

PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

This document is the property of Phillips Partnership, PC and is intended for use only in connection with the project on which it is prepared. It is not to be reproduced without the prior written consent of Phillips Partnership, PC.

PROJECT

SPRINGS AT FREMAUX TOWN CENTER SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES CONTINENTAL 294 FUND LLC W134 N8675 EXECUTIVE PARKWAY MENOMONEE FALLS, WI 53051 262.502.5500 \* FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

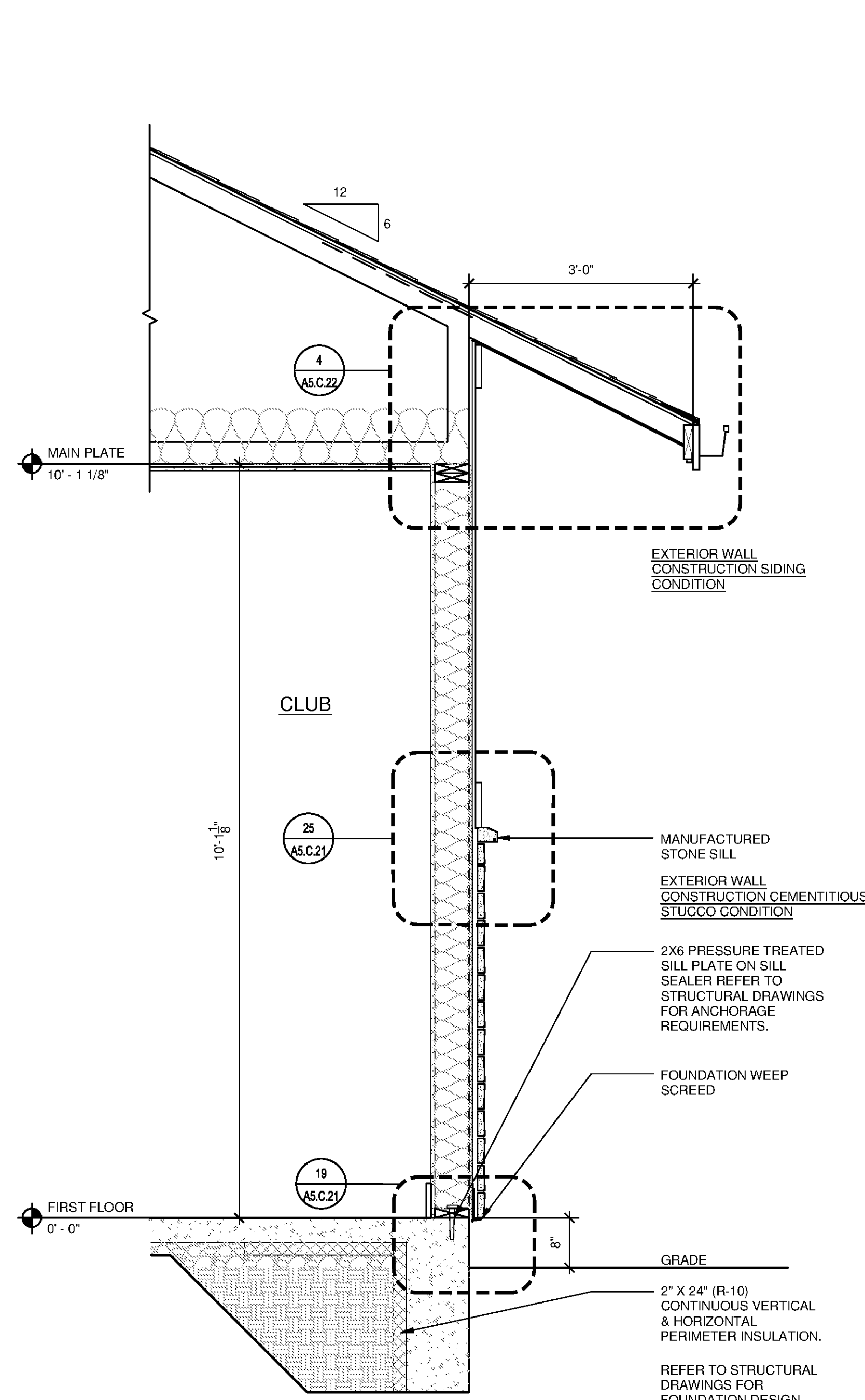
DRAWN BY/CHECKED BY JSL/DEB/CDA

DRAWING TITLE WALL SECTIONS - CLUBHOUSE

SHEET NUMBER

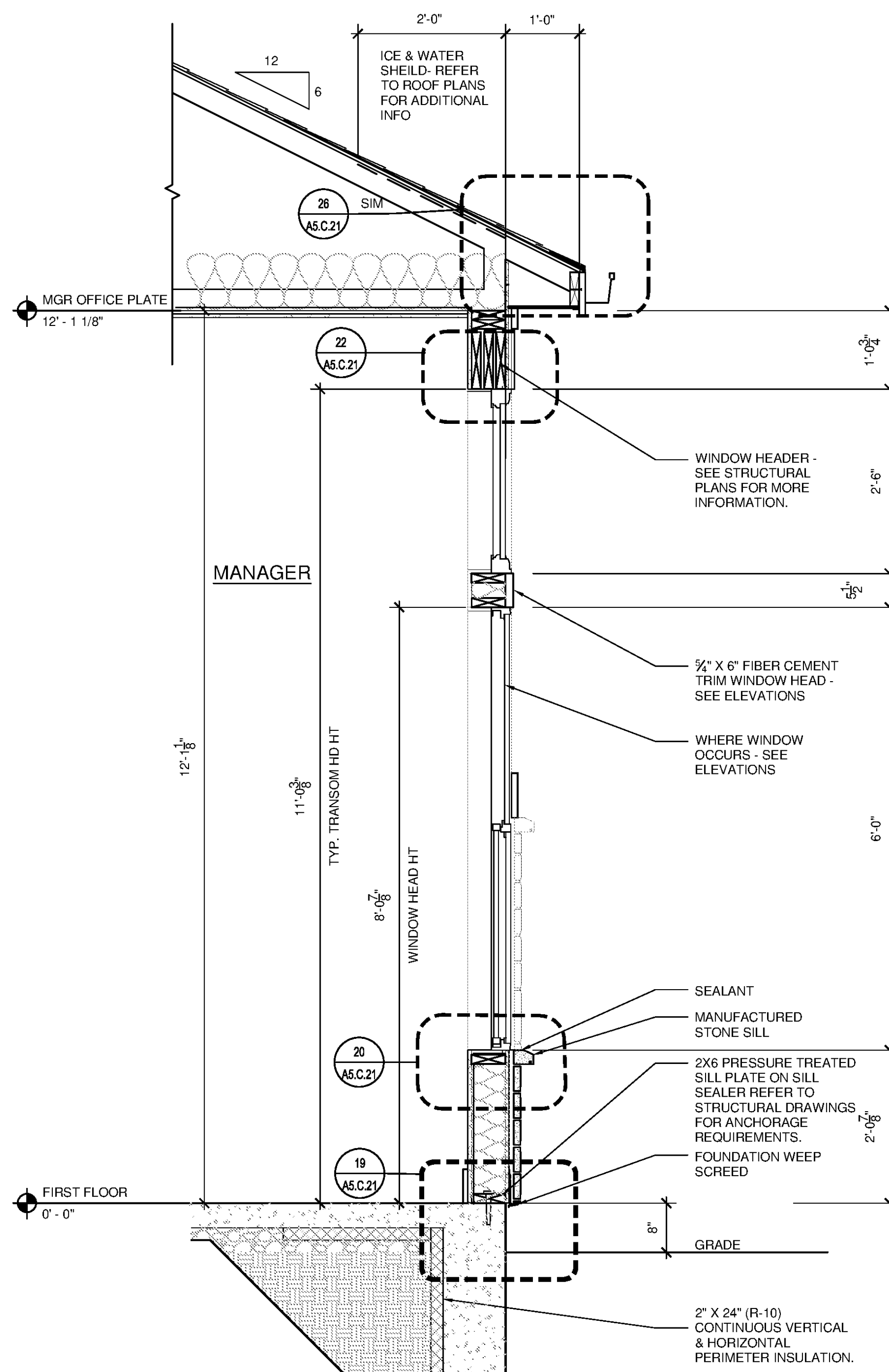
A3.C.11

NORTH TERRACES 400 PERIMETER CENTER TERRACE SUITE 650 ATLANTA, GEORGIA 30346



EXTERIOR - NON FLOOR BEARING WALL SECTION

SCALE: 3/4\"/>



EXTERIOR - NON FLOOR BEARING WALL SECTION

SCALE: 3/4\"/>

TYPICAL ROOF/CEILING CONSTRUCTION: 30 YEAR CLASS "B" SELF-SEALING SHINGLES OR STANDING SEAM METAL ROOF SYSTEM (SEE ELEVATIONS FOR LOCATIONS) OVER 15# ROOFING FELT PAPER OVER EXTERIOR SHEATHING W/ METAL "H" CLIPS OVER PRE-ENGINEERED WOOD TRUSSES AT 24" OC (VERIFY WITH TRUSS MFR). PROVIDE UPLIFT RESISTANT CONNECTORS AT EACH TRUSS. R-38 BLOW-IN INSULATION (PROVIDE VAPOR RETARDER) SEE ROOF PLAN FOR VENTILATION REQUIREMENTS. PROVIDE AIR BAFFLES AT EACH TRUSS BAY TO MAINTAIN 2" MINIMUM AIRSPACE FOR VENTING.

