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NOTICE TO ALL CONTRACTORS AND SUB-CONTRACTORS

6-10-2025

Reserves at Cobalt Circle – JGR Proj. 24-3446

ADDENDUM NO. 2

YOU ARE INSTRUCTED TO READ AND TO NOTE THE FOLLOWING DESCRIBED CHANGES, CORRECTIONS, CLARIFICATIONS, OMISSIONS, DELETIONS, ADDITIONS, APPROVALS, AND STATEMENTS PERTINENT TO THE CONTRACT AND CONSTRUCTION DOCUMENTS. THIS ADDENDUM IS A PART OF THE CONTRACT AND CONSTRUCTION DOCUMENTS AND SHALL GOVERN IN THE PERFORMANCE OF THE WORK.

ARCHITECTURAL – Specifications

1. Section 07311 – Asphalt Shingles – 2.3 Underlayment Materials – Ice and water shield, self-adhering underlayment, Grace Ultra, has been added to the specification.

ARCHITECTURAL – Drawings

1. Sheets A4.1 – A4.8 – Wall Sections & Details – roof notes modified to included 30# felt and ice and water shield.
2. Sheet A5.1 – Roof General Notes – Note 12 have been modified.

Receipt of this Addendum shall be noted on the Bid Form.

END OF ADDENDUM NO. 2

Revised Arch Sheets: A4.1, A4.2, A4.3, A4.4, A4.5, A4.6, A4.7, A4.8, A5.1
Revised Specification Section 07311 Asphalt Shingles

SECTION 07311

ASPHALT SHINGLES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes the following:
 - 1. Asphalt shingles.
 - 2. Felt underlayment.
 - 3. Water and ice shield underlayment
 - 4. Ridge vents.

1.3 DEFINITIONS

- A. Roofing Terminology: Refer to ASTM D 1079 and glossary of NRCA's "The NRCA Roofing and Waterproofing Manual" for definitions of terms related to roofing work in this Section.

1.4 SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Samples for Initial Selection: For each type of asphalt shingle, ridge and hip cap shingles, ridge vent and exposed valley lining indicated.
 - 1. Include similar Samples of trim and accessories involving color selection.
- C. Samples for Verification: For the following products, of sizes indicated, to verify color selected.
 - 1. Asphalt Shingle: Full-size asphalt shingle strip.
 - 2. Ridge and Hip Cap Shingles: Full-size ridge and hip cap asphalt shingle.
 - 3. Ridge Vent: 12-inch- (300-mm-) long Sample.
 - 4. Exposed Valley Lining: 12 inches (300 mm) square.
 - 5. Self-Adhering Underlayment: 12 inches (300 mm) square.
- D. Qualification Data: For Installer, including certificate signed by asphalt shingle manufacturer stating that Installer is approved, authorized, or licensed to install roofing system indicated.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency or by manufacturer and witnessed by a qualified testing agency, for asphalt shingles.
- F. Research/Evaluation Reports: For asphalt shingles.
- G. Maintenance Data: For asphalt shingles to include in maintenance manuals.
- H. Warranties: Special warranties specified in this Section.

1.5 QUALITY ASSURANCE

- A. Installer Qualifications: A firm or individual that is approved, authorized, or licensed by asphalt shingle roofing system manufacturer to install roofing system indicated.
- B. Source Limitations: Obtain ridge and hip cap shingles ridge vents, felt underlayment, and self-adhering sheet underlayment through one source from a single asphalt shingle manufacturer.
- C. Fire-Test-Response Characteristics: Provide asphalt shingle and related roofing materials with the fire-test-response characteristics indicated, as determined by testing identical products per test method below by UL or another testing and inspecting agency acceptable to authorities having jurisdiction. Identify materials with appropriate markings of applicable testing and inspecting agency.
 - 1. Exterior Fire-Test Exposure: **Class C or better**; ASTM E 108 or UL 790, for application and roof slopes indicated.

1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store roofing materials in a dry, well-ventilated, weathertight location according to asphalt shingle manufacturer's written instructions. Store underlayment rolls on end on pallets or other raised surfaces. Do not double-stack rolls.
 - 1. Handle, store, and place roofing materials in a manner to avoid significant or permanent damage to roof deck or structural supporting members.
- B. Protect unused underlayment from weather, sunlight, and moisture when left overnight or when roofing work is not in progress.

1.7 PROJECT CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit asphalt shingle roofing to be performed according to manufacturer's written instructions and warranty requirements.

1. Install self-adhering sheet underlayment within the range of ambient and substrate temperatures recommended by manufacturer.

1.8 WARRANTY

- A. Special Project Warranty: Roofing Installer's warranty, on warranty form at end of this Section, signed by roofing Installer, covering Work of this Section, in which roofing Installer agrees to repair or replace components of asphalt shingle roofing that fail in materials or workmanship within the following warranty period:
 1. Installation Warranty Period: Two years from date of Substantial Completion.
 2. Product Warranty Period: Forty year product warranty.

1.9 EXTRA MATERIALS

- A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.
 1. Asphalt Shingles: 100 sq. ft (9.3 sq. m) of each type, in unbroken bundles.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. In other Part 2 articles where titles below introduce lists, the following requirements apply to product selection:
 1. Available Products: Subject to compliance with requirements, products that may be incorporated into the Work include, but are not limited to, products specified.
 2. Products: Subject to compliance with requirements, provide one of the products specified.
 3. Products and Installation; **Roof System and Materials to be provided and installed to be Exterior Fire-Test Exposure Class C or better; ASTM E 108 or UL 790.**

2.2 GLASS-FIBER-REINFORCED ASPHALT SHINGLES

- A. Laminated-Strip Asphalt Shingles: **Class A, ASTM D 3462**, laminated, multi-ply overlay construction, glass-fiber reinforced, mineral-granule surfaced, and self-sealing.
 1. Manufacturers: GAF Timberline, IKO Cambridge, Tamko Titan, or approved equal
 2. Minimum 30-year Material Warranty.
 3. Color: To be selected by architect/owner
 4. Butt Edge: Straight or Notched cut.
 5. Strip Size: Manufacturer's standard.
 6. Algae Resistance: Granules treated to resist algae discoloration.
 7. Color and Blends As selected by Architect from manufacturer's full range.
- B. Hip and Ridge Shingles: Manufacturer's standard units to match asphalt shingles.

2.3 UNDERLAYMENT MATERIALS

- A. Felts: ASTM D 4869, Type I, 30# asphalt-saturated organic felts, non-perforated.
- B. Ice and water shield, self-Adhering Sheet Underlayment, Grace Ultra, approved for High Altitude & Climates, ASTM D 1970, minimum of 30 mil- thick sheet; Cold applied, self-adhering membrane composed of a high strength polyethylene film coated on one side with a layer of butyl rubber adhesive and interwound with a disposable release sheet. An embossed, slip resistant surface is provided on the polyethylene.

2.4 RIDGE VENTS

- A. Rigid Ridge Vent: Manufacturer's standard rigid section high-density polypropylene or other UV-stabilized plastic ridge vent with nonwoven geotextile filter strips and with external deflector baffles; for use under ridge shingles.

2.5 ACCESSORIES

- A. Asphalt Roofing Cement: ASTM D 4586, Type II, asbestos free.
- B. Roofing Nails: ASTM F 1667; aluminum, stainless-steel, copper, or hot-dip galvanized steel wire shingle nails, minimum 0.120-inch- (3-mm-) diameter, barbed shank, sharp-pointed, with a minimum 3/8-inch- (9.5-mm-) diameter flat head and of sufficient length to penetrate 3/4 inch (19 mm) into solid wood decking or extend at least 1/8 inch (3 mm) through OSB or plywood sheathing.
 1. Where nails are in contact with metal flashing, use nails made from same metal as flashing.
- C. Felt Underlayment Nails: Aluminum, stainless-steel, or hot-dip galvanized steel wire with low profile capped heads or disc caps, 1-inch (25-mm) minimum diameter.

2.6 METAL FLASHING AND TRIM

- A. Sheet Metal Flashing and Trim: Comply with requirements in Division 7 Section "Sheet Metal Flashing and Trim."
 - 1. Sheet Metal: Zinc-coated (galvanized) steel or Prepainted, metallic-coated steel.
- B. Fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item.
 - 1. Apron Flashings: Fabricate with lower flange a minimum of 4 inches (100 mm) over and 4 inches (100 mm) beyond each side of down slope asphalt shingles and 6 inches (150 mm)] up the vertical surface.
 - 2. Step Flashings: Fabricate with a headlap of 2 inches (50 mm) and a minimum extension of 4 inches (100 mm) over the underlying asphalt shingle and up the vertical surface.
 - 3. Cricket Flashings: Fabricate with concealed flange extending a minimum of 18 inches (450 mm) beneath upslope asphalt shingles and 6 inches (150 mm) beyond each side of chimney, skylight and 6 inches (150 mm) above the roof plane.
 - 4. Open Valley Flashings: Fabricate in lengths not exceeding 10 feet (3 m) with 1-inch- (25-mm-) high inverted-V profile at center of valley and equal flange widths of 12 inches (300 mm).
 - 5. Drip Edges: Fabricate in lengths not exceeding 10 feet (3 m) with 2-inch (50-mm) roof deck flange and 1-1/2-inch (38-mm) fascia flange with 3/8-inch (9.6-mm) drip at lower edge.
- C. Vent Pipe Flashings: ASTM B 749, Type L51121, at least 1/16 inch (1.6 mm) thick. Provide lead sleeve sized to slip over and turn down into pipe, soldered to skirt at slope of roof and extending at least 4 inches (100 mm) from pipe onto roof.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work.
 - 1. Examine roof sheathing to verify that sheathing joints are supported by framing and blocking or metal clips and that installation is within flatness tolerances.
 - 2. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and completely anchored; and that provision has been made for flashings and penetrations through asphalt shingles.
 - 3. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 UNDERLAYMENT INSTALLATION

- A. Double-Layer Felt Underlayment: Install double layers of felt underlayment on roof deck perpendicular to roof slope in parallel courses. Install a 19-inch- (485-mm-) wide starter course at eaves and completely cover with full-width second course. Install succeeding courses lapping previous courses 19 inches (485 mm) in shingle fashion. Lap ends a minimum of 6 inches (150 mm). Stagger end laps between succeeding courses at least 72 inches (1830 mm). Fasten with felt underlayment roofing nails.
 - 1. Apply a continuous layer of asphalt roofing cement over starter course and on felt underlayment surface to be concealed by succeeding courses as each felt course is installed.
 - 2. Install felt underlayment on roof sheathing not covered by self-adhering sheet underlayment. Lap edges over self-adhering sheet underlayment not less than 3 inches (75 mm) in direction to shed water.
 - 3. Terminate felt underlayment extended up not less than 4 inches (100 mm)] against sidewalls, curbs, chimneys and other roof projections.
- B. Self-Adhering Sheet Underlayment: Install self-adhering sheet underlayment, wrinkle free, on roof deck. Comply with low-temperature installation restrictions of underlayment manufacturer if applicable. Install at locations indicated below, lapped in direction to shed water. Lap sides not less than 3-1/2 inches (89 mm). Lap ends not less than 6 inches (150 mm) staggered 24 inches (600 mm) between courses. Roll laps with roller. Cover underlayment within seven days.
 - 1. Prime concrete and masonry surfaces to receive self-adhering sheet underlayment.
 - 2. Eaves: Extend from edges of eaves 24 inches (600 mm) beyond interior face of exterior wall.
Rakes: Extend from edges of rake 24 inches (600 mm) beyond interior face of exterior wall.
Valleys: Extend from lowest to highest point 18 inches (450 mm) on each side. Hips: Extend 18 inches (450 mm) on each side. Ridges: Extend 36 inches (914 mm) on each side without obstructing continuous ridge vent slot.
 - 3. Sidewalls: Extend beyond sidewall 18 inches (450 mm) and return vertically against sidewall not less than 4 inches (100 mm).

4. Dormers, Chimneys, Skylights, and other Roof-Penetrating Elements: Extend beyond penetrating element 18 inches (450 mm) and return vertically against penetrating element not less than 4 inches (100 mm).
 5. Roof Slope Transitions: Extend 18 inches (450 mm) on each roof slope.
- C. Metal-Flashed Open Valley Underlayment: Install two layers of 36-inch- (914-mm-) wide felt underlayment centered in valley. Stagger end laps between layers at least 72 inches (1830 mm). Lap ends of each layer at least 12 inches (300 mm) in direction to shed water, and seal with asphalt roofing cement. Fasten each layer to roof deck with felt underlayment roofing nails.
1. Lap roof deck felt underlayment over first layer of valley felt underlayment at least 6 inches (150 mm).

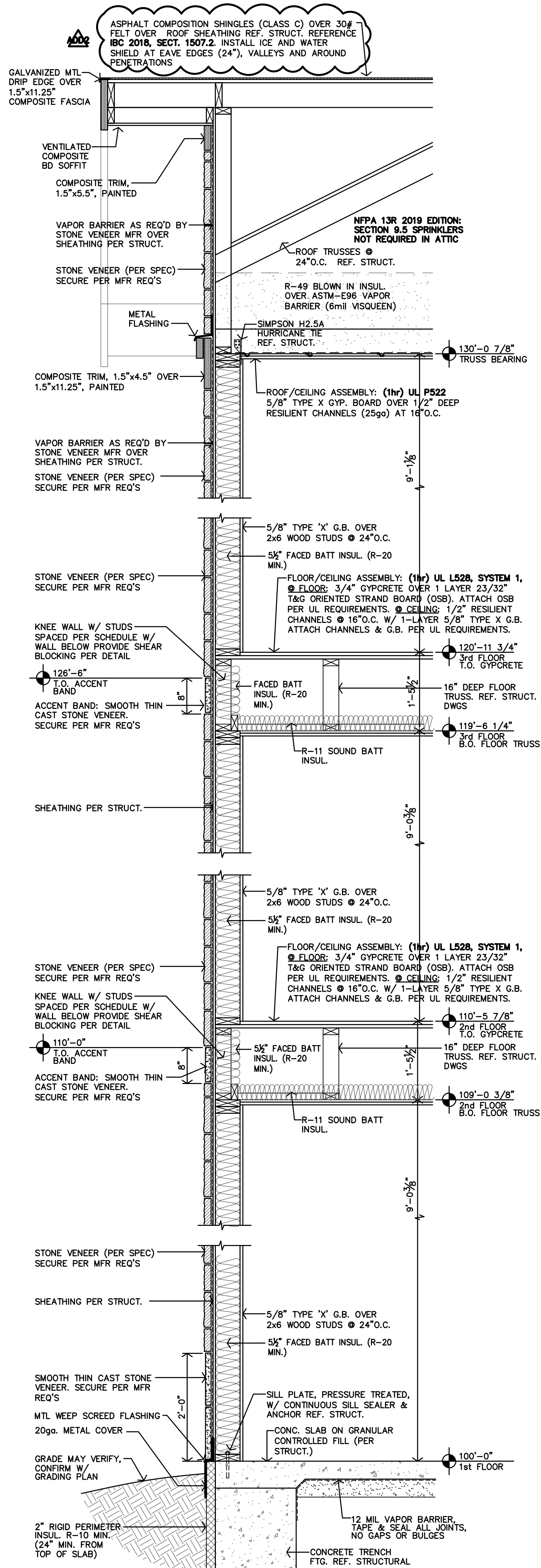
3.3 METAL FLASHING INSTALLATION

- A. General: Install metal flashings and other sheet metal to comply with requirements in Division 7 Section "Sheet Metal Flashing and Trim."
1. Install metal flashings according to recommendations in ARMA's "Residential Asphalt Roofing Manual" and asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."
- B. Apron Flashings: Extend lower flange over and beyond each side of downslope asphalt shingles and up the vertical surface.
- C. Step Flashings: Install with a head lap of 2 inches (50 mm) and extend over the underlying asphalt shingle and up the vertical surface. Fasten to roof deck only.
- D. Cricket or Backer Flashings: Install against the roof-penetrating element extending concealed flange beneath upslope asphalt shingles and beyond each side.
- E. Open Valley Flashings: Install centrally in valleys, lapping ends at least 8 inches (200 mm) in direction to shed water. Fasten upper end of each length to roof deck beneath overlap.
1. Secure hemmed flange edges into metal cleats spaced 12 inches apart and fastened to roof deck.
 2. Adhere 9-inch- (225-mm-) wide strip of self-adhering sheet to metal flanges and to self-adhering sheet underlayment.
- F. Rake Drip Edges: Install rake drip edge flashings over underlayment and fasten to roof deck.
- G. Eave Drip Edges: Install eave drip edge flashings below underlayment and fasten to roof sheathing.
- H. Pipe Flashings: Form flashing around pipe penetrations and asphalt shingles. Fasten and seal to asphalt shingles as recommended by manufacturer.

