

GS# 103-317
University Pointe – Buildings 100 & 200
Jackson State University
Project Number: 2017-006

Addendum No. 2

From: Vernell Barnes Architect, PLLC
1409 Watkins Street
Natchez, MS 39120
Telephone: 770.605.9829

14May2026

The following additions, changes, clarifications, and substitutions to the specifications and drawings of the original plans and specifications dated 15April2026, are to be included as part of the contract documents. Receipt of this addendum shall be acknowledged in the bid proposal form. Some items listed herein are a response to RFIs submitted by plan holder(s).

Bid Date: The advertised bid date and time remains unchanged as **Tuesday May 19, 2026 at 2:00 p.m. CST**, the location for receipt of bids shall remain unchanged as follows:

Bureau of Building, Grounds and Real Property Management
501 North West Street, Suite 1401B [Woolfolk Building]
Jackson, Mississippi 39201

GENERAL INFORMATION:

Questions and requests for clarifications will be received until 5:00 p.m. CST on Thursday May 14, 2026. An addendum if required will be issued to the printing company for dissemination to all plan holders of record prior to midnight on May 14, 2026.

REFER TO THE SPECIFICATIONS:

ARCHITECTURAL:

- Item No. 1 Vinyl Siding – Section 07 4633
- Revision: Revise section 2.3 of the Vinyl Siding and Trim specification, Product Description: Double 4.5-inch Dutch Lap. 12'-1" panel length.
- Item No. 2 Unit Costs – Document 07
- Clarification: It is the intent of Unit Cost Number 03 to provide a per door cost for acquisition and installation of balcony / patio doors using salvaged units from one of the existing buildings. This is beyond the cost of providing one new door at one location where the existing door is damaged / inoperable.
- Item No. 3 Drawing sheets A-601 & A-602
- Clarification: The door schedules on the referenced drawing sheets is to provide a count for new hardware at the existing balcony / patio doors to remain. It is not the intent to replace all 12 doors. The sliding screen doors are to be replaced with new along with the appropriate hardware. See Item Number 02 above and Document 07 - Unit Costs for additional information.

- Item No. 4 Document 07 – Unit Cost Number 01.
- Clarification: The Contractor shall provide a base bid cost for providing 300 LF of vinyl siding for the areas noted in the description.
- The Contractor shall also, provide a cost for using salvaged material from one of the other buildings and provide new exterior grade plywood and vapor barrier for areas beyond the base bid lineal footage.
- Item No. 5 Drawing sheets A-101 & A-103 and Document 07 – Unit Cost Number 07.
- Clarification: Replacement of the lightweight gypsum concrete and the plywood substrate shall be based on 3,000 SF for each material as part of the base bid. The Unit Cost as described in Unit Cost Number 2 shall be to address any square foot area amounts beyond the 3,000 SF if required.
- Item No. 6 Document 02 – Table of Contents
- Revision: Revise the project manual Table of Contents.
- Item No. 7 Update Document 03 – Drawing List.
- Revision: Revise the list of drawings to include sheet A-502.
- Item No. 8 Update Document 07.
- Add: Add unit cost document to add description for lumber cost at the balcony retrofit.

REFER TO THE DRAWINGS:

- Item No. 9 Sheet A-502.
- Add: A new drawing sheet has been created which will include details for the retrofitting of the balconies at building 200.
- Item No. 10 Sheets A-401R1 & A402R1.
- Revision: Revise paint sheen finish from Flat to **Eggshell** finish.
- Item No. 11 Sheets A-601R1 & A602R1.
- Revision: Revise door type “A” description from metal to wood.
- Item No. 12 Sheets T-101R
- Revision: Update the title sheet to include A-502 in the list of drawings.

REQUEST FOR INFORMATION:

- Item No. 13 Is level 5 finish required where semi-gloss is applied?
- Response: No. Semi-gloss paint is required on wood doors, frames and trim only.
- Item No. 14 Will there be exterior elevations provided?
- Response: No.

- Item No. 15 Are the shutters to remain outside and be painted?
- Response: Yes, clean and apply primer and finish paint. Also, if any shutters are not firmly attached to the buildings during the cleaning process, they shall be reattached to the buildings. Note: During the investigative work one of the window cornices was partially detached. During the site visit after the preconstruction meeting the cornice was on the ground. It shall be reinstalled and prepared for primer and finish paint.
- Item No. 16 At the pre-bid meeting, it was mentioned the intent for both building renovations was to remove all existing insulation and replace with new insulation. Please confirm.
- Response: Yes. Remove all of the existing insulation and install new insulation. Current code mandated "R" values and STC ratings shall apply.
- Item No. 17 Water damage was observed at the west balconies of Building 200 (see attached photos). The plans do not indicate work to be performed at these locations or the extent to be done. One location where the soffit was removed you could clearly see rot and damage to the floor decking above and the wall studs. Repairing this particular location would require removing the concrete topping on the balcony above to replace the substrate. It is unknown if this would be required or not at the other locations or if the floor trusses might need repaired at the other locations. Please clarify what is to be done at these locations.
- Response: Details which will be representative of the as-built conditions are provided as part of this addendum (drawing sheet A-502). The soffits are to be removed in their entirety and replaced. The concrete decks shall be cut and removed per the details. Damaged OSB sheathing, vapor barrier and plywood and 2"x framing shall be replaced. Damaged wood decking and vertical sheathing shall be replaced with exterior grade plywood with a membrane waterproofing barrier applied between substrate decking and new concrete (install 6x6 WWF in the new concrete). Install supplemental wood framing at the trusses as needed to maintain stability.
- Retrofit work shall be applied at **all** balconies (east and west facades) for the second and third floors.
- Alternate balcony concrete substrate: Galvanized (9/16" thick) Type "S" Form Deck – 26 gauge. Submit cost difference for comparison.
- Provide an allowance of \$6,000.00 for additional areas that are concealed from view.
- Item No. 18 Is the repair work to be done at the balconies on the east side of Building 200?
- Response: Yes. See response to Item No. 17. The work to the balconies shall also include reattachment or replacement of vinyl siding at the third-floor balcony on the north face.
- Item No. 19 Will there be an allowance in the contract for repairs to wood framing and support structures? If not, will there be further directions on what extent the repairs to the wood framing and support structures are to be included in the base bid?
- Response: Yes. See response to Item No. 17.

- Item No. 20 Does the exterior trim at the first-floor windows need to be replaced or just painted?
- Response: No. However, if after the cleaning and preparation of the wood trim at these windows for new paint, if any damage is found to be compromised beneath the existing paint advise the Architect for additional instructions.
- Item No. 21 Will the use of flex duct be allowed for supply air branch lines, and will trunk lines need to be rigid duct, or will duct board be acceptable ?
- Response: The trunk lines need to be rigid galvanized duct, and the branch lines need to be rigid galvanized duct. The use of flex duct is allowed up to 5'-0" from the diffuser. Duct board is not an acceptable alternative!!
- Item No. 22 Section 064115 1.05.C.5 & E, 1.07.A.3 & B.1,2,3,4,5:
This specification indicates requirements for AWI/QCP certification & certificates for the architectural cabinetry which will require that the project be registered with AWI/QCP Certification Program. These requirements have an added cost & if waived would be a cost savings to the owner.
Please note, that even if the AWI/QCP certification & certificate requirements are waived the cabinetry will still be manufactured to the AWI standards as specified.
Can these requirements be waived for this project?
- Response: No. These requirements shall remain in place.
- Item No. 23 Section 064115 1.11 A.1, B.1 & C.1:
This specification calls for a 10-year warranties for A & C & a 2-year warranty for B. We only offer a 1-year warranty.
Is a 1-year warranty acceptable?
- Response: Yes. The one (1) year installer warranty will be acceptable. The ten (10) year warranty for items "A" & "B" shall remain in place.
- Item No. 24 Casework / Millwork Note #4;
This note calls for the plastic clad countertops backsplashes to be post formed. Due to our past experience with quality issues, unreliable sources & long lead times we do not recommend them. We can produce square edge tops with set on square edge backsplashes in our shop, which allows us to have control of the production & quality. We do not have this with post formed tops as they are a buyout item.
Based on this, is it acceptable for the plastic clad countertops to be a square front edge top with a loose / set on square edge backsplash, both self-edged with plastic laminate to match the top surface?
- Response: No. The post formed countertops shall be required.

Note: During the initial investigative work one of the window cornices was partially detached (it was noted in the drawings). During the site visit after the preconstruction meeting the cornice was on the ground. It shall be inspected for damage and repaired / reinstalled and prepared for primer and finish paint. If it cannot be repaired the Contractor shall replace it with new material to match the existing cornice sizes and profiles.

PHOTOS FOR ITEM NUMBER 17



BALCONY SLAB REPAIR

Where the balcony slabs at building 200 are cracked beyond the areas of repair as shown on drawing sheet A-502, the Contract shall make repairs to the slab.



End of Addendum Number Two

Vernell E. Barnes, AIA
Vernell Barnes Architect, PLLC



DOCUMENT 02
TABLE OF CONTENTS

INTRODUCTORY INFORMATION

Document 01 Project Title Page
Document 02 Table of Contents
Document 03 Drawing Index
Document 04 Project Contact List
Document 05 Asbestos Survey
Document 06 Alternates
Document 07 Unit Costs
Document 08 UL Tests

DIVISION 00 PROCUREMENT AND CONTRACTING REQUIREMENTS

00 1100 Advertisement for Bids
00 2100 Instructions to Bidders
00 4200 Proposal Form
00 5200 Standard Form of Agreement Between the Owner and the Contractor
00 6100 Contract Bond
00 6216 Certificate of Insurance
00 6217 Certificate of Insurance Instructions
00 6300 Affidavit Certifying Payment to all Subcontractors
00 7200 General Conditions
00 7300 Supplementary Conditions
00 7339 Minority Participation
00 7343 Labor Requirements
00 8000 Special Conditions
00 9000 Addenda

DIVISION 01 GENERAL REQUIREMENTS

01 1000 Summary of Work
01 2100 Allowances
01 2300 Alternates
01 2600 Change Order Procedures
01 2973 Schedule of Values
01 2976 Applications for Payment
01 3100 Project Coordination
01 3119 Project Meetings
01 3216 Progress Schedules

01 3217	Network Analysis Schedule
01 3323	Shop Drawings, Product Data, and Samples
01 4529	Testing Laboratory Services
01 5000	Construction Facilities and Temporary Controls
01 6000	Substitutions and Product Options
01 7329	Cutting and Patching
01 7400	Cleaning
01 7500	Starting of Systems
01 7700	Contract Closeout
01 7800	Project Record Documents
01 8000	Special Requirements

DIVISION 02 EXISTING CONDITIONS

02 4119	Selective Roof Demolition
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DIVISION 03 CONCRETE

03 5413	Gypsum Cement Underlayment
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DIVISION 04 Masonry

04 2114	Brick Veneer masonry
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DIVISION 05 METALS

05 5000	Metal Fabrications
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DIVISION 06 WOOD, PLASTICS, AND COMPOSITES

06 1000	Rough Carpentry
06 4000	Architectural Woodwork
06 4115	Architectural Cabinetry

DIVISION 07 THERMAL AND MOISTURE PROTECTION

07 2100	Thermal Insulation
07 4633	Vinyl Siding
07 6200	Sheet Metal Flashing and Trim
07 8400	Firestopping
07 9200	Joint Sealants

DIVISION 08 OPENINGS

08 1100	Metal Entry Doors
08 1433	Stile and Rail Wood Doors

08 3213	Sliding Aluminum Glass Doors
08 5113	Exterior Aluminum Windows
08 7100	Hardware
08 8000	Glazing

DIVISION 09 FINISHES

09 0561	Moisture and Vapor Control Preparation
09 2116	Gypsum Board Assemblies
09 3000	Tiling
09 6500	Resilient Flooring
09 6521	Resilient LVT Flooring
09 9000	Painting and Coating

DIVISION 10 SPECIALTIES

10 6521	Toilet Accessories
10 4400	Fire Protection Specialties

DIVISION 11 EQUIPMENT

11 3013	Residential Appliances
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DIVISION 12 FURNISHINGS

12 2113	Horizontal Louver Blinds
12 2116	Vertical Louver Blinds
12 3600	Countertops

DIVISION 13 SPECIAL CONSTRUCTION

No Sections Required

DIVISION 14 CONVEYING SYSTEMS

No Sections Required

DIVISION 15 THROUGH 20

No Sections Required

DIVISION 21 FIRE SUPPRESSION

210000	Fire Suppression Systems
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DIVISION 22 Plumbing

220000	Plumbing
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DIVISION 23 HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

230000 HVAC

DIVISION 25 INTEGRATED AUTOMATION

No Sections Required

DIVISION 26 ELECTRICAL

Section 260010	General Provisions
Section 260020	Codes & Standards
Section 260030	Electrical Equipment/Material Submittals
Section 260100	Basic Materials & Methods
Section 260110	Raceways & Fittings
Section 260120	Boxes & Enclosures
Section 260130	Low-Voltage Conductors
Section 260220	Secondary Electrical Service System
Section 260250	Grounding & Bonding System
Section 260310	Panelboards
Section 260360	Surge Protection Devices
Section 260410	Wiring Devices
Section 260420	Lighting Luminaires
Section 260450	Equipment Electrical Services
Section 260510	Telecommunication Raceway System

