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NOTICE TO ALL CONTRACTORS AND SUB-CONTRACTORS

Addendum #1: 6-27-23

Reserves at Magnolia – New Apartment Complex – Proj 21-2305

ADDENDUM NO. 1

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

GENERAL

1. Attached is the letter response to the City of Denton for their comments received on 6-7-23. Contractor is to review the comments and familiarize themselves with any conditions, special inspections or other construction/permit related items.
2. Civil Engineering Plans, Landscaping and Tree Preservation Plans are currently undergoing separate review at the City of Denton. When those plans receive approval, we will make those available for distribution and review.
3. New drawing sets will be issued. Revised sets for Architectural, MEP and Structural will be dated 6-19-2023. They can be found on the JGR Plan Room website: www.jgrarchitects.com/planroom

ARCHITECTURAL –Specifications

1. Section 055000 – Metal Fabrications – Roof Hatch Section has been removed
2. Section 055150 – Ladders – new section has been added
3. Section 077233 – Roof Hatch – safety rail section has been added.

ARCHITECTURAL – Drawings

1. Cover Sheet
    a. Sheets A1.4 & A1.5 have been added to Sheet index.
    b. Dates have been revised to reflect Addendum #1 (6-19-23) revisions.
2. CFP1 – Actual building Area has been corrected per floor and overall building area.
3. CFP2
    a. Occupant Load per floor has been added to the sheet
    b. All Floor plans have been adjusted to show:
        i. 2-hr rated fire partition on 3 sides of Stair S1 and Stair S3
        ii. Revised travel routes and max travel distance locations
        iii. 1-hr rated exterior fire partition location adjacent to Stair S1 and Stair S3
4. A1.1
    a. Monument Sign has been removed from the plan
    b. New Underground Electric Line Locations added to the plan
    c. Fire Lane has been extended to the north for 150'-0"
    d. Dump Truck clearances and required radiuses have been added near the Dumpster enclosure
5. A1.2
    a. Detail A – dimensions and clearances have been added to the plan
    b. Details J, K, L & M (Monument Sign) have been removed.
6. A1.4 & A1.5 – New sheets added with the City of Denton's Standard Dumpster Pad Details.
7. A2.0
    a. Wall Types 10 & 11 have been added
    b. Floor/Ceiling Assembly C has been modified to show 1 layer of 5/8" GB
    c. All Rated Wall Types have been revised to show the corresponding UL rating and/or the corresponding rated from the 2021 IBC
8. A2.1

a. Stair S1 & Stair S3 layouts have been modified. These will be a 2-hr rated exterior exit stairway, with (3) 2-hr rated walls and 90-minute openings and 1 open side.
b. At Stair S1 & Stair S3, enlarged plan detail call-outs have been corrected.

9. A2.2
   a. Stair S1 & Stair S3 layouts have been modified. These will be a 2-hr rated exterior exit stairway, with (3) 2-hr rated walls and 90-minute openings and 1 open side.
   b. At Stair S1 & Stair S3, enlarged plan detail call-outs have been corrected.
10. A2.3
   a. Stair S1 & Stair S3 layouts have been modified. These will be a 2-hr rated exterior exit stairway, with (3) 2-hr rated walls and 90-minute openings and 1 open side.
   b. At Stair S1 & Stair S3, enlarged plan detail call-outs have been corrected
11. A2.4
   a. Stair S1 & Stair S3 layouts have been modified. These will be a 2-hr rated exterior exit stairway, with (3) 2-hr rated walls and 90-minute openings and 1 open side.
   b. At Stair S1 & Stair S3, enlarged plan detail call-outs have been corrected.
   c. At West end of breezeway – 2 openings have been added at the extra walls of the breezeway. Floor drain has been added.
   d. Detail B – location of roof ladder has been adjusted and required clearance at the bottom of the ladder has been added
12. A3.1 - Stair Landing locations and security gate size have been adjusted to reflect new stair layout.
13. A4.6 – Detail A has been modified to reflect the 2-hr fire rated wall assembly between the stair and apartment unit and the landing heights.
14. A4.7 – Detail S has been added.
15. A5.1
   a. Draftstop locations and areas have been adjusted around Stair S1 and Stair S3
   b. Roof Hatch location has been adjusted
   c. Safety Rail has been added around the Roof Hatch.
16. A6.1
   a. Details A, B, C & D at Stair S1 – 2-hr fire partition has been added on the West, North and East Walls. 90-minute fire door has been added at North wall into Breezeway. Stair and landing configuration has been revised to accommodate new wall between stair and breezeway
   b. Detail H – Location of Roof hatch Access ladder has been adjusted
   c. Details J, K, L & M – Stair S3 – 2-hr fire partition has been added on the South, West and North Walls. 90-minute fire door has been added at the West wall into Breezeway. Stair and landing configuration has been revised to accommodate new wall between stair and breezeway
   d. Detail N has been added
17. A6.2 – Detail A at Stairs S1 & S3 has been revised per the addition of the 2-hr fire partition and the new stair layouts. Detail Call-out on end of first landing has changed to S-A4.7.
18. A6.3
   a. Details A & B have been revised per the new stair layouts and the addition of 2-hr fire partitions at S1 and S3.
   b. Details G & H – Safety Rail has been added on the roof and location of ladder has been shifted to the east.
19. A7.1
   a. Detail A – First Floor Reflected Ceiling Plan:
      i. 2-hr Fire partition has been added at Stair S1 and Stair S3.
      ii. Lowered Ceiling area has been added at the West end of the breezeway
   b. Details D & C – Floor/Ceiling Assembly has been changed to a UL U501, with 1 layer of 5/8" G.B. attached to the bottom of the joists.
20. A7.2
   a. Detail A – Second Floor Reflected Ceiling Plan:
      i. 2-hr Fire partition has been added at Stair S1 and Stair S3.
      ii. Lowered Ceiling areas have been added at the West end and the north end of the breezeway
   b. Details E & F have been added.
21. A7.3
   a. Detail A – Third Floor Reflected Ceiling Plan:
      i. 2-hr Fire partition has been added at Stair S1 and Stair S3.
      ii. Lowered Ceiling area has been added at the north end of the breezeway
22. A7.4 – Detail A – Fourth Floor Reflected Ceiling Plan: 2-hr Fire partition has been added at Stair S1 and Stair S3.
23. A10.2
   a. Public Door Schedule
      i. Doors 105, 124, 204, 206, 304, 306, 404 and 406 have been added
      ii. Doors 114 and 121 have been changed to a Type 3B Door Frame
      iii. Doors 116 and 122 have been changed to a Type 3A Door Frame
   b. Door Types – Type 'L' has been added
   c. Frame Types – Types '3A' and '3B' have been added/adjusted.
24. A10.3 – Details T & U have been added