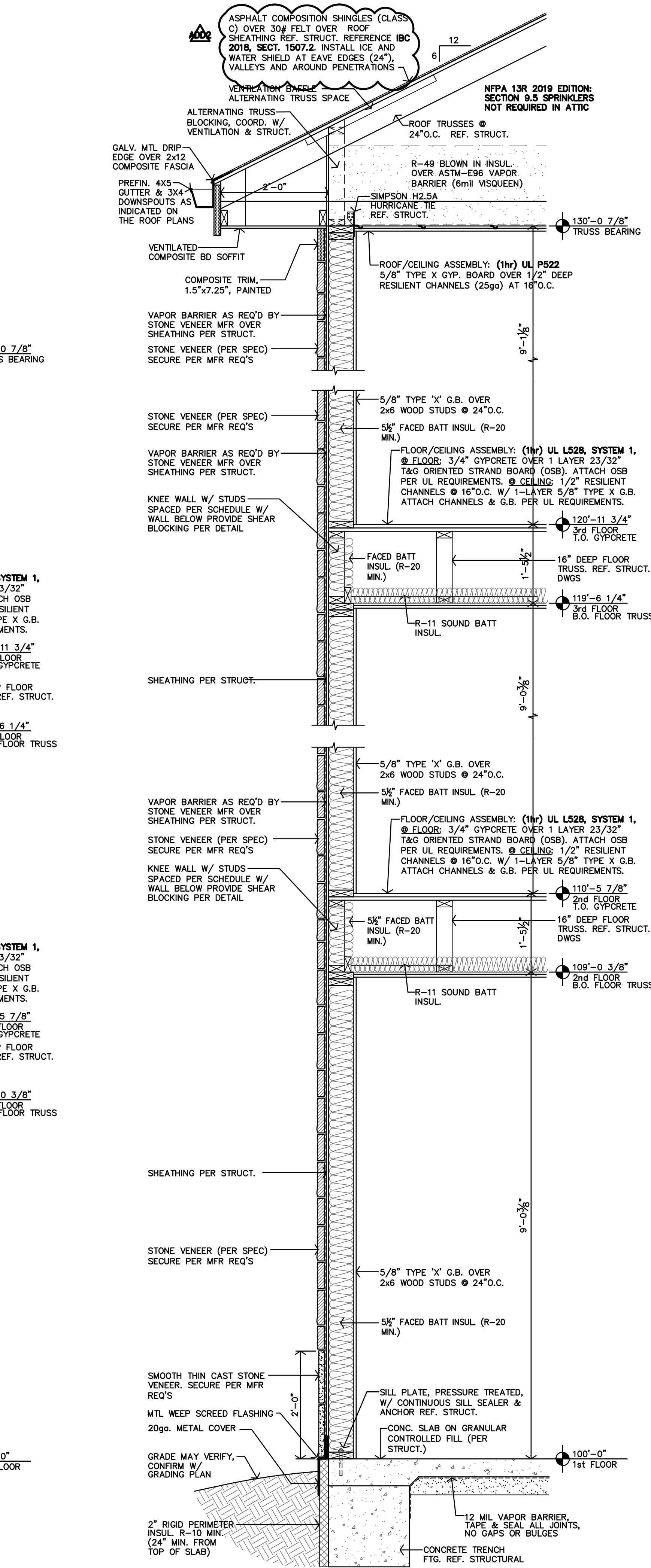
3.4 ASPHALT SHINGLE INSTALLATION

- A. Install asphalt shingles according to manufacturer's written instructions, recommendations in ARMA's "Residential Asphalt Roofing Manual," and asphalt shingle recommendations in NRCA's "The NRCA Roofing and Waterproofing Manual."
- B. Install starter strip along lowest roof edge, consisting of an asphalt shingle strip with tabs removed with self-sealing strip face up at roof edge.
1. Extend asphalt shingles 1/2 inch (13 mm) over fascia at eaves and rakes.
 2. Install starter strip along rake edge.
- C. Install first and remaining courses of asphalt shingles stair-stepping diagonally across roof deck with manufacturer's recommended offset pattern at succeeding courses, maintaining uniform exposure.
- D. Install first and remaining courses of asphalt shingles stair-stepping diagonally across roof deck with manufacturer's recommended offset pattern at succeeding courses, maintaining uniform exposure.
- E. Install asphalt shingles by single-strip column or racking method, maintaining uniform exposure. Install full length first course followed by cut second course, repeating alternating pattern in succeeding courses.
- F. Fasten asphalt shingle strips with a minimum of six roofing nails located according to manufacturer's written instructions.
1. Where roof slope exceeds 20:12, seal asphalt shingles with asphalt roofing cement spots.
 2. Where roof slope is less than 4:12, seal asphalt shingles with asphalt roofing cement spots.
 3. When ambient temperature during installation is below 50 deg F (10 deg C), seal asphalt shingles with asphalt roofing cement spots.
- G. Open Valleys: Cut and fit asphalt shingles at open valleys, trimming upper concealed corners of shingle strips. Maintain uniform width of exposed open valley from highest to lowest point.
1. Set valley edge of asphalt shingles in a 3-inch- (75-mm-) wide bed of asphalt roofing cement.
 2. Do not nail asphalt shingles to metal open valley flashings.
- H. Ridge Vents: Install continuous ridge vents over asphalt shingles according to manufacturer's written instructions. Fasten with roofing nails of sufficient length to penetrate sheathing.
- I. Ridge and Hip Cap Shingles: Maintain same exposure of cap shingles as roofing shingle exposure. Lap cap shingles at ridges to shed water away from direction of prevailing winds. Fasten with roofing nails of sufficient length to penetrate sheathing.

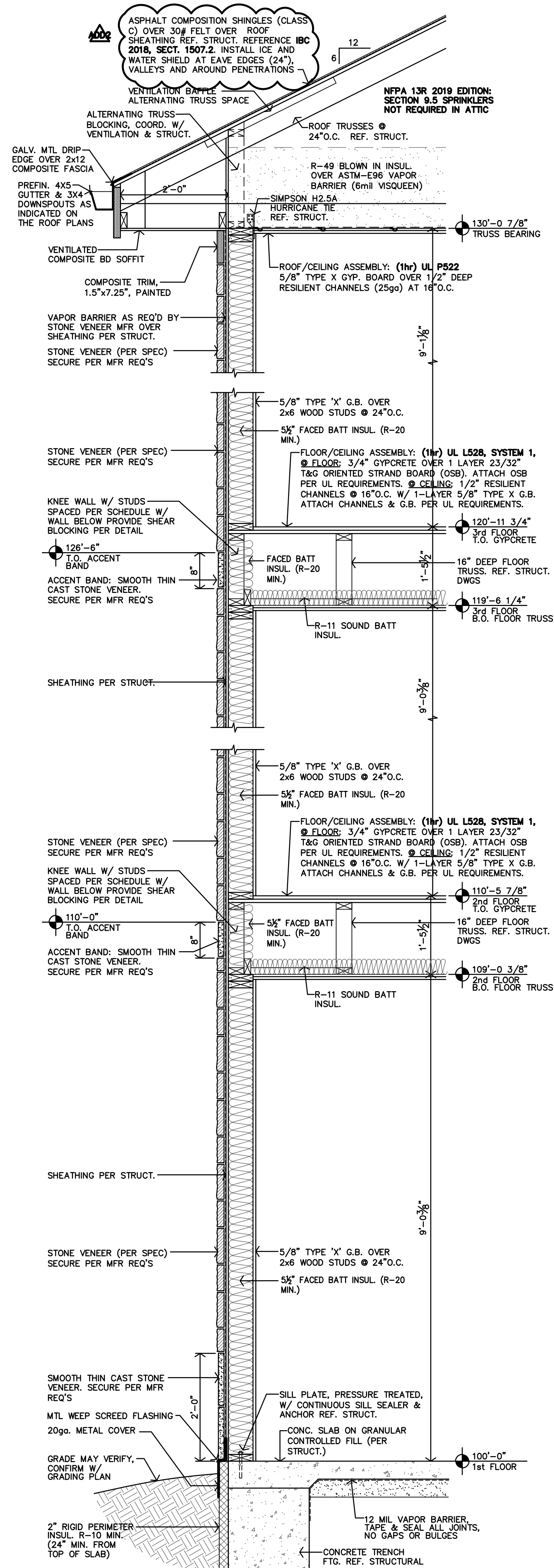
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D TYPICAL WALL SECTION
3/4"=1'-0"



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



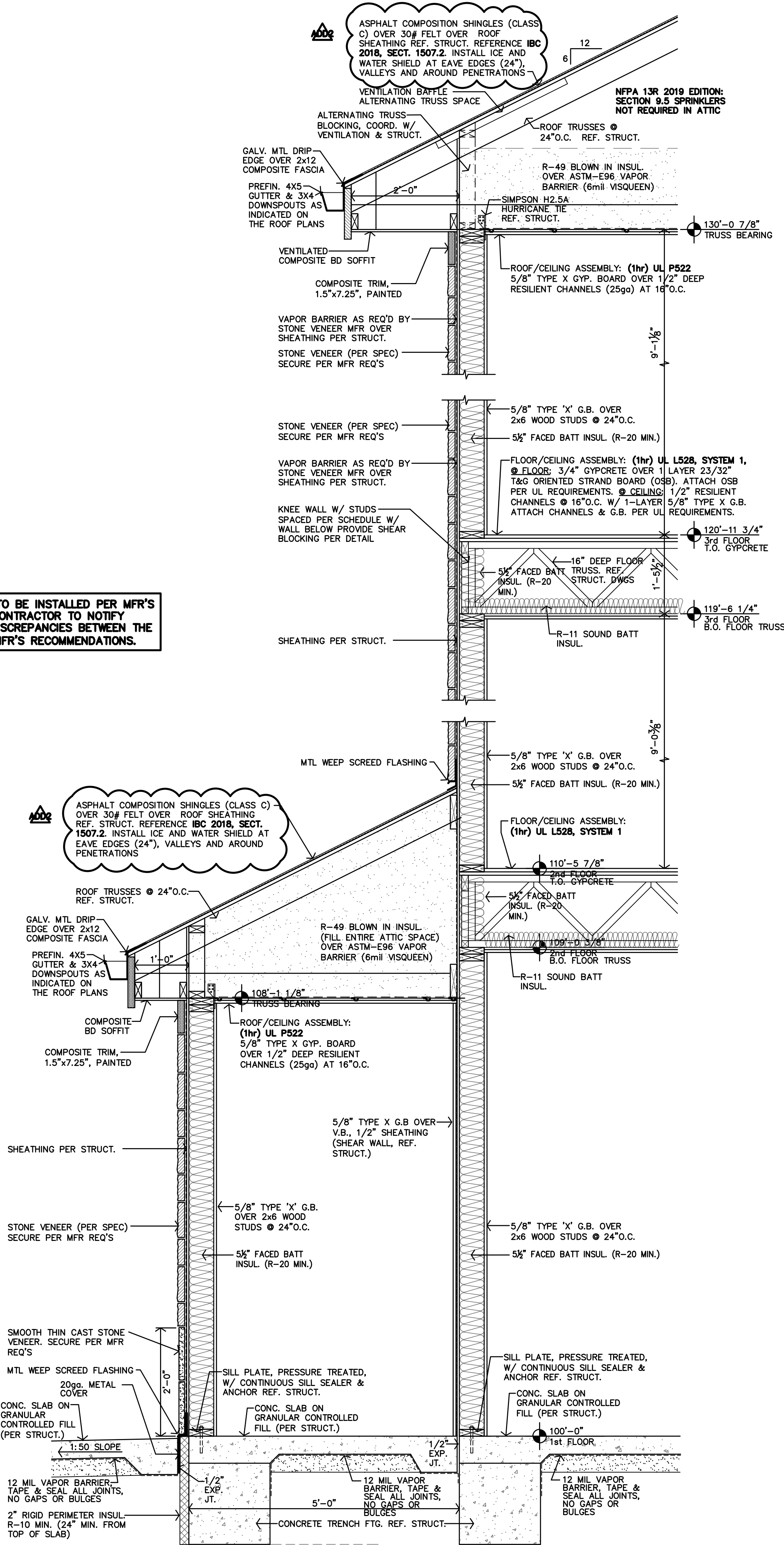
A TYPICAL WALL SECTION
3/4"=1'-0"

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

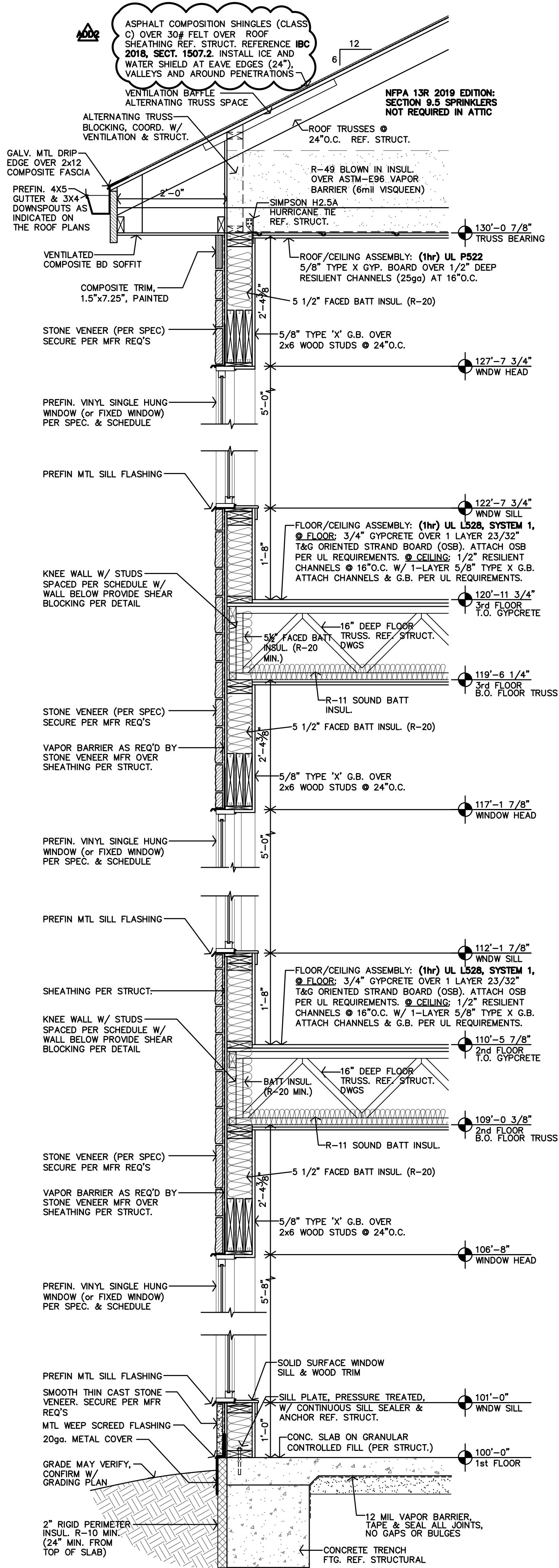


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DATE: 5-9-2025
JOB: 24-3446
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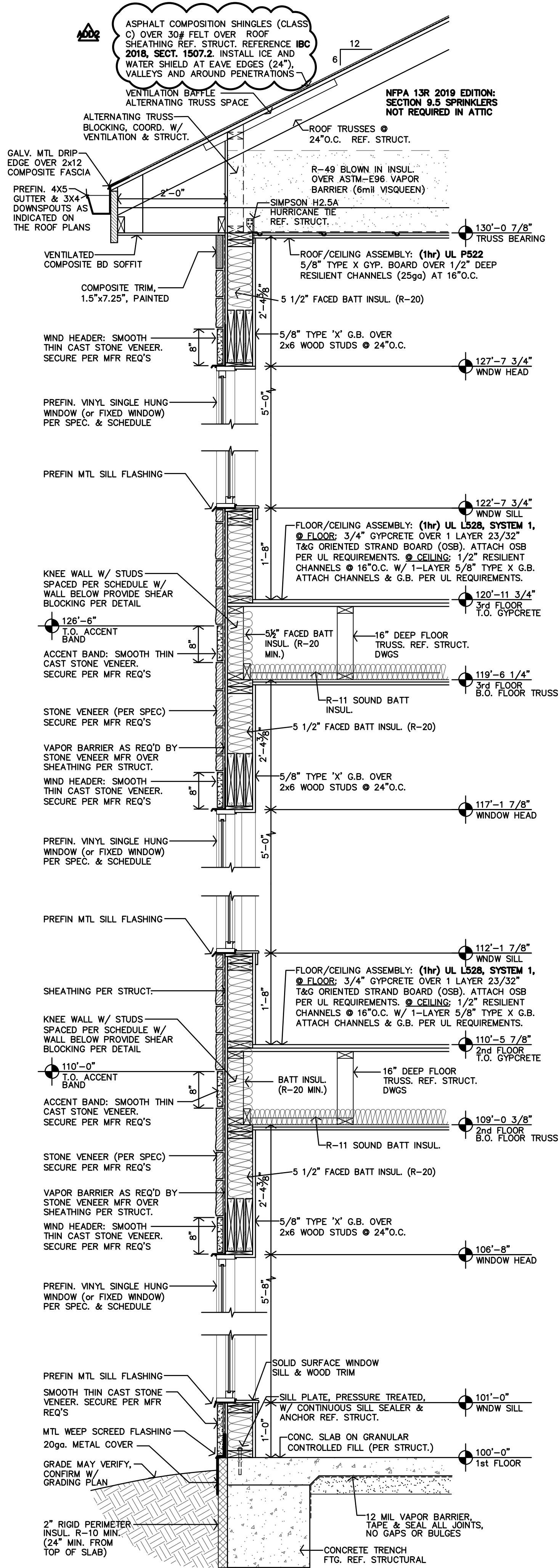
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C
WALL SECTION @ FIRE SPRINK RM.
3/4\"=1'-0\"



