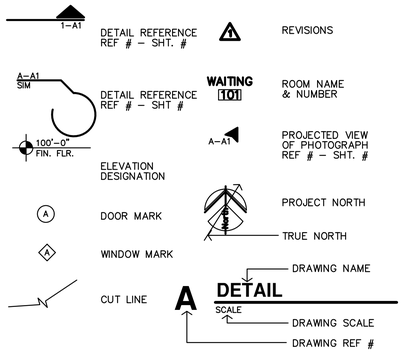
THE RESERVES AT COBALT CIRCLE

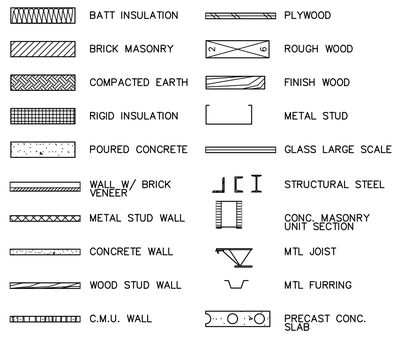
NEW APARTMENTS

BROWNSVILLE, 24-3446 TENNESSEE

REFERENCE LEGEND



MATERIAL LEGEND



JonesGillamRenz

730 N. Ninth St.
Salina, KS 67401
785.827.0386

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

SHEET INDEX

GENERAL

G0.1 COVER & SHEET INDEX
CFP1 CODE FOOTPRINT
CFP2 CODE FOOTPRINT
ADA ADA DIAGRAMS
FH FAIR HOUSING
ANSI1 ANSI ACCESSIBILITY STANDARDS
ANSI2 ANSI ACCESSIBILITY STANDARDS
ANSI3 ANSI ACCESSIBILITY STANDARDS

CIVIL

ALTA/NSPS LAND SURVEY
SITE PLAN
VEHICLE TURNING EXHIBIT
SITE DETAILS
GRADING & DRAINAGE PLAN
DETENTION PLAN
SPOT GRADING – PLAN 1 OF 2
SPOT GRADING – PLAN 2 OF 2
GRADING AND DETENTION DETAILS
GRADING AND DETENTION DETAILS
EROSION PREVENTION & SEDIMENT CONTROL PH.1
EROSION PREVENTION & SEDIMENT CONTROL PH.2
EROSION PREVENTION & SEDIMENT CONTROL PH.3
EROSION PREVENTION & SEDIMENT CONTROL DETAILS
SANITARY SEWER PLAN
SS PLAN AND PROFILE
WATER PLAN
UTILITY PLAN
UTILITY DETAILS
TRAFFIC CONTROL PLAN

ARCHITECTURAL

A1.1 SITE PLAN
A1.2 ENLARGED PLANS & DETAILS
A1.3 ENLARGED PLANS & DETAILS
A1.4 ENLARGED PLANS & DETAILS
A1.5 ENLARGED PLANS & DETAILS
A2.1 BUILDING A & CLUBHOUSE FLOOR PLANS
A2.2 BUILDING B FLOOR PLANS
A2.3 1–BEDROOM UNIT PLANS
A2.4 2–BEDROOM UNIT PLANS
A2.5 3–BEDROOM UNIT PLANS
A2.6 ACCESSIBLE 1–BEDROOM ENLARGED BATH PLANS & INTERIOR ELEVATIONS
A2.7 ACCESSIBLE 2/3–BEDROOM ENLARGED BATH PLANS & INTERIOR ELEVATIONS
A2.8 ADAPTABLE/STANDARD 1–BEDROOM ENLARGED BATH PLANS, INTERIOR ELEVATIONS & SECTIONS
A2.9 ADAPTABLE 2/3–BEDROOM ENLARGED BATH PLANS INTERIOR ELEVATIONS
A2.10 STANDARD 2/3–BEDROOM ENLARGED BATH PLANS & INTERIOR ELEVATIONS
A2.11 CLUBHOUSE PLAN & SCHEDULES
A2.12 CLUBHOUSE ENLARGED PLANS & DETAILS
A3.1 BUILDING A – EXTERIOR ELEVATIONS
A3.2 BUILDING B & C – EXTERIOR ELEVATIONS
A3.3 BUILDINGS A, B & C – EXTERIOR ELEVATIONS
A3.4 ENLARGED ENTRY ELEVATIONS
A4.1 TYPICAL WALL SECTIONS
A4.2 TYPICAL WALL SECTIONS
A4.3 TYPICAL WALL SECTIONS
A4.4 DETAILS
A4.5 DETAILS
A4.6 ENTRY SECTIONS & DETAILS
A4.7 CLUBHOUSE SECTIONS & DETAILS
A4.8 CLUBHOUSE SECTIONS & DETAILS
A4.9 FIRE PENTRATION DETAILS
A5.1 ROOF PLANS
A5.2 ROOF DETAILS & STAIR SECTIONS
A6.1 STAIR SECTION & ENLARGED PLANS
A7.1 APARTMENT REFLECTED CEILING PLANS

LANDSCAPING

L1.1 LANDSCAPING PLAN
L1.2 LANDSCAPING PLAN & DETAILS
L1.3 DETAILS AND SPECIFICATIONS

STRUCTURAL

S001 GENERAL NOTES
S002 GENERAL NOTES
S003 SCHEDULES
S101 BLDG A – FOUNDATION PLAN
S102 BLDG A – LEVEL 2 PLAN
S103 BLDG A – LEVEL 3 PLAN
S104 BLDG A – ROOF PLAN
S105 BLDG B/C – FOUNDATION PLAN
S106 BLDG B/C – LEVEL 2 PLAN
S107 BLDG B/C – LEVEL 3 PLAN
S108 BLDG B/C – ROOF PLAN
S500 FOUNDATION DETAILS
S501 FOUNDATION DETAILS
S505 TYPICAL WOOD DETAILS
S510 FRAMING DETAILS
S511 FRAMING DETAILS
S520 ROOF DETAILS
S521 ROOF DETAILS
S530 SHEAR WALL DETAILS

ELECTRICAL

ME1.0 M/E SITE PLAN
E0.1 ELECTRICAL ABBREVIATIONS, LEGENDS, NOTES
E1.1 BUILDING A – 1ST & 2ND FLOOR POWER PLANS
E1.2 BUILDING A – 3RD FLOOR POWER PLAN
E1.3 BUILDING B – 1ST & 2ND FLOOR POWER PLANS (BUILDING C SIMILAR)
E1.4 BUILDING B – 3RD FLOOR POWER PLAN (BUILDING C SIMILAR)
E4.1 APARTMENT & CLUBHOUSE POWER PLANS
E6.1 LIGHTING DIAGRAMS & LIGHTING SCHEDULE
E6.2 PANEL SCHEDULES & RISER DIAGRAMS
E6.3 PANEL SCHEDULES

MECHANICAL/PLUMBING

M0.1 HVAC ABBREVIATIONS, LEGENDS, NOTES
M1.1 BUILDING A – 1ST & 2ND FLOOR HVAC PLANS
M1.2 BUILDING A – 3RD FLOOR HVAC PLAN
M1.3 BUILDING B – 1ST & 2ND HVAC PLANS (BUILDING C SIMILAR)
M1.4 BUILDING B – 3RD FLOOR HVAC PLAN (BUILDING C SIMILAR)
M4.1 ENLARGED 1st/2nd FLOOR APARTMENT HVAC PLANS
M4.2 ENLARGED 3rd FLOOR APARTMENT HVAC PLANS
M6.1 SCHEDULES AND DETAILS
P0.1 PLUMBING ABBREVIATIONS, LEGENDS, NOTES
P1.1 BUILDING A – UNDERFLOOR & 1ST FLOOR WASTE & VENT PLANS
P1.2 BUILDING A – 2ND & 3RD FLOOR WASTE & VENT PLANS
P1.3 BUILDING B – UNDERFLOOR & 1ST FLOOR WASTE & VENT PLANS (BUILDING C SIM)
P1.4 BUILDING B – 2ND & 3RD FLOOR WASTE & VENT PLANS (BUILDING C SIMILAR)
P1.5 BUILDING A & B – FIRST FLOOR DOMESTIC WATER PLANS (BUILDING C SIMILAR)
P4.1 ENLARGED APARTMENT DOMESTIC WATER PLANS
P4.2 ENLARGED APARTMENT & CLUBHOUSE DOMESTIC WATER PLANS
P6.1 SCHEDULES AND DETAILS
P9.1 WASTE & VENT RISER DIAGRAMS
P9.3 APARTMENT WATER SERVICE RISER DIAGRAMS

ABBREVIATIONS

&	AND
∠	Angle
@	At
℄	Centerline
ø	Diameter or Round
#	Pound or Number
Acous.	Acoustical
Adj.	Adjustable
A.F.F.	Above Finished Floor
Aggr.	Aggregate
Al.	Aluminum
Approx.	Approximate
Arch.	Architect or Architectural
Asb.	Asbestos
Asph.	Asphalt
A.V.	Audio Visual
Bd.	Board
Bitum.	Bituminous
Bldg.	Building
Blk.	Block
Blk'g.	Blocking
Bm.	Beam
Bot.	Bottom
BO	BY OWNER
Brg.	Bearing
Brk.	Brick
Cab.	Cabinet
Clg.	Ceiling
Clr.	Clear
Cntr.	Counter
Col.	Column
Conc.	Conc. Concrete
C.T.	Ceramic Tile
CMU	Concrete Masonry Unit
Ctr.	Center
Dbl.	Double
Det.	Detail
D.F.	Drinking Fountain
Dia.	Diameter
Dim.	Dimension
Dn.	Down
Dr.	Door
Ds.	Downspout
Dwg.	Drawing
Dwr.	Drawer
(E)	Existing
E.	East or Existing
Ea.	Each
E.J.	Expansion Joint
El.	Elevation
Elec.	Electrical
Elev.	Elevator
Eq.	Equal
Equip.	Equipment
E.W.	Each Way
E.W.C.	Elec. Water Cooler
Exist.	Existing
Expo.	Exposed
Exp.	Expansion
Ext.	Exterior
F.A.	Fire Alarm
F.D.	Floor Drain
Fdn.	Foundation
F.E.	Fire Extinguisher
F.E.C.	F.E. Cabinet
Fin.	Finish
Fl.	Flow line
Flash.	Flashing
ft.	Foot or feet
Ftg.	Footing
Furr.	Furring
Fut.	Future
Ga.	Gauge
Galv.	Galvanized
G.B.	Grab Bar
Gl.	Glass
Gnd.	Ground
Gr.	Grade
Gyp.	Gypsum
H.B.	Hose Bibb
H.C.	Hollow Core
Hdwd.	Hardwood
Hdwr.	Hardware
H.M.	Hollow Metal
Horiz.	Horizontal
Hr.	Hour
Hgt.	Height
I.D.	Inside Diameter
Insul.	Insulation
Int.	Interior
Jan	Janitor
Jt.	Joint
Kit.	Kitchen
Lab.	Laboratory
Lam.	Laminate
Lav.	Lavatory
Lkr.	Locker
Lt.	Light
Mas.	Masonry
Max.	Maximum
M.C.	Medicine Cabinet
Mech.	Mechanical
Memb.	Membrane
Met.	Metal
Mfr.	Manufacturer
Mh.	Manhole
Min.	Minimum
Mir.	Mirror
Misc.	Miscellaneous
M.O.	Masonry Opening
Mtd.	Mounted
N.	North
N.I.C.	Not In Contract
No. or #	Number
Nom.	Nominal
N.T.S.	Not To Scale
O/	On or Over
Obs.	Obscure
O.C.	On Center
O.D.	Diameter
Off.	Office
Opng.	Opening
Opp.	Opposite
P.	Paint
Pl.	Plate
P.Lam.	Plastic Laminate
Plas.	Plaster
Plywd.	Plywood
Pr.	Pair
Pt.	Point
P.T.D.	Paper Towel Dispenser
Ptn.	Partition
P.T.R.	Paper Towel Receptacle
Q.T.	Quarry Tile
R.	Riser
Rad.	Radius
R.D.	Roof Drain
Ref.	Reference
Reinf.	Reinforced
Req'd	Required
Resil.	Resilient
Rm.	Room
R.O.	Rough Opening
S.	South
S.B.	Splash Block
S.C.	Solid Core
Sched.	Schedule
S.D.	Soap Dispenser
Sect.	Section
Shr.	Shower
Sht.	Sheet
Sim.	Similar
S.N.D.	Sanitary Napkin Disp.
S.N.R.	Sanitary Napkin Recep.
Spec.	Specification
Sq.	Square
SST.	Stainless Steel
Std.	Standard
Stl.	Steel
Stor.	Storage
Strl.	Structural
Susp.	Suspended
S.V.	Sheet Vinyl
Sym.	Symmetrical
Tex.	Texture
T.B.	Towel Bar
T.Bd.	Tack Board
Temp.	Tempered
T.&G.	Tongue & Groove
Thk.	Thick
T.O.M.	Top Of Masonry
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
Trd.	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
Vyl.	Vinyl
W.	West
w/	With
w/o	Without
W.C.	Wall Covering
Wd.	Wood
Wp.	Waterproof
Wdw.	Window
Wsct.	Wainscot
Wt.	Weight

CONSULTANTS

Civil Engineer

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

Mechanical & Electrical Engineer

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

Structural Engineer

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

BID/PERMIT SET 5-9-2025

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

ACTUAL BUILDING AREA:

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

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

BASIC ALLOWABLE STORIES: 3 *(PER IBC TABLE 504.4)* ACTUAL STORIES: 3

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

TOTAL OCCUPANT LOAD: 126

EXITING: REFERENCE PLAN

OCCUPANT LOAD FACTORS: (TABLES 1004.5 & 1006.2.1)

OCCUPANCY	USE	LOAD FACTOR	MAX.OCC/STRY	1 EXIT
R-2	APARTMENT	200 sf/OCCUPANT	10	
A-3	CLUB ROOM	20 sf/OCCUPANT	49	
B	OFFICE	100 sf/OCCUPANT	49	
S-1	STORAGE	300 sf/OCCUPANT	29	
M	MECHANICAL	300 sf/OCCUPANT	49	

BUILDING B & C INFORMATION

OCCUPANCY OVERALL: RESIDENTIAL

CONSTRUCTION TYPE: V-B

OCCUPANCY BASIC: R-2 APARTMENTS

ALLOWABLE AREA INCREASE:

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

ACTUAL BUILDING AREA:

FIRST FLOOR	8,194 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

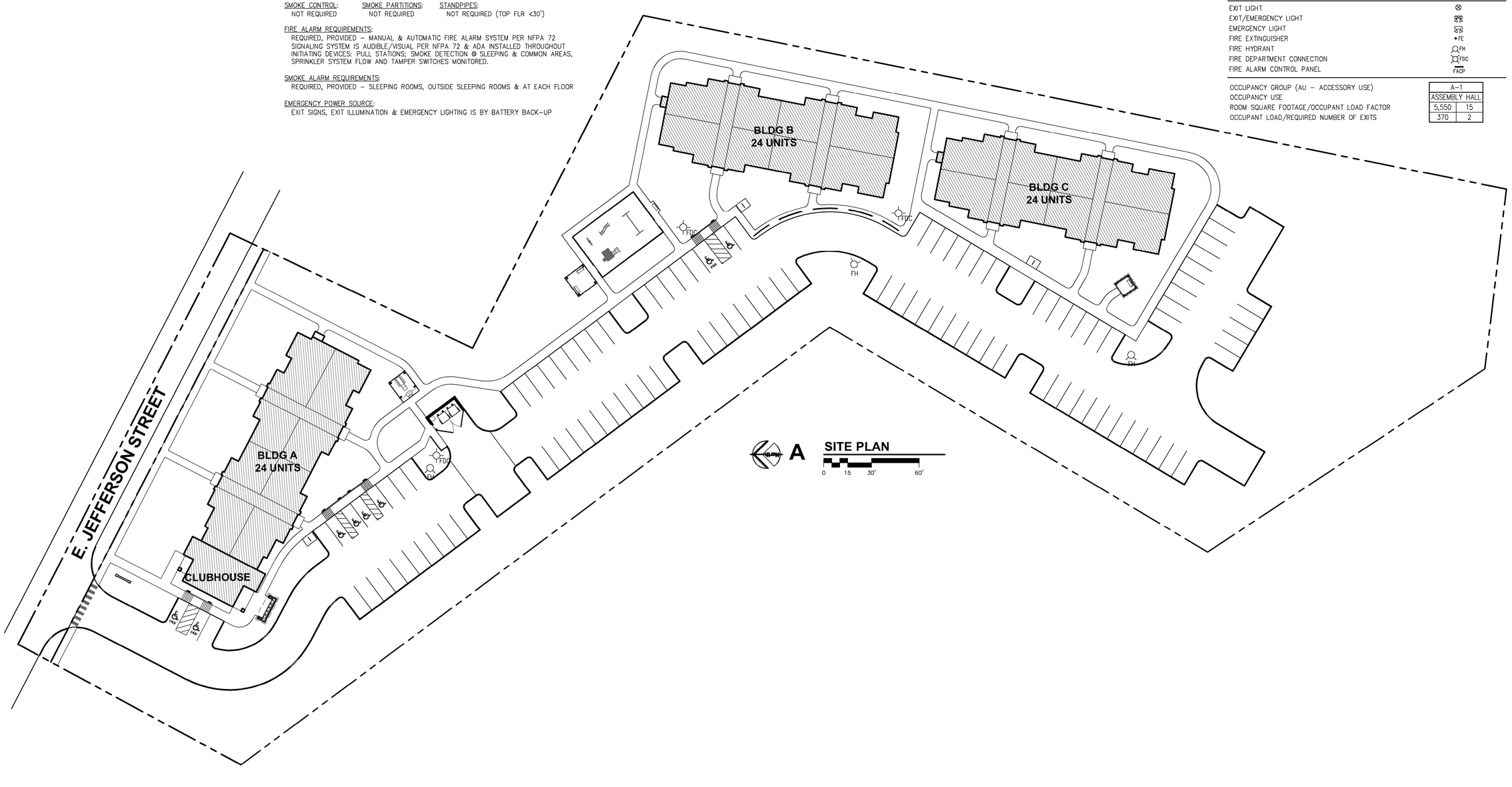
BASIC ALLOWABLE HEIGHT: 60' *(PER IBC TABLE 504.3)* ACTUAL HEIGHT: 42'-2"

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	



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 INSPECTION DEPARTMENT	CITY OF BROWNSVILLE, TN
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST.; SALINA, KS 67401
CODES/REGULATIONS	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2017 NATIONAL ELECTRICAL 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)*

EXIT LIGHT

EXIT/EMERGENCY LIGHT

EMERGENCY LIGHT

FIRE EXTINGUISHER — FE

FIRE HYDRANT — FH

FIRE DEPARTMENT CONNECTION — FDC

FIRE ALARM CONTROL PANEL — FACP

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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — AGRICULTURE — ARCHITECTURE — CONSERVANCY — No. 107098 — STATE OF TENNESSEE

REVISION:

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

CFP1

COPYRIGHTED©

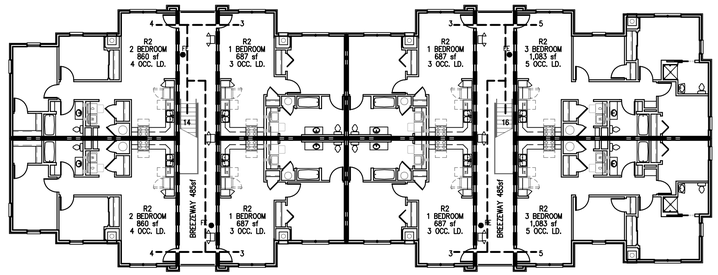
PROJECT INFORMATION

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	CITY OF BROWNSVILLE, TN
ARCHITECT	JONES GILLAM RENZ ARCHITECTS 730 N. NINTH ST.; SALINA, KS 67401
CODES/REGULATIONS	2018 INTERNATIONAL BUILDING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL PLUMBING CODE 2017 NATIONAL ELECTRICAL 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

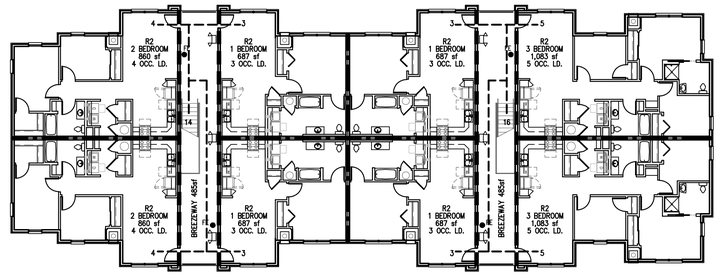
DESIGNATED EMERGENCY EXIT	68"/24.4" ⟵ EXIT WIDTH (ACTUAL/REQUIRED) 122/340 ⟵ OCCUPANT LOAD (ACTUAL/ALLOWED)
0 HOUR CONSTRUCTION	
1/2 HOUR FIRE PARTITION; CORRIDOR *(PER IBC TABLE 1020.1)* W/ 20 MIN OPENINGS *(PER IBC TABLE 716.5)*	
1 HOUR FIRE PARTITION WITH 90 MIN. OPENINGS *(PER IBC 708.3 & 716.5)*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

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



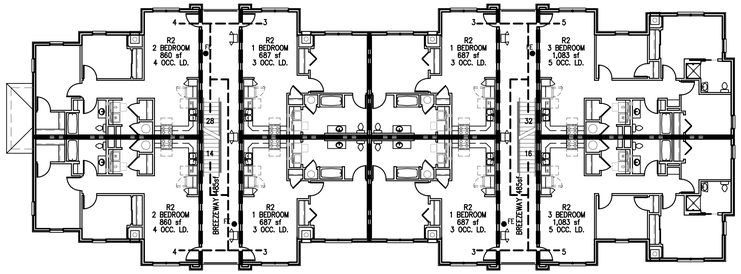
F APARTMENT BUILDING B & C THIRD FLOOR PLAN

0 16' 32' 64'



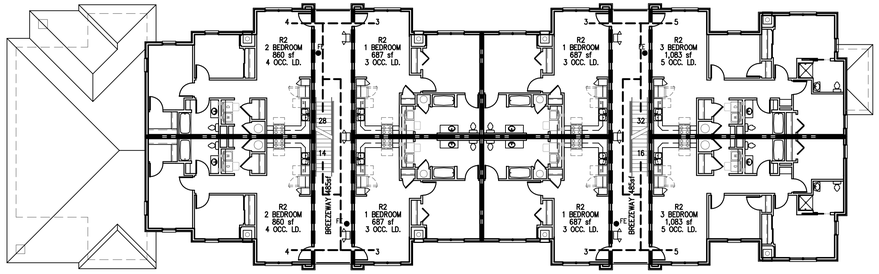
C APARTMENT BUILDING A THIRD FLOOR PLAN

0 16' 32' 64'



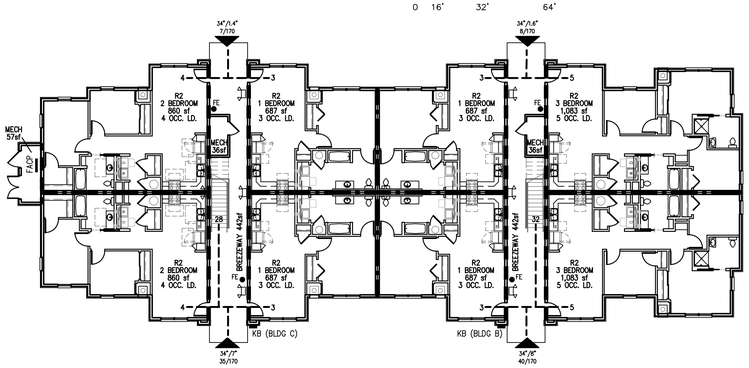
E APARTMENT BUILDING B & C SECOND FLOOR PLAN

0 16' 32' 64'



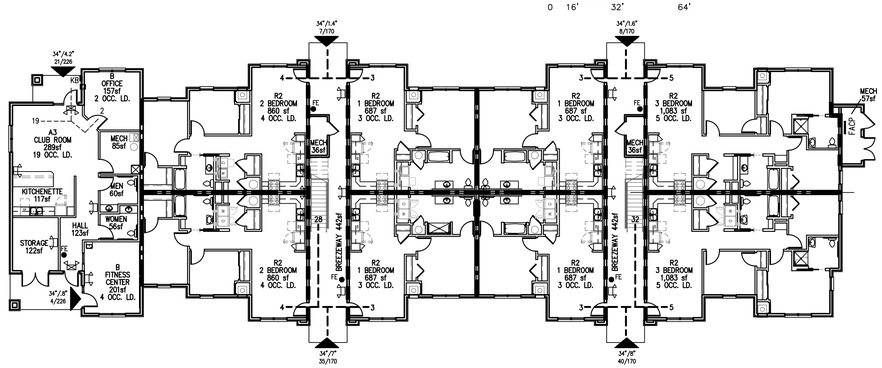
B APARTMENT BUILDING A SECOND FLOOR PLAN

0 16' 32' 64'



D APARTMENT BUILDING B & C FIRST FLOOR PLAN

0 16' 32' 64'



A APARTMENT BUILDING A FIRST FLOOR PLAN

0 16' 32' 64'

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

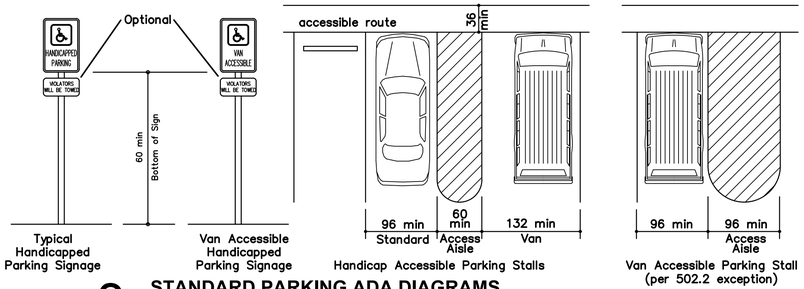
MARGARET J. GILLAM ARCHITECT REGISTERED ARCHITECT ARCHITECTURE COMMERCE No. 107998 STATE OF TENNESSEE

REVISION:

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

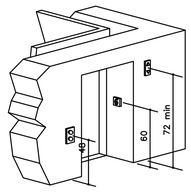
CFP2

COPYRIGHTED ©



O STANDARD PARKING ADA DIAGRAMS

NO SCALE



Hoistway and Elevator Entrances

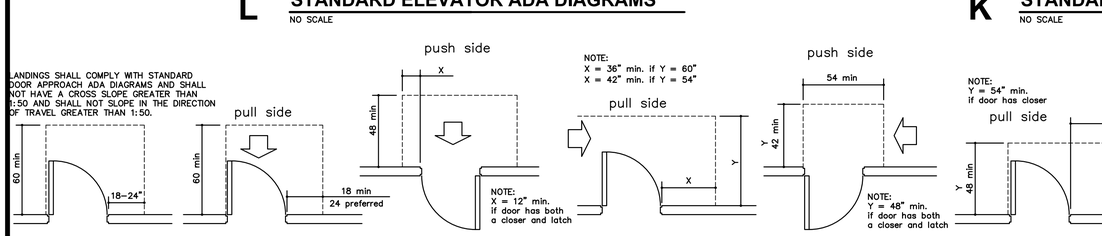
Minimum Dimensions for Elevator Car

Car Control Height

Panel Detail

L STANDARD ELEVATOR ADA DIAGRAMS

NO SCALE



Exterior Landing

Front Approach — Swinging Door

Front Approach — Swinging Door

Hinge Side Approach — Swinging Door

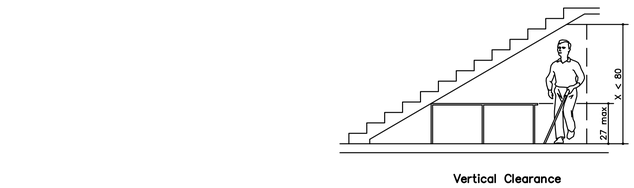
Side Approach — Swinging Door

Latch Side Approach Swinging Door

Latch Side Approach Swinging Door

G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE



Obstructed High Forward Reach

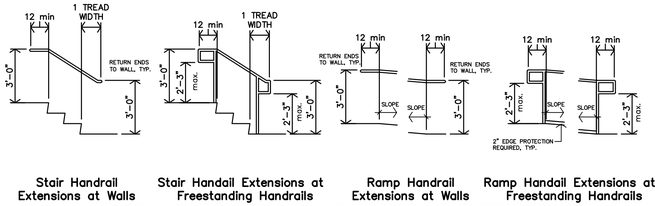
Unobstructed Forward Reach

Unobstructed Side Reach

Obstructed High Side Reach

N STANDARD REACH ADA DIAGRAMS

NO SCALE

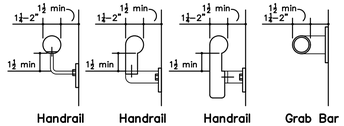


Stair Handrail Extensions at Walls

Stair Handail Extensions at Freestanding Handrails

Ramp Handrail Extensions at Walls

Ramp Handail Extensions at Freestanding Handrails



Handrail

Handrail

Handrail

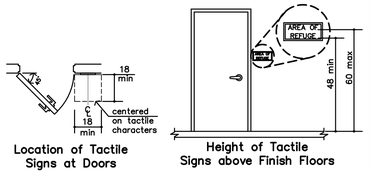
Grab Bar

K STANDARD RAMP/STAIR HANDRAIL EXTENSIONS

NO SCALE

J STANDARD HANDRAIL/GRAB BAR DETAILS

NO SCALE



Location of Tactile Signs at Doors

Height of Tactile Signs above Finish Floors

H TACTILE SIGN DIAGRAM

NO SCALE

Exterior Landing

Front Approach — Swinging Door

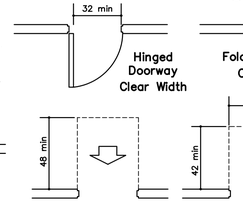
Front Approach — Swinging Door

Hinge Side Approach — Swinging Door

Side Approach — Swinging Door

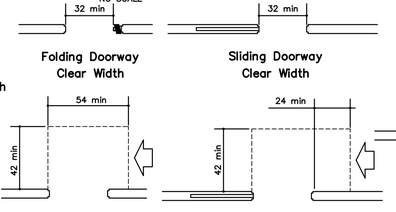
Latch Side Approach Swinging Door

Latch Side Approach Swinging Door



Hinged Doorway Clear Width

Front Approach — Sliding or Folding Doors

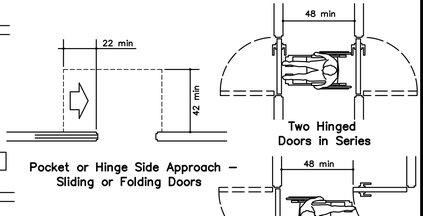


Folding Doorway Clear Width

Sliding Doorway Clear Width

Side Approach — Sliding or Folding Doors

Stop or Latch Side Approach — Sliding or Folding Doors



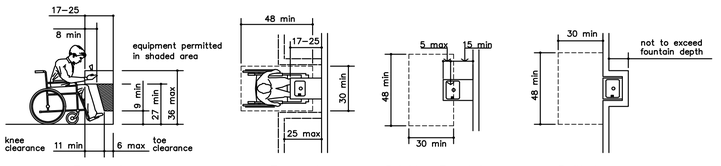
Pocket or Hinge Side Approach — Sliding or Folding Doors

Two Hinged Doors in Series

Two Hinged Doors in Series

G STANDARD DOOR APPROACH ADA DIAGRAMS

NO SCALE



Toe and Knee Clearance Elevation

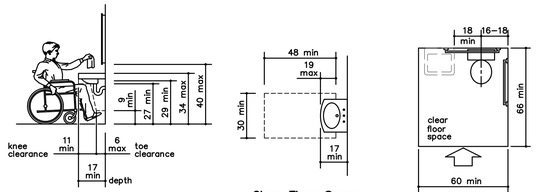
Toe and Knee Clearance Plan

Drinking Fountain Spout Location

Built–in Fountain or Cooler

F STANDARD DRINKING FOUNTAIN DETAILS

NO SCALE



Lavatory Clearances

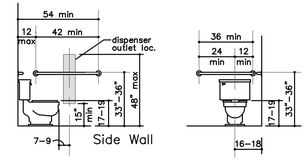
Clear Floor Space at Lavatories

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

Clear Floor Space at Water Closet

E STANDARD LAVATORY DETAILS

NO SCALE

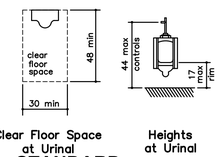


Grab Bars at Water Closets

Back Wall of Standard Stall

D STANDARD TOILET ADA DIAGRAMS

NO SCALE

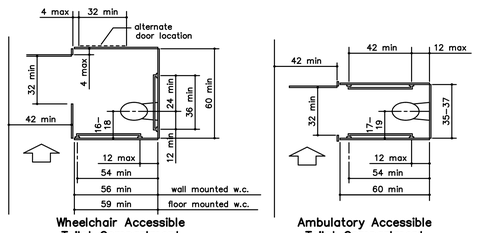


Clear Floor Space at Urinal

Heights at Urinal

C STANDARD URINAL ADA DIAGRAMS

NO SCALE

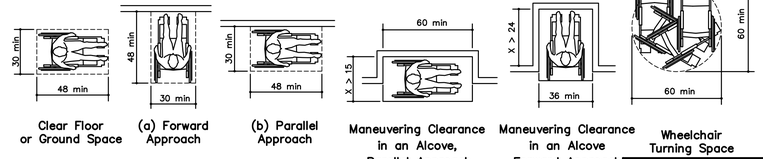


Wheelchair Accessible Toilet Compartment

Ambulatory Accessible Toilet Compartment

B STANDARD TOILET STALL ADA DIAGRAMS

NO SCALE



Clear Floor or Ground Space

(a) Forward Approach

(b) Parallel Approach

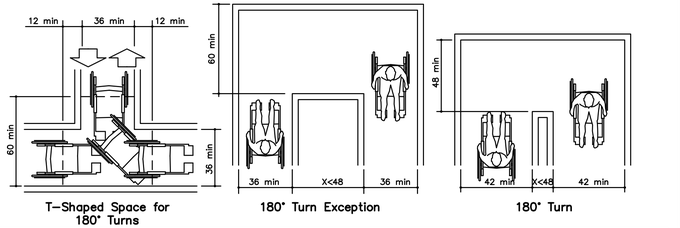
Maneuvering Clearance in an Alcove, Parallel Approach

Maneuvering Clearance in an Alcove Forward Approach

Wheelchair Turning Space

A STANDARD ADA DIAGRAMS

NO SCALE



T–Shaped Space for 180° Turns

180° Turn Exception

180° Turn

FOR REFERENCE ONLY @ PUBLIC SPACES

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM REGISTERED ARCHITECT ASSOCIATE COMMERCE No. 10798 STATE OF TENNESSEE

REVISION:

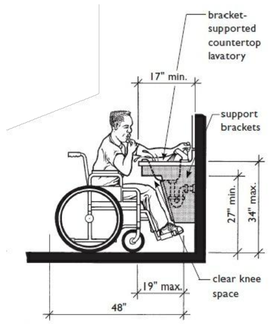
DATE: 5-9-2025

JOB: 24-3446

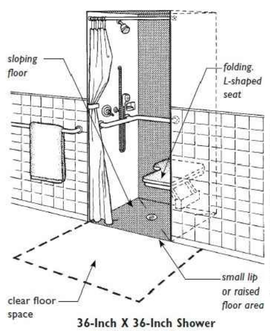
SHEET NO.:

ADA

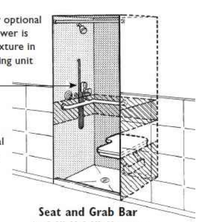
COPYRIGHTED ©



Knee Space at Lavatories that Meets the Requirements for B Bathrooms

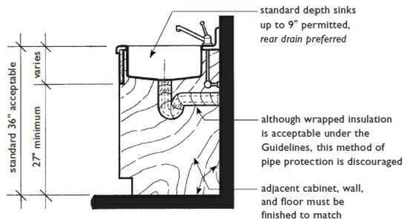


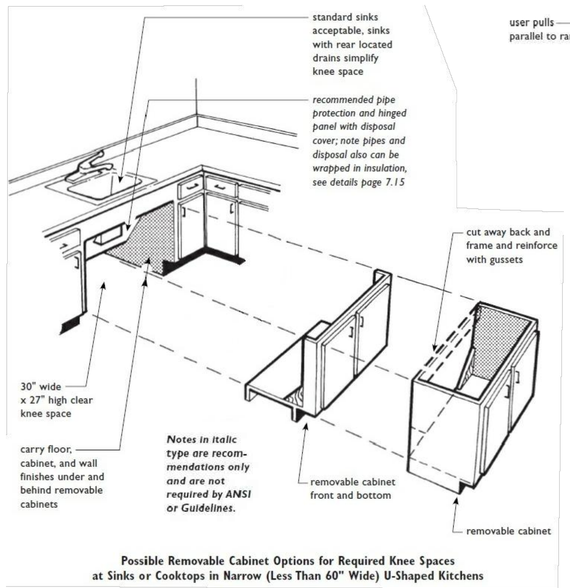
36-Inch X 36-Inch Shower with Folding Seat



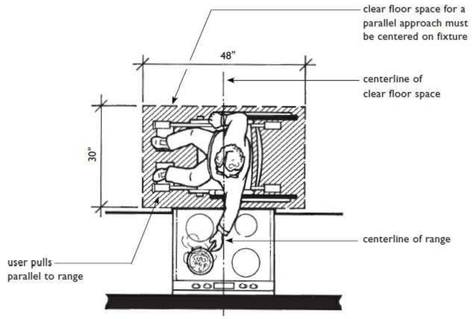
Seat and Grab Bar in 36" X 36" Shower

Knee Space at Sink with Wrapped Pipes

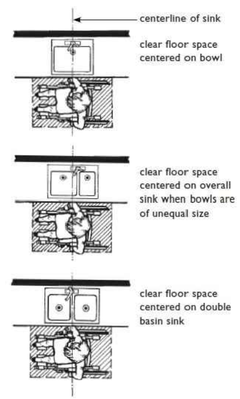


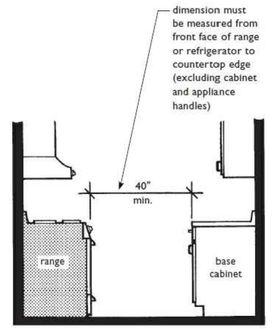


Possible Removable Cabinet Options for Required Knee Spaces at Sinks or Cooktops in Narrow (Less Than 60" Wide) U-Shaped Kitchens



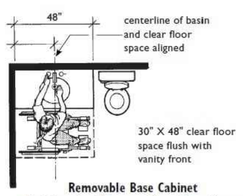
Space for Parallel Approach Required at Range and Cooktop



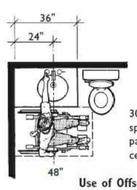


Minimum Clearance between Range and Opposing Base Cabinet

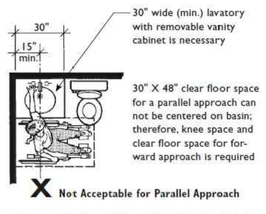
Minimum Clearance between Refrigerator and Opposing Base Cabinet



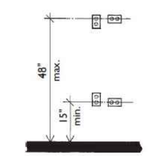
Removable Base Cabinet Not Required Because Clear Floor Space Centered on Basin (Applicable in A and B Bathrooms)



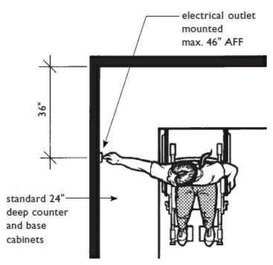
Use of Offset Basin to Reduce Lavatory Length (Applicable in A and B Bathrooms)



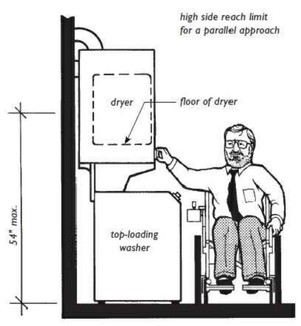
Removable Base Cabinet Must Be Provided Because Clear Floor Space Can Not Be Centered (Required in A and B Bathrooms)



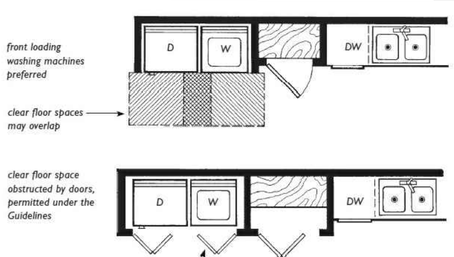
Mounting Height for Outlets



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

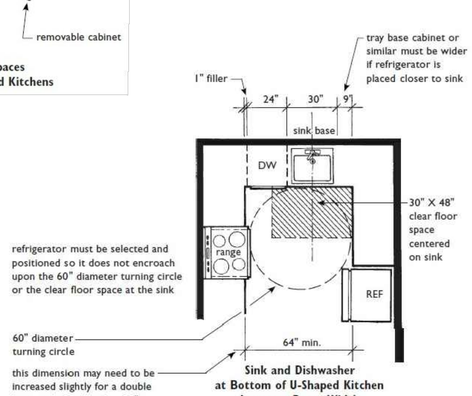


Stacked Washer/Dryer Unit with Dryer and All Controls Within Reach Range of Seated User

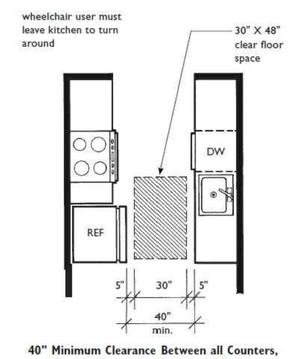


Clear Floor Space at Laundry Equipment Not Required But Recommended

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



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



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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

COORDINATED WITH UFAS

MARGARET J. GILLAM — AGRICULTURE COMMERCE No. 107788 STATE OF TENNESSEE

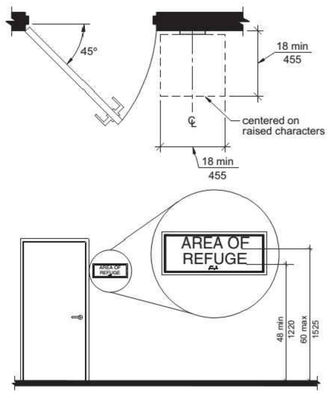
REVISION:

