Jones Gillam Renz Architects

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730 N 9th St.
Salina, KS 67401

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT: **The Reserves at Cobalt Circle**
New Development
Brownsville, TN

OWNER: **OPG Cobalt Circle Partners, LLC**
Dan Maximuk
250 N. Santa Fe Ave, Suite A
Salina, KS 67401

CONTRACTOR: **MCP Group**
3501 SW Fairlawn Rd.
Topeka, KS 66614

Report No. **Three (3)**

Date **October 29, 2025**

Architect's Proj No. **24-3446**

Contract For: General Construction
Mechanical, Electrical

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

DESCRIPTION:

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

1. Civil Revisions
    a. Replaced the two sanitary sewer trunk lines serving Buildings B and C with a single line.
    b. Modified the location and invert elevation of cleanouts for all buildings.
    c. Relocated SMH #6 to be perpendicular to the trunk line coming out of Building C
    d. Revised the rim elevation, pipe length and slope for SMH#6
    e. Updated the S.S. Plan & Profile, Sanitary Sewer Plan and Utility Plan to reflect these changes.
2. Stud spacing has been revised – reference revised sheets S003 and S511
3. Revised Sheet P1.1 has been revised to reflect Civil changes made.

Attachments:

1. Revised Civil Sheets:
    a. S.S. Plan & Profile
    b. Sanitary Sewer Plan
    c. Utility Plan
2. Revised Structural Sheets S003 & S511
3. Revised Plumbing Sheet P1.1

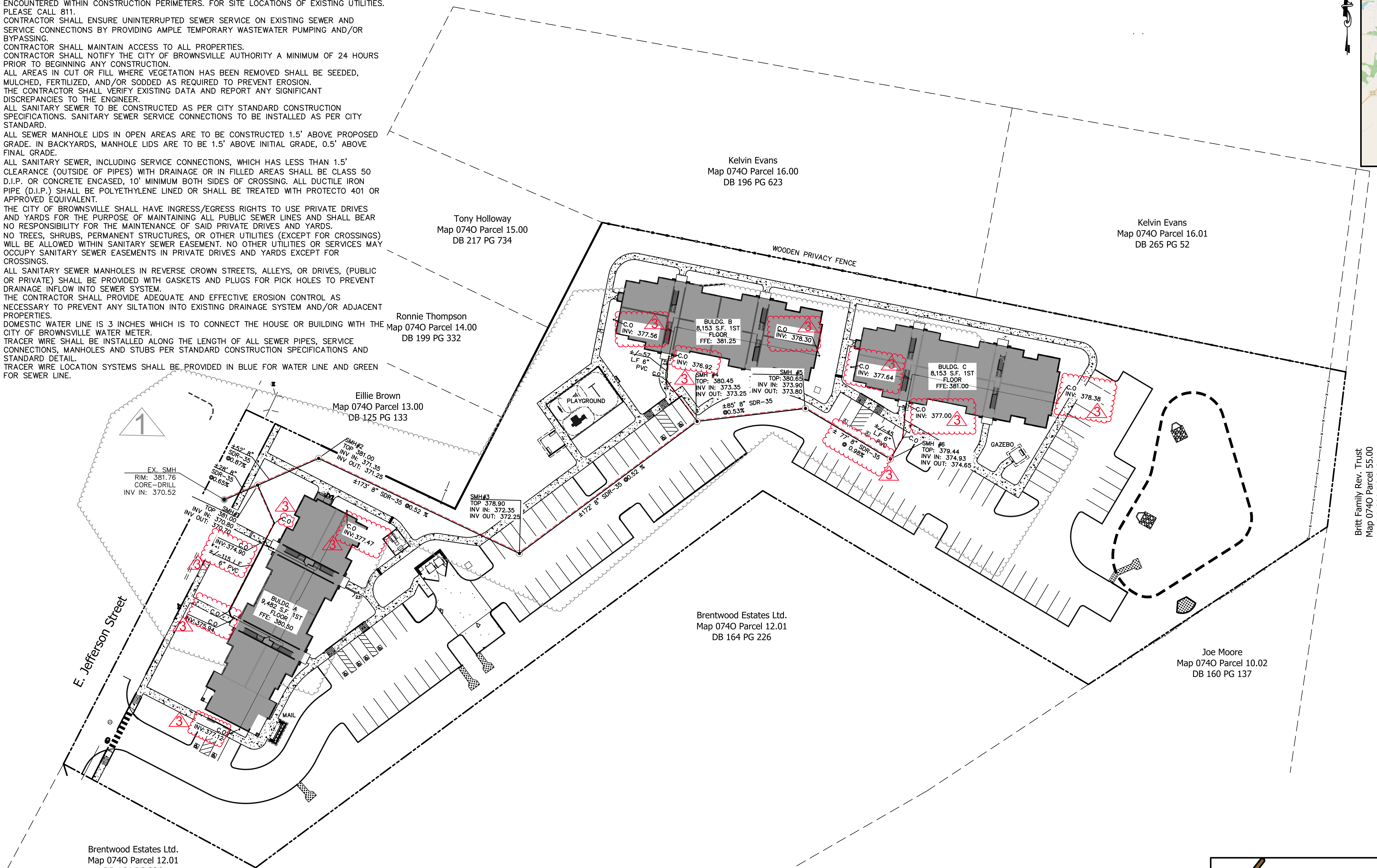
Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
Maggie Gillam, Project Manager 785-827-0386 mgillam@jgrarchitects.com

