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

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

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TENNESSEE STATE FIRE MARSHAL'S OFFICE

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

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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.

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

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TN Department of Commerce & Insurance

Inspection Information for Construction

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

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,

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"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.

Disclaimer: This document was developed by the Code Enforcement Section of the Tennessee Department of Commerce and Insurance. To the best of our knowledge, information contained in this document is accurate and reliable as of the date of release; however, we do not assume any liability for the accuracy or completeness.

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

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TENNESSEE STATE FIRE MARSHAL'S OFFICE

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, 24-3446 TENNESSEE

JonesGillamRenz

730 N. Ninth St.
Salina, KS 67401
785.827.0386

1881 Main St, Ste 301
Kansas City, MO 64108
jgr@jgrarchitects.com

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

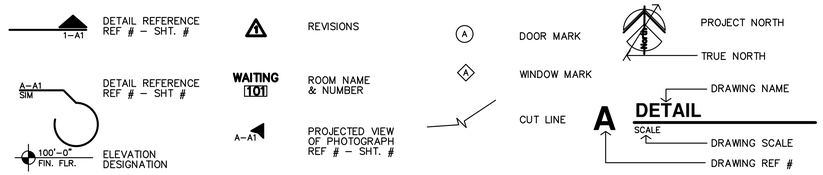
2021 INTERNATIONAL BUILDING CODE
2021 FUEL GAS CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 NFPA LIFE SAFETY CODE
2017 NATIONAL ELECTRIC CODE
FAIR HOUSING ACT DESIGN MANUAL
2010 ADA STANDARDS FOR 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

FIRE STOPPING REQUIREMENT
Fire stopping methods and materials employed on the job site may not deviate from the approved systems detailed within this approved set.

OCCUPANT NOTIFICATION
Occupant notification shall be in accordance with IFC 907.2.7.1 and/or NFPA 101 9.6.3 with respect to type and number as required by applicable codes. The location of devices shall be installed per NFPA 72.

Fire sprinkler shop drawings must be submitted to the Division of Fire Prevention, Codes Enforcement Section, for review and approval prior to installation.

TENNESSEE STATE FIRE MARSHAL'S OFFICE — AGRICULTURE — COMMERCE — 1924
Approved for Construction by Jeremy Hubanks
2026.01.22
11:07:31 -06'00'

This document is not valid if a state fire marshal's seal and electronic signature or certification is not visible above.

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

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

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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

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	

A5/4

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"

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	

A5/5

CLIMATE ZONE INFORMATION

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

A5/6

PROJECT INFORMATION

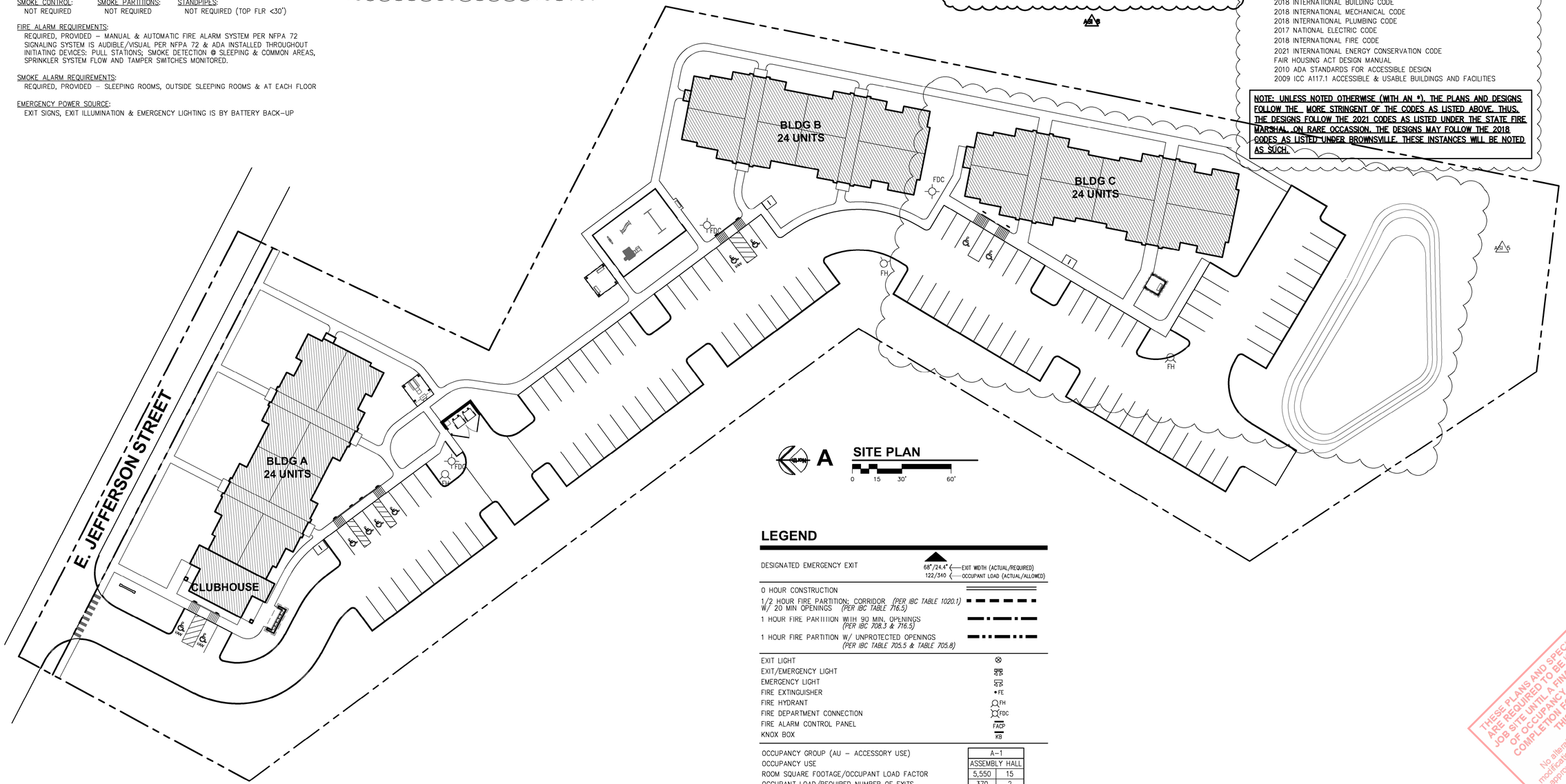
TYPE OF CONSTRUCTION	NEW CONSTRUCTION
FACILITY NAME	THE RESERVES at COBALT CIRCLE
FACILITY ADDRESS	1616 E. JEFFERSON STREET
COUNTY	HAYWOOD COUNTY
WATER SUPPLY	CITY OF BROWNSVILLE, TN
LOCAL BUILDING	CITY OF BROWNSVILLE, TN
INSPECTION DEPARTMENT	TENNESSEE STATE FIRE MARSHAL'S OFFICE
~~INDUSTRY, KNOX JUNCTION, TENNESSEE STATE FIRE MARSHAL'S OFFICE~~	
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 GILLIAM RENZ ARCHITECTS~~
	730 N. NINTH ST.; SALINA, KS 67401

A5/6

TENNESSEE STATE FIRE MARSHAL'S 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
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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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730 N. Ninth | 1881 Main Street, Suite 301
Salina, KS 67401 | Kansas City, MO 64108
785.827.0386 | jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLIAM AGRICULTURE COMMERCE No. 107998 STATE OF TENNESSEE
1-20-2026

REVISION:	
A5/4	10-30-2025
A5/5	12-5-2025
A5/6	1-20-2026
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	CFP1

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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
AUTHORITY H'VING JURISDICTION	TENNESSEE STATE FIRE MARSHAL'S OFFICE
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

A5\4

TENNESSEE STATE FIRE MARSHAL'S 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

BUILDING A INFORMATION

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

A5\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

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 TABLES & TABLES)

1 HOUR FIRE PARTITION W/ UNPROTECTED OPENINGS (PER IBC TABLE 705.5 & TABLE 705.8)

A5\4

EXIT LIGHT

EXIT/EMERGENCY LIGHT — EXIT

EMERGENCY LIGHT

FIRE EXTINGUISHER — FE

FIRE HYDRANT — FH

FIRE DEPARTMENT CONNECTION — FDC

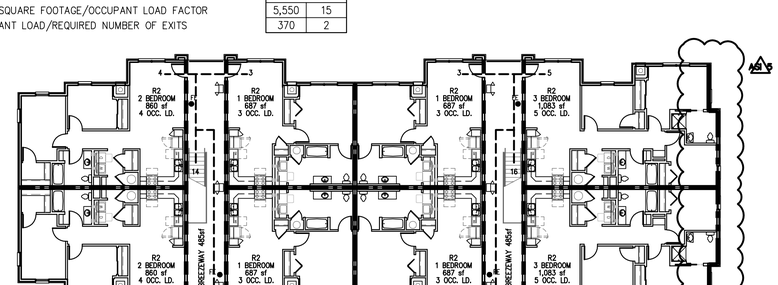
FIRE ALARM CONTROL PANEL — FACP

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

NOTE: 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.

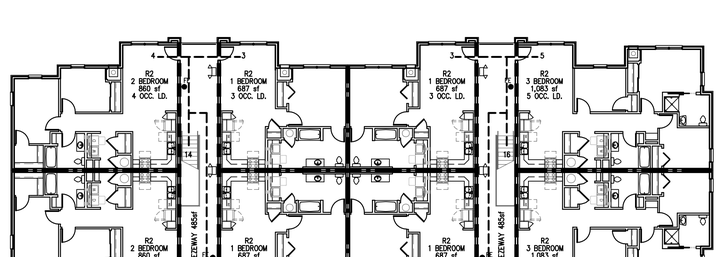
A5\4



F APARTMENT BUILDING B THIRD FLOOR PLAN

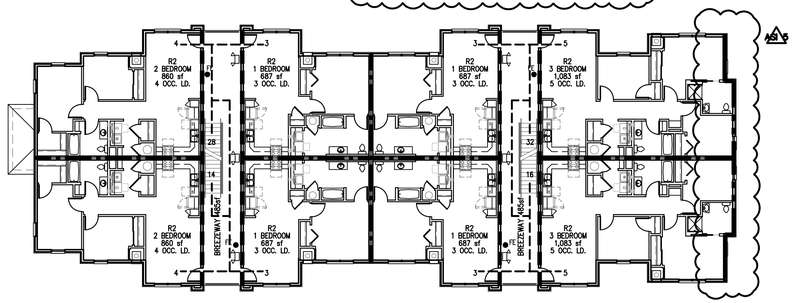
0 16' 32' 64'

A5\4



C APARTMENT BUILDING A THIRD FLOOR PLAN

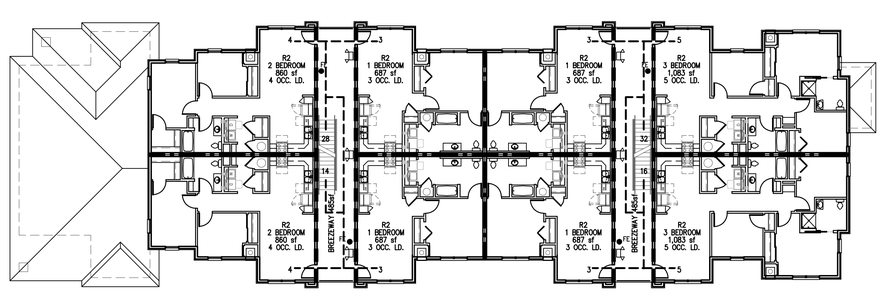
0 16' 32' 64'



E APARTMENT BUILDING B SECOND FLOOR PLAN

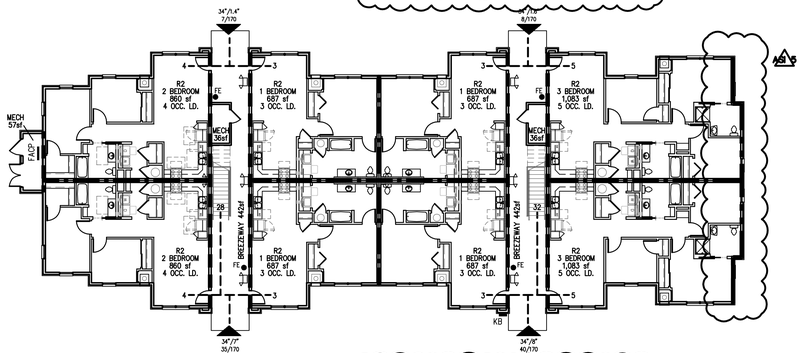
0 16' 32' 64'

A5\4



B APARTMENT BUILDING A SECOND FLOOR PLAN

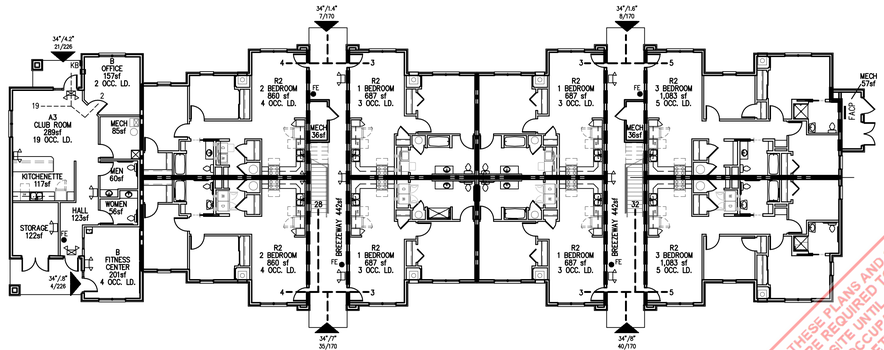
0 16' 32' 64'



D APARTMENT BUILDING B FIRST FLOOR PLAN

0 16' 32' 64'

A5\4



A APARTMENT BUILDING A FIRST FLOOR PLAN

0 16' 32' 64'

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Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM — 2025 — AGRICULTURE — ARCHITECT — COLORADO — STATE OF TENNESSEE

12-5-2025

REVISION:	
1	10-30-2025
2	12-5-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	CFP2

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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	CITY OF BROWNSVILLE, TN
INSPECTION DEPARTMENT	TENNESSEE STATE FIRE MARSHAL'S OFFICE
AUTHORITY H'VING JURISDICTION	TENNESSEE STATE FIRE MARSHAL'S OFFICE
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

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LEGEND

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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	ELTU
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
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OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370	2

BUILDING C INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL

CONSTRUCTION TYPE: V-B

OCCUPANCY BASIC R-2 APARTMENTS

ALLOWABLE AREA INCREASE:

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BASE ALLOWABLE	7,000 SF
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BASIC ALLOWABLE STORIES: 3 *(PER IBC TABLE 504.4)* ACTUAL STORIES: 3

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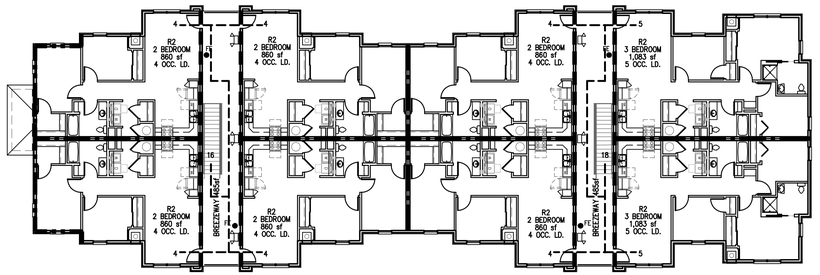
TOTAL OCCUPANT LOAD: 102

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

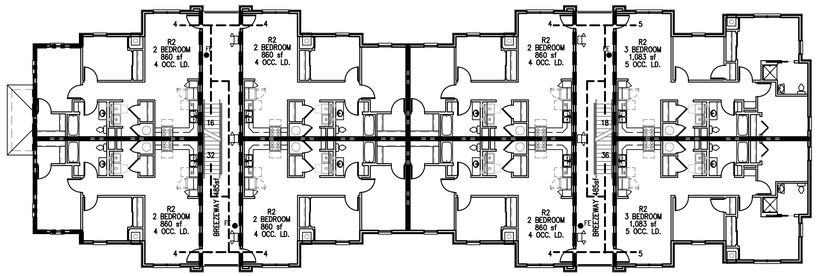
OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY	1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10	

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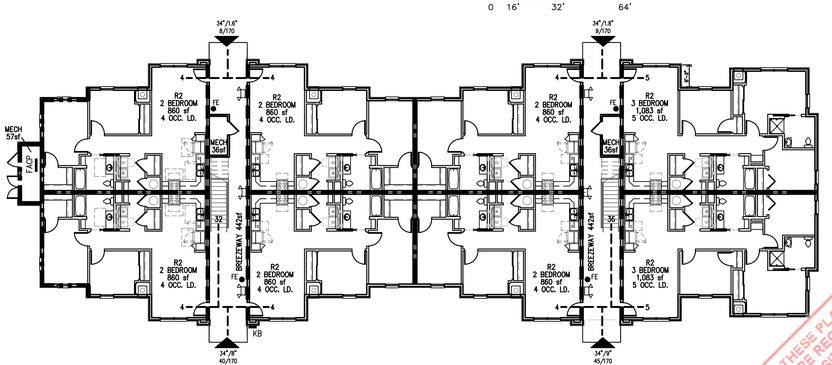
F APARTMENT BUILDING C
THIRD FLOOR PLAN

0 16' 32' 64'



E APARTMENT BUILDING C
SECOND FLOOR PLAN

0 16' 32' 64'



D APARTMENT BUILDING C
FIRST FLOOR PLAN

0 16' 32' 64'

JonesGillamRenz
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Salina, KS 67401
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JGR

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

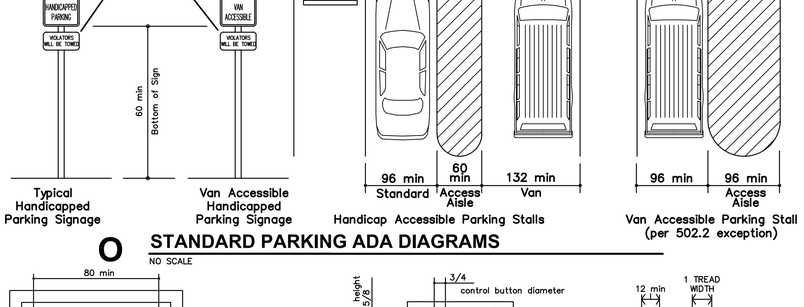
MARGARET J. GILLAM
ARCHITECTURE
COMMERCE
197988
STATE OF TENNESSEE
12.5.2025

REVISION:	
1	12-5-2025
DATE:	9-9-2025
JOB:	24-3446
SHEET NO.:	CFP3

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Typical Handicapped Parking Signage

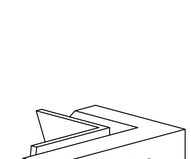
Van Accessible Handicapped Parking Signage

Handicap Accessible Parking Stalls

Van Accessible Parking Stall (per 502.2 exception)

O STANDARD PARKING ADA DIAGRAMS

NO SCALE



Hoistway and Elevator Entrances

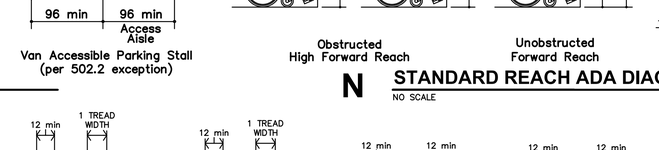
Minimum Dimensions for Elevator Car

Car Control Height

Panel Detail

L STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



Stair Handrail Extensions at Walls

Stair Handail Extensions at Freestanding Handrails

Ramp Handrail Extensions at Walls

Ramp Handail Extensions at Freestanding Handrails

K STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

Handrail

Handrail

Handrail

Grab Bar

J STANDARD HANDRAIL/GRAB BAR DETAILS

NO SCALE

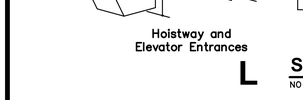


Location of Tactile Signs at Doors

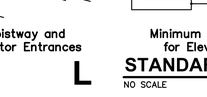
Height of Tactile Signs above Finish Floors

H TACTILE SIGN DIAGRAM

NO SCALE



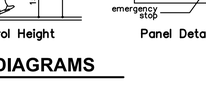
Exterior Landing



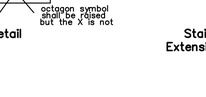
Front Approach – Swinging Door



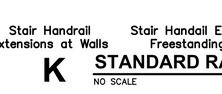
Front Approach – Swinging Door



Hinge Side Approach – Swinging Door



Side Approach – Swinging Door



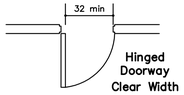
Latch Side Approach Swinging Door



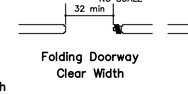
Latch Side Approach Swinging Door

G STANDARD DOOR APPROACH ADA DIAGRAMS

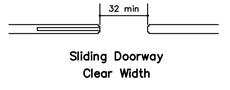
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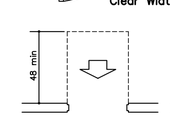
Hinged Doorway Clear Width



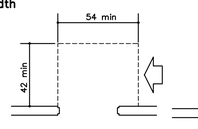
Folding Doorway Clear Width



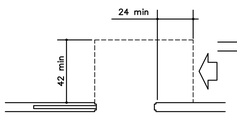
Sliding Doorway Clear Width



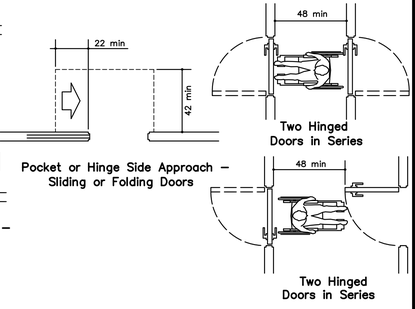
Front Approach – Sliding or Folding Doors



Side Approach – Sliding or Folding Doors



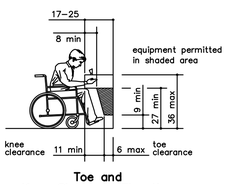
Stop or Latch Side Approach – Sliding or Folding Doors



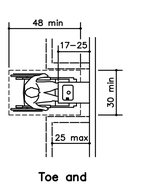
Pocket or Hinge Side Approach – Sliding or Folding Doors

F STANDARD DRINKING FOUNTAIN DETAILS

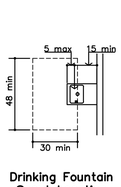
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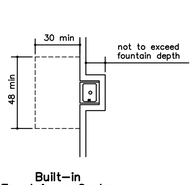
Toe and Knee Clearance Elevation



Toe and Knee Clearance Plan



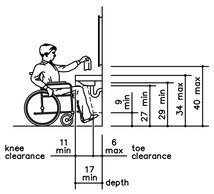
Drinking Fountain Spout Location



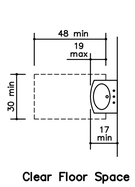
Built–in Fountain or Cooler

E STANDARD LAVATORY DETAILS

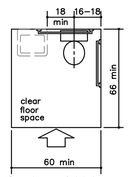
NO SCALE



Lavatory Clearances



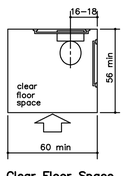
Clear Floor Space at Lavatories



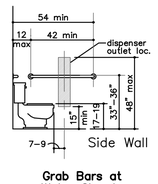
Overlap of Water Closet Clearance in Residential Dwelling Units (Exception)

D STANDARD TOILET ADA DIAGRAMS

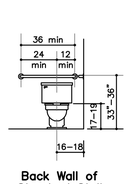
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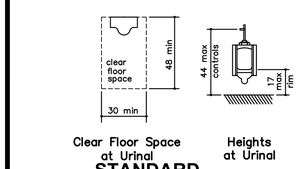
Clear Floor Space at Water Closet



Grab Bars at Water Closets



Back Wall of Standard Stall

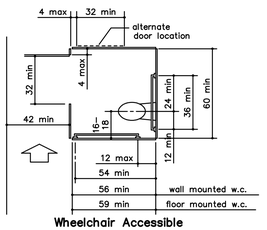


Clear Floor Space at Urinal

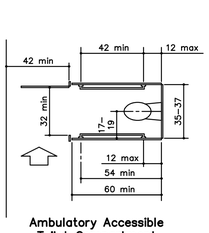
Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE



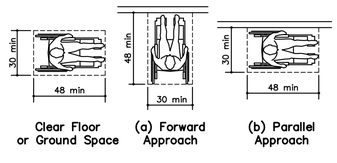
Wheelchair Accessible Toilet Compartment



Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE



Clear Floor or Ground Space

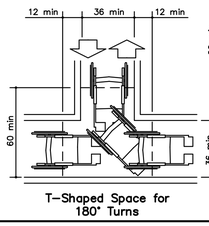
(a) Forward Approach

(b) Parallel Approach

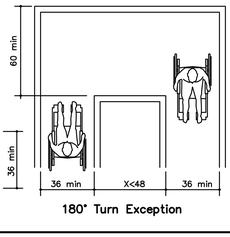
Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

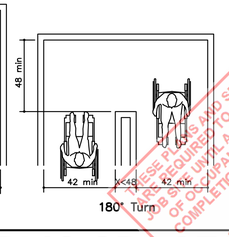
Wheelchair Turning Space



T–Shaped Space for 180° Turns



180° Turn Exception

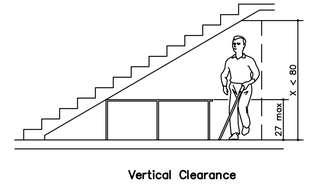


180° Turn

A STANDARD ADA DIAGRAMS

NO SCALE

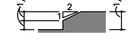
FOR REFERENCE ONLY @ PUBLIC SPACES



Vertical Clearance

Q STANDARD VERTICAL CLEARANCE

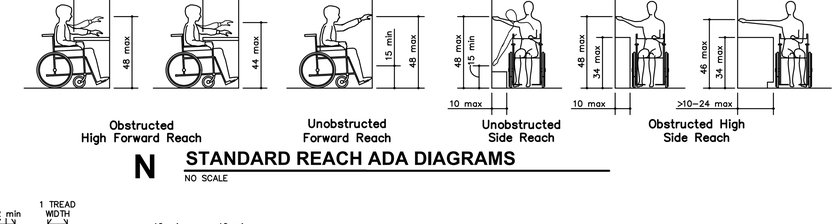
NO SCALE



Beveled Change in Level

P THRESHOLD ADA DIAGRAMS

NO SCALE



Obstructed High Forward Reach

Unobstructed Forward Reach

Unobstructed Side Reach

Obstructed High Side Reach

N STANDARD REACH ADA DIAGRAMS

NO SCALE

M STANDARD CONTROL REACH LIMITATIONS DETAILS

NO SCALE

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JGR

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM
REGISTERED ARCHITECT
STATE OF TENNESSEE
5-9-2025

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REVISION:

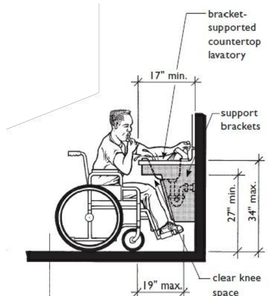
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JOB: 24-3446

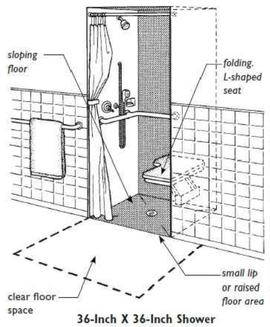
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ADA

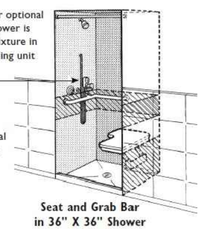
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Knee Space at Lavatories that Meets the Requirements for B Bathrooms

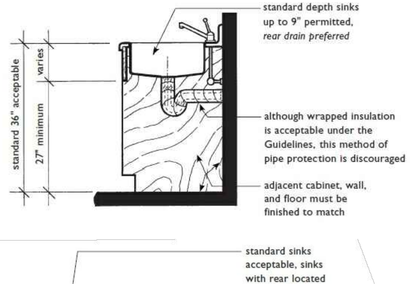


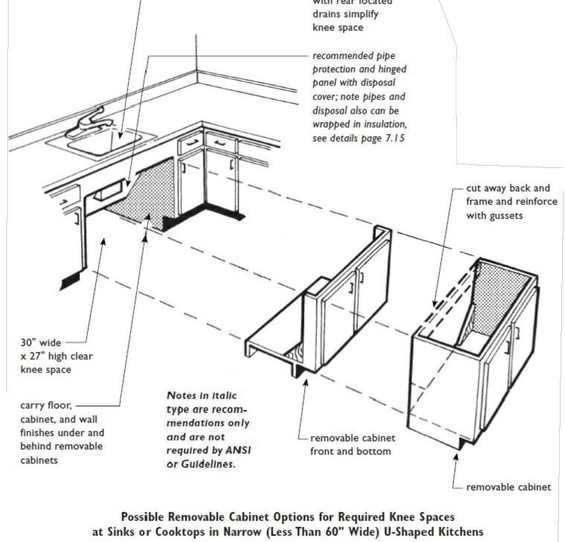
36-Inch X 36-Inch Shower with Folding Seat



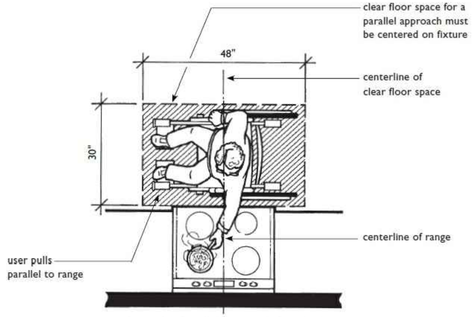
Seat and Grab Bar in 36" X 36" Shower

Knee Space at Sink with Wrapped Pipes

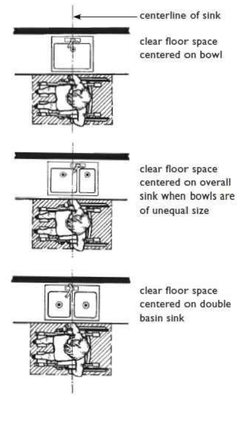


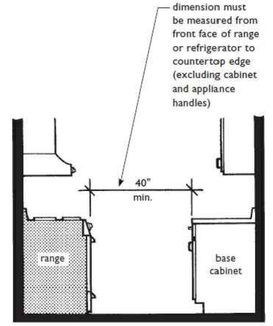


Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens

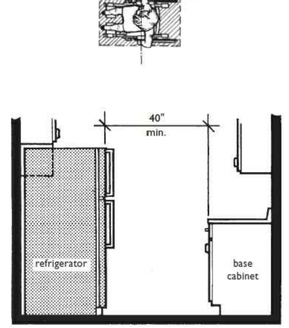


Space for Parallel Approach Required at Range and Cooktop

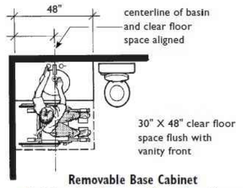




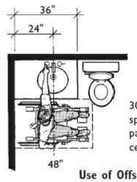
Minimum Clearance between Range and Opposing Base Cabinet



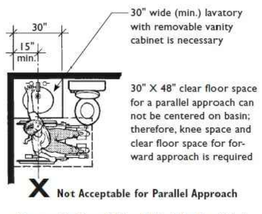
Minimum Clearance between Refrigerator and Opposing Base Cabinet



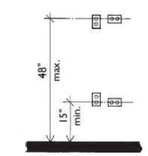
Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin (Applicable in A and B Bathrooms)



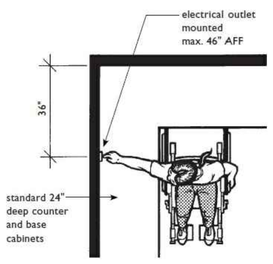
Use of Offset Basin to Reduce Lavatory Length (Applicable in A and B Bathrooms)



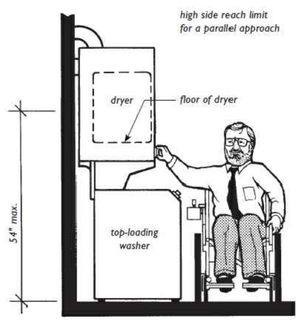
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered (Required in A and B Bathrooms)



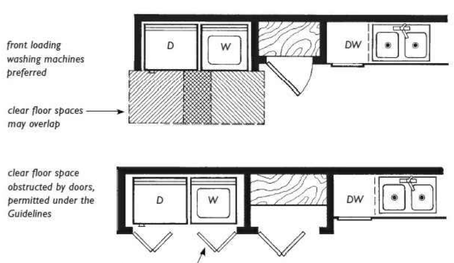
Mounting Height for Outlets



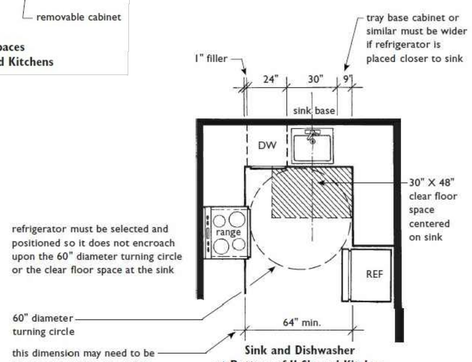
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



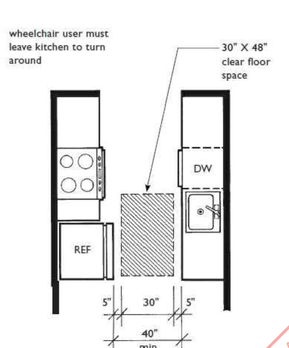
Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User



Clear Floor Space at Laundry Equipment Not Required But Recommended



Sink and Dishwasher at Bottom of U-Shaped Kitchen Increases Room Width



40" Minimum Clearance Between all Counters, Base Cabinets, Appliances, and Walls

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

COORDINATED WITH UFAS

MARGARET J. GILLAM 5-9-2025 STATE OF TENNESSEE

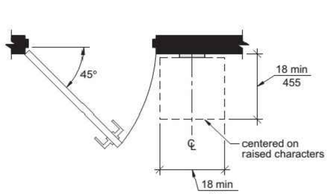
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DATE:	5-9-2025
JOB:	24-3446
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FOR REFERENCE ONLY

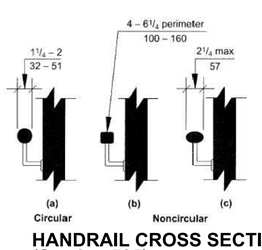
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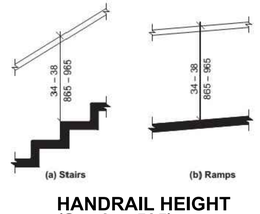


Note: For braille character mounting height see Section 703.4.5

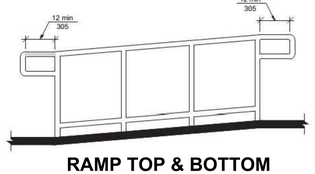
V **SIGNAGE (Section 703)**
NO SCALE



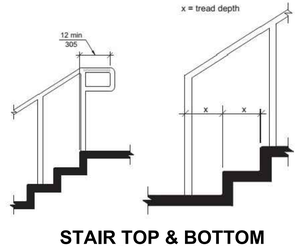
U **HANDRAIL CROSS SECTION (Section 505)**
NO SCALE



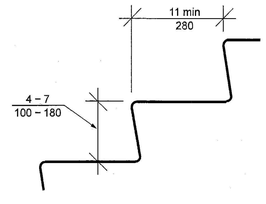
S **HANDRAIL HEIGHT (Section 505)**
NO SCALE



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



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



Q **STAIR TREAD & RISER (Section 504)**
NO SCALE

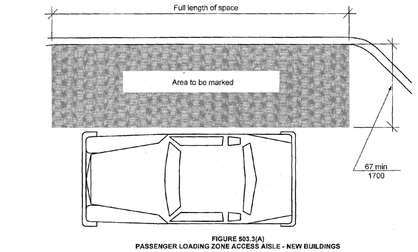
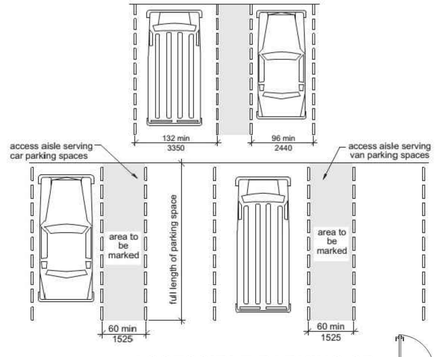
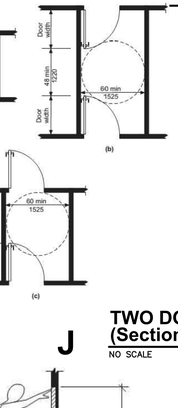


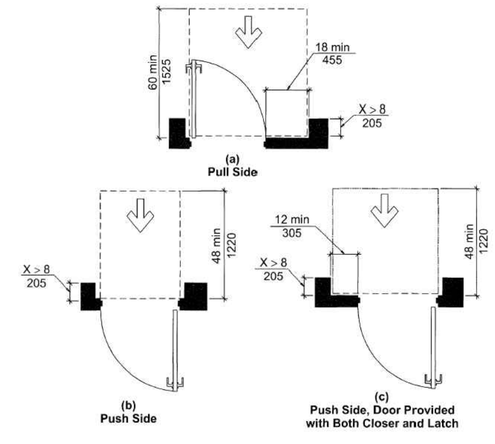
FIGURE 503.3(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

P **PASSENGER LOADING ZONE (Section 503)**
NO SCALE

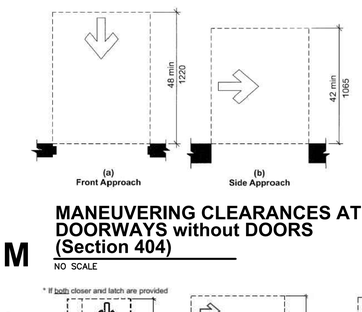


O **ACCESSIBLE PARKING SP (Section 502)**
NO SCALE

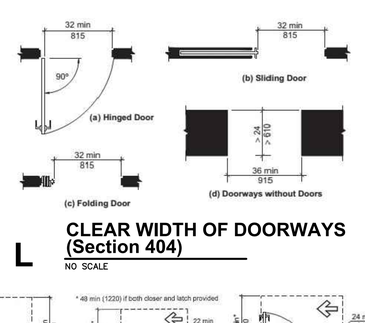




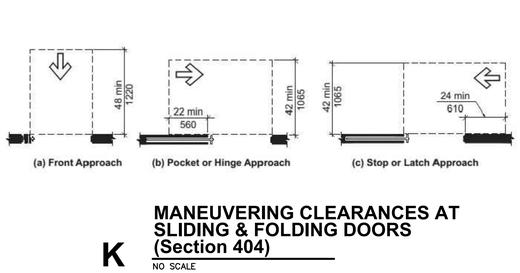
MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)



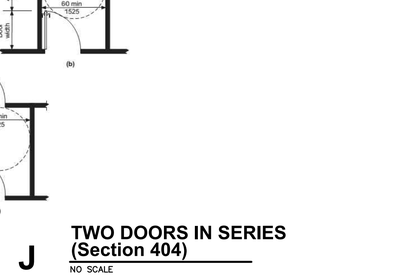
M **MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)**
NO SCALE



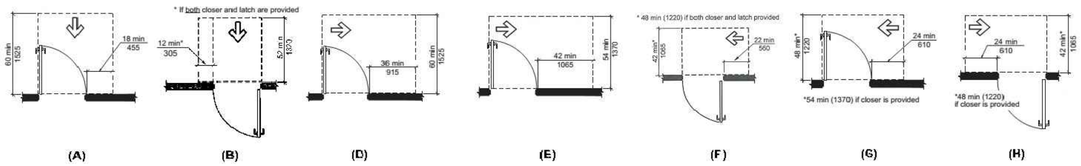
L **CLEAR WIDTH OF DOORWAYS (Section 404)**
NO SCALE



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

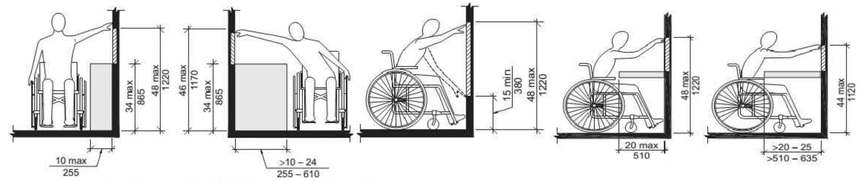


J **TWO DOORS IN SERIES (Section 404)**
NO SCALE

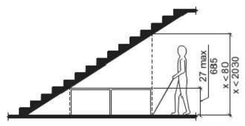


* If both closer and latch are provided
* 48 min (1220) if both closer and latch provided

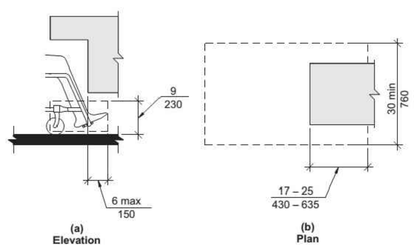
H **MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)**
NO SCALE



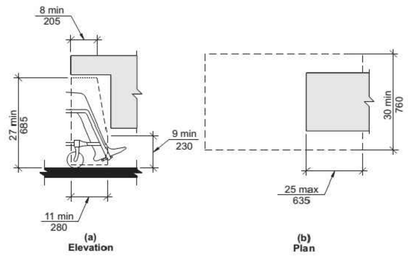
G **REACH CLEARANCES (Section 308)**
NO SCALE



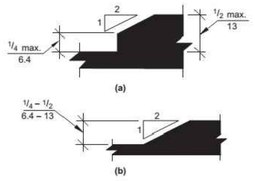
F **VERTICAL CLEARANCE (Section 307)**
NO SCALE



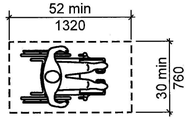
E **TOE CLEARANCE (Section 306)**
NO SCALE



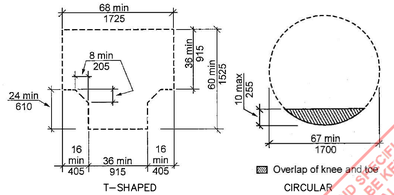
D **KNEE CLEARANCE (Section 306)**
NO SCALE



C **CHANGES IN LEVEL (Section 303)**
NO SCALE



B **CLEAR FLOOR SPACE (305)**
NO SCALE



A **TURNING SPACE (304)**
NO SCALE

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

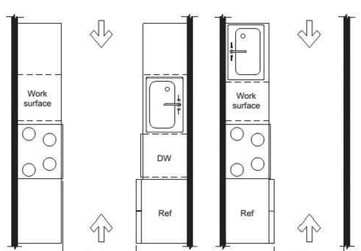
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

MARGARET J. GILLAM
No. 107565
STATE OF TENNESSEE
REGISTERED ARCHITECT
10-30-2025

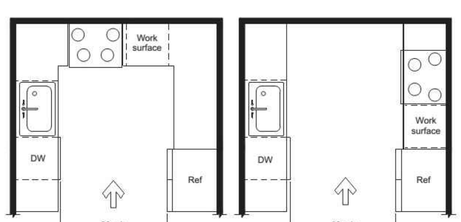
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4	10–30–2025
DATE:	5–9–2025
JOB:	24–3446
SHEET NO.:	ANSI1

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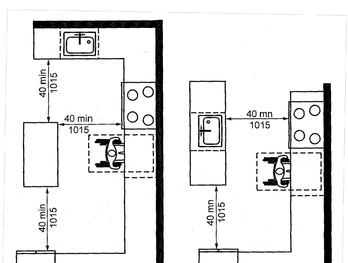
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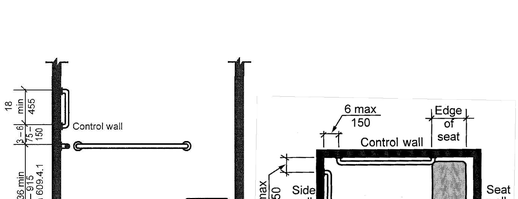
V **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



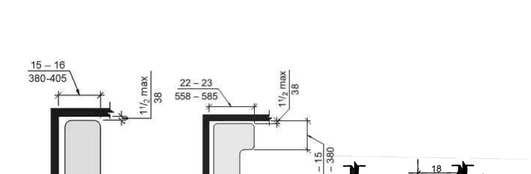
U **U-SHAPED KITCHEN CLEARANCE (Section 804)**
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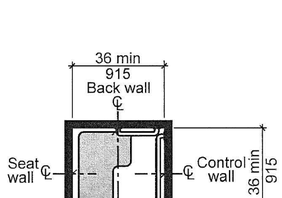
T **U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)**
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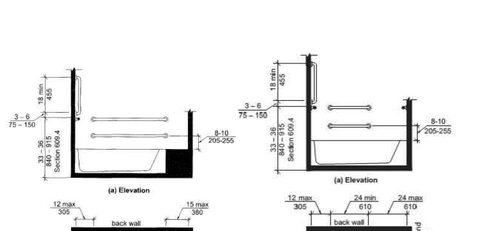
S **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE



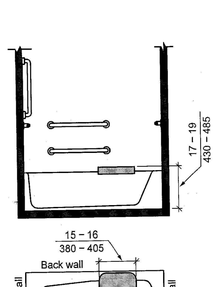
O **SHOWER SEATS (Section 610)**
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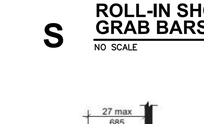
Note: inside finished dimensions measured at the center points of opposing sides



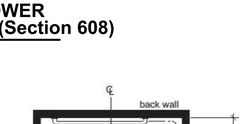
L **GRAB BARS FOR BATHTUBS (Section 607)**
NO SCALE



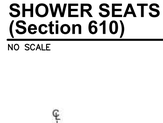
K **BATHTUB SEAT (Section 610)**
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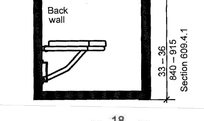
R **ROLL-IN SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



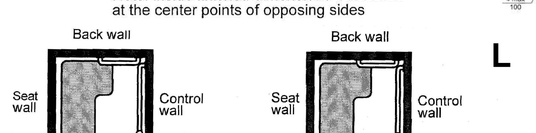
Q **ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)**
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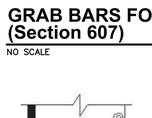
O **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



N **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE



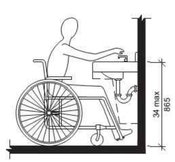
M **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
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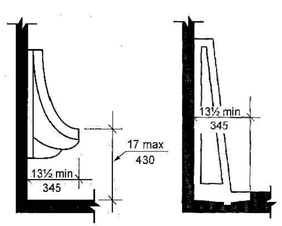
J **BATHTUB CONTROLS (Section 607)**
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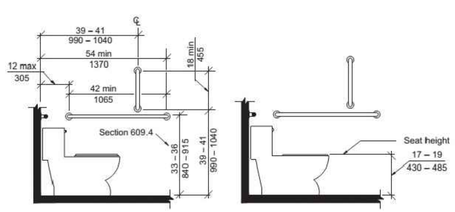
H **CLEARANCES FOR BATHTUBS (Section 607)**
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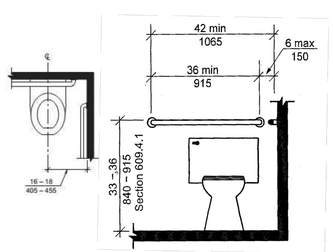
G **HEIGHT OF LAVATORIES & SINKS (Section 606)**
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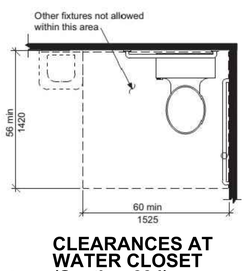
F **HEIGHT OF URINALS (Section 605)**
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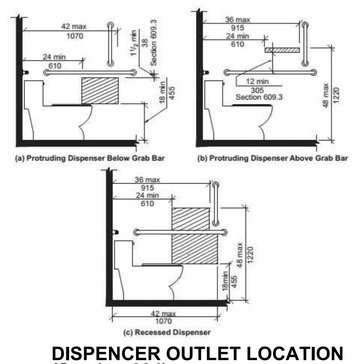
E **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



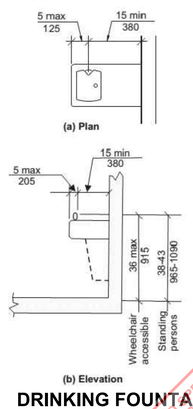
D **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



C **CLEARANCES AT WATER CLOSET (Section 604)**
NO SCALE



B **DISPENCER OUTLET LOCATION (Section 604)**
NO SCALE



A **DRINKING FOUNTAIN (Section 602)**
NO SCALE

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM
REGISTERED
ARCHITECT
10-30-2025
STATE OF TENNESSEE

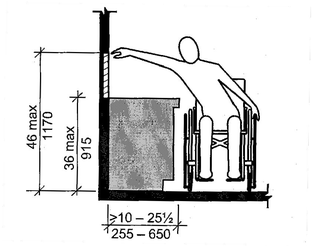
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JOB:	24-3448
SHEET NO.:	ANSI2

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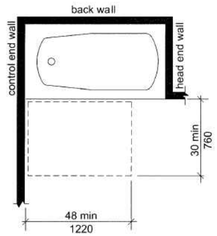
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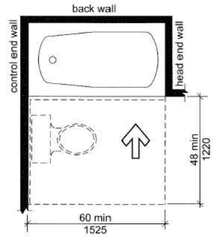
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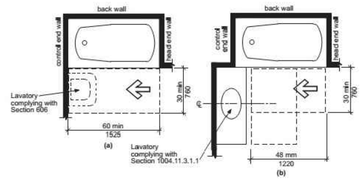
P REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)
NO SCALE



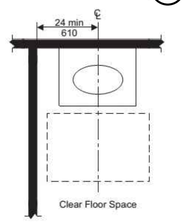
O BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1104)
NO SCALE



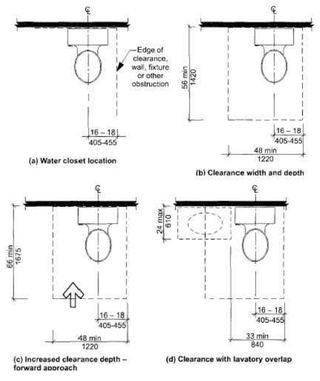
N BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)
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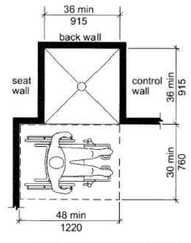
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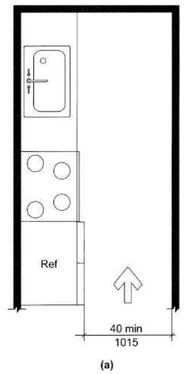
L LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)
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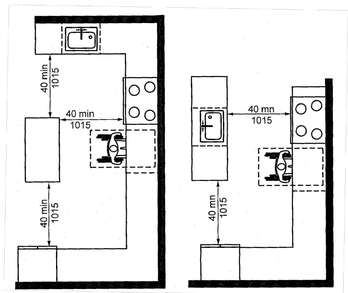
K WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)
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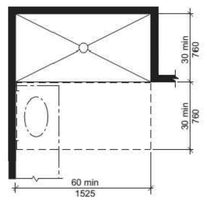
J TRANSFER SHOWER AT TYPE B UNITS (Section 1104)
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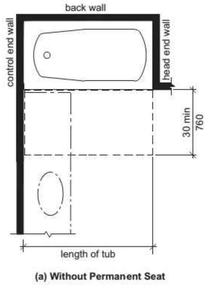
H MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)
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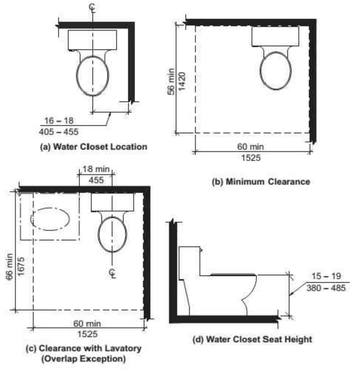
G U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)
NO SCALE



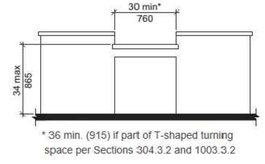
F ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)
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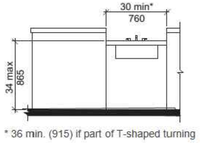
E BATHTUB CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



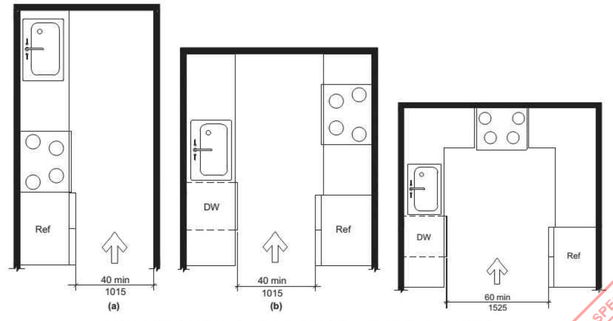
D WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)
NO SCALE



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



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



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

THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY & CONTAINS KEY ILLUSTRATIONS OF ICC A117.1-2017, ACCESSIBLE and USEABLE BUILDINGS and FACILITIES, FOR MORE INFORMATION REFERENCE ENTIRE REQUIREMENTS.

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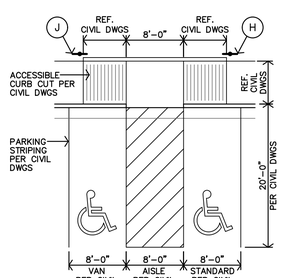
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM
AGRICULTURE
No. 10788
STATE OF TENNESSEE
Registered
10-30-2025

REVISION:	
A	10-30-2025
DATE:	5-9-2025
JOB:	24-3448
SHEET NO.:	ANSI3

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REFERENCE CIVIL DRAWINGS

B ACCESSIBLE PARKING
1"=10'-0"

PARKING SUMMARY

ACCESSIBLE PARKING STALLS	10 (2 van)
STANDARD PARKING STALLS	99
TOTAL PARKING STALLS	109
PARKING RATIO (STALLS/UNITS)	1.51

PARKING MEETS BROWNSVILLE'S LOCAL ZONING REQ':
CHAPTER 8: OFF-STREET PARKING & LOADING REGULATIONS.

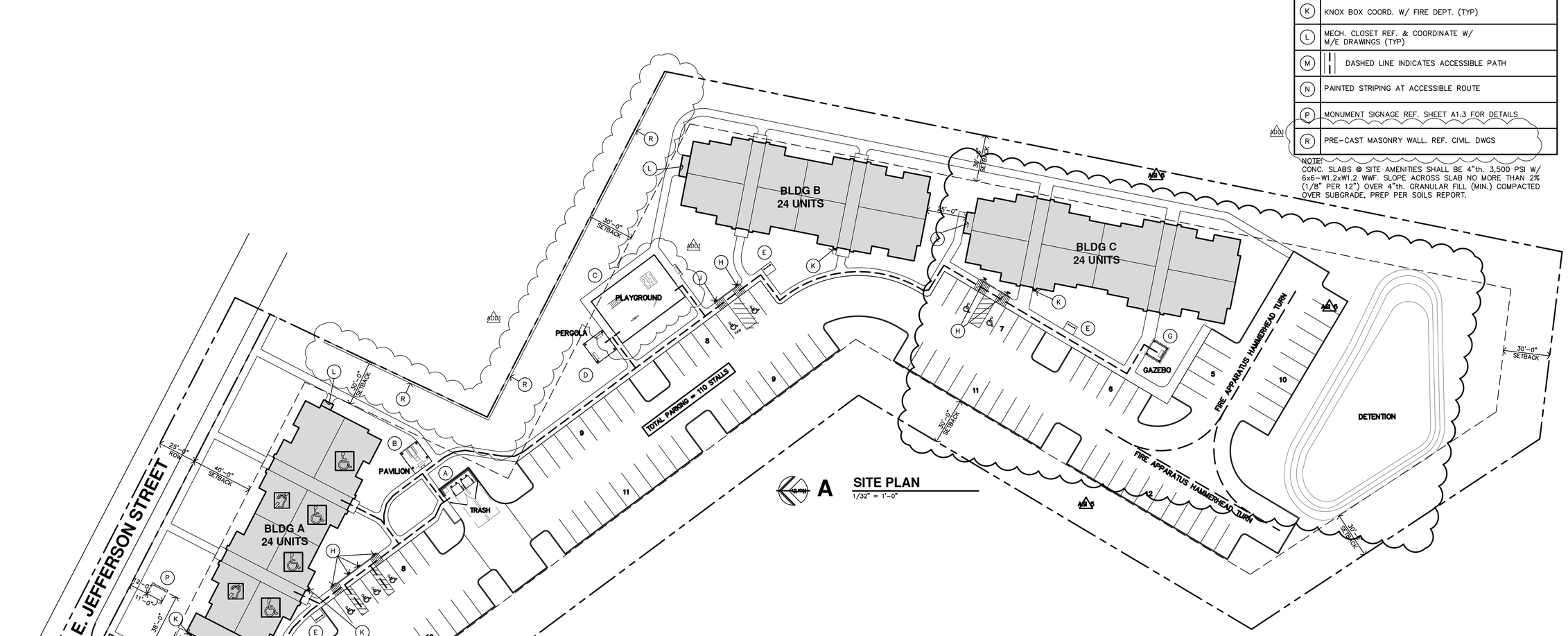
TABLE 801.1 OFF-STREET PARKING SCHEDULE:
DWELLING UNITS:
2 STALLS PER DWELLING UNIT
2 X 72 UNITS = 144 STALLS REQUIRED

SECTION D, ITEM 7:
INCENTIVES: THE NUMBER OF PARKING STALL REQUIREMENTS WILL BE FURTHER REDUCED BY 25% IF LANDSCAPED ISLANDS EVERY FIFTEEN (15) PARKING STALLS ARE PROVIDED.
THUS, 144 X 75% = 108 STALLS REQUIRED

SITE PLAN KEY NOTES

A	TRASH ENCLOSURE & DUMPSTERS REF. SHEET A1.3 FOR DETAILS
B	PAVILION WITH BBQ AREA – CONCRETE PAD W/ (1) POLE MTD BBQ GRILL & (1) ACCESSIBLE PICNIC TABLE. REF. SHEETS A1.4 & A1.5
C	PLAYGROUND. REF SHEET A1.4 FOR DETAILS
D	PERGOLA WITH BENCHES. REF. SHEETS A1.4 & A1.5
E	BIKE RACK (3 TOTAL) – CONCRETE PAD (REF. CIVIL) W/ BIKE RACK REF. SHEET A1.4
F	MAIL KIOSK. REF SHEET A1.2 FOR DETAILS
G	GAZEBO & BENCH. REF. SHEETS A1.4 & A1.5
H	NEW POLE MOUNTED H.C. PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
J	NEW POLE MOUNTED H.C. "VAN" PARKING SIGN MOUNT BTM. OF SIGN @ 60"A.F.F. (TYP)
K	KNOX BOX COORD. W/ FIRE DEPT. (TYP)
L	MECH. CLOSET REF. & COORDINATE W/ M/E DRAWINGS (TYP)
M	DASHED LINE INDICATES ACCESSIBLE PATH
N	PAINTED STRIPING AT ACCESSIBLE ROUTE
P	MONUMENT SIGNAGE REF. SHEET A1.3 FOR DETAILS
R	PRE-CAST MASONRY WALL. REF. CIVIL. DWGS

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



A SITE PLAN
1/32" = 1'-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 ½" 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 ½" 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 INCLUDED IN THE SCOPE OF WORK. REFERENCE LANDSCAPE PLANS. 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 LOCAL UTILITY COMPANIES AND THE CITY OF BROWNSVILLE.
11. REF. SHEETS A2.1 & A2.2 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 NEW LANDSCAPING IS TO BE IRRIGATED. THIS INCLUDES (BUT IS NOT LIMITED TO) SOD, GROUND COVER, TREES, SHRUBS AND RAISED PLANTERS. IRRIGATION INSTALLER/CONTRACTOR TO SUBMIT AN IRRIGATION PLAN TO ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH LANDSCAPE PLAN AND REFERENCE SPECIFICATIONS FOR MORE DETAILS.

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

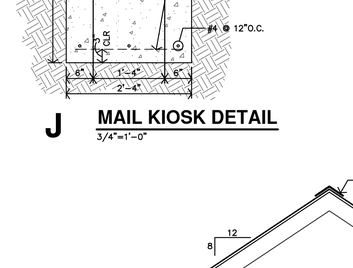
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

MARGARET J. GILLAM
No. 107586
REGISTERED ARCHITECT
STATE OF TENNESSEE
12-5-2025

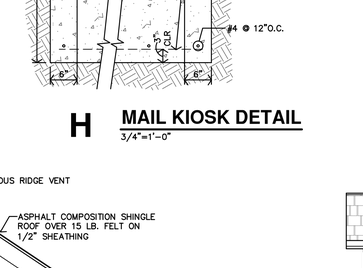
REVISION:	
ADD1	6-2-2025
ADD2	12-5-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A1.1

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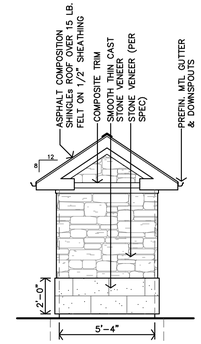
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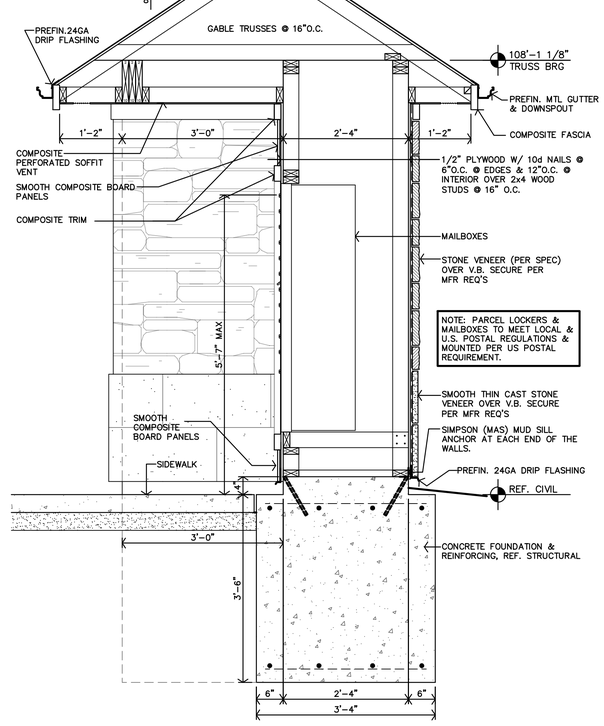
J **MAIL KIOSK DETAIL**
3/4"=1'-0"



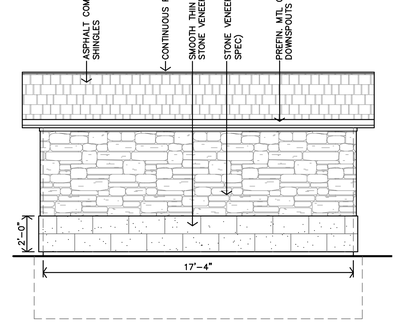
H **MAIL KIOSK DETAIL**
3/4"=1'-0"



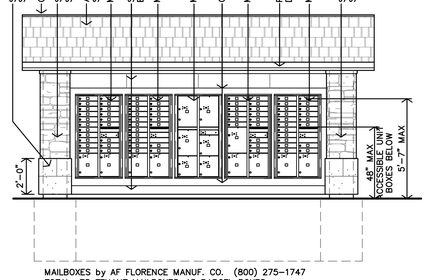
F **MAIL KIOSK SIDE ELEVATION**
1/4"=1'-0"



G **MAIL KIOSK SECTION**
3/4"=1'-0"

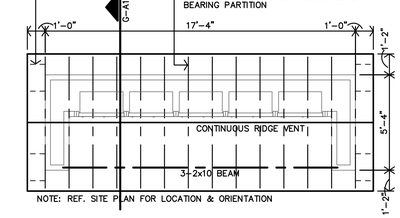


E **MAIL KIOSK REAR ELEVATION**
1/4"=1'-0"

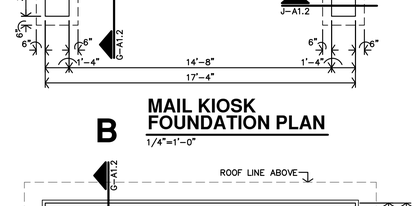


MAILBOXES by AF FLORENCE MANUF. CO. (800) 275-1747
TOTAL: 75 TENANT MAILBOXES. 15 PARCEL BOXES

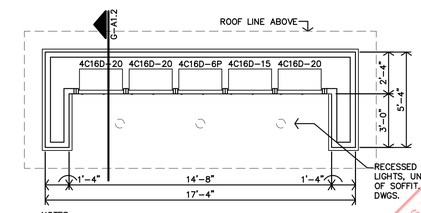
D **MAIL KIOSK FRONT ELEVATION**
1/4"=1'-0"



C **MAIL KIOSK ROOF FRAMING PLAN**
1/4"=1'-0"



B **MAIL KIOSK FOUNDATION PLAN**
1/4"=1'-0"



NOTES:
1. PARCEL LOCKERS AND MAILBOXES TO MEET LOCAL & U.S. POSTAL REGULATIONS & MOUNTED PER US POSTAL REQUIREMENT.
2. REF. SITE PLAN FOR LOCATION & ORIENTATION.

MAILBOXES by AF FLORENCE MANUF. CO. (800) 275-1747
TOTAL: 75 TENANT MAILBOXES. 15 PARCEL BOXES

A **MAIL KIOSK FLOOR PLAN**
1/4"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

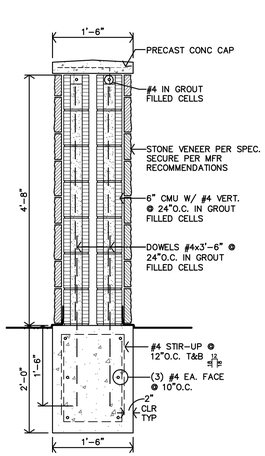
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

MARGARET J. GILLAM
AGRICULTURE
ARCHITECTURE
CONSTRUCTION
No. 107581
STATE OF TENNESSEE
5-9-2025

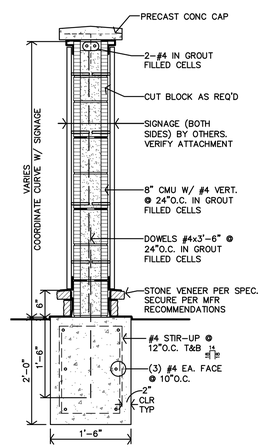
REVISION:

DATE: 5-9-2025
JOB: 24-3446
SHEET NO.: A1.2

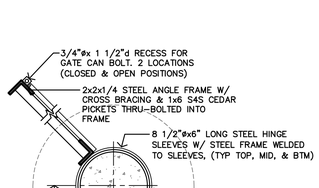
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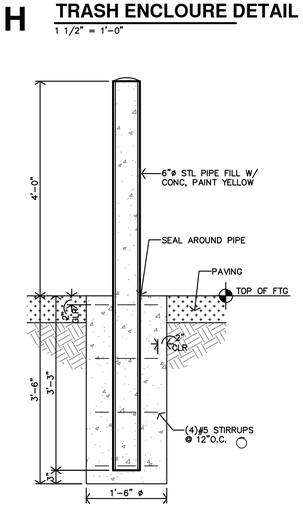
M MONUMENT SIGN SECTION
3/4" = 1'-0"



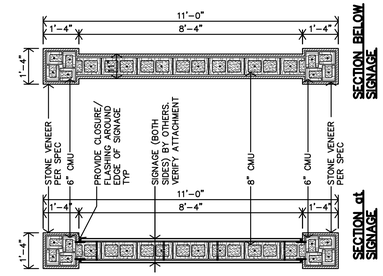
L MONUMENT SIGN SECTION
3/4" = 1'-0"



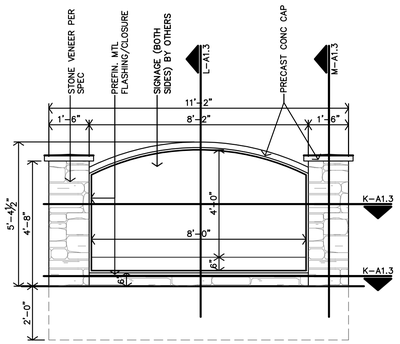
H TRASH ENCLOURE DETAIL
1 1/2" = 1'-0"



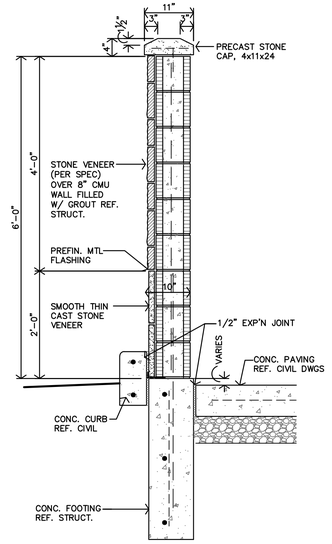
G TRASH ENCLOSURE BOLLARD DETAIL
3/4" = 1'-0"



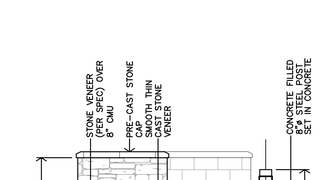
K MONUMENT SIGN SECTION
3/8" = 1'-0"



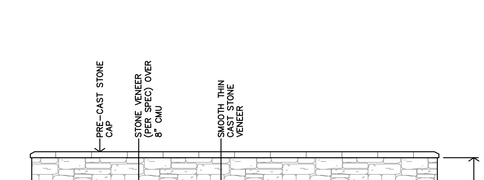
J MONUMENT SIGN ELEVATION
3/8" = 1'-0"



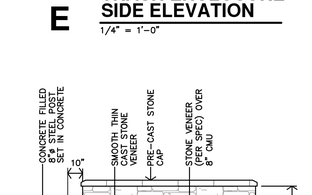
F TRASH ENCLOURE SECTION
3/4" = 1'-0"



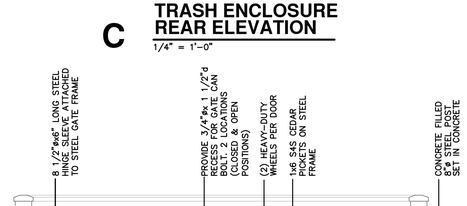
E TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



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

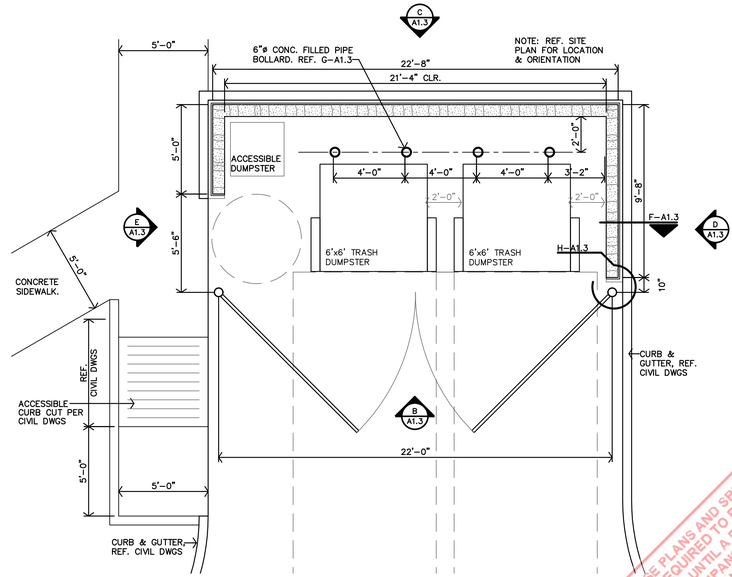


D TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



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

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



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

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM
NOTARY PUBLIC
COMMISSION
No. 107788
STATE OF TENNESSEE
5-9-2025

REVISION:

THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO BE KEPT ON JOB SITE UNTIL A FINAL CERTIFICATE OF OCCUPANCY OR TEMPORARY COMPLETION FORM IS ISSUED BY THIS OFFICE.

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TENNESSEE STATE FIRE MARSHAL'S OFFICE

DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

A1.3

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STEM-0004 PLAY PANEL
SUITABLE FOR ALL AGES
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

J STEM-0004 PLAY PANEL
NO SCALE



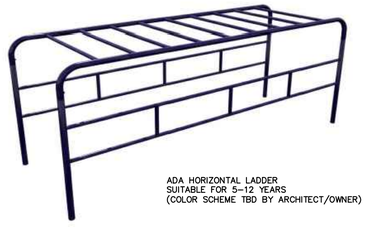
CLIMB & DISCOVER CAVE
SUITABLE FOR AGES 2-12
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

G CLIMB & DISCOVER CAVE
NO SCALE



RETRO ROCKER
SUITABLE FOR AGES 2-5
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

H RETRO ROCKER
NO SCALE



ADA HORIZONTAL LADDER
SUITABLE FOR 5-12 YEARS
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

F OVERHEAD LADDER
NO SCALE



BELSON OUTDOORS, POWDER COATED BLACK WAVE BIKE RACK (OR EQUAL APPROVED BY ARCHITECT), 3 LOOPS.
(3 TOTAL)

E BIKE RACK
NO SCALE



MHP PROPANE GAS GRILL WITH STAINLESS STEEL SHELVES AND STAINLESS GRIDS ON IN-GROUND POST (2 TOTAL)
(www.bbqguys.com) (item no.1516308 model no. JNR4DD-P)

C BBQ GRILL
NO SCALE



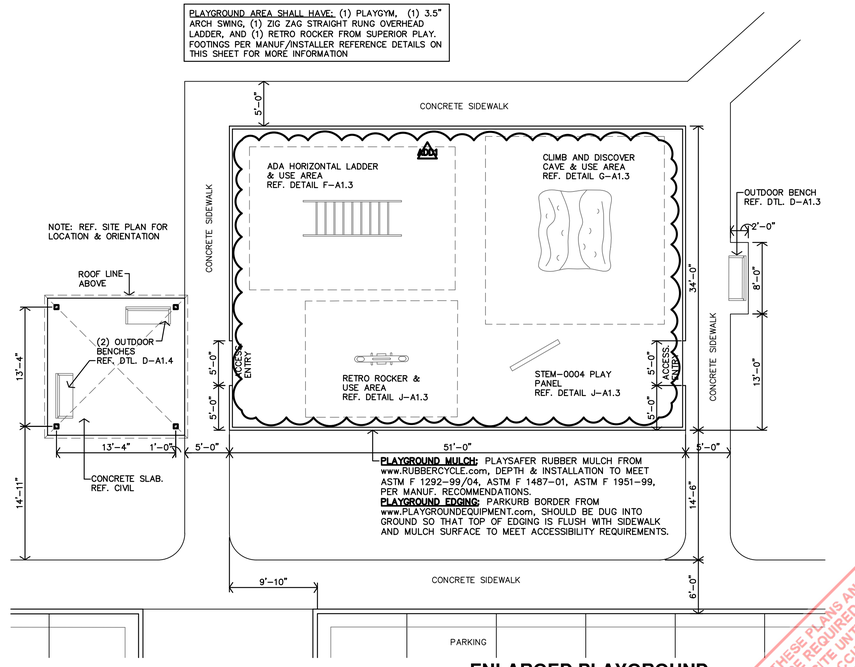
POLYWOOD TRADITIONAL GARDEN 60" BENCH
3 TOTAL
COLOR TBD BY ARCHITECT/OWNER

D OUTDOOR BENCH
NO SCALE



EVEREST SERIES 8'-0" HEAVY DUTY ADA SINGLE SIDED PICTURE TABLE
(www.theparkcatalog.com) (item no.398-6007)
COLOR TO BE DETERMINED BY ARCHITECT/OWNER

B PICNIC TABLES
NO SCALE



A ENLARGED PLAYGROUND & PERGOLA AREA
1/8" = 1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

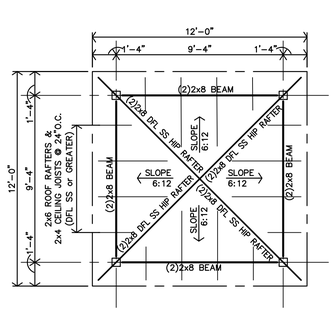
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

MARGARET J. GILLAM REGISTERED ARCHITECT No. 107798 STATE OF TENNESSEE 6-2-2025

REVISION:	
ADA	6-2-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A1.4

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TENNESSEE STATE FIRE MARSHAL'S OFFICE

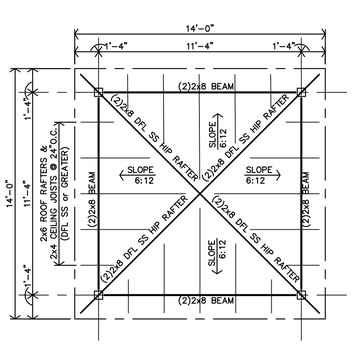
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NOTE: BRACE 2x4 JOISTS TO 2x6 ROOF RAFTERS @ 4'-0"O.C.

J GAZEBO ROOF FRAMING PLAN

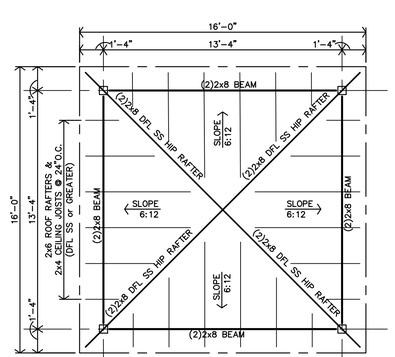
1/4" = 1'-0"



NOTE: BRACE 2x4 JOISTS TO 2x6 ROOF RAFTERS @ 4'-0"O.C.

F PAVILION ROOF FRAMING PLAN

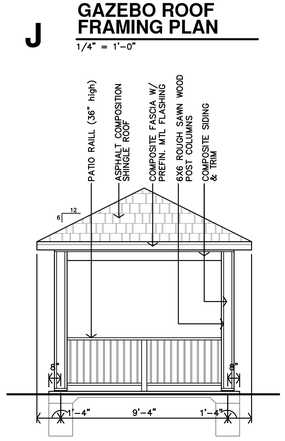
1/4" = 1'-0"



NOTE: BRACE 2x4 JOISTS TO 2x6 ROOF RAFTERS @ 4'-0"O.C.

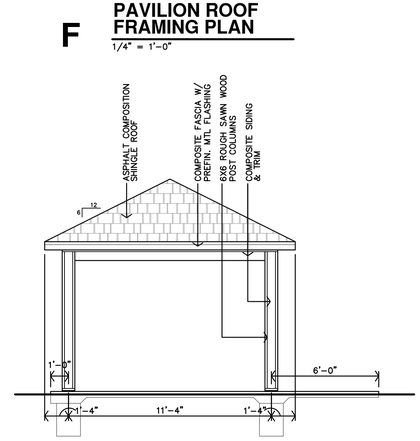
C PERGOLA ROOF FRAMING PLAN

1/4" = 1'-0"



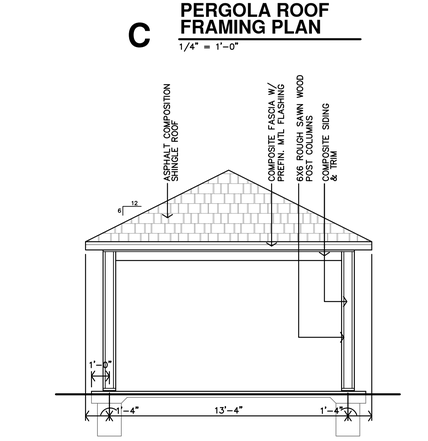
H GAZEBO ELEVATION

1/4" = 1'-0"



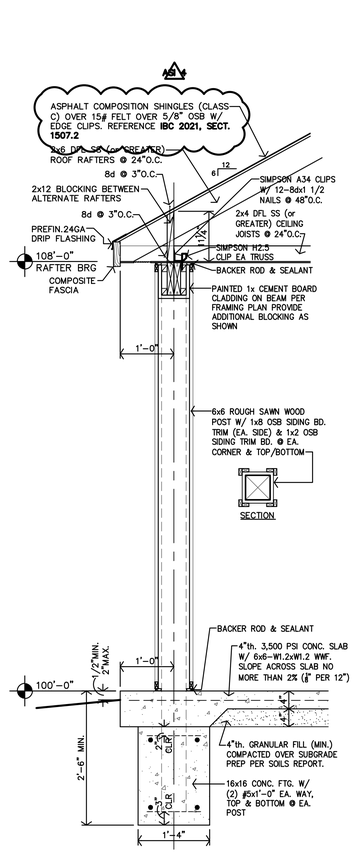
E PAVILION ELEVATION

1/4" = 1'-0"



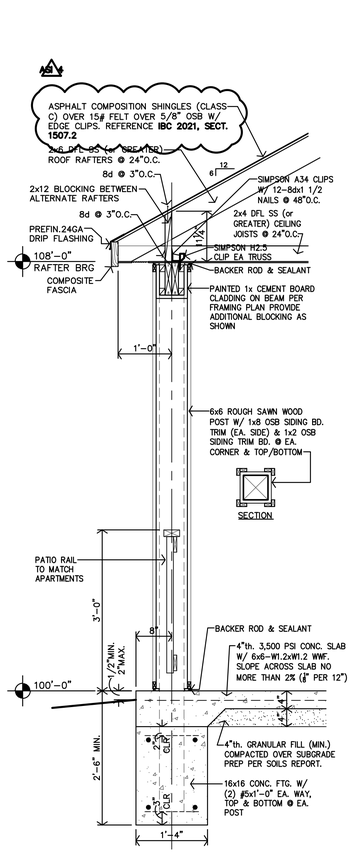
B PERGOLA ELEVATION

1/4" = 1'-0"



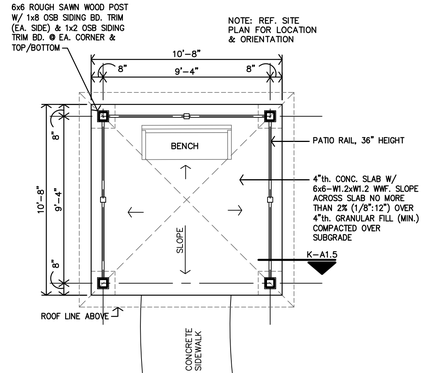
L PAVILION & PERGOLA SECTION

1/4" = 1'-0"



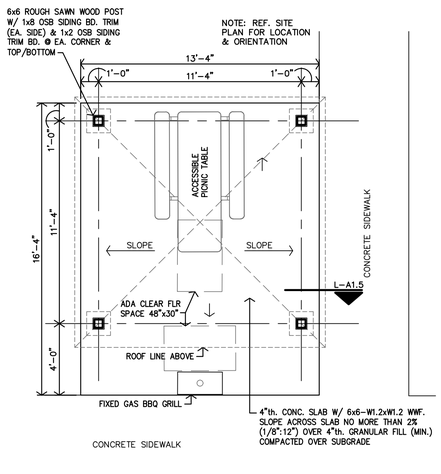
K GAZEBO SECTION

1/4" = 1'-0"



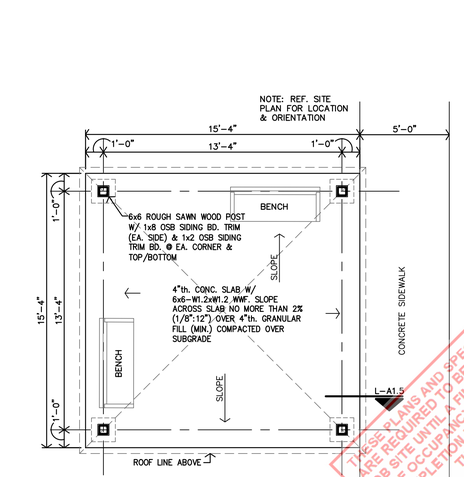
G GAZEBO PLAN

1/4" = 1'-0"



D PAVILION & BBQ AREA PLAN

1/4" = 1'-0"



A PERGOLA PLAN

1/4" = 1'-0"

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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM AGRICULTURE No. 107788 COMMERCE STATE OF TENNESSEE 10-30-2025

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No alterations or additions shall be made to these plans without the prior written approval of this office.
TENNESSEE STATE FIRE MARSHAL'S OFFICE

REVISION:
NO. 10-30-2025

DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

A1.5

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GENERAL NOTES

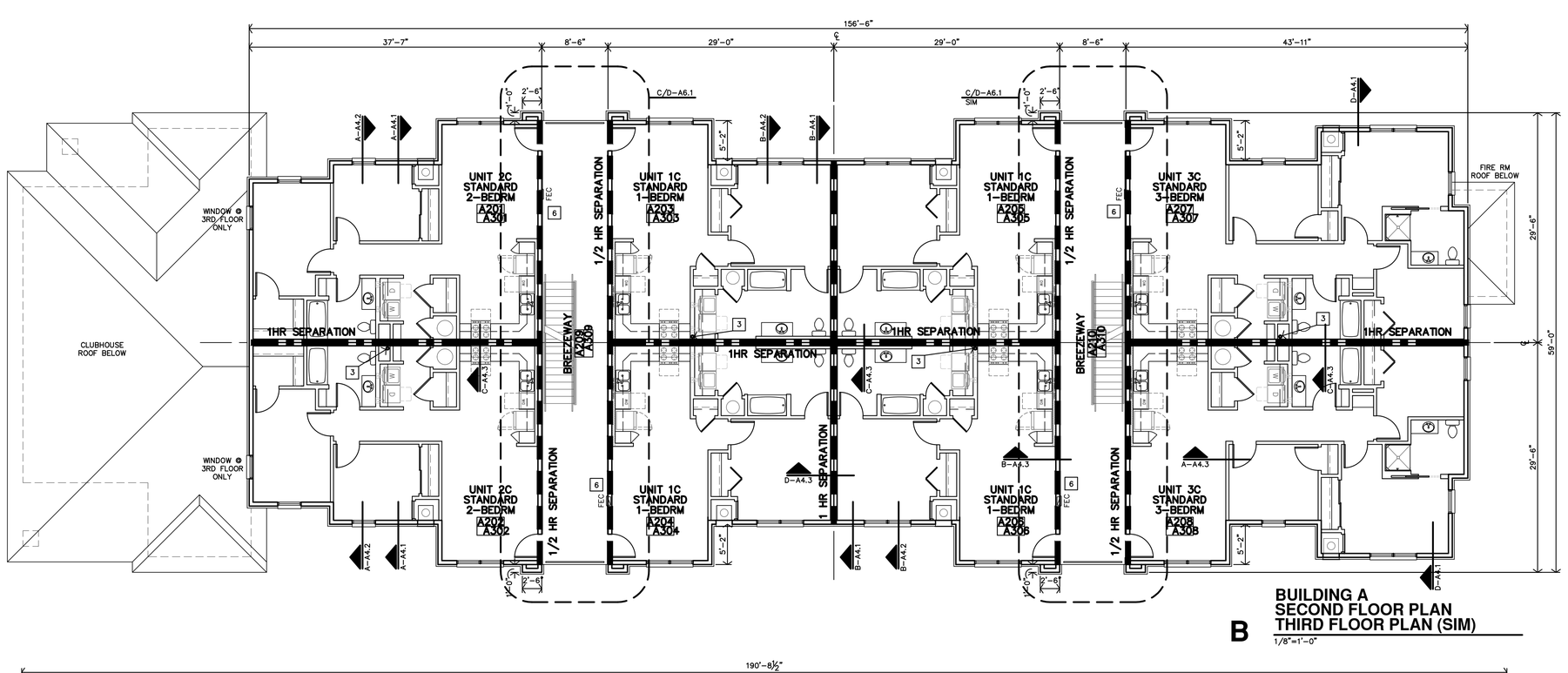
1. REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. REF. SHEET A2.11 FOR BREEZEWAY, MECH & FIRE CLOSETS FINISH & DOOR SCHEDULES.
3. F.O.S. = FACE OF STUD.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR 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.

