Jones Gillam Renz Architects

Address
730 N 9th St.
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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	**The Reserves at Cobalt Circle** New Development Brownsville, TN	**Report No.**	**Eight (8)**
OWNER:	**OPG Cobalt Circle Partners, LLC** Dan Maximuk 250 N. Santa Fe Ave, Suite A Salina, KS 67401	**Date**	**Jan. 20, 2026**
		Architect's Proj No.	**24-3446**
CONTRACTOR:	**MCP Group** 3501 SW Fairlawn Rd. Topeka, KS 66614	**Contract For:**	General Construction Mechanical, Electrical

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

Contractor to make adjustments as needed and required per the modifications as indicated on attached drawings and in the below descriptions:

a. Approval letter from the Tennessee State Fire Marshal's Office has been included in this ASI.
b. Cover Sheet – JGR Seal and Date added; Sheets A4.10, A4.11 and P9.2 added to the index list; Date of set changed to 1-20-2026
c. CFP1 – Climate zone information added; Local Fire Department and Fire Chief information added.
d. Shower/tub wall locations have been adjusted for Units A102 & A108 in Bath 106 – Reference revised Sheets A2.1, A2.4, A2.5 and A2.7
e. Note has been added stating that "db rating for all fire alarm horns shall e set 15 db above ambient per code requirements." – Reference Revised Sheets E1.1-E1.6
f. Note stating "All required documentation regarding the design of the fire detection, alarm, and communication systems and the procedures for maintenance, inspection, and testing of fire detection, alarm, and communications systems shall be maintained at an approved, secured location for the life of the system" has been added to FACP Location – Reference revised sheets E1.1, E1.3
g. Note has been added to Special Systems plans and Electrical panel Schedule – Reference Sheets E1.1-E1.6 and E6.3
h. Sheet M6.1 – standard ceiling radiation damper detail has been added.
i. Refrigerant type (R-32) has been added to VTAC schedule – Reference revised sheet M6.1
j. General notes regarding A2L refrigerants have been added to M1.1.

Attachments:

1. Approval Letter from the Tennessee State Fire Marshal's Office
2. Revised Architectural Sheets: Cover Sheet, CFP1, A2.1, A2.4, A2.5, A2.7
3. Revised MEP Sheets: E1.1, E1.2, E1.3, E1.4, E1.5, E1.6, E6.3, M1.1, M6.1

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

Copies to:

MCP Group – Mike Maas, Cliff Holland, Tim Johnson, Kelli Meiers
OPG - Dan Maximuk, Amanda Klaus, Austin Kack
JGR Team - Maggie Gillam (JGR), Ryan Lies (LST), Cindy Senecal (McClure), Wesley Wooldridge (Renaissance), Michael Boerst (Heartland Energy)

Department of Commerce & Insurance

Date: 01/22/2026

To: Margaret Gillam
Jones Gillam Renz Architects
730 N. Ninth Street
Salina, KS 67401

RE: Released for Phased Construction (See note below)

The Reserves at Cobalt Circle
1616 E. Jefferson
Brownsville, TN 38012

TFM # 21689-A
21689-B
21689-C
Project # 2025-11-03-04
County: Haywood

Dear Margaret Gillam,

The construction documents submitted to our office for the above referenced project have been reviewed for compliance with the minimum standards for fire prevention, fire protection, and building construction safety of the Rules of Tennessee Department of Commerce and Insurance, Division of Fire Prevention, Chapter 0780-02-02, Codes and Standards.

This is not a public building. Therefore, it is not subject to Tenn. Code Ann. § 68-102-201, et seq., the Tennessee Public Building Accessibility Act. It has not been reviewed for compliance with the 2010 ADA Standards for Accessible Design. It has not been reviewed for compliance with the Americans with Disabilities Act.

Phased construction drawings are released for local permitting and phased construction through the stage identified above. The architect and owner shall proceed at their own risk with the building operation and without assurance that final approval for the entire structure will be granted in accordance with the International Building Code (IBC) 107.3.3.

***Review Note:** The plans are approved except for the above ground sprinkler design intent with the following stipulation:

Stipulation:

Complete the sprinkler design intent and sprinkler shop drawings for the above ground portion of the system with calculations and manufacturer cut sheets showing listing of fire protection systems must be submitted by a Tennessee registered sprinkler system contractor for review and approval

prior to installation in accordance with Rule 0780-2-7-.09. The sprinkler shop drawings, calculations, & manufacture's cut sheet package must be reviewed and approved by the fire protection engineer of record (processed with the engineers shop drawing review stamp) prior to the submittal to the State Fire Marshal's Office. All piping from the *point of service* including underground used for sprinkler or standpipe must be installed by a Tennessee registered sprinkler contractor. Rule 0780-2-.08

Note that stipulations must be satisfied by sealed construction documents before such work is performed. A Certificate of Occupancy (CO) will not be issued if stipulations are not satisfied. Rule *0780-02-03-.10*.

Note:

Construction may not proceed past the approved stage. Rule *0780-02-03-.02*. No approval of plans, or failure to review, plans, and specifications by the Division shall relieve the owner, developer, contractor, or designing architect or engineer of their respective responsibilities for compliance with applicable codes respecting fire prevention, fire protection, and building construction. Rule *0780-02-03-.05.*

Approved plans are available electronically at https://apps.tn.gov/tnsfmo/. They must be printed with all markups and stamps and placed at the project site prior to construction. They shall be available to the State Fire Marshal's Office inspector and retained until a CO has been issued by the Division. Failure to have the plans at the site and available to the inspector may be grounds for a Stop Work Order to be issued. Rule 0780-02-03-.05.

All subsequent construction document revisions that impact the approved plan's fire prevention, fire protection, or building construction safety must be submitted to this office for review and approval. Rule 0780-02-03-.02.

The project's contractor must contact the Tennessee State Fire Marshal's Office inspector prior to construction to ensure that the proper inspections are performed in accordance with the Rules of the Tennessee Department of Commerce and Insurance and IBC Sect. 110. A Certificate of Occupancy will be issued after work is completed and all inspections are performed and satisfied. The building must have a Certificate of Occupancy before it may be occupied. Rule 0780-02-03-.10.

Sincerely,

Jeremy Hubanks, Plans Examiner II
Codes Enforcement Section

cc: Kevin Krumrey, SFMO Fire & Building Codes Inspector
Daniel Garrett, SFMO Fire & Building Codes Supervisor

Attachment: Requirements for Inspections of Construction (3 Sheets)
Approved Drawings Except for Above Ground Sprinkler Design Intent (107 Sheets)

Approval: Occupancy Type: R-2, B, 3-Stories, Construction Type: V-B, Sprinklered

Department of Commerce & Insurance

Inspection Information for Construction

This document provides information to assist contractors with State Fire Marshal's Office inspections. Many building projects have multiple Authorities Having Jurisdiction and consultation with those authorities is needed to meet their requirements. This is not a code checklist. It contains information pertinent to most new building projects; however, additional requirements may apply depending on the specific circumstances of each individual project.

SITE CONSTRUCTION DOCUMENTS

1. State Fire Marshal's Office (SFMO) approved architectural plans must be at the site before construction begins and must remain there until a Certificate of Occupancy is issued;
2. Grading and site preparation may begin prior to plan approval;
3. If a fire sprinkler system is installed, approved sprinkler plans must be on site prior to installation of underground or aboveground piping;
4. If a commercial kitchen hood and duct system is installed, the design intent must be on the approved plans. Shop drawings do not require approval;
5. A copy of the Tennessee contractor's license must be available for all bids over $25,000;
6. A copy of the Tennessee electrician's license must be available;
7. A copy of the Tennessee fire alarm contractor's license must be available where fire alarm work is performed or a written exemption certificate from the contractor's board. All fire alarm work including wiring, installation of components, etc. must be done by a fire alarm contractor or exempted electrical contractor;
8. A copy of the Tennessee licensed portable or fixed fire suppression contractor's license must be available for applicable work;
9. A copy of the Tennessee licensed fire sprinkler contractor's license must be available for all work beginning at the Point of Service (where water is used solely for fire protection). This includes underground water lines used solely for fire protection.

FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

1. Fire department access roads and lanes must be provided. Fire hydrants must be provided before combustible materials are on site;
2. Buildings four (4) or more stories in height shall be provided with at least one (1) standpipe. Standpipes shall be operational when the building is 40 feet above the lowest level of fire department access. Fire department hose connections must be at accessible locations adjacent to usable stairs. Standpipes shall be extended as construction progresses to within one (1) floor of the highest point of construction having secured decking or flooring;
3. Stairways are required where the building is constructed to 50 feet or four (4) stories;
4. Required means of egress for existing buildings must be maintained during construction.

Fire Prevention/State Fire Marshal's Office • 500 James Robertson Pkwy • 10th Floor, Davy Crockett Tower
Nashville, TN 37243-1162 • Tel: 615-741-7190 • Fax: 615-253-3267 • tn.gov/fire

Department of Commerce & Insurance

Inspection Information for Construction

REVISIONS TO APPROVED PLANS

The building must be built according to the State Fire Marshal approved plans. Change orders, revisions, etc. that impact building, fire or life safety of the project cannot be made until the revisions are approved in writing and the plans are at the site.

INSPECTIONS

Contact your local SFMO inspector at least five (5) days prior to an inspection. Failure to schedule an inspection may result in costly repairs from exposing covered construction, or a Certificate of Occupancy not being issued. Inspections are required for:

1. **Foundation:** Inspections are required after poles or piers are set or trenches or basement areas are excavated and any required forms erected and any required reinforcing steel is in place and supported prior to the placing of concrete. The foundation inspection shall include excavations for thickened slabs intended for the support of bearing walls, partitions, structural supports, equipment and special requirements for wood foundations. Proper dimensions, installation and size of re-bar must be determined to be compliant by SFMO inspector or a 3rd party inspection service before pouring;
2. **Fire Sprinkler Underground:** Inspections are required after bedding, piping and thrust blocks prior to backfill. Hydro-static tests must be performed and documented. The SFMO inspector must witness the test unless other arrangements are made with the inspector;
3. **Framing:** Inspections are required after roof, framing, fire stopping, draft stopping, bracing, rough-in plumbing, rough-in mechanical and rough-in electrical are in place, and prior to covering walls or ceilings;
4. **Fire Rated Wall/Roof/Ceiling Assemblies:** Inspections are required after drywall, spray applied foam or other system are applied;
5. **Above-Ceiling:** Inspections are required before ceiling installation and after fire sprinkler, final mechanical, final plumbing, fire stopping systems, fire dampers, electrical fire rated wall/floor/ceiling assemblies are in place;
6. **Final:** Inspections are required after all work is complete. The contractor must provide a worker for operation of fire or smoke damper testing, duct mounted smoke detectors, fire alarm devices, test and balance of commercial kitchen hood and duct units, operation of smoke evacuation/management systems. All systems must be operational and the subcontractors must test all systems prior to the final inspection;
7. **Functional tests and documents needed to pass the final inspection** are:
    a. When required, foundation inspection reports performed by 3rd party inspection services;
    b. Final electrical inspection approval;
    c. Functional testing of generator used for life safety systems;
    d. Functional test of exit signs and emergency lighting to include all means of egress areas and exit discharge to public way. Functional testing to be observed by SFMO inspector;
    e. Boiler inspections and tagging;
    f. Functional test of commercial kitchen hood and duct and suppression systems to include: light test,

FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

Fire Prevention/State Fire Marshal's Office • 500 James Robertson Pkwy • 10th Floor, Davy Crockett Tower
Nashville, TN 37243-1162 • Tel: 615-741-7190 • Fax: 615-253-3267 • tn.gov/fire

"puff" test, energy shut-down test, capture and containment test and air balance report. Functional testing to be observed by SFMO inspector;

g. Functional test of fire alarm and Fire Alarm and Emergency Communication System Inspection and Testing Form per 2010 NFPA 72. Functional testing to be observed by SFMO inspector;
h. Functional test of fire sprinkler system and test reports and documentation for underground and aboveground systems. Functional testing to be observed by SFMO inspector;
i. Functional test of fire pumps and standpipes and acceptance test reports and documentation. Functional testing to be observed by SFMO inspector;
j. Functional test of smoke control systems acceptance test reports and documentation. Functional testing to be observed by SFMO inspector;
k. Test and balance reports for commercial HVAC systems;
l. Functional testing of shut-down test for HVAC units where applicable. Functional testing to be observed by SFMO inspector;
m. Functional testing of access controlled or delayed egress door hardware. Functional testing to be observed by SFMO inspector;
n. Elevator approval and acceptance test reports from the state elevator inspector;
o. For premanufactured metal buildings or metal framed buildings, inspection reports of structural welds and fastening devices by 3rd party inspection services;
p. Emergency responder radio coverage: New buildings shall have approved radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This shall not require improvement of the existing public safety communication systems. The test should be performed by the local fire department after interior and exterior walls and the roof are constructed;
q. Inspection test reports and documentation for applications of fire retardant coatings;
r. For gated communities, functional test of security gate or barrier showing they are capable of receiving signals from emergency responders and allowing access.

Department of Commerce and Insurance
Authorization No. 335485 • 0 copies • September, 2018
This public document was promulgated at a cost of $35.00

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, 24-3446 TENNESSEE

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785.827.0386

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Kansas City, MO 64108
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MARGARET J. GILLAM — REGISTERED ARCHITECT — ASSOCIATE — COMMERCE — No. 107366 — STATE OF TENNESSEE
1-20-2026

CONSULTANTS

Civil Engineer

Renaissance Group
9700 Village Circle, Suite 100
Lakeland, TN 38002
(901) 332-5533
wwooldridge@rgroup.biz

Mechanical & Electrical Engineer

LST Consulting Engineers, PA
4809 Vue Du Lac Place, Suite 301
Manhattan, KS 66503
(785) 587-8042
mail@LSTengineers.com

Structural Engineer

McClure Engineering Co.
2001 W. Broadway
Columbia, MO 65203
(573) 814-1568

TENNESSEE STATE FIRE MARSHAL ADOPTED CODES

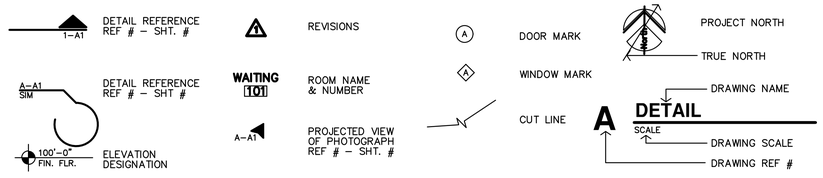
2021 INTERNATIONAL BUILDING CODE
2021 FUEL GAS CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 NFPA LIFE SAFETY CODE
2017 NATIONAL ELECTRIC CODE
FAIR HOUSING ACT DESIGN MANUAL
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

CITY OF BROWNSVILLE, TN ADOPTED CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRIC CODE
2018 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
FAIR HOUSING ACT DESIGN MANUAL
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
2009 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS and FACILITIES

NOTE: CODE FOOT PRINT AND LIFE SAFETY PLANS ARE FOLLOWING ON SHEETS CFP1 AND CFP2. UNLESS NOTED OTHERWISE (WITH AN *), THE PLANS AND DESIGNS FOLLOW THE MORE STRINGENT OF THE CODES AS LISTED ABOVE. THUS, THE DESIGNS FOLLOW THE 2021 CODES AS LISTED UNDER THE STATE FIRE MARSHAL. ON RARE OCCASSION, THE DESIGNS MAY FOLLOW THE 2018 CODES AS LISTED UNDER BROWNSVILLE. THESE INSTANCES WILL BE NOTED AS SUCH.

REFERENCE LEGEND



SFMO APPROVAL STAMPS

SHEET INDEX

CONSTRUCTION SET (thru ASI 8) 1-20-2026

GENERAL PROJECT INFORMATION

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-B

EXTERIOR BEARING WALLS:	0 HOUR
STRUCTURAL FRAME:	0 HOUR
INTERIOR BEARING WALLS:	0 HOUR
INTERIOR NON-BEARING WALLS:	0 HOUR
STAIRS	0 HOUR
FLOOR/CEILING ASSEMBLY:	0 HOUR
BETWEEN DWELLINGS:	1 HOUR
CEILING/ROOF ASSEMBLY:	0 HOUR
CORRIDOR/DWELLING UNITS:	1/2 HOUR
DWELLING UNITS – 1 HR FIRE PARTITIONS	

ROOF COVERINGS
CLASS C OR BETTER

REQUIRED SEPARATION OF OCCUPANCIES *(PER IBC 508.2.4 & TABLE 508.4)*
USES ARE NOT SEPARATED BY FIRE BARRIERS. CONSTRUCTION IS BASED ON THE MOST RESTRICTIVE USE.
DWELLING UNITS –1 HR FIRE PARTITIONS

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

DRAFTSTOPPING *(PER IBC 718.4)*
DRAFTSTOPPING SHALL BE INSTALLED IN LINE WITH UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE ROOF SHEATHING OR ATTIC SPACE MAY BE SUBDIVIDED INTO AREAS NOT EXCEEDING 3,000 SF OF ABOVE EVERY TWO DWELLING UNITS, WHICHEVER IS SMALLER.
OPENING IN THE PARTITIONS SHALL BE PROTECTED BY SELF-CLOSING DOORS WITH AUTOMATIC LATCHES CONSTRUCTED AS REQUIRED FOR THE PARTITIONS.

PORTABLE FIRE EXTINGUISHERS
REQUIRED – PROVIDED.
EACH DWELLING UNIT SHALL BE PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1-A:10-B:C

SMOKE CONTROL: NOT REQUIRED
SMOKE PARTITIONS: NOT REQUIRED
STANDPIPES: NOT REQUIRED (TOP FLR <30')

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

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

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

BUILDING A INFORMATION

ASI 5

OCCUPANCY OVERALL: RESIDENTIAL
CONSTRUCTION TYPE: V-B
OCCUPANCY BASIC: R-2 APARTMENTS; B BUSINESS

ALLOWABLE AREA INCREASE:

	R-2
BASE ALLOWABLE	7,000 SF
FRONTAGE INCREASE (74%)	4,130 SF
TOTAL FLOOR ALLOWABLE	11,130 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	9,537 SF
SECOND FLOOR	8,126 SF
THIRD FLOOR	8,126 SF
TOTAL BLDG AREA	25,789 SF

*BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM. SECTION 903.3.1.2
*ALLOWABLE AREA AND HEIGHT BASED ON DIFFERENT USES NOT BEING SEPARATED BY FIRE BARRIERS. MOST RESTRICTIVE ALLOWANCE.

BASIC ALLOWABLE STORIES: 3 *(PER IBC TABLE 504.4)* — ACTUAL STORIES: 3
BASIC ALLOWABLE HEIGHT: 60' *(PER IBC TABLE 504.3)* — ACTUAL HEIGHT: 42'-2"

TOTAL OCCUPANT LOAD: 126

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY	1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10	
A-3	CLUB ROOM	15 sf/OCCUPANT	49	
B	OFFICE	100 sf/OCCUPANT*	49	
S-1	STORAGE	300 sf/OCCUPANT	29	
M	MECHANICAL	300 sf/OCCUPANT	49	

ASI 4

BUILDING B INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL
CONSTRUCTION TYPE: V-B
OCCUPANCY BASIC: R-2 APARTMENTS

ALLOWABLE AREA INCREASE:

	R-2
BASE ALLOWABLE	7,000 SF
FRONTAGE INCREASE (67.0%)	4,690 SF
TOTAL FLOOR ALLOWABLE	11,690 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	8,194 SF
SECOND FLOOR	8,126 SF
THIRD FLOOR	8,126 SF
TOTAL BLDG AREA	24,446 SF

*BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM. SECTION 903.3.1.2

BASIC ALLOWABLE STORIES: 3 *(PER IBC TABLE 504.4)* — ACTUAL STORIES: 3
BASIC ALLOWABLE HEIGHT: 60' *(PER IBC TABLE 504.3)* — ACTUAL HEIGHT: 42'-2"

TOTAL OCCUPANT LOAD: 132

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY	1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10	

BUILDING C INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL
CONSTRUCTION TYPE: V-B
OCCUPANCY BASIC: R-2 APARTMENTS

ALLOWABLE AREA INCREASE:

	R-2
BASE ALLOWABLE	7,000 SF
FRONTAGE INCREASE (67.0%)	4,690 SF
TOTAL FLOOR ALLOWABLE	11,690 SF

ACTUAL BUILDING AREA:

FIRST FLOOR	8,891 SF
SECOND FLOOR	8,823 SF
THIRD FLOOR	8,823 SF
TOTAL BLDG AREA	26,537 SF

*BUILDING HAS AN NFPA 13R SPRINKLER SYSTEM. SECTION 903.3.1.2

BASIC ALLOWABLE STORIES: 3 *(PER IBC TABLE 504.4)* — ACTUAL STORIES: 3
BASIC ALLOWABLE HEIGHT: 60' *(PER IBC TABLE 504.3)* — ACTUAL HEIGHT: 42'-2"

ASI 4

TOTAL OCCUPANT LOAD: 102

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY	1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10	

ASI 5

CLIMATE ZONE INFORMATION

PER 2021 IECC, TABLE C301.1 — HAYWOOD COUNTY, TN
CLIMATE ZONE: 3A

ASI 5

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW CONSTRUCTION
FACILITY NAME	THE RESERVES at COBALT CIRCLE
FACILITY ADDRESS	1616 E. JEFFERSON STREET
COUNTY	HAYWOOD COUNTY
WATER SUPPLY	CITY OF BROWNSVILLE, TN
LOCAL BUILDING INSPECTION DEPARTMENT	CITY OF BROWNSVILLE, TN TENNESSEE STATE FIRE MARSHAL'S OFFICE
~~PROPERTY OWNER JURISDICTION~~	~~TENNESSEE STATE FIRE MARSHAL'S OFFICE~~

ASI 5

LOCAL FIRE DEPARTMENT	CITY OF BROWNSVILLE, TN
FIRE CHIEF	LYN SANDERS
PHONE	731-772-1396
EMAIL	LSANDERS@BROWNSVILLETN.GOV
ADDRESS	19 WEST FRANKLIN, BROWNSVILLE, TN 38012
~~ARCHITECT~~	~~JONES GILLAM RENZ, ARCHITECTS~~
	730 N. NINTH ST.; SALINA, KS 67401

TENNESSEE STATE FIRE MARSHAL'S ADOPTED CODES

2021 INTERNATIONAL BUILDING CODE
2021 FUEL GAS CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
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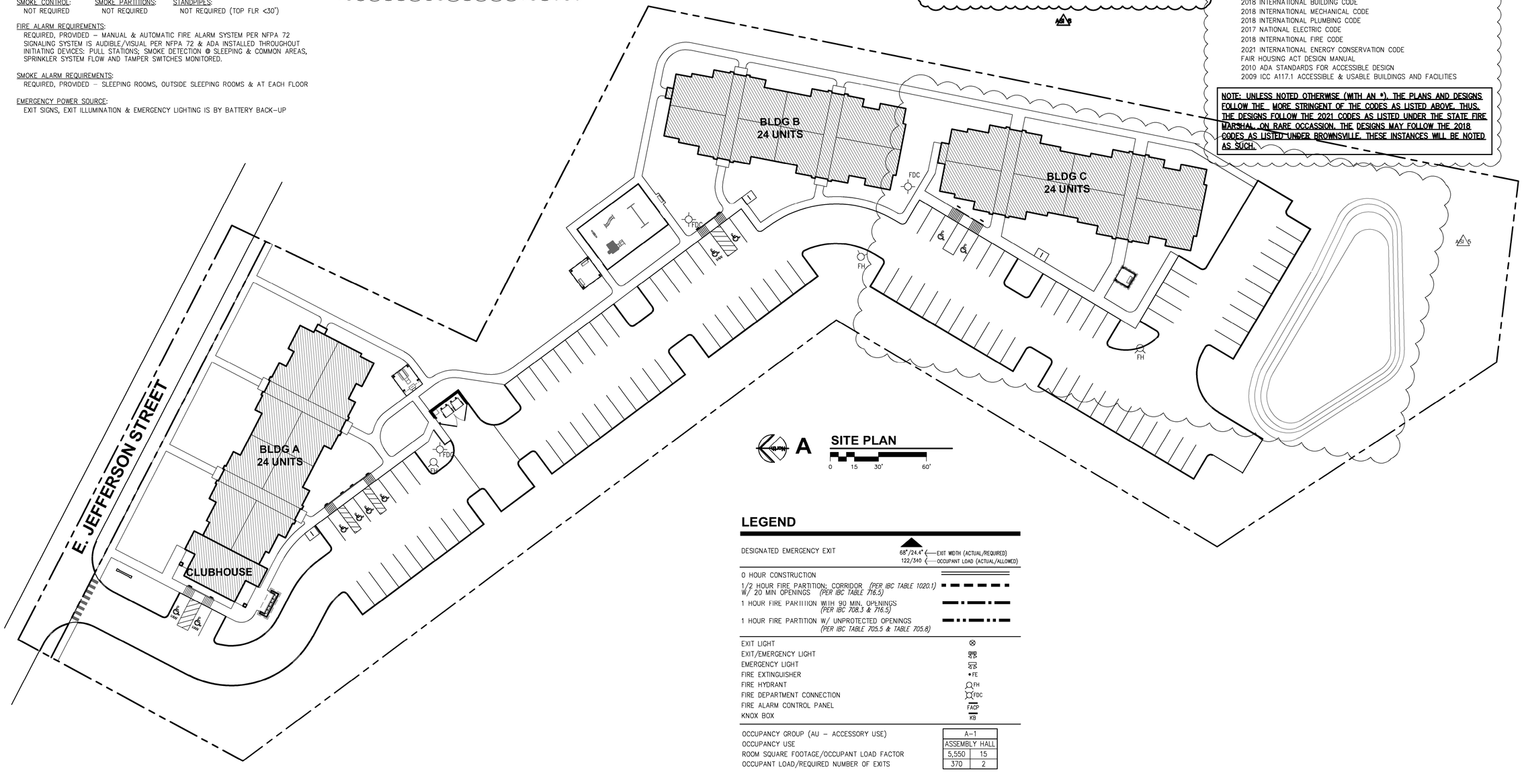

A SITE PLAN
0 15 30' 60'

LEGEND

DESIGNATED EMERGENCY EXIT	68"/24.4" ← EXIT WIDTH (ACTUAL/REQUIRED); 122/340 ← OCCUPANT LOAD (ACTUAL/ALLOWED)
0 HOUR CONSTRUCTION	
1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1020.1)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.5)*	
1 HOUR FIRE PARTITION WITH 90 MIN. OPENINGS *(PER IBC 708.3 & 716.5)*	
1 HOUR FIRE PARTITION W/ UNPROTECTED OPENINGS *(PER IBC TABLE 705.5 & TABLE 705.8)*	
EXIT LIGHT	⊗
EXIT/EMERGENCY LIGHT	EXIT
EMERGENCY LIGHT	
FIRE EXTINGUISHER	FE
FIRE HYDRANT	FH
FIRE DEPARTMENT CONNECTION	FDC
FIRE ALARM CONTROL PANEL	FACP
KNOX BOX	KB

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

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — AGRICULTURE — COLORADO — No. 107098 — STATE OF TENNESSEE
1-20-2026

REVISION:	
ASI 4	10-30-2025
ASI 5	12-5-2025
	1-20-2026
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

CFP1

GENERAL NOTES

1. REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. REF. SHEET A2.11 FOR BREEZEWAY, MECH & FIRE CLOSETS FINISH & DOOR SCHEDULES.
3. F.O.S. = FACE OF STUD.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
6. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
7. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2021 IBC, SECTION 718.2, 718.3 & 718.4.
8. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
9. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES.
10. ALL SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216 & 703 FOR SIZE, LOCATION AND FABRICATION.