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

FH

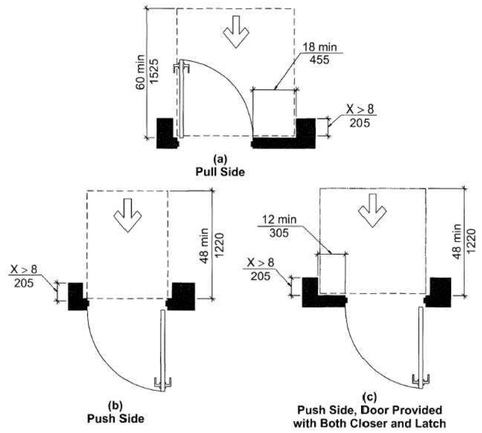
FOR REFERENCE ONLY

COPYRIGHTED ©

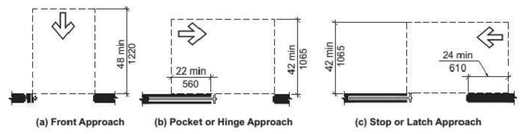


Note: For braille character mounting height see Section 703.4.5

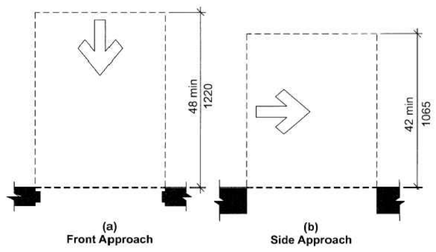
U SIGNAGE (Section 703)
NO SCALE



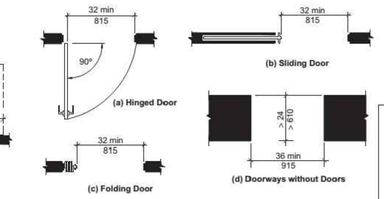
Q MANEUVERING CLEARANCES AT RECESSED DOORS (Section 404)
NO SCALE



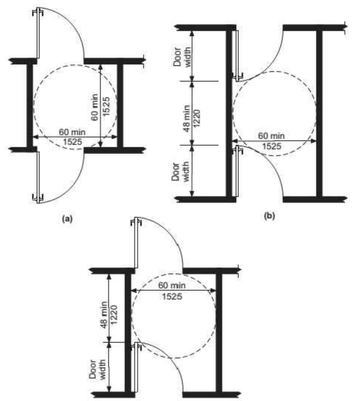
P MANEUVERING CLEARANCES AT SLIDING & FOLDING DOORS (Section 404)
NO SCALE



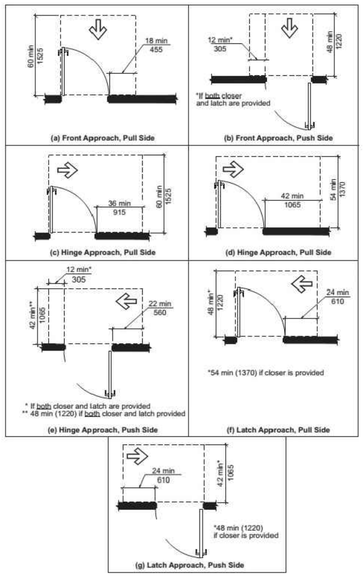
O MANEUVERING CLEARANCES AT DOORWAYS without DOORS (Section 404)
NO SCALE



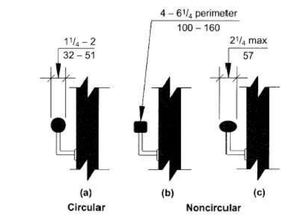
N CLEAR WIDTH OF DOORWAYS (Section 404)
NO SCALE



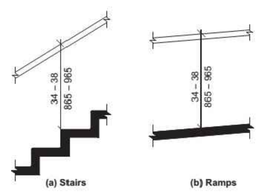
M TWO DOORS IN SERIES (Section 404)
NO SCALE



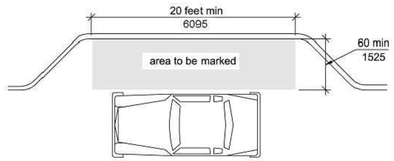
L MANEUVERING CLEARANCE AT MANUAL SWINGING DOORS (Section 404)
NO SCALE



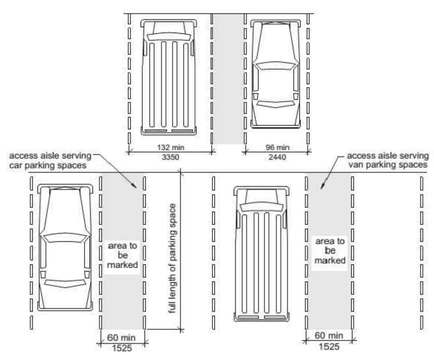
K HANDRAIL CROSS SECTION (Section 505)
NO SCALE



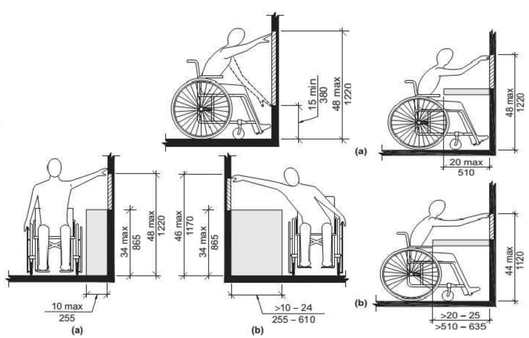
J HANDRAIL HEIGHT (Section 505)
NO SCALE



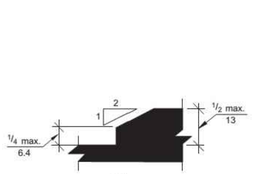
H PASSENGER LOADING ZONE (Section 503)
NO SCALE



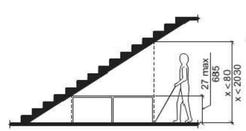
E PARKING SPACE (Section 502)
NO SCALE



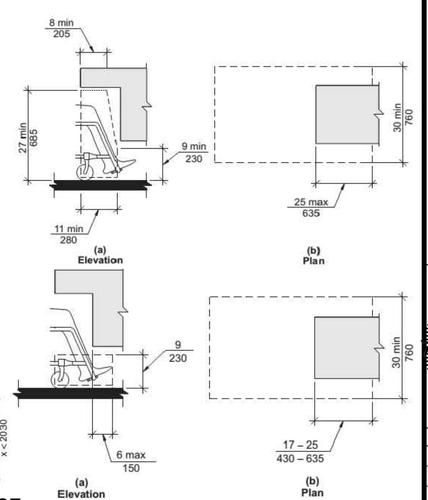
D REACH CLEARANCES (Section 308)
NO SCALE



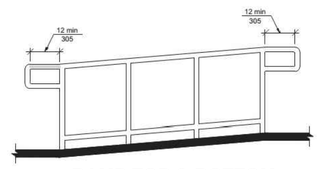
C CHANGES IN LEVEL (Section 303)
NO SCALE



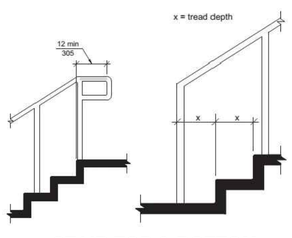
B VERTICAL CLEARANCE (Section 307)
NO SCALE



A TOE & KNEE CLEARANCE (Section 306)
NO SCALE



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



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

FOR REFERENCE ONLY

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

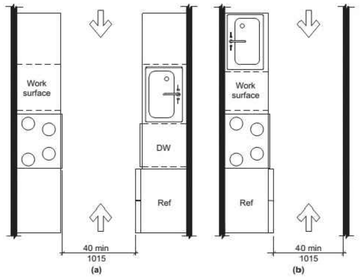
MARGARET J. GILLAM
REGISTERED LANDSCAPE ARCHITECT
No. 1078
STATE OF TENNESSEE

REVISION:

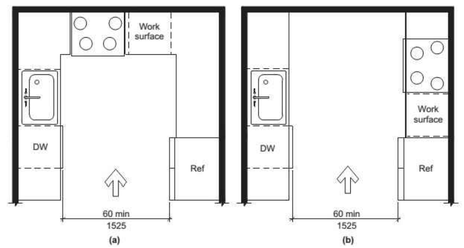
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

ANSI1

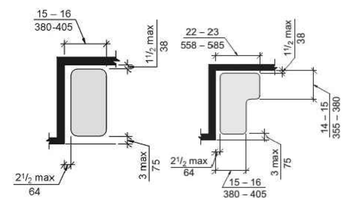
COPYRIGHTED©



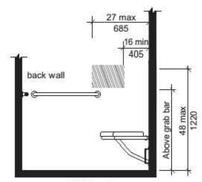
J **PASS-THRU KITCHEN CLEARANCE (Section 804)**
NO SCALE



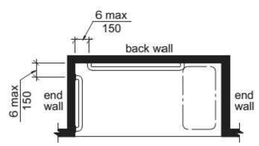
H **U-SHAPED KITCHEN CLEARANCE (Section 804)**
NO SCALE



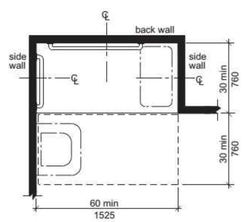
G **SHOWER SEATS (Section 610)**
NO SCALE



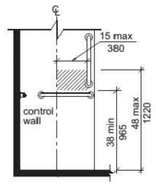
F **ROLL-IN SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



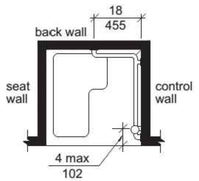
E **ROLL-IN SHOWER GRAB BARS (Section 608)**
NO SCALE



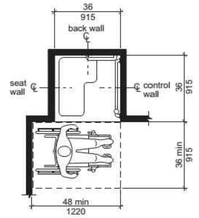
D **ROLL-IN SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



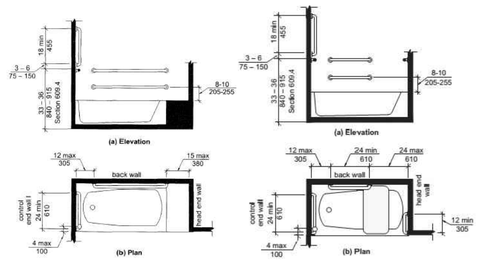
C **TRANSFER SHOWER CONTROLS LOCATION (Section 608)**
NO SCALE



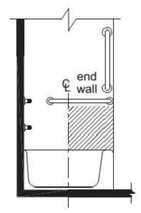
B **TRANSFER SHOWER GRAB BARS (Section 608)**
NO SCALE



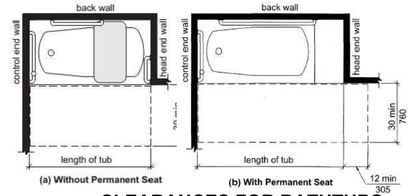
A **TRANSFER SHOWER SIZE & CLEARANCE (Section 608)**
NO SCALE



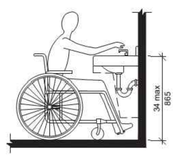
BB **GRAB BARS FOR BATHTUBS (Section 607)**
NO SCALE



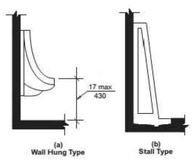
AA **BATHTUB CONTROLS (Section 607)**
NO SCALE



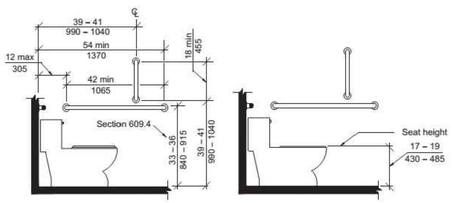
Z **CLEARANCES FOR BATHTUBS (Section 607)**
NO SCALE



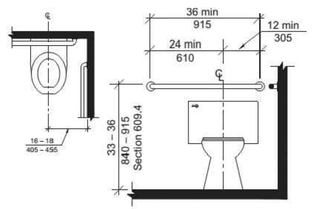
T **HEIGHT OF LAVATORIES & SINKS (Section 606)**
NO SCALE



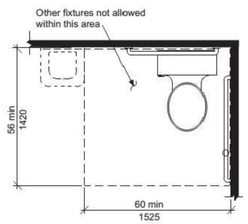
S **HEIGHT OF URINALS (Section 605)**
NO SCALE



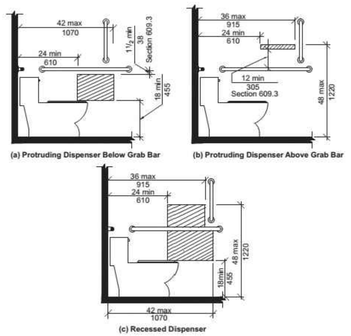
Y **WATER CLOSET HEIGHT & SIDE WALL GRAB BAR (Section 604)**
NO SCALE



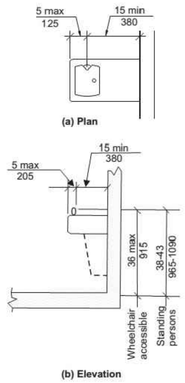
X **WATER CLOSET LOCATION & REAR WALL GRAB BAR (Section 604)**
NO SCALE



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



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



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

FOR REFERENCE ONLY

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

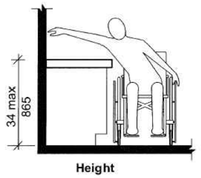
MARGARET J. GILLAM
REGISTERED
ARCHITECT
No. 10795
STATE OF TENNESSEE

REVISION:

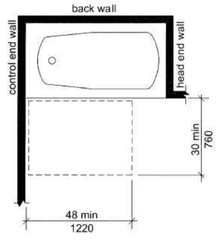
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

ANSI2

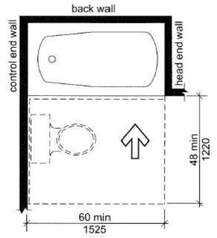
COPYRIGHTED©



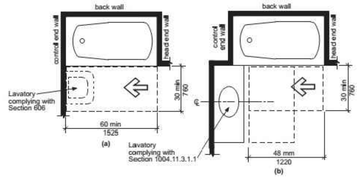
X **LAVATORY AT TYPE B UNITS - OPT B BATH (Section 1004)**
NO SCALE



W **BATHTUB CLEARANCES AT TYPE B UNITS - OPT B BATH (Section 1004)**
NO SCALE

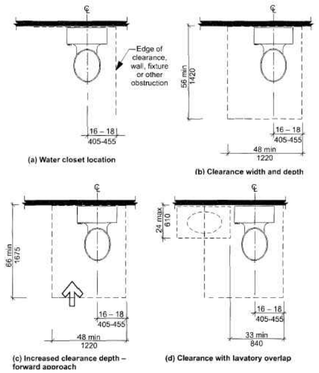


V **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1004)**
NO SCALE

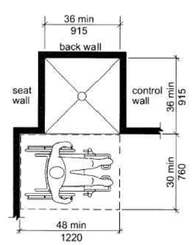


U **BATHTUB CLEARANCES AT TYPE B UNITS - OPT A BATH (Section 1004)**
NO SCALE

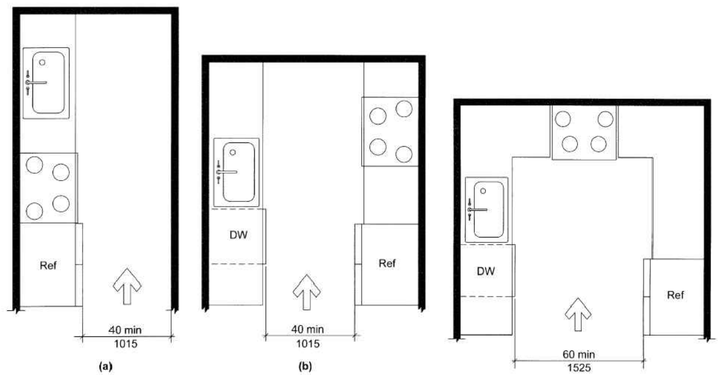
T **LAVATORY AT TYPE B UNITS - OPT A BATH (Section 1004)**
NO SCALE



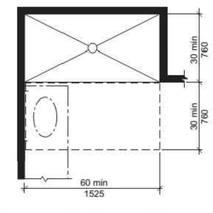
S **WATER CLOSET CLEARANCES TYPE B UNITS (Section 1004)**
NO SCALE



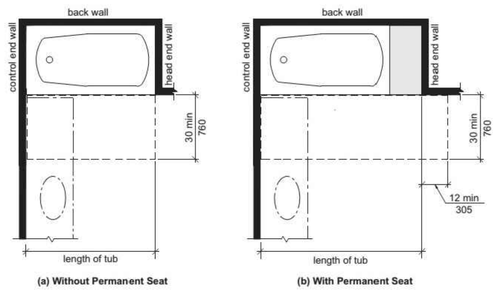
R **TRANSFER SHOWER AT TYPE B UNITS (Section 1004)**
NO SCALE



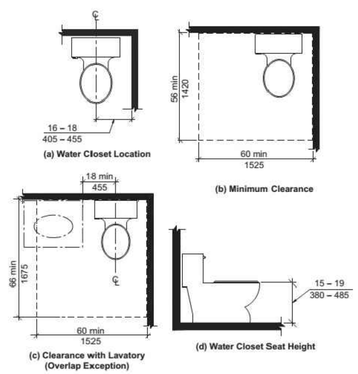
Q **MIN KITCHEN CLEARANCE - TYPE B UNITS (Section 1004)**
NO SCALE



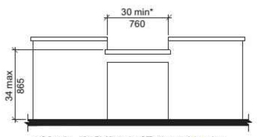
P **ROLL-IN SHOWER CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



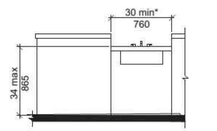
O **BATHTUB CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



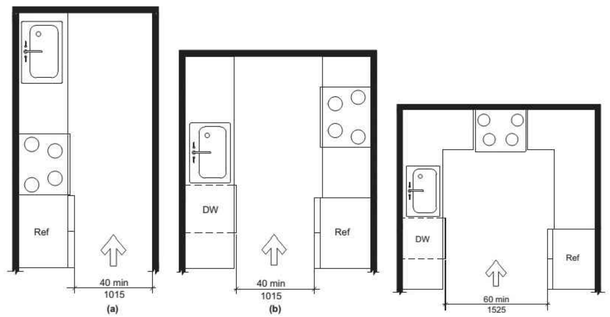
N **WATER CLOSET CLEARANCES TYPE A UNITS (Section 1003)**
NO SCALE



M **WORK SURFACE - TYPE A UNITS (Section 1003)**
NO SCALE



L **KITCHEN SINK - TYPE A UNITS (Section 1003)**
NO SCALE



K **MIN KITCHEN CLEARANCE - TYPE A UNITS (Section 1003)**
NO SCALE

FOR REFERENCE ONLY

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

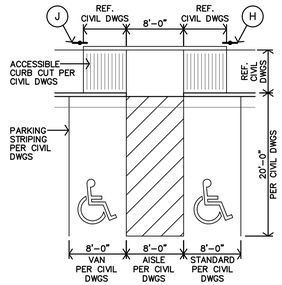
MARGARET J. GILLAM — REGISTERED — ARCHITECT — No. 10795 — STATE OF TENNESSEE

REVISION:

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

ANSI3

COPYRIGHTED ©



REFERENCE CIVIL DRAWINGS

B ACCESSIBLE PARKING
1"=10'-0"

PARKING SUMMARY

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

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

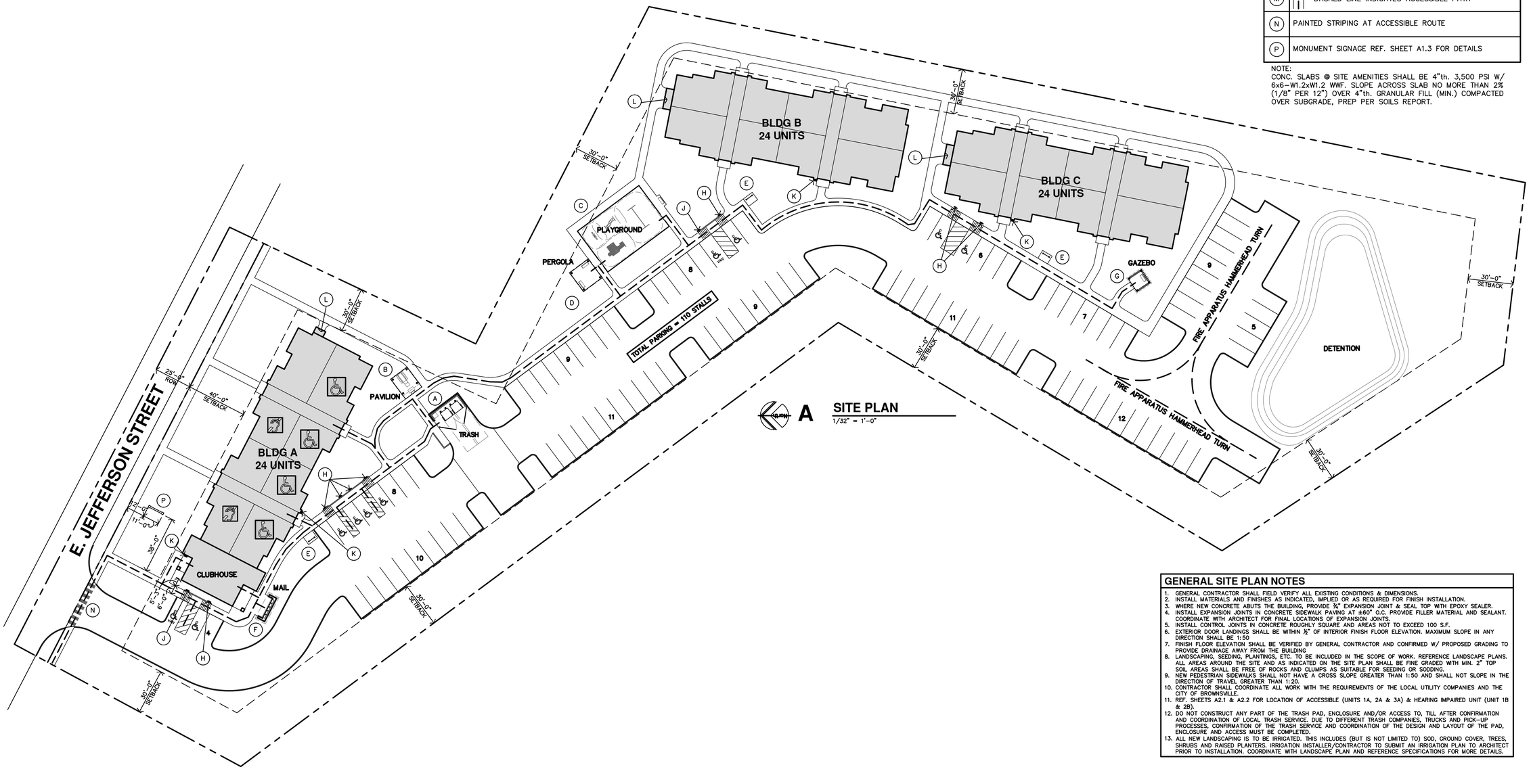
TABLE 801.1 OFF-STREET PARKING SCHEDULE:
DWELLING UNITS:
2 STALLS PER DWELLING UNIT
2 X 72 UNITS = 144 STALLS REQUIRED

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

SITE PLAN KEY NOTES

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

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



A SITE PLAN
1/32" = 1'-0"

GENERAL SITE PLAN NOTES

1. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS & DIMENSIONS.
2. INSTALL MATERIALS AND FINISHES AS INDICATED, IMPLIED OR AS REQUIRED FOR FINISH INSTALLATION.
3. WHERE NEW CONCRETE ABUTS THE BUILDING, PROVIDE ½" EXPANSION JOINT & SEAL TOP WITH EPOXY SEALER.
4. INSTALL EXPANSION JOINTS IN CONCRETE SIDEWALK PAVING AT ±60" O.C. PROVIDE FILLER MATERIAL AND SEALANT. COORDINATE WITH ARCHITECT FOR FINAL LOCATIONS OF EXPANSION JOINTS.
5. INSTALL CONTROL JOINTS IN CONCRETE ROUGHLY SQUARE AND AREAS NOT TO EXCEED 100 S.F.
6. EXTERIOR DOOR LANDINGS SHALL BE WITHIN ½" OF INTERIOR FINISH FLOOR ELEVATION. MAXIMUM SLOPE IN ANY DIRECTION SHALL BE 1:50
7. FINISH FLOOR ELEVATION SHALL BE VERIFIED BY GENERAL CONTRACTOR AND CONFIRMED W/ PROPOSED GRADING TO PROVIDE DRAINAGE AWAY FROM THE BUILDING
8. LANDSCAPING, SEEDING, PLANTINGS, ETC. TO BE INCLUDED IN THE SCOPE OF WORK. REFERENCE LANDSCAPE PLANS. ALL AREAS AROUND THE SITE AND AS INDICATED ON THE SITE PLAN SHALL BE FINE GRADED WITH MIN. 2" TOP SOIL AREAS SHALL BE FREE OF ROCKS AND CLUMPS AS SUITABLE FOR SEEDING OR SODDING.
9. NEW PEDESTRIAN SIDEWALKS SHALL NOT HAVE A CROSS SLOPE GREATER THAN 1:50 AND SHALL NOT SLOPE IN THE DIRECTION OF TRAVEL GREATER THAN 1:20.
10. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE REQUIREMENTS OF THE LOCAL UTILITY COMPANIES AND THE CITY OF BROWNSVILLE.
11. REF. SHEETS A2.1 & A2.2 FOR LOCATION OF ACCESSIBLE (UNITS 1A, 2A & 3A) & HEARING IMPAIRED UNIT (UNIT 1B & 2B).
12. DO NOT CONSTRUCT ANY PART OF THE TRASH PAD, ENCLOSURE AND/OR ACCESS TO, TILL AFTER CONFIRMATION AND COORDINATION OF LOCAL TRASH SERVICE. DUE TO DIFFERENT TRASH COMPANIES, TRUCKS AND PICK-UP PROCESSES, CONFIRMATION OF THE TRASH SERVICE AND COORDINATION OF THE DESIGN AND LAYOUT OF THE PAD, ENCLOSURE AND ACCESS MUST BE COMPLETED.
13. ALL NEW LANDSCAPING IS TO BE IRRIGATED. THIS INCLUDES (BUT IS NOT LIMITED TO) SOD, GROUND COVER, TREES, SHRUBS AND RAISED PLANTERS. IRRIGATION INSTALLER/CONTRACTOR TO SUBMIT AN IRRIGATION PLAN TO ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH LANDSCAPE PLAN AND REFERENCE SPECIFICATIONS FOR MORE DETAILS.

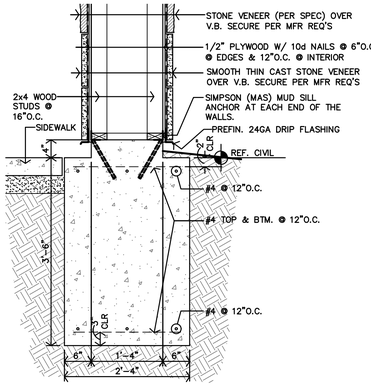
JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

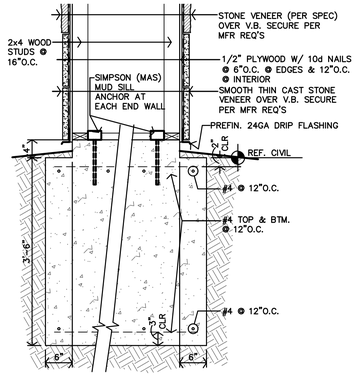
MARGARET J. GILLAM REGISTERED ARCHITECT AGREEMENT CONSENSUS No. 10756 STATE OF TENNESSEE

REVISION:	
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A1.1

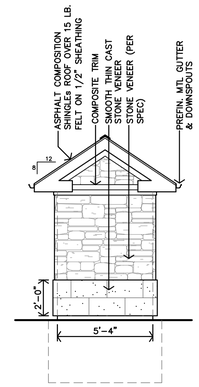
COPYRIGHTED©



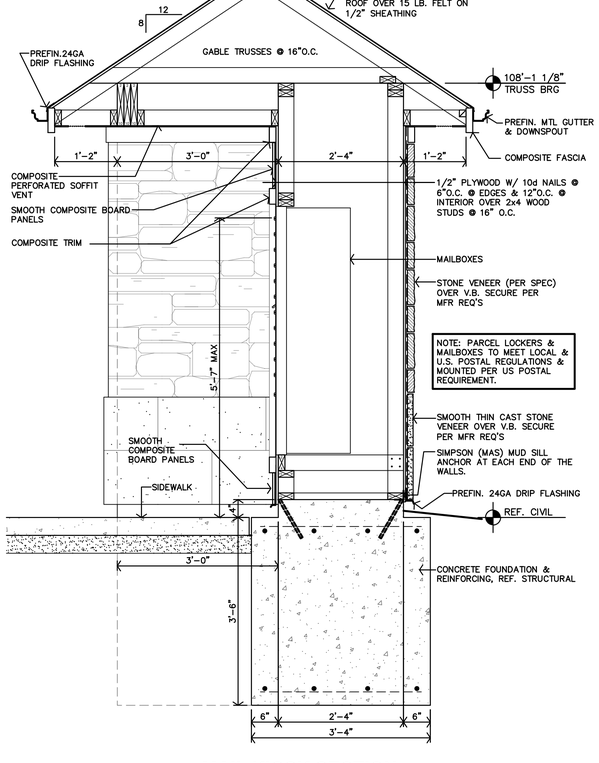
J **MAIL KIOSK DETAIL**
3/4"=1'-0"



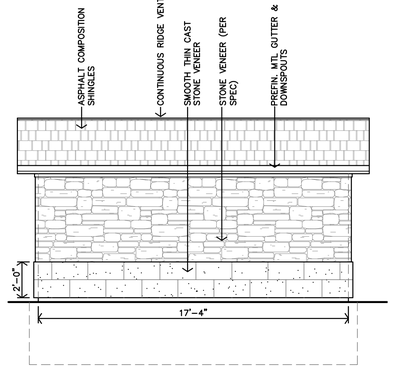
H **MAIL KIOSK DETAIL**
3/4"=1'-0"



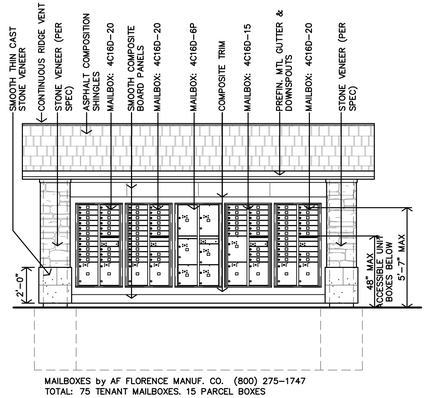
F **MAIL KIOSK SIDE ELEVATION**
1/4"=1'-0"



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

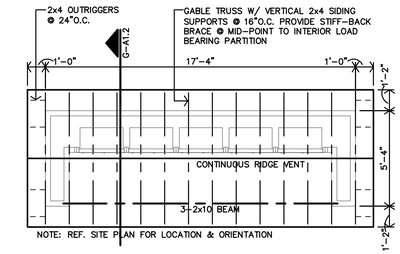


E **MAIL KIOSK REAR ELEVATION**
1/4"=1'-0"

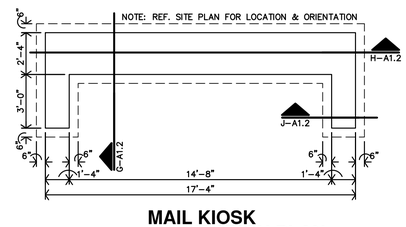


MAILBOXES by AF FLORENCE MANUF. CO. (800) 275-1747
TOTAL: 75 TENANT MAILBOXES. 15 PARCEL BOXES

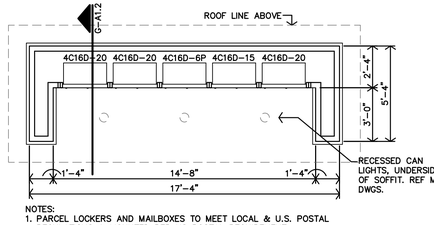
D **MAIL KIOSK FRONT ELEVATION**
1/4"=1'-0"



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



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



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

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

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

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

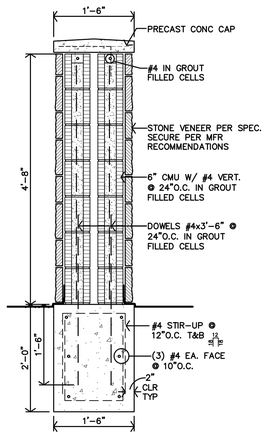
MARGARET J. GILLAM REGISTERED ARCHITECT CONFIDENCE No. 10755 STATE OF TENNESSEE

REVISION:

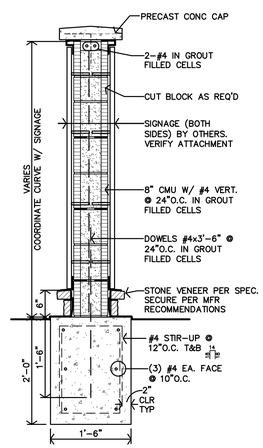
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

A1.2

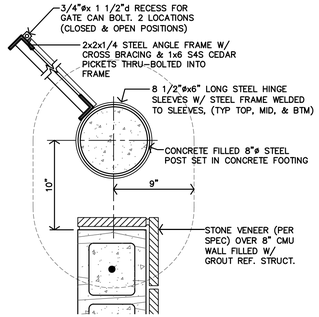
COPYRIGHTED©



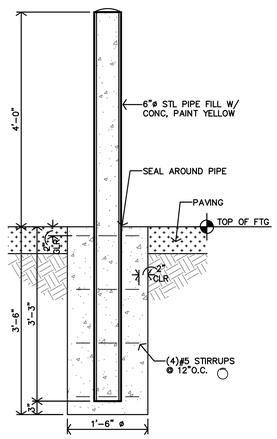
M MONUMENT SIGN SECTION
3/4" = 1'-0"



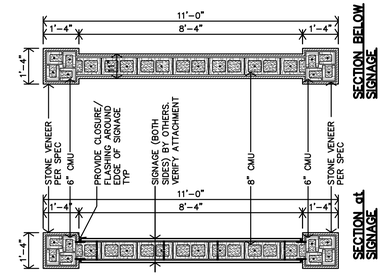
L MONUMENT SIGN SECTION
3/4" = 1'-0"



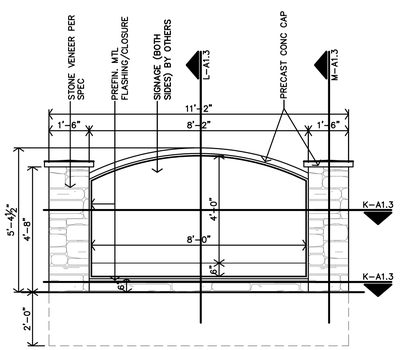
H TRASH ENCLOURE DETAIL
1 1/2" = 1'-0"



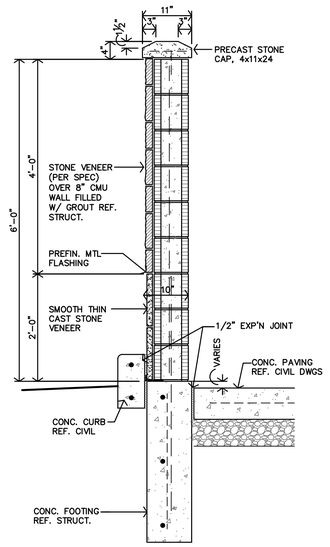
G TRASH ENCLOSURE BOLLARD DETAIL
3/4" = 1'-0"



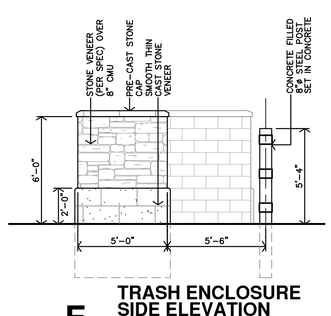
K MONUMENT SIGN SECTION
3/8" = 1'-0"



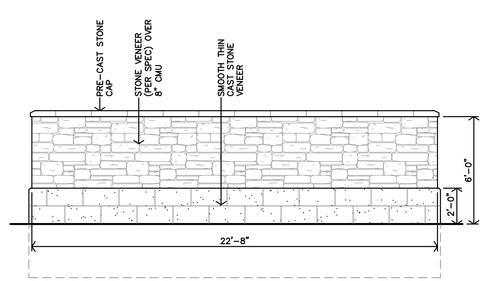
J MONUMENT SIGN ELEVATION
3/8" = 1'-0"



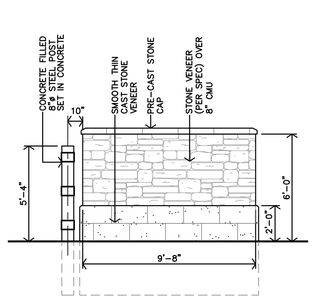
F TRASH ENCLOURE SECTION
3/4" = 1'-0"



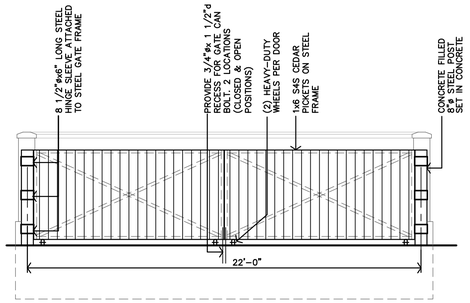
E TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



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

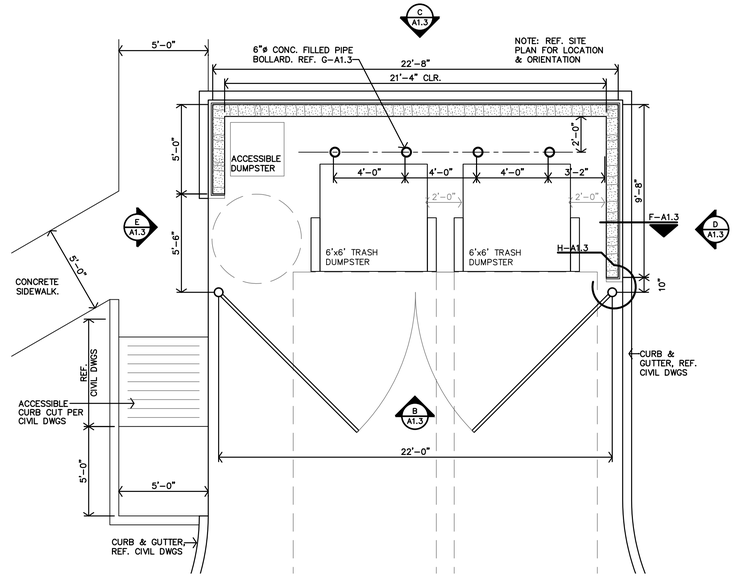


D TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



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

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



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

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

JGR

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

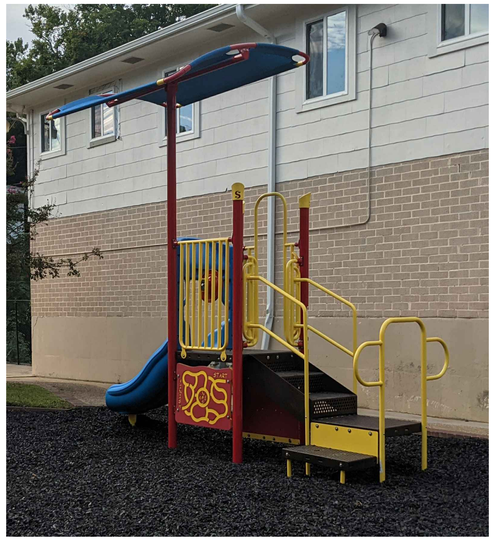
MARGARET J. GILLAM — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 107581

REVISION:

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

A1.3

COPYRIGHTED ©



K CUSTOM PLAY-GYM
NO SCALE

3.5" ARCH SWING, 1 BAY
WITH 1 BELT SEAT & 1 BUCKET SEAT (GALV. CHAINS)
SUITABLE FOR ALL AGES
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

J ARCH SWING
NO SCALE

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

H RETRO ROCKER
NO SCALE

ZIG ZAG STRAIGHT RUNG OVERHEAD LADDER
SUITABLE FOR AGES 5–12
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

G OVERHEAD LADDER
NO SCALE

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

E BIKE RACK
NO SCALE

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

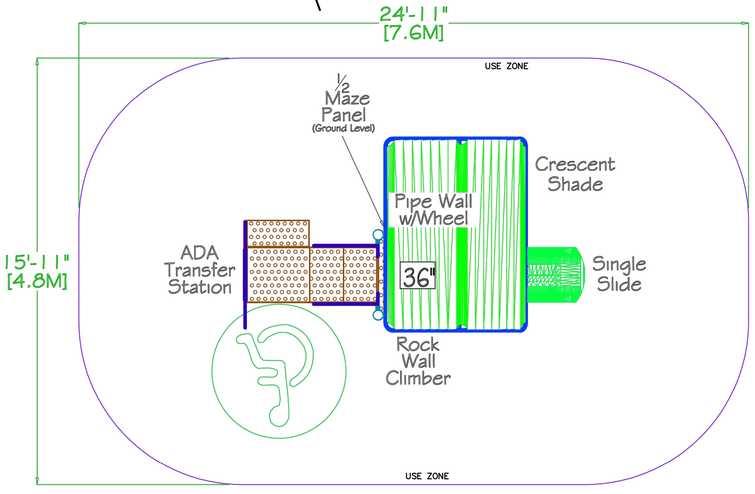
C BBQ GRILL
NO SCALE

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

D OUTDOOR BENCH
NO SCALE

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

B PICNIC TABLES
NO SCALE



CUSTOM PLAY-GYM STRUCTURE SHOULD
INCLUDE 4 PLAY COMPONENTS:
1/2 MAZE PANEL
ROCK WALL CLIMBER
PIPE WALL WITH WHEEL AND
SINGLE SLIDE

SUITABLE FOR AGES 2–5
(COLOR SCHEME TBD BY ARCHITECT/OWNER)

F CUSTOM PLAY-GYM SPECIFICATION PLAN
NO SCALE

SuperiorPlaygrounds
BY SUPERIOR RECREATIONAL PRODUCTS

REFERENCE NUMBER
PS3-71323
3.5" STEEL STRUCTURE DESIGN

EQUIPMENT SIZE	USE ZONE
13'X5'	25'X17'
AGE GROUP	SURFACE AREA
2-5	381 S.F.
USER CAPACITY	4' TIMBER COUNT
5-10	21

FALL HEIGHT
3'

ADA ACCESSIBILITY
ELEVATED PLAY ACTIVITIES
3

	GROUND LEVEL ACCESSIBLE PLAY ACTIVITIES	GROUND LEVEL ACCESSIBLE ACTIVITY TYPES
REQUIRED	1	1
PROVIDED	1	1

THIS STRUCTURE MEETS OR EXCEEDS CPSC #325 AND ASTM F1487-17 UNLESS OTHERWISE NOTED.