KEY NOTES

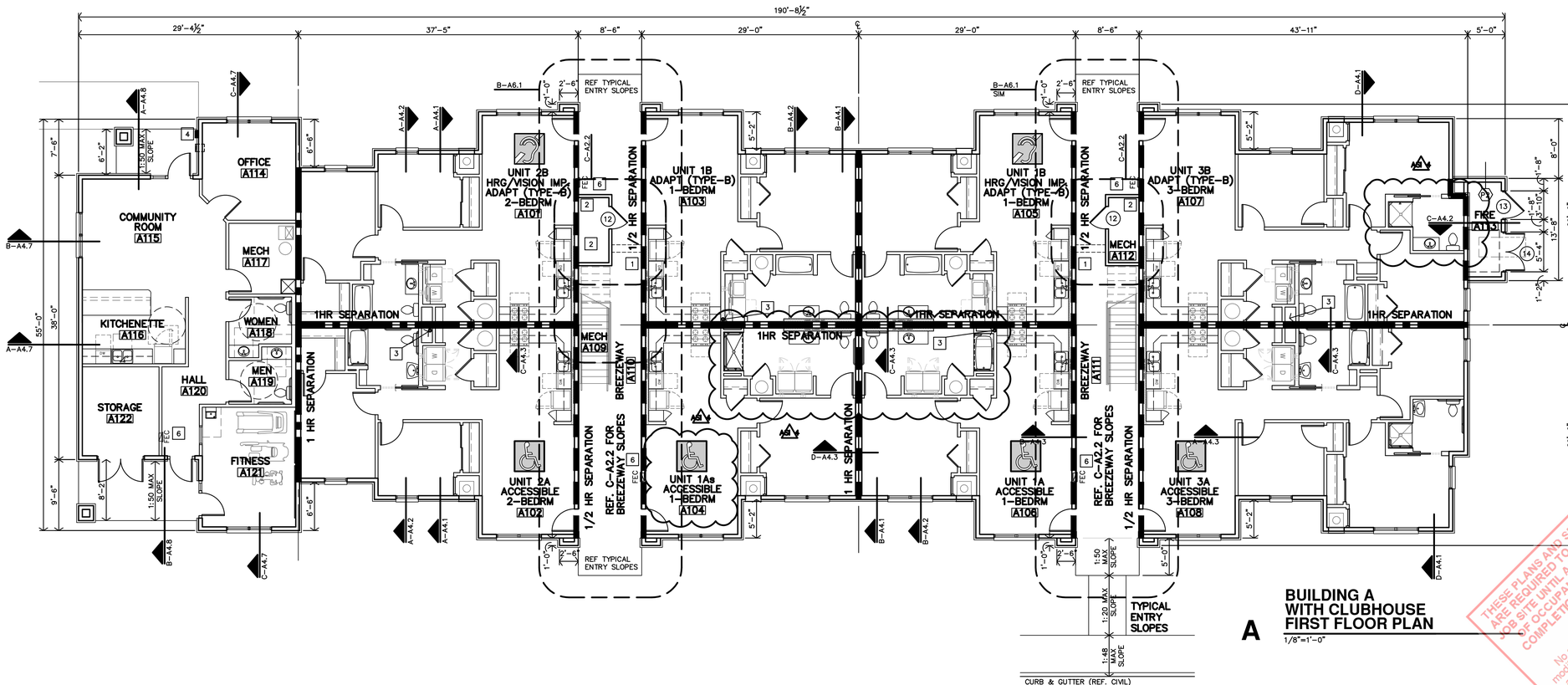
1	FIRE LINE IN INSULATED BULKHEAD ADD'L WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD
2	MECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS. FULLY INSULATE WALLS & CEILING.
3	RADON PIPE THROUGH ROOF REF. N-A4.5 & MECH DWGS
4	KNOX BOX REF. SHEET A1.1 FOR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

APARTMENT CHART

	SYMBOL INDICATES ACCESSIBLE UNITS A102, A104, A106, A108
	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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785.827.0386 jgr@jgrarchitects.com

JGR

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM
No. 107798
REGISTERED ARCHITECT
STATE OF TENNESSEE
10-30-2025

REVISION:	
1	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.1

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GENERAL NOTES

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10. ALL SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216 & 703 FOR SIZE, LOCATION AND FABRICATION.

KEY NOTES

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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

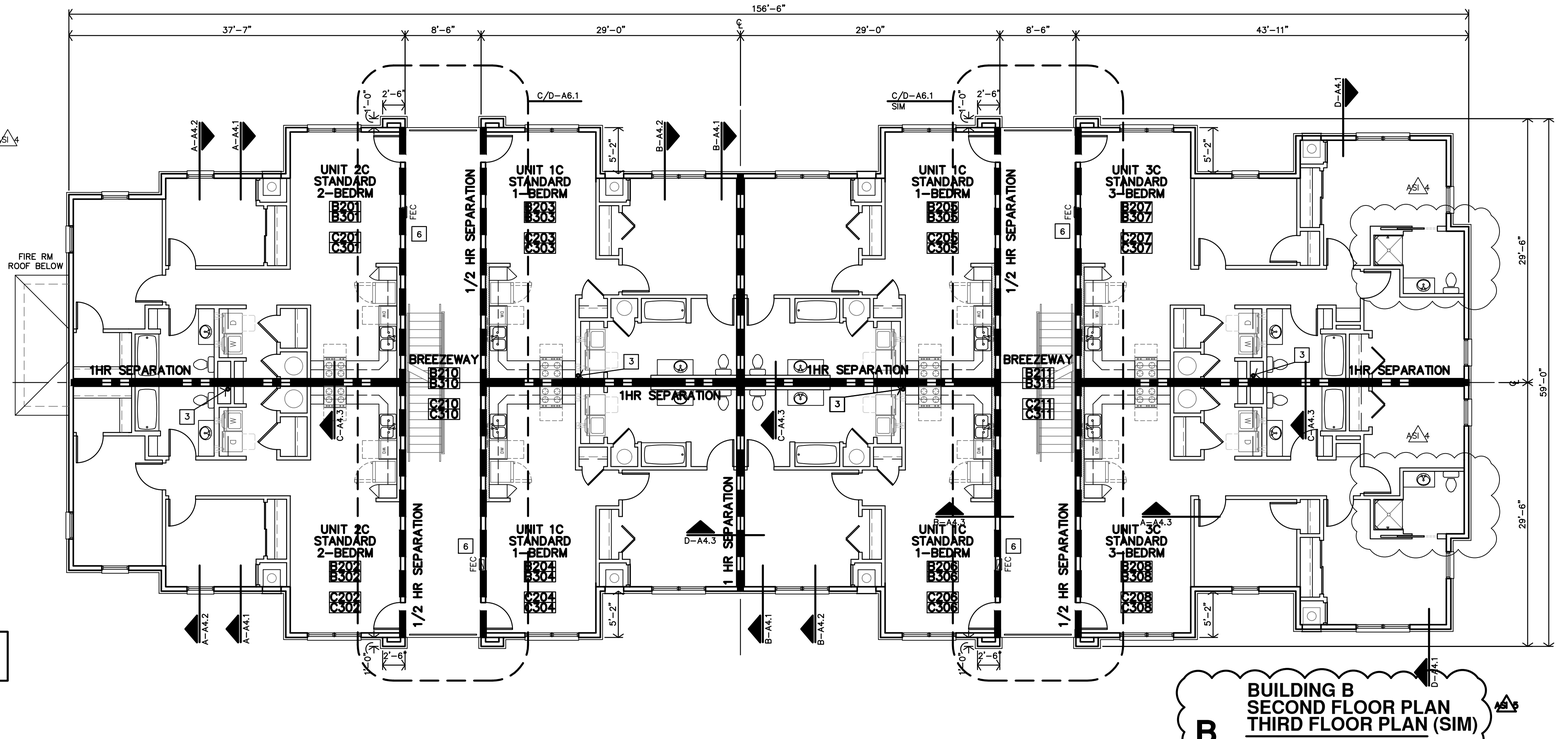
APARTMENT CHART

SYMBOL INDICATES ACCESSIBLE UNITS
A102, A104, A106, A108

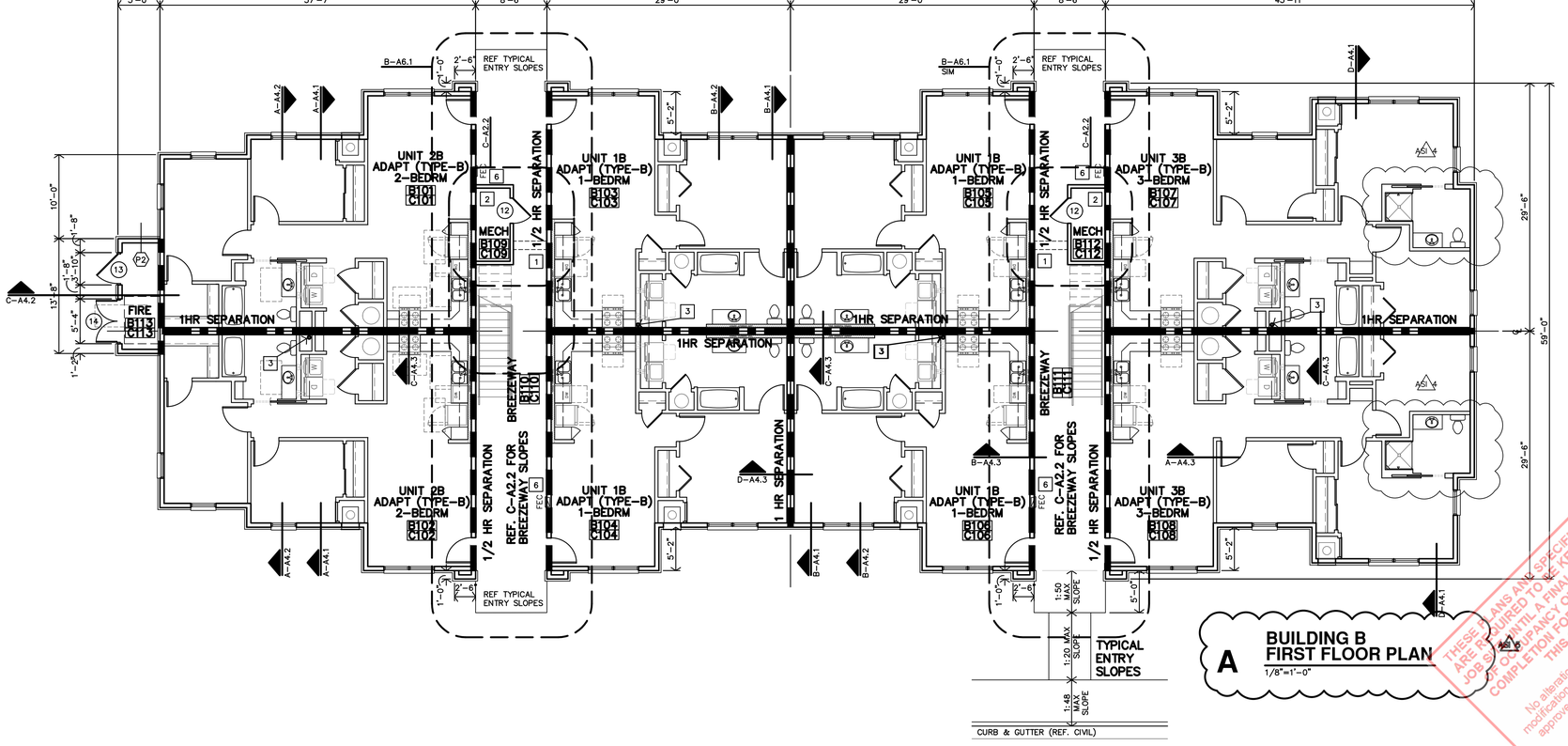
SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT
A101, A105

ALL OTHER UNITS:
- ADAPTABLE (TYPE-B) UNITS ON FIRST FLOOR
- STANDARD UNITS ON SECOND/THIRD FLOORS

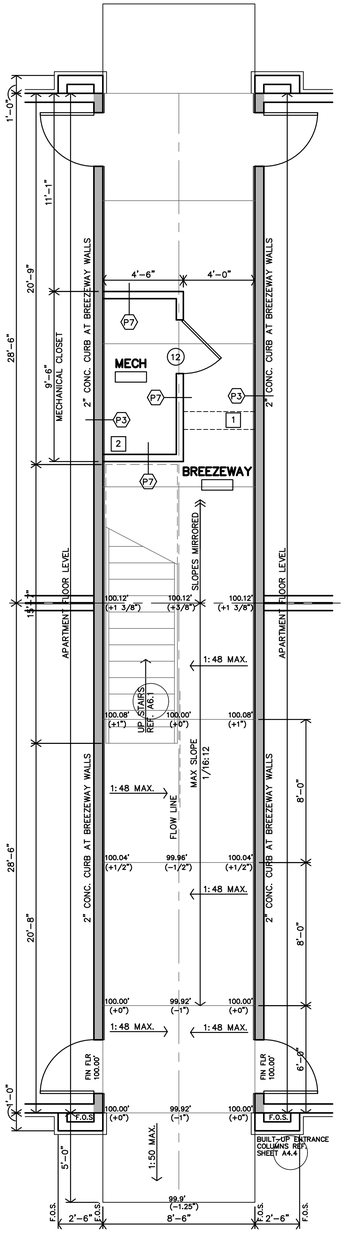
PARTITION & ASSEMBLY TYPES CAN BE FOUND ON SHEET A2.4



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



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



C BREEZEWAY SLOPES
1/4"=1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM — 12-5-2025

REVISION:	
1 10-30-2025	
2 12-5-2025	
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.2B

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GENERAL NOTES

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2. REF. SHEET A2.11 FOR BREEZEWAY, MECH & FIRE CLOSETS FINISH & DOOR SCHEDULES.
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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.

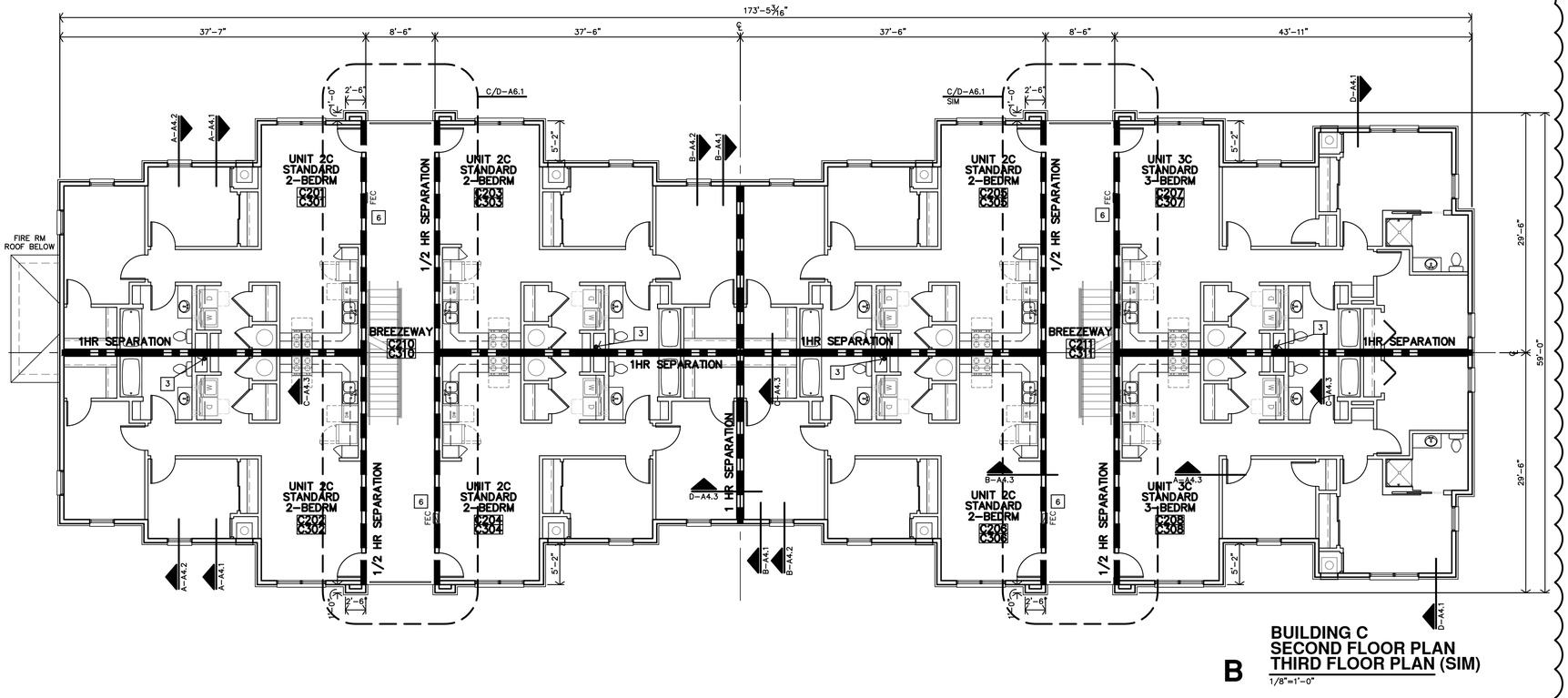
KEY NOTES

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

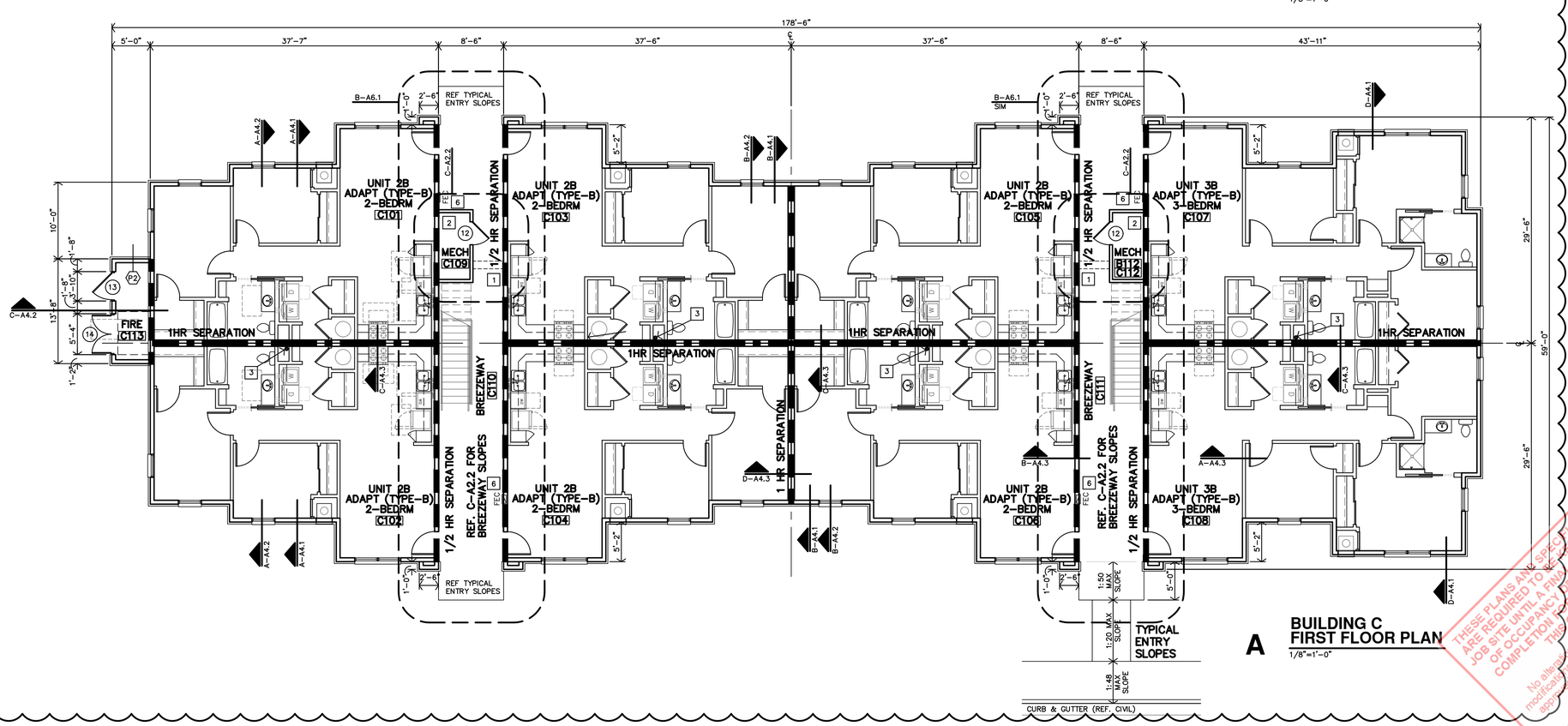
APARTMENT CHART

	SYMBOL INDICATES ACCESSIBLE UNITS A102, A104, A106, A108
	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

PARTITION & ASSEMBLY TYPES CAN BE FOUND ON SHEET A2.4



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



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

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 107[illegible] — STATE OF TENNESSEE — 12-5-2025

REVISION:	
#3	12-5-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.2C

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TENNESSEE STATE FIRE MARSHAL'S OFFICE

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APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
4. CONTRACTOR SHALL PROVIDE ADJUSTABLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS SHOWN ON STRUCTURAL DRAWINGS.
6. 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. (A1)
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10, 2021 IBC, SECTION 906.1 AND SPECIFICATIONS. LOCATIONS INDICATED ON FLOOR PLANS AND CFP.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.3 FOR FIRE PENETRATION ASSEMBLIES
9. B.O. HEADER 83" ABV. FIN. FLR.
10. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
11. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
12. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
13. F.O.S. = FACE OF STUD
14. HEARING/VISION IMPAIRED UNIT (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS):
    - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
15. REF. **A2.4** FOR PARTITION & ASSEMBLY SCHEDULES AND REF. **A2.5** FOR FINISH, DOOR & WINDOW SCHEDULES.
16. ▨ INDICATES FURRED PLUMBING WALLS

STANDARD UNIT NOTES

STANDARD UNITS (ALL SECOND & THIRD FLOOR UNITS):
- CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALLS FOR COUNTERTOP & SUPPORTS.
- ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 69" AFF.

ADAPTABLE (TYPE-B) UNIT NOTES

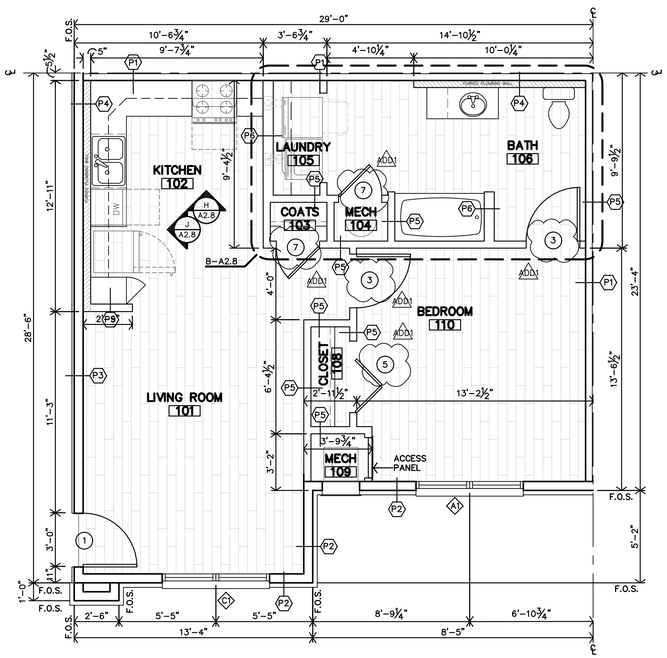
ADAPTABLE (TYPE-B) UNITS (WHERE INDICATED ON SHEET A1.1 AND BUILDING PLANS):
- REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
- *1-BEDROOM:* CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #106
- *2-BEDROOM:* CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #106
- *3-BEDROOM:* CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #106 & BATH #117.
- *ALL UNITS:*
  - TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
  - CONTRACTOR TO INSTALL BLOCKING PER ICC/ANSI A117.1-2017.
  - ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 69" AFF.
  - ALL SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS MUST BE MOUNTED A MAX. OF 48" A.F.F. (NOT LESS THAN 15" A.F.F.)

ACCESSIBLE UNITS NOTES

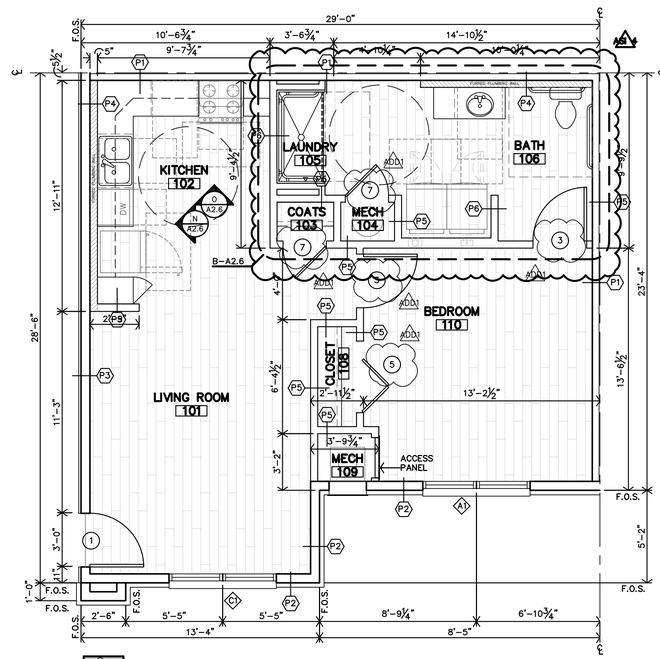
ACCESSIBLE UNITS (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS):
- REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
- *1-BEDROOM:* CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS & TUBS AND BLOCKING @ SINKS & COUNTERTOPS AT BATH #106
- *2-BEDROOM:* CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS & TUBS AND BLOCKING @ SINKS & COUNTERTOPS AT BATH #106
- *3-BEDROOM:* CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS, TUBS, AND SHOWERS & BLOCKING @ COUNTERTOP AT BATHS #106 & #117
- *ALL UNITS:*
  - OPEN KNEE SPACE SHALL BE PROVIDED @ SINK & WORK SPACE IN KITCHEN #102
  - CONTRACTOR SHALL INSTALL HOT WATER & DRAIN PIPES COVERS.
  - TOILETS SHALL BE ADA COMPLIANT (17"-19" HIGH).
  - CONTRACTOR TO INSTALL BLOCKING AND PROVIDE & INSTALL GRAB BARS PER ICC/ANSI A117.1-2017.
  - ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS NOTED OTHERWISE). MOUNT TOP OF SHELF AT 48" AFF.
  - KITCHEN COUNTERTOPS SHALL BE MAX. 34" A.F.F. BATHROOM SINK RIM SHALL BE MAX. 34" A.F.F.
  - ALL SWITCHES, OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS MUST BE MOUNTED A MAX. OF 48" A.F.F. (NOT LESS THAN 15" A.F.F.)
  - HEIGHT OF OPERABLE WINDOW PARTS (LATCHES/LOCKS, ETC.) SHALL BE LOCATED MAX 48" A.F.F.

PLAN NOTES

1. REF. SHEET A2.4 FOR APARTMENT PARTITION TYPES & ASSEMBLY SCHEDULES.
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.

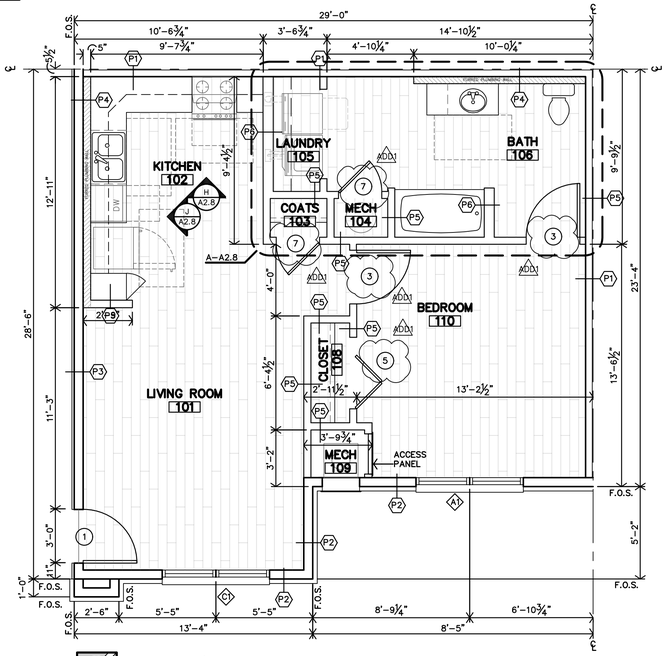


D UNIT 1C (STANDARD) 1-BEDROOM/1-BATH
1/4"=1'-0" 693 sf



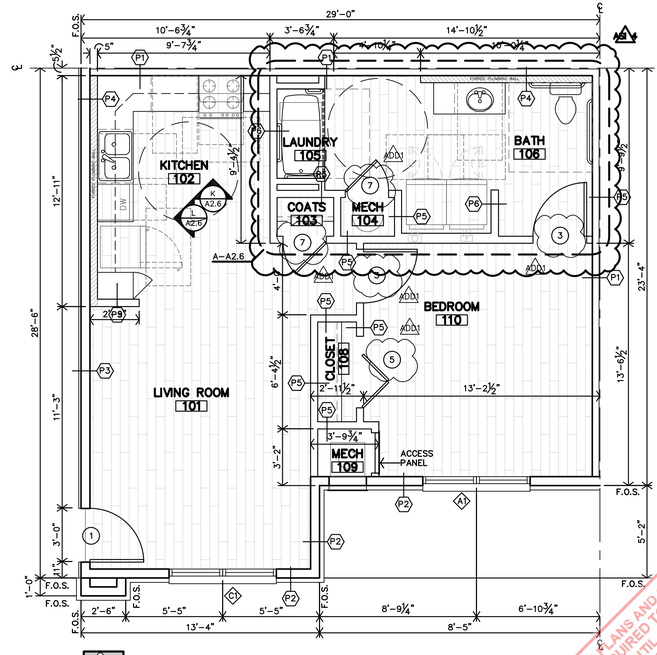
1 FULLY ACCESSIBLE UNIT W/ ROLL-IN SHOWER
ACCESSIBLE

B UNIT 1As (ACCESSIBLE) 1-BEDROOM/1-BATH w/ SHOWER
1/4"=1'-0" 693 sf



1 HEARING/VISION IMPAIRED UNIT

C UNIT 1B (TYPE-B) ADAPTABLE 1-BEDROOM/1-BATH
1/4"=1'-0" 693 sf



1 FULLY ACCESSIBLE UNIT
ACCESSIBLE

A UNIT 1A (ACCESSIBLE) 1-BEDROOM/1-BATH
1/4"=1'-0" 693 sf

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 107... — 10-30-2025 — STATE OF TENNESSEE

REVISION:	
ADD1	6-2-2025
A2.3	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.3

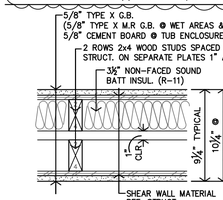
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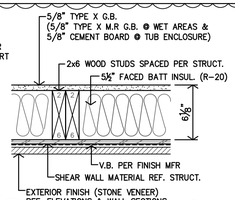
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APARTMENT PARTITION SCHEDULE

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

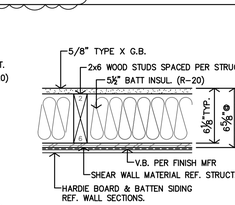


P1 DOUBLE STUD PARTY WALL
FIRE PARTITION:
1 HOUR RATING (UL U341)
ATTACH PER UL REQUIREMENTS
APRX. STC 58

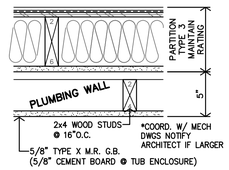


P2 TYPICAL EXTERIOR WALL
APRX. STC 36-58

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



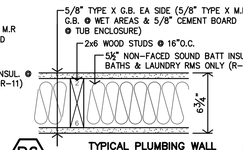
P3 BREEZEWAY EXTERIOR WALL
FIRE PARTITION:
1 HOUR RATING (UL U303)
(MIN. 1/2 HOUR RATING PER CODE)
ATTACH PER UL REQUIREMENTS
APRX. STC 36-58



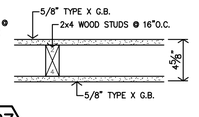
P4 FURRED PLUMBING WALL
APRX. STC 58



P5 TYPICAL INTERIOR WALL
APRX. STC 36



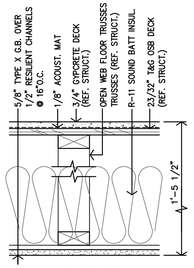
P6 TYPICAL PLUMBING WALL
APRX. STC 42



P7

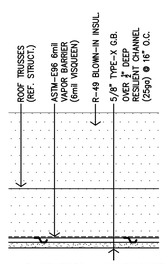
NOTE: UL DESIGN/SYSTEM/ CONSTRUCTION/ASSEMBLY DETAILS FOR EACH SYSTEM CAN BE FOUND IN THE PROJECT MANUAL (SPECIFICATIONS)

ASSEMBLY SCHEDULE



APARTMENTS
FLOOR/CEILING A

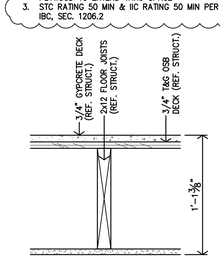
FIRE PARTITION:
1-HOUR RATED (UL DESIGN No. L528)
ATTACH PER UL REQUIREMENTS



APARTMENTS & CLUBHOUSE
ROOF/CEILING 1

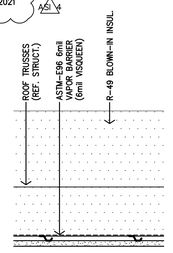
FIRE PARTITION:
1-HOUR RATED (UL P522)
ATTACH PER REQUIREMENTS

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



CORRIDOR
FLOOR/CEILING B

FIRE PARTITION:
1-HOUR RATED (UL DESIGN No. L501)
ATTACH PER UL REQUIREMENTS



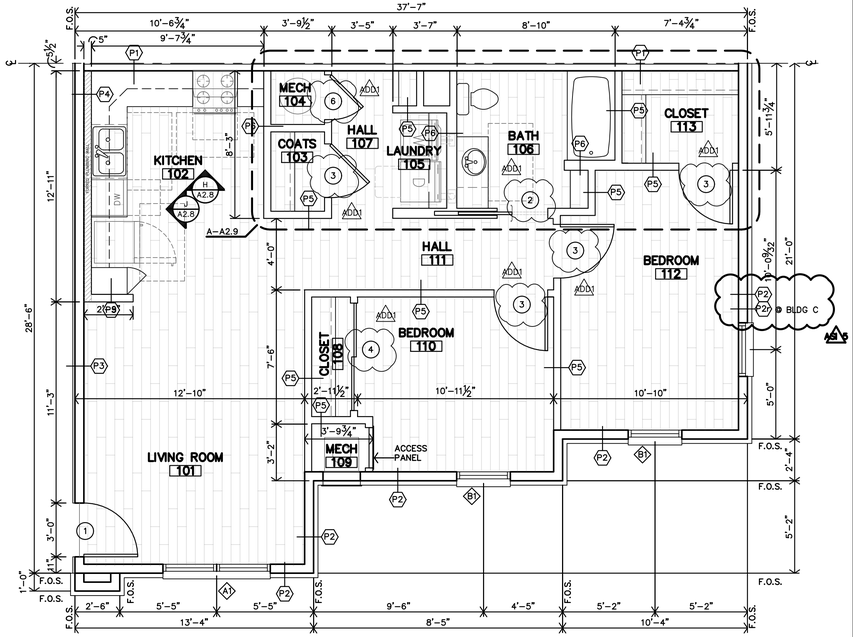
CORRIDOR
ROOF/CEILING 2

FIRE PARTITION
1-HOUR RATED (UL P522)
ATTACH PER 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

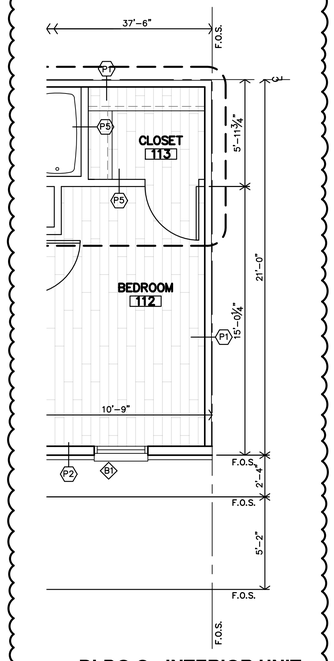
PLAN NOTES

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.

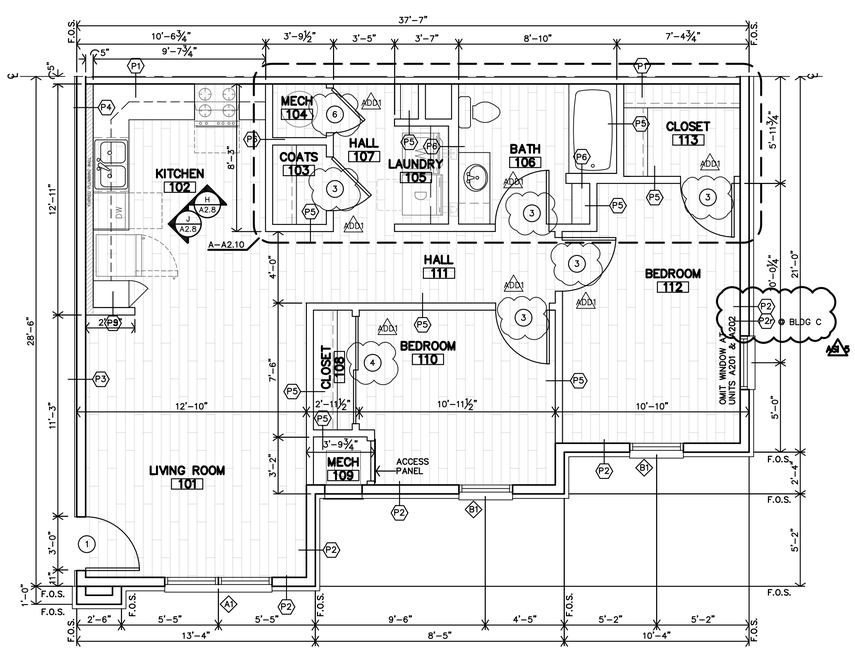


1 HEARING/VISION IMPAIRED UNIT

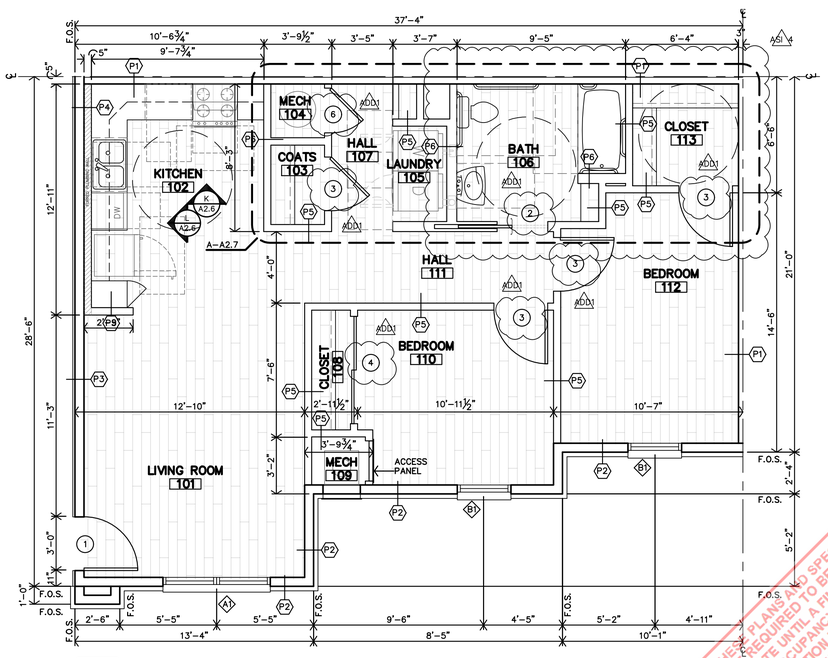
C UNIT 2B (TYPE-B) ADAPTABLE
2-BEDROOM/1-BATH
1/4"=1'-0" 860 sf



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

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

FIELD SET TFM# 21689-A

JGR PROJECT# 2025-11-03-04
21689-A, 21689-B, 21689-C

MARGARET J. GILLAM
No. 107788
REGISTERED ARCHITECT
STATE OF TENNESSEE
12-5-2025

REVISION:	
ADD1	6-2-2025
ASI 4	10-30-2025
ASI 5	12-5-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.4

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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.	REFERENCE REFLECTED CEILING PLANS ON SHEET A7.2	
101	LIVING ROOM	V	P1	P1/T	P1/T	P1/T	T	ST		
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	T	T	T	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.

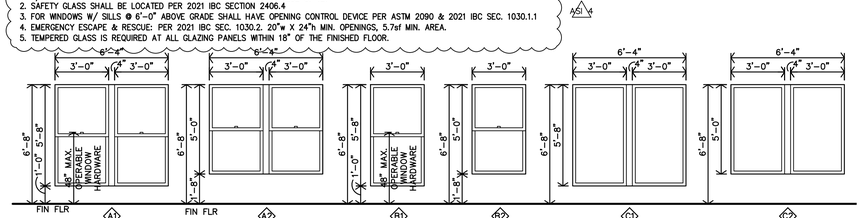
APARTMENT DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	MATERIAL: MASONITE	MATERIAL: WOOD H.C.	MATERIAL: WOOD LOUVER	TYPE	FINISH: PAINT	FINISH: PRE-PRIMED	FRAME MATERIAL: METAL	FRAME MATERIAL: WOOD	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"		●				●		●		●		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.

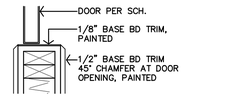
SPECIFIC NOTES:
1. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
2. ENTRY DOOR – PEEP HOLES at 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.

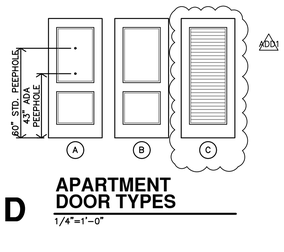


A1 FIRST FLOOR VINYL SINGLE HUNG, PREFIN.
A2 SECOND/THIRD FLRS VINYL SINGLE HUNG, PREFIN.
B1 FIRST FLOOR VINYL SINGLE HUNG, PREFIN.
B2 SECOND/THIRD FLRS VINYL SINGLE HUNG, PREFIN.
C1 FIRST FLOOR VINYL FIXED PREFIN.
C2 SECOND/THIRD FLRS VINYL FIXED PREFIN.

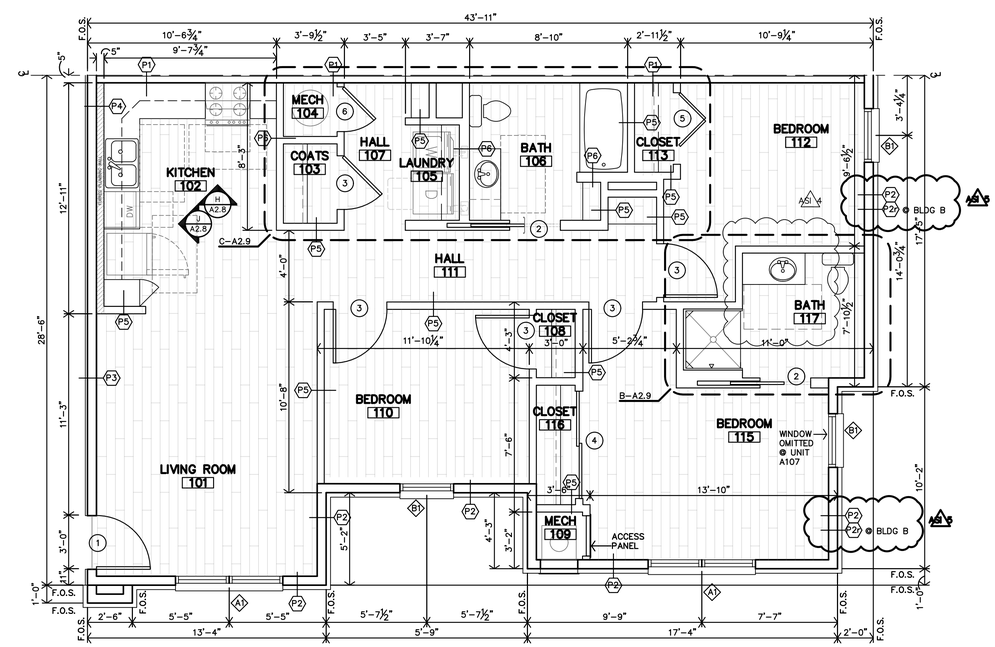
E APARTMENT WINDOW SCHEDULE
1/4"=1'–0"



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

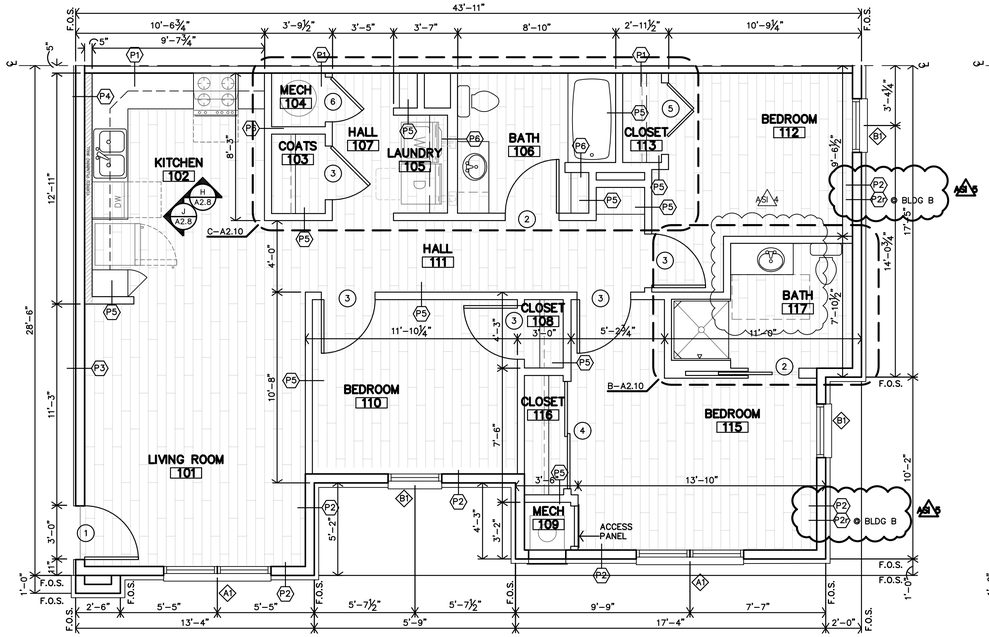


D APARTMENT DOOR TYPES
1/4"=1'–0"

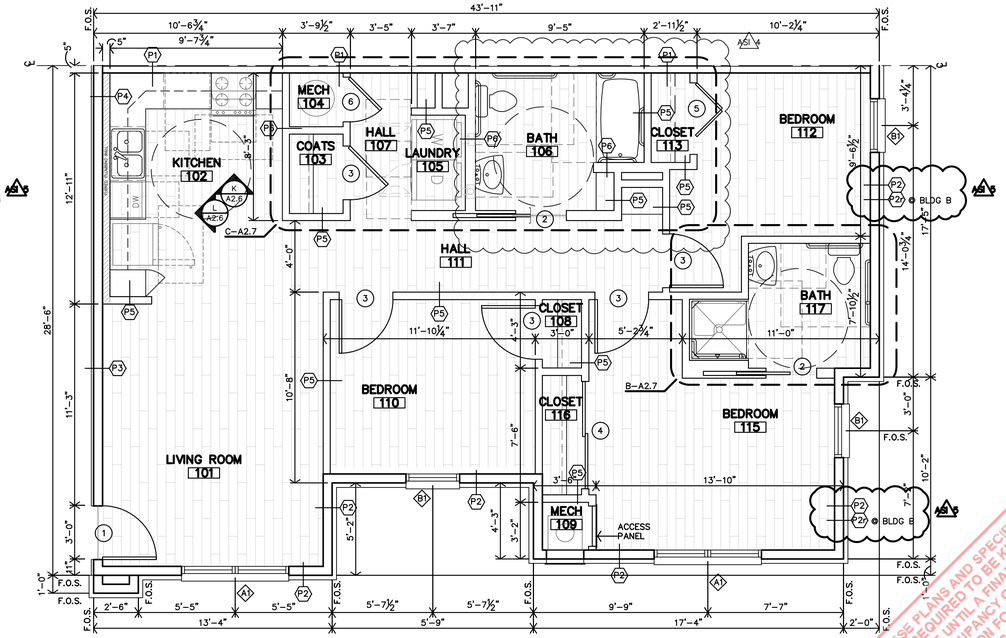


PLAN NOTES
1. REF. SHEET A2.3 FOR APARTMENT GENERAL NOTES.
2. REF. SHEET A2.4 FOR APARTMENT PARTITION TYPES & ASSEMBLY SCHEDULES.
3. FOR UL ASSEMBLY/ATTACHMENT DETAILS – REF. SPECIFICATIONS & PROJECT MANUAL.
4. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
5. REF. SHEET A2.8 FOR APARTMENT CASEWORK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

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — No. 17798 — STATE OF TENNESSEE — 12-5-2025

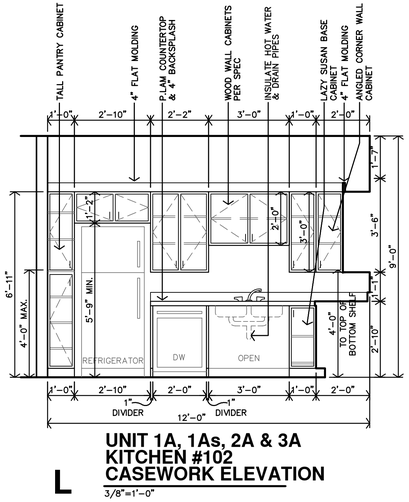
REVISION:	
ADD 1	6-2-2025
ADD 4	10-30-2025
ADD 5	12-5-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO:	A2.5

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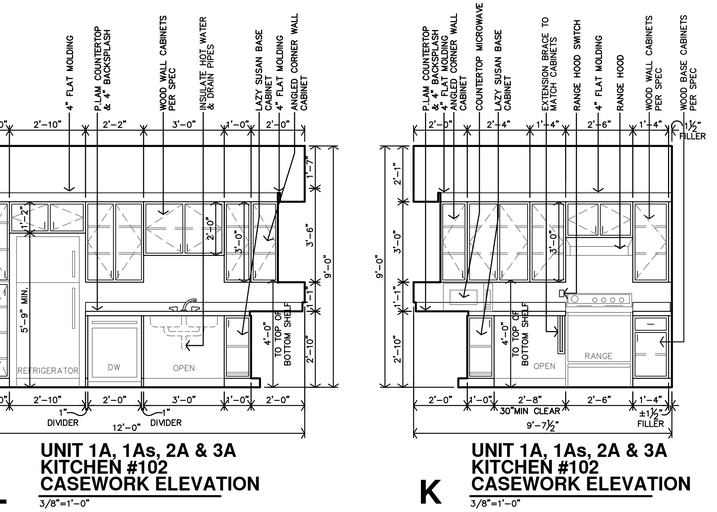
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TENNESSEE STATE FIRE MARSHAL'S OFFICE

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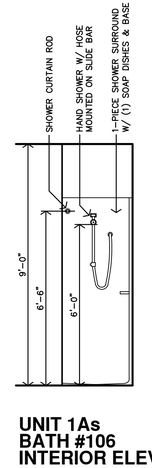
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04



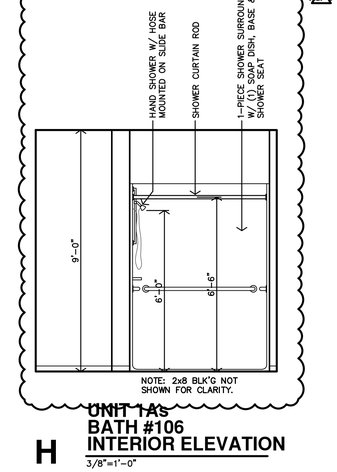
UNIT 1A, 1As, 2A & 3A
KITCHEN #102
CASEWORK ELEVATION
L
3/8"=1'-0"



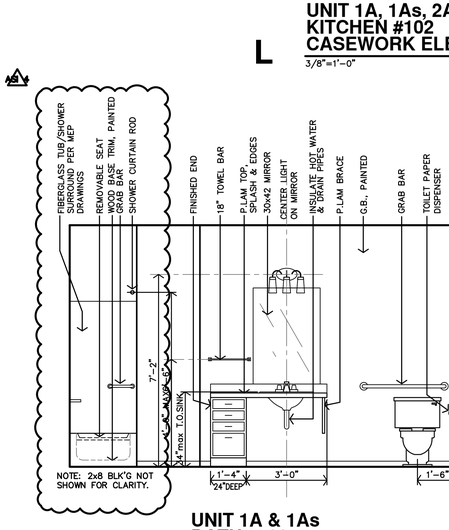
UNIT 1A, 1As, 2A & 3A
KITCHEN #102
CASEWORK ELEVATION
K
3/8"=1'-0"



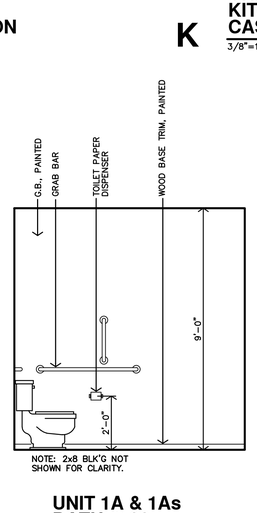
UNIT 1As
BATH #106
INTERIOR ELEVATION
J
3/8"=1'-0"



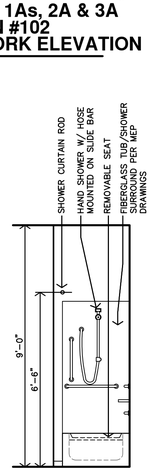
UNIT 1As
BATH #106
INTERIOR ELEVATION
H
3/8"=1'-0"



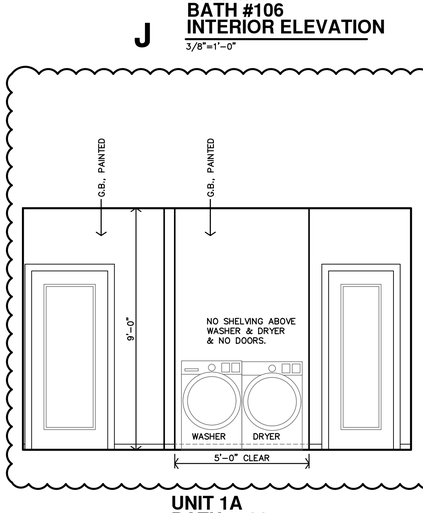
UNIT 1A & 1As
BATH #106
INTERIOR ELEVATION
G
3/8"=1'-0"



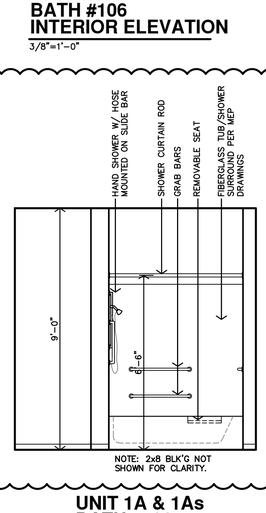
UNIT 1A & 1As
BATH #106
INTERIOR ELEVATION
F
3/8"=1'-0"



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



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



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

ACCESSIBLE UNIT BATH NOTES

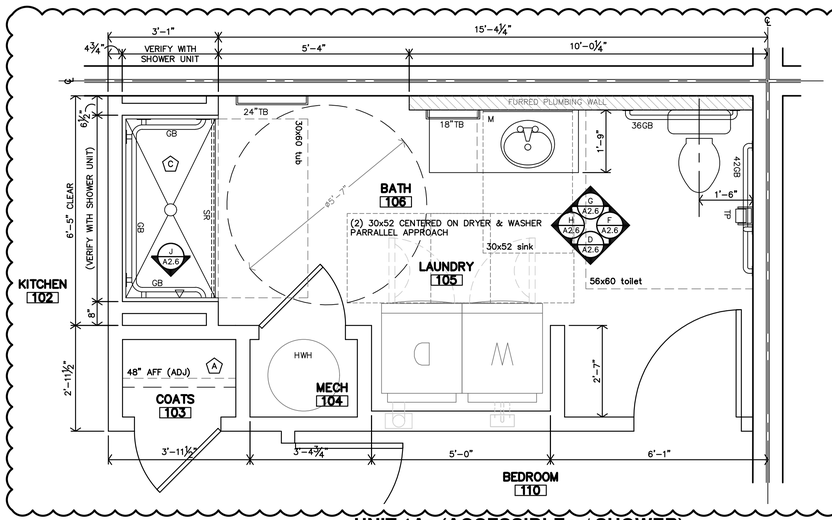
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. 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

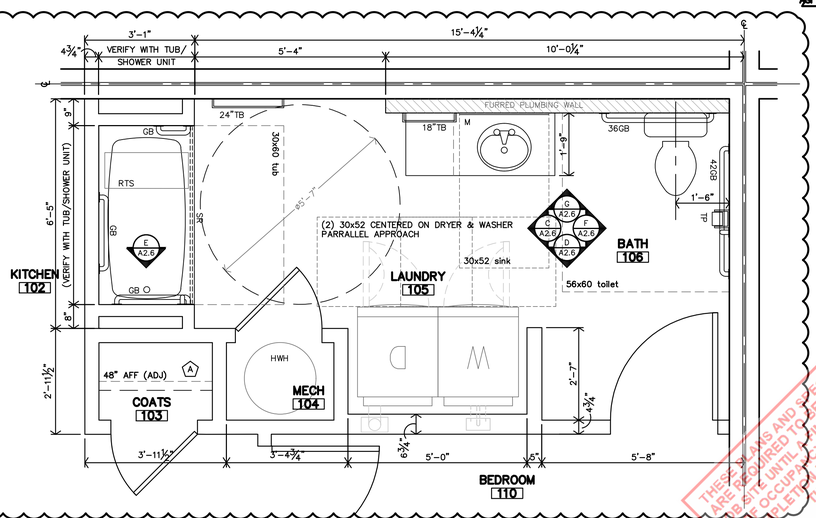
M	MIRROR
TP	TOILET PAPER DISP.
TB	TOWEL BAR
CL	CORNER LEDGE
SR	SHOWER ROD
GB	GRAB BAR
HWH	HOT WATER HEATER
RTS	REMOVABLE TUB SEAT

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



UNIT 1As (ACCESSIBLE w/ SHOWER)
BATH #106
ENLARGED PLAN
B
1/2"=1'-0"



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

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

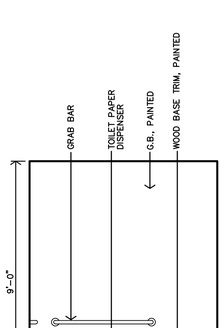
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

MARGARET J. GILLAM
AGRICULTURE
ARCHITECTURE
COMMERCE
No. 107361
STATE OF TENNESSEE
10-30-2025

REVISION:	
A1	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.6

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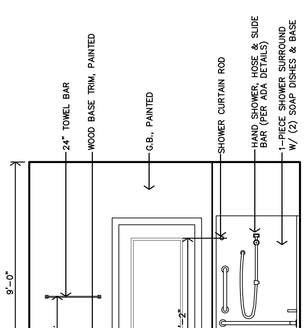
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NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

M UNIT 3A BATH #117 INTERIOR ELEVATION

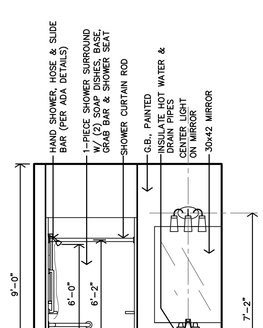
3/8"=1'-0"



NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

L UNIT 3A BATH #117 INTERIOR ELEVATION

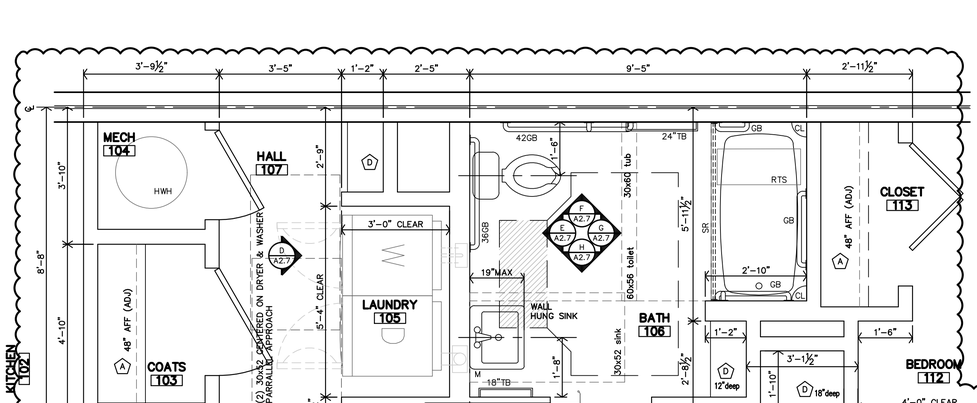
3/8"=1'-0"



NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

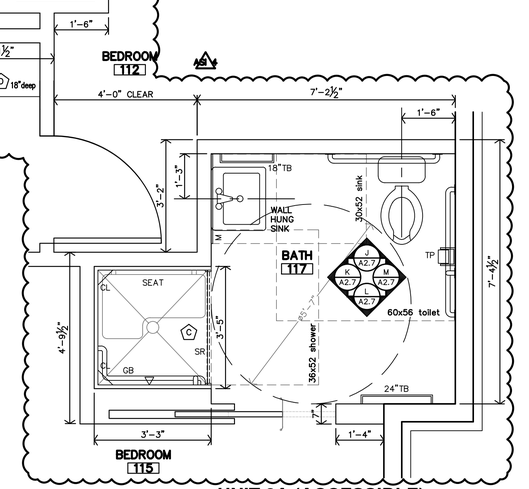
K UNIT 3A BATH #117 INTERIOR ELEVATION

3/8"=1'-0"



C UNIT 3A (ACCESSIBLE) BATH #106 & LAUNDRY #105 ENLARGED PLAN

1/2"=1'-0"



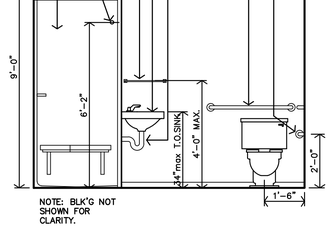
B UNIT 3A (ACCESSIBLE) BATH #117 ENLARGED PLAN

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.

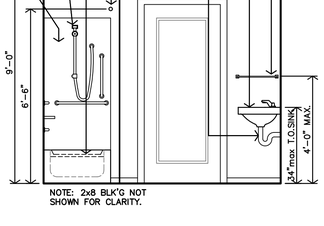
LEGEND		KEYNOTES:
M	MIRROR	(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)
TP	TOILET PAPER DISP.	(B) NOT USED
TB	TOWEL BAR	(C) VERIFY SIZE w/ FIBERGLASS SHOWER UNIT
CL	CORNER LEDGE	(D) 12"or 18" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS
SR	SHOWER ROD	
GB	GRAB BAR	
HWH	HOT WATER HEATER	
RTS	REMOVABLE TUB SEAT	



NOTE: BLK'G NOT SHOWN FOR CLARITY.

J UNIT 3A BATH #117 INTERIOR ELEVATION

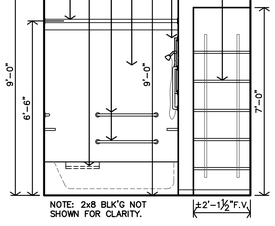
3/8"=1'-0"



NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

H UNIT 2A & 3A BATH #106 INTERIOR ELEVATION

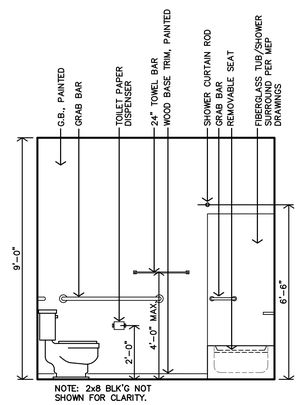
3/8"=1'-0"



NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

G UNIT 2A & 3A BATH #106 INTERIOR ELEVATION

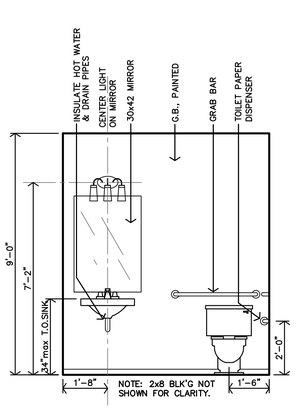
3/8"=1'-0"



NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

F UNIT 2A & 3A BATH #106 INTERIOR ELEVATION

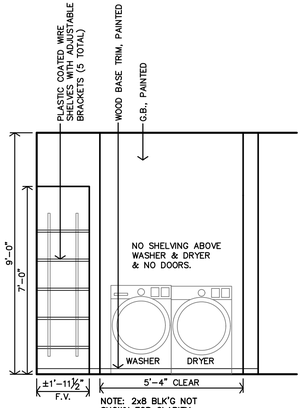
3/8"=1'-0"



NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

E UNIT 2A & 3A BATH #106 INTERIOR ELEVATION

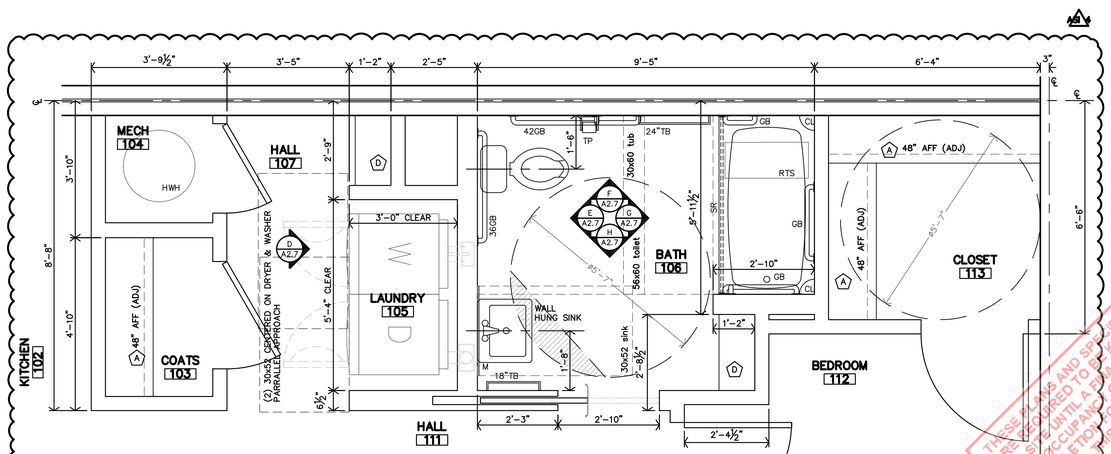
3/8"=1'-0"



NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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"

THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES UNTIL A FULL SET OF PERMITS HAS BEEN ISSUED AND ALL CONDITIONS REQUIRED TO BE MET PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION HAVE BEEN SATISFIED.

No alterations or additions to these plans or modifications of any kind are to be allowed without the written approval of Jones Gillam Renz and the appropriate design professional of record.

TENNESSEE STATE FIRE MARSHAL'S OFFICE

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

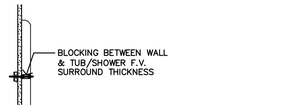
BROWNSVILLE, TENNESSEE

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

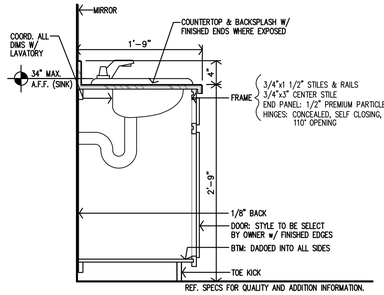
MARGARET J. GILLAM
REGISTERED
No. 107798
STATE OF TENNESSEE
10-30-2025

REVISION:	
1	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.7

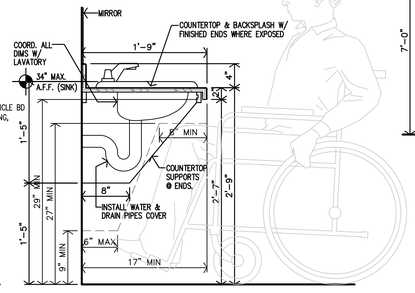
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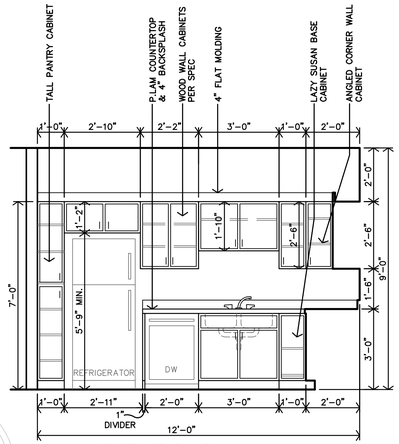
Q TYP. TUB/SHOWER SURROUND BLOCKING
NTS



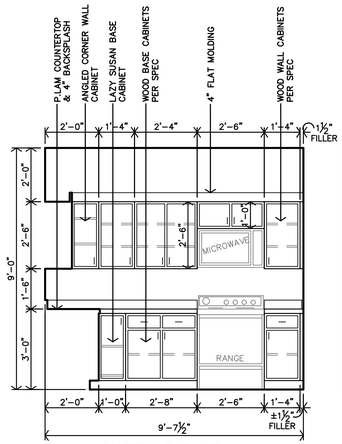
P ADAPTABLE/STANDARD UNITS 1B, 1C, 2B, 2C, 3B & 3C VANITY SECTION
1/2"=1'-0"



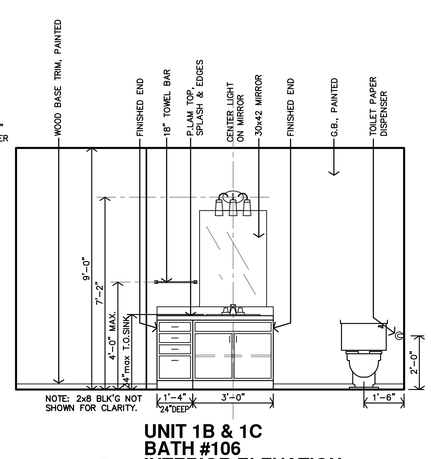
M ACCESSIBLE UNITS 1A, 2A & 3A VANITY SECTION
1"=1'-0"



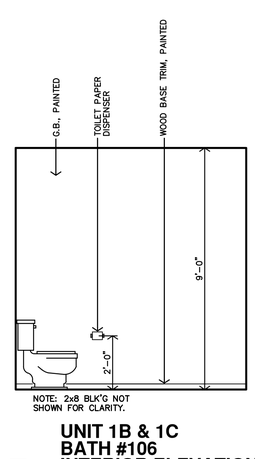
J UNIT 1B & 1C KITCHEN #102 CASEWORK ELEVATION
3/8"=1'-0"



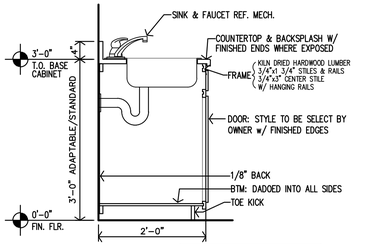
H UNIT 1B & 1C KITCHEN #102 CASEWORK ELEVATION
3/8"=1'-0"



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

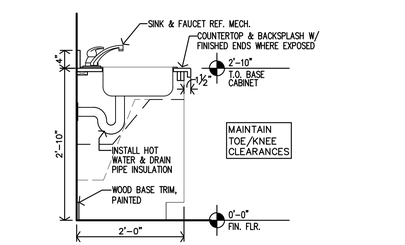


F UNIT 1B & 1C BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



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

O ADAPTABLE/STANDARD UNITS 1B, 1C, 2B, 2C, 3B & 3C CASEWORK SECTION
1/2"=1'-0"



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

L ACCESSIBLE UNITS 1A, 2A & 3A CASEWORK SECTION
1/2"=1'-0"

ADAPTABLE/STANDARD 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 27wX27d WASHER & DRYER.
5. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
6. REF. THIS SHEET 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

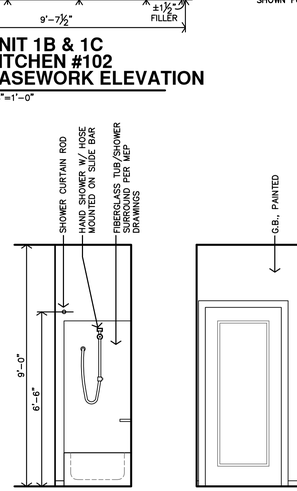
KEYNOTES:

(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)

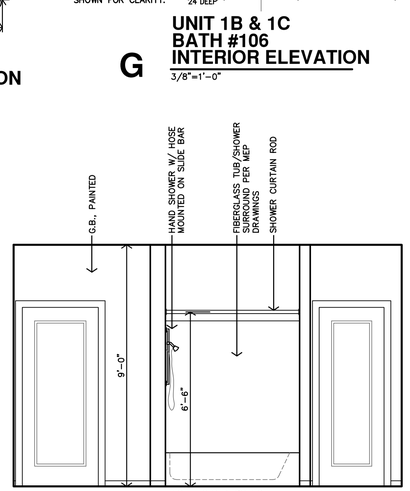
(B) NOT USED

(C) VERIFY SIZE w/ FIBERGLASS SHOWER UNIT

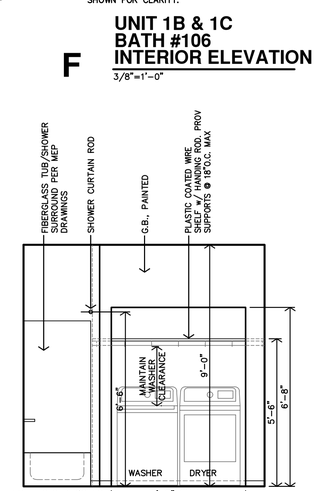
(D) 12"or 18" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



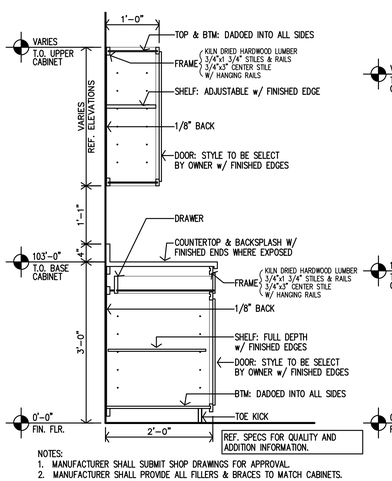
E UNIT 1B & 1C BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



D UNIT 1B & 1C BATH #106 INTERIOR ELEVATION
3/8"=1'-0"

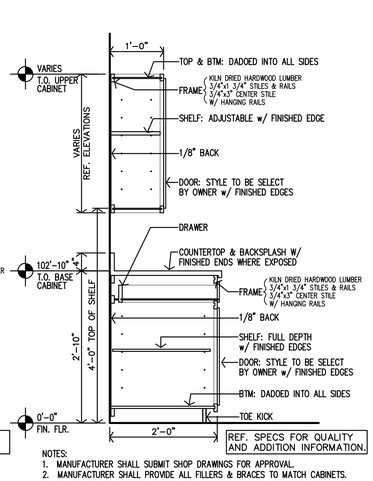


C UNIT 1B & 1C BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



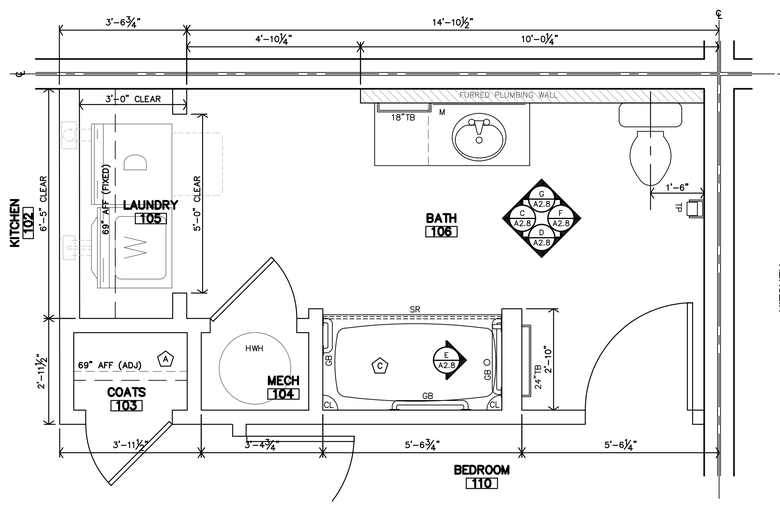
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

N ADAPTABLE/STANDARD UNITS 1B, 1C, 2B, 2C, 3B & 3C CASEWORK SECTION
3/4"=1'-0"

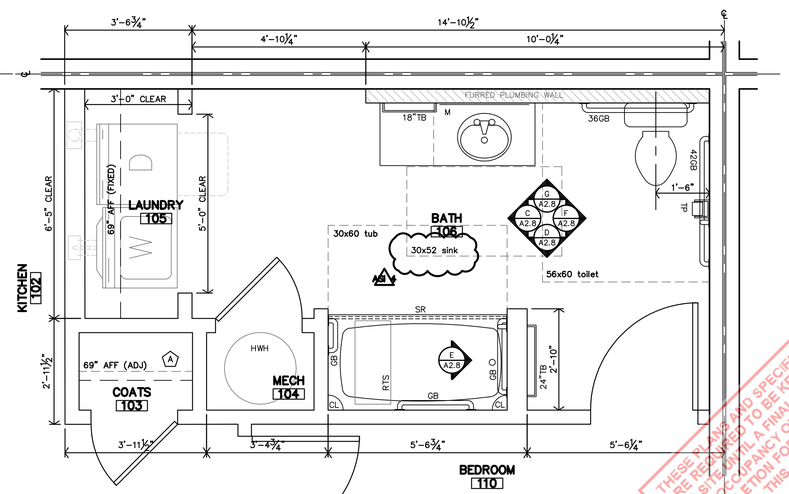


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

K ACCESSIBLE UNITS 1A, 2A & 3A CASEWORK SECTION
1/2"=1'-0"



B UNIT 1C (STANDARD) BATH #106 ENLARGED PLAN
1/2"=1'-0"



A UNIT 1B (ADAPTABLE) BATH #106 ENLARGED PLAN
1/2"=1'-0"

JonesGillamRenz
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785.827.0386 jgr@jgrarchitects.com

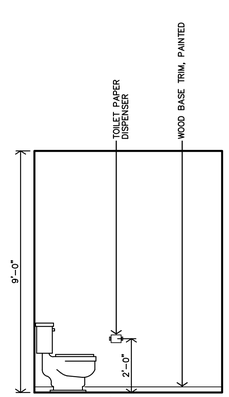
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

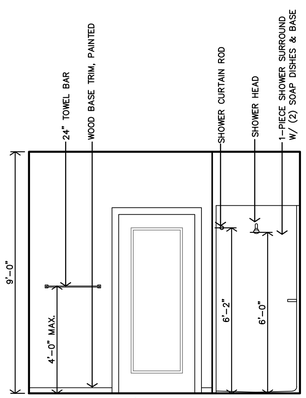


REVISION:	
4	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.8

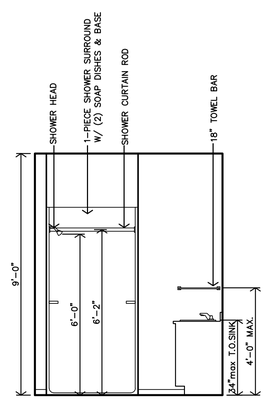
THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO BE KEPT ON JOB SITE UNTIL A FINAL CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION FOR THIS OFFICE.
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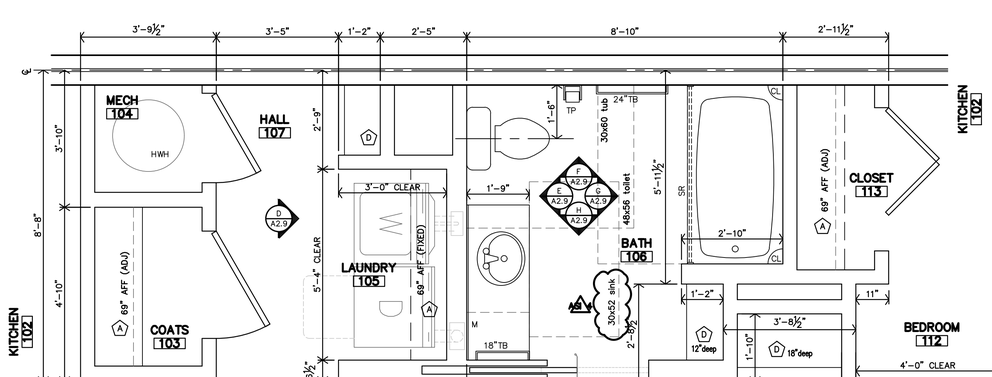
M UNIT 3B & 3C BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



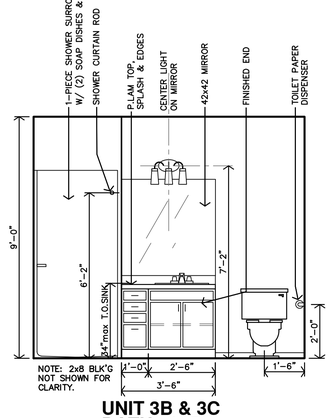
L UNIT 3B & 3C BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



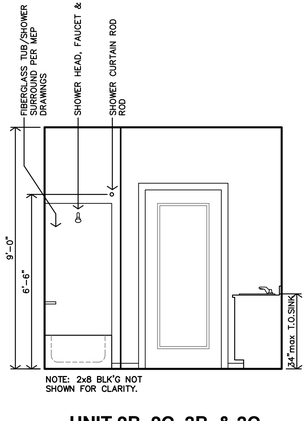
K UNIT 3B & 3C BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



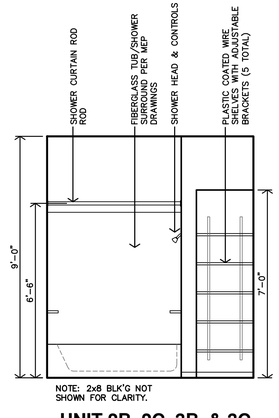
C UNIT 3B TYPE-B (ADAPTABLE) BATH #106 & LAUNDRY #105 ENLARGED PLAN
1/2"=1'-0"



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



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



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

ADAPTABLE UNIT BATH NOTES

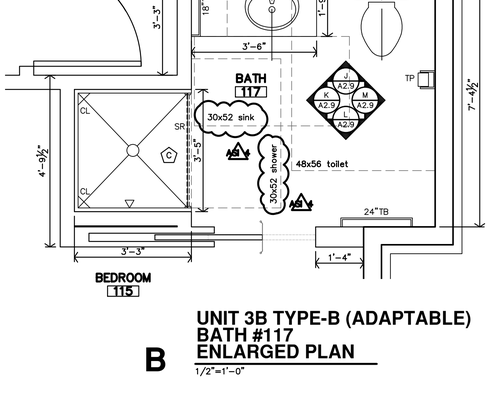
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
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5. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
6. REF. SHEET A2.8 FOR APARTMENT CASEWORK SECTIONS.

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

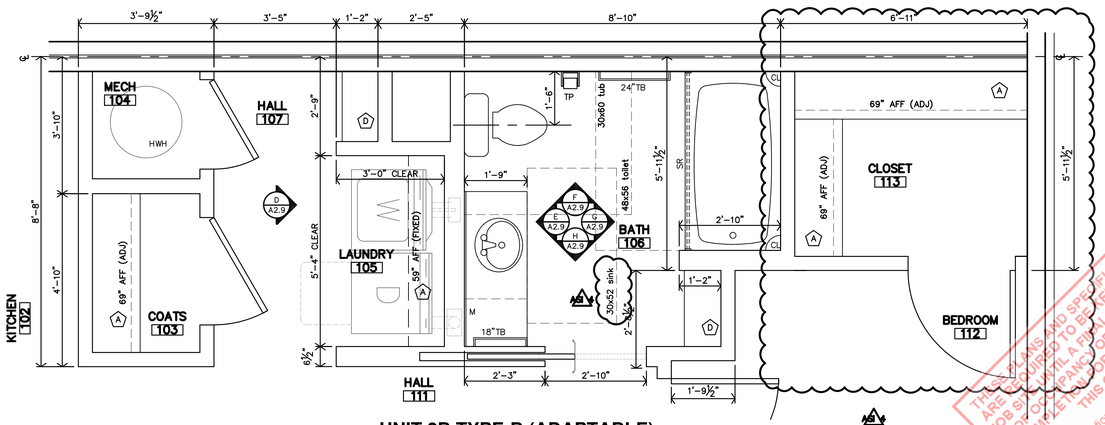


B UNIT 3B TYPE-B (ADAPTABLE) BATH #117 ENLARGED PLAN
1/2"=1'-0"

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

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

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



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

JonesGillamRenz
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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

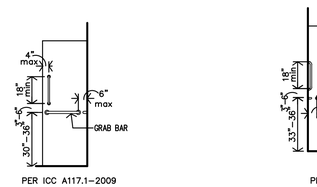
MARGARET J. GILLAM NO. 107788 STATE OF TENNESSEE REGISTERED ARCHITECT
10-30-2025

THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO BE KEPT ON THE JOB SITE UNTIL A FINAL CERTIFICATE OF COMPLETION IS ISSUED. THIS OFFICE.

Not alterations or additions may be allowed by the approved set without the written permission of this office. TENNESSEE FIRE MARSHAL'S OFFICE

REVISION:	
10-30-2025	
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.9

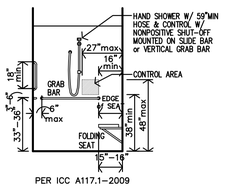
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PER ICC A117.1–2009

P TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER CONTROL WALL

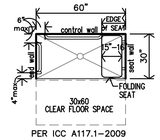
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ICC A117.1–2009

O TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER BACK WALL

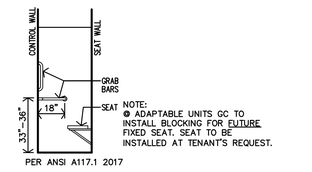
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ICC A117.1–2009

N TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER PLAN

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

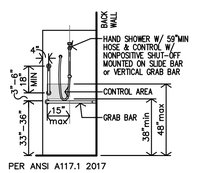


PER ANSI A117.1 2017

NOTE:
❶ ADAPTABLE UNITS GC TO INSTALL BLOCKING FOR FUTURE FIXED SEAT. SEAT TO BE INSTALLED AT TENANT'S REQUEST.

M ACCESSIBLE SHOWER BACK WALL

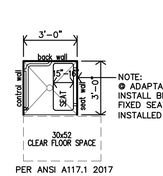
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

L ACCESSIBLE SHOWER CONTROL WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

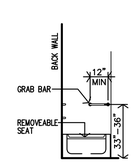


PER ANSI A117.1 2017

NOTE:
❶ ADAPTABLE UNITS GC TO INSTALL BLOCKING FOR FUTURE FIXED SEAT. SEAT TO BE INSTALLED AT TENANT'S REQUEST.

