

02.25.2022
INTERIOR DESIGN | HUD ADDENDUM #1

Plotted on 3/1/2022 11:22 AM
Last saved on 1/27/2022 4:21 PM by Patrici
File locate on C:\Users\patrici\Google Drive\00 - STRUT INTERIORS\04 - Projects\INT009 Clifton Riverside\01 - Drawing\ID-000 COVERSHEET & SCHEDULES.dwg

COMPLIANCE

DUE DILIGENCE

QUALITY ASSURANCE

SPECIFIC REQ.

MILLWORKOTHER NOTES

CLIFTON RIVERSIDE
OVERLAND PROPERTY GROUP
FORT WORTH, TEXAS

COVERSHEET & INDEX

INT009 ID-0.00
PROJECT NUMBER SHEET NUMBER

DOOR HARDWARE SCHEDULE								
SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER/STYLE	DIMENSIONS	FINISH	LOCATION	LEAD TIME / PRICING	REMARKS
DH-01	PASSAGE DOOR	BALDWIN, OR EQ.						
DH-02	KEYED ENTRY	BALDWIN, OR EQ.						
DH-03	PRIVACY LATCH	BALDWIN, OR EQ.						

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER/STYLE	DIMENSIONS	FINISH	LOCATION	LEAD TIME / PRICING	REMARKS
HW-01	LINEAR HARDWARE PULL					TYP. MILLWORK	BUDGET \$5-10/EACH	

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER/STYLE	DIMENSIONS	FINISH	LOCATION	LEAD TIME / PRICING	REMARKS
HD-01	FLOATING WALL MOUNT BRACKET	CENTERLINE BRACKETS						
HD-02	WIRE GROMMET	MOCKETT						
HD-03	TRASH GROMMET	MOCKETT						
HD-04	BALLET BARRE KIT	CUSTOM BARRES	TBD		TBD	FITNESS		
HD-05								
HD-06								

TRANSITION SCHEDULE (REFERENCE MOLDING PROFILE BELOW)								
SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER/STYLE	DIMENSIONS	FINISH	LOCATION	LEAD TIME / PRICING	REMARKS
TR-01	FLOOR TILE TO TILE	SCHLUTER	DECO	-				
TR-02	FLOOR CONCRETE TO TILE	SCHLUTER	RENO RAMP	-				
TR-03	FLOOR CONCRETE TO LVT	SCHLUTER	KT-F	-				
TR-04	FLOOR TILE TO LVT	SCHLUTER	RENO-TK					
TR-05	WALL TILE TRANSITION	SCHLUTER	JOLLY	-				

SCALE: 6" = 1'-0"



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OVERLAND PROPERTY GROUP

FORT WORTH, TEXAS

LEGEND:	XX	REFER TO INTERIOR DESIGN
	XX	FINISH SPECIFICATIONS
	XX-XX XXX	REFER TO FF&E SPECIFICATIONS
NOTES:		
01.	CONTRACTOR MUST COORDINATE WITH ARCHITECT AND OPERATOR FOR CORRECT MODELS & DIMENSIONS FOR ANY EQUIPMENT THAT NEEDS TO BE INTEGRATED	
02.	CONTRACTOR MUST SHOW CORRECT EQUIPMENT SIZES IN SHOP DRAWING AND ENSURE THAT ALL EQUIPMENT FIT WITHIN THE CASEGOODS	
03.	REFER TO INTERIOR DESIGN SPECIFICATIONS FOR ALL FINISHES	
04.	PROVIDE ELECTRICAL PROVISION FOR CONCEALED LIGHTING/IGT EQUIPMENTS	
05.	ALL POWER SOCKETS TO BE CONCEALED AND NOT BE VISIBLE	
06.	REFER TO LIGHTING CONSULTANT SET OF DOCUMENTS FOR ALL LIGHTING. ALL LIGHTING TO BE ACCESSIBLE FOR MAINTENANCE. CONTRACTOR TO SUBMIT INSTRUCTION FOR BULB MAINTENANCE	
07.	CONTRACTOR TO SUBMIT INSTRUCTION OF ASSEMBLY AND INSTALLATION. TO PROVIDE SAMPLES AND SHOP DRAWINGS FOR INTERIOR DESIGN APPROVAL	
08.	STRUCTURES AND DIMENSIONS BY MANUFACTURER. DIMENSIONS ARE FOR DESIGN INTENT ONLY.	
REV.	DATE	ISSUE TITLE
	02.25.2022	ADDENDUM #1

DOOR & HARDWARE SCHEDULE

INT009
PROJECT NUMBER

ID-0.01
SHEET NUMBER

ARCHITECTURAL LIGHTING (PROVIDED BY GC)

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER/STYLE	DIMENSIONS	FINISH / COLOR	LAMP	LOCATION	LEAD TIME / PRICING	REMARKS
ALT-01	RECESSED DOWNLIGHT	BY GC	REFER TO OWNER FOR SPEC	-	-	-	THROUGHOUT		
ALT-02	LED LIGHT COVE W/ DIFFUSER	ASPECT LED	AL-SL-NN-S-NW-24 N-SERIES FLEXIBLE LED STRIP LIGHT	-	NETURAL WHITE 4000K	12VDC	LIGHT COVE		*PROVIDE ALUMINUM MOUNTING CHANNEL WITH FROSTED LENS
ALT-03	UNDERCABINET LED STRIP	ASPECT LED	AL-SL-NN-S-SW-12 N-SERIES FLEXBILE LED STRIP LIGHT	-	SOFT WHITE 2700K	12VDC	UNDERCABINET LIGHTING AND SHELVES		*PROVIDE ALUMINUM MOUNTING CHANNEL WITH FROSTED LENS

DECORATIVE LIGHTING (PROCURED BY ID, INSTALLED BY GC)

Symbol	Description	Manufacturer	Product Number/Style	Dimensions	Finish / Color	Lamp	Location	Lead Time / Pricing	Remarks
DLT-01	-	-	-	-	-	-	-	-	-
DLT-02	-	-	-	-	-	-	-	-	-
DLT-03	-	-	-	-	-	-	-	-	-
DLT-04	-	-	-	-	-	-	-	-	-
DLT-05	-	-	-	-	-	-	-	-	-
DLT-06	-	-	-	-	-	-	-	-	-
DLT-07	-	-	-	-	-	-	-	-	-
DLT-08	-	-	-	-	-	-	-	-	-
DLT-09	-	-	-	-	-	-	-	-	-

EQUIPMENT

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER/STYLE	DIMENSIONS	FINISH / COLOR	LOCATION	LEAD TIME / PRICING	REMARKS
EQ-01	55" TV	BY OWNER	-	-	-	-	-	-
EQ-02	70" TV	BY OWNER	-	-	-	-	-	-

PLUMBING FIXTURES

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER/STYLE	DIMENSIONS	FINISH / COLOR	LOCATION	LEAD TIME / PRICING	REMARKS
AMENITY KITCHEN/SNACK								
KPF-01	UNDERMOUNT SINK	ELKAY	-	-	-	-	-	-
KPF-02	FAUCET	KOHLER, OR EQ.	-	-	-	-	-	-

AMENITY BATHROOMS

BPF-01	UNDERMOUNT SINK	KOHLER, OR EQ.	-	-	-	-	-	-
BPF-02	WALL MOUNTED FAUCET	KOHLER, OR EQ.	-	-	-	-	-	-
BPF-03	FLOOR MTD. TOILET	KOHLER, OR EQ.	-	-	-	-	-	-
BPF-04	BI-LEVEL DRINKING FOUNTAIN	ELKAY	-	-	-	-	-	-

PLUMBING ACCESSORIES

PA-01A	36" ADA GRAB BAR	KOHLER, OR EQ.	-	-	-	-	-	-
PA-01B	42" ADA GRAB BAR	KOHLER, OR EQ.	-	-	-	-	-	-
PA-02	RECESSED PAPER/TRASH	KOHLER, OR EQ.	-	-	-	-	-	-
PA-03	TOILET TISSUE HOLDER	KOHLER, OR EQ.	-	-	-	-	-	-
PA-04	ROBE HOOK	KOHLER, OR EQ.	-	-	-	-	-	-
PA-05	FLUSH LEVER	KOHLER, OR EQ.	-	-	-	-	-	-

APPLIANCES

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT NUMBER/STYLE	DIMENSIONS	FINISH / COLOR	LOCATION	LEAD TIME / PRICING	REMARKS
AP-01	REFRIGERATOR	GENERAL ELECTRIC, OR EQ.						
AP-02	DISHWASHER	GENERAL ELECTRIC, OR EQ.						
AP-03	MICROWAVE	GENERAL ELECTRIC, OR EQ.						

NOTES

1. CONTRACTOR TO CHECK LEAD TIMES OF FINISHES TO ENSURE AVAILABILITY FOR INSTALLATION. CONTRACTOR IS RESPONSIBLE TO FIND ALTERNATES FOR FINISHES NOT ORDERED IN TIME, AND SUBMIT TO ID FOR APPROVAL.
2. ALL DIFFUSERS AND AIR RETURNS TO BE PAINTED TO MATCH SURROUNDING FINISH UNLESS NOTED OTHERWISE.
3. REFER TO FINISH PLAN, RCP, ELEVATIONS, AND DETAILS FOR FINISHES.
4. CONTRACTOR TO PROVIDE ALL FINISH SAMPLES TO ID FOR APPROVAL.
5. ALL MILLWORK SHOP DRAWINGS TO BE SUBMITTED TO ID FOR APPROVAL PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO PROVIDE CUTSHEETS FOR ALL DOOR TYPES, HARDWARE, EQUIPMENT, PLUMBING, AND LIGHTING FIXTURES FOR ID APPROVAL.



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CLIFTON RIVERSIDE

OVERLAND PROPERTY GROUP

FORT WORTH, TEXAS

LEGEND:

XX	REFER TO INTERIOR DESIGN FINISH SPECIFICATIONS	
XX-XX	XXX	REFER TO FF&E SPECIFICATIONS

NOTES

01. CONTRACTOR MUST COORDINATE WITH ARCHITECT AND
02. OPERATOR FOR CORRECT MODELS & DIMENSIONS FOR
03. ALL EQUIPMENT TO BE INTEGRATED.
04. CONTRACTOR MUST SHOW CORRECT EQUIPMENT SIZES
05. IN SHOP DRAWING AND ENSURE THAT ALL EQUIPMENT
06. FIT WITHIN THE CASEGODS.
07. REFER TO INTERIOR DESIGN SPECIFICATIONS FOR ALL
08. FINISHES.
09. PROVIDE ELECTRICAL PROVISION FOR CONCEALED
10. LIGHTING EQUIPMENTS.
11. ALL POWER SOCKETS TO BE CONCEALED AND NOT
12. VISIBLE.
13. REFER TO SIGHTING CONSULTANT SET OF DOCUMENTS
14. FOR ALL LIGHTING. ALL LIGHTING TO BE ACCESSIBLE
15. FOR MAINTENANCE. CONTRACTOR TO SUBMIT
16. INSTRUCTION FOR BULB MAINTENANCE.
17. CONTRACTOR TO SUBMIT INSTRUCTION OF ASSEMBLY
18. AND INSTALLATION, TO PROVIDE SAMPLES AND SHOP
19. DRAWINGS FOR INTERIOR DESIGNER APPROVAL.
20. STRUCTURE AND DIMENSIONS BY MANUFACTURER;
21. DIMENSIONS ARE FOR DESIGN INTENT ONLY.

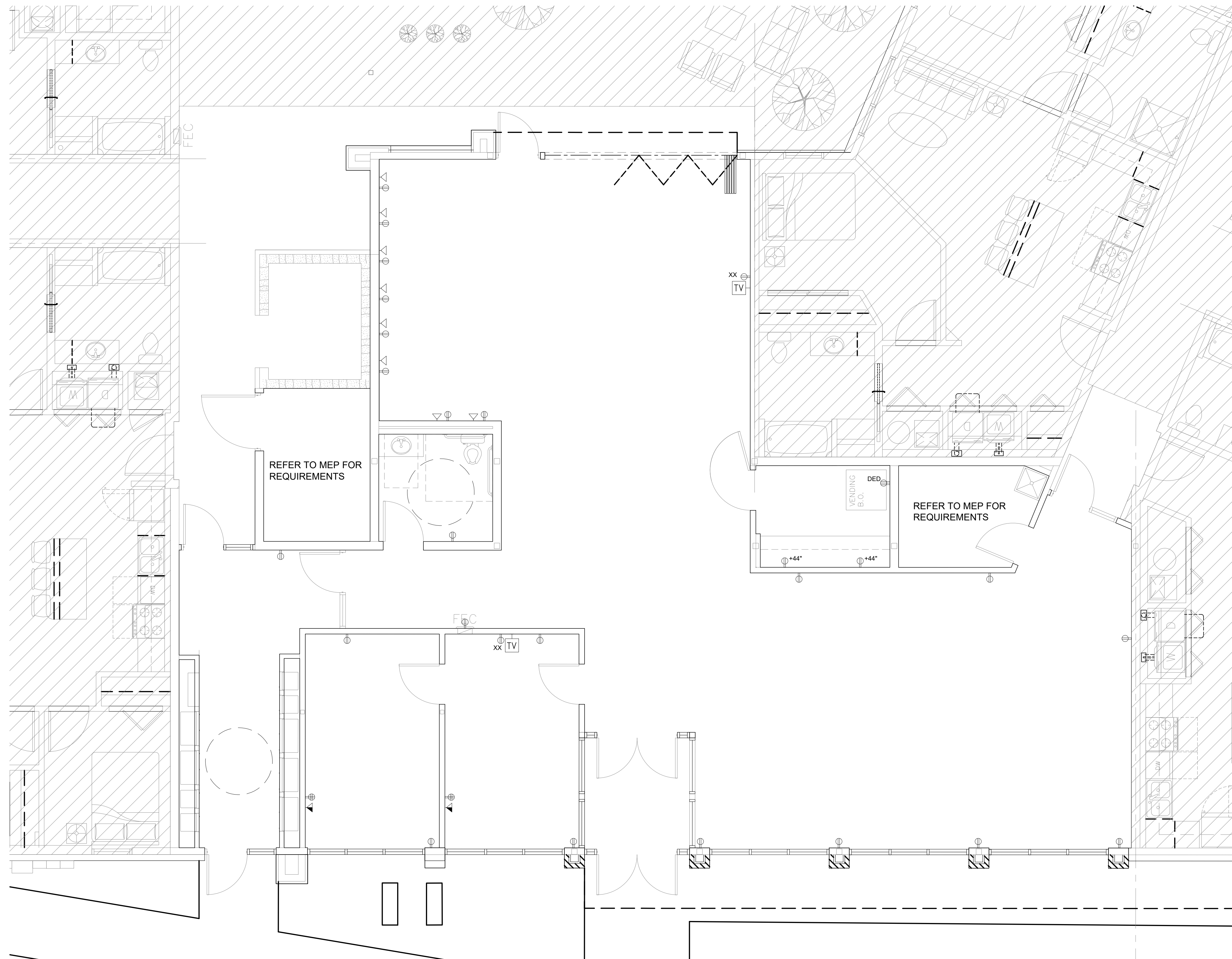
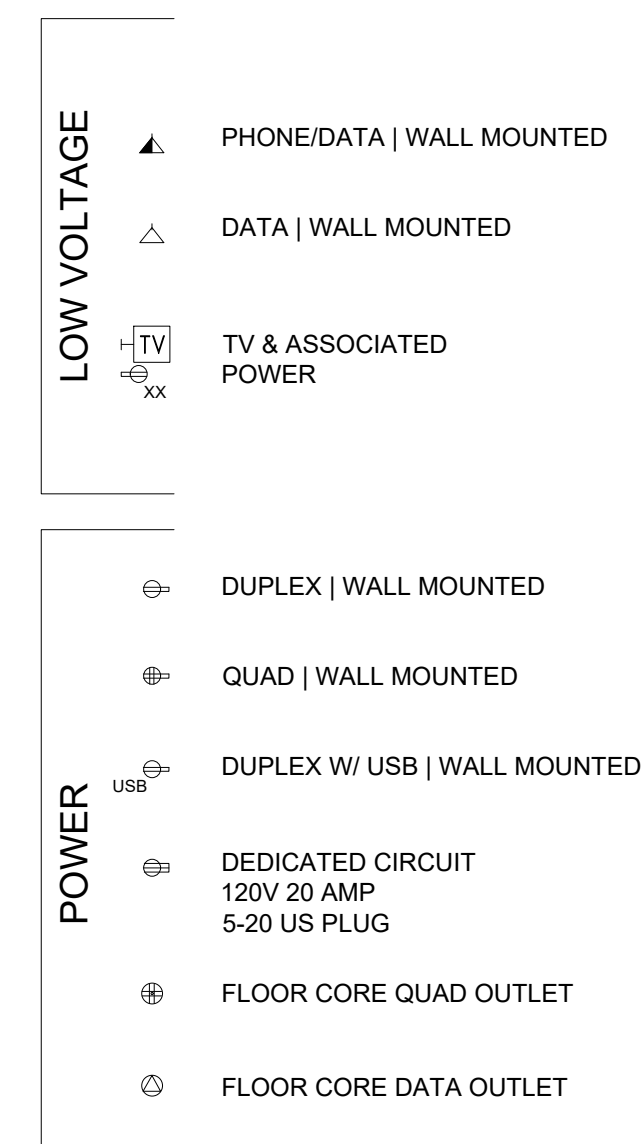
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LIGHTING, PLUMBING, EQUIPMENT & APPLIANCE SCHEDULE

INT009
PROJECT NUMBER

ID-0.02

RECEPTACLE LOCATIONS REQUESTED BY OWNER.
REFER TO MEP FOR ALL POWER REQUIREMENTS.



REFER TO MEP FOR
REQUIREMENTS

REFER TO MEP FOR
REQUIREMENTS

1 LEVEL 01-LEASING | FLOOR PLAN

SCALE: 1/4" = 1'-0"

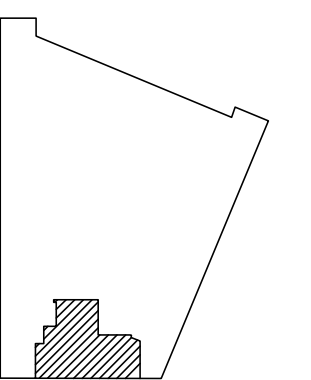


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NOTES:

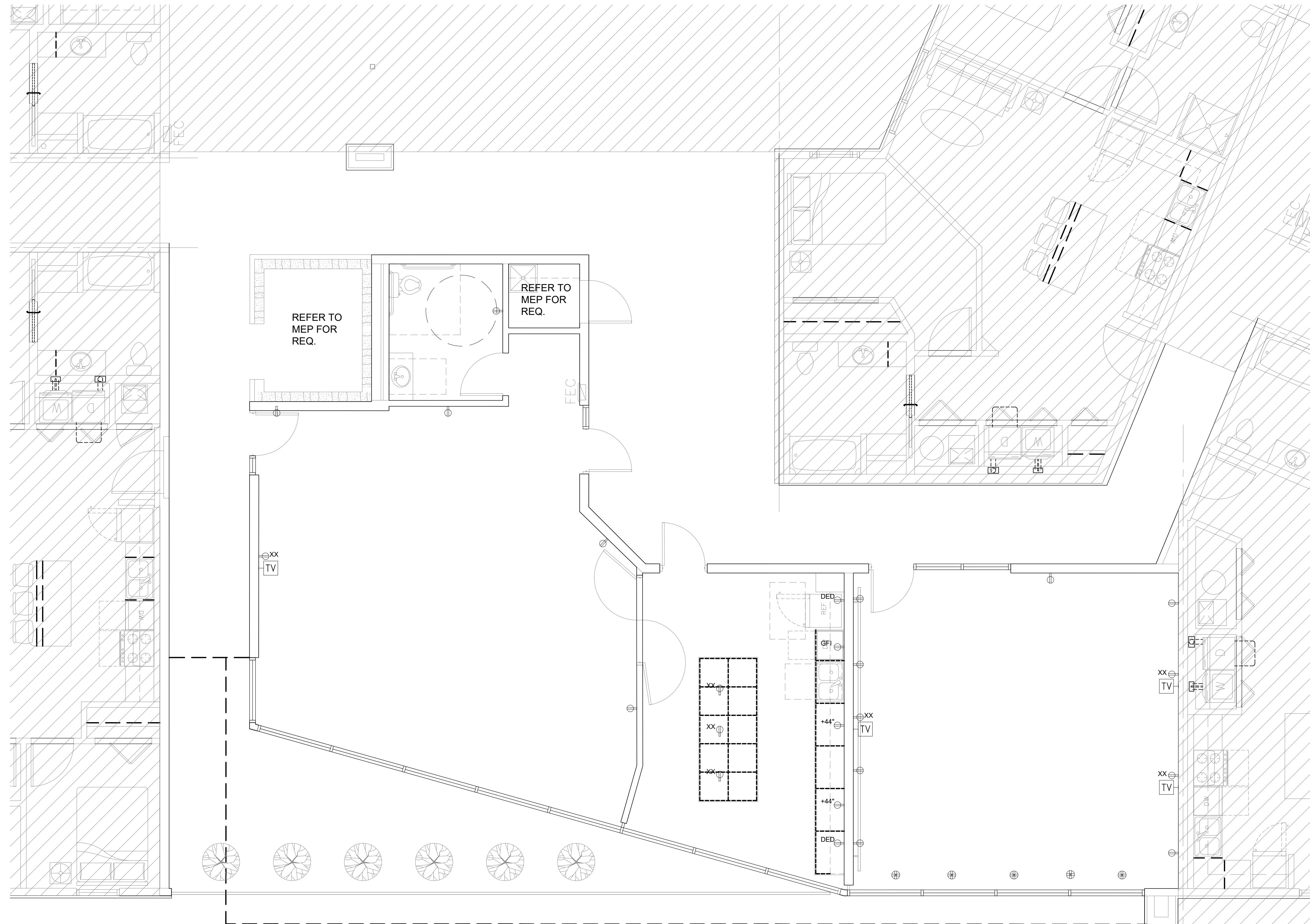
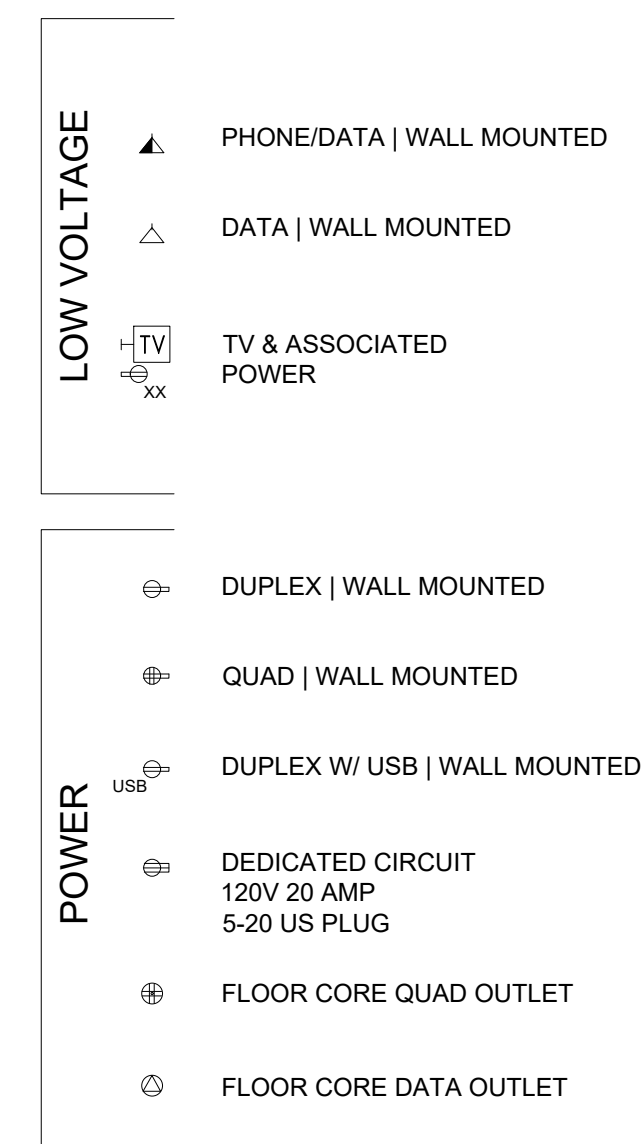
01. CONTRACTOR MUST COORDINATE WITH ARCHITECT AND OPERATOR FOR CORRECT MODELS & DIMENSIONS FOR ANY EQUIPMENT THAT NEEDS TO BE INTEGRATED.
02. CONTRACTOR MUST PROVIDE ALL EQUIPMENT SIZES, SHOP DRAWING AND ENSURE THAT ALL EQUIPMENT FIT WITHIN THE CASES/GUARDS.
03. PROVIDE INTERIOR DESIGN SPECIFICATIONS FOR ALL FINISHES.
04. PROVIDE ELECTRICAL PROVISION FOR CONCEALED LIGHTING EQUIPMENT.
05. ALL POWER SOCKETS TO BE CONCEALED AND NOT BE VISIBLE.
06. REFER TO LIGHTING CONSULTANT SET OF DOCUMENTS FOR ALL LIGHTING. ALL LIGHTING TO BE ACCESSIBLE FOR MAINTENANCE AND ACCESS TO BE SUBMIT INSTRUCTION FOR BULB MAINTENANCE.
07. CONTRACTOR TO SUBMIT INSTRUCTION OF ASSEMBLY AND INSTALLATION. PROVIDE ALL SAMPLES AND SHOP DRAWINGS FOR INTERIOR DESIGN APPROVAL.
08. STRUTS AND DIMENSIONS TO BE PROVIDED FOR FUTURE DIMENSIONS ARE FOR DESIGN INTENT ONLY.

[illegible]

AMENITY - LEVEL 01

INT009 ID-2.00
PROJECT NUMBER SHEET NUMBER

RECEPTACLE LOCATIONS REQUESTED BY OWNER.
REFER TO MEP FOR ALL POWER REQUIREMENTS.



1 LEVEL 04-CLUB | FLOOR PLAN

SCALE: 1/4" = 1'-0"

strut

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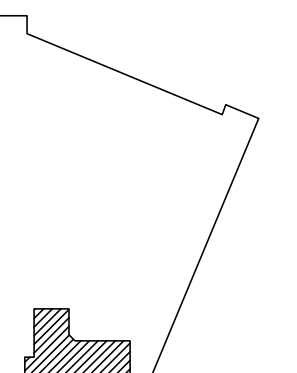
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OVERLAND PROPERTY GROUP
FORT WORTH, TEXAS

LEGEND:

XX	REFER TO INTERIOR DESIGN FINISH SPECIFICATIONS
XX	
XX-XX XXX	REFER TO FF&E SPECIFICATIONS

NOTES:

01. CONTRACTOR MUST COORDINATE WITH ARCHITECT AND GENERATOR FOR CORRECT MODELS & DIMENSIONS FOR ANY EQUIPMENT THAT NEEDS TO BE INTEGRATED.
02. CONTRACTOR MUST SHOW CORRECT EQUIPMENT SIZES IN ORDER TO ALLOW TRAINING AND TESTING OF THE EQUIPMENT WITHIN THE CASEGDS.
03. REFERENCE TO INTERIOR DESIGN SPECIFICATIONS FOR ALL FINISHES.
04. PROVIDE ELECTRICAL PROVISION FOR CONCEALED LIGHTING EQUIPMENT.
05. ALL POWER SOCKETS TO BE CONCEALED AND NOT BE VISIBLE.
06. REF TO LIGHTING CONSULTANT SET OF DOCUMENTS FOR ALL LIGHTING. ALL LIGHTING TO BE ACCESSIBLE TO THE MAINTENANCE PERSONNEL. SEE SUBMIT INSTRUCTION FOR BULB MAINTENANCE.
07. CONTRACTOR TO SUBMIT INSTRUCTION OF ASSEMBLY FOR THE INSTALLATION OF THE EQUIPMENT. SEE SHOP DRAWINGS FOR INTERIOR DESIGN APPROVAL.
08. STRINGS AND DIMENSIONS TO BE SHOWN. STRUCTURE DIMENSIONS ARE FOR DESIGN INTENT ONLY.

[illegible]

POWER PLAN

AMENITY - LEVEL 04

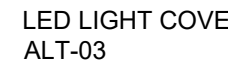
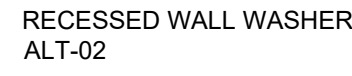
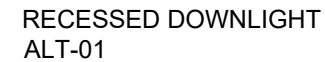
INT009 ID-2.01
PROJECT NUMBER SHEET NUMBER

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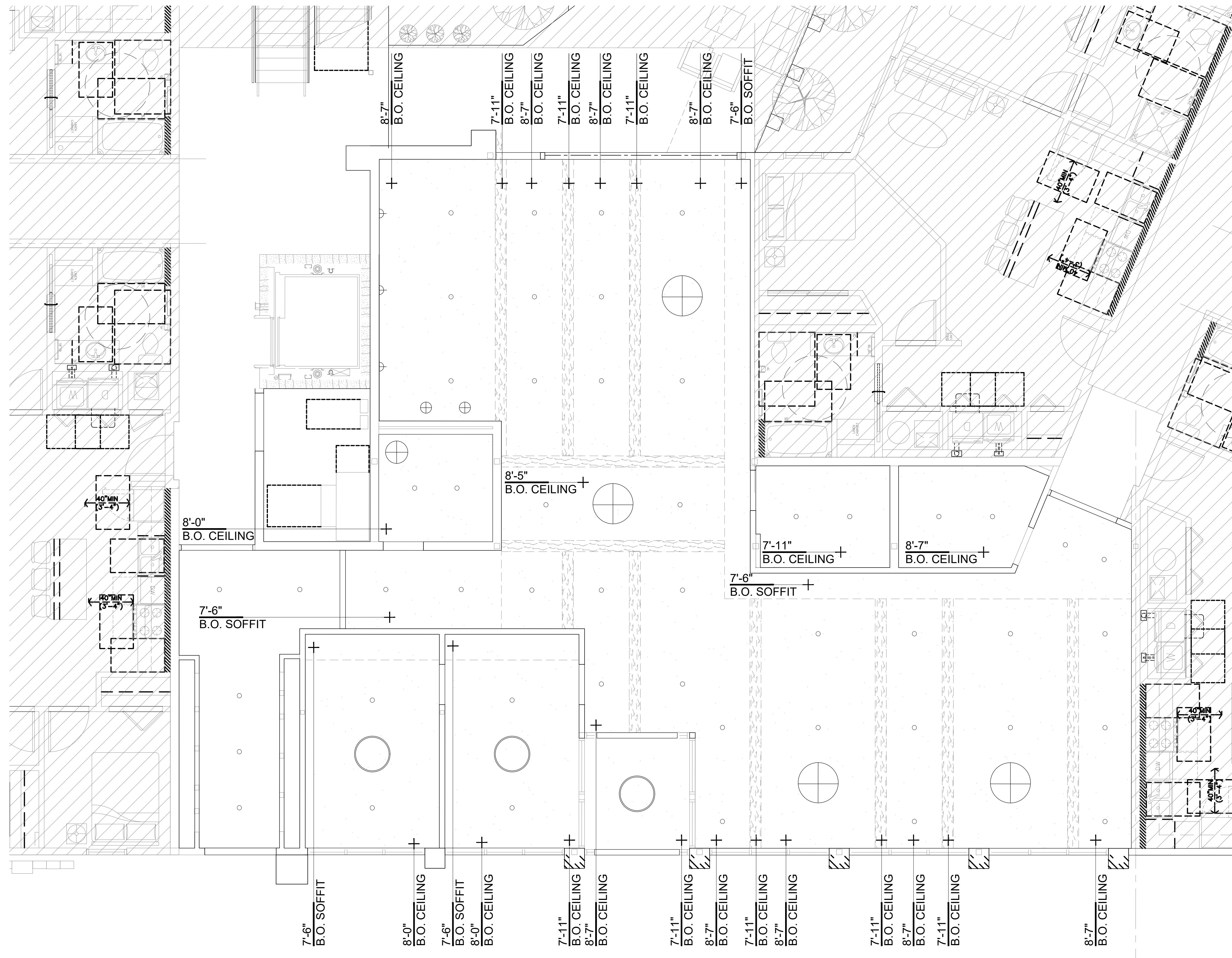
DECORATIVE LIGHTING
SPECIFIED BY ID



ARCHITECTURAL LIGHTING
SUBMIT TO ID FOR APPROVAL



1. CEILING HEIGHTS ARE MEASURED FROM FINISH FLOOR LINE.
2. LIGHTING FOR REFERENCE ONLY. REFER TO MEP DRAWINGS FOR FURTHER INFORMATION.
3. DECORATIVE LIGHTING TO BE CFCI.
4. CONTRACTOR TO PROVIDE STRUCTURAL SUPPORT AS REQUIRED FOR ESTIMATED WEIGHT OF FIXTURES.
5. ALL DUCTING VISIBLE THROUGH DIFFUSERS OR ANY OTHER WALL PENETRATIONS TO BE PAINTED TO MATCH ADJACENT WALL OR CEILING SURFACE.
6. ALL SPEAKERS, GRILLES, RECESSED LIGHT FIXTURE TRIM, ETC. ARE TO BE PAINTED TO MATCH ADJACENT WALL OR CEILING SURFACE.



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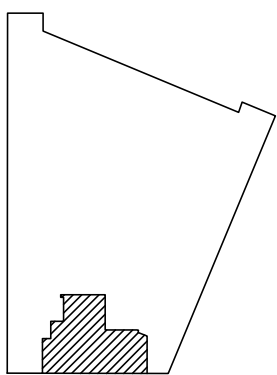
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CLIFTON RIVERSIDE
OVERLAND PROPERTY GROUP
FORT WORTH, TEXAS

XX	REFER TO INTERIOR DESIGN FINISH SPECIFICATIONS	
XX-XX	XXX	REFER TO FF&E SPECIFICATIONS

01 CONTRACTOR MUST COORDINATE WITH ARCHITECT AND
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16 AND INSTALLATION. TO PROVIDE SAMPLES AND SHOP
17 DRAWINGS FOR INTERIOR DESIGN APPROVAL.
18 FINISHES AND DIMENSIONS TO BE PROVIDED. LARGER
19 DIMENSIONS ARE FOR DESIGN INTENT ONLY.

[illegible]

RCP

AMENITY - LEVEL 01

1 LEVEL 01-LEASING | RCP

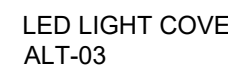
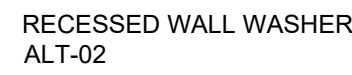
SCALE: 1/4" = 1'-0"

INT009 ID-4.00
PROJECT NUMBER SHEET NUMBER

DECORATIVE LIGHTING
SPECIFIED BY ID



ARCHITECTURAL LIGHTING
SUBMIT TO ID FOR APPROVAL



1. CEILING HEIGHTS ARE MEASURED FROM FINISH FLOOR LINE.
2. LIGHTING FOR REFERENCE ONLY. REFER TO MEP DRAWINGS FOR FURTHER INFORMATION.
3. DECORATIVE LIGHTING TO BE CFCI.
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6. ALL SPEAKERS, GRILLES, RECESSED LIGHT FIXTURE TRIM, ETC. ARE TO BE PAINTED TO MATCH ADJACENT WALL OR CEILING SURFACE.



SUBJECT TO THE PROVISIONS OF SECTION
303 (C) ORDINANCES NO. 22517-01-2017

Validity of Permit. The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent he building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from prevent building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction

All approvals are subject to site inspections by a building inspector

DATE 09/26/2023 Rodney Brown
BUILDING OFFICIAL

Plot on 3/24/2022 4:50 PM
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1 LEVEL 04-CLUB | RCP
SCALE: 1/4" = 1'-0"

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FORT WORTH, TEXAS

XX	REFER TO INTERIOR DESIGN
XX	FINISH SPECIFICATIONS
XX-XX	REFER TO FF&E SPECIFICATIONS

01 CONTRACTOR MUST COORDINATE WITH ARCHITECT AND
02 ELECTRICAL ENGINEER FOR ALL CONDITIONS FOR
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16 INSTRUCTION FOR BULB MAINTENANCE.
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18 AND INSTALLATION. TO PROVIDE SAMPLES AND SHOP
19 DRAWINGS FOR INTERIOR DESIGN APPROVAL.
20 FINISHES AND DIMENSIONS TO BE FOR MATERIALS AND FINER
21 DIMENSIONS ARE FOR DESIGN INTENT ONLY.

[illegible]

AMENITY - LEVEL 04

INT009 ID-4.01
PROJECT NUMBER SHEET NUMBER

GENERAL NOTES - STRUCTURAL

1. The contractor shall verify dimensions and conditions before construction and notify the engineer of any discrepancies, inconsistencies, or difficulties affecting the work before proceeding.
2. The contractor shall coordinate all disciplines, verifying size and location of all openings, whether shown on structural drawings or not, as called out on architectural and/or mechanical drawings. All conflicts, inconsistencies, or other difficulties affecting structural work shall be called to the architect or engineer's attention for direction before proceeding.
3. All design and construction work for this project shall conform to the requirements of the 2015 International Building Code, as amended by the City of Fort Worth, Texas.
4. These drawings are for this specific project and no other use is authorized.

Structural Design Load Criteria:

A. Dead Load:	
Roofs	= 20 psf
B. Live Load:	
Roofs	= 25 psf
Floors	= 40 psf
Maintenance Platform	= 40 psf

- C. Snow:
- $P_g = 20 \text{ psf}$, $C_s = 1.0$
- $P_F = 14 \text{ psf}$, $P_S = 14 \text{ psf}$, $P_M = 20 \text{ psf}$
- $I_s = 1.0$, $C_s = 1.0$, $C_t = 1.0$

Drift & unbalanced snow loads per ASCE/SEI 7-10

Lateral Loads:

- 1.) Wind $V = 115 \text{ mph}$, exposure B, $GCP_i = +/- 1.08$
- Design wind pressures to be used for the design of exterior components and cladding materials on the designated zones of walls and roof structures shall be per Section 30.1 and Table 30.1-2 of ASCE/SEI 7-10. Tabulated pressures shall be multiplied by effective area reduction factors, exposure adjustment factors, and topographic factors where applicable.
- 2.) Seismic: $S_s = 0.068$, $S_1 = 0.031$, $I_E = 1.0$
- Site Classification: D (Assemed).
- Seismic Design Category: B.
- Basic Seismic Force-Resisting System:
- A1-T: Light-Framed Walls with Shear Panels of All Other Materials
- $R = 2$, $\Omega = 2$, $C_d = 1/2$, $C_t = 2$, $V = 1.009M$
- E. This project is designed to resist the most critical effects resulting from the load combinations of section 1605.3 of the 2015 International Building Code.

6. Concrete:

- A. All concrete for foundations (walls, grade beams, and footings) shall develop minimum ultimate compressive design strength of 3500 psi in 28 days, but not less than 500 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 6 gallons of water per 100 pounds of cement and not over 4 inches of slump.
- B. All concrete for interior flat work shall develop minimum ultimate compressive design strength of 4000 psi in 28 days, but not less than 560 pounds of cement shall be used per cubic yard of concrete regardless of strengths obtained, not over 5 gallons of water per 100 pounds of cement and not over 4 inches of slump.
- C. Concrete for exterior flatwork shall have a minimum design compressive strength of 4500 psi in 28 days, with not less than 560 pounds of cement per cubic yard of concrete, not over 5 gallons of water per 100 pounds of cement with 6% +/- 1% air entrainment, and a maximum of 4 inches of slump.
- D. The preceding minimum mix requirements may have water-reducing admixtures conforming to ASTM C494 added to the mix at manufacturer's dosage rates for improved workability.
- E. The preceding minimum mix requirements may have up to 15% maximum of the cement content replaced with an approved ASTM C618 Class C fly ash, provided the total minimum cementitious content is not reduced.
- F. All interior concrete slabs on grade shall be placed over 15 mil, Class A Vapor Barrier per ASTM E1745 with less than 0.01 perms, tested after mandatory conditioning. All joints shall be capped and sealed per manufacturer's recommendations. All penetrations, as well as damaged vapor barrier material shall also be sealed per manufacturer's recommendation prior to concrete placement. Install barrier per manufacturer recommended details at all discontinuous edges (at interior columns, exterior edge of slab, etc.) to ensure terms of warranty are followed. The vapor barrier shall be placed over free-draining granular material as prescribed by the project soils report.
- G. All concrete is reinforced concrete unless specifically called out as unreinforced. Reinforce all concrete not otherwise shown with same steel as in similar sections or areas. Any details not shown shall be detailed per ACI 315 and meet requirements of ACI 318, current editions.
- H. Contractor shall verify that all concrete inserts, reinforcing and embedded items are correctly located and rigidly secured prior to concrete placement.
- I. Construction joints in beams, slabs, and grade beams shall occur at midspan (middle third) unless noted otherwise. Provide 2 x 4 horizontal keys at construction joints for shear transfer.
- J. No aluminum items shall be embedded in any concrete.

7. Reinforcing Steel:

- A. All reinforcing steel shall conform to the requirements of ASTM A615 or A706 grade 60 steel. Welded plain wire fabric shall be applied in sheets and conform to the requirements of ASTM A185.
- B. Clear minimum coverage of concrete over reinforcing steel shall be as follows:
- | | |
|-------------------------------|----|
| Concrete placed against earth | 3" |
| Formed concrete against earth | 2" |
| Slabs | 1" |
| Other | 2" |
- All coverage shall be nominal bar diameter minimum.
- C. All dowels shall be the same size and spacing as adjoining main bars (splice top 48 bar diameters or 30" minimum unless noted otherwise).
- D. At corners of all walls, beams, and grade beams supply corner bars (minimum 2"-6" in each direction or 48 bar diameters) in outside face of wall, matching size and spacing of horizontal bars. Where there are no vertical bars in outside face of wall, supply 3 #4 vertical support bars for corner bars.
- E. Bars marked continuous shall be lapped 48 bar diameters (3"-0" minimum) at splices and embedments, unless shown otherwise. Splice top bars near midspan and splice bottom bars over supports, unless noted otherwise.
- F. Accessories shall be as specified in latest edition of the ACI Detailing Handbook and the concrete Reinforcing Steel Institute Design Handbook. Maximum accessory spacing shall be 4'-0" on center, and all accessories on exposed surfaces are to have plastic coated feet.
- G. All slabs and stairs not shown otherwise shall be 6" thick with #4 bars at 12" on center each way.

8. Structural Steel:

- A. All structural steel beams and columns shall be ASTM A992, grade 50 steel and all miscellaneous steel shall be ASTM A36 grade steel. Hollow Structural Sections (HSS) shall be ASTM A500, grade B. Fabrication and erection shall be in accordance with AISC 303-05 "Code of Standard Practice for Steel Buildings and Bridges" in the 13th Edition of the AISC Steel Construction Manual.
- B. All welding shall conform to the recommendations of the AWS.
- C. All bolts not otherwise specified shall be 3/4" diameter high strength (ASTM A325-N). All bolts shall be fully pretensioned. All beam connections shall be designed per the AISC Manual of Steel Construction "Framed Beam Connections" for 40 kip reactions, and shall account for eccentricity when the bolt line is more than 2" from the center of the support. All connections must be two bolt minimum.
- D. All anchor bolts shall be 3/4" diameter, ASTM F1554, Grade 36 unless noted otherwise.

9. Foundations:

- A. The soil investigation was prepared by Alpha Testing, the report number is W212686 and their telephone number is 817-446-5600.
- B. Spread footings and continuous wall footings are designed to bear on a prepared soil subgrade compacted in agreement with the project geotechnical report capable of safely sustaining 2,000 psf.
- C. Contractor shall provide for dewatering at excavations from either surface water or seepage.
- D. All foundation excavations shall be inspected by a qualified soil engineer, approved by the architect and/or structural engineer, prior to placement of steel or concrete. This inspection shall be at the owner's expense.
- E. Moisture content in soils beneath building locations should not be allowed to change after footing excavations and after grading for slabs on grade are completed. If subgrade materials become desiccated or softened by water or other conditions, recompact materials to the density and water content specified for engineered fill. Do not place concrete on frozen ground.

10. Concrete Block Masonry

- A. Concrete block used in exterior walls or load bearing walls shall meet the requirements of ASTM C90 and have a minimum compressive strength of 2150 psi and laid up using type N mortar such that f'm equals 1500 psi. Mortar shall be volume proportion based cement lime mortar. Proportioning shall be completed by box measure. Any block in contact with earth shall be normal weight units, laid using type "S" mortar and grouted solid.
- B. The contractor shall provide adequate temporary bracing for all masonry walls during construction.
- C. All concrete block shall have a (gate or larger) horizontal joint reinforcing (ladder or truss) per architectural drawings and specifications (6" maximum vertical spacing).
- D. Concrete block shall be reinforced as follows in 8" walls unless noted otherwise:
- 1.) Vertical reinforcing shall be a minimum of 1 #4 bar in 8" walls at 4'-0" on center, at each corner, at each door and window jamb, each side of control joints and in the end void of each length of wall. Lap splices for masonry vertical reinforcing shall be 48 bar diameters or 24" minimum.
 - 2.) Horizontal reinforcing:
- A.) Horizontal joint reinforcing as noted above.
- B.) Continuous horizontal bars shall be included per section or detail in bond beam or optional running bond beam where noted. Where bond beams are continuous at corners of walls, supply corner bars matching size of horizontal bars (minimum 2'-0" or 40 bar diameters in each direction).
- E. Grout, where noted above, shall have a minimum design ultimate compressive strength of 2500 psi at 28 day test and 3/8" maximum aggregate size.
- F. Lintels over all openings in walls not otherwise covered shall be an 8" x 8" bond beam with 2 #6 bars in the bottom of the bond beam.

11. Post-Installed Anchors:

- A. Post-installed anchors shall be used only where specified on the drawings unless approved in writing by the engineer of record. See drawings for anchor diameter, spacing and embedment. Performance values of the anchors shall be obtained for specified products using appropriate design procedures and/or standards as required by the governing building code. Anchors installed in concrete shall have an ICC-ES Evaluation Service Report. Special inspection is required for all post-installed anchors.
- B. Mechanical anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ACI 308.2 and ICC-ES AC108.3. All anchors shall be installed per the anchor manufacturer's written instructions.
- C. Adhesive anchors used in cracked and uncracked concrete shall have been tested and qualified for use in accordance with ICC-ES AC308. All anchors shall be installed per the anchor manufacturer's written instructions.

12. Timber and Wood Framing:

- A. Quality and construction of wood framing members and their fasteners for load supporting purposes not otherwise indicated on the drawings shall be in accordance with the 2015 International Building Code.
- B. All studs and top and bottom plates shall be Douglas Fir No. 2 grade visually graded lumber, with an allowable fiber stress in bending of 900 psi minimum and an elastic modulus of 1,600,000 psi unless noted otherwise. All joist, truss members and headers to be No. 2 grade (min.) (unless noted otherwise).
- C. Bridging of stud bearing walls and shear walls shall be solid, matching sheathing joints.
- D. Joist blocking and bridging shall be solid wood or cross bridging of either wood or metal straps. Spacing in any case, shall not exceed 8'-0".
- E. Wood members and sheathing shall be fastened with number and size of fasteners not less than that set forth in Table 2304.1 of the 2015 International Building Code. Floor sheathing shall be APA rated tongue and groove Stud-I-Floor, exposure 1, glued and nailed with 10d nails or #10 screws at 6" on center to supports at edges and 12" on center ties. Sheathing of shear walls or roof diaphragms shall be edge nailed with 8d common nails at 6" on center and nailed to intermediate framing and/or blocking members with 8d common nails at 12" on center unless otherwise noted on the drawings.
- F. Sill plates shall be bolted to concrete slabs with 1/2" diameter bolts at 32" on center (UNO, Re: shearnail sched). Provide plate washers at sill plate anchors or shearnails per shearnail sched. Plates in direct contact with concrete or masonry shall be treated lumber.
- G. All hangers, ties and connections shown are based on Simpson Strong Tie as the basis of design, provide Simpson Strong Tie or an approved equal. Joist hangers shall be equal to "LUS" for wood application and "LB" for steel weld-on application. Roof truss ties shall be equal to "H2.5A" and tie the roof truss to the top plate (provide [2] "H2.5A" Diagonally across from each other when uplift load shown in truss shop submittal exceeds 600lbs). Roof girder ties shall be equal to a "LG72", "LG73" or "LG74" tie (dependent on number of piles) and tie the truss girder to the top plate. Provide "H4" at the top of each stud to top track when the top track has roof truss attached.

H. Service condition - dry with moisture content at or below 19% in service.

- I. Laminated strand lumber (LSL) shall have an allowable flexural stress (Fb) of 1,700 psi (reduced by size factor) and an elastic modulus (E) of 1,300,000 psi.
- J. Laminated veneer lumber (LVL) shall have an allowable flexural stress (Fb) of 2,600 psi (reduced by size factor) and an elastic modulus (E) of 1,900,000 psi.
- K. Parallel Strand Lumber (PSL) shall have an allowable flexural stress (Fb) of 2,900 psi (reduced by size factor) and an elastic modulus (E) of 2,000,000 psi. (E) = 2,000,000 psi for members > 18')
- L. Pre-engineered wood trusses shall be designed in accordance with the Truss Plate Institute's national design standard for metal-plate connected wood truss construction (ANSI/TPI-1 latest edition). Trusses shall be designed and manufactured by an authorized member of the Wood Truss Council of America (WTCA). Truss design shall conform to specified codes, allowable stress increases, deflection limitations and other applicable criteria of the governing code.
- M. Truss shop drawings showing complete erection and fabrication details and calculations (including connections) shall be submitted to the project architect / engineer for review prior to fabrication and/or erection. Calculations shall bear the seal of a professional engineer, registered in the state of the project location. Shop drawings shall also be submitted to the local government controlling agency when requested by that agency.
- N. All trusses shall be securely braced both during erection and permanently as indicated on the approved truss design drawings and in accordance with TPI's commentary and recommendations for handling, installing and bracing metal-plate connected wood trusses (HIB-41 booklet) and the latest edition of ANSI/TPI-1.
- O. The truss manufacturer shall supply all hardware and fasteners for joining truss members together and fastening truss members to their supports. Metal connections shall be manufactured by a member of the Wood Truss Council of America (WTCA) and shall be 20 gauge minimum. Connector plates shall meet or exceed ASTM A653, grade 33, with ASTM A924 galvanized coating designation 60.
- P. Provide truss space directly above and centered over HVAC closets. Refer to Architectural and MEP drawings for exact locations.
- Q. Shipment, handling and erection of trusses shall be by experienced, qualified persons and shall be performed in a manner so as not to endanger life or property. Apparent truss damage shall be reported to the truss manufacturer for evaluation prior to erection. Cutting or alteration of trusses is not permitted.
- R. Pre-Engineered Floor Trusses Design Criteria:
- | | |
|------------------------|-----------------------|
| Top Chord Dead Load | = 30 psf |
| Top Chord Live Load | = Per General Note 5B |
| Bottom Chord Dead Load | = 10 psf |
| Live Load Deflection | = L/480, (1/2" max) |
| Total Load Deflection | = L/360 |
- S. Roof Truss Design Criteria:
- | | |
|------------------------|-----------------------------------|
| Top Chord Dead Load | = 10 psf |
| Top Chord Live Load | = 25 psf (Plus Rooftop Equipment) |
| Top Chord Snow Load | = 20 psf or 14 psf plus Drift |
| Bottom Chord Dead Load | = 10 psf |
| Bottom Chord Live Load | = 5 psf |
| Live Load Deflection | = L/360 |
| Total Load Deflection | = L/300 |
- T. Roof trusses shall be designed per IRC 2015 for net uplift resulting from wind loading as calculated using components and cladding loading.
- U. Construction bracing shall be provided by the contractor as required to keep the building and slide plumb.
- V. Structural members shall not be cut for pipes, etc., unless specifically detailed. Notching and boring of studs and top of plates shall conform to the provisions of section 2308.9.10 and 2308.9.11 of the IBC. Where top plates or sole plates are cut for pipes, a metal tension tie with minimum 0.058 inches thick and 1/2" inches wide shall be fastened to each plate across and to each side of the opening with not less than (6) 16d nails, in accordance section 2308.9.8 of the IBC.
- W. All fasteners for wood to wood connections and wood connectors shall be as indicated in structural drawings or manufacturer literature to achieve full capacity of connector. Alternate fasteners may be submitted as a substitution request. Submittal must show that alternative fasteners will not reduce the capacity of the connection.

13. Shop Drawing Review:
- A. Bob D. Campbell and Company, Inc. will review the General Contractor's (GC) shop drawings and related submittals (as indicated below) with respect to the ability of the detailed work, when complete, to be a properly functioning integral element of the overall structural system designed by Bob D. Campbell and Company, Inc.
- B. Prior to submittal of a shop drawing or any related material to Bob D. Campbell and Company, Inc., the GC shall:
- 1.) Review each submission for conformance with the means, methods, techniques, sequences and operations of construction and safety precautions and programs incidental thereto, all of which are the sole responsibility of the GC.
 - 2.) Review and approve each submission.
 - 3.) Stamp each submission as approved.
- C. Bob D. Campbell and Company, Inc. shall assume that no submission comprises a variation unless the GC advises Bob D. Campbell and Company, Inc. with written documentation.
- D. Shop drawings and related material (if any) required are indicated below. Should Bob D. Campbell and Company, Inc. require more than ten (10) working days to perform the review, Bob D. Campbell and Company, Inc. shall so notify the GC.
- 1.) Concrete mix designs and material certificates including admixtures and compounds applied to the concrete after placement.
 - 2.) Reinforcing steel shop drawings including erection drawings, wall elevations (include all mesh, opening and bending details. Bar lists will not be reviewed for correct quantities.
 - 3.) Structural steel shop drawings including erection drawings and piece details. Include connection submittals and miscellaneous framing.
 - 4.) Miscellaneous anchors shown on the structural drawings.
 - 5.) Wood truss design calculations and detailed erection and fabrication drawings. Standard stick framing shop drawings need not be submitted.
 - 6.) Construction and control joint plans and/or elevations.
- E. Bob D. Campbell and Company, Inc. shall review shop drawings and related materials with comments provided that each submission has met the above requirements. Bob D. Campbell and Company, Inc. shall return without comment unrequired material or submissions without GC approval stamp.

14. Structural Special Inspection:

- A. The structural design for this project is based on completion of special inspections during construction in accordance with chapter 17 of the 2015 International Building Code. The owner shall employ one or more qualified special inspectors to provide the required special inspections.
- B. Special inspections shall be required for the items indicated below. The General Contractor shall provide notification to the inspector when items requiring inspection are ready to be inspected and provide access for those inspections.
- 1.) Placement of Concrete
 - 2.) Testing of Concrete
 - 3.) Bolts in Concrete
 - 4.) Placement of Reinforcing Steel
 - 5.) Verification of Soil Bearing Capacities
 - 6.) High Strength Bolting
 - 7.) Drill & Epoxy Bolts
 - 8.) Structural Welding
 - 9.) Shear wall installation
 - 10.) Post-installed Anchors
 - 11.) Wood shear walls and holdowns
 - 12.) Wood gravity framing and placement
- C. The special inspector shall furnish inspection reports to the building official, owner, architect and structural engineer, and any other designated person.
- D. All discrepancies shall be brought to the immediate attention of the contractor for correction, then, if uncorrected, to the proper design authority, building official and structural engineer.
- E. The special inspector shall submit a final signed report stating that the work requiring special inspection was, to the best of the inspector's knowledge, in conformance with the approved plans and specifications and the applicable workmanship provisions of the building code.

15. Copyright and Disclaimer:

- A. All drawings in the structural set (5-series drawings) are the copyrighted work of Bob D. Campbell and Company, Inc. These drawings may not be photographed, traced, or copies in any manner without the written permission of Bob D. Campbell and Company, Inc. Exception: Original drawings may be printed for distribution to the owner, architect, and general contractor for coordination, bidding, and construction. Subcontractors may not reproduce these drawings for any purpose or in any manner.
- B. I, Michael J. Falbe, P.E., registered engineer and a representative of Bob D. Campbell and Company, Inc., do hereby accept professional responsibility as required by the professional registration laws of this state for the structural design drawings consisting of 5-series drawings. I hereby disclaim responsibility for all other drawings in the construction document package, they being the responsibility of other design professionals whose seals and signed statements may appear elsewhere in the construction document package.

NAILING SCHEDULE (REFER TO NOTES #1 and #2)			
CONNECTION	ATTACHMENTS (REF NOTE #3 and #4)		
1 JOIST TO SILL OR GIRDER	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL	
2 BRIDGING TO JOIST	2- 3" x 0.131" NAILS-TOENAIL EACH END	2-8d NAILS-TOENAIL EACH END	
3 SOLE PLATE TO JOIST OR BLOCKING & TRUSS TO TOP P	3" x 0.131" NAILS AT 8"o.c.-TYPICAL FACE NAIL 4-3" x 0.131" NAILS AT 16"o.c.-BRACED WALL PANELS	16d BOX NAILS AT 16"o.c. MAX. FACE NAILING 3-16d BOX NAILS AT 16"o.c. BRACED WALL PANEL	
4 TOP PLATE TO STUD	3- 3" x 0.131" NAILS-END NAIL	2-16d NAILS-END NAIL	
5 STUD TO SOLE PLATE	4- 3" x 0.131" NAILS-TOENAIL OR 3- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL OR 2-16d NAILS-END NAIL	
6 DOUBLE STUDS	3" x 0.131" NAILS AT 8"o.c.-FACE NAIL	16d BOX NAILS AT 24"o.c. MAX. FACE NAIL	
7 DOUBLED TOP PLATES	3" x 0.131" NAILS AT 12"o.c.-FACE NAIL	16d BOX NAILS AT 16"o.c. MAX. FACE NAIL	
8 DOUBLE TOP PLATE LAPS AND INTERSECTIONS	12-3" x 0.131" NAILS	8-16d NAILS	
9 BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3-3" x 0.131" NAILS -TOENAIL	3-8d NAILS-TOENAIL	
10 RIM JOIST TO TOP PLATE	3" x 0.131" NAILS AT 6"o.c.-TOENAIL	10d NAILS AT 6"o.c. MAX.-TOENAIL	
11 TOP PLATE LAPS AND INTERSECTIONS	3- 3" x 0.131" NAILS-FACE NAIL	2-16d NAILS-FACE NAIL	
12 CONTINUOUS HEADER, TWO PIECES	3" x 0.131" NAILS AT 10"o.c. ALONG EACH EDGE	16d NAILS AT 16"o.c. MAX. ALONG EACH EDGE-TOENAIL	
13 CEILING JOISTS TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL	
14 CONTINUOUS HEADER TO STUD	4- 3" x 0.131" NAILS-TOENAIL	4-8d NAILS-TOENAIL	
15 CEILING JOISTS, LAPS OVER PARTITIONS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL	
16 CEILING JOISTS TO PARALLEL RAFTERS	4- 3" x 0.131" NAILS-FACE NAIL	3-16d NAILS-FACE NAIL	
17 RAFTER TO PLATE	3- 3" x 0.131" NAILS-TOENAIL	3-8d NAILS-TOENAIL	
18 1" BRACE TO EACH STUD AND PLATE	2- 3" x 0.131" NAILS-FACE NAIL	2-8d NAILS-FACE NAIL	
19 BUILT-UP CORNER AND MULTIPLE STUDS	3" x 0.131" NAILS AT 16"o.c.	16d NAILS AT 24"o.c. MAX.	
20 BUILT-UP GIRDER AND BEAMS	3" x 0.131" NAILS AT 24"o.c. FACE NAILED TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES 3- 3" x 0.131" NAILS AT ENDS AND EACH SPLICE	20d NAILS AT 32"o.c. MAX. TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES. 2-20d NAILS AT ENDS AND EACH SPLICE	
21 BUILT-UP LAMINATED VENEER LUMBER BEAMS	3" x 0.131" NAILS AT 6"o.c. TOP AND BOTTOM ALONG EDGE	16d NAILS AT 12"o.c. TOP AND BOTTOM ALONG EDGE	
22 2" PLANKING	4- 3" x 0.131" NAILS AT EACH SUPPORT	16d NAILS AT EACH SUPPORT	
23 RIM BOARD TO TRUSS	2 - 3" x 0.131" FACE NAILS (1T/1B @ EA TRUSS)	2-10d NAILS - FACE NAILS (1T/1B @ EA TRUSS)	
24 BUILT-UP STUD PACK COLUMNS	REFER TO DETAIL 6/SI.1	REFER TO DETAIL 6/SI.1	

NOTES:

- 1.) ALL NAILS SHALL BE AS NOTED UNLESS OTHERWISE SPECIFIED ON STRUCTURAL DRAWINGS OR ALTERNATE PROVIDED BY ENGINEER IN WRITING.
- 2.) CONDITIONS NOT SPECIFIED SHALL BE IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE.
- 3.) NAILING DESIGNATION:
- 4- 3" x 0.131" NAILS
- DIAMETER IN INCHES
NAIL LENGTH
QUANTITY
- 4.) ALL NAILS NOTED AS 8d, 10d, 16d, ETC. SHALL BE COMMON NAILS UNLESS NOTED BOX.
- 5.) REFER TO SHEARNAIL SCHEDULE FOR ADDTL NAILING REQUIREMENTS



TYPICAL SYMBOL LEGEND:

- (A) - BEAM OR HEADER PER SCHED ON SI.1
- (A-U) - UPSET BEAM OR HEADER PER SCHED ON SI.1
- (#) - FOOTING TYPE PER SCHED ON SI.1
- (A) - PLAN NOTE PER SCHED ON SI.1
- * - SHEARNAIL HOLDDOWN TYPE PER SCHED ON SI.2
- SW - SHEARNAIL PER SCHED ON SI.2
- CJ - CONSTRUCTION JOINT PER 2/53.1
- SJ - SAW JOINT PER 1/53.1
- ← - SPAN DIRECTION

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TEXAS

CLIFTON RIVERSIDE APARTMENTS
NEW APARTMENTS

FORT WORTH,



REVISION:	
DATE:	1-28-2022
JOB:	21-3137
SHEET:	

S1.0

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FLOOR/ROOF FRAMING HEADERS/BEAMS						
MARK	HEADER	JAMB TYPE (U.N.O.)				NOTES
		2nd FLOOR FRAMING	3rd FLOOR FRAMING	4th FLOOR FRAMING	ROOF FRAMING	
A	(2) 2x10 w/ 1/2" SPACER P	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 1 KING		
B	(2) 1 3/4"x16" LVLs (UPSET)	3 KINGS / 6 KING	3 JACK / 3 KING	3 JACK / 1 KING		
C	(3) 2x12 w/ (2) 1/2" SPACER P's	2 JACK / 2 KING	2 JACK / 2 KING	2 JACK / 1 KING	2 JACK / 1 KING	
CI	(3) 2x10 w/ (2) 1/2" SPACER P's	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING	
D	(2) 1 3/4"x16" LVLs (UPSET)	(5) 2x6 JACK @ CORRIDOR WALL 3 JACK / 6 KING @ INT WALL	(3) 2x6 JACK @ CORRIDOR WALL 3 JACK / 3 KING @ INT WALL	(3) 2x6 JACK @ CORRIDOR WALL 3 JACK / 1 KING @ INT WALL		
DI	(3) 2x10 w/ (2) 1/2" SPACER P's	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 2 KING	1 JACK / 2 KING	
E	(3) 2x10 w/ (2) 1/2" SPACER P's	1 JACK / 1 KING	1 JACK / 1 KING	1 JACK / 1 KING		
F	(3) 1 3/4"x16" LVLs	6 JACK	5 JACK	4 JACK		
G	(4) 1 3/4"x16" LVLs	(3) 2x6 JACK	(3) 2x6 JACK	(3) 2x6 JACK		
H	(3) 1 3/4"x16" LVLs	(4) 2x6 JACK	(4) 2x6 JACK	(4) 2x6 JACK		
I	(2) 1 3/4"x9" LVLs (UPSET)	(3) 2x6 JACK	(3) 2x6 JACK	(3) 2x6 JACK		
J	(3) 1 3/4"x16" LVLs	(5) 2x6 JACK	(5) 2x6 JACK	(5) 2x6 JACK	(5) 2x6 JACK	
K	(2) 1 3/4"x16" LVLs	3 JACK	3 JACK	3 JACK		
L	(3) 2x12 w/ (2) 1/2" SPACER P's				1 JACK / 3 KING	
M	(3) 1 3/4"x16" LVLs	3 JACK / 3 JACK				

- NOTES:
- JAMB STUDS SHALL MATCH SIZE & GRADE OF WALL STUDS UNO.
 - WHERE BEAM IS NOTED 'UPSET', ALL JAMB STUDS NOTED WILL EXTEND TO DOUBLE TOP PLATE.
 - ALL EXTERIOR LUMBER TO BE TREATED.
 - PROVIDE SQUASH BLOCKS AT TRUSSES & BLOCKING FRAMING WHERE JAMBS OR STUD PACKS ARE DISCONT. QUANTITY TO MATCH JAMB OR STUD PACK ABOVE.
 - PROVIDE 1/2" PLYWOOD SPACER PLS AT HEADERS CONSTRUCTED WITH 2x LUMBER.
 - AT CONTRACTOR'S OPTION-PROVIDE GLULAM IN LIEU OF PSLs.
 - REFER TO DETL 5/S11 FOR MULTI-PLY MEMBER CONNECTION REQUIREMENTS.
 - ATTACH JAMB AND KING STUDS TOGETHER PER CONNECTION TYPE 24 IN NAILING SCHEDULE ON SHEET S1.O.
 - REFER TO DETAILS T/S11 FOR TYPICAL HEADER CONDITIONS.

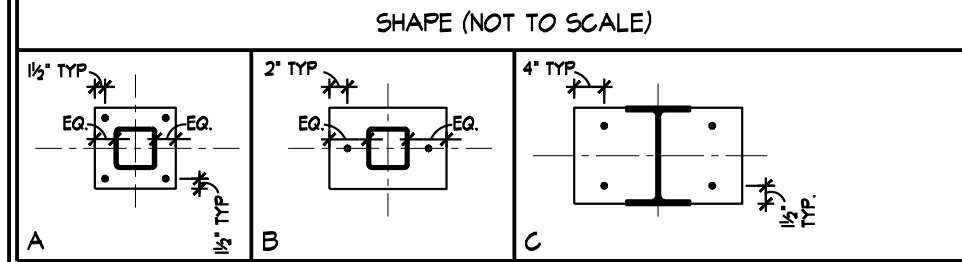
PLAN NOTES	
A	16'Dp PRE-ENGINEERED FLOOR TRUSSES @ 16'oc
B	(2) 2x10 @ 16'oc
C	2x10 @ 16'oc
D	1 3/4"x9" LVLs @ 16'oc (ALIGN W/ BEARING WALLS & JACK STUDS ABOVE)
E	WPU5.30/11.25 TOP FLANGE HANGER
F	WPU1.13/11.25 TOP FLANGE HANGER
G	24'Dp PRE-ENG ROOF TRUSSES @ 24'oc

SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING
3	3'-0"x3'-0"x1'-0" Dp	#4 @ 9'oc EACH WAY BOTTOM
3.5	3'-6"x3'-6"x1'-0" Dp	#4 @ 10'oc EACH WAY BOTTOM
4	4'-0"x4'-0"x2'-0" Dp	#5 @ 12'oc EACH WAY BOTTOM
5	4'-0"x4'-0"x1'-4" Dp	#5 @ 10'oc EACH WAY BOTTOM
6	6'-0"x6'-0"x1'-6" Dp	#5 @ 8'oc EACH WAY BOTTOM
6/12	6'-0"x12'-0"x1'-6" Dp	#5 @ 8'oc EACH WAY TOP & BOTTOM

- NOTES:
- SPREAD FOOTINGS LOCATED AT INTERIOR SHALL BE POURED MONOLITHIC WITH THE SLAB AS A THICKENED PORTION OF SLAB UNLESS THEY HAVE A STEEL COLUMN BEARING ATOP.
 - SPREAD FOOTINGS LOCATED AT INTERIOR WITH STEEL COLUMNS BEARING ATOP SHALL BE LOCATED AT 9'-4"±.
 - SPREAD FOOTINGS LOCATED AT PERIMETER (EXTERIOR) OF BUILDING SHALL BE POURED MONOLITHIC WITH GRADE BEAMS.

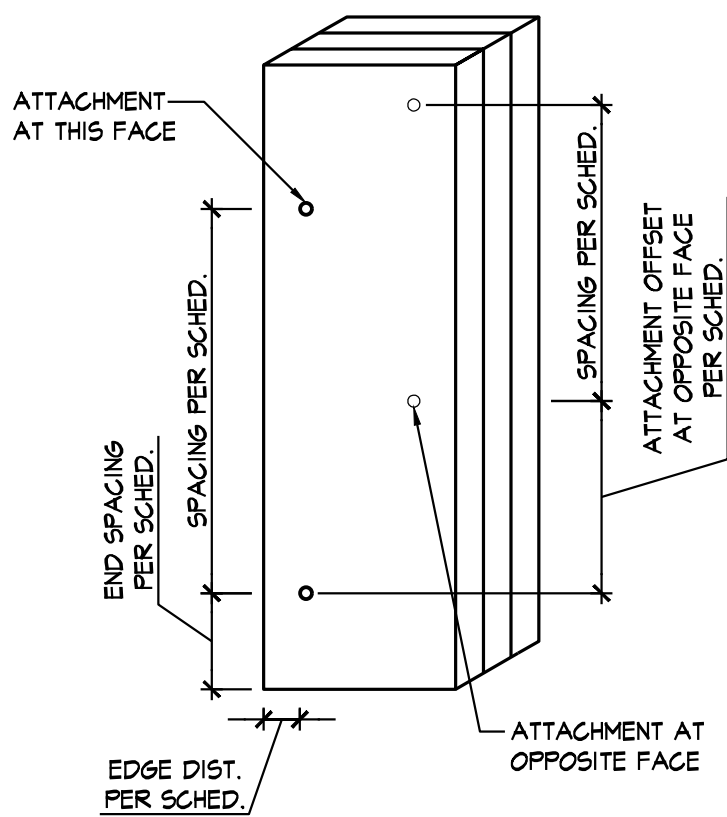
COLUMN SCHEDULE				
TYPE	SIZE	BASE P	SHAPE	ANCHOR BOLTS
C1	H563/2x3/2x3/8	1/2"x9/2"x9/2"	A	(4) 3/4"Ø x 2'-0"Lg
C2	H565x5x1/4	1/2"x11"x11"	A	(4) 3/4"Ø x 2'-0"Lg
C3	H565x5x1/4	3/4"x8"x13"	B	(2) 3/4"Ø x 2'-0"Lg
C4	H563/2x3/2x3/8	1/2"x3/2"x1/2"	B	RE: B/S11
C5	H565x5x1/4	1/2"x5/2"x13"	B	RE: B/S11
C6	W8x18	1/2"x8"x14"	C	RE: 15/S31

- NOTES:
- SEE PLAN FOR ORIENTATION OF COLUMNS.
 - ALL COLUMNS SHALL BE CONTINUOUS WITH NO SPLICES.
 - AB LENGTH INCLUDES 4" HK & 4" PROJECTION UNO.
 - UNO. SET COLUMN BASE PLATES ON 1" GROUT TYPICAL.
 - EACH AB SHALL HAVE A 3"x3"x3/8" PLATE WASHER BOT. (IN LIEU OF HK) @ 4" PROJ. ATOP WHERE NOTED IN THE SCHED. (4"x4"x3/8" PLATE WASHER @ BOLTS 1"Ø AND LARGER).
 - 3/4"Ø ANCHOR BOLTS SHALL HAVE A 2"x2"x1/4" PLATE WASHER @ TOP & 1"Ø ANCHOR BOLTS SHALL HAVE A 3"x3"x3/8" PLATE WASHER, WELD WASHER TO COLUMN BASE PLATE WITH 1/8" FILLET WELD @ 4" SIDES.
 - ALL ANCHOR BOLTS SHALL BE ASTM F1554, GRADE 36 UNO.



STRUCTURAL DECK & SLAB SCHEDULE	
MARK	DESCRIPTION
FD-1	3/4" GYPCRETE OVER 1/8" ACQUS. MAT OVER 3/4" PLYWOOD SHEATHING ATTACH W/ 8d NAILS @ 6'oc AT EDGES AND 12'oc AT FIELD.
CD-1	1/2" CONCRETE W/ 1/2" DEEP TOOLED JOINTS @ 6'-0"oc. REINF. W/ 15#/cu. yd. FIBER MESH ATOP 1/2" RIGID INSULATION ATOP 60mil MEMBRANE ATOP 3/4" T&G PLYWOOD.
RD-1	5/8" ZIP STRIP ROOF SHEATHING ATTACH W/ 8d NAILS @ 6'oc AT EDGES AND 12'oc AT FIELD.
SOG-1	4" CONC. SLAB ATOP IS MIL VAPOR BARRIER ATOP 4" GRAVEL ATOP COMPACTED SELECT FILL & SUBGRADE AS REQ'D BY PROJECT GEOTECH. REPORT. REINF. W/ 6x6-6/6 WWF. EL. T/C + 100'-0". PROVIDE TOOLED JOINTS @ 6'oc. NOTE: 3'-0" OF TOP CLAY TO BE REMOVED & PREPARED PER PROJECT GEOTECHNICAL REPORT.
SOG-2	4" CONC. SLAB ATOP 4" GRAVEL ATOP COMPACTED SELECT FILL & SUBGRADE AS REQ'D BY PROJECT GEOTECH. REPORT. REINF. W/ 6x6-6/6 WWF. EL. T/C + 100'-0". PROVIDE TOOLED JOINTS @ 6'oc. NOTE: 3'-0" OF TOP CLAY TO BE REMOVED & PREPARED PER PROJECT GEOTECHNICAL REPORT.

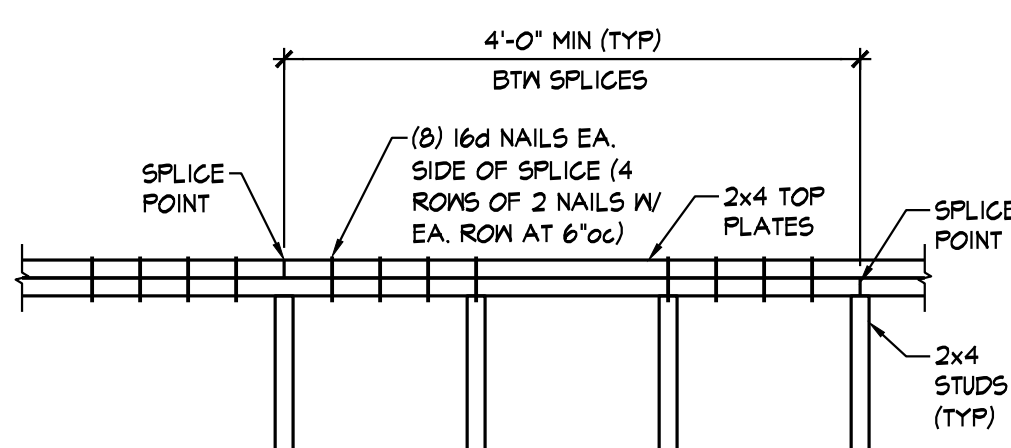
- NOTES:
- FD = FLOOR DECK TYPE
 - CD = CONCRETE DECK TYPE
 - RD = ROOF DECK TYPE
 - SOG = SLAB-ON-GRADE TYPE



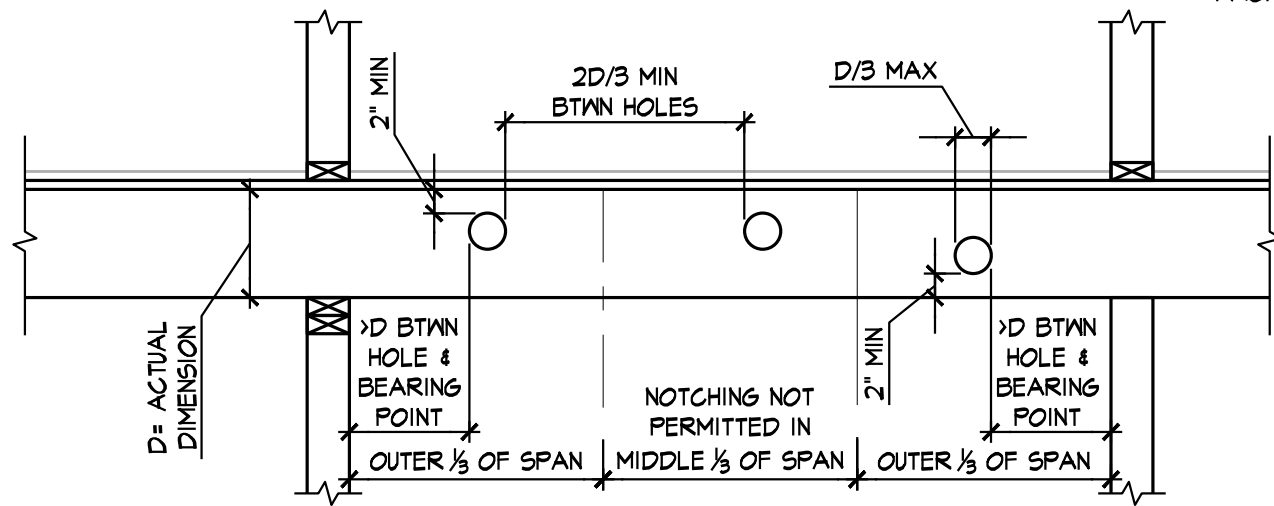
TYPICAL MULTI-PLY STUD CONNECTION 6 S11 1/2" = 1'-0"

STUD BEARING WALL & SHEATHING SCHEDULE	
LOCATION	STUD SIZE AND SPACING
(TYP) EXT WALL	2x6 @ 16'oc
INT MALL (EXCEPT AT NON TRUSS BRG CORRIDORS)	(2) 2x4 @ 16'oc (FIRST FLOOR) 2x4 @ 16'oc DBL ALT STUDS (SECOND & THIRD FLOOR) 2x4 @ 16'oc (FOURTH FLOOR)
INT MALL (AT NON TRUSS BRG CORRIDORS)	2x6 @ 16'oc

- NOTES:
- PROVIDE 2x BLOCKING @ MID HEIGHT (5'-0" MAX) @ ALL LOAD BEARING WALLS NOT SHEATHED ON BOTH SIDES AND ALL 2x6 WALLS.
 - ALL STUDS TO BE NO. 2 GRADE UNO.
 - RE: 6/S11 FOR NAILING OF MULTIPLE STUDS.
 - REFER TO ARCH/MEP DRAWING FOR LOCATIONS OF FURRED OUT WALLS TO ACCOMMODATE PLUMBING OR MEP ITEMS.



(TYP) TOP PLATE SPLICE 1 S11 3/4" = 1'-0"

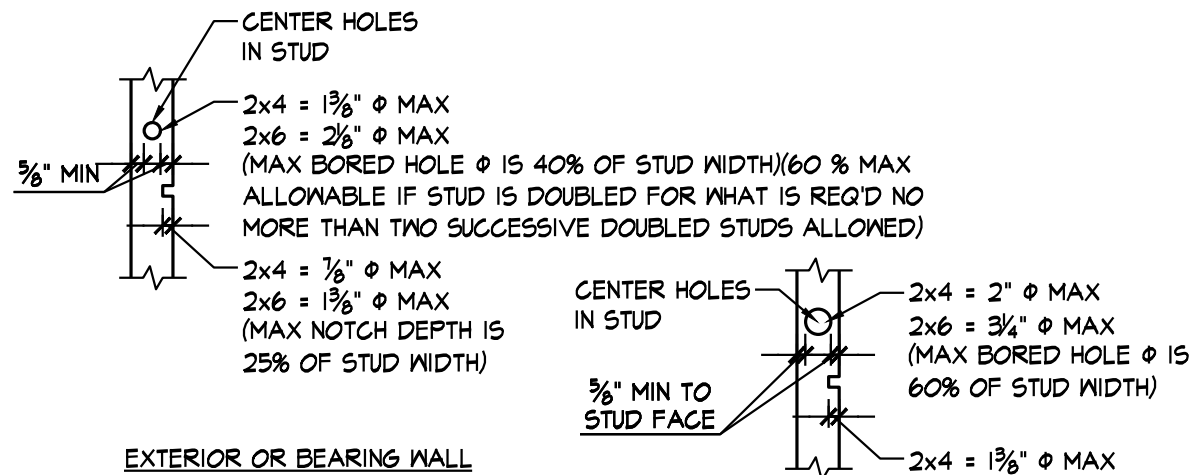


- NOTE:
- CONTACT ARCHITECT PRIOR TO CUTTING JOISTS TO VERIFY SIZE AND LOCATION
 - DETAIL APPLIES TO 2x FRAMING ONLY. REFER TO ENGINEERED OR COMPOSITE LUMBER MANUFACTURER'S RECOMMENDATIONS AT PSLs, LVLs, LSLs & GLULAM

SECTION 4 S11 3/4" = 1'-0"

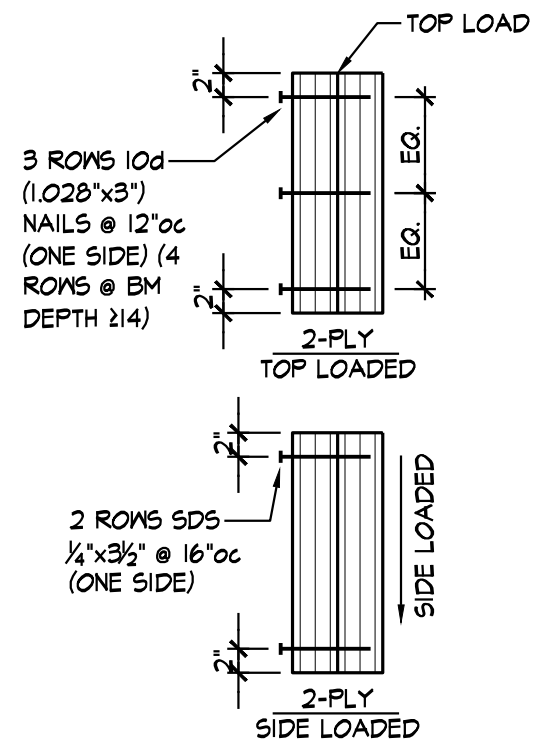
BUILT-UP STUD PACK COLUMN ATTACHMENT SCHEDULE		
NUMBER OF PLIES	ATTACHMENT AT COLUMN STUD PACKS SUPPORTING BEAMS	ATTACHMENT AT WALL STUD PACKS SUPPORTING TRUSSES
2-PLY MEMBERS	8d NAILS AT 12'oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12'oc W/ FIRST NAIL 2" FROM EA. END	8d NAILS AT 12'oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12'oc W/ FIRST NAIL 2" FROM EA. END
3-PLY MEMBERS	20d NAILS AT 16'oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 16'oc W/ FIRST NAIL 3" FROM EA. END	8d NAILS AT 12'oc, 1" FROM EDGE, W/ OPPOSITE EDGE NAILED FROM OPPOSITE SIDE OFFSET 6", @ 12'oc W/ FIRST NAIL 2" FROM EA. END
4-PLY MEMBERS	1/4"Øx5" SIMPSON SDS SCREWS AT 16'oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 16'oc W/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH PLY ATTACHED WITH 8d NAILS AT 12'oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"
5-PLY MEMBERS	1/4"Øx8" SIMPSON SDS SCREWS AT 12'oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12'oc W/ FIRST SCREW 4" FROM EA. END	3 PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH & 5TH PLY ATTACHED AT OPPOSITE SIDES WITH 8d NAILS AT 12'oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6"
6-PLY MEMBERS	1/4"Øx8" SIMPSON SDS SCREWS AT 12'oc, 1 1/2" FROM EDGE W/ OPPOSITE EDGE SCREWED FROM OPPOSITE SIDE OFFSET 6", @ 12'oc W/ FIRST SCREW 4" FROM EA. END	3-PLIES ATTACHED PER 3-PLY ATTACHMENT WITH 4TH PLY ATTACHED WITH 8d NAILS AT 12'oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6" AND 5TH AND 6TH PLIES ATTACHED WITH 1/4"Øx5" SIMPSON SDS SCREWS AT 12'oc IN 2 ROWS, 1 1/2" FROM EDGE, OFFSET ROWS 6" W/ FIRST SCREW 4" FROM EA. END

- NOTES:
- ALL BUILT-UP STUD PACKS MUST ALIGN FLOOR-TO-FLOOR WITH SOLID BLOCKINGS (SQUASH BLOCKS) AT FLOOR CAVITIES.
 - EXTEND ALL STUD PACKS TO COLUMNS UNLESS NOTED OTHERWISE.
 - ALL NAILS ARE COMMON NAILS UNLESS NOTED OTHERWISE.

