Jones Gillam Renz Architects

Address
730 N 9th St.
Salina, KS 67401

1881 Main St., Suite 301
Kansas City, MO 64108

Contact
jgr@jgrarchitects.com
(785) 827-0386

Web
jgrarchitects.com

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT:	**The Reserves at Cobalt Circle** New Development Brownsville, TN	**Report No.**	**Six (6)**
OWNER:	**OPG Cobalt Circle Partners, LLC** Dan Maximuk 250 N. Santa Fe Ave, Suite A Salina, KS 67401	**Date**	**Dec. 22, 2025**
		Architect's Proj No.	**24-3446**
CONTRACTOR:	**MCP Group** 3501 SW Fairlawn Rd. Topeka, KS 66614	**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. Structural Revisions:
    a. Embedment lengths on Shear Walls have been revised.

Attatchments:

1. Structural Sheets: S003, S501, S530

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)

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.

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, 8" 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 3 (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, 8" 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 3 (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, 8" 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 3 (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, 8" 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 3 (16) .148 x 3 1/4 NAILS	(2) 16d nails @ 24" o.c.	72	46 2
	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, 8" 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 3 (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, 8" 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	- 3	(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	DTT2Z (8) 1/4"Øx1-1/2"SDS Screws 1/2"Ø Anchor Rod, 8" Embed	(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

3 "NOTE: AT EXTERIOR WALLS WHERE SLAB IS POURED OVER A FOUNDATION, THE ANCHOR SHALL BE LENGTHENED AS REQUIRED TO PASS THROUGH THE SLAB AND EMBED INTO THE FOUNDATION 8"

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CODY LANDON DAILEY REGISTERED ENGINEER STATE OF TENNESSEE No. 118933 12/18/2025

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
2	ASI 5 - BLDG C REVISION	12/05/2025
3	ASI 6 - SHEAR WALL SCHED REVS	12/18/2025

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

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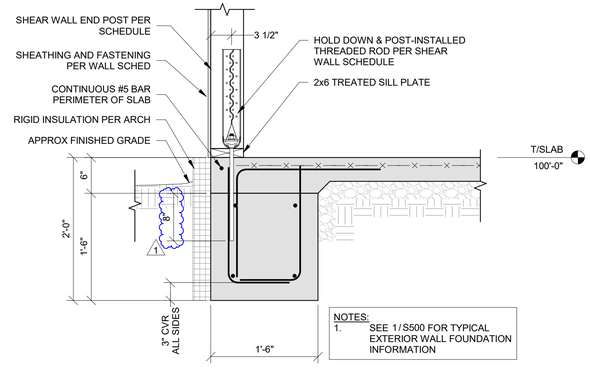
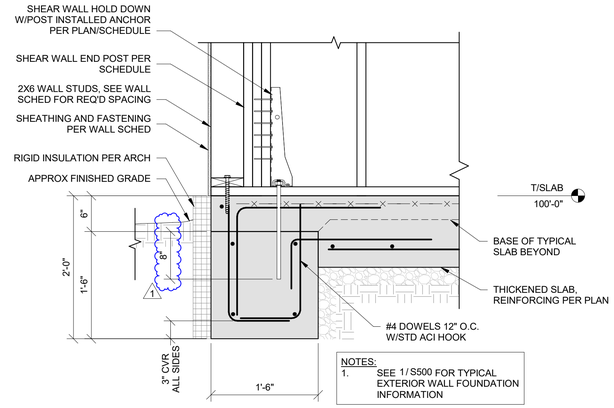
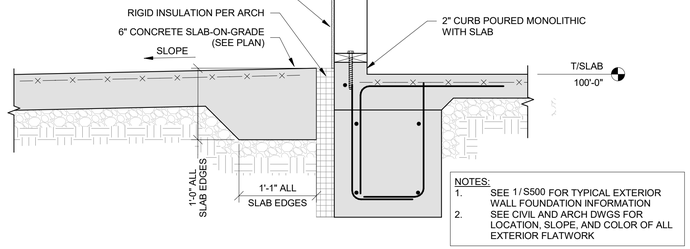
DRAWING NO.
S003



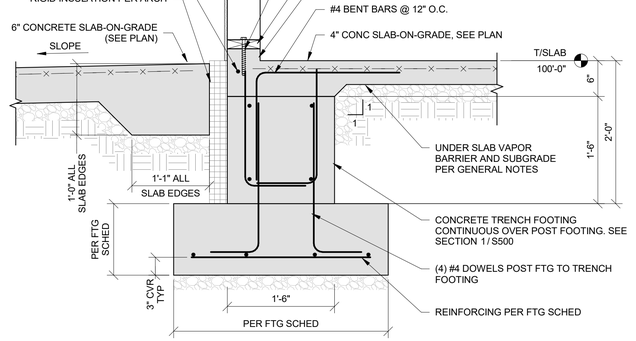
1 S501 EXTERIOR SHEAR WALL SECTION AT HOLD DOWN
1" = 1'-0"



2 S501 INTERIOR SHEAR WALL SECTION AT HOLD DOWN
1" = 1'-0"



3 S501 FOUNDATION SECTION AT BREEZEWAY
1" = 1'-0"



4 S501 FOUNDATION SECTION AT POST IN BREEZEWAY EXTERIOR WALL
1" = 1'-0"

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No.	Description	Date
1	ASI 6 - SHEAR WALL SCHED REVS	12/18/2025