DATE	DRAWN/SAVED BY
4/30/2021	CK / CHRIS.KELLER
SCALE	SHEET
1/4" = 1'-0"	1 OF 2

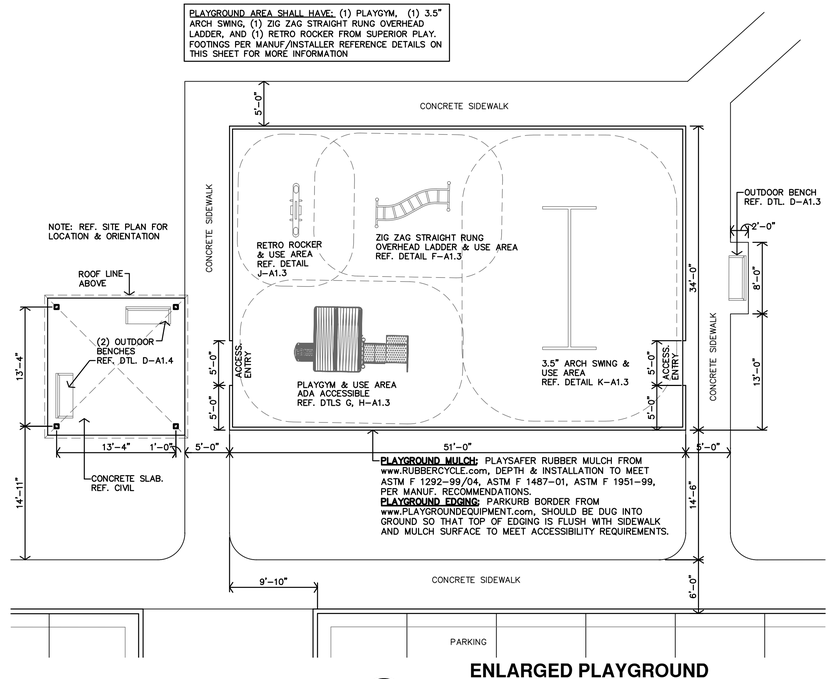
PAGE
PLAN_VIEW

WE RECOMMEND THIS PLAN BE PRINTED ON 11" x 17" PAPER

PLAYGROUND SUPERVISION IS REQUIRED.

THIS DESIGN IS THE PROPERTY OF SUPERIOR RECREATIONAL PRODUCTS AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESSED WRITTEN CONSENT OF SUPERIOR RECREATIONAL PRODUCTS.

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



PLAYGROUND MULCH: PLAYSAFER RUBBER MULCH FROM www.RUBBERCYCLE.com, DEPTH & INSTALLATION TO MEET ASTM F 1292-99/04, ASTM F 1487-01, ASTM F 1951-99, PER MANUF. RECOMMENDATIONS.
PLAYGROUND EDGING: PARKURB BORDER FROM www.PLAYGROUNDEQUIPMENT.com, SHOULD BE DUG INTO GROUND SO THAT TOP OF EDGING IS FLUSH WITH SIDEWALK AND MULCH SURFACE TO MEET ACCESSIBILITY REQUIREMENTS.

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

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

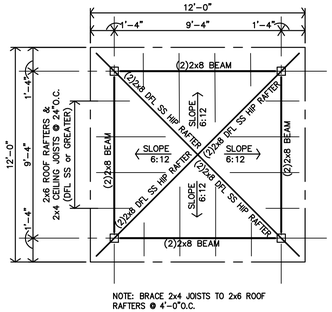
MARGARET T. GILLAM
REGISTERED LANDSCAPE ARCHITECT
No. 107966
STATE OF TENNESSEE

REVISION:

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

A1.4

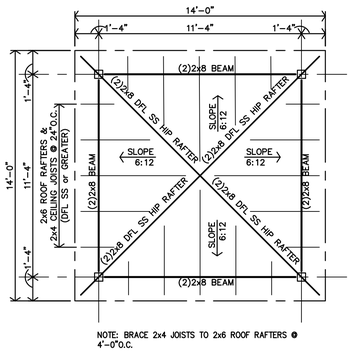
COPYRIGHTED©



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

J GAZEBO ROOF FRAMING PLAN

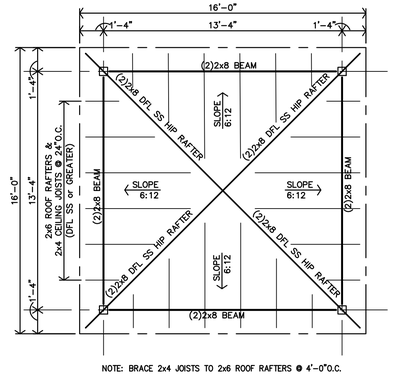
1/4" = 1'-0"



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

F PAVILION ROOF FRAMING PLAN

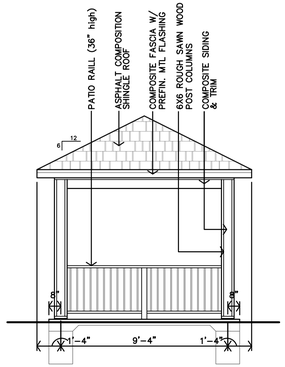
1/4" = 1'-0"



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

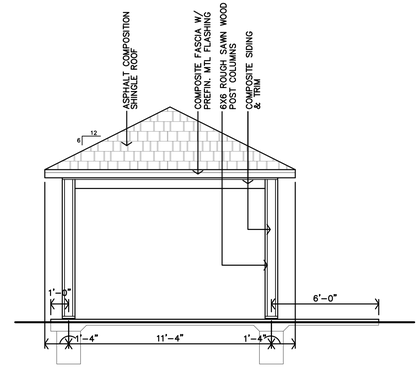
C PERGOLA ROOF FRAMING PLAN

1/4" = 1'-0"



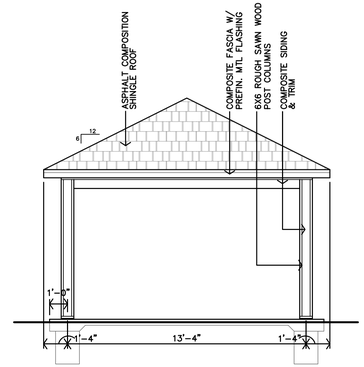
H GAZEBO ELEVATION

1/4" = 1'-0"



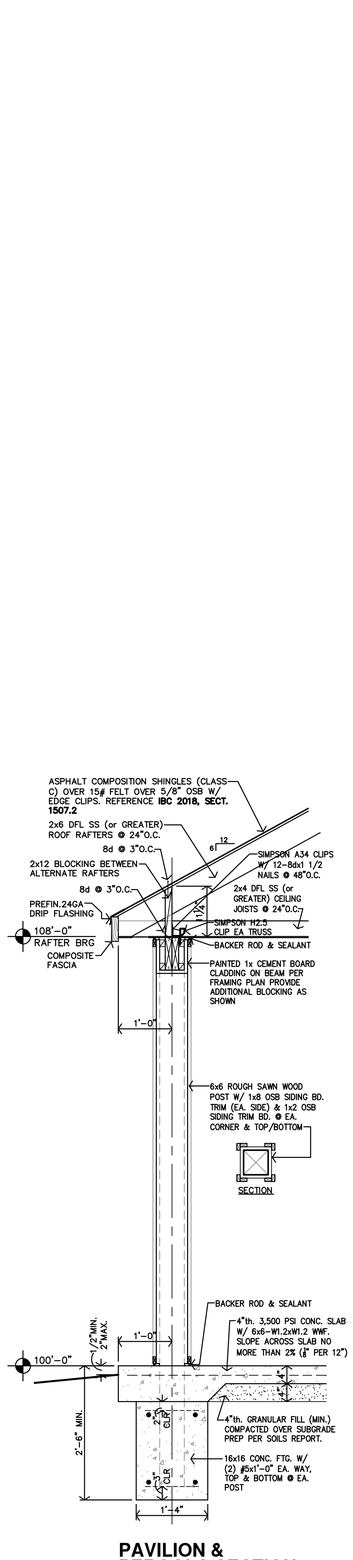
E PAVILION ELEVATION

1/4" = 1'-0"



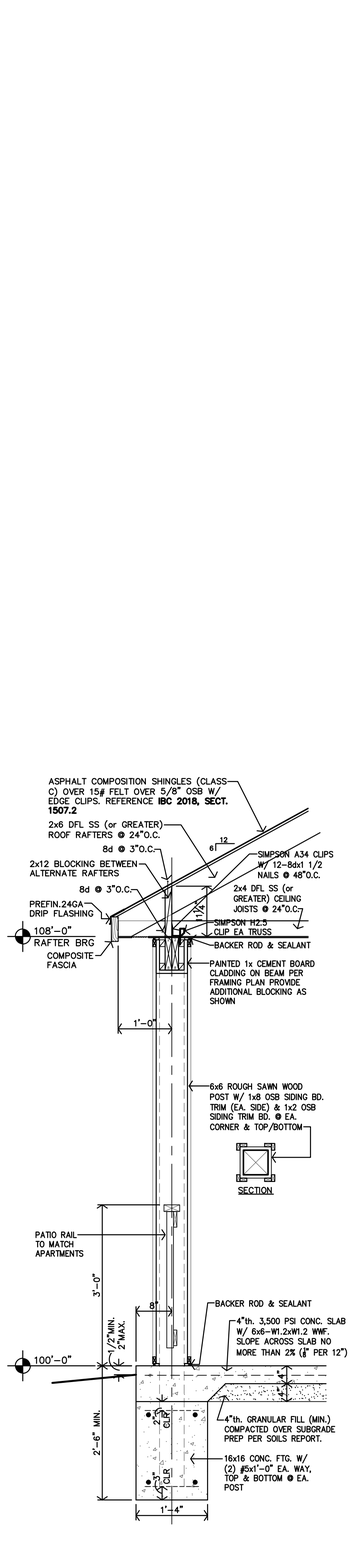
B PERGOLA ELEVATION

1/4" = 1'-0"



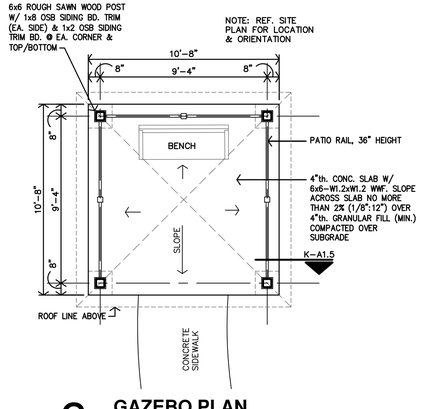
L PAVILION & PERGOLA SECTION

1/4" = 1'-0"



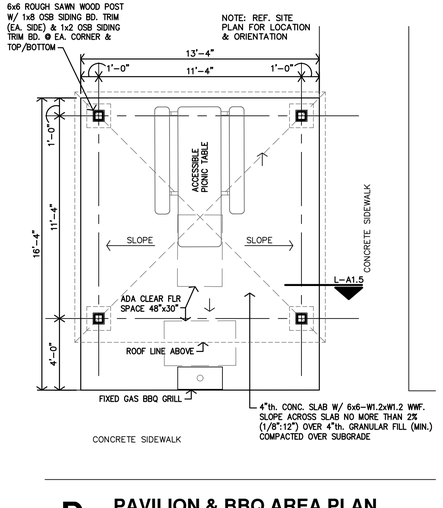
K GAZEBO SECTION

1/4" = 1'-0"



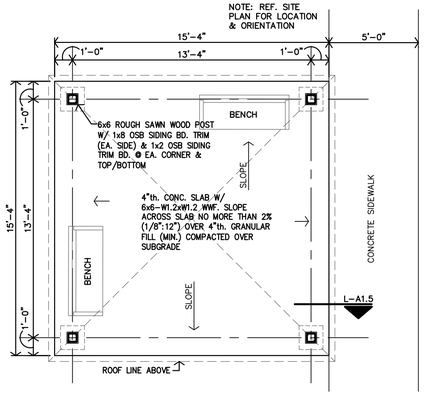
G GAZEBO PLAN

1/4" = 1'-0"



D PAVILION & BBQ AREA PLAN

1/4" = 1'-0"



A PERGOLA PLAN

1/4" = 1'-0"

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM REGISTERED ARCHITECT AGREEMENT CERTIFICATE No. 10756 STATE OF TENNESSEE

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

COPYRIGHTED©

GENERAL NOTES

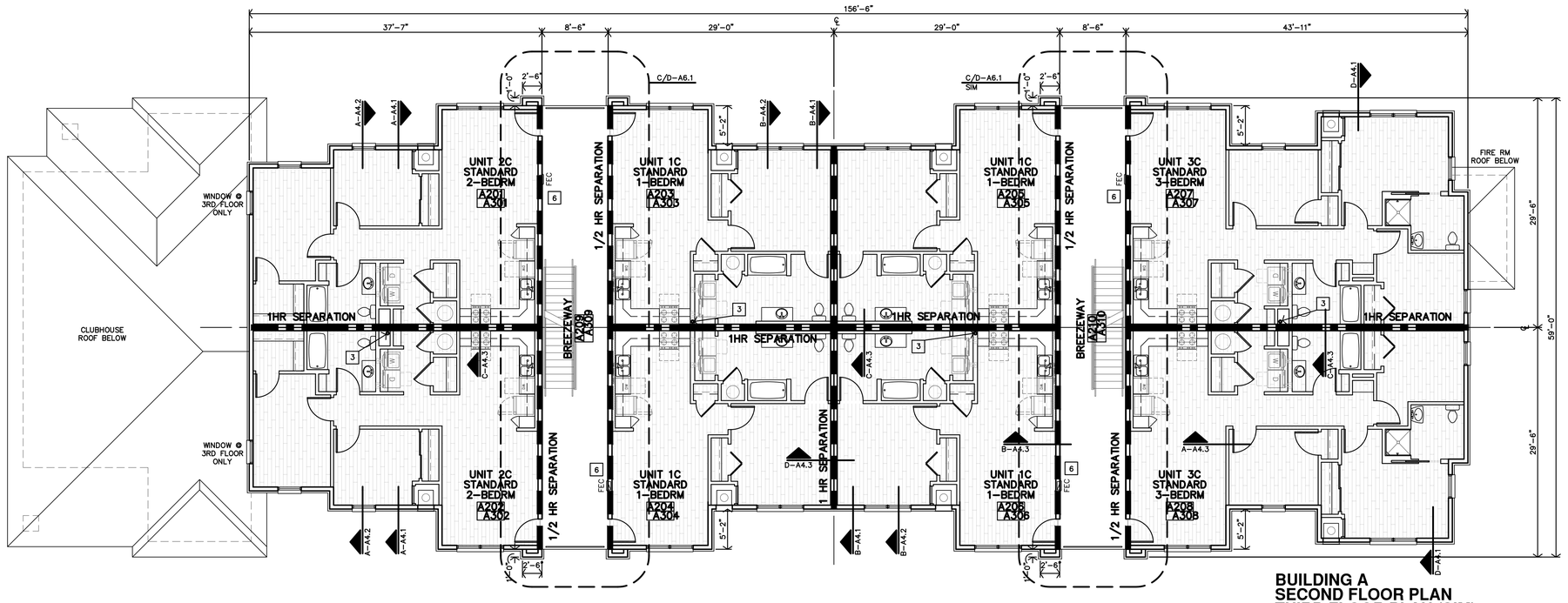
1. REF. SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
2. REF. SHEET A2.11 FOR BREEZEWAY, MECH & FIRE CLOSETS FINISH & DOOR SCHEDULES.
3. F.O.S. = FACE OF STUD.
4. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
5. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR 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 2018 IBC, SECTION 718.2, 718.3 & 718.4.
8. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2018 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
9. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES.
10. ALL SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216 & 703 FOR SIZE, LOCATION AND FABRICATION.

KEY NOTES

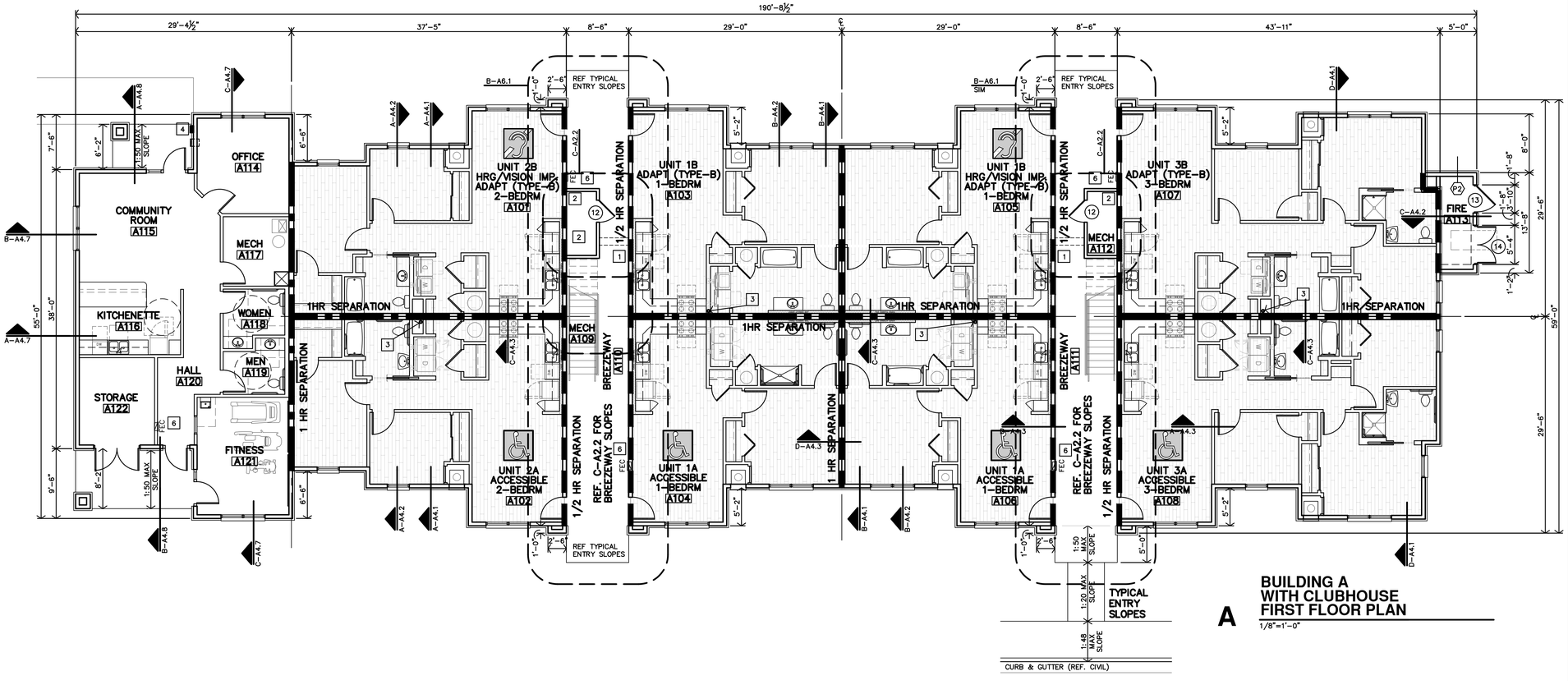
1	FIRE LINE IN INSULATED BULKHEAD ADD'L WATER LINES TO BE UNDERGROUND REF. MECH DWGS & SHEET A6.1. COORDINATE LOCATION OF BULKHEAD
2	MECH. CLOSET 1st FLOOR ONLY. REF. SITE PLAN & MECH DWGS. FULLY INSULATE WALLS & CEILING.
3	RADON PIPE THROUGH ROOF REF. N-A4.5 & MECH DWGS
4	KNOX BOX REF. SHEET A1.1 FOR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

APARTMENT CHART

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



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



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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — No. 107288 — STATE OF TENNESSEE

REVISION:

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

A2.1

COPYRIGHTED ©

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 2018 IBC, SECTION 718.2, 718.3 & 718.4.
8. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2018 IBC, SECTION 906.1. LOCATED PER CFP SHEET.
9. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES.
10. ALL SIGNAGE MUST COMPLY W/ ADA 2010 SECTIONS 216 & 703 FOR SIZE, LOCATION AND FABRICATION.

KEY NOTES

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

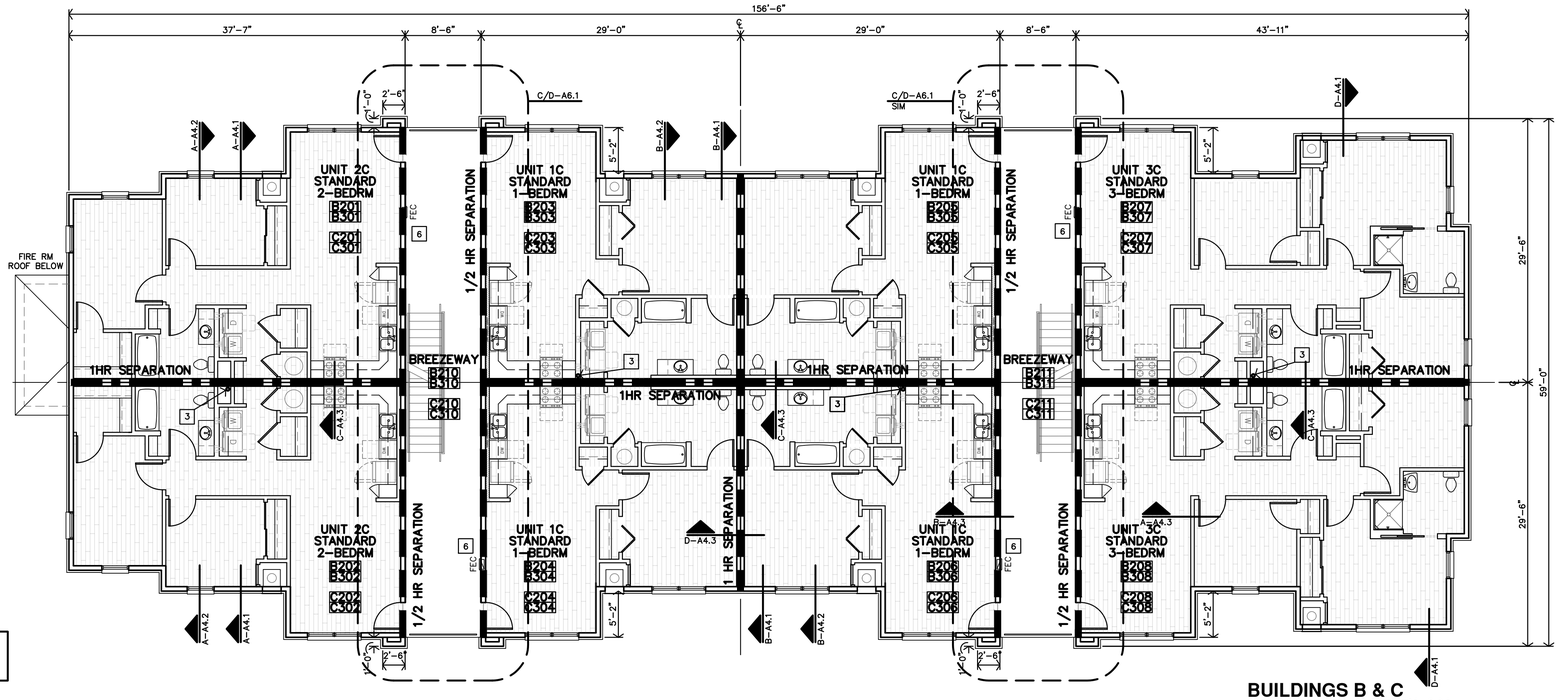
APARTMENT CHART

SYMBOL INDICATES ACCESSIBLE UNITS
A102, A104, A105, A108

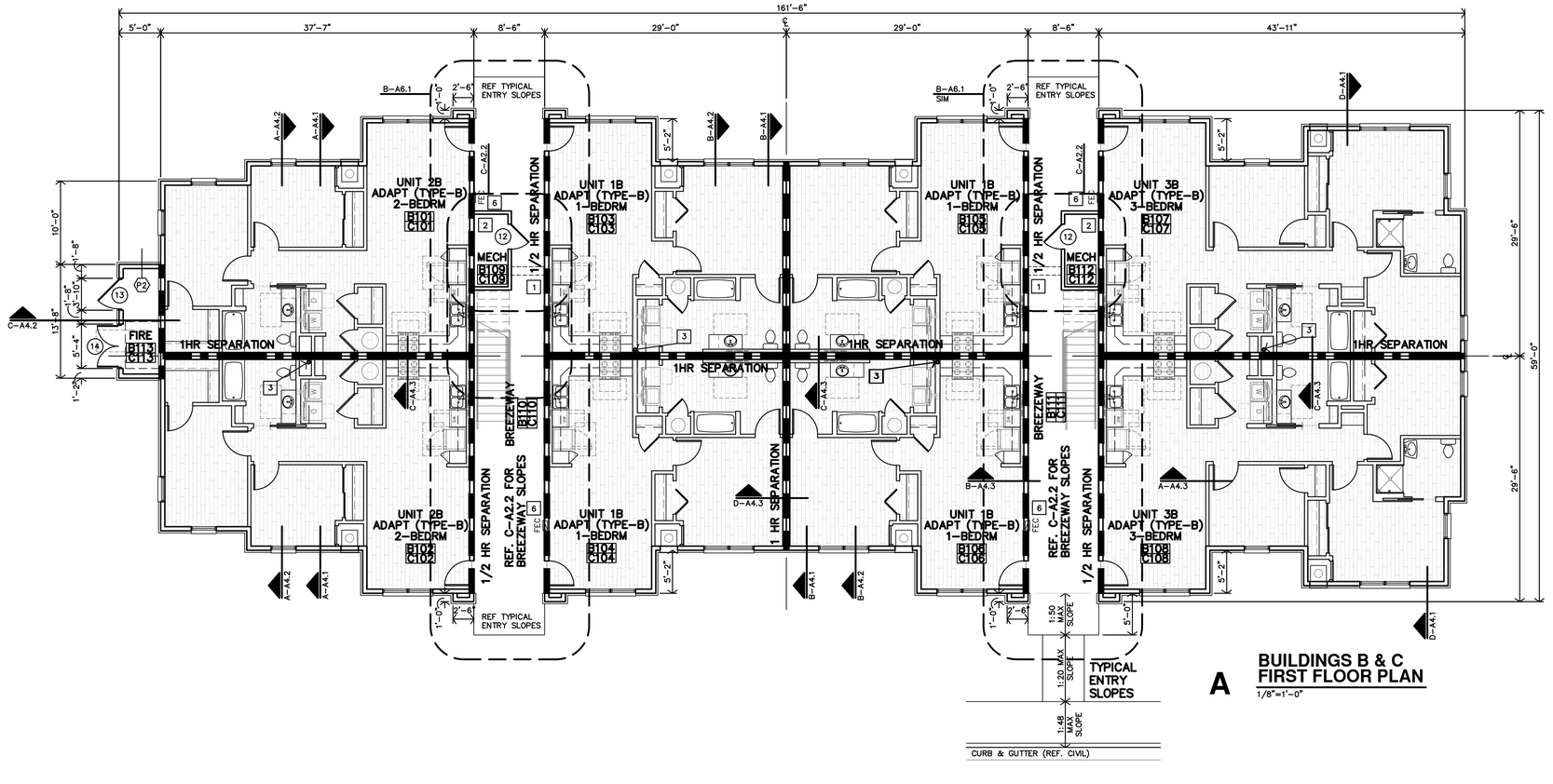
SYMBOL INDICATES A HEARING & VISION IMPAIRED ACCESSIBLE UNIT
A101, A103

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

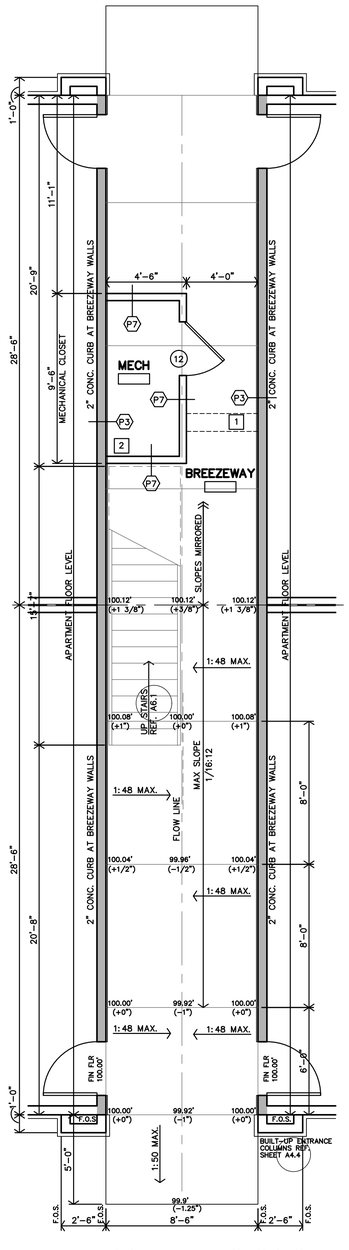
PARTITION & ASSEMBLY TYPES CAN BE FOUND ON SHEET A2.4



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



A BUILDINGS B & C
FIRST FLOOR PLAN
1/8"=1'-0"



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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

REVISION:

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

A2.2

COPYRIGHTED©

APARTMENT GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION WITH SITE CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
4. CONTRACTOR SHALL PROVIDE ADJUSTABLE PLASTIC COATED WIRE SHELVES & ROD AT ALL CLOSETS U.N.O.
5. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
6. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT 10'-0" O.C., TYPICAL. CONTRACTOR TO PROVIDE FIRE BLOCKING AT PARTY WALL AT ALL BACK TO BACK ELECTRICAL OUTLETS. PROVIDED AND INSTALL ALL FIRE BLOCKING AND DRAFTSTOPS PER 2018 IBC, SECTION 718.
7. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10, 2018 IBC, SECTION 906.1 AND SPECIFICATIONS. LOCATIONS INDICATED ON FLOOR PLANS AND CFP.
8. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES
9. B.O. HEADER 83" ABV. FIN. FLR.
10. KITCHEN RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
11. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
12. ALL WALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
13. F.O.S. = FACE OF STUD
14. HEARING/VISION IMPAIRED UNIT (WHERE INDICATED ON SHEET A1.1 AND LISTED ON BUILDING PLANS):
    - CONTRACTOR SHALL INSTALL EQUIPMENT REQUIRED PER 2010 ADA SEC. 809.5.
    - REF. ELECT. DWGS
15. REF. **A2.4** FOR PARTITION & ASSEMBLY SCHEDULES AND REF. **A2.5** FOR FINISH, DOOR & WINDOW SCHEDULES.
16. ▨ INDICATES FURRED PLUMBING WALLS

STANDARD UNIT NOTES

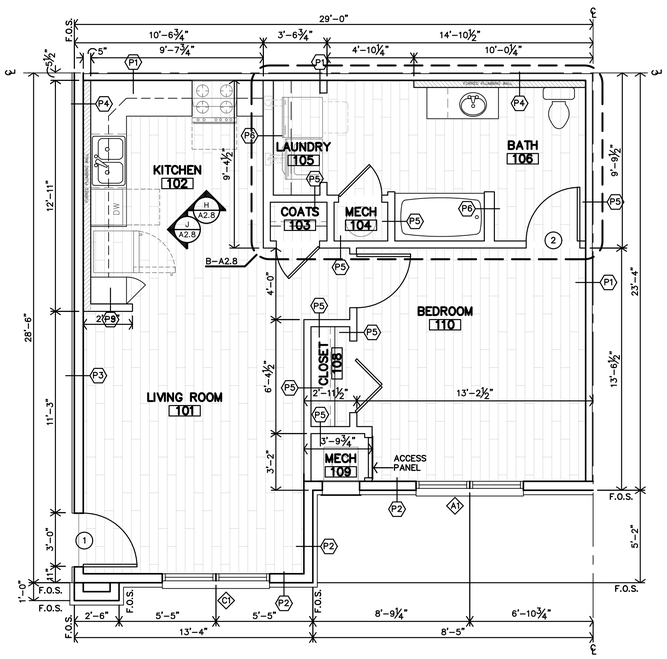
STANDARD UNITS (ALL SECOND & THIRD FLOOR UNITS):
- CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALLS FOR COUNTERTOP & SUPPORTS.
- ALL CLOSETS TO HAVE PLASTIC WIRE CLOTHES SHELF & ROD WITH ADJUSTABLE BRACKETS (UNLESS OTHERWISE NOTED). MOUNT TOP OF SHELF AT 69" AFF.

ADAPTABLE (TYPE-B) UNIT NOTES

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

ACCESSIBLE UNITS NOTES

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



1 FULLY ACCESSIBLE UNIT W/ ROLL-IN SHOWER

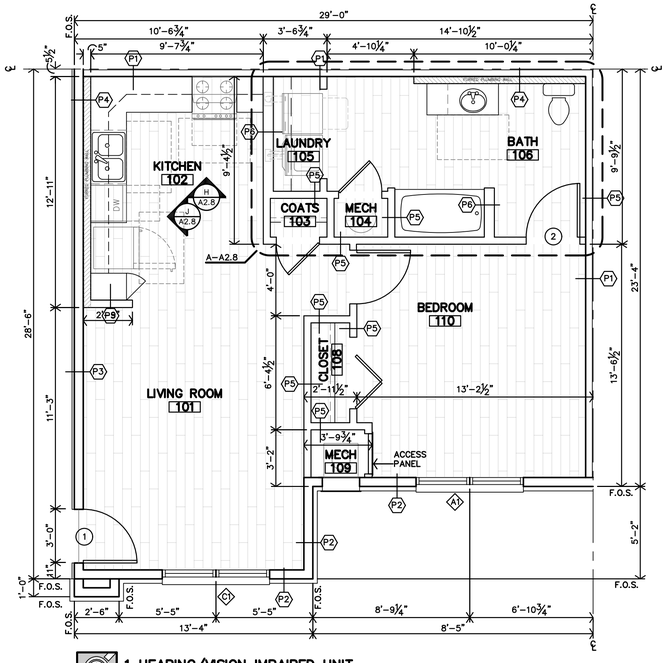
ACCESSIBLE

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

PLAN NOTES

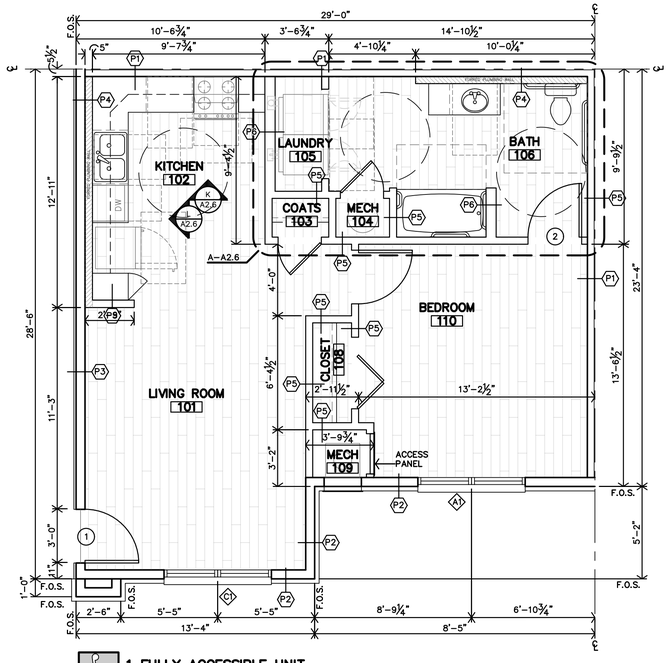
1. REF. SHEET A2.4 FOR APARTMENT PARTITION TYPES & ASSEMBLY SCHEDULES.
2. REF. SHEET A2.5 FOR APARTMENT FINISH & DOOR SCHEDULES.
3. FOR UL ASSEMBLY/ATTACHMENT DETAILS – REF. SPECIFICATIONS & PROJECT MANUAL.
4. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
5. REF. SHEET A2.8 FOR APARTMENT CASEWORK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

D UNIT 1A (STANDARD) 1-BEDROOM/1-BATH
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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — AGRICULTURE — ARCHITECTURE — COMMERCE — No. 107 — STATE OF TENNESSEE

REVISION:

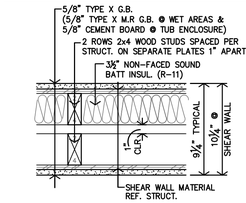
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

A2.3

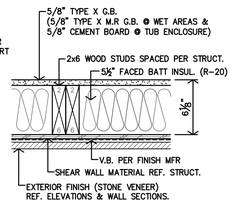
COPYRIGHTED©

APARTMENT PARTITION SCHEDULE

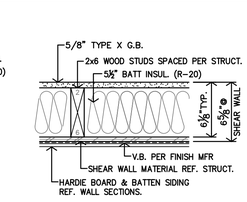
PARTITION NOTES:
1. SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS
2. EXTERIOR SHEAR WALLS: CONTRACTOR TO EXTEND SHEAR WALL MATERIAL TO CORNER OF WALL, TO ENSURE FLUSH INSTALLATION OF FINISH MATERIALS. REFERENCE STRUCT. DWGS FOR MORE NOTES AND DETAILS.
3. FIRE BLOCKING REQUIRED PER 2018 IBC SEC. 708 & 718. @ 10'-0"O.C. VERT. & HORIZ. AND @ ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE



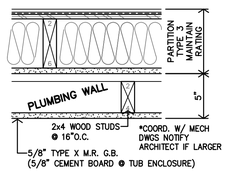
P1 DOUBLE STUD PARTY WALL
1 HOUR RATING (UL U341)
ATTACH PER UL REQUIREMENTS
APRX. STC 58



P2 TYPICAL EXTERIOR WALL
APRX. STC 36–58

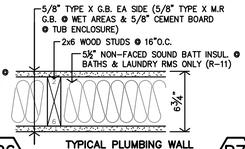


P3 BREEZEWAY EXTERIOR WALL
1 HOUR RATING (UL U303)
(MIN. 1/2 HOUR RATING PER CODE)
ATTACH PER UL REQUIREMENTS
APRX. STC 36–58

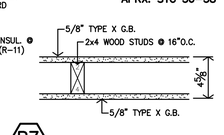


P4 FURRED PLUMBING WALL
APRX. STC 58

P5 TYPICAL INTERIOR WALL
APRX. STC 36

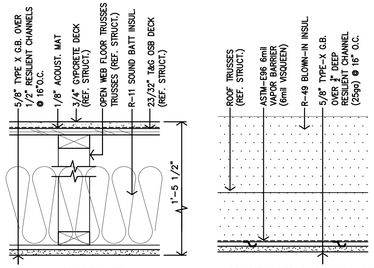


P6 TYPICAL PLUMBING WALL
APRX. STC 42



P7

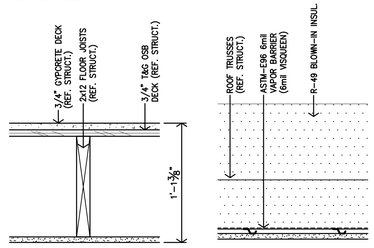
ASSEMBLY SCHEDULE



APARTMENTS
FLOOR/CEILING A
1–HOUR RATED (UL DESIGN No. L528)
ATTACH PER ul REQUIREMENTS

APARTMENTS & CLUBHOUSE
ROOF/CEILING 1
1–HOUR RATED
UL P522
ATTACH PER REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2018 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2018 IBC SEC. 708 & 718. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE
3. STC RATING 50 MIN & IIC RATING 50 MIN PER 2021 IBC, SEC. 1206.2



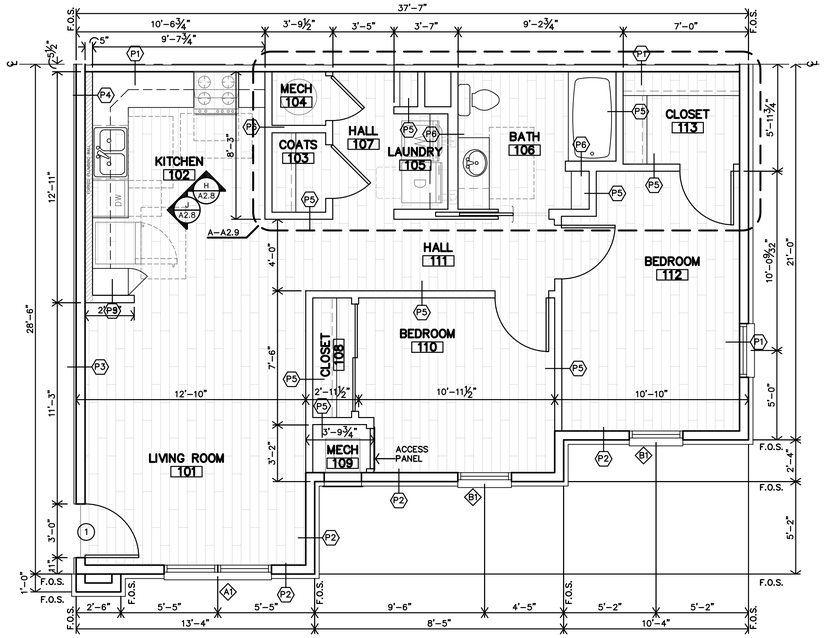
CORRIDOR
FLOOR/CEILING B
1–HOUR RATED (UL DESIGN No. L501)
ATTACH PER ul REQUIREMENTS

CORRIDOR
ROOF/CEILING 2
1–HOUR RATED
UL P522
ATTACH PER REQUIREMENTS

NOTES:
1. DRAFTSTOPPING AT CONCEALED SPACES NOT REQUIRED PER 2018 IBC SEC. 718.3.2, EXCEPTION #1.
2. FIRE BLOCKING REQUIRED PER 2018 IBC SEC. 708 & 718. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE

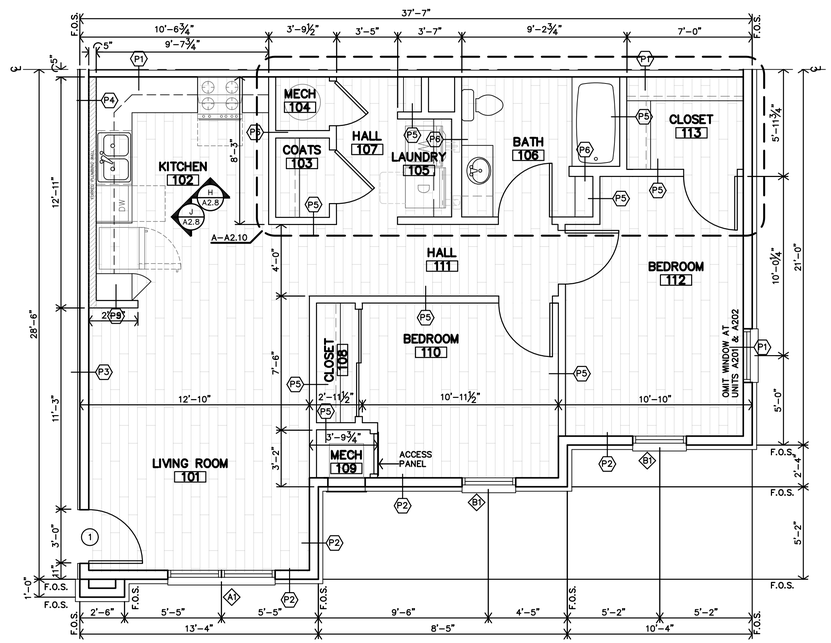
PLAN NOTES

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

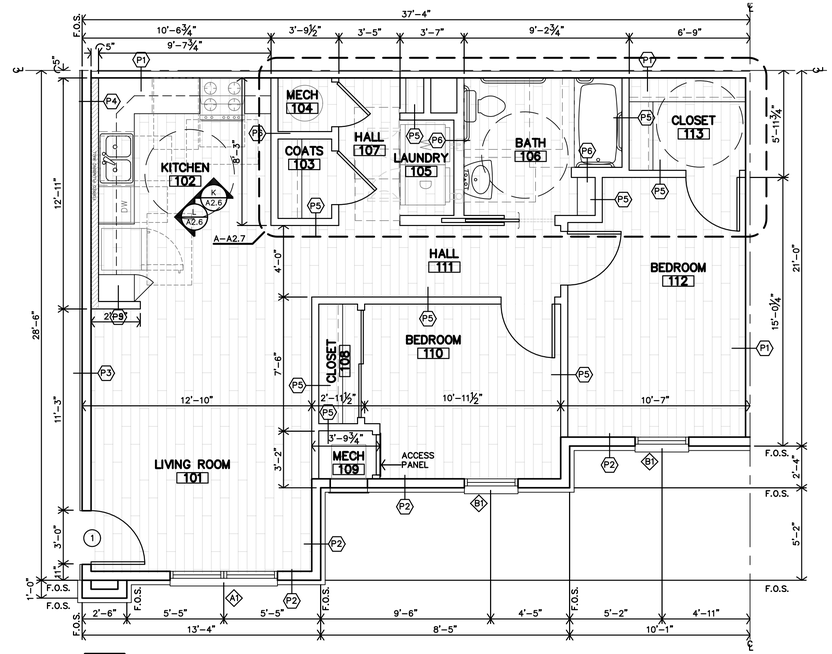


1 HEARING/VISION IMPAIRED UNIT

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



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



1 FULLY ACCESSIBLE UNIT
ACCESSIBLE

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

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM
AGRICULTURE ARCHITECTURE COMMERCE
No. 107778
STATE OF TENNESSEE

REVISION:

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

A2.4

COPYRIGHTED©

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: VINYL PLANK FLOORING	BASE: 2 1/2" WOOD	BASE: 4" RUBBER BASE	N.WALL: 5/8" TYPE 'X' G.B.	N.WALL: 5/8" TYPE 'X' M.R. G.B.	N.WALL: 1/2" ZIP SHEATHING	E.WALL: 5/8" TYPE 'X' G.B.	E.WALL: 5/8" TYPE 'X' M.R. G.B.	E.WALL: 1/2" ZIP SHEATHING	S.WALL: 5/8" TYPE 'X' G.B.	S.WALL: 5/8" TYPE 'X' M.R. G.B.	S.WALL: 1/2" ZIP SHEATHING	W.WALL: 5/8" TYPE 'X' G.B.	W.WALL: 5/8" TYPE 'X' M.R. G.B.	W.WALL: 1/2" ZIP SHEATHING	CLG: 5/8" TYPE 'X' G.B.	HGT.	NOTES
101	LIVING ROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST	REFERENCE REFLECTED CEILING PLANS ON SHEET A7.2	
102	KITCHEN	V	P1			P1/T			P1/T			P1/T			P1/T		P1/S		NOTE 1
103	COATS	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
104	MECH	V	P1		P1			P1			P1			P1			ST		
105	LAUNDRY	V	P1			P1/T			P1/T			P1/T			P1/T		ST		NOTE 1
106	BATH	V	P1			P1/T			P1/T			P1/T			P1/T		ST		
107	HALL	V	P1		P1/T			P1/T			P1/T			P1/T			ST		NOTE 1, 2
108	CLOSET	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
109	MECH	V	P1		P1			P1			P1			P1			P1/S		
110	BEDROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
111	HALL	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
112	BEDROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
113	CLOSET	V	P1		P1/T			P1/T			P1/T			P1/T			P1/S		
114	*NOT USED*																		
115	BEDROOM	V	P1		P1/T			P1/T			P1/T			P1/T			ST		
116	CLOSET	V	P1		P1			P1			P1			P1			ST		
117	BATH	V	P1			P1/T			P1/T			P1/T			P1/T		ST		NOTE 1, 2

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

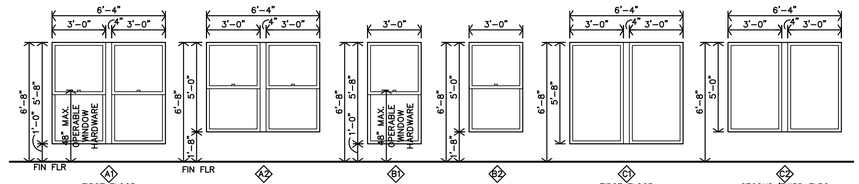
APARTMENT DOOR SCHEDULE

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

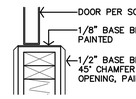
GENERAL NOTES:
A. ALL DOOR HARDWARE TO BE LEVER TYPE LATCH SETS, PROVIDED & INSTALLED PER SPECIFICATIONS SEC. 8710
B. REF. SHEET A2.11 FOR BREEZEWAY DOOR SCHEDULE.