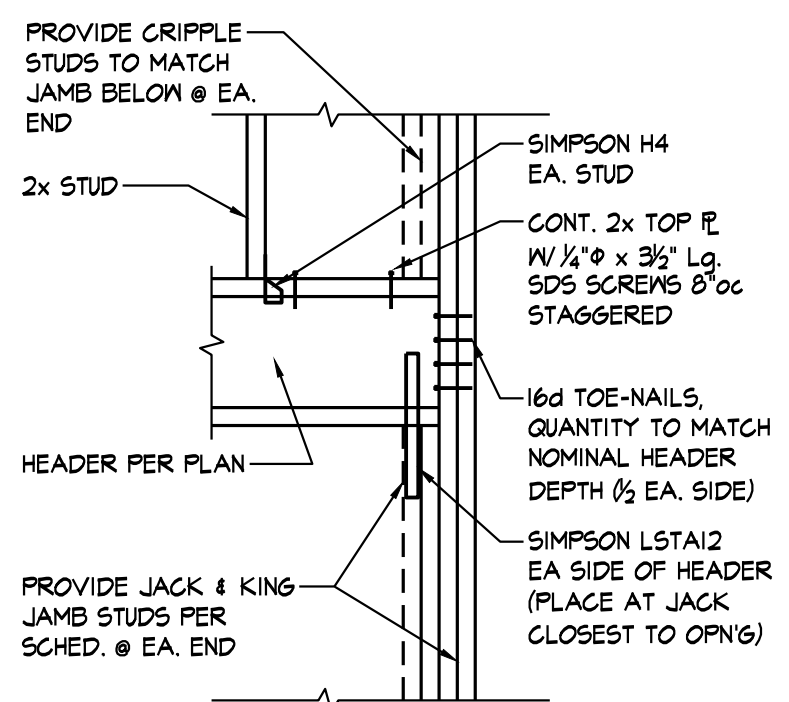


- TYPICAL NOTES FOR BEARING WALLS
- HOLES SHALL NOT BE LOCATED IN THE SAME STUD AS A CUT OR NOTCH
 - CONTACT ENGINEER PRIOR TO CUTTING OR NOTCHING TO VERIFY SIZE AND LOCATION IF HOLES GREATER THAN 20% STUD WIDTH OR NOTCHES GREATER THAN 10% STUD WIDTH ARE REQUIRED IN TWO OR MORE CONSECUTIVE STUDS
 - NOTCHES OR HOLES NOT PERMITTED IN JAMBS, STUD PACKS AND AT ENDS OF SHEARWALLS

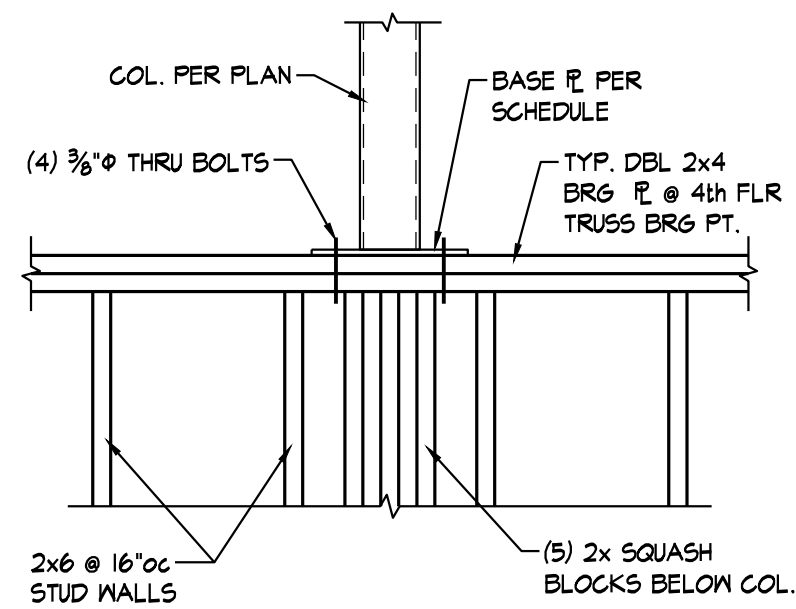
SECTION 2 S11 3/4" = 1'-0"



TYPICAL MULTI-PLY BEAM CONNECTION 5 S11 3/4" = 1'-0"



SECTION 7 S11 3/4" = 1'-0"



COLUMN BASE PLATE DETAIL SECTION 8 S11 3/4" = 1'-0"

FORT WORTH DEVELOPMENT DEPARTMENT

APPROVED

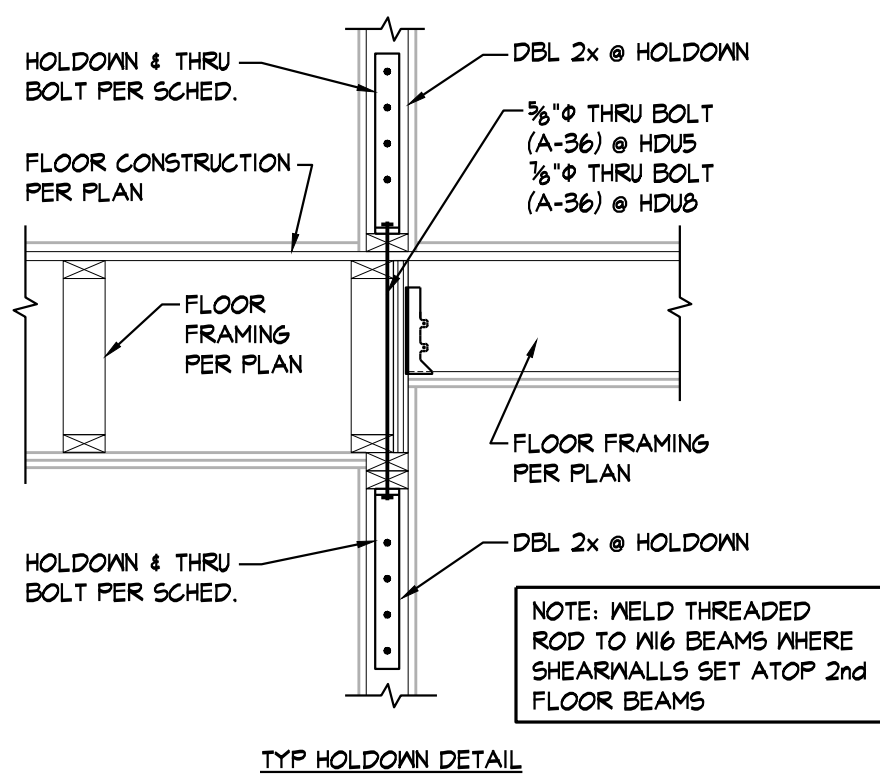
SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 22517-01-2017

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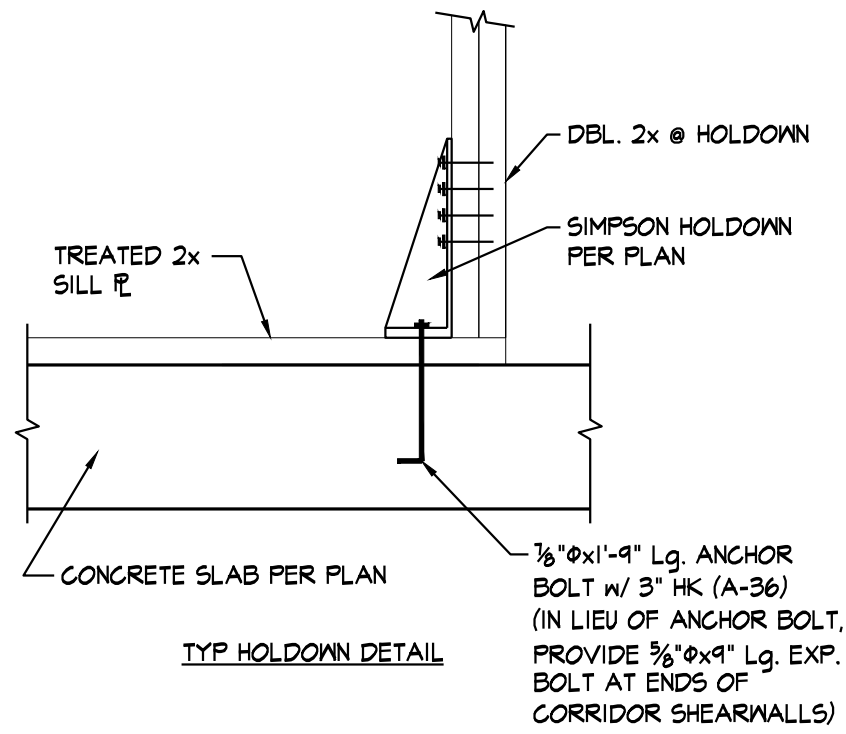
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All approvals are subject to site inspections by a building inspector.

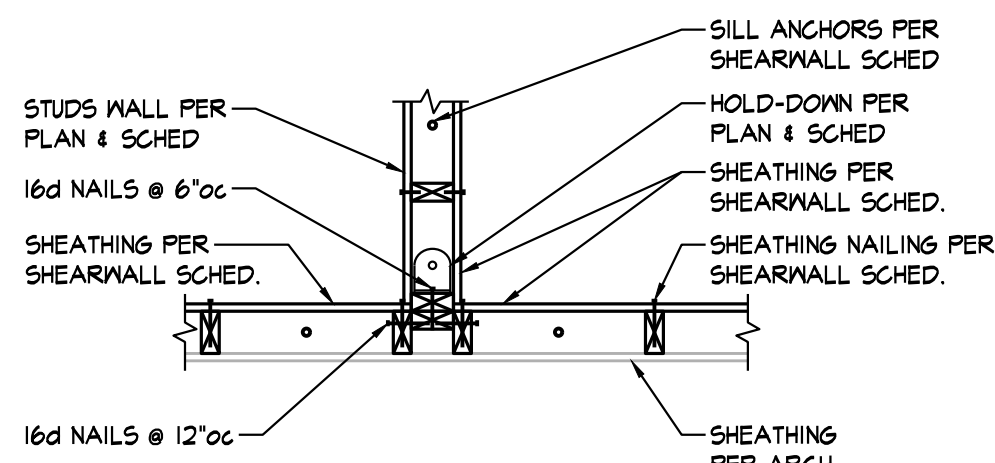
DATE: 09/26/2023 Rodney Brown BUILDING OFFICIAL



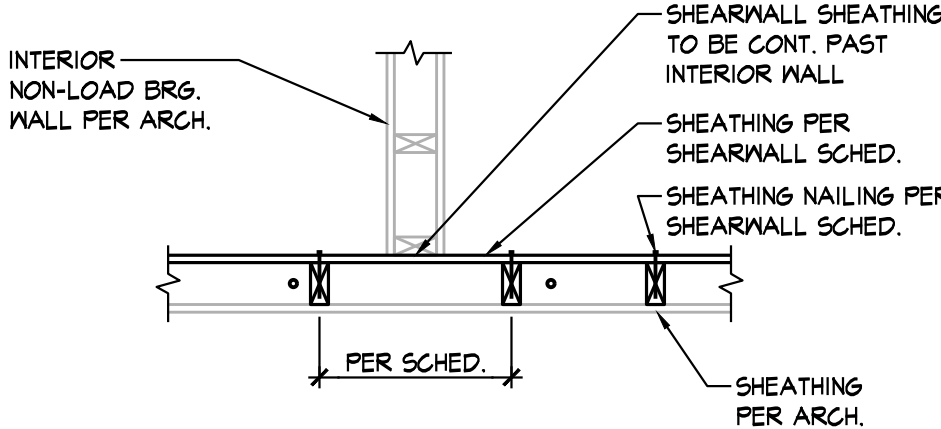
SECTION 2
3/4" = 1'-0" S1.2



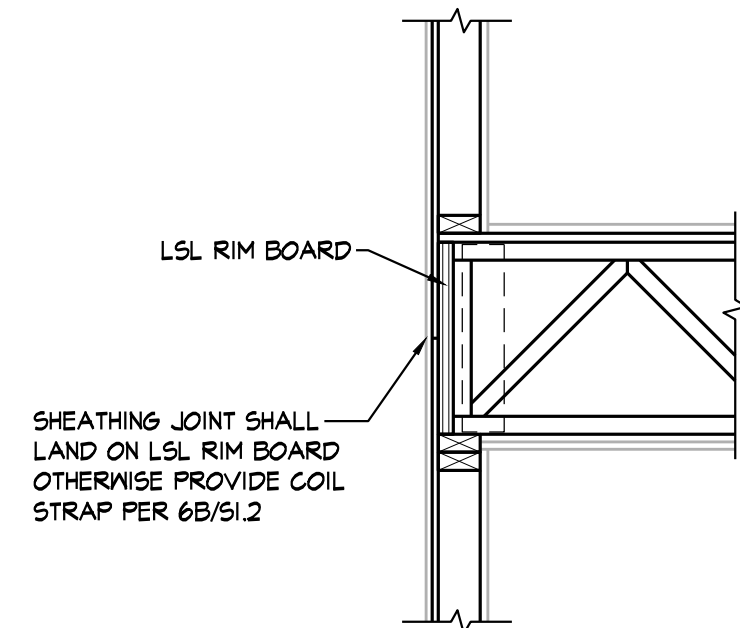
SECTION 3
3/4" = 1'-0" S1.2



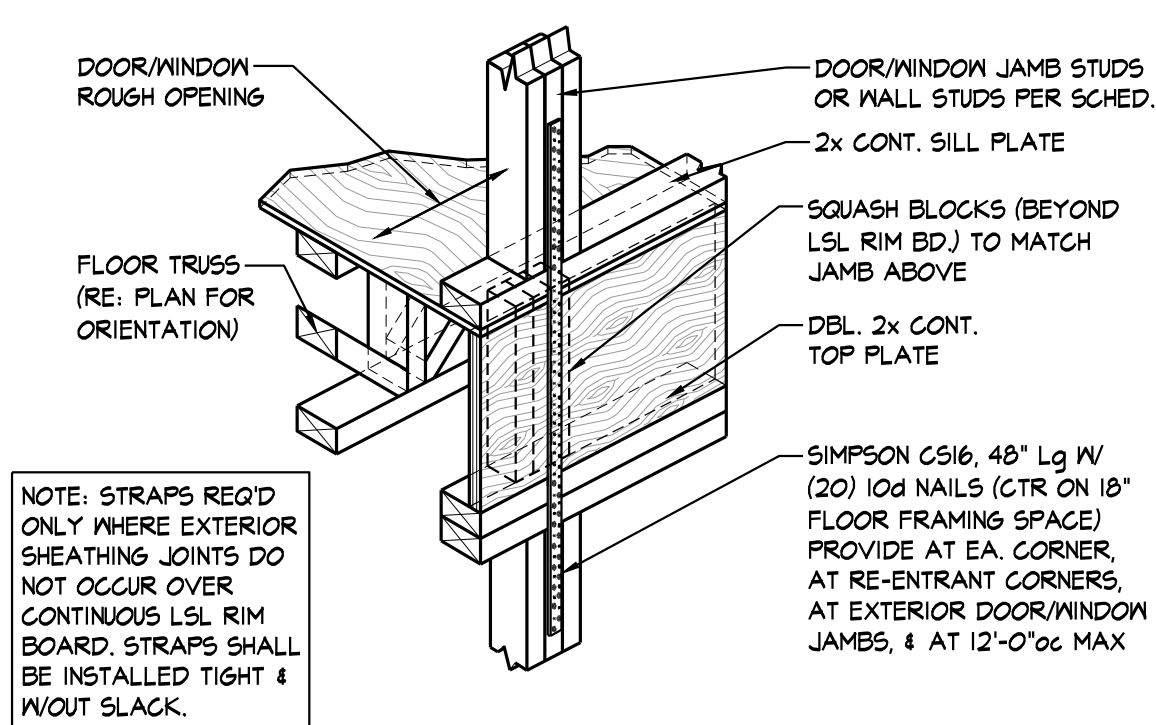
SECTION 4A
3/4" = 1'-0" S1.2



SECTION 4B
3/4" = 1'-0" S1.2



SECTION 6A
3/4" = 1'-0" S1.2



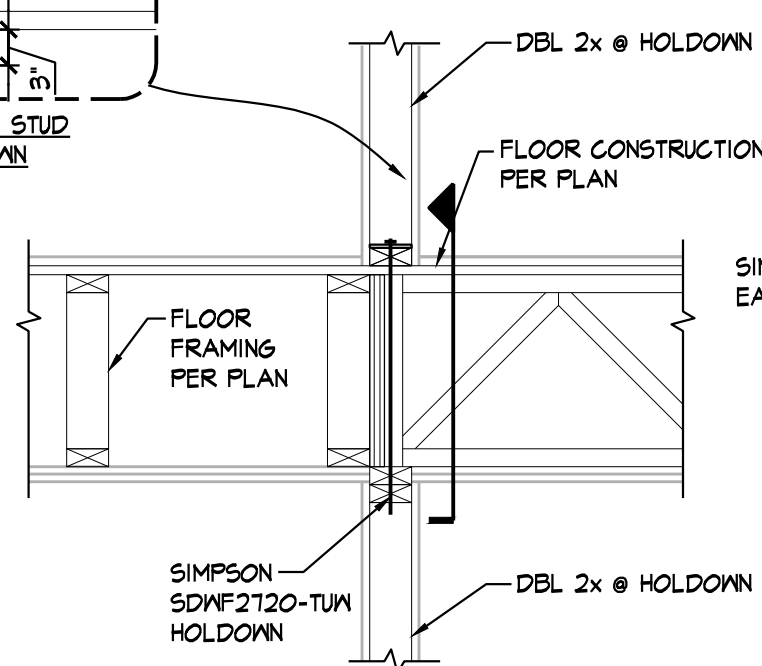
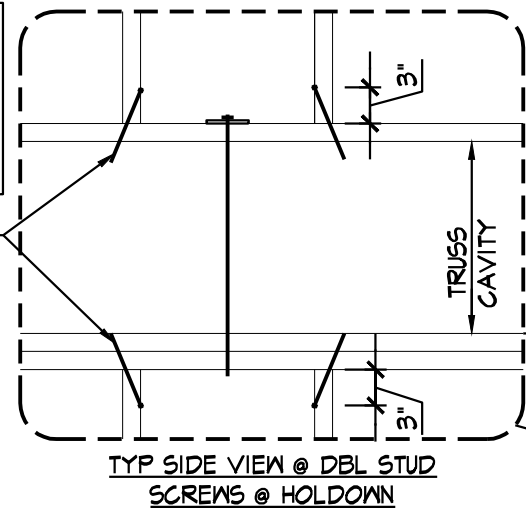
DETAIL 6B
3/4" = 1'-0" S1.2

SHEARWALL LOCATION	SHEARWALL TYPE	FLOOR		SILL PLATE CONNECTION (RE: NOTES 6 & 7)	NUMBER OF WALL STUDS AT HOLD-DOWN (RE: NOTE 4)
		1st FLOOR WALLS	2nd & 3rd FLOOR WALLS		
AT DEMISING WALLS	SM	MATERIAL & THICKNESS	3/8" OSB SHEATHING ONE SIDE, W/ EDGES BLOCKED		
		NAIL SIZE & SPACING	8d NAILS 4/12		
AT CORRIDOR WALLS	SM	MATERIAL & THICKNESS	3/8" OSB SHEATHING ONE SIDE, W/ EDGES BLOCKED		
		NAIL SIZE & SPACING	8d NAILS 4/12		

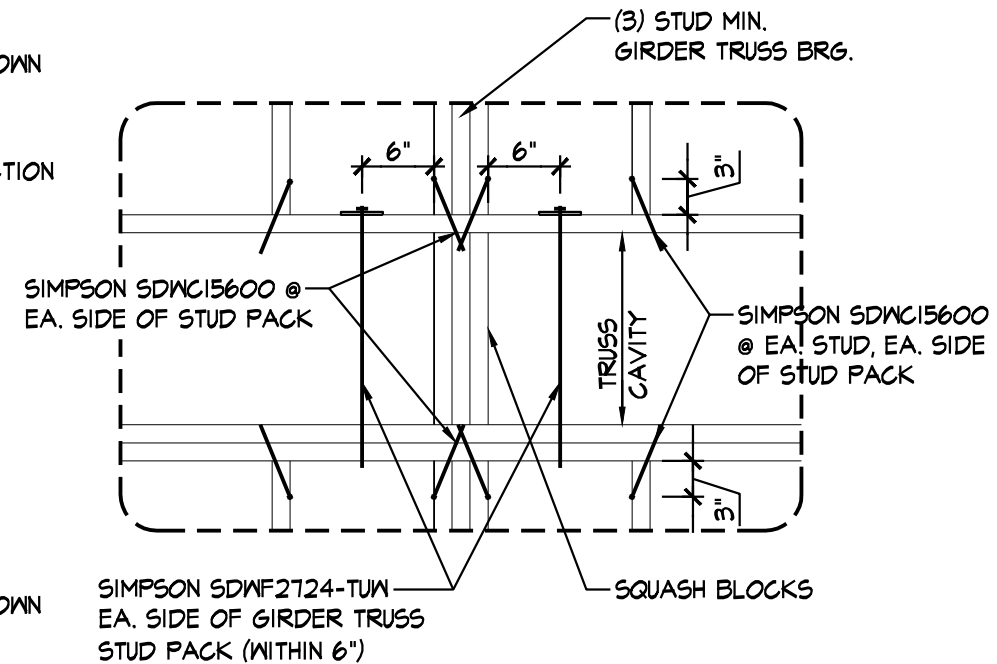
- NOTES:
1. NAILING SHALL BE TO ALL STUDS, TOP & BOTTOM PLATES, AND BLOCKING WHERE INDICATED.
 2. HOLD-DOWNS PER PLAN & SCHEDULE.
 3. WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ONE HOLD-DOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGE OF THE TWO HOLD-DOWNS SHOWN IN THE SHEARWALL SCHEDULE. REFERENCE DETAILS 4A, 4B, 4C, AND 4D ON SHEET S1.2 FOR SHEATHING AND HOLD-DOWN ATTACHMENT AT PERPENDICULAR WALLS AND STUD WALL SIZE TRANSITIONS.
 4. PROVIDE 2 WALL STUDS AT EACH HOLD-DOWN UNLESS NOTED OTHERWISE IN SCHEDULE. AT LOCATIONS WHERE A SHEARWALL TERMINATES AT A OPENING JAMB, PROVIDE NUMBER OF STUDS PER JAMB SCHEDULE PLUS AN ADDITIONAL STUD FOR THE SHEARWALL. ATTACH ALL STUDS TOGETHER PER 6/S1.1.
 5. NAIL SPACING SHOWN AS (N/S) INDICATES FASTENERS SPACING IN INCHES AT THE EDGES/FIELD WHERE FIELD IS THE INTERMEDIATE MEMBERS.
 6. TYPICAL SILL PLATE TO WOOD SHALL BE 20d COMMON NAILS (1.042x4") AT 12" OC UNLESS NOTED OTHERWISE IN SCHEDULE.
 7. TYPICAL SILL PLATE TO CONCRETE SHALL BE 1/2" ANCHORS:
AT 2x4 WALLS SPACE AT 24" OC MAX WITH 1/4"x2 1/2"x2 1/2" PLATE WASHER OR SIMPSON BPS 1/2 - 3 @ CONTRACTORS OPTION
PLATE WASHERS TO MAINTAIN MAX OF 1/2" BETWEEN EDGE OF SILL PLATE AND EDGE OF PLATE WASHER
 8. SHEARWALL SHEATHING CALLED OUT AT CORRIDOR WALLS SHALL BE LOCATED AT UNIT SIDE OF WALL
 9. AT GYPSUM SHEARWALLS NO. 6 x 1 1/4" TYPE S OR M SCREWS CAN BE UTILIZED AS THE SAME SPACING AS SPECIFIED 8d NAILS.
 10. NAILS @ WOOD STRUCTURE PANEL SHEAR WALLS SHALL BE GALVANIZED COMMON OF TYPE INDICATED IN SCHED.

PROVIDE UNIT UPLIFT HOLD-DOWNS @ 48" OC MAX @ LOAD BEARING INTERIOR WALLS SUPPORTING ROOF TRUSSES. HOLD-DOWNS SHALL BE PROVIDED WITHIN 6" OF JAMBS OF ALL INTERIOR LOAD BEARING ROOF HEADERS & GIRDER TRUSS BEARING AND WITHIN 48" OF SHEARWALL HOLD-DOWNS

SIMPSON SDWC15600 @ EA. STUD ADJACENT TO SDWF SCREW USE TEMPLATE FOR 22 DEG INSTALLATION



SECTION 5A
3/4" = 1'-0" S1.2



SECTION 5B
3/4" = 1'-0" S1.2

HOLDOWN SCHEDULE

MARK	FLOOR LEVEL (W/ APPLICABLE HOLDOWN TYPE PER FLOOR)		
	1st FLOOR	2nd FLOOR	3rd FLOOR
*	HDU8-SDS2.5	HDU8-SDS2.5	HDU5-SDS2.5
**	HDU5-SDS2.5	HDU5-SDS2.5	HDU5-SDS2.5

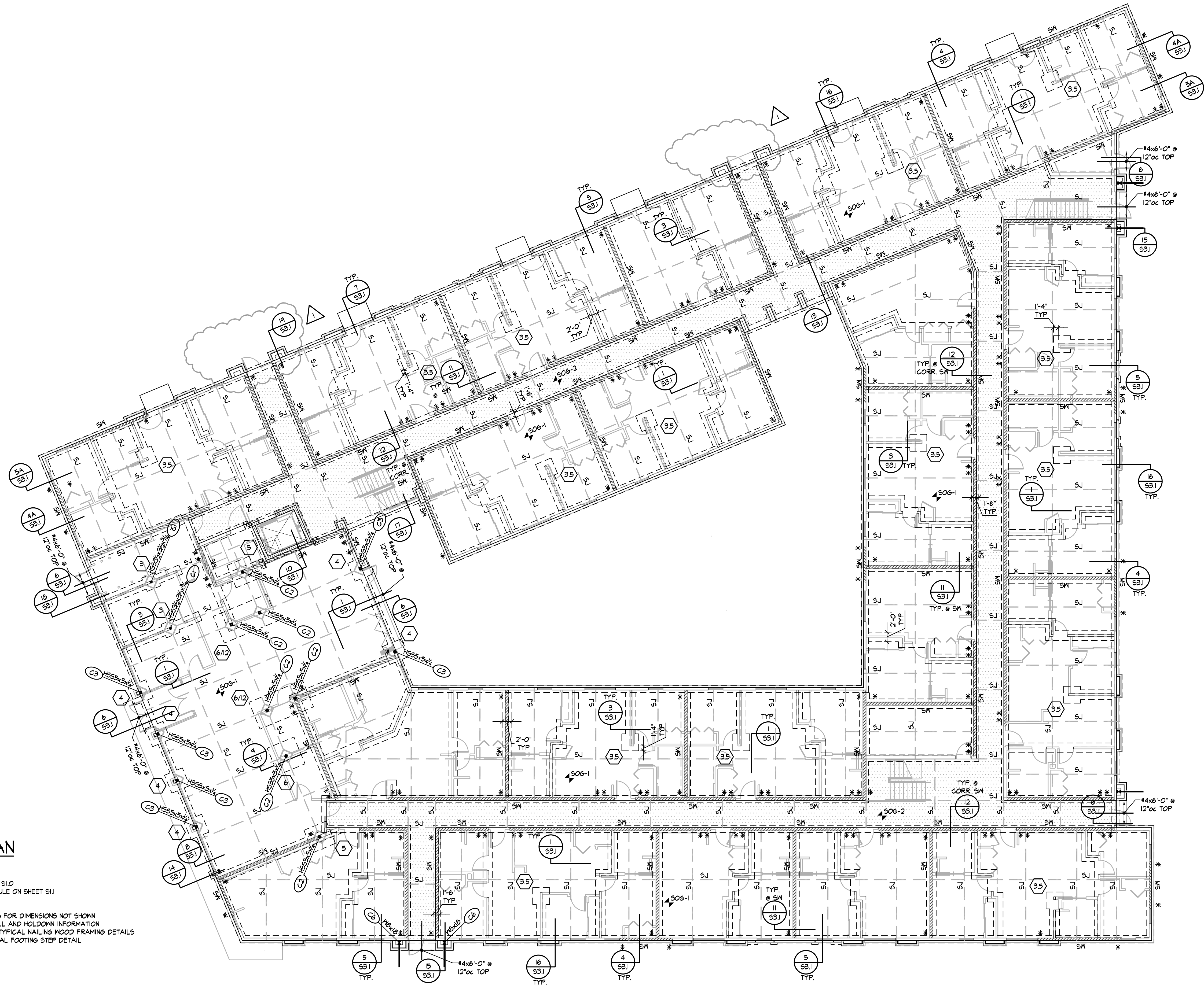
- NOTES:
1. HOLD-DOWN TYPES ARE BASED UPON MANUFACTURER SIMPSON STRONG-TIE.
 2. REFER TO SECTION DETAILS ON S1.2 FOR TYPICAL HOLD-DOWN DETAILS.
 3. WHERE THE ENDS OF PERPENDICULAR SHEAR WALLS INTERSECT AND ONLY ONE HOLD-DOWN SHOWN ON PLAN, FASTEN ALL STUDS TOGETHER PER SCHEDULE AND USE LARGER OF THE TWO HOLD-DOWNS SHOWN ON THE SHEAR WALL SCHEDULE.
 4. ALL HOLD-DOWN POSTS TO BE (2) 2x's (MIN.) (UNO.) TO MATCH STUD SIZE & GRADE NOTED IN WALL SCHEDULE. PROVIDE ADDITIONAL STUDS AS REQ'D TO MEET QUANTITY NOTED IN SCHED.
 5. REFER TO SECTIONS 2/S1.2, 3/S1.2, 4A/S1.2 & 4B/S1.2 FOR HOLD-DOWN ANCHOR REQUIREMENTS.



FOUNDATION PLAN

3/32" = 1'-0"

- NOTES:
1. REFER TO GENERAL NOTES ON SHEET S1.0
 2. REFER TO COLUMN & FOOTING SCHEDULE ON SHEET S1.1
 3. T/C EL. 100'-0"
 4. T/FIS, EL. 99'-4" U.N.O.
 5. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
 6. REFER TO SHEET S2.5 FOR SHEARWALL AND HOLDOWN INFORMATION
 7. REFER TO SHEETS S1.0 AND S1.1 FOR TYPICAL NAILING WOOD FRAMING DETAILS
 8. REFER TO SECTION 15/S3.1 FOR TYPICAL FOOTING STEP DETAIL



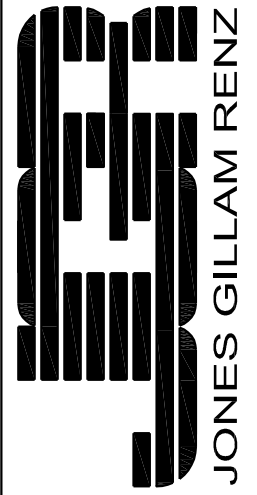
FORT WORTH	DEVELOPMENT
DEPARTMENT	APPROVED
SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 22517-01-2017	
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DATE: 09/26/2023	Rodney Brown
	BUILDING OFFICIAL



REVISION:	1	8-24-23
DATE:	1-28-2022	
JOB:	21-3137	
SHEET:		

S2.1

Architects Planners Designers
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FORT WORTH, TEXAS

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SECOND FLOOR STEEL FRAMING PLAN

3/32" = 1'-0"

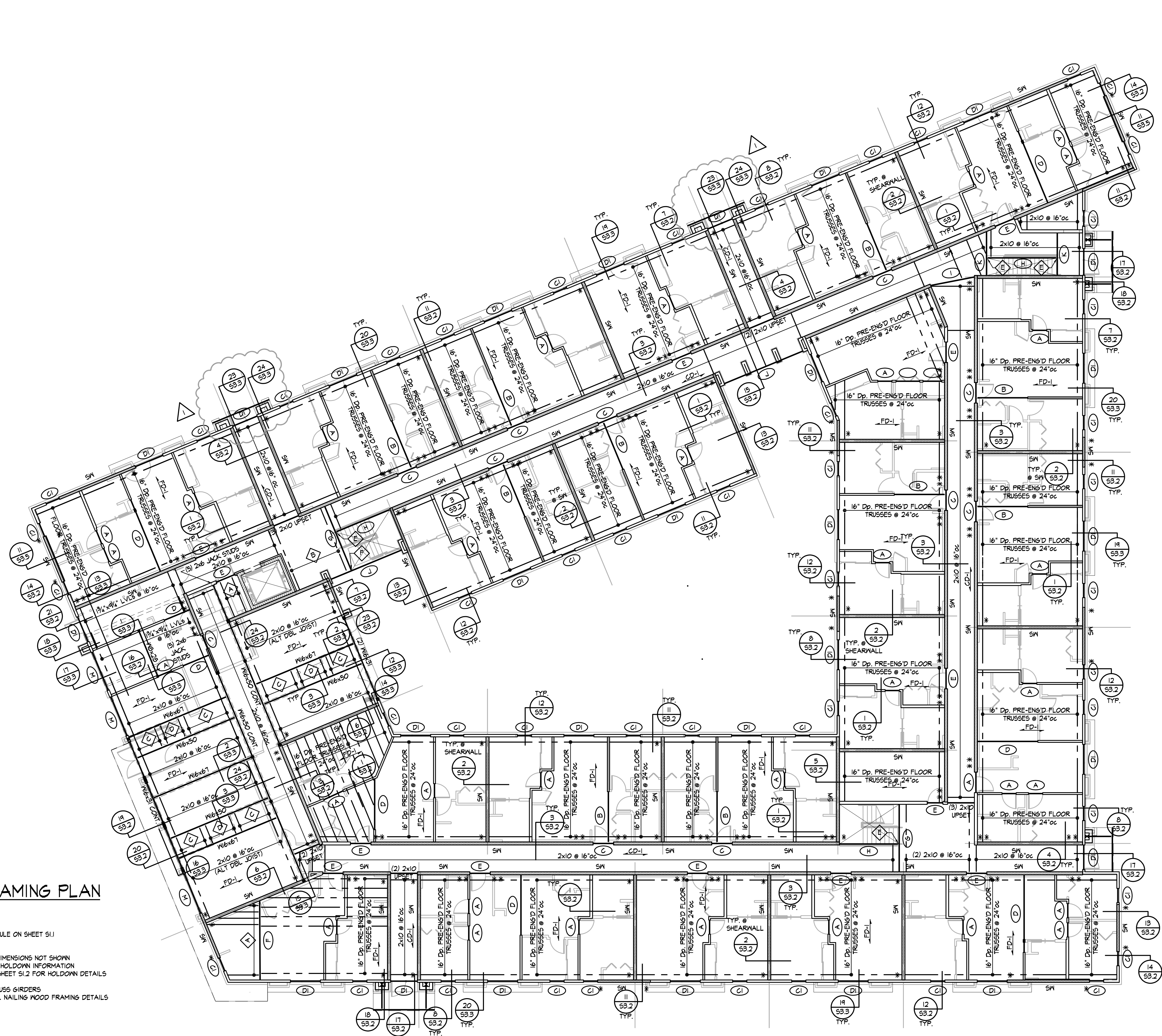
- NOTES:
1. REFER TO GENERAL NOTES ON SHEET S1.0
 2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
 3. WOOD FRAMING OMITTED FOR CLARITY



SECOND FLOOR FRAMING PLAN

3/32" = 1'-0"

- NOTES:
1. REFER TO GENERAL NOTES ON SHEET S1.0
 2. REFER TO STRUCTURAL DECK & SLAB SCHEDULE ON SHEET S1.1
 3. REFER TO HEADER SCHEDULE ON SHEET S1.1
 4. REFER TO PLAN NOTES ON SHEET S1.1
 5. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
 6. REFER TO SHEET S2.6 FOR SHEARWALL AND HOLDOWN INFORMATION
 7. REFER TO SECTIONS 5A, 5B, 6A AND 6B ON SHEET S1.2 FOR HOLDOWN DETAILS AT THE SECOND FLOOR
 8. PROVIDE TRIPLE STUDS AT ALL PRE-ENS. TRUSS GIRDERS
 9. REFER TO SHEETS S1.0 AND S1.1 FOR TYPICAL NAILING WOOD FRAMING DETAILS

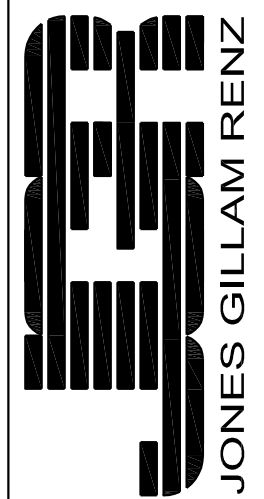


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1	8-24-23
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SHEET:	

S2.2

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TEXAS

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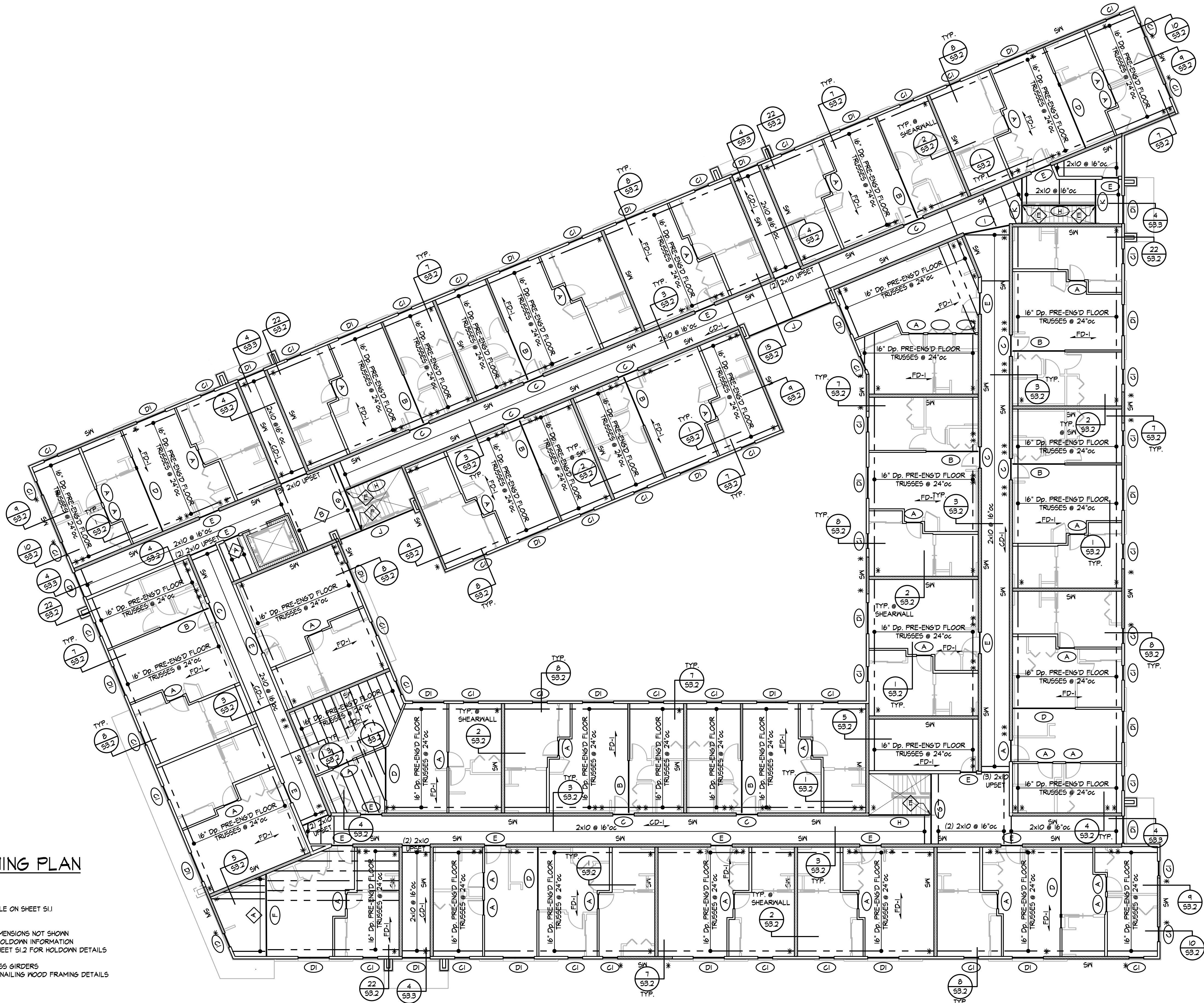


THIRD FLOOR FRAMING PLAN

3/32" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO STRUCTURAL DECK & SLAB SCHEDULE ON SHEET S1.1
3. REFER TO HEADER SCHEDULE ON SHEET S1.1
4. REFER TO PLAN NOTES ON SHEET S1.1
5. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
6. REFER TO SHEET S2.2 FOR SHEARWALL AND HOLDOWN INFORMATION
7. REFER TO SECTIONS 5A, 5B, 6A AND 6B ON SHEET S1.2 FOR HOLDOWN DETAILS AT THE SECOND FLOOR
8. PROVIDE TRIPLE STUDS AT ALL PRE-ENG. TRUSS GIRDERS
4. REFER TO SHEETS S1.0 AND S1.1 FOR TYPICAL NAILING WOOD FRAMING DETAILS



FORT WORTH DEVELOPMENT DEPARTMENT	
APPROVED	
SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 22517-01-2017	
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DATE: 09/26/2023	Rodney Brown BUILDING OFFICIAL



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DATE:	1-28-2022
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S2.3

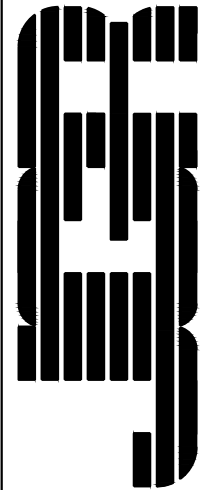
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JONES GILLAM RENZ





FOURTH FLOOR FRAMING PLAN

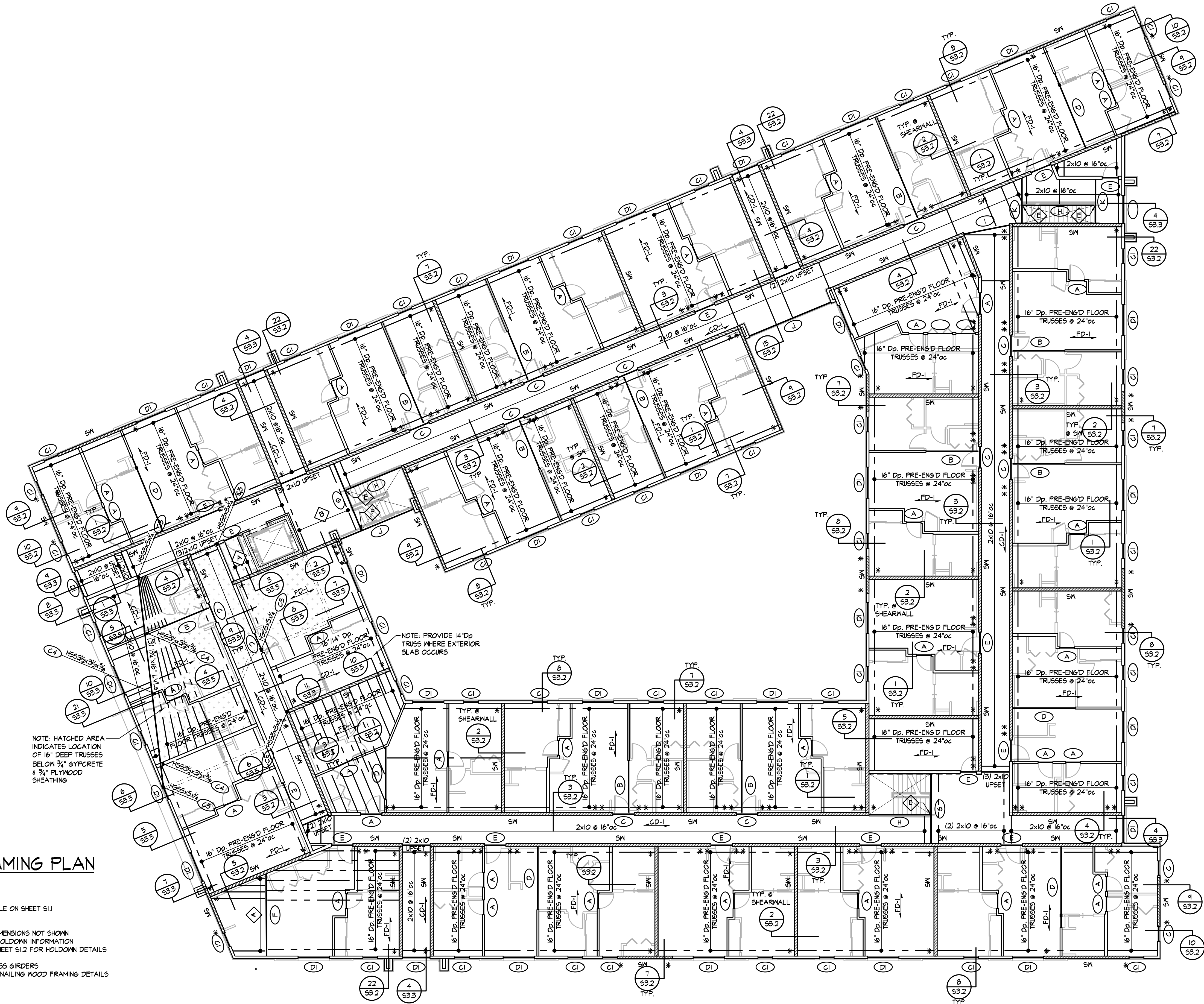
3/32" = 1'-0"

NOTES:

1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO STRUCTURAL DECK & SLAB SCHEDULE ON SHEET S1.1
3. REFER TO HEADER SCHEDULE ON SHEET S1.1
4. REFER TO PLAN NOTES ON SHEET S1.1
5. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
6. REFER TO SHEET S2.6 FOR SHEARWALL AND HOLDOWN INFORMATION
7. REFER TO SECTIONS SA, SB, 6A AND 6B ON SHEET S1.2 FOR HOLDOWN DETAILS AT THE SECOND FLOOR
8. PROVIDE TRIPLE STUDS AT ALL PRE-ENG. TRUSS GIRDERS
9. REFER TO SHEETS S1.0 AND S1.1 FOR TYPICAL NAILING WOOD FRAMING DETAILS

NOTE: HATCHED AREA INDICATES LOCATION OF 16" DEEP TRUSSES BELOW 3/4" GYPCRETE & 3/4" PLYWOOD SHEATHING

NOTE: PROVIDE 14" DP. TRUSS WHERE EXTERIOR SLAB OCCURS



FORT WORTH DEVELOPMENT DEPARTMENT	
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All approvals are subject to site inspections by a building inspector.	
DATE: 09/26/2023	Rodney Brown BUILDING OFFICIAL

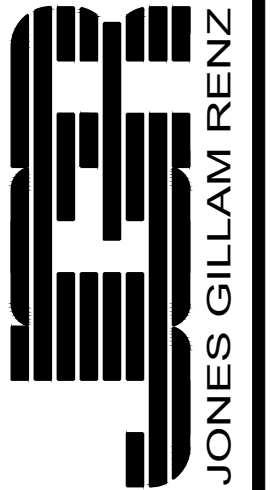


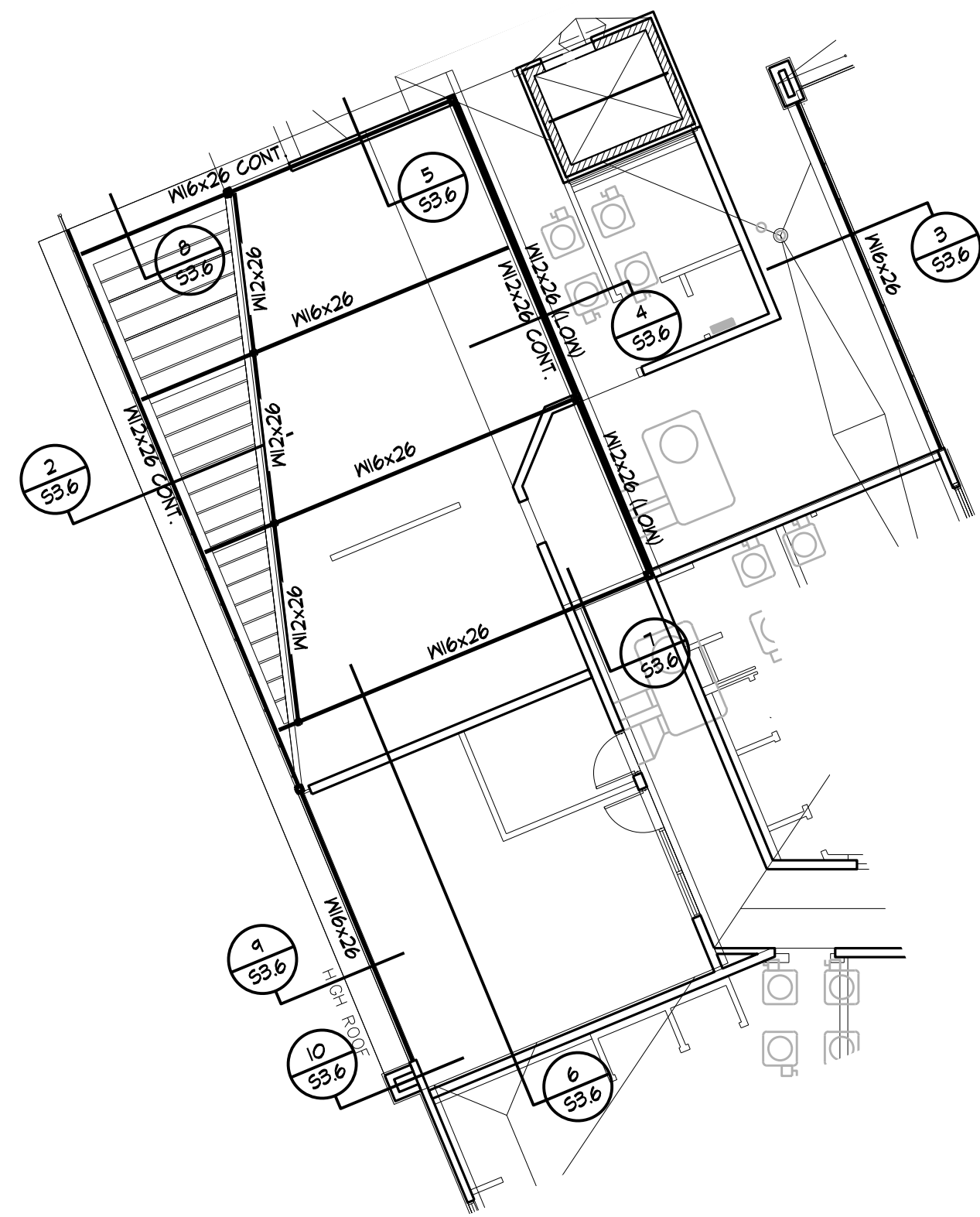
REVISION:	
DATE:	1-28-2022
JOB:	21-3137
SHEET:	

S2.4

CLIFTON RIVERSIDE APARTMENTS
NEW APARTMENTS
FORT WORTH, TEXAS

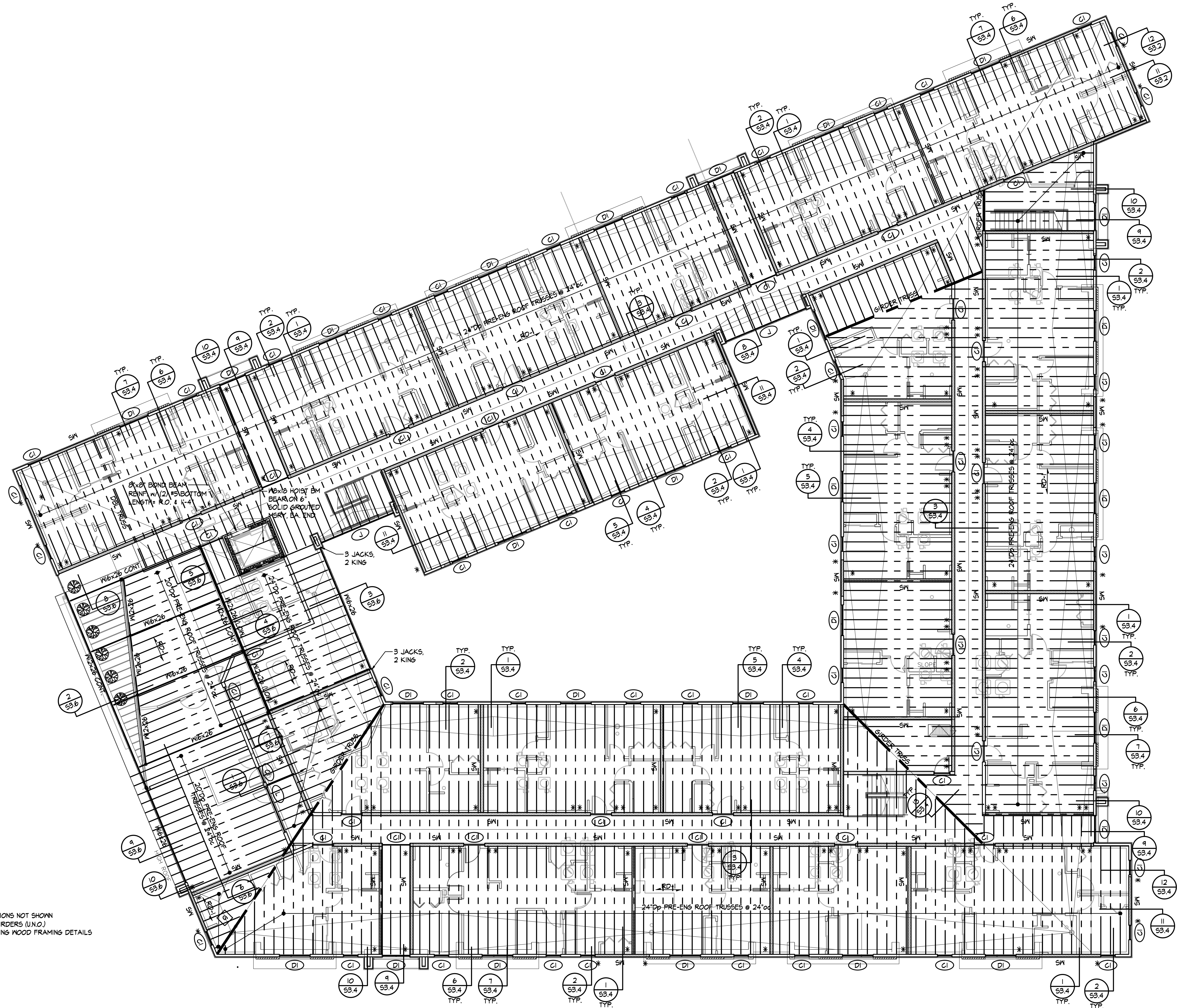
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Salina, KS 67402
jgr@jgarchitects.com
785.827.0386





ROOF STEEL FRAMING PLAN
3/32" = 1'-0"

NOTES:
1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
3. WOOD FRAMING OMITTED FOR CLARITY



ROOF FRAMING PLAN
3/32" = 1'-0"

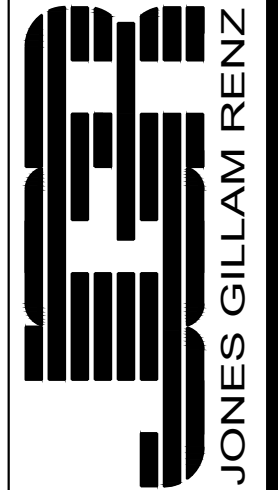
NOTES:
1. REFER TO GENERAL NOTES ON SHEET S1.0
2. REFER TO HEADER SCHEDULE ON SHEET S1.1
3. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN
4. PROVIDE TRIPLE STUDS AT ALL PRE-ENG. TRUSS GIRDERS (U.N.O.)
5. REFER TO SHEETS S1.0 AND S1.1 FOR TYPICAL NAILING WOOD FRAMING DETAILS



REVISION:
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SHEET:

S2.5

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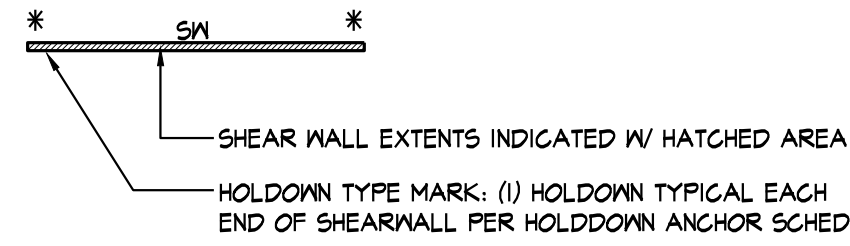


SHEARWALL & BEARING WALL PLAN

3/32" = 1'-0"

NOTES:

- 1) REFER TO GENERAL NOTES ON SHEET S1.0
- 2) REFER TO SHEARWALL & HOLDOWN SCHEDULES ON SHEET S1.2
- 3) SHEARWALLS/HOLDOWNS DESIGNATED AS FOLLOWS:



- 4) REFER TO DETAILS 2/S1.2 & 3/S1.2 FOR HOLDOWNS AT END OF WALL
- 5) REFER TO STUD BEARING WALL & SHEATHING SCHEDULE ON SHEET S1.1



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DATE 09/26/2023	Rodney Brown BUILDING OFFICIAL



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JOB:	21-3137
SHEET:	

S2.6

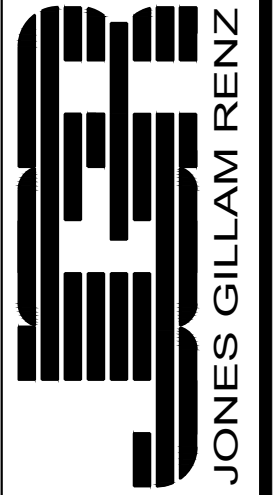
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NEW APARTMENTS

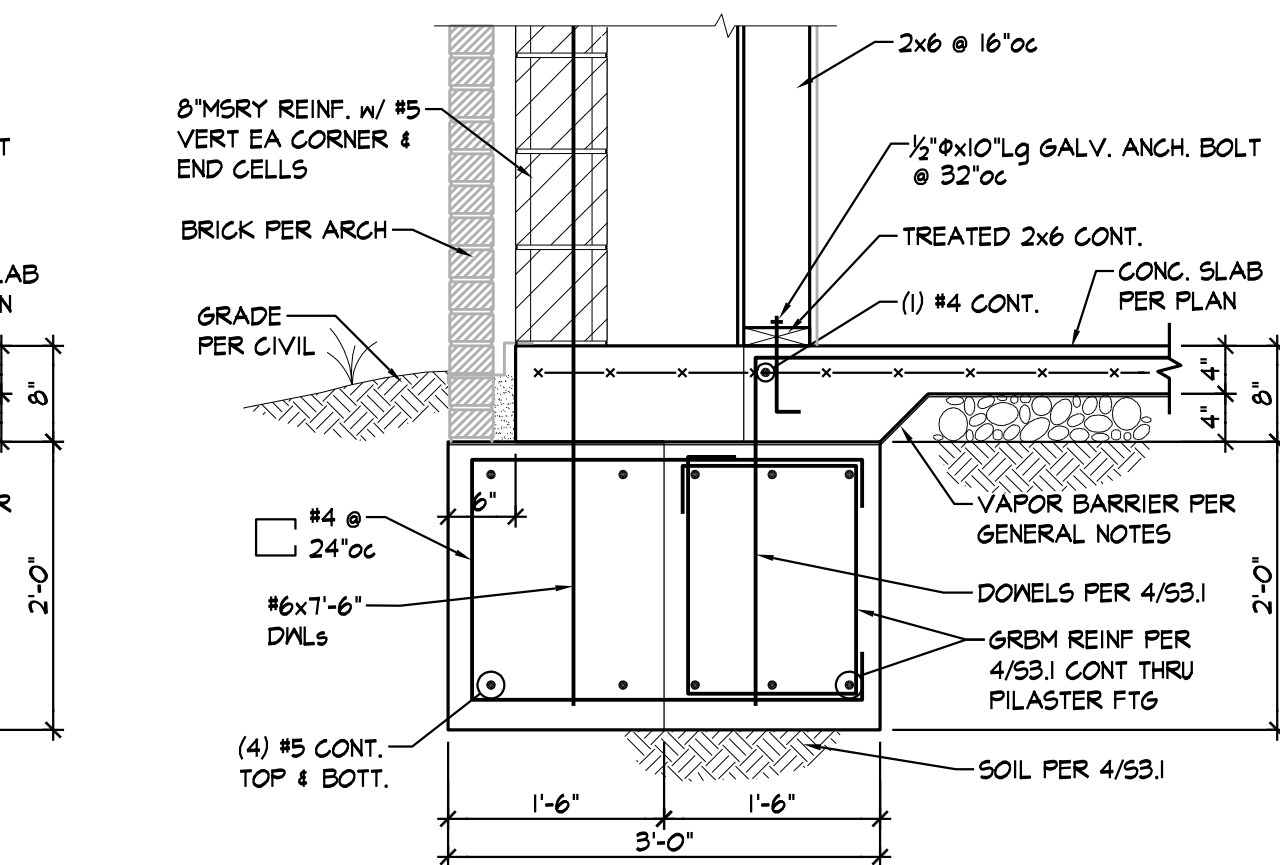
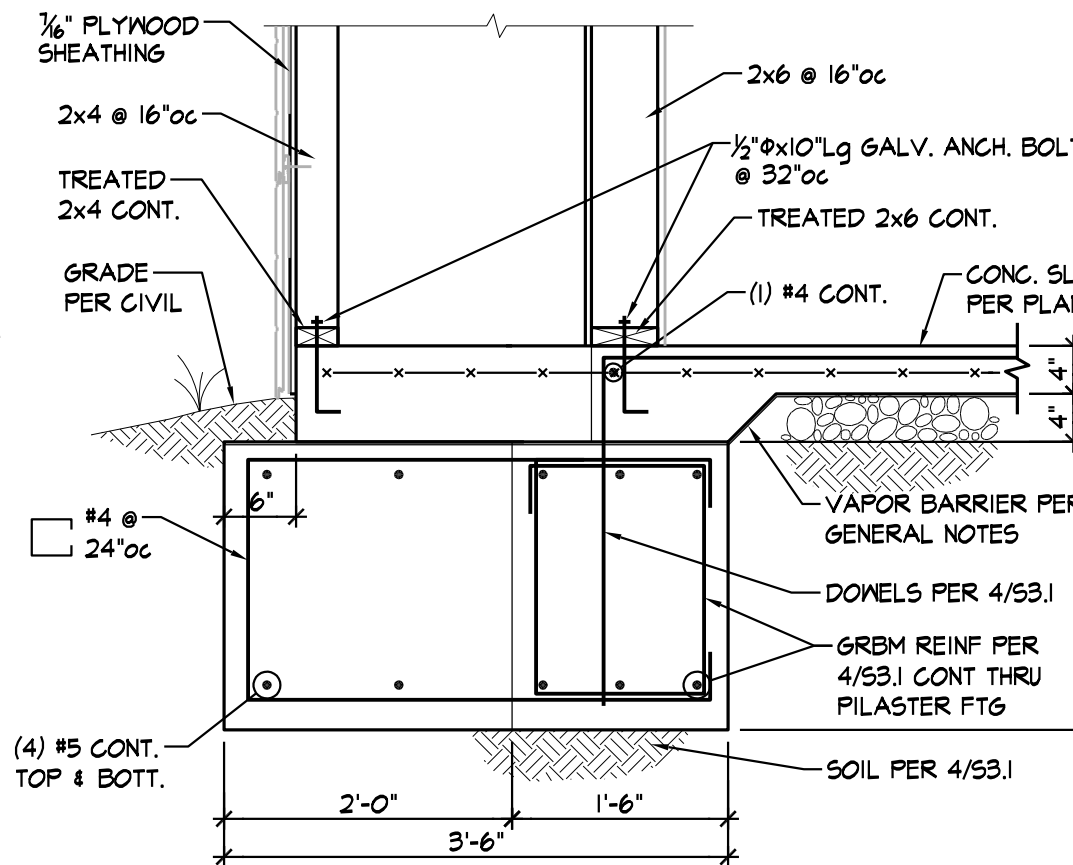
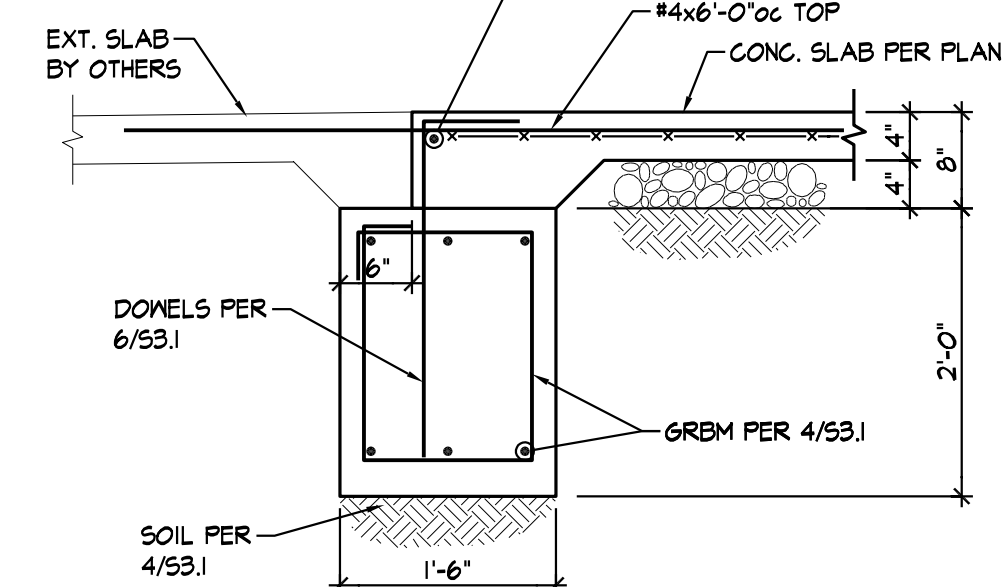
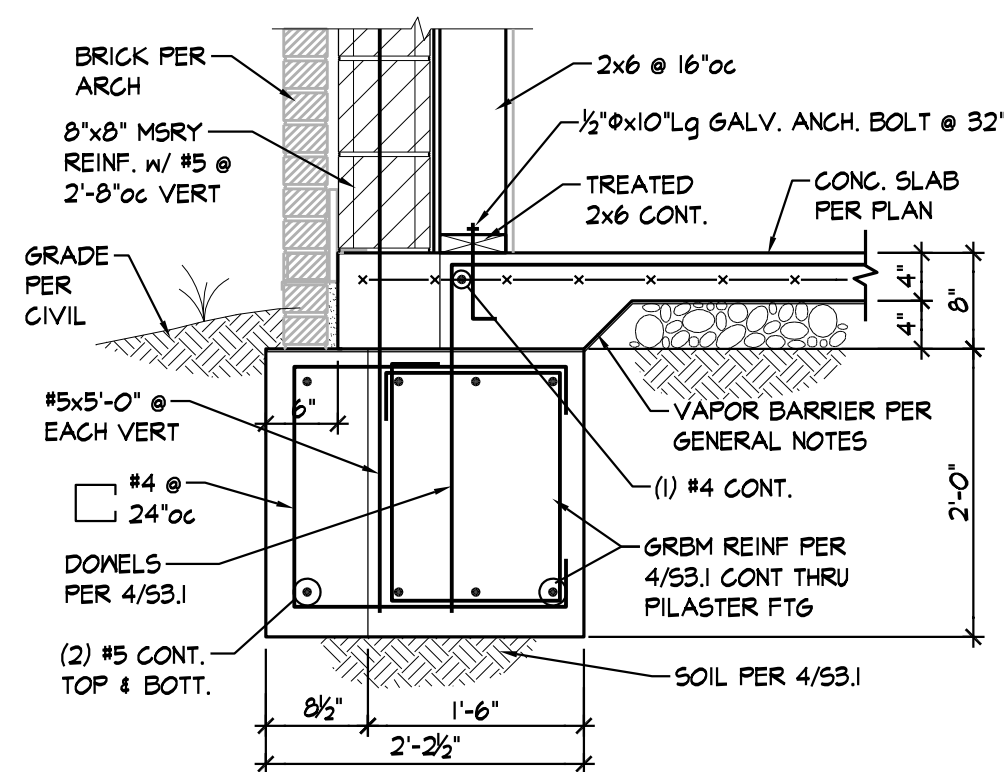
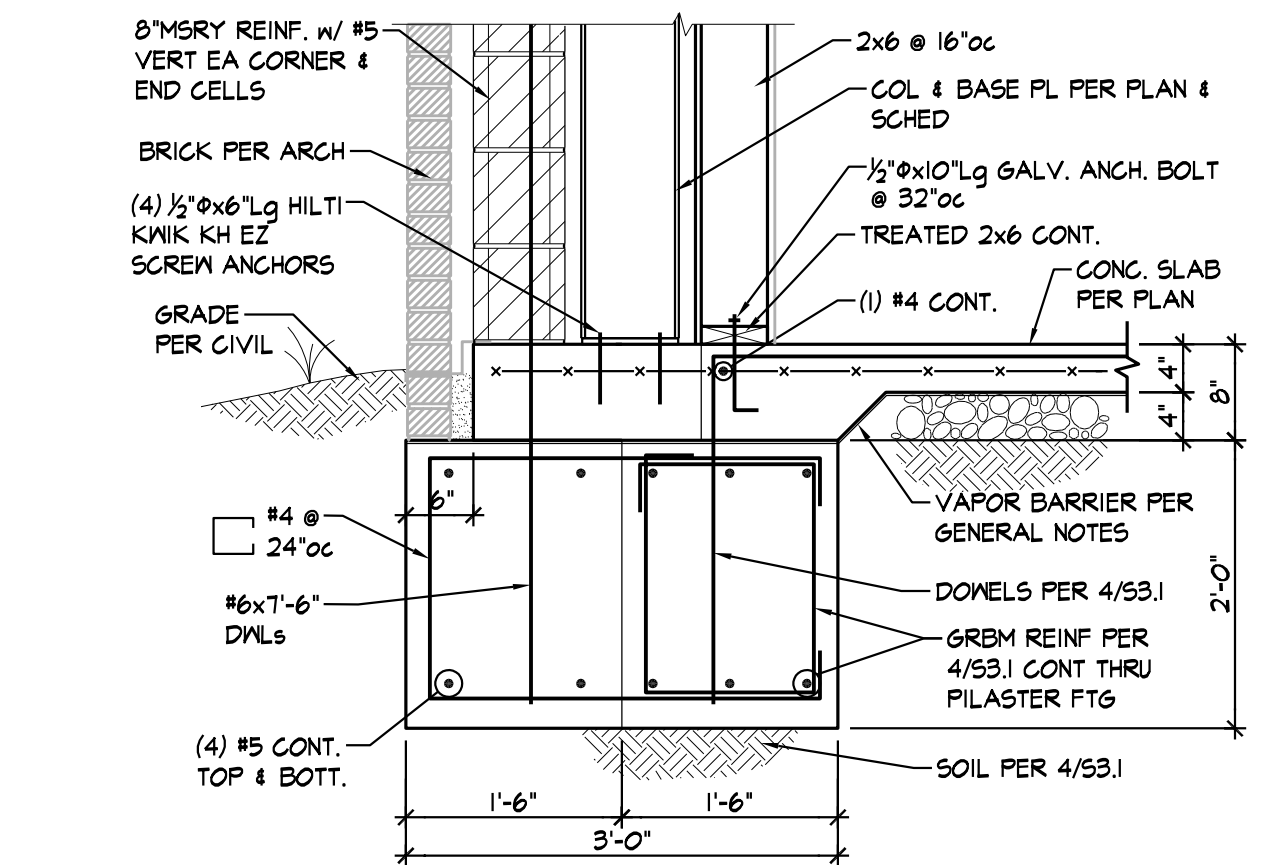
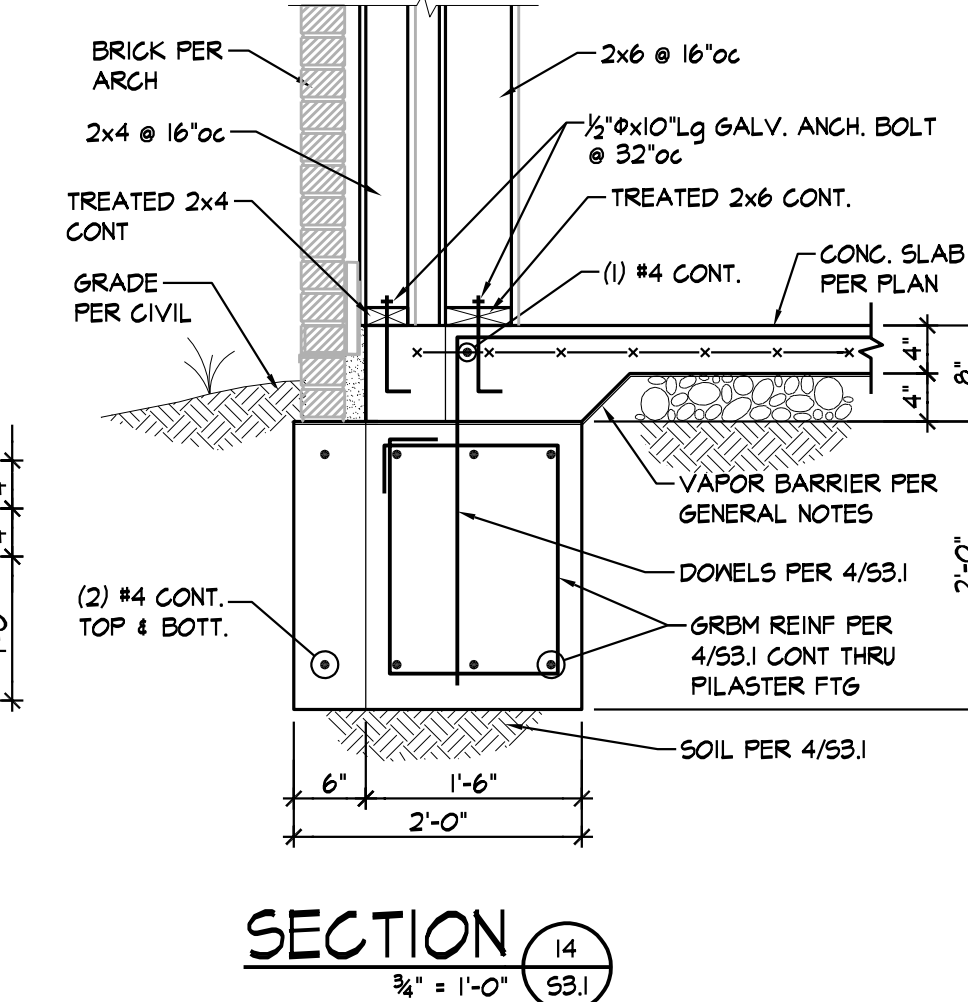
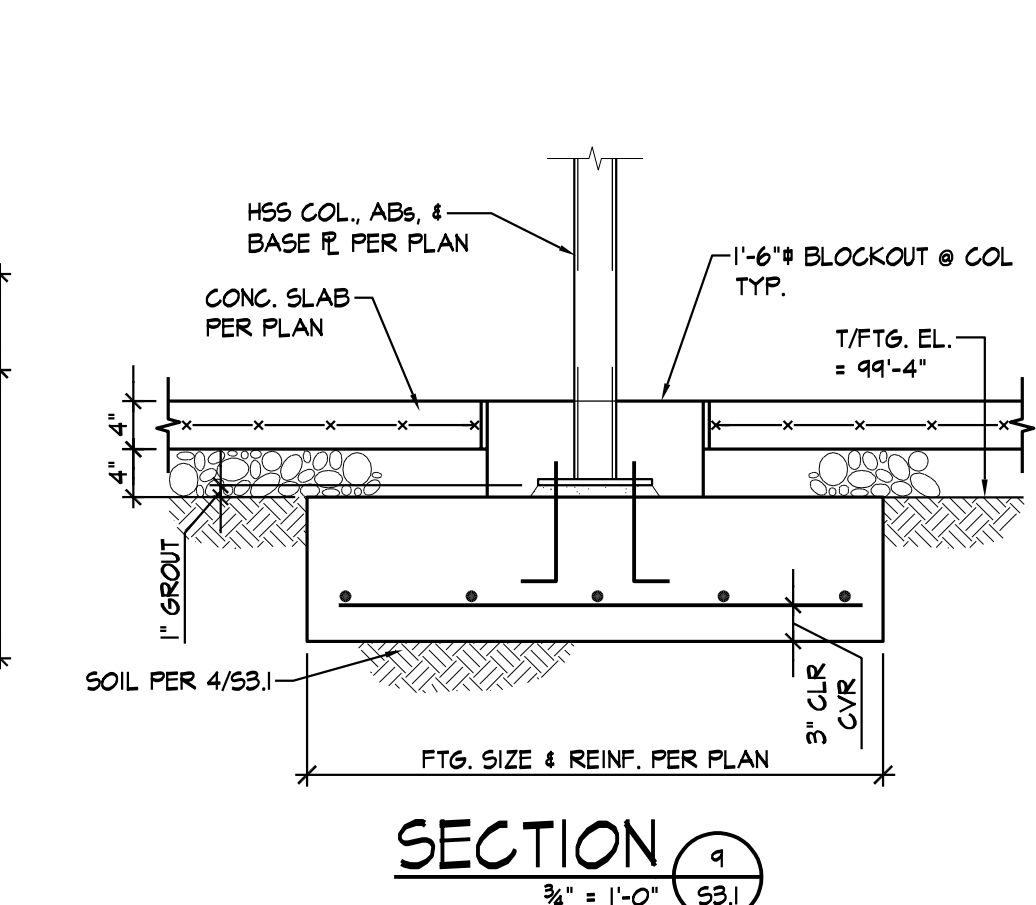
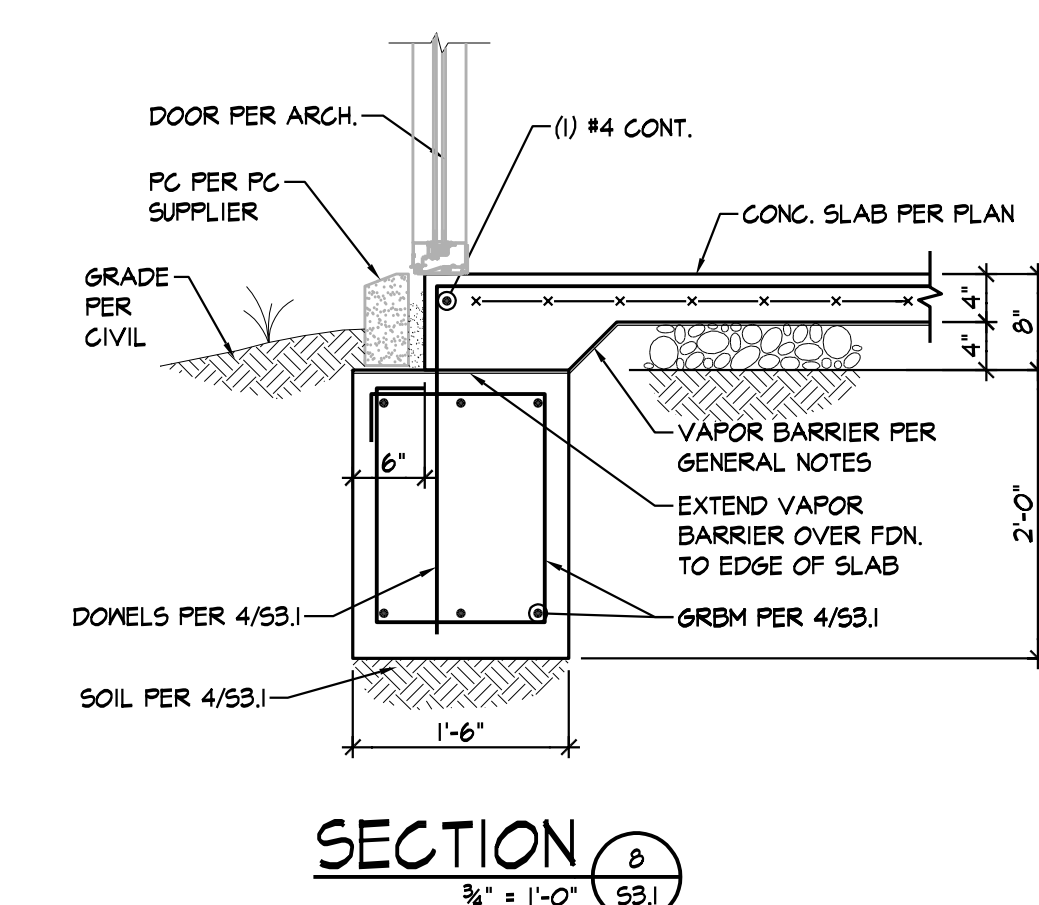
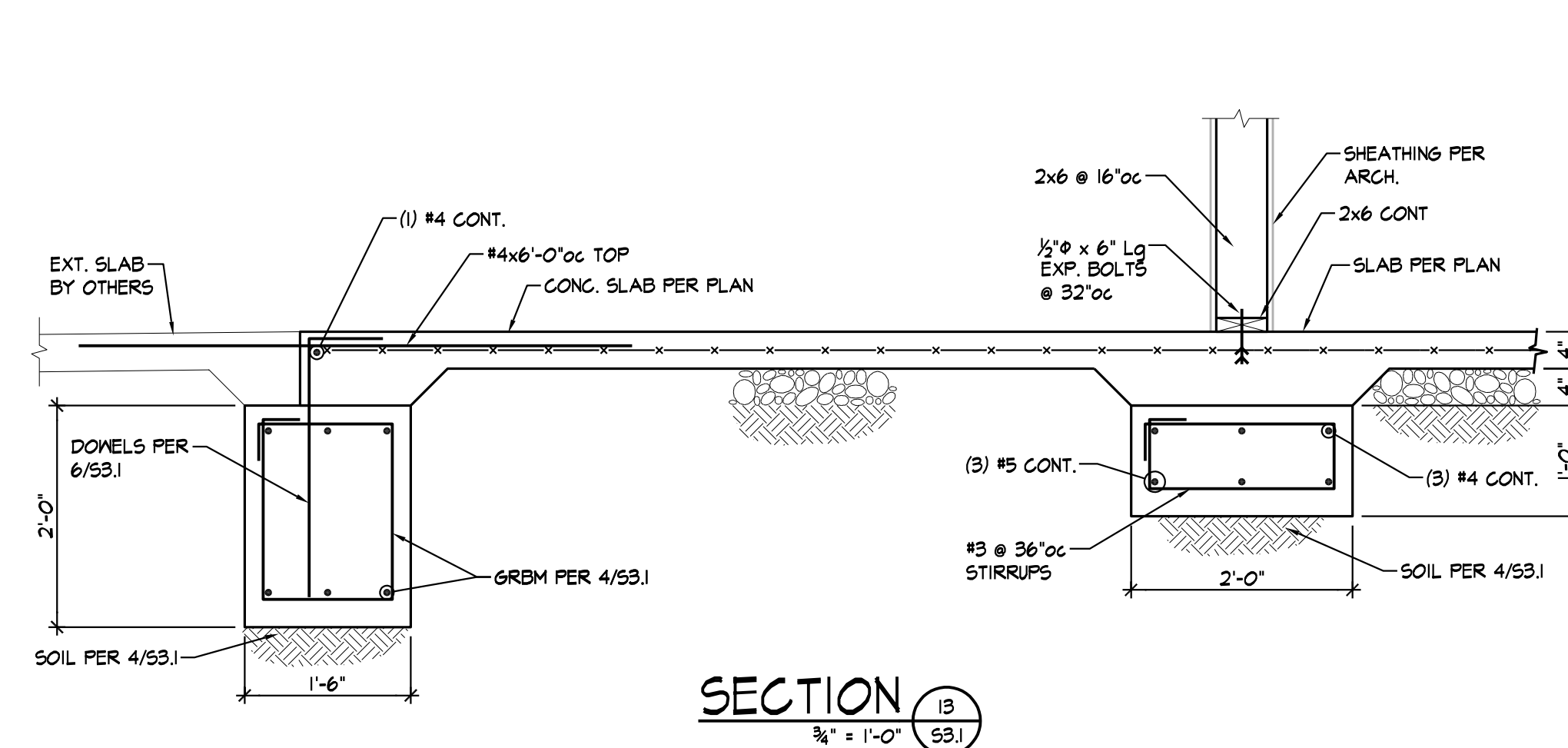
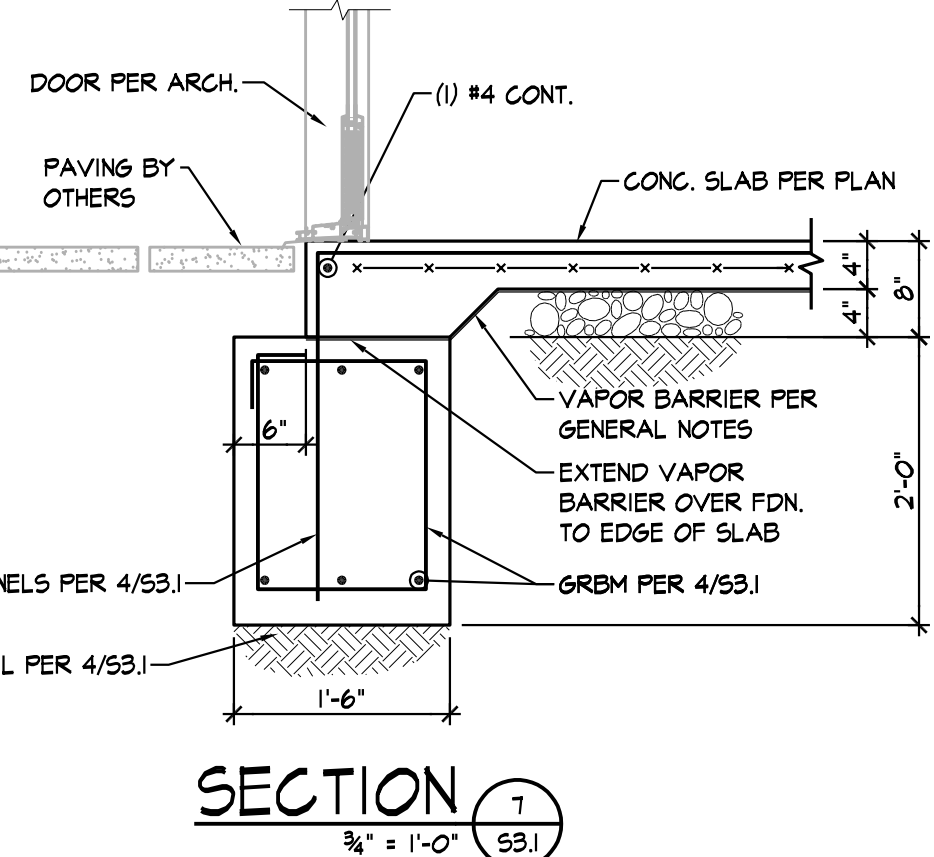
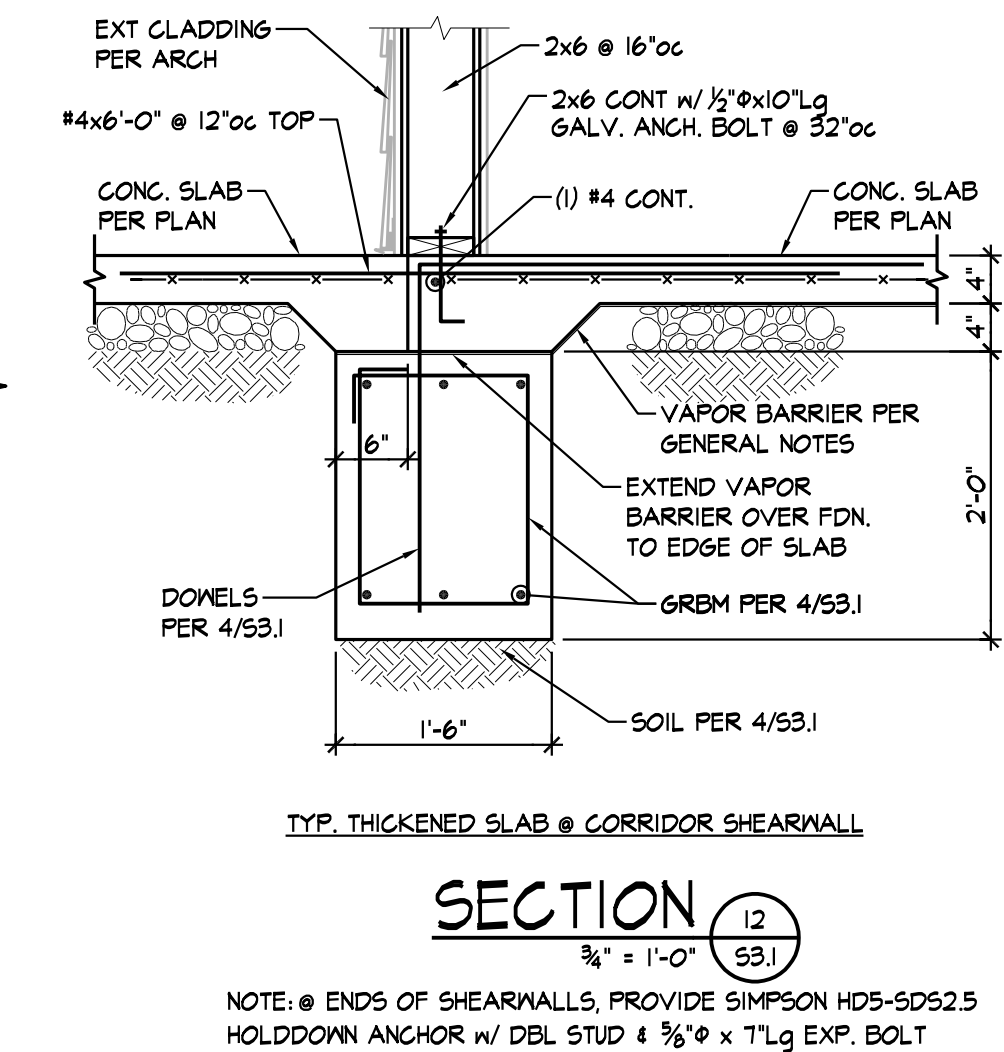
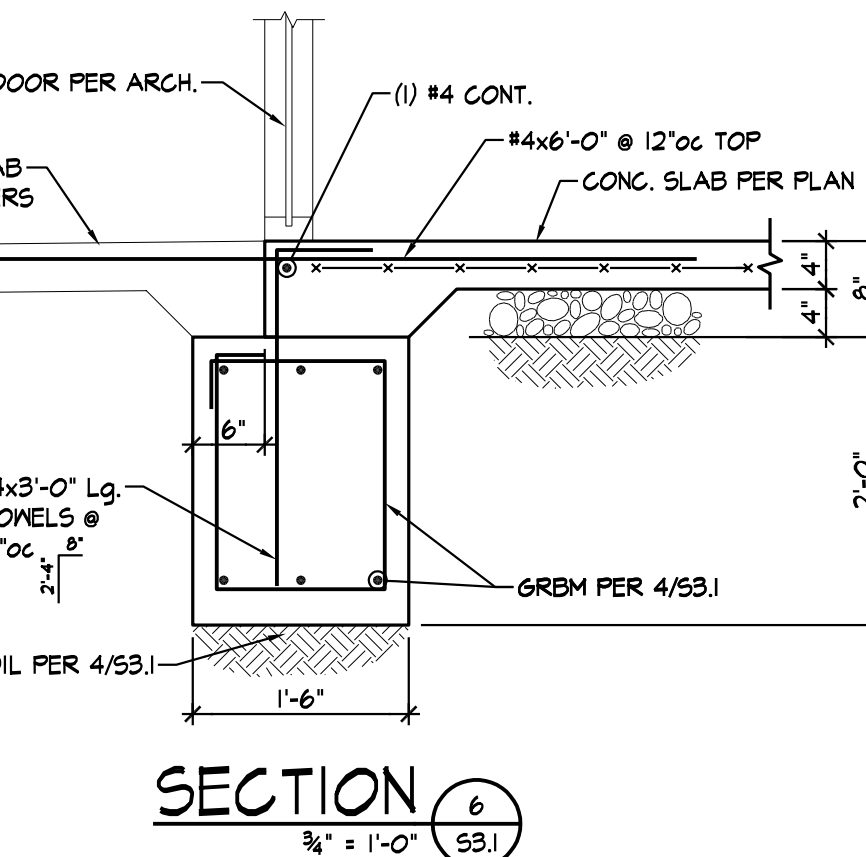
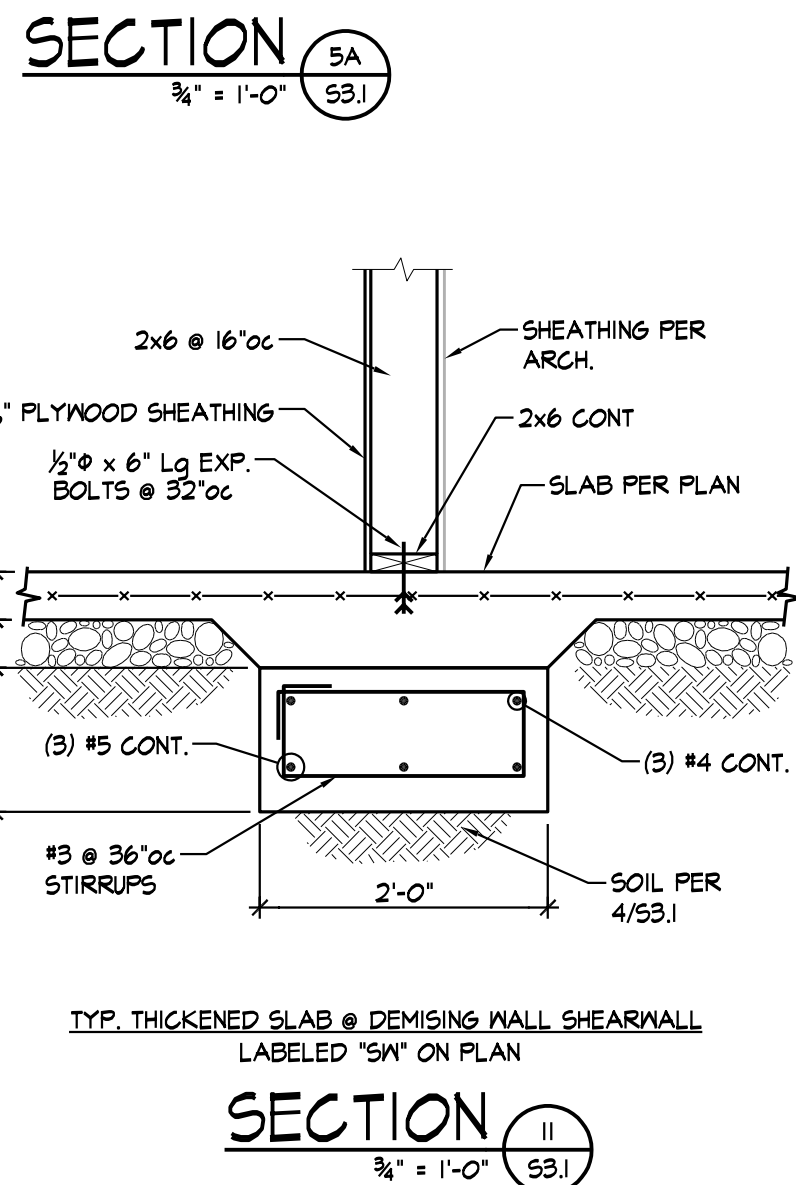
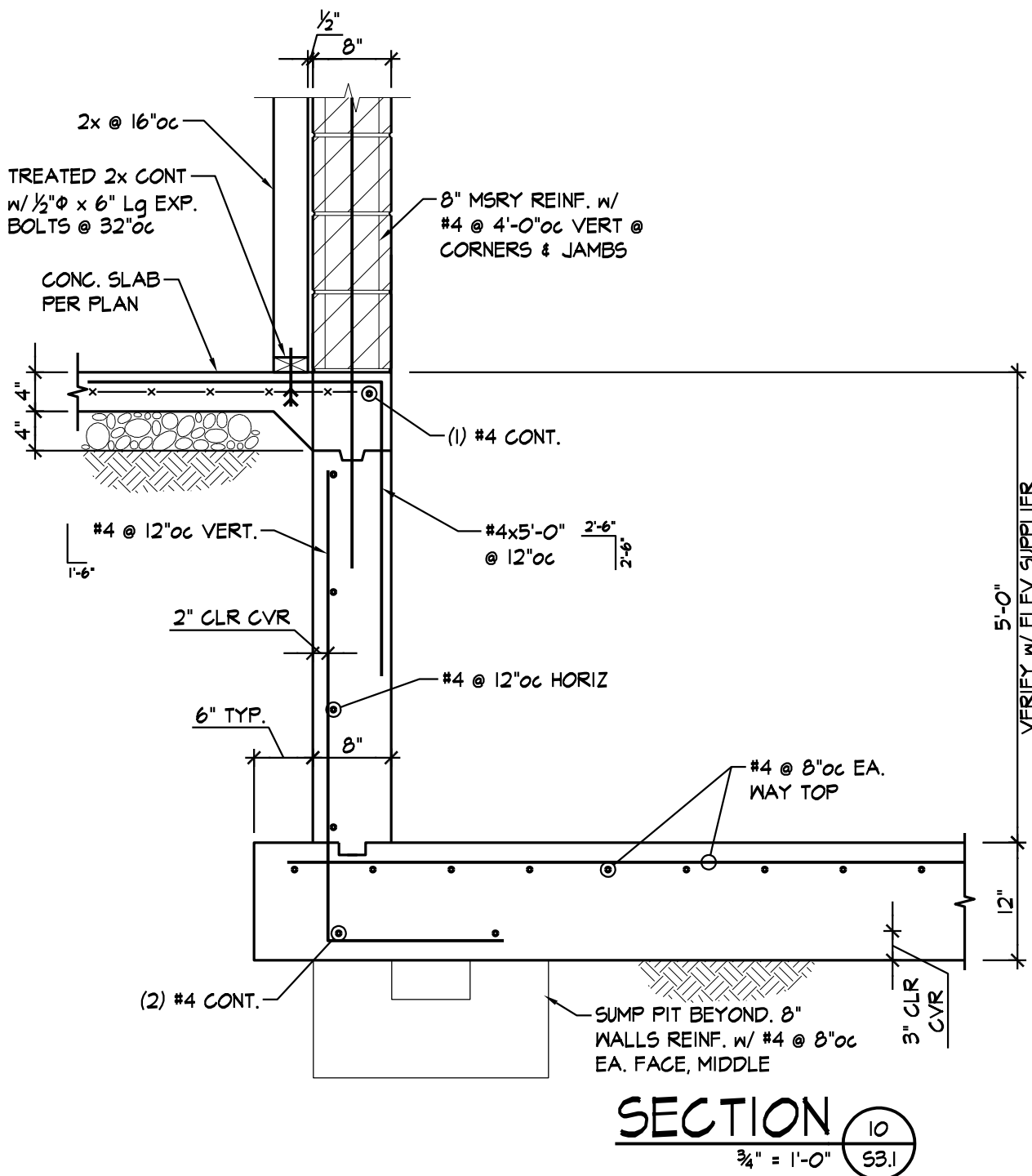
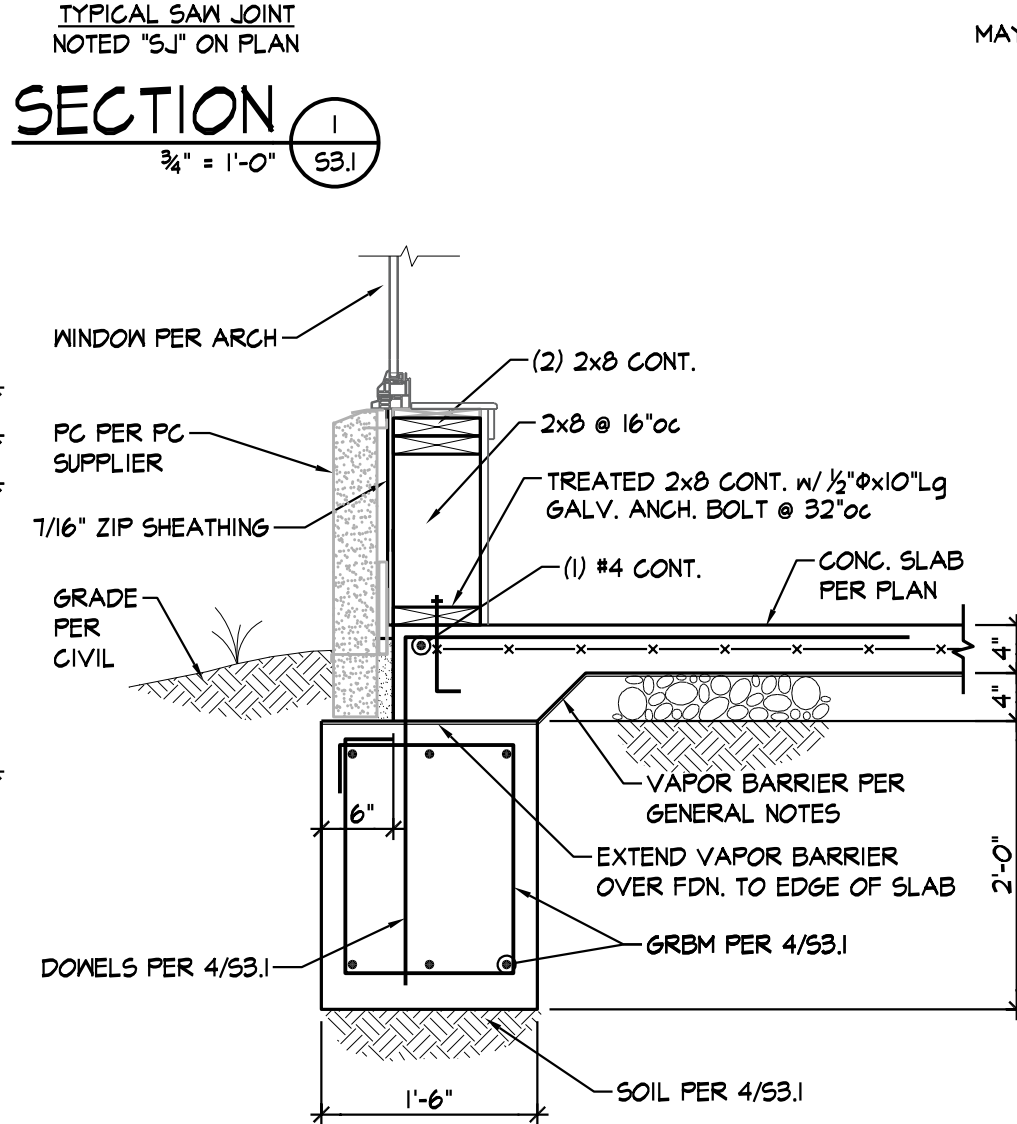
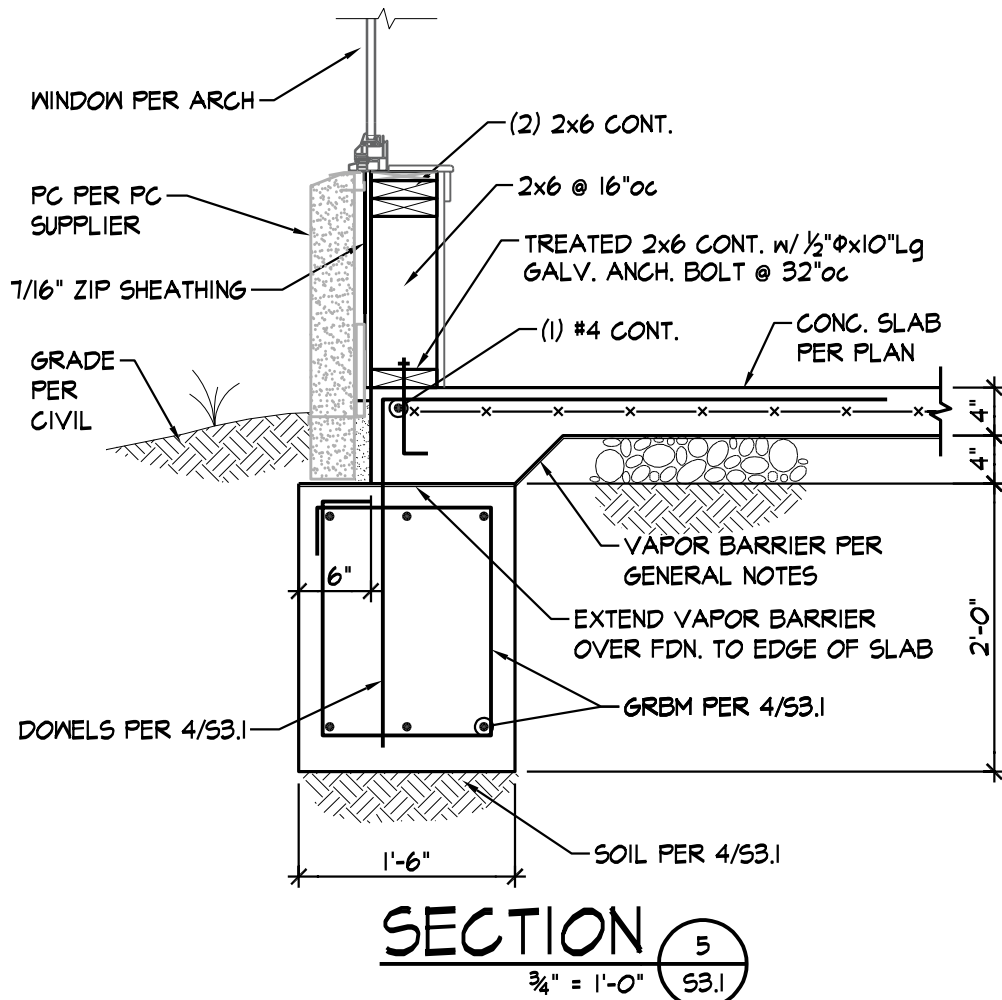
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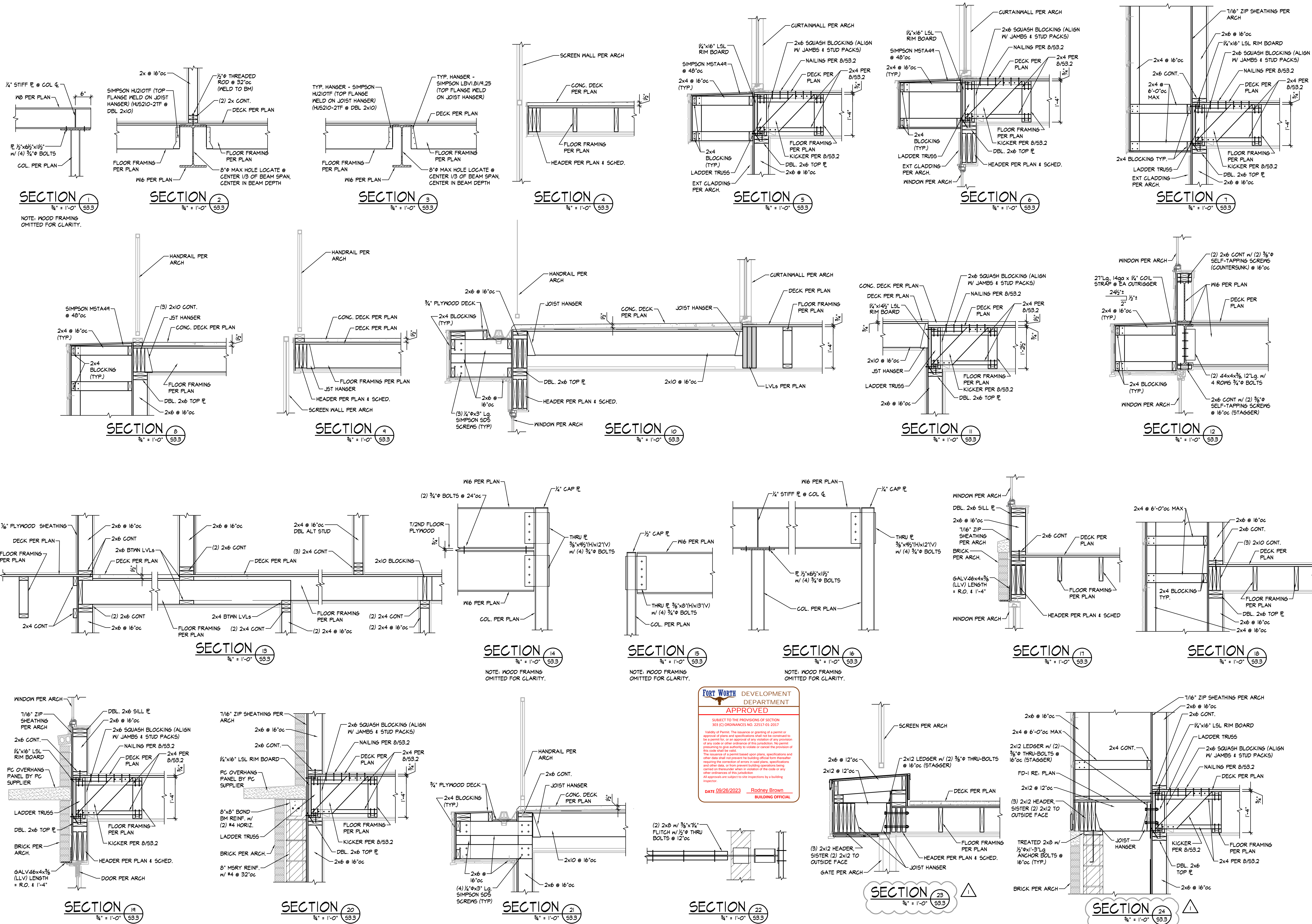
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Kansas City, MO 64108
jonesgillamrenz.com