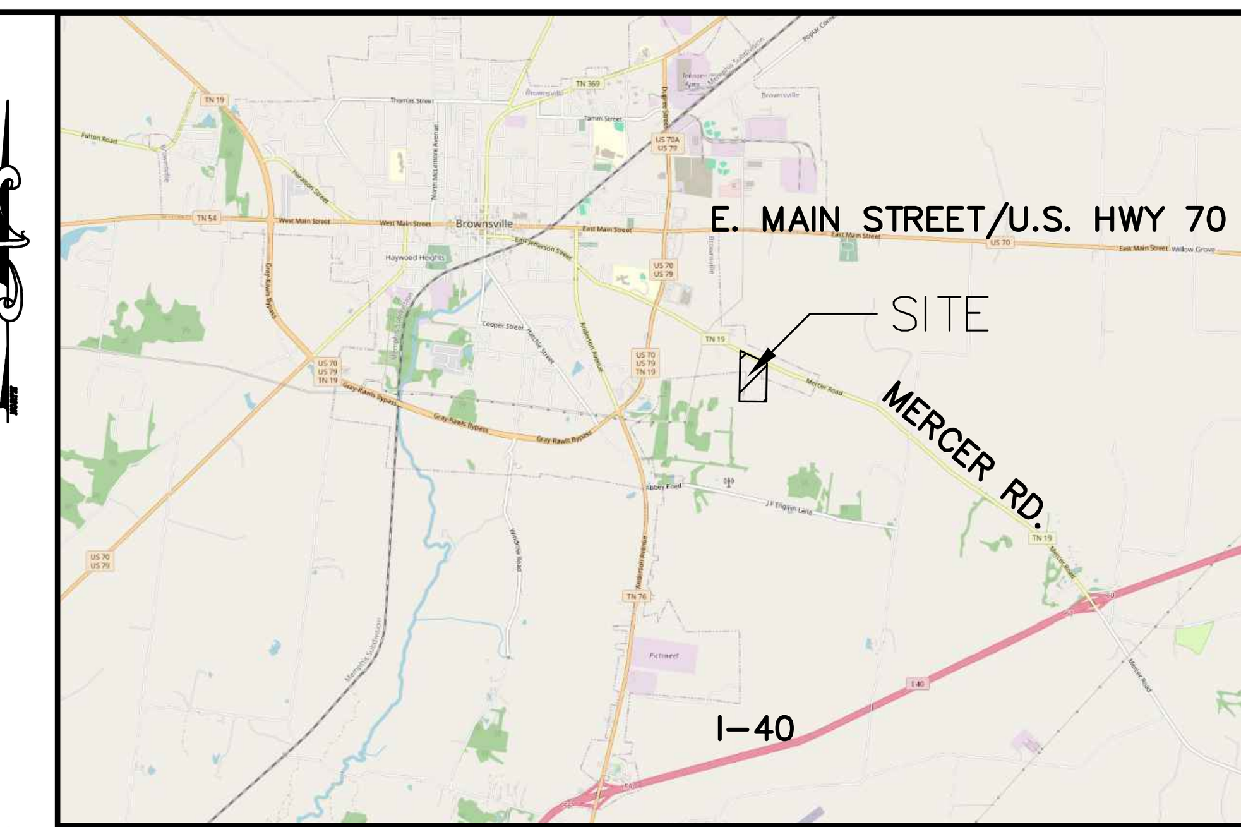
Copies to:

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

GENERAL NOTES

1. LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE NOT NECESSARILY ALL OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE APPROPRIATE UTILITY COMPANY TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES AND/OR UNDERGROUND STRUCTURES PRIOR TO THE INITIATION OF ANY CONSTRUCTION. CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY UTILITIES ENCOUNTERED WITHIN CONSTRUCTION PERIMETERS. FOR SITE LOCATIONS OF EXISTING UTILITIES. PLEASE CALL 811.
2. CONTRACTOR SHALL ENSURE UNINTERRUPTED SEWER SERVICE ON EXISTING SEWER AND SERVICE CONNECTIONS BY PROVIDING AMPLE TEMPORARY WASTEWATER PUMPING AND/OR BYPASSING.
3. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES.
4. CONTRACTOR SHALL NOTIFY THE CITY OF BROWNSVILLE AUTHORITY A MINIMUM OF 24 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
5. ALL AREAS IN CUT OR FILL WHERE VEGETATION HAS BEEN REMOVED SHALL BE SEEDED, MULCHED, FERTILIZED, AND/OR SODDED AS REQUIRED TO PREVENT EROSION.
6. THE CONTRACTOR SHALL VERIFY EXISTING DATA AND REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ENGINEER.
7. ALL SANITARY SEWER TO BE CONSTRUCTED AS PER CITY STANDARD CONSTRUCTION SPECIFICATIONS. SANITARY SEWER SERVICE CONNECTIONS TO BE INSTALLED AS PER CITY STANDARD.
8. ALL SEWER MANHOLE LIDS IN OPEN AREAS ARE TO BE CONSTRUCTED 1.5' ABOVE PROPOSED GRADE. IN BACKYARDS, MANHOLE LIDS ARE TO BE 1.5' ABOVE INITIAL GRADE, 0.5' ABOVE FINAL GRADE.
9. ALL SANITARY SEWER, INCLUDING SERVICE CONNECTIONS, WHICH HAS LESS THAN 1.5' CLEARANCE (OUTSIDE OF PIPES) WITH DRAINAGE OR IN FILLED AREAS SHALL BE CLASS 50 D.I.P. OR CONCRETE ENCASED, 10' MINIMUM BOTH SIDES OF CROSSING. ALL DUCTILE IRON PIPE (D.I.P.) SHALL BE POLYETHYLENE LINED OR SHALL BE TREATED WITH PROTECTO 401 OR APPROVED EQUIVALENT.
10. THE CITY OF BROWNSVILLE SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.
11. NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
12. ALL SANITARY SEWER MANHOLES IN REVERSE CROWN STREETS, ALLEYS, OR DRIVES, (PUBLIC OR PRIVATE) SHALL BE PROVIDED WITH GASKETS AND PLUGS FOR PICK HOLES TO PREVENT DRAINAGE INFLOW INTO SEWER SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE ADEQUATE AND EFFECTIVE EROSION CONTROL AS NECESSARY TO PREVENT ANY SILTATION INTO EXISTING DRAINAGE SYSTEM AND/OR ADJACENT PROPERTIES.
14. DOMESTIC WATER LINE IS 3 INCHES WHICH IS TO CONNECT THE HOUSE OR BUILDING WITH THE CITY OF BROWNSVILLE WATER METER.
15. TRACER WIRE SHALL BE INSTALLED ALONG THE LENGTH OF ALL SEWER PIPES, SERVICE CONNECTIONS, MANHOLES AND STUBS PER STANDARD CONSTRUCTION SPECIFICATIONS AND STANDARD DETAIL.
16. TRACER WIRE LOCATION SYSTEMS SHALL BE PROVIDED IN BLUE FOR WATER LINE AND GREEN FOR SEWER LINE.





