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
No. 107366
COMMERCE
STATE OF TENNESSEE
3-5-2026

ASI 12

CONSULTANTS

Civil Engineer

Renaissance Group
9700 Village Circle, Suite 100
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2001 W. Broadway
Columbia, MO 65203
(573) 814-1568

ASI 4

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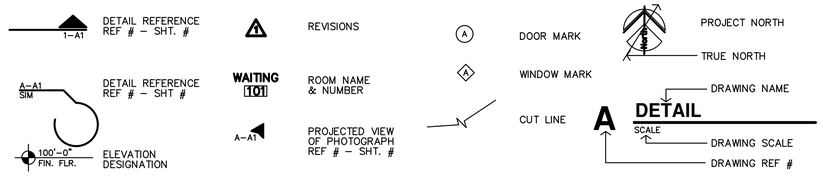
NOTE: CODE FOOT PRINT AND LIFE SAFETY PLANS ARE FOLLOWING ON SHEETS CFP1 AND CFP2. UNLESS NOTED OTHERWISE (WITH AN *), THE PLANS AND DESIGNS FOLLOW THE MORE STRINGENT OF THE CODES AS LISTED ABOVE. THUS, THE DESIGNS FOLLOW THE 2021 CODES AS LISTED UNDER THE STATE FIRE MARSHAL. ON RARE OCCASSION, THE DESIGNS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

REFERENCE LEGEND



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FH FAIR HOUSING
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ASI 12
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ASI 12

SFMO APPROVAL STAMPS

CONSTRUCTION SET (thru ASI 12) 3-5-2026

GENERAL PROJECT INFORMATION

FIRE RESISTANCE RATING FOR BUILDING ELEMENTS: V-B

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

ROOF COVERINGS
CLASS C OR BETTER

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

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

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

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

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

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

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

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

BUILDING A INFORMATION

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	

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	

CLIMATE ZONE INFORMATION

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

PROJECT INFORMATION

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

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
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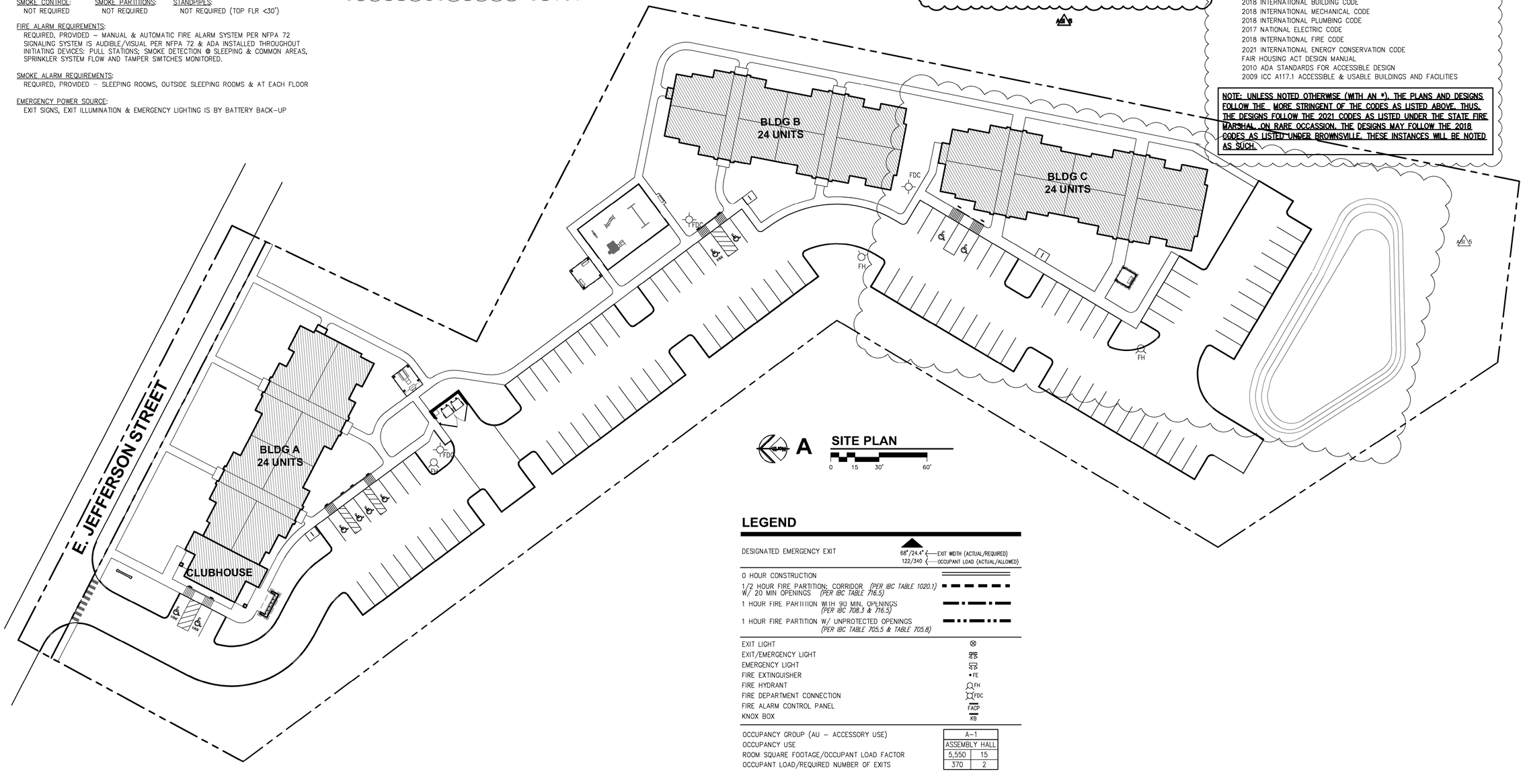

A SITE PLAN
0 15 30' 60'

LEGEND

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

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

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

REVISION:	
ASI 4	10-30-2025
ASI 5	12-5-2025
2	1-20-2026
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

CFP1

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PROJECT INFORMATION

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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

BUILDING B INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL

CONSTRUCTION TYPE: V-B

OCCUPANCY BASIC: R-2 APARTMENTS

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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 TABLE 716.5)

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

EXIT LIGHT

EXIT/EMERGENCY LIGHT

EMERGENCY LIGHT

FIRE EXTINGUISHER — FE

FIRE HYDRANT — FH

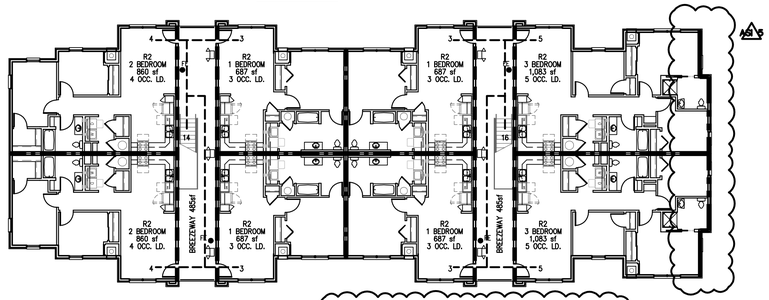
FIRE DEPARTMENT CONNECTION — FDC

FIRE ALARM CONTROL PANEL — FACP

KNOX BOX — KB

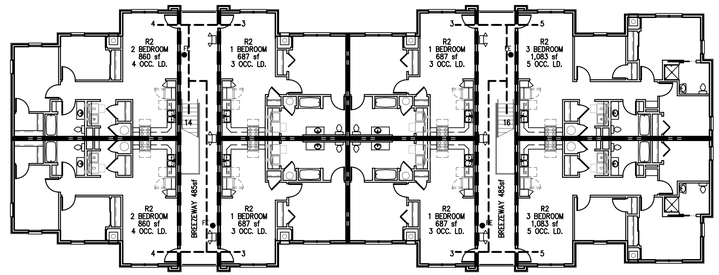
OCCUPANCY GROUP (AU – ACCESSORY USE)	A-1	
OCCUPANCY USE	ASSEMBLY HALL	
ROOM SQUARE FOOTAGE/OCCUPANT LOAD FACTOR	5,550	15
OCCUPANT LOAD/REQUIRED NUMBER OF EXITS	370	2

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.



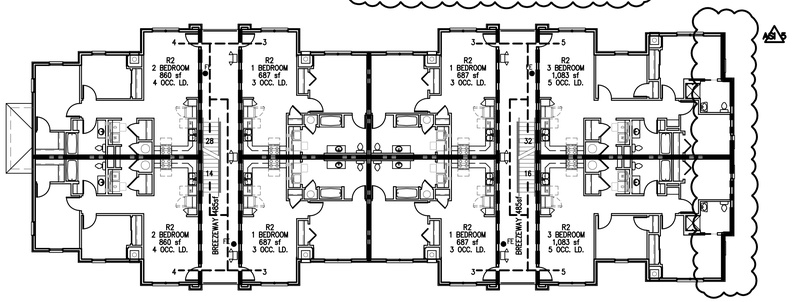
F APARTMENT BUILDING B THIRD FLOOR PLAN

0 16' 32' 64'



C APARTMENT BUILDING A THIRD FLOOR PLAN

0 16' 32' 64'



E APARTMENT BUILDING B SECOND FLOOR PLAN

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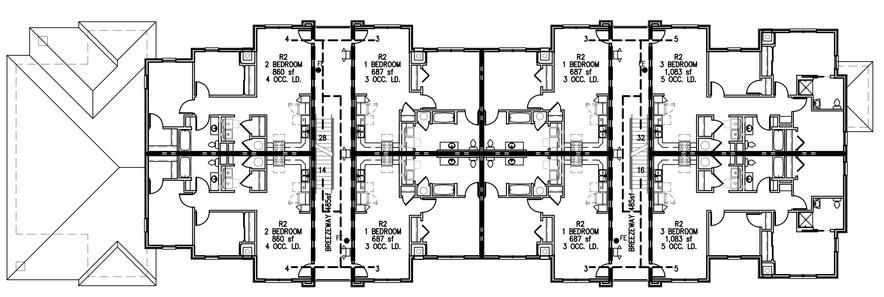

B APARTMENT BUILDING A SECOND FLOOR PLAN

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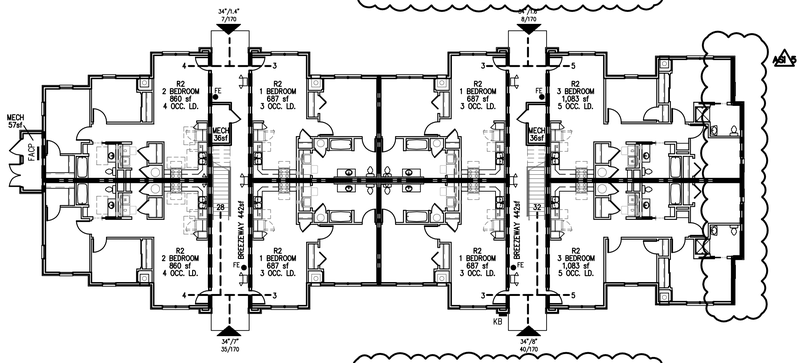

D APARTMENT BUILDING B FIRST FLOOR PLAN

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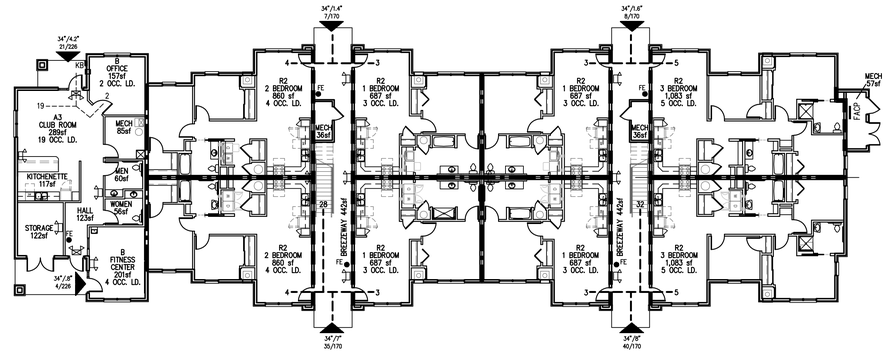

A APARTMENT BUILDING A FIRST FLOOR PLAN

0 16' 32' 64'

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — No. 107998 — STATE OF TENNESSEE — AGRICULTURE — ARCHITECTURE — CONGRESS — 12-5-2025

REVISION:	
A5.4	10-30-2025
A5.5	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

- 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
- 2017 ICC A117.1 ACCESSIBLE & USABLE BUILDINGS AND FACILITIES

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	EL
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

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

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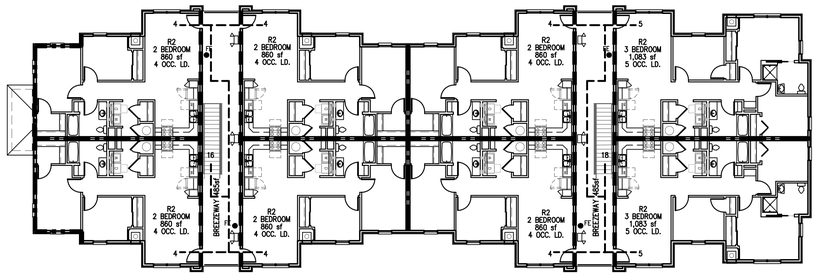
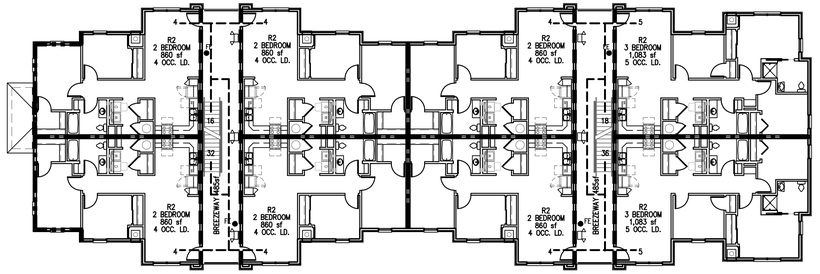


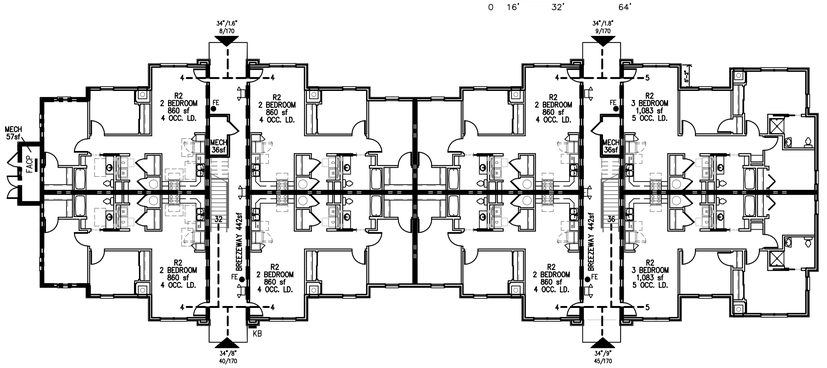
F **APARTMENT BUILDING C THIRD FLOOR PLAN**

0 16' 32' 64'



E **APARTMENT BUILDING C SECOND FLOOR PLAN**

0 16' 32' 64'



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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM
ARCHITECT
ARKANSAS
COLORADO
KANSAS
MISSOURI
OKLAHOMA
COMMERCE
No. 107998
STATE OF TENNESSEE
12-5-2025

REVISION:	
1	12-5-2025
DATE:	5-9-2025
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SHEET NO.:	

CFP3

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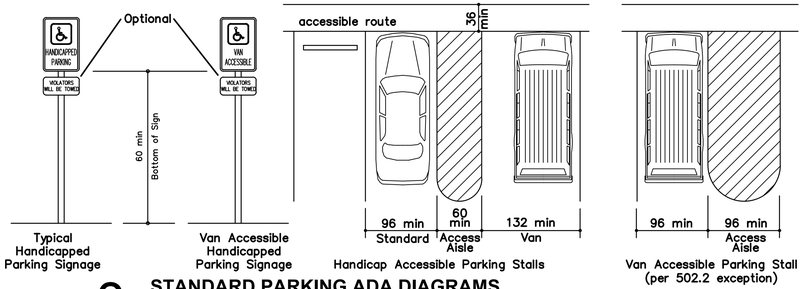
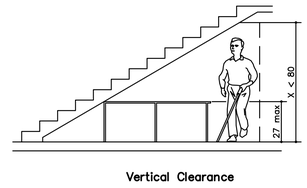


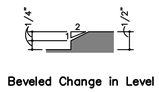
O STANDARD PARKING ADA DIAGRAMS

NO SCALE



Q STANDARD VERTICAL CLEARANCE

NO SCALE



P THRESHOLD ADA DIAGRAMS

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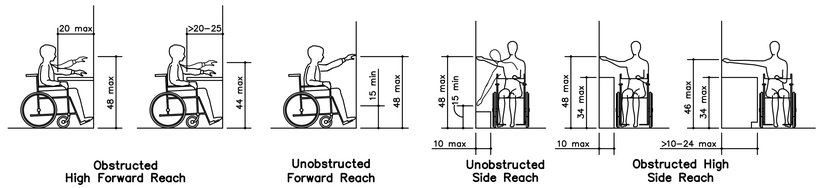

N STANDARD REACH ADA DIAGRAMS

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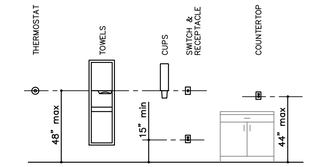

M STANDARD CONTROL REACH LIMITATIONS DETAILS

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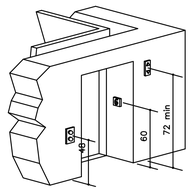

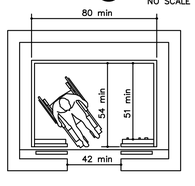

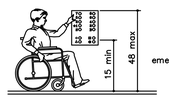

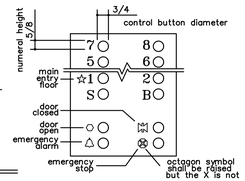

L STANDARD ELEVATOR ADA DIAGRAMS

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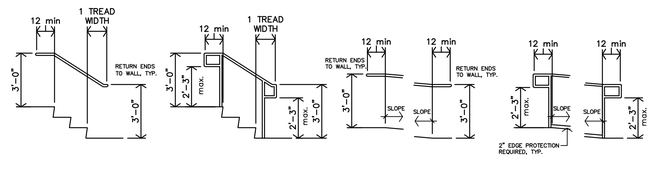

K STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

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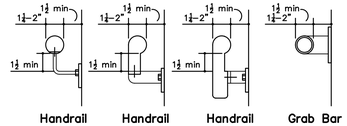

J STANDARD HANDRAIL/GRAB BAR DETAILS

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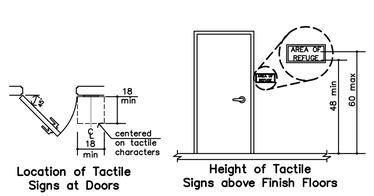

H TACTILE SIGN DIAGRAM

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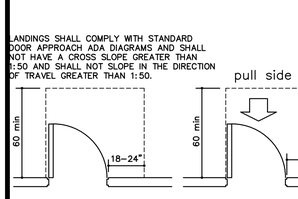
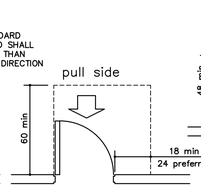
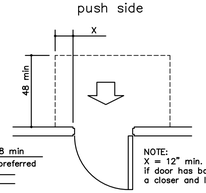
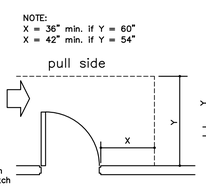
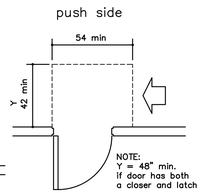
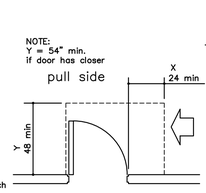


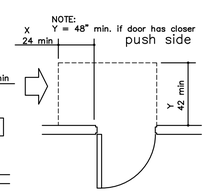


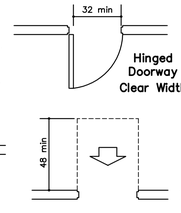


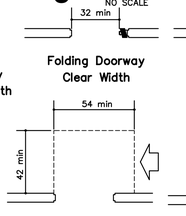


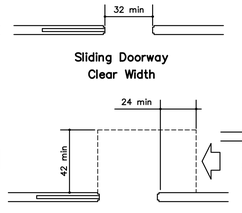


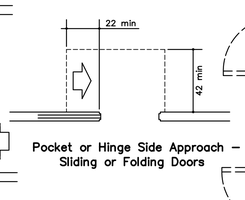


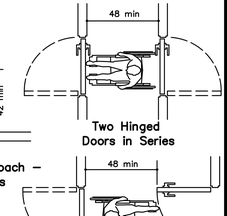






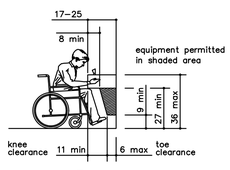


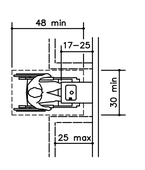


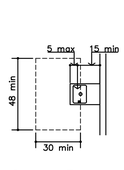


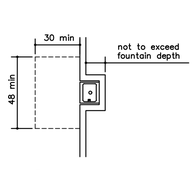
G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE









F STANDARD DRINKING FOUNTAIN DETAILS

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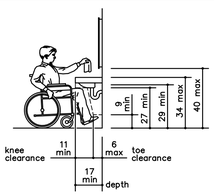

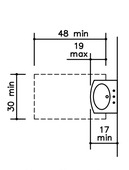

E STANDARD LAVATORY DETAILS

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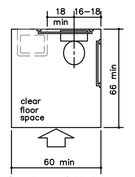
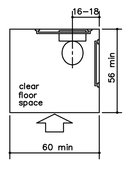
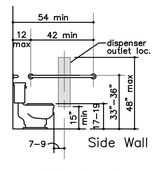
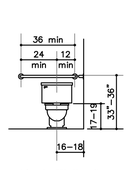


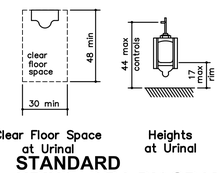






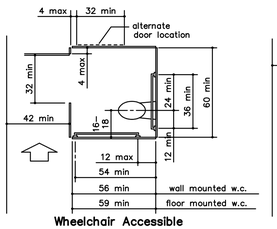
D STANDARD TOILET ADA DIAGRAMS

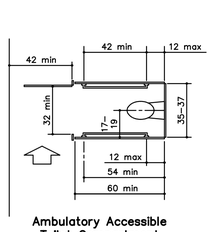
NO SCALE



C STANDARD URINAL ADA DIAGRAMS

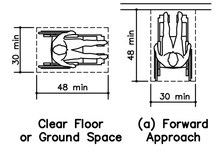
NO SCALE

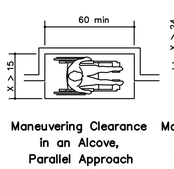


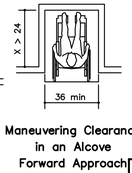


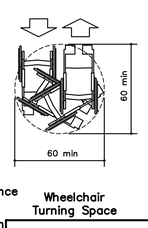
B STANDARD TOILET STALL ADA DIAGRAMS

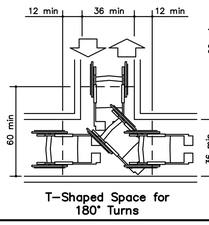
NO SCALE

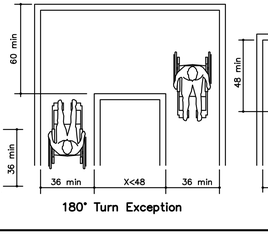


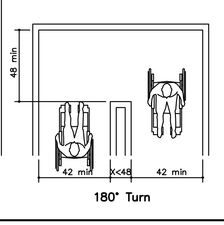












A STANDARD ADA DIAGRAMS

NO SCALE

FOR REFERENCE ONLY @ PUBLIC SPACES

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — ARCHITECTURE — COMMERCE — No. 107788 — STATE OF TENNESSEE
5-9-2025

REVISION:

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

ADA

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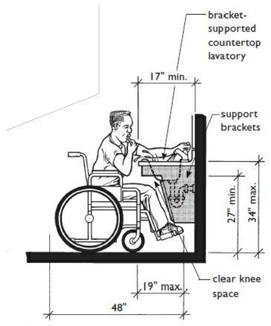
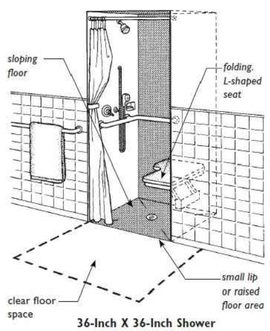
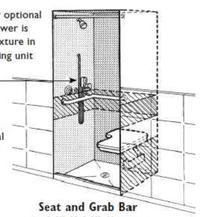


Knee Space at Lavatories that Meets the Requirements for B Bathrooms

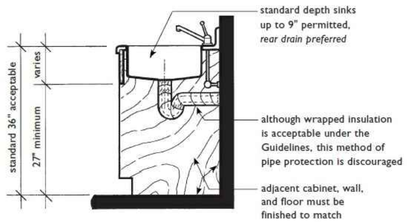


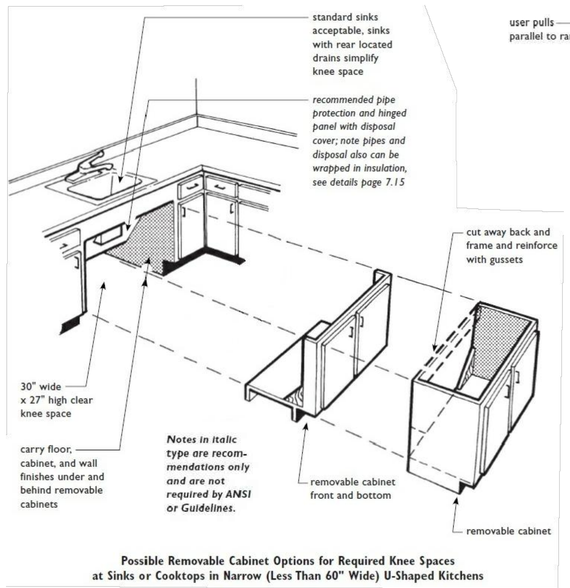
36-Inch X 36-Inch Shower with Folding Seat



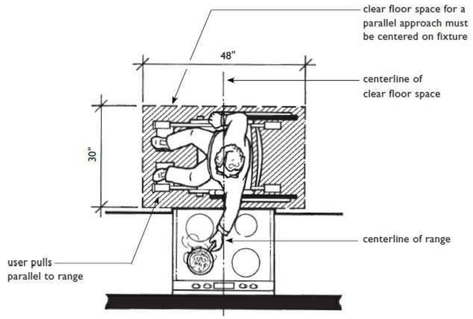
Seat and Grab Bar in 36" X 36" Shower

Knee Space at Sink with Wrapped Pipes

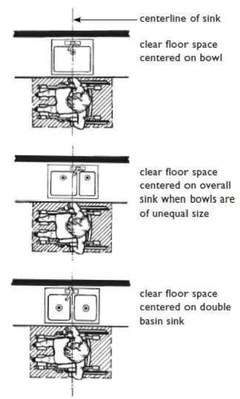


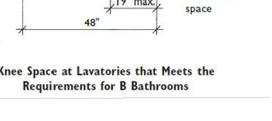


Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens

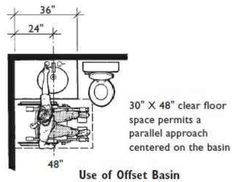


Space for Parallel Approach Required at Range and Cooktop

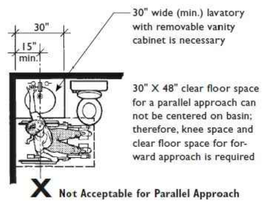




Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin (Applicable in A and B Bathrooms)

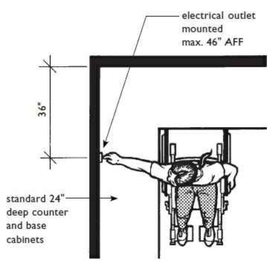


Use of Offset Basin to Reduce Lavatory Length (Applicable in A and B Bathrooms)

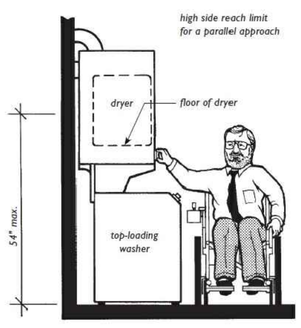


Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered (Required in A and B Bathrooms)

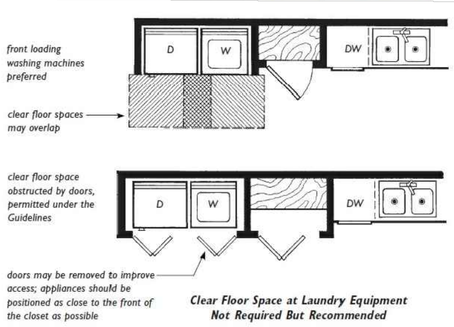
Mounting Height for Outlets



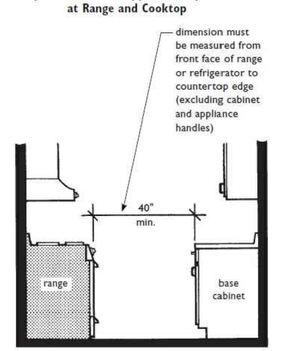
Electrical Outlets on Walls Over Cabinets Must Be a Minimum of 36" from a Corner



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



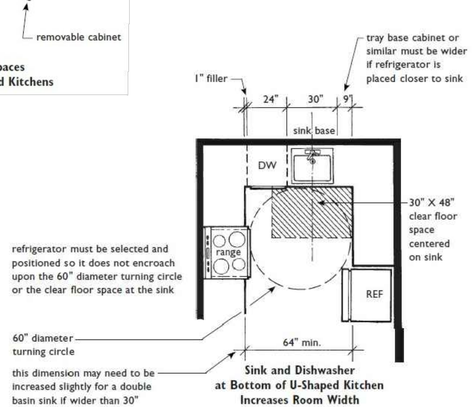
Clear Floor Space at Laundry Equipment Not Required But Recommended



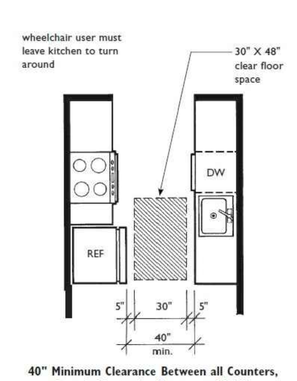
Minimum Clearance between Range and Opposing Base Cabinet

Minimum Clearance between Refrigerator and Opposing Base Cabinet

refrigerator must be selected and positioned so it does not encroach upon the 60" diameter turning circle or the clear floor space at the sink



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

COORDINATED WITH UFAS

MARGARET J. GILLAM — ARCHITECT — AGRICULTURE — COMMERCE — No. 107788 — STATE OF TENNESSEE — 5-9-2025

REVISION:

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

FH

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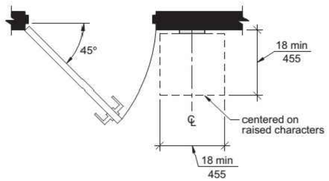
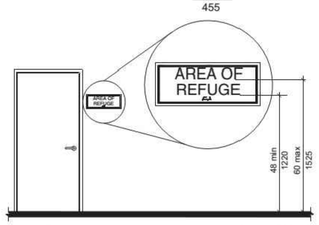
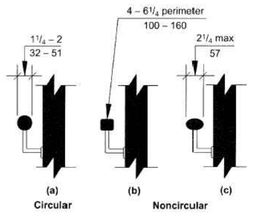


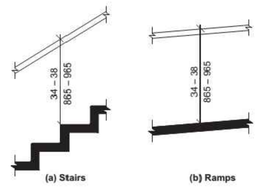


Note: For braille character mounting height see Section 703.4.5

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



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



S **HANDRAIL HEIGHT (Section 505)**
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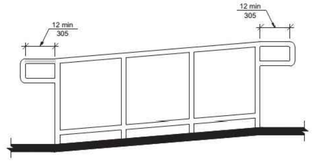

T **RAMP TOP & BOTTOM HANDRAIL EXTENTION (Section 505)**
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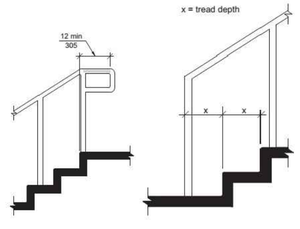

R **STAIR TOP & BOTTOM HANDRAIL EXTENTION (Section 505)**
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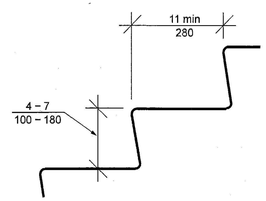

Q **STAIR TREAD & RISER (Section 504)**
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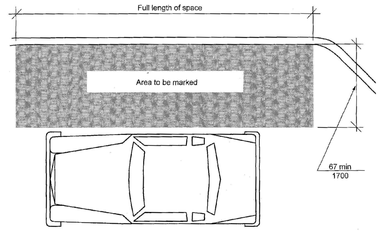
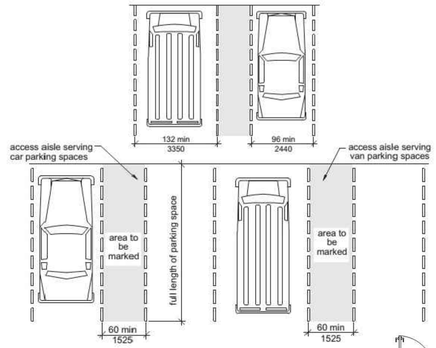


FIGURE 503.2(A)
PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS

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



O **ACCESSIBLE PARKING SP (Section 502)**
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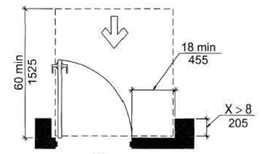
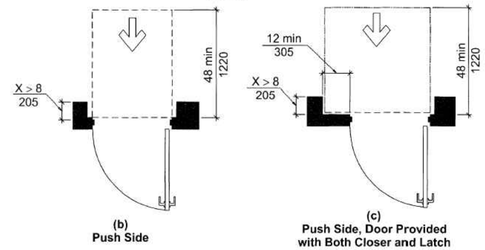
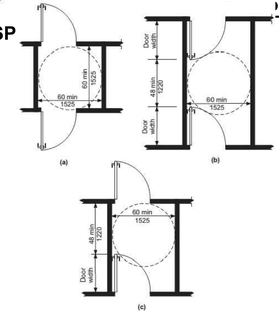
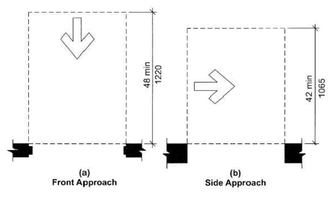


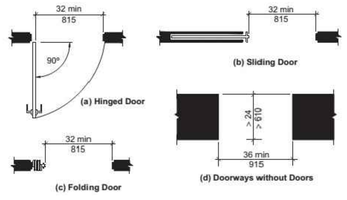


MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)

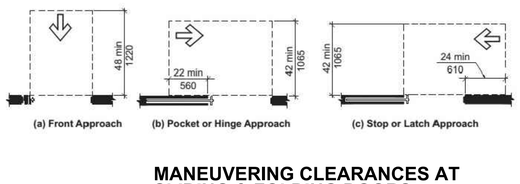




M **MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)**
NO SCALE

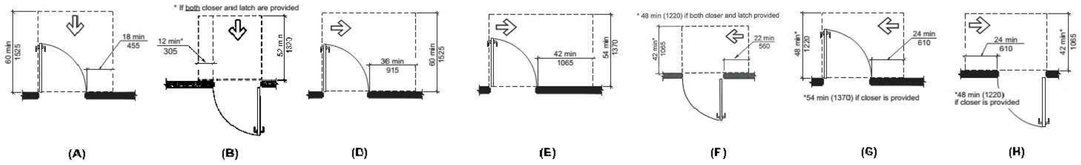


L **CLEAR WIDTH OF DOORWAYS (Section 404)**
NO SCALE



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

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



H **MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)**
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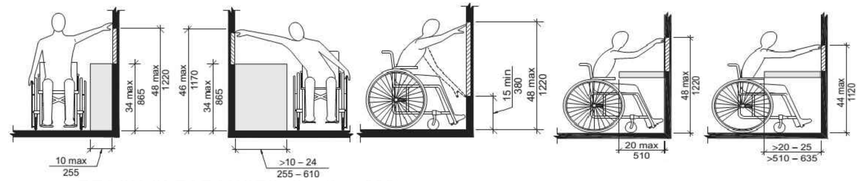

G **REACH CLEARANCES (Section 308)**
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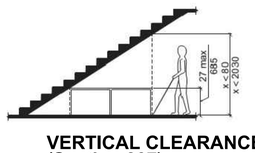
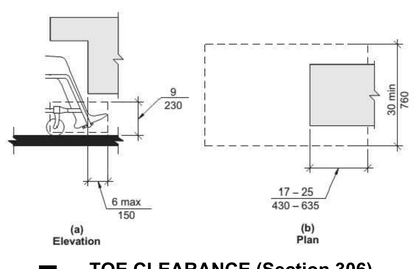


F **VERTICAL CLEARANCE (Section 307)**
NO SCALE



E **TOE CLEARANCE (Section 306)**
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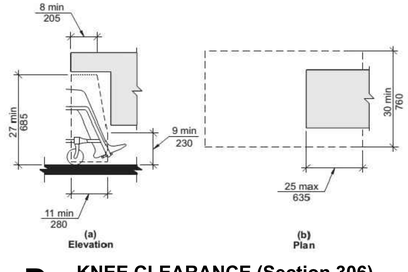
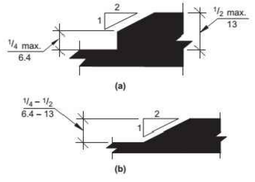
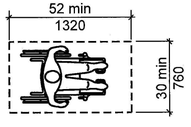


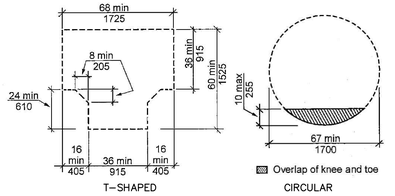
D **KNEE CLEARANCE (Section 306)**
NO SCALE



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

MARGARET J. GILLAM — No. 107561 — STATE OF TENNESSEE — COMMERCE — 10-30-2025

REVISION:
1 10–30–2025

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

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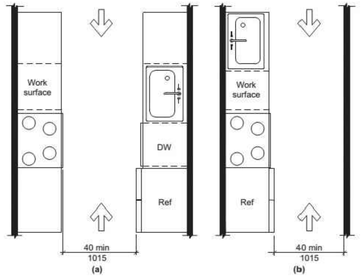
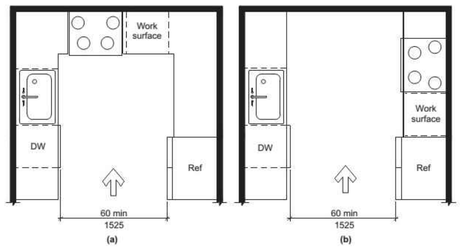
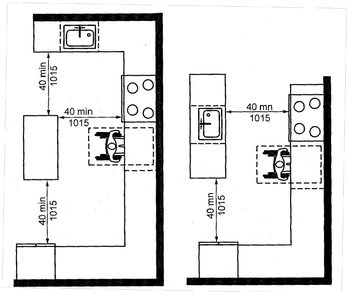


V PASS-THRU KITCHEN CLEARANCE (Section 804)
NO SCALE



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



T U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)
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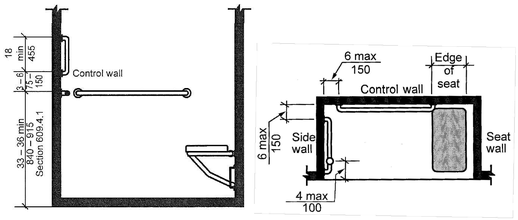
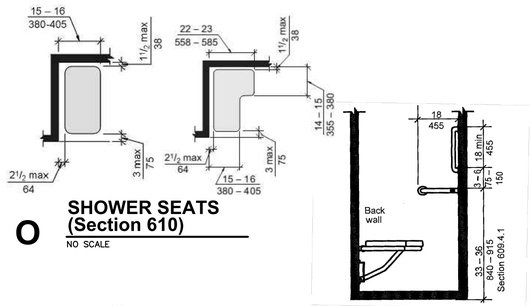
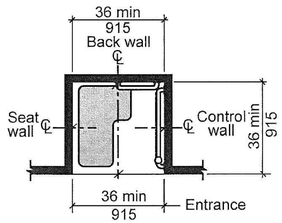


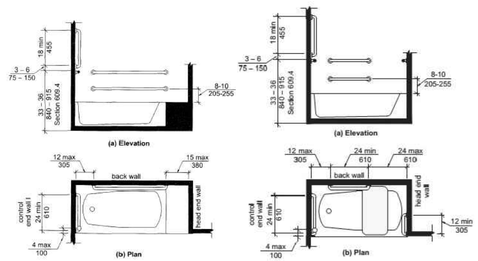
S ROLL-IN SHOWER GRAB BARS (Section 608)
NO SCALE



O SHOWER SEATS (Section 610)
NO SCALE



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



L GRAB BARS FOR BATHTUBS (Section 607)
NO SCALE

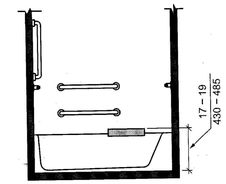
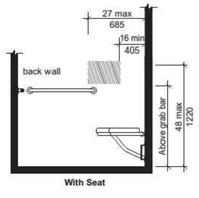
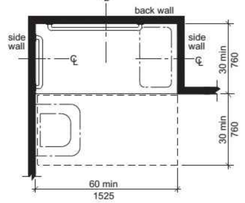


FIGURE 610.2(A)
BATHTUB SEATS
REMOVABLE IN-TUB SEATS

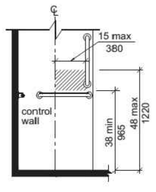
K BATHTUB SEAT (Section 610)
NO SCALE



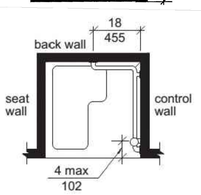
R ROLL-IN SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



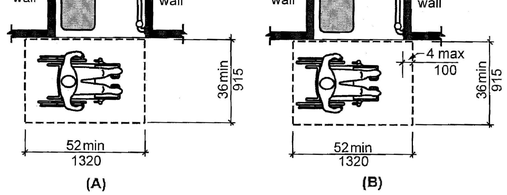
Q ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



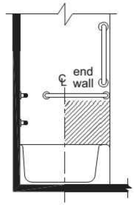
O TRANSFER SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



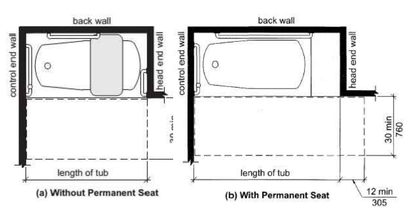
N TRANSFER SHOWER GRAB BARS (Section 608)
NO SCALE



