

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

24-3446

BROWNSVILLE,

TENNESSEE



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ABBREVIATIONS

&	AND	H.B.	Hose Bibb
∠	Angle	H.C.	Hollow Core
@	Centerline	Hdwd.	Hardwood
⊕	Diameter or Round	Hdwr.	Hardware
#	Pound or Number	H.M.	Hollow Metal
Acous.	Acoustical	Horiz.	Horizontal
Adj.	Adjustable	Hr.	Hour
A.F.F.	Above Finished Floor	Hgt.	Height
Aggr.	Aggregate	I.D.	Inside Diameter
Al.	Aluminum	insul.	Insulation
Approx.	Approximate	Int.	Interior
Arch.	Architectural	Jan.	Janitor
Asb.	Asbestos	Jt.	Joint
Asph.	Asphalt	Kit.	Kitchen
A.V.	Audio Visual	Lab.	Laboratory
Bo.	Board	Lam.	Laminate
Bitum.	Bituminous	Lav.	Lavatory
Bldg.	Building	Lckr.	Locker
Bk.	Block	Lt.	Light
Bk.g.	Blocking	Mas.	Masonry
Bm.	Beam	Max.	Maximum
Bot.	Bottom	M.C.	Medicine Cabinet
BO	BY OWNER	Mech.	Mechanical
Brg.	Bearing	Membr.	Membrane
Brk.	Brick	Met.	Metal
Cab.	Cabinet	Mfr.	Manufacturer
Cig.	Ceiling	Mh.	Manhole
Cir.	Clear	Min.	Minimum
Concr.	Concrete	Mir.	Mirror
Col.	Column	Misc.	Miscellaneous
Conc.	Concrete	M.O.	Masonry Opening
C.T.	Ceramic Tile	Mtd.	Mounted
CMU	Conc. Masonry Unit	N.	North
Ctr.	Center	N.I.C.	Not In Contract
Dbl.	Double	No. or	Number
Det.	Detail	Nom.	Nominal
D.F.	Drinking Fountain	N.T.S.	Not To Scale
Dia.	Diameter	O/	On or Over
Dim.	Dimension	Obs.	Obscure
Dn.	Down	O.C.	On Center
Dr.	Door	O.D.	Outside Diameter
Ds.	Downspout	Off.	Office
Dwg.	Drawing	Opp.	Opposite
Dwr.	Drawer	Opp.	Opposite
(E)	Existing	P.	Paint
Ea.	Each	Pl.	Plate
Ea.	Each	P.Lam.	Plastic Laminate
E.J.	Expansion Joint	Plas.	Plaster
Elev.	Elevation	Plywd.	Plywood
Elec.	Electrical	P.	Par
Elev.	Elevator	Pt.	Point
Eq.	Equipment	P.T.D.	Paper Towel Disp.
Equip.	Equipment	Ptr.	Partition
E.W.C.	Each Way	P.T.R.	Paper Towel Receptacle
Ext.	Existing	Q.T.	Quarry Tile
Expo.	Exposed	R.	Rise
Exp.	Expansion	Rad.	Radius
Ext.	Exterior	R.D.	Roof Drain
F.A.	Fire Alarm	Ref.	Reference
F.D.	Fire Alarm	Reinf.	Reinforced
Fan.	Foundation	Req'd	Required
F.E.	Fire Extinguisher	Resil.	Resilient
F.E.C.	F.E. Cabinet	Rm.	Room
Fin.	Finish	R.O.	Rough Opening
Fl.	Floor	S.	South
Flash.	Flashing	S.B.	Splash Block
Fl.	Flow line	S.C.	Solid Core
Ft.	Foot or feet	Sched.	Schedule
Ftg.	Footing	S.D.	Soap Dispenser
Furr.	Furring	Sec.	Section
Fut.	Future	Shr.	Shower
Gal.	Gauge	Sht.	Sheet
Galv.	Galvanized	Sim.	Similar
G.B.	Grab Bar	S.N.D.	Sanitary Napkin Disp.
Gl.	Glass	S.N.R.	Sanitary Napkin Recept.
Gnd.	Ground	Spec.	Specification
Gr.	Grade	Sq.	Square
Gyp.	Gypsum	St.	Stainless Steel
		Std.	Standard
		Stl.	Steel
		Stor.	Storage

TENNESSEE STATE FIRE MARSHAL ADOPTED CODES

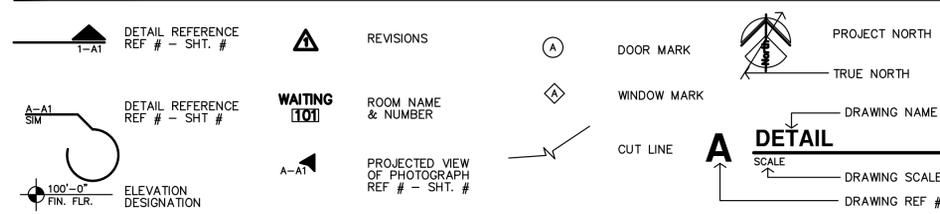
- 2021 INTERNATIONAL BUILDING CODE
- 2021 FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL FIRE CODE
- 2021 INTERNATIONAL ENERGY CONSERVATION CODE
- 2021 NFPA LIFE SAFETY CODE
- 2017 NATIONAL ELECTRIC CODE
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
- 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 OCCASION, THE DESIGNS MAY FOLLOW THE 2018 CODES AS LISTED UNDER BROWNSVILLE. THESE INSTANCES WILL BE NOTED AS SUCH.

REFERENCE LEGEND



SFMO APPROVAL STAMPS

Str.	Structural	Vvl.	Vinyl
Susp.	Suspended	W.	West
Sym.	Symmetrical	w/	With
Tex.	Texture	w/o	Without
T.B.	Towel Bar	W.C.	Wall Covering
T.Bd.	Tack Board	Wd.	Wood
Temp.	Tempered	Wp.	Waterproof
T.&G.	Tongue & Groove	Wdw.	Window
Thk.	Thick	Wsc.	Wainscot
T.O.M.	Top Of Masonry	Wt.	Weight
T.O.S.	Top Of Steel		
T.P.	Top Of Pavement		
T.P.D.	Toilet Paper Dispenser		
T.V.	Television		
T.W.	Tackwall		
Typ.	Typical		
Tread	Tread		
U.O.N.	Unless Otherwise noted		
Ur.	Urinal		
V.C.T.	Vinyl Composition Tile		
V.T.	Vinyl Tile		
V.B.	Vapor Barrier		
Vert.	Vertical		
Vest.	Vestibule		

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CONSTRUCTION SET (thru ASI 5) 12-5-2025

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: SMOKE PARTITIONS: STANDPIPES:

NOT REQUIRED NOT REQUIRED 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 ACTUAL BUILDING AREA:

BASE ALLOWABLE	7,000 SF	FIRST FLOOR	9,537 SF
FRONTAGE INCREASE (74%)	4,130 SF	SECOND FLOOR	8,126 SF
TOTAL FLOOR ALLOWABLE	11,130 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 ACTUAL STORIES: 3
(PER IBC TABLE 504.4)

BASIC ALLOWABLE HEIGHT: 60' ACTUAL HEIGHT: 42'-2"
(PER IBC TABLE 504.3)

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 ACTUAL BUILDING AREA:

BASE ALLOWABLE	7,000 SF	FIRST FLOOR	8,194 SF
FRONTAGE INCREASE (67.0%)	4,690 SF	SECOND FLOOR	8,126 SF
TOTAL FLOOR ALLOWABLE	11,690 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 ACTUAL STORIES: 3
(PER IBC TABLE 504.4)

BASIC ALLOWABLE HEIGHT: 60' ACTUAL HEIGHT: 42'-2"
(PER IBC TABLE 504.3)

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 ACTUAL BUILDING AREA:

BASE ALLOWABLE	7,000 SF	FIRST FLOOR	8,891 SF
FRONTAGE INCREASE (67.0%)	4,690 SF	SECOND FLOOR	8,823 SF
TOTAL FLOOR ALLOWABLE	11,690 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 ACTUAL STORIES: 3
(PER IBC TABLE 504.4)

BASIC ALLOWABLE HEIGHT: 60' ACTUAL HEIGHT: 42'-2"
(PER IBC TABLE 504.3)

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

PROJECT INFORMATION

TYPE OF CONSTRUCTION: NEW CONSTRUCTION
FACILITY NAME: THE RESERVES AT COBALT CIRCLE
FACILITY ADDRESS: 1616 E. JEFFERSON STREET
COUNTY: HAYWOOD COUNTY

LOCAL FIRE DEPARTMENT: CITY OF BROWNSVILLE, TN
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
ARCHITECT: JONES GILLAM RENZ ARCHITECTS
730 N. NINTH ST.; SALINA, KS 67401

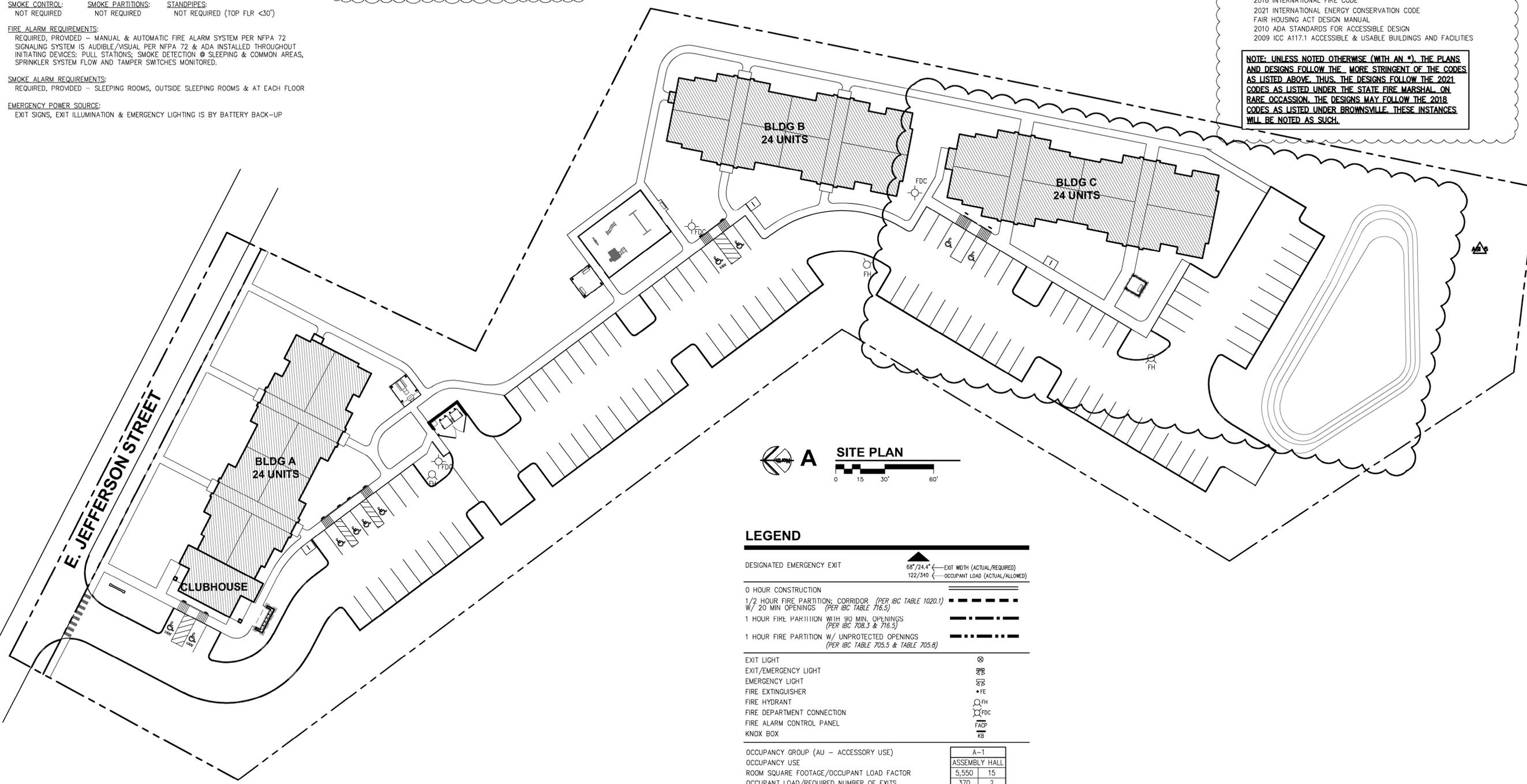
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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

REVISION:
10-30-2025
12-5-2025

DATE: 5-9-2025
JOB: 24-3446

SHEET NO.:

CFP1

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 AUTHORITY H'VING JURISDICTION: TENNESSEE STATE FIRE MARSHAL'S OFFICE
 ARCHITECT: JONES GILLAM RENZ ARCHITECTS
 730 N. NINTH ST.; SALINA, KS 67401

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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 & 716.6)
 1 HOUR FIRE PARTITION W/ UNPROTECTED OPENINGS
 (PER IBC TABLE 705.5 & TABLE 705.8)

EXIT LIGHT:

EXIT/EMERGENCY LIGHT:

EMERGENCY LIGHT:

FIRE EXTINGUISHER:

FIRE HYDRANT:

FIRE DEPARTMENT CONNECTION:

FIRE ALARM CONTROL PANEL:

KNOX BOX:

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 OCCASION, THE DESIGNS MAY FOLLOW THE 2018 CODES AS LISTED UNDER BROWNSVILLE. THESE INSTANCES WILL BE NOTED AS SUCH.

BUILDING A INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL
 CONSTRUCTION TYPE: V-B
 OCCUPANCY BASIC: R-2 APARTMENTS
 BUSINESS
 ALLOWABLE AREA INCREASE: R-2
 ACTUAL BUILDING AREA:
 BASE ALLOWABLE: 7,000 SF
 FRONTAGE INCREASE (74%): 4,130 SF
 TOTAL FLOOR ALLOWABLE: 11,130 SF
 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

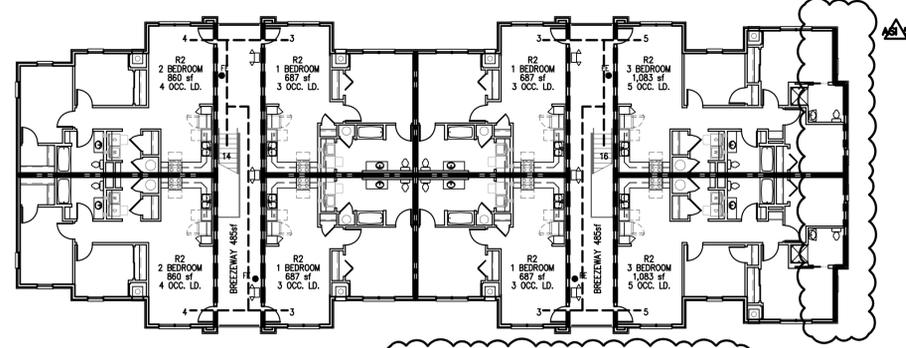
OCCUPANCY OVERALL: RESIDENTIAL
 CONSTRUCTION TYPE: V-B
 OCCUPANCY BASIC: R-2 APARTMENTS
 ALLOWABLE AREA INCREASE: R-2
 ACTUAL BUILDING AREA:
 BASE ALLOWABLE: 7,000 SF
 FRONTAGE INCREASE (67.0%): 4,690 SF
 TOTAL FLOOR ALLOWABLE: 11,690 SF
 FIRST FLOOR: 8,194 SF
 SECOND FLOOR: 8,126 SF
 THIRD FLOOR: 8,126 SF
 TOTAL BLDG AREA: 24,446 SF

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

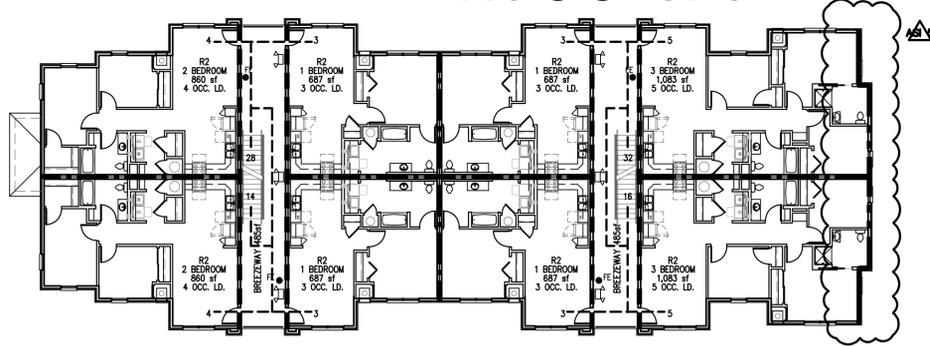
BASIC ALLOWABLE STORIES: 3 (PER IBC TABLE 504.4) ACTUAL STORIES: 3
 BASIC ALLOWABLE HEIGHT: 60' (PER IBC TABLE 504.3) ACTUAL HEIGHT: 42'-2"

TOTAL OCCUPANT LOAD: 132
 EXITING: REFERENCE PLAN
 OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

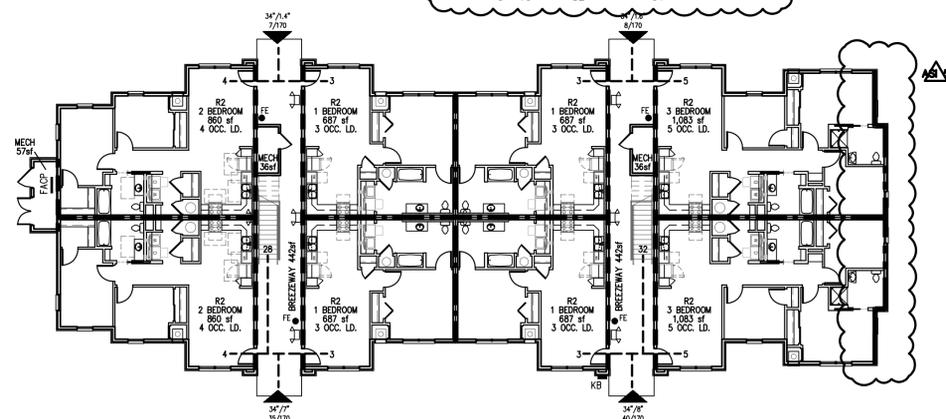
OCCUPANCY	USE	LOAD FACTOR	MAX.OCC./STRY 1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10



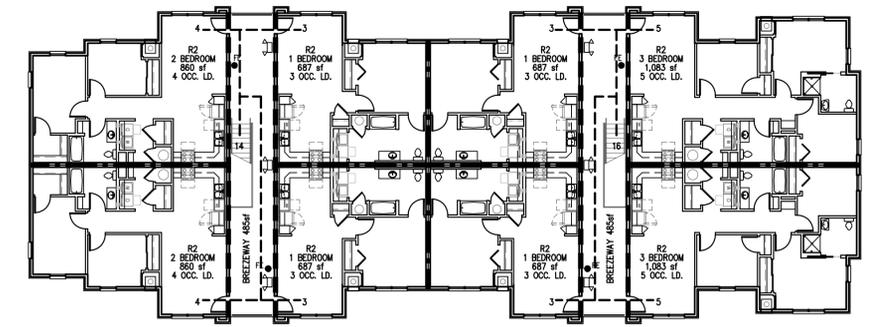
F APARTMENT BUILDING B THIRD FLOOR PLAN



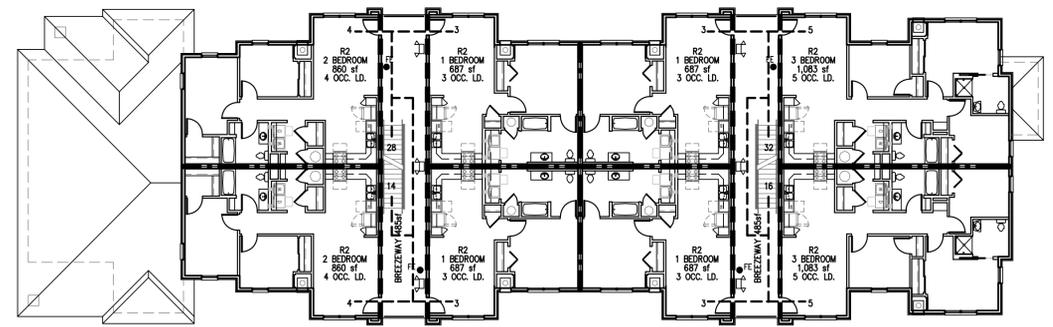
E APARTMENT BUILDING B SECOND FLOOR PLAN



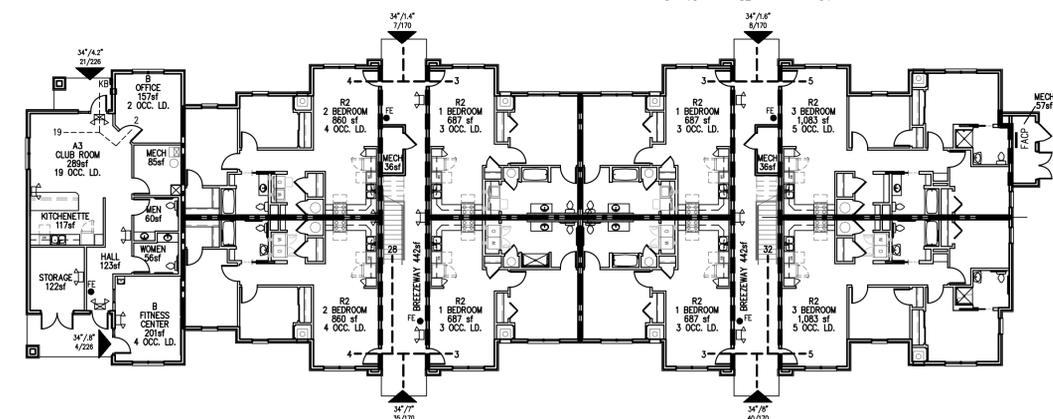
D APARTMENT BUILDING B FIRST FLOOR PLAN



C APARTMENT BUILDING A THIRD FLOOR PLAN



B APARTMENT BUILDING A SECOND FLOOR PLAN



A APARTMENT BUILDING A FIRST FLOOR PLAN



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

PROJECT INFORMATION

TYPE OF CONSTRUCTION	NEW CONSTRUCTION
FACILITY NAME	THE RESERVES at COBALT CIRCLE
FACILITY ADDRESS	1616 E. JEFFERSON STREET
COUNTY	HAYWOOD COUNTY
LOCAL FIRE DEPARTMENT	CITY OF BROWNSVILLE, TN
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
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
- 2009 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	⊕
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

BUILDING C INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL
CONSTRUCTION TYPE: V-B

OCCUPANCY BASIC: R-2 APARTMENTS

ALLOWABLE AREA INCREASE:	R-2	ACTUAL BUILDING AREA:	
BASE ALLOWABLE	7,000 SF	FIRST FLOOR	8,891 SF
FRONTAGE INCREASE (67.0%)	4,690 SF	SECOND FLOOR	8,823 SF
TOTAL FLOOR ALLOWABLE	11,690 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	ACTUAL STORIES:	3
(PER IBC TABLE 504.4)			
BASIC ALLOWABLE HEIGHT:	60'	ACTUAL HEIGHT:	42'-2"
(PER IBC TABLE 504.3)			

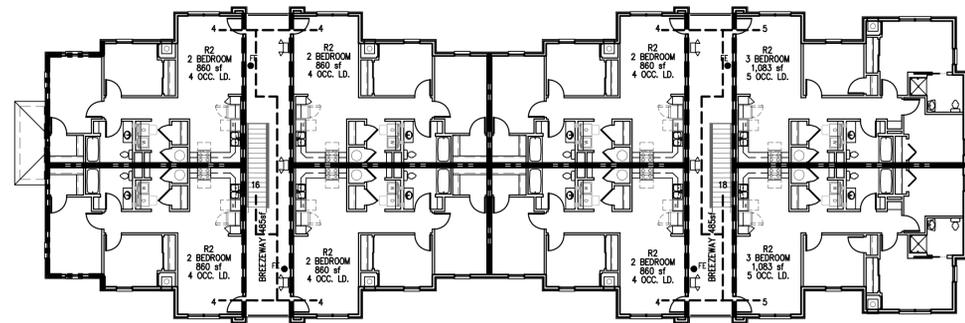
TOTAL OCCUPANT LOAD: 102

EXITING: REFERENCE PLAN

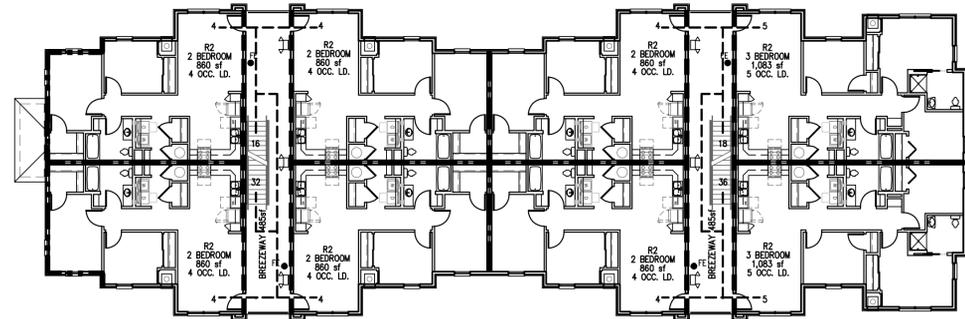
OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

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

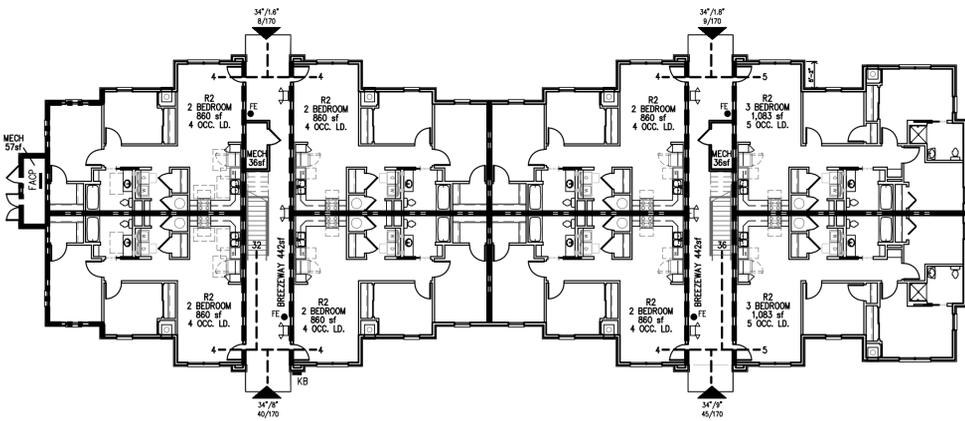
NOTE: UNLESS NOTED OTHERWISE (WITH AN *), THE PLANS AND DESIGNS FOLLOW THE MORE STRINGENT OF THE CODES AS LISTED ABOVE. THUS, THE DESIGNS FOLLOW THE 2021 CODES AS LISTED UNDER THE STATE FIRE MARSHAL. ON RARE OCCASSION, THE DESIGNS MAY FOLLOW THE 2018 CODES AS LISTED UNDER BROWNSVILLE. THESE INSTANCES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



F APARTMENT BUILDING C THIRD FLOOR PLAN
0 16' 32' 64'



E APARTMENT BUILDING C SECOND FLOOR PLAN
0 16' 32' 64'



D APARTMENT BUILDING C FIRST FLOOR PLAN
0 16' 32' 64'



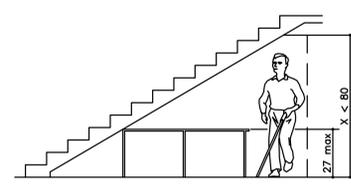
REVISION:

12-5-2025

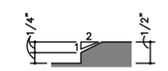
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:



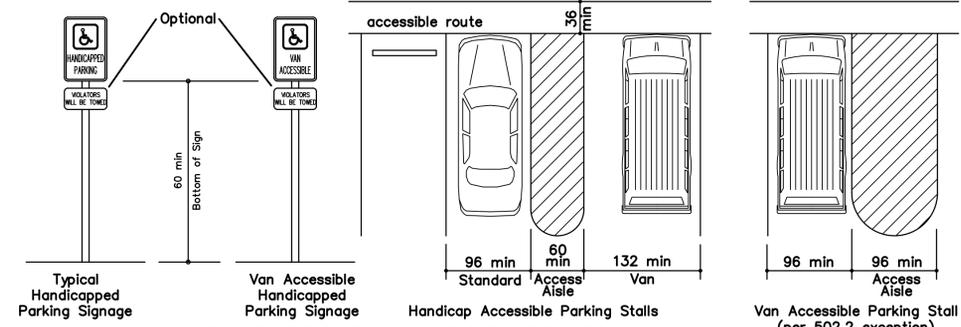
REVISION:
 DATE: 5-9-2025
 JOB: 24-3446
 SHEET NO.:



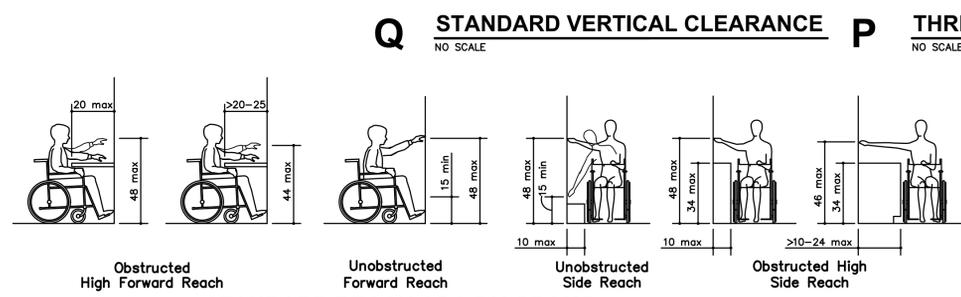
Vertical Clearance



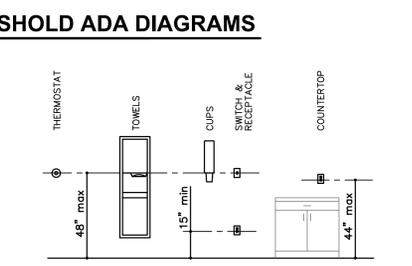
Beveled Change in Level



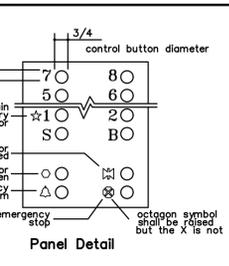
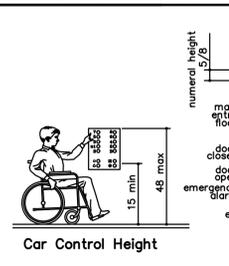
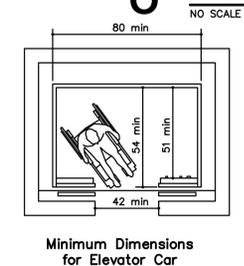
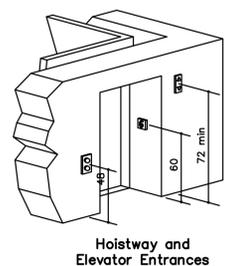
O STANDARD PARKING ADA DIAGRAMS
 NO SCALE



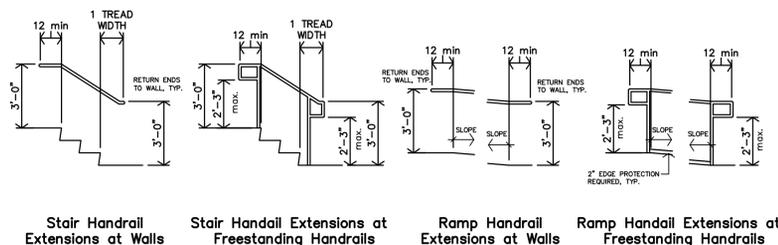
N STANDARD REACH ADA DIAGRAMS
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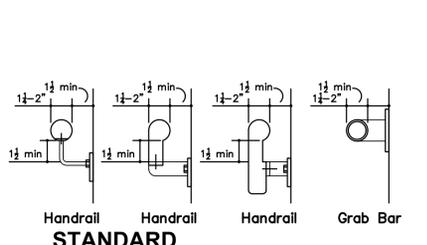
M STANDARD CONTROL REACH LIMITATIONS DETAILS
 NO SCALE



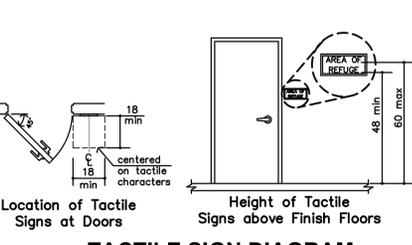
L STANDARD ELEVATOR ADA DIAGRAMS
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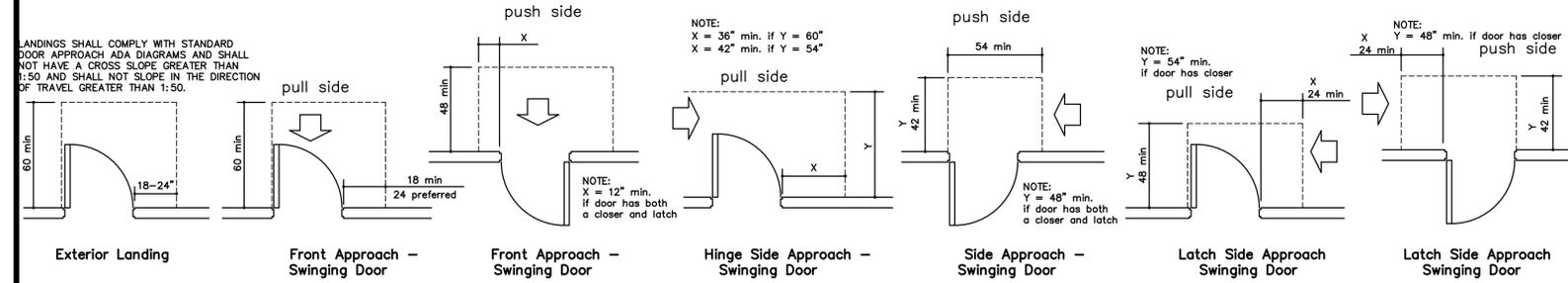
K STANDARD RAMP/STAIR HANDRAIL EXTENSIONS
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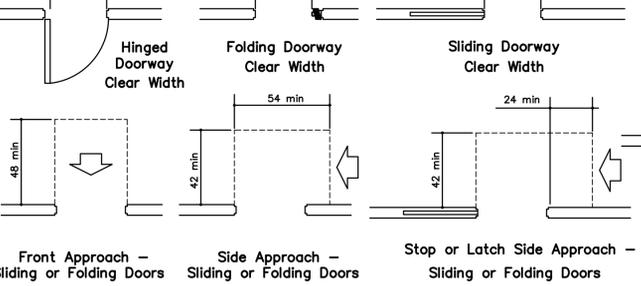
J STANDARD HANDRAIL/GRAB BAR DETAILS
 NO SCALE



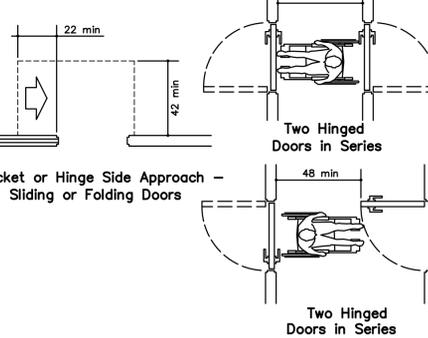
H TACTILE SIGN DIAGRAM
 NO SCALE



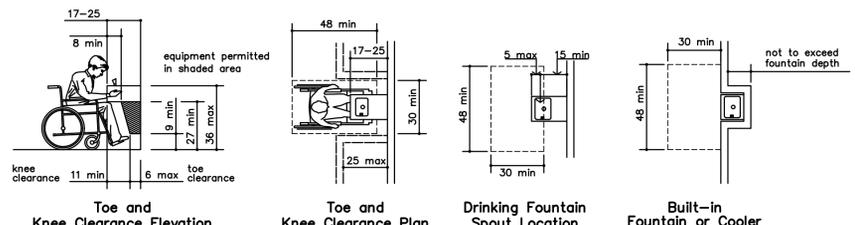
G STANDARD DOOR APPROACH ADA DIAGRAMS
 NO SCALE



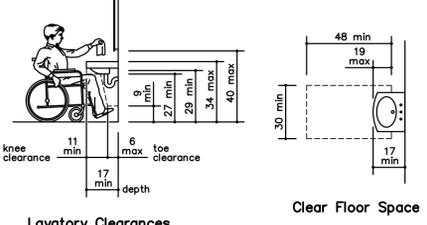
J STANDARD DOORWAY CLEAR WIDTH
 NO SCALE



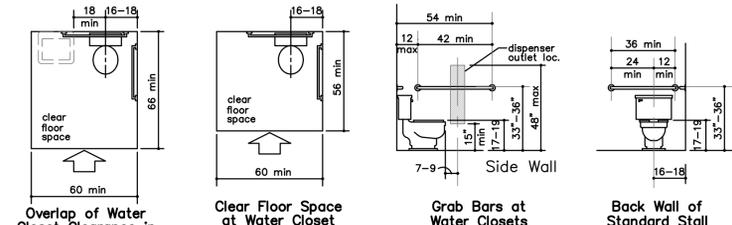
H TWO HINGED DOORS IN SERIES
 NO SCALE



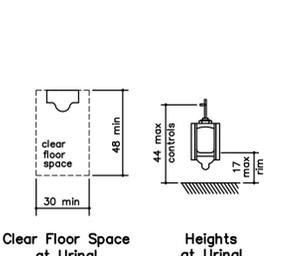
F STANDARD DRINKING FOUNTAIN DETAILS
 NO SCALE



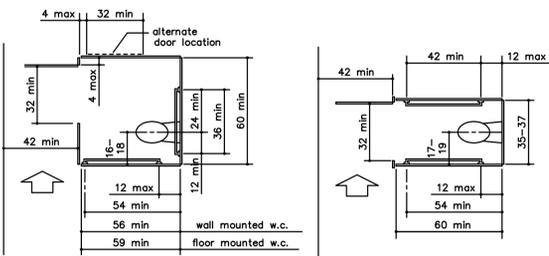
E STANDARD LAVATORY DETAILS
 NO SCALE



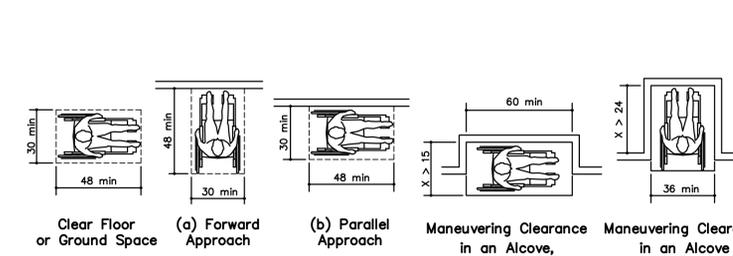
D STANDARD TOILET ADA DIAGRAMS
 NO SCALE



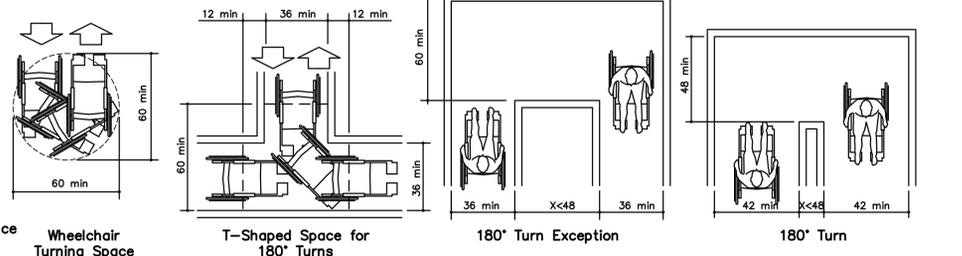
C STANDARD URINAL ADA DIAGRAMS
 NO SCALE



B STANDARD TOILET STALL ADA DIAGRAMS
 NO SCALE

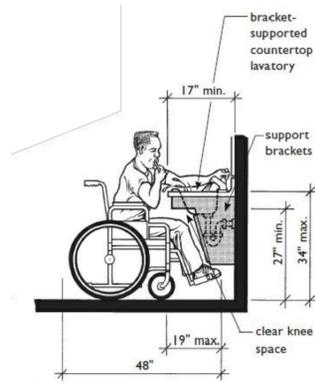


A STANDARD ADA DIAGRAMS
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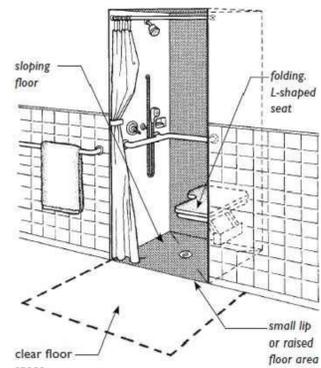


D STANDARD ADA DIAGRAMS
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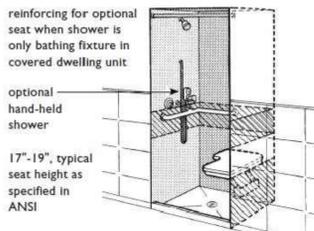
FOR REFERENCE ONLY @ PUBLIC SPACES



Knee Space at Lavatories that Meets the Requirements for B Bathrooms

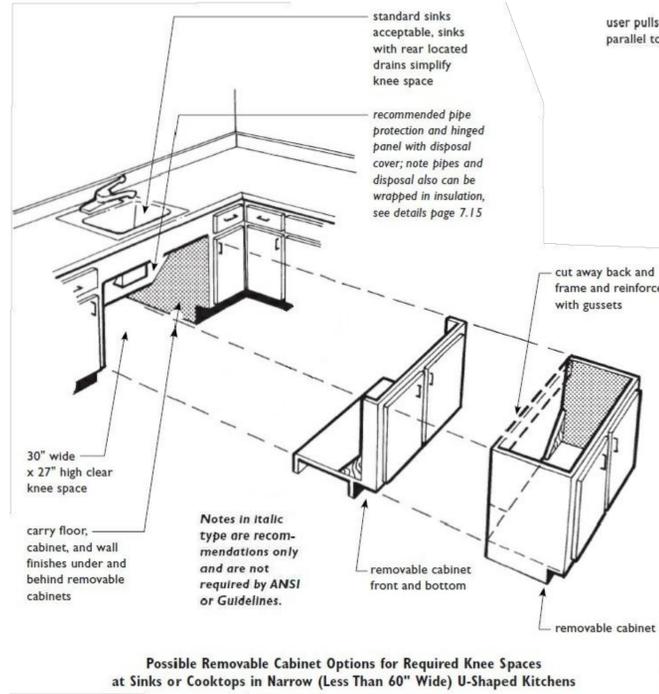
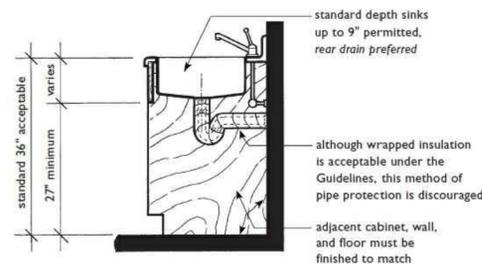


36-Inch X 36-Inch Shower with Folding Seat

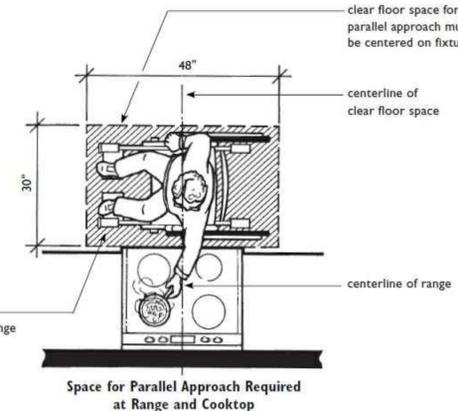


Seat and Grab Bar in 36" X 36" Shower

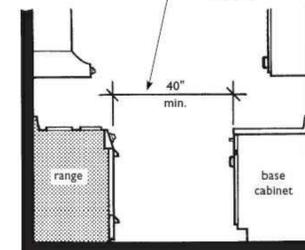
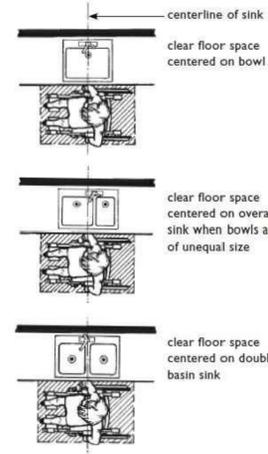
Knee Space at Sink with Wrapped Pipes



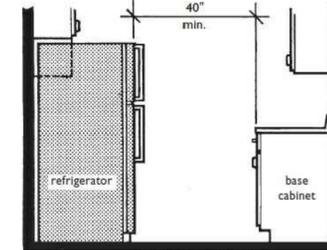
Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens



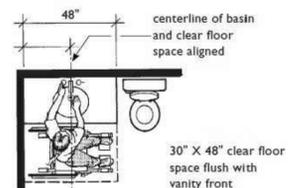
Space for Parallel Approach Required at Range and Cooktop



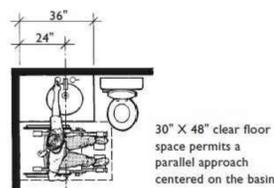
Minimum Clearance between Range and Opposing Base Cabinet



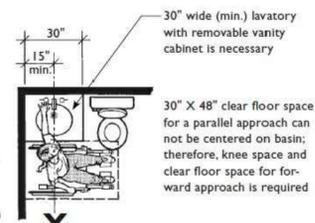
Minimum Clearance between Refrigerator and Opposing Base Cabinet



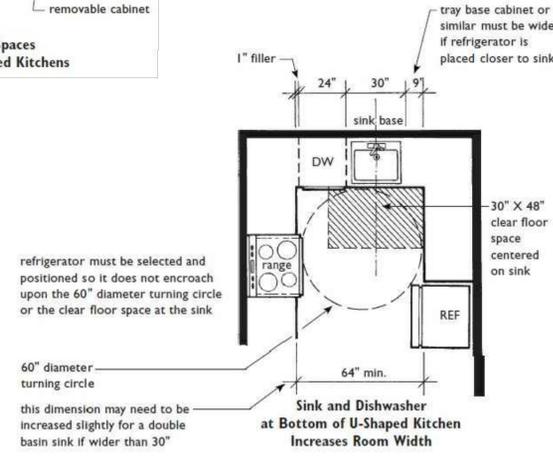
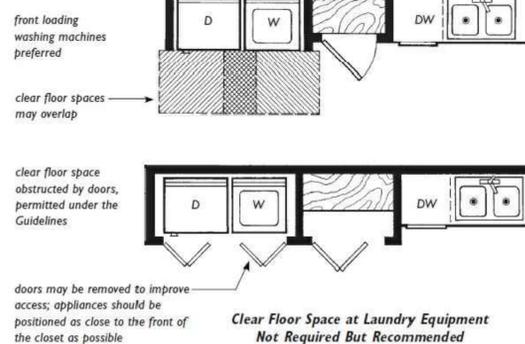
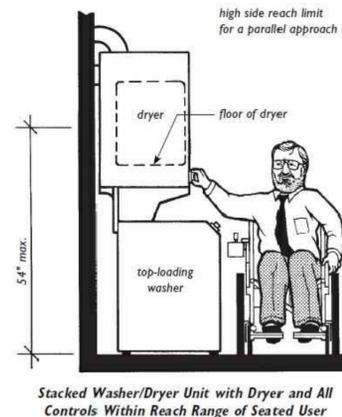
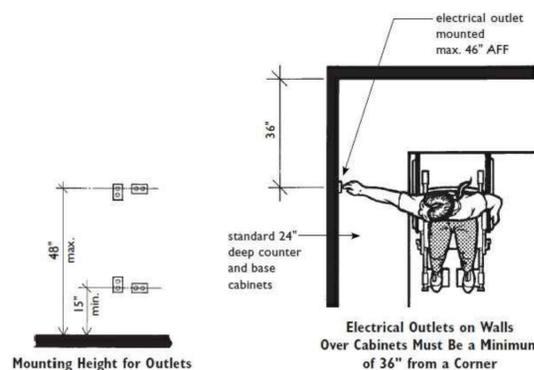
Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin (Applicable in A and B Bathrooms)



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



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



FOR REFERENCE ONLY

COORDINATED WITH UFAS

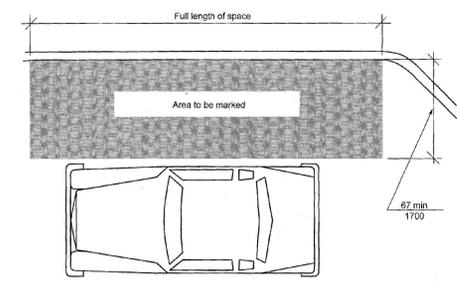


REVISION:
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

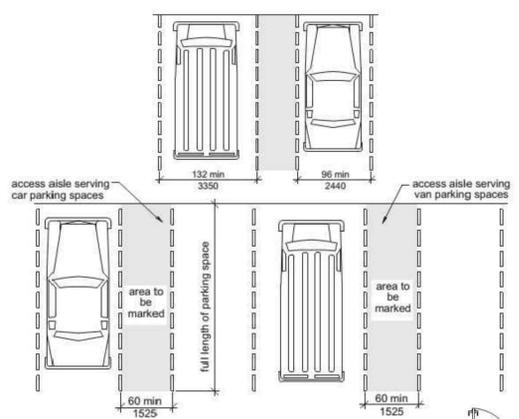


REVISION:
 10-30-2025
 DATE: 5-9-2025
 JOB: 24-3446
 SHEET NO.:

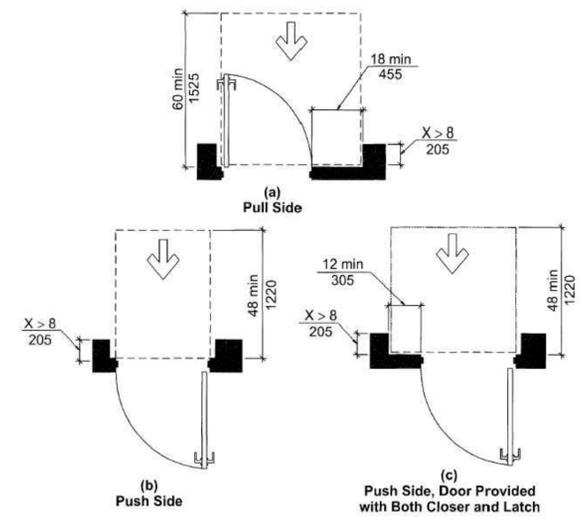
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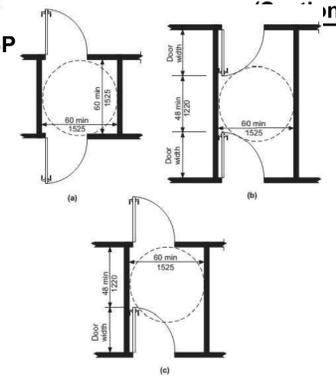
P PASSENGER LOADING ZONE ACCESS AISLE - NEW BUILDINGS (Section 503)
 NO SCALE