VICINITY MAP

NOT TO SCALE

LEGEND	
SEWER LINE	
WATER LINE	W W W
PROPERTY LINE	
TRACER WIRE (WATER)	
TRACER WIRE (SEWER)	

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SHEET 01 OF 04

SITE BENCHMARK

RIM OF EXISTING S.M.H. LOCATED IN THE CENTER OF EAST JEFFERSON STREET
ELEVATION: 381.76

FLOOD NOTE:

THIS PROPERTY SHOWN HEREON DOES NOT GRAPHICALLY FALL WITHIN A SPECIAL DESIGNATED FLOODZONE PER FEMA FIRM MAP PANEL 47157C0185F, DATED 09/27/2007

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1	ASI #1	07/25
3	ASI #3	10/25

J. Wesley Wooldridge
REGISTERED ENGINEER
AGRICULTURE COMMERCE
No. 104878
STATE OF TENNESSEE

THE RESERVES AT COBALT CIRCLE
BROWNSVILLE, TN.

DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.

DIVISION OF ENGINEERING

SANITARY SEWER PLAN

LOCATION: 1616 EAST JEFFERSON STREET
BROWNSVILLE, TN.

SURVEY: SEAS DATE: 10/24 BOOK: ______

DESIGN: ______ DATE: 01/25 CKD: ______ DATE: 01/25 SCALE: ______

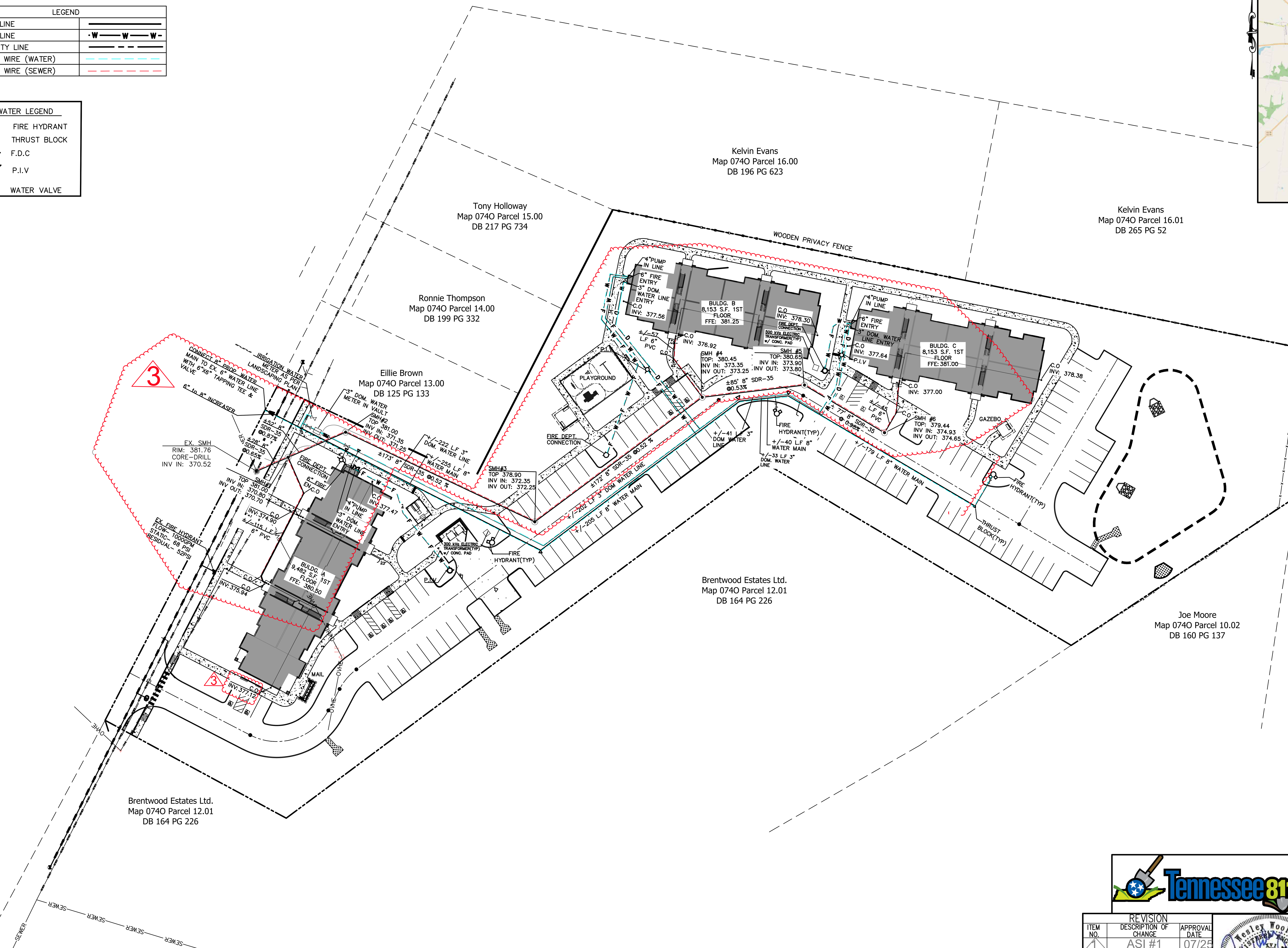
DEPUTY CITY ENGINEER DATE CITY ENGINEER DATE