K ACCESSIBLE SHOWER PLAN

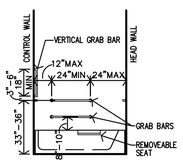
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

J ACCESSIBLE TUB HEAD WALL

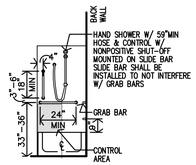
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

F ACCESSIBLE TUB BACK WALL

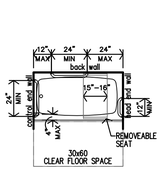
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

G ACCESSIBLE TUB CONTROL WALL

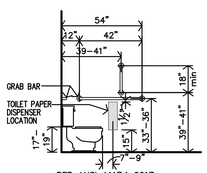
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

F TYP. ACCESSIBLE TUB PLAN

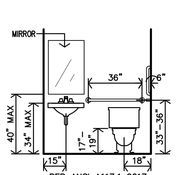
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

E ACCESSIBLE TOILET SIDE WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

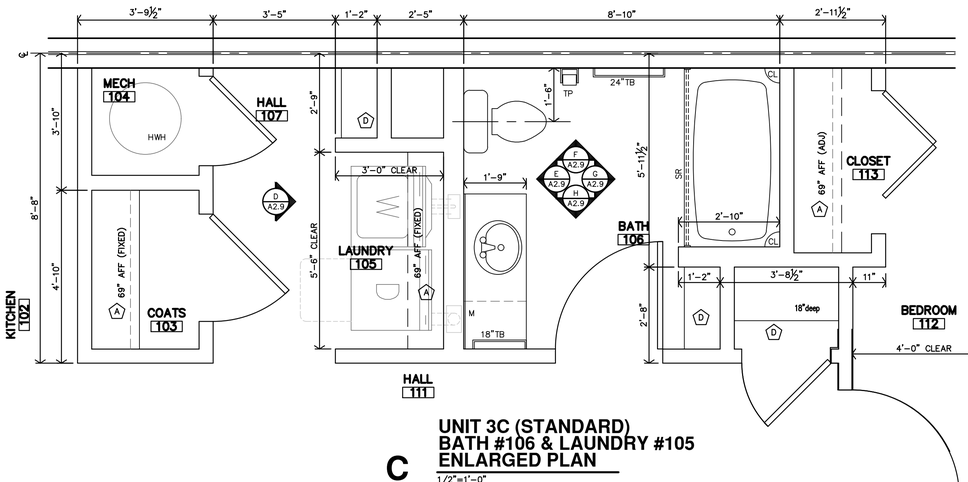


PER ANSI A117.1 2017

D ACCESSIBLE TOILET REAR WALL

1/4"=1'-0" FOR ACCESSIBLE HEIGHTS

ACCESSIBLE UNIT BATH DETAILS



C UNIT 3C (STANDARD) BATH #106 & LAUNDRY #105 ENLARGED PLAN

1/2"=1'-0"

STANDARD UNIT BATH NOTES

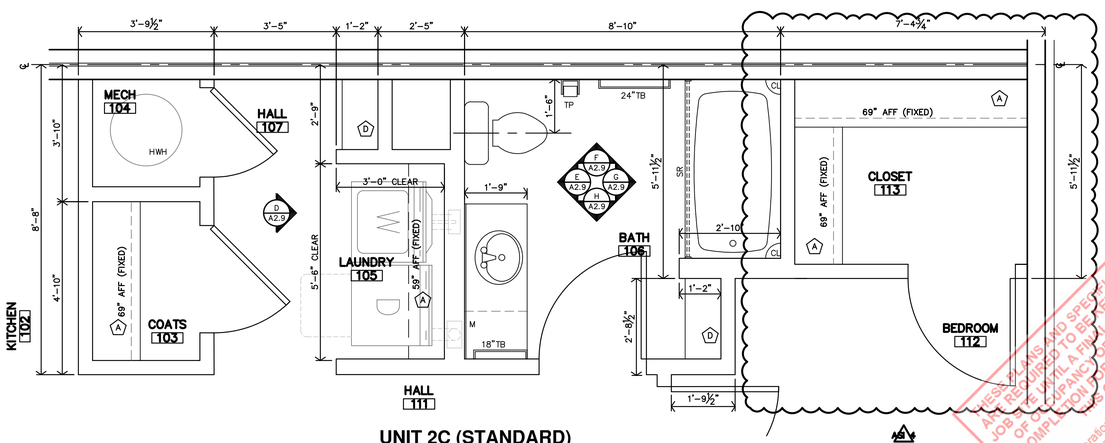
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A2.10)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27"wX27d 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
HWH	HOT WATER HEATER

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) w/ ADJ. BRACKETS



A UNIT 2C (STANDARD) BATH #106 & LAUNDRY #105 ENLARGED PLAN

1/2"=1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM — REGISTERED ARCHITECT — No. 107581 — STATE OF TENNESSEE — 10-30-2025

REVISION:	
1	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.10

THESE PLANS AND SPECIFICATIONS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL A BUILDING PERMIT IS ISSUED AND A CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION HAS BEEN ISSUED BY THE BUILDING OFFICIAL.
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CLUBHOUSE/BREEZEWAYS INTERIOR FINISH SCHEDULE

FINISHES & INSTRUCTIONS

P1	LATEX ENAMEL	VT	VINYL TILE, CLEAN & WAX	SV	SHEET VINYL	ST	SPRAY TEXTURE		
P2	EPOXY PAINT	C1	CARPET #1	LVT	LUXURY VINYL TILE	S	SMOOTH		
EP	EXTERIOR PAINT	C2	CARPET #2	CT	CERAMIC TILE	T	TEXTURED, LIGHT KNOCKDOWN		

NO.	DESCRIPTION	FLOOR				BASE				N.WALL			E.WALL			S.WALL			W.WALL			CEILING		HGT.	NOTES
		VINYL PLANK FLOORING	12x12 CERAMIC TILE	CARPET	SEALED CONC.	2 1/2" WOOD	CERAMIC TILE	COMPOSITE TRIM/SIDING	4" RUBBER BASE	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	COMPOSITE TRIM/SIDING		
CLUBHOUSE																									
A114	OFFICE			C1		P1				P1			P1			P1			P1			ST		9'-0"	
A115	COMMUNITY ROOM	LVT				P1				P1			P1			P1			P1			ST		9'-0"	
A116	KITCHETTE	LVT				P1				P1			P1			P1			P1			ST		9'-0"	1.
A117	MECH/STOR.				●				RB	P1			P1			P1			P1			P1		9'-0"	
A118	WOMEN		CT				CT			P1	CT		P1	CT		P1	CT		P1	CT		ST		9'-0"	1.
A119	MEN		CT				CT			P1	CT		P1	CT		P1	CT		P1	CT		ST		9'-0"	1.
A120	HALL	LVT				P1				P1			P1			P1			P1			ST		9'-0"	
A121	FITNESS CENTER	LVT				P1				P1			P1			P1			P1			ST		9'-0"	
A122	STORAGE				●				RB	P1			P1			P1			P1			P1		9'-0"	
BREEZEWAY/MECHANICAL																									
A109	MECHANICAL				●			P1		P1			P1			P1			P1			P1		9'-0"	
A112	MECHANICAL				●			P1		P1			P1			P1			P1			P1		9'-0"	
B109	MECHANICAL				●			P1		P1			P1			P1			P1			P1		9'-0"	
B112	MECHANICAL				●			P1		P1			P1			P1			P1			P1		9'-0"	
C109	MECHANICAL				●			P1		P1			P1			P1			P1			P1		9'-0"	
C112	MECHANICAL				●			P1		P1			P1			P1			P1			P1		9'-0"	
A110	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
A111	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
A210	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
A211	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
A310	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
A311	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
B110	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
B111	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
B210	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
B211	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
B310	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
B311	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
C110	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
C111	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
C210	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
C211	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
C310	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
C311	BREEZEWAY				●			P1		P1			P1			P1			P1			P1		9'-0"	
FIRE SPRINKLER CLOSET																									
A113	FIRE				●			EP				EP			EP			EP			EP		EP	9'-0"	
B113	FIRE				●			EP				EP			EP			EP			EP		EP	9'-0"	
C113	FIRE				●			EP				EP			EP			EP			EP		EP	9'-0"	

NOTES: 1. INSTALL 5/8" TYPE X M.R G.B. @ ALL WET AREAS.

CLUBHOUSE/BREEZEWAYS DOOR SCHEDULE

MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	DOOR MATERIAL MTL. INSULATED	DOOR MATERIAL WOOD S.C.	TYPE	DOOR FINISH PREFIN.	DOOR FINISH PAINT	FRAME MATERIAL METAL	FRAME MATERIAL WOOD	FRAME FINISH PAINT	DETAILS	REMARKS
CLUBHOUSE													
1	3'-0"	6'-8"	1 3/4"	●		C	●		●		●		1,2,5,6,7,8,9
2	3'-0"	6'-8"	1 3/4"	●		B	●		●		●		1,2,5,6,7,8,9
3	PR 3'-0"	6'-8"	1 3/4"	●		E	●		●		●		8,9
4	3'-0"	6'-8"	1 3/4"		●	D		●		●	●		2,4,9
5	3'-0"	6'-8"	1 3/4"		●	D		●		●	●		2,4,9
6	3'-0"	6'-8"	1 3/4"		●	D		●		●	●		3,9
7	3'-0"	6'-8"	1 3/4"	●		A	●		●		●		1,2,5,6,7,8,9
BREEZEWAYS/FIRE SPRINKLER ROOMS													
12	3'-0"	6'-8"	1 3/4"	●		E	●		●		●		6,8,9
13	3'-6"	6'-8"	1 3/4"	●		E	●		●		●		8,9
14	PR 3'-0"	6'-8"	1 3/4"	●		E	●		●		●		8,9

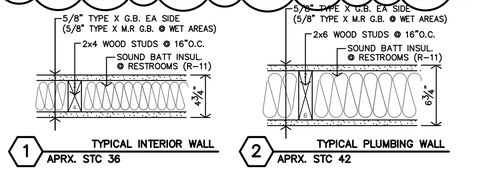
NOTES:
1. FLUSH BOLTS AND SURFACE BOLTS PROHIBITED
2. KEYED LOCKSETS
3. DECORATIVE KICK PLATES, SELF CLOSING HINGES AND PRIVACY LOCKSETS
4. PROVIDE DECORATIVE KICK PLATES AT HALL SIDE OF DOOR
5. ALL GLAZING IN DOORS TO BE SAFETY GLAZED
6. PROVIDE CLOSERS
7. PROVIDE DECORATIVE KICK PLATES AT INTERIOR SIDE OF DOOR
8. WEATHER STRIPPING TO BE INSTALLED.
9. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS.

CLUBHOUSE GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION W/ CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS & ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
5. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1 AND SPECIFICATIONS. LOCATED PER CFP SHEETS.
6. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A0.0 FOR FIRE PENETRATION ASSEMBLIES.
7. B.O. HEADER 83" ABV. FIN. FLR.
8. KITCHENETTE AREA RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
9. ALL OPERABLE PARTS, (PER ADA SECTION 309) SHALL BE A MAX. OF 48" A.F.F. THIS INCLUDES OUTLETS, WINDOW LATCHES/LOCKS, ENVIRONMENTAL CONTROLS, LIGHT SWITCHES, ETC.
10. CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALLS FOR GRAB BARS, COUNTERTOPS, SUPPORTS, ETC.
11. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
12. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
13. F.O.S. = FACE OF STUD
14. FEC = FIRE EXTINGUISHER CABINET, REFERENCE DETAIL B-A2.11

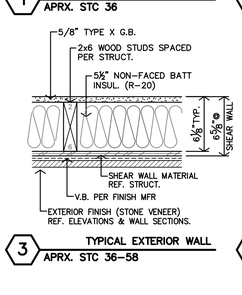
CLUBHOUSE PARTITION SCHEDULE

PARTITION NOTES:
1. SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS
2. 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

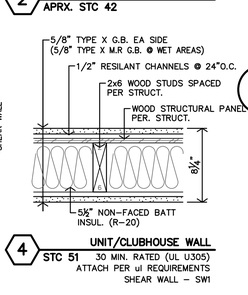


1 TYPICAL INTERIOR WALL
APRX. STC 36

2 TYPICAL PLUMBING WALL
APRX. STC 42

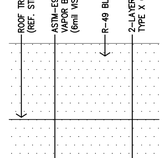


3 TYPICAL EXTERIOR WALL
APRX. STC 36-58

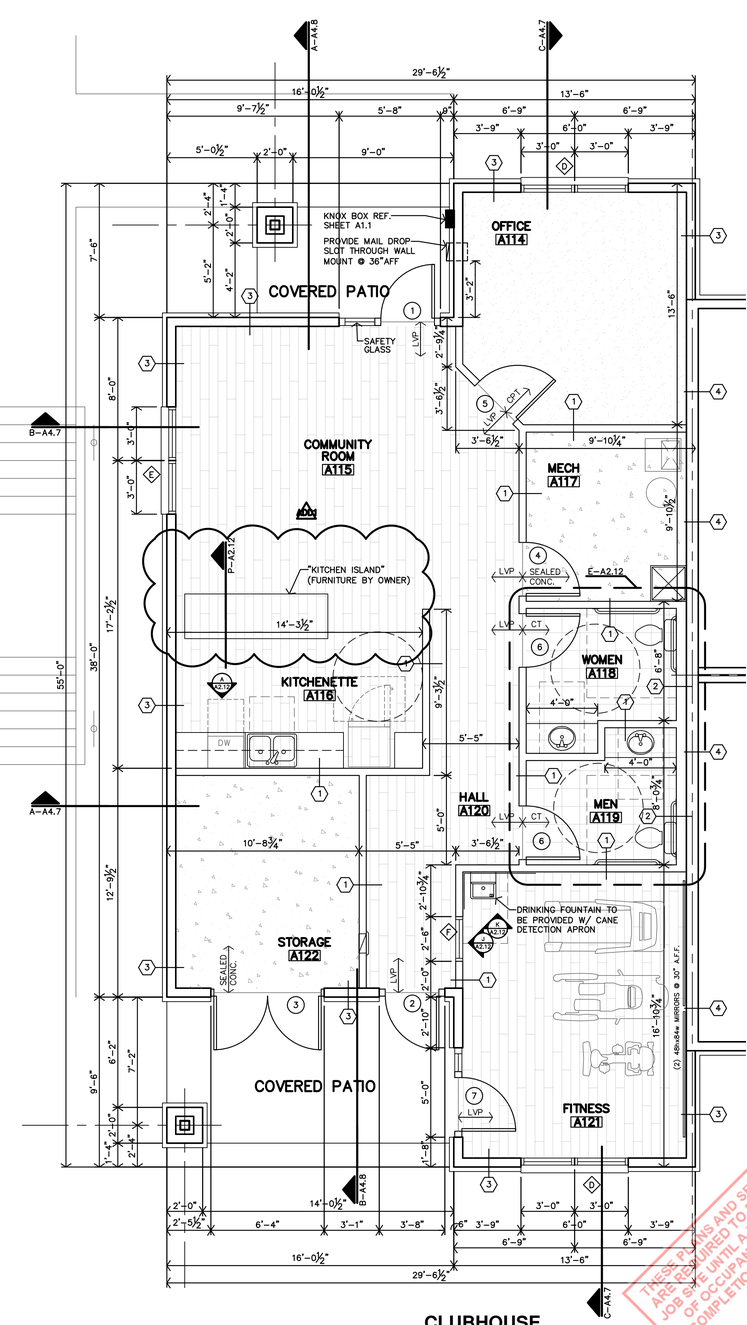


4 UNIT/CLUBHOUSE WALL
STC 51 30 MIN. RATED (UL U305)
ATTACH PER ul REQUIREMENTS
SHEAR WALL – SW1

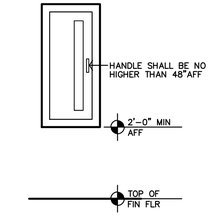
ASSEMBLIES



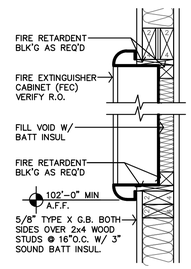
CLUBHOUSE/APARTMENTS
ROOF/CEILING 1
1-HOUR RATED
2021 IBC, TABLE 721.1(3), 21-1
ATTACH PER REQUIREMENTS



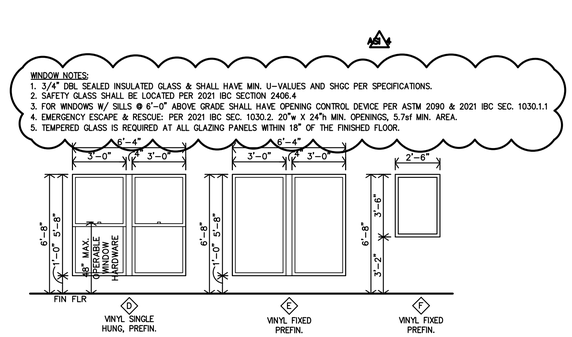
A CLUBHOUSE FIRST FLOOR PLAN
1/4"=1'-0"



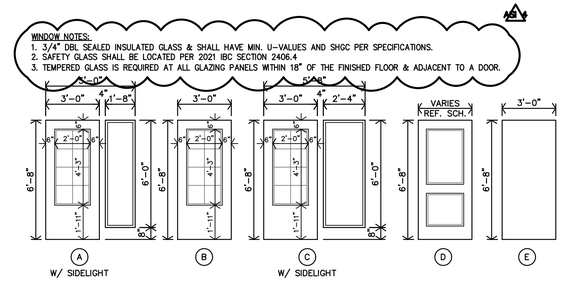
E TYPICAL FEC MOUNTING HGT
3/4"=1'-0"



D FIRE EXTINGUISHER CABINET DETAIL
1 1/2"=1'-0"



C WINDOW SCHEDULE
1/4"=1'-0"



B DOOR TYPES
1/4"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

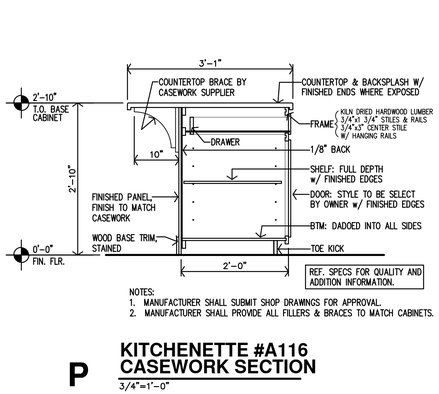
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

MARGARET J. GILLAM
No. 107966
REGISTERED ARCHITECT
STATE OF TENNESSEE
10-30-2025

REVISION:	
#1	6-2-2025
#2	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.11

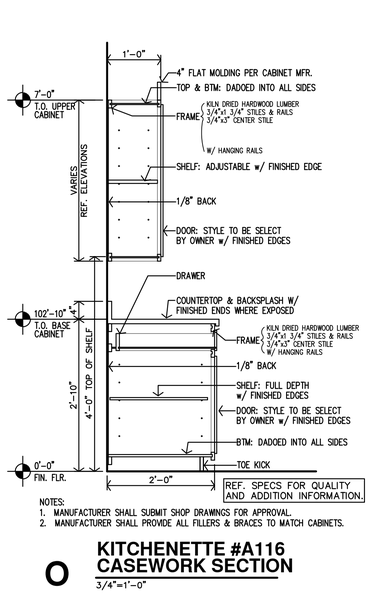
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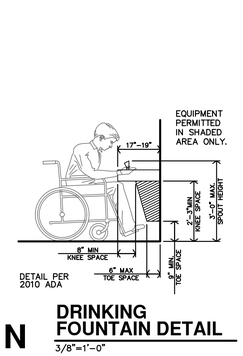
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

P **KITCHENETTE #A116 CASEWORK SECTION**
3/4"=1'-0"

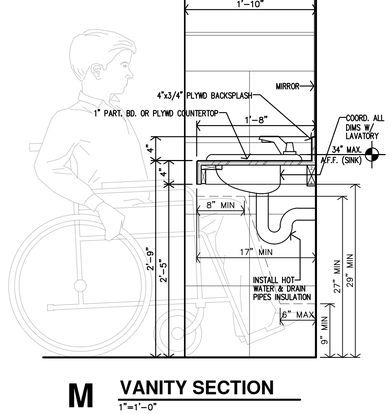


NOTES:
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2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

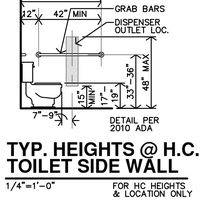
O **KITCHENETTE #A116 CASEWORK SECTION**
3/4"=1'-0"



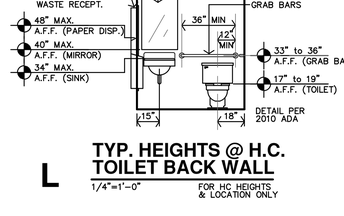
N **DRINKING FOUNTAIN DETAIL**
3/8"=1'-0"



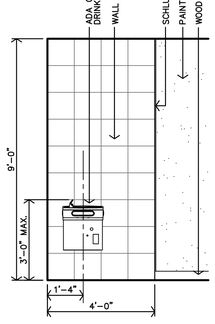
M **VANITY SECTION**
1"=1'-0"



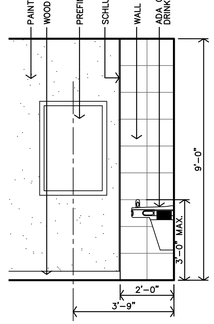
M **TYP. HEIGHTS @ H.C. TOILET SIDE WALL**
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



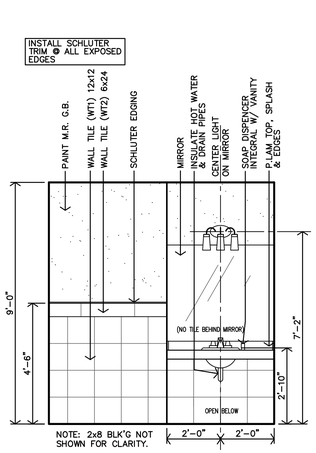
L **TYP. HEIGHTS @ H.C. TOILET BACK WALL**
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



K **FINTESS A121 DRINKING FOUNTAIN INTERIOR ELEVATION**
3/8"=1'-0"

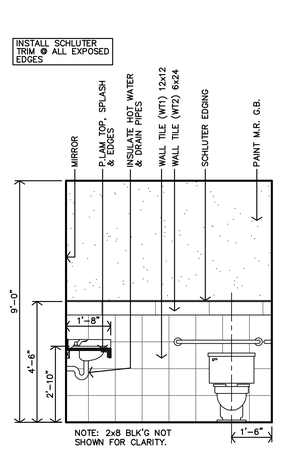


J **FINTESS A121 DRINKING FOUNTAIN INTERIOR ELEVATION**
3/8"=1'-0"



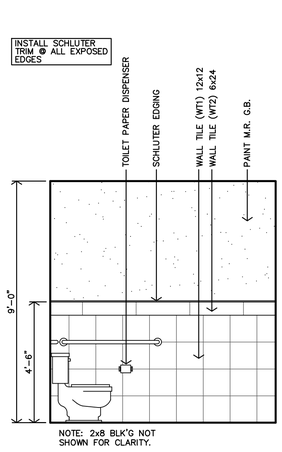
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

H **MEN #A119 INTERIOR ELEVATION**
3/8"=1'-0" WOMEN #A118 MIRRORED



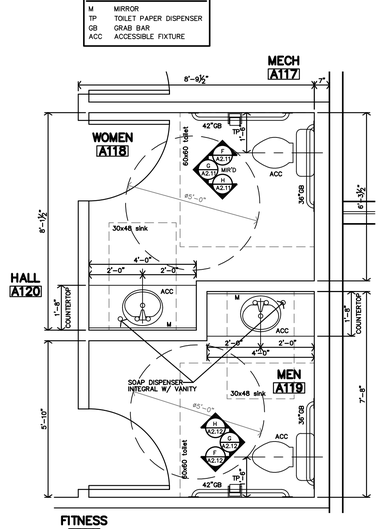
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

G **MEN #A119 INTERIOR ELEVATION**
3/8"=1'-0" WOMEN #A118 SIMILAR



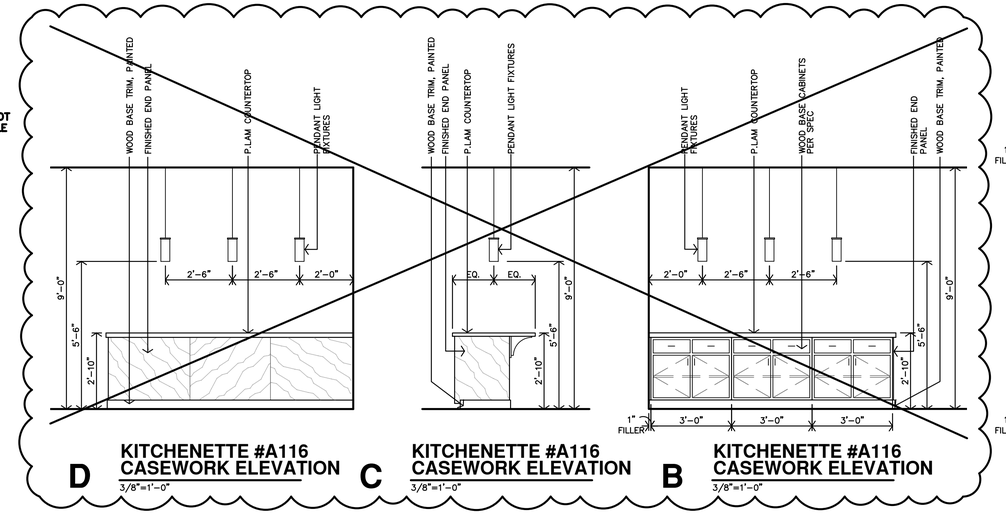
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

F **MEN #A119 INTERIOR ELEVATION**
3/8"=1'-0" WOMEN #A118 MIRRORED



E **ENLARGED RESTROOM PLANS**
3/8"=1'-0"

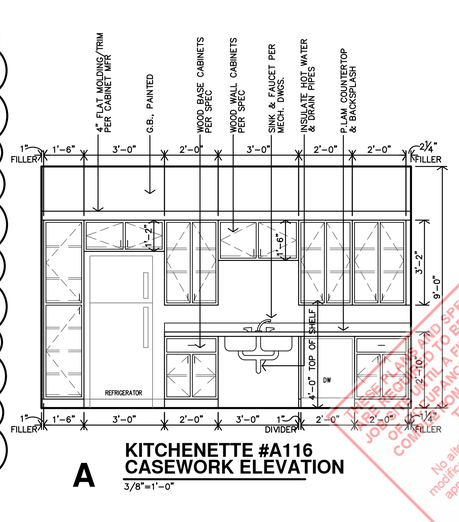
DETAILS NOT APPLICABLE



D **KITCHENETTE #A116 CASEWORK ELEVATION**
3/8"=1'-0"

C **KITCHENETTE #A116 CASEWORK ELEVATION**
3/8"=1'-0"

B **KITCHENETTE #A116 CASEWORK ELEVATION**
3/8"=1'-0"



A **KITCHENETTE #A116 CASEWORK ELEVATION**
3/8"=1'-0"

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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

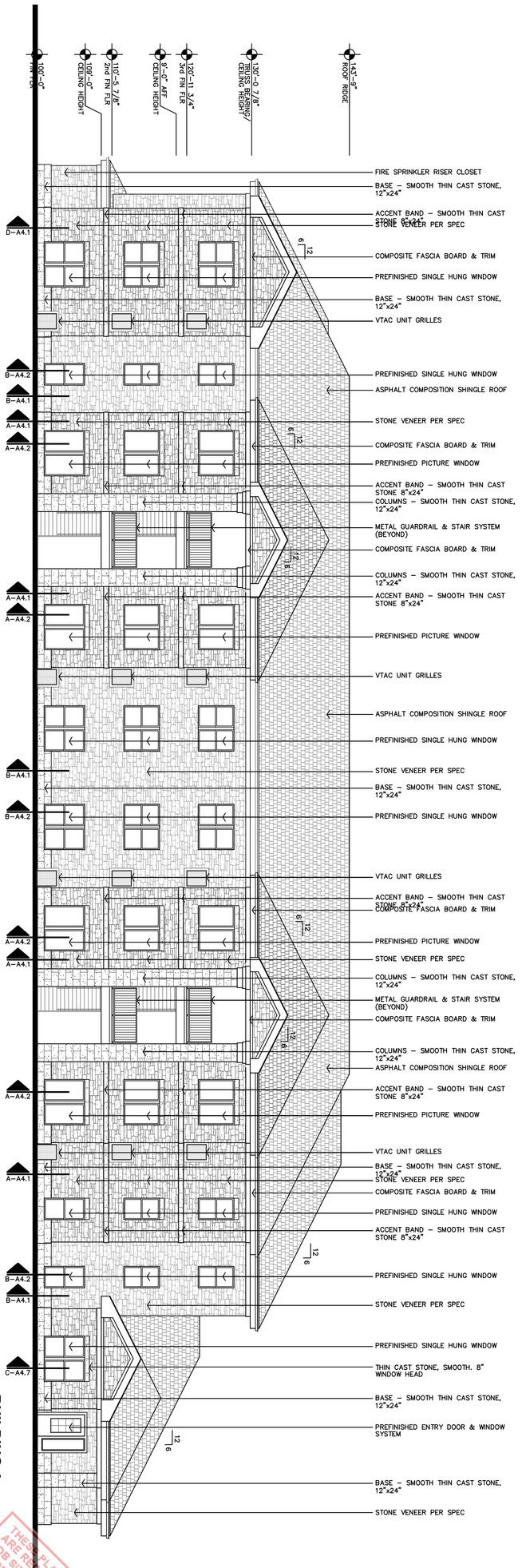
BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM AGRICULTURE COMMERCE No. 107868 STATE OF TENNESSEE 6-2-2025

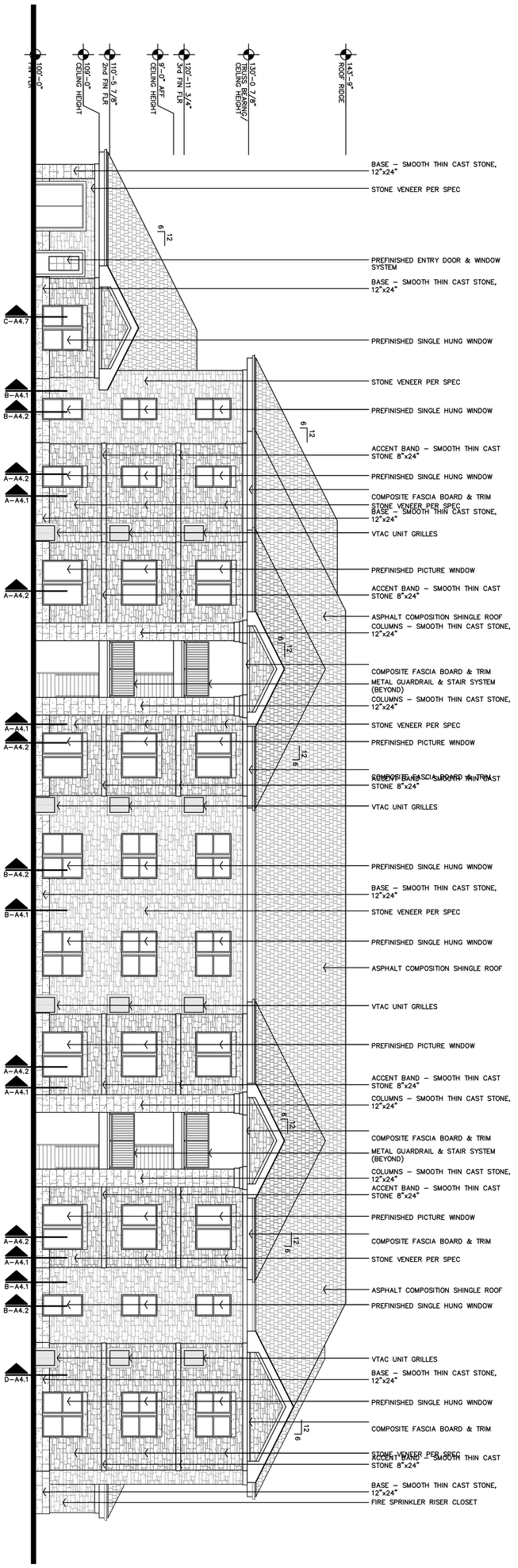
REVISION:	
ADD'L	6-2-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.12

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A

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



B

BUILDING A
REAR ELEVATION
1/8"=1'-0"

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TENNESSEE STATE FIRE MARSHAL'S OFFICE

STATE OF TENNESSEE
MARGARET E. GILLAM
2949
REGISTERED ARCHITECT
5-9-2025

REVISION:
DATE: 5-9-2025
JOB NO.: 24-3446
SHEET NO.: A3.1

THE RESERVES AT COBALT CIRCLE

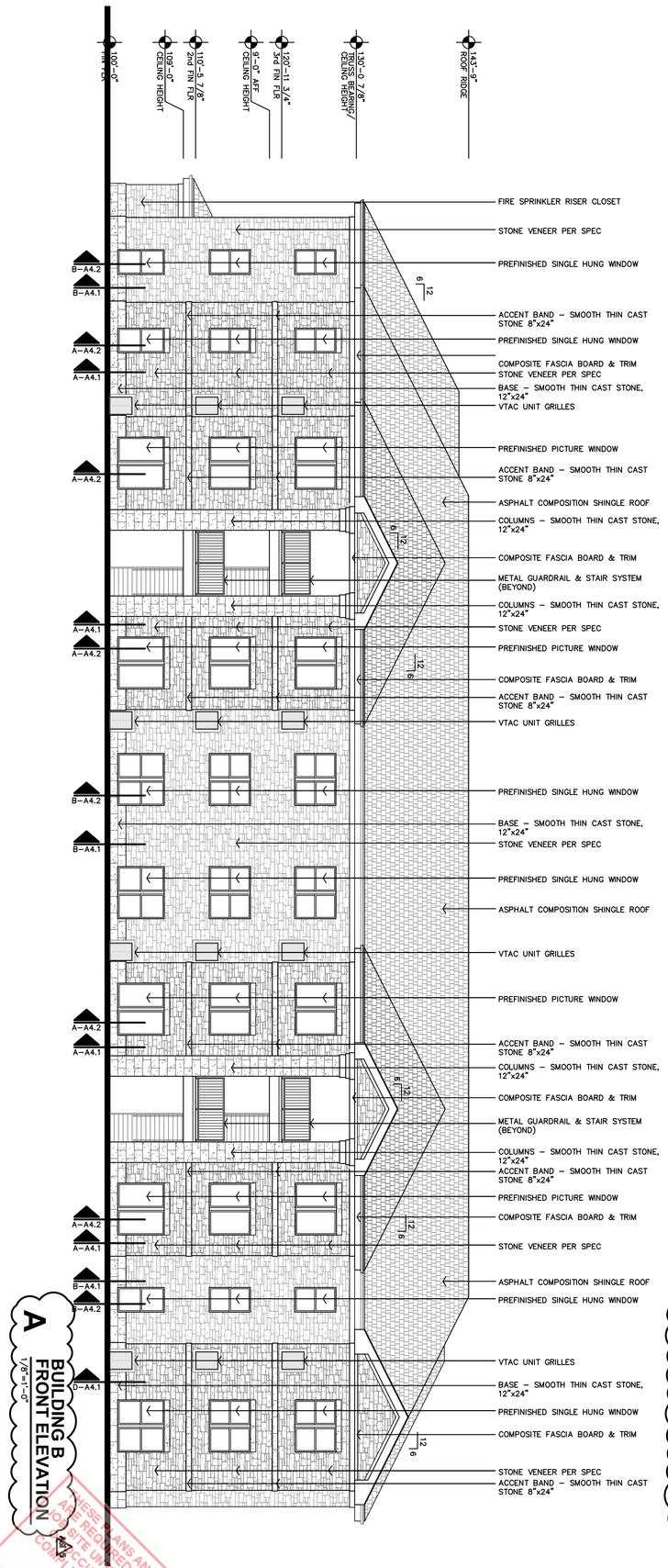
NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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TENNESSEE STATE FIRE MARSHAL'S OFFICE APPROVED

MARGARET E. GILLAM
REGISTERED ARCHITECT
TENNESSEE 102508

A3.2

JOB NO.:	24-3446
DATE:	5-9-2025
REVISION:	12-5-2025

THE RESERVES AT COBALT CIRCLE

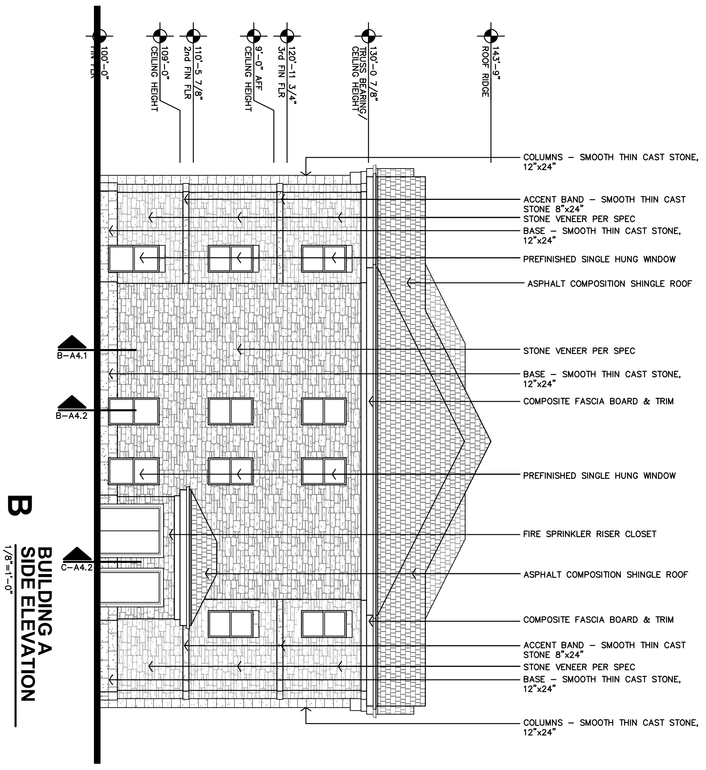
NEW APARTMENTS

BROWNSVILLE, TENNESSEE

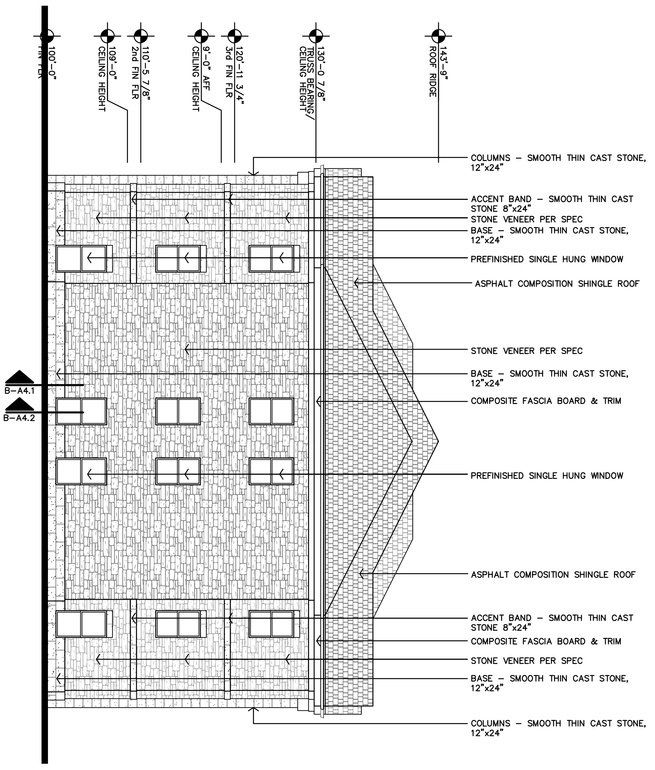
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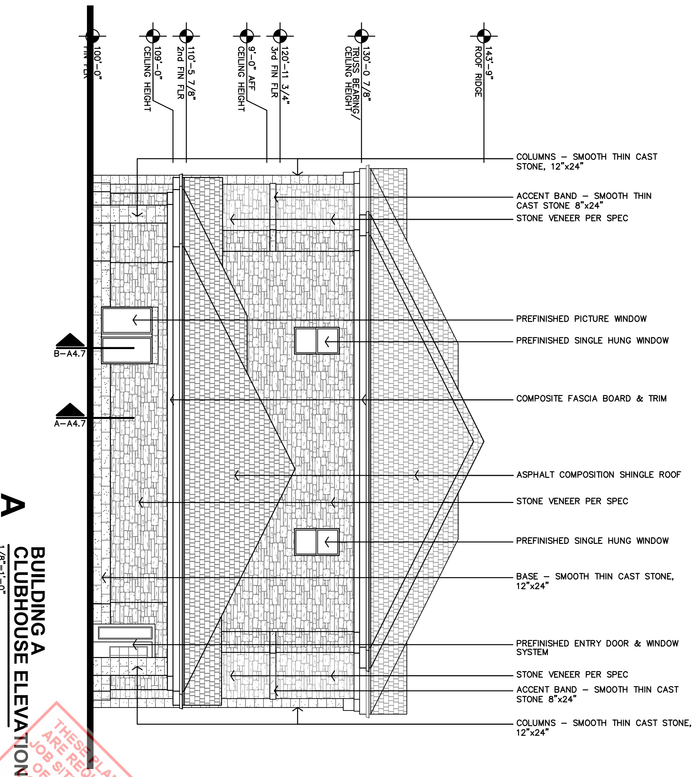
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04



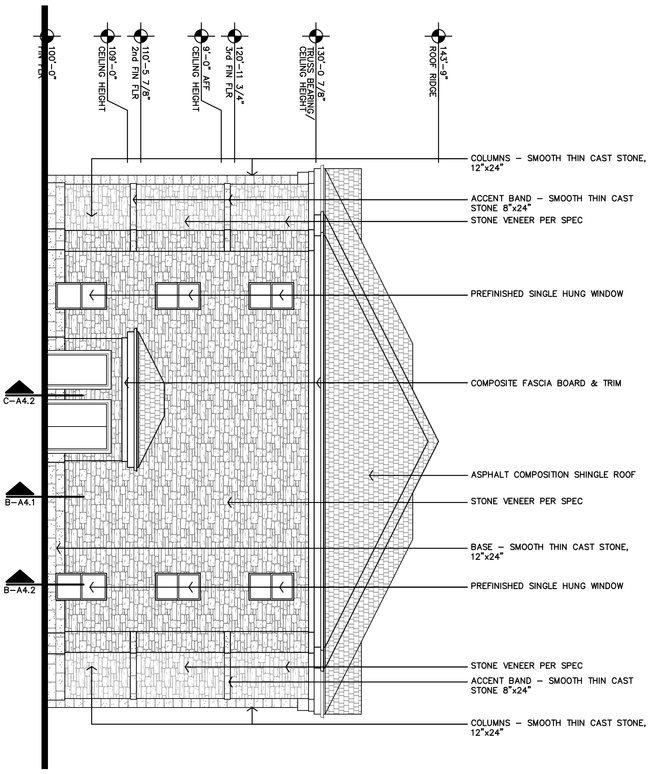
B BUILDING A SIDE ELEVATION 1/8"=1'-0"



D BUILDING B & C SIDE ELEVATION 1/8"=1'-0"



A BUILDING A CLUBHOUSE ELEVATION 1/8"=1'-0"



C BUILDING B & C SIDE ELEVATION 1/8"=1'-0"

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TENNESSEE STATE FIRE MARSHAL'S OFFICE



A3.3

JOB NO: 24-3446
SHEET NO:
DATE: 5-9-2025
REVISION:

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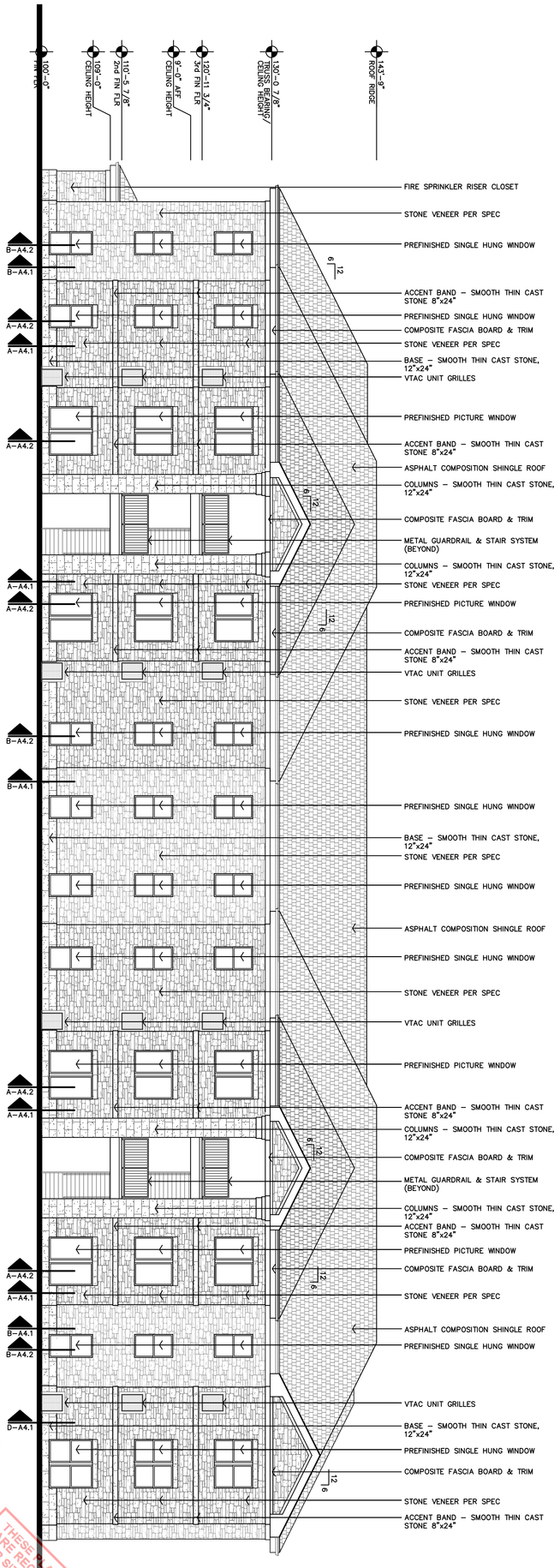
THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

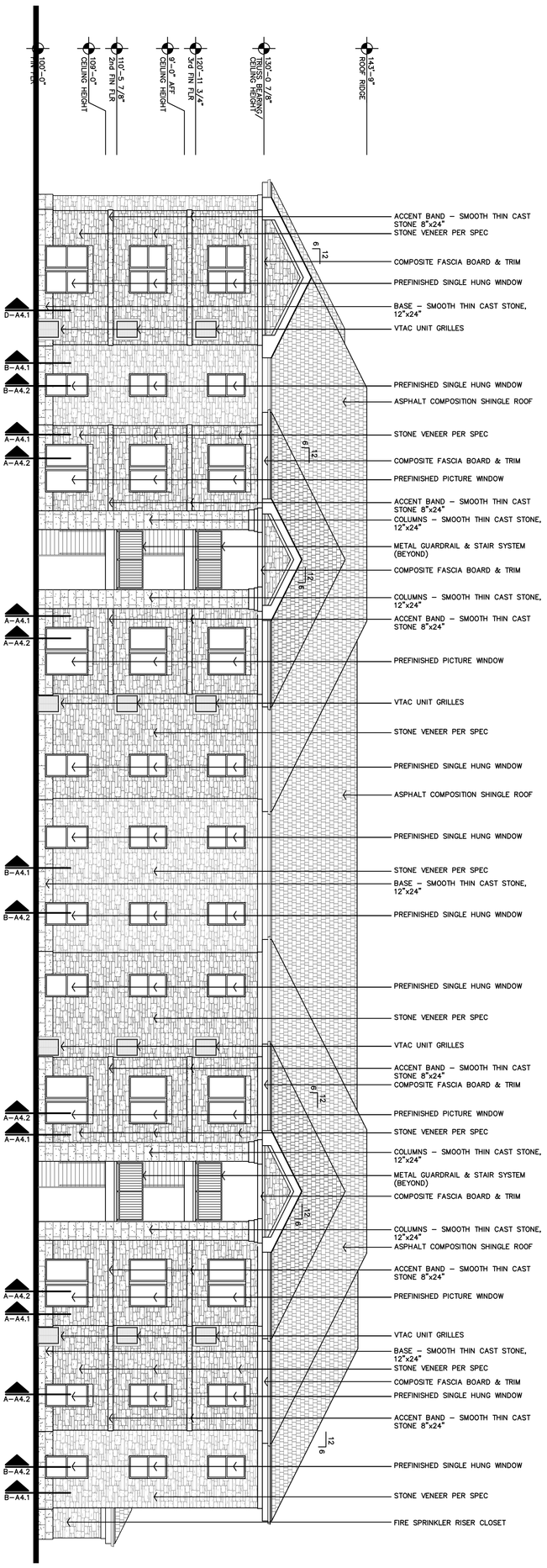
BROWNSVILLE, TENNESSEE

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jgr@jgrarchitects.com

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



A BUILDING C FRONT ELEVATION 1/8"=1'-0"



B BUILDING C REAR ELEVATION 1/8"=1'-0"

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TENNESSEE STATE FIRE MARSHAL'S OFFICE

MARGARET ANN GILLAM
REGISTERED ARCHITECT
TENNESSEE 102452

JOB NO:	24-3446
DATE:	5-9-2025
REVISION:	12-5-2025
SHEET NO:	**A3.4**

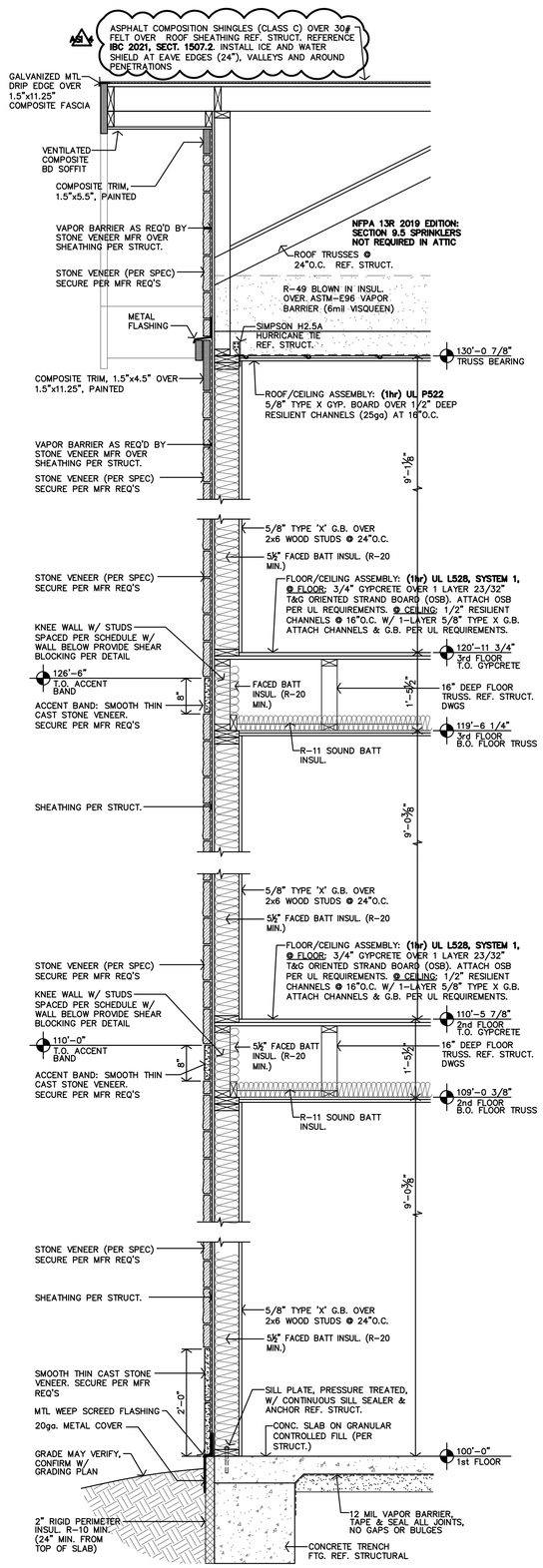
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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

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Kansas City, MO 64108
jgr@jgrarchitects.com

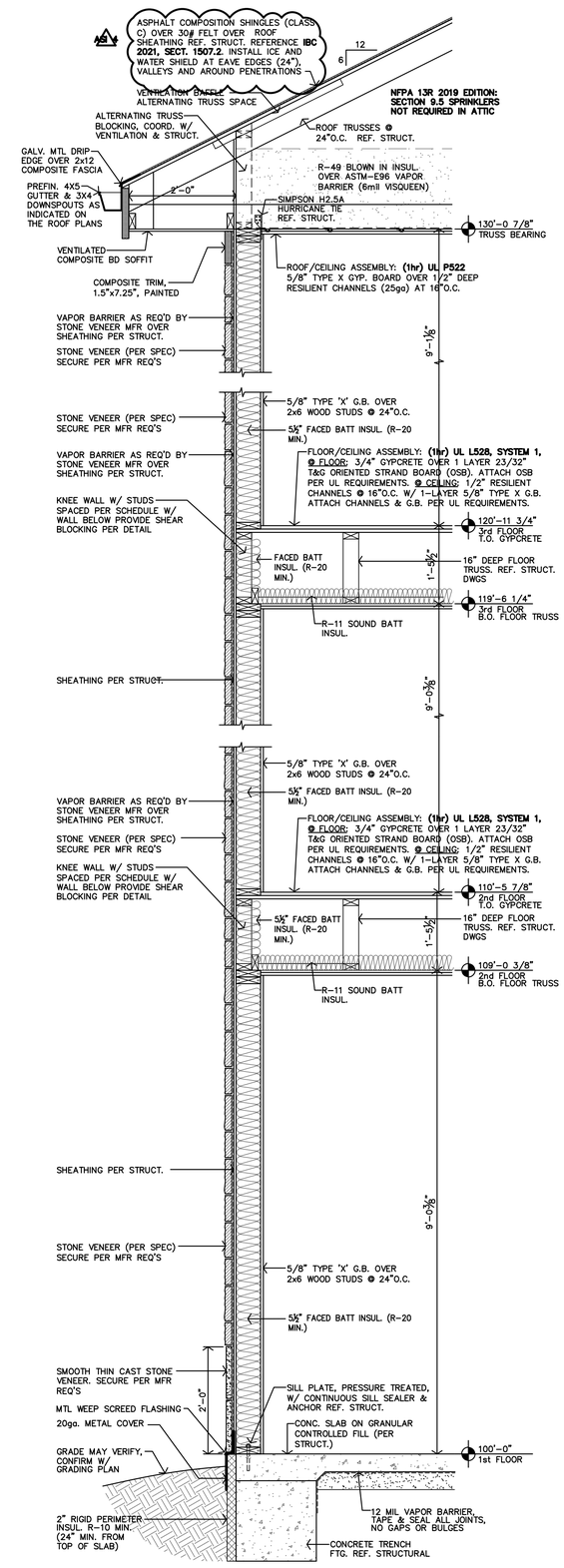


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D TYPICAL WALL SECTION

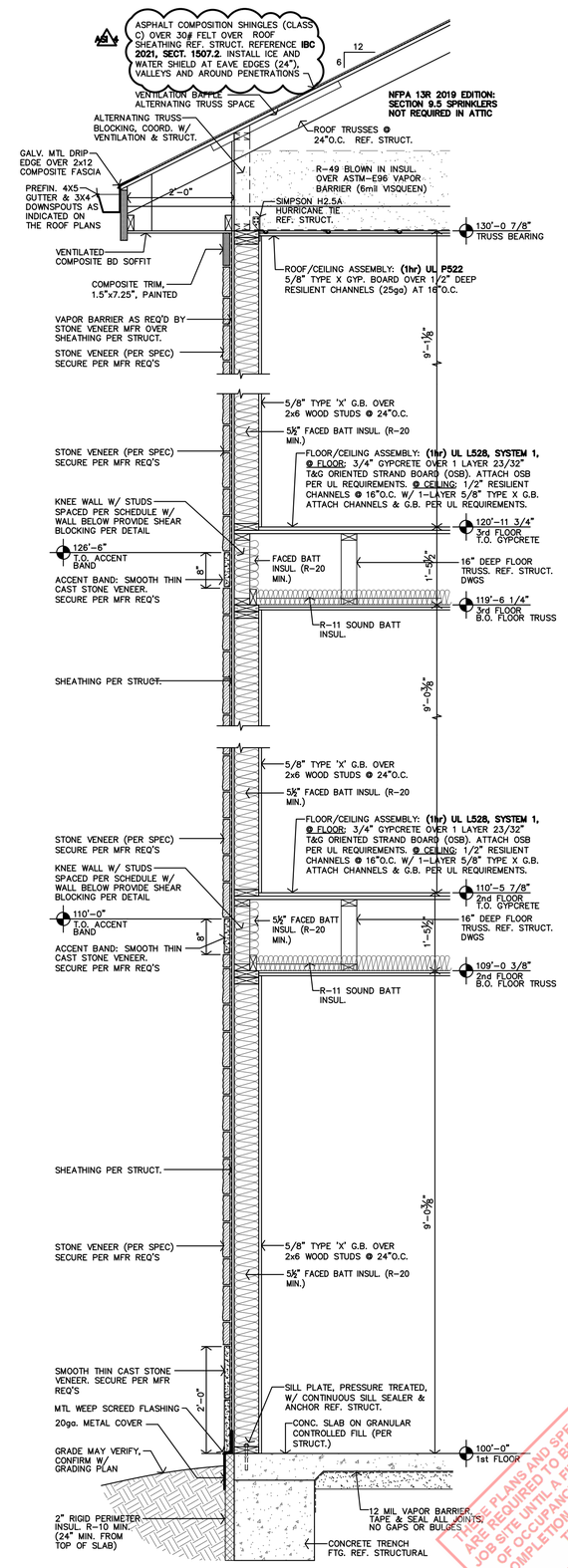
3/4"=1'-0"

C DTL. NOT USED



B TYPICAL WALL SECTION

3/4"=1'-0"



LOCATION OF SHEAR WALLS VARIES. REF. STRUCTURAL PLANS AND DETAILS.

A TYPICAL WALL SECTION

3/4"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

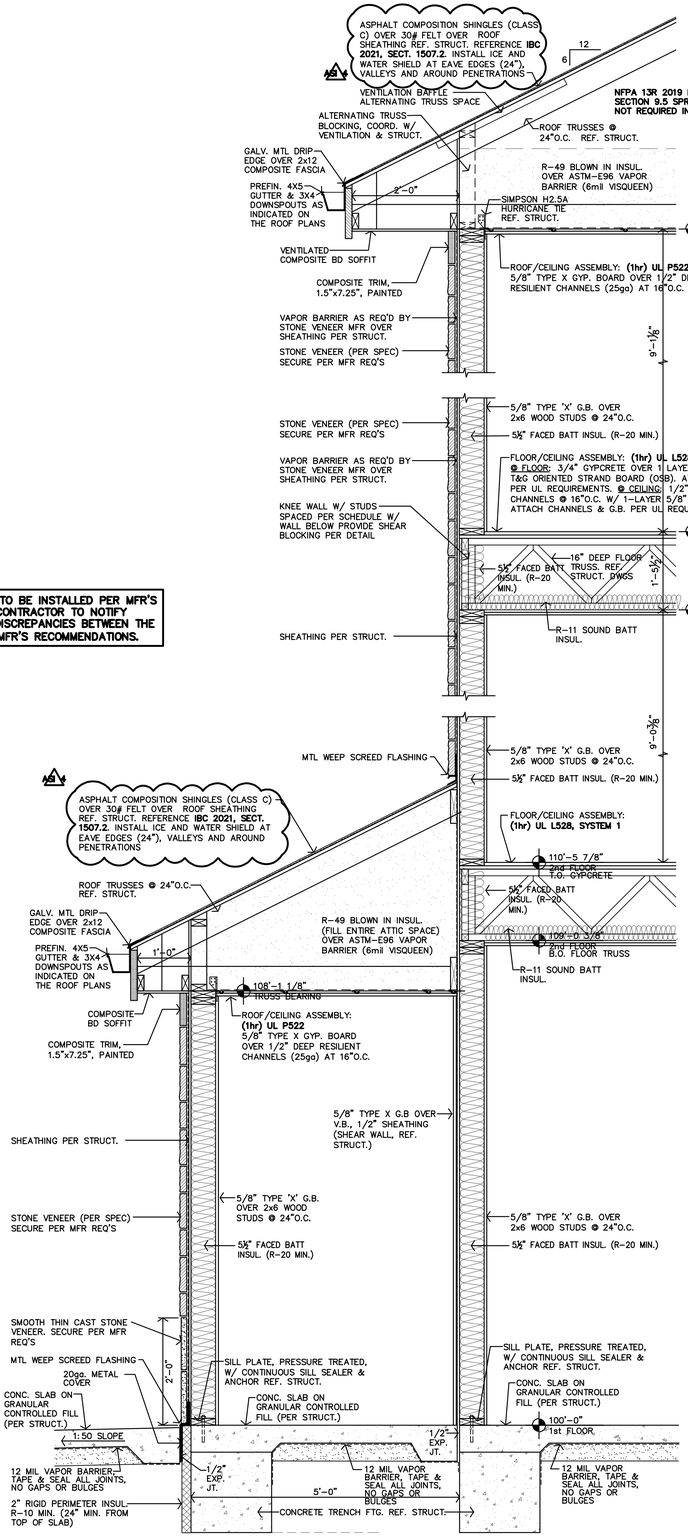
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

MARGARET J. GILLAM STATE OF TENNESSEE No. 107... REGISTERED ARCHITECT
Expires: 03-30-2025

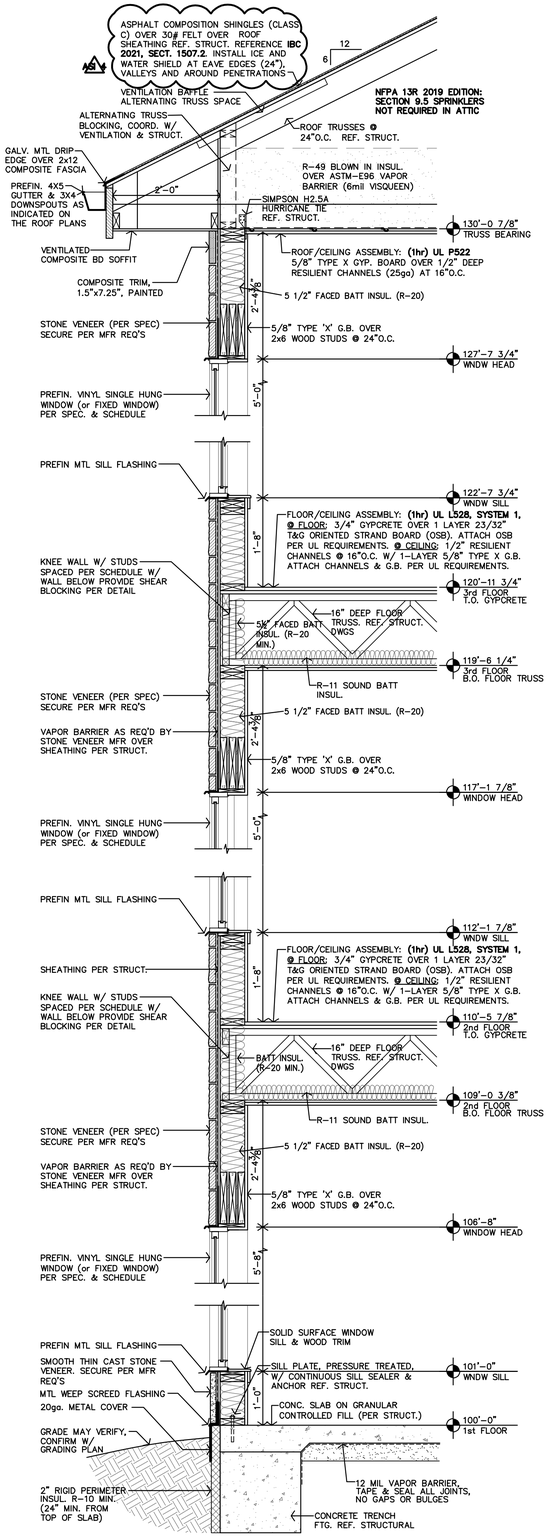
REVISION:	
4	6-10-2025
5	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.1

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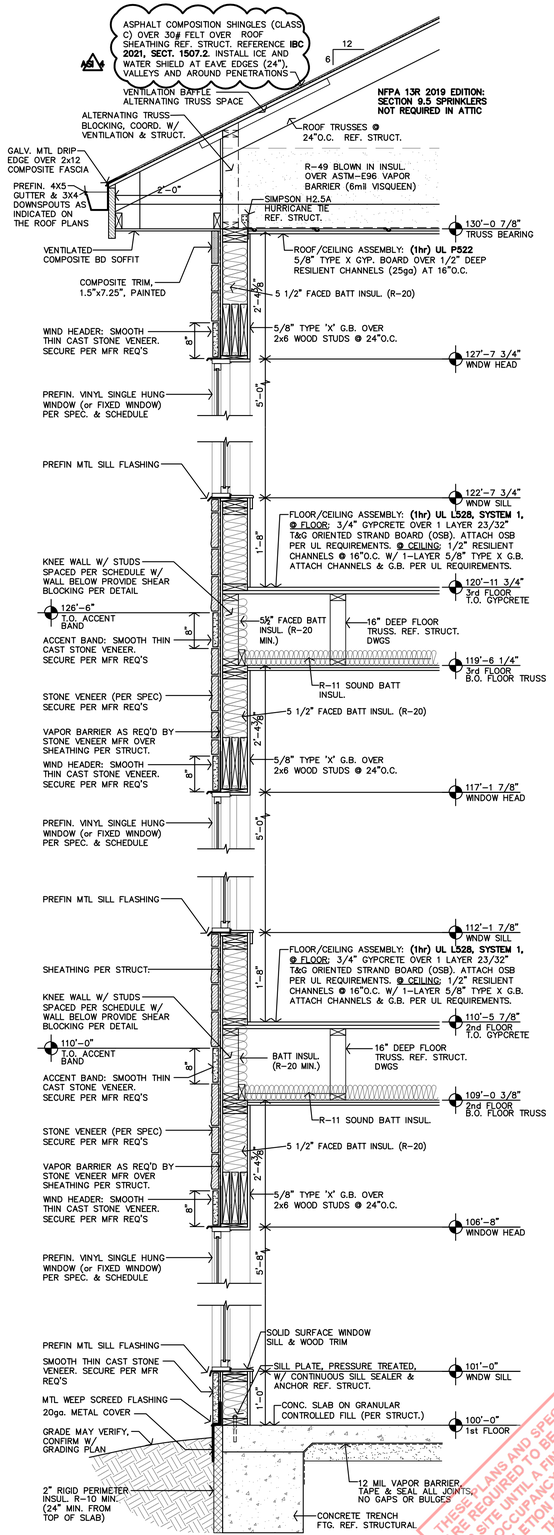
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C WALL SECTION @ FIRE SPRINK RM.
3/4"=1'-0"



B TYPICAL WALL SECTION @ WINDOWS
3/4"=1'-0"



A TYPICAL WALL SECTION @ WINDOWS
3/4"=1'-0"

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

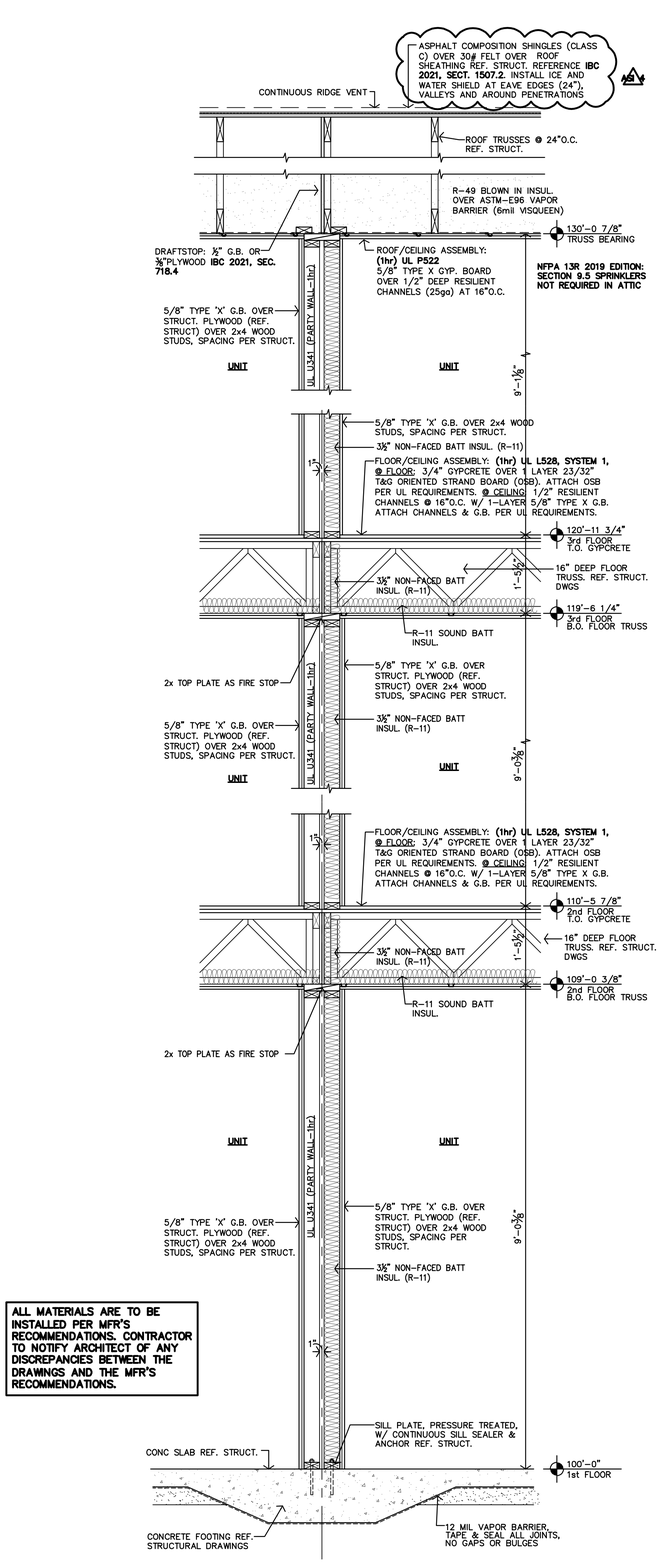
MARGARET J. GILLAM
REGISTERED ARCHITECT
No. 107955
STATE OF TENNESSEE
COMMISSION EXPIRES
10-30-2025

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TENNESSEE LAW PROHIBITS THE REMOVAL OF THIS NOTICE

REVISION:	
2025	6-10-2025
1	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.2

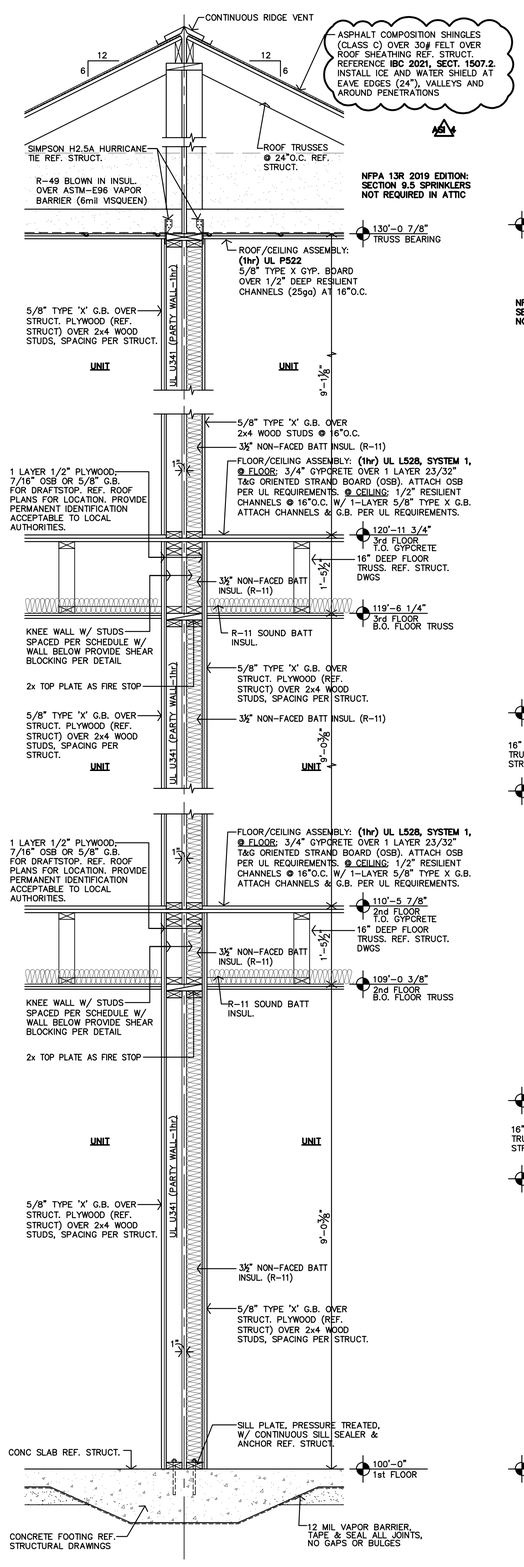
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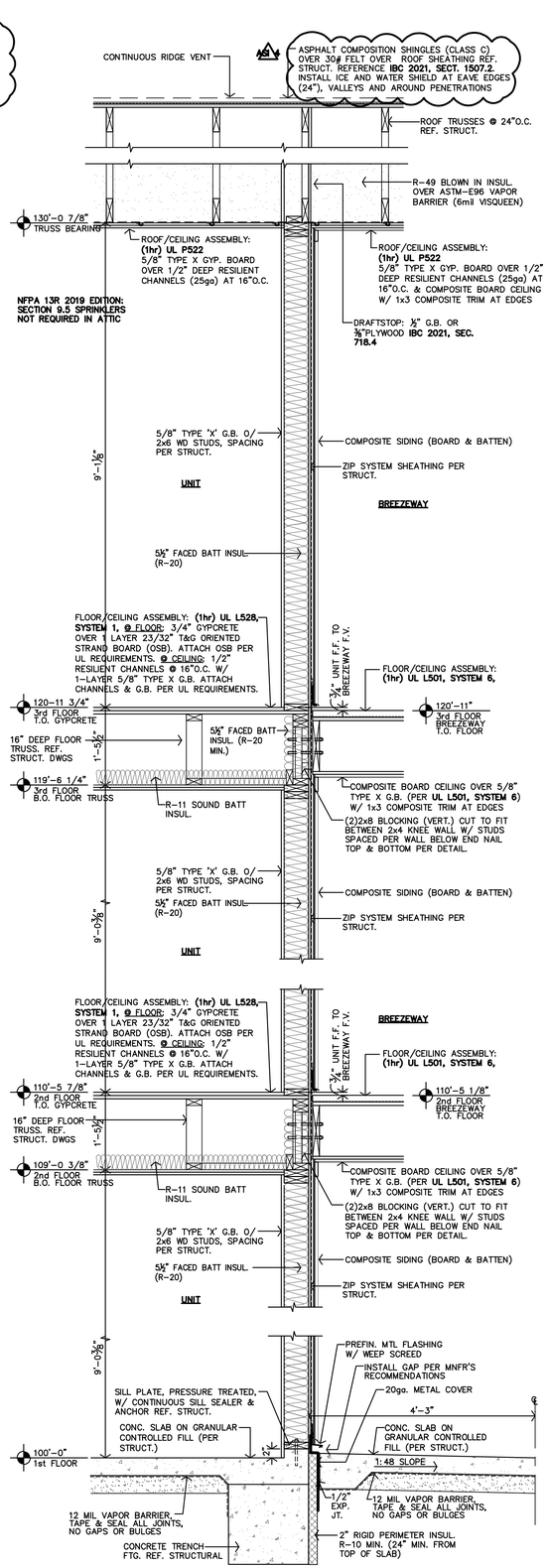
D PARTY WALL SIDE to SIDE (SW5) WALL SECTION

3/4"=1'-0"



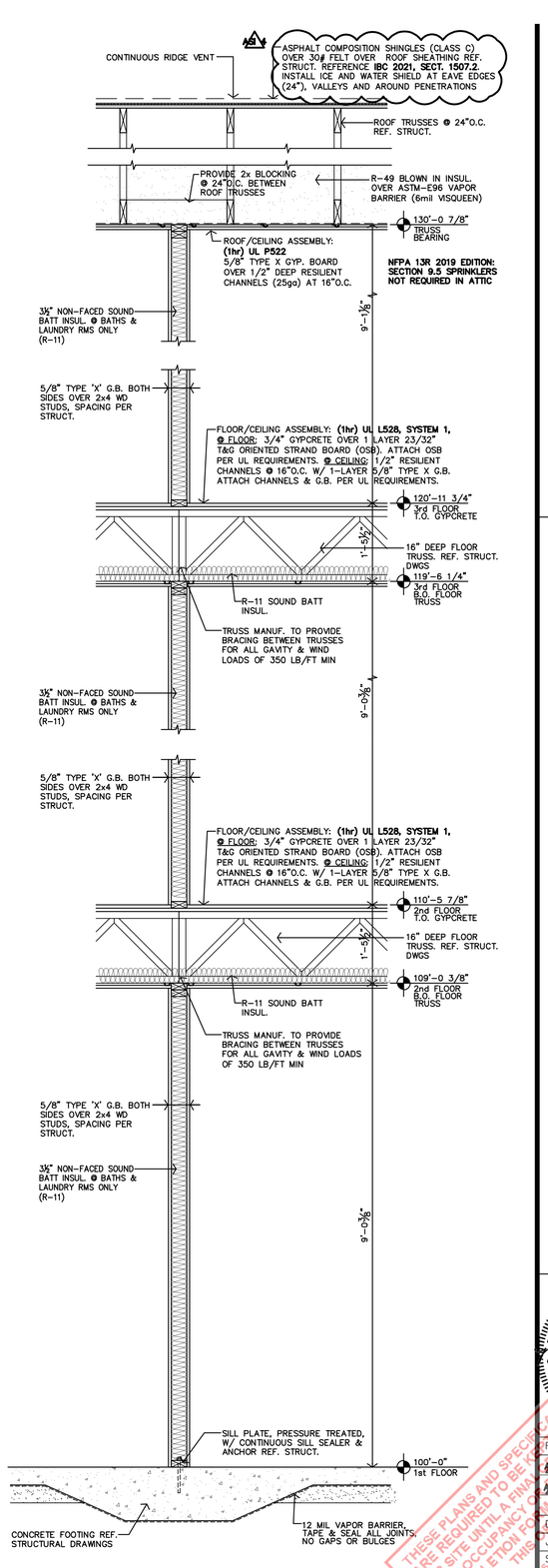
C PARTY WALL BACK to BACK (SW7) WALL SECTION

3/4"=1'-0"



B BREEZEWAY WALL SECTION

3/4"=1'-0"



A INTERIOR LOAD BEARING WALL SECTION

3/4"=1'-0" REF. STRUCT. DWGS. FOR LOCATIONS

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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



REVISION:	
ADD2	6-10-2025
#5	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.3

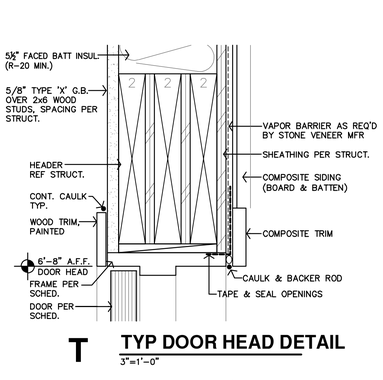
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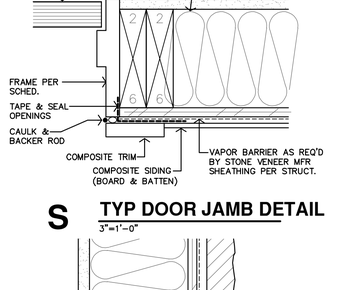
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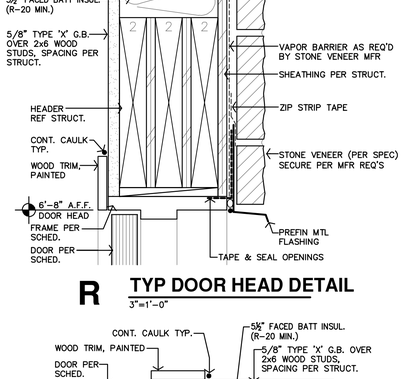
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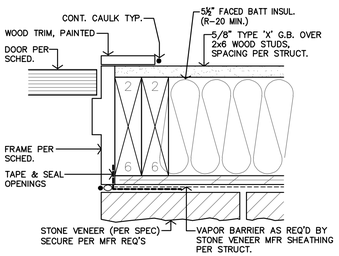
T TYP DOOR HEAD DETAIL
3"=1'-0"



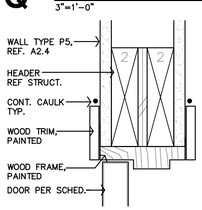
S TYP DOOR JAMB DETAIL
3"=1'-0"



R TYP DOOR HEAD DETAIL
3"=1'-0"

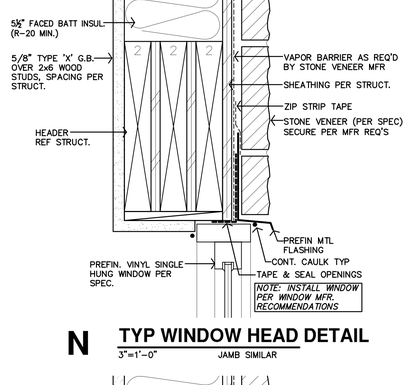


Q TYP DOOR JAMB DETAIL
3"=1'-0"

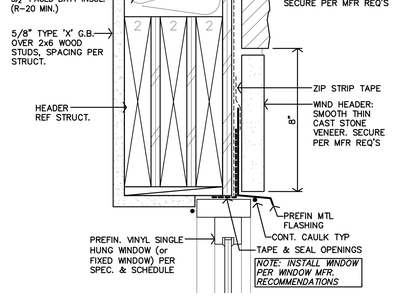


P TYP INT. DOOR HEAD DETAIL
3"=1'-0" JAMB SIMILAR

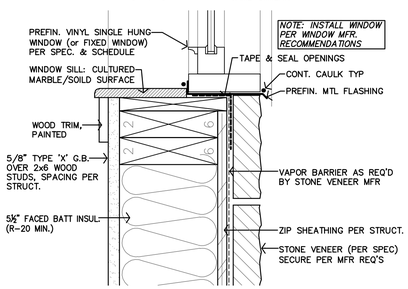
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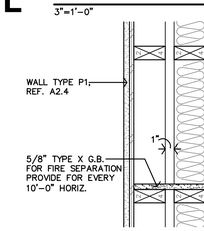
N TYP WINDOW HEAD DETAIL
3"=1'-0" JAMB SIMILAR



M TYP WINDOW HEAD DETAIL
3"=1'-0" JAMB SIMILAR



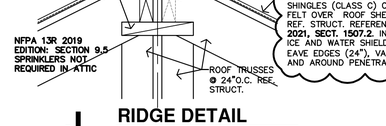
L TYP WINDOW SILL DETAIL
3"=1'-0"



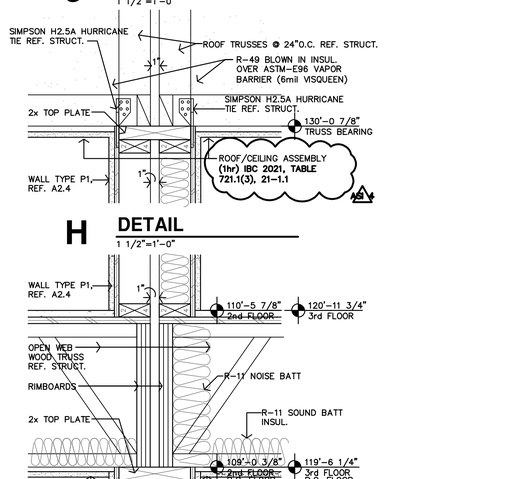
K FIREBLOCKIING DETAIL
1 1/2"=1'-0"



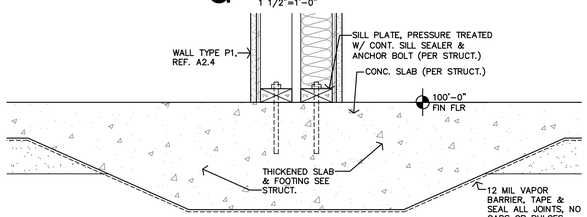
J RIDGE DETAIL
1 1/2"=1'-0"



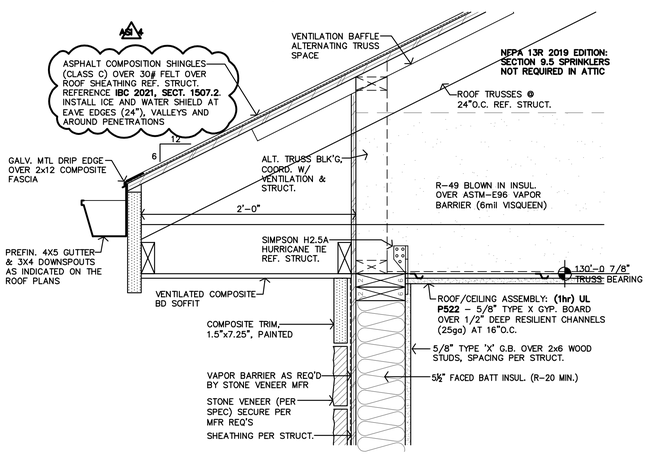
H DETAIL
1 1/2"=1'-0"



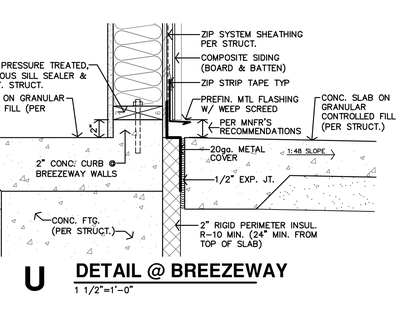
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1 1/2"=1'-0"



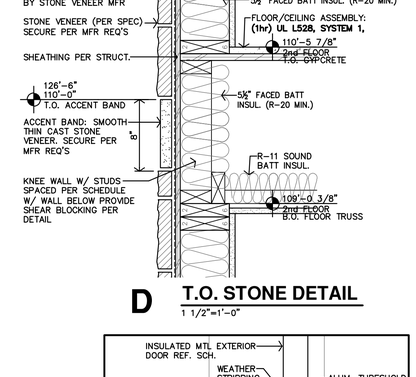
F DETAIL
1 1/2"=1'-0"



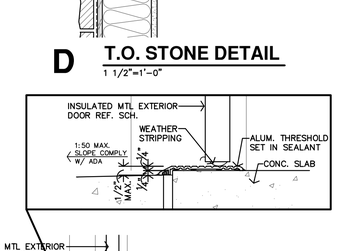
E SOFFIT DETAIL
1 1/2"=1'-0"

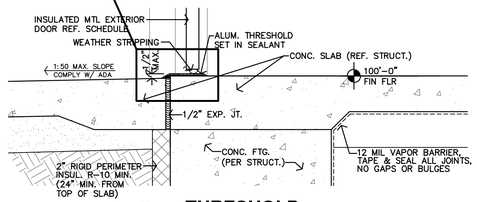


U DETAIL @ BREEZEWAY
1 1/2"=1'-0"

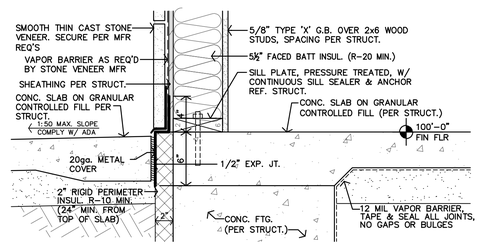


D T.O. STONE DETAIL
1 1/2"=1'-0"

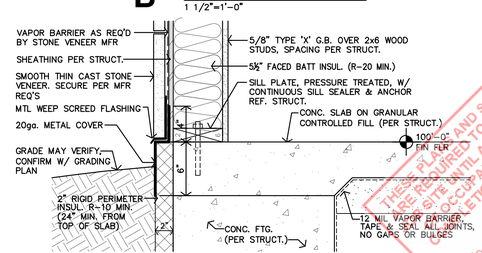




C THRESHOLD
1 1/2"=1'-0"



B DETAIL @ WALK
1 1/2"=1'-0"



A DETAIL @ FOUNDATION
1 1/2"=1'-0"

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Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

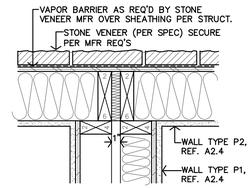
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

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ARCHITECT
No. 107888
CONNECTICUT
10-30-2025
ISSUED FOR CONSTRUCTION

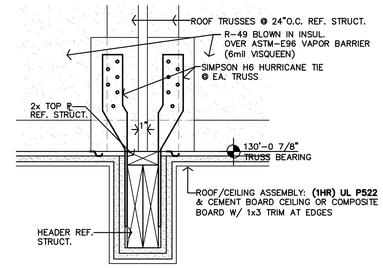
REVISION:	
2	6-10-2025
1	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.4