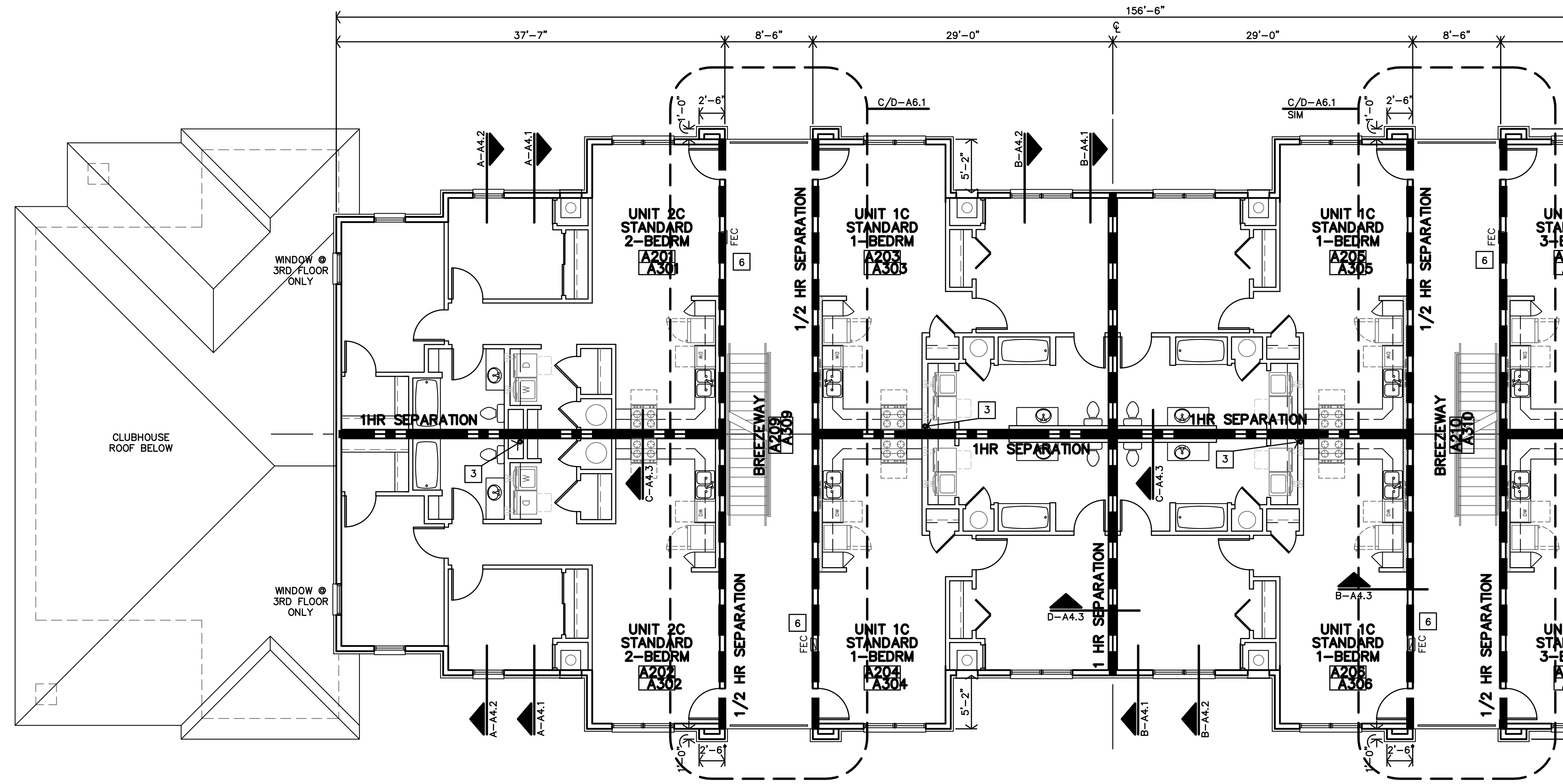
ASI 4

KEY NOTES

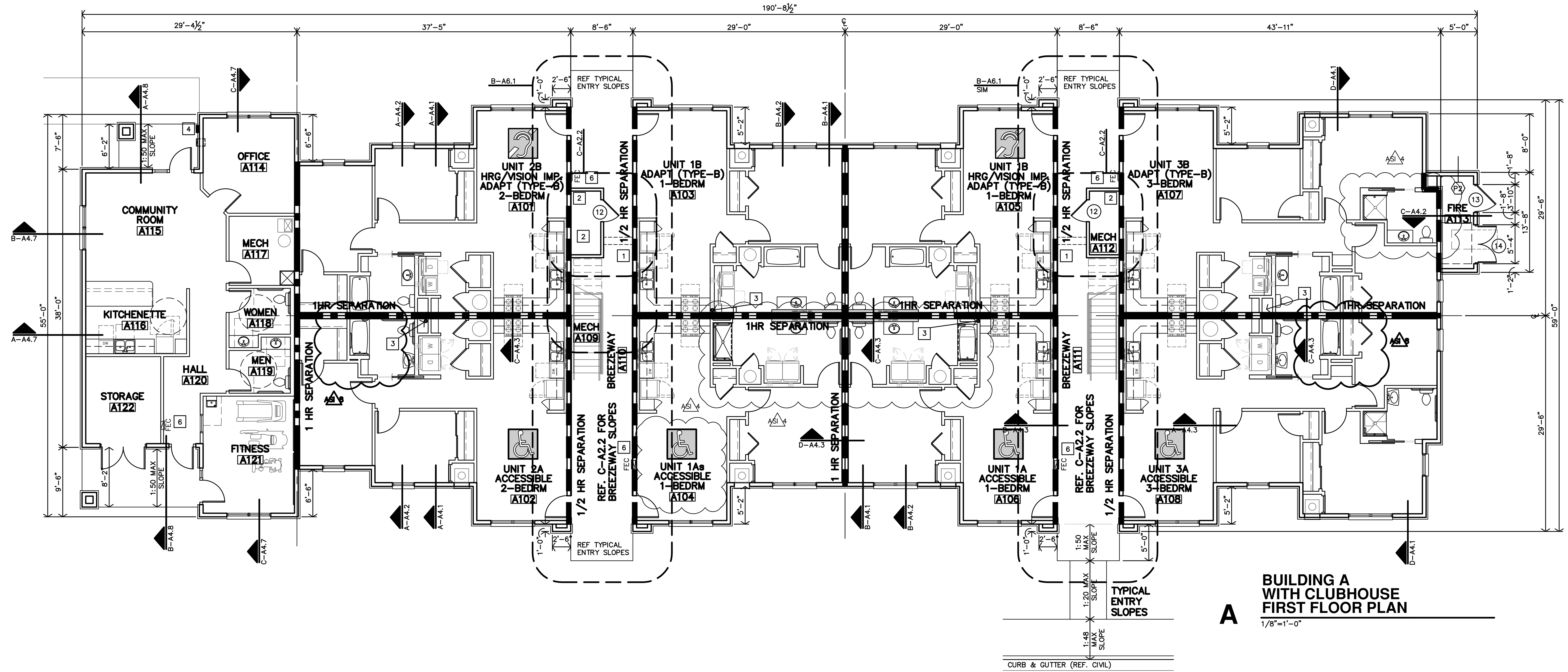
1	FIRE LINE IN INSULATED BULKHEAD ADD'L WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD
2	MECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS. FULLY INSULATE WALLS & CEILING.
3	RADON PIPE THROUGH ROOF REF. N-A4.5 & MECH DWGS
4	KNOX BOX REF. SHEET A1.1 FOR LOCATION
5	METER CENTER LOCATON REF. ELECT. DWGS
6	FEC – FIRE EXTINGUISHER & CABINET

APARTMENT CHART

(accessible symbol)	SYMBOL INDICATES ACCESSIBLE UNITS A102, A104, A106, A108
(hearing symbol)	SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT A101, A105
	ALL OTHER UNITS: • ADAPTABLE (TYPE-B) UNITS ON FIRST FLOOR • STANDARD UNITS ON SECOND/THIRD FLOORS



B BUILDING A SECOND FLOOR PLAN THIRD FLOOR PLAN (SIM)
1/8"=1'-0"



A BUILDING A WITH CLUBHOUSE FIRST FLOOR PLAN
1/8"=1'-0"

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1881 Main Street, Suite 301 Kansas City, MO 64108 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

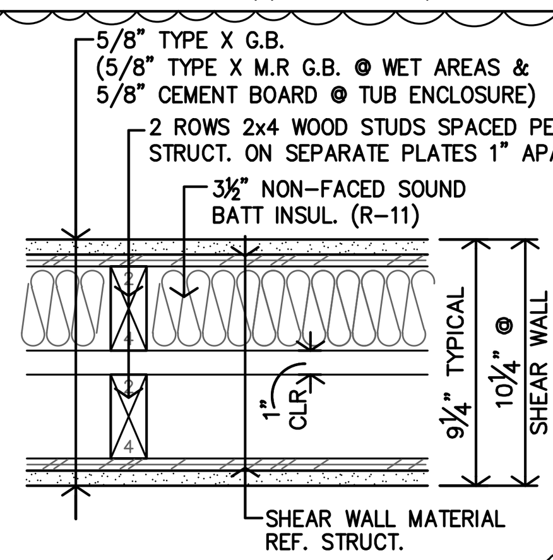
REVISION:	
ASI 4	10-30-2025
ASI 6	1-20-2026
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

A2.1

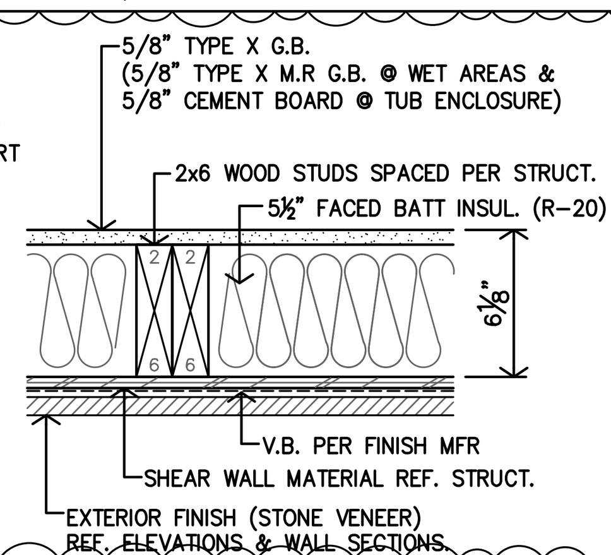
APARTMENT PARTITION SCHEDULE

PARTITION NOTES:
1. SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS
2. EXTERIOR SHEAR WALLS: CONTRACTOR TO EXTEND SHEAR WALL MATERIAL TO CORNER OF WALL, TO ENSURE FLUSH INSTALLATION OF FINISH MATERIALS. REFERENCE STRUCT. DWGS FOR MORE NOTES AND DETAILS.
3. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. @ 10'-0"O.C. VERT. & HORIZ. AND @ ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE

ASI 4



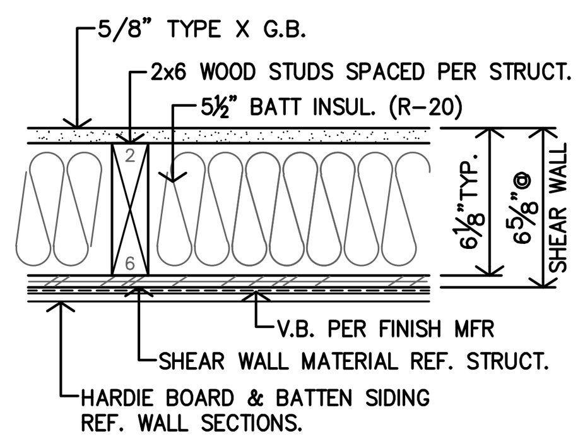
P1 DOUBLE STUD PARTY WALL
FIRE PARTITION:
1 HOUR RATING (UL U341)
ATTACH PER UL REQUIREMENTS
APRX. STC 58



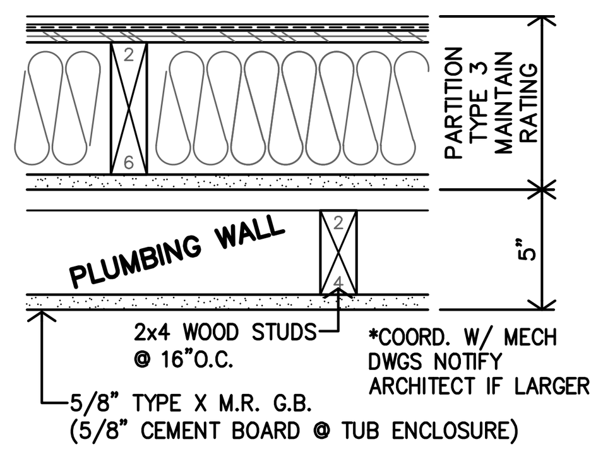
P2 TYPICAL EXTERIOR WALL
APRX. STC 36-58

P2r TYPICAL EXTERIOR WALL
APRX. STC 36-58
1 HOUR RATING (UL U303)
ATTACH PER UL REQUIREMENTS

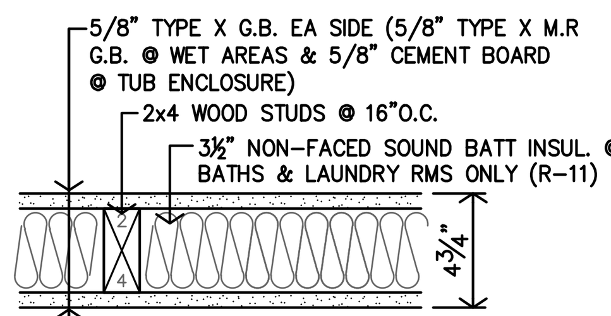
ASI 5



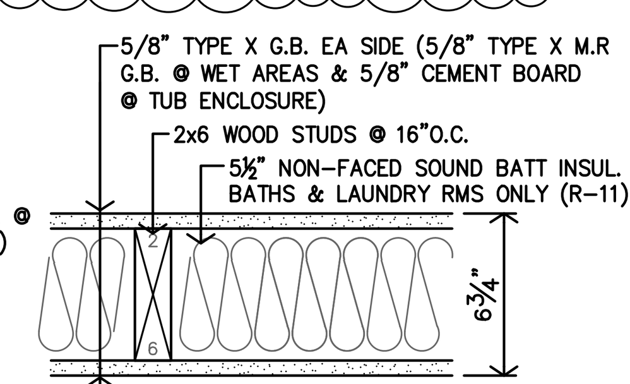
P3 BREEZEWAY EXTERIOR WALL
FIRE PARTITION:
1 HOUR RATING (UL U303)
(MIN. 1/2 HOUR RATING PER CODE)
ATTACH PER UL REQUIREMENTS
APRX. STC 36-58



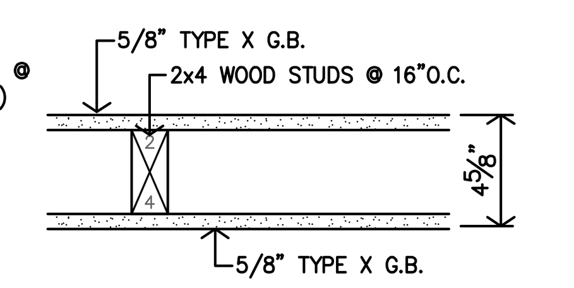
P4 FURRED PLUMBING WALL
APRX. STC 58



P5 TYPICAL INTERIOR WALL
APRX. STC 36



P6 TYPICAL PLUMBING WALL
APRX. STC 42

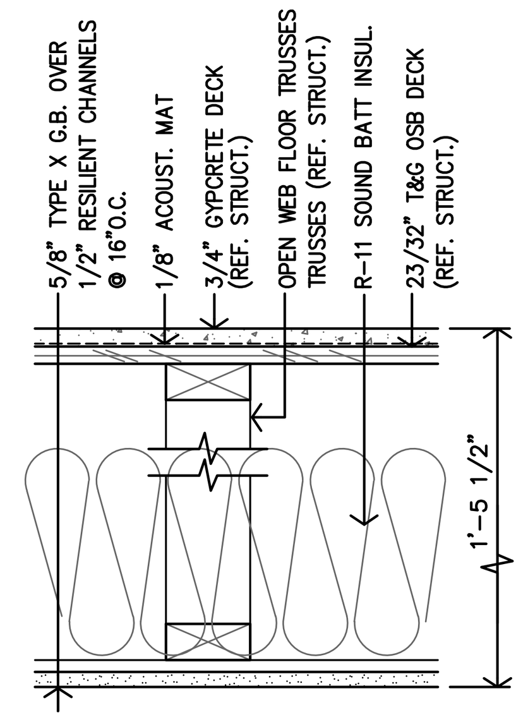


P7

ASI 4

NOTE: UL DESIGN/SYSTEM/CONSTRUCTION/ASSEMBLY DETAILS FOR EACH SYSTEM CAN BE FOUND IN THE PROJECT MANUAL (SPECIFICATIONS)

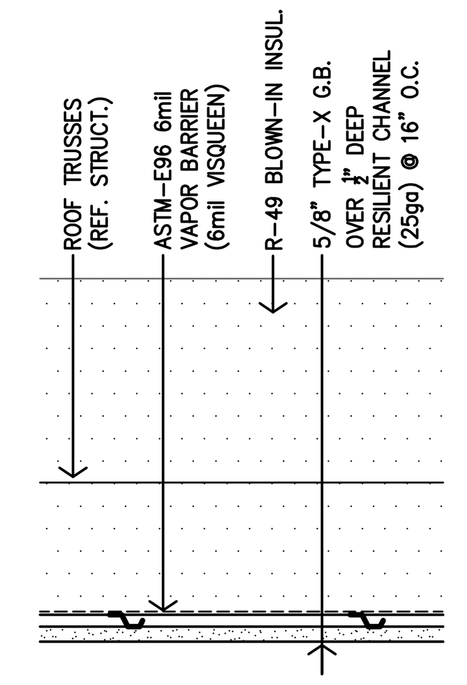
ASSEMBLY SCHEDULE



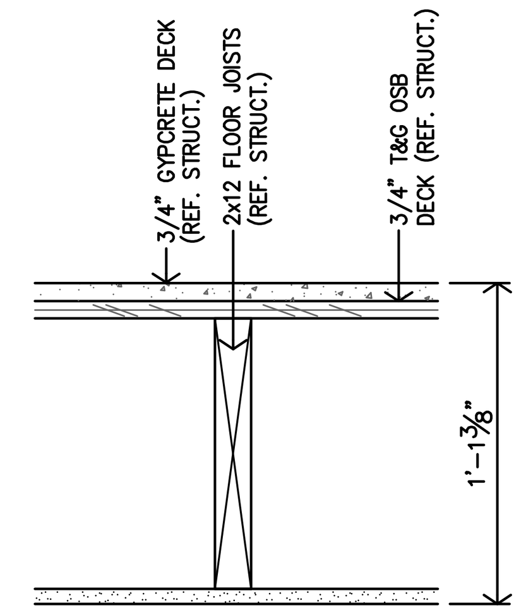
APARTMENTS FLOOR/CEILING A
FIRE PARTITION:
1-HOUR RATED (UL DESIGN No. L528)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
3. STC RATING 50 MIN & IIC RATING 50 MIN PER 2021 IBC, SEC. 1206.2

ASI 4



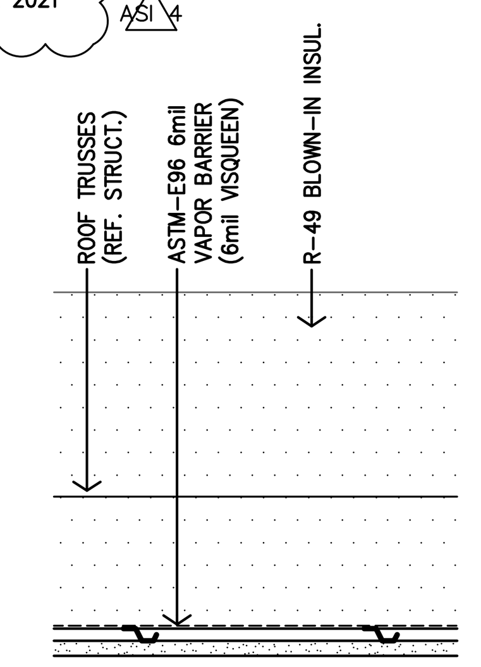
APARTMENTS & CLUBHOUSE ROOF/CEILING 1
FIRE PARTIION:
1-HOUR RATED (UL P522)
ATTACH PER REQUIREMENTS



CORRIDOR FLOOR/CEILING B
FIRE PARTITION:
1-HOUR RATED (UL DESIGN No. L501)
ATTACH PER ul REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2021 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2021 IBC SEC. 708 & 718. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE

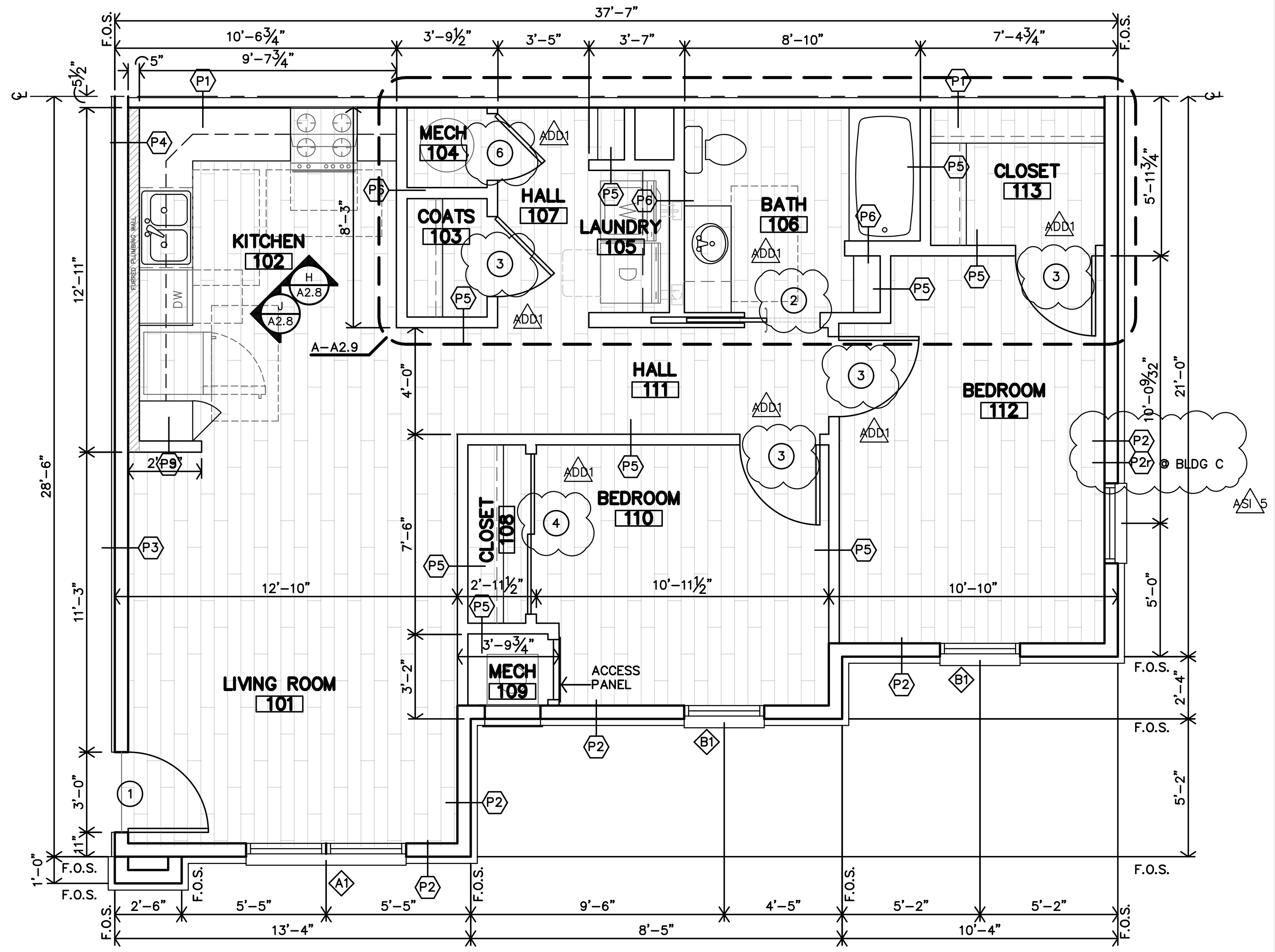
ASI 4



CORRIDOR ROOF/CEILING 2
FIRE PARTITION
1-HOUR RATED (UL P522)
ATTACH PER REQUIREMENTS

PLAN NOTES

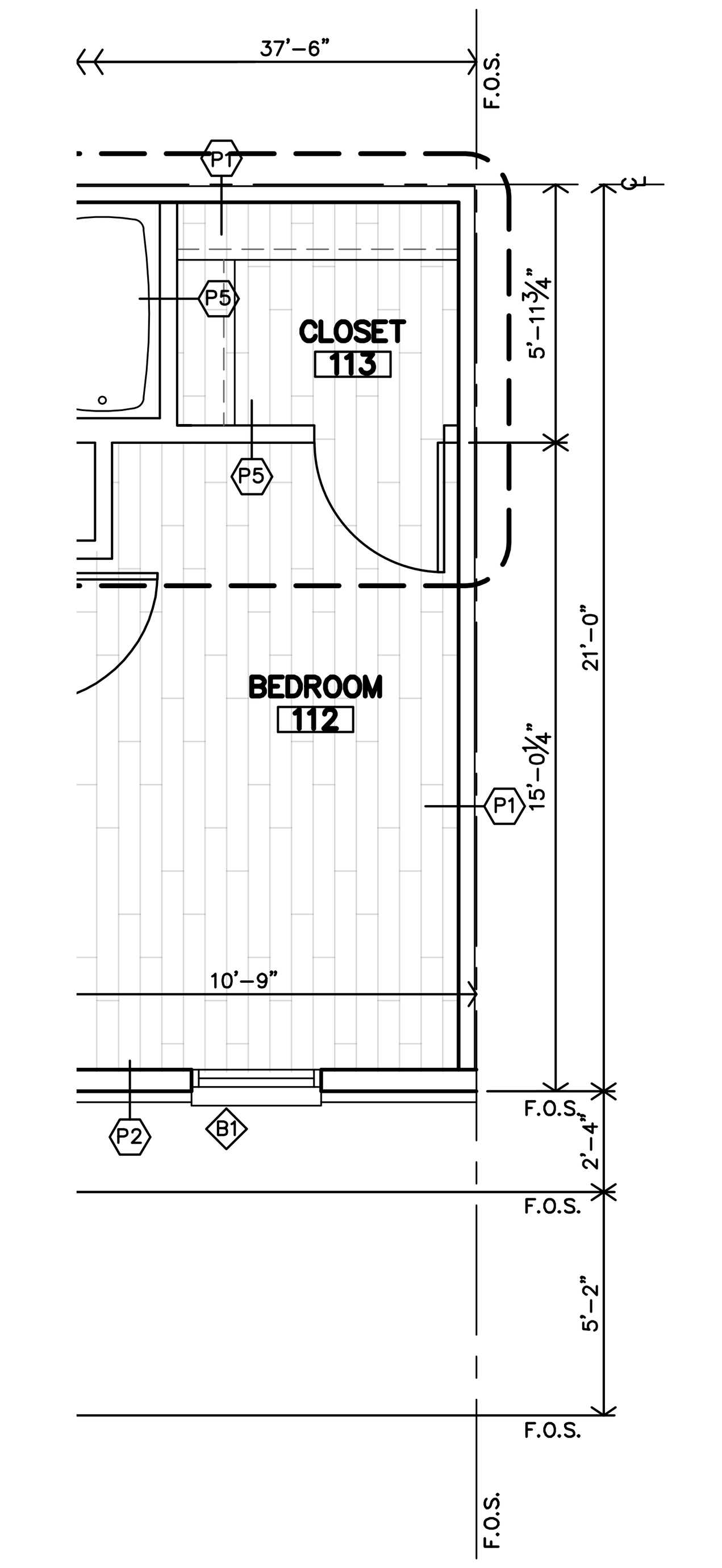
1. REF. SHEET A2.3 FOR APARTMENT GENERAL NOTES.
2. REF. SHEET A2.5 FOR APARTMENT FINISH & DOOR SCHEDULES.
3. FOR UL ASSEMBLY/ATTACHMENT DETAILS – REF. SPECIFICATIONS & PROJECT MANUAL.
4. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
5. REF. SHEET A2.8 FOR APARTMENT CASEWORK SECTIONS.