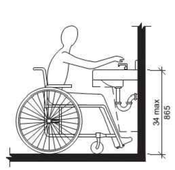
M TRANSFER SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



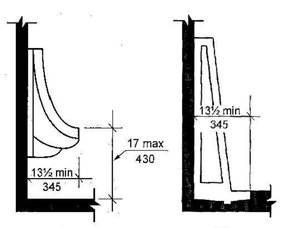
J BATHTUB CONTROLS (Section 607)
NO SCALE



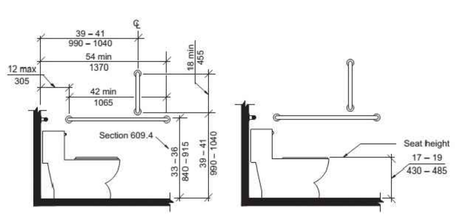
H CLEARANCES FOR BATHTUBS (Section 607)
NO SCALE



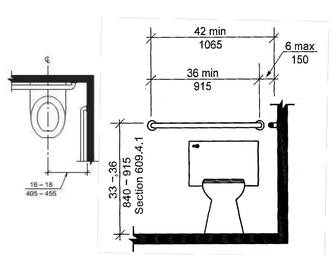
G HEIGHT OF LAVATORIES & SINKS (Section 606)
NO SCALE



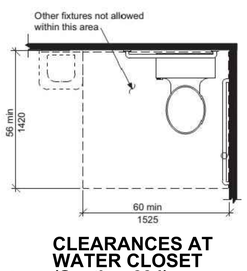
F HEIGHT OF URINALS (Section 605)
NO SCALE



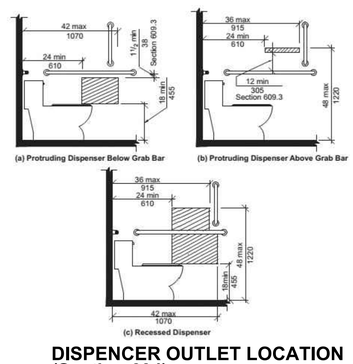
E WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)
NO SCALE



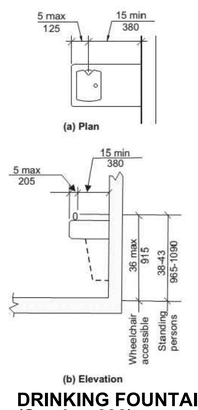
D WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)
NO SCALE



C CLEARANCES AT WATER CLOSET (Section 604)
NO SCALE



B DISPENCER OUTLET LOCATION (Section 604)
NO SCALE



A DRINKING FOUNTAIN (Section 602)
NO SCALE

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — No. 10796 — STATE OF TENNESSEE — 10-30-2025

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JOB:	24-3446
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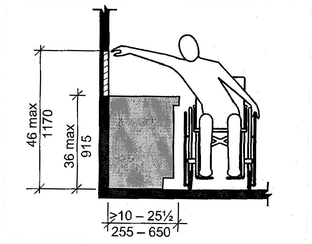
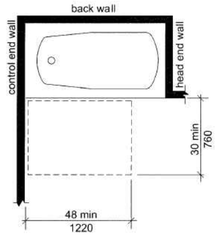
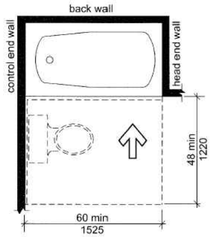


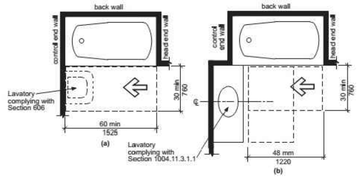
P REACH RANGE OVER KTICHEN or BATH CABINET - TYPE B UNITS (Section 1104)
NO SCALE



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)
NO SCALE



M BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)
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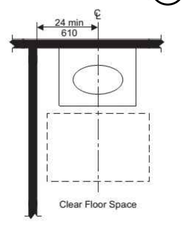

L LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)
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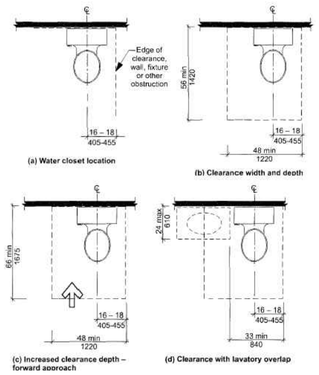

K WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)
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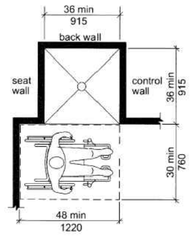
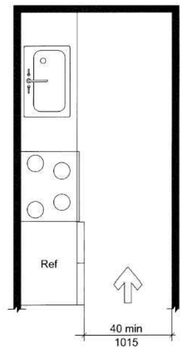
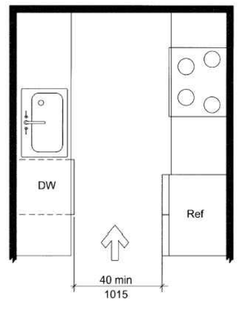
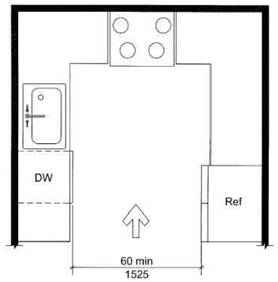


J TRANSFER SHOWER AT TYPE B UNITS (Section 1104)
NO SCALE







H MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)
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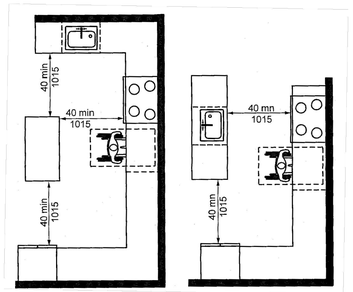

G U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)
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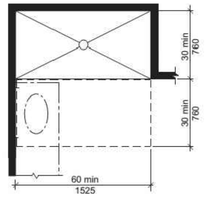

F ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)
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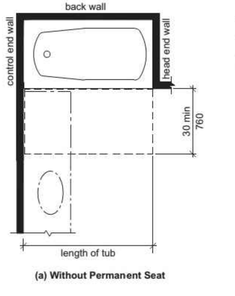
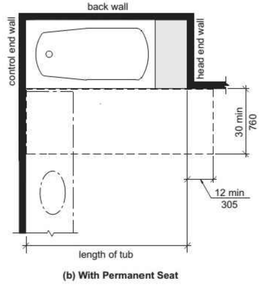
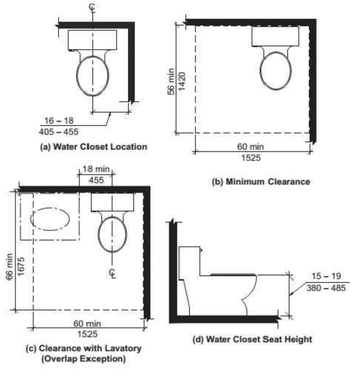
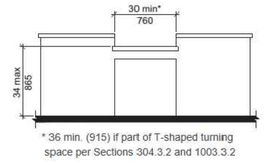




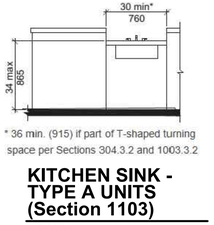
E BATHTUB CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



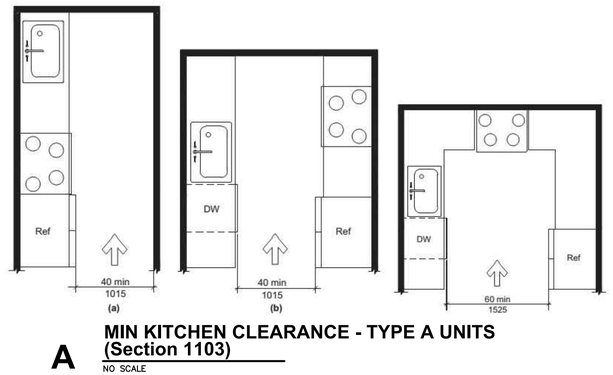
D WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)
NO SCALE



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

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

REVISION:
1 10–30–2025

DATE: 5–9–2025
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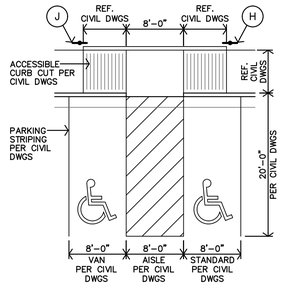


REFERENCE CIVIL DRAWINGS

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.

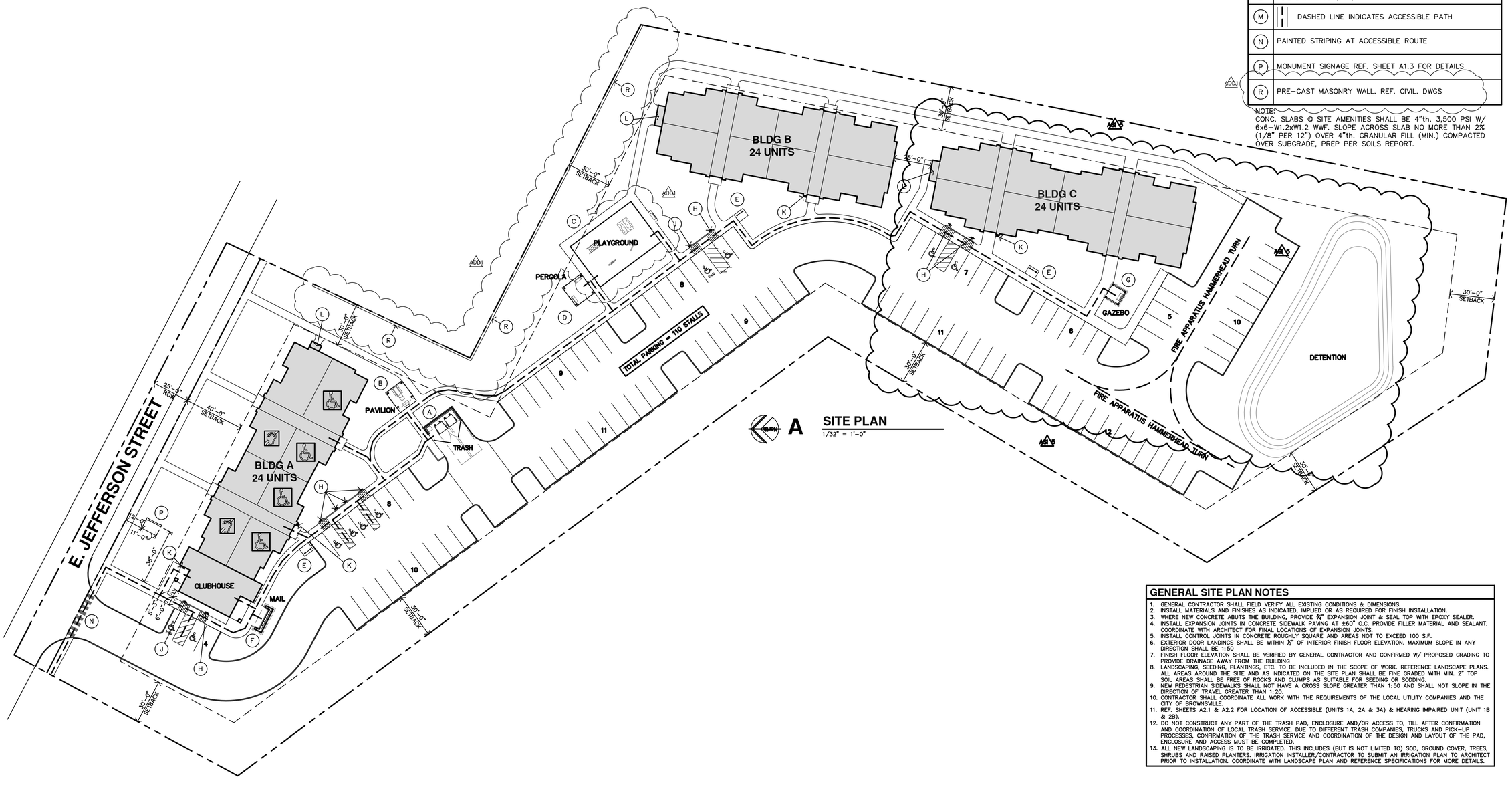
TABLE 801.1 OFF-STREET PARKING SCHEDULE:
DWELLING UNITS:
2 STALLS PER DWELLING UNIT
2 X 72 UNITS = 144 STALLS REQUIRED

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 ¾" 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

MARGARET J. GILLAM
No. 107595
AGRICULTURE
ARCHITECT
CORPORATE
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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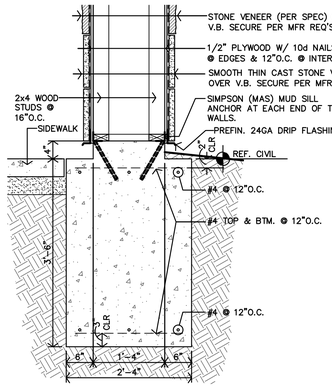
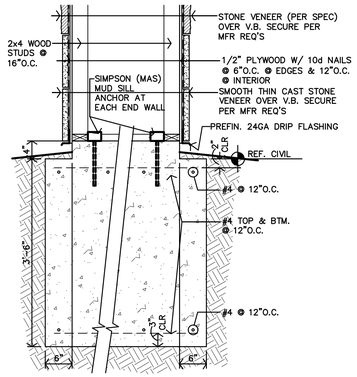
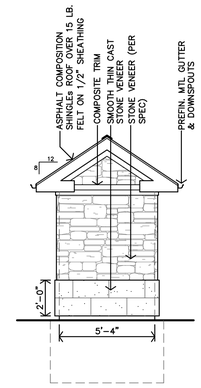


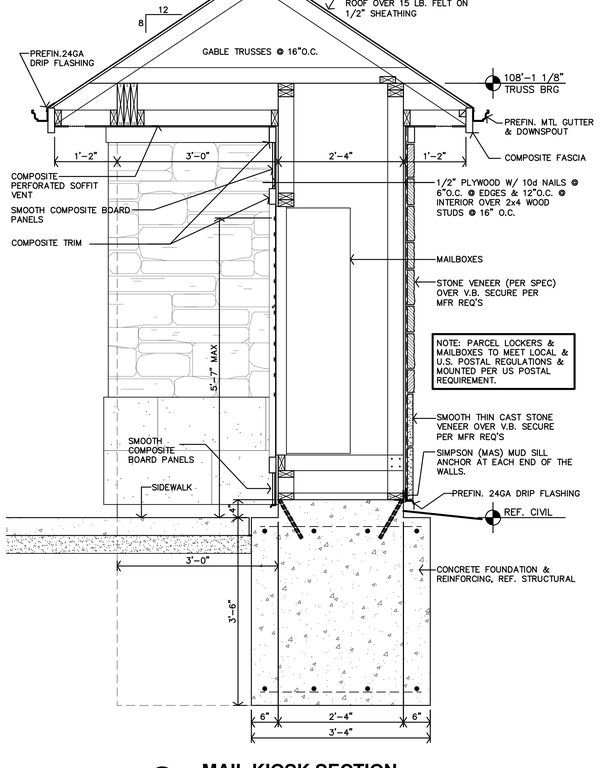
J **MAIL KIOSK DETAIL**
3/4"=1'-0"



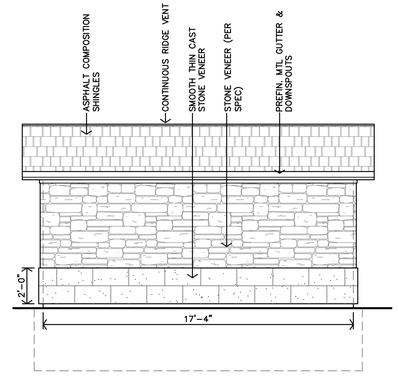
H **MAIL KIOSK DETAIL**
3/4"=1'-0"



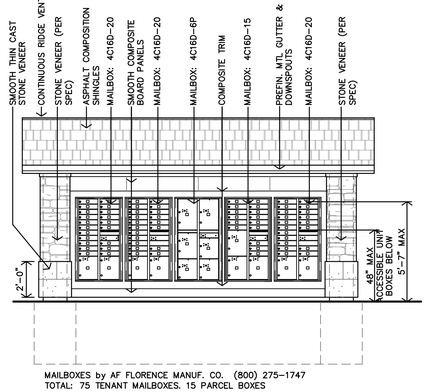
F **MAIL KIOSK SIDE ELEVATION**
1/4"=1'-0"



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

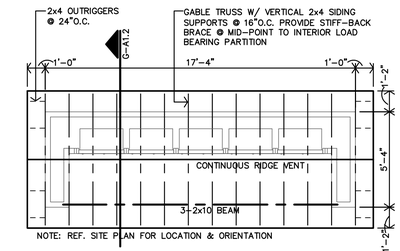


E **MAIL KIOSK REAR ELEVATION**
1/4"=1'-0"

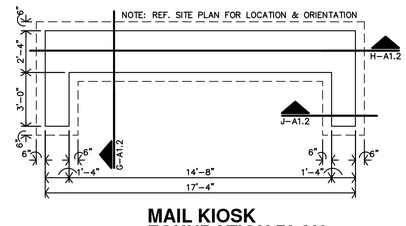


MAILBOXES by AF FLORENCE MANUF. CO. (800) 275-1747
TOTAL: 75 TENANT MAILBOXES. 15 PARCEL BOXES

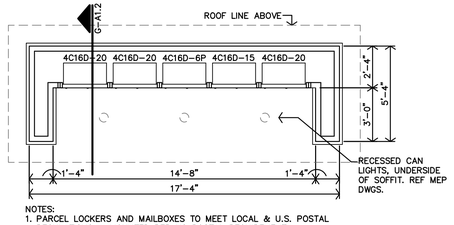
D **MAIL KIOSK FRONT ELEVATION**
1/4"=1'-0"



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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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 10755 STATE OF TENNESSEE
5-9-2025

REVISION:

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

A1.2

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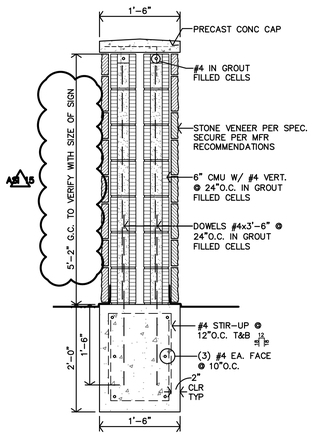
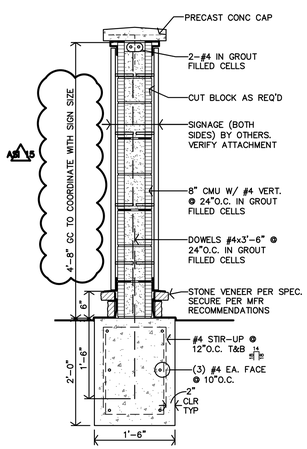
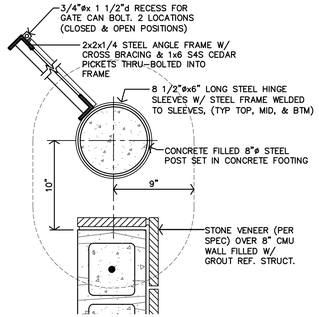


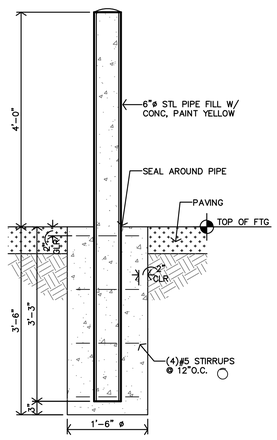
M MONUMENT SIGN SECTION
3/4" = 1'-0"



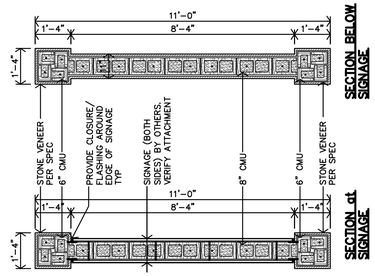
L MONUMENT SIGN SECTION
3/4" = 1'-0"



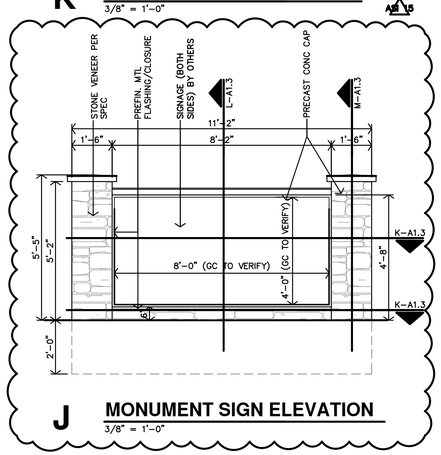
H TRASH ENCLOURE DETAIL
1 1/2" = 1'-0"



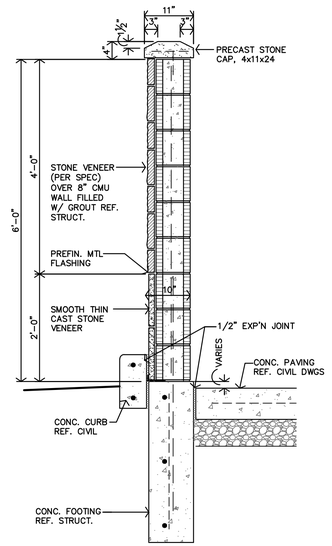
G TRASH ENCLOSURE BOLLARD DETAIL
3/4" = 1'-0"



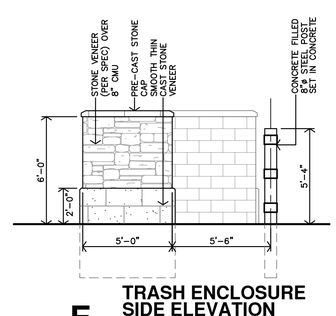
K MONUMENT SIGN SECTION
3/8" = 1'-0"



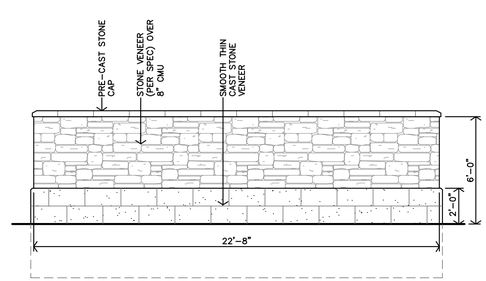
J MONUMENT SIGN ELEVATION
3/8" = 1'-0"



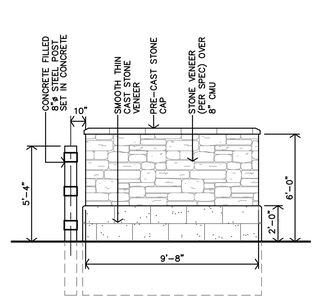
F TRASH ENCLOURE SECTION
3/4" = 1'-0"



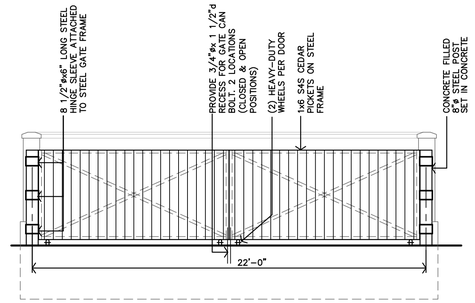
E TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



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

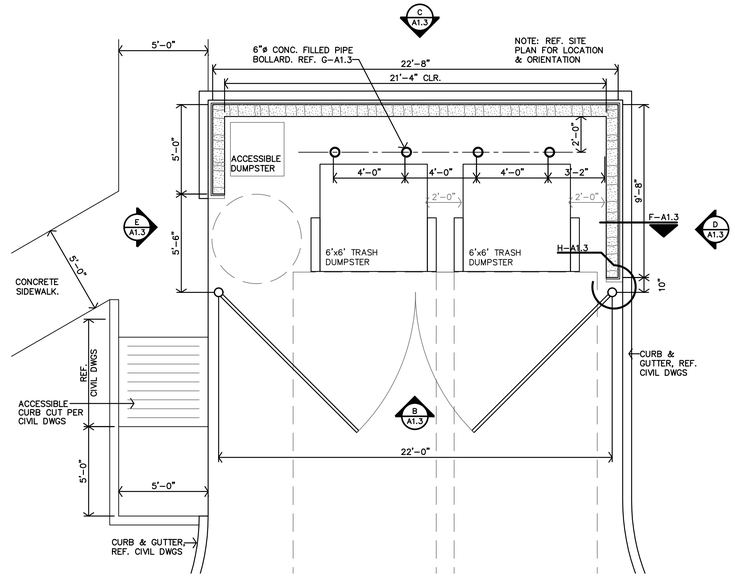


D TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



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

MARGARET J. GILLAM — 99 — LICENSED — ARCHITECT — STATE OF TENNESSEE — No. 107981
6-19-2026

REVISION:	
A5 L5	6-19-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

A1.3

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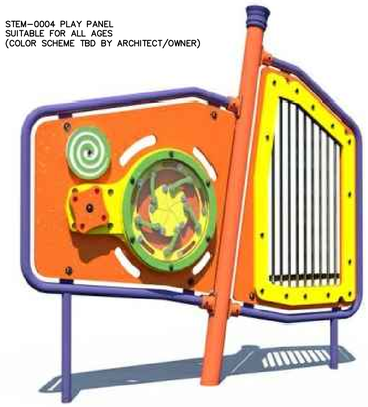


STEM-0004 PLAY PANEL
SUITABLE FOR ALL AGES
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

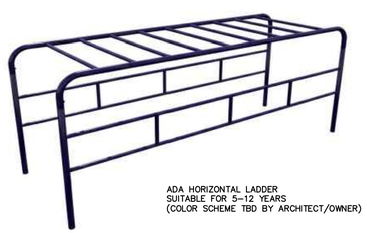
J STEM-0004 PLAY PANEL
NO SCALE

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

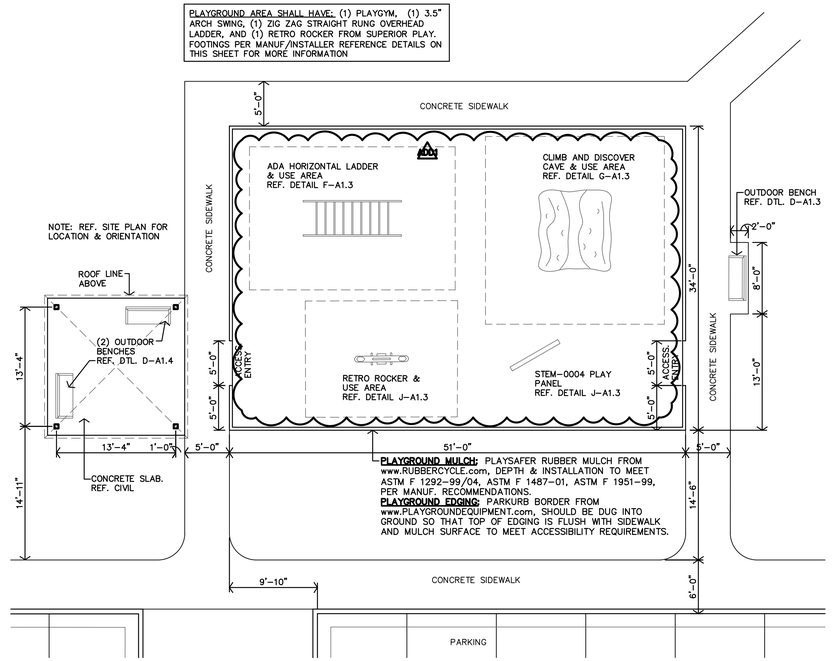
POLYWOOD TRADITIONAL GARDEN 60" BENCH
3 TOTAL
COLOR TBD BY ARCHITECT/OWNER

D OUTDOOR BENCH
NO SCALE

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

B PICNIC TABLES
NO SCALE

PLAYGROUND AREA SHALL HAVE: (1) PLAYGYM, (1) 3.5" ARCH SWING, (1) ZIG ZAG STRAIGHT RUNG OVERHEAD LADDER, AND (1) RETRO ROCKER FROM SUPERIOR PLAY. FOOTINGS PER MANUF/INSTALLER REFERENCE DETAILS ON THIS SHEET FOR MORE INFORMATION



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

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM 99 ARCHITECT TENNESSEE No. 107581 STATE OF TENNESSEE 6-2-2025

REVISION:
6-2-2025

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

A1.4

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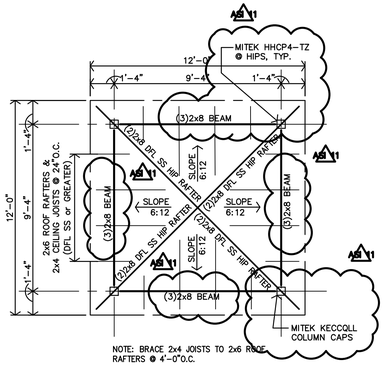
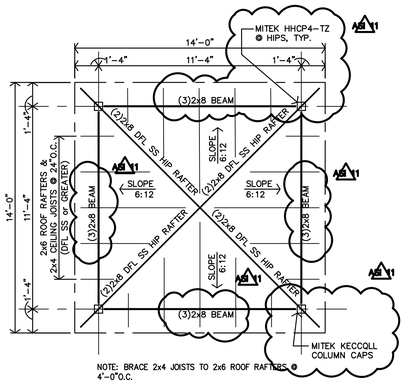


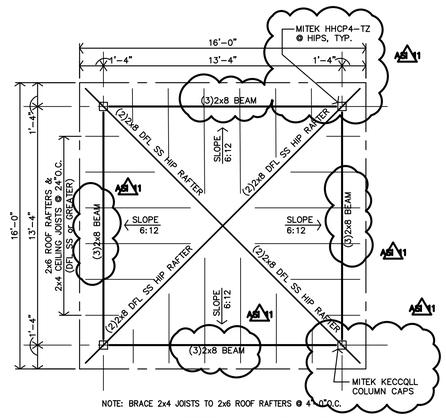
J GAZEBO ROOF FRAMING PLAN

1/4" = 1'-0"



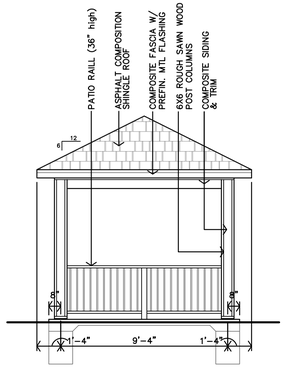
F PAVILION ROOF FRAMING PLAN

1/4" = 1'-0"



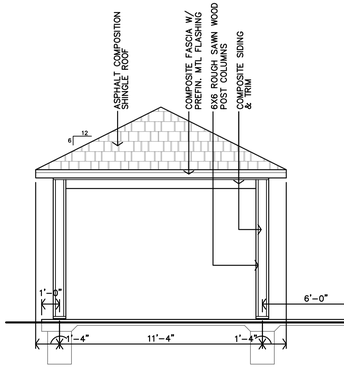
C PERGOLA ROOF FRAMING PLAN

1/4" = 1'-0"



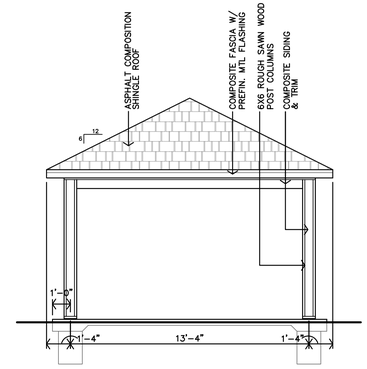
H GAZEBO ELEVATION

1/4" = 1'-0"



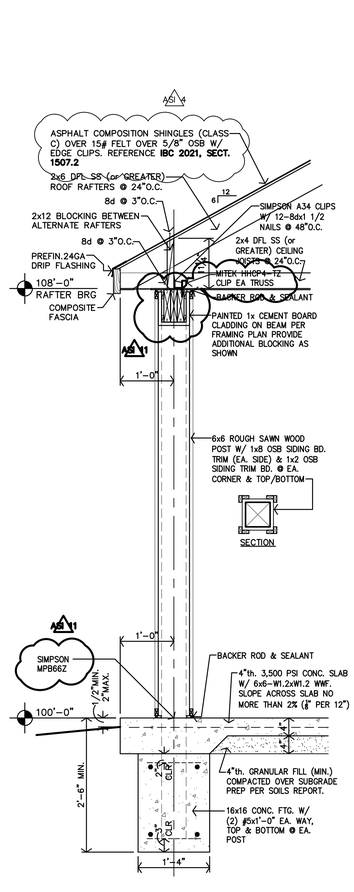
E PAVILION ELEVATION

1/4" = 1'-0"



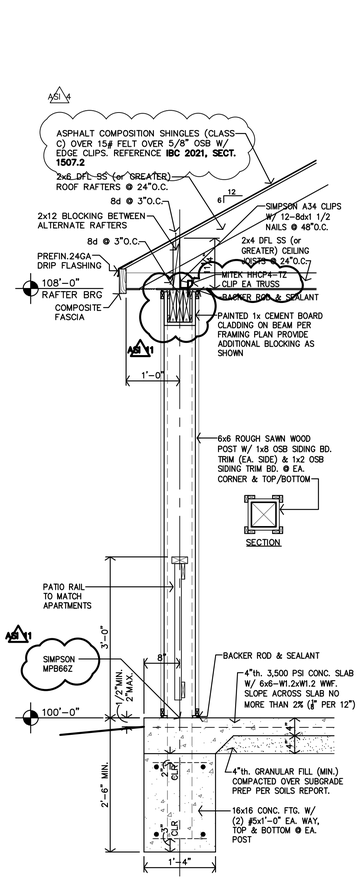
B PERGOLA ELEVATION

1/4" = 1'-0"



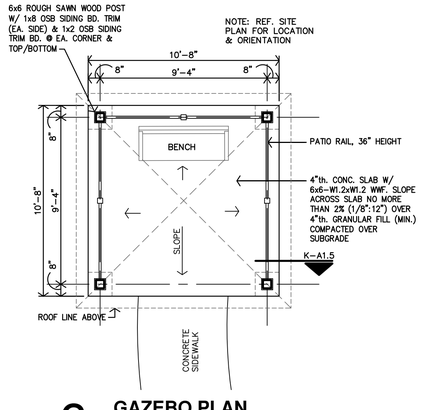
L PAVILION & PERGOLA SECTION

1/4" = 1'-0"



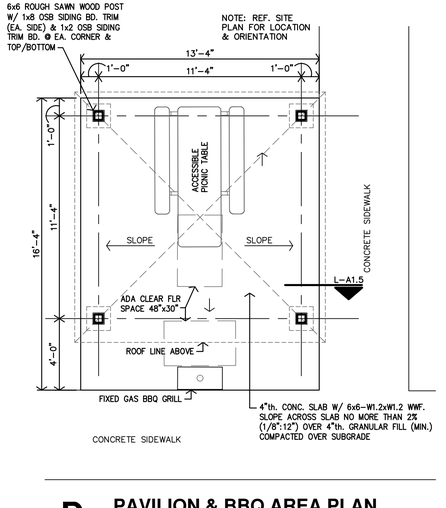
K GAZEBO SECTION

1/4" = 1'-0"



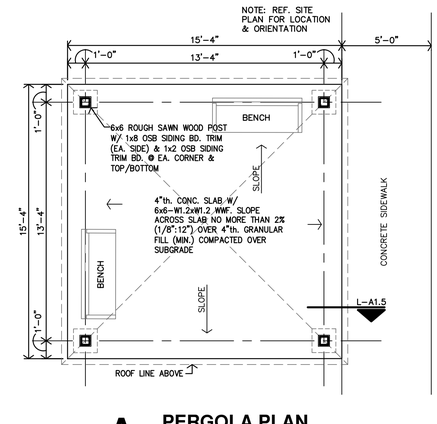
G GAZEBO PLAN

1/4" = 1'-0"



D PAVILION & BBQ AREA PLAN

1/4" = 1'-0"



A PERGOLA PLAN

1/4" = 1'-0"

JonesGillamRenz
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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — No. 10758 — STATE OF TENNESSEE — 2-24-2026

REVISION:	
AS1.4	10-30-2025
AS1.1	2-24-2026
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A1.5

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GENERAL NOTES

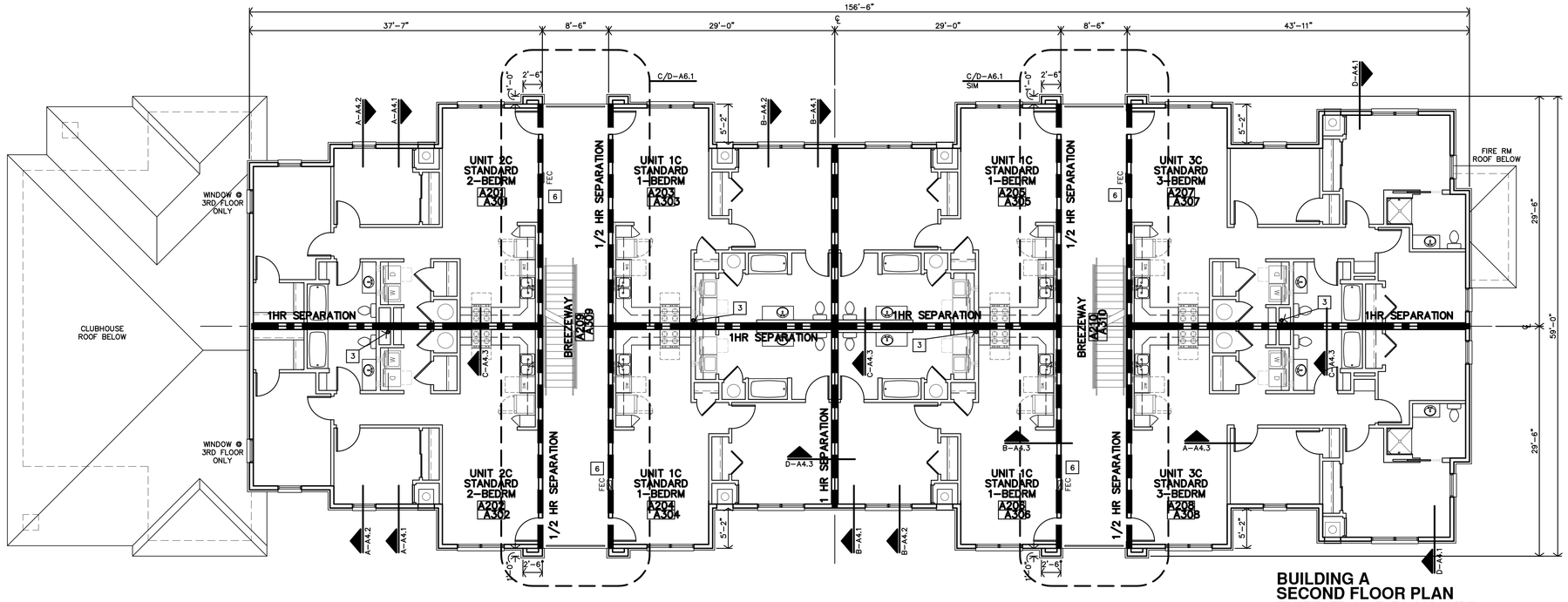
1. REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. REF. SHEET A2.11 FOR BREEZEWAY, MECH & FIRE CLOSETS FINISH & DOOR SCHEDULES.
3. F.O.S. = FACE OF STUD.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR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

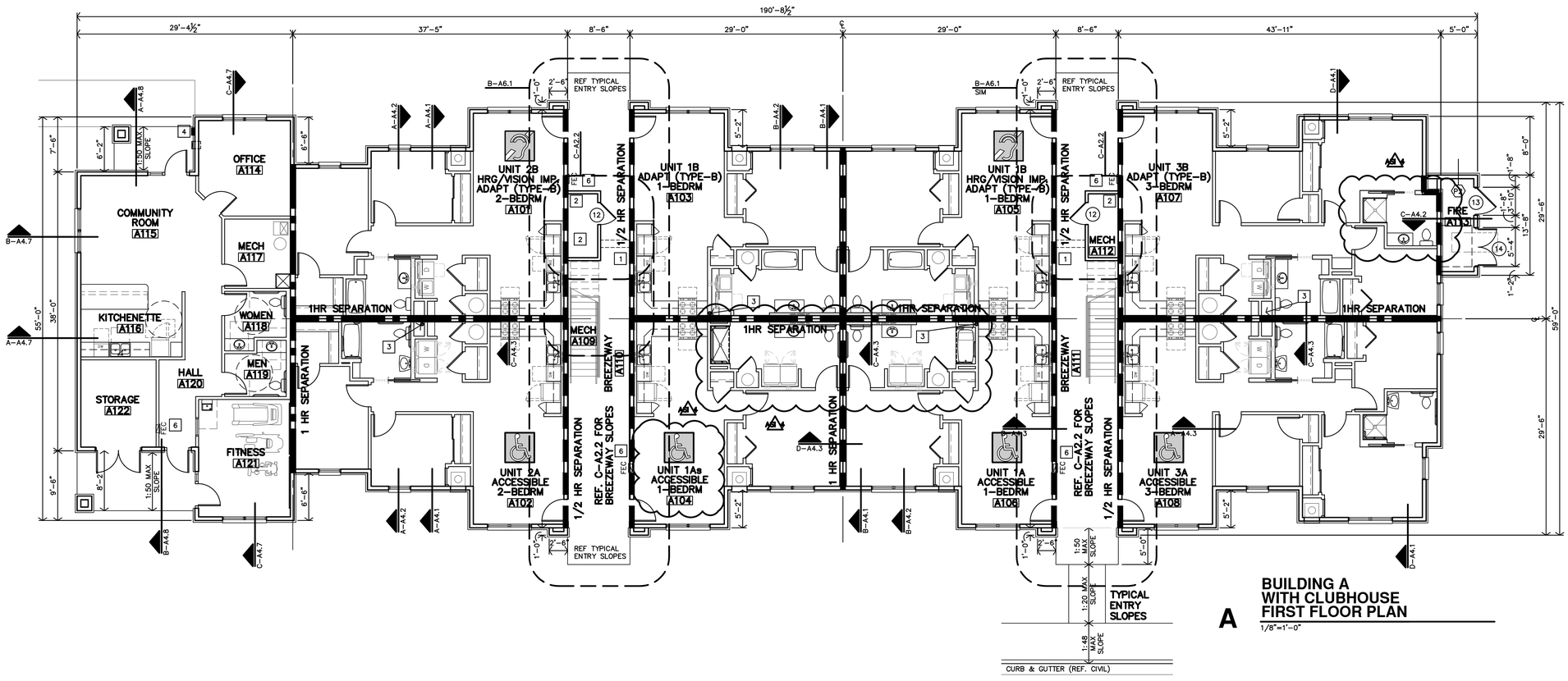
1	FIRE LINE IN INSULATED BULKHEAD ADD'L WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD
2	MECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS. FULLY INSULATE WALLS & CEILING.
3	RADON PIPE THROUGH ROOF REF. N-A4.5 & MECH DWGS
4	KNOX BOX REF. SHEET A1.1 FOR 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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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM AGRICULTURE ARCHITECTURE COMMERCE No. 16788 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

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.
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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

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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