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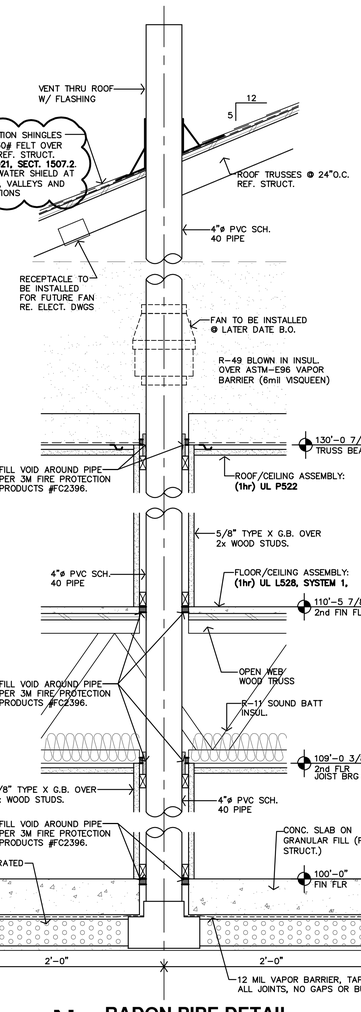
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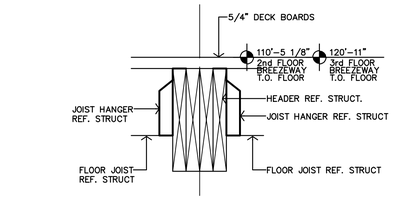
E WALL CAVITY PLAN DETAIL
1 1/2"=1'-0"



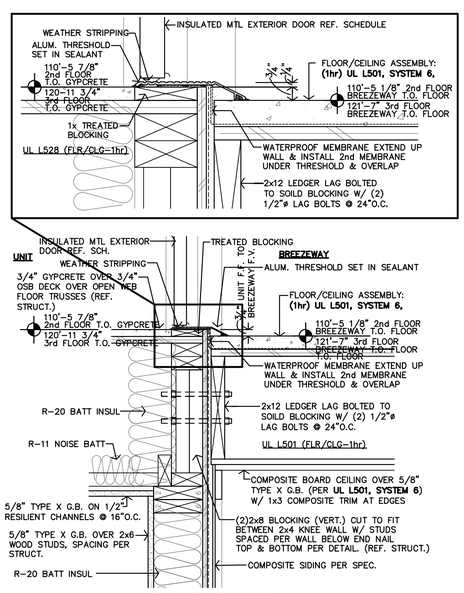
D BREEZEWAY ROOF BEAM DETAIL
1 1/2"=1'-0"



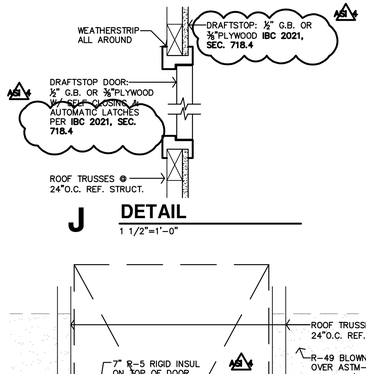
N RADON PIPE DETAIL
1 1/2"=1'-0"



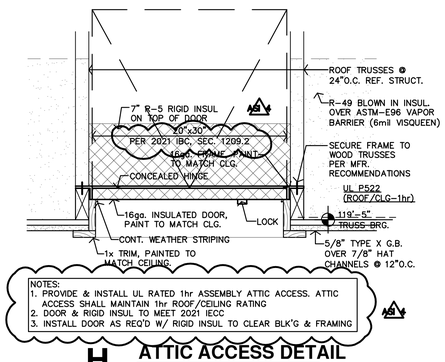
M BREEZEWAY DETAIL
1 1/2"=1'-0"



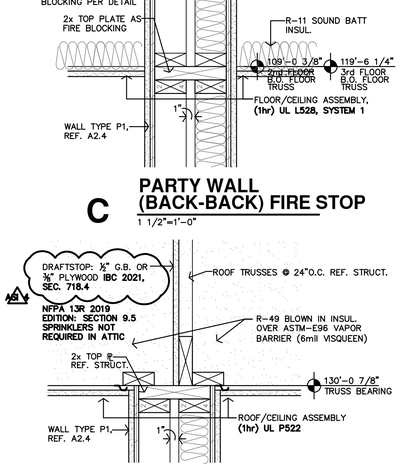
L BREEZEWAY THRESHOLD DETAIL
1 1/2"=1'-0"



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

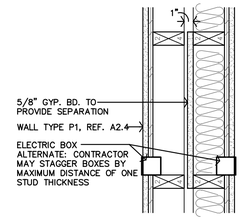


H ATTIC ACCESS DETAIL
1 1/2"=1'-0"

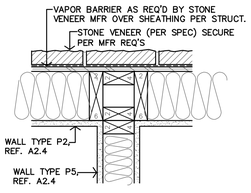


C PARTY WALL (BACK-BACK) FIRE STOP
1 1/2"=1'-0"

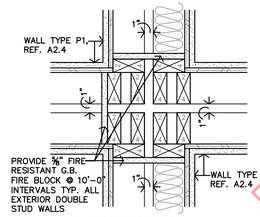
B PARTY WALL (SIDE-SIDE) FIRE STOP
1 1/2"=1'-0"



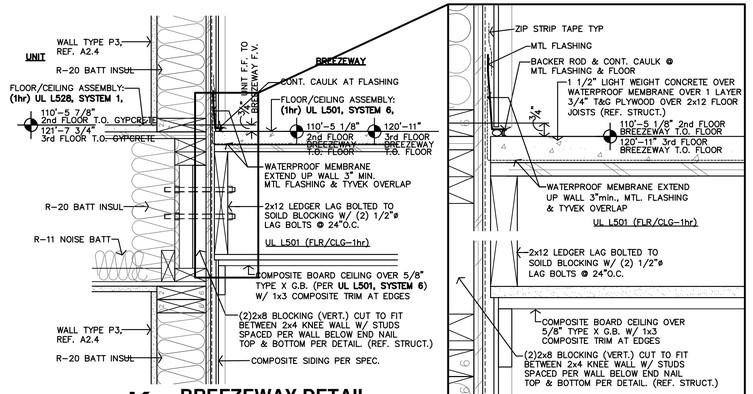
G FIRE BLOCKING @ J-BOX
1 1/2"=1'-0"



F EXT. WALL DETAIL
1 1/2"=1'-0"



A PARTY WALL INTERSECTION FIRE BLOCKING DETAIL
1 1/2"=1'-0"



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

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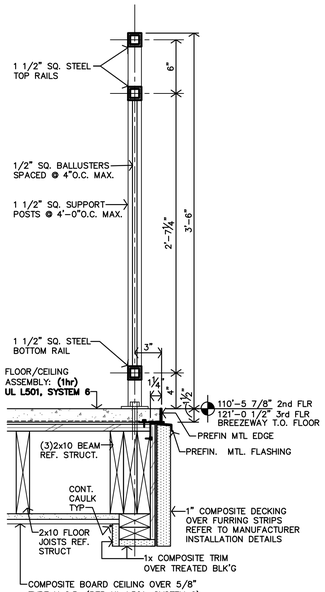
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

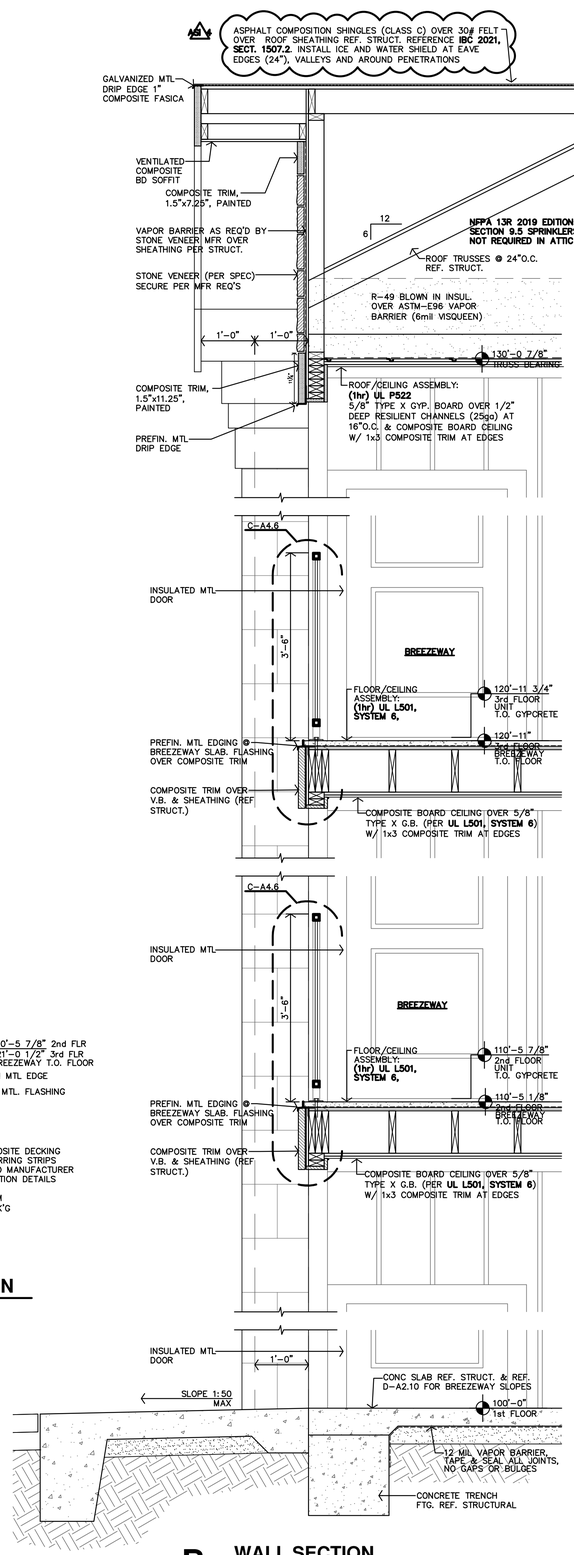
MARGARET J. GILLAM
REGISTERED ARCHITECT
STATE OF TENNESSEE
10-30-2025

REVISION:	
ADD2	6-10-2025
ASI 4	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.5

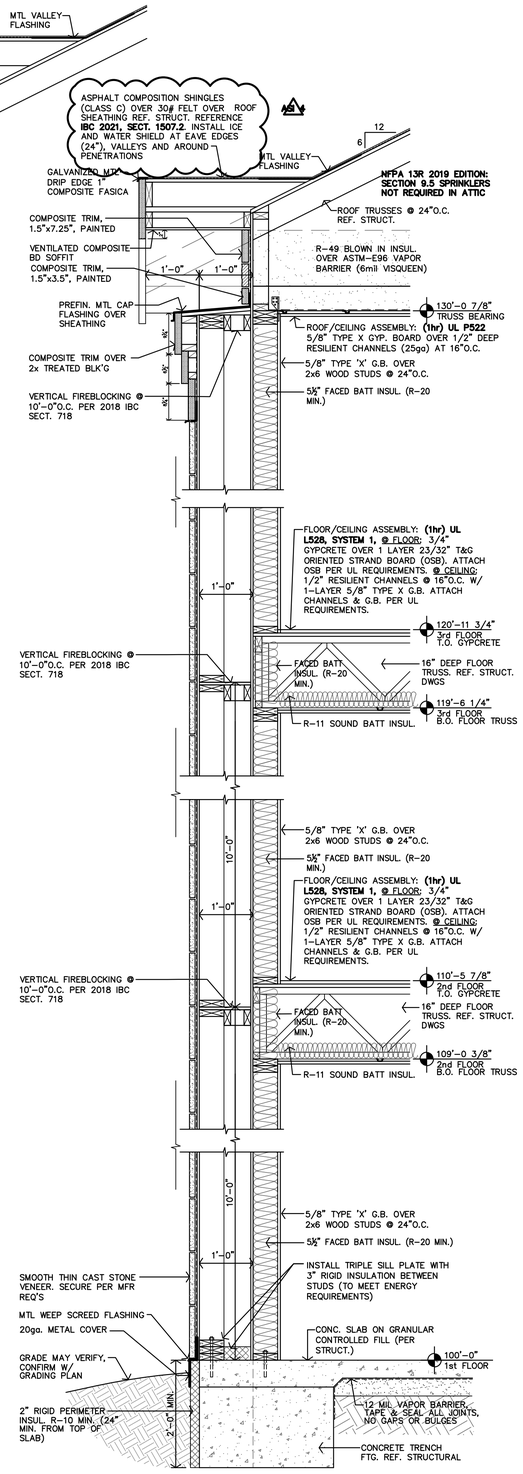
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C **RAILING SECTION**
1 1/2"=1'-0"

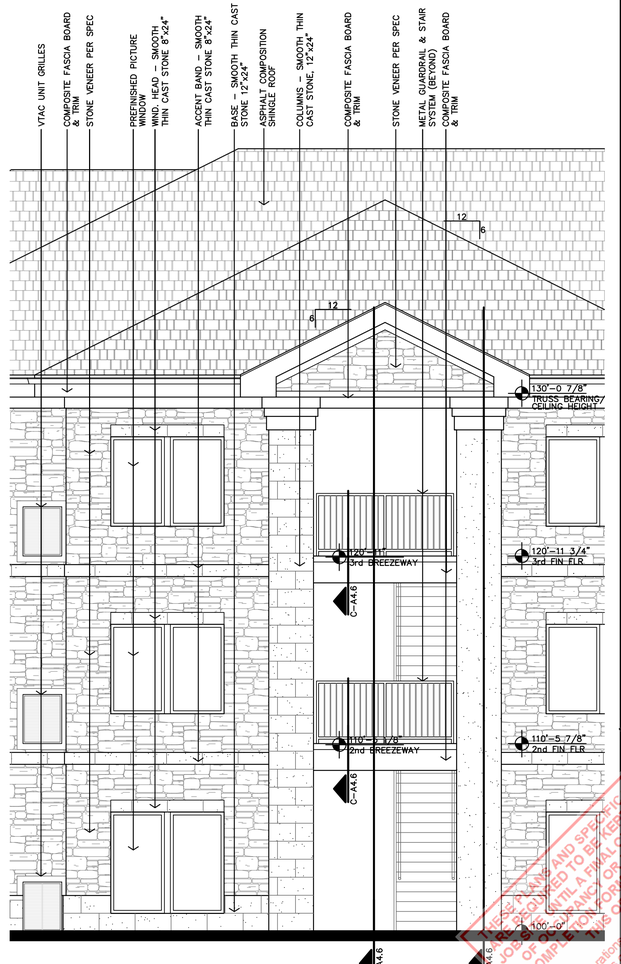


B **WALL SECTION**
3/4"=1'-0"



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

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APARTMENT ENTRY ELEVATION
1/4"=1'-0"

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730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

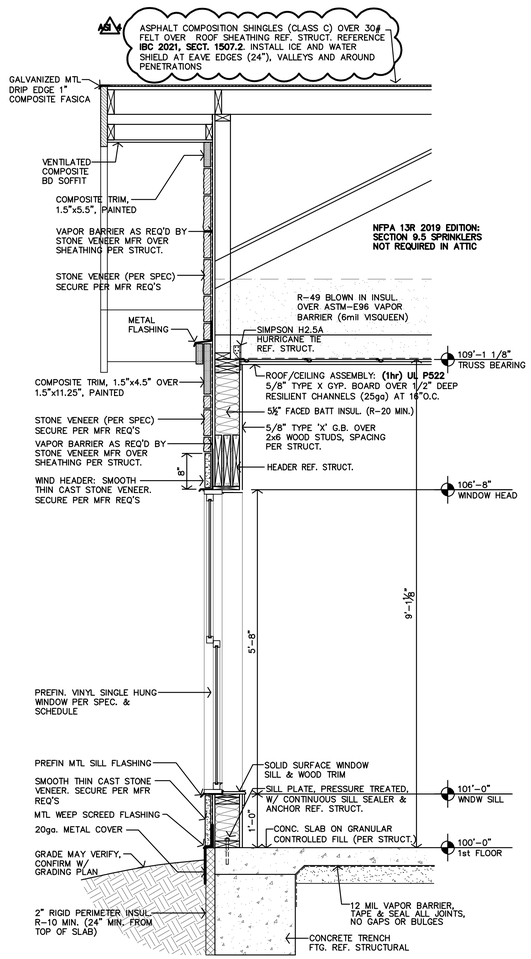
BROWNSVILLE, TENNESSEE

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

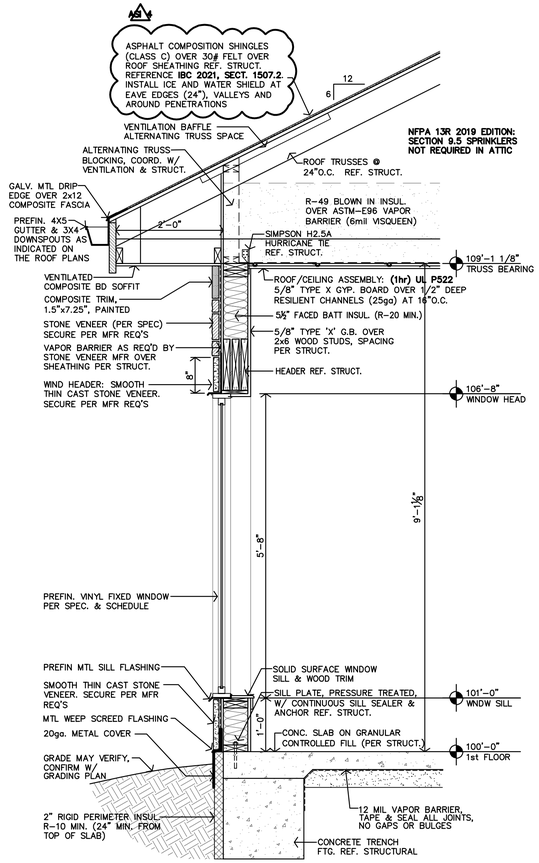
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#2	6-10-2025
#3	10-30-2025
DATE:	5-9-2025
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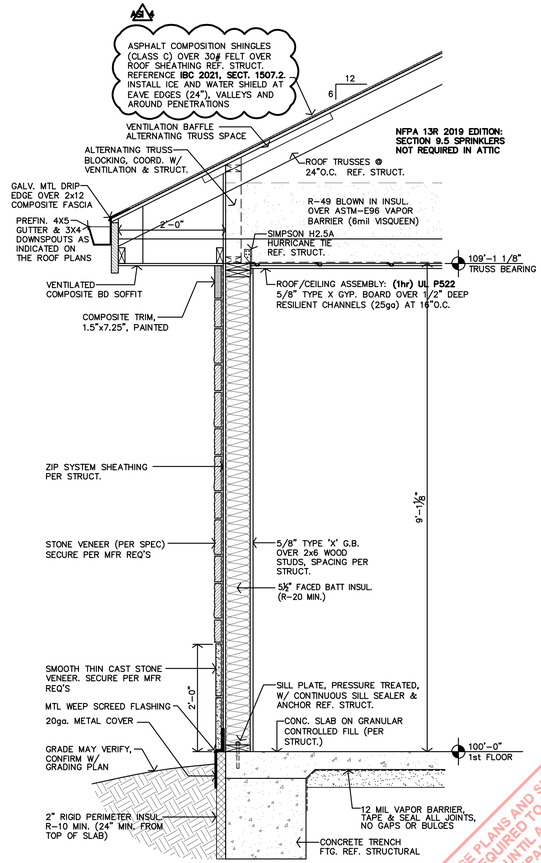


C SECTION
3/4"=1'-0"



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

ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.



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

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Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 107955
10-30-2025

REVISION:	
#002	6-10-2025
#004	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.7

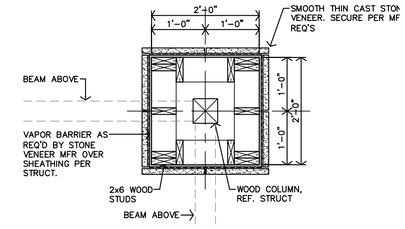
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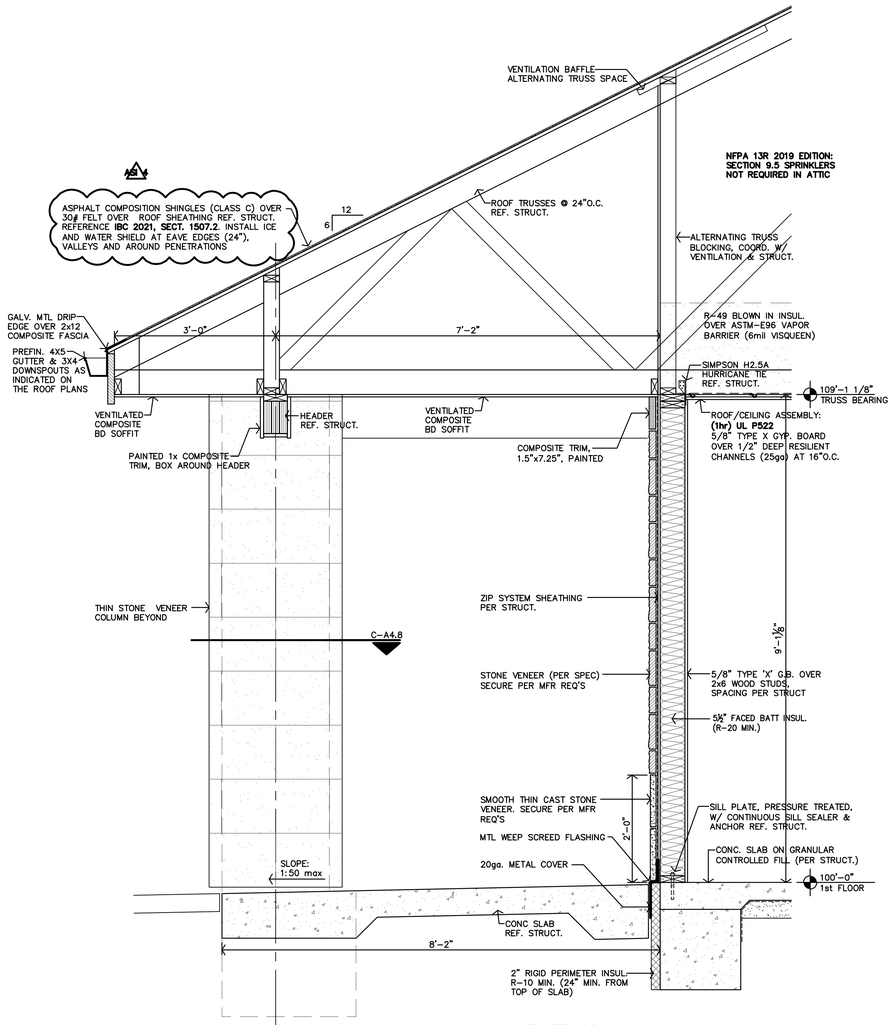
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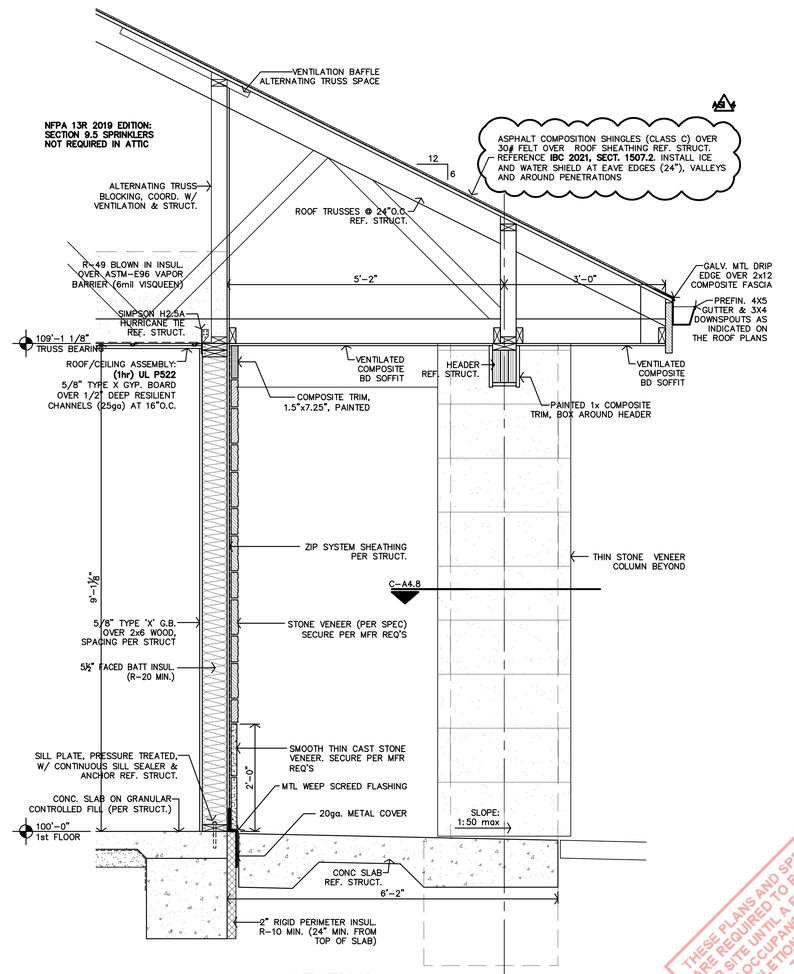
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C COLUMN DETAIL
3/4"=1'-0"



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



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

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jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

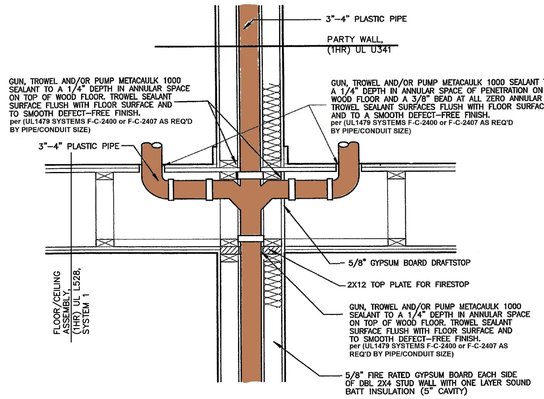
MARGARET J. GILLAM
AGRICULTURE
ARCHITECTURE
COMMERCE
No. 107988
STATE OF TENNESSEE
10-30-2025

REVISION:	
A02	6-10-2025
A4	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

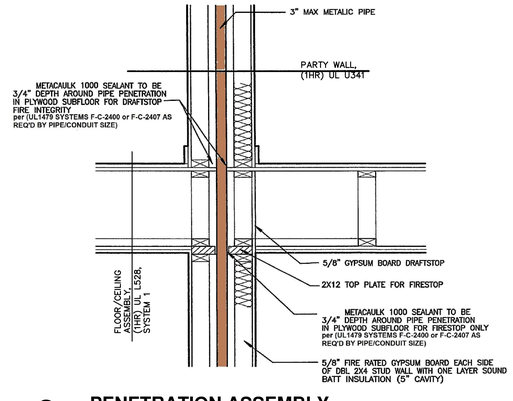
A4.8

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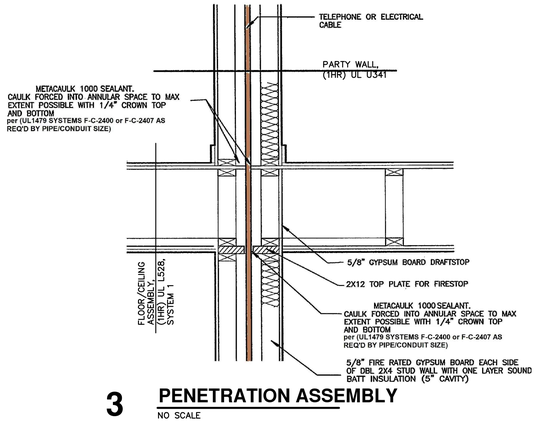
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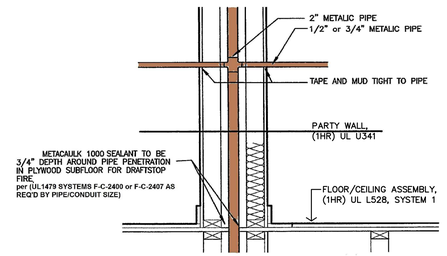
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NO SCALE



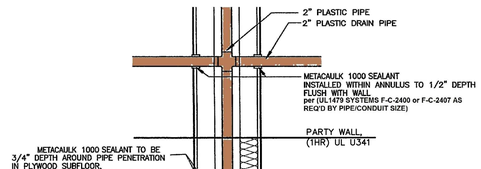
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NO SCALE



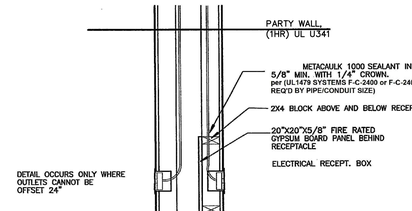
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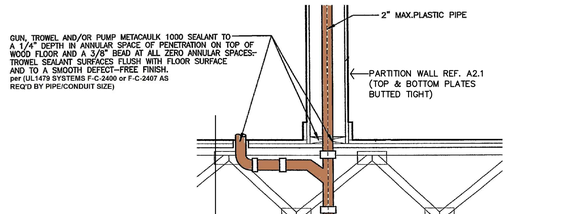
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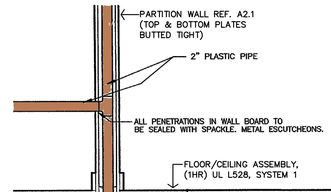
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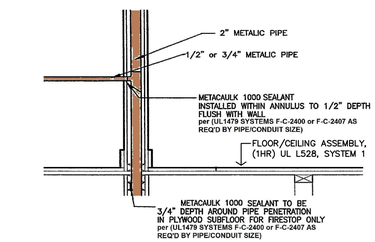
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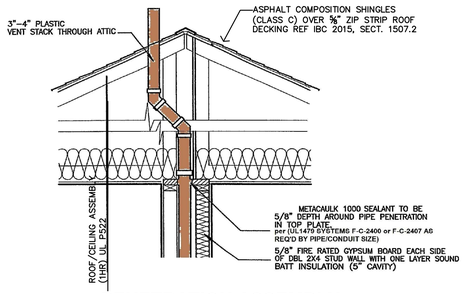
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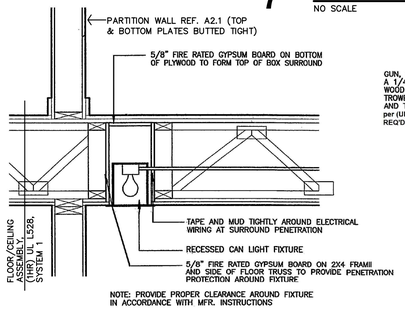
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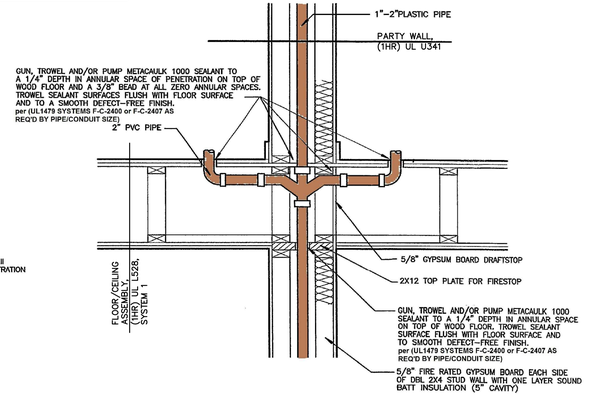
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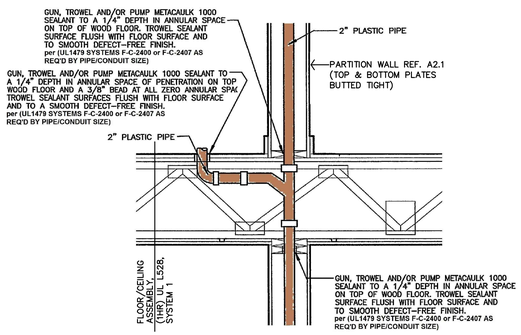
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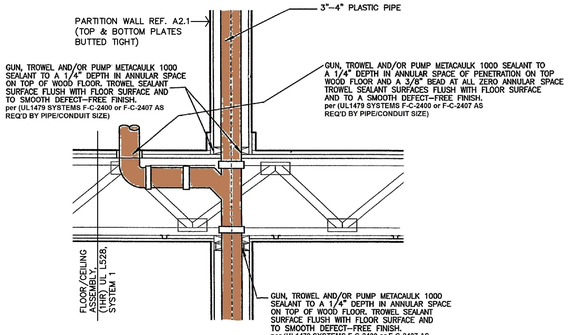
11 PENETRATION ASSEMBLY
NO SCALE



12 PENETRATION ASSEMBLY
NO SCALE



13 PENETRATION ASSEMBLY
NO SCALE



14 PENETRATION ASSEMBLY
NO SCALE

FIRE PENETRATION ASSEMBLIES
NOT TO SCALE

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM
STATE OF TENNESSEE
No. 107
REGISTERED ARCHITECT
5-9-2025

REVISION:

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TENNESSEE STATE FIRE MARSHAL'S OFFICE

DATE: 5-9-2025
JOB: 24-3446
SHEET NO.: A4.9

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FIGURE 1
WALL CAP - CMU RETAINING WALL

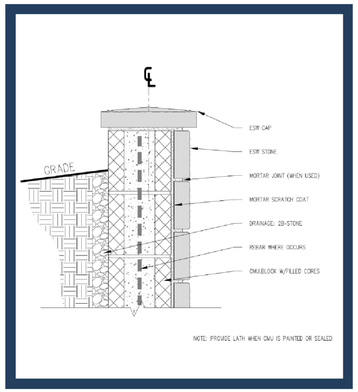


FIGURE 2
WALL-SECTION INSIDE CORNER W/ STUCCO

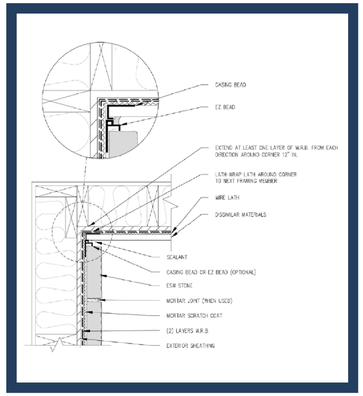


FIGURE 3
TYP. WOOD OR METAL STUD WALL

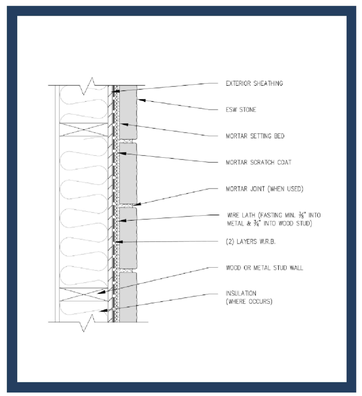


FIGURE 4
STONE BELOW CLADDING

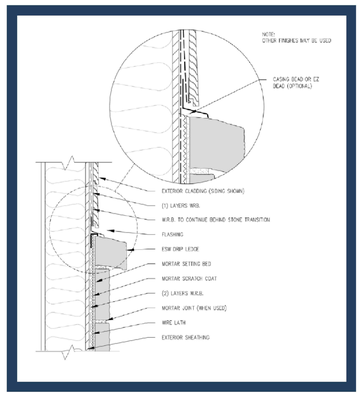


FIGURE 5
SIDE WALL FLASHING AT ROOF

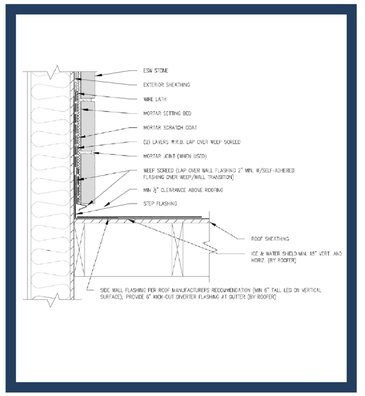


FIGURE 6
WINDOW HEAD

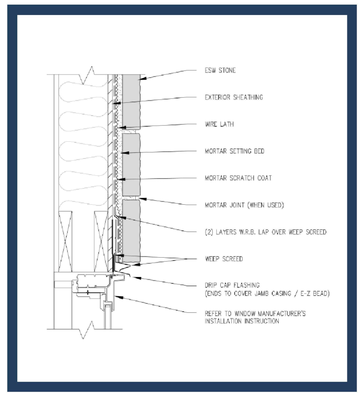


FIGURE 7
WINDOW SILL W/ STONE DRIP LEDGE

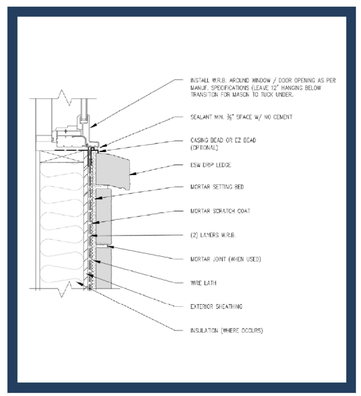


FIGURE 8
FOUNDATION WALL @ BASE

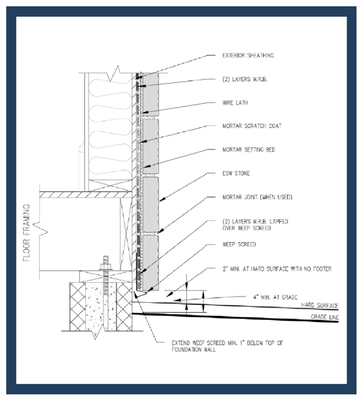


FIGURE 10
WOOD COLUMN BASE

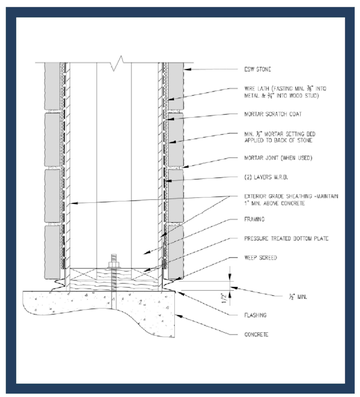


FIGURE 11
WALL OVER CONTINUOUS RIGID INSULATION

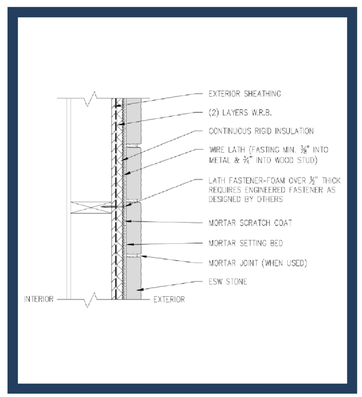


FIGURE 12
WINDOW JAMB - OPT DRAINAGE MAT

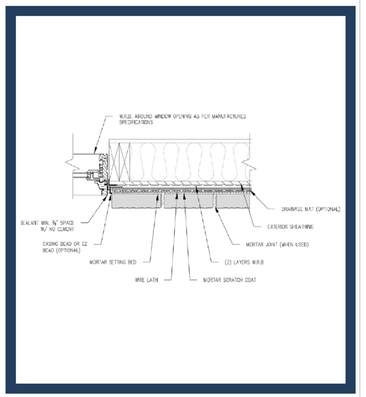


FIGURE 13
HORIZONTAL TRANSITION W/ STONE DRIP LEDGE

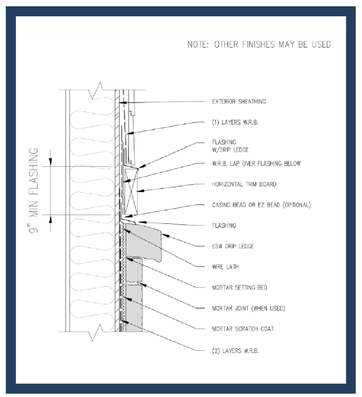


FIGURE 14
TOP OF WALL W/ DRAINAGE MAT

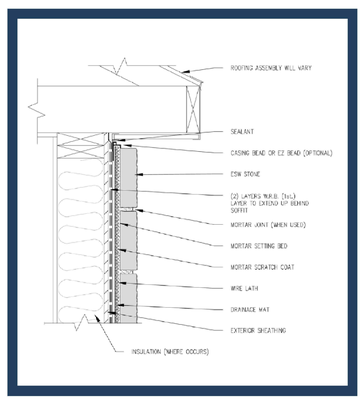


FIGURE 15
STONE WRAP ON ARCH OVERHANG

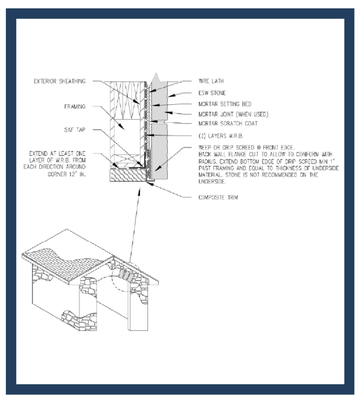


FIGURE 20
DRYER VENT

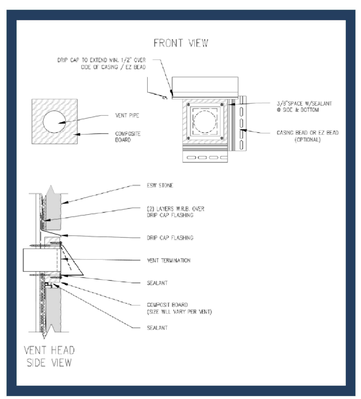


FIGURE 21
ISOMETRIC VIEW: DIVERTER/KICK-OUT FLASHING DETAIL

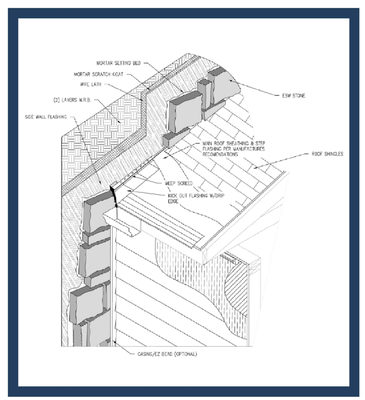
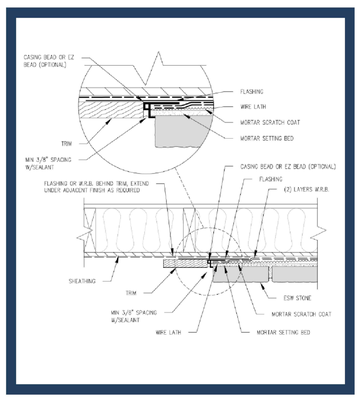


FIGURE 27
VERTICAL TRANSITION @ DISSIMILAR MATERIAL



MANUFACTURED STONE

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

DETAILS ARE NOT TO SCALE

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

MARGARET J. GILLAM
NOT VALID WITHOUT ORIGINAL SIGNATURE
No. 107
STATE OF TENNESSEE
5-9-2025

REVISION:

DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

A4.10

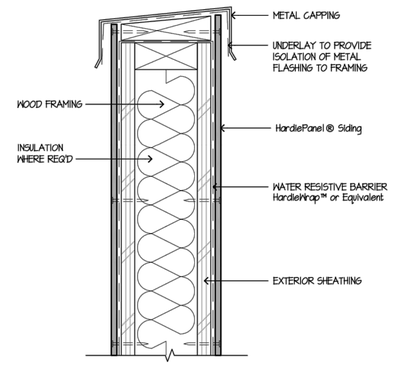
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HARDIE PANEL SIDING (BOARD & BATTEN)

Ref. Elevations for colors and sizes.

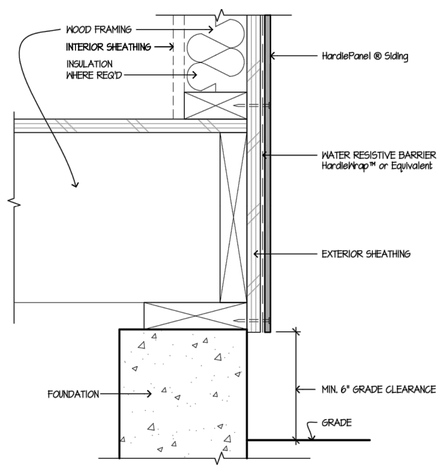
Manufacturers Installation Details, Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



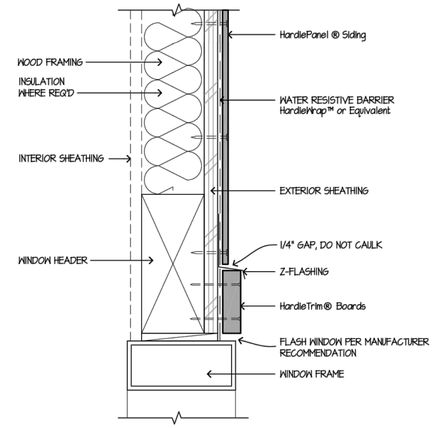
9 PARAPET

SCALE: 3"=1'-0"



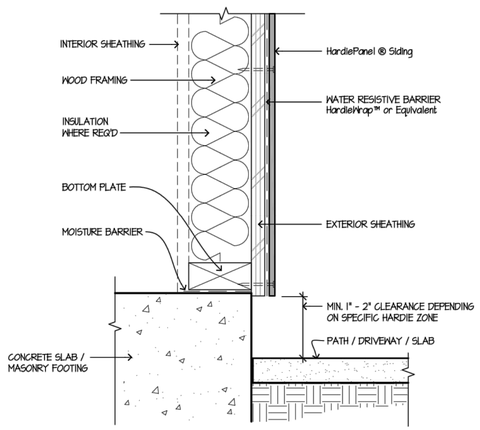
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



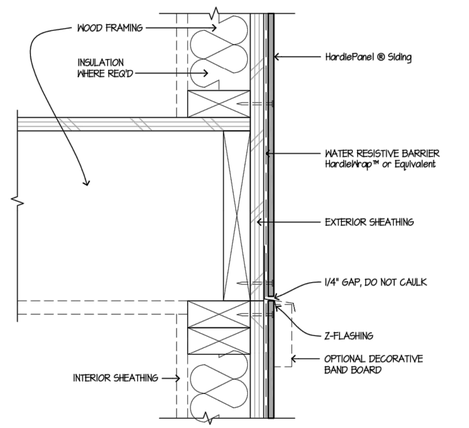
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



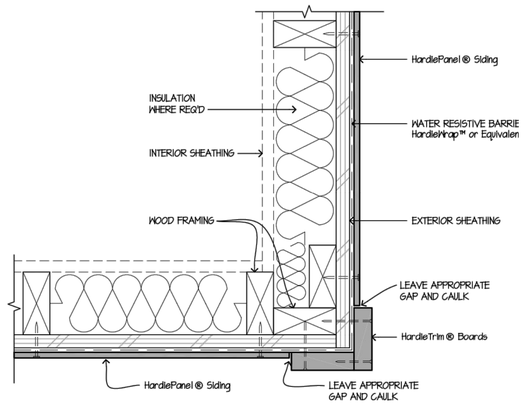
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

SCALE: 1/2"=1'-0"



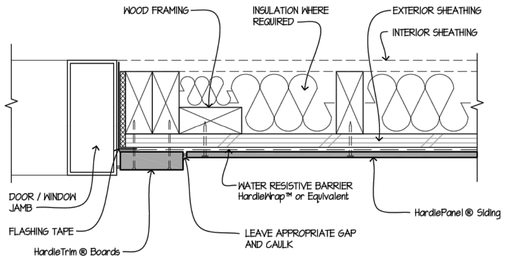
5 HORIZONTAL VIEW

SCALE: 3"=1'-0"



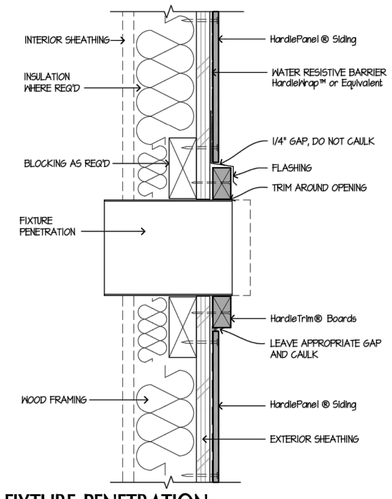
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



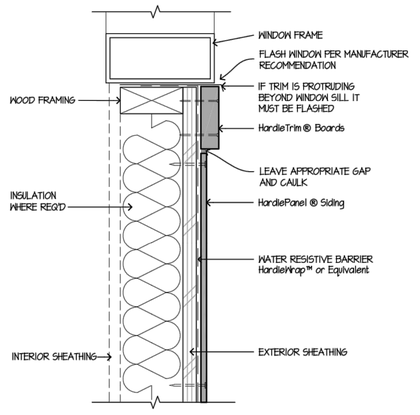
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



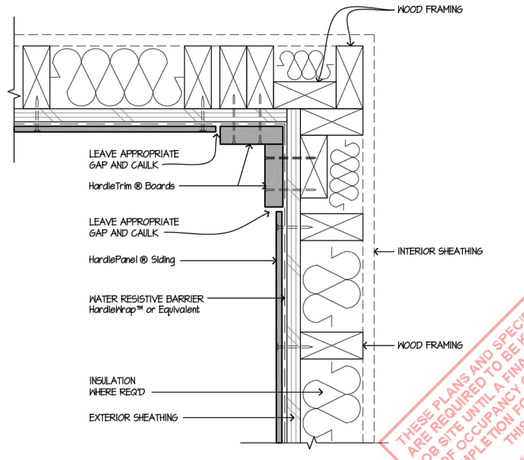
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM
STATE OF TENNESSEE
No. 107866
REGISTERED ARCHITECT
5-9-2025

REVISION:

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TENNESSEE STATE LAW REQUIRES THAT ALL PLANS AND SPECIFICATIONS BEAR THE SEAL OF A REGISTERED ARCHITECT OR ENGINEER.

DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

A4.11

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ROOF GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
3. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
4. INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2021, SECTION 1203.2
5. INSTALL ATTIC ACCESS PER DETAIL H-A4.5. LOCATE PER ROOF PLAN
6. ds = INDICATES DOWNSPOUT LOCATIONS.
7. CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
8. TYPICAL SLOPE IS 6:12 UNLESS NOTED OTHERWISE.
9. INSTALL 1 DRAFTSTOP DOOR IN EACH ATTIC COMPARTMENT AS INDICATED ON ROOF PLANS. DRAFTSTOP DOOR SHALL BE SELF CLOSING w/ AUTOMATIC LATCHES PER IBC 2021, SECTION 718.4.1.1 & 718.4.2. ALSO REF. DETAIL J-A4.5
10. INSTALL DRAFTSTOPS PER IBC 2021, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2, & 718.4.2). DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS. PER IBC 2021 SECTION 718.4.2, EXCEPTION 3: DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000sf OR (2) DWELLING UNITS.
11. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
12. INSTALL ICE/WATER SHIELD AT EAVES (24"), VALLEYS AND AT ROOF PENETRATIONS, INSTALLED DIRECTLY OVER EXISTING WOOD DECKING. INSTALL 1-LAYER OF 30# FELT OVER ENTIRE ROOF AREA, INCLUDING AREAS OF ICE/WATER SHIELD. INSTALL FLASHINGS & VALLEYS, THEN INSTALL SHINGLES.
13. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
14. ALL METAL MATERIALS (I.E.-VALLEYS, FLASHINGS, ETC.) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL."
15. CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
16. ROOFING INSTALLATION: DETAILS INDICATED ON SHEET A5.2 ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".
17. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
18. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS

TYPICAL SOFFIT MATERIAL

CEMENT BOARD SOFFIT OR HARDI BOARD (TYP)

COMPOSITE BOARD CEILING OVER (2) LAYERS 5/8" TYPE X G.B. INSTALL PER ROOF/CEILING ASSEMBLY: (1HR) IBC 2021, TABLE 721.1(3), 21-1.1 & COMPOSITE BOARD CEILING TYP.

MINIMUM GUTTER & DOWNSPOUT

GUTTER – 4x5
DOWNSPOUT – 3x4

APARTMENT BUILDING A ATTIC VENTILATION

ATTIC VENTILATION PER IBC 2021, SECTION 1203.2, 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA, (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

AREA 1 (2 thus)
ATTIC AREA MUST PROVIDE
(1,628/300 = 5.43/2 = 2.72 HIGH & LOW)
2.72sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 2
ATTIC AREA MUST PROVIDE
(2,116/300 = 7.05/2 = 3.53 HIGH & LOW)
3.53sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 3
ATTIC AREA MUST PROVIDE
(2,643/300 = 8.81/2 = 4.41 HIGH & LOW)
4.41sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 4 (CLUBHOUSE)
ATTIC AREA MUST PROVIDE
(1,796/300 = 5.99/2 = 2.99 HIGH & LOW)
2.99sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

BREEZEWAY (2 thus)
ATTIC AREA MUST PROVIDE
(519/300 = 1.73/2 = 0.87 HIGH & LOW)
0.87sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

APARTMENT BUILDING B ATTIC VENTILATION

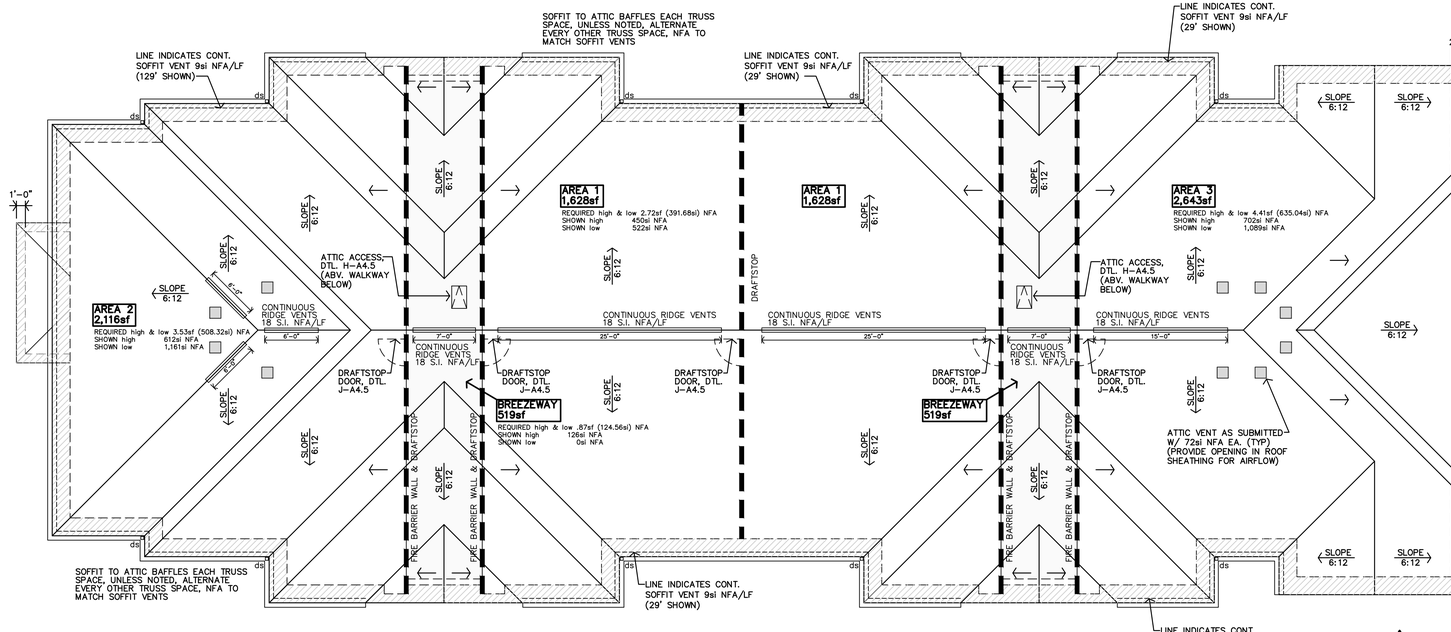
ATTIC VENTILATION PER IBC 2021, SECTION 1203.2, 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA, (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

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(1,628/300 = 5.43/2 = 2.72 HIGH & LOW)
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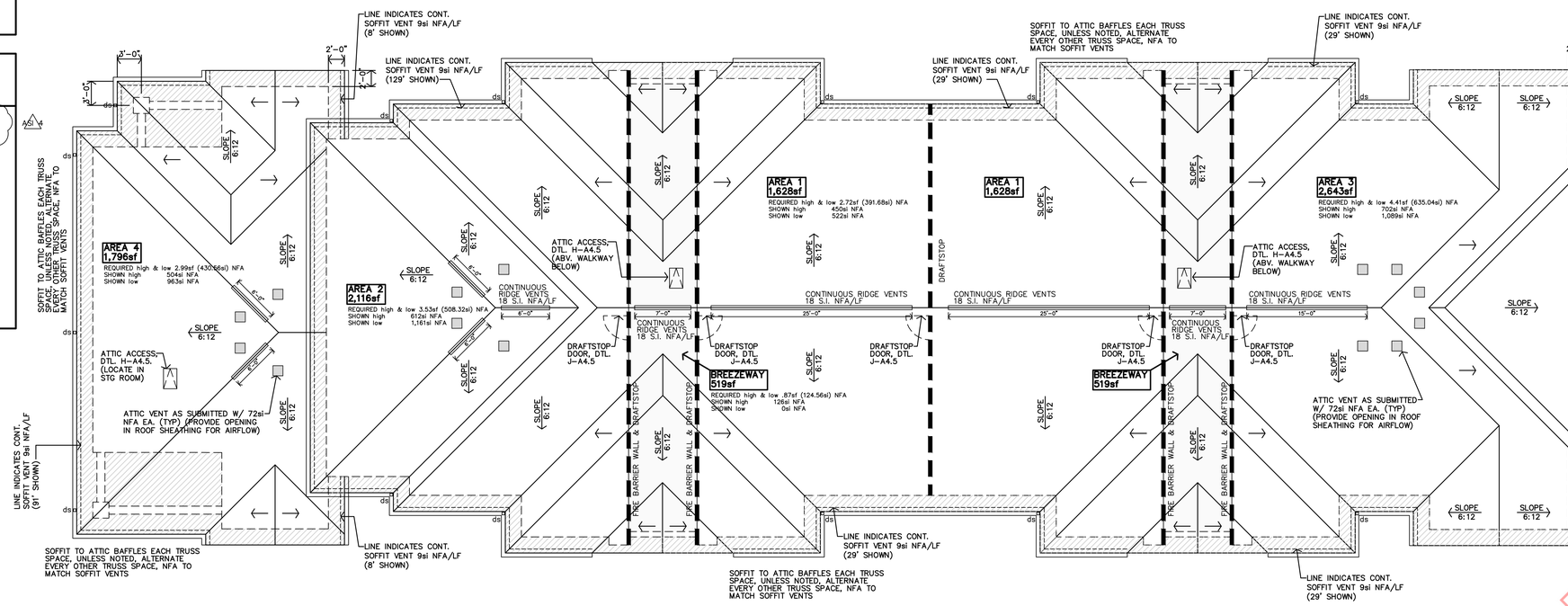
AREA 2
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ATTIC AREA MUST PROVIDE
(2,643/300 = 8.81/2 = 4.41 HIGH & LOW)
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ATTIC AREA MUST PROVIDE
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0.87sf OF NET FREE AREA @ THE RIDGE & SOFFITS.



B BUILDING B ROOF PLAN
1/8"=1'-0"



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

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM
AGRICULTURE
ARCHITECTURE
CONSTRUCTION
No. 107281
STATE OF TENNESSEE
12-5-2025

REVISION:	
ADD 2	6-10-2025
ADD 1	10-30-2025
ADD	12-5-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A5.1

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ROOF GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
3. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
4. INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2021, SECTION 1203.2
5. INSTALL ATTIC ACCESS PER DETAIL H-A4.5. LOCATE PER ROOF PLAN
6. d.s. – INDICATES DOWNSPOUT LOCATIONS.
7. CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
8. TYPICAL ROOF SLOPE IS 6:12 UNLESS NOTED OTHERWISE.
9. INSTALL 1 DRAFTSTOP DOOR IN EACH ATTIC COMPARTMENT AS INDICATED ON ROOF PLANS. DRAFTSTOP DOOR SHALL BE SELF CLOSING w/ AUTOMATIC LATCHES PER IBC 2021, SECTION 718.4.1.1 & 718.4.2. ALSO REF. DETAIL J-A4.5
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MINIMUM GUTTER & DOWNSPOUT

GUTTER – 4x5
DOWNSPOUT – 3x4

APARTMENT BUILDING C ATTIC VENTILATION

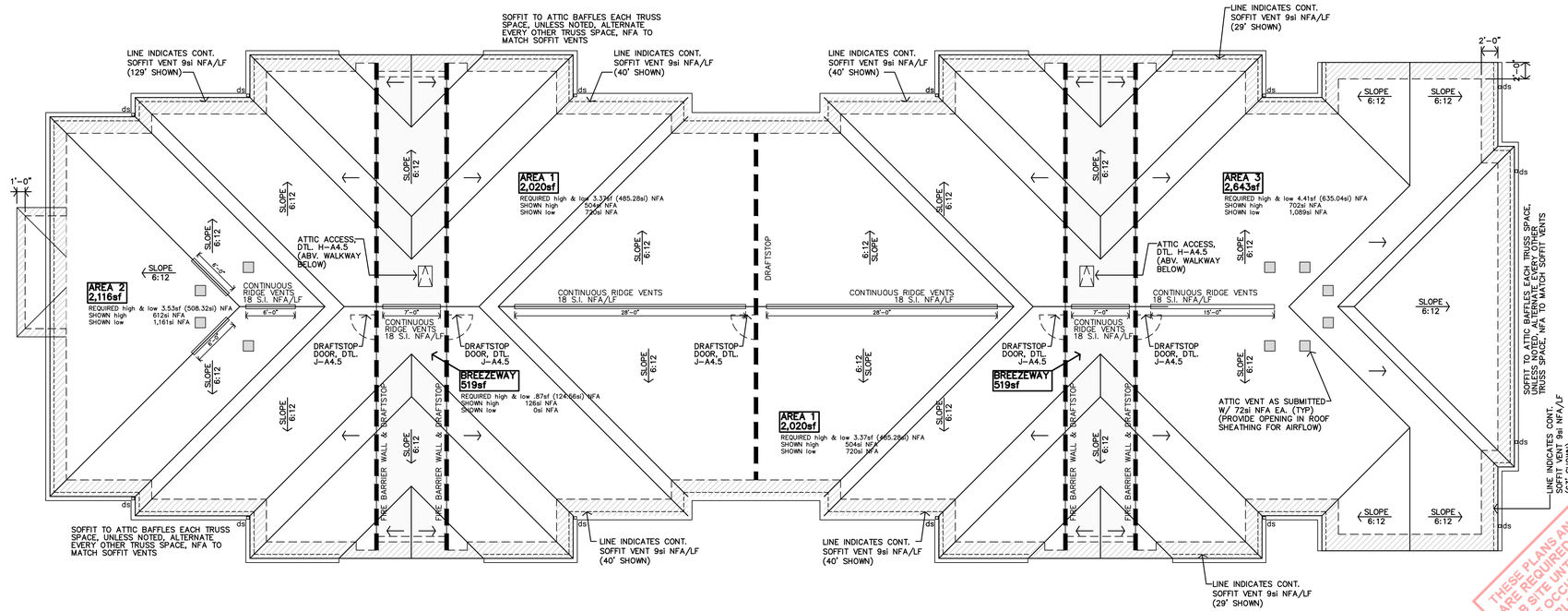
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AREA 1 (2 thus)
ATTIC AREA MUST PROVIDE
(2,020/300 = 6.73/2 = 3.37 HIGH & LOW)
3.37sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 2
ATTIC AREA MUST PROVIDE
(2,116/300 = 7.05/2 = 3.53 HIGH & LOW)
3.53sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

AREA 3
ATTIC AREA MUST PROVIDE
(2,643/300 = 8.81/2 = 4.41 HIGH & LOW)
4.41sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

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ATTIC AREA MUST PROVIDE
(519/300 = 1.73/2 = 0.87 HIGH & LOW)
0.87sf OF NET FREE AREA @ THE RIDGE & SOFFITS.



B BUILDING C ROOF PLAN
1/8"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

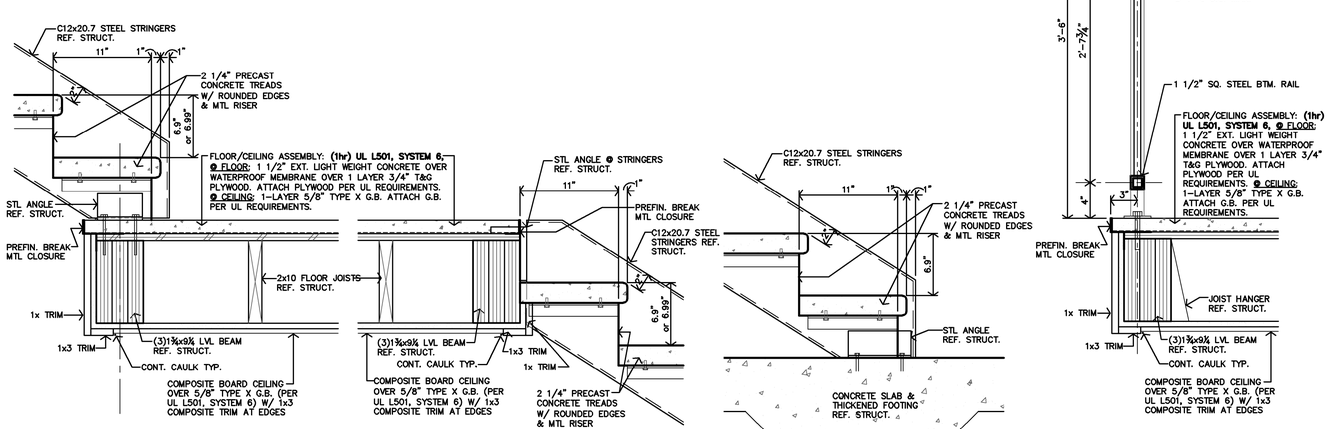
BROWNSVILLE, TENNESSEE

MARGARET GILLAM — 12-5-2025 — No. 107281 — STATE OF TENNESSEE

REVISION:
#3 12-5-2025
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.: A5.1C

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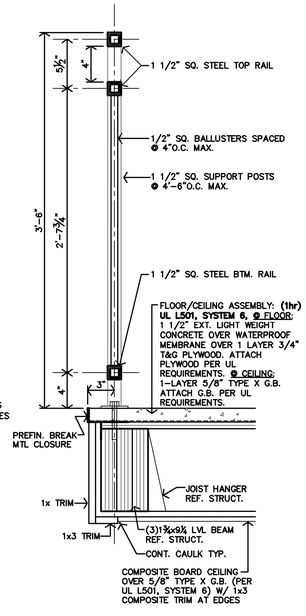
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04



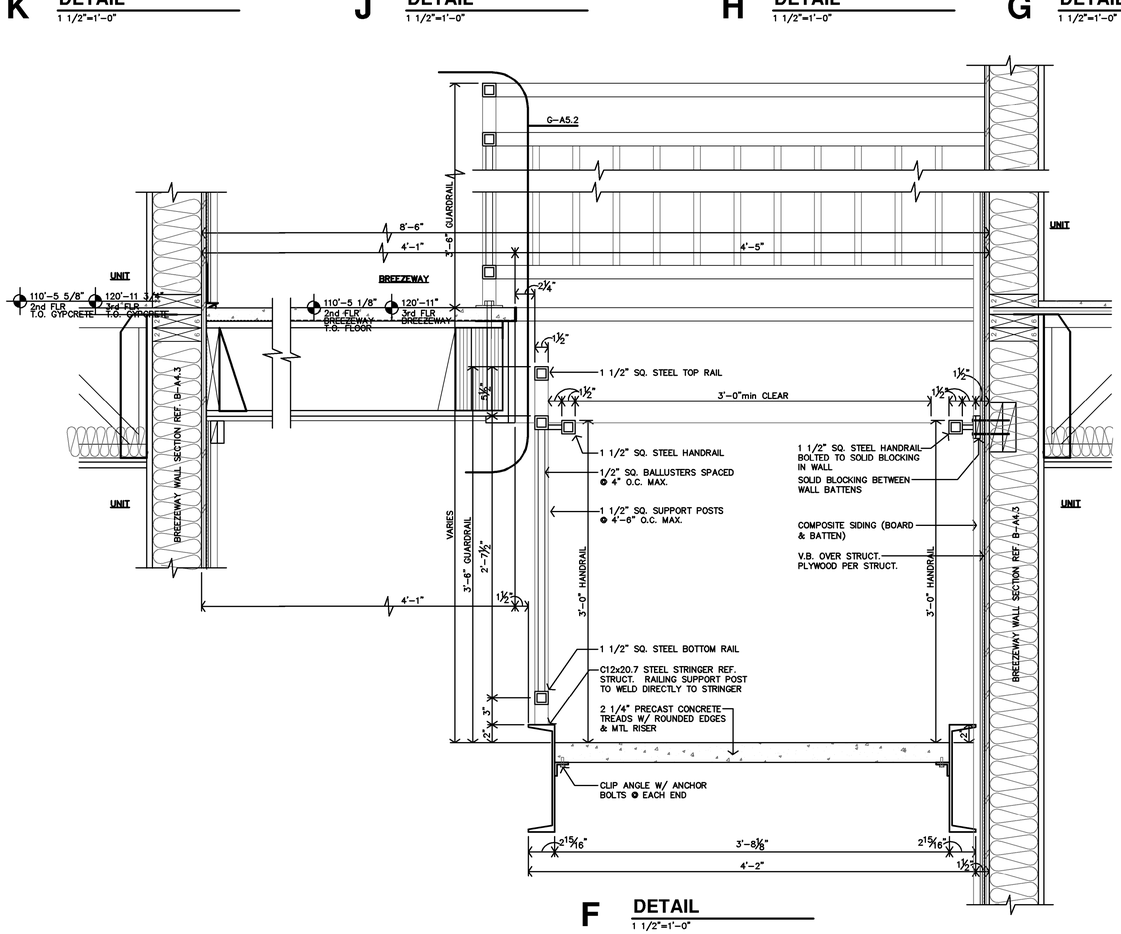
K **DETAIL**
1 1/2"=1'-0"

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

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



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

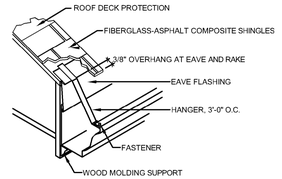


F **DETAIL**
1 1/2"=1'-0"

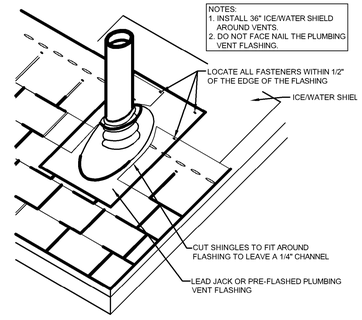
ROOFING DETAIL NOTES

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.

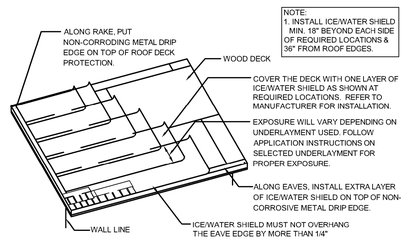
MANUFACTURER'S-ROOFING DETAILS, CONDITIONS VARY



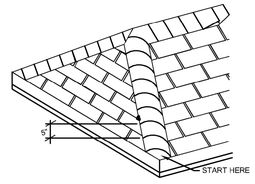
E **GUTTER FASTENER DETAIL**
NOT TO SCALE

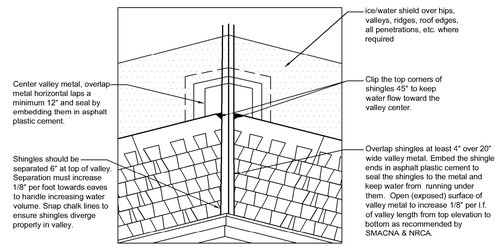


B **VENT FLASHING DETAIL**
NOT TO SCALE

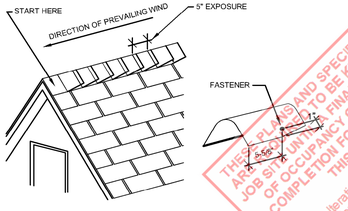


D **UNDERLAYMENT LAYOUT DETAIL**
NOT TO SCALE





C **OPEN VALLEY DETAIL**
NOT TO SCALE



A **HIP & RIDGE DETAILS**
NOT TO SCALE

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jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

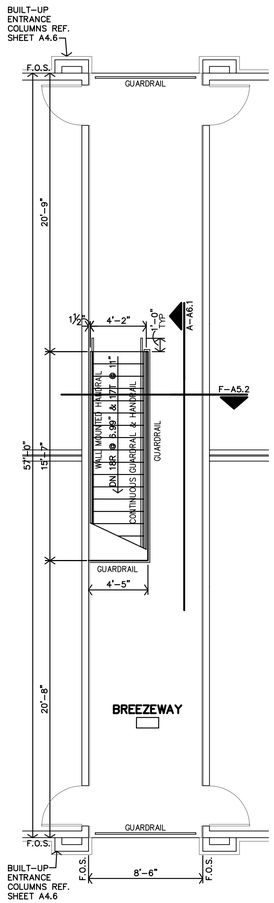
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MARGARET J. GILLAM
STATE OF TENNESSEE
No. 107981
REGISTERED ARCHITECT
1-20-2026

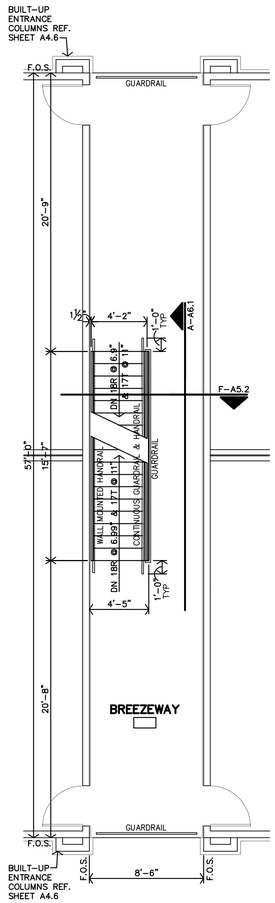
REVISION:	
1	1-20-2026
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

A5.2

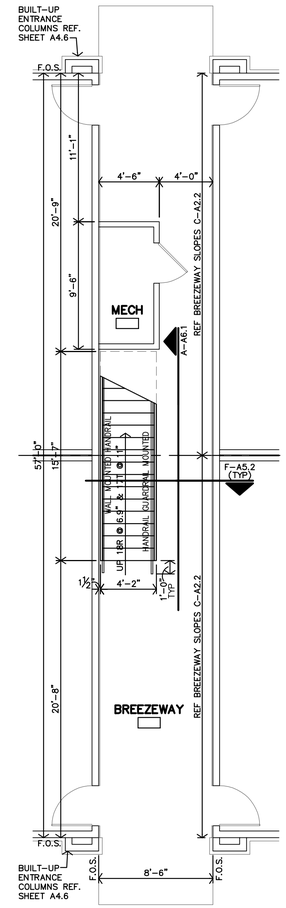
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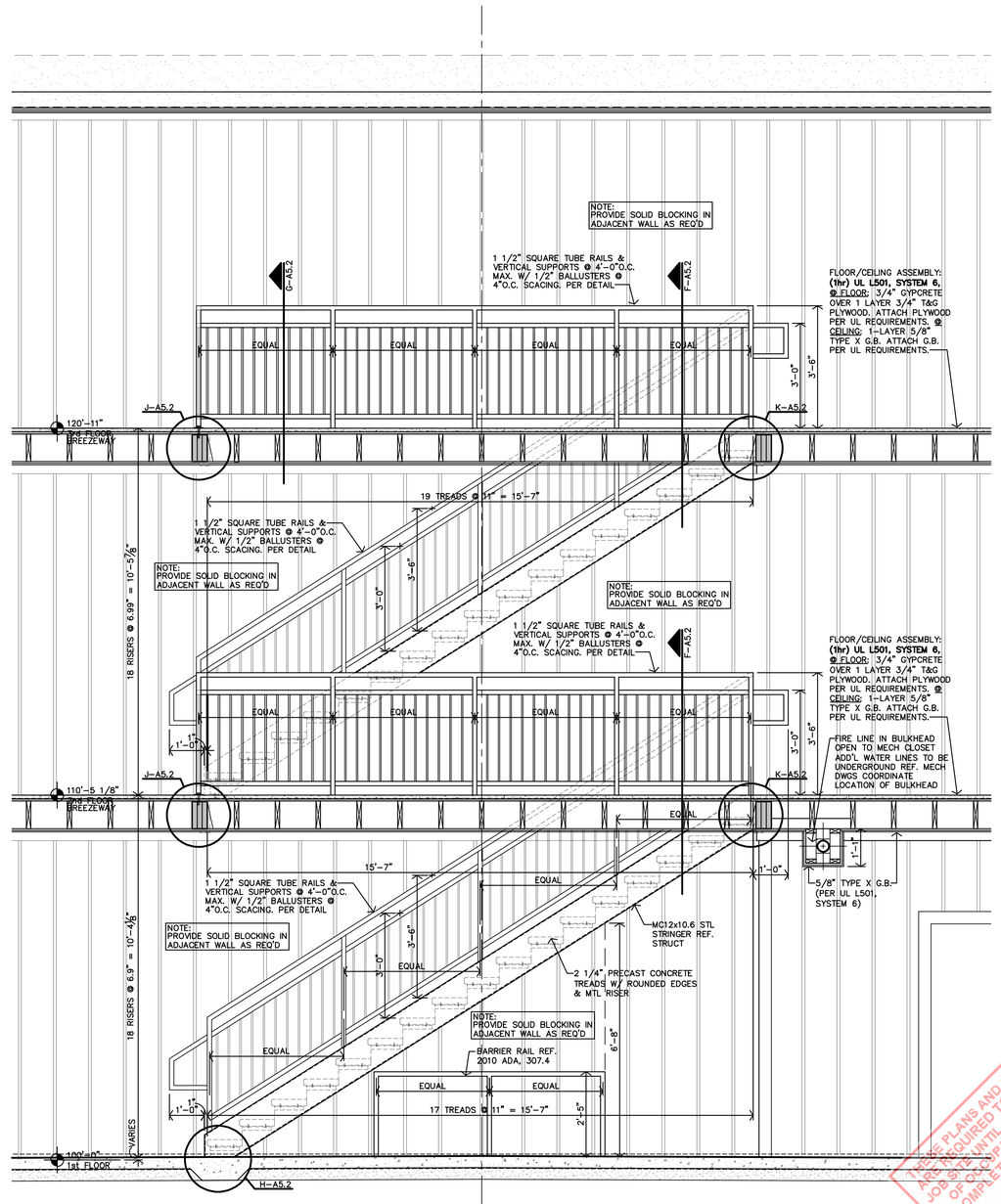
D **TYPICAL THIRD FLOOR PLAN**
3/16"=1'-0"



C **TYPICAL SECOND FLOOR PLAN**
3/16"=1'-0"



B **TYPICAL FIRST FLOOR PLAN**
3/16"=1'-0"



A **TYPICAL STAIR SECTION**
1/2"=1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

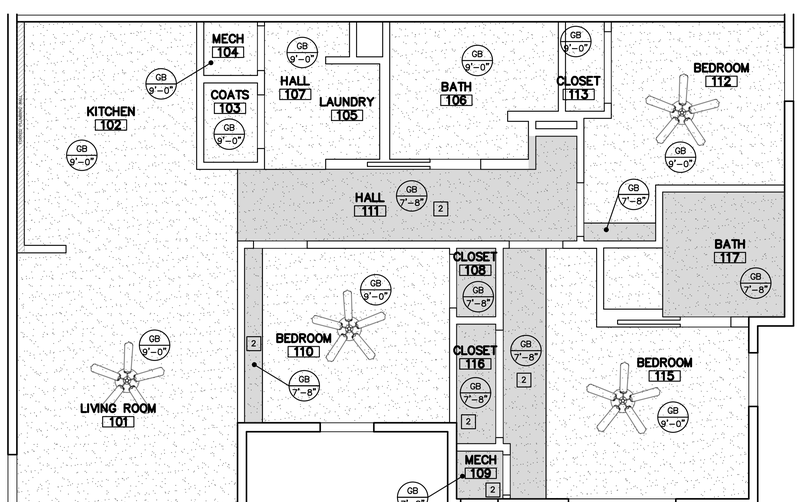
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

MARGARET J. GILLAM — AGRICULTURE, ARCHITECTURE, COMMERCE — No. 107988 — REGISTERED — STATE OF TENNESSEE
5-9-2025

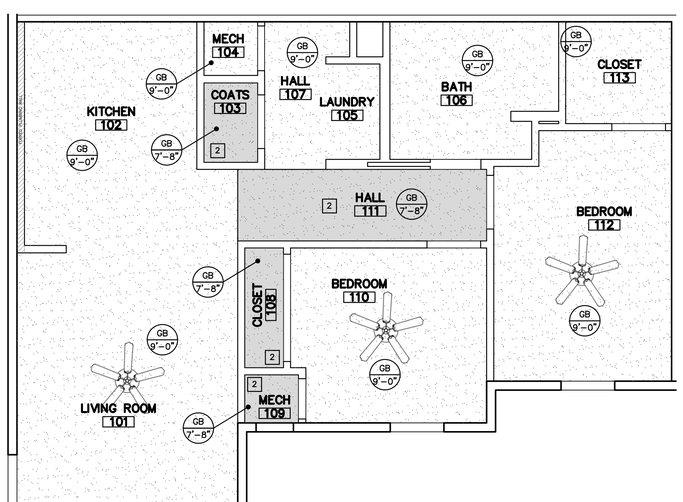
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TENNESSEE STATE MARSHAL'S OFFICE

REVISION:
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.: A6.1

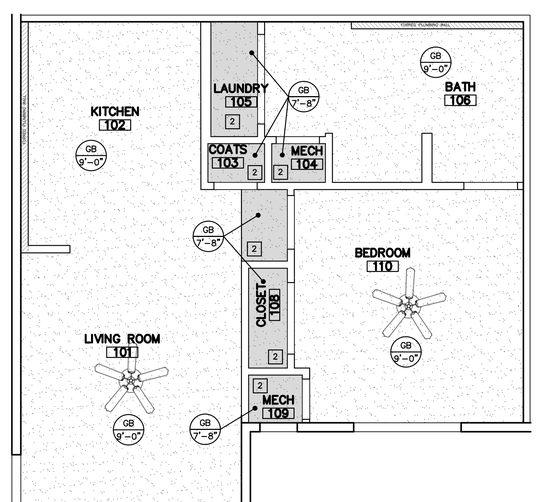
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F 3-BEDROOM/2-BATH THIRD FLOOR REFLECTED CEILING PLAN
1/4"=1'-0"



E 2-BEDROOM/1-BATH THIRD FLOOR REFLECTED CEILING PLAN
1/4"=1'-0"



D 1-BEDROOM/1-BATH THIRD FLOOR REFLECTED CEILING PLAN
1/4"=1'-0"

CEILING NOTES

GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.
2. MECHANICAL/ELECTRICAL. FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.
4. WHERE SUSPENSION DEVICES, WIRES, RODS, ETC. PENETRATE CEILING GRID AND/OR TILE OR G.B. PENETRATIONS SHALL BE NEAT AND CLEANLY CUT. PENETRATION OPENING SHALL BE AS SMALL AS POSSIBLE. SEAL AT G.B.
5. FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE, AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.
6. ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED. SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF UNDERSIDE OF STRUCTURE.

SPECIFIC NOTES

1 18"x18" ATTIC ACCESS PANEL AT CEILING, FOR FUTURE INSTALLATION OF RADON PIPE FAN.

LOWERED SOFFIT/CEILING AREA. DUCTS TO BE RUN UNDERNEATH FIRE RATED ASSEMBLY.

NON-RATED WALLS
1/2 HOUR FIRE PARTITION; CORRIDOR
1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

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

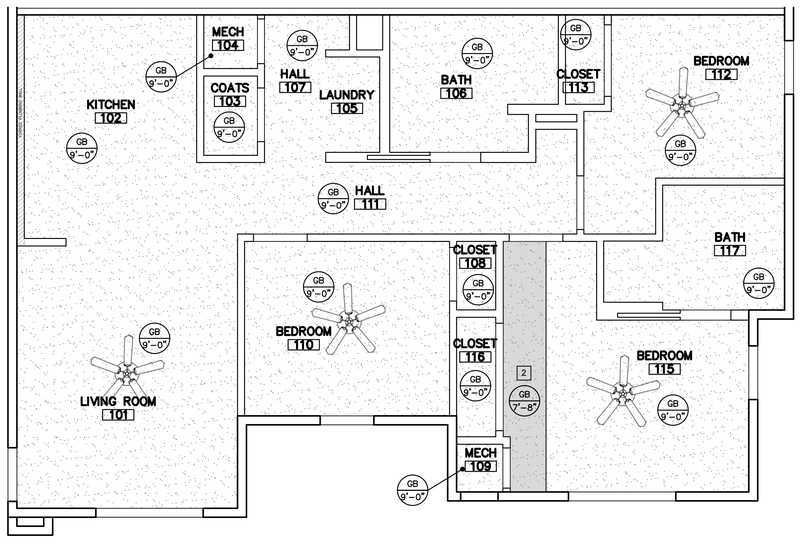
INDICATES G.B. CEILING FINISH

INDICATES A LOWERED SOFFIT/CEILING AREA

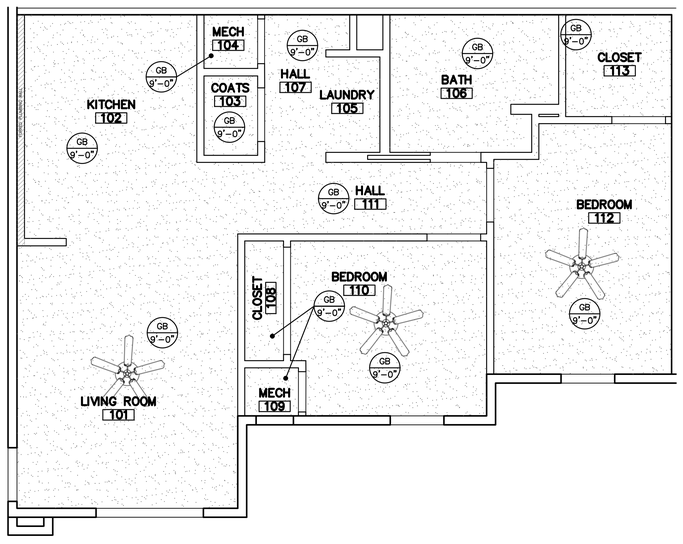
CEILING TYPES
REFER SPECIFICATIONS

GB	GYP BD (PAINTED)
XGB	EXTERIOR GYP BD (PAINTED)

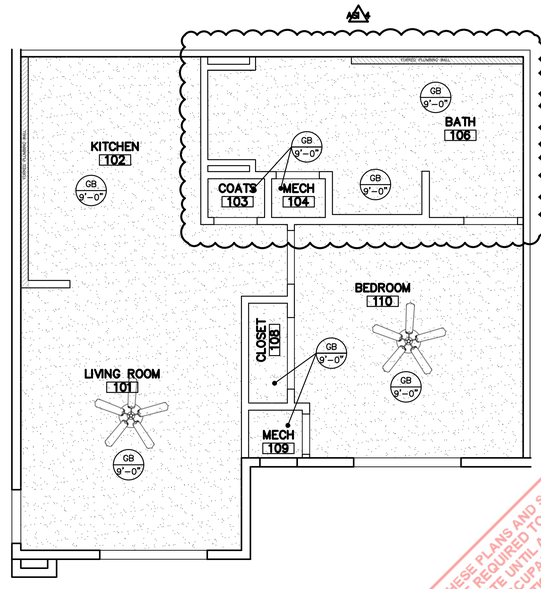
1 9'-8" CLG. TYPE / CLG. HEIGHT (ASSUMED)



C 3-BEDROOM/2-BATH FIRST/SECOND FLOORS REFLECTED CEILING PLAN
1/4"=1'-0"



A 2-BEDROOM/1-BATH FIRST/SECOND FLOORS REFLECTED CEILING PLAN
1/4"=1'-0"



A 1-BEDROOM/1-BATH FIRST/SECOND FLOORS REFLECTED CEILING PLAN
1/4"=1'-0"

JonesGillamRenz
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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

MARGARET J. GILLAM NO. 107586 STATE OF TENNESSEE REGISTERED ARCHITECT 10-30-2025

REVISION:	
4	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A7.1

THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO BE KEPT ON THE JOB SITE UNTIL A FINAL CERTIFICATE OF OCCUPANCY OR CERTIFICATE OF COMPLETION FOR THIS PROJECT IS ISSUED BY THIS OFFICE.