DIVISION 27 Communications

No Sections Required

DIVISION 28 ELECTRONIC SAFETY AND SECURITY

Section 280010	General Provisions
Section 280030	Electrical Equipment/Material Submittals
Section 280610	Fire Detection and Alarm System

DIVISION 31 EARTHWORK

No Sections Required

DIVISION 32 EXTERIOR IMPROVEMENTS

32 9200 Lawns and Grasses

DIVISIONS 33 THROUGH 45

No Sections Required

END OF SECTION

Document 03
DRAWING INDEX

DISCIPLINE	SHEET #	TITLE
GENERAL		
	T-101	TITLE SHEET
	T-102	CONSTRUCTION SITE LIMITS
ARCHITECTURAL		
	AP-101	PHOTOGRAPHS OF EXISTING CONDITIONS
	AP-102	PHOTOGRAPHS OF EXISTING CONDITIONS
	AP-103	PHOTOGRAPHS OF EXISTING CONDITIONS
	AP-104	PHOTOGRAPHS OF EXISTING CONDITIONS
	AP-105	PHOTOGRAPHS OF EXISTING CONDITIONS
	AP-106	PHOTOGRAPHS OF EXISTING CONDITIONS
	AP-107	PHOTOGRAPHS OF EXISTING CONDITIONS
	AP-108	PHOTOGRAPHS OF EXISTING CONDITIONS
	AP-109	PHOTOGRAPHS OF EXISTING CONDITIONS
	AP-110	PHOTOGRAPHS OF EXISTING CONDITIONS
	AP-111	PHOTOGRAPHS OF EXISTING CONDITIONS
	AD-101	DEMOLITION PLAN – 1 ST & 2 ND FLOOR BUILDING 100
	AD-102	DEMOLITION PLAN – 3 RD FLOOR BUILDING 100
	AD-103	DEMOLITION PLAN – 1 ST , 2 ND & 3 RD FLOOR BUILDING 200
	A-100	CONSTRUCTION NOTES
	A-101	MODIFICATION PLAN – 1 ST & 2 ND FLOOR BUILDING 100
	A-102	MODIFICATION PLAN – 3 RD FLOOR BUILDING 100
	A-103	MODIFICATION PLAN – 1 ST , 2 ND & 3 RD FLOOR BUILDING 200
	A-401	ENLARGED FLOOR PLANS
	A-402	ENLARGED FLOOR PLANS
	A-403	ENLARGED INTERIOR ELEVATIONS
	A-404	MILLWORK SECTIONS
	A-501	WALL SECTIONS AND DETAILS
	A-502	MISCELLANEOUS DETAILS
	A-601	DOOR SCHEDULE BUILDING 100
	A-602	DOOR SCHEDULE BUILDING 200
MECHANICAL		
	M001	MECHANICAL LEGEND AND ABBREVIATIONS
	M101	MODIFICATION PLAN – 1 ST & 2 ND FLOOR BUILDING 100
	M102	MODIFICATION PLAN – 3 RD FLOOR BUILDING 100
	M103	MODIFICATION PLAN – 1 ST , 2 ND & 3 RD FLOOR BUILDING 200

M201	FIRST FLOOR PLAN – MECHANICAL
M202	SECOND FLOOR PLAN – MECHANICAL
M203	THIRD FLOOR PLAN – MECHANICAL
M501	MECHANICAL DETAILS
M601	MECHANICAL SCHEDULES

PLUMBING

P001	ABBREVIATIONS, LEGENDS, GENERAL NOTES
P101	1 ST & 2 ND FLOOR PLAN (BLDG 100) – PLUMBING DEMOLITION
P102	3 RD FLOOR PLAN (BLDG 100) – PLUMBING DEMOLITION
P103	1 ST , 2 ND & 3 RD FLOOR (BLDG 200) – PLUMBING DEMOLITION
P201	1 ST & 2 ND FLOOR PLAN (BLDG 100) – PLUMBING “SANITARY”
P202	3 RD FLOOR PLAN (BLDG 100) – PLUMBING “SANITARY”
P203	1 ST , 2 ND & 3 RD FLOOR (BLDG 200) – PLUMBING “SANITARY”
P204	1 ST & 2 ND FLOOR PLAN (BLDG 100) – PLUMBING “SUPPLY”
P205	3 RD FLOOR PLAN (BLDG 100) – PLUMBING “SUPPLY”
P206	1 ST , 2 ND & 3 RD FLOOR (BLDG 200) – PLUMBING “SUPPLY”
P301	PLUMBING DETAILS
P401	PLUMBING RISERS
P501	PLUMBING SCHEDULES

ELECTRICAL

E-001	ELECTRICAL SPECIFICATIONS
E-002	ELECTRICAL SPECIFICATIONS
E-100	ELECTRICAL LIGHTING & LIGHTING FIXTURE SCHEDULE
E-200	BUILDING 100 – ELECTRICAL DEMOLITION
E-201	BUILDING 200 – ELECTRICAL DEMOLITION
E-300	BUILDING 100 – LARGE SCALE 1 BEDROOM & 2 BEDROOM PLANS
E-301	BUILDING 200 – LARGE SCALE 3 BEDROOM PLAN
E-400	METER BASE DETAILS
E-400	METER BASE DETAILS

DOCUMENT 07
UNIT COSTS

The following unit prices shall apply to authorized changes in quantities of items added or deducted from the scope of the work. These unit prices shall remain fixed and in effect throughout the duration of the construction contract period from the date of the executed contract between the Owner and the Contractor. During this period, the Owner shall have the option to execute change orders to the Contract for Construction for any and all items listed below at the unit prices listed by the Contractor. Any unused portion of the allotted lineal footage of materials not used in the base bid shall accrue to the Owner based on the unit costs per lineal foot listed below. Work for this unit costs shall be performed in accordance with the requirements of this project manual and other contract documents, unless noted otherwise. Contractor to determine the need for additional work in conjunction with unit cost and include in the unit cost.

Unit Cost No. 1: Replacement of Exterior Vinyl Siding

The Contractor shall include in the base Bid Proposal a cost for the tear off and replacement of three hundred (300) lineal feet of damaged/deteriorated exterior vinyl siding located at the facades, breezeways and exterior access walkways using salvaged materials from the breezeways of other buildings. Install OSB and vapor barrier to cover areas of salvaged material as a temporary closure.

The Contractor shall also provide a unit cost per lineal foot to remove damaged/deteriorated vinyl siding, vapor barrier and OSB substrate. Replace with salvaged material to match the thickness and edge profile of the existing siding to remain and install new substrate and vapor barrier. The salvaged siding shall be acquired from the breezeways of buildings to be selected by JSU.

Add: _____ Dollars (\$ _____) per Lineal Foot
(Alphanumerically stated amount) *(Numerically, in figures)*

Unit Cost No. 2: Replacement of Gypsum Cement Underlayment

The Contractor shall include in the base Bid Proposal a cost for the tear off and replacement of three thousand (3,000) square feet of damaged/deteriorated lightweight gypsum concrete underlayment and plywood deck.

The Contractor shall provide a unit cost per square foot to remove damaged/deteriorated lightweight gypsum concrete underlayment and plywood deck and replace with new to match the thickness and edge profile of the existing floor substrate to remain beyond the base proposal; according to Section 03 5413, Gypsum Cement Underlayment.

Add: _____ Dollars (\$ _____) per Square Foot
(Alphanumerically stated amount) *(Numerically, in figures)*

Unit Cost No. 3: Replacement of Patio/Balcony Door(s)

The Contractor shall include in the base Bid Proposal a cost for the removal of one (1) operable Sliding Aluminum Glass Door from one of the other buildings for use at the one known damaged/inoperable door. The cost shall also include the installation of a solid sheeting material at the location where the door was removed for reuse.

The Contractor shall also provide a unit cost to remove and replace additional damaged/inoperable Sliding Aluminum Glass Doors using the same method on a per door basis. The salvaged door(s) shall be acquired from a building to be selected by JSU. Install OSB to cover the opening(s) of the salvaged material as a temporary closure.

Add: _____ Dollars (\$ _____) per Door
(Alphanumerically stated amount) *(Numerically, in figures)*

Unit Cost No. 4: Replacement of Exterior Grade Plywood

The Contractor shall include in the base Bid Proposal a cost for the tear off and replacement of ninety-six (96) square feet of damaged/deteriorated exterior grade plywood deck to match thickness and edge profile with new underlayment and asphalt shingles to match existing color and texture at damaged roof areas.

The Contractor shall provide a unit cost per sheet (4' x 8') to remove and replace additional damaged/deteriorated exterior grade plywood deck and underlayment and plywood deck and replace with new to match the thickness and edge profile of the existing decking to remain beyond the base proposal; in accordance with Section 06 1000, Rough Carpentry.

Add: _____ Dollars (\$ _____) per Sheet
(Alphanumerically stated amount) *(Numerically, in figures)*

Unit Cost No. 5: Balcony Retrofit Lumber

The Contractor shall include in the base Bid Proposal an allowance of \$6,000.00 for the tear off and replacement of damaged balcony support framing based on details provided on drawing sheet A-502.

The Contractor shall provide a unit cost per board foot for additional pressure treated lumber (2"x4, 2"x6", & 2"x 8") that may be required once demolition of the affected areas has been completed to affect a sound finish product.

Add: _____ Dollars (\$ _____) per Board Foot
(Alphanumerically stated amount) *(Numerically, in figures)*

SECTION 07 4633

VINYL SIDING

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Solid vinyl siding.
- B. Vented vinyl soffit.
- C. Vinyl trim.

1.2 RELATED SECTIONS

- A. Section 06100 - Rough Carpentry: Framing and Sheathing.
- B. Section 07900 - Joint Sealers.

1.3 REFERENCES

- A. ASTM D 256 - Standard Test Method for Determining the Pendulum Impact Resistance of Notched Specimens of Plastics.
- B. ASTM D 635 - Standard Test Method for Rate of Burning and/or Extent and Time of Burning of Self-Supporting Plastics in a Horizontal Position.
- C. ASTM D 638 - Standard Test Method for Tensile Properties of Plastics.
- D. ASTM D 648 - Standard Test Method for Deflection Temperature of Plastics Under Flexural Load.
- E. ASTM D 696 - Standard Test Method for Coefficient of Linear Thermal Expansion of Plastics Between -30 Degrees C. and 30 Degrees C.
- F. ASTM D 1784 - Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Compounds and Chlorinated Poly (Vinyl Chloride) (CPVC) Compounds.
- G. ASTM D 2843 - Standard Test Method for Density of Smoke from the Burning or Decomposition of Plastics.
- H. ASTM D 3679 - Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Siding.
- I. ASTM D 4477 - Standard Specification for Rigid Unplasticized Poly(Vinyl Chloride) (PVC) Soffit.
- J. ASTM D 6864 - Standard Specification for Color and Appearance Retention of Solid Colored Plastic Siding Products.

- K. ASTM D7251 - Standard Specification for Color and Appearance Retention of Variegated Color Plastic Siding Products
- L. ASTM D 7856 - Standard Specification for Color and Appearance Retention of Solid and Variegated Color Plastic Siding Products using CIELab Color Space.
- M. ASTM E 84 - Standard Test Method for Surface Burning Characteristics of Building Materials.
- N. ASTM E 119 - Standard Test Methods for Fire Tests of Building Construction and Materials; 2000.
- O. UBC STD 26-9 - Method of Test for the Evaluation of Flammability Characteristics of Exterior, Nonload-Bearing Wall Assemblies Containing Combustible Components Using the Intermediate-Scale, Multistory Test Apparatus; 1997.

1.4 DESIGN / PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Code compliance in accordance with the following:
 - 1. International Building Code.
 - 2. International Residential Code.
 - 3. State of Mississippi.

1.5 SUBMITTALS

- A. Submit under provisions of Section 01 3323.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods.
 - 4. Maintenance and care requirements.
- C. LEED Submittals: Provide documentation of how the requirements of Credit will be met:
 - 1. List of proposed materials with recycled content. Indicate post-consumer recycled content and pre-consumer recycled content for each product having recycled content.
 - 2. Product data and certification letter indicating percentages by weight of post-consumer and pre-consumer recycled content for products having recycled content.
- D. NAHB National Green Building Standard Submittals: Provide documentation of how the Credit will be met:
 - 1. Green Approved Product certificate from the NAHB Research Center's website; <http://greenapprovedproducts.com>.
- E. Selection Samples: For each finish product specified, two complete sets of color chips representing manufacturer's full range of available colors and patterns.
- F. Verification Samples: For each finish product specified, two samples, minimum size 6 inches (150 mm) square, representing actual product, color, and patterns.
- G. Manufacturer's Certificates: Certify products meet or exceed specified requirements.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Provide installer with not less than three years of experience with products specified.
- B. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
 - 1. Finish areas designated by Architect.
 - 2. Do not proceed with remaining work until workmanship, color, and sheen are approved by Architect.
 - 3. Refinish mock-up area as required to produce acceptable work.
 - 4. Accepted mock-ups shall be comparison standard for remaining work.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store on a flat surface under cover, stacked no more than 12 boxes high. Do not store in location where temperatures may exceed 130 degrees F.