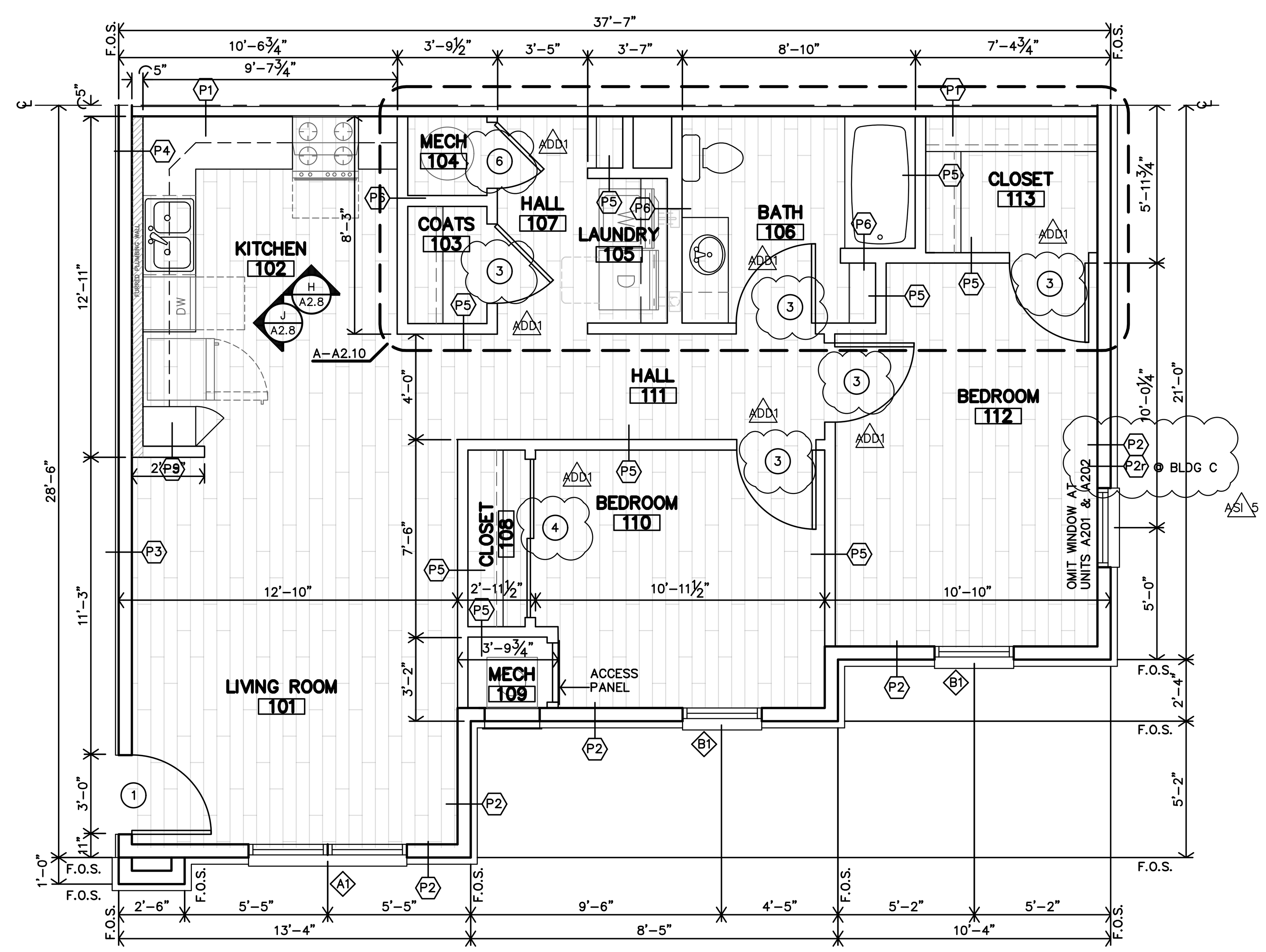
1 HEARING/VISION IMPAIRED UNIT

C UNIT 2B (TYPE-B) ADAPTABLE 2-BEDROOM/1-BATH
1/4"=1'-0" 860 sf

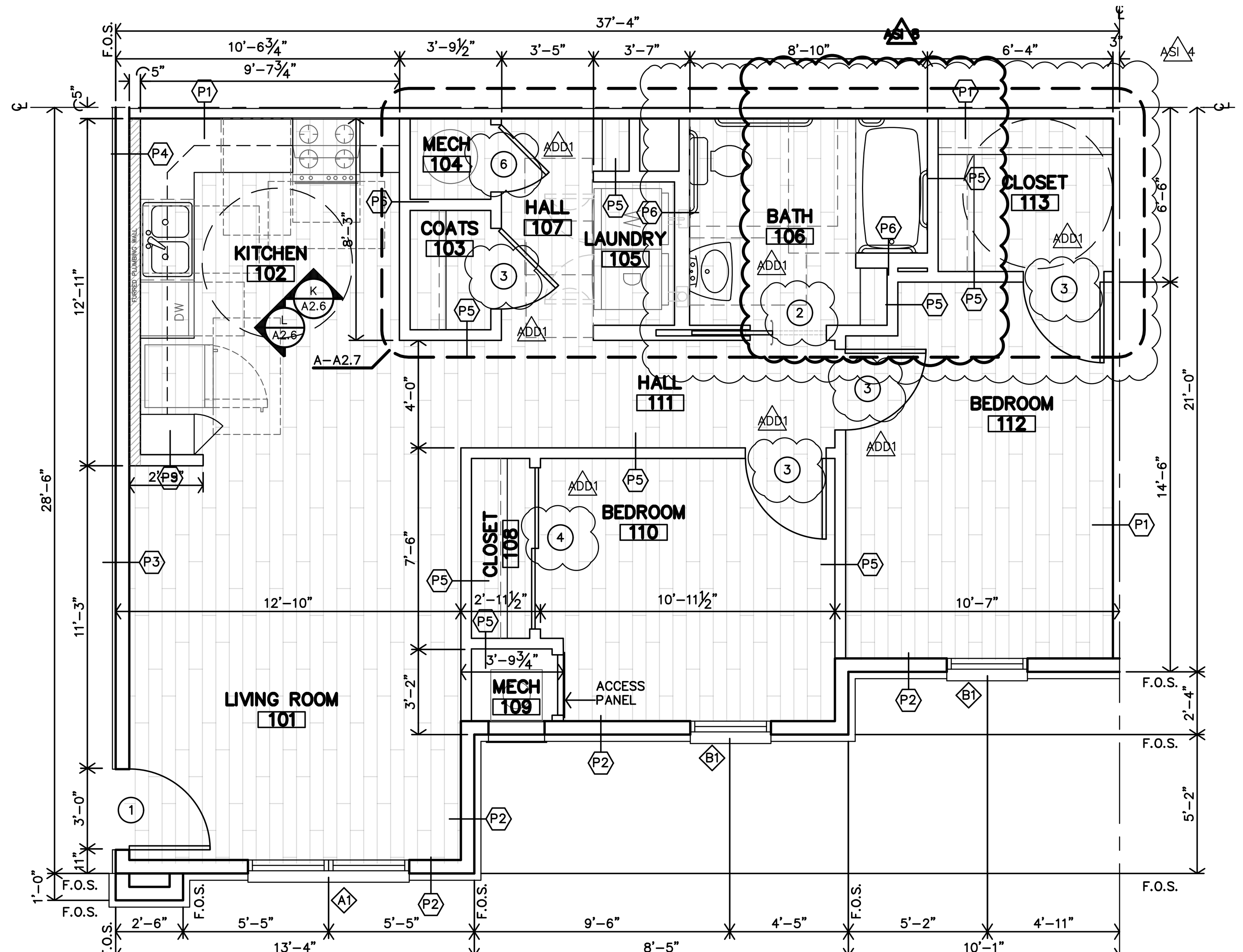
ASI 5



D BLDG C - INTERIOR UNIT UNIT 2C (STANDARD & TYPE-B) 2-BEDROOM/1-BATH
1/4"=1'-0" 860 sf



D UNIT 2C (STANDARD) 2-BEDROOM/1-BATH
1/4"=1'-0" 860 sf



1 FULLY ACCESSIBLE UNIT

ACCESSIBLE

A UNIT 2A (ACCESSIBLE) 2-BEDROOM/1-BATH
1/4"=1'-0" 860 sf

PREVIOUS REVISIONS:
ASI 3 6-2-2025
ASI 4 10-30-2025

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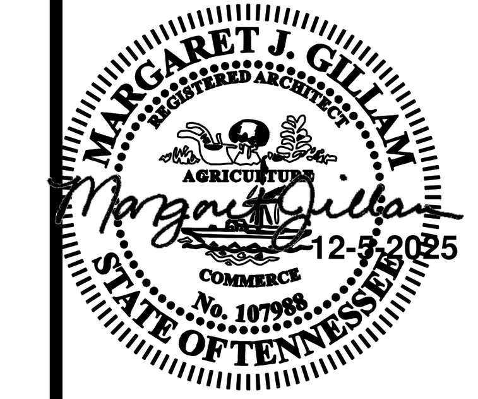
1881 Main Street, Suite 301 Kansas City, MO 64108 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE



REVISION:	
ASI 5	12-5-2025
ASI 6	1-20-2026
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.4

APARTMENT INTERIOR FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1 – LATEX ENAMEL | C1 – CARPET #1 | V – VINYL PLANK FLR'G TILE
P2 – EPOXY PAINT | C2 – CARPET #2 | ST – SPRAY TEXTURE
CT – CERAMIC TILE | SV – SHEET VINYL | S – SMOOTH | T – TEXTURED LIGHT KNOCKDOWN

NO.	DESCRIPTION	FLOOR			BASE			N.WALL			E.WALL			S.WALL			W.WALL			CLG	HGT.	NOTES
		VINYL PLANK FLOORING			2 1/2" WOOD		4" RUBBER BASE	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	1/2" ZIP SHEATHING	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	1/2" ZIP SHEATHING	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	1/2" ZIP SHEATHING	5/8" TYPE X G.B.	5/8" TYPE X M.R. G.B.	1/2" ZIP SHEATHING	5/8" TYPE X G.B.		
101	LIVING ROOM	V			P1			P1/T									P1/T			ST	REFERENCE REFLECTED CEILING PLANS ON SHEET A7.2	
102	KITCHEN	V			P1				P1/T			P1/T			P1/T			P1/T		ST		NOTE 1
103	COATS	V			P1			P1/T			P1/T			P1/T			P1/T			P1/S		
104	MECH	V			P1			P1			P1			P1			P1			ST		
105	LAUNDRY	V			P1				P1/T			P1/T			P1/T			P1/T		ST		NOTE 1
106	BATH	V			P1				P1/T			P1/T			P1/T			P1/T		ST		
107	HALL	V			P1			P1/T			P1/T			P1/T			P1/T			ST		NOTE 1, 2
108	CLOSET	V			P1			P1/T			P1/T			P1/T			P1/T			P1/S		
109	MECH	V			P1			P1			P1			P1			P1			P1/S		
110	BEDROOM	V			P1			P1/T			P1/T			P1/T			P1/T			ST		
111	HALL	V			P1			P1/T			P1/T			P1/T			P1/T			ST		
112	BEDROOM	V			P1			P1/T			P1/T			P1/T			P1/T			ST		
113	CLOSET	V			P1			P1/T			P1/T			P1/T			P1/T			P1/S		
114	*NOT USED*																					
115	BEDROOM	V			P1			P1/T			P1/T			P1/T			P1/T			ST		
116	CLOSET	V			P1			P1			P1			P1			P1			ST		
117	BATH	V			P1				P1/T			P1/T			P1/T			P1/T		ST		NOTE 1, 2

NOTES: 1. INSTALL 5/8" TYPE X M.R G.B. @ ALL WET AREAS.
2. 5/8" CEMENT BOARD @ TUB & SHOWER ENCLOSURES.

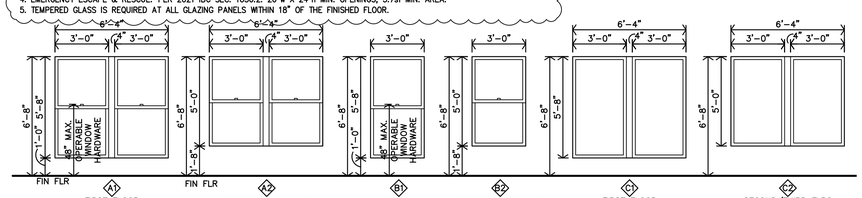
APARTMENT DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	MATERIAL: MASONITE	MATERIAL: WOOD H.C.	MATERIAL: WOOD LOUVER	TYPE: TYPE	TYPE: BI-FOLD	TYPE: BI-PASS	TYPE: POCKET	FINISH: PAINT	FINISH: PRE-PRIMED	FRAME MATERIAL: METAL	FRAME MATERIAL: WOOD	FRAME MATERIAL: TYP. BD.	FRAME FINISH: PAINT	FRAME FINISH: PRE-PRIMED	RATING	NOTES
1	3'–0"	6'–8"	1 3/4"	●			A				●	●	●				●	20min	NOTES 1,2,3,4
2	3'–0"	6'–8"	1 3/8"		●					B	●			●			●		NOTE 7
3	3'–0"	6'–8"	1 3/8"		●		B				●			●			●		NOTES 5,6,8
4	PR3'–0"	6'–8"	1 3/8"		●				B		●			●		●			REF. F–A2.6
5	PR2'–0"	6'–8"	1 3/8"		●			B			●			●		●			REF. F–A2.6
6	2'–6"	6'–8"	1 3/8"			●	C				●			●			●		NOTE 9
7	2'–6"	6'–8"	1 3/8"		●		B				●			●			●		NOTE 8

GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS, PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 8710
B. REF. SHEET A2.11 FOR BREEZEWAY DOOR SCHEDULE.

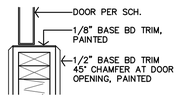
SPECIFIC NOTES:
1. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
2. ENTRY DOOR – PEEP HOLES at STANDARD/TYPE–B (ADAPTABLE) UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
3. ENTRY DOOR – PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
4. ENTRY DOOR – WEATHER STRIPPING TO BE INSTALLED.
5. BEDROOM & BATH DOORS – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
6. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS 1" TYP.
7. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1069.
8. CLOSET, LINEN DOORS – HARDWARE TO BE PASSAGE LEVER TYPE LATCH SET.
9. MECHANICAL DOORS – HARDWARE TO BE STORAGE LOCK LEVER TYPE LATCH SET.

WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE A MIN. U–VALUE OF .27
2. SAFETY GLASS SHALL BE LOCATED PER 2021 IBC SECTION 2406.4
3. FOR WINDOWS W/ SILLS @ 6'–0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2021 IBC SEC. 1030.1.1
4. EMERGENCY ESCAPE & RESCUE: PER 2021 IBC SEC. 1030.2. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA.
5. TEMPERED GLASS IS REQUIRED AT ALL GLAZING PANELS WITHIN 18" OF THE FINISHED FLOOR.

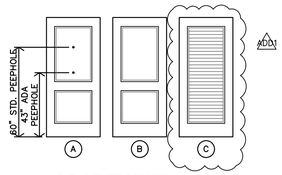


A1 FIRST FLOOR VINYL SINGLE HUNG, PREFIN.
A2 SECOND/THIRD FLRS VINYL SINGLE HUNG, PREFIN.
B1 FIRST FLOOR VINYL SINGLE HUNG, PREFIN.
B2 SECOND/THIRD FLRS VINYL SINGLE HUNG, PREFIN.
C1 FIRST FLOOR VINYL FIXED PREFIN.
C2 SECOND/THIRD FLRS VINYL FIXED PREFIN.

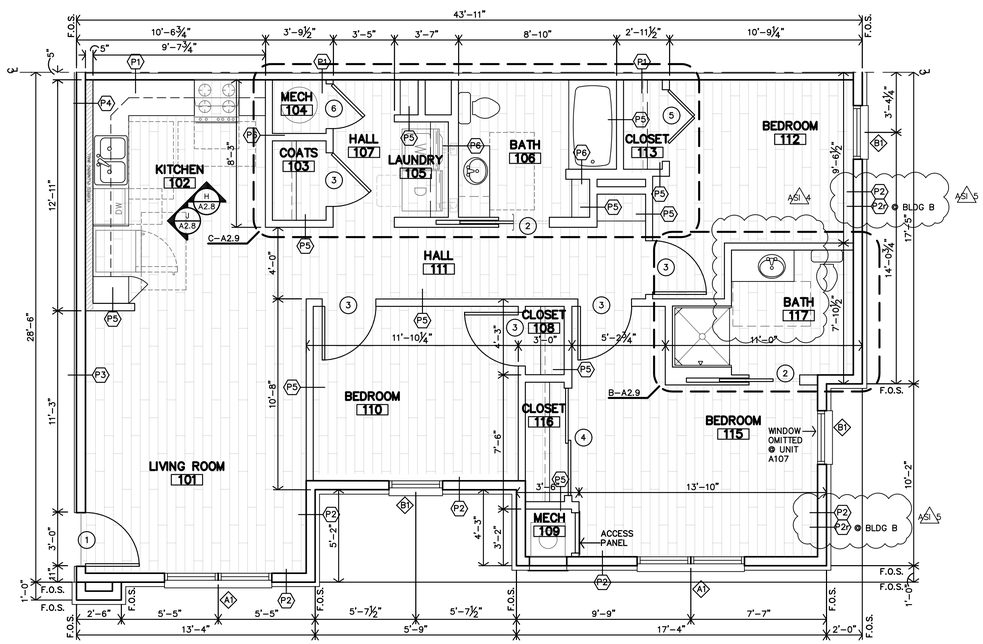
E APARTMENT WINDOW SCHEDULE
1/4"=1'–0"



F TYP. BASE DETAIL @ BI-FOLD & BI-PASS DOOR
1 1/2"=1'–0"

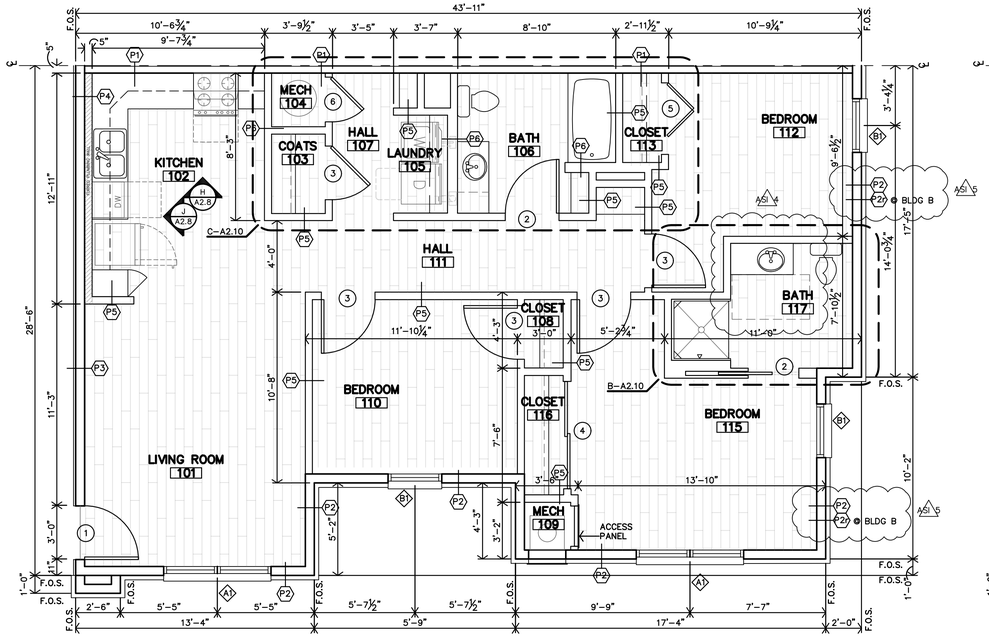


D APARTMENT DOOR TYPES
1/4"=1'–0"

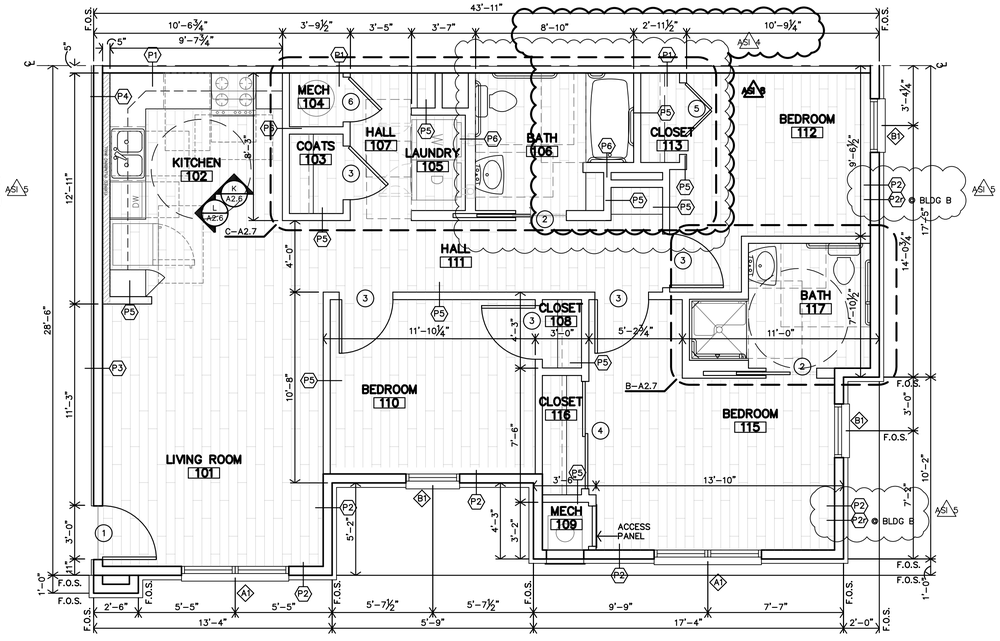


PLAN NOTES
1. REF. SHEET A2.3 FOR APARTMENT GENERAL NOTES.
2. REF. SHEET A2.4 FOR APARTMENT PARTITION TYPES & ASSEMBLY SCHEDULES.
3. FOR UL ASSEMBLY/ATTACHMENT DETAILS – REF. SPECIFICATIONS & PROJECT MANUAL.
4. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
5. REF. SHEET A2.8 FOR APARTMENT CASEWORK SECTIONS.

C UNIT 3B (TYPE-B) ADAPTABLE 3-BEDROOM/2-BATH
1/4"=1'–0" 1,083 sf



D UNIT 3C (STANDARD) 3-BEDROOM/2-BATH
1/4"=1'–0" 1,083 sf



1 FULLY ACCESSIBLE UNIT
ACCESSIBLE

A UNIT 3A (ACCESSIBLE) 3-BEDROOM/2-BATH
1/4"=1'–0" 1,083 sf

PREVIOUS REVISIONS:
6–2–2025
10–30–2025

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Salina, KS 67401 Kansas City, MO 64108
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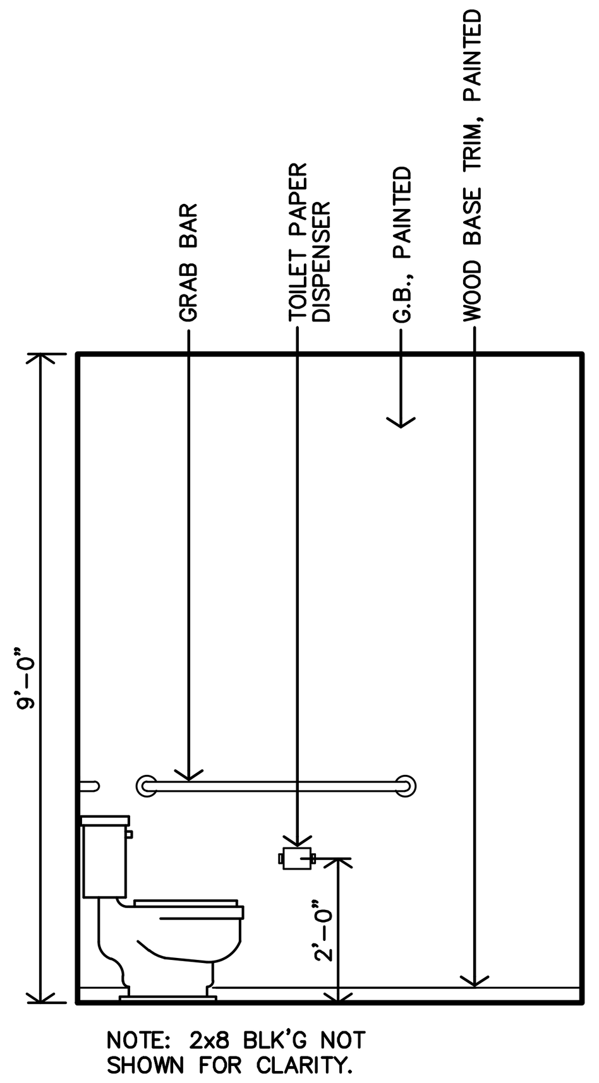
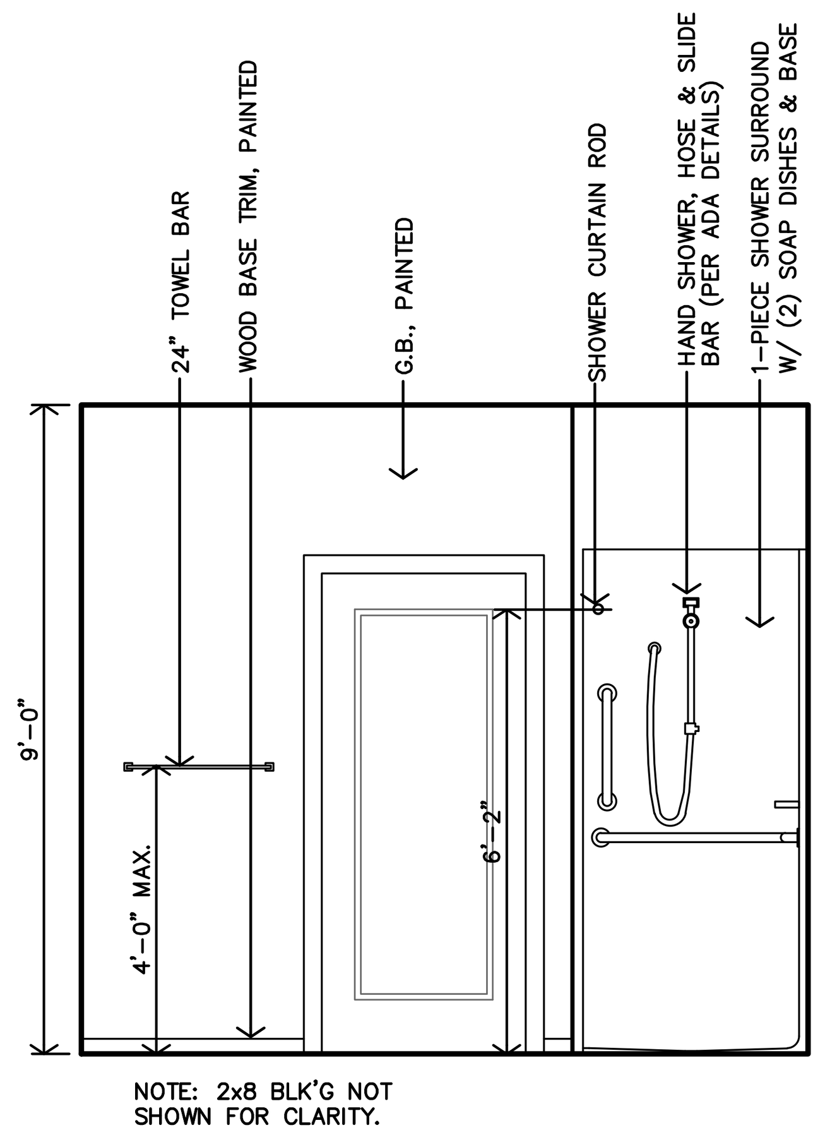
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM REGISTERED ARCHITECT No. 18798 STATE OF TENNESSEE 1-20-2026