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



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



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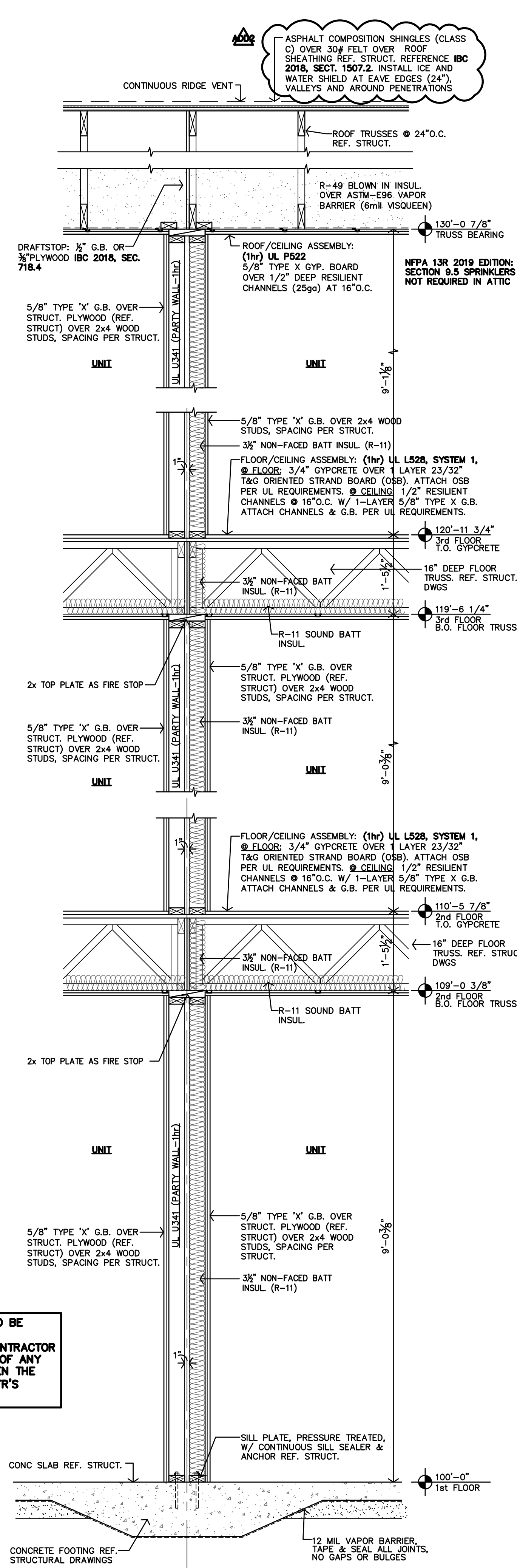
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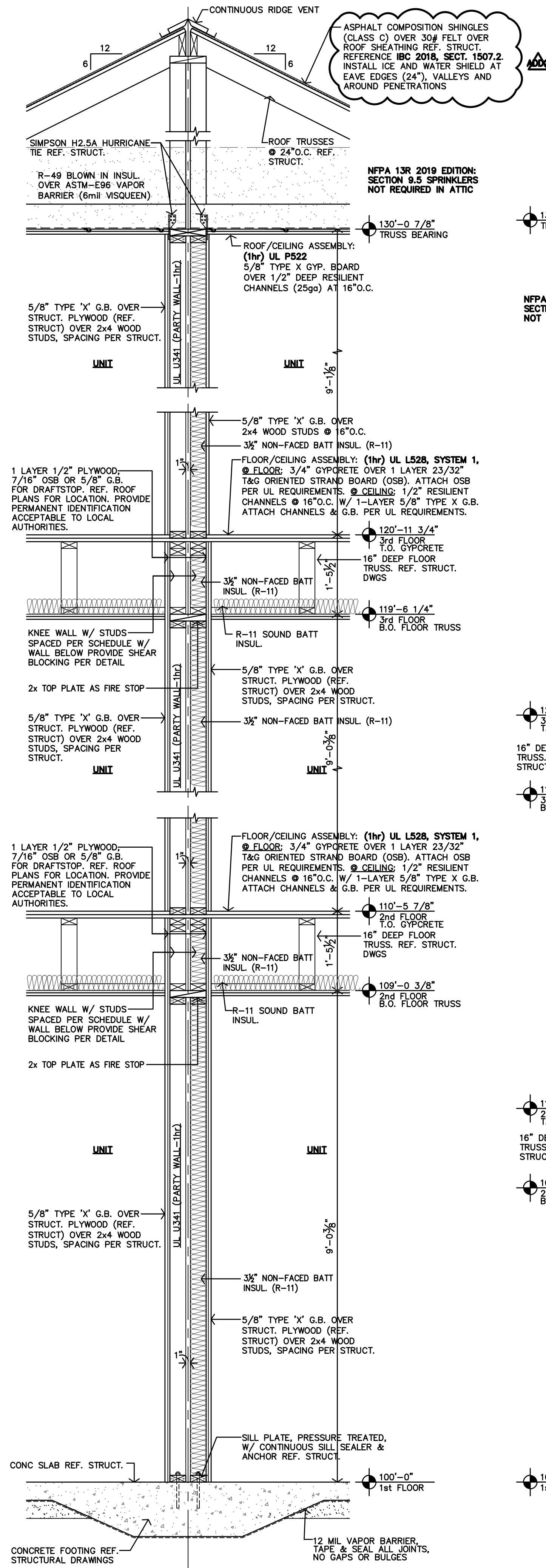
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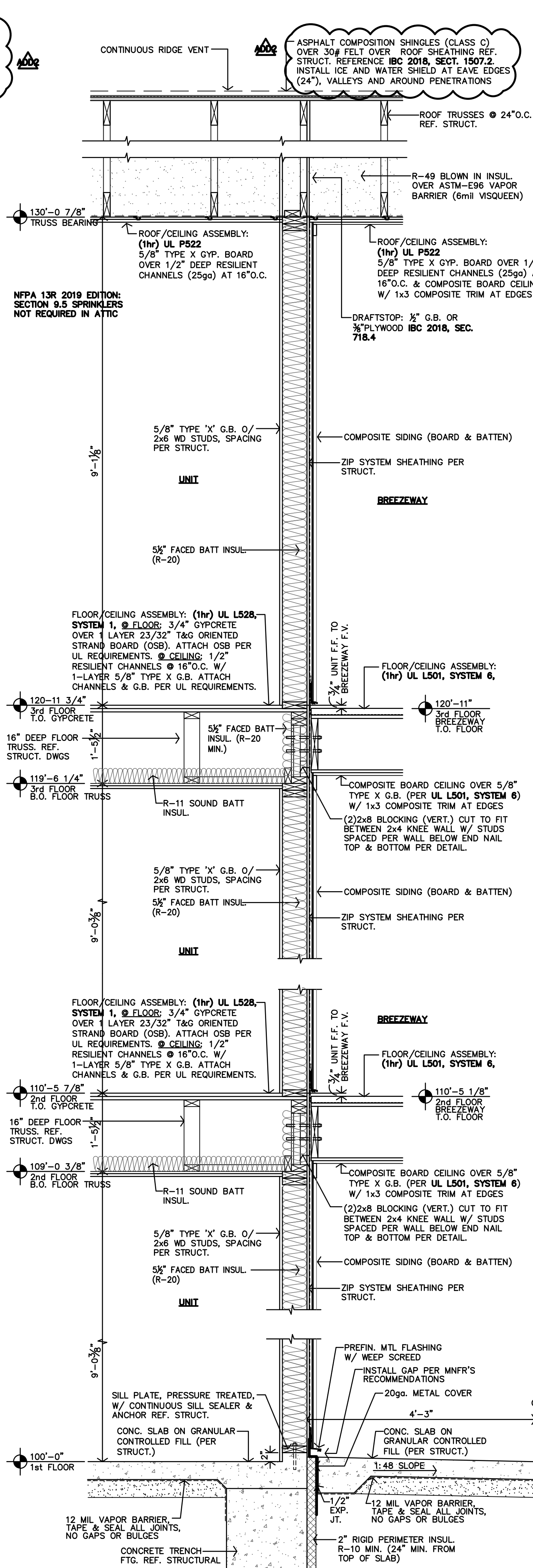
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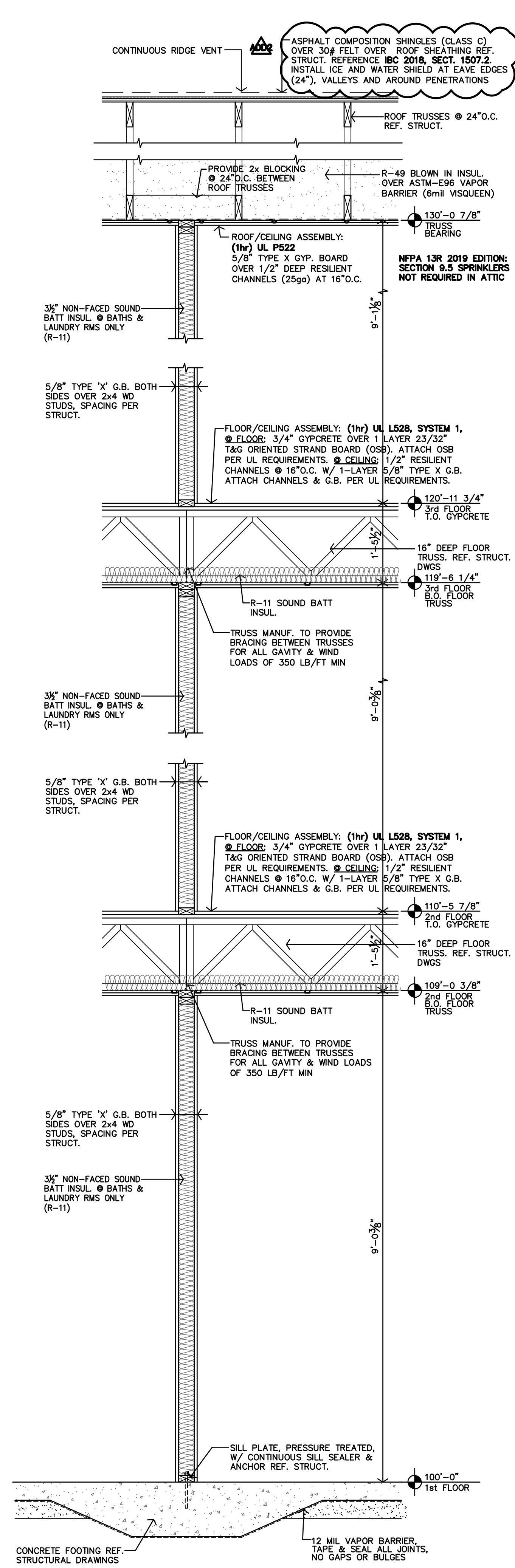
D
**PARTY WALL
SIDE to SIDE (SW5)
WALL SECTION**
3/4"=1'-0"



C
**PARTY WALL
BACK to BACK (SW7)
WALL SECTION**
3/4"=1'-0"



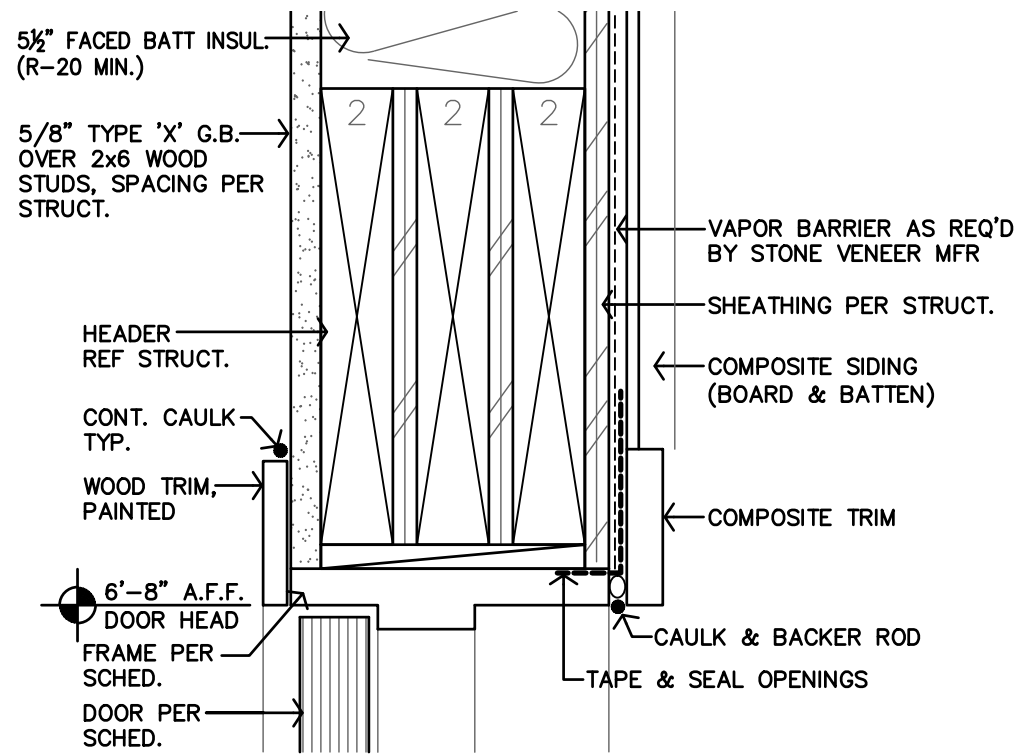
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**BREEZEWAY
WALL SECTION**
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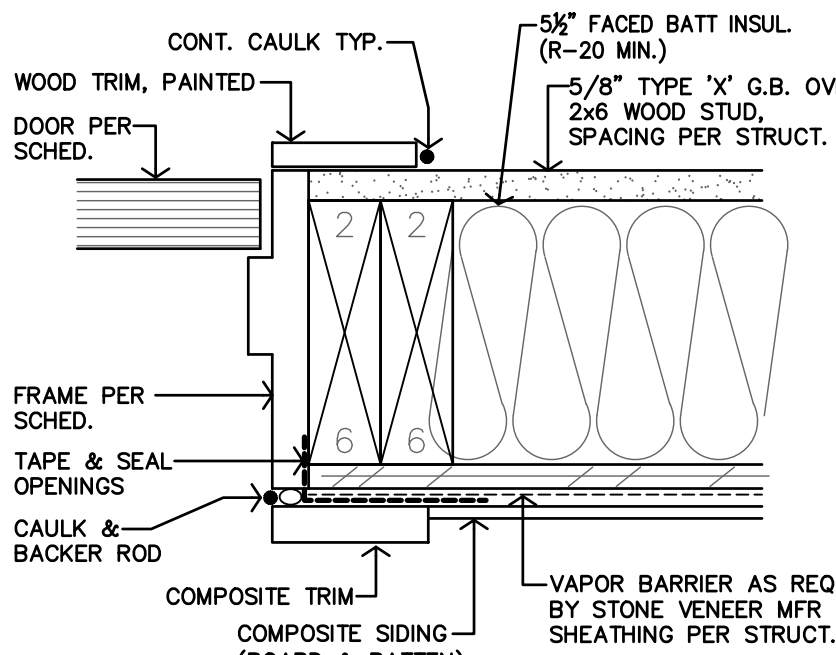
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**INTERIOR LOAD BEARING
WALL SECTION**
3/4"=1'-0" REF. STRUCT. DWGS. FOR LOCATIONS