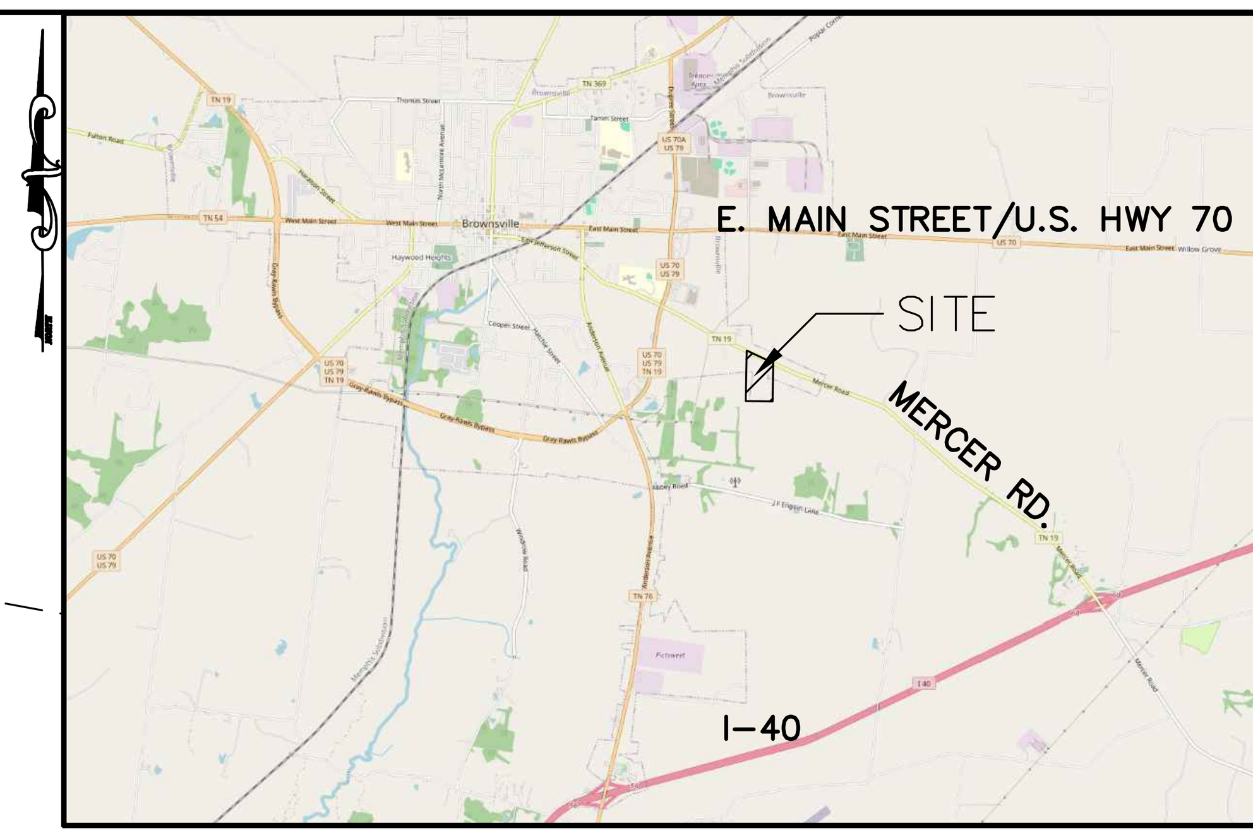
RGI JOB NO. 24158

LEGEND	
SEWER LINE	———
WATER LINE	·W——W——W·
PROPERTY LINE	—— - - ——
TRACER WIRE (WATER)	— — — (cyan)
TRACER WIRE (SEWER)	— — — (red)

WATER LEGEND

- FIRE HYDRANT
- THRUST BLOCK
- F.D.C
- P.I.V
- WATER VALVE





VICINITY MAP
NOT TO SCALE

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north

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE BENCHMARK
RIM OF EXISTING S.M.H. LOCATED IN THE CENTER OF EAST JEFFERSON STREET
ELEVATION: 381.76

FLOOD NOTE:
THIS PROPERTY SHOWN HEREON DOES NOT GRAPHICALLY FALL WITHIN A SPECIAL DESIGNATED FLOODZONE PER FEMA FIRM MAP PANEL 47157C0185F, DATED 09/27/2007

REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1	ASI #1	07/25
3	ASI #3	10/25

J. Wesley Wooldridge
REGISTERED ENGINEER
AGRICULTURE
COMMERCE
No. 104878
STATE OF TENNESSEE

THE RESERVES AT COBALT CIRCLE
BROWNSVILLE, TN.

DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.

SHEET 03 OF 04

DIVISION OF ENGINEERING

UTILITY PLAN

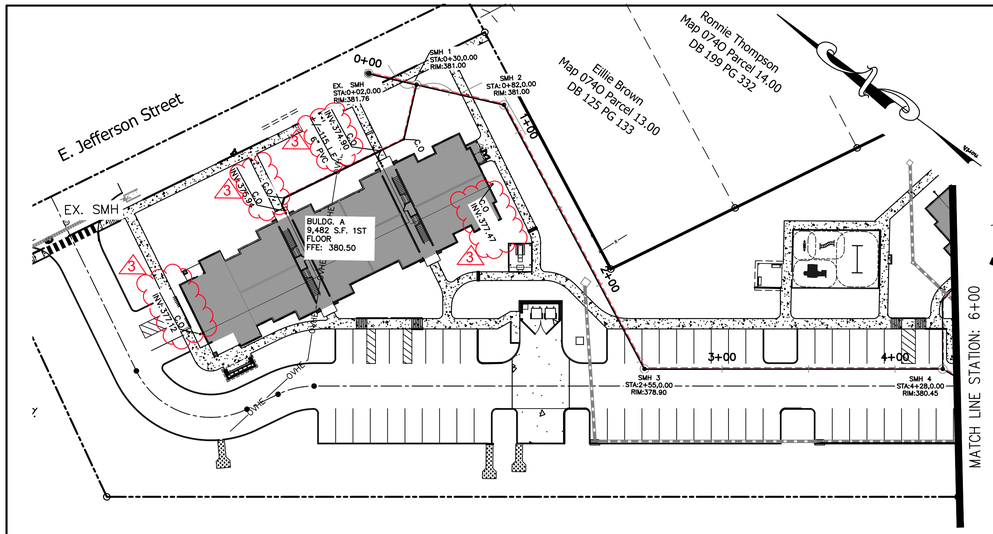
LOCATION: 1616 EAST JEFFERSON STREET
BROWNSVILLE, TN.

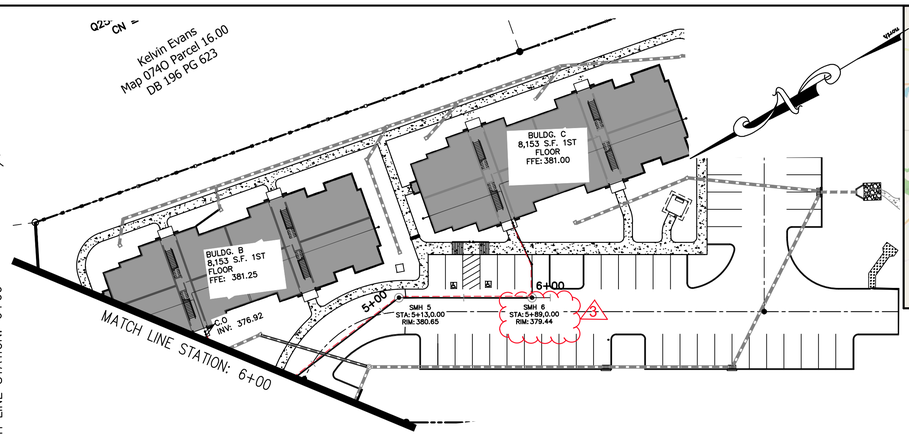
SURVEY: SEAS DATE: 10/24 BOOK: ______

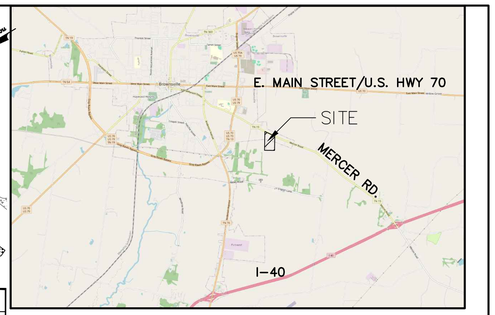
DESIGN: ______ DATE: 01/25 CKD: ______ DATE: 01/25 SCALE: ______