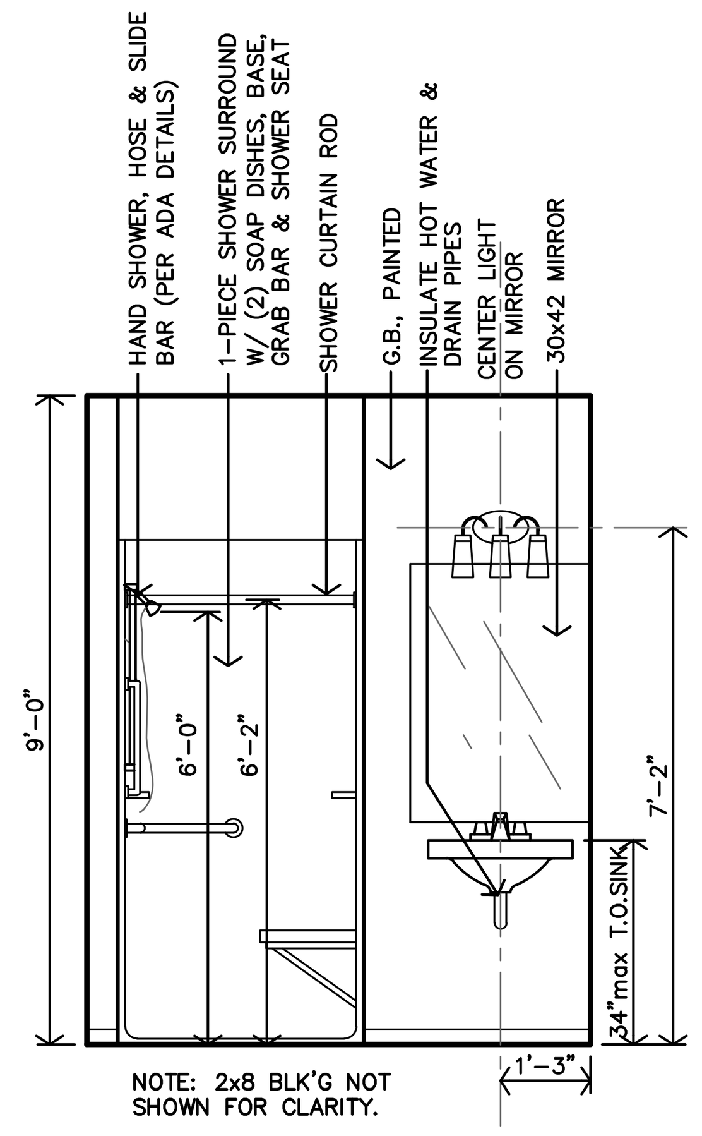
REVISION:	
5	12–5–2025
4	1–20–2026
DATE:	5–9–2025
JOB:	24–3446
SHEET NO.:	A2.5



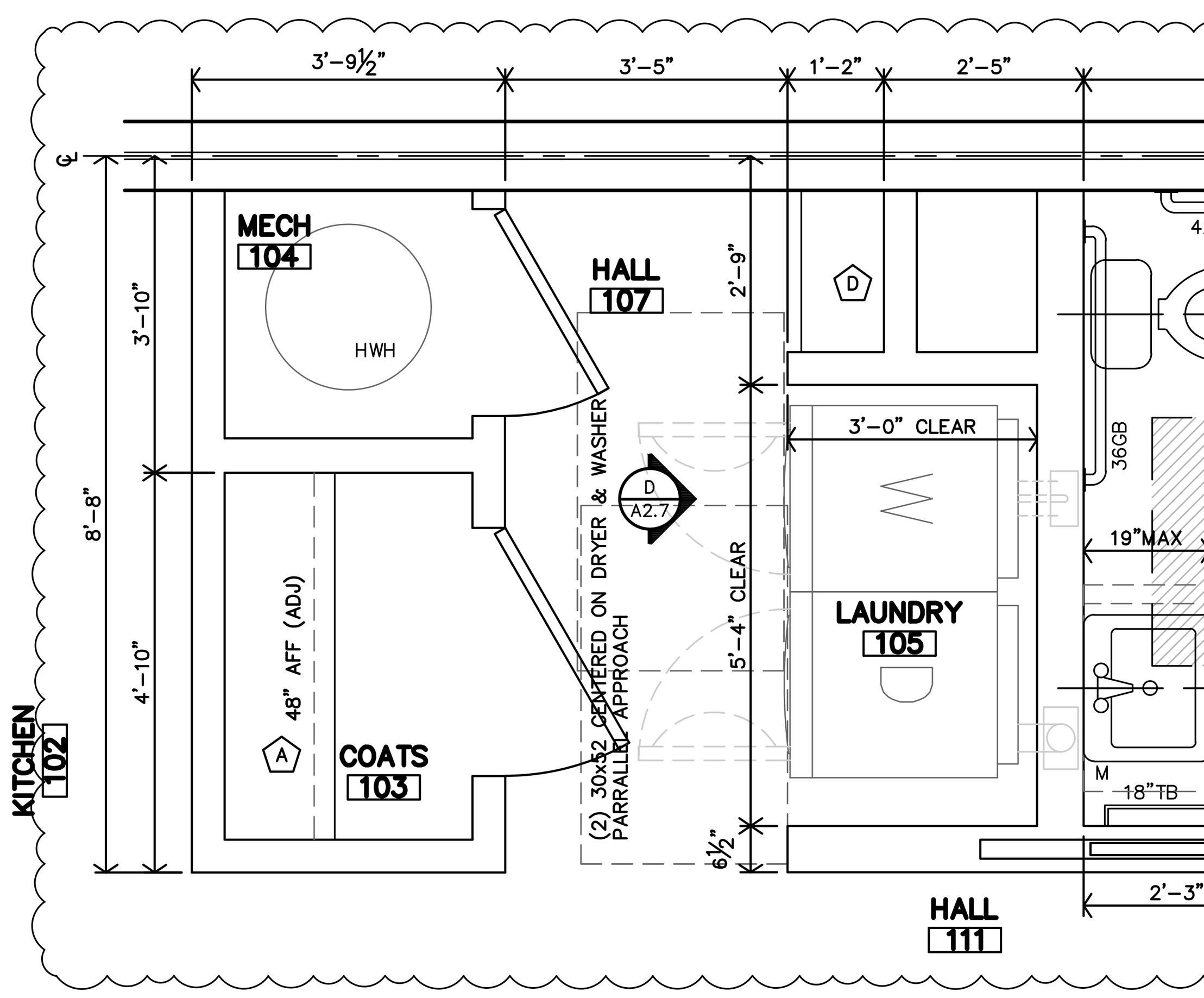
M UNIT 3A
BATH #117
INTERIOR ELEVATION
3/8"=1'-0"



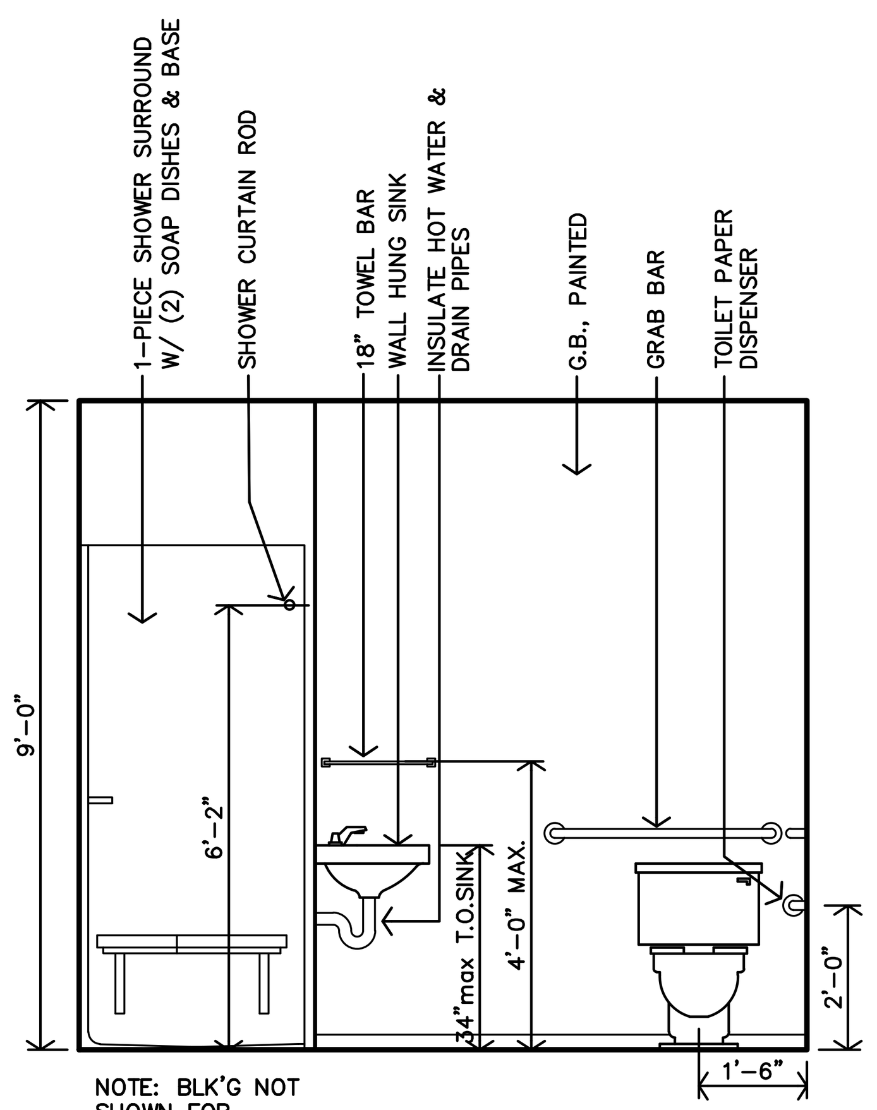
L UNIT 3A
BATH #117
INTERIOR ELEVATION
3/8"=1'-0"



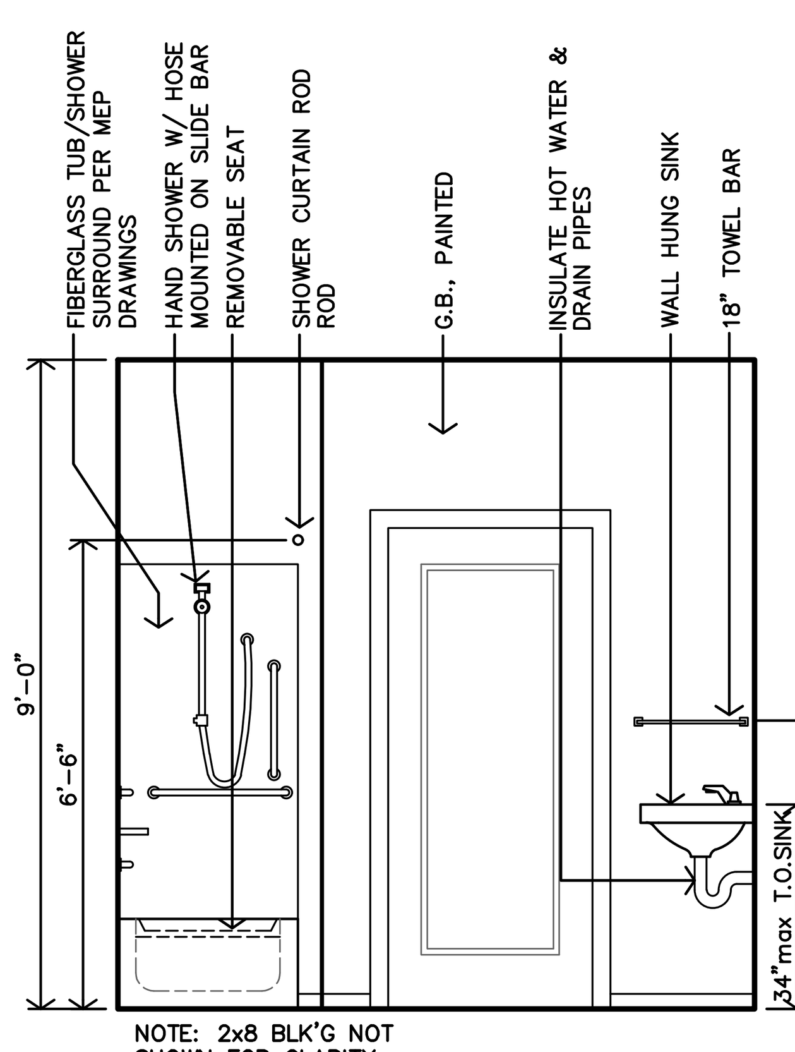
K UNIT 3A
BATH #117
INTERIOR ELEVATION
3/8"=1'-0"



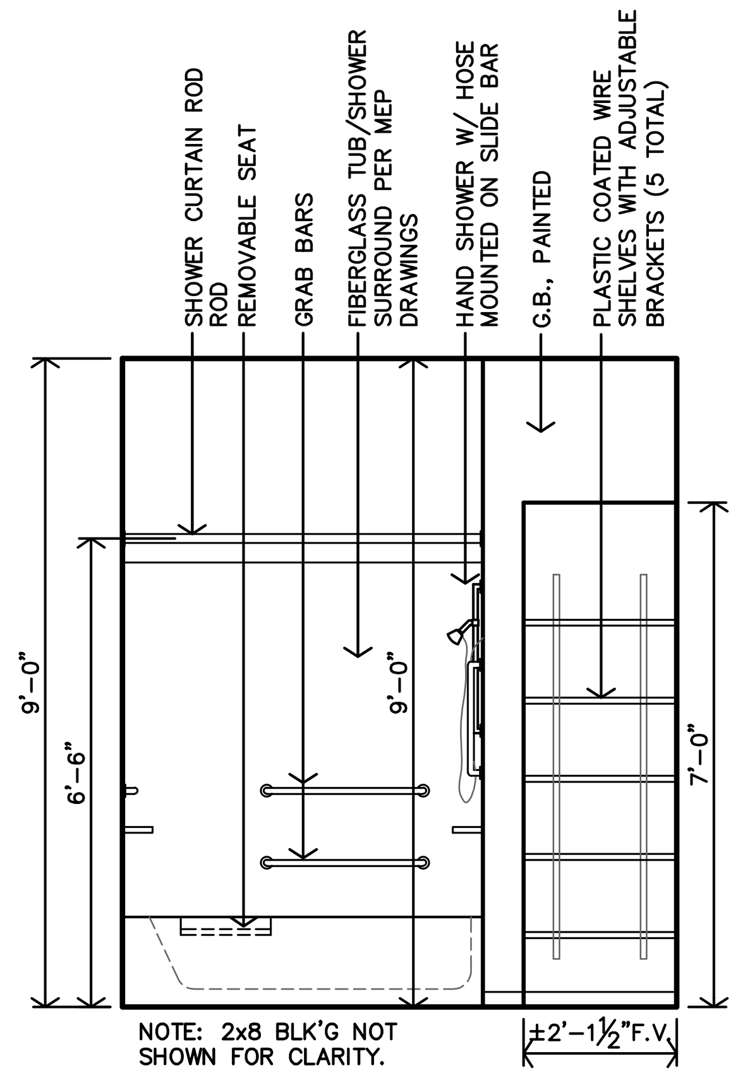
C UNIT 3A (ACCESSIBLE)
BATH #106 & LAUNDRY #105
ENLARGED PLAN
1/2"=1'-0"



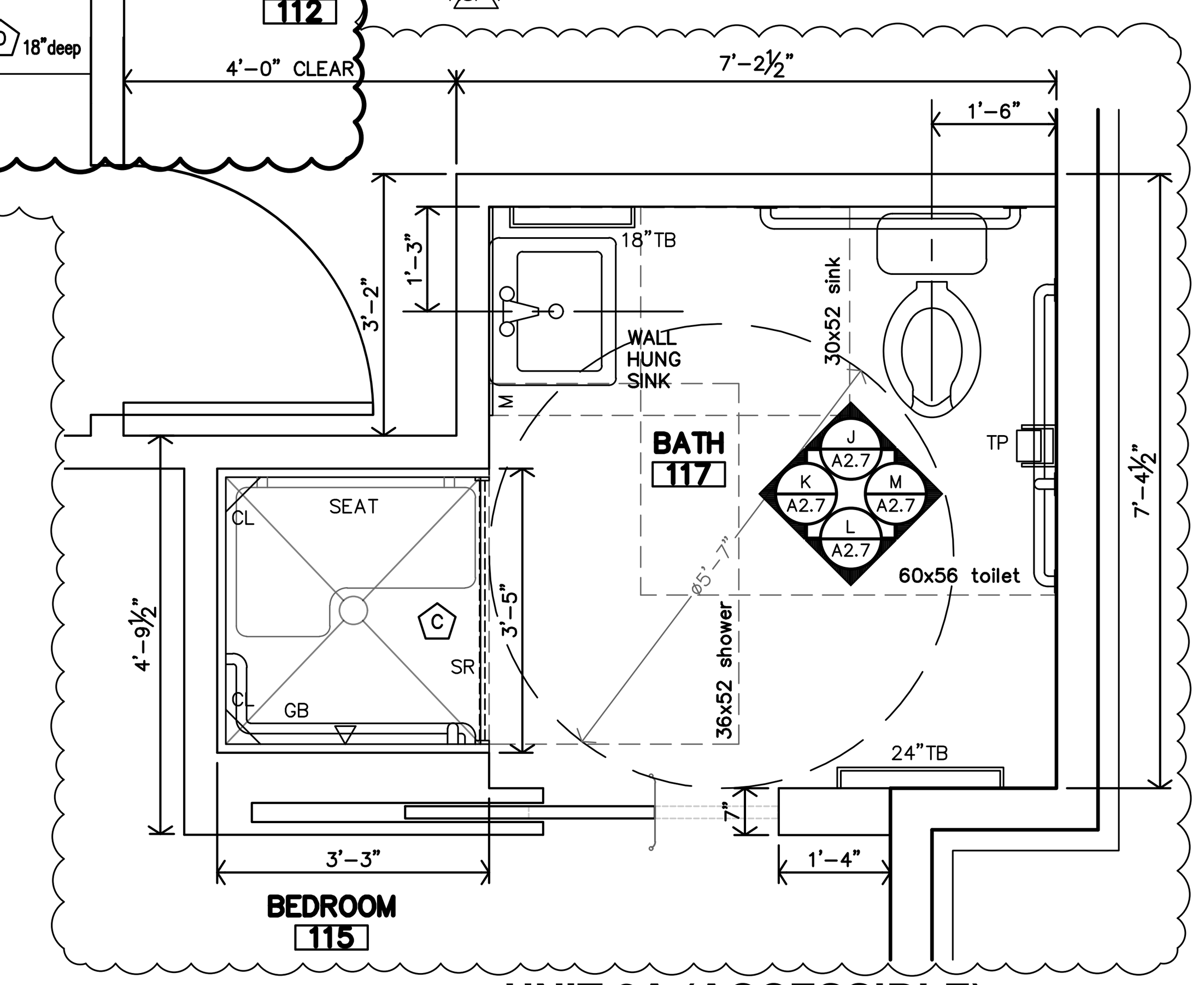
J UNIT 3A
BATH #117
INTERIOR ELEVATION
3/8"=1'-0"



H UNIT 2A & 3A
BATH #106
INTERIOR ELEVATION
3/8"=1'-0"



G UNIT 2A & 3A
BATH #106
INTERIOR ELEVATION
3/8"=1'-0"



B UNIT 3A (ACCESSIBLE)
BATH #117
ENLARGED PLAN
1/2"=1'-0"

ACCESSIBLE UNIT BATH NOTES

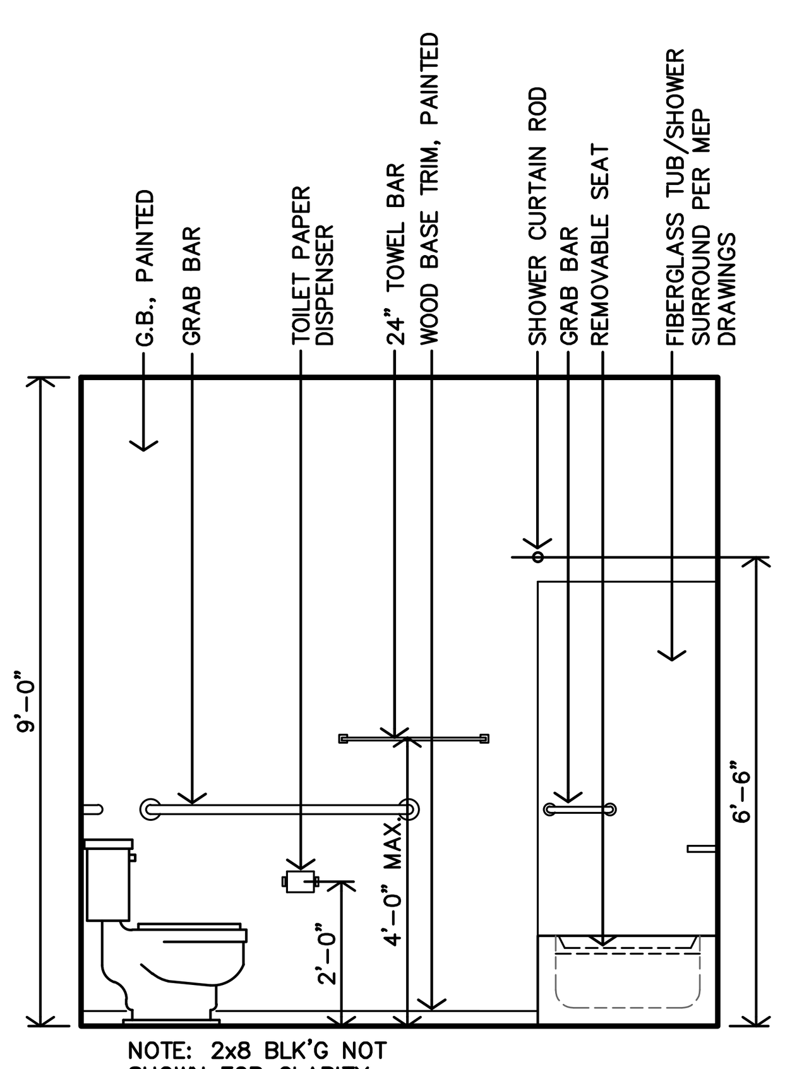
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.10)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27wX33.5d FRONT LOADING ACCESSIBLE WASHER & DRYER.
5. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
6. REF. SHEET A2.8 FOR APARTMENT CASEWORK SECTIONS.

LEGEND

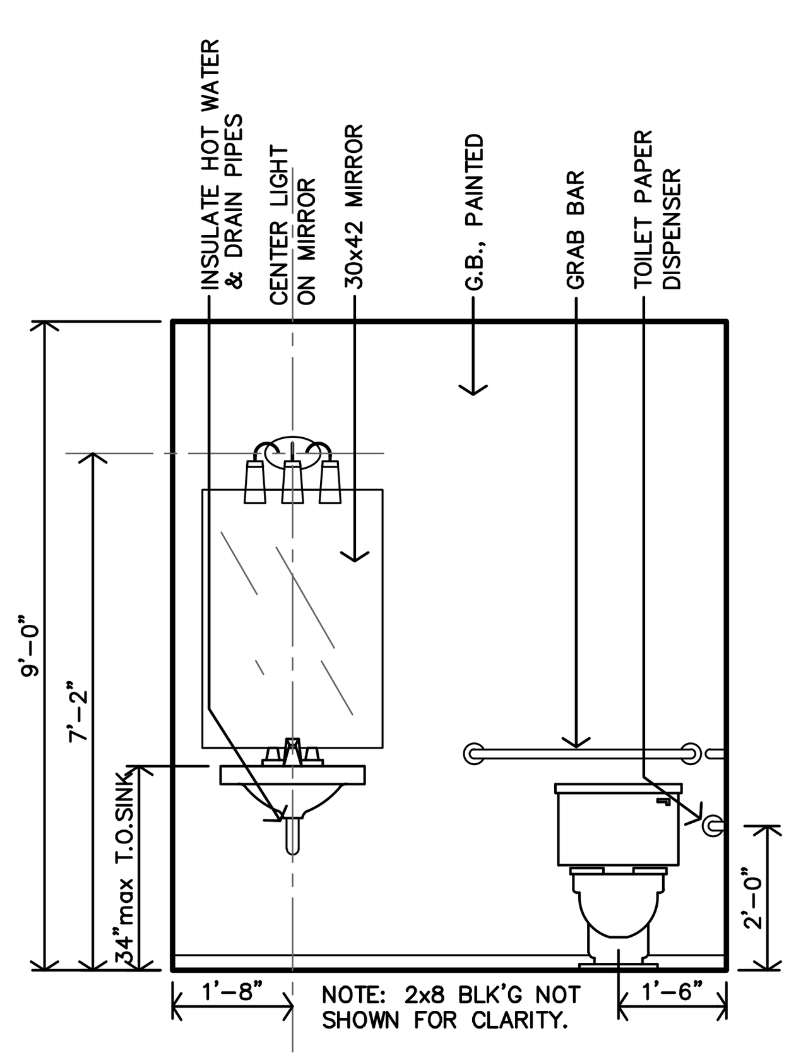
M	MIRROR
TP	TOILET PAPER DISP.
TB	TOWEL BAR
CL	CORNER LEDGE
SR	SHOWER ROD
GB	GRAB BAR
HWH	HOT WATER HEATER
RTS	REMOVABLE TUB SEAT

KEYNOTES:

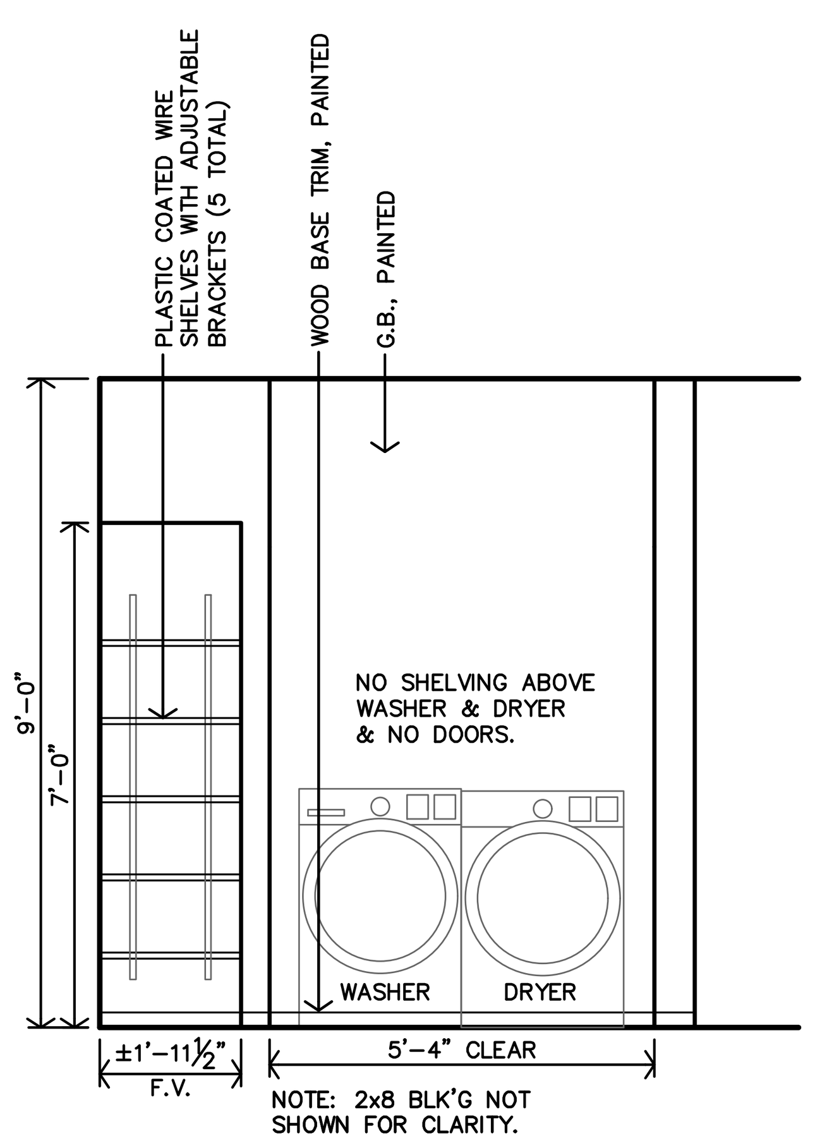
- (A) PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)
- (B) NOT USED
- (C) VERIFY SIZE w/ FIBERGLASS SHOWER UNIT
- (D) 12"or 18" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