1.8 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.9 WARRANTY

- A. Provide manufacturer's standard lifetime limited warranty on siding products.
- B. Manufacturing Defects: Standard form in which manufacturer agrees to repair or replace items that fail by blistering, checks, crazes, flakes, peels or weathers unevenly due to a defect in manufacturing within warranty period.
- C. Fading Defects: Standard form in which siding color fades in excess of 5 ΔE Hunter units within the first seven years following substantial completion. Abnormal fading cannot be due to buildup or accumulation of stains, dirt, mold, mildew, or any other deficiency caused by lack of annual maintenance as described in the manufacturer's installation manual.

PART 2 PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: Compass Series by Georgia-Pacific.
 - 1. Options and Configuration: Match existing material sizes and profiles.
 - 2. Color: Match existing.
- B. Acceptable Manufacturers: Subject to compliance with requirements. Final selection to be determined.
 - 1. CertainTeed LLC.
 - 2. Ply Gem Residential Solutions.
- C. Substitutions: Requests for substitutions will be considered in accordance with provisions of Section 01 6000 – Substitutions and Product Options.

2.2 MATERIALS

- A. Siding and Soffit - General Requirements: Polyvinyl chloride products with the following characteristics:
1. Siding: Comply with ASTM D 3679, Class 2.
 2. PVC cell classification in accordance with ASTM D 1784: 13334.
 3. Coefficient of linear expansion in accordance with ASTM D 696: 0.000029 inch per inch per degree F.
 4. Tensile strength when tested in accordance with ASTM D 638: Minimum 6,326 pounds per square inch.
 5. Modulus of elasticity when tested in accordance with ASTM D 638: Minimum 360,000 pounds per square inch, average.
 6. Izod impact, standard 1/8 inch bar when tested in accordance with ASTM D 256: 3.30 foot-pounds per inch, average.
 7. Shore D Hardness: Minimum 82.
 8. Specific Gravity: Minimum 1.39.
 9. Deflection temperature when tested in accordance with ASTM D 648: 170 degrees F, 264 pounds per square inch.
 10. Smoke density rating when tested in accordance with ASTM D 2843: 48 percent, average.
 11. Horizontal flammability, when tested in accordance with ASTM D 635:
 - a. Burn distance: 20 mm.
 - b. Burn time: Less than 5 seconds.
 12. Surface burning characteristics when tested in accordance with ASTM E 84: Flame spread less than 20, fuel contribution 0, smoke density 275.
 13. Fire Resistance - Siding: 1 hour, when tested in accordance with ASTM E 119, with siding applied over gypsum sheathing.
 14. Flammability - Siding: Comply with requirements of UBC Std 26-9.
 15. Caliber Double 6 inch, foamed backed siding with EPS foam backing has a Permeability Rating of 5.
- B. Fasteners: Aluminum nails, alloy 5056 or 6110, having minimum tensile strength 63,000 pounds per square inch.
- C. Vapor Retarder: Specified in Section 07260.
- D. Joint Sealers: Specified in Section 07900.

2.3 VINYL SIDING AND TRIM

- A. Compass Vinyl Siding:
1. Product Description: Double 4.5 inch Dutch Lap, 8 inches exposure (match existing dimensions – field verify); nominal 0.044 inch material thickness (Vinyl); 12 foot 1 inch panel length.
 - a. Nailing Hem: Reverse full roll double thickness nail hem.
 - b. Finish: Low gloss.
 - c. Color: To match existing material (field verify). Coordinate with the Architect.
 - d. VSI Certified Vinyl siding with Color Retention: Meets or exceeds requirements of ASTM D 7856, ASTM D 6864, and ASTM D 7251.

2.4 VINYL SOFFIT AND TRIM

- A. Vinyl Premium Triple 4 Soffit: Use with 1/2 inch installation accessories.
1. Product Description: Premium Triple 4 inch Solid Soffit with pebble finish, nominal

- 0.038 inch material thickness; nominal 12 feet piece length.
2. Product Description: Premium Triple 4 inch Center Vent Soffit with pebble finish, nominal 0.038 inch material thickness; nominal 12 feet piece length. Net Free Air Space of 1.956 sq. inches / square foot.
 3. Product Description: Premium Triple 4 inch Full Vent Soffit with pebble finish, nominal 0.038 inch material thickness; nominal 12 feet piece length. Net Free Air Space of 5.867 sq. inches / square foot.
 4. Nailing Hem: Single-row, with elongated nailing holes 1-1/4 inches long at 1- 5/8 inches on center.
 5. Color: Match existing (field verify).
 6. VSI Certified Vinyl siding with Color Retention: Meets or exceeds requirements of ASTM D 7856, ASTM D 6864, and ASTM D 7251.
- B. Vinyl Trim:
1. Soffit J-Trim 3/8 inch: Channel, 1-1/2 inches nailing leg, 3/4 inch forward leg, 3/8 inch channel width; Match existing color. Length 12 foot 6 inches.
 2. Soffit J-Trim 1/2 inch: Channel, 1-1/2 inches nailing leg, 3/4 inch forward leg, 1/2 inch channel width; Match existing color. Length 12 foot 6 inches.
 3. Soffit F-Trim: Channel, 1-1/2 inches reveal, 1/2 inch forward leg, 3/4 inch depth; Match existing color. Length 12 foot 6 inches.
 4. H-Mold: 5/8 inch with pebble finish, 1-7/8 exposed face. Length 12 foot 6 inches.
 5. Fascia: 8 inch with wood grain finish. Length 12 foot 6 inches.
 6. J-Channel: Channel, 1-1/2 inch nailing leg, 3/4 inch forward leg, 1/2 inch channel width; Match existing color.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared. Verify dimensions and acceptability of substrate
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.
- B. Attach vinyl products to substrate for weathertight installation; ensure that horizontal components are installed true to level, that vertical components are installed true to plumb.
- C. Stagger lap joints in horizontal siding in uniform pattern as successive courses of siding are installed.
- D. Install joint sealers as specified in Section 07 9200.

3.4 ADJUSTING AND CLEANING

- A. Clean dirt from surface of installed products, using mild soap and water.
- B. After completing installation, remove from project site excess materials and debris resulting from installation of vinyl products.

3.5 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION

DRAWING INDEX

SHEET NUMBER	TITLE	DATE OF ISSUANCE
GENERAL		
T-101	TITLE SHEET	15APR2026
T-102	CONSTRUCTION SITE LIMITS	15APR2026
ARCHITECTURAL		
AP-101	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AP-102	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AP-103	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AP-104	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AP-105	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AP-106	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AP-107	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AP-108	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AP-109	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AP-110	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AP-111	PHOTOGRAPHS OF EXISTING CONDITIONS	15APR2026
AD-101	DEMOLITION PLAN - 1ST & 2ND FLOOR BUILDING 100	15APR2026
AD-102	DEMOLITION PLAN - 3RD FLOOR BUILDING 100	15APR2026
AD-103	DEMOLITION PLAN - 1ST, 2ND & 3RD FLOOR BUILDING 200	15APR2026
A-100	CONSTRUCTION MODIFICATION NOTES	15APR2026
A-101	MODIFICATION PLAN - 1ST & 2ND FLOOR BUILDING 100	15APR2026
A-102	MODIFICATION PLAN - 3RD FLOOR BUILDING 100	15APR2026
A-103	MODIFICATION PLAN - 1ST, 2ND & 3RD FLOOR BUILDING 200	15APR2026
A-401	ENLARGED FLOOR PLANS	15APR2026
A-402	ENLARGED PLANS	15APR2026
A-403	ENLARGED INTERIOR ELEVATIONS	15APR2026
A-404	MILLWORK SECTIONS	15APR2026
A-501	WALL SECTIONS AND DETAILS	15APR2026
A-502	MISCELLANEOUS DETAILS	14MAY2026
A-601	DOOR SCHEDULE BUILDING 100	15APR2026
A-602	DOOR SCHEDULE BUILDING 200	15APR2026
MECHANICAL		
M001	MECHANICAL LEGEND AND ABBREVIATIONS	15APR2026
M101	DEMOLITION PLAN - 1ST & 2ND FLOOR - BUILDING 100	15APR2026
M102	DEMOLITION PLAN - 3RD FLOOR - BUILDING 100	15APR2026
M103	DEMOLITION PLAN - 1ST, 2ND, & 3RD FLOOR - BUILDING 200	15APR2026
M201	MODIFICATION PLAN - 1ST & 2ND FLOOR - BUILDING 100	15APR2026
M202	MODIFICATION PLAN - 3RD FLOOR - BUILDING 100	15APR2026
M203	MODIFICATION PLAN - 1ST, 2ND, & 3RD FLOOR - BUILDING 200	15APR2026
M501	MECHANICAL DETAILS	15APR2026
M601	MECHANICAL SCHEDULES	15APR2026
PLUMBING		
P001	ABBREVIATIONS, LEGENDS, GENERAL NOTES	15APR2026
P101	1ST & 2ND FLOOR PLAN (BLDG 100) - PLUMBING DEMOLITION	15APR2026
P102	3RD FLOOR PLAN (BLDG 100) - PLUMBING DEMOLITION	15APR2026
P103	1ST, 2ND & 3RD FLOOR PLAN (BLDG 200) - PLUMBING DEMOLITION	15APR2026
P201	1ST & 2ND FLOOR PLAN (BLDG 100) - PLUMBING "SANITARY"	15APR2026
P202	3RD FLOOR PLAN (BLDG 100) - PLUMBING "SANITARY"	15APR2026
P203	1ST, 2ND & 3RD FLOOR PLAN (BLDG 200) - PLUMBING "SANITARY"	15APR2026
P204	1ST & 2ND FLOOR PLAN (BLDG 100) - PLUMBING "SUPPLY"	15APR2026
P205	3RD FLOOR PLAN (BLDG 100) - PLUMBING "SUPPLY"	15APR2026
P206	1ST, 2ND & 3RD FLOOR PLAN (BLDG 200) - PLUMBING "SUPPLY"	15APR2026
P301	PLUMBING DETAILS	15APR2026
P401	PLUMBING RISERS	15APR2026
P501	PLUMBING SCHEDULES	15APR2026
ELECTRICAL		
E-100	ELECTRICAL LIGHTING & LIGHTING FIXTURE SCHEDULE	15APR2026
E-200	BUILDING 100 - ELECTRICAL DEMOLITION	15APR2026
E-201	BUILDING 200 - ELECTRICAL DEMOLITION	15APR2026
E-300	BUILDING 100 - LARGE SCALE 1 BEDROOM & 2 BEDROOM PLANS	15APR2026
E-301	BUILDING 200 - LARGE SCALE 3 BEDROOM PLANS	15APR2026
E-400	METER BASE DETAILS	15APR2026
E-401	METER BASE DETAILS	15APR2026