STRUCTURAL – Drawings

1. S2.1
    a. Shear Wall has been added between breezeway and Stairs at Stair S1 and Stair S3. Stair and landing layouts have been revised.
    b. Trash Enclosure Foundation Plan has been revised to match Architectural Drawings.
2. S2.2 – Shear Wall has been added between breezeway and Stairs at Stair S1 and Stair S3. Stair and landing layouts have been revised
3. S2.3 - Shear Wall has been added between breezeway and Stairs at Stair S1 and Stair S3. Stair and landing layouts have been revised
4. S2.4
    a. Shear Wall has been added between breezeway and Stairs at Stair S1 and Stair S3. Stair and landing layouts have been revised
    b. Detail call-out has been added to the RTU units on the West end low roof
5. S2.5
    a. Shear Wall has been added between breezeway and Stairs at Stair S1 and Stair S3
    b. New Openings in exterior walls have been added at West end of Breezeway
    c. Detail 2 has been added
6. S2.6 – Shears Walls have been adjusted and added at Stair S1 and Stair S3.
7. S3.6 – Detail 5 has been added

MECHANICAL – Drawings

1. ME2.1 – Exhaust pipe penetrations have been added at the West end and north end of the breezeway.
2. M2.1
    a. Exhaust fan has been added to the west end of the breezeway.
    b. All apartment outdoor air ducts have been changed to 6" round duct.
    c. Note 6 has been removed.
3. M2.2
    a. Exhaust fans have been added to the west end and north end of the breezeway.
    b. All apartment outdoor air ducts have been changed to 6" round duct.
    c. Note 6 has been removed.
4. M2.3
    a. Exhaust fans have been added to the west end and north end of the breezeway.
    b. All apartment outdoor air ducts have been changed to 6" round duct.
    c. Note 6 has been removed.
5. M2.4
    a. Exhaust fan has been added to the north end of the breezeway.
    b. All apartment outdoor air ducts have been changed to 6" round duct.
    c. Note 6 has been removed.
6. M4.1
    a. Outdoor air calculations chart has been updated per IMC 2021 Table 403.1.1.1
    b. Note 9 has been removed
7. M4.2 - Outdoor air calculations chart has been updated per IMC 2021 Table 403.1.1.1
8. M4.3 - Outdoor air calculations chart has been updated per IMC 2021 Table 403.1.1.1
9. M6.1
    a. Exhaust Fan Schedule – EF-2 has been added
    b. Energy Recovery Ventilator Schedule – ERV-2 has been revised

ELECTRICAL – Drawings

1. E1.1 – All underground electric lines have been added to the site plan. SF and unit count have been added to the building plan.
2. E2.1
    a. Exit sign locations have been modified in the breezeway
    b. Ceiling exhaust fan has been added to the west end of the breezeway
    c. Occupancy sensors have been added to all Mech/Elec and Storage Rooms
3. E2.2
    a. Exit sign locations have been modified in the breezeway
    b. Ceiling exhaust fans have been added to the west end and the north end of the breezeway
    c. Occupancy sensors have been added to all Mech/Elec and Storage Rooms
4. E2.3

a. Exit sign locations have been modified in the breezeway
b. Ceiling exhaust fans have been added to the west end and the north end of the breezeway
c. Occupancy sensors have been added to all Mech/Elec and Storage Rooms