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

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE
FOUNDATION DETAILS

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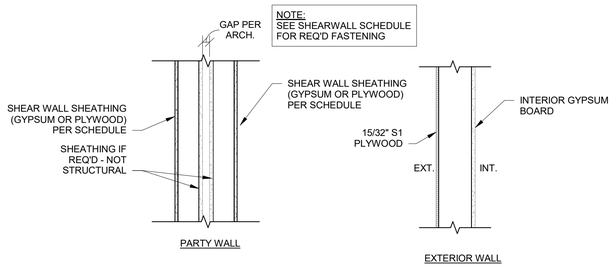
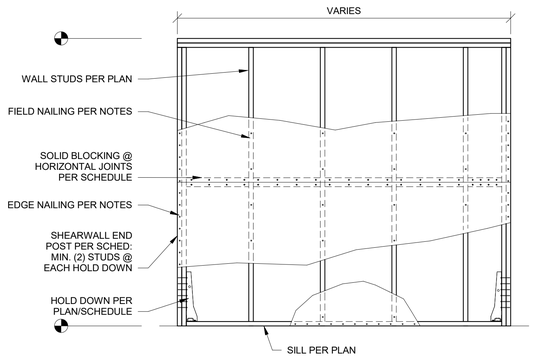
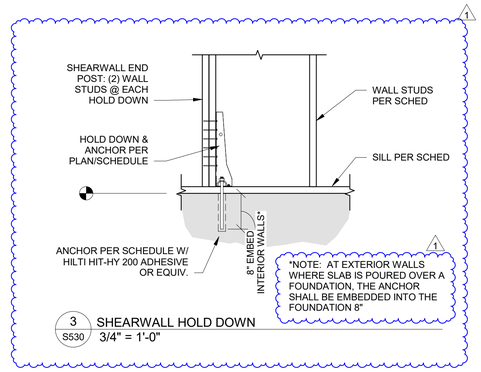
S501



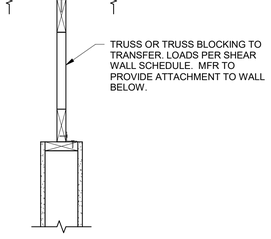
1 S530 TYPICAL SHEARWALL SECTIONS
1" = 1'-0"



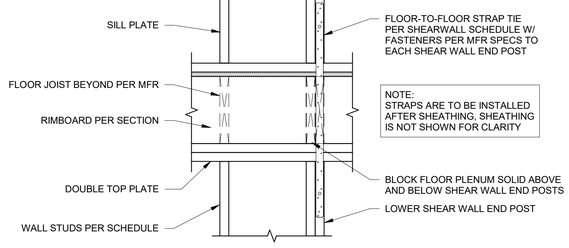
2 S530 SHEARWALL NAILING
1/2" = 1'-0"



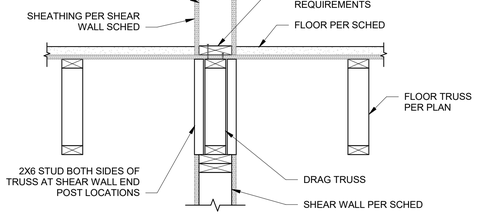
3 S530 SHEARWALL HOLD DOWN
3/4" = 1'-0"



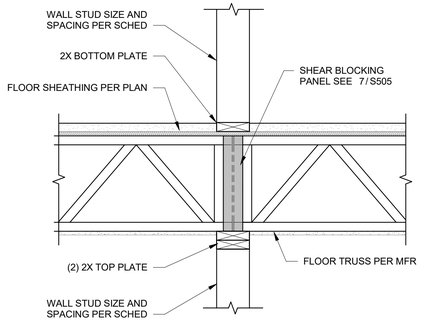
4 S530 ROOF TRUSS AT SHEAR WALL
1" = 1'-0"



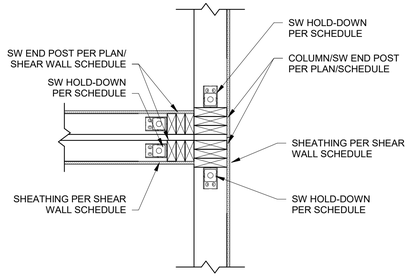
5 S530 FLOOR-TO-FLOOR STRAP TIE
1" = 1'-0"



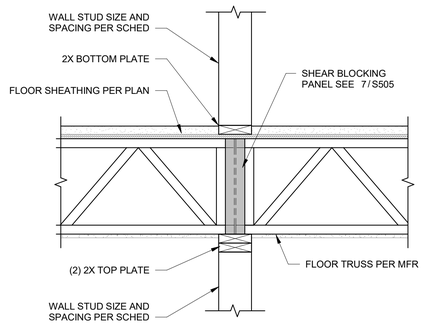
6 S530 SHEAR WALL PARALLEL TO FLOOR TRUSSES
1" = 1'-0"



7 S530 FRAMING AT INTERIOR SHEAR WALL
1" = 1'-0"



8 S530 SHEARWALL END @ COLUMNS - PLAN
1" = 1'-0"



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CODY LANDON DAILEY
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AGRICULTURE
COMMERCE
No. 118933
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12/18/2025

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PROJECT NUMBER
2024002664

SET ISSUE DATE
05/09/2025

ENGINEER	DRAWN BY	CHECKED BY
CAS	CAS	JTB

JONES GILLAM RENZ
COBALT CIRCLE
BROWNSVILLE, TENNESSEE

SHEAR WALL DETAILS

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DRAWING NO.
S530