1/2"C,1#12,#12N,#12G	20	AGI	4.5 A	9.4 A							1B:18
1B:19	Hood/Microwave	1/2"C,1#12,#12N,#12G	20	AGI			2.1 A	9.4 A		15	1/2"C,2#12,#12G	P-TAC Living Room	1B:20
1B:21	Surge Protector	--	20		0.0 A	9.4 A							1B:22
1B:23	Surge Protector	--	20				0.0 A	--		--	--	Space	1B:24

Designation: 2BA

Installed Location: 2 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 FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
2BA:1	Bathroom	1/2"C,1#12,#12N,#12G	20		2.8 A	24....			GFI	50	3/4"C,2#6,#6N,#10G	Range	2BA:2
2BA:3	Master Bedroom	1/2"C,1#12,#12N,#12G	20	AFI			9.4 A	24....					2BA:4
2BA:5	Kitchen/Living/Hall Lights	1/2"C,1#12,#12N,#12G	20	AFI	0.9 A	14....			GFI	30	1/2"C,2#10,#10N,#10G	Clothes Dryer	2BA:6
2BA:7	Living Room Receptacles	1/2"C,1#12,#12N,#12G	20	AFI			7.5 A	14....					2BA:8
2BA:9	Refrigerator	1/2"C,1#12,#12N,#12G	20	AGI	1.5 A	22....				30	1/2"C,2#10,#10G	Electric Water Heating	2BA:10
2BA:11	Counter Top Receptacles	1/2"C,1#12,#12N,#12G	20	AGI			6.0 A	22....					2BA:12
2BA:13	Dishwasher	1/2"C,1#12,#12N,#12G	20	AGI	4.2 A	9.4 A				15	1/2"C,2#12,#12G	P-TAC Master Bedroom	2BA:14
2BA:15	Disposal	1/2"C,1#12,#12N,#12G	20	AGI			4.2 A	9.4 A					2BA:16
2BA:17	Counter Top Receptacles	1/2"C,1#12,#12N,#12G	20	AGI	4.5 A	9.4 A				15	1/2"C,2#12,#12G	P-TAC Living Room	2BA:18
2BA:19	Hood/Microwave	1/2"C,1#12,#12N,#12G	20	AGI			2.1 A	9.4 A					2BA:20
2BA:21	Spare Bedroom	1/2"C,1#12,#12N,#12G	20	AFI	7.8 A	9.4 A				15	1/2"C,2#12,#12G	P-TAC Spare Bedroom	2BA:22
2BA:23	Clothes Washer Receptacle	1/2"C,1#12,#12N,#12G	20	AFI			1.5 A	9.4 A					2BA:24
2BA:25	Space	--	--		--	--				--	--	Space	2BA:26
2BA:27	Surge Protector	--	20				0.0 A	--		--	--	Space	2BA:28
2BA:29	Surge Protector	--	20		0.0 A	--				--	--	Space	2BA:30

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 FN/Note: -

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

Panelboard: P1

Location: Mech 108
Supply: H1
Mounting: Surface
Enclosure: NEMA 1
Voltage: 208 V, 3Ø, 4W
Bus Rating: 225 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: PROVIDE SURGE PROTECTION DEVICE
Mains Type: MCB
Mains Rating: 200 A
Mains FN/Note: -
SCCR: 22 kA

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P1:1	LTG - Clubhouse	1/2"C,1#12,#12N,#12G	20		0.74	0.72						20	1/2"C,1#12,#12N,#12G	RCPT - 102 Office	P1:2
P1:3	LTG - 1st Floor Hall	1/2"C,1#12,#12N,#12G	20				0.71	0.72				20	1/2"C,1#12,#12N,#12G	RCPT - 102 Office (Controlled)	P1:4
P1:5	LTG - Exterior Bldg Mounted	1/2"C,1#12,#12N,#12G	20						0.22	0.9		20	1/2"C,1#12,#12N,#12G	RCPT - 106 Storage, 107 Fire	P1:6
P1:7	LTG - Parking Lot	1/2"C,2#12,#12G	20		0.21	0.18						20	1/2"C,1#12,#12N,#12G	RCPT - Drinking Fountain	P1:8
P1:9							0.21	0.9				20	1/2"C,1#12,#12N,#12G	RCPT - Exterior	P1:10
P1:11	LTG - Monument Sign	1/2"C,1#12,#12N,#12G	20						0.22	0.98		15	1/2"C,2#12,#12G	PTAC - 1st Floor Elev Lobby	P1:12
P1:13	Heat Pump HP-1 15 MCA	1/2"C,2#10,#10G	25		1.22	0.98									P1:14
P1:15							1.22	0.98				15	1/2"C,2#10,#10G	PTAC - 1st Floor East Hall	P1:16
P1:17	Blower Coil BC-1 3.6 KW Backup Electric Heat	1/2"C,2#10,#10G	25						2.21	0.98					P1:18
P1:19					2.21	0.98						15	1/2"C,2#10,#10G	PTAC - 1st Floor North Stair	P1:20
P1:21	Electric Heat	1/2"C,2#12,#12G	20				1.5	0.98							P1:22
P1:23									1.5	0.18		20	1/2"C,1#12,#12N,#12G	RCPT - Elev Sump Pump	P1:24
P1:25	Water Heater	1/2"C,2#10,#10G	30		2.25	2.02						30	1/2"C,1#10,#10N,#10G	Elevator Sump Pump Alarm Panel	P1:26
P1:27							2.25	0.36				20	1/2"C,1#12,#12N,#12G	Fire Alarm Control Panel	P1:28
P1:29	Hot Water Recirc Pump HWP	1/2"C,1#12,#12N,#12G	20						0.12	0.9		20	1/2"C,1#12,#12N,#12G	RCPT - 101 Community	P1:30
P1:31	RCPT - 1st Floor Hall	1/2"C,1#12,#12N,#12G	20		1.08	0.05						20	1/2"C,1#12,#12N,#12G	Lighting Controls	P1:32
P1:33	LTG - Elevator Pit	1/2"C,1#12,#12N,#12G	20				0.02	0.1				20	1/2"C,1#12,#12N,#12G	Automatic Door Opener Controls	P1:34
P1:35	RCPT - Elevator Pit	1/2"C,1#12,#12N,#12G	20						0.36	0.36		20	1/2"C,1#12,#12N,#12G	Fire Sprinkler Flow/Bell	P1:36
P1:37	RCPT - Telecom Backboard	1/2"C,1#12,#12N,#12G	20		0.36	0						20	--	Spare	P1:38
P1:39	RCPT - Telecom Backboard	1/2"C,1#12,#12N,#12G	20				0.36	0				20	--	Spare	P1:40
P1:41	RCPT - Mech 108, Elev Lobby	1/2"C,1#12,#12N,#12G	20						0.54	0		20	--	Spare	P1:42
			Connecte...		13 kVA		10 kVA		9 kVA						
			Connecte...		109 A		87 A		79 A						

Panelboard: P3

Location: Mech 301
Supply: P2
Mounting: Surface
Enclosure: NEMA 1
Voltage: 208 V, 3Ø, 4W
Bus Rating: 100 A
Neutral: 100%
Feed-Thru Lugs: No
Features & Modifications: PROVIDE SURGE PROTECTION DEVICE
Mains Type: MLO
Mains Rating: 100 A
Mains FN/Note: -
SCCR: 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,#12N,#12G	20		0.63	0.98						15	1/2"C,2#12,#12G	PTAC - 3rd Floor Elev Lobby	P3:2
P3:3	RCPT - 3rd Floor Telecomm Backboard	1/2"C,1#12,#12N,#12G	20				0.36	0.98							P3:4
P3:5	RCPT - 3rd Floor Telecomm Backboard	1/2"C,1#12,#12N,#12G	20						0.36	0.98		15	1/2"C,2#12,#12G	PTAC - 3rd Floor Hall West	P3:6
P3:7	RCPT - 3rd Floor Elev Lobby/Elec Room	1/2"C,1#12,#12N,#12G	20		0.54	0.98									P3:8
P3:9	RCPT - 3rd Floor Hall	1/2"C,1#12,#12N,#12G	20				1.08	0.98				15	1/2"C,2#12,#12G	PTAC - 3rd Floor Hall East	P3:10
P3:11	PTAC - 3rd Floor N. Stair	1/2"C,2#10,#10G	15						0.98	0.98					P3:12
P3:13					0.98	1.08						20	1/2"C,1#12,#12N,#12G	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

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

Ckt	Description	Circuitry	Trip (A)	FN	A KVA		B KVA		C KVA		FN	Trip (A)	Circuitry	Description	Ckt
P2-1	LTG - 2nd Floor	1/2"C,1#12,#12N,#12G	20		0.63	0.98						15	1/2"C,2#12,#12G	PTAC - 2nd Floor Elev Lobby	P2-2
P2-3	RCPT - 2nd Floor Telecomm Backboard	1/2"C,1#12,#12N,#12G	20				0.36	0.98							P2-4
P2-5	RCPT - 2nd Floor Telecomm Backboard	1/2"C,1#12,#12N,#12G	20						0.36	0.98		15	1/2"C,2#12,#12G	PTAC - 2nd Floor Hall West	P2-6
P2-7	RCPT - 2nd Floor Elev Lobby/Elec Room	1/2"C,1#12,#12N,#12G	20		0.54	0.98									P2-8
P2-9	RCPT - 2nd Floor Hall	1/2"C,1#12,#12N,#12G	20				1.08	0.98				15	1/2"C,2#12,#12G	PTAC - 2nd Floor Hall East	P2-10
P2-11	Elevator Cab Lights	1/2"C,1#12,#12N,#12G	20						0.36	0.98					P2-12
P2-13	Elevator Shunt Trip Power	1/2"C,1#12,#12N,#12G	20		0.36	0						20	--	Spare	P2-14
P2-15	Space	--	--				--	0				20	--	Spare	P2-16
P2-17	Space	--	--						--	--		--	--	Space	P2-18
P2-19	Space	--	--		--	--						--	--	Space	P2-20
P2-21	Space	--	--				--	--				--	--	Space	P2-22
P2-23	Space	--	--						--	--		--	--	Space	P2-24
			Connecte...		9 kVA		7 kVA		6 kVA						
			Connecte...		73 A		58 A		50 A						

(Includes load connected via feed-thru lugs.)

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NEW SENIOR LIVING FACILITY

SAN ANGELO, TEXAS

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LICENSED PROFESSIONAL ENGINEER
12-18-2024

REVISIONS:

2	ASI #1	2024-12-18

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

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CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
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General Plan Symbols

	Plan Revision Number
	Detail Number on Sheet
	Sheet Number Where Detail is Placed
	Keynote Symbol
	Continuation Symbol
	Point Where New Connects To Existing
Room 1	Room Name / Number
	Area Being Demolished
	Area Not In Contract

Abbreviations

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	LWT	LEAVING WATER TEMPERATURE
AC	AIR CONDITIONING	M/A	MIXED AIR
AD	AREA DRAIN	MAX	MAXIMUM
ADD	ADDENDUM	MBH	ONE THOUSAND BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MCF	ONE THOUSAND CUBIC FEET
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MD	MOTORIZED DAMPER
ALT	ALTERNATE	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BLW	BELOW	MTR	MOTOR
BTU	BRITISH THERMAL UNITS	MU/A	MAKE-UP/AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NUMBER
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	O	OXYGEN
D	DEGREE	O/A	OUTSIDE AIR
DB	DRY BULB	ORD	OVERFLOW ROOF DRAIN
DIA	DIAMETER	PD	PRESSURE DROP
DN	DOWN	PIV	POST INDICATOR VALVE
DW	DISTILLED WATER	PLBG	PLUMBING
EA	EACH	PRESS	PRESSURE
EAT	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	PSIG	POUNDS PER SQUARE INCH GAUGE
EWC	ELECTRIC WATER COOLER	PWR	POWER
EWT	ENTERING WATER TEMPERATURE	R	DUCT RISER
E/A	EXHAUST AIR	R/A	RETURN AIR
EXIST	EXISTING	RCP	RADIANT CEILING PANEL
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FCO	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RED	REDUCER
FDC	FIRE DEPARTMENT CONNECTION	RH	RELATIVE HUMIDITY
FL	FLOOR	RL/A	RELIEF AIR
FO	FUEL OIL	RM	ROOM
FOV	FUEL OIL VENT	RPM	REVOLUTIONS PER MINUTE
FOR	FUEL OIL RETURN	RW	RAIN WATER
FOS	FUEL OIL SUPPLY	SF	SQUARE FOOT
FPM	FEET PER MINUTE	S/A	SUPPLY AIR
FS	FLOOR SINK	SAN	SANITARY
FT	FOOT/FEET	SF	SQUARE FOOT
FTR	FIN TUBE RADIATION	SD	SMOKE DAMPER
GAL	GALLON	SM	SURFACE MOUNT
GF	GAS-FIRED	SP	STANDPIPE
GC	GENERAL CONTRACTOR	SP	STATIC PRESSURE
GPM	GALLONS PER MINUTE	STM	STEAM
GW	GREASE WASTE	T	THERMOSTAT
HB	HOSE BIB	TD	TEMPERATURE DROP
HP	HORSE POWER	TDR	TRENCH DRAIN
HTG	HEATING	TEMP	TEMPERATURE
HTR	HEATER	TYP	TYPICAL
HW	HOT WATER	UG	UNDERGROUND
HYD	HYDRANT	VAC	VACUUM
ID	INDIRECT	V	VENT
IN	INCH	VAV	VARIABLE AIR VOLUME
INV	INVERT	VENT	VENTILATION
LB	POUND	VTR	VENT THROUGH ROOF
LB/HR	POUNDS PER HOUR	W	WASTE
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LP	LOW PRESSURE	WCO	WALL CLEAN OUT
LPG	LIQUEFIED PETROLEUM GAS	WH	WALL HYDRANT

Equipment Abbreviations

AC	AIR CONDITIONING UNIT	ET	EXPANSION TANK
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
CH	CHILLER	GRV	GRAVITY ROOF VENTILATOR
CT	COOLING TOWER	HWP	HEATING WATER PUMP
CUH	CABINET UNIT HEATER	HRU	HEAT RECOVERY UNIT
CHWP	CHILLED WATER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RE	RETURN/EXHAUST FAN
DC	DUCT MOUNTED COIL	RTU	ROOFTOP UNIT
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	WH	WATER HEATER

* NOTE *
ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

HVAC Symbols

24"/12"	Sq. Duct Size (Width/Height)
24"x12"FO	Oval Duct Size (Width x Height)
18"Ø	Round Duct Size (Diameter)
(E)	Existing Duct To Remain
	Duct To Be Demolished
S/A	Supply Air
V/A	Ventilation Air
O/A	Outdoor Air
R/A	Return Air
T/A	Transfer Air
E/A	General Exhaust Air
KED	Kitchen Exhaust Duct
FLUE	Flue Gas Vent
C/A	Combustion Air
	Rect. Supply Duct Rise / Drop
	Round Supply Duct Rise / Drop
	Rect. Return Duct Rise / Drop
	Round Return Duct Rise / Drop
	Rect. Exhaust Duct Rise / Drop
	Round Exhaust Duct Rise / Drop

Grille, Register, Diffusers

Square Ceiling Diffuser: CD3 500 / 10"Ø/24x24 — Type (See Schedule); Airflow; Neck Size / Module Size

Round Ceiling Diffuser: CD11 100 / 6"Ø / TYP. X 4 — Type (See Schedule); Airflow; Neck Size; Type Count for Space

Sidewall Supply Grille: SG1 500 / 18"/10" / AFF:9'-0" — Type (See Schedule); Airflow; Nominal Duct Size; Mounting Elevation (Centerline)

Linear Diffuser: LD8 200 / 8"Ø/2s/4'-0"L — Type (See Schedule); Airflow; Neck Size/ Slot(s)/ Active Length

Sidewall Return Grille: RG1 800 / 16"/16" / AFF:9'-0" — Type (See Schedule); Airflow; Nominal Duct Size; Mounting Elevation (Centerline)

Ceiling Return: RG2 500 / 12"/12"/24x24 / 25 — Type (See Schedule); Airflow; Neck Size / Module Size; Max NC Rating

Mechanical Equipment

RTU-1	Unit Identity
10.0 ton	Nominal Cooling Capacity
RTU-1	
180000 Btu/h	Heating Capacity
180 CFH	Gas Supply Input Rate
ET-1	
379 lb	Operating Weight
EF-XX	
500 CFM	Design Airflow Rate
VAV 1-2	
3.7 GPM	Design Water Flow
AC-1	
AFF:7'-0"	Bottom of Equipment Height
(E)AHU-2	Existing to Remain Equipment
(R)AHU-3	Existing Relocated Equipment
	Equipment By Others (Refer To Other Disciplines)

Damper Types

- Manual Damper
- Motorized Damper
- Backdraft Damper
- Smoke Damper
- Fire Damper
- Comb. Fire/ Smoke Damper
- Ceiling Radiation Damper

Mechanical Piping Symbols

2"	Nominal Pipe Size
	Above Ground Piping
1/8" / 12" SLOPE	Below Ground Piping / Pipe Slope (When Applicable)
(E)	Existing Pipe To Remain
	Pipe To Be Demolished
CHWR	Chilled-Water Return
CHWS	Chilled-Water Supply
CD	Condensate Drain
CWR	Condenser-Water Return
CWS	Condenser-Water Supply
GWR	Geothermal-Water Return
GWS	Geothermal-Water Supply
HWR	Hot-Water Return
HWS	Hot-Water Supply
G	Natural Gas
LP	Liquid Propane
RL	Refrigerant Liquid
RS	Refrigerant Gas
RD	Refrigerant Discharge
STM	Steam Supply
CDR	Steam Condensate Return
	Pipe Rise / Drop

Valve Types

2" SHUTOFF	Ball Valve
2" BAL	Balancing Valve
2" BFV	Butterfly Valve
2" CHECK	Check Valve
2" CHECK	Alternate Check Valve
3" CIRC	Circuit Setter
2" GATE	Gate Valve
2" GLOBE	Globe Valve
2" LOCK	Locked Shield Valve
2" PRV	Pressure Reducing Valve
2" QUICK	Quick Opening Valve
2" STRAIN	Fluid Strainer
2" M-CNTRL	Elec. Control Valve
4" 3-WAY CNTRL	3-Way Elec. Valve
1" GAS-CNTRL	Emergency Gas Shutoff
1" PLUG	Plug Valve
1" GAS COCK	Gas Shutoff Cock
1" REG	Gas Regulator