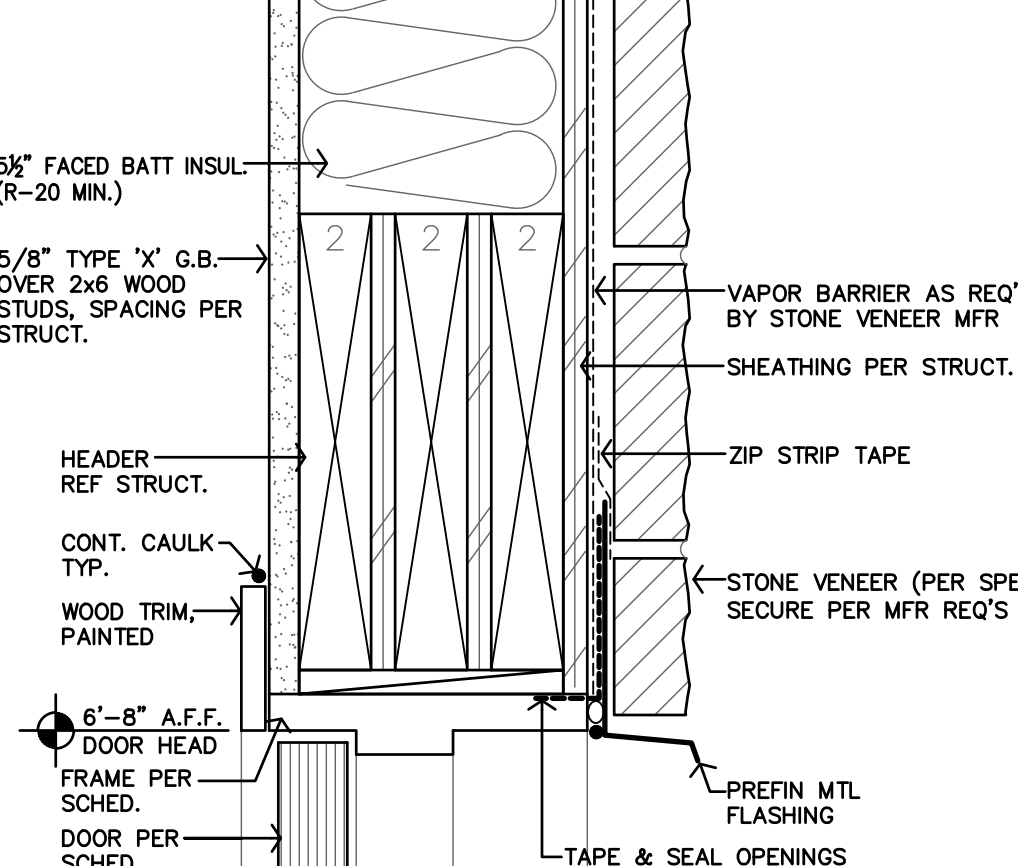
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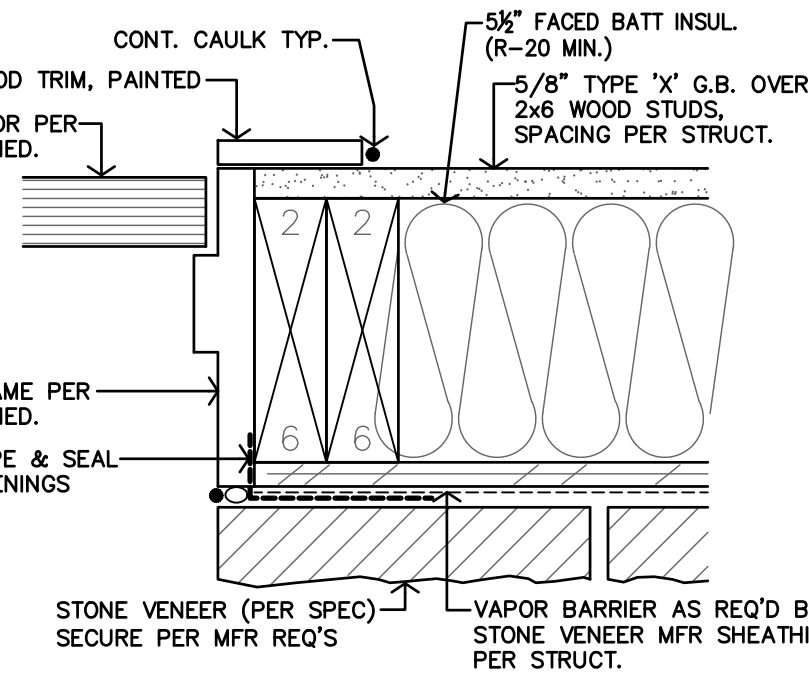
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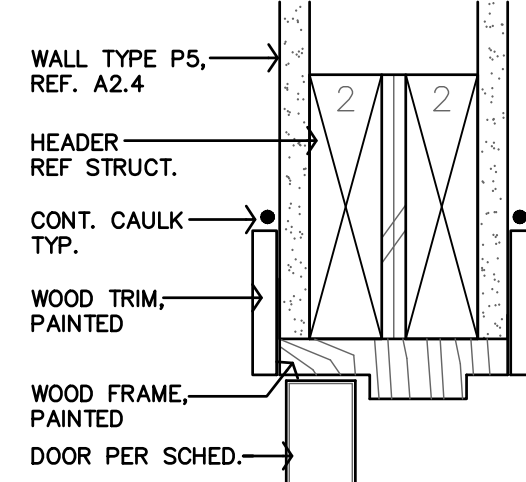
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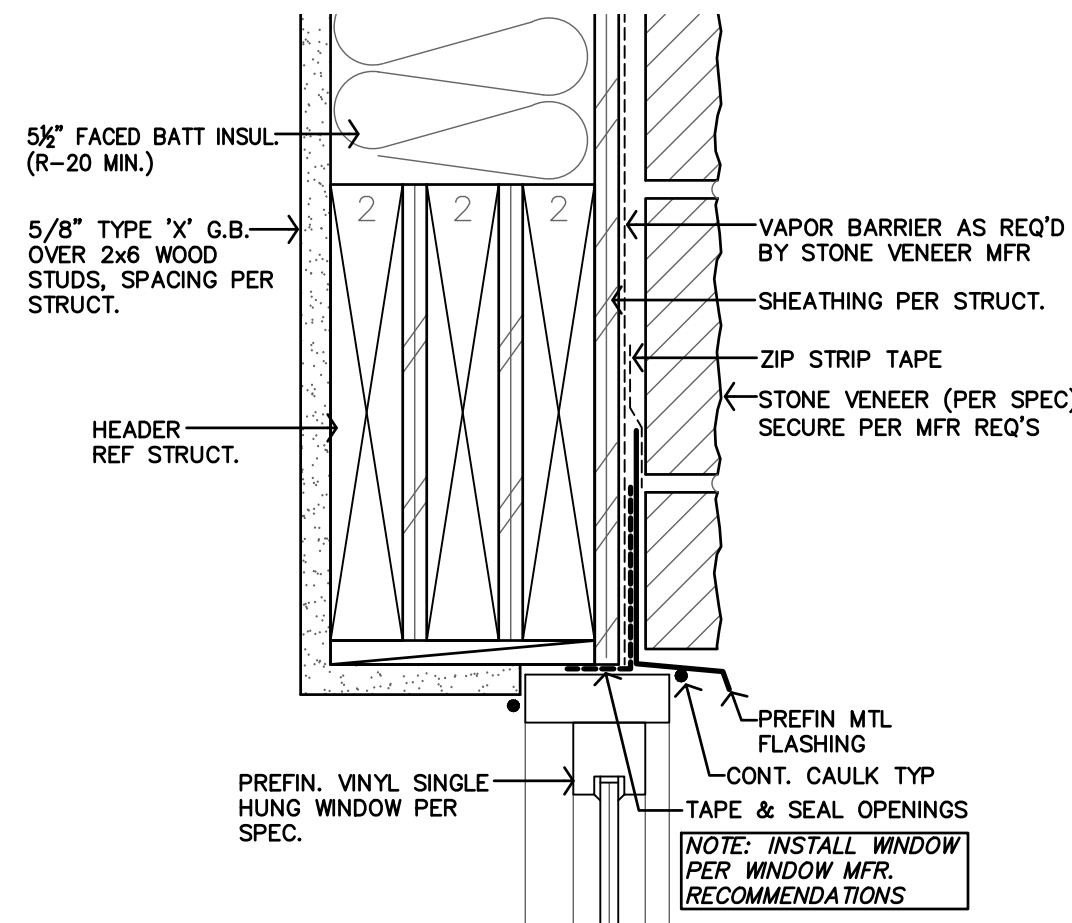
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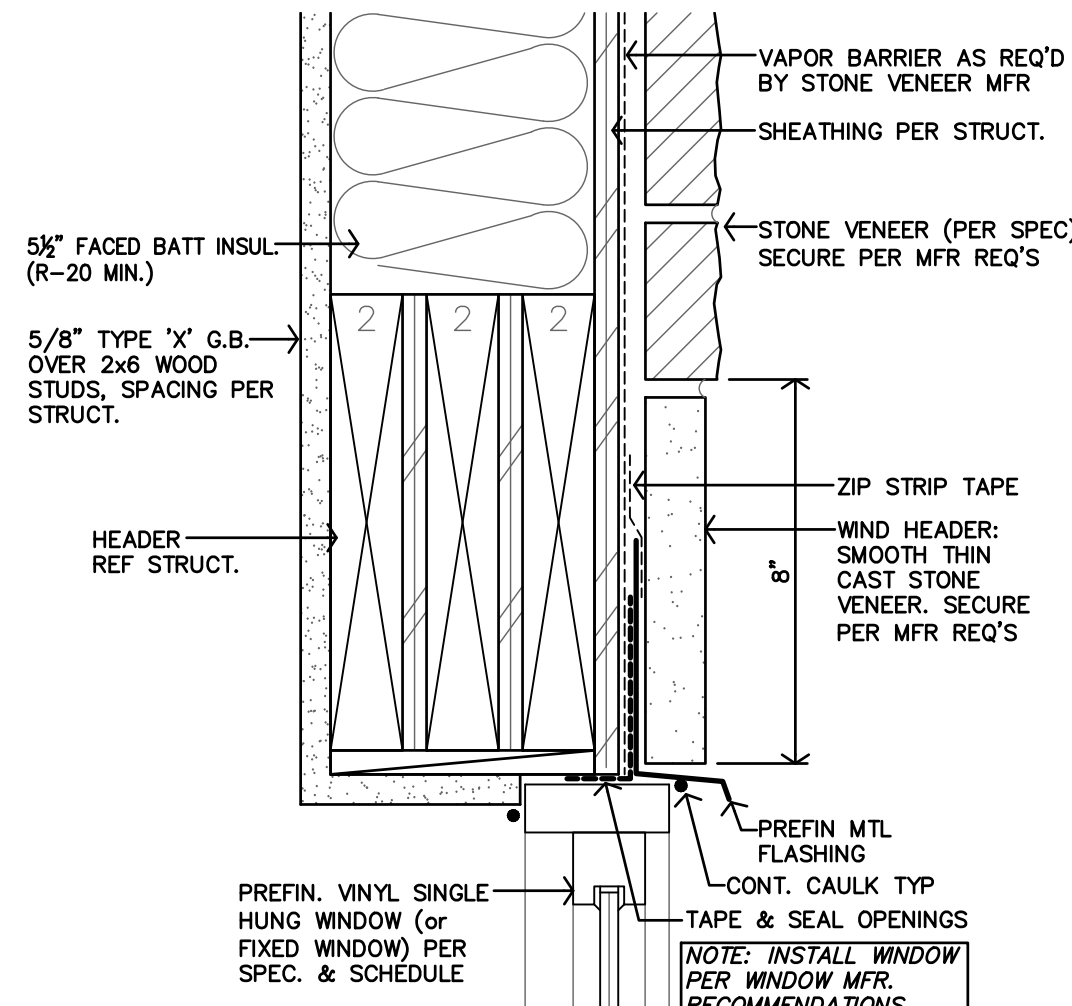
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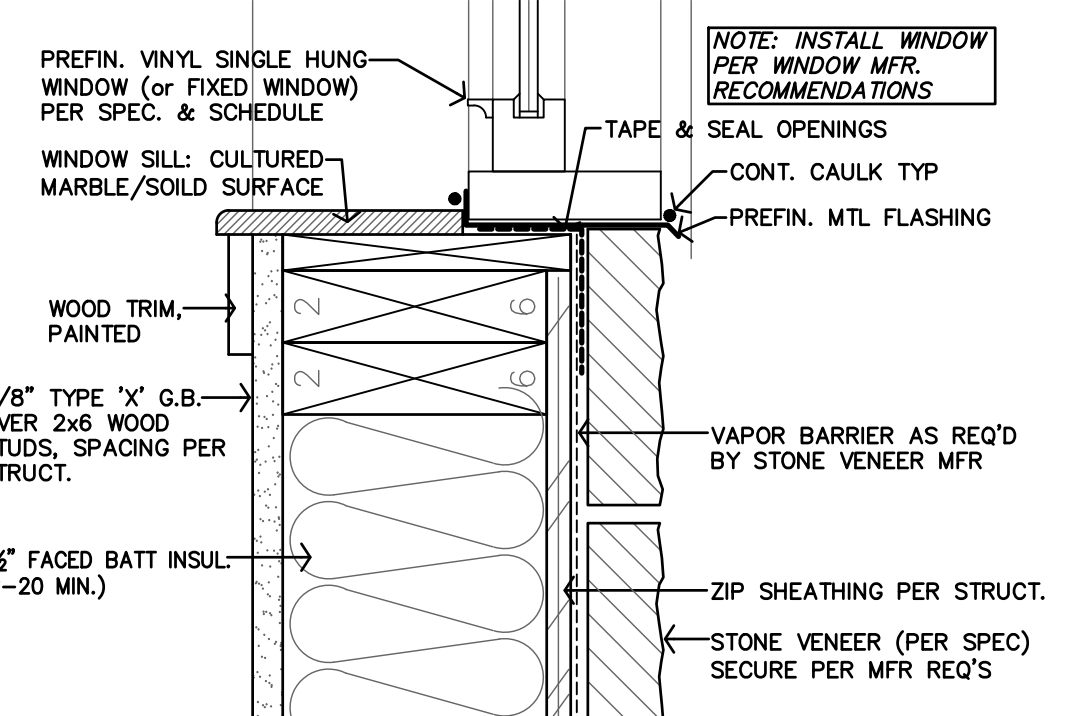
P TYP INT. DOOR HEAD DETAIL
3"=1'-0" JAMB SIMILAR



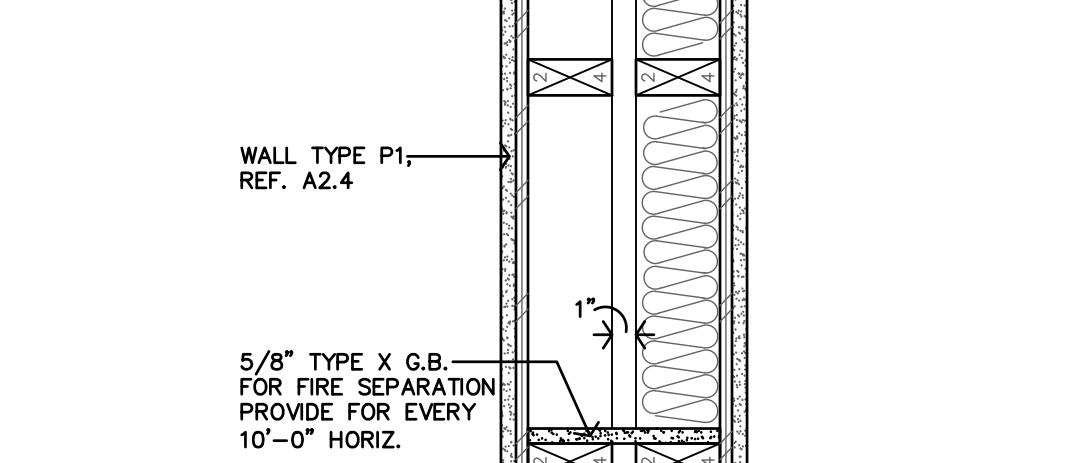
N TYP WINDOW HEAD DETAIL
3"=1'-0" JAMB SIMILAR



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



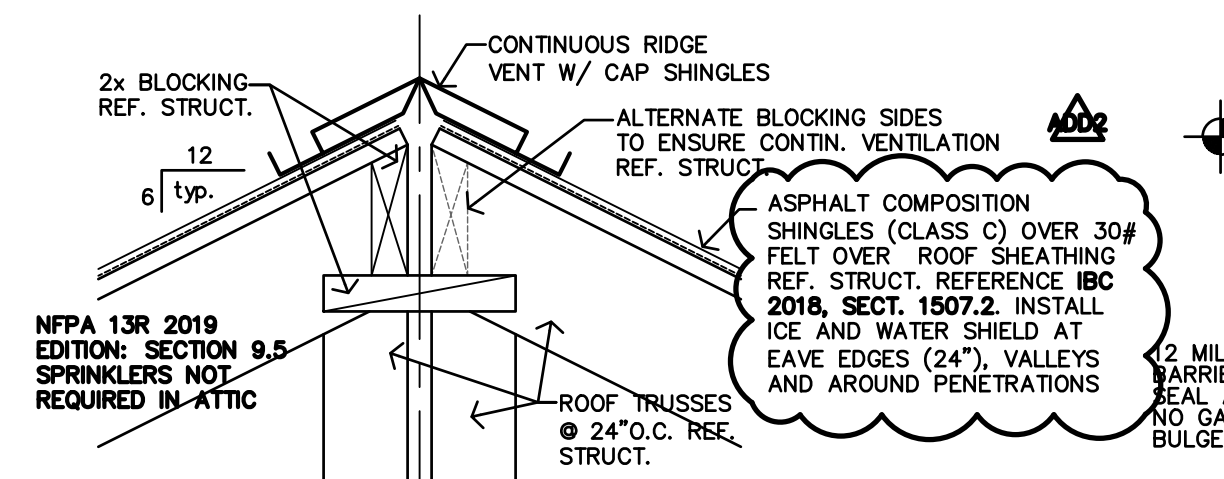
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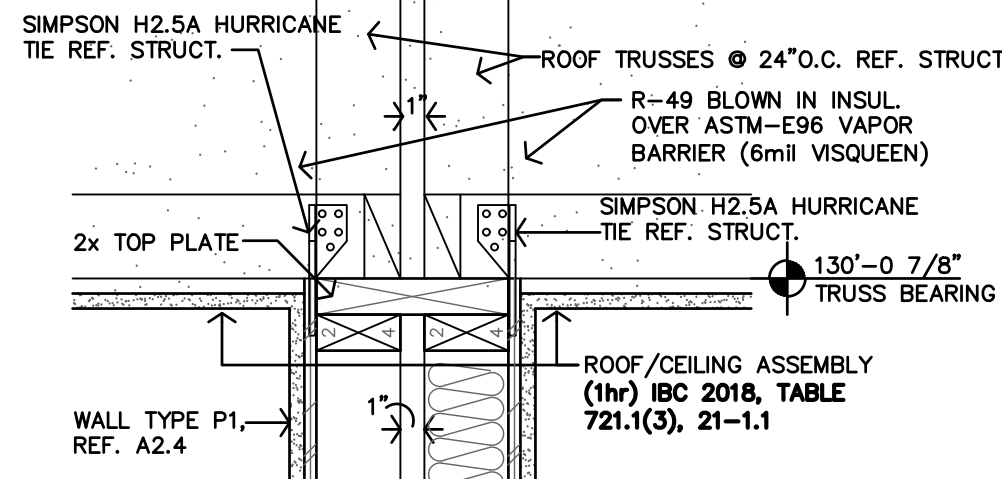
K FIREBLOCKING DETAIL
1 1/2"=1'-0"