BUILDING CODE SUMMARY

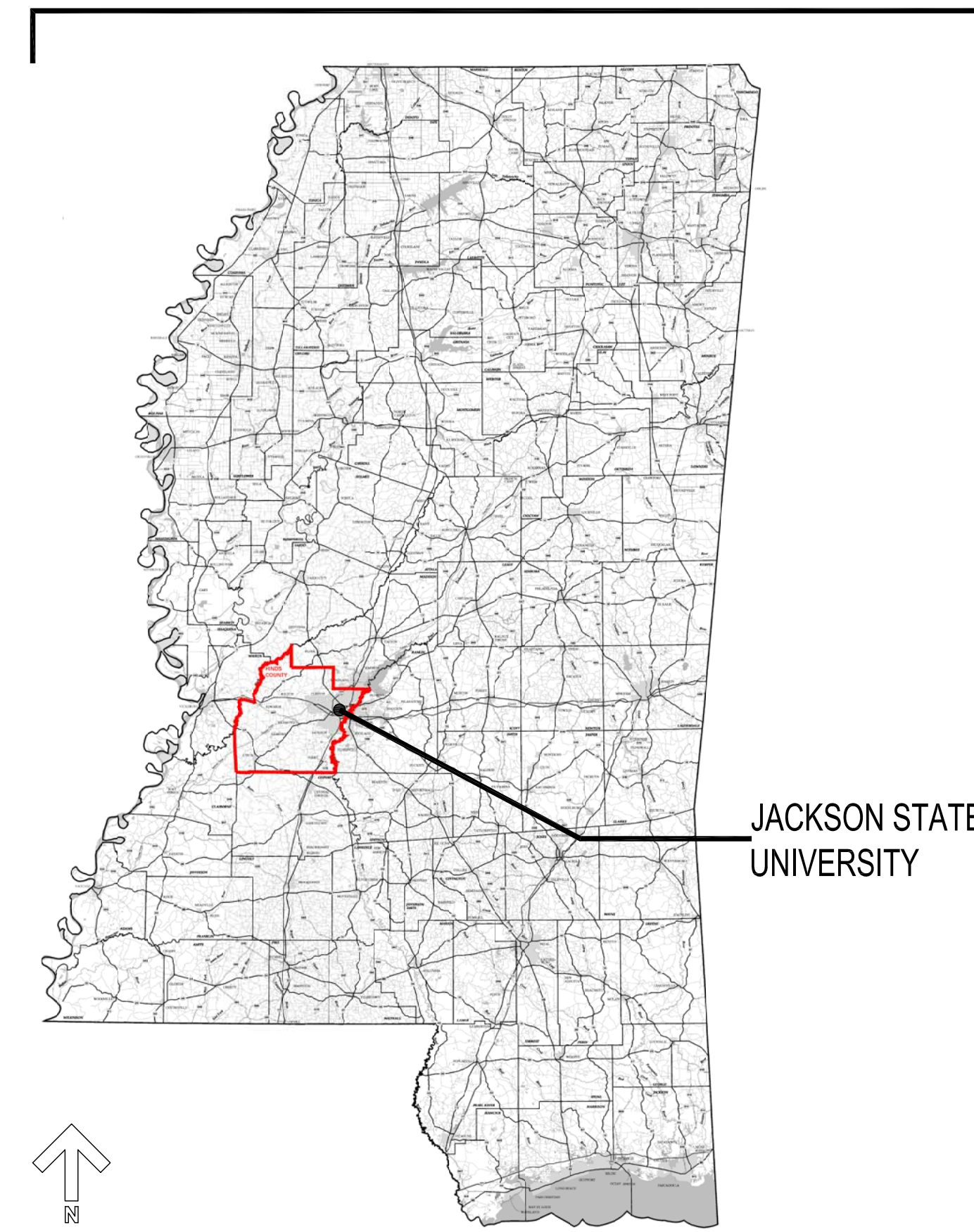
CONSTRUCTION SHALL BE IN ACCORDANCE WITH BUT NOT LIMITED TO THE FOLLOWING CODES, ACTS AND/OR ORDINANCES:

- APPLICABLE CODES**

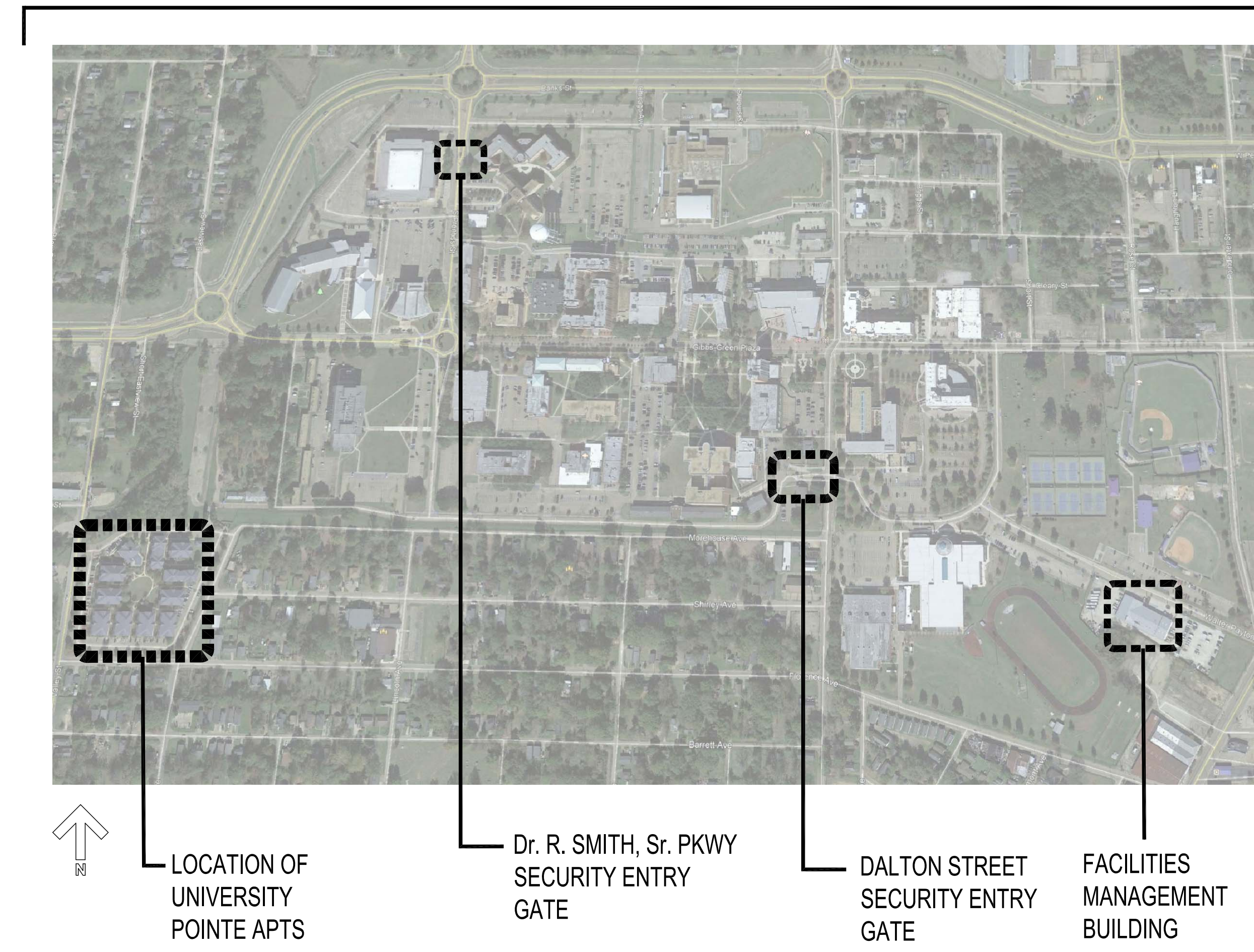
 - INTERNATIONAL BUILDING CODE - 2024 EDITION
 - INTERNATIONAL EXISTING BUILDING CODE - 2021
 - NATIONAL ELECTRIC CODE - 2023 EDITION
 - INTERNATIONAL FUEL GAS CODE - 2024 EDITION
 - INTERNATIONAL MECHANICAL CODE - 2018 EDITION
 - INTERNATIONAL PLUMBING CODE - 2024 EDITION
 - ASHRAE 90.1 (ENERGY STANDARDS FOR BUILDINGS) - 2022 EDITION
 - INTERNATIONAL RESIDENTIAL CODE (IRC) - 2024 EDITION
 - INTERNATIONAL FIRE CODE - 2024 EDITION
 - MISSISSIPPI HANDICAPPED LAW, MISSISSIPPI CODE 1972, ANNOTATED, SECTION 43-6-101 through 43-6-125
 - 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN & ANSI A117.1 2017 EDITION
 - NFPA 70 - 2023 EDITION
- EXISTING BUILDING INFORMATION - MULTI-FAMILY APARTMENT BUILDINGS.**

 - CONSTRUCTION TYPE: TYPE VA (1 HOUR PROTECTED / FULLY SPRINKLERED).
 - OCCUPANCY TYPE: RESIDENTIAL - GROUP "R2"
 - CONSTRUCTION TYPE: WOOD FRAMING SYSTEM.
 - NUMBER OF STORIES: THREE (3) PER BUILDING.
 - TOTAL ENCLOSED LIVABLE AREA: 14,781.66 GROSS SQUARE FEET BUILDING 100.
 - TOTAL ENCLOSED LIVABLE AREA: 12,185.11 GROSS SQUARE FEET BUILDING 200.
 - EXTERIOR BUILDING MATERIALS: 1ST FLOOR - BRICK VENEER; 2ND & 3RD FLOORS - VINYL SIDING.

STATE MAP



CAMPUS AERIAL MAP



DRAWING LEGEND

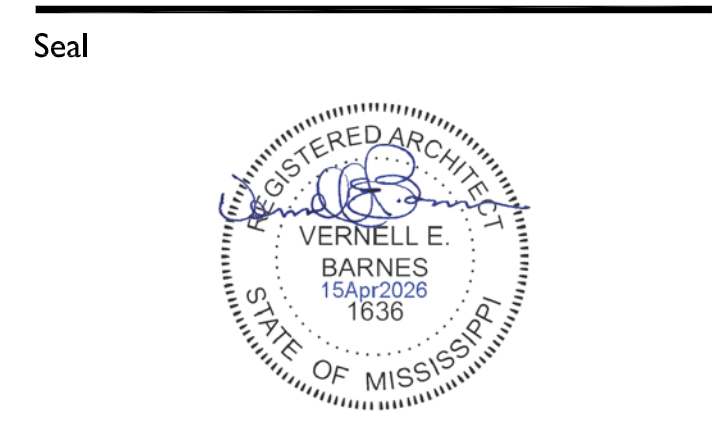
NORTH ARROW	TITLES (SECT/DET/ELEV) SECTION NUMBER SHEET (WHERE SHOWN)	ROOM NUMBER AND NAME	MATCH LINE MARK
SECTION	EXISTING COLUMN LINE NUMBER	DOOR NUMBER	SPECIFIC KEY NOTES
SECTION NUMBER SHEET NUMBER	GRID LINE	PARTITION TYPE	INTERIOR ELEVATION ELEVATION NUMBER SHEET NO. (WHERE SHOWN)
DETAIL	COLUMN LINE NUMBER	WINDOW TYPE	CASEWORK ELEVATION
DETAIL NUMBER SHEET NO. (WHERE DRAWN)	GRID LINE	ELEVATION MARKS	REVISION CLOUD
ELEVATION		SPOT ELEVATION	
ELEVATION NUMBER SHEET NO. (WHERE SHOWN)			

GS# 103-317

UNIVERSITY POINTE DORMITORY REPAIRS BUILDINGS 100 & 200 JACKSON STATE UNIVERSITY JACKSON, MISSISSIPPI



1409 WATKINS STREET
NATCHEZ, MS 39120
T 770.605.9829 F 770.987.5208



Consultant

No. Drawing Issue/Description	Date
1 Issued for Bidding / Construction	15Apr2026
2 Addendum #2	14May2026

GS# 103-317
UNIVERSITY POINTE
DORMITORY REPAIRS
BUILDINGS 100 & 200
JACKSON STATE UNIVERSITY
JACKSON, MISSISSIPPI

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Project Designer		Project Number	
VB	2026-001	VB	2026-001
Project Architect		Date	
VB	April 15, 2026	VB	April 15, 2026
Drawn By		Scale	
VB	NO SCALE	VB	NO SCALE
Sheet Number			