Mechanical Control Devices

AHU-1	Unit Identity
TS	Temperature Sensor
TH	Temp/ Humidity Sensor
TC	Temp/ CO2 Sensor
T	Thermostat
H	Humidistat
HS	Humidity Sensor
CO2	Carbon Dioxide Detector
CO	Carbon Monoxide Detector
H2	Hydrogen Gas Detector
HZG	Hazardous Gas Detector
NO2	Nitrogen Dioxide Detector
O2	Oxygen Gas Detector

HVAC SHEET INDEX

M0.1	HVAC TITLE SHEET
M1.1	HVAC PLANS
M1.2	HVAC PLANS
M6.1	HVAC SCHEDULES

GENERAL HVAC NOTES

A. CONTRACTOR SHALL LOCATE TOP OF THERMOSTATS AND HUMIDISTATS AT 4'-0" AFF UNLESS NOTED OTHERWISE. MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF 8" FROM LIGHT SWITCHES.
B. CONDENSATE DRAINS SHALL BE SUPPLIED FOR ALL COOLING EQUIPMENT. CONTRACTOR SHALL ENSURE PROPER INSTALLATION AND DRAINAGE AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES. CONDENSATE PIPING SHALL BE TYPE "L" COPPER. WHERE INSTALLED ABOVE CEILINGS, CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH MINIMUM 1/2" FIBERGLASS PIPE INSULATION WITH ALL SERVICE JACKET.
C. ALL SUPPLY, RETURN, AND EXHAUST DUCTWORK SHALL BE RATED FOR PRESSURE CLASS OF 2" W.G. UNLESS NOTED OTHERWISE.
D. COORDINATE THE EXACT LOCATION OF ALL CEILING DIFFUSERS, REGISTERS, AND GRILLES WITH LIGHTING.
E. PROVIDE DIFFUSERS AND REGISTERS WITH 4-WAY BLOW PATTERN UNLESS OTHERWISE NOTED.
F. HVAC EQUIPMENT SHALL NOT BE UTILIZED UNTIL ALL DUCT PRODUCING CONSTRUCTION ACTIVITY HAS BEEN COMPLETED. CONTRACTOR SHALL BE REQUIRED TO OBTAIN APPROVAL FROM OWNER PRIOR TO EQUIPMENT STARTUP, AND TO REPLACE FILTERS ON HVAC EQUIPMENT UPON FINAL COMPLETION.
G. LOCATIONS OF PIPING, DUCTWORK AND EQUIPMENT AS INDICATED ON THE DRAWINGS ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
H. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL BUILDING CODE AND INTERNATIONAL MECHANICAL CODE.
I. LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.
J. ALL ROOF MOUNTED EQUIPMENT SHALL BE A MINIMUM 10'-0" FROM EDGE OF ROOFS WITHOUT A 42" HIGH PARAPET OR GUARD RAIL. WHERE PROVIDING 10'-0" SEPARATION FROM ROOF EDGE IS NOT POSSIBLE, PROVIDE PERMANENT FALL ARREST ANCHORS COMPLIANT WITH ANSI/ASSP Z359.1. COORDINATE WITH GENERAL CONTRACTOR.
K. LOCATE DUCTWORK, PIPING AND MECHANICAL EQUIPMENT OUTSIDE OF THE NEC REQUIRED CLEAR SPACE ABOVE AND AROUND ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL CONTRACTOR.
L. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE U.L. LISTED. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RATED ASSEMBLIES.
M. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES AND DUCTS THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
N. MAINTAIN CLEAR ACCESS TO SERVICE EQUIPMENT AND OTHER ACCESSORIES REQUIRING SERVICE, VISUAL INSPECTION OR HAND OPERATION. WHERE INDICATED OR REQUIRED, PROVIDE ACCESS PANELS OF THE TYPE SELECTED TO SUIT MATERIALS IN WHICH INSTALLED.
O. TRANSITION FROM PIPING AND DUCTWORK SIZES SHOWN TO PROPERLY CONNECT TO MECHANICAL EQUIPMENT.
P. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
Q. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
R. INSTALL EXPOSED PIPING AND DUCTWORK AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.
S. PRIOR TO STARTING WORK, SUBMIT SHOP DRAWINGS FOR ALL MECHANICAL EQUIPMENT AND MATERIALS. SUBSTITUTE EQUIPMENT INSTALLED WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO REPLACEMENT AT CONTRACTOR'S EXPENSE.
T. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS AS REQUIRED.
U. PROVIDE ONE YEAR WARRANTY FOR ALL WORKMANSHIP AND MATERIALS AFTER THE DATE OF FINAL ACCEPTANCE.

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Project 24034 11/22/2024

1 PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF 2021 IECC

NOTES BY SYMBOL

1 MOUNT HEAT PUMP ON LEVEL 3-1/2" THICK CONCRETE PAD. COORDINATE WITH G.C.

2 PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO WALL CAP WITH BACKDRAFT DAMPER. MAXIMUM ALLOWABLE EQUIVALENT DUCT LENGTH = 35'. UTILIZE LONG RADIUS SMOOTH ELBOWS WHERE REQUIRED. MAXIMUM EQUIVALENT DUCT LENGTH MAY BE INCREASE WHERE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW, AND DOCUMENTATION IS PROVIDED TO CODE OFFICIAL PRIOR TO CONCEALMENT INSPECTION. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504. NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.

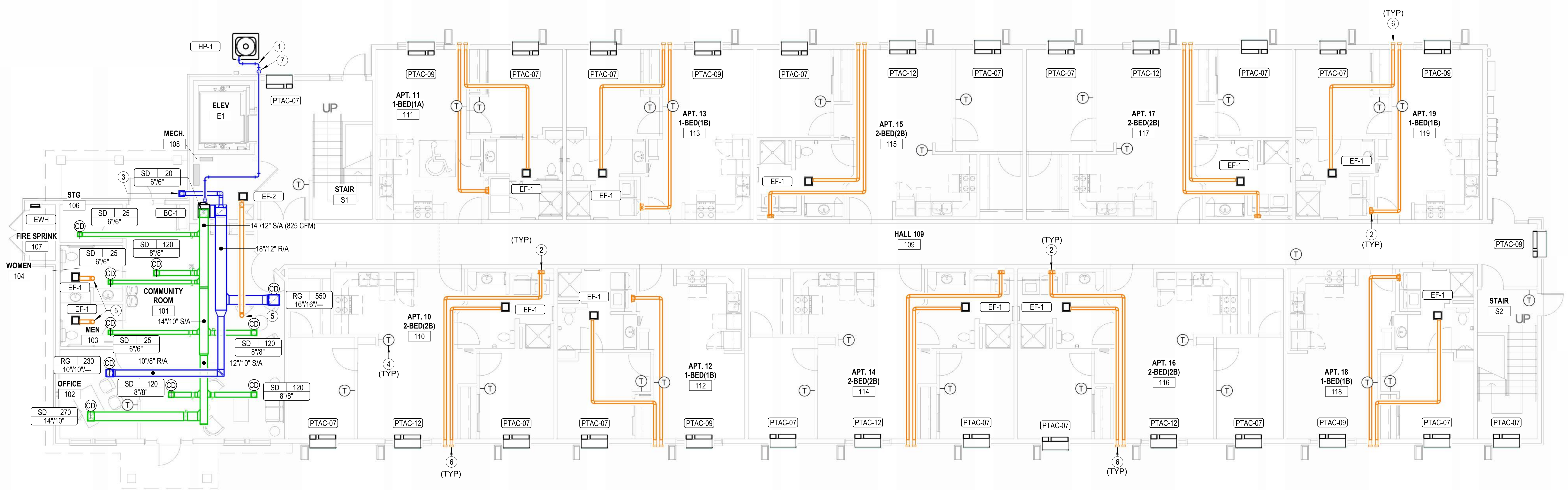
3 ROUTE 6" DIAMETER OUTDOOR AIR DUCT TO SOFFIT VENT WITH BIRDSCREEN, AND BALANCE OUTDOOR AIR TO 85 CFM.

4 PROVIDE WALL MOUNTED THERMOSTAT FOR EACH PTAC IN APARTMENTS. COORDINATE FINAL LOCATION WITH OWNER.

5 ROUTE 4"Ø EXHAUST DUCT TO MANUFACTURER'S ROOF JACK WITH BACKDRAFT DAMPER AND BIRD SCREEN, COORDINATE ROUTING WITH STRUCTURE.

6 ROUTE 4"Ø EXHAUST DUCT TO MANUFACTURER'S WALL CAP WITH BACKDRAFT DAMPER, COORDINATE ROUTING WITH STRUCTURE.

7 ROUTE REFIRIGERANT PIPING FROM BLOWER COIL TO HEAT PUMP. CONCEAL PIPING IN WALLS AND ABOVE CEILINGS. UTILIZE WALL PENETRATION ASSEMBLE EQUAL TO AIREX TITAN OUTLET.



1
M1.1
FIRST FLOOR HVAC PLAN
1/8" = 1'-0"

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Project 24034 11/22/2024

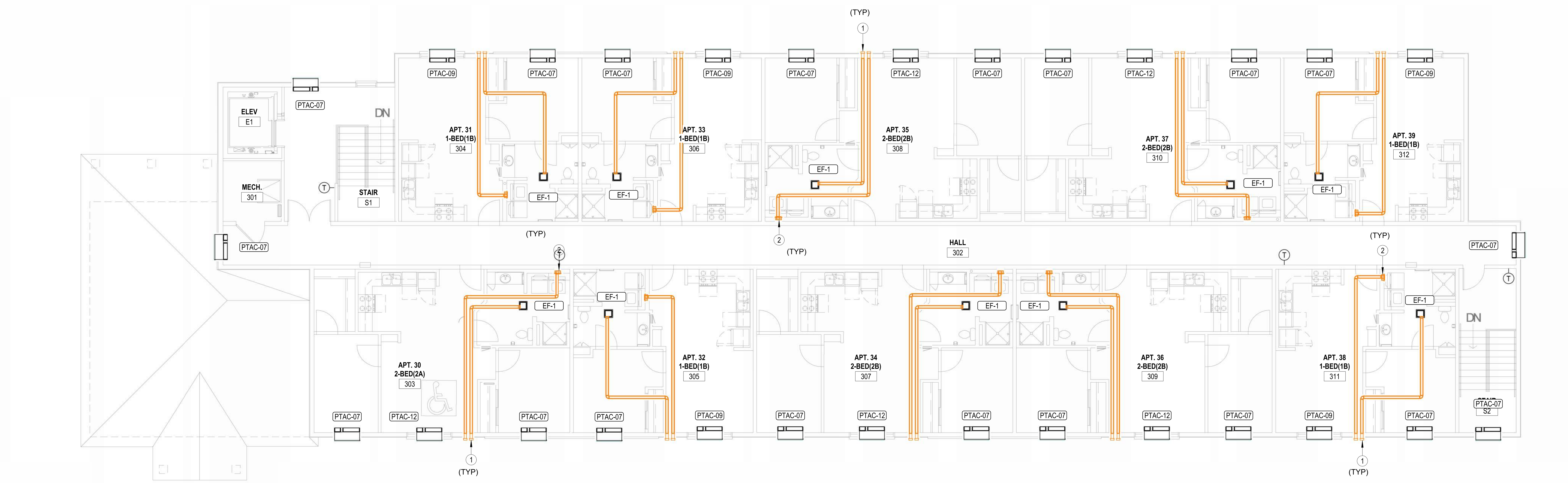
PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF 2021 IECC

NOTES BY SYMBOL

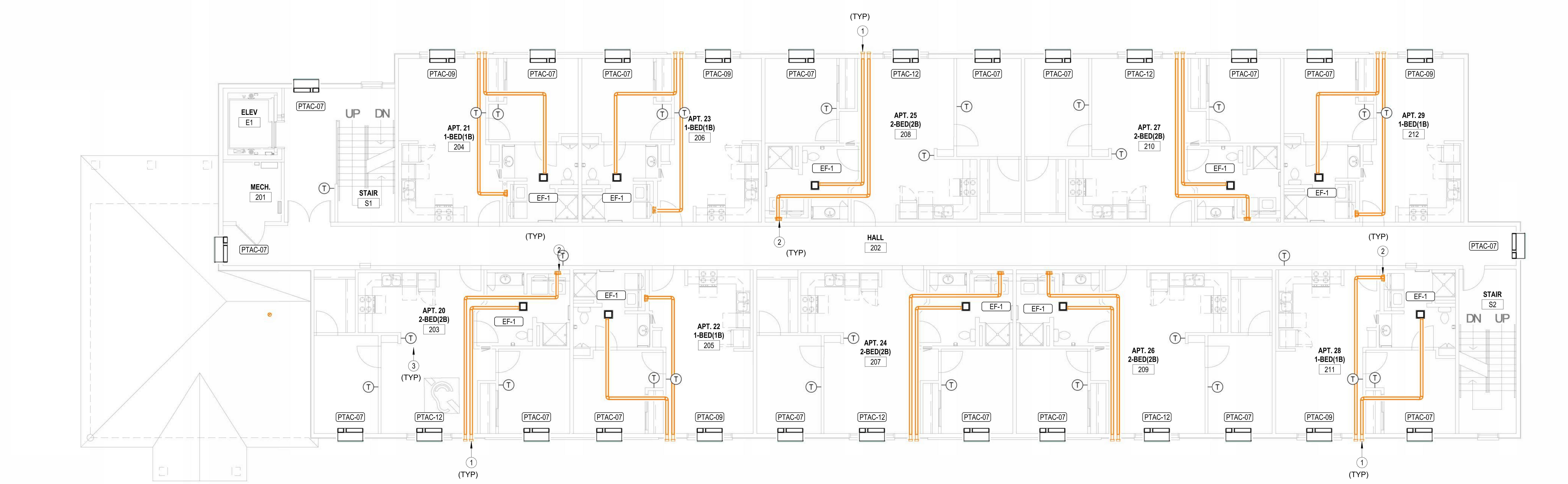
1 ROUTE 4"Ø EXHAUST DUCT TO MANUFACTURER'S WALL CAP WITH BACKDRAFT DAMPER, COORDINATE ROUTING WITH STRUCTURE.

2 PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO WALL CAP WITH BACKDRAFT DAMPER. MAXIMUM ALLOWABLE EQUIVALENT DUCT LENGTH = 35'. UTILIZE LONG RADIUS SMOOTH ELBOWS WHERE REQUIRED. MAXIMUM EQUIVALENT DUCT LENGTH MAY BE INCREASE WHERE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW, AND DOCUMENTATION IS PROVIDED TO CODE OFFICIAL PRIOR TO CONCEALMENT INSPECTION. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504. NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.

3 PROVIDE WALL MOUNTED THERMOSTAT FOR EACH PTAC IN APARTMENTS. COORDINATE FINAL LOCATION WITH OWNER.



2 THIRD FLOOR HVAC PLAN
M1.2 1/8" = 1'-0"



1 SECOND FLOOR HVAC PLAN
M1.2 1/8" = 1'-0"

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SAN ANGELO, TEXAS

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TIMOTHY C. TREDWAY
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LICENSED PROFESSIONAL ENGINEER
11-27-2024

REVISIONS:
1 Addendum #1 2024-11-27

DATE: 11/22/2024
JOB: 24-3395
SHEET NO.:
M1.2

CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025

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Project 24034 11/15/2024

Packaged Terminal Air Conditioner Schedule

Mark	Manufacturer	Model Number	Cooling		Heating	Airflow	Electrical				Weight
			Total Cooling	Sensible Cooling	Electric Heat Output		MCA	MOCP	Voltage	Phase	
PTAC-07	GE	AZ45E07DAP	6,900 Btu/h	4,210 Btu/h	1.96 kW	350 CFM	11.8 A	15.0 A	208 V	1	108 lb
PTAC-09	GE	AZ45E09DAP	9,400 Btu/h	5,450 Btu/h	1.96 kW	370 CFM	11.8 A	15.0 A	208 V	1	106 lb
PTAC-12	GE	AZ45E12DAP	11,200 Btu/h	6,050 Btu/h	1.96 kW	360 CFM	11.8 A	15.0 A	208 V	1	104 lb

NOTES:
1. Provide with manufacturer's line cord connection kit.
2. Provide with wall case compatible with wall construction coordinate with G.C.
3. Provide with remote wall mounted programmable thermostat with two speed fan control.
4. Provide with manufacturer's sub-base accessory. Provide all components necessary for complete instalation.

Heat Pump Schedule

Identity	Manufacturer	Model	Nominal Capacity	Cooling Capacity						Heating Capacity				Electrical			
				EDB	EDB	EWB	Net Sensible Capacity	Rated Cooling Capacity	SEER2 Rating	OA EDB	EDB	Rated Heating Capacity	HSPF2 Rating	Phase	MCA	MOCP	Voltage
HP-1	Trane	4TWR4024	2.0 ton	105 °F	78 °F	67 °F	15,700 Btu/h	22,200 Btu/h	14.6	47 °F	70 °F	22,800 Btu/h	7.8	1	15.0 A	25.0 A	208 V

NOTES:
1. Refrigerant lines shall be field fabricated. Coordinate line sizing requirements with equipment manufacturer for length.
2. Provide 7-day programmable thermostat.
3. Provide 7-day programable thermostat. Provide with R410a refrigerant.
4. Provide 2 sets of MERV-7 filters.

Blower Coil Schedule

Identity	Manufacturer	Model	Fan			Heating	Electrical		MCA	MOCP
			Airflow	ESP	Speed		Voltage	Phase		
BC-1	Trane	TEM6A0B24	800 CFM	0.50 in-wg	Medium	3.6 kW	208 V	1	25.0 A	25.0 A

NOTES:
1. Single point connection required, coordinate the exact electrical requirements of equipment provided wih E.C.
2. Electrical heater shall not operate simultaneously with heat pump. Electric heater shall be used as back-up heat only.
3. Povide unit with condensate overflow switch.

Grilles, Registers & Diffusers Schedule

ID Type	Manufacturer	Model	Application				Mounting	Include Damper	Product Specification	Notes
			Supply	Return	Exhaust	Transfer				
RG	Price	530		■			Surface Mount	No	Steel louvered return grille	
SD	Price	520	■				Surface Mount	No	Steel double deflection supply grille with front blades paralle to long dimension	

NOTES:
- Maximum noise criteria shall be 25.
- Runouts to diffusers shall be same size as neck, U.N.O.
- Paint objects visible through grilles with flat black paint.
- Provide mounting frame as required for ceiling type. Coordinate with Architect.
- Verify finish with Architect.
- Provide devices with radiation dampers as required in rated ceilings. Coordinate with Architect.

