



Jones Gillam Renz Architects

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ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	The Reserves at Cobalt Circle New Development Brownsville, TN	Report No.	Four (4)
OWNER:	OPG Cobalt Circle Partners, LLC Dan Maximuk 250 N. Santa Fe Ave, Suite A Salina, KS 67401	Date	Nov. 13, 2025
CONTRACTOR:	MCP Group 3501 SW Fairlawn Rd. Topeka, KS 66614	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. General Notes:
 - a. All code requirements have been updated from the 2018 codes to the 2021 codes.
 - b. All Architectural Drawings – date has been added to the architectural stamp, below the signature.
 - c. All drawing sets and specifications are being reissued. This ASI will not include individually revised sheets. Reference updated drawings sets on JGR's Plan Room:
<https://jgrarchitects.com/plan-room/>
2. Specifications - UL Listings U303, U341, L501, L528 and P522 have been added.
3. Civil Revisions
 - a. Water Plan
 - i. Circles of 150ft have been added along the fire apparatus route to verify that all the buildings are within the 150ft requirement.
 - ii. Updated flow test information has been included
 - iii. PIVs have been relocated to be 40ft from the buildings.
 - iv. Point of service location has been added to the plan
 - b. Utility Plan
 - i. PIVs have been relocated to be 40ft from the buildings.
 - ii. Point of service location has been added to the plan
 - c. Utility Details – Fire Protection Riser Diagram and Fire Hydrant and Valve detail have been added.
 - d. Fire Truck Exhibit – this sheet has been added
4. Architectural Revisions:
 - a. Cover Sheet – Tennessee State Fire Marshal and Brownsville Adopted Codes have been listed. Sheet has been rearranged to fit space for the SFMO approval stamps.
 - b. CFP1 & CFP2 – revised to show Tennessee State Fire Marshal and Brownsville Adopted Codes. Revised Occupant Load factors.
 - c. ANSI1, ANSI2, ANSI3 Sheets – full sheets replaced per 2021 IBC (ICC A117.1-2017)
 - d. A1.5 – Notes revised per the 2021 IBC
 - e. A2.1
 - i. General Notes revised per the 2021 IBC
 - ii. Unit A104 – label revised to show Unit 1As type.
 - iii. Units A104, A106 & A107 – revised bathroom layouts.
 - f. A2.2
 - i. General Notes revised per the 2021 IBC
 - ii. Units B107, B108, C107 & C108 – revised bathroom layouts
 - g. A2.3
 - i. Apartment General Notes revised per the 2021 IBC
 - ii. Unit 1A (Accessible) & Unit 1As (Accessible) bathroom layouts revised to meet the 2021 IBC (ICC A117.1-2017)

- iii. Detail D – label corrected
 - h. A2.4
 - i. Apartment Partition Schedule, Floor/Ceiling A and Floor/Ceiling B notes revised per the 2021 IBC
 - ii. Note added pertaining to the UL System Construction Details
 - iii. Unit 2A (Accessible) bathroom corrected to match the enlarged plans on Sheet A2.7
 - i. A2.5
 - i. Window Notes have been updated per the 2021 IBC
 - ii. Unit 3A (Accessible) bathroom corrected to match the enlarged plans on Sheet A2.7
 - iii. Unit 3B (Type-B) and Unit 3C (Standard) sink location/layout in Bath 117 has been revised.
 - j. A2.6 - Unit 1A (Accessible) & Unit 1As (Accessible) bathroom layouts revised to meet the 2021 IBC (ICC A117.1-2017)
 - k. A2.7 – Unit A2 (Accessible) & Unit 3A (Accessible) bathroom layouts revised to meet the 2021 IBC (ICC A117.1-2017)
 - l. A2.8 – Detail A – sink clearance revised per the 2021 IBC (ICC A117.1-2017)
 - m. A2.9
 - i. Unit 2B (Type-B) closet layout corrected to match floor plans
 - ii. Details B & C – sink and shower clearances revised per the 2021 IBC (ICC A117.1-2017)
 - n. A2.10
 - i. Accessible Unit bath Details revised per the 2021 IBC (ICC A117.1-2017)
 - ii. Unit 2C (Standard) closet layout corrected to match floor plans
 - o. A2.11 - Clubhouse General Notes, Clubhouse Partition Schedule, Roof/Ceiling 1, Window Notes revised per the 2021 IBC
 - p. A4.1, A4.2, A4.3, A4.4, A4.5, A4.6, A4.7, A4.8 notes revised per the 2021 IBC
 - q. A5.1 – Roof General Notes, Apartment Building A Attic Ventilation and Apartment Building B Attic Ventilation notes revised per the 2021 IBC
 - r. A7.1 – 1 Bedroom/1 Bath First/Second Floor revised per new bathroom layout.
- 5. MEP Revisions:
 - a. E4.1
 - i. Revised dwelling unit electrical layout for modified restroom
 - ii. Added new enlarged plan for ADA restroom layout
 - b. M1.1
 - i. Revised exhaust duct routing for modified restroom
 - c. P1.1 & P1.2
 - i. Revised waste and vent piping for modified restroom
 - d. P4.1 & P4.2
 - i. Revised domestic water piping for modified restroom
 - e. P9.2
 - i. Added waste and vent riser for modified restroom
- 6. Structural Revisions:
 - a. S001 – A. Design Criteria revised to reference the 2021 IBC

Revised Sheets/Documents (Please note: no individual sheets are being included in this ASI. All drawing and specification sets have been reissued and can be found on JGR's Plan Room):

1. UL Listings: UL Listings U303, U341, L501, L528 and P522
2. Revised Civil Sheets: Water Plan, Utility Plan, Utility Details, Fire Truck Exhibit (Added)
3. Revised Architectural Sheets: Cover Sheet, CFP1, CFP2, ANSI-1, ANSI-2, ANSI-3, A1.5, A2.1, A2.2, A2.3, A2.4, A2.5, A2.6, A2.7, A2.8, A2.9, A2.10, A2.11, A4.1, A4.2, A4.3, A4.4, A4.5, A4.6, A4.7, A4.8, A5.1, A7.1
4. Revised MEP Sheets: E4.1, M1.1, P1.1, P1.2, P4.1, P4.2, P9.2
5. Revised Structural Sheets: S001

Issued by: Jones Gillam Renz Architects PO Box 2928, Salina, KS 67402
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Copies to:

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