T-101R

Seal

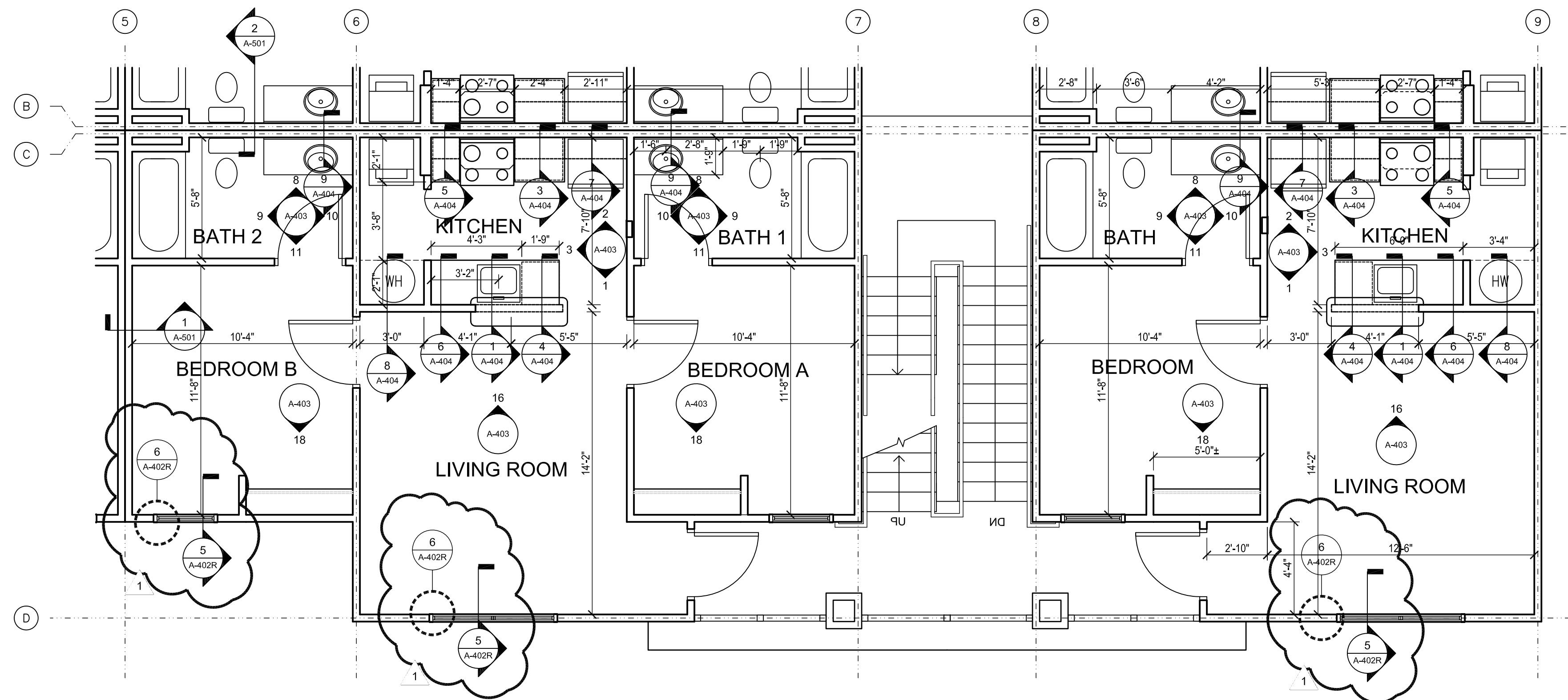


Consultant

FINISH NOTES

- ONE ADAPTABLE BATH SHALL RECEIVE 2"x2" MOSAIC UNGLAZED FLOOR TILE. WALLS SHALL RECEIVE 4"x4" GLAZED TILE FROM FLOOR TO CEILING. INCLUDE MARBLE THRESHOLD AT THE BATH ENTRY DOOR. PROVIDE 6" HIGH TILE BASE TYPICALLY.
- PROVIDE AS THE BASE BID LVT FLOORING THROUGHOUT LIVING AREAS, BEDROOMS, BATHS, KITCHENS, AND UTILITY AREAS, EXCEPT THE ADAPTABLE BATHROOM..
- ALL GWB IN THE LIVING AREAS SHALL RECEIVE AN EGGSHELL PAINT FINISH. ALL GWB IN THE BATHS SHALL RECEIVE PRIMER COAT AND FINISH WITH A COAT OF EPOXY PAINT.
- ALL INTERIOR WINDOW STOOLS SHALL BE WOOD AND PAINTED USING A PRIMER COAT AND SEMI-GLOSS FINISH.
- ALL WALL BASE (EXCEPT THE ADAPTABLE BATH) SHALL BE 4" HIGH WOOD AND SHALL RECEIVE A PRIMER COAT AND FINISH WITH SEMI-GLOSS PAINT.
- PROVIDE NEW MILLWORK IN THE KITCHENS AND BATHS.
- PROVIDE NEW KITCHEN AND WASHER/DRYER APPLIANCES.
- PAINT CEILING WITH PRIMER COAT OF PAINT AND FINISH WITH CEILING WHITE PAINT.
- ALL WOOD TRIM AT DOOR FRAMES SHALL RECEIVE A PRIMER COAT AND FINISH WITH SEMI-GLOSS PAINT.

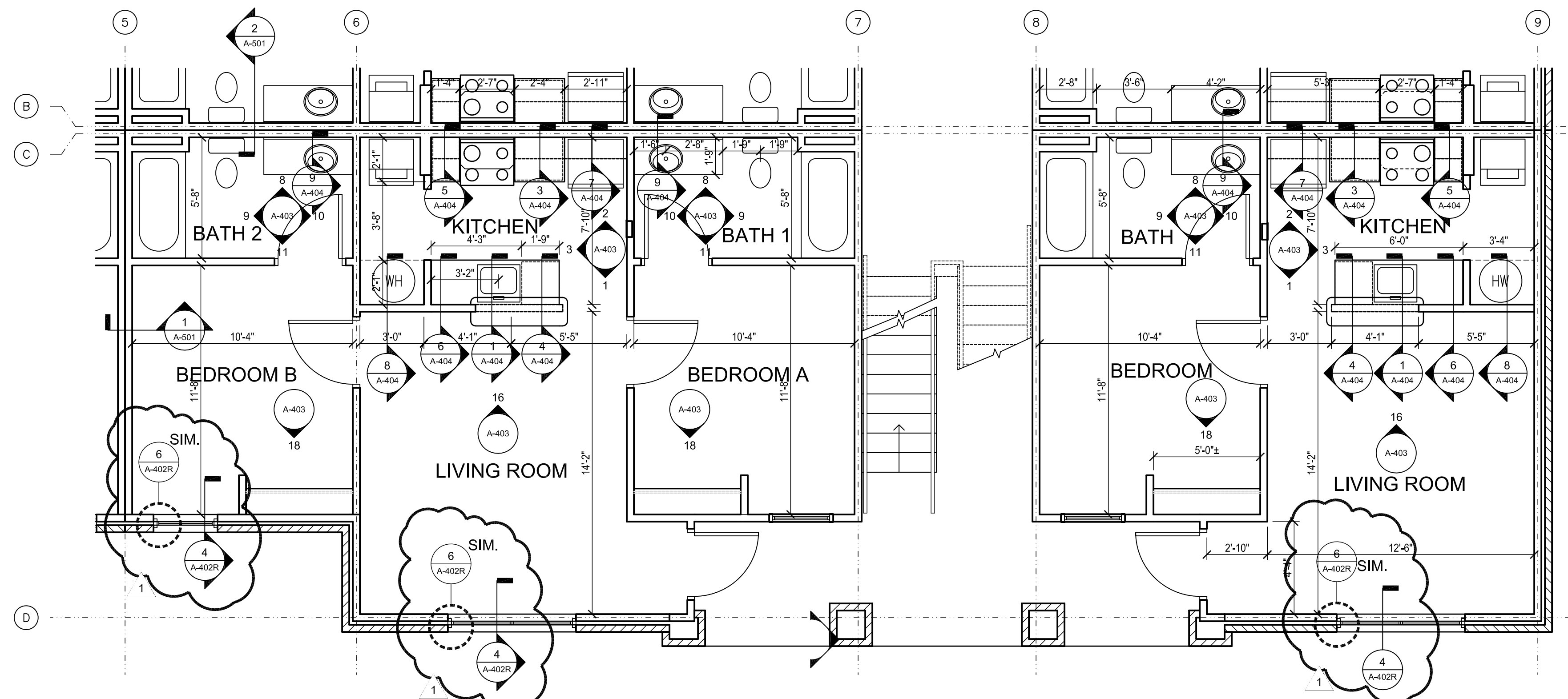
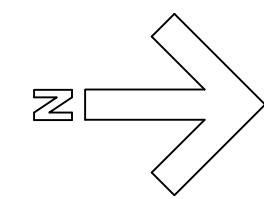
No. Drawing Issue/Description	Date
1 Issued for Bidding / Construction	15Apr2026
2 Addendum #1	04May2026
3 Addendum #2	14May2026



ENLARGED PLAN BLDG. 100, 2ND & 3RD FLOOR TYPICAL UNITS

2

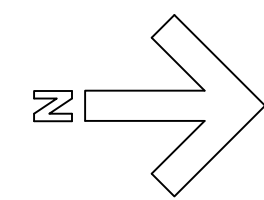
1/4" = 1'-0"



ENLARGED PLAN BLDG. 100, FIRST FLOOR TYPICAL UNITS

1

1/4" = 1'-0"



GS# 103-317
UNIVERSITY POINTE
DORMITORY REPAIRS
BUILDINGS 100 & 200
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JACKSON, MISSISSIPPI

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JSU Building
UNIVERSITY POINTE APARTMENTS
BUILDINGS 100 & 200

Drawing Title
ENLARGED PLAN

Project Designer	Project Number
-	2026-001
Project Architect	Date
-	April 15, 2026
Drawn By	Scale
-	-
-	Sheet Number