Electric Cabinet Heater Schedule

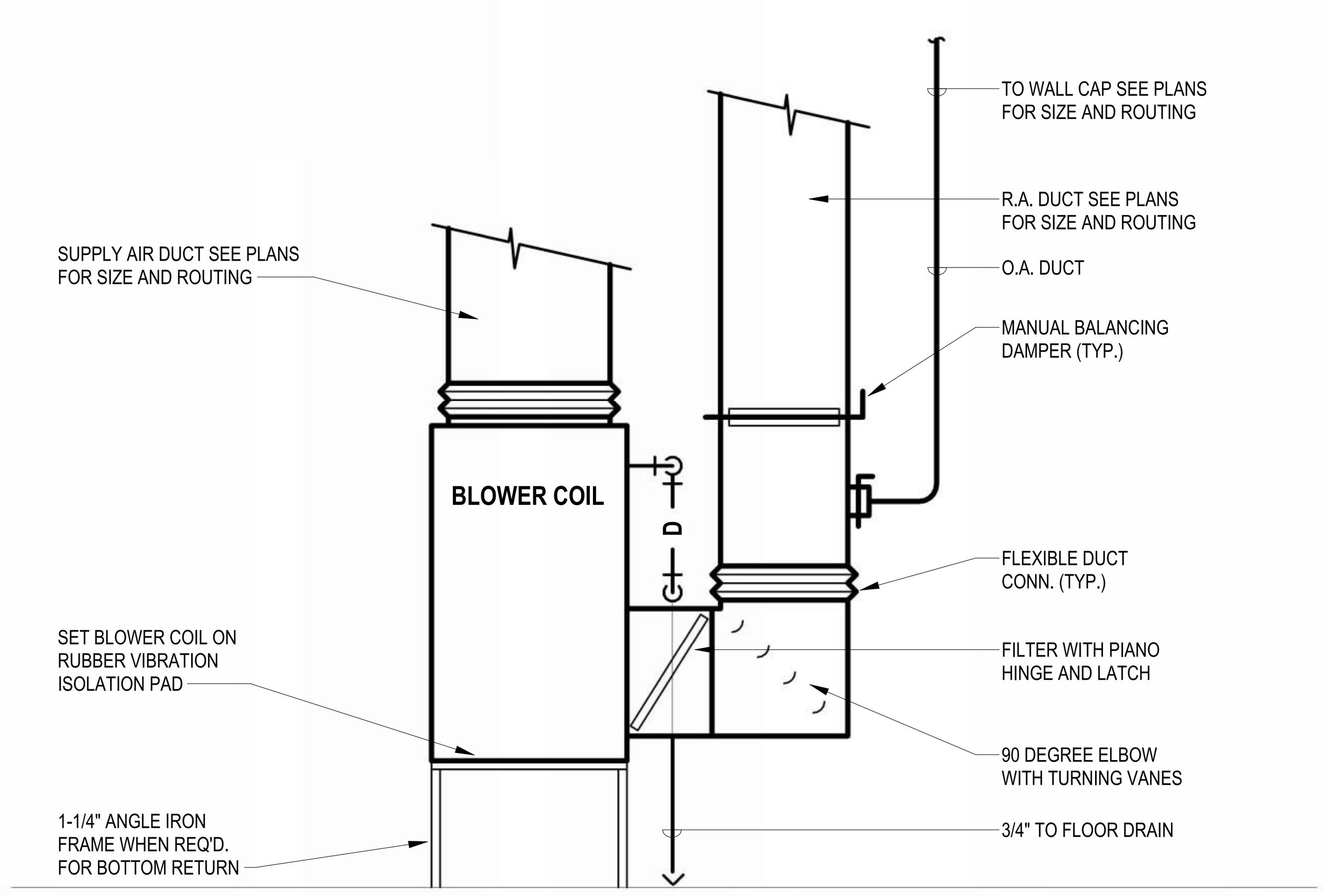
Mark	Manufacturer	Model	Mounting	Watts	Voltage	Phase	Description	Notes
EWH	Trane	UHWA	Wall	3.0 kW	208 V	1	Architectural fan forced wall heater	1,2,3

NOTES:
1. Provide with high temperature themral cutout and fan delay.
2. Provide wit integral thermostat and unit mounted disconnect switch.
3. Provide with manufacturer's surface mounting adapter sleeve. Coordinate exact mounting requirements and locations with Architect and rated construction.

Exhaust Fan Schedule

Mark	Manufacturer	Model	CFM	ESP	Power	Electrical		Notes
						Voltage	Phase	
EF-1	Panasonic	FV-0810VSS1	50 CFM	0.45 in-wg	21 W	120 V	1	1,2,3,4,5,6
EF-2	Panasonic	FV-0511VK2	110 CFM	0.45 in-wg	21 W	120 V	1	1,2,3,4,5,6,7

NOTES:
1. Fixture shall be Energy Star listed.
2. Fixture shall operate at < 1 SONE.
3. Provide with ec motor with integral disconnect.
4. Provide manufacturer's wall cap or roof jack, see plans.
5. Provide integral backdraft damper.
6. Provide with manufacturer's ceiling radiation damper. Omit radiation dampers where rated ceilings are not present, coordinate with Architect.
7. Provide Panasnic FV-VS15VK1 multi-spped with time delay module set to provide cfm as listed on drawings continuously wth a max of 110 cfm for 15 min (adj_ when wall switch is tunred on.



1 M6.1 BLOWER COIL DETAIL
NOT TO SCALE

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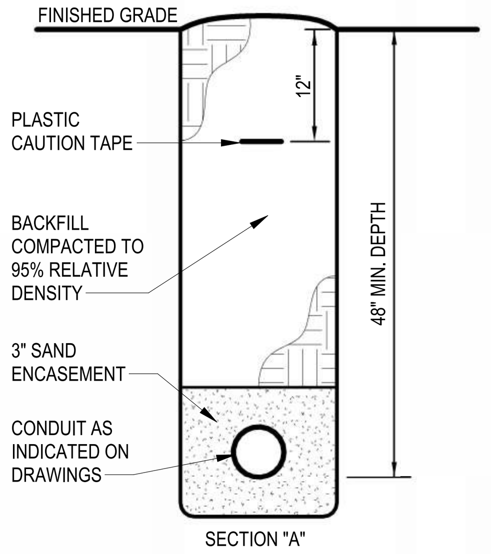
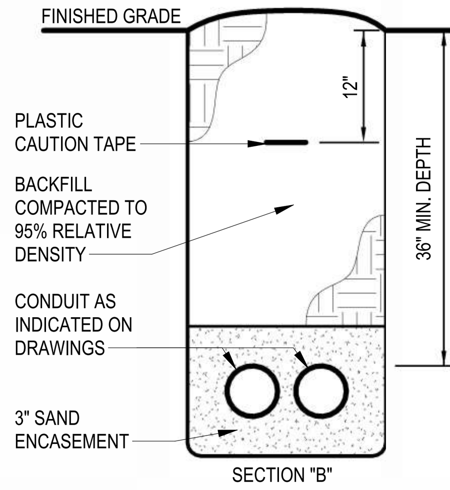


3 ME1.1 CONDUIT TRENCH SECTION A
NOT TO SCALE



4 ME1.1 CONDUIT TRENCH SECTION B
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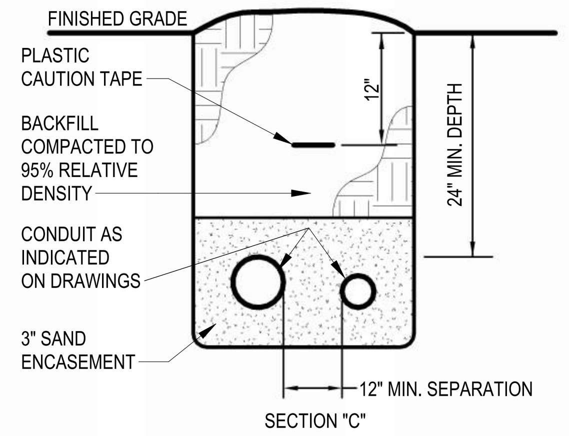

5 ME1.1 CONDUIT TRENCH SECTION C
NOT TO SCALE

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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 SERVICELATERALS FROM UTILITY TRANSFORMERS TO SERVICE EQUIPMENT AT BUILDINGEXTERIORS. POWER COMPANY SHALL FURNISH, INSTALL, AND TERMINATE ALLCONDUCTORS.

C. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC. ALL CONDUIT ABOVEGRADE 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.

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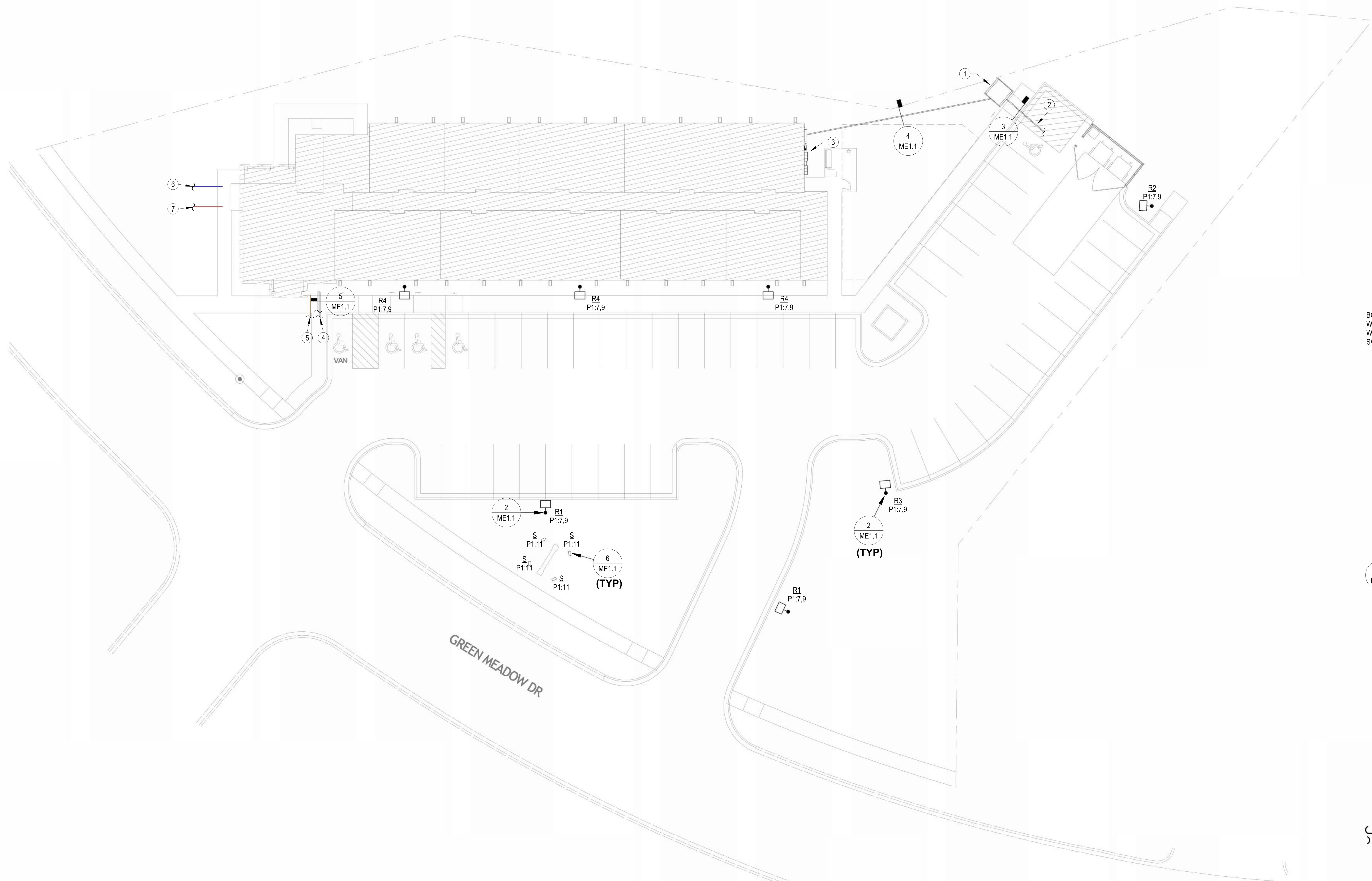
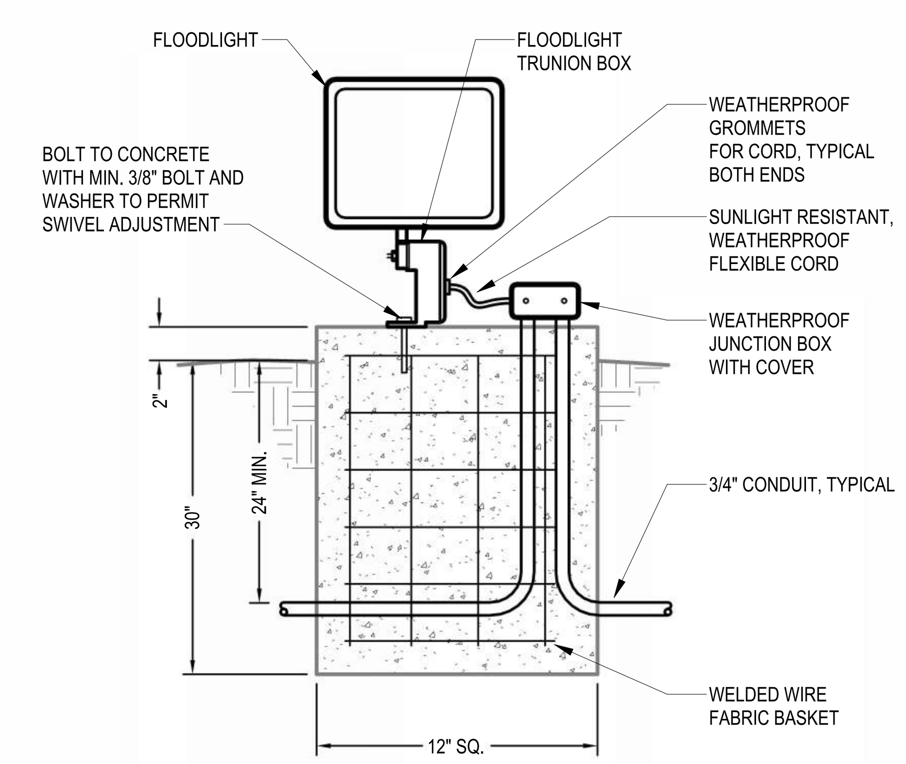
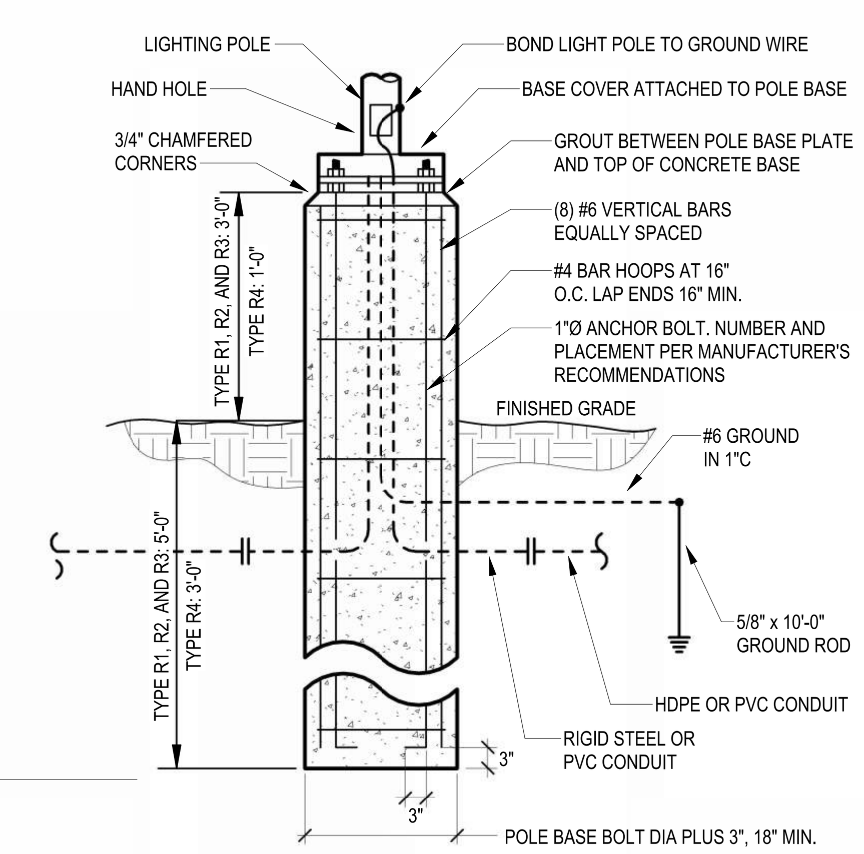


1 ME1.1 M/E SITE PLAN
1" = 20'-0"



6 ME1.1 GROUND LIGHT DETAIL
NOT TO SCALE



2 ME1.1 LIGHT POLE BASE DETAIL
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General Plan Symbols

△	Plan Revision Number
	Detail Number on Sheet
	Sheet Number Where Detail is Placed
	Keynote Symbol
	Continuation Symbol
	Point Where New Connects To Existing
Room 1	Room Name / Number
	Area Being Demolished
	Area Not In Contract