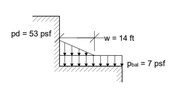
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TENNESSEE FIRE MARSHAL'S OFFICE

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A. DESIGN CRITERIA

1. Design Codes:
   a. International Building Code (IBC 2021)
   b. Minimum Design Loads for Buildings and Other Structures: ASCE 7-16
2. Design Loads:
   a. Dead Loads
      Floors (Units w/Interior Partitions) = 40 psf
      Floors (Breezeway) = 32 psf
      Roof = 22 psf
   b. Live Loads (reducible per code UNO)
      Residential = 40 psf
      Corridors/Exits = 100 psf
      Mechanical/Storage = 125 psf (non-reducible)
      Typical Roof = 20 psf
   c. Roof Snow Load
      Ground Snow Load (p_g) = 10 psf
      Flat Roof Snow Load (p_f) = 7 psf
      Snow Exposure Factor (C_e) = 1.0
      Snow Load Importance (I_s) = 1.0
      Thermal Factor (C_t) = 1.0
      Slope Factor (C_s) = 1.0
      Snow Drift Surcharge
      Clubhouse and Low Roofs
      Drift Surcharge (pd) = 53 psf
      Drift Width (w) = 14 ft

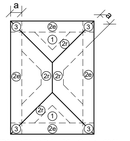


SNOW DRIFT ON CLUBHOUSE AND LOW ROOFS

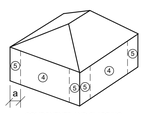
   d. Wind Load
      Ultimate Wind Speed, V_{ult} = 105 mph (3 sec. Gust)
      Nominal Wind Speed, V_{asd} = 81.3 mph
      Risk Category = II
      Wind Exposure = C
      Internal pressure Coefficient (GC_{pi}) = ±0.18
      Components and Cladding (psf):

Zone	A=10ft²	A=50 ft²	A=100 ft²
1	+22/-40	+16/-29	+16/-25
2e,2r	+22/-55	+16/-41	+16/-35
3	+22/-55	+16/-41	+16/-35
4	+30/-32	+27/-29	+30/-28
5	+30/-40	+27/-34	+30/-31

Notes:
1. A is the Effective Wind Area as defined in ASCE 7 Ch. 26.
2. Linear interpolation between tabulated values is permitted.
3. Elements with Tributary Area (A_t) > 700 ft² shall be permitted to be designed using provisions for MWFRS.



COMPONENTS AND CLADDING (h <= 60 ft)
HIP ROOFS: 7 deg < roof angle <= 27 deg



COMPONENTS AND CLADDING
WALLS (h <= 60 ft)

   e. Earthquake Load
      Risk Category II
      Seismic Importance Factor (I_e) 1.0
      Mapped Spectral Response Acceleration Parameters: S_S = 0.902g S_1 = 0.318g
      Design Spectral Response Acceleration Parameters: S_{DS} = 0.685 S_{D1} = 0.630
      Soil Site Class: D
      Seismic Design Category: D
      Basic Seismic Force Resisting System
      Light-Frame Wood Walls with structural wood shear panels (ASCE 7 Table 12.2-1 Line A.15)
      R = 6.5 Ω_0 = 2.5 C_d = .105 C_d = 4
      Design Base Shear Bldgs A,B,C V = 103 kips
      Design Base Shear Bldg A Clubhouse V= 5.2 kips
      Analysis Procedure = Equivalent Lateral Force Procedure (ASCE 7-16 Chapter 12.8)
   f. Rain Load
      100 Year 15 Min. Rain Intensity (i) = 6.06 in/hr
3. Allowable Deflections:

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

   Cantilever deflection limits are the more restrictive of 2 x the appropriate L/--- limit (e.g. 2L/360 = L/180) or absolute maximum value listed above, measured at the tip of the cantilever U.N.O.
4. Soil Properties:
   a. Soil properties are based on the project geotechnical report entitled "Geotechnical Exploration The Reserves at Cobalt Circle Brownsville, Tennessee", prepared by UES Professional Solutions 25, LLC on February 27, 2025 (herein known as "Geotechnical Report").
   b. Allowable Soil Bearing Pressure = 2,000 psf (Strip Footing)
      = 2,500 psf (Spread Footings)
   c. Frost Depth = 18 in (per Geotechnical Report)
   d. Soil mitigation for soft, moisture sensitive soils must be performed in accordance with the Geotechnical Report

B. STRUCTURAL ENGINEERING DESIGN NARRATIVE

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

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

C. GENERAL NOTES

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

D. SUBMITTAL REQUIREMENTS

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

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

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

E. CONCRETE

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

Slab on Grade

1. Slab shall be constructed as shown on plans.
2. Slab-on-grade shall be supported on a minimum 3'-0" of stable subgrade or compacted suitable fill as stated in the geotechnical report. Slab shall be founded on a minimum 4" deep layer of compacted granular material. The top 8 inches of floor slab subgrade should be compacted and moisture conditioned per the geotechnical report.
3. Provide joints at 30 x slab thickness (+-) in both directions and located to conform to bay spacing wherever possible (at column centerlines, half bays, third bays, etc.). Submit control joint layout to Architect for any exposed concrete surface.
4. Saw cut control joints shall be done late enough to prevent raveling of the cut edges and early enough to prevent cracking of the slab ahead of the saw blade.
5. Concrete slab to be cured according to ACI Standards. Concrete slab cure to be compatible with any sealer, grout, or adhesive that may be used on the floor later.
6. At floor drains, locally slope floor towards drain. See architectural and plumbing drawings for drain locations.

Subsurface Requirements

1. Foundation design is based on geotechnical report by UES Professional Solutions 25, LLC, dated February 27, 2025.
2. A geotechnical representative shall be retained on site for all construction activity to verify that all proper requirements have been met to meet the design requirements outlined in the geotechnical report. Representative shall be UES Professional Solutions 25, LLC or someone familiar with all documents of the geotechnical investigation provided for the project.
3. The Contractor shall provide dewatering of excavations from surface water and ground water. Do not place concrete if water is present at base of excavation.
4. Geotechnical Testing Agency Requirements
   a. If the geotechnical representative on site takes exception to anything in the Geotechnical Report and requires additional field investigation to clarify those expectations, the cost of such investigation shall be included in the additional fee for field quality control and testing and identified as such. All other exceptions, the cost of such investigation shall be included in the additional fee for field quality control and testing and identified as such. All other exceptions shall be documented and approved by the geotechnical engineer.
   b. The geotechnical representative must have read all documents pertaining to the geotechnical report for the project and understood and accepted the criteria contained in the report.
   c. The geotechnical representative must understand and be able to make decisions affecting the work for field observations and conditions described in the report during construction. The representative must be capable of advising the owner or contractor for procedures regarding, but not limited to: sub-grade preparation, dewatering activities, and other construction considerations.

F. REINFORCING FOR CONCRETE

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

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

Bar Size	*Development* Top Bar	*Development* Other Bar	*Class "B" Splice* Top Bar	*Class "B" Splice* Other Bar	*Standard 90 deg. Hook* Embed	*Standard 90 deg. Hook* Leg Length	*Standard 90 deg. Hook* Bend Dia.
#3	19	15	24	19	6	6	2-1/4
#4	25	19	32	25	7	8	3
#5	31	24	40	31	9	10	3-3/4
#6	37	29	48	37	10	12	4-1/2
#7	54	42	70	54	12	14	5-1/4
#8	62	48	80	62	14	16	6
#9	70	54	91	70	15	19	9-1/2
#10	79	61	102	79	17	22	10-3/4

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

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

Bar Size	*Development* Top Bar	*Development* Other Bar	*Class "B" Splice* Top Bar	*Class "B" Splice* Other Bar	*Standard 90 deg. Hook* Embed	*Standard 90 deg. Hook* Leg Length	*Standard 90 deg. Hook* Bend Dia.
#3	17	13	22	17	6	6	2-1/4
#4	22	17	29	22	6	8	3
#5	28	22	36	28	8	10	3-3/4
#6	33	26	43	33	9	12	4-1/2
#7	49	37	63	49	11	14	5-1/4
#8	55	43	72	55	12	16	6
#9	63	48	81	63	14	19	9-1/2
#10	70	54	91	70	15	22	10-3/4

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

   g. All welded wire fabric shall be lapped 12" or 48 wire diameters, whichever is greater.
   h. Provide (2) #5 x 6'-0" diagonals at all corners of openings and re-entrant corners, unless noted otherwise.
   i. Dowels between foundation and walls shall be installed and shall be the same grade, size, and spacing as the vertical wall reinforcing, unless noted otherwise.
   j. Provide corner bars to match longitudinal reinforcing in all footings. Provide (2) corner bars at tee intersections.
   k. Provide 200 pounds of miscellaneous straight bar reinforcing (#4 & #5) to be used in field for special conditions. Labor for placing same to be included.
2. Slabs and Slabs-on-Grade
   a. All slabs on grade to be reinforced with 6x6 – W2.9xW2.9 welded wire fabric, unless noted otherwise.

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NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans or Specifications.

TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY LANDON DAILEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118933
STATE OF TENNESSEE
10/30/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF TENNESSEE.

No.	Description	Date
1	ASI 4 - CODE SHEET UPDATE	10/30/25

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
GENERAL NOTES

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DRAWING NO.
S001

THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO BE KEPT ON THE JOB SITE UNTIL THE PROJECT IS OF OCCUPANCY AND ISSUED BY COMPLETION OF SERVICE.
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TENNESSEE ONE CALL SERVICE

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

G. WOOD FRAMING AND CONNECTIONS

1. Install rough carpentry according to the American Institute of Timber Construction Manual.
2. Material:
   a. Sawn lumber
      i. Sawn lumber shall be grade stamped and visually graded with maximum 19% moisture content
      ii. All members shall meet strength requirements in NDS "National Design Specification for Wood Construction".
      iii. Joists, rafters, and nailers with nominal depth 8" or less shall be Southern Pine (SP) or Douglas Fir-Larch (DFL), No. 2 or better.
      iv. Joists, rafters, and nailers with nominal depth greater than 8" shall be Southern Pine (SP) or Douglas Fir-Larch (DFL), No. 1 or better.
      v. All exterior posts shall be Western Red Cedar No. 2 or better.
      vi. Bearing and shear wall studs, and wall plates, shall be Douglas Fir-Larch (DFL), No. 2 or better.
   b. Structural Composite Lumber
      i. SCL shall meet material specifications in ASTM D5456
      ii. SCL shall include laminated veneer lumber (LVL), laminated strand lumber (LSL), oriented strand lumber (OSL) and parallel strand lumber (PSL)
      iii. All LVL shall be stress class 2.0E-2600F.
      iv. Other SCL materials shall be graded as indicated on the plans.
   c. Glued-laminated timber (GluLam) shall be manufactured and identified as required in ANSI/AITC A-190.1 and ASTM D3737.
      i. GluLam shall be graded as indicated on the plans.
   d. Structural Panels
      i. All plywood or oriented strand board (OSB) panels shall meet the strength requirements in Department of Commerce (DOC) PS 1 and PS 2 or ANSI/APA PRP 210.
      ii. All structural panels (walls, floor and roof) shall meet the Structural 1 grading standard
   e. Connectors and Fasteners
      i. Metal connectors and associated fasteners used for the applications indicated shall meet the following minimum standards:
         1. Untreated Lumber
            a. Connectors .....ASTM A653 G90
            b. Bolts and Anchor Rods .....ASTM F1554 Gr36
            c. Nails and Staples .....ASTM F1667
         2. Sodium Borate (SBX) Pressure Treated Lumber
            a. Connectors .....ASTM A653 G90
            b. Bolts .....ASTM A307
            c. Anchor Rods .....ASTM F1554 Gr 55
            d. Nails and Staples .....ASTM F1667 with A153 Hot Dipped Galvanized
         3. All Other Pressure Treated Lumber (e.g. ACQ-C, ACQ-D, CA-B, CBA-A, ACZA)
            a. Connectors .....AISI SS Type 304 or 316
            b. Bolts .....ASTM A193, GrB7
            c. Anchor Rods .....ASTM A193, GrB7
            d. Nails and Staples .....ASTM F1667 using AISI Type 304 or 316 Stainless Steel
      ii. Fasteners utilizing dissimilar materials are prohibited.
      iii. Power driven fasteners shall comply with NES NER-272.
      iv. Fastener installation whether power driven or otherwise shall be in accordance with the Building Code and the manufacturer's recommendations. In general fastener heads shall be installed nominally flush with the outer ply of the connection. Sheathing and support framing damaged by overdriven fasteners shall be removed and replaced.
      v. Aluminum fasteners and flashing shall not be in contact with pressure treated lumber.
3. General:
   a. All light framed wood construction shall be fastened as indicated on the plans. Connections not detailed shall be fastened in accordance with the table below.
   b. All framing in direct contact with water, soil, concrete, masonry, or permanently exposed to weather shall be preservative treated lumber in accordance with the AWPA Standard U1 and M4
   c. All framing indicated to be fire-retardant treated or fire resistive on the drawings (Architectural or Structural) shall comply with AWPA U1 UCFA, Type A or ICC-ES ESR 2645 and shall have UL FR-S surface burning characteristics.
   d. All wood shall be stored on site and protected from the elements to prevent warping, cupping, bowing, crooking and twisting. Use only material that is straight. All stored wood shall be held off the ground with sacrificial dunnage blocks.
   e. Wood connectors shall be installed to prevent wood from splitting or otherwise damaging either member.
   f. Use 4x4, 4x6 and 6x6 columns as shown on plans. Built-up sections of 2x studs shall not be substituted for timber posts.
   g. All multi-ply beams, joists and headers shall be fastened together.
      i. Fasten sawn lumber members per schedule below.
      ii. Fasten structural composite lumber per manufacturer's literature.
   h. Standard cut washers shall be used under bolt heads and nuts bearing against wood, unless noted otherwise per shear wall anchorage details.
   i. Wall studs are designed based on being fully braced by sheathing. Design of temporary or permanent blocking or bridging for support of construction loads by unsheathed walls is the responsibility of the contractor.
   j. Wood joists shall bear on the full width of supporting members (stud walls, beams, nailers, etc.) unless noted otherwise.
   k. Subject to compliance with the project requirements, wood connectors, joist hangers, post caps and bases, holdowns, and related hardware shall be manufactured by Simpson Strong-Tie Company, Inc. San Leandro, CA.
      i. Contractor shall follow the manufacturer's latest recommendations for installation of connectors.
      ii. Other manufacturers may be acceptable. Submit substitution request demonstrating that the proposed hardware has the same or greater capacity for each connection. Allow two weeks for review.
   l. All beams and joists not bearing on supporting members shall be framed with Simpson joist hangers. Use LU (or equal) for single joists and type LUS for double joists, unless noted otherwise. The joist hangers shall be installed using nails or screws supplied by the hanger manufacturer as required for the hanger type.
   m. Bottom plates of all bearing walls on concrete shall be anchored with 3/8" diameter x 6" screw anchors spaced not more than 4'-0" o.c., unless noted otherwise. Sill plate anchors shall be located a maximum of 1'-0" from corners, ends of walls and sill plate splices. Provide (2) anchors minimum in each sill plate segment Refer to plans and details for shear wall anchorage requirements.
   n. Nailers shall be anchored to steel beams and columns with 1/2" diameter A307 bolts with required washers at a maximum spacing of 24" on center (alternate sides), unless noted otherwise.
   o. Wall studs, jamb studs, and beam support studs shall have adequate vertical blocking installed to transfer all vertical loads to the foundation.
4. Wood Floor and Roof Trusses:
   a. Provide wood trusses capable of withstanding the design loads within the limits and under the conditions indicated. Truss design shall be in accordance with the Building Code and TPI-1 Nation Design Standard for Metal Plate Connected Wood Truss Construction.
   b. Wood trusses shall be of sawn lumber with 2x nominal thickness.
   c. In addition to the loads indicated, wood trusses shall be designed for all applicable wind, seismic, and snow (including drift) loads required by Building Code and noted in plan. Truss design and shop drawing preparation shall be supervised by a registered professional engineer licensed in the state where the project is located.
   d. Submittals shall be signed and sealed and include comprehensive truss layout plans, design calculations that indicate species and grades of lumber, design stresses, size and type of connector plates used.
   e. Fabricator shall determine truss diagonal locations. Truss configurations shown on drawings are diagrammatic only. Bearing points shall coincide with intersections of diagonals and chords.
   f. Truss member design shall consider unbalanced snow load with full dead load, as well as full dead and snow load.
   g. Roof trusses shall be designed for the following:
      i. Dead Load Top Chord = 12 psf
      ii. Dead Load Bottom Chord = 10 psf
      iii. Live load = 20 psf, on the top chord horizontal projection
      iv. Snow Load = 7 psf with additional drift load noted in Design Criteria on sheet S001. Unbalanced snow loads per ASCE 7
      v. Wind uplift = 25 psf (=0.6W)
   h. Floor trusses shall be designed for the following loads:
      i. Dead Load Top Chord = 30 psf (units w/ interior partitions)
      ii. Dead Load Bottom Chord = 10 psf
      iii. Live Load = 40 psf: Private Rooms, offices and corridors serving them
      = 100 psf: Common and public areas, including stairs and landings
      = 125 psf: Mechanical and communication rooms
   i. The maximum allowable deflection shall be:
      i. Roof Trusses: Total Load: L/240, Roof Live or Snow Load: L/360
      ii. Floor Trusses: Total Load: L/360, Live Load: L/480, 1 ¼" max
   j. The manufacturer shall provide all open web trusses and accessories as shown on the structural and architectural drawings and as required for a complete project.
   k. All truss to truss connections and truss to supporting member connections shall be designed and detailed by the truss supplier and the size and type of connectors included in the shop drawing submittal. Coordinate size, species and grade of supporting chord and web members with the truss hanger selected.
   l. All temporary and permanent bracing shall be in accordance with the TPI standards for bracing. The bracing shall be furnished and installed by the Contractor. Do not use ceilings as uplift bracing at truss bottom chord.
   m. Girder trusses shown on drawings shall be designed to carry concentrated reactions from supported members.
   n. Wood trusses shall be handled and erected in accordance with TPI HIB-91. Trusses shall be unloaded and stored in bundles in an upright position out of contact with the ground until ready for installation.
   o. Any damage to the trusses shall be brought to the immediate attention of the Structural Engineer and truss supplier. Field repair and modification of trusses shall not be made with prior written approval from the supplier.

H. WOOD SHRINKAGE

1. IBC 2304.3.3 requires that architectural, mechanical, electrical, and plumbing systems be designed to accommodate movement due to shrinkage. McClure Engineering Co. takes no responsibility for the naturally occurring shrinking that will occur.
2. Estimated values are based upon the following moisture content:
   a. At installation (MC) = 19%
   b. At equilibrium (EMC) = 8%
3. The following recommendations are intended to minimize the potential issues associated to wood shrinkage. Implementation and liability are ultimately up to the contractor or design professional responsible for the impacted trade.
   a. Mechanical, Electrical, Plumbing
      i. Allow construction gaps in the wood framing to close by delaying installation of MEP as long as possible to allow for additional dead load to be installed.
      ii. Provide oversized or long slotted holes at pipe penetrations. Holes must be within conformance of typical penetration details.
      iii. Rigid connections shall be adjusted before completion of construction of closing of wall and ceiling assemblies.
      iv. All vertical sheet metal down spouts shall have intermediate slip joints.
      v. Roof Drains shall utilize adjustable fittings. Fittings must be adjusted at the completion of construction and then as required to maintain proper drainage.
   b. Architectural Considerations
      i. Stucco, EIFS and brittle finishes shall have horizontal expansion joints, slip joints with appropriate waterproofing.
      ii. Brick and stone finishes shall have ties that accommodate differential movement.
      iii. Provide adjustable thresholds or transitions at rigid transitions such as CMU or concrete stair and elevator shafts.
   c. Construction tolerance
      i. Limit shortening due to nesting by cutting all studs level square and tight against plates.
      ii. Structural wood panels shall have ⅛" relief gaps at each floor to limit bulging.
      iii. Floor sheathing shall have 1/8" gaps on all sides during installation to accommodate movement.
      iv. Shear wall hold downs shall be checked and retightened immediately prior to sheathing walls.
      v. Delay gyp topping around concrete and CMU stair or elevator shafts until completion of construction.
   d. Material storage
      i. Stored materials shall be covered and elevated from the elements.
      ii. Do not allow water to pond on floor sheathing. Provide drain holes if required to allow water to quickly drain if water does temporarily pond.
   e. Post occupancy
      i. McClure recommends a review of roof drains every 3 months for the first 24 months of occupancy and then annually. Adjust drains as required to maintain watertight integrity.
      ii. McClure recommends review of joints at exterior doors, windows and finish transitions. Waterproof as needed where original joints fail per the architect's recommendations.
      iii. Remedial self-leveling work may be required around concrete or CMU stair and elevator towers to accommodate shrinkage.

Schedule of minimum nailing for standard connections[1]

Connection[2, 3]	Number, or spacing, of fasteners required per connection. Nail lengths are minimum, nominal lengths, in inches. Nail shank diameters are minimum, nominal diameters, in inches.										
	3 ½ x 0.162	3 x 0.148	3 ¼ x 0.131	3 x 0.131	2 ½ x 0.131	3 ¼ x 0.120	3 x 0.120	2 ¾ x 0.113	2 x 0.113	2 ½ x 0.105	2 ½ x 0.099
Equiv. Common Nail	16d	10d			8d				6d		
Floor Framing											
Joist to band joist	3	5	5	5	N/A	6	6	N/A	N/A	N/A	N/A
Ledger strip	3	4	4	4	6	4	4	N/A	N/A	N/A	N/A
Joist to sill or girder	3	3	3	3	3	4	4	N/A	N/A	N/A	N/A
Blocking between joist or rafter to top plate	3	3	3	4	3	4	4	N/A	N/A	N/A	N/A
Bridging to joist	N/A	N/A	N/A	N/A	2	3	3	3	4	3	4
Rim joist to top plate	8" o.c.	6" o.c.	6" o.c.	6" o.c.	6" o.c.	6" o.c.	4" o.c.	6" o.c.	3" o.c.	3" o.c.	3" o.c.
Built-up Girders & Beams - Spacing along edges, - # at ends & splices	24" o.c. 3	24" o.c. 3	24" o.c. 3	24" o.c. 3	16" o.c. 4	16" o.c. 3	16" o.c. 3	N/A	N/A	N/A	N/A
Ceiling and Roof Framing											
Ceiling joists to plate	3	4	5	5	5	5	5	6	N/A	N/A	N/A
Ceiling joists, laps over partitions	3	4	4	4	6	4	4	N/A	N/A	N/A	N/A
Ceiling joist to parallel rafter	3	4	4	4	6	4	4	N/A	N/A	N/A	N/A
Collar tie to rafter	3	3	4	4	5	4	4	N/A	N/A	N/A	N/A
Jack rafter to hip, toe-nailed	3	3	4	4	5	4	4	N/A	N/A	N/A	N/A
Jack rafter to hip, face nailed	2	3	3	3	3	4	4	N/A	N/A	N/A	N/A
Roof rafter to plate	3	3	3	3	3	4	4	5	5	5	6
Roof rafter to 2-by ridge beam (driven through beam into end of ridge)	2	3	3	3		4	4	N/A	N/A	N/A	N/A
Roof rafter to 2-by ridge beam (toe-nail rafter to beam)	2	3	3	3	3	4	4	N/A	N/A	N/A	N/A
Wall Framing											
Top or sole plate to stud (End nailed)	2	3	3	3	5	4	4	N/A	N/A	N/A	N/A
Stud to top or sole plate (toe-nailed)	2	3	3	3	5	4	4	5	5	5	5
Cap/top plate laps and intersections (each side of lap)	2	3	3	3	4	3	3	N/A	N/A	N/A	N/A
Diagonal bracing	2	2	2	2	2	3	3	3	4	4	4
Sole plate to joist or blocking @ braced panels (number per 16" joist space)	2	3	3	4		4	4	N/A	N/A	N/A	N/A
Sole plate to joist or blocking	16" o.c.	8" o.c.	8" o.c.	8" o.c.	6" o.c.	8" o.c.	8" o.c.	N/A	N/A	N/A	N/A
Double top plate	16" o.c.	16" o.c.	12" o.c.	12" o.c.	8" o.c.	12" o.c.	12" o.c.	N/A	N/A	N/A	N/A
Double studs	12" o.c.	12" o.c.	8" o.c.	8" o.c.	6" o.c.	8" o.c.	8" o.c.	N/A	N/A	N/A	N/A
Corner studs	24" o.c.	16" o.c.	16" o.c.	16" o.c.	8" o.c.	12" o.c.	12" o.c.	N/A	N/A	N/A	N/A

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

I. POST-INSTALLED ANCHORS TO CONCRETE AND MASONRY

1. Post installed anchors shall be expansion, adhesive, or screw anchors as indicated in the details, unless noted otherwise. Only use the anchor type indicated. All anchors on the project of each type must be by the same manufacturer, see below for substitution requirements.
   a. Expansion anchors:
      i. Concrete:
         Hilti Kwik Bolt TZ (ICC-ES ESR1917).
         Simpson Strong-Bolt 2 (ICC-ES ESR3037).
         Powers Power-Stud+ SD2 (ICC-ES ESR2502).
   b. Adhesive anchors (threaded rods shall be ASTM A193 B7 for all anchors):
      i. Concrete:
         Hilti HIT RE 500-SD (ICC-ES ESR2322) or Hilti HIT-HY 200 (ICC-ES ESR3187).
         Simpson AT-XP (UES ER263), SET-XP (ICC-ES ESR2508) or ET-HP (ICC-ES ESR3372)
         Powers Pure 110+ (ICC-ES ESR3298), PE1000+ (ICC-ES ESR2583), Pure 50+ (ICC-ES ESR3576), AC 200+ (ICC-ES ESR4027), or AC100+ Gold (ICC-ES ESR2582)
   c. Screw anchors:
      i. Concrete:
         Hilti Kwik HUS EZ (ICC-ES ESR3027)
         Simpson Titen HD (ICC-ES ESR2713)
         Powers Wedge-Bolt+ (ICC-ES ESR2526)
2. Post-installed anchors shall only be used where specified in the drawings. The Contractor shall obtain approval from the engineer prior to using post-installed anchors for missing or misplaced cast-in-place anchors.
3. All personnel installing anchors shall be trained and certified by the anchoring system manufacturer or by ACI. Contractor shall submit current certifications for all personnel. ACI certification required for all personnel installing adhesive anchors in a horizontal or overhead conditions. If a failure occurs at any time during testing or construction, personnel shall be retrained and recertified.
4. Installation:
   a. Do not cut existing reinforcing.
   b. The hole through the supported steel member shall be 1/16" larger in diameter (1/8" for screw anchors) than the anchor unless noted otherwise. Use plate washers with a standard size hole welded to steel members where oversized holes must be used.
   c. Holes shall be drilled per the manufacturer's written instructions as outlined in the ESR.
   d. Where applicable, installation shall follow cleaning procedure indicated in the ESR. Holes shall be made with a hammer drill. Use of a core drill is not allowed.
5. Special inspection shall be provided for all post installed anchors as required by the building code and/or ICC-ES report. Written special inspection reports shall be submitted to the registered design professional in responsible charge by the special inspector. The reports shall record and report the following as a minimum:
   a. One of every ten anchors installed by each technician in locations listed below shall be randomly tested in direct tension. At least one anchor shall be tested on each day that anchors are installed.
      i. Test anchors in the following locations:
         Shear wall hold down anchors.
         Shear wall sill plate anchors.
         Braced frame base plate anchors.
         Anchors supporting dead or live loads in tension.
      ii. Test anchor to twice the allowable tension load as provided in the ESR. Test load shall not exceed 80 percent of the yield strength of the anchor ($0.8 \times A_{se} \times f_{ut}$).
      iii. Post-installed anchors shall not be tested using a torque wrench.
      iv. If any anchor fails quality control testing, all anchors of the same type shall be randomly tested until (10) consecutive anchors pass. Resume normal frequency after this with approval of the engineer. The failed anchor(s) shall be removed and the affected area patched per engineer's direction. Consult the engineer for anchor replacement instructions. The cost for additional work and testing required due to anchor failure is the responsibility of the installing contractor.
   b. Prior to and during installation of anchors, the following shall be reviewed and noted in the inspection report:
      i. That the Installer has reviewed manufacturer's ESR report and written installation procedures and has been certified by the manufacturer or ACI.
      ii. General concrete or CMU block conditions (cracked or un-cracked, wet or dry, grouted or hollow, etc).
      iii. Whether manufacture's written procedures for preparation of hole were followed. Indicate if hole is wet or dry.
      iv. Whether hole was made with a hammer drill
      v. Whether manufacture's written procedures for anchor installation were followed.
      vi. Embedment depth and concrete or block thickness.
      vii. Anchor diameter, length and type.
   c. After installing anchors, the following shall be reviewed and noted in the inspection report:
      i. All test locations.
      ii. Anchor size and/or type.
      iii. Applied load, loading procedure, load increments and rate of loading.
      iv. Mode of failure.
      v. Photographs of test equipment and typical failures.
6. Substitution requests for products other than those listed above shall be submitted to the engineer with calculations that are prepared and sealed by a registered structural engineer at least two weeks prior to scheduled installations. Calculations shall demonstrate that the substituted product will achieve an equivalent capacity using the appropriate design procedure required by the building code. Product ICC-ES code reports shall be included with the submittal package.

J. STRUCTURAL STEEL

1. Materials:
   a. Materials shall conform to the following, unless noted otherwise.
      i. Rolled WF shapes ASTM A992
      ii. Plates and Angles ASTM A572 Grade 50
      iii. Channels ASTM A36
      iv. HSS: Rectangular ASTM A500, Grade C
      v. HSS: Round ASTM A500, Grade C
      vi. Bolts ASTM F3125
         1. All bolts shall be Grade A325 or F1852, UNO
         2. Bolts designed as "A490" shall be Grade A490 or F2280
      vii. Nuts ASTM A563 DH or A194
      viii. Washers ASTM F436
      ix. Anchor Bolts ASTM F1554 Grade 36, UNO
      x. Threaded Rod ASTM A36
      xi. Studs ASTM A108, Type B Nelson headed shear stud connectors or equal.
      xii. Electrodes Matching weld metal, 70 ksi minimum strength.
   b. Finishes
      i. Prepare all surfaces that will be exposed in accordance with SSPC SP3 "Power Tool Cleaning".
      ii. Do not prime surfaces to be fireproofed, field welded, in contact with concrete, or high-strength bolted.
      iii. All exterior steel components exposed to view or weather shall be galvanized in accordance with ASTM A123 for framing members and ASTM A153 for bolts and threaded fasteners.
      iv. All exterior welded connections shall be cold galvanized in accordance with ASTM A780.
2. Fabricator:
   a. Steel Fabricator shall be AISC Certified.
   b. Structural members shall be detailed, fabricated, and erected in accordance with the latest edition AISC 303 "Code of Standard Practice for Steel Buildings and Bridges."
   c. Structural steel fabrication drawings must be submitted to the engineer for review prior to fabrication.
   d. The Fabricator shall engage a professional engineer registered in the state where the project is located for the design and detailing of:
      i. Steel Stairs.
      ii. Temporary bracing.
3. Steel Stairs:
   a. Design of steel stairs shown on drawings is the responsibility of the fabricator.
   b. Stair tread type and thickness shall be as noted on the architectural drawings.
   c. Submit complete, sealed, shop drawings including engineering calculations for each stair. Drawings shall include all members and connections, including connections to supporting structure.
   d. Unless otherwise noted, all connections to steel structure shall be welded and all connections to concrete or wood shall be post-installed anchors (screw or bolt).
   e. Supporting members have been designed for all loads imposed by stair system.
      i. Check supporting members for local effects at connections and provide stiffeners, doublers, etc. as necessary.
   f. Design stairs for the following loads:
      i. Live Load = 100 psf or 300 lb. point load on 4" square area.
      ii. Dead Load = Self weight plus 10 psf superimposed dead load.
   g. Design stairs for the following deflection criteria:
      i. Live Load = L/480
      ii. Total Load = L/360

McCLURE™
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NOTICE:
McClure Engineering Co. is not responsible or liable for any issues, claims, damages, or losses (collectively, "Losses") which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for Losses which arise from failure to obtain and/or follow the engineers' or surveyors' guidance with respect to any alleged errors, omissions, inconsistencies, ambiguities, or conflicts contained within the Plans or Specifications.

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JONES GILLAM RENZ
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GENERAL NOTES

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DRAWING NO.
S002

THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO REMAIN ON THE JOB SITE UNTIL THE FINAL INSPECTION OF OCCUPANCY FOR THE PROJECT IS COMPLETED. ISSUED FOR CONSTRUCTION
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FIELD SET TFM# 21689-A
21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F2.5	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)
F3.0	3'-0"x3'-0"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

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

FLOOR AND ROOF SCHEDULE				
Type	Membrane/Sheathing	Fastening	Concrete/Topping	Reinforcing
Slab on Grade	12mil Vapor Retarder	Taped Edges	4" NW Concrete U.N.O.	6x6-W2.9xW2.9 WWF
Breezeway Floor	3/4" Plywood	Glue and Nail to Trusses w/10d @ 6/12	1 1/2" Lightweight Concrete Topping	---
Interior Floors	3/4" Plywood	Glue and Nail to Trusses w/10d @ 6/12	3/4" Gypcrete Topping	---
Roof	15/32" Plywood	10d @ 6/12 UNO	---	---

Notes:
1. Vapor barrier to be placed over compacted fill per general notes.
2. Plywood sheathing to be fastened per detail 2/S505. Individual panels to span a minimum of two framing bays.
3. Floor/Roof diaphragm are unblocked unless noted otherwise on plan.
4. Plywood to be APA rated Structural Grade 1 Material
5. See architectural drawings for full floor and roof assemblies including nonstructural elements.

WOOD WALL SCHEDULE				
Wood Wall Location	Wall Stud Size, number of plys, and spacing			Sheathing & Fastening U.N.O. (See Note 5)
	Level 1	Level 2	Level 3	
Exterior & Breezeway Walls	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	(1) 2x6 @ 24" o.c.	15/32" Structural wood sheathing fastened w/ 10d nails. 6" o.c. edge fastening, 12" o.c. field fastening
Single Bearing Walls Within Units	(3) 2x4 @ 24" o.c.	(2) 2x4 @ 24" o.c.	(1) 2x4 @ 24" o.c.	5/8" Gypsum wallboard fastened w/ 1 5/8" Type W screws. 7" o.c. edge fastening, 7" o.c. field fastening
Double Walls Separating Units	(2) 2x4 @ 24" o.c.	(1) 2x4 @ 24" o.c.	(1) 2x4 @ 24" o.c.	All Unit Separation Walls are Shear Walls, See Shear Wall Schedule for Sheathing & Fastening

Notes:
1. Wall stud spacing is to be per schedule unless noted otherwise.
2. All framing (studs and wood floor trusses) shall align floor to floor.
3. All roof trusses spanning exterior wall to corridor shall align with studs and framing below unless a triple top plate is provided.
4. Roof trusses less than 12'-0" long spanning exterior wall to girder truss are not required to align with studs and framing below.
5. Bottom sill plates at foundation to be fastened w/ 3/8"Ø x 6" Hilti Kwik HUS-EZ Bolts @ 48" o.c. U.N.O.
6. Sill and top plates at all other levels to be fastened w/ (2) 16d nails with same spacing as wall studs U.N.O. on shear wall schedule.
7. Shear walls shall be sheathed & fastened per shear wall schedule
8. Non-load bearing walls not shown, refer to architectural drawings.
9. All top plates are to be continuous. Splice per 3/S505.
10. U.N.O. bottom sill plates shall be (1) 2x member matching wall thickness, and top plates shall be (2) 2x members.
11. Where architectural drawings show 2x6 walls and structural drawings/schedule indicates 2x4 walls, architectural drawings shall control.

TYPICAL WALL HEADER SCHEDULE (WALLS SHOWN ON FRAMING PLANS ARE WALLS BELOW)							
Header Type	Header	Kings/Jacks					
		Level 1		Level 2		Level 3	
HA	(3) 2x8	(1) 2x6 K	(1) 2x6 J	(1) 2x6 K	(1) 2x6 J	(1) 2x6 K	(1) 2x6 J
HB	(3) 2x8	(1) 2x6 K	**(2) 2x6 J**	(1) 2x6 K	**(2) 2x6 J**		
HC	(3) 1 3/4"x 7 1/4" LVL					(1) 2x6 K	**(2) 2x6 J**
HD	(2) 2x8	(1) 2x4 K	**(2) 2x4 J**	(1) 2x4 K	**(2) 2x4 J**	(1) 2x4 K	(1) 2x4 J
HE	(2) 2x10	(1) 2x4 K	**(2) 2x4 J**	(1) 2x4 K	**(2) 2x4 J**		
HF	(3) 2x10	(1) 2x6 K	**(3) 2x6 J**				

Notes:
1. See 5/S505 for typical opening framing.
2. Coordinate all dimensions and elevations with architectural drawings.
3. Provide double sills below windows at openings greater than 6'-0" in length.
4. All Laminated Strand Lumber (LSL) shall be stress class 1.3E-1700Fb.
5. All Laminate Veneer Lumber (LVL) shall be stress class 2.0E-2600Fb.

WOOD SHEAR WALL SCHEDULE							
Mark	Level	Sheathing/ Fastener Layout	Post	Hold-Down	Base Connection	ASD Truss Drag Load plf	
						0.6 Wind	0.7 Seismic
SW1	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	144	92
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	252	200
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(3) 2x6	HDU14-SDS2.5 w/ (36) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod, 8" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	475	308
SW2	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 3 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	144	92
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	252	200
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(3) 2x6	HDU14-SDS2.5 w/ (36) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod, 8" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	353	254
SW3	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 3 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	119	76
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(2) 2x6	MST37 (22) .162 x 2 1/2 NAILS	(2) 16d nails @ 24" o.c.	208	165
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(3) 2x6	HDU8-SDS2.5 (20) 1/4"Øx2-1/2"SDS Screws 7/8"Ø Anchor Rod, 8" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.	292	210
SW4	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC37 3 (22) .162 x 2 1/2 NAILS	(2) 16d nails @ 24" o.c.	205	131
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	357	284
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(3) 2x6	HDU11-SDS2.5 (30) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod, 8" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	501	360
SW5	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	MSTC28 3 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	72	46 2
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	125	100
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	HDU2-SDS2.5 (14) 1/4"Øx2-1/2"SDS Screws 5/8"Ø Anchor Rod, 8" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.	176	126
SW6	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 3 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	67	137
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	107	298
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	HDU11-SDS2.5 (30) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod, 8" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	144	397
SW7	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	-	(2) 16d nails @ 24" o.c.	23	48
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	- 3	(2) 16d nails @ 24" o.c.	37	103
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	DTT2Z (8) 1/4"Øx1-1/2"SDS Screws 1/2"Ø Anchor Rod, 8" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 48" o.c.	50	137

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

3 "NOTE: AT EXTERIOR WALLS WHERE SLAB IS POURED OVER A FOUNDATION, THE ANCHOR SHALL BE LENGTHENED AS REQUIRED TO PASS THROUGH THE SLAB AND EMBED INTO THE FOUNDATION 8"

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY LANDON DAILEY REGISTERED ENGINEER 118933 DEPARTMENT OF AGRICULTURE COMMERCE STATE OF TENNESSEE
12/18/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF TENNESSEE.

No.	Description	Date
1	ASI 3 - WALL SCHED & TYP DETAIL	10/22/25
2	ASI 5 - BLDG C REVISION	12/05/2025
3	ASI 6 - SHEAR WALL SCHED REVS	12/18/2025

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS | DRAWN BY CAS | CHECKED BY JTB

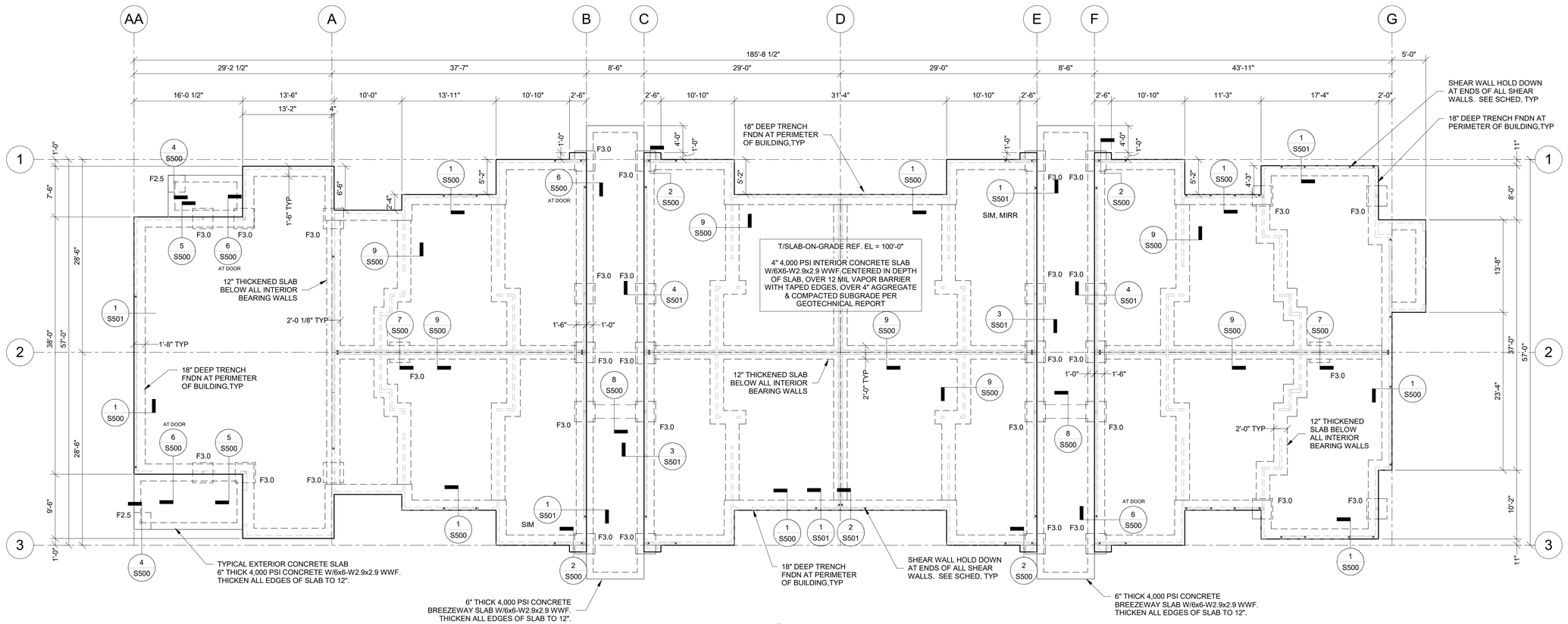
JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
SCHEDULES

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DRAWING NO.
S003

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



1 S101 BLDG A - FOUNDATION
1/8" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLABE-ON-GRADE: 100'-0"
2. PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 10/S500 AND PER GENERAL NOTES.
3. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
4. ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALLS AND ALL DOOR AND WINDOW SIZES AND LOCATIONS.
5. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
6. SEE SHEET S500 & S501 FOR DETAILS.

FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F2.5	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)
F3.0	3'-0"x3'-0"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

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

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NO. 8231

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STATE OF TENNESSEE
05/09/2025

CODY L. DAILEY
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EXP: 2/28/2026

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PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025

ENGINEER	DRAWN BY	CHECKED BY
CAS	CAS	JTB

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BROWNSVILLE, TENNESSEE

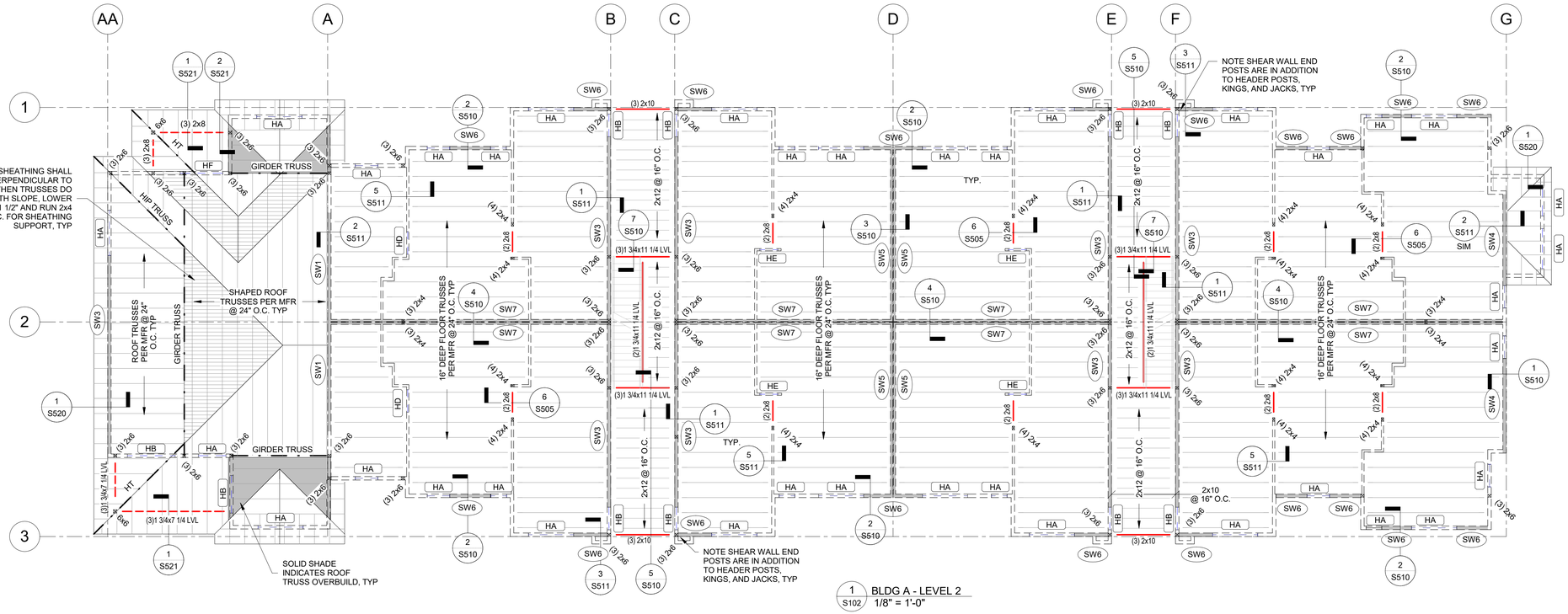
BLDG A - FOUNDATION PLAN

DRAWING NO.
S101

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



1 S102 BLDG A - LEVEL 2
1/8" = 1'-0"

PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. REFER TO SHEAR WALL SCHEDULE FOR DRAG LOADS.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.

FRAMING PLAN LEGEND:

- (H?) HEADER PER SCHEDULE
- (SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- F.F. FINISHED FLOOR

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY LANDON DAILEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118933
STATE OF TENNESSEE
05/09/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

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PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
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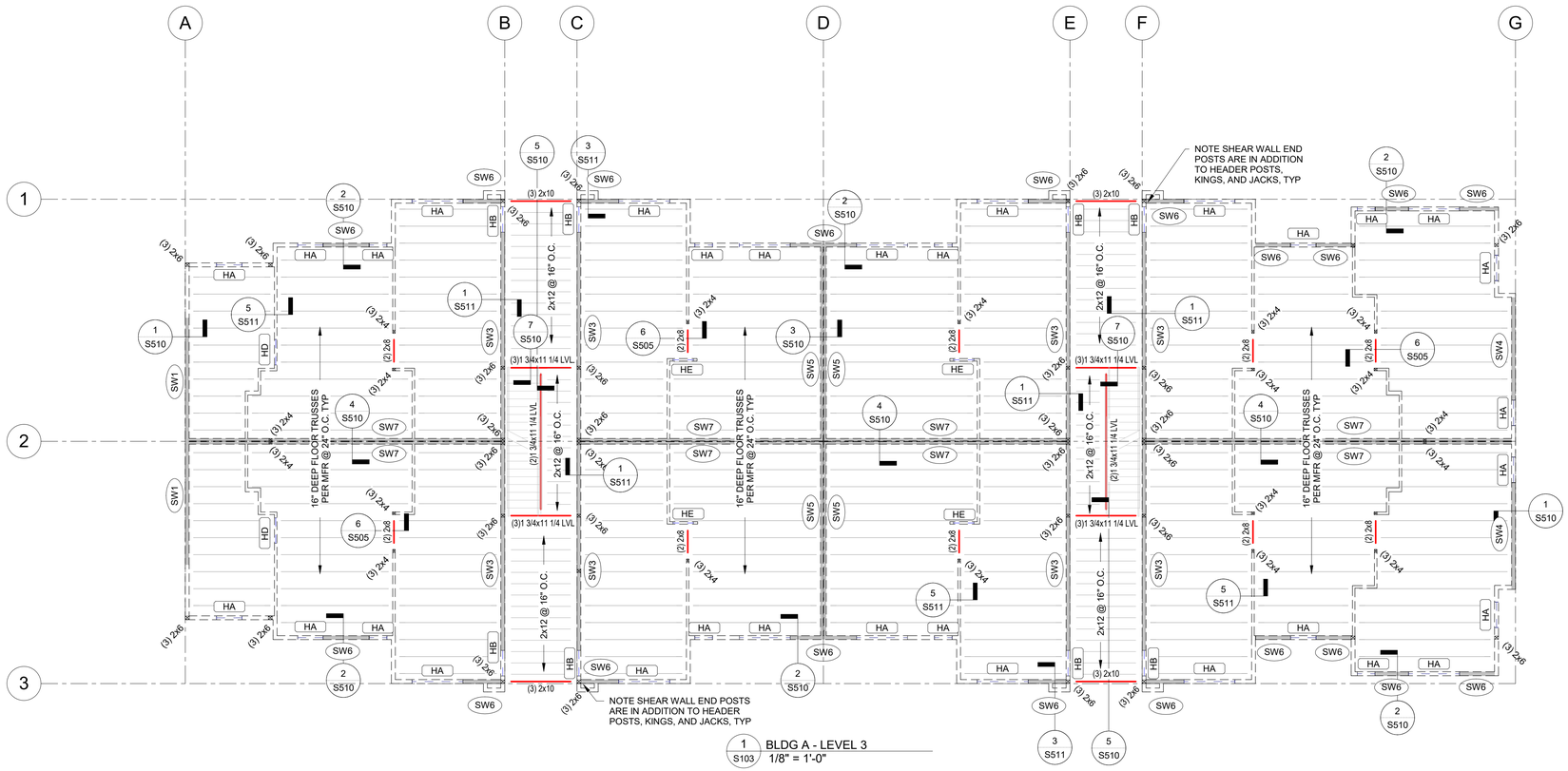
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BLDG A - LEVEL 2 PLAN

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DRAWING NO.
S102

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



1 S103 BLDG A - LEVEL 3
1/8" = 1'-0"

FRAMING PLAN LEGEND:

- (H?) HEADER PER SCHEDULE
- (SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- F.F. FINISHED FLOOR

PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
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   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. REFER TO SHEAR WALL SCHEDULE FOR DRAG LOADS.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY L. DAILEY REGISTERED ENGINEER AGRICULTURE COMMERCE No. 118933 STATE OF TENNESSEE
05/09/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

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No.	Description	Date
00	PERMIT SET	05/09/2025

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

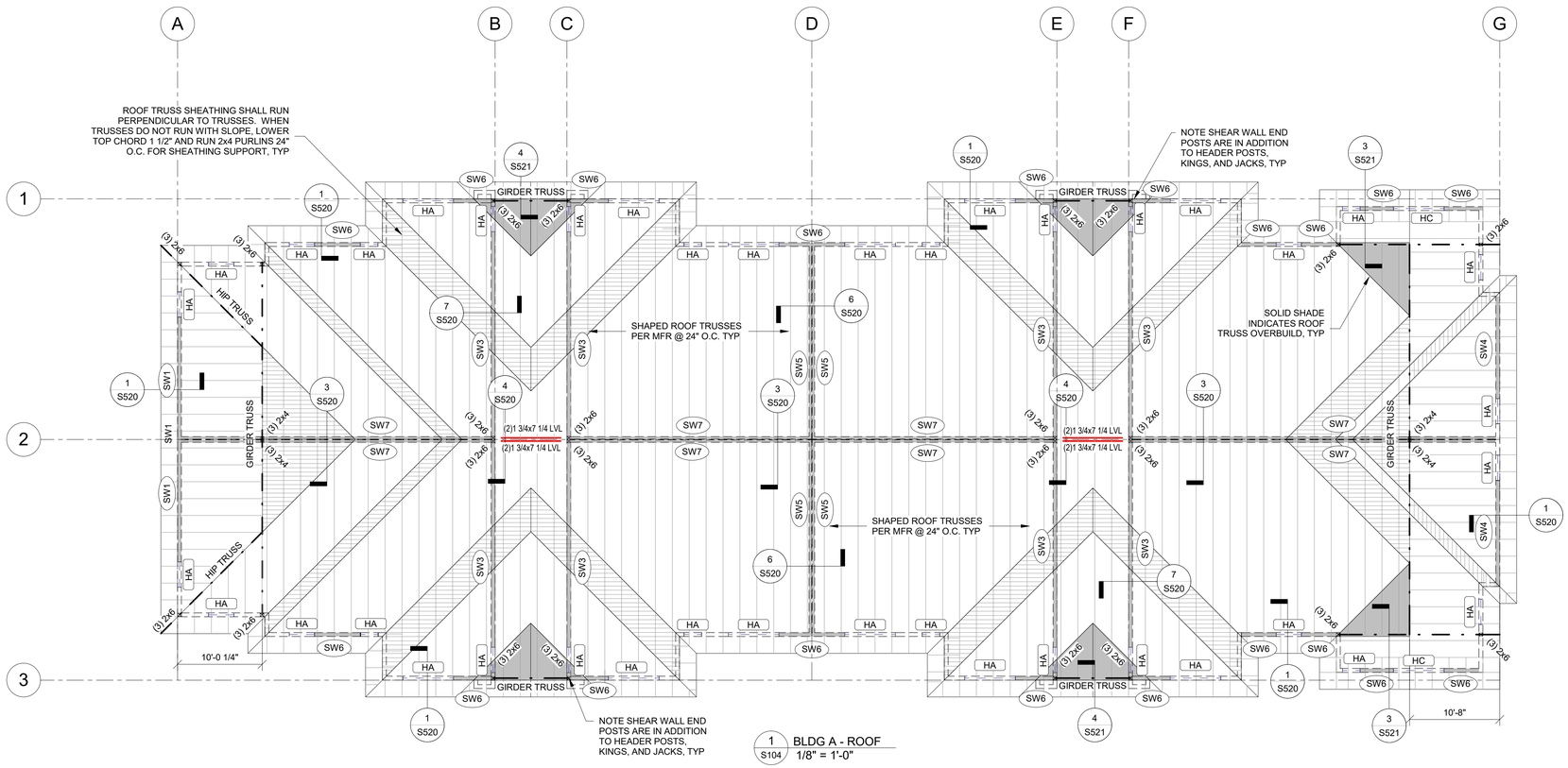
BLDG A - LEVEL 3 PLAN

DRAWING NO.
S103

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

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1 S104 BLDG A - ROOF
1/8" = 1'-0"

FRAMING PLAN LEGEND:

- (H?) HEADER PER SCHEDULE
- (SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- F.F. FINISHED FLOOR

ROOF PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATION, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.)
   * T.O. SLAB ON GRADE 100'-0"
   * LEVEL 2 F.F. 110'-5 7/8"
   * LEVEL 3 F.F. 120'-11 3/4"
   * ROOF TRUSS BEARING 130'-0 7/8"
2. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD FASTENED TO ROOF TRUSSES W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN THE FIELD.
3. RTU PENETRATIONS TO BE COORDINATED W/ ARCH. & MEP DRAWINGS.
4. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS AND OTHER CONNECTIONS.
5. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
6. WOOD ROOF TRUSSES (DESIGN PER MANUFACTURER) ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. REFER TO SHEAR WALL SCHEDULE FOR DRAG LOADS.
7. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL OPENINGS AND LOCATIONS SHOWN ON PLAN & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING WHERE REQUIRED.

THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO BE NOTIFIED PRIOR TO JOB SITE UNTIL ALL OBJECTIONS HAVE BEEN RESOLVED. OCCUPANCY OF THE PROJECT IS COMPLETE WITHOUT THE WRITTEN NOTICE OF ISSUANCE.
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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY L. DAILEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118933
STATE OF TENNESSEE
05/09/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

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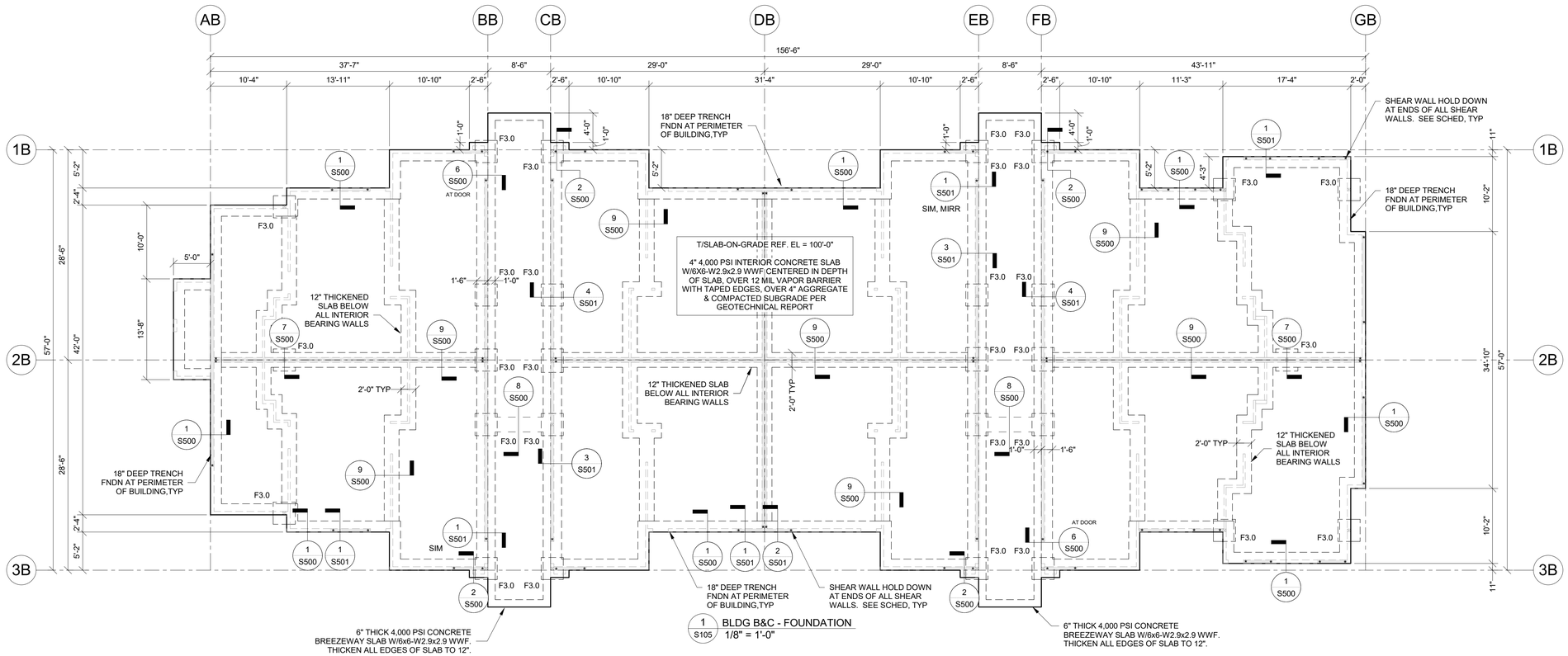
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ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
BLDG A - ROOF PLAN

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DRAWING NO.
S104

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



FOUNDATION PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLABE-ON-GRADE: 100'-0"
2. PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 10/S500 AND PER GENERAL NOTES.
3. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
4. ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALLS AND ALL DOOR AND WINDOW SIZES AND LOCATIONS.
5. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
6. SEE SHEET S500 & S501 FOR DETAILS.

FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F2.5	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)
F3.0	3'-0"x3'-0"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

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

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AGRICULTURE
COMMERCE
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05/09/2025

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JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

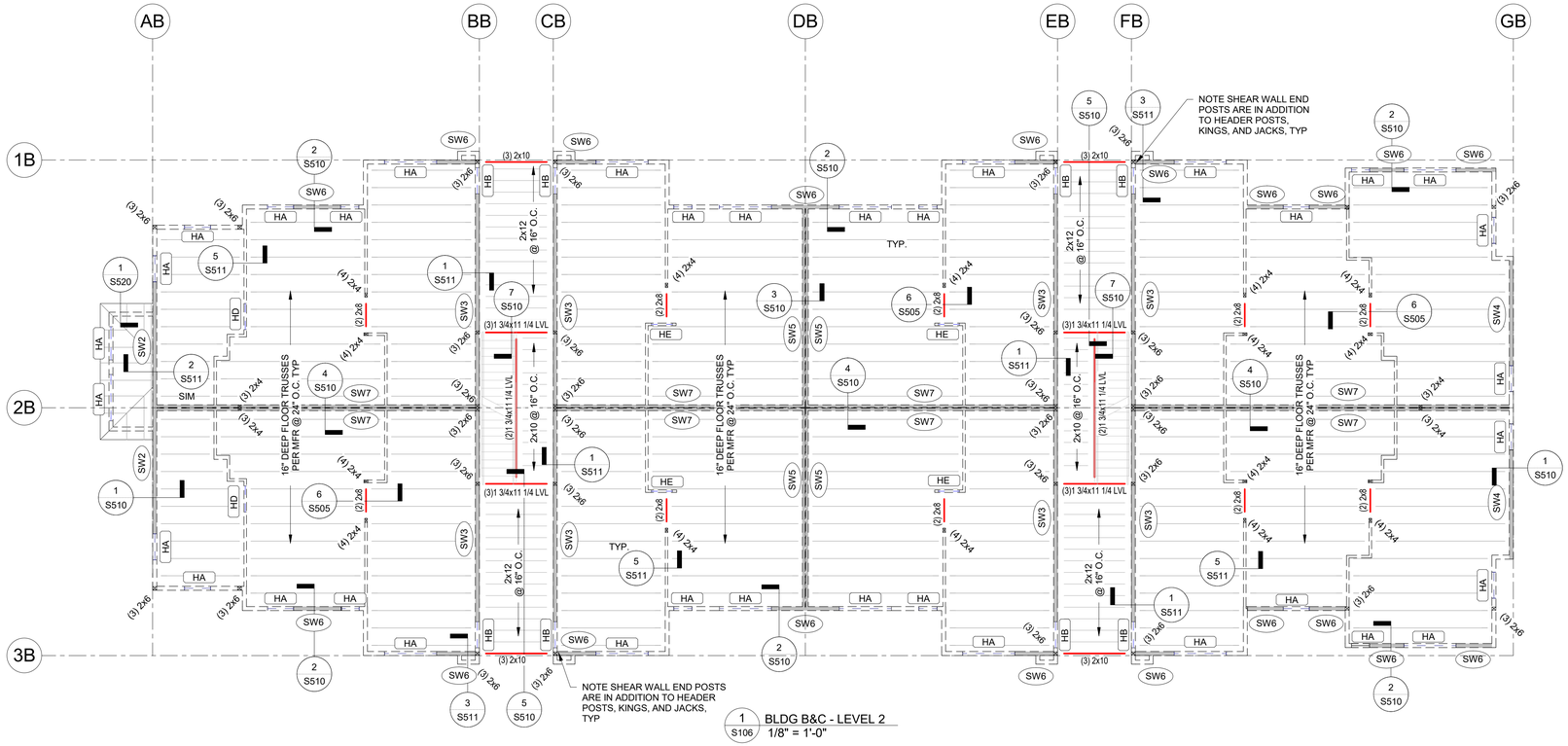
BLDG B&C - FOUNDATION PLAN

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DRAWING NO.
S105

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



1 S106 BLDG B&C - LEVEL 2
1/8" = 1'-0"

FRAMING PLAN LEGEND:

- (H?) HEADER PER SCHEDULE
- (SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- F.F. FINISHED FLOOR

PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. REFER TO SHEAR WALL SCHEDULE FOR DRAG LOADS.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

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REGISTERED ENGINEER
118933
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
05/09/2025

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118933
EXP: 2/28/2026

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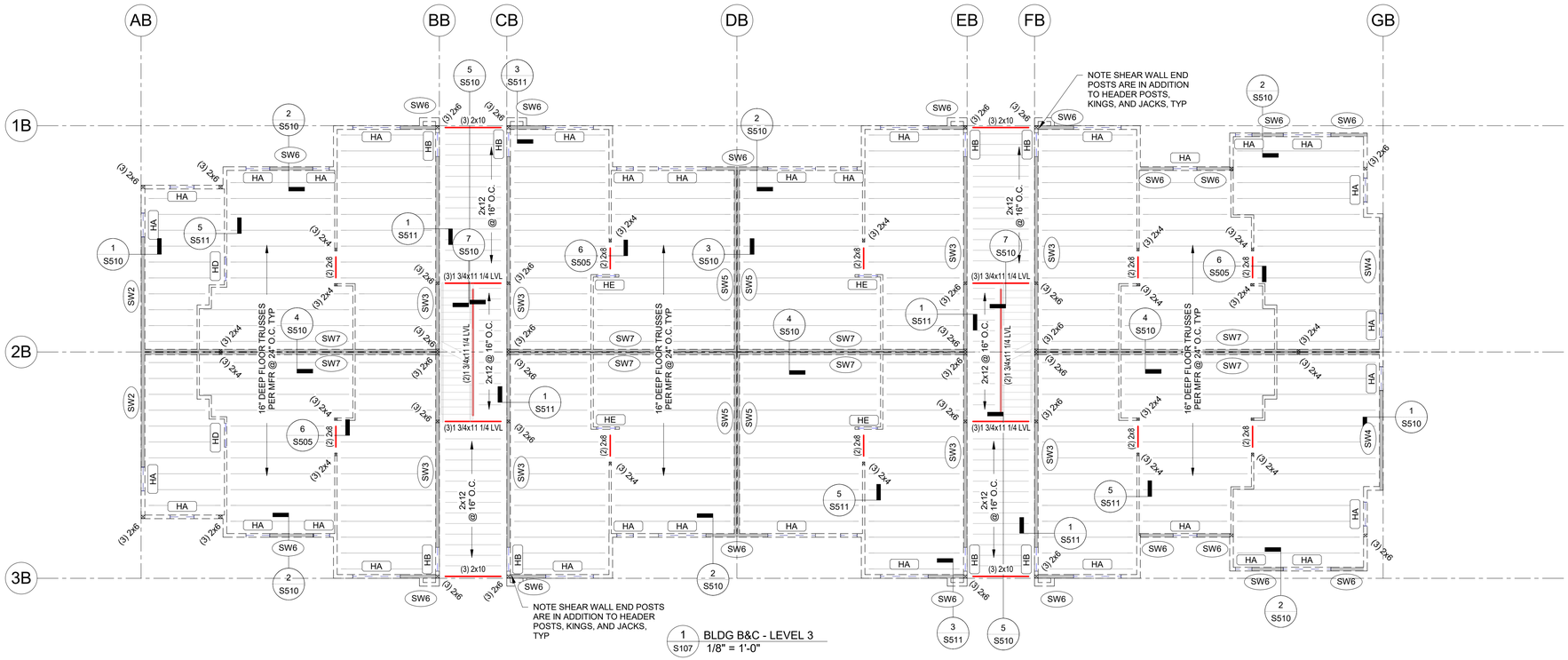
JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
BLDG B&C - LEVEL 2 PLAN

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DRAWING NO.
S106

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



1 S107 BLDG B&C - LEVEL 3
1/8" = 1'-0"

FRAMING PLAN LEGEND:

- (H?) HEADER PER SCHEDULE
- (SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- F.F. FINISHED FLOOR

PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
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   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
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5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
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9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
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13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY L. LANDON DAILEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118933
STATE OF TENNESSEE
05/09/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

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JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

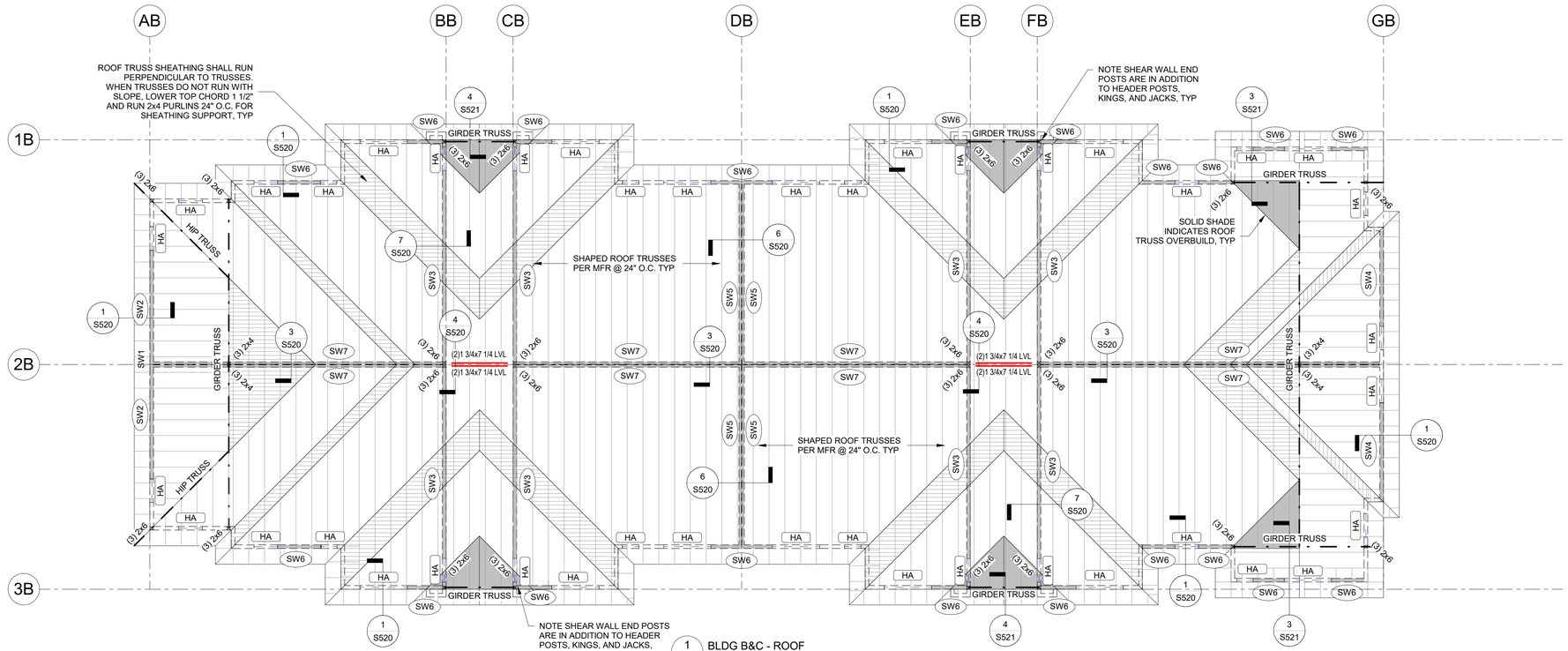
BLDG B&C - LEVEL 3 PLAN

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DRAWING NO.
S107

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



1 S108 BLDG B&C - ROOF
1/8" = 1'-0"

FRAMING PLAN LEGEND:

- (H?) HEADER PER SCHEDULE
- (SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- F.F. FINISHED FLOOR

ROOF PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATION, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.)
   * T.O. SLAB ON GRADE 100'-0"
   * LEVEL 2 F.F. 110'-5 7/8"
   * LEVEL 3 F.F. 120'-11 3/4"
   * ROOF TRUSS BEARING 130'-0 7/8"
2. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD FASTENED TO ROOF TRUSSES W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN THE FIELD.
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4. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS AND OTHER CONNECTIONS.
5. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
6. WOOD ROOF TRUSSES (DESIGN PER MANUFACTURER) ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. REFER TO SHEAR WALL SCHEDULE FOR DRAG LOADS.
7. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL OPENINGS AND LOCATIONS SHOWN ON PLAN & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING WHERE REQUIRED.

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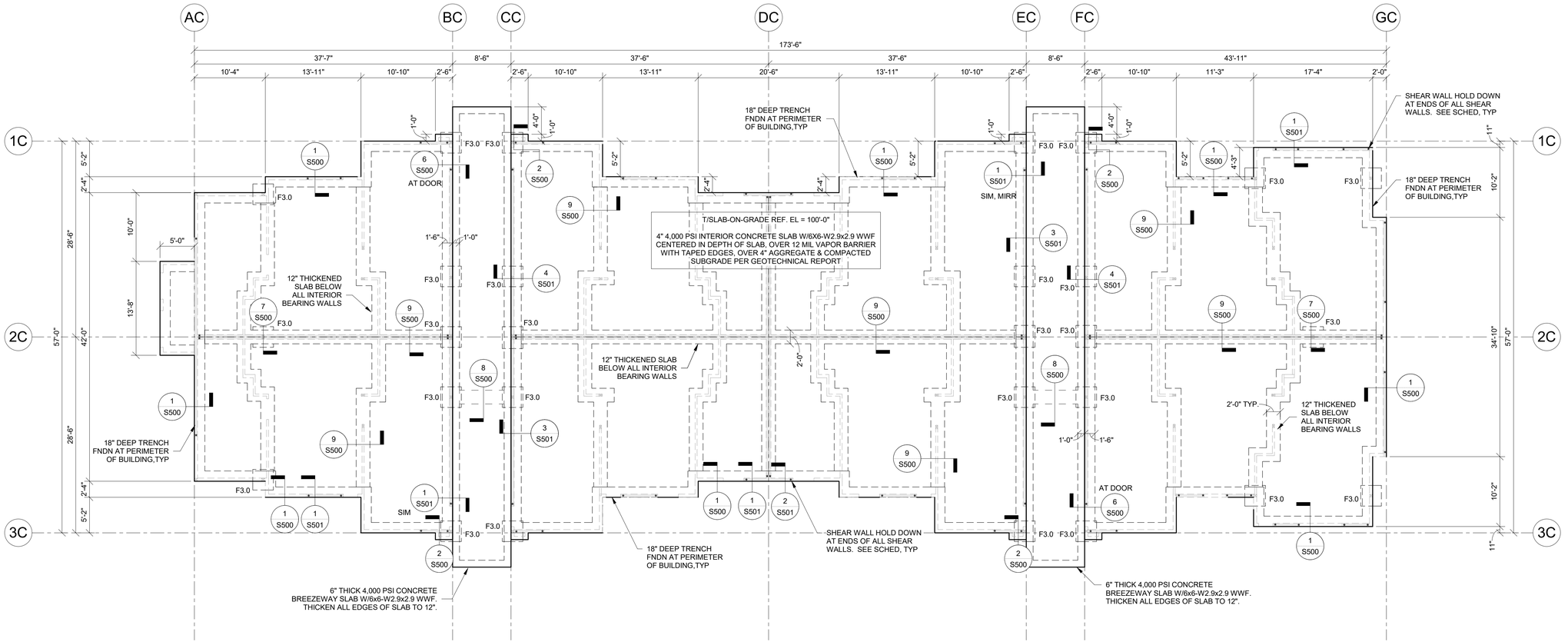
BLDG B&C - ROOF PLAN

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DRAWING NO.
S108

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TENNESSEE CERTIFICATE OF AUTHORITY NO. 8231

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



1 S109 BLDG C - FOUNDATION
1/8" = 1'-0"

FOUNDATION PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLABE-ON-GRADE: 100'-0"
2. PROVIDE CONTROL JOINTS IN SLAB ON GRADE PER DETAIL 10/S500 AND PER GENERAL NOTES.
3. COORDINATE PLUMBING FIXTURES AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
4. ALL EXTERIOR AND INTERIOR LOAD BARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALLS AND ALL DOOR AND WINDOW SIZES AND LOCATIONS.
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6. SEE SHEET S500 & S501 FOR DETAILS.

FOUNDATION SCHEDULE		
Mark	Size	Reinforcing
F2.5	2'-6"x2'-6"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)
F3.0	3'-0"x3'-0"x1'-0"	(3) #4 BARS Top & Bottom (Each Way)

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

1 NEW SHEET

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No.	Description	Date
1	ASI 5 - BLDG C REVISION	12/05/2025

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

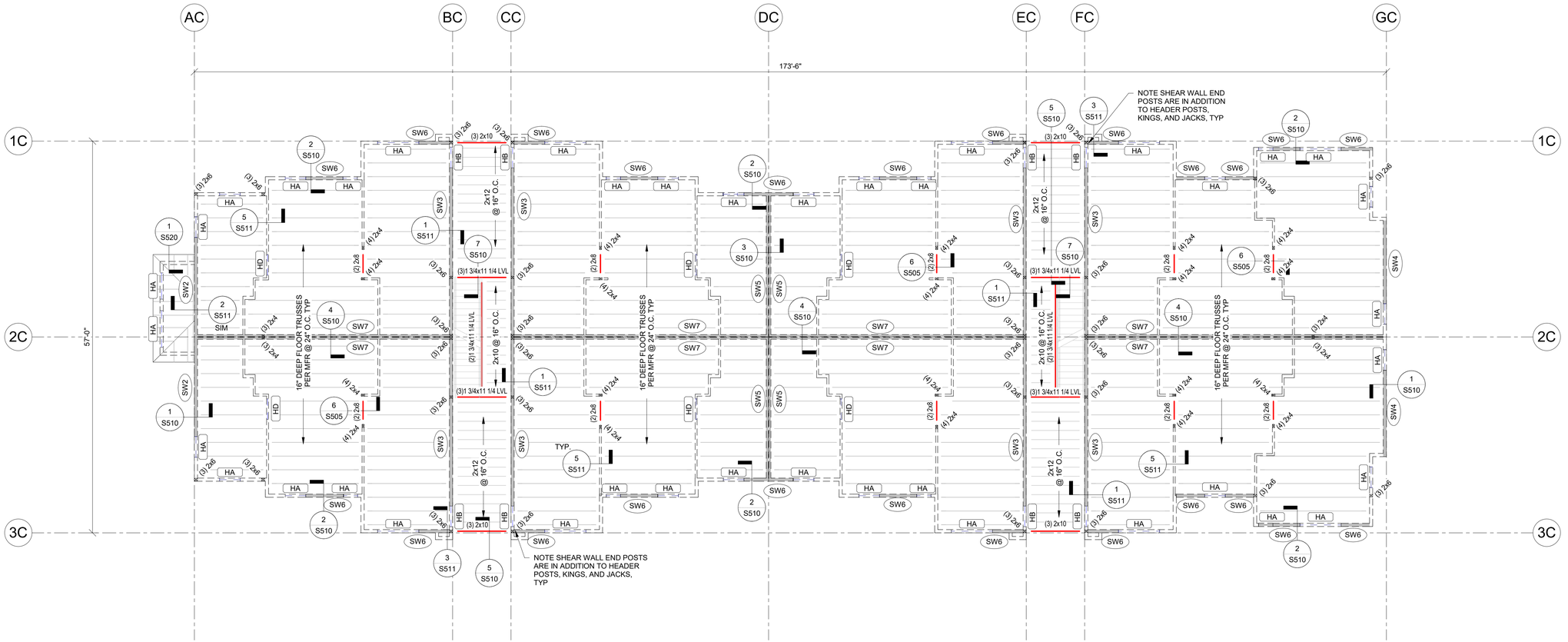
BLDG C - FOUNDATION PLAN

Autodesk Docs://2024002664 - JGR - Cobalt Circle/2024002664 - JGR - COBALT CIRCLE R24.rvt

DRAWING NO.
S109

THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO REMAIN ON SITE UNTIL FINAL COMPLETION OF THE PROJECT AND ISSUANCE OF CERTIFICATE OF OCCUPANCY.
No alterations or additions or deletions of any kind shall be made to these plans and specifications without the written approval of McClure Engineering Co. and the professional engineer whose seal appears hereon.

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



1 S110 BLDG C - LEVEL 2
1/8" = 1'-0"

FRAMING PLAN LEGEND:

- (H?) HEADER PER SCHEDULE
- (SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- F.F. FINISHED FLOOR

PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
   - LEVEL 2 F.F. : 110'-5 7/8"
   - LEVEL 3 F.F. : 120'-11 3/4"
   - TRUSS BRG: 130'-0 7/8"
2. FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. REFER TO SHEAR WALL SCHEDULE FOR DRAG LOADS.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.

1 NEW SHEET

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Columbia, MO 65203
P 573-814-1568

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY LANDON DAILEY
REGISTERED ENGINEER
DEPARTMENT OF AGRICULTURE
DEPARTMENT OF COMMERCE
No. 118933
STATE OF TENNESSEE
12/05/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED STRUCTURAL ENGINEER UNDER THE LAWS OF THE STATE OF TENNESSEE.

No.	Description	Date
1	ASI 5 - BLDG C REVISION	12/05/2025

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

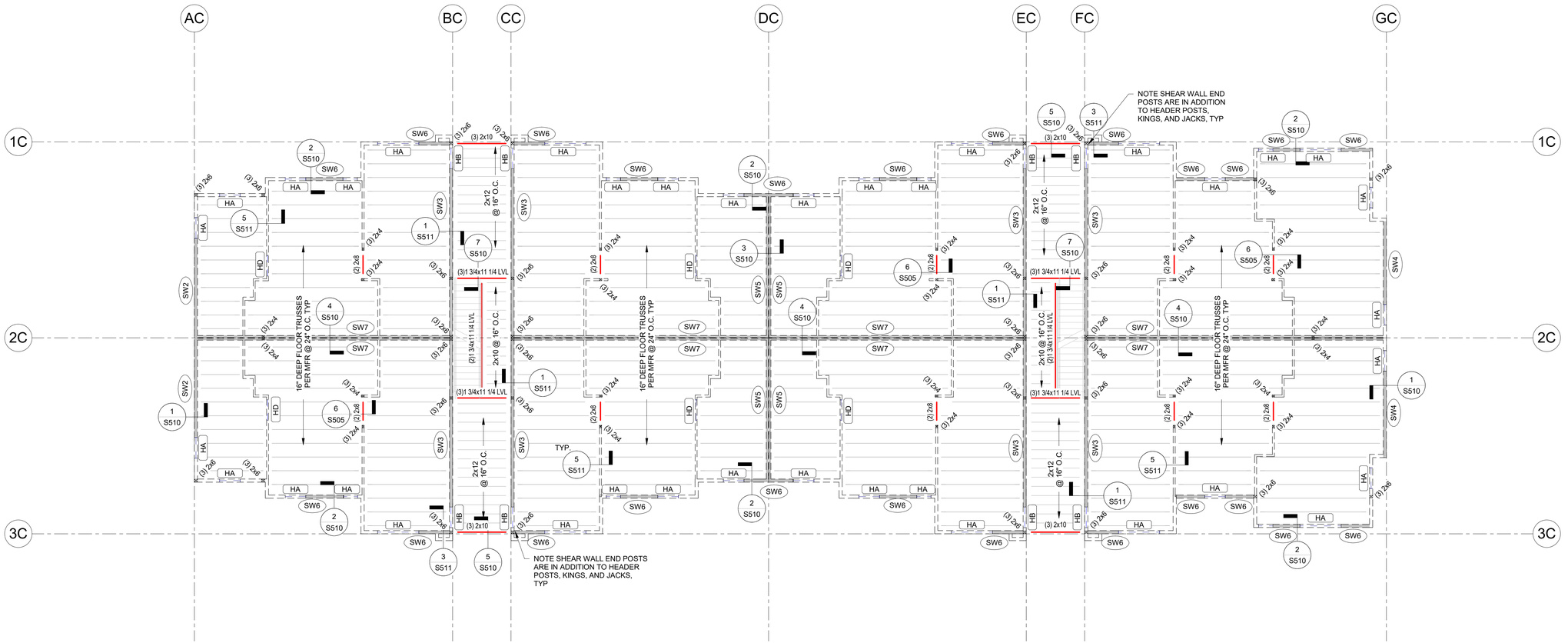
BLDG C - LEVEL 2 PLAN

DRAWING NO.
S110

Autodesk Docs://2024002664 - JGR - Cobalt Circle/2024002664 - JGR - COBALT CIRCLE R24.rvt

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



1 S111 BLDG C - LEVEL 3
1/8" = 1'-0"

FRAMING PLAN LEGEND:

- (H?) HEADER PER SCHEDULE
- (SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- F.F. FINISHED FLOOR

PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATIONS, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS)
   - T.O. SLAB-ON-GRADE: 100'-0"
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2. FLOOR SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
3. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD. FASTEN TO FRAMING W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN FIELD.
4. COORDINATE PLUMBING FIXTURES, SHAFTS, AND FLOOR DRAINS WITH ARCH. & MEP DRAWINGS.
5. ALL EXTERIOR AND INTERIOR LOAD BEARING WALLS ARE PER WALL SCHEDULE ON SHEET S003. SEE ARCHITECTURAL FLOOR PLAN FOR NON-BEARING WALL, DOOR, AND WINDOW LOCATIONS.
6. FLOOR PLAN SHOWS FRAMING FOR THE FLOOR INDICATED & VERTICAL FRAMING (WALLS, HEADERS, POSTS, COLUMNS) SUPPORTING THAT FLOOR.
7. SEE ARCHITECTURAL DRAWINGS FOR ALL RAILING DETAILS. REFER TO GENERAL NOTES FOR DESIGN CRITERIA.
8. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS & OTHER CONNECTIONS.
9. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
10. WOOD FLOOR TRUSSES TO BE DESIGNED BY MANUFACTURER AND ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. REFER TO SHEAR WALL SCHEDULE FOR DRAG LOADS.
11. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL FLOOR OPENINGS & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING.
12. REFER TO ARCHITECTURAL PLANS FOR STAIR DIMENSIONS AND REQUIREMENTS. REFER TO STRUCTURAL GENERAL NOTES FOR STAIR DESIGN CRITERIA.
13. COLUMN FRAMING MAY BE USED IN LIEU OF SHEAR WALL END POST FRAMING AT END OF SHEAR WALLS.

1 NEW SHEET

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No.	Description	Date
1	ASI 5 - BLDG C REVISION	12/05/2025

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
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CHECKED BY JTB

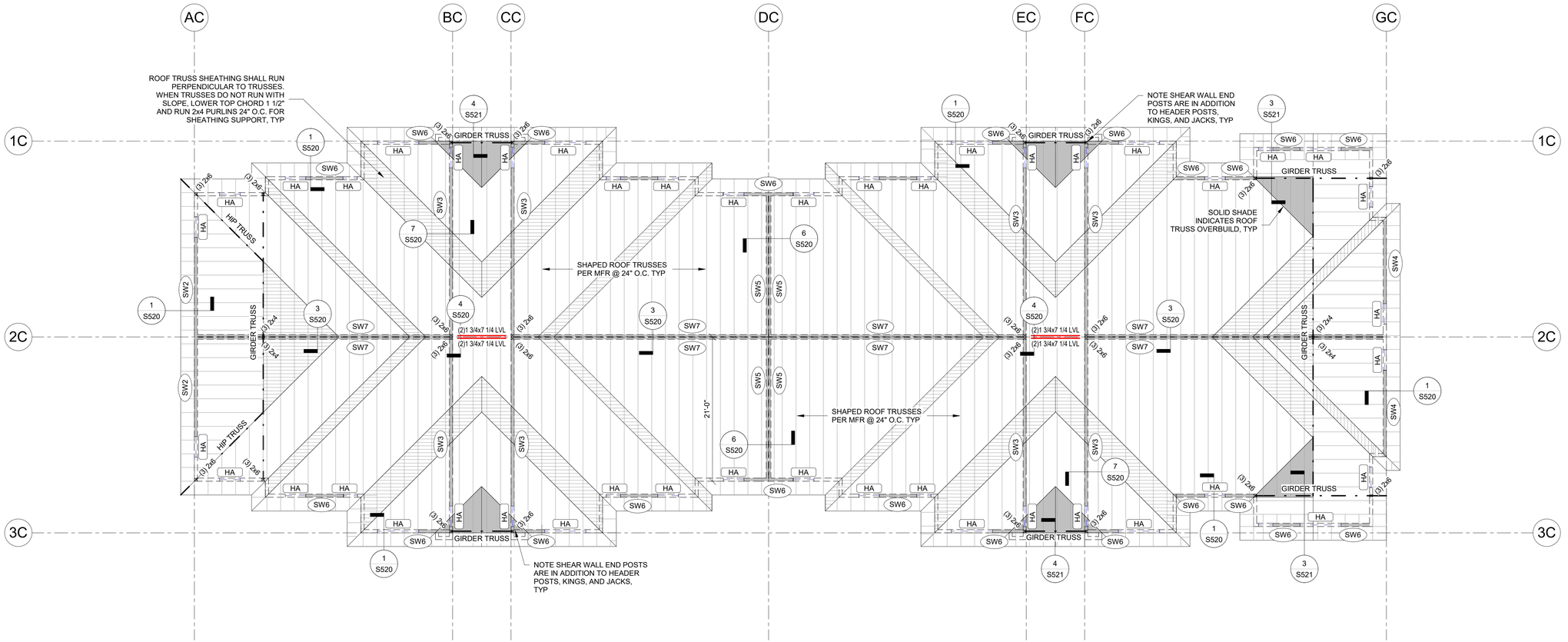
JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
BLDG C - LEVEL 3 PLAN

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DRAWING NO.
S111

THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO BE NOTIFIED FROM THE JOB SITE UNTIL ALL OBJECTIONS HAVE BEEN CORRECTED. NO OCCUPANCY OF THE PROJECT SHALL BE ISSUED BY THE BUILDING OFFICIAL UNTIL THE BUILDING IS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
No alteration of these plans or specifications or any kind may be made without the approval of McClure Engineering Co. and the engineer of record. Unauthorized alteration of these plans or specifications will void and terminate the engineer's responsibility for the project.