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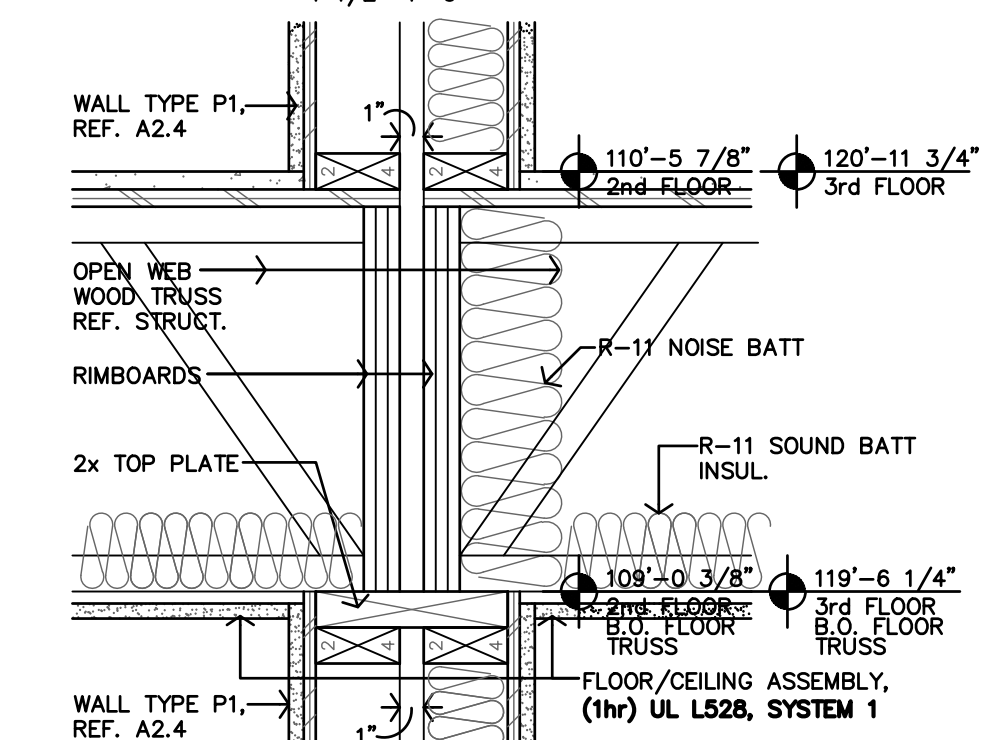
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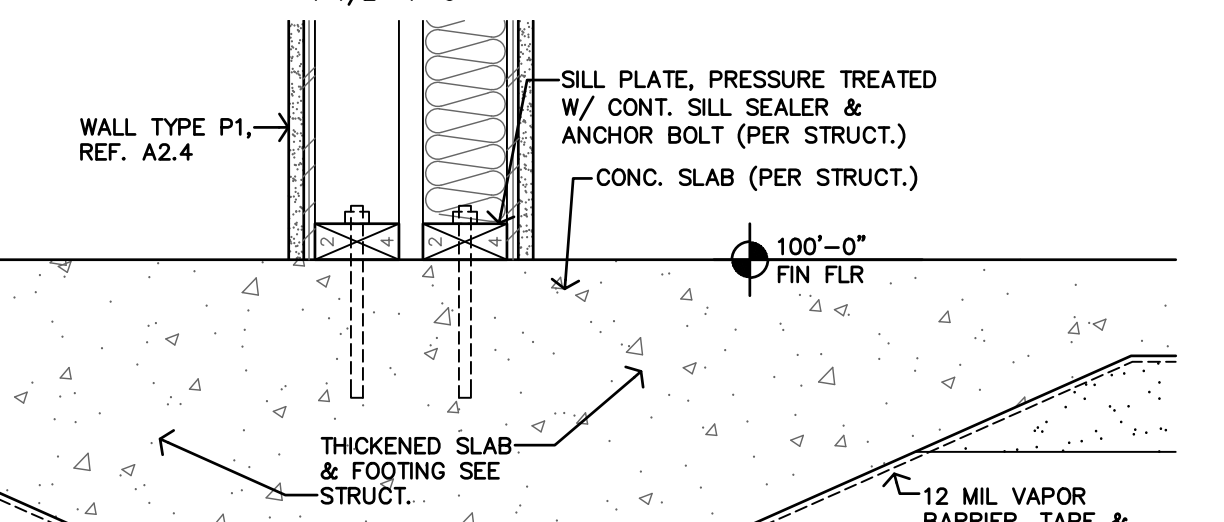
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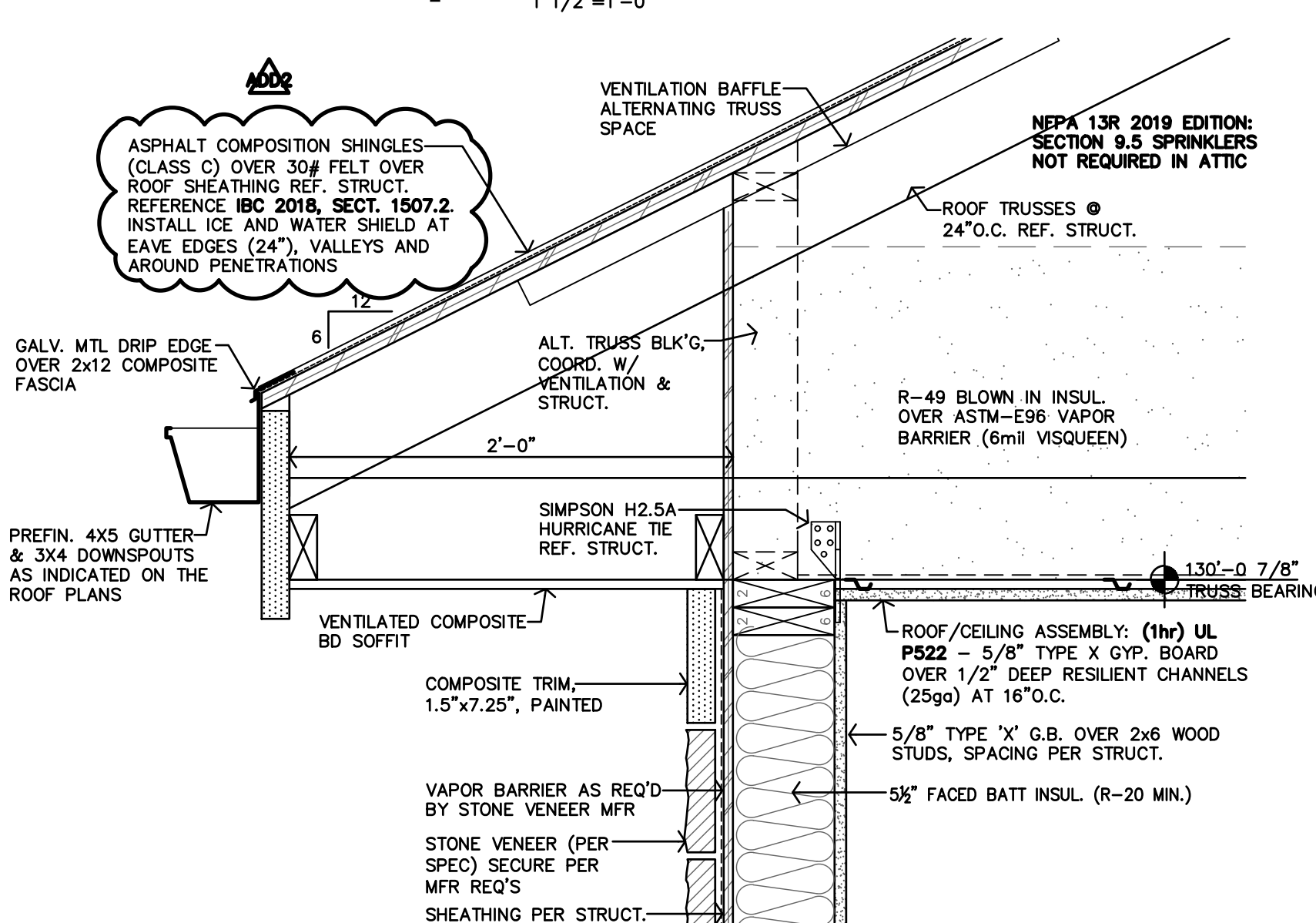
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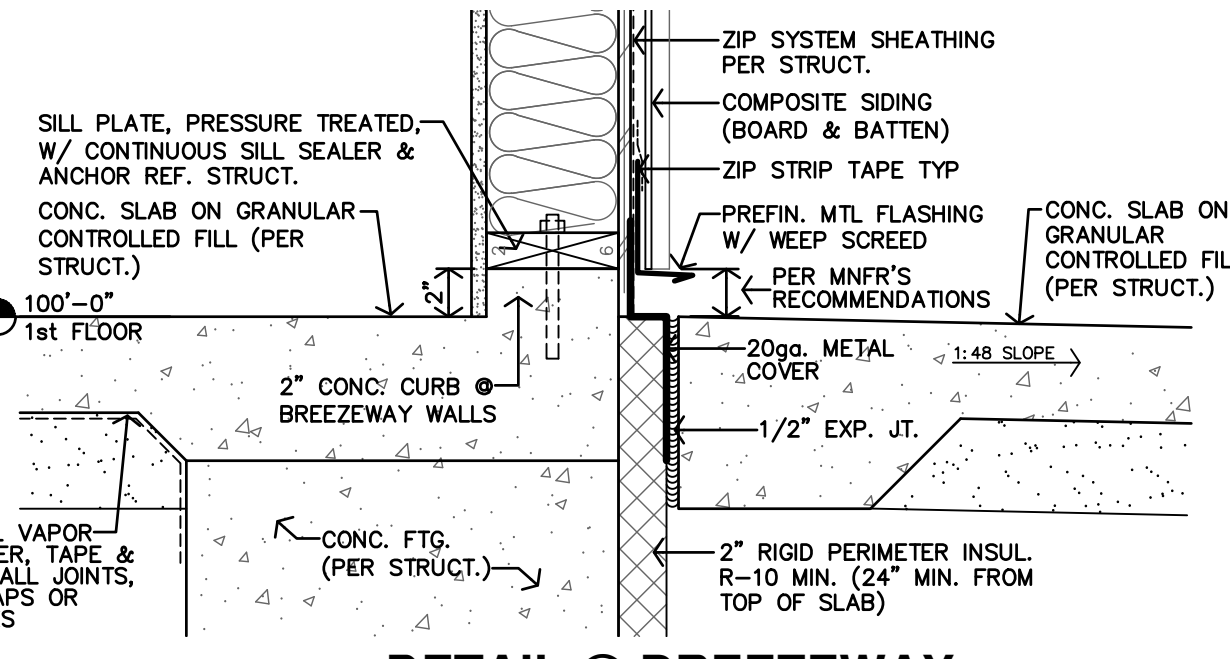
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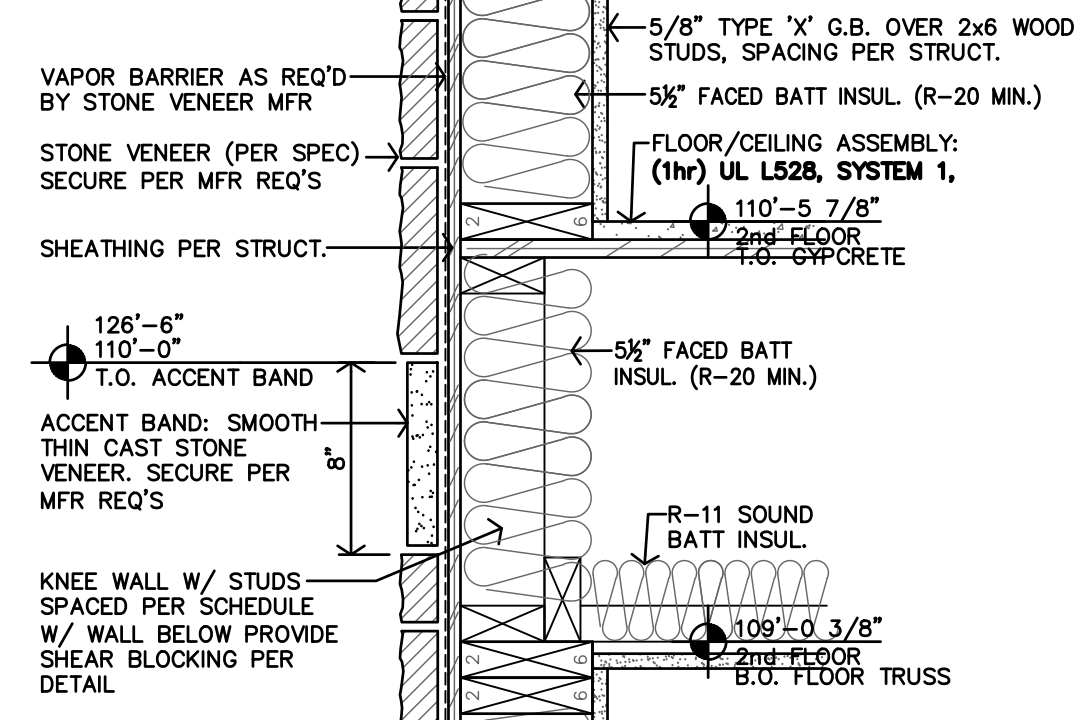
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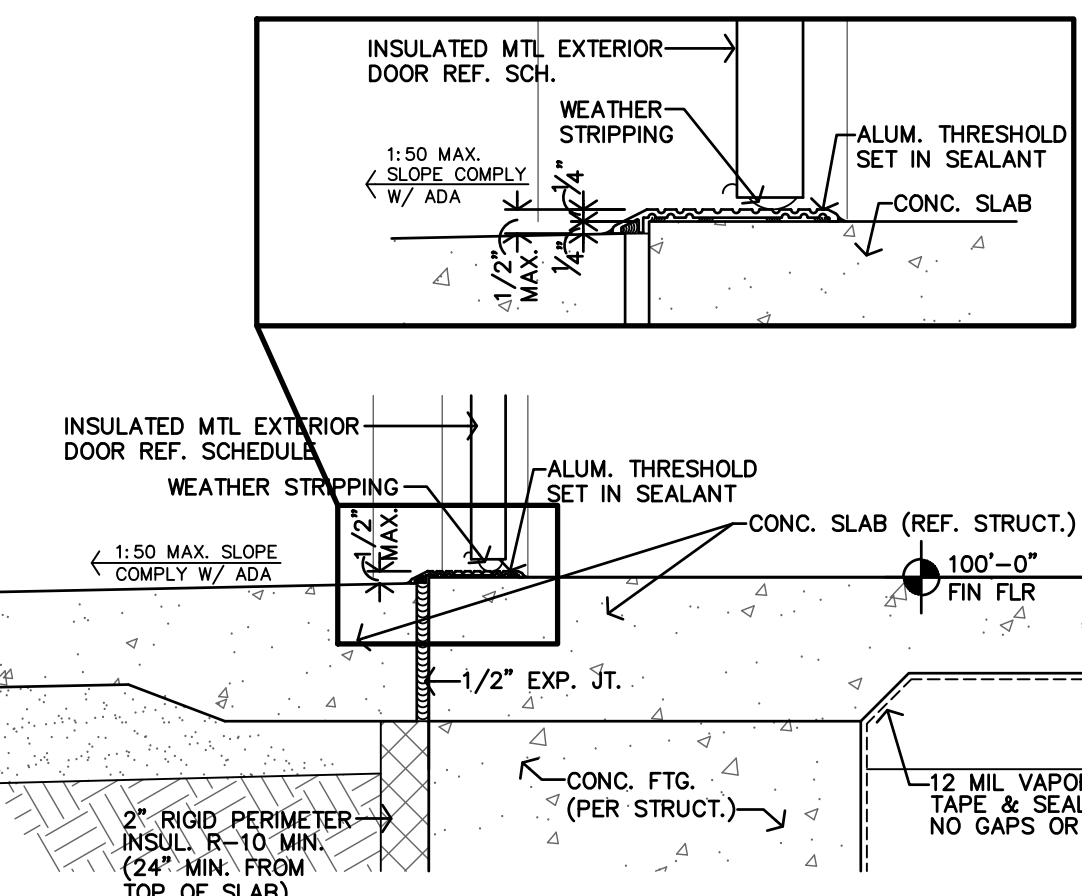
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1 1/2"=1'-0"



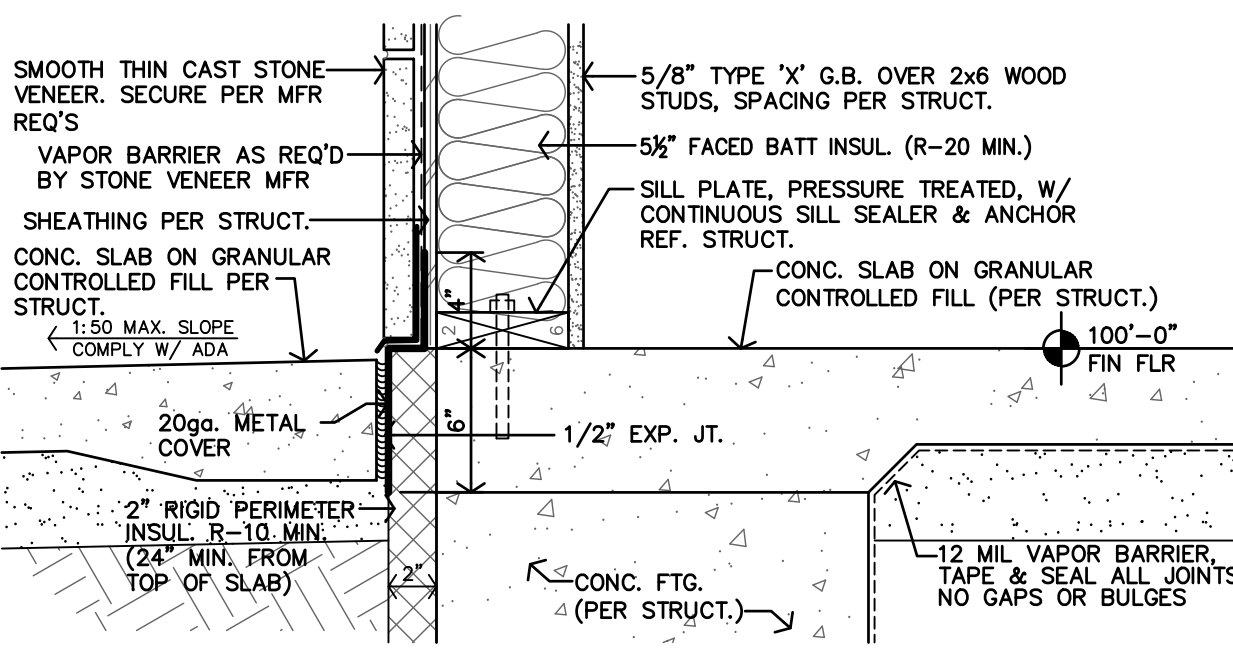
U DETAIL @ BREEZEWAY
1 1/2"=1'-0"



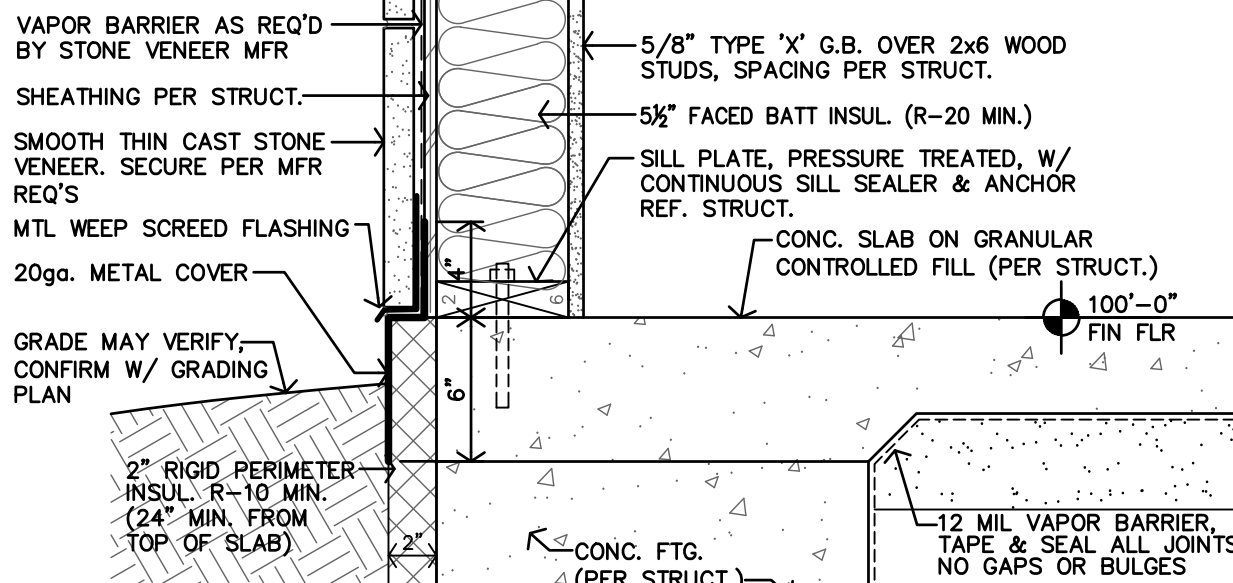
D T.O. STONE DETAIL
1 1/2"=1'-0"