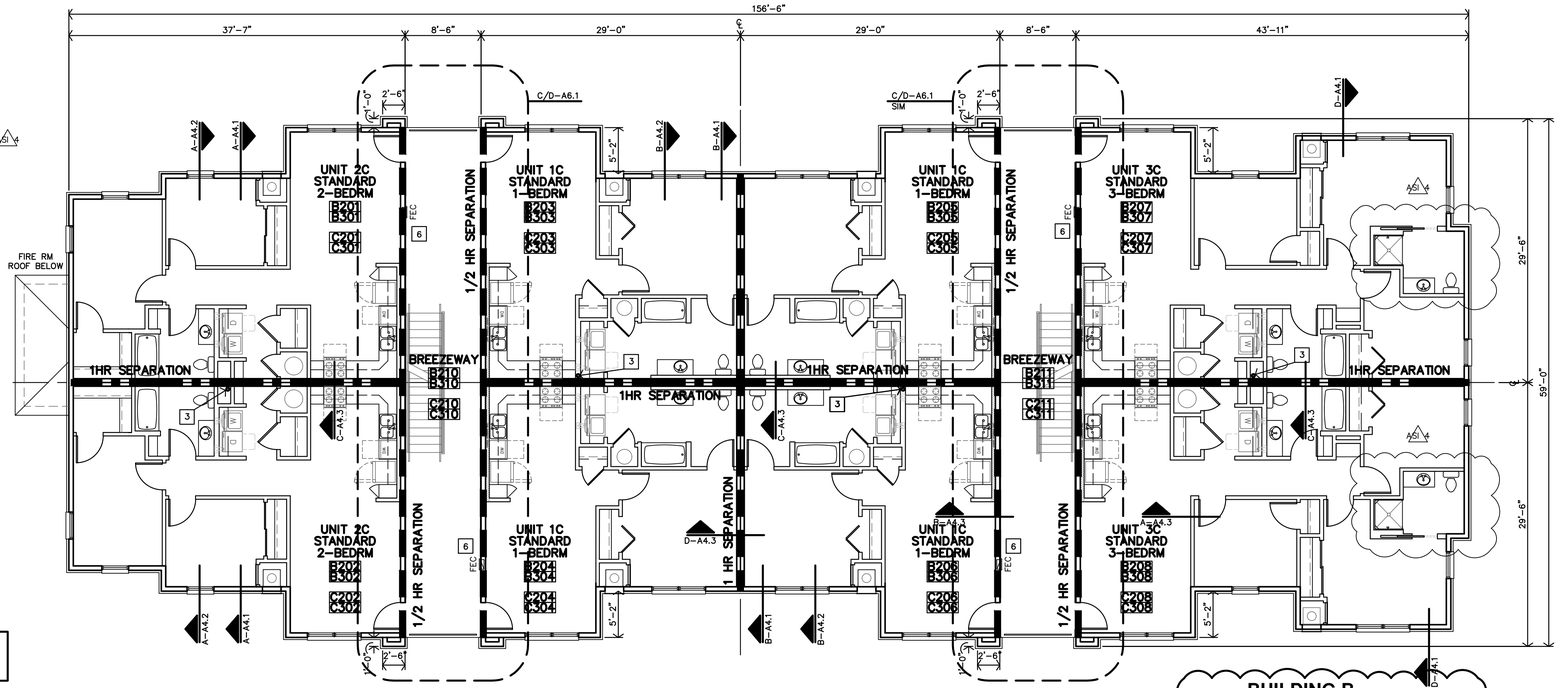
APARTMENT CHART

SYMBOL INDICATES ACCESSIBLE UNITS
A102, A104, A106, A108

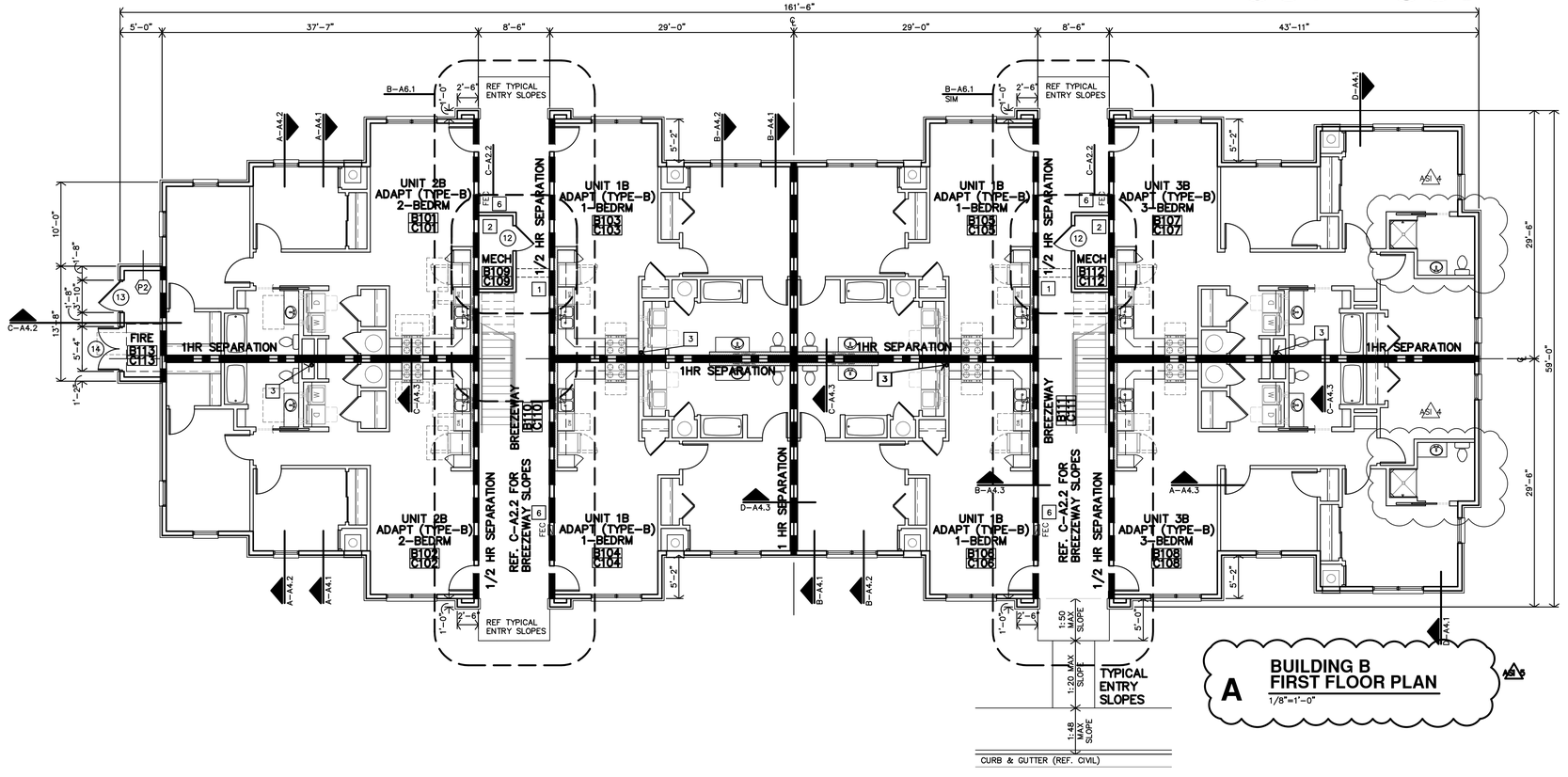
SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT
A101, A105

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

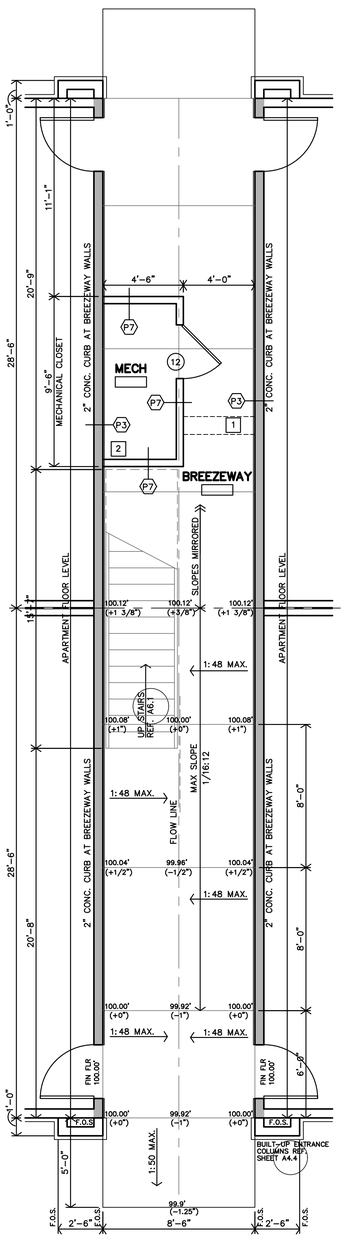
PARTITION & ASSEMBLY TYPES CAN BE FOUND ON SHEET A2.4



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

MARGARET J. GILLAM — REGISTERED ARCHITECT — No. 16758 — STATE OF TENNESSEE
12-5-2025

REVISION:	
A5/4	10-30-2025
A5/4	12-5-2025

DATE: 5-9-2025
JOB: 24-3446
SHEET NO.: A5/4

A2.2B

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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.
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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

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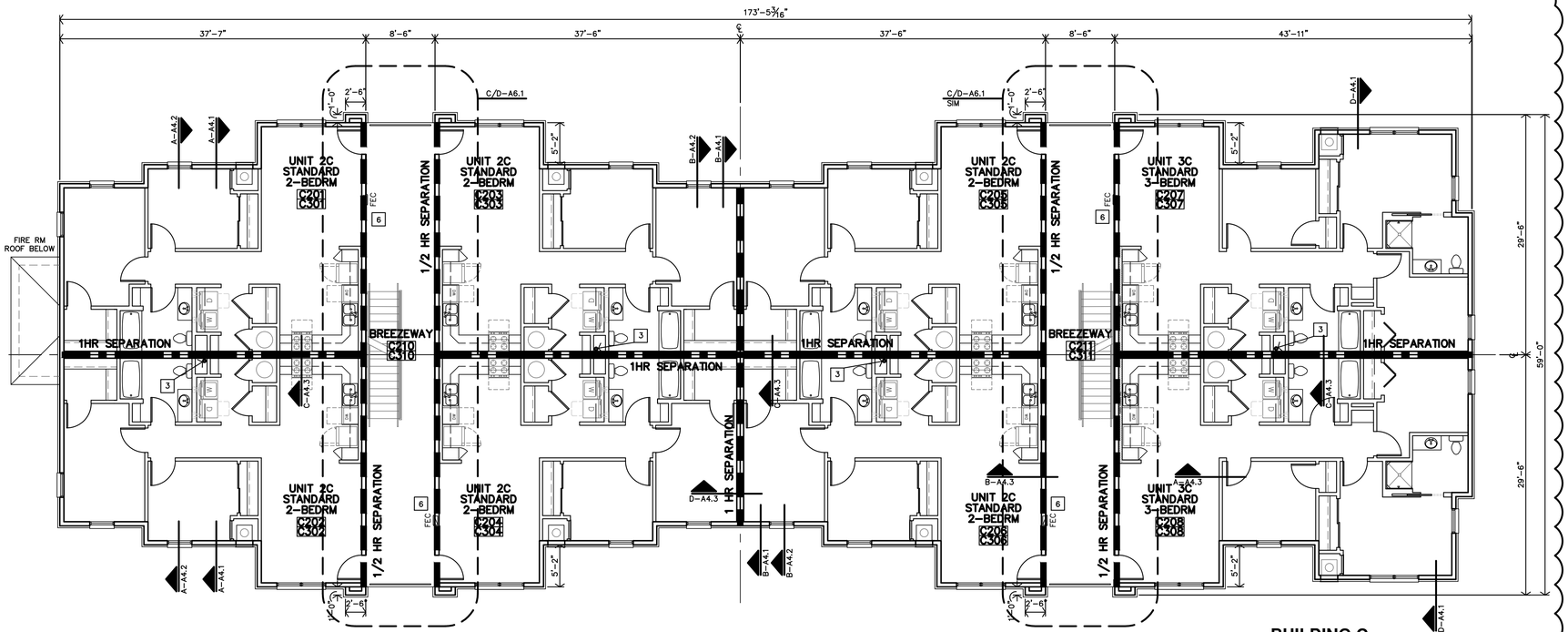
2	MECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS. FULLY INSULATE WALLS & CEILING.
3	RADON PIPE THROUGH ROOF REF. N-A4.5 & MECH DWGS
4	KNOX BOX REF. SHEET A1.1 FOR LOCATION
5	METER CENTER LOCATON REF. ELECT. DWGS
6	FEC – FIRE EXTINGUISHER & CABINET

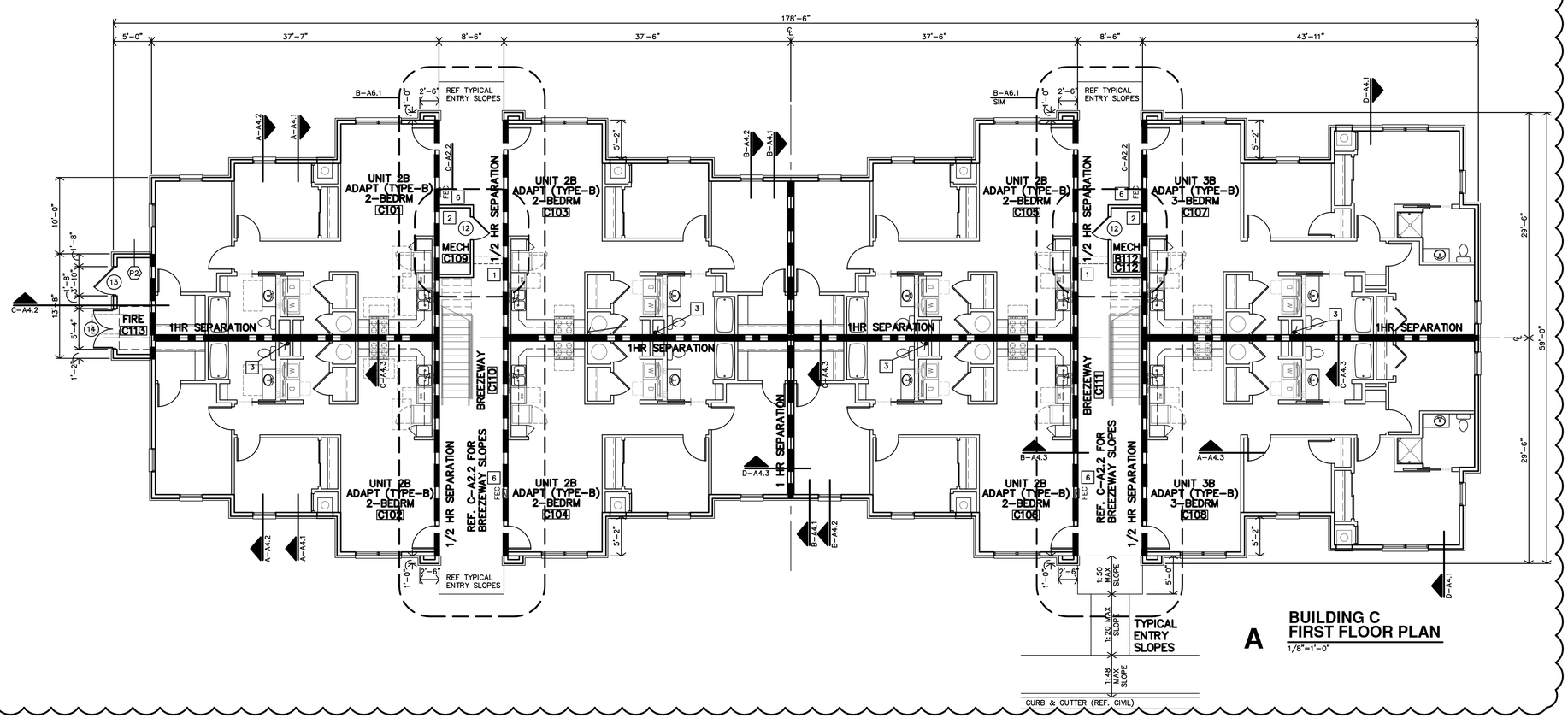
APARTMENT CHART

	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 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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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — No. 107988 — STATE OF TENNESSEE — REGISTERED ARCHITECT — 12-5-2025

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

A2.2C

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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 REQUIRED BY 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

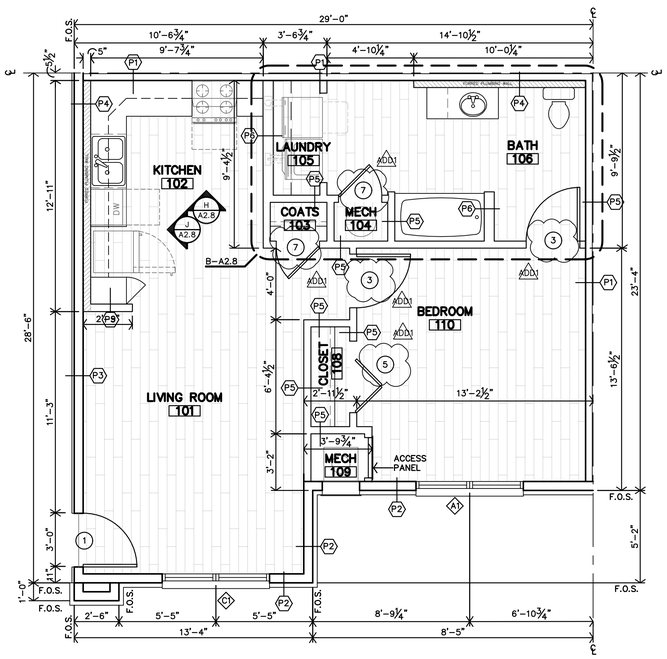
ADAPTABLE (TYPE-B) UNITS (WHERE INDICATED ON SHEET A1.1 AND BUILDING PLANS):
- REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
- *1-BEDROOM:* CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #106
- *2-BEDROOM:* CONTRACTOR TO 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

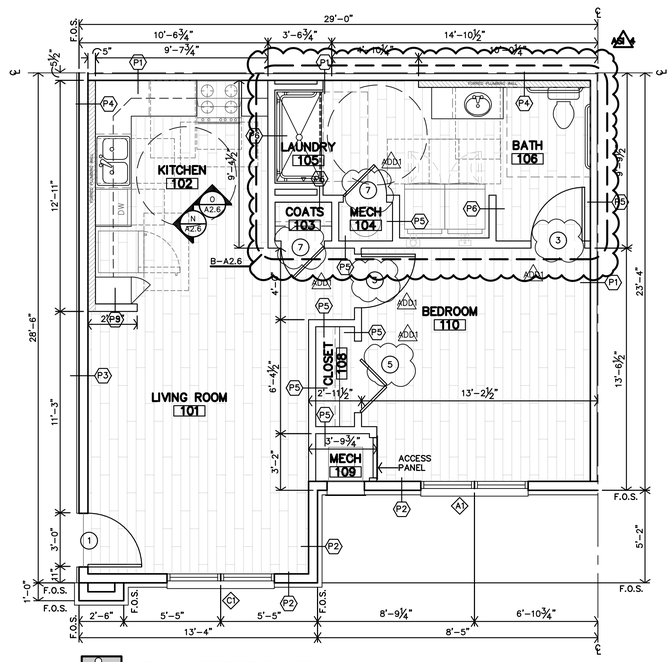
ACCESSIBLE UNITS (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS):
- REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
- *1-BEDROOM:* CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS & TUBS AND BLOCKING @ SINKS & COUNTERTOPS AT BATH #106
- *2-BEDROOM:* 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.

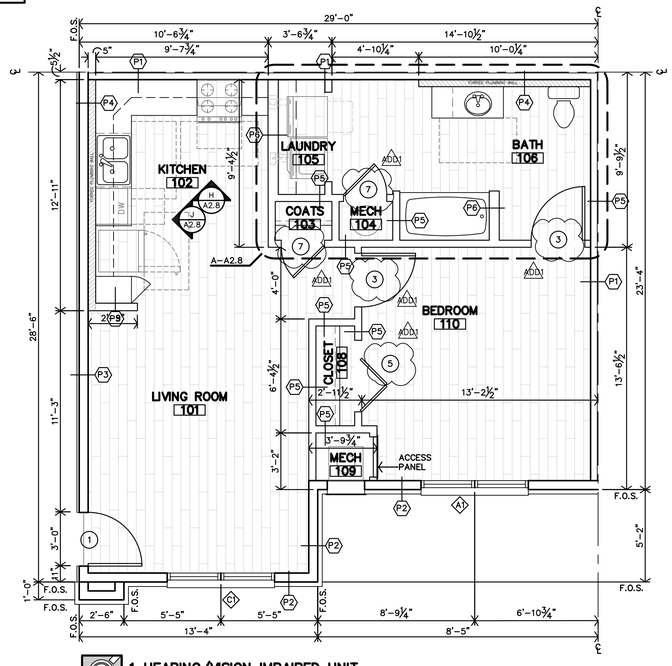


D UNIT 1C (STANDARD) 1-BEDROOM/1-BATH (A4) — 1/4"=1'-0" — 693 sf



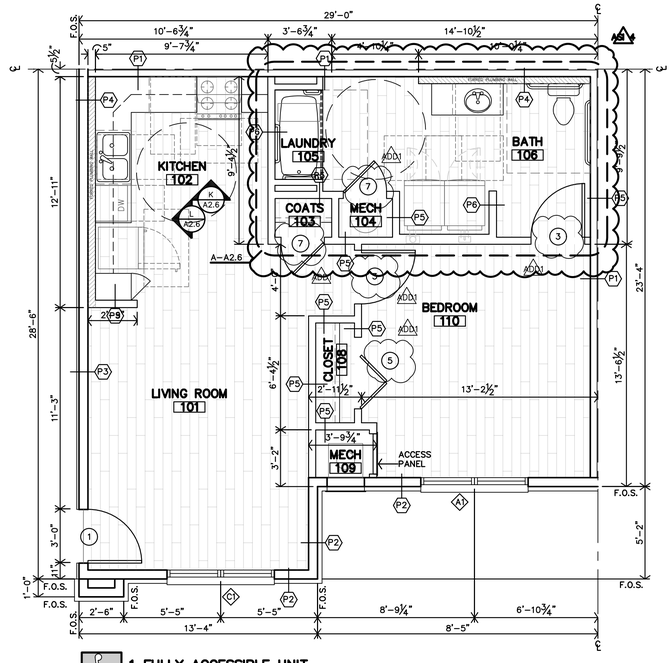
1 FULLY ACCESSIBLE UNIT W/ ROLL-IN SHOWER
ACCESSIBLE

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — No. 107... — STATE OF TENNESSEE — 10-30-2025

REVISION:	
ADD1	6-2-2025
A4	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.3

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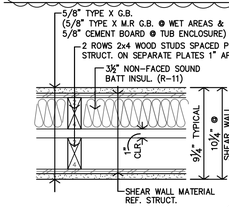
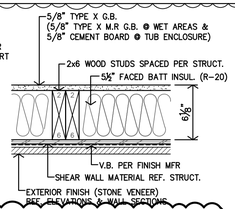
APARTMENT PARTITION SCHEDULE

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

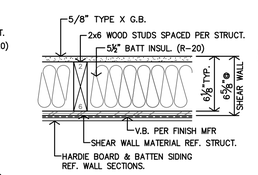


P1 DOUBLE STUD PARTY WALL
FIRE PARTITION:
1 HOUR RATING (UL U341)
ATTACH PER UL REQUIREMENTS
APRX. STC 58

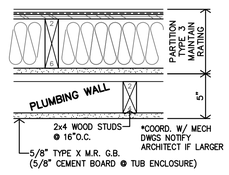


P2 TYPICAL EXTERIOR WALL
APRX. STC 36-58

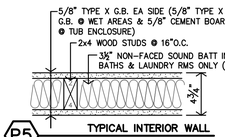
P2r TYPICAL EXTERIOR WALL
APRX. STC 36-58
1 HOUR RATING (UL U303)
ATTACH PER UL REQUIREMENTS



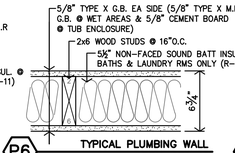
P3 BREEZEWAY EXTERIOR WALL
FIRE PARTITION:
1 HOUR RATING (UL U303)
(MIN. 1/2 HOUR RATING PER CODE)
ATTACH PER UL REQUIREMENTS
APRX. STC 36-58



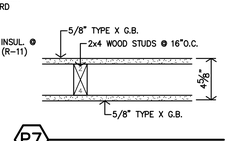
P4 FURRED PLUMBING WALL
APRX. STC 58



P5 TYPICAL INTERIOR WALL
APRX. STC 36



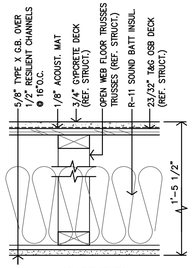
P6 TYPICAL PLUMBING WALL
APRX. STC 42



P7

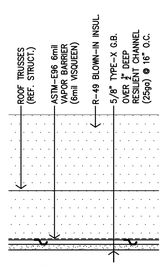
NOTE: UL DESIGN/SYSTEM/ CONSTRUCTION/ASSEMBLY DETAILS FOR EACH SYSTEM CAN BE FOUND IN THE PROJECT MANUAL (SPECIFICATIONS)

ASSEMBLY SCHEDULE



APARTMENTS
FLOOR/CEILING A

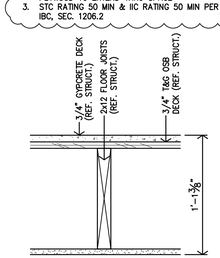
FIRE PARTITION:
1-HOUR RATED (UL DESIGN No. L528)
ATTACH PER UL REQUIREMENTS



APARTMENTS & CLUBHOUSE
ROOF/CEILING 1

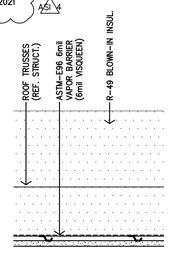
FIRE PARTITION:
1-HOUR RATED (UL P522)
ATTACH PER REQUIREMENTS

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



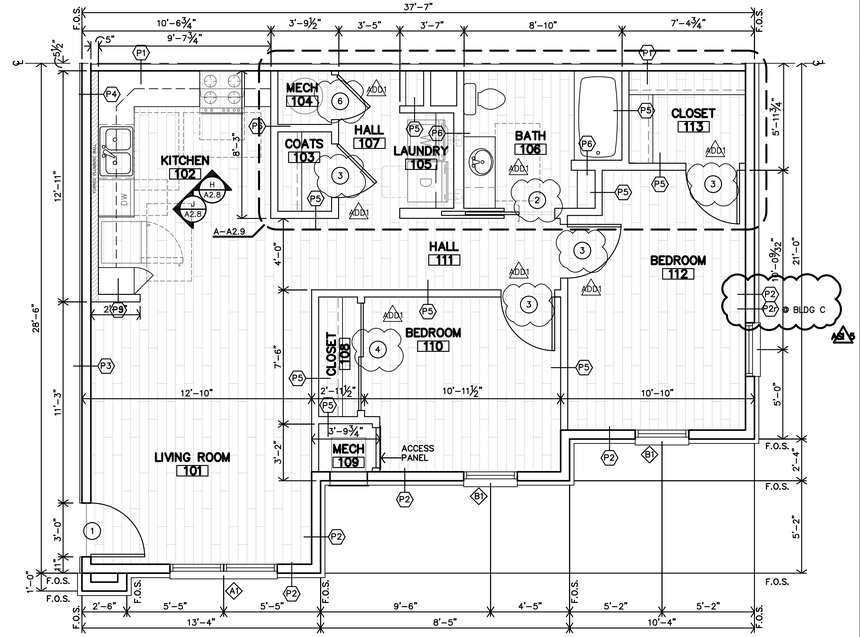
CORRIDOR
ROOF/CEILING 2

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

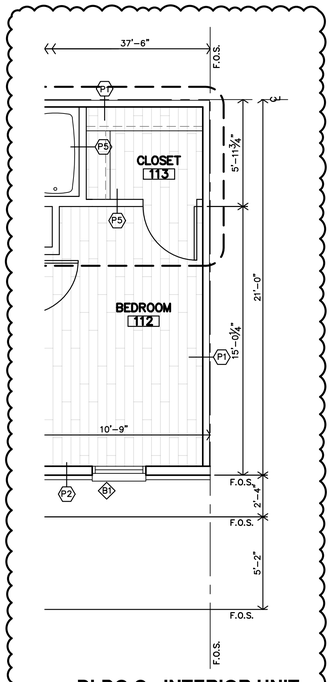
PLAN NOTES

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.

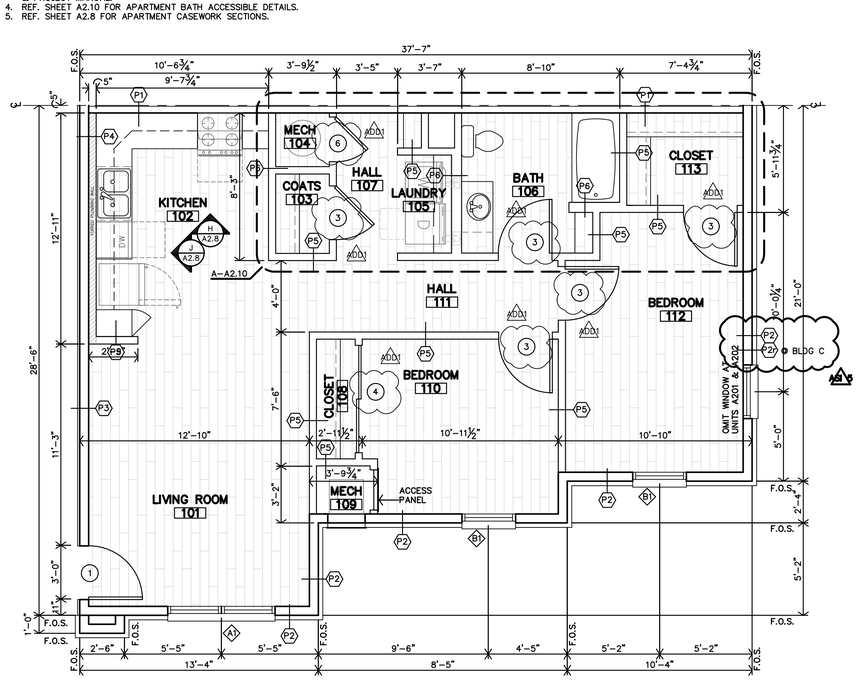


1 HEARING/VISION IMPAIRED UNIT

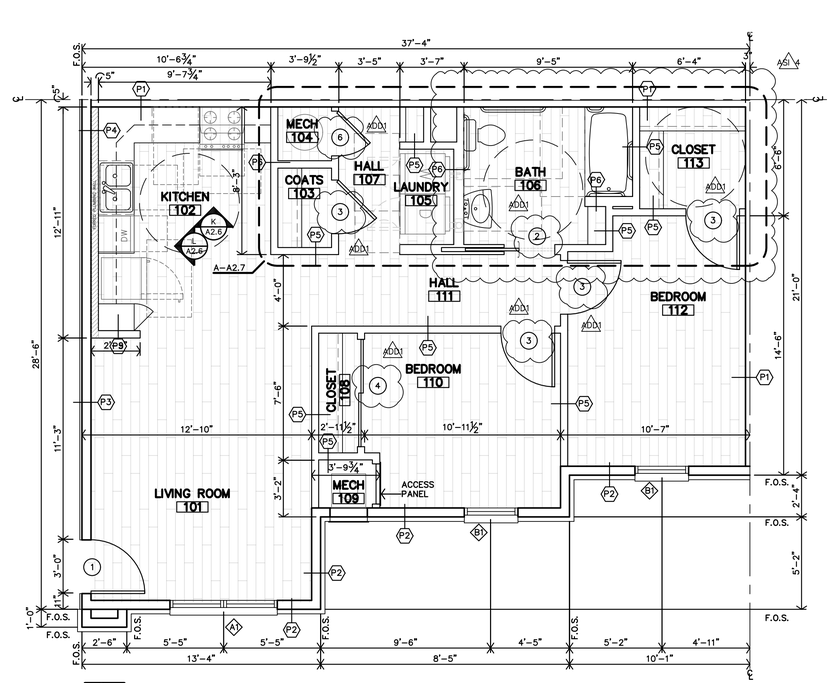
C UNIT 2B (TYPE-B) ADAPTABLE 2-BEDROOM/1-BATH
1/4"=1'-0" 860 sf



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

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

MARGARET J. GILLAM AGRICULTURE Registered Architect No. 16788 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.	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	P1/T	P1/T	P1/T	P1/T	ST		NOTE 1
106	BATH	V	P1	P1/T	P1/T	P1/T	P1/T	ST		
107	HALL	V	P1	P1/T	P1/T	P1/T	P1/T	ST		NOTE 1, 2
108	CLOSET	V	P1	P1/T	P1/T	P1/T	P1/T	P1/S		
109	MECH	V	P1	P1	P1	P1	P1	P1/S		
110	BEDROOM	V	P1	P1/T	P1/T	P1/T	P1/T	ST		
111	HALL	V	P1	P1/T	P1/T	P1/T	P1/T	ST		
112	BEDROOM	V	P1	P1/T	P1/T	P1/T	P1/T	ST		
113	CLOSET	V	P1	P1/T	P1/T	P1/T	P1/T	P1/S		
114	*NOT USED*									
115	BEDROOM	V	P1	P1/T	P1/T	P1/T	P1/T	ST		
116	CLOSET	V	P1	P1	P1	P1	P1	ST		
117	BATH	V	P1	P1/T	P1/T	P1/T	P1/T	ST		NOTE 1, 2

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

APARTMENT DOOR SCHEDULE

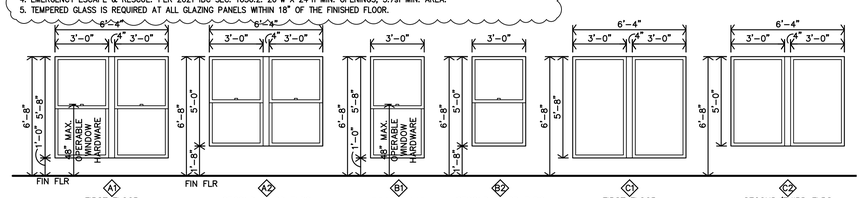
MARK	DOOR SIZE W	DOOR SIZE H	DOOR SIZE T	MATERIAL: MASONITE	MATERIAL: WOOD H.C.	MATERIAL: WOOD LOUVER	TYPE	FINISH: POCKET	FINISH: PAINT	FINISH: PRE-PRIMED	FRAME MATERIAL: METAL	FRAME MATERIAL: WOOD	FRAME FINISH: PAINT	FRAME FINISH: PRE-PRIMED	RATING	NOTES
1	3'–0"	6'–8"	1 3/4"	●			A		●	●	●		●	●	20min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

ADD1

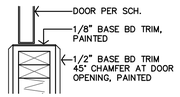
GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS, PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 8710
B. REF. SHEET A2.11 FOR BREEZEWAY DOOR SCHEDULE.

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.

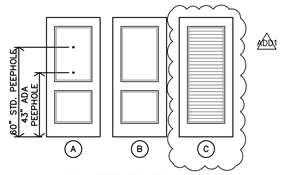
WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE A MIN. U–VALUE OF .27
2. SAFETY GLASS SHALL BE LOCATED PER 2021 IBC SECTION 2406.4
3. FOR WINDOWS W/ SILLS @ 6'–0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2021 IBC SEC. 1030.1.1
4. EMERGENCY ESCAPE & RESCUE: PER 2021 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.



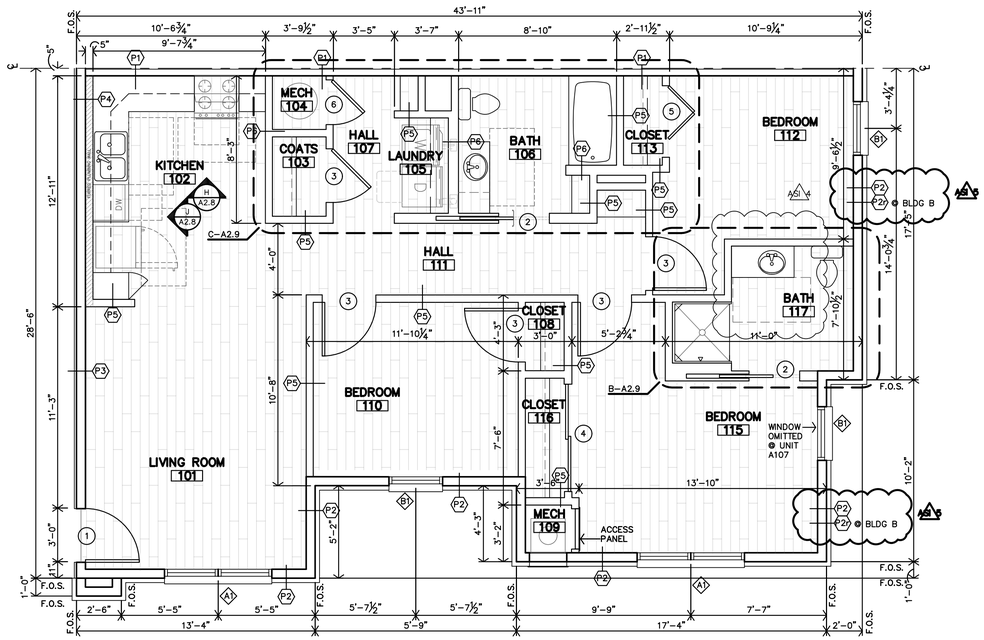
E APARTMENT WINDOW SCHEDULE
1/4"=1'–0"



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

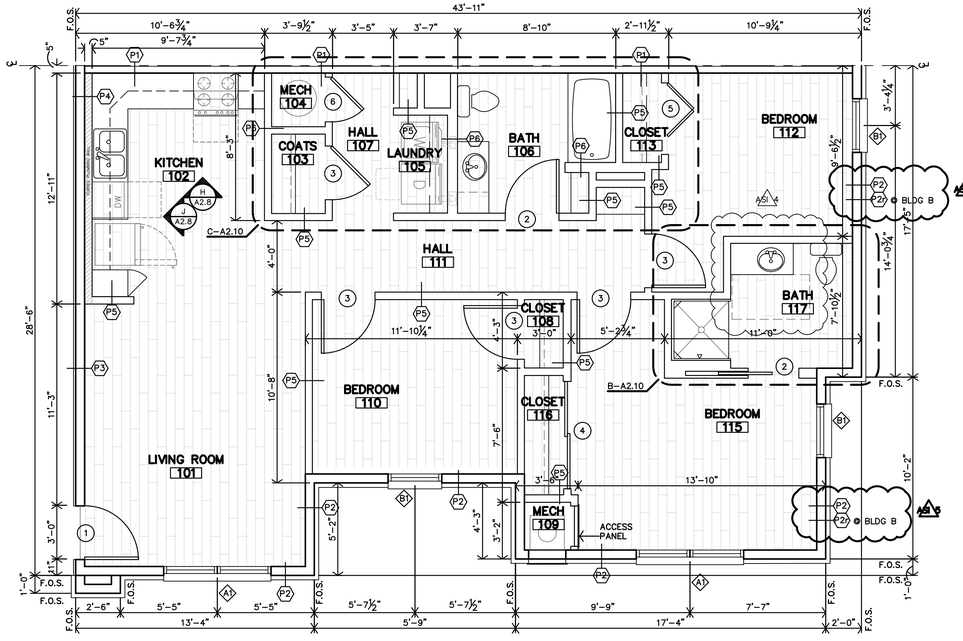


D APARTMENT DOOR TYPES
1/4"=1'–0"

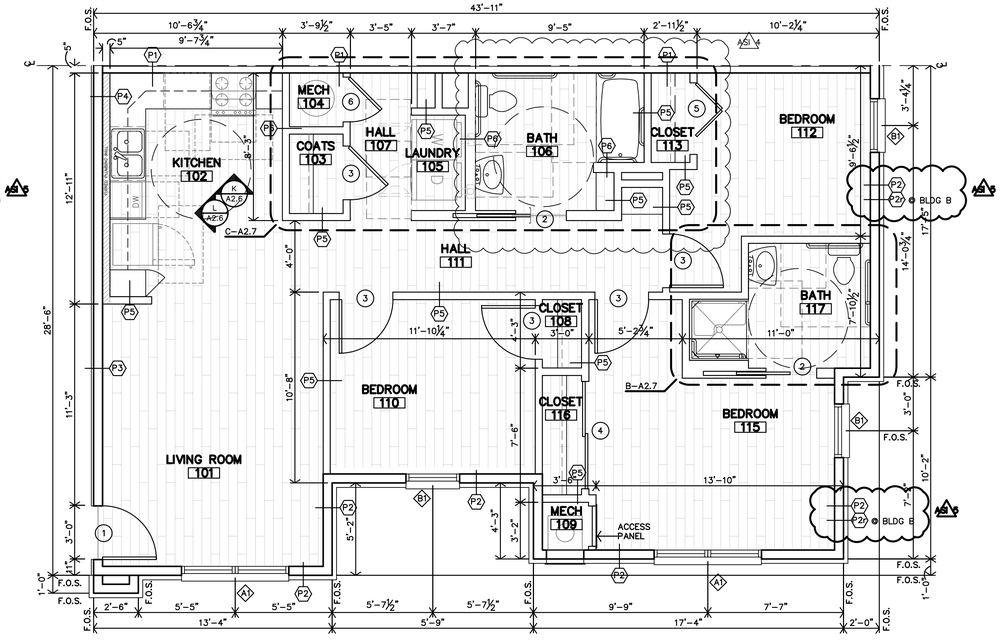


C UNIT 3B (TYPE-B) ADAPTABLE 3-BEDROOM/2-BATH
1/4"=1'–0" 1,083 sf

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.