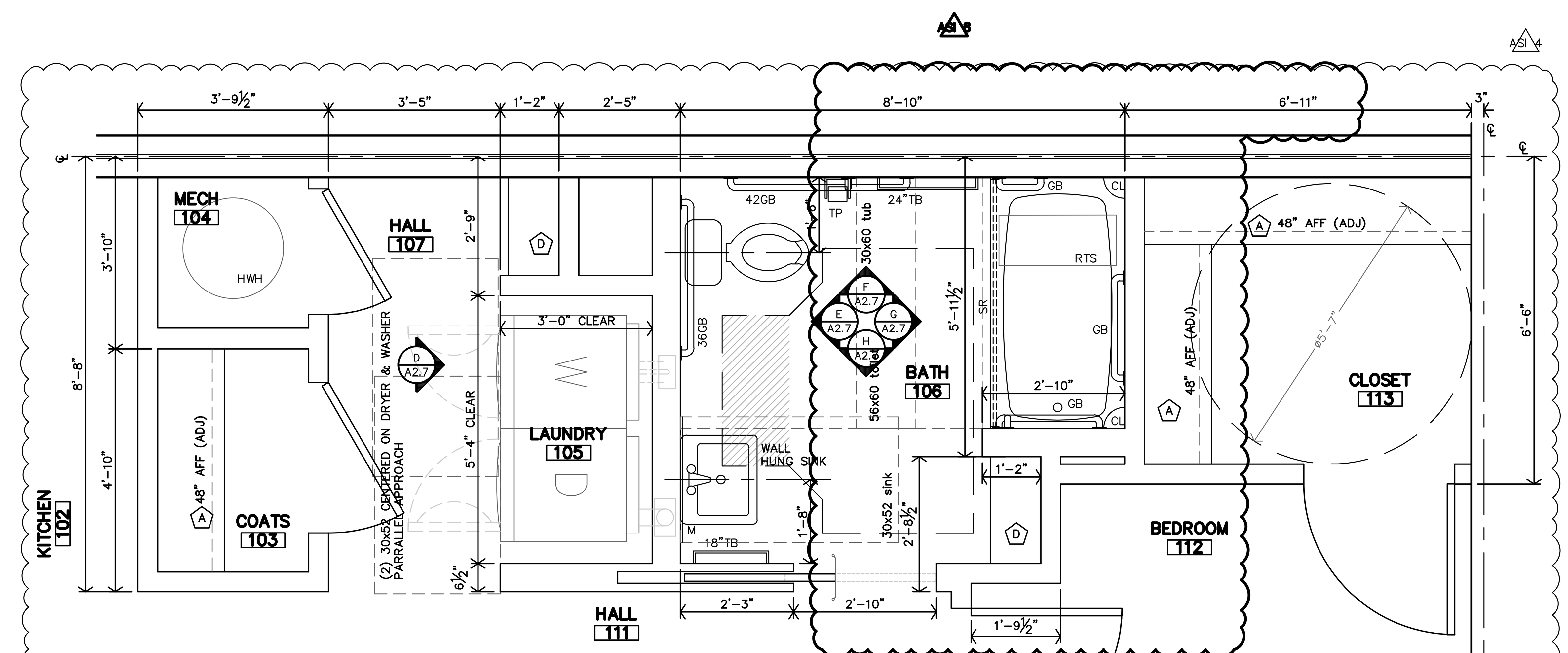
F UNIT 2A & 3A
BATH #106
INTERIOR ELEVATION
3/8"=1'-0"



E UNIT 2A & 3A
BATH #106
INTERIOR ELEVATION
3/8"=1'-0"



D UNIT 2A & 3A
LAUNDRY #106
INTERIOR ELEVATION
3/8"=1'-0"



A UNIT 2A (ACCESSIBLE)
BATH #106 & LAUNDRY #105
ENLARGED PLAN
1/2"=1'-0"

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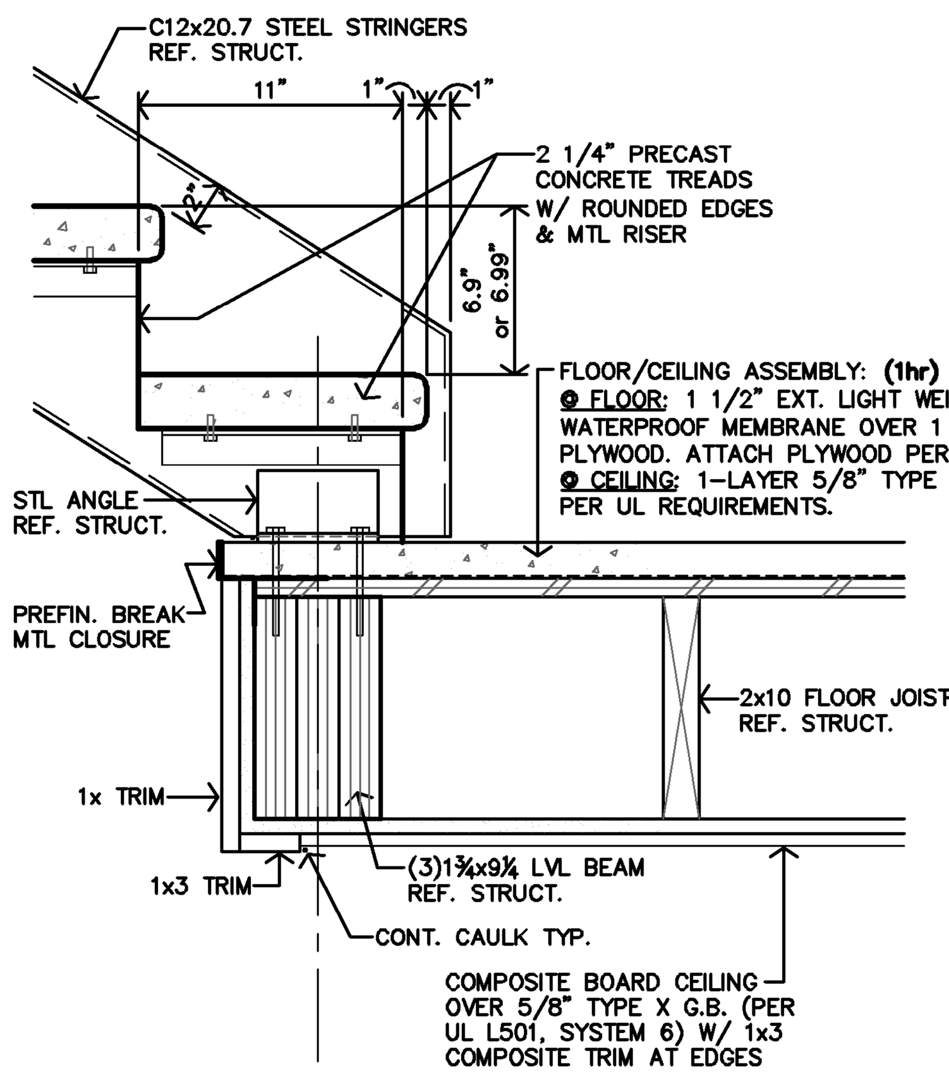
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

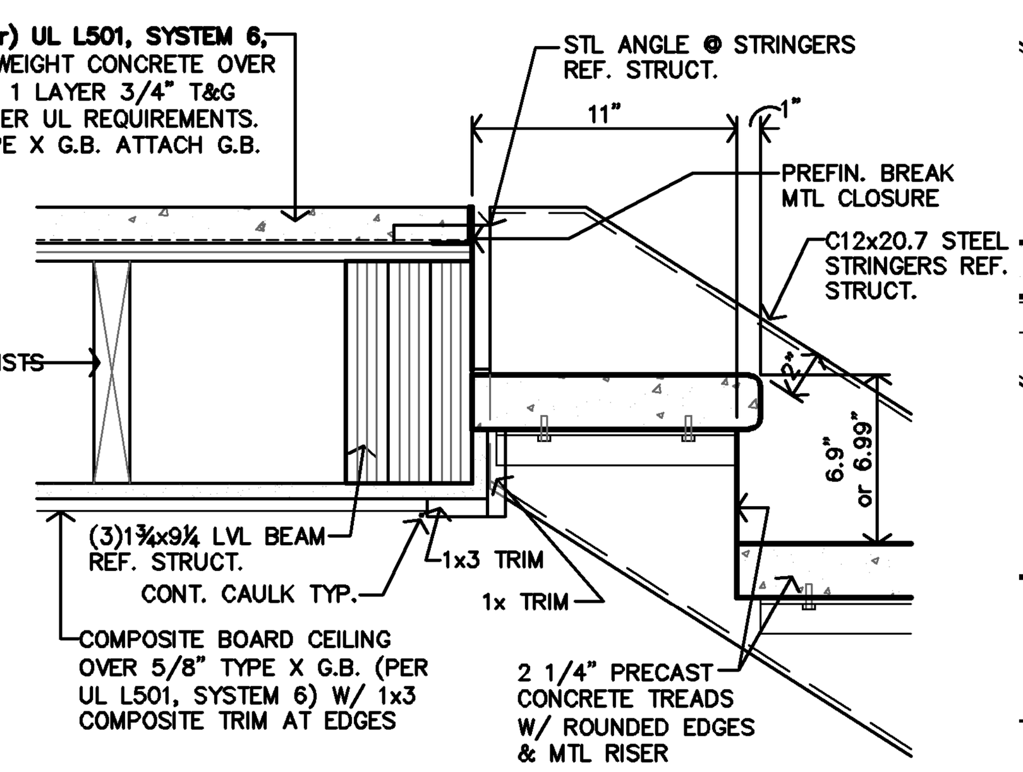
MARGARET J. GILLAM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 107968
STATE OF TENNESSEE
1-20-2026

REVISION:	
ASI 4	10-30-2025
ASI 6	1-20-2026
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

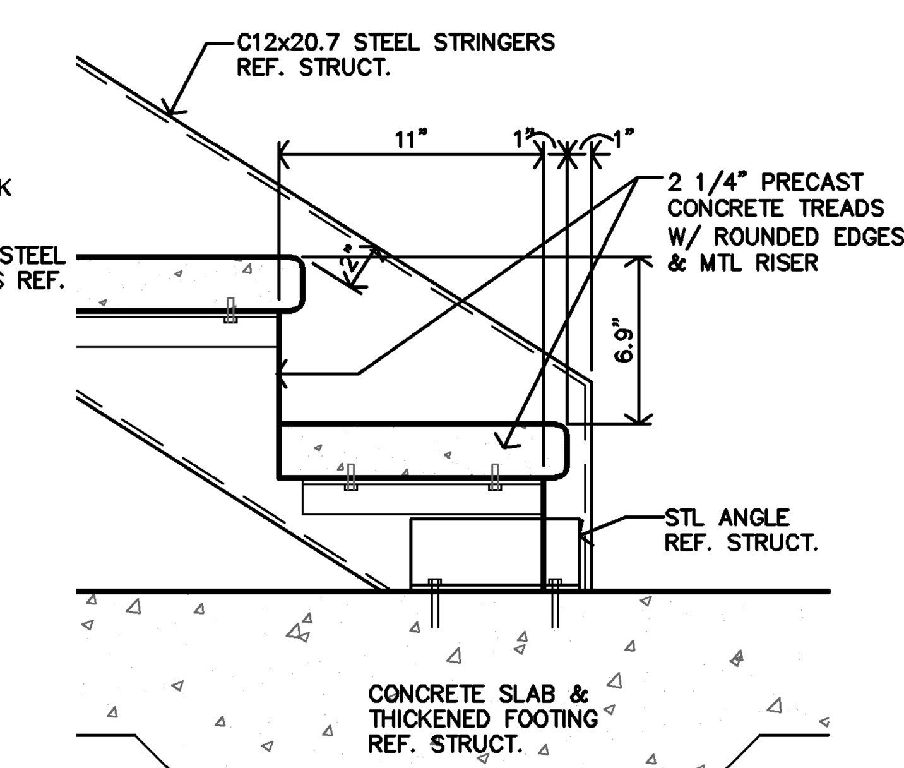
A2.7



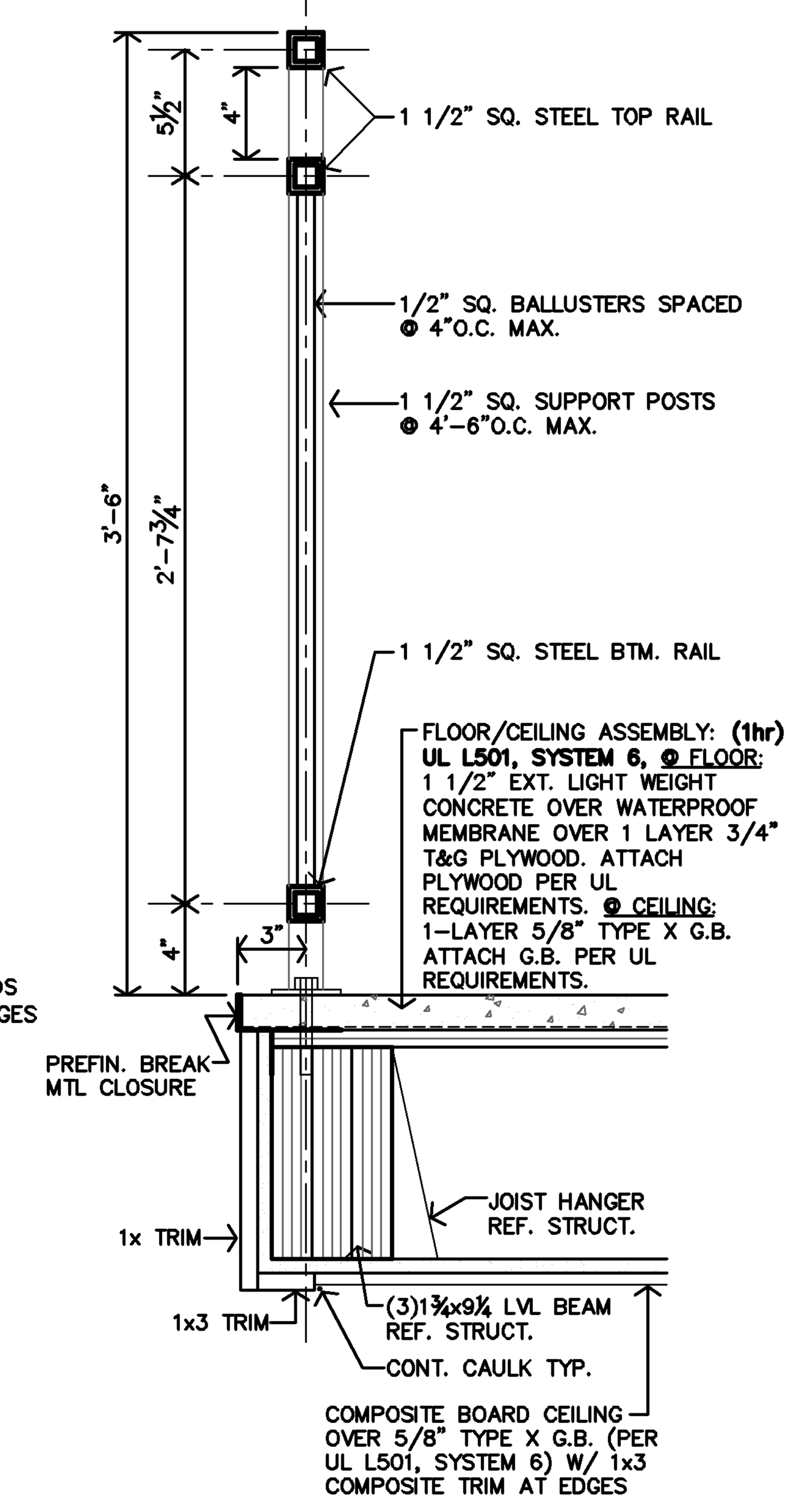
K DETAIL
1 1/2"=1'-0"



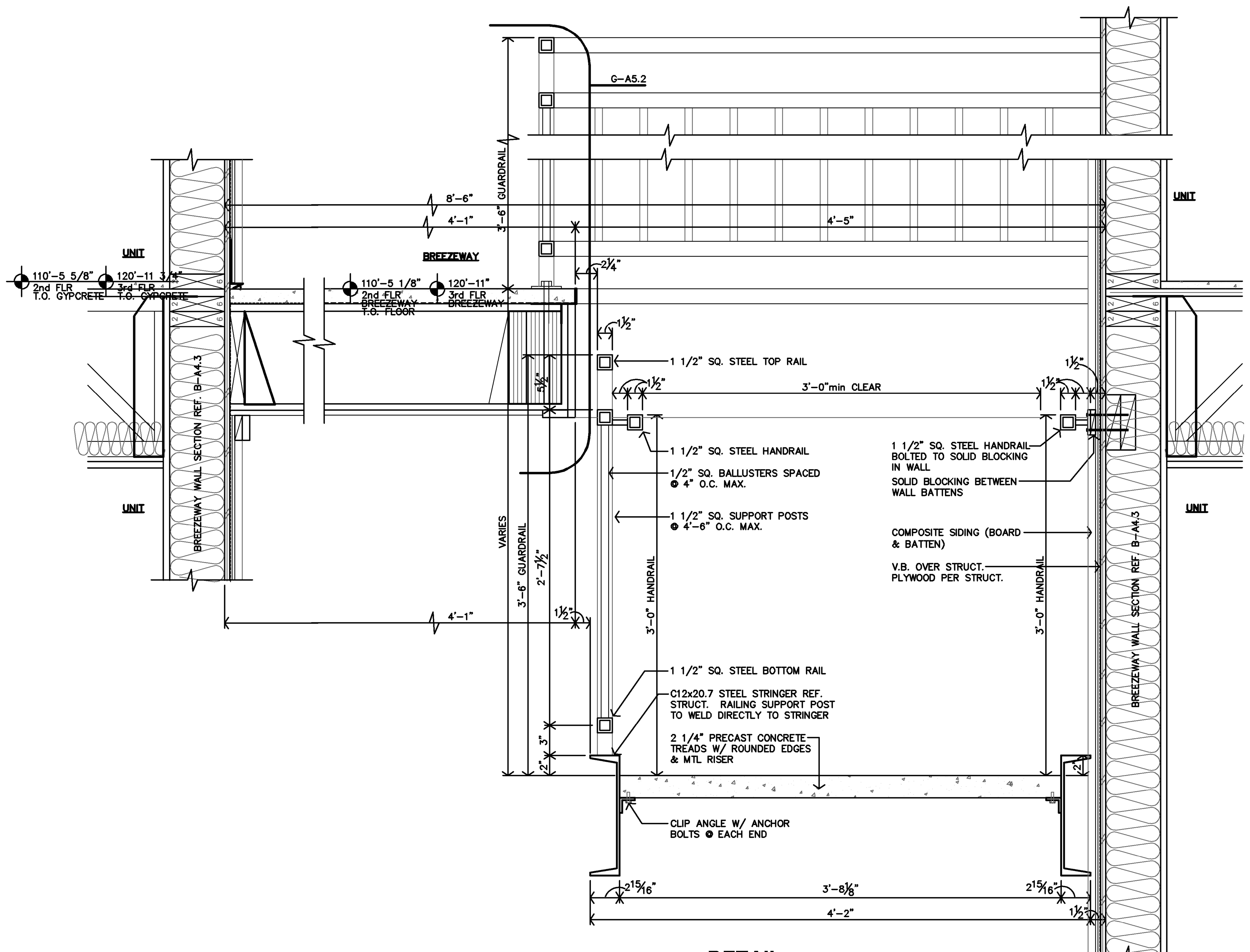
J DETAIL
1 1/2"=1'-0"



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



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

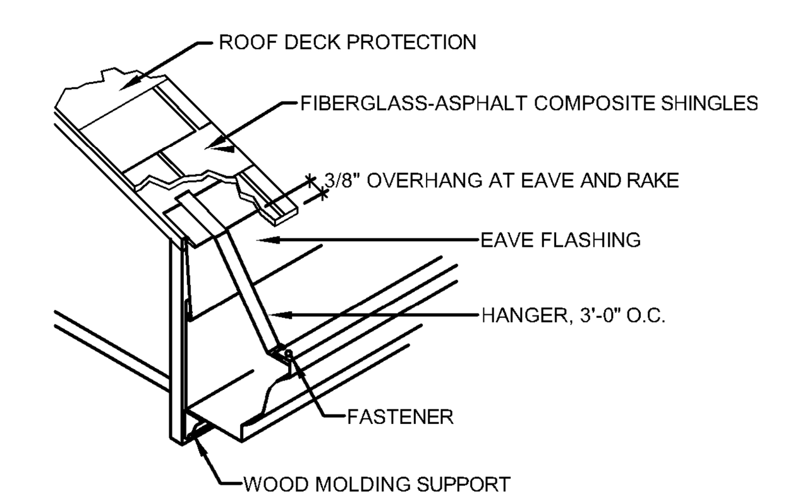


F DETAIL
1 1/2"=1'-0"

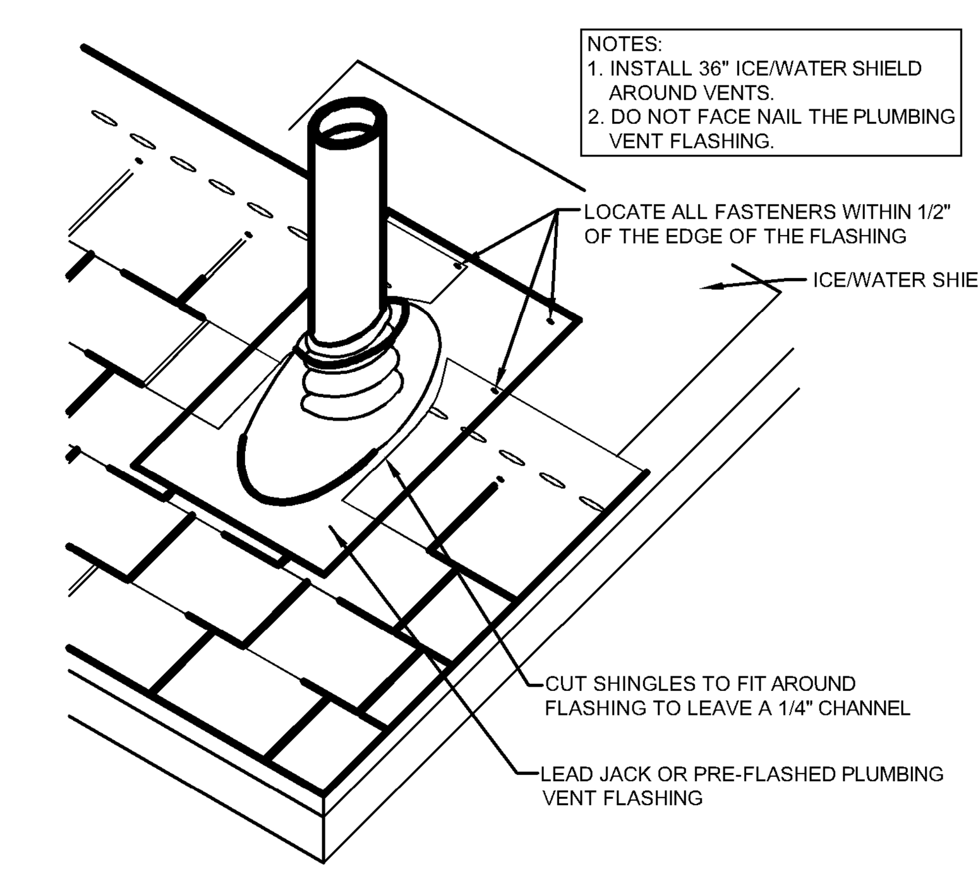
ROOFING DETAIL NOTES

1. TYPICAL MANUFACTURER'S DETAILS ACTUAL CONDITIONS MAY VARY, REFER AND COORDINATE W/ BUILDING DETAILS PROVIDING THE MANUFACTURER'S MOST STRINGENT REQUIREMENTS, RECOMMENDATIONS, NECESSARY TO ACHIEVE COMPLETE WATERTIGHT WARRANTY.
2. A WOOD NAILER IS REQUIRED WHEN INSULATION IS GREATER THAN 1" COORDINATE WITH MANUFACTURER'S REQUIREMENTS TOP OF WOOD ATTACH WOOD NAILERS SHALL BE SPACED NO GREATER THAN 18"O.C.

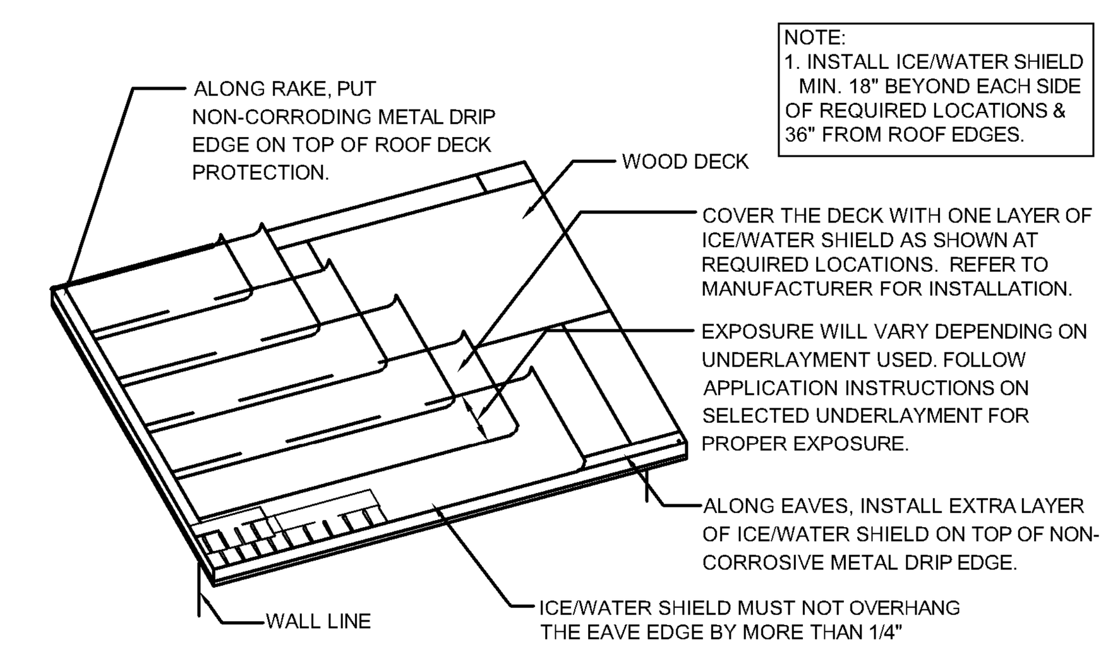
MANUFACTURER'S-ROOFING DETAILS, CONDITIONS VARY