5. E2.4
    a. Exit sign locations have been modified in the breezeway
    b. Ceiling exhaust fan has been added to the north end of the breezeway
    c. Occupancy sensors have been added to all Mech/Elec and Storage Rooms
6. E4.1 – Detail 3 - Occpancy sensors have been added to the mechanical rooms
7. E6.4
    a. Exhaust fans have been added to the panel schedules
    b. Elevator Pit light has been added to Panel 11

PLUMBING – Drawings

1. P2.1
    a. Breezeway drainage has been revised
    b. Fixture/DFU charts have been added
    c. DFU totals have been added to the plan
2. P2.2 – Breezeway drainage has been revised
3. P2.3 – Breezeway drainage has been revised
4. P2.4
    a. Breezeway drainage has been revised
    b. DFU and VTR have been added to the plans
5. P5.1 – DFU and VTR have been added to the isometrics

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

END OF ADDENDUM NO. 1

Attachments

JGR Letter Response to the City of Denton Permit Review Comments Dated 6-7-2023
Reference JGR Plan Room (www.jgrarchitects.com/planroom) for revised drawing sets and specification sets.

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6-23-23

Department of Development Services
Building Safety Division
401 N. Elm Street
Denton, Texas 76201

RE: Permit No. 2305-0880: City of Denton Permit Review Comments (Dated 6-7-23)

Dear Mr. Hamlin,

Pertaining to Permit No. 2305-0880, The Reserves at Magnolia at 1020 Willowwood Street: Attached you will find our responses to City Staff's permit review comments dated 6-7-2023.

Responses accompanied revisions, will note the sheet number where the revision can be found. All additional changes/revisions are included on Page 15 at the end of the review response.

We have uploaded a revised set of drawings onto the eTRAKiT website for your review. Please let us know if you have any additional comments or concerns.

Sincerely,

Maggie Gillam
PROJECT MANAGER, JONES GLLAM RENZ ARCHITECTS

JGR Architects Response to:

City of Denton
Permit Review Comments
Permit #2305-0880

Date: 6/7/2023

All Responses are denoted by blue font and underlined.

Review – Building Inspection – Commercial
Reviewer: Joshua Hamlin

B101) CFP2 – Provide a revised Life Safety Floor Plan reflecting the total Exit Access Travel Distance from the most remote corner of each dwelling unit, as well as the total travel distance for each flight of stairs. Maximum allowed travel distance is 250ft; however, based on scaled plans the travel distance appears to exceed 250ft from most remote corner of units located on fourth floor.

Response: Stair S1 and Stair S3 have been revised and will be constructed as 2-hr Fire-Rated Exterior Exit Stairways with 90-minute doors. Maximum travel distances/paths on each floor have been revised to reflect this. Thus, Maximum Travel Distance does not exceed 250' from the most remote corner of the unit to the nearest Exit. Reference revised Sheet CFP2.

B102) CFP2 – Provide a revised sheet reflecting the cumulative occupant load calculations for each floor and the entire building overall in accordance with Table 1004.5 of the 2021 IBC.

Response: Revision has been made. Reference revised Sheet CFP2.

B103) CFP2 – Provide revised First Floor Plan reflecting the rated corridor walls extending along the Commons Area walls.

Response: Revision has been made. Reference revised Sheet CFP2.

B104) A2.0 – Provide the specific Item Number for each wall assembly in accordance with Table 721.1(2) of the 2021 IBC or provide UL listed assembly details.

Response: All assembly and partition references have been added to sheet A2.0. Reference Revised Sheet A2.0.
Exterior Partition 1A, 1B & 1C: where indicated on sheet CFP2, are constructed per Table 721.1(2) Item No. 16-1.3
Interior Partition Type 4 (1-hr) is listed as a UL U305 assembly.
Interior Partition Types 5 & 8 (1/2-hr) are calculated based on Table 722.2.1, where 5/8" thick Type X Gypsum Board is rated for 40 minutes of time on the fire exposed side of the wall, thus the wall assembly as shown exceeds the ½ rating that is required.
Interior Partition Type 7 (2-hr) is listed as a UL U905 assembly.
Interior Partition Type 9 (2-hr) is listed as a UL U301 assembly.
Interior Partition Types 10 & 11 (2-hr) is listed as a UL U301 assembly
Floor/Ceiling Assembly A (1-hr) is listed as a UL L528 assembly.

Floor/Ceiling Assembly B (1-hr) is listed as a UL L501 assembly.
Floor/Ceiling Assembly C (1-hr) is listed as a UL U501 assembly.
Roof/Ceiling Assembly A (1-hr) is listed as a UL P522 Assembly.

B105) A2.0 – Provide a revised Floor/Ceiling C detail reflecting verification that the proposed design is tested in accordance with either ASTM E119 or UL 263. Staff is unable to verify the proposed design is tested in accordance with section 703.2.1.