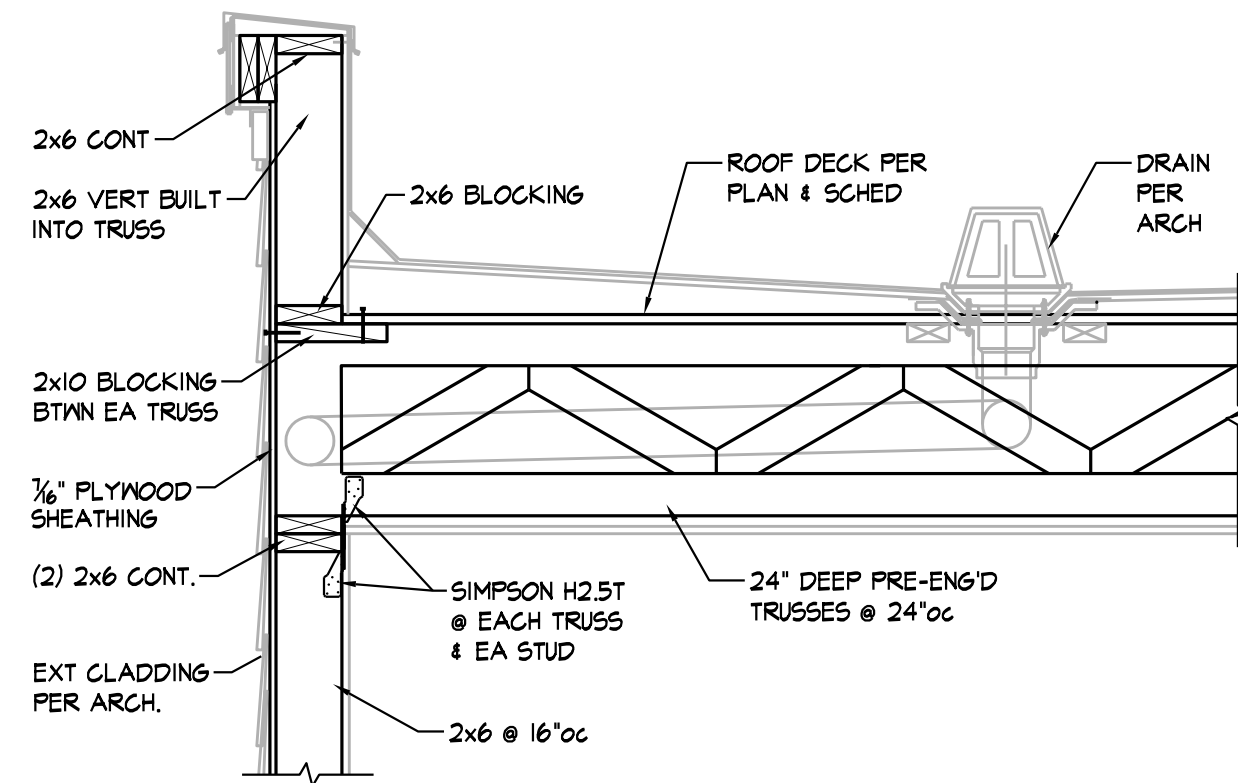


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All approvals are subject to site inspections by a building inspector.
DATE 09/26/2023 **Rodney Brown**
BUILDING OFFICIAL

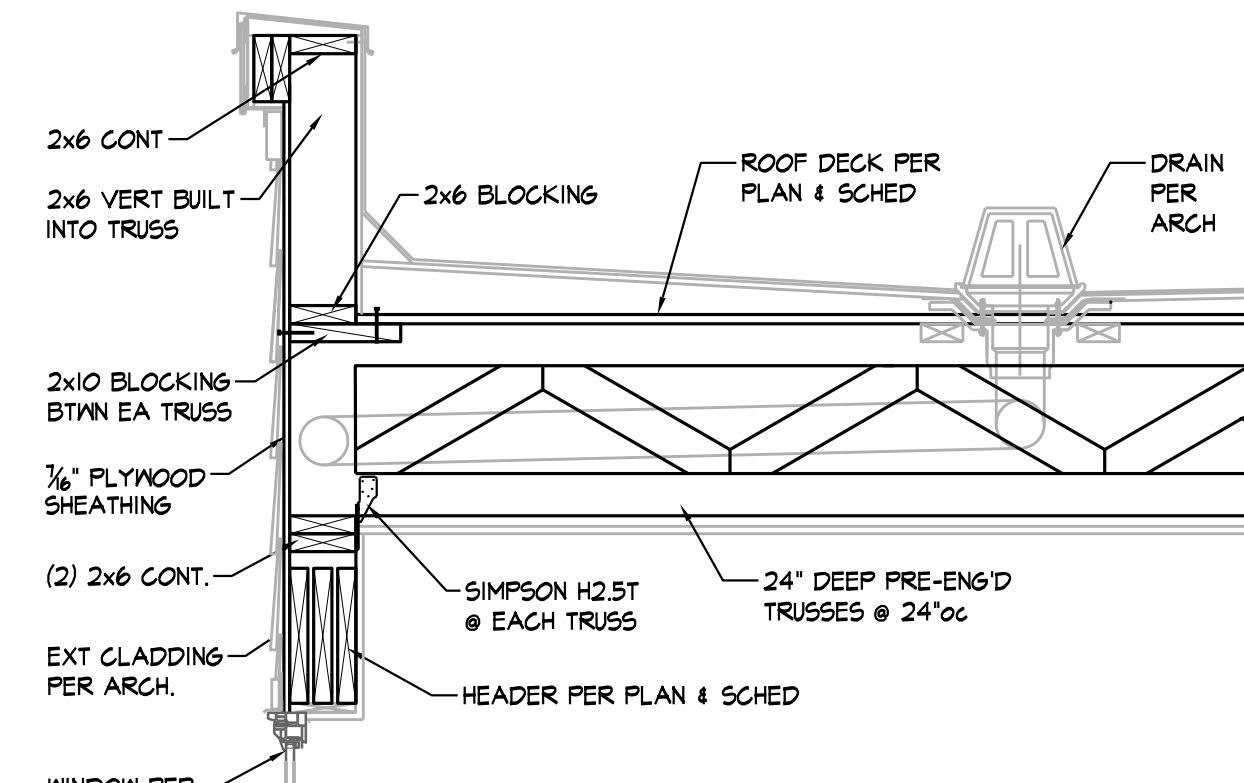


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JONES GILLAM RENZ
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REVISION:
DATE: 8-24-23
1-28-2022
JOB: 21-3137
SHEET: S3.1

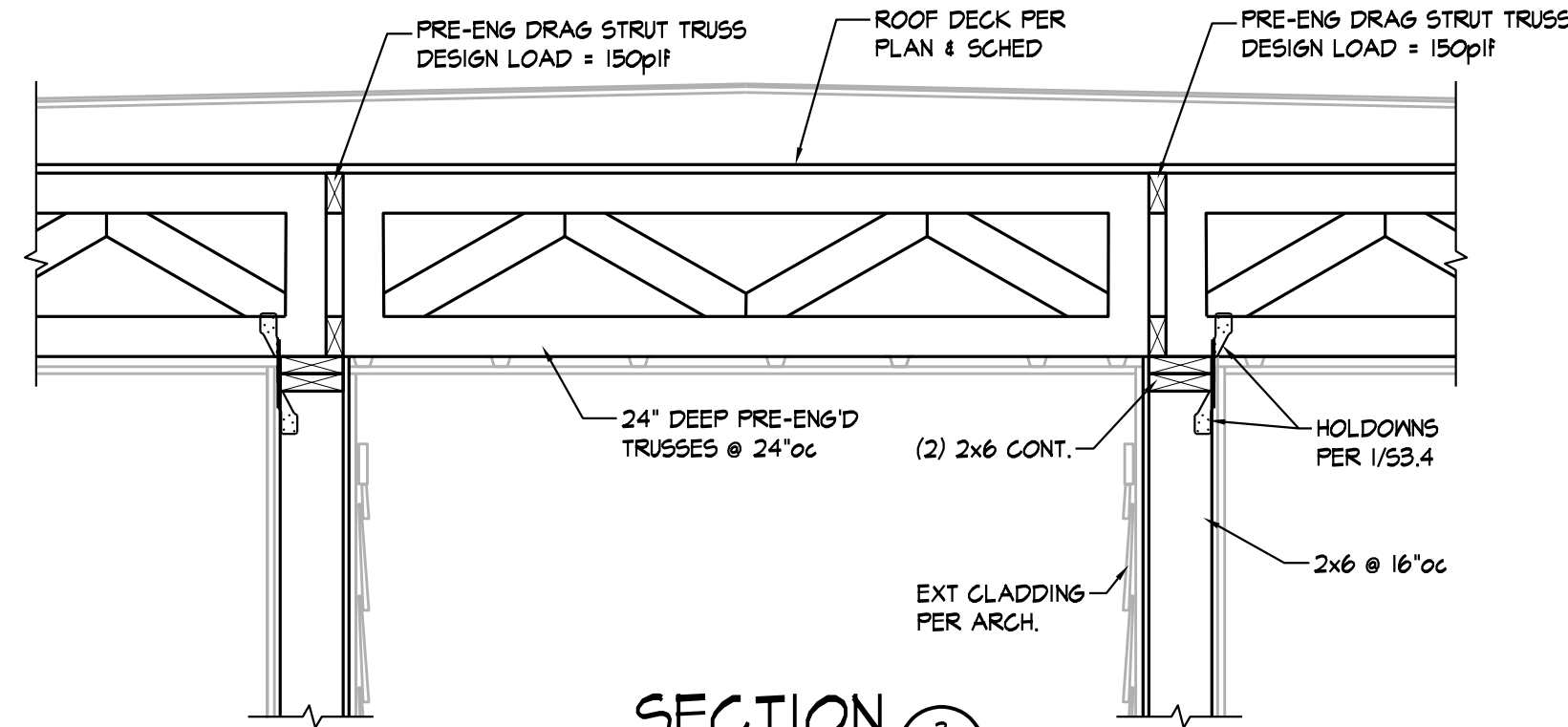




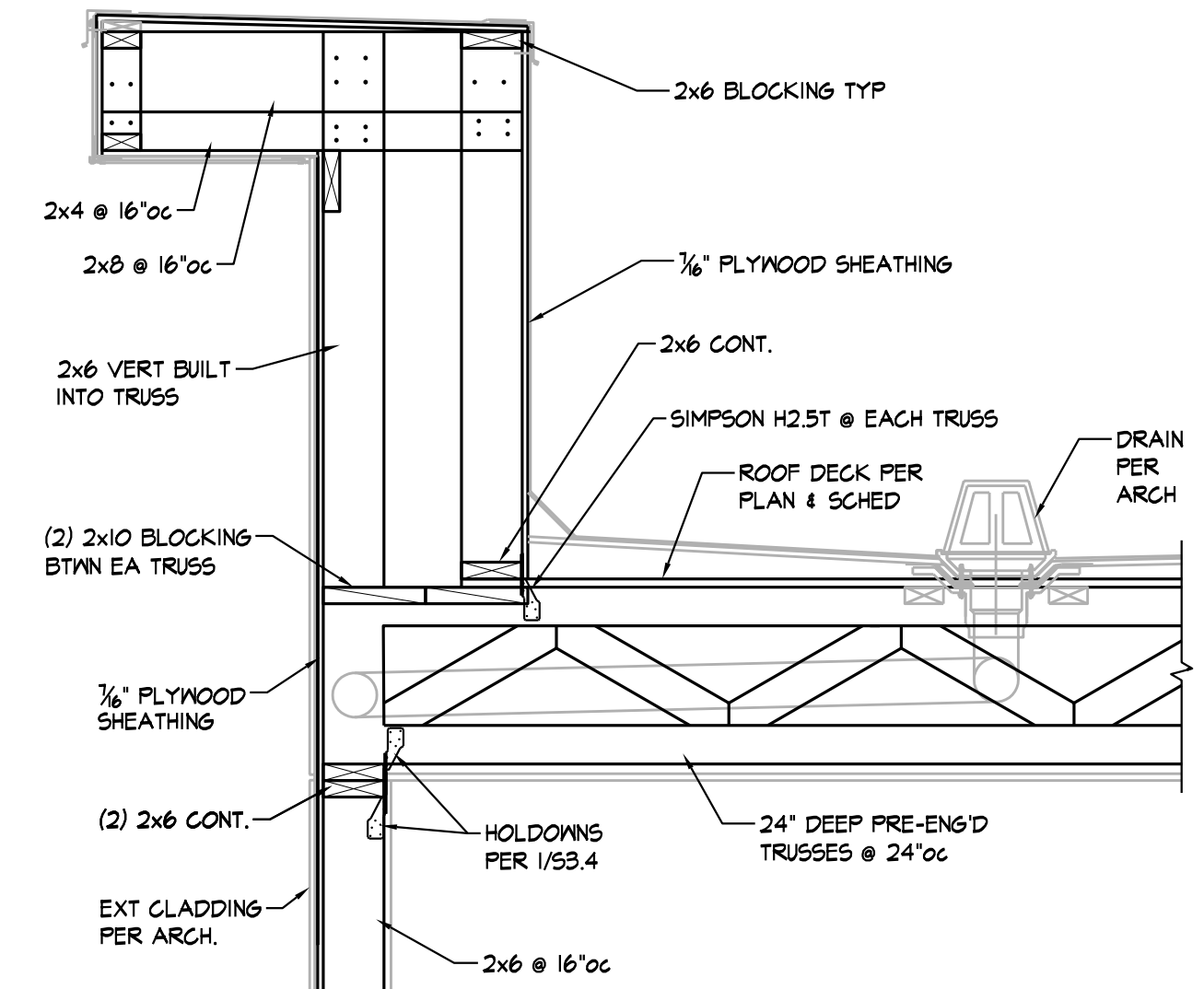
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3/4" = 1'-0" S3.4



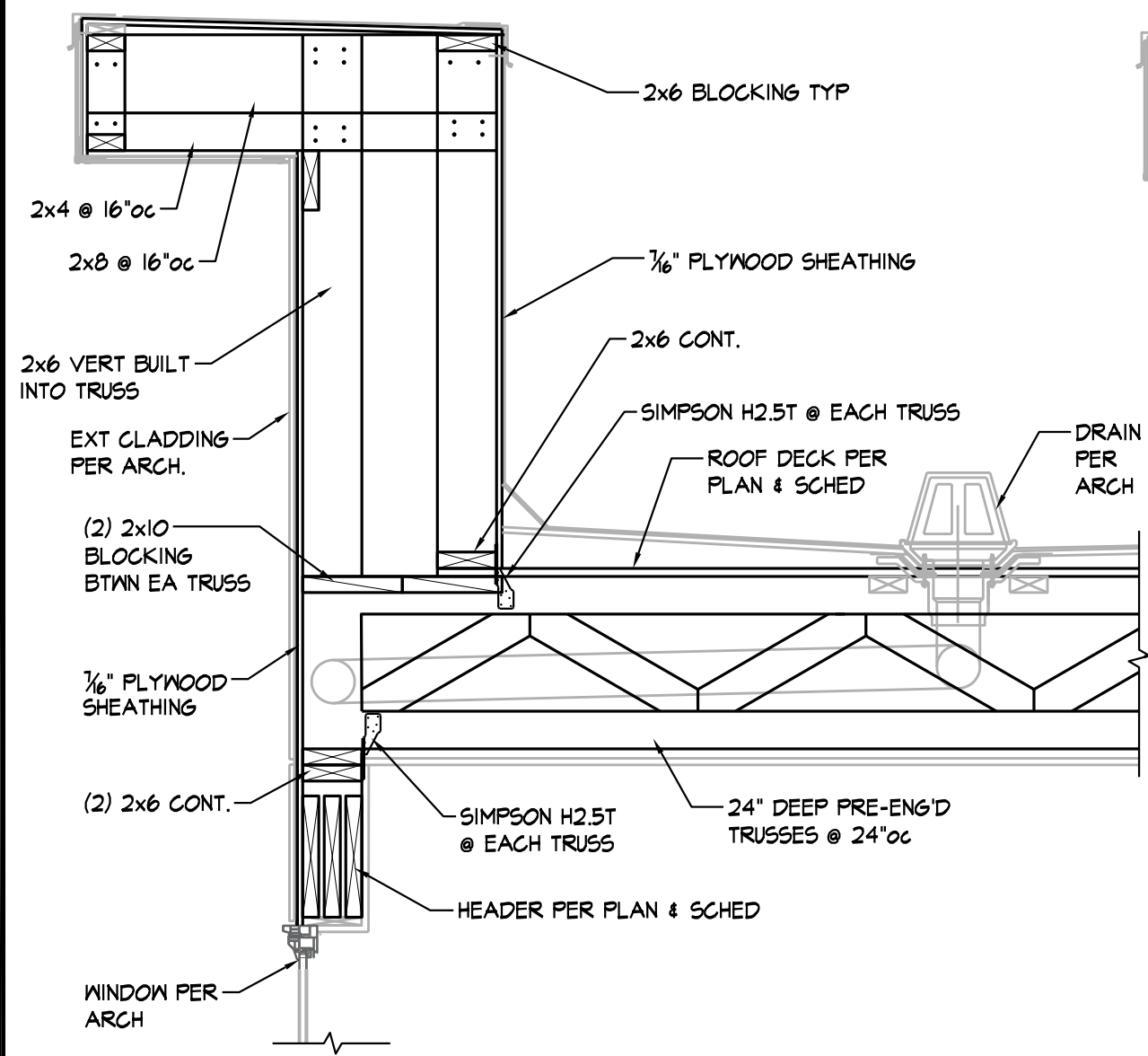
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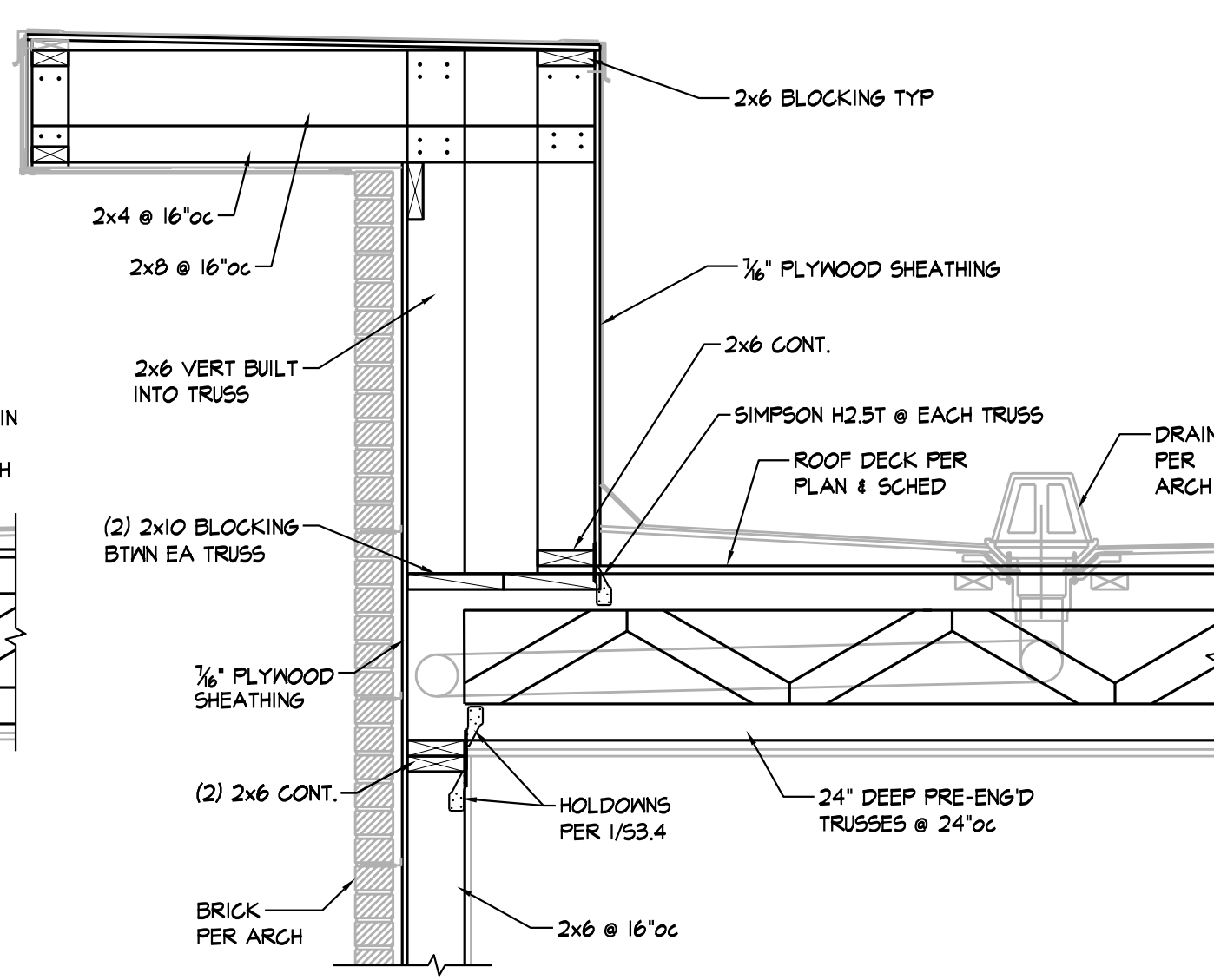
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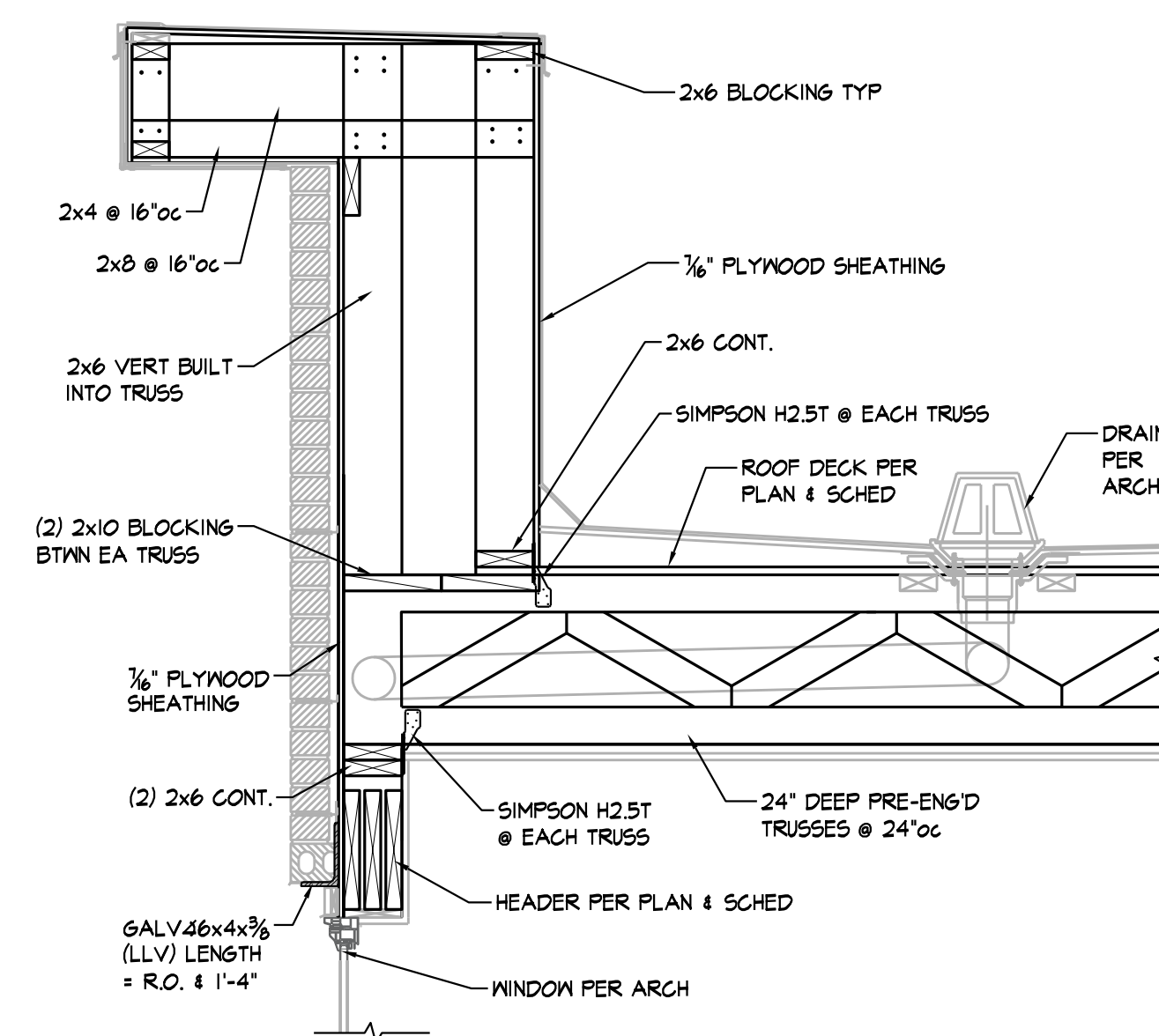
SECTION 4
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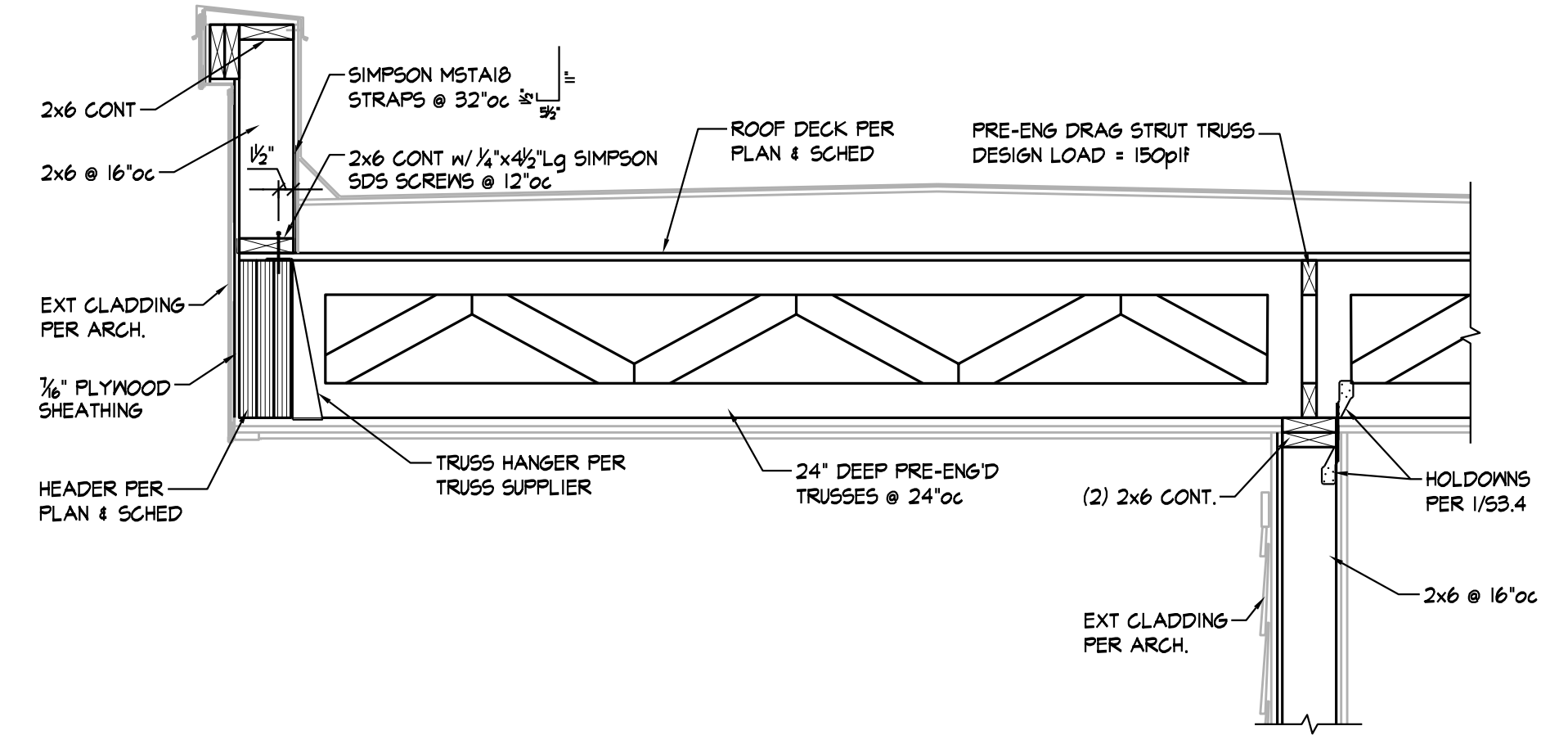
SECTION 5
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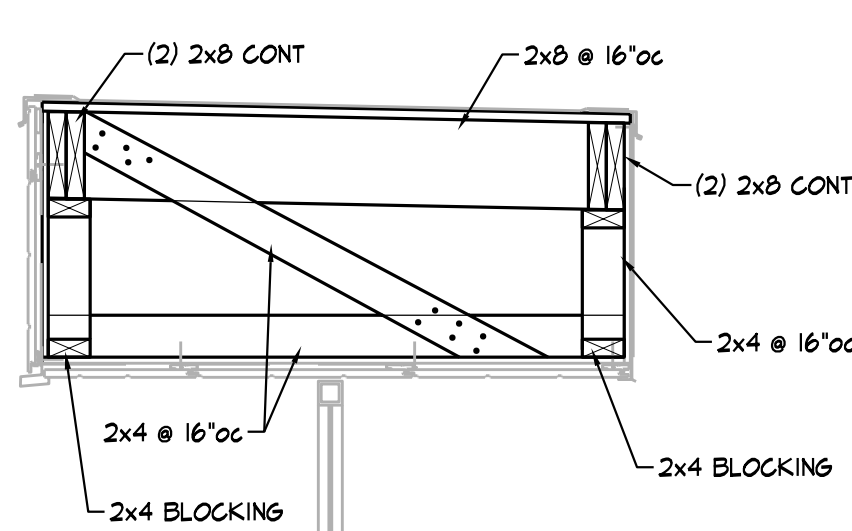
SECTION 6
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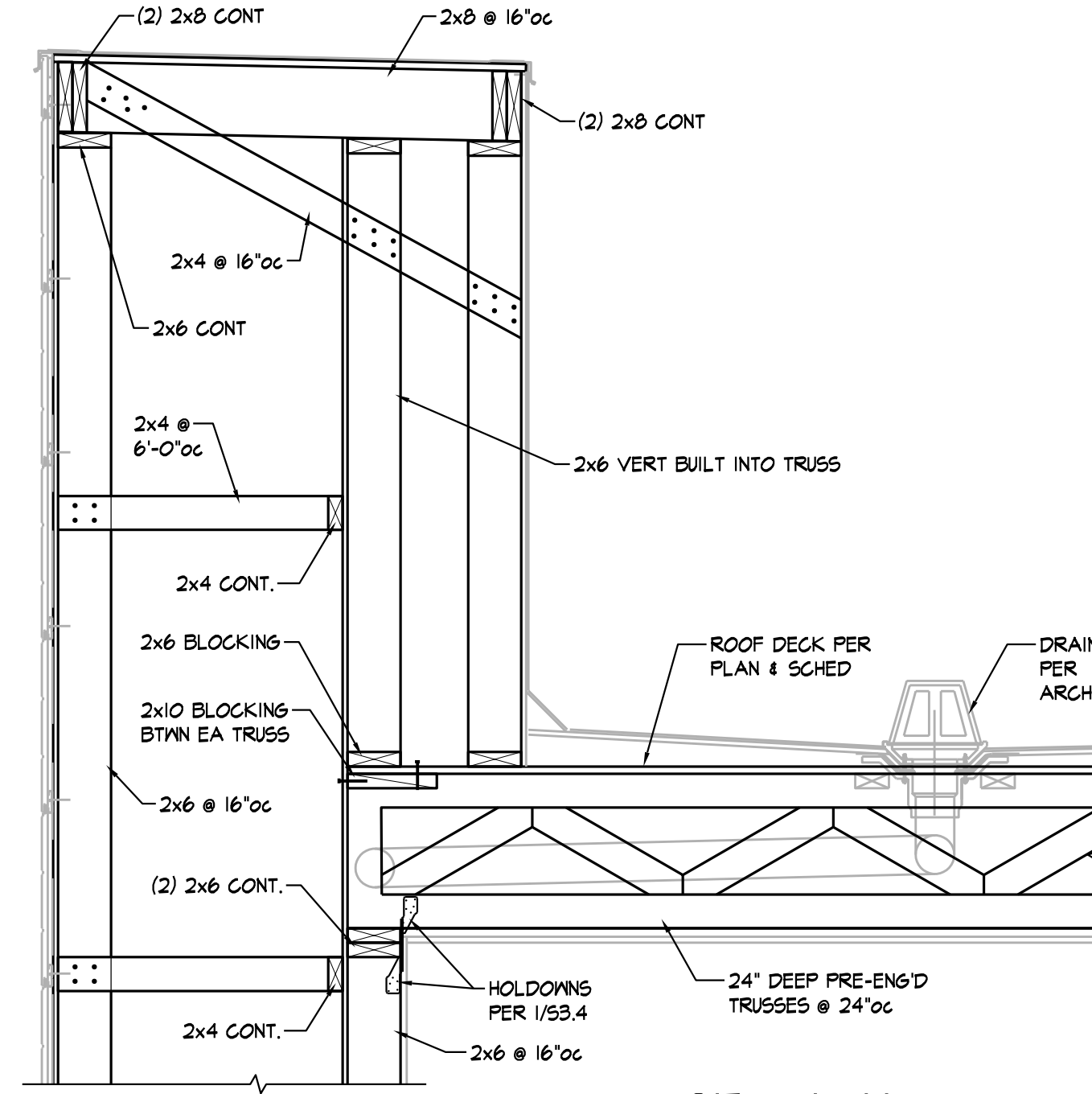
SECTION 7
3/4" = 1'-0" S3.4



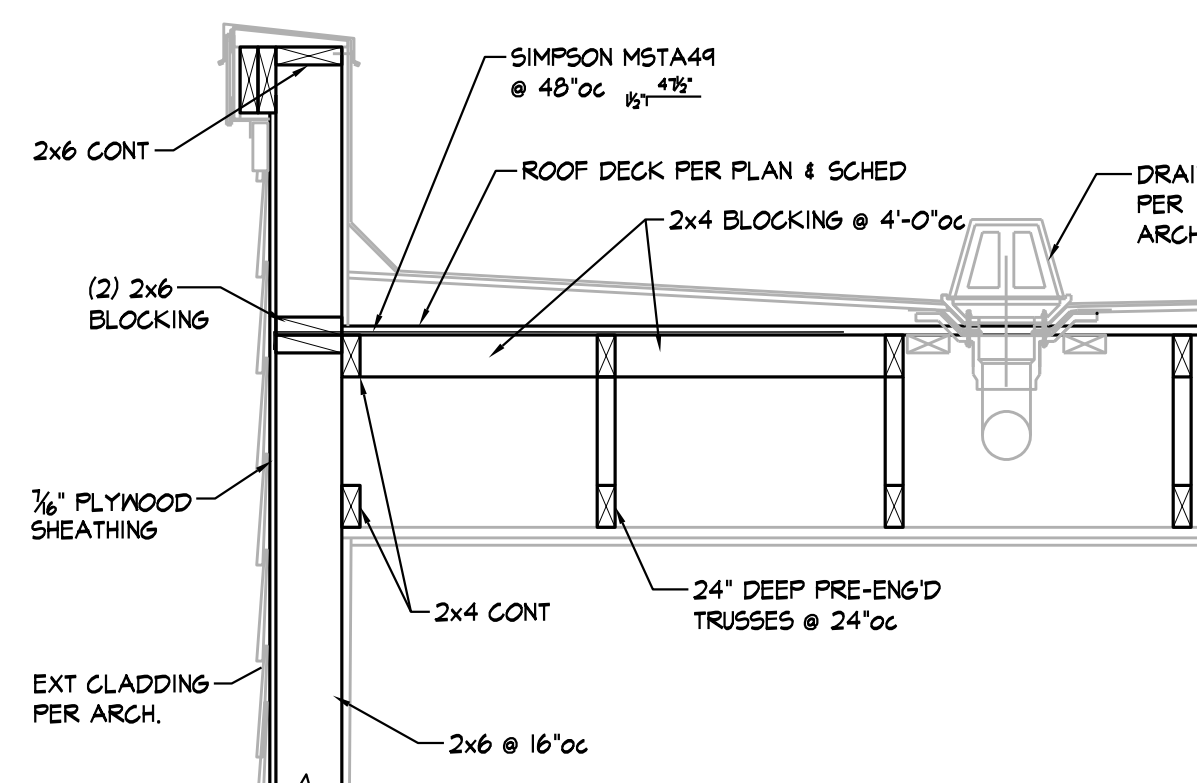
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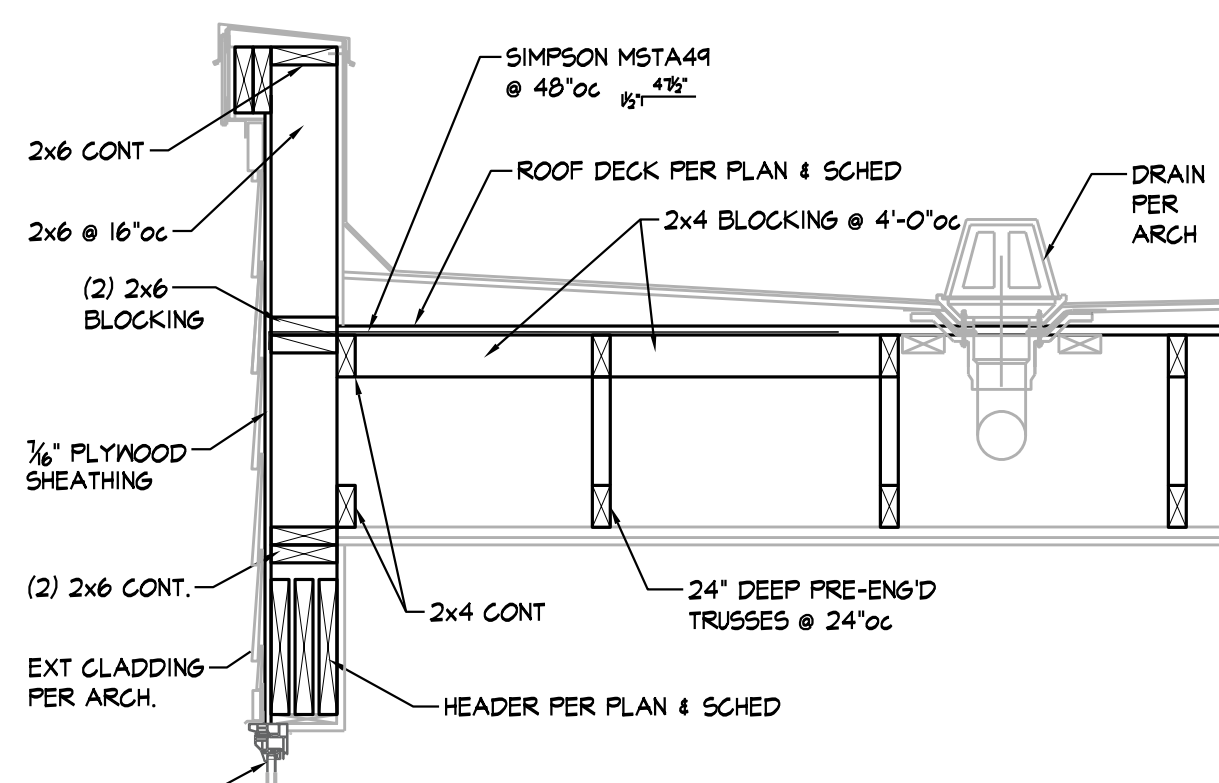
SECTION 9
3/4" = 1'-0" S3.4



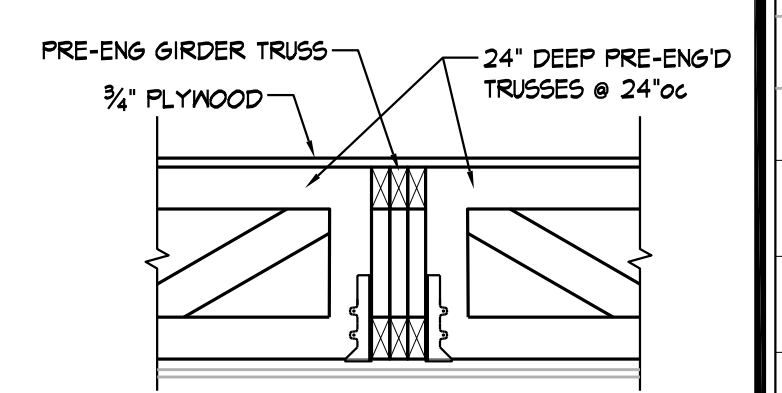
SECTION 10
3/4" = 1'-0" S3.4



SECTION 11
3/4" = 1'-0" S3.4



SECTION 12
3/4" = 1'-0" S3.4



SECTION 13
3/4" = 1'-0" S3.4



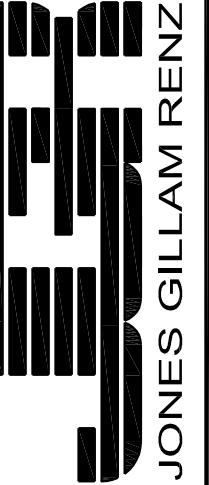
REVISION:
DATE: 1-28-2022
JOB: 21-3137
SHEET:

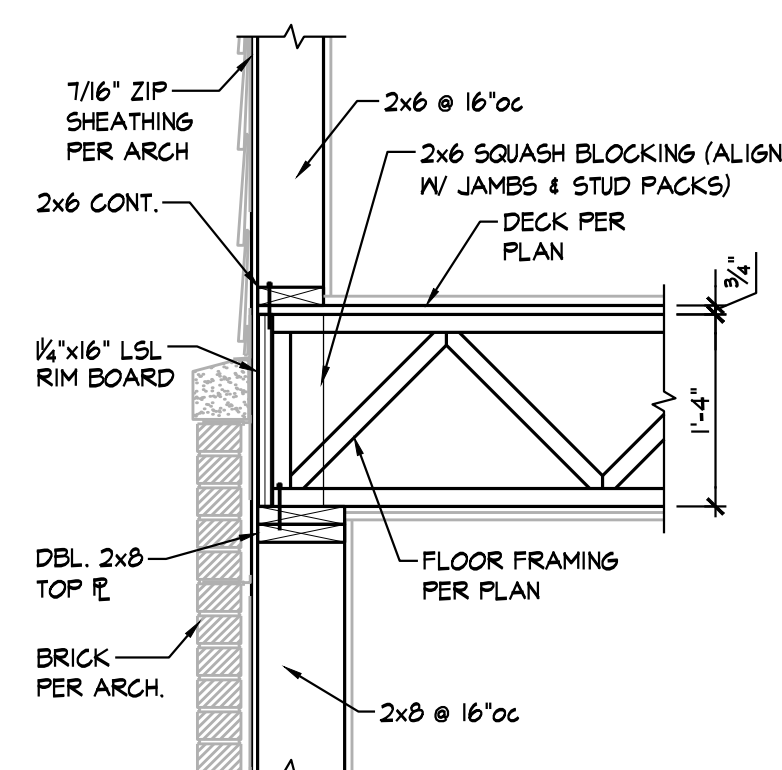
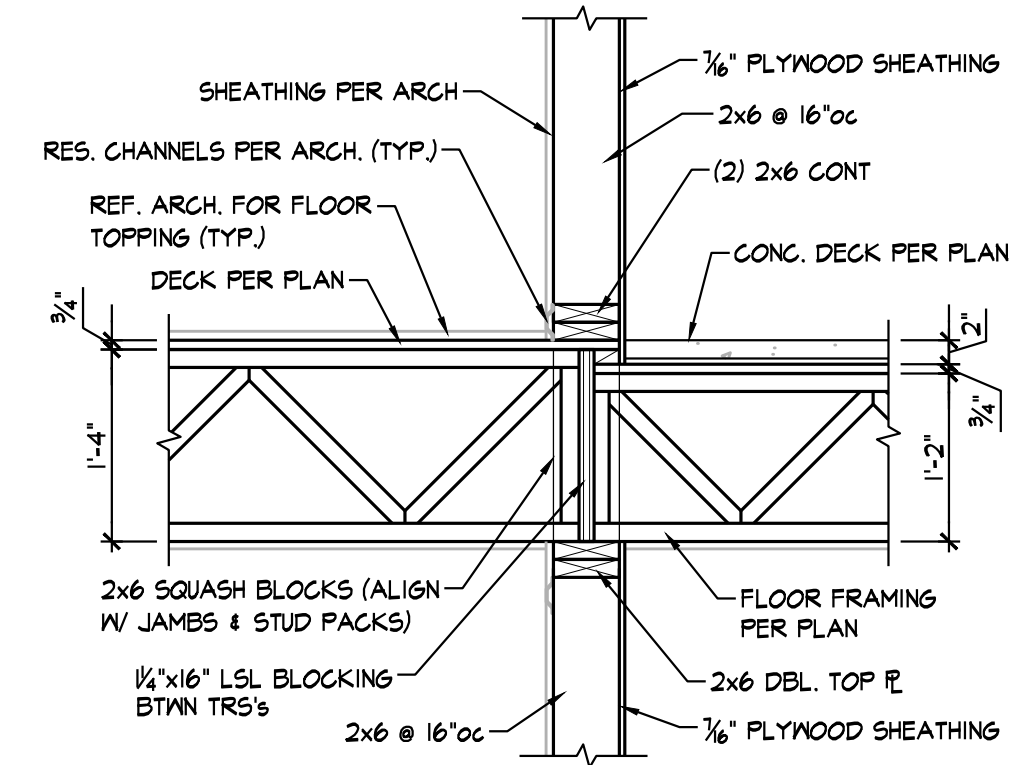
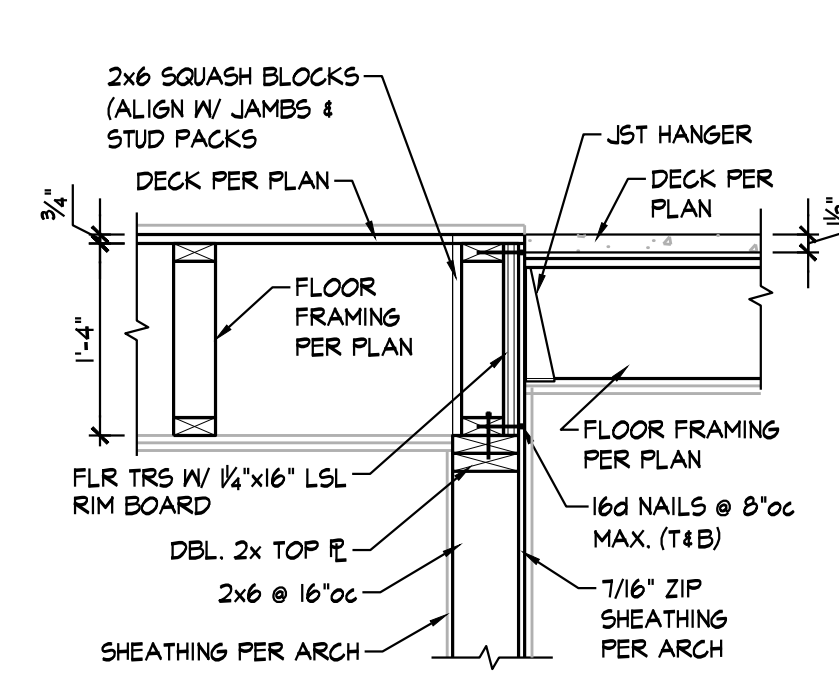
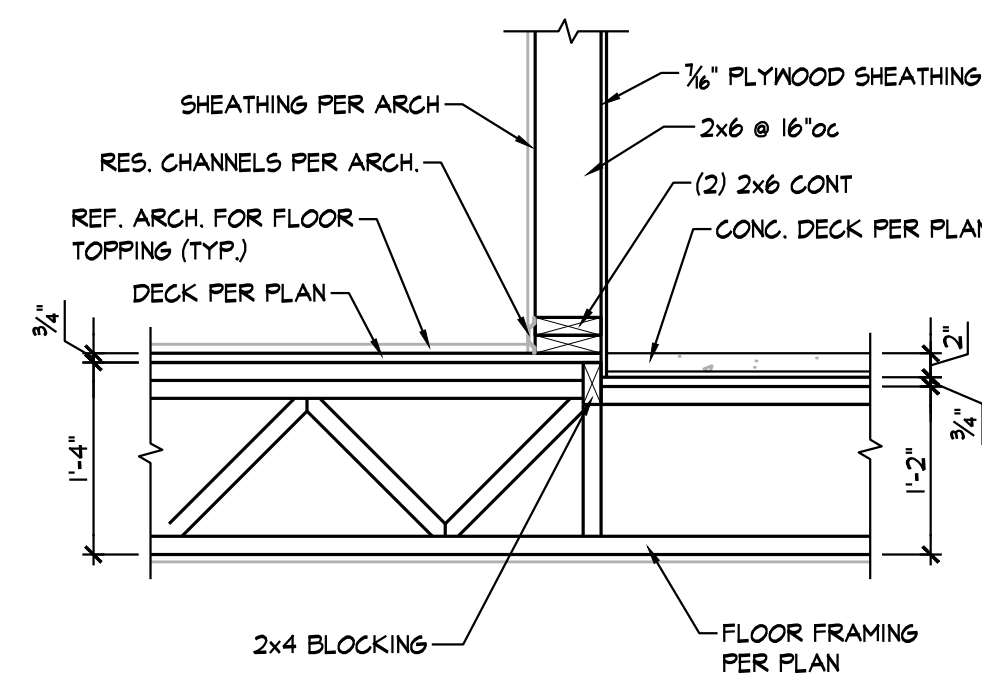
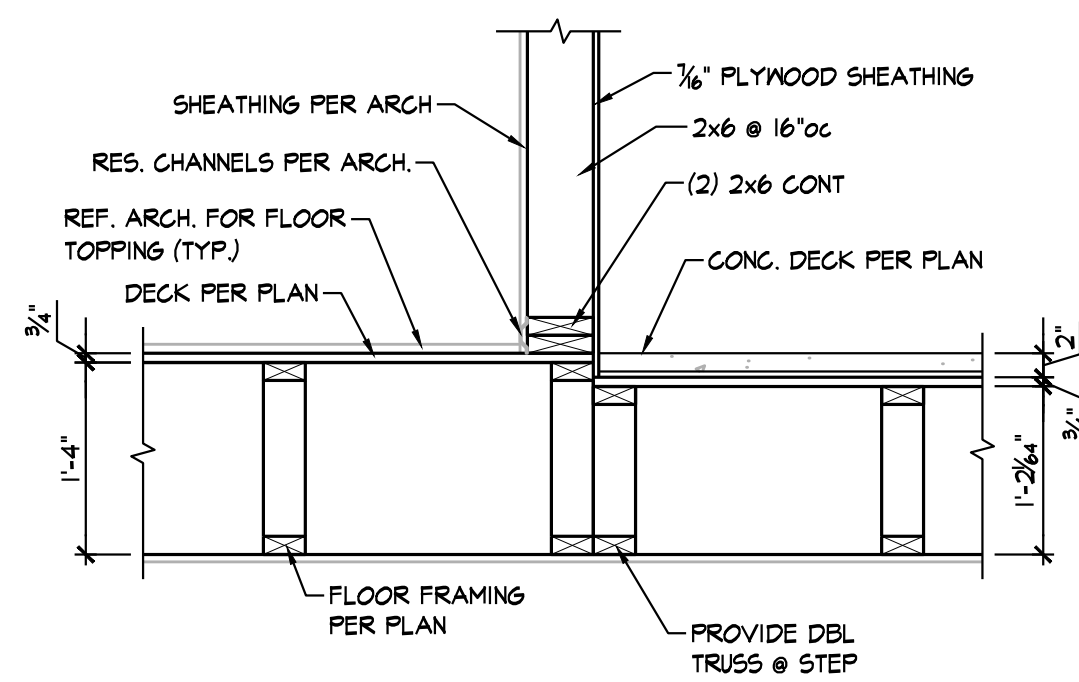
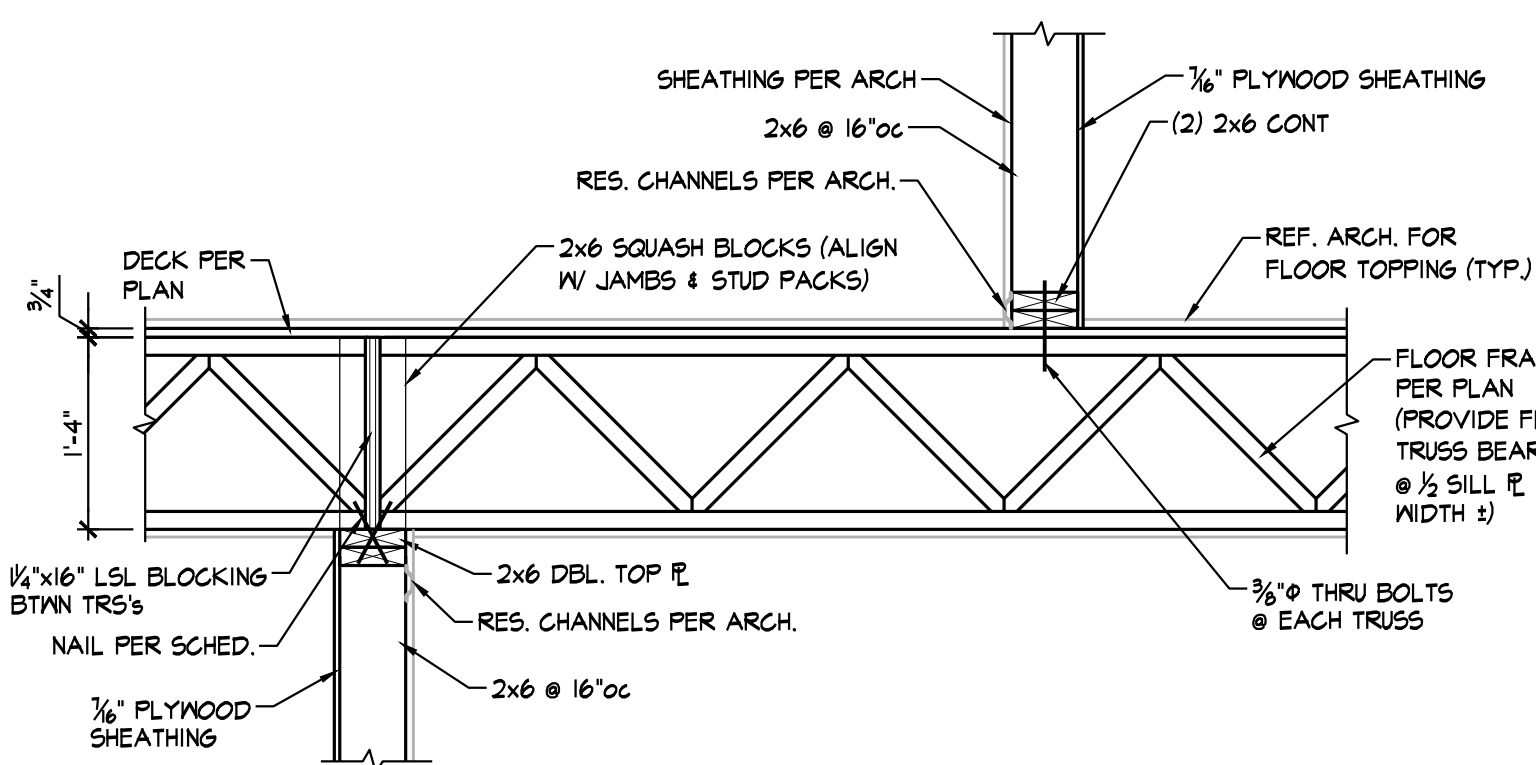
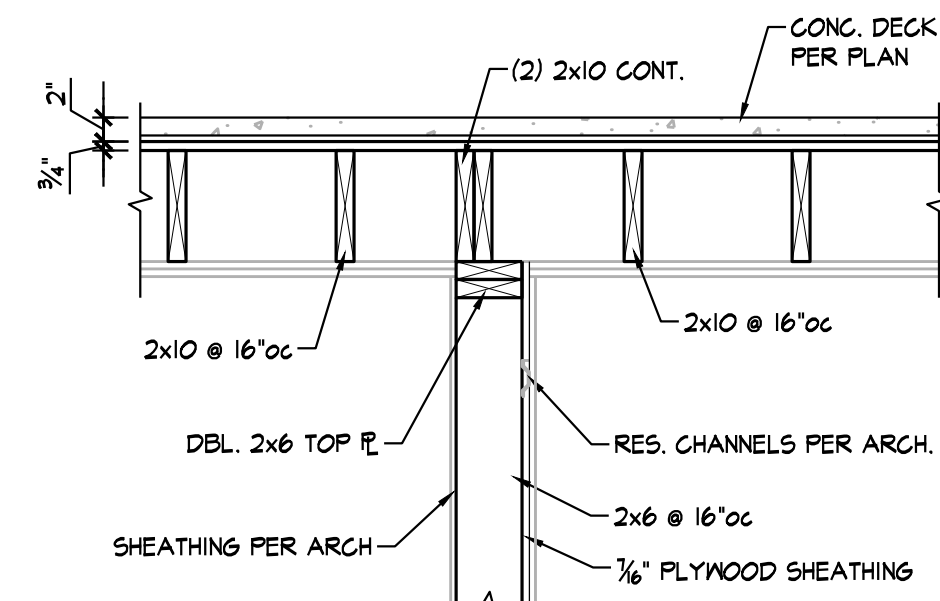
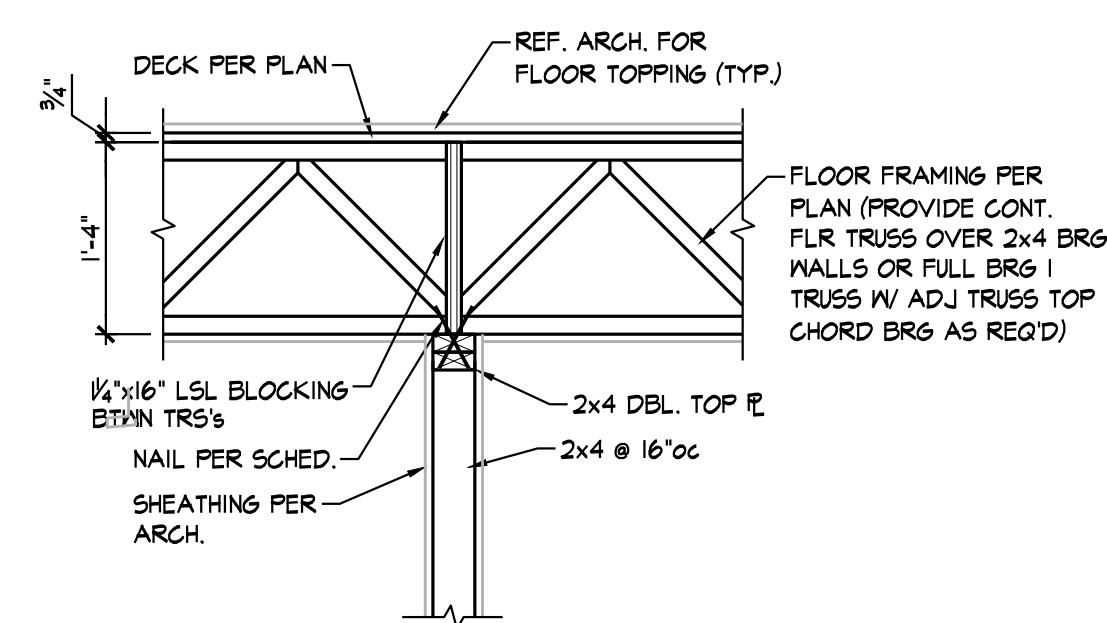
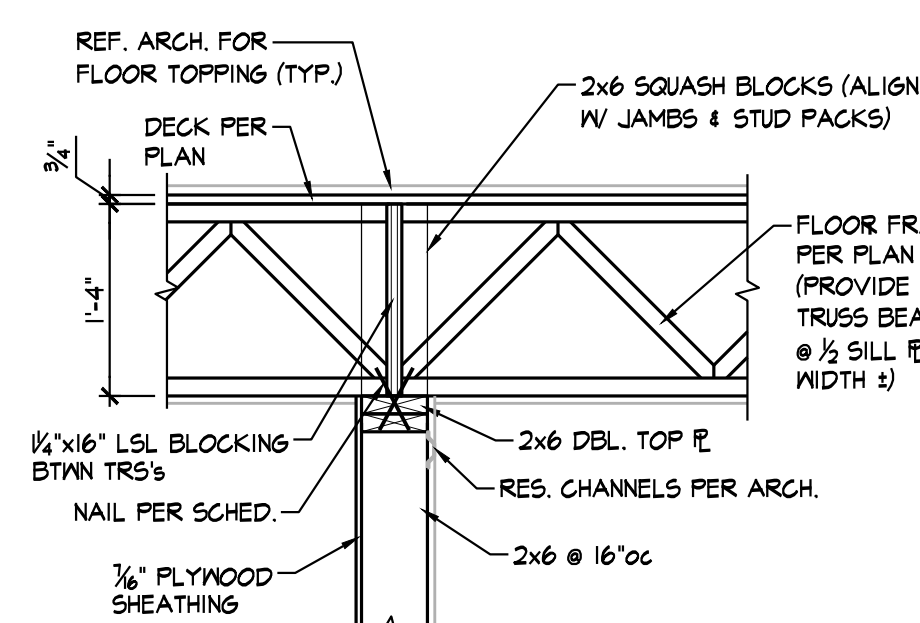
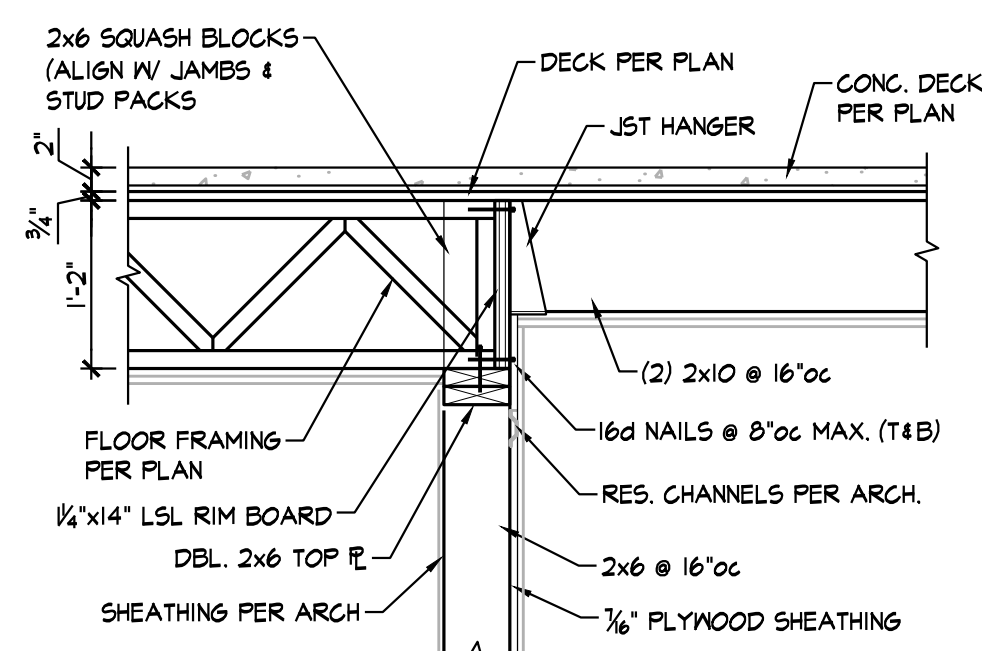
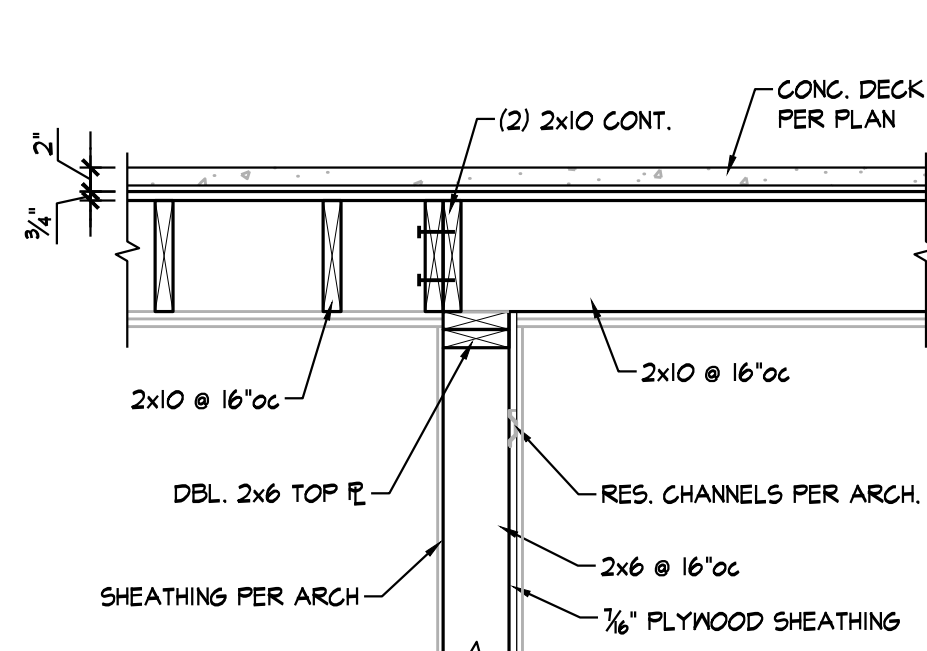
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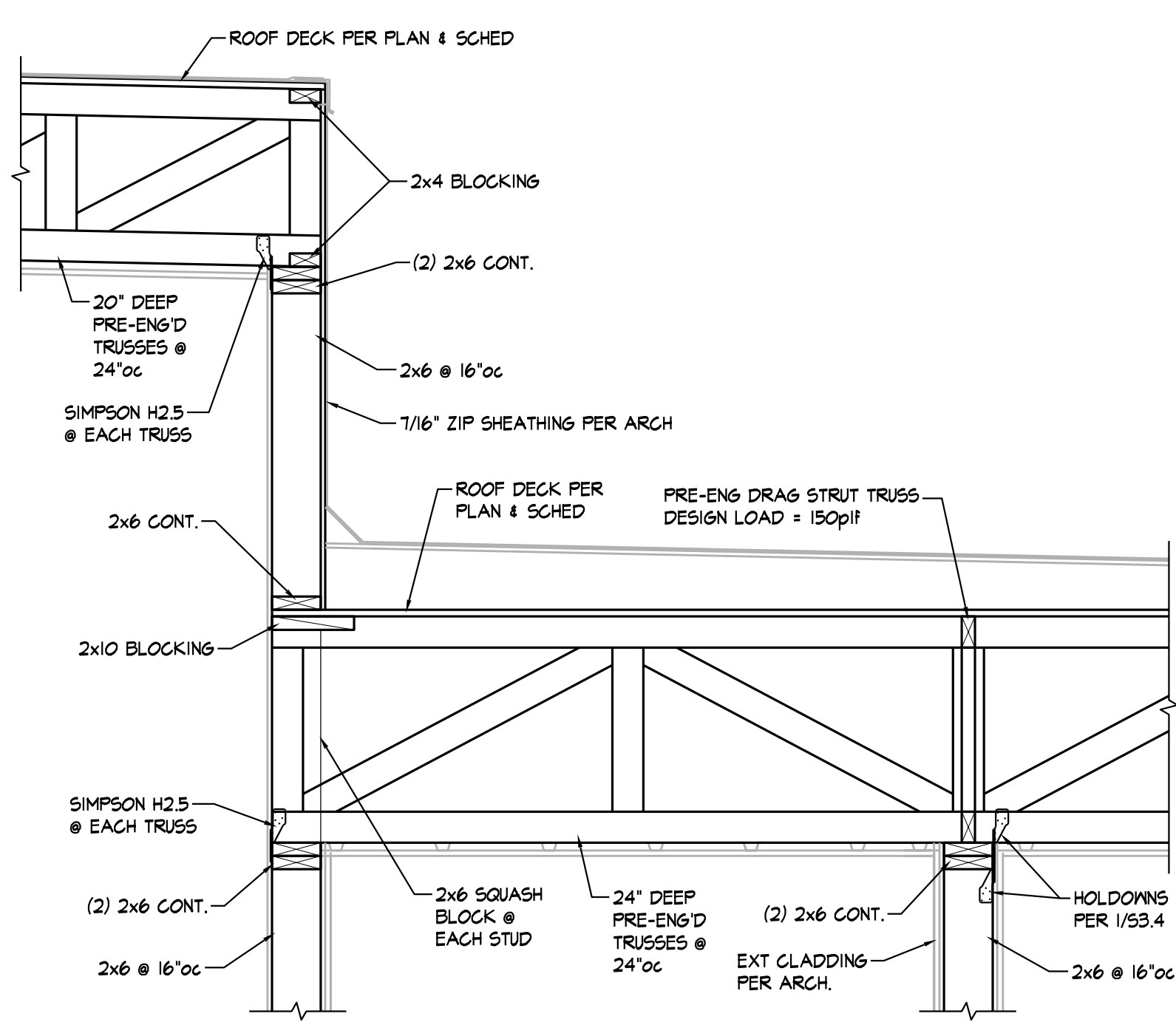
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NEW APARTMENTS
FORT WORTH, TEXAS

