

PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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PROJECT

**SPRINGS AT
FREMAUX
TOWN CENTER**
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N8875 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 ATL/DEB

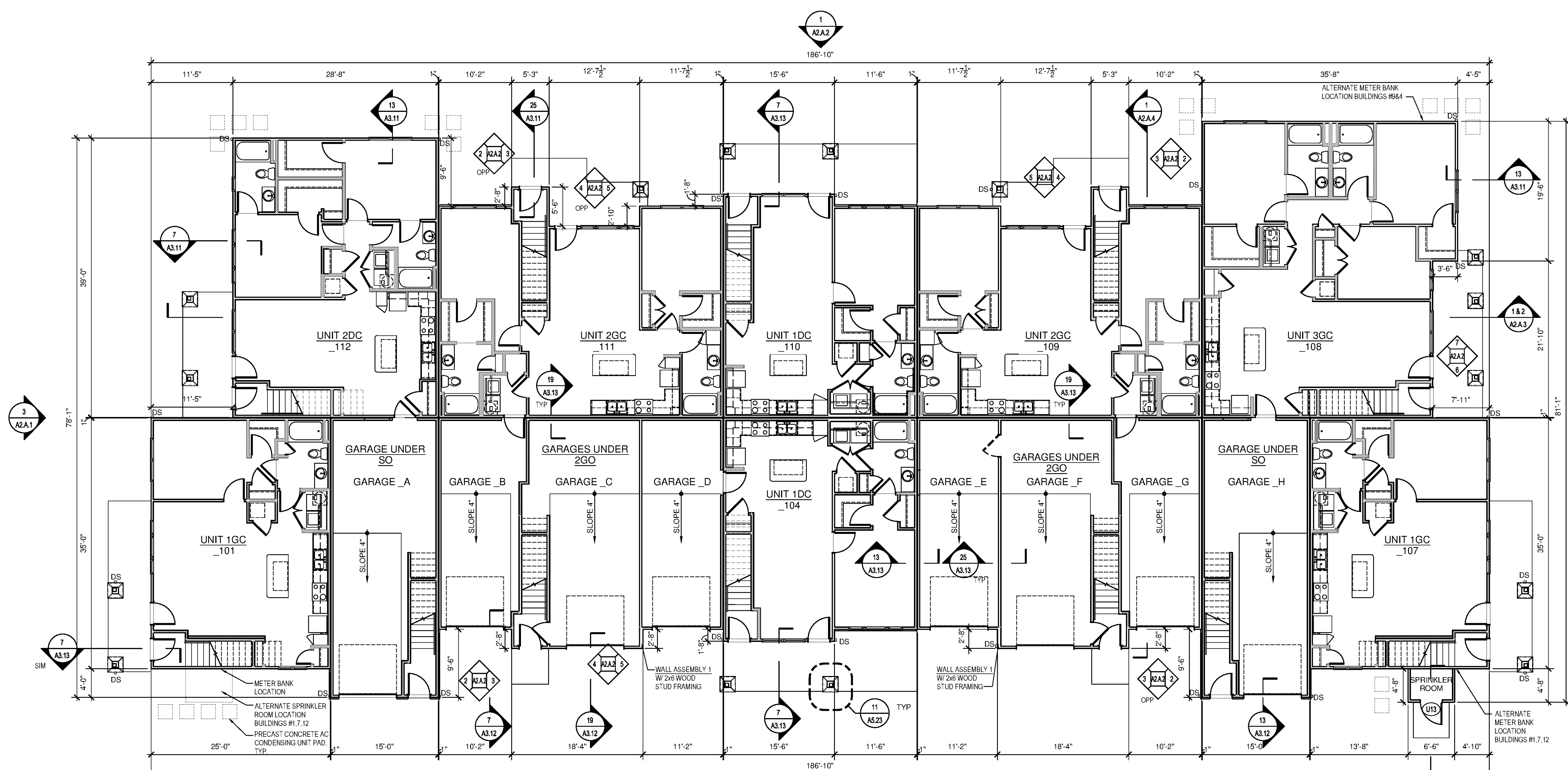
DRAWING TITLE

**FIRST FLOOR PLAN -
BUILDING TYPE B20**

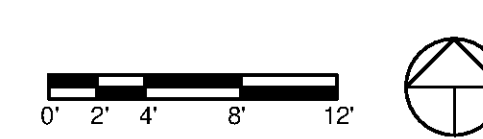
SHEET NUMBER

A1.A.11

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 660
ATLANTA, GEORGIA 30346



FIRST FLOOR PLAN - BUILDING TYPE B20
SCALE: 1/8"=1'-0"

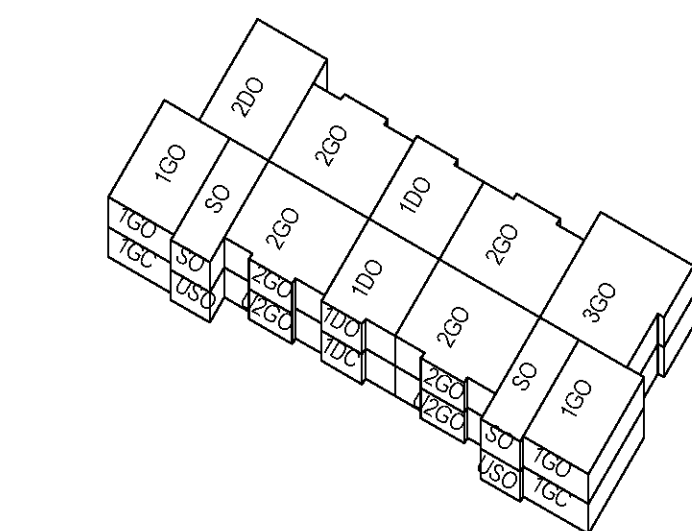


GENERAL NOTES

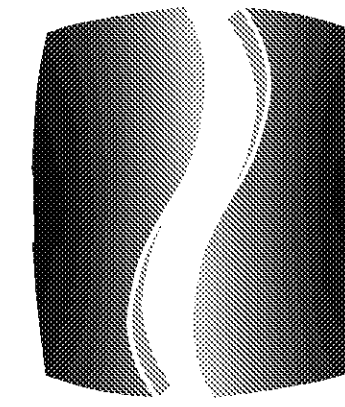
- 1/8" BUILDING PLANS PROVIDED AS CONTROL DRAWING ONLY. REFER TO 1/4" UNIT LAYOUT PLANS FOR COMPLETE DIMENSIONS AND NOTES LOCATED ON A4 SHEETS.
- ALL GROUND FLOOR PLANS SHALL BE CONSTRUCTED PER ANSI TYPE 'B' AND THE FAIR HOUSING ACT REQUIREMENTS. SEE SITE PLAN FOR LOCATION OF ANSI TYPE 'A' UNITS 1GCA, 2DCA, 3GCA.
- CONDENSER UNIT AND PADS ARE SHOWN AS GRAPHIC REPRESENTATION OF PAD LOCATION. COORDINATE W/ MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL PAD LOCATION AND FREE AIR SPACE REQUIRED AROUND CONDENSERS.
- REFER TO MEP DWGS. FOR FIRE ALARM, PULL CONTROL PANEL, SIGNALS, BELLHORN LOCATIONS, AND EXIT SIGNS.
- REFER TO SHEET A6.01 AND A6.02 FOR DOOR AND WINDOW SCHEDULES.
- CONTRACTOR TO FIELD LOCATE END OF BUILDING TO RECEIVE METER BANK. LOCATE ON END OF BUILDING CLOSEST TO POWER COMPANY'S ELECTRICAL TRANSFORMER.
- FIRE SPRINKLER DRAWINGS TO BE PROVIDED BY CONTRACTED FIRE SPRINKLER CONTRACTOR. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO THE SUBMITTAL TO THE COUNTY FOR APPROVAL.

BUILDING TYPE B20

- PROVIDE 1-HOUR RATED TENANT SEPARATION PARTITION AROUND ALL UNITS AND STAIRS PER UL DESIGN SPECIFICATIONS. SEAL ALL PENETRATIONS IN WALLS TO MATCH RATINGS.
- PROVIDE WOOD HANDRAIL AND BRACKETS AT ALL STAIRS. WOOD SPECIES AND FINISH AS SELECTED BY OWNER.
- 1 HOUR RATED CONSTRUCTION ASSEMBLIES:
 - OCCUPANCY SEPARATIONS BETWEEN GARAGES AND TENANT UNITS: 1-HOUR; UL#-L305 W/ 3/4 HR DOOR.
 - OCCUPANCY SEPARATION BETWEEN TENANT APARTMENT UNITS: 1-HOUR; WALL- UL DESIGN - U341 FLOOR/CEILING-UL DESIGN - L528
 - APARTMENT BUILDING EXTERIOR WALLS: 1-HOUR; UL DESIGN - U956
- ALL FIRST FLOOR WALL STUDS FOR THE APARTMENT BUILDINGS EXTEND FROM THE SLAB TO THE UNDERSIDE OF THE FLOOR/CEILING TRUSSES AT 9'-1 1/8" UNLESS OTHERWISE NOTED. ALL SECOND FLOOR WALL STUDS TO EXTEND FROM THE FLOOR SUBFLOOR TO THE UNDERSIDE OF THE ROOF TRUSSES AT 9'-1 1/8" UNLESS OTHERWISE NOTED.
- OCCUPANT LOAD OF EACH RESIDENTIAL DWELLING UNIT IS 200 GSF PER OCCUPANT.



UNIT TYPE MATRIX PER BUILDING	BUILDING NUMBER			
	1ST FLOOR	2ND FLOOR	TOTAL PER BUILDING	BUILDING NUMBER
UNIT 1DC	2	2	2	8
UNIT 1DO	-	2	2	10
UNIT 1GC	2	-	2	13
UNIT 1GO	-	2	2	14
UNIT 2GC	2	-	2	
UNIT 2GO	2	4	4	
UNIT 3GC	1	-	1	
UNIT 3GO	-	1	1	
USO (3 GARAGES)	2	-	2	
USO (1 GARAGE)	2	-	2	
TOTAL UNITS	8	12	20	
TOTAL GARAGES	8	-	8	



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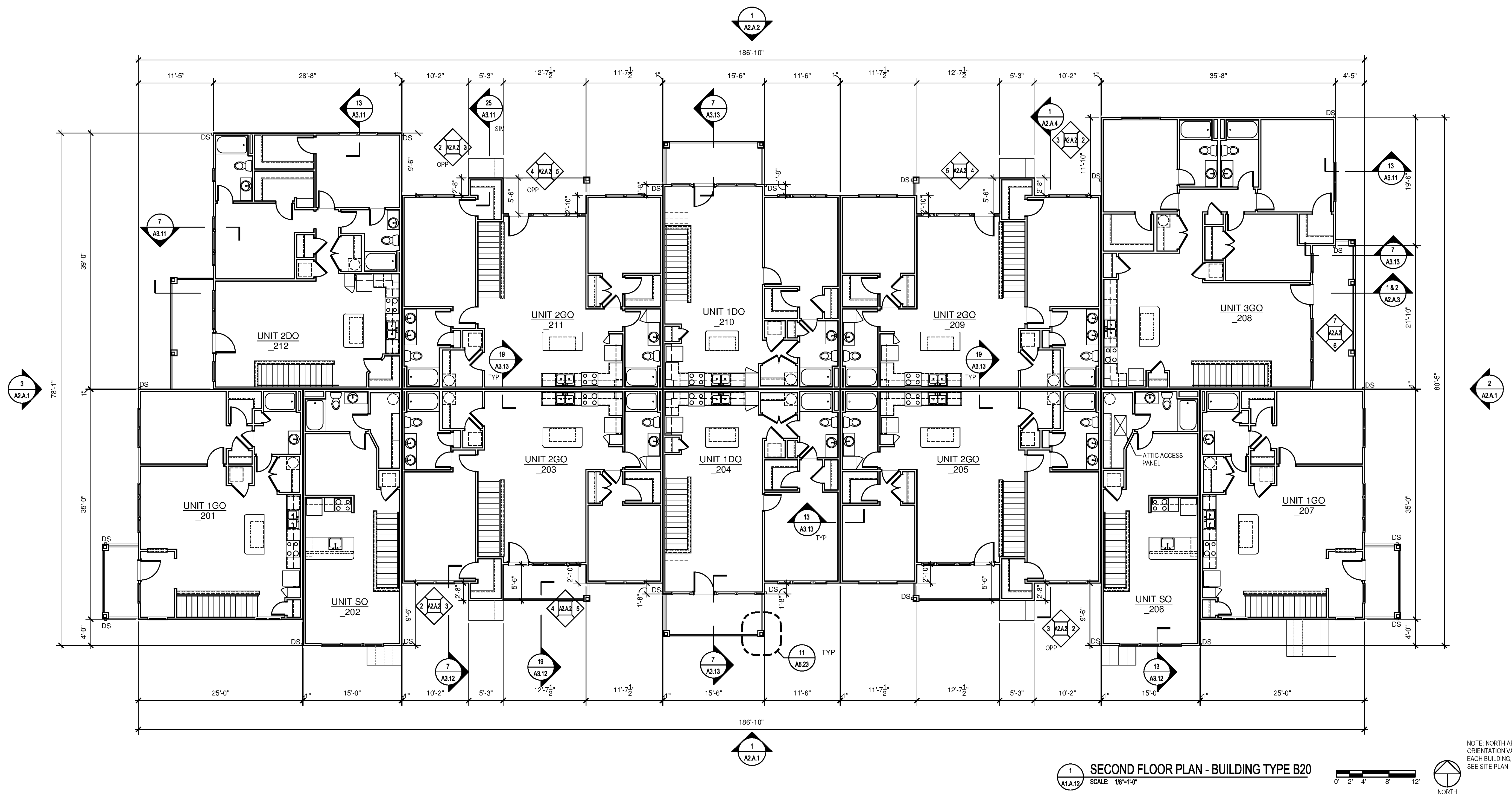
DRAWING TITLE

SECOND FLOOR PLAN - BUILDING TYPE B20

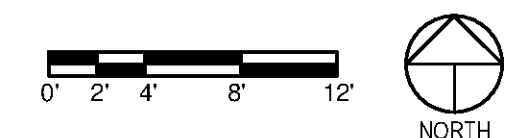
SHEET NUMBER

A1.A.12

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 660
ATLANTA, GEORGIA 30346



1 SECOND FLOOR PLAN - BUILDING TYPE B20
SCALE: 1/8"=1'-0"



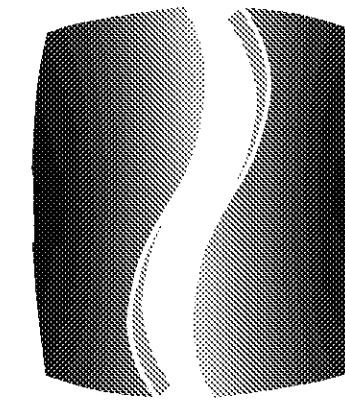
GENERAL NOTES

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- ALL GROUND FLOOR PLANS SHALL BE CONSTRUCTED PER ANSI TYPE 'B' AND THE FAIR HOUSING ACT REQUIREMENTS. SEE SITE PLAN FOR LOCATION OF ANSI TYPE 'A' UNITS 1GCA, 2DCA, 3GCA.
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- FIRE SPRINKLER DRAWINGS TO BE PROVIDED BY CONTRACTED FIRE SPRINKLER CONTRACTOR. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO THE SUBMITTAL TO THE COUNTY FOR APPROVAL.

BUILDING TYPE B20

- PROVIDE 1-HOUR RATED TENANT SEPARATION PARTITION AROUND ALL UNITS AND STAIRS PER UL DESIGN SPECIFICATIONS. SEAL ALL PENETRATIONS IN WALLS TO MATCH RATINGS.
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- 1 HOUR RATED CONSTRUCTION ASSEMBLIES:
 - OCCUPANCY SEPARATIONS BETWEEN GARAGES AND TENANT UNITS: 1-HOUR; UL#-U305 W/ 3/4 HR DOOR.
 - OCCUPANCY SEPARATION BETWEEN TENANT APARTMENT UNITS: 1-HOUR; WALL= UL DESIGN - U341 FLOOR/CEILING-UL DESIGN - L528
 - APARTMENT BUILDING EXTERIOR WALLS: 1-HOUR; UL DESIGN - U366
- ALL FIRST FLOOR WALL STUDS FOR THE APARTMENT BUILDINGS EXTEND FROM THE SLAB TO THE UNDERSIDE OF THE FLOOR/CEILING TRUSSES AT 9'-1 1/8" UNLESS OTHERWISE NOTED. ALL SECOND FLOOR WALL STUDS TO EXTEND FROM THE FLOOR SUBFLOOR TO THE UNDERSIDE OF THE ROOF TRUSSES AT 9'-1 1/8" UNLESS OTHERWISE NOTED.
- OCCUPANT LOAD OF EACH RESIDENTIAL DWELLING UNIT IS 200 GSF PER OCCUPANT.

UNIT TYPE MATRIX PER BUILDING	TOTAL PER BUILDING		BUILDING NUMBER			
	1ST FLOOR	2ND FLOOR	1	3	4	7
UNIT 1DC	2	2	8	10	11	12
UNIT 1DO	2	2	13	14		
UNIT 1GC	2	2				
UNIT 1GO	2	2				
UNIT 2SO	-	2				
UNIT 2DC	1	1				
UNIT 2DO	1	1				
UNIT 2GC	2	2				
UNIT 2GO	2	4				
UNIT 3GC	1	1				
UNIT 3GO	1	1				
U2GC (3 GARAGES)	2	2				
USO (1 GARAGE)	2	2				
TOTAL UNITS	8	12	20			
TOTAL GARAGES	8	8				



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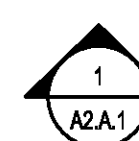
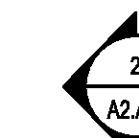
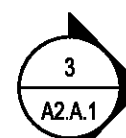
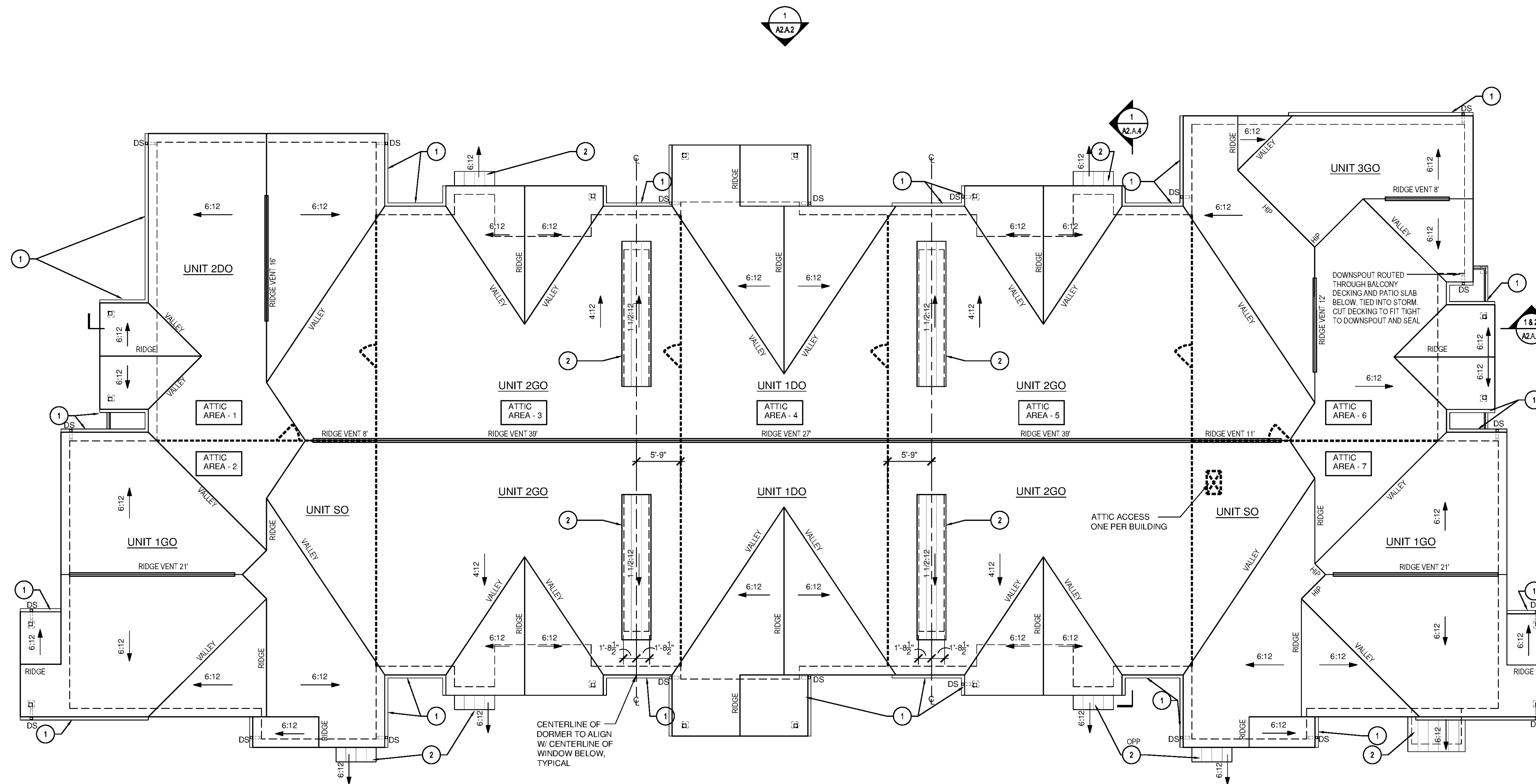
PHILLIPS JOB NUMBER 1333104
ISSUE DATE 07/07/14
DRAWN BY/CHECKED BY ATL/DEB
DRAWING TITLE

ROOF PLAN - BUILDING TYPE B20

SHEET NUMBER

A1.A.13

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 600
ATLANTA, GEORGIA 30346



AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA REQ [(1/300)X144] (SQ IN)	RIDGE (50%) (SQ IN)		SOFFIT (50%) (SQ IN)	
			REQ	PROVIDED	REQ	PROVIDED
ATTIC AREA - 1	1192	572	286	16 LINEAL FT.	286	49 LINEAL FT.
ATTIC AREA - 2	1516	728	364	21 LINEAL FT.	364	62 LINEAL FT.
ATTIC AREA - 3	2366	1136	568	32 LINEAL FT.	568	97 LINEAL FT.
ATTIC AREA - 4	1862	894	447	25 LINEAL FT.	447	76 LINEAL FT.
ATTIC AREA - 5	2366	1136	568	32 LINEAL FT.	568	97 LINEAL FT.
ATTIC AREA - 6	1435	689	345	20 LINEAL FT.	345	60 LINEAL FT.
ATTIC AREA - 7	1516	728	364	21 LINEAL FT.	364	62 LINEAL FT.

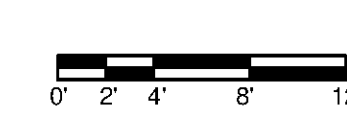
NOTE:

* REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 1/300 AND MULTIPLYING SUM BY 144 SQ IN/SQ FT. 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) AND 50% IS REQUIRED THE SOFFIT (LOW).

** MIN. REQUIRED LINEAL FEET OF VENTED RIDGE PROVIDED (HIGH AREAS) IS CALCULATED BY DIVIDING THE REQUIRED NET FREE AREA BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA (BASED ON 18.0 SQ IN MIN. NET FREE AREA PER FT). TURTLEBACK VENTS (BASED ON 50 SQ IN MIN. EACH) TO BE USED TO SUPPLEMENT RIDGE (HIGH) VENTING AS REQUIRED. PLACE TURTLE BACK VENTS ON REAR OF BUILDINGS, TYPICAL.

*** MIN. REQUIRED NET FREE VENTED SOFFIT PROVIDED (LOW AREAS), CALCULATED BY DIVIDING THE REQUIRED NET FREE AREA OF SOFFIT (CONTINUOUS) VENT BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA (BASED ON 5.9 SQ IN MIN. NET FREE AREA PER FT). SOFFIT VENTING SHALL BE EVENLY DISTRIBUTED BETWEEN EAVES.

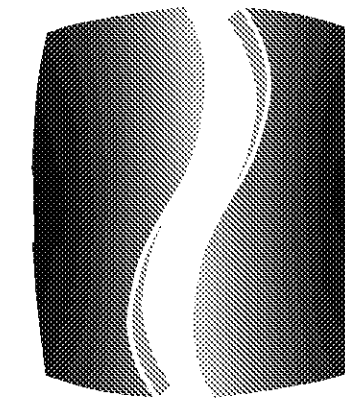
1 A1.A.13 ROOF PLAN - BUILDING TYPE B20
SCALE: 1/8"=1'-0"



NOTE: NORTH ARROW ORIENTATION VARIES AT EACH BUILDING. SEE SITE PLAN

ROOF NOTES	ROOF LEGEND
1. GUTTER 1: TYPICAL GUTTER TO BE 5" PRE-FINISHED ALUMINUM W/ DRIP EDGE. SEE BUILDING ASSEMBLIES AND COMPONENTS LEGEND ON WALL SECTIONS SHEETS FOR ADDITIONAL INFORMATION.	DS DOWNSPOUT - 3"X4" PRE-FINISHED ALUMINUM. TIE INTO STORM SYSTEM
2. STANDING SEAM ROOF SYSTEM AT ENTRY AND DORMER ROOF, TYPICAL. COLOR TO MATCH TRIM COLOR.	ATTIC ACCESS 22"x30" MIN., LOCKABLE, 1-HR RATED, WEATHERSTRIPPED, INSULATED TO R-30 PER IECC 2009 402.2.3 REFER TO DETAIL 16/A5.27
3. PROVIDE OPENINGS IN ROOF SHEATHING AS REQUIRED AT ALL OVER FRAMED GABLES TO ALLOW FOR ATTIC VENTILATION TO RIDGE VENT.	DRAFTSTOPPING IN ATTIC AREA. REFER TO FIRE BLOCKING AND DRAFTSTOPPING NOTES ON SHEET G0.20 AND 13/A3.13
	22" x 30" MIN. ACCESS DOOR INSTALLED VERTICALLY IN DRAFTSTOPPING W/ SELF-CLOSING HINGES

BUILDING NUMBER			
1	3	4	7
8	10	11	12
13	14		



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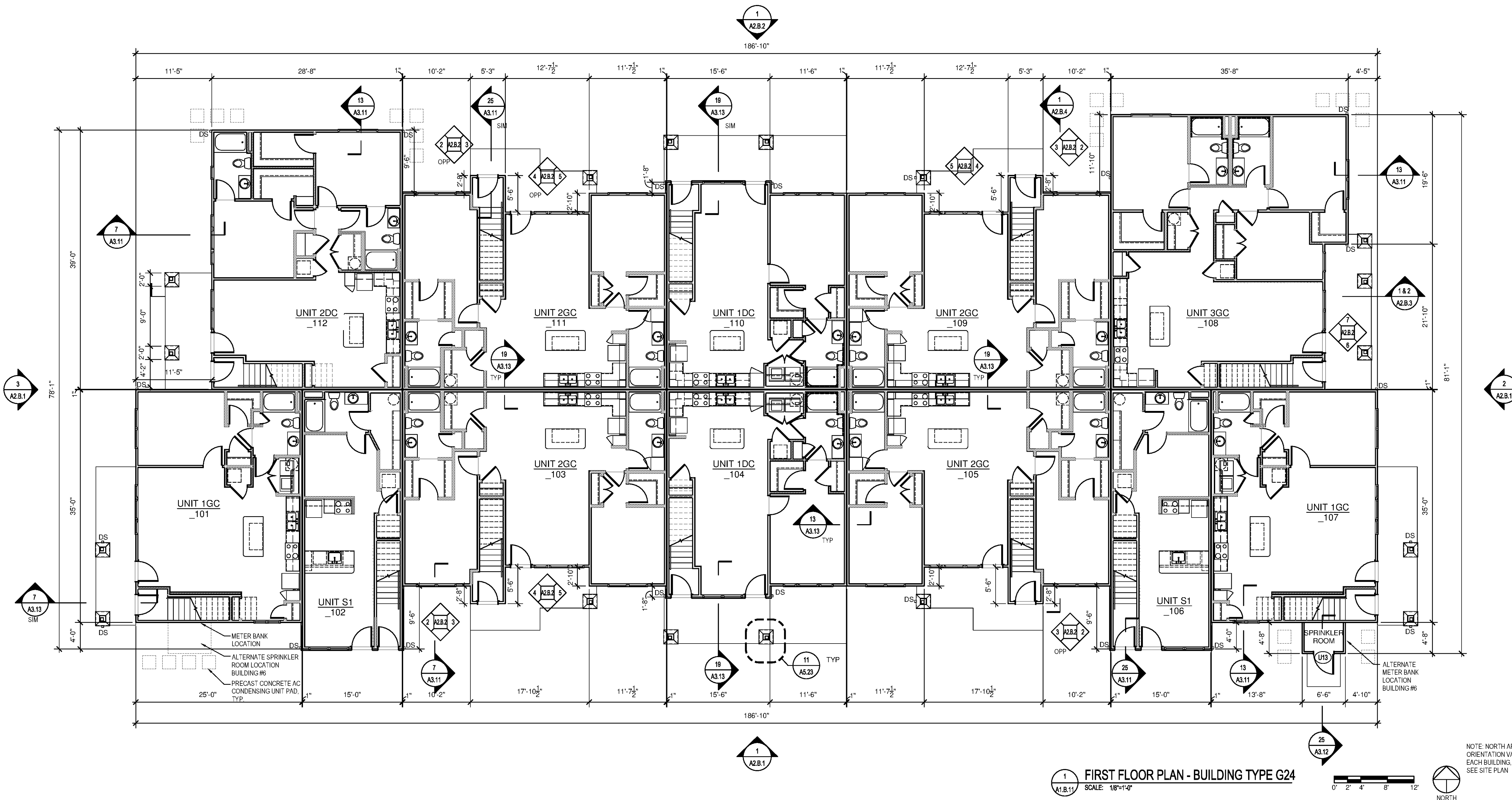
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DRAWING TITLE FIRST FLOOR PLAN - BUILDING TYPE G24

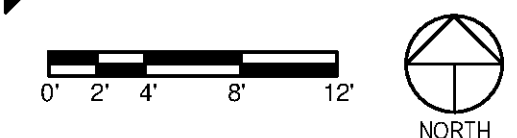
SHEET NUMBER

A1.B.11

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

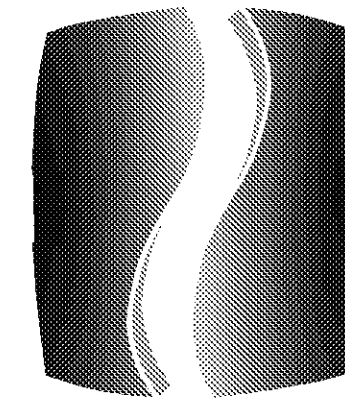


1 FIRST FLOOR PLAN - BUILDING TYPE G24 SCALE: 1/8"=1'-0"



NOTE: NORTH ARROW ORIENTATION VARIES AT EACH BUILDING. SEE SITE PLAN

GENERAL NOTES		BUILDING TYPE G24																																																									
1. 1/8" BUILDING PLANS PROVIDED AS CONTROL DRAWING ONLY. REFER TO 1/4" UNIT LAYOUT PLANS FOR COMPLETE DIMENSIONS AND NOTES LOCATED ON A4 SHEETS.	8. PROVIDE 1-HOUR RATED TENANT SEPARATION PARTITION AROUND ALL UNITS AND STAIRS PER UL DESIGN SPECIFICATIONS. SEAL ALL PENETRATIONS IN WALLS TO MATCH RATINGS.																																																										
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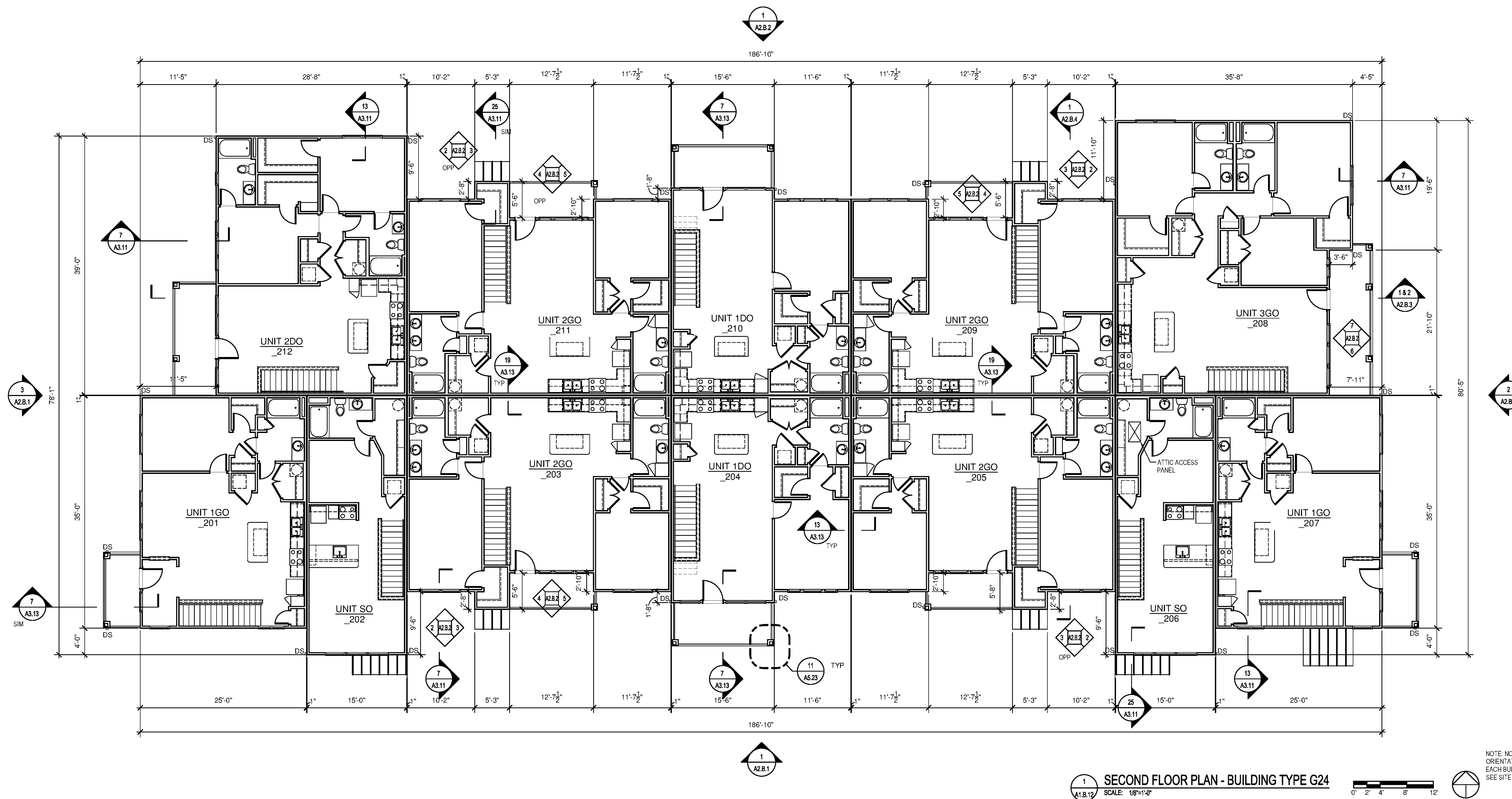
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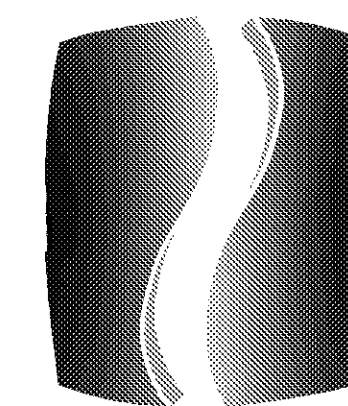
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- CONDENSER UNIT AND PADS ARE SHOWN AS GRAPHIC REPRESENTATION OF PAD LOCATION. COORDINATE W/ MECHANICAL ENGINEER'S DRAWINGS FOR ACTUAL PAD LOCATION AND FREE AIR SPACE REQUIRED AROUND CONDENSERS.
- REFER TO MEP DWGS. FOR FIRE ALARM, PULL CONTROL PANEL, SIGNALS, BELLHORN LOCATIONS, AND EXIT SIGNS.
- REFER TO SHEET A6.01 AND A6.02 FOR DOOR AND WINDOW SCHEDULES.
- CONTRACTOR TO FIELD LOCATE END OF BUILDING TO RECEIVE METER BANK. LOCATE ON END OF BUILDING CLOSEST TO POWER COMPANY'S ELECTRICAL TRANSFORMER.
- FIRE SPRINKLER DRAWINGS TO BE PROVIDED BY CONTRACTOR FIRE SPRINKLER CONTRACTOR. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO THE SUBMITTAL TO THE COUNTY FOR APPROVAL.