O ACCESSIBLE PARKING SP (Section 502)
 NO SCALE

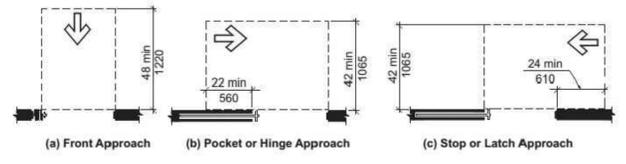


MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)

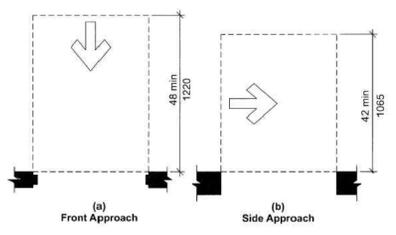


J TWO DOORS IN SERIES (Section 404)
 NO SCALE

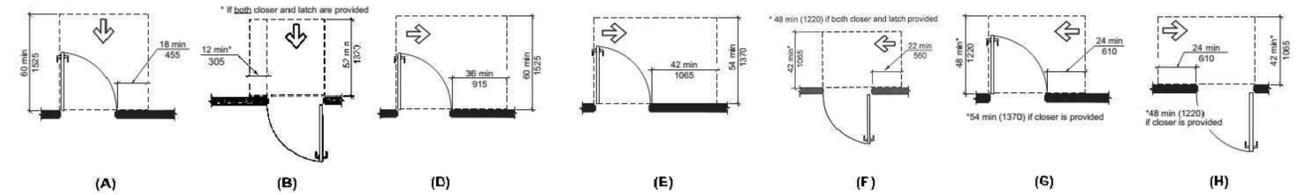
K MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
 NO SCALE



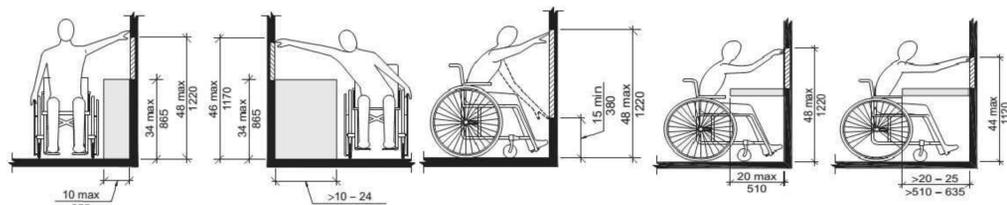
L CLEAR WIDTH OF DOORWAYS (Section 404)
 NO SCALE



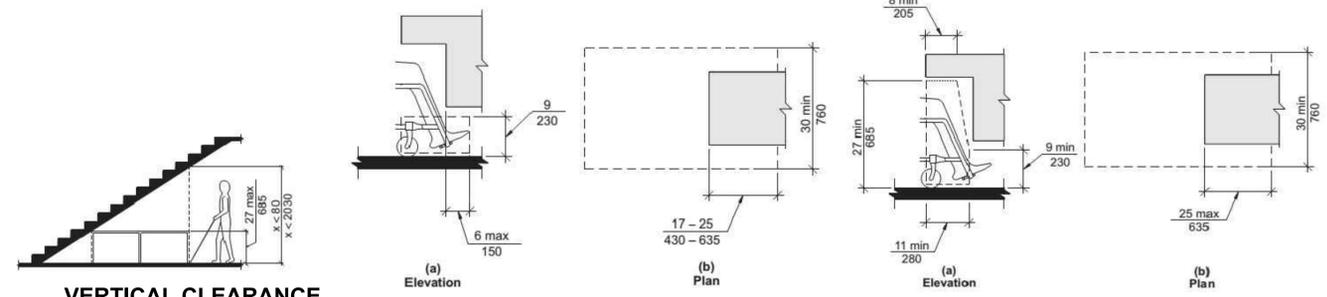
M MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
 NO SCALE



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



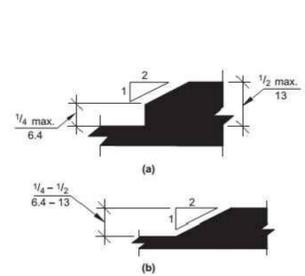
G REACH CLEARANCES (Section 308)
 NO SCALE



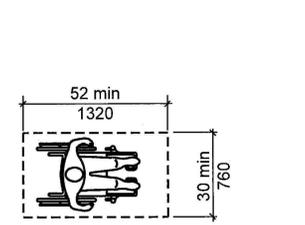
F VERTICAL CLEARANCE (Section 307)
 NO SCALE

E TOE CLEARANCE (Section 306)
 NO SCALE

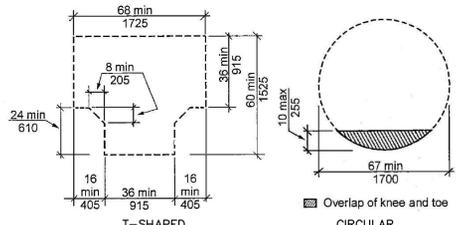
D KNEE CLEARANCE (Section 306)
 NO SCALE



C CHANGES IN LEVEL (Section 303)
 NO SCALE

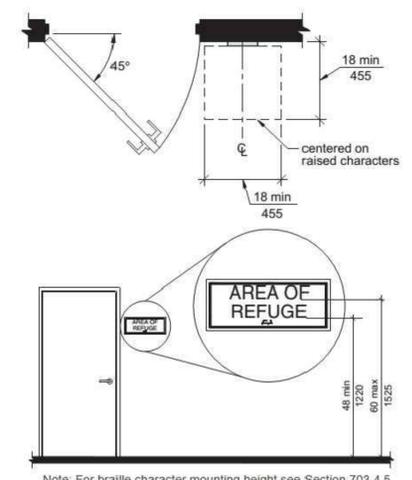


B CLEAR FLOOR SPACE (305)
 NO SCALE

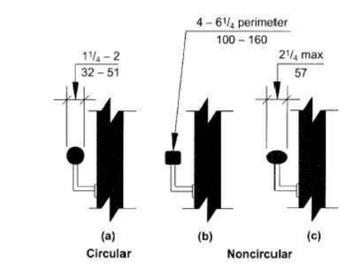


A TURNING SPACE (304)
 NO SCALE

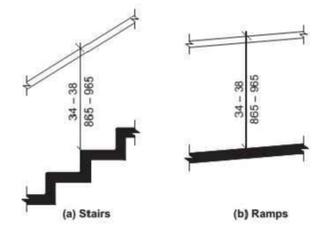
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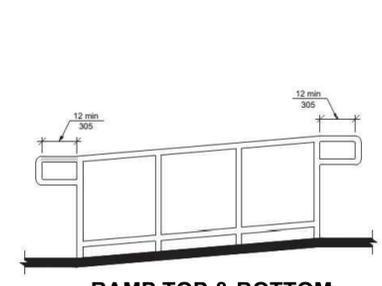
V SIGNAGE (Section 703)
 NO SCALE



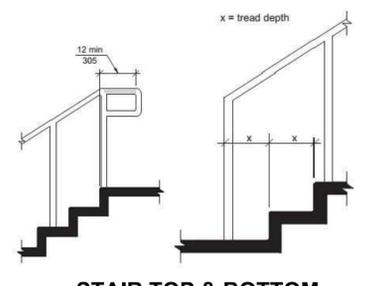
U HANDRAIL CROSS SECTION (Section 505)
 NO SCALE



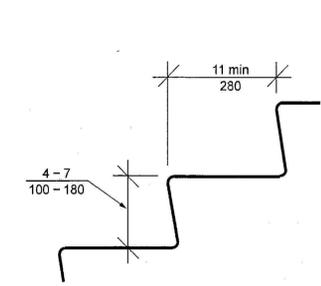
S HANDRAIL HEIGHT (Section 505)
 NO SCALE



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

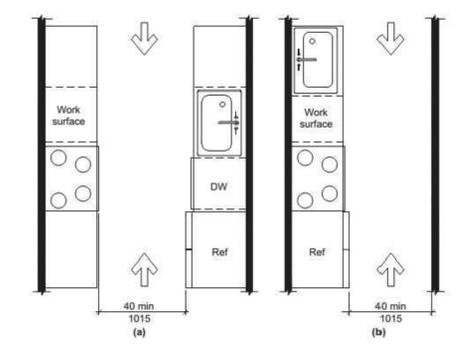


R STAIR TOP & BOTTOM HANDRAIL EXTENSION (Section 505)
 NO SCALE

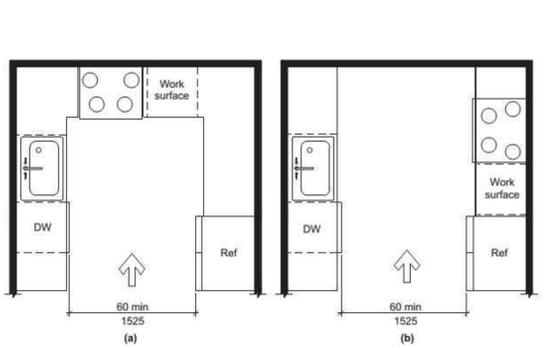


Q STAIR TREAD & RISER (Section 504)
 NO SCALE

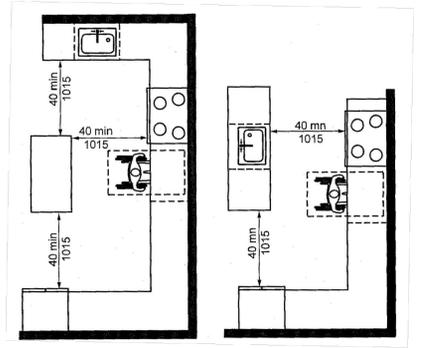
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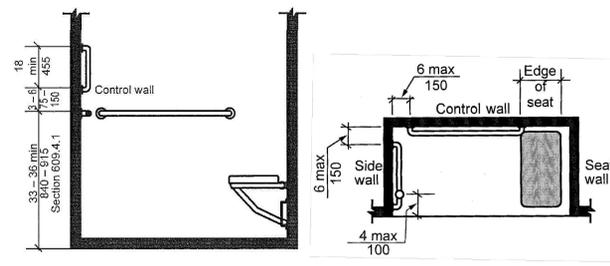
V PASS-THRU KITCHEN CLEARANCE (Section 804)
NO SCALE



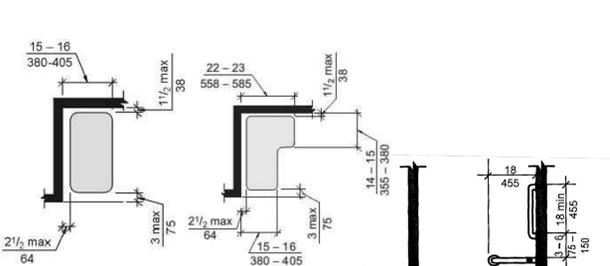
U U-SHAPED KITCHEN CLEARANCE (Section 804)
NO SCALE



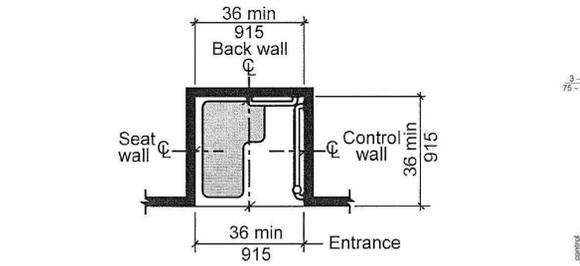
T U-SHAPED KITCHEN CLEARANCE EXCEPTION (Section 804)
NO SCALE



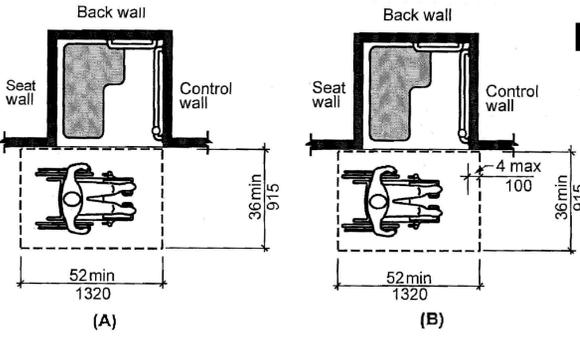
S ROLL-IN SHOWER GRAB BARS (Section 608)
NO SCALE



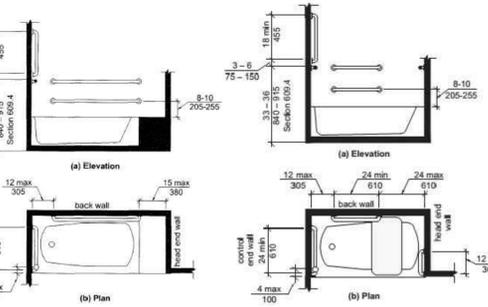
O SHOWER SEATS (Section 610)
NO SCALE



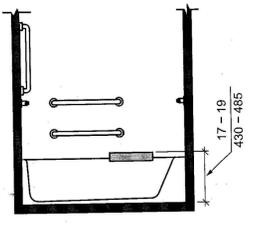
Note: inside finished dimensions measured at the center points of opposing sides



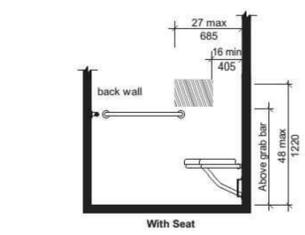
M TRANSFER SHOWER GRAB BARS (Section 608)
NO SCALE



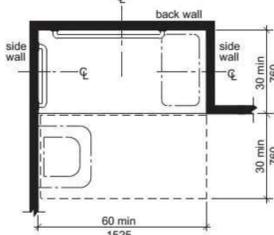
L GRAB BARS FOR BATHTUBS (Section 607)
NO SCALE



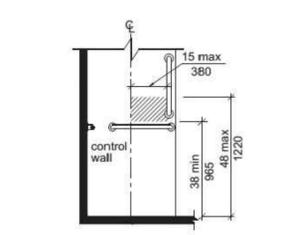
K BATHTUB SEAT (Section 610)
NO SCALE



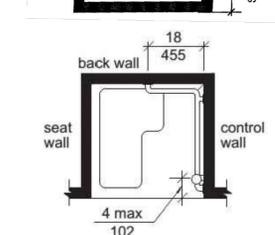
R ROLL-IN SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



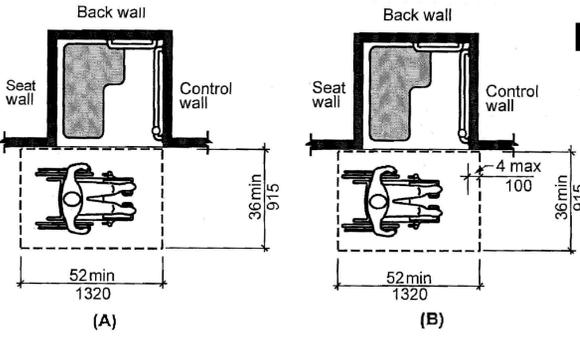
Q ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



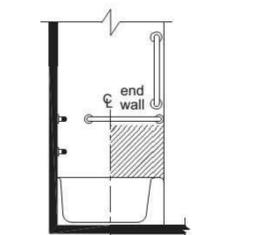
O TRANSFER SHOWER CONTROLS LOCATION (Section 608)
NO SCALE



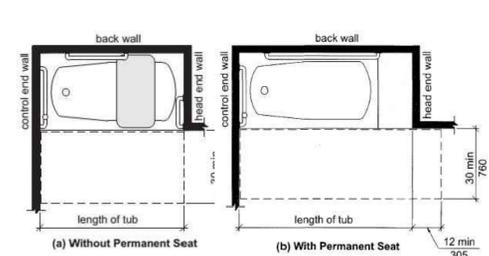
N TRANSFER SHOWER GRAB BARS (Section 608)
NO SCALE



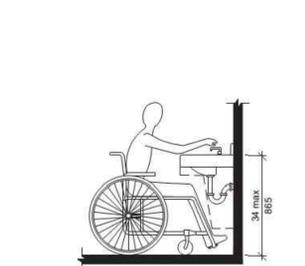
M TRANSFER SHOWER SIZE & CLEARANCE (Section 608)
NO SCALE



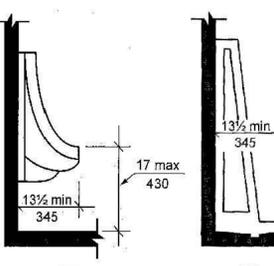
J BATHTUB CONTROLS (Section 607)
NO SCALE



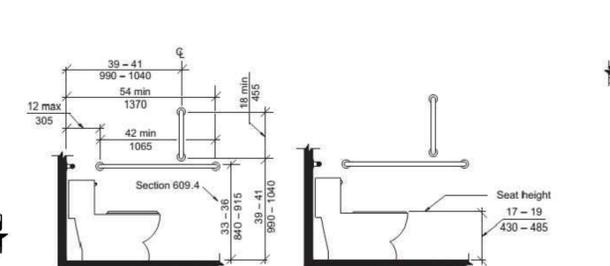
H CLEARANCES FOR BATHTUBS (Section 607)
NO SCALE



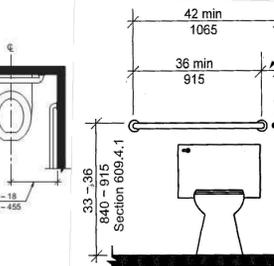
G HEIGHT OF LAVATORIES & SINKS (Section 606)
NO SCALE



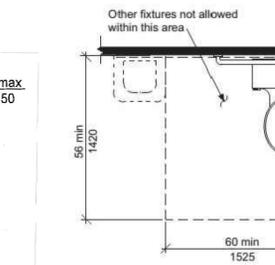
F HEIGHT OF URINALS (Section 605)
NO SCALE



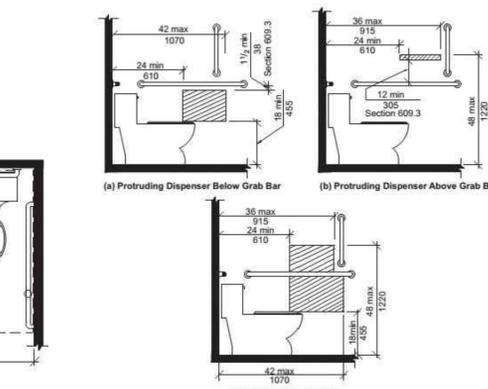
E WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)
NO SCALE



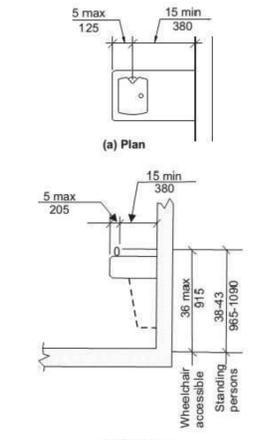
D WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)
NO SCALE



C CLEARANCES AT WATER CLOSET (Section 604)
NO SCALE



B DISPENSER OUTLET LOCATION (Section 604)
NO SCALE



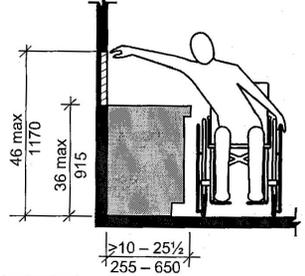
A DRINKING FOUNTAIN (Section 602)
NO SCALE

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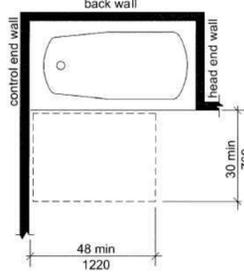


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DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

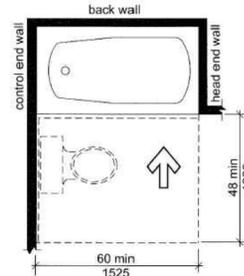
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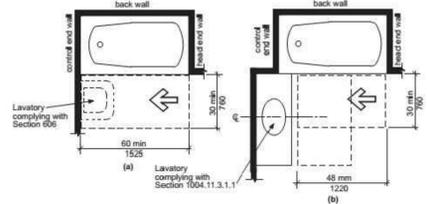
P REACH RANGE OVER KITCHEN or BATH CABINET - TYPE B UNITS (Section 1104)
NO SCALE



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



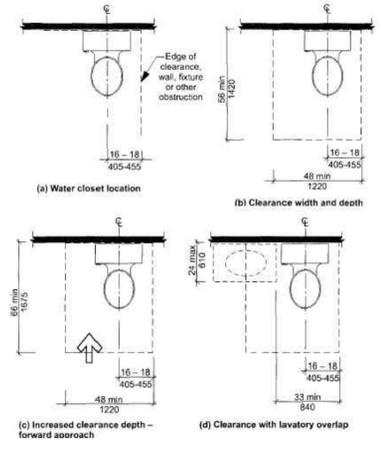
N BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



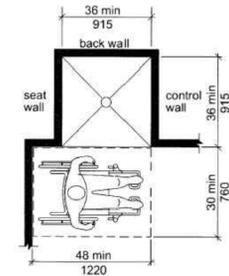
M BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



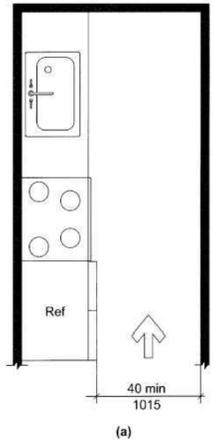
L LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1104)
NO SCALE



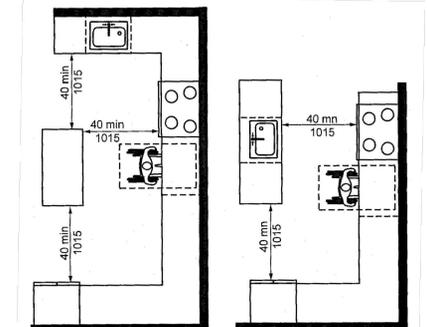
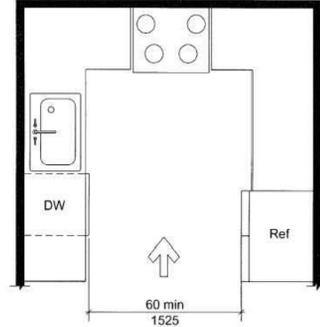
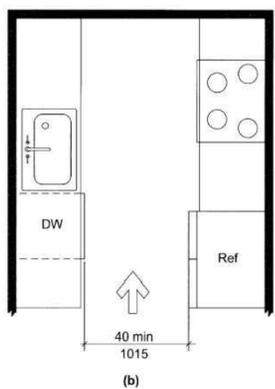
K WATER CLOSET CLEARANCES TYPE B UNITS (Section 1104)
NO SCALE



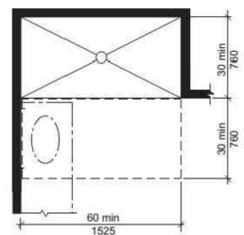
J TRANSFER SHOWER AT TYPE B UNITS (Section 1104)
NO SCALE



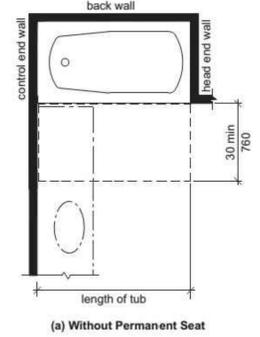
H MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1104)
NO SCALE



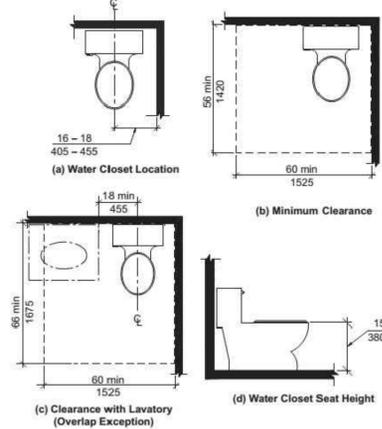
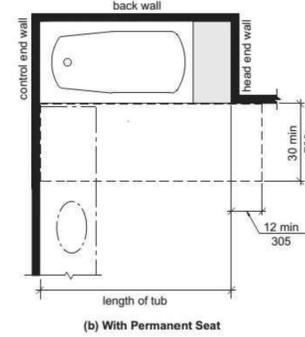
G U-SHAPED KITCHEN CLEARANCE -TYPE B UNITS - EXCEPTION (Section 1104)
NO SCALE



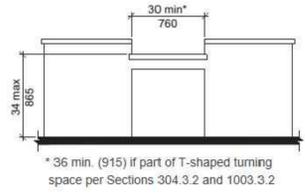
F ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1103)
NO SCALE



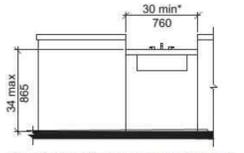
E BATHTUB CLEARANCES TYPE A UNITS (Section 1003)
NO SCALE



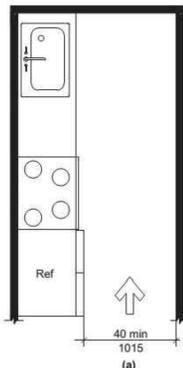
D WATER CLOSET CLEARANCES TYPE A UNITS (Section 1103)
NO SCALE



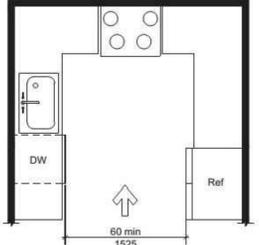
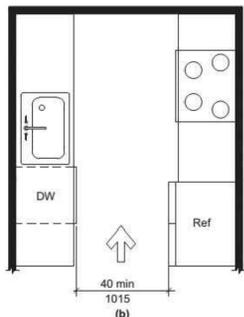
C WORK SURFACE - TYPE A UNITS (Section 1103)
NO SCALE



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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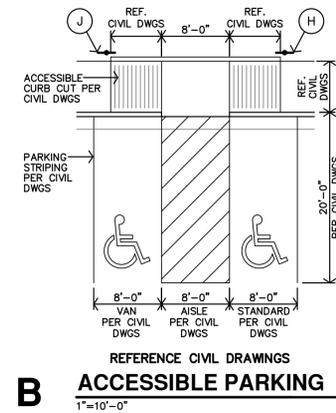
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE



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

ANSI3

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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.

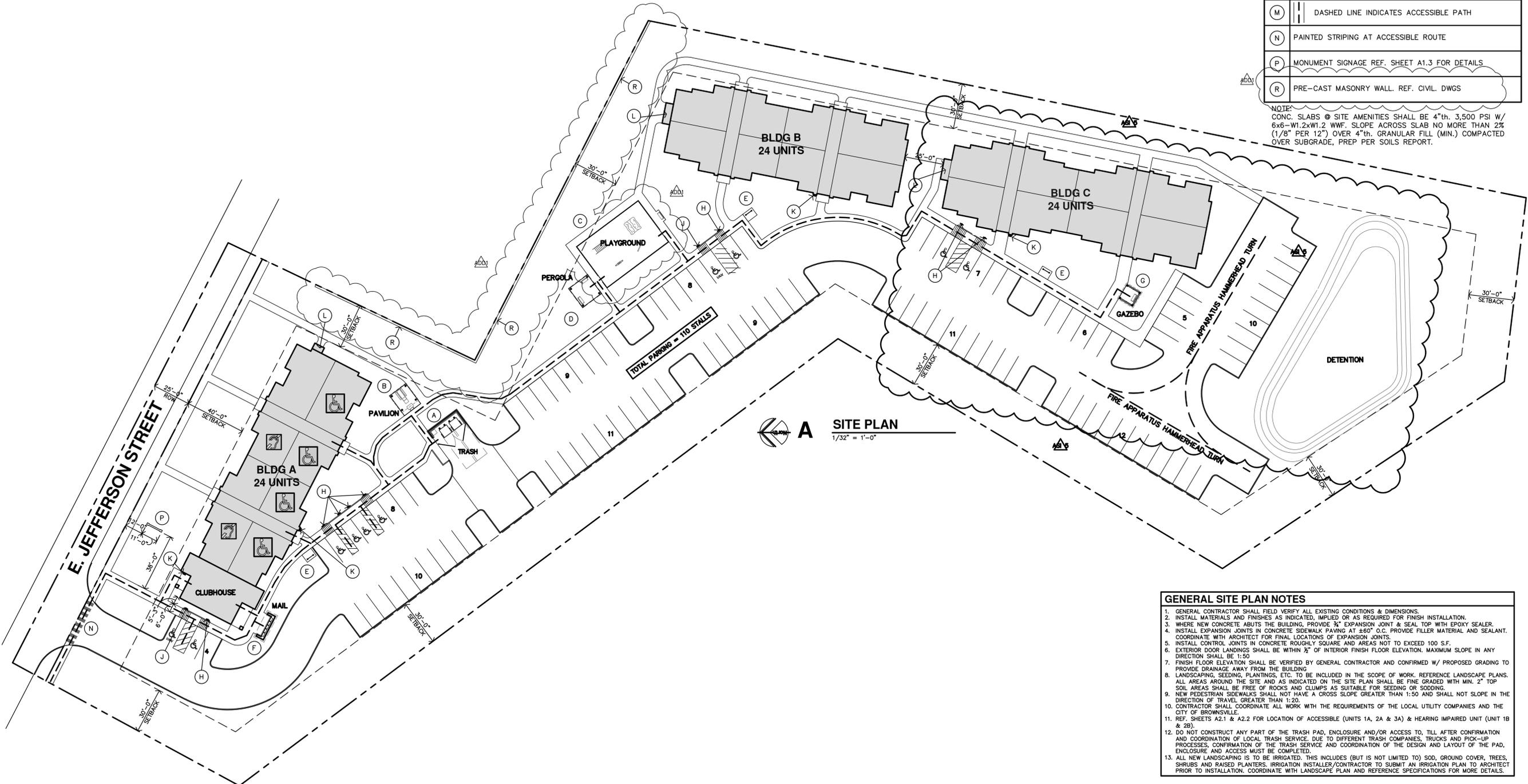
TABLE 801.1 OFF-STREET PARKING SCHEDULE:
DWELLING UNITS:
2 STALLS PER DWELLING UNIT
2 X 72 UNITS = 144 STALLS REQUIRED

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.



- GENERAL SITE PLAN NOTES**
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
 - INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
 - WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE 3/4" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
 - 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.
 - INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
 - EXTERIOR DOOR LANDINGS SHALL BE WITHIN 3/4" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
 - FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
 - 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.
 - 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.
 - CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES AND THE CITY OF BROWNSVILLE.
 - REF. SHEETS A2.1 & A2.2 FOR LOCATION OF ACCESSIBLE (UNITS 1A, 2A & 3A) & HEARING IMPAIRED UNIT (UNIT 1B & 2B).
 - 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.
 - 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.

JGR

JONES GILLAM RENZ

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1881 Main Street, Suite 301
Salina, KS 67401
785.827.0386
jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

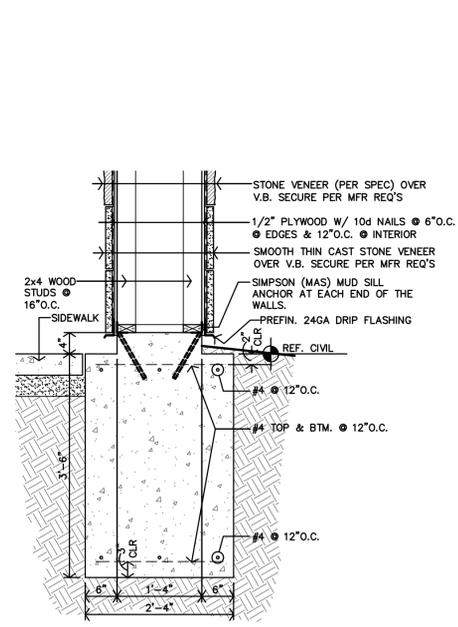
REVISION:

6-2-2025
12-5-2025

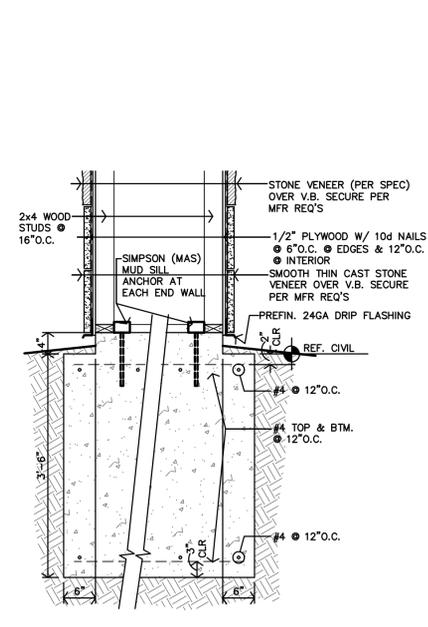
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JOB: 24-3446
SHEET NO.:

A1.1

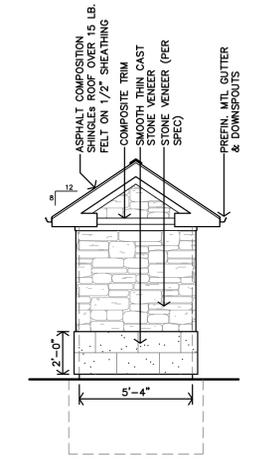
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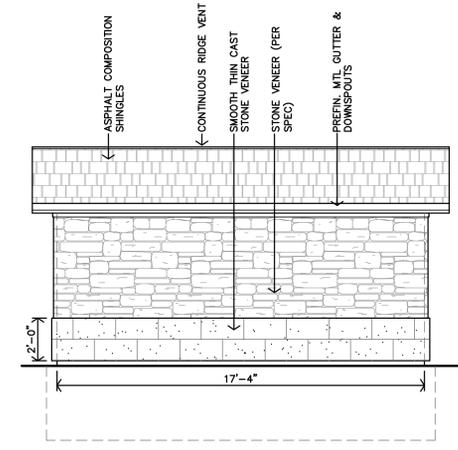
J MAIL KIOSK DETAIL
3/4"=1'-0"



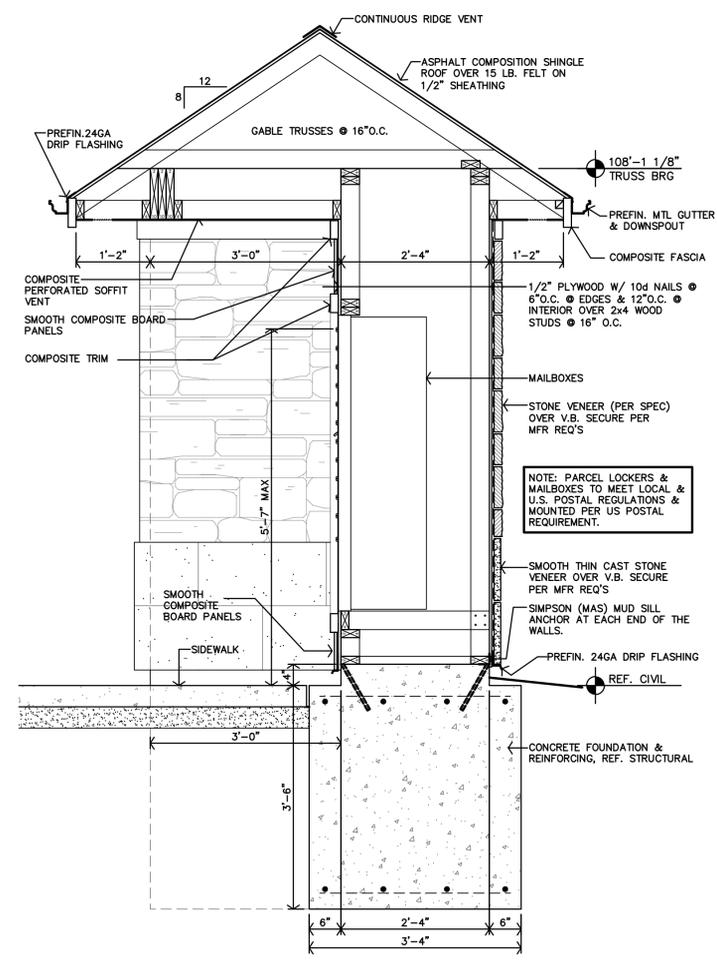
H MAIL KIOSK DETAIL
3/4"=1'-0"



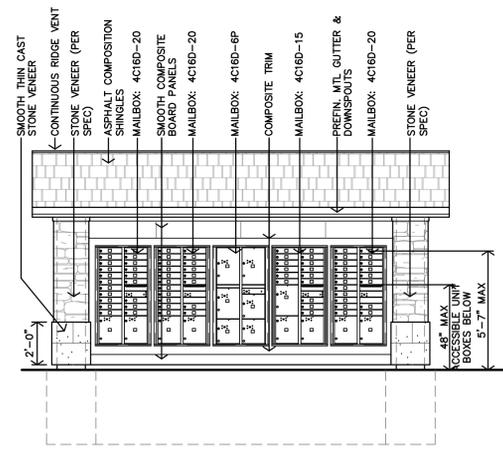
F MAIL KIOSK SIDE ELEVATION
1/4"=1'-0"



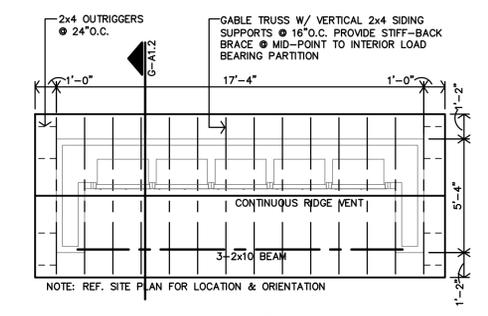
E MAIL KIOSK REAR ELEVATION
1/4"=1'-0"



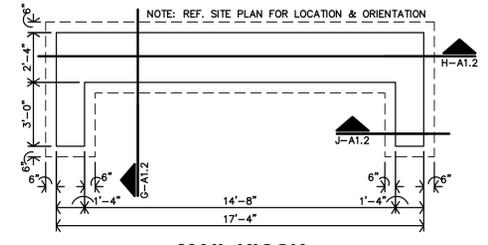
G MAIL KIOSK SECTION
3/4"=1'-0"



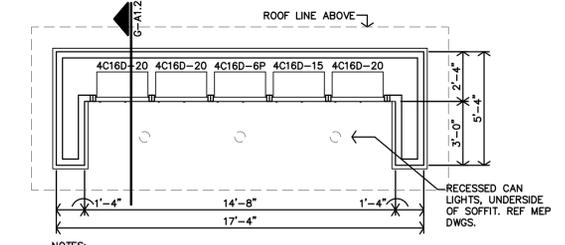
D MAIL KIOSK FRONT ELEVATION
1/4"=1'-0"



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



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

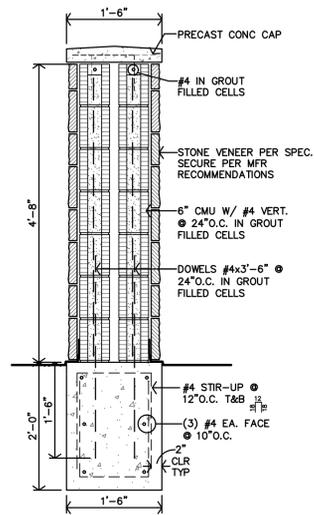


A MAIL KIOSK FLOOR PLAN
1/4"=1'-0"

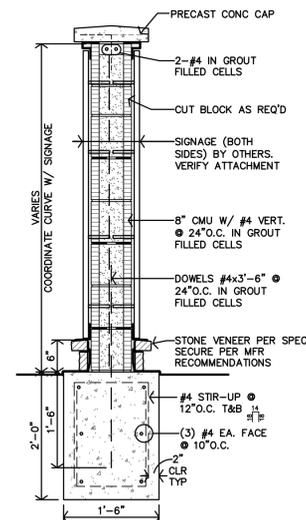
NOTES:
1. PARCEL LOCKERS AND MAILBOXES TO MEET LOCAL & U.S. POSTAL REGULATIONS & MOUNTED PER US POSTAL REQUIREMENT.
2. REF. SITE PLAN FOR LOCATION & ORIENTATION.
MAILBOXES by AF FLORENCE MANUF. CO. (800) 275-1747
TOTAL: 75 TENANT MAILBOXES, 15 PARCEL BOXES



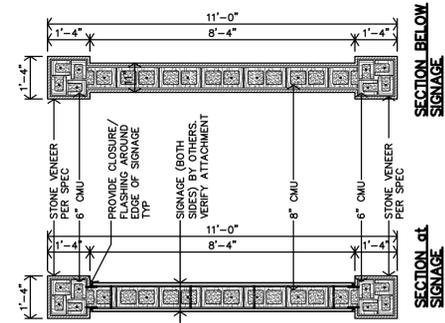
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DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:



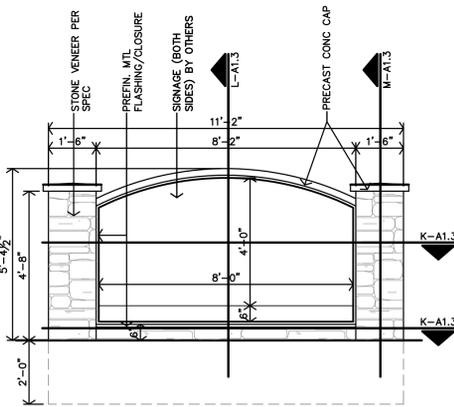
M MONUMENT SIGN SECTION
3/4" = 1'-0"



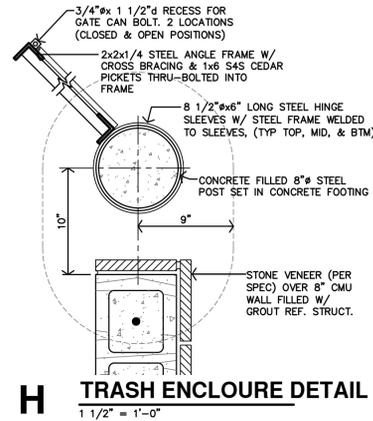
L MONUMENT SIGN SECTION
3/4" = 1'-0"



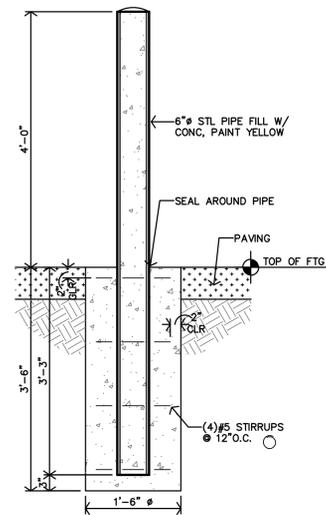
K MONUMENT SIGN SECTION
3/8" = 1'-0"



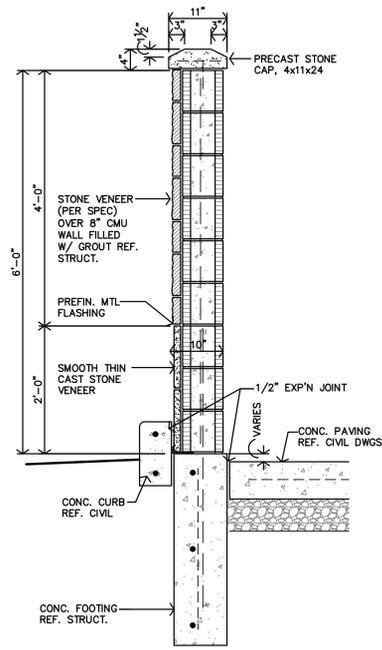
J MONUMENT SIGN ELEVATION
3/8" = 1'-0"



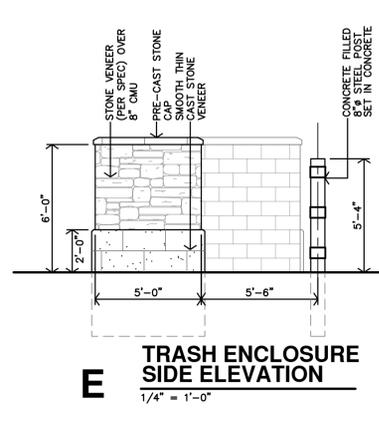
H TRASH ENCLOSURE DETAIL
1 1/2" = 1'-0"



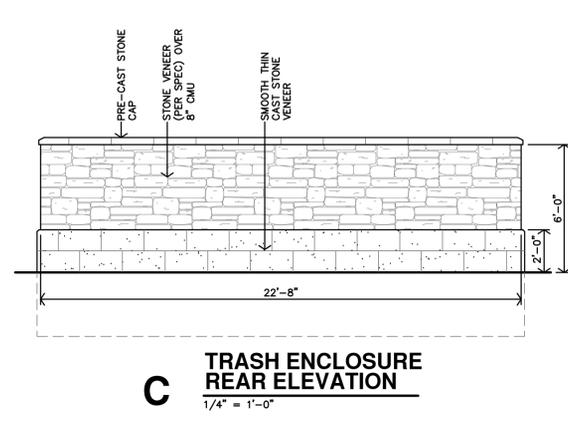
G TRASH ENCLOSURE BOLLARD DETAIL
3/4" = 1'-0"



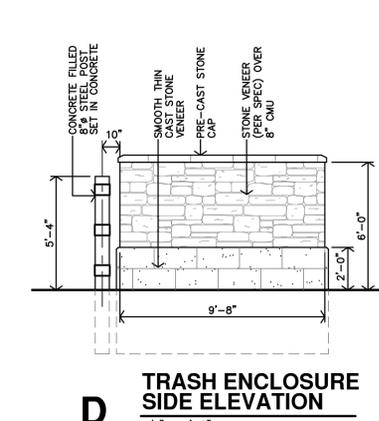
F TRASH ENCLOSURE SECTION
3/4" = 1'-0"



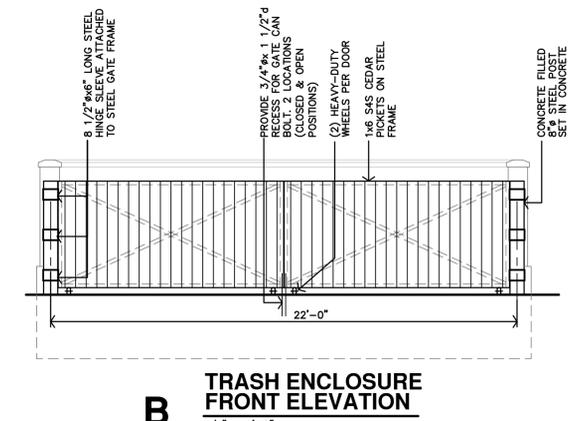
E TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



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

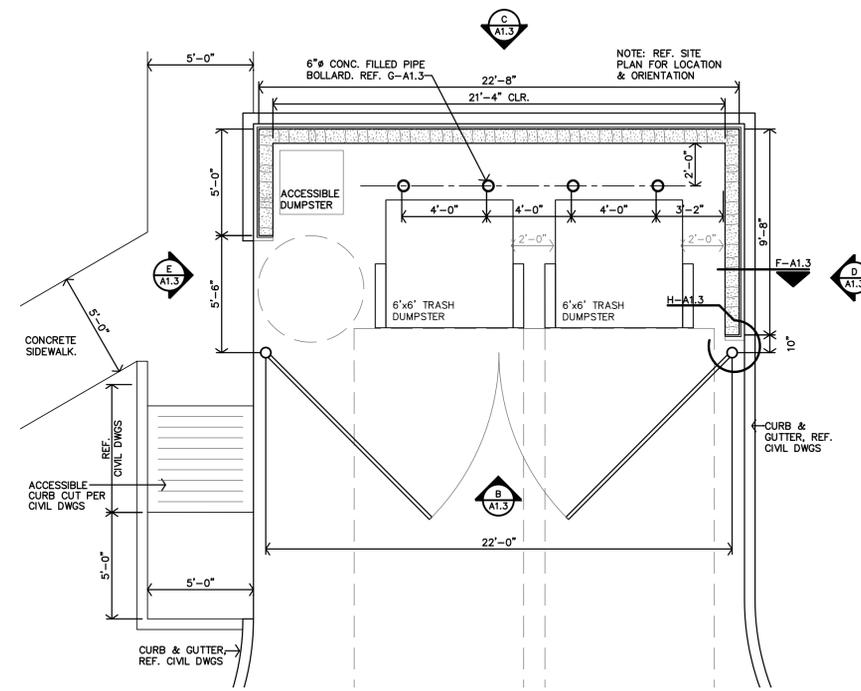


D TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"

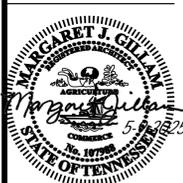


B TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"

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.