SPECIFIC NOTES:
1. ENTRY DOOR – HARDWARE TO BE LEVER TYPE LATCH SETS, KEYED OUTSIDE & RELEASE INSIDE LOCKSET & DEADBOLT W/ THUMB TURN INSIDE & NO KEY OUTSIDE W/ 1" MIN THROW. COORDINATE W/ MFR. FOR ADA INSTALLATION REQUIREMENTS. COORDINATE KEYING REQUIREMENTS WITH OWNER.
2. ENTRY DOOR – PEEP HOLES at STANDARD/TYPE–B (ADAPTABLE) UNITS: (1) PEEP HOLE TO BE INSTALLED @ 60"AFF.
3. ENTRY DOOR – PEEP HOLES at ACCESSIBLE UNITS: (2) PEEP HOLES TO BE INSTALLED @ 43"AFF & 60"AFF.
4. ENTRY DOOR – WEATHER STRIPPING TO BE INSTALLED.
5. BEDROOM & BATH DOORS – HARDWARE TO BE PRIVACY LEVER TYPE LATCH SET.
6. BEDROOM & BATH DOORS – UNDERCUT DOORS PER MECH DWGS 1" TYP.
7. POCKET DOOR – 32" MIN CLEAR OPENING, w/ ADA COMPLIANT HANDLE SIMILAR TO TRIMCO SERIES 1089.
8. STORAGE/ LINEN DOORS – HARDWARE TO BE PASSAGE LEVER TYPE LATCH SET.
9. MECHANICAL DOORS – HARDWARE TO BE STORAGE LOCK LEVER TYPE LATCH SET.

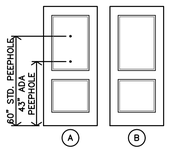
WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE A MIN. U–VALUE OF .27
2. SAFETY GLASS SHALL BE LOCATED PER 2018 IBC SECTION 2406.4
3. FOR WINDOWS W/ SILLS @ 6'–0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2018 IBC SEC. 1030.1.1
4. EMERGENCY ESCAPE & RESCUE: PER 2018 IBC SEC. 1030.2. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA.
5. TEMPERED GLASS IS REQUIRED AT ALL GLAZING PANELS WITHIN 18" OF THE FINISHED FLOOR.



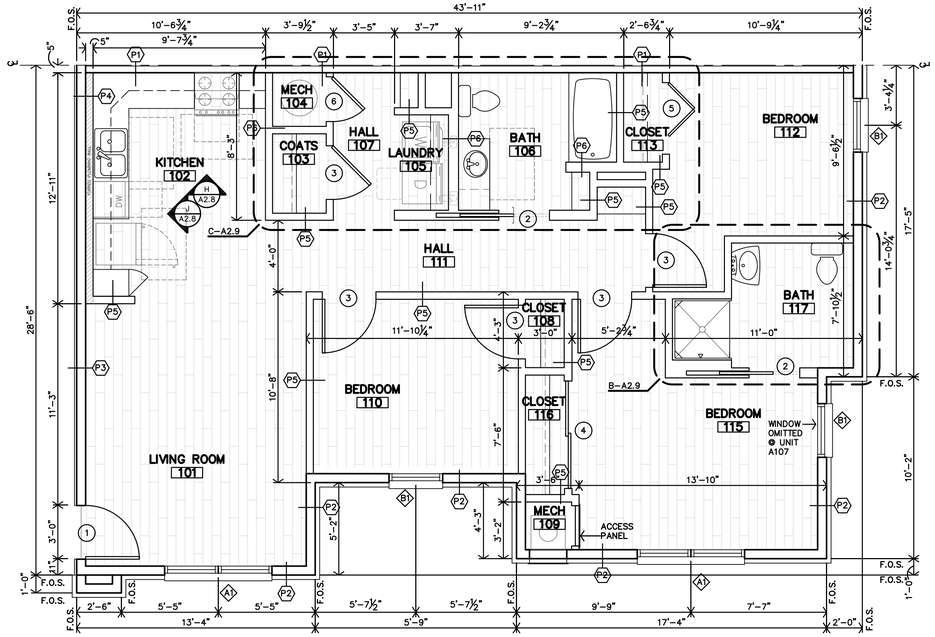
E APARTMENT WINDOW SCHEDULE
1/4"=1'–0"



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

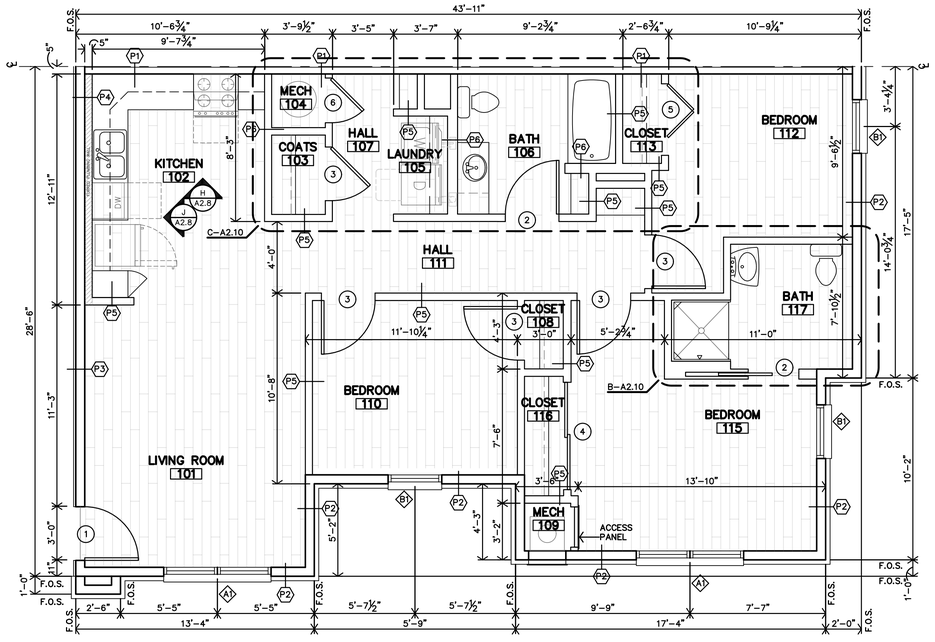


D APARTMENT DOOR TYPES
1/4"=1'–0"

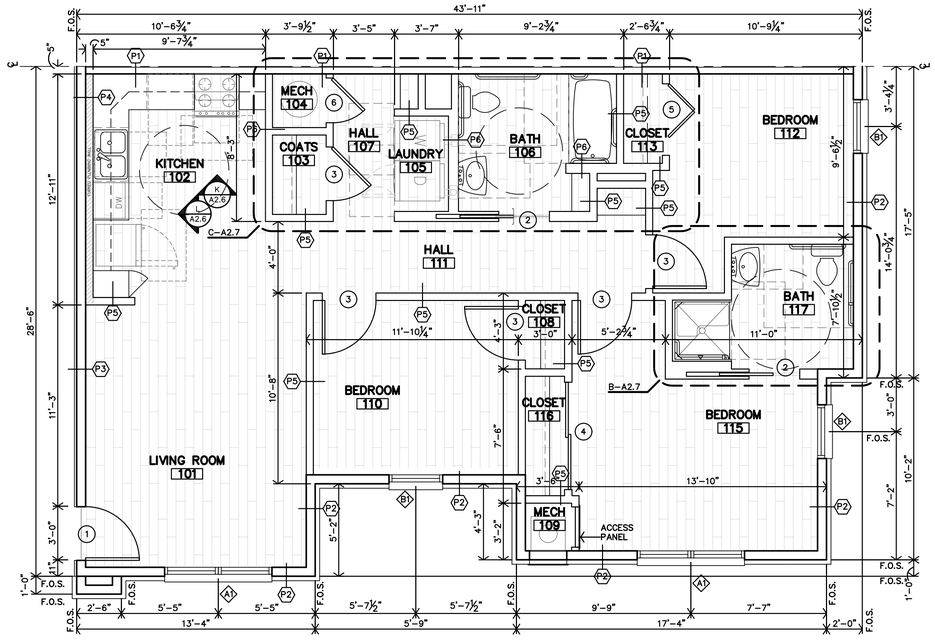


C UNIT 3B (TYPE-B) ADAPTABLE 3-BEDROOM/2-BATH
1/4"=1'–0" 1,083 sf

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



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



1 FULLY ACCESSIBLE UNIT
ACCESSIBLE

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

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

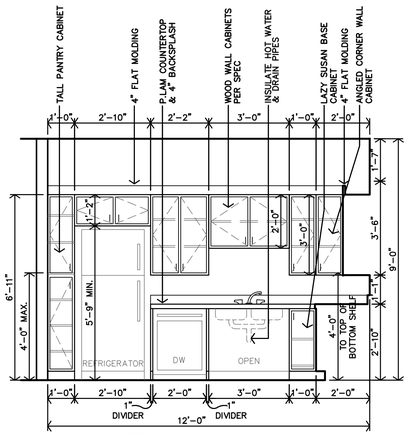
MARGARET J. GILLAM AGRICULTURE No. 19798 STATE OF TENNESSEE

REVISION:

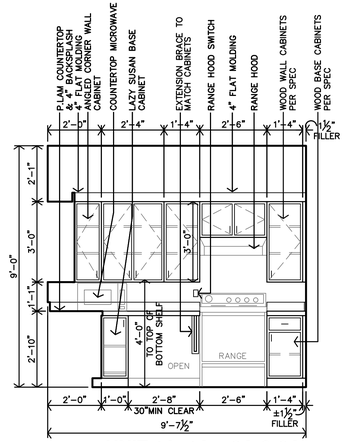
DATE: 5–9–2025
JOB: 24–3446
SHEET NO.:

A2.5

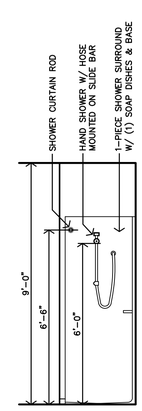
COPYRIGHTED©



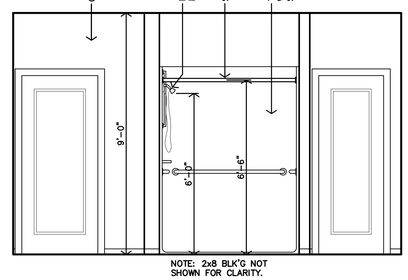
L UNIT 1A, 1As, 2A & 3A
KITCHEN #102
CASEWORK ELEVATION
3/8"=1'-0"



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

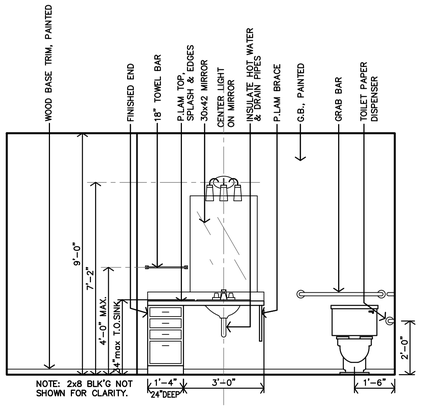


J UNIT 1As
BATH #106
INTERIOR ELEVATION
3/8"=1'-0"



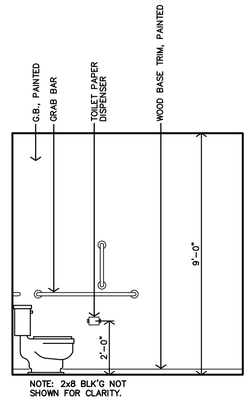
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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



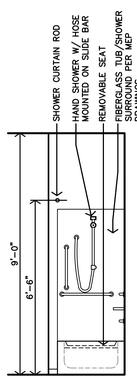
NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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

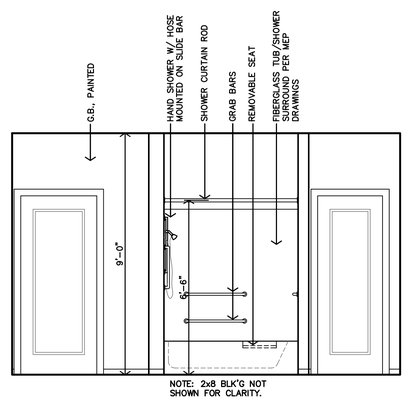


NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

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

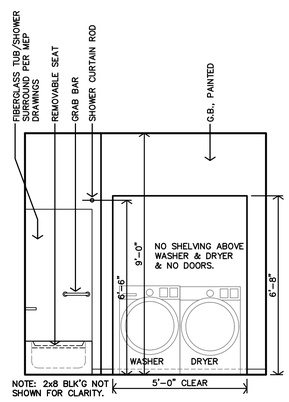


E UNIT 1A
BATH #106
INTERIOR ELEVATION
3/8"=1'-0"



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

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

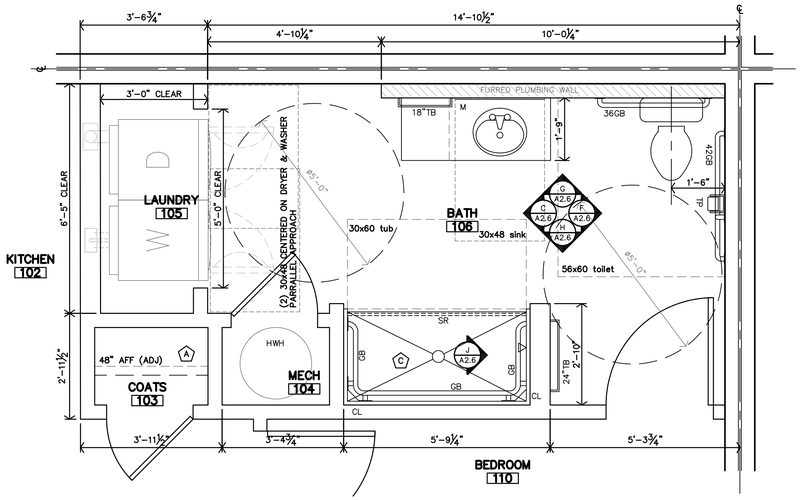


NOTE: 2x8 BLK'G NOT SHOWN FOR CLARITY.

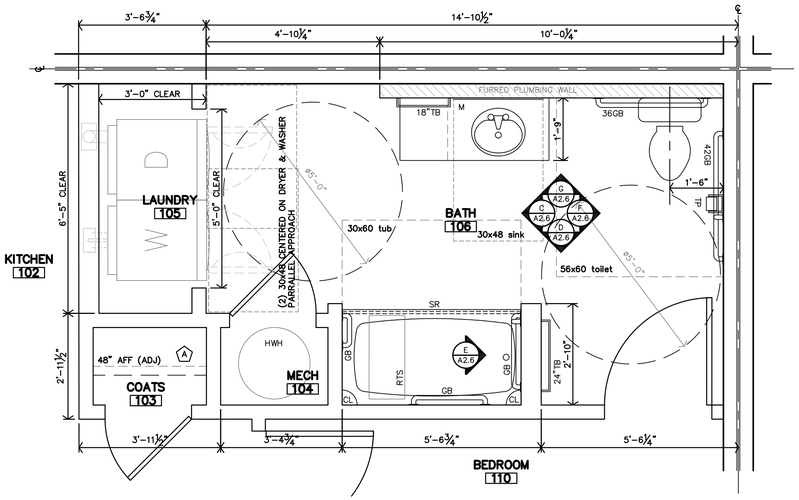
C UNIT 1A & 1As
BATH #106
INTERIOR ELEVATION
3/8"=1'-0"

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

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



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



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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

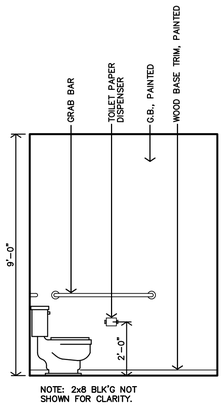
MARGARET J. GILLAM REGISTERED ARCHITECT AGREEMENT EXPIRES COMMERCE No. 18798 STATE OF TENNESSEE

REVISION:

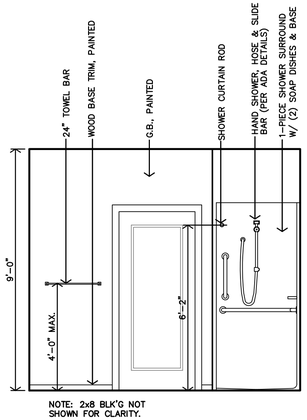
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

A2.6

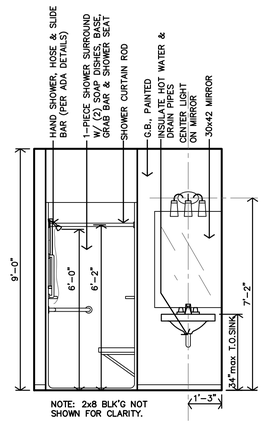
COPYRIGHTED©



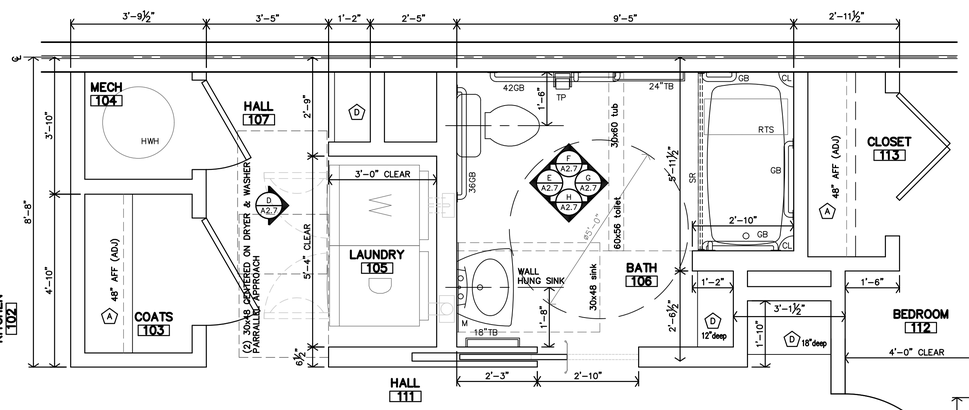
M UNIT 3A BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



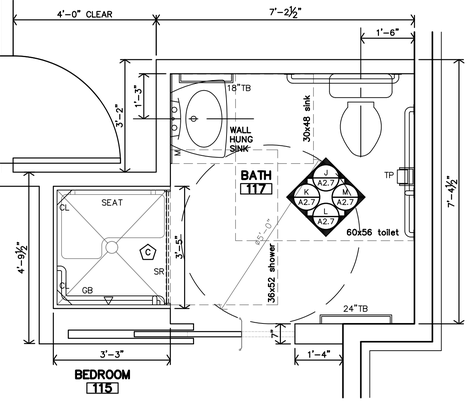
L UNIT 3A BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



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



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



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

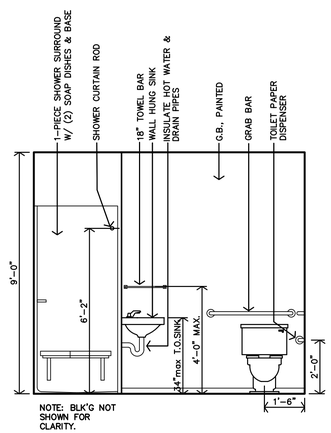
ACCESSIBLE UNIT BATH NOTES

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

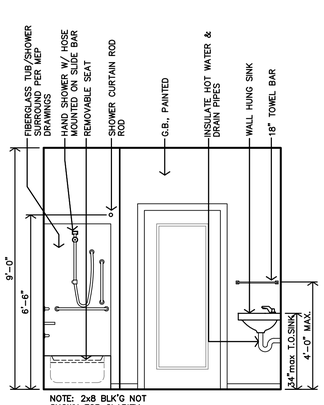
LEGEND	
M	MIRROR
TP	TOILET PAPER DISP.
TB	TOWEL BAR
CL	CORNER LEDGE
SR	SHOWER ROD
GB	GRAB BAR
HWH	HOT WATER HEATER
RTS	REMOVABLE TUB SEAT

KEYNOTES:

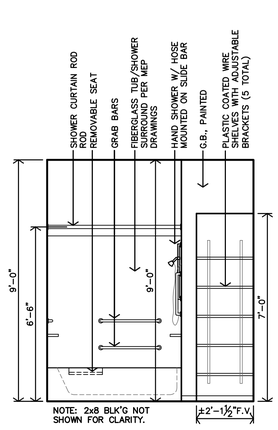
- (A) PLASTIC COATED WIRE CLOTHES SHELF & ROD (HEIGHT AS CALLED OUT ON PLAN)
- (B) NOT USED
- (C) VERIFY SIZE w/ FIBERGLASS SHOWER UNIT
- (D) 12"or 18" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



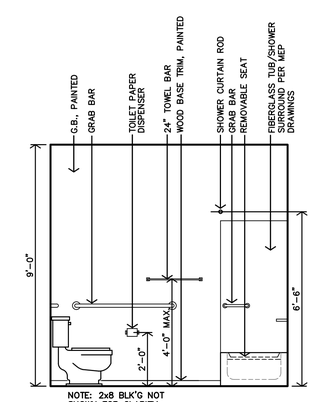
J UNIT 3A BATH #117 INTERIOR ELEVATION
3/8"=1'-0"



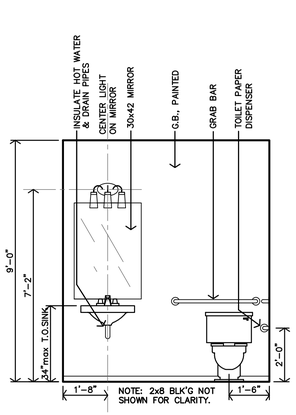
H UNIT 2A & 3A BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



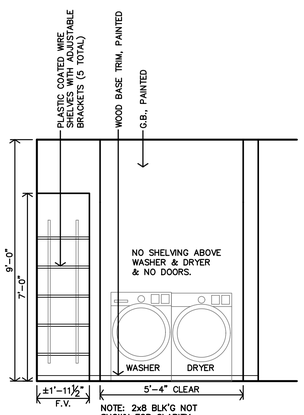
G UNIT 2A & 3A BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



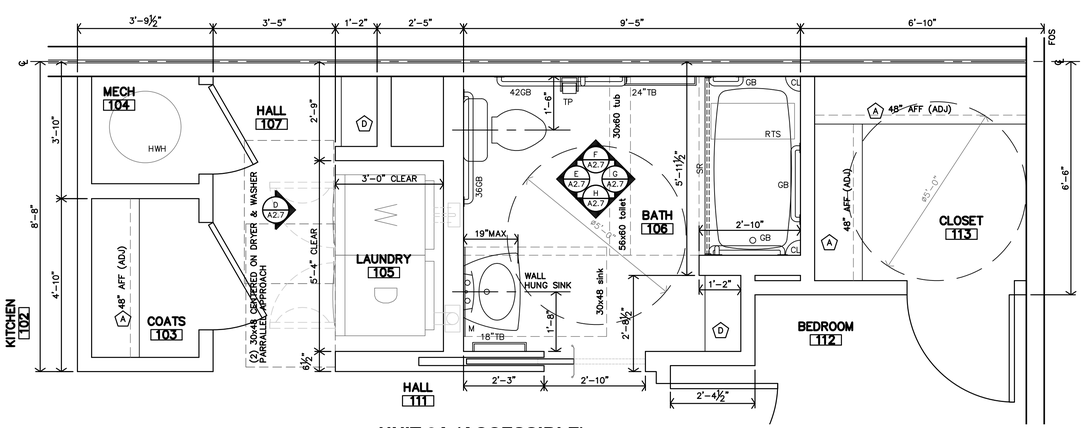
F UNIT 2A & 3A BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



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



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



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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

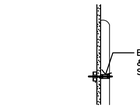
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — 9 — REGISTERED — ARCHITECT — No. 10798 — STATE OF TENNESSEE

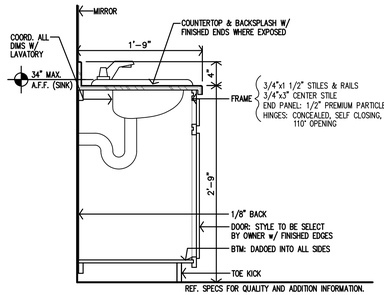
REVISION:	
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	

A2.7

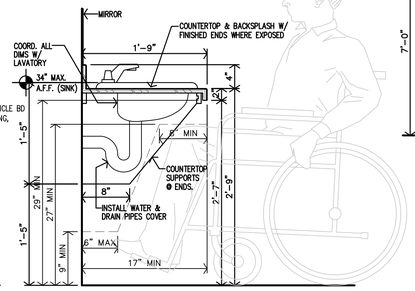
COPYRIGHTED ©



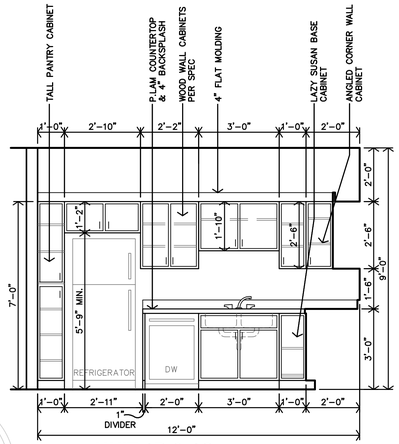
Q TYP. TUB/SHOWER SURROUND BLOCKING
NTS



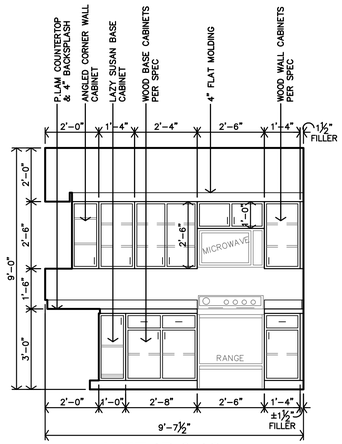
P ADAPTABLE/STANDARD UNITS 1B, 1C, 2B, 2C, 3B & 3C VANITY SECTION
1/2"=1'-0"



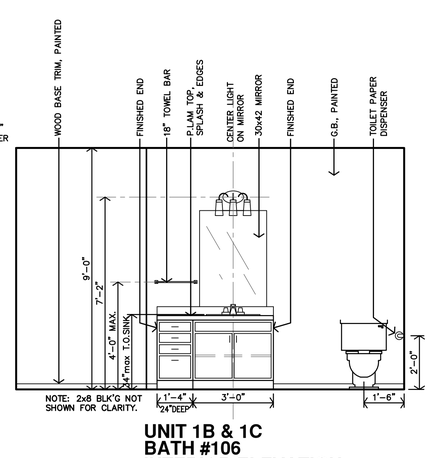
M ACCESSIBLE UNITS 1A, 2A & 3A VANITY SECTION
1"=1'-0"



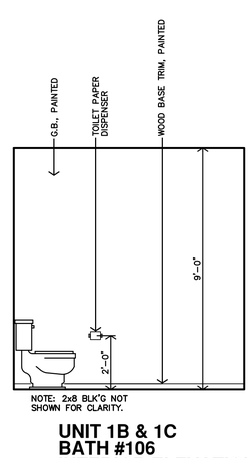
J UNIT 1B & 1C KITCHEN #102 CASEWORK ELEVATION
3/8"=1'-0"



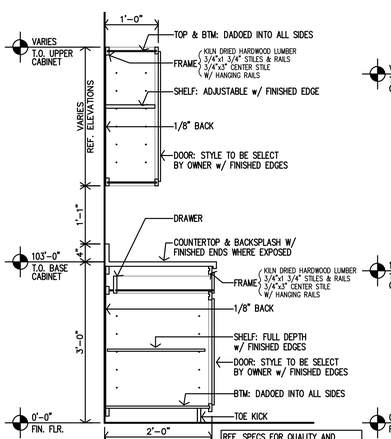
H UNIT 1B & 1C KITCHEN #102 CASEWORK ELEVATION
3/8"=1'-0"



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

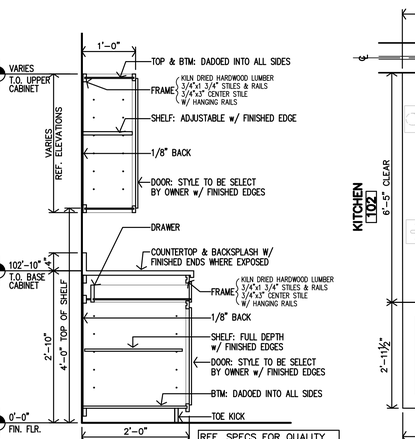


F UNIT 1B & 1C BATH #106 INTERIOR ELEVATION
3/8"=1'-0"



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

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



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

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

ADAPTABLE/STANDARD UNIT BATH NOTES

1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.10)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27wX27d WASHER & DRYER.
5. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
6. REF. THIS SHEET FOR APARTMENT CASEWORK SECTIONS.

LEGEND

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

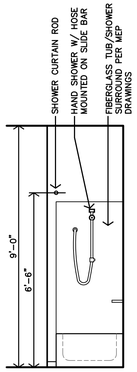
KEYNOTES:

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

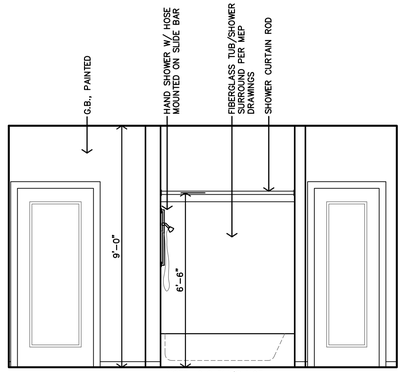
(B) NOT USED

(C) VERIFY SIZE w/ FIBERGLASS SHOWER UNIT

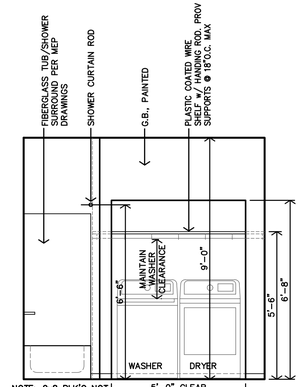
(D) 12"or 18" DEEP PLASTIC COATED WIRE SHELVES (5 TOTAL) WITH ADJUSTABLE BRACKETS



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



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



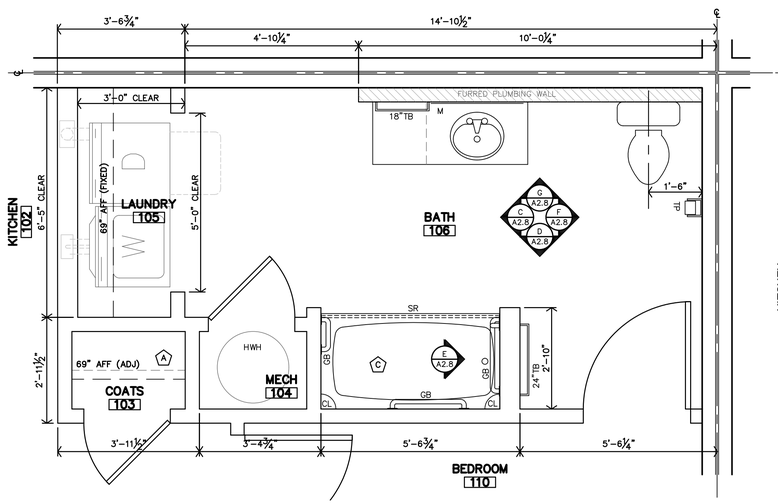
C UNIT 1B & 1C BATH #106 INTERIOR ELEVATION
3/8"=1'-0"

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

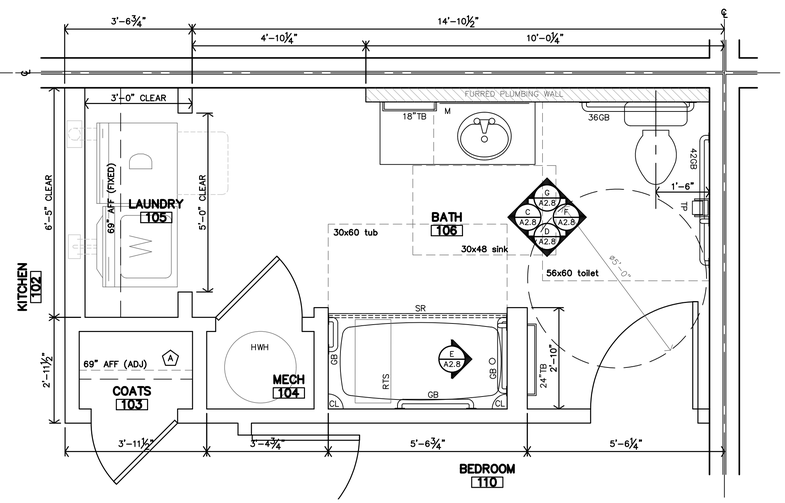
N ADAPTABLE/STANDARD UNITS 1B, 1C, 2B, 2C, 3B & 3C CASEWORK SECTION
3/4"=1'-0"

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

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



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



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

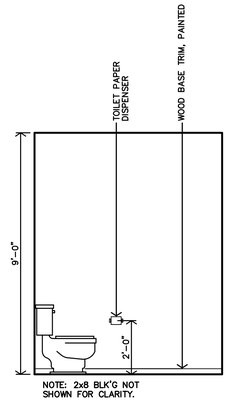
JonesGillamRenz
730 N. Ninth 1881 Main Street, Suite 301
Salina, KS 67401 Kansas City, MO 64108
785.827.0386 jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM REGISTERED ARCHITECT AGREEMENT No. 10795 STATE OF TENNESSEE

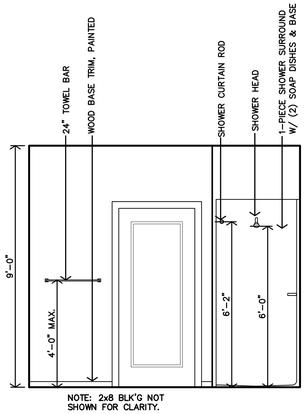
REVISION:	
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A2.8

COPYRIGHTED©



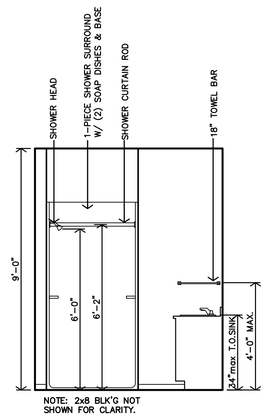
M UNIT 3B & 3C BATH #117 INTERIOR ELEVATION

3/8"=1'-0"



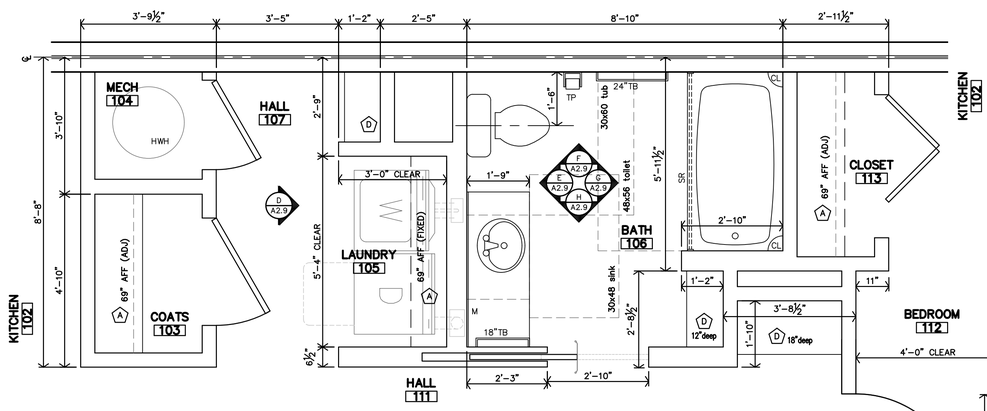
L UNIT 3B & 3C BATH #117 INTERIOR ELEVATION

3/8"=1'-0"



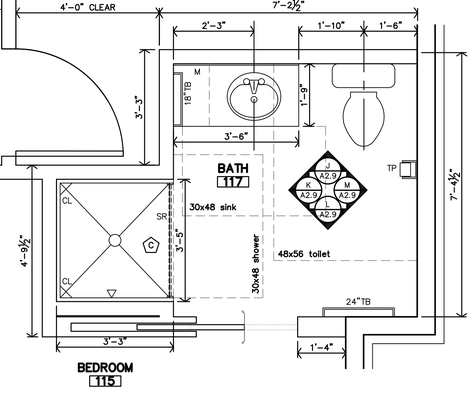
K UNIT 3B & 3C BATH #117 INTERIOR ELEVATION

3/8"=1'-0"



C UNIT 3B TYPE-B (ADAPTABLE) BATH #106 & LAUNDRY #105 ENLARGED PLAN

1/2"=1'-0"



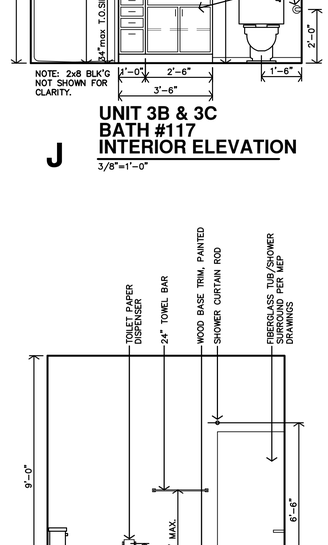
B UNIT 3B TYPE-B (ADAPTABLE) BATH #117 ENLARGED PLAN

1/2"=1'-0"

ADAPTABLE UNIT BATH NOTES

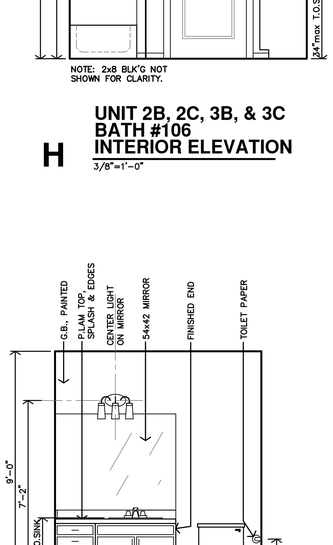
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, SLIDE BAR, TOWEL BARS, FUTURE GRABS BARS & FUTURE SHOWER SEAT, ETC. AS REQ'D. (REF. SHEET A2.10)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27"wX27"d WASHER & DRYER.
5. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
6. REF. SHEET A2.8 FOR APARTMENT CASEWORK SECTIONS.