A-401R1

Seal

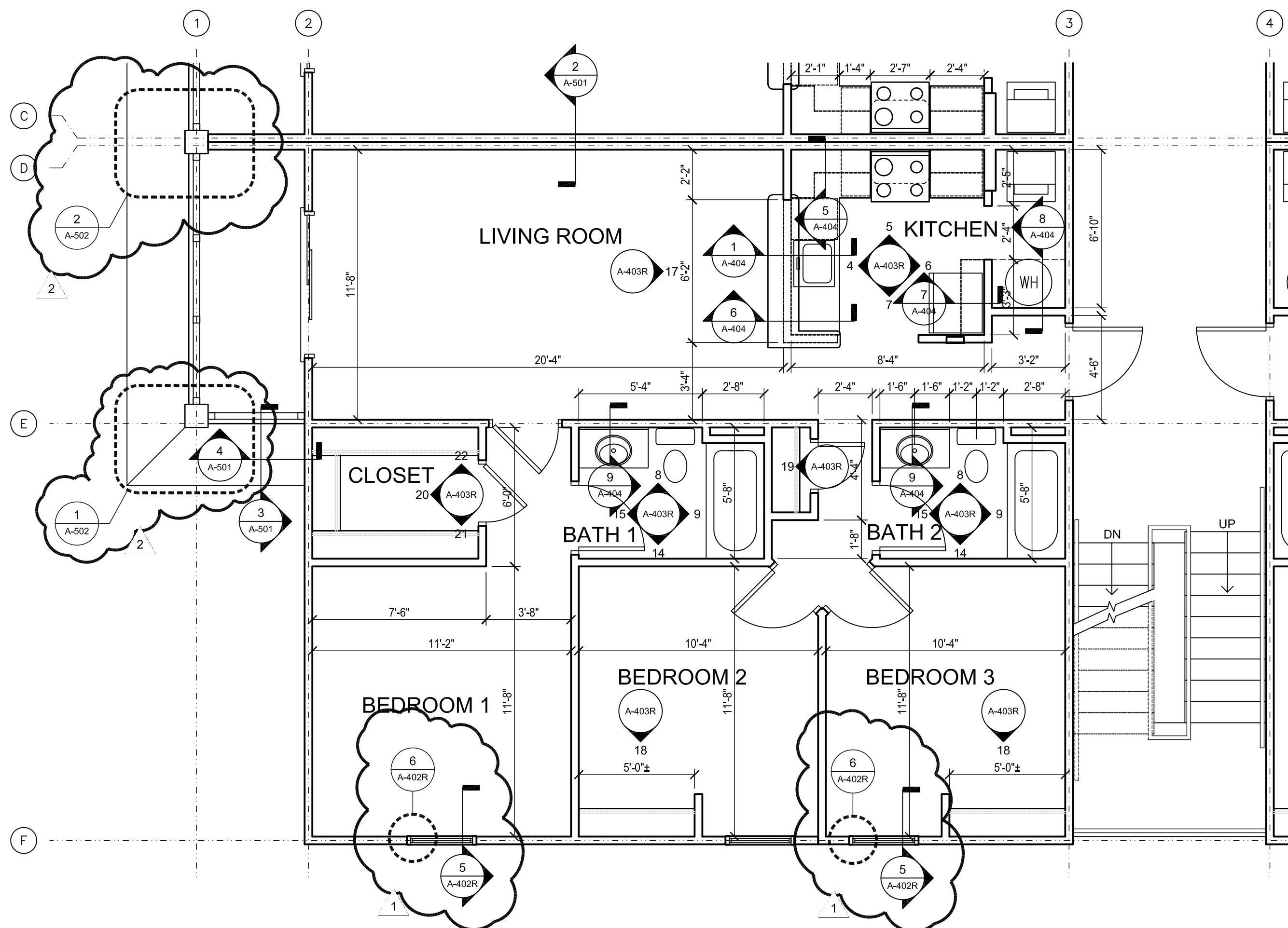


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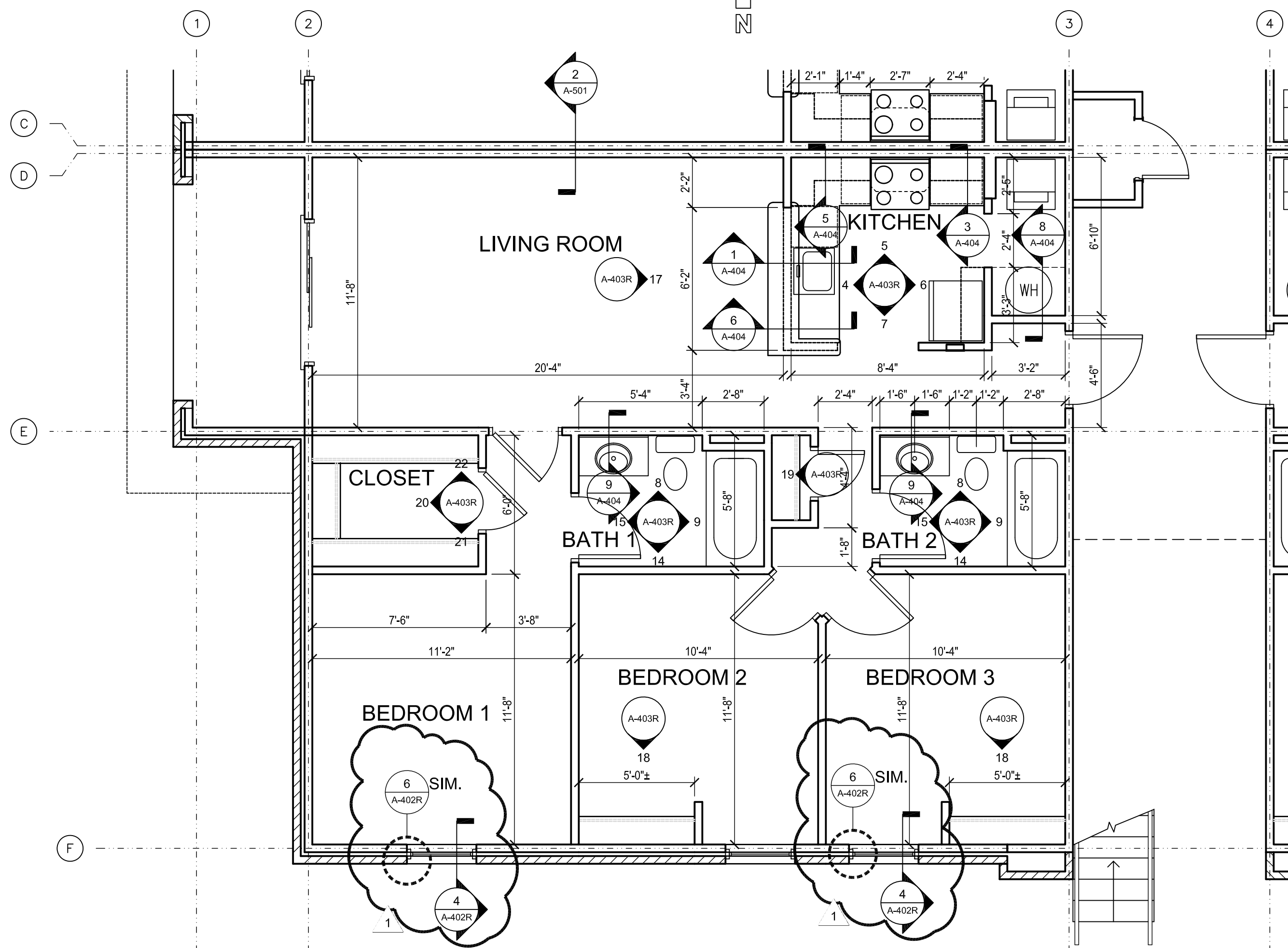
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2	Addendum #1	04May2026
3	Addendum #2	14May2026

FINISH NOTES

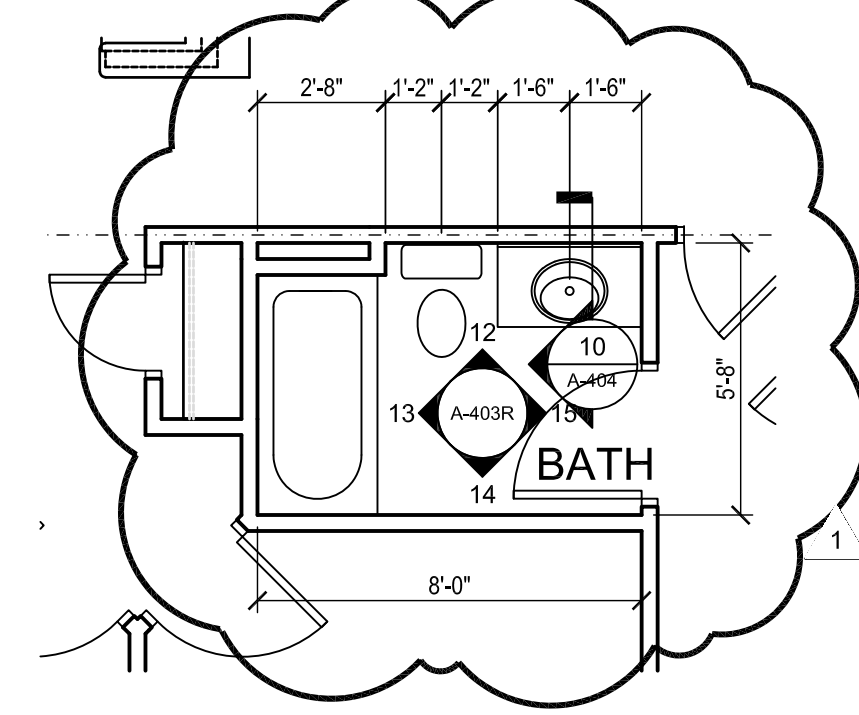
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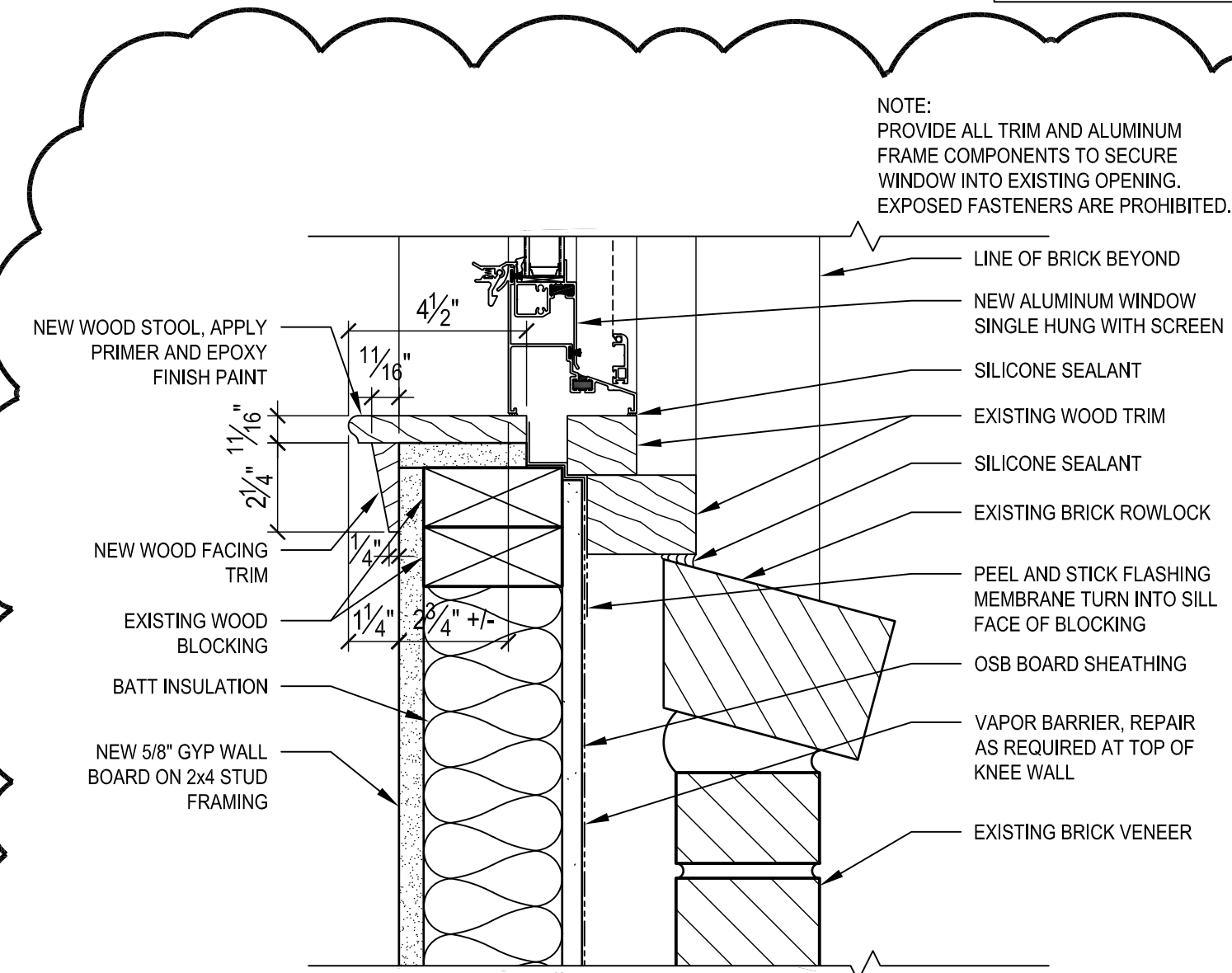
2 ENLARGED PLAN BLDG. 200, 2ND AND 3RD FLOOR TYPICAL UNIT
1/4" = 1'-0"



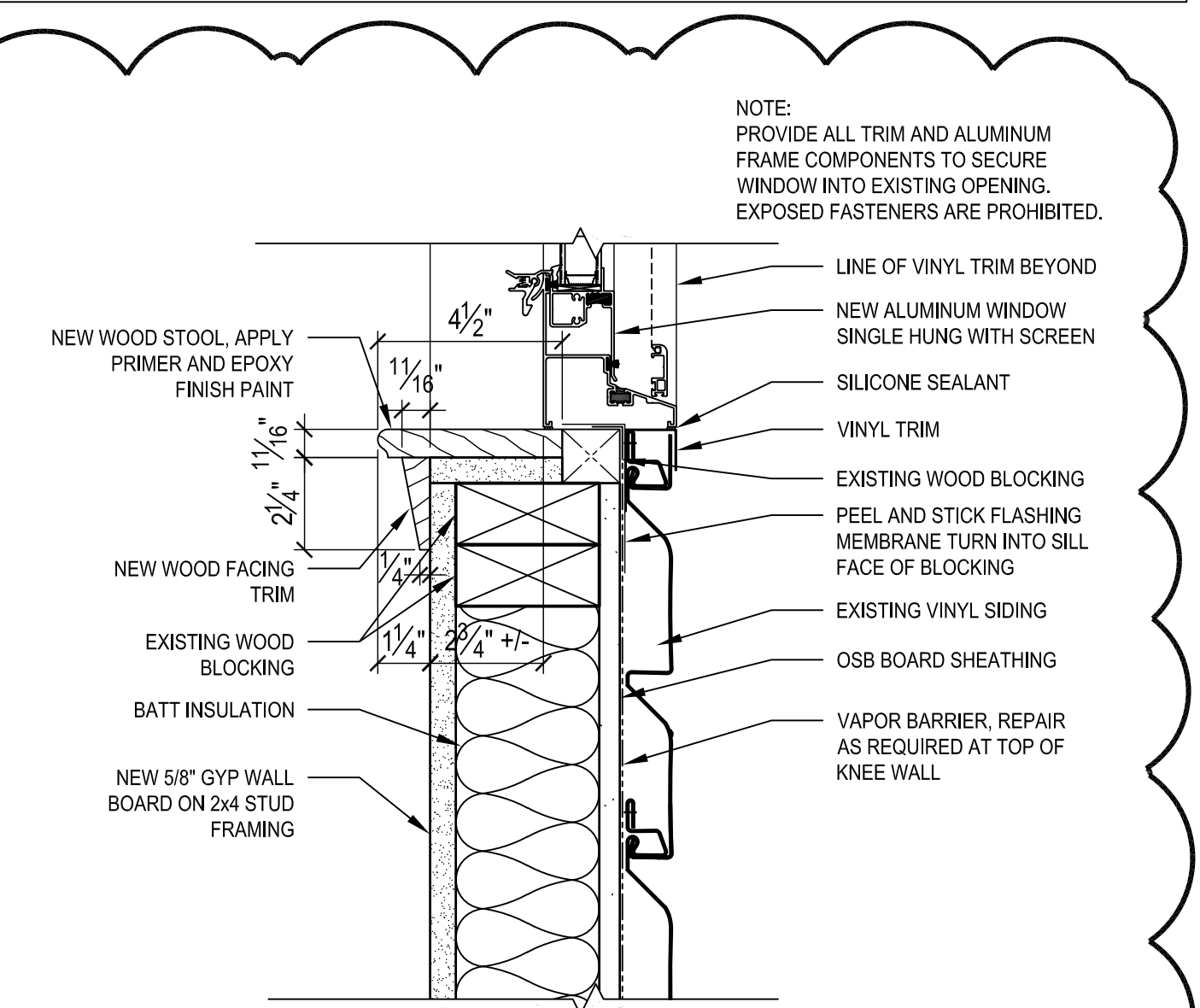
1 ENLARGED PLAN BLDG. 200, FIRST FLOOR TYPICAL UNIT
1/4" = 1'-0"