Abbreviations

Ø	ROUND	LVR	LOUVER
ABV	ABOVE	LWT	LEAVING WATER TEMPERATURE
AC	AIR CONDITIONING	M/A	MIXED AIR
AD	AREA DRAIN	MAX	MAXIMUM
ADD	ADDENDUM	MBH	ONE THOUSAND BTU PER HOUR
AFF	ABOVE FINISHED FLOOR	MCF	ONE THOUSAND CUBIC FEET
AFUE	ANNUAL FUEL UTILIZATION EFFICIENCY	MD	MOTORIZED DAMPER
ALT	ALTERNATE	MECH	MECHANICAL
AP	ACCESS PANEL	MFR	MANUFACTURER
ARCH	ARCHITECT/ARCHITECTURAL	MIN	MINIMUM
BFF	BELOW FINISHED FLOOR	MISC	MISCELLANEOUS
BLW	BELOW	MTR	MOTOR
BTU	BRITISH THERMAL UNITS	MU/A	MAKE-UP/AIR
BTUH	BRITISH THERMAL UNITS PER HOUR	NC	NOISE CRITERIA
CAP	CAPACITY	NC	NORMALLY CLOSED
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CFM	CUBIC FEET PER MINUTE	NO	NUMBER
CLG	CEILING	NO	NORMALLY OPEN
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	O	OXYGEN
D	DEGREE	O/A	OUTSIDE AIR
DB	DRY BULB	ORD	OVERFLOW ROOF DRAIN
DIA	DIAMETER	PD	PRESSURE DROP
DN	DOWN	PIV	POST INDICATOR VALVE
DW	DISTILLED WATER	PLBG	PLUMBING
EA	EACH	PRESS	PRESSURE
EAT	ENTERING AIR TEMPERATURE	PRV	PRESSURE REDUCING VALVE
ELEC	ELECTRICAL	PSI	POUNDS PER SQUARE INCH
EQUIP	EQUIPMENT	PSIG	POUNDS PER SQUARE INCH GAUGE
EWC	ELECTRIC WATER COOLER	PWR	POWER
EWT	ENTERING WATER TEMPERATURE	R	DUCT RISER
E/A	EXHAUST AIR	R/A	RETURN AIR
EXIST	EXISTING	RCP	RADIANT CEILING PANEL
F	DEGREES FAHRENHEIT	RD	ROOF DRAIN
FCO	FLOOR CLEAN OUT	REC	RECESSED
FD	FLOOR DRAIN	RED	REDUCER
FDC	FIRE DEPARTMENT CONNECTION	RH	RELATIVE HUMIDITY
FL	FLOOR	RL/A	RELIEF AIR
FO	FUEL OIL	RM	ROOM
FOV	FUEL OIL VENT	RPM	REVOLUTIONS PER MINUTE
FOR	FUEL OIL RETURN	RW	RAIN WATER
FOS	FUEL OIL SUPPLY	SF	SQUARE FOOT
FPM	FEET PER MINUTE	S/A	SUPPLY AIR
FS	FLOOR SINK	SAN	SANITARY
FT	FOOT/FEET	SF	SQUARE FOOT
FTR	FIN TUBE RADIATION	SD	SMOKE DAMPER
GAL	GALLON	SM	SURFACE MOUNT
GF	GAS-FIRED	SP	STANDPIPE
GC	GENERAL CONTRACTOR	SP	STATIC PRESSURE
GPM	GALLONS PER MINUTE	STM	STEAM
GW	GREASE WASTE	T	THERMOSTAT
HB	HOSE BIB	TD	TEMPERATURE DROP
HP	HORSE POWER	TDR	TRENCH DRAIN
HTG	HEATING	TEMP	TEMPERATURE
HTR	HEATER	TYP	TYPICAL
HW	HOT WATER	UG	UNDERGROUND
HYD	HYDRANT	VAC	VACUUM
ID	INDIRECT	V	VENT
IN	INCH	VAV	VARIABLE AIR VOLUME
INV	INVERT	VENT	VENTILATION
LB	POUND	VTR	VENT THROUGH ROOF
LB/HR	POUNDS PER HOUR	W	WASTE
LAT	LEAVING AIR TEMPERATURE	WB	WET BULB
LP	LOW PRESSURE	WCO	WALL CLEAN OUT
LPG	LIQUEFIED PETROLEUM GAS	WH	WALL HYDRANT

Equipment Abbreviations

AC	AIR CONDITIONING UNIT	ET	EXPANSION TANK
ACCU	AIR COOLING CONDENSING UNIT	EWH	ELECTRIC WATER HEATER
AHU	AIR HANDLING UNIT	FCU	FAN COIL UNIT
AS	AIR SEPARATOR	FP	FIRE PUMP
B	BOILER	GI	GREASE INTERCEPTOR
CH	CHILLER	GRV	GRAVITY ROOF VENTILATOR
CT	COOLING TOWER	HWP	HEATING WATER PUMP
CUH	CABINET UNIT HEATER	HRU	HEAT RECOVERY UNIT
CHWP	CHILLED WATER PUMP	PRV	POWER ROOF VENTILATOR
DBP	DOMESTIC WATER BOOSTER PUMP	RE	RETURN/EXHAUST FAN
DC	DUCT MOUNTED COIL	RTU	ROOFTOP UNIT
DCP	DOMESTIC WATER CIRCULATING PUMP	SP	SUMP PUMP
EF	EXHAUST FAN	UH	UNIT HEATER
EDC	ELECTRIC DUCT COIL	WH	WATER HEATER

* NOTE *
ALL OF GENERAL NOTES ON THIS SHEET ARE TO BE APPLIED TO ALL OTHER DRAWINGS IN THIS SET.THE SYMBOLS AND ABBREVIATIONS SHOWN ON THIS SHEET MAY OR MAY NOT BE USED IN THIS SET OF DRAWINGS.

Plumbing Symbols

2"	Nominal Pipe Size
	Above Ground Piping
	Below Ground Piping
1/8" / 12" SLOPE	Pipe Slope (When Applicable)
(E)	Existing Pipe To Remain
	Pipe To Be Demolished
CW	Domestic Cold-Water
NPW	Non-Potable Water
S-CW	Soft Cold-Water
F-CW	Filtered Cold-Water
RO	Reverse Osmosis Water
HW	Domestic Hot-Water
HW 140°	Domestic Hot-Water 140°
HW-R	Hot-Water Recirculation
HW-R 140°	Hot-Water Recirculation 140°
SS	Sanitary Drain
V	Sanitary Vent
WV	Sanitary Wet Vent
CWV	Combination DWV
CD	Condensate Drain
ID	Indirect Drain
GW	Grease Waste
GV	Grease Vent
PD	Pump Discharge
SD	Storm Drain
OSD	Storm Overflow
CA	Compressed Air
G	Natural Gas
LP	Liquid Propane
	Pipe Rise / Drop

Pipe Accessory Notes

4" FCO	Cleanout
2" CHECK	Check Valve
2" BALANCE	Balancing Valve
2" CIRC	Circuit Setter
2" GATE	Gate Valve
2" S/O	Ball Valve
2" STRAIN	Fluid Strainer
S 1" GAS-CNTRL	Emergency Gas Shutoff
1" PLUG	Plug Valve
1" GAS COCK	Gas Shutoff Cock
1" REG	Gas Regulator
T/P 1" T/V	Thermostatic Valve
T/P TMV-XT/P	Mixing Valve
EM TMVEM	Emergency Mixer
2" PRV	Pressure Reducing Valve
W 2" METER	Water Meter
	Double Check Valve
	Reduced Pressure Zone

Plumbing Fixture Notes

Floor Drain 0" FD 2 DFU	Design Size / Identity Type / Drainage Fixture Units
2" FD-3	Floor Drain w/ Deep Seal Trap
2" FD-3P	Floor Drain w/ Trap Primer "P" Indicates Primer Connection
2" FD-7	Floor Drain w/ Integral Cleanout
3" AD-1	Area Drain (No Trap)
6" DD-1	Deck Drain
3" HD-1	Hub Drain (Funnel Type)
3" FS	Floor Sink
8" SD-12	Roof Drain
6" SD-1 2000 SF	Combination Drain / Rainfall Surface Area

Plumbing Sheet Index

GENERAL PLUMBING NOTES

A. FIELD VERIFY ALL NEW WATER, WASTE, AND VENT PIPING CONNECTIONS AND PROVIDE NEW CONNECTIONS AS REQUIRED FOR PROPERLY OPERATING SYSTEMS.
B. PITCH UNDERFLOOR SANITARY WASTE PIPING OVER 2" AT 1/8" PER FOOT, 2" AND SMALLER AT 1/4" PER FOOT.
C. FIELD VERIFY LOCATION AND INVERTS OF SITE UTILITIES PRIOR TO INSTALLATION.
D. ROUTE DOMESTIC WATER, AND SANITARY SEWER SERVICES TO SITE UTILITIES 5'-0" FROM BUILDING UNLESS NOTED OTHERWISE. REFER TO CIVIL PLANS.
E. WASTE AND VENT PIPING BELOW FLOOR AND THROUGH FLOOR SHALL BE 2" MINIMUM.
F. LOCATIONS OF PIPING AND EQUIPMENT AS INDICATED ON THE DRAWINGS ARE APPROXIMATE AND SUBJECT TO MINOR ADJUSTMENTS IN THE FIELD. WORK SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID INTERFERENCE IN THE FIELD.
G. FINAL PRODUCT SHALL BE A COMPLETE AND FUNCTIONING SYSTEM, AND SHALL CONFORM TO ALL REQUIREMENTS OF APPLICABLE FEDERAL, STATE, AND LOCAL CODES, INCLUDING BUT NOT LIMITED TO THE INTERNATIONAL (OR UNIFORM, DEPENDING ON JURISDICTION) PLUMBING CODE AND INTERNATIONAL MECHANICAL CODE.
H. LOCATE EQUIPMENT REQUIRING ACCESS 2'-0" MAXIMUM ABOVE CEILING.
I. LOCATE PIPING AND EQUIPMENT OUTSIDE OF THE NEC REQUIRED CLEAR SPACE ABOVE AND AROUND ELECTRICAL PANELS, TRANSFORMERS AND OTHER ELECTRICAL EQUIPMENT. COORDINATE WITH ELECTRICAL CONTRACTOR.
J. PENETRATIONS OF RATED ASSEMBLIES SHALL BE FIRE STOPPED. FIRE STOPPING SHALL BE U.L. LISTED. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF RATED ASSEMBLIES.
K. PROVIDE SLEEVES AND/OR OPENINGS TO RUN PIPES THROUGH FOUNDATIONS, FLOORS, WALLS, AND ROOF.
L. MAINTAIN CLEAR ACCESS TO SERVICE EQUIPMENT AND OTHER ACCESSORIES REQUIRING SERVICE, VISUAL INSPECTION OR HAND OPERATION. WHERE INDICATED OR REQUIRED, PROVIDE ACCESS PANELS OF THE TYPE SELECTED TO SUIT MATERIALS IN WHICH INSTALLED.
M. TRANSITION FROM PIPING SIZES SHOWN TO PROPERLY CONNECT TO EQUIPMENT.
N. PIPE SIZES SHOWN SHALL BE CONTINUED IN THE DIRECTION OF FLOW UNTIL ANOTHER SIZE IS SHOWN.
O. INSTALL ALL EQUIPMENT IN ACCORDANCE WITH THE RESPECTIVE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS, AT A LEVEL OF QUALITY AND WORKMANSHIP CONSISTENT WITH THE SPECIFICATIONS.
P. INSTALL EXPOSED PIPING AS HIGH AS PRACTICAL IN ROOMS WITHOUT CEILINGS.
Q. PRIOR TO STARTING WORK, SUBMIT SHOP DRAWINGS FOR ALL PLUMBING EQUIPMENT AND MATERIALS. SUBSTITUTE EQUIPMENT AND MATERIALS INSTALLED WITHOUT PRIOR APPROVAL SHALL BE SUBJECT TO REPLACEMENT AT CONTRACTOR'S EXPENSE.
R. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND SHALL ARRANGE FOR ALL INSPECTIONS AS REQUIRED.
S. PROVIDE ONE YEAR WARRANTY FOR ALL WORKMANSHIP AND MATERIALS AFTER THE DATE OF FINAL ACCEPTANCE.

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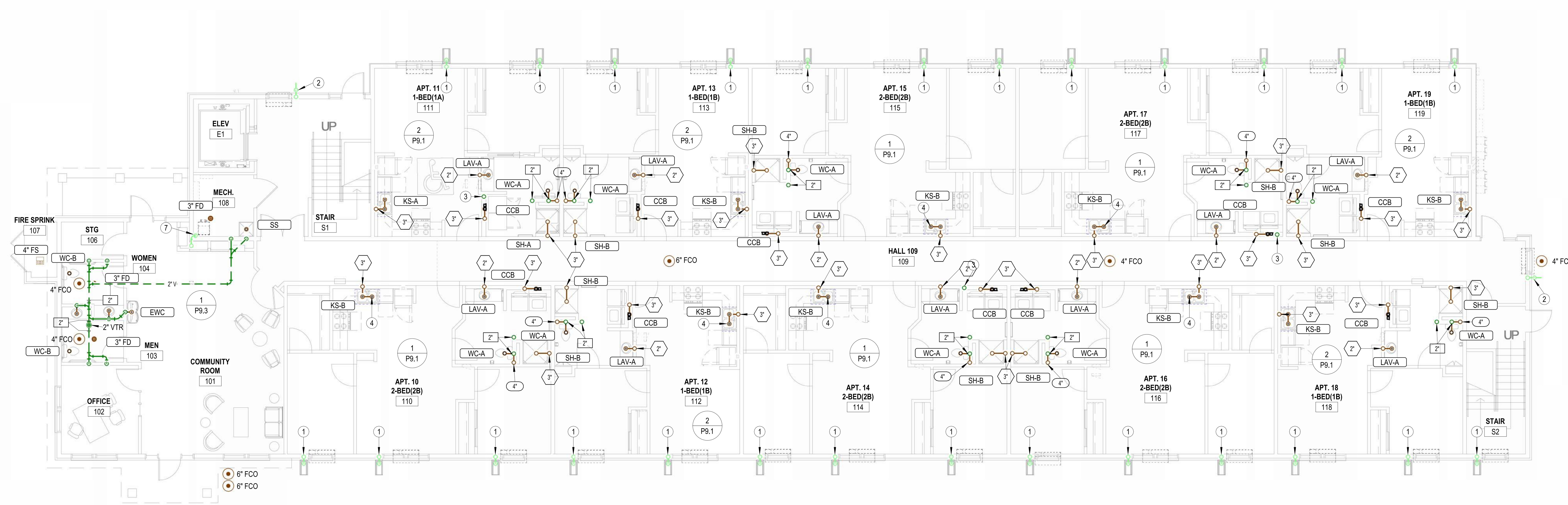
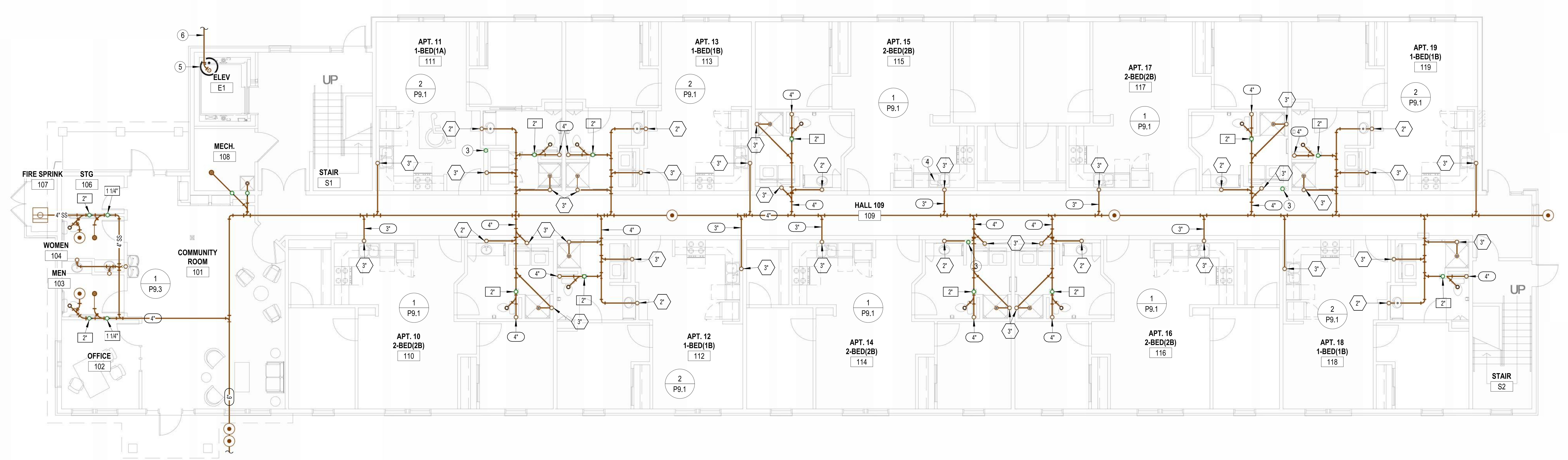


2 P1.1 FIRST FLOOR WASTE AND VENT PLAN
1/8" = 1'-0"



1 P1.1 UNDERFLOOR WASTE AND VENT PLAN
1/8" = 1'-0"

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PLUMBING SIZING SYMBOLS	
X"	DRAIN (X = SIZE)
X"	VENT (X = SIZE)
X"	WASTE STACK VENT (X = SIZE)

NOTES BY SYMBOL

1 CONNECT 3/4" CONDENSATE DRAIN FROM EACH PTAC TO COMMON 1" CONDENSATE PIPE. ROUTE 1" CONDENSATE PIPE CONCEALED IN WALL AND TERMINATE WITH ELBOW DOWN AT 12" A.F.G., ABOVE SPLASH BLOCK. COORDINATE WITH G.C.
2 CONNECT 3/4" CONDENSATE DRAIN FROM EACH PTAC TO COMMON 1" CONDENSATE PIPE. ROUTE 1" CONDENSATE PIPE CONCEALED IN WALL AND TERMINATE WITH ELBOW DOWN AT 12" A.F.G. WHERE PTAC IS LOCATED ADJACENT TO EXTERIOR CONCRETE PAVING, SPILL CONDENSATE TO 2" OPEN HUB DRAIN, ROUTE 2" PVC PIPE BELOW GRADE TO DAYLIGHT. COORDINATE WITH CIVIL ENGINEER AND G.C.
3 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
4 PROVIDE INDIRECT CONNECTION AT GARBAGE DISPOSER AND CONNECT DISHWASHER. ROUTE DRAIN FROM DISHWASHER AT BACK OF CABINETRY. COORDINATE EXACT ROUTING WITH G.C.
5 ELEVATOR PIT SUMP PUMP, SEE 2:P6.1 FOR MORE INFORMATION.
6 ROUTE 2" DISCHARGE FROM SUMP PUMP BELOW GRADE TO DAYLIGHT. COORDINATE WITH G.C.
7 ROUTE CONDENSATE DRAIN LINE DOWN TIGHT TO WALL INSIDE MECHANICAL ROOM. ROUTE TO NEAREST FLOOR DRAIN AND TERMINATE WITH ELBOW DOWN.