BUILDING TYPE G24

- PROVIDE 1-HOUR RATED TENANT SEPARATION PARTITION AROUND ALL UNITS AND STAIRS PER UL DESIGN SPECIFICATIONS. SEAL ALL PENETRATIONS IN WALLS TO MATCH RATINGS.
- PROVIDE WOOD HANDRAIL AND BRACKETS AT ALL STAIRS. WOOD SPECIES AND FINISH AS SELECTED BY OWNER.
- 1 HOUR RATED CONSTRUCTION ASSEMBLIES:
 - OCCUPANCY SEPARATIONS BETWEEN GARAGES AND TENANT UNITS: 1-HOUR; UL-F U305 W/ 3/4 HR. DOOR.
 - OCCUPANCY SEPARATION BETWEEN TENANT APARTMENT UNITS: 1-HOUR; WALL-UL DESIGN - U341 FLOOR/CEILING-UL DESIGN - L528
 - APARTMENT BUILDING EXTERIOR WALLS: 1-HOUR; UL DESIGN - U356
- ALL FIRST FLOOR WALL STUDS FOR THE APARTMENT BUILDINGS EXTEND FROM THE SLAB TO THE UNDERSIDE OF THE FLOOR/CEILING TRUSSES AT 9'-1 1/8" UNLESS OTHERWISE NOTED.
- ALL SECOND FLOOR WALL STUDS TO EXTEND FROM THE FLOOR SUBFLOOR TO THE UNDERSIDE OF THE ROOF TRUSSES AT 9'-1 1/8" UNLESS OTHERWISE NOTED.
- OCCUPANT LOAD OF EACH RESIDENTIAL DWELLING UNIT IS 200 GSF PER OCCUPANT.

UNIT TYPE MATRIX PER BUILDING	BUILDING NUMBER			
	1ST FLOOR	2ND FLOOR	TOTAL BLDGS	
UNIT 1DC	2	-	2	2
UNIT 1DO	-	2	2	2
UNIT 1GC	2	-	2	2
UNIT 1GO	-	2	2	2
UNIT S1	2	-	2	2
UNIT SO	-	2	2	2
UNIT 2DC	1	-	1	1
UNIT 2DO	-	1	1	1
UNIT 2GC	4	-	4	4
UNIT 2GO	-	4	4	4
UNIT 3GC	1	-	1	1
UNIT 3GO	-	1	1	1
TOTAL UNITS	12	12	24	



PHILLIPS

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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

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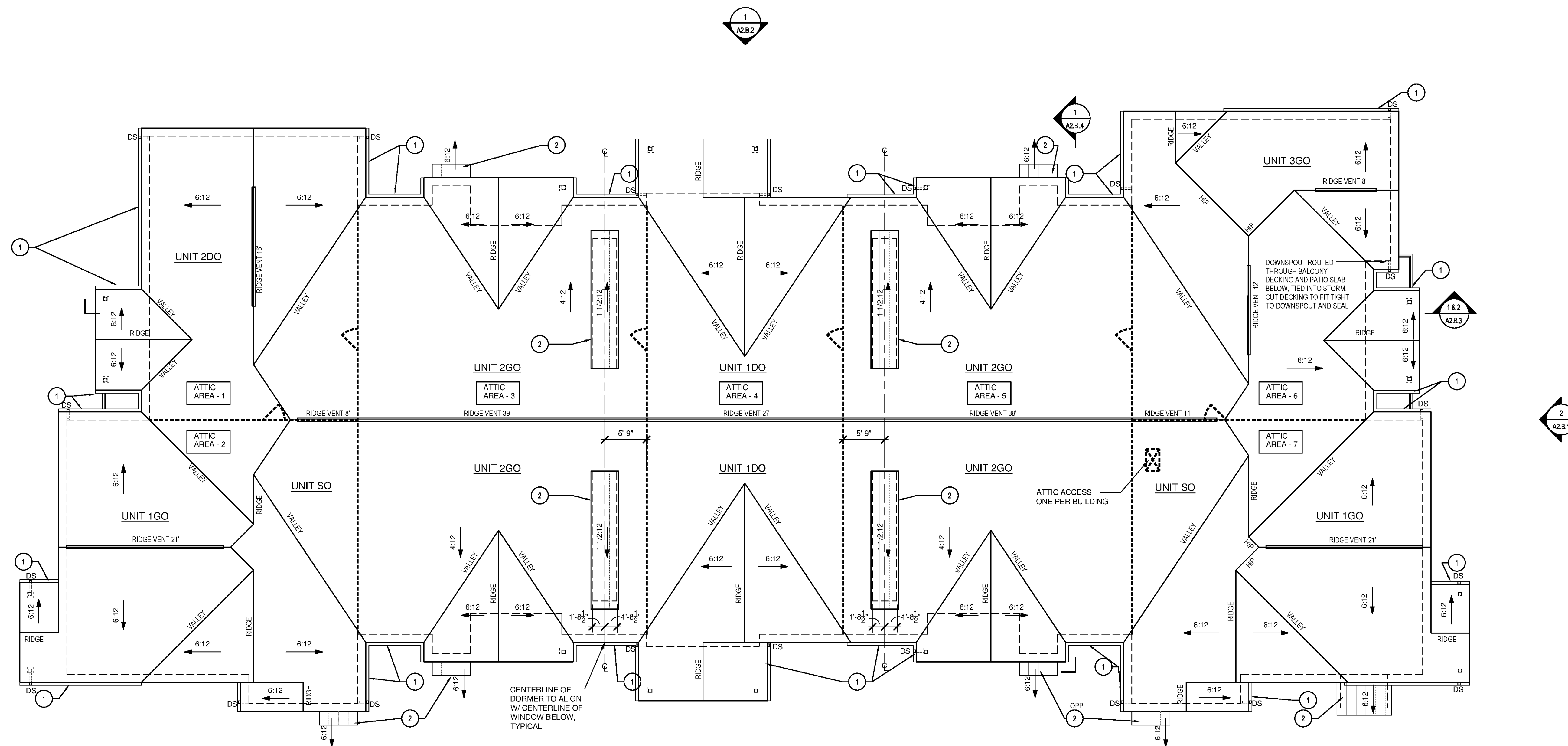
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ROOF PLAN - BUILDING TYPE G24

SHEET NUMBER

A1.B.13

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



ATTIC VENTILATION SCHEDULE

AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA REQ [(1/300)X144] (SQ IN)	RIDGE (50%) (SQ IN)		SOFFIT (50%) (SQ IN)	
			REQ	PROVIDED	REQ	PROVIDED
ATTIC AREA - 1	1192	572	286	16 LINEAL FT.	286	49 LINEAL FT.
ATTIC AREA - 2	1516	728	364	21 LINEAL FT.	364	62 LINEAL FT.
ATTIC AREA - 3	2366	1136	568	32 LINEAL FT.	568	97 LINEAL FT.
ATTIC AREA - 4	1862	894	447	25 LINEAL FT.	447	76 LINEAL FT.
ATTIC AREA - 5	2366	1136	568	32 LINEAL FT.	568	97 LINEAL FT.
ATTIC AREA - 6	1435	689	345	20 LINEAL FT.	345	60 LINEAL FT.
ATTIC AREA - 7	1516	728	364	21 LINEAL FT.	364	62 LINEAL FT.

NOTE:

* REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 1/300 AND MULTIPLYING SUM BY 144 SQ IN/SQ FT. 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) AND 50% IS REQUIRED THE SOFFIT (LOW).

** MIN. REQUIRED LINEAL FEET OF VENTED RIDGE PROVIDED (HIGH AREAS) IS CALCULATED BY DIVIDING THE REQUIRED NET FREE AREA BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA (BASED ON 18.0 SQ IN MIN. NET FREE AREA PER FT.). TURTLEBACK VENTS (BASED ON 60 SQ IN MIN. EACH) TO BE USED TO SUPPLEMENT RIDGE (HIGH) VENTING AS REQUIRED. PLACE TURTLE BACK VENTS ON REAR OF BUILDINGS, TYPICAL.

*** MIN. REQUIRED NET FREE VENTED SOFFIT PROVIDED (LOW AREAS), CALCULATED BY DIVIDING THE REQUIRED NET FREE AREA OF SOFFIT (CONTINUOUS) VENT BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA (BASED ON 5.9 SQ IN MIN. NET FREE AREA PER FT.). SOFFIT VENTING SHALL BE EVENLY DISTRIBUTED BETWEEN EAVES.

1 ROOF PLAN - BUILDING TYPE G24

SCALE: 1/8"=1'-0"



NOTE: NORTH ARROW ORIENTATION VARIES AT EACH BUILDING, SEE SITE PLAN

ROOF NOTES

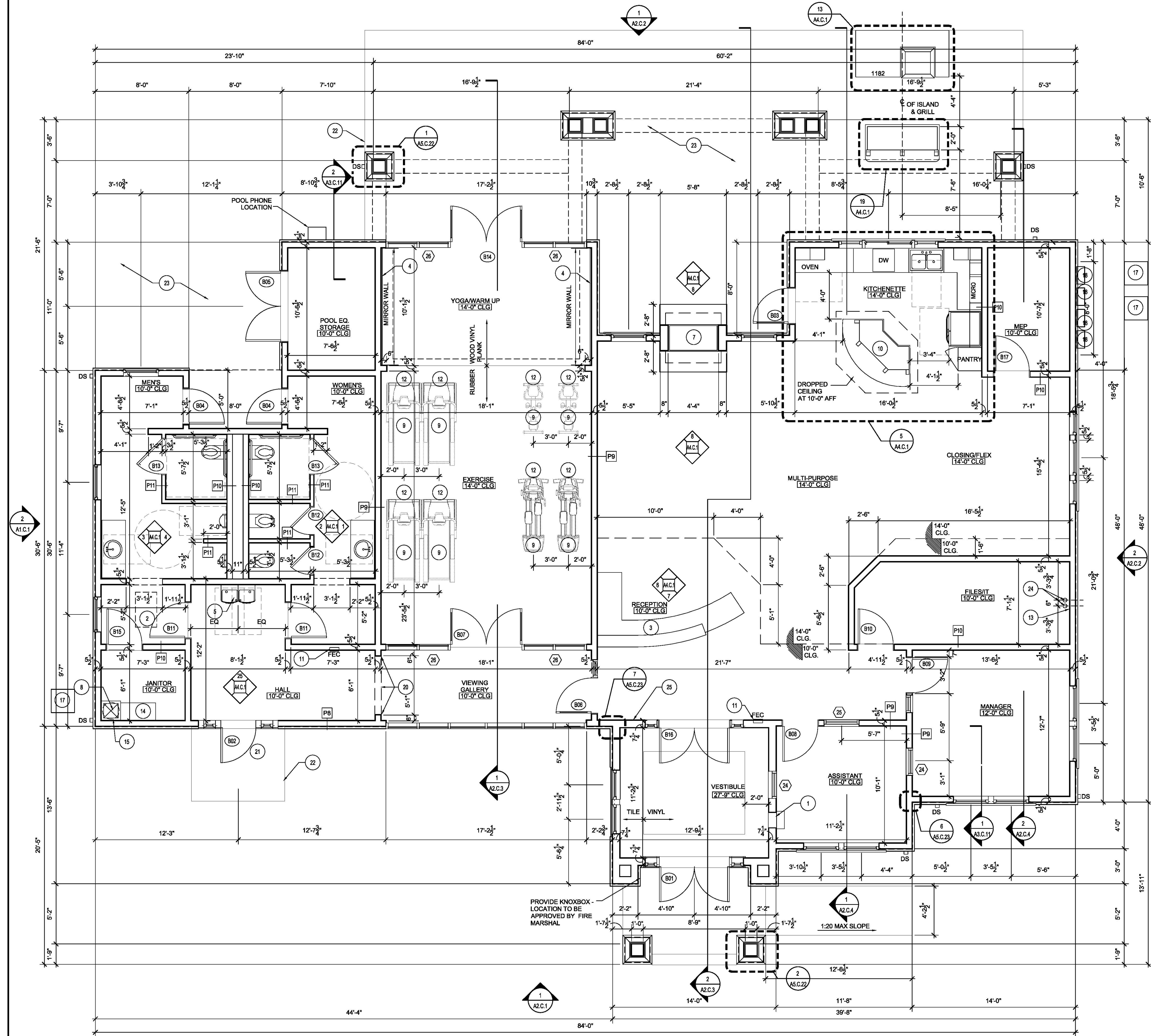
- GUTTER 1: TYPICAL GUTTER TO BE 5" PRE-FINISHED ALUMINUM W/ DRIP EDGE. SEE BUILDING ASSEMBLIES AND COMPONENTS LEGEND ON WALL SECTIONS SHEETS FOR ADDITIONAL INFORMATION.
- STANDING SEAM ROOF SYSTEM AT ENTRY AND DORMER ROOF, TYPICAL. COLOR TO MATCH TRIM COLOR.
- PROVIDE OPENINGS IN ROOF SHEATHING AS REQUIRED AT ALL OVER FRAMED GABLES TO ALLOW FOR ATTIC VENTILATION TO RIDGE VENT.

ROOF LEGEND

- DS DOWNSPOUT: 3"x4" PRE-FINISHED ALUMINUM. TIE INTO STORM SYSTEM
- ATTIC ACCESS 22"x30" MIN., LOCKABLE, 1-HR RATED, WEATHERSTRIPPED, INSULATED TO R-30 PER IECC 2009 402.2.3 REFER TO DETAIL 16/A5.27
- DRAFTSTOPPING IN ATTIC AREA. REFER TO FIRE BLOCKING AND DRAFTSTOPPING NOTES ON SHEET 50.20 AND 13/A3.13
- 22" x 30" MIN. ACCESS DOOR INSTALLED VERTICALLY IN DRAFTSTOPPING W/ SELF-CLOSING HINGES

BUILDING NUMBER

2	5	6	9
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1 FIRST FLOOR PLAN - CLUBHOUSE
 A1.C.11 SCALE: 1/4"=1'-0"
 NORTH

LEGEND

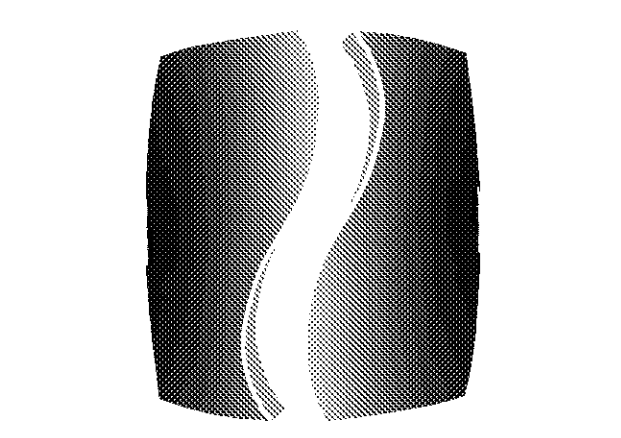
- (X) KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION
- (X-XX) DOOR TAG - SEE SHEET A6.01 FOR MORE INFORMATION
- (X) WINDOW TAG - SEE SHEET A6.02 FOR MORE INFORMATION

GENERAL NOTES

1. CONTRACTOR TO LOCATE METER BANK IN FIELD. LOCATE AT END OF BUILDING CLOSEST TO POWER COMPANY'S ELECTRICAL TRANSFORMER.
2. FLOOR PLANS SHALL BE CONSTRUCTED PER IBC CHAPTER 11 ACCESSIBILITY REQUIREMENTS AND LOCAL ORDINANCES.
3. CONDENSER PADS ARE SHOWN AS GRAPHIC REPRESENTATION OF PAD LOCATION. COORDINATE W/ MECHANICAL FOR FINAL LOCATION AND SPECS.
4. REFER TO MEP DRAWINGS FOR FIRE ALARM, PULL, CONTROL PANEL, SIGNALS, HORN LOCATIONS AND EIT SIGNS.
5. CONSTRUCTION TO COMPLY WITH SECTION 1609 OF IBC REFER TO STRUCTURAL SHEETS FOR FRAMING CONNECTION DETAILS.
6. PROVIDE R-13 SOUND INSULATION AT ALL BATHROOM PERIMETER WALLS.
7. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE EVENT OF A CONFLICT NOTIFY ARCHITECT BEFORE PROCEEDING.
8. REFER TO INTERIOR DESIGN DRAWINGS FOR FLOOR FINISH MATERIALS (JOINTS BETWEEN DIFFERENT MATERIALS TO BE LEVEL/FLUSH U.N.O.).
9. HEIGHT OF TABLES OR COUNTERS: THE TOPS OF ACCESSIBLE TABLES AND COUNTERS SHALL BE FROM 28" TO 34" AFF
10. KNEE CLEARANCES: WHERE ADA SEATING IS PROVIDED AT TABLES OR COUNTERS, PROVIDE AT LEAST 27" HIGH, 30" WIDE, AND 19" DEEP.
11. CEILING HEIGHT IN RESTROOMS IS 9'-0" AFF. TYP. SEE FLOOR PLAN FOR CEILING TRANSITION LOCATION.
12. TOILET FIXTURES AND ACCESSORIES (MODEL, STYLE, AND FINISH) TO BE AS SELECTED BY OWNER.
13. PARTITIONS TO BE PARTITION TYPE P10 UNLESS OTHERWISE NOTED.
14. POOL AND POOL DECK BY OTHERS. SEE SITE PLAN FOR LAYOUT REFERENCE.
15. REFER TO SHEET A6.01 FOR DOOR SCHEDULE AND WINDOW SCHEDULE.

PLAN KEYED NOTES

- 1 DROPBOX RENT SLOT, SALSBURY MAIL SLOT #2255 (TOP OF MAIL SLOT AT 48" AFF) WITH RECEPTACLE #2256
- 2 ATTIC ACCESS: 22" X 36" INSULATED, LOCKABLE PANEL. COORDINATE FINAL LOCATION W/OWNER - SEE DETAIL 23/A5.C.21
- 3 CURVED DESK/COUNTER W/ 42" HIGH GRANITE TRANSACTION COUNTER AND 30" HIGH WORKSTATION COUNTER W/ GRANITE TOP. PROVIDE 36" MIN. WIDE COUNTER AREA FOR ADA TRANSACTIONS. COORDINATE LAYOUT, CABINETS BELOW, AND FINISHES W/ OWNER
- 4 MIRROR WALL. PROVIDE (2) 5'-0"x8'-0" MIRROR PANELS. INSTALL 12" AFF
- 5 ADA ACCESSIBLE (HI-LO) DRINKING FOUNTAIN. PROVIDE EXTERIOR GRADE FOUNTAINS AT EXTERIOR LOCATIONS.
- 6 NOT USED
- 7 PREFABRICATED DOUBLE SIDED INDOOR/OUTDOOR GAS FIREPLACE SERIES: MONTEBELLO MODEL# LSM40ST NG (BLACK PORCELAIN). PROVIDE HEARTH AND ALL ASSOCIATED ACCESSORIES AS SELECTED BY OWNER. REFER TO MATERIAL AND FINISH SPECIFICATIONS FOR FIREPLACE FINISHES. COORDINATE LOCATION FOR GAS VALVE W/ OWNER
- 8 MOP SINK W/ SHELF AND MOP HOOKS.
- 9 COORDINATE FITNESS EQUIPMENT LOCATIONS IN FIELD, PROVIDE ADEQUATE ELECTRICAL DEVICES
- 10 34" ISLAND W/ GRANITE STONE COUNTERTOP W/ DECORATIVE BRACKETS AND STONE BASE. REFER TO INTERIOR DESIGN MATERIAL AND FINISH SELECTIONS.
- 11 3-A-40-BC FIRE EXTINGUISHER IN RECESSED CABINET - BOTTOM OF CABINET AT 3'-2" AFF. CABINET SHALL NOT BE LOCKABLE AND SHALL NOT PROJECT GREATER THAN 4 INCHES.
- 12 PROVIDE POWER AND DATA FLOOR JACKS FOR EACH PIECE OF EQUIPMENT. DATA JACKS TO RECEIVE CAT5 AND COAX FOR EACH PIECE OF EQUIPMENT, NOT INCLUDING SPIN BIKES.
- 13 4' x 8' PLYWOOD BACKER BOARD FOR FUTURE DATA EQUIPMENT MOUNTED VERTICALLY ON WALL ABOVE BASE. PAINT.
- 14 5 - 18" SHELVES. SEE DETAIL 24/A4.C.1
- 15 LOCATION OF WATER HEATER ABOVE MOP SINK
- 16 NOT USED
- 17 CONDENSER UNITS
- 18 ELECTRICAL METERS/EQUIPMENT
- 19 NOT USED
- 20 WOOD CASED OPENING WITH TRIM TO MATCH TYPICAL DOOR
- 21 24 HR. ACCESS
- 22 FROST-PROTECTED STOOP WALLS BELOW, SEE STRUCTURAL
- 23 DECORATIVE, STAMPED CONCRETE PATIO, CONTINUE EXTENTS OF PATIO TO POOL DECK.
- 24 4" PVC CONDUIT FOR PHONE COMPANY
- 25 FIRE ALARM CONTROL PANEL



PHILLIPS

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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

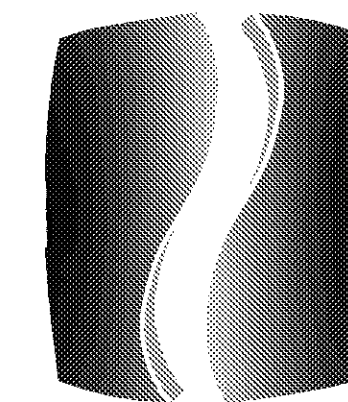
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DRAWING TITLE FIRST FLOOR PLAN - CLUBHOUSE

SHEET NUMBER

A1.C.11

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



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

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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

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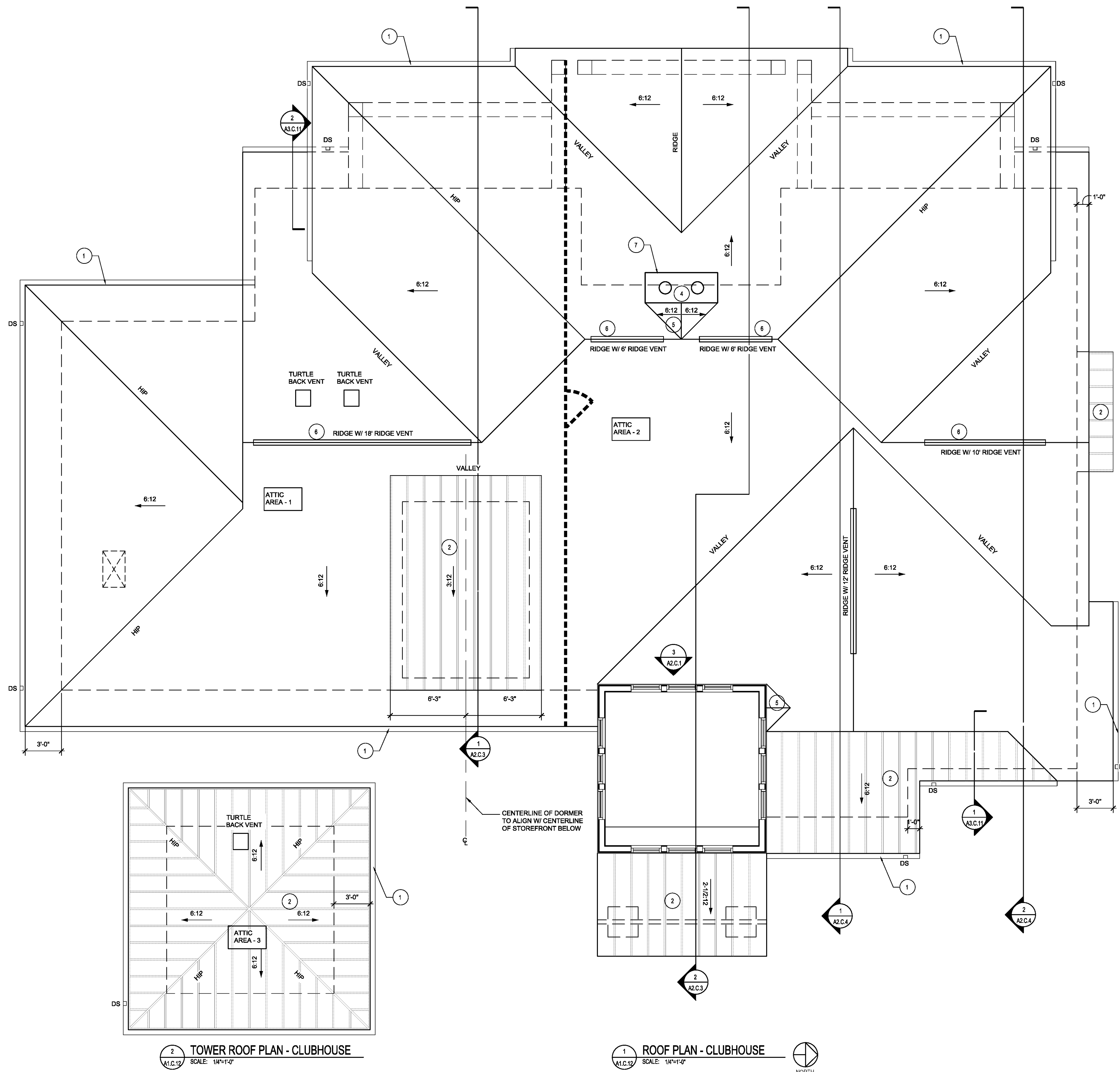
DRAWING TITLE

ROOF PLAN CLUBHOUSE

SHEET NUMBER

A1.C.12

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



GENERAL NOTES

- REFER TO STRUCTURAL DRAWINGS FOR TRUSS LAYOUT AND CONFIGURATION.
- ROOFING CONTRACTOR TO PROVIDE VENTILATION IN ACCORDANCE W/ IBC 2009. VENTS SHALL BE GALV. STEEL OR ALUMINUM VENT W/ SCREEN. PAINT VENTS TO MATCH ROOF.
- REFER TO MECHANICAL AND PLUMBING PLANS FOR ROOF PENETRATION LOCATIONS.
- REFER TO WALL SECTIONS FOR SIZE AND TYPE OF VENTING AT EAVES.
- REFER TO DETAILS FOR TAPING REQUIREMENTS.
- REFER TO DETAILS FOR DIVERTER REQUIREMENTS.
- PROVIDE A MIN. OF 36" O.C 60 MIL. SELF-ADHERED ROOFING MEMBRANE FLASHING AT ALL RAKE WALLS, HEAD WALLS, CRICKETS, VALLEYS, HIPs AND RIDGES TYP.
- PROVIDE ICE AND WATER SHIELD AT ALL EAVES TO A DISTANCE OF 2'-0" FROM INTERIOR FACE OF EXTERIOR WALL (MIN), 18" EACH SIDE OF ALL VALLEYS, 18" UP VERTICAL PLANE AT ROOF TO WALL INTERSECTIONS.
- ALL DOWNSPOUTS TO BE 3"x4" PRE-FINISHED ALUMINUM.

PLAN KEYED NOTES

- PRE-FINISHED 5" ALUMINUM GUTTERS W/ METAL DRIP EDGE, COLOR AS SELECTED BY OWNER. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS
- STANDING SEAM PRE-FINISHED METAL ROOF, TYP., COLOR SELECTED BY OWNER
- NOT USED
- TERMINATION FOR CHIMNEY 2'-0" ABOVE ANY ROOF SURFACE WITH 10'-0" HORIZONTALLY (REFER TO TRUSS SUBMITTAL FOR WD FRAMING).
- ROOF CRICKET ASSEMBLY.
- RIDGE VENT, COLOR SELECTED BY OWNER.
- PRE-FINISHED U.L. APPROVED CHIMNEY TERMINATION CAP AND FLUE BY FIREPLACE MANUFACTURER.

ROOF LEGEND

- DS DOWNSPOUT - 3"x4" PRE-FINISHED ALUMINUM
- 22" x 36" LOCKABLE ATTIC ACCESS PANEL. REFER TO DETAIL 23/A5.C.21
- DRAFTSTOPPING IN ATTIC AREA. REFER TO FIRE BLOCKING AND DRAFTSTOPPING NOTES ON SHEET G0.20
- 22" x 36" ACCESS DOOR INSTALLED VERTICALLY IN DRAFTSTOPPING W/ SELF-CLOSING HINGES

ATTIC VENTILATION SCHEDULE

AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA REQ. ((1/300)X144) (SQ IN)	RIDGE (50% (SQ IN))		SOFFIT (50% (SQ IN))	
			REQ	PROVIDED	REQ	PROVIDED
ATTIC AREA 1	1686	809	405	18 LINEAL FT. & 2 TURTLE BACK VENTS	405	68 LINEAL FT.
ATTIC AREA 2	2292	1100	550	34 LINEAL FT.	550	93 LINEAL FT.
ATTIC AREA 3	195	94	47	3 LINEAL FT.	47	6 LINEAL FT.

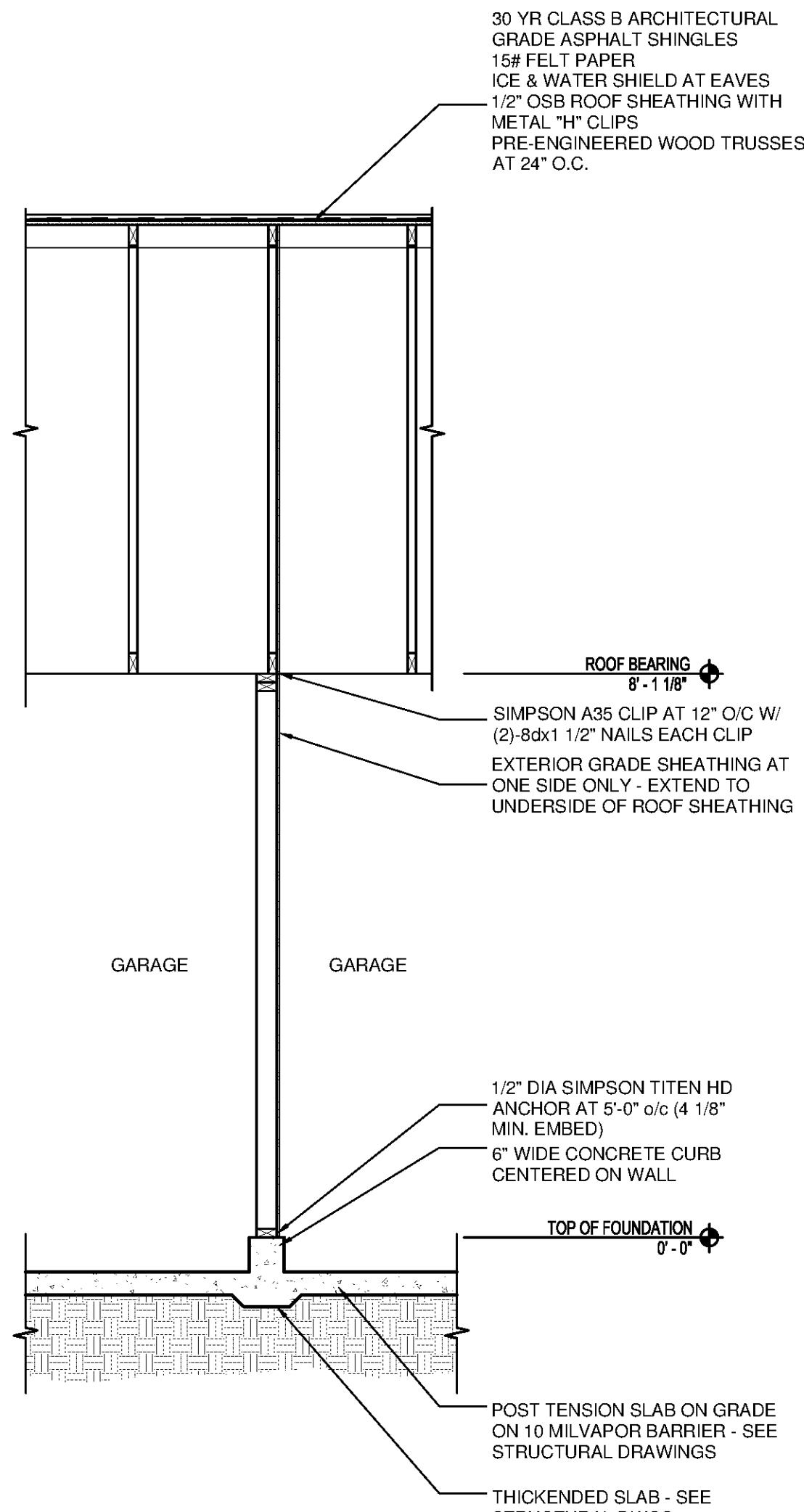
NOTE:

- REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 1/300 AND MULTIPLYING SUM BY 144 SQ IN/SQ FT. 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) AND 50% IS REQUIRED THE SOFFIT (LOW).
- MIN. REQUIRED LINEAL FEET OF VENTED RIDGE PROVIDED (HIGH AREAS) IS CALCULATED BY DIVIDING THE REQUIRED NET FREE AREA BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA (BASED ON 18.0 SQ IN MIN. NET FREE AREA PER FT). TURTLEBACK VENTS (BASED ON 50 SQ IN MIN. EACH) TO BE USED TO SUPPLEMENT RIDGE (HIGH) VENTING AS REQUIRED. PLACE TURTLE BACK VENTS ON REAR OF BUILDINGS, TYPICAL.
- MIN. REQUIRED NET FREE VENTED SOFFIT PROVIDED (LOW AREAS), CALCULATED BY DIVIDING THE REQUIRED NET FREE AREA OF SOFFIT (CONTINUOUS) VENT BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA (BASED ON 5.9 SQ IN MIN. NET FREE AREA PER FT). SOFFIT VENTING SHALL BE EVENLY DISTRIBUTED BETWEEN EAVES.