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



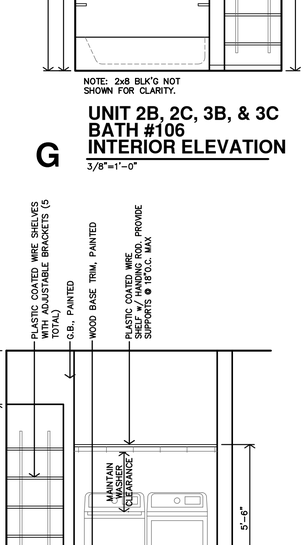
J UNIT 3B & 3C BATH #117 INTERIOR ELEVATION

3/8"=1'-0"



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

3/8"=1'-0"



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

3/8"=1'-0"

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

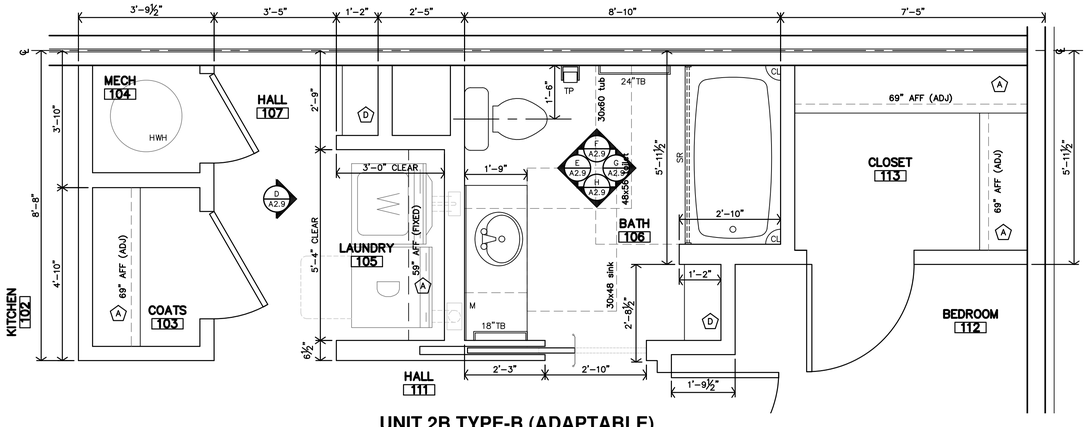
3/8"=1'-0"

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

3/8"=1'-0"

D UNIT 2B, 2C, 3B, & 3C LAUNDRY #106 INTERIOR ELEVATION

3/8"=1'-0"



A UNIT 2B TYPE-B (ADAPTABLE) BATH #106 & LAUNDRY #105 ENLARGED PLAN

1/2"=1'-0"

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

REVISION:

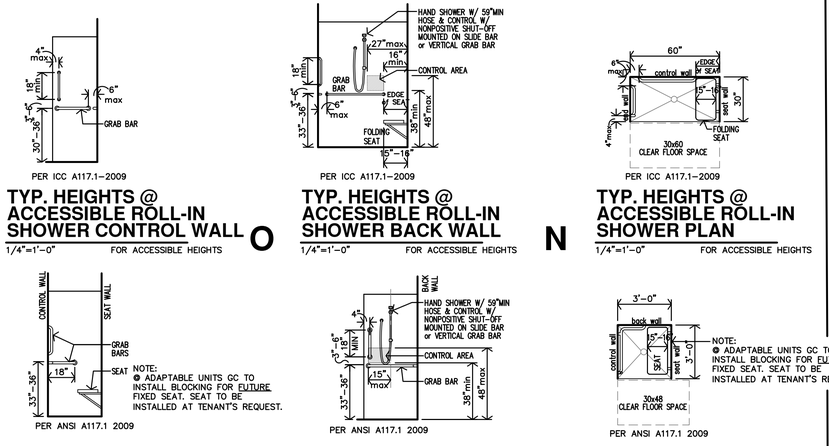
DATE: 5-9-2025

JOB: 24-3446

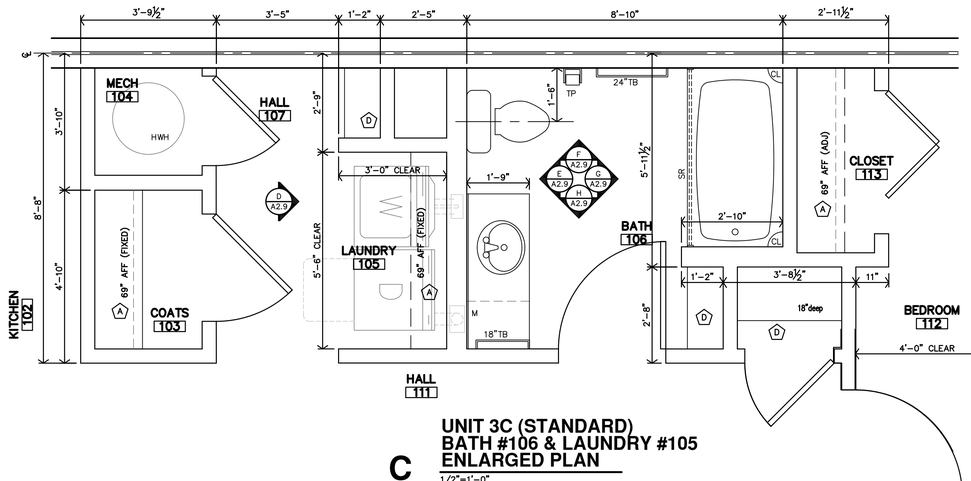
SHEET NO.:

A2.9

COPYRIGHTED ©



ACCESSIBLE UNIT BATH DETAILS



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

STANDARD UNIT BATH NOTES

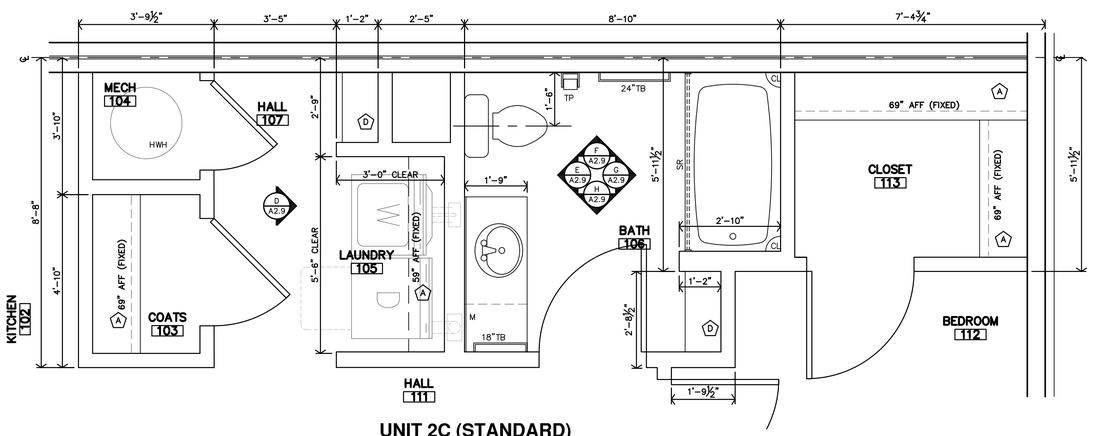
1. REF UNIT NOTES ON SHEET A2.3 FOR ADDITIONAL DIRECTION.
2. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE
3. CONTRACTOR TO INSTALL 2x8 BLOCKING IN WALLS FOR ALL WALL MOUNTED/SUPPORTED COUNTERTOPS & BRACES, SHOWER UNIT, TOWEL BARS, ETC. AS REQ'D. (REF. SHEET A2.10)
4. LOCATION OF WASHER & DRYER IS CRITICAL. WASHER IS TO BE LEFT OF DRYER, ALWAYS. THIS NEEDS TO BE COORDINATED ON SITE. UNITS DESIGNED AROUND 27"wX27d WASHER & DRYER.
5. REF. SHEET A2.10 FOR APARTMENT BATH ACCESSIBLE DETAILS.
6. REF. SHEET A2.8 FOR APARTMENT CASEWORK SECTIONS.

LEGEND

M	MIRROR
TP	TOILET PAPER DISP.
TB	TOWEL BAR
CL	CORNER LEDGE
SR	SHOWER ROD
HWH	HOT WATER HEATER

KEYNOTES:

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



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

B **UNIT 3C (STANDARD) BATH #117 ENLARGED PLAN**
1/2"=1'-0"

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM REGISTERED ARCHITECT AGRICULTURE COMMERCE No. 107268 STATE OF TENNESSEE

REVISION:

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

A2.10

COPYRIGHTED ©

CLUBHOUSE/BREEZEWAYS INTERIOR FINISH SCHEDULE

FINISHES & INSTRUCTIONS

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

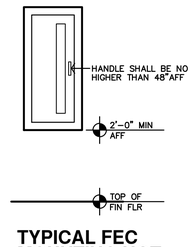
NO.	DESCRIPTION	FLOOR				BASE				N.WALL			E.WALL			S.WALL			W.WALL			CEILING		HGT.	NOTES
		VINYL PLANK FLOORING	12x12 CERAMIC TILE	CARPET	SEALED CONC.	2 1/2" WOOD	CERAMIC TILE	COMPOSITE TRIM/SIDING	4" RUBBER BASE	5/8" TYPE X G.B.	48" HIGH WAINSCOT	COMPOSITE TRIM/SIDING	5/8" TYPE X G.B.	48" HIGH WAINSCOT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

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

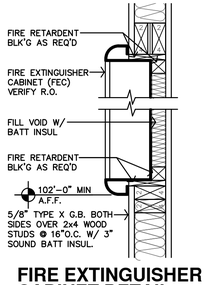
CLUBHOUSE/BREEZEWAYS DOOR SCHEDULE

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

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

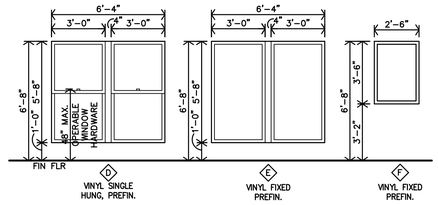


E TYPICAL FEC MOUNTING HGT
3/4"=1'-0"



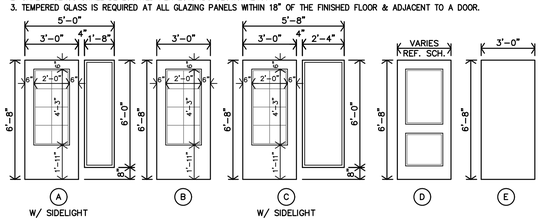
D FIRE EXTINGUISHER CABINET DETAIL
1 1/2"=1'-0"

WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN. U-VALUES AND SHGC PER SPECIFICATIONS.
2. SAFETY GLASS SHALL BE LOCATED PER 2018 IBC SECTION 2406.4
3. FOR WINDOWS W/ SILLS @ 6'-0" ABOVE GRADE SHALL HAVE OPENING CONTROL DEVICE PER ASTM 2090 & 2018 IBC SEC. 1030.1.1
4. EMERGENCY ESCAPE & RESCUE: PER 2018 IBC SEC. 1030.2. 20"w X 24"h MIN. OPENINGS, 5.7sf MIN. AREA.
5. TEMPERED GLASS IS REQUIRED AT ALL GLAZING PANELS WITHIN 18" OF THE FINISHED FLOOR.



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

WINDOW NOTES:
1. 3/4" DBL SEALED INSULATED GLASS & SHALL HAVE MIN. U-VALUES AND SHGC PER SPECIFICATIONS.
2. SAFETY GLASS SHALL BE LOCATED PER 2018 IBC SECTION 2406.4
3. TEMPERED GLASS IS REQUIRED AT ALL GLAZING PANELS WITHIN 18" OF THE FINISHED FLOOR & ADJACENT TO A DOOR.



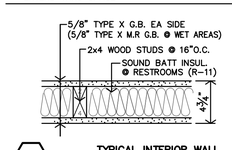
B DOOR TYPES
1/4"=1'-0"

CLUBHOUSE GENERAL NOTES

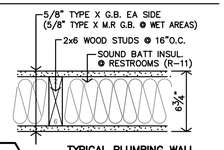
1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. TYPICAL GROUND FLOOR FINISH FLOOR ELEVATION IS REFERENCED AS 100'-0". CONTRACTOR SHALL VERIFY BUILDING ELEVATION W/ CIVIL DRAWINGS.
3. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDING.
4. CONTRACTOR SHALL PROVIDE FIREBLOCKING, ANCHOR BOLTS & ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
5. FIRE EXTINGUISHERS SHALL BE INSTALLED & PROVIDED IN ACCORDANCE WITH NFPA 10 & 2018 IBC, SECTION 906.1 AND SPECIFICATIONS. LOCATED PER CFP SHEETS.
6. ALL PENETRATIONS THRU RATED WALLS AND/OR FLOOR ASSEMBLIES SHALL BE FIRESTOPPED PER APPROVED U.L. DESIGNS. REFERENCE SHEET A4.9 FOR FIRE PENETRATION ASSEMBLIES
7. B.O. HEADER 83" ABV. FIN. FLR.
8. KITCHENETTE AREA RECEPTACLES TO BE @ 44"max ABOVE FIN FLR.
9. ALL OPERABLE PARTS, (PER ADA SECTION 309) SHALL BE A MAX. OF 48" A.F.F. THIS INCLUDES OUTLETS, WINDOW LATCHES/LOCKS, ENVIRONMENTAL CONTROLS, LIGHT SWITCHES, ETC.
10. CONTRACTOR TO PROVIDE 2x8 BLOCKING IN WALLS FOR GRAB BARS, COUNTERTOPS, SUPPORTS, ETC.
11. SUBMIT VERIFICATION THAT ALL CONSTRUCTION MATERIAL WILL MEET US EPA CRITERIA PARTICULARLY MATERIALS THAT WILL BE OBTAINED FROM INTERNATIONAL SOURCES. ALSO PROVIDE VERIFICATION THAT THE CONSTRUCTION WILL NOT RESULT IN OR CONTAIN HAZARDOUS MATERIALS.
12. ALL DIMENSIONS ARE TO FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
13. F.O.S. = FACE OF STUD
14. FEC = FIRE EXTINGUISHER CABINET, REFERENCE DETAIL B-A2.11

CLUBHOUSE PARTITION SCHEDULE

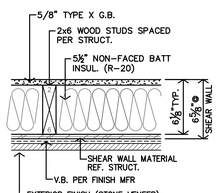
PARTITION NOTES:
1. SHEAR WALLS: REF. STRUCTURAL FOR LOCATIONS, MATERIAL & SECTIONS
2. FIRE BLOCKING REQUIRED PER 2018 IBC SEC. 708 & 718. @ 10'-0"O.C. VERT. & HORIZ. AND @ ALL BACK TO BACK ELECTRICAL OUTLETS. (1) LAYER – 5/8" TYPE X G.B. OR 1/2" PLYWOOD TO EXTEND THRU SPACE



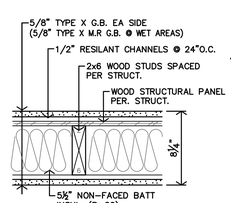
1 TYPICAL INTERIOR WALL
APRX. STC 36



2 TYPICAL PLUMBING WALL
APRX. STC 42

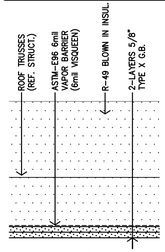


3 TYPICAL EXTERIOR WALL
APRX. STC 36-58

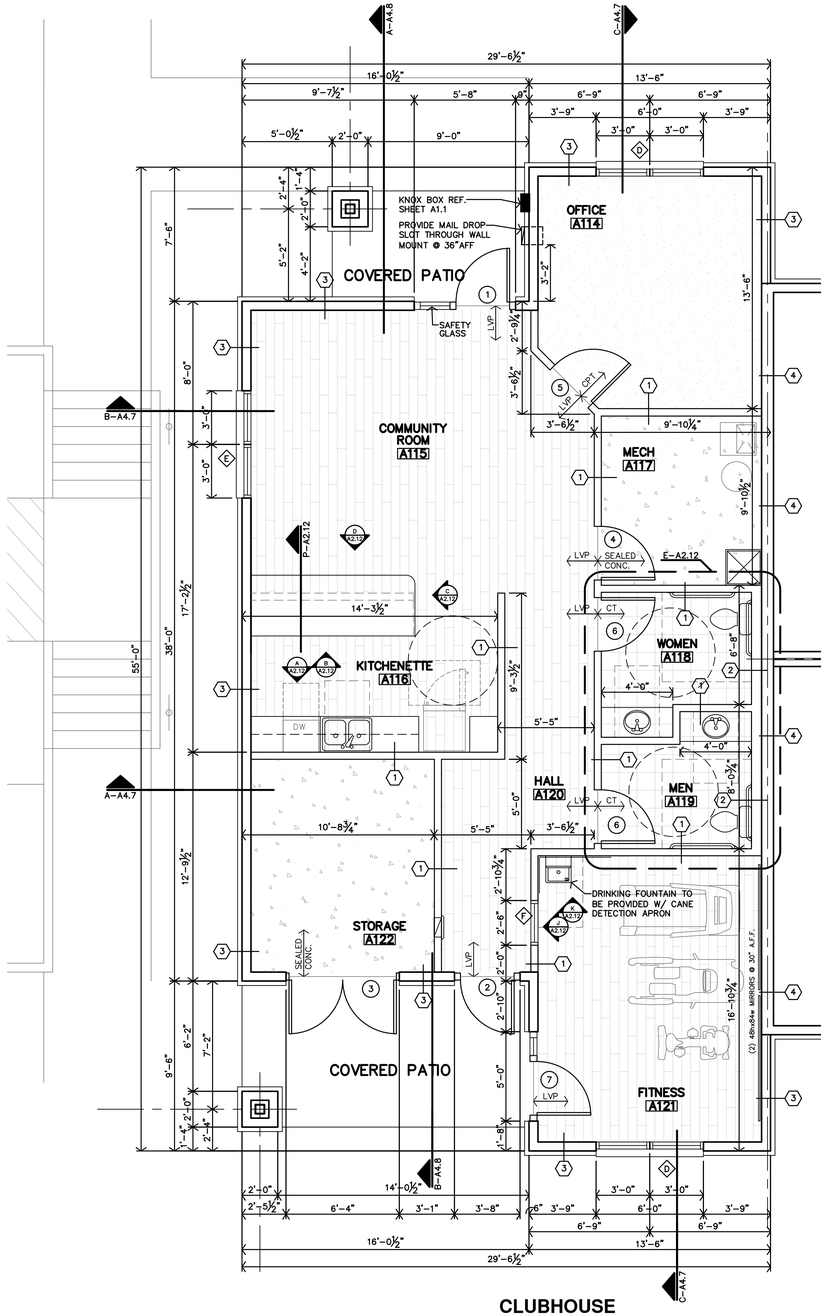


4 UNIT/CLUBHOUSE WALL
STC 51 30 MIN. RATED (UL U305)
ATTACH PER ul REQUIREMENTS
SHEAR WALL – SW1

ASSEMBLIES



CLUBHOUSE/APARTMENTS
ROOF/CEILING 1
1-HOUR RATED
2018 IBC, TABLE 721.1(3), 21-1
ATTACH PER REQUIREMENTS



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

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

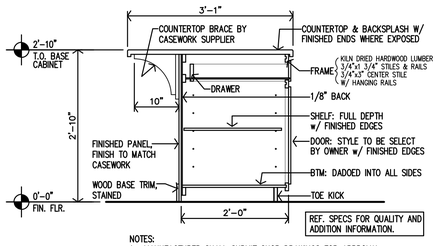
MARGARET J. GILLAM AGRICULTURE Margaret Gillam Designer No. 10298 STATE OF TENNESSEE

REVISION:

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

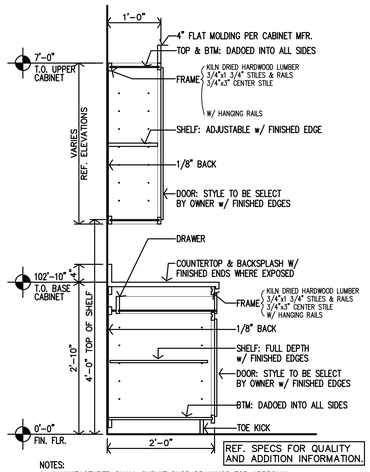
A2.11

COPYRIGHTED ©



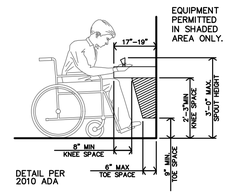
NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

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

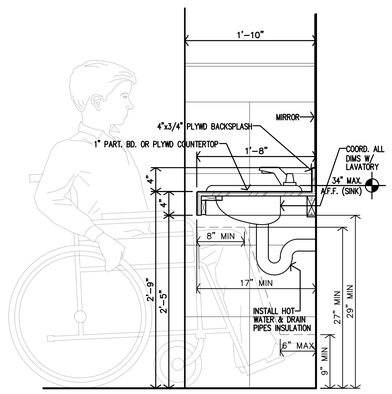


NOTES:
1. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.
2. MANUFACTURER SHALL PROVIDE ALL FILLERS & BRACES TO MATCH CABINETS.

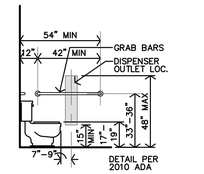
O KITCHENETTE #A116 CASEWORK SECTION
3/4"=1'-0"



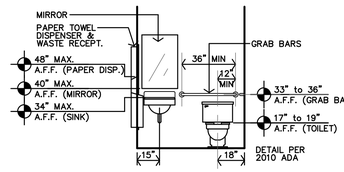
N DRINKING FOUNTAIN DETAIL
3/8"=1'-0"



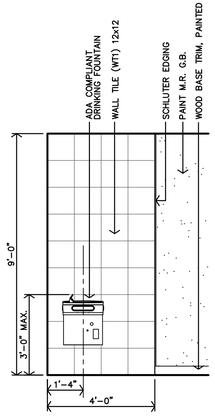
M VANITY SECTION
1"=1'-0"



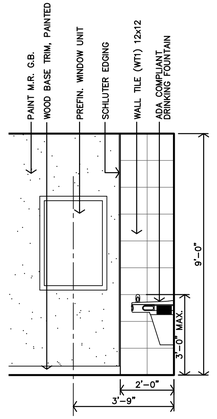
M TYP. HEIGHTS @ H.C. TOILET SIDE WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



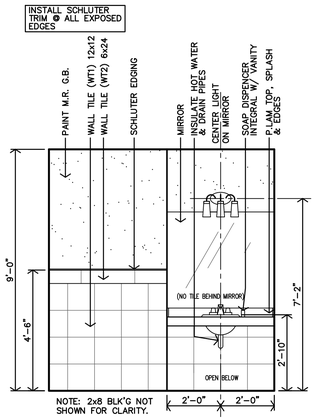
L TYP. HEIGHTS @ H.C. TOILET BACK WALL
1/4"=1'-0" FOR HC HEIGHTS & LOCATION ONLY



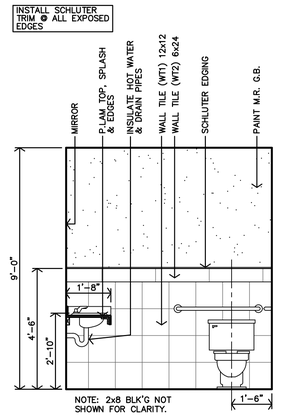
K FINTESS A121 DRINKING FOUNTAIN INTERIOR ELEVATION
3/8"=1'-0"



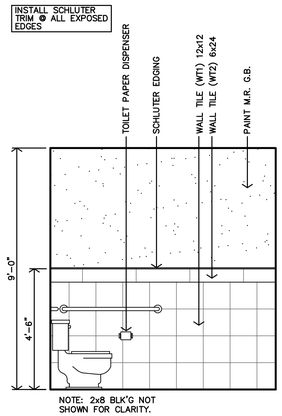
J FINTESS A121 DRINKING FOUNTAIN INTERIOR ELEVATION
3/8"=1'-0"



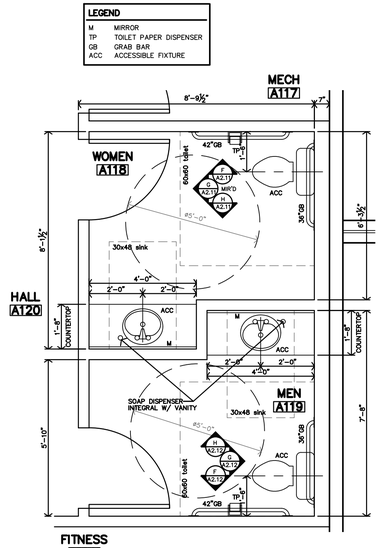
H MEN #A119 INTERIOR ELEVATION
3/8"=1'-0" WOMEN #A118 MIRRORED



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

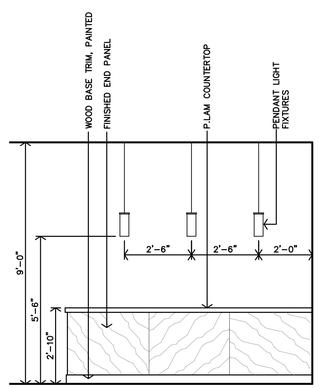


F MEN #A119 INTERIOR ELEVATION
3/8"=1'-0" WOMEN #A118 MIRRORED

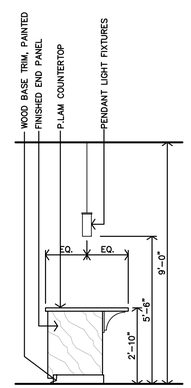


E ENLARGED RESTROOM PLANS
3/8"=1'-0"

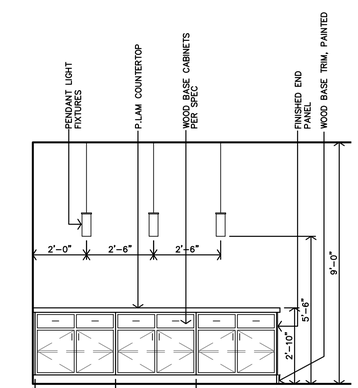
LEGEND	
M	MIRROR
TP	TOILET PAPER DISPENSER
GB	GRAB BAR
ACC	ACCESSIBLE FIXTURE



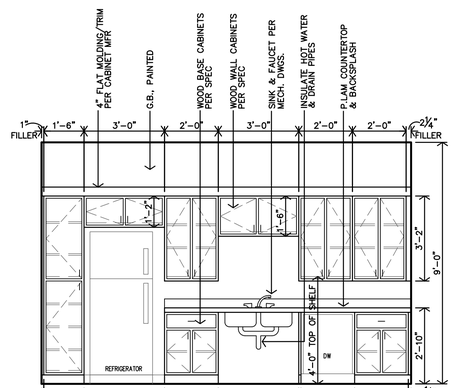
D KITCHENETTE #A116 CASEWORK ELEVATION
3/8"=1'-0"



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"

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

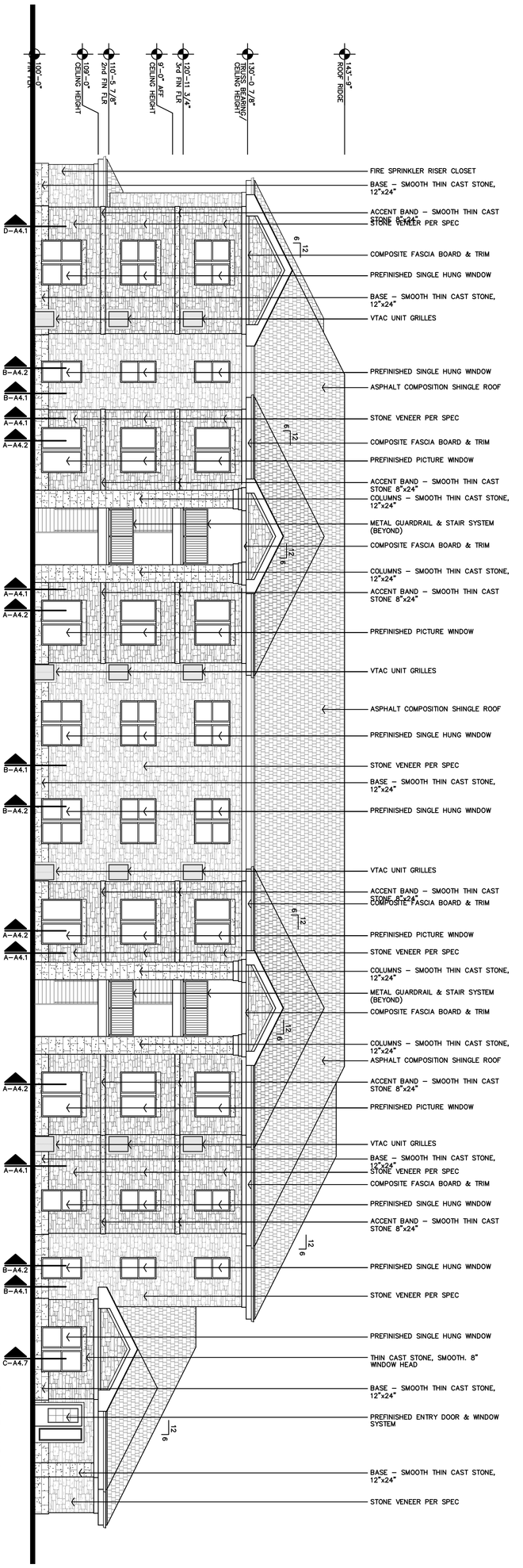
MARGARET J. GILLAM — REGISTERED ARCHITECT — No. 10758 — STATE OF TENNESSEE

REVISION:

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

A2.12

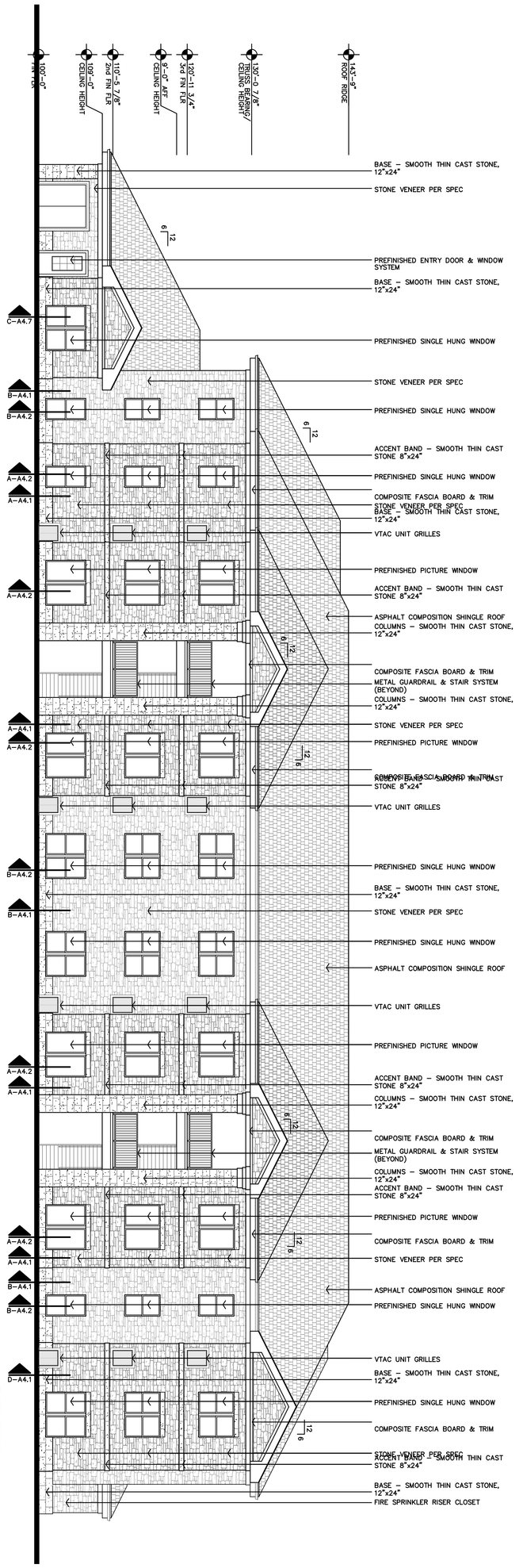
COPYRIGHTED ©



A

BUILDING A
FRONT ELEVATION

1/8"=1'-0"



B

BUILDING A
REAR ELEVATION

1/8"=1'-0"

A3.1

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

REVISION:

MARGARET L. GILLAM
STATE OF TENNESSEE
9

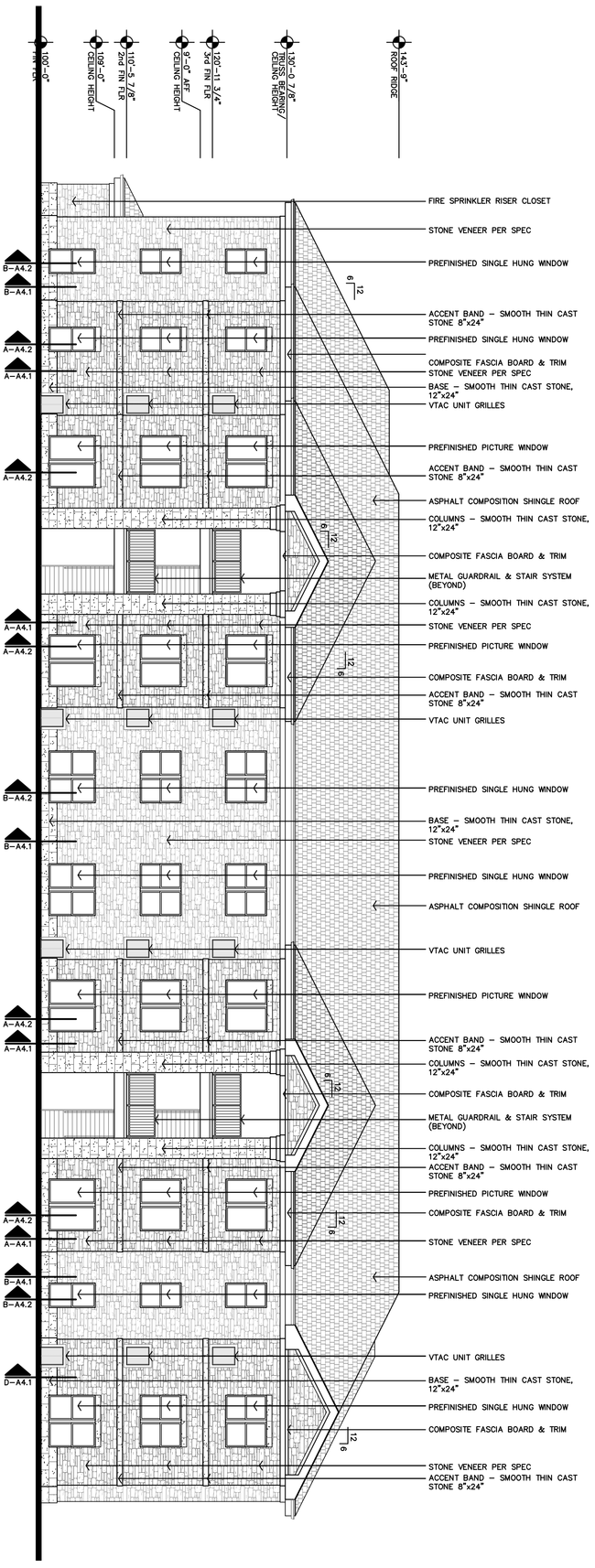
THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

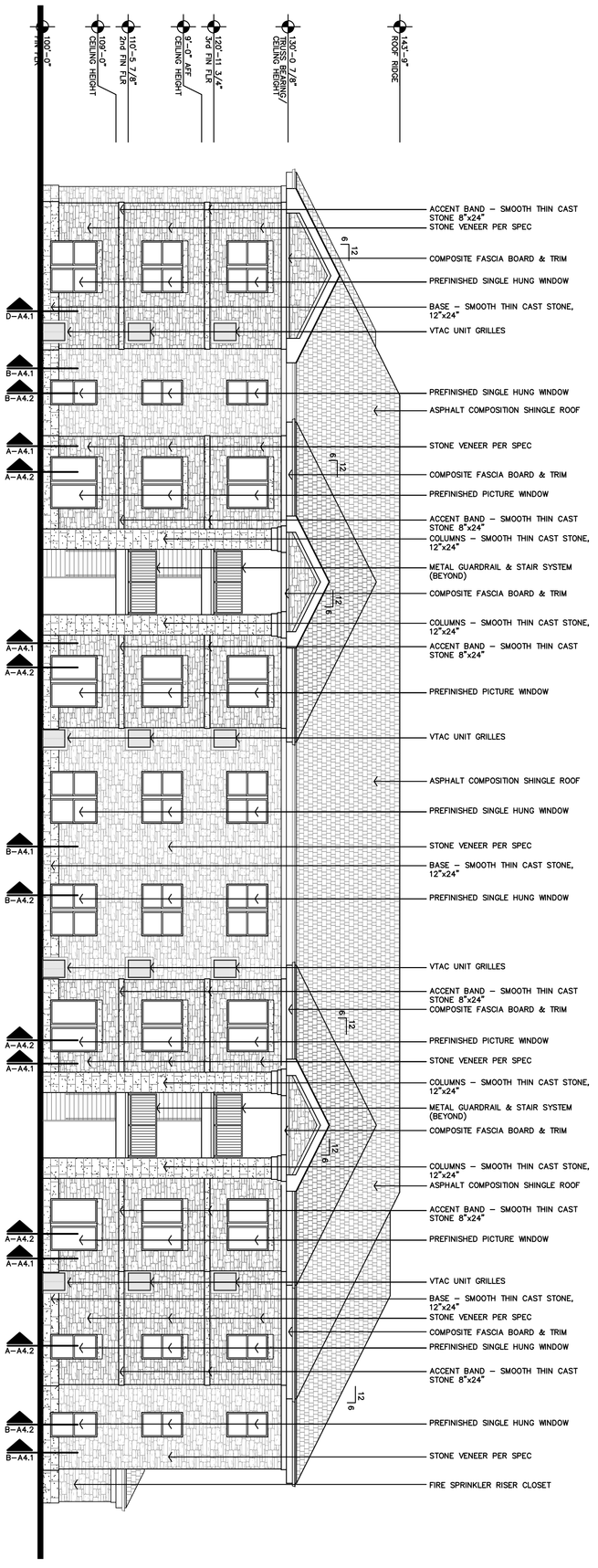
BROWNSVILLE, TENNESSEE

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

COPYRIGHTED ©



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



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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, **TENNESSEE**

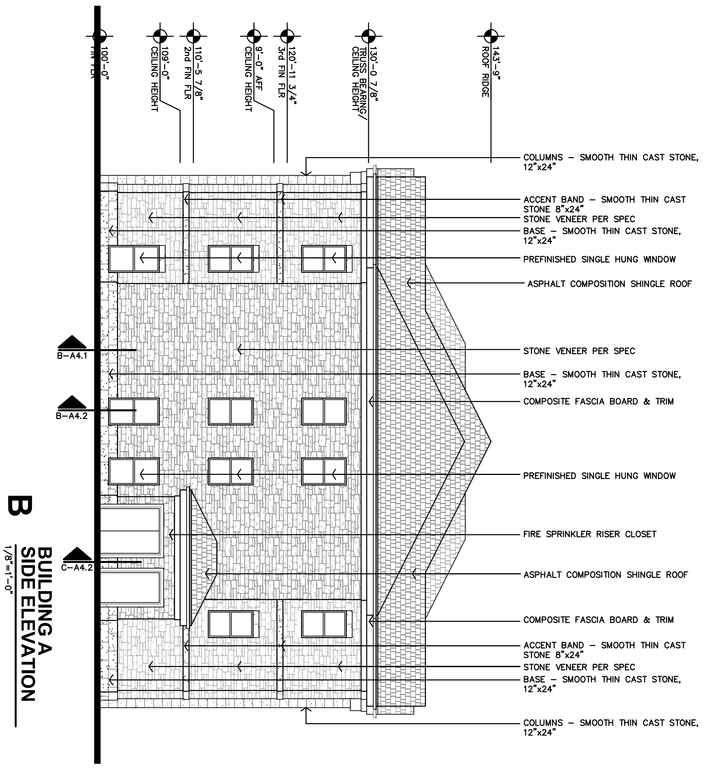
JonesGillamRenz
730 N. Ninth
Salina, KS 67401
785.827.0386
1881 Main Street, Suite 301
Kansas City, MO 64108
jgr@jgrarchitects.com