TYPICAL EAVE/SOFFIT CONSTRUCTION: 5" NOMINAL PREFINISHED ALUMINUM GUTTER OVER 3/4" X 8 FIBER CEMENT FASCIA W/ ALUMINUM DRIP FLASH ON 2 X 8 RIPPED WOOD SUB-FASCIA W/ VENTED VINYL SOFFIT (W/ MIN. 9 SQ. IN. / LINEAL FOOT NET FREE VENT AREA) PER ROOF PLANS. TRUSSES TO PROVIDE SOFFIT PLUMB-CUT DOWNFRAMING RETURNS @ 24" OC MAXIMUM. PROVIDE 3/4" X 8 FIBER CEMENT FRIEZE BOARD WHERE SHOWN ON EXTERIOR ELEVATIONS.

EXTERIOR WALL CONSTRUCTION SIDING CONDITION: FIBER CEMENT SIDING (SEE ELEVATIONS FOR TYPE) OVER WATER-RESISTIVE BARRIER ON EXTERIOR WALL SHEATHING (PER STRUCTURAL DRAWINGS) OVER 2X6 WD STUDS (SEE STRUCTURAL SHEETS FOR STUD SPACING) R-19 BATT INSULATION W/ INTEGRAL VAPOR BARRIER. 1/2" GYPSUM BOARD WALL FINISH.

EXTERIOR WALL CONSTRUCTION CEMENTITIOUS STUCCO CONDITION: MANUFACTURED STONE VENEER OVER MORTAR SETTING BED OVER SCRATCH COAT OVER METAL LATH NAILED TO SHEATHING OVER 15# FELT STAPLED OVER WATER-RESISTIVE BARRIER ON 3/4" OSB EXTERIOR WALL SHEATHING OVER 2X6 WD STUDS (SEE STRUCTURAL SHEETS FOR STUD SPACING) R-19 BATT INSULATION W/ INTEGRAL VAPOR BARRIER. 1/2" GYPSUM BOARD WALL FINISH.

FIREBLOCKING AND DRAFTSTOPPING NOTES

FIREBLOCKING: FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.