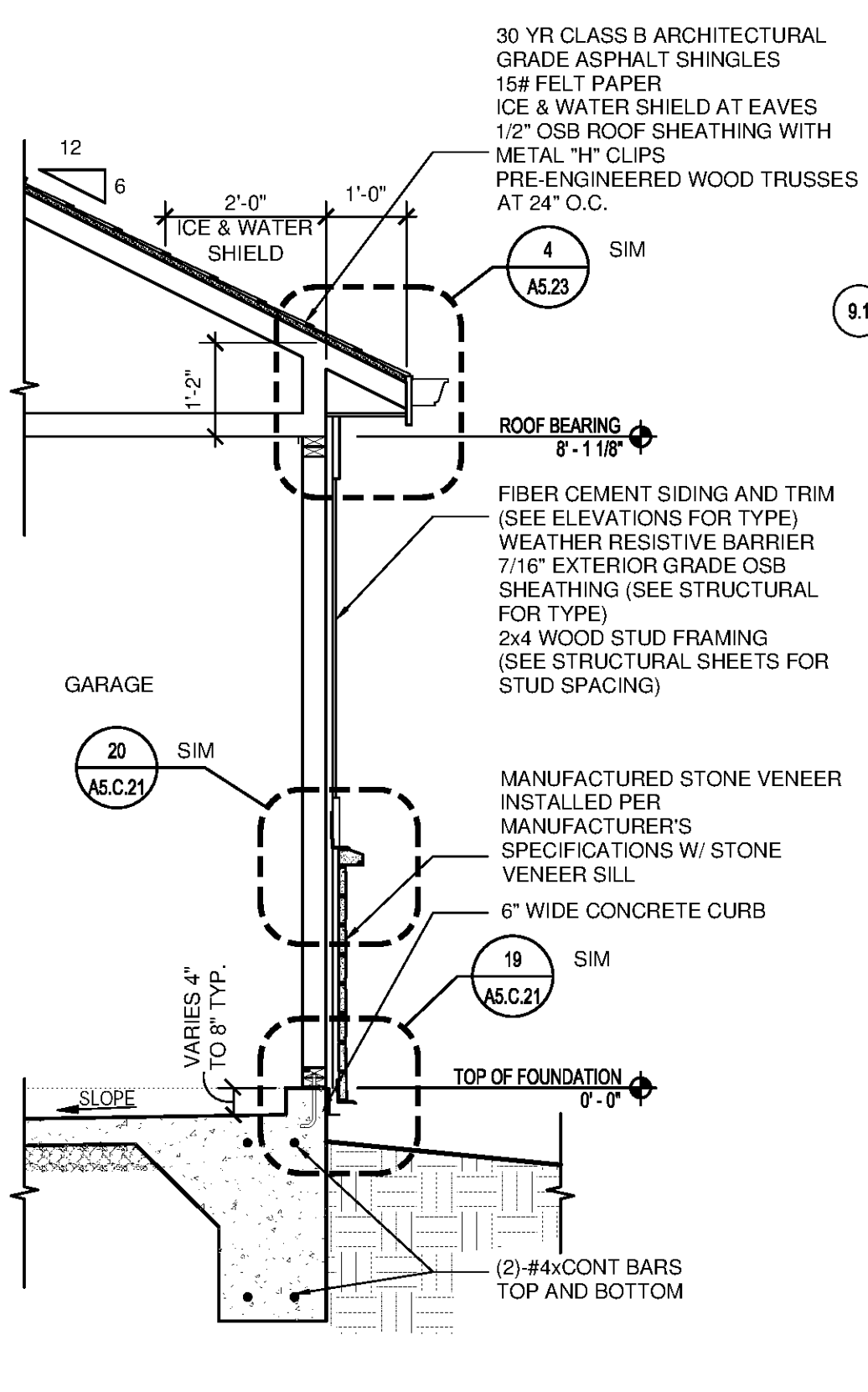
2 TOWER ROOF PLAN - CLUBHOUSE SCALE: 1/4"=1'-0"

1 ROOF PLAN - CLUBHOUSE SCALE: 1/4"=1'-0"

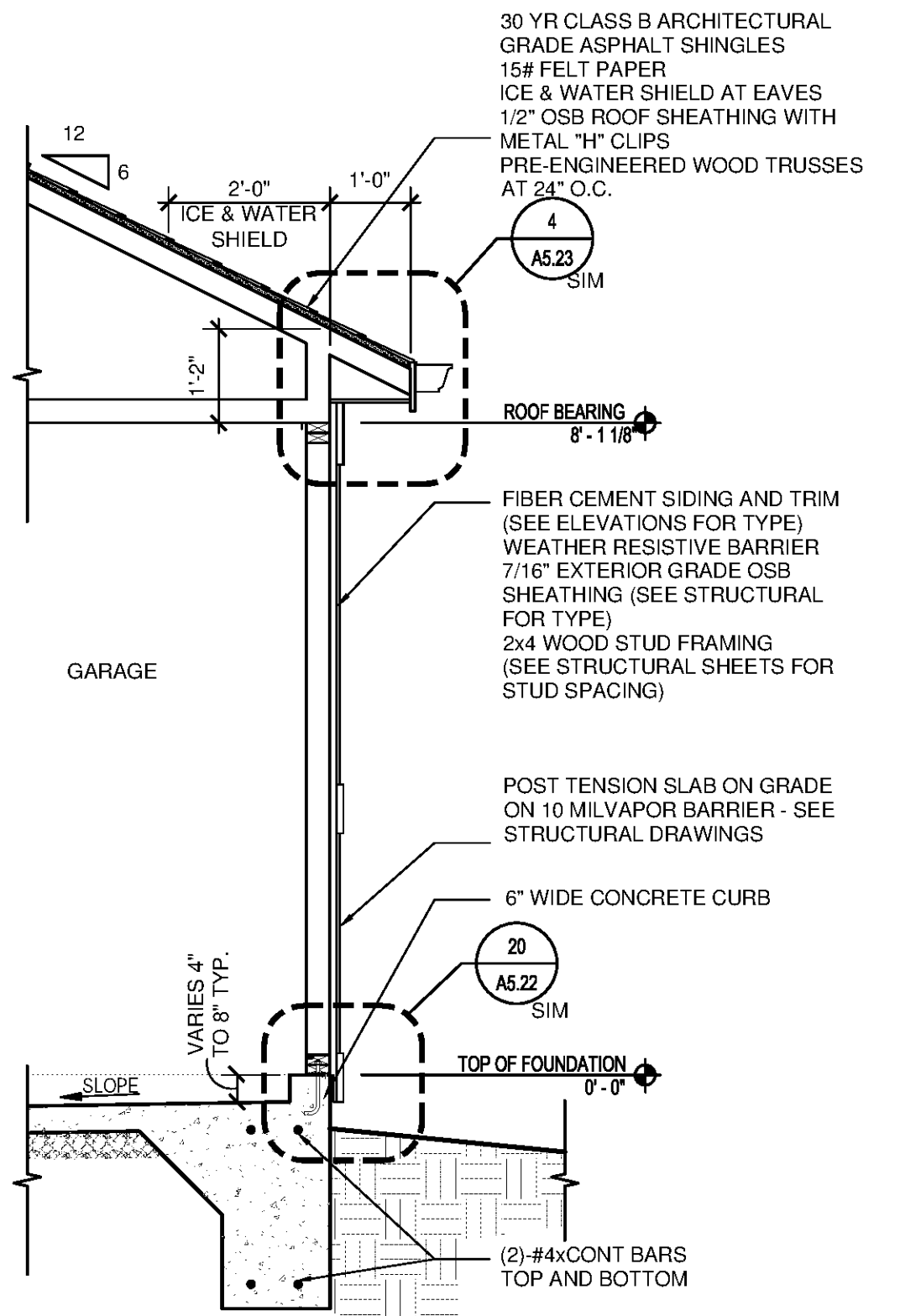




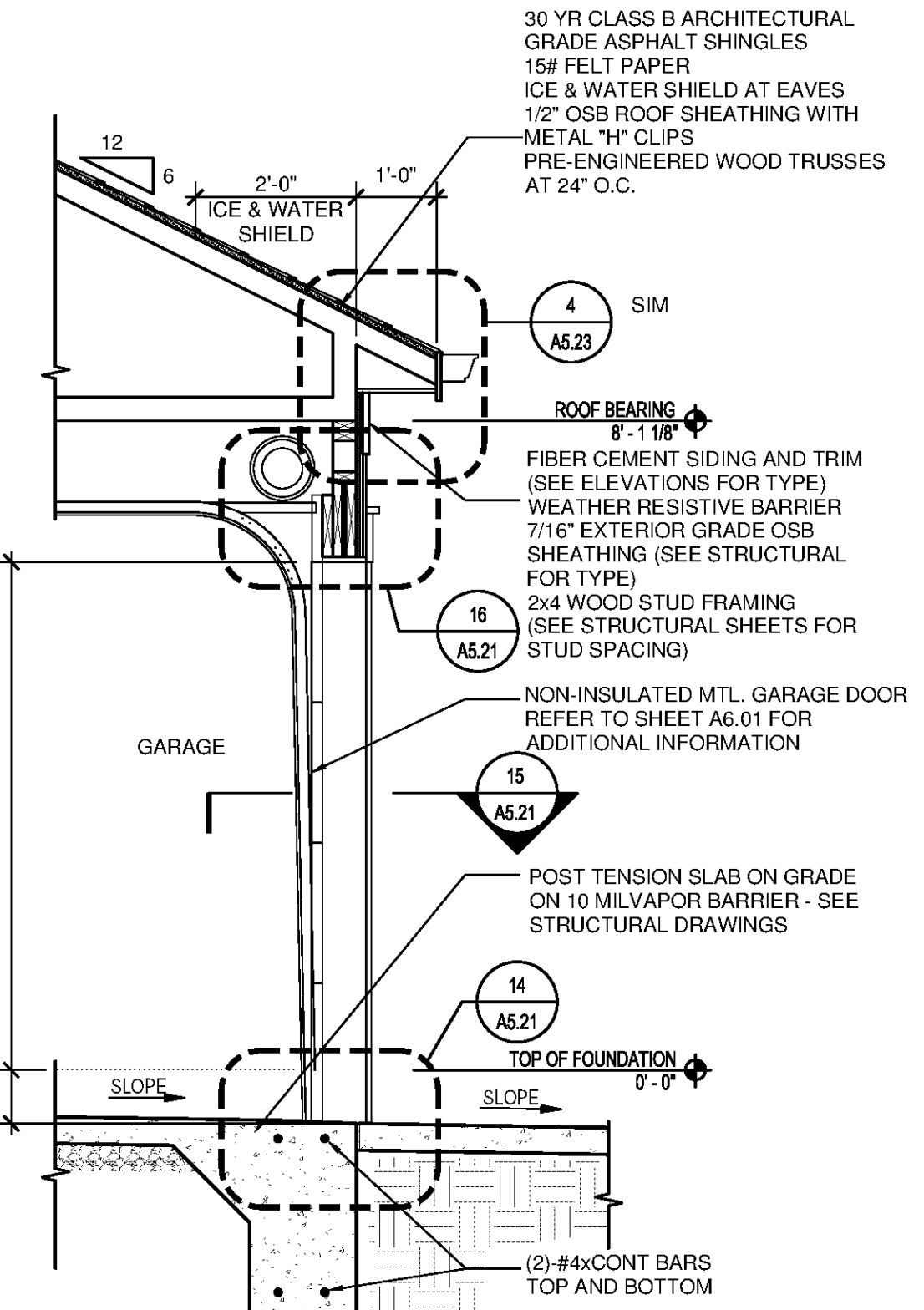
27 WALL SECTION - GARAGE DEMISING WALL
SCALE: 1/2"=1'-0"



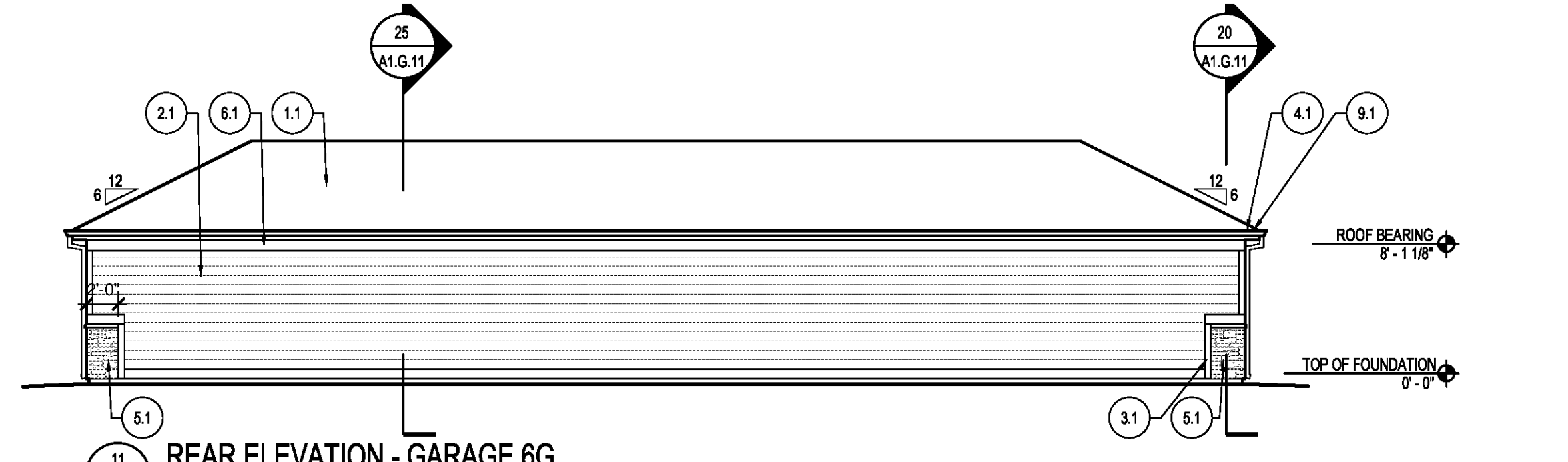
20 WALL SECTION AT REAR WALL W/ STONE
SCALE: 1/2"=1'-0"



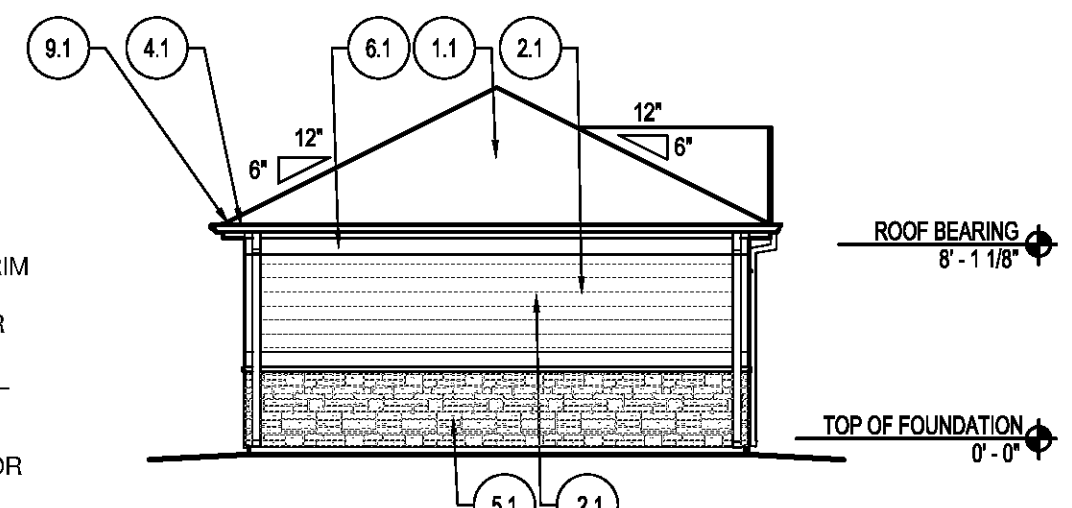
25 WALL SECTION AT REAR WALL
SCALE: 1/2"=1'-0"



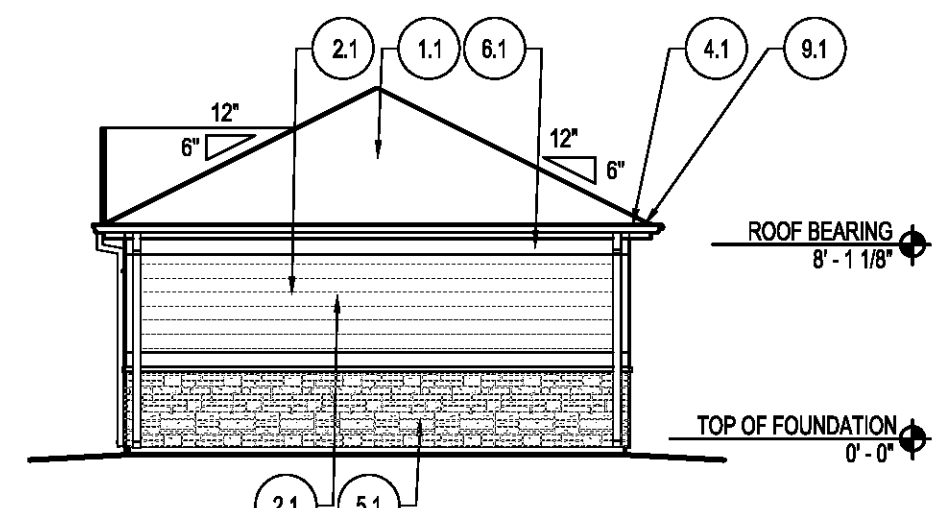
19 WALL SECTION - EAVE AT OVERHEAD DOOR
SCALE: 1/2"=1'-0"



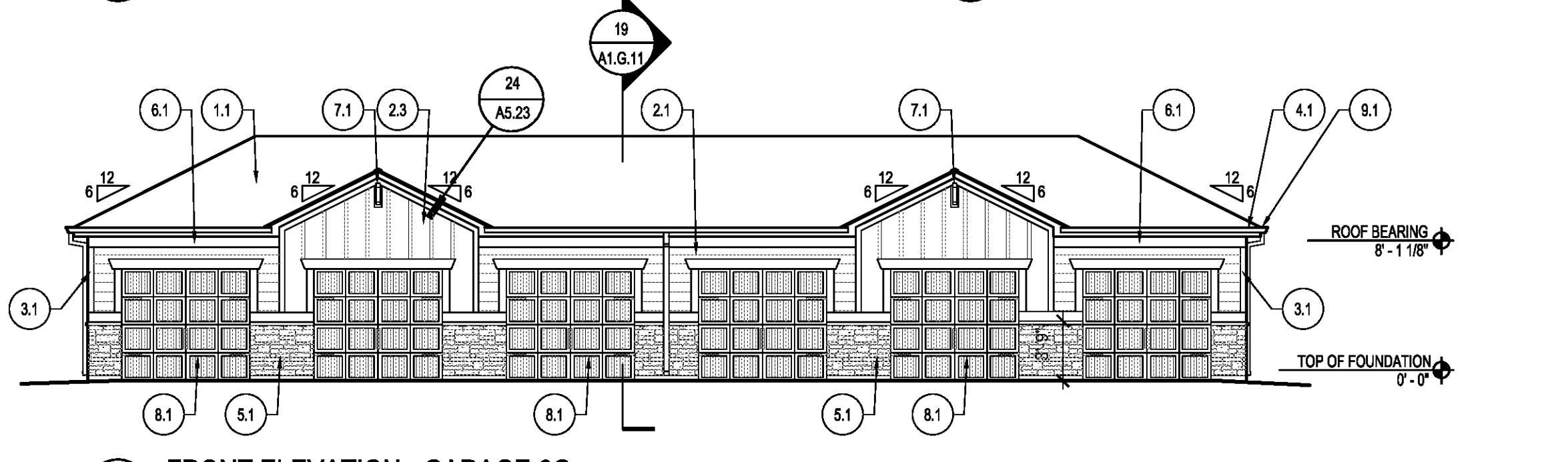
11 REAR ELEVATION - GARAGE 6G
SCALE: 1/8"=1'-0"



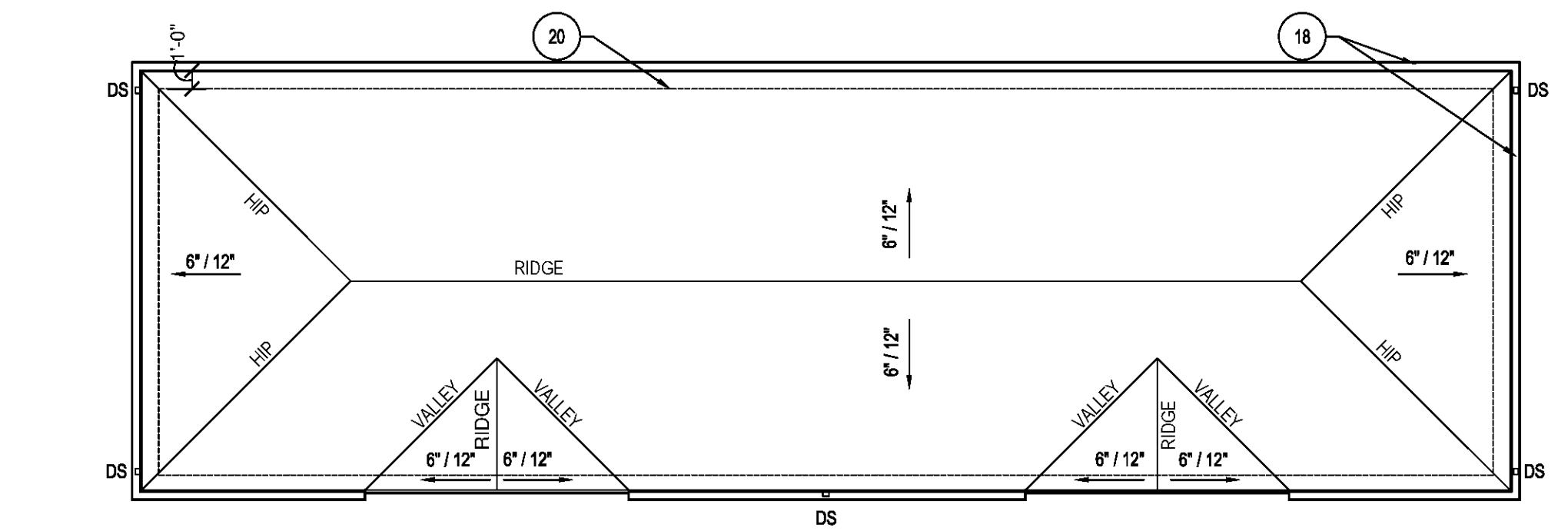
16 LEFT ELEVATION - GARAGE 6G
SCALE: 1/8"=1'-0"



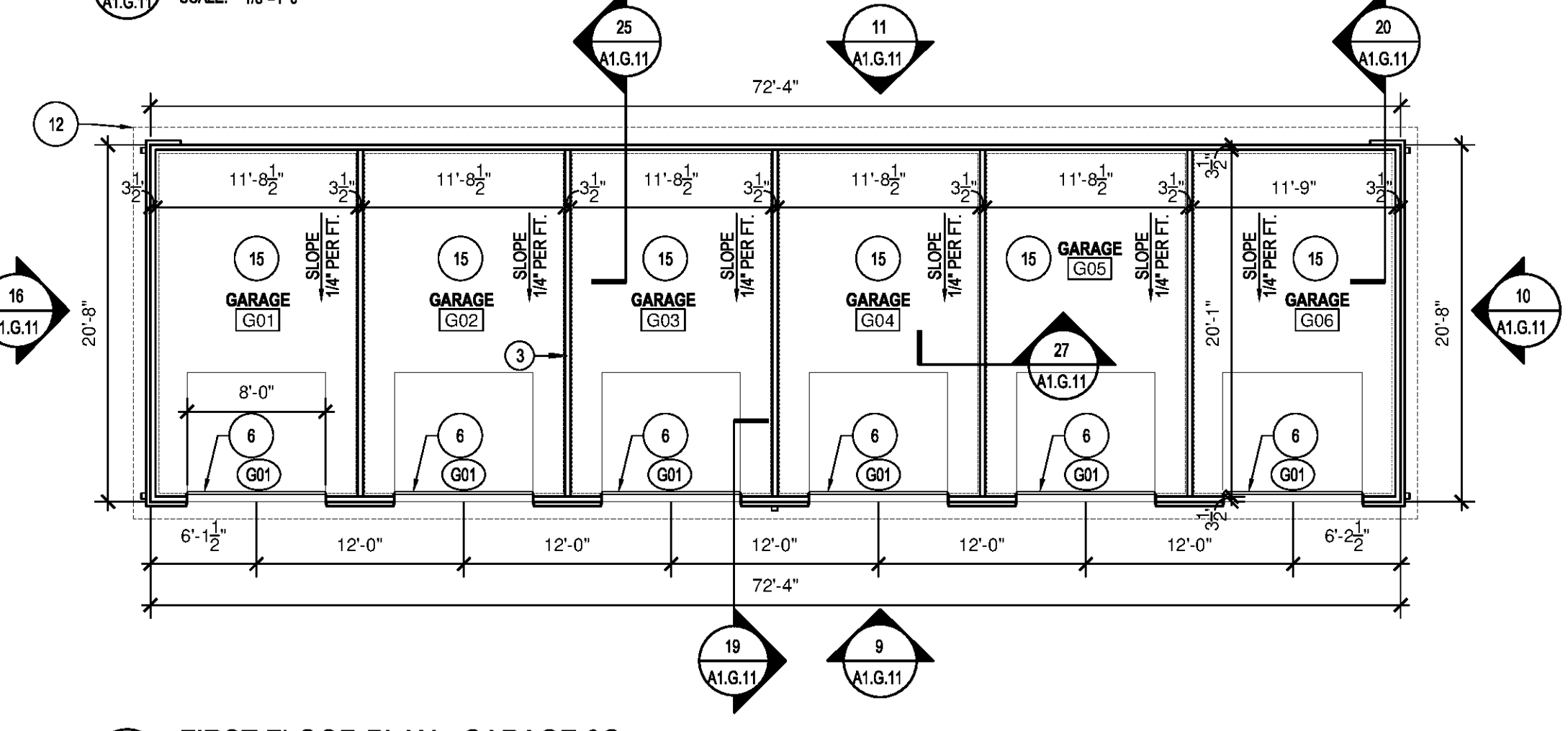
10 RIGHT ELEVATION - GARAGE 6G
SCALE: 1/8"=1'-0"



9 FRONT ELEVATION - GARAGE 6G
SCALE: 1/8"=1'-0"



8 ROOF PLAN - GARAGE 6G
SCALE: 1/8"=1'-0"



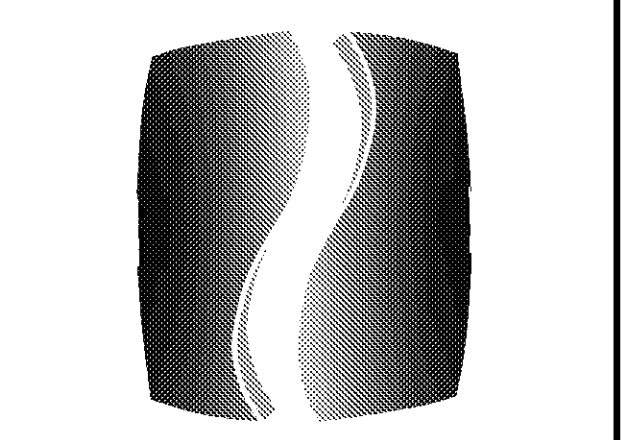
7 FIRST FLOOR PLAN - GARAGE 6G
SCALE: 1/8"=1'-0"

LEGEND	
	FIRE EXTINGUISHER & BRACKET
	DOWNSPOUT ASSEMBLY
	HOSE BIB
	ELEVATION KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES	
1.	PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2.	REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3.	PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4.	MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5.	SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.

ELEVATION KEYED NOTES	
1	30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL.
2	SIDING 1A: HORIZONTAL SIDING: HARDIPANEL SELECT CEDARWELL CH. 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN HEATHERED MOSS OR PPG PAIN #410-7 "PINE TOP".
2C	SIDING 1B: HORIZONTAL SIDING: HARDIPANEL SELECT CEDARWELL CH. 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN MOUNTAIN SAGE OR PPG PAIN #410-7 "PINE TOP".
2S	SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL 1/2" HARDIFIRM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: PRE-FIN MOUNTAIN SAGE OR PPG PAIN #410-7 "PINE TOP".
3	HARDIFIRM (SMOOTH) AT FREEZE RAKE. WINDOWS, DOORS, AND CORNER DETAILS W/ PRE-FINISHED METAL FLASHING WHERE REQUIRED. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR: TIMBER BARK.
4	PRE-FINISHED METAL Drip Edge OVER 2x8 FASCIA BOARD WRAPPED IN ALUMINUM. COLOR TO MATCH TIMBER BARK.
5	MANUFACTURED STONE VENEER, CORONADO, TEXAS RUBBLE CT17 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
6	VINYL SOFFIT: CERTAINTED OR APPROVED EQ. STYLE: UNIVERSAL TRIPLE, BROWN.
7	PYFON DECORATIVE BRACKET-BRACKET MODEL BK111020, OR ARCHITECT APPROVED EQUAL. SEE DETAIL 1545-24.
8	NON-INSULATED METAL OVERHEAD DOOR TRACK. DOOR IS INSULATED AT MAINTENANCE AREA WEATHER STRIPPING & AUTO OPENER ASSEMBLY. COLOR AS SELECTED BY OWNER. PROVIDE REINFORCED OVERHEAD DOOR AT MAINTENANCE AREA ONLY.
9	PRE-FINISHED ALUMINUM 5" GUTTER AND 3"x4" DOWNSPOUT. STYLE: K. COLOR: BRONZE. THE DOWNSPOUT IN 10-STAR SYSTEM.

PLAN KEYED NOTES	
1	CAR CARE VACUUM #9225 BY J.E. ADAMS INDUSTRIES.
2	LANDA WATER CLEANING SYSTEMS VACUUM #5EA3-1100
3	PROVIDE HOT WATER HEATER W/ WALL MOUNTED SUPPORT BRACKET AND SHELF ASSEMBLY. PROVIDE PLYWOOD BLOCKING IN WALL.
4	PROVIDE PLUMBING ROUGH IN FOR FUTURE TOILET AND HAND SINK. EXACT LOCATIONS TO BE COORDINATED IN FIELD.
5	PROVIDE MOP SINK W/ SHELF AND MOP HOOKS.
6	SLOPE SLAB EDGE 1/2" AT GARAGE DOOR.
7	SWIVEL RACK BY OWNER FOR PRESSURE WASHER.
8	SEWER INLET W/ SAND/OIL SEPARATOR. REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
9	3/4" HOSE BIB - REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
10	PRESSURE CLEANER. PROVIDE WATER CONNECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
11	GOLF CART CHARGING STATION. COORDINATE LOCATION IN FIELD. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
12	DASHED LINE INDICATES ROOF OVERHANG.
13	22"x36" INSULATED ATTIC ACCESS PANEL WITH LOCK. COORDINATE LOCATION IN FIELD.
14	CONCRETE STOOP W/ BROOM FINISH, SEALED.
15	POST TENSION SLAB. PROVIDE CONTROL JOINTS AS REQUIRED. SEAL OR STAIN FINISH AS SELECTED BY OWNER.
16	6x6 TREATED COLUMN WRAPPED W/ PRESSURE TREATED WOOD CLADDING. AT WOOD POST BASE, PROVIDE A SIMPSON ASUB6 POST BASE W/ 8" DIAMETER THREADED ROD EXPOSED INTO TOP OF CONCRETE SLAB. ATTACH 6x6 WOOD POST TO SIMPSON BASE W/ (2) 1/2" 18d NAILS. PROVIDE A SIMPSON ECC06-SDS2-6 LEFT OR RIGHT CORNER POST CAP AT EACH WOOD CORNER POST.
17	NOT USED.
18	PRE-FINISHED 6" ALUMINUM GUTTER W/ 3"x4" DOWNSPOUT. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS.
19	PROVIDE (2) 1-3/4" x 11 7/8" LVL HEADER. CLAD W/ FIBER CEMENT TRIM.
20	PRE-FINISHED CONTINUOUS PERFORATED VINYL SOFFIT VENT AROUND PERIMETER OF ROOF.
21	RIDGE VENTS, STYLE/COLOR AS SELECTED BY OWNER. COLOR TO MATCH WEATHERED WOOD.
22	NOT USED.
23	TOILET ROOM WALLS: 2x4 WOOD STUD FRAMING AT 16" OC WITH MOISTURE RESISTANT GYPSUM BOARD ON TOILET ROOM SIDE OF WALL AND OSB SHEATHING ON MAINTENANCE AREA SIDE OF WALL. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT TOILET ROOM CEILING IN LIEU OF OSB SHEATHING.
24	PET GROOMING STATION - GROOMERS BEST 48" WALK-THRU TUB W/ PULL OUT RAMP.
25	COORDINATE WPGFCI WITH HOSE LOCATIONS.
26	MIRROR ABOVE SINK.



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314
CONSULTANT

ISSUE & REVISION RECORD

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PROJECT
SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

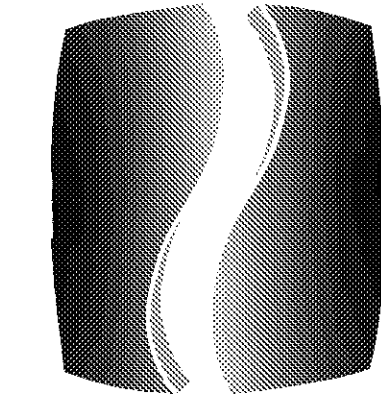
CLIENT
CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 NB875 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104
ISSUE DATE 07/07/14
DRAWN BY/CHECKED BY ATL/DEB
DRAWING TITLE

GARAGE BUILDINGS PLANS, ELEVATIONS, AND SECTIONS

SHEET NUMBER
A1.G.11

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 660
ATLANTA, GEORGIA 30346



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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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 ATL/DEB

DRAWING TITLE

GARAGE BUILDINGS PLANS, ELEVATIONS, AND SECTIONS

SHEET NUMBER

A1.G.12

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

LEGEND

- FIRE EXTINGUISHER & BRACKET
- DOWNSPOUT ASSEMBLY
- HB HOSE BIB
- ☒ ELEVATION KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES

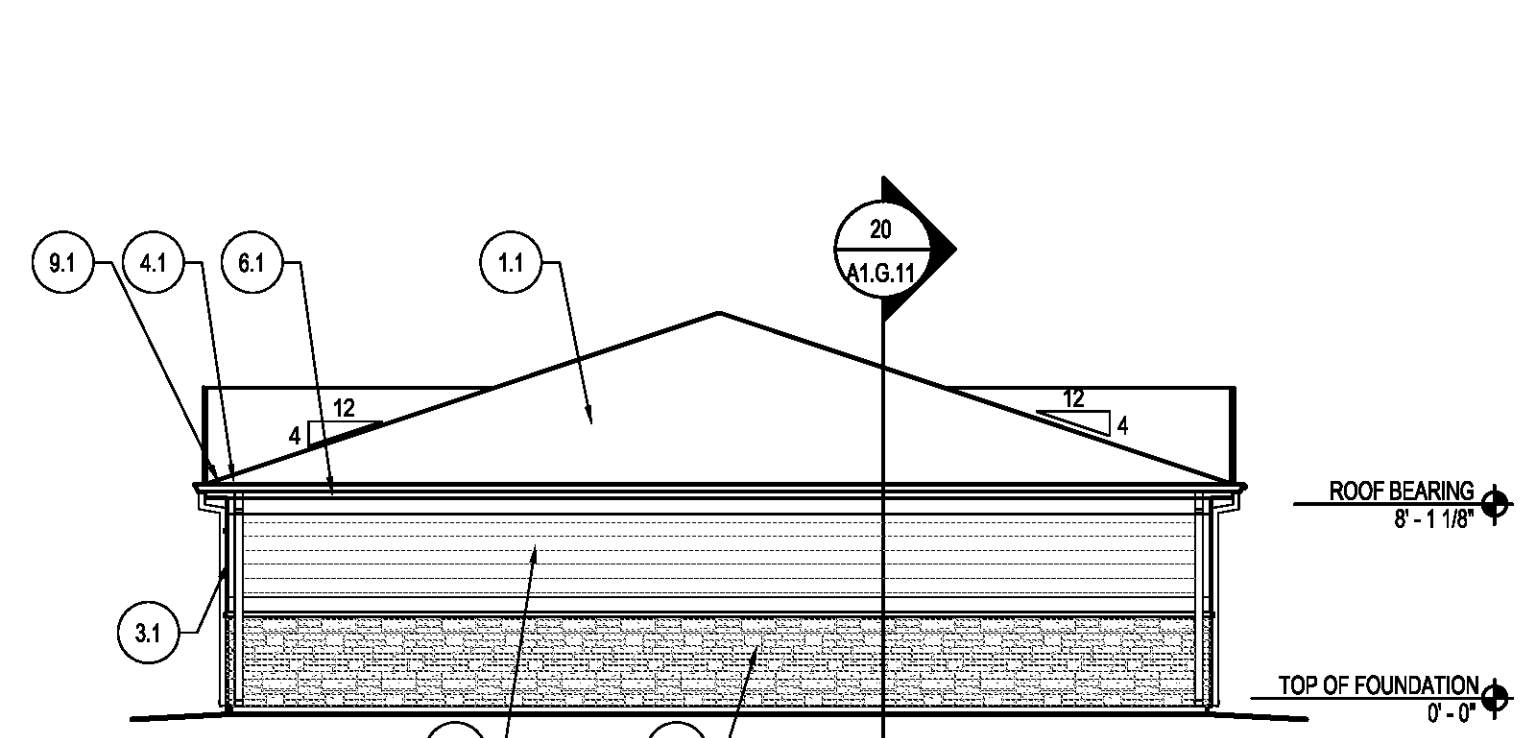
1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.

ELEVATION KEYED NOTES

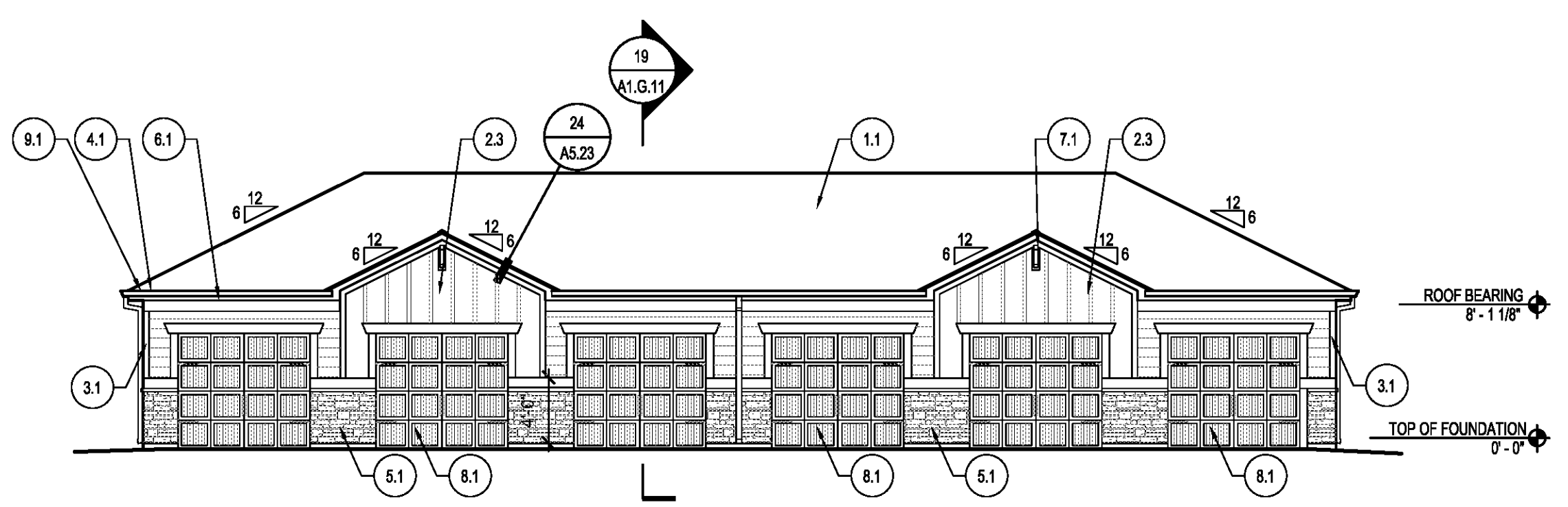
1. 30 YR CLASS # ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TIMBER HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL W/ CLIPS ON TRUSSES AT 24" O.C. PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL.
2. SIDING 1A: HORIZONTAL SIDING, HARDYPLANK SELECT (SEABRILL, CL. 8 29 W/ 7" EXPOSURE, WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN HEATHERED MOSS OR PPG PAINT #410-4 "OLIVE SPRING".
3. SIDING 1B: HORIZONTAL SIDING, HARDYPLANK SELECT (SEABRILL, CL. 8 29 W/ 7" EXPOSURE, WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN HEATHERED MOSS OR PPG PAINT #410-4 "OLIVE SPRING".
4. SIDING 2: BOARD AND BATTEN, HARDYPLANK (SMOOTH) W/ VERTICAL 1/2" HARDYPLANK BATTENS (SMOOTH) AT 15" OC COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: PRE-FIN MOUNTAIN SAGE OR PPG PAINT #410-7 "YINLET".
5. HARDYPLANK (SMOOTH) AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS W/ PRE-FINISHED METAL FLASHING WHERE REQUIRED. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR: TIMBER BARK.
6. PRE-FINISHED METAL DRIP EDGE OVER 2x6 FASCIA BOARD WRAPPED IN ALUMINUM. COLOR TO MATCH TIMBER BARK.
7. MANUFACTURED STONE VENEER, COLORADO, TEXAS RUBBLE, QT117 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
8. VINYL SOFFIT, CERTAINEER OR APPROVED EQ. STYLE: UNIVERSAL TRIPLE, BROWN.
9. EYFON DECORATIVE BRACKET, BRACKET MODEL BK11X20, OR ARCHITECT APPROVED EQUAL. SEE DETAIL 15A524.
10. NON-INSULATED METAL OVERHEAD DOOR TRACK, DOOR IS INSULATED AT MAINTENANCE AREA. WEATHER STRIPPING & AUTO OPENER ASSEMBLY, COLOR AS SELECTED BY OWNER. PROVIDE INSULATED OVERHEAD DOOR AT MAINTENANCE AREA ONLY.
11. FRESHENED ALUMINUM 5" GUTTER AND 3"x4" DOWNSPOUT, STYLE: K, COLOR: BRONZE. TIE DOWNSPOUT INTO STORM SYSTEM.