STATE OF TENNESSEE
MARGARET L. GILLAM
REGISTERED ARCHITECT

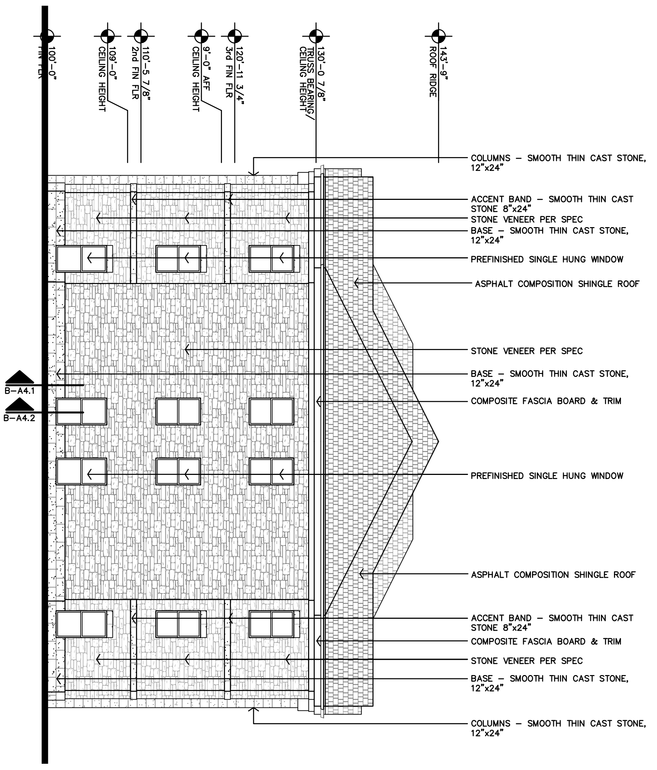
REVISION:

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

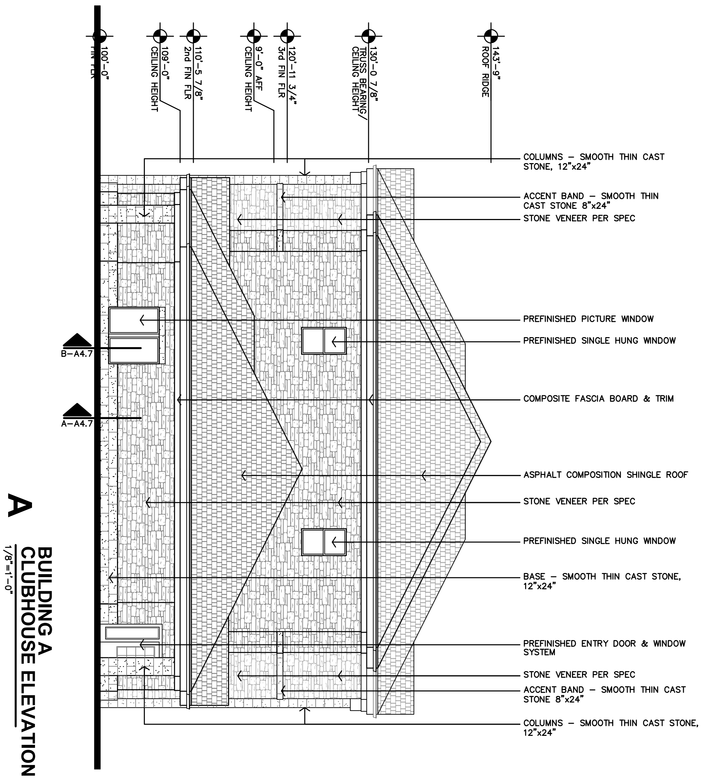
COPYRIGHTED ©



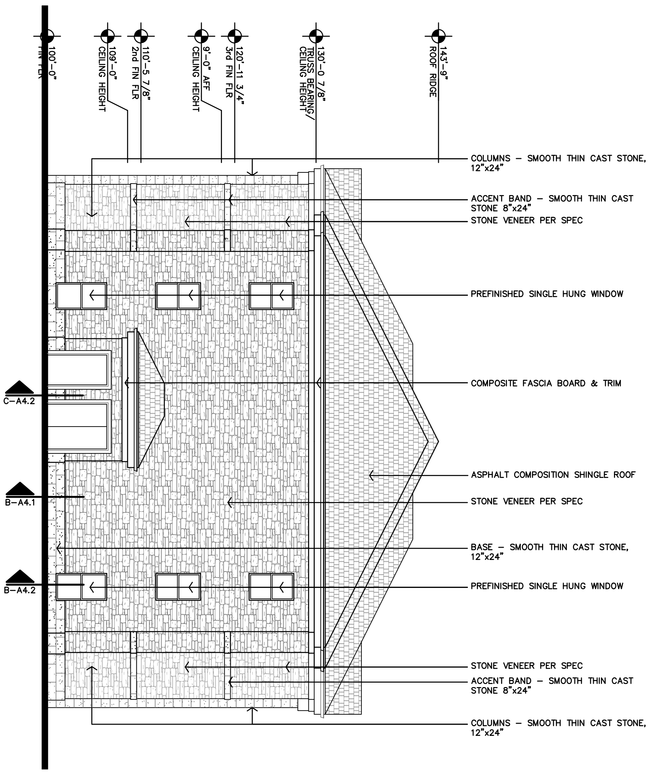
B BUILDING A SIDE ELEVATION
1/8"=1'-0"



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



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



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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

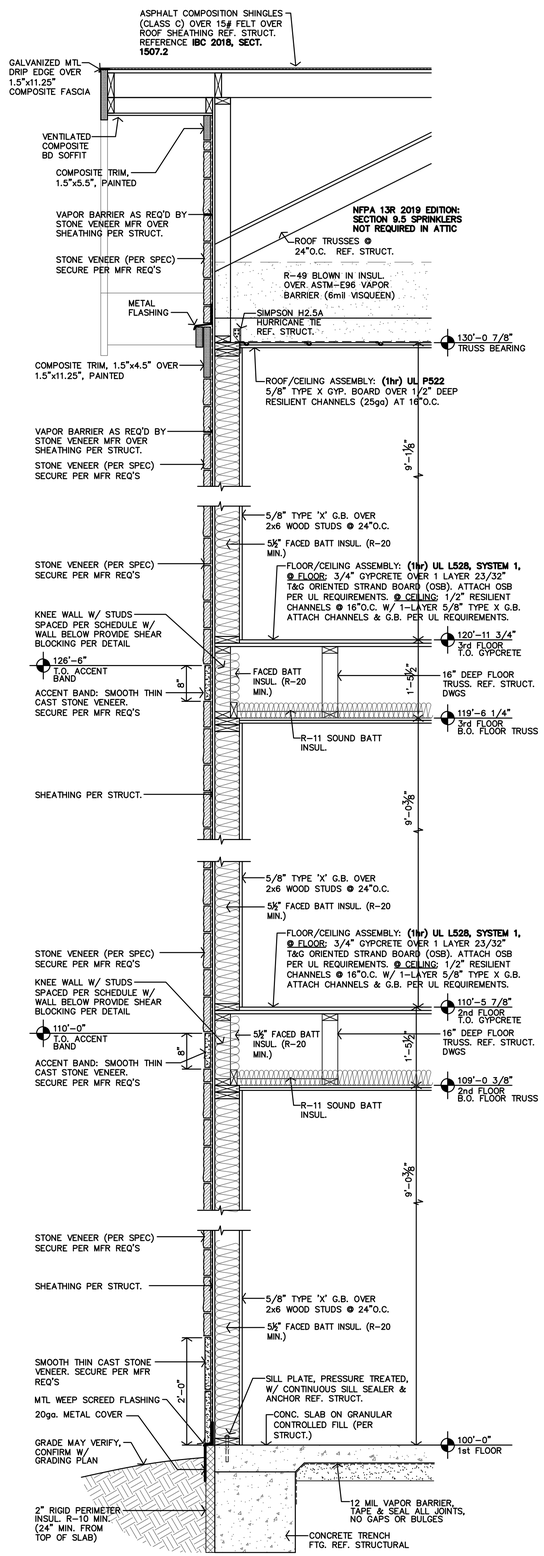
BROWNSVILLE, TENNESSEE

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

A3.3

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

COPYRIGHTED ©

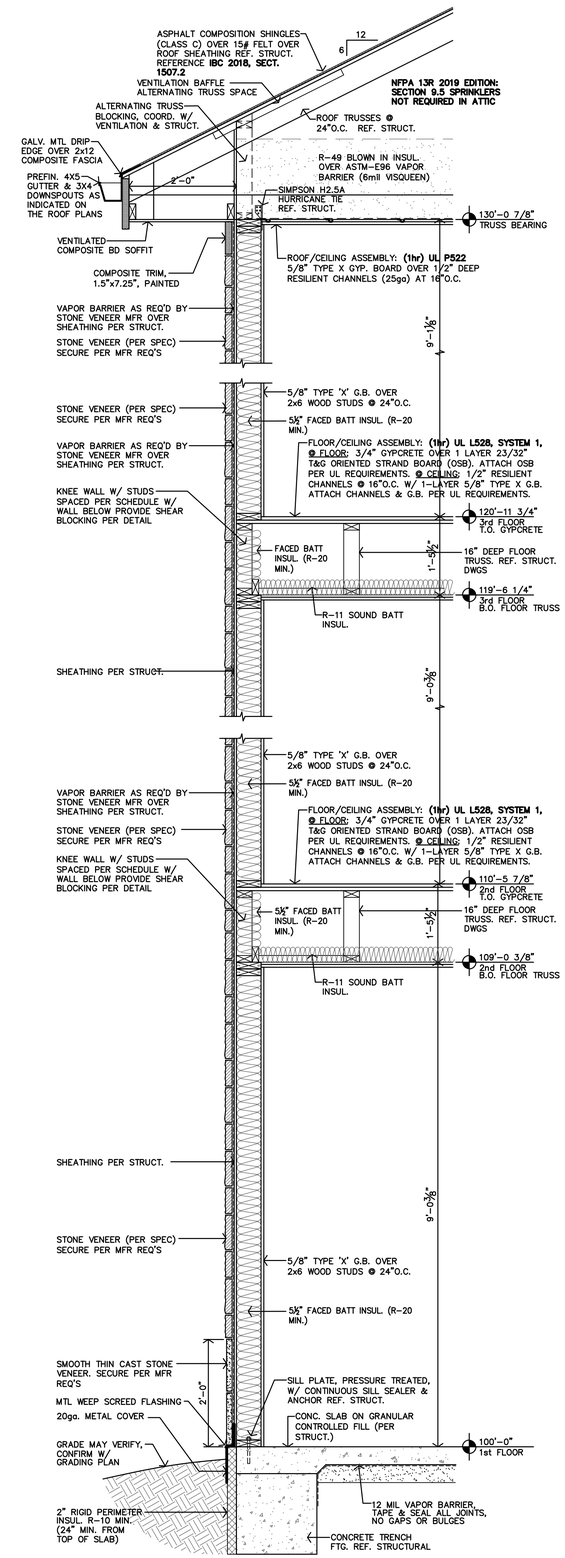


ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.

D TYPICAL WALL SECTION

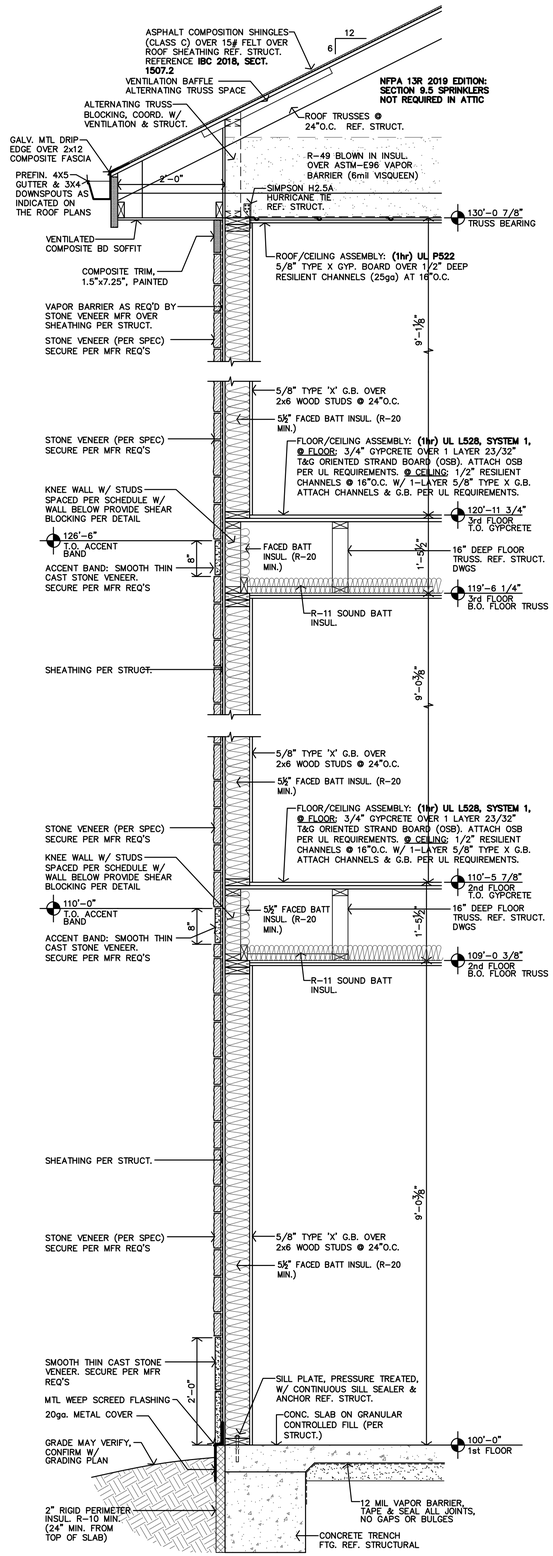
3/4"=1'-0"

C DTL. NOT USED



B TYPICAL WALL SECTION

3/4"=1'-0"



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

A TYPICAL WALL SECTION

3/4"=1'-0"

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

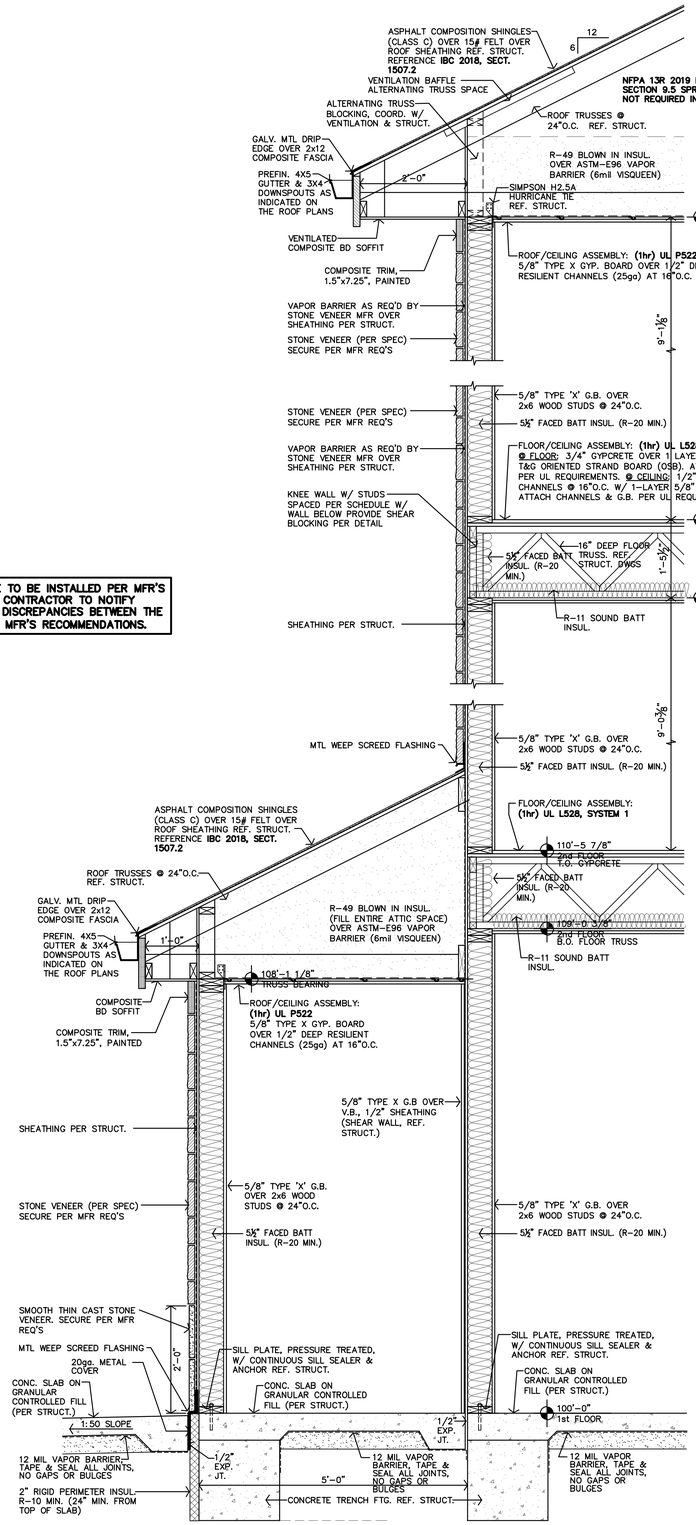
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — No. 107788 — STATE OF TENNESSEE

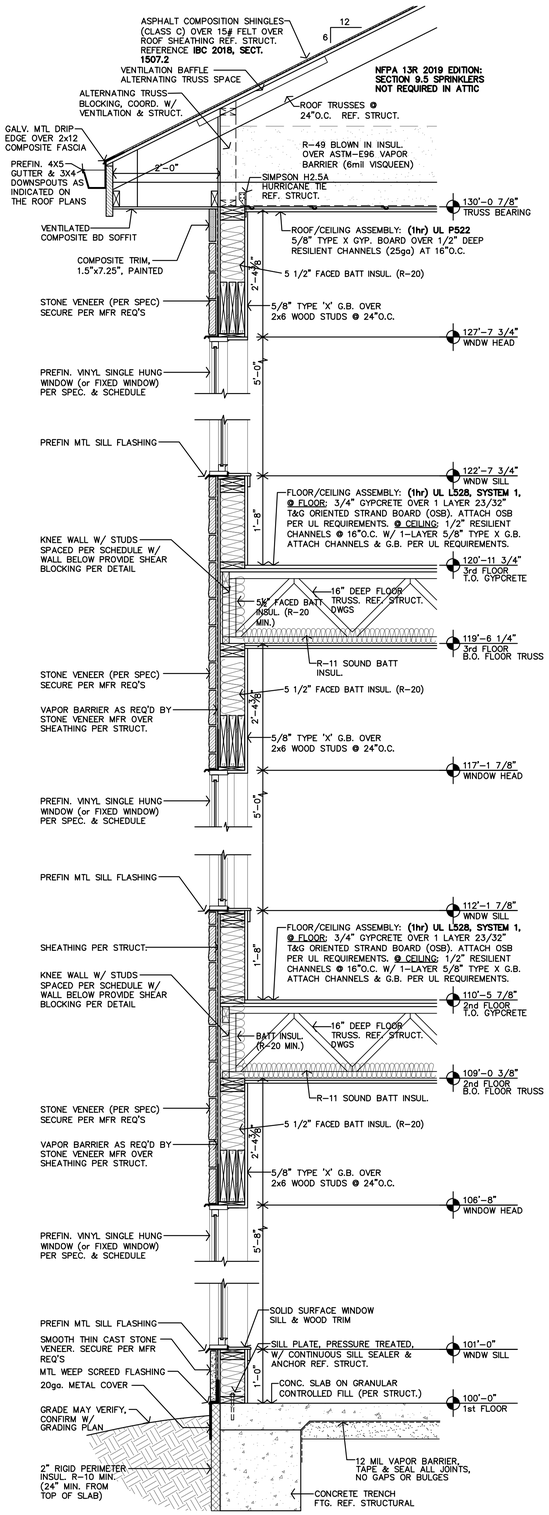
REVISION:	
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.1

COPYRIGHTED ©

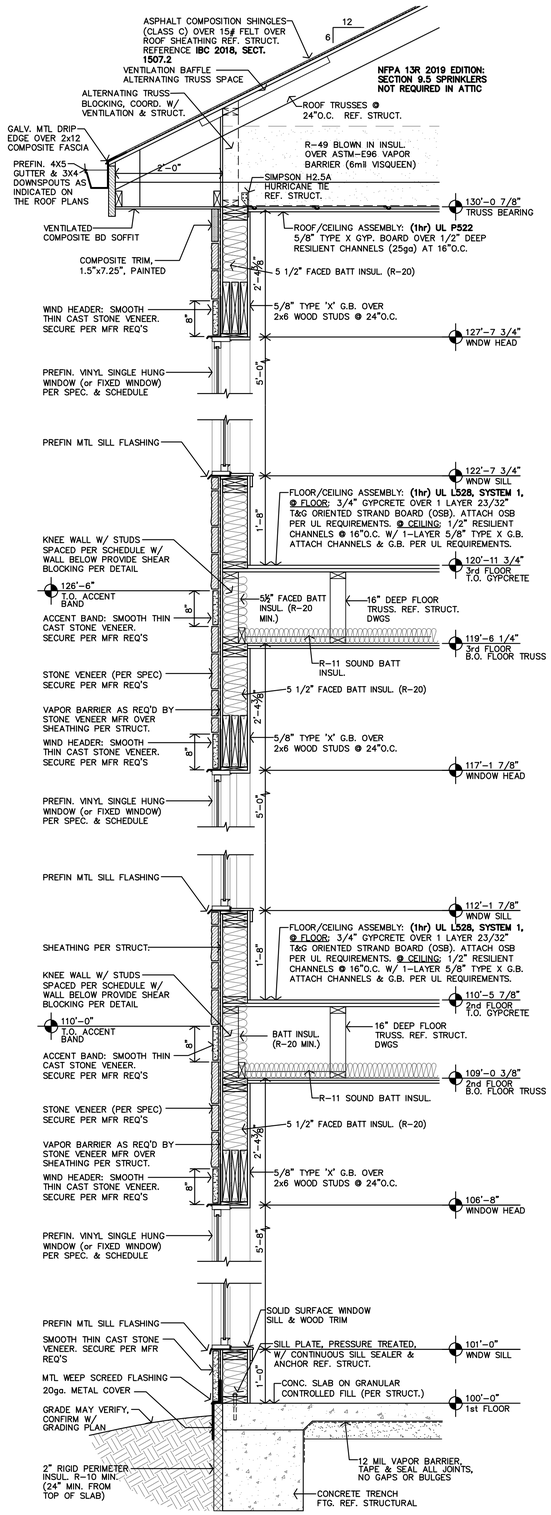
ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.



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"

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

THE RESERVES AT COBALT CIRCLE

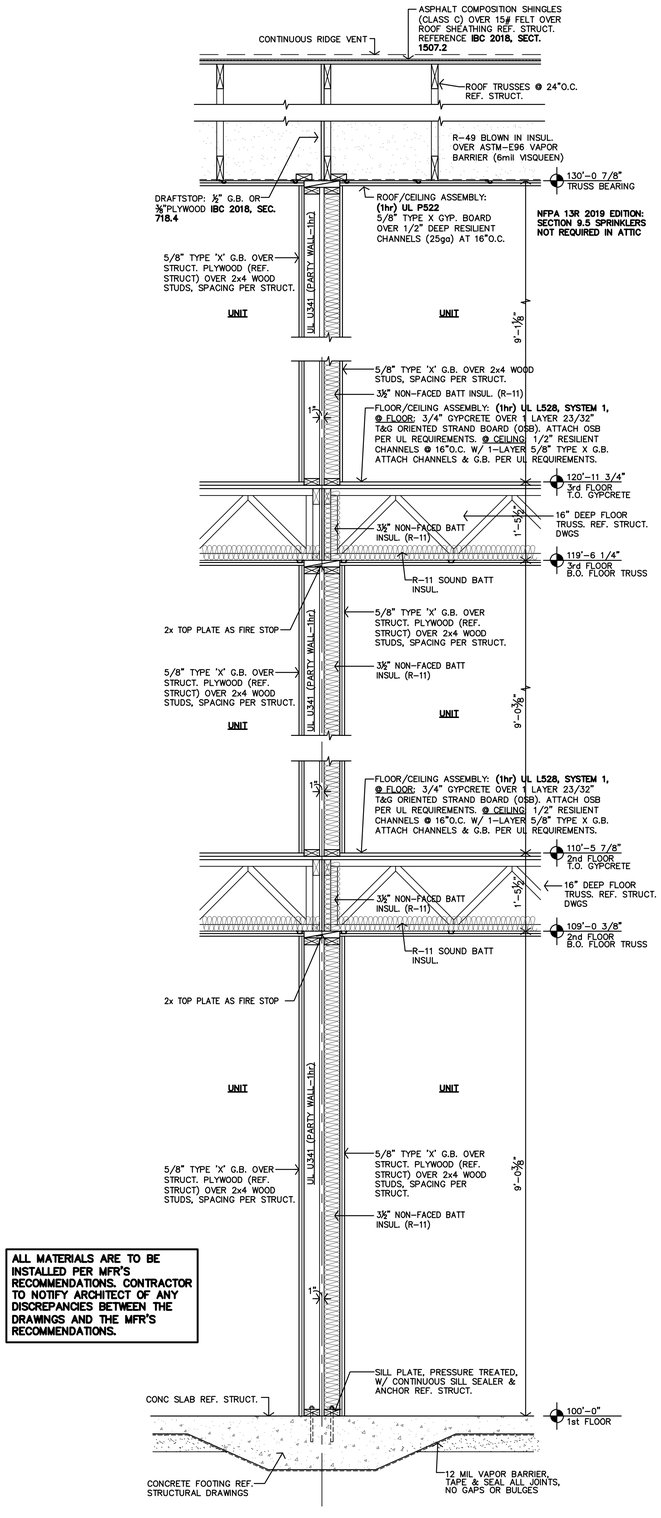
NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — COMMERCIAL — No. 107988 — STATE OF TENNESSEE

REVISION:	
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.2

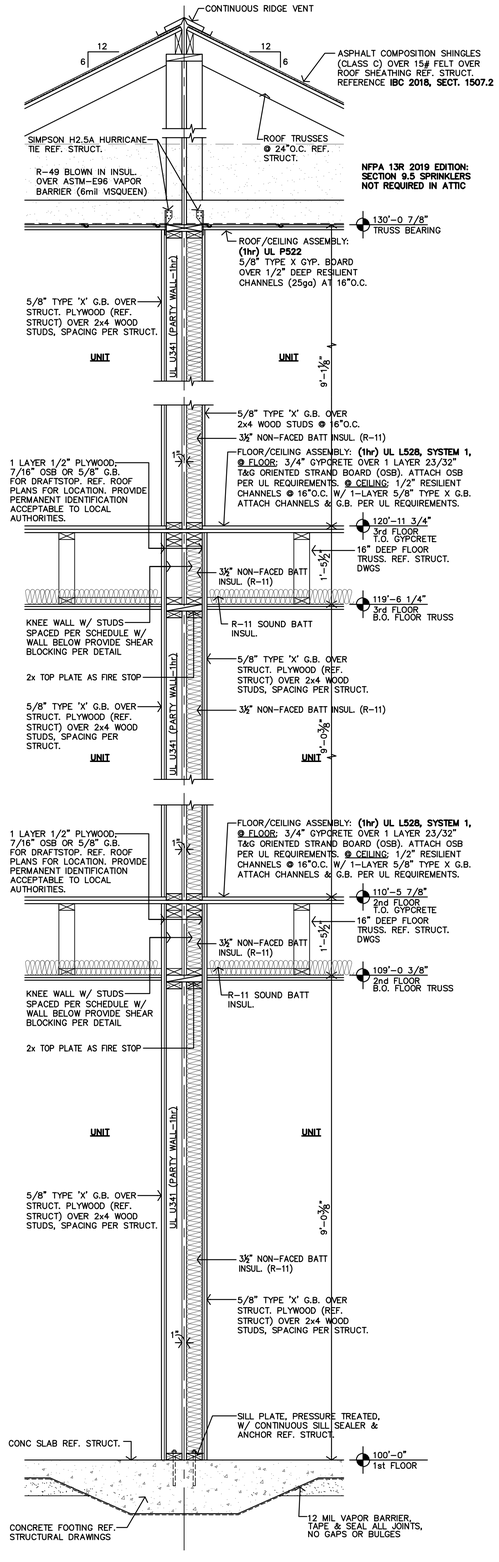
COPYRIGHTED ©



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.

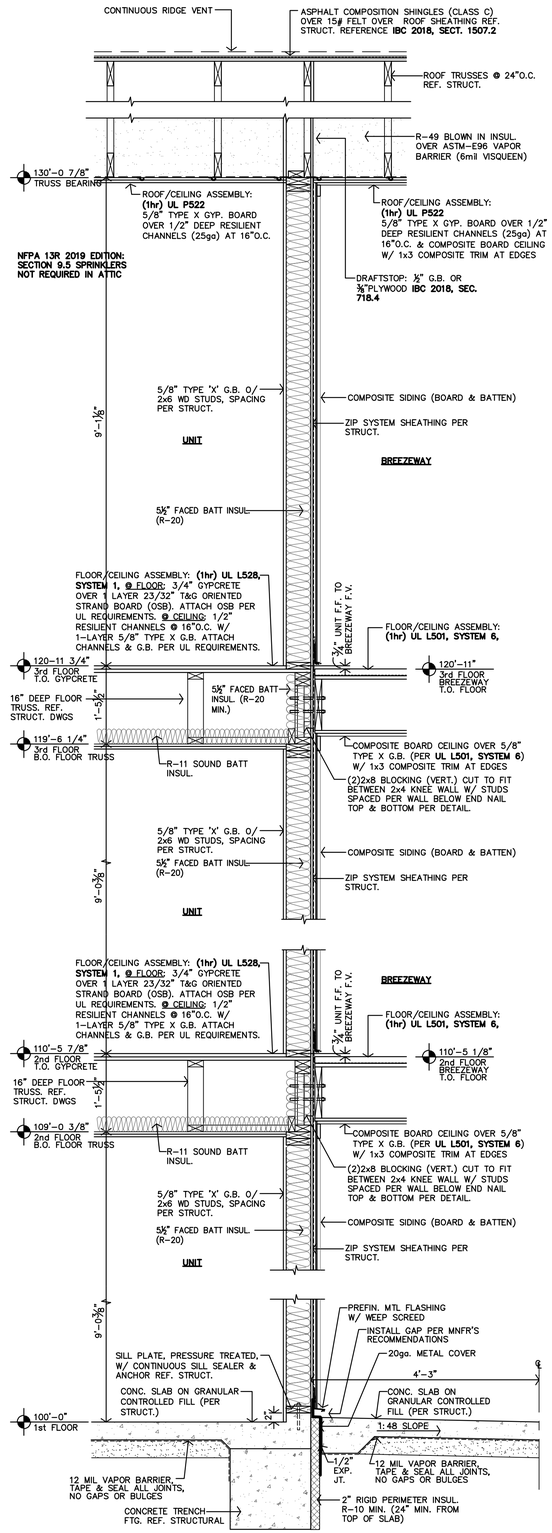
D PARTY WALL SIDE to SIDE (SW5) WALL SECTION

3/4"=1'-0"



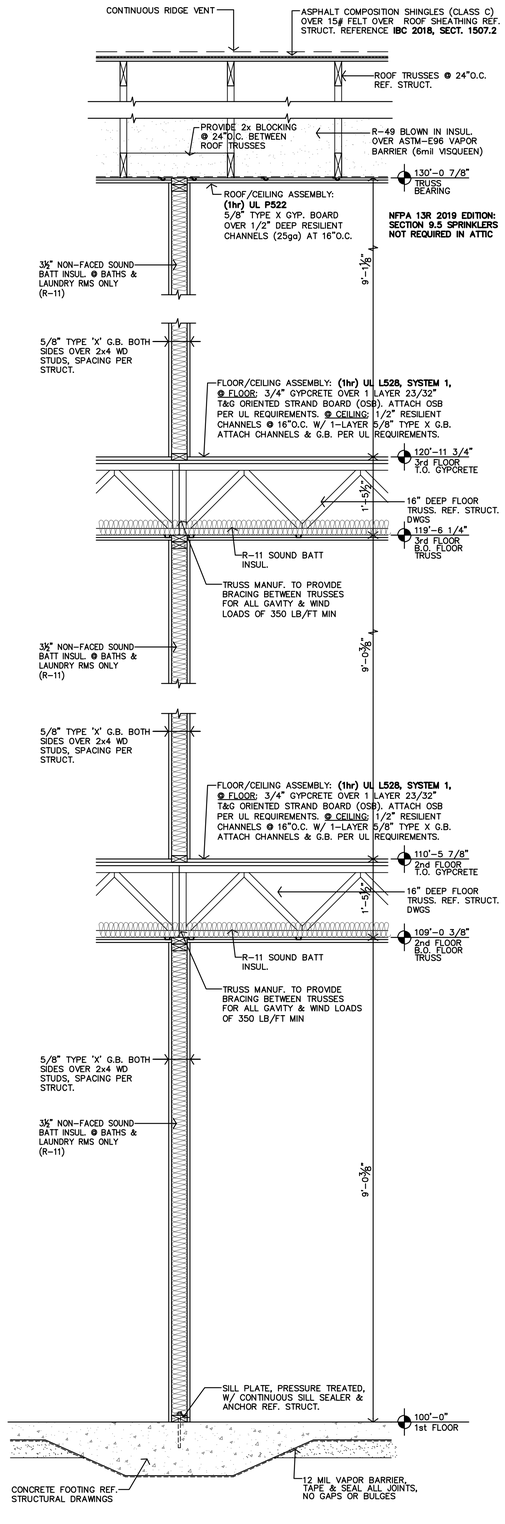
C PARTY WALL BACK to BACK (SW7) WALL SECTION

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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — 2025 — ARKANSAS — CORPORATE — No. 107988 — REGISTERED — STATE OF TENNESSEE

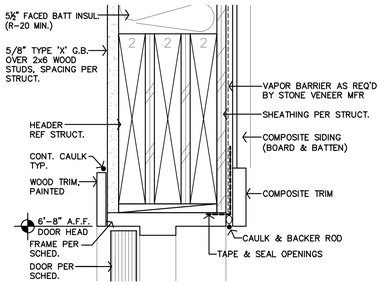
REVISION:

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

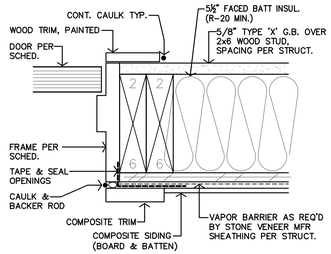
A4.3

COPYRIGHTED ©

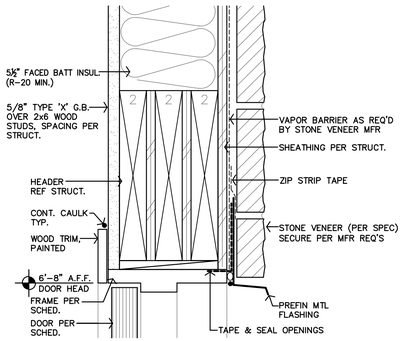
ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.



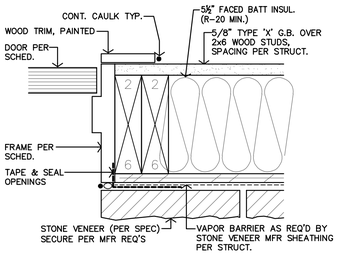
T TYP DOOR HEAD DETAIL
3"=1'-0"



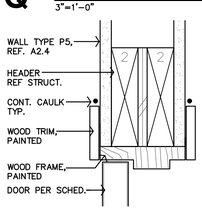
S TYP DOOR JAMB DETAIL
3"=1'-0"



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

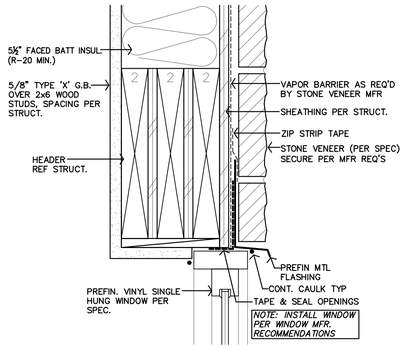


Q TYP DOOR JAMB DETAIL
3"=1'-0"

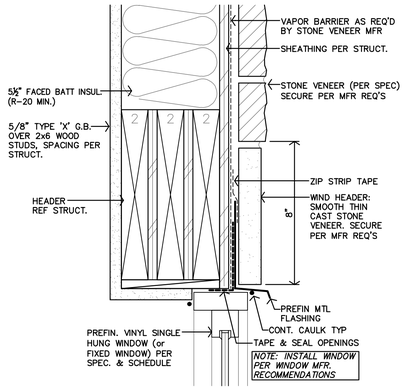


P TYP INT. DOOR HEAD DETAIL
3"=1'-0" JAMB SIMILAR

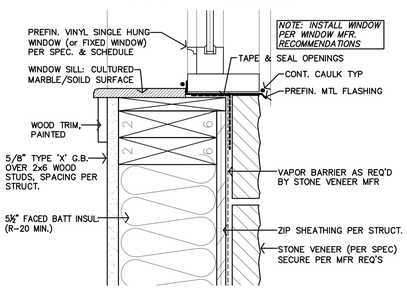
O NOT USED



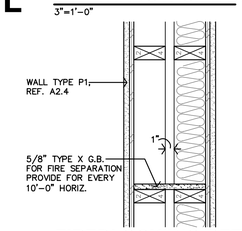
N TYP WINDOW HEAD DETAIL
3"=1'-0" JAMB SIMILAR



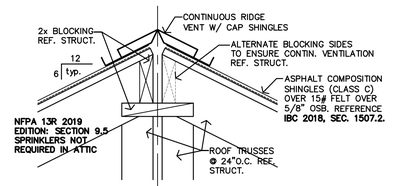
M TYP WINDOW HEAD DETAIL
3"=1'-0" JAMB SIMILAR



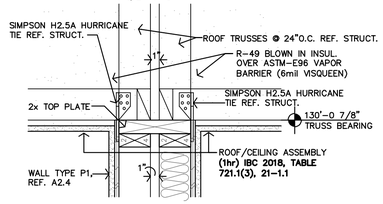
L TYP WINDOW SILL DETAIL
3"=1'-0"



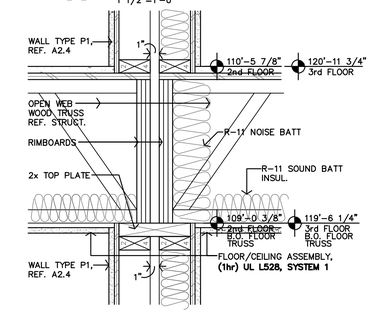
K FIREBLOCKIING DETAIL
1 1/2"=1'-0"



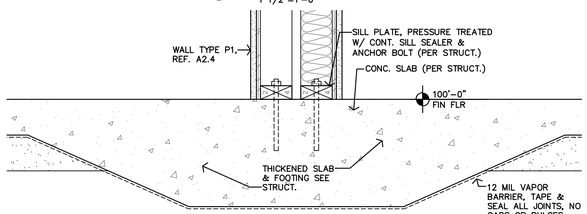
J RIDGE DETAIL
1 1/2"=1'-0"



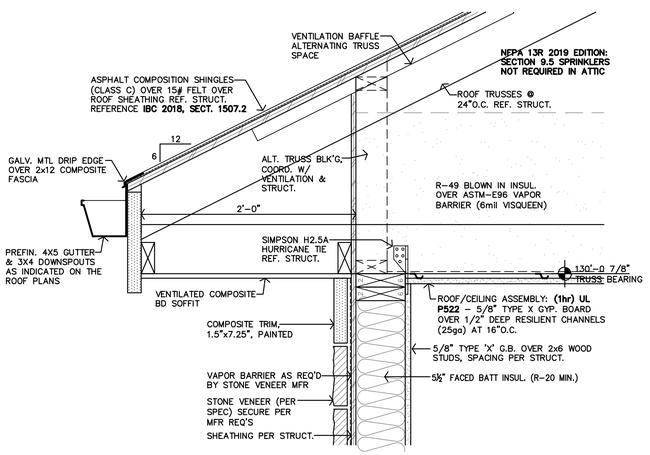
H DETAIL
1 1/2"=1'-0"



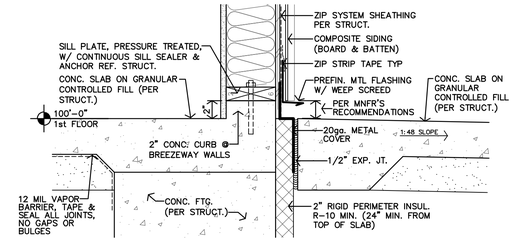
G DETAIL
1 1/2"=1'-0"



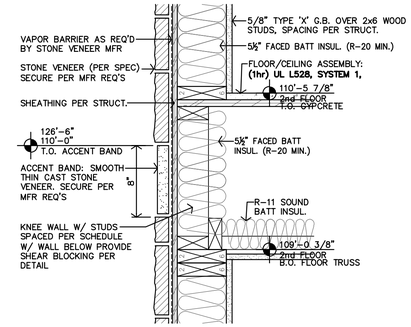
F DETAIL
1 1/2"=1'-0"



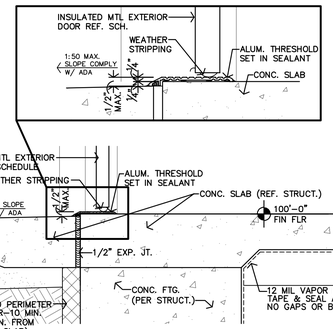
E SOFFIT DETAIL
1 1/2"=1'-0"



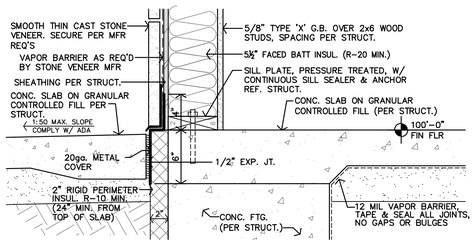
U DETAIL @ BREEZEWAY
1 1/2"=1'-0"



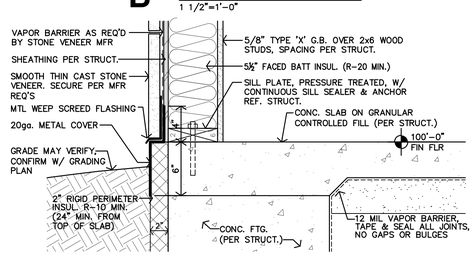
D T.O. STONE DETAIL
1 1/2"=1'-0"



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



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



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

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

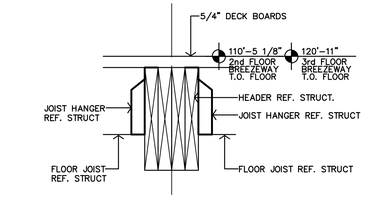
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — REGISTERED ARCHITECT — STATE OF TENNESSEE — No. 107998

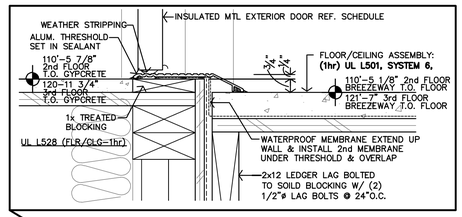
REVISION:	
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.4

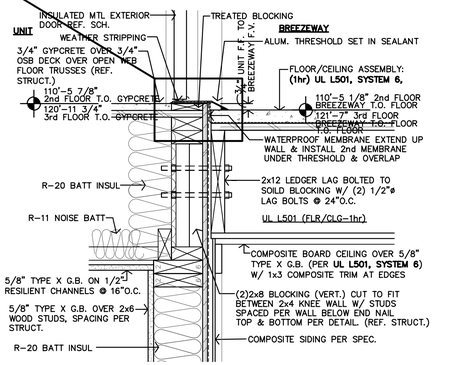
COPYRIGHTED ©

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.