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

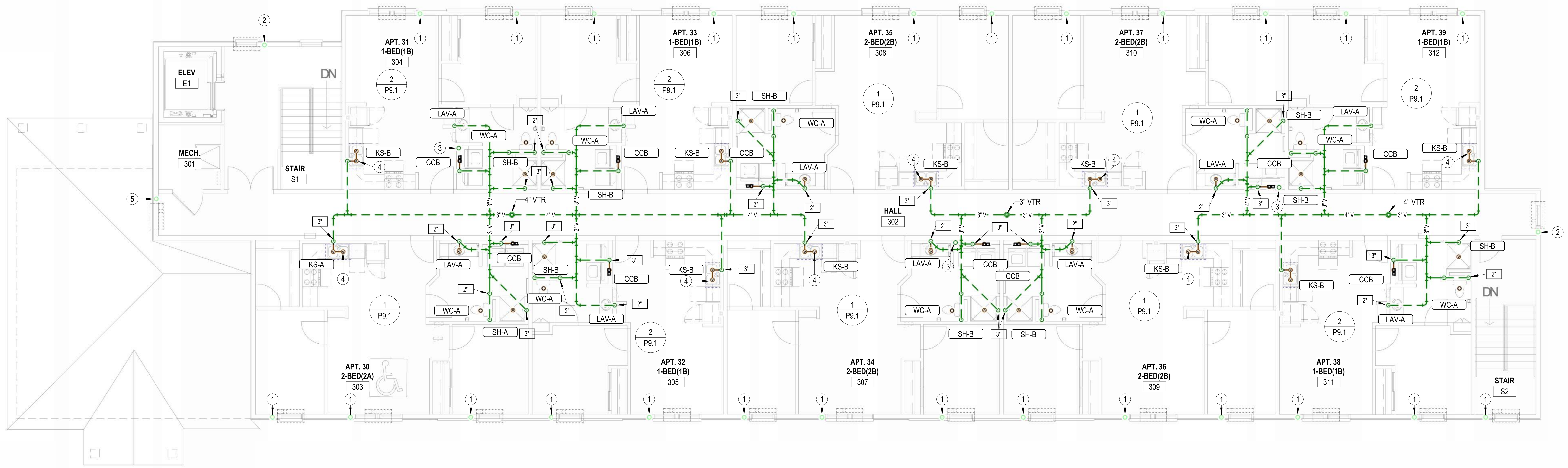
STATE OF TEXAS
TIMOTHY C. TREDWAY
95252
LICENSED PROFESSIONAL ENGINEER
11-15-2024

REVISIONS:

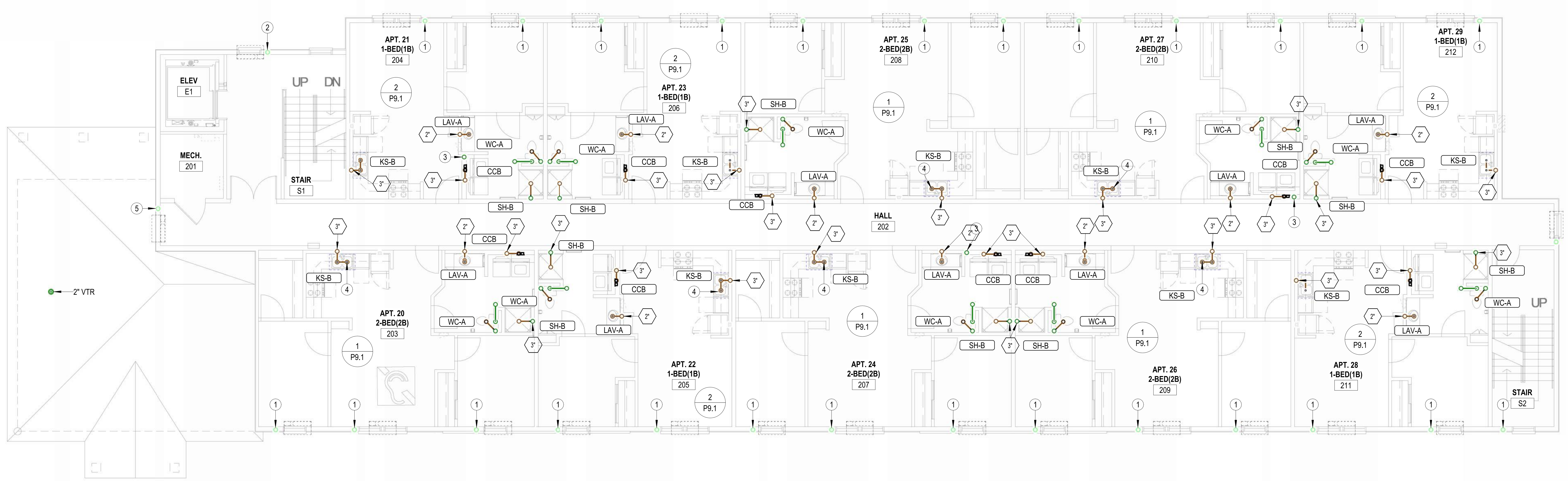
DATE: 11/15/2024
JOB: 24-3395
SHEET NO.:

P1.1

CITY OF SAN ANGELO PERMITS & INSPECTIONS
BP24-00005541
REVIEWED for code compliance
1/16/2025



2 P1.2 THIRD FLOOR WASTE AND VENT PLAN
1/8" = 1'-0"



1 P1.2 SECOND FLOOR WASTE AND VENT PLAN
1/8" = 1'-0"

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Project 24034 11/15/2024

PLUMBING SIZING SYMBOLS	
X"	DRAIN (X = SIZE)
X"	VENT (X = SIZE)
X"	WASTE STACK VENT (X = SIZE)

NOTES BY SYMBOL

1. CONNECT 3/4" CONDENSATE DRAIN FROM EACH PTAC TO COMMON 1" CONDENSATE PIPE. ROUTE 1" CONDENSATE PIPE CONCEALED IN WALL AND TERMINATE WITH ELBOW DOWN AT 12" A.F.G., ABOVE SPLASH BLOCK. COORDINATE WITH G.C.
2. CONNECT 3/4" CONDENSATE DRAIN FROM EACH PTAC TO COMMON 1" CONDENSATE PIPE. ROUTE 1" CONDENSATE PIPE CONCEALED IN WALL AND TERMINATE WITH ELBOW DOWN AT 12" A.F.G. WHERE PTAC IS LOCATED ADJACENT TO EXTERIOR CONCRETE PAVING, SPILL CONDENSATE TO 2" OPEN HUB DRAIN, ROUTE 2" PVC PIPE BELOW GRADE TO DAYLIGHT. COORDINATE WITH CIVIL ENGINEER AND G.C.
3. 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
4. PROVIDE INDIRECT CONNECTION AT GARBAGE DISPOSER AND CONNECT DISHWASHER. ROUTE DRAIN FROM DISHWASHER AT BACK OF CABINETRY. COORDINATE EXACT ROUTING WITH G.C.
5. CONNECT 3/4" CONDENSATE DRAIN GROM PTAC AND ROUTE DOWN TO FLOOR DRAIN IN FIRST FLOOR MECHANICAL ROOM.

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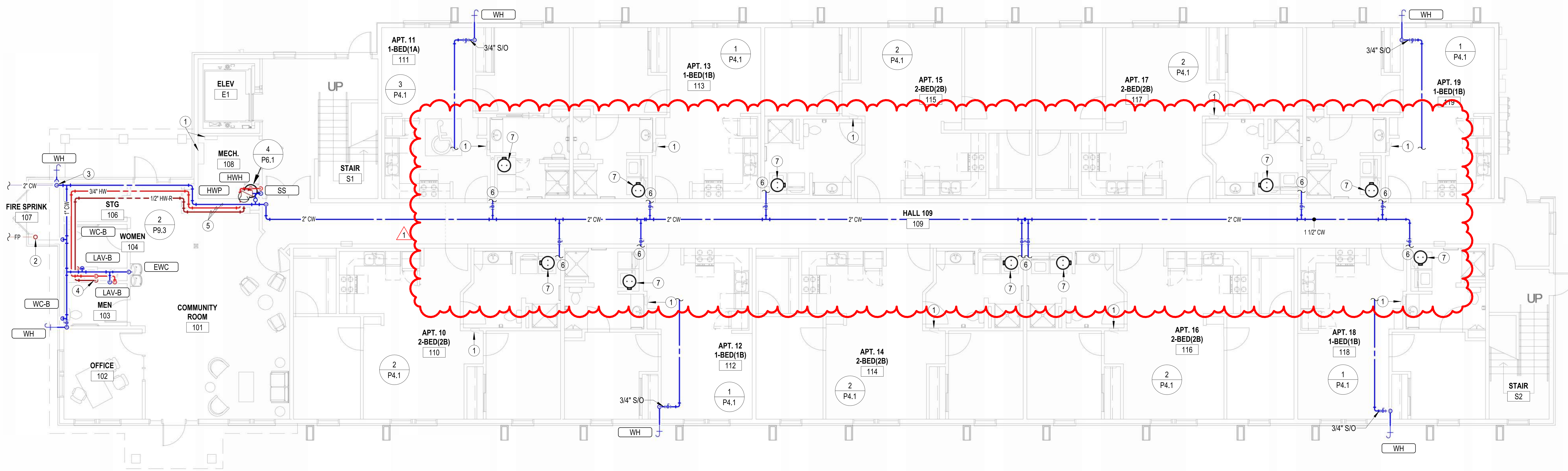
PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF 2021 IECC
-NOTE: DOMESTIC HOT WATER PIPING INSULATION SHALL BE MINIMUM R-3.

NOTES BY SYMBOL

1 ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
2 FIRE PROTECTION SERVICE ENTRANCE. INSTALL IN ACCORDANCE WITH NFPA 13. COORDINATE LOCATION OF ALL VALVES AND APPURTENANCES WITH AHJ. SEE 1:P6.1 FOR MORE INFORMATION.
3 PROVIDE SHUT-OFF VALVE AT WATER SERVICE ENTRANCE WITH PRESSURE REDUCING VALVE SET TO 80 PSI IF REQUIRED. COORDINATE REQUIREMENTS WITH CITY OF SAN ANGELO.
4 HOT WATER RECIRC LOOP SHALL DROP IN WALL TO LIMIT HOT WATER BRANCH TO PUBLIC LAVATORY TO 2 FT MAX.
5 ROUTE DOMESTIC WATER PIPING IN SOFFIT, COORDINATE EXACT REQUIREMENTS WITH G.C.
6 SEE ENLARGED DOMESTIC WATER PLANS FOR CONTINUATION.
7 WATER HEATER ON SHELF COORDINATE EXACT LOCATION WITH ARCHITECT.



1 P1.3 FIRST FLOOR DOMESTIC WATER PLAN
1/8" = 1'-0"

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NOTES BY SYMBOL

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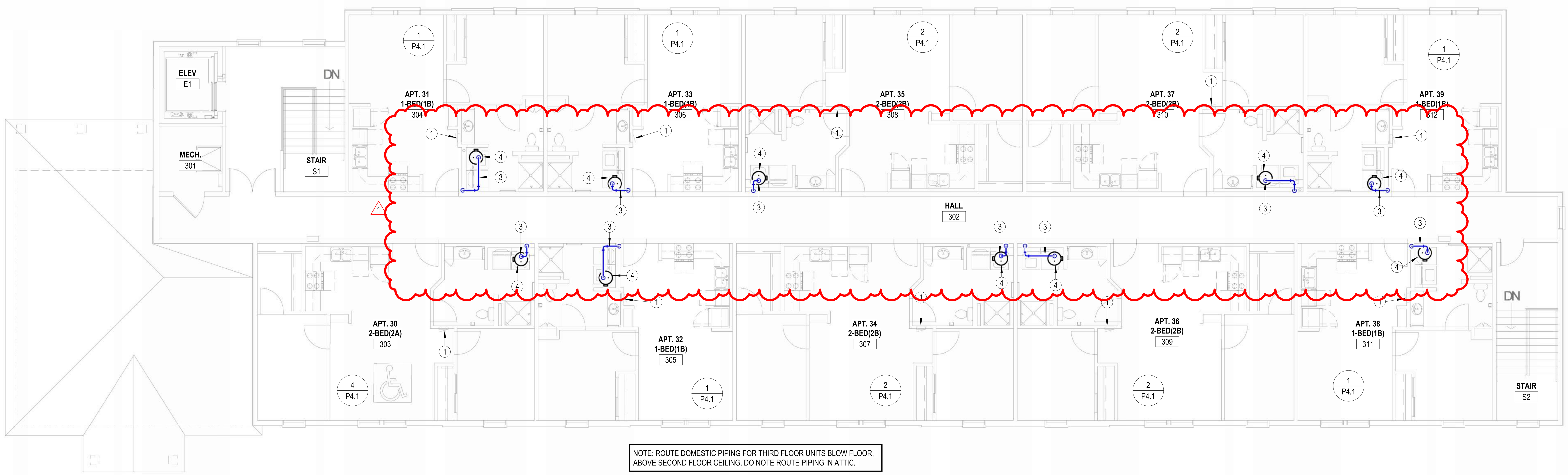
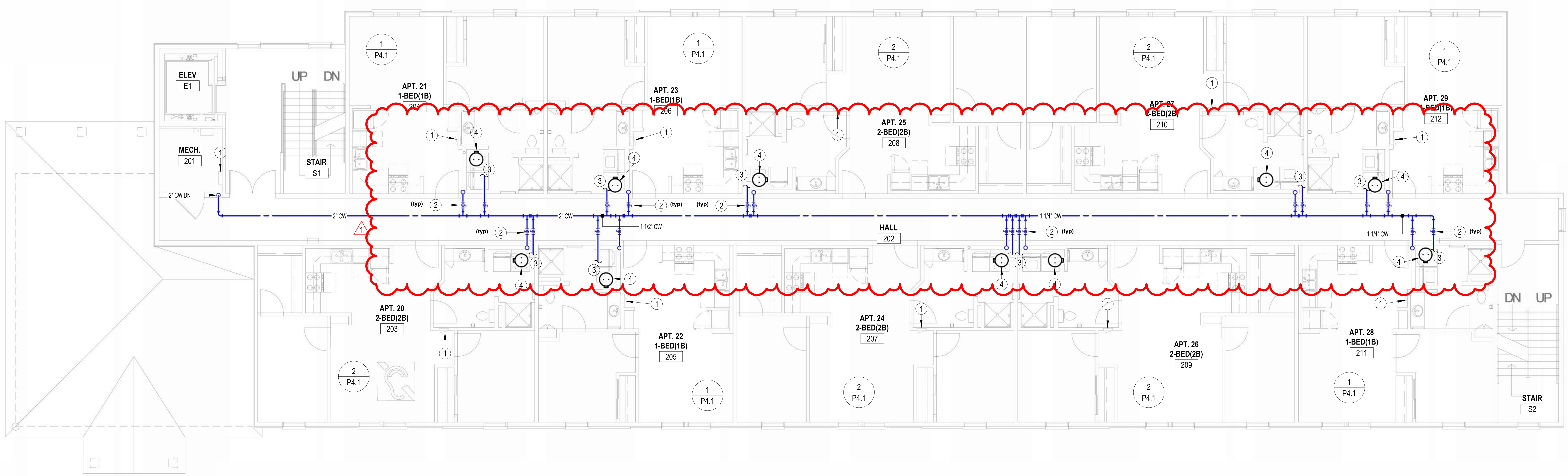
2. PROVIDE 1" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE. SEE TYPICAL APARTMENT RISER DIAGRAM ON SHEET P9.2 FOR ADDITIONAL INFORMATION.
3. SEE ENLARGED DOMESTIC WATER PLANS FOR CONTINUATION.
4. WATER HEATER ON SHELF COORDINATE EXACT LOCATION WITH ARCHITECT.



NOTE: ROUTE DOMESTIC PIPING FOR THIRD FLOOR UNITS BLOW FLOOR, ABOVE SECOND FLOOR CEILING. DO NOTE ROUTE PIPING IN ATTIC.