PLAN KEYED NOTES

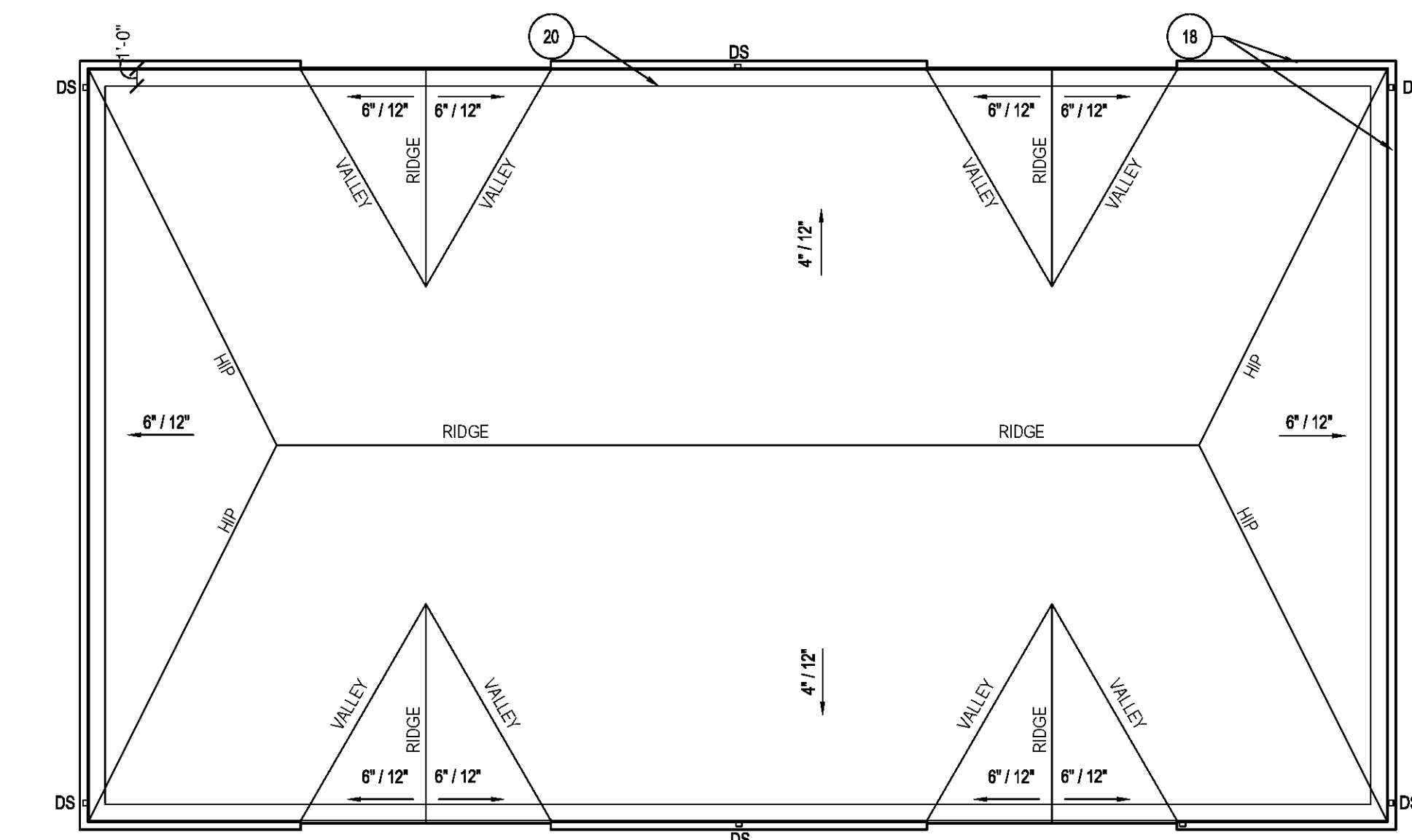
1. CAR CARE VACUUM #9225 BY J.E. ADAMS INDUSTRIES.
2. LANDA WATER CLEANING SYSTEMS VACUUM #SEAB-1100.
3. PROVIDE HOT WATER HEATER W/ WALL MOUNTED SUPPORT BRACKET AND SHELF ASSEMBLY. PROVIDE PLYWOOD BLOCKING IN WALL.
4. PROVIDE PLUMBING ROUGH IN FOR FUTURE TOILET AND HAND SINK. EXACT LOCATIONS TO BE COORDINATED IN FIELD.
5. PROVIDE MOP SINK W/ SHELF AND MOP HOOKS.
6. SLOPE SLAB EDGE 1/2" AT GARAGE DOOR.
7. SWIVEL RACK BY OWNER FOR PRESSURE WASHER.
8. SEWER INLET W/ SAND/OLI SEPARATOR. REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
9. 3/4" HOSE BIB - REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
10. PRESSURE CLEANER - PROVIDE WATER CONNECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
11. GOLF CART CHARGING STATION. COORDINATE LOCATION IN FIELD. SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
12. DASHED LINE INDICATES ROOF OVERHANG.
13. 22"x26" INSULATED ATTIC ACCESS PANEL WITH LOCK. COORDINATE LOCATION IN FIELD.
14. CONCRETE STOOP W/ BROOM FINISH, SEALED.
15. POST TENSION SLAB - PROVIDE CONTROL JOINTS AS REQUIRED. SEAL OR STAIN FINISH AS SELECTED BY OWNER.
16. 6x6 TREATED COLUMN WRAPPED W/ PRESSURE TREATED WOOD CLADDING. AT WOOD POST BASE, PROVIDE A SIMPSON ANCHOR POST BASE W/ 5/8" DIAMETER THREADED ROD EPOXIED INTO TOP OF CONCRETE SLAB. ATTACH 6x6 WOOD POST TO SIMPSON BASE W/ (3) 1/2" 16# NAILS. PROVIDE A SIMPSON ECHS SIZES LEFT OR RIGHT CORNER POST CAP AT EACH WOOD CORNER POST.
17. NOT USED.
18. PRE-FINISHED 5" ALUMINUM GUTTER W/ 3"x4" DOWNSPOUT. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS.
19. PROVIDE (3) 1 3/4" x 11 7/8" LVL HEADER, CLAD W/ FIBER CEMENT TRIM.
20. PRE-FINISHED CONTINUOUS PERFORATED VINYL SOFFIT VENT AROUND PERIMETER OF ROOF.
21. RIDGE VENTS, STYLE/COLOR AS SELECTED BY OWNER. COLOR TO MATCH WEATHERED WOOD.
22. NOT USED.
23. TOILET ROOM WALLS: 2x4 WOOD STUD FRAMING AT 16" OC WITH MOISTURE RESISTANT GYPSUM BOARD ON TOILET ROOM SIDE OF WALL AND OSB SHEATHING ON MAINTENANCE AREA SIDE OF WALL. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT TOILET ROOM CEILING IN LIEU OF OSB SHEATHING.
24. PET GROOMING STATION - GROOMERS BEST 48" WALK-THRU TUB W/ PULL OUT RAMP.
25. COORDINATE WPGFCI WITH HOSE LOCATIONS.
26. MIRROR ABOVE SINK.



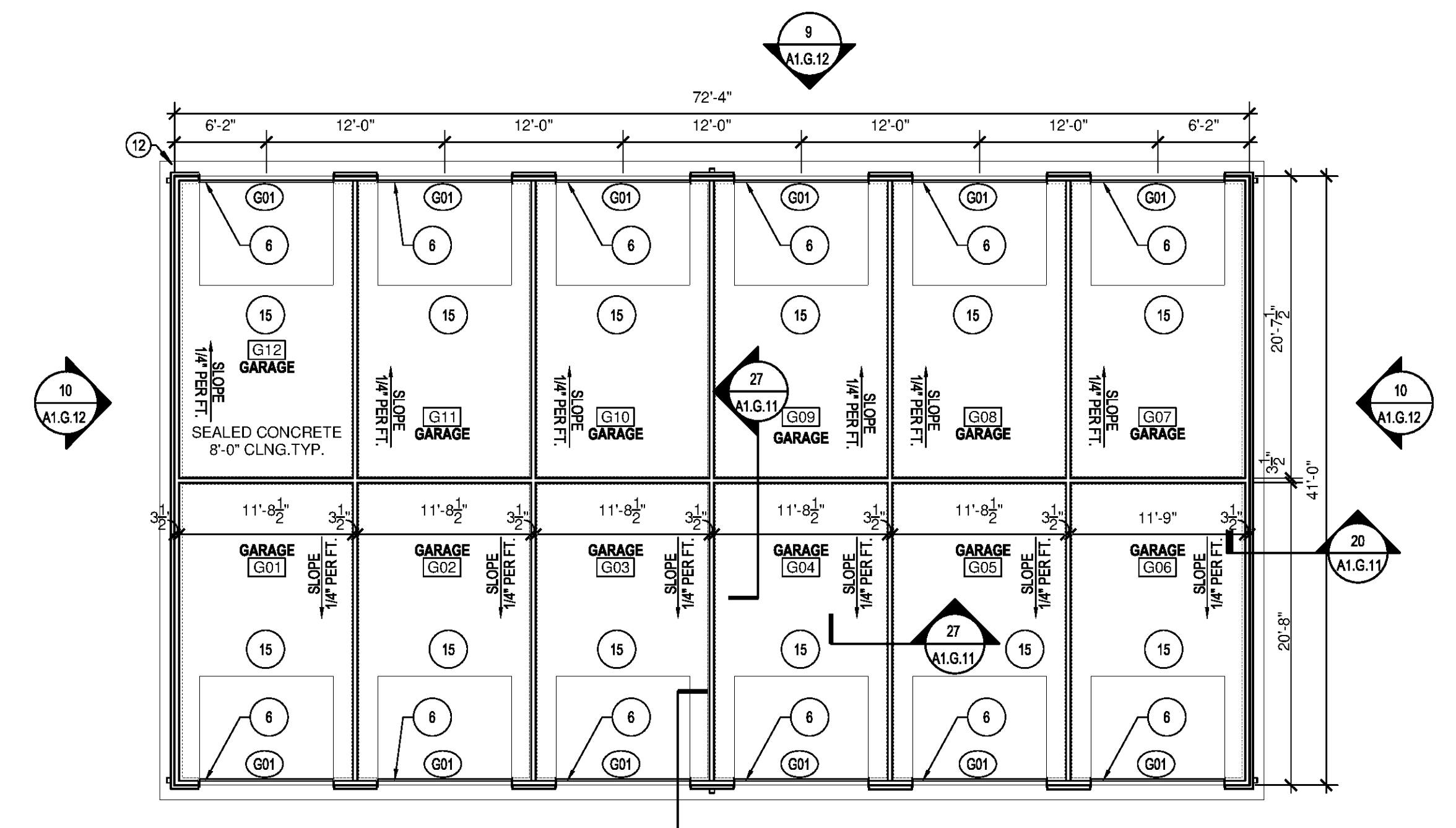
10 RIGHT/LEFT ELEVATION - GARAGE 12G
SCALE: 1/8"=1'-0"



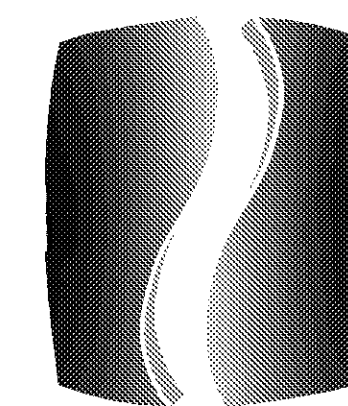
9 FRONT/REAR ELEVATION - GARAGE 12G
SCALE: 1/8"=1'-0"



8 ROOF PLAN - GARAGE TYPE 2
SCALE: 1/8"=1'-0"



7 FIRST FLOOR PLAN - GARAGE TYPE 2
SCALE: 1/8"=1'-0"



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER SLIDELL, LA

CLIENT

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

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

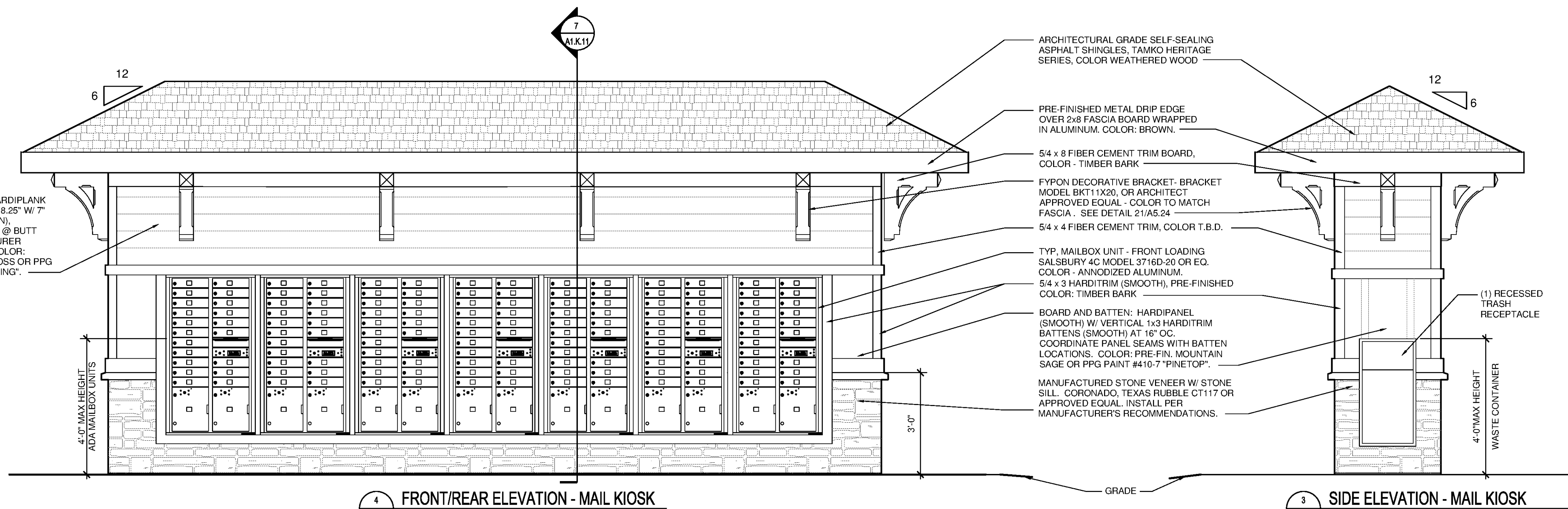
DRAWN BY/CHECKED BY ATL/DEB

DRAWING TITLE MAIL KIOSK PLANS, ELEVATIONS, AND SECTIONS

SHEET NUMBER

A1.K.11

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



	RESIDENTIAL UNITS	'MB1' DOORS	'OM2' DOORS	PARCEL LOCKERS
MAIL KIOSK	296	320	16	32

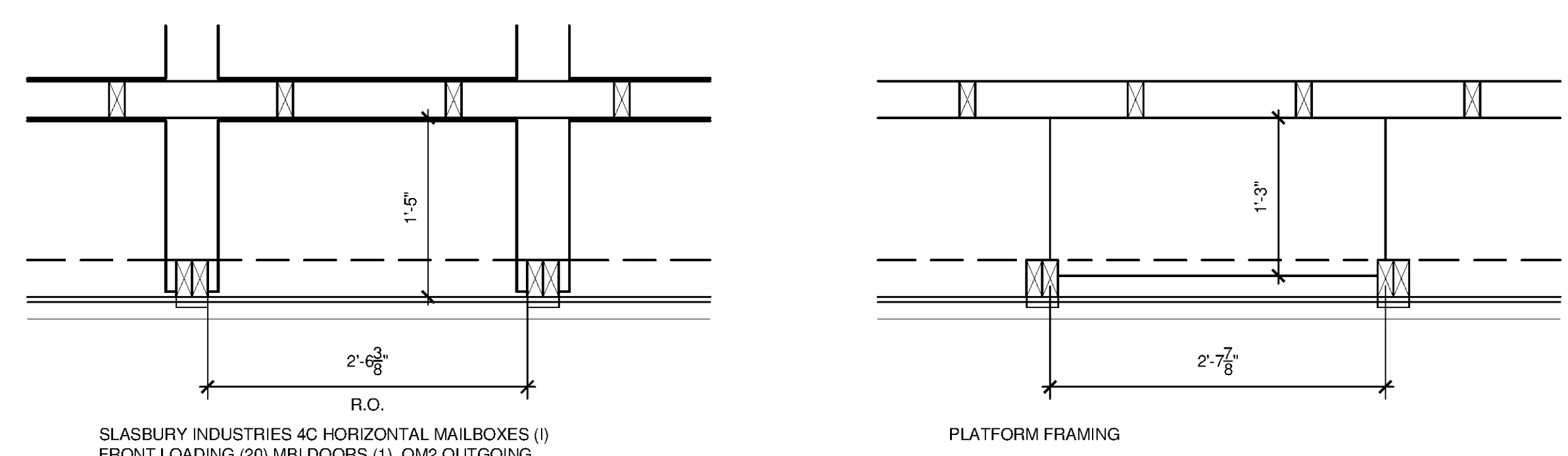
4 FRONT/REAR ELEVATION - MAIL KIOSK SCALE: 1/2"=1'-0"

3 SIDE ELEVATION - MAIL KIOSK SCALE: 1/2"=1'-0"

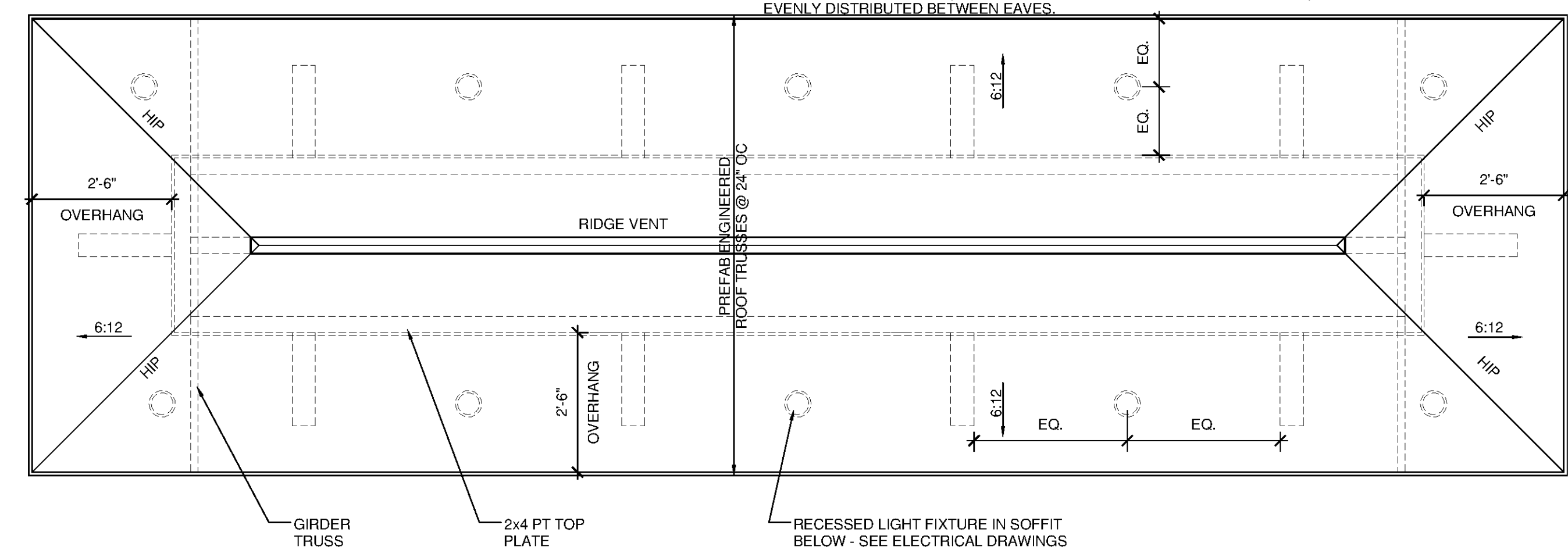
AREA	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA REQ. (1/300) (SQ IN)	RIDGE (50%) (SQ IN)		SOFFIT (50%) (SQ IN)	
			REQ	PROVIDED	REQ	PROVIDED
ATTIC AREA	227	109	55	19 LINEAL FT.	55	9 LINEAL FT.

NOTE:

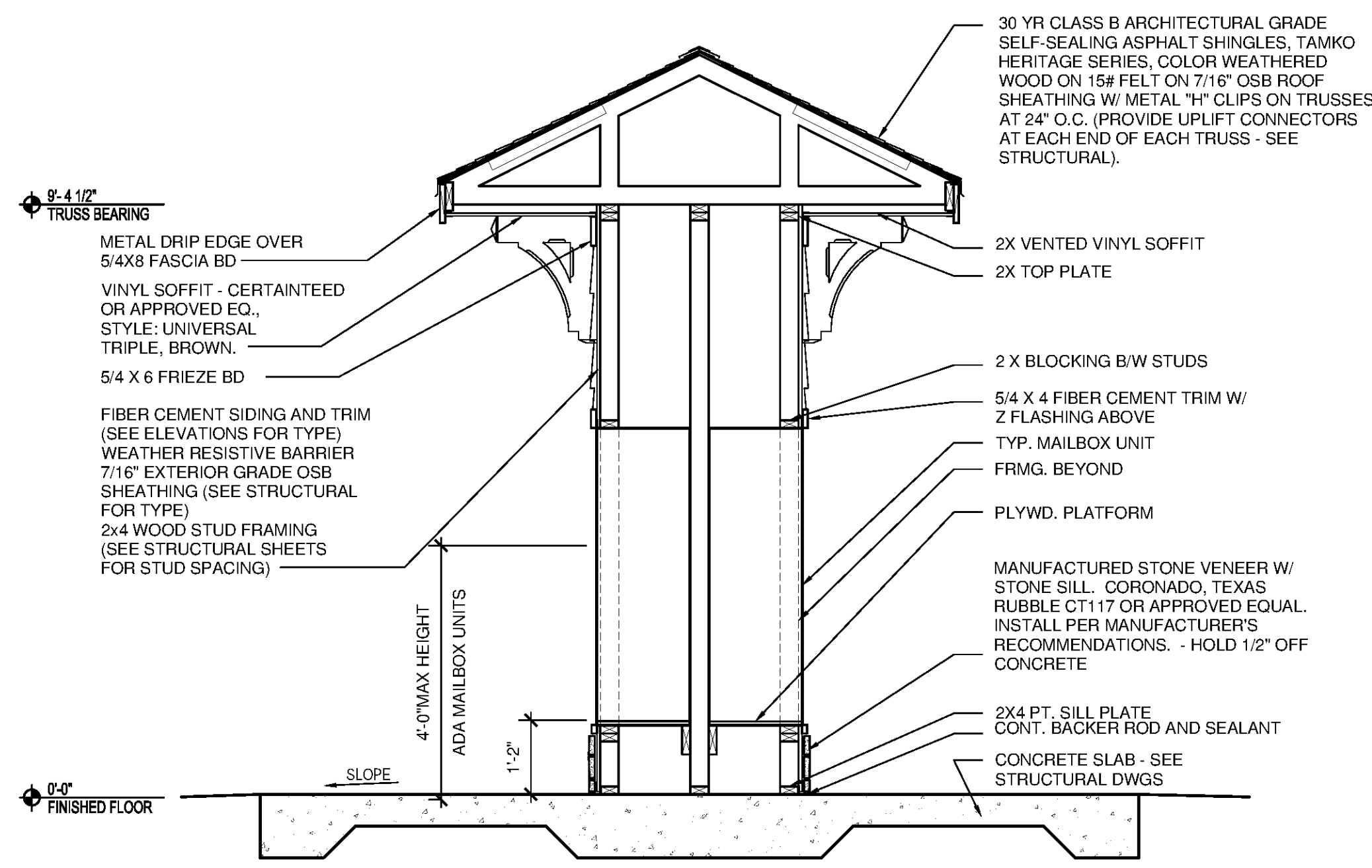
- REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) BY 1/300 AND MULTIPLYING SUM BY 144 SQ IN/SQ FT. 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) AND 50% IS REQUIRED THE SOFFIT (LOW).
- MIN. REQUIRED LINEAL FEET OF VENTED RIDGE PROVIDED (HIGH AREAS) IS CALCULATED BY DIVIDING THE REQUIRED NET FREE AREA BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA (BASED ON 18.0 SQ IN MIN. NET FREE AREA PER FT). TURTLEBACK VENTS (BASED ON 50 SQ IN MIN. EACH) TO BE USED TO SUPPLEMENT RIDGE (HIGH) VENTING AS REQUIRED. PLACE TURTLE BACK VENTS ON REAR OF BUILDINGS, TYPICAL.
- MIN. REQUIRED NET FREE VENTED SOFFIT PROVIDED (LOW AREAS), CALCULATED BY DIVIDING THE REQUIRED NET FREE AREA OF SOFFIT (CONTINUOUS) VENT BY THE MANUFACTURERS STATED ACTUAL VENTED NET FREE AREA (BASED ON 5.9 SQ IN MIN. NET FREE AREA PER FT). SOFFIT VENTING SHALL BE EVENLY DISTRIBUTED BETWEEN EAVES.



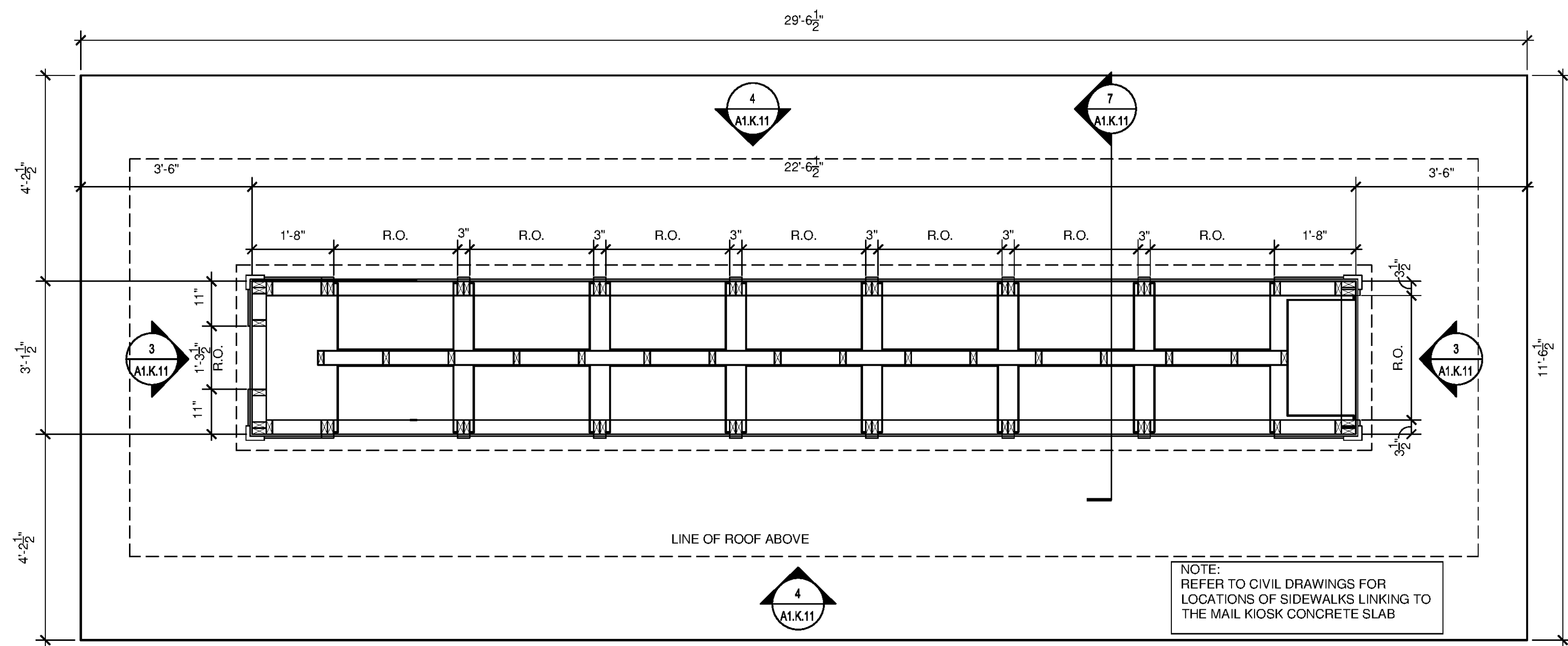
6 MAILBOX AND PLATFORM FRAMING PLAN SCALE: 1"=1'-0"



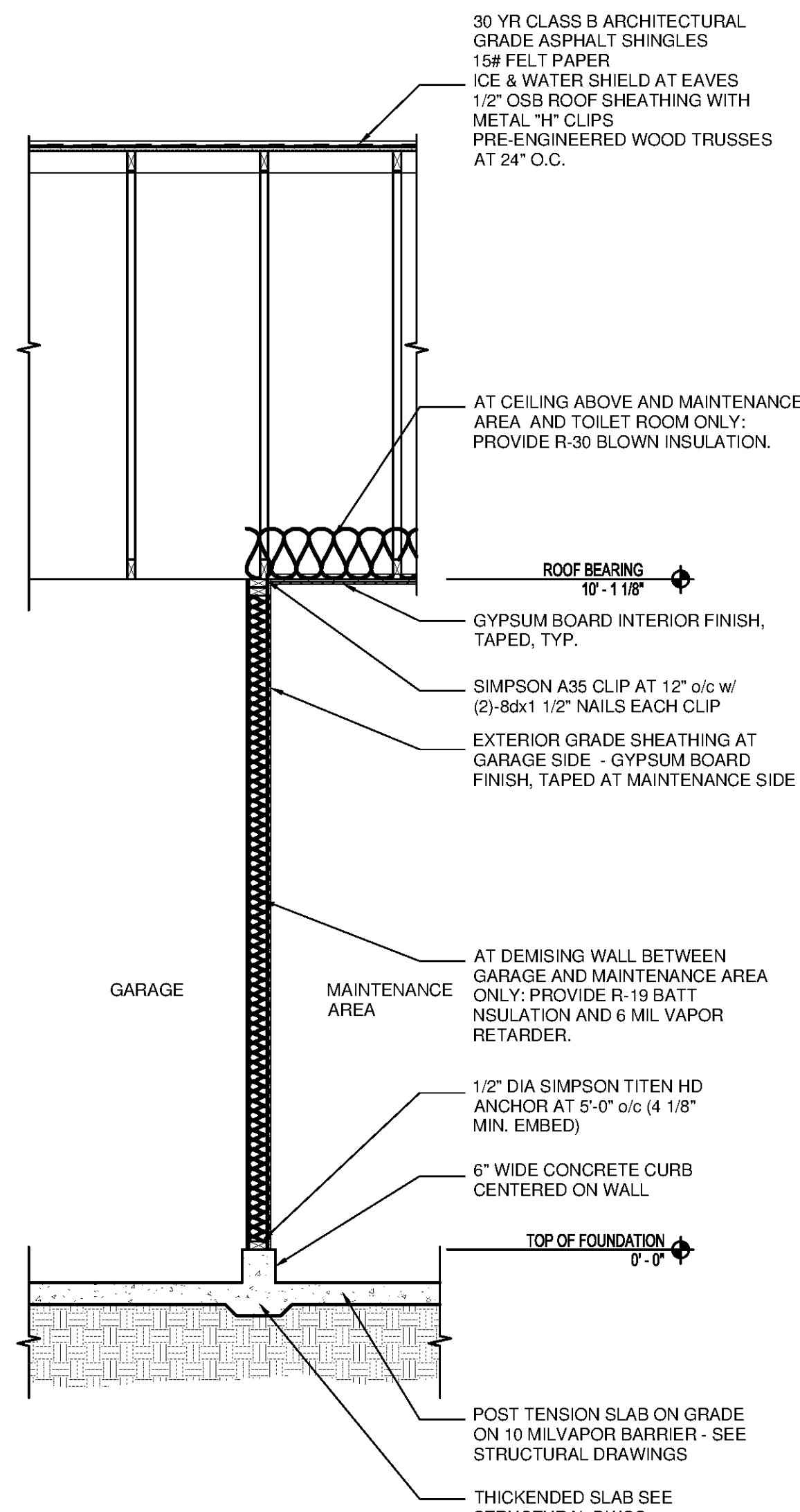
2 ROOF PLAN - MAIL KIOSK SCALE: 1/2"=1'-0"



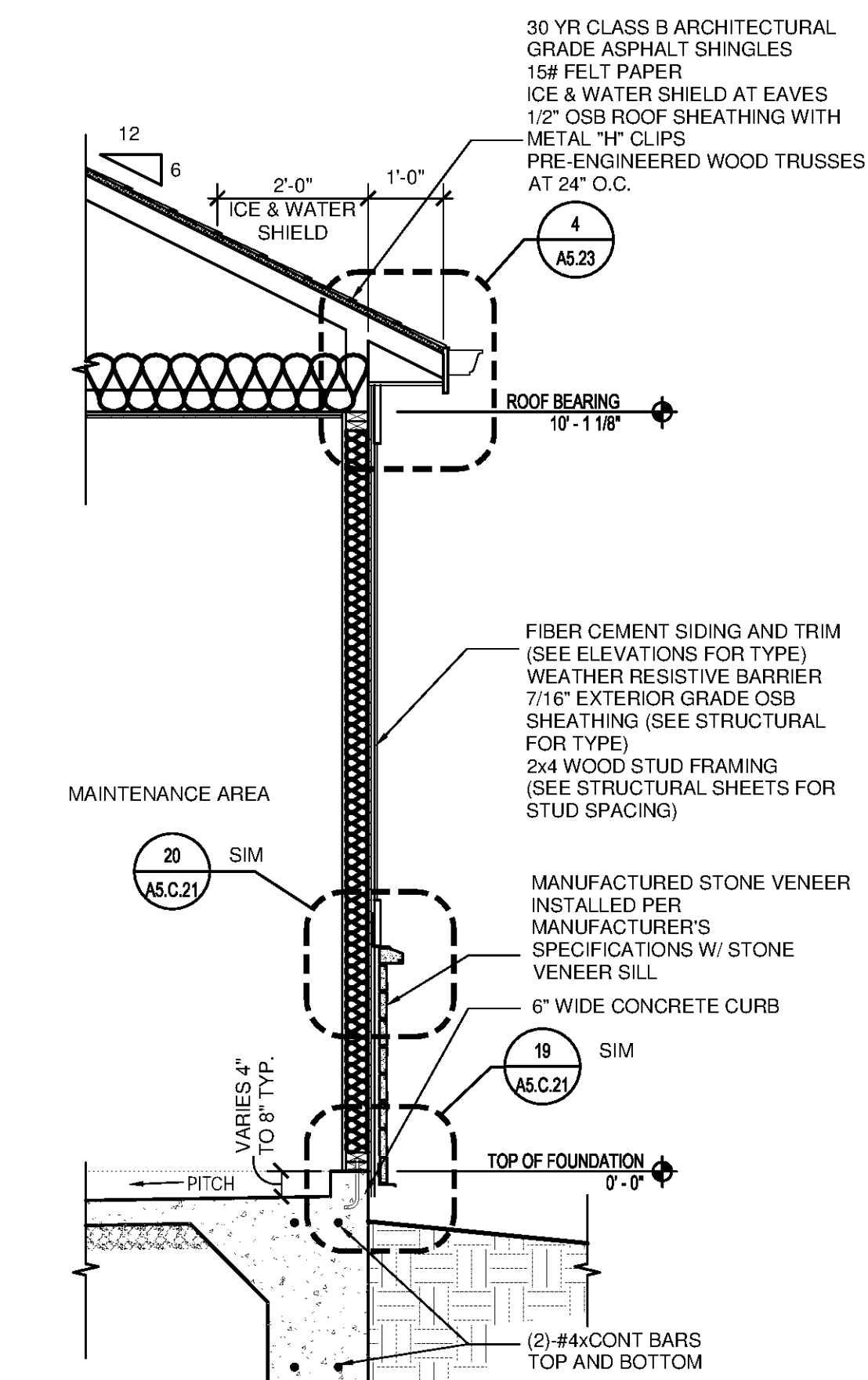
7 SECTION - MAIL KIOSK SCALE: 1/2"=1'-0"