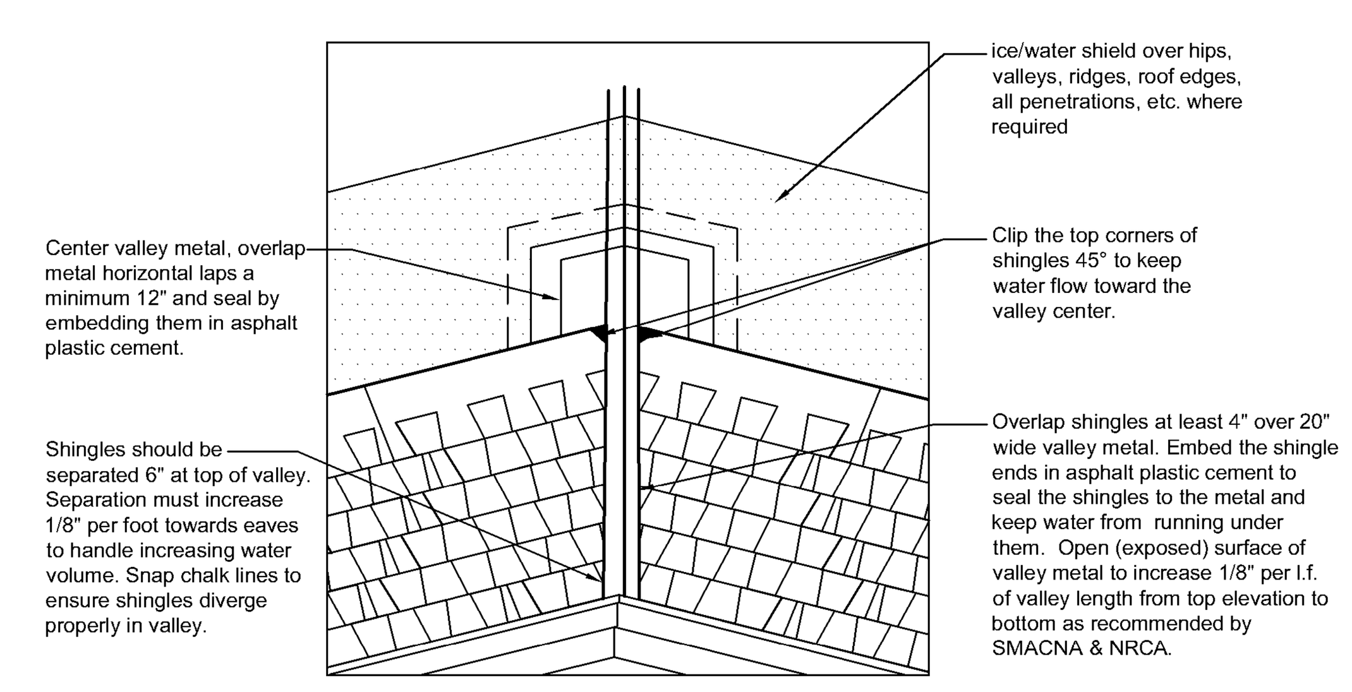
E GUTTER FASTENER DETAIL
NOT TO SCALE



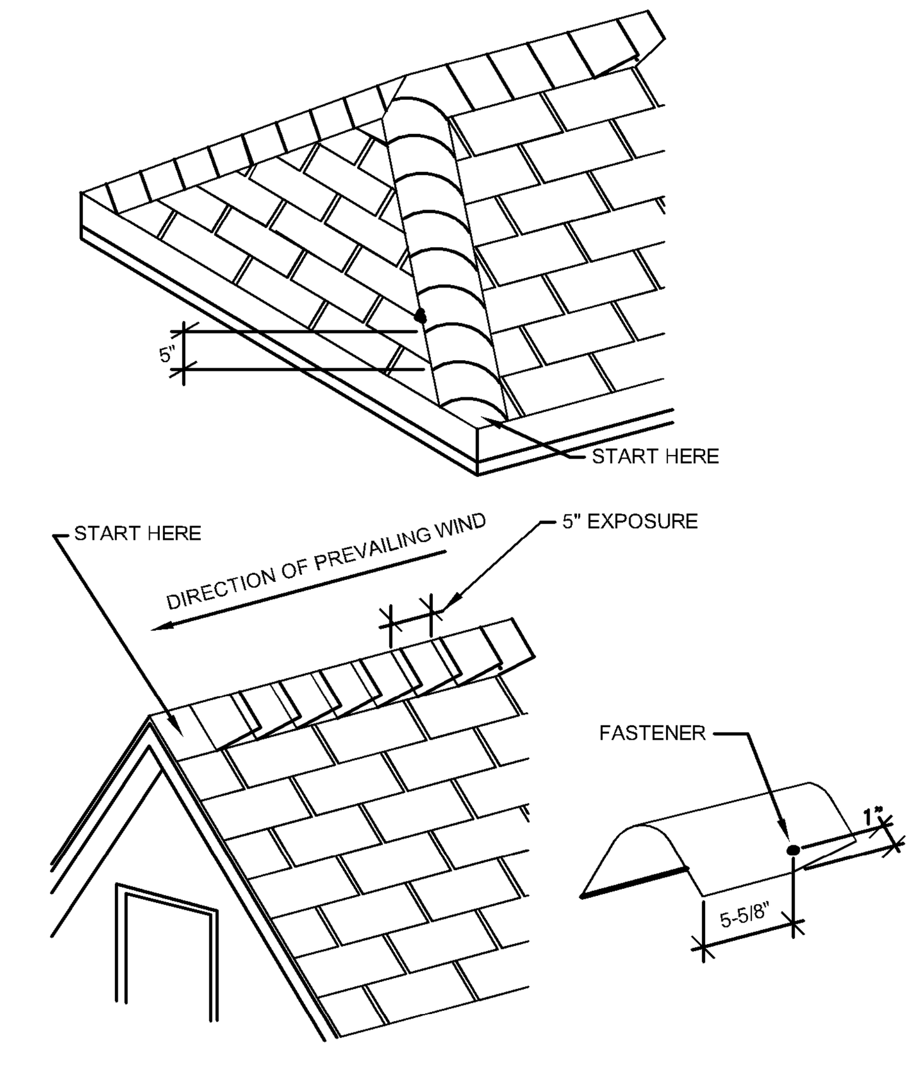
B VENT FLASHING DETAIL
NOT TO SCALE



D UNDERLAYMENT LAYOUT DETAIL
NOT TO SCALE



C OPEN VALLEY DETAIL
NOT TO SCALE



A HIP & RIDGE DETAILS
NOT TO SCALE

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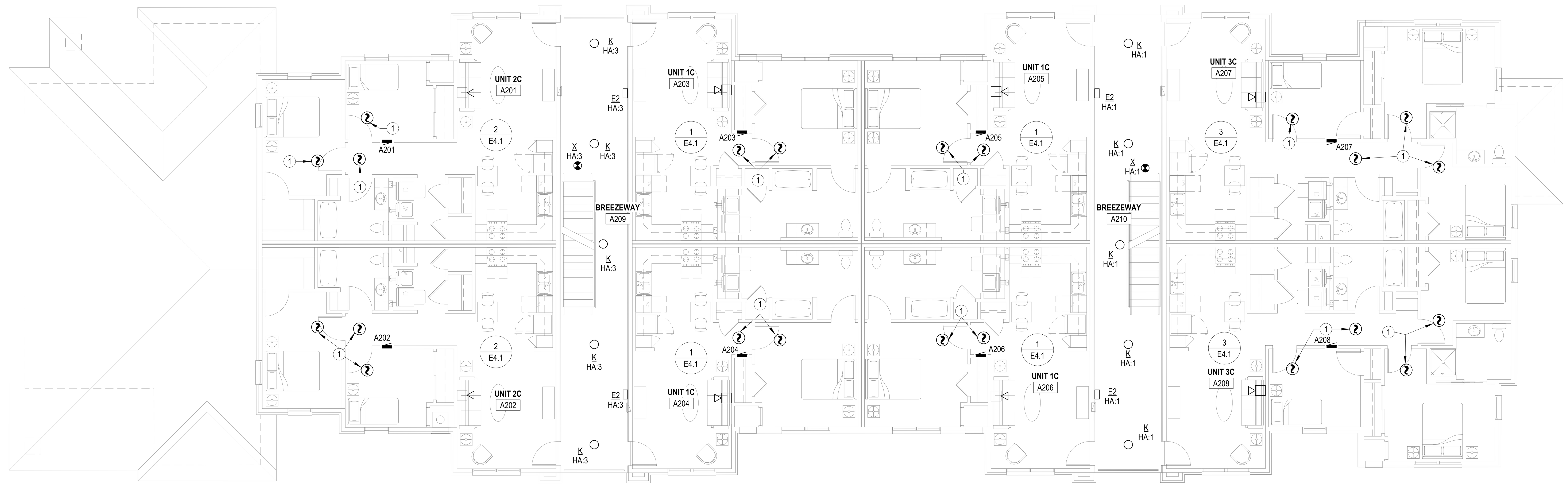
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

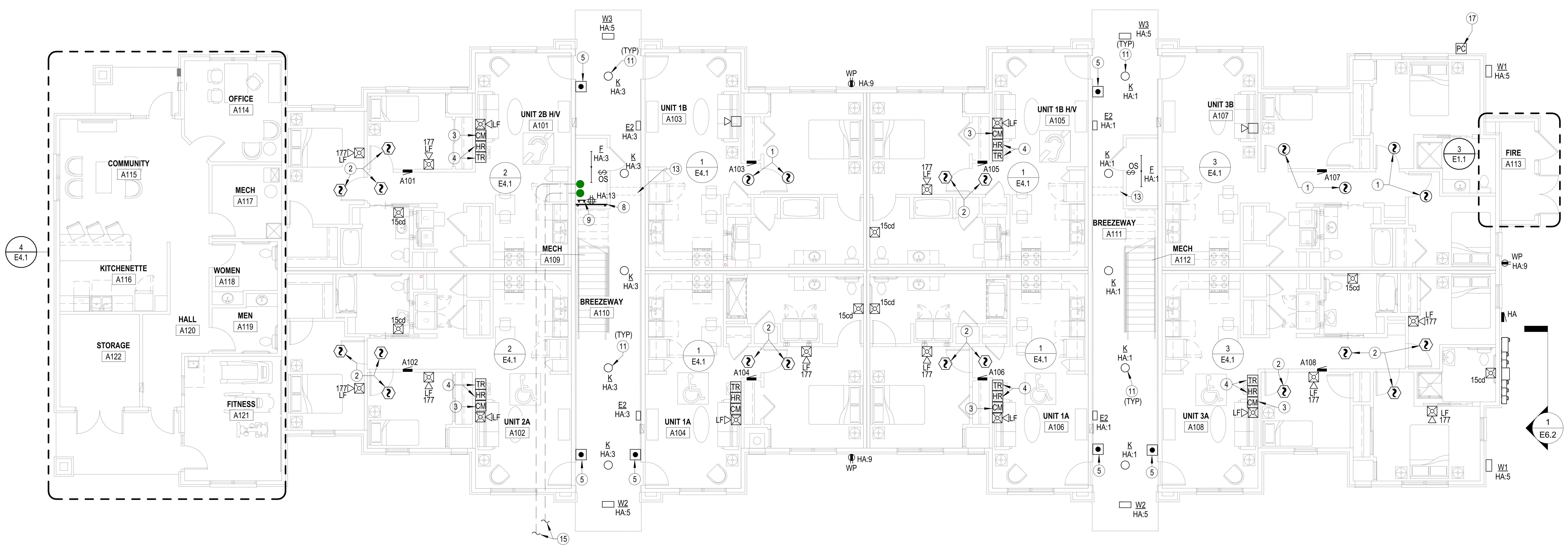
REVISION:	
A4	1-20-2026
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4

A5.2



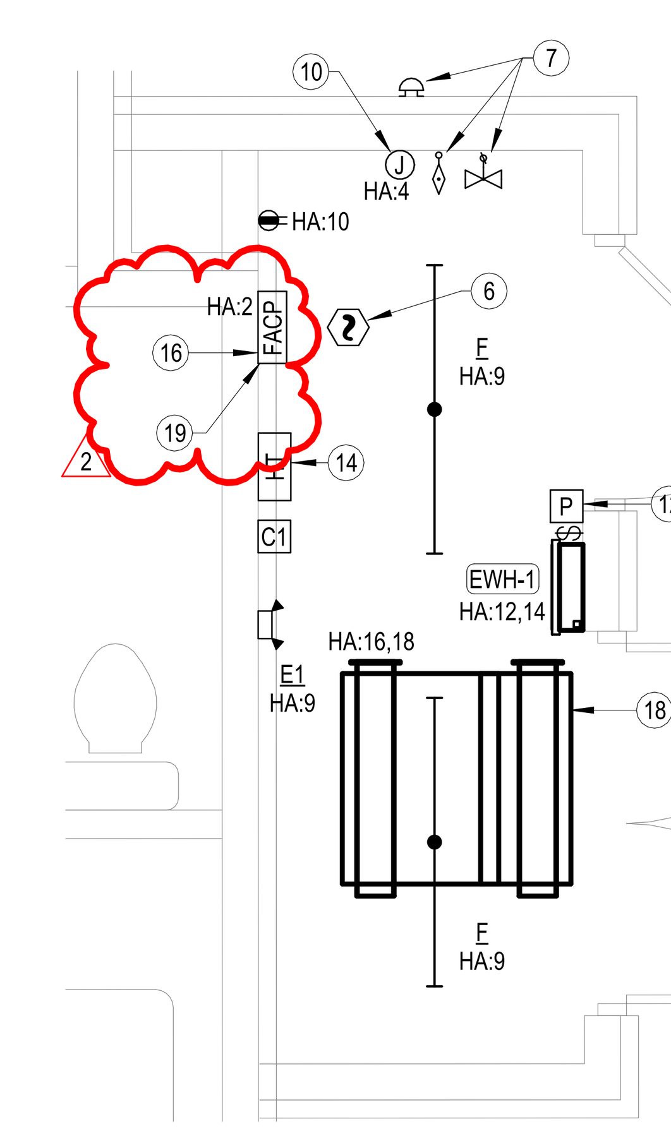
2 BUILDING A-SECOND FLOOR-POWER PLAN

1/8" = 1'-0"



1 BUILDING A-FIRST FLOOR-POWER PLAN

1/8" = 1'-0"



3 BUILDING A-WATER RISER CLOSET

3/8" = 1'-0"

GENERAL FIRE ALARM NOTES

1. DB RATING FOR ALL FIRE ALARM HORNS SHALL BE SET 15 DB ABOVE AMBIENT PER CODE REQUIREMENTS.

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Project 24072 05/09/2025

NOTES BY SYMBOL

1. CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE PHOTELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85 dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED, BRK #SC701LBL OR EQUAL.
2. FIRE ALARM 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. PROVIDE DOOR ANNUNCIATOR SYSTEM A/V HORN/STROBE DEVICE AND LOW VOLTAGE TRANSFORMER AT ALL ACCESSIBLE APARTMENTS AND ALSO AT APARTMENTS DESIGNATED HEARING-IMPAIRED. INSTALL HORN/STROBE APPLIANCE AT 80" AFF. INSTALL TRANSFORMER IN DOUBLE GANG JUNCTION BOX ABOVE HORN/STROBE WITH BLANK COVER PLATE AND PROVIDE LOW VOLTAGE CONTROL WIRING. SEE DETAIL #, SHEET E#.#. PROVIDE ENGRAVED SIGN AT THE HORN/STROBE DEVICE TO READ "DOOR"
5. 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. SEE DETAIL #, SHEET E#.#.
6. PROVIDE SMOKE DETECTOR ABOVE FACP AND CONNECT TO FIRE ALARM SYSTEM.
7. PROVIDE ADDRESSABLE FIRE ALARM RELAYS AND MONITORING MODULES FOR ALL FIRE SPRINKLER FLOW SWITCHES, TAMPER SWITCHES AND BELL/GONG. COORDINATE QUANTITIES AND LOCATIONS WITH FIRE SPRINKLER CONTRACTOR.
8. COVER WALL WITH 4'x8'x3/4" ACX FIRE RETARDANT PLYWOOD SHEETS INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.
9. TELECOMMUNICATIONS GROUND BAR SHALL BE 13-1/4"W x 2"H x 1/4" THICK ELECTRO-TIN PLATED COPPER BUS BAR, COMPLETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS, ERICO #TGBA14L06PT OR EQUAL. MOUNT AT 18" AFF. ALL CONNECTIONS TO GROUND BAR SHALL BE MADE USING COMPRESSION TYPE LUGS.
10. 120V POWER FOR FIRE SPRINKLER SYSTEM FLOW SWITCHE(ES) AND BELL. PROVIDE #8 CU BONDING JUMPER FROM CIRCUIT EQUIPMENT GROUNDING CONDUCTOR TO METAL SPRINKLER SYSTEM PIPING AT AN ACCESSIBLE LOCATION PER NEC 250.104(B). COORDINATE WORK WITH FIRE SPRINKLER SYSTEM INSTALLER.
11. CIRCUIT BREEZEWAY LIGHTS FOR CONTINUOUS OPERATION. SEE FLOORS ABOVE FOR CONTINUATION OF BREEZEWAY LIGHTING CIRCUIT.
12. PROVIDE MANUAL PULL STATION AT FACP CLOSET AND CONNECT TO FIRE ALARM SYSTEM.
13. WHERE FIRE PROTECTION PIPING MUST CROSS HALLWAY, ROUTE IN SOFFIT. PROVIDE HEAT TRACE AND INSULATE PIPING IN SOFFIT PER HEAT TRACE MANUFACTURER'S INSTRUCTIONS. PROVIDE ALL REQUIRED HEAT TRACE COMPONENTS AND CONTROLS FOR FREEZE PROTECTION OF PIPING. SEE WATER RISER CLOSET FOR MORE INFORMATION.
14. PROVIDE HEAT TRACE CONTROLLER EQUAL TO CHROMALOX INTELLITRACE ITC-FS DIGITAL HEAT TRACE CONTROLLER WITH (2) CIRCUITS. PROVIDE (2) 20 AMP CIRCUITS, (1) FOR EACH BREEZEWAY. ROUTE CIRCUITS FROM PANEL 'HA' TO HEAT TRACE CONTROLLER. EXTEND LINE VOLTAGE AND LOW VOLTAGE MONITORING CABLING FROM HEAT TRACE CONTROLLER TO EACH FIRE SUPPRESSION BREEZEWAY CROSSING.
15. (2) 2" CONDUITS FOR COMMUNICATIONS SERVICES. SEE SITE PLAN FOR CONTINUATION.
16. PROVIDE (2) CAT 5e UTP, NEC TYPE 'CMP' CABLES (SUPERIOR ESSEX #51-241-48 OR EQUAL) IN 3/4" CONDUIT FROM FACP TO MAIN TELECOM TERMINAL BOARD FOR CONNECTION TO FA SYSTEM DACT FOR REMOTE MONITORING.
17. PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING FOR OPERATION OF PARKING LOT LIGHTS AND BUILDING MOUNTED LIGHTS, SEE DETAIL 1:E6.1 & 2:E6.1 FOR MORE INFORMATION.
18. ~~PROVIDE ALTERNATE BID TO CONNECT DOMESTIC WATER BOOSTER PUMP.~~
19. ALL REQUIRED DOCUMENTATION REGARDING THE DESIGN OF FIRE DETECTION, ALARM AND COMMUNICATIONS SYSTEMS AND THE PROCEDURES FOR MAINTENANCE, INSPECTION, AND TESTING OF FIRE DETECTION, ALARM AND COMMUNICATIONS SYSTEMS SHALL BE MAINTAINED AT AN APPROVED, CECUIRED LOCATION FOR THE LIFE OF THE SYSTEM, PER IFC 901.6.3.1.

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESSEE

REVISIONS:

1	12-3-2025	ASI #5
2	01-20-2026	ASI #8

DATE: 05/09/2025
JOB: 24-3446
SHEET NO.:

E1.1

GENERAL FIRE ALARM NOTES

1 DB RATING FOR ALL FIRE ALARM HORNS SHALL BE SET 15 DB ABOVE AMBIENT PER CODE REQUIREMENTS.

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www.LSTengineers.com
mail@LSTengineers.com

Project 24072 05/09/2025

NOTES BY SYMBOL

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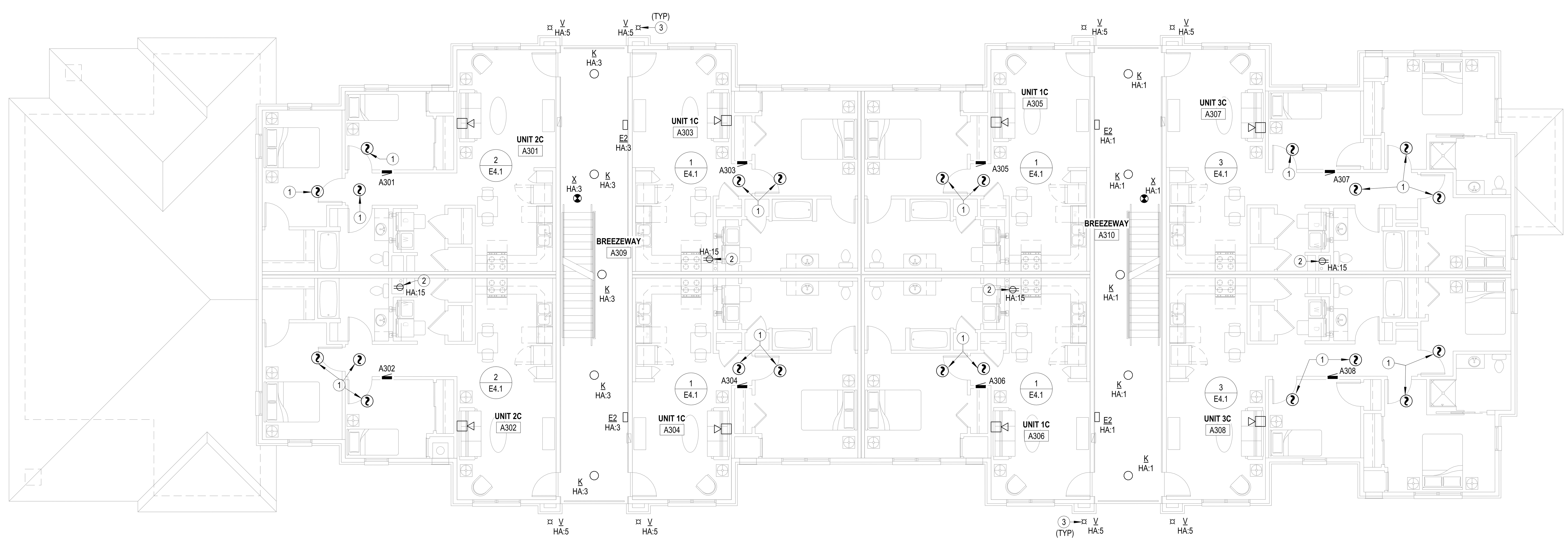
2 PROVIDE RECEPTACLE IN ATTIC NEAR RADON PIPE FOR FUTURE RADON FAN.

3 DOWNLIGHTS TO BE INSTALLED IN SOFFIT ABOVE THIRD FLOOR.



1 BUILDING A-THIRD FLOOR-POWER PLAN

1/8" = 1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESEE

JOHN FREDERICK LEWIS
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 121205
STATE OF TENNESSEE
1-20-2026

REVISIONS:

1	01-20-2026	ASI #8

DATE: 05/09/2025
JOB: 24-3446
SHEET NO.:

E1.2

GENERAL FIRE ALARM NOTES

1 DB RATING FOR ALL FIRE ALARM HORNS SHALL BE SET 15 DB ABOVE AMBIENT PER CODE REQUIREMENTS.

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Project 24072 05/09/2025

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7 CIRCUIT BREEZEWAY LIGHTS FOR CONTINUOUS OPERATION. SEE FLOORS ABOVE FOR CONTINUATION OF BREEZEWAY LIGHTING CIRCUIT.

8 PROVIDE MANUAL PULL STATION AT FACP CLOSET AND CONNECT TO FIRE ALARM SYSTEM.

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10 PROVIDE HEAT TRACE CONTROLLER EQUAL TO CHROMALOX INTELLITRACE ITC-FS DIGITAL HEAT TRACE CONTROLLER WITH (2) CIRCUITS. PROVIDE (2) 20 AMP CIRCUITS, (1) FOR EACH BREEZEWAY. ROUTE CIRCUITS FROM PANEL 'HA' TO HEAT TRACE CONTROLLER. EXTEND LINE VOLTAGE AND LOW VOLTAGE MONITORING CABLING FROM HEAT TRACE CONTROLLER TO EACH FIRE SUPPRESSION BREEZEWAY CROSSING.

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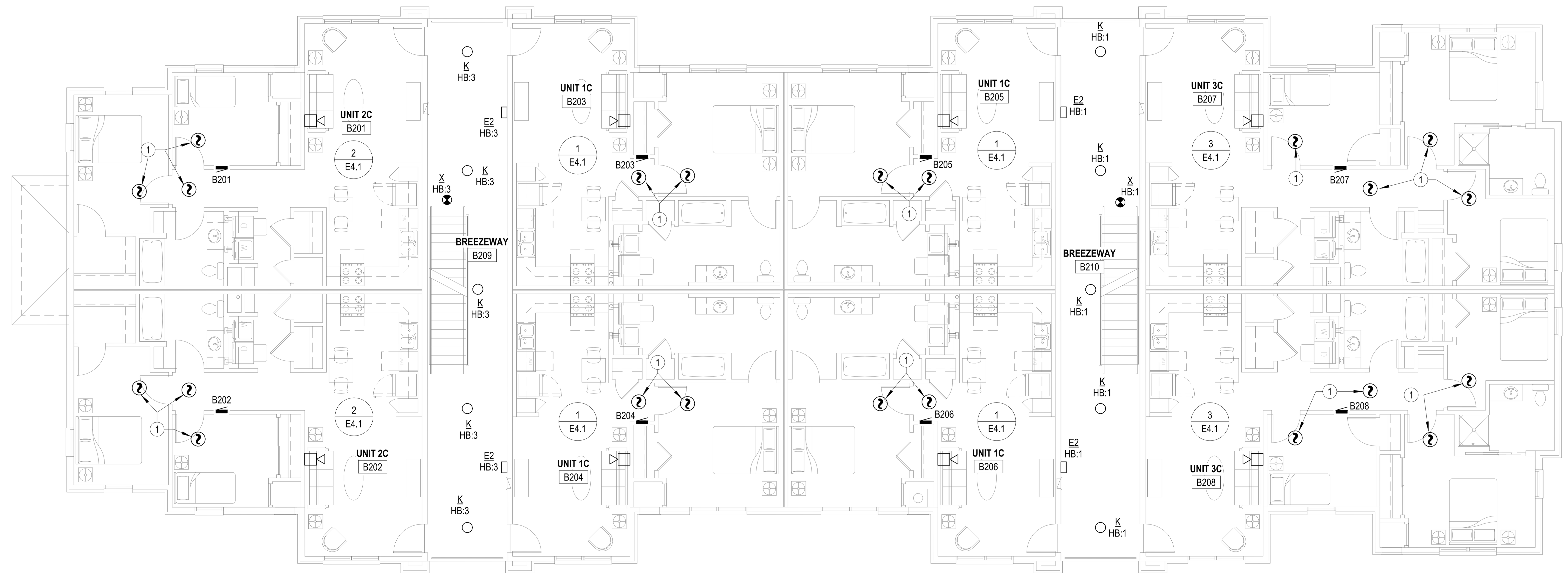
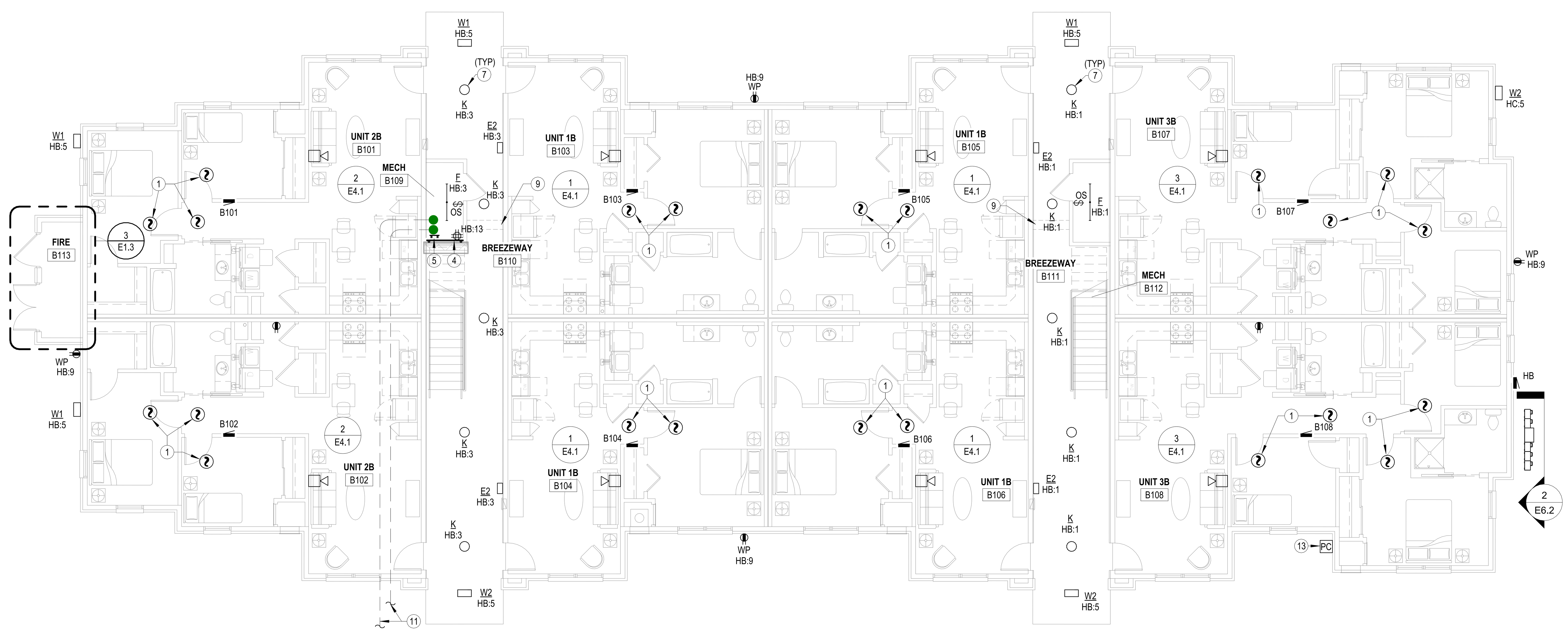
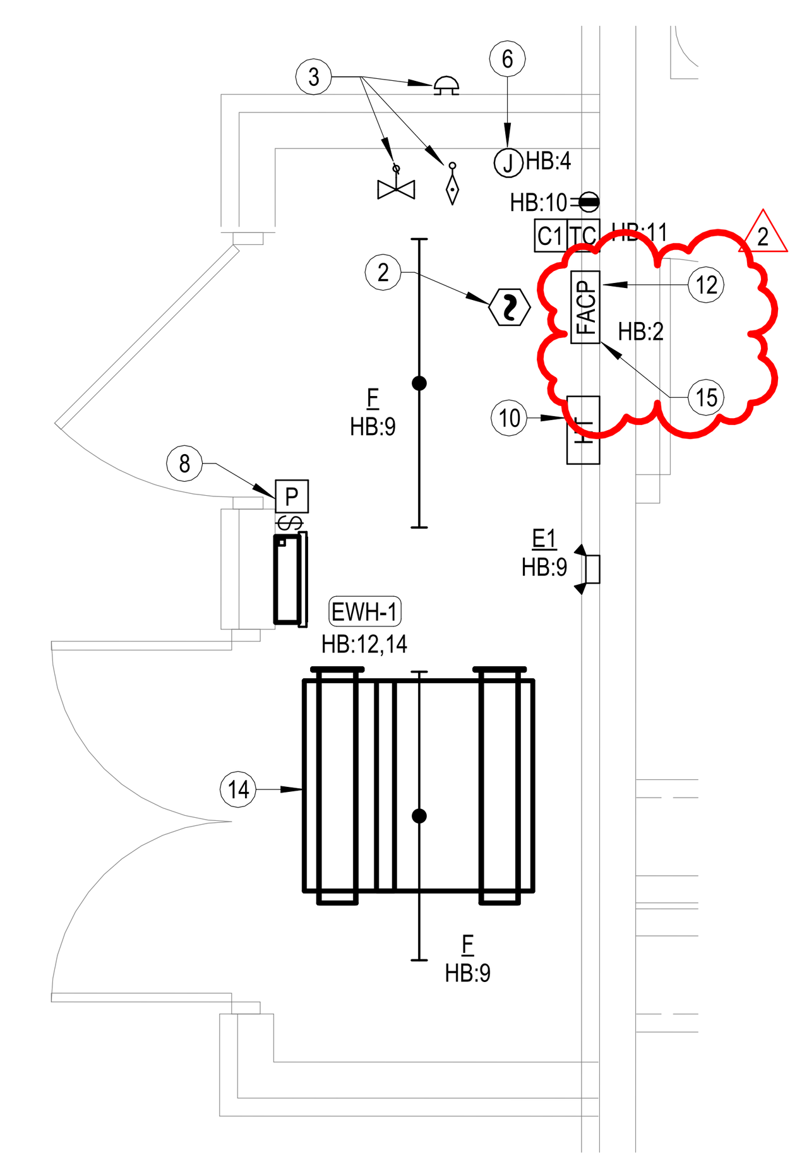
15 ALL REQUIRED DOCUMENTATION REGARDING THE DESIGN OF FIRE DETECTION, ALARM AND COMMUNICATIONS SYSTEMS AND THE PROCEDURES FOR MAINTENANCE, INSPECTION, AND TESTING OF FIRE DETECTION, ALARM AND COMMUNICATIONS SYSTEMS SHALL BE MAINTAINED AT AN APPROVED, CECUIRED LOCATION FOR THE LIFE OF THE SYSTEM, PER IFC 901.6.3.1.