Response: Floor/Ceiling Assembly C has been adjusted to be designed as a UL U501 system. Reference Revised Sheet A2.0 & Details C/D on Sheet A7.1

B106) A6.2 – Provide revised Stair details reflecting an enclosed stairway shaft. Per Section 1019.3 of the 2021 IBC an Exit Access Stairway shall be enclosed with a shaft constructed in accordance with Section 713 of the 2021 IBC. Exception #4 under Section 1019.3 appears to allow for other than B and M occupancies to allow for open (unenclosed in a shaft) Exist Access Stairways connecting not more than 4 stories; however, the 2021 IBC Code and Commentary published by the ICC clarifies that this exception does not exempt the Exit Access Stairway from section 1006.3.2. Section 1006.3.2 states that the path of egress travel to an exit shall not pass through more than one adjacent story. Thus, the proposed stairways are not allowed.

Response: Stair S1 and Stair S3 have been revised and will be constructed as 2-hr Fire-Rated Exterior Exit Stairways with 90-minute doors and open at the exterior wall. Exit Signage, Hallway Ventilation and Drainage have been revised accordingly. Reference Revised Sheets CFP2, A2.1-A2.4, A4.6, A5.1, A6.1-A6.2, A7.1-A7.4, E2.1-E2.4, E6.4, M2.1-M2.4, M6.1, P1.1-P1.4, S2.1-S2.6

B107) A6.3 – Provide specifications for Roof Access Ladder reflecting compliance with section 306.5 of the 2021 IMC. Plans reference a “Pre-Manufactured” ladder to be submitted for approval.

Response: Roof Access Ladder basis of design is the ALACO H60 (330) Model. Specification Section 05515 – Ladders has been added to the Project Specifications. Ladder Specification identifies the 2021 IMC, Section 306.5 as a compliance requirement. Reference Attached Section 05515.

B108) E2.1 thru E2.4 – Provide revised sheets reflecting the required lighting controls in accordance with section C405.2 of the 2021 IECC. The Mechanical/Electrical rooms and Storage rooms require Occupancy Sensors in accordance with section 405.2.1 of the 2021 IECC.

Response: Occupancy sensors have been added to all mech/elec and storage rooms. Reference revised Sheets E2.1-E2.4, E4.1 and E6.4

B109) M4.1 thru M4.3 – Provide revised plan reflecting outside air calculations in accordance with Table 403.3.1.1 of the 2021 IMC. Provided outside air calculations for the dwelling units are not in accordance with the calculations outlined in Table 403.3.1.1 of the 2021 IMC. Provide Outside air calculations for the Commons Area.

Response: Outdoor air calculations have been updated. Reference revised Sheets M4.1-M4.3 and M6.1

B110) P2.1 – Provide total amount of DFUs served by each sewer line at each point of transition between sewer line size (example: where transitioning from 4" to 6"). Reflecting compliance with section 710 of the 2021 IPC.

Response: DFU totals have been added to Sheet P2.1, along with overall DFU calculations for each main building drain.

B111) P5.1 – Provide total amount of DFUs served by each vent stack, branch connecting multiple stacks, as well as vent termination point(s) reflecting compliance with section 913 of the 2021 IPC.

Response: Vent Piping DFU totals added to Sheet P5.1 and Sheets P2.3 and P2.4

B112) P6.1 – Provide Water Supply Fixture Units (WSFU) totals in accordance with Table E103.3(2) of the 2021 International Plumbing Code (IPC), as well as the Drainage Fixture Unit (DFU) totals in accordance with Table 709.1 of the 2021 IPC.

Response: WSFU totals already included on Sheet P2.5. No space available on sheet P6.1 to add table.

B113) S2.5 – Provide clarification/detail for roof reinforcement for proposed roof top mounted mechanical equipment. Pans reflected hashed outlines of areas designated for roof top equipment, however details are unclear of any proposed reinforcement for the additional load.

Response: RTU Platform Framing Plans and Details have been added. Reference Detail 2 on revised Sheet S2.5 & Detail 3 on revised Sheet S3.6

B114) Informational: Monument signage will require a separate permit submittal.

Response: Monument Sign Details have been removed from the site plan and detail sheet. (Reference Revised Sheets A1.1 and A1.2) Separate permit submittal & drawings for the signage will be assembled & submitted at a future date.

B115) Informational: Additional comments may be assessed pending revisions submitted.

Response: Noted

Review – Electric
Reviewer: Casey Patterson

DME Contacts • DME Reviewer: Casey Patterson (940) 349-7513
casey.patterson@cityofdenton.com • DME Project Manager: TBD

Action Items

• Please show electric lines & equipment on all plan sheets per uploaded V1 DME markups.

Response: Electric lines and equipment have been added to Sheet A1.1. See revised Sheet A1.1

• Please show building square footage and total unit count on all plan sheets per uploaded V1 DME markups.

Response: See revised Sheet E1.1

• Please complete & include 'DME Customer Requirements Document' in V2 submittal (Customer Requirements Document has been uploaded). Action Items Upon Issuance of Permit

Response: Mech/Elec Engineer (LST Engineers) confirmed that all files were provided directly to DME

• Provide drawing of civil plans in an AutoCAD format to Daniel Howington at daniel.howington@cityofdenton.com for DME Electric Engineering staff to use in preparing a construction drawing for electric utilities to the development

Response: The CEP review is being conducted currently. Upon approval, final Civil AutoCAD plans will be provided to Daniel Howington.