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



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



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

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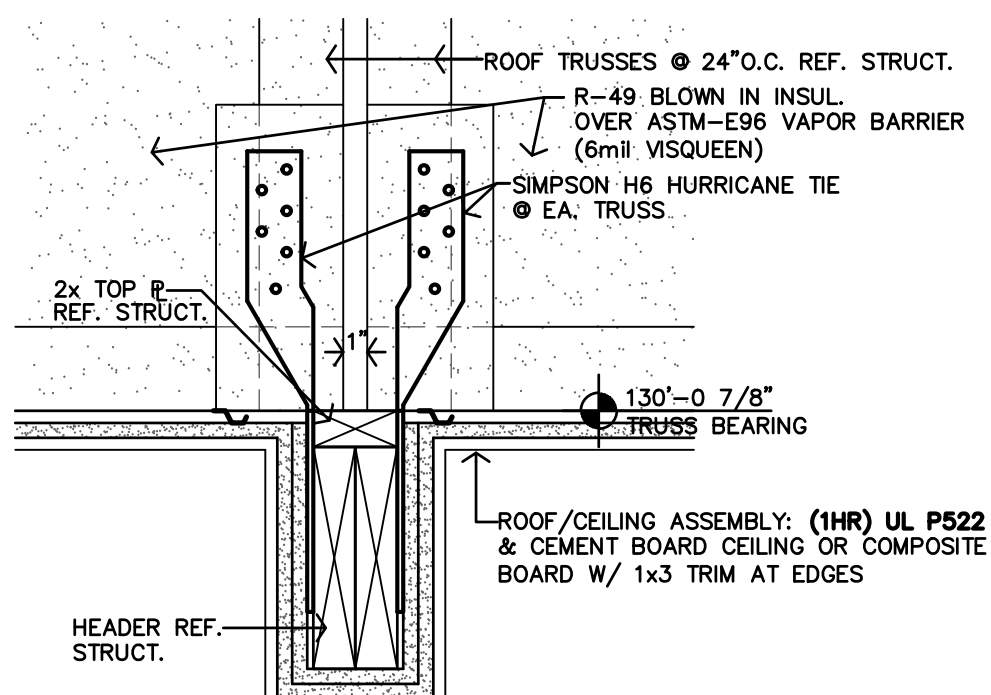
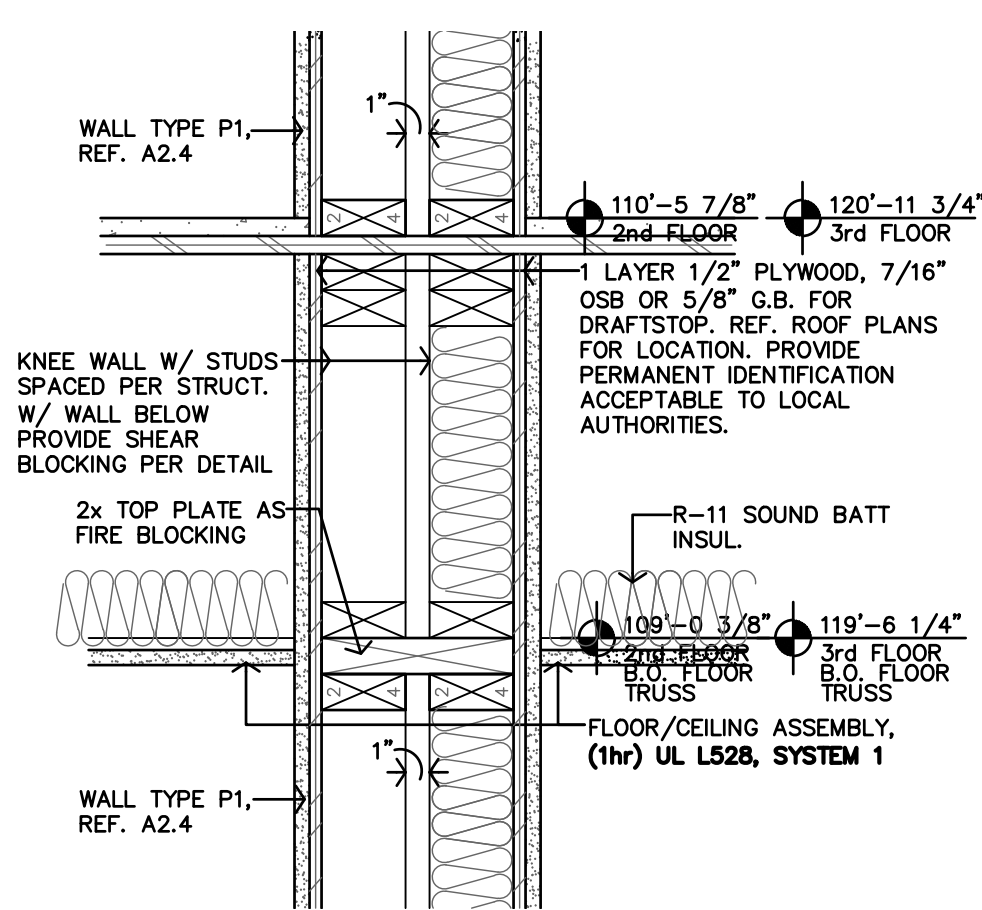
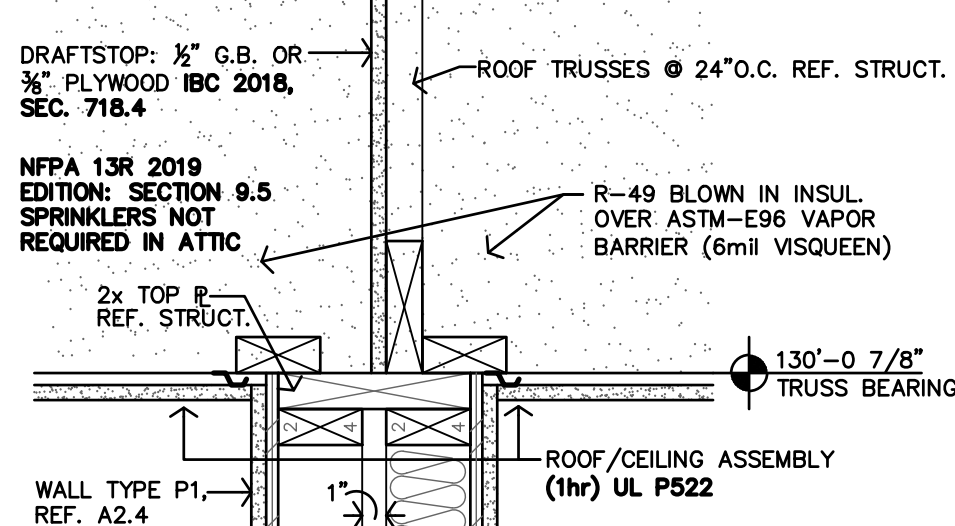
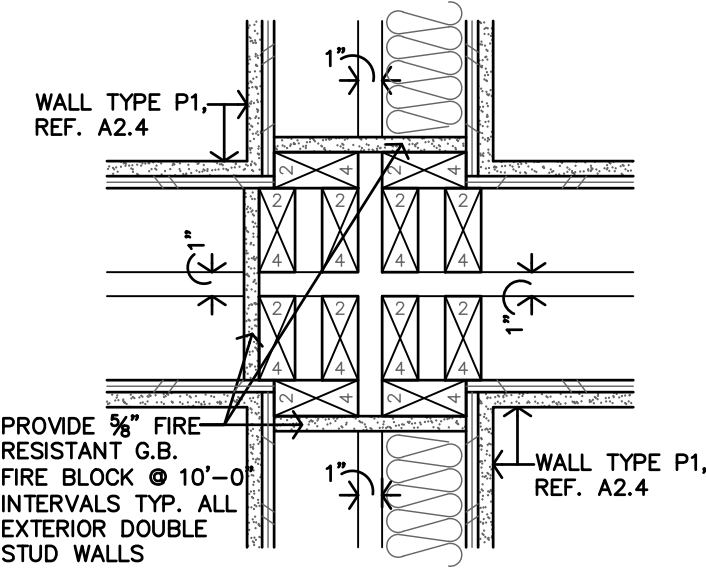
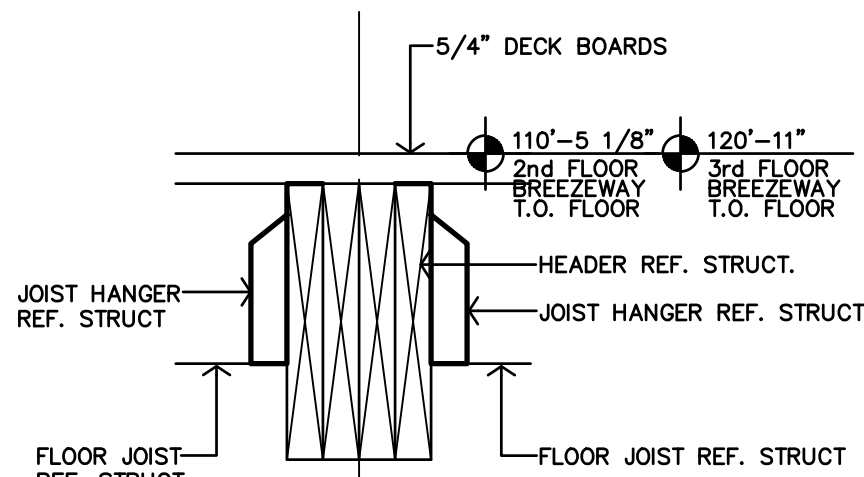
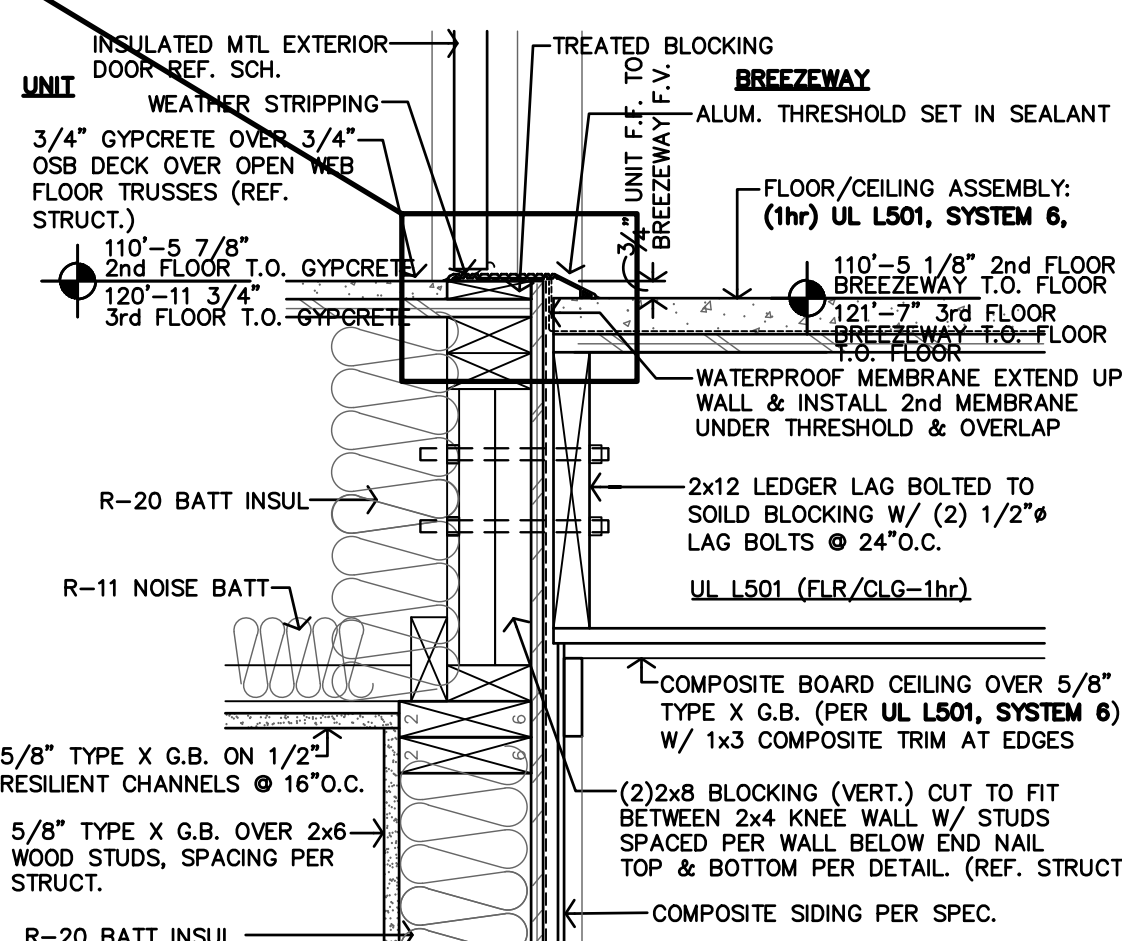
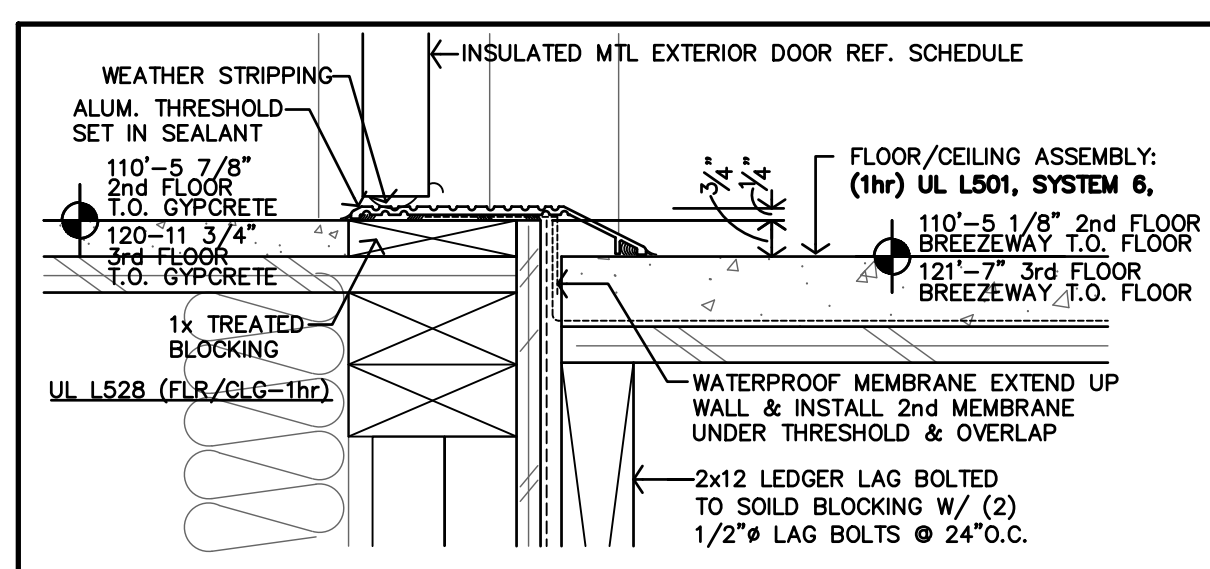
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE, TENNESSEE



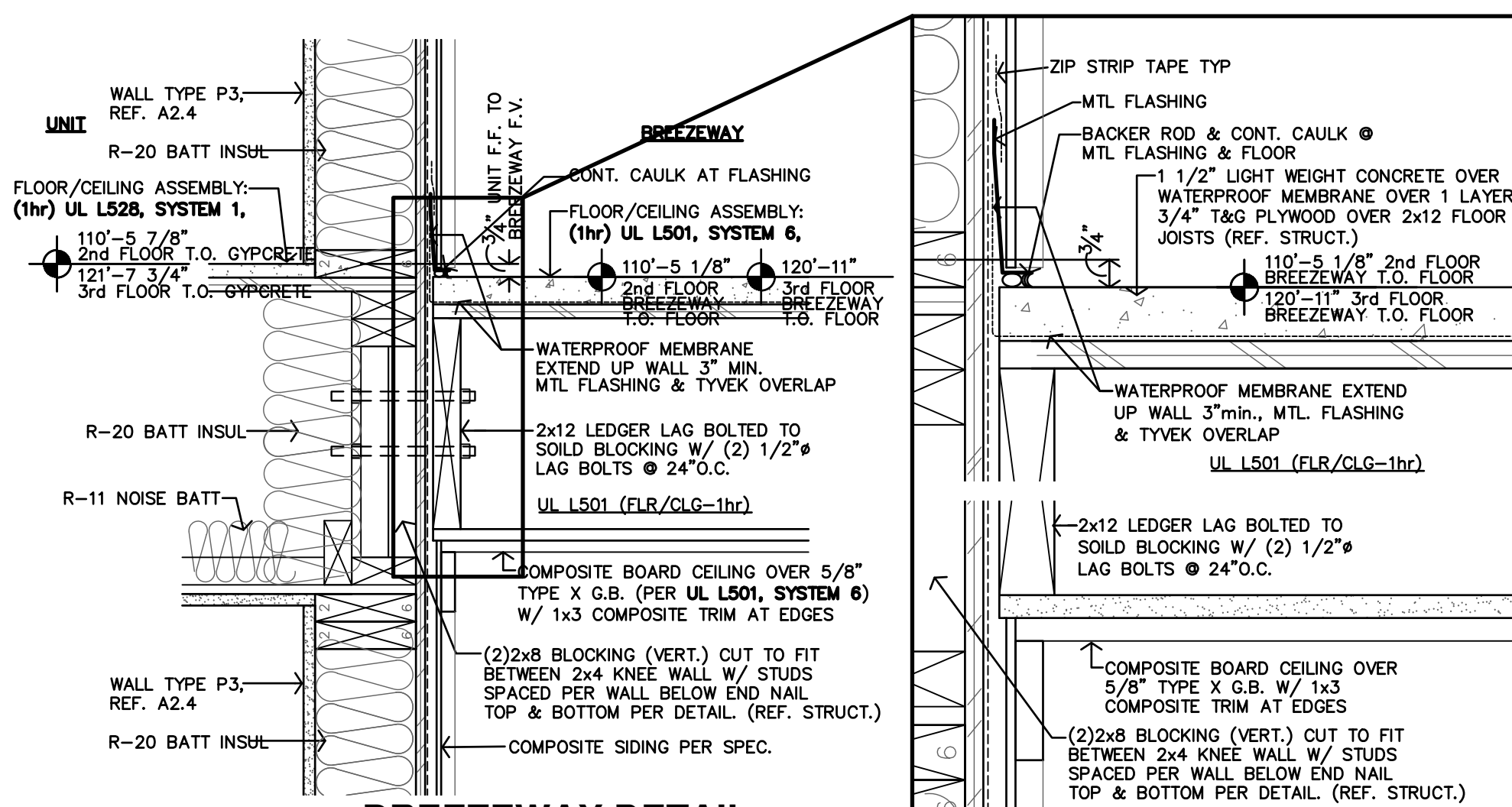
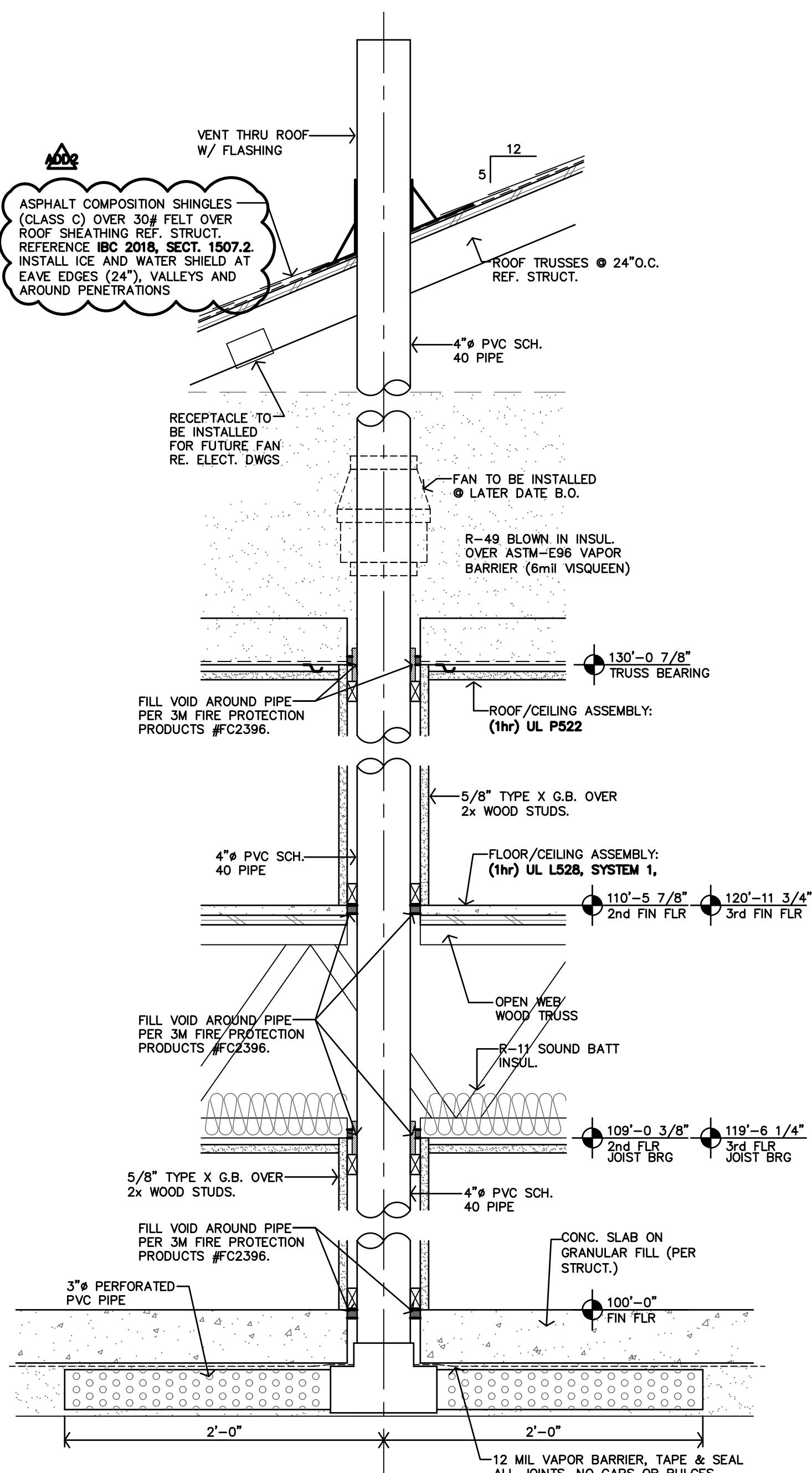
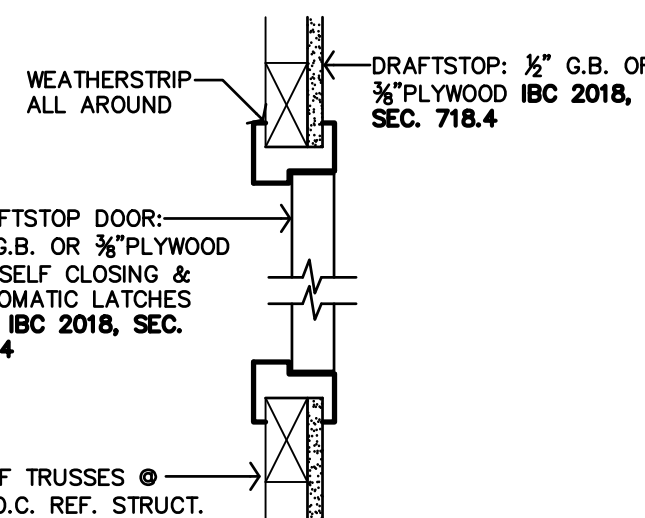
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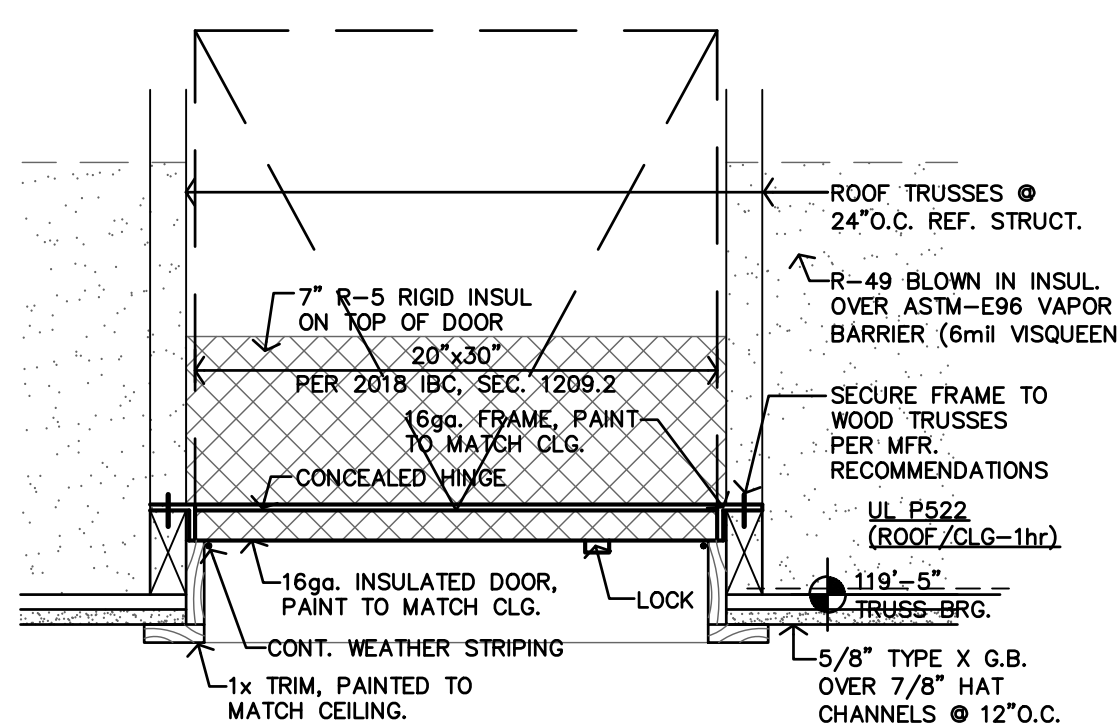
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$$1\frac{1}{2}'' = 1' - 0''$$