2 **BUILDING B-SECOND FLOOR-POWER PLAN**
1/8" = 1'-0"



1 **BUILDING B-FIRST FLOOR-POWER PLAN**
1/8" = 1'-0"



3 **BUILDING B-WATER RISER CLOSET**
3/8" = 1'-0"
BUILDING 'C' SIMILAR

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1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE

REVISIONS:

1	12-3-2025	ASI #5
2	01-20-2026	ASI #8

DATE: 05/09/2025
JOB: 24-3446
SHEET NO.:

E1.3

GENERAL FIRE ALARM NOTES

1 DB RATING FOR ALL FIRE ALARM HORNS SHALL BE SET 15 DB ABOVE AMBIENT PER CODE REQUIREMENTS.

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Project 24072

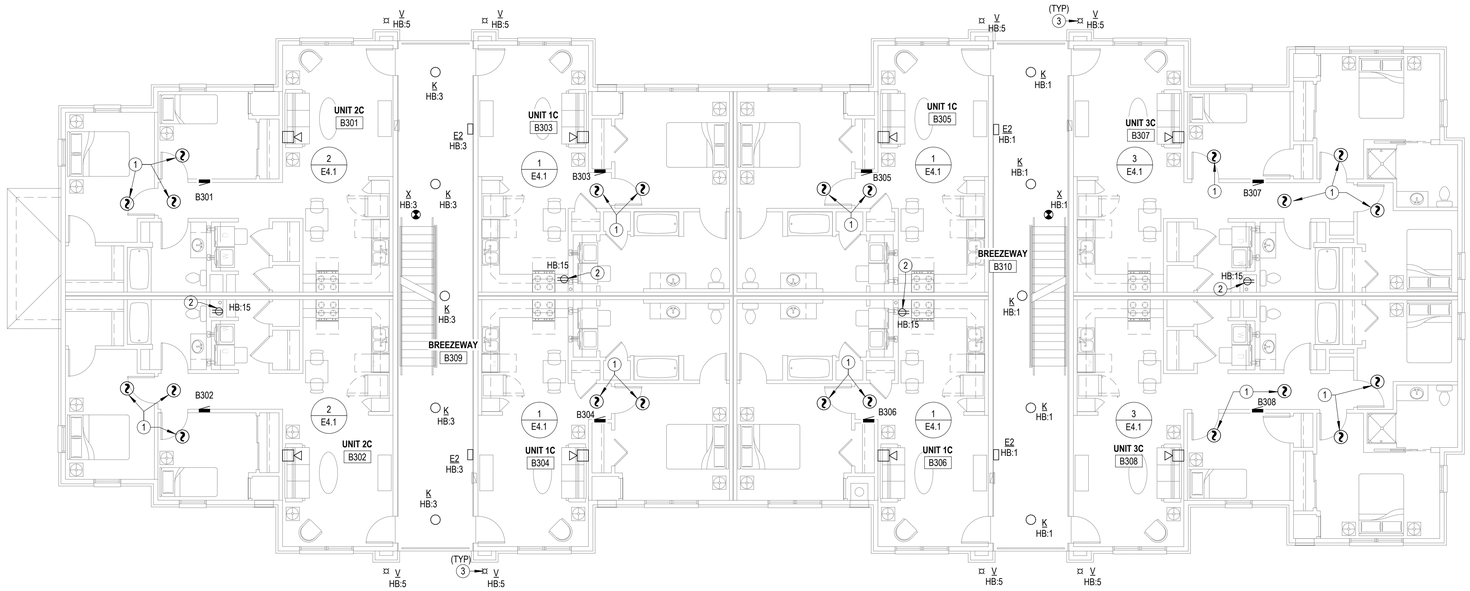
05/09/2025

NOTES BY SYMBOL

1 CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE PHOTELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85 dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED, BRK #SC701LBL OR EQUAL.

2 PROVIDE RECEPTACLE IN ATTIC NEAR RADON PIPE FOR FUTURE RADON FAN.

3 DOWNLIGHTS TO BE INSTALLED IN SOFFIT ABOVE THIRD FLOOR.



1 BUILDING B-THIRD FLOOR-POWER PLAN

1/8" = 1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESSEE

JOHN FREDERICK LEWIS — REGISTERED ARCHITECT — TENNESSEE — No. 12103 — STATE OF TENNESSEE — 1-20-2026

REVISIONS:		
1	12-3-2025	ASI #5
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DATE: 05/09/2025
JOB: 24-3446
SHEET NO.:

E1.4

GENERAL FIRE ALARM NOTES

1 DB RATING FOR ALL FIRE ALARM HORNS SHALL BE SET 15 DB ABOVE AMBIENT PER CODE REQUIREMENTS.

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Project 24072 05/09/2025

NOTES BY SYMBOL

1 CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE PHOTELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85 dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED, BRK #SC701LBL OR EQUAL.

2 COVER WALL WITH 4'x8'x3/4" ACX FIRE RETARDANT PLYWOOD SHEETS INSTALLED VERTICALLY WITH BOTTOM AT 6" AFF. PLYWOOD SHALL BE PERMANENTLY FASTENED TO THE WALL BY MEANS OF WALL ANCHORS UTILIZING GALVANIZED, ZINC PLATED, OR STAINLESS STEEL HARDWARE WITH A FLAT HEAD. FINISHED INSTALLATION SHALL HAVE FLUSH APPEARANCE WITH COUNTERSUNK SCREW HEADS TO PREVENT SPLITTING OF THE PLYWOOD. DRYWALL SCREWS ARE NOT ACCEPTABLE. PAINT WITH TWO COATS OF LIGHT GRAY FIRE RETARDANT SEALER PRIOR TO INSTALLATION OF ANY EQUIPMENT.

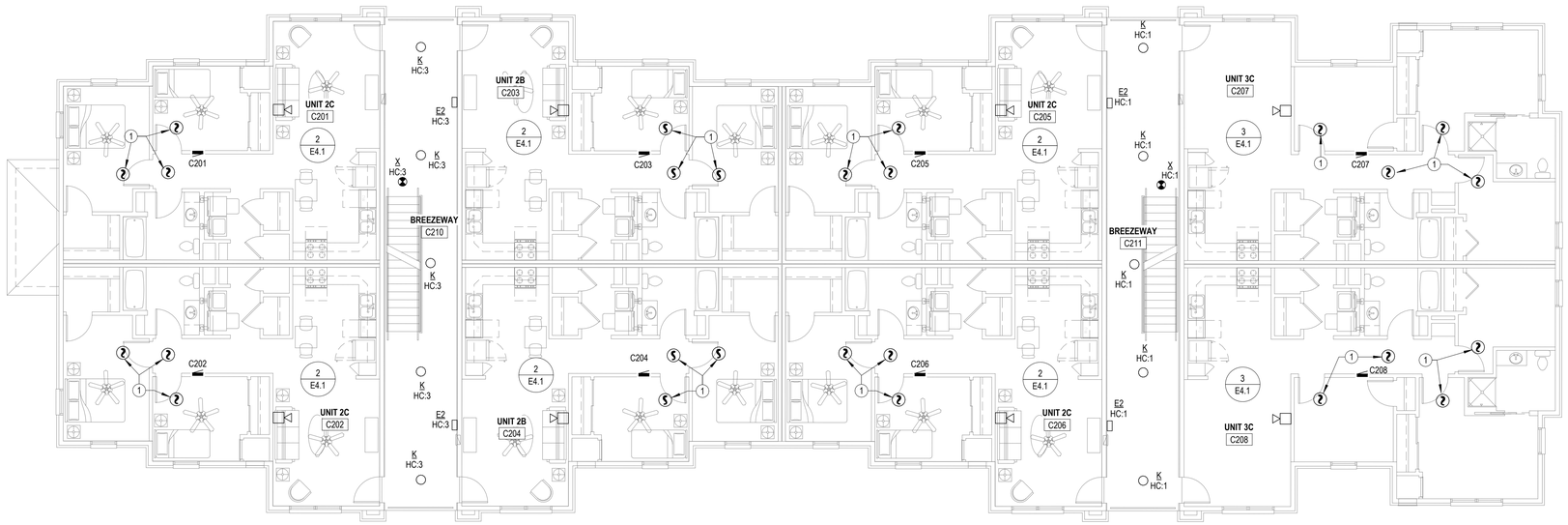
3 TELECOMMUNICATIONS GROUND BAR SHALL BE 13-1/4"W x 2"H x 1/4" THICK ELECTRO-TIN PLATED COPPER BUS BAR, COMPLETE WITH INSULATED STAND-OFFS AND STAINLESS STEEL BRACKETS, ERICO #TGBA14L06PT OR EQUAL. MOUNT AT 18" AFF. ALL CONNECTIONS TO GROUND BAR SHALL BE MADE USING COMPRESSION TYPE LUGS.

4 CIRCUIT BREEZEWAY LIGHTS FOR CONTINUOUS OPERATION. SEE FLOORS ABOVE FOR CONTINUATION OF BREEZEWAY LIGHTING CIRCUIT.

5 WHERE FIRE PROTECTION PIPING MUST CROSS HALLWAY, ROUTE IN SOFFIT. PROVIDE HEAT TRACE AND INSULATE PIPING IN SOFFIT PER HEAT TRACE MANUFACTURER'S INSTRUCTIONS. PROVIDE ALL REQUIRED HEAT TRACE COMPONENTS AND CONTROLS FOR FREEZE PROTECTION OF PIPING. SEE WATER RISER CLOSET FOR MORE INFORMATION.

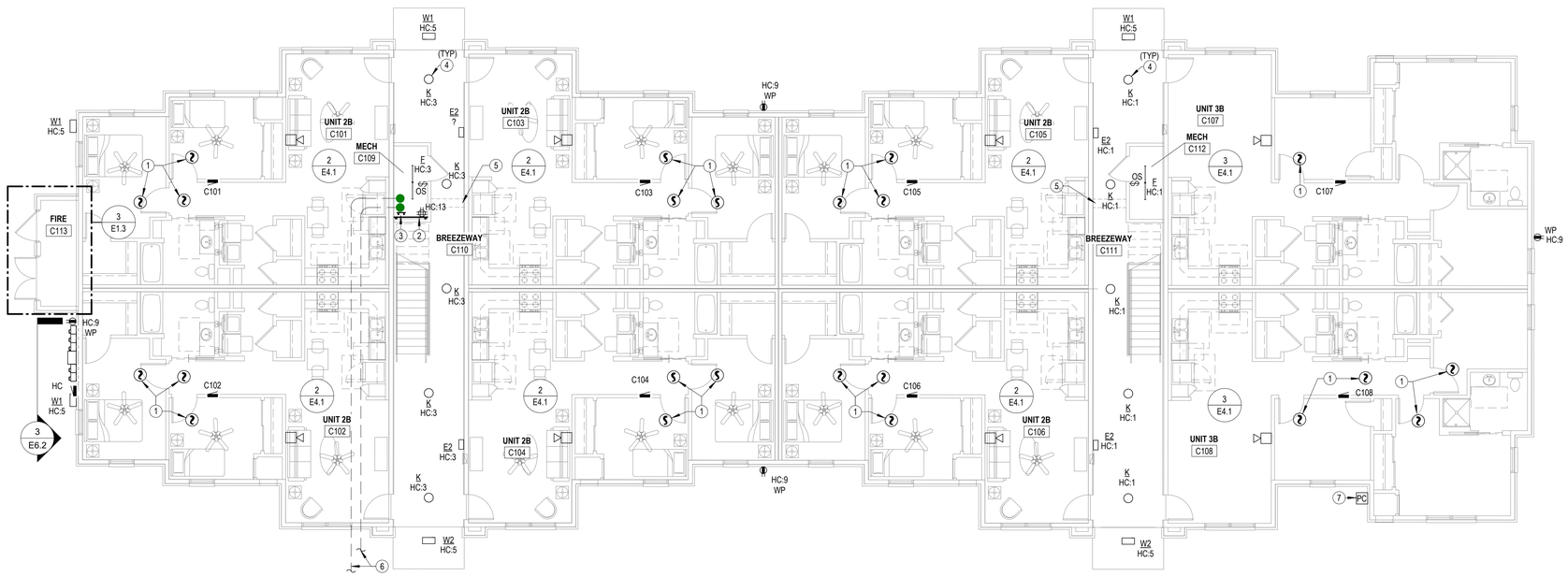
6 (2) 2" CONDUITS FOR COMMUNICATIONS SERVICES. SEE SITE PLAN FOR CONTINUATION.

7 PROVIDE PHOTOCELL ON NORTH SIDE OF BUILDING FOR OPERATION OF PARKING LOT LIGHTS AND BUILDING MOUNTED LIGHTS, SEE DETAIL 1:E6.1 & 2:E6.1 FOR MORE INFORMATION.



2 BUILDING C-SECOND FLOOR-POWER PLAN

1/8" = 1'-0"



1 BUILDING C-FIRST FLOOR-POWER PLAN

1/8" = 1'-0"

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DATE: 05/09/2025
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SHEET NO.:

E1.5

GENERAL FIRE ALARM NOTES

1. DB RATING FOR ALL FIRE ALARM HORNS SHALL BE SET 15 DB ABOVE AMBIENT PER CODE REQUIREMENTS.

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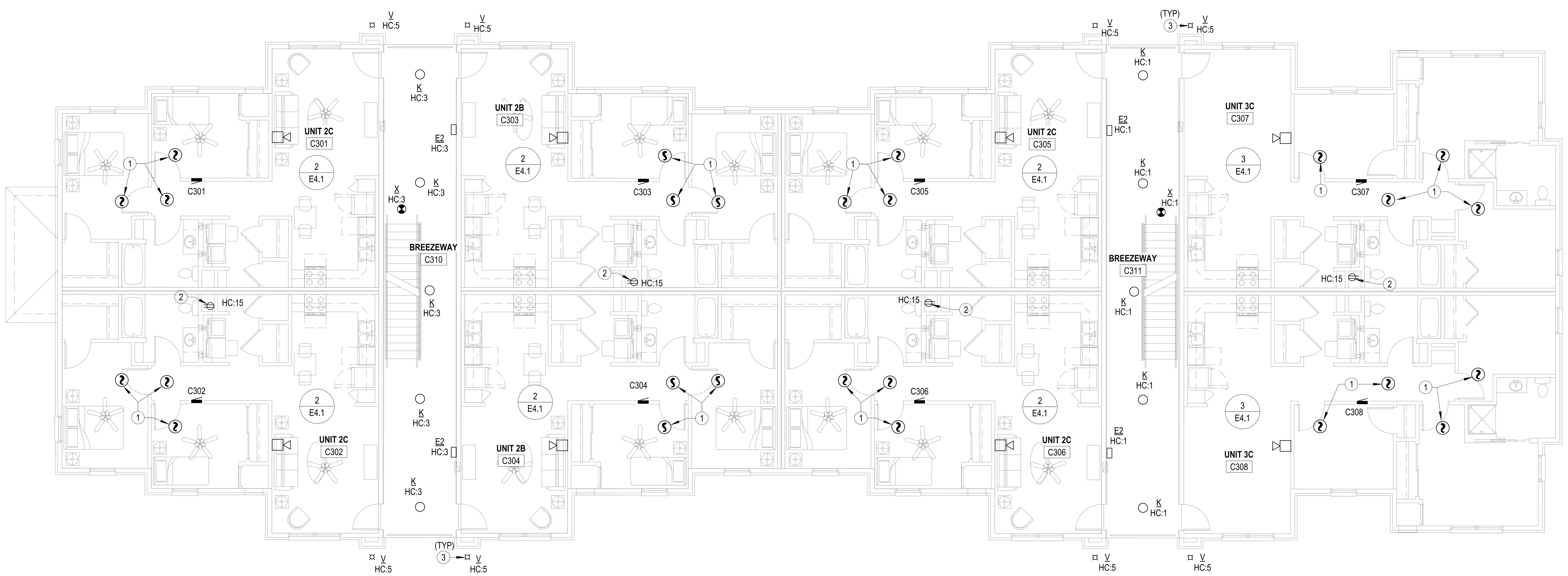
Project 24072 05/09/2025

NOTES BY SYMBOL

1. CEILING MOUNTED SMOKE ALARM IN APARTMENTS TO BE 120VAC WITH 9V BATTERY BACKUP, INTERCONNECTED TO OTHERS IN SAME APARTMENT. DEVICE SHALL HAVE PHOTELECTRIC TYPE SMOKE DETECTOR WITH SOUNDER HORN HAVING AN 85 dB OUTPUT AT 10', SHALL HAVE A SINGLE BUTTON FOR TEST/SILENCE AND LED INDICATOR LIGHTS, AND SHALL BE UL 217 LISTED, BRK #SC701LBL OR EQUAL.
2. PROVIDE RECEPTACLE IN ATTIC NEAR RADON PIPE FOR FUTURE RADON FAN.
3. DOWNLIGHTS TO BE INSTALLED IN SOFFIT ABOVE THIRD FLOOR.



1 BUILDING C-THIRD FLOOR-POWER PLAN

1/8" = 1'-0"

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SHEET NO.:

E1.6

GENERAL PANEL SCHEDULE NOTES

1 FIRE ALARM CONTROL PANEL CIRCUIT BREAKER SHALL HAVE RED MARKING AND BE PERMANENTLY IDENTIFIED PER NFPA 72, 10.6.5.2.2, 10.6.5.2.3, 10.6.5.2.5.

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Project 24072 05/09/2025

Designation: 1B

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1

Bus Amps: 150
MCB Amps: MLO
Features & Modifications: -

SCCR/AIC: 22.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
1B:1	Kitchen Receptacles	1/2"C,1#12,#12N,#12G	20	AG	5 A	0 A				30	1/2"C,2#10,#10G	Electric Water Heating	1B:2
1B:3	Kitchen Receptacles	1/2"C,1#12,#12N,#12G	20	AG			9 A	0 A					1B:4
1B:5	Dishwasher	1/2"C,1#12,#12N,#12G	20	AG	4 A	41 A			G	30	1/2"C,2#10,#10N,#10G	Clothes Dryer	1B:6
1B:7	Refrigerator	1/2"C,1#12,#12N,#12G	20	AG			2 A	41 A					1B:8
1B:9	Hood/Microwave	1/2"C,1#12,#12N,#12G	20	AG	2 A	41 A			G	50	3/4"C,2#6,#6N,#10G	Range	1B:10
1B:11	Living Room Receptacles	1/2"C,1#12,#12N,#12G	20	A			9 A	41 A					1B:12
1B:13	Kitchen/Living/Hall Lighting	1/2"C,1#12,#12N,#12G	20	A	2 A	0 A				20	1/2"C,2#12,#12G	VTAC-12	1B:14
1B:15	Bathroom	1/2"C,1#12,#12N,#12G	20				3 A	0 A					1B:16
1B:17	Bedroom	1/2"C,1#12,#12N,#12G	20	A	6 A	2 A			AG	20	1/2"C,1#12,#12N,#12G	Clothes Washer Receptacle	1B:18
1B:19	Spare	--	20				0 A	0 A		20	--	Spare	1B:20
1B:21	Spare	--	20		0 A	--				--	--	Surge Protection	1B:22
1B:23	Spare	--	20				0 A	--		--	--	Surge Protection	1B:24

Designation: HA

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Surface
Enclosure: NEMA 1

Bus Amps: 100
MCB Amps: MLO
Features & Modifications: -

SCCR/AIC: 22.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
HA:1	East Breezeway Lights	1/2"C,1#12,#12N,#12G	20		310...	360...				20	1/2"C,1#12,#12N,#12G	FIRE ALARM CIRCUIT	HA:2
HA:3	West Breezeway Lights	1/2"C,1#12,#12N,#12G	20				310...	360...		20	1/2"C,1#12,#12N,#12G	Fire Sprinkler Flow Switches	HA:4
HA:5	Exterior Lighitng	3/4"C,1#10,#10N,#10G	20		340...	360...				20	1/2"C,1#12,#12N,#12G	Heat Trace Circuit #1	HA:6
HA:7	Parking Lot Pole Mounted Lights	3/4"C,1#10,#10N,#10G	20				291...	0 VA		20	1/2"C,1#12,#12N,#12G	Heat Trace Circuit #2	HA:8
HA:9	Exterior Receptacles/ Fire A113 Lighting	1/2"C,1#12,#12N,#12G	20		607...	180...				20	1/2"C,1#12,#12N,#12G	Fire Sprinkler Air Compressor	HA:10
HA:11	Timeclock	1/2"C,1#12,#12N,#12G	20				360...	150...		20	1/2"C,2#12,#12G	Electric Wall Heater 'EWH-1'	HA:12
HA:13	Telecomm	1/2"C,1#12,#12N,#12G	20		360...	150...							HA:14
HA:15	Future Radon Fans	1/2"C,1#12,#12N,#12G	20				720...	211...		30	1/2"C,2#10,#10G	Domestic Water Booster Pump	HA:16
HA:17	Monument Sign Lights	3/4"C,1#10,#10N,#10G	20		222...	211...							HA:18
HA:19	Spare	--	20				0 VA	--		--	--	Space	HA:20
HA:21	Spare	--	20		0 VA	--				--	--	Surge Protection	HA:22
HA:23	Spare	--	20				0 VA	--		--	--	Surge Protection	HA:24
				Connected Load:	6352 VA		5654 VA						
				Connected Amps:	60 A		54 A						

Designation: 2B

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1

Bus Amps: 150
MCB Amps: MLO
Features & Modifications: -

SCCR/AIC: 22.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
2B:1	Kitchen Receptacles	1/2"C,1#12,#12N,#12G	20	AG	5 A	0 A				30	1/2"C,2#10,#10G	Electric Water Heating	2B:2
2B:3	Kitchen Receptacles	1/2"C,1#12,#12N,#12G	20	AG			9 A	0 A					2B:4
2B:5	Dishwasher	1/2"C,1#12,#12N,#12G	20	AG	4 A	41 A			G	30	1/2"C,2#10,#10N,#10G	Clothes Dryer	2B:6
2B:7	Refrigerator	1/2"C,1#12,#12N,#12G	20	AG			2 A	41 A					2B:8
2B:9	Hood/Microwave	1/2"C,1#12,#12N,#12G	20	AG	2 A	41 A			G	50	3/4"C,2#6,#6N,#10G	Range	2B:10
2B:11	Living Room Receptacles	1/2"C,1#12,#12N,#12G	20	A			8 A	41 A					2B:12
2B:13	Kitchen/Living/Hall Lighting	1/2"C,1#12,#12N,#12G	20	A	2 A	8 A				30	1/2"C,2#10,#10G	VTAC-18	2B:14
2B:15	Bathroom	1/2"C,1#12,#12N,#12G	20				2 A	8 A					2B:16
2B:17	Bedroom 1	1/2"C,1#12,#12N,#12G	20	A	5 A	2 A			AG	20	1/2"C,1#12,#12N,#12G	Clothes Washer Receptacle	2B:18
2B:19	Bedroom 2	1/2"C,1#12,#12N,#12G	20	A			9 A	5 A		20	1/2"C,1#12,#12N,#12G	Laundry/Hall Receptacles	2B:20
2B:21	Spare	--	20		0 A	--				--	--	Surge Protection	2B:22
2B:23	Spare	--	20				0 A	--		--	--	Surge Protection	2B:24

Designation: HB

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Surface
Enclosure: NEMA 1

Bus Amps: 100
MCB Amps: MLO
Features & Modifications: -

SCCR/AIC: 42.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
HB:1	East Breezeway Lights	1/2"C,1#12,#12N,#12G	20		310...	360...				20	1/2"C,1#12,#12N,#12G	FIRE ALARM CIRCUIT	HB:2
HB:3	West Breezeway Lights	1/2"C,1#12,#12N,#12G	20				310...	360...		20	1/2"C,1#12,#12N,#12G	Fire Sprinkler Flow Switches	HB:4
HB:5	Exterior Lighitng	1/2"C,1#12,#12N,#12G	20		193...	360...				20	1/2"C,1#12,#12N,#12G	Heat Trace Circuit #1	HB:6
HB:7	Parking Lot Pole Mounted Lights	3/4"C,1#10,#10N,#10G	20				264...	0 VA		20	1/2"C,1#12,#12N,#12G	Heat Trace Circuit #2	HB:8
HB:9	Exterior Receptacles/ Fire B113 Lighting	1/2"C,1#12,#12N,#12G	20		787...	180...				20	1/2"C,1#12,#12N,#12G	Fire Sprinkler Air Compressor	HB:10
HB:11	Timeclock	1/2"C,1#12,#12N,#12G	20				360...	150...		20	3/4"C,2#8,#8G	Electric Wall Heater 'EWH-1'	HB:12
HB:13	Telecomm	1/2"C,1#12,#12N,#12G	20		360...	150...							HB:14
HB:15	Future Radon Fans	1/2"C,1#12,#12N,#12G	20				720...	211...		30	3/4"C,2#8,#8G	Domestic Water Booster Pump	HB:16
HB:17	Spare	--	20		0 VA	211...							HB:18
HB:19	Spare	--	20				0 VA	--		--	--	Space	HB:20
HB:21	Spare	--	20		0 VA	--				--	--	Surge Protection	HB:22
HB:23	Spare	--	20				0 VA	--		--	--	Surge Protection	HB:24
				Connected Load:	6163 VA		5628 VA						
				Connected Amps:	59 A		54 A						