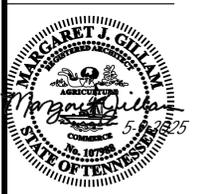


A TRASH ENCLOSURE PLAN
1/4" = 1'-0"



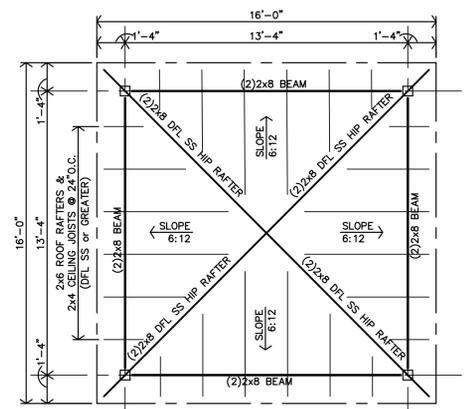
REVISION:	
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

A1.3

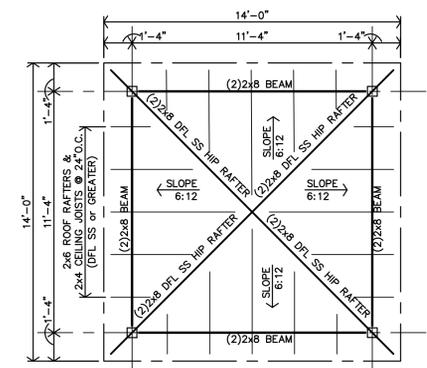


REVISION:	
	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
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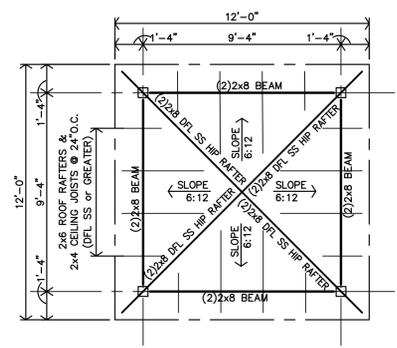
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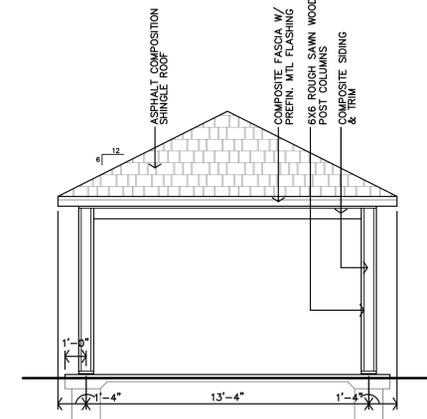
C PERGOLA ROOF FRAMING PLAN
 1/4" = 1'-0"



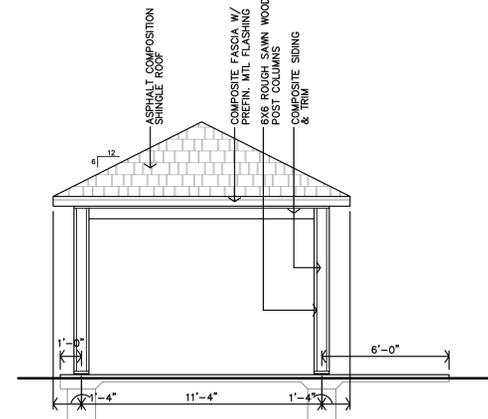
F PAVILION ROOF FRAMING PLAN
 1/4" = 1'-0"



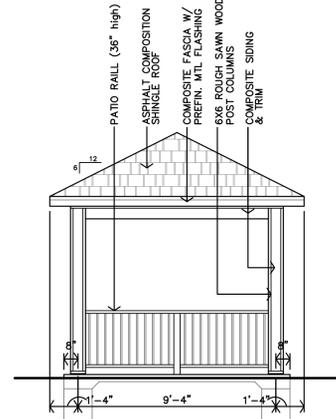
J GAZEBO ROOF FRAMING PLAN
 1/4" = 1'-0"



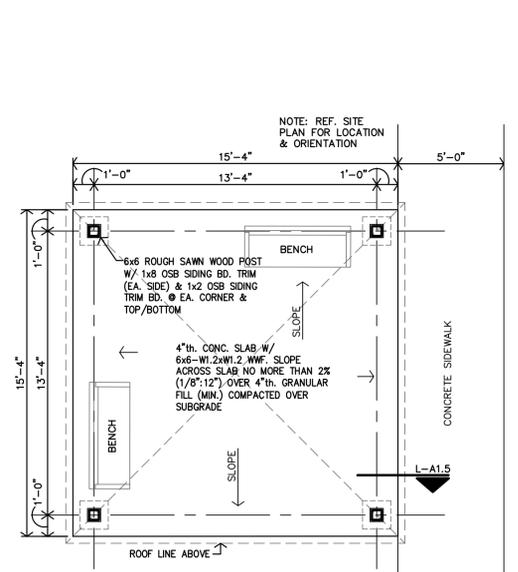
B PERGOLA ELEVATION
 1/4" = 1'-0"



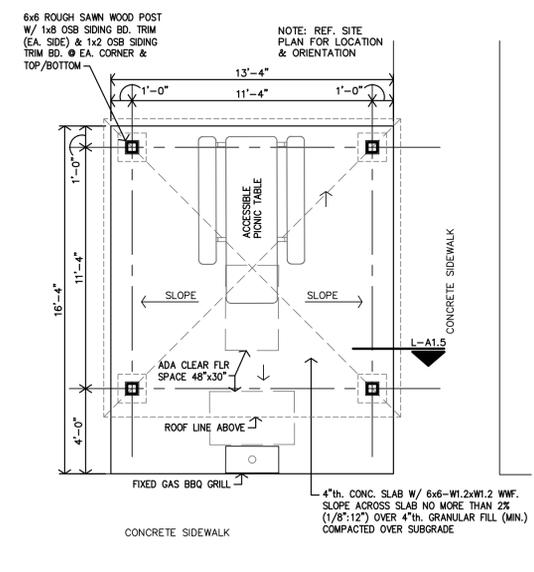
E PAVILION ELEVATION
 1/4" = 1'-0"



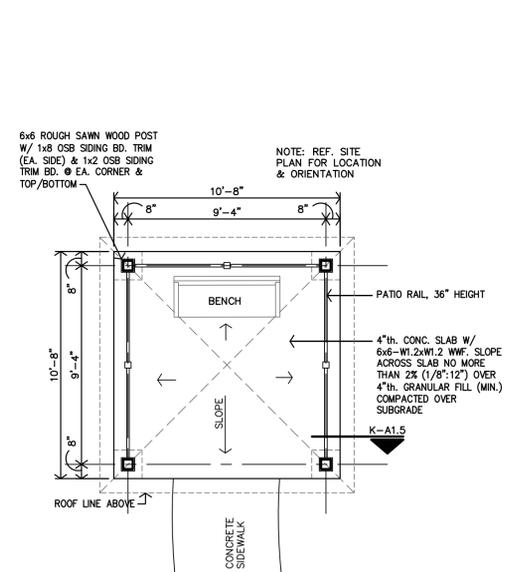
H GAZEBO ELEVATION
 1/4" = 1'-0"



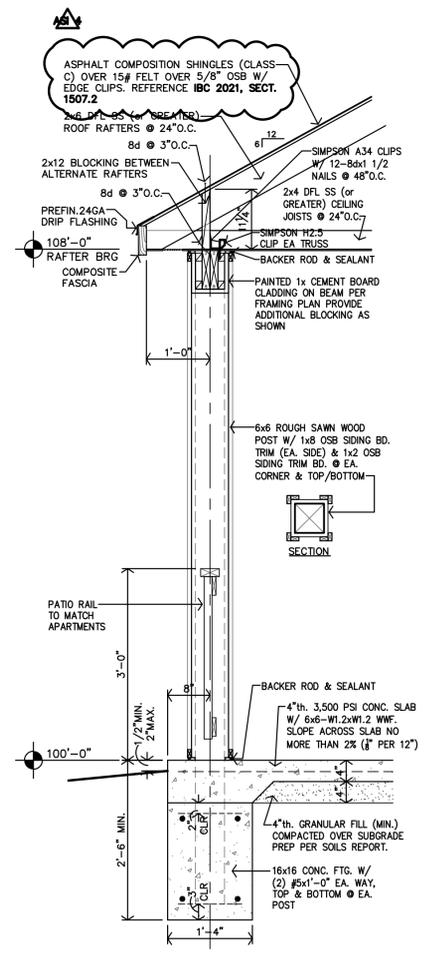
A PERGOLA PLAN
 1/4" = 1'-0"



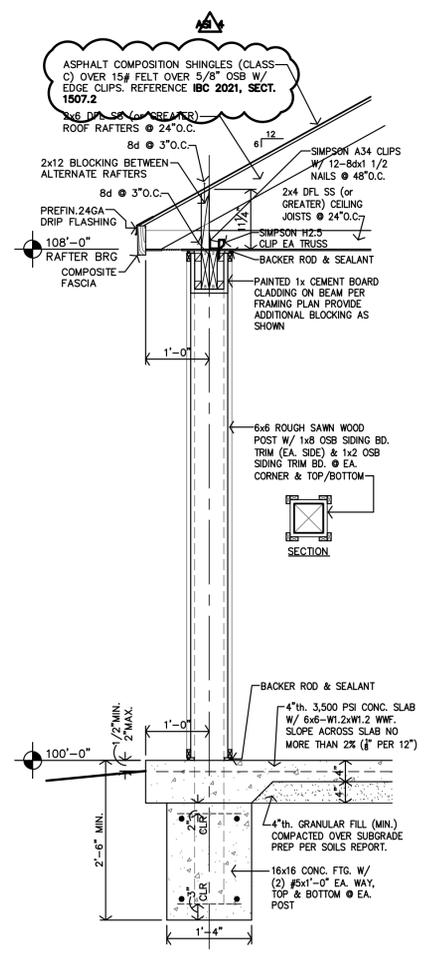
D PAVILION & BBQ AREA PLAN
 1/4" = 1'-0"



G GAZEBO PLAN
 1/4" = 1'-0"

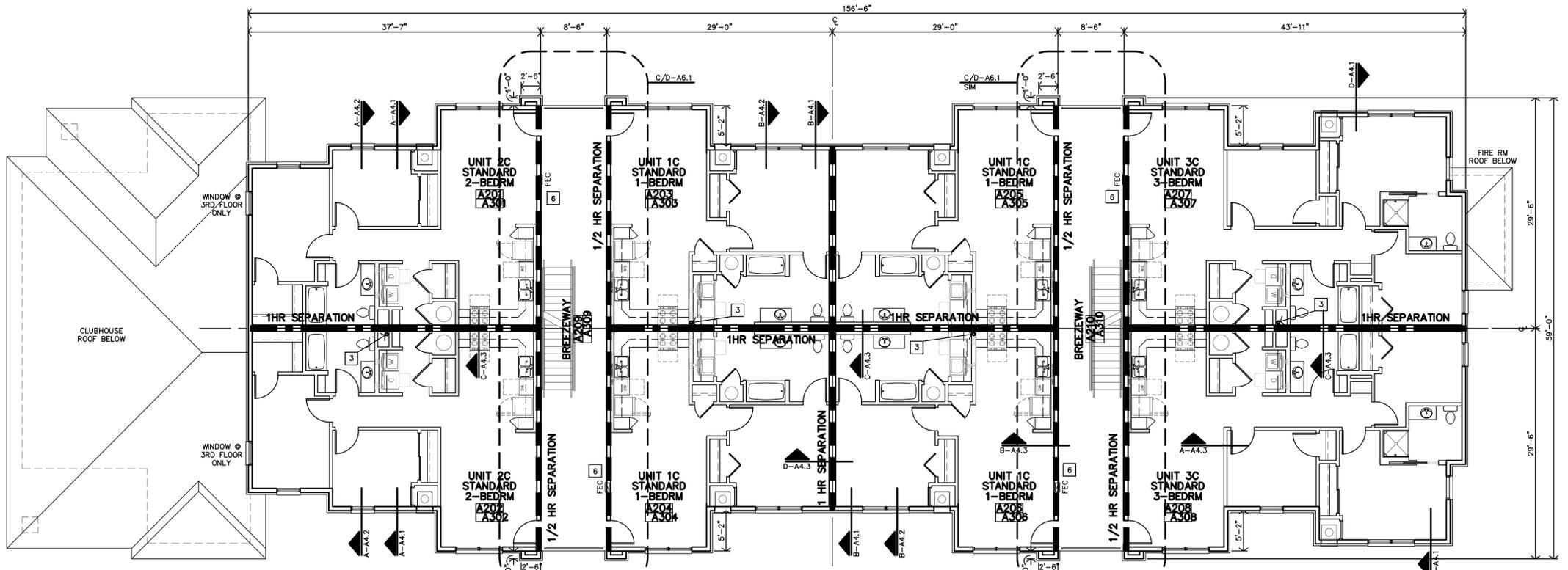


K GAZEBO SECTION
 1/4" = 1'-0"

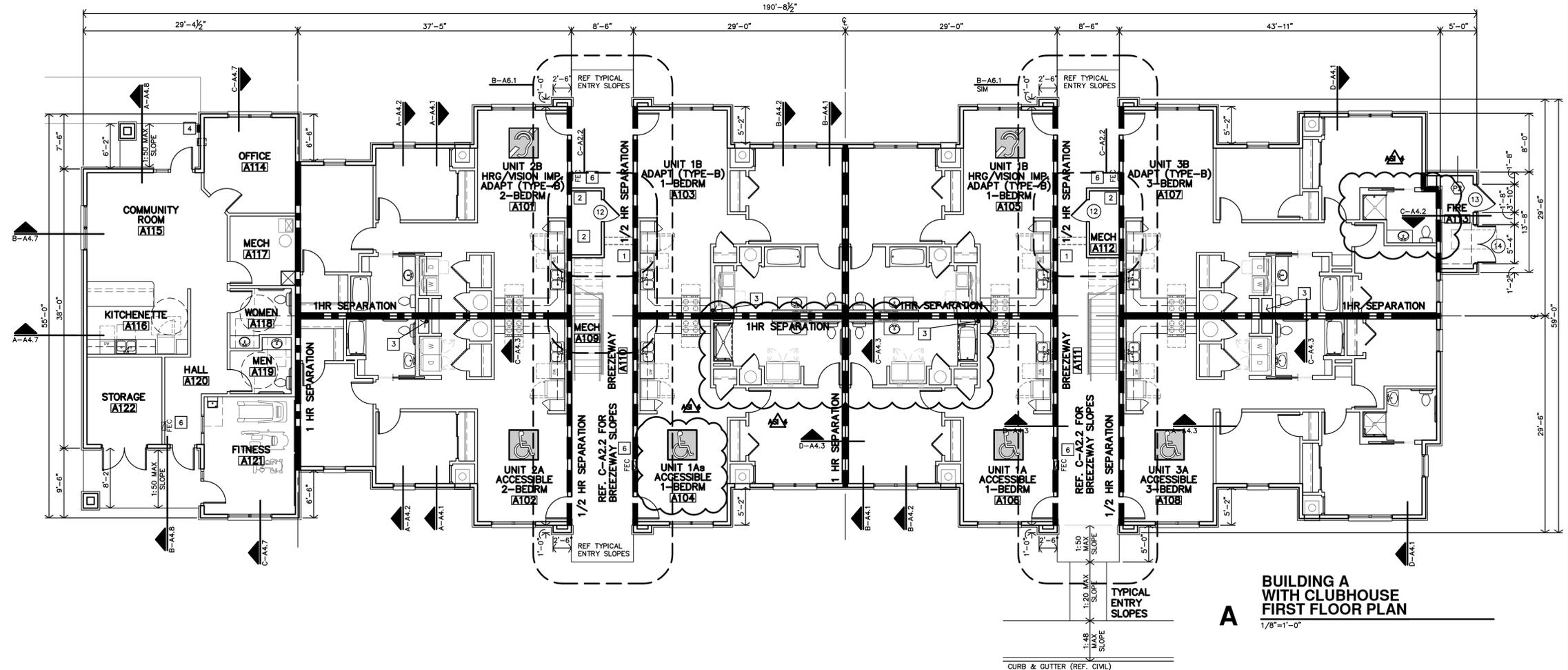


L PAVILION & PERGOLA SECTION
 1/4" = 1'-0"

- GENERAL NOTES**
- REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
 - REF. SHEET A2.11 FOR BREEZEWAY, MECH & FIRE CLOSETS FINISH & DOOR SCHEDULES.
 - F.O.S. = FACE OF STUD.
 - REF. STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
 - TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
 - CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWING.
 - 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.
 - FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1, LOCATED PER OFF SHEET.
 - ALL PENETRATIONS THROUGH WALLS AND FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES.
 - ALL SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216 & 703 FOR SIZE, LOCATION AND FABRICATION.
- KEY NOTES**
- FIRE LINE IN INSULATED BULKHEAD ADD'L WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD.
 - MECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS. FULLY INSULATE WALLS & CEILING.
 - RADON PIPE THROUGH ROOF. REF. N-A4.5 & MECH DWGS.
 - KNOX BOX REF. SHEET A1.1 FOR LOCATION.
 - METER CENTER LOCATON REF. ELECT. DWGS.
 - 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"

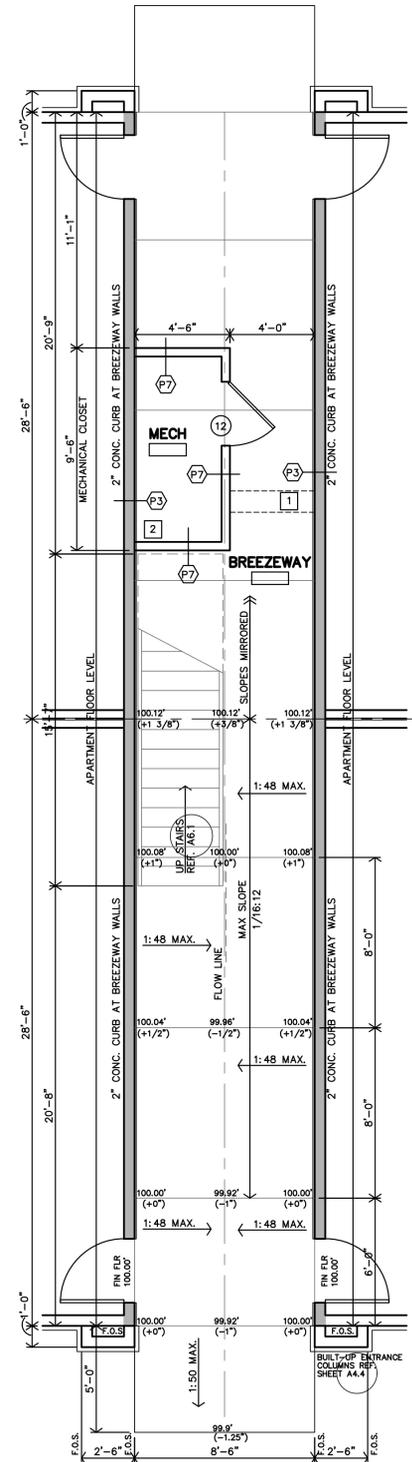


A
BUILDING A
WITH CLUBHOUSE
FIRST FLOOR PLAN
 1/8"=1'-0"



REVISION:
 10-30-2025

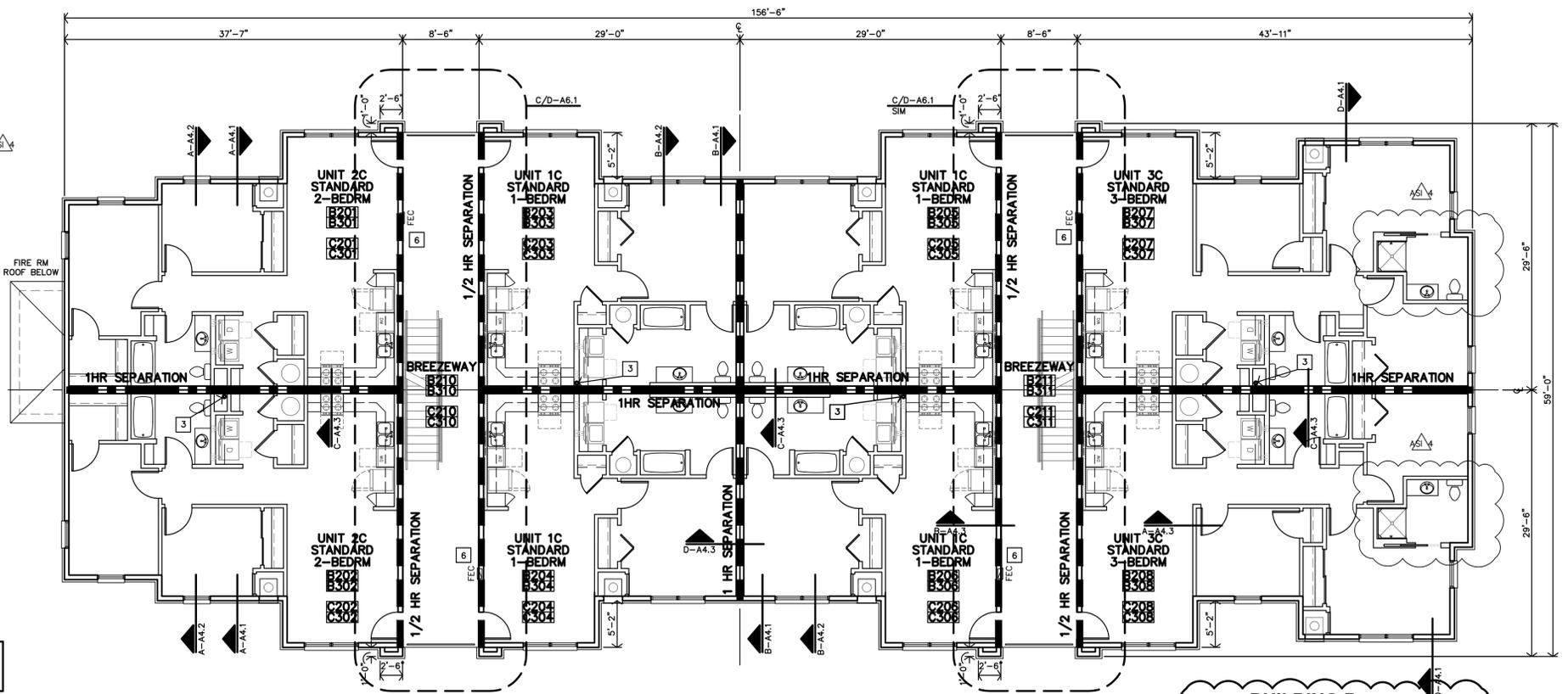
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 SHEET NO.:



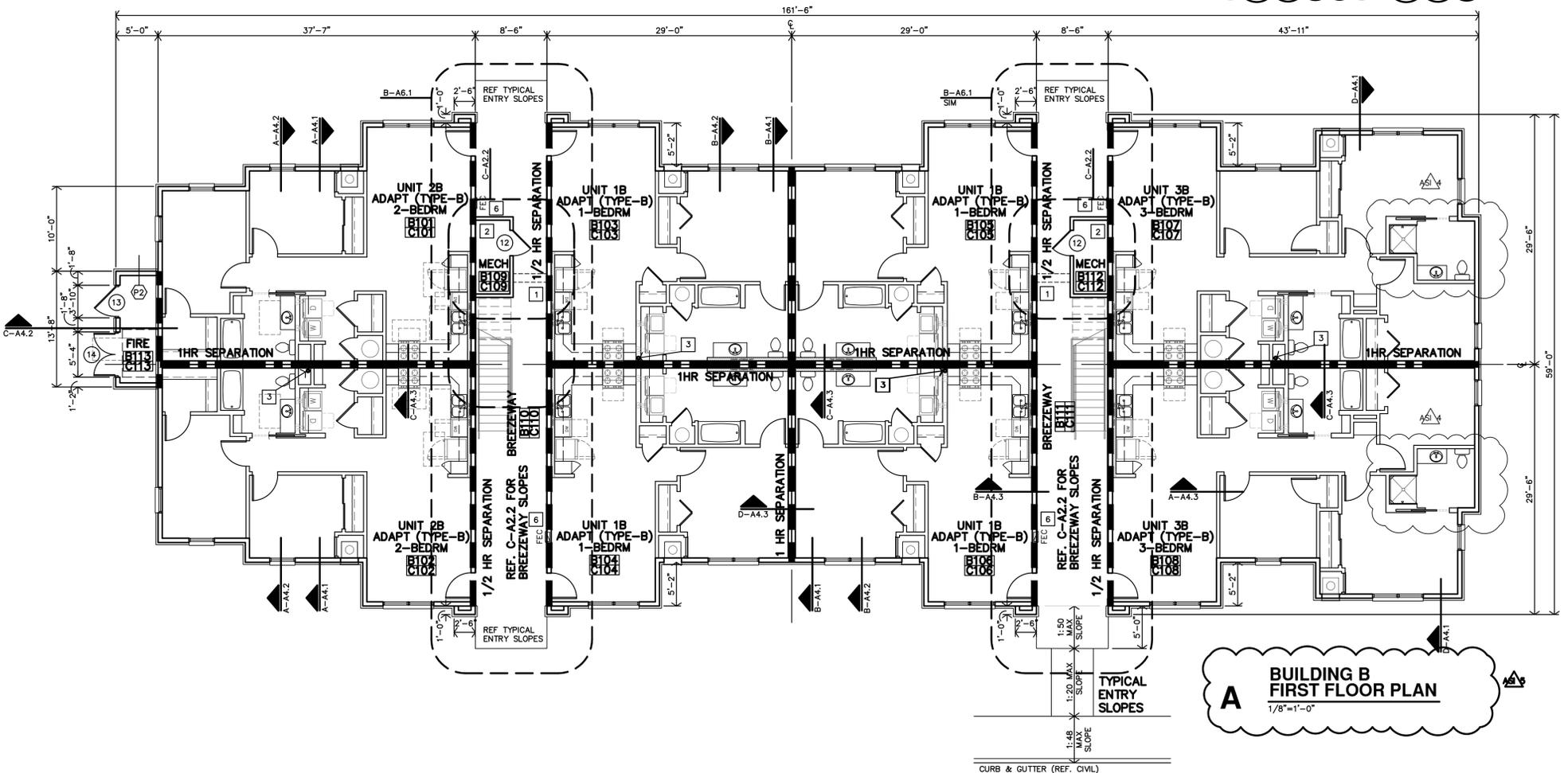
C BREEZEWAY SLOPES
1/4"=1'-0"

- GENERAL NOTES**
- REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
 - REF. SHEET A2.11 FOR BREEZEWAY, MECH & FIRE CLOSETS FINISH & DOOR SCHEDULES.
 - F.O.S. = FACE OF STUD.
 - REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
 - TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
 - CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
 - 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.
 - FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
 - ALL PENETRATIONS THROUGH RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES.
 - ALL SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216 & 703 FOR SIZE, LOCATION AND FABRICATION.
- KEY NOTES**
- FIRE LINE IN INSULATED BULKHEAD ADD'L WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD
 - MECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS. FULLY INSULATE WALLS & CEILING.
 - RADON PIPE THROUGH ROOF REF. N-A4.5 & MECH DWGS
 - KNOX BOX REF. SHEET A1.1 FOR LOCATION
 - METER CENTER LOCATON REF. ELECT. DWGS
 - 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 (SIM)
1/8"=1'-0"



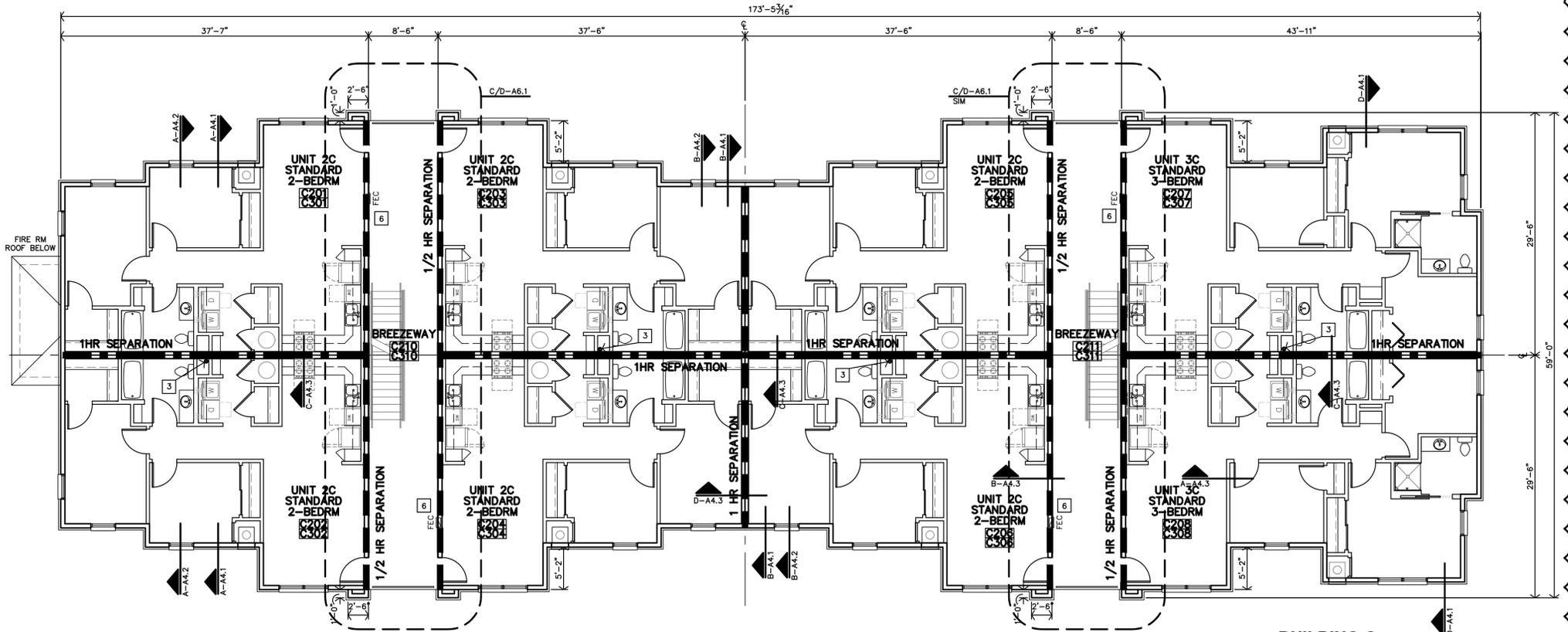
A BUILDING B FIRST FLOOR PLAN
1/8"=1'-0"



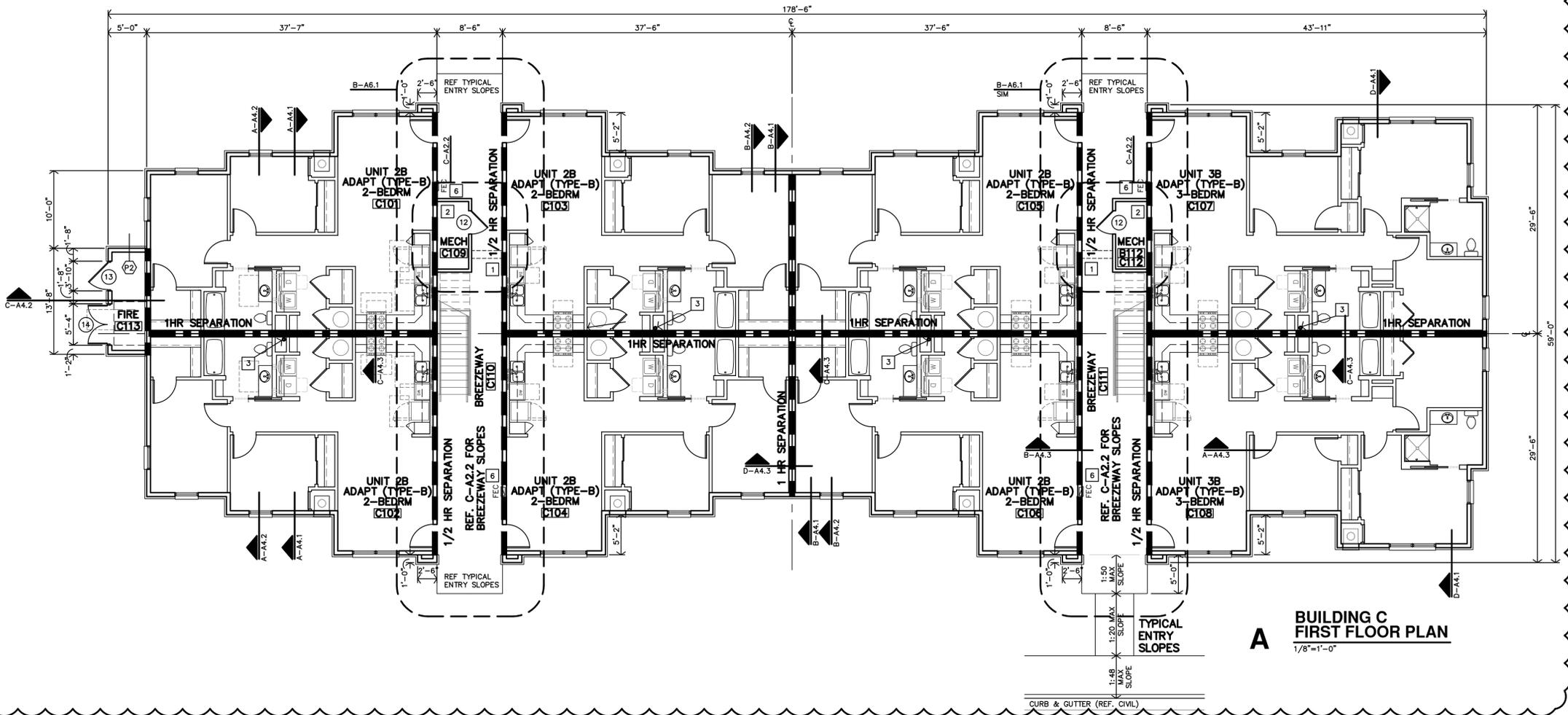
REVISION:	
AS	10-30-2025
AS	12-5-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

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 GFF 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	

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



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



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

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THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE,
TENNESSEE



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

A2.2C

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APARTMENT GENERAL NOTES

- REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
- CONTRACTOR SHALL PROVIDE ADJUSTABLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
- CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY SURVEYOR DRAWINGS.
- 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.
- FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10, 2021 IBC, SECTION 906.1 AND SPECIFICATIONS, LOCATIONS INDICATED ON FLOOR PLANS AND CIP.
- ALL PENETRATIONS THRU BATTED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES.
- B.O. HEADER 83" ABV. FIN. FLR.
- KITCHEN RECEPTACLES TO BE @ 44" MAX ABOVE FIN FLR.
- 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.
- ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- F.O.S. = FACE OF STUD
- 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
- REF. A2.4 FOR PARTITION & ASSEMBLY SCHEDULES AND REF. A2.5 FOR FINISH, DOOR & WINDOW SCHEDULES
- 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

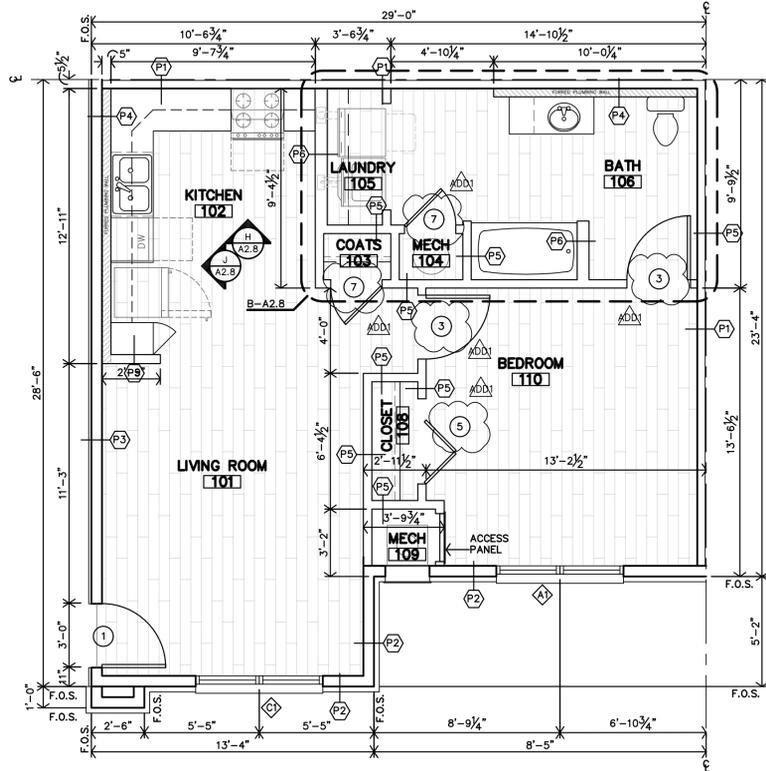
- ADAPTABLE (TYPE-B) UNITS (WHERE INDICATED ON SHEET A1.1 AND BUILDING PLANS):
- REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
 - 1-BEDROOM: CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR FUTURE GRAB BARS @ ALL TOILETS & TUBS AND COUNTERTOPS AT BATH #106
 - 2-BEDROOM: CONTRACTOR TO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

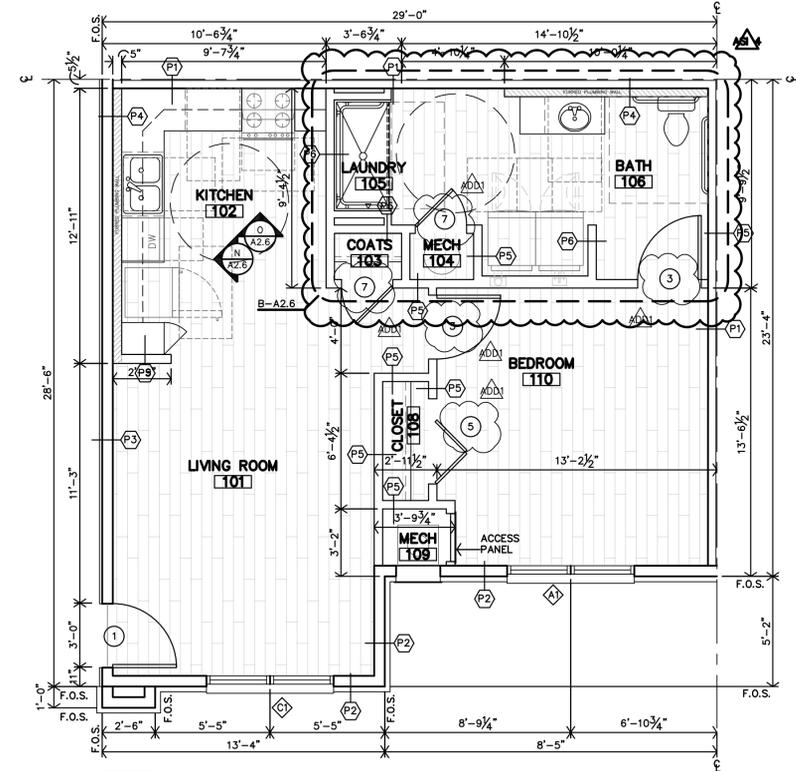
- ACCESSIBLE UNITS (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS):
- REFERENCE ENLARGED PLANS AND DETAILS FOR ADDITIONAL INFORMATION
 - 1-BEDROOM: CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR GRAB BARS @ ALL TOILETS & TUBS AND BLOCKING @ SINKS & COUNTERTOPS AT BATH #106
 - 2-BEDROOM: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

- REF. SHEET A2.4 FOR APARTMENT PARTITION TYPES & ASSEMBLY SCHEDULES.
- REF. SHEET A2.5 FOR APARTMENT FINISH & DOOR SCHEDULES.
- FOR UL ASSEMBLY/ATTACHMENT DETAILS - REF. SPECIFICATIONS & PROJECT MANUAL.
- REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
- REF. SHEET A2.8 FOR APARTMENT CASEWORK SECTIONS.

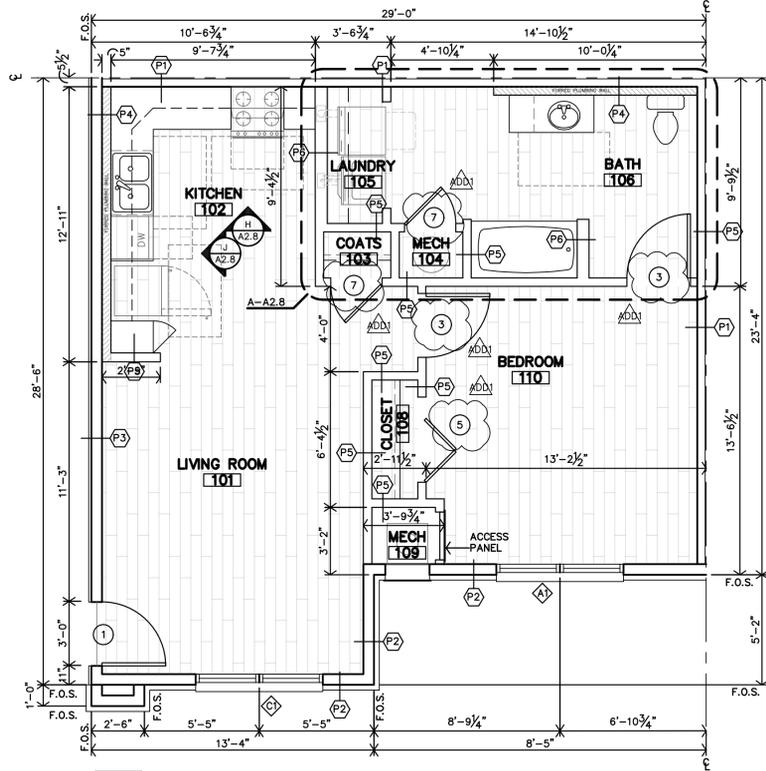


D UNIT 1C (STANDARD) 1-BEDROOM/1-BATH
1/4"=1'-0" 693 sf



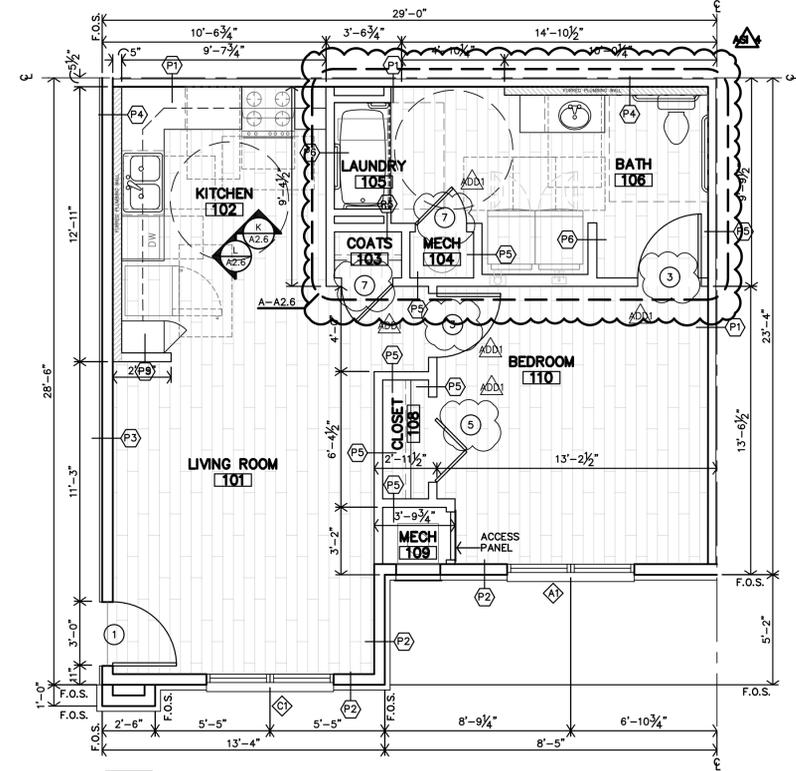
1 FULLY ACCESSIBLE UNIT W/ ROLL-IN SHOWER
ACCESSIBLE

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



1 HEARING/VISION IMPAIRED UNIT

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



1 FULLY ACCESSIBLE UNIT
ACCESSIBLE

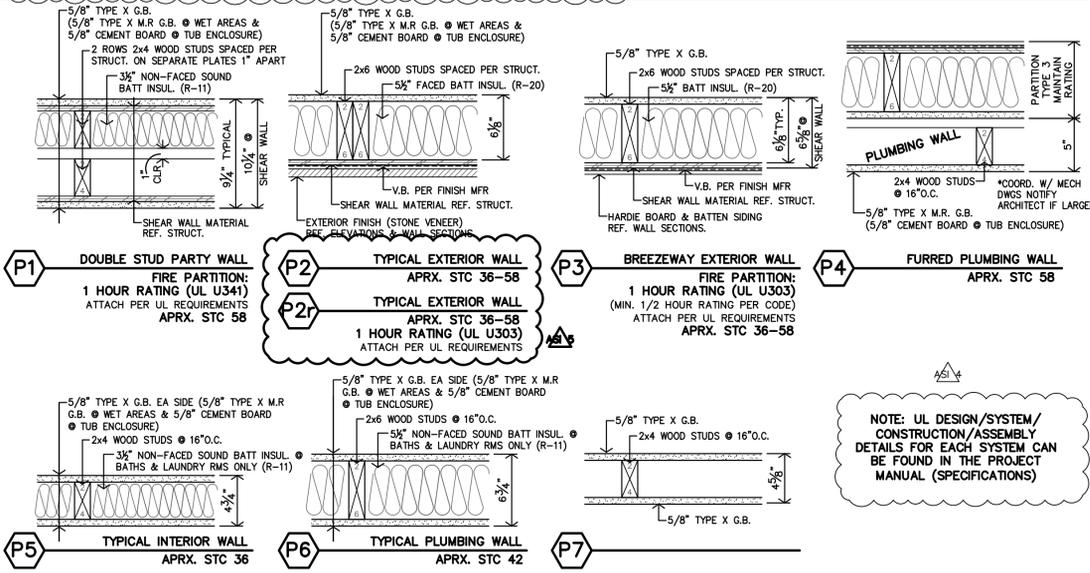
A UNIT 1A (ACCESSIBLE) 1-BEDROOM/1-BATH
1/4"=1'-0" 693 sf



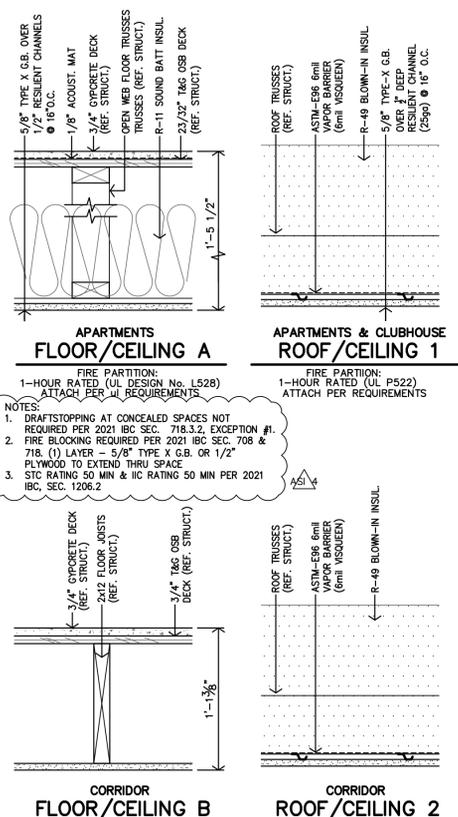
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ADD	6-2-2025
TR	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

APARTMENT PARTITION SCHEDULE

- PARTITION NOTES:**
- SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS
 - EXTERIOR SHEAR WALLS: CONTRACTOR TO EXTEND SHEAR WALL MATERIAL TO CORNER OF WALL, TO ENSURE FLUSH WITH EXTERIOR FINISH MATERIALS. REFERENCE STRUCT. DWGS FOR MORE NOTES AND DETAILS.
 - 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 ELECTRICAL OUTLETS. (2) LAYER - 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE

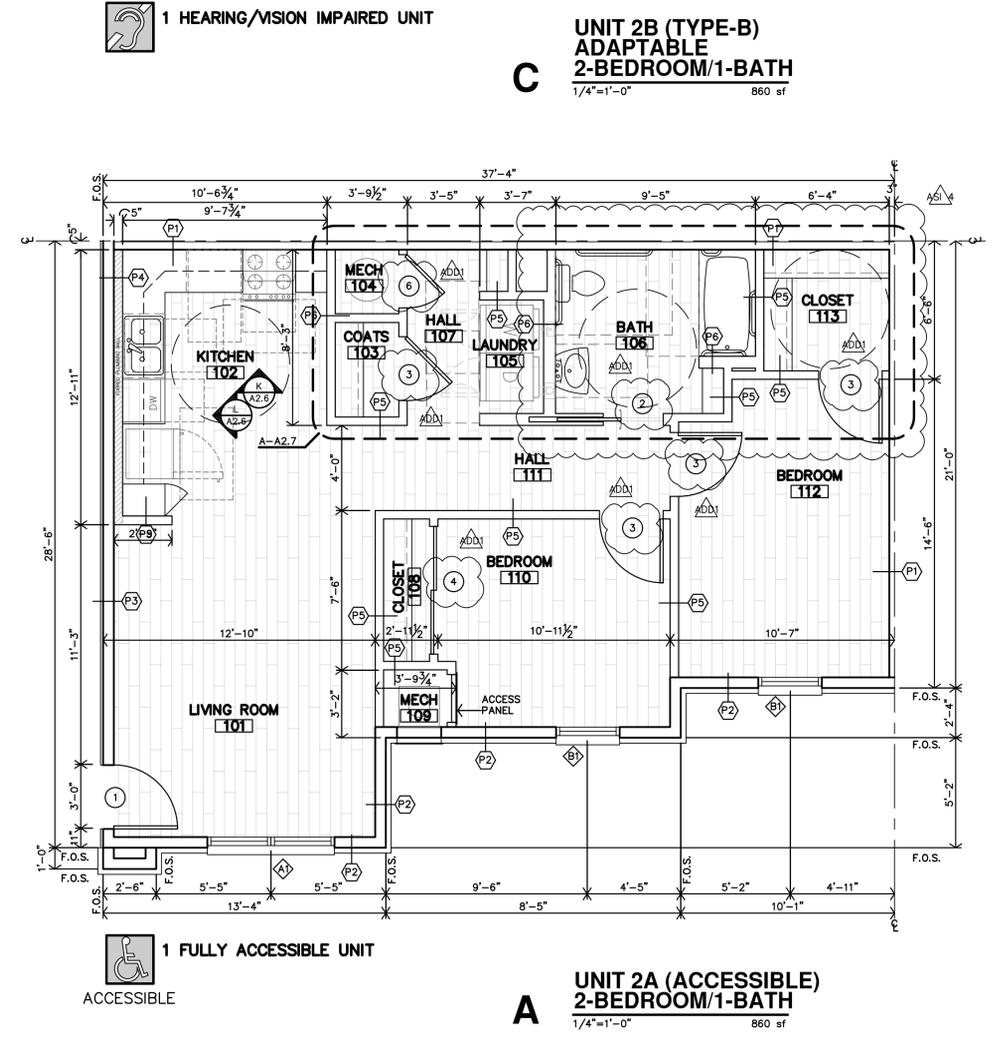
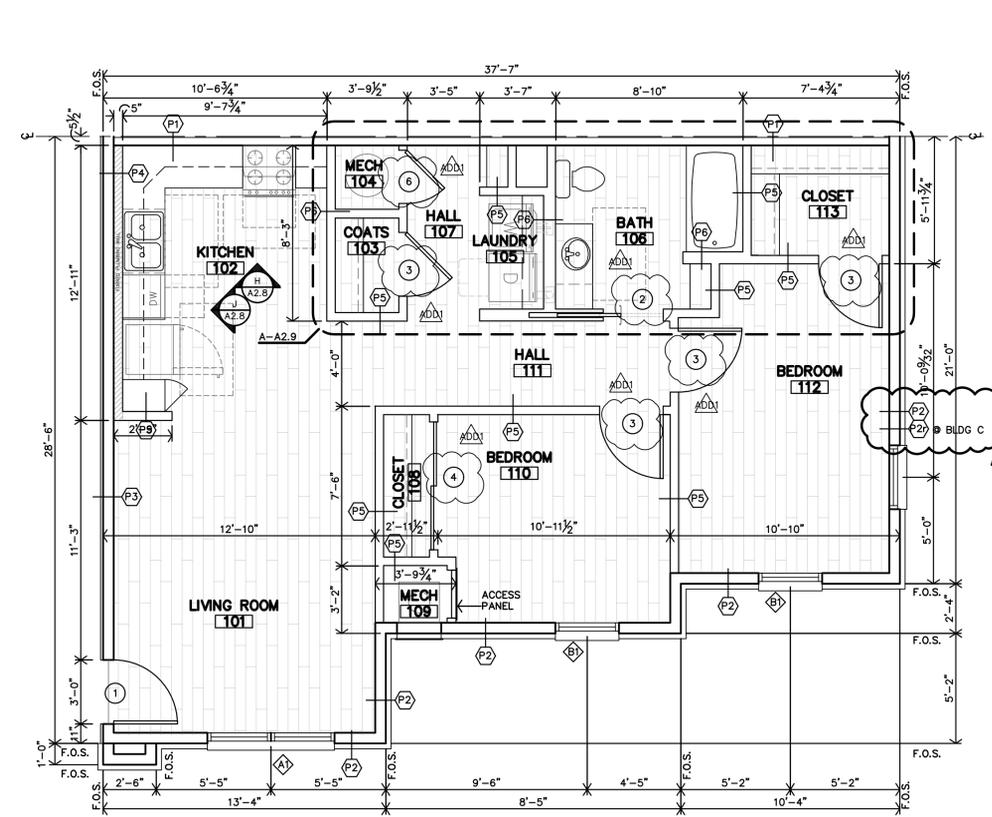
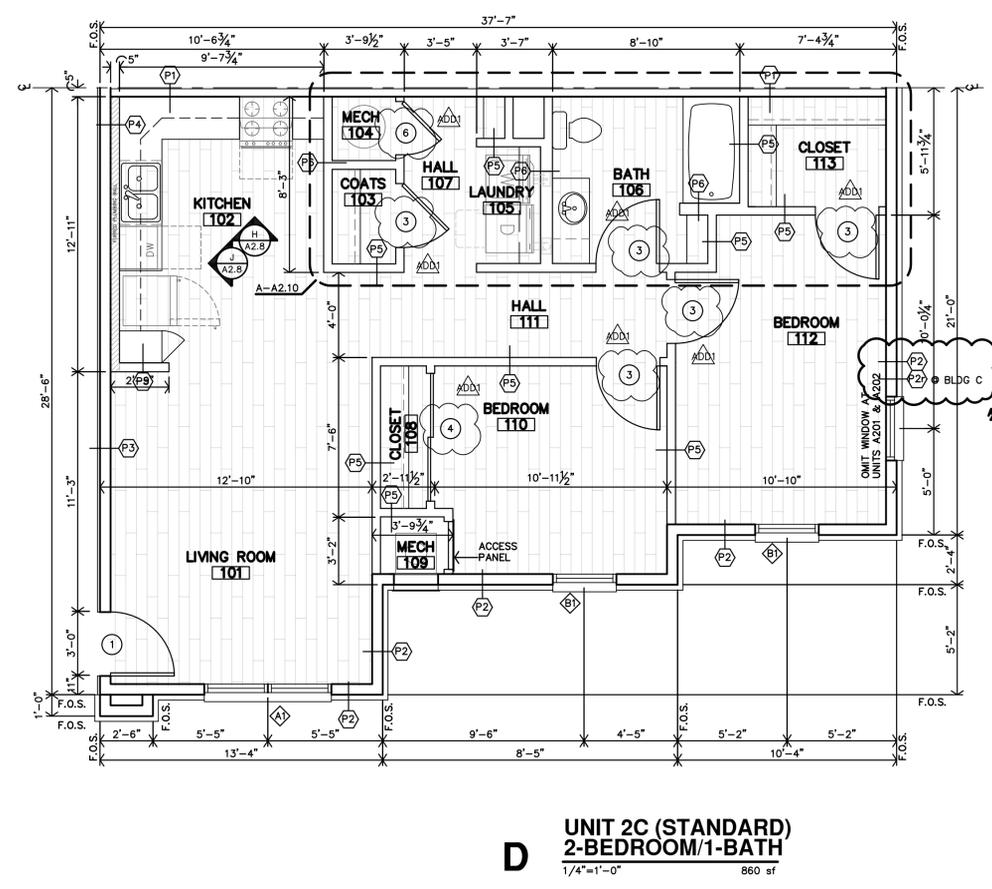
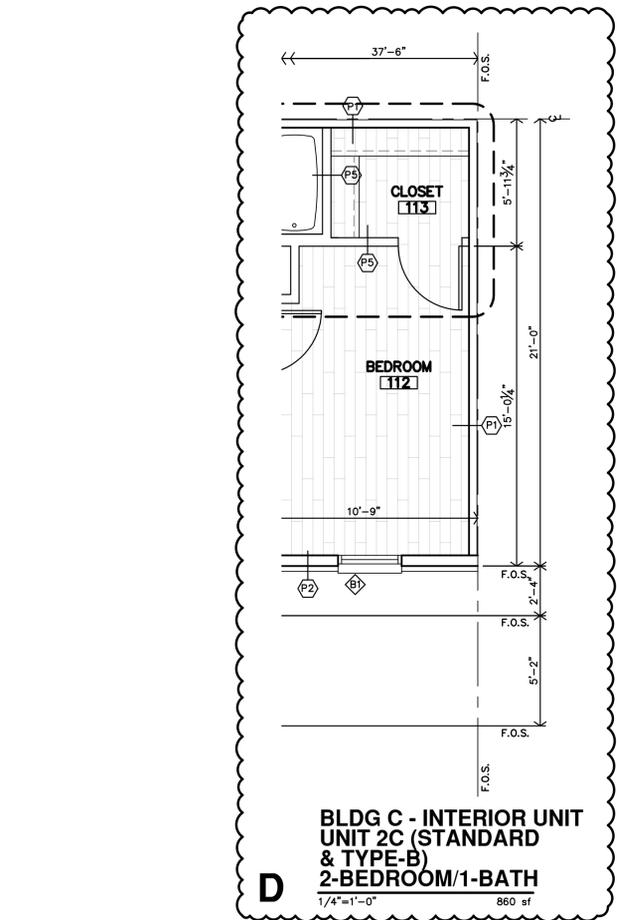


ASSEMBLY SCHEDULE



PLAN NOTES

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



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JGR

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM
REGISTERED ARCHITECT
STATE OF TENNESSEE

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

A2.4

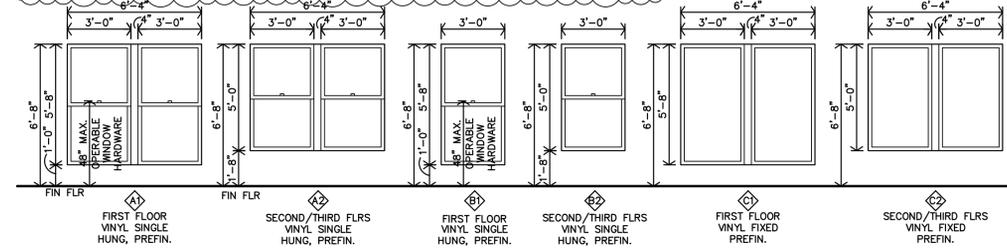
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APARTMENT INTERIOR FINISH SCHEDULE										
FINISHES & INSTRUCTIONS										
P1 - LATEX ENAMEL			C1 - CARPET #1			V - VINYL PLANK FLR'G TILE				
P2 - EPOXY PAINT			C2 - CARPET #2			ST - SPRAY TEXTURE				
CT - CERAMIC TILE			SV - SHEET VINYL			S - SMOOTH				
						T - TEXTURED LIGHT KNOCKDOWN				
NO.	DESCRIPTION	FLOOR	BASE	N. WALL	E. WALL	S. WALL	W. WALL	CLG	HGT.	NOTES
101	LIVING ROOM	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1
102	KITCHEN	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1
103	COATS	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1
104	MECH	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1
105	LAUNDRY	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1
106	BATH	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1
107	HALL	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1, 2
108	CLOSET	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1, 2
109	MECH	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1, 2
110	BEDROOM	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1, 2
111	HALL	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1, 2
112	BEDROOM	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1, 2
113	CLOSET	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1, 2
114	NOT USED									
115	BEDROOM	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1, 2
116	CLOSET	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1, 2
117	BATH	V	P1	P1	P1	P1	P1	ST	8'-0"	NOTE 1, 2

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

WINDOW NOTES:

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



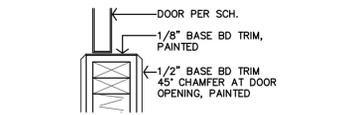
E APARTMENT WINDOW SCHEDULE

1/4"=1'-0"

APARTMENT DOOR SCHEDULE									
MARK	DOOR			FRAME		RATING	NOTES		
	W	H	T	MATERIAL	FINISH				
1	3'-0"	6'-8"	1 3/4"	MASONITE	WOOD H.C.	20min	NOTES 1,2,3,4		
2	3'-0"	6'-8"	1 3/8"	WOOD H.C.	WOOD LOUVER		NOTE 7		
3	3'-0"	6'-8"	1 3/8"	WOOD H.C.	WOOD LOUVER		NOTES 5,6,8		
4	PR3'-0"	6'-8"	1 3/8"	WOOD H.C.	WOOD LOUVER		REF. F-A2.6		
5	PR2'-0"	6'-8"	1 3/8"	WOOD H.C.	WOOD LOUVER		REF. F-A2.6		
6	2'-6"	6'-8"	1 3/8"	WOOD H.C.	WOOD LOUVER		NOTE 9		
7	2'-6"	6'-8"	1 3/8"	WOOD H.C.	WOOD LOUVER		NOTE 8		

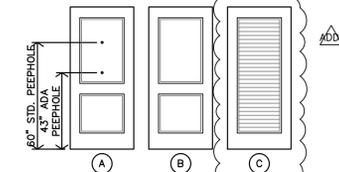
GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS, KEYPED OUTSIDE & RELEASE INSIDE PER LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYPED REQUIREMENTS WITH OWNER.
B. REF. SHEET A2.11 FOR BREEZEWAY DOOR SCHEDULE.

SPECIFIC NOTES:
1. ENTRY DOOR - HARDWARE TO BE LEVER TYPE LATCH SETS, KEYPED OUTSIDE & RELEASE INSIDE PER LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYPED REQUIREMENTS WITH OWNER.
2. ENTRY DOOR - PEEP HOLES @ ACCESSIBLE UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60" AFF.
3. ENTRY DOOR - PEEP HOLES @ 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 1068.
8. CLOSET LINER DOORS - HARDWARE TO BE PASSAGE LEVER TYPE LATCH SET.
9. MECHANICAL DOORS - HARDWARE TO BE STORAGE LOCK LEVER TYPE LATCH SET.



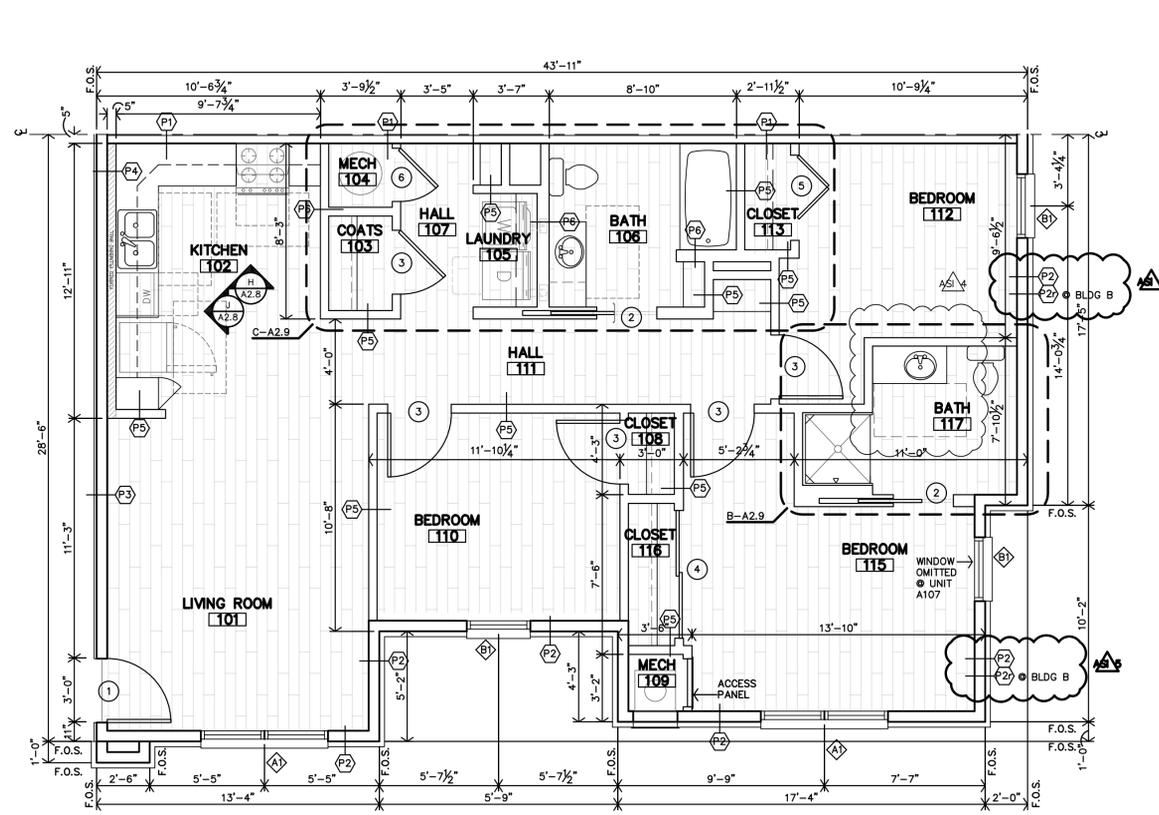
F TYP. BASE DETAIL @ BI-FOLD & BI-PASS DOOR

1 1/2"=1'-0"



D APARTMENT DOOR TYPES

1/4"=1'-0"

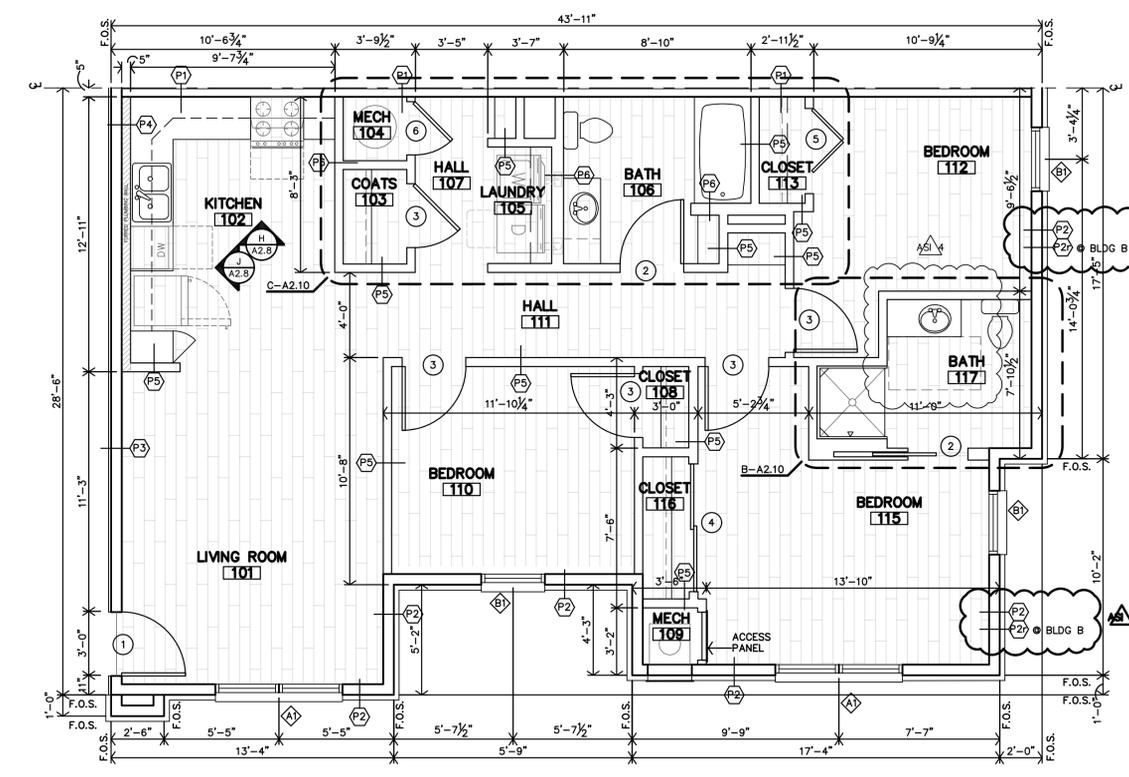


PLAN NOTES

- REF. SHEET A2.3 FOR APARTMENT GENERAL NOTES.
- REF. SHEET A2.4 FOR APARTMENT PARTITION TYPES & ASSEMBLY SCHEDULES.
- FOR ILL ASSEMBLY/ATTACHMENT DETAILS - REF. SPECIFICATIONS & PROJECT MANUAL.
- REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
- REF. SHEET A2.8 FOR APARTMENT CASEWORK SECTIONS.

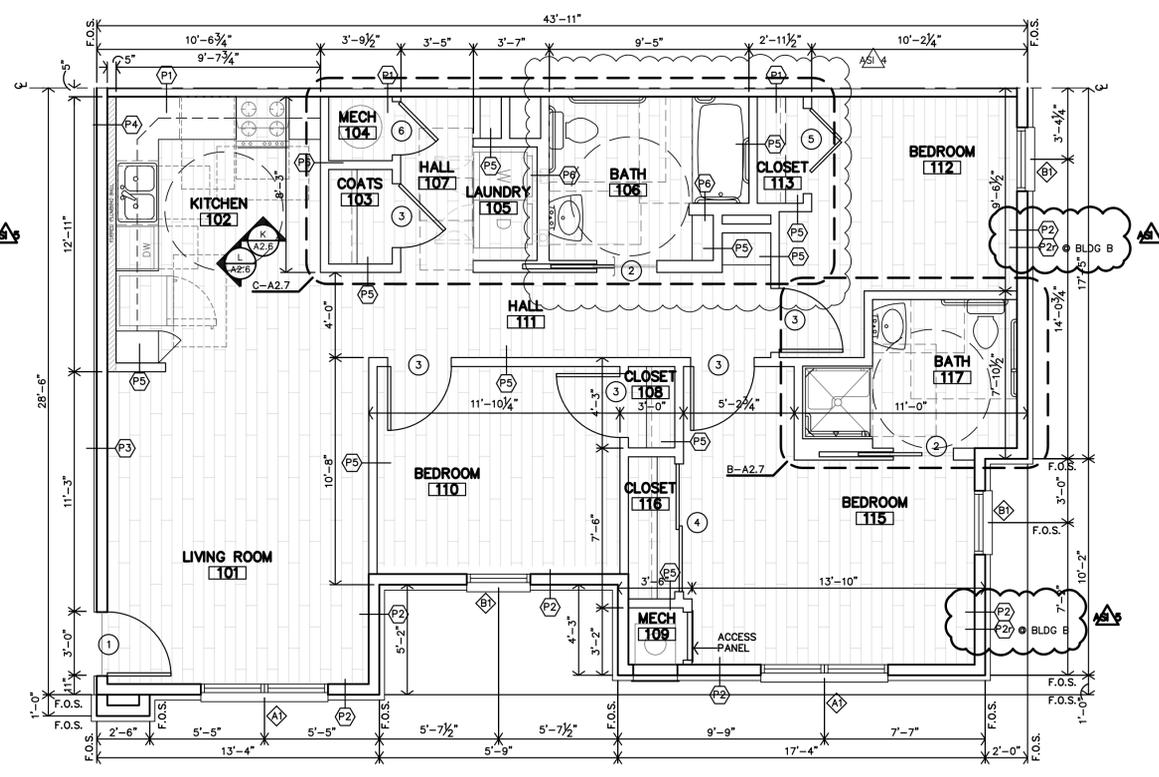
C UNIT 3B (TYPE-B) ADAPTABLE 3-BEDROOM/2-BATH

1/4"=1'-0" 1,083 sf



D UNIT 3C (STANDARD) 3-BEDROOM/2-BATH

1/4"=1'-0" 1,083 sf



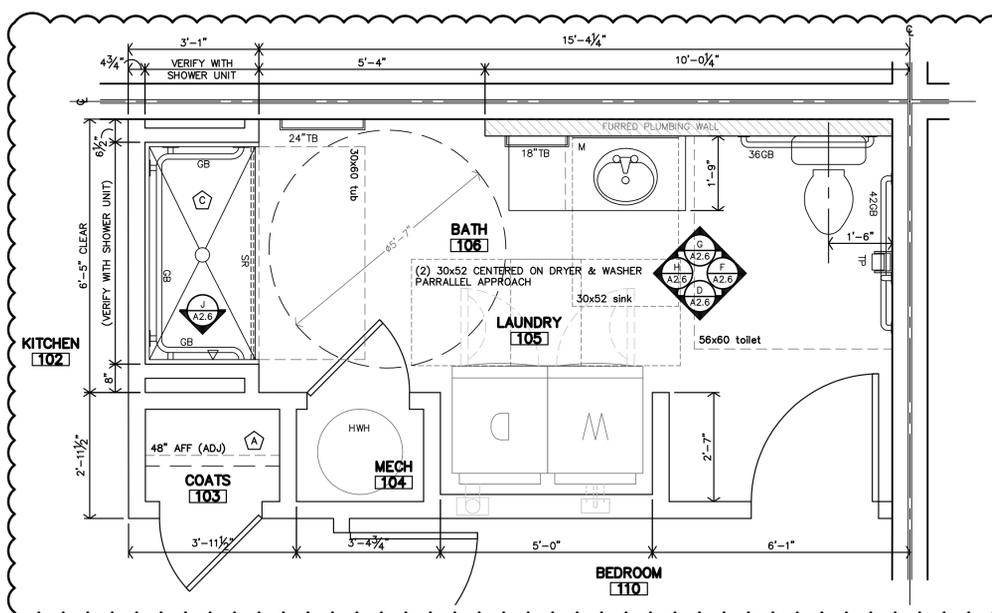
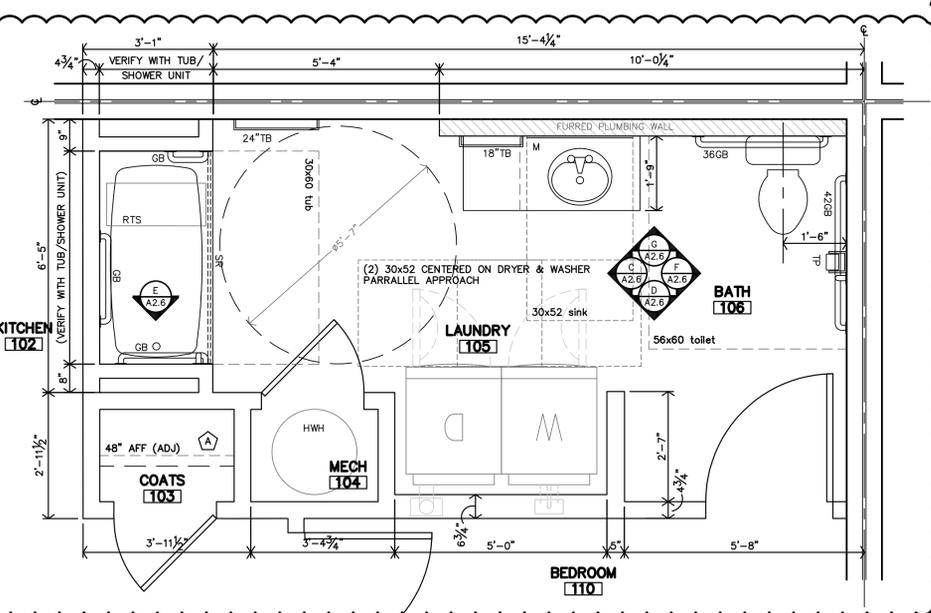
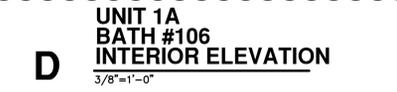
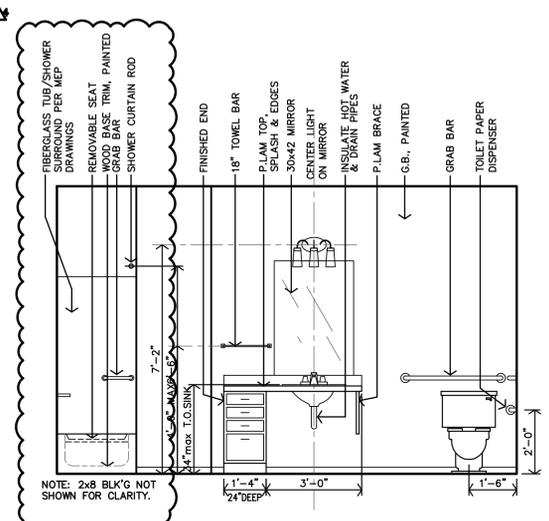
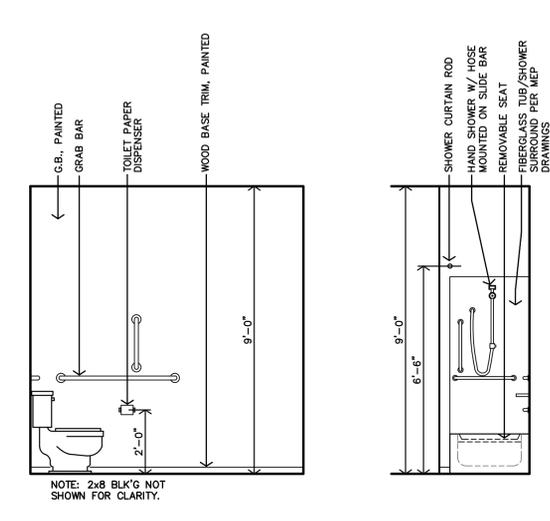
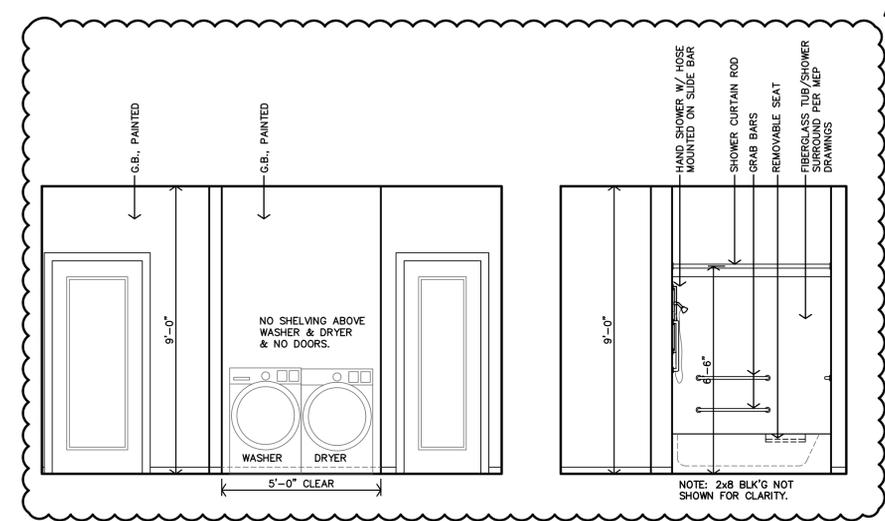
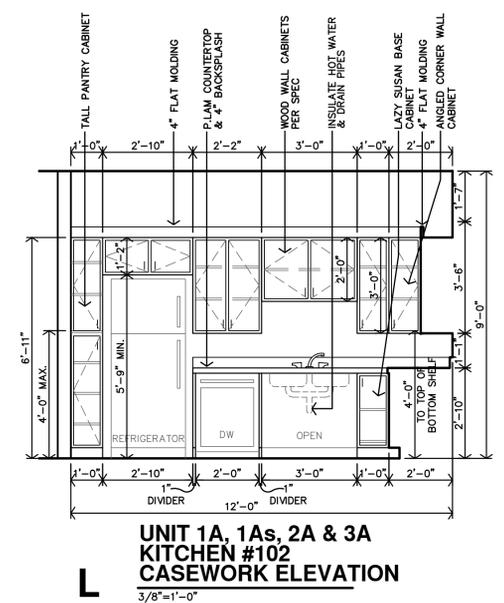
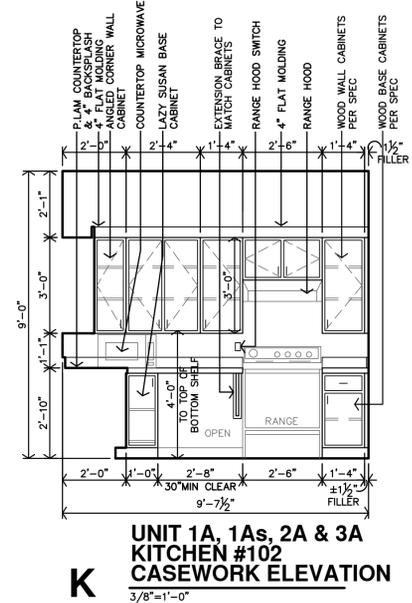
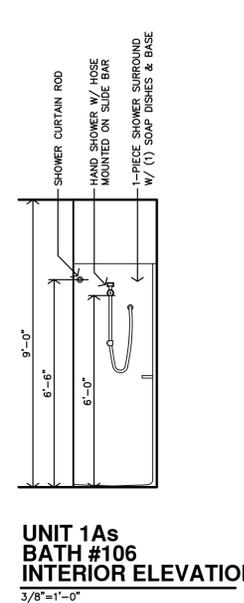
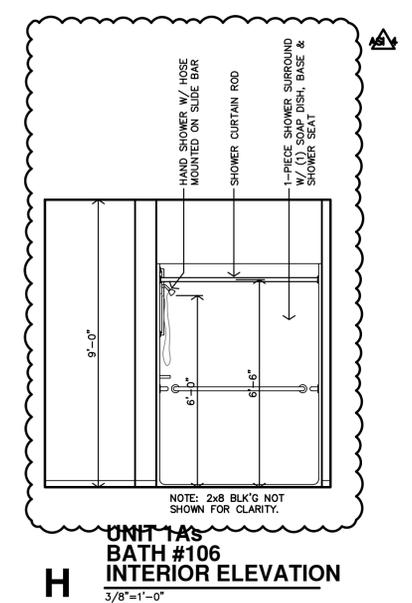
1 FULLY ACCESSIBLE UNIT

A UNIT 3A (ACCESSIBLE) 3-BEDROOM/2-BATH

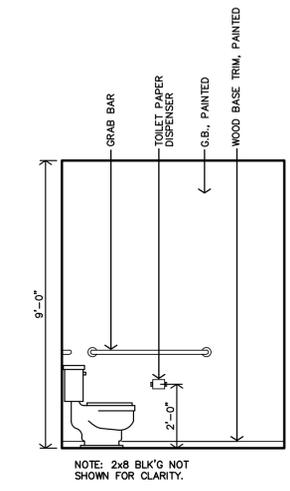
1/4"=1'-0" 1,083 sf



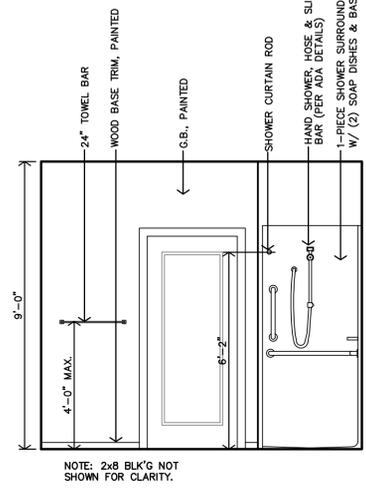
REVISION:	10-30-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	



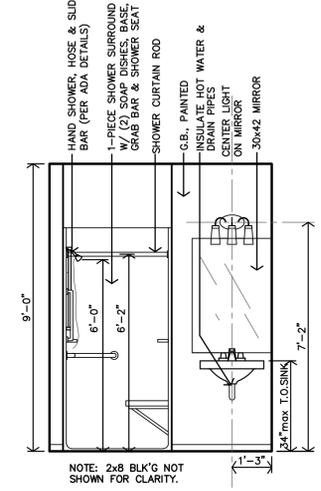
ACCESSIBLE UNIT BATH NOTES	
1. REF. UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.	
2. ALL DIMENSIONS ARE TO FACE OF C/P, B/D, UNLESS NOTED OTHERWISE	
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS 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"x33.5" 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	



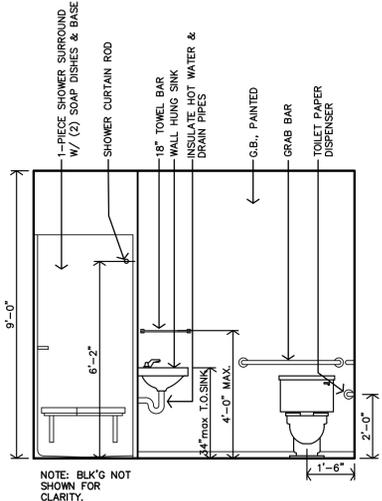
M UNIT 3A BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



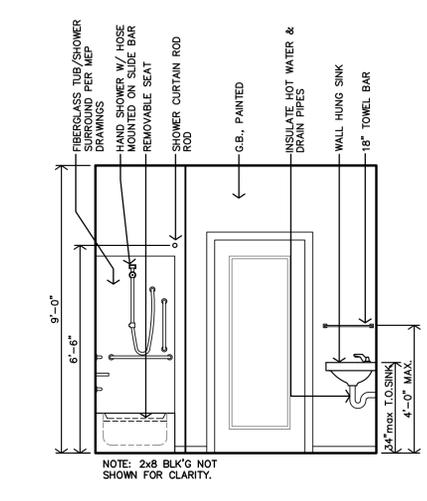
L UNIT 3A BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



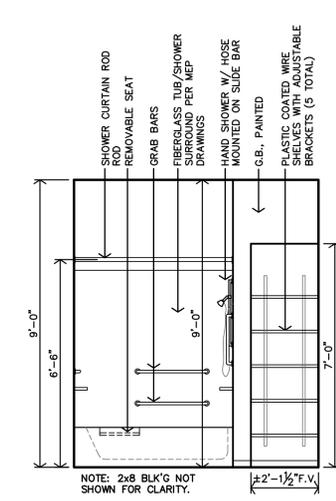
K UNIT 3A BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



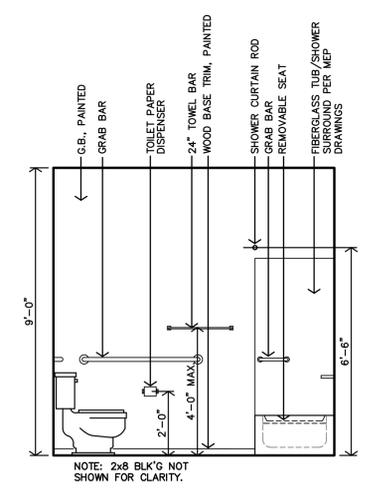
J UNIT 3A BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



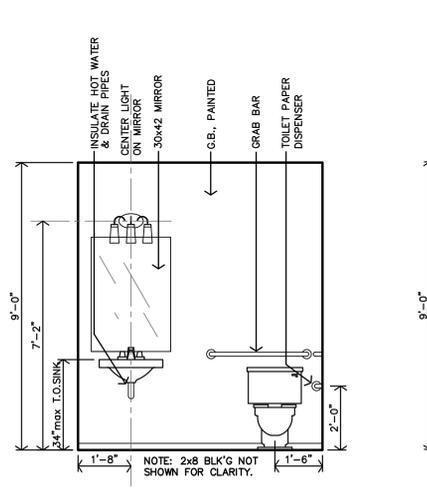
H UNIT 2A & 3A BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



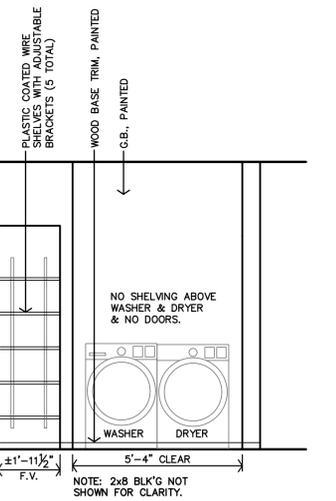
G UNIT 2A & 3A BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



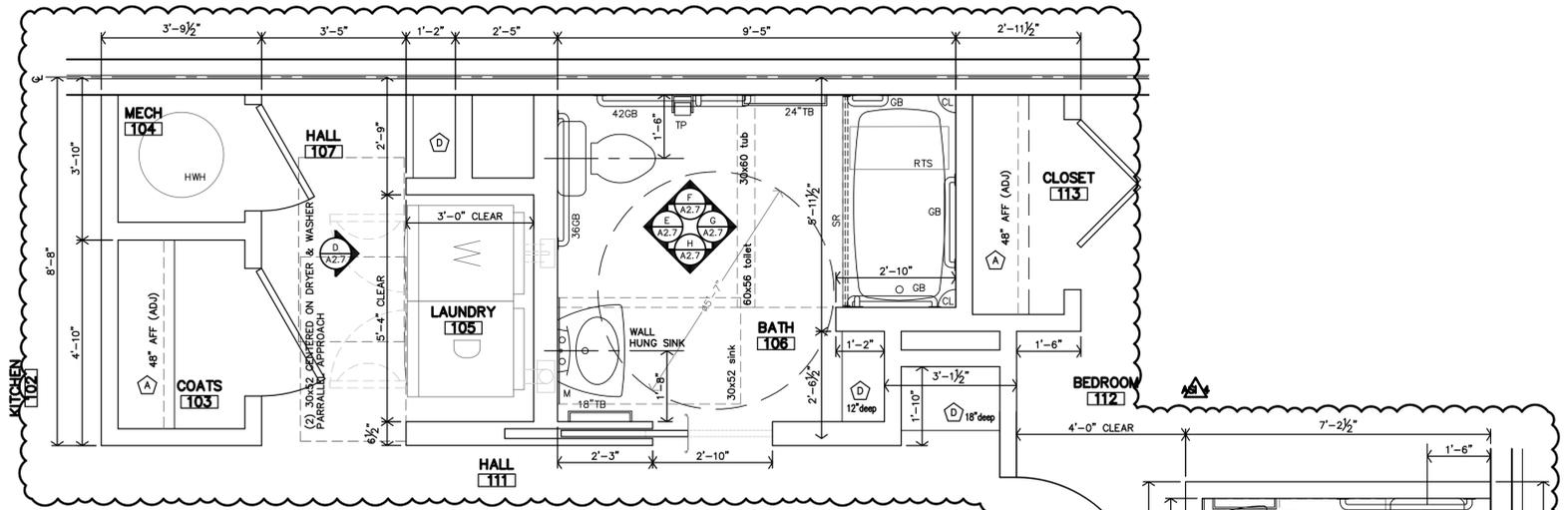
F UNIT 2A & 3A BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



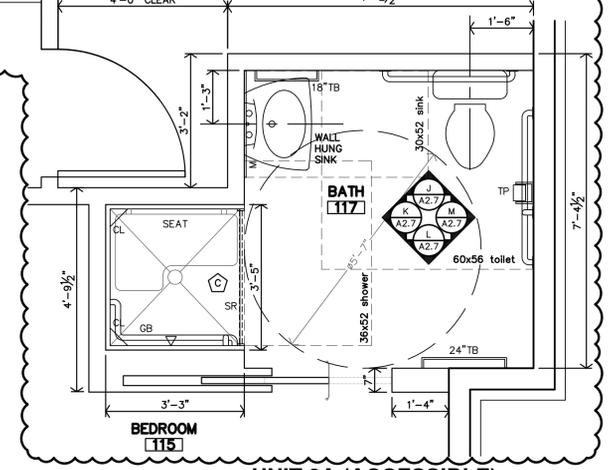
E UNIT 2A & 3A BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



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

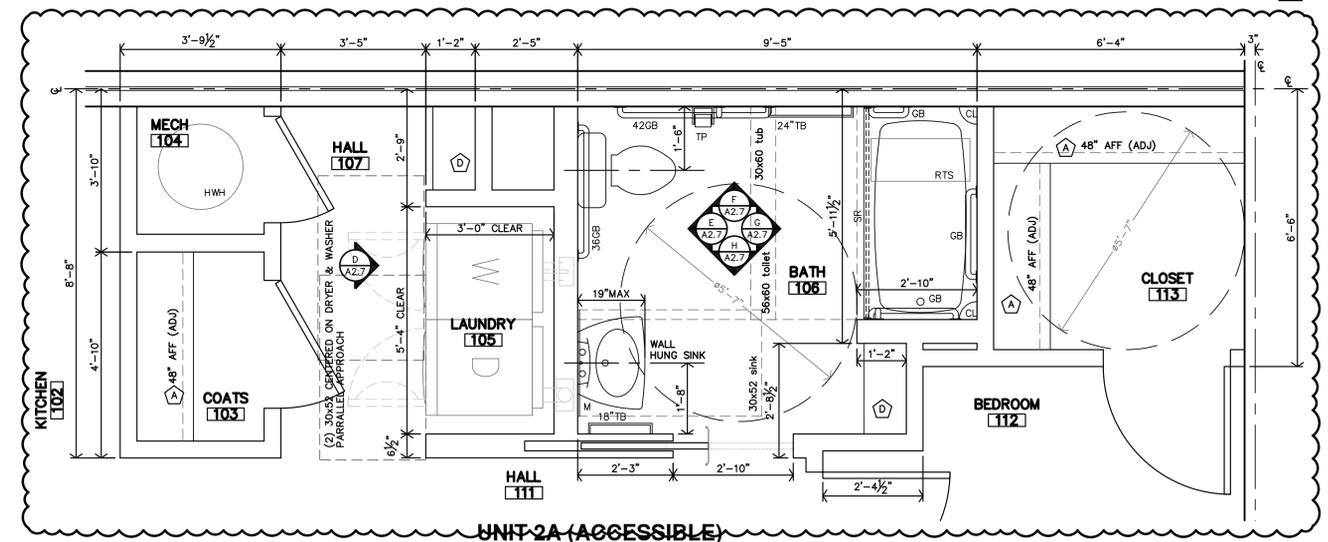


C UNIT 3A (ACCESSIBLE) BATH #106 & LAUNDRY #105 ENLARGED PLAN
1/2"=1'-0"



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

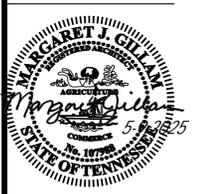
ACCESSIBLE UNIT BATH NOTES	
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.	
2. ALL DIMENSIONS ARE TO FACE OF C/P, B/D, UNLESS NOTED OTHERWISE	
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS 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"x33.5" 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	



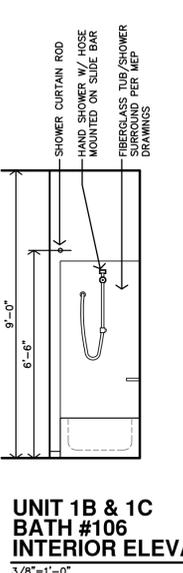
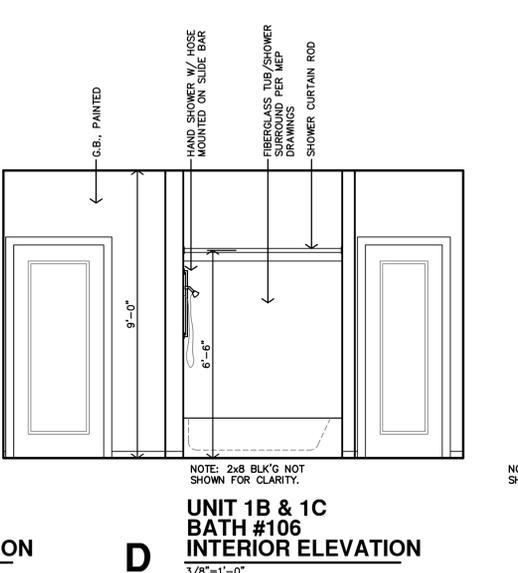
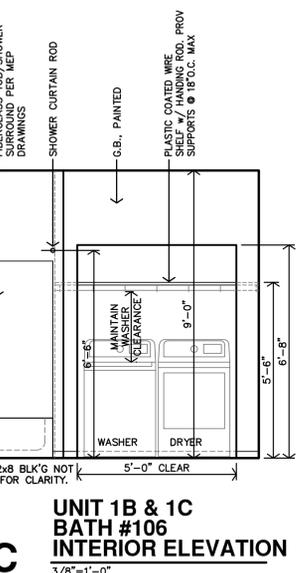
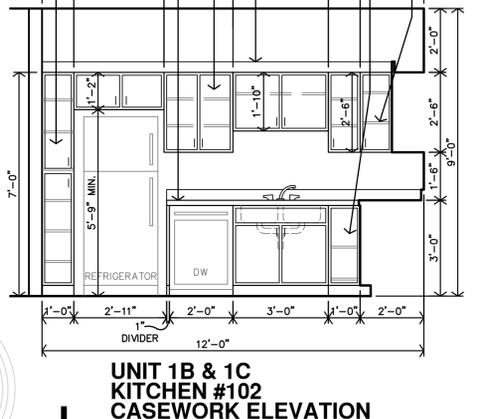
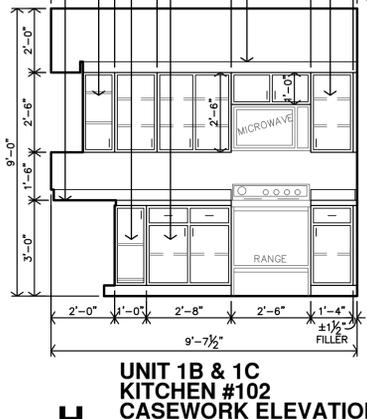
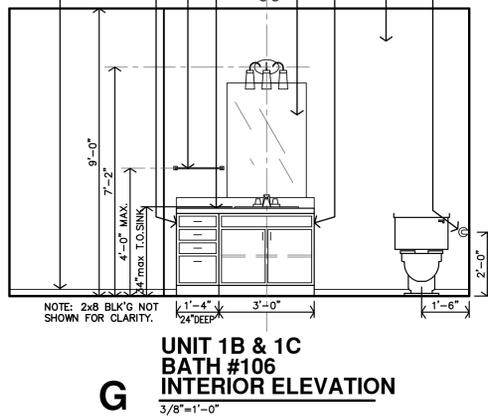
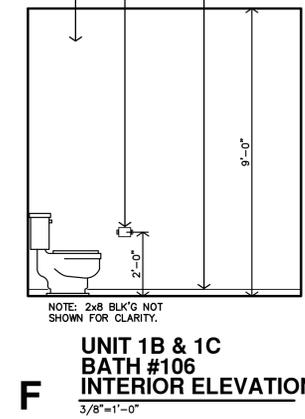
A UNIT 2A (ACCESSIBLE) BATH #106 & LAUNDRY #105 ENLARGED PLAN
1/2"=1'-0"



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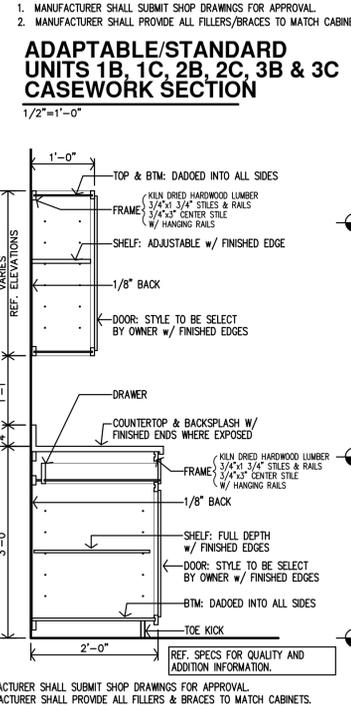
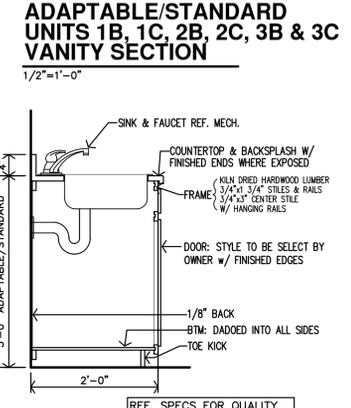
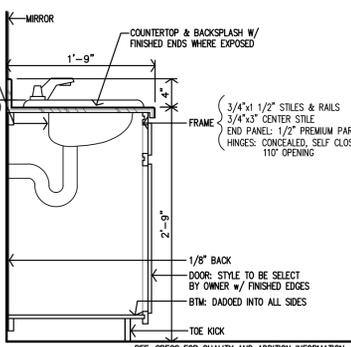
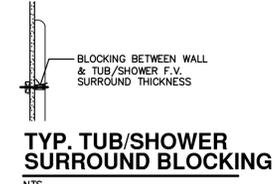
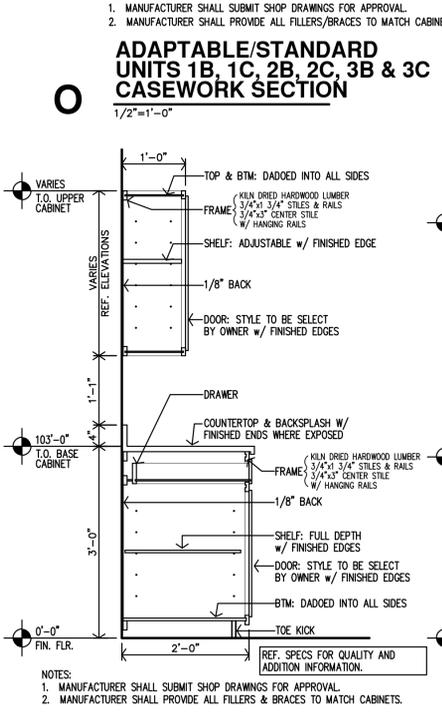
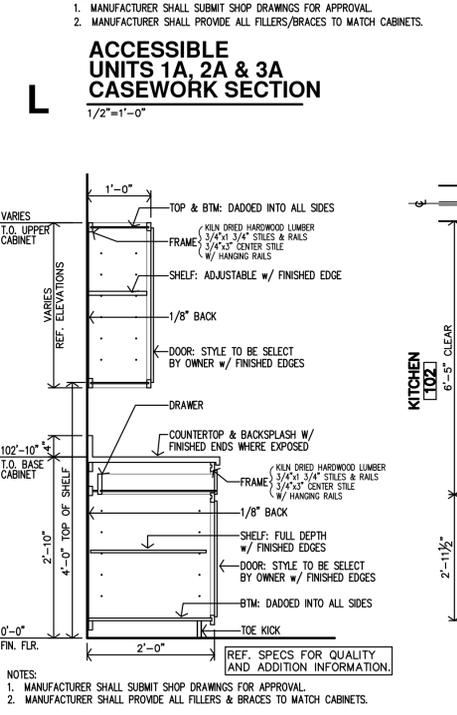
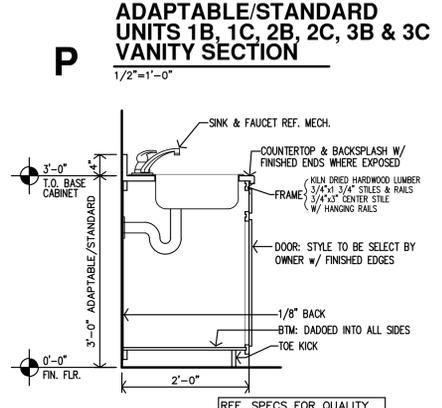
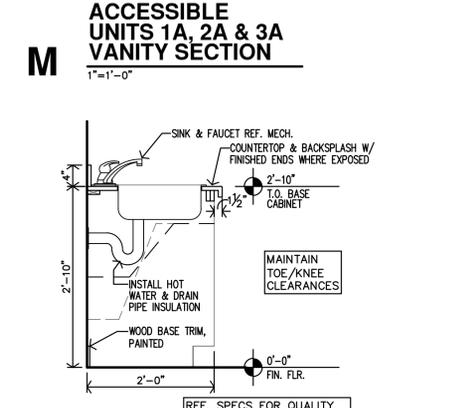
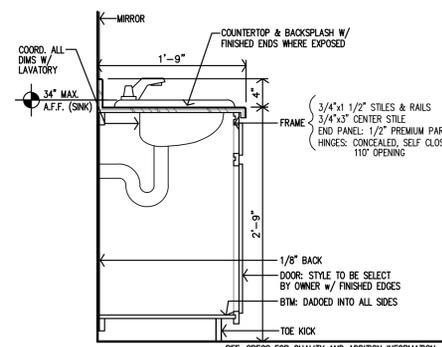
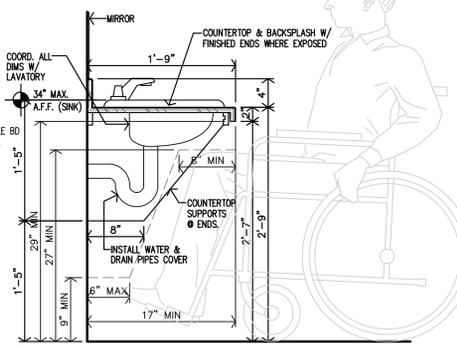
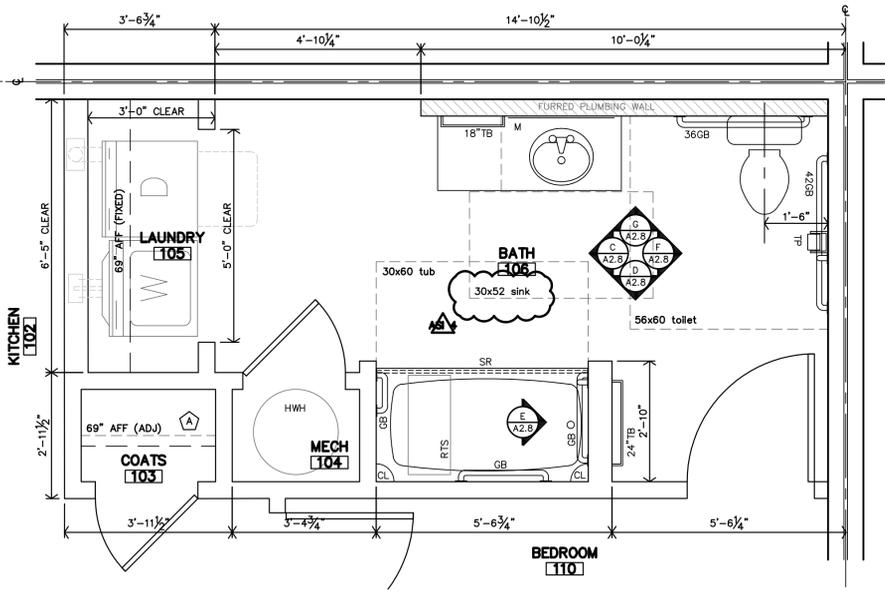
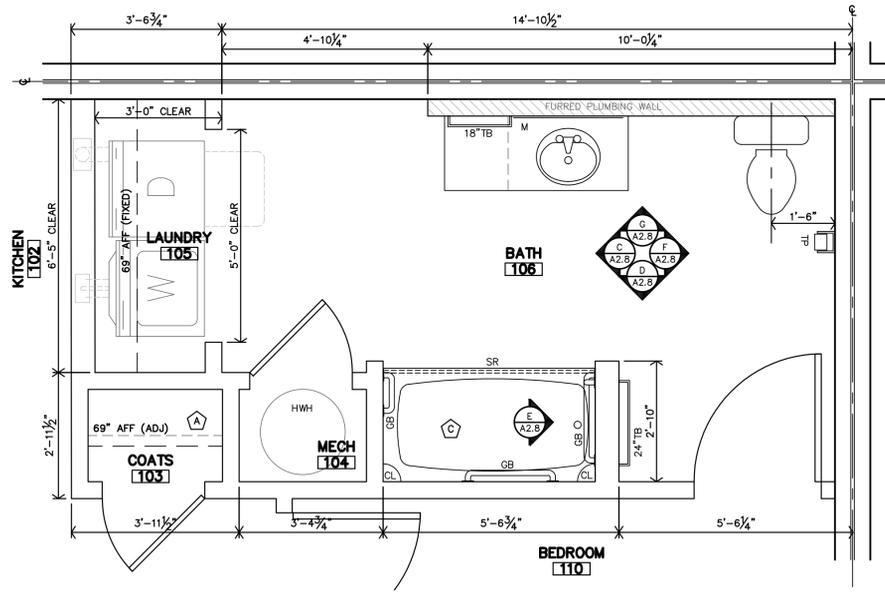
REVISION: 10-30-2025
 DATE: 5-9-2025
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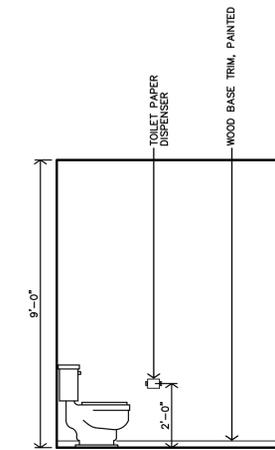


ADAPTABLE/STANDARD UNIT BATH NOTES

- REF. UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
- ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
- 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)
- 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"X27" WASHER & DRYER.
- REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
- REF. THIS SHEET FOR APARTMENT BATH CASEWORK SECTIONS.