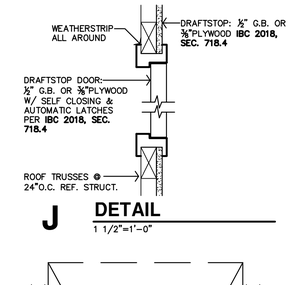


M **BREEZEWAY DETAIL**
1 1/2"=1'-0"

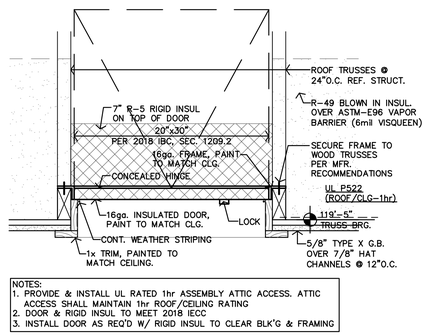




L **BREEZEWAY THRESHOLD DETAIL**
1 1/2"=1'-0"

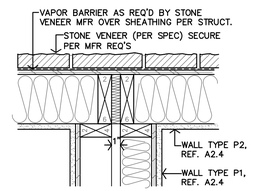


J **DETAIL**
1 1/2"=1'-0"

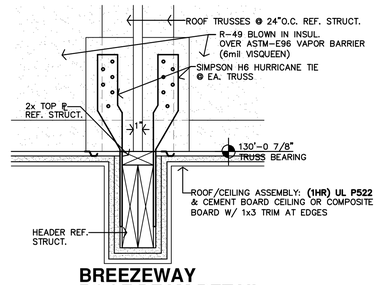


NOTES:
1. PROVIDE & INSTALL UL RATED 1hr ASSEMBLY ATTIC ACCESS. ATTIC ACCESS SHALL MAINTAIN 1hr ROOF/CEILING RATING
2. DOOR & RIGID INSUL TO MEET 2018 IECC
3. INSTALL DOOR AS REQ'D W/ RIGID INSUL TO CLEAR BLK'G & FRAMING

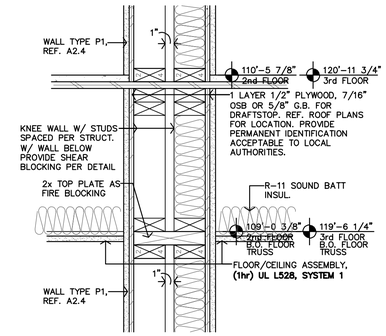
H **ATTIC ACCESS DETAIL**
1 1/2"=1'-0"



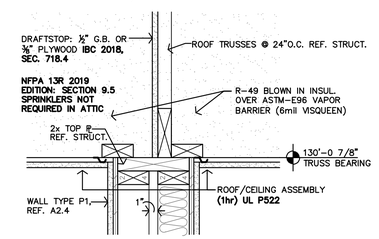
E **WALL CAVITY PLAN DETAIL**
1 1/2"=1'-0"



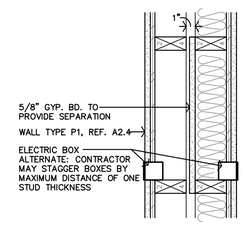
D **BREEZEWAY ROOF BEAM DETAIL**
1 1/2"=1'-0"



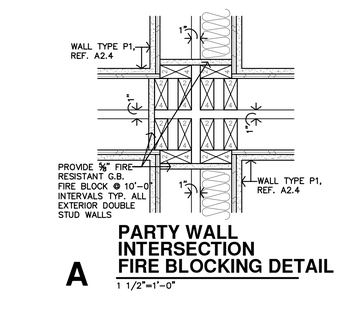
C **PARTY WALL (BACK-BACK) FIRE STOP**
1 1/2"=1'-0"



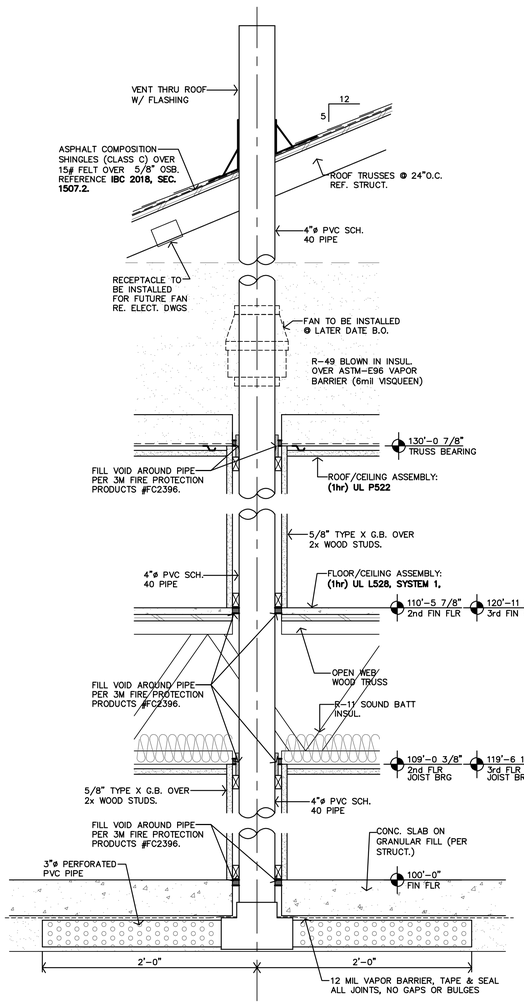
B **PARTY WALL (SIDE-SIDE) FIRE STOP**
1 1/2"=1'-0"



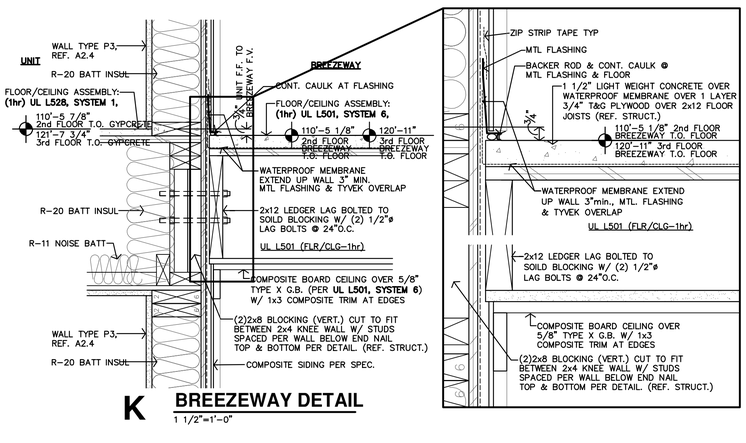
G **FIRE BLOCKING @ J-BOX**
1 1/2"=1'-0"



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



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



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

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

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

THE RESERVES AT COBALT CIRCLE

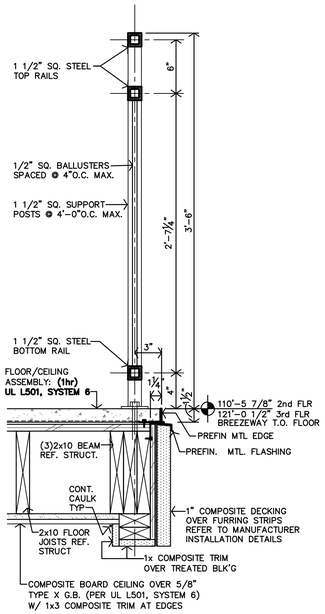
NEW APARTMENTS

BROWNSVILLE, TENNESSEE

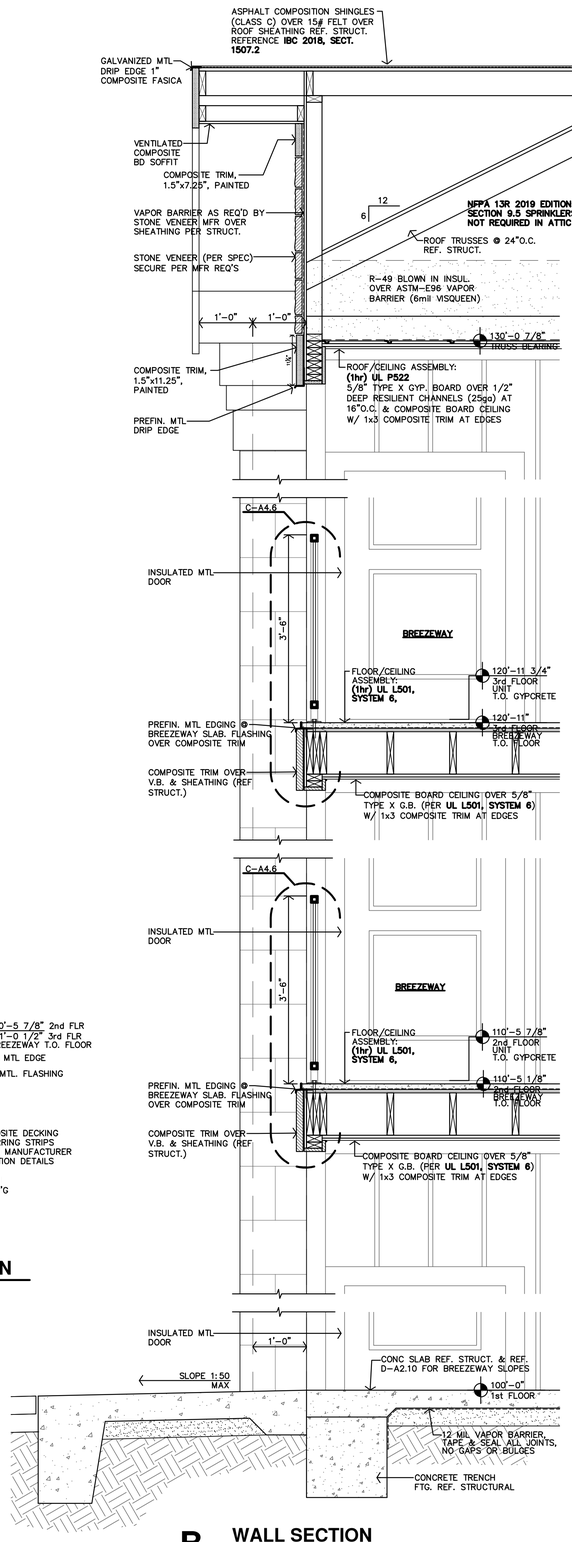
MARGARET J. GILLAM — 2 — REGISTERED ARCHITECT — No. 107998 — STATE OF TENNESSEE

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

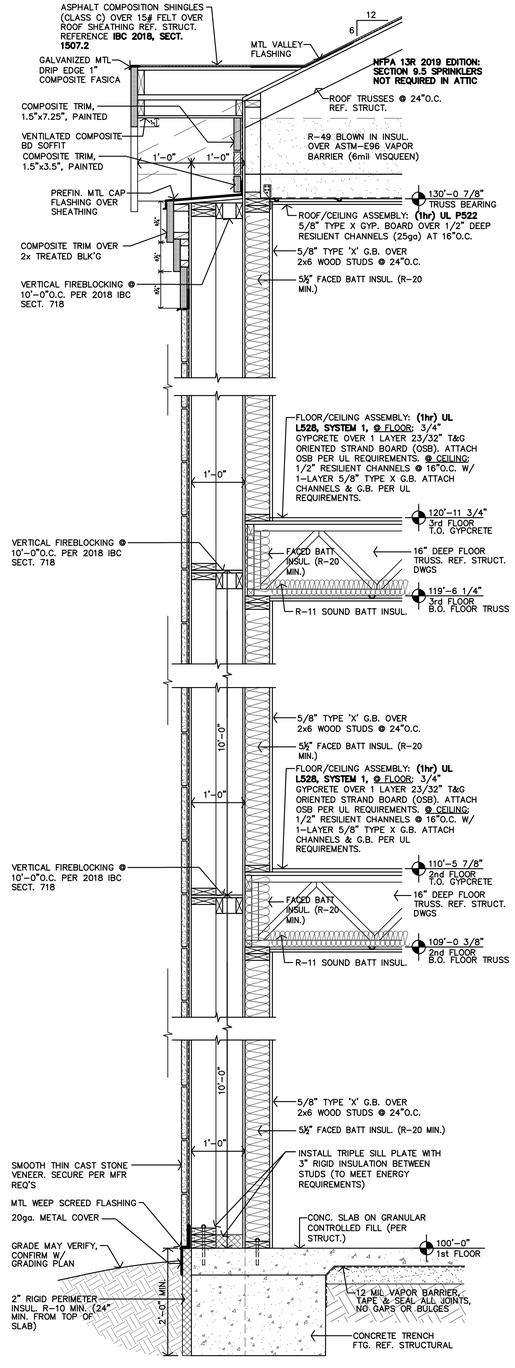
COPYRIGHTED ©



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

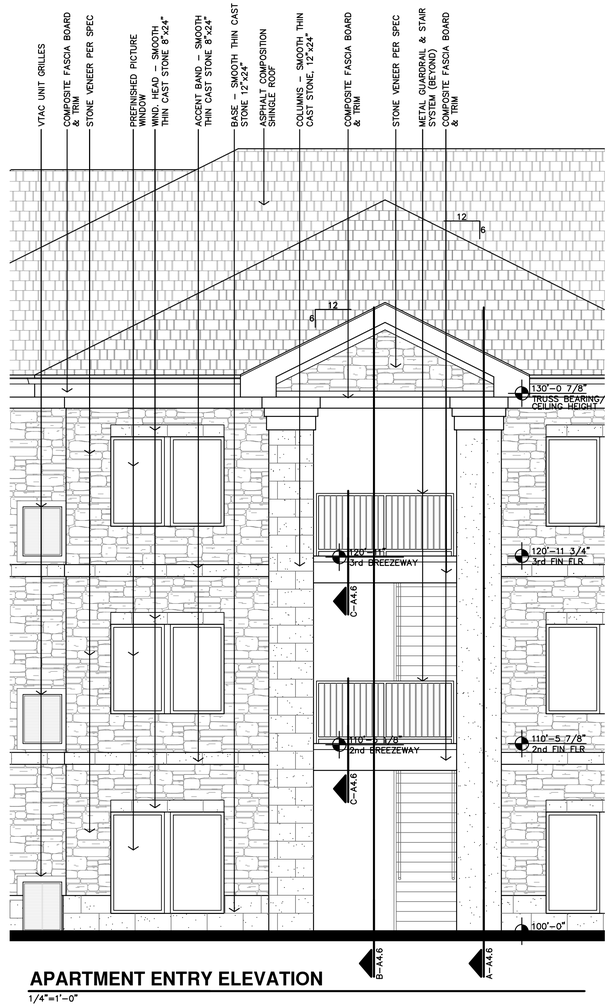


B **WALL SECTION**
3/4"=1'-0"



A **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.



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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM — 2025 — AGRICULTURE — ARCHITECT — No. 102796 — STATE OF TENNESSEE

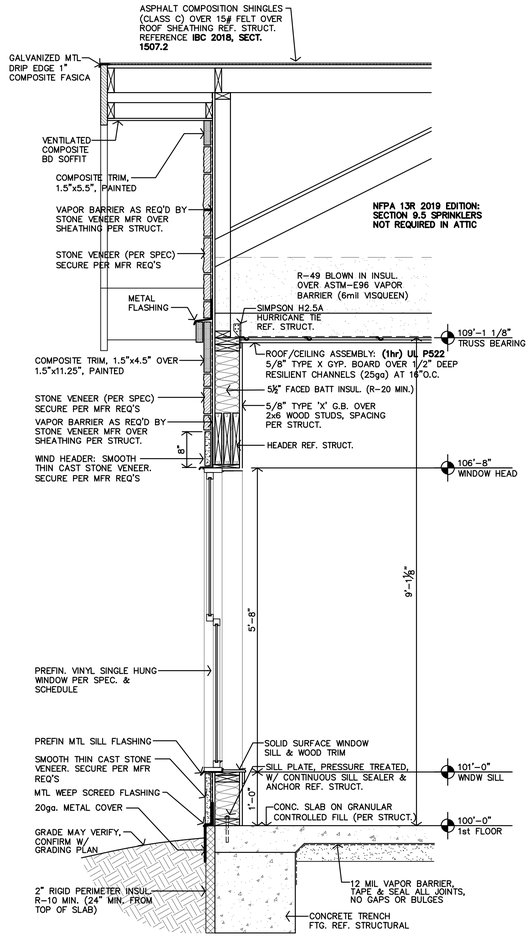
REVISION:

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

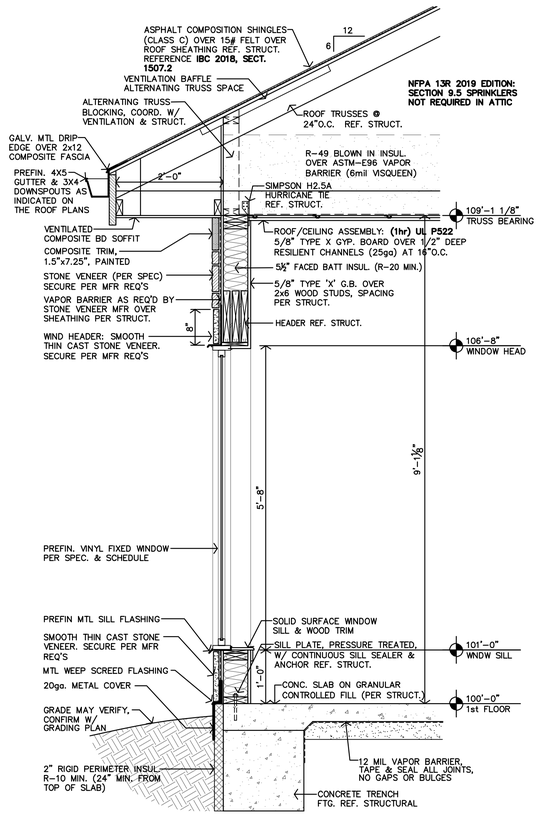
A4.6

COPYRIGHTED©

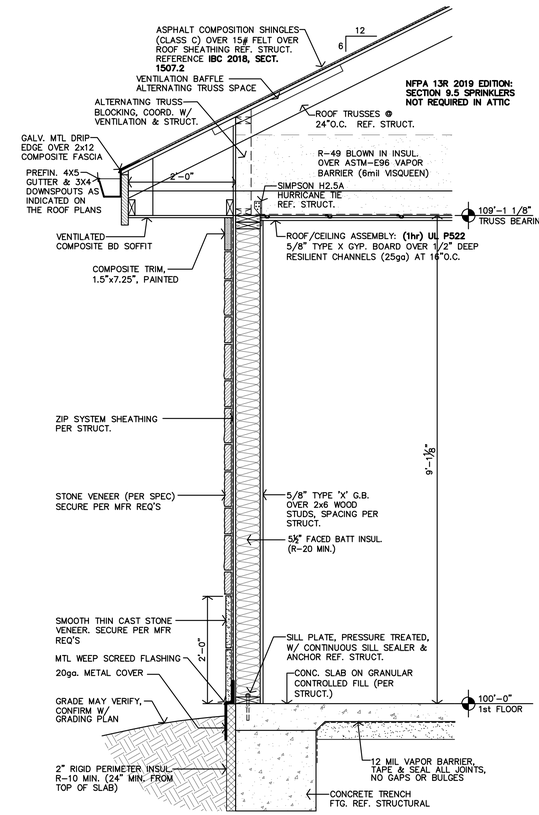
ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.



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



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



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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

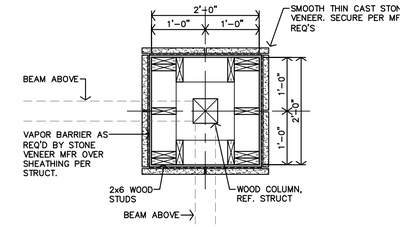
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM
REGISTERED
ARCHITECT
No. 107988
STATE OF TENNESSEE

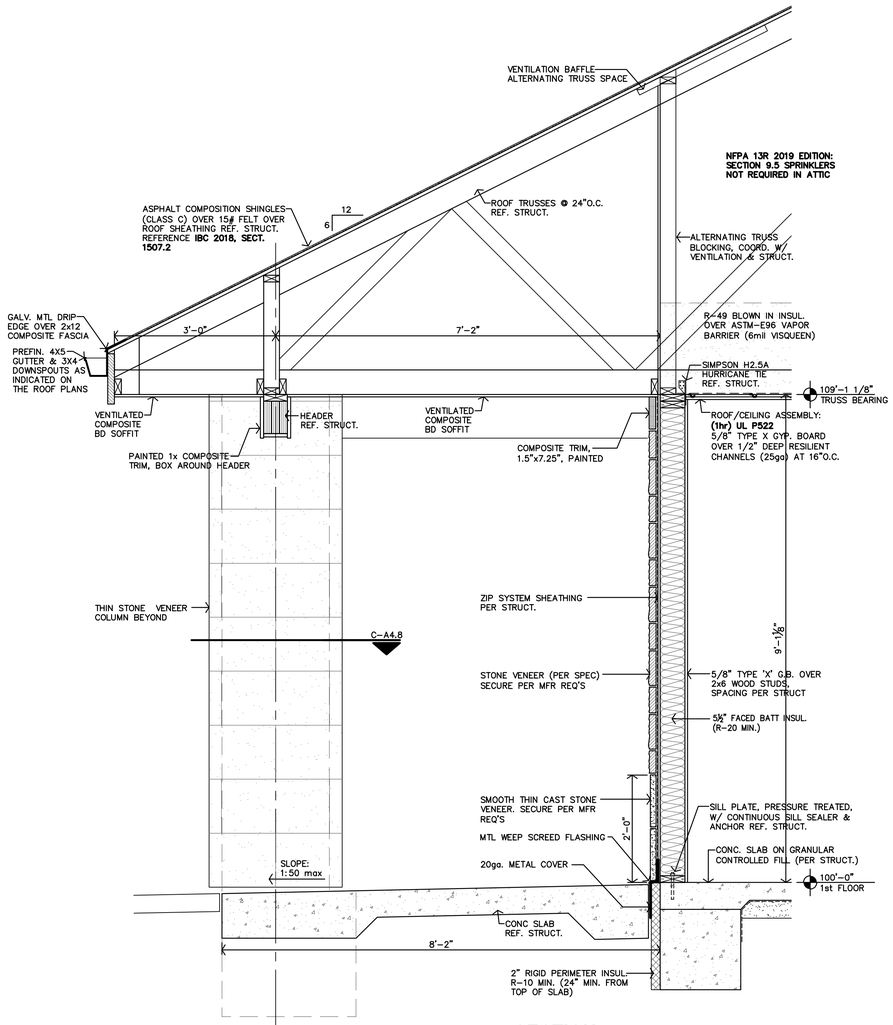
REVISION:	
DATE:	5-9-2025
JOB:	24-3446
SHEET NO.:	A4.7

COPYRIGHTED ©

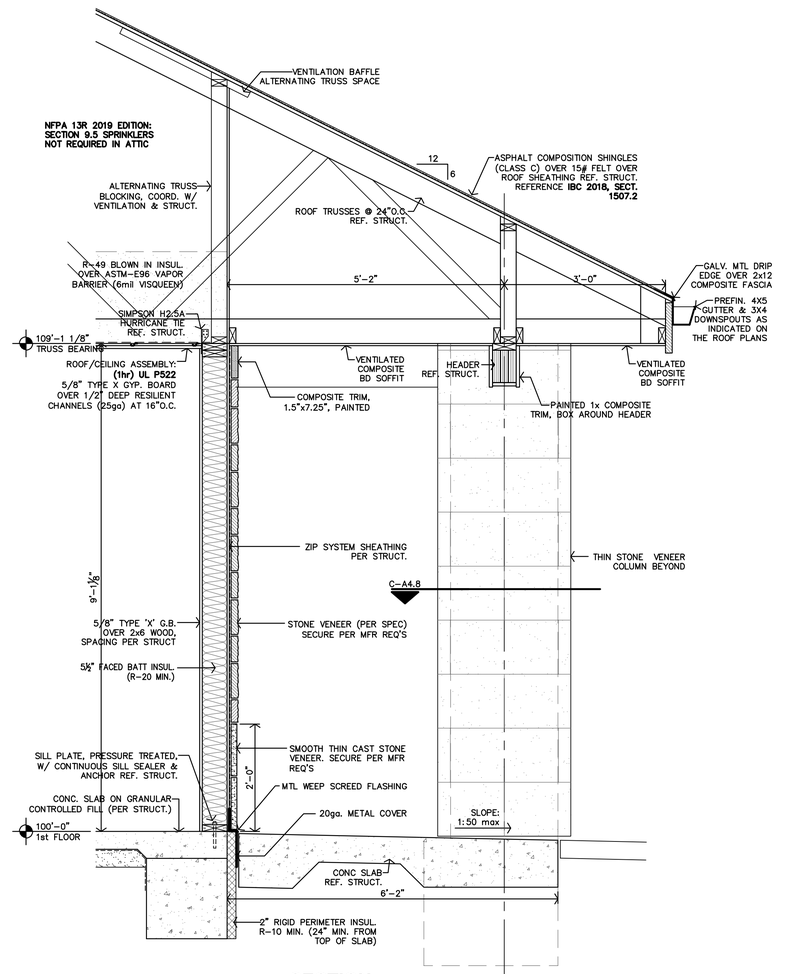
ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.



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



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



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

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

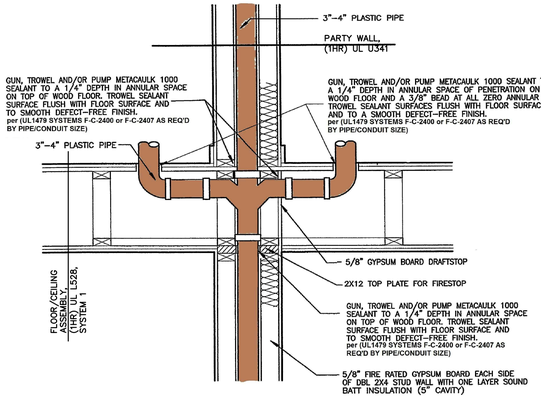
MARGARET J. GILLAM
REGISTERED ARCHITECT
AGRICULTURE
COMMERCE
No. 107998
STATE OF TENNESSEE

REVISION:

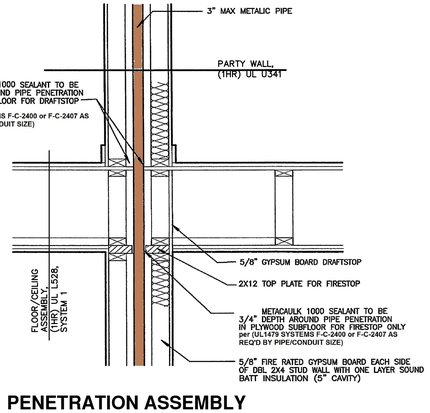
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

A4.8

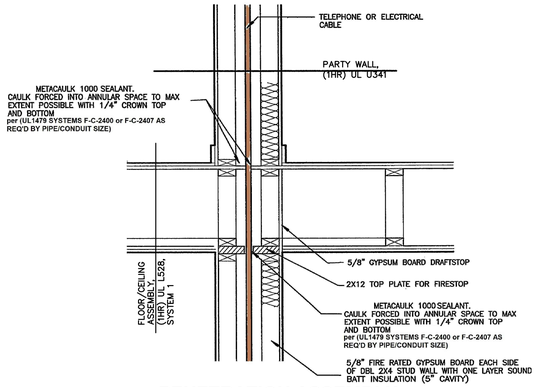
COPYRIGHTED ©



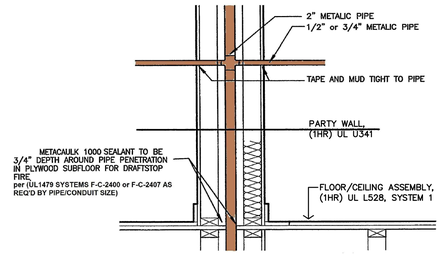
1 PENETRATION ASSEMBLY
NO SCALE



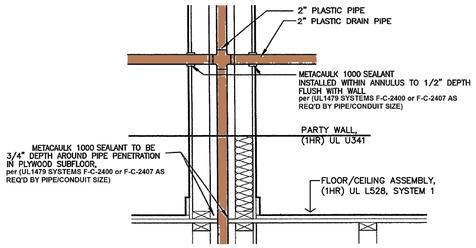
2 PENETRATION ASSEMBLY
NO SCALE



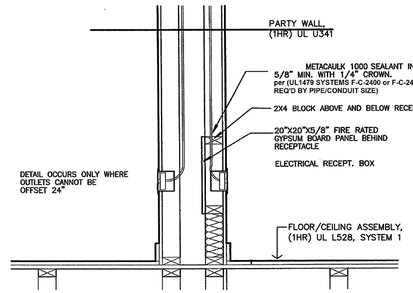
3 PENETRATION ASSEMBLY
NO SCALE



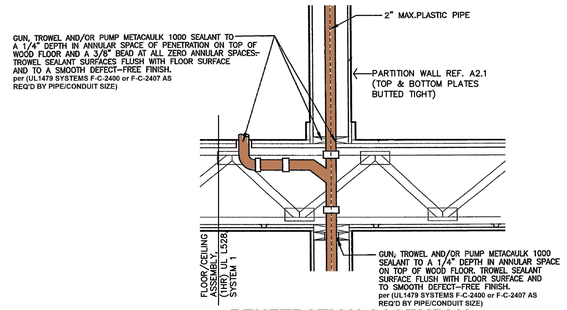
4 PENETRATION ASSEMBLY
NO SCALE



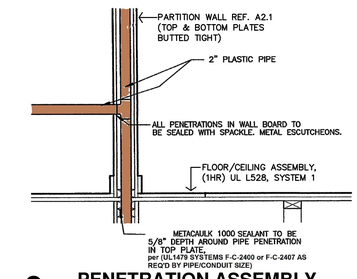
5 PENETRATION ASSEMBLY
NO SCALE



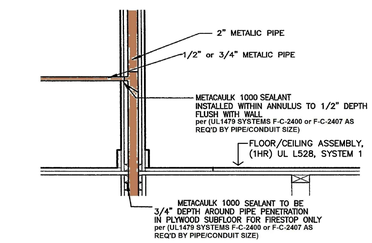
6 PENETRATION ASSEMBLY
NO SCALE



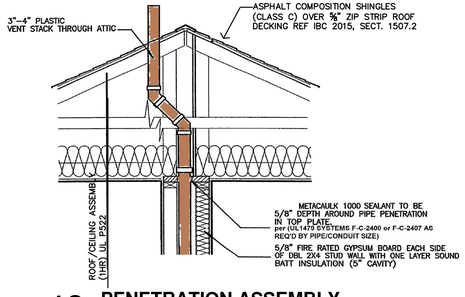
7 PENETRATION ASSEMBLY
NO SCALE



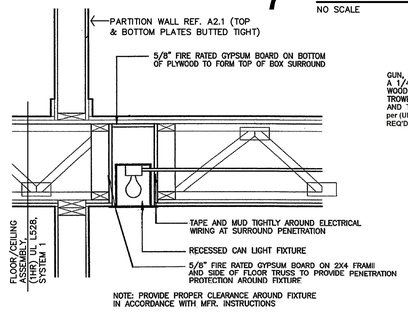
8 PENETRATION ASSEMBLY
NO SCALE



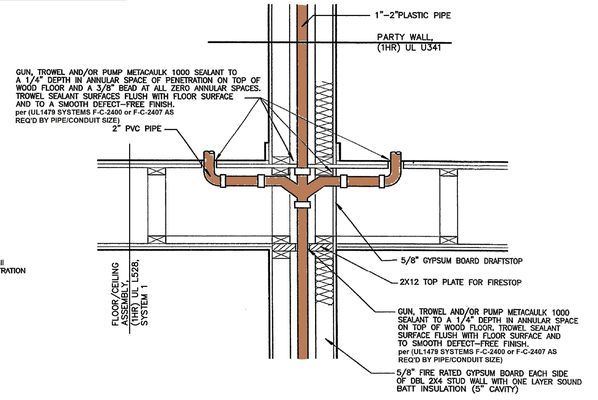
9 PENETRATION ASSEMBLY
NO SCALE



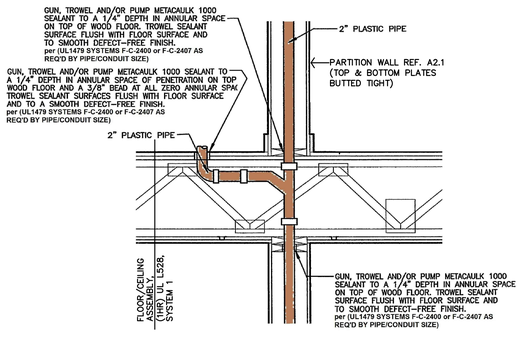
10 PENETRATION ASSEMBLY
NO SCALE



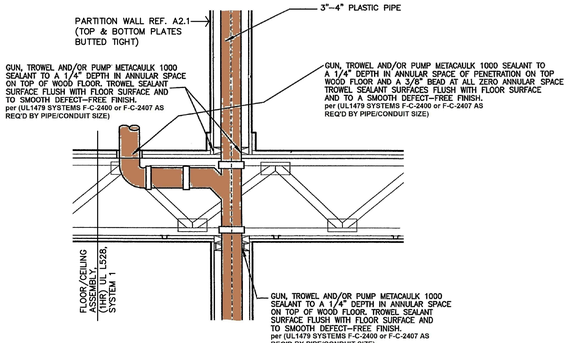
11 PENETRATION ASSEMBLY
NO SCALE



12 PENETRATION ASSEMBLY
NO SCALE



13 PENETRATION ASSEMBLY
NO SCALE



14 PENETRATION ASSEMBLY
NO SCALE

FIRE PENETRATION ASSEMBLIES
NOT TO SCALE

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM REGISTERED ARCHITECT ASSOCIATE STATE OF TENNESSEE No. 107758

REVISION:

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

A4.9

COPYRIGHTED ©

FIGURE 1
WALL CAP - CMU RETAINING WALL

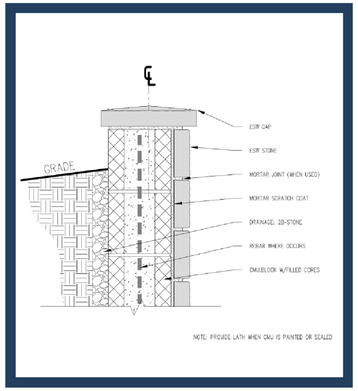


FIGURE 2
WALL-SECTION INSIDE CORNER W/ STUCCO

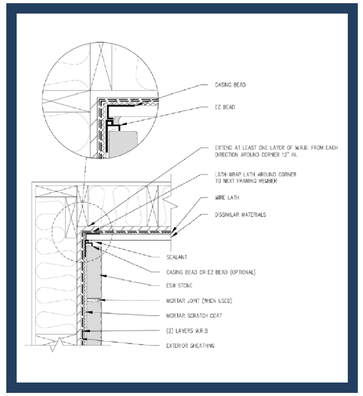


FIGURE 3
TYP. WOOD OR METAL STUD WALL

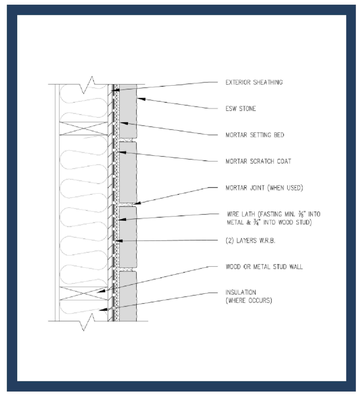


FIGURE 4
STONE BELOW CLADDING

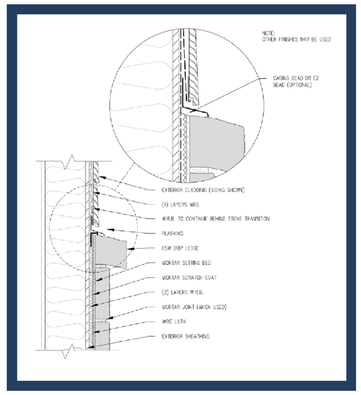


FIGURE 5
SIDE WALL FLASHING AT ROOF

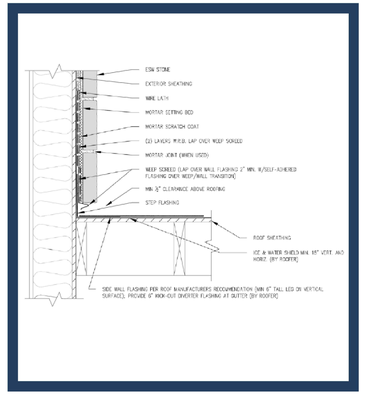


FIGURE 6
WINDOW HEAD

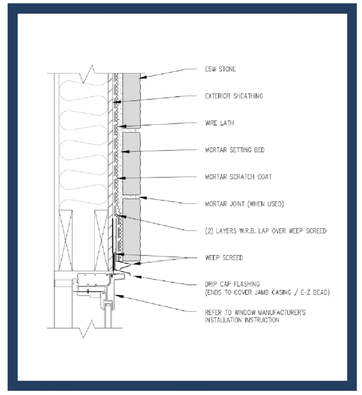


FIGURE 7
WINDOW SILL W/ STONE DRIP LEDGE

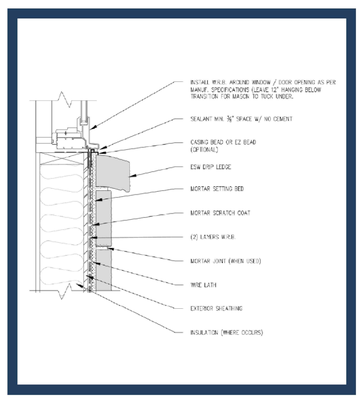


FIGURE 8
FOUNDATION WALL @ BASE

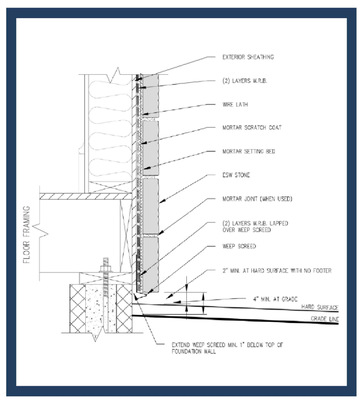


FIGURE 10
WOOD COLUMN BASE

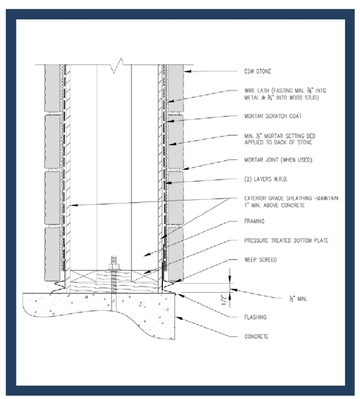


FIGURE 11
WALL OVER CONTINUOUS RIGID INSULATION

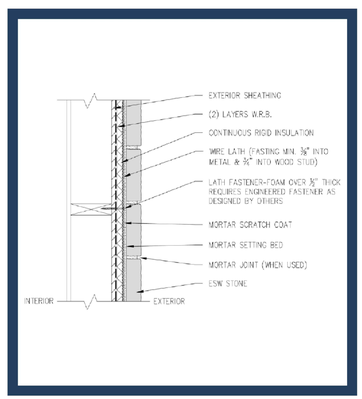


FIGURE 12
WINDOW JAMB - OPT DRAINAGE MAT

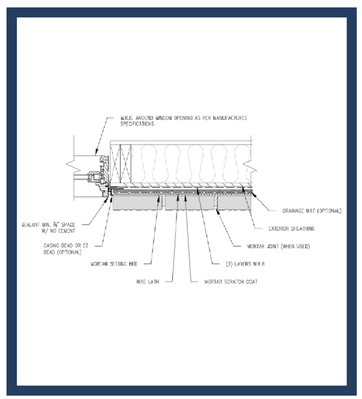


FIGURE 13
HORIZONTAL TRANSITION W/ STONE DRIP LEDGE

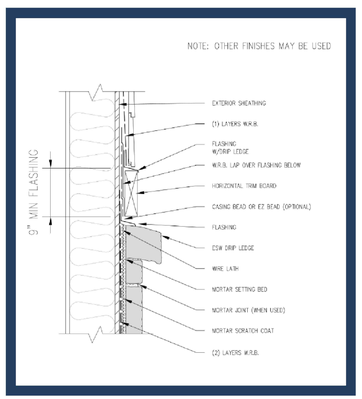


FIGURE 14
TOP OF WALL W/ DRAINAGE MAT

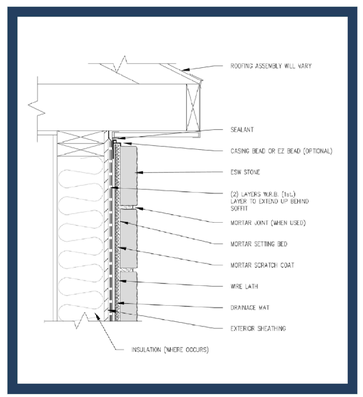


FIGURE 15
STONE WRAP ON ARCH OVERHANG

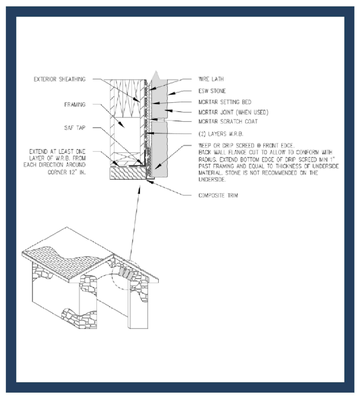


FIGURE 20
DRYER VENT

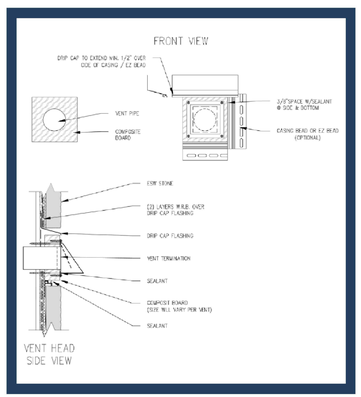


FIGURE 21
ISOMETRIC VIEW: DIVERTER/KICK-OUT FLASHING DETAIL

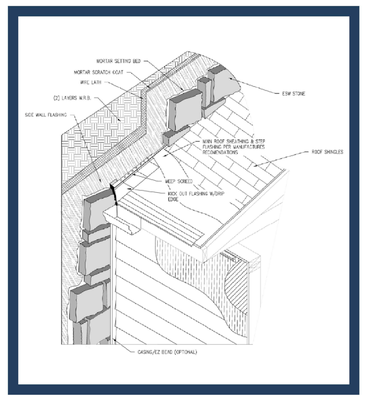
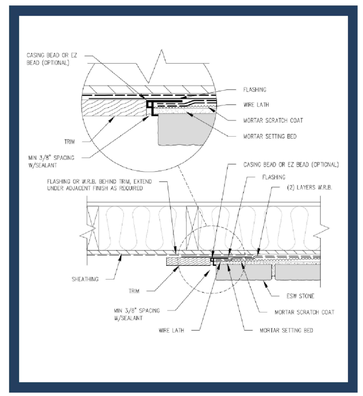


FIGURE 27
VERTICAL TRANSITION @ DISSIMILAR MATERIAL



MANUFACTURED STONE

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

DETAILS ARE NOT TO SCALE

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM
REGISTERED
ARCHITECT
No. 107264
STATE OF TENNESSEE

REVISION:

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

A4.10

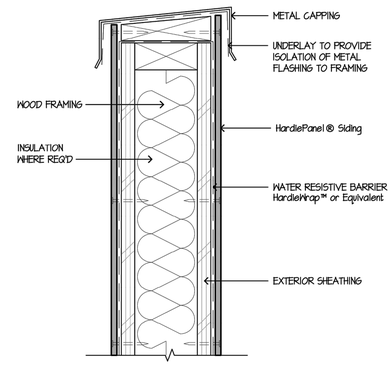
COPYRIGHTED ©

HARDIE PANEL SIDING (BOARD & BATTEN)

Ref. Elevations for colors and sizes.