Designation: 3B

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Flush
Enclosure: NEMA 1

Bus Amps: 150
MCB Amps: MLO
Features & Modifications: -

SCCR/AIC: 22.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
3B:1	Kitchen Receptacles	1/2"C,1#12,#12N,#12G	20	AG	5 A	41 A			G	50	3/4"C,2#6,#6N,#10G	Range	3B:2
3B:3	Kitchen Receptacles	1/2"C,1#12,#12N,#12G	20	AG			9 A	41 A					3B:4
3B:5	Dishwasher	1/2"C,1#12,#12N,#12G	20	AG	4 A	41 A			G	30	1/2"C,2#10,#10N,#10G	Clothes Dryer	3B:6
3B:7	Refrigerator	1/2"C,1#12,#12N,#12G	20	AG			2 A	41 A					3B:8
3B:9	Hood/Microwave	1/2"C,1#12,#12N,#12G	20	AG	2 A	0 A				30	1/2"C,2#10,#10G	Electric Water Heating	3B:10
3B:11	Living Room Receptacles	1/2"C,1#12,#12N,#12G	20	A			8 A	0 A					3B:12
3B:13	Kitchen/Living/Hall Lighting	1/2"C,1#12,#12N,#12G	20	A	2 A	8 A				30	1/2"C,2#10,#10G	VTAC-18	3B:14
3B:15	Hall Bathroom	1/2"C,1#12,#12N,#12G	20				2 A	8 A					3B:16
3B:17	Bedroom 2	1/2"C,1#12,#12N,#12G	20	A	6 A	2 A			AG	20	1/2"C,1#12,#12N,#12G	Clothes Washer Receptacle	3B:18
3B:19	Bedroom 3	1/2"C,1#12,#12N,#12G	20	A			8 A	5 A	A	20	1/2"C,1#12,#12N,#12G	Laundry/Hall Receptacles	3B:20
3B:21	Master Bedroom	1/2"C,1#12,#12N,#12G	20	A	8 A	--				--	--	Surge Protection	3B:22
3B:23	Master Bathroom	1/2"C,1#12,#12N,#12G	20				2 A	--		--	--	Surge Protection	3B:24

Designation: C

Installed Location: A117 MECH
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Surface
Enclosure: NEMA 1

Bus Amps: 200
MCB Amps: MLO
Features & Modifications: Provide Integral Surge Protection

SCCR/AIC: 10.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
C:1	Lighting - Office,Community, Kitchenette , Mech	1/2"C,1#12,#12N,#12G	20		460...	900...				20	1/2"C,1#12,#12N,#12G	Receptacle - Office A114	C:2
C:3	Lighting - Rest Rooms, Hall, Fitness, Storage	1/2"C,1#12,#12N,#12G	20				413...	720...		20	1/2"C,1#12,#12N,#12G	Receptacle - Community Room A115	C:4
C:5	Receptacle - Hall A120	1/2"C,1#12,#12N,#12G	20		720...	720...				20	1/2"C,1#12,#12N,#12G	Receptacle - Kitchenette A116	C:6
C:7	Receptacle - Fitness A121	1/2"C,1#12,#12N,#12G	20				720...	839...		20	1/2"C,1#12,#12N,#12G	Receptacle - Mech A117	C:8
C:9	Receptacle - Fitness A121	1/2"C,1#12,#12N,#12G	20		720...	360...				20	1/2"C,1#12,#12N,#12G	Receptacle - Storage A122	C:10
C:11	Receptacle - Fitness A121	1/2"C,1#12,#12N,#12G	20				720...	360...		20	1/2"C,1#12,#12N,#12G	Receptacle - Storage A122	C:12
C:13	Receptacle - Dishwasher	1/2"C,1#12,#12N,#12G	20		500...	234...				30	1/2"C,2#10,#10G	Hot Water Heater 'HWH-B'	C:14
C:15	Receptacle - Disposal	1/2"C,1#12,#12N,#12G	20				680...	234...					C:16
C:17	Receptacle - Refrigerator	1/2"C,1#12,#12N,#12G	20		180...	221...				30	1/2"C,2#10,#10G	Blower Coil 'BC-1'	C:18
C:19	Heater 'EH-1'	1/2"C,2#10,#10G	30				183...	221...					C:20
C:21					183...	156...				20	1/2"C,2#12,#12G	Heat Pump 'HP-1'	C:22
C:23	Receptacle - Office A114 (Controlled)	1/2"C,1#12,#12N,#12G	20				720...	156...					C:24
C:25	Other	1/2"C,1#12,#12N,#12G	20		360...	--				--	--	Space	C:26
C:27	Spare	--	20				0 VA	--		--	--	Space	C:28
C:29	Spare	--	20		0 VA	--				--	--	Space	C:30
C:31	Spare	--	20				0 VA	--		--	--	Space	C:32
C:33	Space	--	--		--	--				--	--	Space	C:34
C:35	Space	--	--				--	--		--	--	Space	C:36
C:37	Space	--	--		--	--				--	--	Space	C:38
C:39	Space	--	--				--	--		--	--	Space	C:40
C:41	Space	--	--		--	--				--	--	Space	C:42
				Connected Load:	12865 VA		13117 VA						
				Connected Amps:	124 A		126 A						

Designation: HC

Installed Location:
Voltage: 120/208 1PH 3W-1Ph-3W
Mounting: Surface
Enclosure: NEMA 1

Bus Amps: 100
MCB Amps: MLO
Features & Modifications: -

SCCR/AIC: 42.0 kA
Mains FN/Note: -

Ckt	Description	Circuitry	Trip (A)	FN	A		B		FN	Trip (A)	Circuitry	Description	Ckt
HC:1	East Breezeway Lights	1/2"C,1#12,#12N,#12G	20		3 A	3 A				20	1/2"C,1#12,#12N,#12G	FIRE ALARM CIRCUIT	HC:2
HC:3	West Breezeway Lights	1/2"C,1#12,#12N,#12G	20				3 A	3 A		20	1/2"C,1#12,#12N,#12G	Fire Sprinkler Flow Switches	HC:4
HC:5	Exterior Lighitng	1/2"C,1#12,#12N,#12G	20		2 A	3 A				20	1/2"C,1#12,#12N,#12G	Heat Trace Circuit #1	HC:6
HC:7	Parking Lot Pole Mounted Lights	3/4"C,1#10,#10N,#10G	20				2 A	0 A		20	1/2"C,1#12,#12N,#12G	Heat Trace Circuit #2	HC:8
HC:9	Exterior Receptacles/ Fire B113 Lighting	1/2"C,1#12,#12N,#12G	20		7 A	2 A				20	1/2"C,1#12,#12N,#12G	Fire Sprinkler Air Compressor	HC:10
HC:11	Timeclock	1/2"C,1#12,#12N,#12G	20				3 A	14 A		20	3/4"C,2#8,#8G	Electric Wall Heater 'EWH-1'	HC:12
HC:13	Telecomm	1/2"C,1#12,#12N,#12G	20		3 A	14 A							HC:14
HC:15	Future Radon Fans	1/2"C,1#12,#12N,#12G	20				6 A	20 A		20	3/4"C,2#8,#8G	Domestic Water Booster Pump	HC:16
HC:17	Spare	--	20		0 A	20 A							HC:18
HC:19	Spare	--	20				0 A	--		--	--	Space	HC:20
HC:21	Spare	--	20		0 A	--				--	--	Surge Protection	HC:22
HC:23	Spare	--	20				0 A	--		--	--	Surge Protection	HC:24

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE

1-20-2026

REVISIONS:

1	10-14-2025	ASI #2
2	12-3-2025	ASI #5
3	01-20-2026	ASI #8

DATE: 05/09/2025
JOB: 24-3446
SHEET NO.:

E6.3

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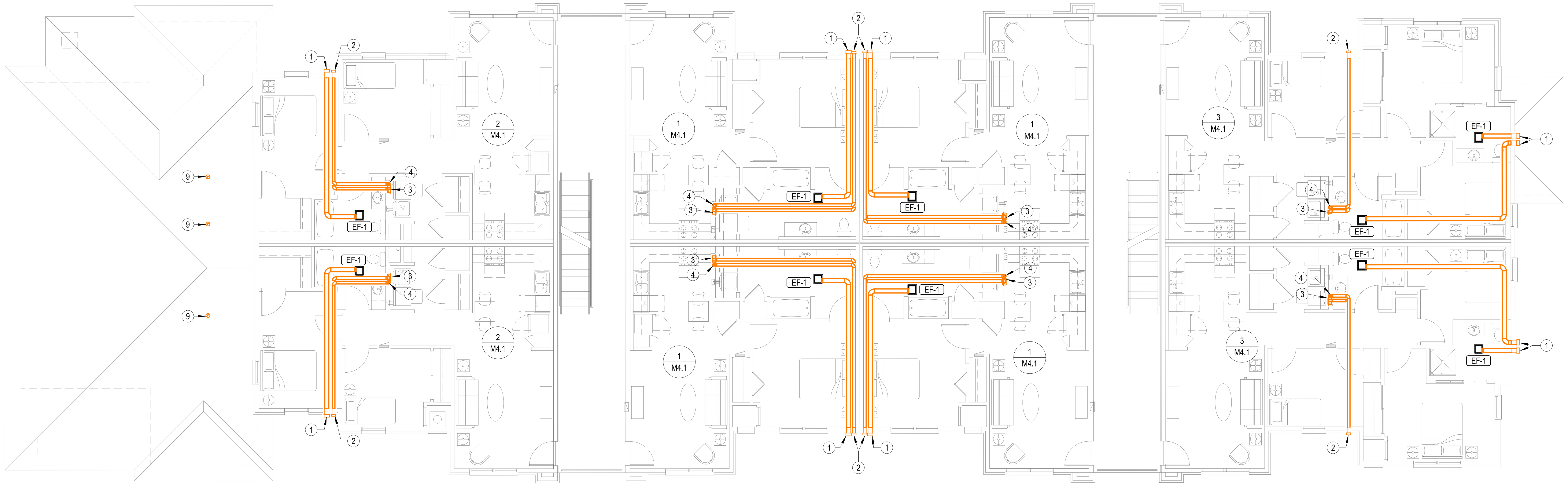
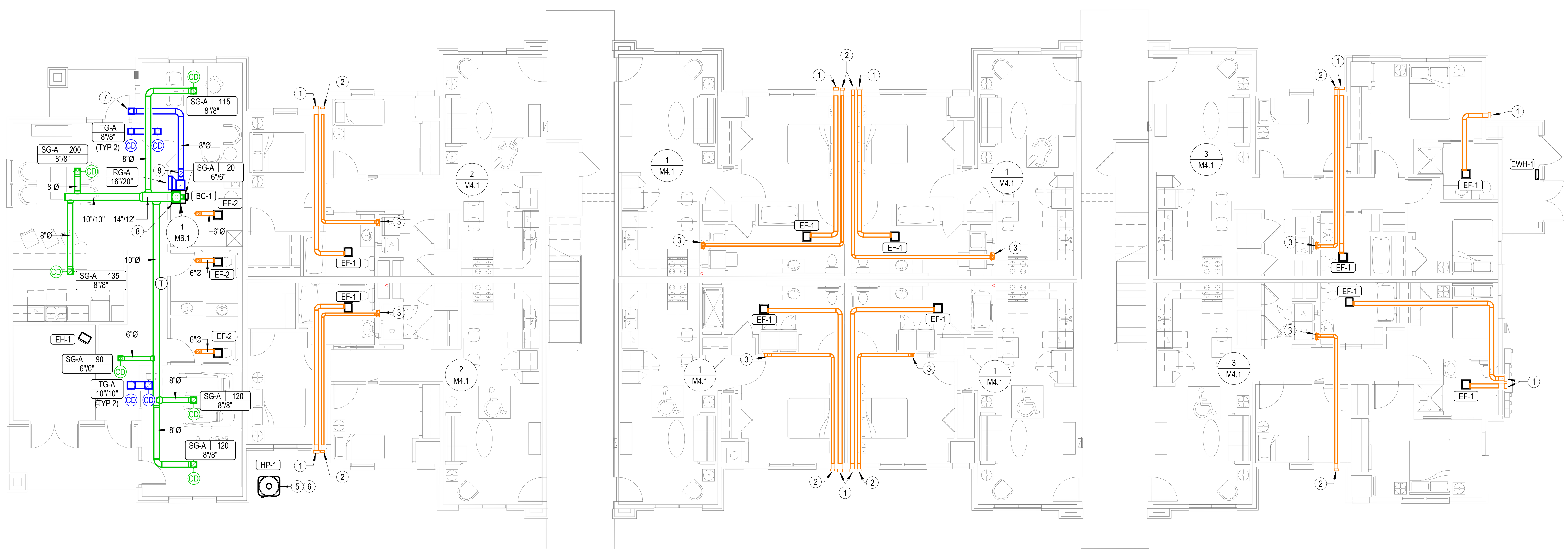
Project 24072 05/09/2025



2 BUILDING A-SECOND FLOOR-HVAC PLAN

1/8" = 1'-0"



1 BUILDING A-FIRST FLOOR-HVAC PLAN

1/8" = 1'-0"

GENERAL MECHANICAL NOTES

1. PROVIDE SHOP DRAWINGS SHOWING EXACT ROUTING OF REFRIGERANT PIPING FOR REVIEW BY ARCHITECT AND ENGINEER.
2. INSTALL REFRIGERANT PIPING IN ACCORDANCE WITH ALL PROVISIONS OF ASHRAE 15 INCLUDING LASTEST ADDENDA.
3. PROTECT PIPING PER ASHRAE 15 SECTION 9.12.
4. PRESSURE TEST PIPING PER ASHRAE 15 SECTION 9.13.
5. DUCTWORK CONSTRUCTION SHALL COMPLY WITH 2021 IECC.

NOTES BY SYMBOL

1. ROUTE 6"Ø EXHAUST DUCT TO MANUFACTURER'S WALL CAP WITH BACKDRAFT DAMPER AND BIRD SCREEN, COORDINATE FINAL LOCATION WITH ARCHITECT.
2. 4" DRYER DUCT. SEE ENLARGED PLANS FOR MORE INFORMATION. COORDINATE FINAL LOCATION OF WALL CAP WITH ARCHITECT.
3. PROVIDE UL LISTED DRYER BOX EQUAL TO IN-O-VATE TECHNOLOGIES IN WALL INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND ROUTE 4"Ø DRYER EXHAUST DUCT TO WALL CAP WITH BACKDRAFT DAMPER. SEE OVERALL MECHANICAL PLANS FOR UNIT SPECIFIC ROUTING. MAXIMUM ALLOWABLE EQUIVALENT DUCT LENGTH = 35'. UTILIZE LONG RADIUS SMOOTH ELBOWS WHERE REQUIRED. MAXIMUM EQUIVALENT DUCT LENGTH MAY BE INCREASED WHERE DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS ALLOW, AND DOCUMENTATION IS PROVIDED TO CODE OFFICIAL PRIOR TO CONCEALMENT INSPECTION. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT PROVIDED. PROVIDE PERMANENT LABEL IDENTIFYING EQUIVALENT LENGTH OF DRYER DUCT INSTALLED PER IMC 504.

   NOTE: ANNULAR SPACE AROUND DUCT IS TO BE SEALED AT ALL PENETRATIONS OF FLOORS AND CEILINGS WITH U.L. LISTED FIRE STOPPING SYSTEM.
4. DRYER EXHAUST DUCT ROUTED FROM THIRD FLOOR ROUTED AS HIGH AS POSSIBLE BELOW THIRD FLOOR TO MANUFACTURES WALL CAP.
5. ROUTE REFRIGERANT PIPING FROM HEAT PUMP TO BLOWER COIL. PENETRATE WALL 18" AFG AND ROUTE PIPING CONCEALED IN WALLS AND ABOVE CEILINGS. UTILIZE PIPE PENETRATION ASSEMBLY EQUAL TO AIREX TITAN OUTLET.
6. MOUNT HEAT PUMP ON 3-1/2" CONCRETE PAD. COORDINATE EXACT LOCATION WITH OWNER.
7. PROVIDE 8"x8" ALUMINUM OUTDOOR AIR GRILLE EQUAL TO TITUS MODEL 301. PROVIDE WITH BIRD SCREEN AND TRANSISTION TO 8" DIA. DUCT.
8. PROVIDE CEILING RADIATION DAMPER AT DUCT PENETRATION OF RATED CEILING ASSEMBLY.
9. PROVIDE ROOF JACK FOR EXHAUST TERMINATION.

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESEE

REVISIONS:

1	10-30-2025	ASI #4
2	01-20-2026	ASI #8

DATE: 05/09/2025
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Project 24072 — 05/09/2025

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THE RESERVES AT COBALT CIRCLE
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VERTICAL PACKAGED TERMINAL AIR CONDITIONER SCHEDULE

MARK	MANUFACTURER	MODEL NUMBER	COOLING						HEATING			AIRFLOW	ESP	FAN SPEED	ELECTRICAL				NOTES
			OA DB	ENT DB	ENT WB	SENSIBLE COOLING	TOTAL COOLING	SEER2	TOTAL HEATING	HSPF2	ELECTRIC HEAT OUTPUT				MCA	MOCP	VOLTAGE	PHASE	
VTAC-12	Friedrich	VHA12 - 34RTQ	95 °F	75 °F	63 °F	6,797 Btu/h	9,850 Btu/h	14.3	10,400 Btu/h	7.5	2.7 kW	420 CFM	0.30 in-wg	HIGH	19 A	20 A	208 V	1	
VTAC-18	Friedrich	VHA18 - 50RTQ	95 °F	75 °F	63 °F	12,248 Btu/h	16,330 Btu/h	14.3	16,000 Btu/h	7.5	4.1 kW	560 CFM	0.30 in-wg	HIGH	28 A	30 A	208 V	1	

NOTES:
1. Provide with access panel.
2. Provide with accessory drain pan.
3. Provide with wall plenum and accessory architectural louver in color as selected by architect.
4. Provide with wired programmable thermostat.
5. Coordinate mounting height of unit and exterior louver with G.C.
6. Permanently seal fresh air opening in VTAC unit. Outside air is provided to space via bathroom exhaust fan.
7. Provide filter bracket at unit with minimum MERV 6 filter.
8. Provide with integral disconnect switch.
9. Provide with R-32 refrigerant.

Heat Pump Schedule

Type ID	Manufacturer	Model	Nominal Capacity	Cooling Capacity						Heating Capacity				Electrical			
				EDB	EDB	EWB	Net Sensible Capacity	Rated Cooling Capacity	SEER2 Rating	OA EDB	EDB	Rated Heating Capacity	HSPF2 Rating	Phase	MCA	MOCP	Voltage
HP-1	Trane	4TWR4024	2.0 ton	105 °F	80 °F	67 °F	17,200 Btu/h	22,200 Btu/h	14.3	47 °F	70 °F	22,500 Btu/h	7.5	1	15 A	25 A	208 V

NOTES:
1. Refrigerant lines shall be field fabricated. Coordinate line sizing requirements with equipment manufacturer for length.
2. Provide 7-day programmable thermostat.
3. Provide with R454B refrigerant.
4. Provide 2 sets of MERV-7 filters.

Exhaust Fan Schedule

Mark	Manufacturer	Model	CFM	ESP	Power	Electrical		Notes
						Voltage	Phase	
EF-1	Panasonic	FV-0511VQ1	80 CFM	0.25 in-wg	11 W	120 V	1	1,2,3,4,5,6
EF-2	Panasonic	FV-0511VQ1	50 CFM	0.25 in-wg	7 W	120 V	1	1,2,3,4,5,6

NOTES:
1. Fixture shall be Energy Star listed.
2. Fixture shall operate at < 1 SONE.
3. Provide with EC motor with integral disconnect.
4. Provide manufacturer's wall cap or roof jack, see plans.
5. Provide integral backdraft damper.
6. Provide with manufacturer's ceiling radiation damper. Omit radiation dampers where rated ceilings are not present, coordinate with Architect.

Blower Coil Schedule

Mark	Manufacturer	Model	Fan			Heating	Electrical		MCA	MOCP
			Airflow	ESP	Speed		Voltage	Phase		
BC-1	Trane	TEM4A0B31	800 CFM	0.50 in-wg	Medium	5.8 kW	208 V	1	38 A	40 A

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

Electric Wall Heater Schedule

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

NOTES:
1. Provide with high temperature thermal cutout and fan delay.
2. Provide with integral thermostat and unit mounted disconnect switch.
3. Provide with manufacturer's surface mounting adapter sleeve.

Grilles, Registers & Diffusers Schedule

ID Type	Manufacturer	Model	Application				Mounting	Include Damper	Product Specification
			Supply	Return	Exhaust	Transfer			
RG-A	Titus	355RL		■			Surface Mount	No	Steel louvered return grille
SG-A	Titus	300R	■				Surface Mount	Yes	Steel double deflection supply grille with front blades parallel to long dimension
TG-A	Titus	355RL				■	Surface Mount	No	Steel louvered return grille

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

Electric Unit Heater Schedule

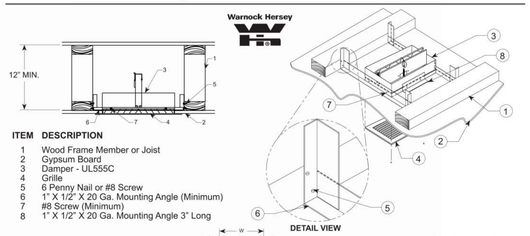
Mark	Manufacturer	Model	Mounting	Watts	Voltage	Phase	Description	Notes
EH-1	Berko	RUX300812	Unit	3.0 kW	208 V	1	Explosion proof heater	1,2,3,4

NOTES:
1. Provide with 24V thermostat.
2. Provide with mounting bracket as required.
3. Provide with integral disconnect switch.
4. Mount as high as possible, per manufacturers recommendations.

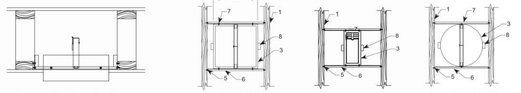
METAL-FAB INC.

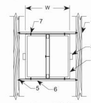
INSTALLATION INSTRUCTION SUPPLEMENT
MODELS MRCD MSCD & MCCD
GYPSUM BOARD/WOOD TRUSS INSTALLATION

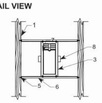
Warnock Hersey

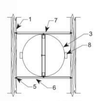


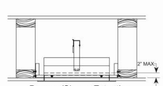
ITEM	DESCRIPTION
1	Wood Frame Member or Joist
2	Gypsum Board
3	Damper - UL555C
4	Grille
5	6 Penny Nail or #8 Screw
6	1" X 1/2" X 20 Ga. Mounting Angle (Minimum)
7	#8 Screw (Minimum)
8	1" X 1/2" X 20 Ga. Mounting Angle 3" Long

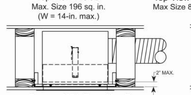

Damper With Extention Sleeve

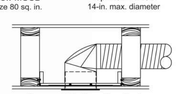

Top View MSCD
Max. Size 196 sq. in.
(W = 14-in. max.)


Top View MCCD
Max Size 80 sq. in.


Top View MRCD
14-in. max. diameter


Damper/Sleeve Extention
Allows Clearance Fit For Register


Damper With Transition Box
(L521, L546, P522 Assembly)


Damper With Transition Boot

NOTE: 30 gauge steel or thicker recommended for Transition Box or Boot.

INSTALLATION:

A. Measure spacing between framing members and cut the mounting angle (two required) to that length plus 6 inches. Cut the 1 inch side of each mounting angle approximately 3 inches from each end of the mounting angle and bend angle up 90° at both ends as shown in detailed view above. Attach angles to wood frame with minimum of two each #6 penny nails or #8 screws.

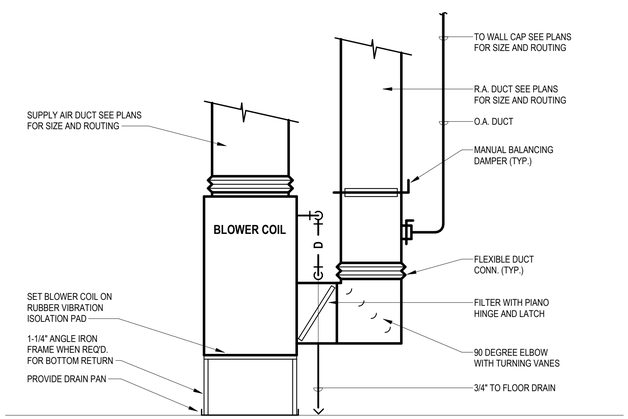
B. Attach the ceiling damper (or metal surrounds such as sleeve, transition box or boot) to the mounting angles using screws or rivets. A minimum of 2 fasteners per mounting angle is required for rectangular dampers. A minimum of one fastener is required for round dampers.

C. On the sides adjacent to the retaining angles, a 3-inch long mounting angle is required. A minimum of two fasteners is required to attach the mounting angles to damper. Bottom leg of mounting angle should rest on the ceiling material.

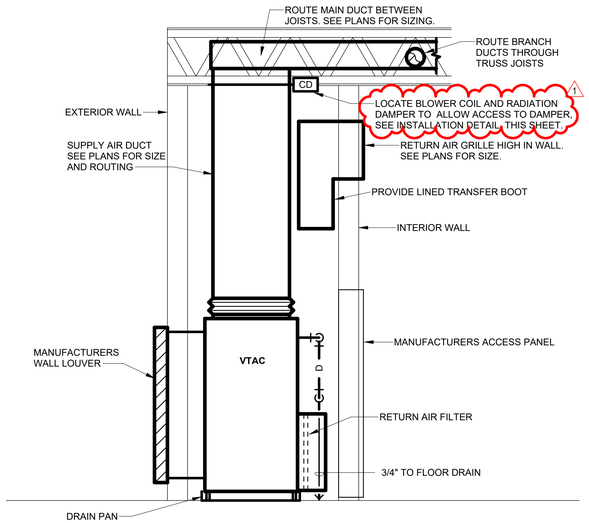
⚠1 **IMPORTANT: FASTENERS USED TO ATTACH MOUNTING ANGLES TO DAMPER SHALL NOT INTERFERE WITH DAMPER BLADE MOTION.**

D. If damper has an adjustable volume control, the 2 fuse links (shipped loose with damper) must be installed on damper for proper operation.

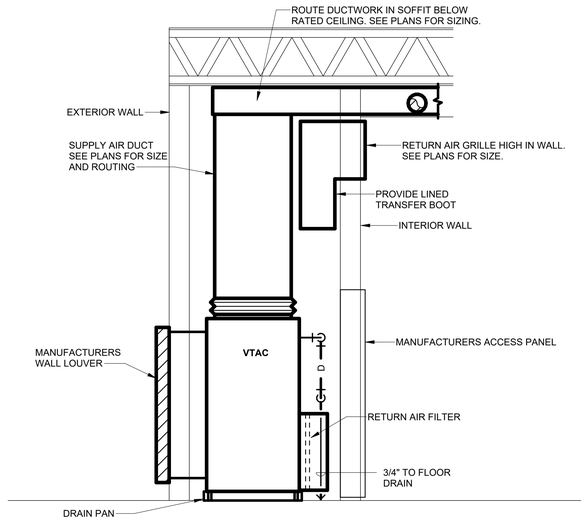
E. Cycle damper after installation is completed.



1 BLOWER COIL DETAIL
NO SCALE



2 VTAC COIL DETAIL
NO SCALE



3 VTAC COIL DETAIL 3RD FLOOR
NO SCALE

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