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

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

MARGARET J. GILLAM No. 107981 STATE OF TENNESSEE REGISTERED ARCHITECT 12-5-2025

REVISION:	
ADD1	6–2–2025
A51.4	10–30–2025
A51.5	12–5–2025
DATE:	5–9–2025
JOB:	24–3446
SHEET NO.:	

A2.5

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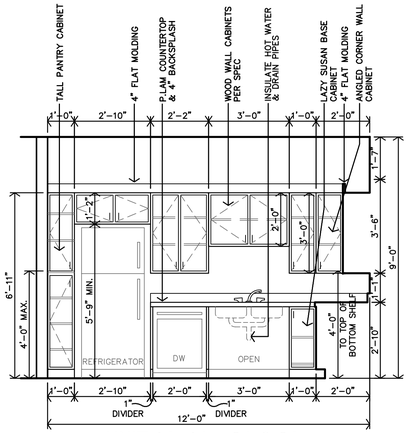
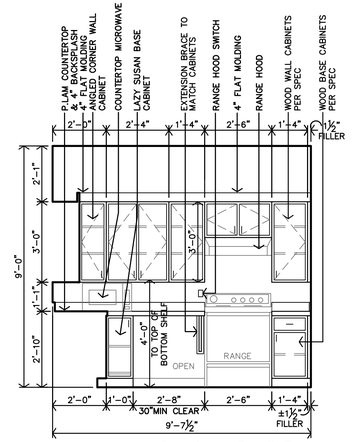


UNIT 1A, 1As, 2A & 3A
KITCHEN #102
CASEWORK ELEVATION

L

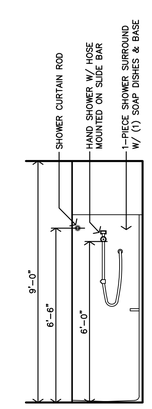
3/8"=1'-0"



UNIT 1A, 1As, 2A & 3A
KITCHEN #102
CASEWORK ELEVATION

K

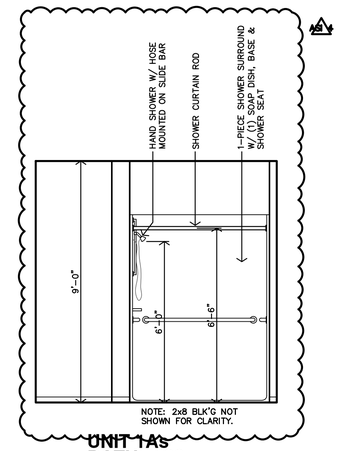
3/8"=1'-0"



UNIT 1As
BATH #106
INTERIOR ELEVATION

J

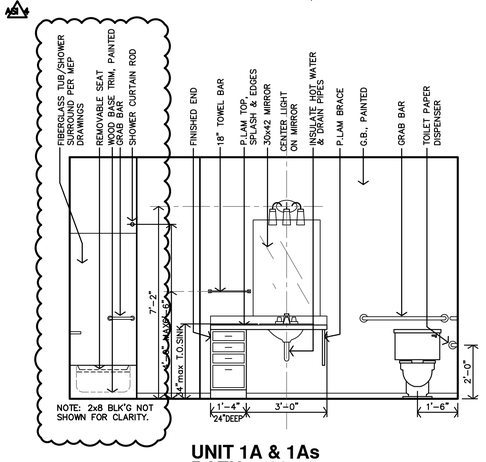
3/8"=1'-0"



UNIT 1As
BATH #106
INTERIOR ELEVATION

H

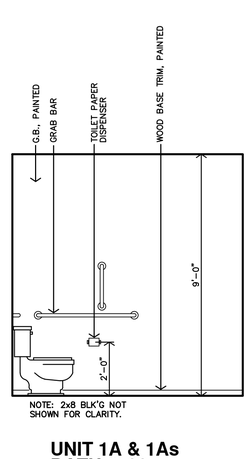
3/8"=1'-0"



UNIT 1A & 1As
BATH #106
INTERIOR ELEVATION

G

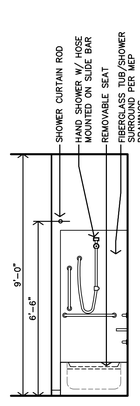
3/8"=1'-0"



UNIT 1A & 1As
BATH #106
INTERIOR ELEVATION

F

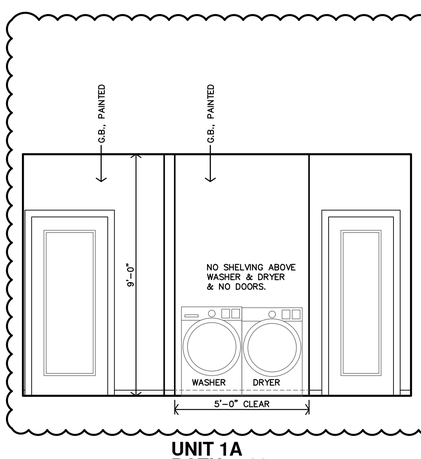
3/8"=1'-0"



UNIT 1A
BATH #106
INTERIOR ELEVATION

E

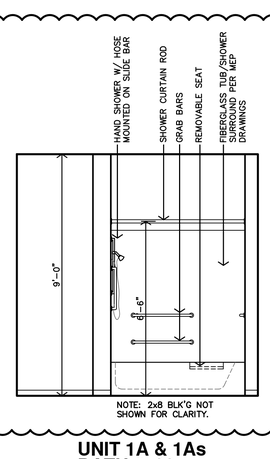
3/8"=1'-0"



UNIT 1A
BATH #106
INTERIOR ELEVATION

D

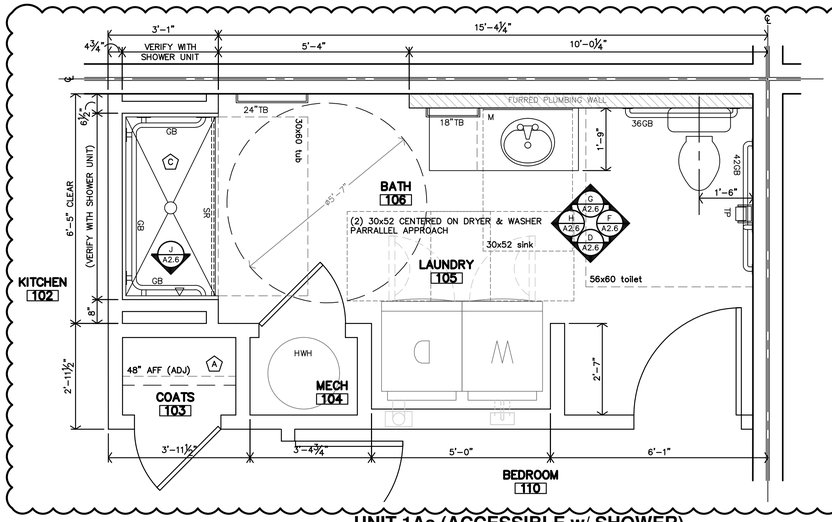
3/8"=1'-0"



UNIT 1A & 1As
BATH #106
INTERIOR ELEVATION

C

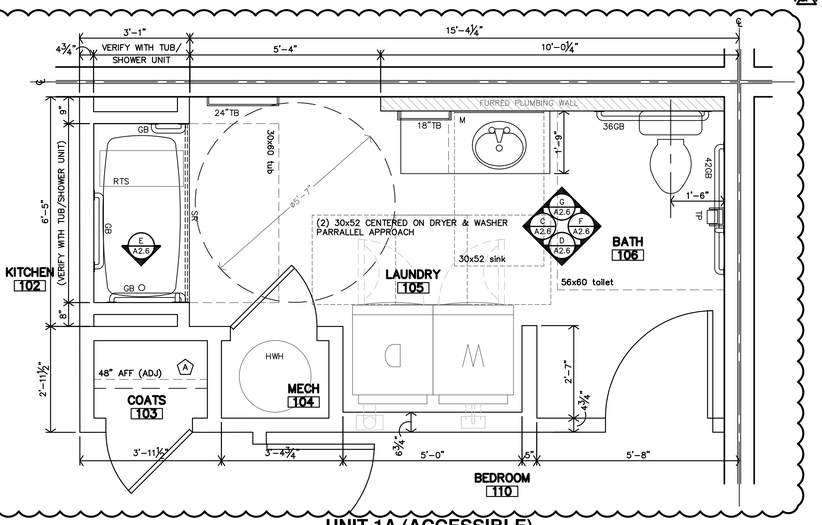
3/8"=1'-0"



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"

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

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — AGRICULTURE — No. 18798 — COMMERCE — STATE OF TENNESSEE
10-30-2025

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

A2.6

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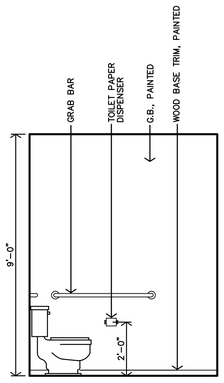
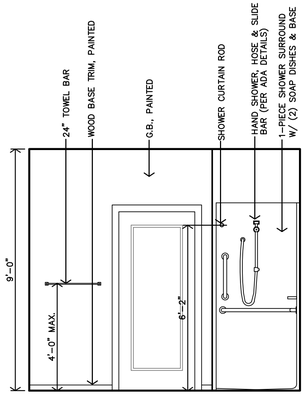
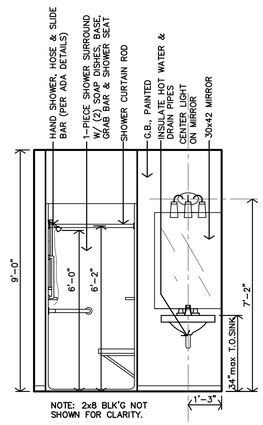


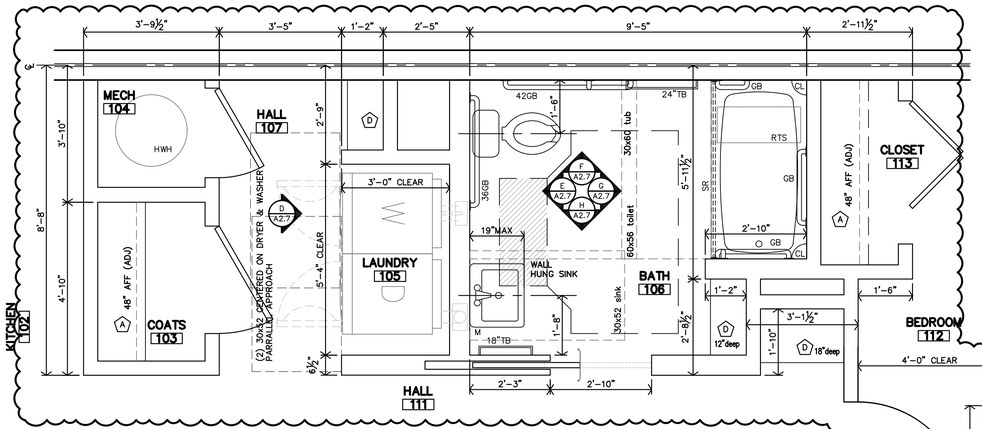
M UNIT 3A BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



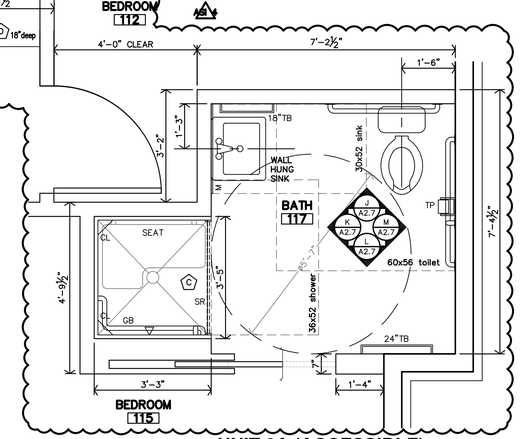
L UNIT 3A BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



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



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

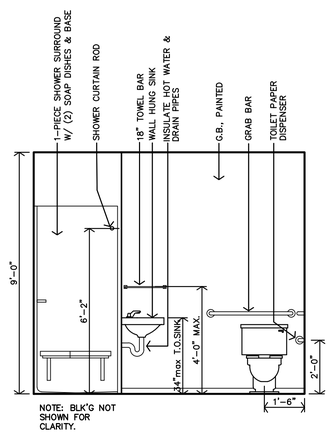


B UNIT 3A (ACCESSIBLE) BATH #117 ENLARGED PLAN
1/2"=1'-0"

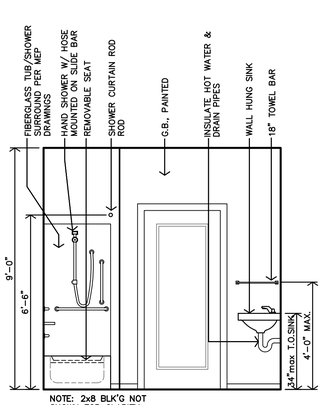
ACCESSIBLE UNIT BATH NOTES

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 27"wX33.5d FRONT LOADING ACCESSIBLE WASHER & DRYER.
5. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
6. REF. SHEET A2.8 FOR APARTMENT CASEWORK SECTIONS.

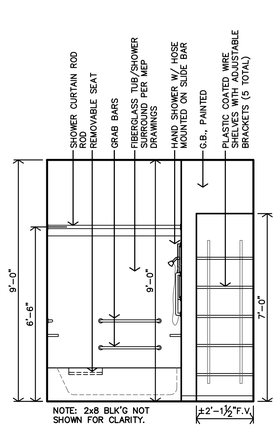
LEGEND		KEYNOTES:
M	MIRROR	(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)
TP	TOILET PAPER DISP.	(B) NOT USED
TB	TOWEL BAR	(C) VERIFY SIZE w/ FIBERGLASS SHOWER UNIT
CL	CORNER LEDGE	(D) 12"or 18" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS
SR	SHOWER ROD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



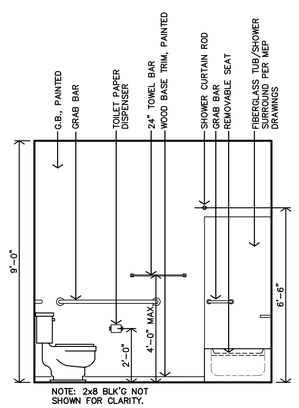
J UNIT 3A BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



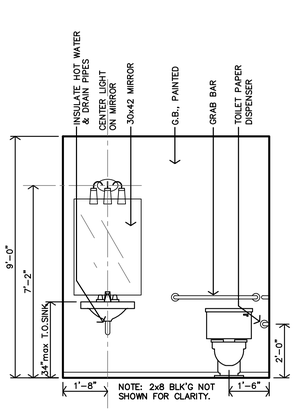
H UNIT 2A & 3A BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



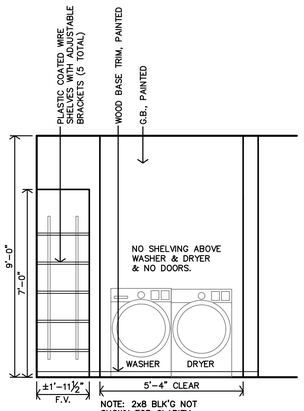
G UNIT 2A & 3A BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



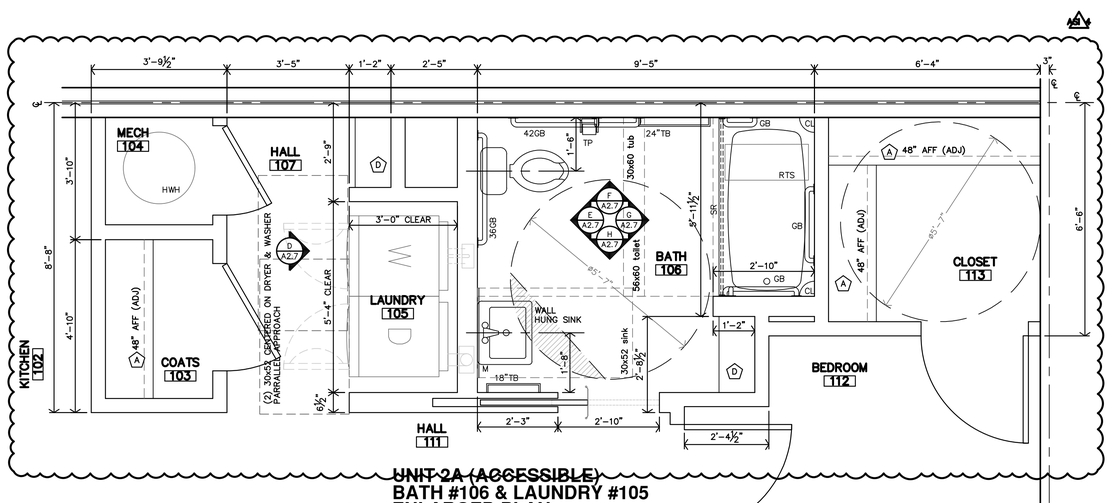
F UNIT 2A & 3A BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



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



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



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

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM 2049 REGISTERED ARCHITECT 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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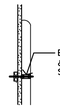
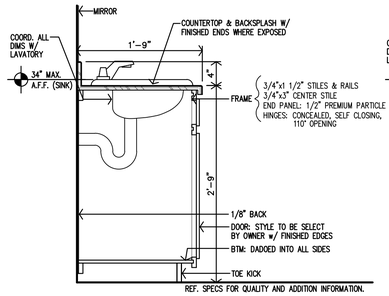
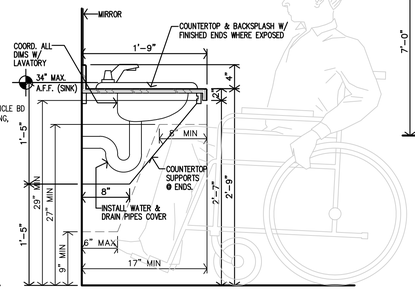


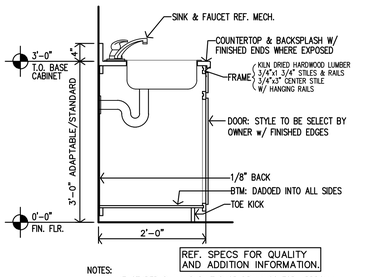
Q TYP. TUB/SHOWER SURROUND BLOCKING
NTS



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

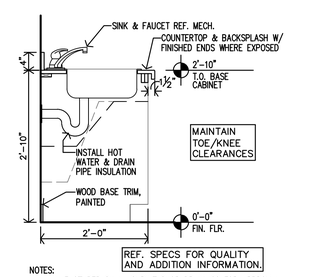


M ACCESSIBLE UNITS 1A, 2A & 3A VANITY SECTION
1"=1'-0"



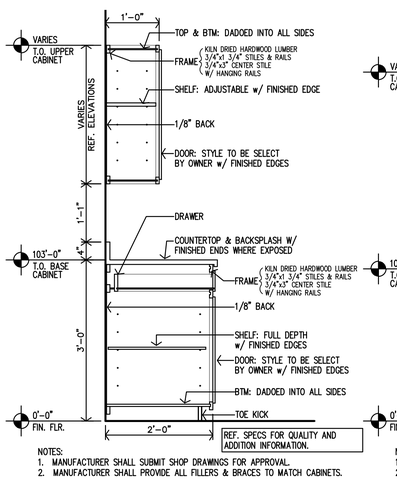
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

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



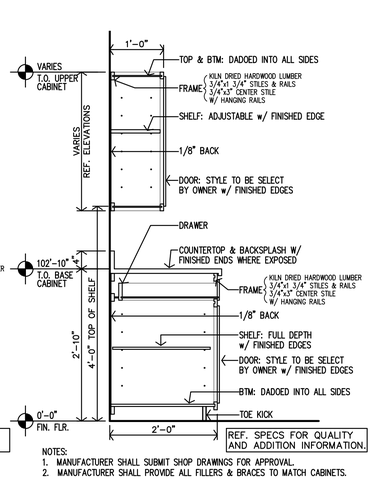
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS/BRACES TO MATCH CABINETS.

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



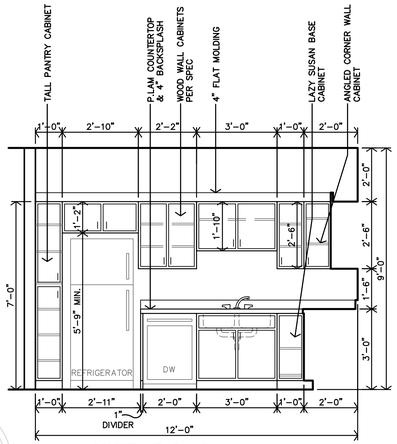
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

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

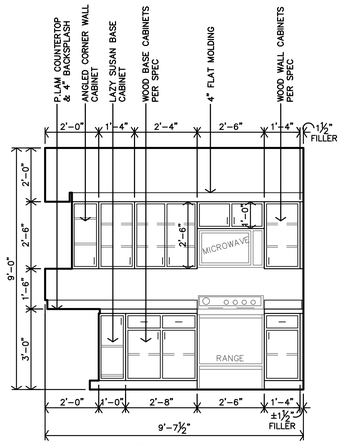


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

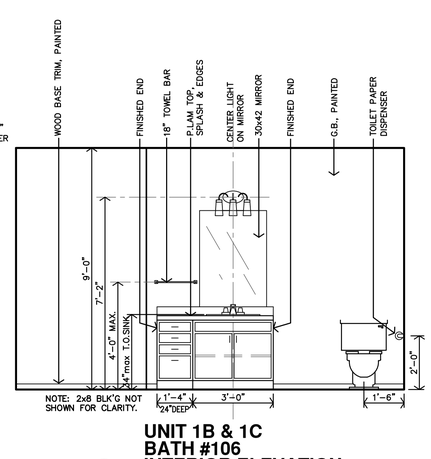
K ACCESSIBLE UNITS 1A, 2A & 3A CASEWORK SECTION
1/2"=1'-0"



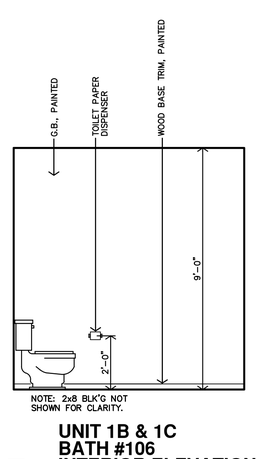
J UNIT 1B & 1C KITCHEN #102 CASEWORK ELEVATION
3/8"=1'-0"



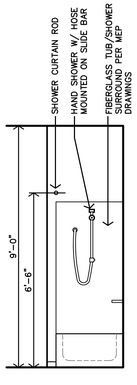
H UNIT 1B & 1C KITCHEN #102 CASEWORK ELEVATION
3/8"=1'-0"



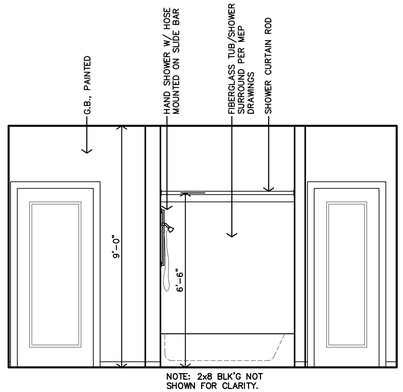
G UNIT 1B & 1C BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



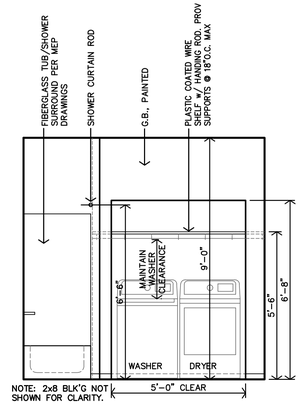
F UNIT 1B & 1C BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



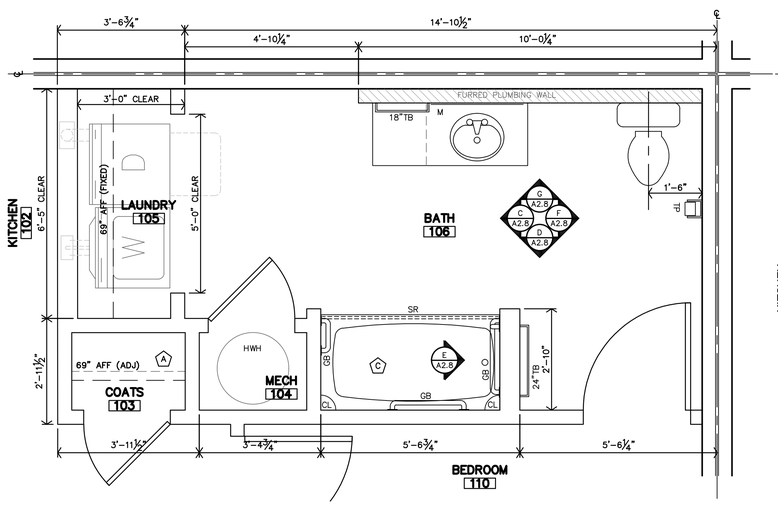
E UNIT 1B & 1C BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



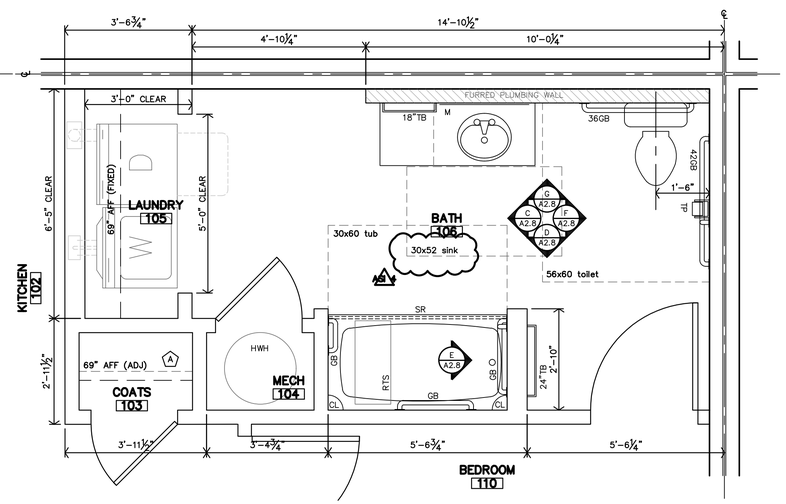
D UNIT 1B & 1C BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



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



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



A UNIT 1B (ADAPTABLE) BATH #106 ENLARGED PLAN
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

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM REGISTERED ARCHITECT AGRICULTURE BUILDING CONSERVE No. 10798 STATE OF TENNESSEE
10-30-2025

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

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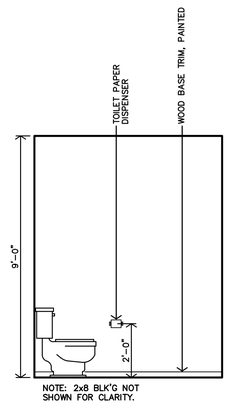
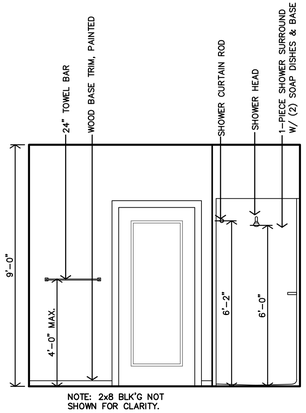


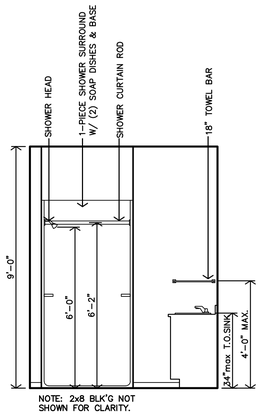
M UNIT 3B & 3C BATH #117 INTERIOR ELEVATION

3/8"=1'-0"



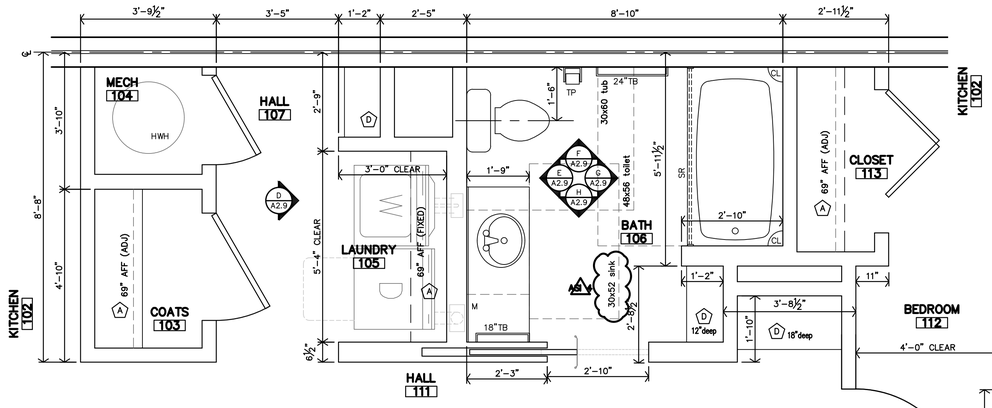
L UNIT 3B & 3C BATH #117 INTERIOR ELEVATION

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"

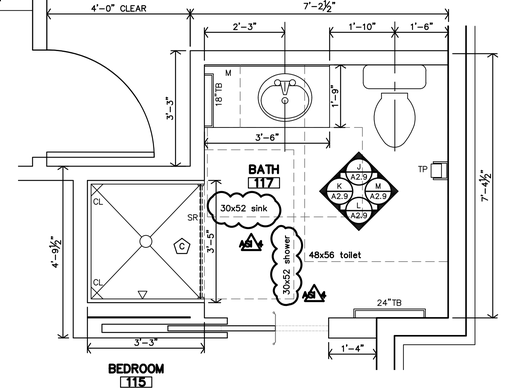
ADAPTABLE UNIT BATH NOTES

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. 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

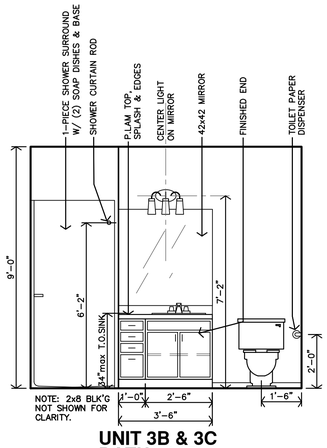
KEYNOTES:

- (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



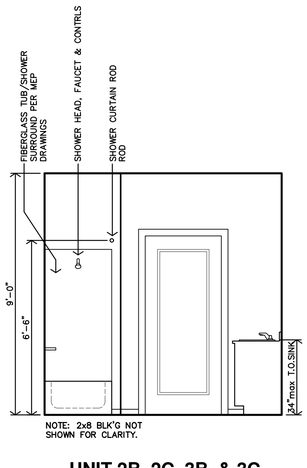
B UNIT 3B TYPE-B (ADAPTABLE) BATH #117 ENLARGED PLAN

1/2"=1'-0"



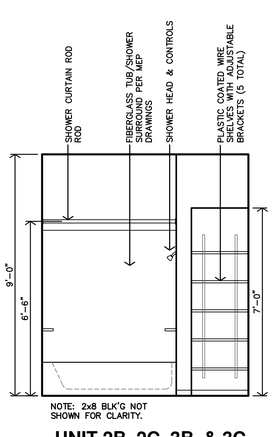
J UNIT 3B & 3C BATH #117 INTERIOR ELEVATION

3/8"=1'-0"



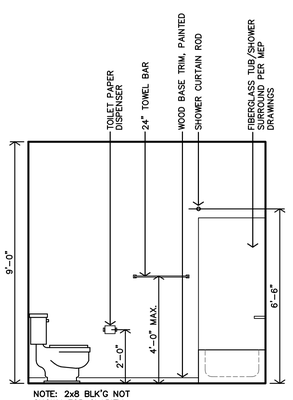
H UNIT 2B, 2C, 3B, & 3C BATH #106 INTERIOR ELEVATION

3/8"=1'-0"



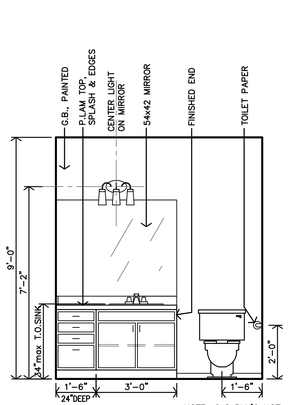
G UNIT 2B, 2C, 3B, & 3C BATH #106 INTERIOR ELEVATION

3/8"=1'-0"



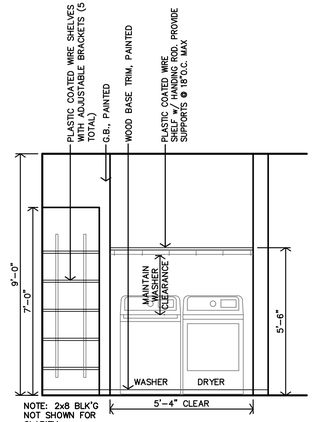
F UNIT 2B, 2C, 3B, & 3C BATH #106 INTERIOR ELEVATION

3/8"=1'-0"



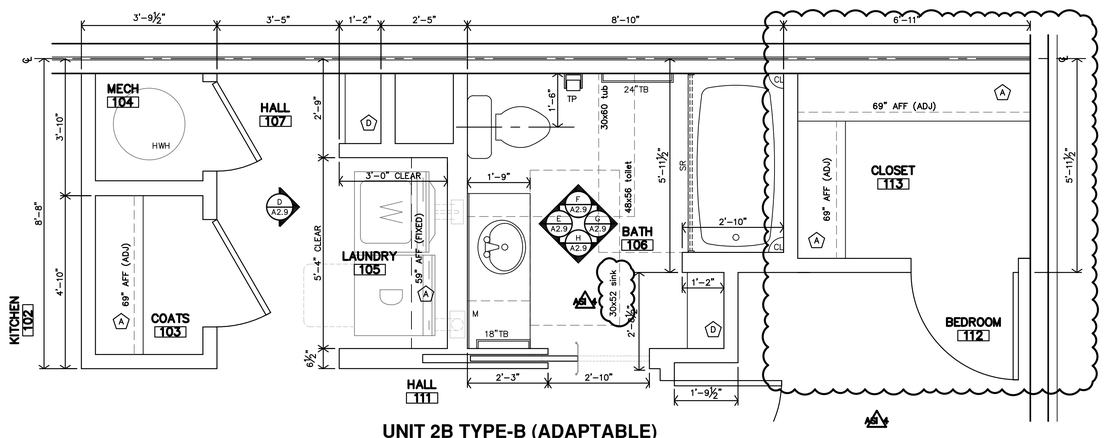
E UNIT 2B, 2C, 3B, & 3C BATH #106 INTERIOR ELEVATION

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"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — AGRICULTURE — 10-30-2025 — No. 16788 — STATE OF TENNESSEE

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

A2.9

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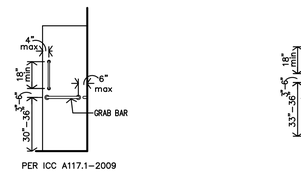
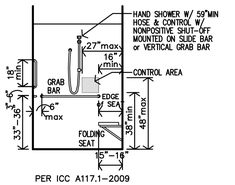


PER ICC A117.1–2009

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

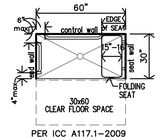
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ICC A117.1–2009

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

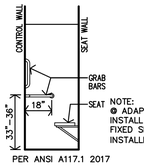
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ICC A117.1–2009

N TYP. HEIGHTS @ ACCESSIBLE ROLL-IN SHOWER PLAN

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

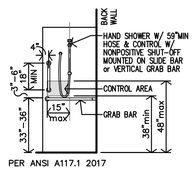


PER ANSI A117.1 2017

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

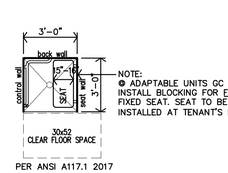
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

L ACCESSIBLE SHOWER CONTROL WALL

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

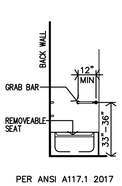


PER ANSI A117.1 2017

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

K ACCESSIBLE SHOWER PLAN

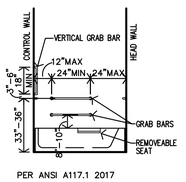
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

J ACCESSIBLE TUB HEAD WALL

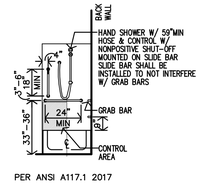
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

F ACCESSIBLE TUB BACK WALL

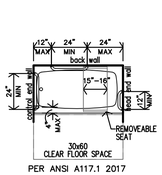
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

G ACCESSIBLE TUB CONTROL WALL

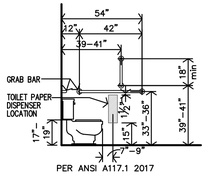
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

F TYP. ACCESSIBLE TUB PLAN

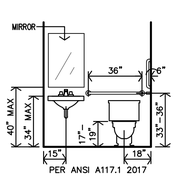
1/4"=1'-0" FOR ACCESSIBLE HEIGHTS



PER ANSI A117.1 2017

E ACCESSIBLE TOILET SIDE WALL

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

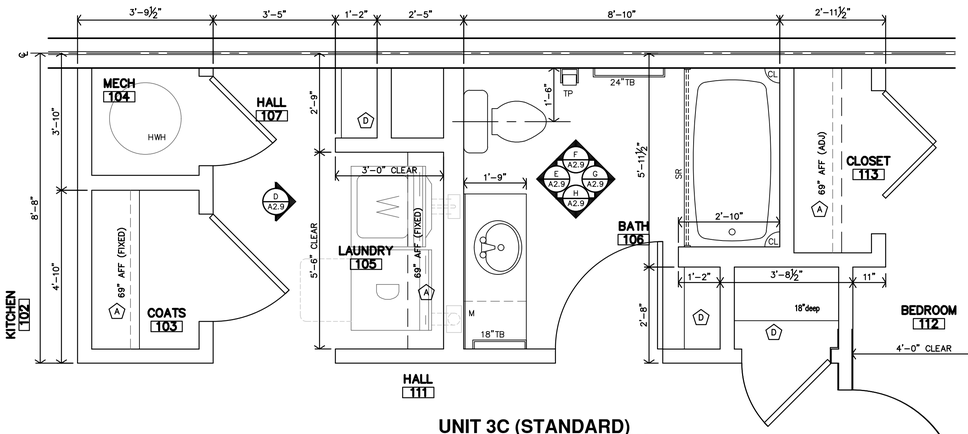


PER ANSI A117.1 2017

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

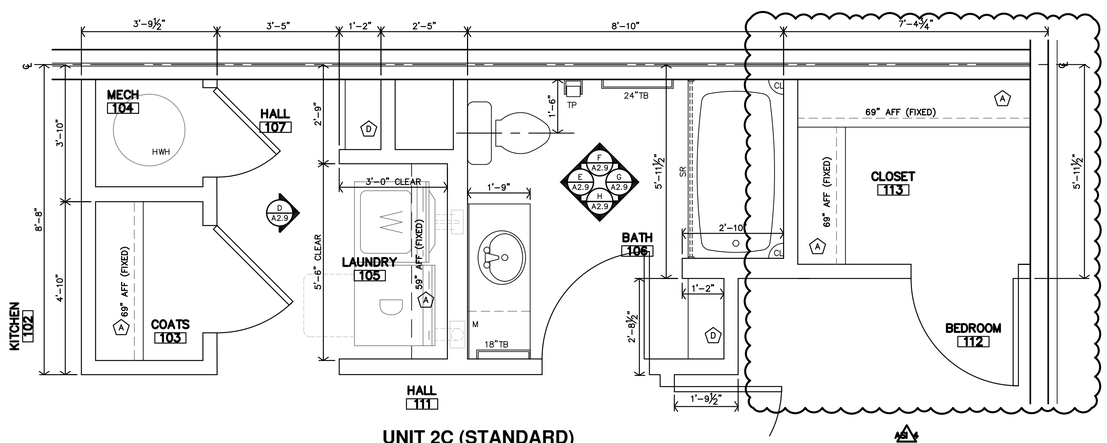
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A2.10)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27"wX27"d 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"

B UNIT 3C (STANDARD) BATH #117 ENLARGED PLAN

1/2"=1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — No. 18798 — STATE OF TENNESSEE — 10-30-2025

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

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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	H	T	MATERIAL MTL. INSULATED	WOOD S.C.	TYPE	FINISH PREFIN.	PAINT	FRAME MATERIAL METAL	WOOD	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

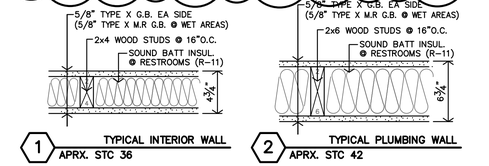
NOTES:
1. FLUSH BOLTS AND SURFACE BOLTS PROHIBITED
2. KEYED LOCKSETS
3. DECORATIVE KICK PLATES, SELF CLOSING HINGES AND PRIVACY LOCKSETS
4. PROVIDE DECORATIVE KICK PLATES AT HALL SIDE OF DOOR
5. ALL GLAZING IN DOORS TO BE SAFETY GLAZED
6. PROVIDE CLOSERS
7. PROVIDE DECORATIVE KICK PLATES AT INTERIOR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

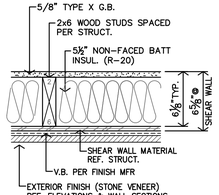
CLUBHOUSE PARTITION SCHEDULE

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

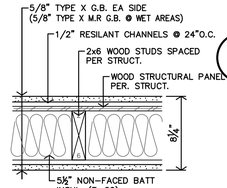


1 TYPICAL INTERIOR WALL
APRX. STC 36

2 TYPICAL PLUMBING WALL
APRX. STC 42

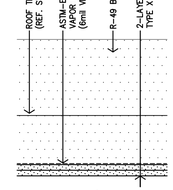


3 TYPICAL EXTERIOR WALL
APRX. STC 36-58

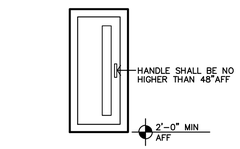


4 UNIT/CLUBHOUSE WALL
STC 51 30 MIN. RATED (UL U305)
ATTACH PER ul REQUIREMENTS
SHEAR WALL – SW1

ASSEMBLIES

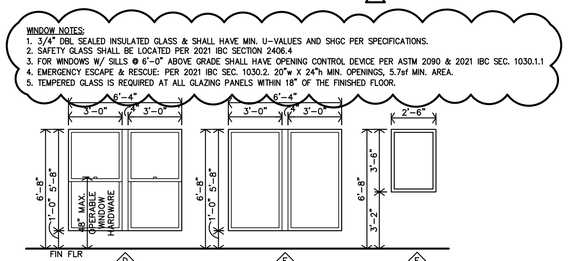


CLUBHOUSE/APARTMENTS
ROOF/CEILING 1
1-HOUR RATED
2021 IBC, TABLE 721.1(3), 21-1
ATTACH PER REQUIREMENTS



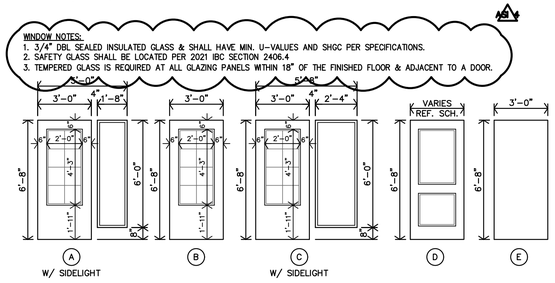
E TYPICAL FEC MOUNTING HGT
3/4"=1'-0"

WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN. U-VALUES AND SHGC PER SPECIFICATIONS.
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.