DEPUTY CITY ENGINEER ______ DATE ______ CITY ENGINEER ______ DATE ______

RGI JOB NO. 24158

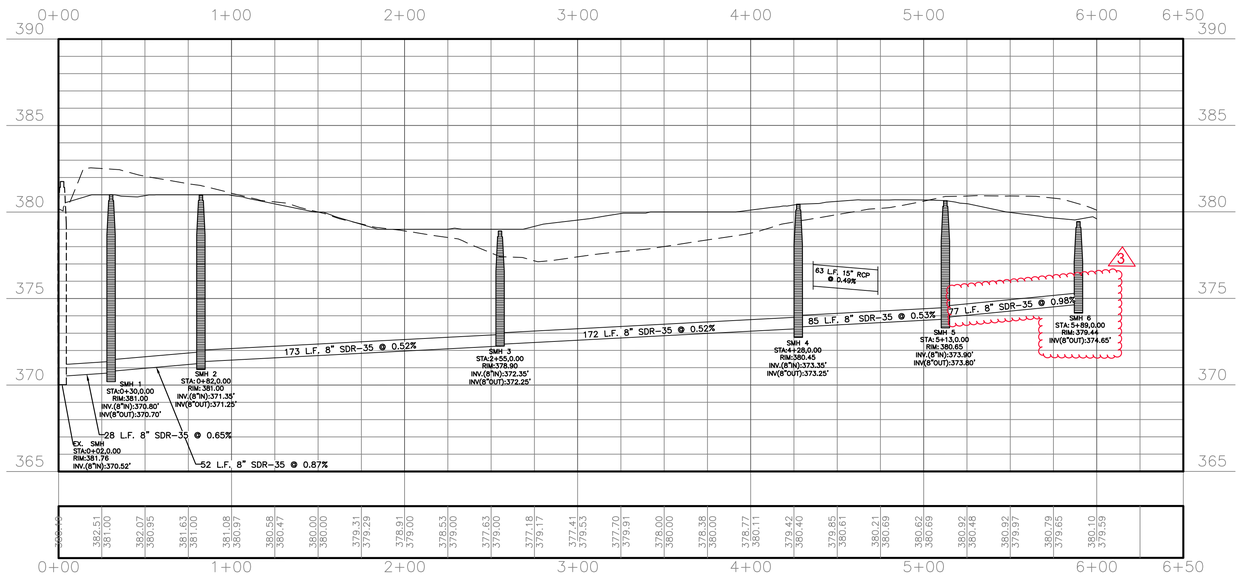






VICINITY MAP
NOT TO SCALE

SS CL (1) PROFILE



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REVISION		
ITEM NO.	DESCRIPTION OF CHANGE	APPROVAL DATE
1	ASI #1	07/25
3	ASI #3	10/25

J. Wesley Woodruff
REGISTERED ENGINEER
No. 104678
STATE OF TENNESSEE

THE RESERVES AT COBALT CIRCLE
BROWNSVILLE, TN.
DEVELOPER:
ENGINEER: RENAISSANCE GROUP, INC.

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

SHEET 01 OF 01

DIVISION OF ENGINEERING
S.S PLAN AND PROFILE
LOCATION: 1616 EAST JEFFERSON STREET
BROWNSVILLE, TN.
SURVEY: SEAS DATE: 10/24 BOOK: _____
DESIGN: _____ DATE: 01/25 CKD: _____ DATE: 01/25 SCALE: _____

DEPUTY CITY ENGINEER _____ DATE _____ CITY ENGINEER _____ DATE _____

RGI JOB NO. 24158

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

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

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

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

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

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

1

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

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

WOOD SHEAR WALL SCHEDULE							
Mark	Level	Sheathing/ Fastener Layout	Post	Hold-Down	Base Connection	ASD Truss Drag Load plf	
						0.6 Wind	0.7 Seismic
SW1	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	144	92
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	252	200
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(3) 2x6	HDU14-SDS2.5 w/ (36) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod , 14" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	475	308
SW2	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	144	92
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	252	200
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(3) 2x6	HDU14-SDS2.5 w/ (36) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod , 14" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	353	254
SW3	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	119	76
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(2) 2x6	MST37 (22) .162 x 2 1/2 NAILS	(2) 16d nails @ 24" o.c.	208	165
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(3) 2x6	HDU8-SDS2.5 (20) 1/4"Øx2-1/2"SDS Screws 7/8"Ø Anchor Rod, 12" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.	292	210
SW4	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC37 (22) .162 x 2 1/2 NAILS	(2) 16d nails @ 24" o.c.	205	131
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	357	284
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 4" Edge fastening	(3) 2x6	HDU11-SDS2.5 (30) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod, 12" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	501	360
SW5	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	72	46
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	125	100
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	HDU2-SDS2.5 (14) 1/4"Øx2-1/2"SDS Screws 5/8"Ø Anchor Rod, 12" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 24" o.c.	176	126
SW6	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MSTC28 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	67	137
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	MST60 (46) .162 x 2 1/2 NAILS	(2) 16d nails @ 12" o.c.	107	298
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x6	HDU11-SDS2.5 (30) 1/4"Øx2-1/2"SDS Screws 1"Ø Anchor Rod, 12" Embed	(1) HILTI KH-EZ 3/8"Øx 6" @ 12" o.c.	144	397
SW7	Level 3	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	-	(2) 16d nails @ 24" o.c.	23	48
	Level 2	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	-	(2) 16d nails @ 24" o.c.	37	103
	Level 1	(1) Sided, Wood Structural Panels - S1 - 15/32" 10d Nail, 6" Edge fastening	(2) 2x4	HD2.5A	(1) HILTI KH-EZ 3/8"Øx 6" @ 48" o.c.	50	137

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

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2001 W Broadway
Columbia, MO 65203
P 573-814-1568

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

TENNESSEE CERTIFICATE OF AUTHORITY
NO. 8231

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

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

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

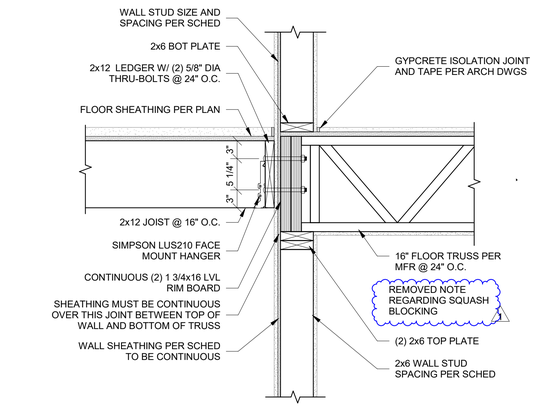
No.	Description	Date
1	ASI 3 - WALL SCHED & TYP DETAIL	10/22/25