• Provide Contact information for General Contractor

Response: GC is TBD. Contact information will be provided as soon as it is available.

• Provide Contact information for Electrical Contractor

Response: Electrical Contractor is TBD. Contact information will be provided as soon as it is available.

• Provide DME engineering with documentation of any requested easements by separate instrument upon dedication.

Response: Noted

Electric Service Standards and Structure Clearances
Electric utility installation for The Reserves at Magnolia shall be per the DME Electric Service Standards. The Electric Service Standards are available on-line at the URL:
https://www.cityofdenton.com/DocumentCenter/View/693/Service-Standards-PDF

Per these standards, the developer is responsible for installation of any and all civil work required by DME to provide electric service to the development, including, but not limited to; furnishing equipment and labor to lay out and dig trenches, placing conduit in trenches, installing transformer and switchgear foundations, and placing electrical connection boxes.

Customer Requirement Documents Separate DME Customer Requirement Documents are required to be submitted to DME for each building within the proposed development.

Please fill out the uploaded Customer Requirements Document and e-mail to daniel.howington@cityofdenton.com. Receipt of the Customer Requirements Document is required to start the DME design process for electric facilities to serve the development.

Electric Equipment Locations

DME's existing electric facilities are located to the south of the property. The transformers will be located to the southwest, south east and north east of the building. The electric meter sockets will be located on the building.

Electrical Load

Electrical service is for a "[Click to Input Bldg Size]" ft2 apartment building. Electrical plans show 2- 1000 Amp mains with a calculated load of 648.16 kVA. Building plans call for 6 sets of 400 KCMIL Aluminum (or Copper) cable between the transformer and main disconnect.

Transformer Data

T1
The DME transformer to provide electric service for xxxxxx will be sized at "[Click to Input Xfmr Size]" kVA. The service voltage will be "[Click to Input Voltage]" volts. For fault current calculations use a transformer impedance of "[Click to Input Xfmr Z]" %.

T2
The DME transformer to provide electric service for xxxxxx will be sized at "[Click to Input Xfmr Size]" kVA. The service voltage will be "[Click to Input Voltage]" volts. For fault current calculations use a transformer impedance of "[Click to Input Xfmr Z]" %.

T3
The DME transformer to provide electric service for xxxxxx will be sized at "[Click to Input Xfmr Size]" kVA. The service voltage will be "[Click to Input Voltage]" volts. For fault current calculations use a transformer impedance of "[Click to Input Xfmr Z]" %.

The City of Denton requires the following plan stamp on all new final plats:

IMPORTANT NOTICE: THE CITY OF DENTON HAS ADOPTED THE NATIONAL ELECTRICAL SAFETY CODE (THE "CODE"). THE CODE GENERALLY PROHIBITS STRUCTURES WITHIN 17.5 FEET ON EITHER SIDE OF THE CENTER LINE OF OVERHEAD DISTRIBUTION LINES AND WITHIN 37.5 FEET ON EITHER SIDE OF THE CENTERLINE OF OVERHEAD TRANSMISSION LINES. IN SOME INSTANCES THE CODE REQUIRES GREATER CLEARANCES. BUILDING

PERMITS WILL NOT BE ISSUED FOR STRUCTURES WITHIN THESE CLEARANCE AREAS. CONTACT THE BUILDING OFFICIAL WITH SPECIFIC QUESTIONS.

Easements
No obstructions shall be constructed within any easement area that accommodates any city utilities unless agreed to in writing by all pertinent city utility departments.

National Electrical Safety Code
The developer is responsible for maintaining the level of care set forth by the latest State of Texas and City of Denton adopted National Electrical Safety Code for existing and planned electric utilities in all developments.

Landscaping
The developer is not to plant canopy trees that will grow into overhead electric lines or landscaping that will block access to DME Facilities (see Electric Service Standards Appendix B). Plants with thorns shall not be placed near DME facilities

Street Lighting
Standard DME street lighting will be installed when the development builds City of Denton streets within their overall development or when the City of Denton determines that new or additional street lights need to be added on existing city streets due to the development.

Electric Service Comments
Customer shall be responsible for:

1. Completing the included customer requirement document & returning to DME Engineering staff. DME will not release final approved electric utility construction drawings until a completed customer requirements document is provided.

2. Providing an AutoCAD DWG file or DXF file of the full development for DME to use in the preparation of construction drawings for installation of DME electric facilities. At a minimum, the file shall include all buildings, paving, wet utilities, grading, & landscaping in a single bound file. Receipt of the AutoCAD file is required to start the DME design process for electric facilities to serve the development. DME staff will treat the AutoCAD file as confidential and not share with other entities without approval from the developer.

3. Corresponding with DME Engineering staff to review & approve electric utility construction drawings.

4. Dedicating & providing DME Engineering with documentation of easements dedicated by separate instrument for the development. DME will not release final approved electric utility drawings for construction or inspect civil work until filed easement documentation is provided.

5. Paying aid-in-construction costs for DME performed line extensions, installations, removals, and/or relocations prompted by the development. DME will not release final approved electric utility drawings for construction or inspect civil work until DME aid-in-construction costs are paid in full.