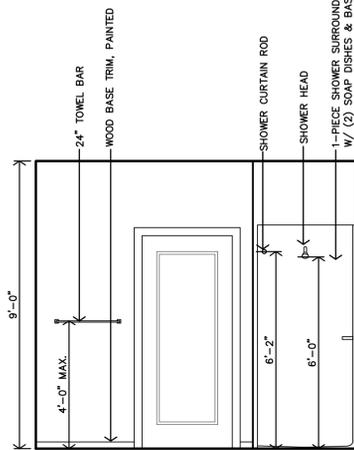
LEGEND	KEYNOTES:
M MIRROR	(A) PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)
TP TOWEL PAPER DISP.	(B) NOT USED
TB TOWEL BAR	(C) VERIFY SIZE W/ FIBERGLASS SHOWER UNIT
CL CORNER LEDGE	(D) 12" or 18" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS
SR SHOWER ROD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





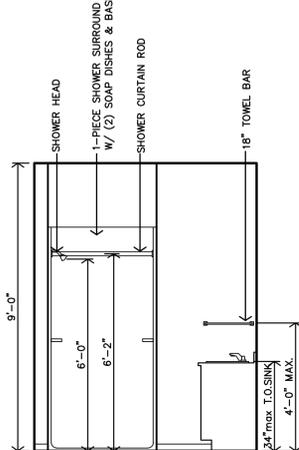
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



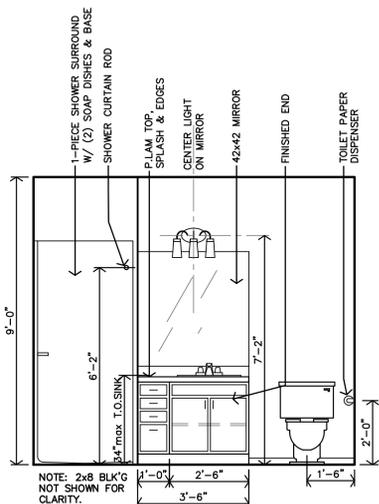
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



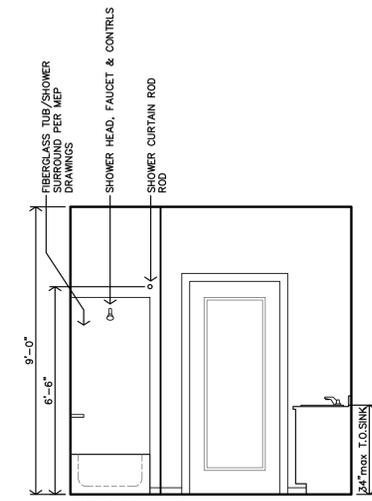
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



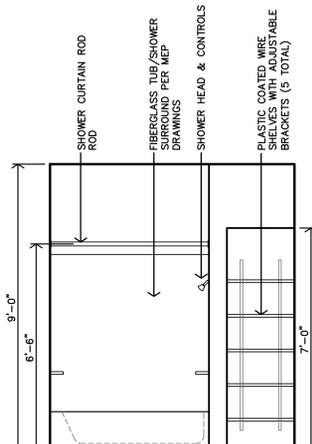
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



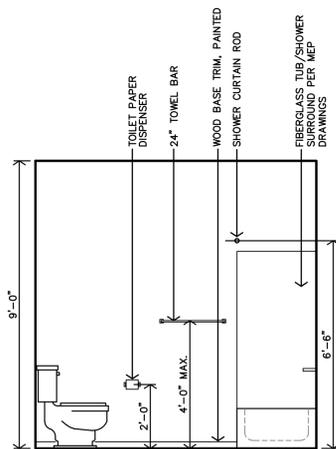
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



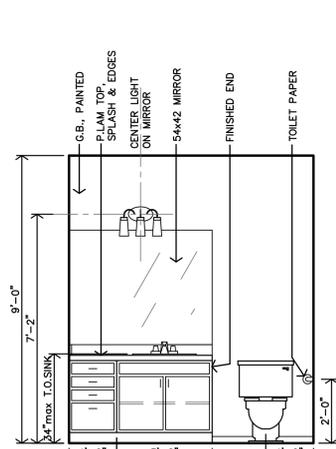
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



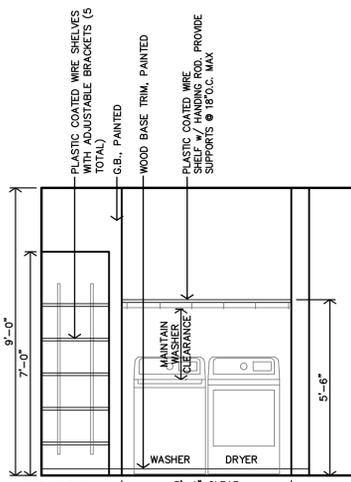
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



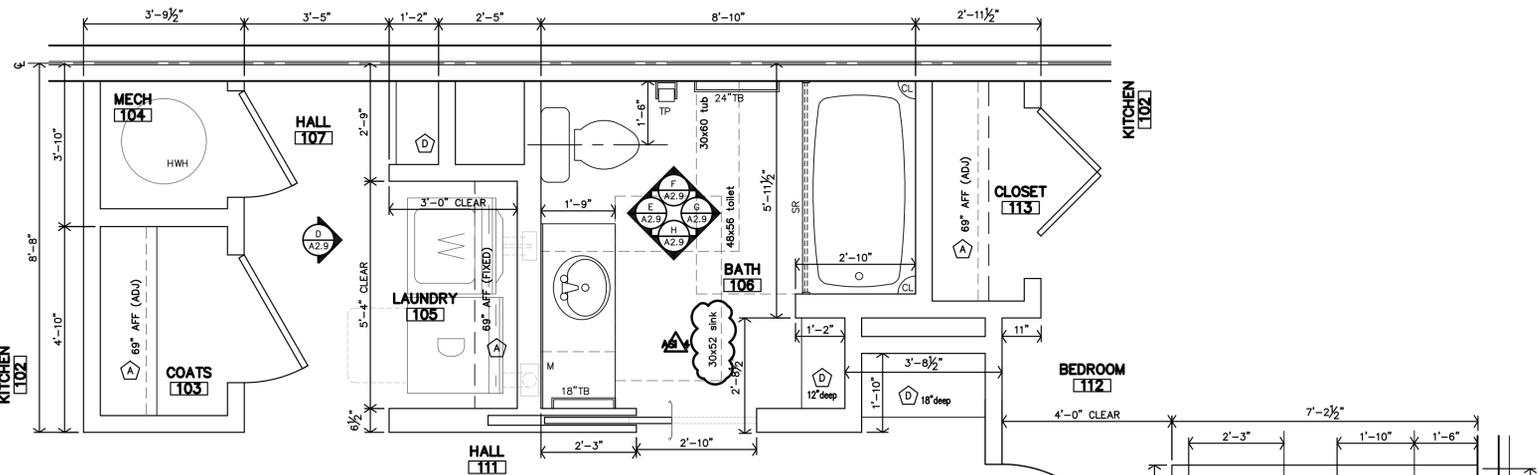
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



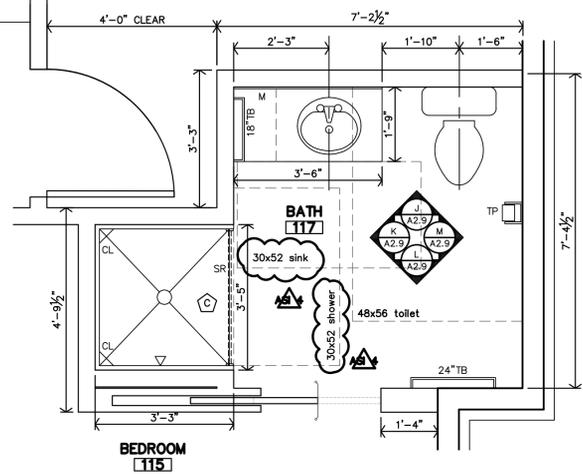
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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

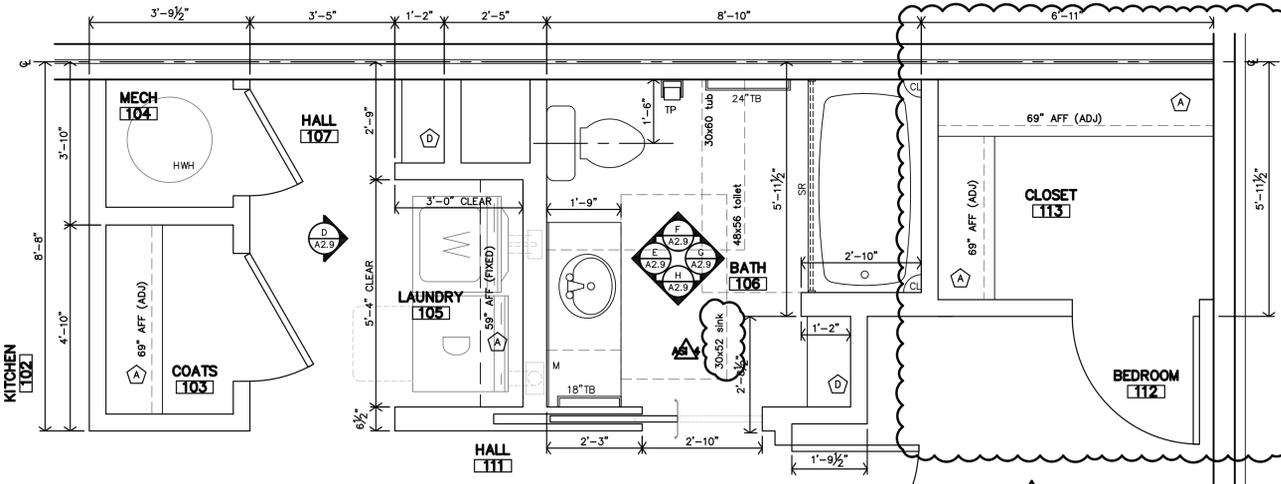


C UNIT 3B TYPE-B (ADAPTABLE) BATH #106 & LAUNDRY #105 ENLARGED PLAN
1/2"=1'-0"

ADAPTABLE UNIT BATH NOTES	
1. REF. UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.	
2. ALL DIMENSIONS ARE TO FACE OF C/P, B/D, 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"x27" 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	
SB GRAB BAR	
HWH HOT WATER HEATER	
RTS REMOVABLE TUB SEAT	



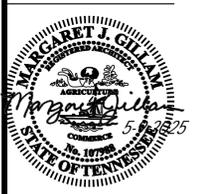
B UNIT 3B TYPE-B (ADAPTABLE) BATH #117 ENLARGED PLAN
1/2"=1'-0"



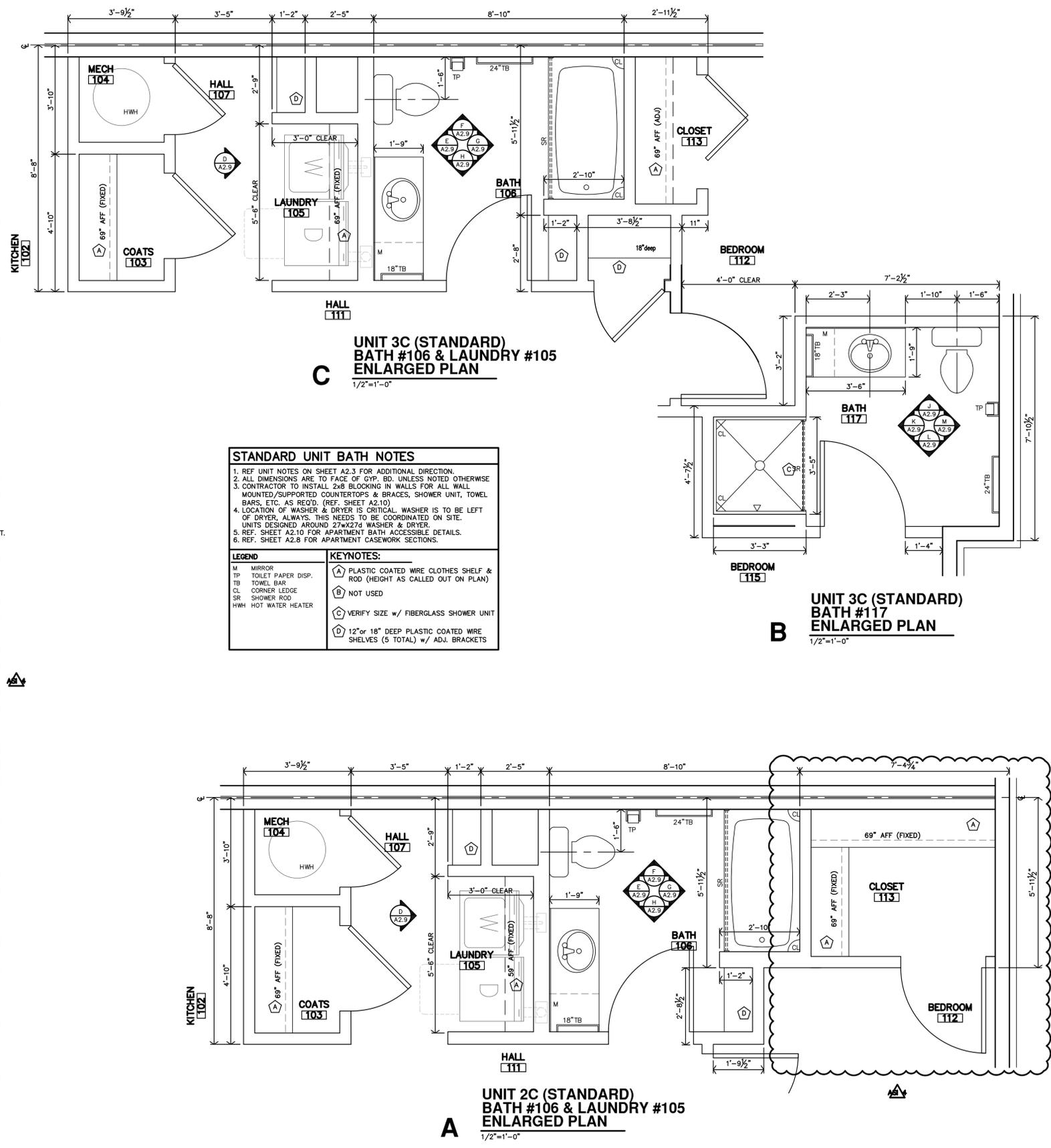
A UNIT 2B TYPE-B (ADAPTABLE) BATH #106 & LAUNDRY #105 ENLARGED PLAN
1/2"=1'-0"



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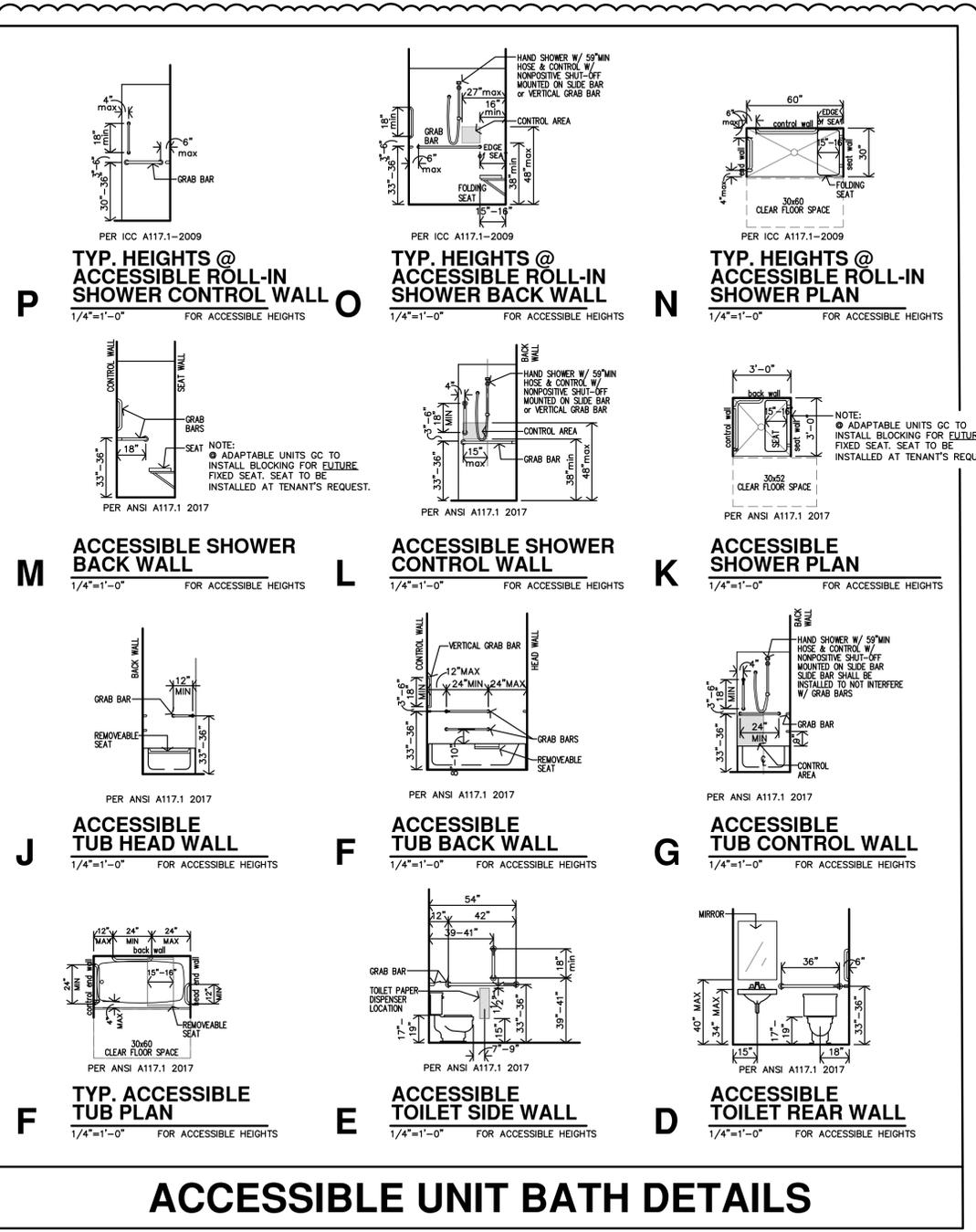


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STANDARD UNIT BATH NOTES	
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.	
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE	
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, 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\"/>	

LEGEND	KEYNOTES:
M MIRROR	Ⓐ PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)
TP TOILET PAPER DISP.	Ⓑ NOT USED
TB TOWEL BAR	Ⓒ VERIFY SIZE W/ FIBERGLASS SHOWER UNIT
CL CORNER LEDGE	Ⓓ 12\"/>



ACCESSIBLE UNIT BATH DETAILS

CLUBHOUSE/BREEZEWAYS INTERIOR FINISH SCHEDULE

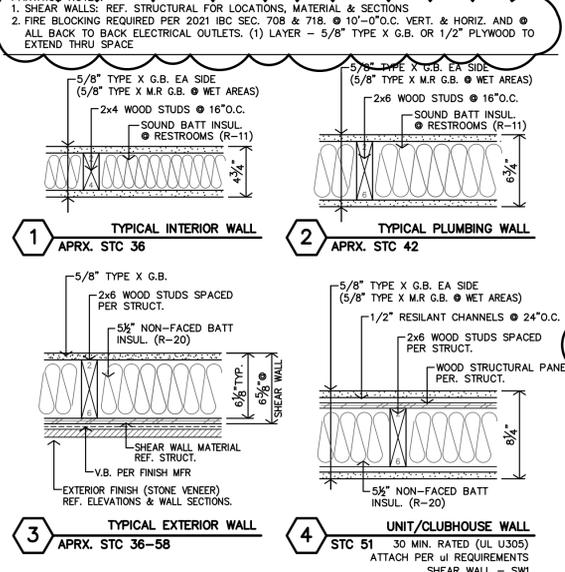
FINISHES & INSTRUCTIONS										
P1	LATEX ENAMEL	VT	VINYL TILE, CLEAN & WAX	SV	SHEET VINYL	ST	SPRAY TEXTURE			
P2	EPOXY PAINT	C1	CARPET #1	LV	LUXURY VINYL TILE	S	SMOOTH			
EP	EXTERIOR PAINT	C2	CARPET #2	CT	CERAMIC TILE	T	TEXTURED, LIGHT KNOCKDOWN			
NO.	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CEILING	HGT.	NOTES
CLUBHOUSE										
A114	OFFICE	LVT	C1	P1	P1	P1	P1	ST	9'-0"	
A115	COMMUNITY ROOM	LVT		P1	P1	P1	P1	ST	9'-0"	1.
A116	KITCHETTE	LVT		P1	P1	P1	P1	ST	9'-0"	
A117	MECH./STOR.	CT		P1	P1	P1	P1	ST	9'-0"	1.
A118	WOMEN	CT		P1	P1	P1	P1	ST	9'-0"	1.
A119	MEN	CT		P1	P1	P1	P1	ST	9'-0"	1.
A120	HALL	LVT		P1	P1	P1	P1	ST	9'-0"	
A121	FITNESS CENTER	LVT		P1	P1	P1	P1	ST	9'-0"	
A122	STORAGE			P1	P1	P1	P1	ST	9'-0"	
BREEZEWAY/MECHANICAL										
A109	MECHANICAL			P1	P1	P1	P1	P1	9'-0"	
A112	MECHANICAL			P1	P1	P1	P1	P1	9'-0"	
B109	MECHANICAL			P1	P1	P1	P1	P1	9'-0"	
B112	MECHANICAL			P1	P1	P1	P1	P1	9'-0"	
C109	MECHANICAL			P1	P1	P1	P1	P1	9'-0"	
C112	MECHANICAL			P1	P1	P1	P1	P1	9'-0"	
A110	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
A111	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
A210	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
A211	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
A310	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
A311	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
B110	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
B111	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
B210	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
B211	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
B310	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
B311	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
C110	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
C111	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
C210	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
C211	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
C310	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
C311	BREEZEWAY			P1	P1	P1	P1	P1	9'-0"	
FIRE SPRINKLER CLOSET										
A113	FIRE			EP	EP	EP	EP	EP	9'-0"	
B113	FIRE			EP	EP	EP	EP	EP	9'-0"	
C113	FIRE			EP	EP	EP	EP	EP	9'-0"	

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

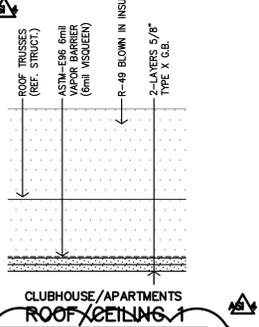
CLUBHOUSE GENERAL NOTES

- REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION W/ CIVIL DRAWINGS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
- CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS & ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
- FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2021 IBC, SECTION 906.1 AND SPECIFICATIONS. LOCATED PER O.P.F. SHEETS.
- ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A-448 FOR PENETRATION ASSEMBLIES.
- B.O. HEADER 83" ABV. FIN. FLR.
- KITCHENETTE AREA RECEPTACLES TO BE @ 44" MAX ABOVE FIN. FLR.
- 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.
- CONTRACTOR TO PROVIDE 2x6 BLOCKING IN WALLS FOR GRAB BARS, COUNTERTOPS, SUPPORTS, ETC.
- 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.
- ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
- F.O.S. = FACE OF STUD
- FEG = FIRE EXTINGUISHER CABINET, REFERENCE DETAIL B-A2.11

CLUBHOUSE PARTITION SCHEDULE

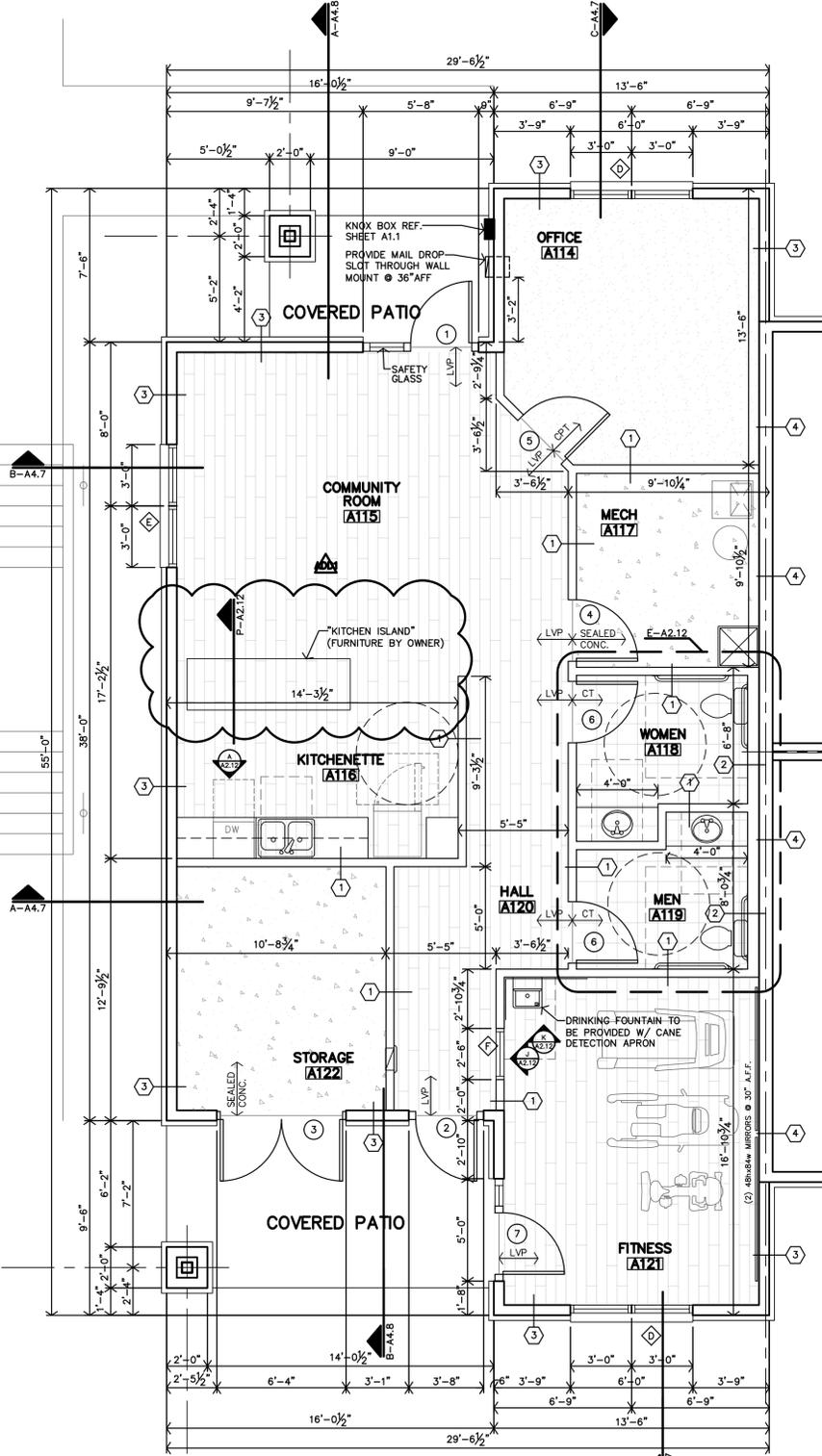
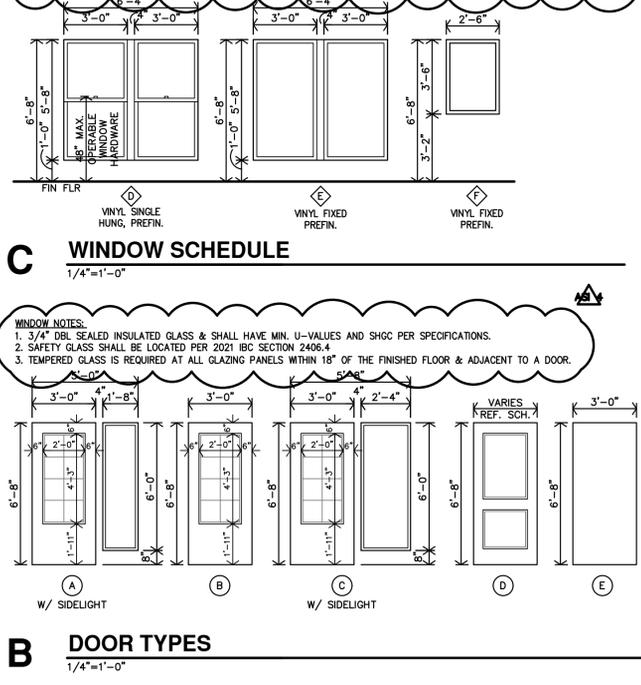
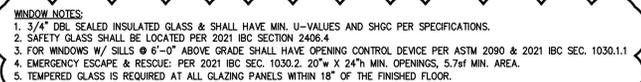


ASSEMBLIES

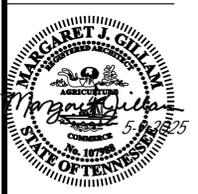


CLUBHOUSE/BREEZEWAYS DOOR SCHEDULE

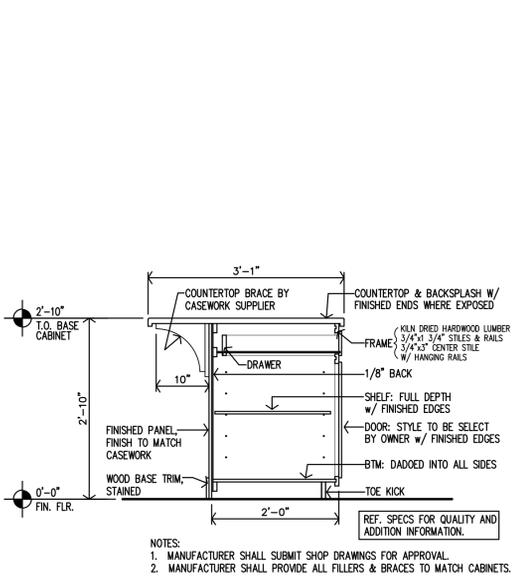
MARK	DOOR			FRAME		DETAILS	REMARKS
	SIZE	MATERIAL	TYPE	FINISH	MATERIAL		
CLUBHOUSE							
1	3'-0" x 6'-8"	1 3/4"	C				1,2,5,6,7,8,9
2	3'-0" x 6'-8"	1 3/4"	B				1,2,5,6,7,8,9
3	PR 3'-0" x 6'-8"	1 3/4"	P				8,9
4	3'-0" x 6'-8"	1 3/4"	D				2,4,9
5	3'-0" x 6'-8"	1 3/4"	D				2,4,9
6	3'-0" x 6'-8"	1 3/4"	A				3,9
7	3'-0" x 6'-8"	1 3/4"	A				1,2,5,6,7,8,9
BREEZEWAYS/FIRE SPRINKLER ROOMS							
12	3'-0" x 6'-8"	1 3/4"	F				6,8,9
13	3'-6" x 6'-8"	1 3/4"	F				8,9
14	PR 3'-0" x 6'-8"	1 3/4"	F				8,9



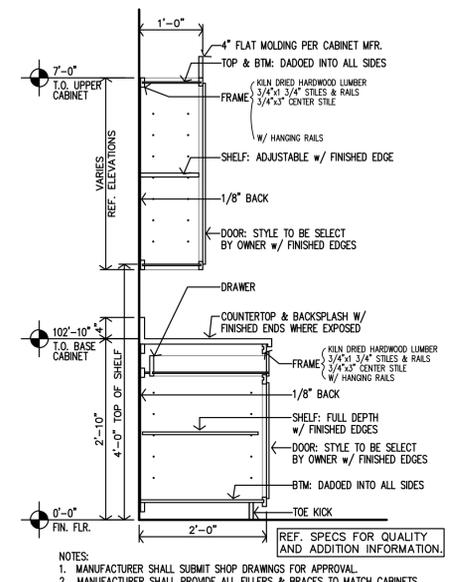
A CLUBHOUSE FIRST FLOOR PLAN
 1/4"=1'-0"



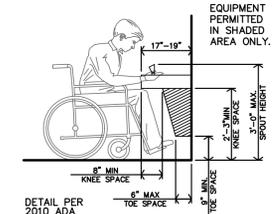
REVISION:	6-2-2025
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JOB:	24-3446
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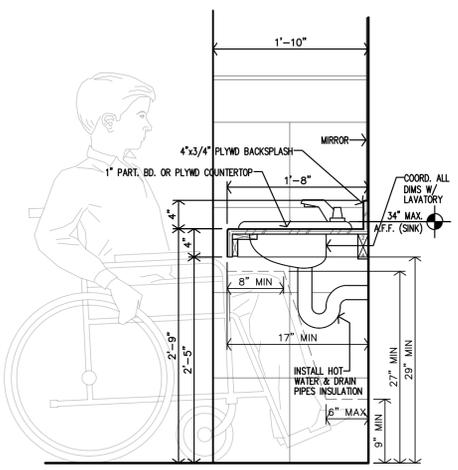
P KITCHENETTE #A116 CASEWORK SECTION
 3/4"=1'-0"



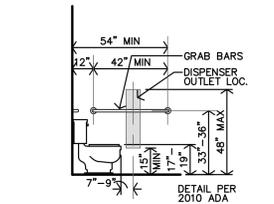
O KITCHENETTE #A116 CASEWORK SECTION
 3/4"=1'-0"



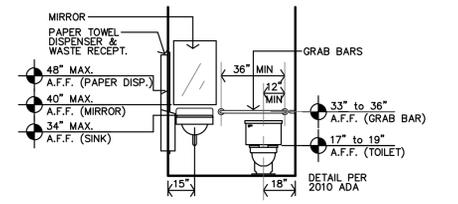
N DRINKING FOUNTAIN DETAIL
 3/8"=1'-0"



M VANITY SECTION
 1"=1'-0"



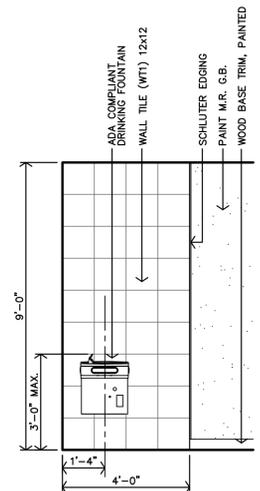
L TYP. HEIGHTS @ H.C. TOILET SIDE WALL
 1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



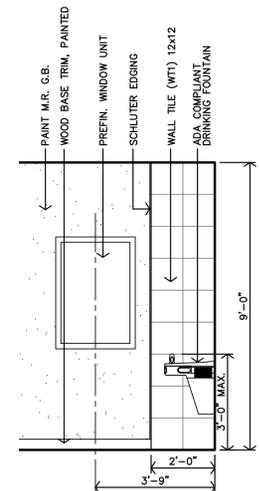
M TYP. HEIGHTS @ H.C. TOILET BACK WALL
 1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY

LEGEND

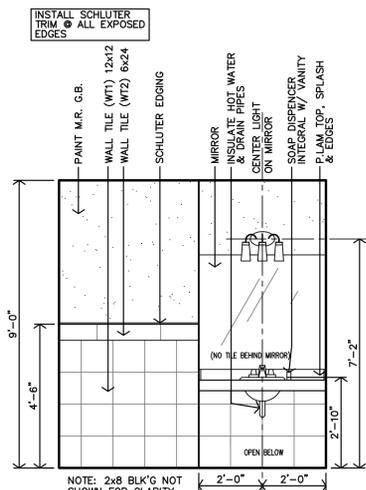
- M MIRROR
- TP TOILET PAPER DISPENSER
- GB GRAB BAR
- ACC ACCESSIBLE FIXTURE



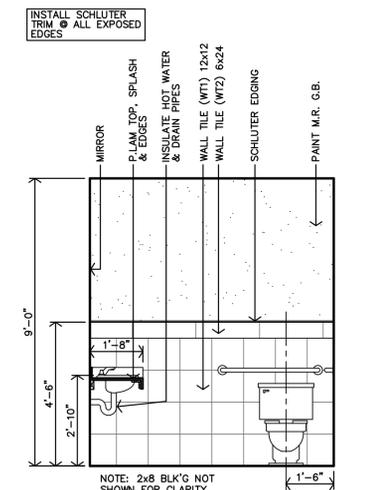
K FINTESS A121 DRINKING FOUNTAIN INTERIOR ELEVATION
 3/8"=1'-0"



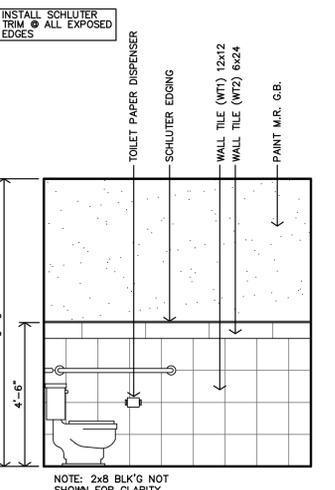
J FINTESS A121 DRINKING FOUNTAIN INTERIOR ELEVATION
 3/8"=1'-0"



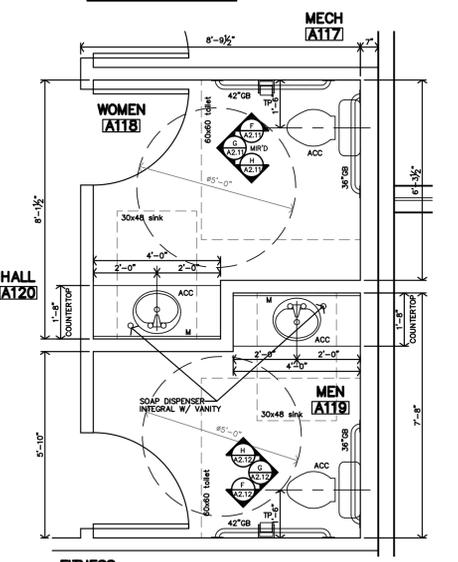
H MEN #A119 INTERIOR ELEVATION
 3/8"=1'-0" WOMEN #A118 MIRRORED



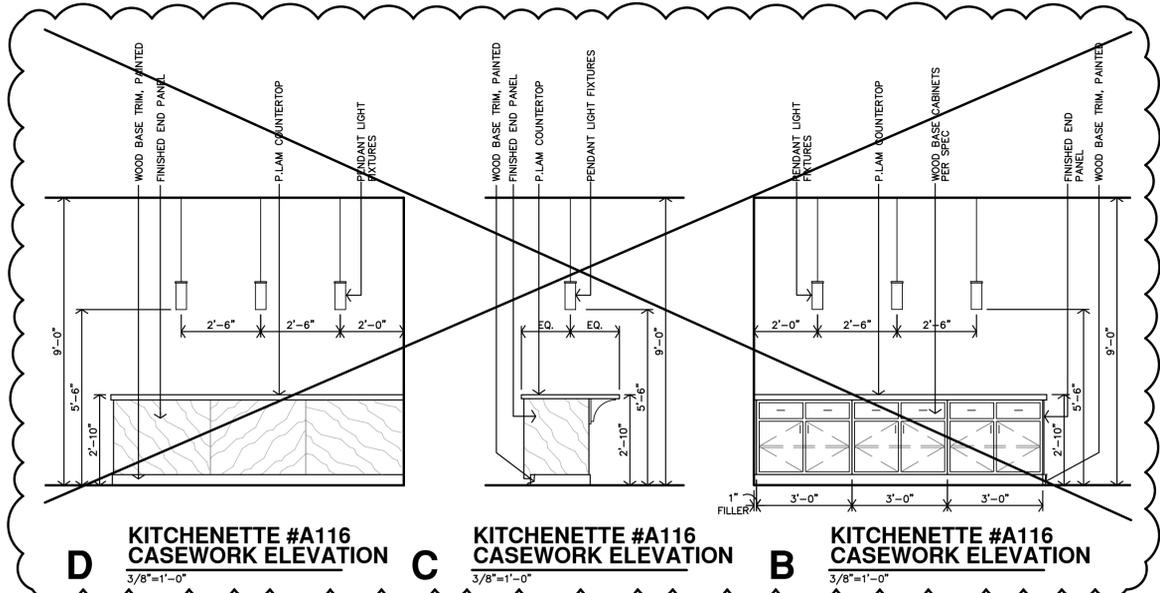
G MEN #A119 INTERIOR ELEVATION
 3/8"=1'-0" WOMEN #A118 SIMILAR



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



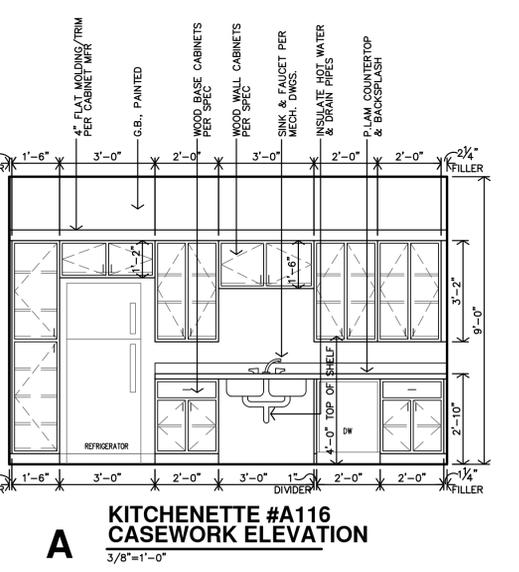
E ENLARGED RESTROOM PLANS
 3/8"=1'-0"



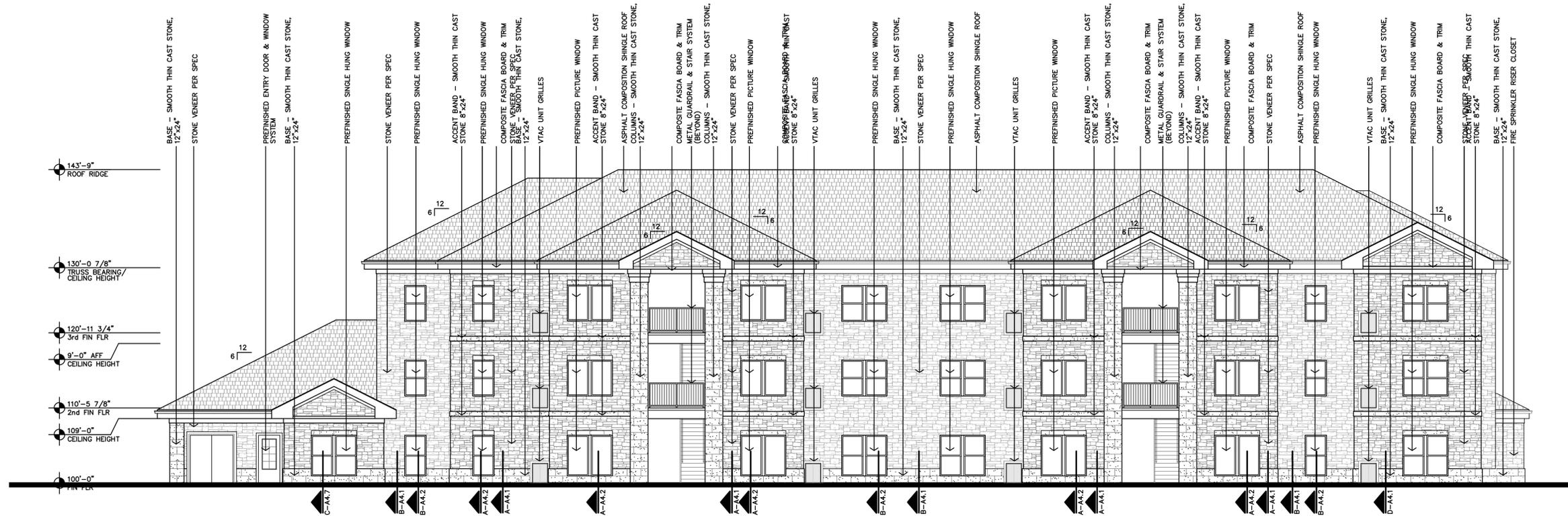
D KITCHENETTE #A116 CASEWORK ELEVATION
 3/8"=1'-0"