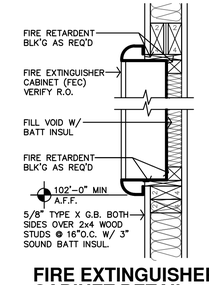


C WINDOW SCHEDULE
1/4"=1'-0"

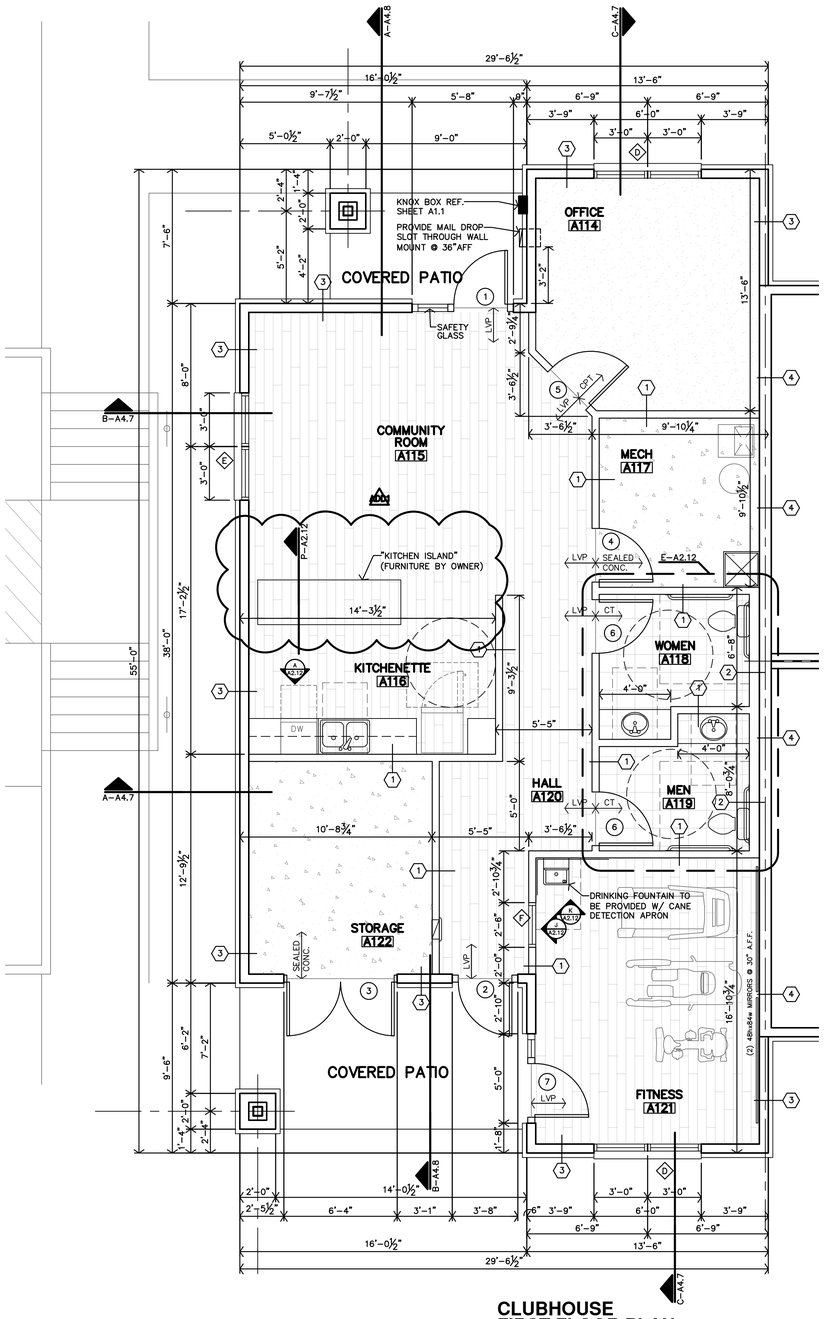
WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN. U-VALUES AND SHGC PER SPECIFICATIONS.
2. SAFETY GLASS SHALL BE LOCATED PER 2021 IBC SECTION 2406.4
3. TEMPERED GLASS IS REQUIRED AT ALL GLAZING PANELS WITHIN 18" OF THE FINISHED FLOOR & ADJACENT TO A DOOR.



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



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



A CLUBHOUSE FIRST FLOOR 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

MARGARET J. GILLAM
No. 107788
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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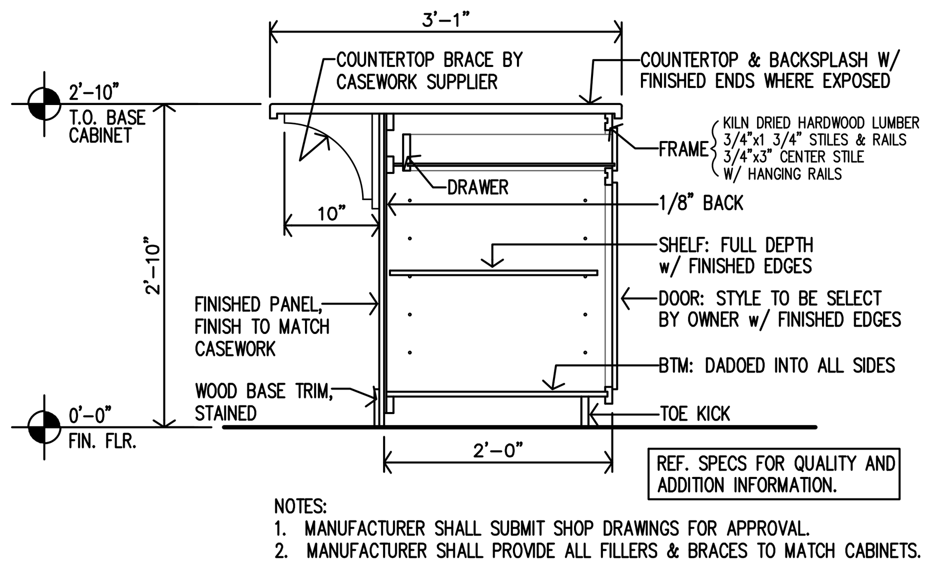
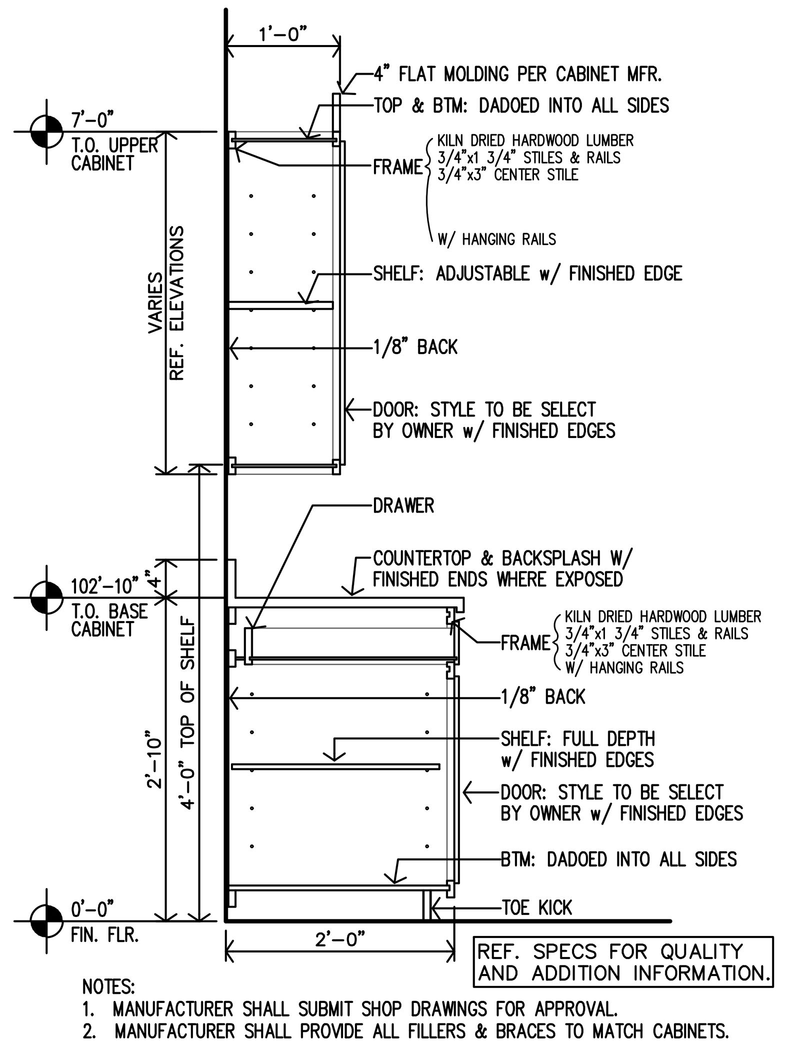


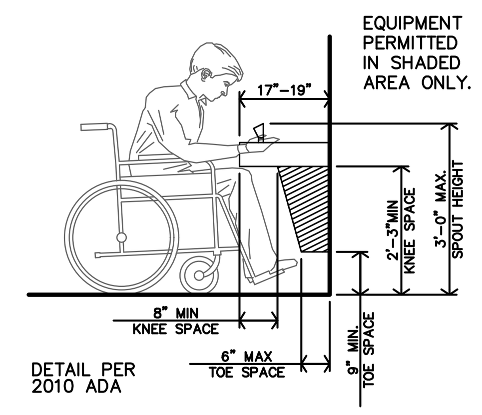
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

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

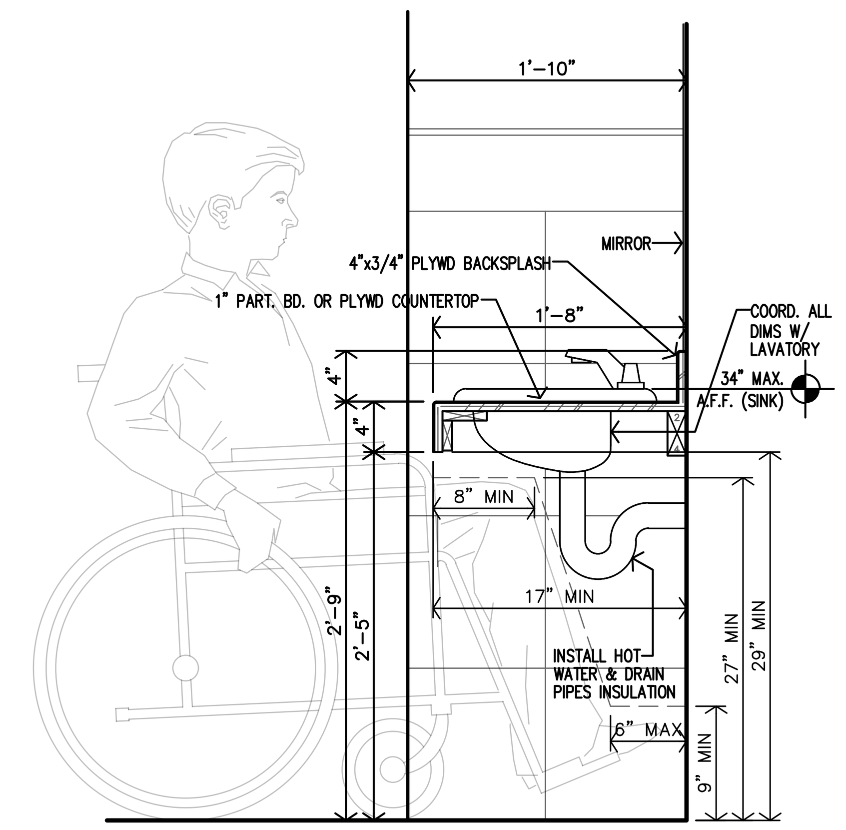


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

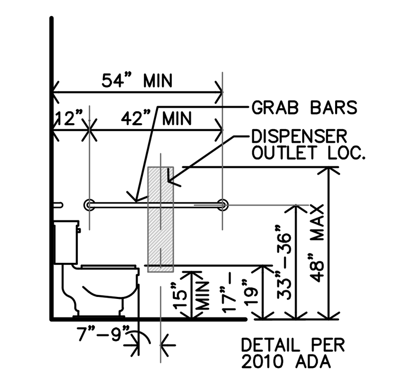
O KITCHENETTE #A116 CASEWORK SECTION
3/4"=1'-0"



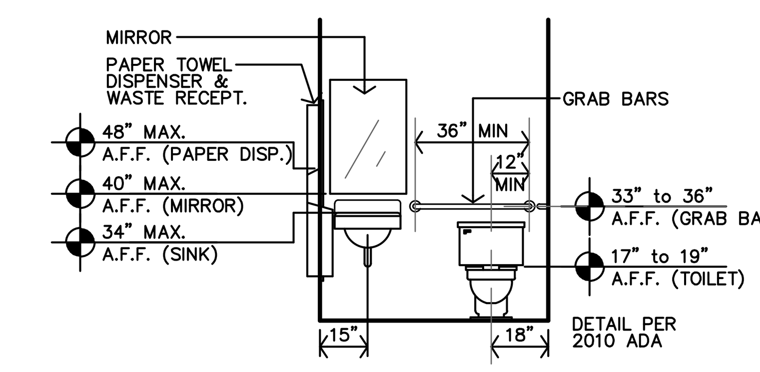
N DRINKING FOUNTAIN DETAIL
3/8"=1'-0"



M VANITY SECTION
1"=1'-0"

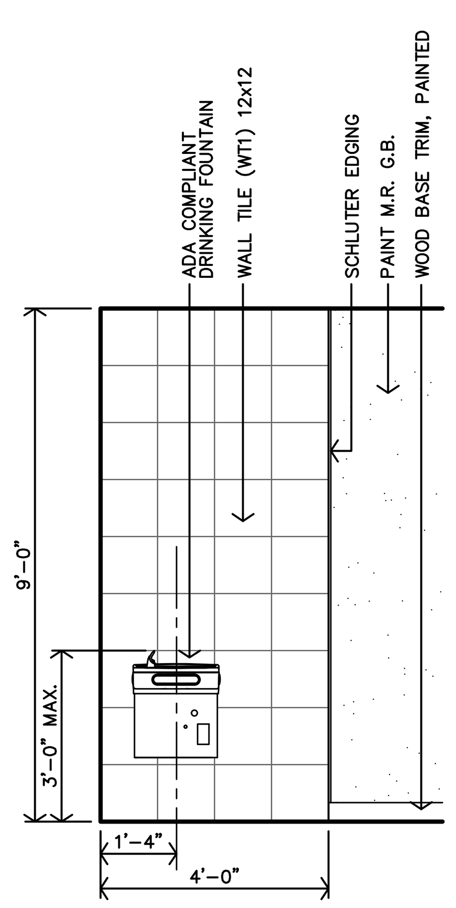


M TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY

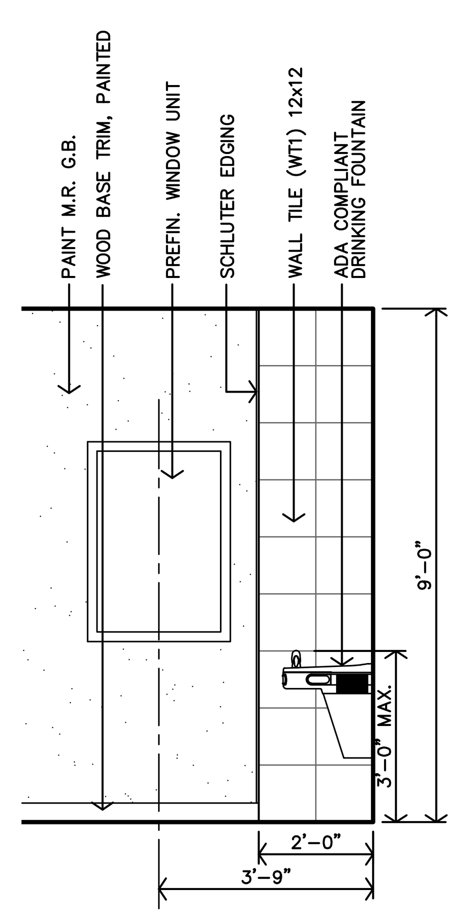


L TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY

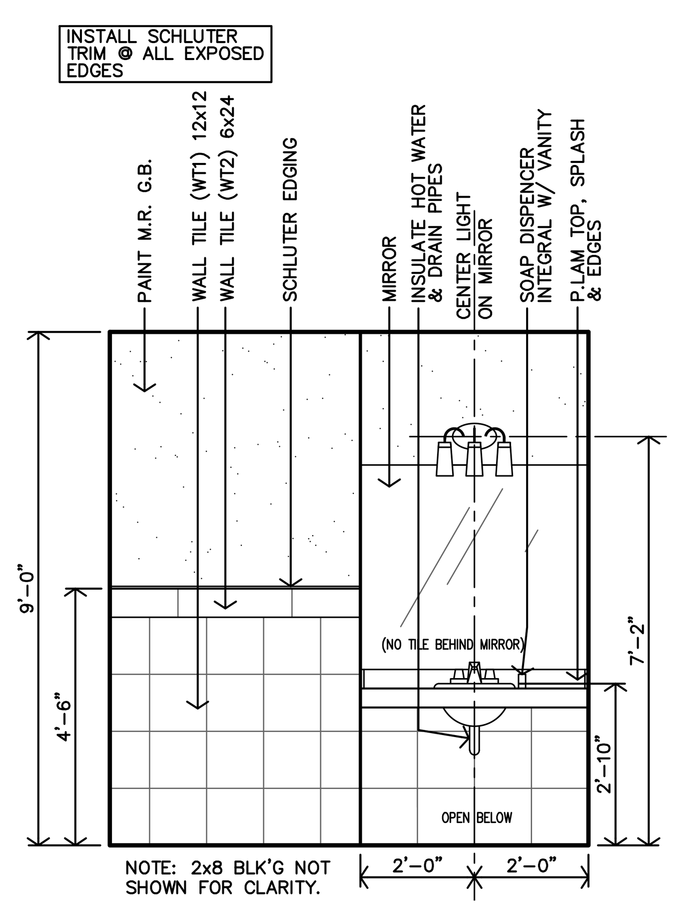
LEGEND	
M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
ACC	ACCESSIBLE FIXTURE



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

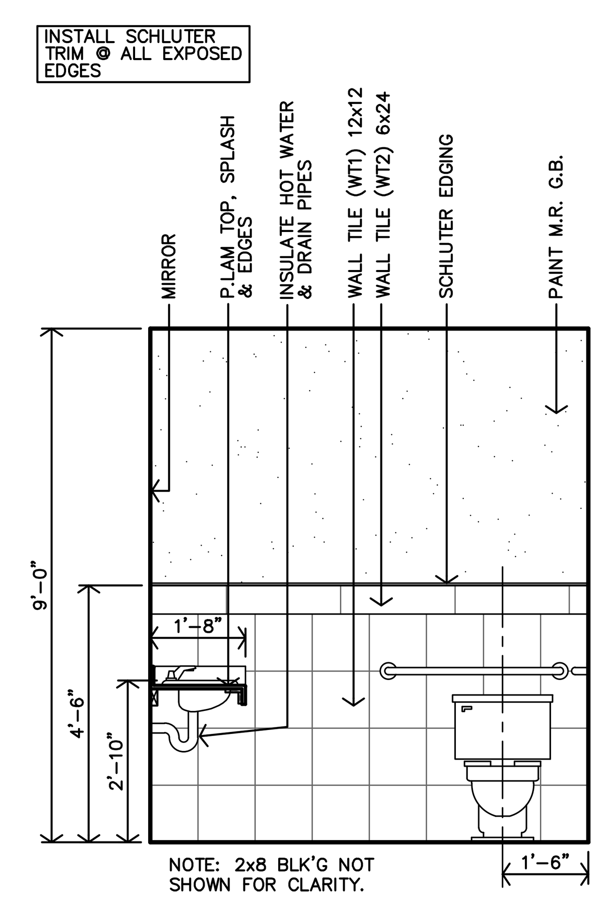


J FINTESS A121 DRINKING FOUNTAIN INTERIOR ELEVATION
3/8"=1'-0"



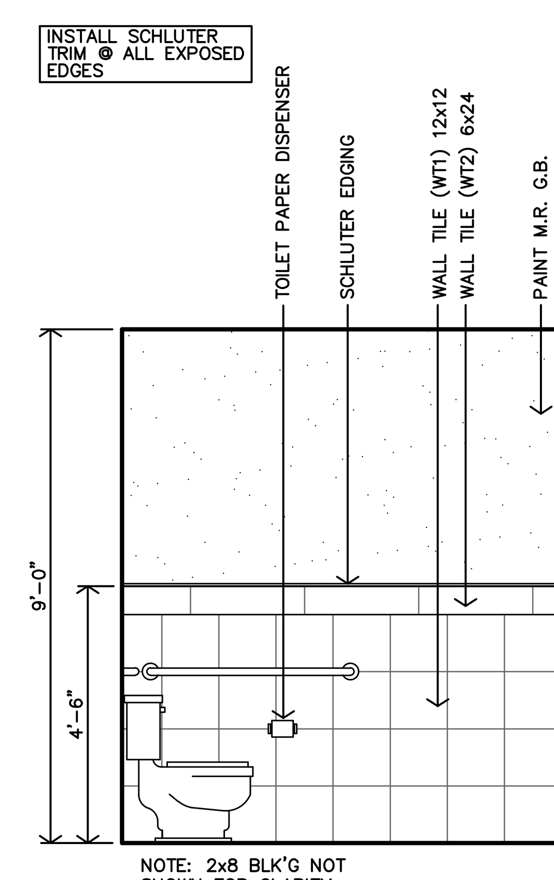
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



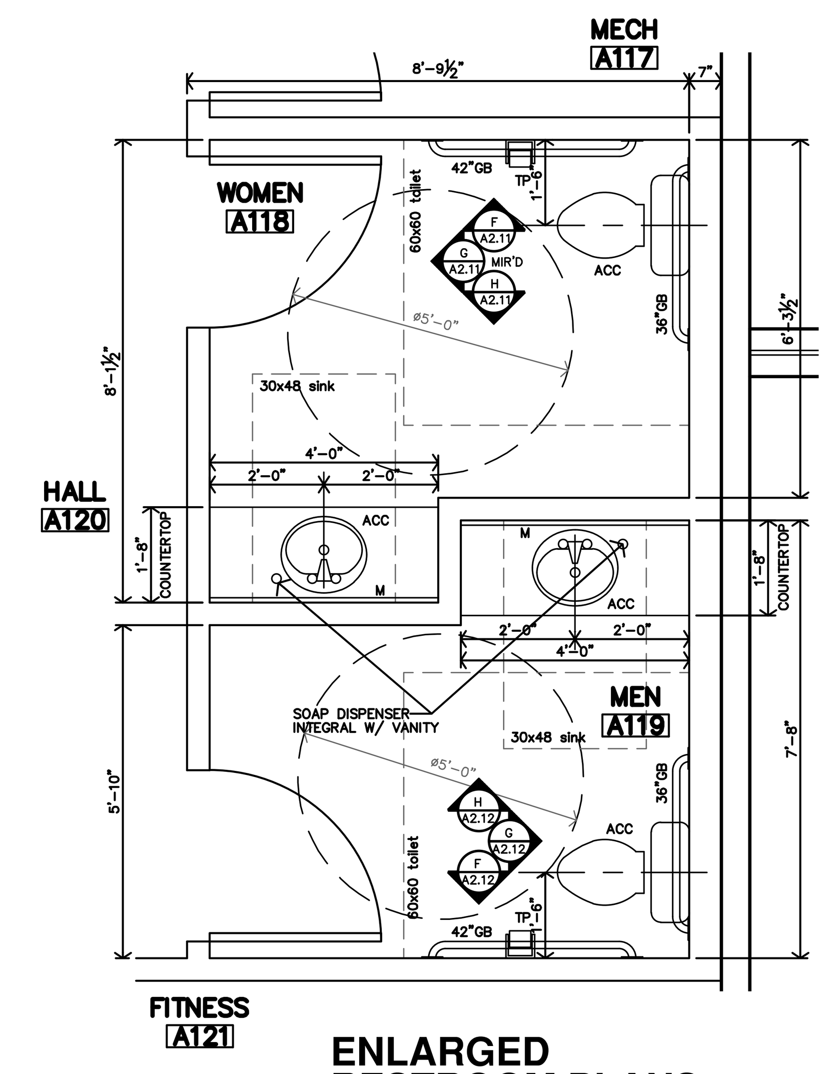
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



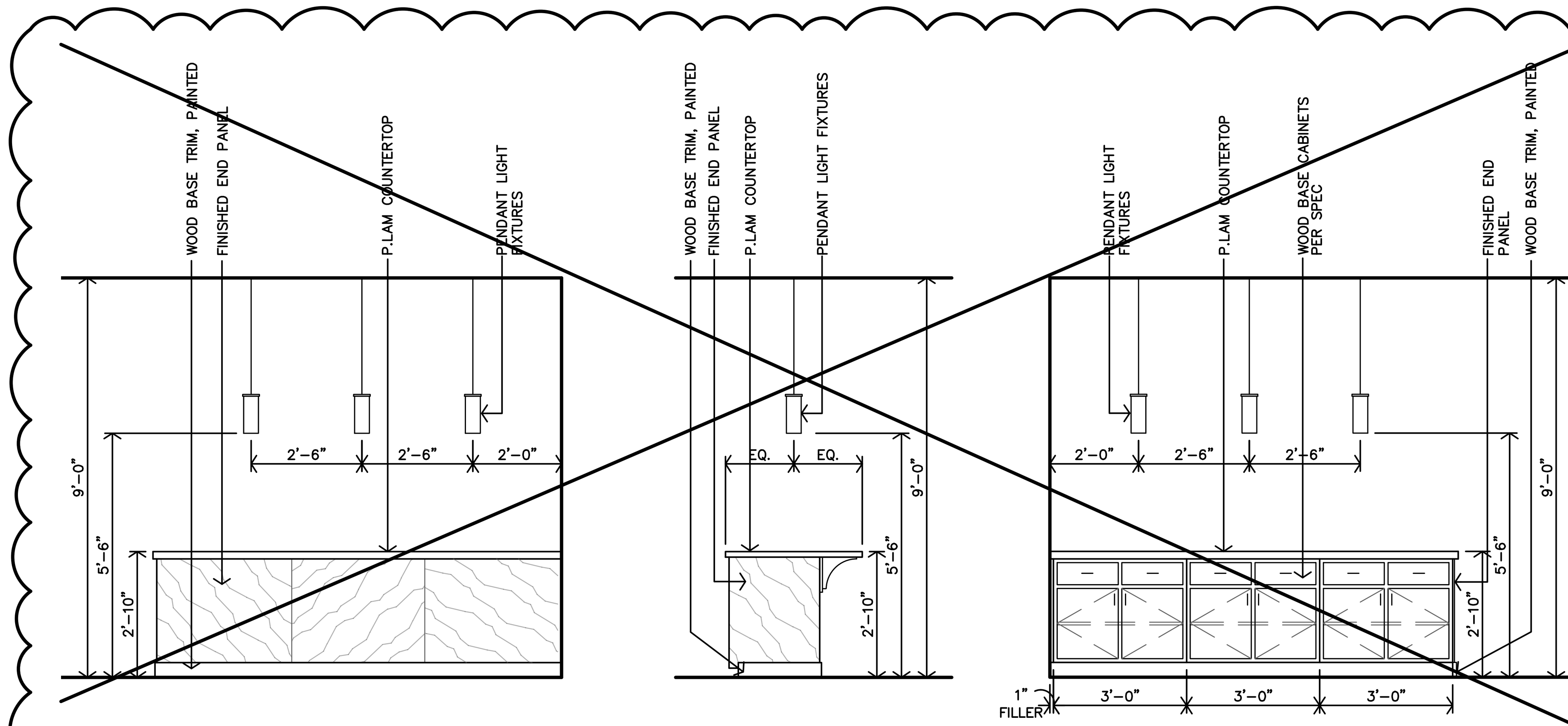
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



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

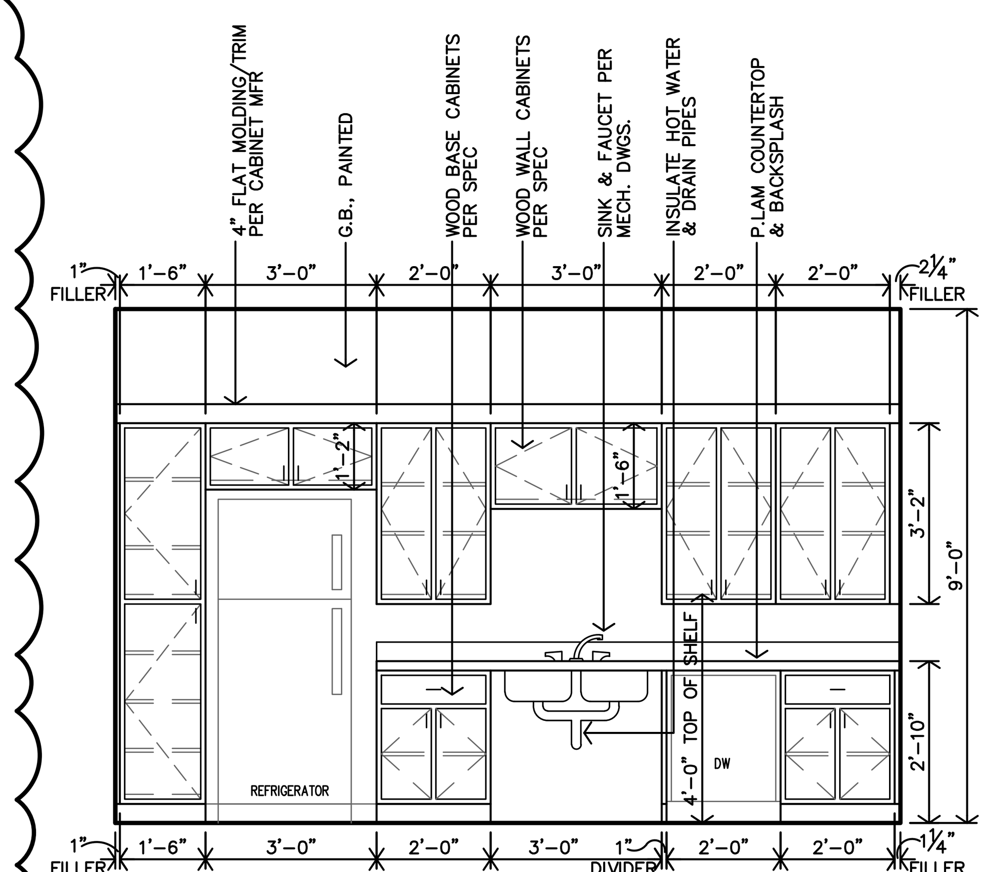
ADD1
DETAILS NOT APPLICABLE



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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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 107988 STATE OF TENNESSEE
6-2-2025

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

A2.12

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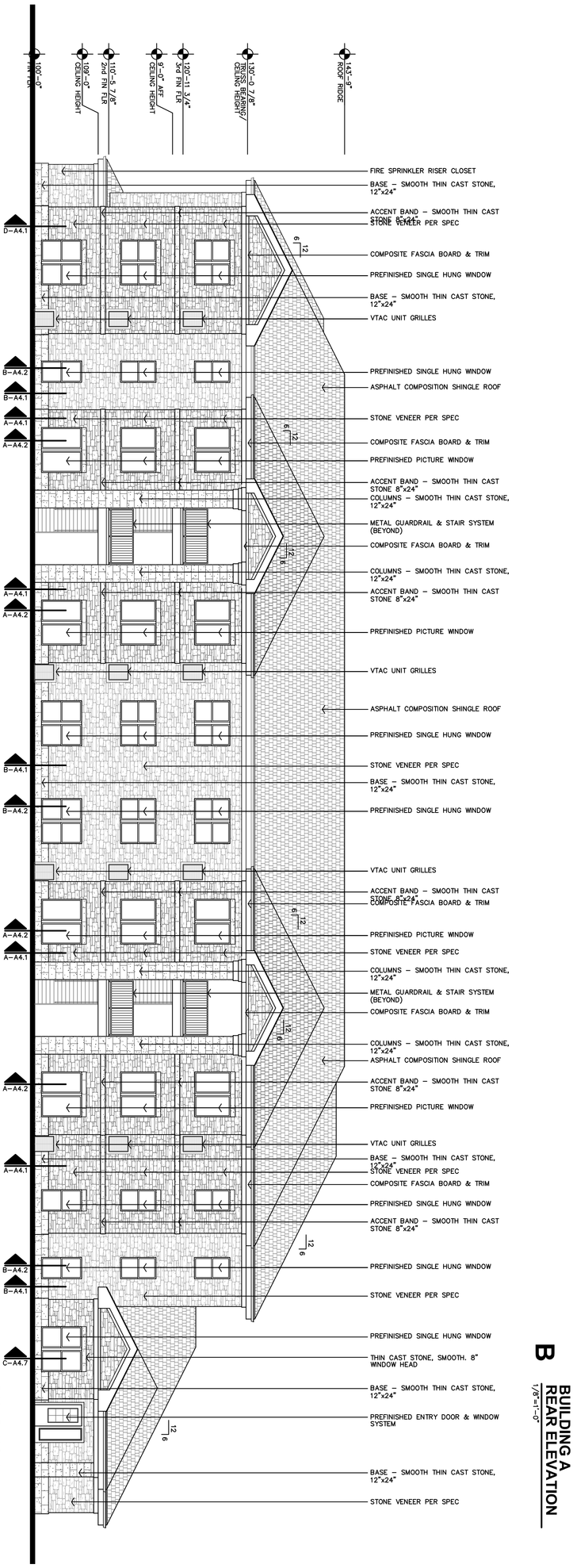
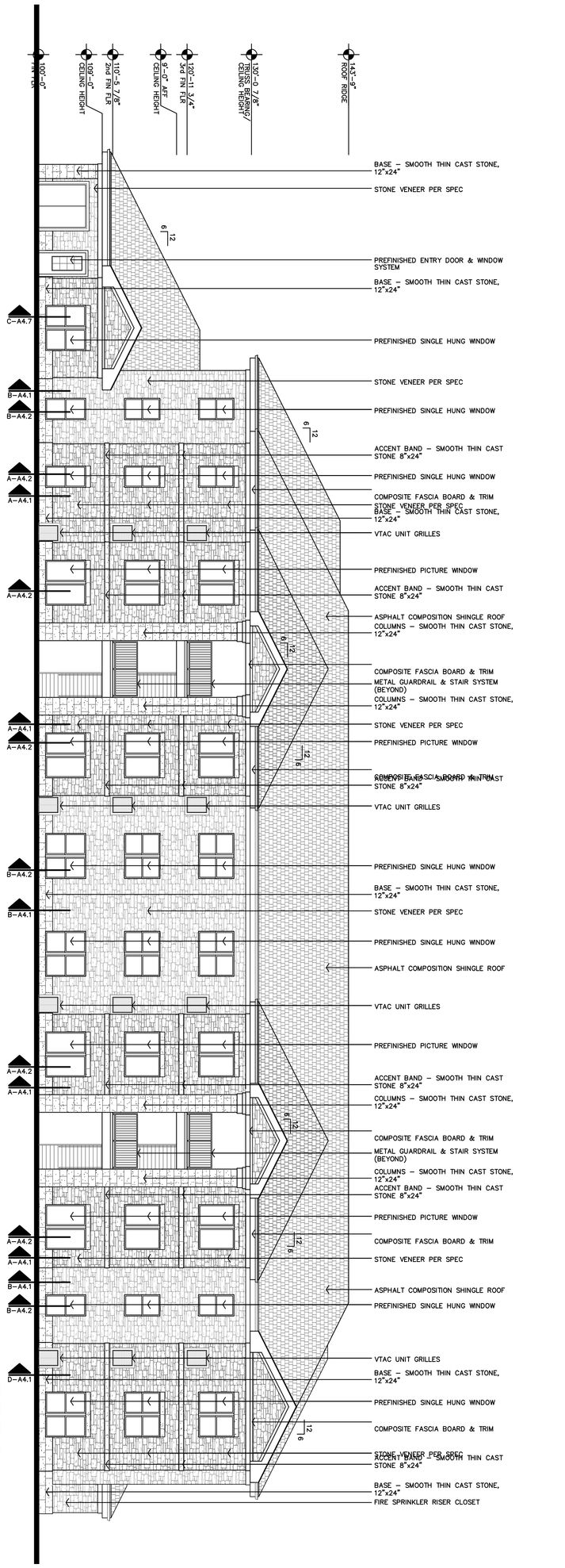


A

BUILDING A
FRONT ELEVATION

1/8"=1'-0"



B

BUILDING A
REAR ELEVATION

1/8"=1'-0"

A3.1

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

REVISION:

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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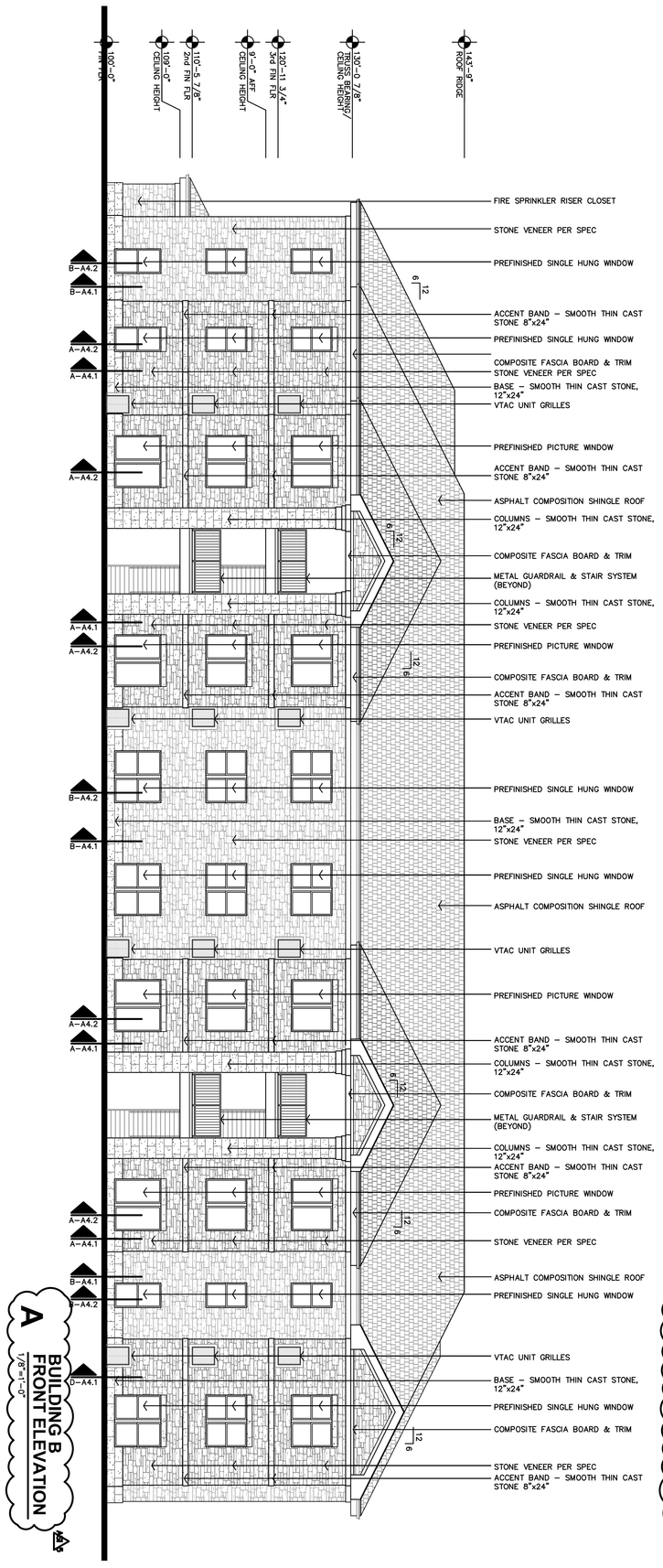

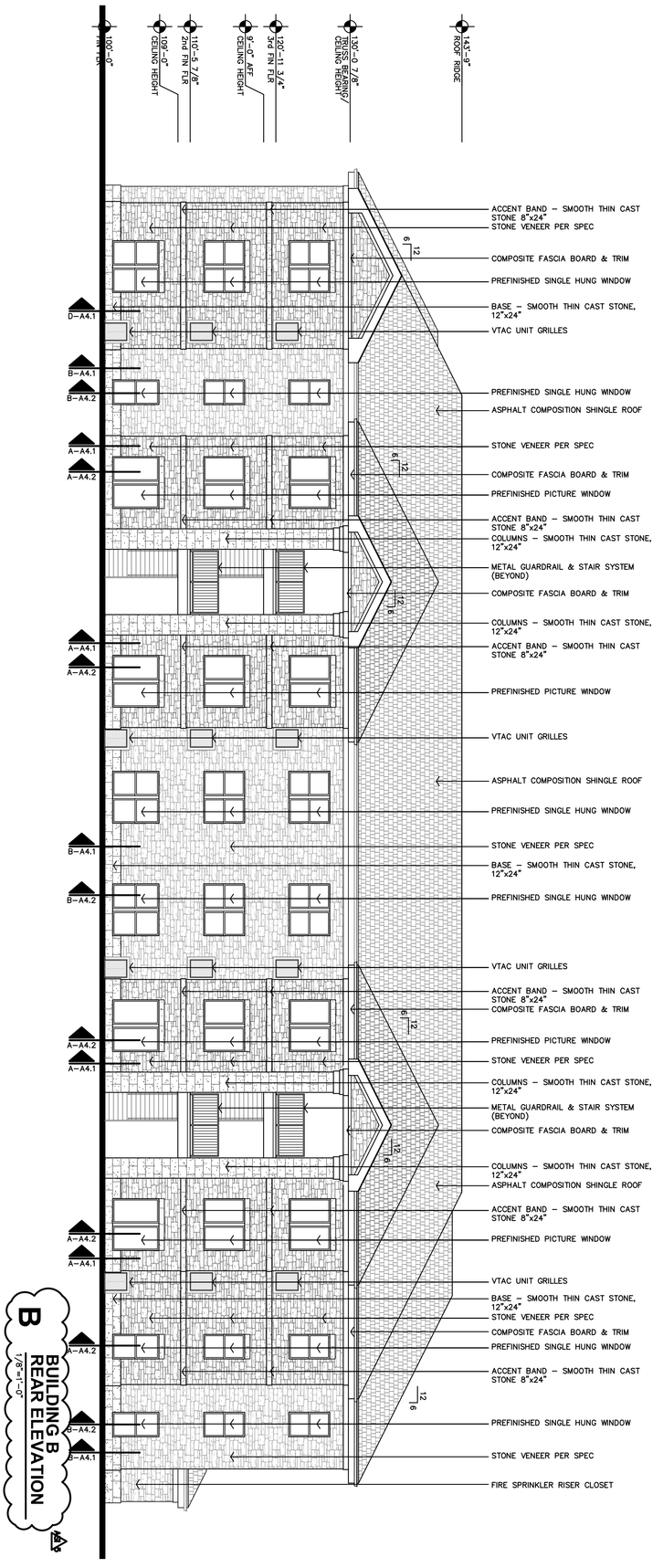

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, **TENNESSEE**

REVISION: 12-5-2025
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.: **A3.2**