6. Calling Dig TESS at 811 or 1-800-DIG-TESS before digging.

7. Providing all on-site surveying required for electric utility design and construction.

8. Providing conduit, equipment pads, & other associated materials needed per DME's final materials list for customer installed DME civil work described below.

9. Performing all civil work required for installation of DME electric system to serve the development per final approved construction drawings, including, but not limited to:

a) Installation of all conduit required for DME electric system to provide electric service to the development per final approved DME construction drawings. Routing of conduit shall not be changed without the written approval of DME Engineering.

b) Providing DME a minimum of 24 hours' notice prior to when inspection and supervision is required.

C) Concrete encasement of all DME main line primary voltage conduit (Typically all 6" conduit) per DME specifications. Main line locations will be identified on DME construction drawings.

d) Disposing of material left over from excavation required for electric infrastructure installation.

e) Stabilizing trenches that cross all paved areas. Where city streets are involved, all trenches within the street rights-of-ways under existing or proposed pavement are to be compacted to 95% density in accordance with the North Central Texas Council of Government (NCTCOG) specification 6.2.9. Backfilling and compaction of trenches shall be done in 6" lifts, if concrete is not used. Compaction test and density reports from a creditable geotechnical engineering firm of trenches filled in 6-inch lifts shall be provided to the City of Denton Engineering Department. The backfilling of trenches with one-sack concrete is an alternate method that may be used to obtain the 95% density for trench backfill.

f) Installing foundation(s) for DME pad-mounted equipment per DME specifications.

10. Providing and installing secondary terminations in the transformer. The contractor is to use 2-hole NEMA compression lug, three compression bands, and provide ½ inch galvanized steel hardware to connect lugs to transformer spade connectors to terminate the service cables. DME approval of the compression lug connector is required. The service cables are to be terminated back-to-back starting at the holes on the spade nearest the transformer secondary bushing. The first set of NEMA holes on the Xo Bushing are reserved for transformer ground, and DME system ground. A DME representative is to be present when the contractor bolts the service conductors to the transformer spades.

11. Providing and installing secondary voltage equipment (cabinets, enclosures, conduits, cables, and accessories) as required. NOTE: The number of secondary connections available in DME transformers is dependent on the size and voltage of the transformer to be installed, which is determined by DME; therefore, pad mounted customer secondary connection enclosures installed near the transformer & fed by DME service laterals in customer installed conduit may be required as the DME service point in some instances. Secondary installations shall also include lockable outdoor disconnects in all locations where different customers or metered spaces are served out of the same DME transformer.

12. Coordinating with DME crews during construction.

13. Maintaining 24-hour access to DME facilities.

14. Obtaining right-of-way permits from the City of Denton Right-of-way department for any work to be carried out within a city right-of-way.

15. Obtaining electrical permits from the City of Denton Building Inspections department for building internal electrical systems & service entrances.

16. Obtaining an account with customer service for payment.

Denton Municipal Electric shall be responsible for:

1. Coordinating with customer to determine suitable locations for DME electric facilities to be placed within the development.

2. Preparing electric utility construction drawings for installation of DME electric system to serve the development based upon the customer provided development plans in AutoCAD format.

3. Providing invoice for DME aid-in-construction costs to be paid by customer.

4. Inspection & supervision of customer installed DME civil work as described above. Any customer installed DME civil work not inspected by DME shall be subject to customer re-work/replacement.

5. Installing primary cable, transformer(s), switchgear(s), and other required equipment per final approved drawings.

6. Installing primary terminations in the transformer(s), switchgear(s), and other required equipment per final approved drawings.

7. Providing access to and supervision of customer-installed secondary terminations in the transformer(s).

8. Coordinating with customer and City of Denton Engineering to determine locations of street lights.

9. Installing street light cables, poles, and fixtures, and making final connections to energize the street lights.

Metering
Customer shall be responsible for:

1. Providing and installing meter socket(s). DME Electric Service Standards list acceptable meter sockets. DME is not responsible to ensure that customers order DME approved equipment as listed in the Electric Service Standards. Should a DME representative find an unapproved meter socket installed at your development, DME will NOT energize the facility until an appropriate and acceptable DME approved meter socket is installed and proper City of Denton inspections have been received (ONLY IF SELF CONTAINED).

2. Meter socket(s) are to be mounted 4’-6’ feet of center above the finish grade/surface at finish grade, easily accessible, and with a minimum of 4’ of working space in front and either side of the meter. The installation is also not to interfere with the radio communications of the DME meter(s).

3. Identifying meter socket(s) with the customers address using an engraved brass tag(s) approved by DME metering shop. Each brass tag is to be 1½ inches tall by 2½ inches wide. Denton Trophy House or Discount Trophies Etc. are two places where tags can be obtained. Brass tag is to be mounted to the meter socket cover with ¼” self-tapping sheet metal screw and must not interfere with the meter socket latch or to attach the cover to the box.

4. Identifying each commercial business or multi-family residential unit with a physical geographic address, suite number, or unit number.