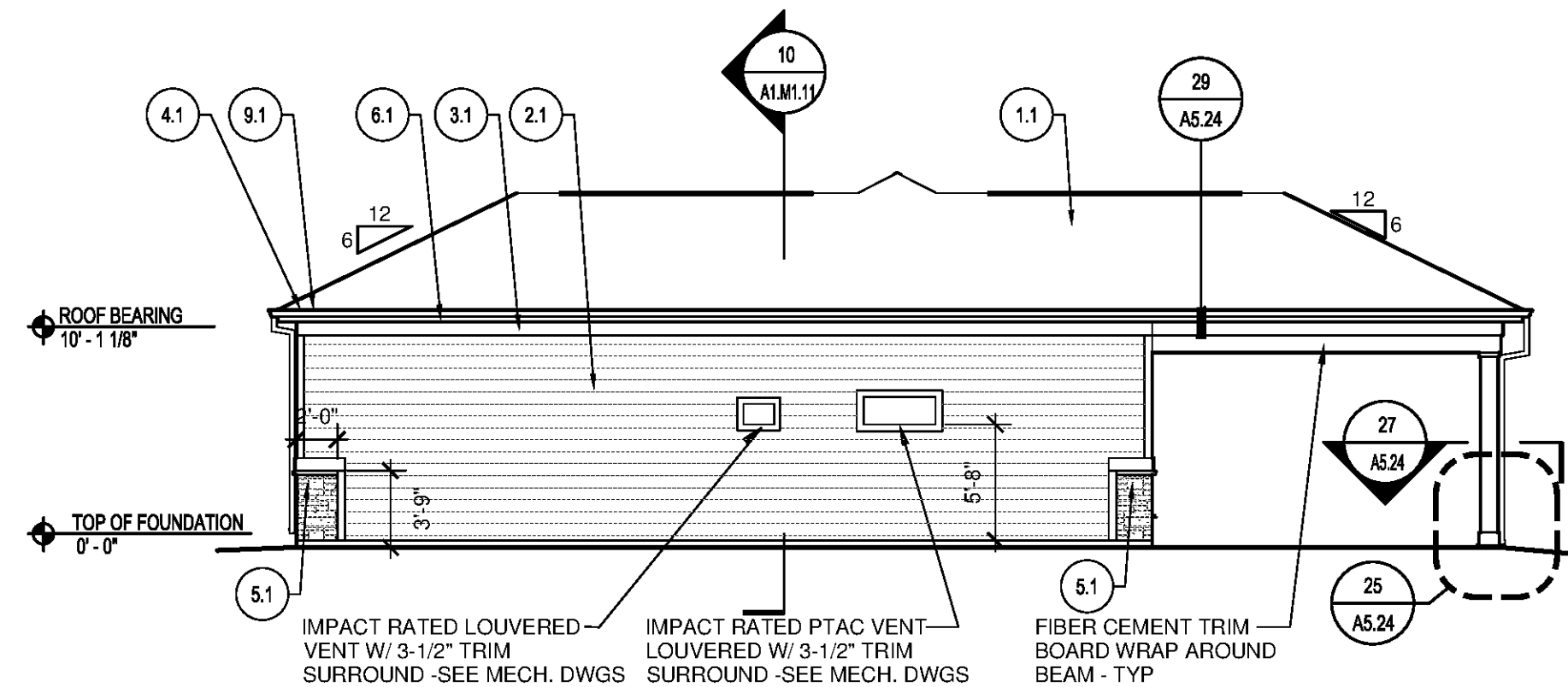
1 FLOOR PLAN - MAIL KIOSK SCALE: 1/2"=1'-0"



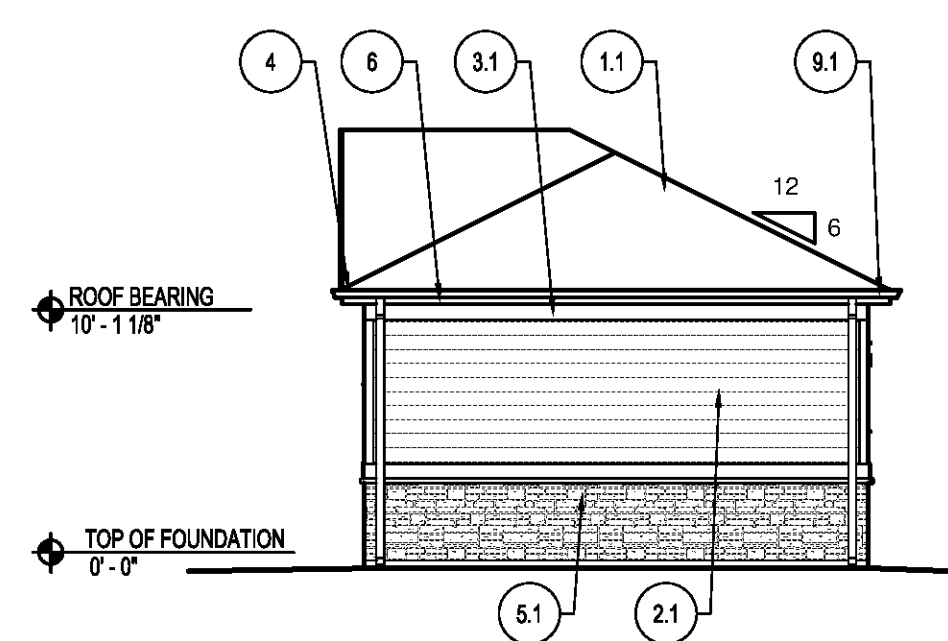
11 WALL SECTION - GARAGE DEMISING WALL
SCALE: 1/2"=1'-0"



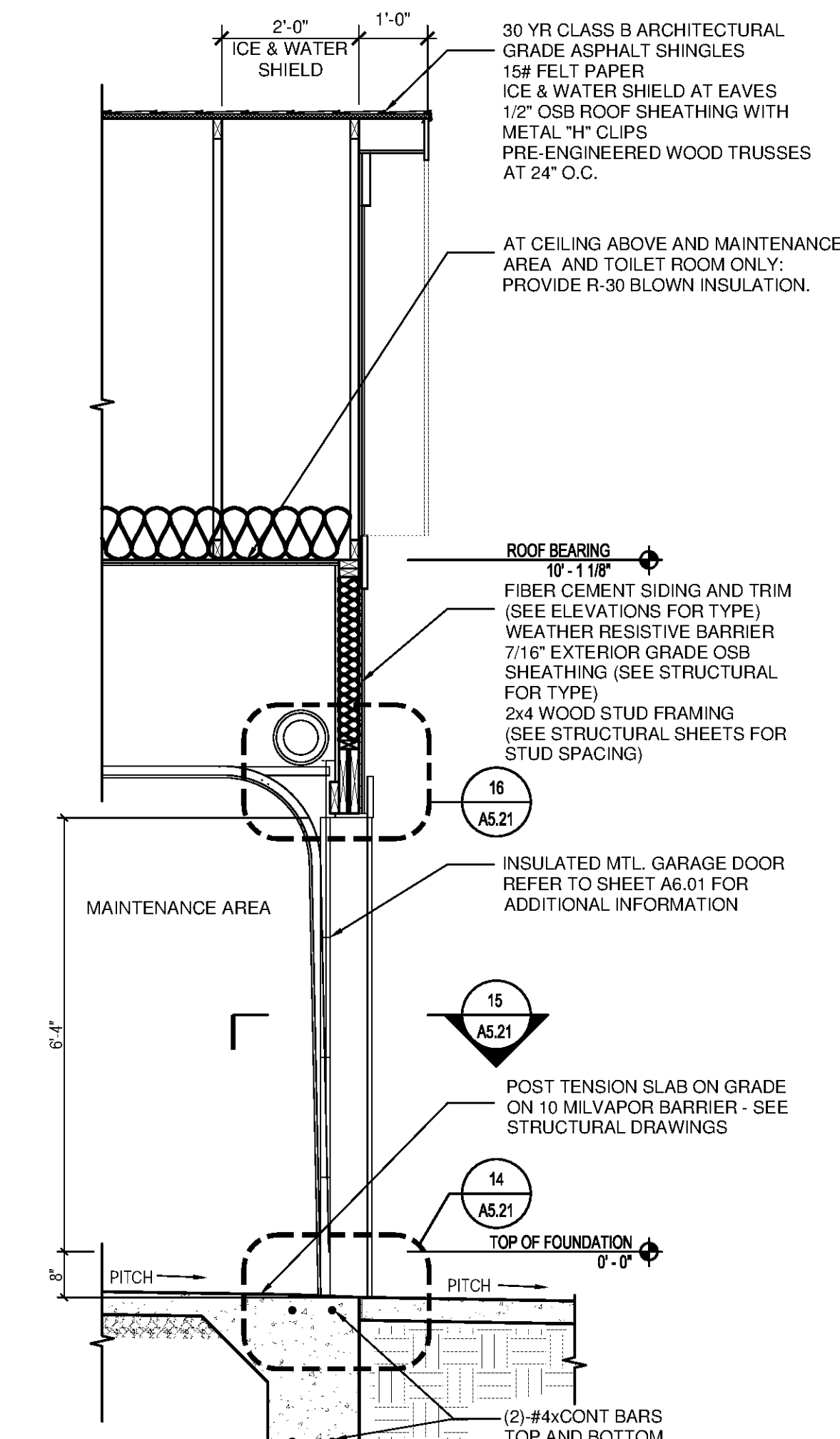
10 WALL SECTION - EAVE AT WINDOW
SCALE: 1/2"=1'-0"



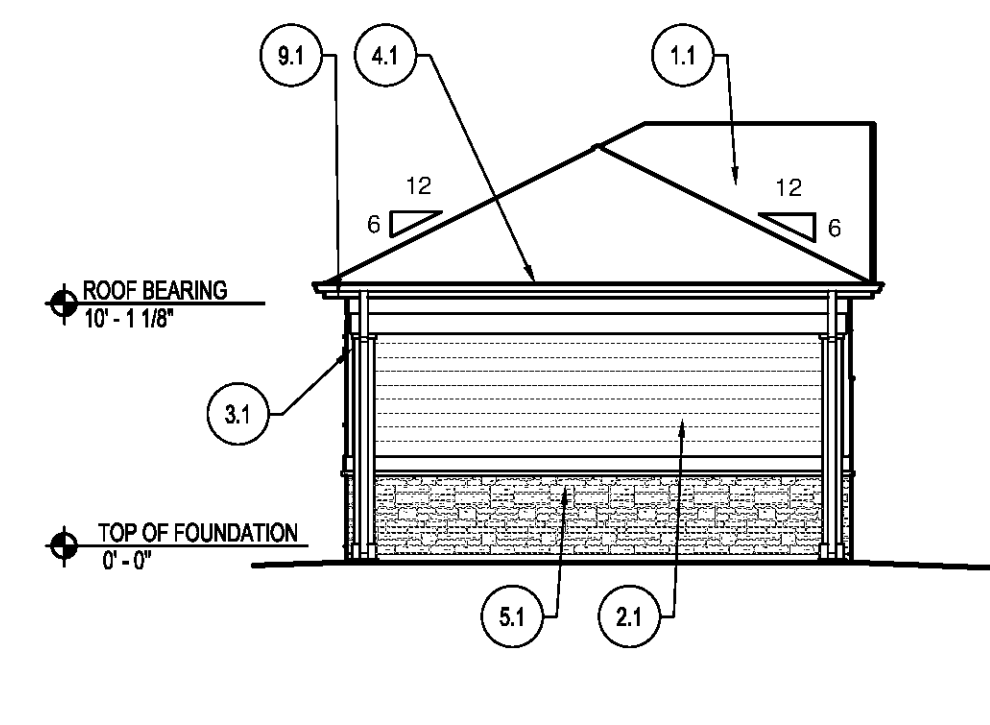
5 REAR ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"



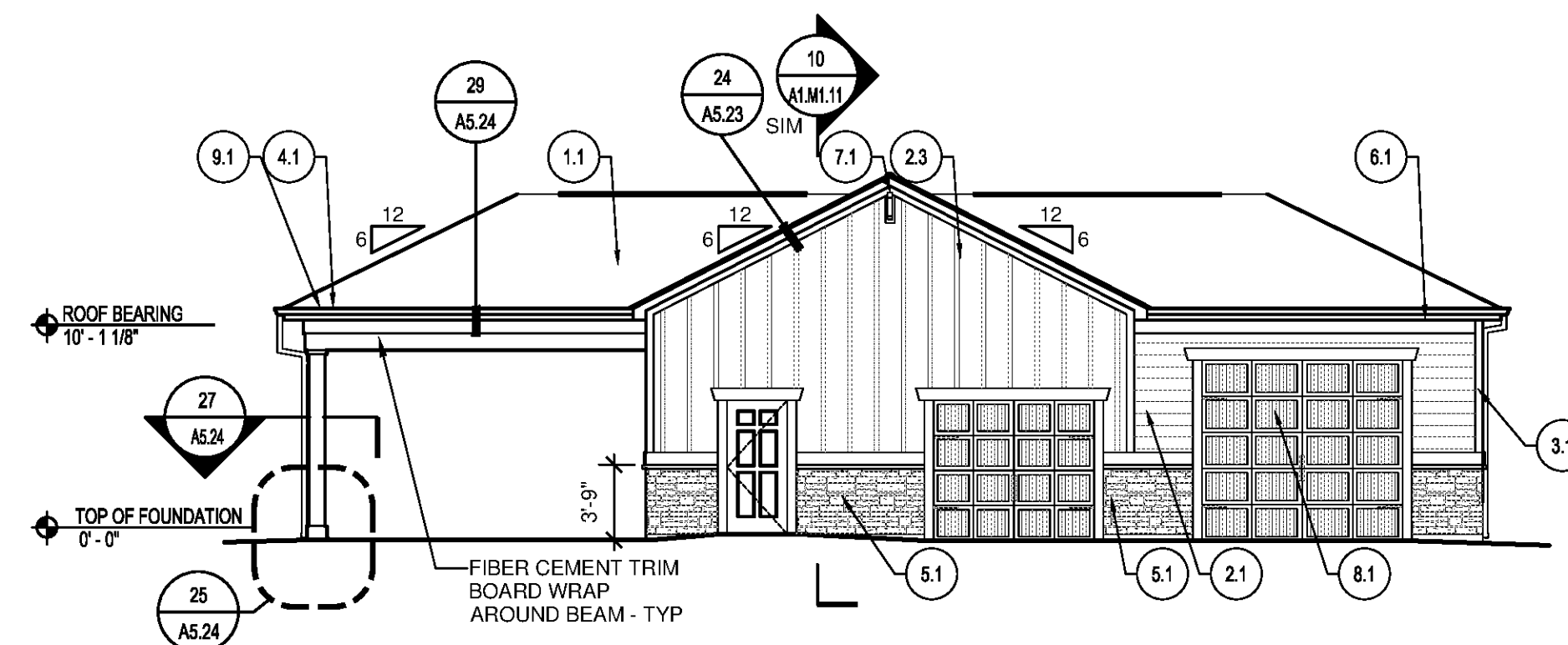
6 RIGHT ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"



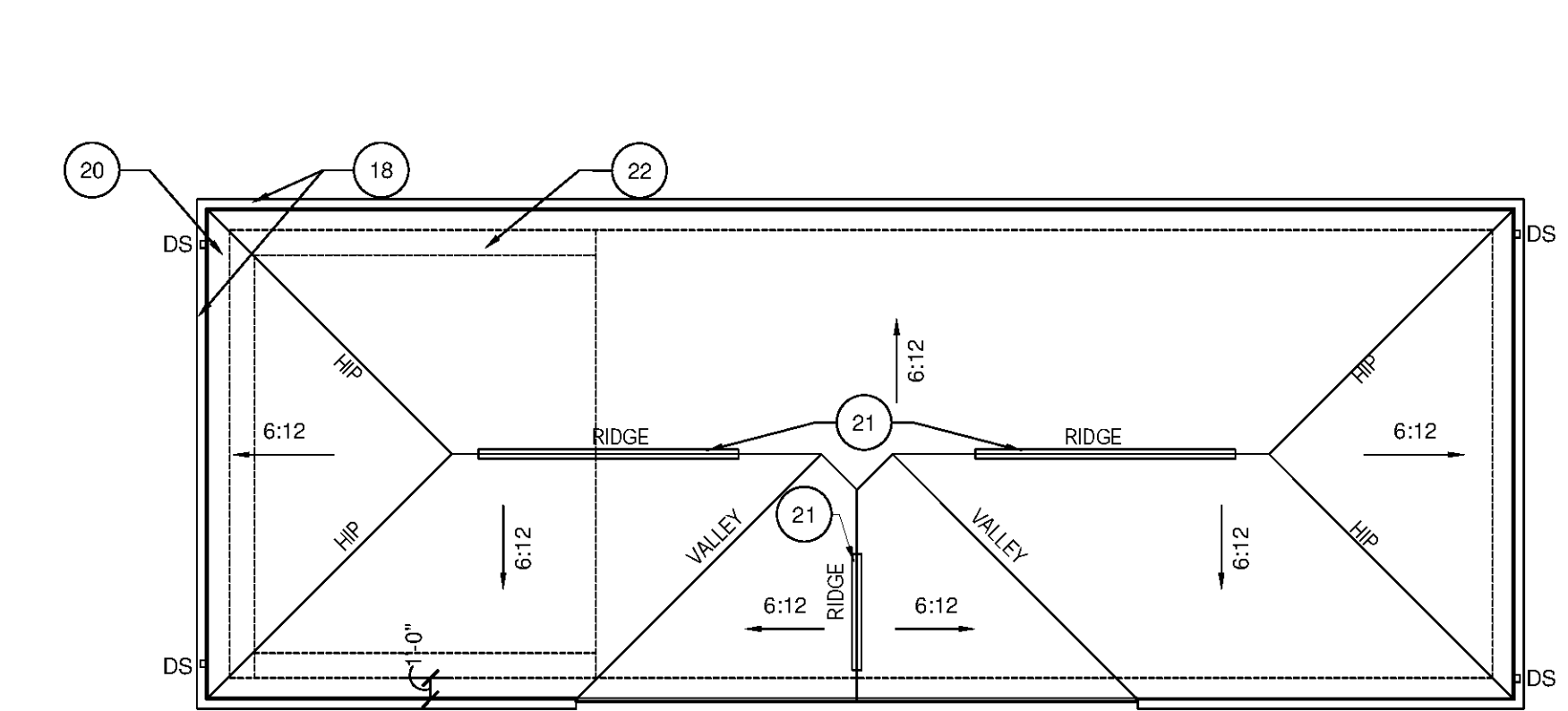
9 WALL SECTION - EAVE AT OVERHEAD DOOR
SCALE: 1/2"=1'-0"



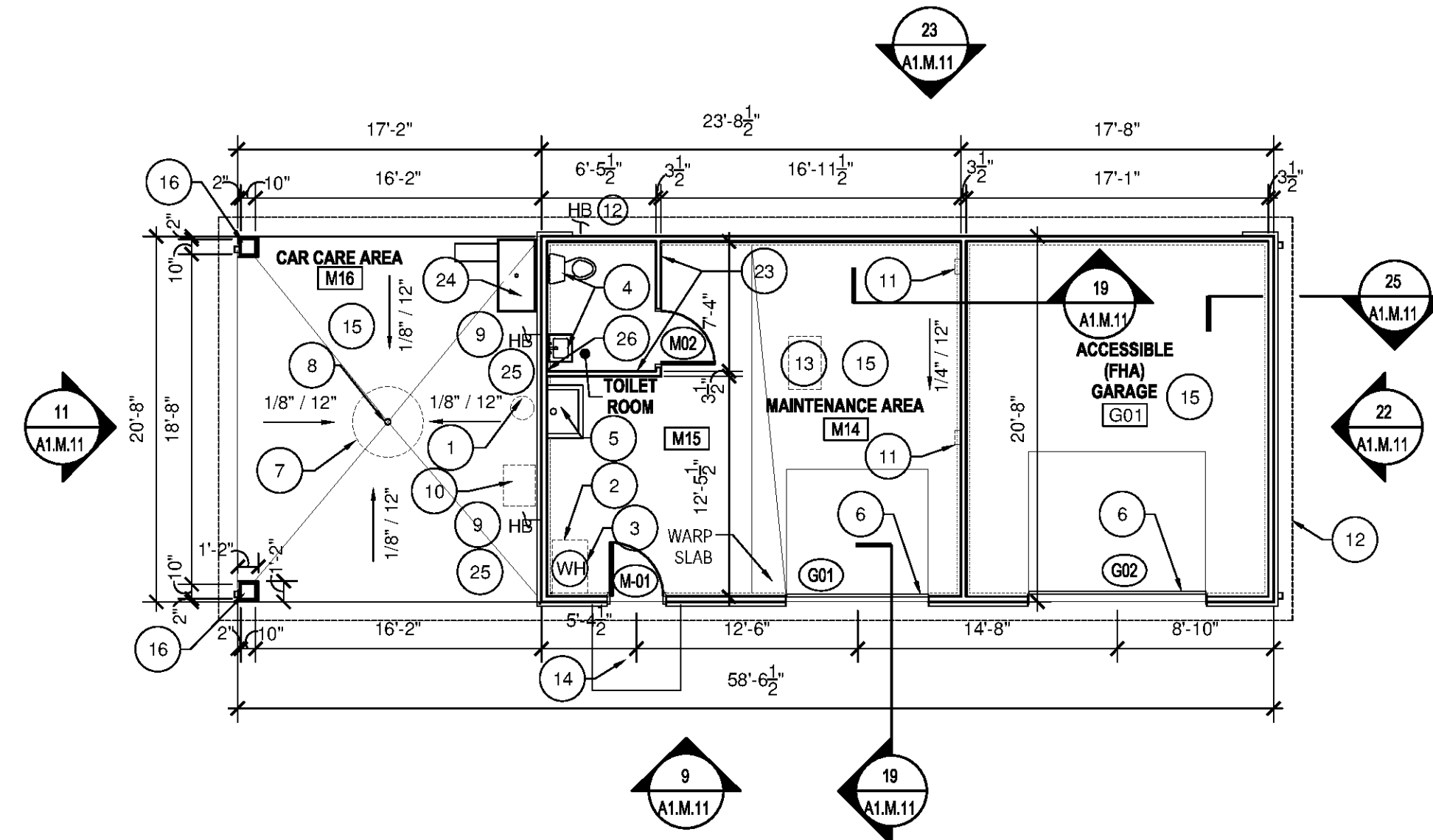
4 LEFT ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"



3 FRONT ELEVATION - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"



2 ROOF PLAN - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"



1 FLOOR PLAN - MAINTENANCE BUILDING
SCALE: 1/8"=1'-0"

LEGEND

- FIRE EXTINGUISHER & BRACKET
- DOWNSPOUT ASSEMBLY
- HB HOSE BIB
- [X] ELEVATION KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES

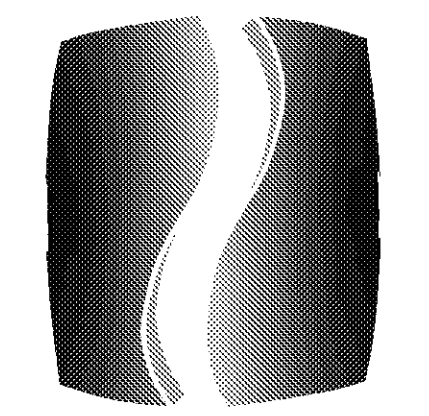
1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENINGS IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.

ELEVATION KEYED NOTES

1. 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMM HERITAGE SERIES, COLOR WEATHERED WOOD OR 15# FELT PAPER ON 1/2" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. PROVIDE ULET CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL.
2. SIDING 1A, HORIZONTAL SIDING - HARDPLANK SELECT CEDAR/ML Cx, 6" 25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN. HEATHERED MOSS OR PPG PANT #410-4 "OLIVE SPRING".
3. SIDING 1B, HORIZONTAL SIDING - HARDPLANK SELECT CEDAR/ML Cx, 6" 25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN. MOUNTAIN SAGE OR PPG PANT #410-7 "PINE TOP".
3. SIDING 2, BOARD AND BATTEN - HARDPLANK SMOOTH W/ VERTICAL 1/2" HARDTRIM BATTENS (SMOOTH) AT 9" OC COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: PRE-FIN. MOUNTAIN SAGE OR PPG PANT #410-7 "PINE TOP".
3. HARDTRIM (SMOOTH) AT FREEZE LINE, WINDOWS, DOORS, AND CORNER DETAIL W/ PRE-FINISHED METAL FLASHING WHERE REQUIRED. INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR: TIMBER BARK.
4. PRE-FINISHED METAL DRIP EDGE OVER 2x4 FASCIA BOARD WRAPPED IN ALUMINUM COLOR TO MATCH TIMBER BARK.
5. MANUFACTURED STONE VENEER - CORONADO, TEXAS RUSSETT 1717 OF APPROX. EQUAL - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
6. VINYL SOFFIT, CERTAINTED OR APPROVED EQ., STYLE: UNIVERSAL TREE BRONZE.
7. PLYWOOD DECORATIVE BRACKET, BRACKET MODEL BK111000, OR ARCHITECT APPROVED EQUAL - SEE DETAIL 15A524.
8. NON-INSULATED METAL OVERHEAD DOOR TRACK, DOOR IS INSULATED. MAINTENANCE AREA ONLY. STRIPPING & AUTO OPENER ASSEMBLY. COLOR AS SELECTED BY OWNER. PROVIDE INSULATED OVERHEAD DOOR AT MAINTENANCE AREA ONLY.
9. PRE-FINISHED ALUMINUM 5" GUTTER AND 3/4" DOWNSPOUT, STYLE #, COLOR: BRONZE. RE DOWNSPOUT IN TO STORM SYSTEM.

PLAN KEYED NOTES

1. CAR CARE VACUUM #9225 BY J.E. ADAMS INDUSTRIES.
2. LANDA WATER CLEANING SYSTEMS VACUUM #SEAS 1100.
3. PROVIDE HOT WATER HEATER W/ WALL MOUNTED SUPPORT BRACKET AND SHELF ASSEMBLY - PROVIDE PLYWOOD BLOCKING IN WALL.
4. PROVIDE PLUMBING ROUGH-IN FOR FUTURE TOILET AND HAND SINK. EXACT LOCATIONS TO BE COORDINATED IN FIELD.
5. PROVIDE MOP SINK W/ SHELF AND MOP HOOKS.
6. SLOPE SLAB EDGE 1/2" AT GARAGE DOOR.
7. SWIVEL RACK BY OWNER FOR PRESSURE WASHER.
8. SEWER INLET W/ SAND/DI. SEPARATOR - REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
9. 3/4" HOSE BIB - REFER TO CIVIL DRAWINGS FOR CONNECTIONS.
10. PRESSURE CLEANER - PROVIDE WATER CONNECTION. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
11. GOLF CART CHARGING STATION. COORDINATE LOCATION IN FIELD - SUBMIT SHOP DRAWINGS FOR REVIEW AND APPROVAL.
12. DASHED LINE INDICATES ROOF OVERHANG.
13. 22x38" INSULATED ATTIC ACCESS PANEL WITH LOCK. COORDINATE LOCATION IN FIELD.
14. CONCRETE STOOP W/ BROOM FINISH, SEALED.
15. POST TENSION SLAB - PROVIDE CONTROL JOINTS AS REQUIRED. SEAL OR STAIN FINISH AS SELECTED BY OWNER.
16. 8/6" TREATED COLUMN WRAPPED W/ PRESSURE TREATED WOOD CLADDING. AT WOOD POST BASE, PROVIDE A SIMPSON A3088 POST BASE W/ 8/6" DIAMETER THREADED ROD EPOXIED INTO TOP OF CONCRETE SLAB. ATTACH 8/6" WOOD POST TO SIMPSON BASE W/ (12) 1/2" NAILS. PROVIDE A SIMPSON E0006 S025 LEFT OR RIGHT CORNER POST CAP AT EACH WOOD CORNER POST.
17. NOT USED.
18. PRE-FINISHED 5" ALUMINUM GUTTER W/ 3/4" DOWNSPOUT. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS.
19. PROVIDE 1-3/4" x 11 7/8" LVJ HEADER CLAD W/ FIBER CEMENT TRIM.
20. PRE-FINISHED CONTINUOUS PERFORATED VINYL SOFFIT VENT AROUND PERIMETER OF ROOF.
21. RIDGE VENTS, STYLE/COLOR AS SELECTED BY OWNER. COLOR TO MATCH WEATHERED WOOD.
22. NOT USED.
23. TOILET ROOM WALLS - 2x4 WOOD STUD FRAMING AT 16" OC WITH MOISTURE RESISTANT GYPSUM BOARD ON TOILET ROOM SIDE OF WALL AND OSB SHEATHING ON MAINTENANCE AREA SIDE OF WALL. PROVIDE MOISTURE RESISTANT GYPSUM BOARD AT TOILET ROOM CEILING IN LIEU OF OSB SHEATHING.
24. PET GROOMING STATION - GROOMERS BEST 48" WALK-THRU TUB W/ PULL OUT RAMP.
25. COORDINATE W/ SPO/ W/ HOSE LOCATIONS.
26. MIRROR ABOVE SINK.



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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

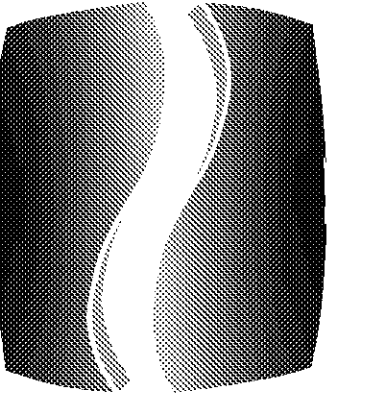
CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 NB875 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER _____
ISSUE DATE _____ 1333104
DRAWN BY/CHECKED BY _____ 07/07/14
DRAWING TITLE _____ ATL/DEB

MAINTENANCE BUILDING PLANS, ELEVATIONS, AND SECTIONS

SHEET NUMBER
A1.M.11

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 660
ATLANTA, GEORGIA 30346



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PROJECT

**SPRINGS AT
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TOWN CENTER**
SLIDELL, LA

CLIENT

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W134 N8875 EXECUTIVE PARKWAY
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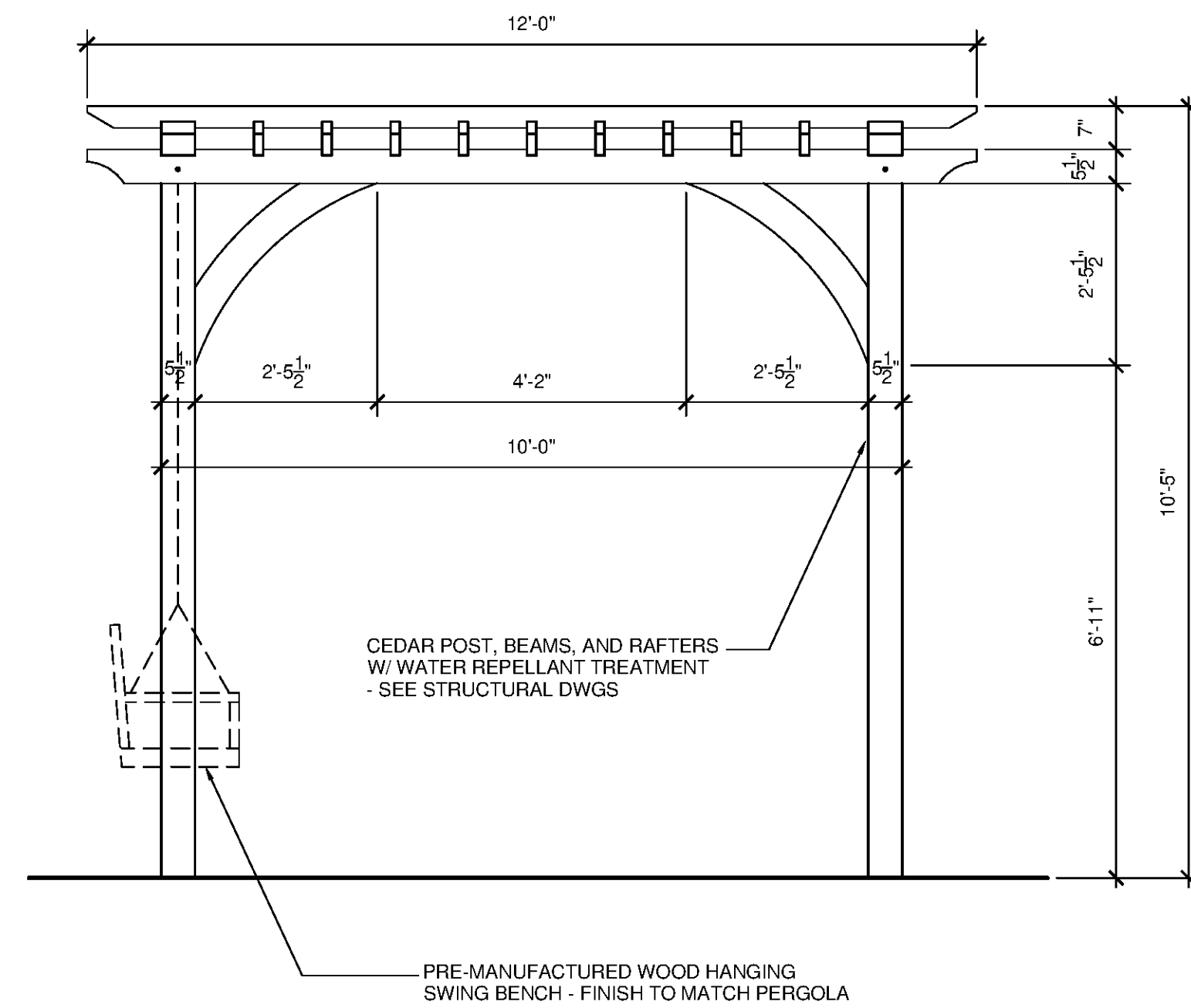
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**PERGOLA
PLANS, ELEVATIONS,
AND SECTIONS**