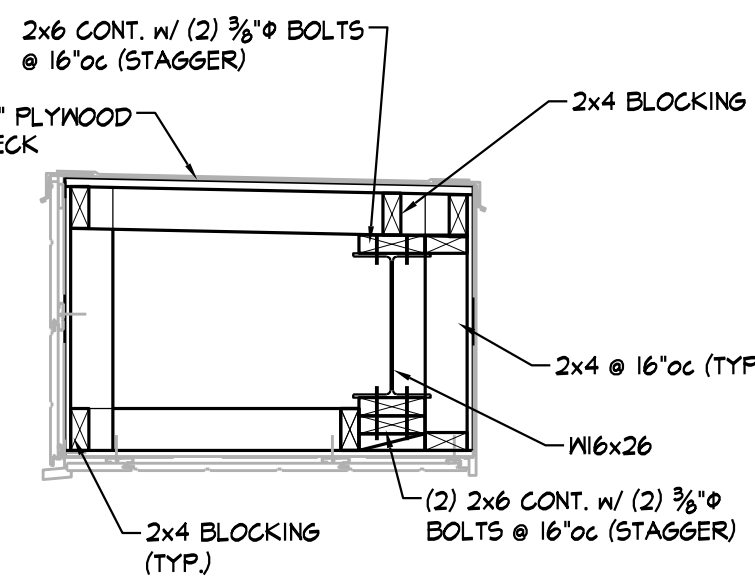
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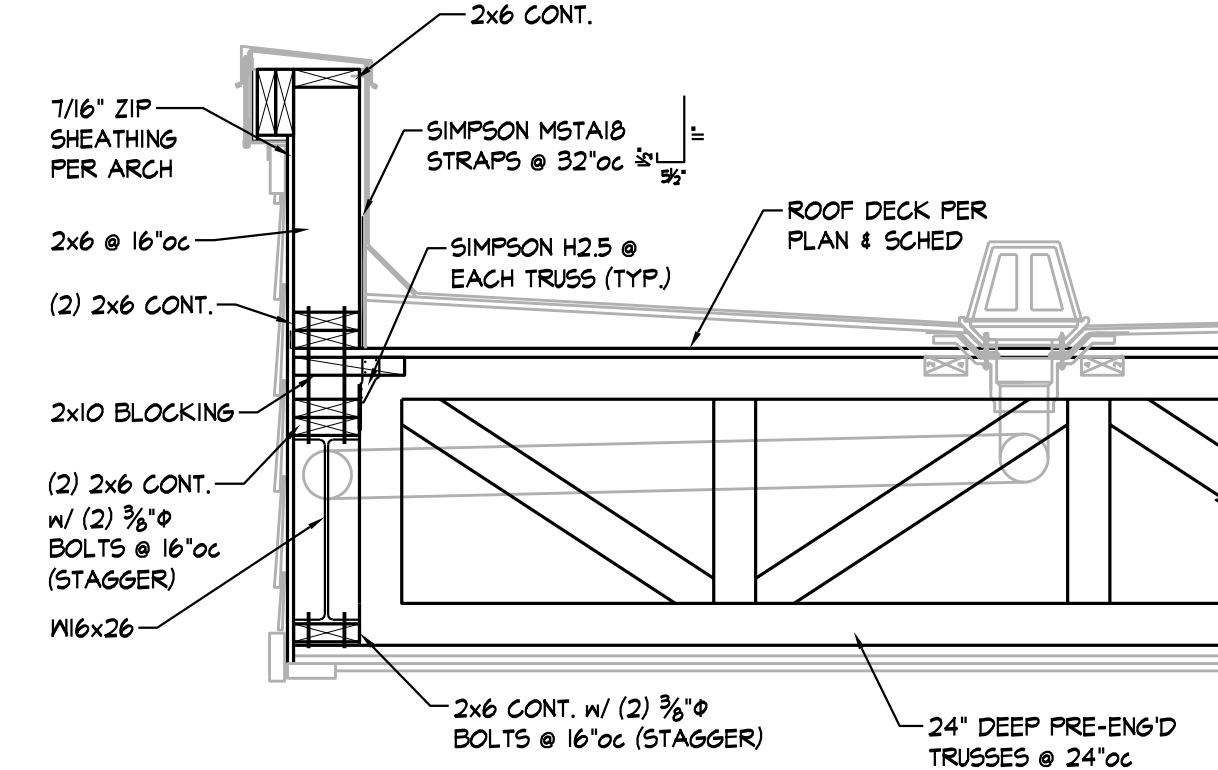
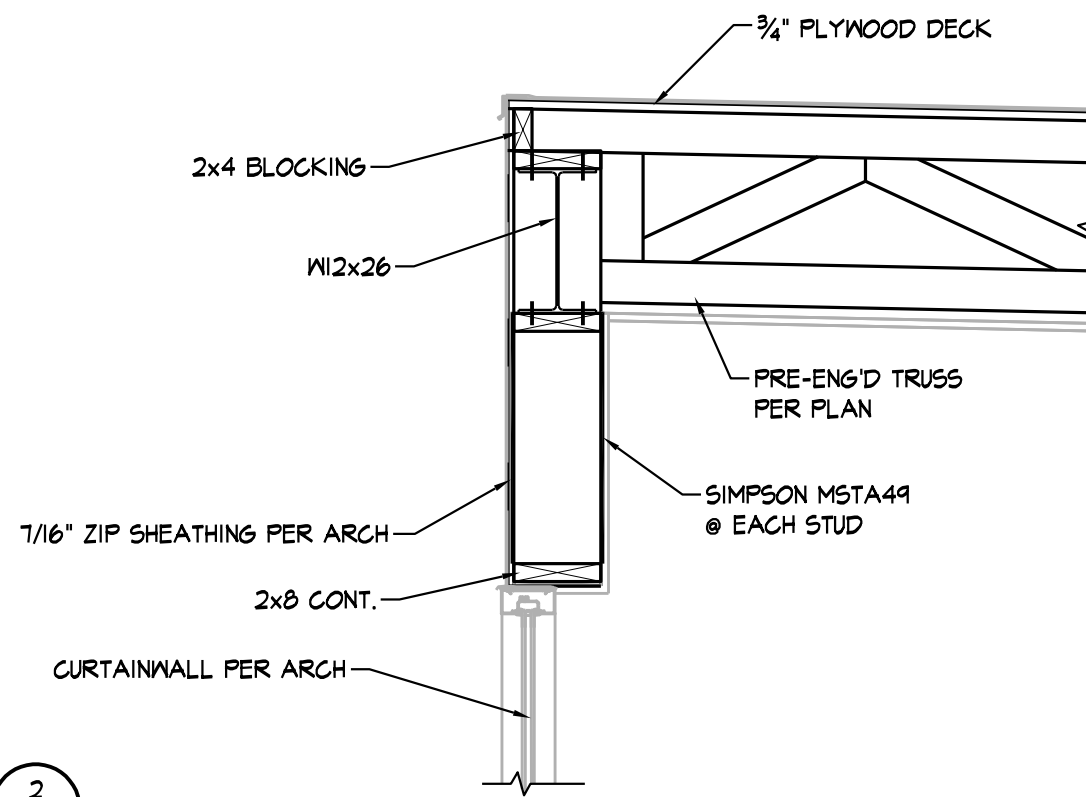




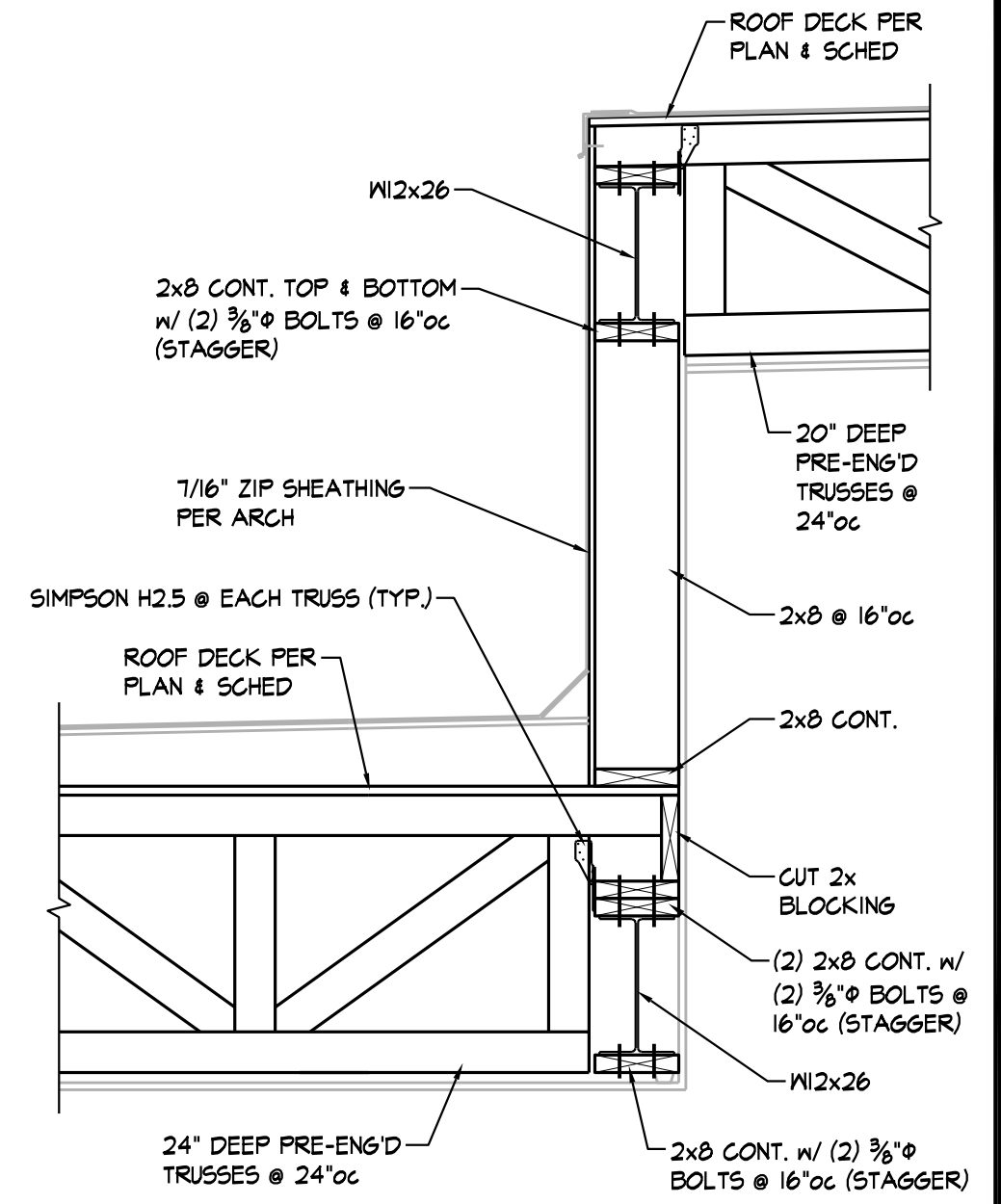
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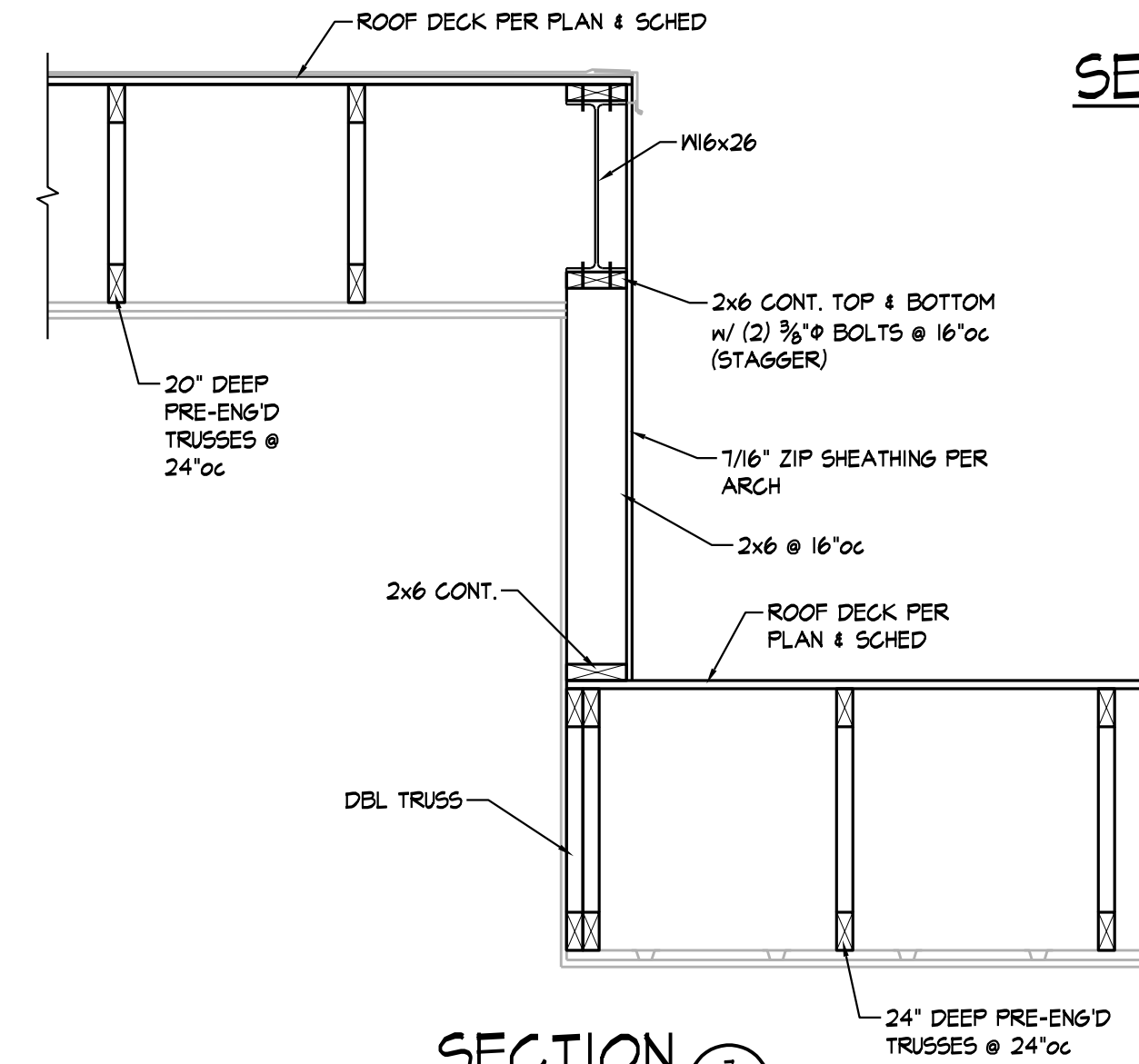
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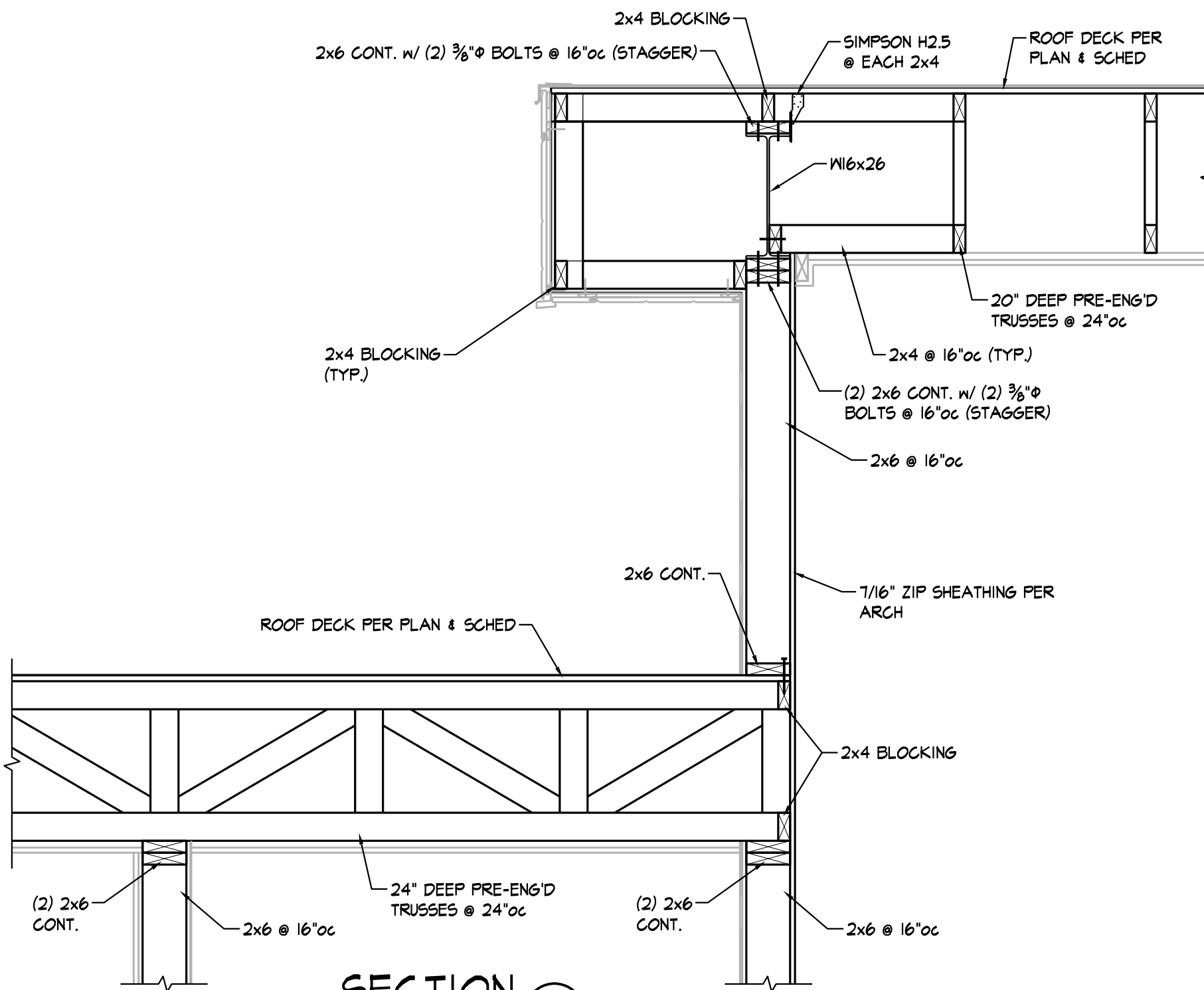
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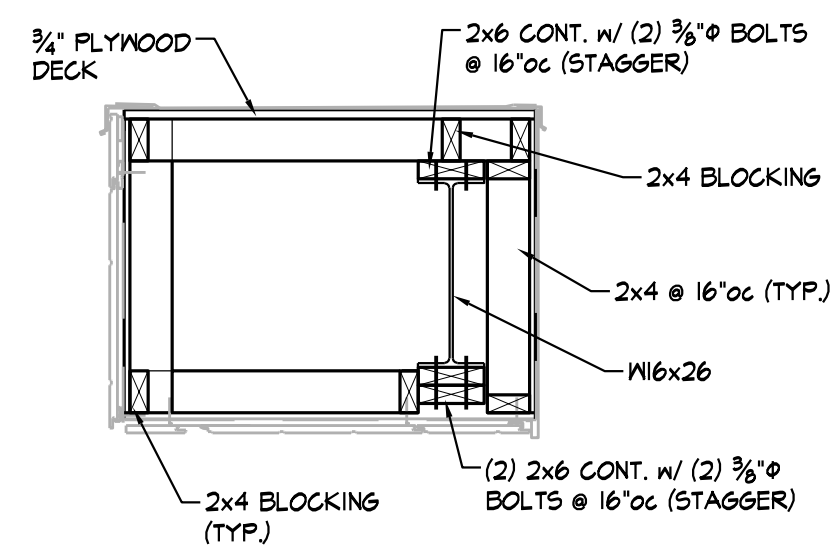
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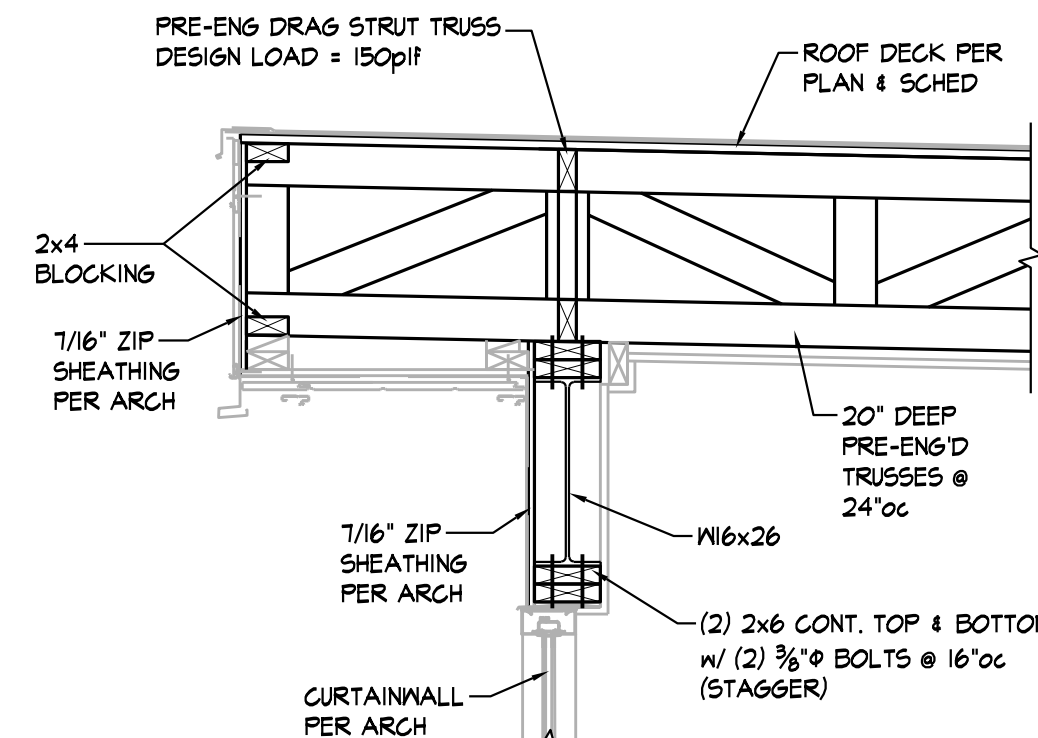
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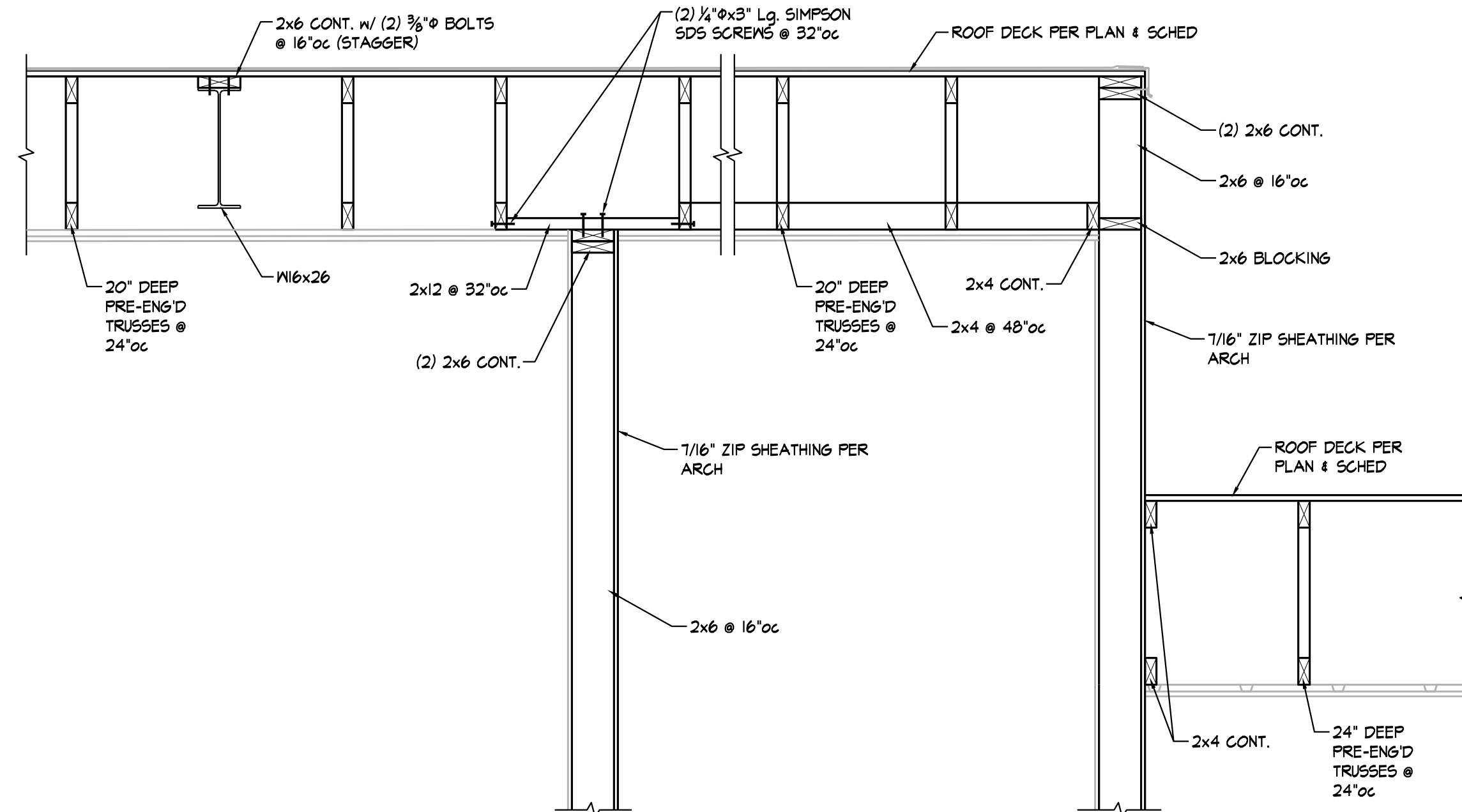
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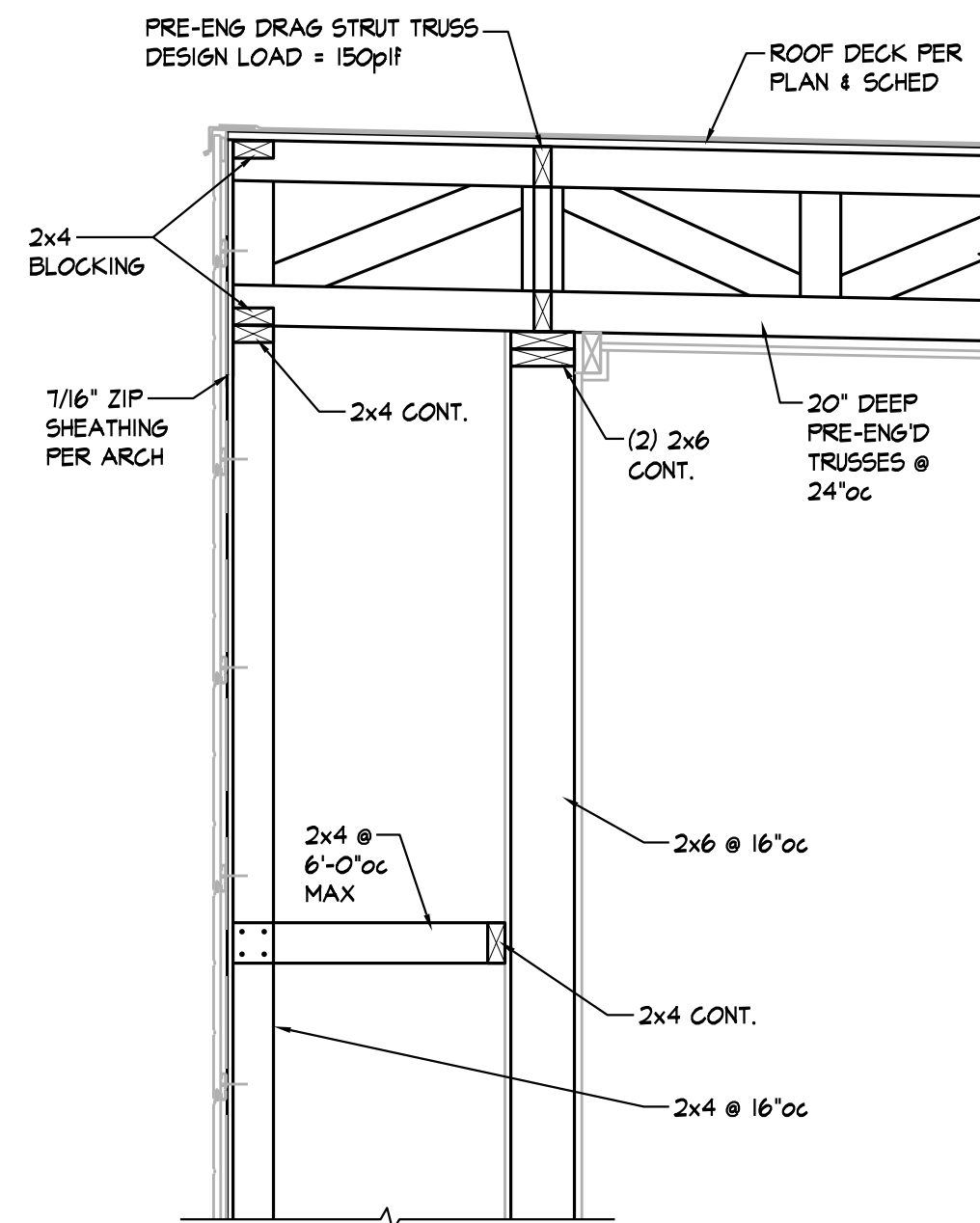
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3/4\"/>



SECTION 9
3/4\"/>



SECTION 6
3/4\"/>



SECTION 10
3/4\"/>

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DATE: 09/26/2023	Rodney Brown BUILDING OFFICIAL



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TEXAS
NEW APARTMENTS
FORT WORTH,
CLIFTON RIVERSIDE APARTMENTS

REVISION:
DATE: 1-28-2022
JOB: 21-3137
SHEET:

S3.6

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MECHANICAL AND ELECTRICAL SYMBOLS AND ABBREVIATIONS

A	ABOVE FINISH FLOOR	AFF	KELVIN	K
	ABOVE FINISH GRADE	AFG	KILOWATT	KW
	ACRYLONITRILE BUTADIENE STYRENE PIPE	ABS		
	AIR CONDITIONING	A/C		
	AIR HANDLING UNIT	AHU		
	ALTERNATING CURRENT	AC		
	ALUMINUM	AL		
	AMERICAN NATIONAL STANDARDS INSTITUTE	ANSI		
	AMERICAN SOCIETY OF MECHANICAL ENGINEERS	ASME		
	AMERICAN WIRE GAUGE	AWG		
B	AMERICANS WITH DISABILITIES ACT	ADA		
	AMPERE	AMP or A		
	ANALOG INPUT	AI		
	ANALOG OUTPUT	AO		
	ARCHITECT or ARCHITECTURAL	ARCH		
	AUTHORITY HAVING JURISDICTION	AHJ		
	AUTOMATIC TRANSFORMER SWITCH	ATS		
C	BELOW CEILING	BC		
	BELOW GRADE	BG		
	BINARY INPUT	BI		
	BINARY OUTPUT	BO		
	BOOT WASH	BW		
	BRITISH THERMAL UNIT	BTU		
	BTUS PER HOUR	BTUH		
	BUILDING	BLDG		
D	CABLE TELEVISION	CATV		
	CAPACITY	CAP		
	CATEGORY	CAT		
	CEILING MOUNT	CLG		
	CELSIUS	C		
	CHILLED WATER	CHW		
	CHILLED WATER RETURN	CHWR		
	CHILLED WATER SUPPLY	CHWS		
	CIRCUIT BREAKER	CB		
	CLEANOUT	CO		
E	CLOTHES WASHER CONNECTION BOX	CCB		
	COLD WATER (DOMESTIC)	CW		
	COMMON	C		
	CONCRETE	CONC		
	CONDENSING UNIT	CU		
	CONDUIT	C		
	CONDUIT ONLY (WITH PULL STRING)	CO		
	COPPER	CU		
	COUNTER TOP	CT		
	CROSS-LINKED POLYETHYLENE PIPE	PEX		
F	CUBIC FEET PER MINUTE	CFM		
	CUBIC YARD	CU YD		
G	DEPTH or DEEP	D		
	DIRECT CURRENT	DC		
	DIRECT DIGITAL CONTROL	DDC		
	DIRECT EXPANSION	DX		
	DISCONNECT SWITCH	DS		
	DISH WASHER	DW		
	DRINKING FOUNTAIN	DF		
	DRY BULB	DB		
H	ELECTRIC or ELECTRICAL	E or ELEC		
	ELECTRIC WATER COOLER	EW		
	ELECTRIC HEATER	EH		
	ELECTRICAL CONTRACTOR	EC		
	ELECTRICAL METALLIC TUBING	EMT		
	ENTERING AIR TEMPERATURE	EAT		
	ENTERING WATER TEMPERATURE	EWT		
	EQUIPMENT	EQUIP		
	EXHAUST	EXH		
	EXHAUST AIR	EA		
I	EXHAUST FAN	EF		
	EXHAUST GRILLE	EG		
	EXISTING	EXIST		
	EXISTING TO REMAIN	ETR		
	EXTERNAL STATIC PRESSURE	ESP		
J	FAHRENHEIT	F		
	FAN COIL UNIT	FCU		
	FEET	FT		
	FEET PER MINUTE	FPM		
	FIBER OPTIC CABEL	FOC		
	FINISH FLOOR CLEAN OUT	FFCO		
	FINISH GRADE	FG		
	FINISH GRADE CLEAN OUT	FGCO		
	FIRE ALARM	FA		
	FLEXIBLE METALLIC CONDUIT	FMC		
K	FLOOR DRAIN	FD		
	FLOOR SINK	FS		
L	GALLON	GAL		
	GALLONS PER FLUSH	GPF		
	GALLONS PER HOUR	GPH		
	GALLONS PER MINUTE	GPM		
	GALVANIZED RIGID STEEL CONDUIT	GRC		
	GAS	G		
	GAUGE	GA		
	GENERAL CONTRACTOR	GC		
	GLOBAL POSITIONING SYSTEM	GPS		
	GOVERNMENT FURNISHED/CONTRACTOR INSTALLED	GFCI		
M	GOVERNMENT FURNISHED/GOVERNMENT INSTALLED	GFCI		
	GROUNDING ELECTRODE CONDUCTOR	GEC		
	GROUNDING (BONDING) CONDUCTOR	G		
	GROUND FAULT CIRCUIT INTERRUPTER	GFI		
	GROUND FAULT PROTECTION FOR EQUIPMENT	GFPE		
N	HANDHOLE	HH		
	HEATING	HTG		
	HEATING WATER RETURN	HR		
	HEATING WATER SUPPLY	HS		
	HIGH DENSITY POLYETHYLENE CONDUIT	HDPE		
	HORSEPOWER	HP		
	HOT GAS RE-HEAT	HGRH		
	HOT WATER (DOMESTIC)	HW		
	HOT WATER HEATER	HWH		
	HOT WATER PUMP	HWP		
O	HOT WATER RECIRC. (DOMESTIC)	HWR		
	HOUR	HR		
P	WALL HYDRANT	WH		
	WASH TUB	WT		
	WATER CLOSET	WC		
	WATER COLUMN (in inches)	"WC		
	WATER SERVICE	W		
	WATT(S)	W		
	WEATHERPROOF ENCLOSURE	WP		
	WET BULB	WB		
	WIRE WAY	WW		
	WITH	W/		
Q				
R	TRANSFORMER	XFMR		
S				
T				
U				
V				
W				
X				

PLUMBING SYMBOLS

	PIPE TURNING UP
	PIPE TURNING DOWN
	CONDENSATE DRAIN LINE
	SANITARY DRAIN BELOW GRADE
	GREASE SANITARY DRAIN BELOW GRADE
	SANITARY DRAIN ABOVE GRADE
	SANITARY VENT
	DOMESTIC COLD WATER
	DOMESTIC HOT WATER
	DOMESTIC HOT WATER RECIRC
	TEMPERED DOMESTIC WATER
	WATER SERVICE PIPING
	FIRE PROTECTION PIPING
	NATURAL GAS
	UNION
	BALL VALVE
	CHECK VALVE
	GATE VALVE
	BUTTERFLY VALVE
	STRAINER
	THERMOMETER
	GAUGE
	TEST PORT
	FLOW CONTROL VALVE
	GAS COCK
	SOLENOID VALVE
	PRESSURE REDUCING VALVE
	NATURAL GAS REGULATOR

SYMBOL MODIFICATION DESIGNATORS/ABBREVIATIONS

OA	OUTDOOR AIR
RA	RETURN AIR
SA	SUPPLY AIR
DDC	DIRECT DIGITAL CONTROL
MC	MECHANICAL CONTRACTOR
TC	TEMPERATURE CONTROL CONTRACTOR
EC	ELECTRICAL CONTRACTOR
GC	GENERAL CONTRACTOR
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
BG	BELOW GRADE
FG	FINISHED GRADE
FFCO	FINISH FLOOR CLEAN OUT
FWCO	FINISH WALL CLEAN OUT
FGCO	FINISH GRADE CLEAN OUT
UNO	UNLESS NOTED OTHERWISE

GENERAL SYMBOLS

	DETAIL REFERENCE
	DETAIL NUMBER
	SHEET NUMBER
	ELEVATION REFERENCE
	DETAIL NUMBER
	SHEET NUMBER
	SECTION CUT
	DETAIL NUMBER
	SHEET NUMBER
	KEYED PLAN NOTE
	REVISION NOTE
	ELEVATION
	CONNECT TO EXISTING, FIELD VERIFY LOCATION & MATERIAL OF EXISTING

POWER SYMBOLS

	SINGLE RECEPTACLE
	DUPLEX RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE
	SPECIAL RECEPTACLE (# = NEMA CONFIGURATION)
	FLUSH FLOOR DUPLEX RECEPTACLE
	SINGLE POLE WALL SWITCH
	TWO POLE WALL SWITCH
	THREE WAY WALL SWITCH
	KEYED WALL SWITCH
	SINGLE POLE, DOUBLE THROW (SPDT) SWITCH (CENTER OFF)
	MOTOR HP RATED SWITCH WITHOUT OVERLOAD PROTECTION
	MECHANICAL DIAL TIMER WALL SWITCH
	LINE VOLTAGE OCCUPANCY SENSING WALL SWITCH
	DUAL RELAY LINE VOLTAGE OCCUPANCY SENSING WALL SWITCH
	LOW VOLTAGE OCCUPANCY SENSOR
	POWER PACK FOR LOW VOLTAGE OCCUPANCY SENSORS
	LIGHTING CONTACTOR
	EXTERIOR PHOTOCCELL
	CONTACTOR
	PUSH BUTTON OPERATOR
	CLASS 2 TRANSFORMER POWER SUPPLY
	DOOR ANNUNCIATOR A/V HORN STROBE
	JUNCTION BOX
	MOTOR
	MOTORIZED DAMPER
	DISCONNECT SWITCH
	BRANCH CIRCUIT PANELBOARD
	SWITCHBOARD

MECHANICAL SYMBOLS

	THERMOSTAT
	TEMPERATURE SENSOR
	CONTROL CABLE, VERIFY TYPE WITH EQUIPMENT MANUFACTURER
	SQUARE SUPPLY DIFFUSER - TYPE AND AIRFLOW INDICATED
	SQUARE RETURN GRILLE - TYPE INDICATED
	WALL DIFFUSER
	GRILLE/DIFFUSER TAG
	TOP: DEVICE TAG (SEE SCHEDULE)
	MIDDLE: NECK SIZE
	BOTTOM: AIRFLOW
	MANUAL BALANCING DAMPER
	RECTANGULAR RETURN OR RELIEF AIR DUCT UP
	RECTANGULAR RETURN OR RELIEF AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT DOWN
	RECTANGULAR RETURN OR EXHAUST AIR DUCT DOWN
	ROUND DUCT UP
	ROUND DUCT DOWN
	FLEXIBLE DUCTWORK - MAX 5'
	RIGID DUCT RUNOUT
	90° ELBOW WITH TURNING VANES
	FIRE/SMOKE DAMPER
	FIRE DAMPER

FIRE ALARM DEVICE MOUNTING

- VISUAL UNIT**
DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING, WHICHEVER IS LOWER (PER ADA)
- AUDIO UNIT**
DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING, WHICHEVER IS LOWER (PER ADA)

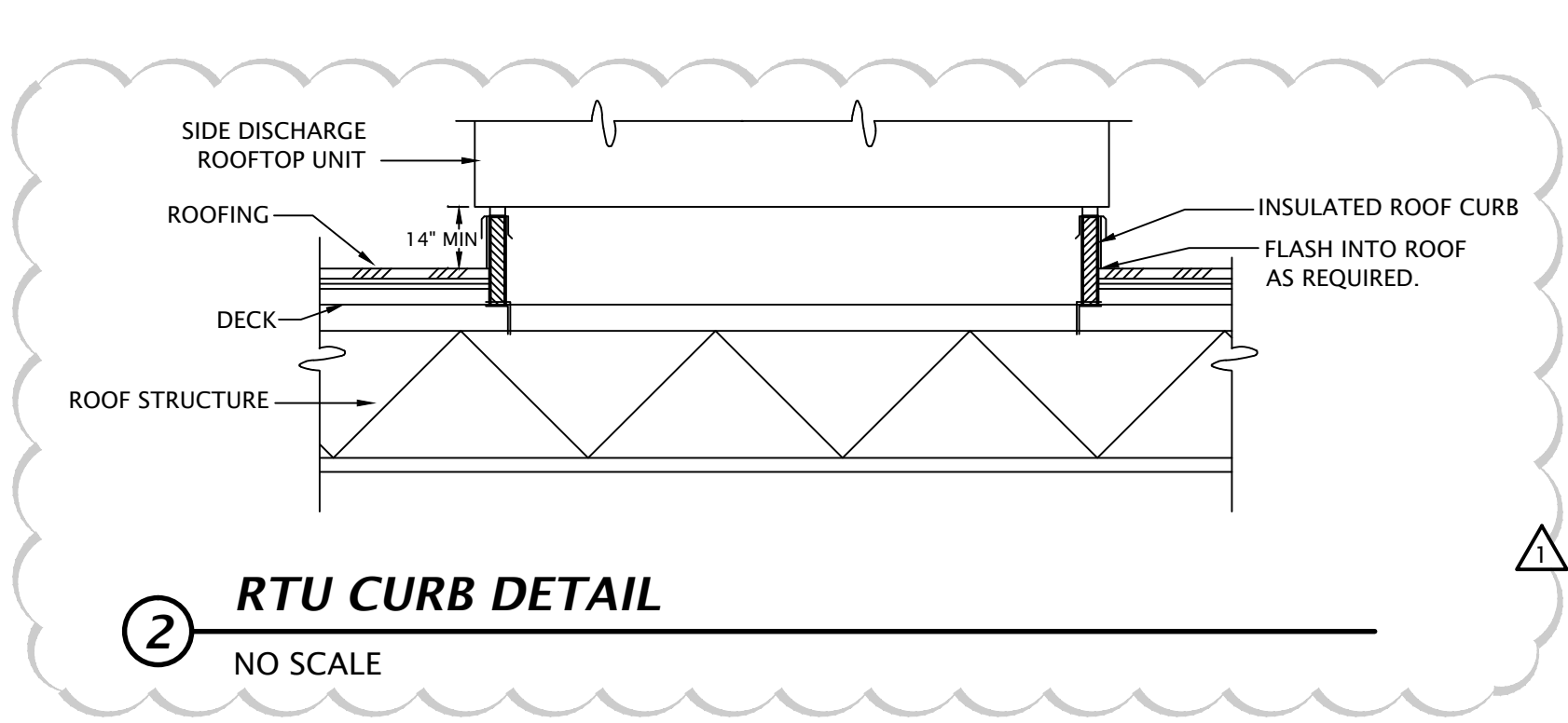
* TOP OF UNIT NOT LESS THAN 90" ABOVE FLOOR AND NOT LESS THAN 6" BELOW CEILING (NFPA) (BOTTOM AT 88" WITH CMU COURSES). MOUNT AT NFPA HEIGHT ONLY IF REQUIRED BY LOCAL AHJ.
- AUDIO/VISUAL UNIT**
DEVICE BOTTOM 80" ABOVE HIGHEST FLOOR LEVEL OR TOP 6" BELOW CEILING, WHICHEVER IS LOWER (PER ADA)
- PULL STATION**
HIGHEST OPERABLE PART SHALL NOT BE MORE THAN 48" ABOVE THE FLOOR (FRONT APPROACH) (PER ADA)

CIRCUIT AND RACEWAY SYMBOLS

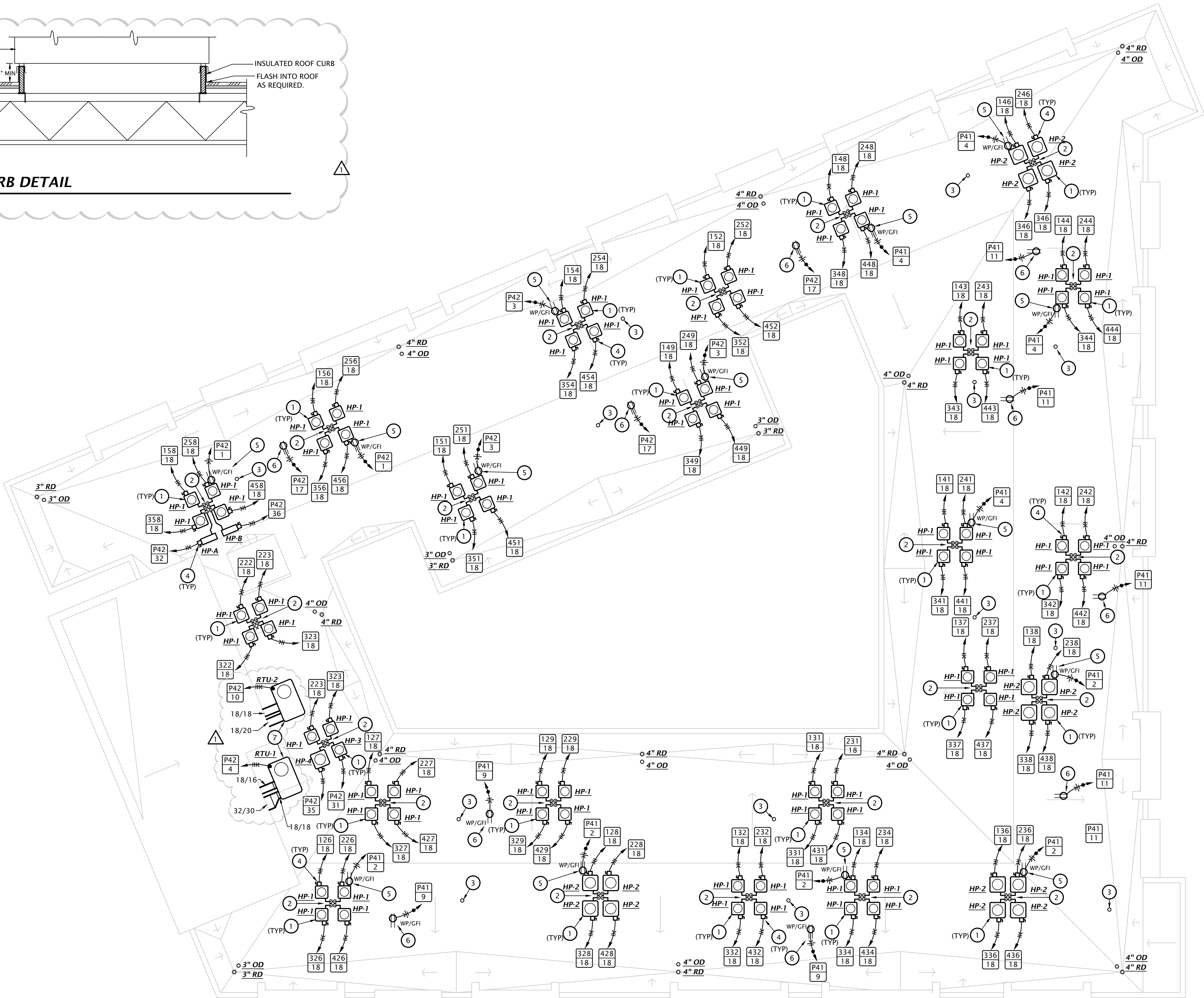
	CIRCUIT DESIGNATION: TOP INDICATES PANEL OF CIRCUIT ORIGIN BOTTOM INDICATES CIRCUIT NUMBER
	HOMERUN - WIRING TO PANEL OF CIRCUIT ORIGIN
	PARTIAL HOMERUN - WIRING TO PANEL OF CIRCUIT ORIGIN
	CONDUIT CONCEALED IN WALL OR ABOVE CEILING
	CONDUIT BELOW GRADE OR EMBEDDED IN CONCRETE
	LINE VOLTAGE CIRCUIT CONDUCTORS SHORT = HOT/TRACER/SWITCH LEG CONDUCTOR LONG = NEUTRAL (GROUNDED) CONDUCTOR CURVED = GROUNDING (BONDING) CONDUCTOR
	CONDUIT STUB OUT WITH NYLON END BUSHING
	CONDUIT TURNED UP
	CONDUIT TURNED DOWN
	GROUNDING CONNECTION

LIGHTING SYMBOLS

	STATIC LED TROFFER
	PENDANT OR SURFACE MOUNTED LINEAR LUMINAIRE
	LED STRIP LIGHT
	SURFACE MOUNTED ROUND LIGHT
	RECESSED DOWNLIGHT
	WALL MOUNTED LUMINAIRE
	DECORATIVE PENDANT
	SINGLE FACE EXIT SIGN - WALL AND CEILING MOUNTED WITH DIRECTIONAL ARROWS AS INDICATED



RTU CURB DETAIL
NO SCALE



M/E ROOF PLAN
3/32" = 1'-0"

- ME ROOF PLAN NOTES BY SYMBOL**
1. MOUNT CONDENSING UNIT TO UNISTRUT FRAME SUPPORTED ON NVENT CADDY PYRAMID ROOF SUPPORTS. PROVIDE VIBRATION ISOLATORS BETWEEN ROOF SUPPORTS AND UNISTRUT FRAME. COORDINATE INSTALLATION WITH ROOFING CONTRACTOR.
 2. REFRIGERANT PIPING DOWN THROUGH ROOF TO MATCHING BLOWER COIL. PROVIDE PIPING PENETRATION ASSEMBLY EQUAL TO RPH AW SERIES ROOF VAULT WITH EXIT SEALS FOR REFRIGERANT PIPING AND ELECTRICAL CONDUIT AND TWO ADDITIONAL SPARE EXIT SEALS. SUBMIT PRODUCT DATA FOR REVIEW PRIOR TO INSTALLATION.
 3. 3" PLUMBING VENT THROUGH ROOF.
 4. UNLESS NOTED OTHERWISE, PROVIDE 30A/2-POLE, NON-FUSED DISCONNECT SWITCH IN NEMA 3R ENCLOSURE AND MAKE FINAL CONNECTION TO EQUIPMENT IN LFMC RACEWAY. MOUNT TO UNISTRUT FRAME SUPPORTED FROM EQUIPMENT SUPPORT RAILS. PANEL OF ORIGIN NUMBER SHOWN ON HOMERUN TAG INDICATES UNIT BEING SERVED.
 5. MOUNT RECEPTACLE TO UNISTRUT FRAME SUPPORTED FROM CONDENSING UNIT UNISTRUT FRAME.
 6. PROVIDE RECEPTACLE ON ROOF FOR FUTURE RADON FAN. COORDINATE EXACT LOCATION PRIOR TO COMMENCING WORK. COORDINATE ROOF PENETRATIONS WITH ROOFING CONTRACTOR AND G.C.
 7. SEE ROOFTOP CURB DETAIL THIS SHEET.





Fort Worth

DEVELOPMENT DEPARTMENT

APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 22517-01, 2017

Validity of Permit: The issuance or granting of a permit or approval by the City of Fort Worth is not a guarantee of the accuracy or completeness of the information provided by the applicant. The City of Fort Worth is not responsible for the design, construction, or performance of the project. The City of Fort Worth is not responsible for the design, construction, or performance of the project. The City of Fort Worth is not responsible for the design, construction, or performance of the project.

DATE 09/26/2023

Rodney Brown

BUILDING OFFICIAL

REVISION:	
DATE:	01-28-2022
JOB:	21-3137
SHEET:	

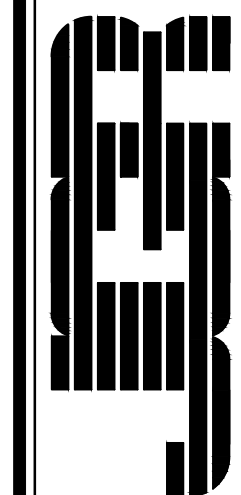
M2.1

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HVAC PLAN NOTES BY SYMBOL

- ROUTE 4"Ø EXHAUST DUCT TO MANUFACTURER'S WALL CAP WITH BACKDRAFT DAMPER, COORDINATE FINAL LOCATION WITH ARCHITECT.
- 4"Ø DRYER EXHAUST DUCT. SEE ENLARGED PLANS FOR MORE INFORMATION. COORDINATE FINAL LOCATION OF WALL CAP WITH ARCHITECT.
- ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO MATCHING HEAT PUMP ON ROOF. CONCEAL PIPING IN WALLS AND ABOVE CEILINGS. REFERENCE ME2.1 FOR HEAT PUMP LOCATIONS.
- ROUTE 4" EXHAUST DUCT UP THROUGH ROOF TO MANUFACTURER'S ROOF JACK.

1 FIRST FLOOR PLAN - HVAC
3/32" = 1'-0"



REVISION:

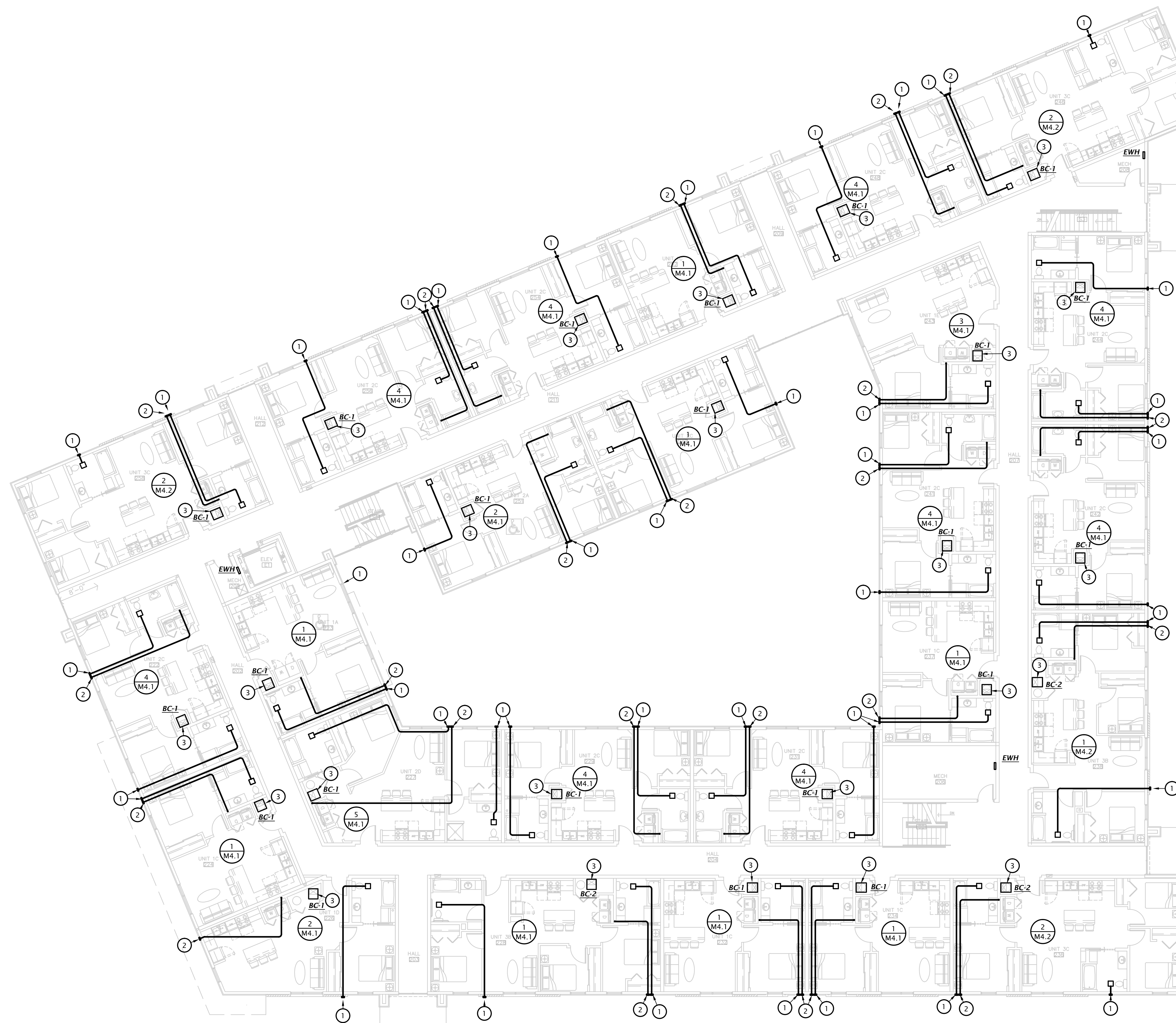
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1 SECOND FLOOR PLAN - HVAC
3/32" = 1'-0"



Fort Worth
BUILDING DEPARTMENT

APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 363 C.I.C. ORDINANCES NO. 22517-01, 2017

Validity of Permit: The issuance or granting of a permit for the construction, reconstruction, or substantial renovation of a building shall be a permit for, or an approval of, any violation of any provision of the code that may be necessary to complete the construction, reconstruction, or substantial renovation of the building.

Other code provisions: The code shall not be construed to waive or cancel the provision of any other code provisions that may apply to the building, and any other codes shall not prevent the building official from enforcing any other code provisions that may apply to the building, and any other codes shall not prevent the building official from enforcing any other code provisions that may apply to the building.

Inspection: All approvals are subject to site inspections by a building inspector.

DATE 09/26/2023

Rodney Brown
BUILDING OFFICIAL



Architects Planners Designers
730 N. Ninth
P.O. BOX 2928
Selling, KS 67402
785.827.0386
jgr@igrarchitects.com

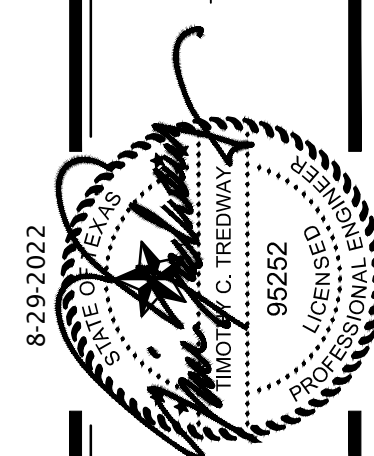


TEXAS

CLIFTON RIVERSIDE APARTMENTS

NEW APARTMENTS

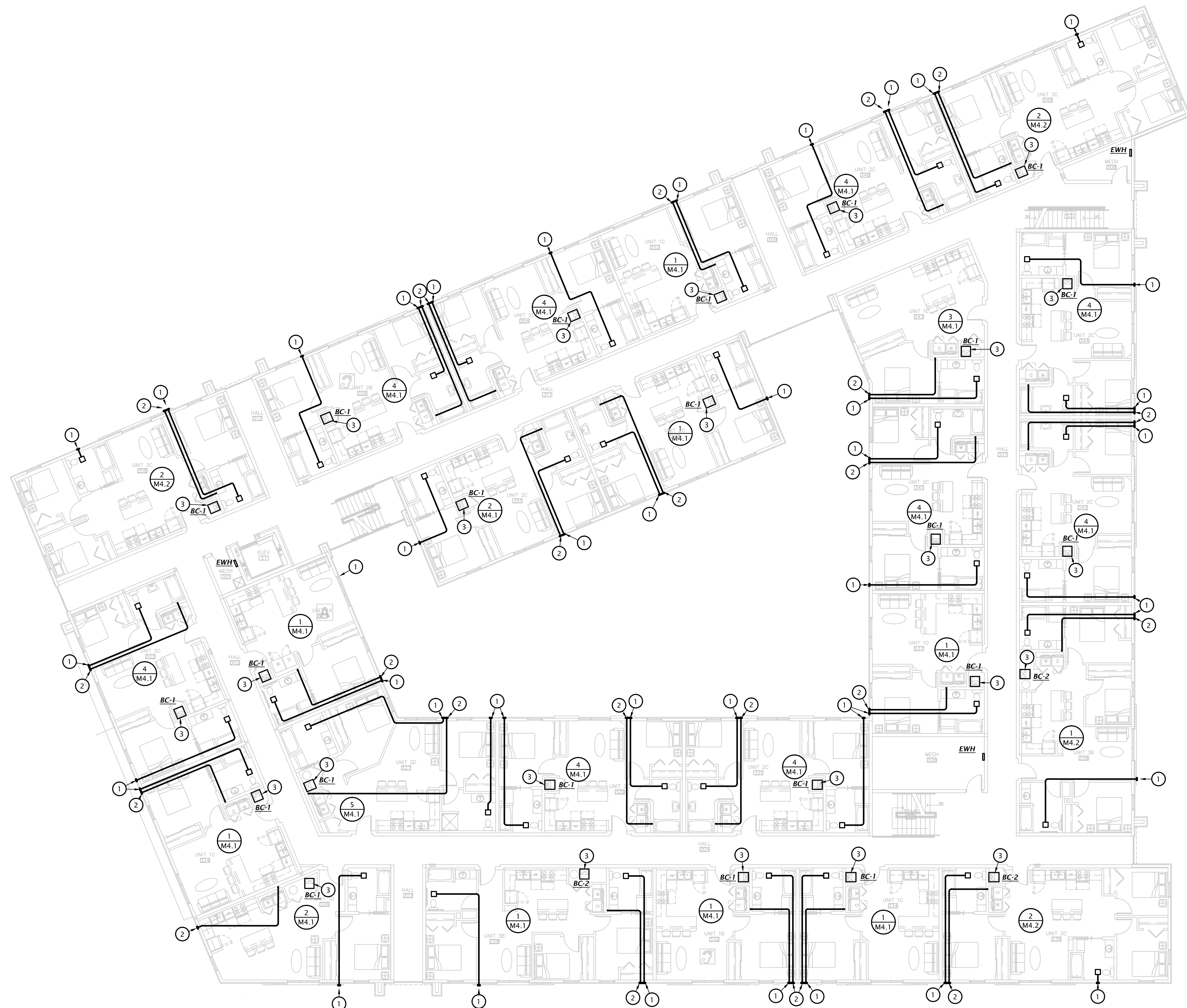
FORT WORTH.



DATE:	01-28-2022
JOB:	21-3137
SHEET:	

M2.3

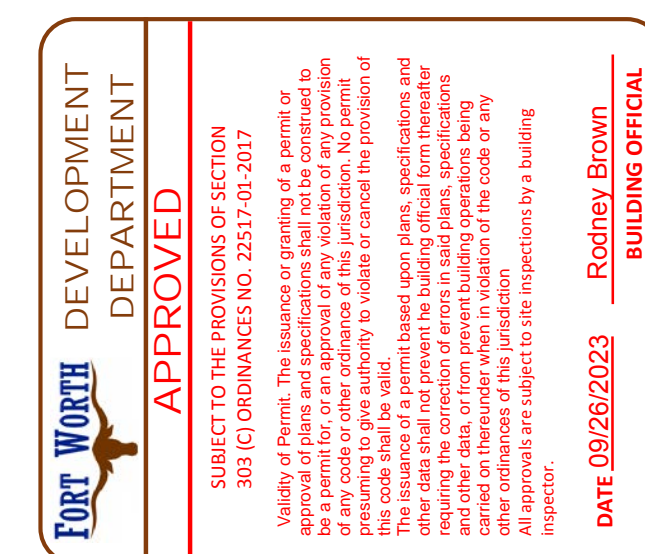
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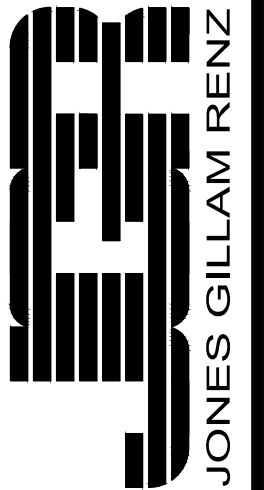


1 THIRD FLOOR PLAN - HVAC
3/32" = 1'-0"

Ⓢ HVAC PLAN NOTES BY SYMBOL

1. ROUTE 4"Ø EXHAUST DUCT TO MANUFACTURER'S WALL CAP WITH BACKDRAFT DAMPER, COORDINATE FINAL LOCATION WITH ARCHITECT.
2. 4"Ø DRYER EXHAUST DUCT. SEE ENLARGED PLANS FOR MORE INFORMATION, COORDINATE FINAL LOCATION OF WALL CAP WITH ARCHITECT.
3. ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO MATCHING HEAT PUMP ON ROOF. CONCEAL PIPING IN WALLS AND ABOVE CEILINGS. REFERENCE ME2.1 FOR HEAT PUMP LOCATIONS.
4. ROUTE 4" EXHAUST DUCT UP THROUGH ROOF TO MANUFACTURER'S ROOF JACK.





TEXAS

CLIFTON RIVERSIDE APARTMENTS
NEW APARTMENTS

FORT WORTH.



Fort Worth

DEVELOPMENT
DEPARTMENT

APPROVED

301 (C) ORDINANCES NO. 22517-01, 2017

Validity of Permit. The issuance or granting of a permit or other order shall not prevent the building official from requiring the permit holder to comply with the provisions of the code, or from preventing building operations being conducted in violation of the code or any other ordinances of this jurisdiction.

Permit holders are subject to site inspections by a building inspector.

DATE 09/26/2023

Rodney Brown
BUILDING OFFICIAL

REVISION:	
DATE:	01-28-2022
JOB:	21-3137
SHEET:	

M2.4

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① FOURTH FLOOR PLAN - HVAC
3/32" = 1'-0"

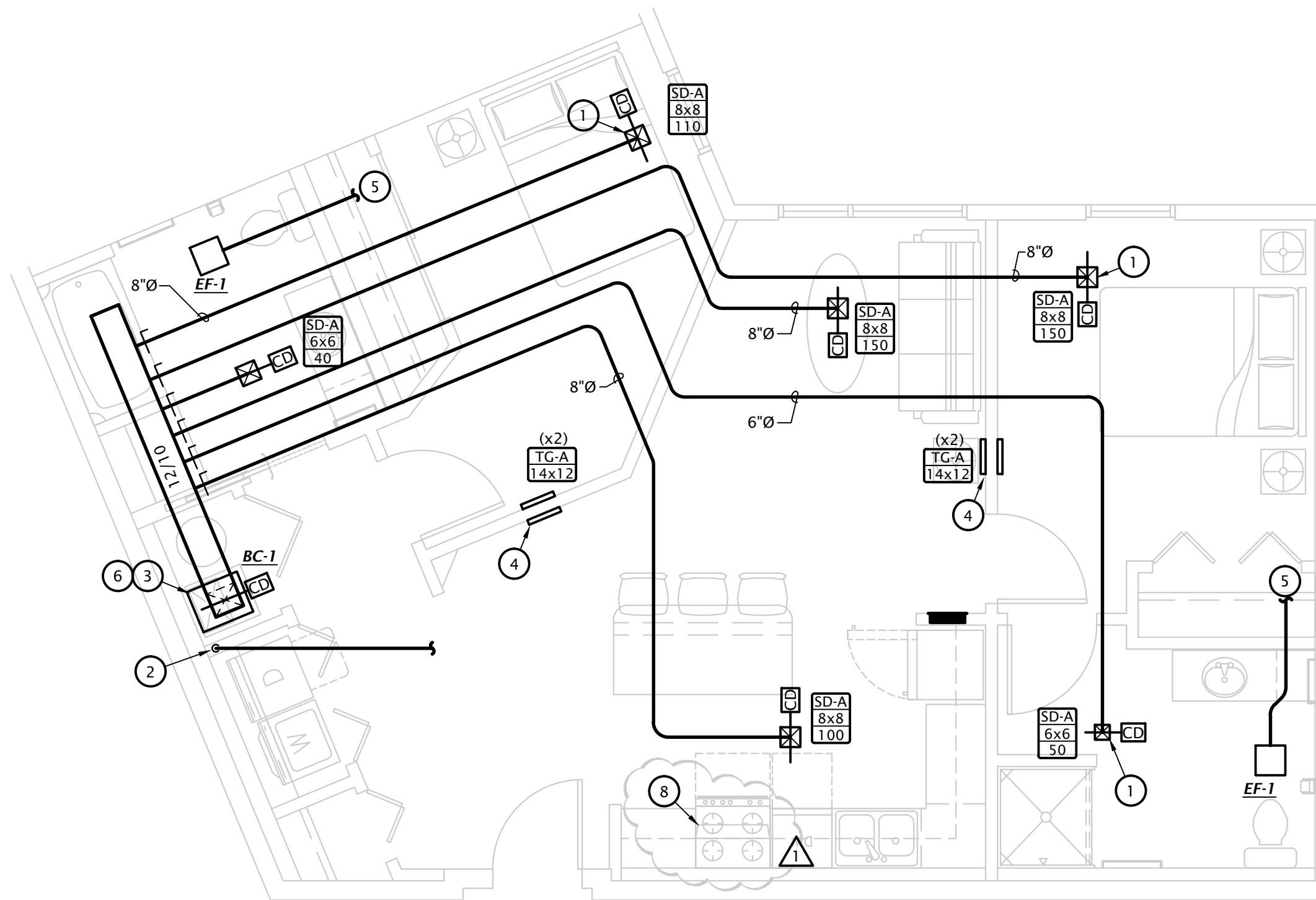
① HVAC PLAN NOTES BY SYMBOL

- ROUTE 4"Ø EXHAUST DUCT TO MANUFACTURER'S WALL CAP WITH BACKDRAFT DAMPER, COORDINATE FINAL LOCATION WITH ARCHITECT.
- 4"Ø DRYER EXHAUST DUCT. SEE ENLARGED PLANS FOR MORE INFORMATION. COORDINATE FINAL LOCATION OF WALL CAP WITH ARCHITECT.
- ROUTE REFRIGERANT PIPING FROM BLOWER COIL TO MATCHING HEAT PUMP ON ROOF. CONCEAL PIPING IN WALLS AND ABOVE CEILINGS. REFERENCE ME2.1 FOR HEAT PUMP LOCATIONS.
- ROUTE 4" EXHAUST DUCT UP THROUGH ROOF TO MANUFACTURER'S ROOF JACK.

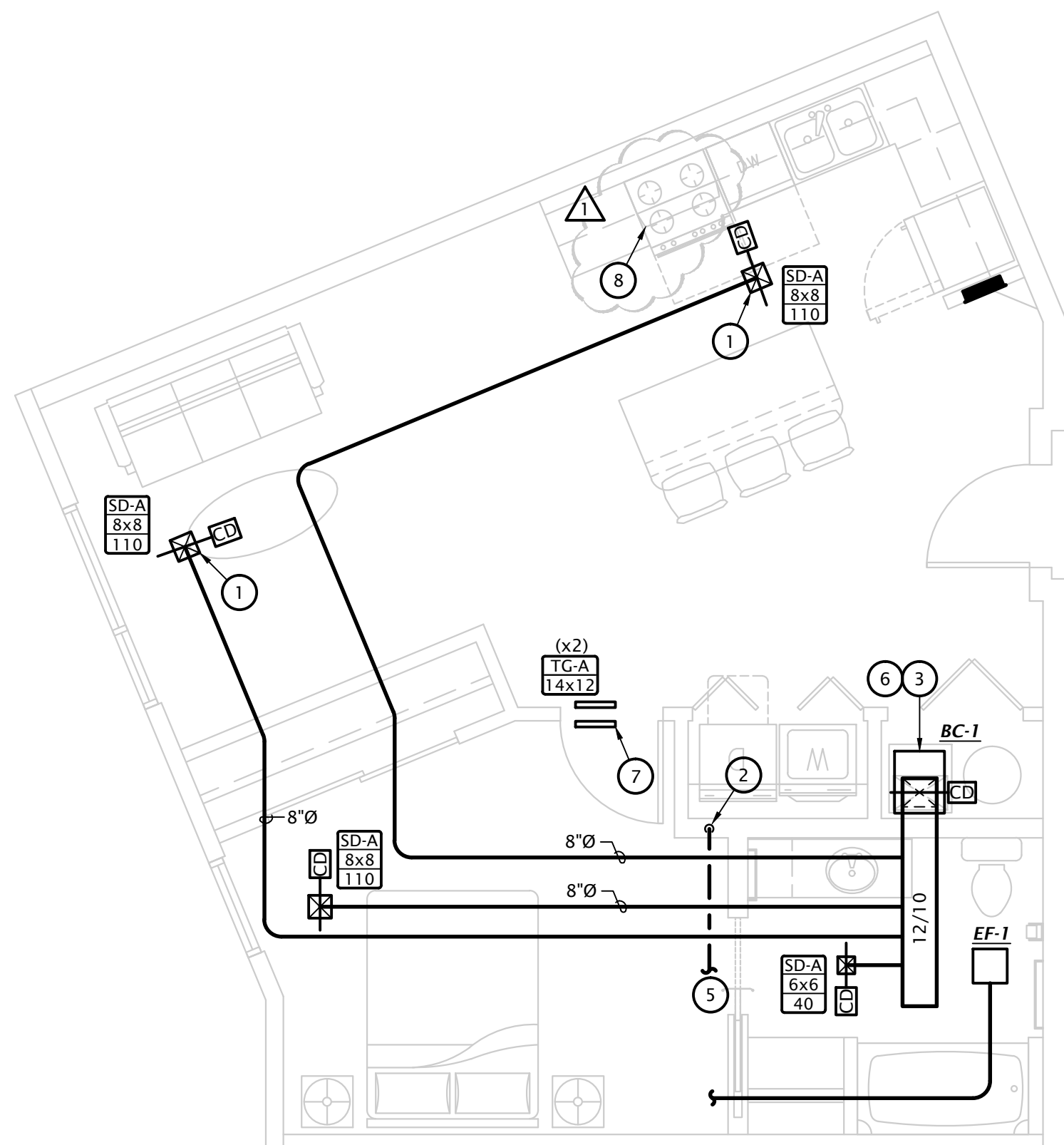
NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE

1. PROVIDE ALL SUPPLY AIR PENETRATIONS OF CEILING WITH U.L. LISTED RADIATION DAMPER, GREENECH CRD OR EQUIVALENT, TYPICAL.
2. PROVIDE U.L. 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 DRYER MANUFACTURER'S RECOMMENDED WALL CAP WITH BACKDRIFT DAMPER. SEE OVERALL MECHANICAL PLANS FOR UNIT SPECIFIC ROUTING. MAXIMUM ALLOWABLE DUCT LENGTH = 35' WITH THREE 90° ELBOW. 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 AUXILIARY DRAIN PAN BELOW BLOWER COIL UNIT, AND PIPE OVERFLOW DRAIN TO FLOOR DRAIN.
4. INSTALL TRANSFER GRILLES ON OPPOSITE SIDES OF WALL. MOUNT GRILL 6" BELOW CEILING IN HALL AND 6" AFF IN BEDROOM, LINE STUD CAVITY WITH SHEET METAL DUCTWORK.
5. ROUTE 4" Ø EXHAUST DUCT TO WALL CAP. SEE OVERALL MECHANICAL PLANS FOR UNIT SPECIFIC ROUTING.
6. ROUTE REFRIGERANT PIPING FROM EVAPORATOR COIL TO MATCHING CONDENSING UNIT. SEE SHEETS M1.1 AND ME1.2 FOR CONDENSING UNIT LOCATIONS. (TYPICAL)
7. INSTALL TRANSFER GRILLES ON OPPOSITE SIDES OF WALL ABOVE BEDROOM DOOR. OFFSET VERTICALLY AS MUCH AS POSSIBLE, LINE STUD CAVITY WITH SHEET METAL DUCTWORK.
8. RECIRCULATING RANGE HOOD PROVIDED BY OTHERS.

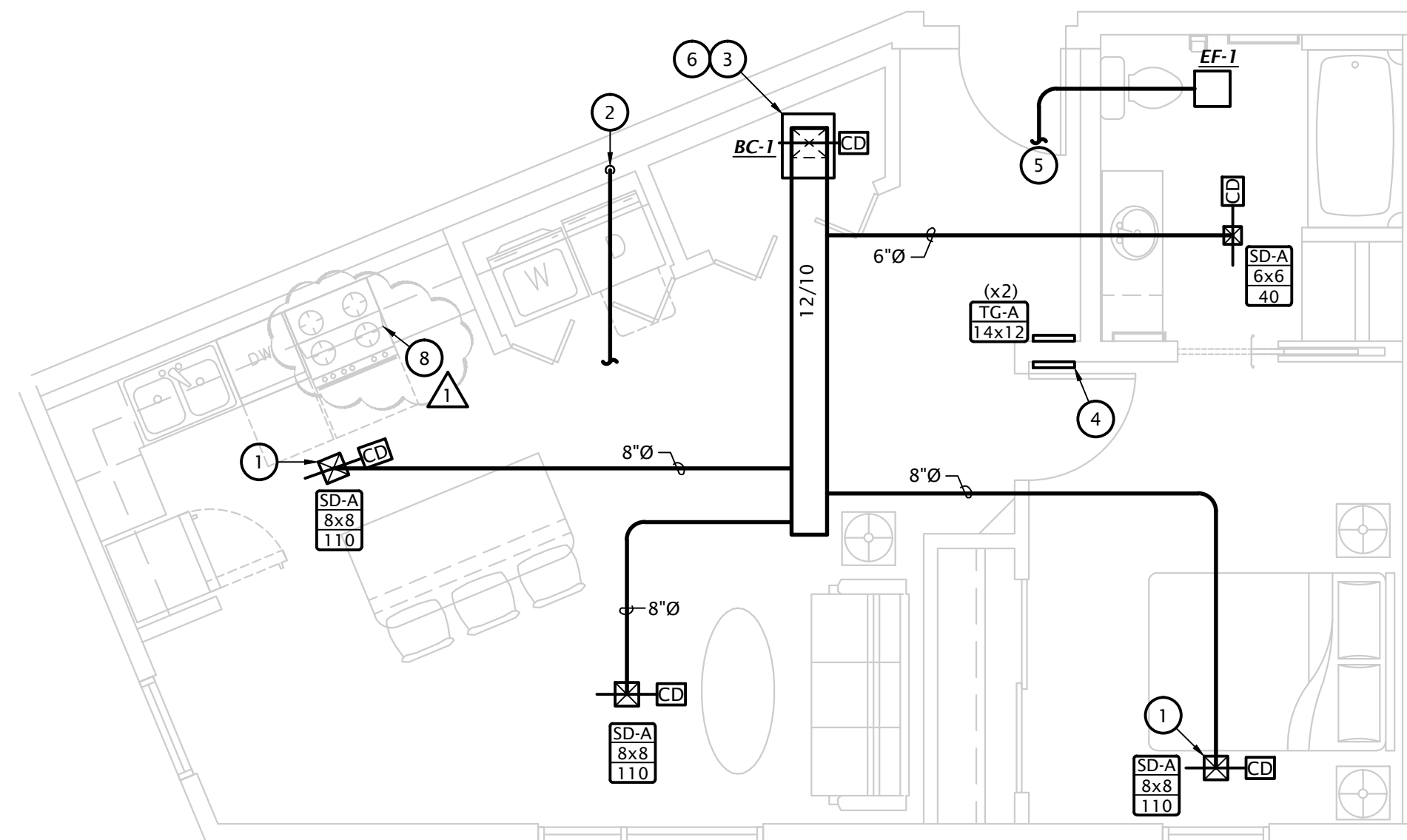
NOTE: ON FOURTH FLOOR WHERE DUCTWORK OCCURS IN UNCONDITIONED SPACE. SEAL DUCTWORK PER IECC 2015 AND WRAP IN MIN. R-6 INSULATION.



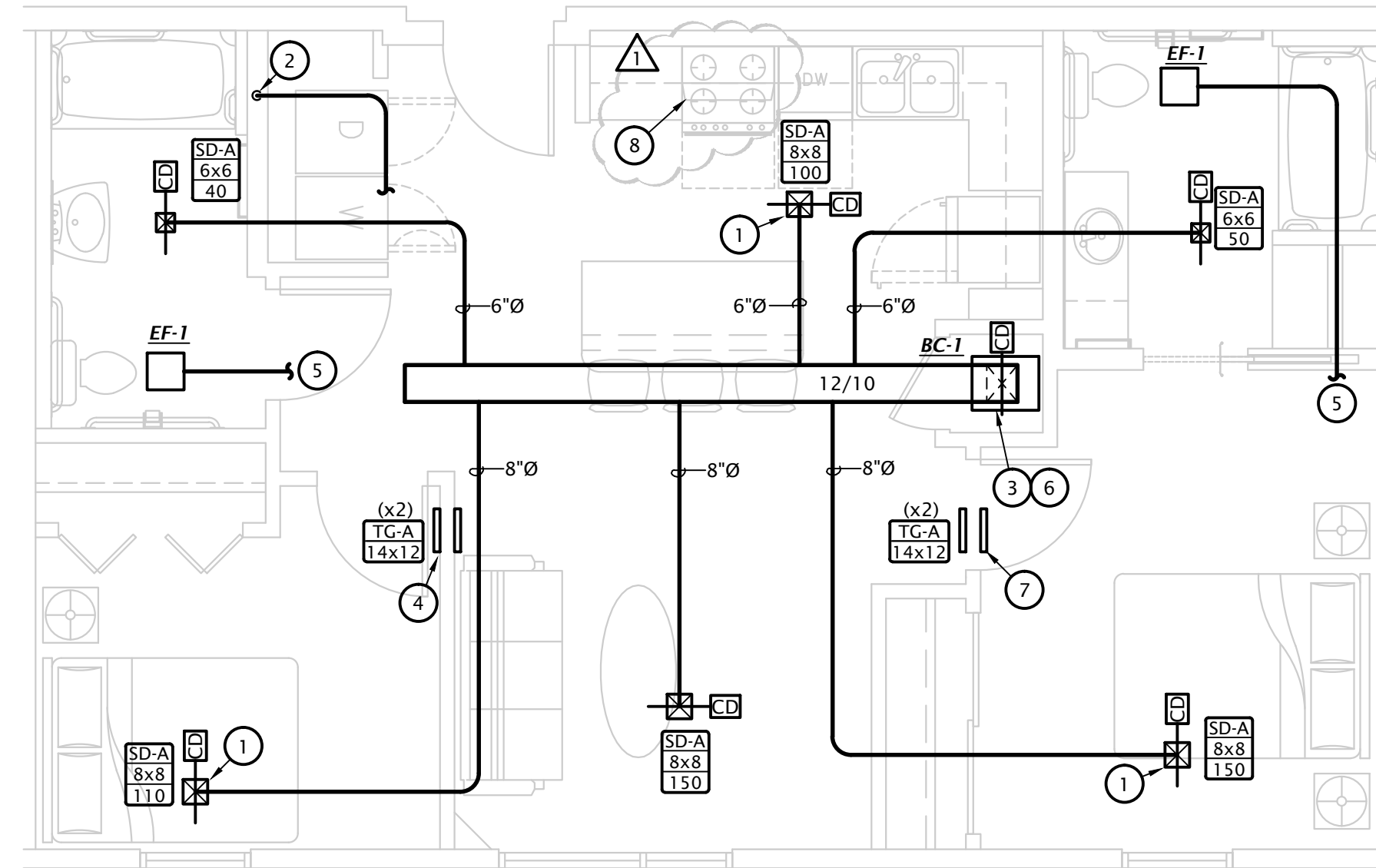
5 **2 BEDROOM HVAC PLAN (TYPE D)**
1/4" = 1'-0"



3 1 BEDROOM HVAC PLAN (TYPE E)
1/4" = 1'-0"



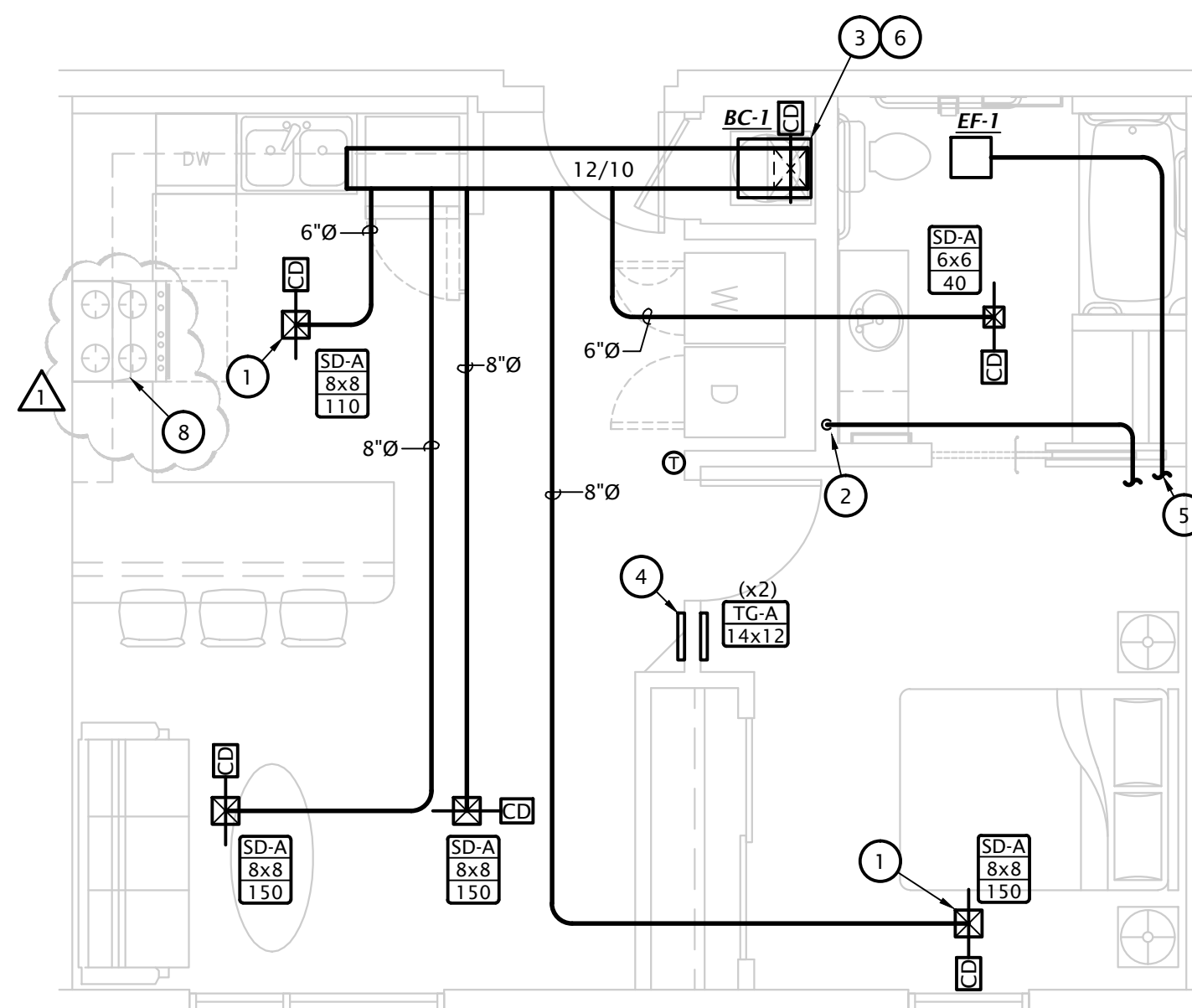
② **1 BEDROOM HVAC PLAN (TYPE D)**
1/4" = 1'-0"



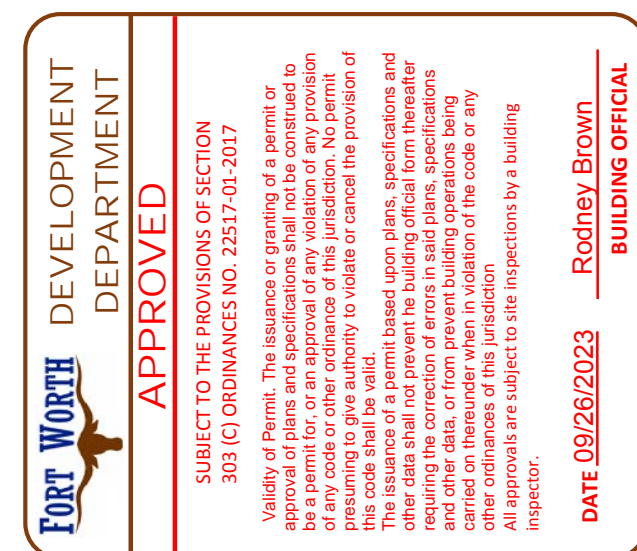
4 2 BEDROOM HVAC PLAN (TYPES A,B, AND C)
1/4" = 1'-0"

PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2015 IECC. REFERENCE SPECIFICATIONS FOR COMMISSIONING REQUIREMENTS.