$$1\ 1/2'' = 1' - 0''$$

$$1\frac{1}{2}'' = 1' - 0''$$

$$1 \frac{1}{2}'' = 1' - 0''$$

$$1\frac{1}{2}'' = 1' - 0''$$

$$\overline{1 \ 1/2'' = 1' - 0''}$$


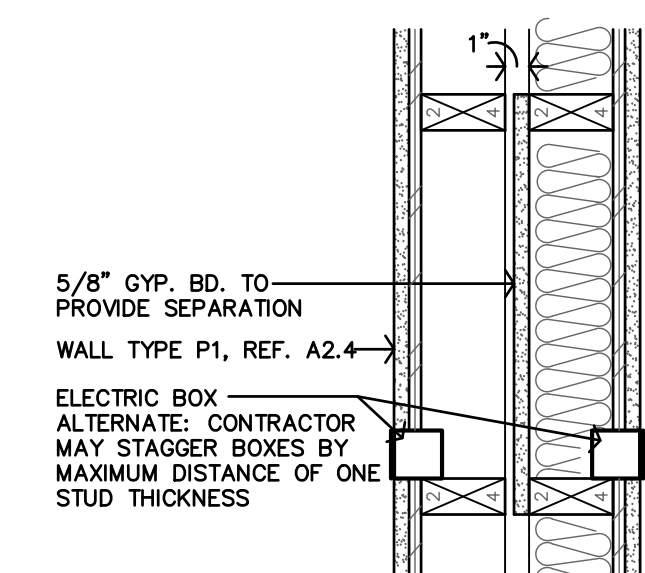
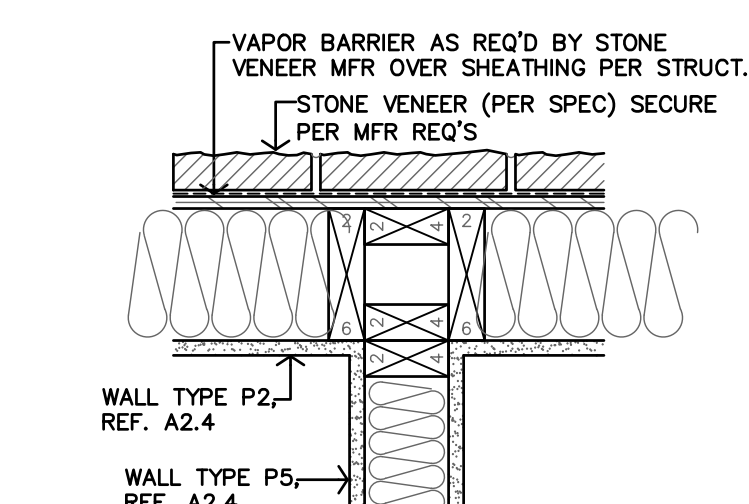
2"


$$1\frac{1}{2}'' = 1' - 0''$$

$$1\ 1/2'' = 1' - 0''$$


1 1/2"=1'-0"

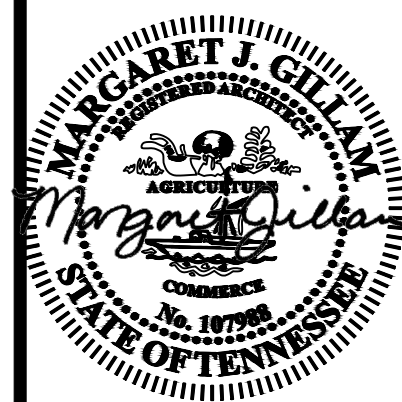


- ## H ATTIC ACCESS DETAIL


$$1/2'' = 1' - 0''$$

$$1/2'' = 1' - 0''$$


$$\overline{1/4^n = 1' - 0''}$$

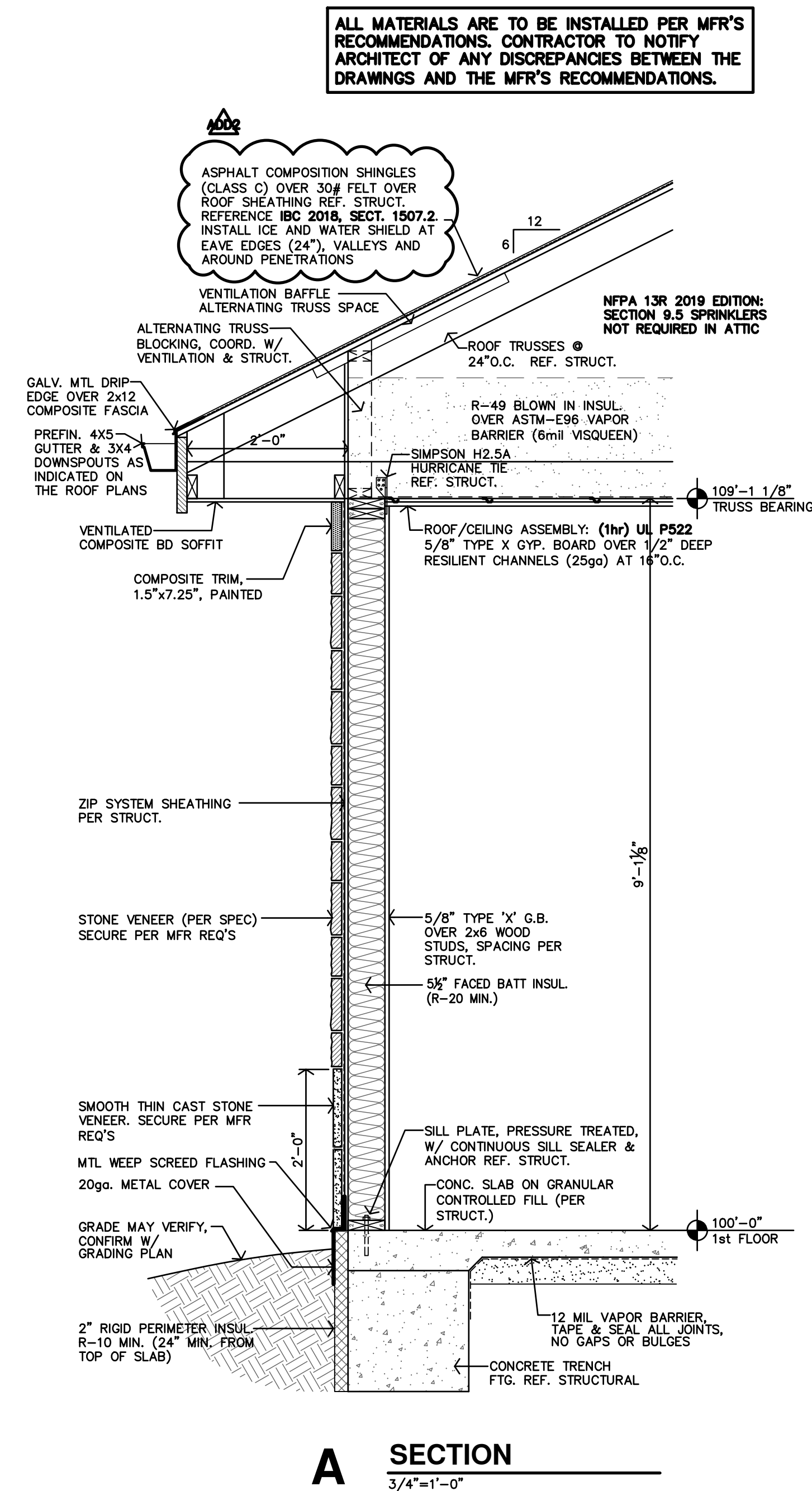
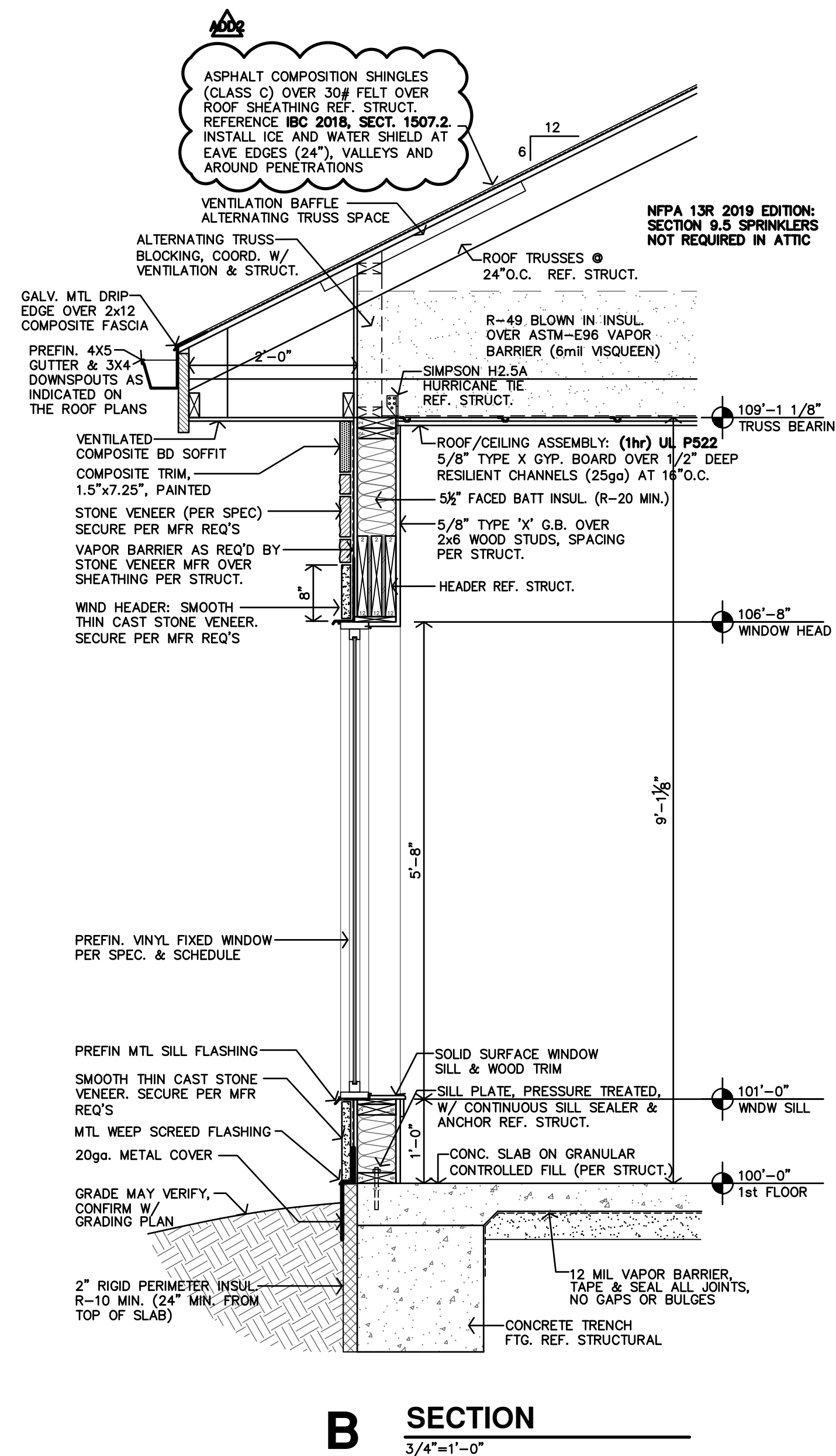
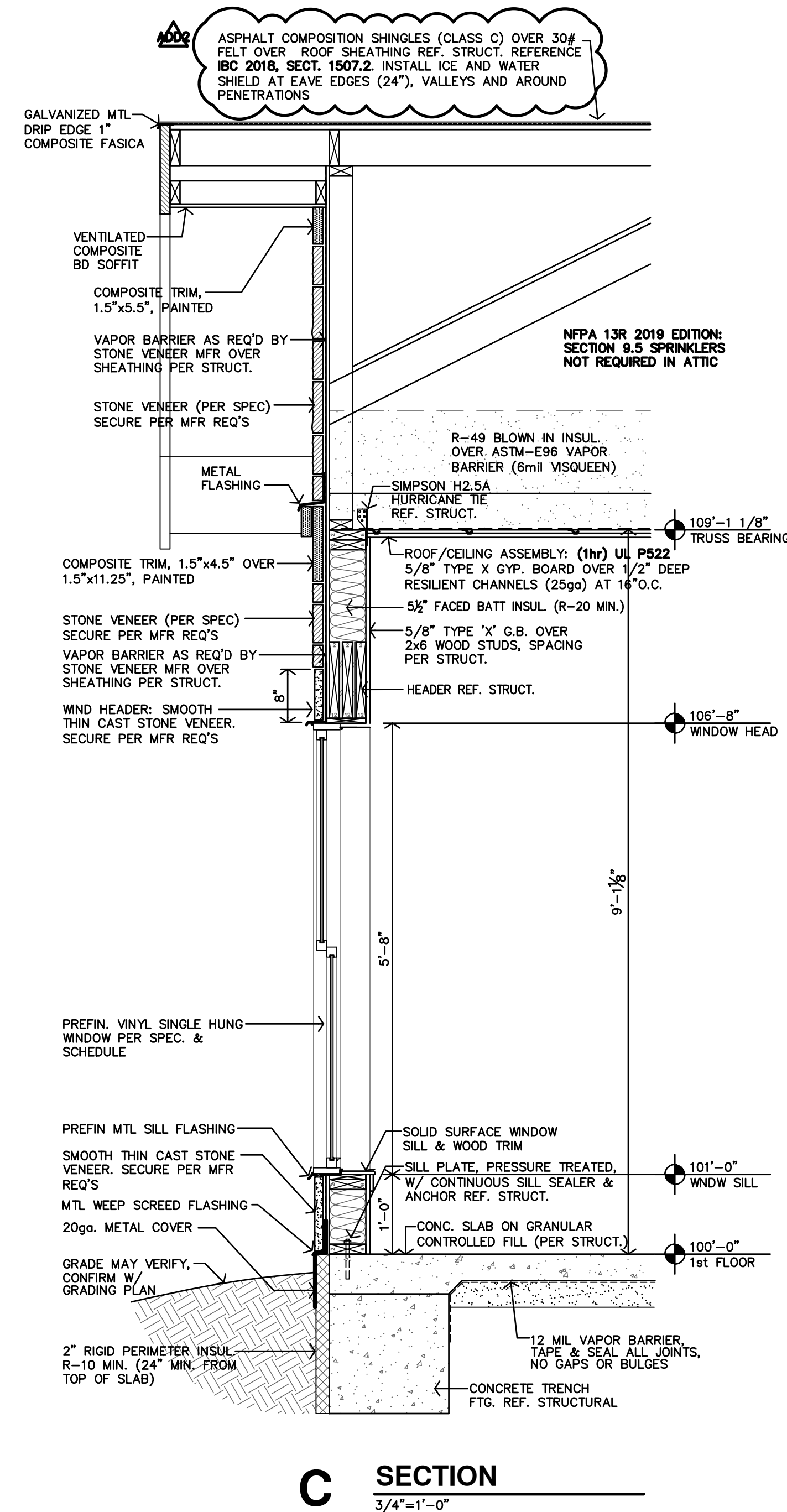
THE RESERVES AT COBALT CIRCLE
NEW APARTMENTS
BROWNSVILLE,
TENNESSEE