2 P1.4 THIRD FLOOR DOMESTIC WATER PLAN
1/8" = 1'-0"



1 P1.4 SECOND FLOOR DOMESTIC WATER PLAN
1/8" = 1'-0"

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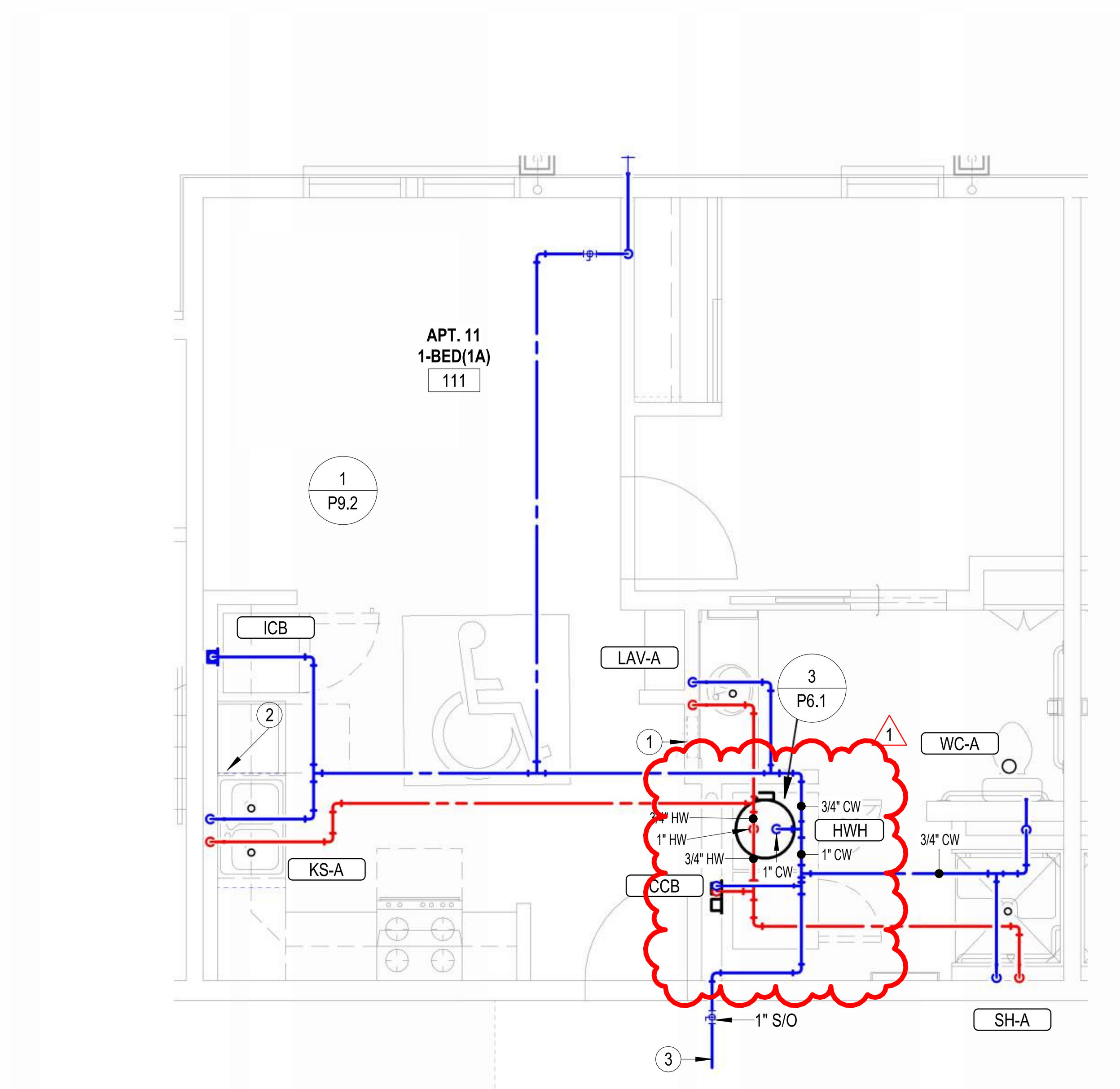
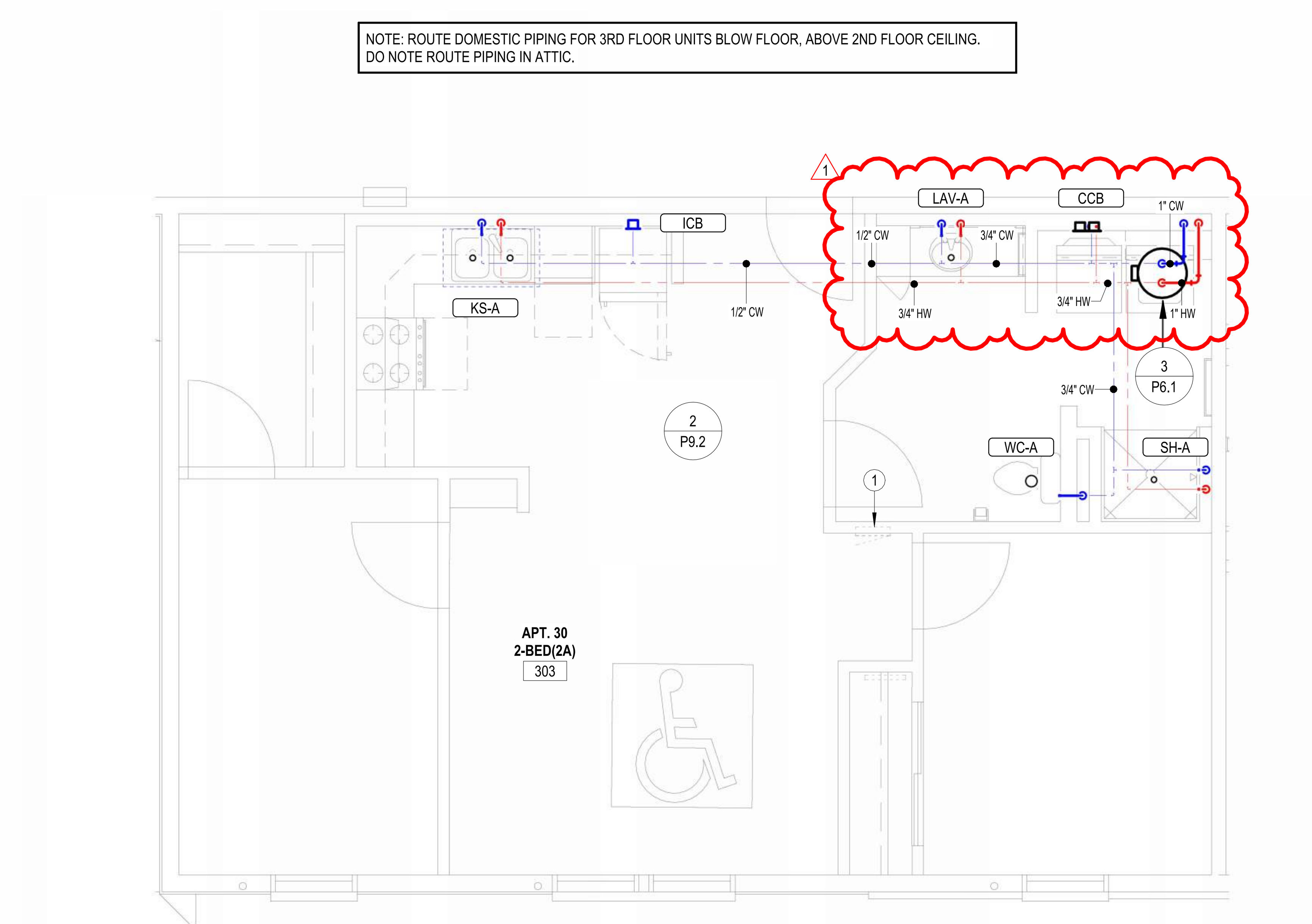
NOTES BY SYMBOL

1 ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
2 PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHER. ROUTE PIPING ALONG BACK OF CABINETRY, COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.
3 SEE OVERALL DOMESTIC WATER PLANS FOR CONTINUATION.

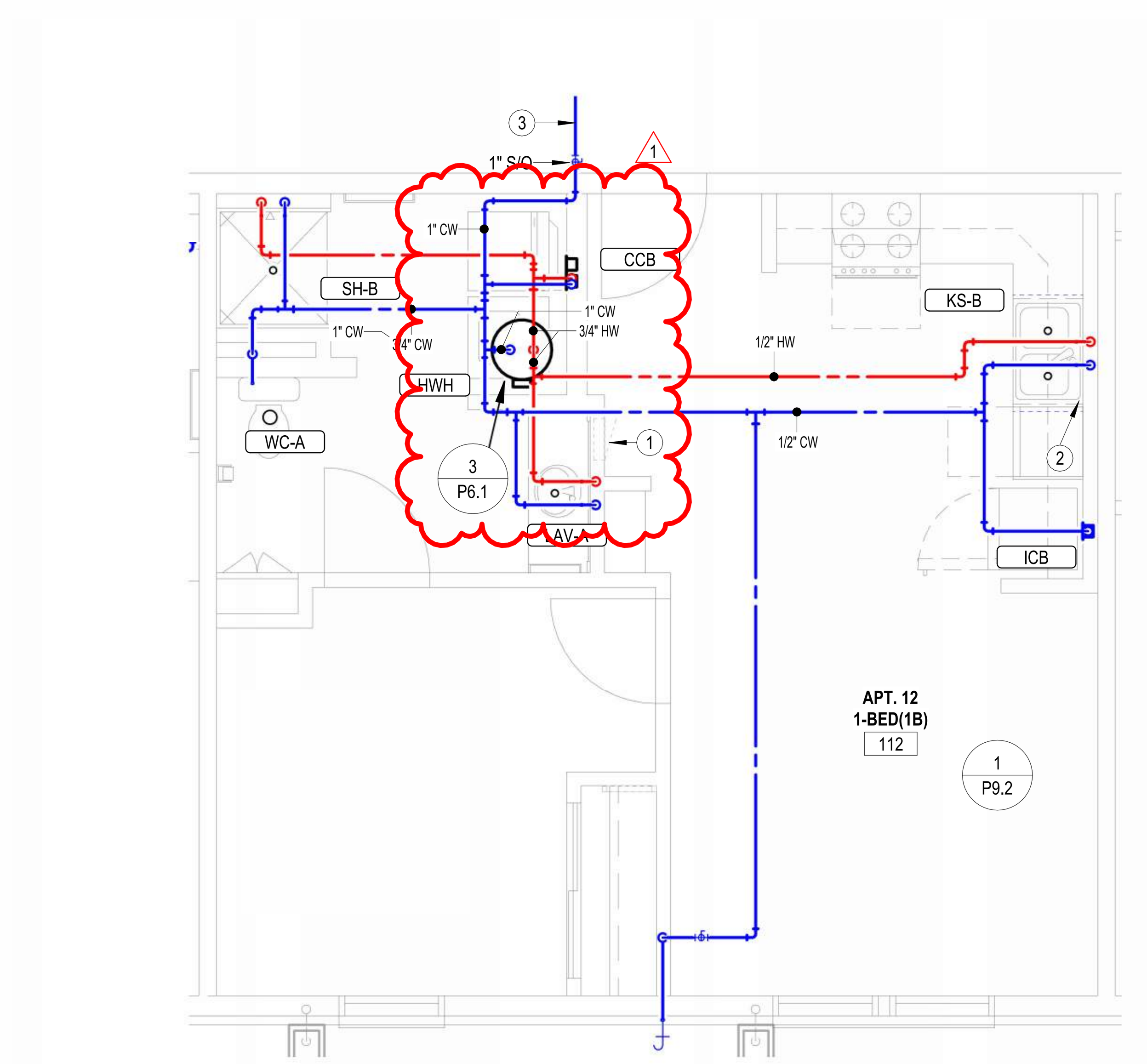
NOTE: ROUTE DOMESTIC PIPING FOR 3RD FLOOR UNITS BLOW FLOOR, ABOVE 2ND FLOOR CEILING. DO NOTE ROUTE PIPING IN ATTIC.



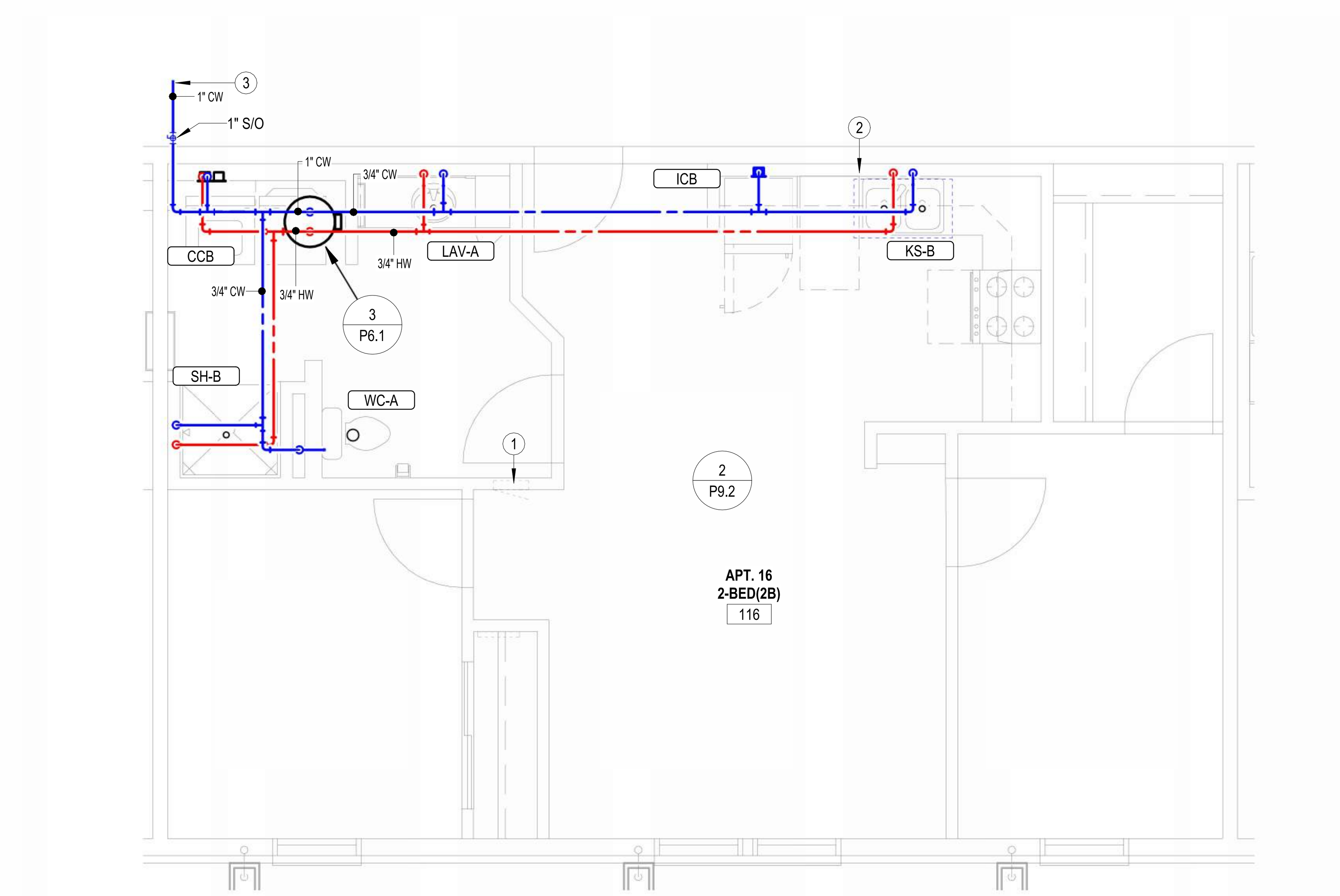
3 P4.1 1 BEDROOM ACCESSIBLE ENLARGED DOMESTIC WATER
1/4" = 1'-0"



4 P4.1 2 BEDROOM ACCESSIBLE ENLARGED DOMESTIC WATER
1/4" = 1'-0"



1 P4.1 1 BEDROOM ENLARGED DOMESTIC WATER
1/4" = 1'-0"



2 P4.1 2 BEDROOM ENLARGED DOMESTIC WATER
1/4" = 1'-0"

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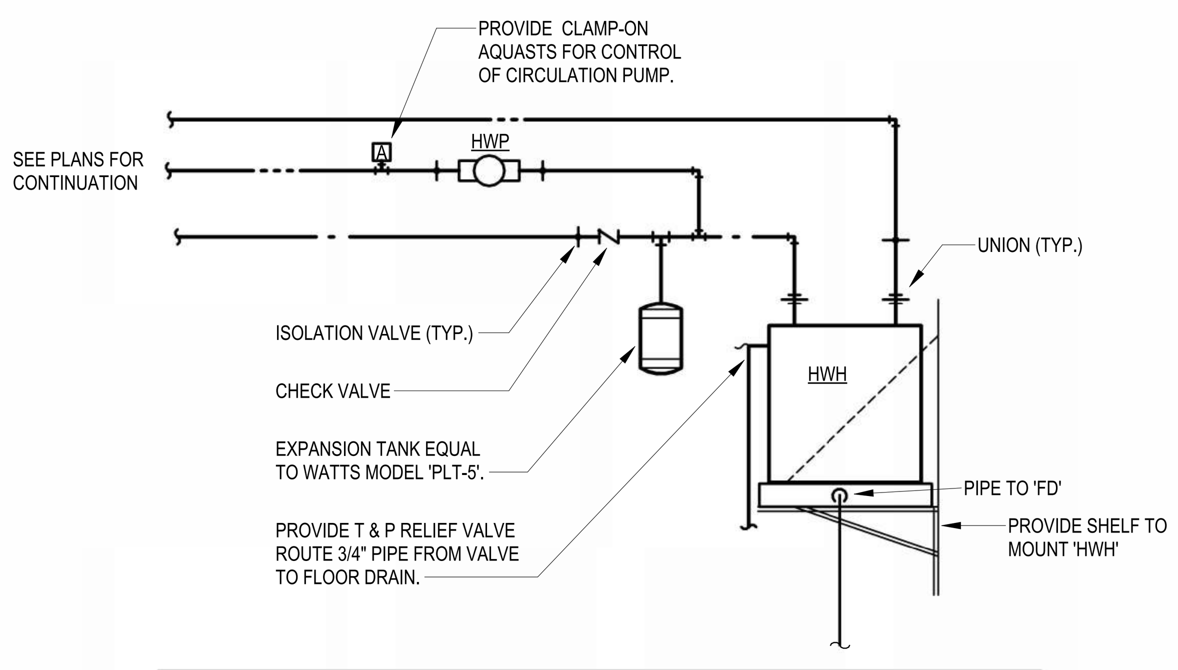
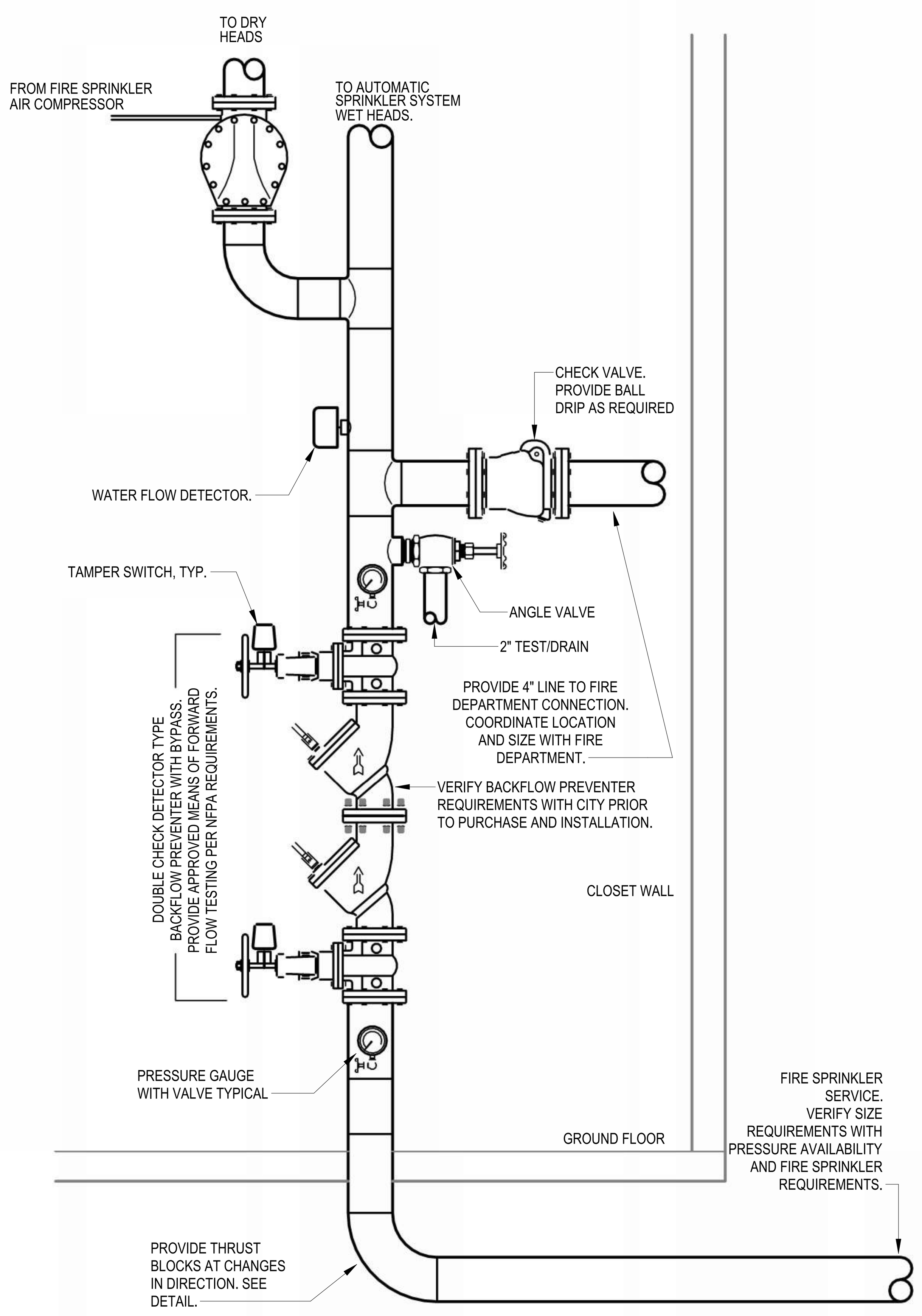