- NOTES:
- PROVIDE RADIATION DAMPERS AT ALL PENETRATIONS OF FIRE RATED FLOOR/CEILING ASSEMBLY.
 - ALL DUCTWORK SHALL BE SEALED AND TESTED IN ACCORDANCE WITH 403.2.9 OF THE 2015 IECC.
 - REFRIGERANT PIPING SHALL BE INSULATED PER TABLE C403.2.10 OF 2015 IECC.
 - INSULATE BACKSIDE OF ALL SUPPLY DIFFUSERS.



1 1 BEDROOM HVAC PLAN (TYPES A,B, AND C)
1/4" = 1'-0"



MECHANICAL NOTES BY SYMBOL

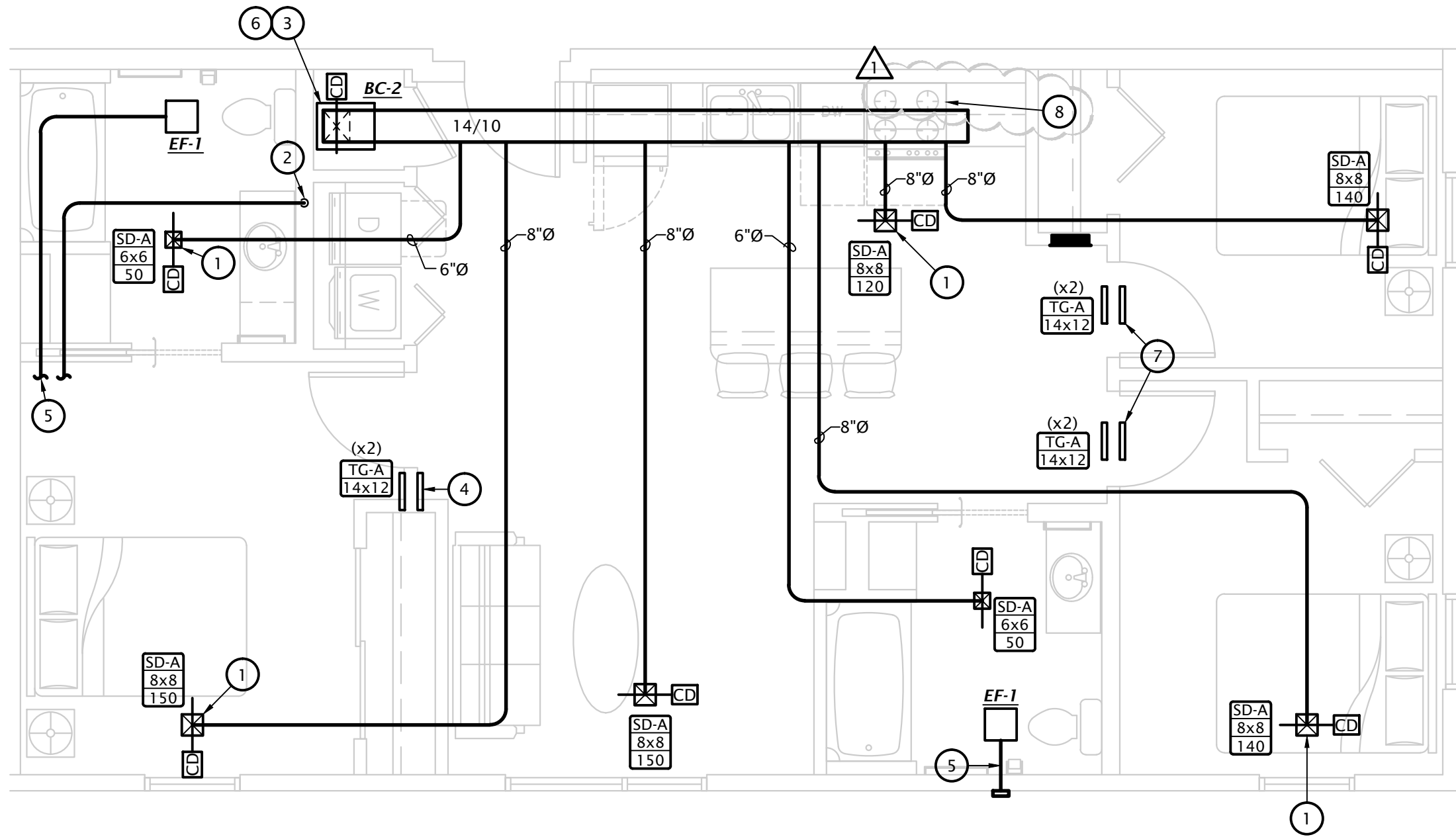
NOTES SHOWN ARE TYPICAL FOR ALL APARTMENTS WHERE APPLICABLE.

1. PROVIDE ALL SUPPLY AIR PENETRATIONS OF CEILING WITH U.L. LISTED RADIATION DAMPER, GREENHECK CRD OR EQUIVALENT, TYPICAL.
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 DRYER MANUFACTURER'S RECOMMENDED WALL CAP WITH BACKDRAFT DAMPER. SEE OVERALL MECHANICAL PLANS FOR UNIT SPECIFIC ROUTING. MAXIMUM ALLOWABLE DUCT LENGTH = 35' WITH THREE 90° ELBOW. 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 AUXILIARY DRAIN PAN BELOW BLOWER COIL UNIT, AND PIPE OVERFLOW DRAIN TO FLOOR DRAIN.
4. INSTALL TRANSFER GRILLES ON OPPOSITE SIDES OF WALL, MOUNT GRILL 6" BELOW CEILING IN HALL AND 6" AFT IN BEDROOM, LINE STUD CAVITY WITH SHEET METAL DUCTWORK.
5. ROUTE 4"Ø EXHAUST DUCT TO WALL CAP. SEE OVERALL MECHANICAL PLANS FOR UNIT SPECIFIC ROUTING.
6. ROUTE REFRIGERANT PIPING FROM EVAPORATOR COIL TO MATCHING CONDENSING UNIT. SEE SHEETS M1.1 AND M1.2 FOR CONDENSING UNIT LOCATIONS. (TYPICAL)
7. INSTALL TRANSFER GRILLES ON OPPOSITE SIDES OF WALL ABOVE BEDROOM DOOR. OFFSET VERTICALLY AS MUCH AS POSSIBLE, LINE STUD CAVITY WITH SHEET METAL DUCTWORK.
8. RECIRCULATING RANGE HOOD PROVIDED BY OTHERS.

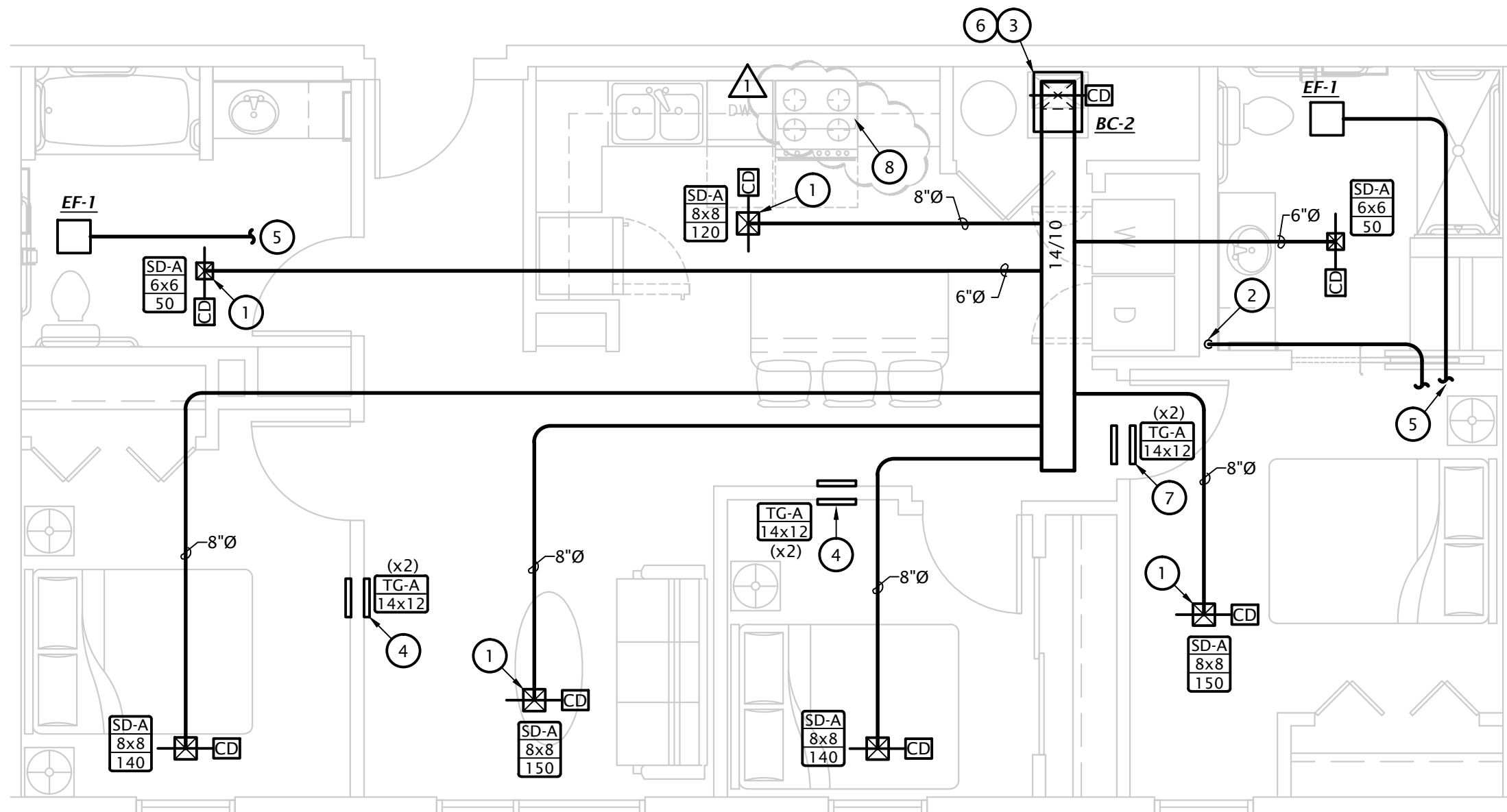
NOTE: ON FOURTH FLOOR WHERE DUCTWORK OCCURS IN UNCONDITIONED SPACE. SEAL DUCTWORK PER IECC 2015 AND WRAP IN MIN. R-6 INSULATION.

PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE 2015 IECC. REFERENCE SPECIFICATIONS FOR COMMISSIONING REQUIREMENTS.

- NOTES:
- PROVIDE RADIATION DAMPERS AT ALL PENETRATIONS OF FIRE RATED FLOOR/CEILING ASSEMBLY.
 - ALL DUCTWORK SHALL BE SEALED AND TESTED IN ACCORDANCE WITH 403.2.9 OF THE 2015 IECC.
 - REFRIGERANT PIPING SHALL BE INSULATED PER TABLE C403.2.10 OF 2015 IECC.
 - INSULATE BACKSIDE OF ALL SUPPLY DIFFUSERS

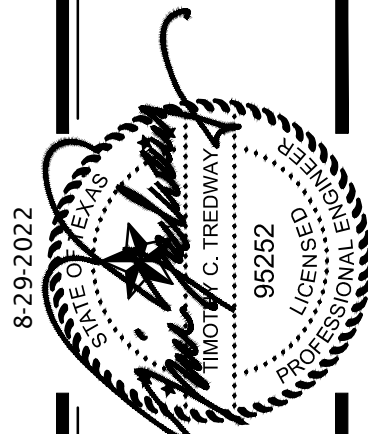


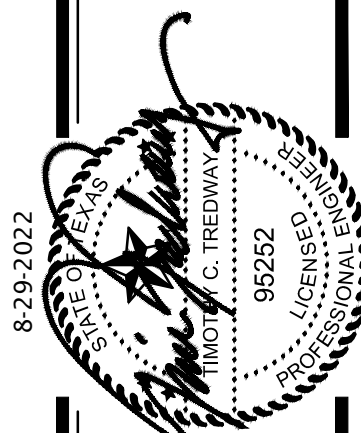
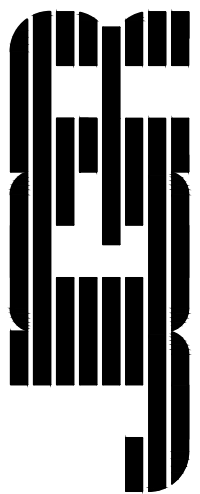
2 3 BEDROOM HVAC PLAN (TYPE C)
1/4" = 1'-0"



1 3 BEDROOM HVAC PLAN (TYPES A AND B)
1/4" = 1'-0"

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED	SUBJECT TO THE PROVISIONS OF SECTION 360.10, ORDINANCES NO. 12517-03-2017	Rodney Brown BUILDING OFFICIAL DATE 09/26/2023
	Use of these drawings is limited to the project and location for which they were prepared. Any use for other projects or locations without the written approval of the engineer is prohibited. The engineer shall not be responsible for any errors or omissions in these drawings or for any consequences resulting from their use. The engineer shall not be responsible for any damage or injury resulting from the use of these drawings. The engineer shall not be responsible for any damage or injury resulting from the use of these drawings. The engineer shall not be responsible for any damage or injury resulting from the use of these drawings.	
	The issuance of a permit based upon these plans, specifications and requirements is a public service. It is the responsibility of the permit holder to ensure that the construction is carried out in accordance with the approved plans, specifications and requirements. The permit holder shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The permit holder shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities. The permit holder shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.	
	All approvals are subject to the inspection by a building inspector.	





PROJECT SHALL COMPLY WITH ALL
REQUIREMENTS OF THE 2015 IECC.
REFERENCE SPECIFICATIONS FOR
COMMISSIONING REQUIREMENTS.

PLAN NOTES BY SYMBOL

- ROUTE 4"Ø EXHAUST DUCT TO MANUFACTURER'S WALL CAP WITH BACKDRAFT DAMPER, SEE OVERALL HVAC PLANS FOR CONTINUATION.
- ROUTE REFRIGERANT PIPING FROM INDOOR UNIT TO MATCHING HEAT PUMP ON ROOF. PIPING SHALL BE CONCEALED IN WALLS AND ABOVE CEILINGS. SEE ME2.1 FOR MORE INFORMATION.
- ROUTE OUTDOOR AIR DUCT AS HIGH AS POSSIBLE THROUGH MECHANICAL ROOM TO INTAKE GRILLE WITH BIRDSCREEN.
- ROUTE DUCTWORK IN SOFFIT. COORDINATE ROUTING WITH ARCHITECT.
- WHERE PIPING OR DUCTWORK CROSSES STRUCTURAL STEEL BEAMS, ROUTE THROUGH PRE-FABRICATED HOLES IN BEAMS. COORDINATE EXACT SIZE AND LOCATION WITH STRUCTURAL ENGINEER.
- ROUTE CONDENSATE FROM INDOOR UNIT, THROUGH JOIST SPACE AND SPILL DIRECTLY ABOVE NEAREST AVAILABLE FLOOR DRAIN.
- WHERE POSSIBLE, ROUTE CONDENSATE DRAINAGE IN PLUMBING SOFFIT. COORDINATE WITH ARCHITECT AND PLUMBING CONTRACTOR.
- PROVIDE 8"Ø DUCT WITH BALANCING DAMPER AND CONNECT OUTDOOR AIR DUCT TO RETURN DUCTWORK AT LOWER COIL AND BALANCE TO AIRFLOWS LISTED BELOW:
 - BC-3: 120 CFM
 - BC-4: 145 CFM
- PROVIDE FULL SIZED RETURN AIR CONNECTION AT BOTTOM OF UNIT AND CONNECT TO 28"W x 24"H RETURN AIR GRILLE 6" AFF.
- INSTALL TOP OF RETURN GRILLE 6" BELOW FINISHED CEILING.
- ROUTE DUCTWORK AS HIGH AS POSSIBLE. COORDINATE EXACT ROUTING WITH ARCHITECT.
- SPIRAL DUCT GRILLE, SEE DETAIL 4-M6.1 FOR MORE INFORMATION, TYPICAL.
- ROUTE DUCTWORK THROUGH SIDEWALL TO ROOFTOP UNIT. SEE ME2.1 FOR CONTINUATION.
- ROUTE 4"Ø EXHAUST DUCT TO MANUFACTURER'S ROOF JACK WITH BACKDRAFT DAMPER, SEE ROOF PLAN FOR CONTINUATION.

- NOTES:
- PROVIDE RADIATION DAMPERS AT ALL PENETRATIONS OF FIRE RATED FLOOR/CEILING ASSEMBLY.
 - ALL DUCTWORK SHALL BE SEALED AND TESTED IN ACCORDANCE WITH 403.2.9 OF THE 2015 IECC.
 - REFRIGERANT PIPING SHALL BE INSULATED PER TABLE C403.2.10 OF 2015 IECC.
 - ALL BALANCING DAMPERS TO BE FLAGGED WITH BRIGHT COLORED RIBBON OR TAPE.
 - INSULATE BACKSIDE OF ALL SUPPLY DIFFUSERS

1 ENLARGED FIRST FLOOR HVAC PLAN
1/4" = 1'-0"

2 ENLARGED FOURTH FLOOR HVAC PLAN
1/4" = 1'-0"



MECHANICAL SYMBOLS

	THERMOSTAT
	SQUARE SUPPLY DIFFUSER - TYPE AND AIRFLOW INDICATED
	SQUARE RETURN GRILLE - TYPE INDICATED
	MANUAL BALANCING DAMPER
	FLEXIBLE DUCTWORK - MAX. 5'
	DIFFUSER DESIGNATION AIRFLOW INDICATED
	RECTANGULAR RETURN OR RELIEF AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT UP
	RECTANGULAR SUPPLY AIR DUCT DOWN
	RECTANGULAR RETURN OR EXHAUST AIR DUCT DOWN
	WALL DIFFUSER
	ROUND DUCT UP
	PIPE TURNING UP
	PIPE TURNING DOWN
	REFRIGERANT LIQUID
	REFRIGERANT SUCTION
	CEILING RADIATION DAMPER
	CONTROL CABLE, VERIFY TYPE WITH EQUIPMENT MANUFACTURER

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	CFM	ESP (" wg)	POWER	VOLTS/ PHASE	NOTES
EF-1	BROAN	XB80	80	0.4"	6 W	120 / 1	1,2,3,4, 5,6,7
EF-2	COOK	GC-128	60	0.25	30 W	120/1	3,4,5,6

NOTES:

1. Fixture shall be Energy Star listed.
2. Fixture shall operate at <1 SONE
3. Provide 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.
7. Fixture occurs in each tenant unit.

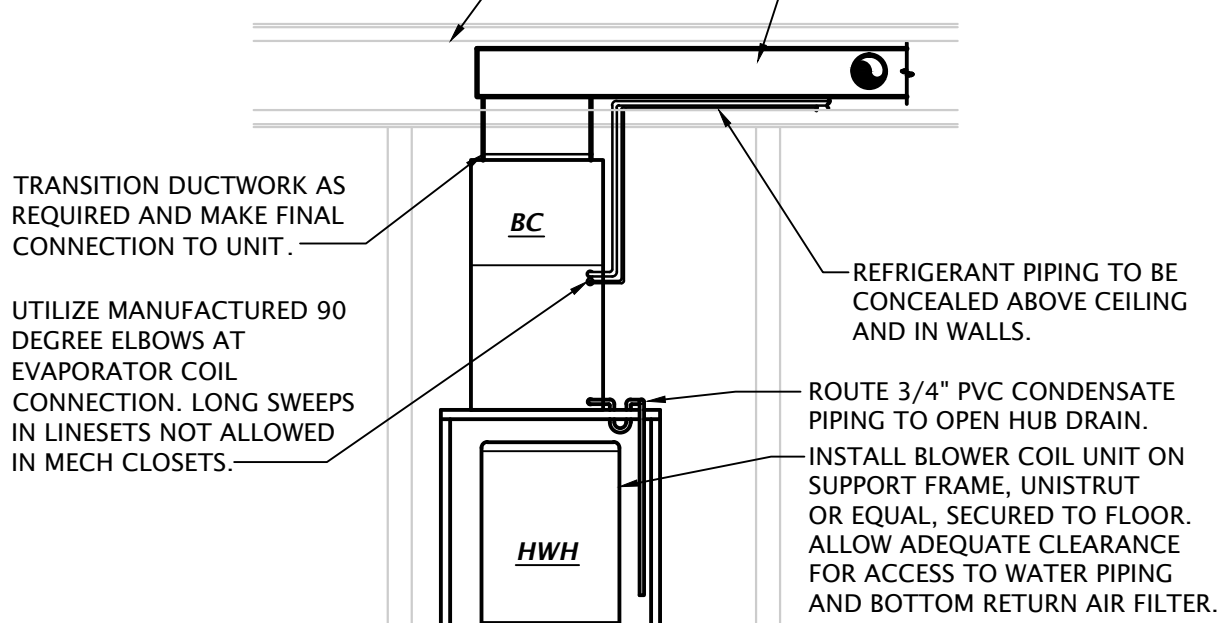
AIR DEVICE SCHEDULE

MARK	MANUFACTURER	MODEL	APPLICATION			FINISH	MOUNTING	DAMPER	DESCRIPTION
			SUPPLY	RETURN	EXHAUST				
SD-A	PRICE	520	•			White	Surface	No	Steel double deflection supply grille with front blades parallel to long dimension, size as indicated on plans
SD-B	PRICE	SDG	•			Coord. W/ Arch	Spiral Duct	Yes	Steel, double deflection, spiral duct grill with front blades parallel to long dimension, size as indicated on plans
RG-A	PRICE	530		•		White	Surface	No	Steel louvered return grille, size as indicated on plans
TG-A	PRICE	530		•		White	Surface Wall/Ceiling	No	Steel louvered transfer grille, size as indicated on plans

GENERAL 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 radiaiton dampers as required in rated ceilings. Coordinate with Arch.

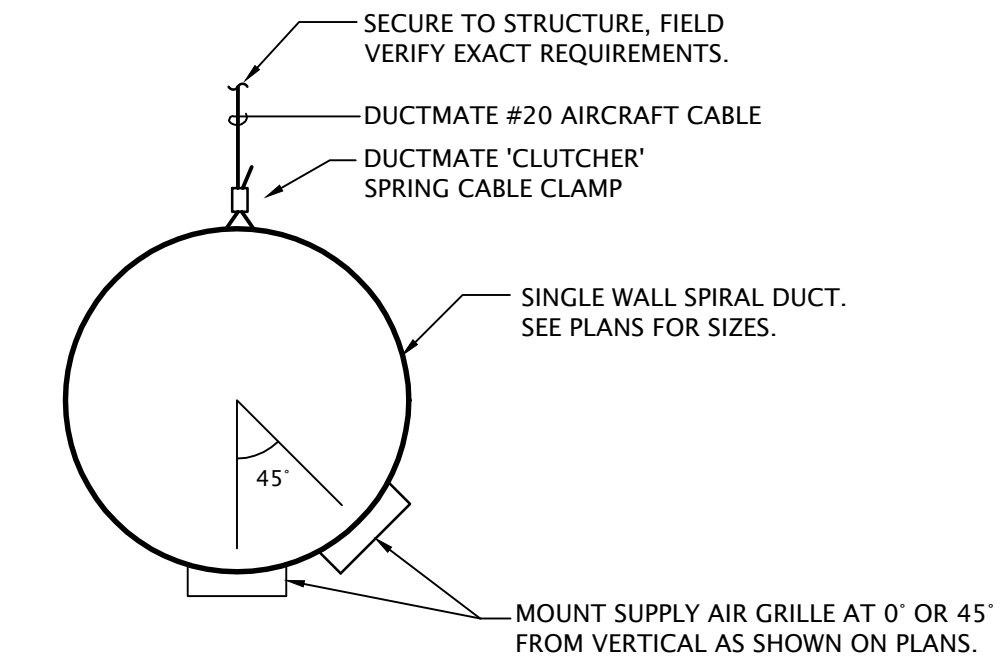
STRUCTURE AND CEILING TYPES AND HEIGHTS VARY THROUGHOUT BUILDING. VERIFY INSTALLATION REQUIREMENTS AT EXACT LOCATION.



NOTE: WHERE SPACE ALLOWS, INSTALL WATER HEATER ADJACENT TO BLOWER COIL.

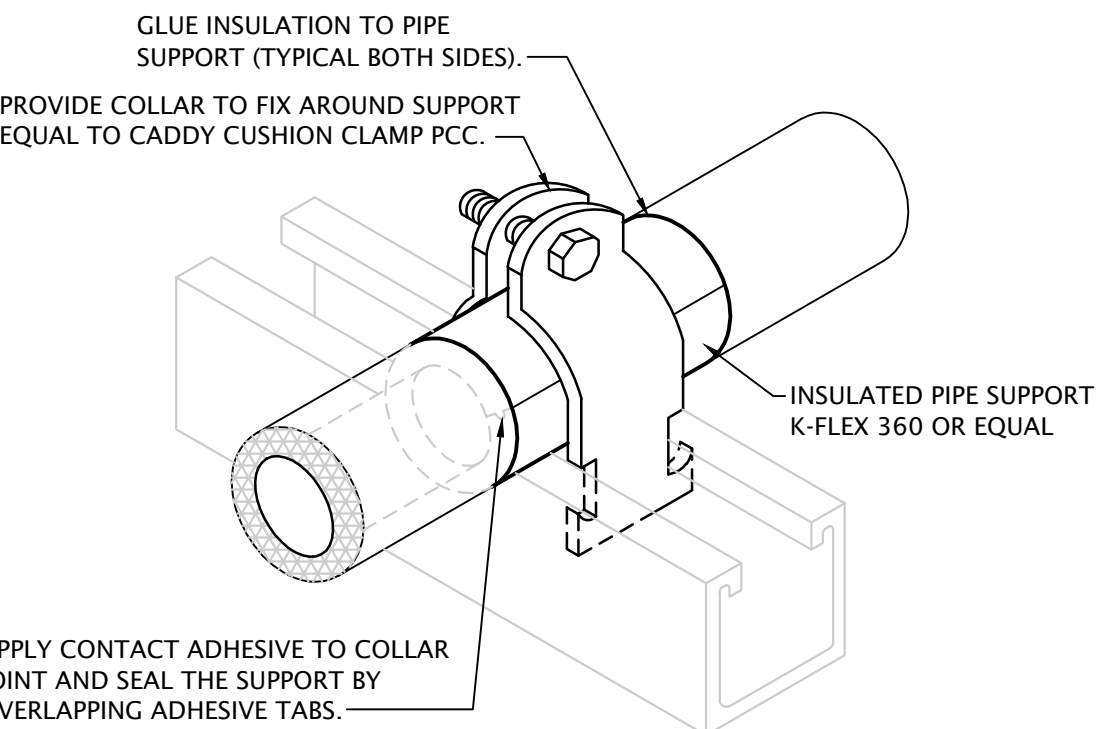
APARTMENT BLOWER COIL DETAIL

Scale: 1/4" = 1'-0"



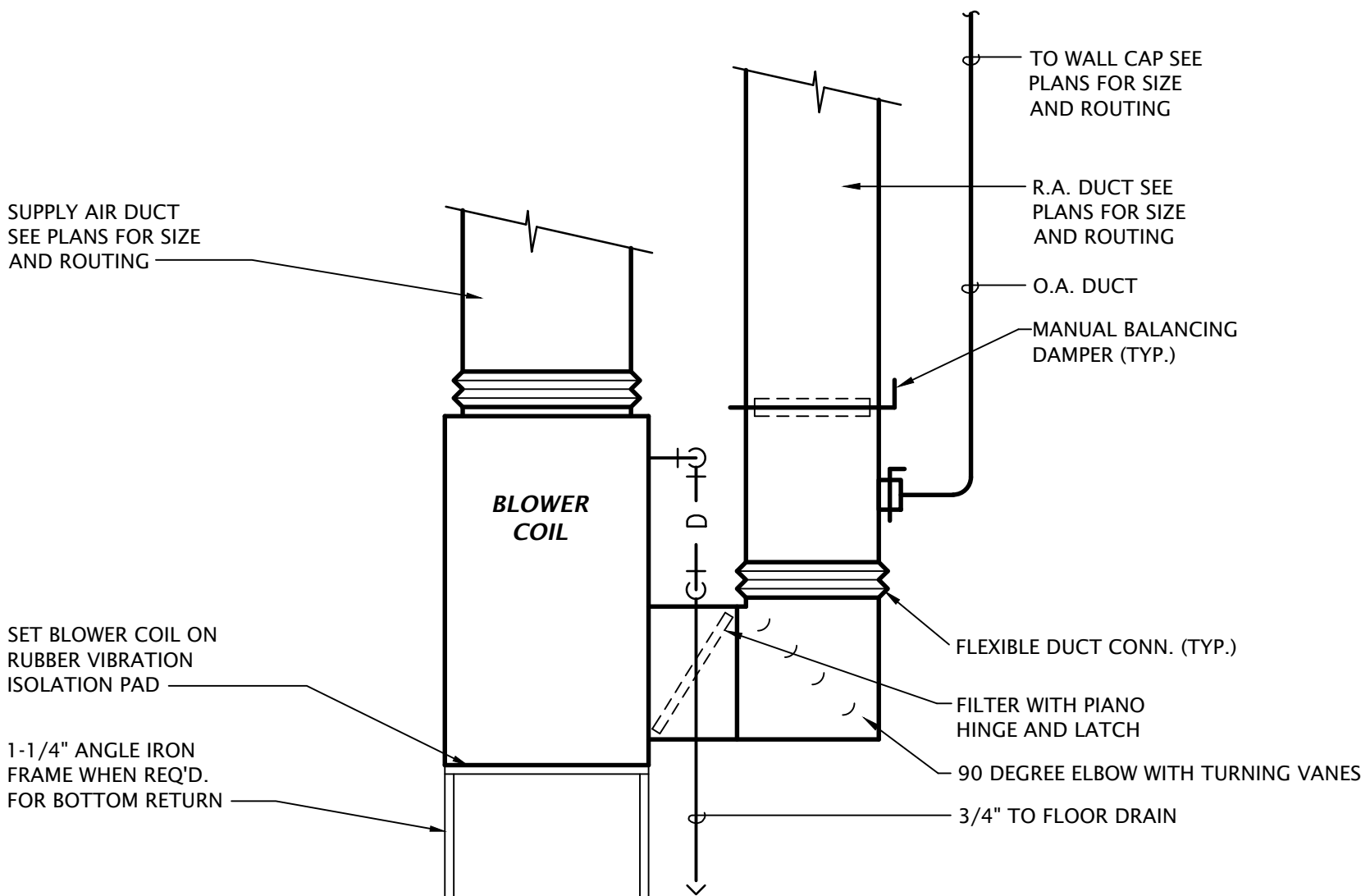
EXPOSED SPIRAL DUCT DETAIL

NO SCALE



EXTERIOR PIPE SUPPORT DETAIL

NO SCALE



COMMON AREA BLOWER COIL DETAIL

NO SCALE

ELECTRIC HEATER SCHEDULE

MARK	MANUF.	MODEL	MOUNTING	WATTS	VOLTAGE/PHASE	DESCRIPTION	NOTES
EWB	TRANE	UHW4	WALL	1,500	120/1	Architectural fan forced wall heater	1,2,3

NOTES:

1. Provide with high temp. thermal cutout and fan delay.
2. Provide with integral thermostat and unit mounted disconnect switch.
3. Provide with manufacturer's surface mounting adapter sleeve. Coordinate exact mounting requirements and locations with Arch. and rated construction.

HEAT PUMP SCHEDULE

MARK	MANUF.	MODEL	NOMINAL TONS	WEIGHT (LBS.)	COOLING CAPACITY					HEATING CAPACITY			MIN HSPF	ELECTRICAL		
					OA DB	ENT AIR DB/WB	SENS MBH	TOT MBH	MIN SEER	OA DB	ENT AIR DB	TOT MBH		MCA	MOCP	V/PH
HP-1	GOODMAN	GSZC160181	1.5	174	105	78/67	11.3	16.9	15	47	70	17.5	8.5	12.2	20	208/1
HP-2	GOODMAN	GSZC160241	2	180	105	78/67	15.1	22.5	15	47	70	22.5	8.5	14.7	25	208/1
HP-3	GOODMAN	GSZC160301	2.5	180	105	78/67	18	27	15	47	70	22.5	8.5	18	30	208/1
HP-4	GOODMAN	GSZC160421	3.5	226	105	80/67	25.8	37.9	15	47	70	39.4	8.5	22.1	35	208/1

Notes:

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

BLOWER COIL SCHEDULE

MARK	MANUF.	MODEL	FAN			HEATING KW	V/Ph	MOTOR FLA	MCA	MOCP
			CFM	ESP	SPEED					
BC-1	GOODMAN	ASPT25B14	600	0.7	MED	2.6	208/1	4.6	19	20
BC-2	GOODMAN	ASPT25B14	800	0.7	MED-HIGH	4.3	208/1	4.6	27	30
BC-3	GOODMAN	ASPT37B14	1000	0.7	MED	5.2	208/1	4.5	33	35
BC-4	GOODMAN	ASPT47C14	1400	0.7	MED-HIGH	5.2	208/1	3.9	32	35

Notes:

1. Single point connection required, coordinate the exact electrical requirements of equipment provided with E.C.
2. Electric heater shall not operate simultaneously with heat pump. Electric heater shall be used as back-up heat only.

ROOFTOP UNIT SCHEDULE

MARK	MANUF.	MODEL NUMBER	O.A. CFM	SUPPLY FAN			NET COOLING				2-STAGE ELECTRIC HEAT (KW)	WEIGHT (LBS.)	VOLTS / PHASE	MCA	MOCP
				CFM	ESP	HP	TOT MBH	SENS MBH	EAT DB/WB	O.A. DB					
RTU-1	TRANE	THC067E3REA	230	1900	0.75"	1	39.1	52.9	80/67	105	12	950	208/3	45	45
RTU-2	TRANE	THC092F3RGA	150	2,400	0.75"	1	56.54	79.54	80/67	105	18	1225	208/3	58	60

NOTES:

1. Provide with SZVAV controls, hot gas reheat, and humidity sensor.
2. Provide unit prewired for CO2 sensor. Install CO2 sensor in return air duct upstream of fresh air connection.
3. Provide factory installed disconnect switch and factory installed and wired GFI convenience receptacle. Provide for single point electrical connection.
4. Provide with hail guards
5. Provide 2" MERV 8 pleated filters
6. Provide with comparative enthalpy economizer cycle with barometric relief.
7. Provide with 7-day programmable thermostat and humidistat.

MITSUBISHI ELECTRIC TRANE HVAC US: CITY MULTI VRF OUTDOOR UNIT SCHEDULE

System Tag	Model Number	Design Cooling Outdoor Temp DB (°F)	Design Heating Outdoor Temp WB (°F)	Corrected Cooling Total Capacity (BTU/h)	Corrected Heating Capacity (BTU/h)	Electrical			
						Voltage / Phase	MCA	RFS	MOCP
HP-A	NTXMMX30A132AA	101.0	15.5	23,331.7	15,508.7	208/230V / 1-phase	22.1	25	25
HP-B	TRUZH0241HA10NA	101.0	15.5	21,076.6	25,116.4	208/230V / 1-phase	17	25	27

Notes:

- 1 Provide Heat Pumps with manufacturer's hail guards.

MITSUBISHI ELECTRIC TRANE HVAC US: CITY MULTI VRF INDOOR UNIT SCHEDULE

System Tag	Room Name	Tag Reference	Model	Type	Cooling Design Entering Temp DB/WB (°F)	Heating Design Entering Temp DB/WB (°F)	Cooling Total Capacity (BTU/h)	Cooling Sensible Capacity (BTU/h)	Heating Capacity (BTU/h)	Estimated Cooling Coil LAT (°F)	Estimated Heating Coil LAT (°F)	Refrig Pipe Dim Liquid/Suction (inch)	Voltage / Phase	Electrical MCA/MFS
HP-A	102 OFFICE	IU-A-1	NTXJKS09A112AA	Ceiling Cassette (One-Way)	75.0/63.0	70.0	6,890.8	6,527.3	4,662.5	55.5	83.8	1/4 / 3/8	208/230V/1-phase	Powered by Outdoor
	103 OFFICE	IU-A-2	NTXJKS12A112AA	Ceiling Cassette (One-Way)	75.0/63.0	70.0	9,241.7	7,772.0	6,126.3	53.5	86.8	1/4 / 3/8	208/230V/1-phase	Powered by Outdoor
	MAIL	IU-A-3	MSZ-EF09NAW-U2	Wall -Mounted	75.0/63.0	70.0	6,890.8	6,890.8	4,662.5	59.1	80.7	1/4 / 3/8	208/230V/1-phase	Powered by Outdoor
HP-B	ELEVATOR	IU-B-1	TPKA0A0241KA70A	Wall -Mounted	75.0/63.0	70.0	21,076.6	17,368.4	25,116.4	53.3	101.1	5/8 / 3/8	208/230V/1-phase	Powered by Outdoor

Notes:

- 1 Provide unit with manufacturer's condensate lift. Pump shall be installed inside unit housing.



REVISION:

DATE: 01-28-2022

JOB: 21-3137

SHEET:

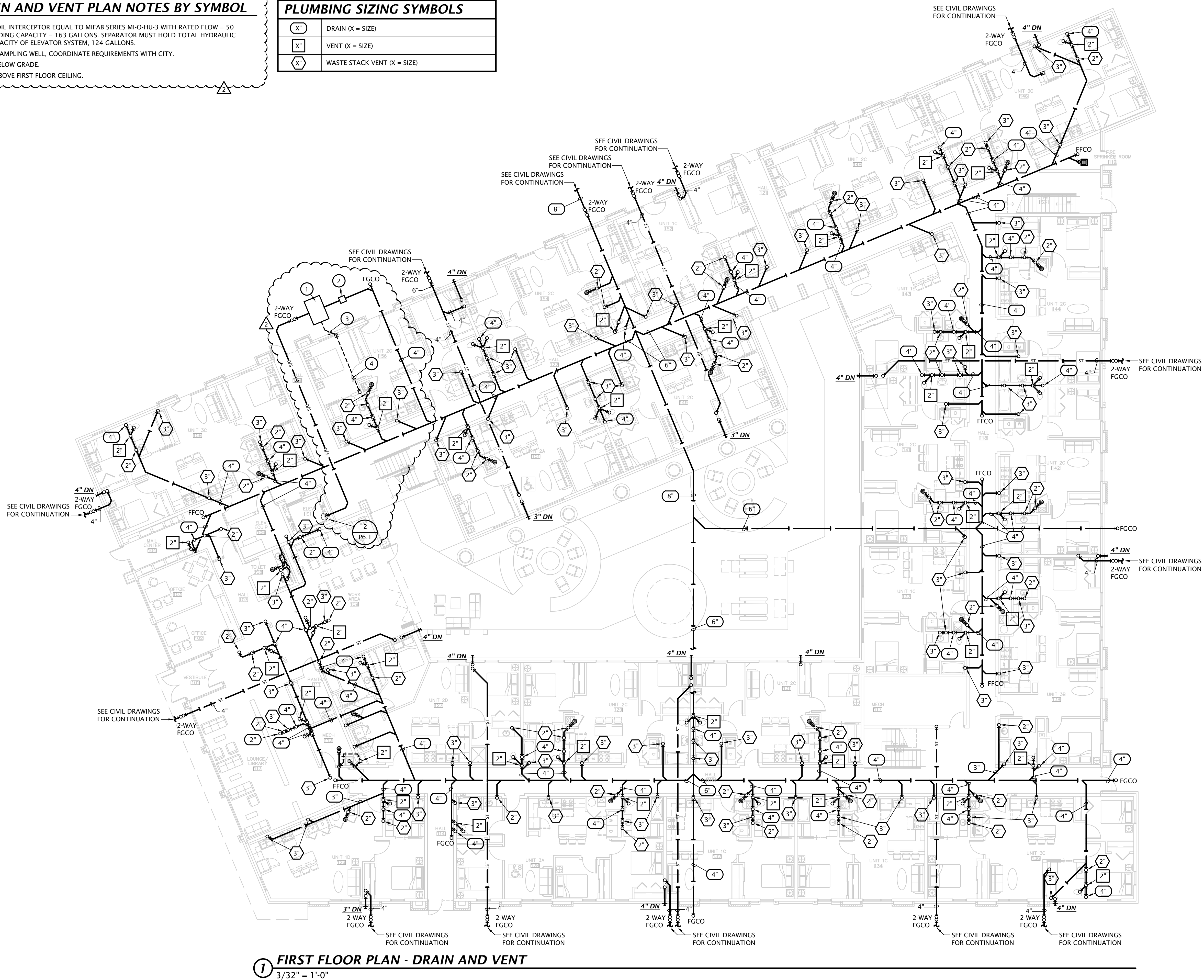
M6.1

DRAIN AND VENT PLAN NOTES BY SYMBOL

1. PROVIDE OIL INTERCEPTOR EQUAL TO MIFAB SERIES MI-O-HU-3 WITH RATED FLOW = 50 GPM; HOLDING CAPACITY = 163 GALLONS. SEPARATOR MUST HOLD TOTAL HYDRAULIC FLUID CAPACITY OF ELEVATOR SYSTEM, 124 GALLONS.
2. PROVIDE SAMPLING WELL, COORDINATE REQUIREMENTS WITH CITY.
3. 3" VENT BELOW GRADE.
4. 3" VENT ABOVE FIRST FLOOR CEILING.

PLUMBING SIZING SYMBOLS

X"	DRAIN (X = SIZE)
X"	VENT (X = SIZE)
X"	WASTE STACK VENT (X = SIZE)



1 FIRST FLOOR PLAN - DRAIN AND VENT
3/32" = 1'-0"

FORT WORTH DEVELOPMENT DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 23517-01 2017

Validity of Permit: The issuance or granting of a permit is by a permit for, as an approval of any violation of any provision of the code, and the permit is not to be construed as a guarantee of the accuracy or completeness of the information submitted by the applicant. The issuance of a permit is not to be construed as a guarantee of the accuracy or completeness of the information submitted by the applicant. The issuance of a permit is not to be construed as a guarantee of the accuracy or completeness of the information submitted by the applicant.

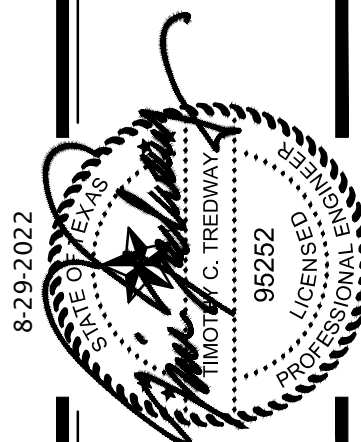
DATE 09/26/2023 Reddy Brown BUILDING OFFICIAL




CLIFTON RIVERSIDE APARTMENTS

NEW APARTMENTS

FORT WORTH. TEXAS



REVISION:
 2-25-2022




DATE:
01-28-2022

JOB:
21-3137

SHEET:

P2.2

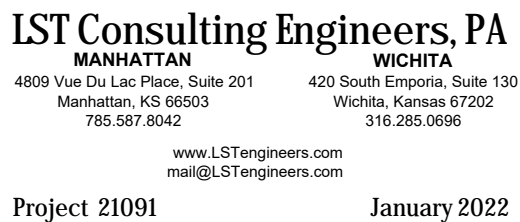
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PLUMBING SIZING SYMBOLS	
	DRAIN (X = SIZE)
	VENT (X = SIZE)
	WASTE STACK VENT (X = SIZE)



1 SECOND FLOOR PLAN - DRAIN AND VENT
3/32" = 1'-0"








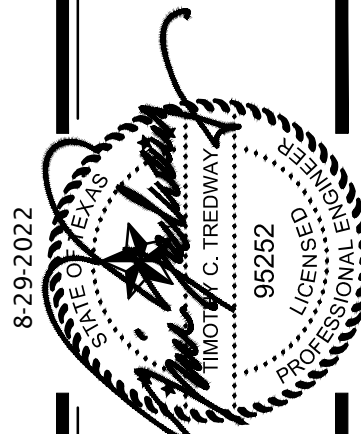
	VENT (X = SIZE)
	WASTE STACK VENT (X = SIZE)


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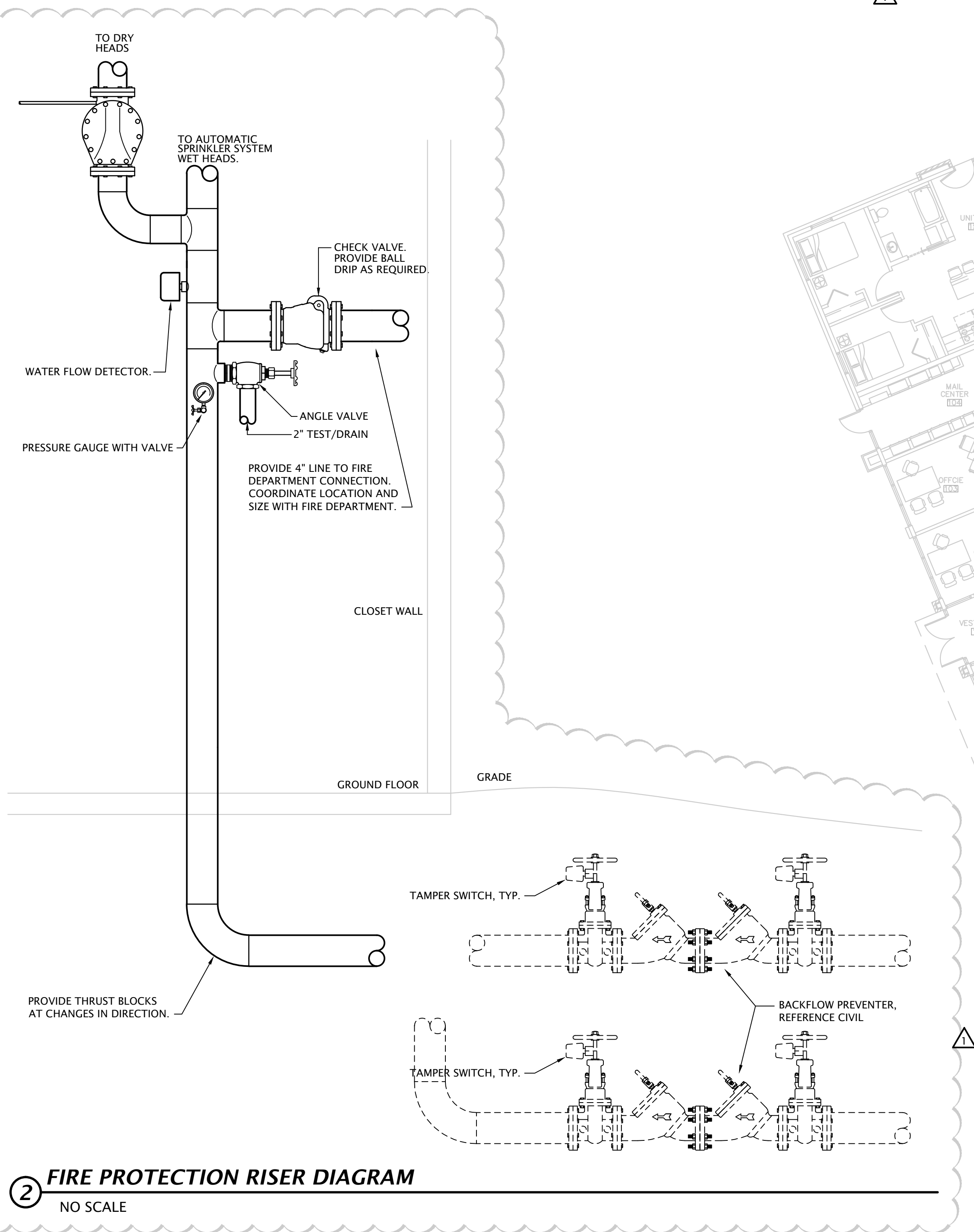


1 FOURTH FLOOR PLAN - DRAIN AND VENT
3/32" = 1'-0"

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



REVISION:	
 2-25-2022	
DATE:	
01-28-2022	
JOB:	
21-3137	
SHEET:	

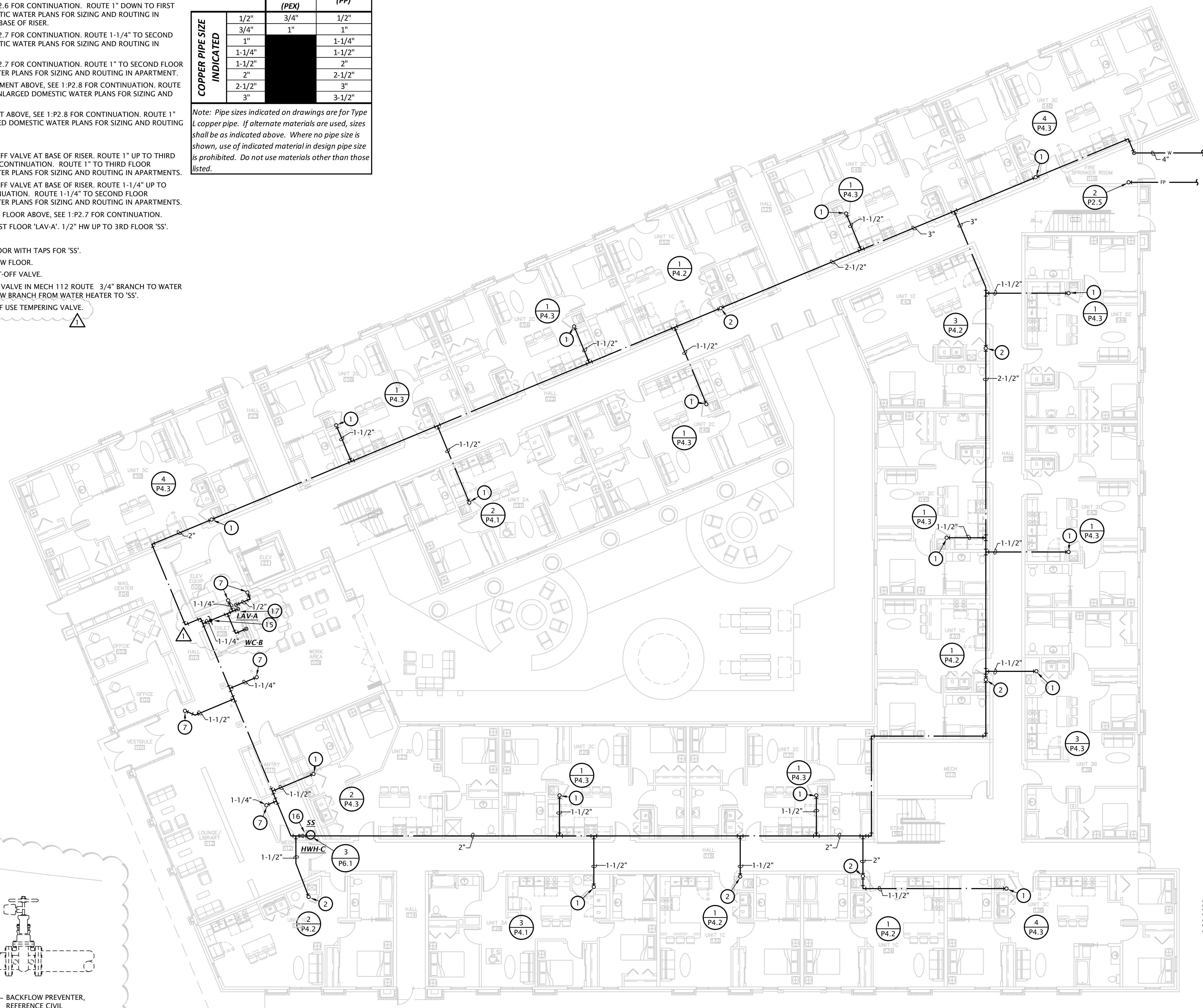


DOMESTIC WATER PLAN NOTES BY SYMBOL

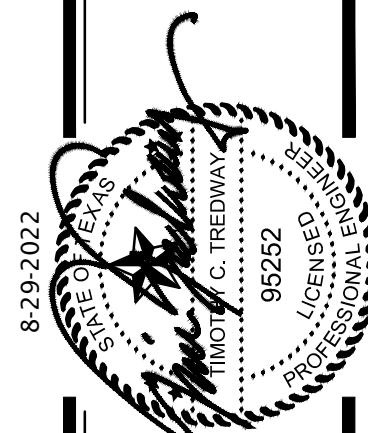
1. ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1-P2.6 FOR CONTINUATION. ROUTE 1-1/4" DOWN TO FIRST FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT. PROVIDE SHUT-OFF VALVE AT BASE OF RISER.
2. ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1-P2.6 FOR CONTINUATION. ROUTE 1" DOWN TO FIRST FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT. PROVIDE SHUT-OFF VALVE AT BASE OF RISER.
3. ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1-1/4" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT.
4. ROUTE 1-1/4" UP TO FLOOR ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT.
5. ROUTE 1-1/4" UP TO FOURTH FLOOR APARTMENT ABOVE, SEE 1-P2.8 FOR CONTINUATION. ROUTE 1-1/4" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
6. ROUTE 1" UP TO FOURTH FLOOR APARTMENT ABOVE, SEE 1-P2.8 FOR CONTINUATION. ROUTE 1" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
7. SEE 1-P2.6 FOR CONTINUATION.
8. 1-1/4" FROM FIRST FLOOR, PROVIDE SHUT-OFF VALVE AT BASE OF RISER. ROUTE 1" UP TO THIRD FLOOR APARTMENT ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
9. 1-1/2" FROM FIRST FLOOR, PROVIDE SHUT-OFF VALVE AT BASE OF RISER. ROUTE 1-1/4" UP TO APARTMENT ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1-1/4" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
10. 1-1/4" FROM FIRST FLOOR. ROUTE 1" UP TO FLOOR ABOVE, SEE 1-P2.7 FOR CONTINUATION.
11. 3/4" HW DOWN TO 2ND FLOOR 'SS' AND FIRST FLOOR 'LAV-A'. 1/2" HW UP TO 3RD FLOOR 'SS'.
12. SEE 1-P2.8 FOR CONTINUATION.
13. 1" CW AND 1" HW DOWN TO BELOW 4TH FLOOR WITH TAPS FOR 'SS'.
14. ROUTE ALL APARTMENT WATER PIPING BELOW FLOOR.
15. PROVIDE ACCESS PANEL IN CEILING TO SHUT-OFF VALVE.
16. PROVIDE 3/4" CW BRANCH WITH ISOLATION VALVE IN MECH 112 ROUTE 3/4" BRANCH TO WATER HEATER ON SHELF AND 'SS'. PROVIDE 3/4" HW BRANCH FROM WATER HEATER TO 'SS'.
17. PROVIDE PUBLIC VALLANTAGES WITH POINT OF USE TEMPERING VALVE.

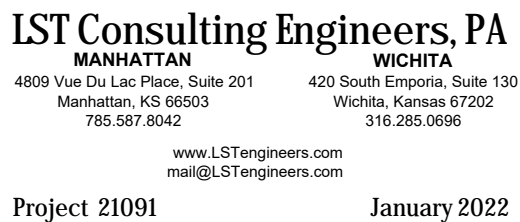
		ALTERNATE MATERIAL/SIZE	
		Cross-linked polyethylene (PEX)	Polypropylene (PP)
COPPER PIPE SIZE INDICATED	1/2"	3/4"	1/2"
	3/4"	1"	1"
	1"		1-1/4"
	1-1/4"		1-1/2"
	1-1/2"		2"
	2"		2-1/2"
	2-1/2"		3"
	3"		3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.



1 FIRST FLOOR PLAN - DOMESTIC WATER

$$3/32'' = 1'-0''$$




January 2022

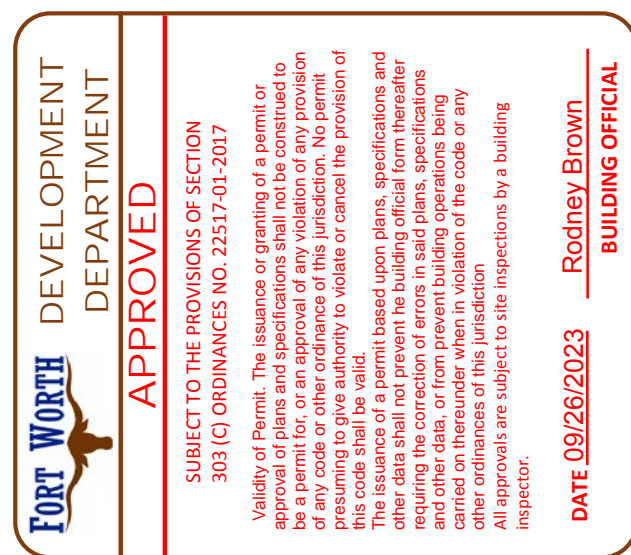
1. ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1-P2.6 FOR CONTINUATION. ROUTE 1-1/4" DOWN TO FIRST FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT. PROVIDE SHUT-OFF VALVE AT BASE OF RISER.
2. ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1-P2.6 FOR CONTINUATION. ROUTE 1" DOWN TO FIRST FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT. PROVIDE SHUT-OFF VALVE AT BASE OF RISER.
3. ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1-1/4" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT.
4. ROUTE 1-1/4" UP TO FLOOR ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT.
5. ROUTE 1-1/4" UP TO FOURTH FLOOR APARTMENT ABOVE, SEE 1-P2.8 FOR CONTINUATION. ROUTE 1-1/4" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
6. ROUTE 1" UP TO FOURTH FLOOR APARTMENT ABOVE, SEE 1-P2.8 FOR CONTINUATION. ROUTE 1" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
7. SEE 1-P2.6 FOR CONTINUATION.
8. 1-1/4" FROM FIRST FLOOR, PROVIDE SHUT-OFF VALVE AT BASE OF RISER. ROUTE 1" UP TO THIRD FLOOR APARTMENT ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
9. 1-1/2" FROM FIRST FLOOR, PROVIDE SHUT-OFF VALVE AT BASE OF RISER. ROUTE 1-1/4" UP TO APARTMENT ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1-1/4" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
10. 1-1/4" FROM FIRST FLOOR. ROUTE 1" UP TO FLOOR ABOVE, SEE 1-P2.7 FOR CONTINUATION.
11. 3/4" HW DOWN TO 2ND FLOOR 'SS' AND FIRST FLOOR 'LAV-A'. 1/2" HW UP TO 3RD FLOOR 'SS'.
12. SEE 1-P2.8 FOR CONTINUATION.
13. 1" CW AND 1" HW DOWN TO BELOW 4TH FLOOR WITH TAPS FOR 'SS'.
14. ROUTE ALL APARTMENT WATER PIPING BELOW FLOOR.
15. PROVIDE ACCESS PANEL IN CEILING TO SHUT-OFF VALVE.
16. PROVIDE 3/4" CW BRANCH WITH ISOLATION VALVE IN MECH 112 ROUTE 3/4" BRANCH TO WATER HEATER ON SHELVE AND 'SS'. PROVIDE 3/4" HW BRANCH FROM WATER HEATER TO 'SS'.
17. PROVIDE PUBLIC LAVATORIES WITH POINT OF USE TEMPERING VALVE.

		ALTERNATE MATERIAL/SIZE	
		Cross-linked polyethylene (PEX)	Polypropylene (PP)
COPPER PIPE SIZE INDICATED	1/2"	3/4"	1/2"
	3/4"	1"	1"
	1"		1-1/4"
	1-1/4"		1-1/2"
	1-1/2"		2"
	2"		2-1/2"
	2-1/2"		3"
	3"		3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.



1 SECOND FLOOR PLAN - DOMESTIC WATER
3/32" = 1'-0"

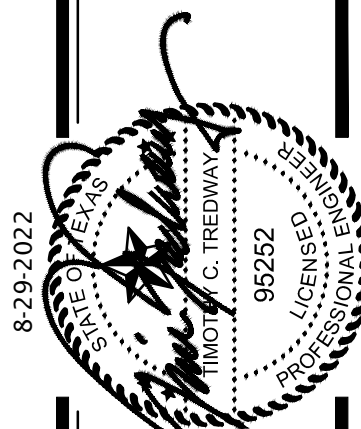


CLIFTON RIVERSIDE APARTMENTS

FORT WORTH.

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JONES GILLAM RENZ



1 2-25-2022

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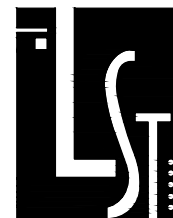
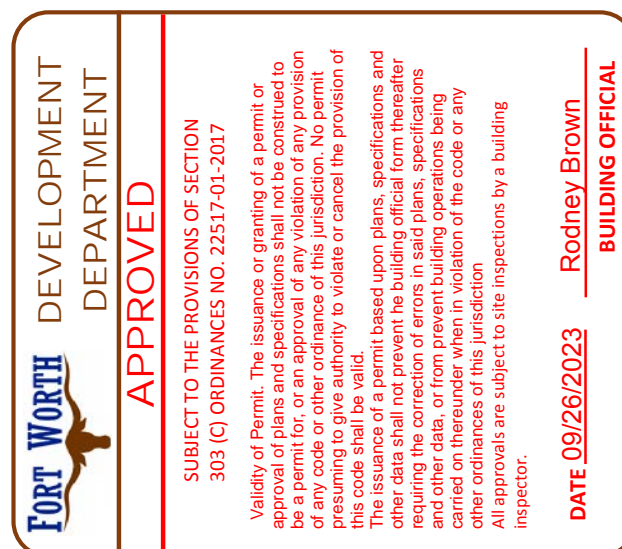
1. ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1-P2.6 FOR CONTINUATION. ROUTE 1-1/4" DOWN TO FIRST FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT. PROVIDE SHUT-OFF VALVE AT BASE OF RISER.
2. ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1-P2.6 FOR CONTINUATION. ROUTE 1" DOWN TO FIRST FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT. PROVIDE SHUT-OFF VALVE AT BASE OF RISER.
3. ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1-1/4" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT.
4. ROUTE 1-1/4" UP TO FLOOR ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT.
5. ROUTE 1-1/4" UP TO FOURTH FLOOR APARTMENT ABOVE, SEE 1-P2.8 FOR CONTINUATION. ROUTE 1-1/4" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
6. ROUTE 1" UP TO FOURTH FLOOR APARTMENT ABOVE, SEE 1-P2.8 FOR CONTINUATION. ROUTE 1" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
7. SEE 1-P2.6 FOR CONTINUATION.
8. 1-1/4" FROM FIRST FLOOR, PROVIDE SHUT-OFF VALVE AT BASE OF RISER. ROUTE 1" UP TO THIRD FLOOR APARTMENT ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
9. 1-1/2" FROM FIRST FLOOR, PROVIDE SHUT-OFF VALVE AT BASE OF RISER. ROUTE 1-1/4" UP TO APARTMENT ABOVE, SEE 1-P2.7 FOR CONTINUATION. ROUTE 1-1/4" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
10. 1-1/4" FROM FIRST FLOOR. ROUTE 1" UP TO FLOOR ABOVE, SEE 1-P2.7 FOR CONTINUATION.
11. 3/4" HW DOWN TO 2ND FLOOR 'SS' AND FIRST FLOOR 'LAV-A'. 1/2" HW UP TO 3RD FLOOR 'SS'.
12. SEE 1-P2.8 FOR CONTINUATION.
13. 1" CW AND 1" HW DOWN TO BELOW 4TH FLOOR WITH TAPS FOR 'SS'.
14. ROUTE ALL APARTMENT WATER PIPING BELOW FLOOR.
15. PROVIDE ACCESS PANEL IN CEILING TO SHUT-OFF VALVE.
16. PROVIDE 3/4" CW BRANCH WITH ISOLATION VALVE IN MECH 112 ROUTE 3/4" BRANCH TO WATER HEATER ON SHELF AND 'SS'. PROVIDE 3/4" HW BRANCH FROM WATER HEATER TO 'SS'.
17. PROVIDE PUBLIC VALLVATIONS WITH POINT OF USE TEMPERING VALVE.

		ALTERNATE MATERIAL/SIZE	
		Cross-linked polyethylene (PEX)	Polypropylene (PP)
COPPER PIPE SIZE INDICATED	1/2"	3/4"	1/2"
	3/4"	1"	1"
	1"		1-1/4"
	1-1/4"		1-1/2"
	1-1/2"		2"
	2"		2-1/2"
	2-1/2"		3"
	3"		3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.



1 THIRD FLOOR PLAN - DOMESTIC WATER
3/32" = 1'-0"



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Project 21091 **January 2022**

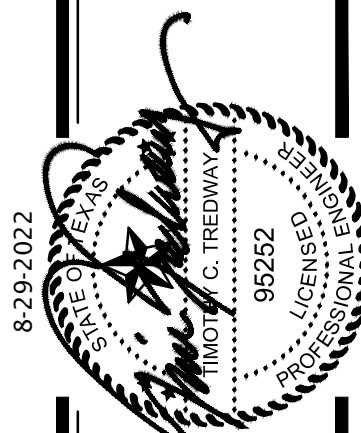
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CLIFTON RIVERSIDE APARTMENTS

NEW APARTMENTS



REVISION:

1 2-25-2022

DATE:
01-28-2022

JOB:	21-3137
SHEET:	

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DEVELOPMENT
DEPARTMENT

APPROVED

SUBJECT TO THE PROVISIONS OF SECTION
303 (C) ORDINANCES NO. 22517 (J) 2017

Validity of Permit: The issuance or granting of a permit or
approval of plans and specifications shall not be construed to
be a warranty, endorsement, or approval of the quality, value,
or any code or other performance of the jurisdiction. No permit
shall be issued for any work that is not in accordance with the
code that it is intended to enforce. The permit holder shall
be responsible for obtaining all necessary permits and for
compliance with all applicable codes, rules, regulations, and
other data that shall not prevent the building official from
inspecting the work at any time. The permit holder shall
be responsible for obtaining all necessary permits and for
compliance with all applicable codes, rules, regulations, and
other data, or from preventing building operations being
conducted in violation of the provisions of the code or any
other applicable law, rule, regulation, or ordinance.
All approvals are subject to the inspection of the code or any
other applicable law, rule, regulation, or ordinance.

DATE 09/26/2023

Rodney Brown
BUILDING OFFICIAL

DOMESTIC WATER PLAN NOTES BY SYMBOL

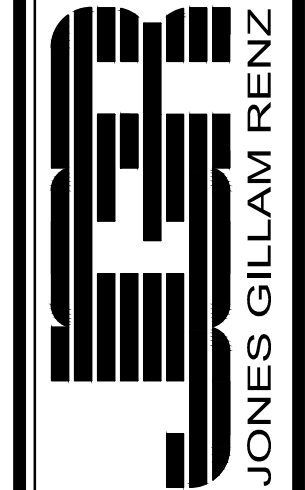
- ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1:P2.6 FOR CONTINUATION. ROUTE 1-1/4" DOWN TO FIRST FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT. PROVIDE SHUT-OFF VALVE AT BASE OF RISER.
- ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1:P2.6 FOR CONTINUATION. ROUTE 1" DOWN TO FIRST FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENT. PROVIDE SHUT-OFF VALVE AT BASE OF RISER.
- ROUTE 1-1/2" UP TO FLOOR ABOVE, SEE 1:P2.7 FOR CONTINUATION. ROUTE 1-1/4" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
- ROUTE 1-1/4" UP TO FLOOR ABOVE, SEE 1:P2.7 FOR CONTINUATION. ROUTE 1" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
- ROUTE 1-1/4" UP TO FOURTH FLOOR APARTMENT ABOVE, SEE 1:P2.8 FOR CONTINUATION. ROUTE 1-1/4" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
- ROUTE 1" UP TO FOURTH FLOOR APARTMENT ABOVE, SEE 1:P2.8 FOR CONTINUATION. ROUTE 1" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
- SEE 1:P2.6 FOR CONTINUATION.
- 1-1/4" FROM FIRST FLOOR, PROVIDE SHUT-OFF VALVE AT BASE OF RISER. ROUTE 1" UP TO THIRD FLOOR APARTMENT ABOVE, SEE 1:P2.7 FOR CONTINUATION. ROUTE 1" TO THIRD FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
- 1-1/2" FROM FIRST FLOOR, PROVIDE SHUT-OFF VALVE AT BASE OF RISER. ROUTE 1-1/4" UP TO APARTMENT ABOVE, SEE 1:P2.7 FOR CONTINUATION. ROUTE 1-1/4" TO SECOND FLOOR APARTMENT. SEE ENLARGED DOMESTIC WATER PLANS FOR SIZING AND ROUTING IN APARTMENTS.
- 1-1/4" FROM FIRST FLOOR. ROUTE 1" UP TO FLOOR ABOVE, SEE 1:P2.7 FOR CONTINUATION.
- 3/4" HW DOWN TO 2ND FLOOR 'SS' AND FIRST FLOOR 'LAV-A'. 1/2" HW UP TO 3RD FLOOR 'SS'.
- SEE 1:P2.8 FOR CONTINUATION.
- 1" CW AND 1" HW DOWN TO BELOW 4TH FLOOR WITH TAPS FOR 'SS'.
- ROUTE ALL APARTMENT WATER PIPING BELOW FLOOR.
- PROVIDE ACCESS PANEL IN CEILING TO SHUT-OFF VALVE.
- PROVIDE 3/4" CW BRANCH WITH ISOLATION VALVE IN MECH 112 ROUTE 3/4" BRANCH TO WATER HEATER ON SHELF AND 'SS'. PROVIDE 3/4" HW BRANCH FROM WATER HEATER TO 'SS'.
- PROVIDE PUBLIC LAVATORIES WITH POINT OF USE TEMPERING VALVE.

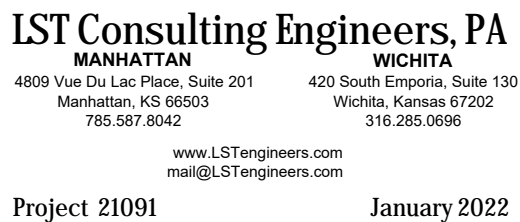
COPPER PIPE SIZE INDICATED	ALTERNATE MATERIAL/SIZE	
	Cross-linked polyethylene (PEX)	Polypropylene (PP)
1/2"	3/4"	1/2"
3/4"	1"	1"
1"		1-1/4"
1-1/4"		1-1/2"
1-1/2"		2"
2"		2-1/2"
2-1/2"		3"
3"		3-1/2"

Note: Pipe sizes indicated on drawings are for Type L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size is prohibited. Do not use materials other than those listed.

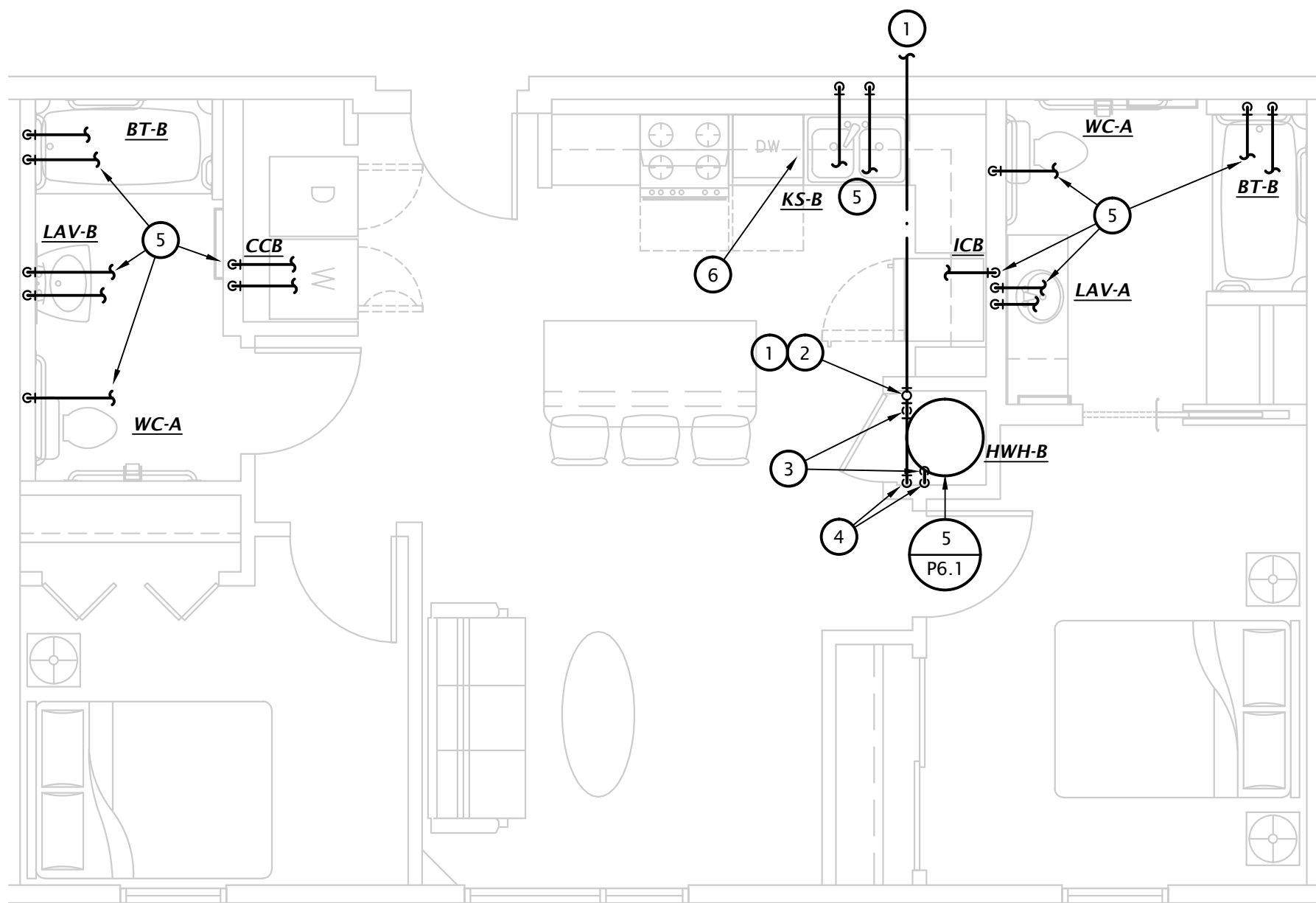


1 FOURTH FLOOR PLAN - DOMESTIC WATER
3/32" = 1'-0"





January 2022

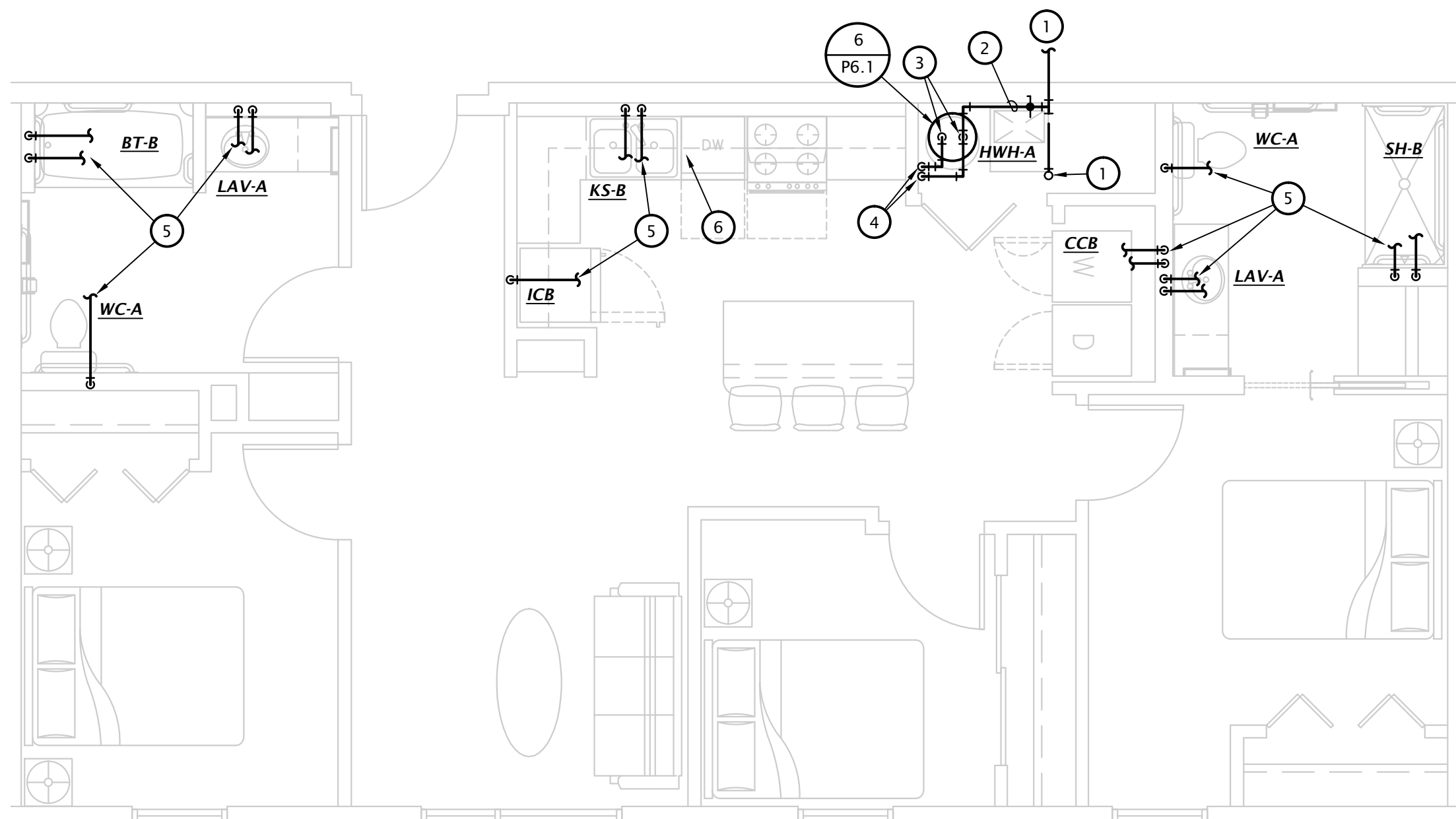


② 2 BEDROOM ACCESSIBLE DOM. WATER PLAN (TYPE A)
1/4" = 1'-0"

- NOTES:**
- PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS.
 - COORDINATE INSTALLATION OF PIPING IN MECHANICAL CLOSET W/ M.C. & E.C.
 - SEE PLUMBING FIXTURE SCHEDULE ON SHEET PG.1 FOR FIXTURE ROUGH-IN INFORMATION.
 - ROUTE PIPING BELOW FLOOR FOR 4TH FLOOR APARTMENTS AND WHERE NOTED ON OVERALL PLAN. DO NOT ROUTE PIPING ABOVE CEILING IN UNCONDITIONED ATTIC, PLENUM SPACES EXPOSED TO EXTERIOR.
 - INSULATE ALL HW PIPING WITH 1" INSULATION PER 2015 IECC.

ENLARGED PLAN NOTES BY SYMBOL

1. SEE OVERALL DOMESTIC WATER PLANS FOR SIZING AND CONTINUATION.
2. PROVIDE 1-1/4" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE.
3. CONNECT 1" CW AND HW TO WATER HEATER.
4. PROVIDE 1" HW AND CW COPPER MANIFOLD WITH 1/2" PEX BRANCHES AND ROUTE 1/2" PEX BRANCHES TO EACH FIXTURE. MOUNT MANIFOLD IN ACCESSIBLE LOCATION. FIELD COORDINATE EXACT LOCATION OF MANIFOLD WITH G.C. AND OTHER TRADES. PROVIDE ACCESS PANEL IF MOUNTED IN WALL.
5. ROUTE 1/2" PEX BRANCHES TO MANIFOLD. PROVIDE COPPER STUB-OUTS AT ROUGH-IN FOR EACH FIXTURE.
6. 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.
7. PROVIDE 1" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE.



3 3 BEDROOM ACCESSIBLE DOM. WATER PLAN (TYPE A)
1/4" = 1'-0"



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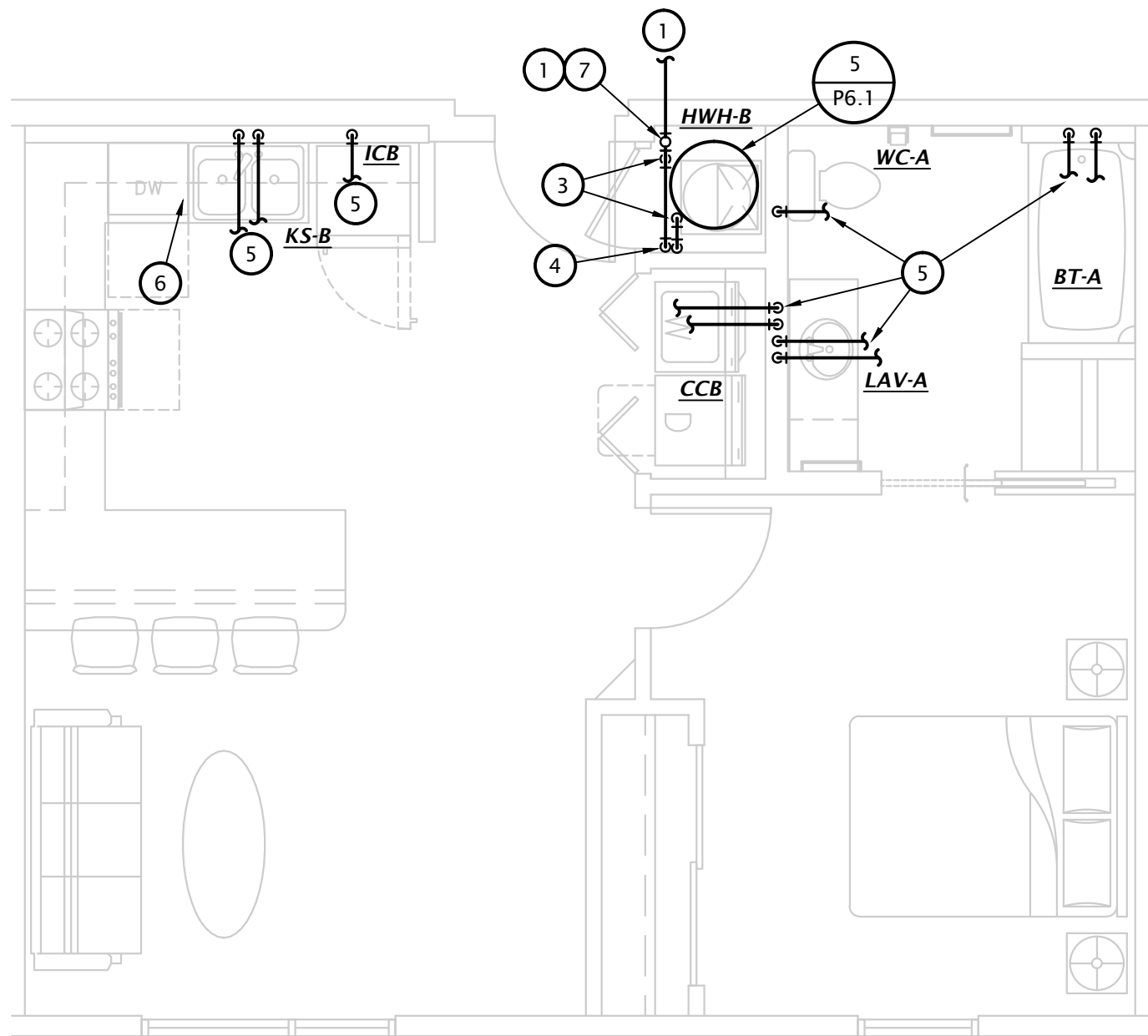
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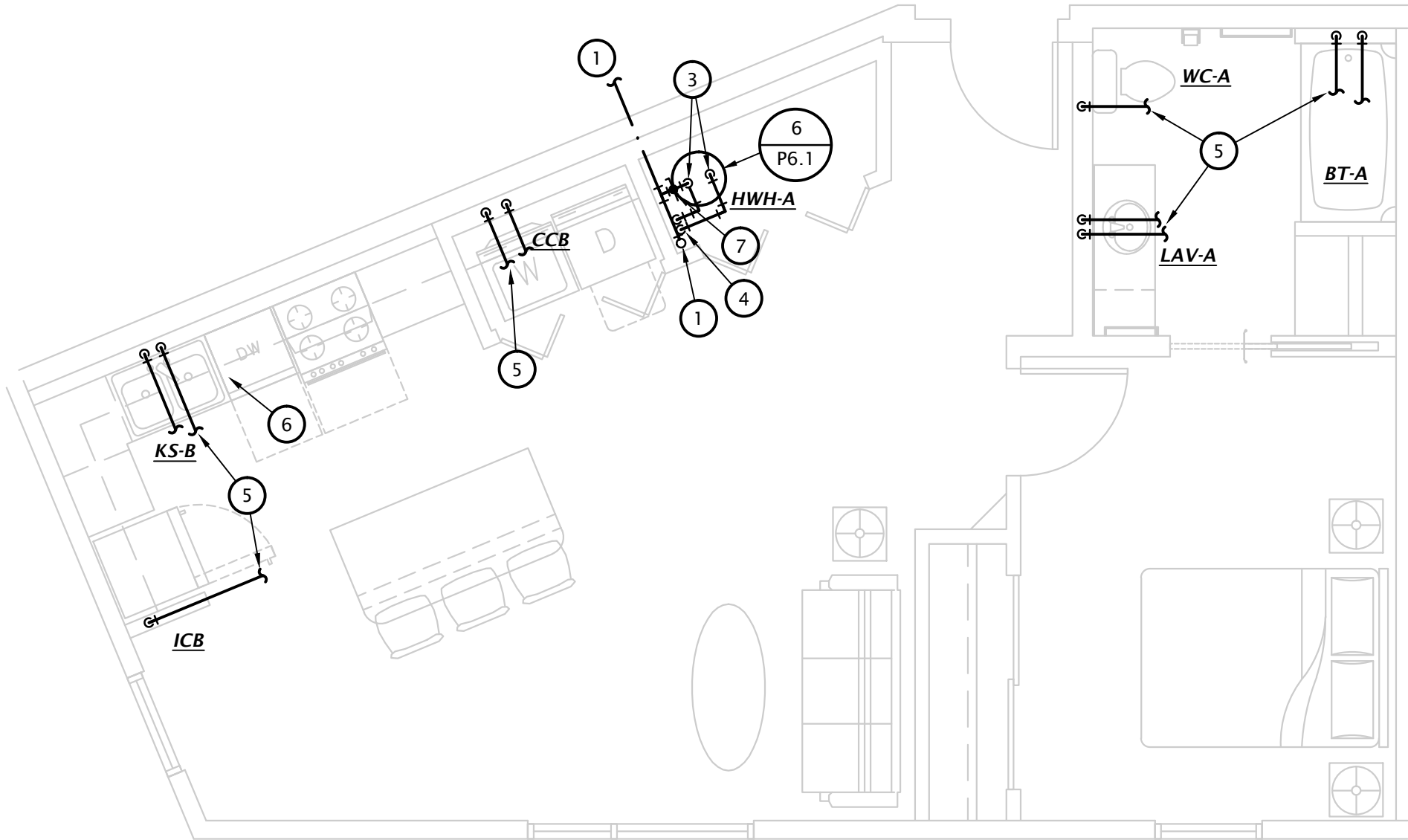
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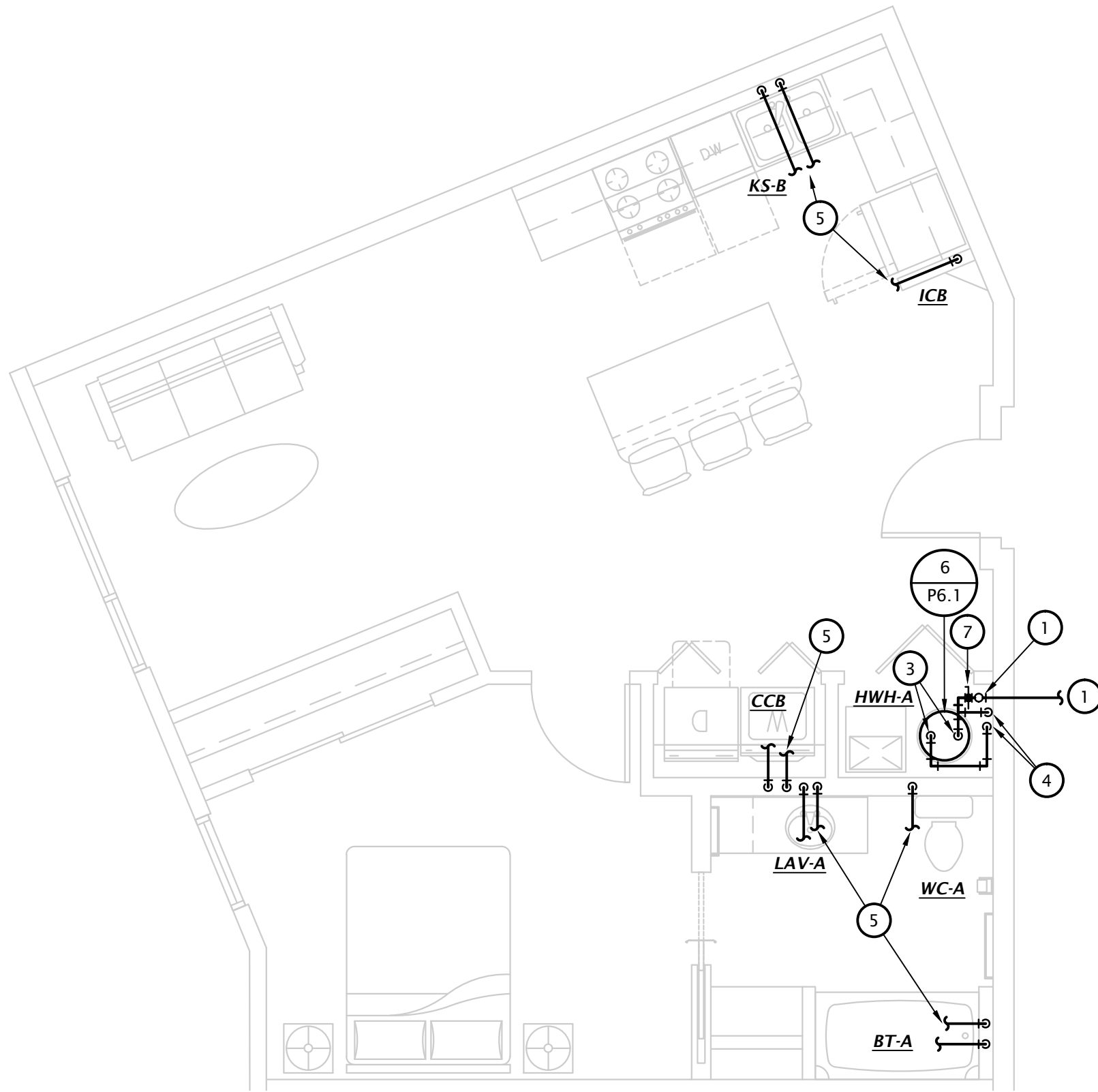
igr@jgrarchitects.com



1 1 BEDROOM DOM. WATER PLAN (TYPE B & C)
1/4" = 1'-0"



2 1 BEDROOM DOM. WATER PLAN (TYPE D)
1/4" = 1'-0"

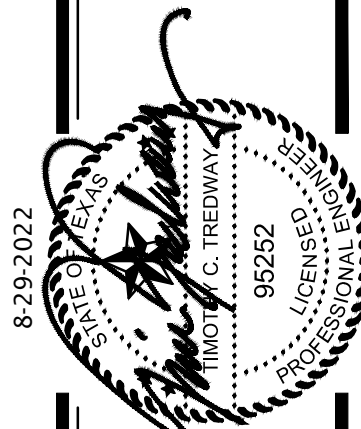
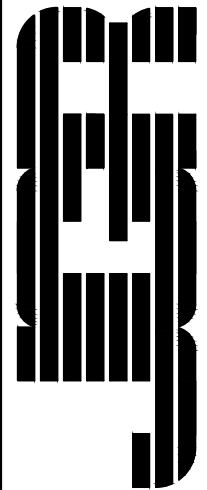


3 1 BEDROOM DOM. WATER PLAN (TYPE E)
1/4" = 1'-0"

- NOTES:
- PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS.
 - COORDINATE INSTALLATION OF PIPING IN MECHANICAL CLOSET W/ M.C. & E.C.
 - SEE PLUMBING FIXTURE SCHEDULE ON SHEET P6.1 FOR FIXTURE ROUGH-IN INFORMATION.
 - ROUTE PIPING BELOW FLOOR FOR 4TH FLOOR APARTMENTS AND WHERE NOTED ON OVERALL PLAN. DO NOT ROUTE PIPING ABOVE CEILING IN UNCONDITIONED ATTIC/ PLENUM SPACES EXPOSED TO EXTERIOR.
 - INSULATE ALL HW PIPING WITH 1" INSULATION PER 2015 IECC.