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

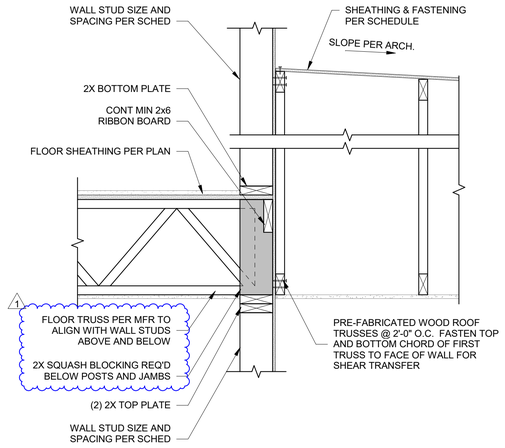
JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
SCHEDULES

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

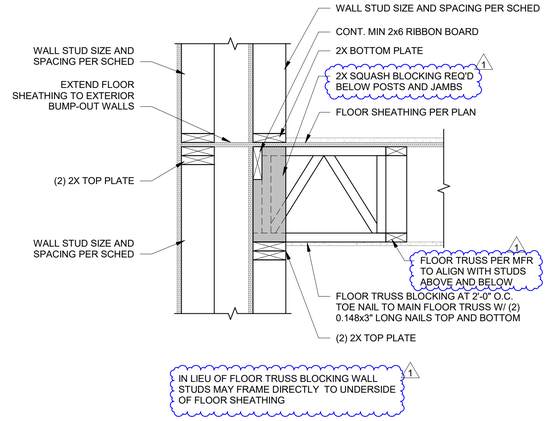
DRAWING NO.
S003



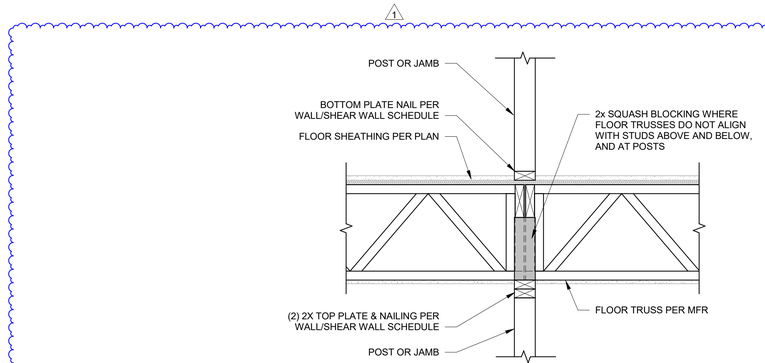
1 S511 FRAMING AT CORRIDOR WALL
1" = 1'-0"



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



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



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

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CHECKED BY JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

FRAMING DETAILS

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DRAWING NO.
S511

W&V PLAN GENERAL NOTES

1. SEE PLUMBING ROUGH-IN SCHEDULE ON SHEET P6.1 FOR INDIVIDUAL FIXTURE CONNECTION SIZES AND ADDITIONAL INFO.
2. SEE WASTE AND VENT ISOMETRICS ON SHEET P9.1 - P9.3 FOR ADDITIONAL INFO.
3. PIPING SHALL NOT BE ROUTED VERTICALLY IN FIREWALLS SEPARATING UNITS. ALL PIPING SHALL BE ROUTED VERTICALLY IN FURRED OUT WALLS AS INDICATED ON PLANS. VERIFY DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
4. ALL PENETRATIONS OF APARTMENT AIR BARRIERS SHALL BE SEALED TO MAINTAIN INTEGRITY OF AIR BARRIER. COORDINATE WITH G.C.

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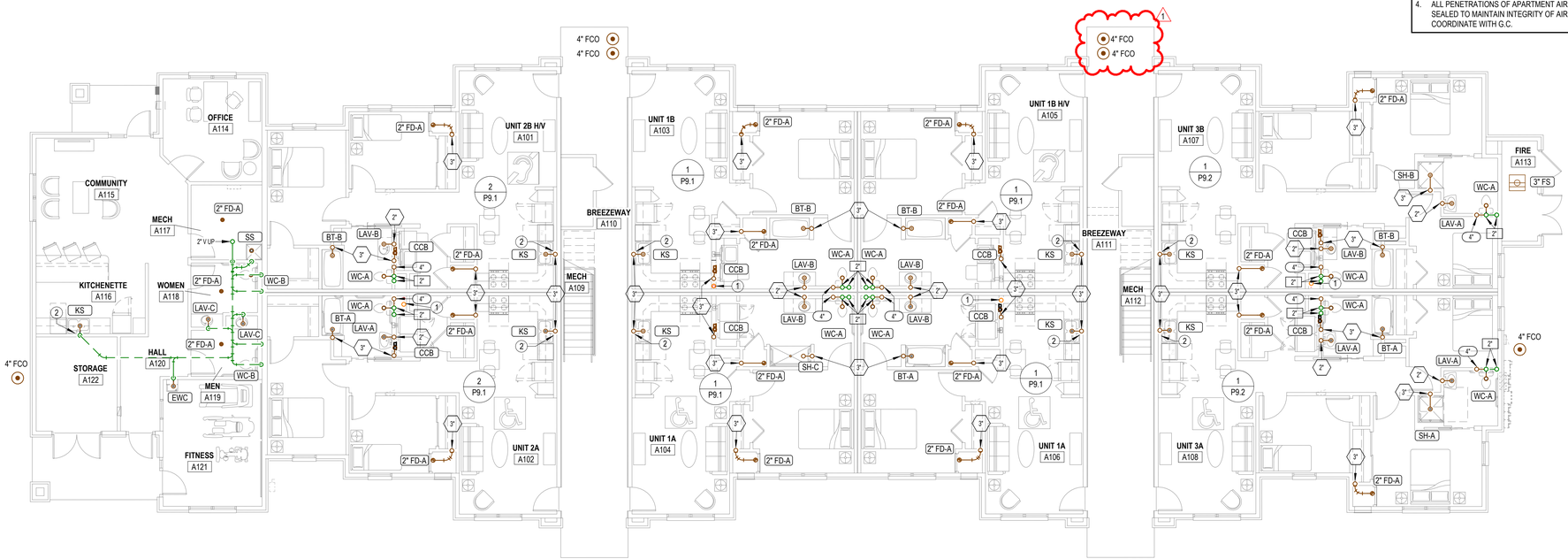
Project 24072 **05/09/2025**