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



1 S112 BLDG C - ROOF
1/8" = 1'-0"

FRAMING PLAN LEGEND:

- (H?) HEADER PER SCHEDULE
- (SW#) SHEAR WALL TYPE, SHEAR WALL INDICATED BY
- F.F. FINISHED FLOOR

ROOF PLAN NOTES:

1. SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN BENCHMARK ELEVATION. FOR REFERENCE ELEVATION, SEE BELOW (VERIFY ALL ELEVATIONS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.)
   * T.O. SLAB ON GRADE 100'-0"
   * LEVEL 2 F.F. 110'-5 7/8"
   * LEVEL 3 F.F. 120'-11 3/4"
   * ROOF TRUSS BEARING 130'-0 7/8"
2. ROOF SHEATHING: 15/32" STRUCTURAL GRADE PLYWOOD FASTENED TO ROOF TRUSSES W/ 10d COMMON NAILS SPACED 6" O.C. AT EDGES, 12" O.C. WITHIN THE FIELD.
3. RTU PENETRATIONS TO BE COORDINATED W/ ARCH. & MEP DRAWINGS.
4. REFER TO MANUFACTURER'S GUIDELINES FOR INSTALLATION OF STRAP TIES, HOLD DOWNS AND OTHER CONNECTIONS.
5. ALL EXTERIOR LUMBER (POSTS, BEAMS, DECKING, ETC.) TO BE TREATED.
6. WOOD ROOF TRUSSES (DESIGN PER MANUFACTURER) ARE SHOWN FOR THE INTENT OF SPAN DIRECTION AND LOAD PATH ONLY. REFER TO GENERAL NOTES FOR DESIGN CRITERIA. REFER TO SHEAR WALL SCHEDULE FOR DRAG LOADS.
7. TRUSS MANUFACTURER TO DESIGN & PROVIDE GIRDER TRUSSES AT ALL OPENINGS AND LOCATIONS SHOWN ON PLAN & SPECIFY HANGERS FOR GIRDERS & SUPPORTED FRAMING WHERE REQUIRED.

1 NEW SHEET

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY LANDON DAILEY
REGISTERED ENGINEER
DEPARTMENT OF AGRICULTURE
COMMERCE
NO. 118933
STATE OF TENNESSEE
12/05/2025

CODY L. DAILEY
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PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
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CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

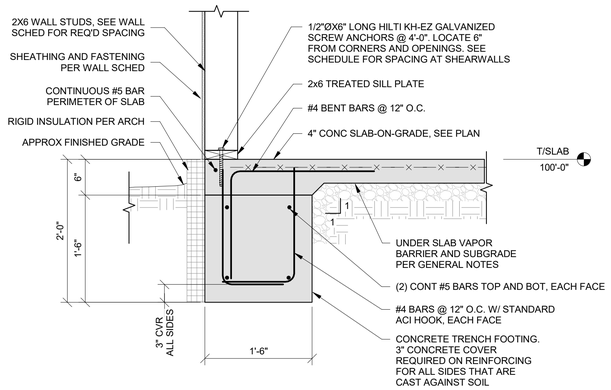
BLDG C - ROOF PLAN

DRAWING NO.
S112

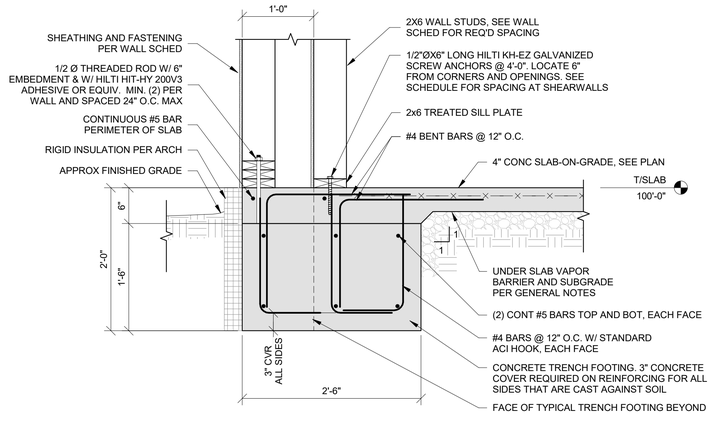
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ISSUED FOR CONSTRUCTION
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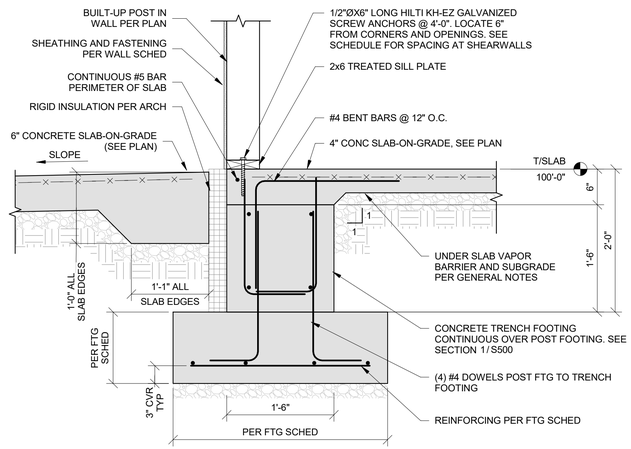
FIELD SET TFM# 21689-A; 21689-B, 21689-C PROJECT# 2025-11-03-04



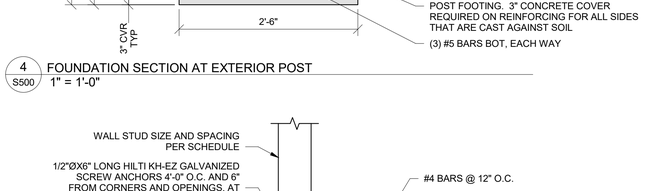
1 S500 FOUNDATION EXTERIOR WALL SECTION
1" = 1'-0"



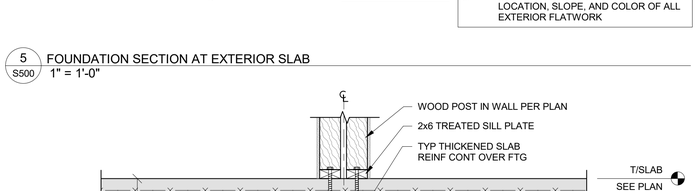
2 S500 FOUNDATION EXTERIOR WALL BUMP OUT SECTION
1" = 1'-0"



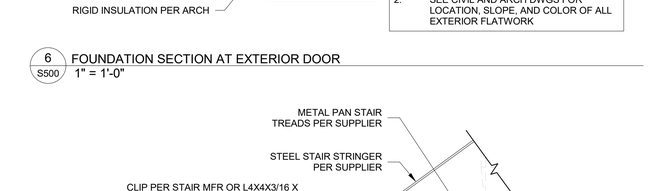
3 S500 FOUNDATION SECTION AT POST IN EXTERIOR WALL
1" = 1'-0"



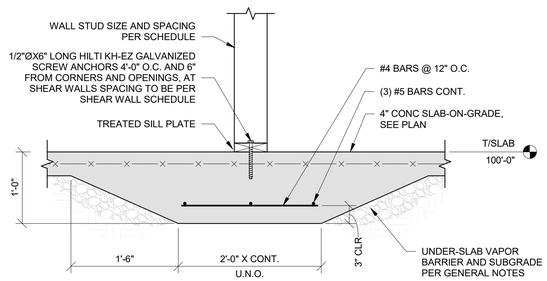
4 S500 FOUNDATION SECTION AT EXTERIOR POST
1" = 1'-0"



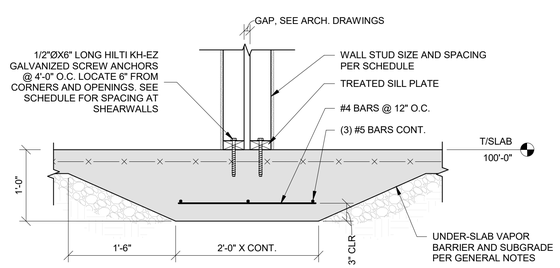
5 S500 FOUNDATION SECTION AT EXTERIOR SLAB
1" = 1'-0"



6 S500 FOUNDATION SECTION AT EXTERIOR DOOR
1" = 1'-0"

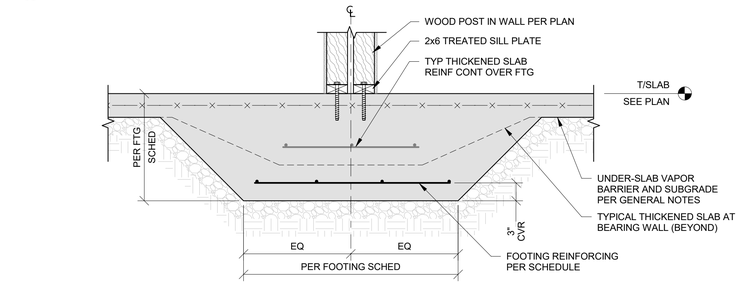


SINGLE WALL

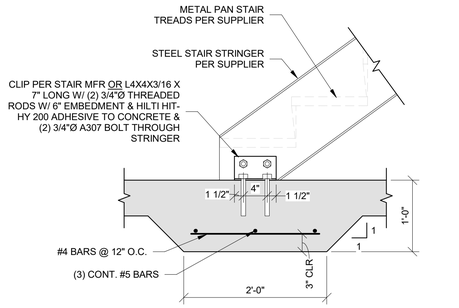


DOUBLE WALL

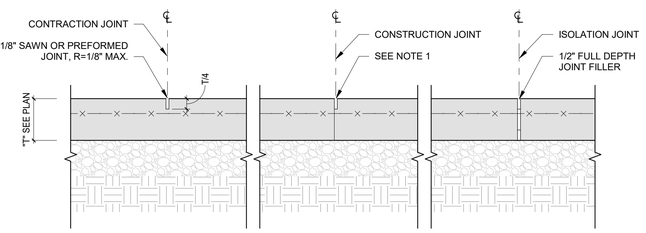
9 S500 INTERIOR BEARING WALL AT THICKENED SLAB
1" = 1'-0"



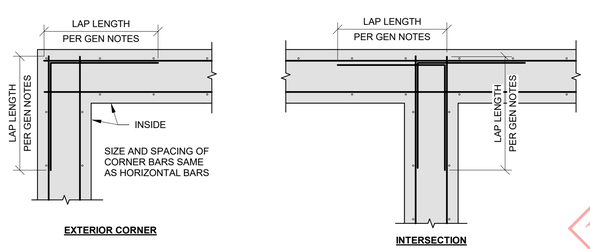
7 S500 FOUNDATION SECTION AT INTERIOR POST
1" = 1'-0"



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



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



EXTERIOR CORNER

INTERSECTION

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

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

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AGRICULTURE
No. 118933
COMMERCE
STATE OF TENNESSEE
05/09/2025

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EXP: 2/28/2026

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No.	Description	Date
00	PERMIT SET	05/09/2025

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

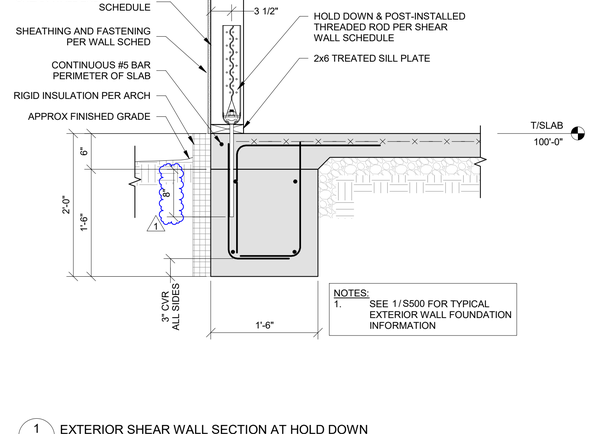
FOUNDATION DETAILS

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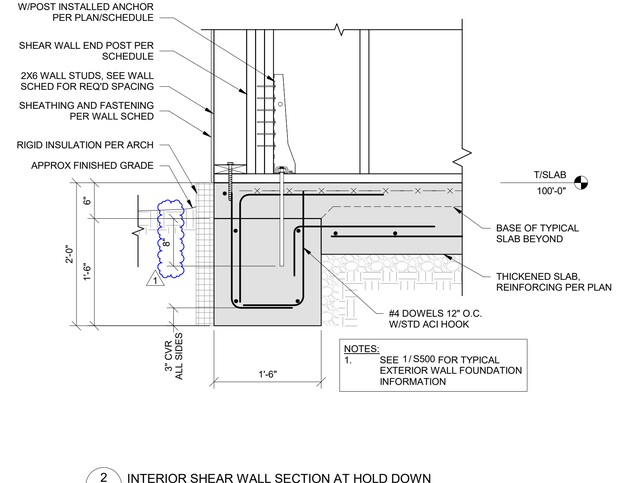
DRAWING NO.
S500

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TENNESSEE CERTIFICATE OF AUTHORITY NO. 8231

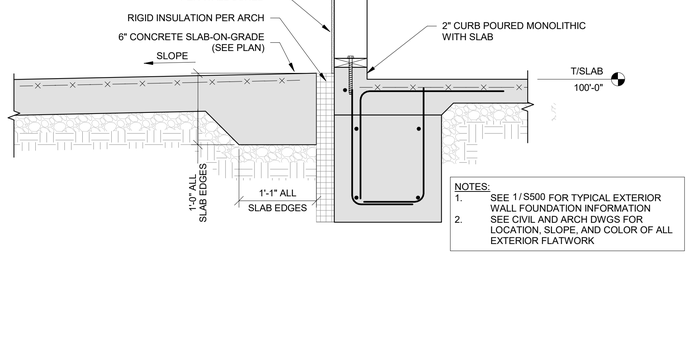
FIELD SET TFM# 21689-A; 21689-B, 21689-C PROJECT# 2025-11-03-04



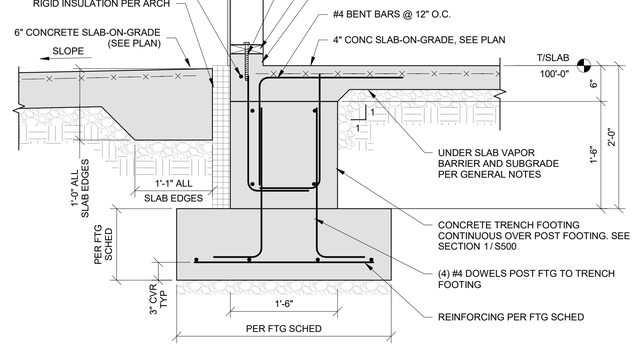
1 S501 EXTERIOR SHEAR WALL SECTION AT HOLD DOWN
1" = 1'-0"



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



3 S501 FOUNDATION SECTION AT BREEZEWAY
1" = 1'-0"



4 S501 FOUNDATION SECTION AT POST IN BREEZEWAY EXTERIOR WALL
1" = 1'-0"

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No.	Description	Date
1	ASI 6 - SHEAR WALL SCHED REVS	12/18/2025

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

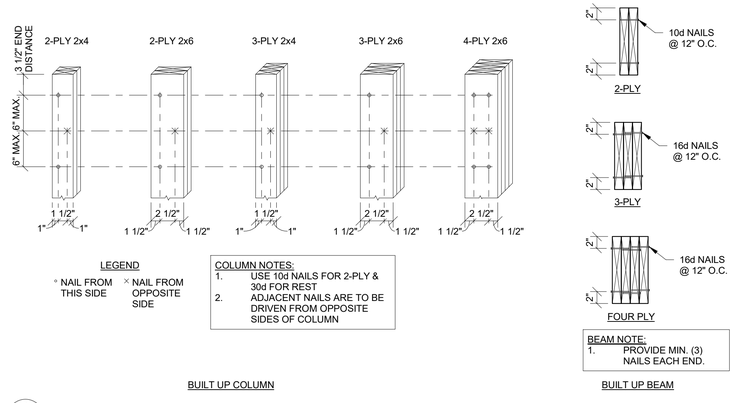
FOUNDATION DETAILS

DRAWING NO.
S501

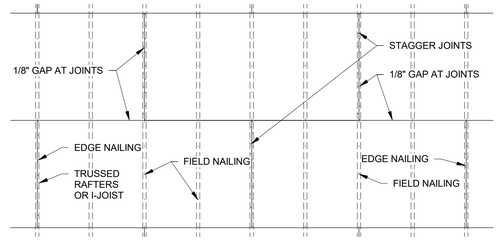
Autodesk Docs://2024002664 - JGR - Cobalt Circle/2024002664 - JGR - COBALT CIRCLE R24.rvt

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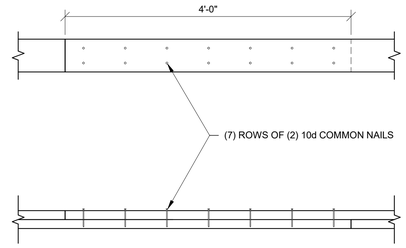
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04



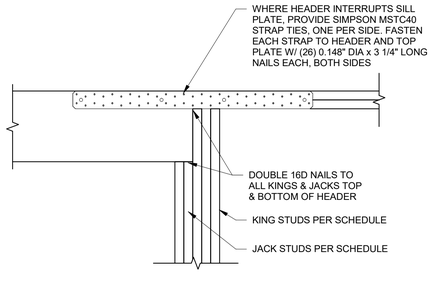
1 S505 TYPICAL BUILT-UP MEMBERS
1" = 1'-0"



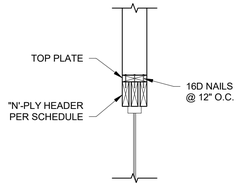
2 S505 DIAPHRAGM NAILING
3/8" = 1'-0"

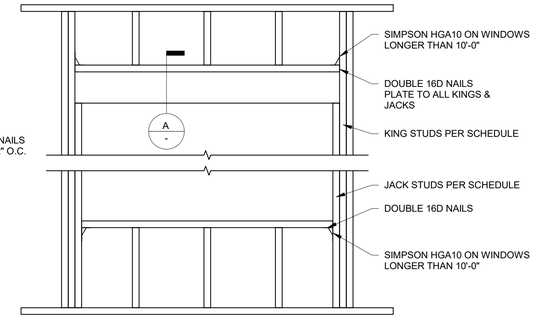


3 S505 TOP PLATE SPLICE
1" = 1'-0"

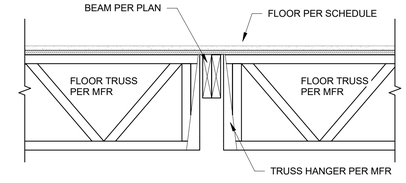


4 S505 FRAMING AT OPENING - RAISED HEADER
1" = 1'-0"

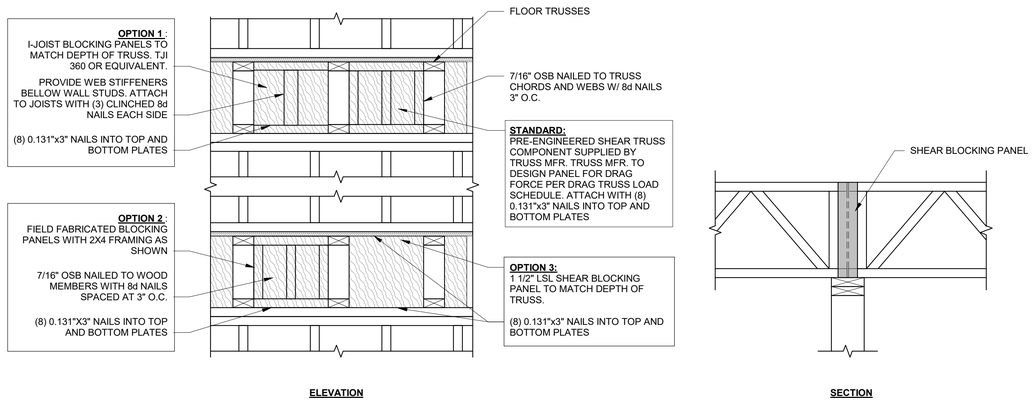




5 S505 FRAMING AT OPENING
3/4" = 1'-0"



6 S505 FLOOR TRUSS TO BEAM
1" = 1'-0"



7 S505 SHEAR BLOCKING OPTIONS AT SHEAR WALLS
1" = 1'-0"

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY L. DAILEY
REGISTERED ENGINEER
118933
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
05/09/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

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No.	Description	Date
00	PERMIT SET	05/09/2025

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

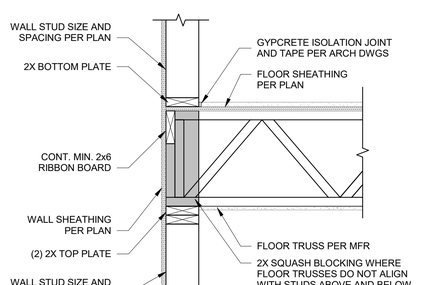
TYPICAL WOOD DETAILS

Autodesk Docs://2024002664 - JGR - Cobalt Circle/2024002664 - JGR - COBALT CIRCLE R24.rvt

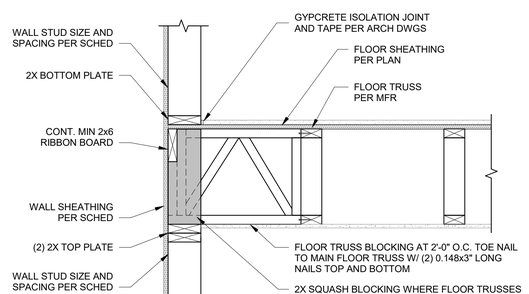
THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO BE NOTIFIED OF OCCUPANCY ON THE JOB SITE UNTIL THE PROJECT IS COMPLETED AND ISSUED BY THE BUILDING OFFICIAL'S OFFICE.
No alterations or deviations from these plans shall be made without the written approval of the engineer of record. Any unauthorized alterations or deviations are done at the sole risk and liability of the person performing the work.
TENNESSEE LAW REQUIRES THAT YOU CALL 811 BEFORE YOU DIG

DRAWING NO.
S505

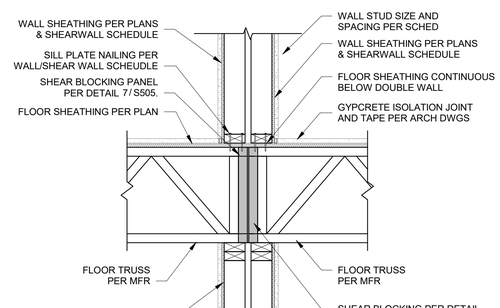
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04



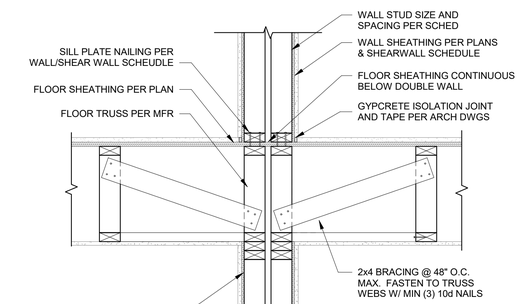
1 S510 FRAMING AT EXTERIOR WALL - JOIST BEARING
1" = 1'-0"



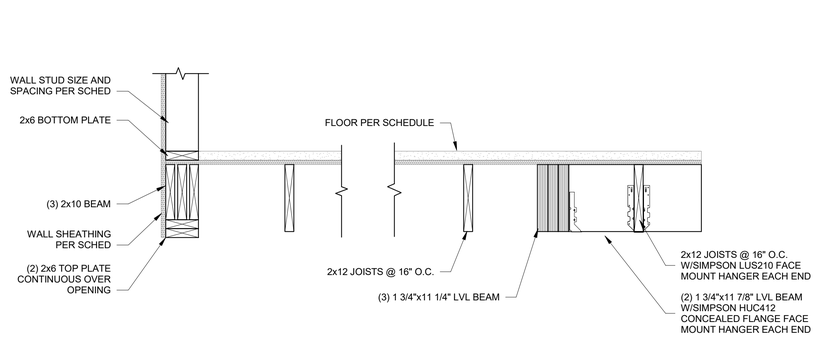
2 S510 FRAMING AT EXTERIOR WALL - JOIST PARALLEL
1" = 1'-0"



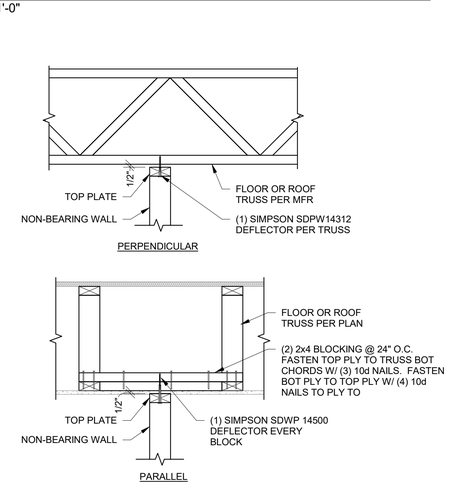
3 S510 FRAMING AT PARTY WALL - JOIST BEARING
1" = 1'-0"



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

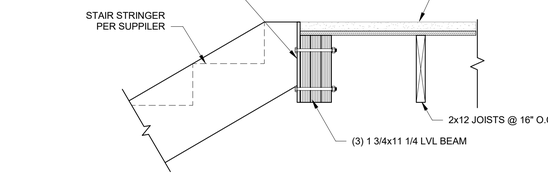


5 S510 JOIST BEARING ON BEAM AT EXTERIOR WALL
1" = 1'-0"



NOTES:
1. BLOCKING AND DEFLECTORS ONLY REQUIRED FOR WALLS WITHOUT RETURNS, AND WALLS GREATER THAN 8'-0" LONG

6 S510 NON-STRUCTURAL PARTITION WALL DEFLECTION GAP AND BRACING
1" = 1'-0"



7 S510 LANDING AT FLOOR JOIST
1" = 1'-0"

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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY LANDON DAILEY
REGISTERED ENGINEER
118933
AGRICULTURE
COMMERCE
STATE OF TENNESSEE
05/09/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

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No.	Description	Date
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PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

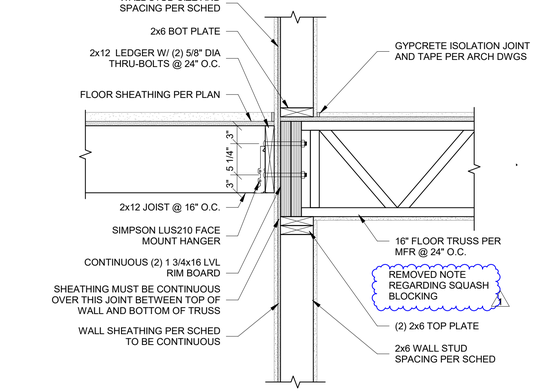
FRAMING DETAILS

Autodesk Docs://2024002664 - JGR - Cobalt Circle/2024002664 - JGR - COBALT CIRCLE R24.rvt

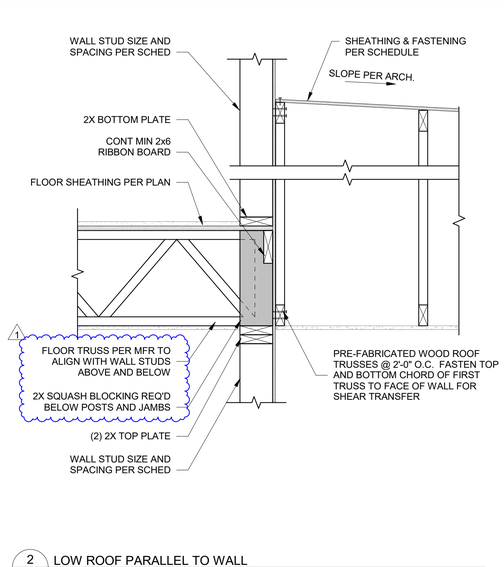
DRAWING NO.
S510

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TENNESSEE LAW REQUIRES THAT YOU CALL 811 BEFORE YOU DIG

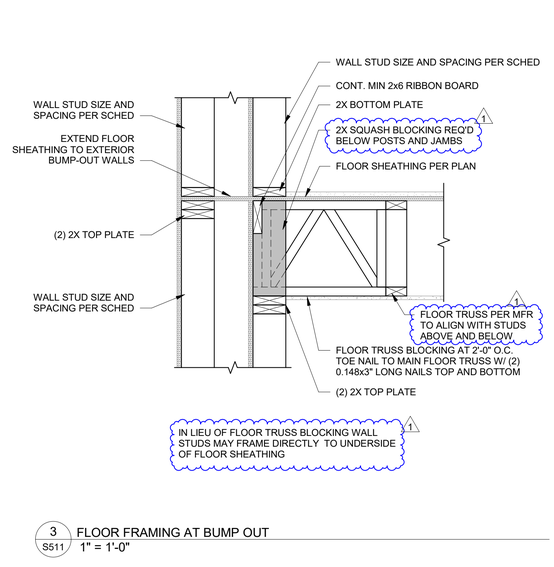
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04



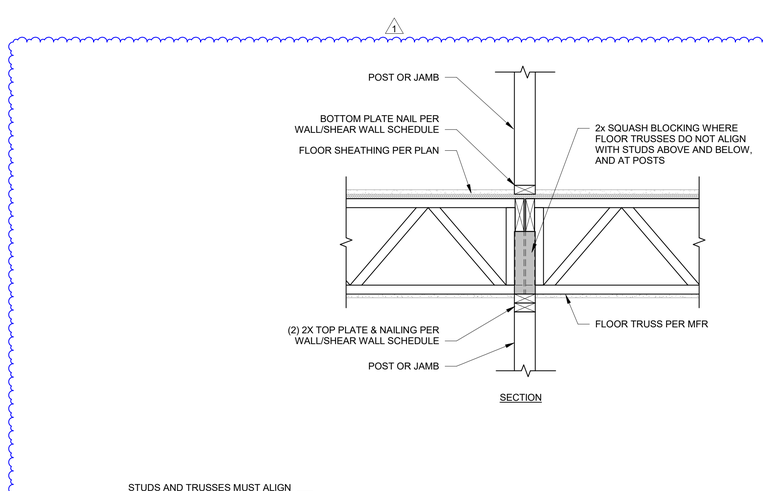
1 S511 FRAMING AT CORRIDOR WALL
1" = 1'-0"



2 S511 LOW ROOF PARALLEL TO WALL
1" = 1'-0"



3 S511 FLOOR FRAMING AT BUMP OUT
1" = 1'-0"



5 S511 WALL FRAMING CONTINUITY
1" = 1'-0"

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NO. 8231

CODY LANDON DAILEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
NO. 118933
STATE OF TENNESSEE
10/22/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

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No.	Description	Date
1	ASI 3 - WALL SCHED & TYP DETAIL	10/22/25

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

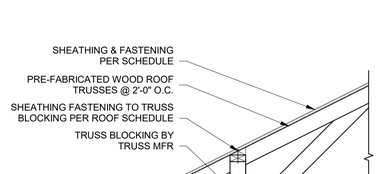
FRAMING DETAILS

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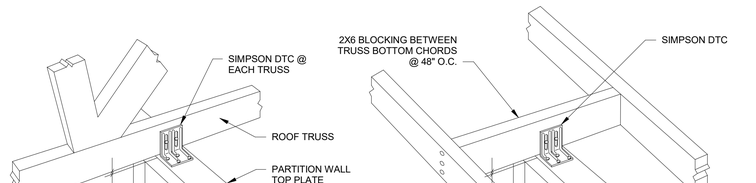
DRAWING NO.
S511

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



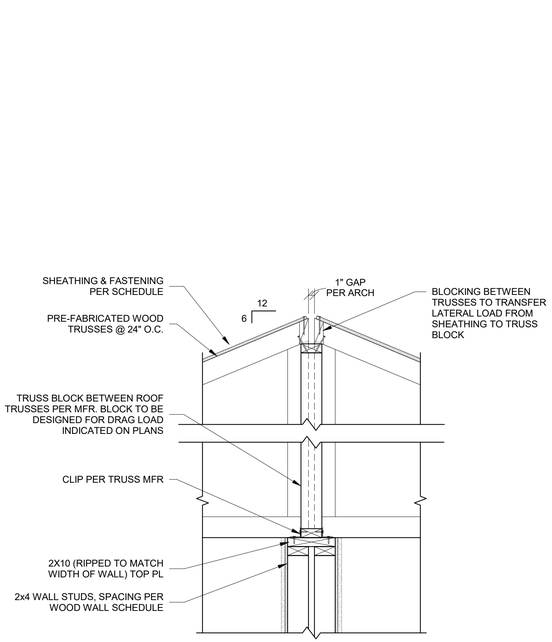
1 S520 ROOF TRUSS BEARING AT EXTERIOR WALL
3/4" = 1'-0"



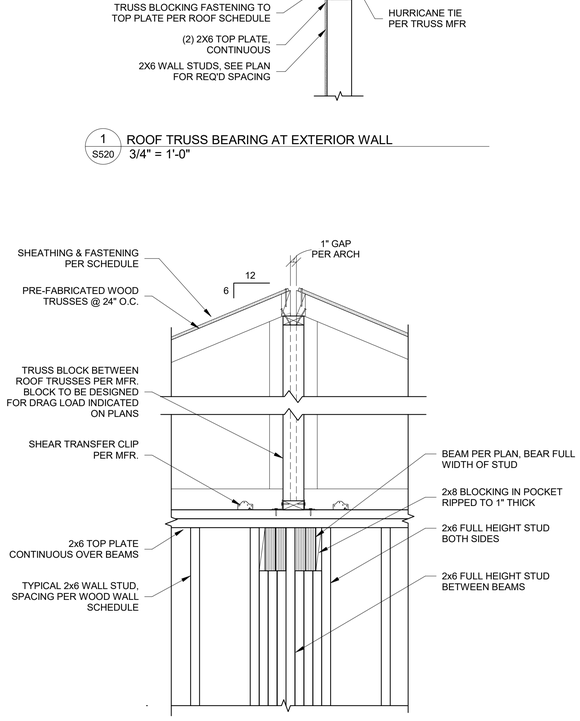
WALL PERPENDICULAR TO TRUSSES

WALL PARALLEL TO TRUSSES

2 S520 NON-STRUCTURAL PARTITION WALL AT ROOF TRUSS
1" = 1'-0"

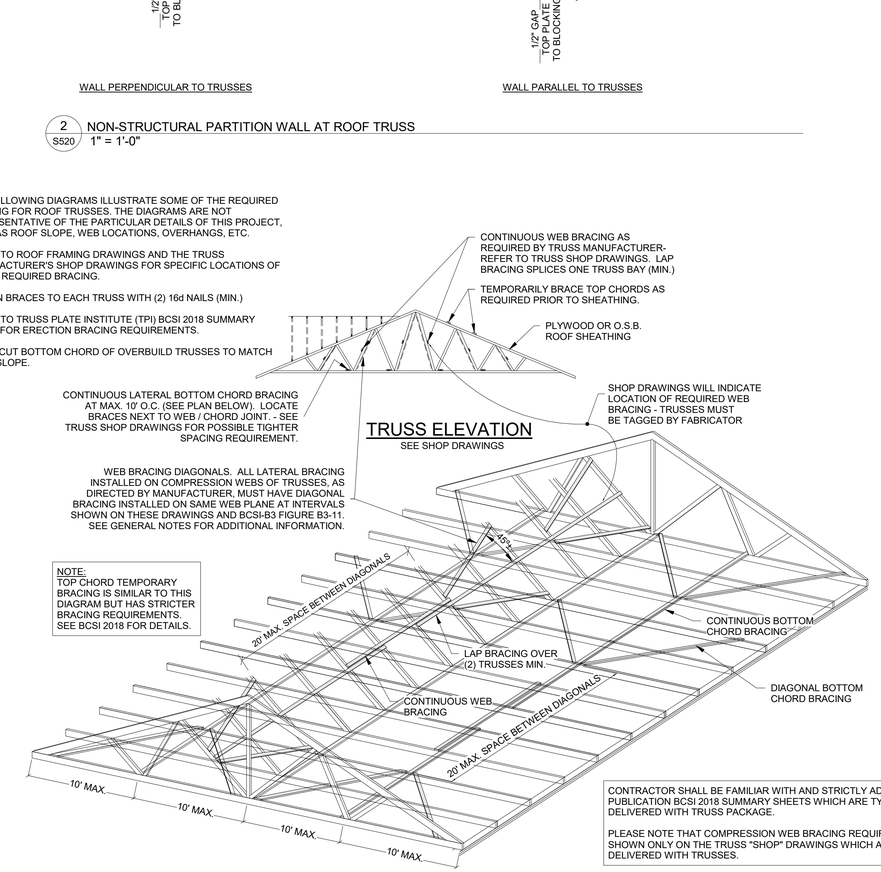


3 S520 ROOF TRUSS BEARING AT INTERIOR WALL
1" = 1'-0"



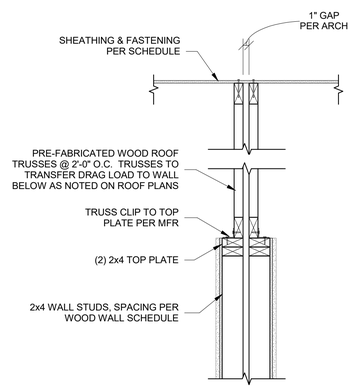
4 S520 BEAM POCKET
1" = 1'-0"

- THE FOLLOWING DIAGRAMS ILLUSTRATE SOME OF THE REQUIRED BRACING FOR ROOF TRUSSES. THE DIAGRAMS ARE NOT REPRESENTATIVE OF THE PARTICULAR DETAILS OF THIS PROJECT, SUCH AS ROOF SLOPE, WEB LOCATIONS, OVERHANGS, ETC.
- REFER TO ROOF FRAMING DRAWINGS AND THE TRUSS MANUFACTURER'S SHOP DRAWINGS FOR SPECIFIC LOCATIONS OF OTHER REQUIRED BRACING.
- FASTEN BRACES TO EACH TRUSS WITH (2) 16d NAILS (MIN.)
- REFER TO TRUSS PLATE INSTITUTE (TPI) BCSI 2018 SUMMARY SHEET FOR ERECTION BRACING REQUIREMENTS.
- BEVEL CUT BOTTOM CHORD OF OVERBUILD TRUSSES TO MATCH ROOF SLOPE.

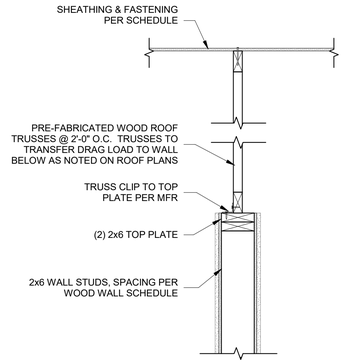


TRUSS BRACING 3-D VIEW

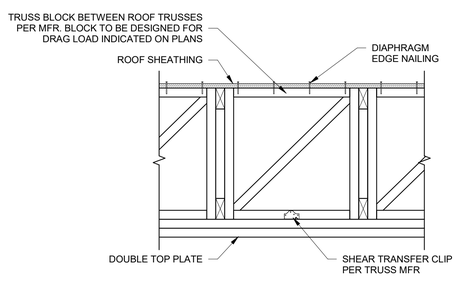
5 S520 TYP. WOOD TRUSS BRACING DIAPHRAGM
1/2" = 1'-0"



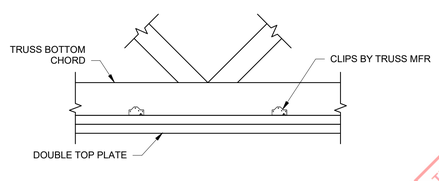
6 S520 ROOF DOUBLE DEMISING WALL SECTION
1" = 1'-0"



7 S520 ROOF BREEZEWAY/UNIT WALL SECTION
1" = 1'-0"



TRUSS BEARING



TRUSS PARALLEL

8 S520 TRUSS AT SHEAR WALL
1" = 1'-0"

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ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

ROOF DETAILS

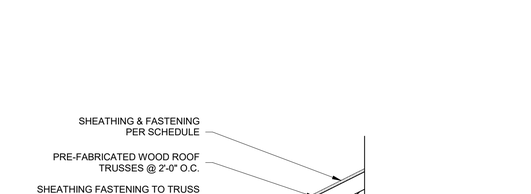
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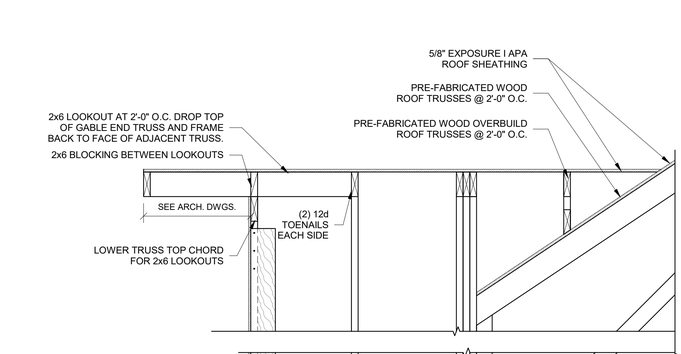
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FIELD SET TFM# 21689-A; 21689-B, 21689-C PROJECT# 2025-11-03-04



1 S521 ROOF TRUSS BEARING AT EXTERIOR WALL - BEAM OVER PATIO
3/4" = 1'-0"



2 S521 ROOF BEAM POCKET
3/4" = 1'-0"



3 S521 ROOF TRUSS GABLE END SECTION
3/4" = 1'-0"

4 S521 ROOF TRUSS GABLE END SECTION AT BREEZEWAY
3/4" = 1'-0"

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P 573-814-1568

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NO. 8231

CODY L. LANDON DAILEY
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 118933
STATE OF TENNESSEE
05/09/2025

CODY L. DAILEY
118933
EXP: 2/28/2026

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No.	Description	Date
00	PERMIT SET	05/09/2025

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

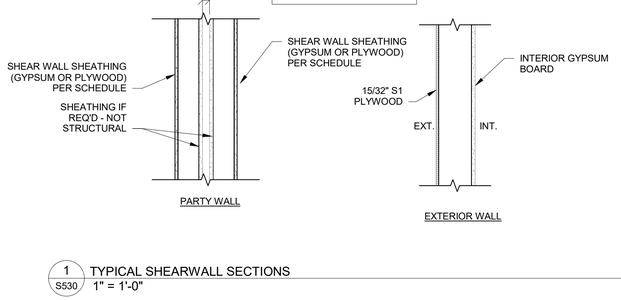
ROOF DETAILS

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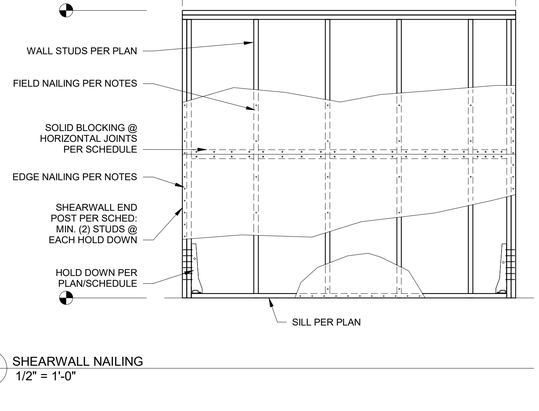
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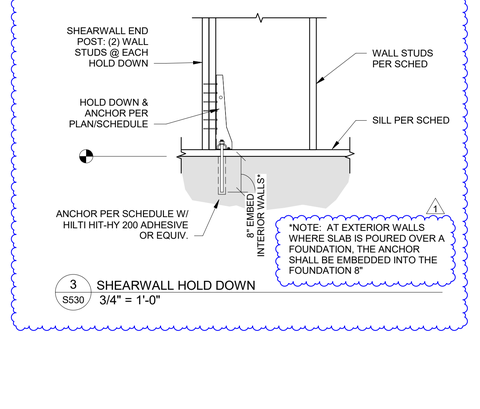
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04



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



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

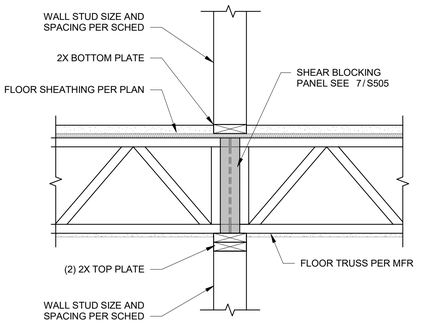


3 S530 SHEARWALL HOLD DOWN
3/4" = 1'-0"

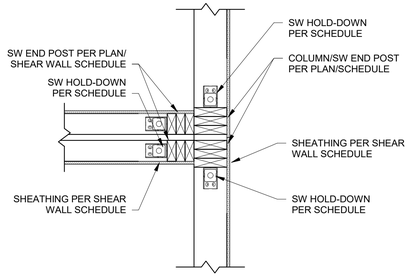
4 S530 ROOF TRUSS AT SHEAR WALL
1" = 1'-0"

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

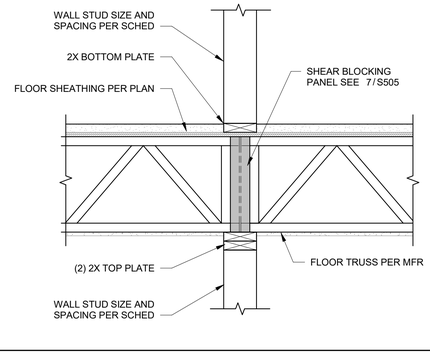
6 S530 SHEAR WALL PARALLEL TO FLOOR TRUSSES
1" = 1'-0"



7 S530 FRAMING AT INTERIOR SHEAR WALL
1" = 1'-0"



8 S530 SHEARWALL END @ COLUMNS - PLAN
1" = 1'-0"



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TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

CODY LANDON DAILEY
REGISTERED ENGINEER
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NO. 118933
STATE OF TENNESSEE
12/18/2025

CODY L. DAILEY
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No.	Description	Date
1	ASI 6 - SHEAR WALL SCHED REV5	12/18/2025

PROJECT NUMBER 2024002664
SET ISSUE DATE 05/09/2025
ENGINEER CAS
DRAWN BY CAS
CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

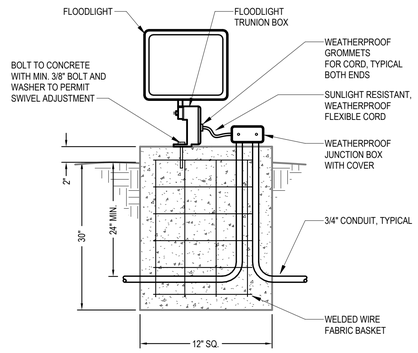
SHEAR WALL DETAILS

DRAWING NO.
S530

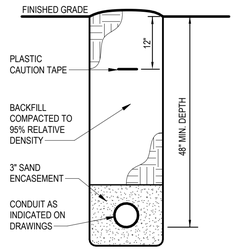
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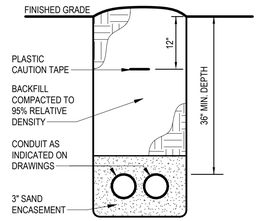
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04



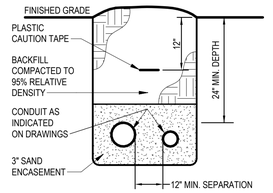
3 GROUND LIGHT DETAIL
12" = 1'-0"



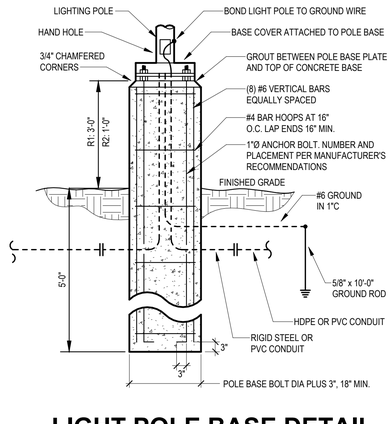
4 PRIMARY CONDUIT SECTION
NO SCALE



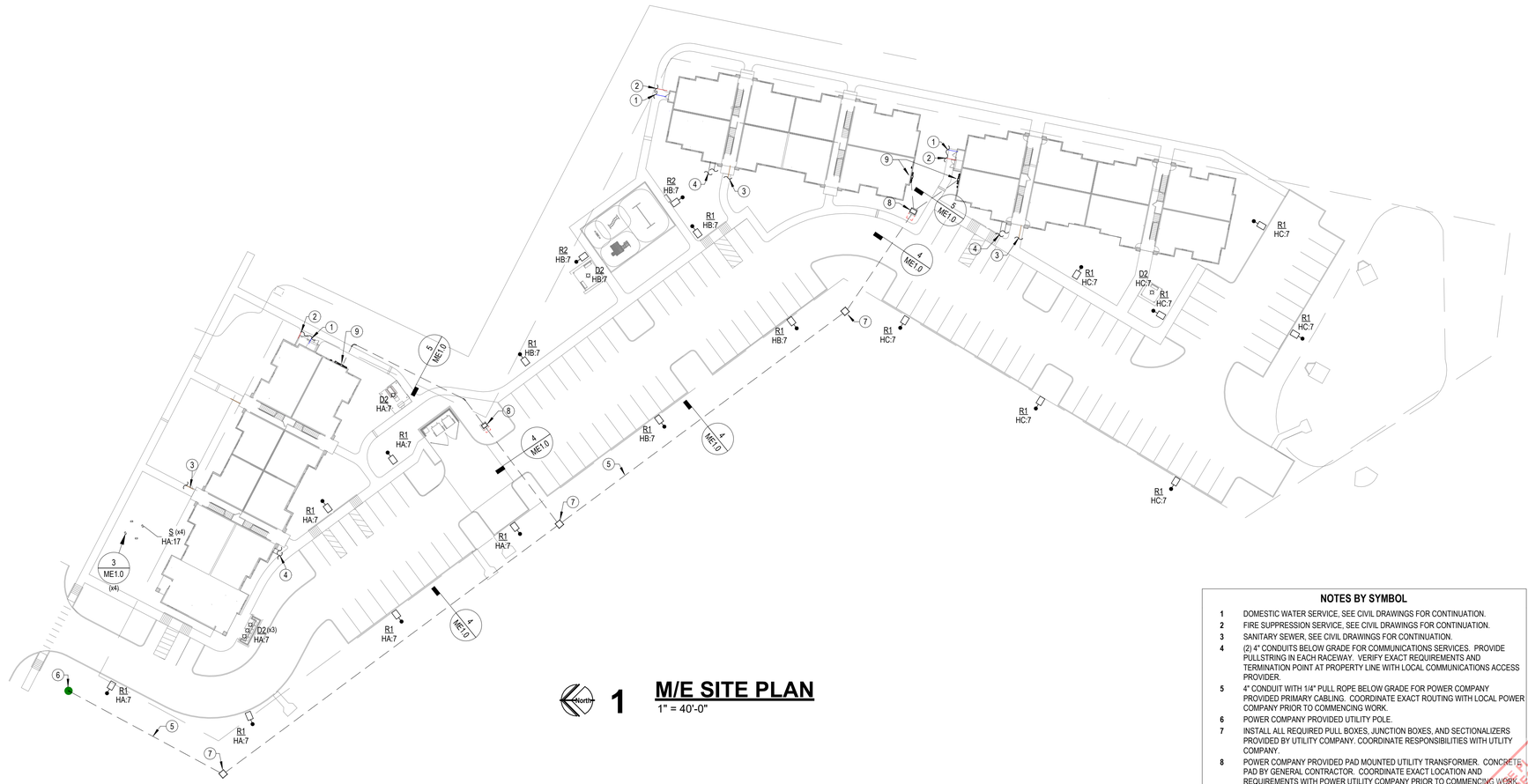
5 SERVICE LATERAL CONDUIT SECTION
NO SCALE



6 TELECOMM CONDUIT SECTION
NO SCALE



2 LIGHT POLE BASE DETAIL
NO SCALE



1 M/E SITE PLAN
1" = 40'-0"

NOTES BY SYMBOL

1	DOMESTIC WATER SERVICE, SEE CIVIL DRAWINGS FOR CONTINUATION.
2	FIRE SUPPRESSION SERVICE, SEE CIVIL DRAWINGS FOR CONTINUATION.
3	SANITARY SEWER, SEE CIVIL DRAWINGS FOR CONTINUATION.
4	(2) 4" CONDUITS BELOW GRADE FOR COMMUNICATIONS SERVICES. PROVIDE PULLSTRING IN EACH RACEWAY. VERIFY EXACT REQUIREMENTS AND TERMINATION POINT AT PROPERTY LINE WITH LOCAL COMMUNICATIONS ACCESS PROVIDER.
5	4" CONDUIT WITH 1/4" PULL ROPE BELOW GRADE FOR POWER COMPANY PROVIDED PRIMARY CABLING. COORDINATE EXACT ROUTING WITH LOCAL POWER COMPANY PRIOR TO COMMENCING WORK.
6	POWER COMPANY PROVIDED UTILITY POLE.
7	INSTALL ALL REQUIRED PULL BOXES, JUNCTION BOXES, AND SECTIONALIZERS PROVIDED BY UTILITY COMPANY. COORDINATE RESPONSIBILITIES WITH UTILITY COMPANY.
8	POWER COMPANY PROVIDED PAD MOUNTED UTILITY TRANSFORMER. CONCRETE PAD BY GENERAL CONTRACTOR. COORDINATE EXACT LOCATION AND REQUIREMENTS WITH POWER UTILITY COMPANY PRIOR TO COMMENCING WORK.
9	ELECTRIC SERVICE EQUIPMENT, SEE RISER DIAGRAM ON SHEET E6.2

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04
FIELD SET



1	10-29-2025	ASI #3
2	12-3-2025	ASI #5

DATE: 05/09/2025
JOB NO. 2446

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ME1.0

Electrical Abbreviations

1P	1 Pole (2P, 3P, 4P, ETC.)	MCB	Main Circuit Breaker
A, Amp	Ampere	MCC	Motor Control Center
AC	Above Counter	MDC	Main Distribution Center
ACLG	Above Ceiling	MDP	Main Distribution Panel
ADO	Automatic Door Opener	MFR	Manufacturer
AF	Amp Frame	MFS	Main Fused Disconnect Switch
AFF	Above Finished Floor	MH	Manhole
AFG	Above Finished Grade	MIC	Microphone
AFI	Arc Fault Circuit Interrupter	MIN	Minimum
		MISC	Miscellaneous
AHU	Air Handling Unit	MLO	Main Lugs Only
AL	Aluminum	MMS	Manual Motor Starter
ALT	Alternate	MOA	Multioutlet Assembly
AMP	Ampere	MSP	Motor Starter Panelboard
AMPL	Amplifier	MSBD	Main Switchboard
ANNUN	Annunciator	MSS	Motor Starter Switch
APPROX	Approximately	MT	Mount
AQ-STAT	Aquastat	MT.C	Empty Conduit
ARCH	Architect, Architectural	MTS	Manual Transfer Switch
AS	Amp Switch	MTR	Motor, Motorized
AT	Amp Trip	N.C.	Normally Closed
ATS	Automatic Transfer Switch	NEC	National Electrical Code
AUTO	Automatic	NEMA	National Electrical Manufacturer's Association
AUX	Auxiliary		
AV	Audio Visual	NFDS	Non-Fused Safety Disconnect Switch
AWG	American Wire Gauge		
BATT	Battery	NIC	Not In Contract
BD	Board	NL	Night Light
BLDG	Building	N.O.	Normally Open
BMS	Building Management System	NPF	Normal Power Factor
C	Conduit	NTS	Not To Scale
CAB	Cabinet	OC	On Center
CAT	Catalog	OH	Overhead
CATV	Cable Television	OL	Overloads
CB	Circuit Breaker	PA	Public Address
CCTV	Closed Circuit Television	PB	Pull Box Or Pushbutton
CKT	Circuit	PE	Pneumatic Electric
CLG	Ceiling	PED	Pedestal
COMB	Combination	PF	Power Factor
CMPR	Compressor	PH	Phase
CONN	Connection	PIV	Post Indicating Valve
CONST	Construction	PNL	Panel
CONT	Continuation Or Continuous	PP	Power Pole
CONTR	Contractor	PR	Pair
CONV	Convector	PRI	Primary
CP	Circulating Pump	PROJ	Projection
CRT	Cathode-Ray Tube	PRV	Power Roof Ventilator
CT	Current Transformer	PT	Potential Transformer
CTR	Center	PVC	Polyvinyl Chloride (Conduit)
CU	Copper	PWR	Power
DCP	Domestic Water Circulating Pump	QUAN	Quantity
DEPT	Department	RCPT	Receptacle
DET	Detail	REQD	Required
DIA	Diameter	RM	Room
DISC	Disconnect	RSC	Rigid Steel Conduit
DIST	Distribution	RTU	Roof Top Unit
DN	Down	SC	Surface Conduit
DPR	Damper	SEC	Secondary
DS	Safety Disconnect Switch	SHT	Sheet
DT	Double Throw	SIM	Similar
DWG	Drawing	SLD	Single-Line Diagram
EC	Electrical Contractor	S/N	Solid Neutral
ELEC	Electric, Electrical	SPEC	Specification
ELEV	Elevator	SPKR	Speaker
ELU	Emergency Lighting Unit	SP	Spare
EM	Emergency	SPP	Single-Point Power
EMS	Energy Management System	SR	Surface Raceway
EMT	Electrical Metallic Tubing	SS	Stainless Steel
EP	Electric Pneumatic	SSW	Selector Switch
EQUIP	Equipment	S/S	Stop/Start Pushbuttons
EWC	Electric Water Cooler	STA	Station
EXIST	Existing	STD	Standard
EXH	Exhaust	SURF	Surface Mounted
EXP	Explosion Proof	SW	Switch
FA	Fire Alarm	SWBD	Switchboard
FABP	Fire Alarm Booster Power Supply Panel	SYM	Symmetrical
		SYS	System
FACP	Fire Alarm Control Panel	TEL	Telephone
FCU	Fan Coil Unit	TERM	Terminal
FIXT	Fixture	TL	Twist Lock
FLR	Floor	TR	Tamper Resistant
FLUOR	Fluorescent	T-STAT	Thermostat
FU	Fuse	TTC	Telephone Terminal Cabinet
FUDS	Fused Safety Disconnect Switch	TV	Television
GA	Gauge	TVTC	Television Terminal Cabinet
GAL	Gallon	TYP	Typical
GALV	Galvanized	UC	Under Counter
GC	General Contractor	UE	Underground Electrical
GEN	Generator	UG	Underground
GFI	Ground Fault Circuit Interrupter	UH	Unit Heater
GFP	Ground Fault Protector	UT	Underground Telephone
GND	Ground	UTIL	Utility
GRS	Galvanized Rigid Steel (Conduit)	UV	Ultraviolet
GYP BD	Gypsum Board	V	Volt
HOA	Hands-Off-Automatic Switch	VA	Volt-Amperes
HORIZ	Horizontal	VDT	Video Display Terminal
HP	Horsepower	VERT	Vertical
HPF	High Power Factor	VFD	Variable Frequency Drive
HT	Height	VOL	Volume
HTG	Heating	W	Watt
HTR	Heater	W/	With
HV	High Voltage	WG	Wire Guard
HVAC	Heating, Ventilating And Air Conditioning	WH	Water Heater
		W/O	Without
IC	Interrupting Capacity	WP	Weatherproof
IG	Isolated Ground	XFMR	Transformer
IMC	Intermediate Metal Conduit	XFR	Transfer
INCAND	Incandescent		
IR	Infrared		
I/W	Interlock With		
J-BOX	Junction Box	∠	Angle
KV	Kilovolt	@	At
KVA	Kilovolt-Ampere	Δ	Delta
KVAR	Kilovolt-Ampere Reactive	'	Feet
KW	Kilowatt	"	Inches
KWH	Kilowatt Hour	#	Number
LOC	Locate Or Location	Ø	Phase
LT	Light	C	Center Line
LTG	Lighting	P	Plate
LTNG	Lightning		
LV	Low Voltage		
MAX	Maximum		
MAG.S	Magnetic Starter		
M/C	Momentary Contact		
MC	Mechanical Contractor		

Electrical Symbol Legend

Lighting Symbols

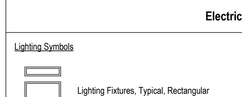
- Lighting Fixtures, Typical, Rectangular (Various Symbols)
- Lighting Fixtures, Typical, Round (Various Symbols) Center dot indicates pendant. Chevron indicates wall wash.
- Wall-mounted fixtures, Typical (Various Symbols)
- Strip Fixture
- Directional Light, Track Light, Flood Light
- Linear Light, Tape Light
- Emergency Lighting Unit, Ceiling-Mounted, Integral Battery
- Emergency Lighting Unit, Ceiling-Mounted, Remote Battery
- Emergency Lighting Unit, Wall-Mounted, Integral Battery
- Emergency Lighting Unit, Wall-Mounted, Remote Battery
- Exit Light, Ceiling-Mounted. Shading and arrows indicate faces and directional chevrons.
- Exit Light, Wall-Mounted. Shading and arrows indicate faces and directional chevrons.
- Exit/ELU Combo
- Pole/Area Lights
- Post-Top Area Light
- Bollard Light
- Hatch indicates light on an emergency or life safety circuit.
- $ Single-Pole Switch
- $ Two-Pole Switch
- $ Three-Pole Switch

Switch Modifiers:

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

- Lighting Contactor
- LC Lighting Control Panel
- OS Occupancy Sensor
- DL Daylight Harvesting Sensor

Lighting Tags



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

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

Miscellaneous

- Area Not in Contract
- # Note by Symbol
- Callout: Top Value: Detail Number on Sheet Bottom Value: Sheet Number of Detail
- Room Name and Number

Power Symbols

- Simplex Receptacle
- Duplex Receptacle
- Quadruplex Receptacle
- 6-30 Special Receptacle, Type as Indicated

Receptacle Modifiers:
##: Height AFF(to center)
CT: Device Mounted Above Counter Top
IG: Isolated Ground
H: Device Mounted Horizontally
WP: Weatherproof In-Use Cover

- Half shading indicates split (typically switched)
- Outside shading indicates tamperproof device
- Center shading indicates GFI type
- Full shading indicates tamperproof GFI type
- Multioutlet Assembly. Filled squares indicate 120V outlet. Open squares indicate with USB
- Cord Reel, Device Varies
- Drop Cord, Device Varies
- J Junction Box
- F1 Floor Box, see schedule for type
- Emergency Power Off
- DO Door Opener Push Plate
- M Power Meter
- Safety Switch, Fused
- Safety Switch, Unfused
- Motor Starter
- Combination Starter/Disconnect
- Contactor

Power Device and Equipment Tags

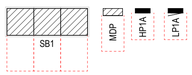
LP1A:1 Electrical DeviceTags: Uppercase letter(s) indicates Panel ID and circuit number. Lowercase letter indicates designation of controlling switch (where applicable).

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

Wiring

- Solid, arced lines connecting equipment, devices, or fixtures indicate unswitched power circuiting. Wires are only intended to indicate to what circuit devices are connected. Actual connections, circuit routing, installtion, junction boxes, etc. shall be field-determined by the contractor.
- Dashed, arced lines connecting equipment, devices, or fixtures indicate switched power.
- Home run to branch circuit panelboard. The equipment name and circuit number(s) are indicated, separated by a hyphen. Homeruns are only intended to indicate panel and circuit number. Actual homerun location shall be field-determined by the contractor.

Power Distribution Equipment



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

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

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

Telecom Symbols

- Data Outlet
- Telephone Outlet
- Data/Telephone Outlet

Outlet Modifiers:
##: Height AFF (to center)
CT: Mounted Above Counter Top

- Wireless Access Point
- TV Outlet

Fire Alarm Symbols

- P Manual Pull Station
- Horn, Wall
- F Horn, Ceiling
- Strobe, Wall, Candela as indicated
- Strobe, Ceiling, Candela as indicated
- Horn/Strobe, Wall, Candela as indicated
- Horn/Strobe, Ceiling, Candela as indicated
- Remote Indicator w/ Test Switch, Wall
- Remote Indicate w/ Test Switch, Ceiling
- Smoke Detector
- Smoke Detector Fire Alarm System
- Heat Detector
- CO Carbon Monoxide Detector
- T Beam Detector T: Transmitter R: Receiver
- CO Combination Detector (Up to Three)
- Duct Smoke Detector
- Smoke Damper
- DH Door Holder
- DCL Door Closer
- Fire Service Phone
- XXX Addressible Module
  AIM: Addressible Input Module
  AOM:Addressible Output Control Module
  AIO: Addressible Input/Output Module
- XXXX Fire Alarm Control Unit
  EVAC: Voice Evacuation Control Panel
  FAA: Fire Alarm Annunciator
  FACP: Fire Alarm Control Panel
  FATC: Fire Alarm Terminal Cabinet
  NACP: Notification Appliance Circuit Panel
  FAMN: Fire Alarm Mass Notification Control Panel
- XX Supervisory or Interface Device
  PIV: Post Indicator Valve Supervisory
  PS: Pressure Switch
  R: Non-Addressible Relay
  VS: Valve Supervisory Switch
  WF: Water Flow Switch

Security Symbols

- Security Camera. PTZ: Pan/Tilt/Zoom
- CR Card Reader
- CK Card Reader with Keypad
- CC Closed Circuit TV Outlet
- DC Door Contact
- ES Electric Strike
- IC Intercom
- ML Magnetic Lock
- RX Request to Exit Button
- REX Request to Exit Sensor
- MD Motion Detector
- XXX Security Control Unit
  SCP: Security Control Panel
  SPS: Security Power Supply Unit

Phasing

(Typical All Symbols and Equipment)

- Existing to Remain
- Existing to Be Demolished
- New

GENERAL ELECTRICAL NOTES

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

MOUNTING HEIGHT REQUIREMENTS:

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

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

GENERAL LIGHTING NOTES

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

GENERAL POWER NOTES

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

GENERAL TELECOMMUNICATIONS NOTES

A. PROVIDE THE FOLLOWING RACEWAY ROUGH-IN FOR TELECOMMUNICATIONS OUTLET TYPES INDICATED:
   - WALL PHONE OUTLET: 2"x4"x2-1/8" DEEP DEVICE BOX WITH (1) 3/4" CONDUIT TO ABOVE ACCESSIBLE CEILING.
   - PHONE/DATA OUTLET: 4-11/16" SQUARE x 3-1/4" DEEP BOX (RACO #260 OR EQUAL) WITH 1-GANG DEVICE RING AND 1-1/4" CONDUIT TO ABOVE ACCESSIBLE CEILING.
   - TV OUTLET: 4-11/16" SQUARE x 3-1/4" DEEP BOX (RACO #260 OR EQUAL) WITH 2-GANG DEVICE RING AND (1) 2" CONDUIT TO ABOVE ACCESSIBLE CEILING.
B. PROVIDE NYLON BUSHINGS FOR ALL CONDUIT ENDS NOT CONNECTED TO A BOX OR FITTING TO PROTECT CABLING FROM DAMAGE.
C. CONDUITS FROM EACH OUTLET SHALL BE STUBBED 2" ABOVE THE FINISHED CEILINGS IN AREAS WITH ACCESSIBLE TILES. IN AREAS WITH OPEN CEILINGS, STUB CONDUIT INTO STRUCTURAL JOIST SPACE.
D. PROVIDE BLANK, STAINLESS STEEL COVER PLATES FOR ALL OUTLETS NOT ACTIVATED BY OWNER.
E. PROVIDE SUITABLE PULL STRING IN ALL CONDUITS.
F. ALL TELECOMMUNICATIONS AND A/V CABLING, JACKS, CONNECTORS, TERMINATIONS, EQUIPMENT AND TESTING SHALL BE PROVIDED BY OWNER.

GENERAL FIRE ALARM NOTES

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

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Project 24072 05/09/2025

Electrical Sheet List

E0.1	ELECTRICAL TITLE SHEET
E1.1	ELECTRICAL PLANS BUILDING A
E1.2	ELECTRICAL PLANS BUILDING A
E1.3	ELECTRICAL PLANS BUILDING B
E1.4	ELECTRICAL PLANS BUILDING B
E1.5	ELECTRICAL PLANS BUILDING C
E1.6	ELECTRICAL PLANS BUILDING C
E4.1	ENLARGED ELECTRICAL PLANS
E6.1	ELECTRICAL SCHEDULES
E6.2	ELECTRICAL RISER DIAGRAMS
E6.3	ELECTRICAL PANEL SCHEDULES

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
FIELD SET
TFM# 21689-A
PROJECT# 2025-11-03-04



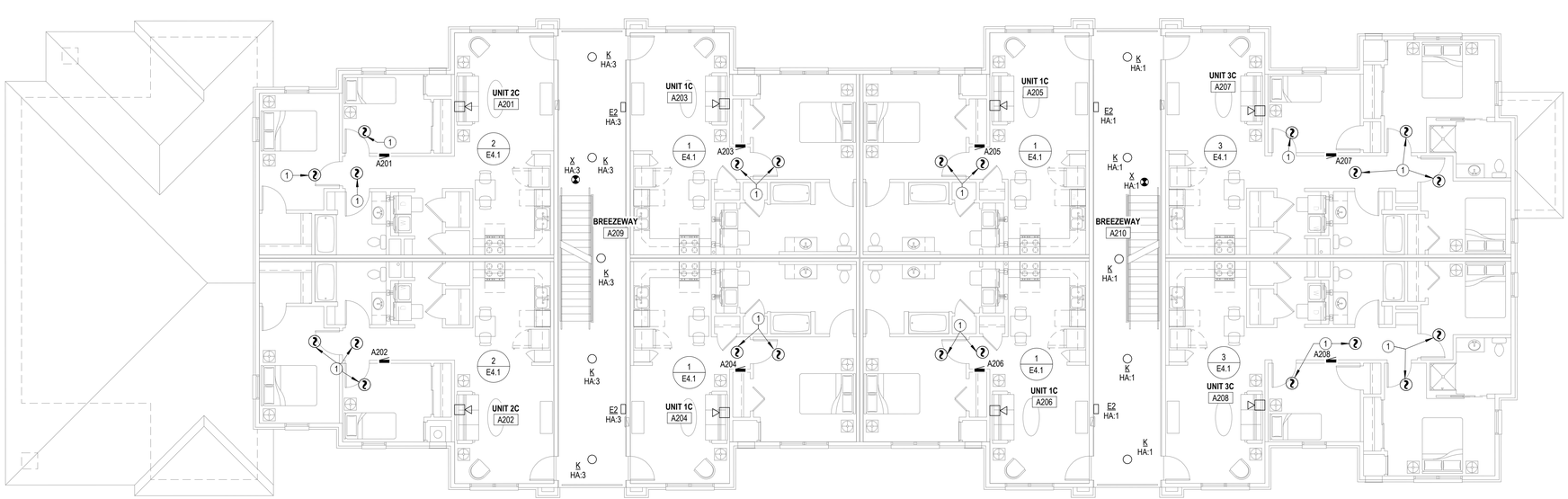
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1	12-3-2025	ASI #5

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TENNESSEE STATE FIRE MARSHAL'S OFFICE

DATE: 05/09/2025
JOB: 2446

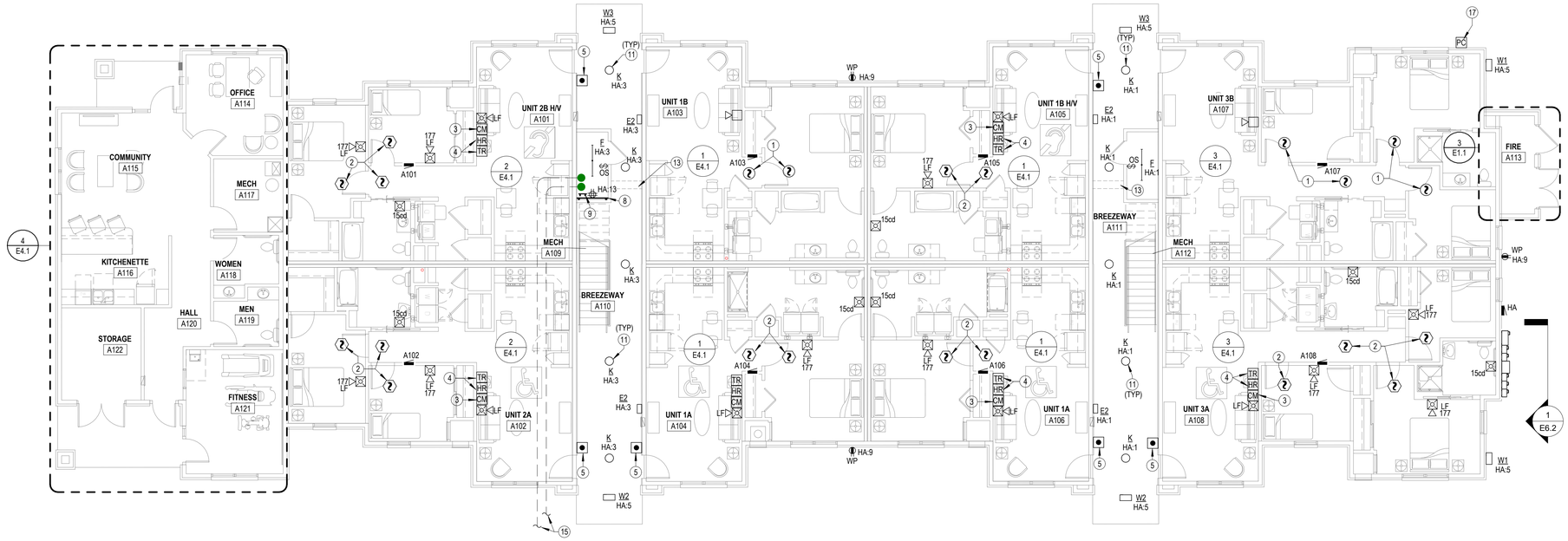
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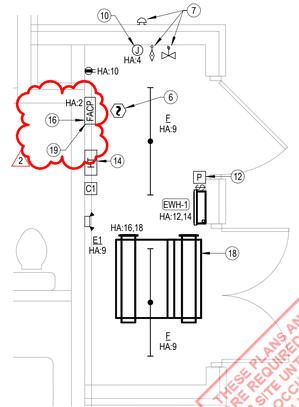
2 BUILDING A-SECOND FLOOR-POWER PLAN

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.

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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Project 24072 05/09/2025

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

1-20-2026

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

DATE: 05/09/2025
JOB NO. 2146

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GENERAL FIRE ALARM NOTES

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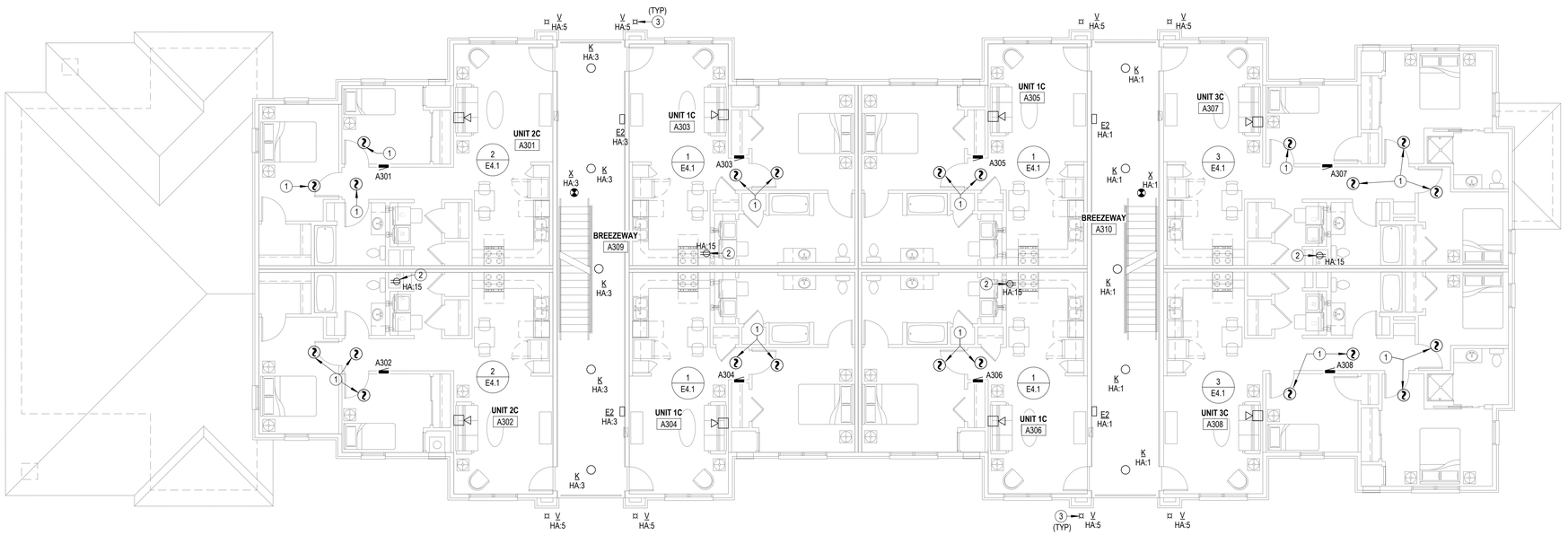
Project 24072 **05/09/2025**

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 A-THIRD FLOOR-POWER PLAN

1/8" = 1'-0"

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1-20-2026

01.20.2026	ASI #8
DATE	05/09/2025
JOB	2446
DWN	KK

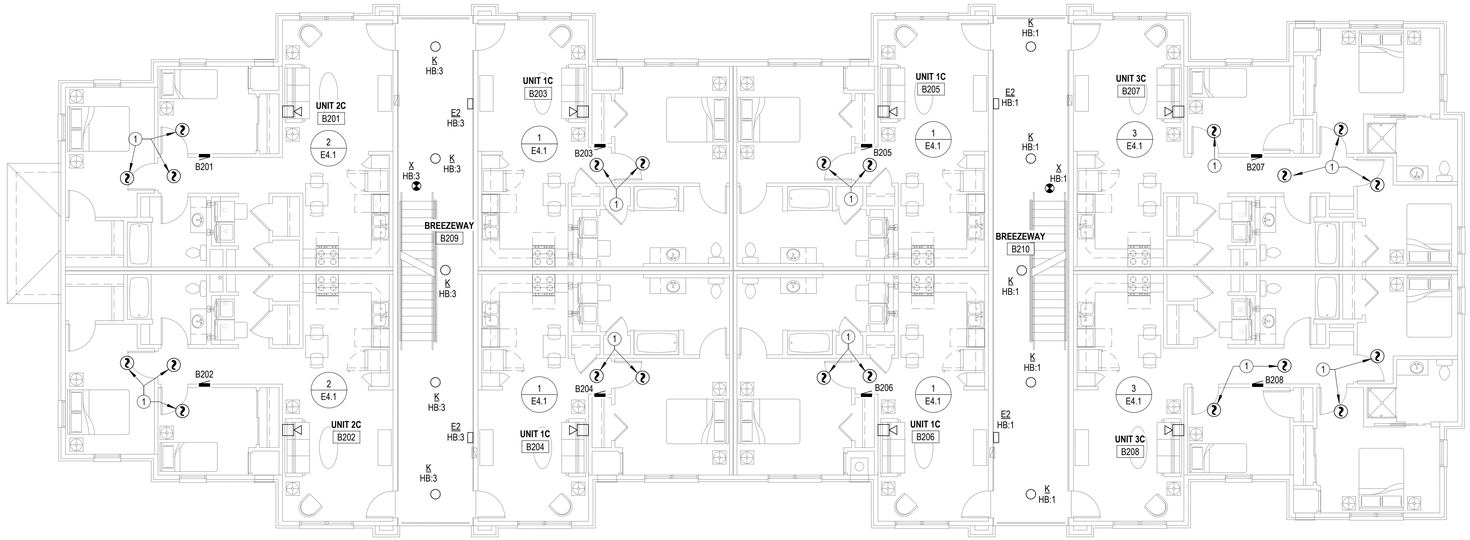
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E1.2



2 BUILDING B-SECOND FLOOR-POWER PLAN

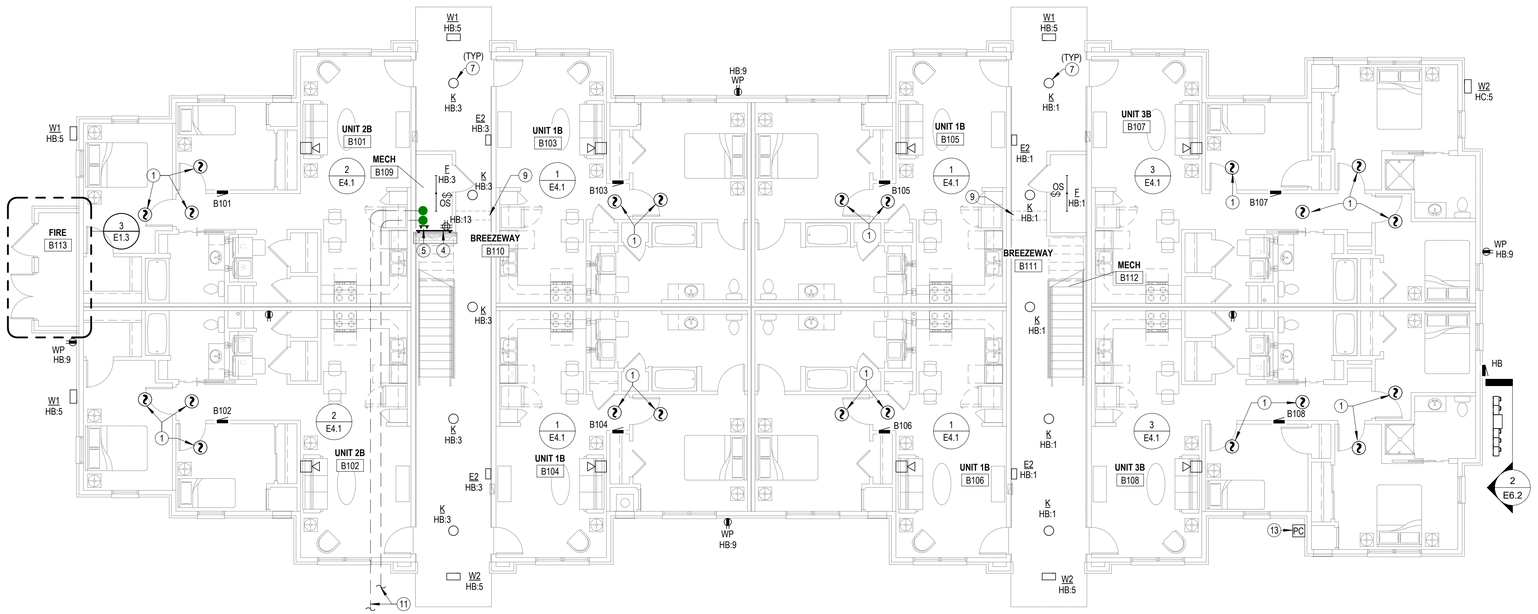
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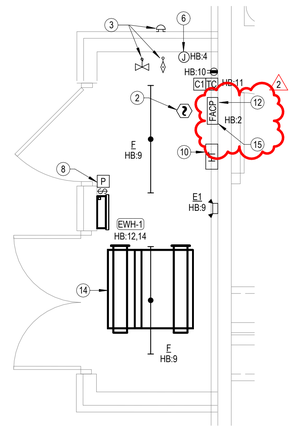
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7. CIRCUIT BREEZEWAY LIGHTS FOR CONTINUOUS OPERATION. SEE FLOORS ABOVE FOR CONTINUATION OF BREEZEWAY LIGHTING CIRCUIT.
8. PROVIDE MANUAL PULL STATION AT FACP CLOSET AND CONNECT TO FIRE ALARM SYSTEM.
9. WHERE FIRE PROTECTION PIPING MUST CROSS HALLWAY, 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.
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 HOUSING.
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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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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESSEE

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

FIELD SET

NO	DATE	DESCRIPTION
1	12-3-2025	ASI #5
2	01-20-2026	ASI #9

DATE: 05/09/2025

JOB: 2416

E1.3

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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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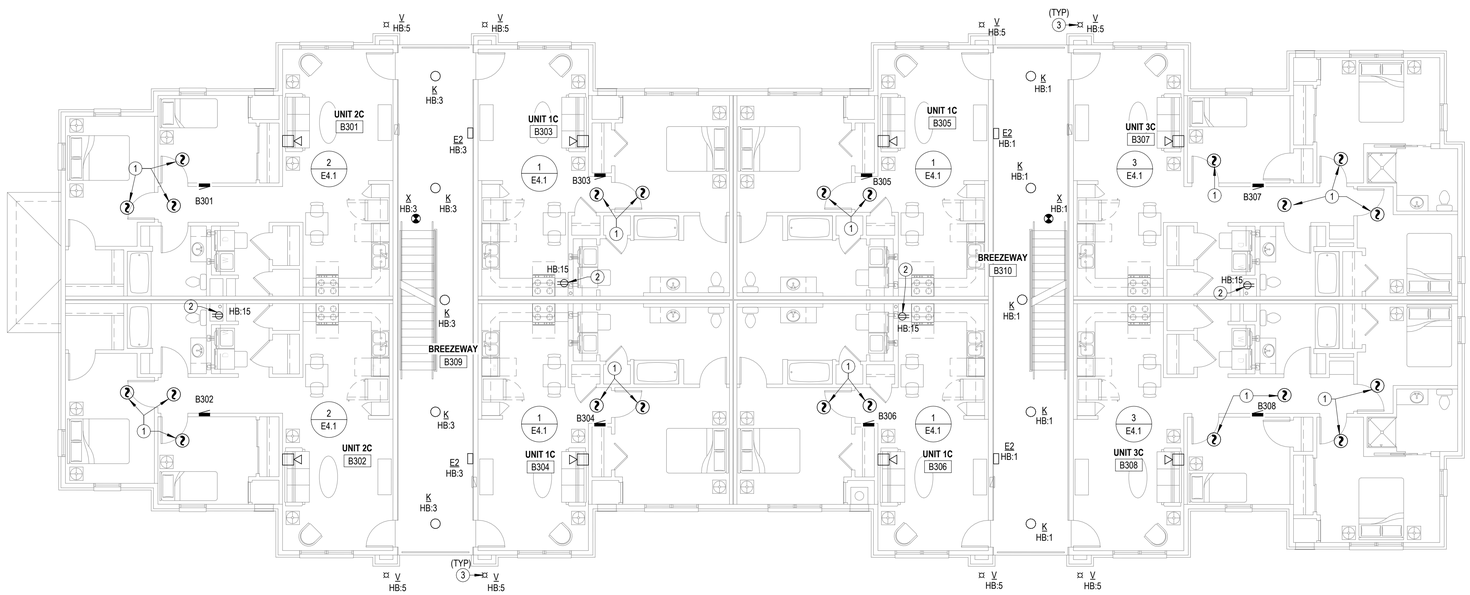
Project 24072 **05/09/2025**

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

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

FIELD SET

1-20-2026

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

DATE: 05/09/2025

JOB NO. 2146

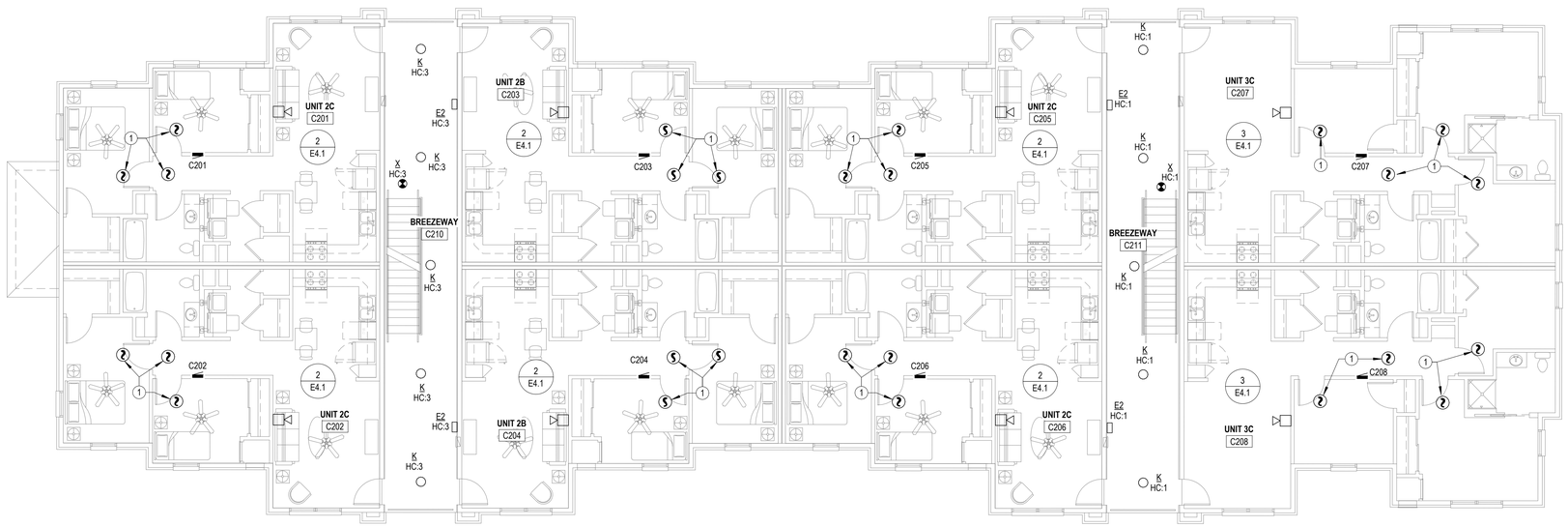
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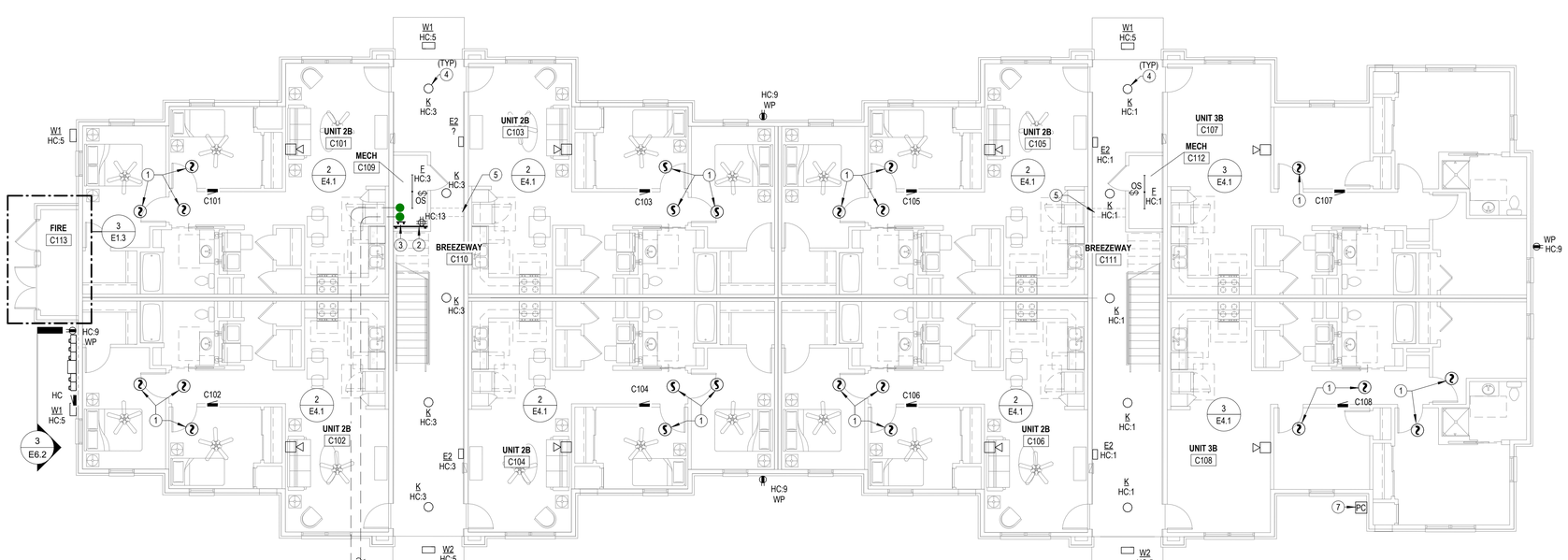
E1.4

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2 BUILDING C-SECOND FLOOR-POWER PLAN

1/8" = 1'-0"



1 BUILDING C-FIRST FLOOR-POWER PLAN

1/8" = 1'-0"

GENERAL FIRE ALARM NOTES

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

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.