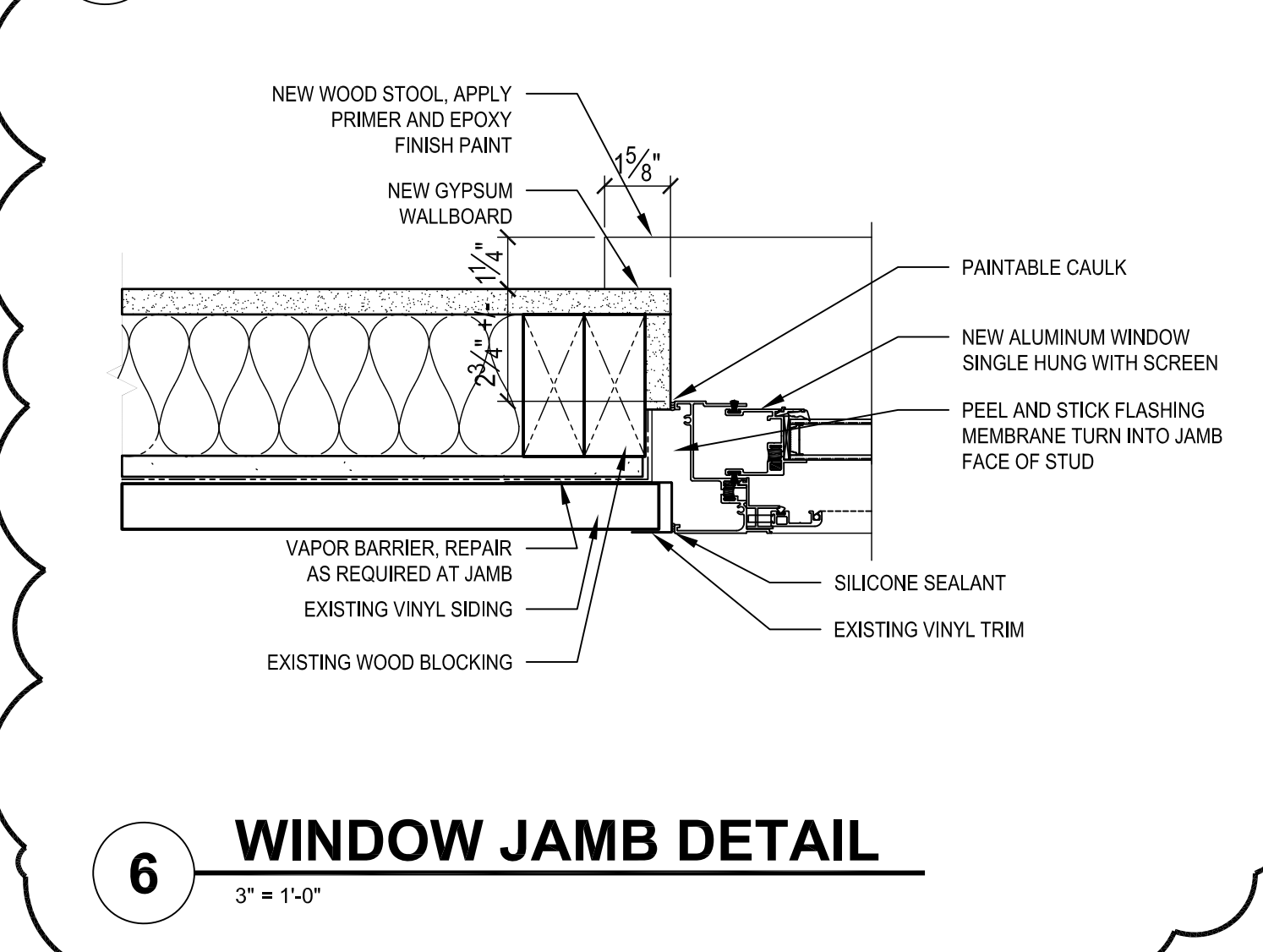
3 TOILET/SHOWER BATHROOM
1/4" = 1'-0"



4 WINDOW SILL DETAIL
3" = 1'-0"



5 WINDOW SILL DETAIL
3" = 1'-0"



6 WINDOW JAMB DETAIL
3" = 1'-0"

GS# 103-317
UNIVERSITY POINTE
DORMITORY REPAIRS
BUILDINGS 100 & 200
JACKSON STATE UNIVERSITY
JACKSON, MISSISSIPPI

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JSU Building
UNIVERSITY POINTE APARTMENTS BUILDINGS 200

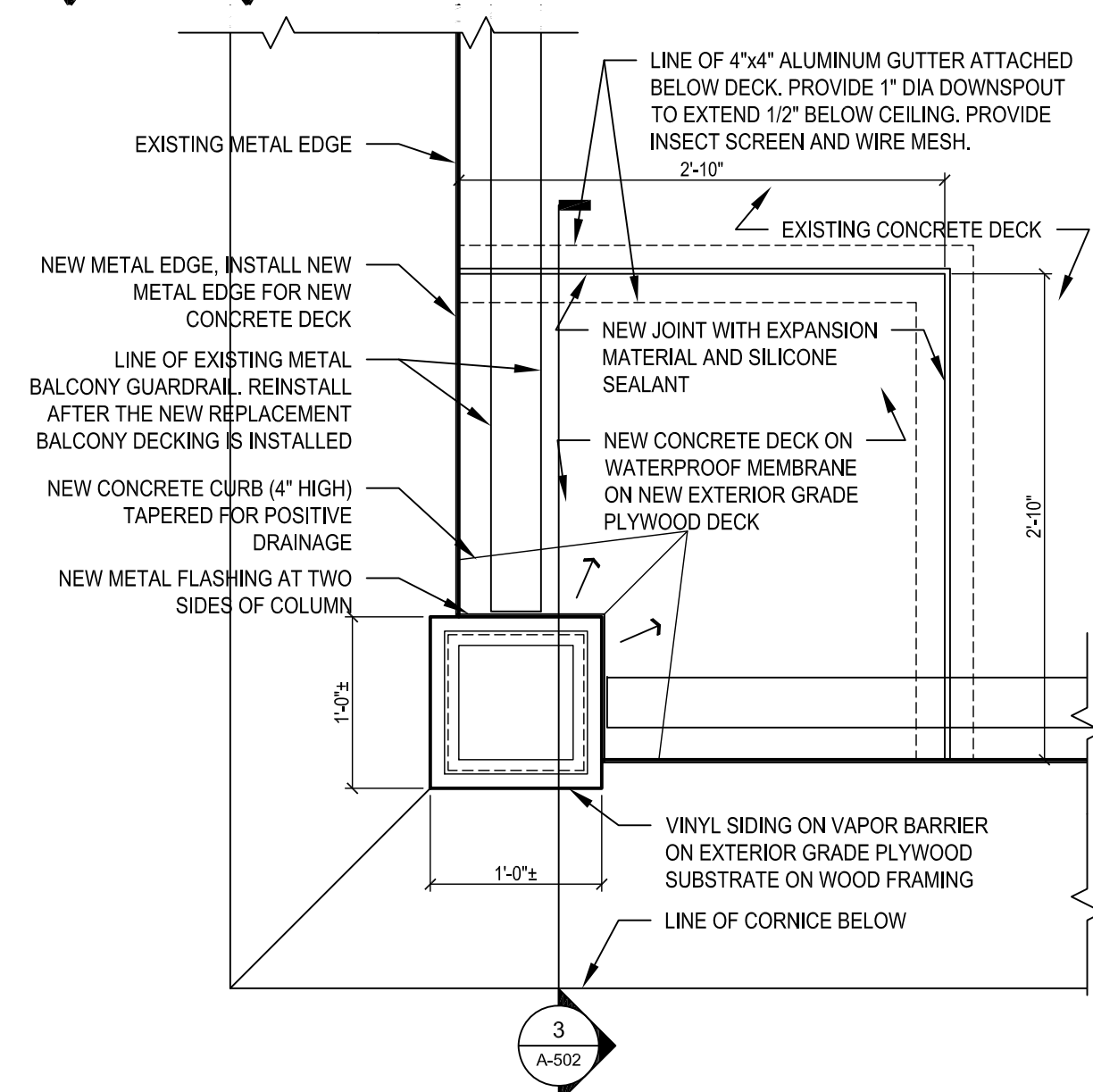
Drawing Title
ENLARGED PLANS

Project Designer	Project Number
-	2026-001
Project Architect	Date
-	April 15, 2026
Drawn By	Scale
-	-
-	Sheet Number

A-402R 1



No.	Drawing Issue/Description	Date
1	Issued for Bidding / Construction	14May2026
2	Addendum #2	14May2026

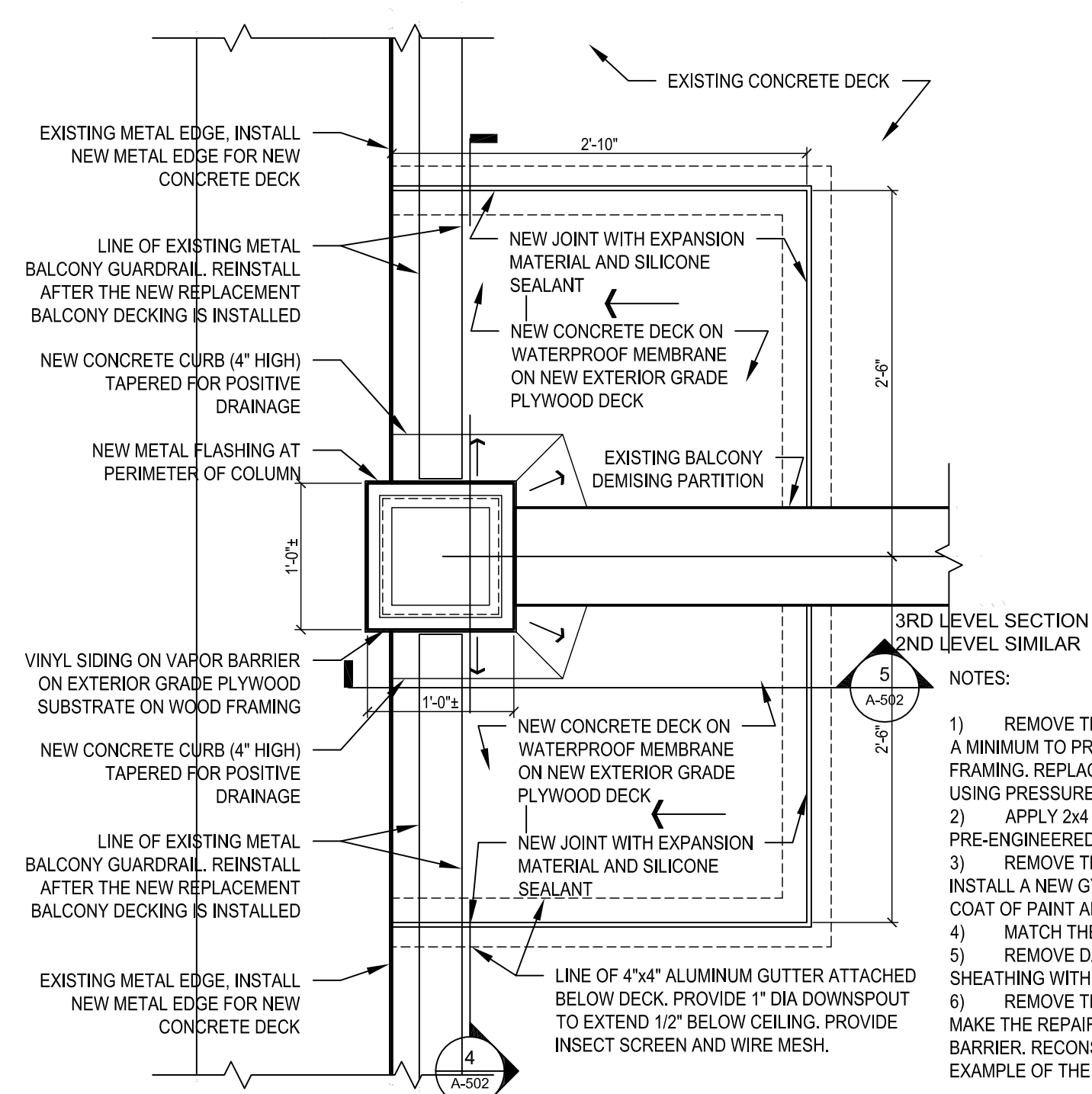


- NOTES:
- 1) REMOVE THE EXISTING CONCRETE TO THE LIMITS SHOWN AS A MINIMUM TO PROVIDE ACCESS TO THE COMPROMISED WOOD FRAMING. REPLACE THE DAMAGED 2"x FRAMING AND REPLACE USING PRESSURE TREATED LUMBER TO MATCH THE EXISTING SIZES.
 - 2) APPLY 2x4 AND 2x6 WOOD LUMBER TO SUPPLEMENT THE PRE-ENGINEERED TRUSSES IF FOUND TO BE COMPROMISED.
 - 3) REMOVE THE EXISTING EXTERIOR SOFFIT IN ITS ENTIRETY. INSTALL A NEW GYP WALL BOARD EXTERIOR SOFFIT. APPLY PRIMER COAT OF PAINT AND NEW PAINT FINISH.
 - 4) MATCH THE THICKNESS OF ALL MATERIAL TO BE REPLACED.
 - 5) REMOVE DAMAGED SHEATHING AND REPLACE WITH NEW SHEATHING WITH VAPOR BARRIER.
 - 6) REMOVE THE CORNICE AT THE SECOND FLOOR BALCONY TO MAKE THE REPAIRS FOR THE FRAMING, SHEATHING AND VAPOR BARRIER. RECONSTRUCT THE CORNICE, SEE DETAIL 3/A-501 AS EXAMPLE OF THE TYPICAL CONDITION.