PLUMBING SIZING SYMBOLS	
x"	DRAIN (X = SIZE)
x"	VENT (X = SIZE)
x"	WASTE STACK VENT (X = SIZE)

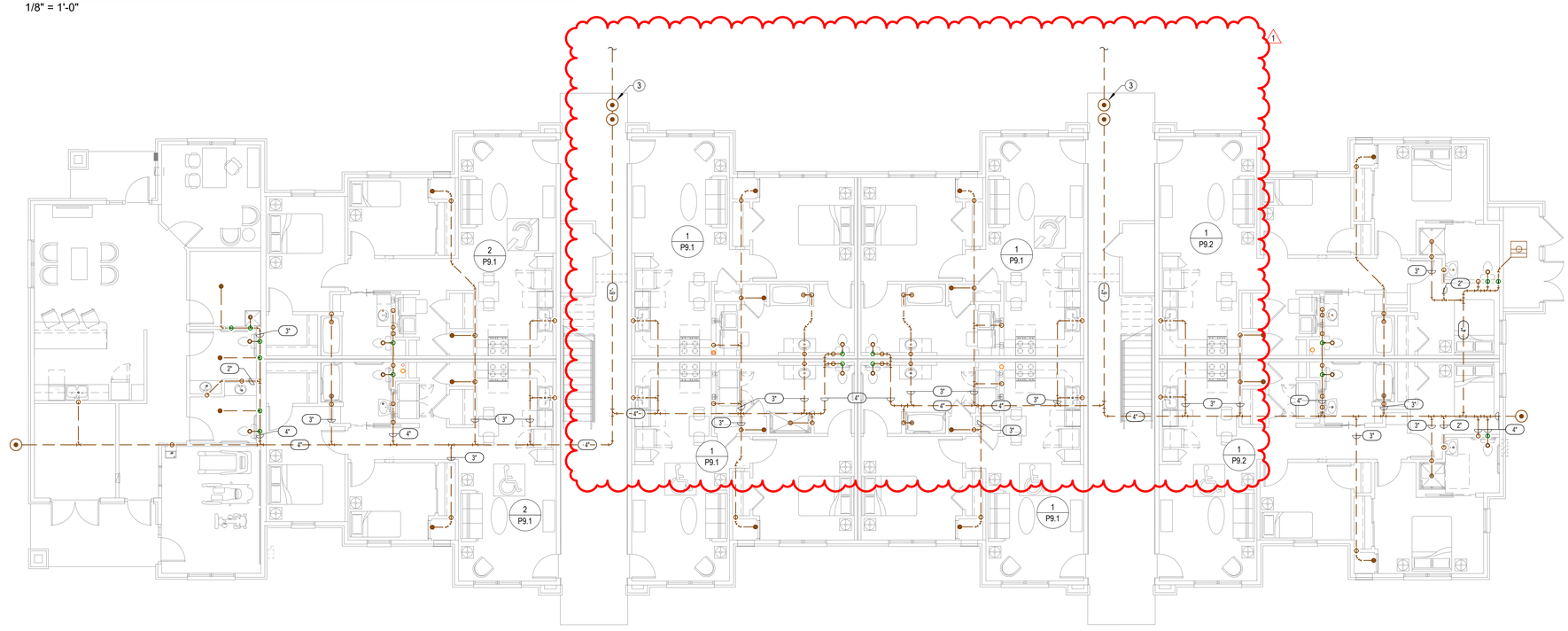
NOTES BY SYMBOL

1. 4" PVC PIPE FOR RADON SYSTEM. COORDINATE EXACT REQUIREMENTS WITH ARCHITECT.
2. PROVIDE INDIRECT CONNECTION AT GARBAGE DISPOSER AND CONNECT DISHWASHER. ROUTE DRAIN FROM DISHWASHER AT BACK OF CABINETRY. COORDINATE EXACT ROUTING WITH G.C.
3. SEE ME1.0 FOR CONTINUATION.



2 BUILDING A-FIRST FLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"



1 BUILDING A-UNDERFLOOR-WASTE AND VENT PLAN

1/8" = 1'-0"

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jgr@jgrarchitects.com

THE RESERVES AT COBALT CIRCLE

NEW APARTMENT COMPLEX

BROWNSVILLE TENNESEE

10-29-2025

REVISIONS:

1 10-29-2025 ASI #3

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

P1.1

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