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Project 24072 05/09/2025

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESSEE

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

FIELD SET

JOHN FREDERICK LEMMON
REGISTERED ARCHITECT
STATE OF TENNESSEE
No. 121151
1-20-2026

NO.	DATE	DESCRIPTION
1	12-3-2025	ASI #5
2	01-20-2026	ASI #6

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JOB NO. 2446

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GENERAL FIRE ALARM NOTES

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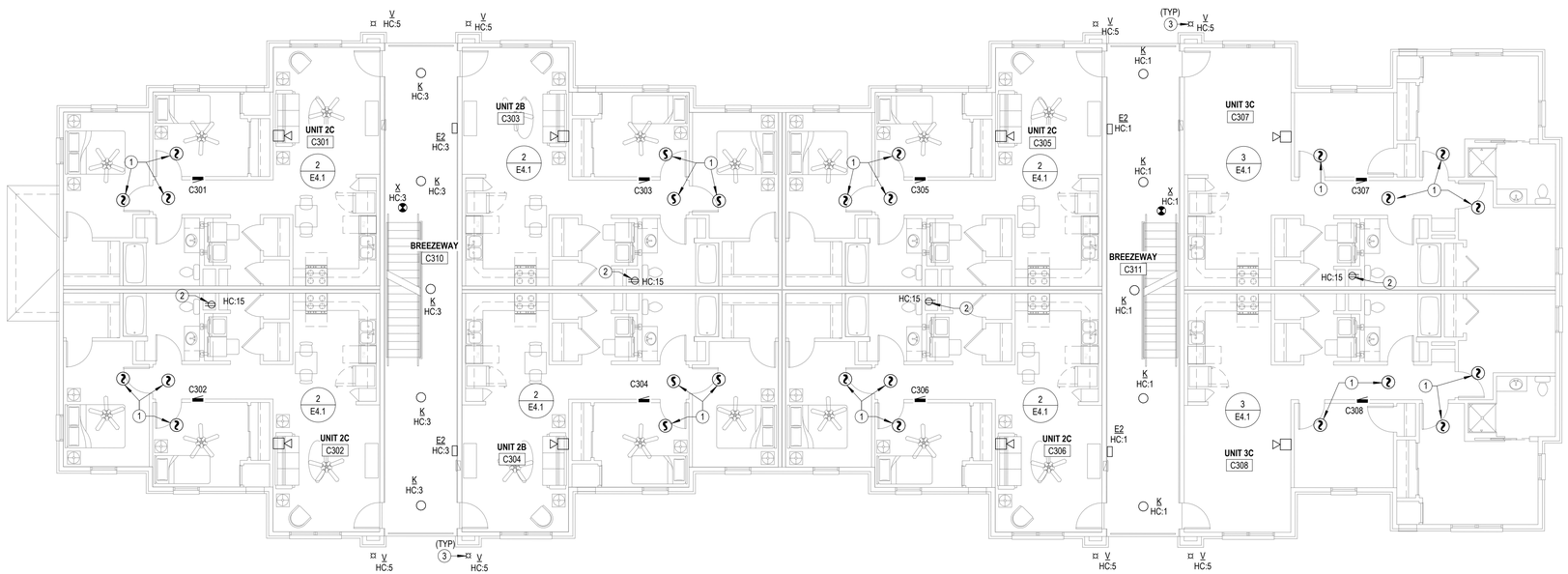
Project 24072 **05/09/2025**

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 C-THIRD FLOOR-POWER PLAN**
1/8" = 1'-0"

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04
FIELD SET

1-20-2026

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

DATE: 05/09/2025
JOB NO. 2146

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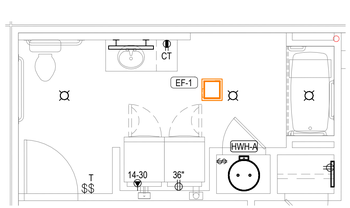
E1.6

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Project 24072 — 05/09/2025

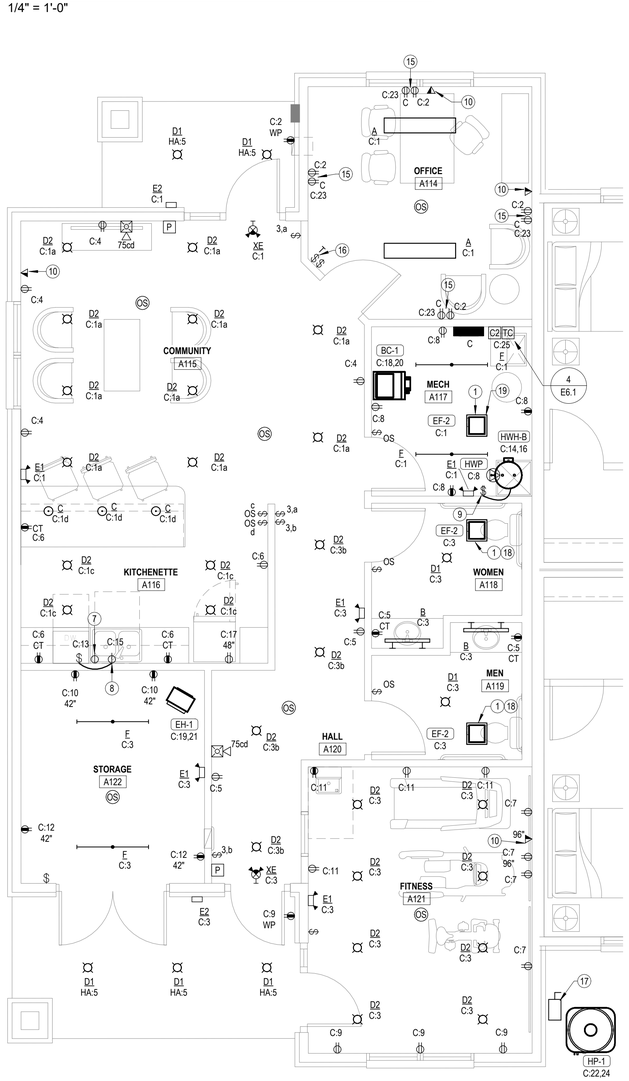
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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
PROJECT# 2025-11-03-04
TFM# 21689-A, 21689-B, 21689-C
FIELD SET

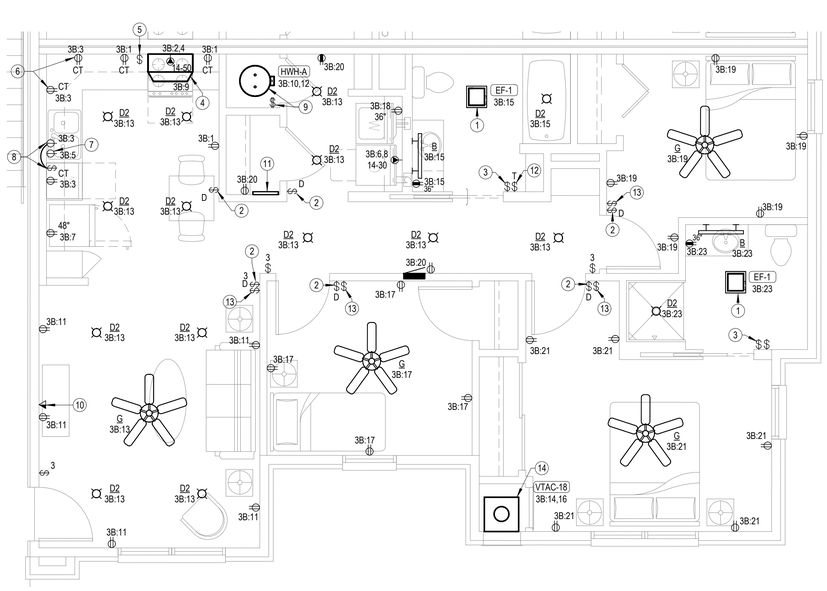


TYPICAL DEVICE LAYOUT FOR UNITS A104 & A106
BATHROOM, SEE 1:E4.1 FOR CIRCUITING AND NOTING.

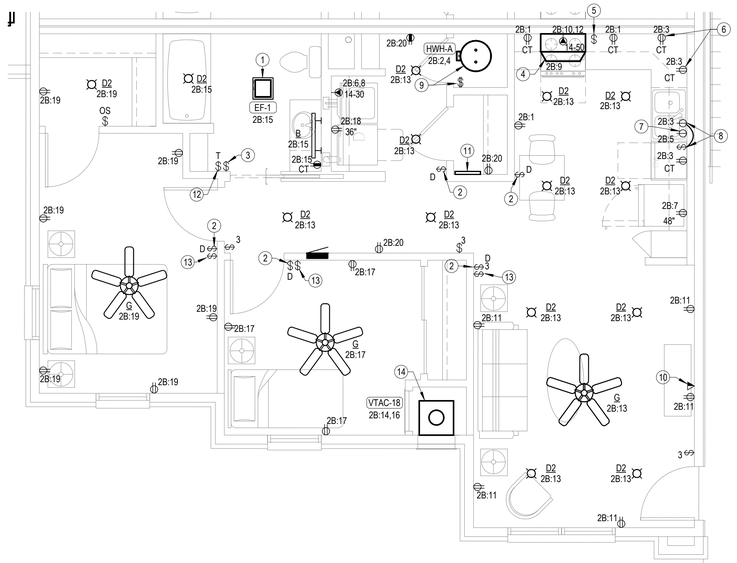
5 PARTIAL ENLARGED POWER PLAN
1/4" = 1'-0"



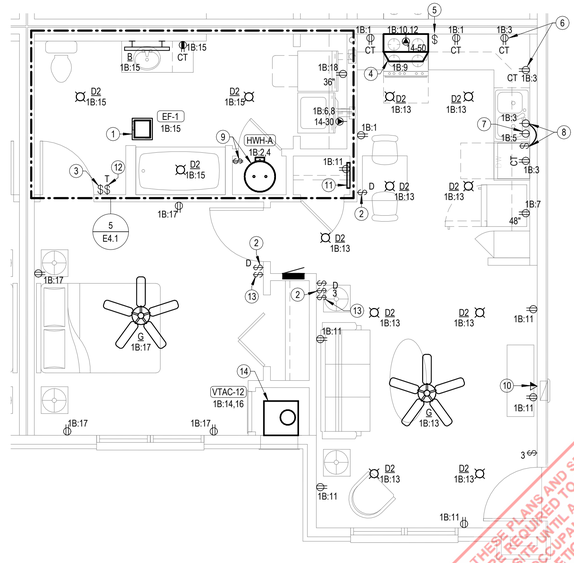
4 CLUBHOUSE ENLARGED POWER PLAN
1/4" = 1'-0"



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



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



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

NO.	DATE	DESCRIPTION
1	10-30-2025	ASI #4

DATE: 05/09/2025
JOB NO. 24046

E4.1

JOHN FREDERICK HILLIS
REGISTERED ENGINEER
No. 121134
STATE OF TENNESSEE
2/5/2026

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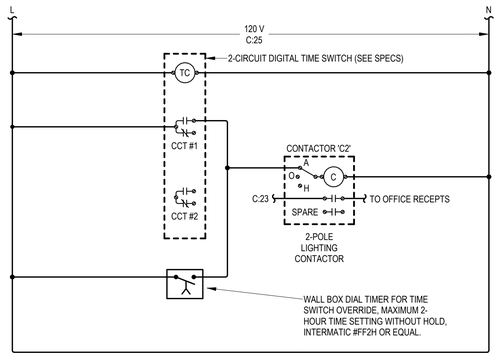
05/09/2025

LIGHT FIXTURE SCHEDULE

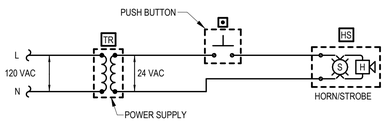
MARK	MANUFACTURER	MODEL NUMBER	WATTAGE	LUMEN OUTPUT	DRIVER	MOUNTING	FINISH	DESCRIPTION	NOTES
A	LITHONIA	FML4W ALO6 SEF 840 MVOLT	49 W	5874 lm	TRIAC DIMMING	SURFACE	WHITE	1X4 SURFACE, LED WRAP	--
B	MAXIM LIGHTING	52004	20 W	1500 lm	LED DRIVER, ELV DIMMABLE, 2%	SURFACE WALL HORIZONTAL	SELECTED BY ARCHITECT	30" LED VANITY LIGHT	--
C	TBD	SELECTED BY OWNER			0-10V DIMMING TO 10%	CEILING SURFACE	TBD	PENDANT SELECTED BY OWNER AND PROVIDED BY ELECTRICAL CONTRACTOR	--
D1	HALO	SMD6R6930WH	10 W	600 lm	0-10V DIMMING TO 10%	CEILING SURFACE	WHITE	6" DIA ROUND SURFACE MOUNT DOWNLIGHT	9
D2	HALO	SMD6R12930WH	16 W	1271 lm	0-10V DIMMING TO 10%	CEILING SURFACE	WHITE	6" DIA ROUND SURFACE MOUNT DOWNLIGHT	--
E1	LITHONIA	EU2-LED-M12			--	SURFACE WALL	WHITE	TWO HEAD EMERGENCY LIGHT	1
E2	LITHONIA	AFF OEL DWHGXD UVOLT LTP SDRT WT			--	SURFACE WALL	WHITE	EXTERIOR RATED TWO HEAD EMERGENCY LIGHT	1,3,5
F	DAY-BRITE CFI	FSS440L840-UNV-DIM	30 W	4077 lm	0-10V DIMMING TO 10%	SUSPENDED	WHITE	4' STANDARD STRIP WITH CURVED FROSTED ACRYLIC LENS	---
G	SEAGULL	15030EN-829	20 W		STANDARD	CEILING SURFACE	BRONZE	52" DIAMETER CEILING FAN WITH LED LIGHT KIT	--
K	LITHONIA	OLCFM15-DDB	17 W	1077 lm	STANDARD	CEILING SURFACE	BRONZE	12" LED BREEZWAY DOWNLIGHT	3,5
R1	LITHONIA	DSX2 LED P1 30K T3M MVOLT HS	33 W	4791 lm	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE III DISTRIBUTION AND HOUSE SIDE SHEILD	1,8
R2	LITHONIA	DSX2 LED P2 30K T4M MVOLT HS	45 W	6272 lm	STANDARD	POLE	BLACK	LED AREA LIGHT, SINGLE HEAD FULL CUT-OFF WITH IES TYPE IV DISTRIBUTION AND HOUSE SIDE SHEILD	2,8
S	ACCLAIM	DFB-111-AKEU	50 W	2455 lm	STANDARD	GRADE	BLACK	IP-66 RATED, GRADE MOUNTED LED FLOOD LIGHT	4
V	GOTHAM	ICO 40/05/AR/LSS10D	7 W	500 lm	STANDARD	SURFACE	WHITE	4" DIAMETER LED WALL WASH DOWNLIGHT WITH 10° BEAM ANGLE	5
W1	LITHONIA	MRW LED P1 40K SR2 MVOLT	20 W	2251 lm	STANDARD	WALL	BLACK	EXTERIOR LED WALL PACK WITH IES TYPE II DISTRIBUTION	3,4
W2	LITHONIA	MRW LED P1 40K SR4 MVOLT	20 W	2189 lm	STANDARD	WALL	BLACK	EXTERIOR LED WALL PACK WITH IES TYPE IV DISTRIBUTION	3,4
W3	LITHONIA	MRW LED P4 40K SR4 MVOLT	61 W	6388 lm	STANDARD	WALL	BLACK	EXTERIOR LED WALL PACK WITH IES TYPE IV DISTRIBUTION	3,4
X	LITHONIA	WLTE W 2 R EL SD			--	CEILING	WHITE	2 FACED EXTERIOR RATED EXIT LIGHT	1,2
XE	LITHONIA	LHQM LED R HO	4 W	1045 lm	--	WALL		EXIT/ELU COMBO, RED LETTERING	1,2

GENERAL:
- ALL LED'S SHALL BE 4000K CORRELATED COLOR TEMPERATURE, MINIMUM 80 CRI
- ALL LED FIXTURES SHALL ADHERE TO LM79 AND LM80 STANDARDS
- ALL APARTMENT LIGHT FIXTURES SHALL BE ENERGY STAR CERTIFIED

NOTES:
1. PROVIDE FIXTURE WITH EMERGENCY BATTERY INTEGRAL CHARGER WITH SELF-DIAGNOSTIC/SELF-TESTING ELECTRONICS.
2. FIXTURE SHALL BE CAPABLE OF WALL OR CEILING MOUNT APPLICATIONS AND SHALL HAVE BREAK-OUT DIRECTIONAL CHEVRONS.
3. FIXTURE SHALL BE CAPABLE OF OPERATION IN TEMPERATURES RANGING FROM -4F THROUGH 104F.
4. U.L. LISTED FOR 'WET LOCATION'.
5. U.L LISTED FOR 'DAMP LOCATION'.
6. PROVIDE FIXTURE/POLE ASSEMBLY WITH 20' ROUND STRAIGHT STEEL POLE, BLACK TO MATCH FIXTURE.
7. PROVIDE FIXTURE/POLE ASSEMBLY WITH 20' ROUND STRAIGHT STEEL POLE, BLACK TO MATCH FIXTURE.
8. FIXTURE/POLE ASSEMBLY SHALL BE RATED FOR 100 MPH WIND LOADS. PROVIDE WITH VIBRATION DAMPER PER MANUFACTURER'S RECOMMENDATIONS.
9. WHERE INSTALLED OUTSIDE OR IN BATHROOMS FIXTURE SHALL BE 'DAMP LOCATION ' U.L LISTED, WHERE ABOVE SHOWERS OR BATHTUBS FIXTURE SHALL BE 'WET LOCATION' U.L. LISTED.

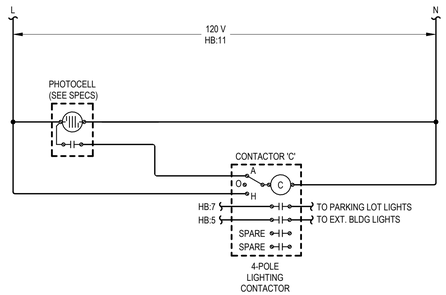


4 CLUBHOUSE CONTROLLED RECEPTACLE DIAGRAM
NO SCALE



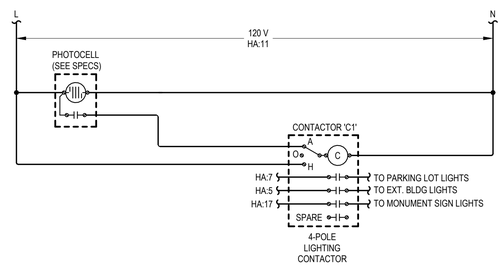
DOOR ALARM BUZZER SYSTEM NOTES
1. PROVIDE DOOR ANNUNCIATOR SYSTEM COMPLETE WITH PUSH BUTTON, HORN/STROBE(S), POWER SUPPLIES AND ALL WIRING REQUIRED. HORN/STROBE SHALL ACTIVATE WHEN PUSH BUTTON IS DEPRESSED.
2. HORN/STROBE SHALL OPERATE AT 24VAC, HAVE A CLEAR LENS WITH 50cd STROBE AND HORN WITH 82dB AT 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 CABLING SHALL BE MINIMUM 18 AWG UNSHIELDED.

3 APARTMENT DOORBELL WIRING SCHEMATIC
NO SCALE



2 LIGHTING CONTROL DIAGRAM - BUILDING B
NO SCALE

BUILDING 'C' SIMILAR



1 LIGHTING CONTROL DIAGRAM - BUILDING A
NO SCALE

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

JOHN FREDERICK GILLAM
REGISTERED ARCHITECT
ARCHITECT OF TENNESSEE
CERTIFICATE No. 121115
1-26-2026

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DATE: 05/09/2025
DRN: JGR
CHK: JGR

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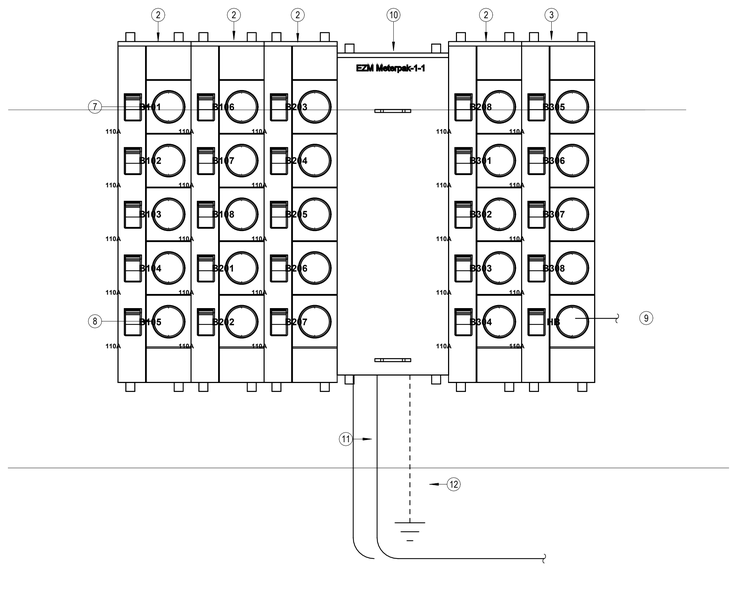
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Project 24072 05/09/2025

BUILDING 'C' FEEDER SCHEDULE		
PANEL NAME	FEEDER SIZE (COPPER)	FEEDER SIZE (ALUMINUM)
C101	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C102	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C103	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C104	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C105	1-1/2"C 2-1/0 1/0N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C106	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
C107	1-1/2"C 2-1/0 1/0N #6G	2"C 2-4/0 AL 4/0 AL N 1/0 AL G
C108	1-1/2"C 2-2/0 2/0N #4G	2"C 2-4/0 AL 4/0 AL N 1/0 AL G
C201	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C202	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C203	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C204	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C205	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
C206	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
C207	1-1/2"C 2-2/0 2/0N #4G	2"C 2-4/0 AL 4/0 AL N 1/0 AL G
C208	1-1/2"C 2-2/0 2/0N #4G	2"C 2-4/0 AL 4/0 AL N 1/0 AL G
C301	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C302	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C303	1-1/2"C 2-1/0 1/0N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C304	1-1/2"C 2-1/0 1/0N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
C305	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
C306	1-1/2"C 2-1/0 1/0N #6G	2"C 2-3/0 AL 3/0 AL N #1 AL G
C307	1-1/2"C 2-2/0 2/0N #4G	2"C 2-4/0 AL 4/0 AL N 1/0 AL G
C308	2"C 2-3/0 3/0N #3G	2"C 2-250kcmil AL 250kcmil AL N 2/0 AL G
HC	1-1/4"C 2#1 #1N #8G	1-1/4"C 2-1/0 AL 1/0 AL N #6 AL G

BUILDING 'B' FEEDER SCHEDULE		
PANEL NAME	FEEDER SIZE (COPPER)	FEEDER SIZE (ALUMINUM)
B101	2"C 2-3/0 3/0N #3G	2"C 2-4/0 AL 4/0 AL N 1/0 AL G
B102	1-1/2"C 2-2/0 2/0N #4G	2"C 2-4/0 AL 4/0 AL N 1/0 AL G
B103	1-1/2"C 2-1/0 1/0N #6G	2"C 2-3/0 AL 3/0 AL N #1 AL G
B104	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
B105	1-1/2"C 2-1/0 1/0N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
B106	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
B107	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
B108	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
B201	2"C 2-3/0 3/0N #3G	2"C 2-250kcmil AL 250kcmil AL N 2/0 AL G
B202	1-1/2"C 2-2/0 2/0N #4G	2"C 2-4/0 AL 4/0 AL N 1/0 AL G
B203	1-1/2"C 2-1/0 1/0N #6G	2"C 2-3/0 AL 3/0 AL N #1 AL G
B204	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
B205	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
B206	1-1/2"C 2-1/0 1/0N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
B207	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
B208	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
B301	2"C 2-3/0 3/0N #3G	2"C 2-250kcmil AL 250kcmil AL N 2/0 AL G
B302	2"C 2-3/0 3/0N #3G	2"C 2-250kcmil AL 250kcmil AL N 2/0 AL G
B303	1-1/2"C 2-1/0 1/0N #6G	2"C 2-3/0 AL 3/0 AL N #1 AL G
B304	1-1/2"C 2-1/0 1/0N #6G	2"C 2-3/0 AL 3/0 AL N #1 AL G
B305	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
B306	1-1/2"C 2-1/0 1/0N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
B307	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
B308	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
HB	1-1/4"C 2#1 #1N #8G	1-1/4"C 2-1/0 AL 1/0 AL N #6 AL G



2 BUILDING B-ELECTRICAL RISER DIAGRAM
1" = 1'-0"

NOTES BY SYMBOL

1 METER CENTER MAIN, 3-PH IN, 3-PH OUT, 208/120V-3PH, 4 WIRE WITH 1000A/3P MAIN BREAKER. 42 KAIC RATED. SERVICE ENTRANCE RATED WITH INTEGRAL SURGE PROTECTION DEVICE. SQUARE D 'EZ METER-PAK' #EZM31000CB.

2 5-SOCKET BRANCH UNITS, 3-PH IN; 1-PH OUT, WITH (5) 110A BRANCH BREAKERS. METER SOCKETS SHALL BE RING TYPE, 5-JAW WITHOUT BYPASS, SQUARE D 'EZ METER-PAK' #EZM315125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT OR HOUSE PANEL BEING SERVED.

3 5-SOCKET BRANCH UNITS, 3-PH IN; 1-PH OUT, WITH (4) 110A BRANCH BREAKERS AND (1) 100A BRANCH BREAKER. METER SOCKETS SHALL BE RING TYPE, 5-JAW WITHOUT BYPASS, SQUARE D 'EZ METER-PAK' #EZM315125. PROVIDE PERMANENT LABEL ON EACH METER SOCKET BREAKER INDICATING THE APARTMENT OR HOUSE PANEL BEING SERVED.

4 1-SOCKET BRANCH UNITS, 3-PH IN; 1-PH OUT, WITH (1) 200A BRANCH BREAKER. METER SOCKETS SHALL BE RING TYPE, WITH TEST BLOCK BYPASS SQUARE D 'EZ METER-PAK' #EZMT311225. PROVIDE PERMANENT LABEL ON METER SOCKET BREAKER TO READ 'CLUBHOUSE'.

5 (3) PARALLEL 4" CONDUITS EACH WITH (4) #400 KCMIL COPPER FROM TRANSFORMER TO METER CENTER AT BUILDING 'A'.

6 #3/0 CU GROUNDING ELECTRODE CONDUCTOR TO CONCRETE ENCASED ELECTRODE, UNDERGROUND METAL WATER PIPE, AND DRIVEN GROUND ROD. BOND ALL ITEMS IN ACCORDANCE WITH NEC ARTICLE 250.

7 MAXIMUM HEIGHT TO CENTERLINE OF TOP METER SOCKET SHALL BE 5'-6" AFG.

8 MINIMUM HEIGHT TO BOTTOM OF METER SOCKET ASSEMBLY SHALL BE 18" AFG.

9 SEE FEEDER SCHEDULE, THIS SHEET FOR SIZES TO APARTMENT UNIT LOAD CENTERS.

10 METER CENTER MAIN, 3-PH IN; 3-PH OUT, 208/120V-3PH, 4 WIRE WITH 800A/3P MAIN BREAKER. 65 KAIC RATED, SERVICE ENTRANCE RATED WITH INTEGRAL SURGE PROTECTION DEVICE. SQUARE D 'EZ METER-PAK' #EZM3800CB.

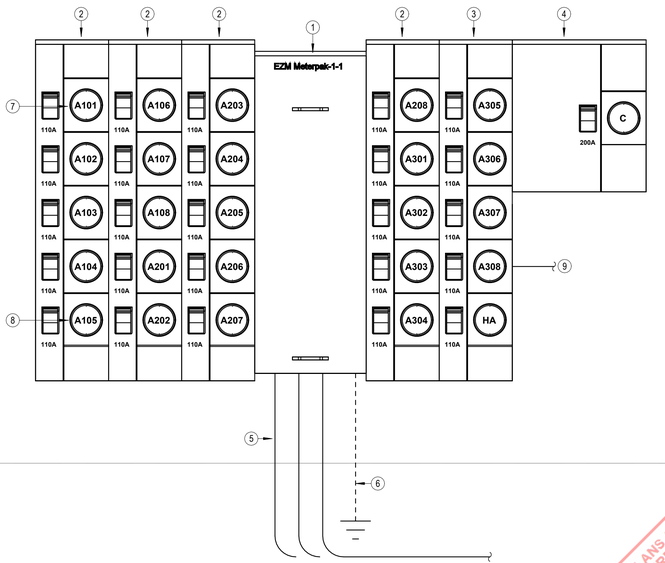
11 (2) PARALLEL 4" CONDUITS EACH WITH (4) #500 KCMIL COPPER FROM TRANSFORMER TO METER CENTER AT BUILDING 'B'. SEE ME1.0 FOR MORE INFORMATION.

12 #2/0 CU GROUNDING ELECTRODE CONDUCTOR TO CONCRETE ENCASED ELECTRODE, UNDERGROUND METAL WATER PIPE, AND DRIVEN GROUND ROD. BOND ALL ITEMS IN ACCORDANCE WITH NEC ARTICLE 250.

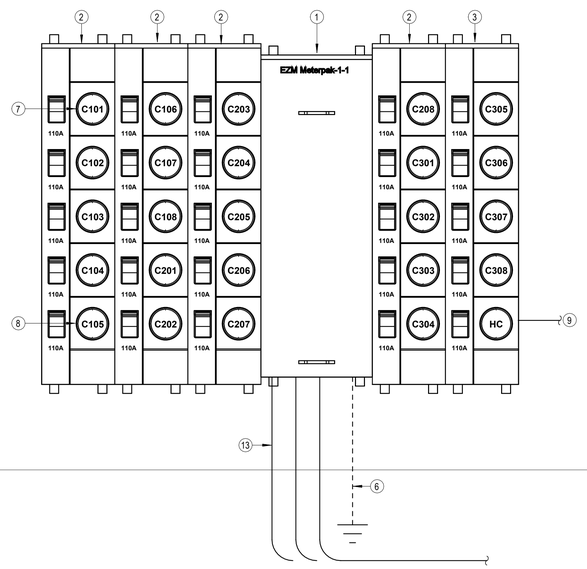
13 (3) PARALLEL 4" CONDUITS EACH WITH (4) #400 KCMIL COPPER FROM TRANSFORMER TO METER CENTER AT BUILDING 'C'.

NOTES:
- Meter Center main circuit breaker shall be fully rated for kAIC rating listed in notes above. Feeder breakers may be series rated with main breaker.
- 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:
  Brownsville Energy Authority
  Russ Stoots
  General Manager
  rstoots@budutil.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.

BUILDING 'A' FEEDER SCHEDULE		
PANEL NAME	FEEDER SIZE (COPPER)	FEEDER SIZE (ALUMINUM)
A101	2"C 2-3/0 3/0N #3G	2"C 2-250kcmil AL 250kcmil AL N 2/0 AL G
A102	2"C 2-3/0 3/0N #3G	2"C 2-250kcmil AL 250kcmil AL N 2/0 AL G
A103	1-1/2"C 2-1/0 1/0N #6G	2"C 2-3/0 AL 3/0 AL N #1 AL G
A104	1-1/2"C 2-1/0 1/0N #6G	2"C 2-3/0 AL 3/0 AL N #1 AL G
A105	1-1/2"C 2-1/0 1/0N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
A106	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
A107	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
A108	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
A201	2"C 2-3/0 3/0N #3G	2"C 2-250kcmil AL 250kcmil AL N 2/0 AL G
A202	2"C 2-3/0 3/0N #3G	2"C 2-250kcmil AL 250kcmil AL N 2/0 AL G
A203	1-1/2"C 2-1/0 1/0N #6G	2"C 2-3/0 AL 3/0 AL N #1 AL G
A204	1-1/2"C 2-1/0 1/0N #6G	2"C 2-3/0 AL 3/0 AL N #1 AL G
A205	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
A206	1-1/2"C 2-1/0 1/0N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
A207	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
A208	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
A301	2"C 2-3/0 3/0N #3G	2-1/2"C 2-300kcmil AL 300kcmil AL N 3/0 AL G
A302	2"C 2-3/0 3/0N #3G	2"C 2-250kcmil AL 250kcmil AL N 2/0 AL G
A303	1-1/2"C 2-1/0 1/0N #6G	2"C 2-4/0 AL 4/0 AL N 1/0 AL G
A304	1-1/2"C 2-1/0 1/0N #6G	2"C 2-3/0 AL 3/0 AL N #1 AL G
A305	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
A306	1-1/2"C 2-1/0 1/0N #6G	1-1/2"C 2-2/0 AL 2/0 AL N #2 AL G
A307	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
A308	1-1/4"C 2#1 #1N #6G	1-1/4"C 2-1/0 AL 1/0 AL N #3 AL G
HA	1-1/4"C 2#1 #1N #8G	1-1/4"C 2-1/0 AL 1/0 AL N #6 AL G
C	2"C 2-4/0 4/0N #4G	2-1/2"C 2-350kcmil AL 350kcmil AL N #2 AL G



1 BUILDING A-ELECTRICAL RISER DIAGRAM
1" = 1'-0"



3 BUILDING C-ELECTRICAL RISER DIAGRAM
1" = 1'-0"

JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

1-20-2026

NO.	DATE	DESCRIPTION
1	12-3-2025	ASI #5

DATE: 05/09/2025
JOB NO. 2446
DRAWN BY:

THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO BE KEPT ON SITE UNTIL A FINAL CERTIFICATE OF OCCUPANCY OR PROJECT COMPLETION FORM IS ISSUED BY THIS OFFICE.
No alterations, additions or modifications shall be allowed to this approved set without written permission of this office.
TENNESSEE STATE FIRE MARSHAL'S OFFICE
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E6.2

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.

LST Consulting Engineers, PA
MANHATTAN: 4809 Vue Du Lac Place, Suite 201, Manhattan, KS 66503, 785.587.8042
WICHITA: 125 S. Washington, Suite 150, Wichita, KS 67202, 316.265.0696
www.LSTengineers.com
mail@LSTengineers.com

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					Connected Load:		5654 VA
					Connected Amps:			60 A					Connected Amps:		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	--			0 A	--						--	--	Surge Protection	2B:22
2B:23	Spare	--						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					Connected Load:		5628 VA
					Connected Amps:			59 A					Connected Amps:		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...									C:14
C:15	Receptacle - Disposal	1/2"C,1#12,#12N,#12G	20					680...	234...			30	1/2"C,2#10,#10G	Hot Water Heater 'HWH-B'	C:16
C:17	Receptacle - Refrigerator	1/2"C,1#12,#12N,#12G	20		180...	221...									C:18
C:19	Heater 'EH-1'	1/2"C,2#10,#10G	30					183...	221...			30	1/2"C,2#10,#10G	Blower Coil 'BC-1'	C:20
C:21					183...	156...									C:22
C:23	Receptacle - Office A114 (Controlled)	1/2"C,1#12,#12N,#12G	20					720...	156...			20	1/2"C,2#12,#12G	Heat Pump 'HP-1'	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					Connected Load:		13117 VA
					Connected Amps:			124 A					Connected Amps:		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
PROJECT# 2025-11-03-04
TFM# 21689-A, 21689-B, 21689-C
FIELD SET

JOHN WESLEY GILLAM, REGISTERED ARCHITECT, STATE OF TENNESSEE, No. 121151
1-20-2026

NO.	DATE	DESCRIPTION
1	10-14-2025	ASI #2
2	12-3-2025	ASI #5
3	01-20-2026	ASI #8

DATE: 05/09/2025
JOB NO. 2445

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Project 24072 — 05/09/2025

General Plan Symbols

- Plan Revision Number
- Detail Number on Sheet / Sheet Number Where Detail is Placed
- Keynote Symbol
- Continuation Symbol
- Point Where New Connects To Existing
- Room Name / Number
- Area Being Demolished
- Area Not In Contract
- Electrical Equipment. Do not route HVAC installation above or below equipment. Maintain working clearance as indicated by dashed line.

Abbreviations

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

Equipment Abbreviations

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

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

HVAC Symbols

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

Grille, Register, Diffusers

Square Ceiling Diffuser — CD- 500 / 10"Ø/24x24 — Type (See Schedule), Airflow, Neck Size / Module Size

Round Ceiling Diffuser — CD11 100 / TYP. X 4 — Type (See Schedule), Airflow, Neck Size, Type Count for Space

Sidewall Supply Grille — SG5 300 / 18"x6" / AFF:0" — Type (See Schedule), Airflow, Nominal Duct Size, Mounting Elevation (Centerline)

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

Sidewall Return Grille — RG6 200 / 12"x6" / AFF:0" — Type (See Schedule), Airflow, Nominal Duct Size, Mounting Elevation (Centerline)

Ceiling Return — CR2 200 / 8"Ø/24x24 — Type (See Schedule), Airflow, Neck Size / Module Size

Mechanical Equipment

- RTU-1 — Unit Identity
- (E)AHU-2 — Existing to Remain Equipment
- (R)AHU-3 — Existing Relocated Equipment
- Equipment By Others (Refer To Other Disciplines)

Mechanical Control Devices

- (T) Thermostat
- (H) Humidistat
- (TS) Temperature Sensor
- (HS) Humidity Sensor
- CO2 Carbon Dioxide Detector
- HZG Hazardous Gas Detector

Damper Types

- (B) Manual Damper
- (M) Motorized Damper
- (D) Backdraft Damper
- (S) Smoke Damper
- Fire Damper
- (C) Comb. Fire/ Smoke Damper

HVAC SHEET INDEX

M0.1	HVAC TITLE SHEET
M1.1	HVAC PLANS BUILDING A
M1.2	HVAC PLANS BUILDING A
M1.3	HVAC PLANS BUILDING B
M1.4	HVAC PLANS BUILDING B
M1.5	HVAC PLANS BUILDING C
M1.6	HVAC PLANS BUILDING C
M4.1	ENLARGED HVAC PLANS
M4.2	ENLARGED HVAC PLANS
M6.1	MECHANICAL SCHEDULES

GENERAL HVAC NOTES

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

GENERAL MECHANICAL DEMOLITION NOTES

A. ALL PIPING TAKEN OUT OF SERVICE SHALL BE REMOVED. WHERE PIPING TO BE REMOVED IS CONNECTED TO EXISTING PIPING TO REMAIN, PIPING SHALL BE REMOVED BACK TO MAIN AND CAPPED, UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL DISPOSE OF PIPING OR DELIVER TO OWNER, AS DIRECTED BY OWNER.
B. WHERE PIPING TAKEN OUT OF SERVICE IS LOCATED BELOW SLAB AND IS UNABLE TO BE REMOVED, CAP BELOW SLAB.
C. ALL DUCTWORK TAKEN OUT OF SERVICE SHALL BE REMOVED.
D. COORDINATE CUTTING, PATCHING OF EXISTING WALLS, CEILINGS, ROOF AND FLOORS AFFECTED BY MECHANICAL DEMOLITION WITH G.C.
E. ALL EQUIPMENT TAKEN OUT OF SERVICE SHALL BE REMOVED. EQUIPMENT SHALL BE DELIVERED TO OWNER OR DISPOSED OF AS DIRECTED BY OWNER.
F. REMOVE ALL MECHANICAL INSTALLATION FROM PROJECT AREA, UNLESS REQUIRED FOR NEW WORK OR EXISTING INSTALLATION NOT AFFECTED BY REMODEL. COORDINATE WITH OWNER AND G.C.
G. SERVICES TO ITEMS NOT REMOVED AS PART OF THIS WORK SHALL BE RESTORED UPON COMPLETION OF THIS WORK TO FULLY OPERATIONAL CONDITION.
H. NOT ALL ITEMS REQUIRED TO BE DEMOLISHED MAY BE INDICATED ON DRAWINGS. ALL DEMOLITION OF AFFECTED SPACE SHALL BE PERFORMED AS IF INDICATED.
I. FIELD VERIFY EXACT LOCATION OF ALL EXISTING MECHANICAL INSTALLATION INDICATED ON DRAWINGS.
J. ALL ITEMS TO BE RE-USED OR RELOCATED SHALL BE CLEANED, REPAIRED, AND RESTORED TO LIKE NEW CONDITION PRIOR TO RE-USE.

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04
FIELD SET

STATE OF TENNESSEE — REGISTERED ARCHITECT — JOHN E. RENZ — 1-20-2026

1	10-14-2025 ASI #2
2	
3	
4	
5	
DATE:	10/05/2025
JOB NO.	2146

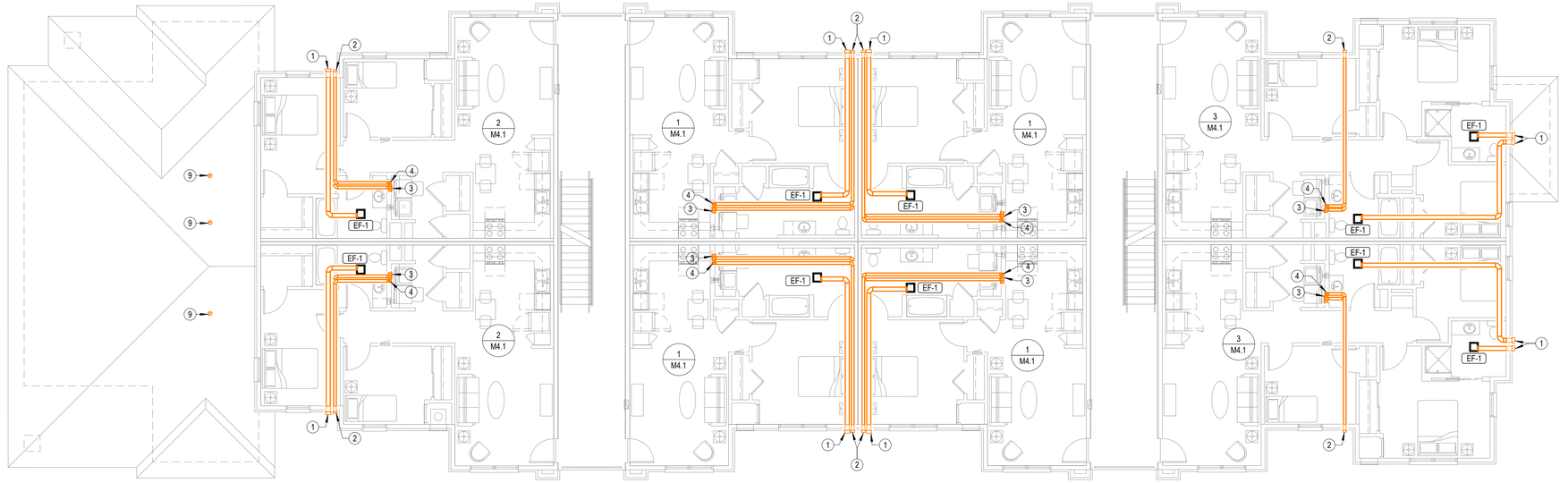
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Project 24072 — 05/09/2025



2 BUILDING A-SECOND FLOOR-HVAC PLAN
1/8" = 1'-0"

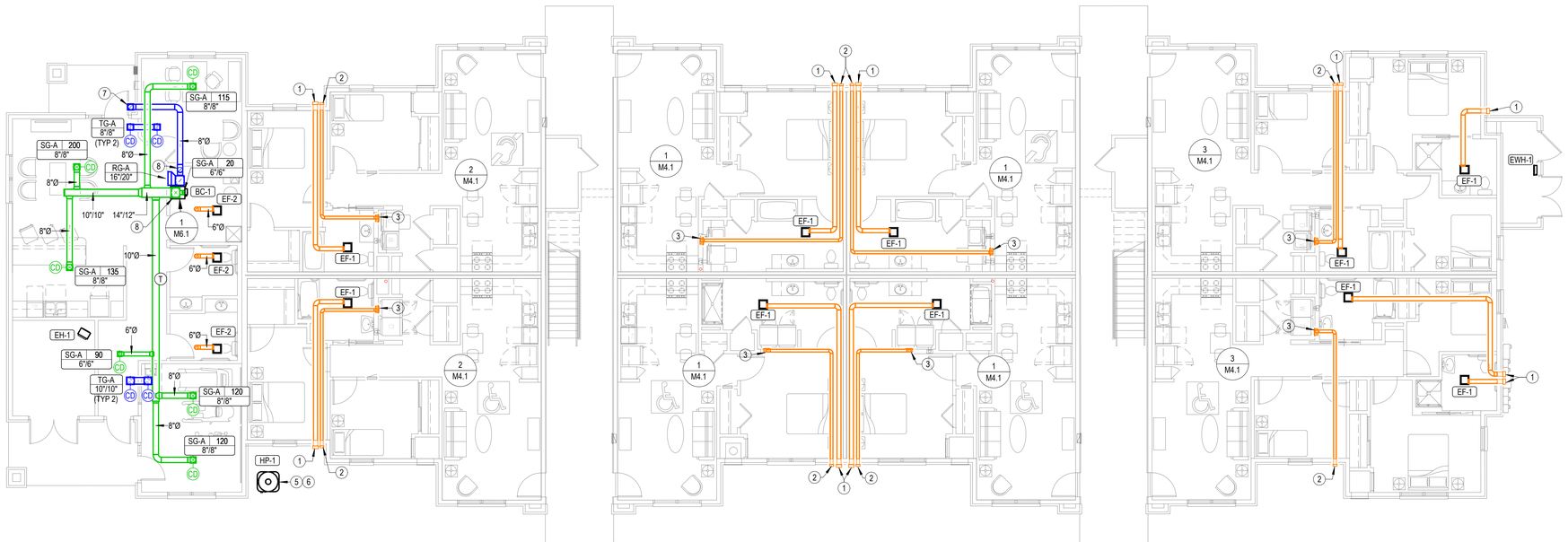
GENERAL MECHANICAL NOTES

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.



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

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04
FIELD SET

JOHN FREDERICK LEITZ — REGISTERED PROFESSIONAL ENGINEER — No. 121251 — STATE OF TENNESSEE — 5-20-2026

	DATE	ITEM
1	10-30-2025	ASI #4
2	01-20-2026	ASI #3

JOB DATE: 05/09/2025
DRAWN BY: JFL

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Project 24072 05/09/2025

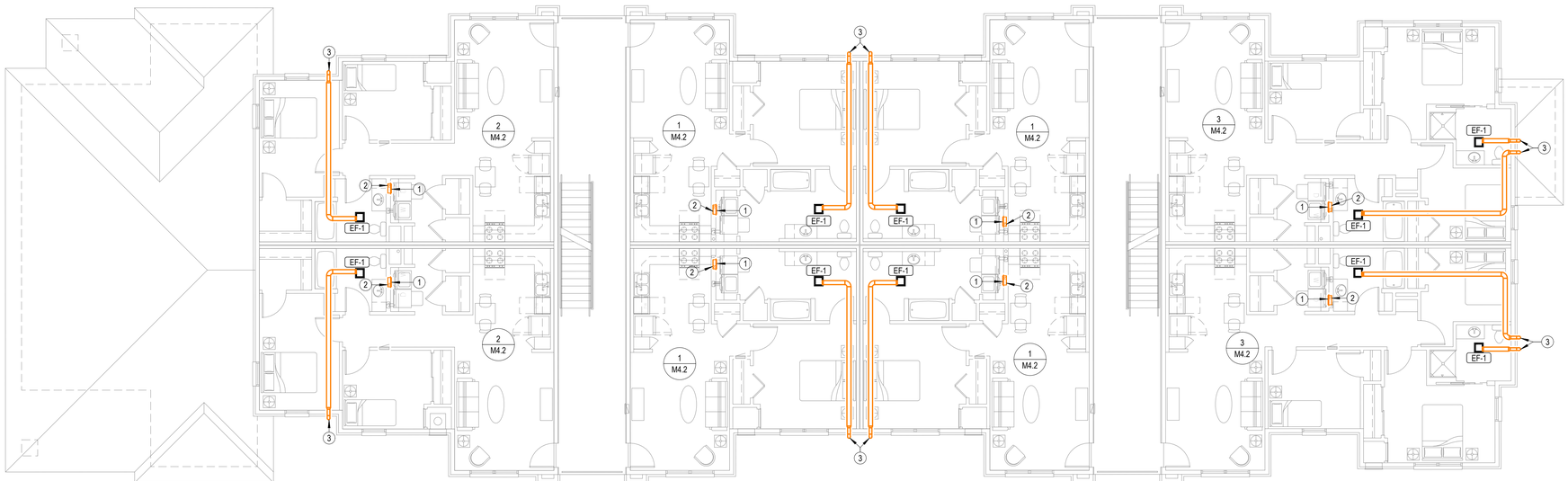
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2 ROUTE DRYER EXHAUST DUCT DOWN TO FLOOR BELOW. SEE 2.M1.1 FOR CONTINUATION

3 ROUTE 6"Ø EXHAUST DUCT TO 4"Ø MANUFACTURER'S SOFFIT VENT. TRANSITION TO 4"Ø DUCT AS CLOSE TO SOFFIT VENT AS POSSIBLE. COORDINATE FINAL LOCATION WITH ARCHITECT.



1 BUILDING A-THIRD FLOOR-HVAC PLAN

1/8" = 1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESSEE

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

FIELD SET

1-20-2026

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DATE: 05/09/2025
JOB: 2146

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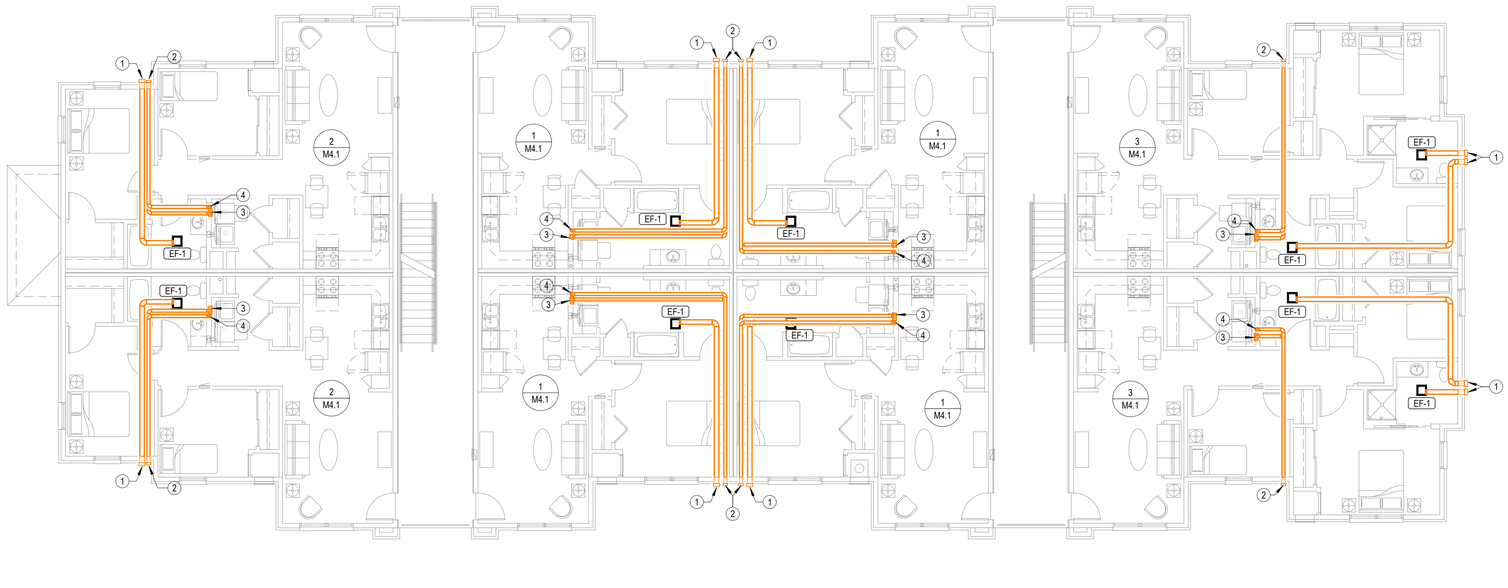
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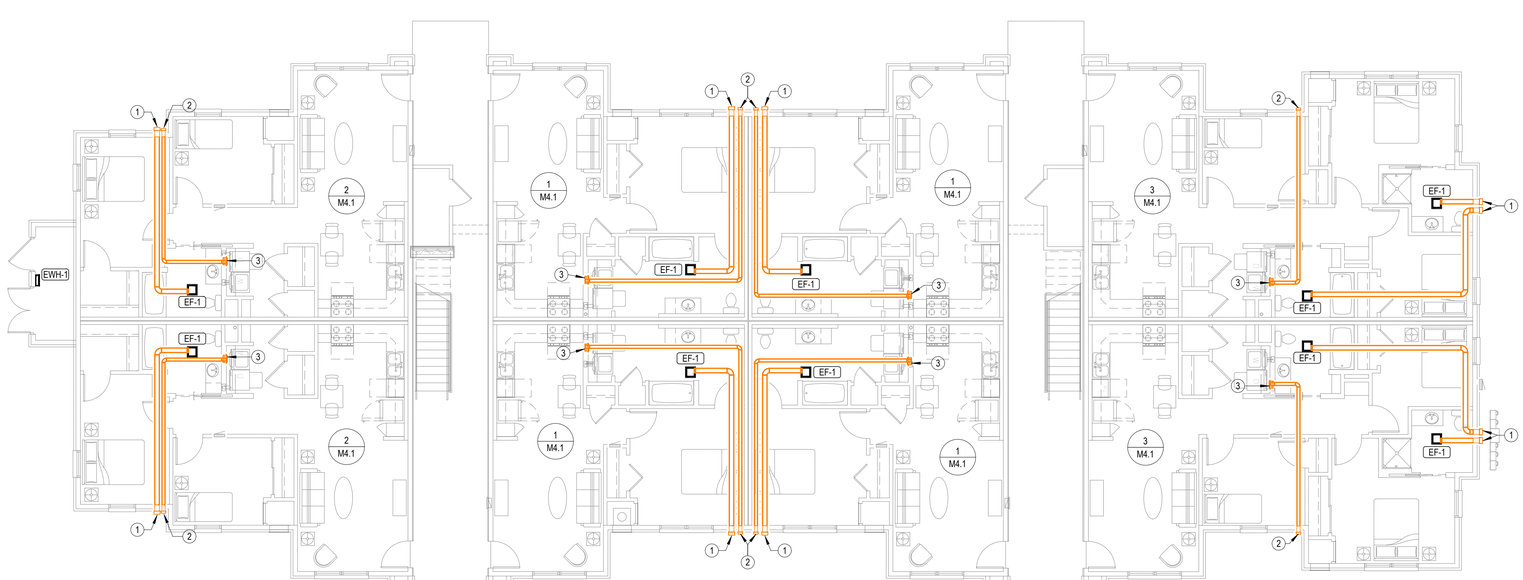
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1/8" = 1'-0"



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1/8" = 1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESEE

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

FIELD SET

1-20-2026

1	12-3-2025	ASI #5

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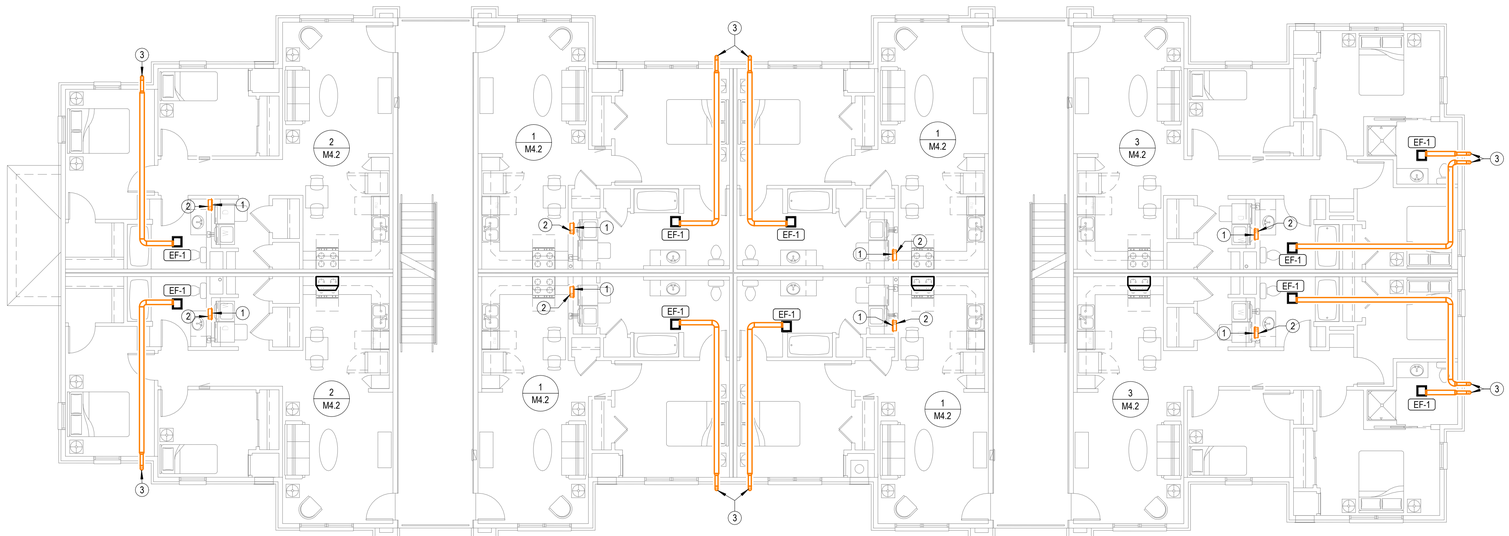
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Project 24072 **05/09/2025**

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1/8" = 1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE **TENNESSEE**

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

FIELD SET

1-20-2026

ISSUED:	
12-3-2025	ASI #5
DATE:	05/09/2025
JOB NO.	2146
DWG. NO.	

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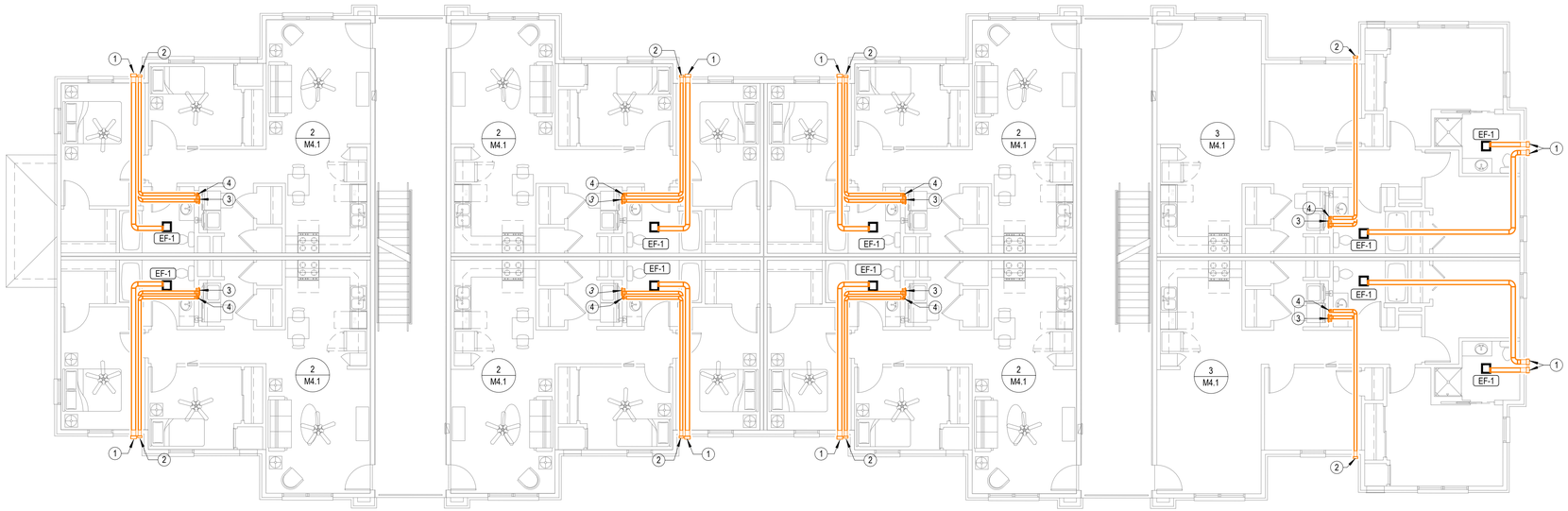
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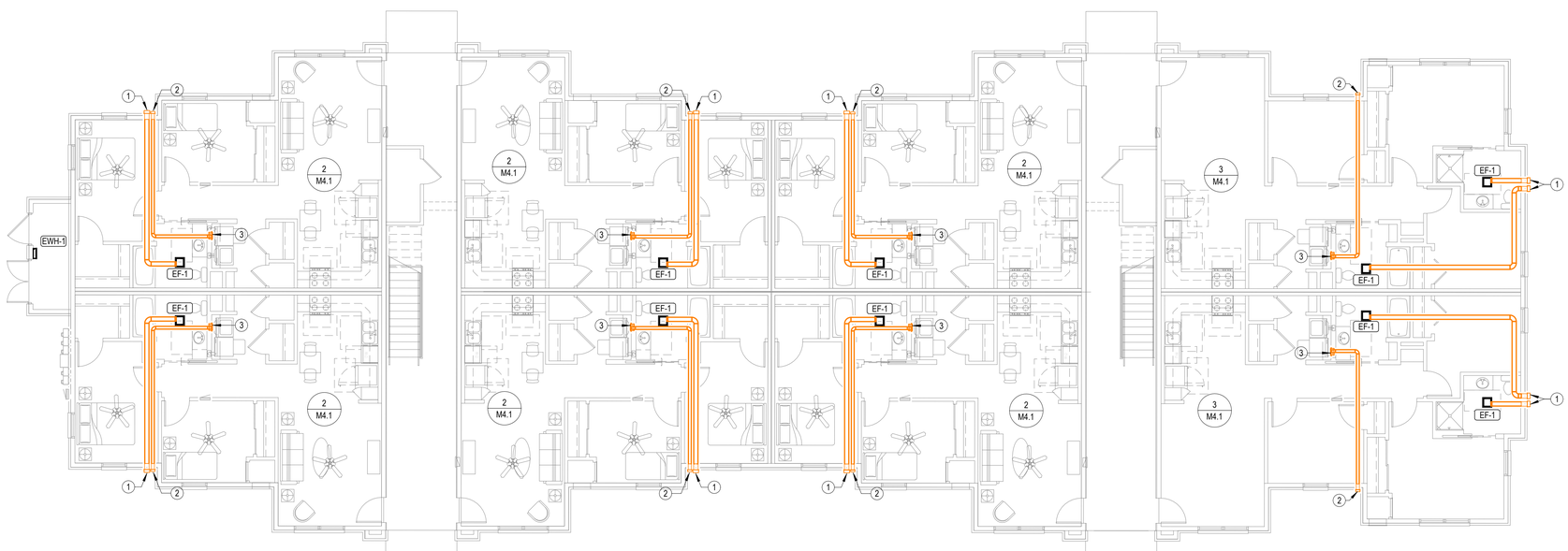
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1/8" = 1'-0"



1 BUILDING C-FIRST FLOOR-HVAC PLAN
1/8" = 1'-0"

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
FIELD SET TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04

1-20-2026

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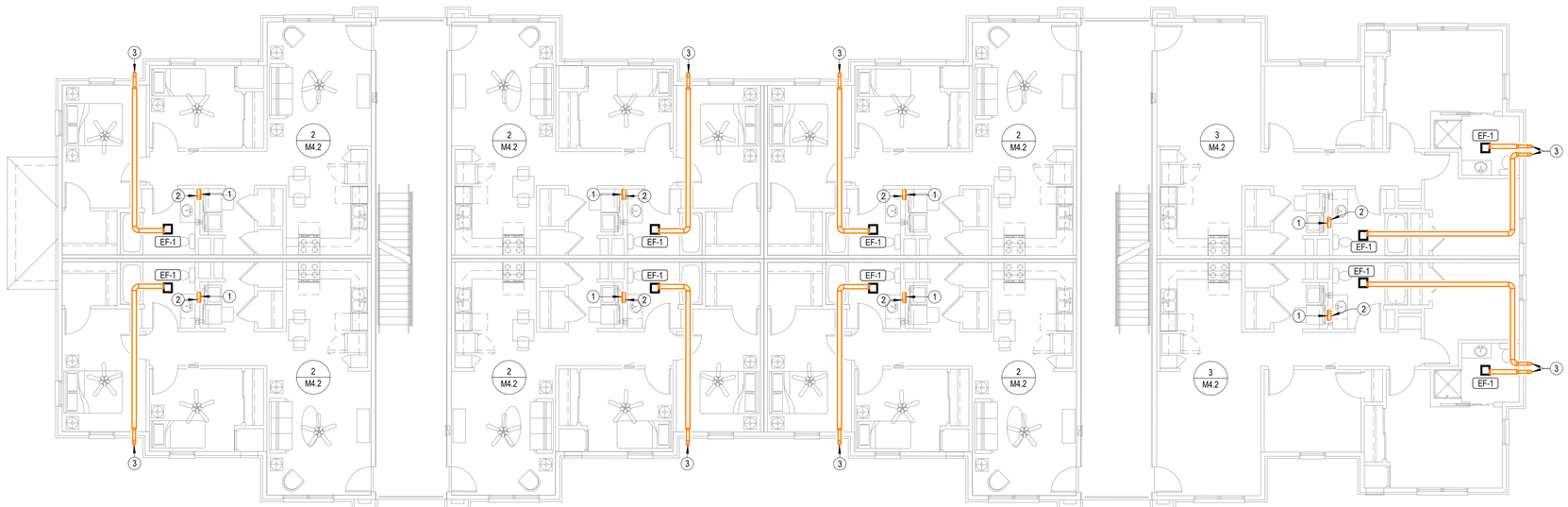
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1 BUILDING C-THIRD FLOOR-HVAC PLAN

1/8" = 1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESSEE

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

FIELD SET

REGISTERED ARCHITECT ... STATE OF TENNESSEE

1-20-2026

12-3-2025	ASI #5
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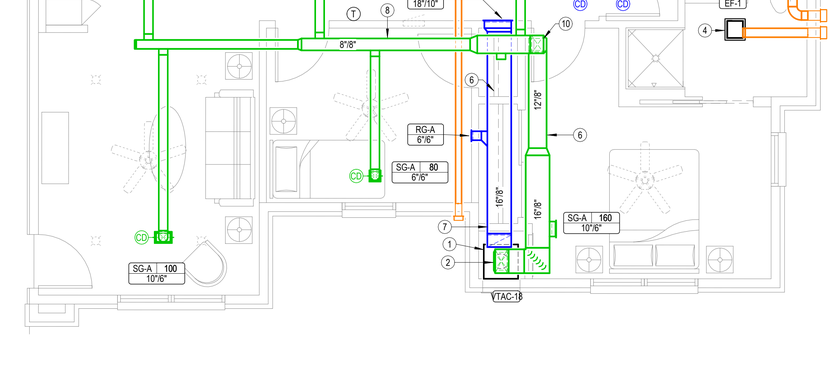
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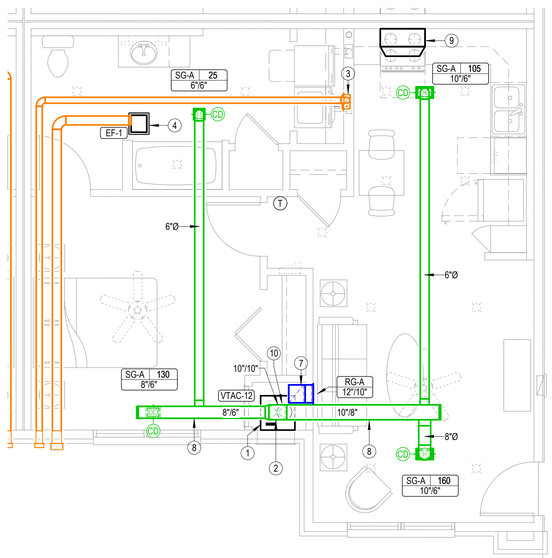
NOTES BY SYMBOL

1	PROVIDE AUXILIARY DRAIN PAN BELOW VTAC, AND PIPE OVERFLOW DRAIN TO FLOOR DRAIN.
2	TRANSITION FROM CONNECTION AT VTAC TO SUPPLY DUCT.
3	SEE M1.1, M1.2, M1.3, AND M1.4 FOR DRYER EXHASUT DUCT ROUTING.
4	SEE M1.1, M1.2, M1.3, AND M1.4 FOR BATHROOM EXHAUST DUCT ROUTING.
5	LINED TRANSFER DUCT.
6	ROUTE DUCTWORK IN SOFFIT. COORDINATE EXACT LOCATION WITH G.C. AND ARCHITECT.
7	LINED RETURN DUCT TERMINATED WITH ELBOW DOWN IN VTAC CLOSET.
8	SUPPLY DUCT ROUTED HIGH BETWEEN JOISTS.
9	RECIRCULATING RANGE HOOD BY OTHERS.
10	ROUTE DUCTWORK UP INTO JOIST SPACE. PROVIDE CEILING RADIATION DAMPER AT PENETRATION OF RATED CEILING ASSEMBLY.



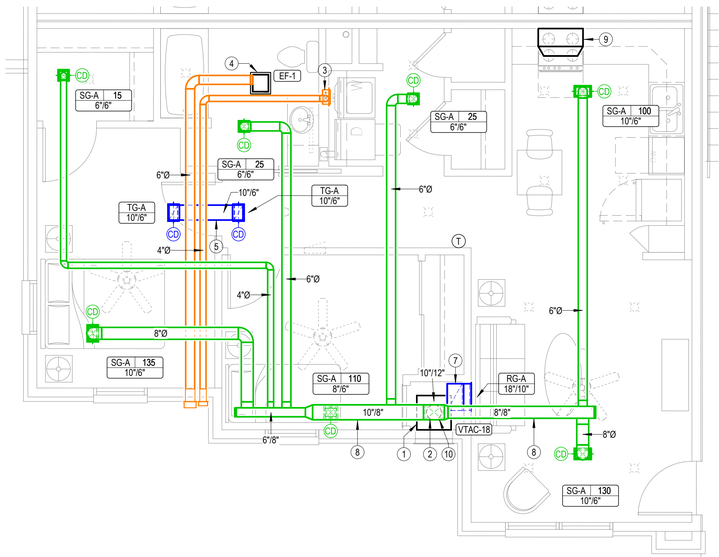
3 FIRST AND SECOND FLOOR 3 BEDROOM ENLARGED HVAC PLAN

1/4" = 1'-0"



1 FIRST AND SECOND FLOOR 1 BEDROOM ENLARGED HVAC PLAN

1/4" = 1'-0"



2 FIRST AND SECOND FLOOR 2 BEDROOM ENLARGED HVAC PLAN

1/4" = 1'-0"

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STATE OF TENNESSEE REGISTERED ENGINEER
1-20-2026

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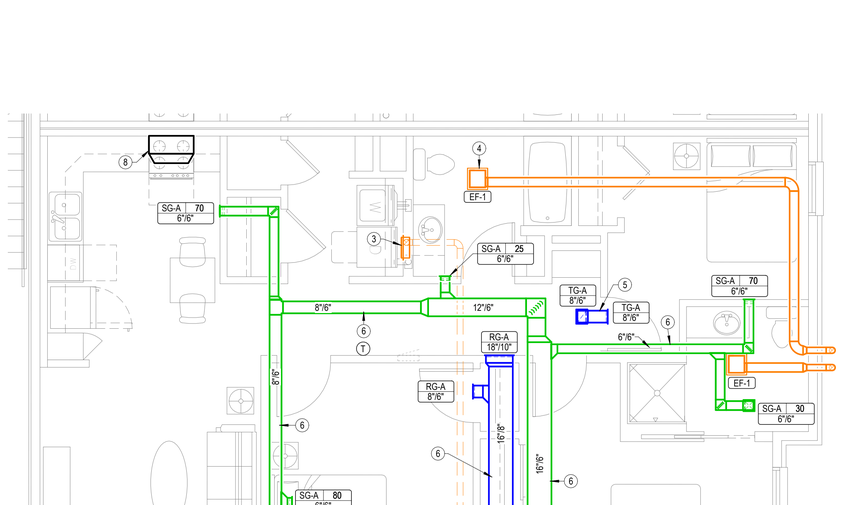
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Project 24072 **05/09/2025**

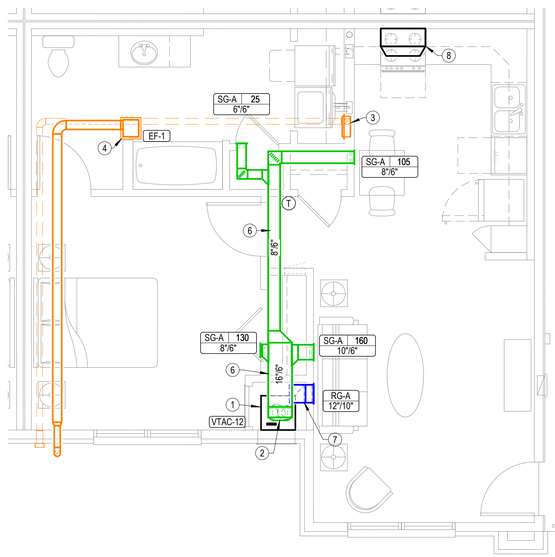
NOTES BY SYMBOL

1	PROVIDE AUXILIARY DRAIN PAN BELOW VTAC, AND PIPE OVERFLOW DRAIN TO FLOOR DRAIN.
2	TRANSITION FROM CONNECTION AT VTAC TO SUPPLY DUCT.
3	SEE M1.1, M1.2, M1.3, AND M1.4 FOR DRYER EXHASUT DUCT ROUTING.
4	SEE M1.1, M1.2, M1.3, AND M1.4 FOR BATHROOM EXHAUST DUCT ROUTING.
5	LINED TRANSFER DUCT.
6	ROUTE DUCTWORK IN SOFFIT. COORDINATE EXACT LOCATION WITH G.C. AND ARCHITECT.
7	LINED RETURN DUCT TERMINATED WITH ELBOW DOWN IN VTAC CLOSET.
8	RECIRCULATING RANGE HOOD BY OTHERS.



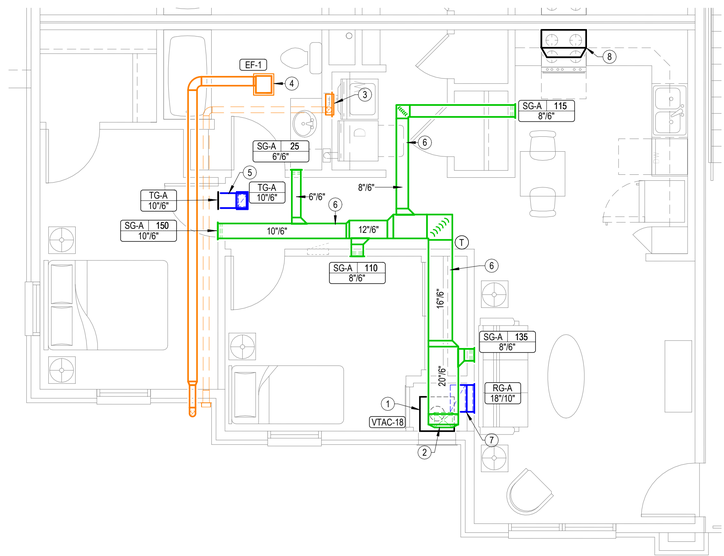
3 THIRD FLOOR 3 BEDROOM ENLARGED HVAC PLAN

1/4" = 1'-0"



1 THIRD FLOOR 1 BEDROOM ENLARGED HVAC PLAN

1/4" = 1'-0"



2 THIRD FLOOR 2 BEDROOM ENLARGED HVAC PLAN

1/4" = 1'-0"

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE

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

1-20-2026

THESE PLANS AND SPECIFICATIONS ARE REQUIRED TO BE KEPT ON THE JOB SITE UNTIL A FINAL CERTIFICATE OF OCCUPANCY OR PROJECT COMPLETION FORM IS ISSUED BY THIS OFFICE.

No alterations or future additions or modifications to this drawing are allowed without the approval and written permission of this office.

TENNESSEE STATE FIRE MARSHAL'S OFFICE

DATE: 05/09/2025
JOB NO. 2446
DWN. KKS

M4.2

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Project 24072 05/09/2025

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.

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.

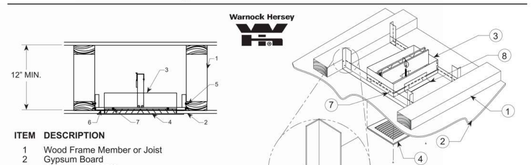
Grilles, Registers & Diffusers Schedule

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

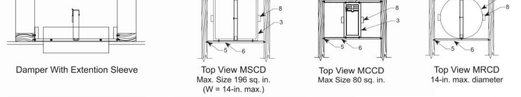
NOTES:
- Maximum noise criteria shall be 25.
- Runouts to diffusers shall be same size as neck, U.N.O.
- Paint objects visible through grilles with flat black paint.
- Provide mounting frame as required for ceiling type. Coordinate with Architect.
- Verify finish with Architect.
- Provide devices with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

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

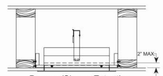


Damper With Extention Sleeve

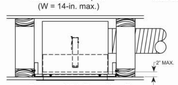
Top View MSCD
Max. Size 196 sq. in.
(W = 14-in. max.)

Top View MCCD
Max Size 80 sq. in.

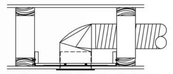
Top View MRCD
14-in. max. diameter



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.

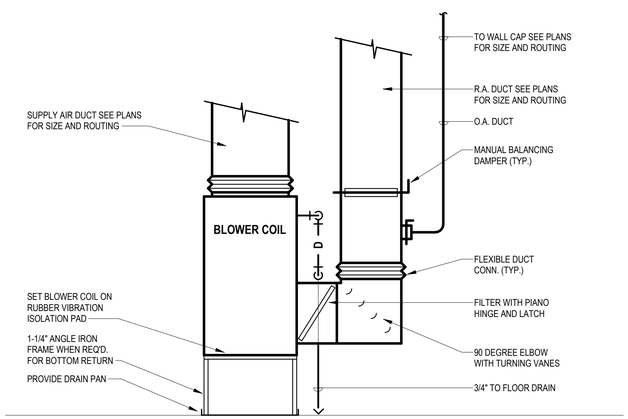
C. On the sides adjacent to the retaining angles, a 3-inch long mounting angle is required. A minimum of two fasteners is required to attach the mounting angles to damper. Bottom leg of mounting angle should rest on the ceiling material.

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

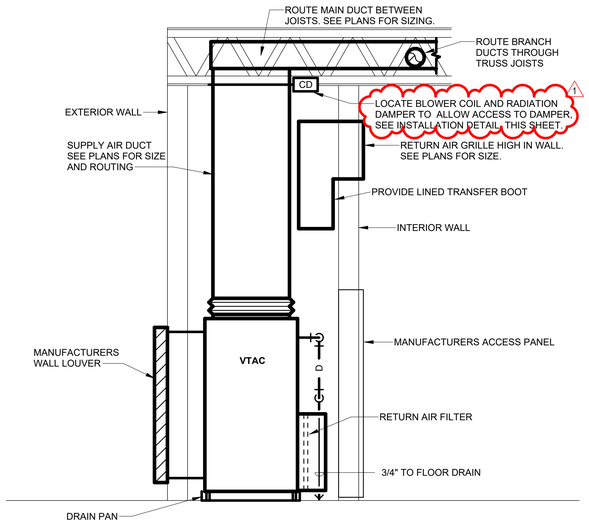
D. If damper has an adjustable volume control, the 2 fuse links (shipped loose with damper) must be installed on damper for proper operation.

E. Cycle damper after installation is completed.

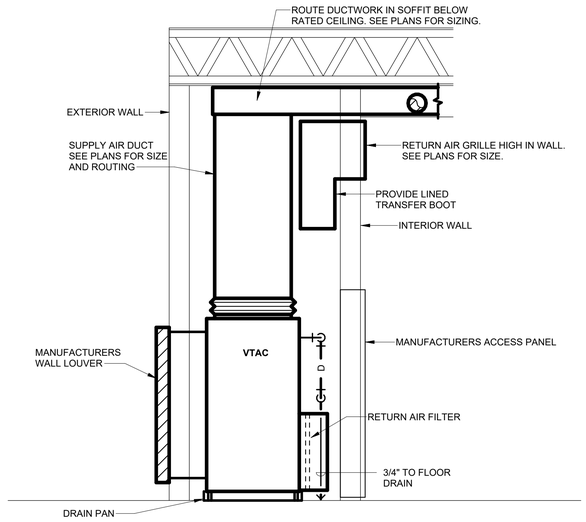
©2007 Metal-Fab Inc. Form L2034 - 10/07



1 BLOWER COIL DETAIL
NO SCALE



2 VTAC COIL DETAIL
NO SCALE



3 VTAC COIL DETAIL 3RD FLOOR
NO SCALE

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NO.	DATE	
1	01-20-2026	ASI #8

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M6.1

General Plan Symbols

Plan Revision Number

Detail Number on Sheet
Sheet Number Where Detail is Placed

Keynote Symbol

Continuation Symbol

Point Where New Connects To Existing

Room Name / Number

Area Being Demolished

Area Not In Contract

Electrical Equipment
Do not route HVAC installation above or below equipment.
Maintain working clearance as indicated by dashed line.

Abbreviations

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

Equipment Abbreviations

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

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

Plumbing Symbols

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

Pipe Accessory Notes

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

Plumbing Fixture Notes

- Floor Drain — Design Size
- 2" FD-A — Identity Type
- 2 DFU — Drainage Fixture Units
- Floor Drain w/ Deep Seal Trap
- Floor Drain w/ Trap Primer — "P" Indicates Primer Connection
- Floor Drain w/ Integral Cleanout
- Area Drain (No Trap)
- Deck Drain
- Hub Drain (Funnel Type)
- Floor Sink
- Roof Drain
- 6" SD-1 — Combination Drain
- 2000 SF — Rainfall Surface Area

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Project 24072 — 05/09/2025

Plumbing Sheet Index

P0.1	PLUMBING TITLE SHEET
P1.1	WASTE AND VENT BUILDING A
P1.2	WASTE AND VENT BUILDING A
P1.3	WASTE AND VENT BUILDING B
P1.4	WASTE AND VENT BUILDING B
P1.5	WASTE AND VENT BUILDING C
P1.6	WASTE AND VENT BUILDING C
P1.7	DOMESTIC WATER - BUILDING A AND B
P1.8	DOMESTIC WATER - BUILDING C
P4.1	ENLARGED FLOOR PLANS
P4.2	ENLARGED FLOOR PLANS
P6.1	PLUMBING SCHEDULES
P9.1	PLUMBING 3D RISERS
P9.2	PLUMBING 3D RISERS
P9.3	PLUMBING 3D RISERS

GENERAL PLUMBING NOTES

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

GENERAL PLUMBING DEMOLITION NOTES

A. ALL PIPING TAKEN OUT OF SERVICE SHALL BE REMOVED. WHERE PIPING TO BE REMOVED IS CONNECTED TO EXISTING PIPING TO REMAIN, PIPING SHALL BE REMOVED BACK TO MAIN AND CAPPED, UNLESS INDICATED OTHERWISE. CONTRACTOR SHALL DISPOSE OF PIPING OR DELIVER TO OWNER, AS DIRECTED BY OWNER.
B. WHERE PIPING TAKEN OUT OF SERVICE IS LOCATED BELOW SLAB AND IS UNABLE TO BE REMOVED, CAP BELOW SLAB.
C. COORDINATE CUTTING, PATCHING OF EXISTING WALLS, CEILINGS, ROOF AND FLOORS AFFECTED BY MECHANICAL DEMOLITION WITH G.C.
D. ALL EQUIPMENT TAKEN OUT OF SERVICE SHALL BE REMOVED. EQUIPMENT SHALL BE DELIVERED TO OWNER OR DISPOSED OF AS DIRECTED BY OWNER.
E. REMOVE ALL PLUMBING INSTALLATION FROM PROJECT AREA, UNLESS REQUIRED FOR NEW WORK OR EXISTING INSTALLATION NOT AFFECTED BY REMODEL. COORDINATE WITH OWNER AND G.C.
F. SERVICES TO ITEMS NOT REMOVED AS PART OF THIS WORK SHALL BE RESTORED UPON COMPLETION OF THIS WORK TO FULLY OPERATIONAL CONDITION.
G. NOT ALL ITEMS REQUIRED TO BE DEMOLISHED MAY BE INDICATED ON DRAWINGS. ALL DEMOLITION OF AFFECTED SPACE SHALL BE PERFORMED AS IF INDICATED.
H. FIELD VERIFY EXACT LOCATION OF ALL EXISTING PLUMBING INSTALLATION INDICATED ON DRAWINGS.
I. ALL ITEMS TO BE RE-USED OR RELOCATED SHALL BE CLEANED, REPAIRED, AND RESTORED TO LIKE NEW CONDITION PRIOR TO RE-USE.