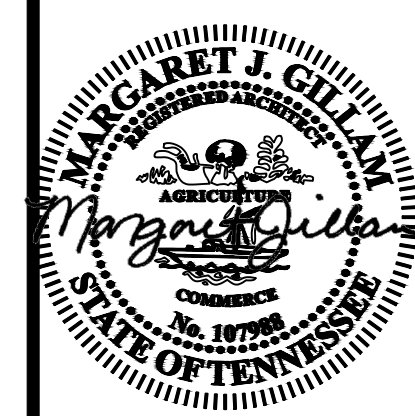
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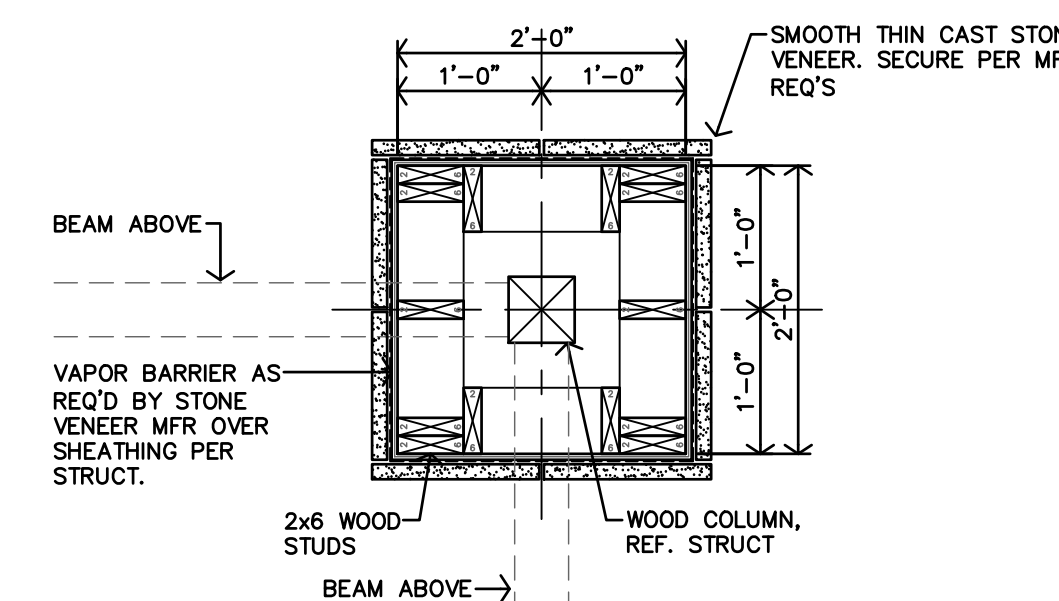


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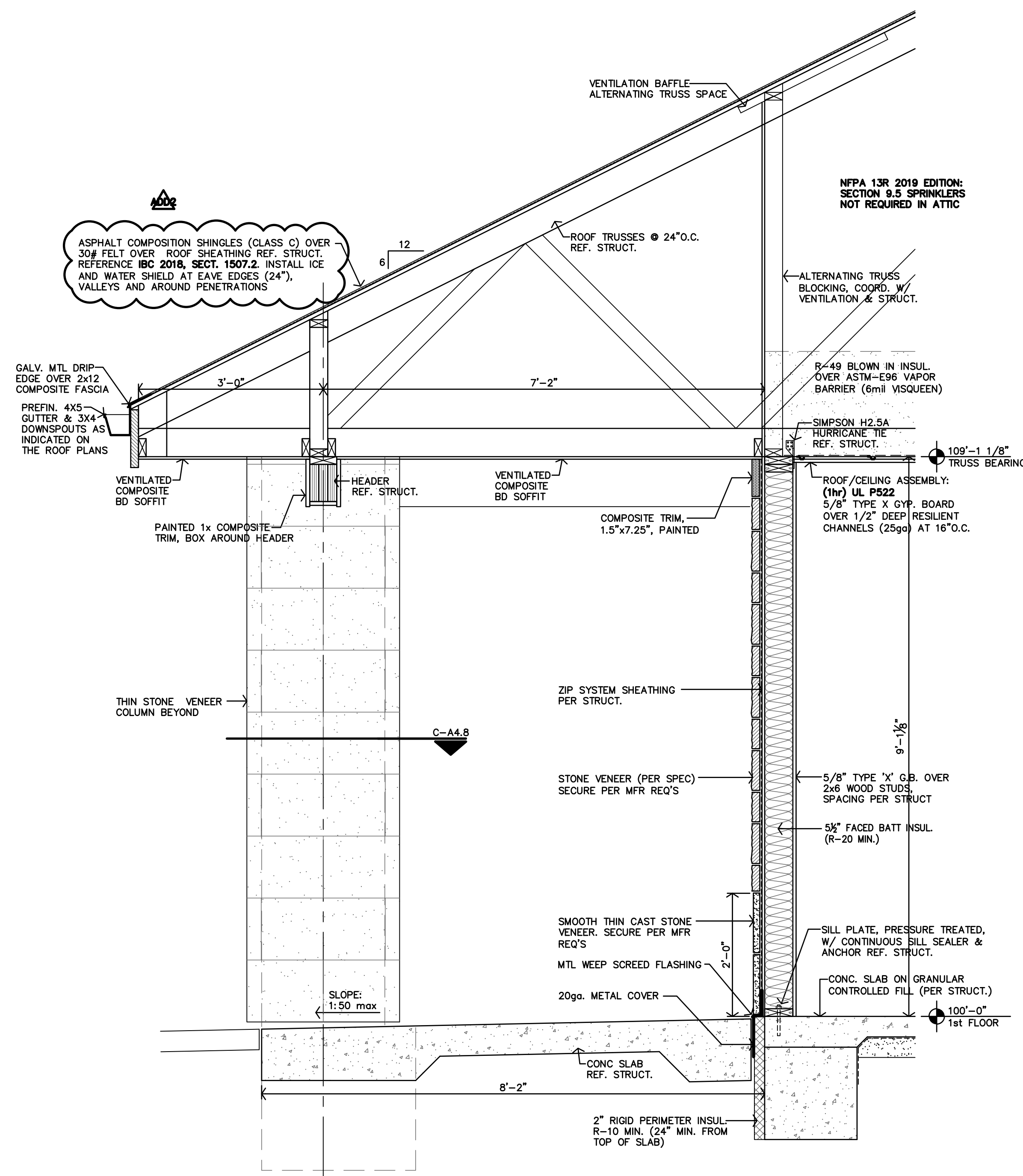
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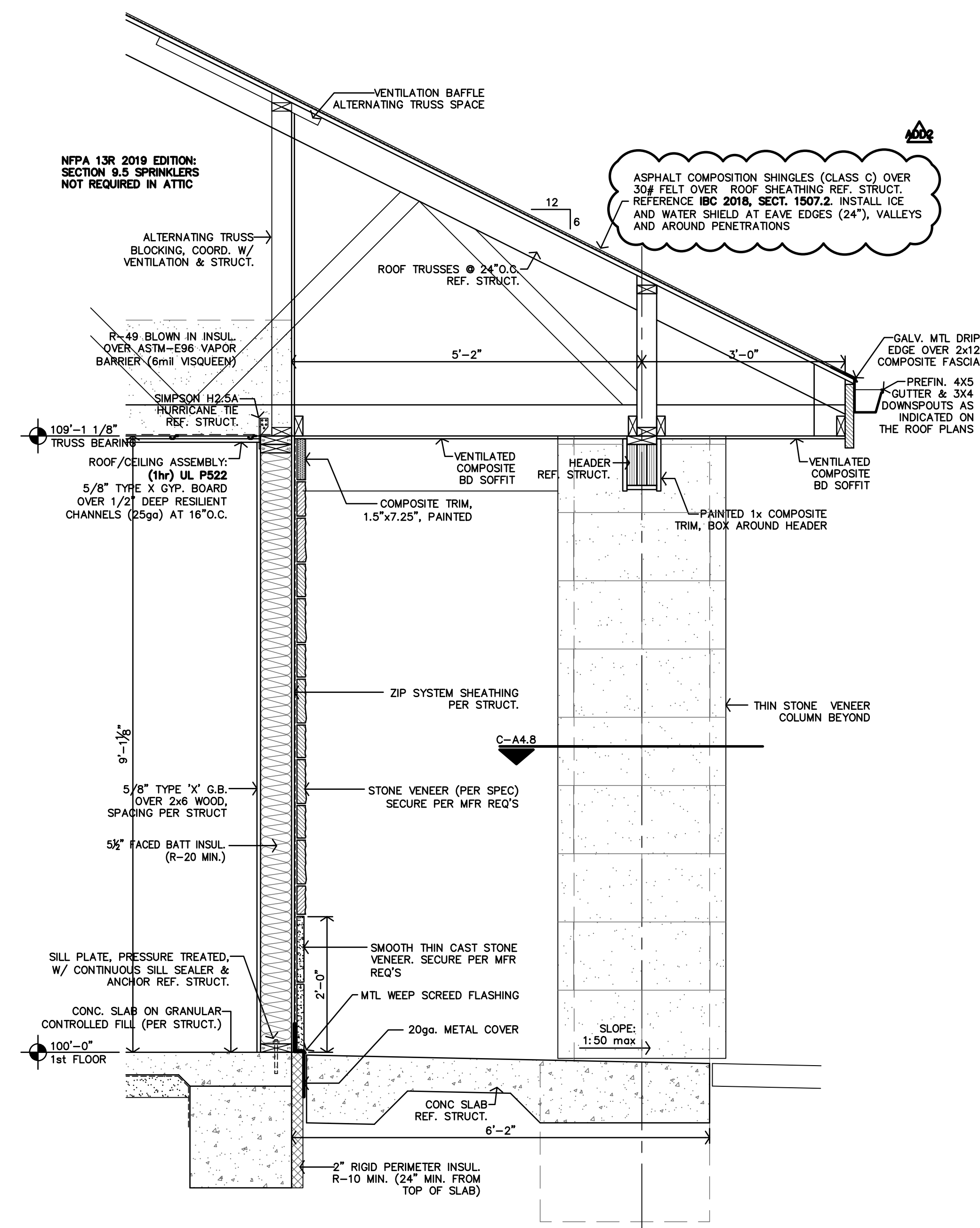
ALL MATERIALS ARE TO BE INSTALLED PER MFR'S RECOMMENDATIONS. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE MFR'S RECOMMENDATIONS.



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



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



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

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 AT EAVES (24"), VALLEYS AND AT ROOF PENETRATIONS, INSTALLED DIRECTLY OVER EXISTING WOOD DECKING. INSTALL 1-LAYER OF 30# FELT OVER ENTIRE ROOF AREA, INCLUDING AREAS OF ICE/WATER SHIELD. INSTALL FLASHINGS & VALLEYS, THEN INSTALL SHINGLES.
13. CHALK & SEAL WATERRIGHT ALL JOINTS & TRANSITIONS.
14. ALL METAL FASTENERS (NAILS, SCREWS, ETC.) SHALL BE 0.021" THICK (60 GA) PREFINISHED GALVANIZED OR ALUM. ZINC ALLOY. ALL FASTENERS MUST BE COMPATIBLE WITH ASSOCIATED METALS/MATERIALS. METALS MUST BE INSTALLED PER SMACNA's "ARCHITECTURAL SHEET METAL MANUAL." CONTRACTOR TO USE NAILS FOR FASTENING NEW SHINGLES. STAPLES ARE NOT ALLOWED.
15. ROOFING INSTALLATION: DETAILS INDICATED ON SHEET AS-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".
16. CONTRACTOR MUST COMPLY WITH ALL STATE & LOCAL CODES & REGULATIONS.
17. 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

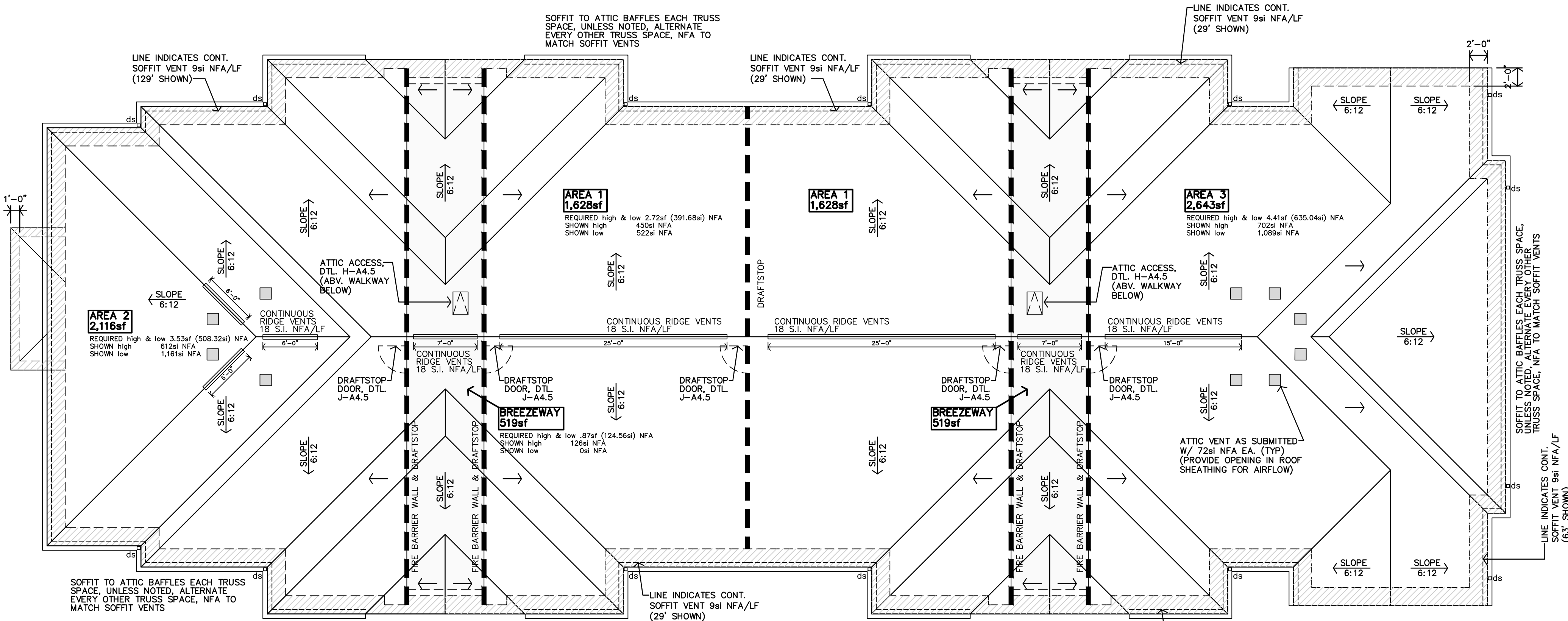
ATTIC VENTILATION PER IBC 2018, SECTION 1203.2, 1/300 WITH ASTM 396 VAPOR BARRIER RIDGE VENT SHALL PROVIDE A MIN. OF 18 SQUARE INCHES OF NET FREE AREA, (NFA) OF VENTILATION PER LINEAR FOOT, OR ADDITIONAL AND OPTIONAL VENTS MUST BE INSTALLED.

AREA 1 (2 thus)
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2.72sf OF NET FREE AREA @ THE RIDGE & SOFFITS.

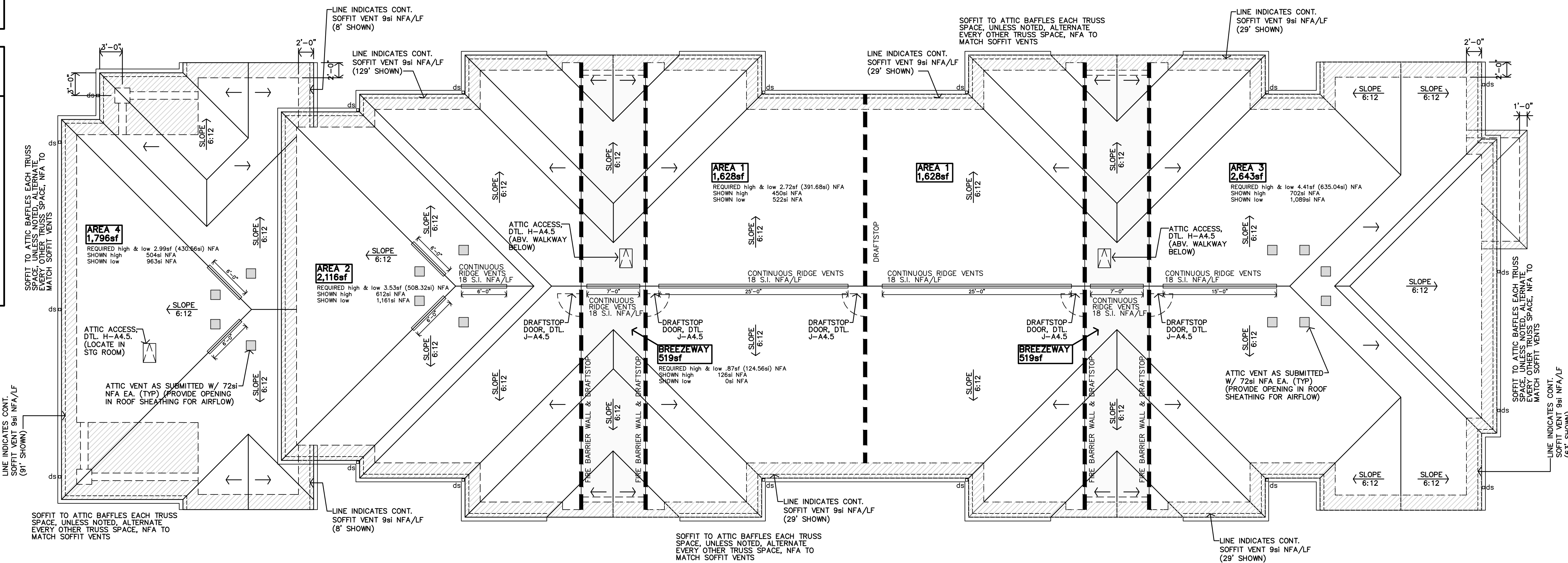
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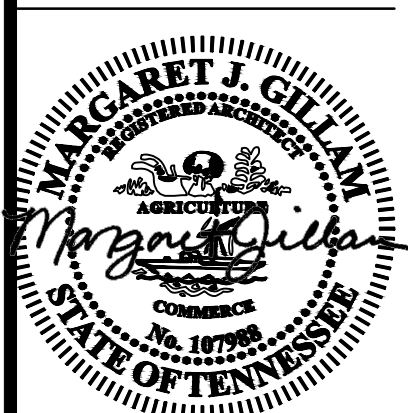
BREEZEWAY (2 thus)
ATTIC AREA MUST PROVIDE
(519/300 = 1.73/2 = 0.87 HIGH & LOW)
0.87sf OF NET FREE AREA @ THE RIDGE & SOFFITS.



B BUILDINGS B & C
ROOF PLAN
1/8"=1'-0"



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



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