4
P6.1
WATER HEATER ON SHELF PIPING DIAGRAM
NOT TO SCALE



1
P6.1
FIRE PROTECTION RISER DIAGRAM
NOT TO SCALE

Plumbing Fixture Schedule

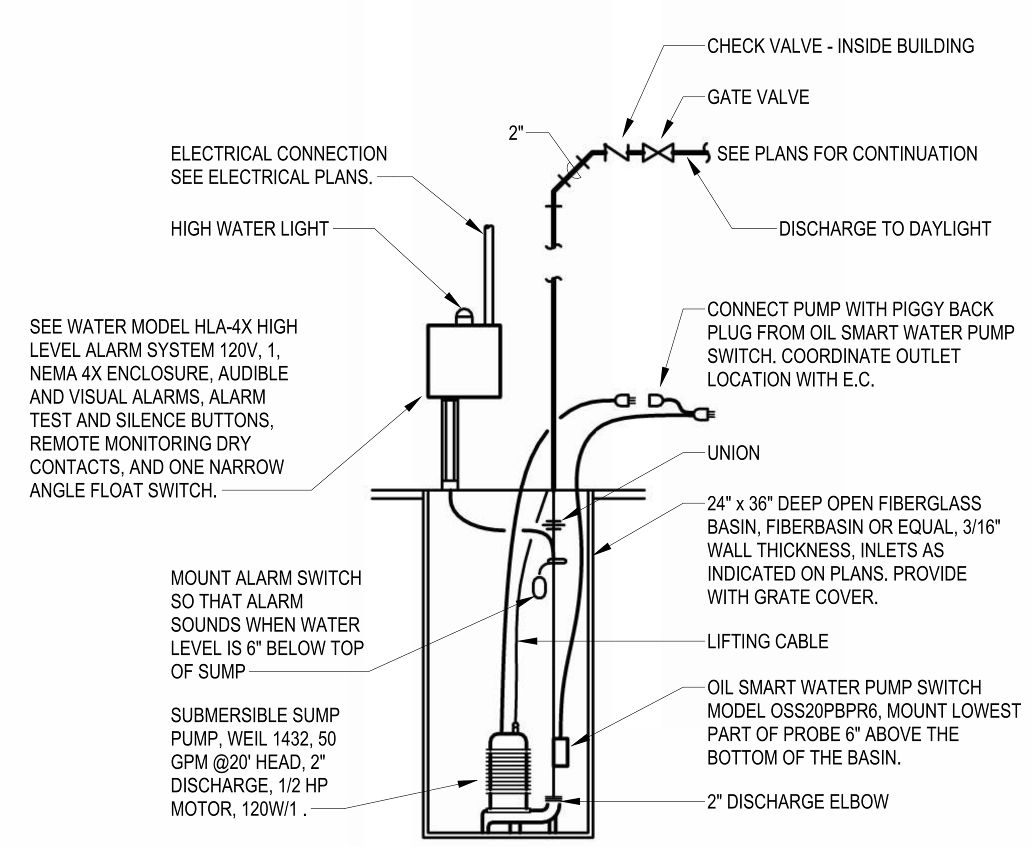
Mark	Manufacturer	Model	Description	ADA	Trim Manufacturer M/N	Domestic Connections			Drain-Waste-Vent			Notes
						Cold Water	Hot Water	Piping Size(s)	Drain Size	DWV Tee	Vent Size	
CCB	IPS CORP.	W4700	Washing machine box with 2" PVC/ABS drain coupling and kockout test cap. Two, 1/4 turn adaptor ball valves, sweat connection.			Yes	Yes	1/2"	2"	2"	2"	
EWC	Elkay	EMABFTLDDWSLK	Dual Height, self-contained water cooler with stainless steel basin, front and side push bar actuator, lead-free, 120v. Provide with EZH20 bottle filling station, and model 98313C accessory apron.	Yes		Yes	No	1/2"	1 1/4"	2"	2"	1
FD	Sioux Chief	833	Adjustable floor drain with nickel bronze strainer. Provide Proset trap protection device.						3"			
FS	Sioux Chief	861	PVC floor sink with PVC strainer. Porvide Proset Trapgaurd trap protection device.						4"			
ICB	IPS CORP.	FRIB12	Ice maker connection box with 1/4 turn ball valve and 1/2" sweat copper connection.			Yes	No	1/2"	2"			
KS-A	JUST	DL-ADA-2233-A-GR	Two compartment 20 GA stainless steel sink, self rimming, 14"x16"x5"D inside, fully undercoated, faucet holes as required, and drain holes center rear. Single handle kitchen sink faucet with hose spray, and basket strainer. IN-SINK-ERator: "Badger 5" garbage disposal, 1/2hp, 120V cord and plug connected	Yes	Kohler / K-10412	Yes	Yes	1/2"	2"	2"	2"	1,2,3,4,5
KS-B	JUST	DL-2233-A-GR	Two compartment 20 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as required. Single handle kitchen sink faucet with hose spray, and basket strainer. IN-SINK-ERator: "Badger 5" garbage disposal, 1/2hp, 120V cord and plug connected.	No	Kohler / K-10412	Yes	Yes	1/2"	2"	2"	2"	1,2,3,4,5
LAV-A	KOHLER	2196-4-0	20"W x 17" Self-Rimming lavatory. Faucet holes On 4" Centers. Single handled 0.5 GPM faucet. Provided with pop-drain.	Yes	Kohler / 1518-4NDRA	Yes	Yes	1/2"	2"	2"	2"	1,2,3
LAV-B	KOHLER	2196-4-0	20"W x 17" Self-Rimming lavatory. Faucet holes On 4" Centers. Single handled 0.5 GPM faucet. Provide with grid drain, point of use thermostatic mixing valve, and chrome plated or braided stainless steel domestic water supply lines.	Yes	Kohler / 1518-4NDRA	Yes	Yes	1/2"	2"	2"	2"	1,2,3
SH-A	AQUA BATH CO.	C4136BF-OT-FUS 3/4"	Center drain option, reinforced fiberglass ADA roll-in shower, 36"Wx36"Dx80"H with integral soap/toiletry shelves and grab bars in accordance with ADA requirements, fold-up seat, right or left hand rough-in as required, white finish. Provide with collapsible dam. Entire assembly shall have nickel finish. Max 2.0 GPM	Yes	Kohler / K-8304-KS pressure balancing valve with integral temperature limits and stops / K-TS10583-4 valve trim / K-22173 wall supply elbow / K-9514 60" hose / K-22163 hand shower / K-8524 and K-349 slide bar.	Yes	Yes	1/2"	2"	2"	2"	1
SH-B	AQUA BATH CO.	C4136BF-OT-FUS 3/4"	Center drain option, reinforced fiberglass ADA base model shower, 36"Wx36"Dx80"H with integral soap/toiletry shelves in accordance with ADA requirements, right or left hand rough-in as required, white finish. Provide with collapsible dam and blocking for grab bars and seat to be added at tenant's request. Entire assembly shall have nickel finish. Max 2.0 GPM	Yes	Kohler / K-8304-KS pressure balancing valve with integral temperature limits and stops / K-TS10583-4 valve trim	Yes	Yes	1/2"	2"	2"	2"	
SS	FIAT	MSB-2424	One piece molded stone mop basin, 24" square, stainless steel integral drain body with caulk connection, stainless steel wall gaurds. Faucet with hose thread outlet, vacuum breaker, pail hook, wall brace, and metal lever handels.	No	Delta / 28T9	Yes	Yes	3/4"	3"	3"	3"	4
WC-A	KOHLER	5296 Highline	Two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, actuator located on open side of room. Elongated closed front seat and cover. Provide with 1/4" brass ball valve at wall connection.	No	Kohler / K-5588	Yes	No	1/2"	4"	2"	2"	1
WC-B	KOHLER	5296 Highline	Two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, actuator located on open side of room. Elongated closed front seat and cover. Provide with 1/4" brass ball valve at wall connection.	Yes	Kohler / K-5588	Yes	No	1/2"	4"	2"	2"	1
WH	Woodford	67	Non-Freeze Type Wall Hydrant, With Double Check Backflow Preventer, Valve On The Inside Of The Wall, Spout With Backflow Preventer, And Loose Key Socket On The Outside Of The Wall. Make Arrangements With The General Contractor To Provide The Necessary Recess In The Wall. Where A Riser To A Wall Hydrant Occurs In An Outside Wall The Contractor Shall Insulate The Chase With 2" Styrofoam Insulation On All Sides Of The Chase, Except The Inside Wall Of The Chase. Provide Shutoff Valve In Accessible Location.	No		Yes	No	3/4"				

GENERAL:
• Provide fixtures with all trim necesary for complete installation.
• All toilets, lavatory faucets, showerheads, and kitchen faucets shall have EPA's WaterSense label.
NOTES:
1. In areas open to the public, fixture and installation to meet requirements of Americans with Disabilities Act. In apartments, fixture and installation to meet requirements of the Fair Housing Act.
2. Provide Dearborn supplies with stops and escutcheon plate, 1-1/4" cast brass p-trap.
3. Insulate water and waste piping below fixture. Utilize insulation kit equivalent to LavGuard by Truebro.
4. Trim shall be provided with polished chrome finish.
5. Insulate water and waste piping below sink. Utilize insulation kit equivalent to LavGuard by Truebro. Provide Plumberex model #3071WD-N waste disposal cover.

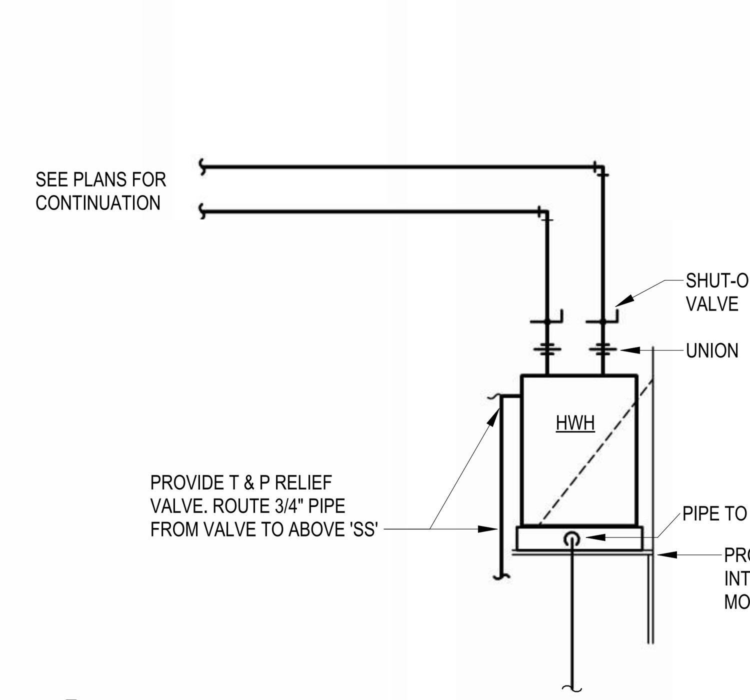
Domestic Water Equipment Schedule

Mark	Manufacturer	Model	Specification	Notes
HWH	AO Smith	ENJ-40	40 Gallon electric water heater, 0.93 UEF, 4500 watts, 208v heating element, 21 GPH recovery @ 90°F temp rise. Supplied with temperature and pressure relief valve and brass drain valve. Water heater shall have temperature controls set to limit supply temperature to 120°F or less. Provide wall hung platform for water heater equal to Holdrite #60-SWHP-W. Coordinate exact location a mounting height with Architect.	1
HWP	Bell & Gossett	NBF-33	Circulation pump, bronze body, 10 GPM @ 10' head, 120 VAC. Provide clamp-on aquastat for pump control.	2

GENERAL:
• Provide fixtures with all trim necesary for complete installation.
NOTES:
1. Provide wall hung platform for water heater equal to Holdrite #60SWHP-W. Coordinate exact location and mounting with height with architect.
2. Pump shall have controls to prevent startup within 5 minutes from the end of the previous heating cycle, hot water recirculation system shall meet all requirements of 2015 IECC.



2
P6.1
ELEVATOR SUMP PUMP
12" = 1'-0"



3
P6.1
APPARTMENT WATER HEATER DIAGRAM
NOT TO SCALE

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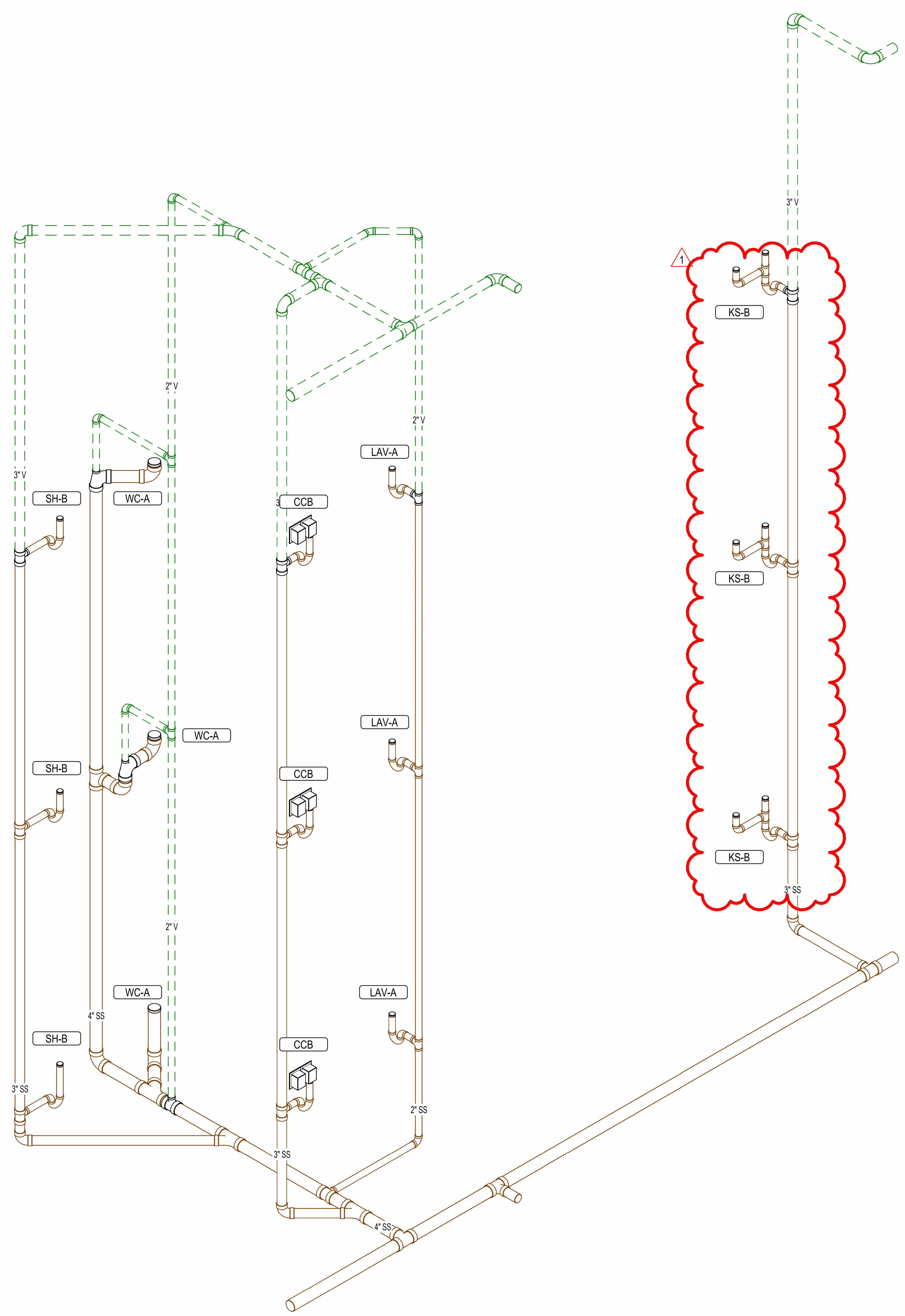
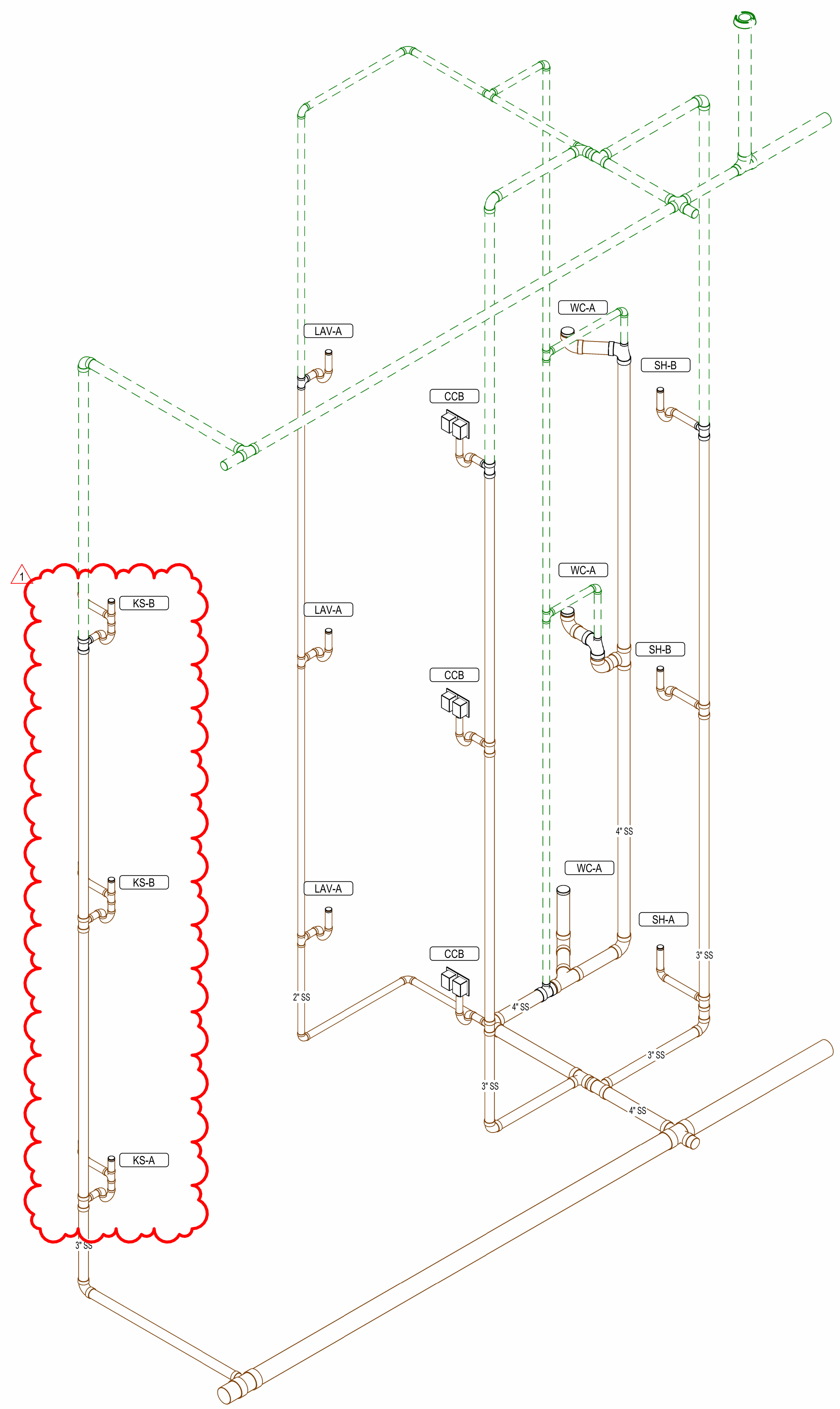