ENLARGED PLAN NOTES BY SYMBOL

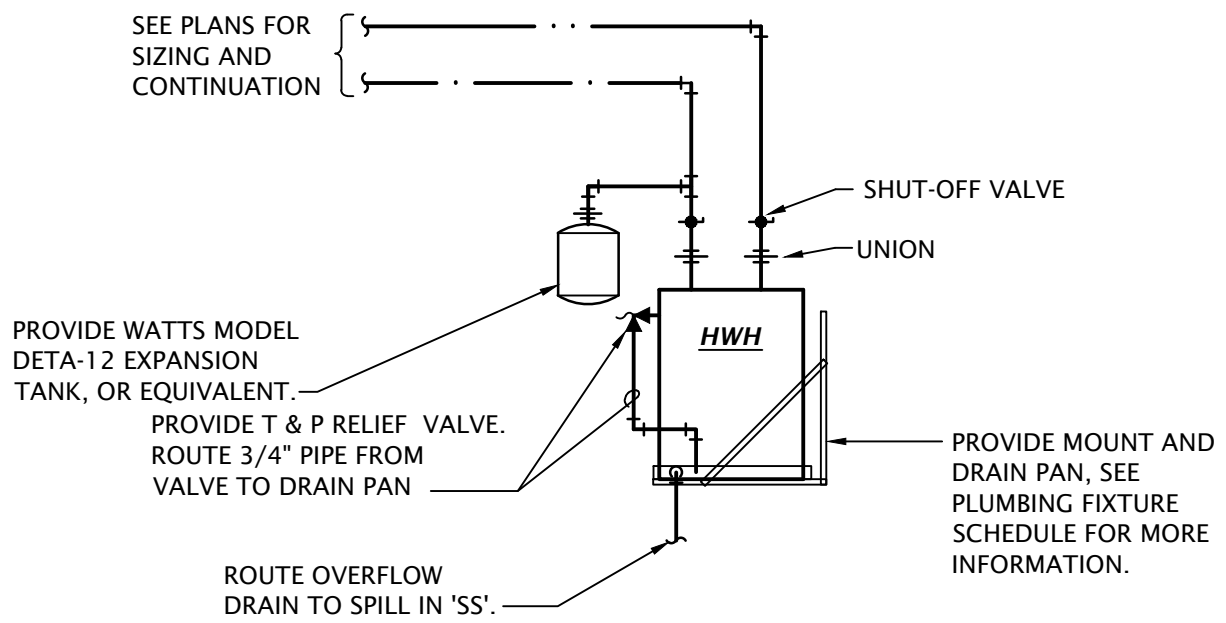
1. SEE OVERALL DOMESTIC WATER PLANS FOR SIZING AND CONTINUATION.
2. PROVIDE 1-1/4" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE.
3. CONNECT 1" CW AND HW TO WATER HEATER.
4. PROVIDE 1" HW AND CW COPPER MANIFOLD WITH 1/2" PEX BRANCHES AND ROUTE 1/2" PEX BRANCHES TO EACH FIXTURE. MOUNT MANIFOLDS IN ACCESSIBLE LOCATION. FIELD COORDINATE EXACT LOCATION OF MANIFOLD WITH G.C. AND OTHER TRADES. PROVIDE ACCESS PANEL IF MOUNTED IN WALL.
5. ROUTE 1/2" PEX BRANCHES TO MANIFOLD. PROVIDE COPPER STUB-OUTS AT ROUGH-IN FOR EACH FIXTURE.
6. 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.
7. PROVIDE 1" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE.



PLUMBING FIXTURE SCHEDULE

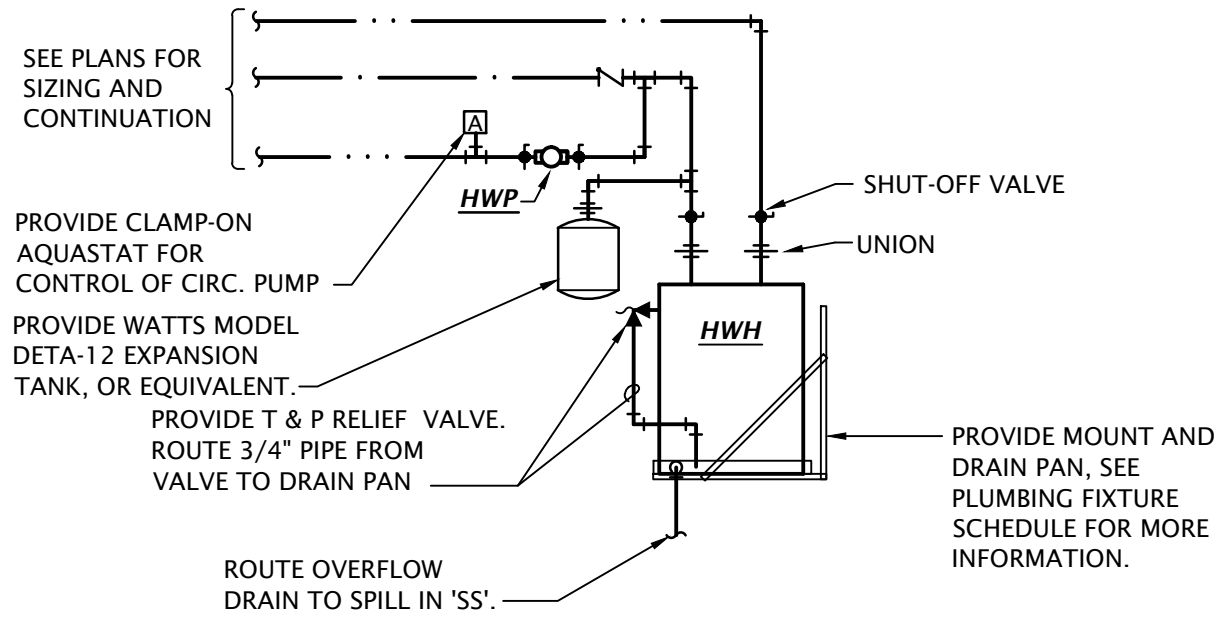
MARK	MANUFACTURER	DESCRIPTION	TRIM		ROUGH-IN SIZES				NOTES
			MANUFACTURER	DESCRIPTION	WASTE	VENT	CW	HW	
WC-A	KOHLER	Model #K-3658-(RA)-0 "Highline Classic" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator. Coordinate location of trip lever with installation.	KOHLER	#K-4636-0 white, closed front plastic seat with slow closing lid.	4"	2"	1/2"	---	1
WC-B	KOHLER	Model #K-3658-(RA)-0 "Highline Classic" ADA compliant flush tank water closet, white vitreous china, two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, 1.28 GPF, polished chrome actuator. Coordinate location of trip lever with installation.	KOHLER	#K-4731-CA-0 white, open front, anti-microbial plastic seat without lid, with check hinge.	4"	2"	1/2"	---	1
LAV-A	KOHLER	Model 2196-4-0 self-rimming lavatory, white vitreous china, 20"W x 17", faucet holes on 4" centers.	KOHLER	#K-394-4-2 two handle faucet with pop-up drain and nickel finish.	2"	1-1/2"	1/2"	1/2"	1,2,3
LAV-B	KOHLER	Model 2005-0 wall hung lavatory, white vitreous china, 18-1/4"W x 17-1/4", faucet holes on 4" centers.	KOHLER	#K-394-4-2 two handle faucet with pop-up drain and nickel finish.	2"	1-1/2"	1/2"	1/2"	1,2,3
KS-A	KOHLER	Model K-3369-3 two compartment 18 GA stainless steel top-mount sink, 14-1/2"x16-1/2"x8"D inside, fully undercoated, faucet holes as required.	INSINKERATOR	Badger 5 1/2 HP garbage disposal with dishwasher waste connection.	2"	1-1/2"	1/2"	1/2"	1,2,4
KS-B	JUST	Model DL-ADA-2233-A-GR two compartment 18 GA stainless steel sink, self rimming, 14"x16"x5"D inside, fully undercoated, faucet holes as required, and drain hole center rear.	KOHLER IN-SINK-ERATOR	#K-780 single handle pull down kitchen sink faucet with chrome finish, single hole installation. Provide basket strainer. Badger 5 1/2 HP garbage disposal with dishwasher waste connection.	2"	1-1/2"	1/2"	1/2"	1,2,4,5
SH-A	AQUARIUS	Center drain option: Model 'G-3637-BF' reinforced fiberglass ADA base model shower, 39-1/2"W x40-1/4"D x77-1/4"H, with integral soap/toiletry shelves in accordance with ADA requirements, right or left hand rough-in as required, center drain, white finish. Maximum 2.0 GPM flowrate. Provide with collapsible dam. Provide with blocking for grab bars and seat to be added at tenant's request.	KOHLER	#K-304 pressure balancing valve with integral temperature limits and stops, #K-TS10584-4 valve trim, #K-355 wall supply elbow, #K-9514 60" hose, #K-22163-G hand shower, and #K-8524/K-349 slide bar. Entire assembly shall have nickel finish. Max. 2 GPM.	2"	1-1/2"	1/2"	1/2"	2,4
SH-B	AQUARIUS	Model G-6233-BF-.75 reinforced fiberglass ADA roll-in shower, 60"W x33"D x73-3/4"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.	KOHLER	#K-304 pressure balancing valve with integral temperature limits and stops, #K-TS10584-4 valve trim, #K-355 wall supply elbow, #K-9514 60" hose, #K-22163-G hand shower, and #K-8524/K-349 slide bar. Entire assembly shall have nickel finish. Max. 2 GPM.	2"	1-1/2"	1/2"	1/2"	1
BT-A	AQUARIUS	Model A 6000 TS OT 2P cast acrylic ADA tub/shower, 60"W x33-3/4"D x78"H, with integral soap/toiletry shelves in accordance with ADA requirements right or left hand rough-in as required, white finish. Provide with blocking for grab bars and seat to be added at tenant's request.	KOHLER	#K-304 pressure balancing valve with integral temperature limits and stops, #K-TS10582-4 valve trim, #K-355 wall supply elbow, #K-9514 60" hose, #K-22163-G hand shower, and #K-8524/K-349 slide bar. Entire assembly shall have nickel finish. Max. 2 GPM.	2"	1-1/2"	1/2"	1/2"	2,4
BT-B	AQUARIUS	Model A 6000 TS OT 2P cast acrylic ADA tub/shower, 60"W x33-3/4"D x78"H, with integral soap/toiletry shelves and grab bars in accordance with ADA requirements, seat at end of tub, right or left hand rough-in as required, white finish.	KOHLER	#K-304 pressure balancing valve with integral temperature limits and stops, #K-TS10582-4 valve trim, #K-355 wall supply elbow, #K-9514 60" hose, #K-22163-G hand shower, and #K-8524/K-349 slide bar. Entire assembly shall have nickel finish. Max. 2 GPM.	2"	1-1/2"	1/2"	1/2"	1,2,4
SS	FIAT	Model MSB-2424 one piece molded stone mop basin, 24" square, stainless steel integral drain body with caulk connection, stainless steel wall guards.	DELTA	Model 28T9 faucet with hose thread outlet, vacuum breaker, pail hook, wall brace, metal lever handles.	3"	1-1/2"	3/4"	3/4"	4
WH	WOODFORD	Model 25 frost proof wall hydrant with anti-siphon vacuum breaker, metal handle.			---	---	3/4"	---	
CCB	WATER-TITE	Model W4700 recessed washing machine box with 2"PVC/ABS drain coupling and knockout test cap. Two brass 1/4 turn adaptor ball valves with hammer arresters, sweat connection.			2"	2"	1/2"	1/2"	
ICB	OATEY	Model 3848X fire rated ice maker connection box with 1/4 turn ball valve.			---	---	1/2"	---	
FD	WADE	Model 1102STD5 floor drain with satin nickel bronze strainer. Provide trap protection device equal to ProSet Trapguard.			2"	1-1/2"	---	---	
FS	WADE	Model 9140 floor sink with 8" deep body, enameled interior, sediment bucket, nickel bronze trim and grate with openings as required. Provide trap protection device equal to ProSet Trapguard.			3"	1-1/2"	---	---	
RD	WADE	Model 3000 cast iron side outlet body roof drain with flange, flashing ring with gravel stop, underdeck clamp and cast iron dome strainer.							
OD	WADE	Model 3000 cast iron side outlet body roof drain with flange, flashing ring with gravel stop, underdeck clamp and cast iron dome strainer.							
DN	ZURN	Model ZF199 black downspout nozzle with threaded outlet and flange to secure nozzle to wall.							
HWH-A	A.O. SMITH	Model ENT-40, 40 gallon electric water heater, (2) non simultaneous 4500 watts, 208 volts heating elements, 21 GPH recovery @ 90°F temp rise. Minimum 0.92 UEF. Supplied with temperature & pressure relief valve and brass drain valve.							
HWH-B	A.O. SMITH	Model ENJ-40, 40 gallon electric water heater, (2) non simultaneous 4500 watts, 208 volts heating elements, 21 GPH recovery @ 90°F temp rise. Minimum 0.95 Energy Factor. Supplied with temperature & pressure relief valve and brass drain valve.							
HWH-C	A.O. SMITH	Model EJC5-20, 20 gallon electric water heater, 2500 watts, 208 volts heating element, 11 GPH recovery @ 90°F temp rise. Supplied with temperature & pressure relief valve and brass drain valve.							6
HWP	BELL & GOSSETT	Model NBF-33 circulation pump, bronze body, 10 GPM @ 10' head, 120 VAC. Provide clamp-on aquastat for pump control.							7

- GENERAL:
- Provide fixtures with all trim necessary for complete installation.
 - All toilets, lavatory faucets, showerheads, and kitchen faucets shall have EPA's WaterSense label.
- NOTES:
- 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.
 - Provide Dearborn supplies with stops and escutcheon plate, 1-1/4" cast brass p-trap.
 - Insulate water and waste piping below lavatory. Utilize insulation kit equivalent to LavGuard by Truebro.
 - Trim shall be provided with polished chrome finish.
 - Insulate water and waste piping below sink. Utilize insulation kit equivalent to LavGuard by Truebro. Provide Plumberex model #3071WD-N waste disposal cover.
 - Provide wall hung platform for water heater equal to Holdrite #50-SWHP-W-C. Coordinate exact location and mounting height with architect.
 - 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.



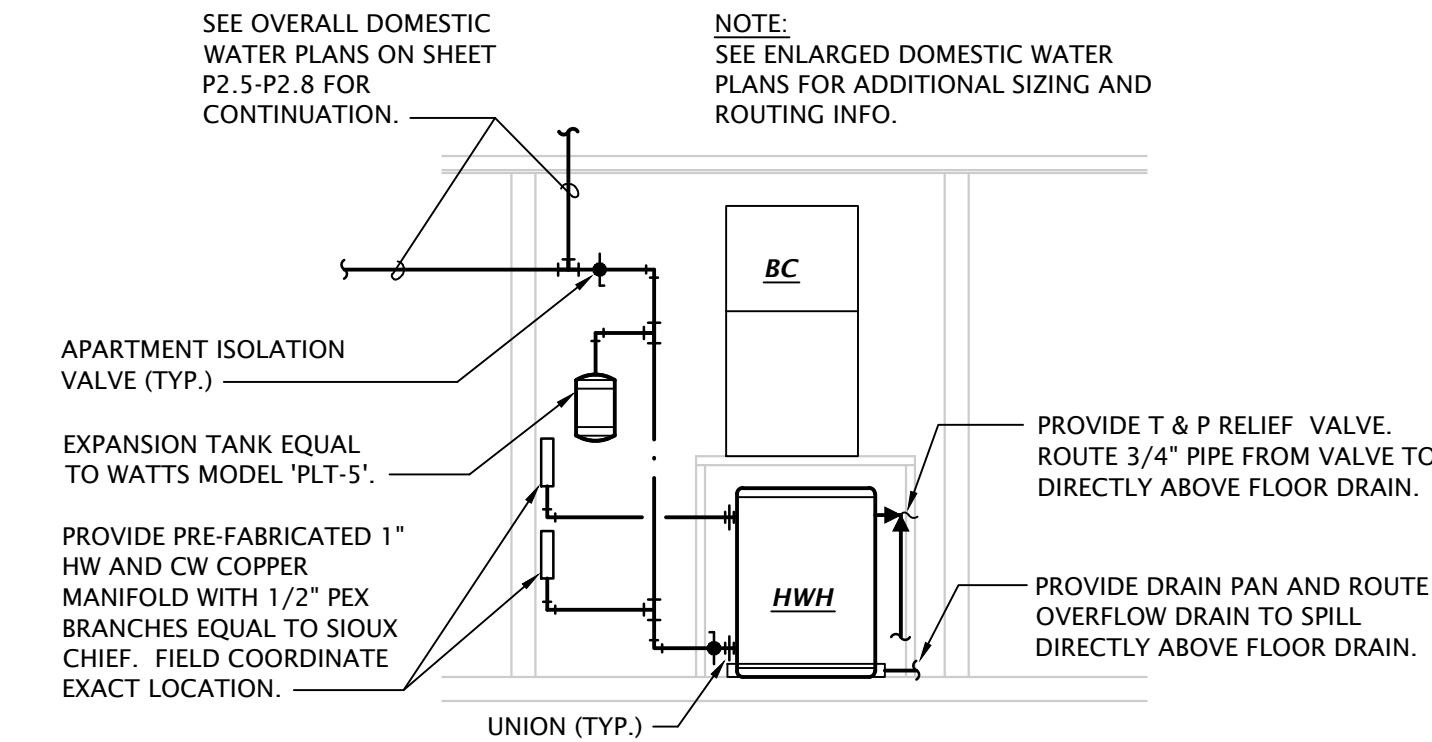
3 WATER HEATER PIPING DIAGRAM

NO SCALE



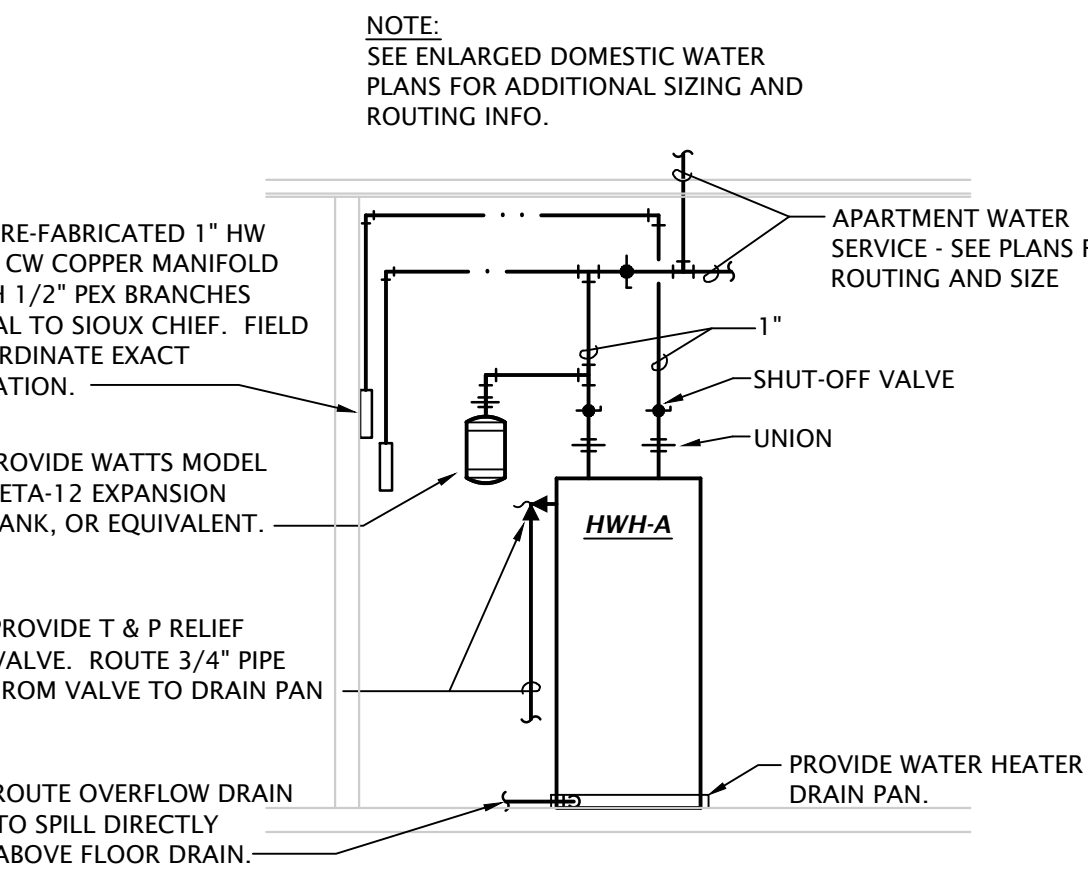
4 WATER HEATER PIPING DIAGRAM

NO SCALE



5 APARTMENT WATER HEATER PIPING DIAGRAM

NO SCALE



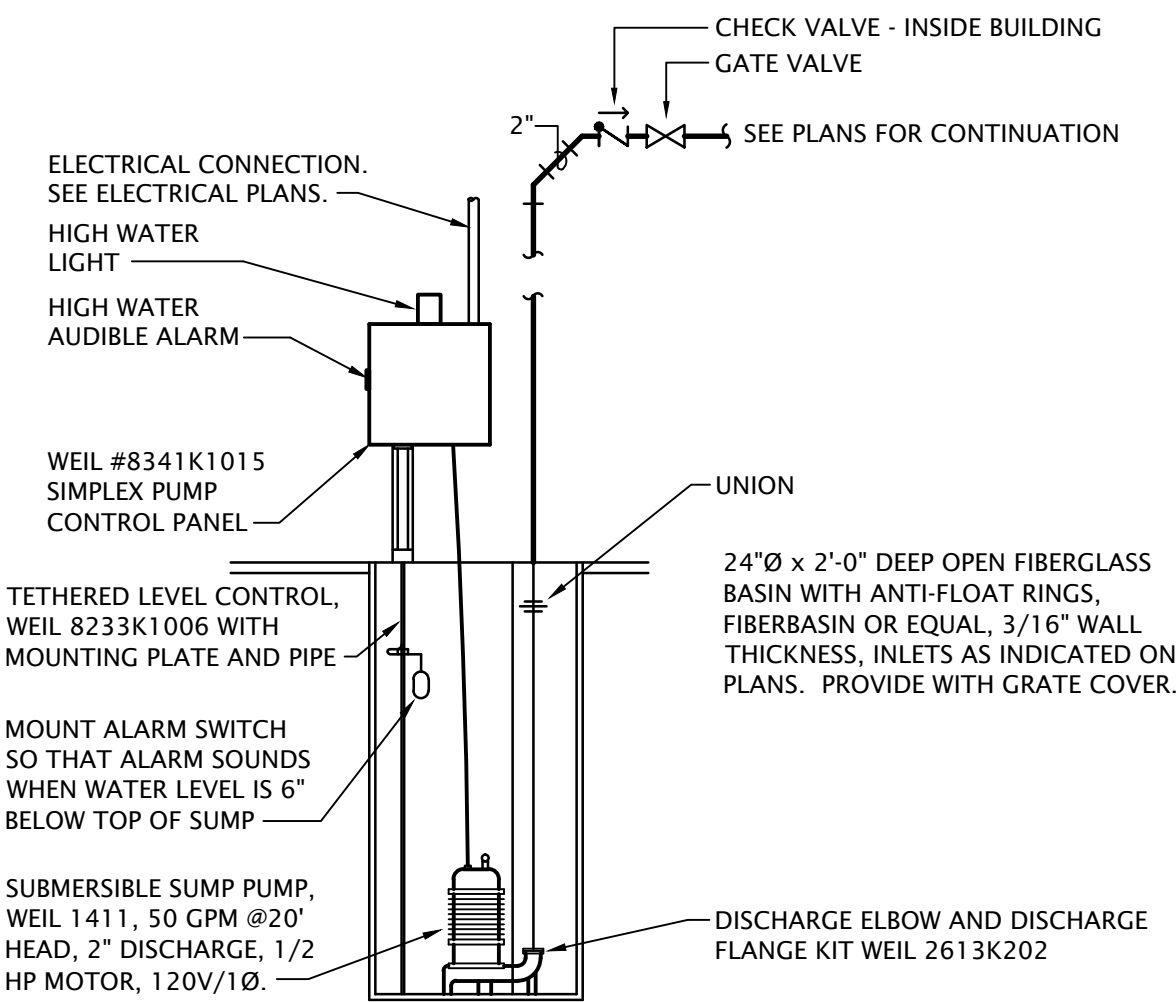
6 APARTMENT WATER HEATER PIPING DIAGRAM

NO SCALE

FIRE PROTECTION RISER DIAGRAM ON SHEET P2.5

1 FIRE PROTECTION RISER DIAGRAM

NO SCALE



2 ELEVATOR SUMP PUMP DETAIL

NO SCALE

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Manhattan, KS 66503
785.587.8042

WICHITA
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Wichita, Kansas 67202
316.285.0698

www.LSTengineers.com
mail@LSTengineers.com

Project 21091

January 2022

DEVELOPMENT DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 365 (C) ORDINANCES NO. 22517-01, 2017

THE CITY ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS DETERMINED THAT THEY COMPLY WITH THE CITY ORDINANCES AND THE CITY ENGINEER HAS ISSUED THIS APPROVAL.

DATE 09/26/2023

Rodney Brown
BUILDING OFFICIAL

Architects Planners Designers
730 N. Wichita
P.O. BOX 28298
Salina, KS 67402
jgr@jgrarchitects.com



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CLIFTON RIVERSIDE APARTMENTS
NEW APARTMENTS

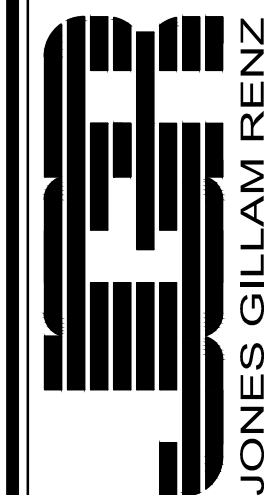
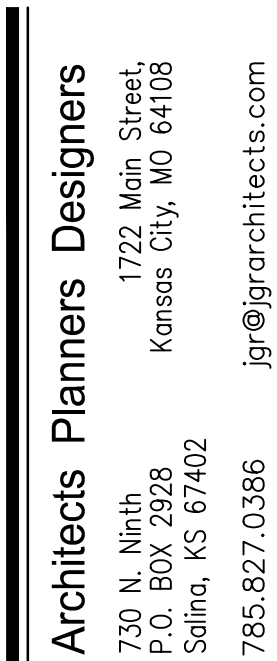
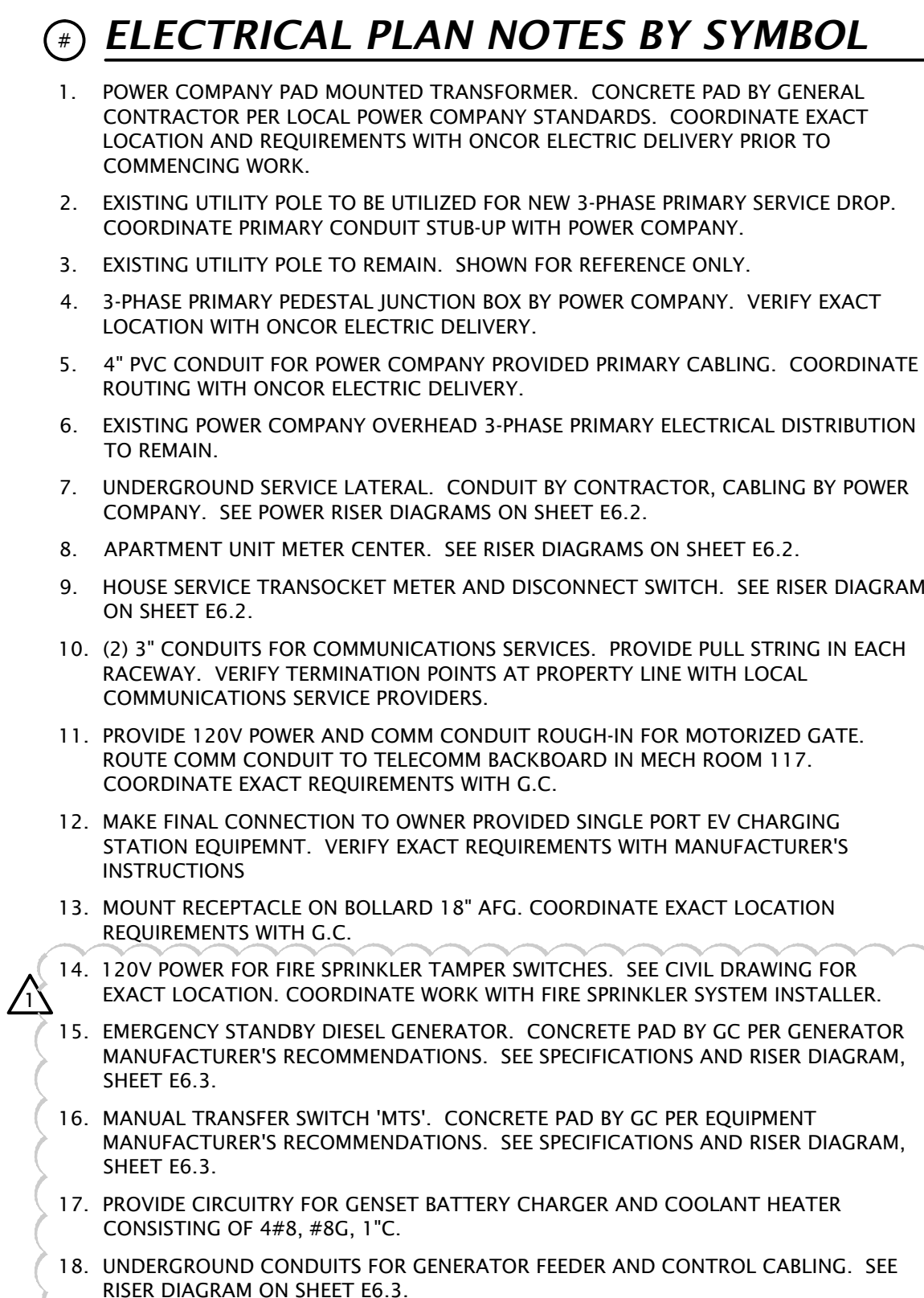
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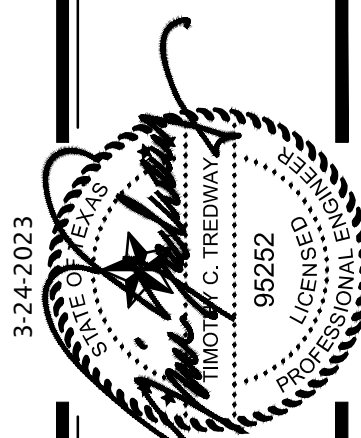
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JOB:
21-3137
SHEET:

P6.1

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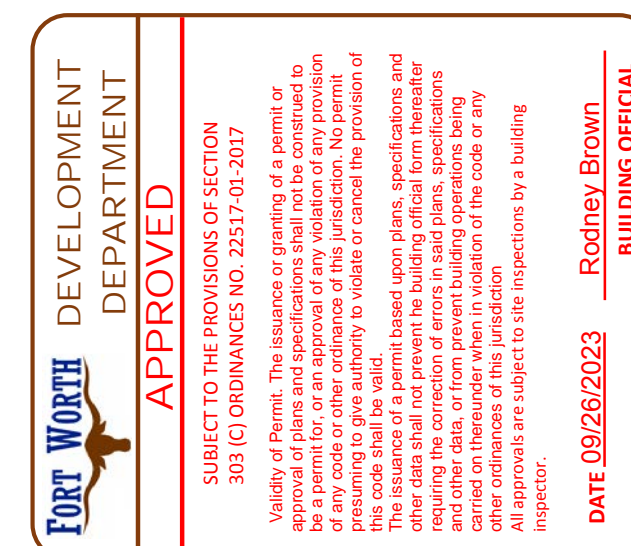
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7 9-12-2023
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E1.1

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ELECTRICAL PLAN NOTES BY SYMBOL

- EXTERIOR LIGHTING CONTROLS. SEE 1-E6.5 FOR MORE INFORMATION.
- HALLWAY RECEPTACLES DO NOT NEED TO BE "WEATHERPROOF WHILE IN USE". TYPICAL.
- 120V POWER FOR FIRE SPRINKLER 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 250.104(B). COORDINATE WORK WITH FIRE SPRINKLER SYSTEM INSTALLER.
- PROVIDE REMOTE PUSHBUTTON E-STOP FOR GENERATOR WITH LOCKABLE CLEAR HINGED COVER AND WIRE TO GENERATOR CONTROLLER. VERIFY LOCATION WITH AHJ PRIOR TO ROUGH-IN.





1. EXTERIOR LIGHTING CONTROLS. SEE 1:E6.5 FOR MORE INFORMATION.
2. HALLWAY RECEPTACLES DO NOT NEED TO BE "WEATHERPROOF WHILE IN USE". TYPICAL.
3. 120V POWER FOR FIRE SPRINKLER 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 250.104(B). COORDINATE WORK WITH FIRE SPRINKLER SYSTEM INSTALLER.
4. PROVIDE REMOTE PUSHBUTTON STOP FOR GENERATOR WITH LOCKABLE CLEAR HINGED COVER AND WIRE TO GENERATOR CONTROLLER. VERIFY LOCATION WITH AHJ PRIOR TO ROUGH-IN.



1 SECOND
 $3/32" = 1'-0"$

DATE 09/26/2023

E2.2

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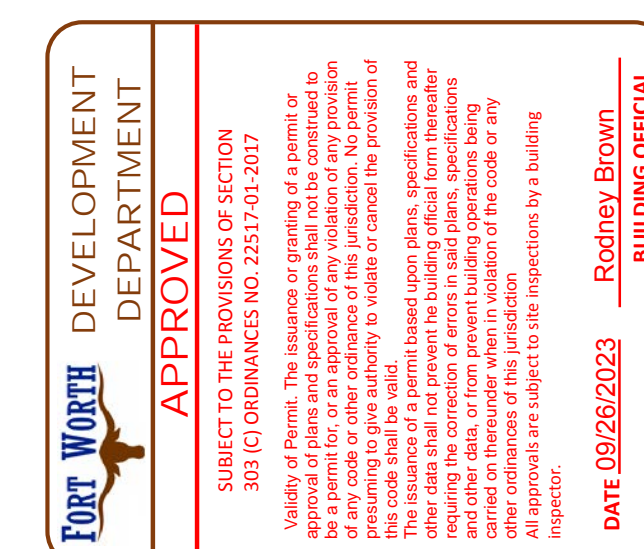


Ⓢ ELECTRICAL PLAN NOTES BY SYMBOL

1. EXTERIOR LIGHTING CONTROLS. SEE 1-E6.5 FOR MORE INFORMATION.
2. HALLOWAY RECEPTACLES DO NOT NEED TO BE "WEATHERPROOF WHILE IN USE". TYPICAL.
3. 120V POWER FOR FIRE SPRINKLER 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 250.104(B). COORDINATE WORK WITH FIRE SPRINKLER SYSTEM INSTALLER.
4. PROVIDE REMOTE PUSHBUTTON STOP FOR GENERATOR WITH LOCKABLE CLEAR HINGED COVER AND WIRE TO GENERATOR CONTROLLER. VERIFY LOCATION WITH AHJ PRIOR TO ROUGH-IN.

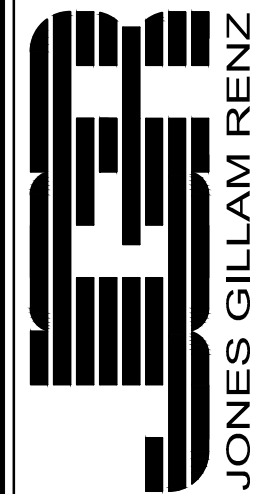


1 FOURTH FLOOR PLAN - ELECTRICAL
3/32" = 1'-0"



CLIFTON RIVERSIDE APARTMENTS
NEW APARTMENTS
FORT WORTH. TEXAS

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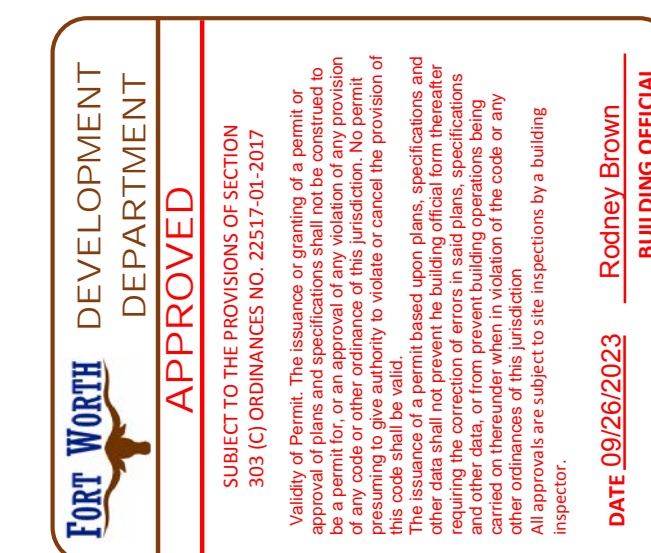
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January 2022

- 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 AS FOLLOWS: 1ST AND 2ND FLOORS - ROOM 117; 3RD AND 4TH FLOORS - ROOM 306.
- C. PROVIDE NYLON BUSHINGS FOR ALL CONDUIT ENDS NOT CONNECTED TO A BOX OR FITTING TO PROTECT CABLEING 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 VOICE AND DATA CABLEING, JACKS, CONNECTORS, TERMINATIONS, EQUIPMENT AND TESTING FOR OUTLETS IN COMMONS AREAS SHALL BE PROVIDED BY OWNER.

1. ELEVATOR LOBBY HEAT DETECTOR. SEE DETAIL 3.E6.1.
2. FIRE ALARM SYSTEM COMBINATION CO / SMOKE DETECTOR.
3. 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.
4. (2) 4" EMT CONDUIT SLEEVES THROUGH FLOOR FOR COMMUNICATIONS CABLING. PROVIDE WITH FIRESTOPPING FITTINGS (WIREMOLD # FS4R-RED) AT BOTH ENDS.
5. MECHANICAL ROOM HEAT DETECTOR.



E2.6

CLIFTON RIVERSIDE APARTMENTS

NEW APARTMENTS

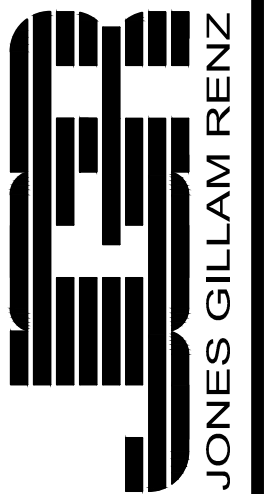
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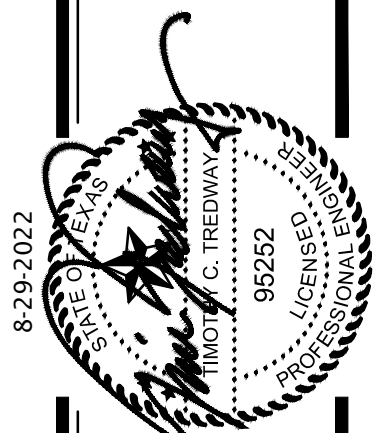
JONES GILLAM RENZ

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① FOURTH FLOOR PLAN - SPECIAL SYSTEMS
3/32" = 1'-0"

TELECOMMUNICATIONS GENERAL NOTES

- PROVIDE COMPLETE WIRED PHONE AND CATV OUTLETS IN APARTMENT UNITS AS INDICATED ON SHEET E4.1.
- 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. AS FOLLOWS: 1ST AND 2ND FLOORS - ROOM 117; 3RD AND 4TH FLOORS - ROOM 306.
- PROVIDE NYLON BUSHINGS FOR ALL CONDUIT ENDS NOT CONNECTED TO A BOX OR FITTING TO PROTECT CABLING FROM DAMAGE.
- PROVIDE BLANK, STAINLESS STEEL COVER PLATES FOR ALL COMMON AREA TELECOM OUTLETS NOT ACTIVATED BY OWNER.
- PROVIDE SUITABLE PULL STRING IN ALL CONDUITS.
- ALL TELECOM VOICE AND DATA CABLING, JACKS, CONNECTORS, TERMINATIONS, EQUIPMENT AND TESTING FOR OUTLETS IN COMMONS AREAS SHALL BE PROVIDED BY OWNER.

② SPECIAL SYSTEMS PLAN NOTES BY SYMBOL

- ELEVATOR LOBBY HEAT DETECTOR. SEE DETAIL 3:E6.1.
- FIRE ALARM SYSTEM COMBINATION CO / SMOKE DETECTOR.
- 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.
- INSTALL SMOKE DETECTOR AND HEAT DETECTOR AT TOP OF ELEVATOR HOISTWAY PER LOCAL JURISDICTION REQUIREMENTS. SEE DETAIL 3:E6.1.

Fort Worth

DEVELOPMENT
DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 309 (C) ORDINANCES NO. 22517-01-2017

Validity of Permit: This issuance or granting of a permit is by a permit for, or an approval of any violation of any provision of the Fort Worth Building Code, and is not a guarantee of the accuracy or completeness of the information provided by the applicant. The issuance of a permit is based upon plans, specifications, and other information submitted by the applicant. The permit is not valid until the work is completed and the permit is closed. The permit is not valid if the work is not completed within the time specified in the permit. The permit is not valid if the work is not completed within the time specified in the permit. The permit is not valid if the work is not completed within the time specified in the permit.

DATE 09/26/2023

Rodney Brown

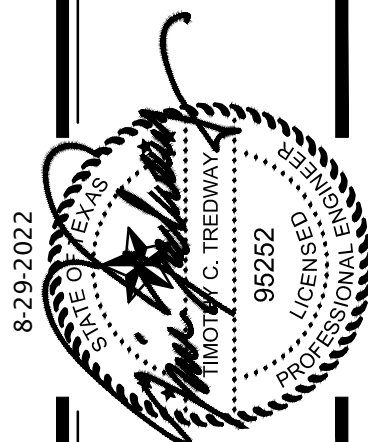
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GENERAL NOTE:

PROVIDE TAMPER PROOF RECEPTALS IN DWELLING UNITS PER NEC REQUIREMENTS.

1. PROVIDE 30A/2P DISCONNECT SWITCH AND CONNECT BLOWER COIL WITH ELECTRIC HEAT. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
2. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
3. SWITCH CLOSEST TO THE DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
4. CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE CARBON MONOXIDE DETECTOR AND PHOTOELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED. BKR #SC70118 OR EQUAL.
5. COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER. SEE 5.E6.1 FOR OUTLET DETAILS.
6. TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. SEE DETAIL 5.E6.1.
7. SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL.
8. 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.
9. PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED. RECEPTACLE SHALL BE LOCATED IN BASE CABINET ADJACENT TO DISHWASHER TO ALLOW ACCESS TO PLUG.
10. MOUNT RECEPTACLE IN FACE OF CABINET 6" BELOW COUNTER TOP.
11. PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.
12. SWITCH BOTTOM HALF OF RECEPTACLE AND WIRE TOP HALF TO UNSWITCHED CIRCUIT.
13. 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 CHIEFS. 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 PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. REFER TO DETAIL 2, SHEET E6.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".
14. 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 2, SHEET E6.1.
15. PROVIDE SWITCH IN ACCESSIBLE UNITS FOR CONTROL OF RANGE HOOD.
16. 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 SPACING REQUIREMENTS.
17. PROVIDE 30A/2P DISCONNECT SWITCH AND CONNECT WATER HEATER.
18. 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: 17 MINUTES PER HOUR
 - 2 BEDROOM: 23 MINUTES PER HOUR
 - 3 BEDROOM: 31 MINUTES PER HOUR



CLIFTON RIVERSIDE APARTMENTS

NEW APARTMENTS

FORT WORTH.

E4.1

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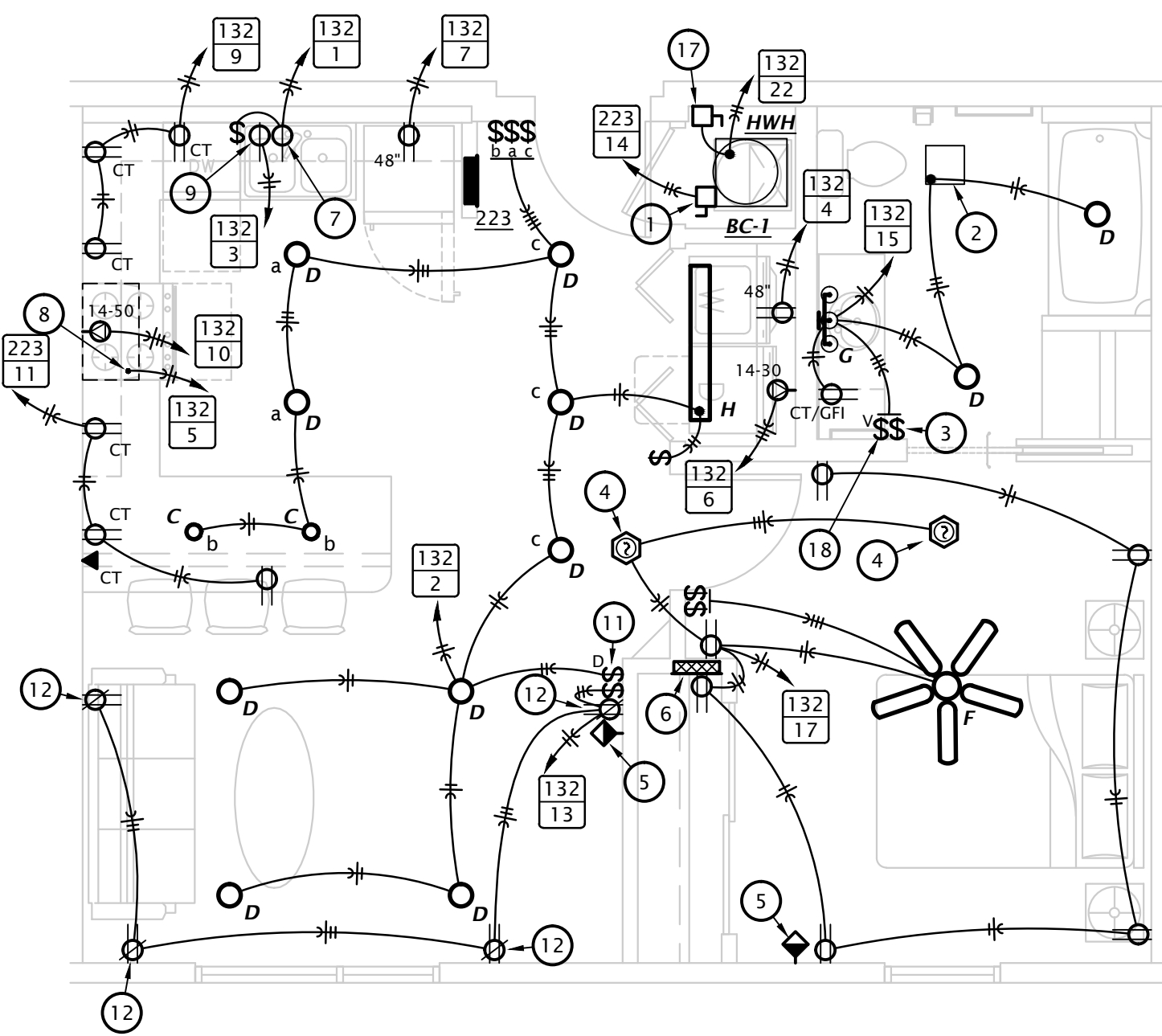
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1 1 BEDROOM ELECTRICAL PLAN (TYPE B & C)
1/4" = 1'-0"

ELECTRICAL PLAN NOTES BY SYMBOL

GENERAL NOTE:
PROVIDE TAMPER PROOF RECEPTACLES IN DWELLING UNITS PER NEC REQUIREMENTS.

- PROVIDE 30A/2P DISCONNECT SWITCH AND CONNECT BLOWER COIL WITH ELECTRIC HEAT. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
- CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
- SWITCH CLOSEST TO THE DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
- CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE CARBON MONOXIDE DETECTOR AND PHOTOELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85dB OUTPUT AT 10'. SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED. BRK #5C70108 OR EQUAL.
- COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER. SEE 5:E6.1 FOR OUTLET DETAILS.
- TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. SEE DETAIL 5:E6.1.
- SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL.
- 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.
- PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION OF DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED. RECEPTACLE SHALL BE LOCATED IN BASE CABINET ADJACENT TO DISHWASHER TO ALLOW ACCESS TO PLUG.
- MOUNT RECEPTACLE IN FACE OF CABINET 6" BELOW COUNTER TOP.
- PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.

- SWITCH BOTTOM HALF OF RECEPTACLE AND WIRE TOP HALF TO UNSWITCHED CIRCUIT.
- 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 PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. REFER TO DETAIL 2, SHEET E6.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".
- 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 2, SHEET E6.1.
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- PROVIDE 30A/2P DISCONNECT SWITCH AND CONNECT WATER HEATER.
 - BEDROOM: 17 MINUTES PER HOUR
 - BEDROOM: 23 MINUTES PER HOUR
 - BEDROOM: 31 MINUTES PER HOUR
- 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:
 - BEDROOM: 17 MINUTES PER HOUR
 - BEDROOM: 23 MINUTES PER HOUR
 - BEDROOM: 31 MINUTES PER HOUR

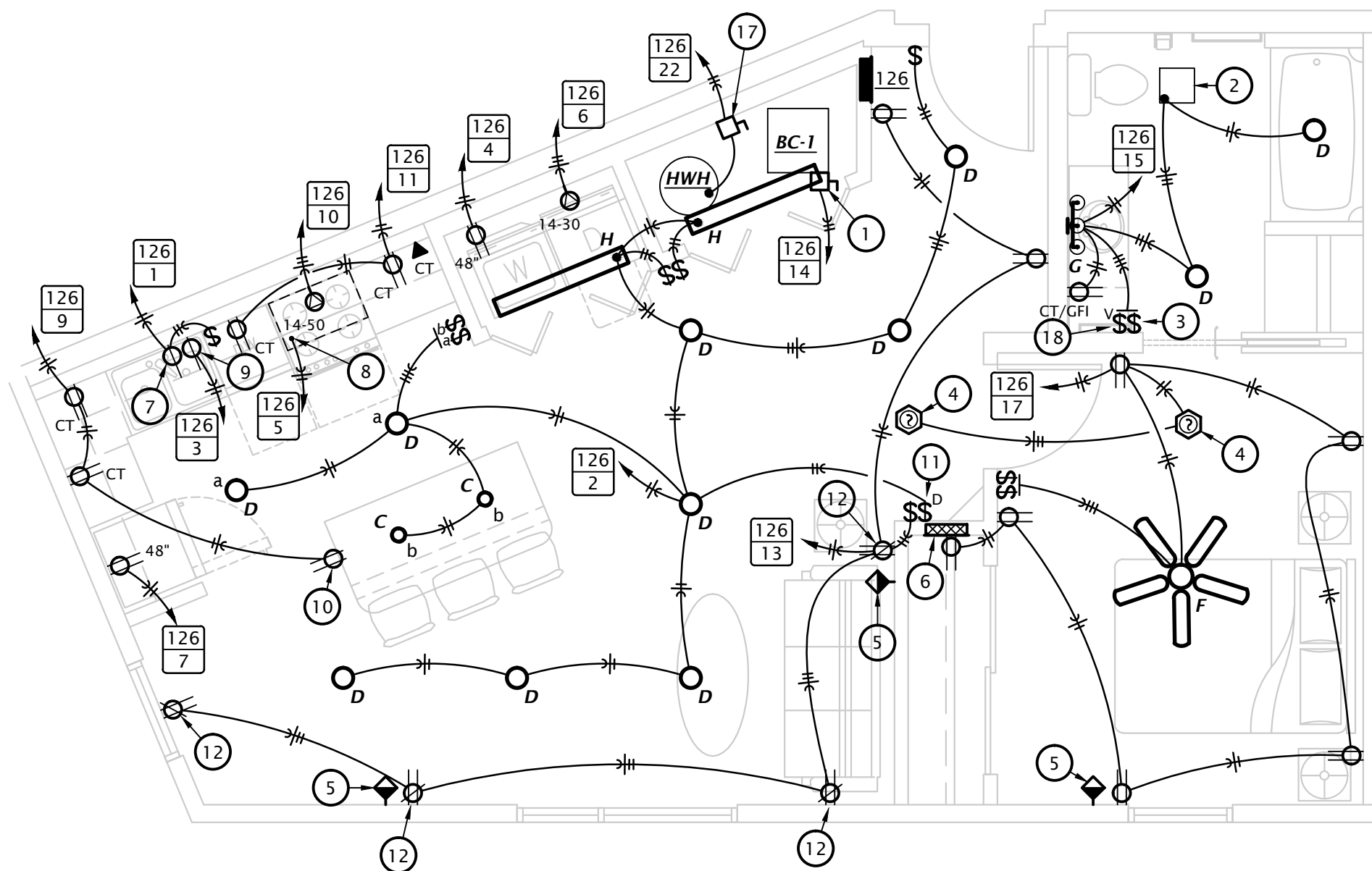
Designation: (1BR Apt #)				Manufacturer: Square D 'NQ			
Location: 1 Bedroom Apt				Bus Amps: 125			
Voltage: 208/120V-1Ph-3W				MCB Amps: MLO			
Enclosure: NEMA 1				AIC Rating: 10 kAIC			
Mounting: Recessed Flush				Other:			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
2	1 DISPOSAL	2# 12, #12G, 1/2"C	20 / 1	20 / 1	2# 12, #12G, 1/2"C	KITCHEN/LIVING/ LAUNDRY LTS	2
2	3 DISHWASHER	2# 12, #12G, 1/2"C	20 / 1	20 / 1	2# 12, #12G, 1/2"C	CLOTHES WASHER RCPT	4
2	5 HOOD/MICROWAVE	2# 12, #12G, 1/2"C	20 / 1	30 / 2	3# 10, #10G, 3/4"C	CLOTHES DRYER	6
2	7 REFRIGERATOR	2# 12, #12G, 1/2"C	20 / 1				8
2	9 KITCHEN RCPTS	2# 12, #12G, 1/2"C	20 / 1	50 / 2	3# 6, #10G, 1"C	RANGE	10
2	11 KITCHEN RCPTS	2# 12, #12G, 1/2"C	20 / 1				12
1	13 LIVING ROOM RCPTS	2# 12, #12G, 1/2"C	20 / 1	25 / 2	2# 10, #10G, 1/2"C	BLOWER COIL	14
	15 BATHROOM	2# 12, #12G, 1/2"C	20 / 1				16
1	17 BEDROOM	2# 12, #12G, 1/2"C	20 / 1	20 / 2	2# 12, #12G, 1/2"C	HEAT PUMP	18
	19 SPACE ONLY	—	—				20
21	SPACE ONLY	—	—	30 / 2	2# 10, #10G, 1/2"C	WATER HEATER 'HW'F	22
23	SPACE ONLY	—	—				24

Designation: (2BR Apt #)				Manufacturer: Square D 'NQ			
Location: 2 Bedroom Apt				Bus Amps: 125			
Voltage: 208/120V-1Ph-3W				MCB Amps: MLO			
Enclosure: NEMA 1				AIC Rating: 10 kAIC			
Mounting: Recessed Flush				Other:			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
2	1 DISPOSAL	2# 12, #12G, 1/2"C	20 / 1	20 / 1	2# 12, #12G, 1/2"C	KITCHEN/LIVING/ LAUNDRY LTS	2
2	3 DISHWASHER	2# 12, #12G, 1/2"C	20 / 1	20 / 1	2# 12, #12G, 1/2"C	CLOTHES WASHER RCPT	4
2	5 HOOD/MICROWAVE	2# 12, #12G, 1/2"C	20 / 1	30 / 2	3# 10, #10G, 3/4"C	CLOTHES DRYER	6
2	7 REFRIGERATOR	2# 12, #12G, 1/2"C	20 / 1				8
2	9 KITCHEN RCPTS	2# 12, #12G, 1/2"C	20 / 1	50 / 2	3# 6, #10G, 1"C	RANGE	10
2	11 KITCHEN RCPTS	2# 12, #12G, 1/2"C	20 / 1				12
1	13 LIVING ROOM RCPTS	2# 12, #12G, 1/2"C	20 / 1	25 / 2	2# 10, #10G, 1/2"C	BLOWER COIL	14
	15 MASTER BATHROOM	2# 12, #12G, 1/2"C	20 / 1				16
1	17 MASTER BEDROOM	2# 12, #12G, 1/2"C	20 / 1	20 / 2	2# 12, #12G, 1/2"C	HEAT PUMP	18
1	19 2ND BEDROOM	2# 12, #12G, 1/2"C	20 / 1				20
21	2ND BATHROOM	2# 12, #12G, 1/2"C	20 / 1	30 / 2	2# 10, #10G, 1/2"C	WATER HEATER 'HW'F	22
23	SPACE ONLY	—	—				24

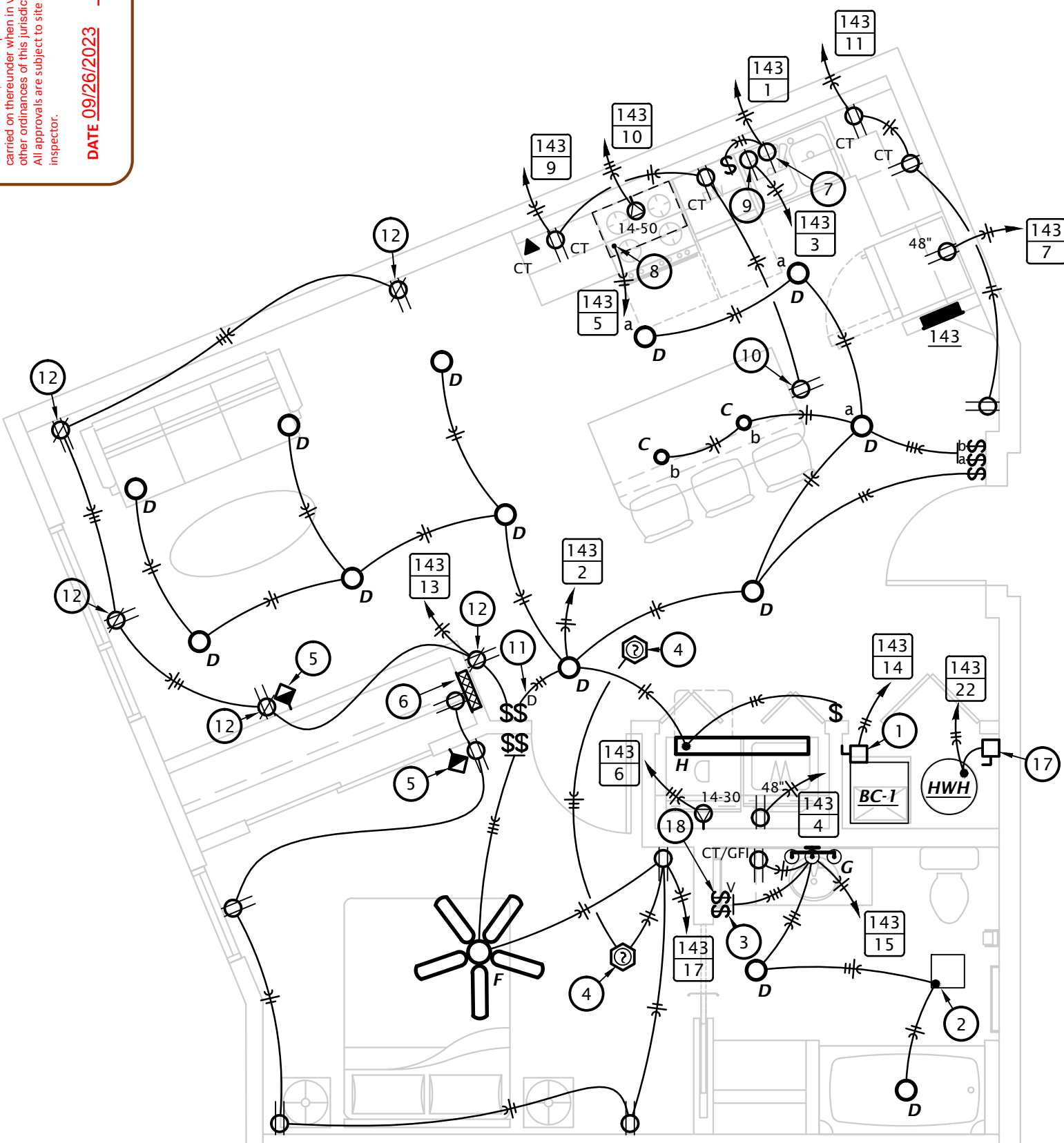
Designation: (3BR Apt #)				Manufacturer: Square D 'NQ			
Location: 3 Bedroom Apt				Bus Amps: 125			
Voltage: 208/120V-1Ph-3W				MCB Amps: MLO			
Enclosure: NEMA 1				AIC Rating: 10 kAIC			
Mounting: Recessed Flush				Other:			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
2	1 DISPOSAL	2# 12, #12G, 1/2"C	20 / 1	20 / 1	2# 12, #12G, 1/2"C	KITCHEN/LIVING/ LAUNDRY LTS	2
2	3 DISHWASHER	2# 12, #12G, 1/2"C	20 / 1	20 / 1	2# 12, #12G, 1/2"C	CLOTHES WASHER RCPT	4
2	5 HOOD/MICROWAVE	2# 12, #12G, 1/2"C	20 / 1	30 / 2	3# 10, #10G, 3/4"C	CLOTHES DRYER	6
2	7 REFRIGERATOR	2# 12, #12G, 1/2"C	20 / 1				8
2	9 KITCHEN RCPTS	2# 12, #12G, 1/2"C	20 / 1	50 / 2	3# 6, #10G, 1"C	RANGE	10
2	11 KITCHEN RCPTS	2# 12, #12G, 1/2"C	20 / 1				12
1	13 LIVING ROOM RCPTS	2# 12, #12G, 1/2"C	20 / 1	25 / 2	2# 10, #10G, 1/2"C	BLOWER COIL	14
	15 MASTER BATHROOM	2# 12, #12G, 1/2"C	20 / 1				16
1	17 MASTER BEDROOM	2# 12, #12G, 1/2"C	20 / 1	25 / 2	2# 10, #10G, 1/2"C	HEAT PUMP	18
1	19 2ND BEDROOM	2# 12, #12G, 1/2"C	20 / 1				20
21	2ND BATHROOM	2# 12, #12G, 1/2"C	20 / 1	30 / 2	2# 10, #10G, 1/2"C	WATER HEATER 'HW'F	22
1	23 3RD BEDROOM	2# 12, #12G, 1/2"C	20 / 1				24

PANEL SCHEDULE NOTES BY SYMBOL

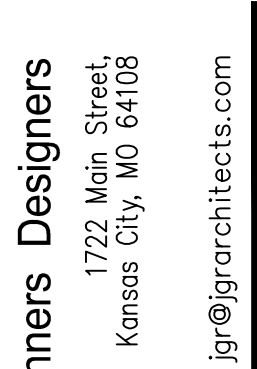
- PROVIDE ARC FAULT CIRCUIT INTERRUPTING (AFCI) BREAKER.
- PROVIDE COMBINATION ARC FAULT CIRCUIT INTERRUPTING/GROUND FAULT CIRCUIT INTERRUPTING (AFCI/GFCI) BREAKER.



2 1 BEDROOM ELECTRICAL PLAN (TYPE D)
1/4" = 1'-0"



3 1 BEDROOM ELECTRICAL PLAN (TYPE E)
1/4" = 1'-0"



- GENERAL NOTE:
PROVIDE TAMPER PROOF RECEPTACLES IN DWELLING UNITS PER NEC REQUIREMENTS.
1. PROVIDE 30A/2P DISCONNECT SWITCH AND CONNECT BLOWER COIL WITH ELECTRIC HEAT. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDER.
2. CONNECT EXHAUST FAN PROVIDED BY MECHANICAL CONTRACTOR.
3. SWITCH CLOSEST TO THE DOOR SHALL CONTROL ALL LIGHTS IN BATHROOM, AND THE OTHER SWITCH SHALL CONTROL THE EXHAUST FAN.
4. CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE CARBON MONOXIDE DETECTOR AND PHOTOELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED. BRK #SC570108 OR EQUAL.
5. COORDINATE FINAL LOCATIONS OF ALL CATV AND PHONE OUTLETS WITH OWNER. SEE S. E6.1 FOR OUTLET DETAILS.
6. TELECOM DISTRIBUTION DEVICE APPROXIMATELY 4'-0" AFF. SEE DETAIL S.E6.1.
7. SWITCHED RECEPTACLE BELOW COUNTER FOR GARBAGE DISPOSAL.
8. 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.
9. PROVIDE RECEPTACLE BELOW COUNTER FOR CORD AND PLUG CONNECTION TO DISHWASHER. PROVIDE CORD AND GROUNDING PLUG AS REQUIRED. RECEPTACLE SHALL BE LOCATED IN BASE CABINET ADJACENT TO DISHWASHER TO ALLOW ACCESS TO PLUG.
10. MOUNT RECEPTACLE IN FACE OF CABINET 6" BELOW COUNTER TOP.
11. PROVIDE PRESET SLIDE DIMMER COMPATIBLE WITH ASSOCIATED LIGHT FIXTURES.
12. SWITCH BOTTOM HALF OF RECEPTACLE AND WIRE TOP HALF TO UNSWITCHED CIRCUIT.
13. 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 PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. REFER TO DETAIL 2, SHEET E6.1. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR".
14. 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 2, SHEET E6.1.
15. PROVIDE SWITCH IN ACCESSIBLE UNITS FOR CONTROL OF RANGE HOOD.
16. 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 SPACING REQUIREMENTS.
17. PROVIDE 30A/2P DISCONNECT SWITCH AND CONNECT WATER HEATER.
18. 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: 17 MINUTES PER HOUR
 - 2 BEDROOM: 23 MINUTES PER HOUR
 - 3 BEDROOM: 31 MINUTES PER HOUR



FORT WORTH.



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 PULVERISING 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.

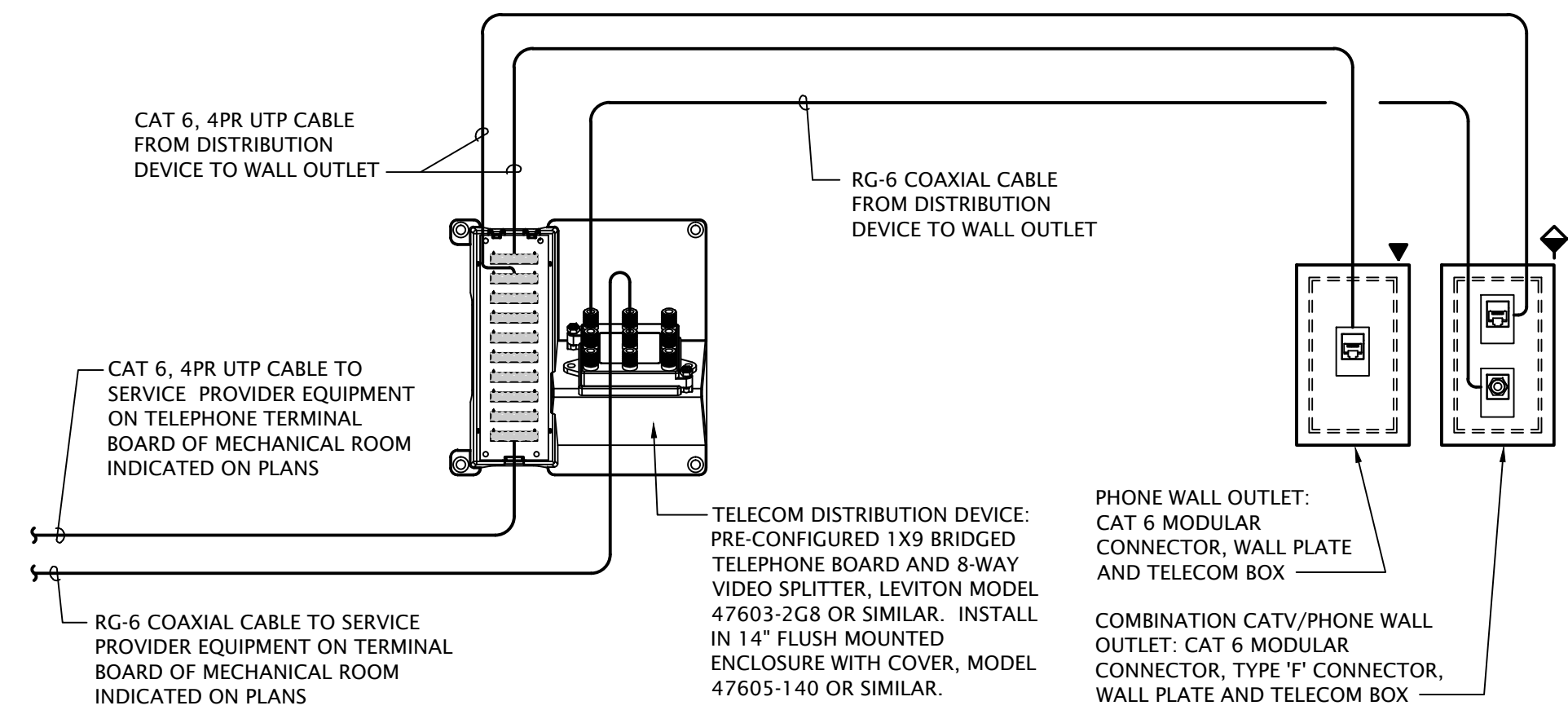
F. VERIFY EXACT PLACEMENT OF ALL DEVICES SHOWN ON THE ELECTRICAL CONSTRUCTION DOCUMENTS WITH ARCHITECTURAL, MECHANICAL AND PLUMBING DRAWINGS PRIOR TO FINAL PLACEMENT.

G. 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 MATERIALS. CONSTRUCTION EQUIPMENT NECESSARY TO PLACE, CONTE AND TEST EQUIPMENT FURNISHED BY HIM OR OTHERS.
- * PROVIDE - CONTRACTOR SHALL FURNISH AND INSTALL.

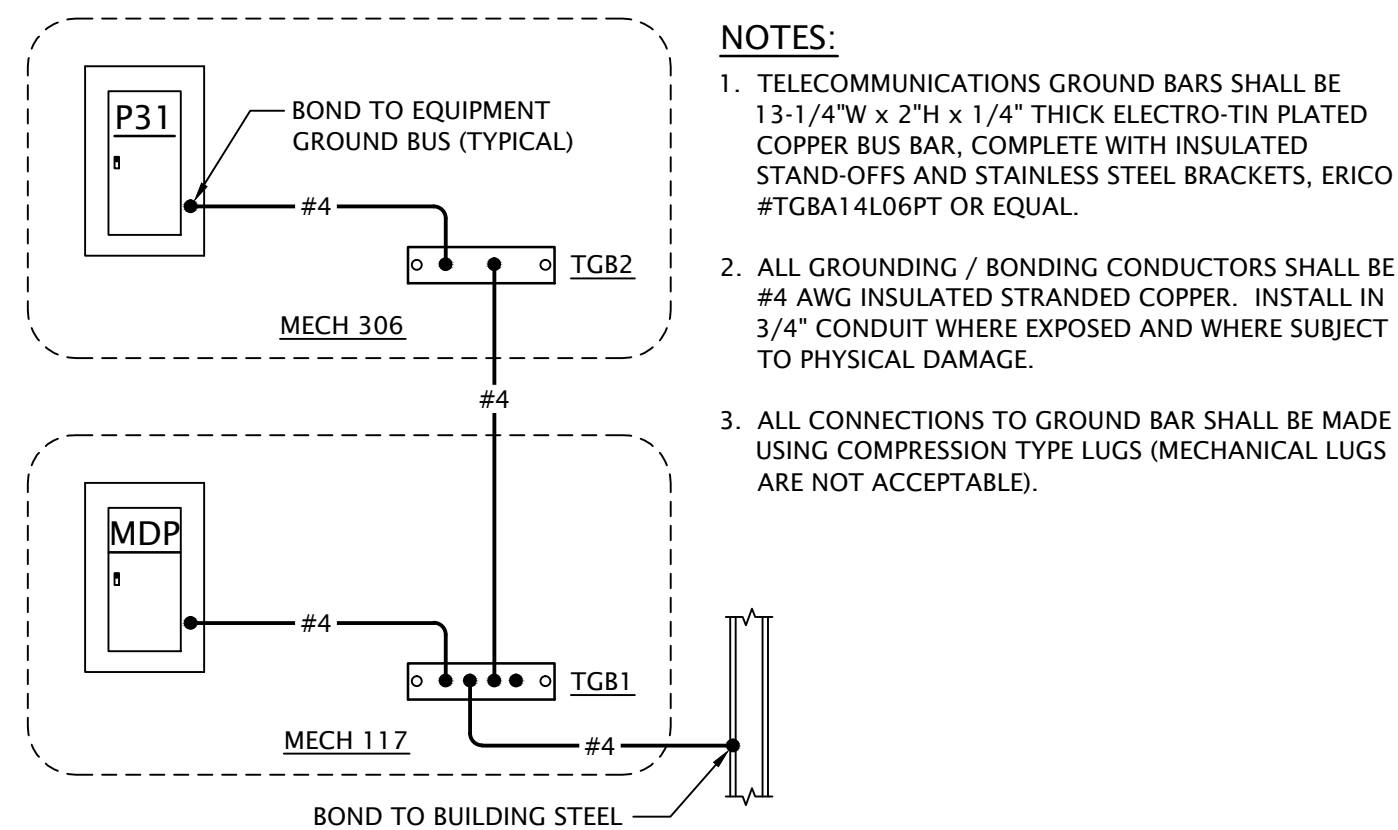


2 ENLARGED FOURTH FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



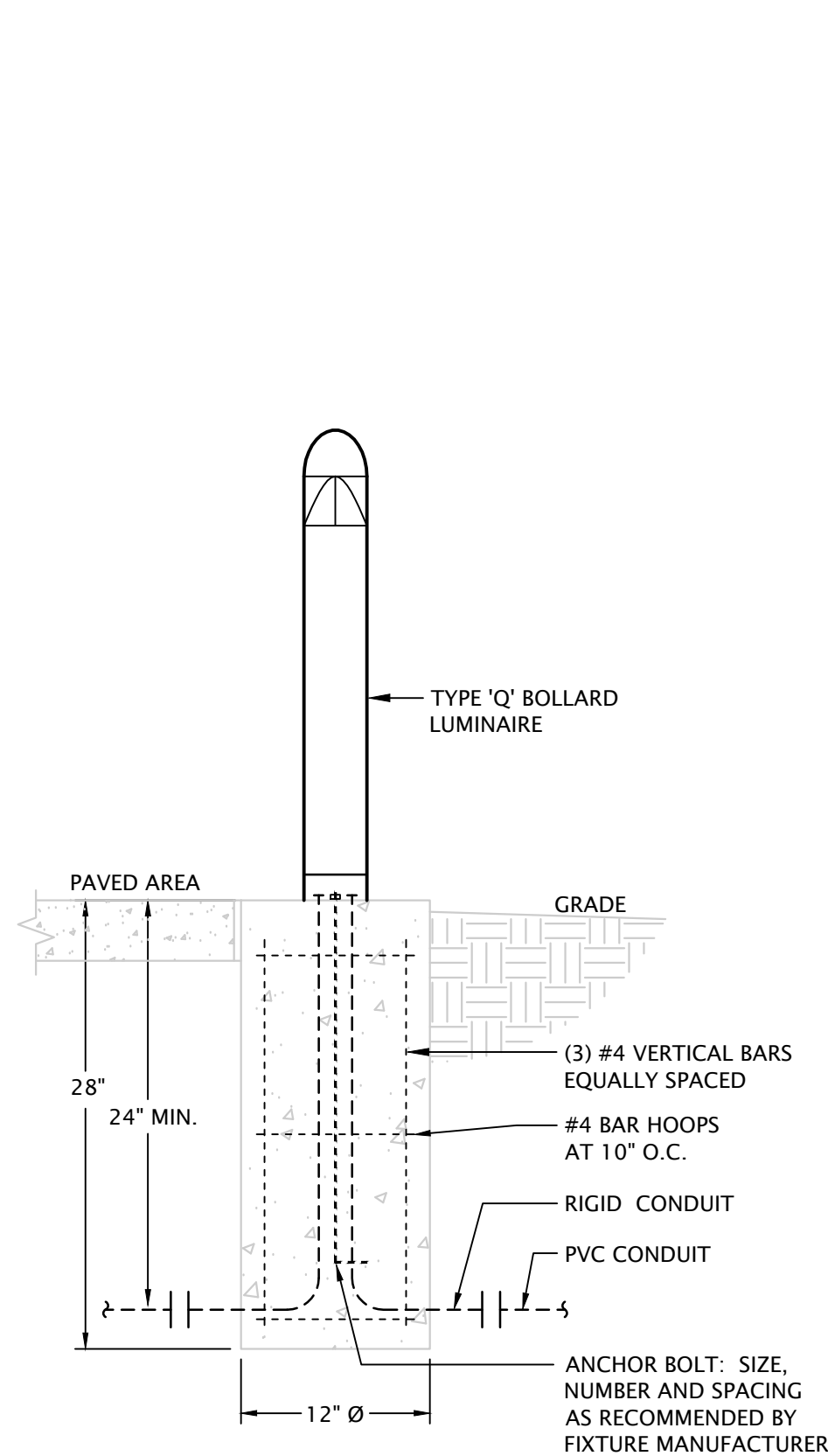
APARTMENT TELECOM WIRING SCHEMATIC

NO SCALE



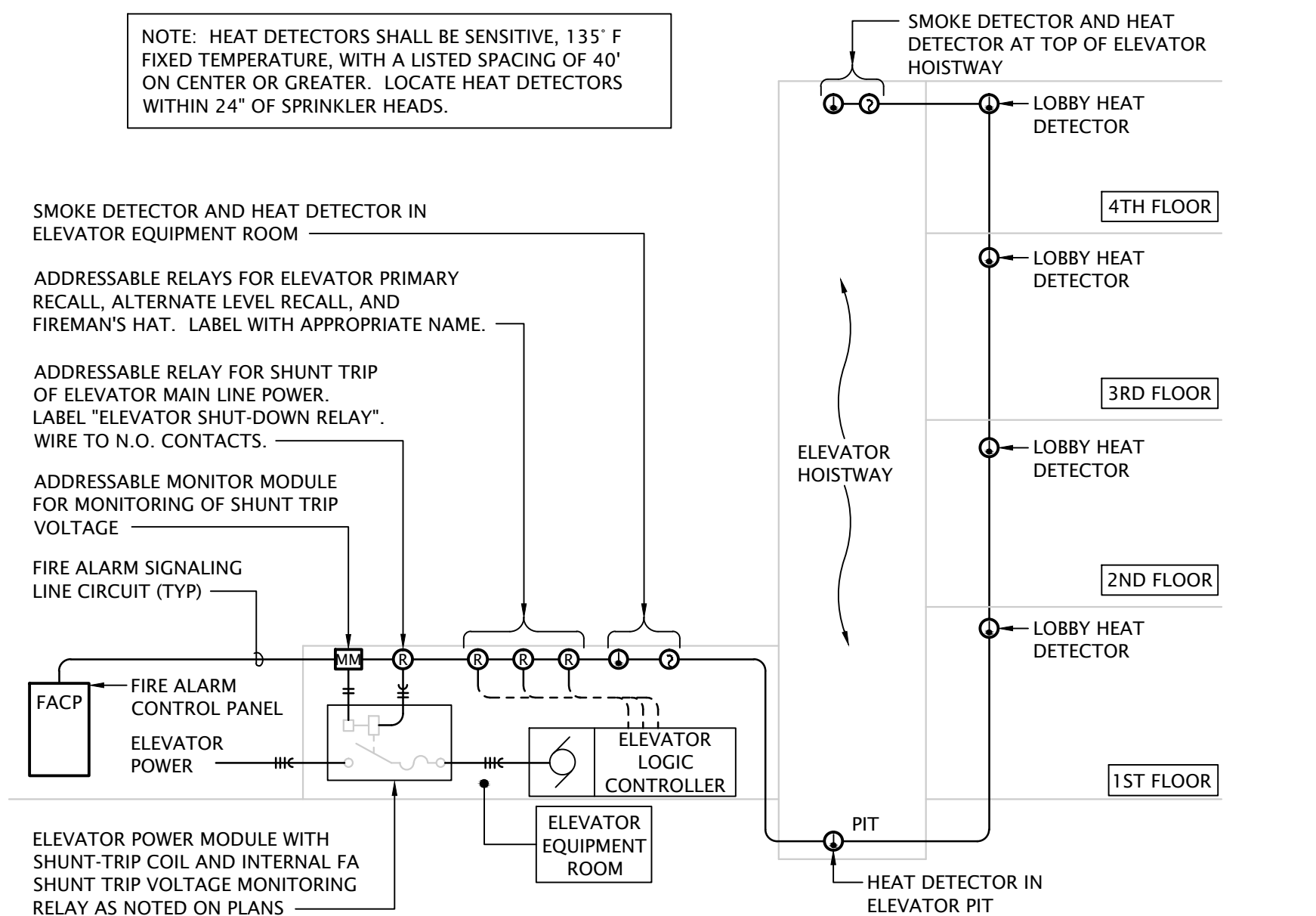
TELECOM GROUNDING & BONDING DIAGRAM

No Scale



CONCRETE BOLLARD BASE

No Scale

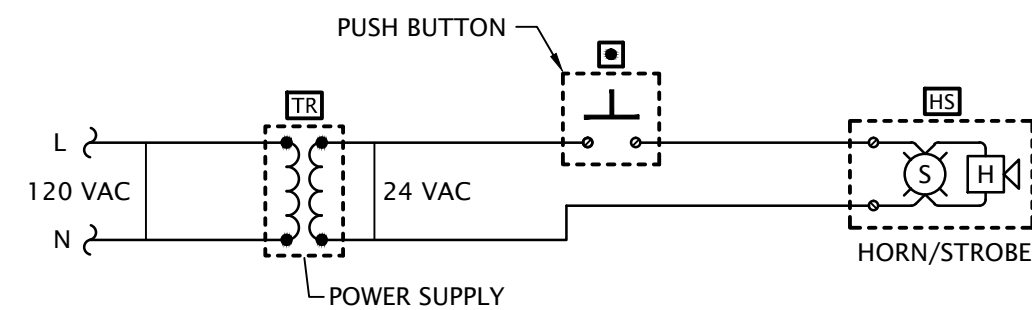


ELEVATOR SEQUENCE OF OPERATION: (DURING SMOKE/HEAT ALARM)

1. UPON SENSING SMOKE FROM LOBBY OR MORE LOBBY, ELEVATOR HOISTWAY OR ELEVATOR EQUIPMENT ROOM, THE SMOKE DETECTOR SHALL SIGNAL THE FACP, WHICH WILL FORWARD THE SIGNAL TO THE ELEVATOR LOGIC CONTROLLER TO RECALL ELEVATOR CAB TO THE DESIGNATED MAIN FLOOR. IF DESIGNATED 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 (LOBBIES, HOISTWAY, MACHINE ROOM) SHALL TRANSMIT A SEPARATE AND DISTINCT VISIBLE ANNUNCIATION AT THE FACP AND ANNUNCIATOR PANEL.
3. HEAT DETECTORS IN THE ELEVATOR HOISTWAY AND ELEVATOR EQUIPMENT ROOM WILL SEND A SIGNAL TO THE SHUNT-TRIP SWITCH POWERING THE ELEVATOR SO AS TO SHUT DOWN POWER TO THAT CIRCUIT. (THIS IS A NON-AUTO RESET SWITCH). WHEN THE SPRINKLER HEAD HAS REACHED ITS CRITICAL TEMPERATURE OF 165° F., THE HEAD WILL BEGIN DISCHARGE OF WATER.