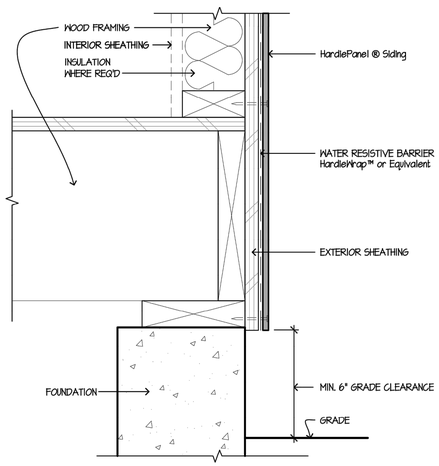
Manufacturers Installation Details, Contractor to install as indicated
Actual Conditions May Vary

DETAILS ARE NOT TO SCALE



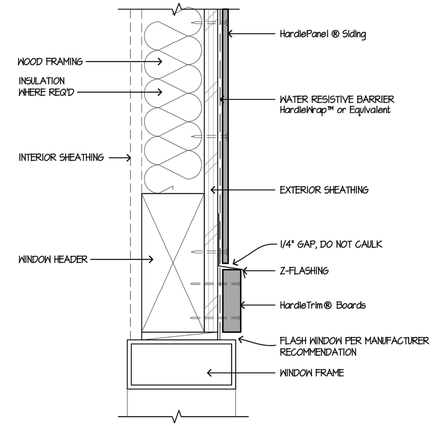
9 PARAPET

SCALE: 3"=1'-0"



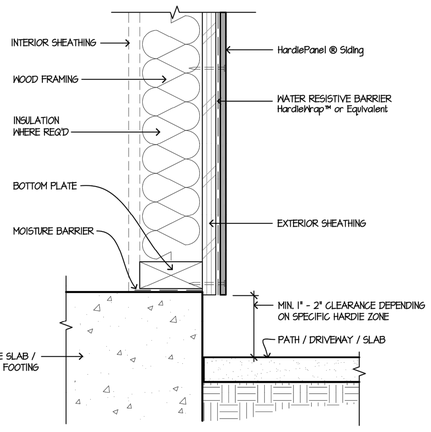
6 GRADE CLEARANCE

SCALE: 3"=1'-0"



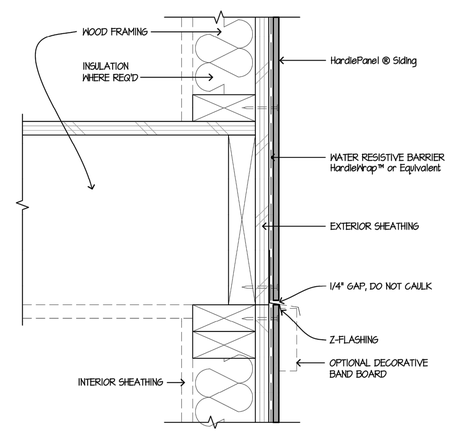
3 WINDOW/DOOR HEAD

SCALE: 3"=1'-0"



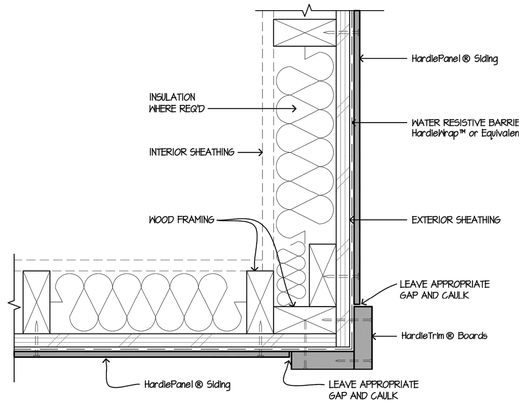
8 HARDSCAPE CLEARANCES, DECKS, PORCHES, PATIOS, WALKWAYS, ROOFS, ETC.

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



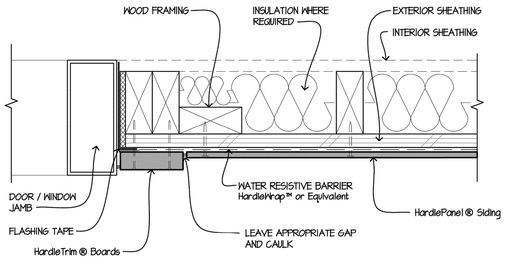
5 HORIZONTAL VIEW

SCALE: 3"=1'-0"



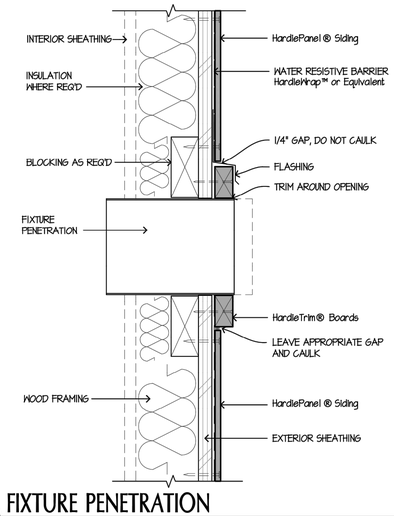
2 OUTSIDE CORNER

SCALE: 3"=1'-0"



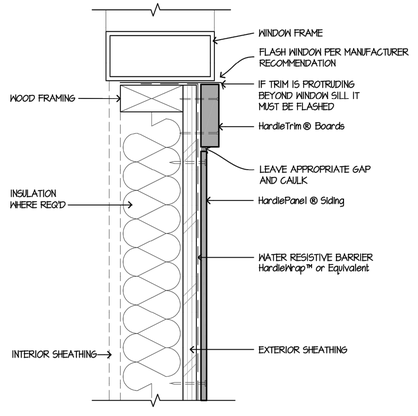
10 DOOR / WINDOW JAMB

SCALE: 3"=1'-0"



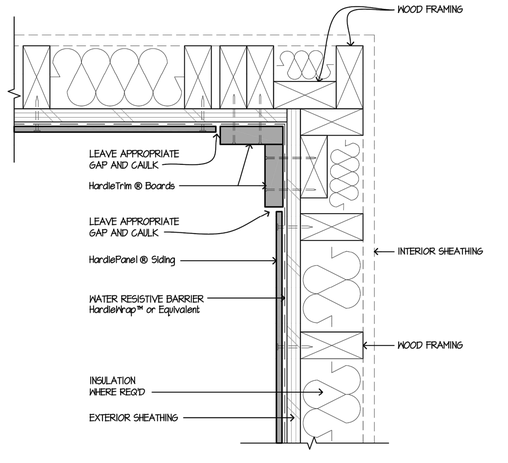
7 FIXTURE PENETRATION

SCALE: 3"=1'-0"



4 WINDOW SILL

SCALE: 3"=1'-0"



1 INSIDE CORNER

SCALE: 3"=1'-0"

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM 2025 ARCHITECT No. 107268 STATE OF TENNESSEE

REVISION:

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

A4.11

COPYRIGHTED ©

ROOF GENERAL NOTES

1. REF STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.
2. REFERENCE SITE PLAN SHEET A1.1 FOR LOCATION & ORIENTATION OF BUILDINGS.
3. PLUMBING VENT STACKS, FLUES, FRESH AIR INTAKES, ETC. NOT SHOWN FOR CLARITY. VERIFY LOCATION WITH MECHANICAL & PLUMBING DRAWINGS.
4. INSTALL ATTIC VENTILATION OF NOT LESS THAN 1/150 OF THE ATTIC AREA WITH 50% OF REQ'D VENTILATION LOCATED IN THE UPPER PORTION OF THE ROOF AREA, PER IBC 2018, SECTION 1203.2
5. INSTALL ATTIC ACCESS PER DETAIL H–A4.5. LOCATE PER ROOF PLAN
6. d.s. — INDICATES DOWNSPOUT LOCATIONS.
7. CONTRACTOR SHALL TIE–IN AND COORDINATE WITH UNDERGROUND DRAINAGE PIPE, EACH DOWNSPOUT LOCATION. REFERENCE CIVIL DRAWINGS.
8. TYPICAL ROOF SLOPE IS 6:12 UNLESS NOTED OTHERWISE.
9. INSTALL 1 DRAFTSTOP DOOR IN EACH ATTIC COMPARTMENT AS INDICATED ON ROOF PLANS. DRAFTSTOP DOOR SHALL BE SELF CLOSING w/ AUTOMATIC LATCHES PER IBC 2018, SECTION 718.4.1.1 & 718.4.2. ALSO REF. DETAIL J–A4.5
10. INSTALL DRAFTSTOPS PER IBC 2018, SECTION 718.3 & 718.4 (REF. ALSO 718.3.2, & 718.4.2). DRAFTSTOPPING SHALL BE INSTALLED ABOVE AND IN LINE WITH DWELLING UNITS AND SEPARATION WALLS. PER IBC 2018 SECTION 718.4.2, EXCEPTION 3: DRAFTSTOP COMPARTMENTS NOT TO EXCEED 3,000sf OR (2) DWELLING UNITS.
11. INSTALL FIREBLOCKING, ANCHOR BOLTS AND ANY REQUIRED SHEAR WALL BLOCKING AS REQUIRED BY STRUCTURAL DRAWINGS.
12. INSTALL ICE/WATER SHIELD OVER ENTIRE ROOF & INSTALLED DIRECTLY OVER EXISTING WOOD DECKING. INSTALL 1–LAYER OF 30# FELT OVER ENTIRE ROOF AREA, INCLUDING AREAS OF ICE/WATER SHIELD. INSTALL FLASHINGS & VALLEYS, THEN INSTALL SHINGLES.
13. CAULK & SEAL WATERTIGHT ALL JOINTS & TRANSITIONS.
14. ALL METAL MATERIALS (I.E. VALLEYS, FLASHINGS, ETC...) SHALL BE .0217" THICK (26 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA'S "ARCHITECTURAL SHEET METAL MANUAL."
15. CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
16. ROOFING INSTALLATION: DETAILS INDICATED ON SHEET A5.2 ARE GENERIC/GENERAL. CONTRACTOR SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS & RECOMMENDATIONS, BUT NOT LESS THAN THOSE RECOMMENDED BY NRCA's "THE ROOFING & WATERPROOFING MANUAL" & "STEEP SLOPE ROOF SYSTEMS".
17. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
18. PROVIDE PERMANENT IDENTIFICATION ACCEPTABLE TO LOCAL AUTHORITIES AT ALL DRAFTSTOPS AND DRAFTSTOP ACCESS

TYPICAL SOFFIT MATERIAL

CEMENT BOARD SOFFIT OR HARDI BOARD (TYP)

COMPOSITE BOARD CEILING OVER (2) LAYERS 5/8" TYPE X G.B. INSTALL PER ROOF/CEILING ASSEMBLY: (1HR) IBC 2018, 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 2018, 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 BUILDINGS B & C ATTIC VENTILATION

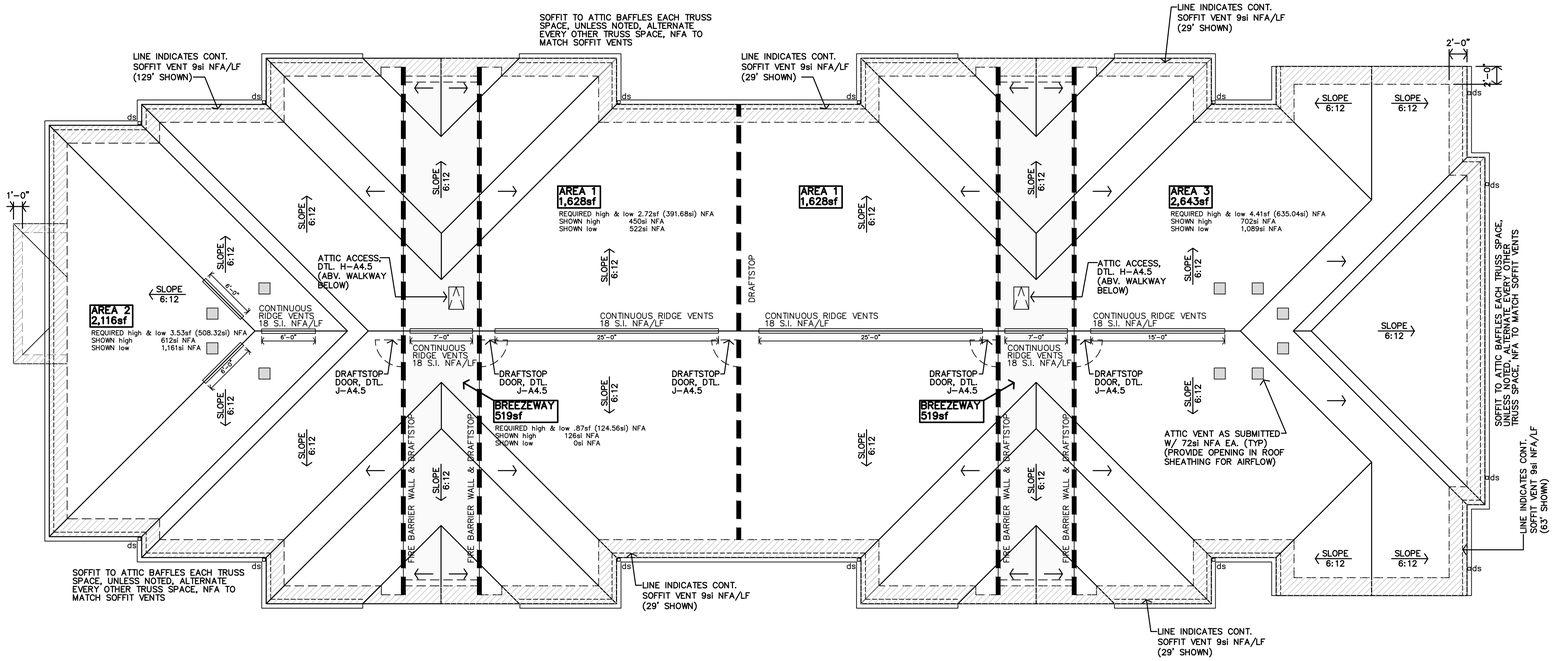
ATTIC VENTILATION PER IBC 2018, SECTION 1203.2, 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA, (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

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.

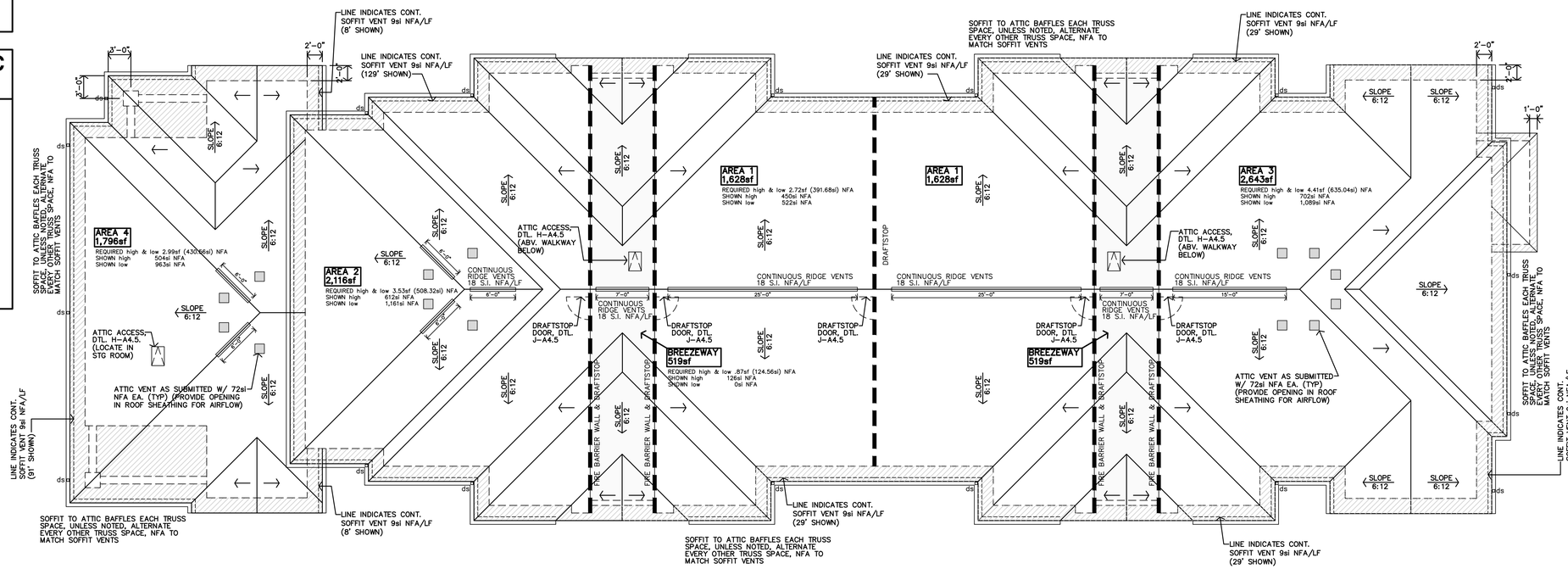
AREA 2
ATTIC AREA MUST PROVIDE
(2,116/300 = 7.05/2 = 3.53 HIGH & LOW)
3.53sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

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 BUILDINGS B & C ROOF PLAN
1/8"=1'–0"



A BUILDING A ROOF PLAN
1/8"=1'–0"

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

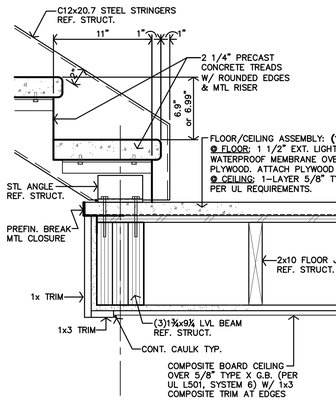
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

REVISION:

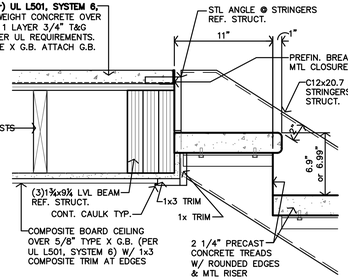
DATE: 5–9–2025
JOB: 24–3446
SHEET NO.:

A5.1

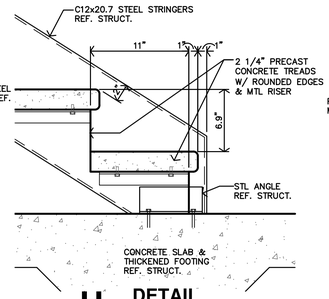
COPYRIGHT©



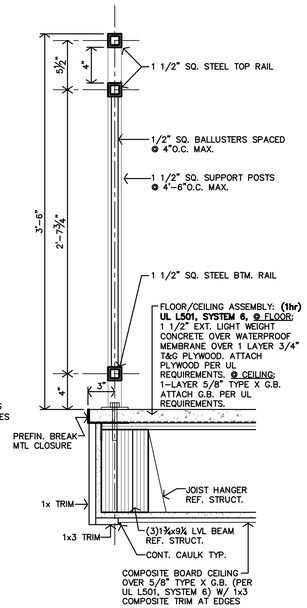
K **DETAIL**
1 1/2"=1'-0"



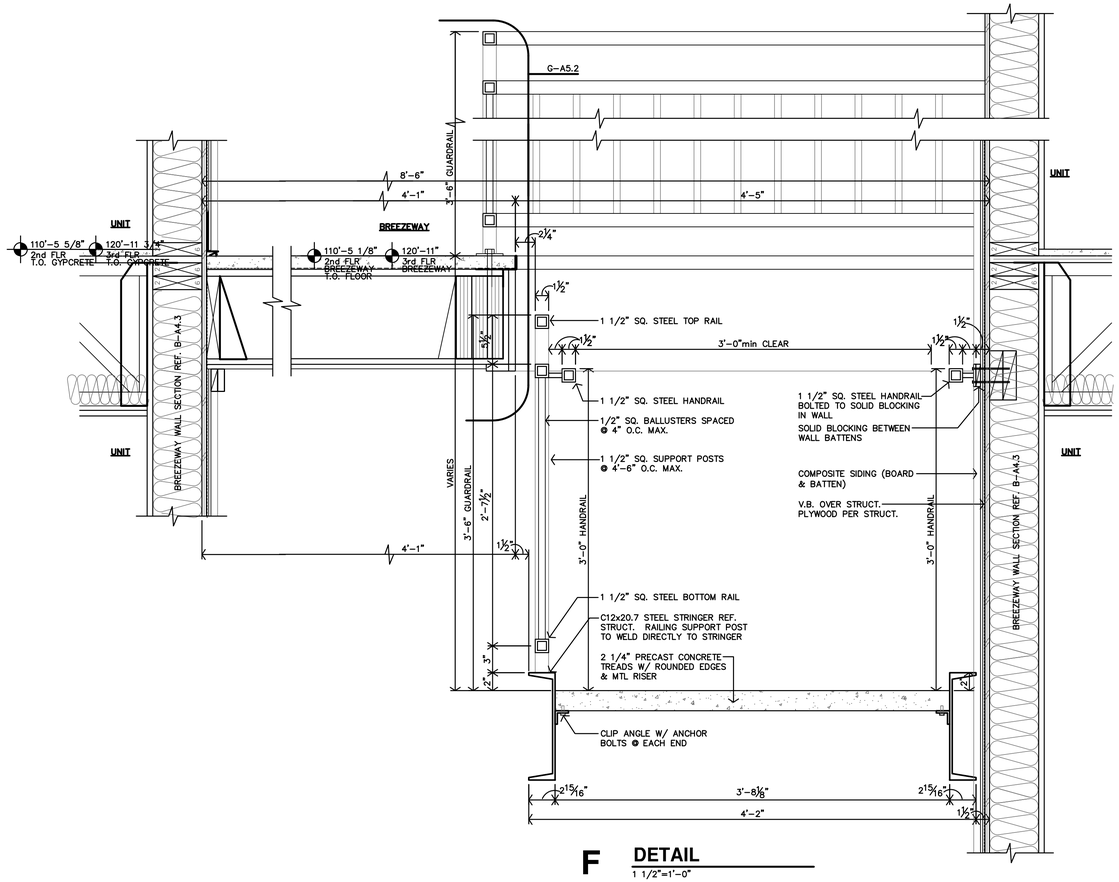
J **DETAIL**
1 1/2"=1'-0"



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



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

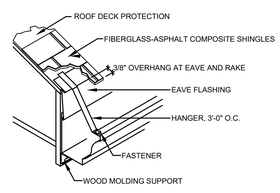


F **DETAIL**
1 1/2"=1'-0"

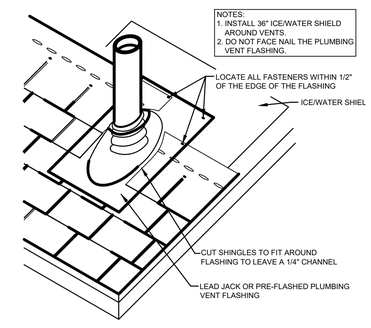
ROOFING DETAIL NOTES

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

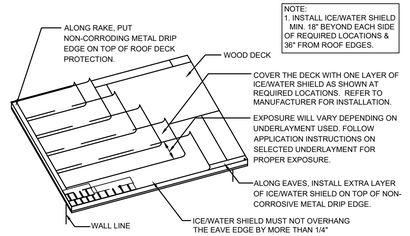
MANUFACTURER'S-ROOFING DETAILS, CONDITIONS VARY



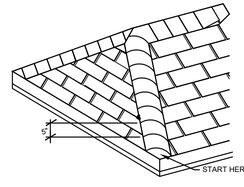
E **GUTTER FASTENER DETAIL**
NOT TO SCALE

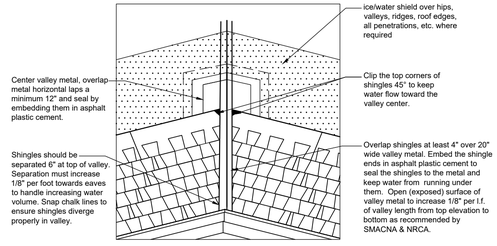


B **VENT FLASHING DETAIL**
NOT TO SCALE

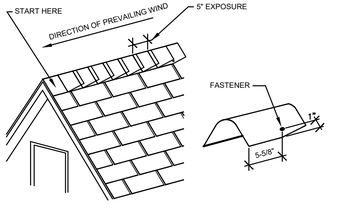


D **UNDERLAYMENT LAYOUT DETAIL**
NOT TO SCALE





C **OPEN VALLEY DETAIL**
NOT TO SCALE



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

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

THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE

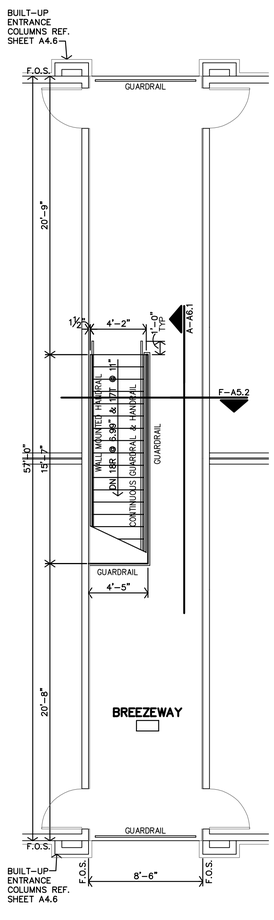
MARGARET J. GILLAM
No. 107795
STATE OF TENNESSEE

REVISION:

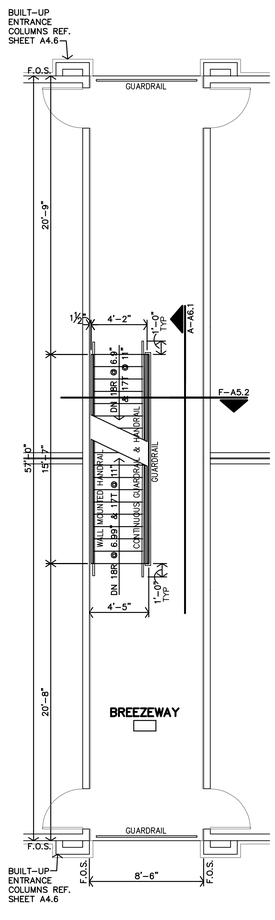
DATE: 5-9-2025
JOB: 24-3446
SHEET NO.:

A5.2

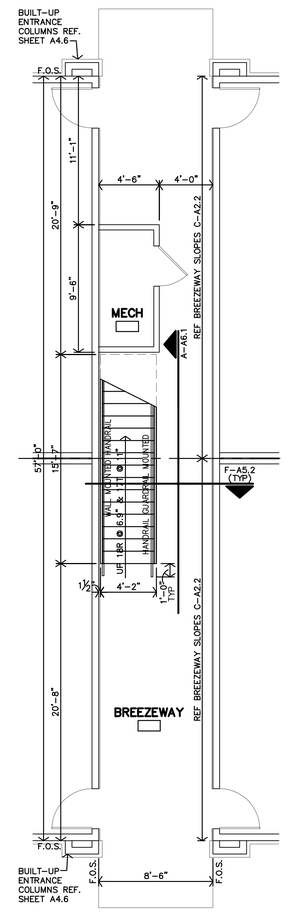
COPYRIGHTED ©



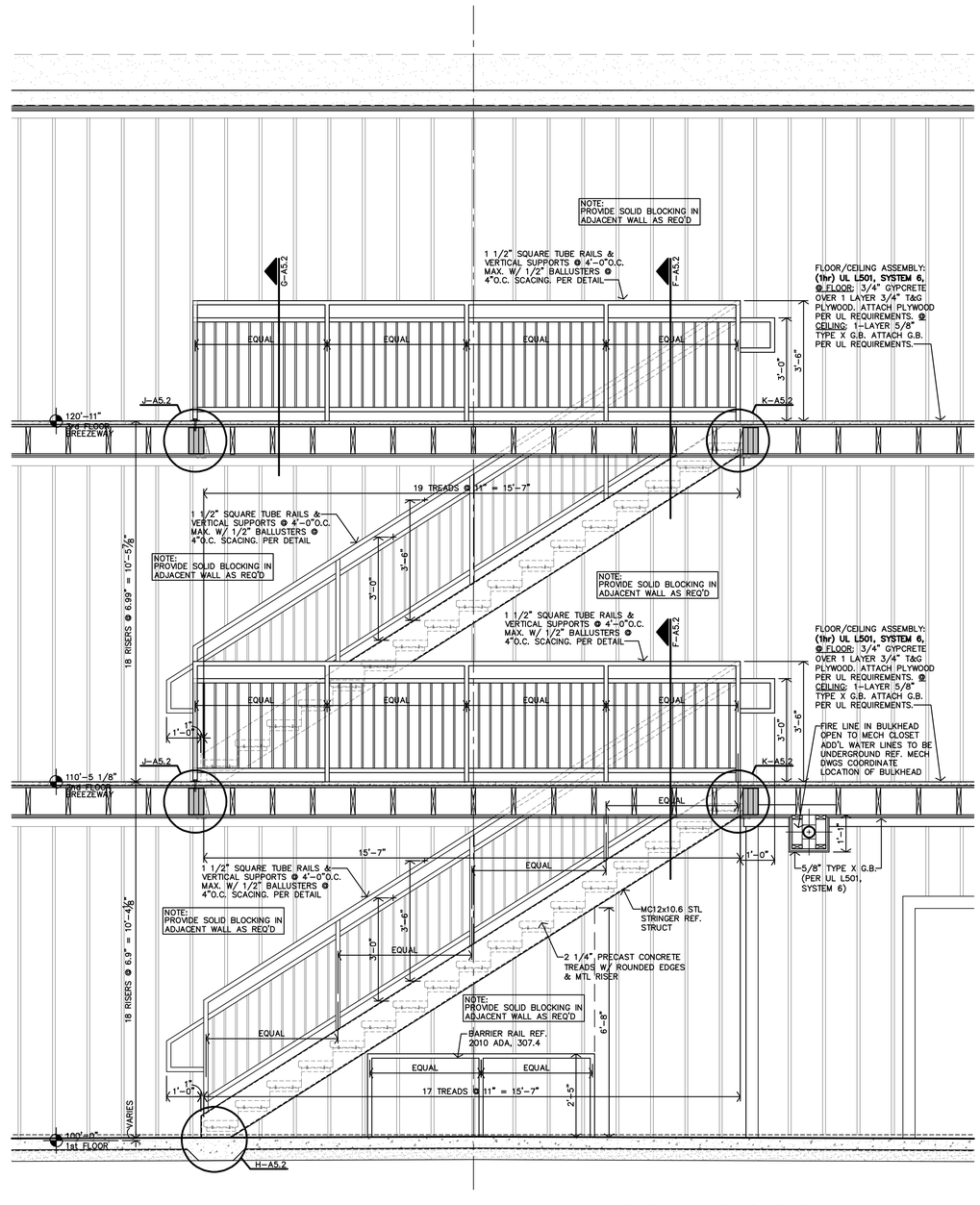
D TYPICAL THIRD FLOOR PLAN
3/16"=1'-0"



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"

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

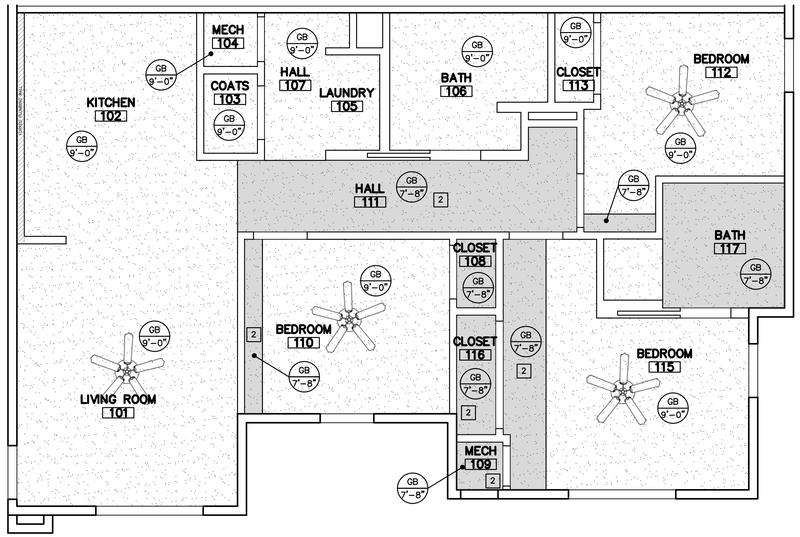
MARGARET J. GILLAM
No. 117998
STATE OF TENNESSEE
REGISTERED ARCHITECT

REVISION:

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

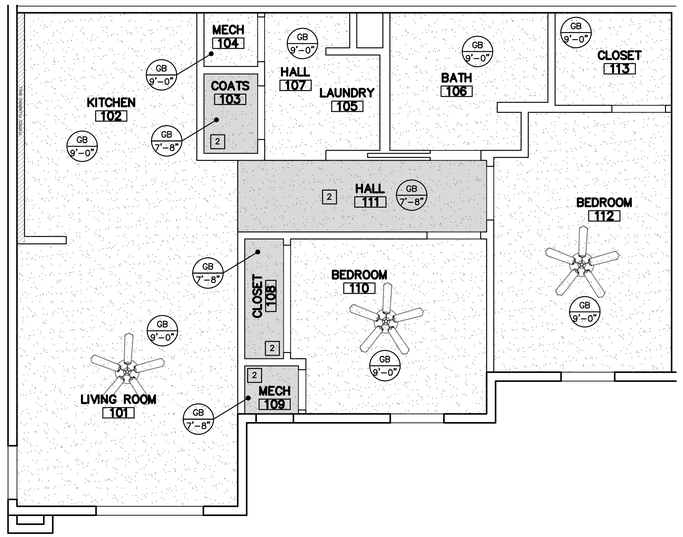
A6.1

COPYRIGHTED ©



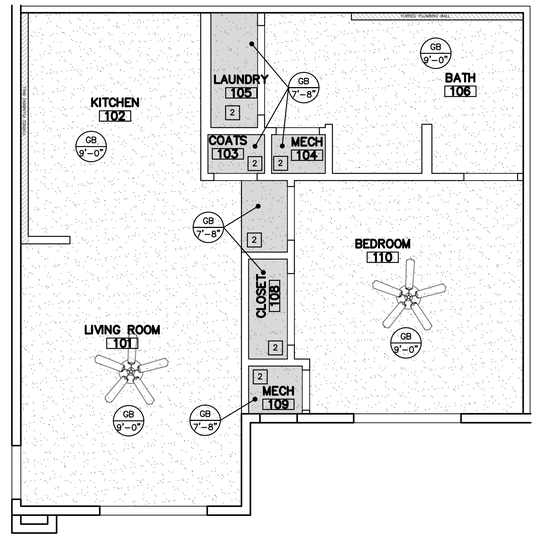
F 3-BEDROOM/2-BATH THIRD FLOOR REFLECTED CEILING PLAN

1/4"=1'-0"



E 2-BEDROOM/1-BATH THIRD FLOOR REFLECTED CEILING PLAN

1/4"=1'-0"



D 1-BEDROOM/1-BATH THIRD FLOOR REFLECTED CEILING PLAN

1/4"=1'-0"

CEILING NOTES

GENERAL NOTES

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

SPECIFIC NOTES

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

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

NON-RATED WALLS

1/2 HOUR FIRE PARTITION; CORRIDOR

1 HOUR FIRE PARTITION; BETWEEN DWELLING UNITS

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

INDICATES G.B. CEILING FINISH

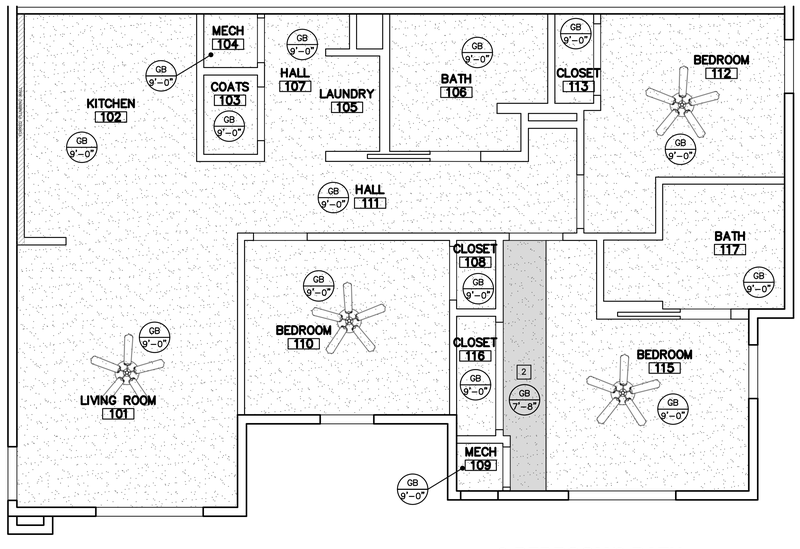
INDICATES A LOWERED SOFFIT/CEILING AREA

CEILING TYPES

REFER SPECIFICATIONS

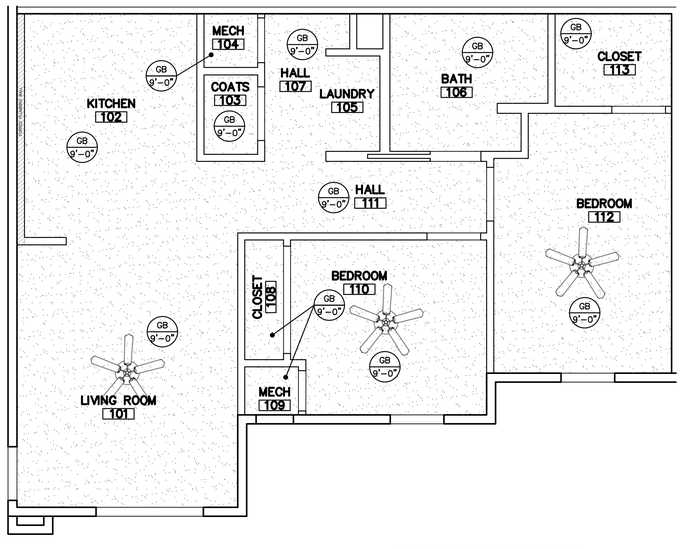
GB	GYP BD (PAINTED)
XGB	EXTERIOR GYP BD (PAINTED)

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



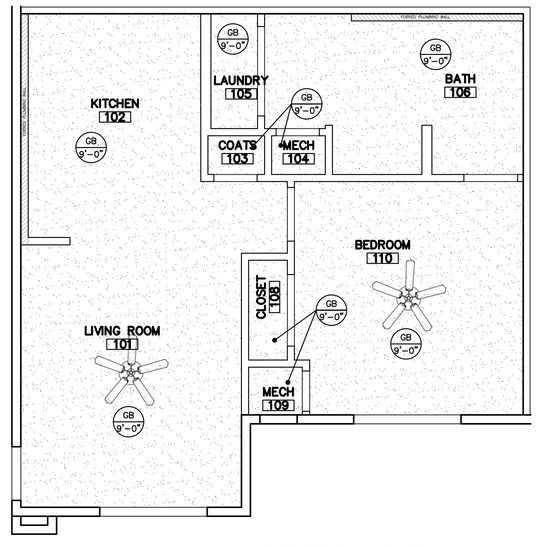
C 3-BEDROOM/2-BATH FIRST/SECOND FLOORS REFLECTED CEILING PLAN

1/4"=1'-0"



A 2-BEDROOM/1-BATH FIRST/SECOND FLOORS REFLECTED CEILING PLAN

1/4"=1'-0"



A 1-BEDROOM/1-BATH FIRST/SECOND FLOORS REFLECTED CEILING PLAN

1/4"=1'-0"

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

THE RESERVES AT COBALT CIRCLE

NEW APARTMENTS

BROWNSVILLE, TENNESSEE

MARGARET J. GILLAM REGISTERED ARCHITECT No. 18798 STATE OF TENNESSEE

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

COPYRIGHTED ©