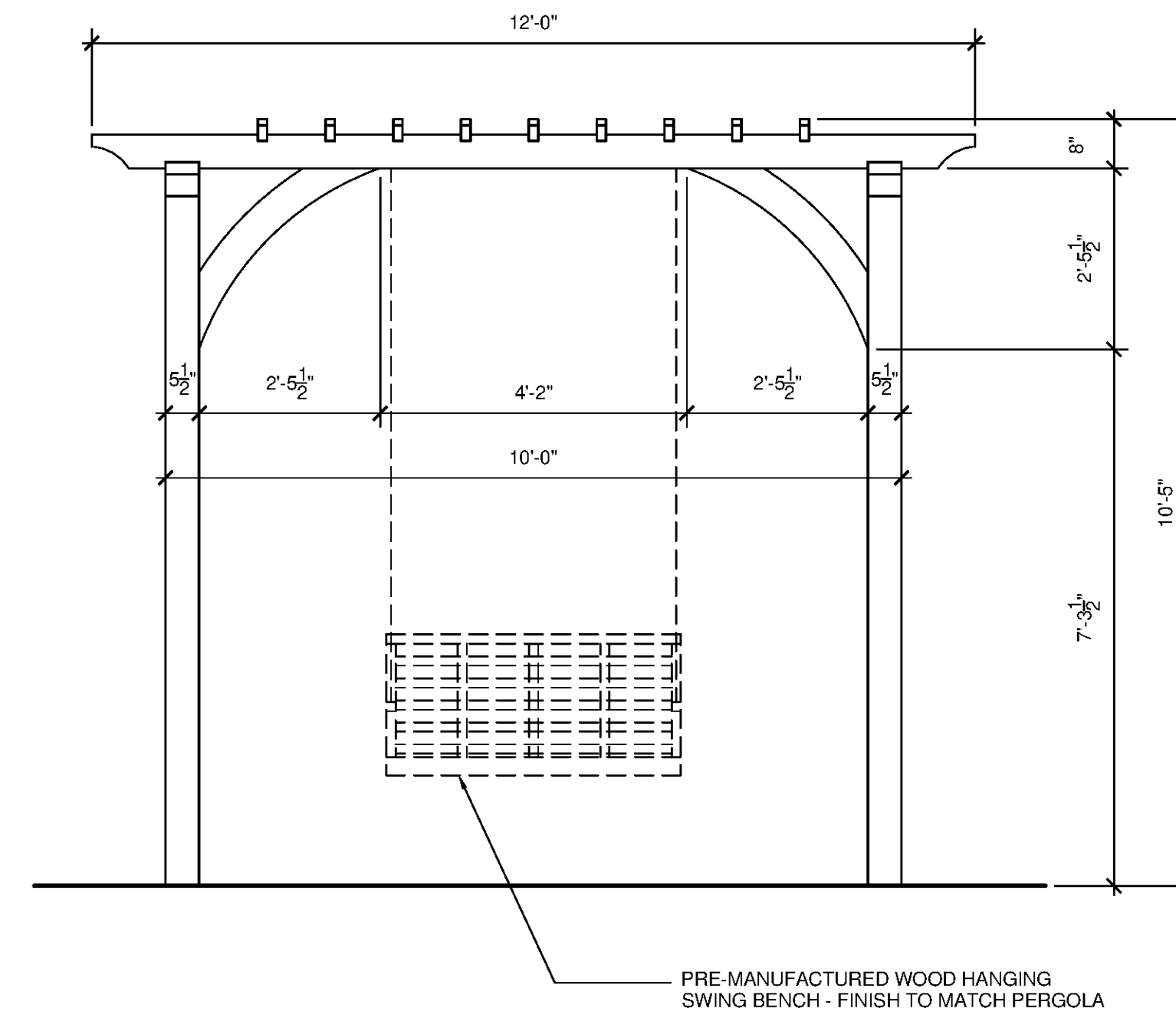
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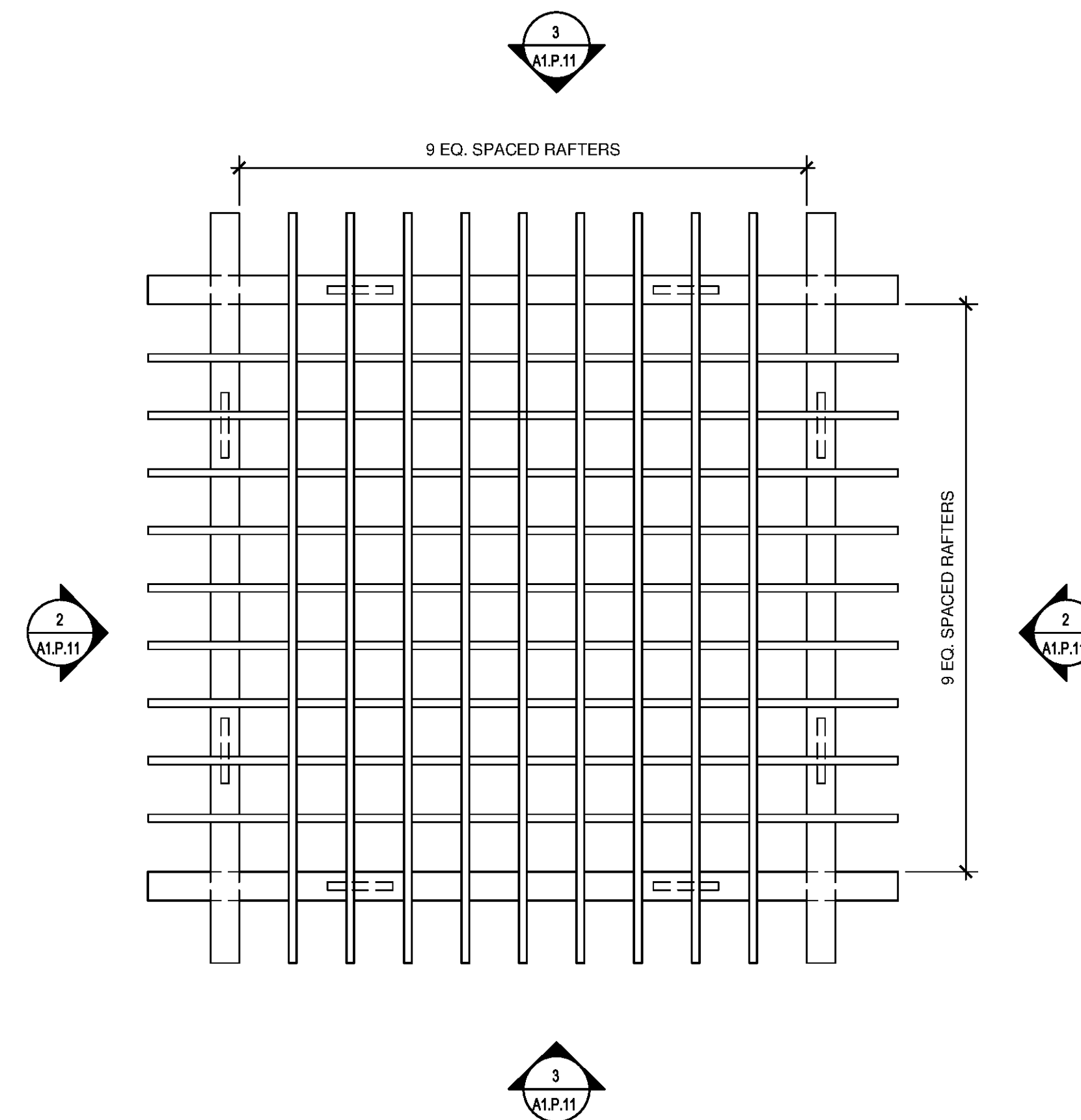
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400 PERIMETER CENTER TERRACE
SUITE 600
ATLANTA, GEORGIA 30346



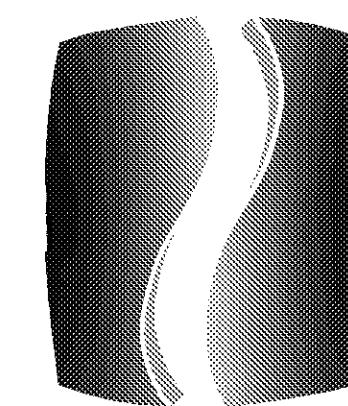
3 PERGOLA ELEVATION
SCALE: 1/2"=1'-0"



2 PERGOLA ELEVATION
SCALE: 1/2"=1'-0"



1 PERGOLA PLAN
SCALE: 1/2"=1'-0"



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SPRINGS AT FREMAUX TOWN CENTER
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CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
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DRAWING TITLE TRASH ENCLOSURE PLANS, ELEVATIONS, AND SECTIONS

SHEET NUMBER

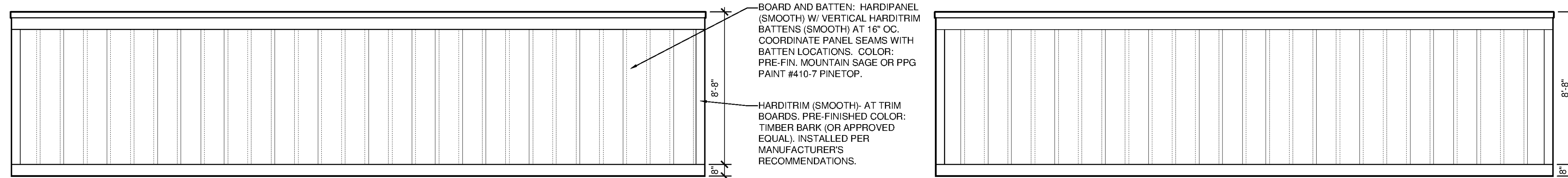
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NORTH TERRACES

400 PERIMETER CENTER TERRACE

SUITE 650

ATLANTA, GEORGIA 30346

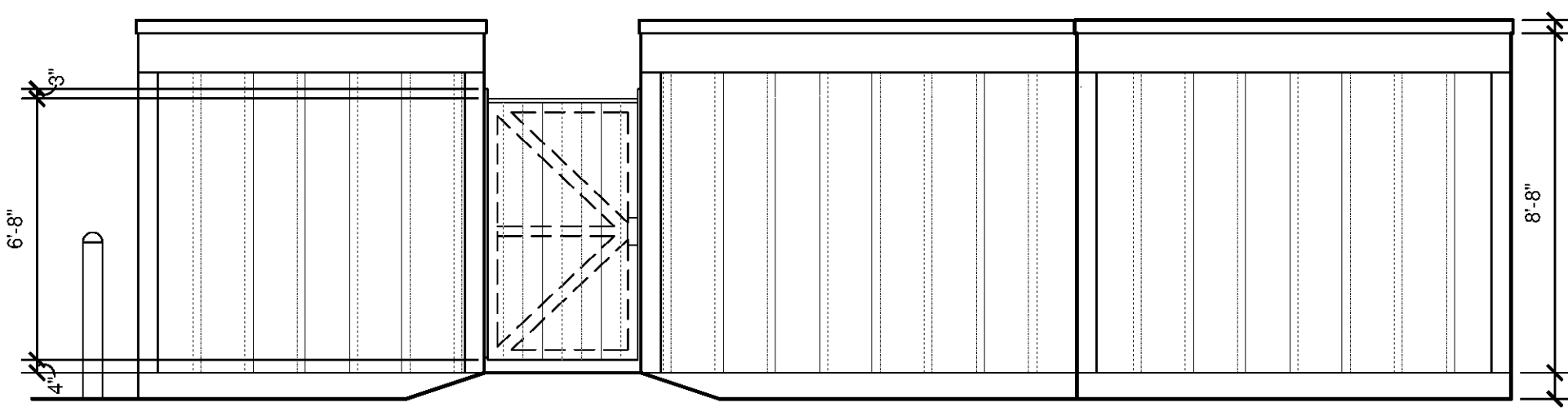


6 REAR ELEVATION - TRASH ENCLOSURE

A1.T.11 SCALE: 1/4"=1'-0"

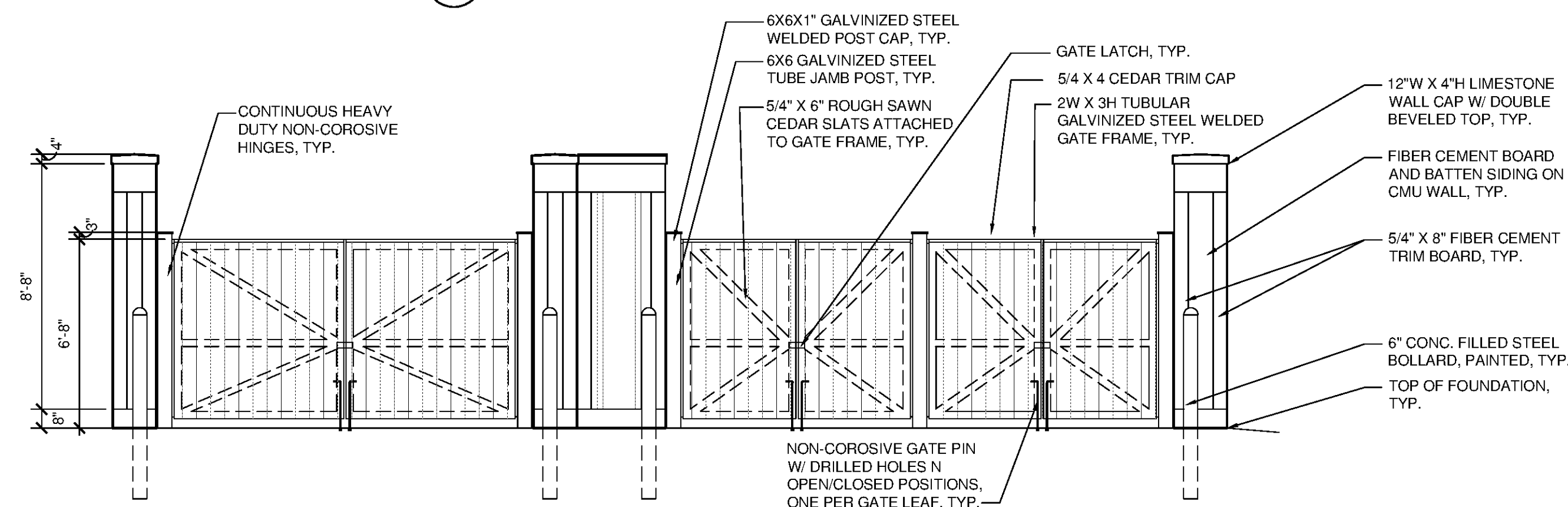
3 LEFT ELEVATION - TRASH ENCLOSURE

A1.T.11 SCALE: 1/4"=1'-0"



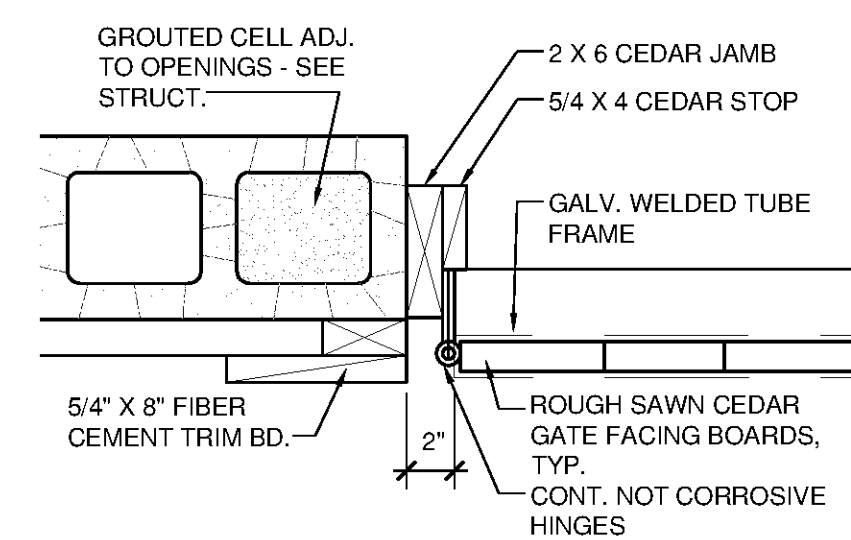
5 RIGHT ELEVATION - TRASH ENCLOSURE

A1.T.11 SCALE: 1/4"=1'-0"



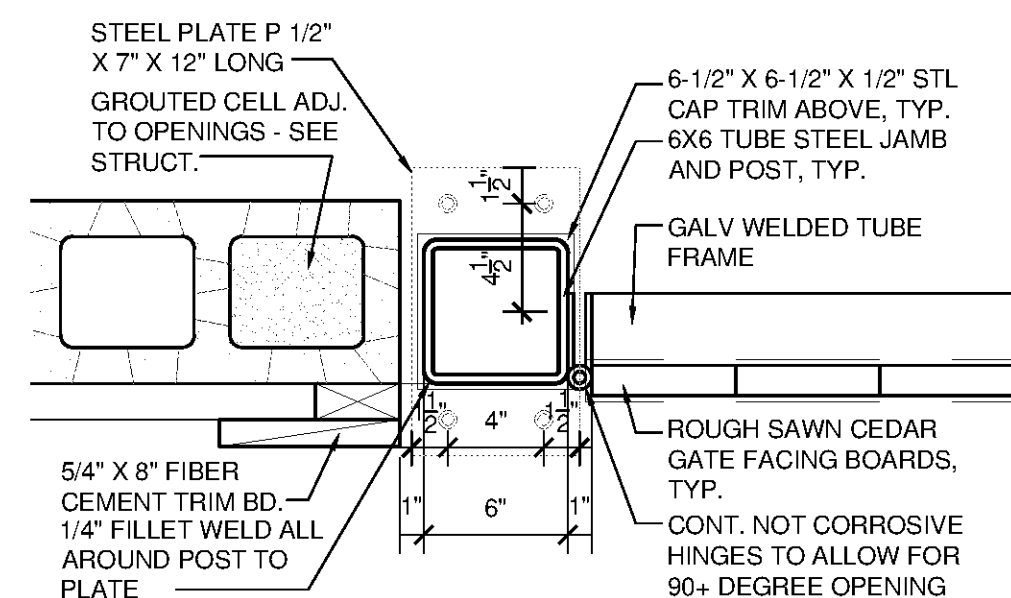
2 FRONT ELEVATION - TRASH ENCLOSURE

A1.T.11 SCALE: 1/4"=1'-0"



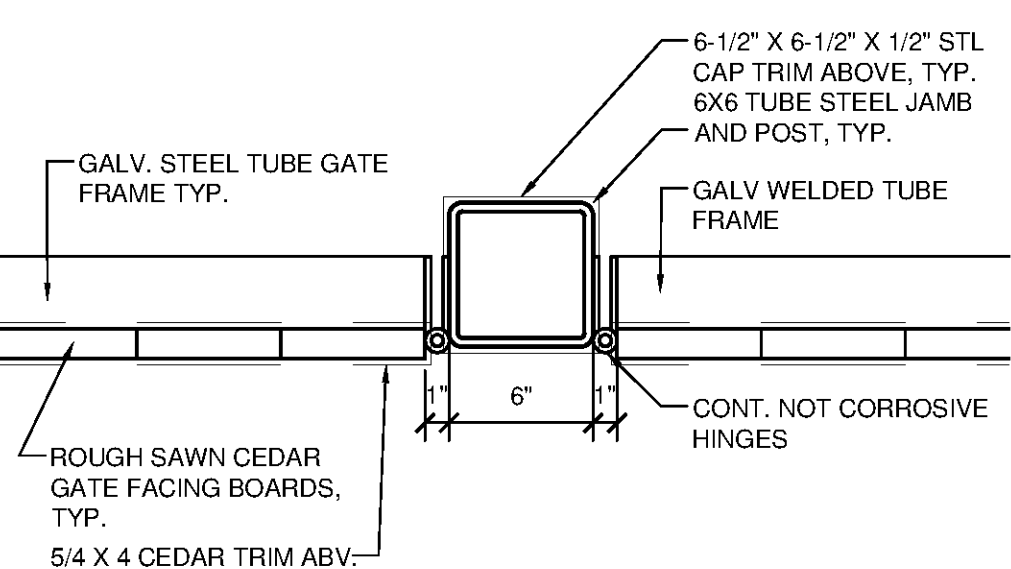
10 DETAIL AT DBL GATE JAMB

A1.T.11 SCALE: 1 1/2"=1'-0"



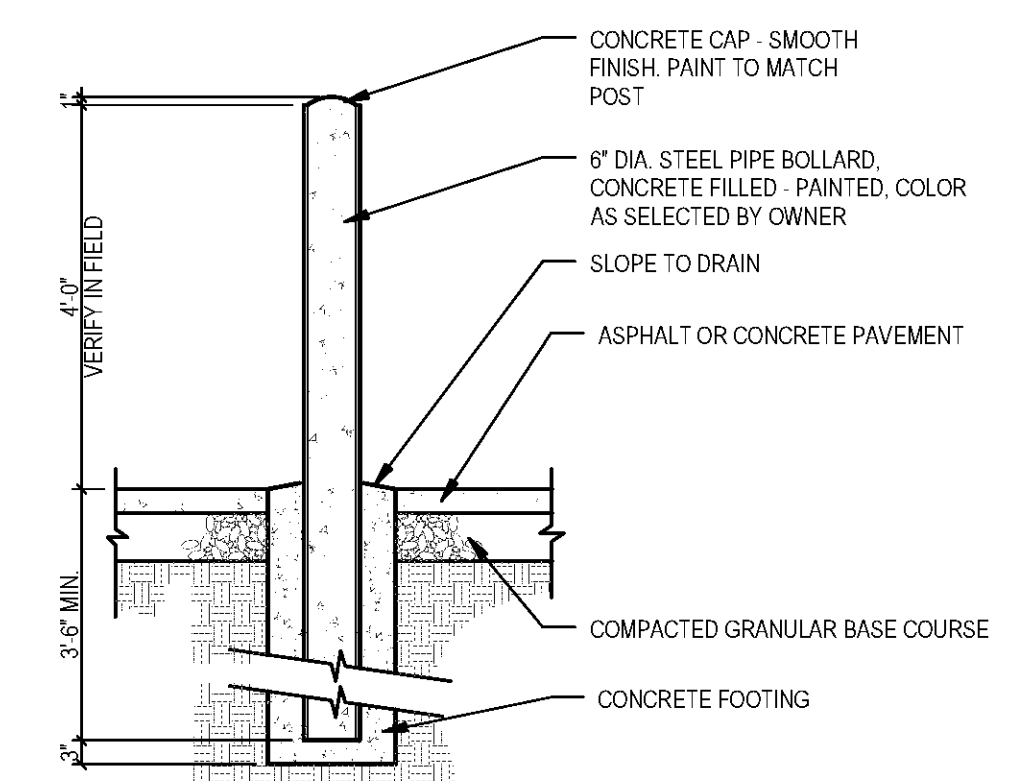
9 DETAIL AT GATE JAMB

A1.T.11 SCALE: 1 1/2"=1'-0"



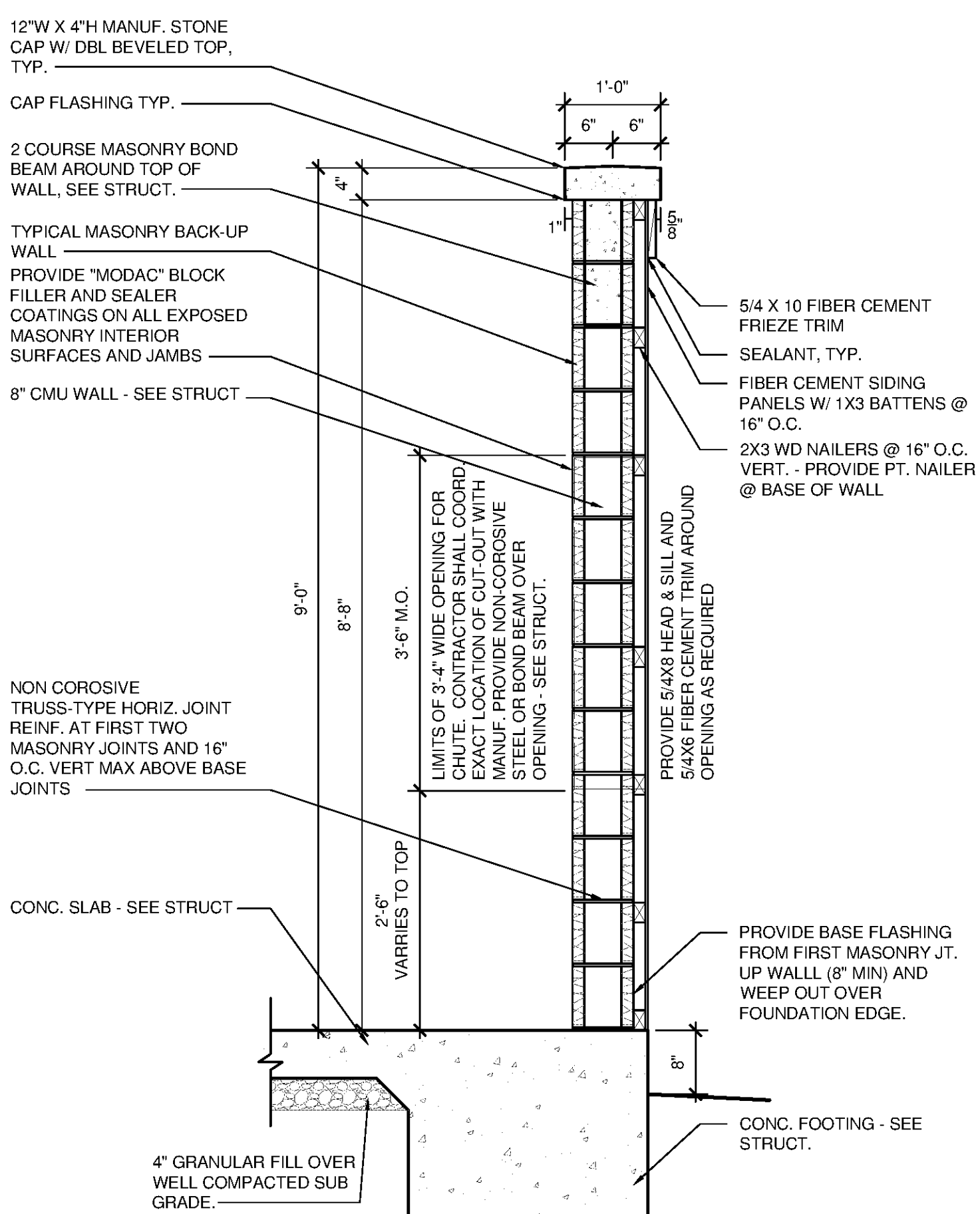
8 DETAIL AT DBL GATE JAMB

A1.T.11 SCALE: 1 1/2"=1'-0"



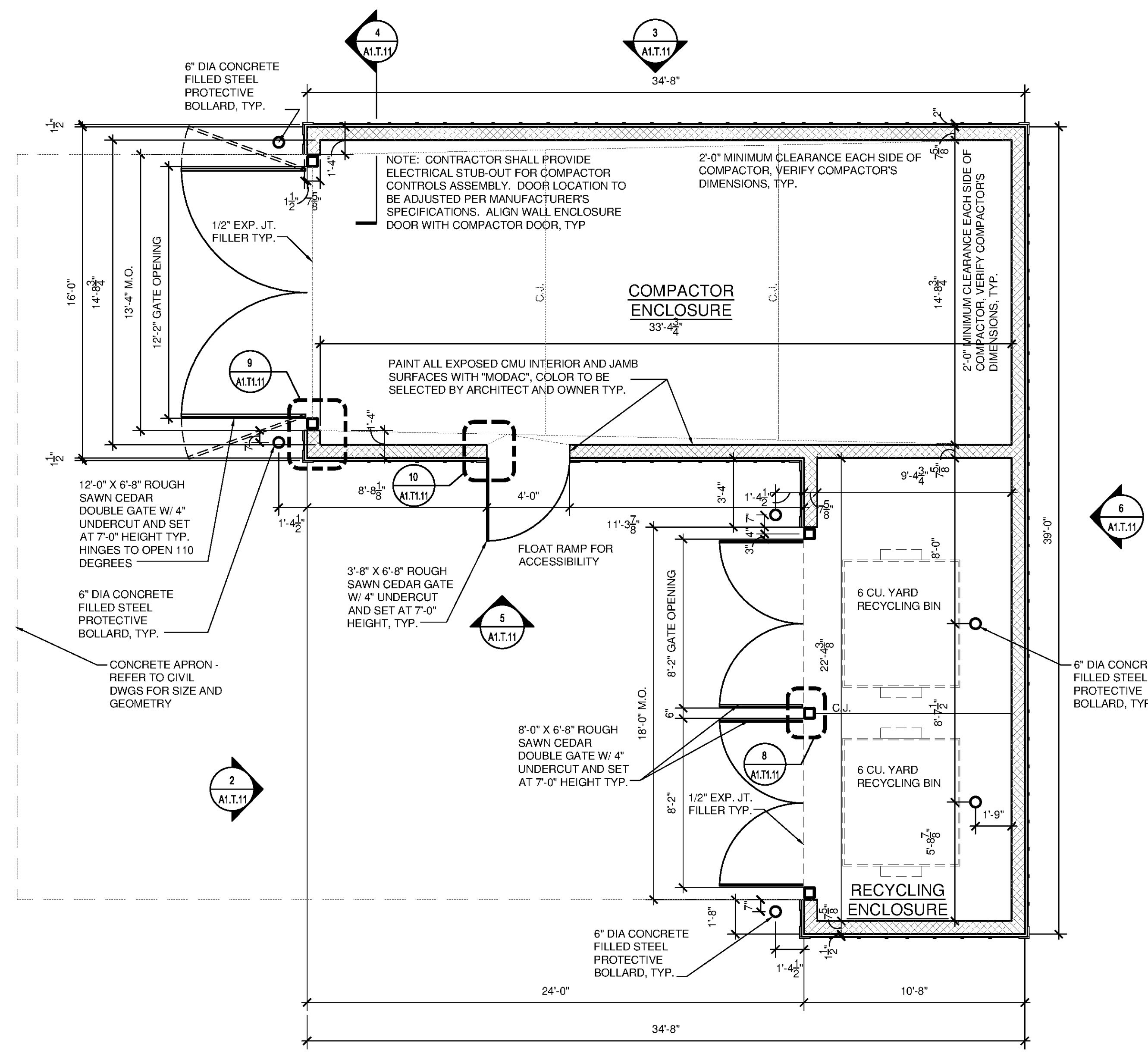
7 BOLLARD DETAIL

A1.T.11 SCALE: 1/2"=1'-0"



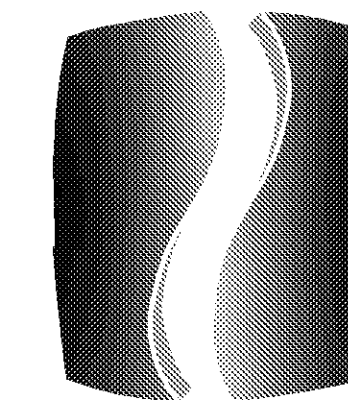
4 COMPACTOR ENCLOSURE WALL SECTION

A1.T.11 SCALE: 3/4"=1'-0"



1 FLOOR PLAN - COMPACTOR / RECYCLING ENCLOSURE

A1.T.11 SCALE: 1/4"=1'-0"



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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

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DRAWING TITLE

EXTERIOR ELEVATIONS - BUILDING TYPE B20

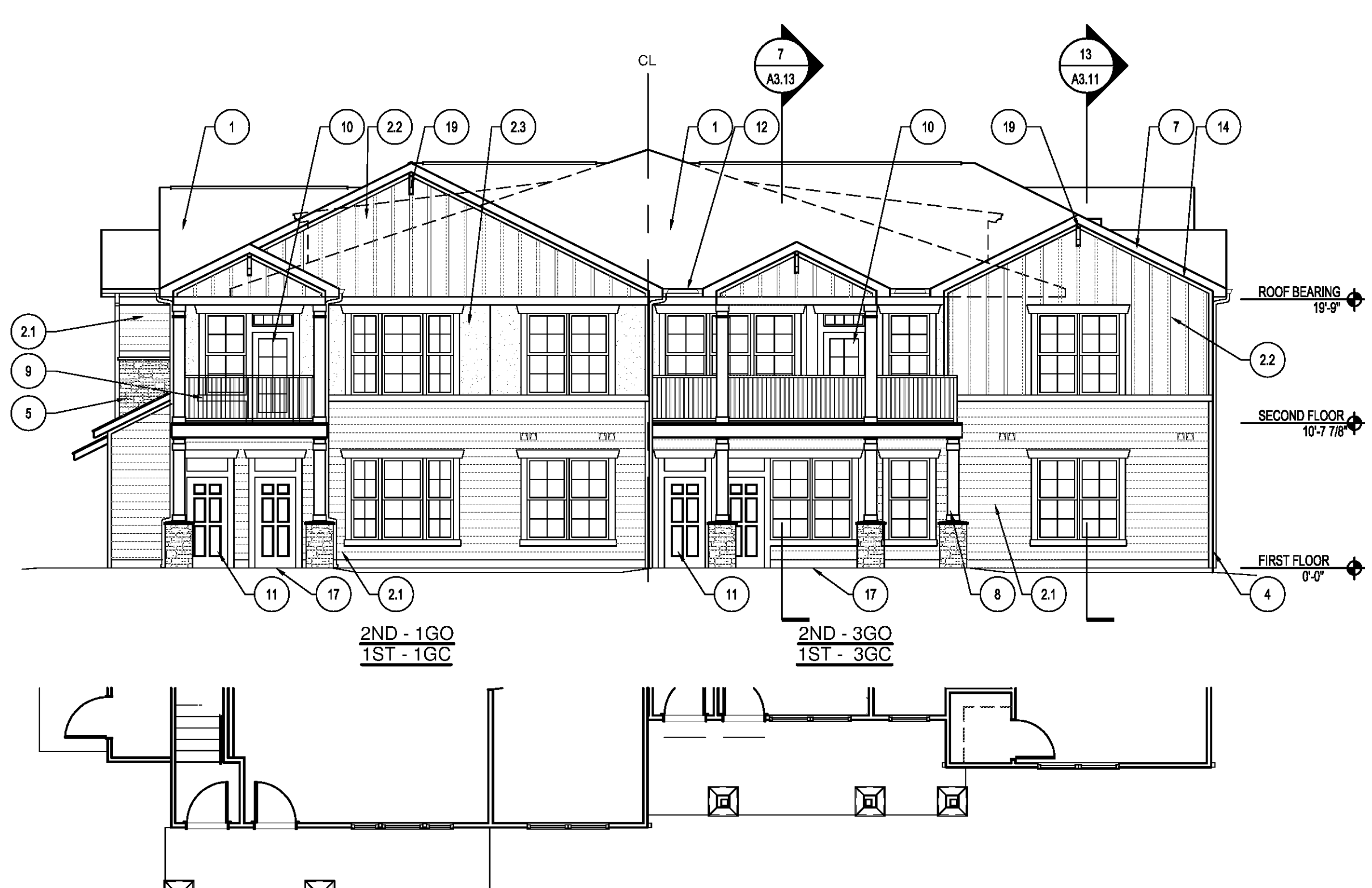
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A2.A.1

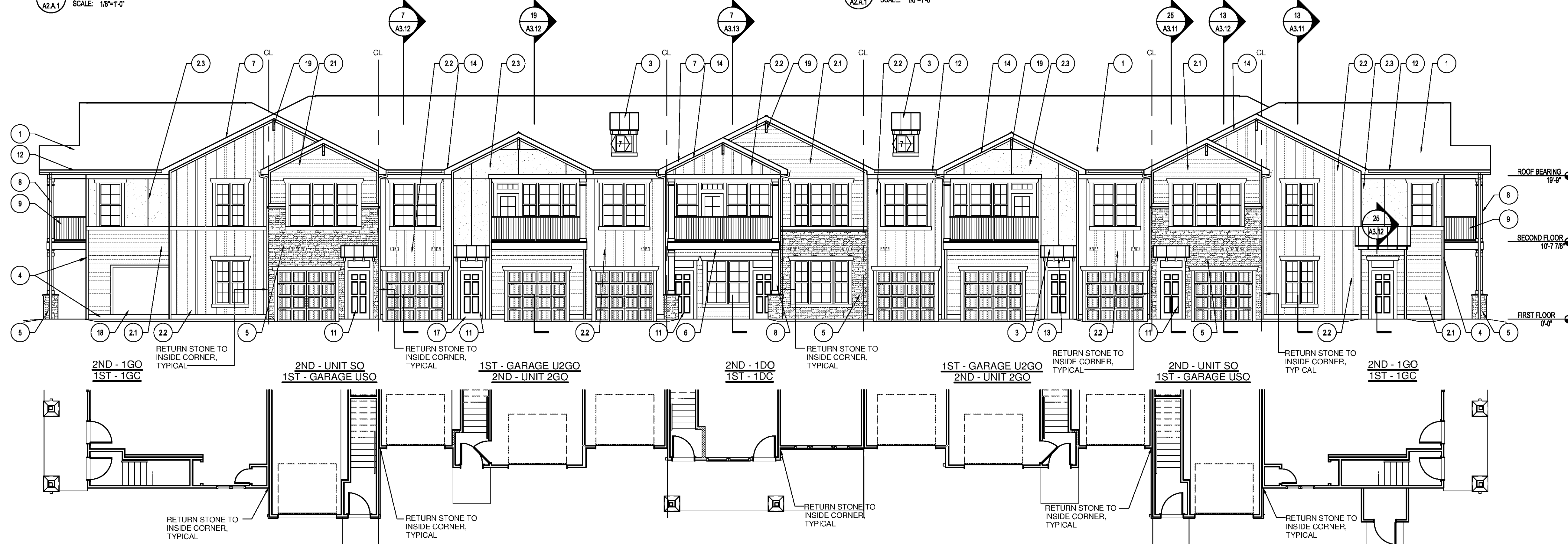
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346



3 LEFT ELEVATION - BUILDING TYPE B20
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION - BUILDING TYPE B20
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION - BUILDING TYPE B20
SCALE: 1/8"=1'-0"

LEGEND

XX	WINDOW TYPE - SEE SHEET A6.02
⌈	DRYER/BATHROOM EXHAUST VENT - SEE SHEET A5.26 FOR DETAILS. COLOR TO MATCH ADJACENT MATERIAL
X	KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES:

- PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
- REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
- PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
- MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
- SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.