③ ELEVATOR INTERLOCK WITH FIRE ALARM

No Scale

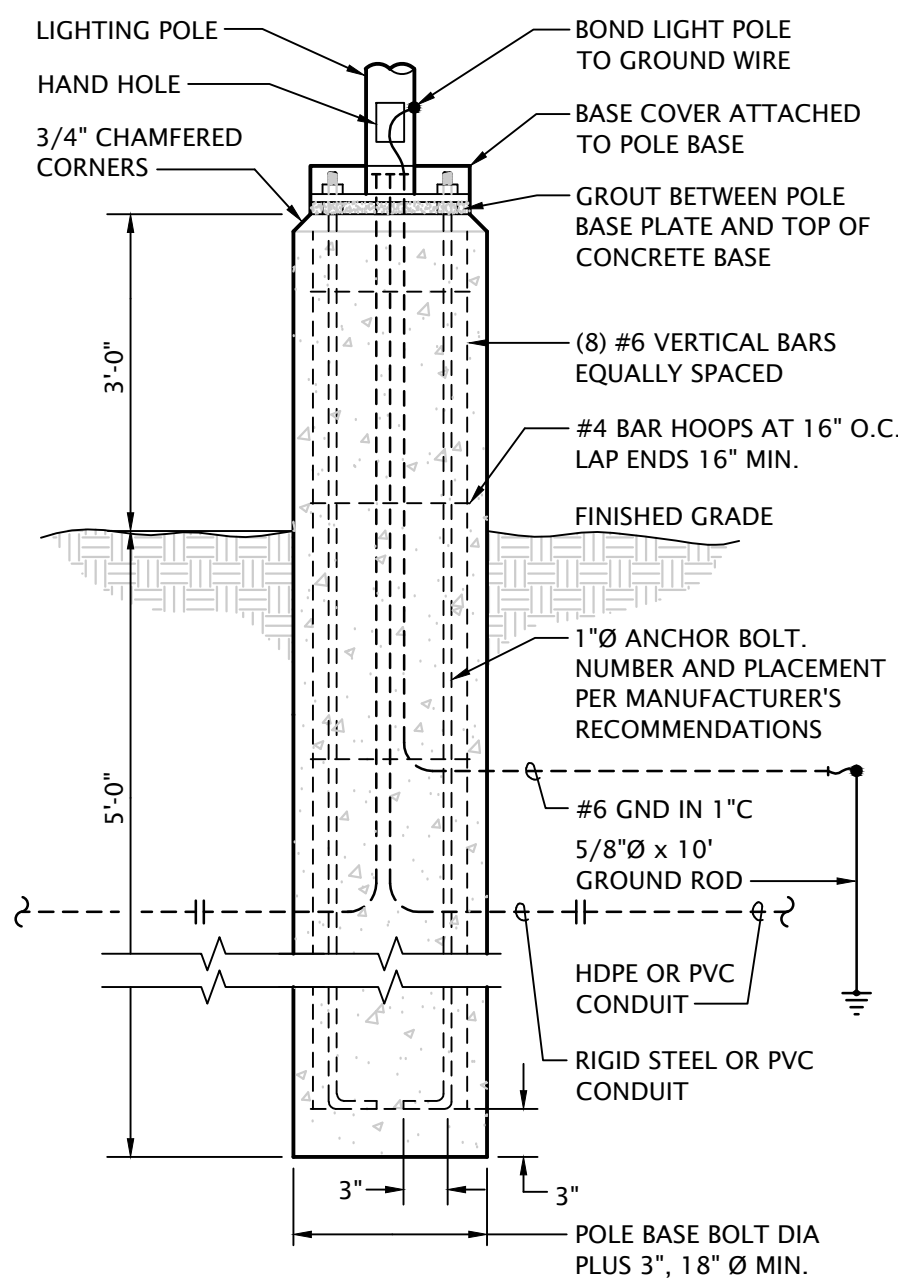


DOOR ALARM BUZZER SYSTEM NOTES

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 CABLEING SHALL BE MINIMUM 18 AWG UNSHIELDED.

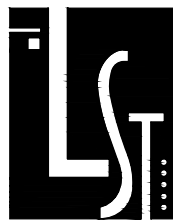
APARTMENT DOORBELL WIRING SCHEMATIC

No Scale



⑦ CONCRETE POLE BASE DETAIL

No Scale



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Project 21091 **January 2022**

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1722 Main Street,
Kansas City, MO 64108
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JONES GILLIAM RENZ



REVISION:

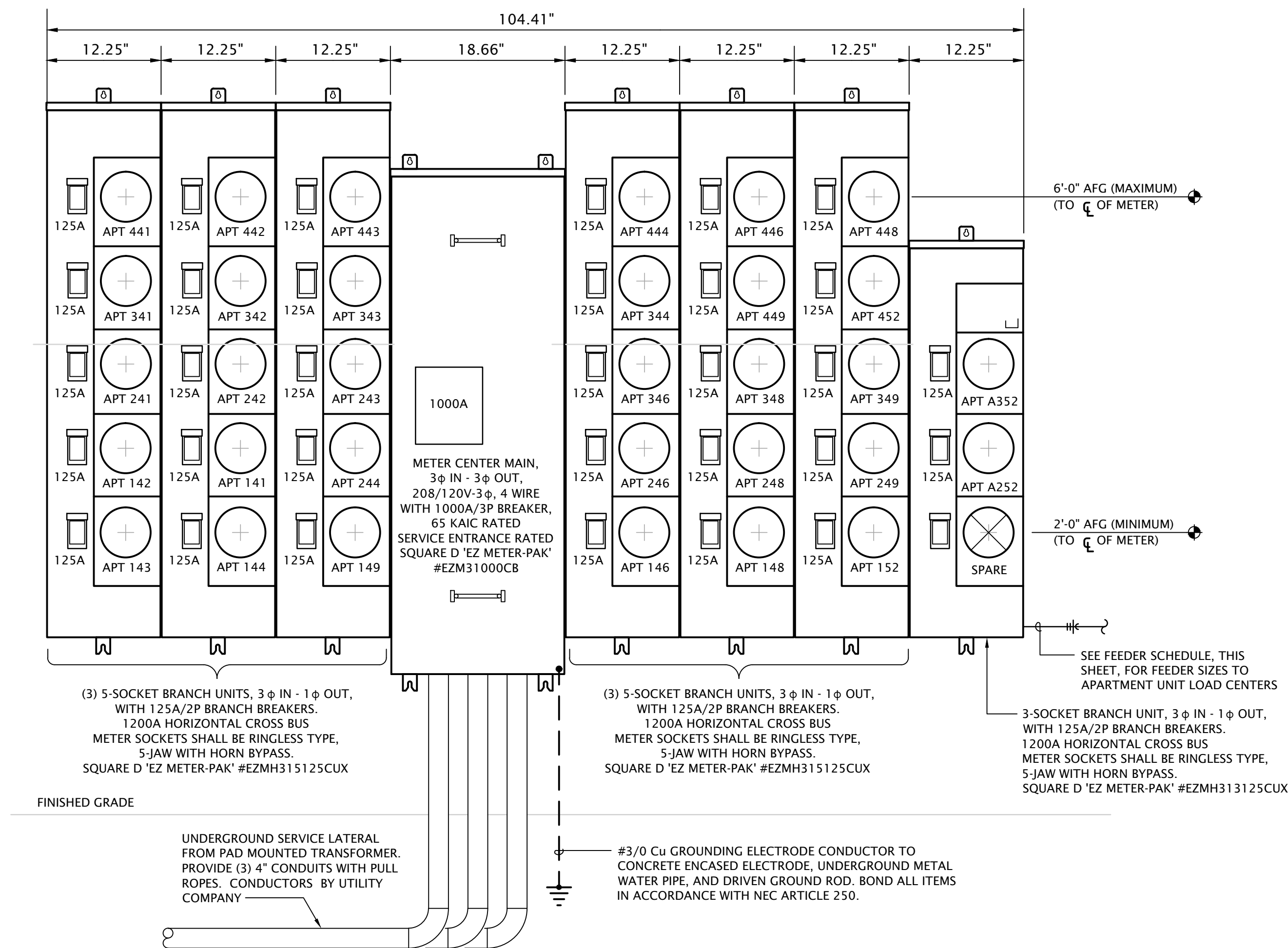
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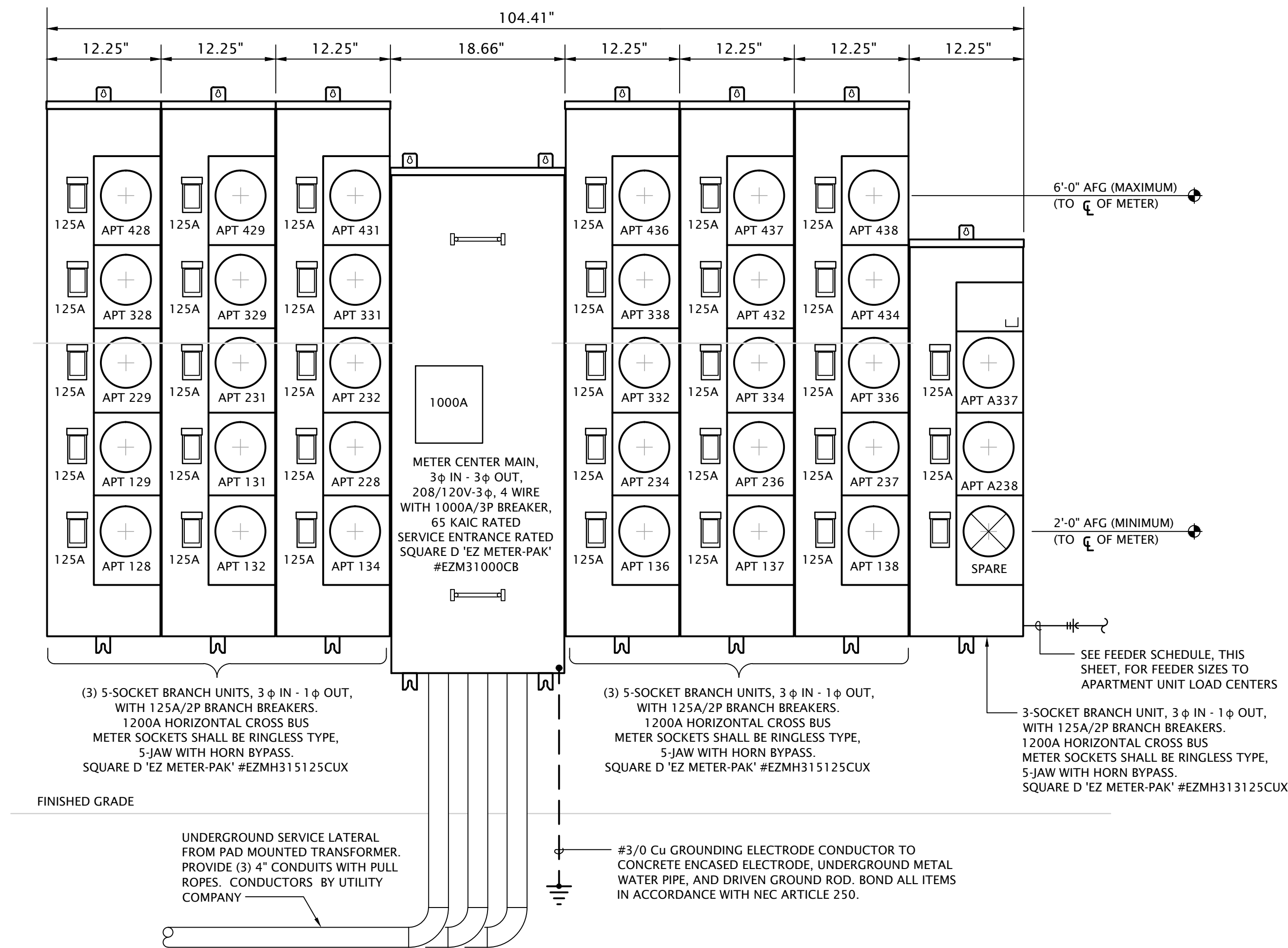
SHEET:

E6.1

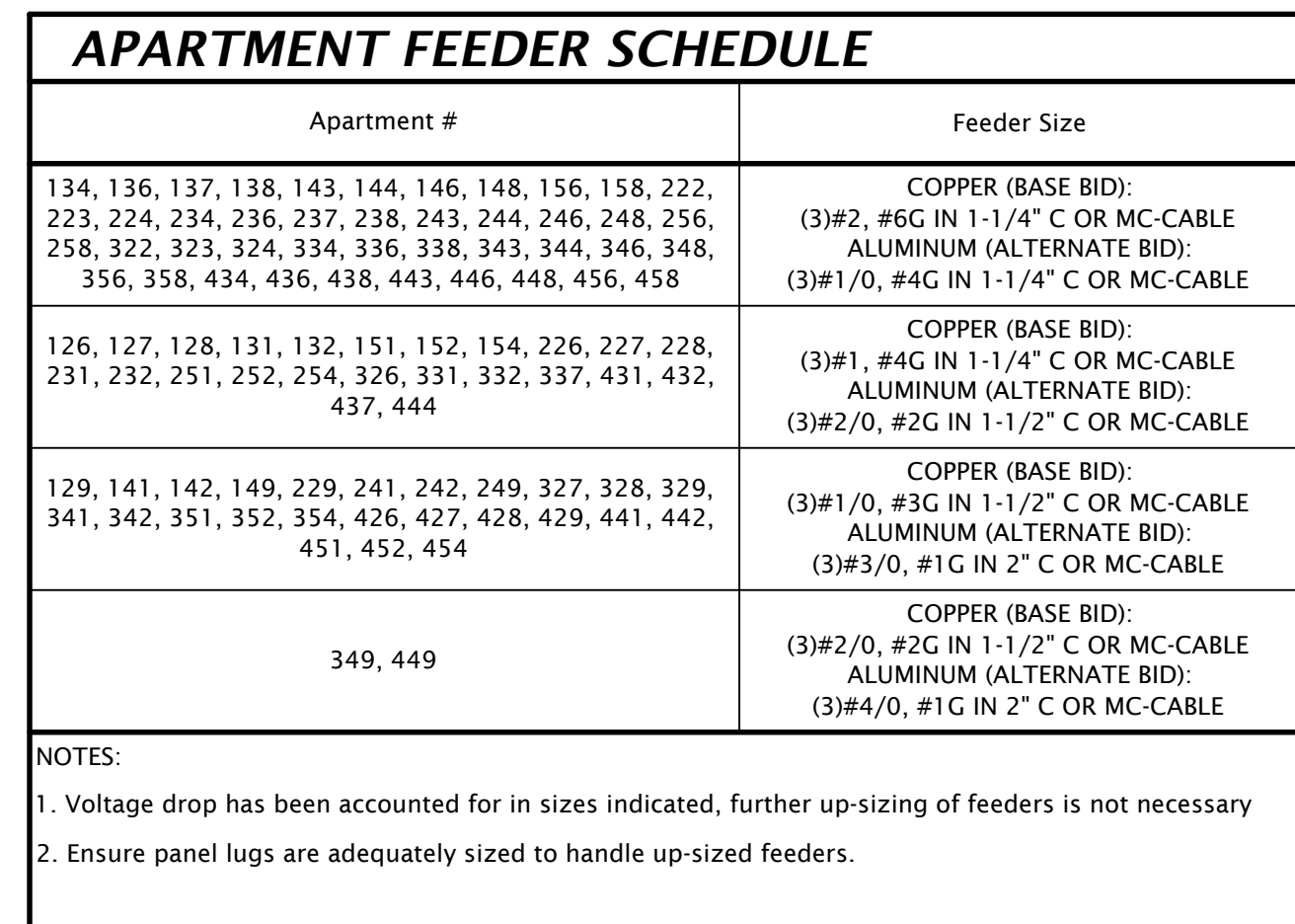
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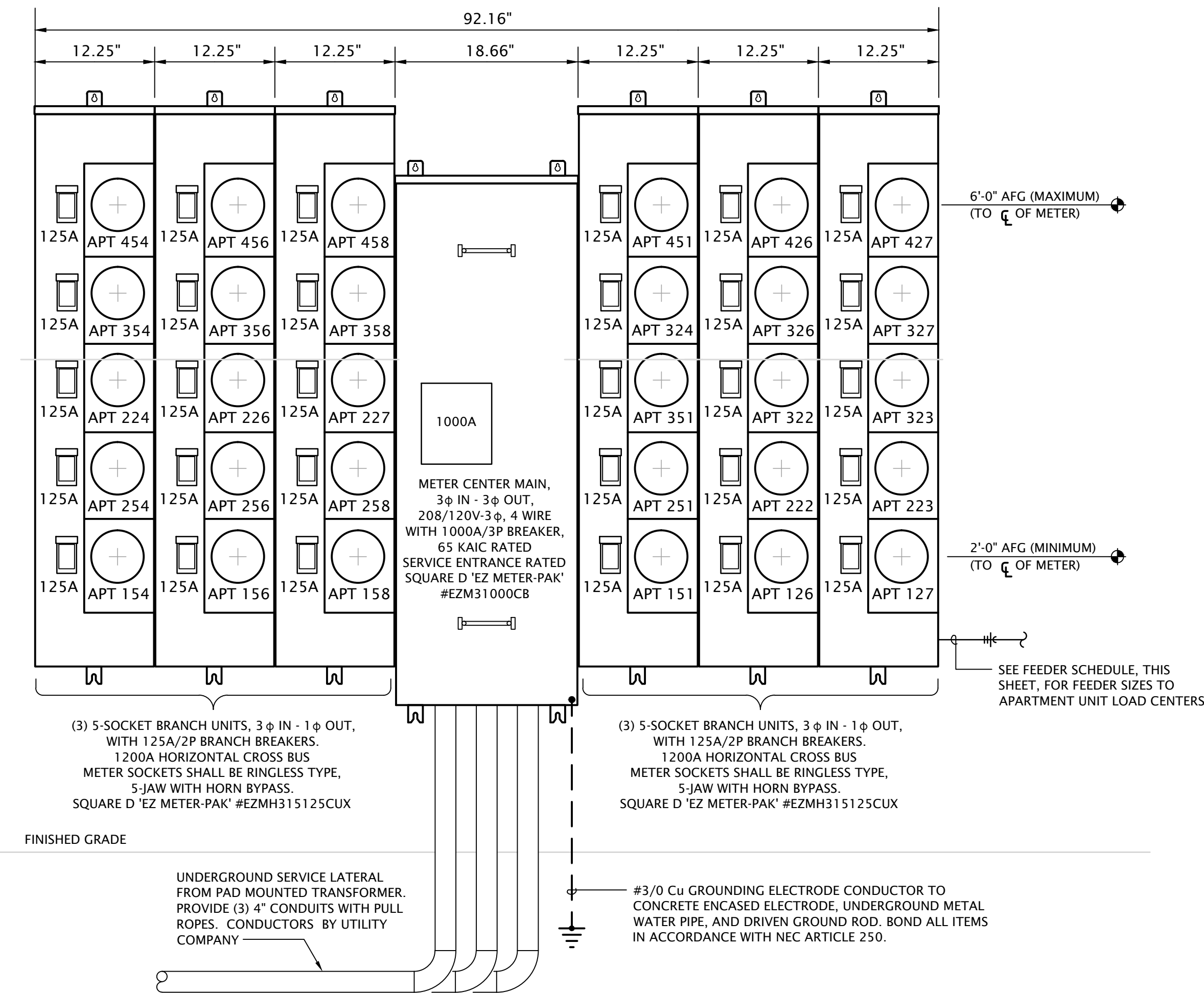
3 ELECTRICAL RISER DIAGRAM 'MCC'
No Scale



1 ELECTRICAL RISER DIAGRAM 'MCA'
No Scale



- **NOTES:**
 - Meter Center main circuit breakers shall be 65 kAIC fully rated. Feeder breakers may be series rated with main breaker for a 65 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:
Oncor Electric Delivery
Richard Hildebrand
(817) 994-7675
Richard.Hildebrand@oncor.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.



2 ELECTRICAL RISER DIAGRAM 'MCB'
No Scale

Fort Worth Development Department

APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 22517-01-2017

Validity of Permit: The issuance or granting of a permit or approval is not a guarantee of the accuracy or completeness of the information provided by the applicant. It is the responsibility of the applicant to provide accurate and complete information. The issuance of a permit or approval does not constitute a warranty or guarantee of the accuracy or completeness of the information provided by the applicant. The issuance of a permit or approval does not constitute a warranty or guarantee of the accuracy or completeness of the information provided by the applicant. The issuance of a permit or approval does not constitute a warranty or guarantee of the accuracy or completeness of the information provided by the applicant.

DATE: 09/26/2023

RODNEY BROWN
BUILDING OFFICIAL

Designation: P32 Location: MECH 301 Voltage: 208Y/120V-3Ph-4W Enclosure: NEMA 1 Mounting: Surface				Manufacturer: Square D 'NQ' Bus Amps: 225 MCB Amps: MLO AIC Rating: 10 kAIC Other:			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG - HALL 211, STAIR S1	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - HALL 302	2
3	SPARE BREAKER	---	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - HALL 311	4
5	SPARE BREAKER	---	20 / 1	20 / 1	2#12, #12G, 1/2"C	ELECTRIC WALL HEATER 'EWH' - MECH 301	6
7	SPACE ONLY	---	---	---	---	SPACE ONLY	8
9	SPACE ONLY	---	---	---	---	SPACE ONLY	10
11	SPACE ONLY	---	---	---	---	SPACE ONLY	12
13	SPACE ONLY	---	---	---	---	SPACE ONLY	14
15	SPACE ONLY	---	---	---	---	SPACE ONLY	16
17	SPACE ONLY	---	---	---	---	SPACE ONLY	18
19	SPACE ONLY	---	---	---	---	SPACE ONLY	20
21	SPACE ONLY	---	---	---	---	SPACE ONLY	22
23	SPACE ONLY	---	---	---	---	SPACE ONLY	24
25	SPACE ONLY	---	---	---	---	SPACE ONLY	26
27	SPACE ONLY	---	---	---	---	SPACE ONLY	28
29	SPACE ONLY	---	---	---	---	SPACE ONLY	30

Designation: P41 Location: MECH 416 Voltage: 208Y/120V-3Ph-4W Enclosure: NEMA 1 Mounting: Surface				Manufacturer: Square D 'NQ' Bus Amps: 225 MCB Amps: MLO AIC Rating: 18 kAIC Other:			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG - MECH 416, HALL 414	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	ROOF RECEPTACLES	2
3	LTG - MECH 418, HALL 417	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	ROOF RECEPTACLES	4
5	ELECTRIC WALL HEATER 'EWH' - MECH 416	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPT - HALL 414	6
7	ELECTRIC WALL HEATER 'EWH' - MECH 418	2#10, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPT - HALL 417	8
9	RECEPTS - RADON FANS	2#12, #12G, 1/2"C	20 / 1	20 / 1	---	SPARE BREAKER	10
11	RECEPTS - RADON FANS	2#12, #12G, 1/2"C	20 / 1	20 / 1	---	SPARE BREAKER	12
13	SPACE ONLY	---	---	---	---	SPACE ONLY	14
15	SPACE ONLY	---	---	---	---	SPACE ONLY	16
17	SPACE ONLY	---	---	---	---	SPACE ONLY	18
19	SPACE ONLY	---	---	---	---	SPACE ONLY	20
21	SPACE ONLY	---	---	---	---	SPACE ONLY	22
23	SPACE ONLY	---	---	---	---	SPACE ONLY	24
25	SPACE ONLY	---	---	---	---	SPACE ONLY	26
27	SPACE ONLY	---	---	---	---	SPACE ONLY	28
29	SPACE ONLY	---	---	---	---	SPACE ONLY	30

Designation: P11 Location: MECH 117 Voltage: 208Y/120V-3Ph-4W Enclosure: NEMA 1 Mounting: Surface				Manufacturer: Square D 'NQ' Bus Amps: 225 MCB Amps: MLO AIC Rating: 22 kAIC Other: Feed-Through Lugs			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG - MECH 117, SOUTH CORRIDOR	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPT - SOUTH CORRIDOR	2
3	LTG - FIRE ROOM 119, EAST/NE CORRIDOR	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPT - EAST CORRIDOR	4
5	LTG - EAST/NE EXTERIOR WALL SCONCES	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - SOUTH EXTERIOR	6
7	LTG - EAST/NE WALL PACKS	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - EAST EXTERIOR	8
9	EAST/NE PARKING LOT POLE LIGHTS	2#10, #10G, 3/4"C	20 / 2	20 / 1	2#10, #10G, 1/2"C	RECEPT - FIRE SPRINKLER AIR COMPRESSOR	10
11				20 / 1	2#10, #10G, 1/2"C	ELECTRIC WALL HEATER 'EWH' - SPRINKLER 119	12
13	RECEPT - TELECOM BACKBOARD	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	FIRE ALARM PANEL	14
15	RECEPT - TELECOM BACKBOARD	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	FIRE SPRINKLER FLOW/BELL	16
17	MOTORIZED ENTRY GATE	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	ELECTRIC WALL HEATER 'EWH' - MECH 117	18
19	LIGHTING CONTROLS	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#10, #10G, 3/4"C	RECEPT - EV STATION MAINT.	20
21	GENSET BATTERY CHARGER	SEE SITE PLAN E1.1	20 / 1	40 / 2	2#4, #4G, 1"C	EV CHARGING STATION	22
23	GENSET COOLANT HEATER	SEE SITE PLAN E1.1	20 / 1				24
25	SPACE ONLY	---	---	---	---	SPACE ONLY	26
27	SPACE ONLY	---	---	---	---	SPACE ONLY	28
29	SPACE ONLY	---	---	---	---	SPACE ONLY	30

Designation: P21 Location: MECH 206 Voltage: 208Y/120V-3Ph-4W Enclosure: NEMA 1 Mounting: Surface				Manufacturer: Square D 'NQ' Bus Amps: 225 MCB Amps: MLO AIC Rating: 22 kAIC Other:			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG - MECH 206, HALL 204	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPT - HALL 204	2
3	LTG - HALL 207/209, STAIR S3	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - HALL 207	4
5	SPARE BREAKER	---	20 / 1	20 / 1	2#12, #12G, 1/2"C	ELECTRIC WALL HEATER 'EWH' - MECH 206	6
7	SPARE BREAKER	---	20 / 1	20 / 1	2#10, #12G, 1/2"C	ELECTRIC WALL HEATER 'EWH' - MECH 208	8
9	SPARE BREAKER	---	20 / 1	20 / 1	---	SPARE BREAKER	10
11	SPARE BREAKER	---	20 / 1	20 / 1	---	SPARE BREAKER	12
13	SPACE ONLY	---	---	---	---	SPACE ONLY	14
15	SPACE ONLY	---	---	---	---	SPACE ONLY	16
17	SPACE ONLY	---	---	---	---	SPACE ONLY	18
19	SPACE ONLY	---	---	---	---	SPACE ONLY	20
21	SPACE ONLY	---	---	---	---	SPACE ONLY	22
23	SPACE ONLY	---	---	---	---	SPACE ONLY	24
25	SPACE ONLY	---	---	---	---	SPACE ONLY	26
27	SPACE ONLY	---	---	---	---	SPACE ONLY	28
29	SPACE ONLY	---	---	---	---	SPACE ONLY	30

Designation: P22 Location: MECH 201 Voltage: 208Y/120V-3Ph-4W Enclosure: NEMA 1 Mounting: Surface				Manufacturer: Square D 'NQ' Bus Amps: 225 MCB Amps: MLO AIC Rating: 10 kAIC Other: Feed-Through Lugs			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG - HALL 211, STAIR S1	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - HALL 202	2
3	WATER HEATER 'HWH-C'	2#12, #12G, 1/2"C	15 / 2	20 / 1	2#12, #12G, 1/2"C	RECEPTS - HALL 211	4
5				20 / 1	2#12, #12G, 1/2"C	ELECTRIC WALL HEATER 'EWH' - MECH 201	6
7	SPARE BREAKER	---	20 / 1	20 / 1	---	SPARE BREAKER	8
9	SPARE BREAKER	---	20 / 1	20 / 1	---	SPARE BREAKER	10
11	SPARE BREAKER	---	20 / 1	20 / 1	---	SPARE BREAKER	12
13	SPACE ONLY	---	---	---	---	SPACE ONLY	14
15	SPACE ONLY	---	---	---	---	SPACE ONLY	16
17	SPACE ONLY	---	---	---	---	SPACE ONLY	18
19	SPACE ONLY	---	---	---	---	SPACE ONLY	20
21	SPACE ONLY	---	---	---	---	SPACE ONLY	22
23	SPACE ONLY	---	---	---	---	SPACE ONLY	24
25	SPACE ONLY	---	---	---	---	SPACE ONLY	26
27	SPACE ONLY	---	---	---	---	SPACE ONLY	28
29	SPACE ONLY	---	---	---	---	SPACE ONLY	30

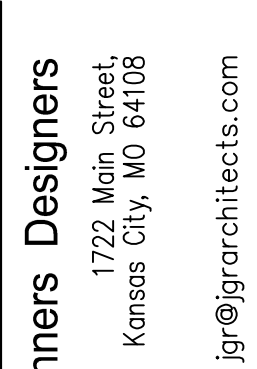
Designation: P31 Location: MECH 306 Voltage: 208Y/120V-3Ph-4W Enclosure: NEMA 1 Mounting: Surface				Manufacturer: Square D 'NQ' Bus Amps: 225 MCB Amps: MLO AIC Rating: 18 kAIC Other: Feed-Through Lugs			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG - MECH 306, HALL 304	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPT - HALL 304	2
3	LTG - HALL 307/309, STAIR S3	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPT - HALL 304	4
5	RECEPT - TELECOM BACKBOARD	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	ELECTRIC WALL HEATER 'EWH' - MECH 306	6
7	RECEPT - TELECOM BACKBOARD	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#10, #12G, 1/2"C	ELECTRIC WALL HEATER 'EWH' - MECH 308	8
9	SPARE BREAKER	---	20 / 1	20 / 1	---	SPARE BREAKER	10
11	SPARE BREAKER	---	20 / 1	20 / 1	---	SPARE BREAKER	12
13	SPACE ONLY	---	---	---	---	SPACE ONLY	14
15	SPACE ONLY	---	---	---	---	SPACE ONLY	16
17	SPACE ONLY	---	---	---	---	SPACE ONLY	18
19	SPACE ONLY	---	---	---	---	SPACE ONLY	20
21	SPACE ONLY	---	---	---	---	SPACE ONLY	22
23	SPACE ONLY	---	---	---	---	SPACE ONLY	24
25	SPACE ONLY	---	---	---	---	SPACE ONLY	26
27	SPACE ONLY	---	---	---	---	SPACE ONLY	28
29	SPACE ONLY	---	---	---	---	SPACE ONLY	30

PANEL SCHEDULE NOTES BY SYMBOL

- PROVIDE 'HACR' RATED BREAKER.
- PROVIDE LOCK-ON CLIP FOR BREAKER.

Designation: P42 Location: MECH 411 Voltage: 208Y/120V-3Ph-4W Enclosure: NEMA 1 Mounting: Surface				Manufacturer: Square D 'NQ' Bus Amps: 225 MCB Amps: MLO AIC Rating: 10 kAIC Other:			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	ROOF RECEPTACLES	2#12, #12G, 1/2"C	20 / 1	45 / 3	3#6, #10G, 3/4"C	'RTU-1'	2
3	ROOF RECEPTACLES	2#12, #12G, 1/2"C	20 / 1				4
5	LTG - HALL 407, 421	2#12, #12G, 1/2"C	20 / 1				6
7	RECEPT - HALL 421	2#12, #12G, 1/2"C	20 / 1	60 / 3	3#4, #10G, 1"C	'RTU-2'	8
9	RECEPT - HALL 407	2#12, #12G, 1/2"C	20 / 1				10
11	LTG - GAME ROOM 401, TLT 403, JAN 404	2#12, #12G, 1/2"C	20 / 1				12
13	LTG - PREP 408	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - GAME ROOM 401	14
15	LTG - FITNESS 412	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	ELECTRIC WALL HEATER 'EWH' - TLT 403	16
17	RECEPTS - RADON FANS	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	ELECTRIC WALL HEATER 'EWH' - JAN 404	18
19	HOT WATER PUMP 'HWP'	2#12, #12G, 1/2"C	15 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - PREP 408 ISLAND	20
21	RECEPT - PREP 408 REFRIGERATOR	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - FITNESS 412 NORTH WALL	22
23	RECEPTS - PREP 408 COUNTER TOPS	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - FITNESS 412 SOUTH/EAST WALL	24
25	RECEPTS - PREP 408 COUNTER TOPS	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	FITNESS 412 - FLOOR RECEPT	26
27	FITNESS 412 - FLOOR RECEPT	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	FITNESS 412 - FLOOR RECEPT	28
29	FITNESS 412 - FLOOR RECEPT	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	FITNESS 412 - FLOOR RECEPT	30
31	HEAT PUMP 'HP-3'	2#10, #10G, 1/2"C	30 / 2	25 / 2	2#10, #10G, 1/2"C	HEAT PUMP 'HP-A'	32
33							34
35	HEAT PUMP 'HP-4'	2#8, #10G, 3/4"C	35 / 2	25 / 2	2#10, #10G, 1/2"C	HEAT PUMP 'HP-B'	36
37							38
39	WATER HEATER 'HWH-C'	2#12, #12G, 1/2"C	15 / 2	20 / 1	---	SPARE BREAKER	40
41				20 / 1	---	SPARE BREAKER	42
43	RECEPT - PREP 408 MICROWAVE	2#12, #12G, 1/2"C	20 / 1	20 / 1	---	SPARE BREAKER	44
45	RECEPT - PREP 408 DISHWASHER	2#12, #12G, 1/2"C	20 / 1	20 / 1	---	SPARE BREAKER	46
47	SPACE ONLY	---	---	20 / 1	---	SPARE BREAKER	48
49	SPACE ONLY	---	---	---	---	SPACE ONLY	50
51	SPACE ONLY	---	---	---	---	SPACE ONLY	52
53	SPACE ONLY	---	---	---	---	SPACE ONLY	54

Designation: P12 Location: MECH 112 Voltage: 208Y/120V-3Ph-4W Enclosure: NEMA 1 Mounting: Surface				Manufacturer: Square D 'NQ' Bus Amps: 225 MCB Amps: MLO AIC Rating: 10 kAIC Other:			
Circuit #	Load Description	Conductors	C/B Size	C/B Size	Conductors	Load Description	Circuit #
1	LTG - NORTH CORRIDOR	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - NORTH CORRIDOR	2
3	LTG - WEST/SW/NW EXTERIOR WALL SCONCES	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - NORTH /NW EXTERIOR	4
5	LTG - SOUTH WALL PACKS	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - COURTYARD	6
7	LTG - NW WALL PACKS	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - LOUNGE 113	8
9	LTG - COURTYARD BOLLARD/WALL PACK	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPTS - LOUNGE 113, PANTRY 111, MECH 112	10
11	LTG - SOUTH/SW PARKING LOT POLE LIGHTS	2#10, #10G, 3/4"C	20 / 2	20 / 1	2#12, #12G, 1/2"C	RECEPT - PANTRY VENDING	12
13				20 / 1	2#12, #12G, 1/2"C	RECEPT - WORK AREA 109 S. WALL	14
15	LTG - LOUNGE 113, WORK AREA 109, OFFICE, MAIL	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPT - WORK AREA 109 COUNTER TOP	16
17	RECEPTS - OFFICE 102	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPT - WORK AREA 109 COUNTER TOP, TLT	18
19	RECEPTS - OFFICE 103	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	RECEPT - ELEV EQUIP/ ELEV PIT	20
21	LTG - ELEV EQUIP 106	2#12, #12G, 1/2"C	20 / 1	20 / 1	2#12, #12G, 1/2"C	ELEVATOR PIT SUMP PUMP	22
23	WATER HEATER - 'HW-HC'	2#12, #12G, 1/2"C	15 / 2	20 / 1	---	SPARE BREAKER	24
25				20 / 1	---	SPARE BREAKER	26
27	BLOWER COIL 'BC-3'	2#8, #10G, 3/4"C	35 / 2	20 / 1	---	SPARE BREAKER	28
29				20 / 1	---	SPARE BREAKER	30
31	BLOWER COIL 'BC-3'	2#8, #10G, 3/4"C	35 / 2	20 / 1	---	SPARE BREAKER	32
33				---	---	SPACE ONLY	34
35	SPARE BREAKER	---	20 / 1	---	---	SPACE ONLY	36
37	SPACE ONLY	---	---	---	---	SPACE ONLY	38
39	SPACE ONLY	---	---	---	---	SPACE ONLY	40
41	SPACE ONLY	---	---	---	---	SPACE ONLY	42



FORT WORTH.



DATE: 01-28-2022

JOB: 21-3137

SHEET:

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LIGHT FIXTURE SCHEDULE									
MARK	MANUFACTURER	MODEL NUMBER	LAMP / LED DATA		BALLAST/DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
			WATT/LUMENS	COLOR					
A	---	PROVIDED BY G.C., SELECTED BY I.D.	---	---	---	---	---	REFERENCE INTERIOR DESIGNERS PLANS FOR MORE INFORMATION	.
C	KICHLER	42517OZ	200	3000°K	INTEGRAL DRIVER	PENDANT AT 6'-6" AFF TO BOTTOM	OLD BRONZE	3'Ø x 12" HIGH DECORATIVE MINI-PENDANT	.
D	HALO	SMD6R-6-930-WH	9.6W LED 750 LUMENS	3000°K	INTEGRAL DRIVER	SURFACE	BRONZE	6" ROUND SURFACE MOUNT DOWNLIGHT	.
E	SURE-LITES	SEL2SSD	---	WHITE	N/A	WALL AT 7'-6" AFF	WHITE	TWIN HEAD POLYCARBONATE EMERGENCY LIGHT	1,2,9
EI	MULE	EOE-BB-10L2-X-DG-LT	(2) 10W LED	---	N/A	ON WALL ABOVE DOOR	BLACK	DIE-CAST ALUMINUM EMERGENCY LIGHT WITH POLYCARBONATE LENS, INTEGRAL BATTERY	1,2,3,6
F	SEAGULL	15040EN-782	(2) 10W LED	3000°K	INTEGRAL DRIVER	SURFACE	BRONZE	52" DIAMETER CEILING FAN WITH LED LIGHT KIT	.
G	SEAGULL	4423003EN3-710	(3) 9.5W LED	3000°K	INTEGRAL DRIVER	WALL AT 7'-0"	BURN'T SIENNA	3-LAMP LED VANITY LIGHT	.
H	SEAGULL	5913291S-15	38W LED 3,500 LUMENS	3000°K	INTEGRAL DRIVER	SURFACE	WHITE	4' LINEAR FLUORESCENT WITH PRISMATIC ACRYLIC LENS	.
J	HALO	SMD6R-12-930-WH	15.3W LED 1200 LUMENS	3000°K	INTEGRAL DRIVER	SURFACE	BRONZE	6" ROUND SURFACE MOUNT DOWNLIGHT	9
K	METALUX	45NLED-LD4-495L-LW-UNV-L835-CD1	38W LED 5,000 LUMENS	3500°K	0-10V DIMMING (10%-100%)	SURFACE	WHITE	4' LED STRIP WITH FROSTED LENS, WIDE DISTRIBUTION	.
L	AIDEN	53062BK	36W LED 2,900 LUMEN	3000°K	FIXED OUTPUT DRIVER	WALL COORD. W/ ARCH	BLACK	2' ARCHITECTURAL WALL BRACKET	.
M1	HALO COMMERCIAL	HC610-D010-HM612-830-6WDHWF	10.1W LED 1,000 LUMENS	3000°K	0-10V DIMMING	RECESSED	WHITE	6" ROUND DOWNLIGHT WITH SELF-FLANGED ALUMINUM WIDE BEAM REFLECTOR, SEMI-SPECULAR CLEAR WITH WHITE FLANGE, 80 CRI	5,7
M2	HALO COMMERCIAL	HC620-D010-HM612-830-6WDHWF	21.1W LED 2,000 LUMENS	3000°K	0-10V DIMMING	RECESSED	WHITE	6" ROUND DOWNLIGHT WITH SELF-FLANGED ALUMINUM WIDE BEAM REFLECTOR, SEMI-SPECULAR CLEAR WITH WHITE FLANGE, 80 CRI	5,7
N	ILP	QL4-22L-U30-EM10	16W LED 2323 LUMEN	3000°K	0-10V DIMMING	WALL	WHITE	4' LINEAR LED STRIP WITH FROSTED ACRYLIC LENS, 10W BATTERY BACKUP	9
O	ILP	PAN22-30WLED-U-35	31W LED 3,915 LUMENS	3500°K	0-10V DIMMING	SURFACE	WHITE	2x2 EDGE-LIT FLAT PANEL WITH SURFACE MOUNT KIT	.
P2	LITHONIA	WSR-LED-P1-SR2-40K-MVOLT-E20WC	20W LED 2,250 LUMENS	4000°K	STANDARD	WALL	BLACK	EXTERIOR LED WALL PACK WITH IES TYPE II DISTRIBUTION AND INTEGRAL EMERGENCY BATTERY BACKUP	6
P3	LITHONIA	WSR-LED-P1-SR3-40K-MVOLT	20W LED 2,250 LUMENS	4000°K	STANDARD	WALL	BLACK	EXTERIOR LED WALL PACK WITH IES TYPE III DISTRIBUTION	6
P4	LITHONIA	WSR-LED-P2-SR4-40K-MVOLT	29W LED 3,050 LUMENS	4000°K	STANDARD	WALL	BLACK	EXTERIOR LED WALL PACK WITH IES TYPE IV DISTRIBUTION	6
Q	LITHONIA	DSXB-LED-12C-530-40K-ASY-MVOLT-DBLXD	22W LED 1,850 LUMENS	4000°K	STANDARD	GRADE	BLACK	LED BOLLARD LIGHT, FULL CUT-OFF WITH ASYMMETRIC DISTRIBUTION	6
R2	LITHONIA	DSX0-LED-P2-40K-T2M-MVOLT-HS-DBLXD	49 W LED 6,000 LUMENS	4000°K	FIXED OUTPUT DRIVER	17" SSS POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE II DISTRIBUTION AND HOUSE SIDE SHIELD	4,6,8
R4	LITHONIA	DSX0-LED-P3-40K-T4M-MVOLT-HS-DBLXD	71 W LED 8,300 LUMENS	4000°K	FIXED OUTPUT DRIVER	17" SSS POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION AND HOUSE SIDE SHIELD	4,6,8
S	LUMIERE	9004-W1-FL-LED4080-W-??-L1-UNV-RSM	10W LED 1000 LUMEN	4000°K	FIXED OUTPUT DRIVER	WALL 5'-2" AFF	BLACK	LED WALL SCOFFCE	6
T	WILLIAMS	96-4-L40/830-HIAFR-WET/1-DRV-UNV	30W LED 4,000 LUMENS	3000°K	FIXED OUTPUT DRIVER	SURFACE	WHITE	4' FULLY ENCLOSED AND GASKETED INDUSTRIAL FIXTURE WITH FROSTED, RIBBED, IMPACT-RESISTANT ACRYLIC LENS	.
U	CALIFORNIA ACCENT	LLED8200-L-F-2W-10V-3.0K-DRY	216 LUMEN/FT 2W/FT LED	3000°K	1-10V DIMMING	SURFACE	---	LED SURFACE STRIP LIGHT, 3000K, FROSTED LENS, LENGTH AS SHOWN ON PLANS	.
X	MULE	MXBRU-SD	---	GREEN LETTERS	N/A	CEILING/WALL/END	BLACK	SINGLE/DOUBLE FACE POLYCARBONATE LED EXIT	1,2,9
XE	MULE	SQC-LED-1-R-WW-SD	---	GREEN LETTERS	N/A	CEILING/WALL	BLACK	SINGLE FACE COMINATION POLYCARBONATE EXIT SIGN/TWIN HEAD EMERGENCY LIGHT	1,2,9
GENERAL:									
<ul style="list-style-type: none"> All interior LED fixtures shall be 3000°K corrected color temperature, min. 80 CRI. All exterior LED fixtures shall be 4000°K corrected color temperature, min. 70 CRI., and shall be fully downcast. All light fixtures shall be provided with universal drivers capable of operating at 120V or 208V UNO. All LED fixtures shall adhere to LM79 and LM80 standards. All apartment light fixtures shall be Energy Star certified. 									
NOTES:									
<ol style="list-style-type: none"> Fixture shall have self-diagnostic/self-testing electronics. Provide with emergency battery integral charger. Fixture shall be capable of operation in temperatures ranging from -40°F through 104°F. Provide fixture/pole assembly with 17" round straight steel pole, bronze to match fixture. Fixture height shall not exceed 23'-0" AGF. Provide with bar hangers appropriate for ceiling system in which fixture is installed. U.L. listed for 'wet location'. Where installed in fire rated assembly, provide fire rated recessed light cover equal to Tenmat FF109. Verify rating requirement with Architect									



OCCUPANCY SENSOR SCHEDULE							
MARK	MANUFACTURER	MODEL NUMBER	SENSOR TYPE	COVERAGE	MOUNTING	DESCRIPTION	NOTES
Ⓢ	WATTSTOPPER	DW-100	DUAL TECHNOLOGY	20'x15' MINOR	WALL	120/277V WALL SWITCH SENSOR	1
Ⓢ	WATTSTOPPER	DT-355	DUAL TECHNOLOGY	1000 SF	CEILING	LINE VOLTAGE 360° SENSOR	
<p>GENERAL:</p> <ul style="list-style-type: none">Install and aim sensors as required to achieve optimum coverage. <p>NOTES:</p> <ol style="list-style-type: none">Confirm color of wall mounted sensors with Architect.							



Units 1A/1B/1C (1 Bed / 1 Bath) Feeder Calculation				
Area	650 SF		Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B GENERAL LOADS				
B1	General Lighting & Receptacles (220.82 (B)(1))			
a)	Lighting & Receptacles	3 VA/SF	650 SF	1,950
B2	Small Appliance & Laundry Branch Circuits (220.82 (B)(2))			
a)	Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500
b)	Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000
B3	Nameplate Ratings of Equipment (220.82 (B)(3))			
a1)	Dishwasher	840 VA/Circuit	1 ea	840
a2)	Refrigerator	1,000 VA/Circuit	1 ea	1,000
a3)	Microwave	1,000 VA/Circuit	1 ea	1,000
a4)	Disposal	1,175 VA/Circuit	1 ea	1,175
b)	Electric Range	8,000 VA/Circuit	1 ea	8,000
c)	Clothes Dryer	5,000 VA/Circuit	1 ea	5,000
d)	Water Heater	4,500 VA/Circuit	1 ea	4,500
B4	Nameplate Ratings of Motors (220.82 (B)(4))			
1)	Furnace Blower Fan	400 VA/Circuit	1 ea	400
	Part (B) Connected Load Total			28,365
	Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)			17,346
C HEATING AND AIR-CONDITIONING LOAD				
C2	100% Nameplate Ratings of Heat Pump (220.82 (C)(2))			
1)	Heat Pump Unit #1	4,000 VA/Circuit	1 ea	4,000
C4	65% of Total Electric Heat if < 4 Separately Controlled Units (220.82 (C)(4))			
1)	kW of Electric Heat	5.00 kW	65%	3,250
	Part (C) Connected Load Total			7,250
	Part (C) Demand Load (Largest of C1 - C5)			4,000
Total Dwelling Unit Demand Load				21,346
Spare Capacity 10%				2,135
Total NEC Demand VA				23,481
Total Amps @ 208/120V-1Ph-3W				113
Provide 125A Load Center & Feed with 125A/2P Breaker				

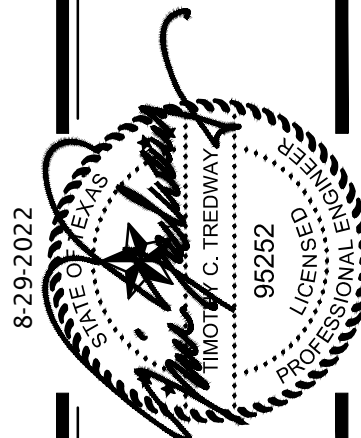
Unit 1D (1 Bed / 1 Bath) Feeder Calculation				
Area	745 SF		Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B GENERAL LOADS				
B1	General Lighting & Receptacles (220.82 (B)(1))			
a)	Lighting & Receptacles	3 VA/SF	745 SF	2,235
B2	Small Appliance & Laundry Branch Circuits (220.82 (B)(2))			
a)	Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500
b)	Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000
B3	Nameplate Ratings of Equipment (220.82 (B)(3))			
a1)	Dishwasher	840 VA/Circuit	1 ea	840
a2)	Refrigerator	1,000 VA/Circuit	1 ea	1,000
a3)	Microwave	1,000 VA/Circuit	1 ea	1,000
a4)	Disposal	1,175 VA/Circuit	1 ea	1,175
b)	Electric Range	8,000 VA/Circuit	1 ea	8,000
c)	Clothes Dryer	5,000 VA/Circuit	1 ea	5,000
d)	Water Heater	4,500 VA/Circuit	1 ea	4,500
B4	Nameplate Ratings of Motors (220.82 (B)(4))			
1)	Furnace Blower Fan	400 VA/Circuit	1 ea	400
	Part (B) Connected Load Total			28,650
	Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)			17,460
C HEATING AND AIR-CONDITIONING LOAD				
C2	100% Nameplate Ratings of Heat Pump (220.82 (C)(2))			
1)	Heat Pump Unit #1	4,000 VA/Circuit	1 ea	4,000
C4	65% of Total Electric Heat if < 4 Separately Controlled Units (220.82 (C)(4))			
1)	kW of Electric Heat	5.00 kW	65%	3,250
	Part (C) Connected Load Total			7,250
	Part (C) Demand Load (Largest of C1 - C5)			4,000
Total Dwelling Unit Demand Load				21,460
Spare Capacity 10%				2,146
Total NEC Demand VA				23,606
Total Amps @ 208/120V-1Ph-3W				113
Provide 125A Load Center & Feed with 125A/2P Breaker				

Unit 2D (2 Bed / 2 Bath) Feeder Calculation				
Area	990 SF		Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B GENERAL LOADS				
B1	General Lighting & Receptacles (220.82 (B)(1))			
a)	Lighting & Receptacles	3 VA/SF	990 SF	2,970
B2	Small Appliance & Laundry Branch Circuits (220.82 (B)(2))			
a)	Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500
b)	Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000
B3	Nameplate Ratings of Equipment (220.82 (B)(3))			
a1)	Dishwasher	840 VA/Circuit	1 ea	840
a2)	Refrigerator	1,000 VA/Circuit	1 ea	1,000
a3)	Microwave	1,000 VA/Circuit	1 ea	1,000
a4)	Disposal	1,175 VA/Circuit	1 ea	1,175
b)	Electric Range	8,000 VA/Circuit	1 ea	8,000
c)	Clothes Dryer	5,000 VA/Circuit	1 ea	5,000
d)	Water Heater	4,500 VA/Circuit	1 ea	4,500
B4	Nameplate Ratings of Motors (220.82 (B)(4))			
1)	Furnace Blower Fan	500 VA/Circuit	1 ea	500
	Part (B) Connected Load Total			29,485
	Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)			17,794
C HEATING AND AIR-CONDITIONING LOAD				
C2	100% Nameplate Ratings of Heat Pump (220.82 (C)(2))			
1)	Heat Pump Unit #1	4,500 VA/Circuit	1 ea	4,500
C4	65% of Total Electric Heat if < 4 Separately Controlled Units (220.82 (C)(4))			
1)	kW of Electric Heat	8.00 kW	65%	5,200
	Part (C) Connected Load Total			9,700
	Part (C) Demand Load (Largest of C1 - C5)			5,200
Total Dwelling Unit Demand Load				22,994
Spare Capacity 10%				2,299
Total NEC Demand VA				25,293
Total Amps @ 208/120V-1Ph-3W				122
Provide 125A Load Center & Feed with 125A/2P Breaker				

Units 3A/3B/3C (3 Bed / 2 Bath) Feeder Calculation				
Area	1050 SF		Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B GENERAL LOADS				
B1	General Lighting & Receptacles (220.82 (B)(1))			
a)	Lighting & Receptacles	3 VA/SF	1050 SF	3,150
B2	Small Appliance & Laundry Branch Circuits (220.82 (B)(2))			
a)	Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500
b)	Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000
B3	Nameplate Ratings of Equipment (220.82 (B)(3))			
a1)	Dishwasher	840 VA/Circuit	1 ea	840
a2)	Refrigerator	1,000 VA/Circuit	1 ea	1,000
a3)	Microwave	1,000 VA/Circuit	1 ea	1,000
a4)	Disposal	1,175 VA/Circuit	1 ea	1,175
b)	Electric Range	8,000 VA/Circuit	1 ea	8,000
c)	Clothes Dryer	5,000 VA/Circuit	1 ea	5,000
d)	Water Heater	4,500 VA/Circuit	1 ea	4,500
B4	Nameplate Ratings of Motors (220.82 (B)(4))			
1)	Furnace Blower Fan	600 VA/Circuit	1 ea	600
	Part (B) Connected Load Total			29,765
	Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)			17,906
C HEATING AND AIR-CONDITIONING LOAD				
C2	100% Nameplate Ratings of Heat Pump (220.82 (C)(2))			
1)	Heat Pump Unit #1	5,000 VA/Circuit	1 ea	5,000
C4	65% of Total Electric Heat if < 4 Separately Controlled Units (220.82 (C)(4))			
1)	kW of Electric Heat	9.60 kW	65%	6,240
	Part (C) Connected Load Total			11,240
	Part (C) Demand Load (Largest of C1 - C5)			6,240
Total Dwelling Unit Demand Load				24,146
Spare Capacity 5%				1,207
Total NEC Demand VA				25,353
Total Amps @ 208/120V-1Ph-3W				122
Provide 125A Load Center & Feed with 125A/2P Breaker				

Unit 1E (1 Bed / 1 Bath) Feeder Calculation				
Area	738 SF		Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B GENERAL LOADS				
B1	General Lighting & Receptacles (220.82 (B)(1))			
a)	Lighting & Receptacles	3 VA/SF	738 SF	2,214
B2	Small Appliance & Laundry Branch Circuits (220.82 (B)(2))			
a)	Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500
b)	Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000
B3	Nameplate Ratings of Equipment (220.82 (B)(3))			
a1)	Dishwasher	840 VA/Circuit	1 ea	840
a2)	Refrigerator	1,000 VA/Circuit	1 ea	1,000
a3)	Microwave	1,000 VA/Circuit	1 ea	1,000
a4)	Disposal	1,175 VA/Circuit	1 ea	1,175
b)	Electric Range	8,000 VA/Circuit	1 ea	8,000
c)	Clothes Dryer	5,000 VA/Circuit	1 ea	5,000
d)	Water Heater	4,500 VA/Circuit	1 ea	4,500
B4	Nameplate Ratings of Motors (220.82 (B)(4))			
1)	Furnace Blower Fan	400 VA/Circuit	1 ea	400
	Part (B) Connected Load Total			28,629
	Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)			17,452
C HEATING AND AIR-CONDITIONING LOAD				
C2	100% Nameplate Ratings of Heat Pump (220.82 (C)(2))			
1)	Heat Pump Unit #1	4,000 VA/Circuit	1 ea	4,000
C4	65% of Total Electric Heat if < 4 Separately Controlled Units (220.82 (C)(4))			
1)	kW of Electric Heat	5.00 kW	65%	3,250
	Part (C) Connected Load Total			7,250
	Part (C) Demand Load (Largest of C1 - C5)			4,000
Total Dwelling Unit Demand Load				21,452
Spare Capacity 10%				2,145
Total NEC Demand VA				23,597
Total Amps @ 208/120V-1Ph-3W				113
Provide 125A Load Center & Feed with 125A/2P Breaker				

Units 2A/2B/2C (2 Bed / 2 Bath) Feeder Calculation				
Area	850 SF		Connected Load (VA)	Demand Load (VA)
Feeder & Service Loads per NEC 220.82 Part IV				
B GENERAL LOADS				
B1	General Lighting & Receptacles (220.82 (B)(1))			
a)	Lighting & Receptacles	3 VA/SF	850 SF	2,550
B2	Small Appliance & Laundry Branch Circuits (220.82 (B)(2))			
a)	Laundry Circuit	1,500 VA/Circuit	1 Circuit	1,500
b)	Kitchen Circuits	1,500 VA/Circuit	2 Circuit	3,000
B3	Nameplate Ratings of Equipment (220.82 (B)(3))			
a1)	Dishwasher	840 VA/Circuit	1 ea	840
a2)	Refrigerator	1,000 VA/Circuit	1 ea	1,000
a3)	Microwave	1,000 VA/Circuit	1 ea	1,000
a4)	Disposal	1,175 VA/Circuit	1 ea	1,175
b)	Electric Range	8,000 VA/Circuit	1 ea	8,000
c)	Clothes Dryer	5,000 VA/Circuit	1 ea	5,000
d)	Water Heater	4,500 VA/Circuit	1 ea	4,500
B4	Nameplate Ratings of Motors (220.82 (B)(4))			
1)	Furnace Blower Fan	500 VA/Circuit	1 ea	500
	Part (B) Connected Load Total			29,065
	Part (B) Demand Load Total (100% of 1st 10KVA + 40% of remainder)			17,626
C HEATING AND AIR-CONDITIONING LOAD				
C2	100% Nameplate Ratings of Heat Pump (220.82 (C)(2))			
1)	Heat Pump Unit #1	4,500 VA/Circuit	1 ea	4,500
C4	65% of Total Electric Heat if < 4 Separately Controlled Units (220.82 (C)(4))			
1)	kW of Electric Heat	8.00 kW	65%	5,200
	Part (C) Connected Load Total			9,700
	Part (C) Demand Load (Largest of C1 - C5)			5,200
Total Dwelling Unit Demand Load				22,826
Spare Capacity 10%				2,283
Total NEC Demand VA				25,109
Total Amps @ 208/120V-1Ph-3W				121
Provide 125A Load Center & Feed with 125A/2P Breaker				



Dwelling Unit Meter Center 'MCA' Load Calculation				
Area: 27,200 SF (Dwelling Units Only)		Connected Demand		
32 Dwelling Units		Load (VA)	Load (VA)	
Feeder & Service Loads per NEC 220.84 Part IV				
C1 General Loads (220.84 (C)(1))				
a Lighting & Receptacles	3 VA/SF	27200 SF	81,600	
C2 Required Circuits (220.84 (C)(2))				
a Laundry Circuit	1,500 VA/Circuit	32 Circuit	48,000	
b Kitchen Circuits	1,500 VA/Circuit	64 Circuit	96,000	
C3 Nameplate Ratings of Equipment (220.84 (C)(3))				
a1 Microwave	1,000 VA/Circuit	32 ea	32,000	
a2 Dishwasher	840 VA/Circuit	32 ea	26,880	
a3 Disposal	1175 VA/Circuit	32 ea	37,600	
a4 Refrigerator	1200 VA/Circuit	32 ea	38,400	
b Electric Range	8,000 VA/Circuit	32 ea	256,000	
c Electric Clothes Dryer	5,000 VA/Circuit	32 ea	160,000	
C4 Nameplate Ratings of Motors (220.84 (C)(4))				
Blower Fan #1	400 VA/Circuit	12 ea	4,800	
Blower Fan #2	500 VA/Circuit	8 ea	4,000	
Blower Fan #3	600 VA/Circuit	12 ea	7,200	
C5 Larger of Heating and A/C load (220.84 (C)(5))				
Electric Heat (5 kW)	5,000 VA/Circuit	12 ea	60,000	
Electric Heat (8 kW)	8,000 VA/Circuit	8 ea	64,000	
Electric Heat (9.6 kW)	9,600 VA/Circuit	12 ea	115,200	
Connected Load Total			1,031,680	
Dwelling Unit Demand Load from Table 220.84 = 31%			319,821	
Meter Center NEC Demand Load (VA) Sub-Total			319,821	
Spare Capacity 10%			31,982	
Total Meter Center Demand Load (VA)			351,803	
Total Meter Center Demand Load (Amperes) @ 208Y/120V-3Ph, 4W			977	
Provide 1000A Meter Center				

Dwelling Unit Meter Center 'MCB' Load Calculation				
Area: 25,640 SF (Dwelling Units Only)		Connected Demand		
30 Dwelling Units		Load (VA)	Load (VA)	
Feeder & Service Loads per NEC 220.84 Part IV				
C1 General Loads (220.84 (C)(1))				
a Lighting & Receptacles	3 VA/SF	25640 SF	76,920	
C2 Required Circuits (220.84 (C)(2))				
a Laundry Circuit	1,500 VA/Circuit	30 Circuit	45,000	
b Kitchen Circuits	1,500 VA/Circuit	60 Circuit	90,000	
C3 Nameplate Ratings of Equipment (220.84 (C)(3))				
a1 Microwave	1,000 VA/Circuit	30 ea	30,000	
a2 Dishwasher	840 VA/Circuit	30 ea	25,200	
a3 Disposal	1175 VA/Circuit	30 ea	35,250	
a4 Refrigerator	1200 VA/Circuit	30 ea	36,000	
b Electric Range	8,000 VA/Circuit	30 ea	240,000	
c Electric Clothes Dryer	5,000 VA/Circuit	30 ea	150,000	
C4 Nameplate Ratings of Motors (220.84 (C)(4))				
Blower Fan #1	400 VA/Circuit	8 ea	3,200	
Blower Fan #2	500 VA/Circuit	18 ea	9,000	
Blower Fan #3	600 VA/Circuit	4 ea	2,400	
C5 Larger of Heating and A/C load (220.84 (C)(5))				
Electric Heat (5 kW)	5,000 VA/Circuit	8 ea	40,000	
Electric Heat (8 kW)	8,000 VA/Circuit	18 ea	144,000	
Electric Heat (9.6 kW)	9,600 VA/Circuit	4 ea	38,400	
Connected Load Total			965,370	
Dwelling Unit Demand Load from Table 220.84 = 33%			318,572	
Meter Center NEC Demand Load (VA) Sub-Total			318,572	
Spare Capacity 10%			31,857	
Total Meter Center Demand Load (VA)			350,429	
Total Meter Center Demand Load (Amperes) @ 208Y/120V-3Ph, 4W			973	
Provide 1000A Meter Center				

Dwelling Unit Meter Center 'MCC' Load Calculation				
Area: 26,752 SF (Dwelling Units Only)		Connected Demand		
32 Dwelling Units		Load (VA)	Load (VA)	
Feeder & Service Loads per NEC 220.84 Part IV				
C1 General Loads (220.84 (C)(1))				
a Lighting & Receptacles	3 VA/SF	26752 SF	80,256	
C2 Required Circuits (220.84 (C)(2))				
a Laundry Circuit	1,500 VA/Circuit	32 Circuit	48,000	
b Kitchen Circuits	1,500 VA/Circuit	64 Circuit	96,000	
C3 Nameplate Ratings of Equipment (220.84 (C)(3))				
a1 Microwave	1,000 VA/Circuit	32 ea	32,000	
a2 Dishwasher	840 VA/Circuit	32 ea	26,880	
a3 Disposal	1175 VA/Circuit	32 ea	37,600	
a4 Refrigerator	1200 VA/Circuit	32 ea	38,400	
b Electric Range	8,000 VA/Circuit	32 ea	256,000	
c Electric Clothes Dryer	5,000 VA/Circuit	32 ea	160,000	
C4 Nameplate Ratings of Motors (220.84 (C)(4))				
Blower Fan #1	400 VA/Circuit	8 ea	3,200	
Blower Fan #2	500 VA/Circuit	20 ea	10,000	
Blower Fan #3	600 VA/Circuit	4 ea	2,400	
C5 Larger of Heating and A/C load (220.84 (C)(5))				
Electric Heat (5 kW)	5,000 VA/Circuit	8 ea	40,000	
Electric Heat (8 kW)	8,000 VA/Circuit	20 ea	160,000	
Electric Heat (9.6 kW)	9,600 VA/Circuit	4 ea	38,400	
Connected Load Total			1,029,136	
Dwelling Unit Demand Load from Table 220.84 = 31%			319,032	
Meter Center NEC Demand Load (VA) Sub-Total			319,032	
Spare Capacity 10%			31,903	
Total Meter Center Demand Load (VA)			350,935	
Total Meter Center Demand Load (Amperes) @ 208Y/120V-3Ph, 4W			975	
Provide 1000A Meter Center				

MDP' LOAD SUMMARY			
Load Types	Connected VA	NEC Demand Factor	Demand VA
General Lighting	9,704	125%	12,130
Convenience Receptacles	21,060	100% of 1st 10 KVA, 50% of Remainder	15,530
Dedicated Outlets	12,630	100%	12,630
Motors	6,803	125%	8,504
Air Conditioning*	12,060	0%	0
Electric Space Heating*	46,400	100%	46,400
Heat Pumps	16,476	100%	16,476
Water Heaters	7,500	125%	9,375
Elevators	63,360	1 Elevators, NEC Multiplier = 1.00	63,360
Miscellaneous	12,940	100%	12,940
Total NEC Demand VA			197,345
Spare Capacity = 10%			19,734
Total Service VA			217,079
Minimum Ampacity at 208Y/120V-3Ph-4W			603
Minimum Panel Size = 600 A			
* Demand load incorporates greater of heating and A/C loads			

PANEL 'P11'/'P21' LOAD SUMMARY			
Load Types	Connected VA	NEC Demand Factor	Demand VA
General Lighting	2,591	125%	3,239
Convenience Receptacles	2,880	100% of 1st 10 KVA, 50% of Remainder	2,880
Dedicated Outlets	4,000	100%	4,000
Electric Space Heating*	6,000	100%	6,000
Miscellaneous	11,440	100%	11,440
Total NEC Demand VA			27,559
Spare Capacity = 10%			2,756
Total Service VA			30,315
Minimum Ampacity at 208Y/120V-3Ph-4W			84
Minimum Panel Size = 125 A			
* Demand load incorporates greater of heating and A/C loads			

PANEL 'P12' LOAD SUMMARY			
Load Types	Connected VA	NEC Demand Factor	Demand VA
General Lighting	2,266	125%	2,833
Convenience Receptacles	8,100	100% of 1st 10 KVA, 50% of Remainder	8,100
Dedicated Outlets	1,630	100%	1,630
Motors	1,747	125%	2,184
Electric Space Heating*	10,400	100%	10,400
Water Heaters	2,500	125%	3,125
Miscellaneous	0	100%	0
Total NEC Demand VA			28,271
Spare Capacity = 10%			2,827
Total Service VA			31,098
Minimum Ampacity at 208Y/120V-3Ph-4W			86
Minimum Panel Size = 200 A			
* Demand load incorporates greater of heating and A/C loads			

PANEL 'P22'/'P32' LOAD SUMMARY			
Load Types	Connected VA	NEC Demand Factor	Demand VA
General Lighting	996	125%	1,245
Convenience Receptacles	1,800	100% of 1st 10 KVA, 50% of Remainder	1,800
Electric Space Heating*	3,000	100%	3,000
Water Heaters	2,500	125%	3,125
Total NEC Demand VA			9,170
Spare Capacity = 10%			917
Total Service VA			10,087
Minimum Ampacity at 208Y/120V-3Ph-4W			28
Minimum Panel Size = 125 A			
* Demand load incorporates greater of heating and A/C loads			

PANEL 'P31'/'P41' LOAD SUMMARY			
Load Types	Connected VA	NEC Demand Factor	Demand VA
General Lighting	2,022	125%	2,528
Convenience Receptacles	3,600	100% of 1st 10 KVA, 50% of Remainder	3,600
Dedicated Outlets	1,600	100%	1,600
Motors	700	125%	875
Electric Space Heating*	6,000	100%	6,000
Total NEC Demand VA			14,603
Spare Capacity = 10%			1,460
Total Service VA			16,063
Minimum Ampacity at 208Y/120V-3Ph-4W			45
Minimum Panel Size = 125 A			
* Demand load incorporates greater of heating and A/C loads			

PANEL 'P42' LOAD SUMMARY			
Load Types	Connected VA	NEC Demand Factor	Demand VA
General Lighting	1,829	125%	2,286
Convenience Receptacles	4,680	100% of 1st 10 KVA, 50% of Remainder	4,680
Dedicated Outlets	5,400	100%	5,400
Motors	4,356	125%	5,445
Air Conditioning*	12,060	0%	0
Electric Space Heating*	21,000	100%	21,000
Heat Pumps	16,476	100%	16,476
Water Heaters	2,500	125%	3,125
Total NEC Demand VA			58,412
Spare Capacity = 10%			5,841
Total Service VA			64,253
Minimum Ampacity at 208Y/120V-3Ph-4W			178
Minimum Panel Size = 200 A			
* Demand load incorporates greater of heating and A/C loads			





TEXAS

CLIFTON RIVERSIDE APARTMENTS
NEW APARTMENTS
FORT WORTH.

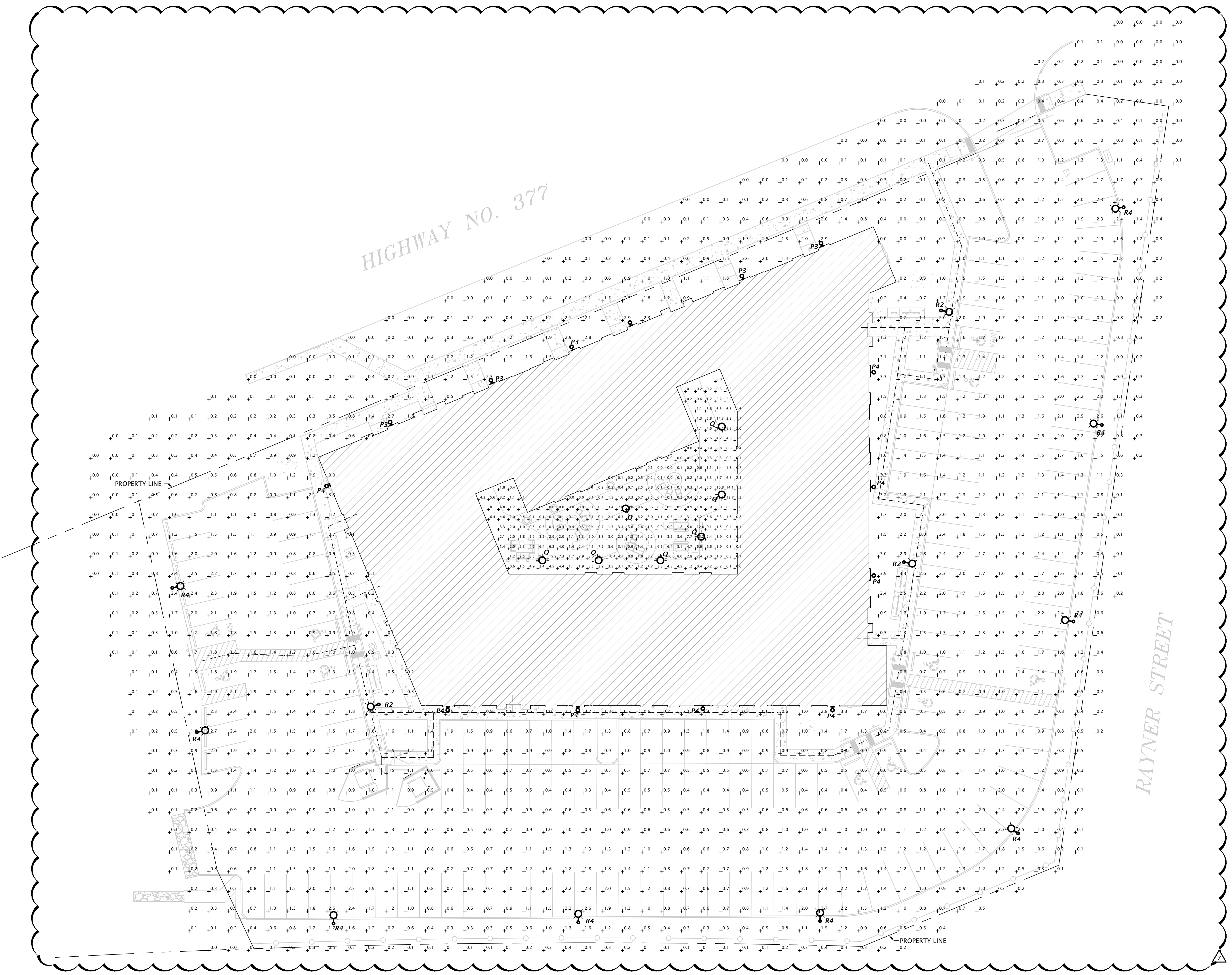
3-24-2023



REVISION:	9-12-2023
DATE:	01-28-2022
JOB:	21-3137
SHEET:	E7.1

E7.1

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1 SITE PHOTOMETRIC PLAN
1" = 20'-0"

APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 205.10 OF THE CITY OF FORT WORTH ORDINANCES NO. 52317 AND 52318, THE CITY ENGINEER'S REVIEW AND APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES IT CONSTITUTE A GUARANTEE OF THE COMPLETION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE CITY ENGINEER'S REVIEW AND APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES IT CONSTITUTE A GUARANTEE OF THE COMPLETION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT. THE CITY ENGINEER'S REVIEW AND APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES IT CONSTITUTE A GUARANTEE OF THE COMPLETION OF THE PROJECT OR THE PERFORMANCE OF THE PROJECT.

DATE: 09/26/2023

Rodney Brown
BUILDING OFFICIAL

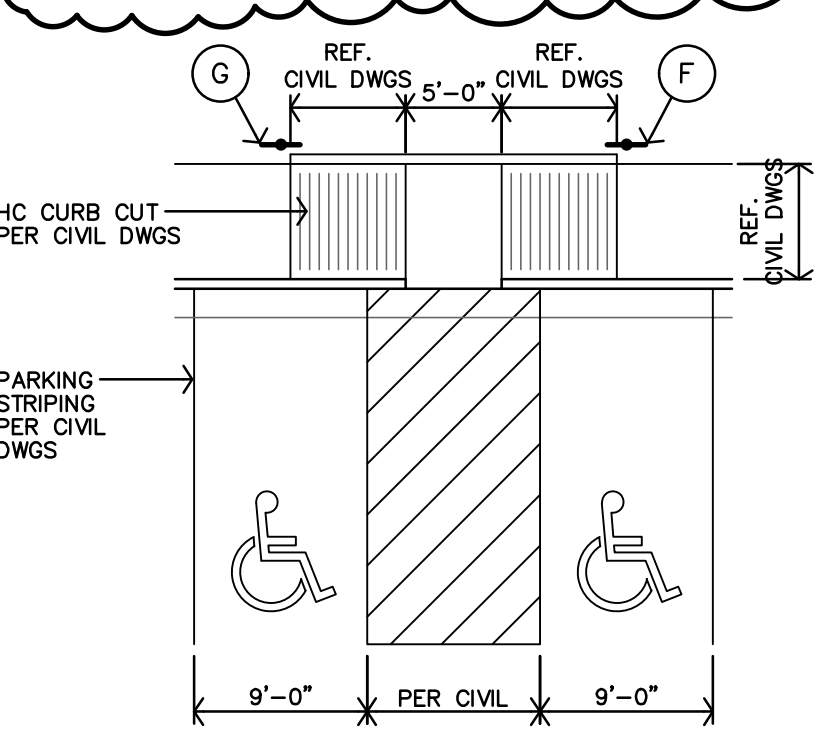
SITE PLAN KEY NOTES

A	CONDENSING UNITS - REF. MECHANICAL DRAWINGS
B	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
C	MECH. CLOSET REF. & COORDINATE W/ M/E DRAWINGS (TYP)
D	ACCESSIBLE TRASH ENCLOSURE REF. SHEET A1.2
E	DASHED LINE INDICATES ACCESSIBLE PATH
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	BIKE RACK, REF SHEET A1.2
J	PAINTED STRIPPING @ ACCESSIBLE ROUTE
K	ELECTRIC METERS & TRANSFORMER - REF. ELECT. DRAWINGS

PARKING SUMMARY

	HAVE	REQ. / ZONING
MULTIFAMILY 75/BEDROOM	135	135
COMMON AREA 1/250sf	10	13
ELECTRIC VEHICLE		
STANDARD PARKING STALLS	95	
TANDEM PARKING STALLS	38	
ACCESSIBLE PARKING STALLS	11	
TOTAL PARKING STALLS	148	148

Calculations: (180 Bedrooms x .75 = 135) + (3,199sf LEASING & SOCIAL ROOMS, as discussed with zoning reviewer) (1st & 4th Floors)/250sf = 12.8) 135+13=148
148 Total Spaces



B HANDICAPPED PARKING

1"=10'-0"

GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE 3/4" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT, COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN 1/2" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50.
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING.
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE BY OTHERS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE UTILITY COMPANIES AND THE CITY OF FT. WORTH.
11. REF. SHEETS A2.1, A2.2, A2.3, & A2.4 FOR LOCATION OF ACCESSIBLE (UNITS 1A, 2A & 3A) & HEARING IMPAIRED UNIT (UNIT 1B & 2B).
12. DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, TILL 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.
13. ALL SITE PAVING SYSTEMS (COURTYARD & PARKING LOTS) SHALL ENSURE THERE ARE NO ELEVATION CHANGES GREATER THAN 1/4" OR 1/2" IF BEVELED WITH A 1:2 INCH SLOPE, WHERE ADA ACCESS OR ACCESSIBLE ROUTES ARE REQUIRED.

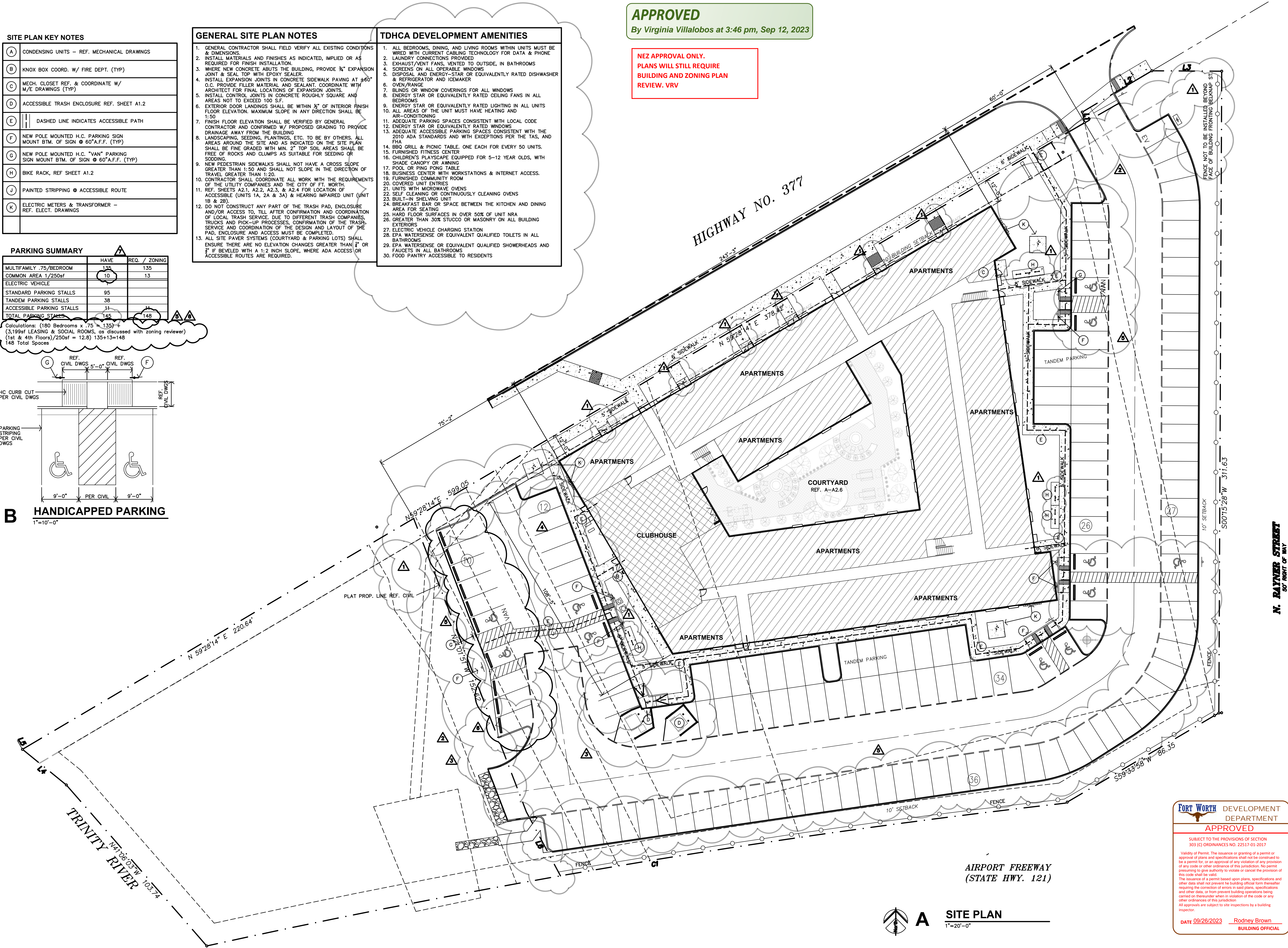
TDHCA DEVELOPMENT AMENITIES

1. ALL BEDROOMS, DINING, AND LIVING ROOMS WITHIN UNITS MUST BE WIRED WITH CURRENT CABLING TECHNOLOGY FOR DATA & PHONE.
2. LAUNDRY CONNECTIONS PROVIDED.
3. EXHAUST/VENT FANS, VENTED TO OUTSIDE, IN BATHROOMS.
4. SCREENS ON ALL OPERABLE WINDOWS.
5. DISPOSAL AND ENERGY-STAR OR EQUIVALENTLY RATED DISHWASHER & REFRIGERATOR AND ICEMAKER.
6. OVEN/RANGE.
7. BLINDS OR WINDOW COVERINGS FOR ALL WINDOWS.
8. ENERGY STAR OR EQUIVALENTLY RATED CEILING FANS IN ALL BEDROOMS.
9. ENERGY STAR OR EQUIVALENTLY RATED LIGHTING IN ALL UNITS.
10. ALL AREAS OF THE UNIT MUST HAVE HEATING AND AIR-CONDITIONING.
11. ADEQUATE PARKING SPACES CONSISTENT WITH LOCAL CODE.
12. ENERGY STAR OR EQUIVALENTLY RATED WINDOWS.
13. ADEQUATE ACCESSIBLE PARKING SPACES CONSISTENT WITH THE 2010 ADA STANDARDS AND WITH EXCEPTIONS PER THE TAS, AND FHA.
14. BBQ GRILL & PICNIC TABLE, ONE EACH FOR EVERY 50 UNITS.
15. FURNISHED FITNESS CENTER.
16. CHILDREN'S PLAYSCAPE EQUIPPED FOR 5-12 YEAR OLDS, WITH SHADE CANOPY OR AWNING.
17. POOL OR PING PONG TABLE.
18. BUSINESS CENTER WITH WORKSTATIONS & INTERNET ACCESS.
19. FURNISHED COMMUNITY ROOM.
20. COVERED UNIT ENTRIES.
21. UNITS WITH MICROWAVE OVENS.
22. SELF-CLEANING OR CONTINUOUSLY CLEANING OVENS.
23. BUILT-IN SHELVEING UNIT.
24. BREAKFAST BAR OR SPACE BETWEEN THE KITCHEN AND DINING AREA FOR SEATING.
25. HARD FLOOR SURFACES IN OVER 50% OF UNIT NRA.
26. GREATER THAN 30% STUCCO OR MASONRY ON ALL BUILDING EXTERIORS.
27. ELECTRIC VEHICLE CHARGING STATION.
28. EPA WATERSENSE OR EQUIVALENT QUALIFIED TOILETS IN ALL BATHROOMS.
29. EPA WATERSENSE OR EQUIVALENT QUALIFIED SHOWERHEADS AND FAUCETS IN ALL BATHROOMS.
30. FOOD PANTRY ACCESSIBLE TO RESIDENTS.