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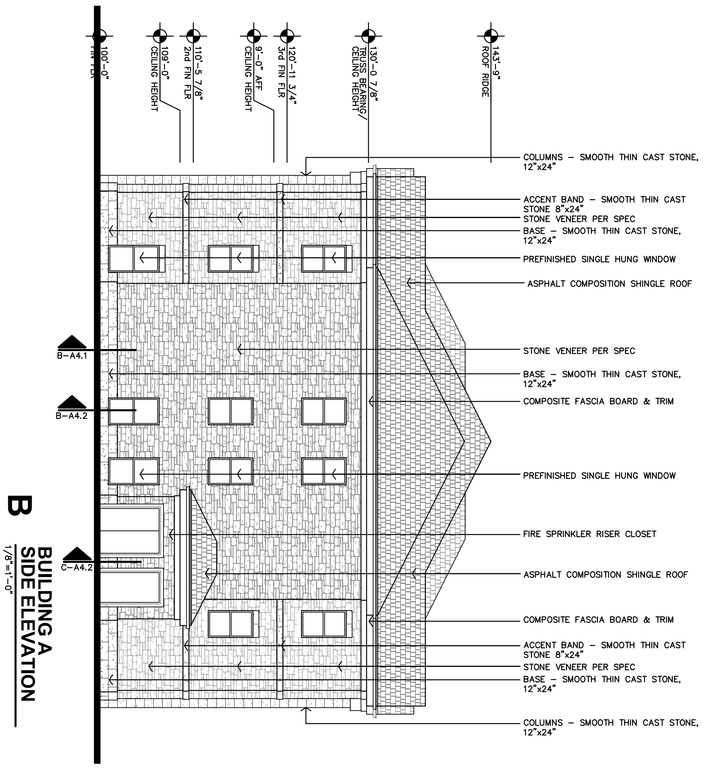
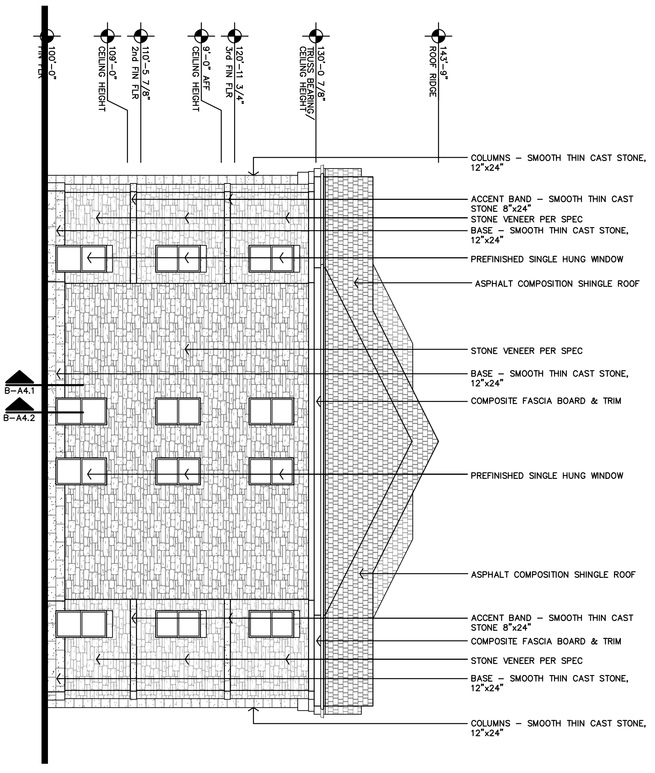
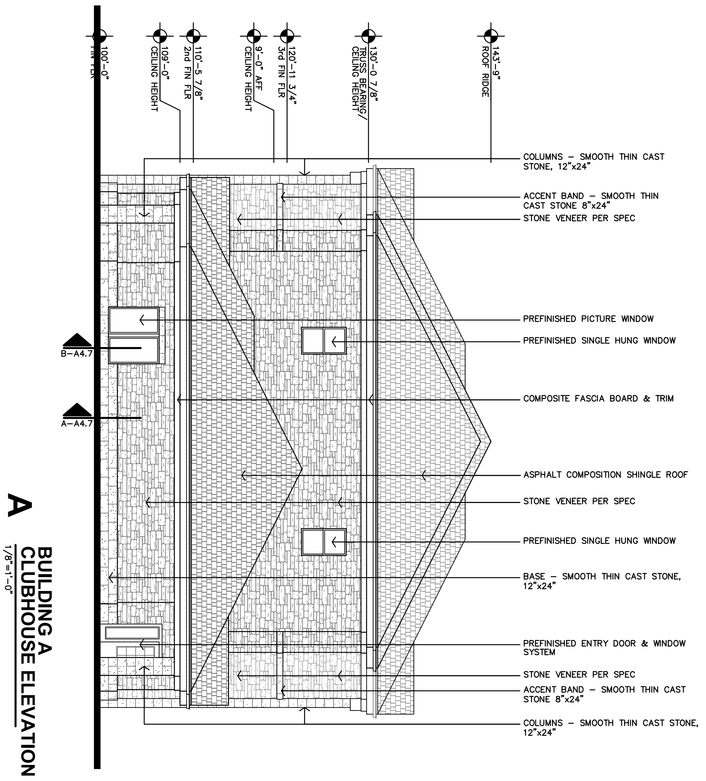


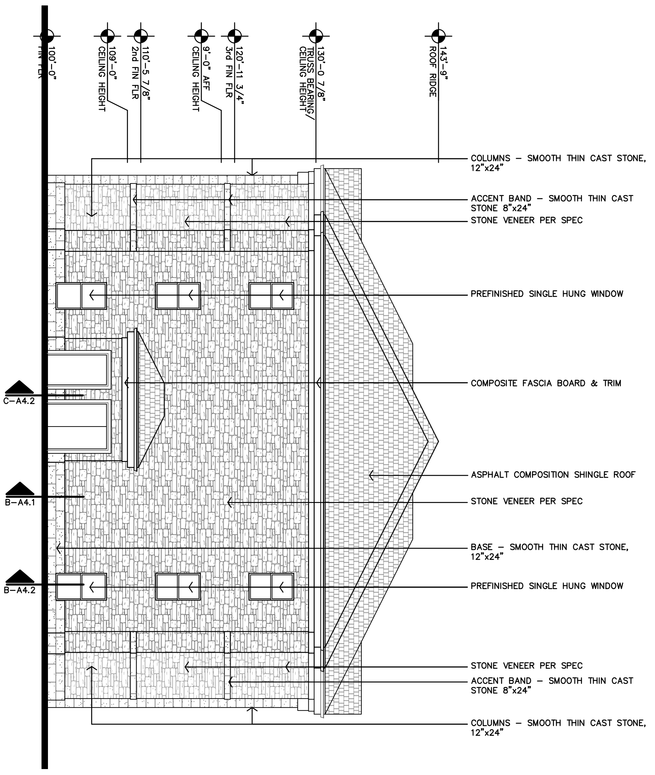
B BUILDING A SIDE ELEVATION
1/8"=1'-0"



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"

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, **TENNESSEE**

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

DATE: 5-9-2025
JOB: 24-3446
SHEET NO.: **A3.3**
REVISION:

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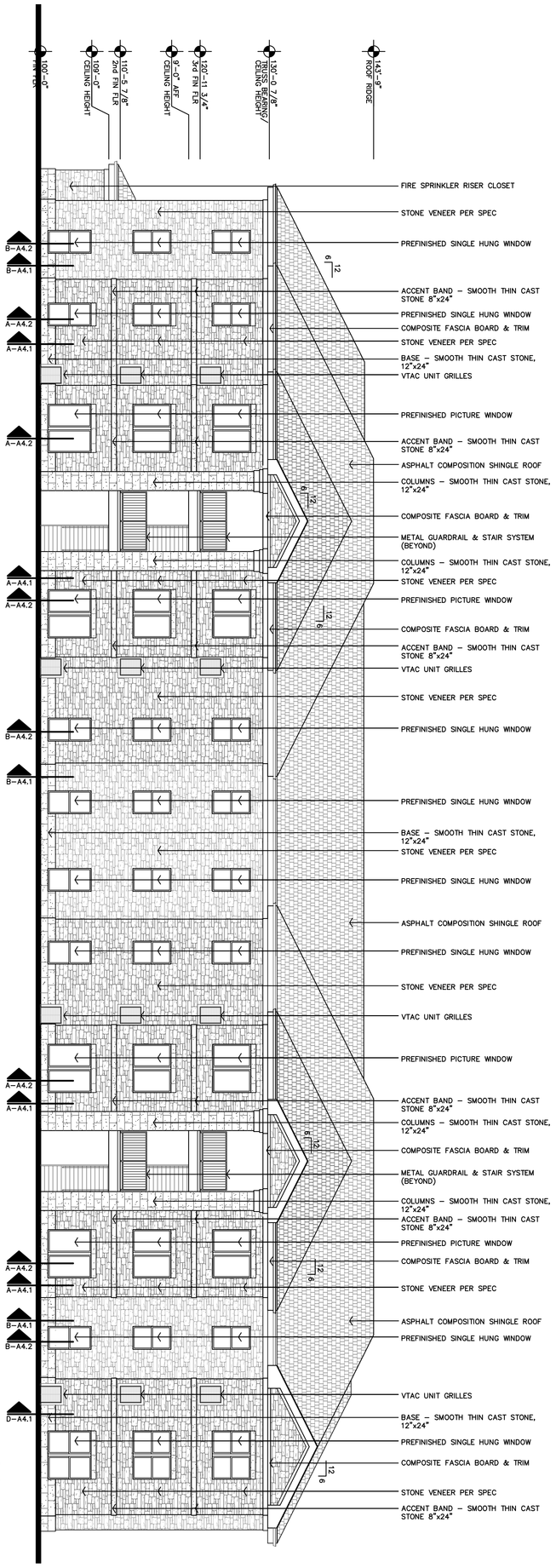
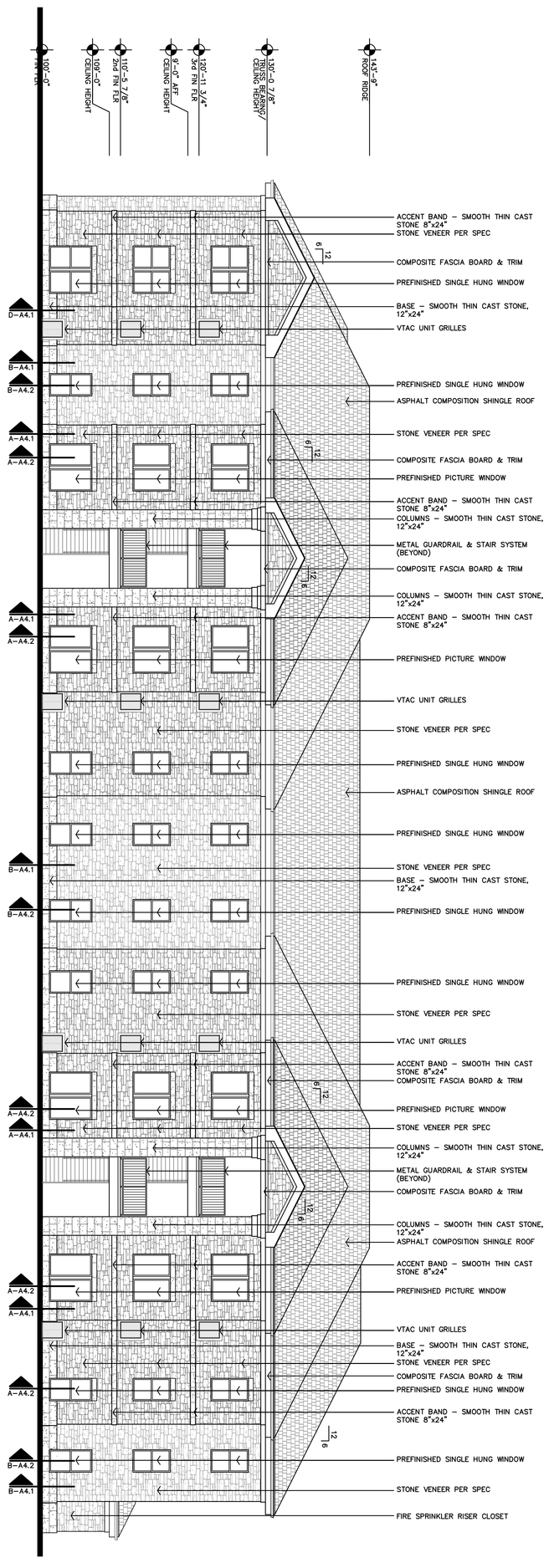


A BUILDING C FRONT ELEVATION
1/8"=1'-0"



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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, **TENNESSEE**

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

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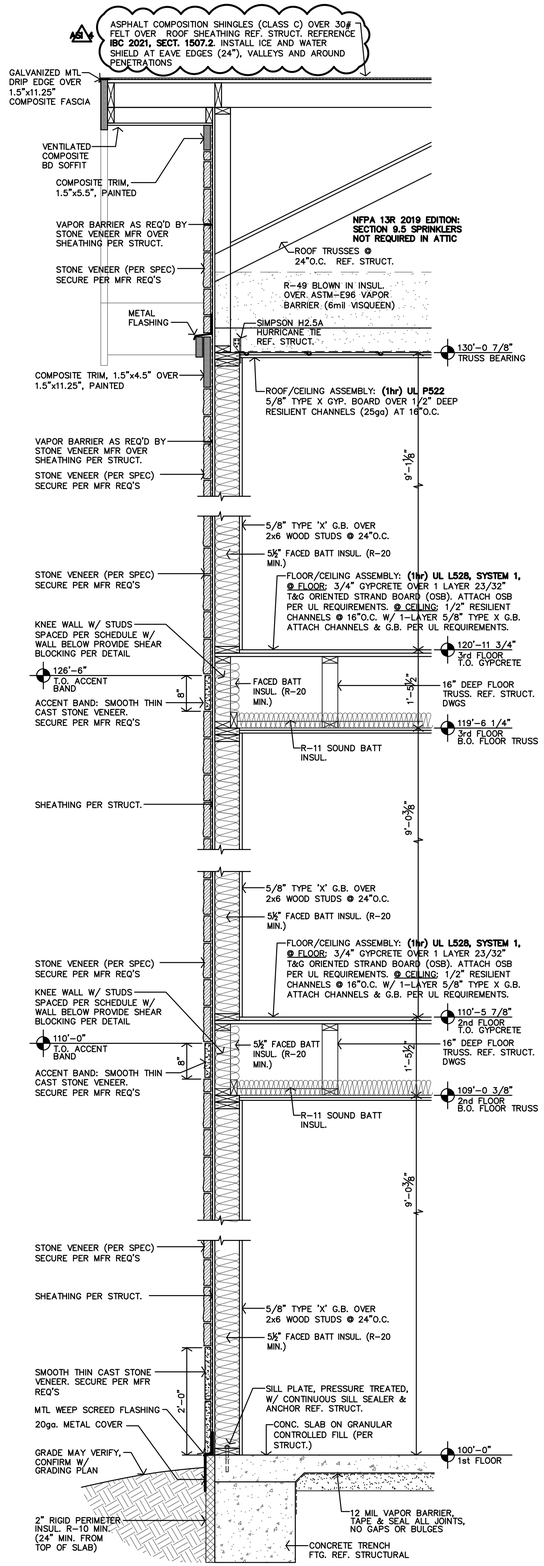
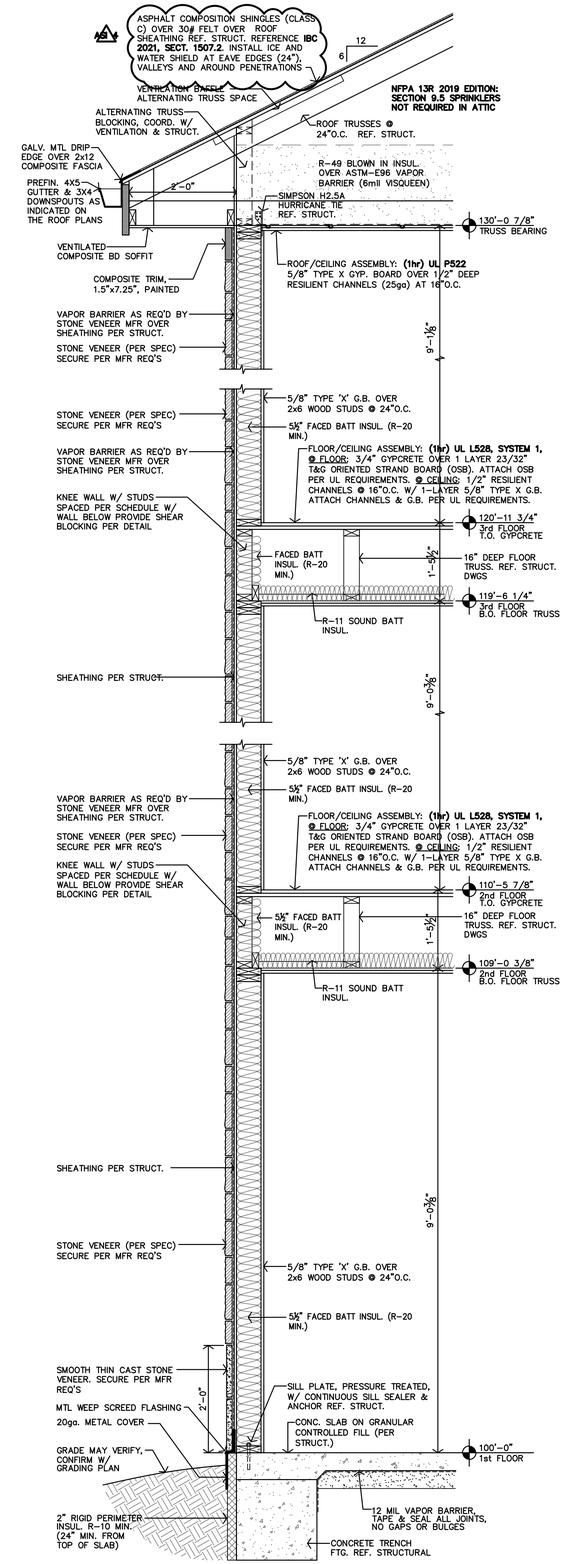
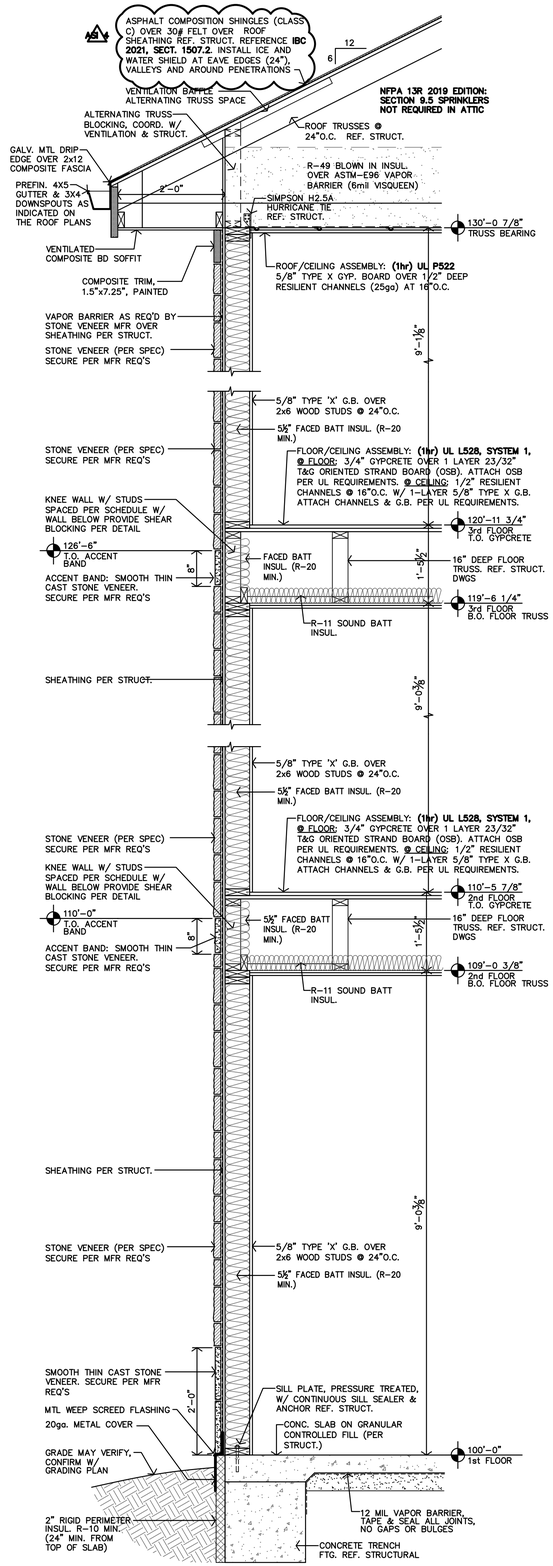


D TYPICAL WALL SECTION
3/4"=1'-0"

C DTL. NOT USED



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



A TYPICAL WALL 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.

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

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

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

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

A4.1

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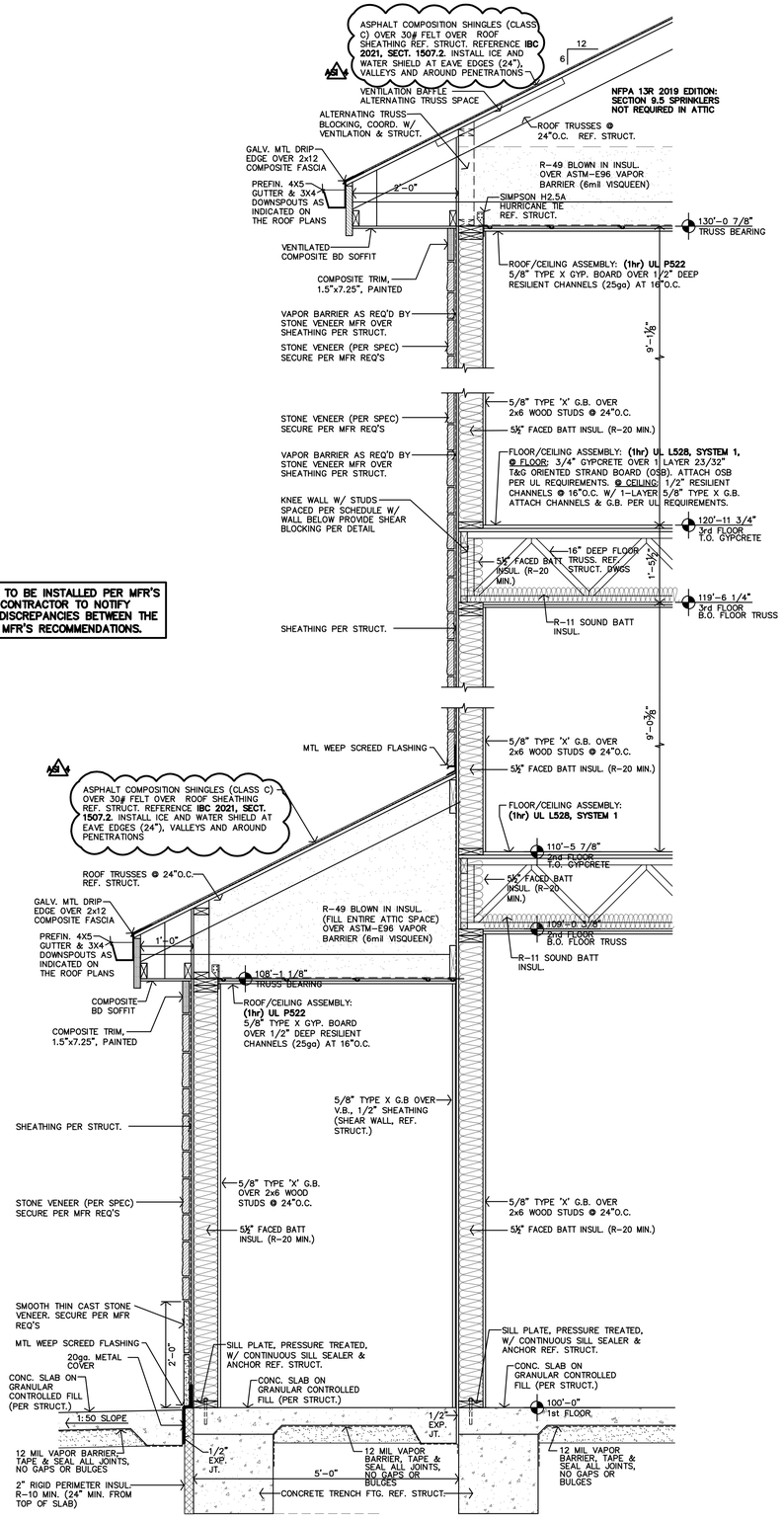
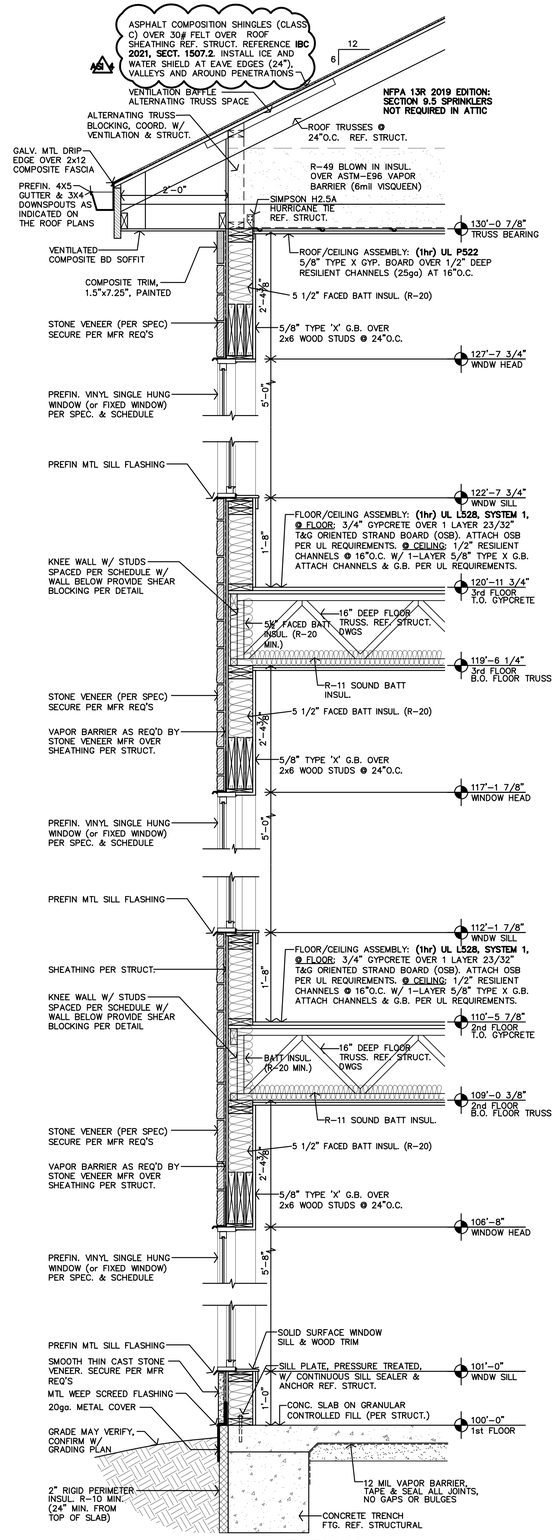
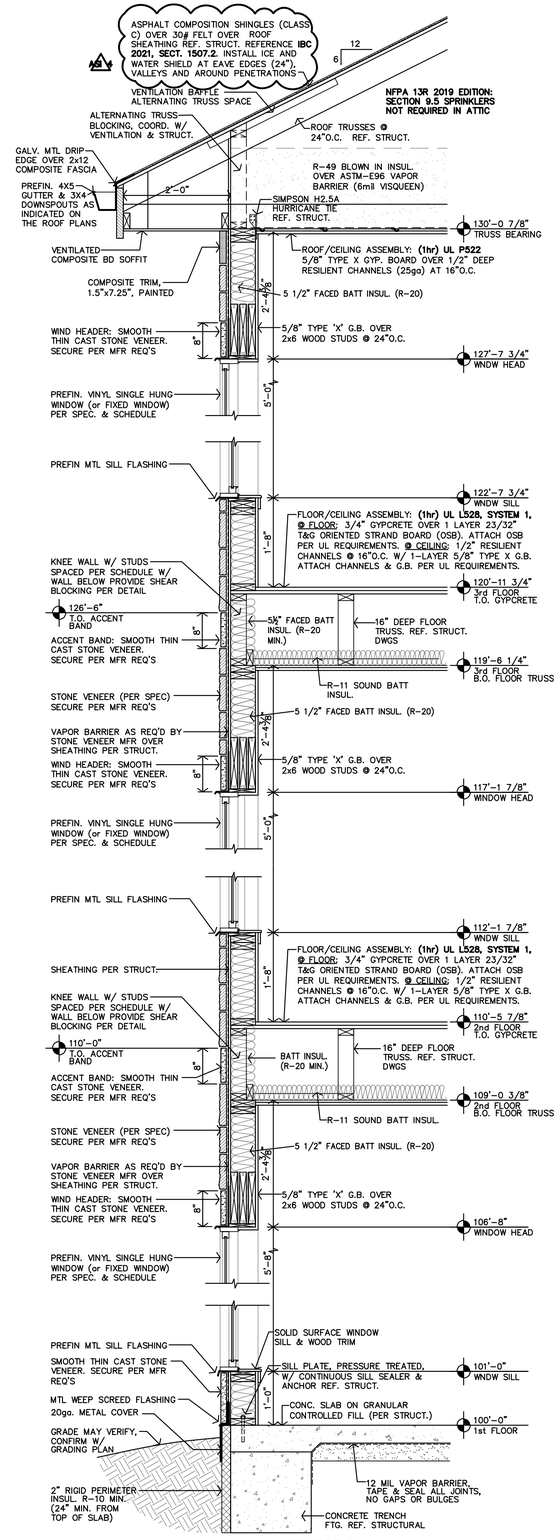
ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.



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

MARGARET J. GILLAM
AGRICULTURE
COMMERCE
10-30-2025
STATE OF TENNESSEE

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

A4.2

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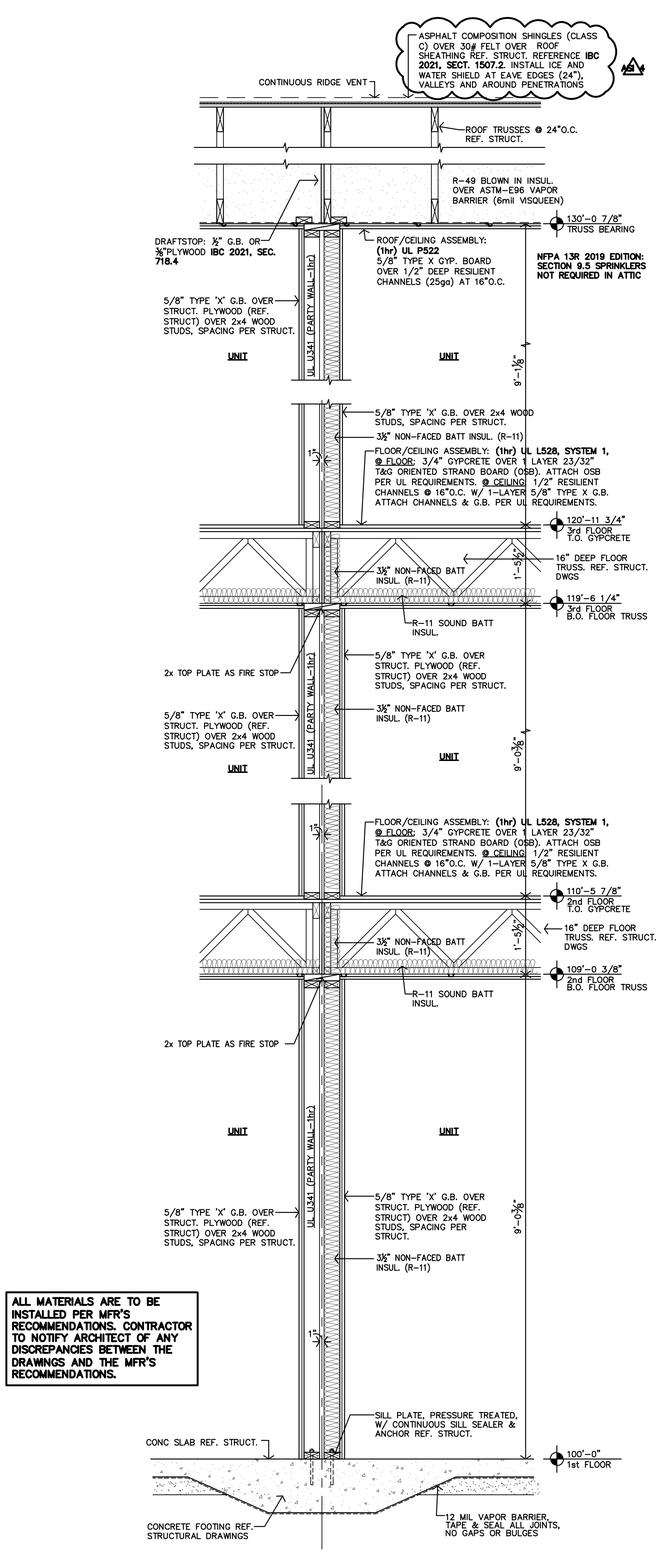
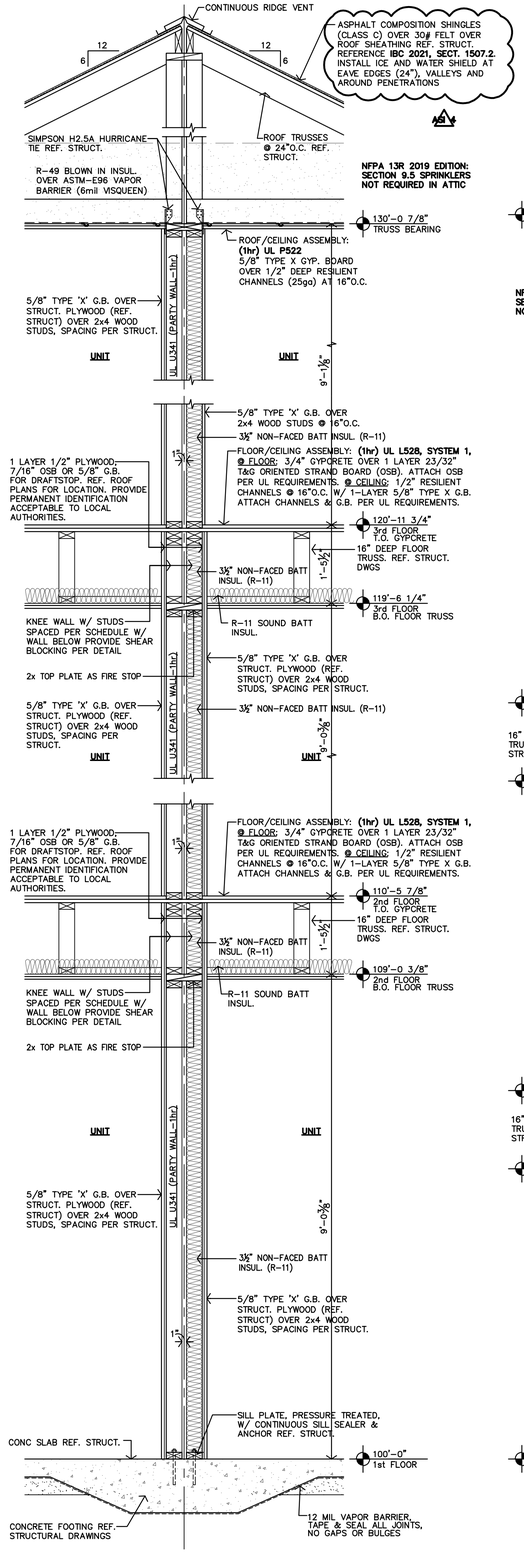


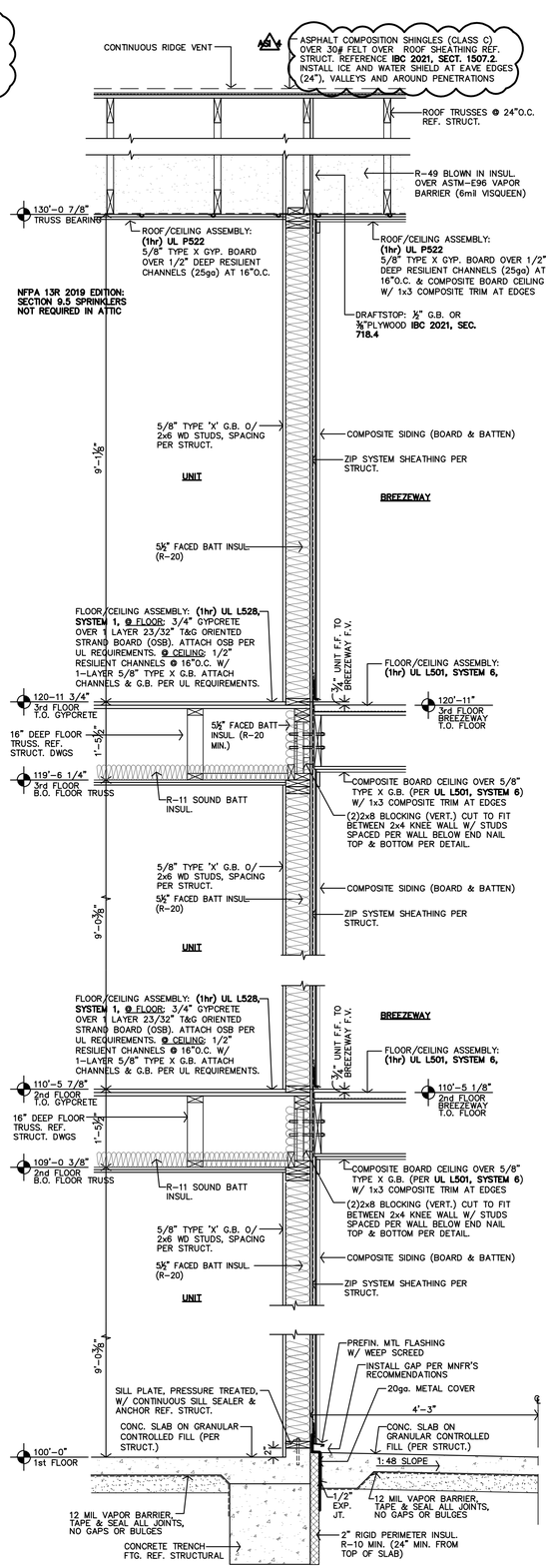
D PARTY WALL SIDE to SIDE (SW5) WALL SECTION

3/4"=1'-0"



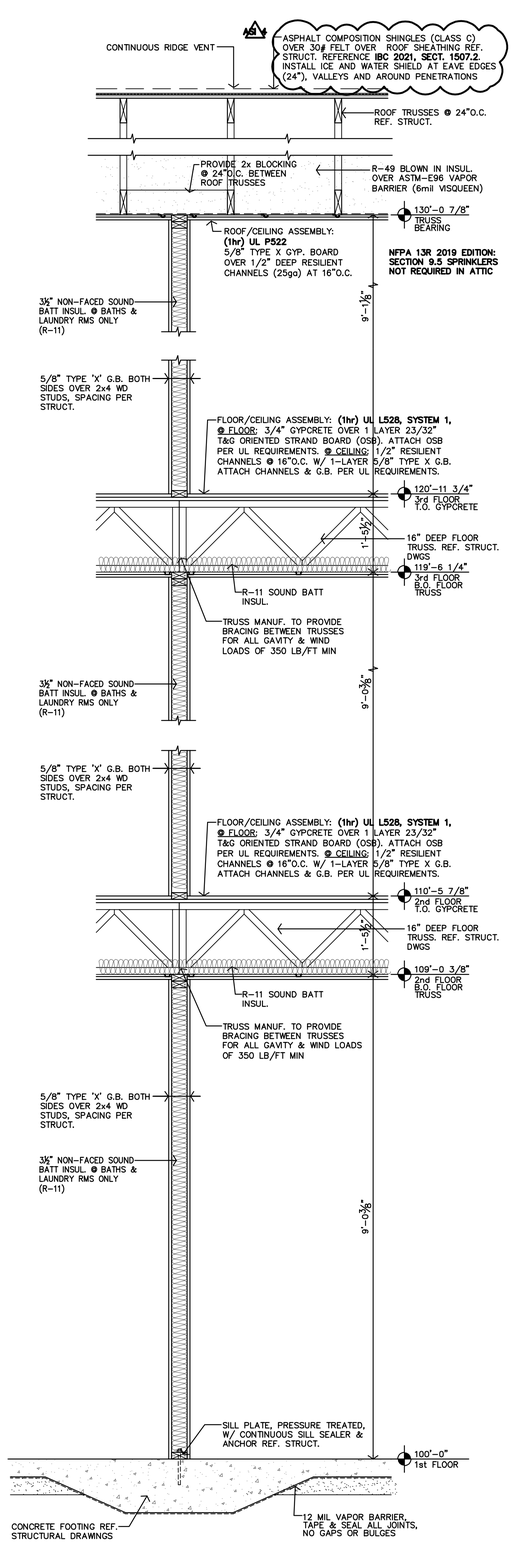
C PARTY WALL BACK to BACK (SW7) WALL SECTION

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

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.