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

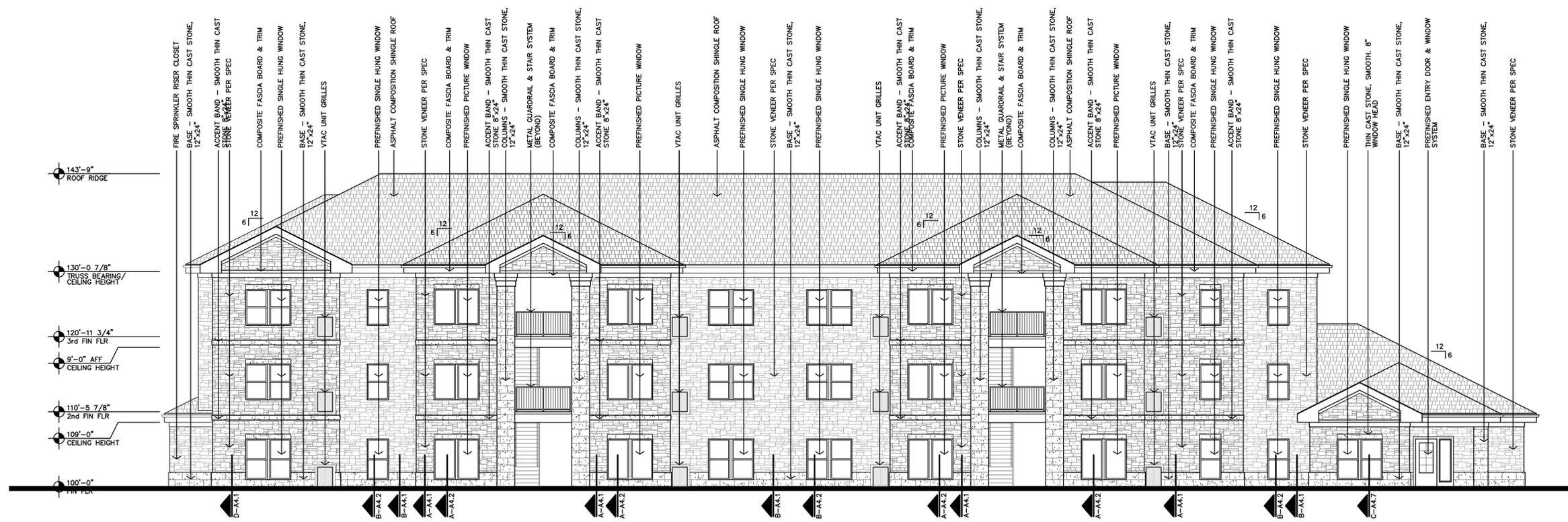
B KITCHENETTE #A116 CASEWORK ELEVATION
 3/8"=1'-0"



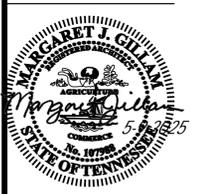
A KITCHENETTE #A116 CASEWORK ELEVATION
 3/8"=1'-0"



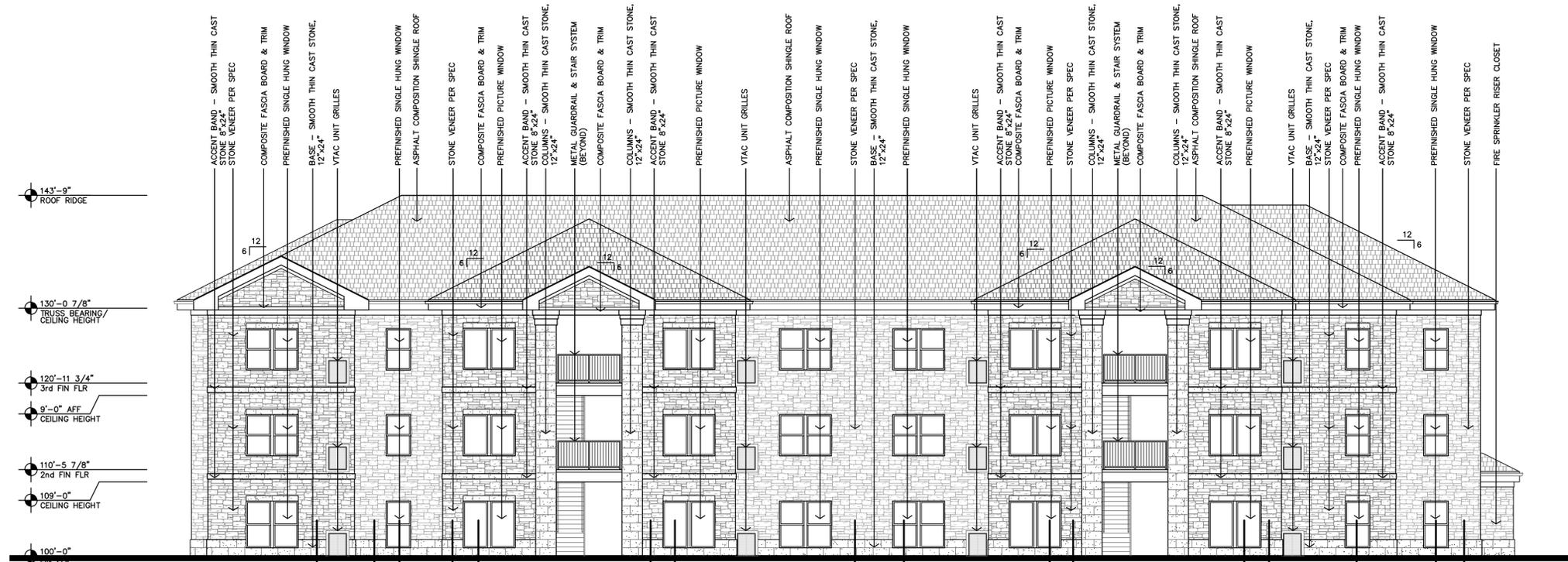
B BUILDING A REAR ELEVATION
1/8"=1'-0"



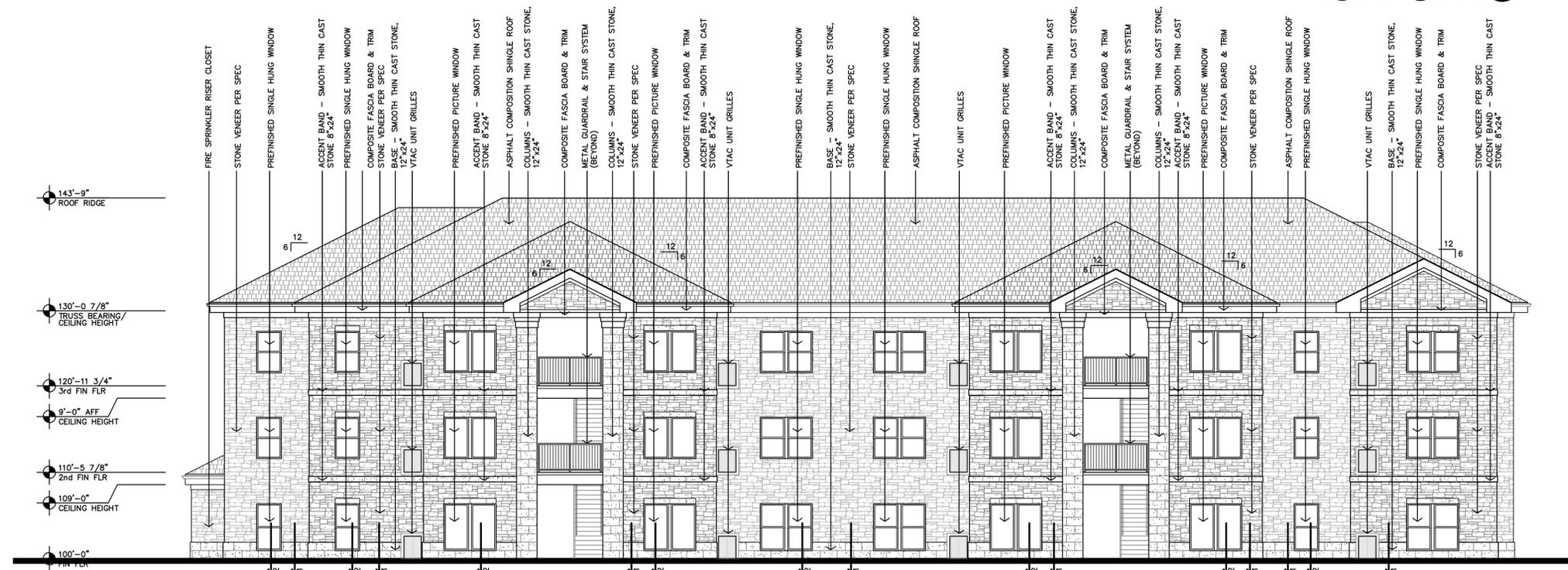
A BUILDING A FRONT ELEVATION
1/8"=1'-0"



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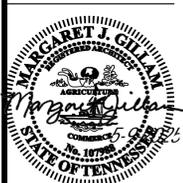
B BUILDING B REAR ELEVATION
1/8"=1'-0"



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

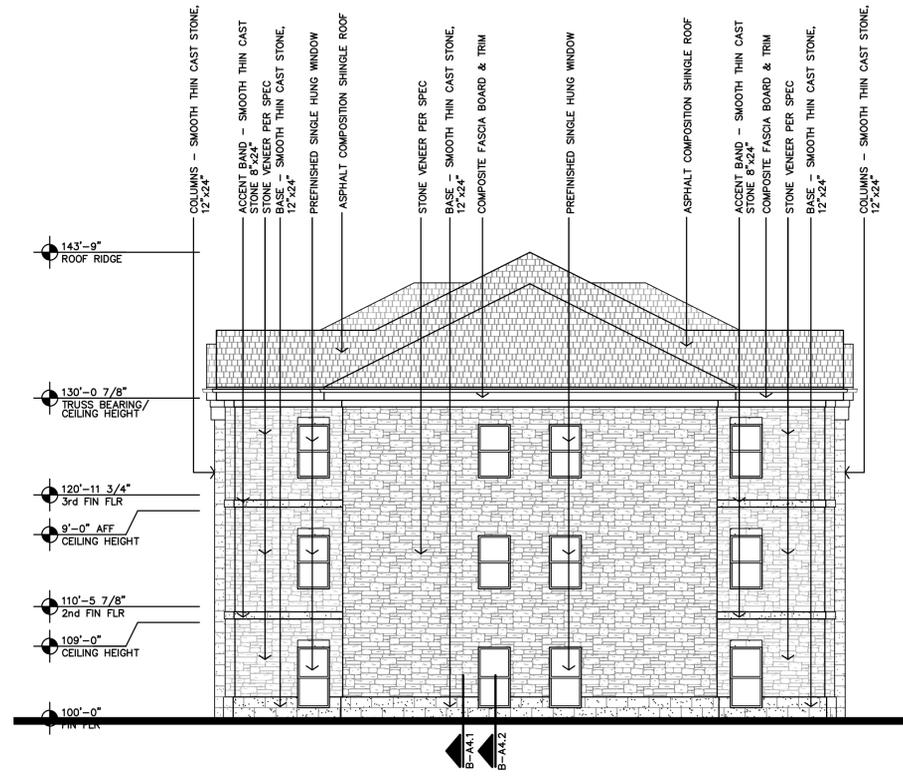
143'-9" ROOF RIDGE
130'-0 7/8" TRUSS BEARING/CEILING HEIGHT
120'-11 3/4" 3rd FIN FLR
9'-0" AFF CEILING HEIGHT
110'-5 7/8" 2nd FIN FLR
108'-0" CEILING HEIGHT
100'-0" FIN FLR

143'-9" ROOF RIDGE
130'-0 7/8" TRUSS BEARING/CEILING HEIGHT
120'-11 3/4" 3rd FIN FLR
9'-0" AFF CEILING HEIGHT
110'-5 7/8" 2nd FIN FLR
109'-0" CEILING HEIGHT
100'-0" FIN FLR

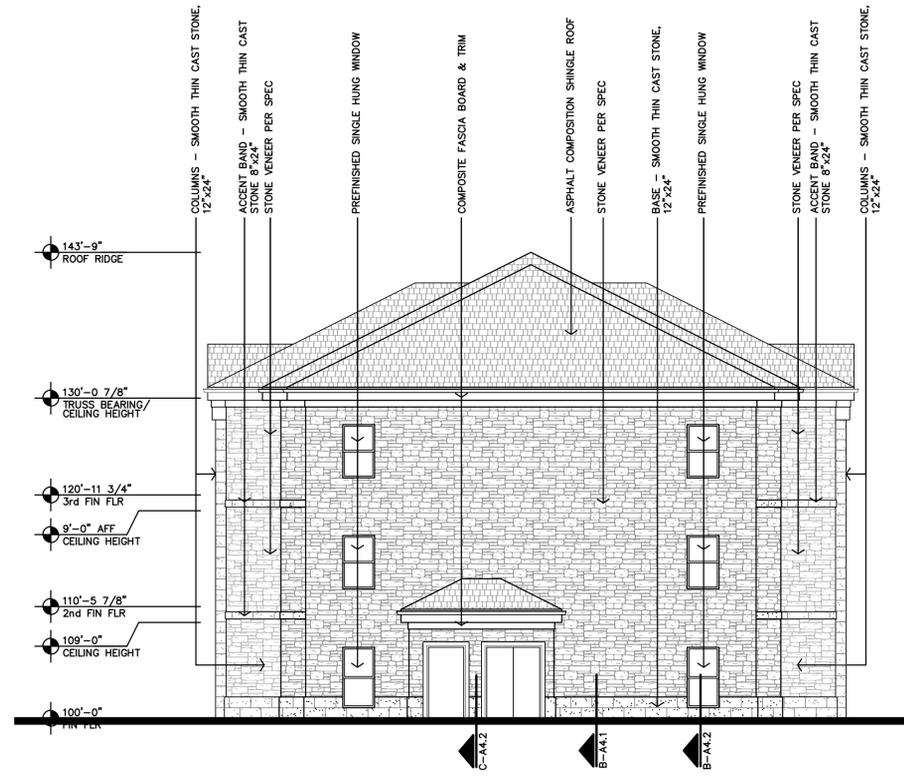


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12-5-2025
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JOB: 24-3446
SHEET NO.:

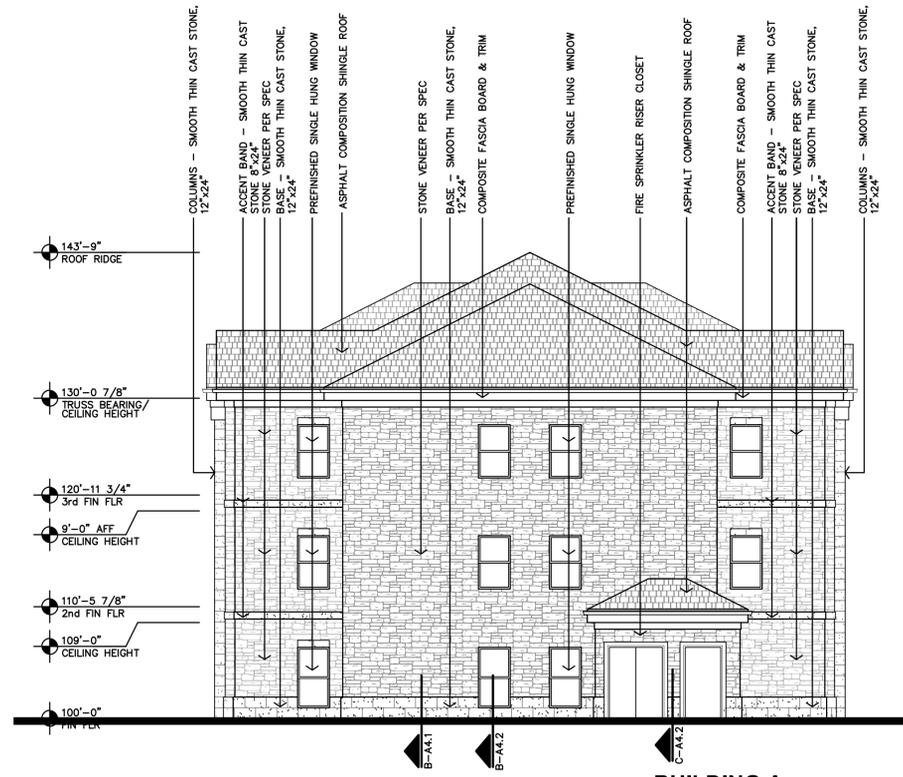
A3.2



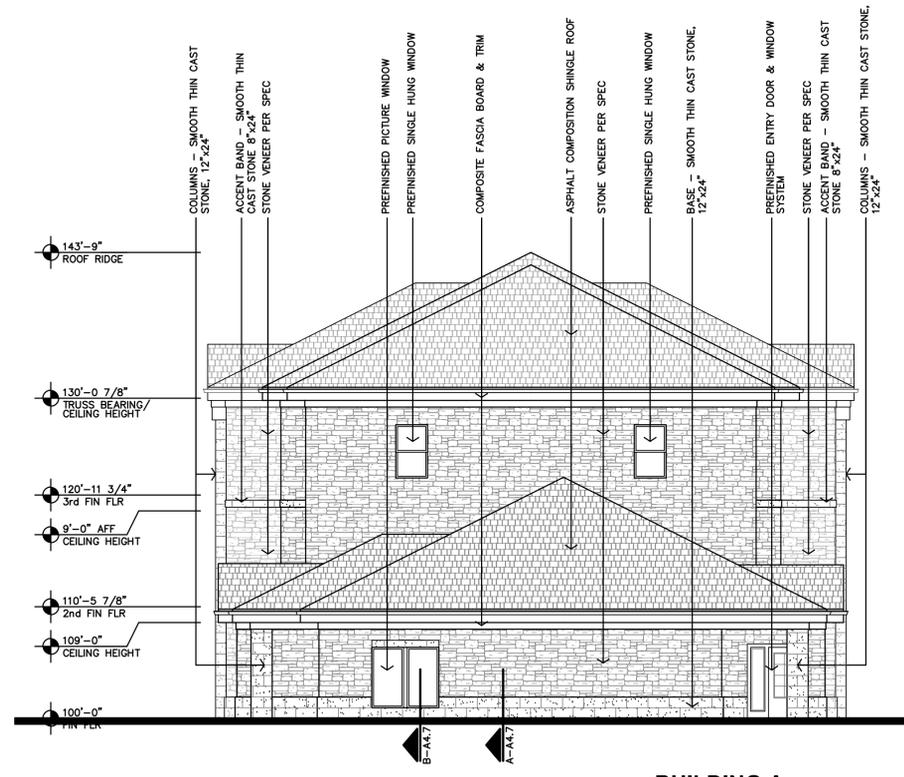
D BUILDING B & C
SIDE ELEVATION
1/8"=1'-0"



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



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

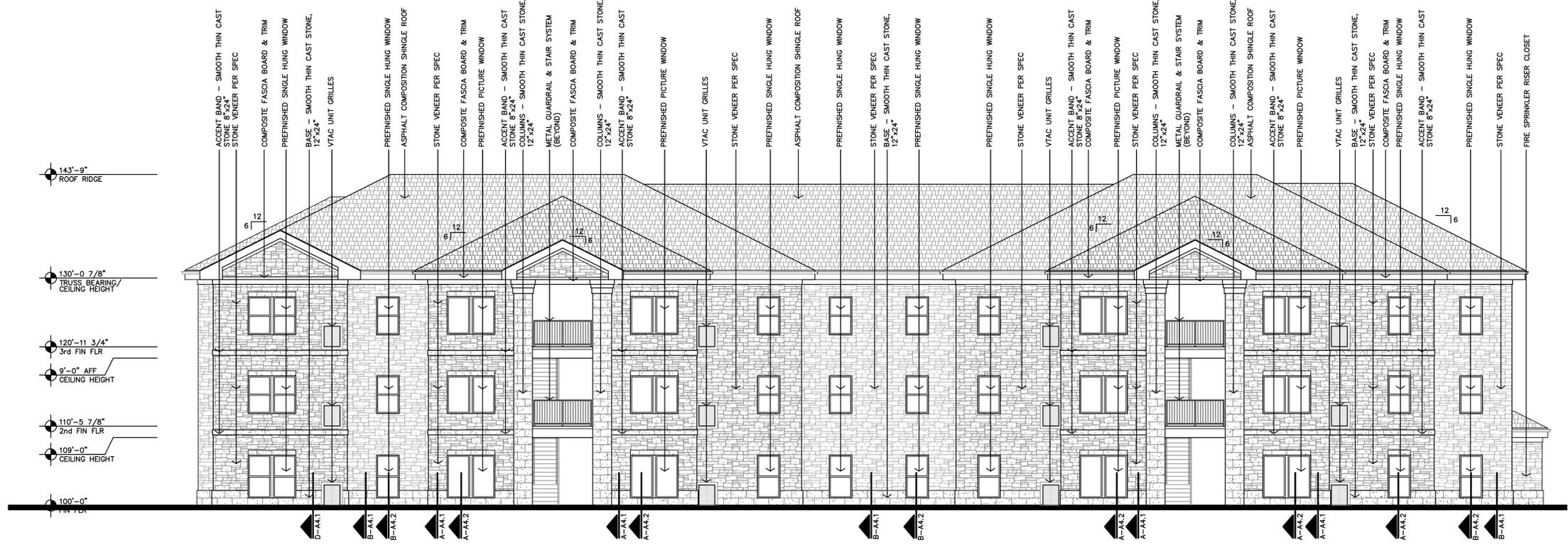


A BUILDING A
CLUBHOUSE ELEVATION
1/8"=1'-0"

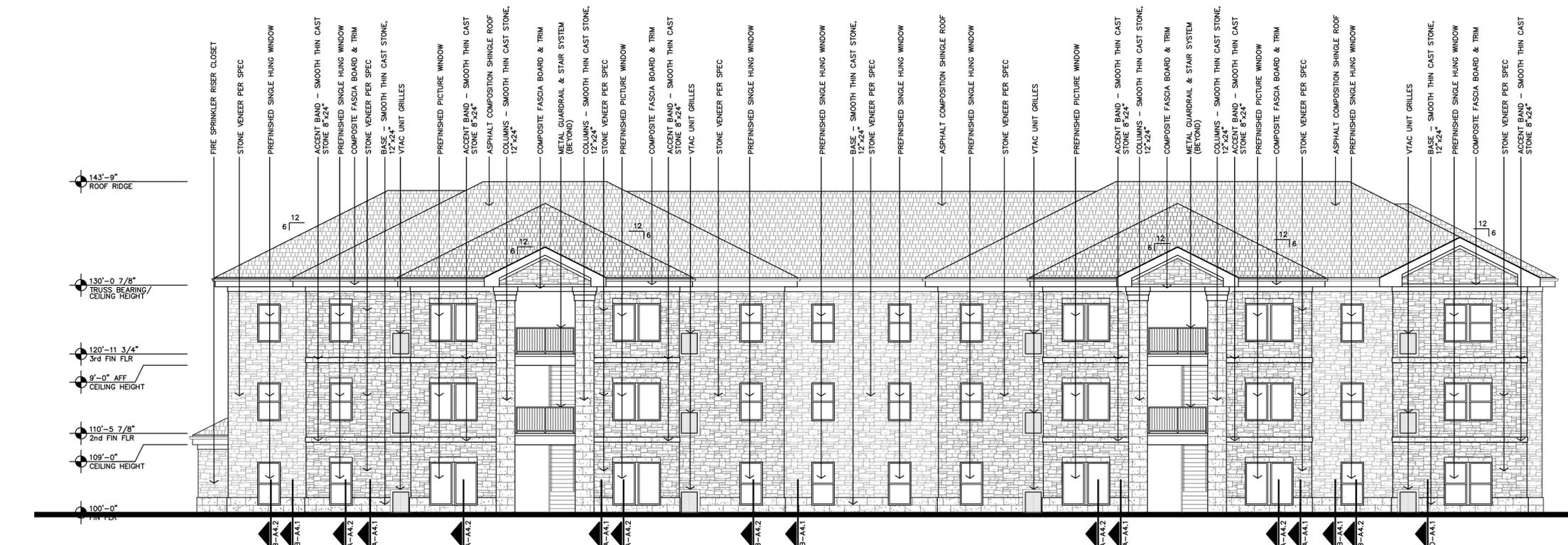


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A3.3



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

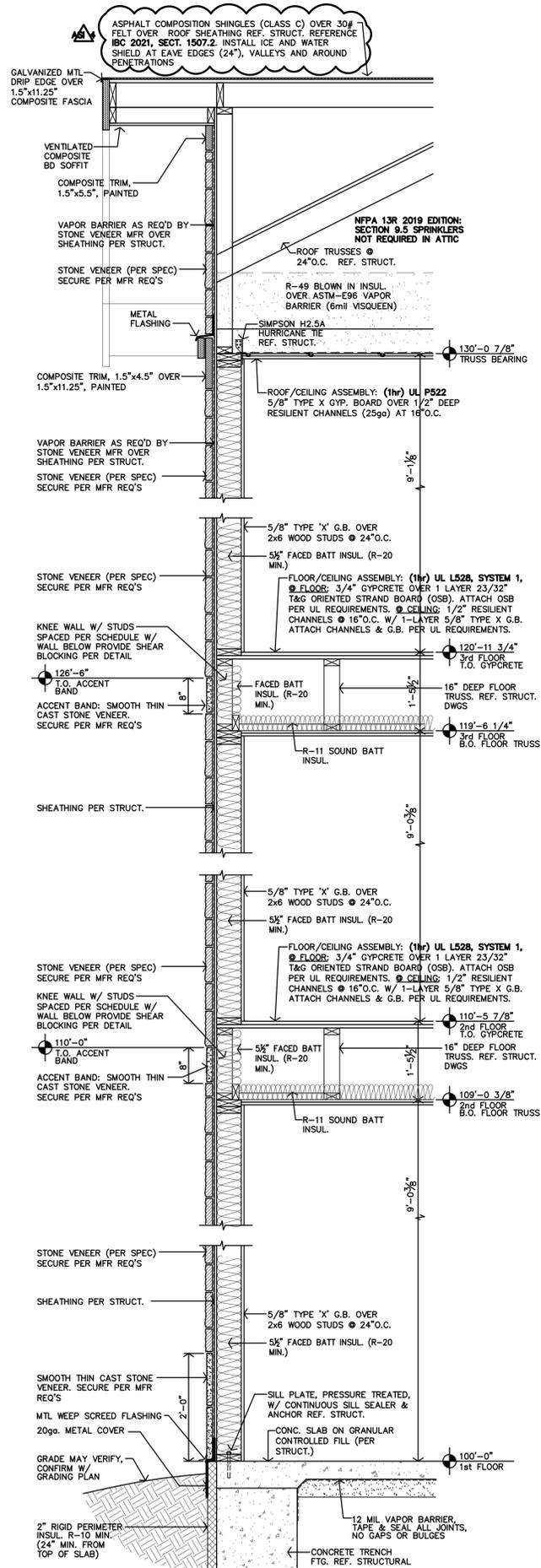


A BUILDING C FRONT ELEVATION
1/8"=1'-0"

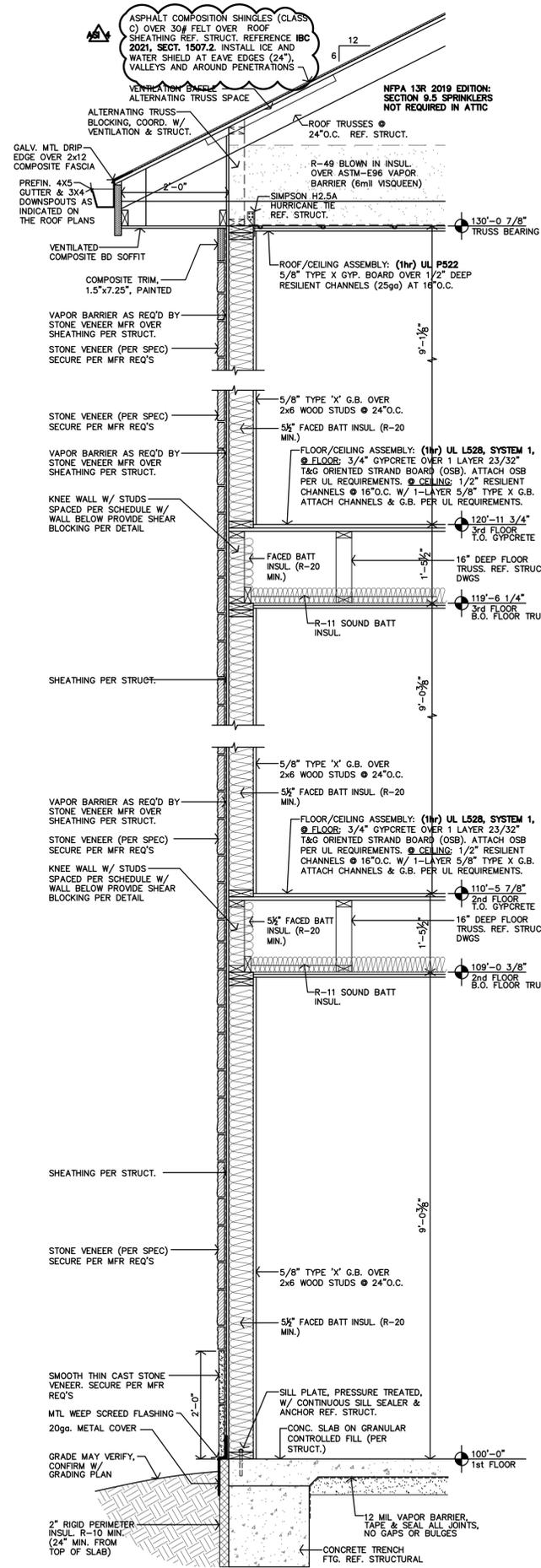


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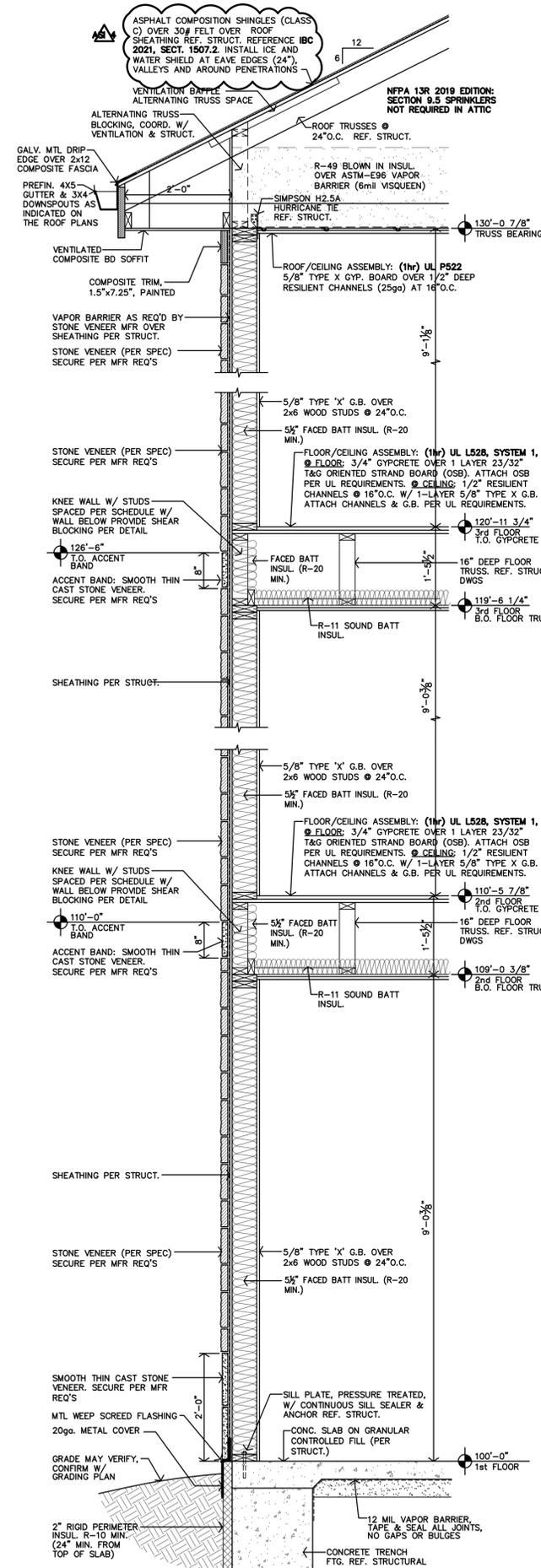
A3.4



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



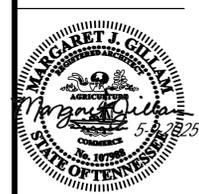
B TYPICAL WALL SECTION
3/4"=1'-0"



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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 10-30-2025
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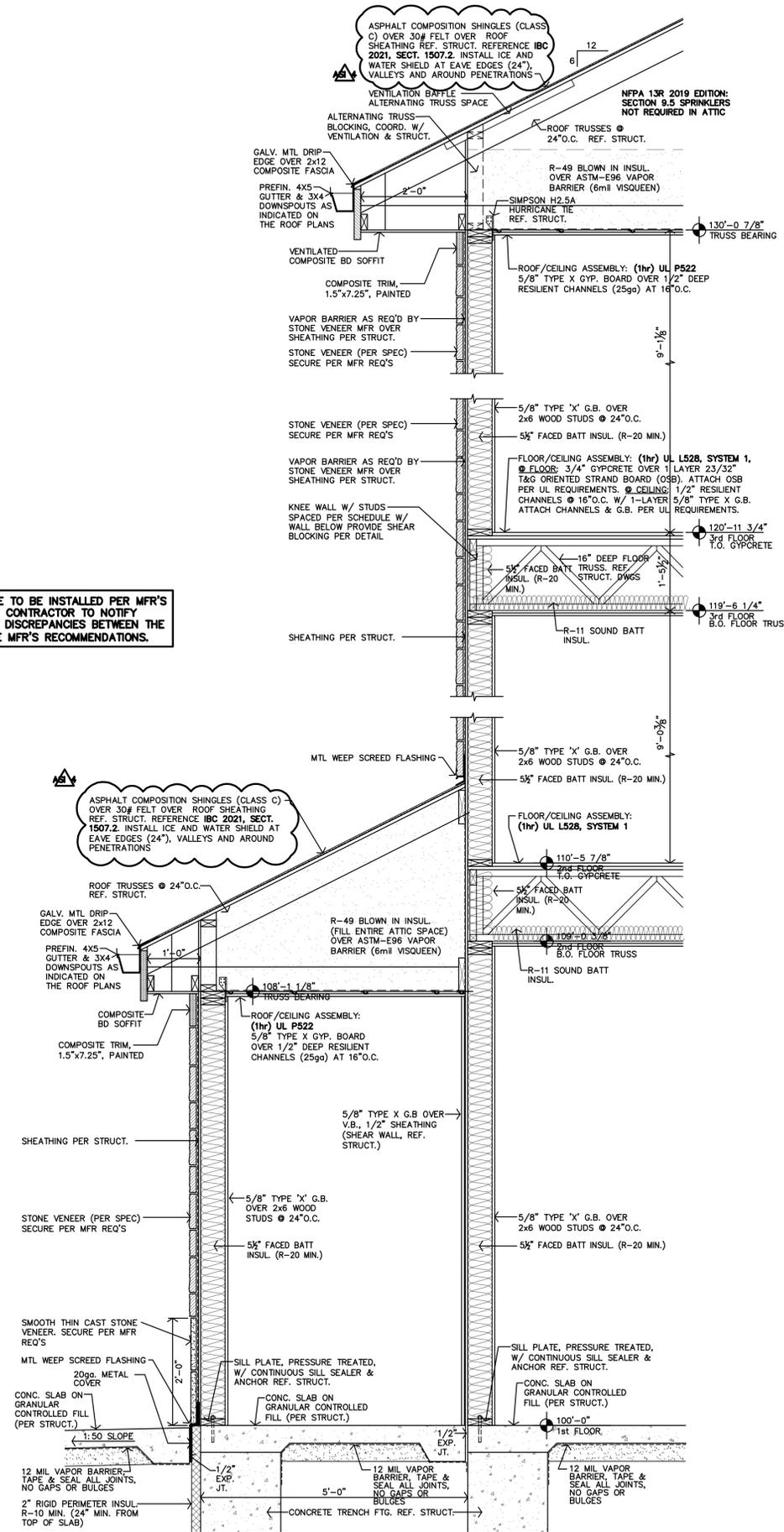
A4.1

JGR
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 1881 Main Street, Suite 301
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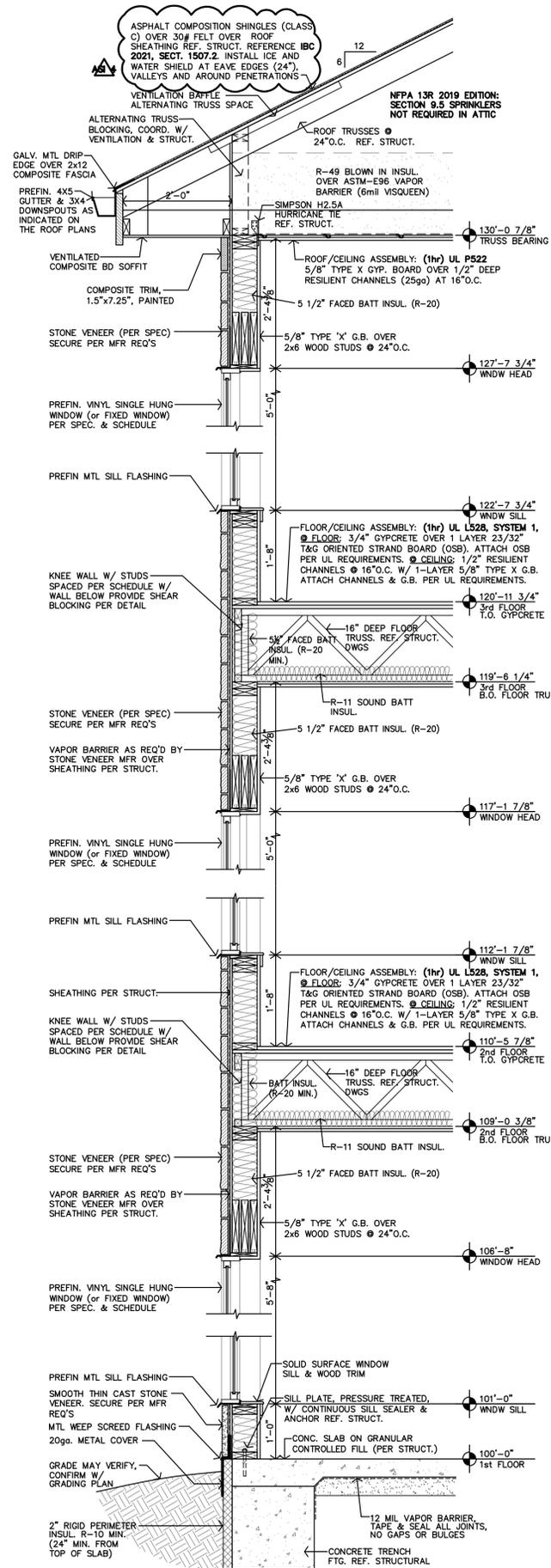
THE RESERVES AT COBALT CIRCLE
 NEW APARTMENTS
 BROWNSVILLE,
 TENNESSEE

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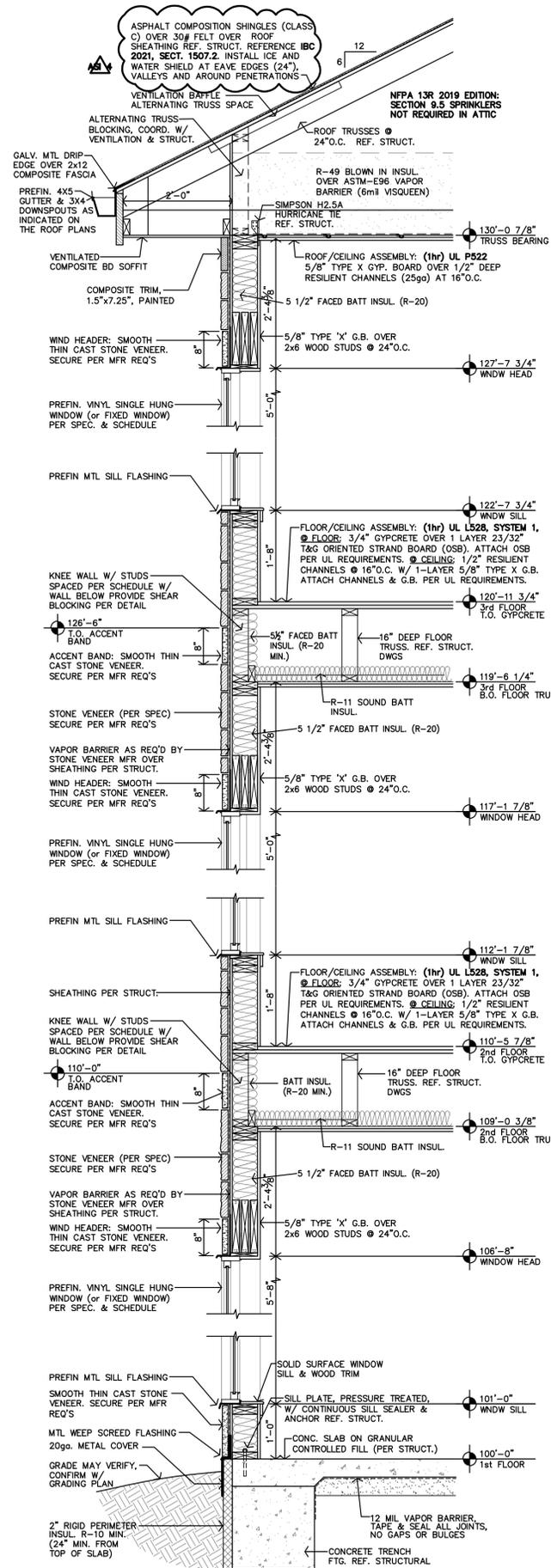
ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.



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



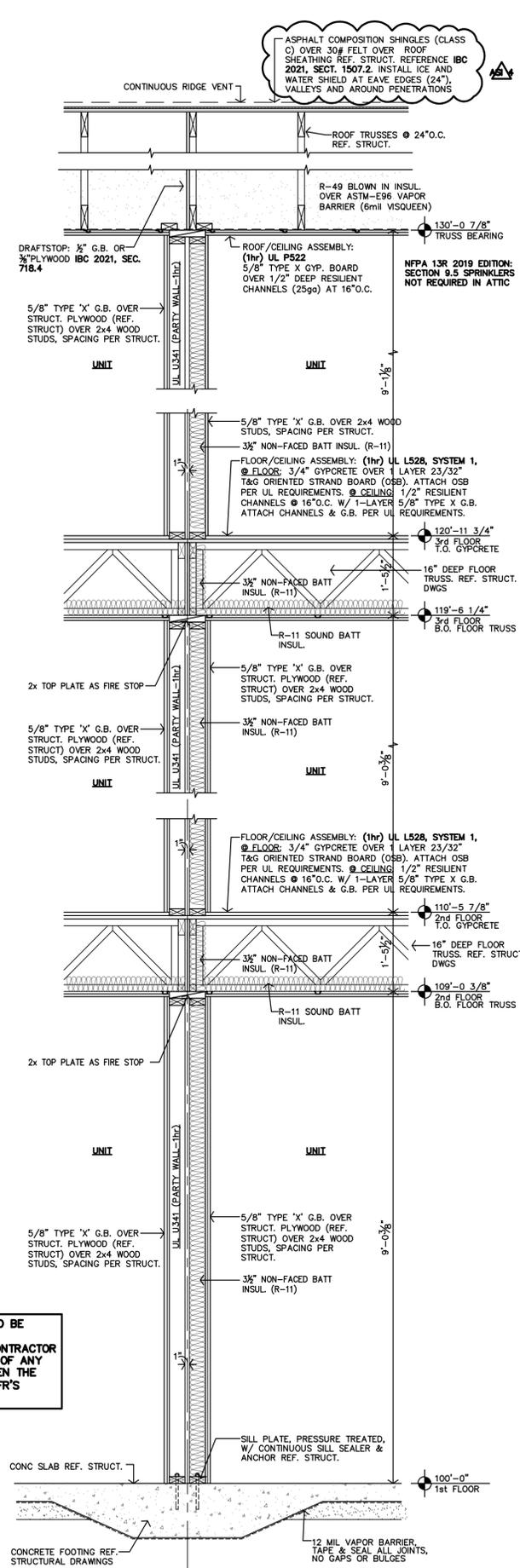
B TYPICAL WALL SECTION @ WINDOWS 3/4"=1'-0"



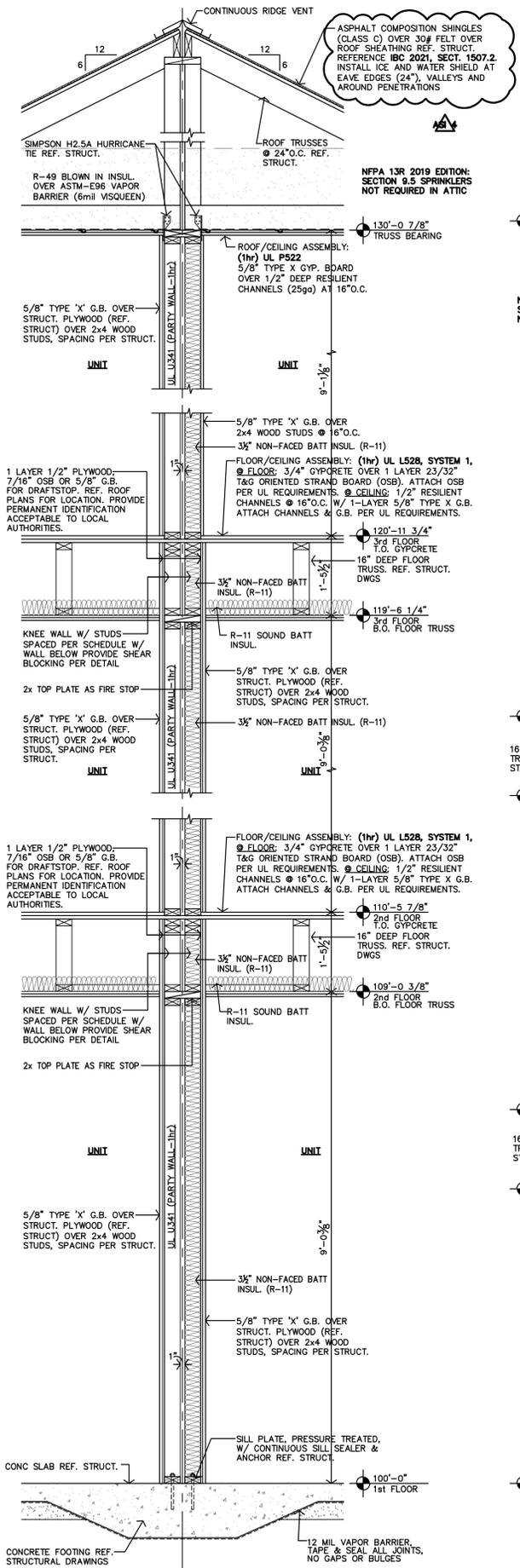
A TYPICAL WALL SECTION @ WINDOWS 3/4"=1'-0"



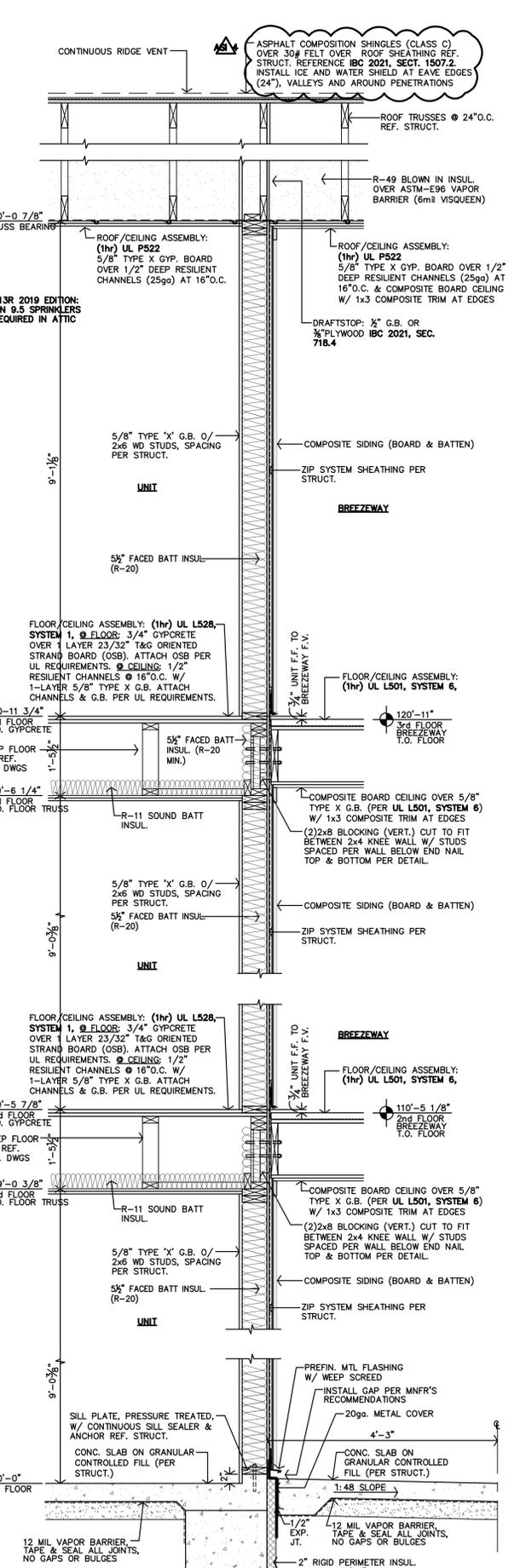
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10-30-2025	
DATE:	5-9-2025
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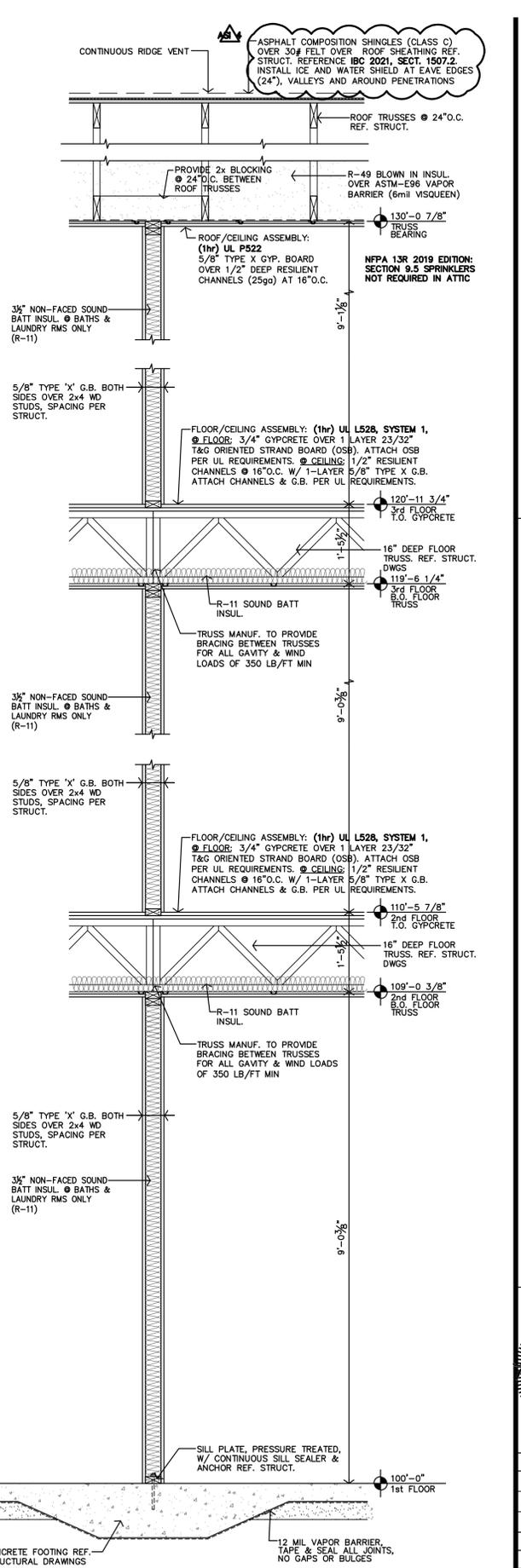
D PARTY WALL SIDE TO SIDE (SW5) WALL SECTION
3/4"=1'-0"



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.