APPROVED

By Virginia Villalobos at 3:46 pm, Sep 12, 2023

NEZ APPROVAL ONLY.
PLANS WILL STILL REQUIRE
BUILDING AND ZONING PLAN
REVIEW. VRV



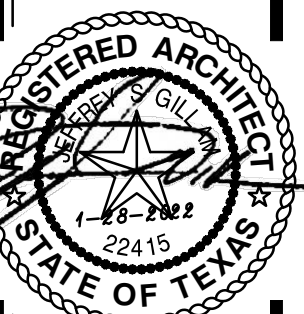
AIRPORT FREEWAY
(STATE HWY. 121)



A SITE PLAN

1"=20'-0"

FORT WORTH DEVELOPMENT DEPARTMENT APPROVED	
<small>SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 22517-01-2017</small>	
<small>Validity of Permit: The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit fee, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit presuming to give authority to violate or cancel the provision of this code shall be valid.</small>	
<small>The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of the code or any other ordinances of this jurisdiction.</small>	
<small>All approvals are subject to site inspections by a building inspector.</small>	
DATE: 09/26/2023	Rodney Brown BUILDING OFFICIAL



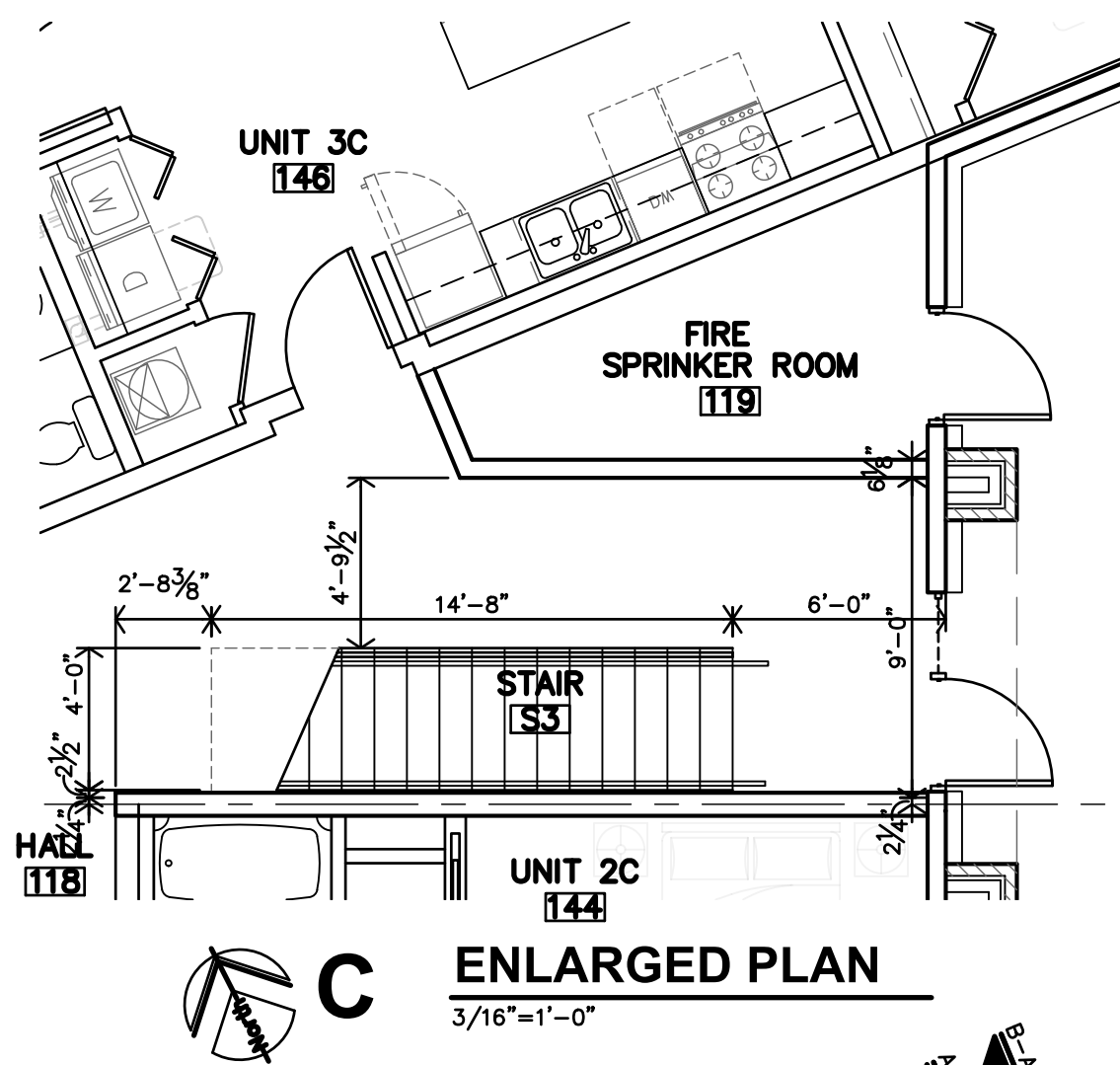
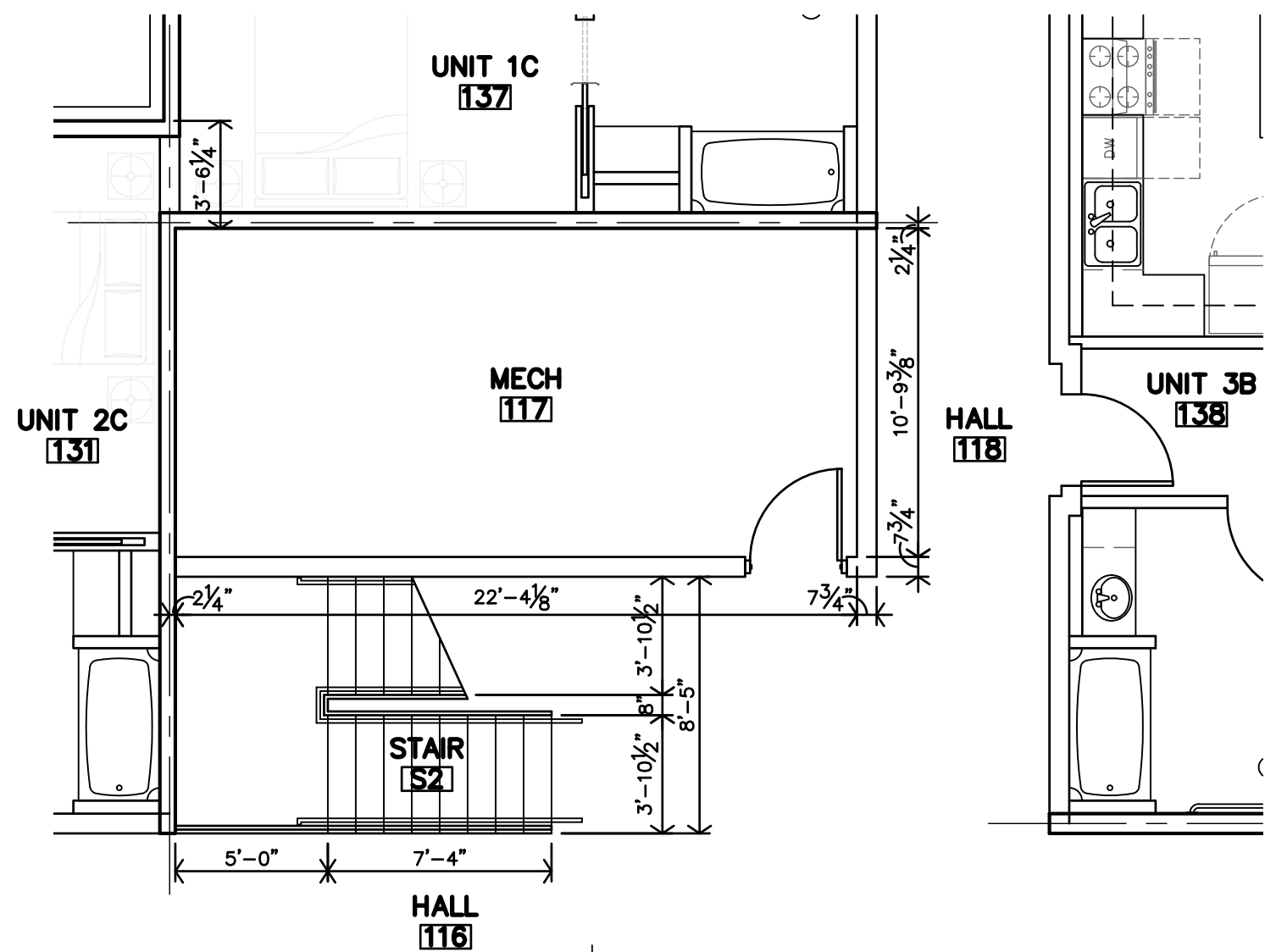
REVISION:	
1	8-18-2023
2	8-29-2023
3	9-08-2023
DATE:	1-28-2022
JOB:	21-3137
SHEET:	

A1.1

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CLIFTON RIVERSIDE APARTMENTS
NEW APARTMENTS
FORT WORTH, TEXAS

Architects Planners Designers
730 N. North
P.O. BOX 2928
Sallis, KS 67402
785.827.0386
jgr@grarchitects.com



APPROVED
By VRainbow at 5:09 pm, Jan 26, 2022

NEZ Approval Only - Plans will still require Building Plan review and Zoning Plan review VRJ

FORT WORTH DEVELOPMENT DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (G) ORDINANCES NO. 32537-01-2017

Validity of Permit: The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit, presuming to give authority to violate or cancel the provision of this code shall be valid.

The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereafter when in violation of the code or any other ordinances of this jurisdiction.

All approvals are subject to site inspections by a building inspector.

DATE 09/26/2023 Rodney Brown BUILDING OFFICIAL

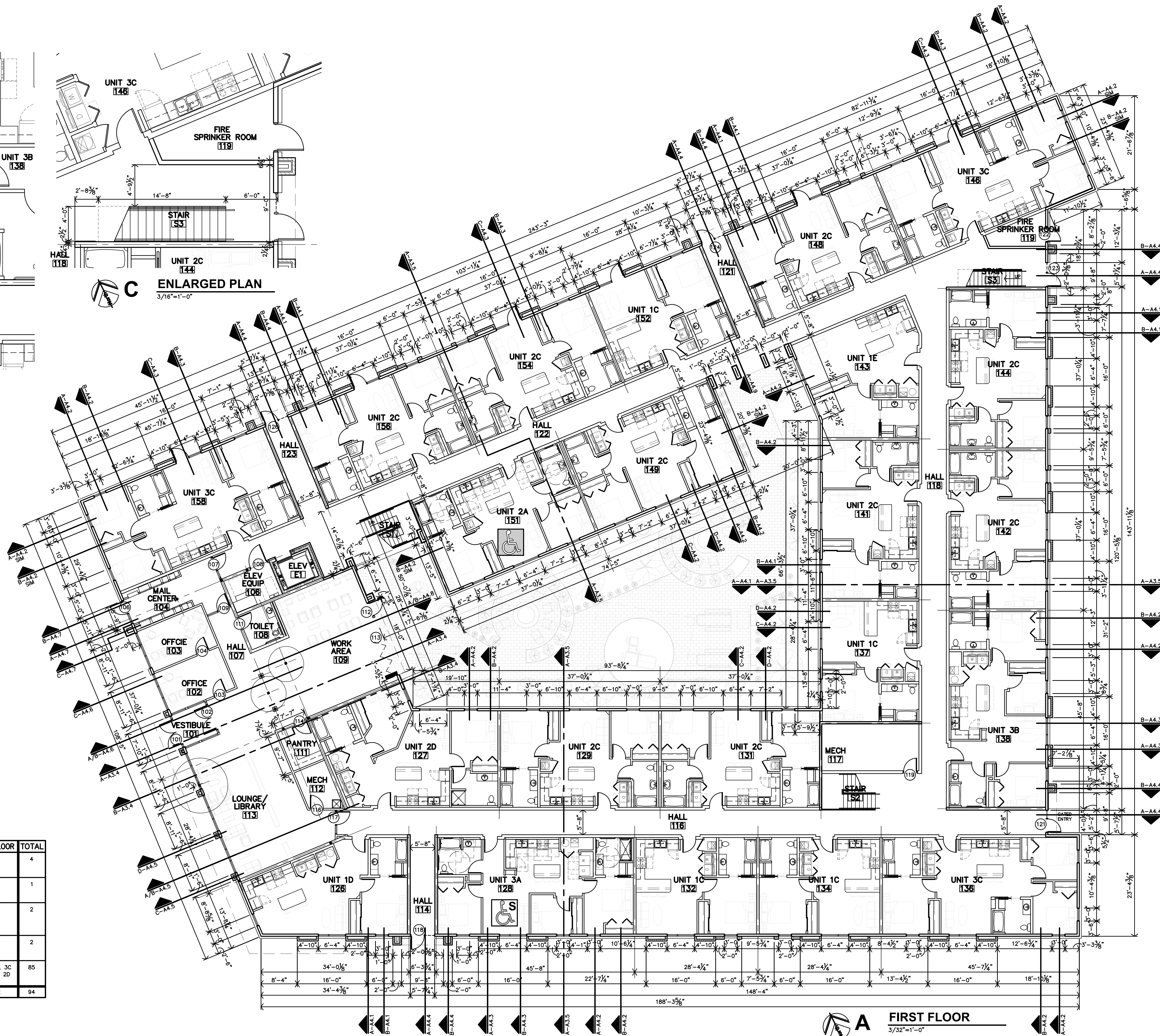
NOTES

1. REF. SHEET A2.0 FOR GENERAL NOTES.
2. REF. SHEET A2.0 FOR PARTITION SCHEDULES & ASSEMBLIES

APARTMENT CHART

TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
ACCESSIBLE UNITS (w/ REMOVABLE TUB SEAT)	2A	1A, 2A		1A	4
ACCESSIBLE UNITS (w/ ROLL-IN SHOWER)	3A				1
TYPE-B HEARING/VISION IMPAIRED & ADAPTABLE UNITS			1B, 2B		2
TYPE-A UNITS			1A	2A	2
TYPE-B UNITS	1C, 2C, 3C, 1D, 1E, 2D	1C, 2C, 3C, 1D, 1E, 2D	1C, 2C, 3C, 1D, 1E, 2D	1C, 2C, 3C, 1D, 1E, 2D	85
TOTAL	22	25	25	22	94

1A,2A,3A - ACCESSIBLE & TYPE-A
1B,2B - HEARING & VISION
1C,2C,3C,1D,1E,2D - TYPE-B



PRELIMINARY DRAWING
NOT FOR CONSTRUCTION

REVISION:

DATE: 12-16-2021

JOB: 21-3137

SHEET:

A2.1

CLIFTON RIVERSIDE APARTMENTS
NEW APARTMENTS
FORT WORTH, TEXAS

Architects Planners Designers
730 N. North
P.O. BOX 2028
Salina, KS 67402
jgr@jgrarchitects.com
785.827.0386

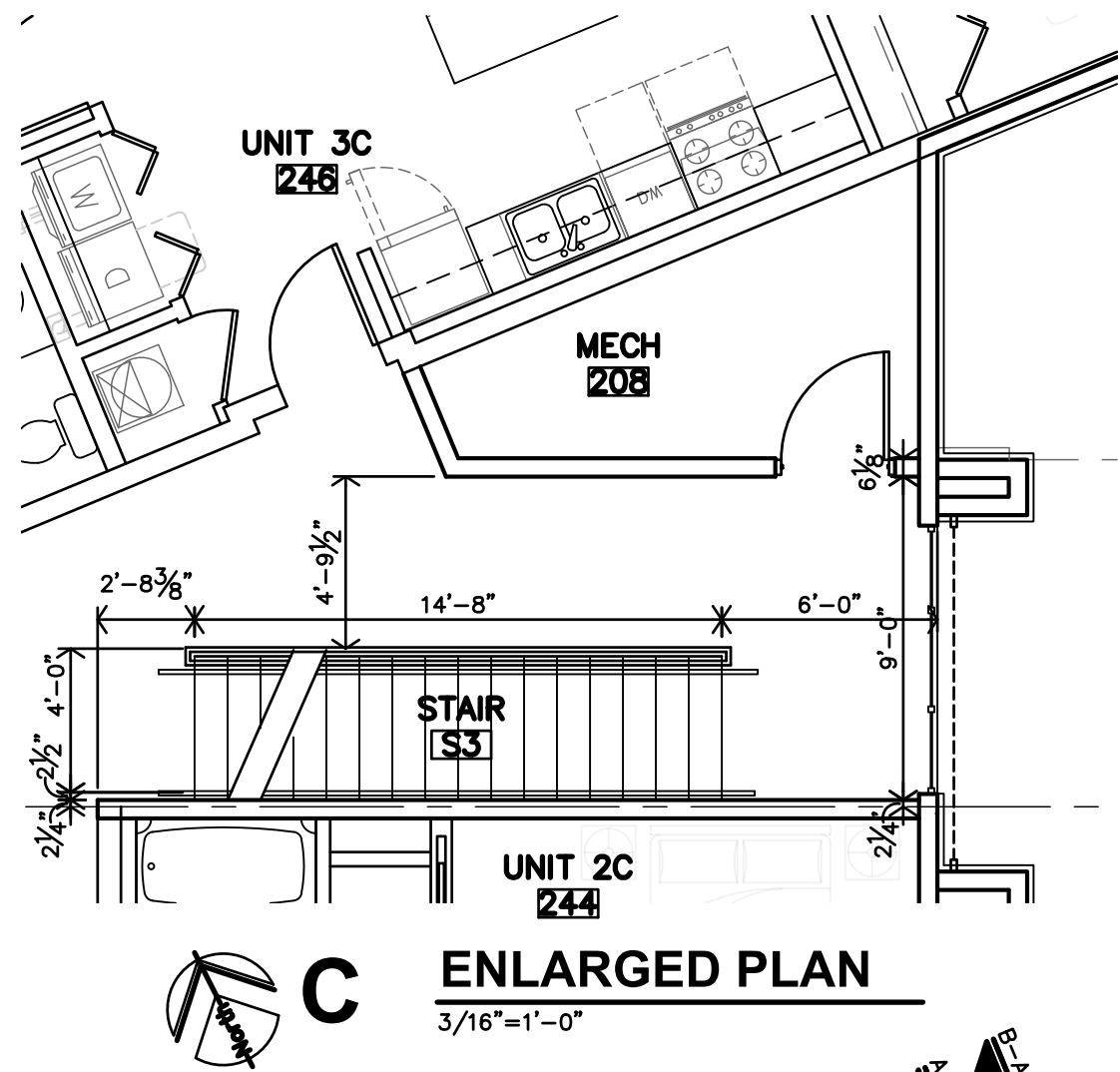
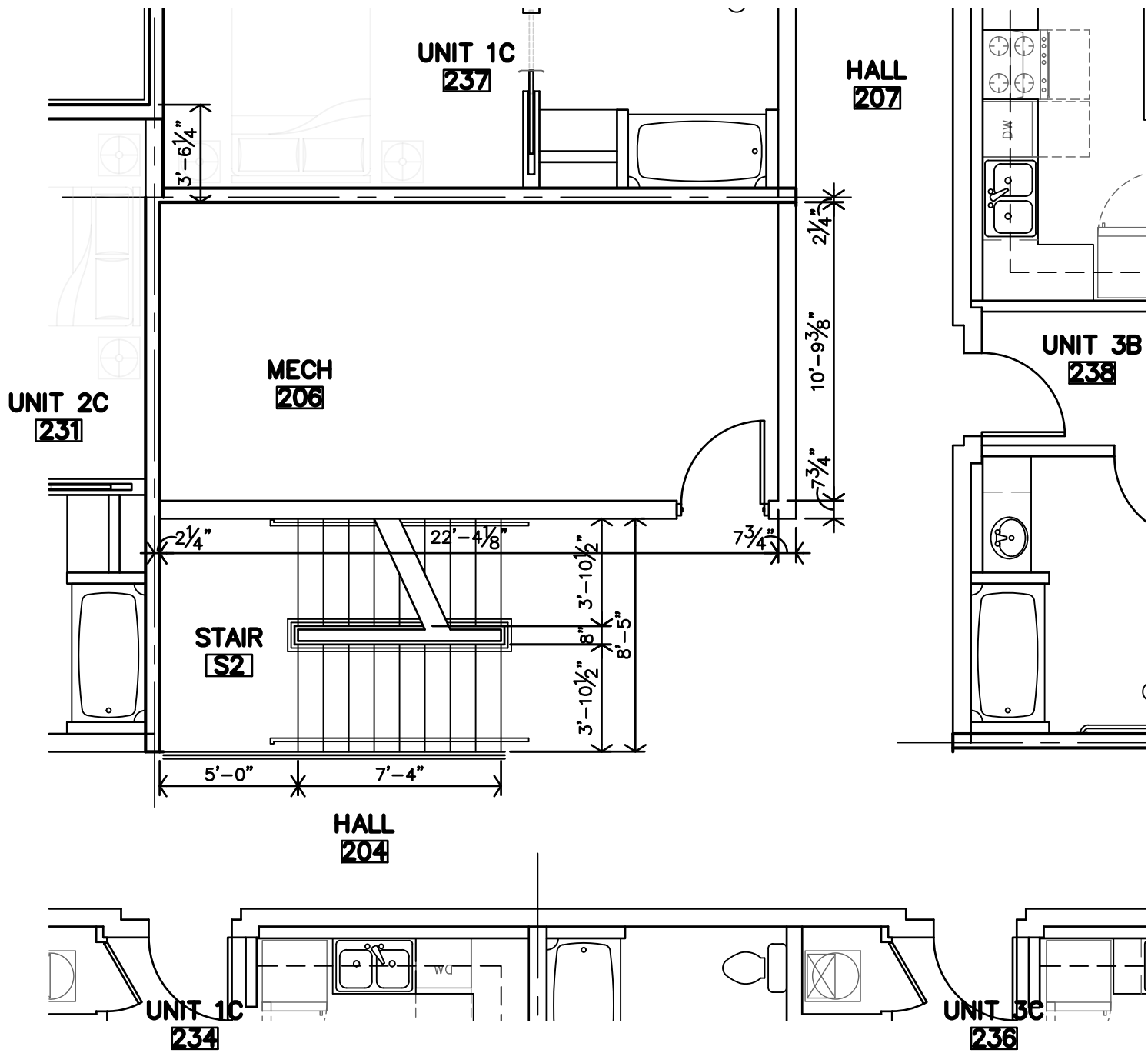
1722 Main Street
Kansas City, MO 64108
jgr@jgrarchitects.com

FORT WORTH DEVELOPMENT
DEPARTMENT
APPROVED

SUBJECT TO THE PROVISIONS OF SECTION
303 (C) ORDINANCES NO. 22517-01-2017

Validity of Permit: The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit shall be issued or approved unless the applicant has provided the necessary information to the Department of Development, including but not limited to, the following: a completed application form, a fee, and a copy of the plans and specifications. The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of the code or any other ordinance of this jurisdiction.

DATE: 09/26/2023 Rodney Brown
BUILDING OFFICIAL



B ENLARGED PLAN
3/16"=1'-0"

C ENLARGED PLAN
3/16"=1'-0"

APPROVED

By VRainbow at 5:09 pm, Jan 26, 2022

NEZ Approval Only - Plans will
still require Building Plan
review and Zoning Plan review
VRJ

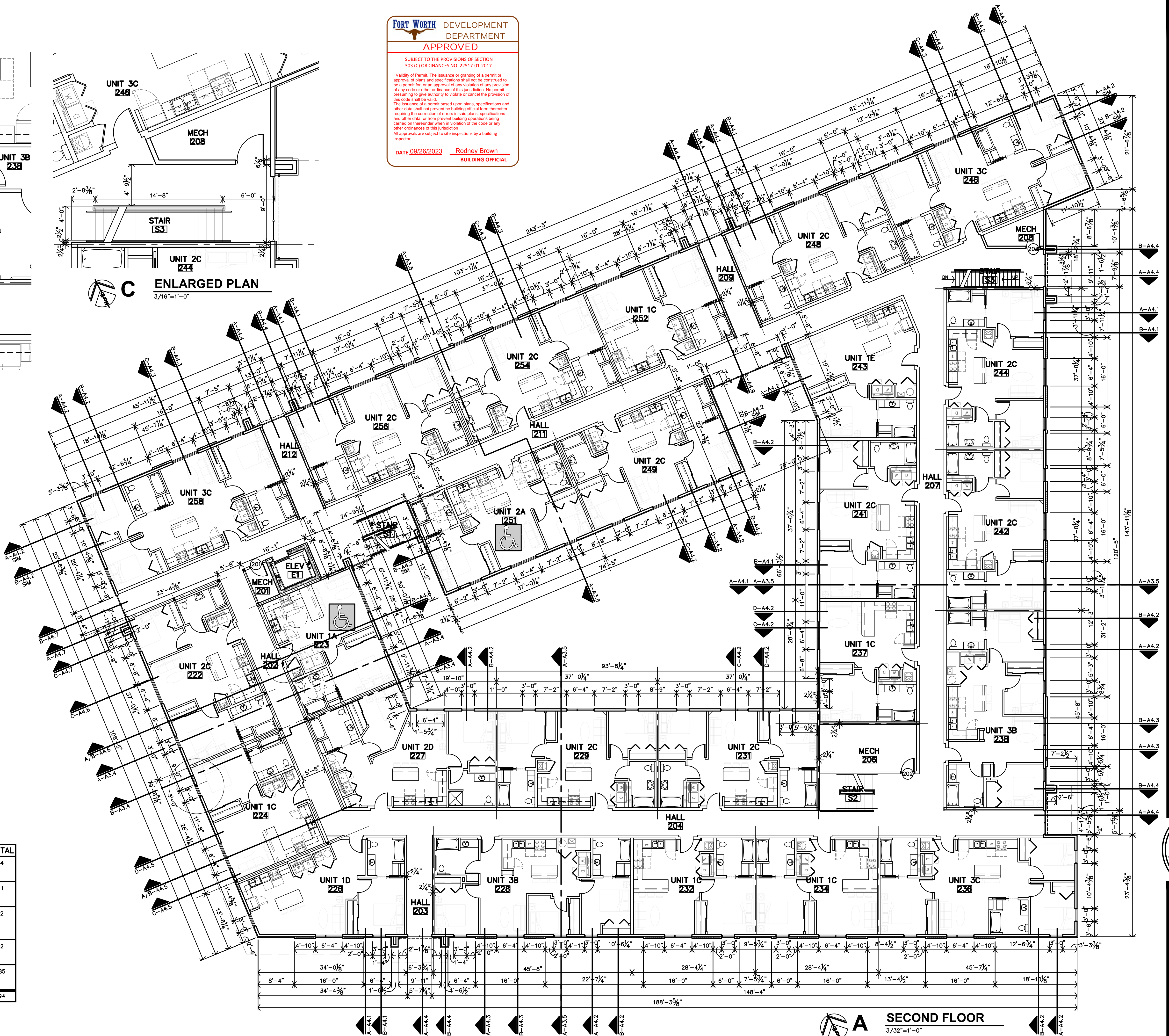
NOTES

1. REF. SHEET A2.0 FOR GENERAL NOTES.
2. REF. SHEET A2.0 FOR PARTITION SCHEDULES & ASSEMBLIES

APARTMENT CHART

TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
ACCESSIBLE UNITS (w/ REMOVEABLE TUB SEAT)	2A	1A, 2A		1A	4
ACCESSIBLE UNITS (w/ ROLL-IN SHOWER)	3A				1
TYPE-B HEARING/VISION IMPAIRED & ADAPTABLE UNITS			1B, 2B		2
TYPE-A UNITS			1A	2A	2
TYPE-B UNITS	1C, 2C, 3C 1D, 1E, 2D	1C, 2C, 3C 1D, 1E, 2D	1C, 2C, 3C 1D, 1E, 2D	1C, 2C, 3C 1D, 1E, 2D	85
TOTAL	22	25	25	22	94

1A,2A,3A - ACCESSIBLE & TYPE-A
1B,2B - HEARING & VISION
1C,2C,3C,1D,1E,2D - TYPE-B



A SECOND FLOOR
3/32"=1'-0"

**PRELIMINARY
DRAWING**
NOT FOR
CONSTRUCTION

REVISION:

DATE: 12-16-2021

JOB: 21-3137

SHEET: A2.2

A2.2

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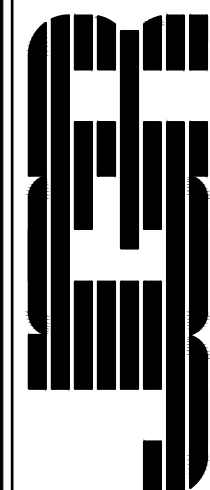
CLIFTON RIVERSIDE APARTMENTS

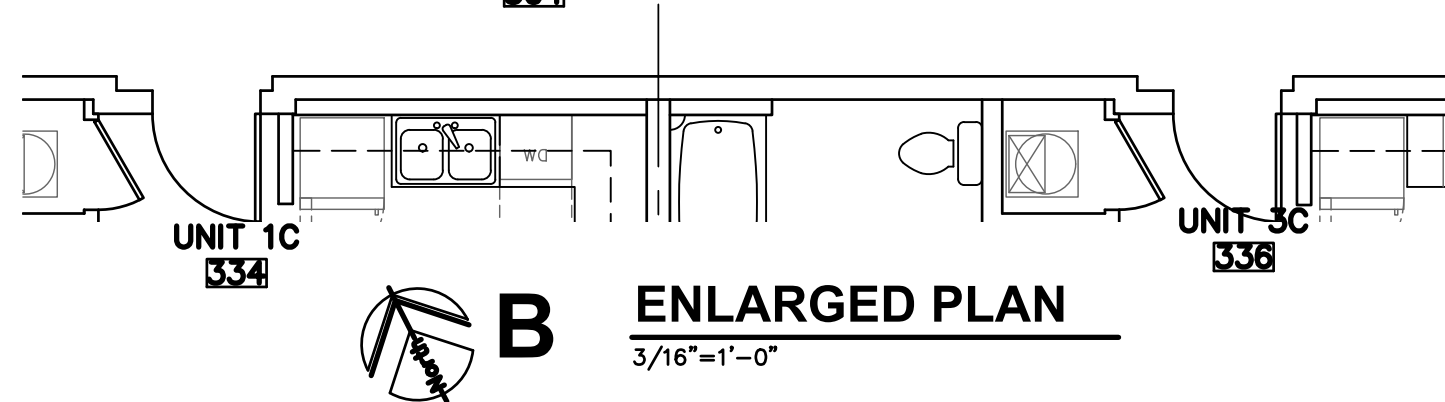
NEW APARTMENTS

FORT WORTH,

TEXAS





Architects Planners Designers
770 N. North
P.O. BOX 2028
Salina, KS 67402
jgr@jgarchitects.com
785.827.0386



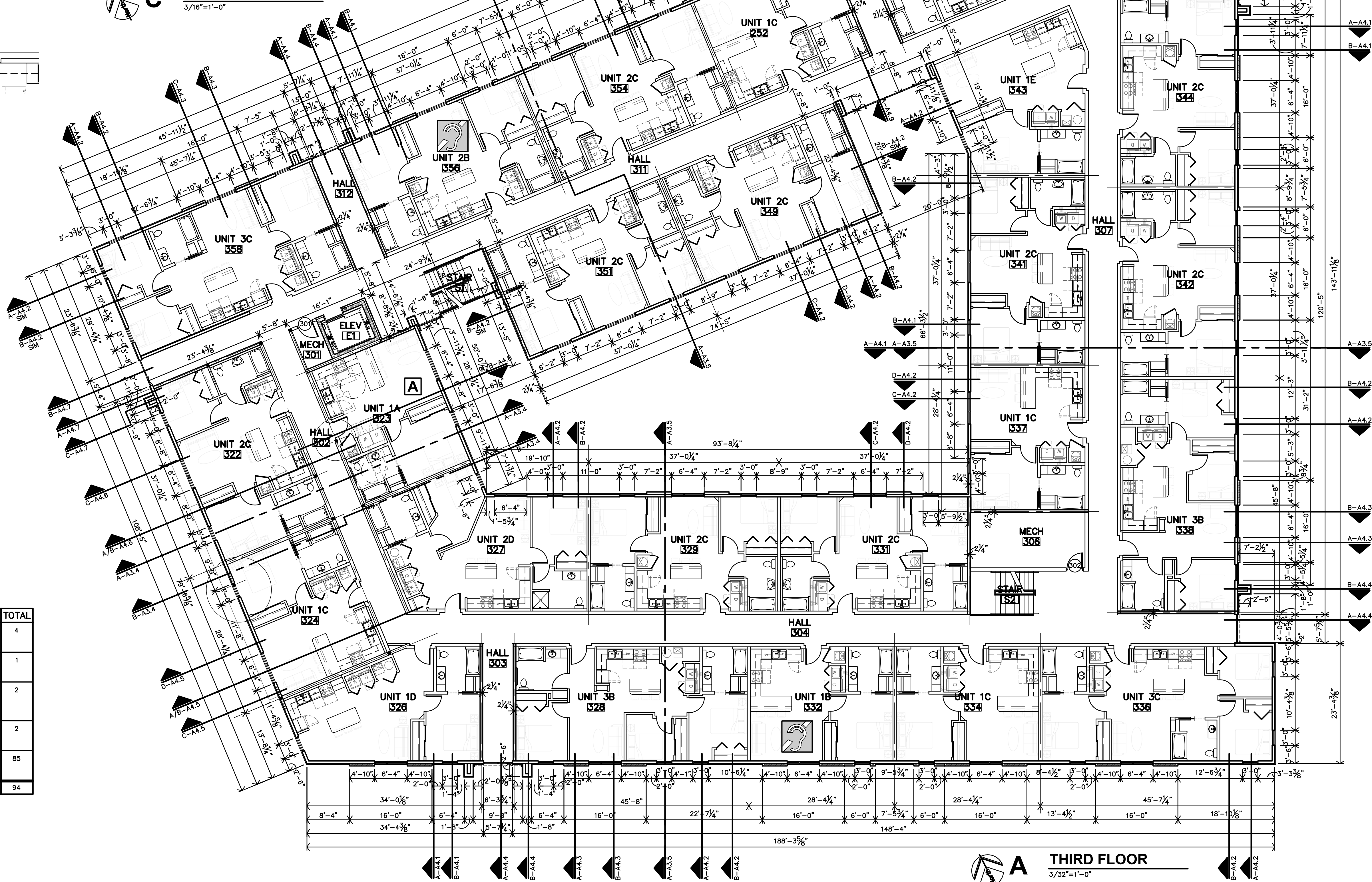


NEZ Approval Only - Plans will still require Building Plan review and Zoning Plan review VRJ

1. REF. SHEET A2.0 FOR GENERAL NOTES
2. REF. SHEET A2.0 FOR PARTITION SCHE
ASSEMBLIES

TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
ACCESSIBLE UNITS (w/ REMOVEABLE TUB SEAT) 	2A	1A, 2A		1A	4
ACCESSIBLE UNITS (w/ ROLL-IN SHOWER) 	3A				1
TYPE-B HEARING/VISION IMPAIRED & ADAPTABLE UNITS 			1B, 2B		2
TYPE-A UNITS 			1A	2A	2
TYPE-B UNITS	1C, 2C, 3C 1D, 1E, 2D	1C, 2C, 3C 1D, 1E, 2D	1C, 2C, 3C 1D, 1E, 2D	1C, 2C, 3C 1D, 1E, 2D	85
TOTAL	22	25	25	22	94


1A,2A,3A - ACCESSIBLE & TYPE-A
1B,2B - HEARING & VISION
1C,2C,3C,1D,1E,2D - TYPE-B



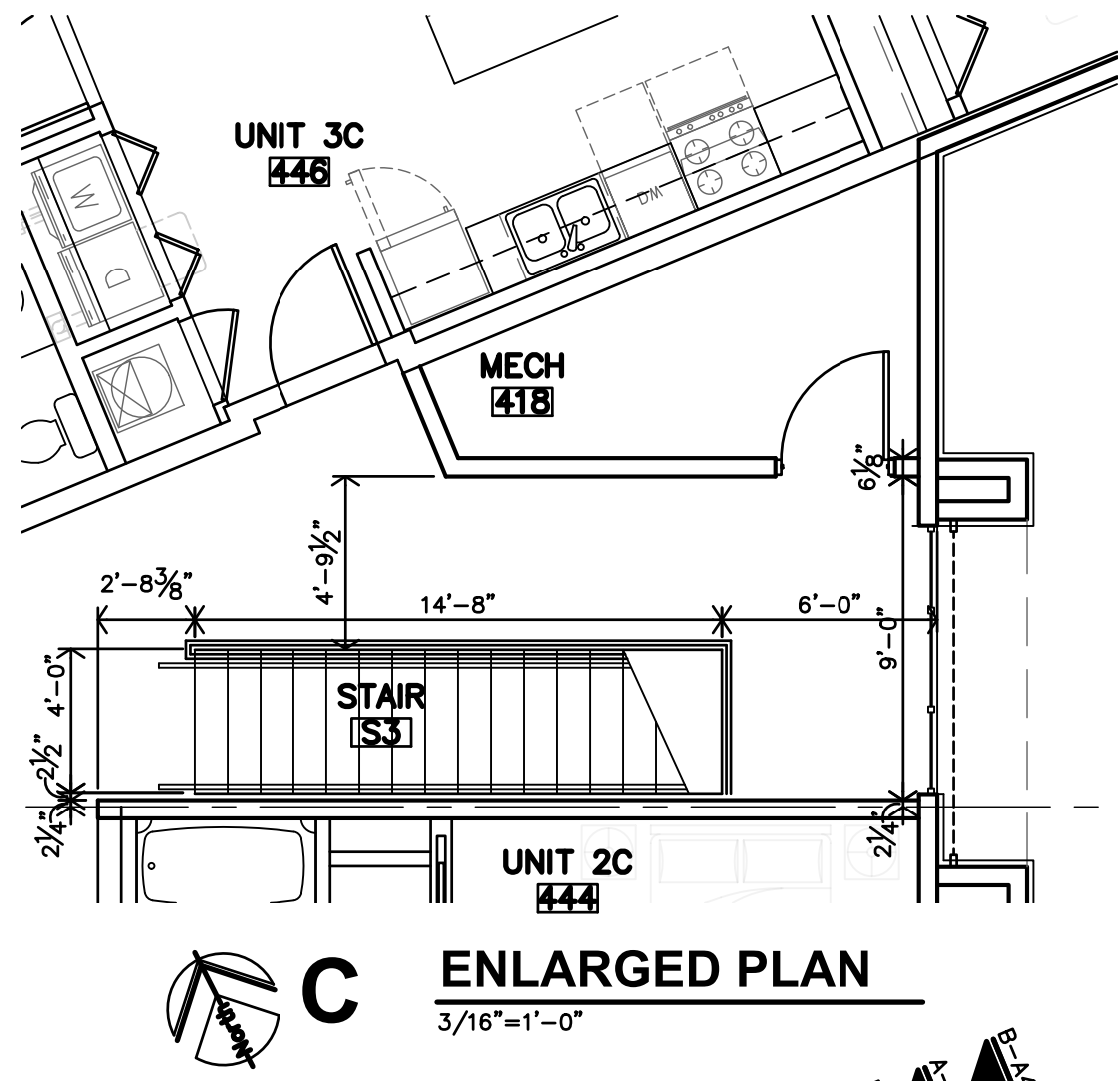
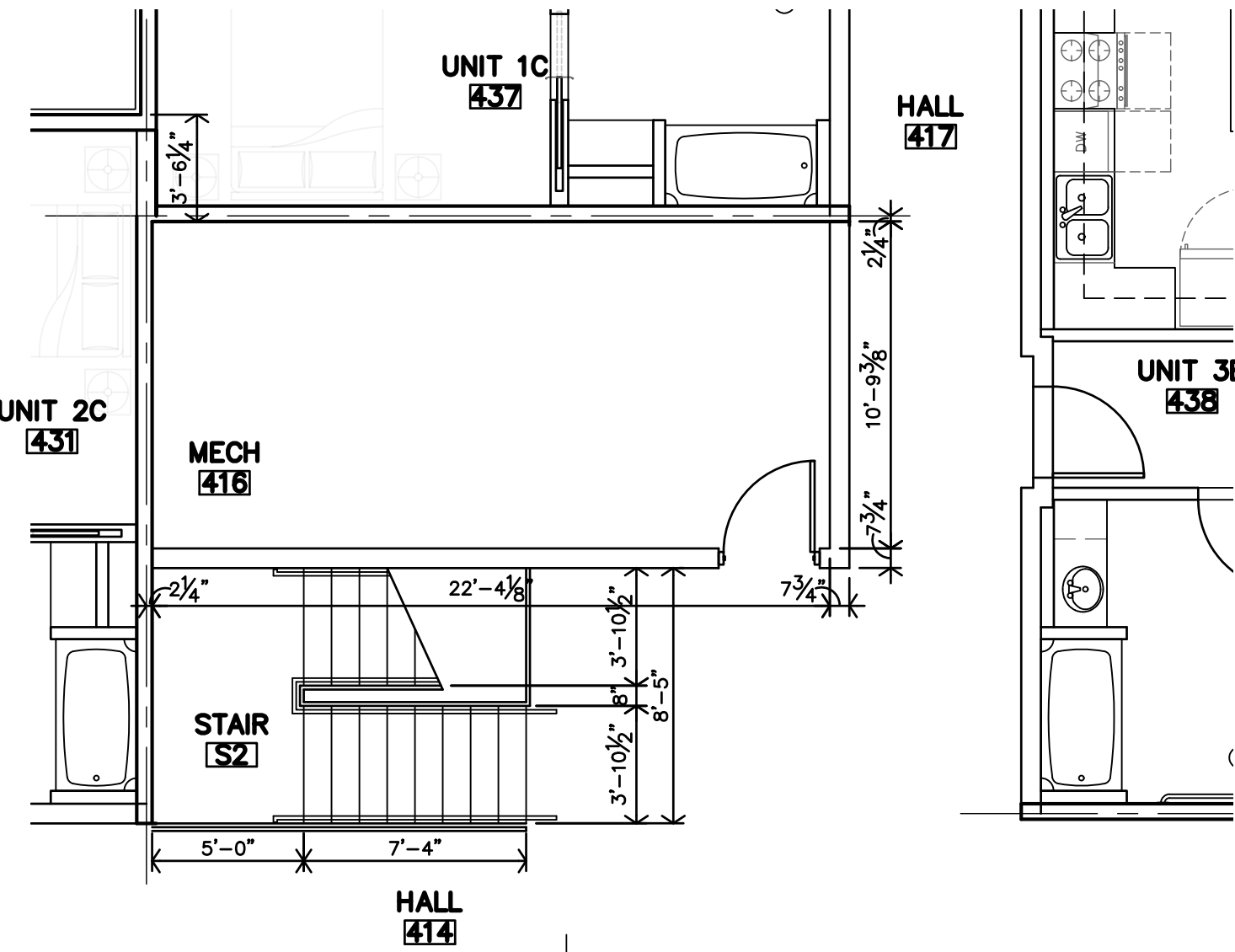
REVISION:	
DATE:	12-16-2021
JOB:	21-3137
SHEET:	

A2.3

Architects Planners Designers
730 N. Ninth
P.O. BOX 2928
Salina, KS 67402
785-827,0396
jgr@jgarchitects.com



CLIFTON RIVERSIDE APARTMENTS



FORT WORTH DEVELOPMENT DEPARTMENT APPROVED

SUBJECT TO THE PROVISIONS OF SECTION 303 (C) ORDINANCES NO. 2251701-2017

Validity of Permit: The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit, approval, or other action shall be taken by the building official to enforce the code or other ordinance of this jurisdiction. The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors in said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of the code or any other ordinance of this jurisdiction. All approvals are subject to site inspections by a building inspector.

DATE 09/26/2023 Rodney Brown BUILDING OFFICIAL

APPROVED
By VRainbow at 5:11 pm, Jan 26, 2022

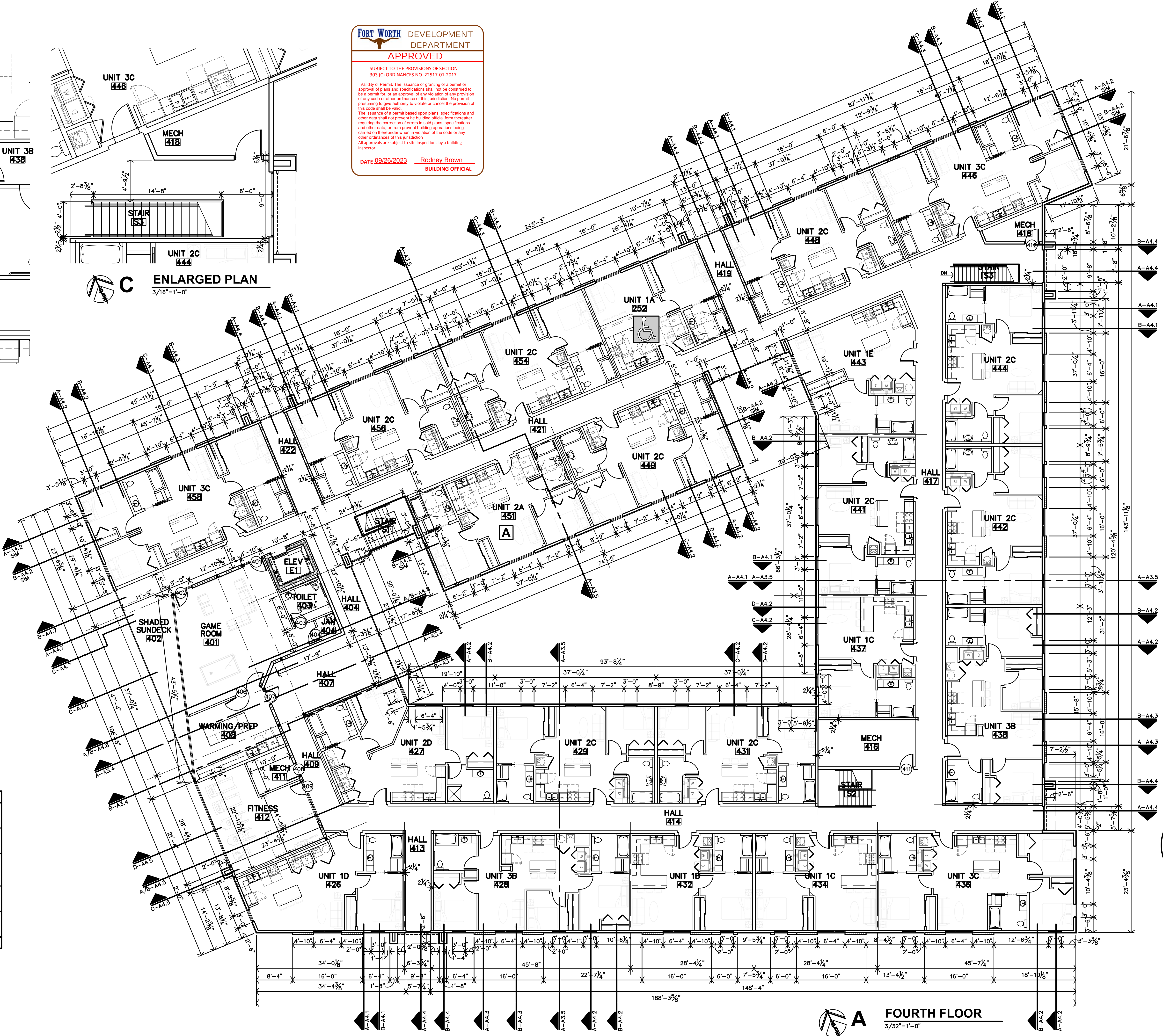
NEZ Approval Only - Plans will still require Building Plan review and Zoning Plan review VRJ

NOTES

- REF. SHEET A2.0 FOR GENERAL NOTES.
- REF. SHEET A2.0 FOR PARTITION SCHEDULES & ASSEMBLIES

APARTMENT CHART				
TYPE OF APARTMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR
ACCESSIBLE UNITS (w/ REMOVABLE TUB SEAT)	2A	1A, 2A		1A
ACCESSIBLE UNITS (w/ ROLL-IN SHOWER)	3A			
TYPE-B HEARING/VISION IMPAIRED & ADAPTABLE UNITS			1B, 2B	
TYPE-A UNITS			1A	2A
TYPE-B UNITS	1C, 2C, 3C 1D, 1E, 2D	1C, 2C, 3C 1D, 1E, 2D	1C, 2C, 3C 1D, 1E, 2D	1C, 2C, 3C 1D, 1E, 2D
TOTAL	22	25	25	22

1A,2A,3A - ACCESSIBLE & TYPE-A
1B,2B - HEARING & VISION
1C,2C,3C,1D,1E,2D - TYPE-B

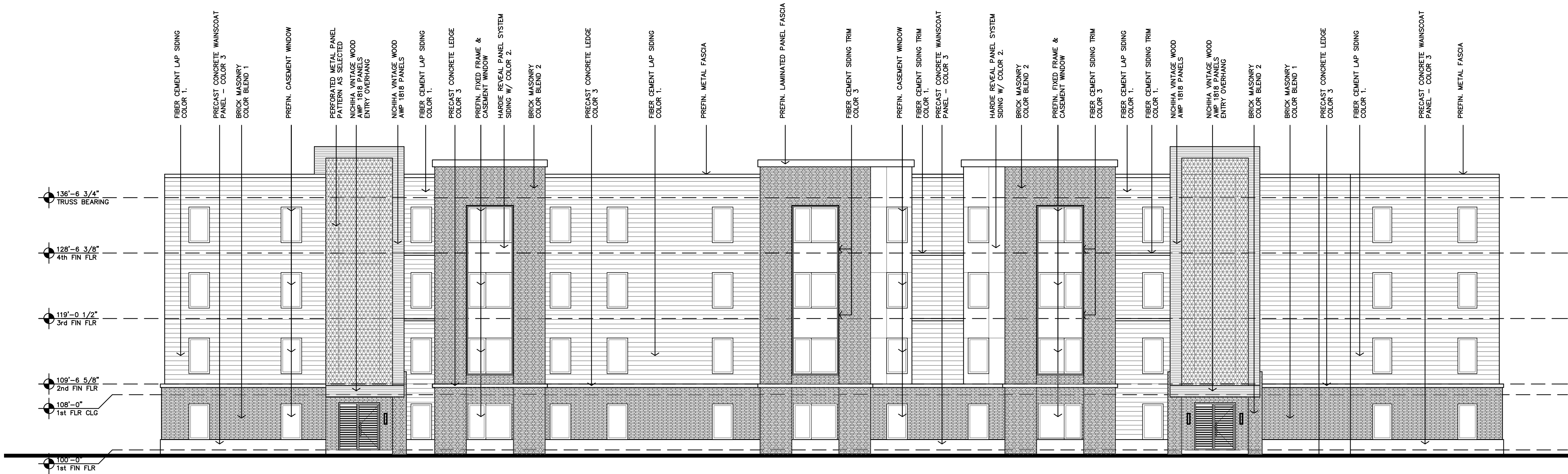


MASONRY FINISHES: BRICK BLEND 1 BRICK BLEND 2 PRECAST COLOR 3
FIBER CEMENT FINISHES: COLOR 1 COLOR 2 COLOR 3
PREFINISHED METAL: COLOR 1
TOTAL FACADE W/O GLAZING: 35,263 S.F. TOTAL BRICK: 11,910 S.F. BRICK MASONRY = 33%

APPROVED

By VRainbow at 5:11 pm, Jan 26, 2022

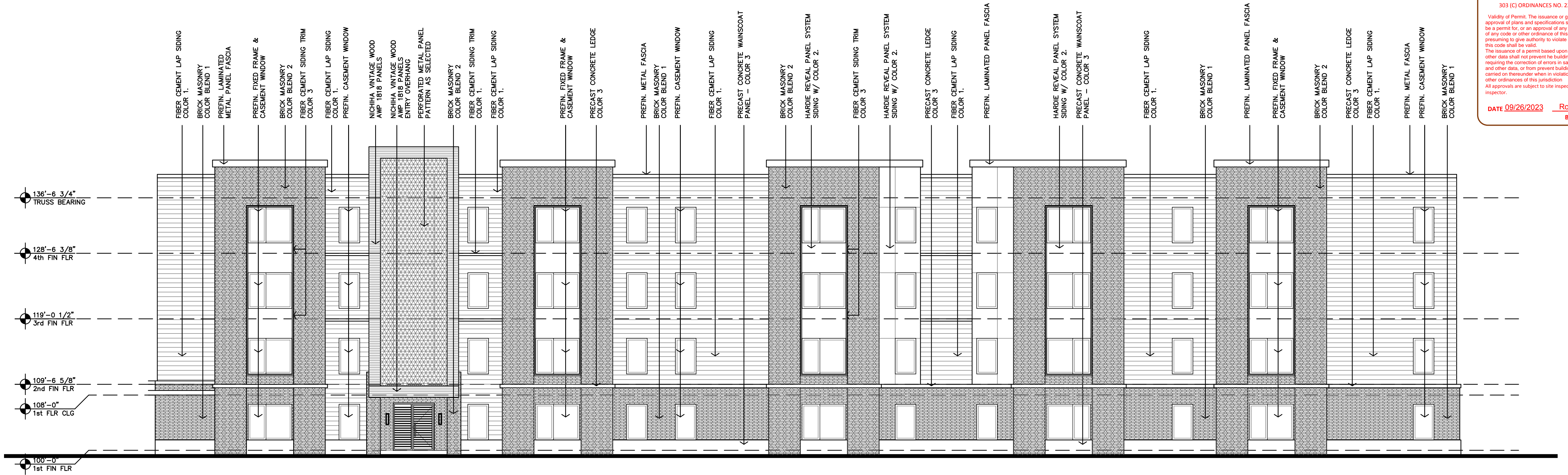
NEZ Approval Only - Plans will still
require Building Plan review and
Zoning Plan review VRJ



B

EXTERIOR FACADE
EAST ELEVATION

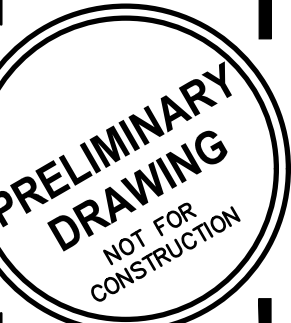
1/8"=1'-0"



A

EXTERIOR FACADE
SOUTH ELEVATION

1/8"=1'-0"



REVISION:

DATE:

12-16-2021

JOB:

21-3137

SHEET:

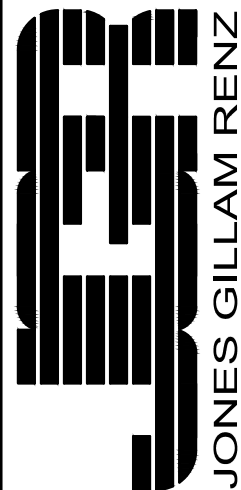
A3.1

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CLIFTON RIVERSIDE APARTMENTS

NEW APARTMENTS

FORT WORTH, TEXAS



Architects Planners Designers
730 N. Ninth
P.O. Box 2228
Salina, KS 67402
1722 Main Street
Kansas City, MO 64108
jpr@jprarchitects.com
785.827.0386

MASONRY FINISHES: BRICK BLEND 1 BRICK BLEND 2 PRECAST COLOR 3
FIBER CEMENT FINISHES: COLOR 1 COLOR 2 COLOR 3
PREFINISHED METAL: COLOR
TOTAL FACADE W/O GLAZING: 35,263 S.F. TOTAL BRICK: 11,910 S.F. BRICK MASONRY = 33%

APPROVED

By VRainbow at 5:12 pm, Jan 26, 2022

NEZ Approval Only - Plans will still require Building Plan review and Zoning Plan review VRJ



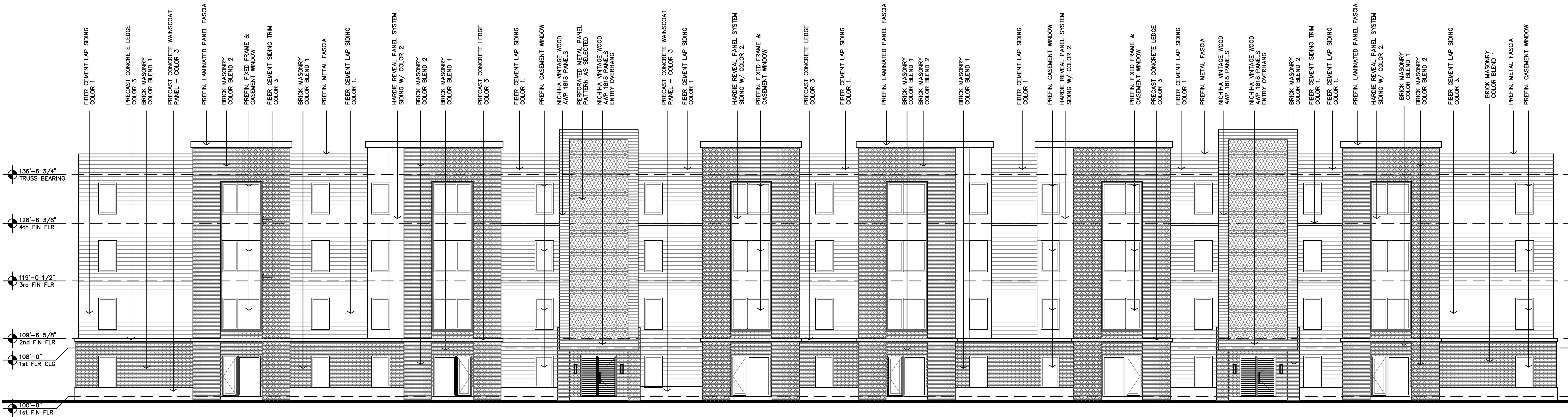
SUBJECT TO THE PROVISIONS OF SECTION 303 (I) ORDINANCES NO. 22517-01-2017

Validity of Permit: The issuance or granting of a permit or approval of plans and specifications shall not be construed to be a permit for, or an approval of any violation of any provision of any code or other ordinance of this jurisdiction. No permit, presuming to give authority to violate or cancel the provision of this code shall be valid.

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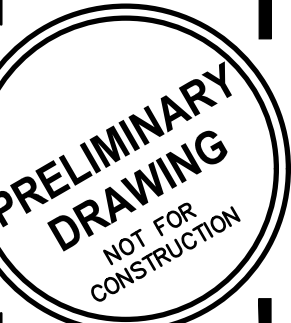
All approvals are subject to site inspections by a building inspector.

DATE 09/26/2023 Rodney Brown
BUILDING OFFICIAL



B EXTERIOR FACADE WEST ELEVATION
1/8"=1'-0"

A EXTERIOR FACADE NORTH ELEVATION
1/8"=1'-0"

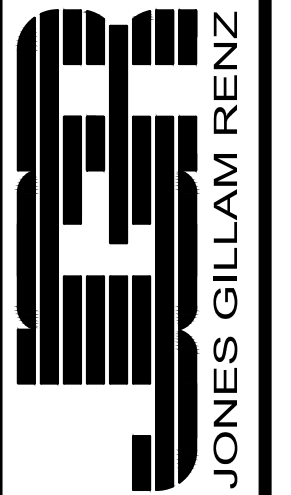


REVISION:
DATE: 12-16-2021
JOBS: 21-3137
SHEET:

A3.2

CLIFTON RIVERSIDE APARTMENTS
NEW APARTMENTS
FORT WORTH, TEXAS

Architects Planners Designers
1722 Main Street
Kansas City, MO 64108
730 N. Ninth
P.O. Box 2328
Salina, KS 67402
jgr@jgrarchitects.com
785.827.0386





September 14, 2023

Ms Amy London
London Landscapes LLC
26021 FM 902
Collinsville, TX 76233

Sent via email: Amy_London@london-landscapes.net

Dear Ms London,

This letter permits you and/or your representative to plant 11 crape myrtles in the street right-of-way (ROW) at 2406 E Belknap St, per the attached plans and in accordance with the attached Guidelines for Landscaping in Parkways. This permit revises and replaces the permit previously issued for this site on August 15, 2023.

Prior to planting, you are also responsible for obtaining any approval required by the Texas Department of Transportation (TxDOT) for tree planting and irrigation in the US 377/E Belknap St ROW.

The following conditions also apply:

1. You are responsible for making sure your removal and/or planting does not violate any private deed restrictions for your neighborhood, and for procuring any additional approval needed from any PID, TIF or Design Review Board that may govern in your area. You are also responsible for procuring any adoption or maintenance agreements the City deems necessary for this planting.
2. All trees must be spaced a minimum 10' distance from water meter boxes and light poles. Prior to planting, you are responsible for locating utilities and adjusting tree locations accordingly, while still meeting the minimum spacing requirements.
3. You are responsible for scheduling an onsite inspection of the ROW trees to be planted with the Park & Recreation's City Forester's office prior to installation. Provide 72 hours minimum notice to 817-392-5729 or 817-392-5739 and/or citytreepermits@fortworthtexas.gov. Trees that have not been inspected prior to planting are subject to rejection.
4. You are responsible for irrigation, installation, and maintenance until the trees are established or for a period of not less than two years, whichever comes last. Additionally, all non-biodegradable staking materials are to be removed within one year of installation.
5. You are responsible for all tree grate maintenance in perpetuity to prevent tree girdling and/or trip hazards.

The City reserves the right to remove any and all vegetation and/or hardscape in City Rights of Way.

If I can be of any further assistance, please contact me at 817-392-5738.

Sincerely,

Melanie Migura, Forester, for
Craig Fox, City Forester
Park & Recreation Department

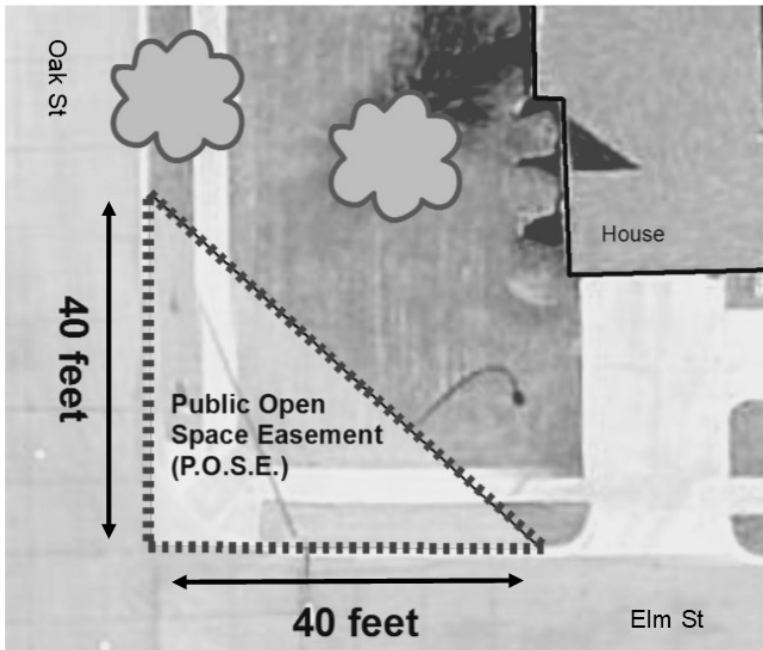
c: file\ Clifton Riverside Multifamily, IPRC22-0011, PB22-01719

PARK & RECREATION DEPARTMENT

City of Fort Worth, 4200 South Freeway, Suite 2200, Fort Worth Texas, 76115-1499
(817)-392-5700(PARK) Fax (817)-392-5724

Guidelines for Landscaping in Parkway

Public Open Space Easement (P.O.S.E.)



A 40-foot by 40-foot triangular public open space easement is required on corner lots at the intersection of two streets. A 15-foot by 15-foot triangular public open space of easement is required on corner lots at the intersection of an alley and a street. In addition, at the intersection of a driveway or turnout section and a dedicated alley, a 10-foot by 10-foot triangular open space easement is to be provided on each side at the driveway or turnout at the time the driveway and/or alley is constructed. Measurements are made from the face of curb or equivalent area.

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11 feet above the top of the curb,

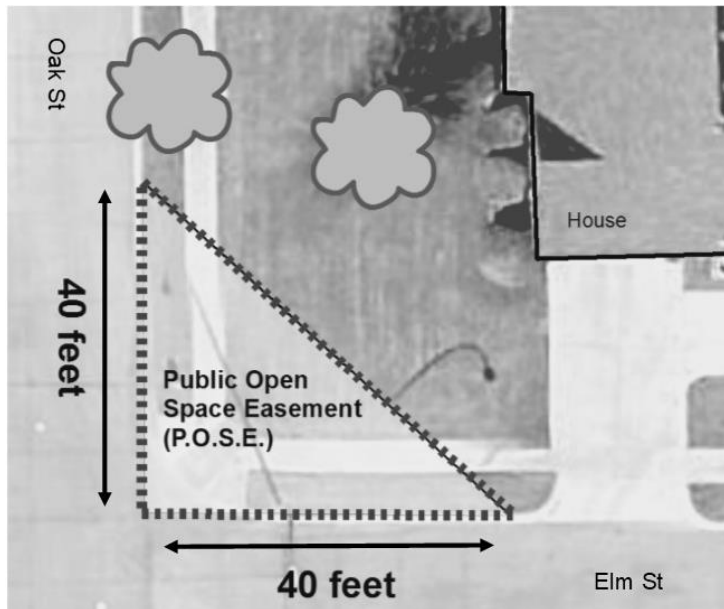
including, but not limited to buildings, fences, walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the illustration.

- A medium or large tree shall be planted a minimum of 2 feet from the face of the curb, sidewalk, or other structure.
- A small tree or shrub shall be planted a minimum of 1.5 feet from the face of the curb, sidewalk, or other structure.
- A minimum planting area of 3 feet must be available between back of curb and sidewalk to plant any small tree or large shrub and a minimum of 4 feet to plant large trees.
- Trees must be placed a minimum of 10' from street lights and storm drains.
- Small trees must be planted a minimum of 5' from underground utility boxes.
- Large trees must be planted a minimum of 10' from underground utility boxes.
- Projects involving 21 or more trees proposed in the parkway must have no more than 30% of the trees from the same subgenus (e.g., red oaks or white oaks).
- Projects involving between 5 and 21 proposed trees in the parkway must have no more than 50% of the trees in the same subgenus (e.g., red oaks or white oaks).
- In residential areas a minimum spacing of twenty-five feet is recommended between shade trees planted on parkways and is required in commercial districts or major arterial streets.
- All landscaping shall be located so that pedestrians can walk parallel to the street within the parkway whether a paved sidewalk is or is not provided.
- No tree or shrub shall obstruct the view of any traffic signal, sign, or other public sign.
- Trees planted under power lines shall be a species that reaches a height of 25' or less upon maturity.
- Any tree or shrub planted in the parkway is the property of the City and the City reserves the right to prune or remove such tree or shrub if it becomes a traffic hazard or poses risk.
- Planting trees or shrubs on any public property requires a permit from the Park & Recreation Department can be obtained by calling the City Forester at 817-392-5738 or visiting fortworthtexas.gov/forestry.
- The following trees are prohibited on City parkways: ash (*Fraxinus sp.*), callery pear (*Pyrus calleryana*), cottonwood (*Populus deltoides*), hackberry (*Celtis sp.*), mulberry (*Morus sp.*), Siberian elm (*Ulmus pumila*), silver maple (*Acer saccharinum*), sycamore (*Platanus sp.*), willow (*Salix sp.*), or any species of tree, shrub, vine or grass listed in the Nonnative Invasive Plants of Southern Forests published by the United States Department of Agriculture Forest Service.

Application for Tree Planting Permit on City of Fort Worth property including parkways and medians		Submit to: City Forester 2525 Joe B Rushing Rd Fort Worth, TX 76119 CityTreePermits@fortworthtexas.gov	
Section 1 – Applicant Information			
Applicant/contractor	London Landscapes LLC		
Contact Name	Amy London		
Title	RLA - Consultant		
Street Address	26021 FM 902		
City	Collinsville		
State	Texas		
Zip Code	76233		
Phone	972.800.0676		
Email address	amy_london@london-landscapes.net		
List Applicable Permit Numbers (UFC, IPRC, CG, MFD): UFC22-0046			
Section 2 – Location			
Location address	Lot 1R and 2 Block 1 Trinity River Addition		
Business/Residence	Clifton Riverside Mutli-Family		
Name of Business	Clifton Riverside Mutli-Family		
Section 3 – Reason for Planting			
<p>The City has requested that the developer plant street trees in the ROW. Due to existing utilities, developer is requesting to plant ornamental trees i.e. Crape Myrtles, to fulfill this request.</p>			
<p>Attach site plan drawn to scale showing location of all existing trees by size (caliper) and species, locations of proposed trees noted with species and caliper size, and any existing man made features such as curbs, sidewalks, drive approaches and meter boxes etc. Plan must also include north arrow, scale bar, and any existing trees within 50’ of proposed planting. Applications will be evaluated according to species, location and quantity in regards to a diverse, balanced, and sustainable urban forest. Also, provide planting details along with method of watering. You must agree to water and maintain the trees for a period of 2 years, or until established, whichever is greater. Your plans must meet the attached “Guidelines for Landscaping in Parkway”.</p>			
Trees prohibited on the parkways and medians. Does not pertain to other City owned property.			
Ash (<i>Fraxinus sp.</i>)	Siberian Elm (<i>Ulmus pumila</i>)		
Callery Pear (<i>Pyrus calleryana</i>)	Silver Maple (<i>Acer saccharinum</i>)		
Cottonwood (<i>Populus deltoides</i>)	Sycamore (<i>Platanus occidentalis</i>)		
Hackberry (<i>Celtis sp.</i>)	Willow (<i>Salix sp.</i>)		
Mulberry (<i>Morus sp.</i>)	*Any tree listed in the Nonnative Invasive Plants of Southern Forests published by the USDA Forest Service		

Guidelines for Landscaping in Parkway

Public Open Space Easement (P.O.S.E.)



A 40-foot by 40-foot triangular public open space easement is required on corner lots at the intersection of two streets. A 15-foot by 15-foot triangular public open space of easement is required on corner lots at the intersection of an alley and a street. In addition, at the intersection of a driveway or turnout section and a dedicated alley, a 10-foot by 10-foot triangular open space easement is to be provided on each side at the driveway or turnout at the time the driveway and/or alley is constructed. Measurements are made from the face of curb or equivalent area.

No structure, object, or plant of any type may obstruct vision from a height of 24-inches to a height of 11 feet above the top of the curb, including, but not limited to buildings, fences,

walks, signs, trees, shrubs, cars, trucks, etc., in the public open space easement as shown on the illustration.

- A medium or large tree shall be planted a minimum of 2 feet from the face of the curb, sidewalk, or other structure.
- A small tree or shrub shall be planted a minimum of 1.5 feet from the face of the curb, sidewalk, or other structure.
- A minimum planting area of 3 feet must be available between back of curb and sidewalk to plant any small tree or large shrub and a minimum of 4 feet to plant large trees.
- Trees must be placed a minimum of 10' from street lights and storm drains.
- Small trees must be planted a minimum of 5' from underground utility boxes.
- Large trees must be planted a minimum of 10' from underground utility boxes.
- Projects involving 21 or more trees proposed in the parkway must have no more than 30% of the trees from the same subgenus (e.g., red oaks or white oaks).
- Projects involving between 5 and 21 proposed trees in the parkway must have no more than 50% of the trees in the same subgenus (e.g., red oaks or white oaks).
- In residential areas a minimum spacing of twenty-five feet is recommended between shade trees planted on parkways and is required in commercial districts or major arterial streets.
- All landscaping shall be located so that pedestrians can walk parallel to the street within the parkway whether a paved sidewalk is or is not provided.
- No tree or shrub shall obstruct the view of any traffic signal, sign, or other public sign.
- Trees planted under power lines shall be a species that reaches a height of 25' or less upon maturity.
- Any tree or shrub planted in the parkway is the property of the City and the City reserves the right to prune or remove such tree or shrub if it becomes a traffic hazard or poses risk.
- Planting trees or shrubs on any public property requires a permit from the Park & Recreation Department can be obtained by calling the City Forester at 817-392-5738 or visiting fortworthtexas.gov/forestry.
- The following trees are prohibited on City parkways: ash (*Fraxinus sp.*), callery pear (*Pyrus calleryana*), cottonwood (*Populus deltoides*), hackberry (*Celtis sp.*), mulberry (*Morus sp.*), Siberian elm (*Ulmus pumila*), silver maple (*Acer saccharinum*), sycamore (*Platanus sp.*), willow (*Salix sp.*), or any species of tree, shrub, vine or grass listed in the Nonnative Invasive Plants of Southern Forests published by the United States Department of Agriculture Forest Service.

Trees recommended for street tree planting:

Small Tress (less than 25 feet tall or 10 inches in diameter when mature)

American smoketree	<i>Cotinus obovatus</i>
Cherry-laurel	<i>Prunus caroliniana</i>
Crapemyrtle	<i>Lagerstroemia indica</i>
Desert willow	<i>Chilopsis linearis</i>
Eve's necklace	<i>Styphnolobium affine</i>
Indian cherry	<i>Frangula caroliniana</i>
Japanese maple	<i>Acer palmatum</i>
Mexican buckeye	<i>Ungnadia speciosa</i>
Mexican plum	<i>Prunus mexicana</i>
Possumhaw holly	<i>Ilex decidua</i>
Rusty blackhaw	<i>Viburnum rufidulum</i>
Texas persimmon	<i>Diospyros texana</i>
Texas redbud	<i>Cercis canadensis var. texensis</i>
Waxmyrtle	<i>Myrica cerifera</i>
Yaupon holly	<i>Ilex vomitoria</i>

Medium Trees (25 to 50 feet tall, 10 to 20 inches in diameter when mature)

Afghan pine	<i>Pinus elderica</i>
Arizona cypress	<i>Hesperocyparis arizonica</i>
Bigtooth maple	<i>Acer grandidentatum</i>
'Caddo' maple	<i>Acer saccharum 'Caddo'</i>
Chinese pistache	<i>Pistache chinensis</i>
Eastern redcedar	<i>Juniperus virginiana</i>
Ginkgo	<i>Ginkgo biloba</i>
Golden raintree	<i>Koelreuteria paniculata</i>
Japanese Black Pine	<i>Pinus thunbergiana</i>
Lacey oak	<i>Quercus laceyi</i>
Monterrey oak	<i>Quercus polymorpha</i>
Texas red oak	<i>Quercus buckleyi</i>
Trident maple	<i>Acer buergerianum</i>
Western soapberry	<i>Sapindus saponaria</i>

Large Trees (over 40 feet tall and 20 inches or more in diameter when mature)

Baldcypress	<i>Taxodium distichum</i>
Black walnut	<i>Juglans nigra</i>
Bur oak	<i>Quercus macrocarpa</i>
Cedar elm	<i>Ulmus crassifolia</i>
Chinquapin oak	<i>Quercus muhlenbergii</i>
Lacebark elm	<i>Ulmus parvifolia</i>
Live oak	<i>Quercus virginiana</i>
Pecan	<i>Carya illinoensis</i>
Pond cypress	<i>Taxodium ascendens</i>
Red oak	<i>Quercus shumardii</i>

The following species are prohibited for street tree planting.

Ash	<i>Fraxinus sp.</i>
Cottonwood	<i>Populus deltoides</i>
Hackberry	<i>Celtis laevigata</i>
Mimosa	<i>Albizia julibrissin</i>
Mulberry	<i>Morus alba</i>
Pear	<i>Pyrus sp.</i>
Siberian elm	<i>Ulmus pumila</i>
Silver maple	<i>Acer saccharinum</i>
Sycamore	<i>Platanus occidentalis</i>
Willow	<i>Salix sp.</i>

*Any species of tree, shrub, vine or grass listed in the Nonnative Invasive Plants of Southern Forests, published by the United States Department of Agriculture Forest Service.

Revised October 2020

STREET TREES IN ROW

TREES

	11	LI	Lagerstroemia indica	Crape Myrtle	3" Cal. Min. Mult-Trunk Min. 3 Stems. 8'-10' Ht. Specimen
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KEY

TREES

	22	UC	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8" Spread Specimen
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SHRUBS

	44	MYR	Myrica pusilla 'Don's Dwarf'	Dwarf Wax Myrtle 'Don's Dwarf'	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	34	MAH	Mahonia swaseyi 'Crimson'	Texas Barberry	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	41	YP	Yucca pallida	Pale Leaf Yucca	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	12	LEU	Hesperaloe parviflora	Red Yucca	5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching

GROUND COVER, SOD, GRAVEL, MISC.

	14,504 SF	SOD	Common Bermuda	Bermuda Sod	Solid Sod as indicated on plans
	PER PLAN	EDGE	Steel Edging	See Det. D Sheet L1.01	Submit Color Samples to Owner for Approval

CITY OF FORT WORTH LANDSCAPE REQUIREMENTS

STREET TREES: SMALL CANOPY DUE TO OHE AND OTHER UNDERGROUND UTILITIES
REQUIRED: YES
PROVIDED: 11 TREES

FRONTAGE LANDSCAPING
REQUIRED:
10% OF REQUIRED SETBACK TO BE LANDSCAPED: 5,141 SF X .1 = 514 SF
5 GAL. SHRUBS = 11 SHRUBS
CLUSTER OF 3 GAL. SHRUBS (NOT TO EXCEED 4' HT.) = 33 SHRUBS

PROVIDED:
3,287 SF 64 %
5 GAL. SHRUBS: 12 SHRUBS
CLUSTER OF 3 GAL. SHRUBS: 76 SHRUBS

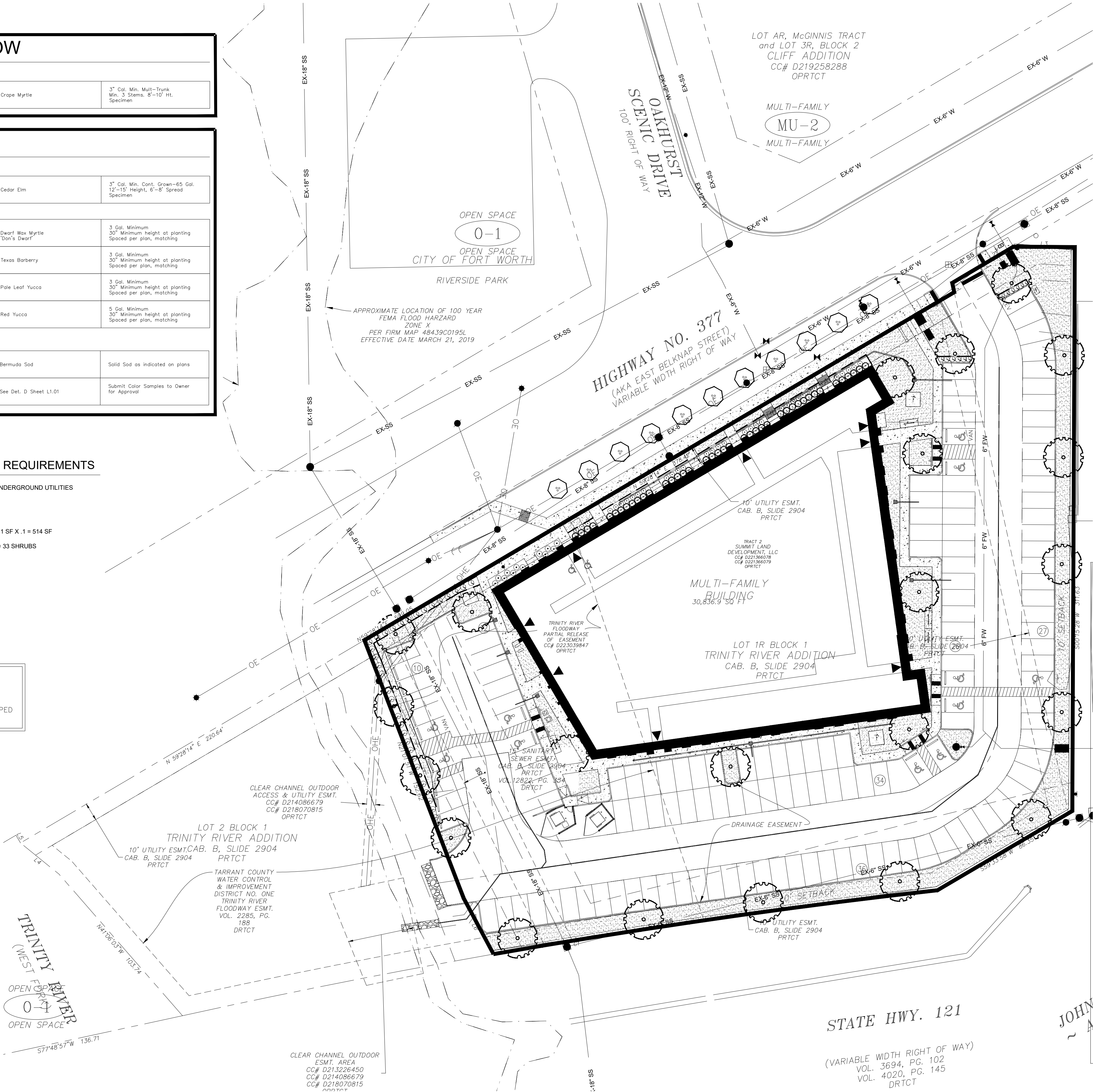
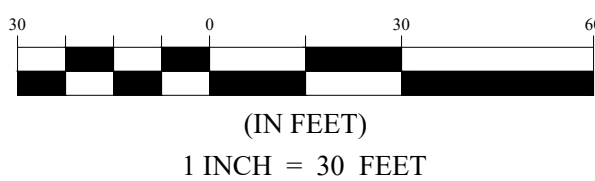
PARKING LOT SCREENING
REQUIRED: YES
PROVIDED: YES

PARKING LOT TREE CANOPY
REQUIRED: 40%
PROVIDED: 47%

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN
AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED
WITH OPERATING RAIN AND FREEZE SENSORS.

GRAPHIC SCALE



ROW TREE PLANTING NOTES

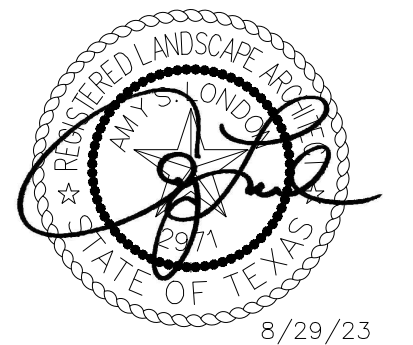
- CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AN ONSITE INSPECTION OF THE ROW TREES TO BE PLANTED WITH THE PARK & RECREATION'S CITY FORESTER'S OFFICE PRIOR TO INSTALLATION. PROVIDE 72 HOURS MINIMUM NOTICE TO 817-392-5729 OR 817-392-5739 AND/OR CITYTREEPERMITS@FORTWORTHTEXAS.GOV. TREES THAT HAVE NOT BEEN INSPECTED PRIOR TO PLANTING ARE SUBJECT TO REJECTION.
- PRIOR TO SUBSTITUTING ANY ROW TREE SPECIES DUE TO AVAILABILITY, QUALITY OR ANY OTHER ISSUE, A REVISED ROW TREE PERMIT SHALL BE OBTAINED FROM PARD CITY FORESTER BEFORE INSTALLATION OF THE PROPOSED SPECIES CHANGE. CONTACT: 917-392-5729, 817-392-5739 OR CITYTREEPERMITS@FORTWORTHTEXAS.GOV

ROW TREE QUALITY SPECIFICATIONS

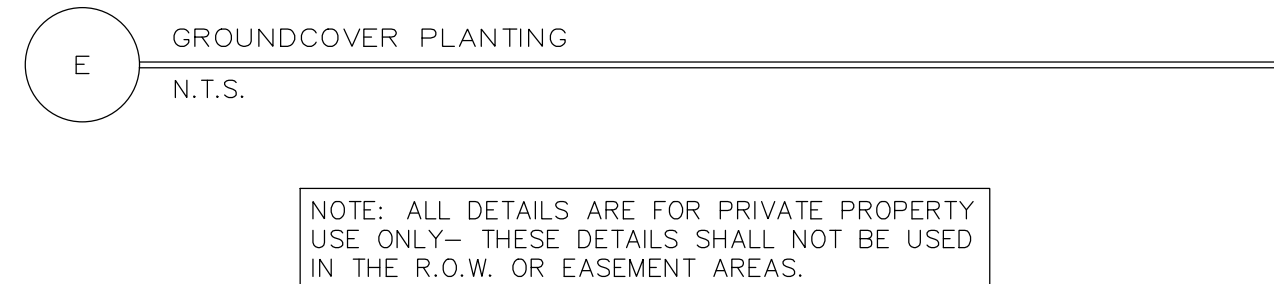
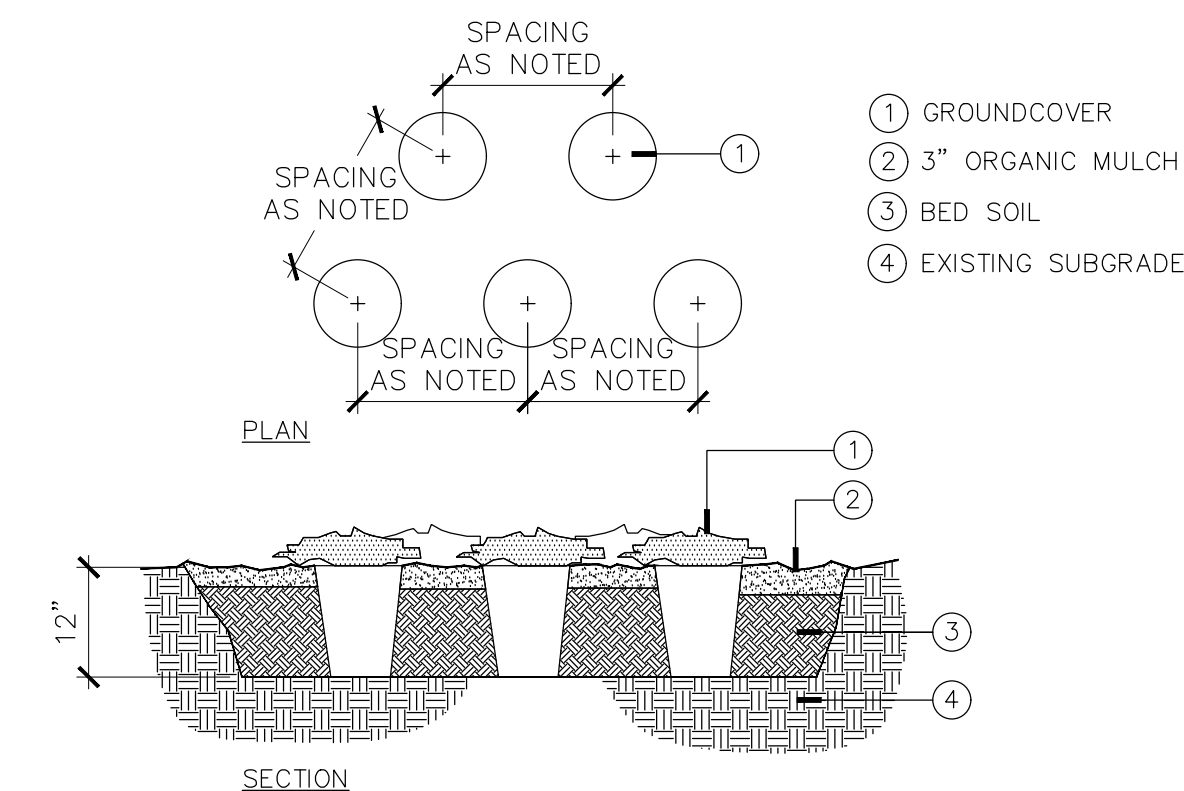
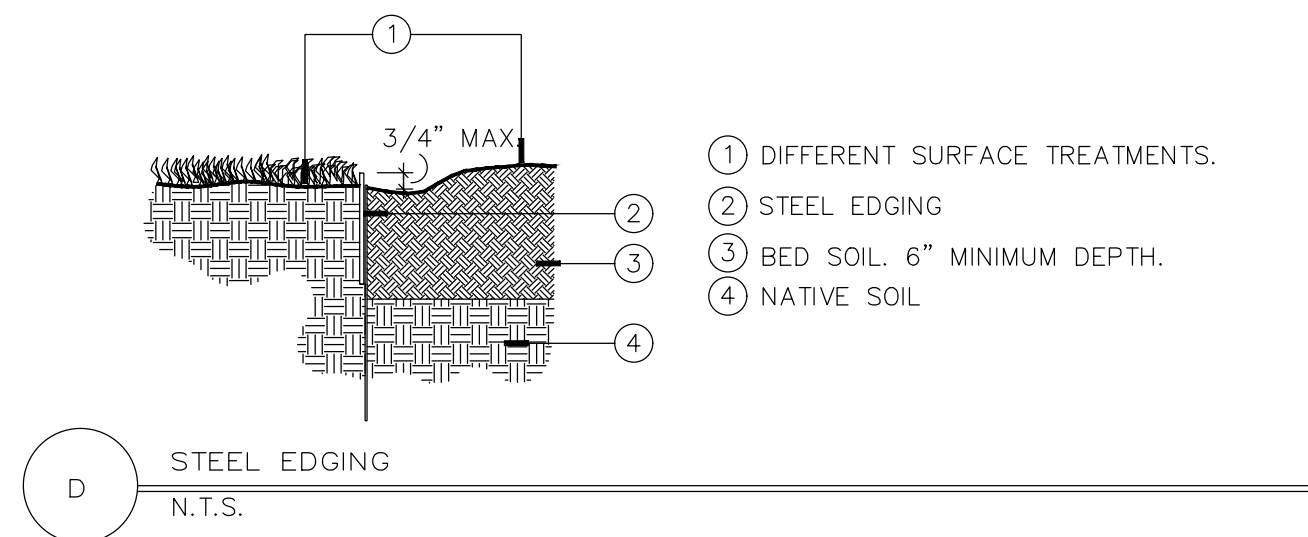
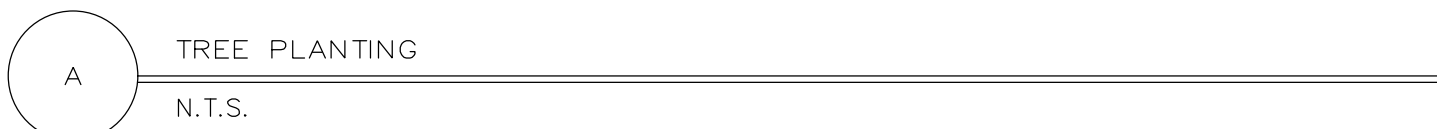
- TREES SHALL NOT SHOW SIGNS OF PROLONGED MOISTURE STRESS OR OVER WATERING AS INDICATED BY WILTED, SHRIVELED, OR DEAD LEAVES.
- THE TREE TRUNK SHALL BE RELATIVELY STRAIGHT, VERTICAL, AND FREE OF WOUNDS, SUNBURNED AREAS, CONKS, WOOD CRACKS, SAP LEAKAGE, SIGNS OF BORING INSECTS, GALLS, CANKERS, GIRDLING TIES, OR LESIONS.
- CLEAR TRUNK SHOULD BE NO MORE THAN 40% OF THE TOTAL HEIGHT OF THE TREE.
- MAIN BRANCHES SHALL BE DISTRIBUTED ALONG ONE CENTRAL LEADER NOT CLUSTERED TOGETHER.
- IF THE LEADER WAS HEADED, A NEW LEADER (WITH A LIVE TERMINAL BUD) AT LEAST ONE-HALF THE DIAMETER OF THE PRUNING CUT SHALL BE PRESENT.
- TREES SHALL NOT HAVE DEAD, DISEASED, BROKEN, DISTORTED, OR OTHERWISE INJURED BRANCHES.
- TREES SHOULD BE WELL-SUPPORTED WITHIN THE ROOT BALL WITHOUT ANY MEANS OF SUPPLEMENTAL STAKING OR SUPPORT.
- ROOT FLARE SHALL BE VISIBLE WITH BALANCED STRUCTURAL ROOTS AND FREE FROM CIRCLING ROOTS.
- TREES TO BE WATERED BY A PERMANENT IRRIGATION SYSTEM



CLIFTON RIVERSIDE MULTI-FAMILY
FORT WORTH, TEXAS
LANDSCAPE PLAN



PROJECT NUMBER:				
PROJECT MANAGER:		A. LONDON		
DRAWN BY:		A. LONDON		
CHECKED BY:		A. LONDON		
ISSUE DATE:		8/29/23		



NOTE: ALL DETAILS ARE FOR PRIVATE PROPERTY
USE ONLY- THESE DETAILS SHALL NOT BE USED
IN THE R.O.W. OR EASEMENT AREAS.

[illegible]

CLIFTON RIVERSIDE MULTI-FAMILY
FORT WORTH, TEXAS

LANDSCAPE DETAILS



8/29/23



P.O. BOX 28 COLLINSVILLE, TEXAS 76233
PHONE: 972-800-0676

PROJECT NUMBER:	
PROJECT MANAGER:	A. LONDO
DRAWN BY:	A. LONDO
CHECKED BY:	A. LONDO
ISSUE DATE:	8/29/23

[illegible]

SHEET CONTENT:

LANDSCAPE DETAILS

SHEET NO: **L1.01**

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