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
PROJECT# 2025-11-03-04
TFM# 21689-A, 21689-B, 21689-C
FIELD SET

1-20-2026

NO.	DATE	DESCRIPTION
1	10-14-2025	ASI #2
2	12-3-2025	ASI #5

DATE: 05/09/2025
JOB NO.: 2446
DRAWN BY:

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W&V PLAN GENERAL NOTES

1. SEE PLUMBING ROUGH-IN SCHEDULE ON SHEET P6.1 FOR INDIVIDUAL FIXTURE CONNECTION SIZES AND ADDITIONAL INFO.
2. SEE WASTE AND VENT ISOMETRICS ON SHEET P9.1 - P9.3 FOR ADDITIONAL INFO.
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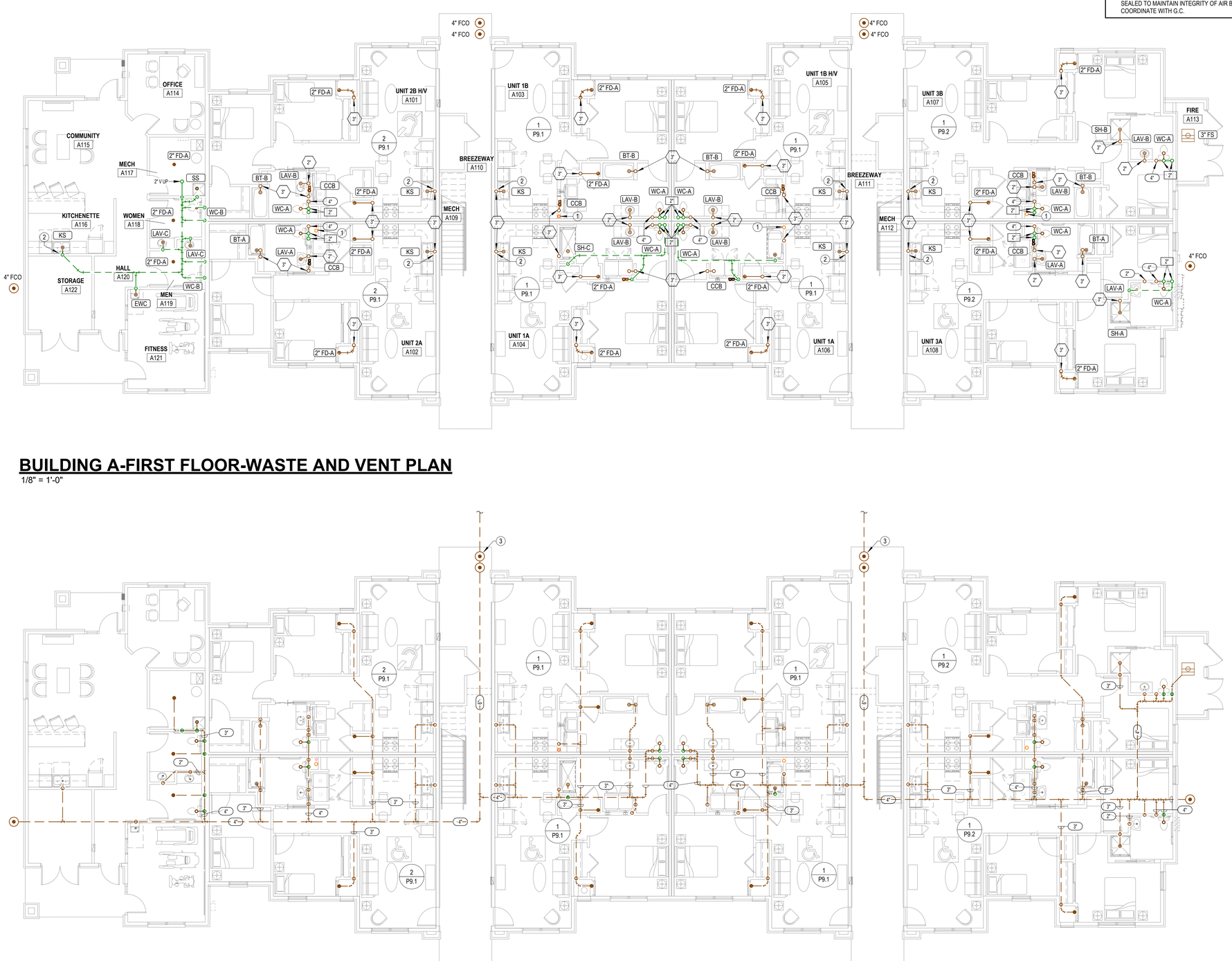
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Project 24072 **05/09/2025**

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

NOTES BY SYMBOL

1. 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
2. PROVIDE INDIRECT CONNECTION AT GARBAGE DISPOSER AND CONNECT DISHWASHER. ROUTE DRAIN FROM DISHWASHER AT BACK OF CABINETRY. COORDINATE EXACT ROUTING WITH G.C.
3. SEE ME1.0 FOR CONTINUATION.



2 BUILDING A-FIRST FLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"

1 BUILDING A-UNDERFLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"

THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
PROJECT# 2025-11-03-04
TFM# 21689-A, 21689-B, 21689-C
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1-20-2026

NO.	DATE	DESCRIPTION
1	10-29-2025	ASI #3
2	10-30-2025	ASI #4

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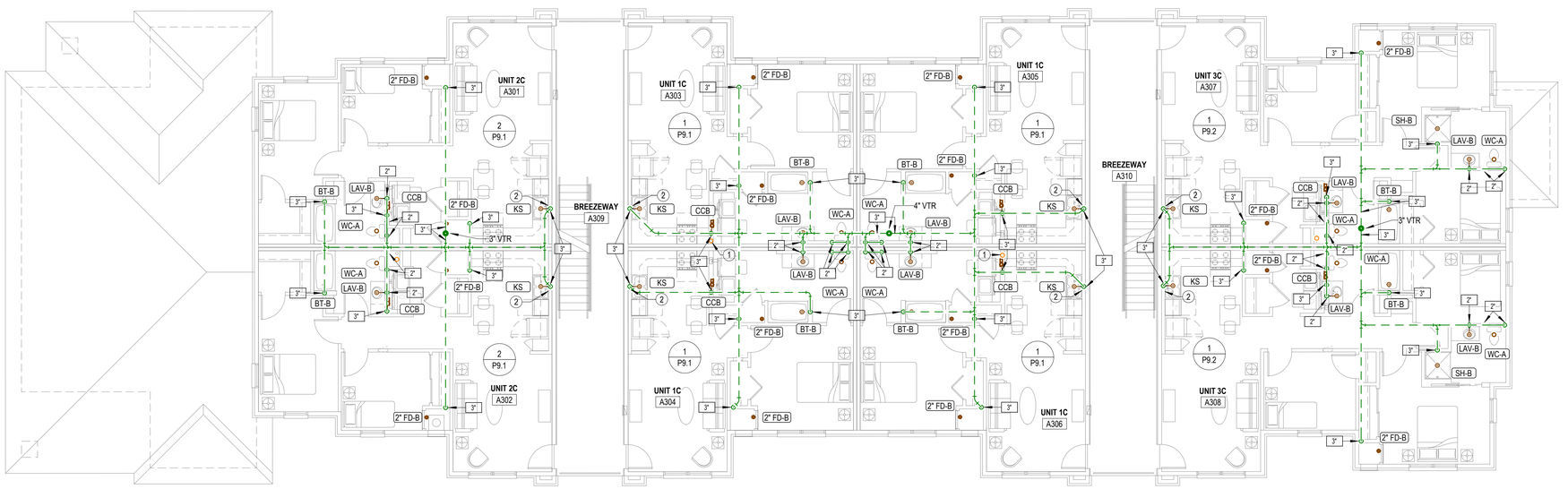
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Project 24072 **05/09/2025**

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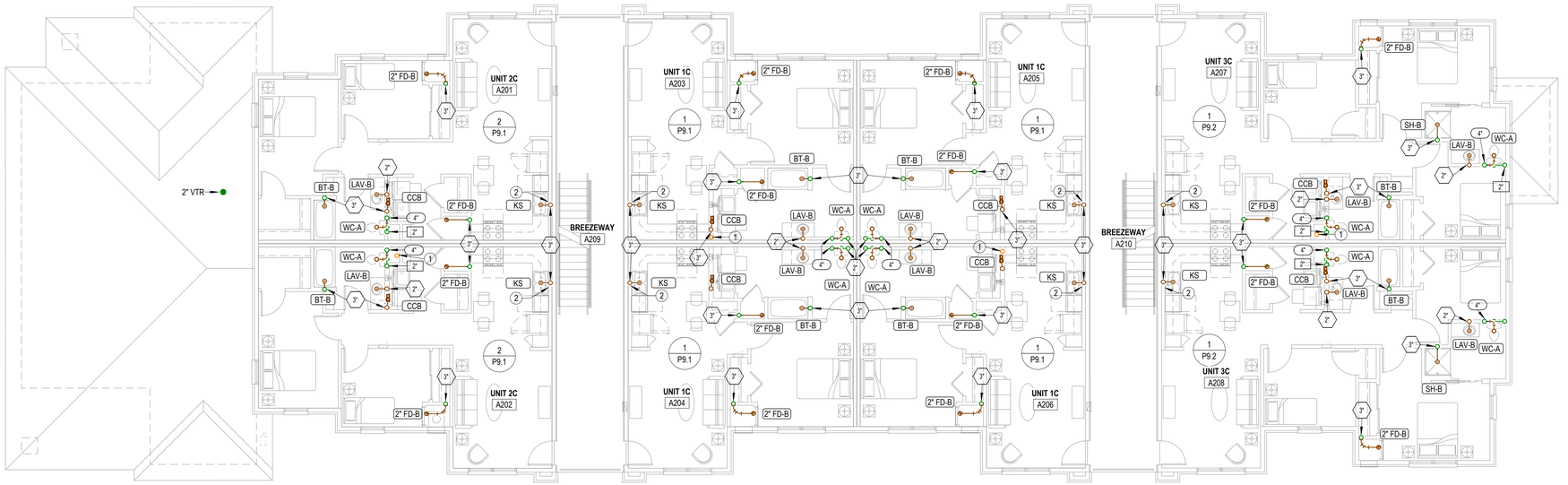
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2 BUILDING A-THIRD FLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"



1 BUILDING A-SECOND FLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESSEE

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

FIELD SET

1-20-2026

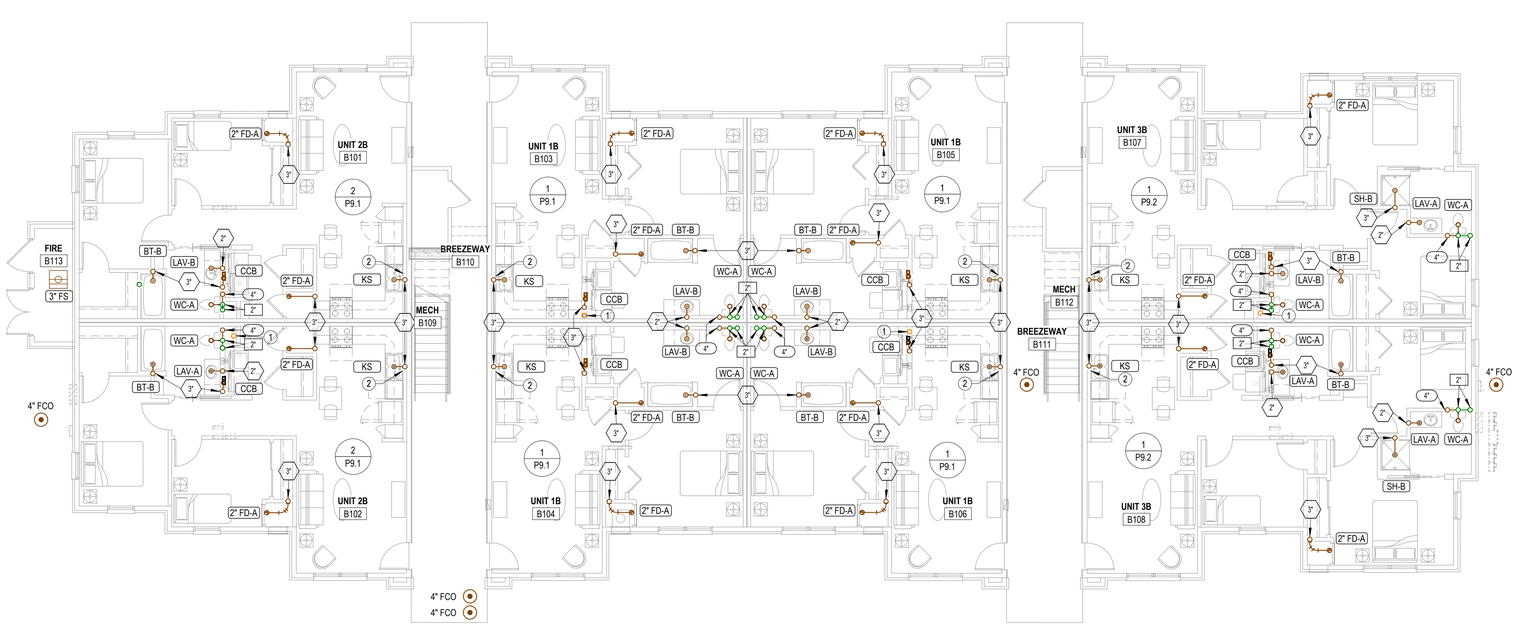
1	10-30-2025	ASI #4

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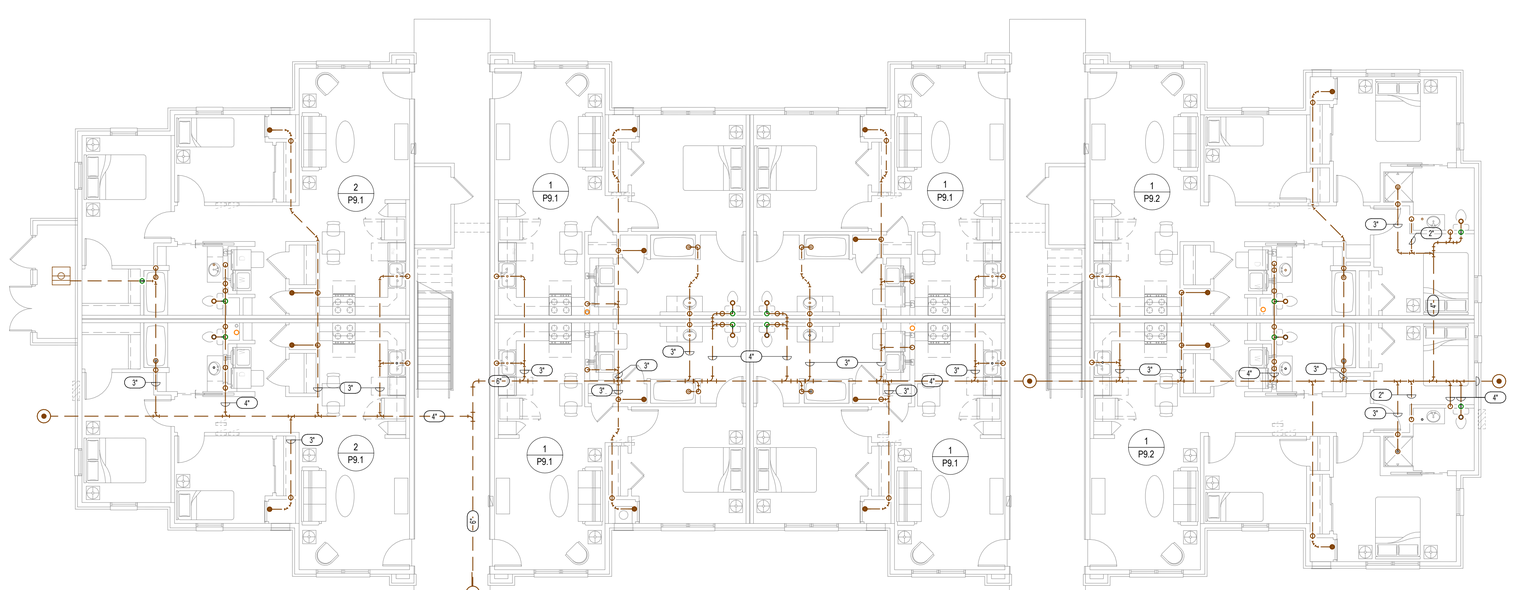
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2 BUILDING B-FIRST FLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"



1 BUILDING B-UNDERFLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"

W&V PLAN GENERAL NOTES

1. SEE PLUMBING ROUGH-IN SCHEDULE ON SHEET P6.1 FOR INDIVIDUAL FIXTURE CONNECTION SIZES AND ADDITIONAL INFO.
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Project 24072 **05/09/2025**

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

NOTES BY SYMBOL

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TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04
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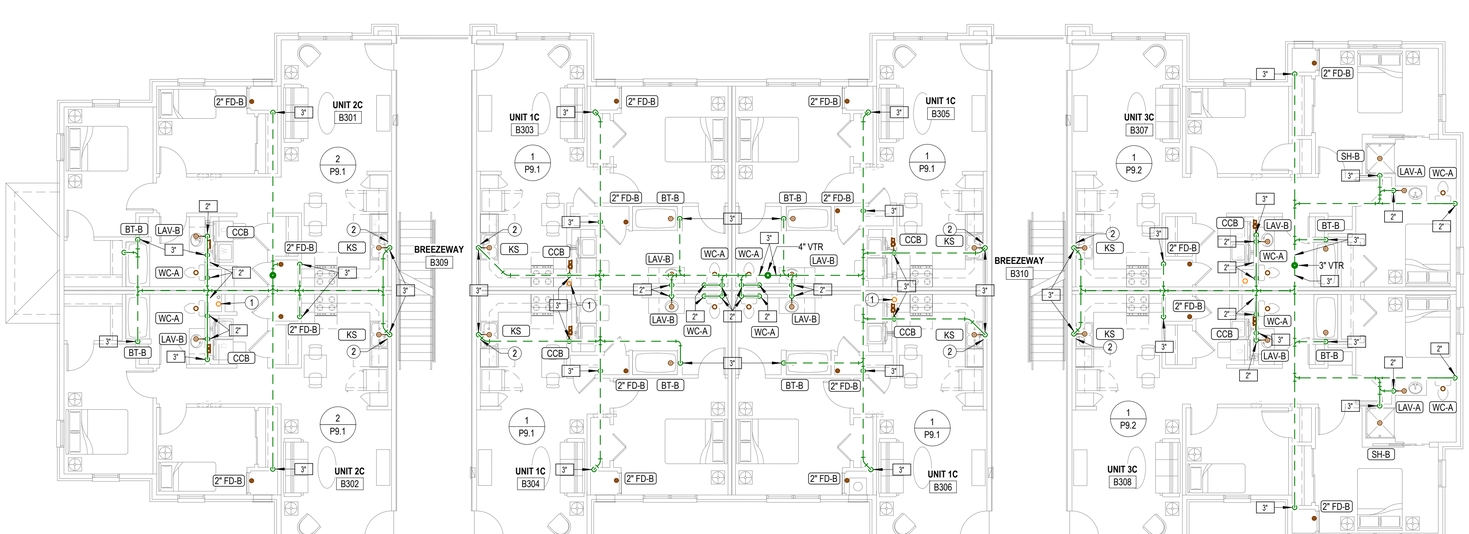
1	12-3-2025	ASI #5

DATE: 05/09/2025
DRN: AS
CHK: JGR

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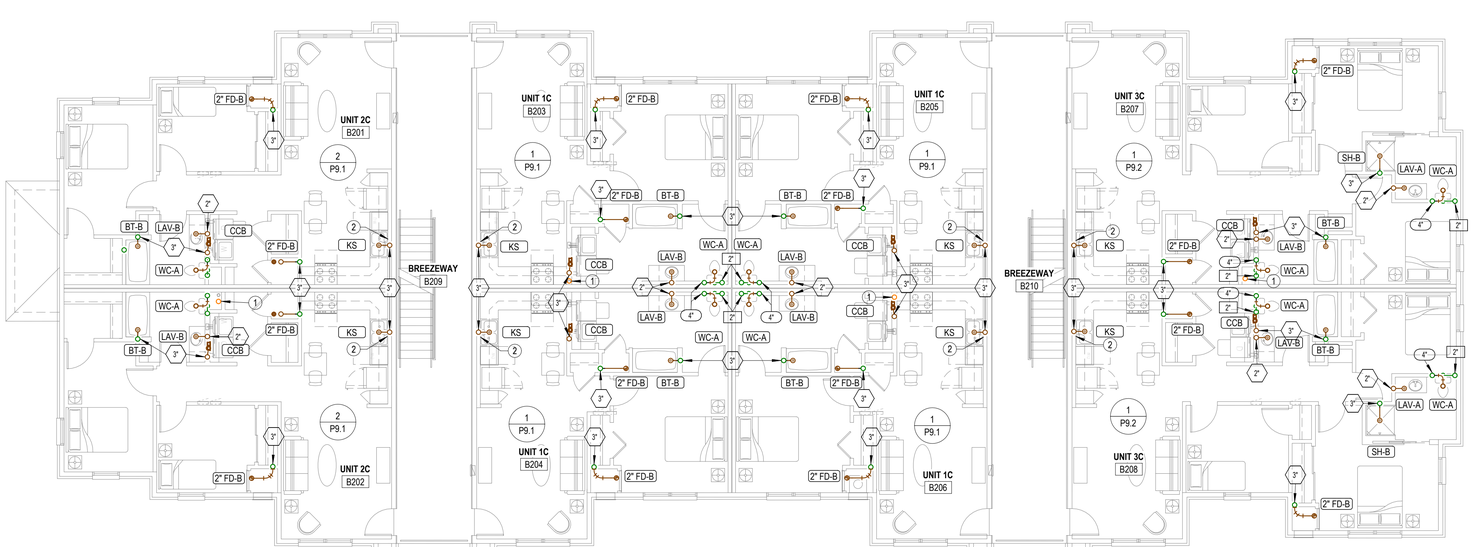
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2 BUILDING B-THIRD FLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"



1 BUILDING B-SECOND FLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"

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PLUMBING SIZING SYMBOLS

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

NOTES BY SYMBOL

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04
FIELD SET

1-20-2026

1	12-3-2025	ASI #5

DATE: 12/05/2025
DWN: JGR

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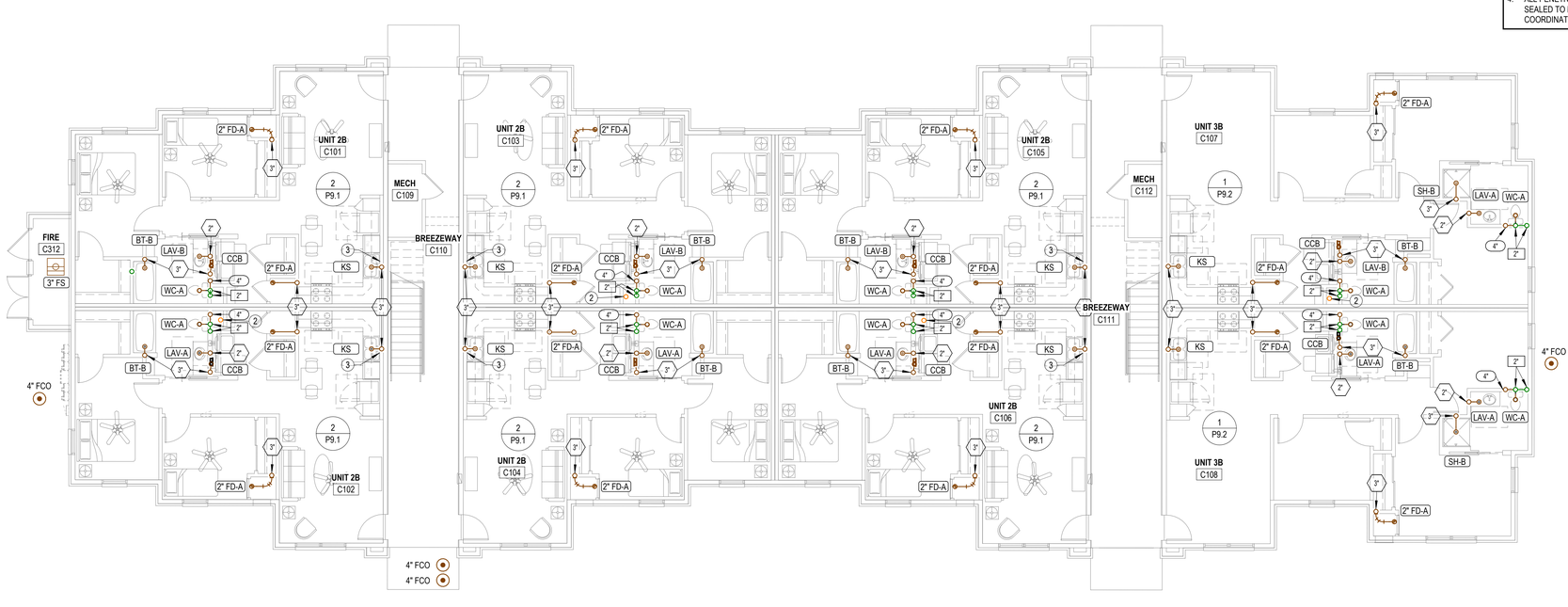
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Project 24072 **05/09/2025**

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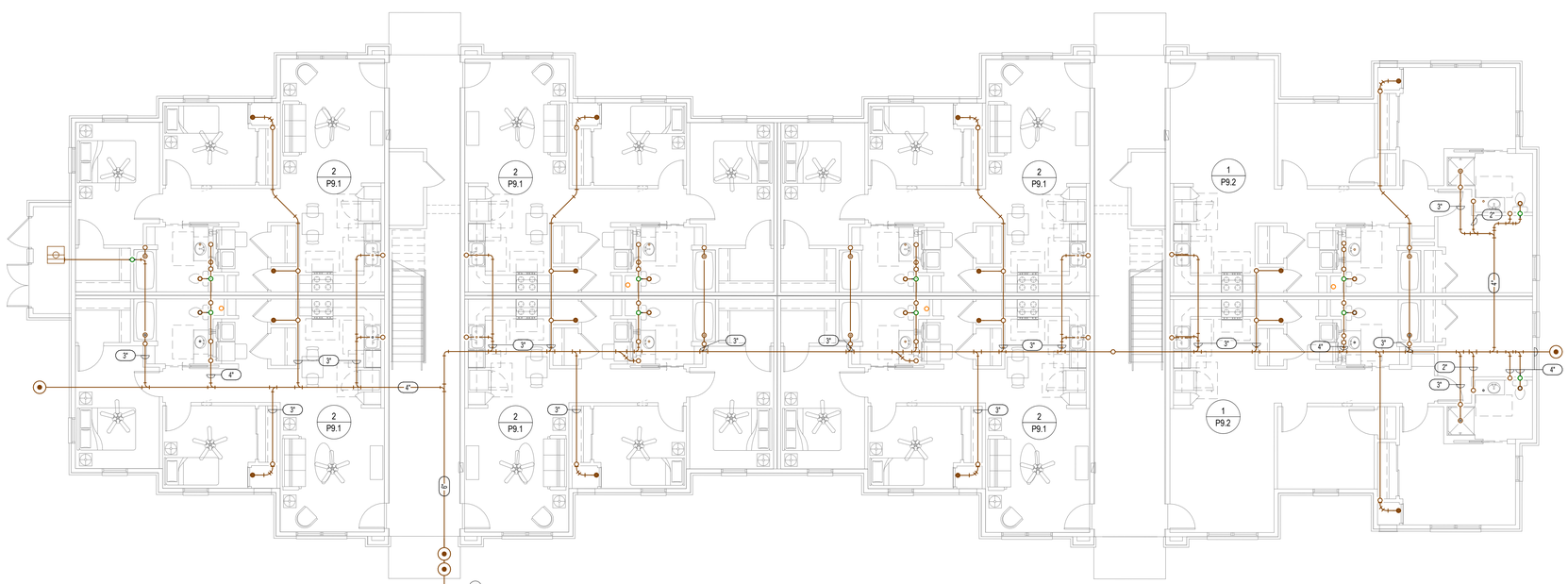
NOTES BY SYMBOL

1 SEE ME1.0 FOR CONTINUATION.
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2 BUILDING C-FIRST FLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"



1 BUILDING C-UNDERFLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"

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TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04
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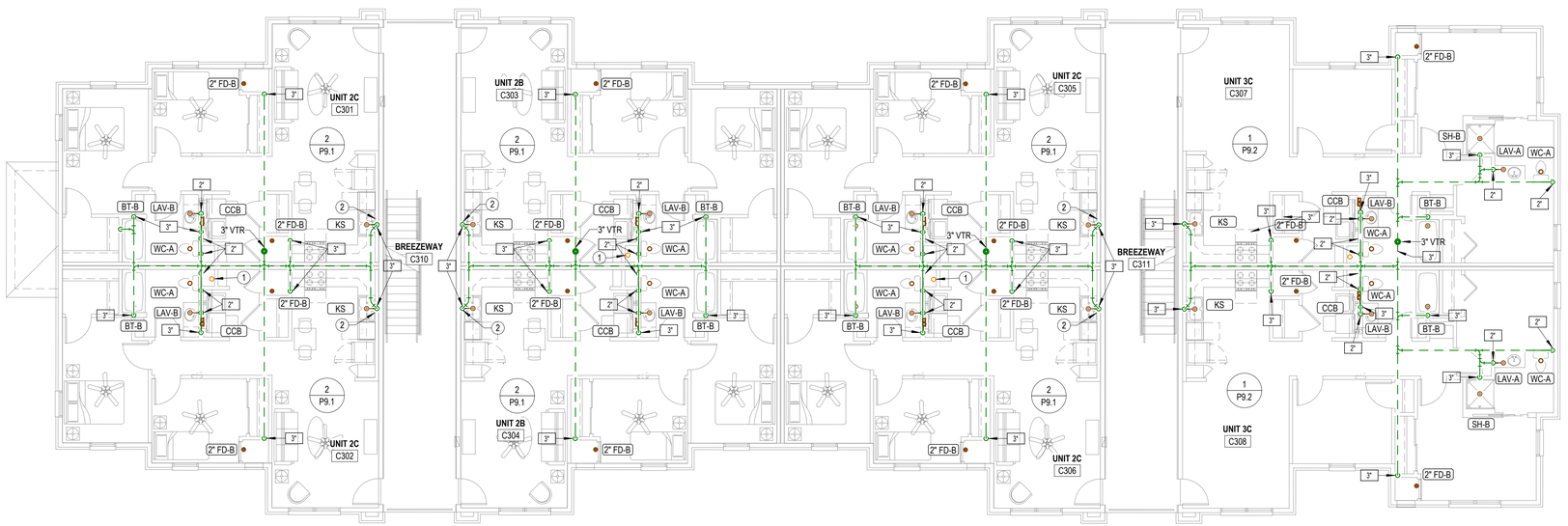
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Project 24072 **05/09/2025**

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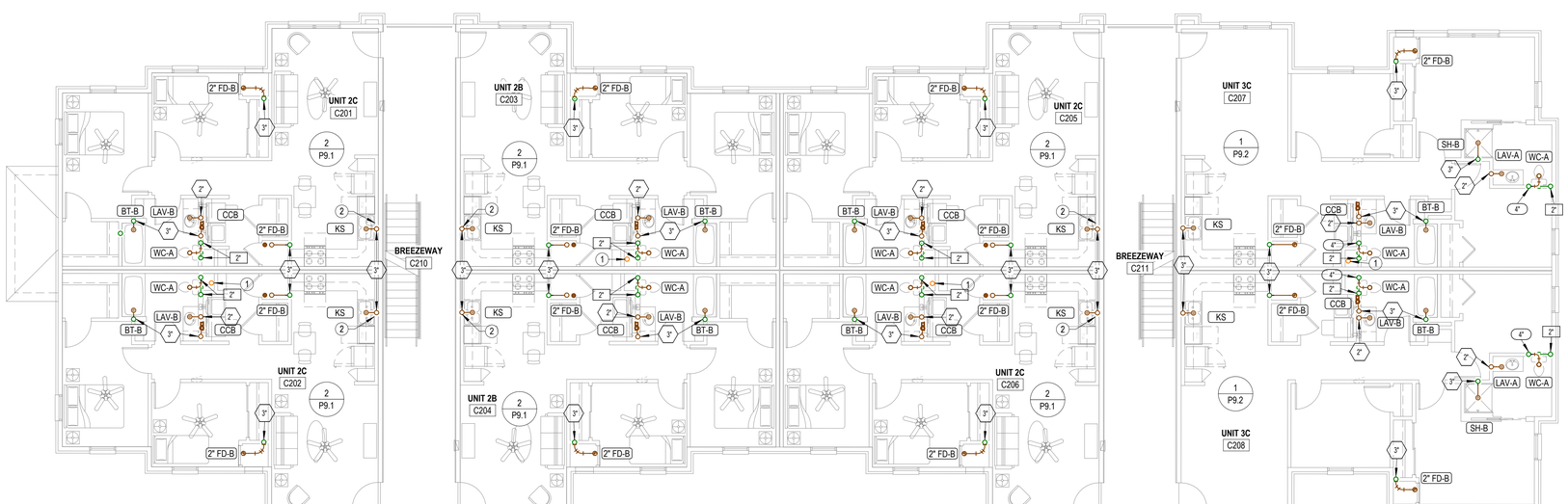
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2 BUILDING C-THIRD FLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"



1 BUILDING C-SECOND FLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"

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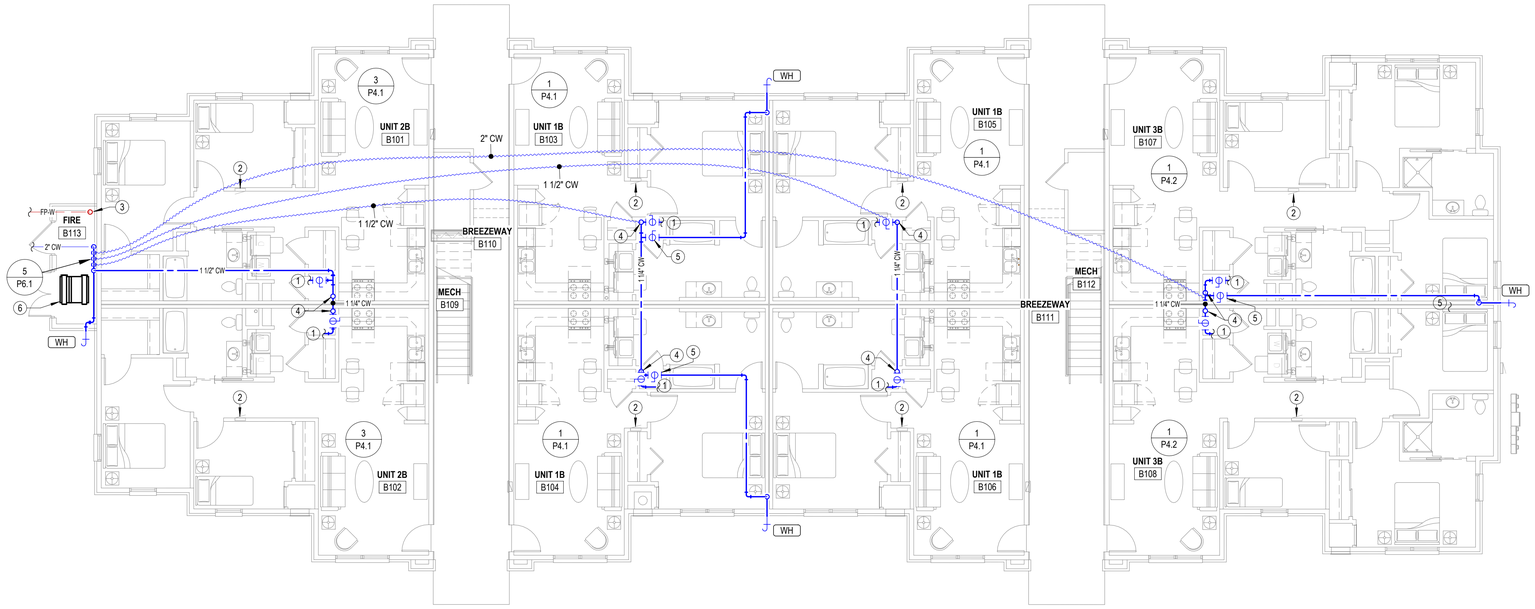
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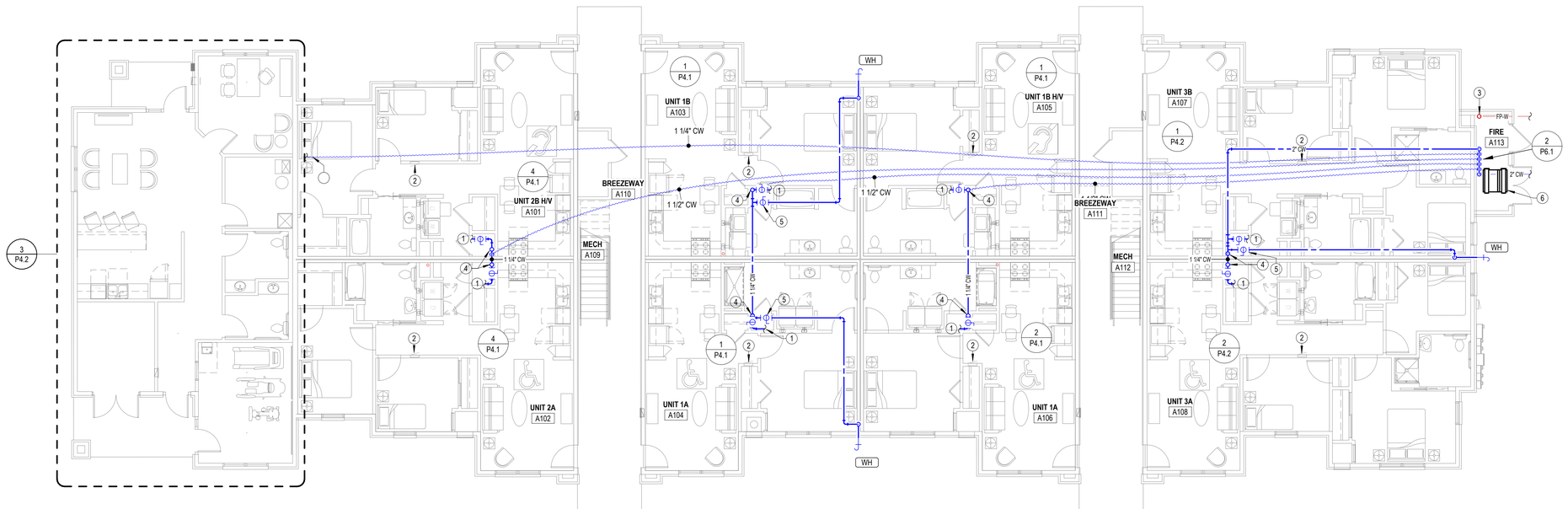
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2 BUILDING B-FIRST FLOOR-DOMESTIC WATER PLAN

1/8" = 1'-0"



1 BUILDING A-FIRST FLOOR-DOMESTIC WATER PLAN

1/8" = 1'-0"

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

PIPING FOR DWELLING UNITS ON 3RD FLOOR SHALL BE ROUTED BELOW THE FLOOR. DO NOT ROUTE DOMESTIC WATER PIPING IN THE ATTIC.

NOTES BY SYMBOL

1. SEE ENLARGED DOMESTIC WATER PLANS FOR CONTINUATION.
2. SEE ENLARGED DOMESTIC WATER PLANS FOR CONTINUATION.
2. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
3. FIRE PROTECTION SERVICE ENTRANCE. INSTALL IN ACCORDANCE WITH NFPA 13. COORDINATE LOCATION OF ALL VALVES AND APPURTENANCES WITH AHJ. SEE 1:P6.1 FOR MORE INFORMATION.
4. SEE DOMESTIC PLUMBING RISERS ON P9 SHEETS FOR CONTINUATION.
5. CONNECT WALL HYDRANT WITH 3/4" CW BRANCH TO DOMESTIC WATER PIPNG AHEAD OF TENANT SHUT-OFF VALVE. PROVIDE SHUT-OFF VALVE ACCESSIBLE IN MECHANICAL CLOSET. REFERENCE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT AND COORDINATE WITH G.C.
6. PROVIDE ALTERNATE BID TO PROVIDE AND INSTALL DOMESTIC WATER BOOSTER SYSTEM EQUAL TO QUANTUM FLO PRODIGY DUPLEX CAPABLE OF DELIVERING 70 GPM AT 41 PSI WITH AN INLET PRESSURE OF 16 PSI.

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Project 24072 05/09/2025

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04
FIELD SET

12-20-2026

NO.	DATE	DESCRIPTION
	12-3-2025	ASI #5
JOB NO.	05/09/2025	
DWN.	JGR	

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

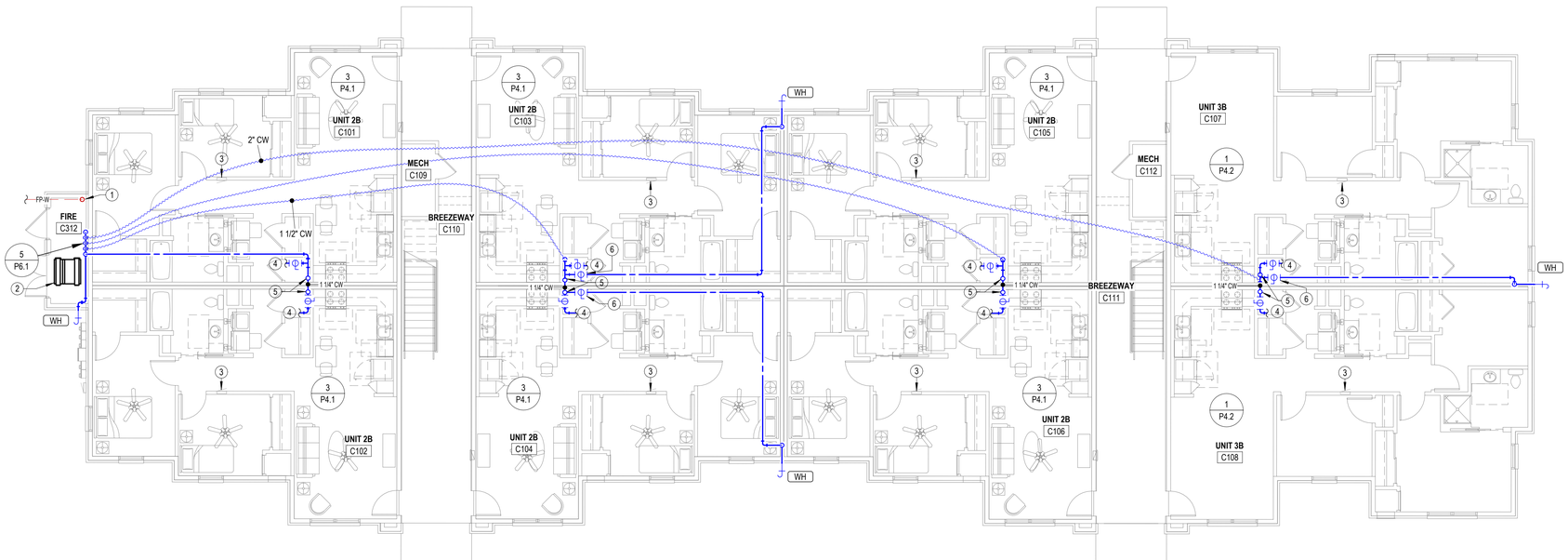
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Project 24072 05/09/2025

PIPING FOR DWELLING UNITS ON 3RD FLOOR SHALL BE ROUTED BELOW THE FLOOR. DO NOT ROUTE DOMESTIC WATER PIPING IN THE ATTIC.

NOTES BY SYMBOL

1. FIRE PROTECTION SERVICE ENTRANCE. INSTALL IN ACCORDANCE WITH NFPA 13. COORDINATE LOCATION OF ALL VALVES AND APPURTENANCES WITH AHJ. SEE 1:P6.1 FOR MORE INFORMATION.
2. PROVIDE ALTERNATE BID TO PROVIDE AND INSTALL DOMESTIC WATER BOOSTER SYSTEM EQUAL TO QUANTUM FLO PRODIGY DUPLEX CAPABLE OF DELIVERING 70 GPM AT 41 PSI WITH AN INLET PRESSURE OF 16 PSI.
3. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
4. SEE ENLARGED DOMESTIC WATER PLANS FOR CONTINUATION.
5. SEE DOMESTIC PLUMBING RISERS ON P9 SHEETS FOR CONTINUATION.
6. CONNECT WALL HYDRANT WITH 3/4" CW BRANCH TO DOMESTIC WATER PIPNG AHEAD OF TENANT SHUT-OFF VALVE. PROVIDE SHUT-OFF VALVE ACCESSIBLE IN MECHANICAL CLOSET. REFERENCE ARCHITECTURAL DRAWINGS FOR MOUNTING HEIGHT AND COORDINATE WITH G.C.



1 BUILDING C-FIRST FLOOR-DOMESTIC WATER PLAN

1/8" = 1'-0"

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TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04
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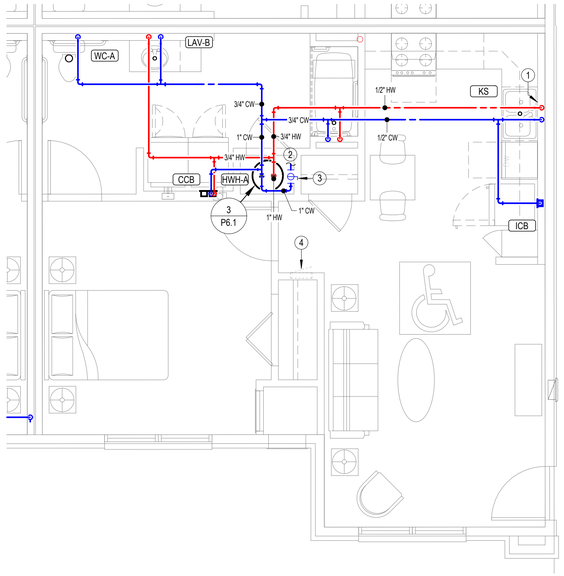
1-20-2026

12-3-2025 ASI #5
DATE: 05/09/2025
JOB NO. 2146
DWG NO.

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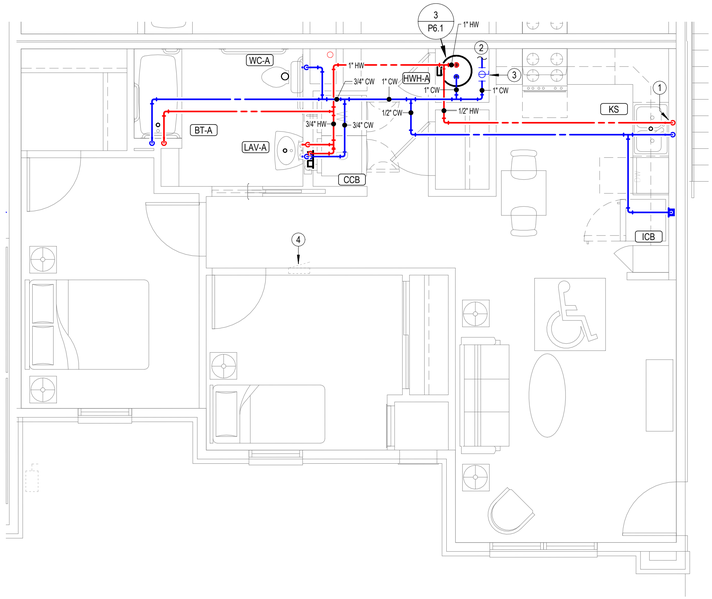
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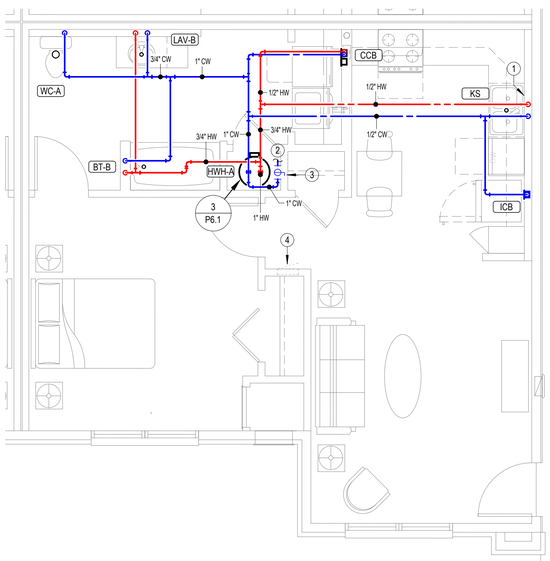
2 1 BEDROOM ACCESSIBLE ENLARGED DOMESTIC WATER PLAN

1/4" = 1'-0"



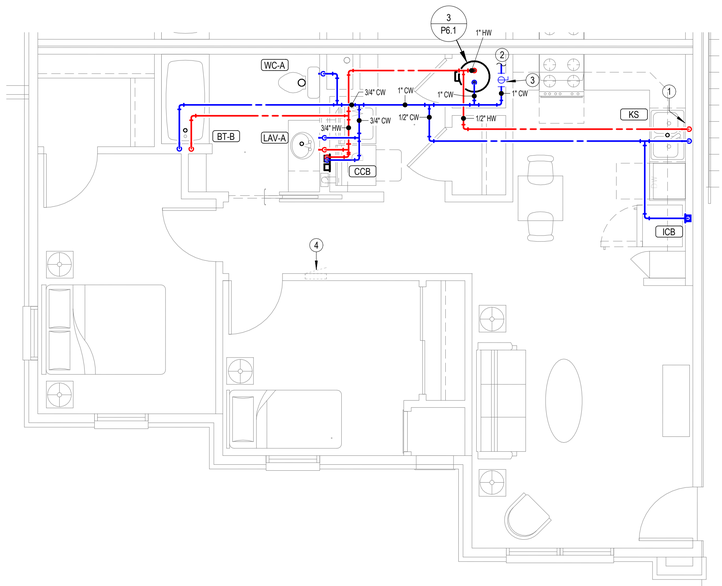
4 2 BEDROOM ACCESSIBLE ENLARGED DOMESTIC WATER PLAN

1/4" = 1'-0"



1 1 BEDROOM ENLARGED DOMESTIC WATER PLAN

1/4" = 1'-0"



3 2 BEDROOM ENLARGED DOMESTIC WATER PLAN

1/4" = 1'-0"

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Project 24072 05/09/2025

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

PIPING FOR DWELLING UNITS ON 3RD FLOOR SHALL BE ROUTED BELOW THE FLOOR. DO NOT ROUTE DOMESTIC WATER PIPING IN THE ATTIC.

NOTES BY SYMBOL

1. 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.
2. SEE OVERALL DOMESTIC WATER PLANS FOR CONTINUATION.
3. PROVIDE 1" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE, SEE DOMESTIC RISER DIAGRAMS FOR ADDITIONAL INFORMATION.
4. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.

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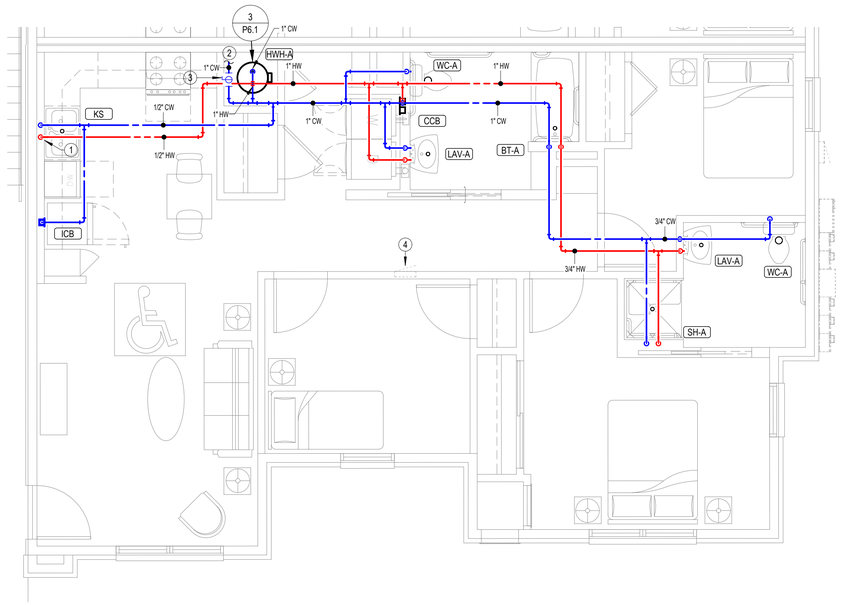
THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
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TFM# 21689-A; 21689-B, 21689-C PROJECT# 2025-11-03-04
FIELD SET

1-20-2026

10-30-2025 ASI #4
DATE:
JOB NO.

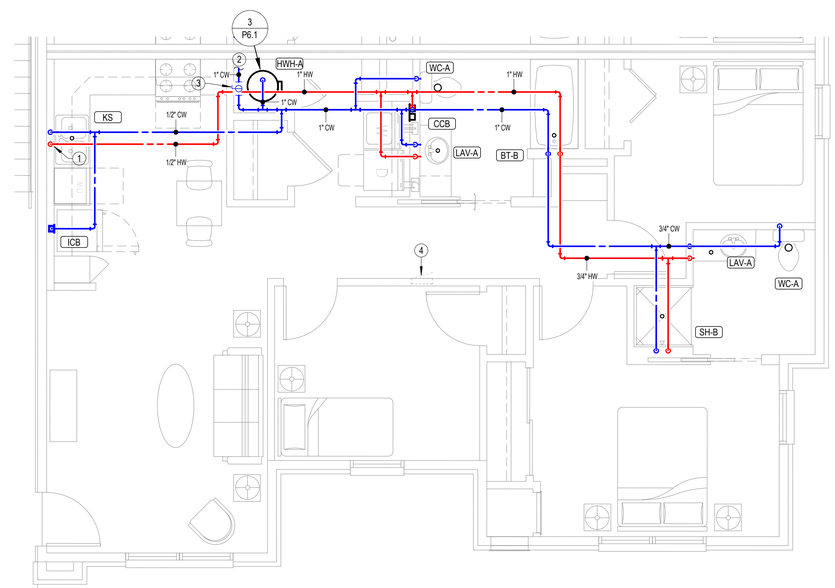
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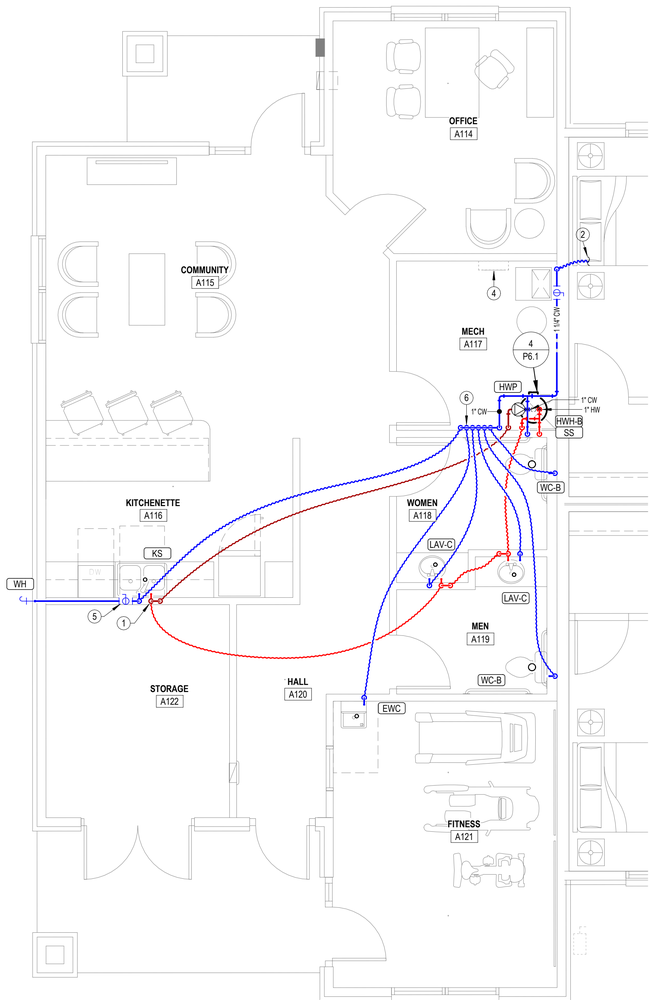
2 3 BEDROOM ACCESSIBLE ENLARGED DOMESTIC WATER PLAN

1/4" = 1'-0"



1 3 BEDROOM ENLARGED DOMESTIC WATER PLAN

1/4" = 1'-0"



3 CLUBHOUSE ENLARGED DOMESTIC WATER PLAN

1/4" = 1'-0"

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Project 24072 **05/09/2025**

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

PIPING FOR DWELLING UNITS ON 3RD FLOOR SHALL BE ROUTED BELOW THE FLOOR. DO NOT ROUTE DOMESTIC WATER PIPING IN THE ATTIC.

NOTES BY SYMBOL

1. PROVIDE 1/2" VALVED BRANCH BELOW SINK AND CONNECT DISHWASHWER. ROUTE PIPING ALONG BACK OF CABINETRY, COORDINATE EXACT ROUTING WITH G.C. COORDINATE EXACT REQUIREMENTS WITH DISHWASHER PROVIDED.
2. SEE OVERALL DOMESTIC WATER PLANS FOR CONTINUATION.
3. PROVIDE 1" WATER SERVICE TO APARTMENT WITH SHUT-OFF VALVE, SEE DOMESTIC RISER DIAGRAMS FOR ADDITIONAL INFORMATION.
4. ELECTRICAL EQUIPMENT SHOWN FOR COORDINATION. DO NOT ROUTE PIPING ABOVE OR BELOW EQUIPMENT, AND MAINTAIN WORKING CLEARANCE SHOWN.
5. PROVIDE SHUT-OFF VALVE FOR WALL HYDRANT IN ACCESSIBLE LOCATION BELOW SINK.
6. PROVIDE ALTERNATE BID TO PROVIDE AND INSTALL DOMESTIC WATER BOOSTER SYSTEM EQUAL TO QUANTUM FLO PRODIGY DUPLEX CAPABLE OF DELIVERING 70 GPM AT 41 PSI WITH AN INLET PRESSURE OF 16 PSI.

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE **TENNESSEE**

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

FIELD SET

1-20-2026

10-30-2025 ASI #4

DATE: 05/09/2025

JOB NO. 24146

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Project 24072 — 05/09/2025

DOMESTIC WATER EQUIPMENT SCHEDULE

Mark	Manufacturer	Model	Product Specification	Schedule Notes
HWH-A	AO Smith	EETU-40	40 Gallon electric water heater, 0.93 UEF, 4500 watts, 208V heating element, 21 GPH recovery @ 90°F temp rise. Supplied with temperature and pressure relief valve and brass drain valve. Water heater shall have temperature controls set to limit supply temperature to 120°F or less.	
HWH-B	AO Smith	EJCS-20	20 Gallon electric water heater, 2500 watts, 120v heating element, 11 GPH recovery @ 90°F temp rise. Supplied with temperature and pressure relief valve and brass drain valve. Water heater shall have temperature controls set to limit supply temperature to 120°F or less.	1
HWP	Bell & Gossett	NBF-33	Circulation pump, bronze body, 10 gpm @ 10' head, 120 VAC. Provide clamp-on aquastat for pump control.	2

GENERAL:
- PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION.

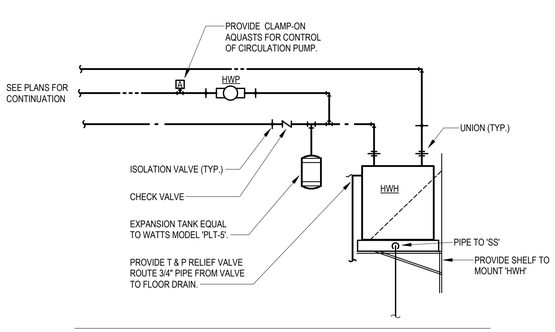
NOTES:
1. PROVIDE WALL HUNG PLATFORM FOR WATER HEATER EQUAL TO HOLDRITE #60SWHP-W. COORDINATE EXACT LOCATION AND MOUNTING HEIGHT WITH ARCHITECT.
2. PUMP SHALL HAVE CONTROLS TO PREVENT STARTUP WITHIN 5 MINUTES FROM THE END OF PREVIOUS HEATING CYCLE. HOT WATER RECIRCULATION SYSTEM SHALL MEET ALL REQUIREMENTS OF 2021 IECC.

PLUMBING FIXTURE SCHEDULE

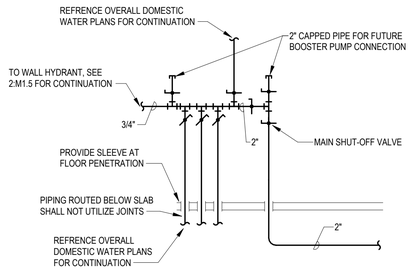
MARK	MANUFACTURER	MODEL	PRODUCT DESCRIPTION	TRIM	ROUGH-IN SIZES			COLD	HOT	ADA COMPLIANT	NOTES
					DRAIN	VENT	WATER				
BT-A	AQUARIUS	S 6000 TS OT	Reinforced fiberglass tub/shower, 60"W x 33"D x 82"H, with integral soap/toiletry shelves, and grab bars, fold up seat at end of tub, and right or left hand rough-in as required, white finish.	Delta Model R10000-UNWS/T13H252 single handle pressure-balancing valve with metal tub filler with pull diverter, 1.5 GPM handshower with double check valves, flexible hose, 24" stainless steel slide bar and pop-up drain with overflow.	2"	1 1/2"	1/2"	Yes	Yes	Yes	1
BT-B	AQUARIUS	G 6063 TS	Reinforced fiberglass tub/shower, 60"W x 35-3/4"D x 76-1/2"H, with integral soap/toiletry shelves, right or left hand rough-in as required, white finish.	Delta Model R10000-UNWS/T13H232 single handle pressure-balancing valve with metal tub filler with pull diverter, 1.5 GPM push-clean showerhead and pop-up drain with overflow.	2"	1 1/2"	1/2"	Yes	Yes	No	
CCB	SIOUX CHIEF	696-2313	Washing machine box with 2" PVC/ABS drain coupling and knockout test cap. Two, 1/4 turn adaptor ball valves, and sweat connection.		2"	1 1/2"	1/2"	Yes	Yes		
EWC	ELKAY	EMABFTLDDWSLK	Dual height, self-containged water cooler with stainless steel basin, front and side push bar actuator, lead-free, 120v. Provide with EZH20 bottle filling station, and model 98313C accessory apron.		2"	1 1/2"	1/2"	Yes	No	Yes	1
FD-A	SIOUX CHIEF	833	Adjustable floor drain with nickel bronze strainer. Provide Proset Trapgaurd protection device.		2"	2"					
FD-B	SIOUX CHIEF	822	Adjustable floor drain with deck flange and nickel bronze strainer. Provide Proset Trapgaurd protection device.		2"	2"					
FS	SIOUX CHIEF	861	12" Square, 8" deep, PVC floor sink wiht PVC strainer. Provide Proset Trapgaurd protection device.		3"	2"					
ICB	SIOUX CHIEF	696-G1010	Ice maker connection box with 1/4 turn ball balbe, and 1/2" sweat copper connection.		0"	0"	1/2"	Yes	No		
KS	JUST	DLADA2233A-J	Two compartment 20 GA stainless steel sink, self rimming, 14"x16"x8"D inside, fully undercoated, faucet holes as required. Single handle kitchen sink faucet with hose spray, and basket strainer. IN-SINKERator: "Badger 5" garbage disposal, 1/2hp 120V cord and plug connected.	Kohler / K10412	2"	1 1/2"	1/2"	Yes	Yes	Yes	2,4
LAV-A	AMERICAN STANDARD	0355.012	20"W x 17" Wall hung, vitreous china lavatory. Single handled 0.5 GPM faucet. Provide with pop-drain, and front overflow drain.	Delta / 22C151	2"	1 1/2"	1/2"	Yes	Yes	Yes	1,2,3
LAV-B	AMERICAN STANDARD	0476.028	20"x17" Self-Rimmng lavatory. Faucet holes on 4" centers. Single handled 0.5 GPM faucet. Provide with pop-drain, and front overflow drain.	Delta / 22C151	2"	1 1/2"	1/2"	Yes	Yes	Yes	1,2,3
LAV-C	AMERICAN STANDARD	0476.028	20"x17" Self-Rimmng lavatory. Faucet holes on 4" centers. Single handled 0.5 GPM faucet. Provide with grid drain, front overflow drain.	Delta / 22C151	2"	1 1/2"	1/2"	Yes	Yes	Yes	1,2,3
SH-A	AQUA BATH CO.	C4136BF-OF-FUS 3/4"	Center drain option, reinforced fiberglass ADA base model shower, 36"Wx36"Dx80"H with integral soap/toiletry shelves in accordance with ADA requirements, fold-up seat, right or left hand rough-in as required, white finish, provide with collapsible dam.	Delta Model R10000-UNWS/T13H152 single handle pressure-balancing valve, 1.5 GPM handshower with double check valves, flexible hose, 24" stainless steel slide bar.	2"	1 1/2"	1/2"	Yes	Yes	Yes	1
SH-B	AQUATIC	13636FHARRF	Cast acrylic shower, 36" square inside, rear molded soap shelf, provide with FHA backing.	Delta Model R10000-UNWS/T13H132 single handle pressure-balancing valve, 1.5 GPM push-clean showerhead.	2"	1 1/2"	1/2"	Yes	Yes	No	
SH-C	AQUARIUS	G-6233-BF-.75	Reinforced fiberglass ADA roll-in shower, 60"W x 33"D x 73-3/4"H, with integral soap/toiletry shelves and grab bars in accordance with ADA requirements, fold-up seat, collapsible water dam, white finish.	Delta Model R10700-UNWS/T13H333 single handle pressure-balancing valve, 1.5 GPM handshower with double check valves, flexible hose, 24" stainless steel slide bar and 1.5 GPM push clean showerhead, arm and diverter valve.	2"	1 1/2"	1/2"	Yes	Yes	Yes	1
SS	FIAT	MSB-2424	One piece molded stone mop basin, 24" square, stainless steel integral drain body with caulk connection, stainless steel wall gaurds. Faucet with hose thread outlet, vacuum breaker, pail hook wall brace, and metal lever handels.	Chicago Faucets / 897-CP	3"	1 1/2"	3/4"	Yes	Yes	No	
WC-A	KOHLER	5296	Two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, actuator located on open side of room. Elongated closed front seat and cover. Provide with 1/4" brass ball valve at wall connection.	Kohler / K-5588	4"	2"	1/2"	Yes	No	Yes	1
WC-B	KOHLER	5296	Two piece, 12" rough-in, elongated 16-1/2" high bowl, siphon jet flushing action, actuator located on open side of room. Elongated open front seat. Provide with 1/4" brass ball valve at wall connection.	Kohler / K-5588	4"	2"	1/2"	Yes	No	Yes	1
WH	WOODFORD	B67	Automatic draining freezeless wall hydrant witH ASSE 1052 double check backflow preventor, loose tee key handle, with recessed box with door. Provide with chrome plated exterior finish.				3/4"	Yes	No	No	

GENERAL:
- PROVIDE FIXTURES WITH ALL TRIM NECESSARY FOR COMPLETE INSTALLATION.\
- ALL BT-B AND SH-B ON FIRST FLOOR TO HAVE BLOCKING FOR FUTURE GRAB BARS. REFERENCE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION.

NOTES:
1. IN AREAS OPEN TO PUBLIC, FIXTURE AND INSTALLATION TO MEET REQUIREMENTS OF AMERICANS WITH DISABILITIES ACT. IN APARTMENTS, FIXTURE AND INSTALLATION TO MEET REQUIREMEJNTS OF THE FAIRHOUSING ACT.
2. PROVIDE DEARBORN SUPPLIES WITH STOPS AND ESCUTCHEON PLATE, 1-1/4" CAST BRASS P-TRAP.
3. INSULATE WATER AND WASTE PIPING BELOW FIXTURE. UTILIZE INSULATION KIT EQUIVALENT TO LAVGUARD BY TRUEBRO. PROVIDE PLUMBEREX MODEL #3071WD-N WASTE DISPOSAL COVER.
4. TRIM SHALL BE PROVIDED WITH POLISHED CHROME FINISH.

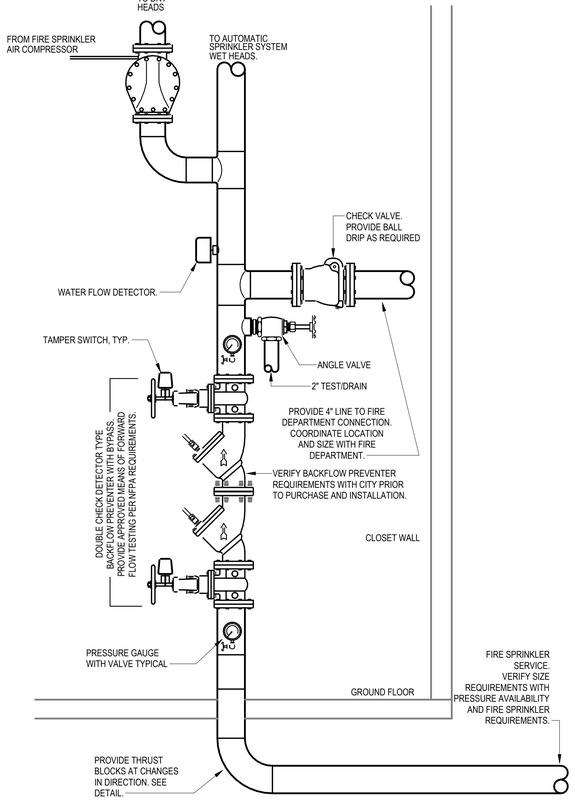


4 WATER HEATER ON SHELF PIPING DIAGRAM
NO SCALE

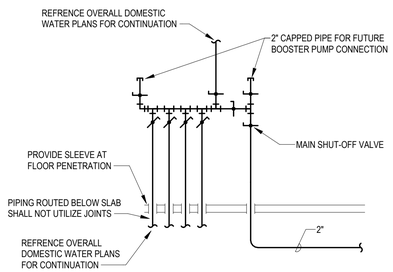


5 BUILDING B - DOMESTIC WATER RISER DIAGRAM
NO SCALE

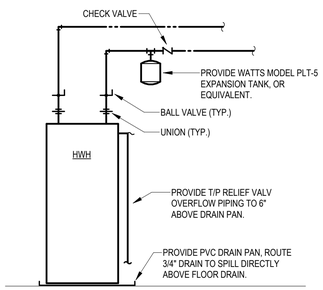
BUILDING 'C' SIMILAR



1 FIRE PROTECTION RISER DIAGRAM
NO SCALE



2 BUILDING A - DOMESTIC WATER RISER DIAGRAM
NO SCALE



3 APARTMENT WATER HEATER DIAGRAM
NO SCALE

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENT COMPLEX
BROWNSVILLE TENNESSEE
TFM# 21689-A, 21689-B, 21689-C PROJECT# 2025-11-03-04
FIELD SET

JOHN PAUL GILLAM — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 121151 — 1-26-2026

No.	Description	Date
1	ASI #5	12-3-2025

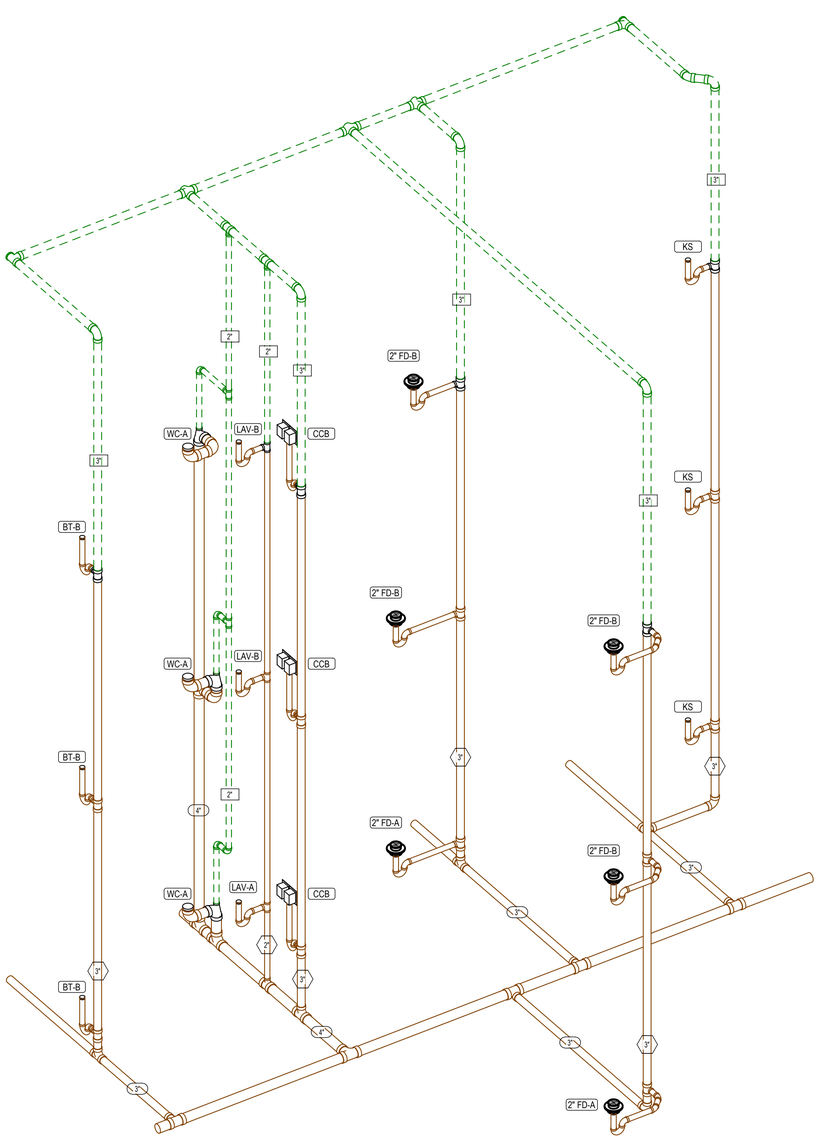
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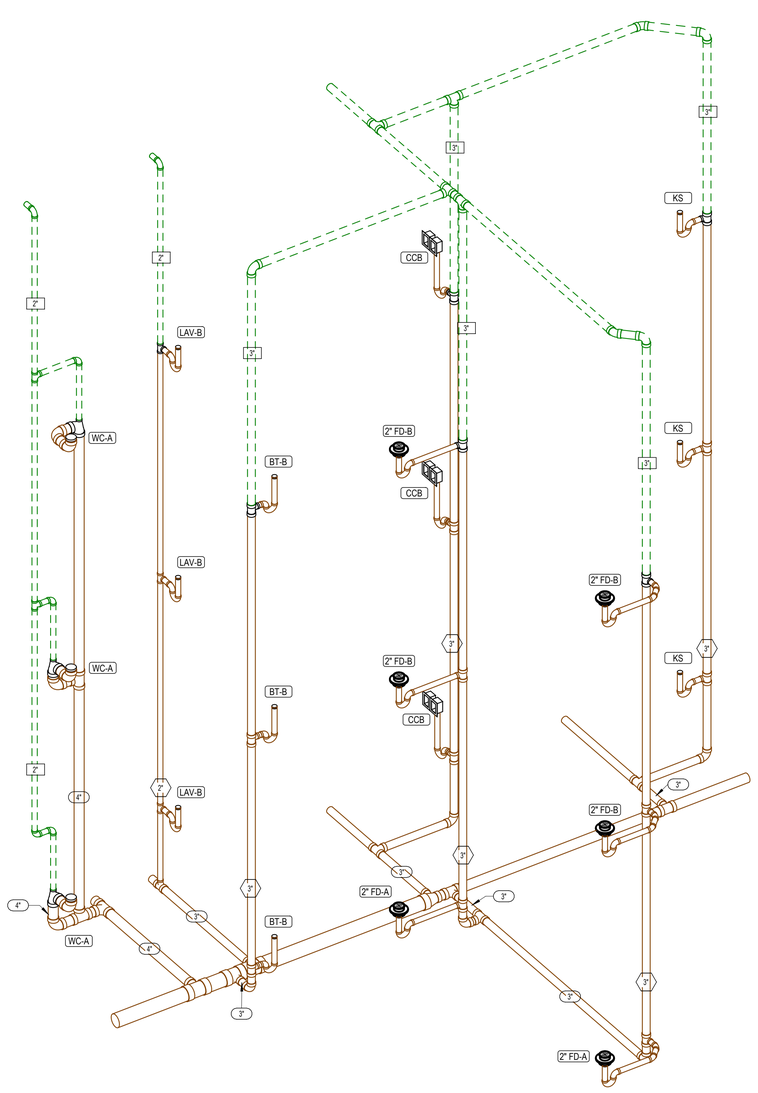
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Project 24072 **05/09/2025**

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



2 TYPICAL 2 BEDROOM WASTE AND VENT RISER



1 TYPICAL 1 BEDROOM WASTE AND VENT RISER

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1-20-2026

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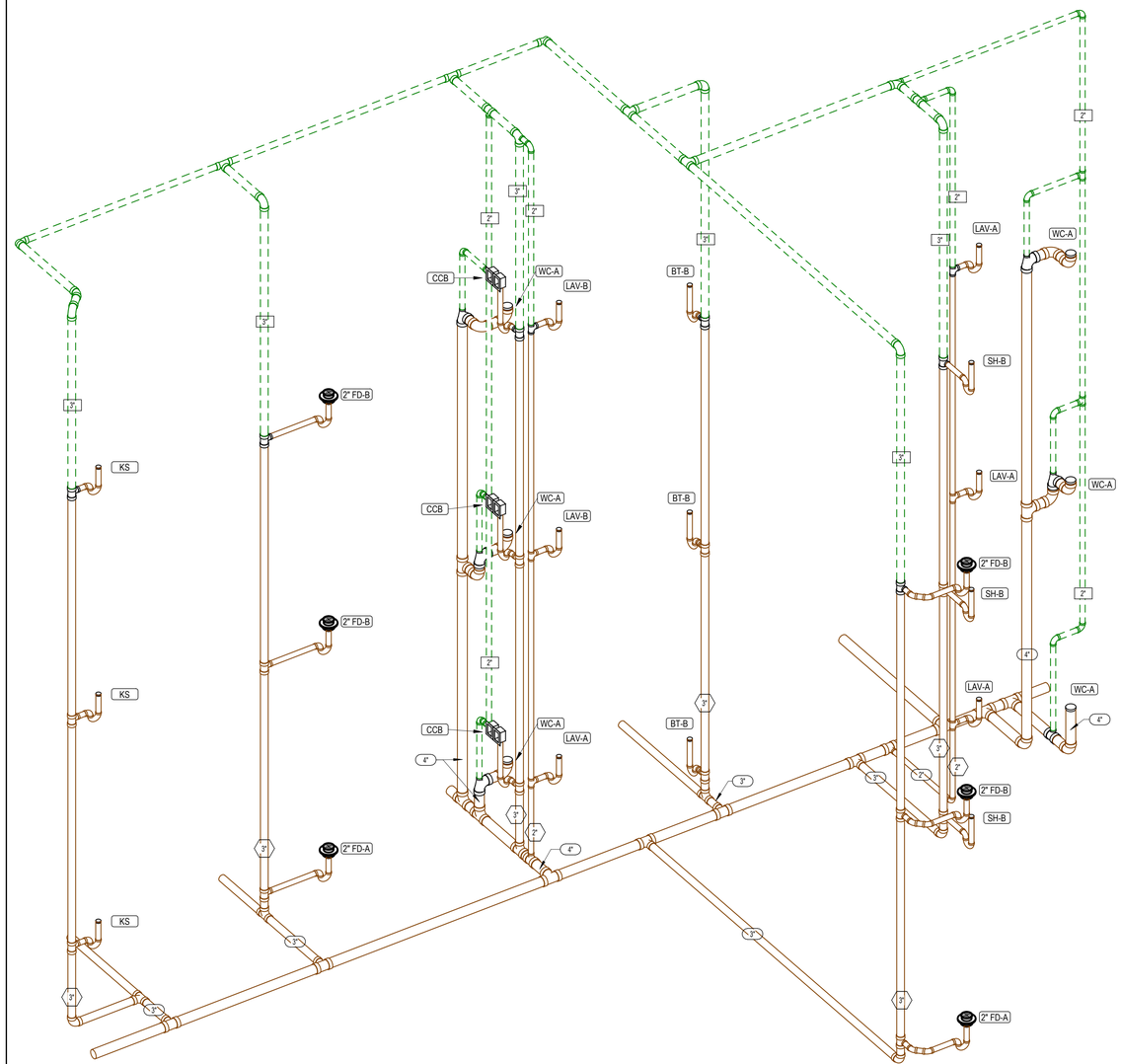
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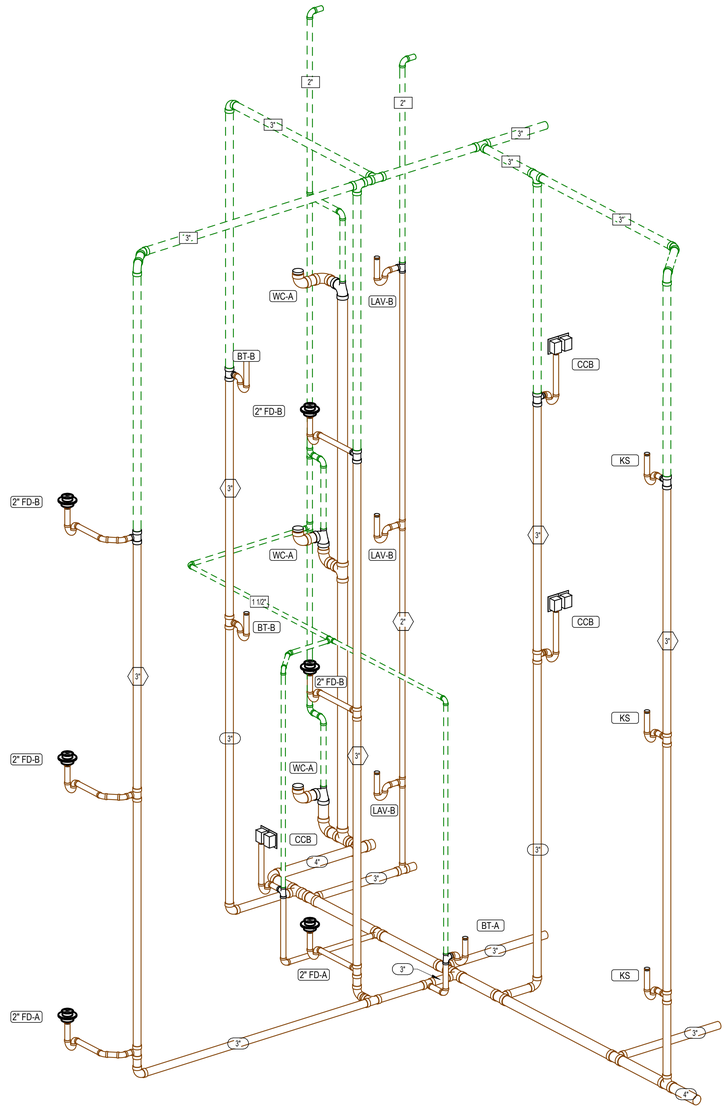
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Project 24072 **05/09/2025**

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



1 TYPICAL 3 BEDROOM WASTE AND VENT RISER



2 TYPICAL 1 BEDROOM ACCESSIBLE WASTE AND VENT RISER

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BROWNSVILLE TENNESSEE

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

NO.	DESCRIPTION
1	10-30-2025 ASI #4

DATE: 05/09/2026
JOB NO.: 2516

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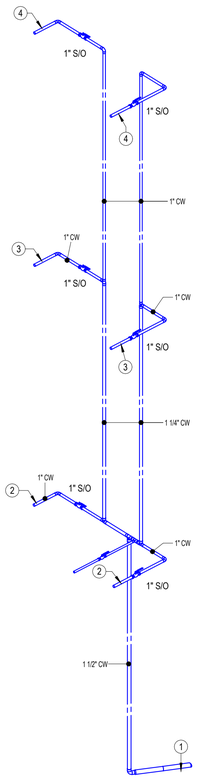
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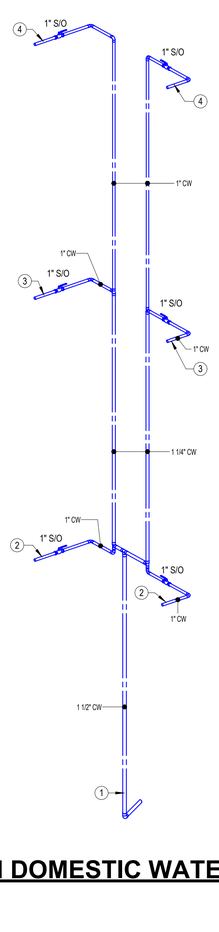
Project 24072 **05/09/2025**

NOTES BY SYMBOL

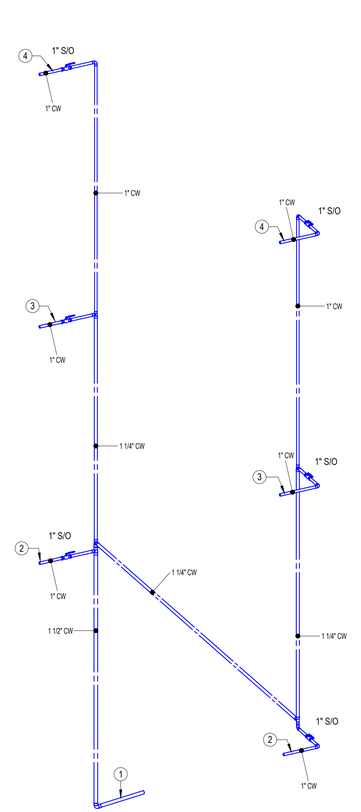
1	SEE OVERALL PLANS FOR SIZE AND ROUTING OF PLUMBING MAINS.
2	DOMESTIC SERVICE TO 1ST FLOOR DWELLING UNIT. SEE P4.1 FOR CONTINUATION.
3	DOMESTIC SERVICE TO 2ND FLOOR DWELLING UNIT. SEE P4.1 FOR CONTINUATION.
4	DOMESTIC SERVICE TO 3RD FLOOR DWELLING UNIT. SEE P4.1 FOR CONTINUATION.



3 **TYPICAL 3 BEDROOM DOMESTIC WATER SERVICE RISER**



2 **TYPICAL 2 BEDROOM DOMESTIC WATER SERVICE RISER**



1 **TYPICAL 1 BEDROOM DOMESTIC WATER SERVICE RISER**

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