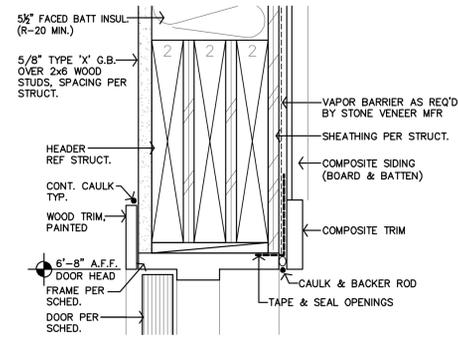
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6-10-2025
10-30-2025
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

A4.3

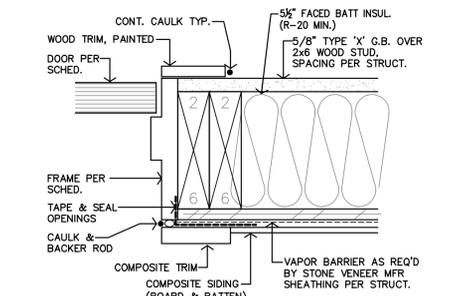
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Kansas City, MO 64108
jgr@jgrarchitects.com
785.827.0386

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

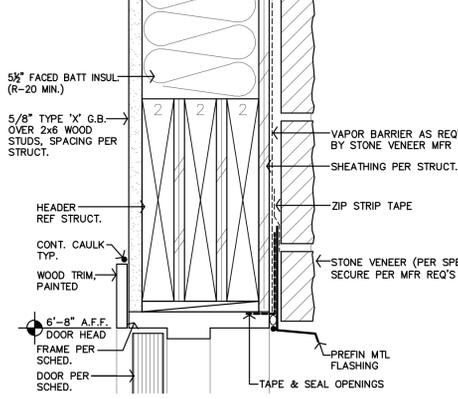
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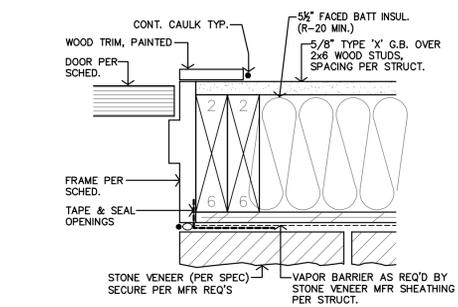
T TYP DOOR HEAD DETAIL
3'-1"-0"



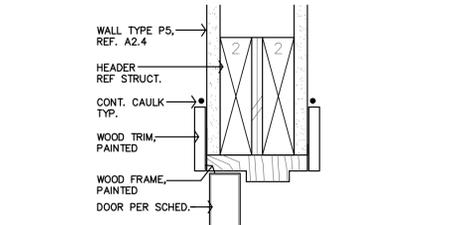
S TYP DOOR JAMB DETAIL
3'-1"-0"



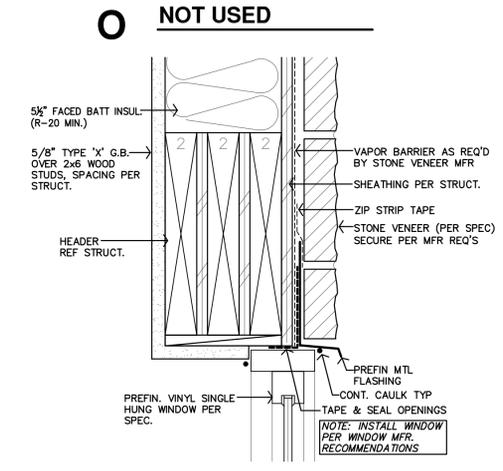
R TYP DOOR HEAD DETAIL
3'-1"-0"



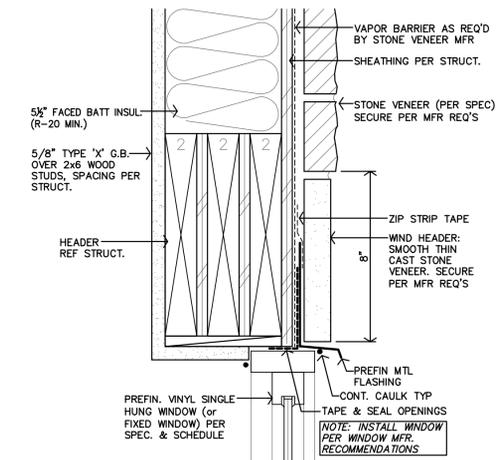
Q TYP DOOR JAMB DETAIL
3'-1"-0"



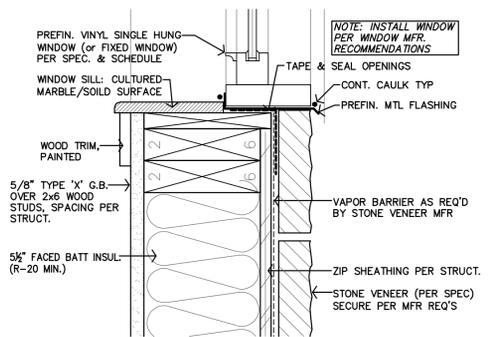
P TYP INT. DOOR HEAD DETAIL
3'-1"-0"



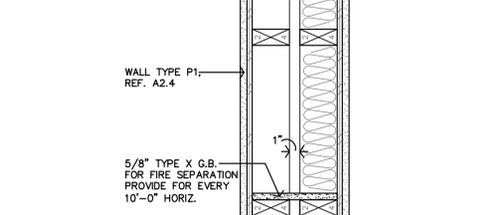
N TYP WINDOW HEAD DETAIL
3'-1"-0"



M TYP WINDOW HEAD DETAIL
3'-1"-0"



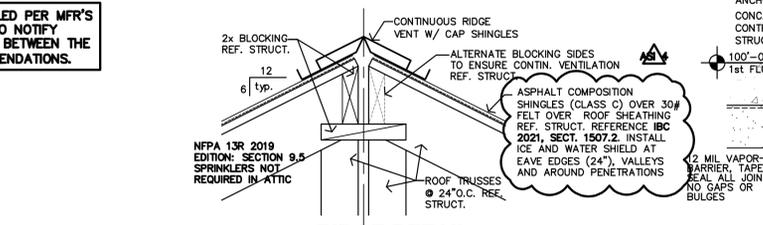
L TYP WINDOW SILL DETAIL
3'-1"-0"



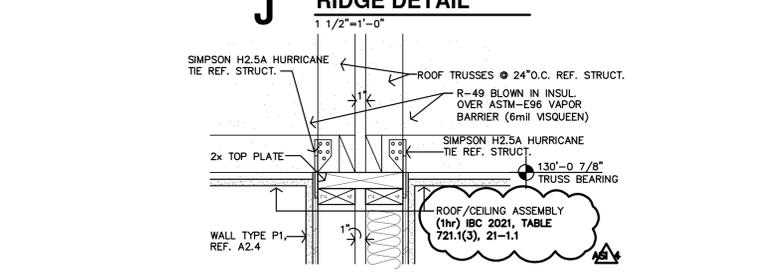
K FIREBLOCKING DETAIL
1 1/2"-1'-0"

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.

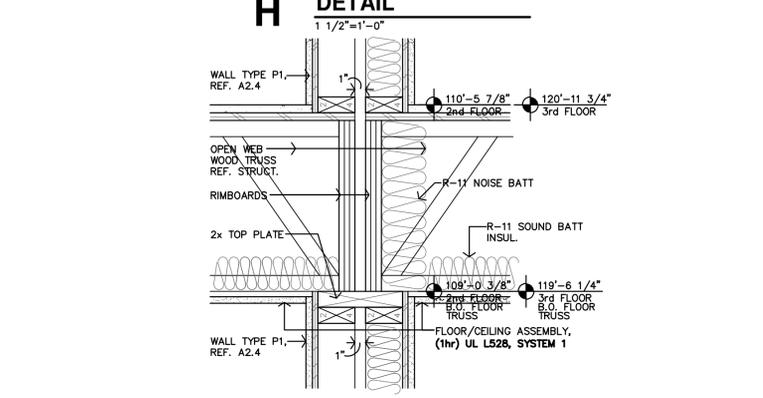
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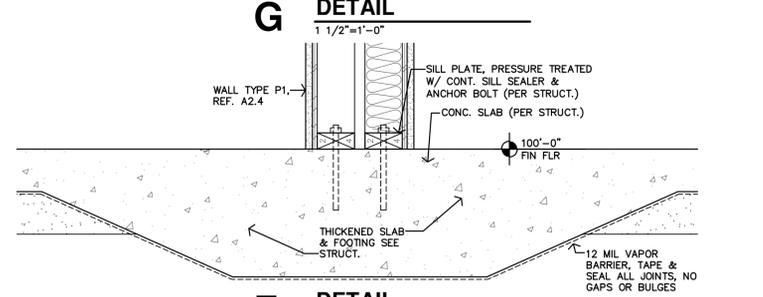
J RIDGE DETAIL
1 1/2"-1'-0"



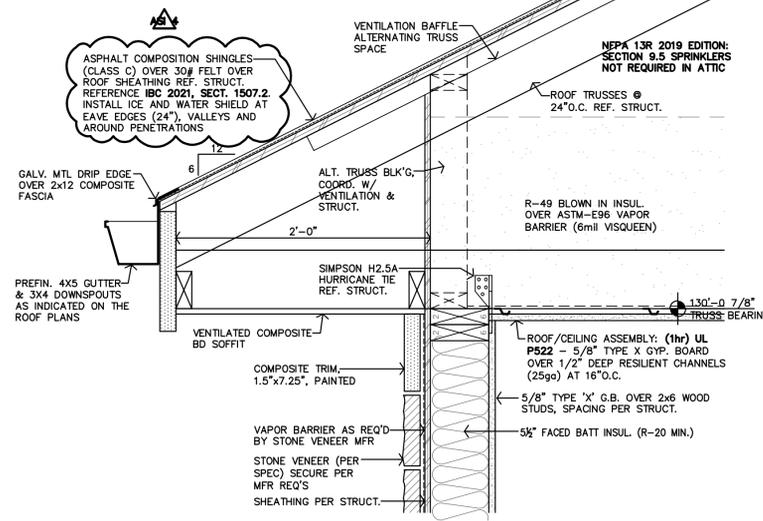
H DETAIL
1 1/2"-1'-0"



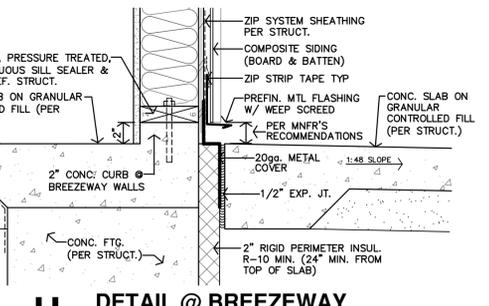
G DETAIL
1 1/2"-1'-0"



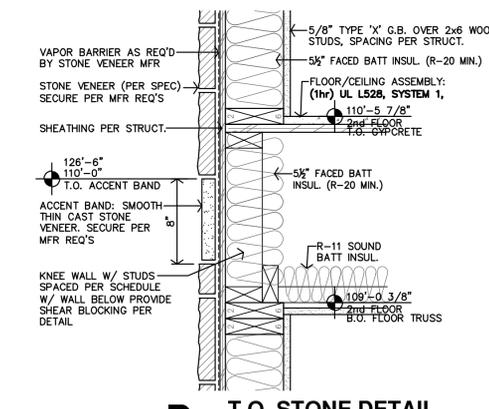
F DETAIL
1 1/2"-1'-0"



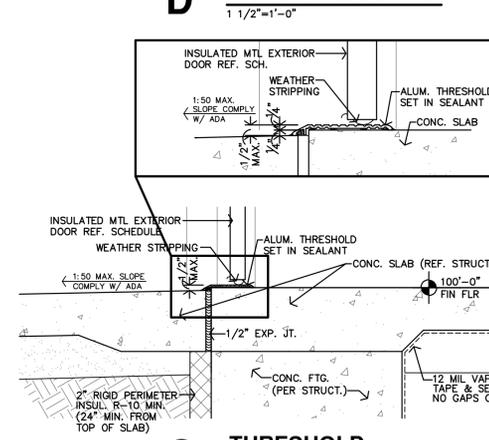
E SOFFIT DETAIL
1 1/2"-1'-0"



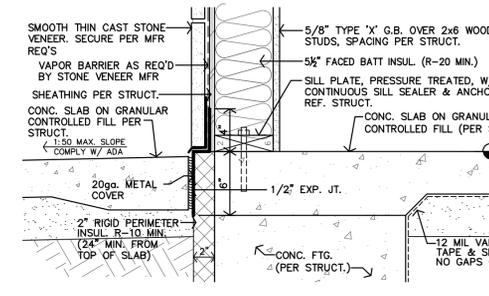
U DETAIL @ BREEZEWAY
1 1/2"-1'-0"



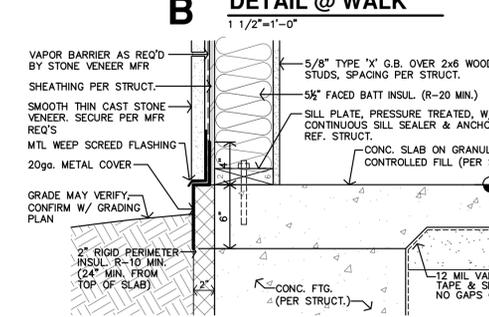
D T.O. STONE DETAIL
1 1/2"-1'-0"



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



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

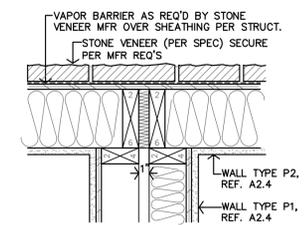


A DETAIL @ FOUNDATION
1 1/2"-1'-0"

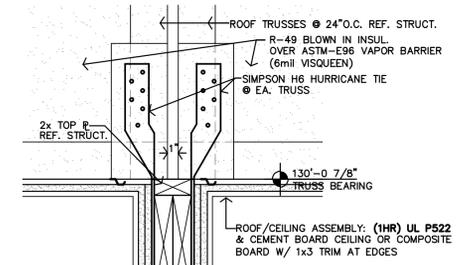




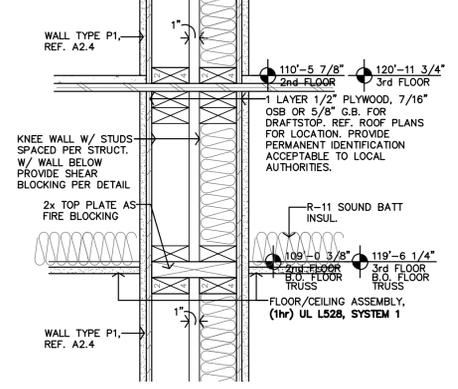
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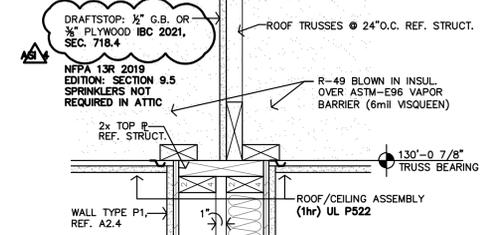
E WALL CAVITY PLAN DETAIL
 1 1/2"=1'-0"



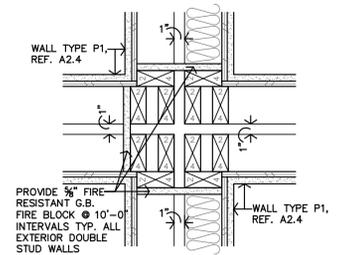
D BREEZEWAY ROOF BEAM DETAIL
 1 1/2"=1'-0"



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

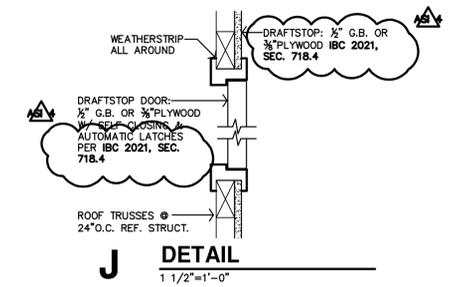


B PARTY WALL (SIDE-SIDE) FIRE STOP
 1 1/2"=1'-0"

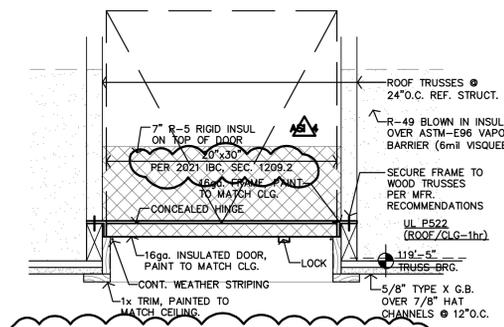


A PARTY WALL INTERSECTION FIRE BLOCKING DETAIL
 1 1/2"=1'-0"

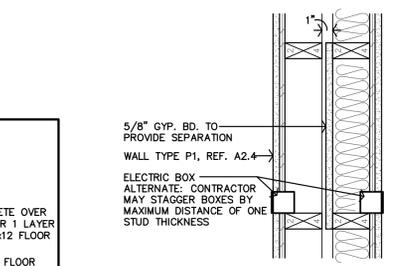
ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.



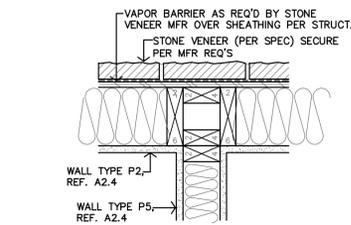
J DETAIL
 1 1/2"=1'-0"



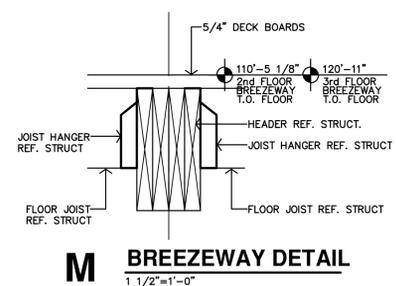
H ATTIC ACCESS DETAIL
 1 1/2"=1'-0"



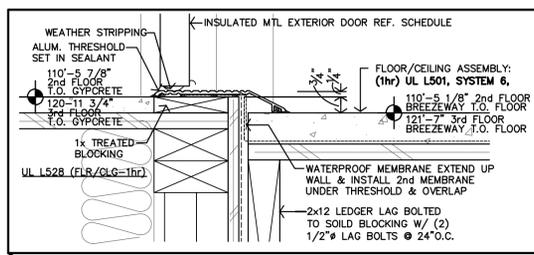
G FIRE BLOCKING @ J-BOX
 1 1/2"=1'-0"



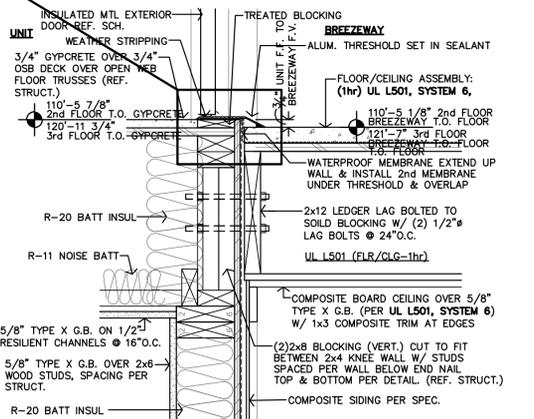
F EXT. WALL DETAIL
 1 1/2"=1'-0"



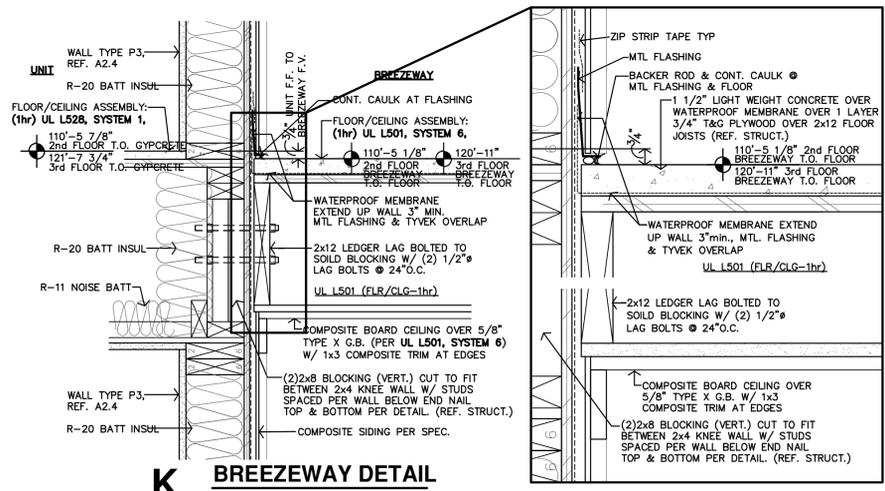
M BREEZEWAY DETAIL
 1 1/2"=1'-0"



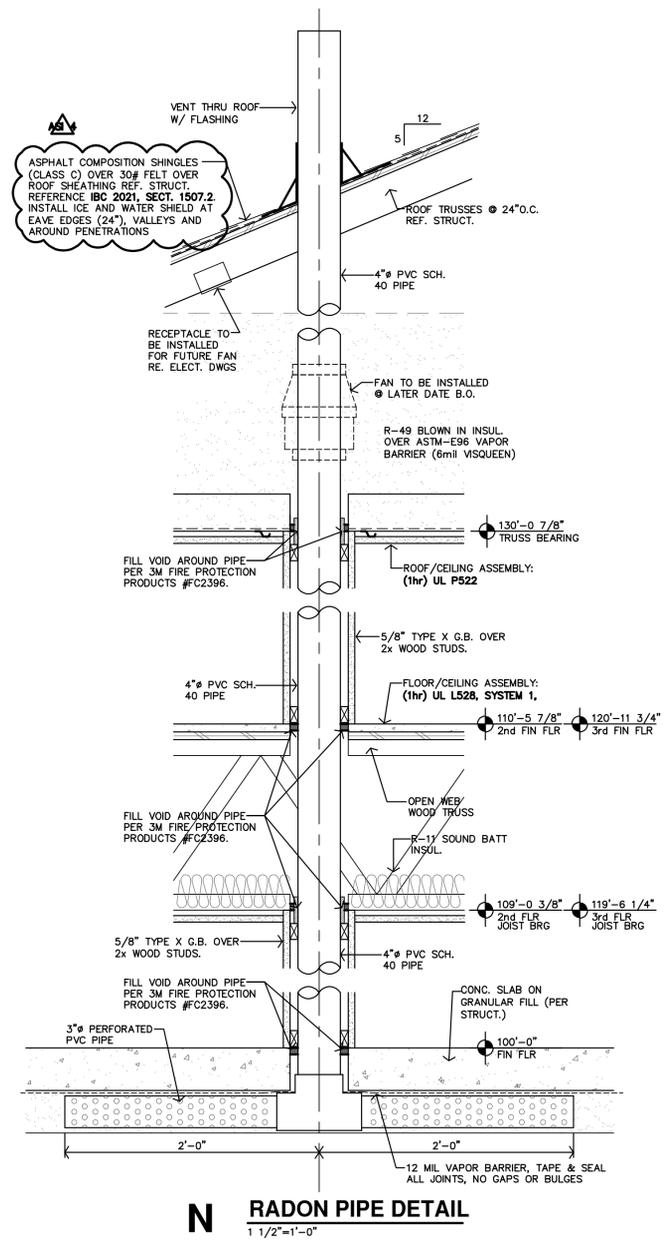
L BREEZEWAY THRESHOLD DETAIL
 1 1/2"=1'-0"



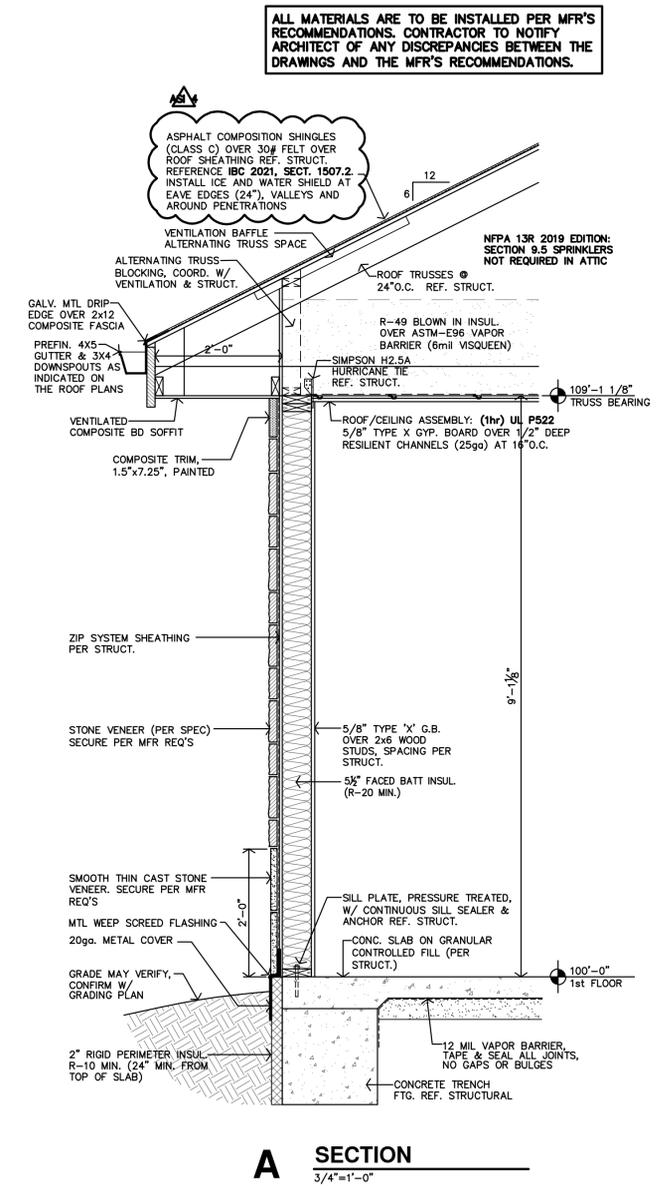
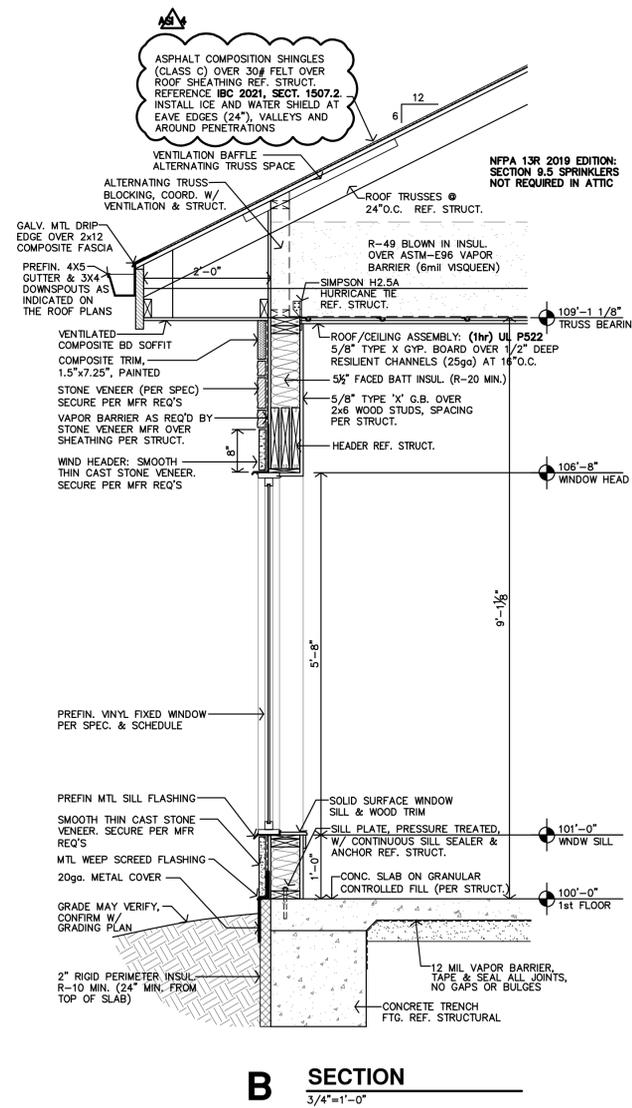
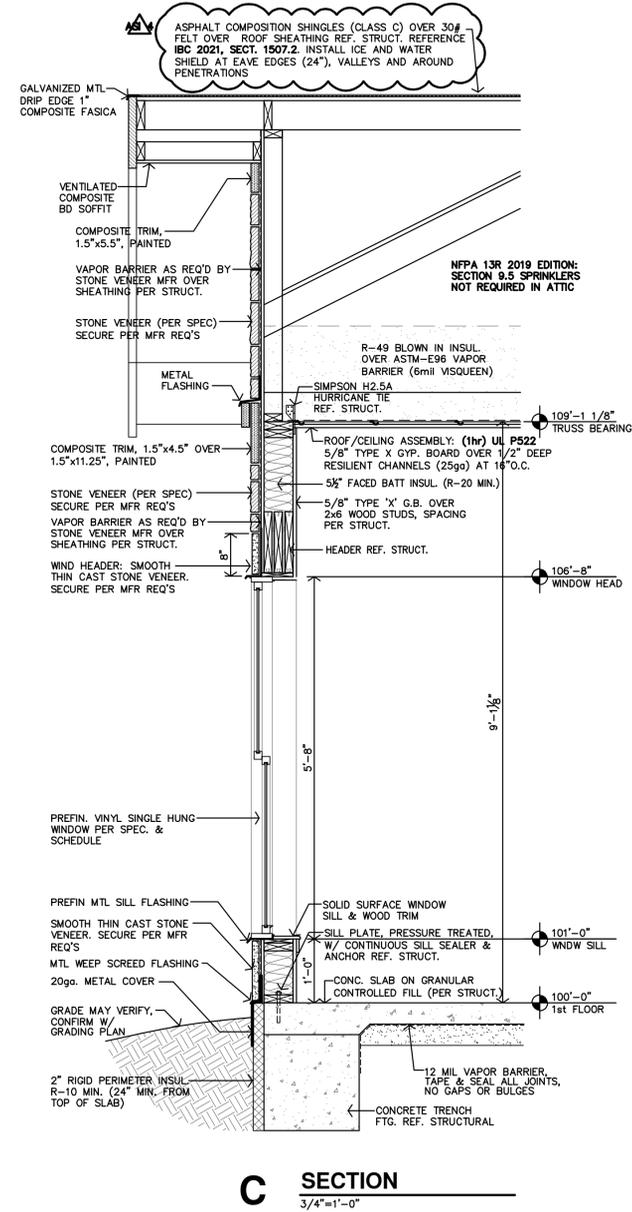
K BREEZEWAY DETAIL
 1 1/2"=1'-0"



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



N RADON PIPE DETAIL
 1 1/2"=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.

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE,
TENNESSEE

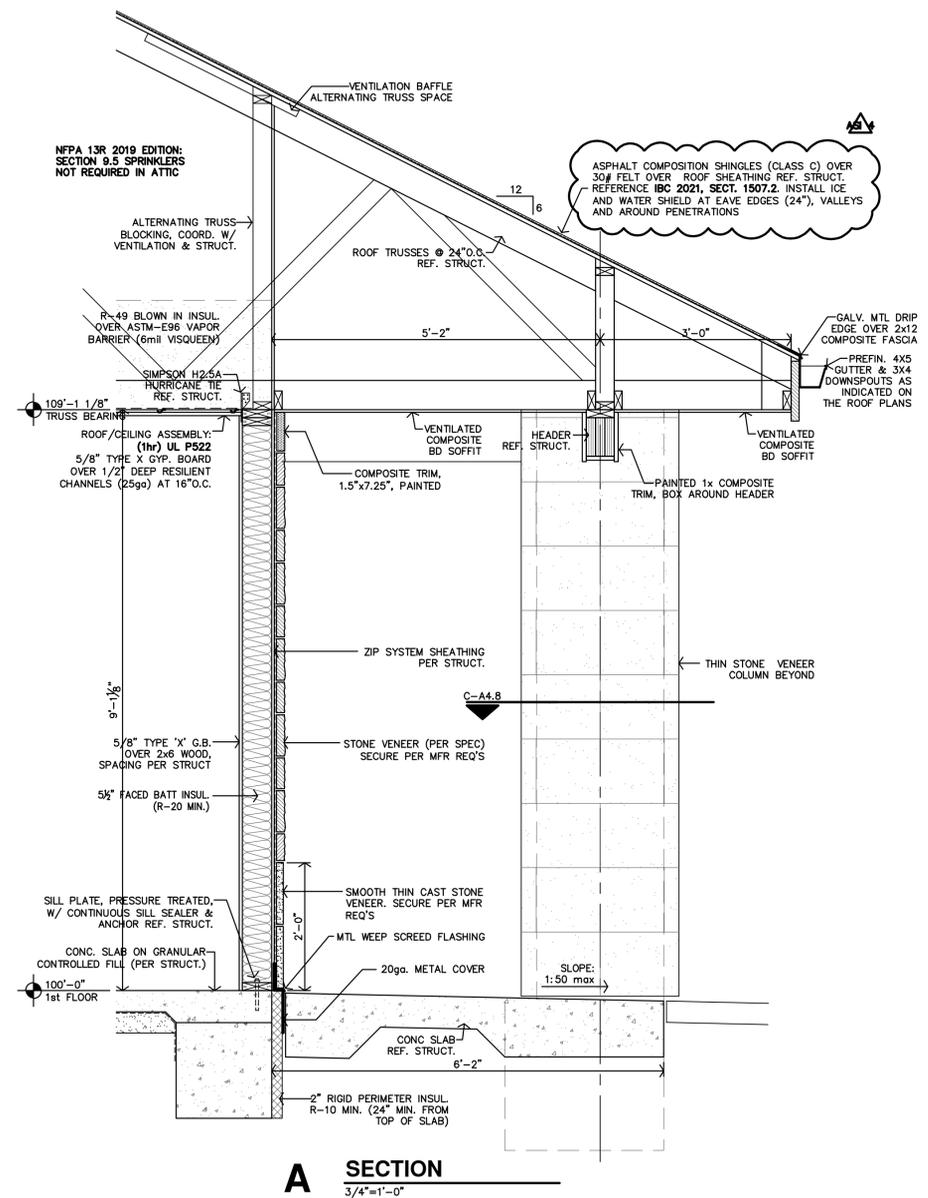
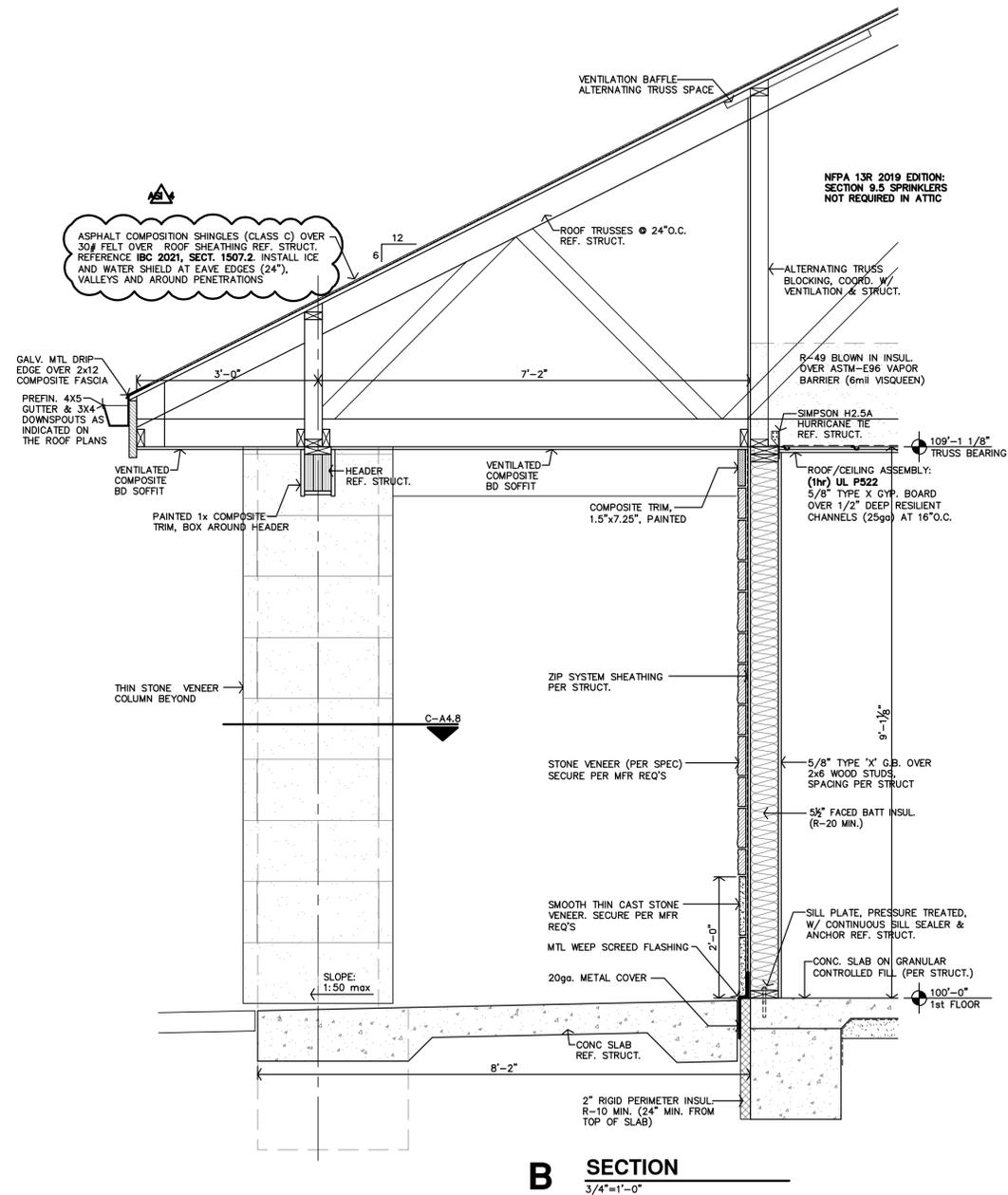
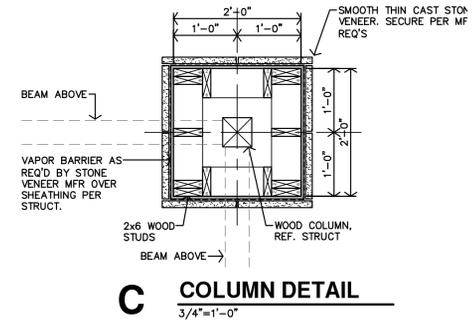


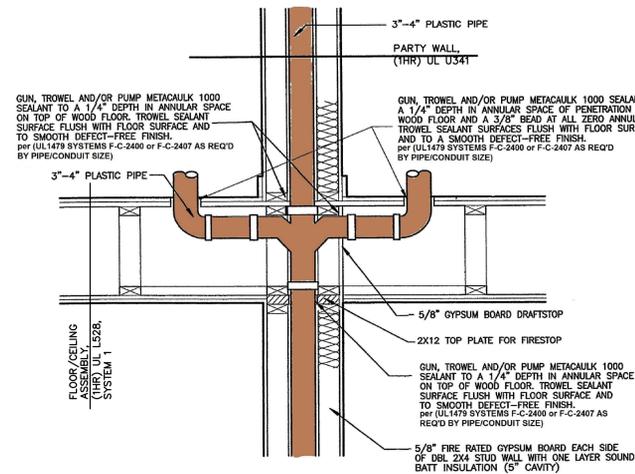
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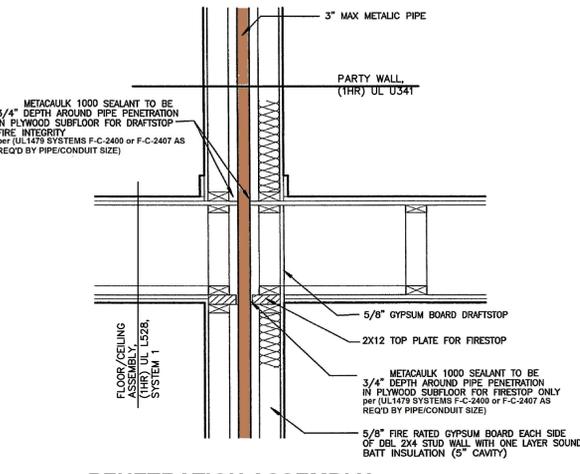
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ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.

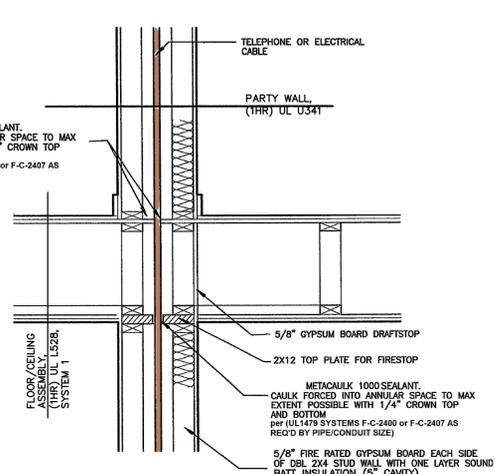




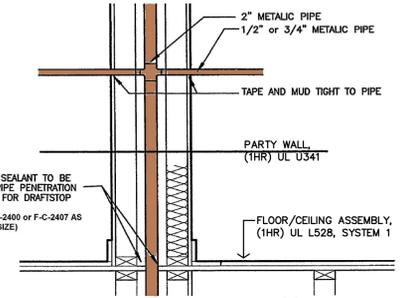
1 PENETRATION ASSEMBLY
NO SCALE



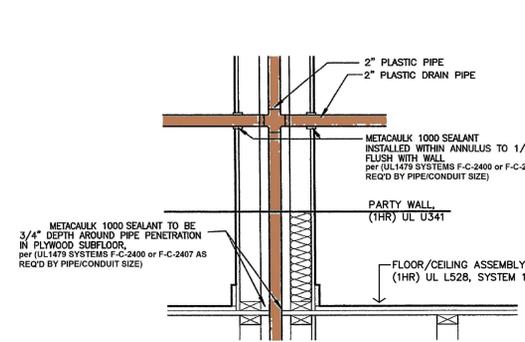
2 PENETRATION ASSEMBLY
NO SCALE



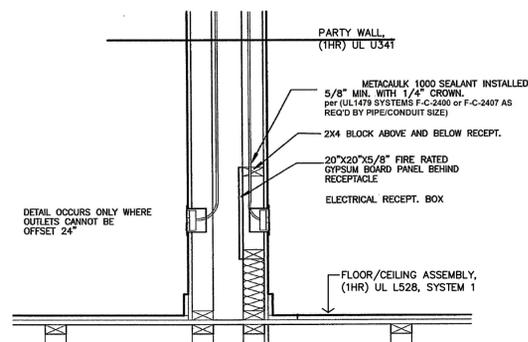
3 PENETRATION ASSEMBLY
NO SCALE



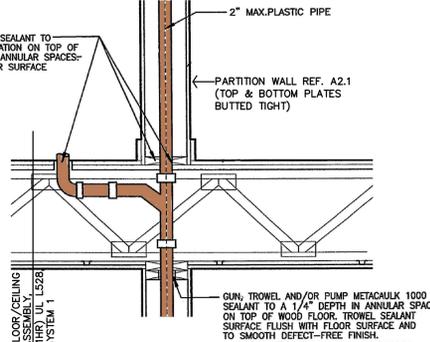
4 PENETRATION ASSEMBLY
NO SCALE



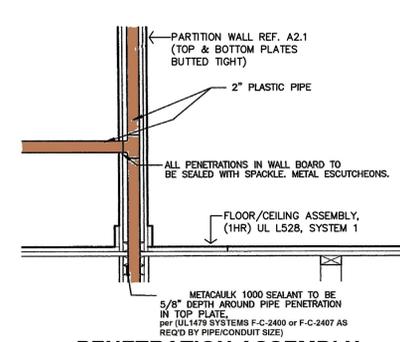
5 PENETRATION ASSEMBLY
NO SCALE



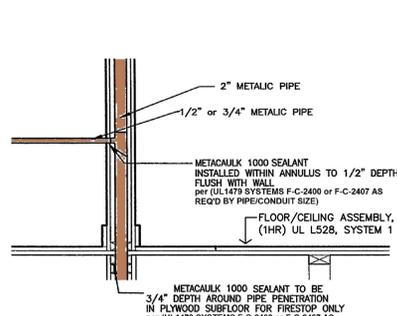
6 PENETRATION ASSEMBLY
NO SCALE



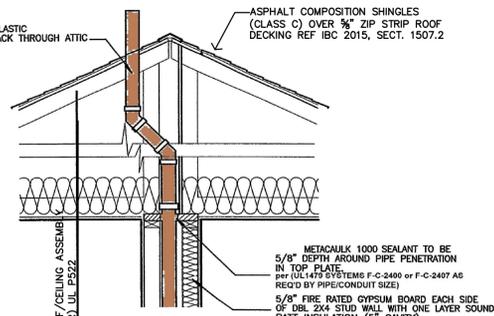
7 PENETRATION ASSEMBLY
NO SCALE



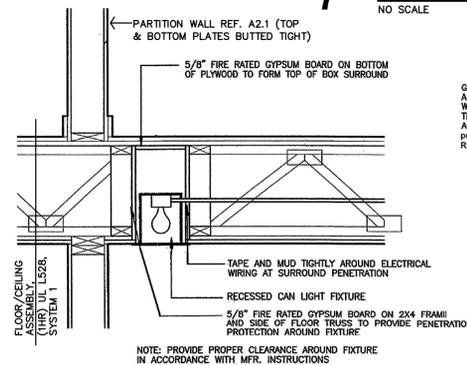
8 PENETRATION ASSEMBLY
NO SCALE



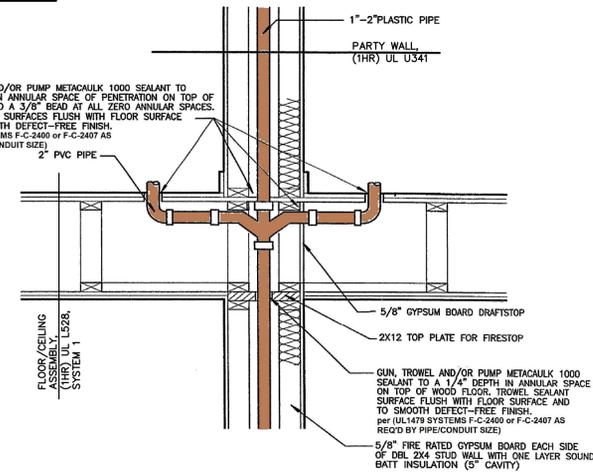
9 PENETRATION ASSEMBLY
NO SCALE



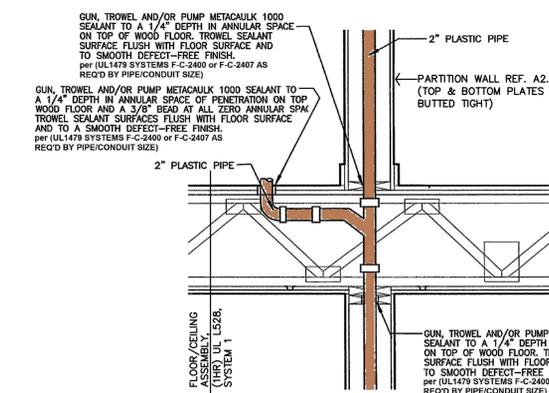
10 PENETRATION ASSEMBLY
NO SCALE



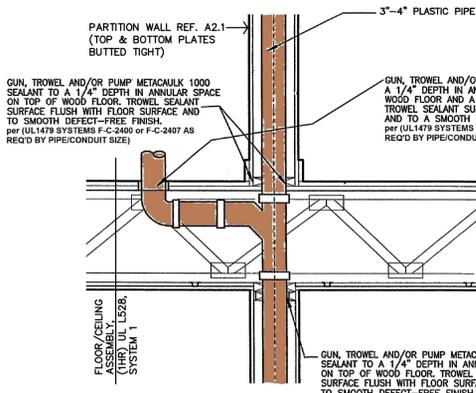
11 PENETRATION ASSEMBLY
NO SCALE



12 PENETRATION ASSEMBLY
NO SCALE



13 PENETRATION ASSEMBLY
NO SCALE



14 PENETRATION ASSEMBLY
NO SCALE

FIRE PENETRATION ASSEMBLIES
NOT TO SCALE



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FIGURE 1
WALL CAP - CMU RETAINING WALL