PLAN DETAIL AT BALCONY (2ND FLOOR - 3RD FLOOR SIMILAR)

1

1" = 1'-0"

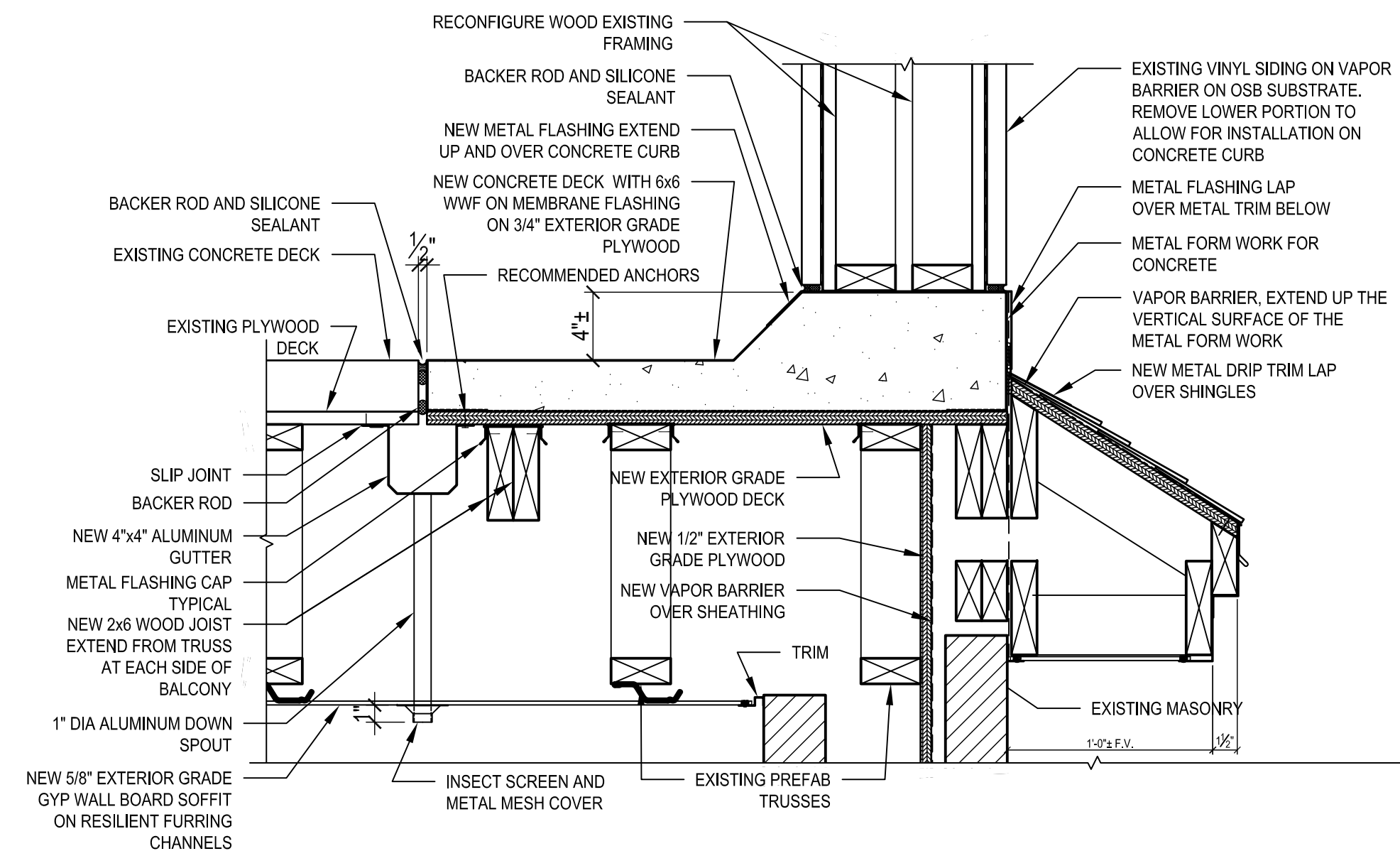


- NOTES:
- 1) REMOVE THE EXISTING CONCRETE TO THE LIMITS SHOWN AS A MINIMUM TO PROVIDE ACCESS TO THE COMPROMISED WOOD FRAMING. REPLACE THE DAMAGED 2"x FRAMING AND REPLACE USING PRESSURE TREATED LUMBER TO MATCH THE EXISTING SIZES.
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 - 6) REMOVE THE CORNICE AT THE SECOND FLOOR BALCONY TO MAKE THE REPAIRS FOR THE FRAMING, SHEATHING AND VAPOR BARRIER. RECONSTRUCT THE CORNICE, SEE DETAIL 3/A-501 AS EXAMPLE OF THE TYPICAL CONDITION.

PLAN DETAIL AT BALCONY (2ND FLOOR - 3RD FLOOR SIMILAR)

2

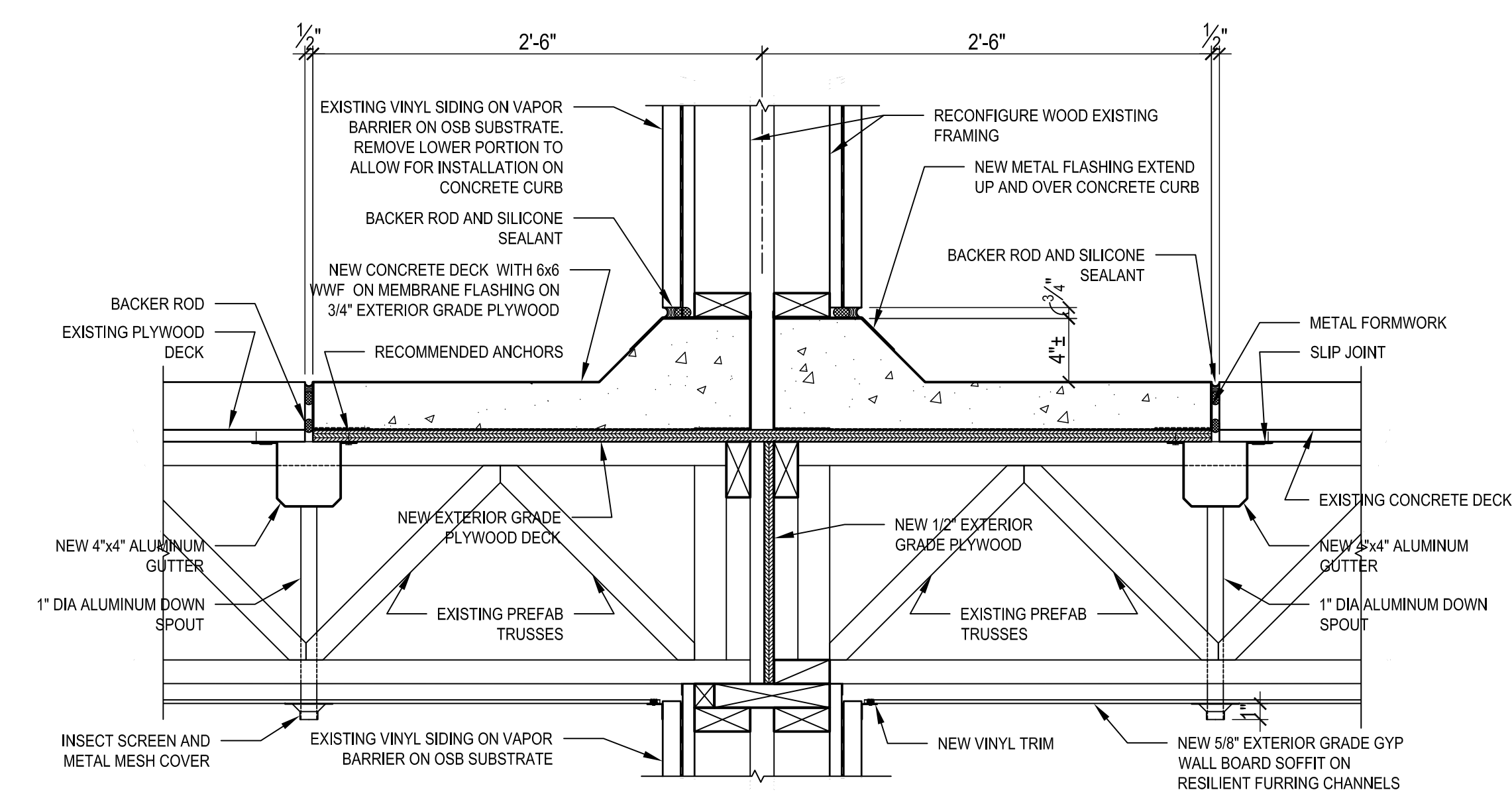
1" = 1'-0"



BALCONY SECTION

3

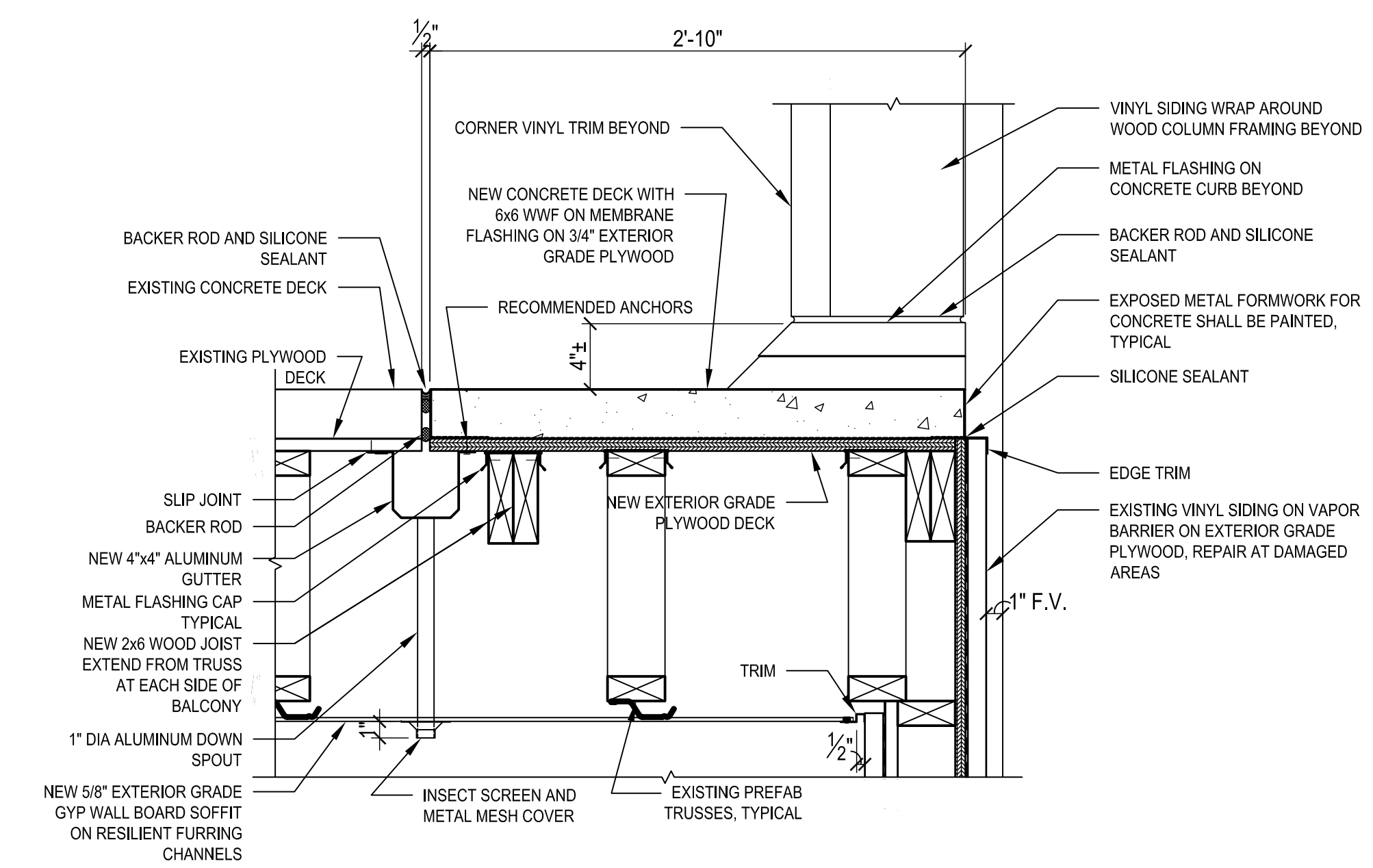
1 1/2" = 1'-0"



BALCONY SECTION

4

1 1/2" = 1'-0"



BALCONY SECTION

5

1 1/2" = 1'-0"

GS# 103-317
UNIVERSITY POINTE
DORMITORY REPAIRS
BUILDINGS 100 & 200
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JACKSON, MISSISSIPPI

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JSU Building
UNIVERSITY POINTE APARTMENTS BUILDINGS 200

Drawing Title
MISCELLANEOUS DETAILS

Project Designer	Project Number
-	2026-001
Project Architect	Date
-	April 15, 2026
Drawn By	Scale
-	-
	Sheet Number
	-

A-502

Issued For Construction