5. Providing readily accessible (24-hour) location for DME meter(s). Locations must have a minimum of four (4) feet of clearance in front of and on either side of the meter for installation, reading, testing, maintenance, and inspection by DME.

6. Coordinating with DME metering crew.

7. Providing CT cabinet(s) when needed (ONLY IF INSTRUMENT RATED).

8. Installing DME provided instrument rated meter base(s) (12” wide by 22” high by 7” deep). Customer to mount meter base(s) on a building wall or meter rack at a height of 5 feet above the ground or finished grade (ONLY IF INSTRUMENT RATED).

9. Installing one-inch conduit with pull tape from the transformer’s secondary compartment to the meter socket(s) for DME Metering to install their wires (ONLY IF INSTRUMENT RATED).

Denton Municipal Electric shall be responsible for:

1. Installing electric meter(s) into the customer or builder provided DME approved meter socket(s).

2. Providing instrument rated meter socket(s).

Contact information for DME Metering Department:
Randy Stanford
Phone number (940) 349-7646
E-mail randy.stanford@cityofdenton.com

Review – Fire
Reviewer: Chris Ahrens

For Informational Purposes:
*WATER SUPPLY / FIRE HYDRANTS

2021 International Fire Code Section 507.5.1
Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 (600 for sprinklered structures and Group R-3) feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the fire code official. Distance between fire hydrants shall not exceed 500 feet and shall comply with Appendix C, Table C102.1. Fire flow shall comply with Appendix B, Table B105.1.

PRIVATE MAINS AND FIRE HYDRANTS
The submitted design indicates installation of a private main and private fire hydrants.

A. The utility contractor will be required to apply to the Denton Fire Department for a Fire Code Construction Permit for Private Fire Hydrants in accordance with 2021 International Fire Code Section 105.6.18, prior to installation of any part of the main and fire hydrants. Underground fire sprinkler supply mains are not a part of this permit.

Response: Noted

B. After the private main and fire hydrants have been accepted by the Denton Fire Department, the property owner will be responsible for the continued maintenance of the mains and hydrants. The property owner will be required to submit proof of annual maintenance and testing of the mains and hydrants by an approved contractor to the Denton

Response: Noted

6/9/2023 10:49:35 AM
ACTION ITEM:
*Extend fire lane on east side of building to 150' in length, to the north.

Response: Correction has been made. Reference revised Sheet A1.1

Review – Industrial Pretreatment
Reviewer: Jordan Wilson
Approved

Review – Planning
Reviewer: Julie Wyatt

PLN1. The proposed elevations are consistent with the approved PD.

Response: Noted.

PLN2. The Architectural Site Plan shows modifications to the approved PD which require additional review. The review of the proposed modifications is being conducted through the CEP review and might require approvals through separate processes prior to approval of the building permit

Response: Noted.

PLN3. The required replat must be approved and filed prior to approval of the building permit.

Response: Noted.

PLN4. Upload an approved Landscape Plan consistent with the PD and any approved modifications (See PLN2 above).

Response: An approved landscape plan will be uploaded after final approval of CEPs is received from City staff.

Review – Solid Waste
Reviewer: Brandi Rabalais

"The City of Denton is the sole provider and hauler for solid waste collection and disposal services within the city limits, including but not limited to, preconstruction activities, construction activities, and ultimately residential, multi-family, or commercial activities, and for recycling programmatic material."

Trash Enclosure plan on page A1.2 (page 2 of 3) of Architectural Site Plan and Details does not align with 2nd Submittal CEP trash enclosure plans on page 29 (C11.3), nor our Standard Details. Inside enclosure width and gate clearance have been reduced.

Response: Updated details and plans have been sent to the Civil Engineers. Their details will be updated to reflect ours in their CEP drawings (These were resubmittals for review on 6-20)

Minimum gate clearance in front of each container must be 12'8". First dumpster gate clearance shows 12'7.5".

Response: Correction has been made. First gate is now 12’-8”. Reference revised Sheet A1.2

Remove extra bollards in rear. Only 2 bollards are needed per container, centered behind each container per our Standard Details. Bollards must be a minimum of 8' from front of enclosure (which appears to be shown), and also a minimum of 2 feet from rear of enclosure. Please indicate bollard spacing from rear of enclosure consistent with our Standard Details.

Response: Extra bollards have been removed. Dimension has been added to show 2'-6" distance between the bollards and the rear of the enclosure. Reference revised Sheet A1.2

Minimum container requirement for this development is 3, and this is provided in triple enclosure. Please clarify/provide reasoning for extra dumpster labeled "accessible dumpster" in corner.

Response: The extra "accessible dumpster" is for the use of tenants who may not be able to reach the large dumpsters to dispose of garbage. (i.e. those who are wheelchair-bound, those who may have a form of dwarfism, etc.). This is for tenant convenience. The development staff is responsible for emptying this "accessible" dumpster in the larger city dumpsters on a regular basis. The City of Denton's solid waste collection team/employees are not responsible for the "accessible dumpster."

Minimum INSIDE enclosure width must be 39'.
Please clearly indicate. Inside measurements for enclosed portion of the (3) 6x6 standard trash dumpsters appears to add up to 38'8".