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

REVISION:	
ADD	6-10-2025
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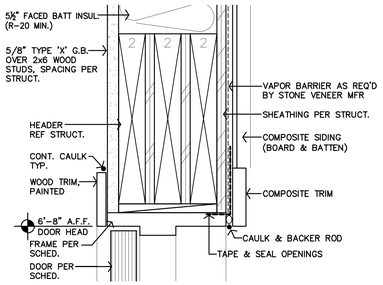
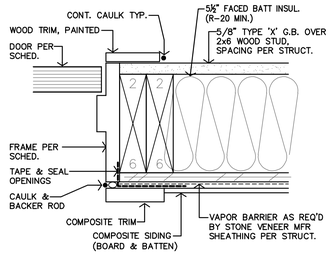
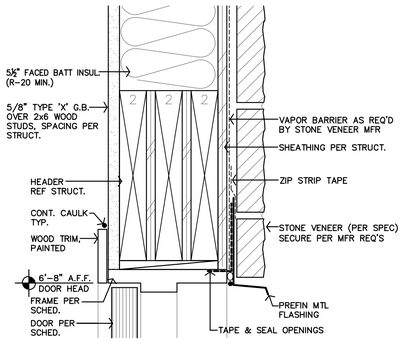


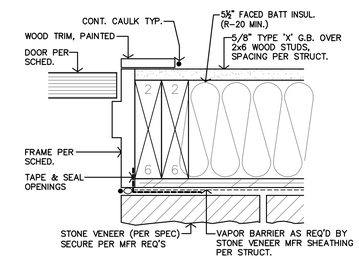
T TYP DOOR HEAD DETAIL
3"=1'-0"



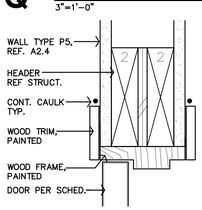
S TYP DOOR JAMB DETAIL
3"=1'-0"



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

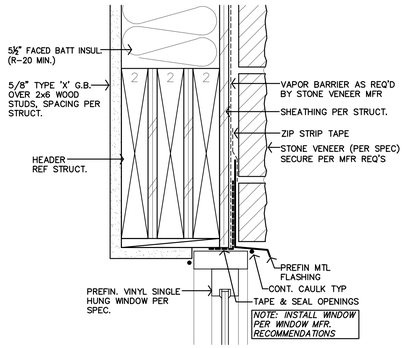


Q TYP DOOR JAMB DETAIL
3"=1'-0"

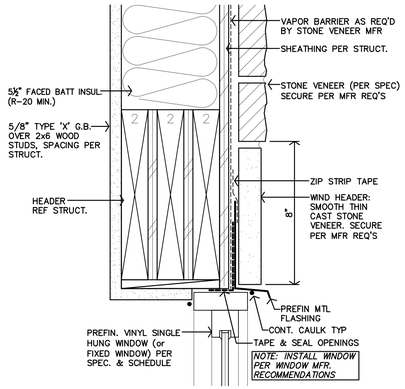


P TYP INT. DOOR HEAD DETAIL
3"=1'-0" JAMB SIMILAR

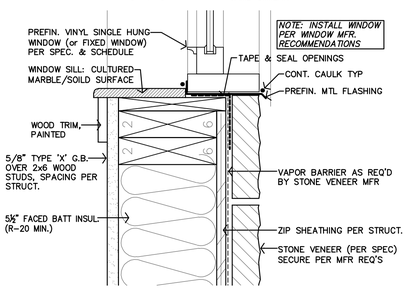
O NOT USED



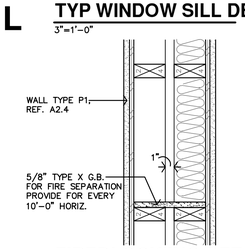
N TYP WINDOW HEAD DETAIL
3"=1'-0" JAMB SIMILAR



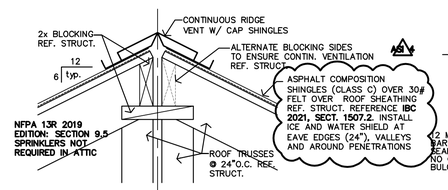
M TYP WINDOW HEAD DETAIL
3"=1'-0" JAMB SIMILAR



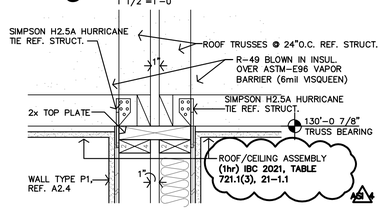
L TYP WINDOW SILL DETAIL
3"=1'-0"



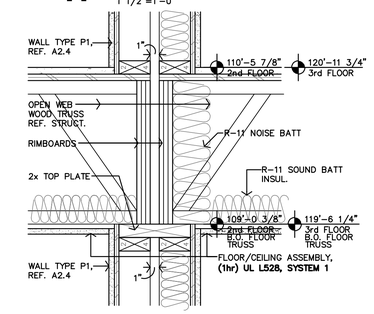
K FIREBLOCKIING DETAIL
1 1/2"=1'-0"



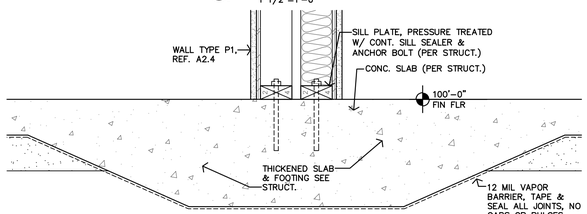
J RIDGE DETAIL
1 1/2"=1'-0"



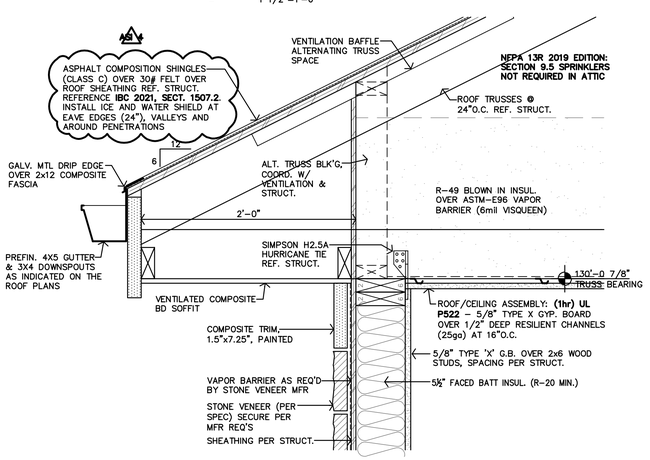
H DETAIL
1 1/2"=1'-0"



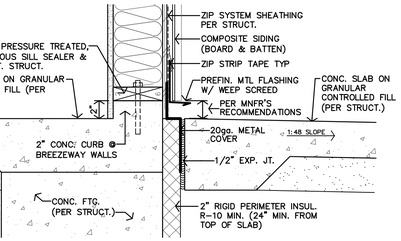
G DETAIL
1 1/2"=1'-0"



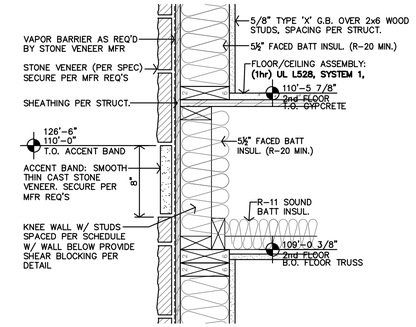
F DETAIL
1 1/2"=1'-0"



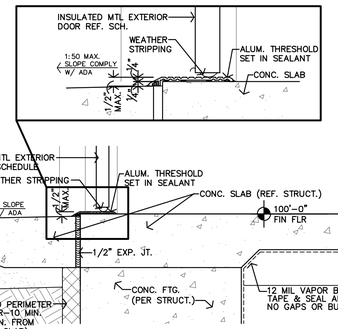
E SOFFIT DETAIL
1 1/2"=1'-0"



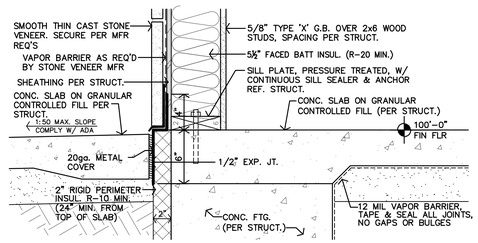
U DETAIL @ BREEZEWAY
1 1/2"=1'-0"



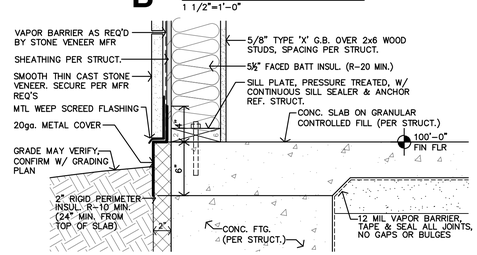
D T.O. STONE DETAIL
1 1/2"=1'-0"



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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785.827.0386 jgr@jgrarchitects.com

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NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — No. 107998 — STATE OF TENNESSEE
10-30-2025

REVISION:	
2	6-10-2025
3	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.4

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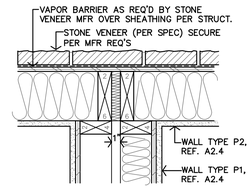
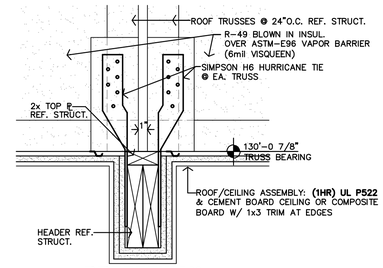
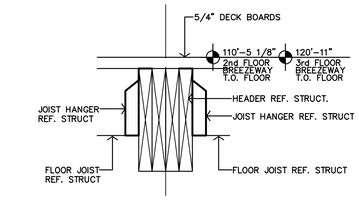


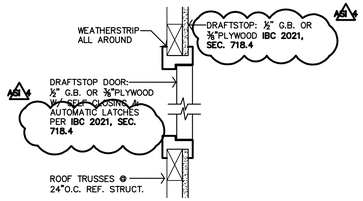
E WALL CAVITY PLAN DETAIL
1 1/2"=1'-0"



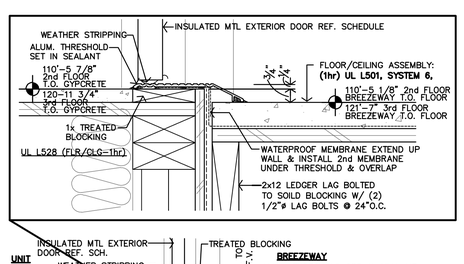
D BREEZEWAY ROOF BEAM DETAIL
1 1/2"=1'-0"

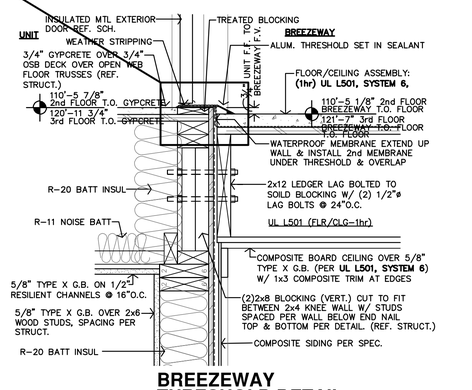


M BREEZEWAY DETAIL
1 1/2"=1'-0"

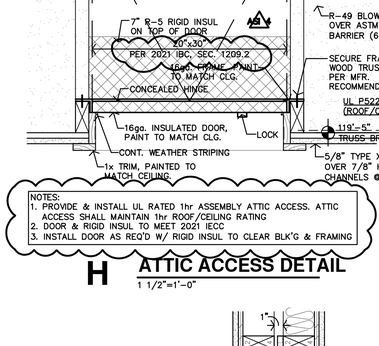


J DETAIL
1 1/2"=1'-0"



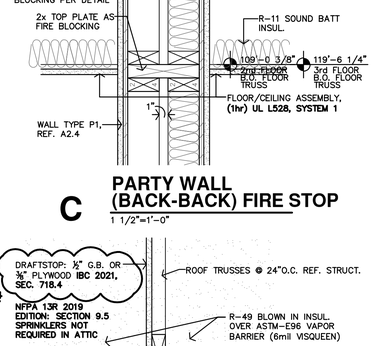


L BREEZEWAY THRESHOLD DETAIL
1 1/2"=1'-0"

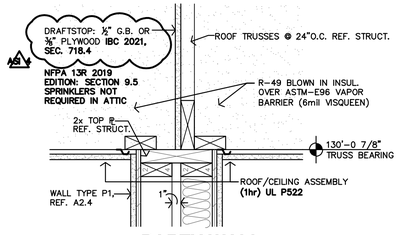


NOTES:
1. PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MAINTAIN 1hr ROOF/CEILING RATING
2. DOOR & RIGID INSUL TO MEET 2021 IECC
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING

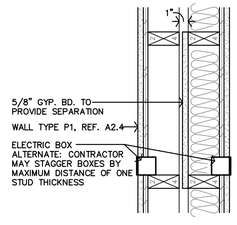
H ATTIC ACCESS DETAIL
1 1/2"=1'-0"



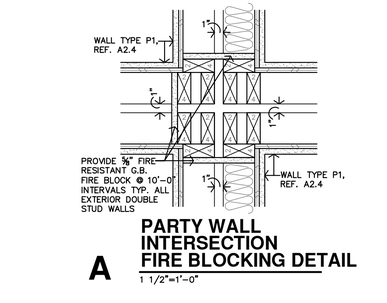
C PARTY WALL (BACK-BACK) FIRE STOP
1 1/2"=1'-0"



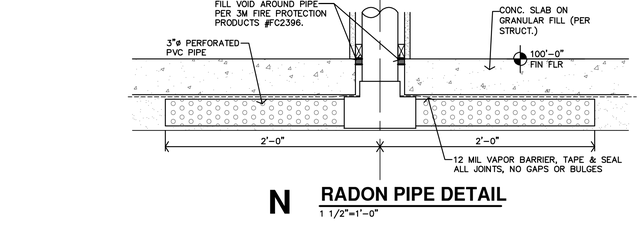
B PARTY WALL (SIDE-SIDE) FIRE STOP
1 1/2"=1'-0"



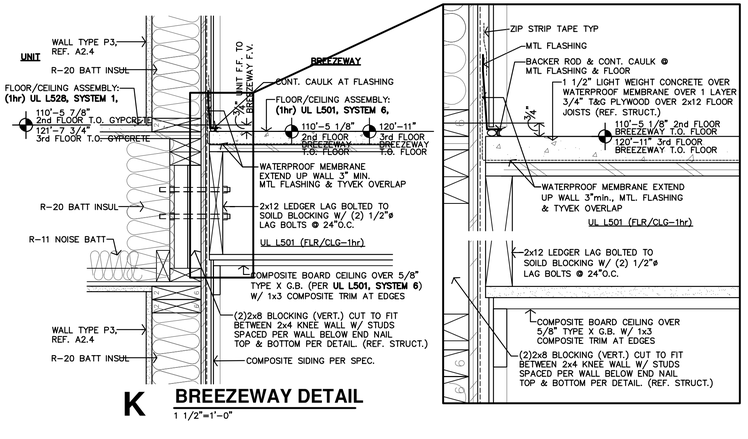
G FIRE BLOCKING @ J-BOX
1 1/2"=1'-0"



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



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



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

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

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

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NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — 329 — AGRICULTURE — COMMERCE — 10-30-2025 — STATE OF TENNESSEE

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

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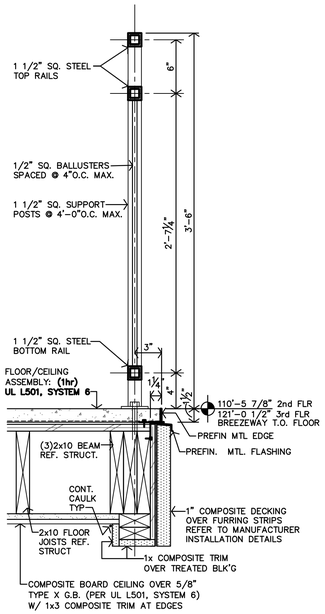
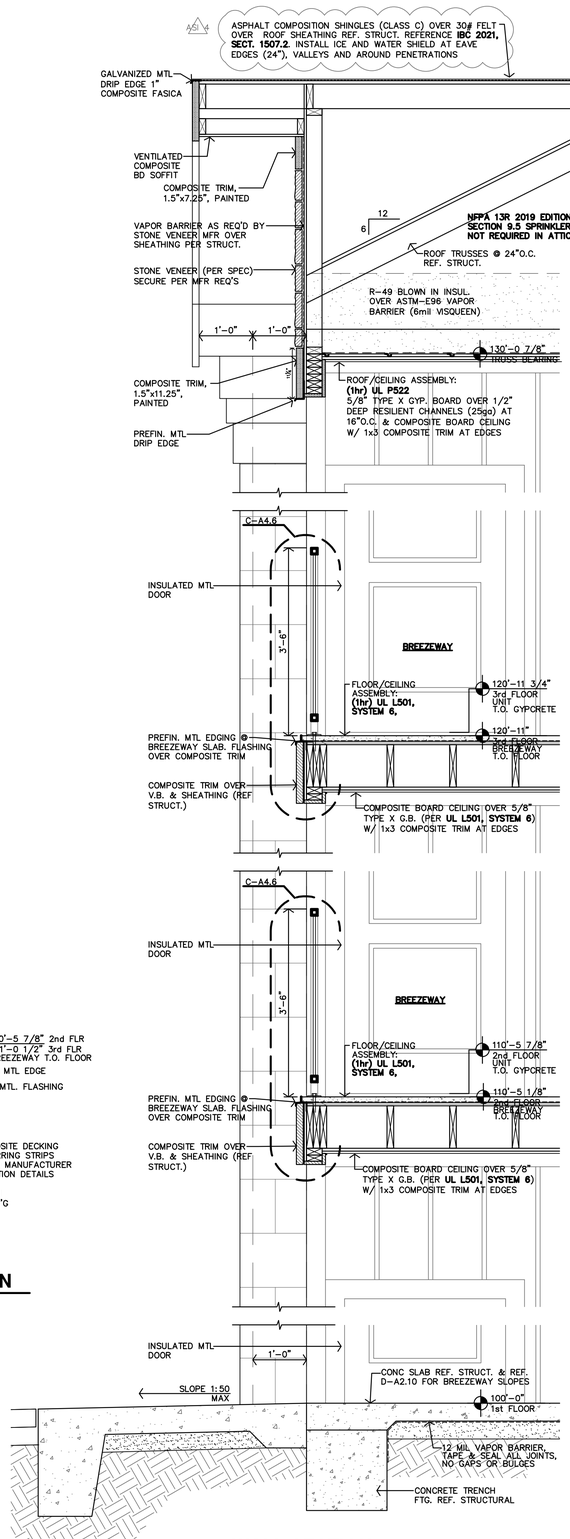
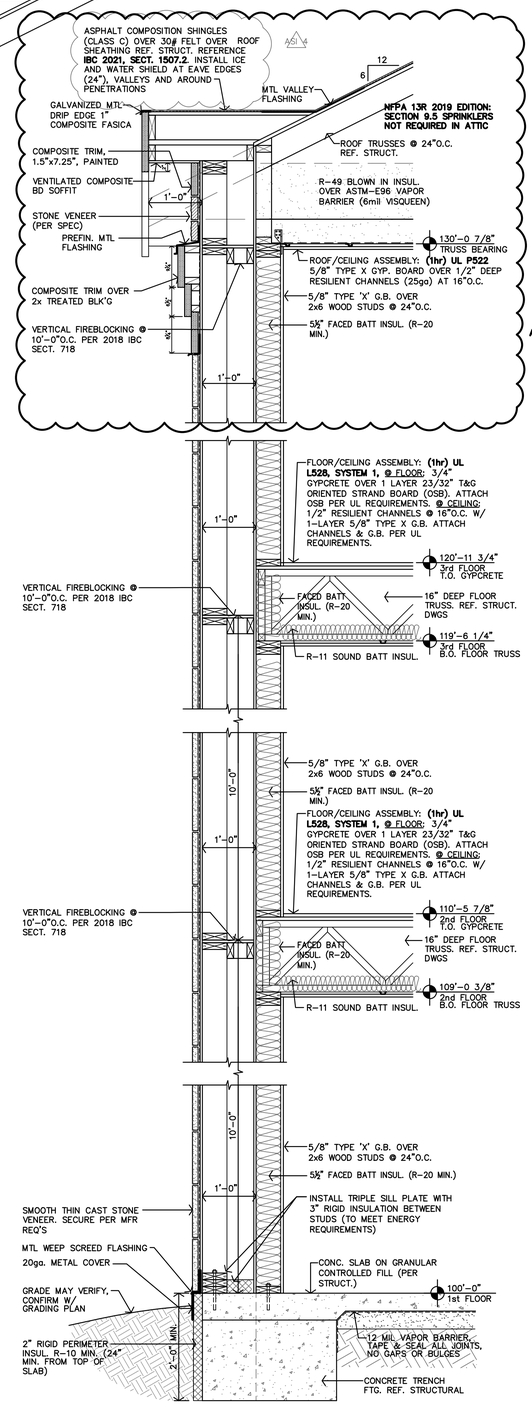


C RAILING SECTION
1 1/2"=1'-0"



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



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

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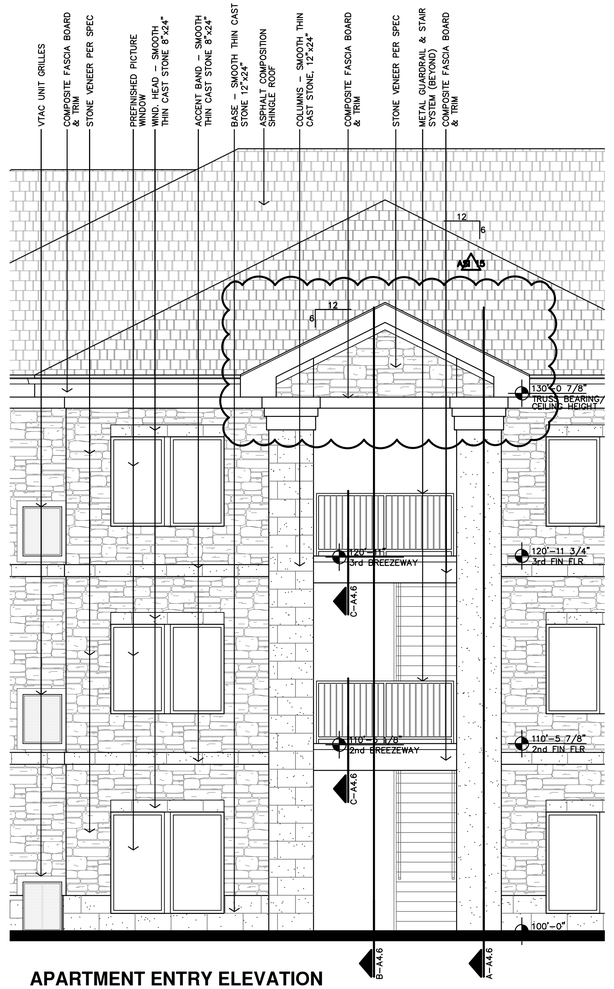

APARTMENT ENTRY ELEVATION
1/4"=1'-0"

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — 128 — REGISTERED — ARCHITECT — No. 16798 — STATE OF TENNESSEE — 6-19-2025

REVISION:	
A/D/2	6-10-2025
A5/A.4	10-30-2025
A5/A.5	6-19-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

A4.6

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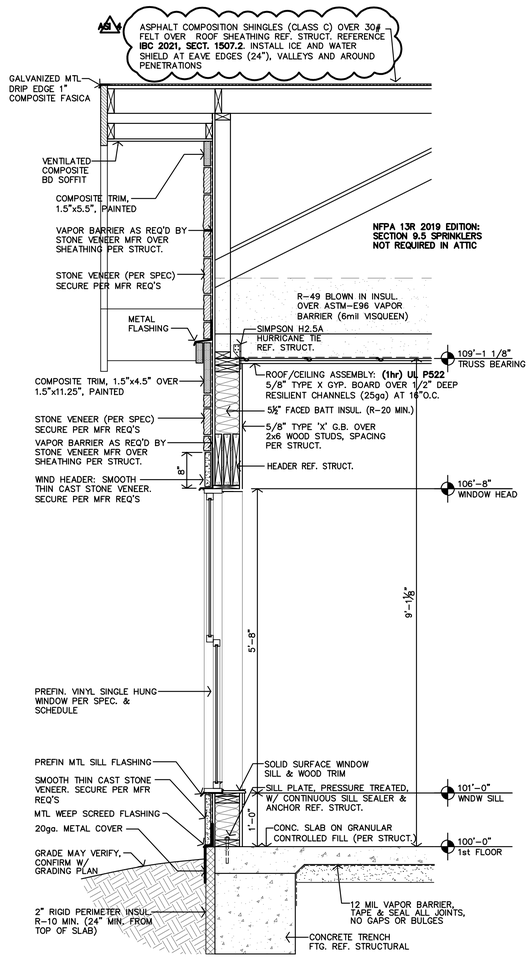
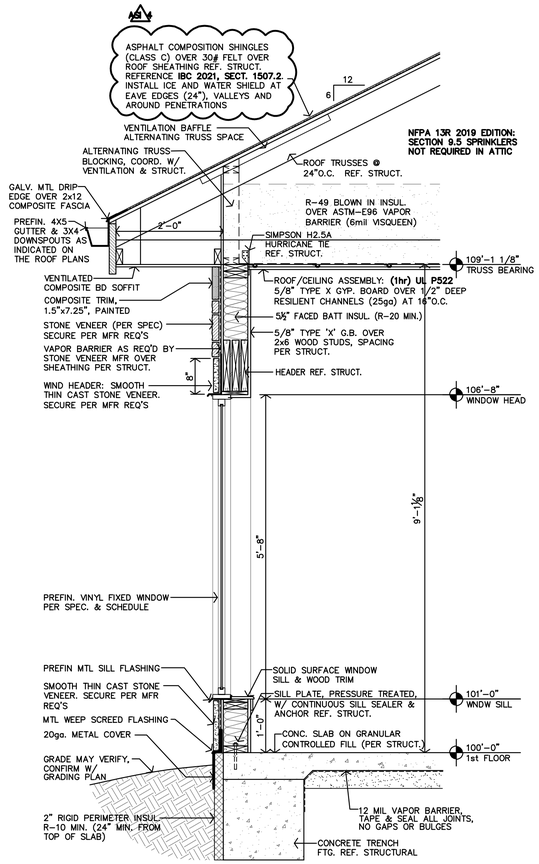
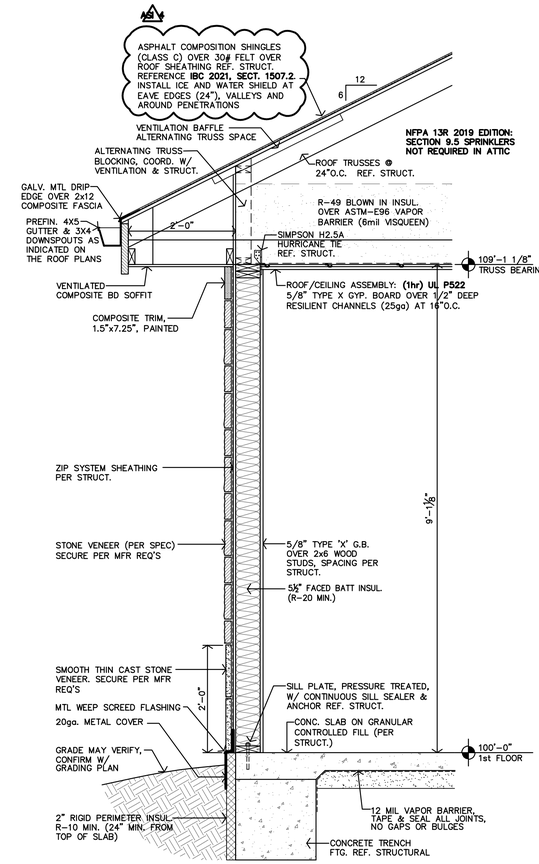


C SECTION
3/4"=1'-0"



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



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

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Kansas City, MO 64108
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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 107988 — COMMERCE — 10-30-2025

REVISION:	
2	6-10-2025
3	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.7

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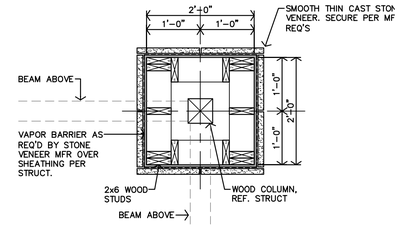
ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.



C COLUMN DETAIL
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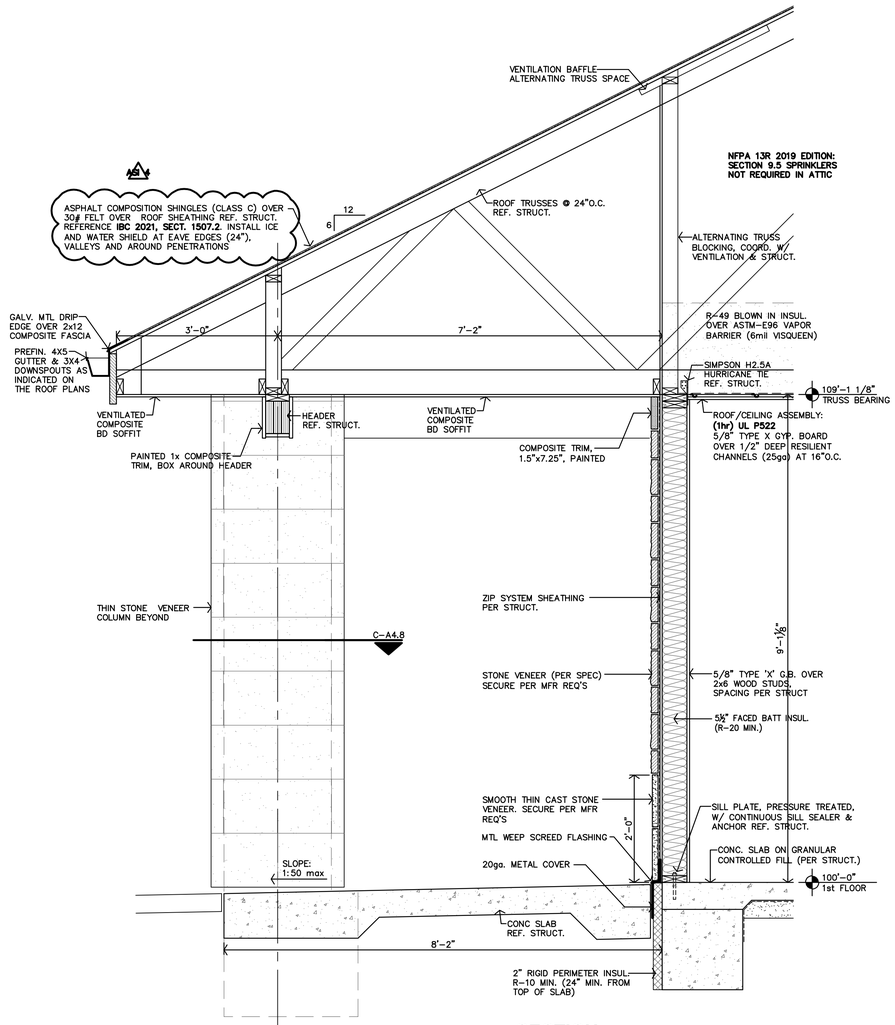

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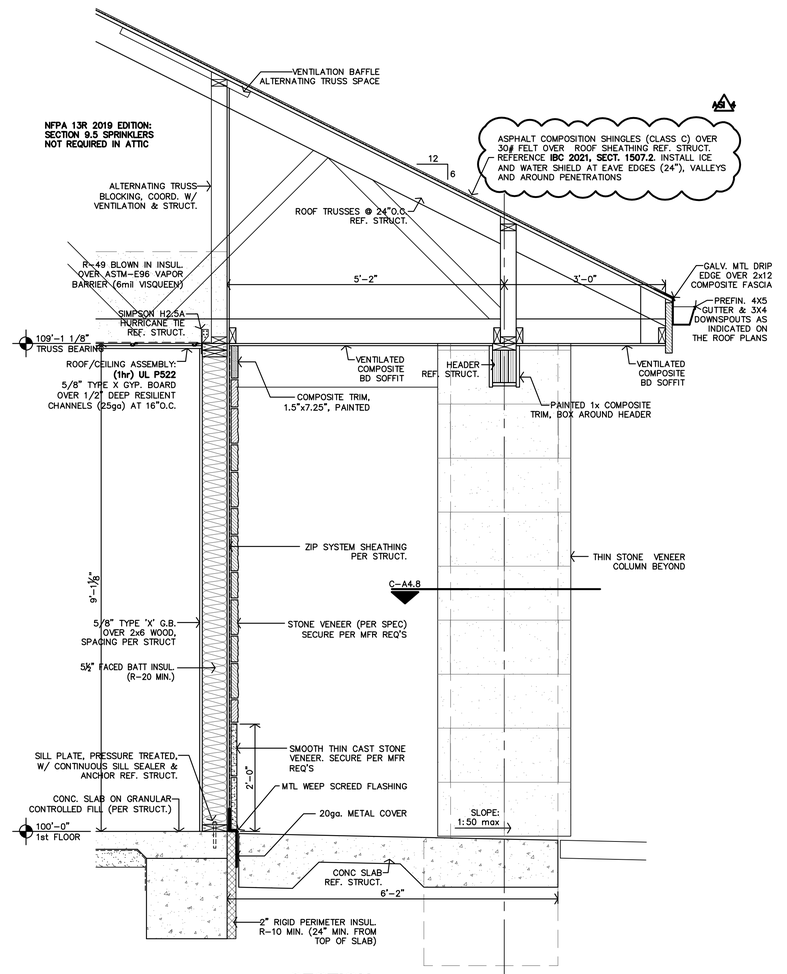

A SECTION
3/4"=1'-0"

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NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — AGRICULTURE — COMMERCE — No. 107988 — STATE OF TENNESSEE
10-30-2025

REVISION:	
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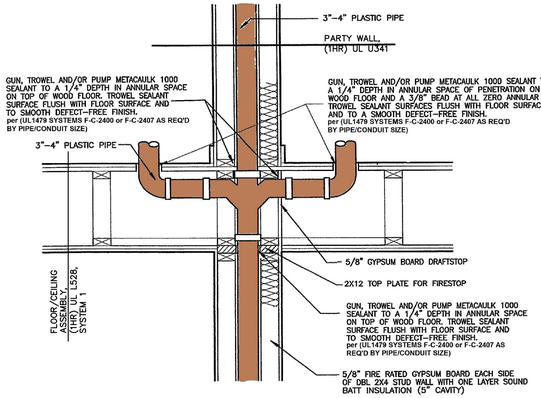

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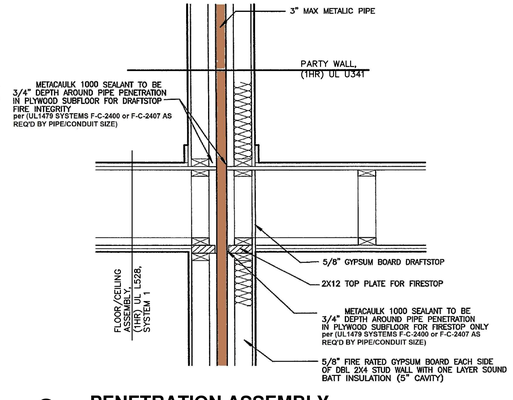
NO SCALE



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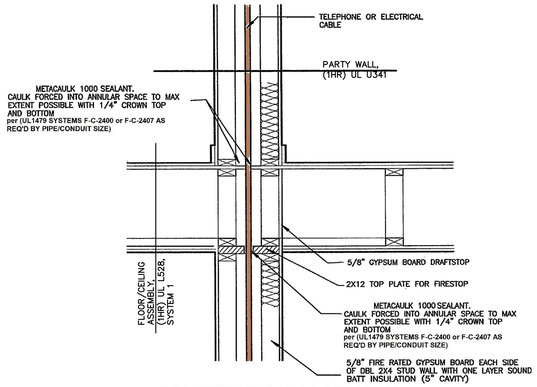

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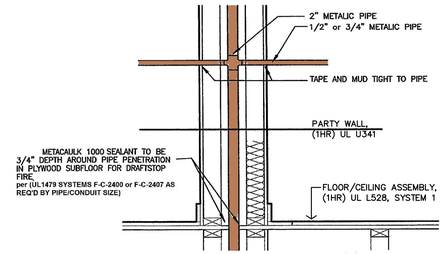

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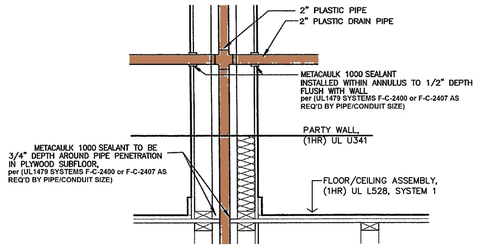

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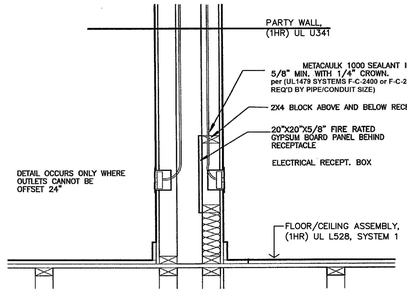

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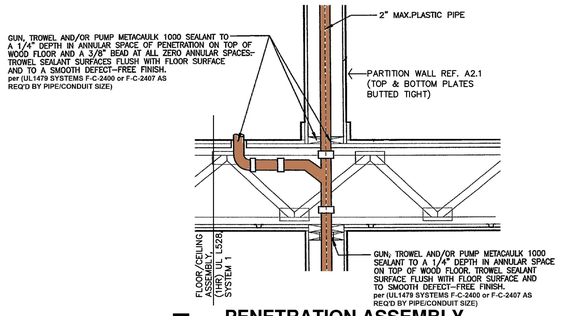

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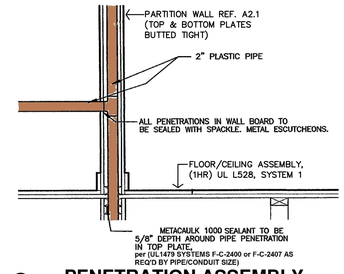

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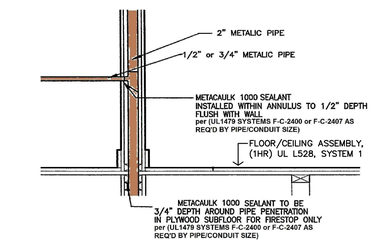

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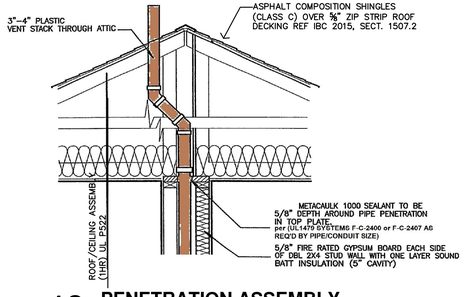

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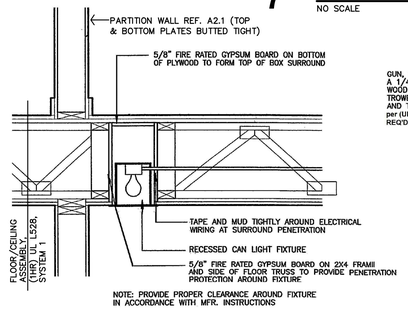

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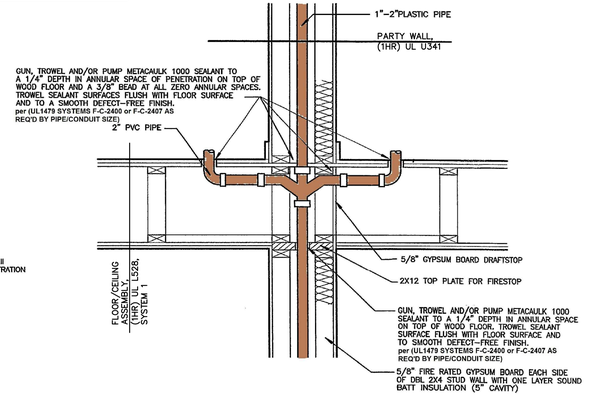

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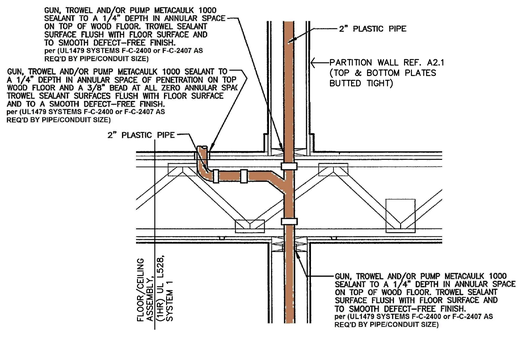

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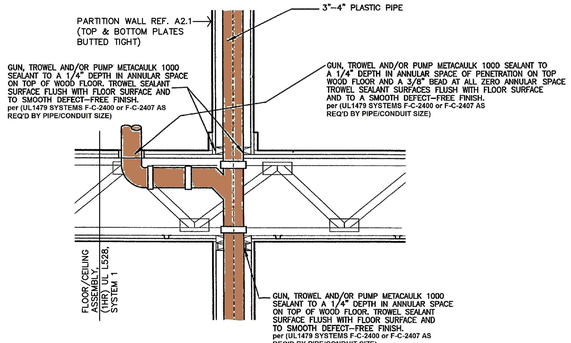

14 PENETRATION ASSEMBLY
NO SCALE

FIRE PENETRATION ASSEMBLIES
NOT TO SCALE

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

REVISION:

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

A4.9

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FIGURE 1
WALL CAP - CMU RETAINING WALL

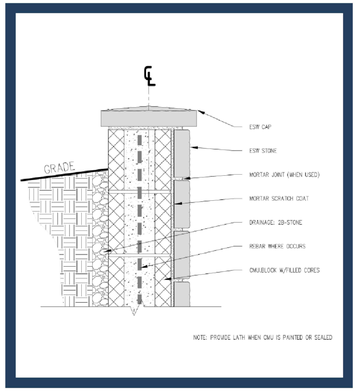


FIGURE 2
WALL-SECTION INSIDE CORNER W/ STUCCO

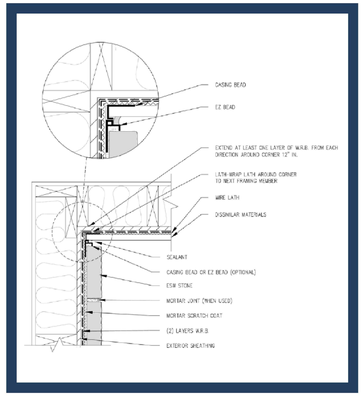


FIGURE 3
TYP. WOOD OR METAL STUD WALL

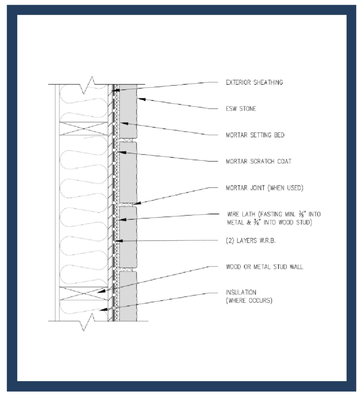


FIGURE 4
STONE BELOW CLADDING

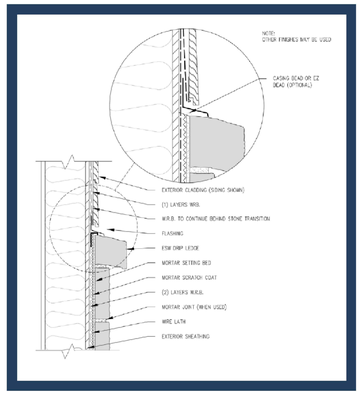


FIGURE 5
SIDE WALL FLASHING AT ROOF

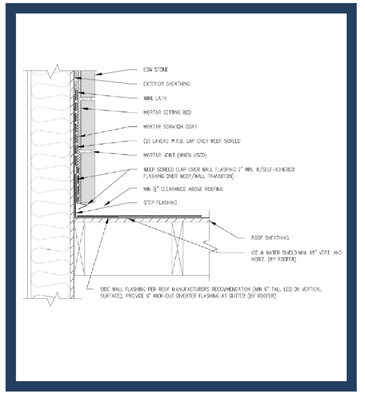


FIGURE 6
WINDOW HEAD

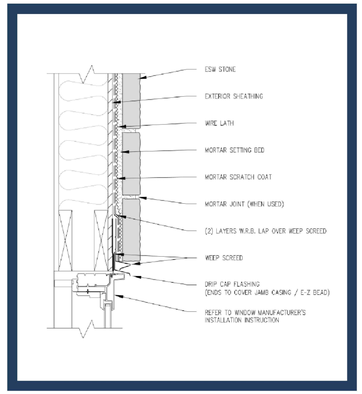


FIGURE 7
WINDOW SILL W/ STONE DRIP LEDGE

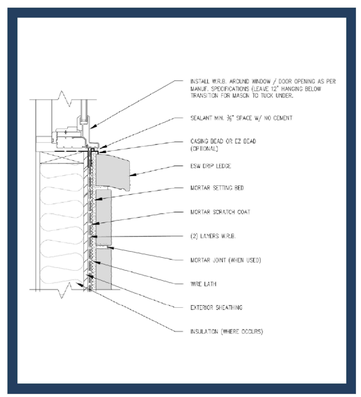


FIGURE 8
FOUNDATION WALL @ BASE

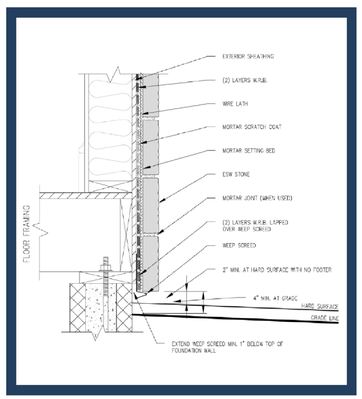


FIGURE 10
WOOD COLUMN BASE

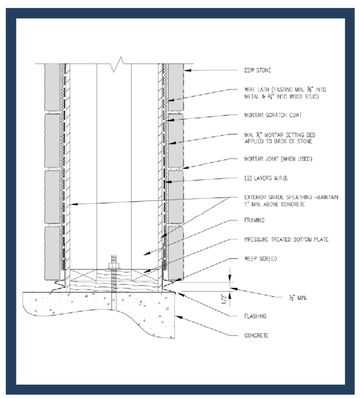


FIGURE 11
WALL OVER CONTINUOUS RIGID INSULATION

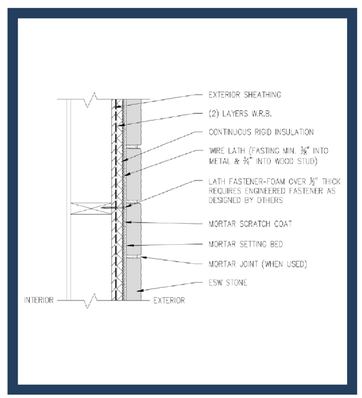


FIGURE 12
WINDOW JAMB - OPT DRAINAGE MAT

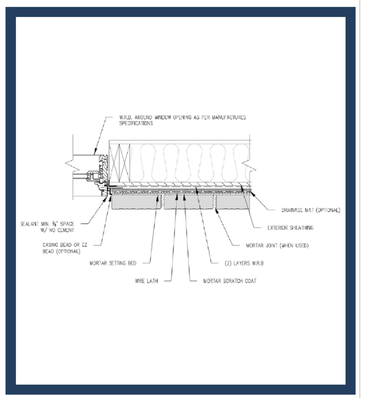


FIGURE 13
HORIZONTAL TRANSITION W/ STONE DRIP LEDGE

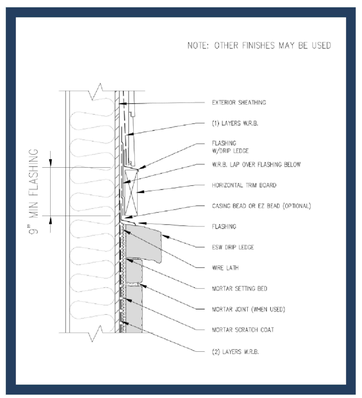


FIGURE 14
TOP OF WALL W/ DRAINAGE MAT

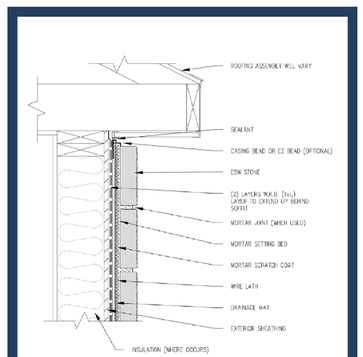


FIGURE 15
STONE WRAP ON ARCH OVERHANG

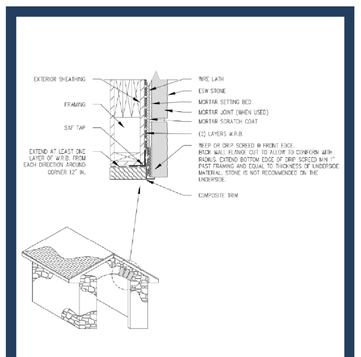


FIGURE 20
DRYER VENT

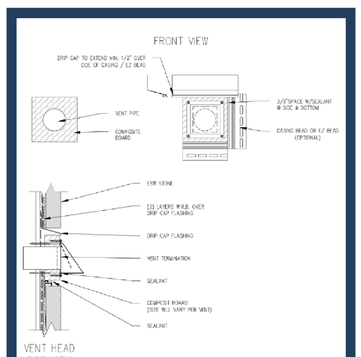


FIGURE 21
ISOMETRIC VIEW: DIVERTER/KICK-OUT FLASHING DETAIL

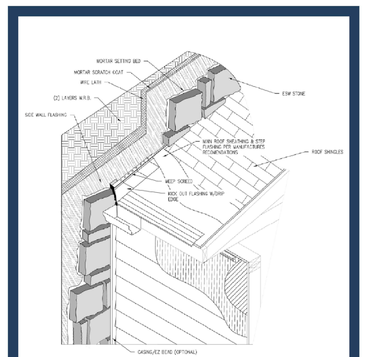
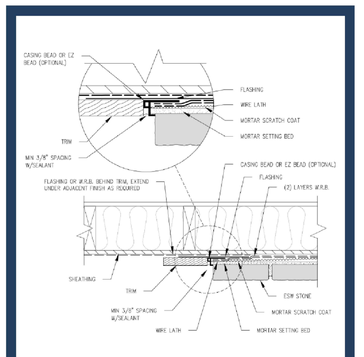


FIGURE 27
VERTICAL TRANSITION @ DISSIMILAR MATERIAL



MANUFACTURED STONE

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

DETAILS ARE NOT TO SCALE

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM
REGISTERED
ARCHITECT
CONSENT
No. 107268
STATE OF TENNESSEE
5-9-2025

REVISION:

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

A4.10

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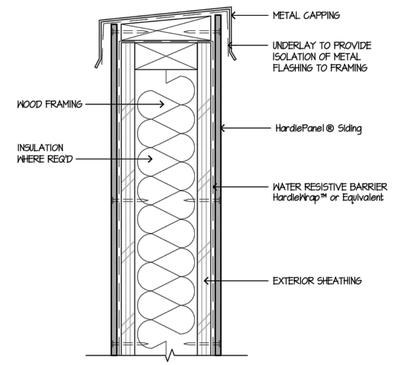
HARDIE PANEL SIDING (BOARD & BATTEN)

Ref. Elevations for colors and sizes.