FIREBLOCKING MATERIALS: IT SHALL CONSIST OF 2" NOM. LUMBER OR TWO THICKNESSES OF 1" NOM. LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75" PARTICLE BOARD WITH JOINTS BACKED BY 0.75" PARTICLE BOARD, GYPSUM BOARD, CEMENT FIBER BOARD, BATTS OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.

CONCEALED WALL SPACES: FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: (A) VERTICALLY AT THE CEILING AND FLOORS LEVELS AND (B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.

CONNECTION BETWEEN HORIZONTAL AND VERTICAL SPACES: FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.

STAIRWAYS: FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.

CEILING AND FLOOR OPENINGS: FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS.

ARCHITECTURAL TRIM: FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN SECTION 1406, AT MAXIMUM INTERVALS OF 20'.

DRAFTSTOPPING IN FLOORS: IN COMBUSTIBLE CONSTRUCTION, DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.

DRAFTSTOPPING MATERIALS: DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5" GYPSUM BOARD, 0.375" WOOD STRUCTURAL PANEL, 0.375" PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.

ASSEMBLY PENETRATIONS: PROVIDE FIRE CAULK AT ALL ASSEMBLY PENETRATIONS TO MAINTAIN FIRE RATING OF WALL OR FLOOR/CEILING PENETRATED.