Response: Inside Clearance for the portion of the (3) required dumpsters is 40'-8". Dimension line has been added on detail A-A1.2 to indicate the separation between the accessible area/dumpster and the (3) required dumpster area. Reference revised Sheet A1.2

Inside enclosure depth of 10'6" confirmed.

Response: Noted

Reference our Standard Details, frames DP200 and DP201 to ensure compliance. Attach our Standard Details to your plan and provide notation that they will be followed.

Response: Standard Trash Dumpster pad Details have been added to the revised set, Reference Sheets A1.4 & A1.5, and Sheet list on Cover Page

Please also verify ALL of the following:

A) 50 ft. unobstructed vehicle approach is required in front of each container, including overhead (i.e. power lines & transmission lines, etc.) ** Please clearly indicate in your site plan.**

Response: 50' Clearance area has been added to site plan. Reference revised sheet A1.1

B) Our vehicles shall only travel once through site without backing, will not back more than 100 feet, and will not make turns while backing.

Response: Noted. Space is allotted across from dumpsters to allow trucks to back up in straight line without an obstruction. Reference Sheet A1.1

C) Minimum 30' turning radius for our vehicles is required

Response: Rounded curbs within the development provide a min. 30 degree turning radius. We have added an indication of the turning radius for the first dumpster stall, showing 30 degrees. Reference revised Sheet A1.1

D) 30-degree angle maximum enclosure placement off of route is required for driver to service container. (Reference Collection Route Schematic.)

Response: Comment is not applicable to this project.

E) "No Parking" paint/signs will be added to diagonal-lined areas adjacent to and across from dumpster in parking lot as to ensure container access and service at all times.

Response: Noted. Shown on Sheet A1.1

F) Include our Standard Details

Response: Standard Trash Dumpster pad Details have been added to the revised set, Reference Sheets A1.4 & A1.5

Continue to reference ALL of our attachments to ensure consistency and compliance come time for inspection and construction. -BR

Review – Tree Code
Reviewer: Julie Wyatt

TC1. The Tree Preservation Plan is under review and not approved.

Response: Noted

TC2. Once TPP23-0038 is approved, the approved, stamped plan must be uploaded to Permit 2305-0880.

Response: Noted

Review – Watershed Protection
Reviewer: Zach Rowen

WS101. Provide erosion control plan for permit review (DDC §7.3 and Stormwater Design Criteria Manual 3.10.2).

Response: Erosion control plans were submitted as part of the CEP review, which is currently under review. Reference Parent Project #CEP23-0021

WS102. As a condition of approval, applicants conducting land disturbing activities will complete the online construction site survey. This survey can be found at www.cityofdenton.com/watershed , tab to survey is at top right of screen.

Response: Noted

WS103. Site is greater than one (1) acre and less than five (5) acres and requires compliance with state stormwater permit (TXR150000). Submit a copy of Construction Site Notice to Watershed Protection Division (DDC §7.3.5.C).

Response: Construction Site Notice to Watershed Protection Division will be submitted as part of the revised CEP set. Reference Parent Project #CEP23-0021

WS104. Project must develop a Storm Water Pollution Prevention Plan (SWPPP) in accordance with TXR150000 and maintain a current copy on site. Provide a copy of the SWPPP to the Watershed Protection Division for review (DDC §7.3.5.D).

Response: Storm Water Pollution Prevention Plan will be submitted as part of the revised CEP set. Reference Parent Project #CEP23-0021

WS105. Construction Site Notice must be posted at construction site prior to initial inspection of stormwater controls (DDC §7.3.5.C.3).

Response: Noted

WS106. Project site operator must contact Watershed Protection Division for initial inspection prior to permit issuance to ensure compliance with stormwater regulations and proper installation of appropriate BMPs.

Response: Noted

Contact Zachary.Rowen@cityofdenton.com (940) 349-8203 or Jennifer.Rovezzi@cityofdenton.com (940) 349-7141.

Additional corrections/changes made to drawings:

- Square Footage for each floor & entire building was inaccurately shown on CFP1. This has been corrected. Reference Sheet CFP1
- Exhaust fans have been added at the ends of the breezeways; thus breezeway ceiling has been lowered in several areas to accommodate. Reference revised Sheets A7.1 - A7.4
- S1 & S3 Stair & landing configurations have been adjusted to accommodate the addition of the 2-hr fire rated wall assemblies. Reference revised sheets A2.1-A2.4, A3.1, A4.6-A4.7, A6.1-A6.3, A7.1-A7.4, S2.1-S2.6
- Roof Access Ladder has been shifted to the east and a pre-manufactured safety rail has been added around the roof hatch. Reference revised sheets A2.4, A5.1, A6.1 & A6.3.
- Draftstop areas have been adjusted to reflect the addition of a 2-hr fire assembly around Stair S1 & Stair S3. Reference Revised Sheet A5.1
- Added Several Doors and Door Type 'L' which correlates with the new 90-minute rated doors at Stairs S1 & S3. Reference revised Sheet A10.2 & A10.3