1 P9.1 TYPICAL 2 BED ROOM WASTE AND VENT RISER



2 P9.1 TYPICAL 1 BED ROOM WASTE AND VENT RISER

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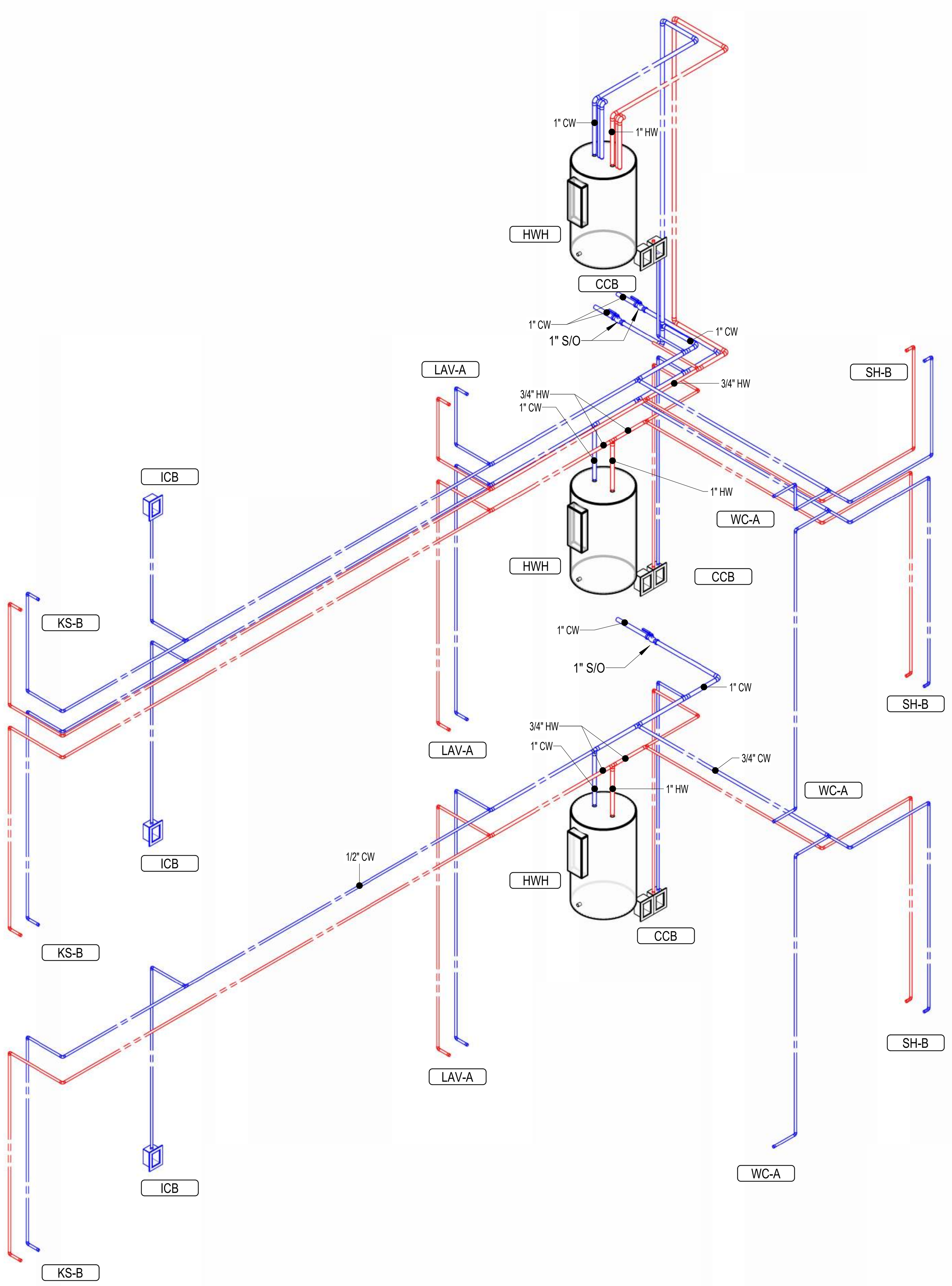
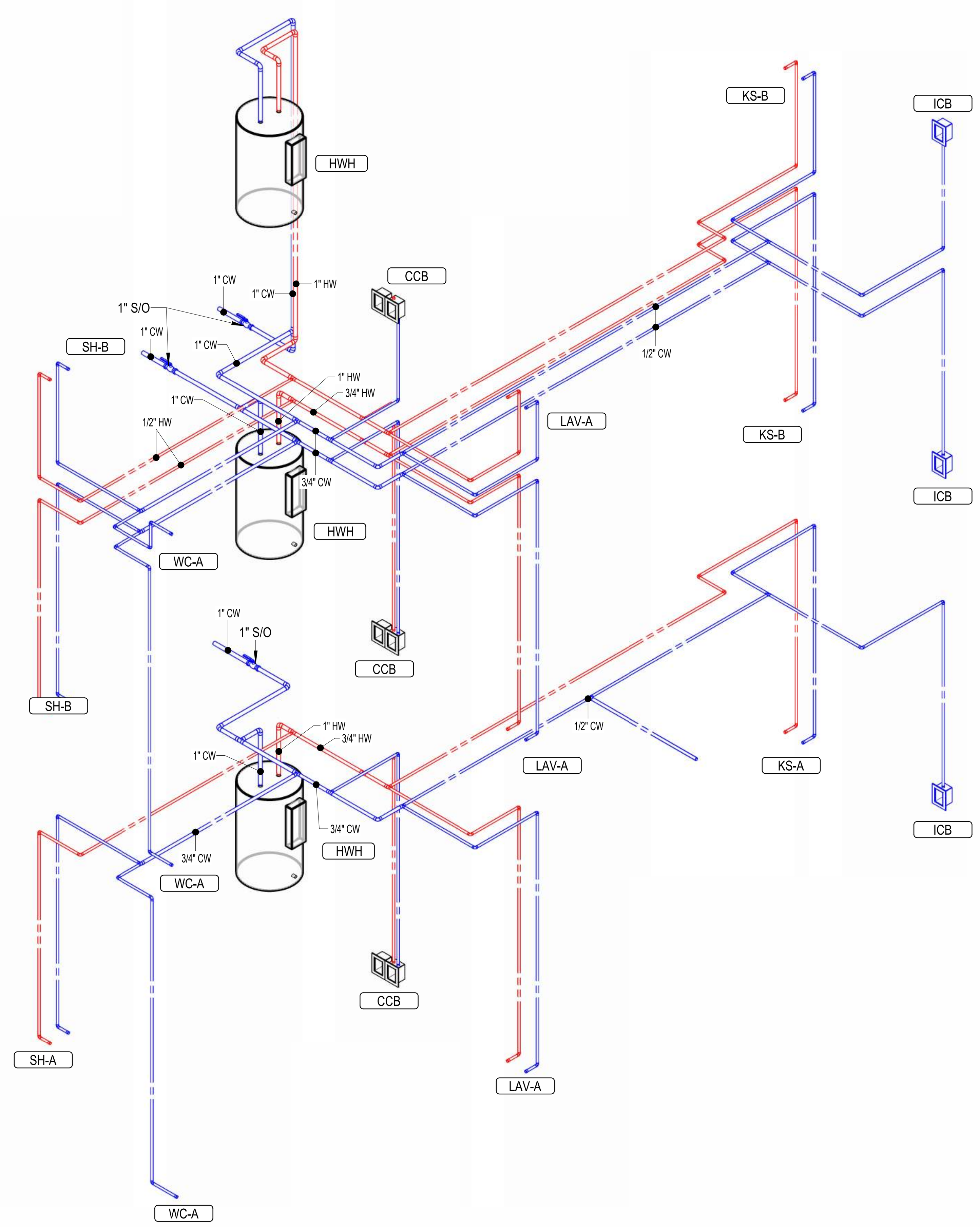


2 P9.2 TYPICAL 2 BED ROOM DOMESTIC WATER RISER



1 P9.2 TYPICAL 1 BED ROOM DOMESTIC WATER RISER

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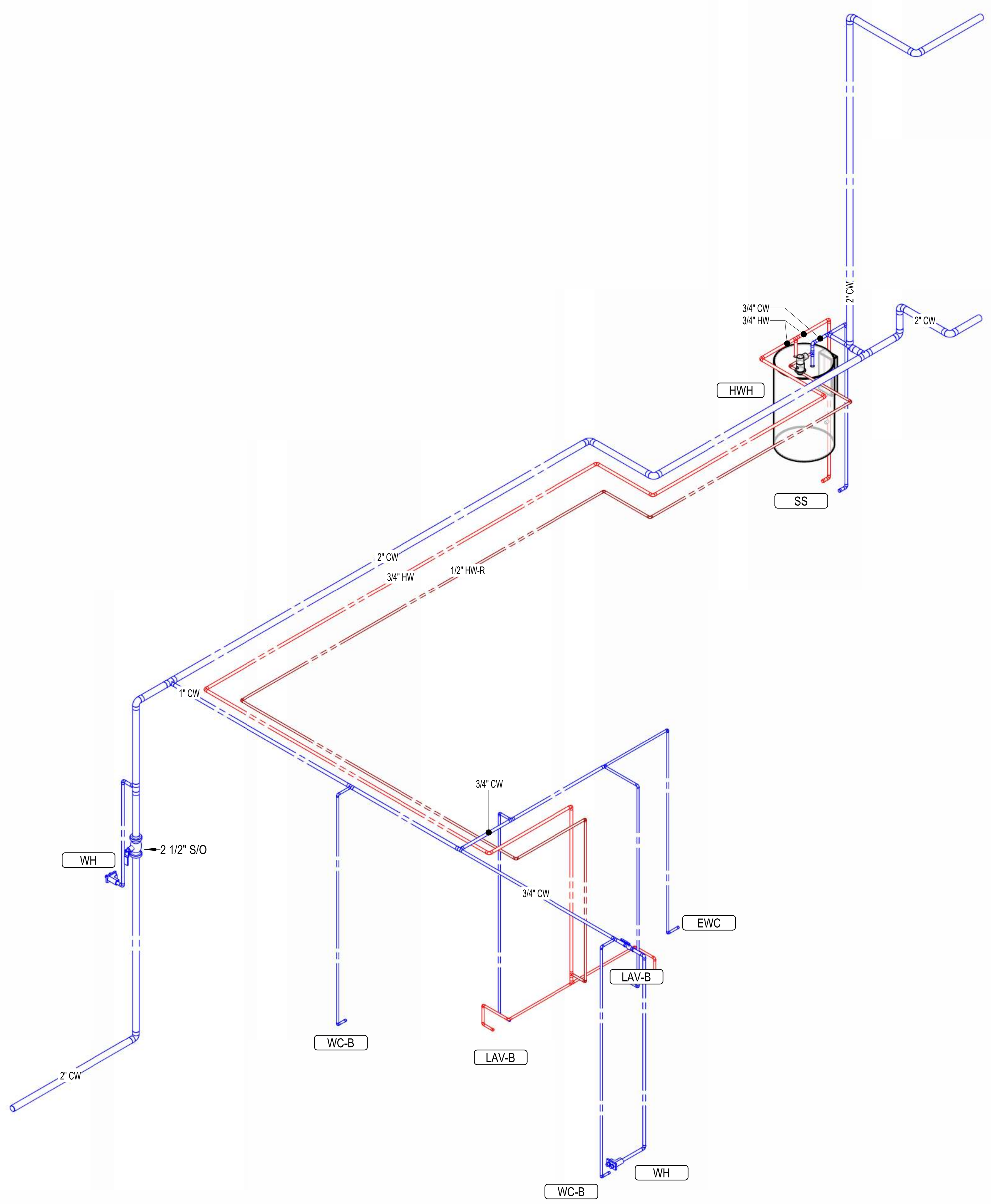
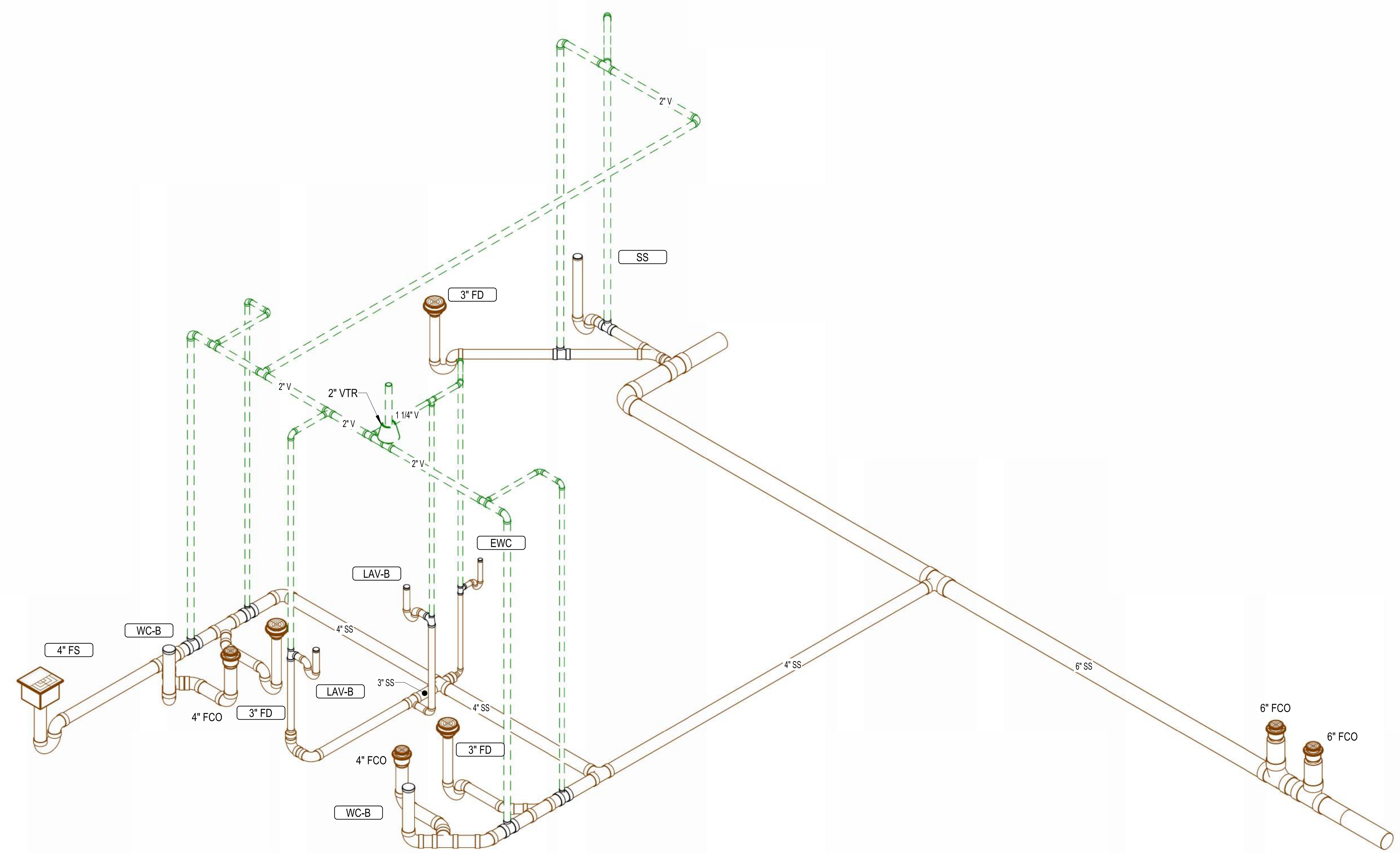


2 P9.3 DOMESTIC WATER RISER DIAGRAM
NO SCALE



1 P9.3 WASTE & VENT RISER DIAGRAM
NO SCALE

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