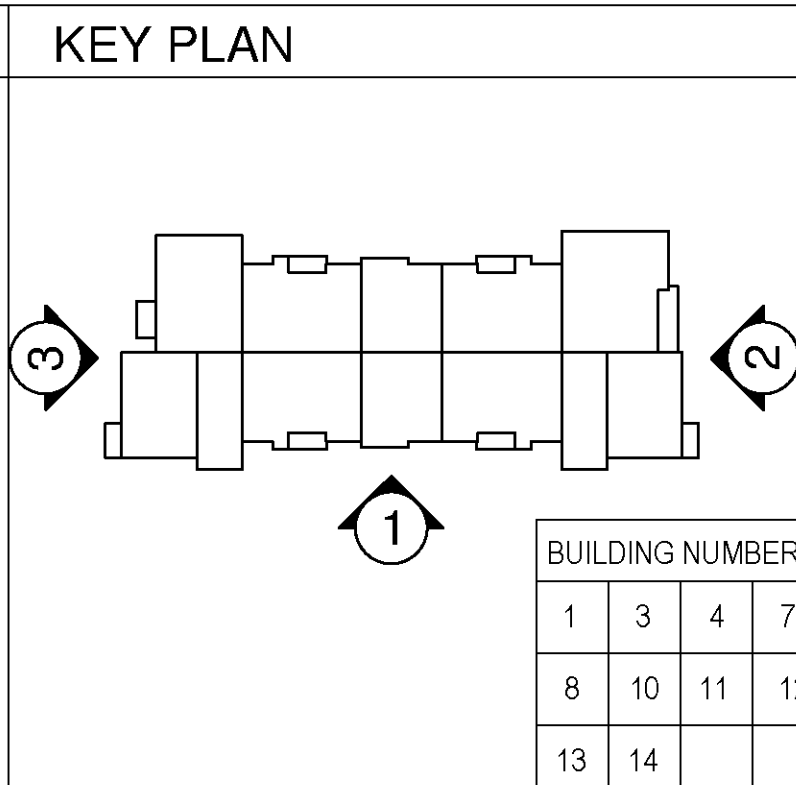
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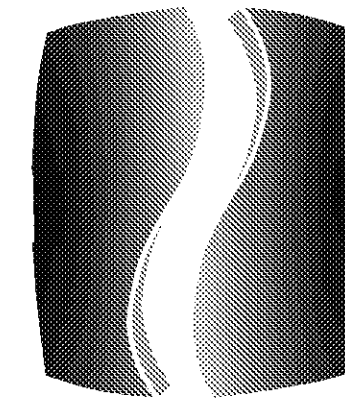
- 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL).
- SIDING 1: HORIZONTAL SIDING: HARDIPANEL SELECT CEDAR/MILL O.C. 2.25" W/ 7" EXPOSURE (WOOD GRAIN). INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN. HEATHERED MOSS OR PPG PAINT #410-4 OLIVE SPRING.
- SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL HARDIPANEL BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: PRE-FIN. MOUNTAIN SAGE OR PPG PAINT #410-7 PINETOP.
- SIDING 3: HARDIPANEL "STUCCO" W/ "H" CLIPS AT SEAMS. SEE ELEVATIONS FOR SEAM LOCATIONS. COLOR: PRE-FIN. MONTEREY TAUPE OR PPG PAINT #615-5 STONEHENGE GREIGE

- STANDING SEAM ROOF SYSTEM ON 15LB. FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES WITH CEDAR RAFTER TAILS AND TRIM. SEE NOTE 13.
- HARDIPANEL (SMOOTH) AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER BOARDS. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL). INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.
- MANUFACTURED STONE VENEER, CORONADO, TEXAS RUBBLE CT117 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- FIBER CEMENT FASCIA AT BALCONY EDGE. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL).
- PRE-FINISHED METAL DRIP EDGE OVER 2x8 FASCIA BOARD WRAPPED IN ALUMINUM. COLOR: BROWN.
- HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM. COLUMN W/ SQUARE CAP AND BASE OVER 6x6 TREATED POST. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL). INSTALLED PER MFR. RECOMMENDATIONS.

- PATIO/BALCONY GUARDRAIL - PRE-FINISHED VINYL GUARDRAIL ASSEMBLY. STYLE AND COLOR TO MATCH TIMBER BARK. TOP OF RAIL AT 43" AFF.
- PRE-FINISHED INSULATED PATIO DOOR W/ GLASS LITES. STYLE AND COLOR AS SELECTED BY OWNER.
- PRE-FINISHED INSULATED DOOR. STYLE AS SELECTED BY OWNER. COLOR TO MATCH TIMBER BARK.
- PRE-FINISHED ALUMINUM 6" GUTTER AND 3"x4" DOWNSPOUT. STYLE: K, COLOR: BRONZE. TIE DOWNSPOUT IN TO STORM SYSTEM.
- ENTRY CEILINGS AT 3" CEDAR RAFTERS TO BE EXPOSED. PAINT GRADE PLYWOOD, PAINT PLYWOOD AND RAFTERS TO MATCH TRIM (TIMBER BARK OR APPROVED EQUAL). COORDINATE SEAMS WITH RAFTERS.
- VENTED VINYL SOFFIT: CERTAINTED (OR APP. EQ.) STYLE: UNIVERSAL TRIPLE, COLOR: BROWN.

- METAL INSULATED OVERHEAD DOOR W/ TRACK, WEATHER STRIPPING & AUTO OPENER ASSEMBLY. COLOR AS SELECTED BY OWNER.
- EXTERIOR DECORATIVE ENTRY DOOR LIGHT PROGRESS LIGHTING MODEL #P5881-31WB.
- ENTRY STOOPS AND PATIO: BROOM FINISH CONCRETE. SEALED.
- AREA FOR MOUNTING OF UTILITY EQUIPMENT. MATCH COLOR OF ADJACENT LAP SIDING. EQUIPMENT TO BE PAINTED TO MATCH ADJACENT BASE MATERIAL. COORDINATE ELECTRICAL, TELEPHONE, AND CABLE BOX LOCATIONS ON BUILDING IN FIELD W/ UTILITY LOCATIONS. REFER TO MOUNTING DETAILS ON SHEET A5.26.
- FYPON DECORATIVE BRACKET: BRACKET MODEL BK11X20, OR ARCHITECT APPROVED EQUAL. SEE DETAIL 15A5.24. COLOR TO MATCH FASCIA.





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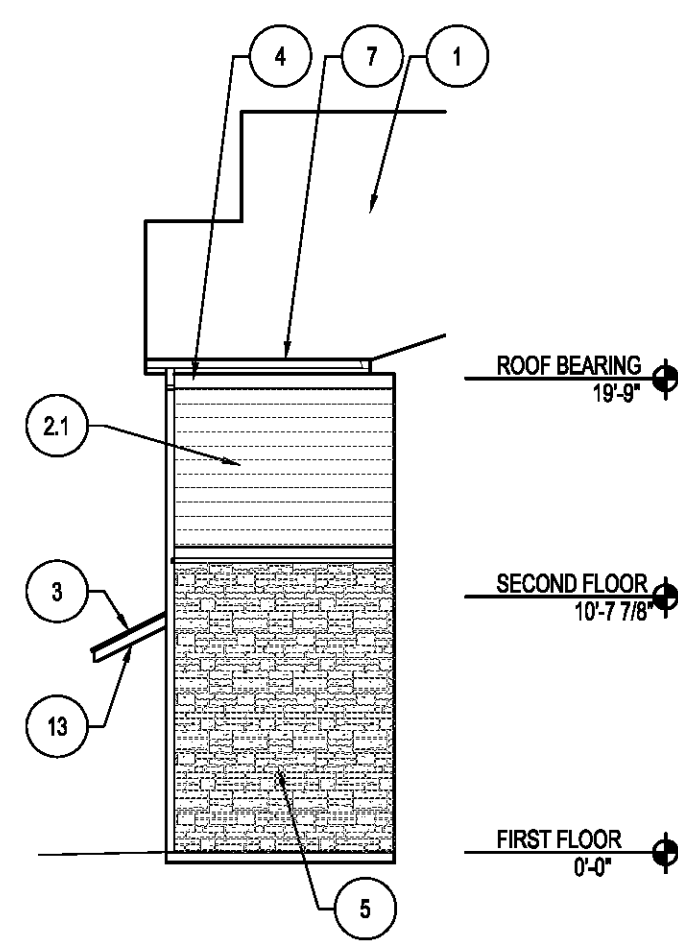
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DRAWING TITLE
EXTERIOR ELEVATIONS-
BUILDING TYPE B20

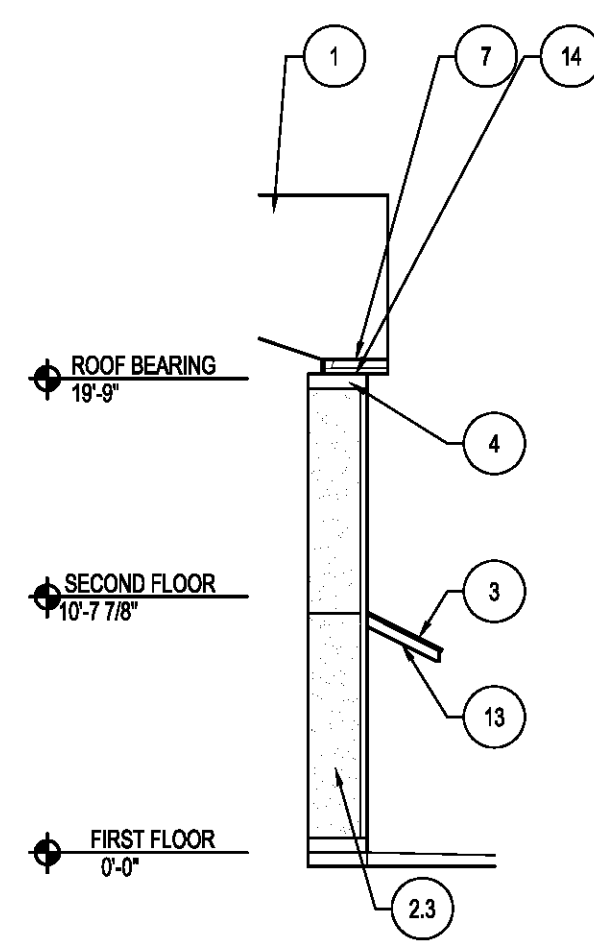
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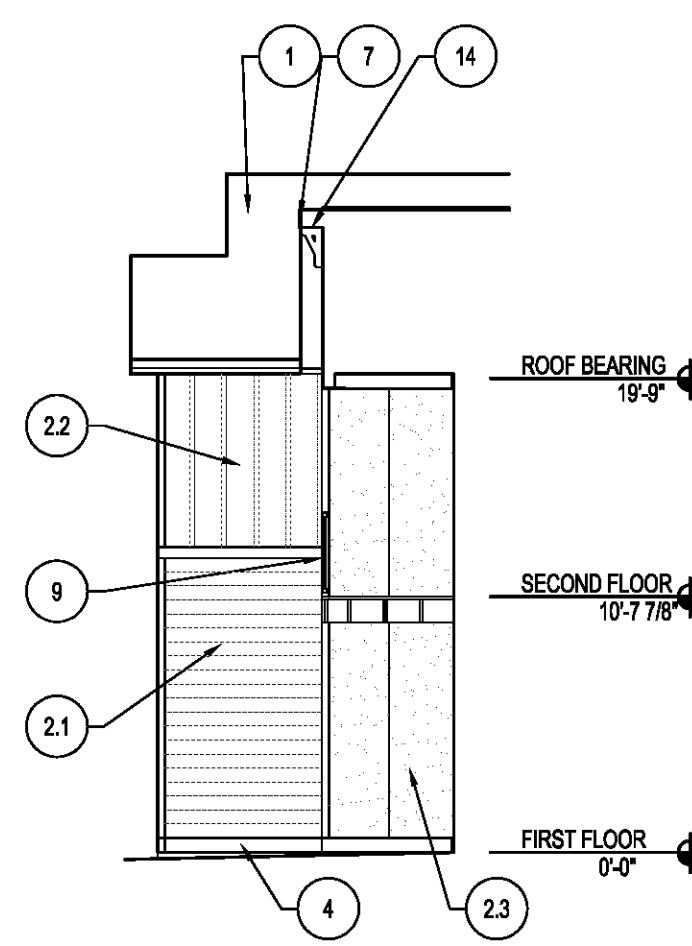
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 660
ATLANTA, GEORGIA 30346



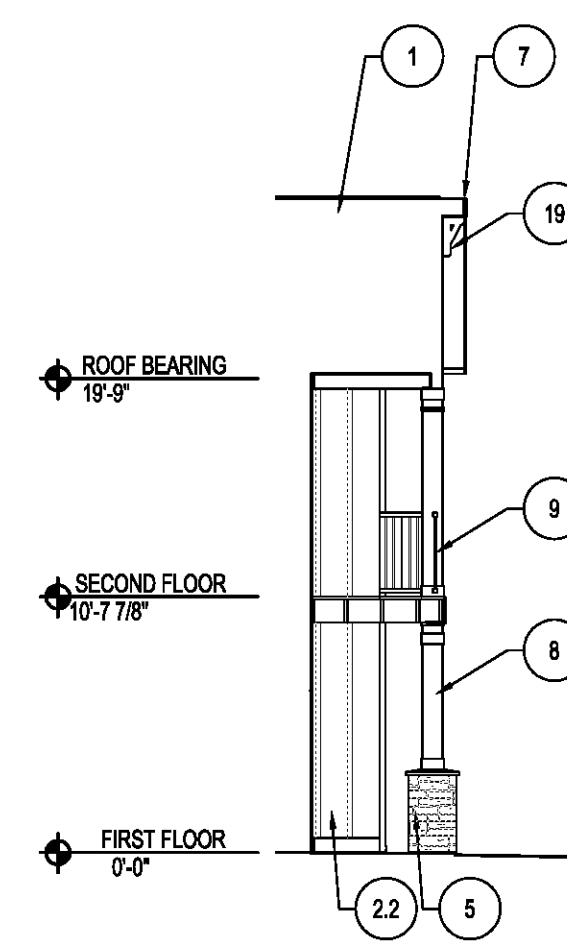
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SCALE: 1/8"=1'-0"



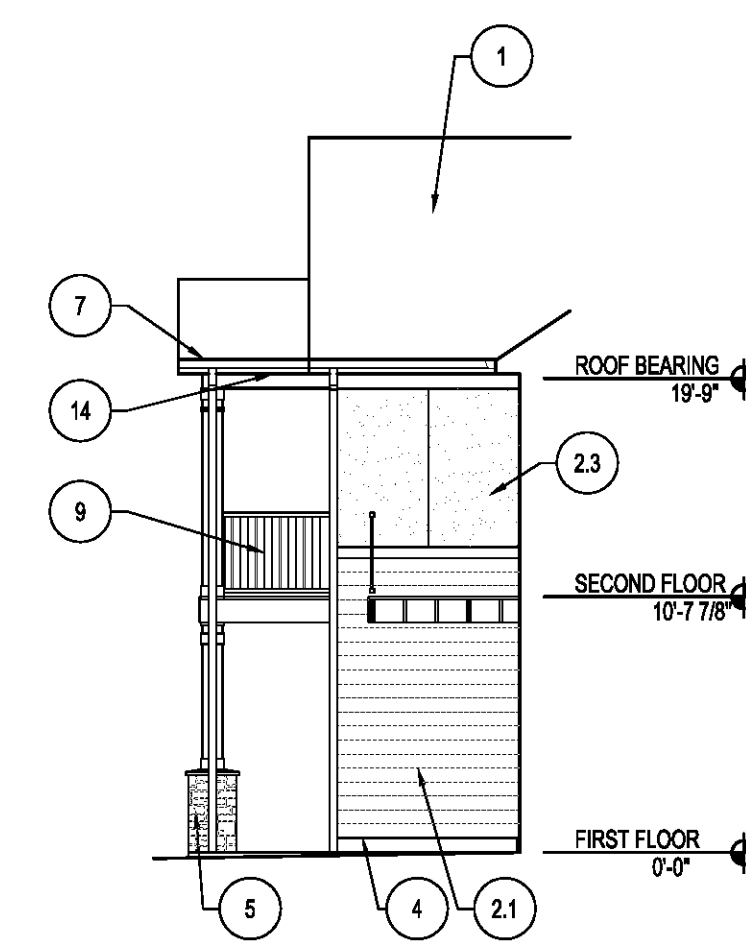
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SCALE: 1/8"=1'-0"



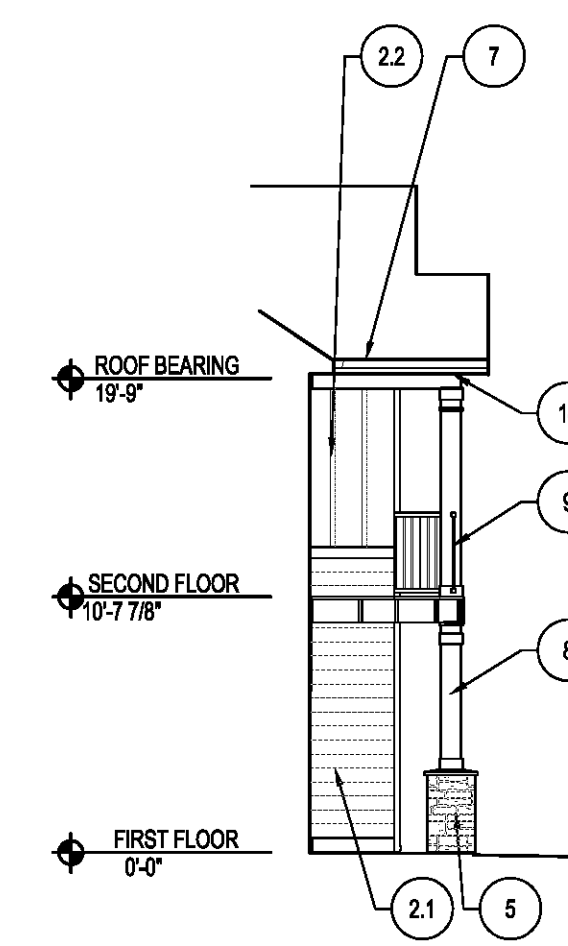
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SCALE: 1/8"=1'-0"



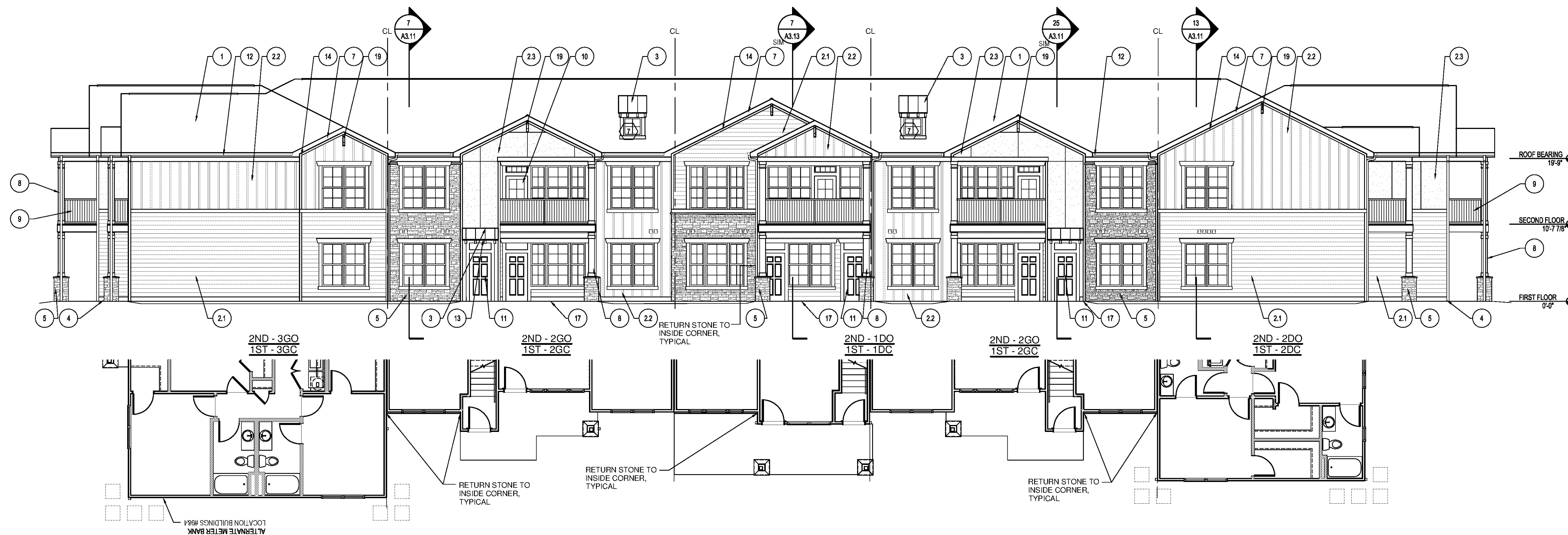
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SCALE: 1/8"=1'-0"



6 PARTIAL ELEVATION - C1
SCALE: 1/8"=1'-0"

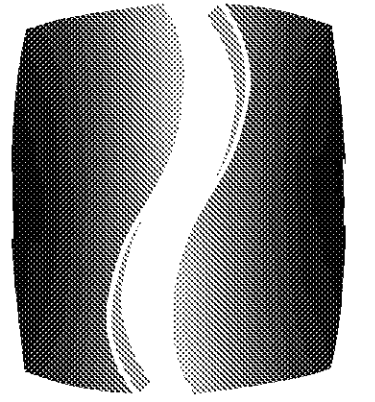


7 PARTIAL ELEVATION - C2
SCALE: 1/8"=1'-0"



1 REAR ELEVATION - BUILDING TYPE B20
SCALE: 1/8"=1'-0"

LEGEND	GENERAL NOTES:	KEYED NOTES:	KEY PLAN																
<p>XX WINDOW TYPE - SEE SHEET A6.02</p> <p>▽ DRYER/BATHROOM EXHAUST VENT - SEE SHEET A5.26 FOR DETAILS. COLOR TO MATCH ADJACENT MATERIAL</p> <p>X KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION</p>	<ol style="list-style-type: none"> PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION. 	<ol style="list-style-type: none"> 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES. COLOR WEATHERED WOOD ON 15/64" FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL). SIDING 1: HORIZONTAL SIDING: HARDIPANEL (SMOOTH) SELECT CEDAR/MILL C. 8.25" W/ 7" EXPOSURE (WOOD GRAIN). INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN. HEATHERED MOSS OR PPG PAINT #410-4 OLIVE SPRING. SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL HARDITRIM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: PRE-FIN. MOUNTAIN SAGE OR PPG PAINT #410-7 PINETOP. SIDING 3: HARDIPANEL "STUCCO" W/ "H" CLIPS AT SEAMS. SEE ELEVATIONS FOR SEAM LOCATIONS. COLOR: PRE-FIN. MONTEREY TAUPPE OR PPG PAINT #615-6 STONEHENGE GREIGE. STANDING SEAM ROOF SYSTEM ON 15LB FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES WITH CEDAR RAFTER TAILS AND TRIM. SEE NOTE 13. HARDITRIM (SMOOTH): AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER BOARDS. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL). INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED. MANUFACTURED STONE VENEER: CORONADO, TEXAS RUBBLE CT117 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FIBER CEMENT FASCIA AT BALCONY EDGE. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL). PRE-FINISHED METAL DRIP EDGE OVER 2x8 FASCIA BOARD WRAPPED IN ALUMINUM. COLOR: BROWN. HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM. COLUMN W/ SQUARE GAP AND BASE OVER 6x6 TREATED POST. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL). INSTALLED PER MFR. RECOMMENDATIONS. PATIO/BALCONY GUARDRAIL - PRE-FINISHED VINYL GUARDRAIL ASSEMBLY. STYLE AND COLOR TO MATCH TIMBER BARK. TOP OF RAIL AT 43" AFF. PRE-FINISHED INSULATED PATIO DOOR W/ GLASS LITES. STYLE AND COLOR AS SELECTED BY OWNER. PRE-FINISHED INSULATED DOOR. STYLE AS SELECTED BY OWNER. COLOR TO MATCH TIMBER BARK. PRE-FINISHED ALUMINUM 5" GUTTER AND 3"x4" DOWNSPOUT. STYLE: K. COLOR: BRONZE. TIE DOWNSPOUT IN TO STORM SYSTEM. ENTRY CEILINGS AT 3" CEDAR RAFTERS TO BE EXPOSED. PAINT GRADE PLYWOOD, PAINT PLYWOOD AND RAFTERS TO MATCH TRIM (TIMBER BARK OR APPROVED EQUAL). COORDINATE SEAMS WITH RAFTERS. VENTED VINYL SOFFIT: CERTAINTeed (OR APP. EQ.) STYLE: UNIVERSAL TRIPLE. COLOR: BROWN. METAL INSULATED OVERHEAD DOOR W/ TRACK, WEATHER STRIPPING & AUTO OPENER ASSEMBLY. COLOR AS SELECTED BY OWNER. EXTERIOR DECORATIVE ENTRY DOOR LIGHT PROGRESS LIGHTING MODEL #P6881 31WB. ENTRY STOOPS AND PATIO: BROOM FINISH CONCRETE. SEALED. AREA FOR MOUNTING OF UTILITY EQUIPMENT. MATCH COLOR OF ADJACENT LAP SIDING. EQUIPMENT TO BE PAINTED TO MATCH ADJACENT BASE MATERIAL. COORDINATE ELECTRICAL, TELEPHONE, AND CABLE BOX LOCATIONS ON BUILDING IN FIELD W/ UTILITY LOCATIONS. REFER TO MOUNTING DETAILS ON SHEET A5.26. FYPON DECORATIVE BRACKET: BRACKET MODEL BKT11X20, OR ARCHITECT APPROVED EQUAL. SEE DETAIL 15/A5.24. COLOR TO MATCH FASCIA. 	<table border="1"> <thead> <tr> <th colspan="4">BUILDING NUMBER</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>3</td> <td>4</td> <td>7</td> </tr> <tr> <td>8</td> <td>10</td> <td>11</td> <td>12</td> </tr> <tr> <td>13</td> <td>14</td> <td></td> <td></td> </tr> </tbody> </table>	BUILDING NUMBER				1	3	4	7	8	10	11	12	13	14		
BUILDING NUMBER																			
1	3	4	7																
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13	14																		



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 204 FUND LLC
W134 N8875 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 • FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

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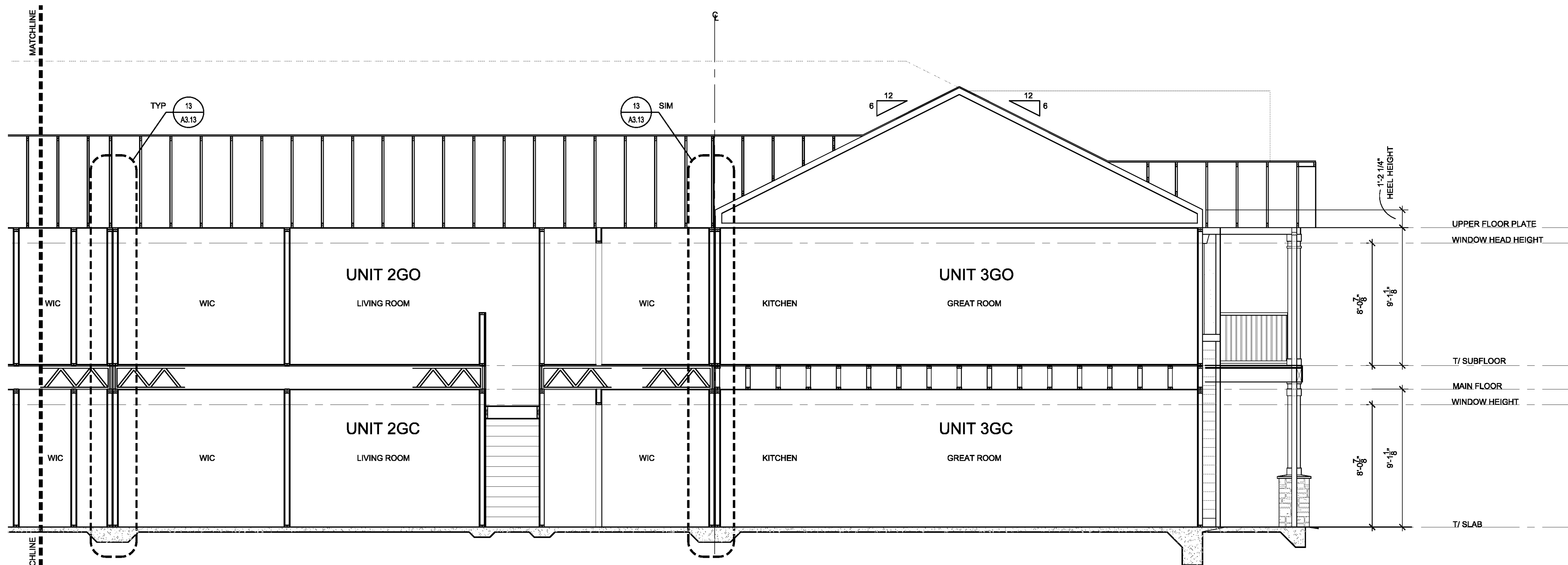
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BUILDING SECTIONS - BUILDING TYPE B20

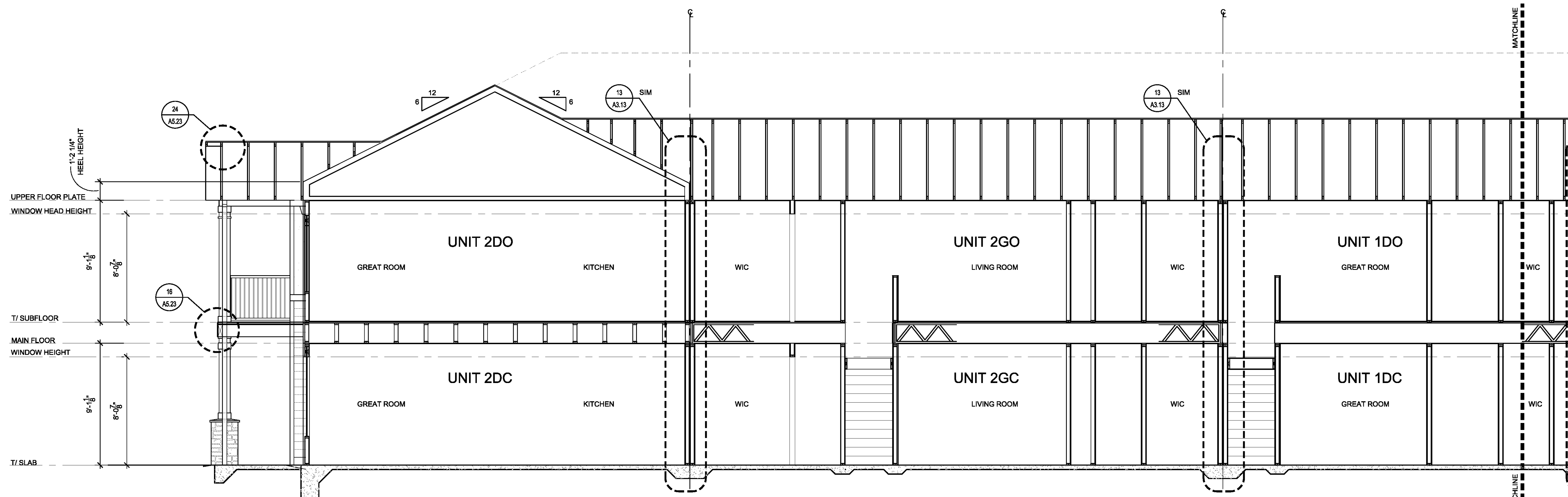
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A2.A.3

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

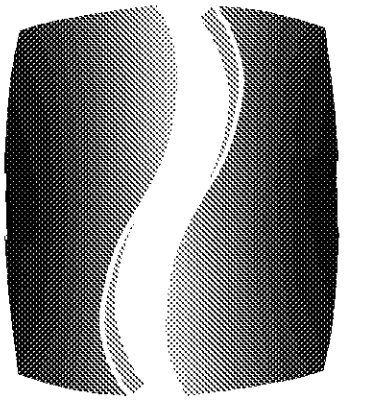


2 BUILDING B20 SECTION (RIGHT)
SCALE: 1/4"=1'-0"



1 BUILDING B20 SECTION (LEFT)
SCALE: 1/4"=1'-0"

BUILDING NUMBER			
1	3	4	7
8	10	11	12
13	14		



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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MEMONEE FALLS, WI 53051
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PHILLIPS JOB NUMBER

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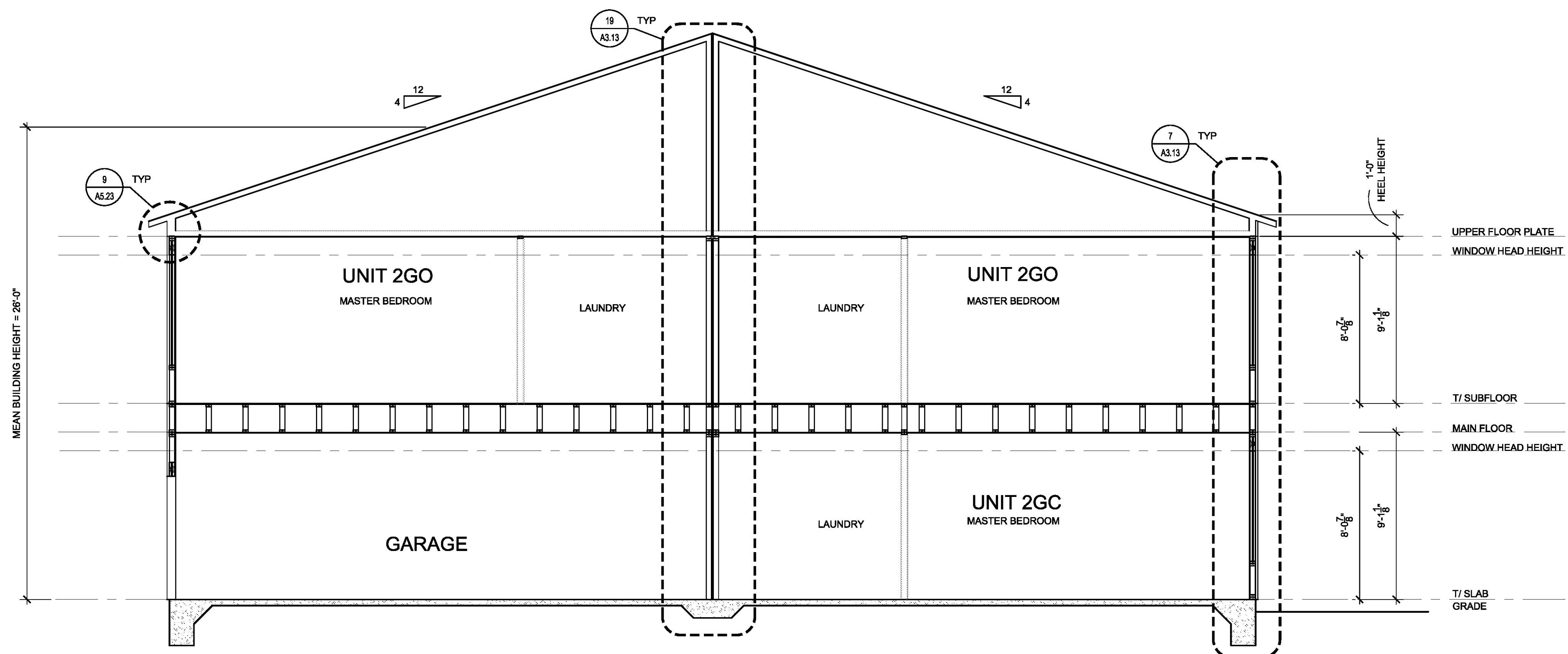
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BUILDING SECTIONS - BUILDING TYPE B20