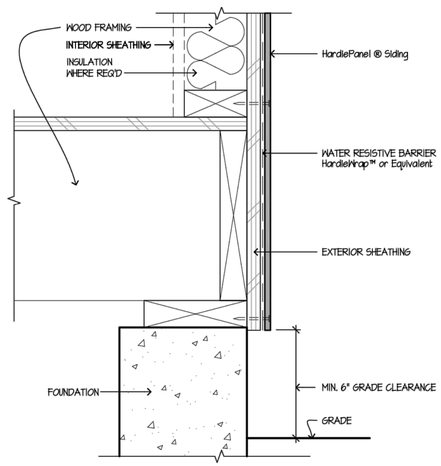
Manufacturers Installation Details, Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



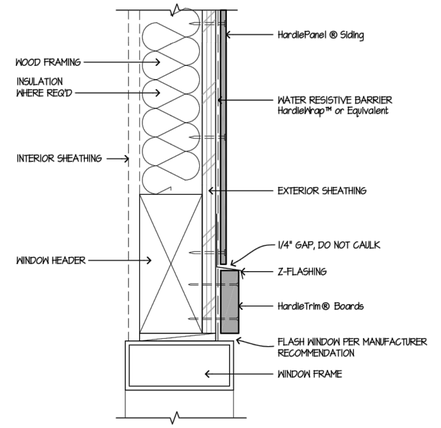
9 PARAPET

SCALE: 3"=1'-0"



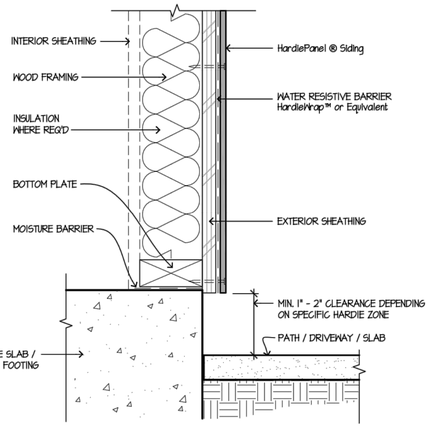
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



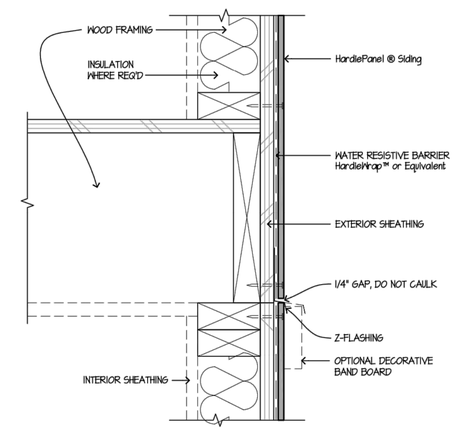
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



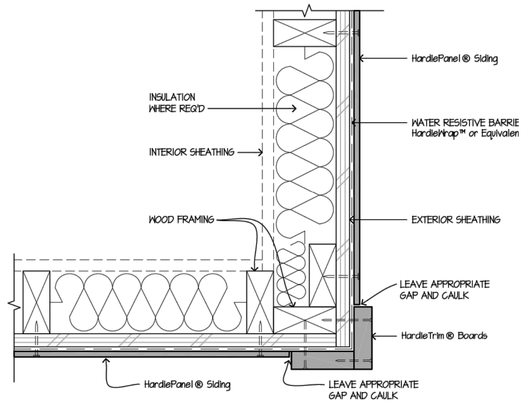
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



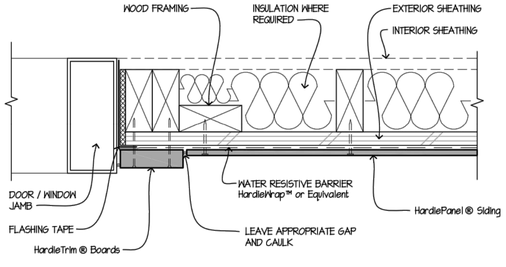
5 HORIZONTAL VIEW

SCALE: 3"=1'-0"



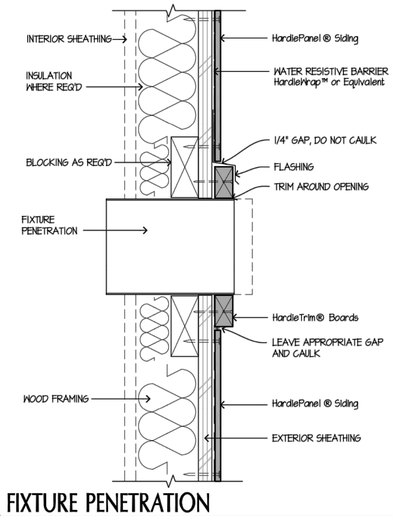
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



7 FIXTURE PENETRATION

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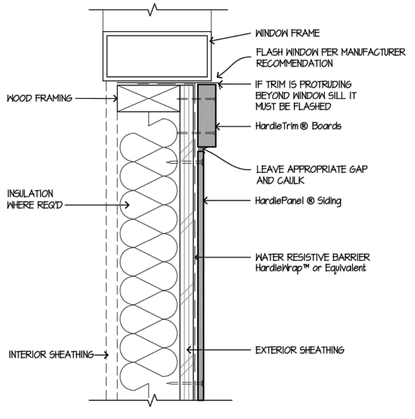

4 WINDOW SILL

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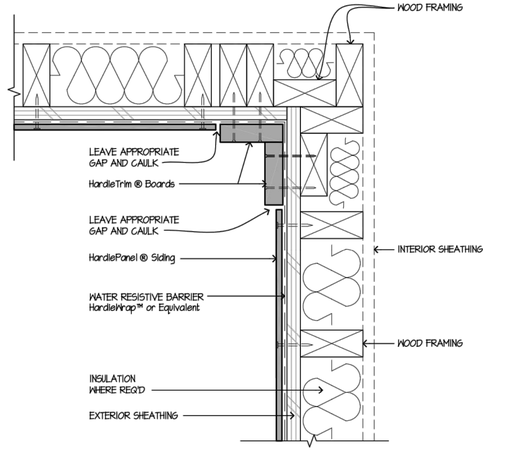

1 INSIDE CORNER

SCALE: 3"=1'-0"

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THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — 102 — ARCHITECT — STATE OF TENNESSEE — No. 107988 — 5-9-2025

REVISION:

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 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
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.

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.

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BREEZEWAY (2 thus)
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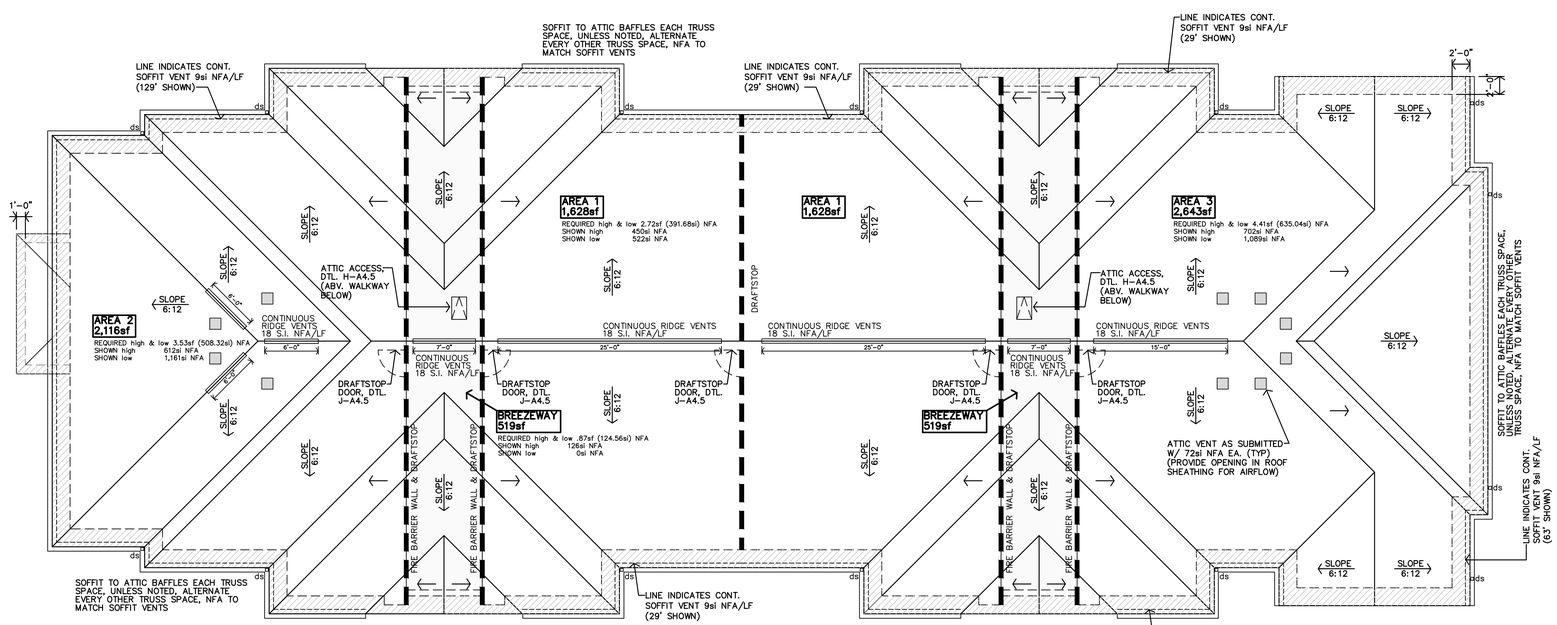
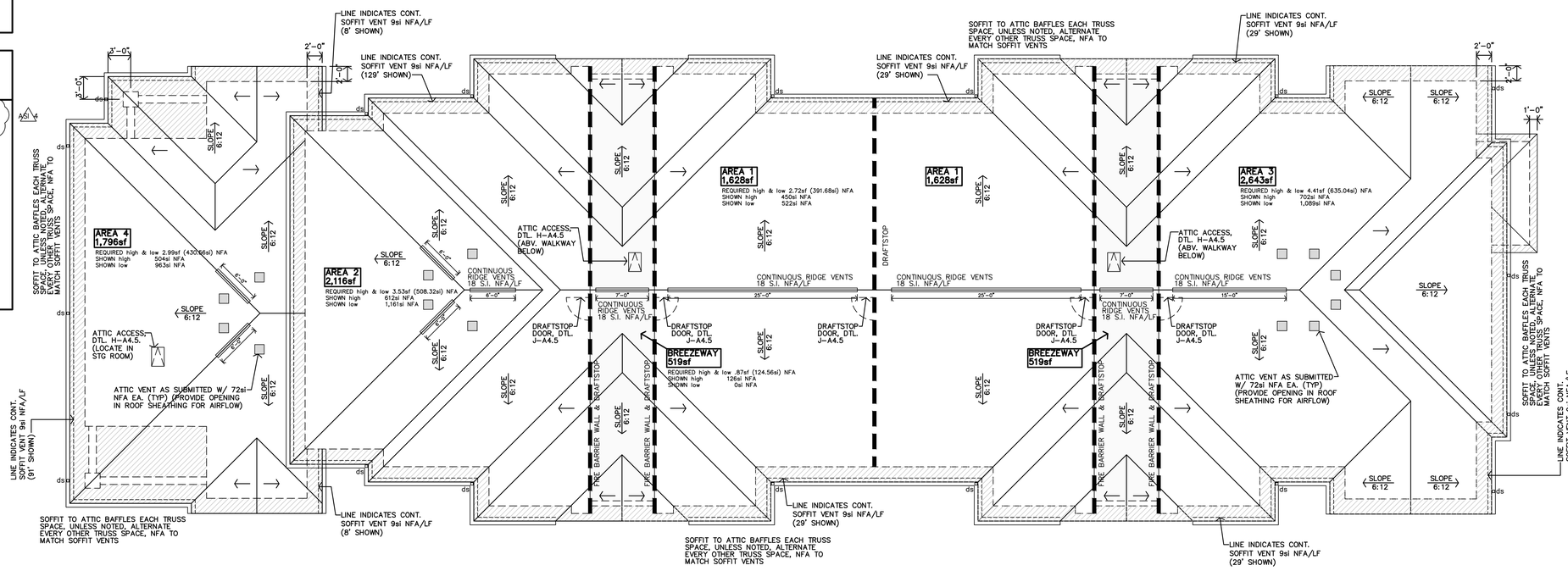


B BUILDING B ROOF PLAN
1/8"=1'–0"



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

MARGARET J. GILLAM
REGISTERED ARCHITECT
No. 16758
STATE OF TENNESSEE
COMMISSION
12-5-2025

REVISION:	
ΔDD2	6–10–2025
ΔA5.1	10–30–2025
Δ1	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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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."
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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 C
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
(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.

BREEZEWAY (2 thus)
ATTIC AREA MUST PROVIDE
(519/300 = 1.73/2 = 0.87 HIGH & LOW)
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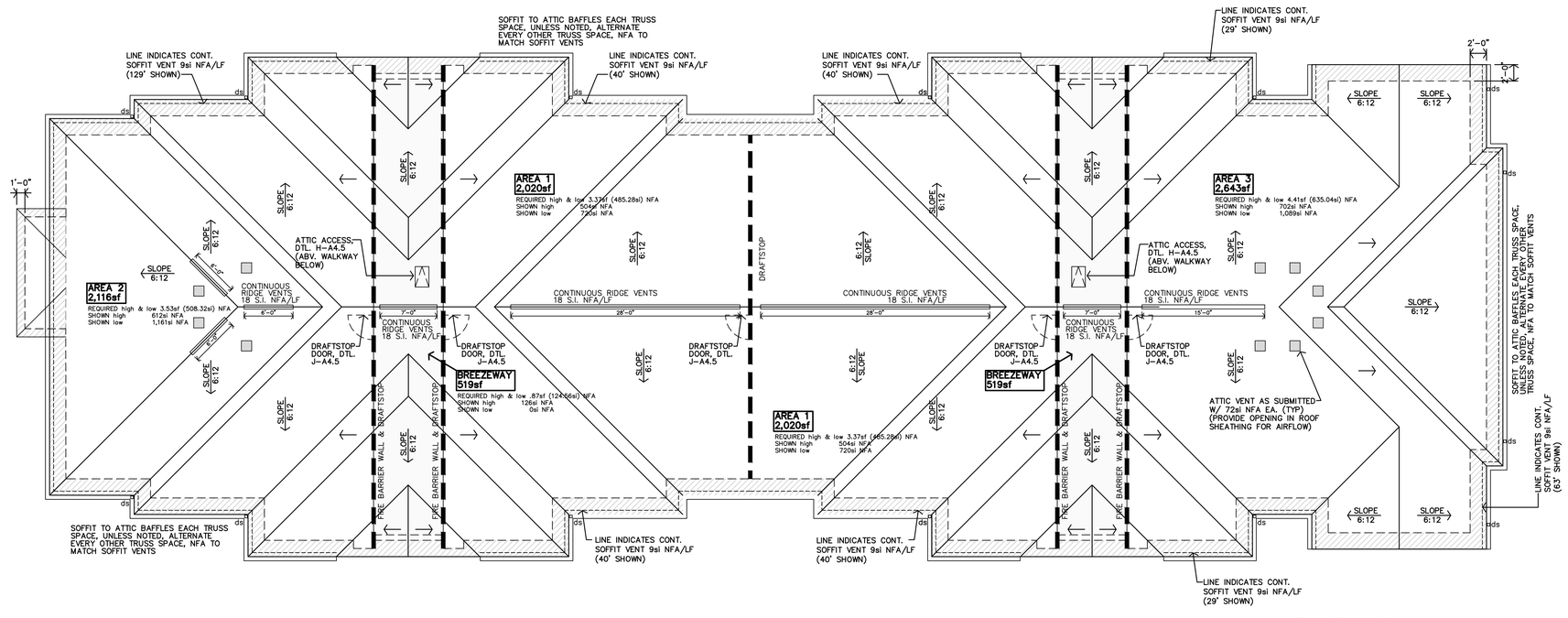

B BUILDING C
ROOF PLAN
1/8"=1'-0"

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM
ARCHITECT
No. 107595
STATE OF TENNESSEE
12-5-2025

REVISION:
12-5-2025

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

A5.1C

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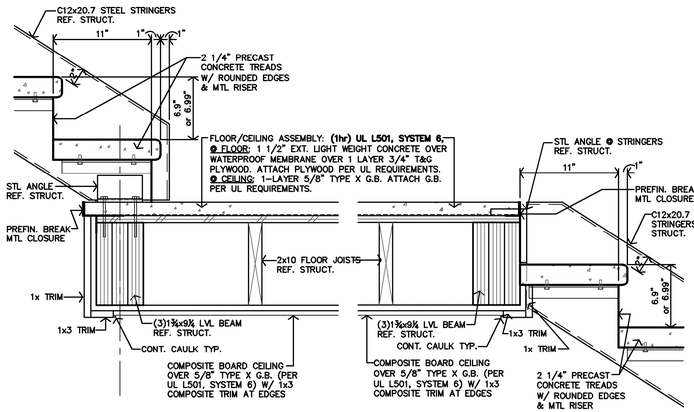
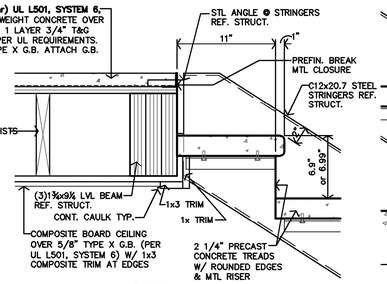
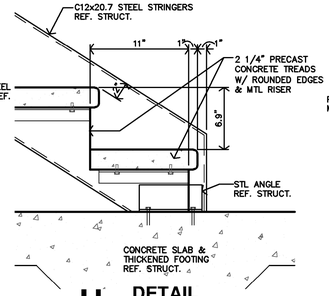


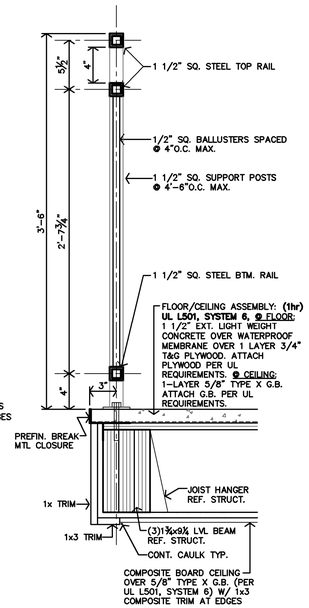
K **DETAIL**
1 1/2"=1'-0"



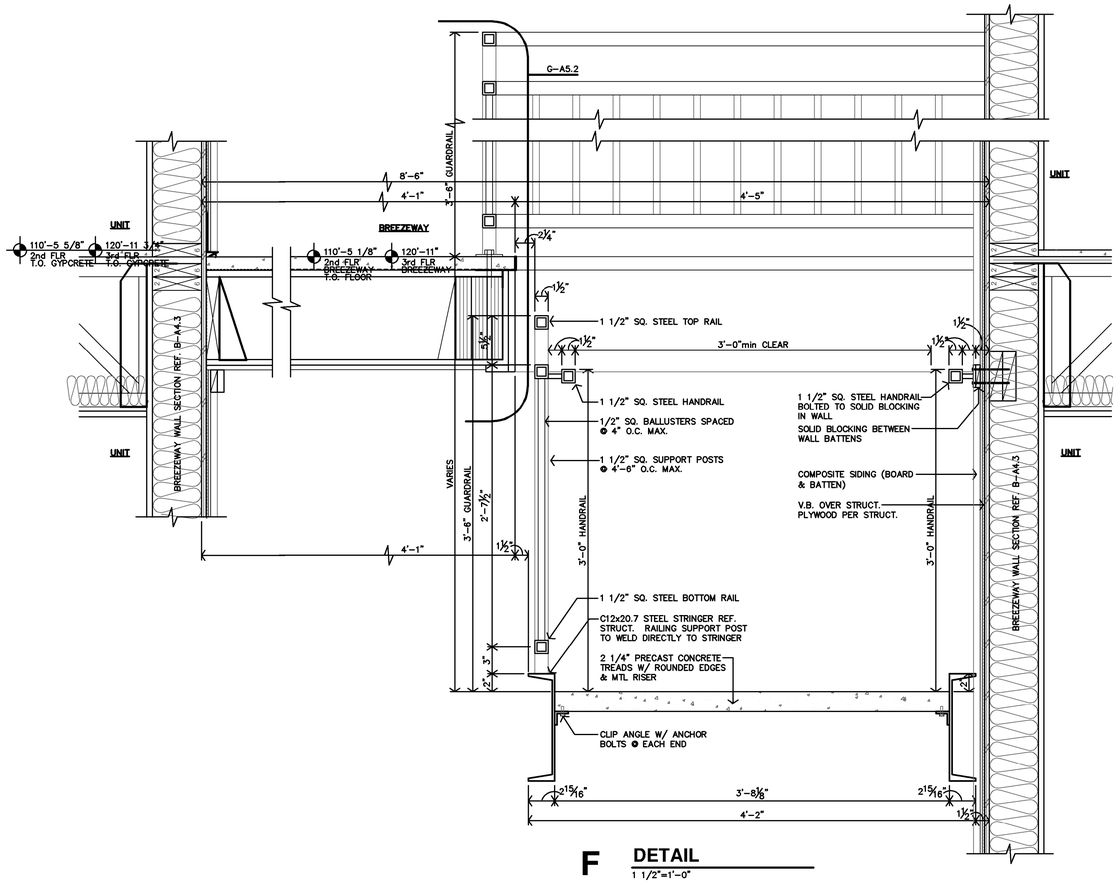
J **DETAIL**
1 1/2"=1'-0"



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



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

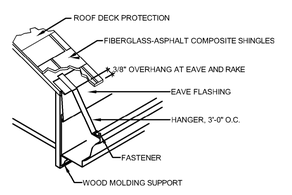


F **DETAIL**
1 1/2"=1'-0"

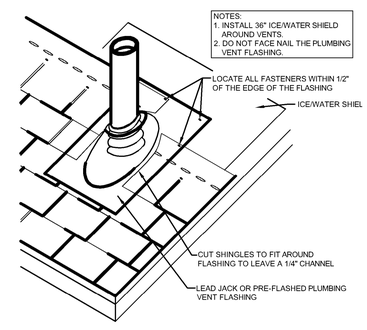
ROOFING DETAIL NOTES

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.

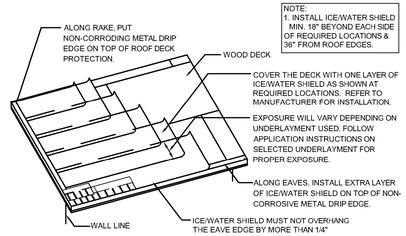
MANUFACTURER'S–ROOFING DETAILS, CONDITIONS VARY



E **GUTTER FASTENER DETAIL**
NOT TO SCALE



B **VENT FLASHING DETAIL**
NOT TO SCALE



D **UNDERLAYMENT LAYOUT DETAIL**
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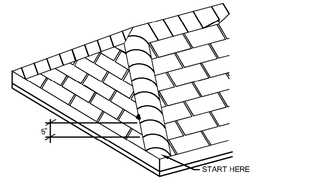
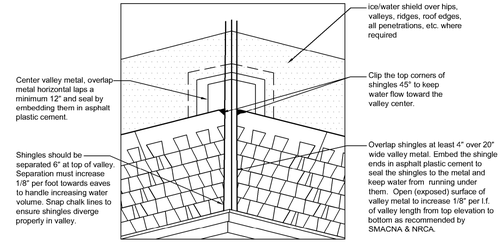
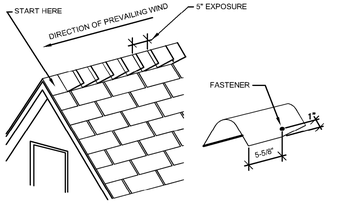




C **OPEN VALLEY DETAIL**
NOT TO SCALE



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

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785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — 102731 — REGISTERED ARCHITECT — COMMERCE — STATE OF TENNESSEE — 5-9-2025

REVISION:

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

A5.3

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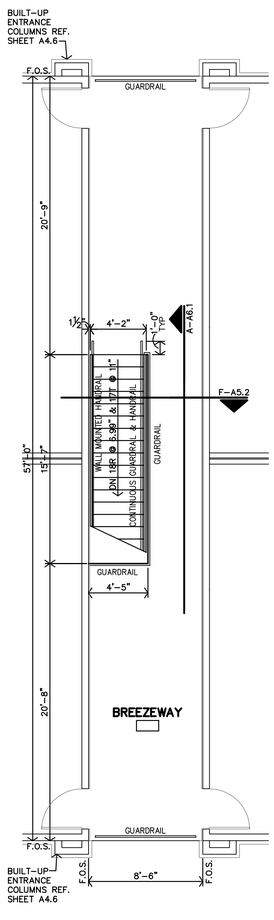
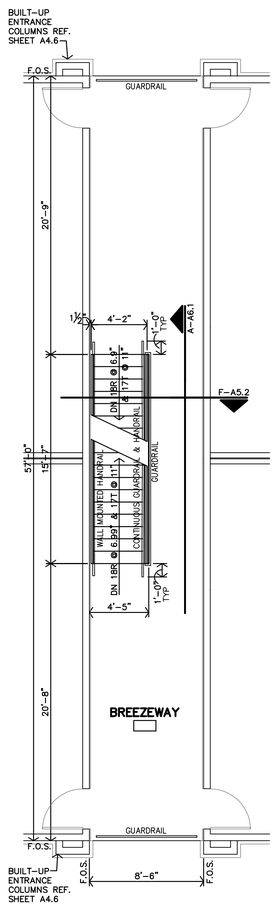
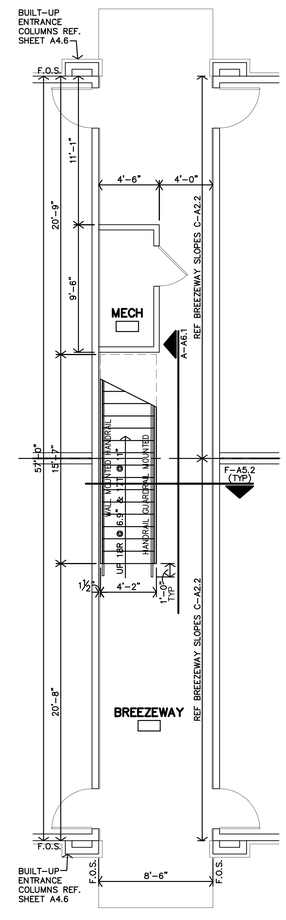


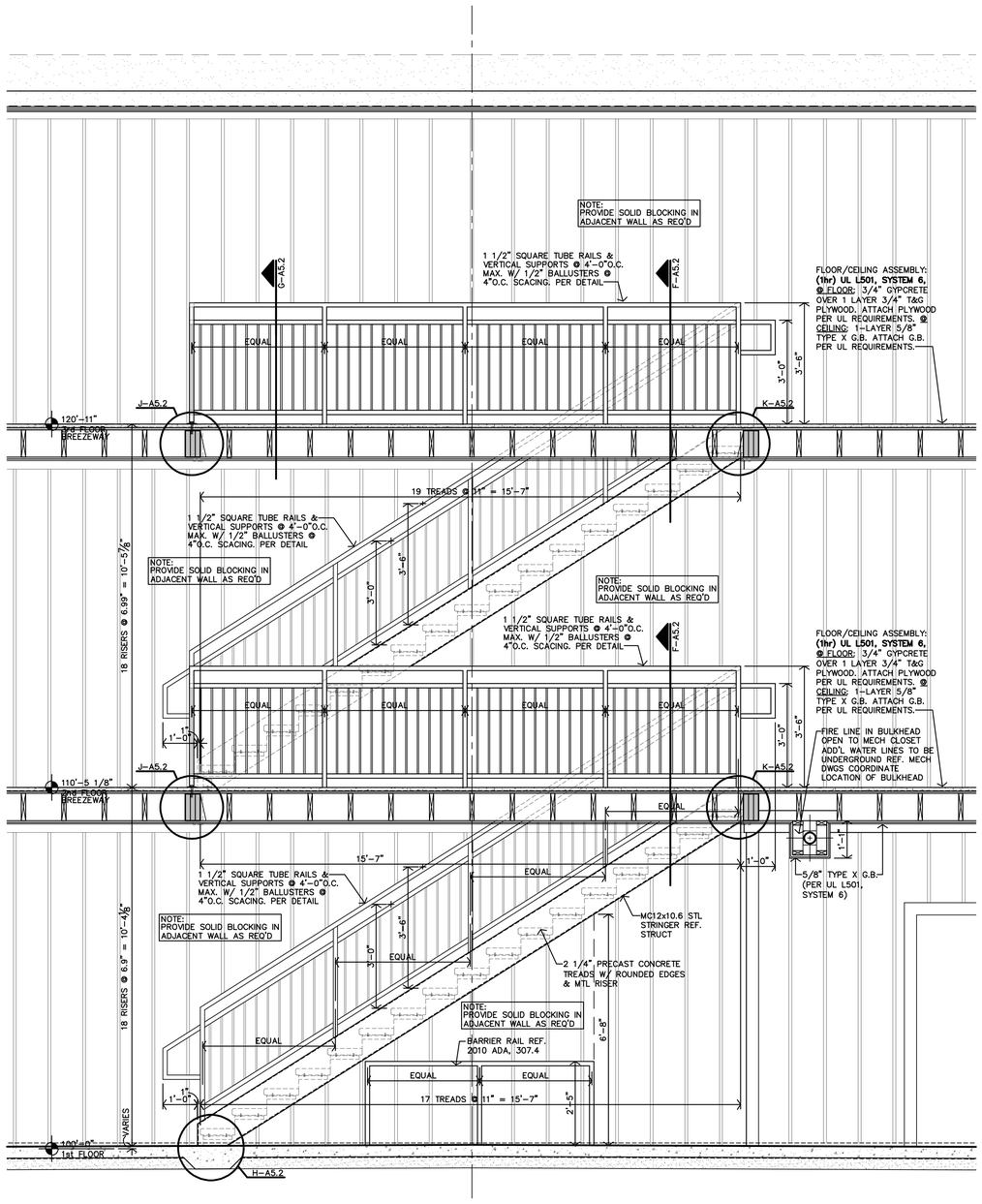
D TYPICAL THIRD FLOOR PLAN
3/16"=1'-0"



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

MARGARET J. GILLAM
No. 119388
STATE OF TENNESSEE
5-9-2025

REVISION:

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

A6.1

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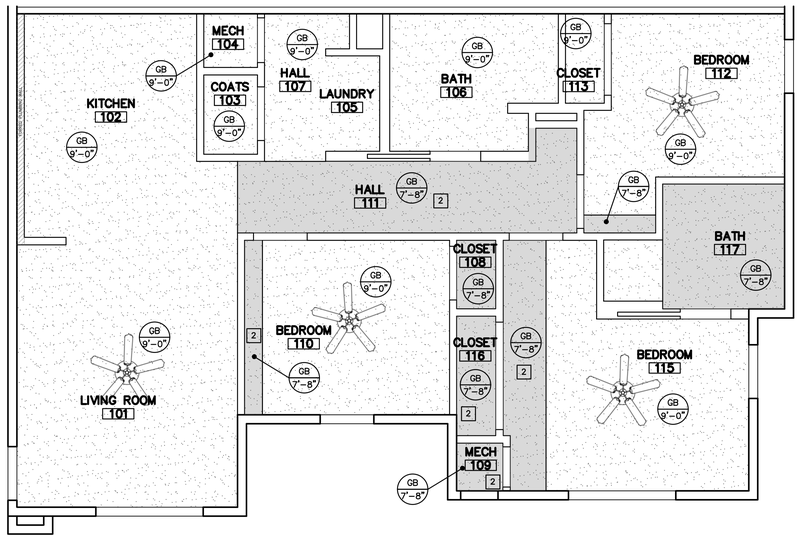
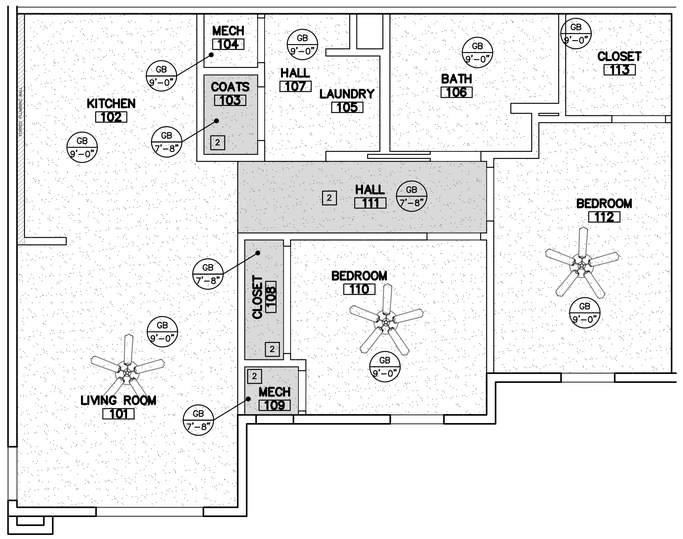
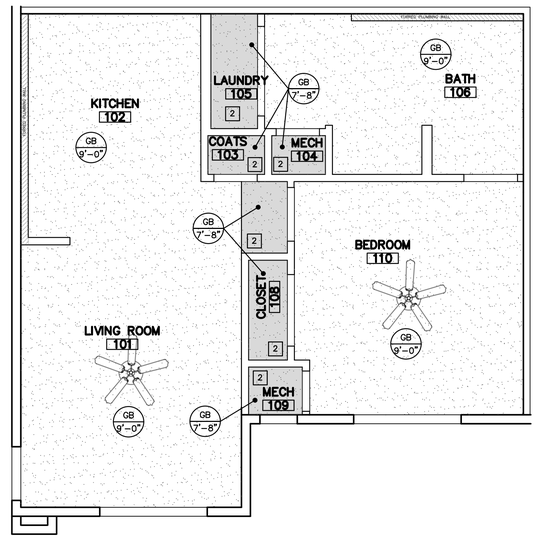


F 3-BEDROOM/2-BATH THIRD FLOOR REFLECTED CEILING PLAN
1/4"=1'-0"



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.

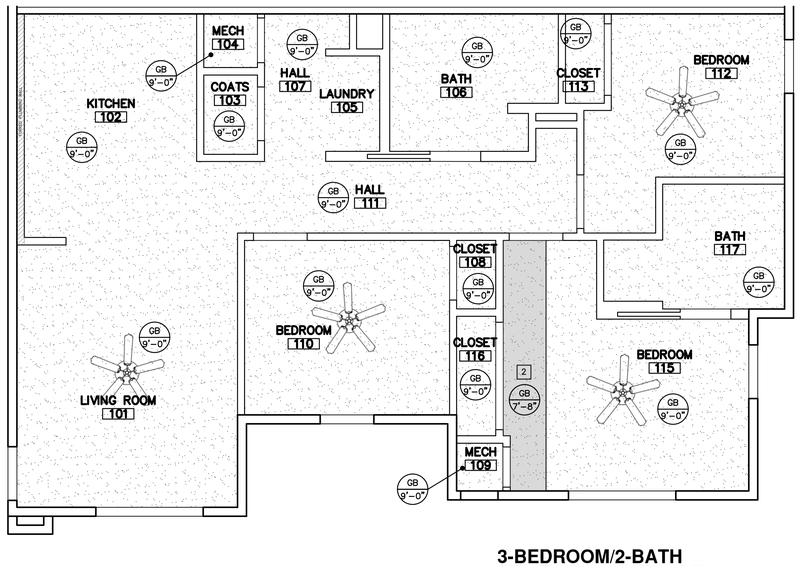
INDICATES G.B. CEILING FINISH

INDICATES A LOWERED SOFFIT/CEILING AREA

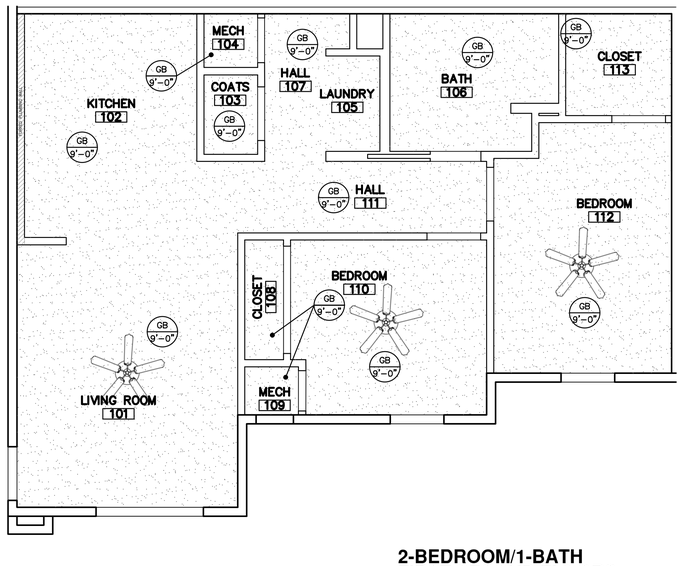
CEILING TYPES
REFER SPECIFICATIONS

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

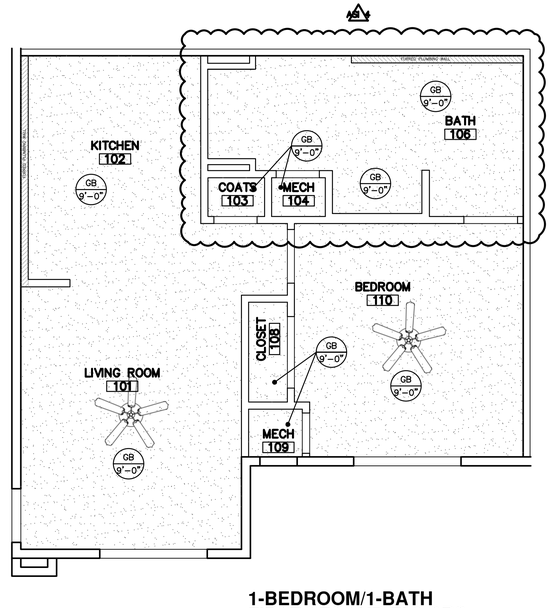
1 9'-8" CLG. TYPE / CLG. HEIGHT (ASSUMED)



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"

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

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

REVISION:
10-30-2025

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

A7.1

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