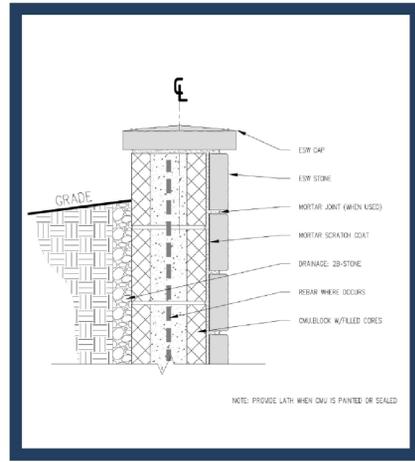


FIGURE 7
WINDOW SILL W/ STONE DRIP LEDGE

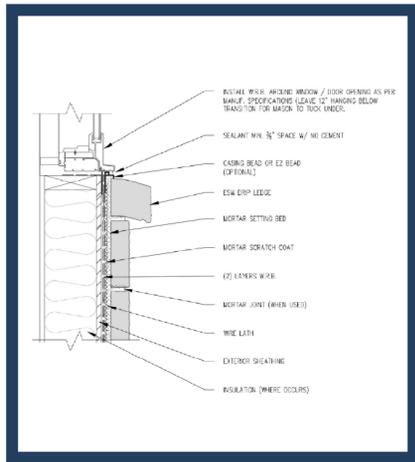


FIGURE 14
TOP OF WALL W/ DRAINAGE MAT

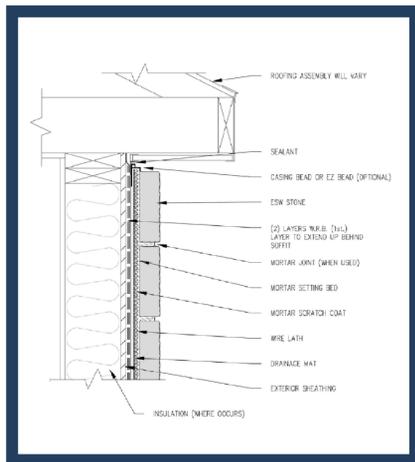


FIGURE 2
WALL-SECTION INSIDE CORNER W/ STUCCO

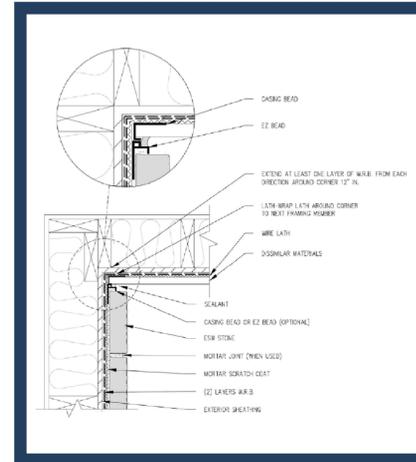


FIGURE 8
FOUNDATION WALL @ BASE

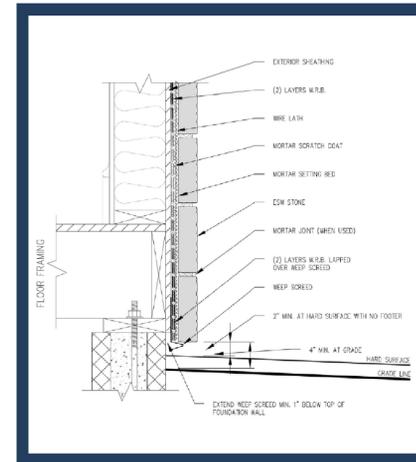


FIGURE 15
STONE WRAP ON ARCH OVERHANG

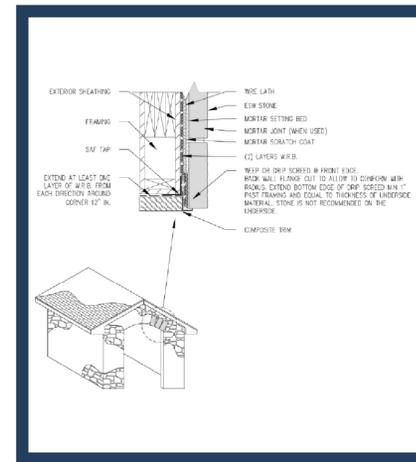


FIGURE 3
TYP. WOOD OR METAL STUD WALL

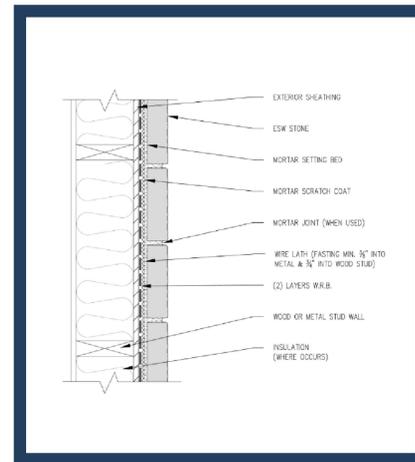


FIGURE 10
WOOD COLUMN BASE

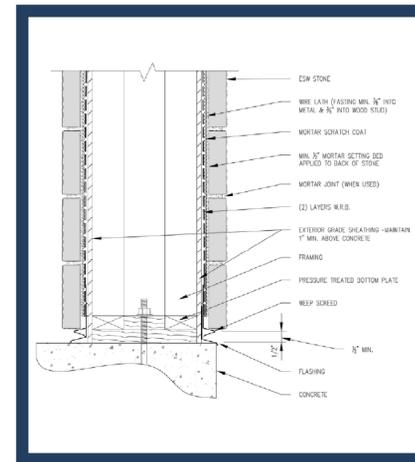


FIGURE 20
DRYER VENT

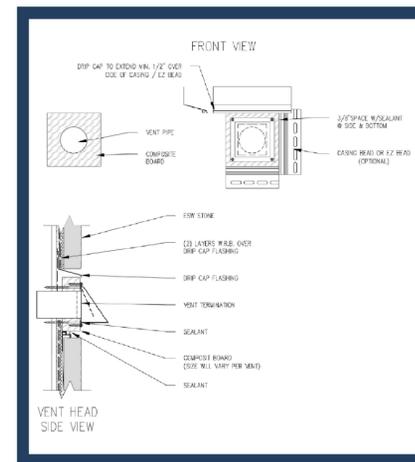


FIGURE 4
STONE BELOW CLADDING

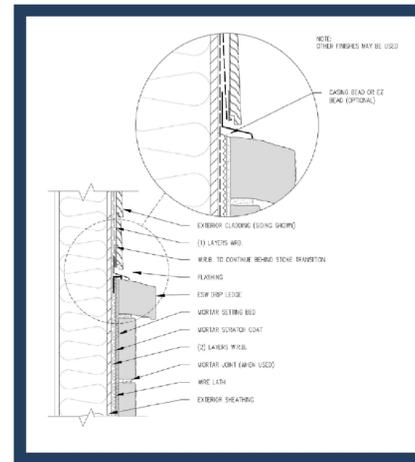


FIGURE 11
WALL OVER CONTINUOUS RIGID INSULATION

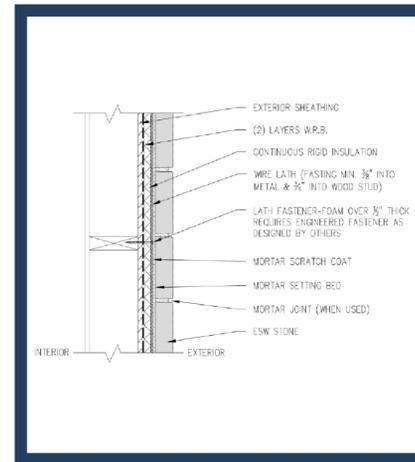


FIGURE 21
ISOMETRIC VIEW: DIVERTER/KICK-OUT FLASHING DETAIL

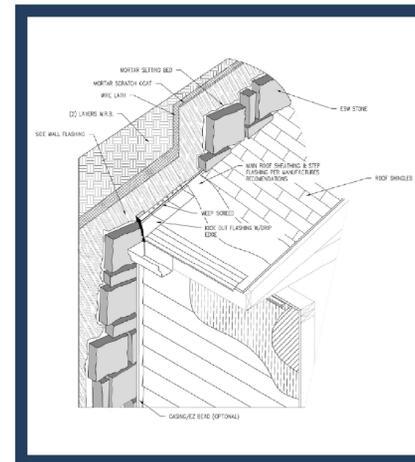


FIGURE 5
SIDE WALL FLASHING AT ROOF

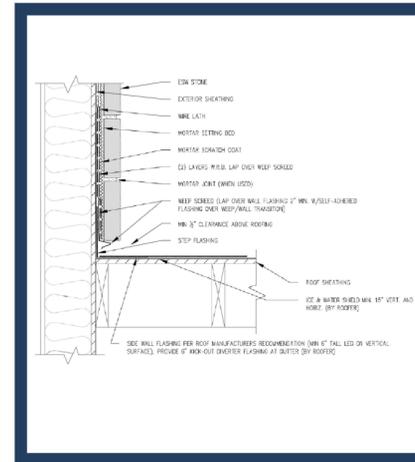


FIGURE 12
WINDOW JAMB - OPT DRAINAGE MAT

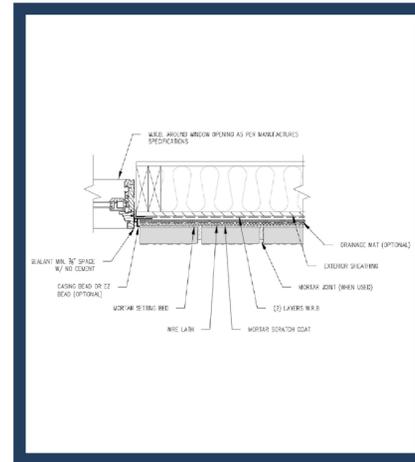


FIGURE 27
VERTICAL TRANSITION @ DISSIMILAR MATERIAL

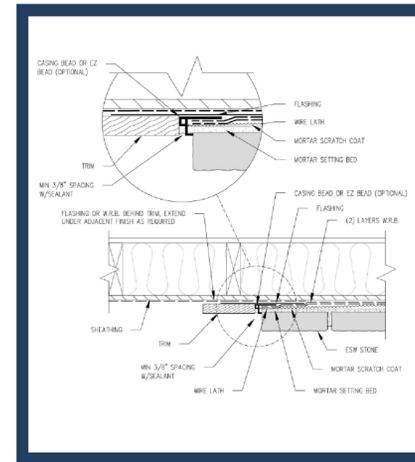


FIGURE 6
WINDOW HEAD

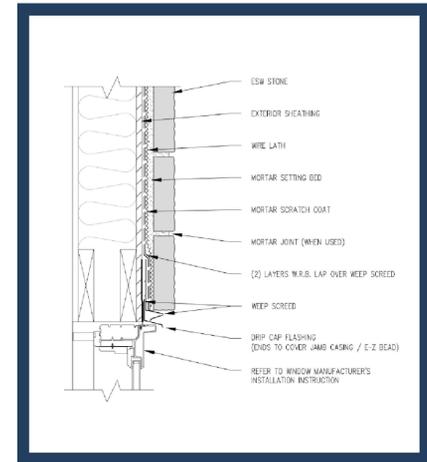
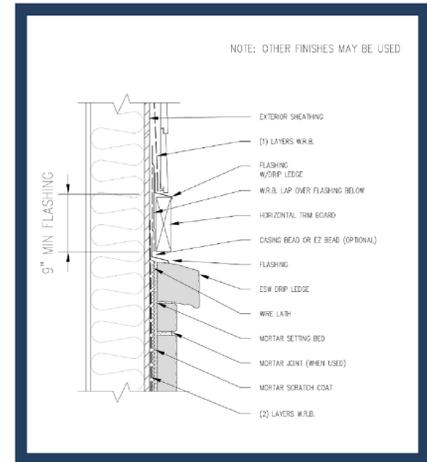


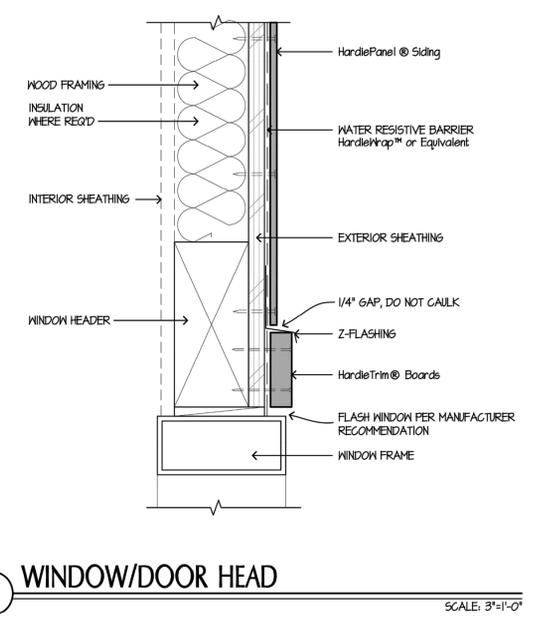
FIGURE 13
HORIZONTAL TRANSITION W/ STONE DRIP LEDGE



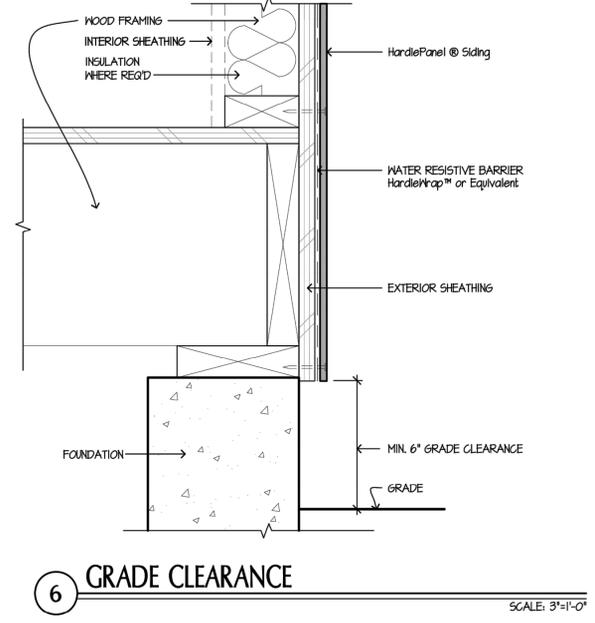
MANUFACTURED STONE
Manufacturers Installation Details,
Contractor to install as indicated
Actual Conditions May Vary
DETAILS ARE NOT TO SCALE



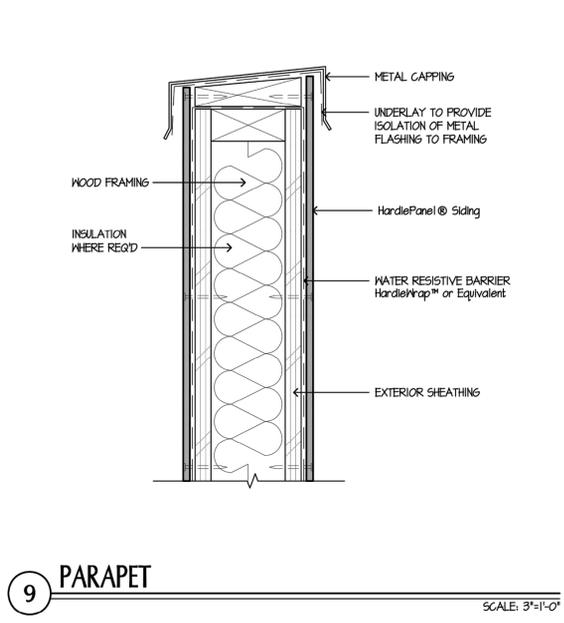
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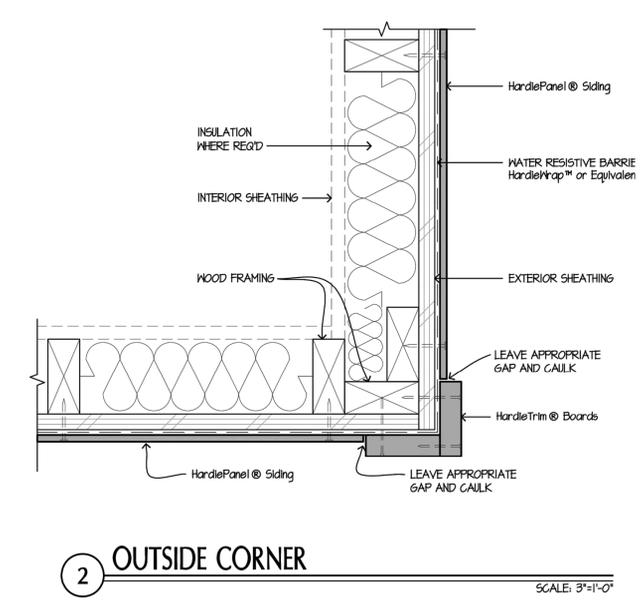
3 WINDOW/DOOR HEAD
 SCALE: 3/8"=1'-0"



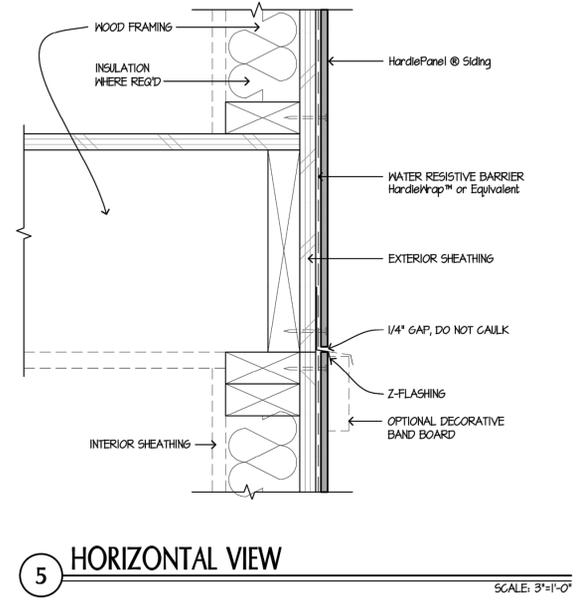
6 GRADE CLEARANCE
 SCALE: 3/8"=1'-0"



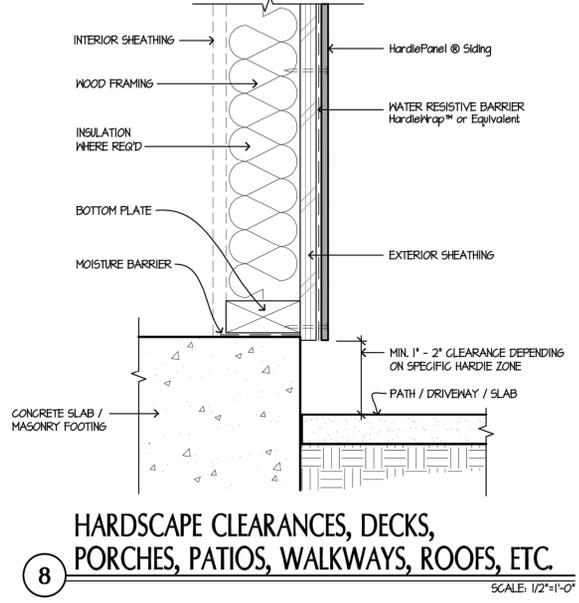
9 PARAPET
 SCALE: 3/8"=1'-0"



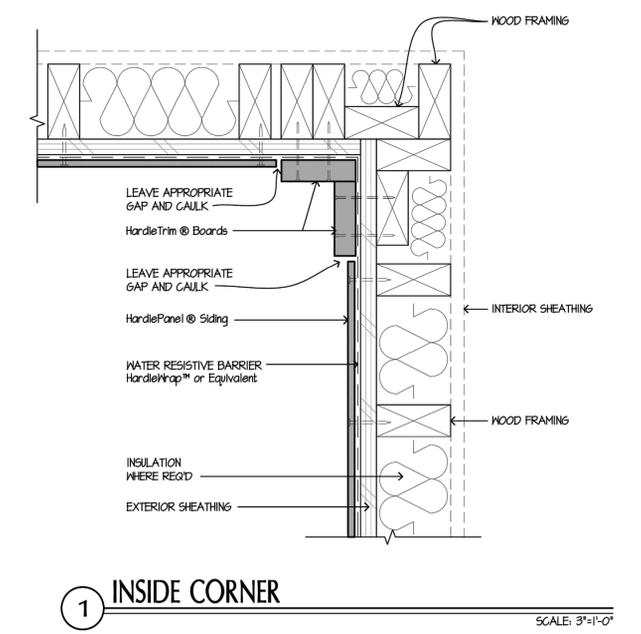
2 OUTSIDE CORNER
 SCALE: 3/8"=1'-0"



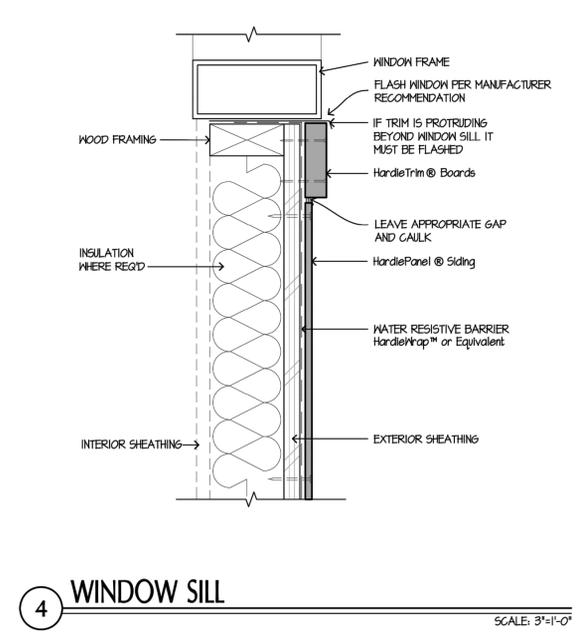
5 HORIZONTAL VIEW
 SCALE: 3/8"=1'-0"



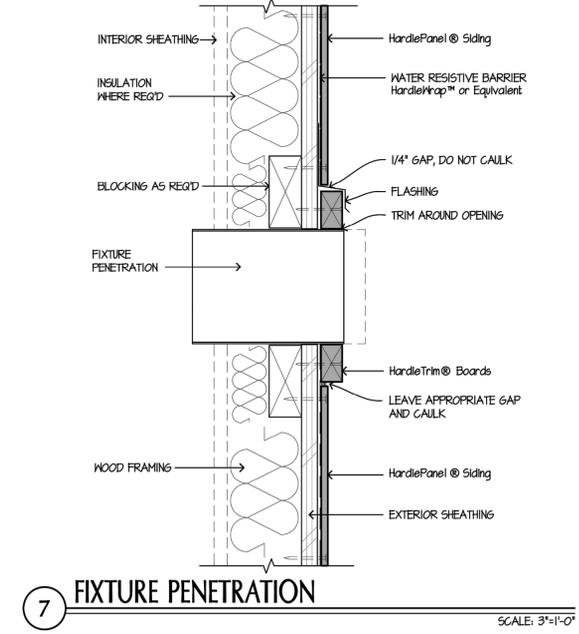
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.
 SCALE: 1/2"=1'-0"



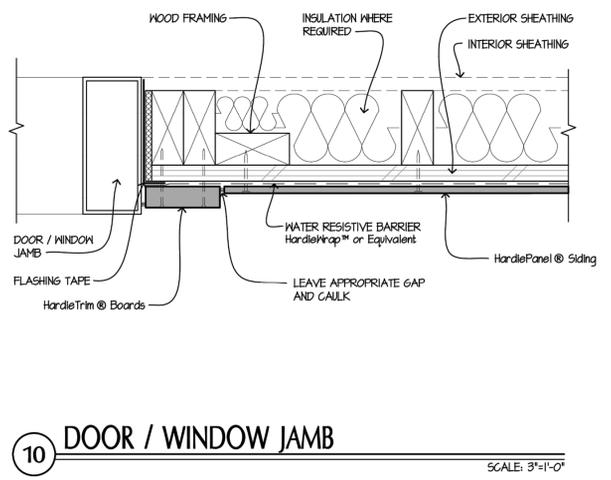
1 INSIDE CORNER
 SCALE: 3/8"=1'-0"



4 WINDOW SILL
 SCALE: 3/8"=1'-0"



7 FIXTURE PENETRATION
 SCALE: 3/8"=1'-0"



10 DOOR / WINDOW JAMB
 SCALE: 3/8"=1'-0"

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

ROOF GENERAL NOTES

- REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
- REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
- PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
- 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
- INSTALL ATTIC ACCESS PER DETAIL H-A4.5. LOCATE PER ROOF PLAN
- INDICATES DOWNSPOUT LOCATIONS.
- CONTRACTOR SHALL TIE-IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
- TYPICAL ROOF SLOPE IS 6:12 UNLESS NOTED OTHERWISE.
- 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
- INSTALL DRAFTSTOPS PER IBC 2021, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2 & 718.4.2). DRAFTSTOPS 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.
- INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKINGS AS REQUIRED BY STRUCTURAL DRAWINGS.
- 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 & LAYERS, THEN INSTALL SHINGLES.
- CAULK & SEAL WATERRIGHT ALL JOINTS & TRANSITIONS.
- ALL METAL MATERIALS (E.G. VALLEYS, FLASHINGS, ETC.) SHALL BE .021" 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."
- CONTRACTOR SHALL PROVIDE FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
- ROOFING INSTALLATION: DETAILS INDICATED ON SHEET 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".
- CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
- 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: (HRR) 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

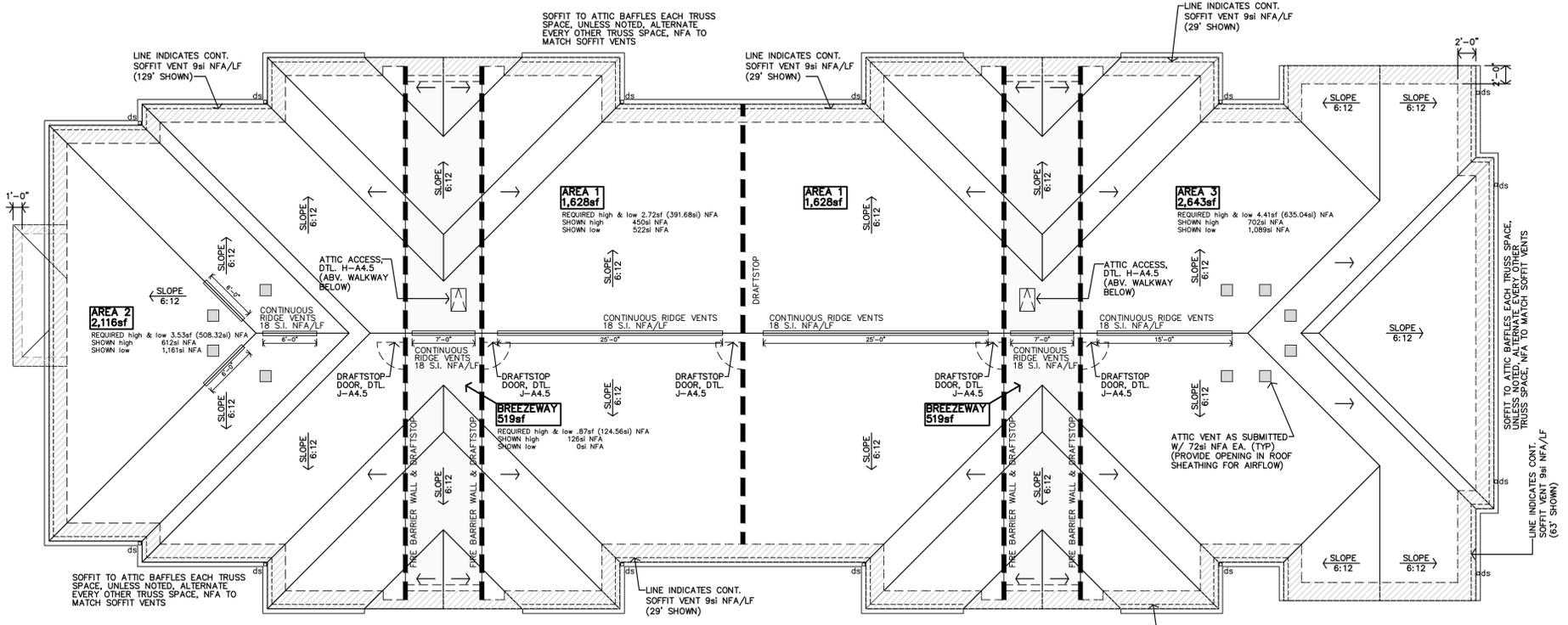
ATTIC VENTILATION PER IBC 2021, SECTION 1203.2, 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

- 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.

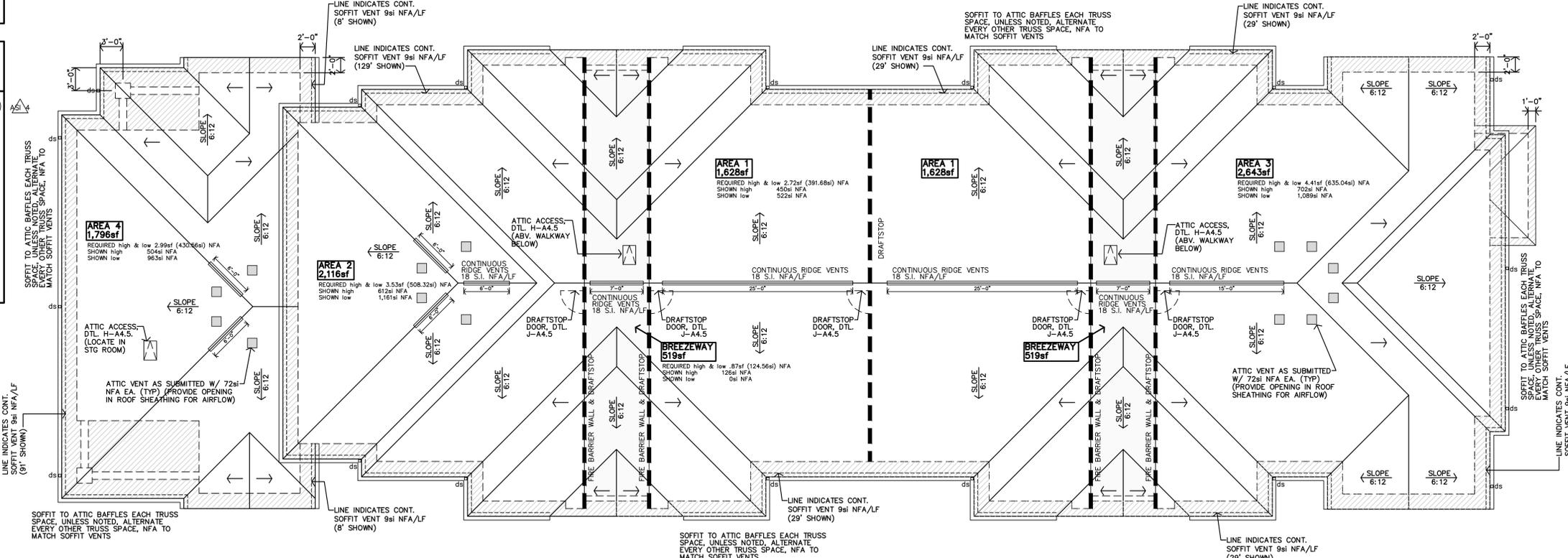
APARTMENT BUILDING B ATTIC VENTILATION

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.
- 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)
0.87sf OF NET FREE AREA @ THE RIDGE & SOFFITS.



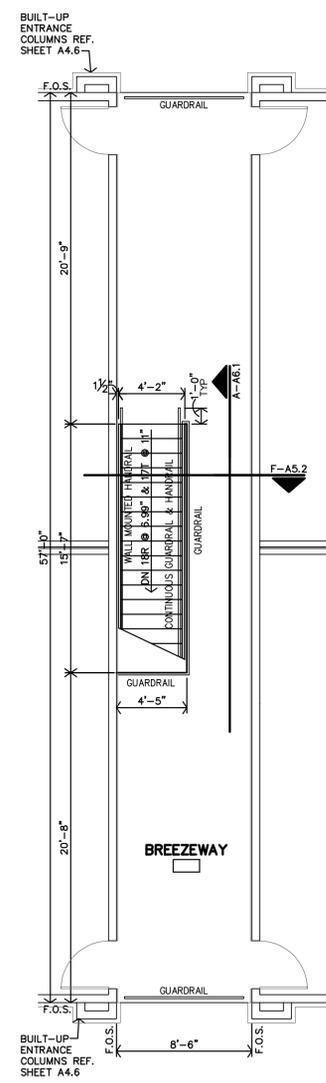
B BUILDING B ROOF PLAN
1/8"=1'-0"



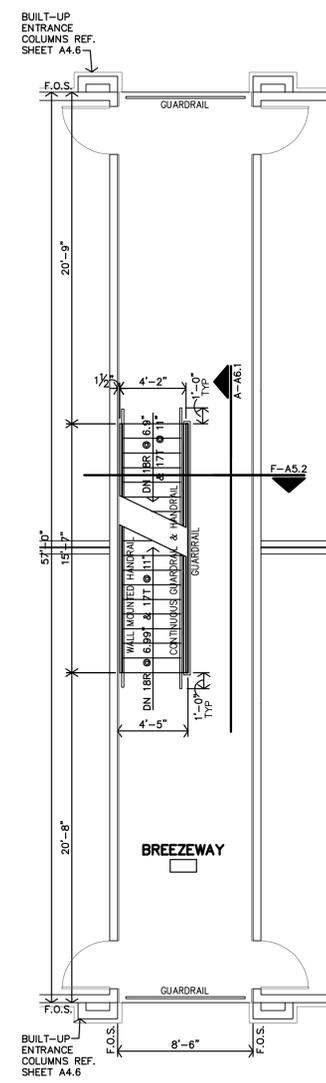
A BUILDING A ROOF PLAN
1/8"=1'-0"



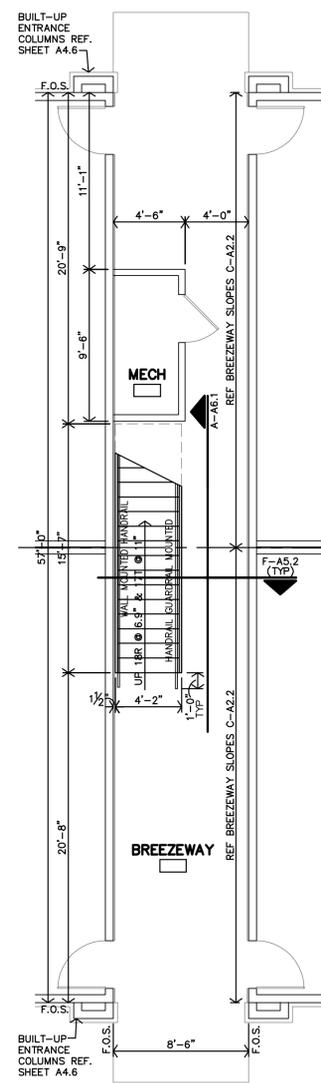
REVISION:	
A02	6-10-2025
A03	10-30-2025
A04	12-5-2025
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	



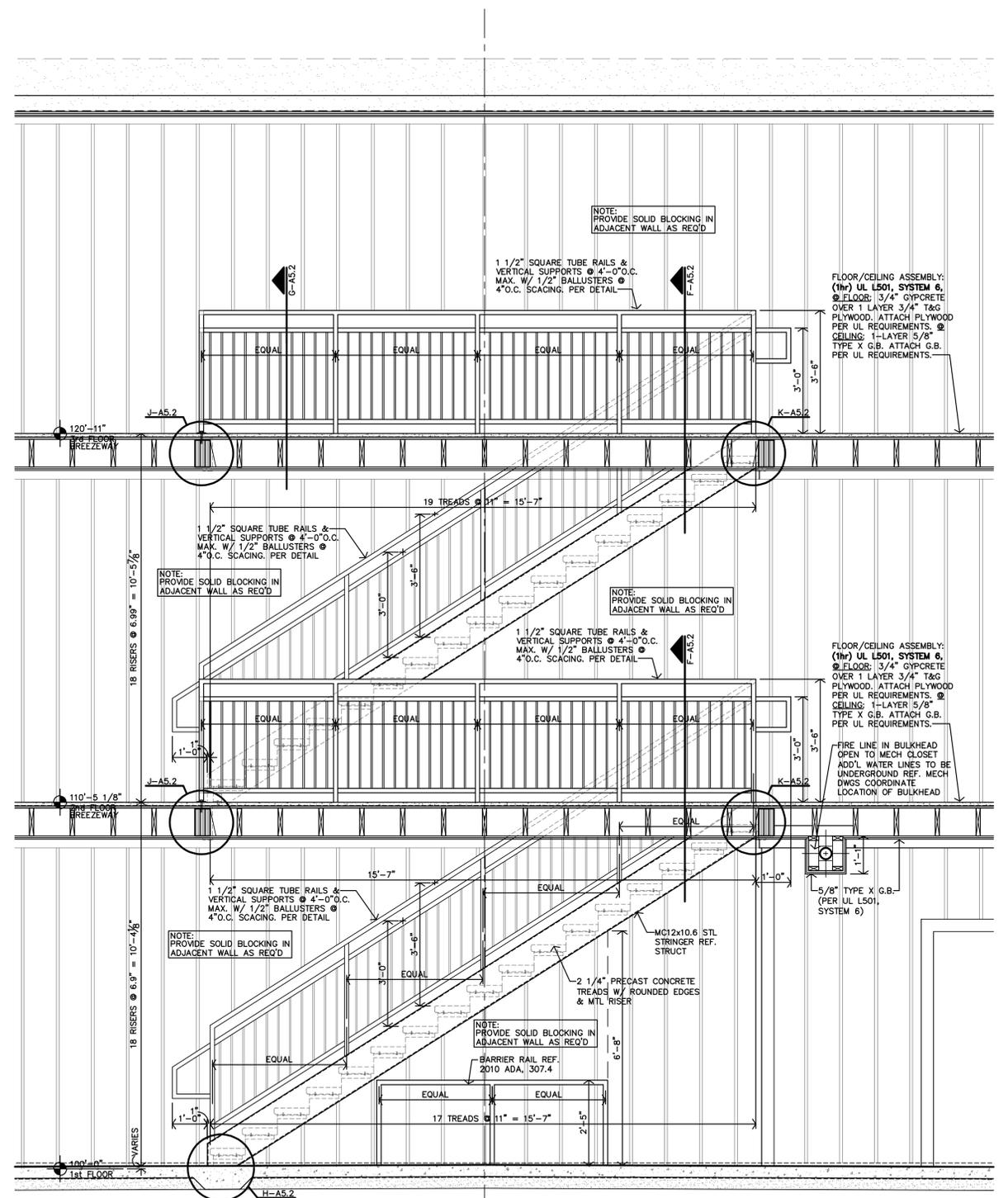
D **TYPICAL THIRD FLOOR PLAN**
3/16"=1'-0"



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



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

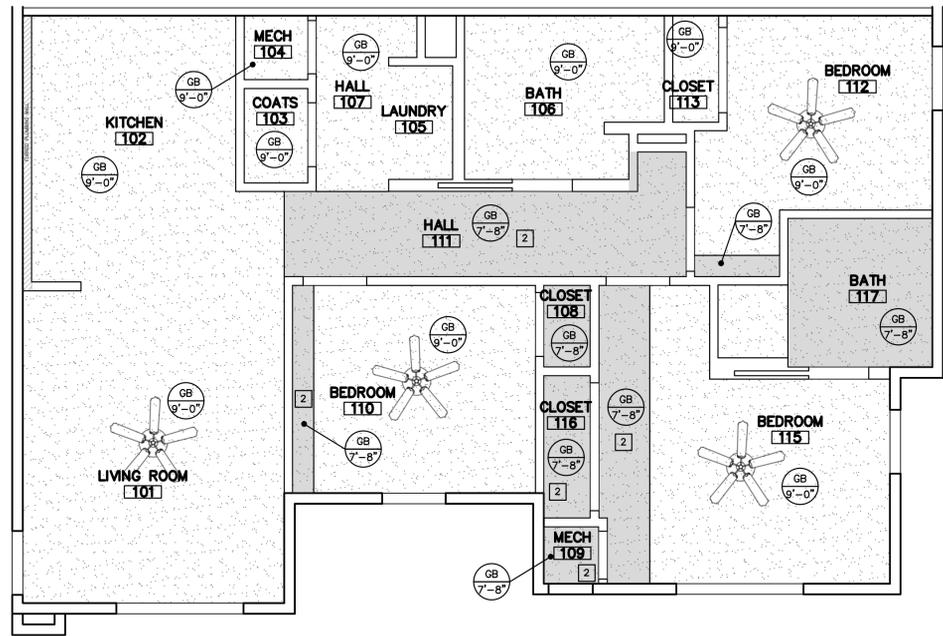


A **TYPICAL STAIR SECTION**
1/2"=1'-0"

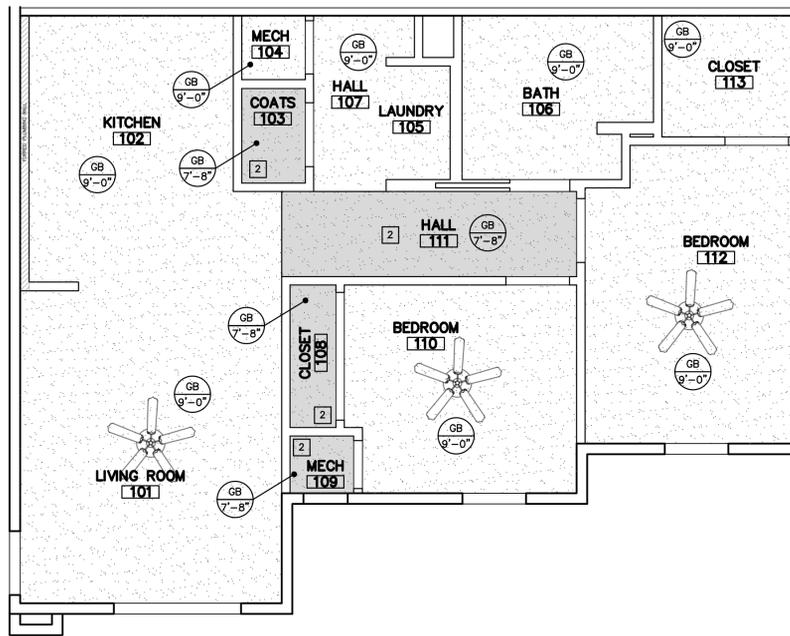
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE



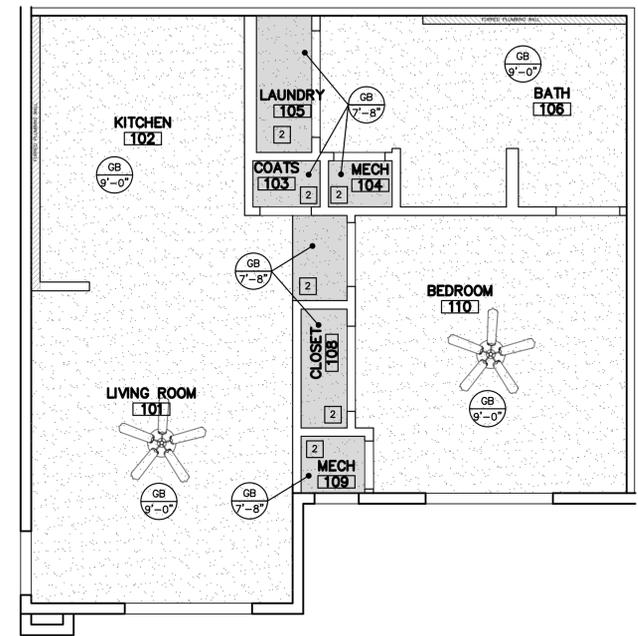
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F 3-BEDROOM/2-BATH
THIRD FLOOR
REFLECTED CEILING PLAN
1/4"=1'-0"



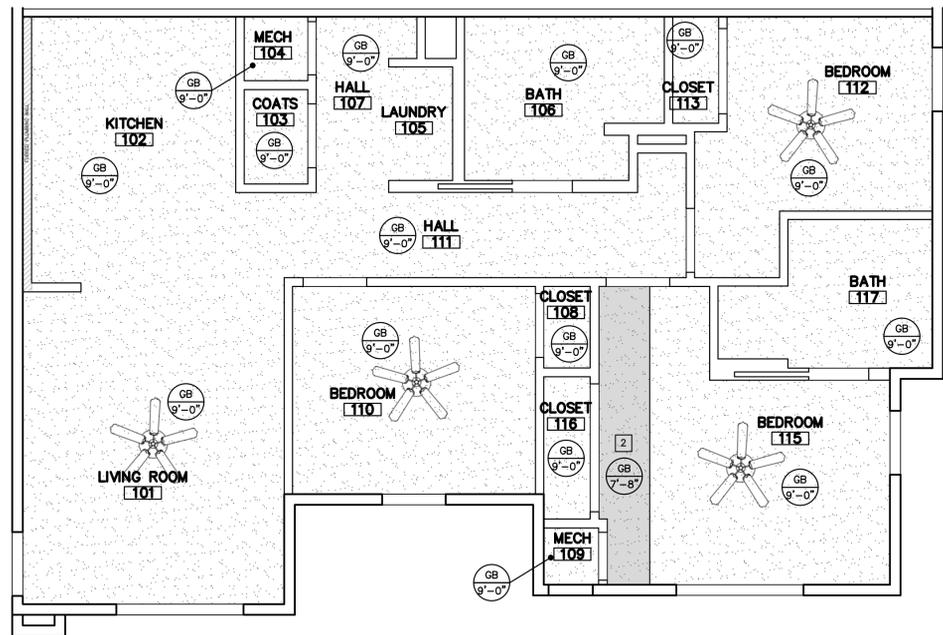
E 2-BEDROOM/1-BATH
THIRD FLOOR
REFLECTED CEILING PLAN
1/4"=1'-0"



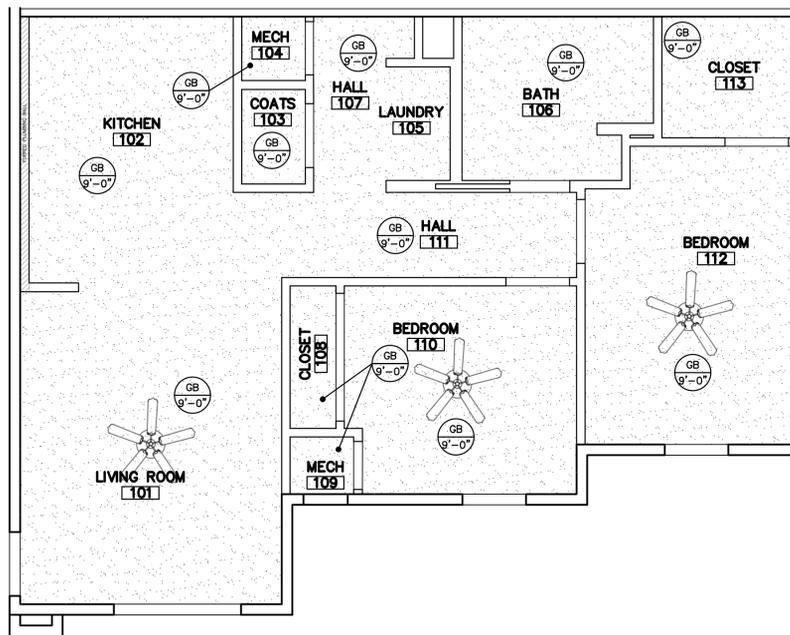
D 1-BEDROOM/1-BATH
THIRD FLOOR
REFLECTED CEILING PLAN
1/4"=1'-0"

CEILING NOTES

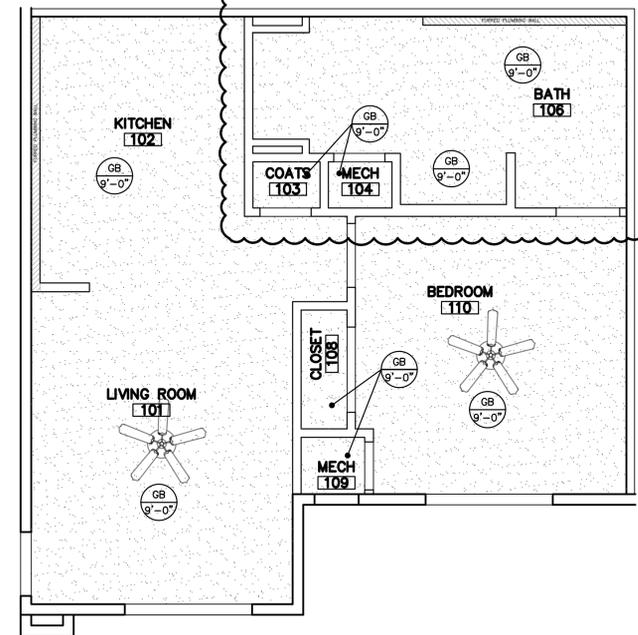
GENERAL NOTES		NON-RATED WALLS	
1. CONTRACTOR SHALL COORDINATE CEILING LAYOUT WITH MECHANICAL AND ELECTRICAL FIXTURE LOCATIONS. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICT OR DISCREPANCY.		- - - - - 1/2 HOUR FIRE PARTITION; CORRIDOR	
2. MECHANICAL/ELECTRICAL FIXTURES @ RATED CEILINGS SHALL BE HUNG IN CONFORMANCE TO U.L. SYSTEM REQUIREMENTS.		- - - - - 1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS	
3. CEILING MOUNTED MECHANICAL EQUIPMENT AND SUSPENDED MECHANICAL EQUIPMENT MUST BE SUSPENDED DIRECTLY FROM THE STRUCTURE.		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.	
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.		INDICATES G.B. CEILING FINISH	
5. FIELD VERIFY HEIGHT TO UNDERSIDE OF STRUCTURE, AT ALL NEW GYP. BD. CEILINGS. NOTIFY ARCHITECT TO COORDINATE FINAL FINISHED CEILING HEIGHTS.		INDICATES A LOWERED SOFFIT/CEILING AREA	
6. ALL LISTED CEILING HEIGHTS ARE AS ANTICIPATED. SUBJECT TO CHANGE BASED ON FIELD VERIFICATION OF UNDERSIDE OF STRUCTURE.		CEILING TYPES	
SPECIFIC NOTES		REFER SPECIFICATIONS	
1 18"x18" ATTIC ACCESS PANEL AT CEILING, FOR FUTURE INSTALLATION OF RADON PIPE FAN.		GB GYP BD (PAINTED)	
LOWERED SOFFIT/CEILING AREA. DUCTS TO BE RUN UNDERNEATH FIRE RATED ASSEMBLY.		XGB EXTERIOR GYP BD (PAINTED)	
		CLG. TYPE	
		CLG. HEIGHT (ASSUMED)	



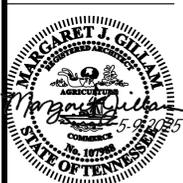
C 3-BEDROOM/2-BATH
FIRST/SECOND FLOORS
REFLECTED CEILING PLAN
1/4"=1'-0"



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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