SHEET NUMBER

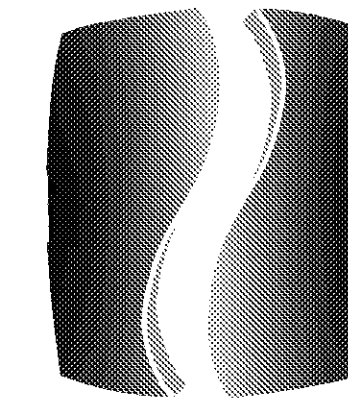
A2.A.4

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



1 BUILDING B20 SECTION
SCALE: 1/4"=1'-0"

BUILDING NUMBER			
1	3	4	7
8	10	11	12
13	14		



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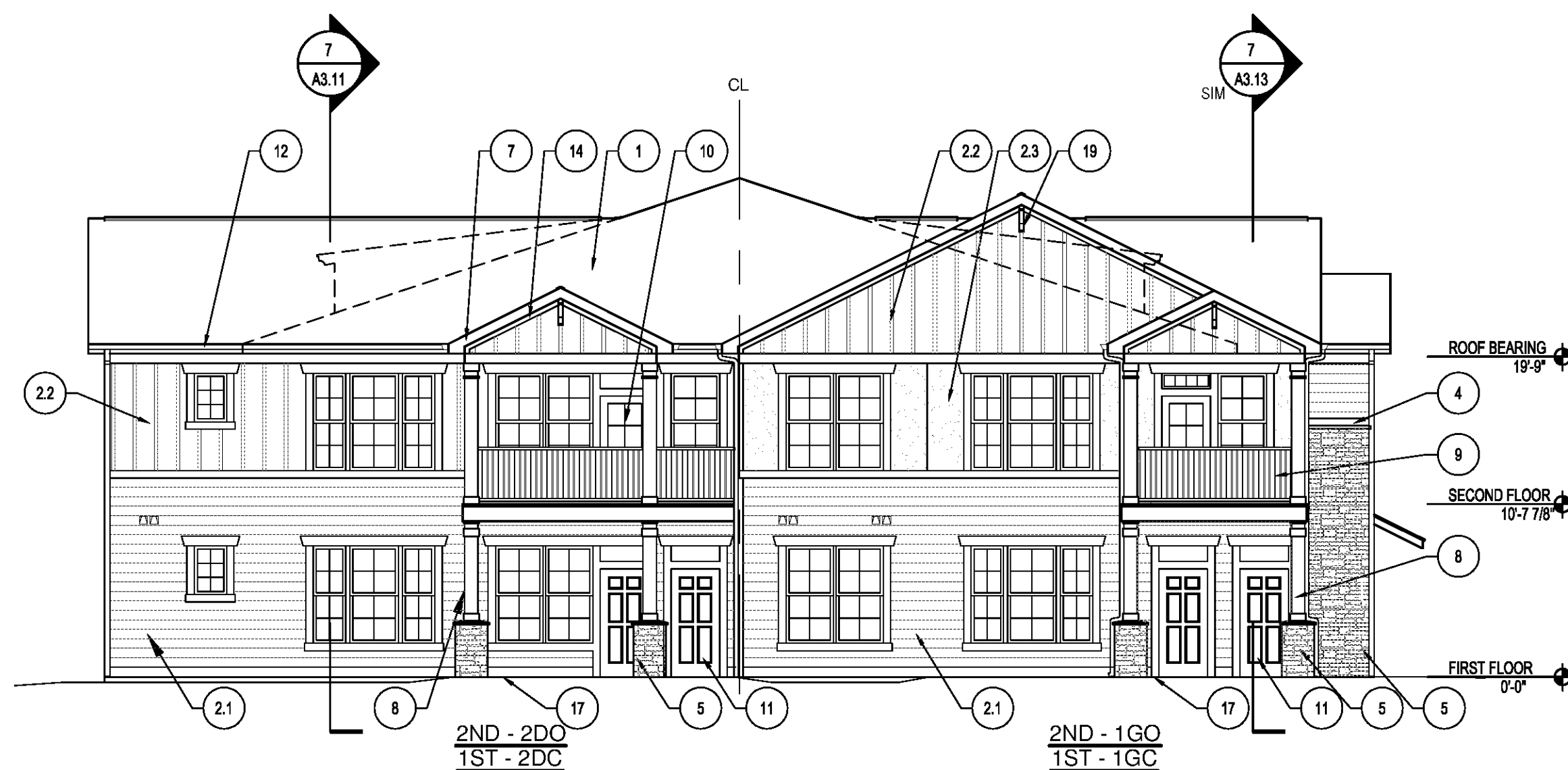
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EXTERIOR ELEVATIONS - BUILDING TYPE G24

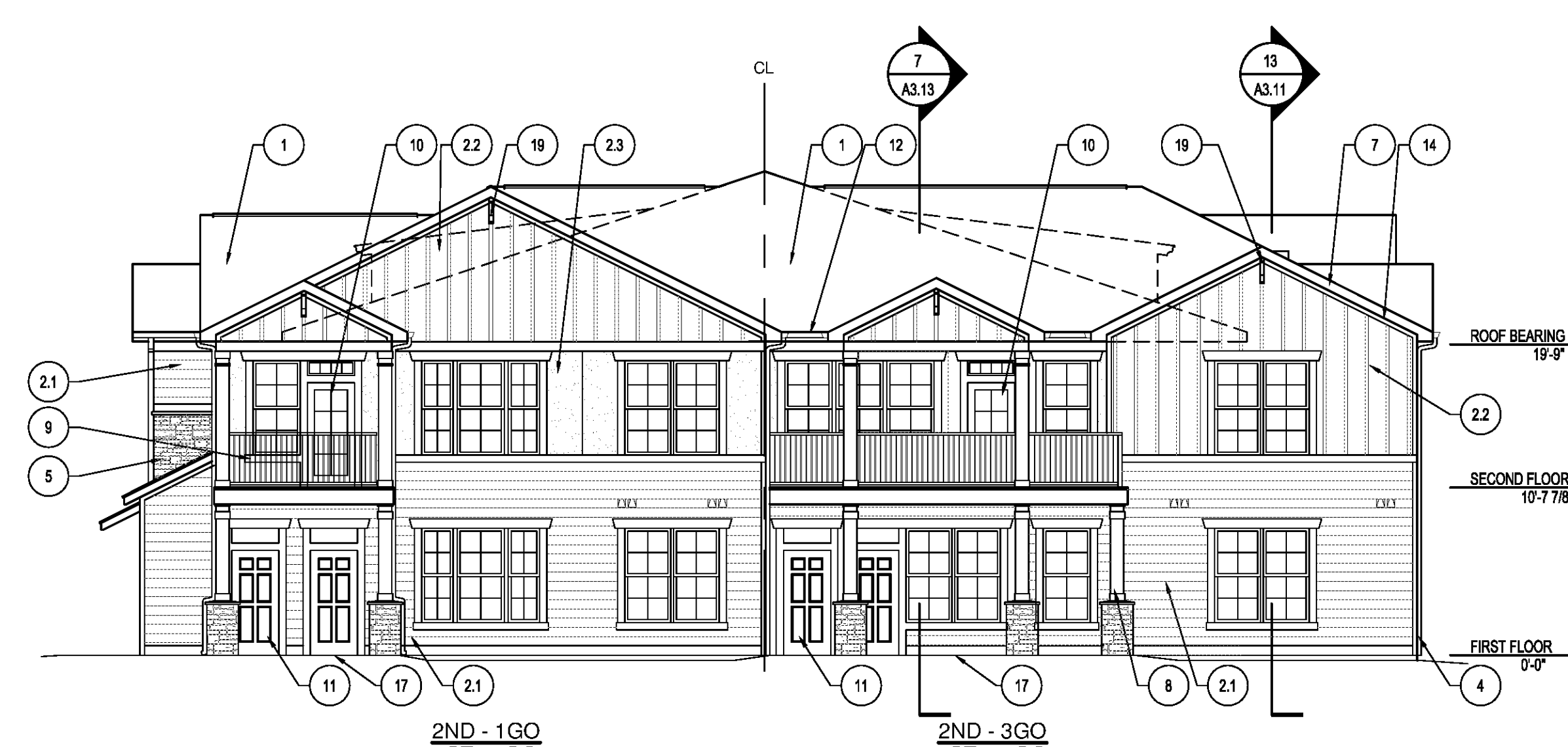
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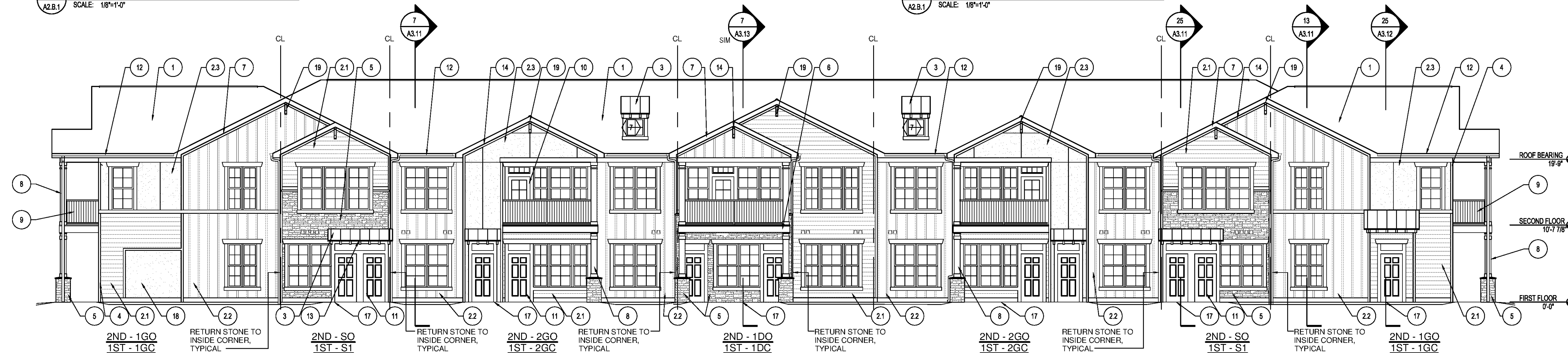
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346



3 LEFT ELEVATION - BUILDING TYPE G24
SCALE: 1/8"=1'-0"



2 RIGHT ELEVATION - BUILDING TYPE G24
SCALE: 1/8"=1'-0"



1 FRONT ELEVATION - BUILDING TYPE G24
SCALE: 1/8"=1'-0"

LEGEND

- XX WINDOW TYPE - SEE SHEET A6.02
- DRYER/BATHROOM EXHAUST VENT - SEE SHEET A5.26 FOR DETAILS. COLOR TO MATCH ADJACENT MATERIAL
- X KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES:

- PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
- REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
- PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
- MAINTAIN OPENINGS IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
- SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.

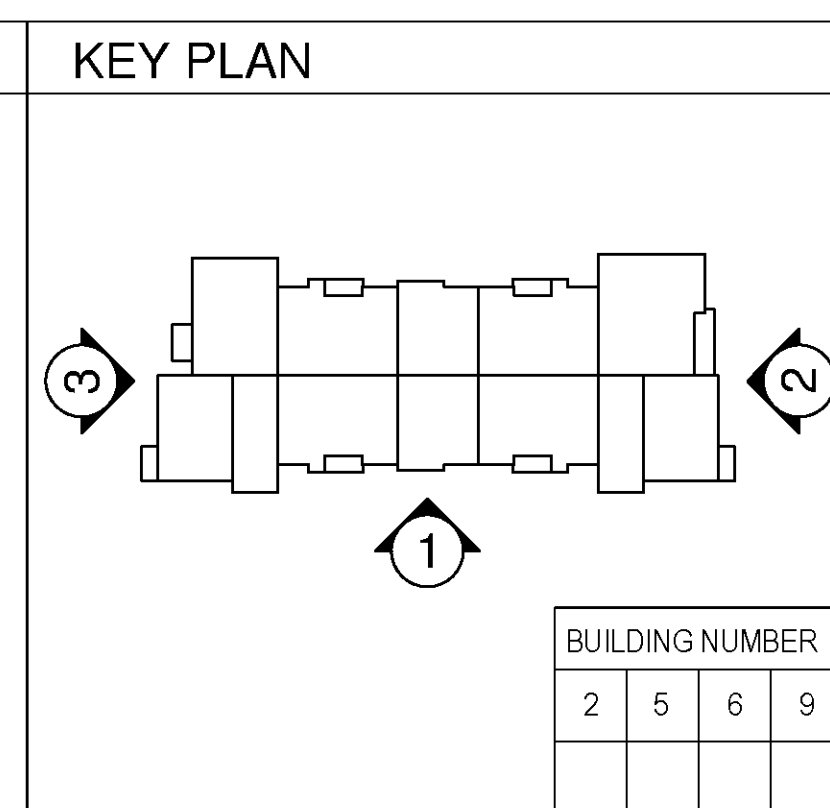
KEYED NOTES:

- 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD, ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL "H" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL).
- 21 SIDING 1: HORIZONTAL SIDING - HARDPLANK SELECT CEDAR/MILL C - 8" 25' W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINT'S PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN. HEATHERED MOSS OR PPG PAINT #410-4 OLIVE SPRING.
- 22 SIDING 2: BOARD AND BATTEN - HARDIPANEL (SMOOTH) W/ VERTICAL HARDITRIM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: PRE-FIN. MOUNTAIN SAGE OR PPG PAINT #410-7 PINE TOP.
- 23 SIDING 3: HARDIPANEL "STUCCO" W/ "H" CLIPS AT SEAMS. SEE ELEVATIONS FOR SEAM LOCATIONS. COLOR: PRE-FIN. MONTEREY TAUPE OR PPG PAINT #615-5 STONEHENGE GREIGE.

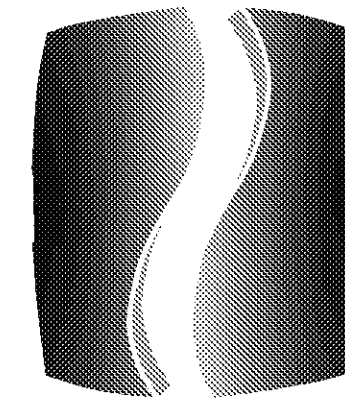
- STANDING SEAM ROOF SYSTEM ON 15LB. FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES WITH CEDAR RAFTER TAILS AND TRIM. SEE NOTE 13.
- HARDITRIM (SMOOTH) AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER BOARDS. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL). INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.
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- PRE-FINISHED INSULATED PATIO DOOR W/ GLASS LITES. STYLE AND COLOR AS SELECTED BY OWNER.
- PRE-FINISHED INSULATED DOOR. STYLE AS SELECTED BY OWNER. COLOR TO MATCH TIMBER BARK.
- PRE-FINISHED ALUMINUM 5" GUTTER AND 3"x4" DOWNSPOUT. STYLE: K. COLOR: BRONZE. TIE DOWNSPOUT TO STORM SYSTEM.
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- VENTED VINYL SOFFIT. CERTAINTED (OR APP. EQ.) STYLE: UNIVERSAL TRIPLE. COLOR: BROWN.

- METAL INSULATED OVERHEAD DOOR W/ TRACK, WEATHER STRIPPING & AUTO OPENER ASSEMBLY. COLOR AS SELECTED BY OWNER.
- EXTERIOR DECORATIVE ENTRY DOOR LIGHT PROGRESS LIGHTING MODEL #P5881-31WB.
- ENTRY STOODS AND PATIO: BROOM FINISH CONCRETE. SEALED.
- AREA FOR MOUNTING OF UTILITY EQUIPMENT. MATCH COLOR OF ADJACENT LAP SIDING. EQUIPMENT TO BE PAINTED TO MATCH ADJACENT BASE MATERIAL. COORDINATE ELECTRICAL, TELEPHONE, AND CABLE BOX LOCATIONS ON BUILDING IN FIELD W/ UTILITY LOCATIONS. REFER TO MOUNTING DETAILS ON SHEET A5.26.
- FPYON DECORATIVE BRACKET - BRACKET MODEL BKT11X20. OR ARCHITECT APPROVED EQUAL. SEE DETAIL 15/A5.24. COLOR TO MATCH FASCIA.



BUILDING NUMBER			
2	5	6	9



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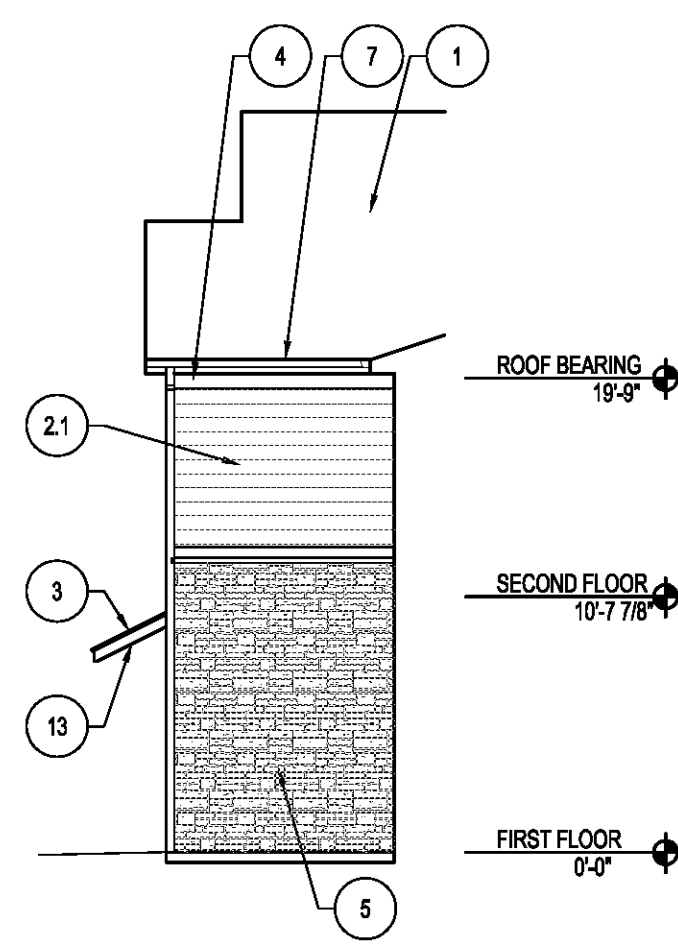
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EXTERIOR ELEVATIONS- BUILDING TYPE G24

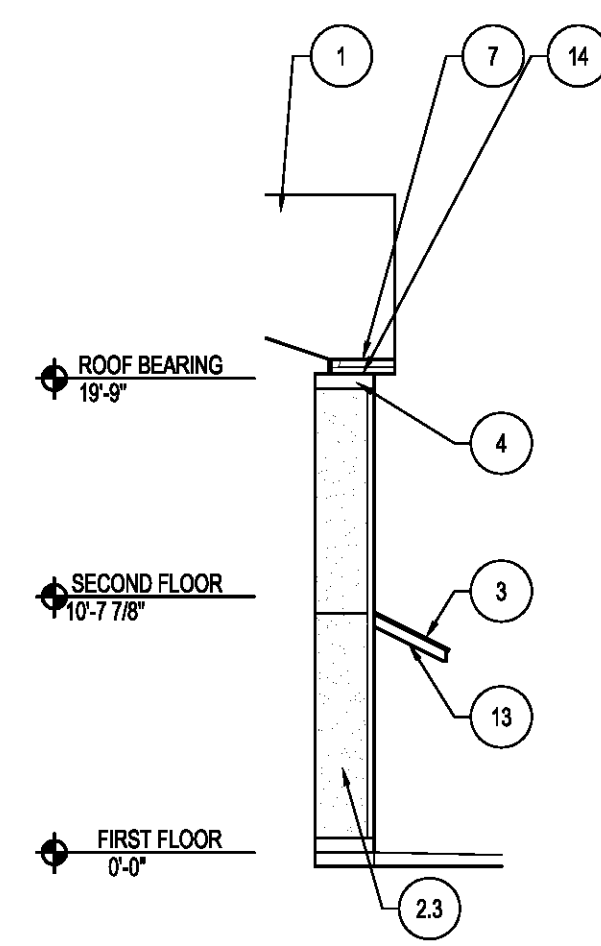
SHEET NUMBER

A2.B.2

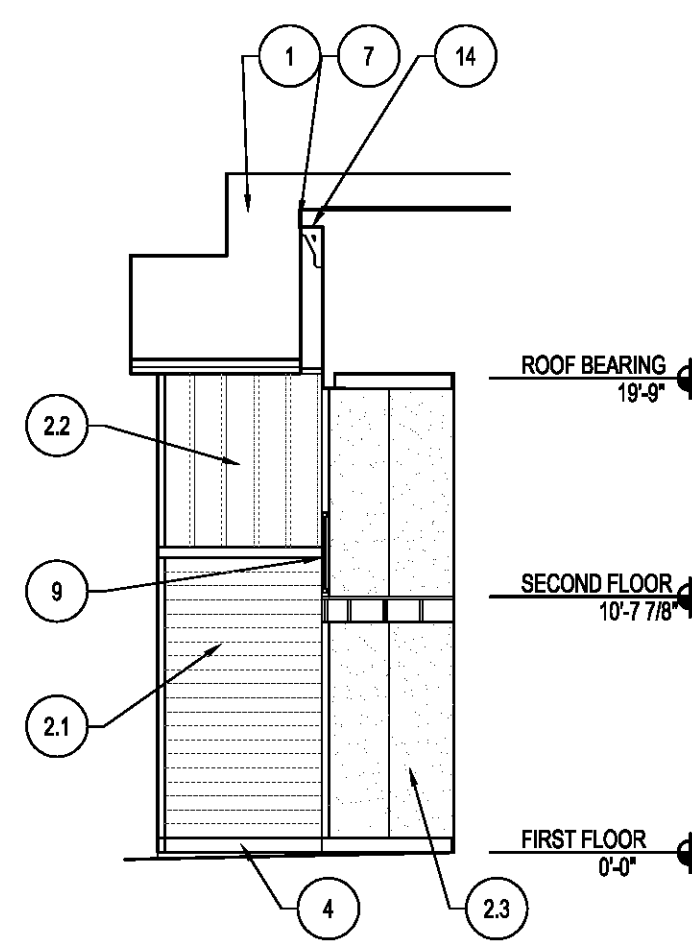
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 660
ATLANTA, GEORGIA 30346



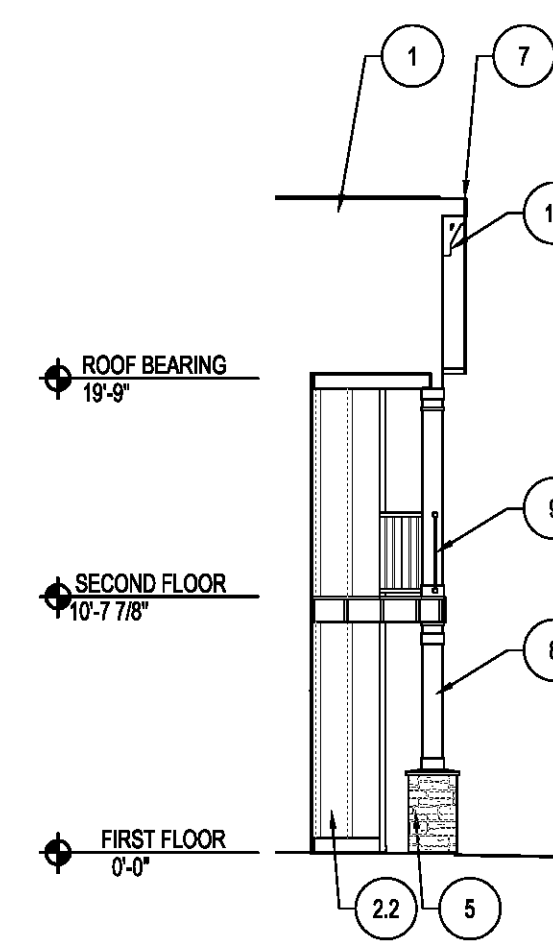
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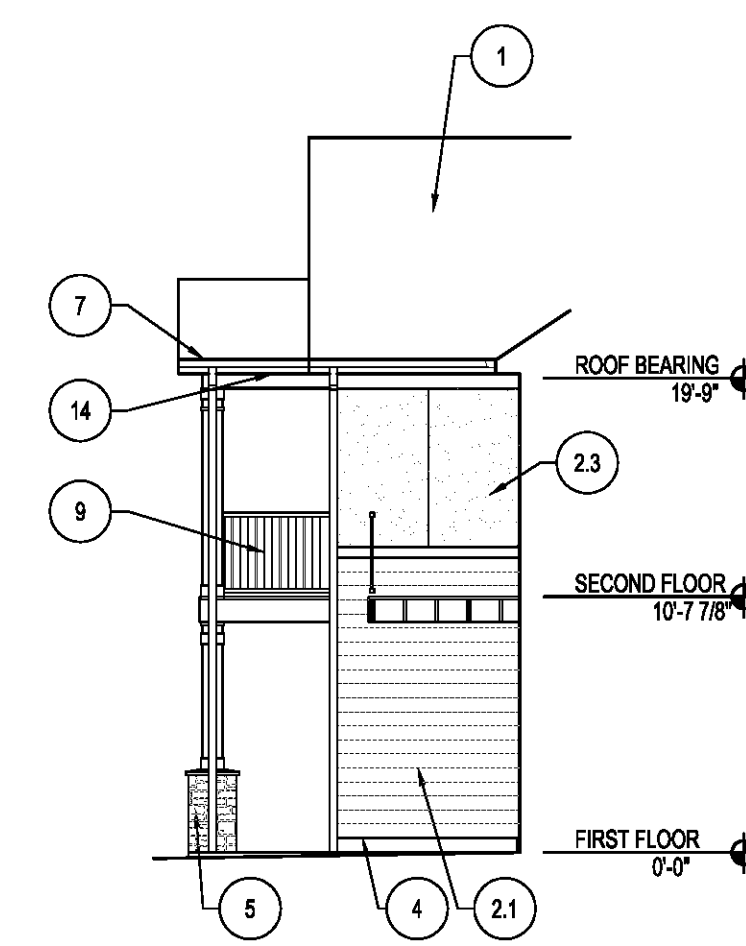
3 PARTIAL ELEVATION - A2
SCALE: 1/8"=1'-0"



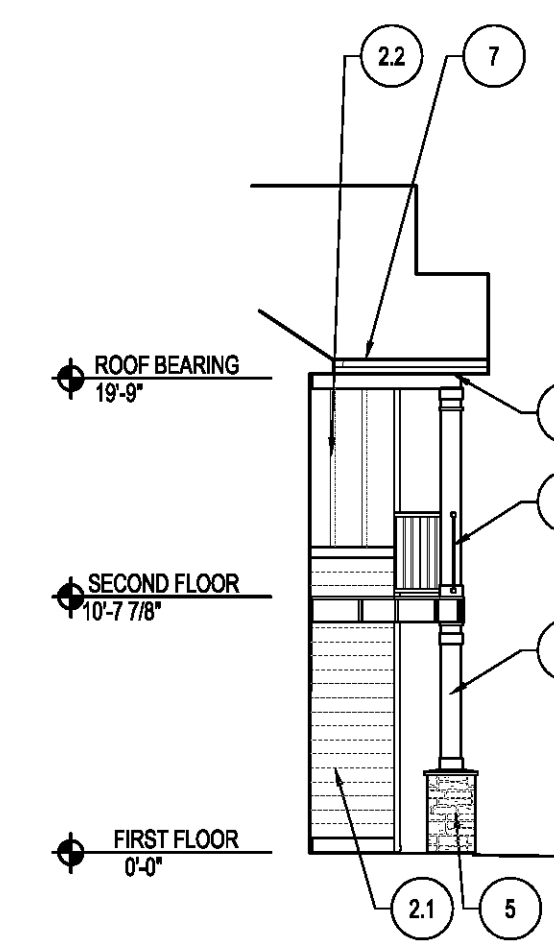
4 PARTIAL ELEVATION - B1
SCALE: 1/8"=1'-0"



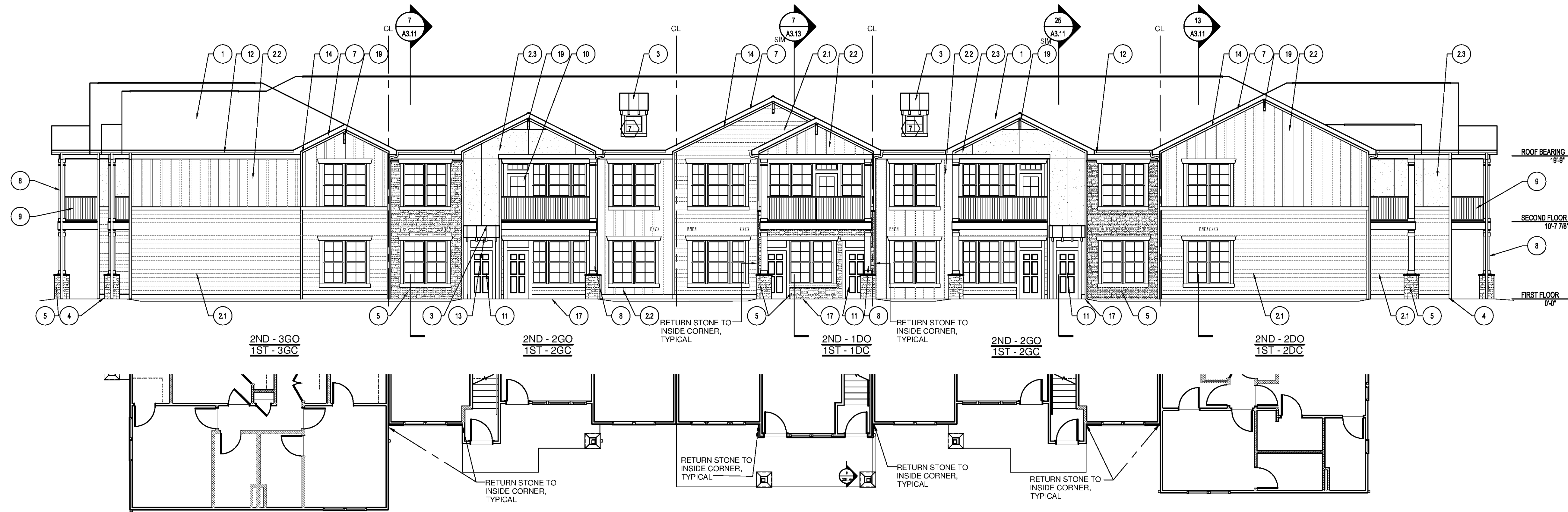
5 PARTIAL ELEVATION - B2
SCALE: 1/8"=1'-0"



6 PARTIAL ELEVATION - C1
SCALE: 1/8"=1'-0"

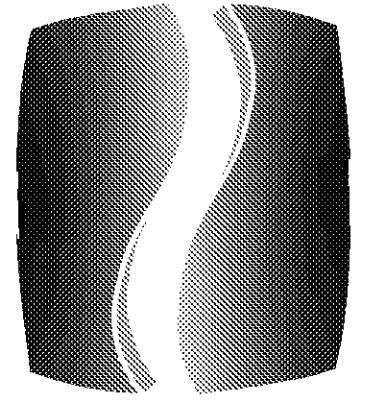


7 PARTIAL ELEVATION - C2
SCALE: 1/8"=1'-0"



1 REAR ELEVATION - BUILDING TYPE G24
SCALE: 1/8"=1'-0"

LEGEND	GENERAL NOTES:	KEYED NOTES:	KEY PLAN				
<p>XX WINDOW TYPE - SEE SHEET A6.02</p> <p>V DRYER/BATHROOM EXHAUST VENT - SEE SHEET A5.26 FOR DETAILS. COLOR TO MATCH ADJACENT MATERIAL</p> <p>X KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION</p>	<p>1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.</p> <p>2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.</p> <p>3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.</p> <p>4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.</p> <p>5. SEE GENERAL NOTES ON WALL SECTION SHEETS AND DETAIL SHEETS FOR MORE INFORMATION.</p>	<p>1 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES. COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL 1/4" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL).</p> <p>21 SIDING 1: HORIZONTAL SIDING: HARDIPANEL SELECT CEDAR MILL C - 8.25" W/ 7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN. HEATHERED MOSS OR PPG PAINT #410-4 OLIVE SPRING.</p> <p>22 SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL HARDITRIM BATTENS (SMOOTH) AT 16" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: PRE-FIN. MOUNTAIN SAGE OR PPG PAINT #410-7 PINETOP.</p> <p>23 SIDING 3: HARDIPANEL "STUCCO" W/ 1/4" CLIPS AT SEAMS. SEE ELEVATIONS FOR SEAM LOCATIONS. COLOR: PRE-FIN. MONTEREY TAUPE OR PPG PAINT #516-5 STONEHENGE GREIGE.</p> <p>3 STANDING SEAM ROOF SYSTEM ON 15LB FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES WITH CEDAR RAFTER TAILS AND TRIM. SEE NOTE 13.</p> <p>4 HARDITRIM (SMOOTH): AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER BOARDS. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL), INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.</p> <p>5 MANUFACTURED STONE VENEER: CORONADO, TEXAS RUBBLE C1117 OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>6 FIBER CEMENT FASCIA AT BALCONY EDGE. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL).</p> <p>7 PRE-FINISHED METAL DRIP EDGE OVER 2x8 FASCIA BOARD WRAPPED IN ALUMINUM. COLOR: BROWN.</p> <p>8 HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM. COLUMN W/ SQUARE CAP AND BASE OVER 6x6 TREATED POST. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL), INSTALLED PER MFR. RECOMMENDATIONS.</p> <p>9 PATIO/BALCONY GUARDRAIL - PRE-FINISHED VINYL GUARDRAIL ASSEMBLY. STYLE AND COLOR TO MATCH TIMBER BARK. TOP OF RAIL AT 43" AFF.</p> <p>10 PREFINISHED INSULATED PATIO DOOR W/ GLASS LITES. STYLE AND COLOR AS SELECTED BY OWNER.</p> <p>11 PREFINISHED INSULATED DOOR. STYLE AS SELECTED BY OWNER. COLOR TO MATCH TIMBER BARK.</p> <p>12 PREFINISHED ALUMINUM 5" GUTTER AND 3"x4" DOWNSPOUT. STYLE: K. COLOR: BRONZE. TIE DOWNSPOUT IN TO STORM SYSTEM.</p> <p>13 ENTRY CEILINGS AT 3" CEDAR RAFTERS TO BE EXPOSED PAINT GRADE PLYWOOD. PAINT PLYWOOD AND RAFTERS TO MATCH TRIM (TIMBER BARK OR APPROVED EQUAL). COORDINATE SEAMS WITH RAFTERS.</p> <p>14 VENTED VINYL SOFFIT: CERTAINTED (OR APP. EQ.) STYLE: UNIVERSAL TRIPLE. COLOR: BROWN.</p> <p>15 METAL INSULATED OVERHEAD DOOR W/ TRACK, WEATHER STRIPPING & AUTO OPENER ASSEMBLY. COLOR AS SELECTED BY OWNER.</p> <p>16 EXTERIOR DECORATIVE ENTRY DOOR LIGHT PROGRESS LIGHTING MODEL #95881 31WB.</p> <p>17 ENTRY STOOPS AND PATIO: BROOM FINISH CONCRETE. SEALED.</p> <p>18 AREA FOR MOUNTING OF UTILITY EQUIPMENT. MATCH COLOR OF ADJACENT LAP SIDING. EQUIPMENT TO BE PAINTED TO MATCH ADJACENT BASE MATERIAL. COORDINATE ELECTRICAL, TELEPHONE, AND CABLE BOX LOCATIONS ON BUILDING IN FIELD W/ UTILITY LOCATIONS. REFER TO MOUNTING DETAILS ON SHEET A5.26.</p> <p>19 FYPON DECORATIVE BRACKET: BRACKET MODEL BKT11X20. OR ARCHITECT APPROVED EQUAL. SEE DETAIL 15/A5.24. COLOR TO MATCH FASCIA.</p>	<p>BUILDING NUMBER</p> <table border="1"> <tr> <td>2</td> <td>5</td> <td>6</td> <td>9</td> </tr> </table>	2	5	6	9
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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

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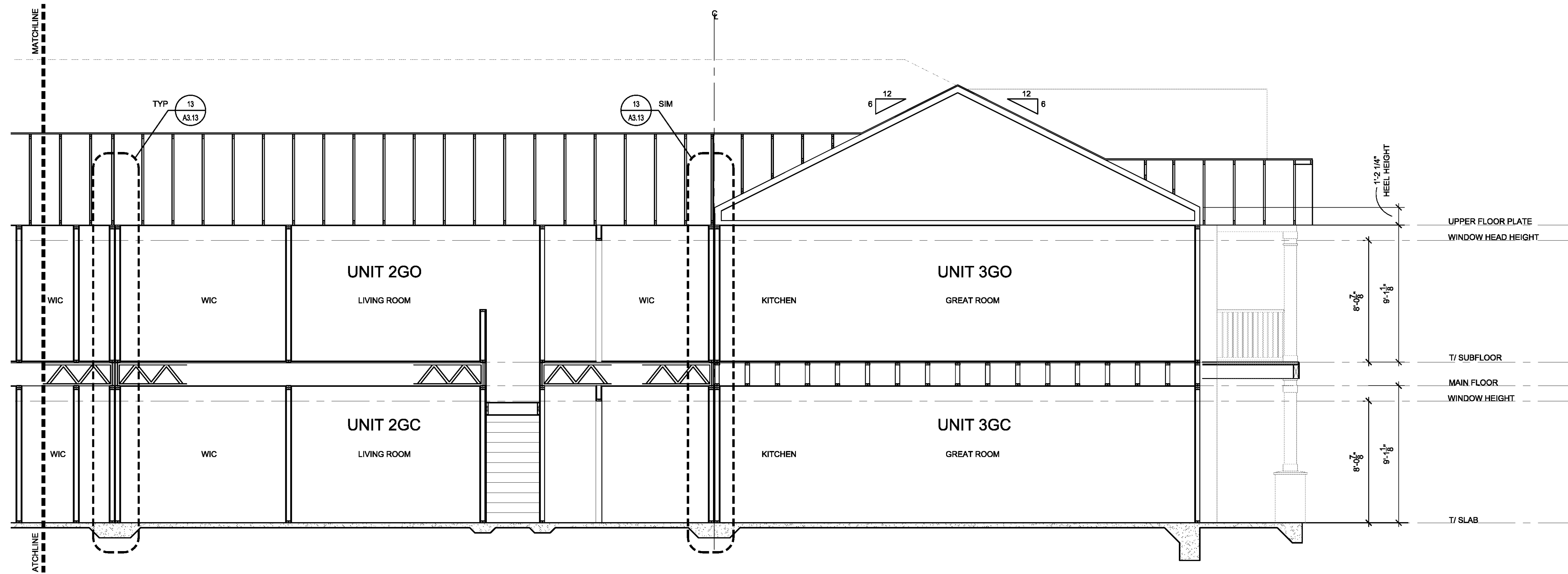
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BUILDING SECTIONS -
BUILDING TYPE G24

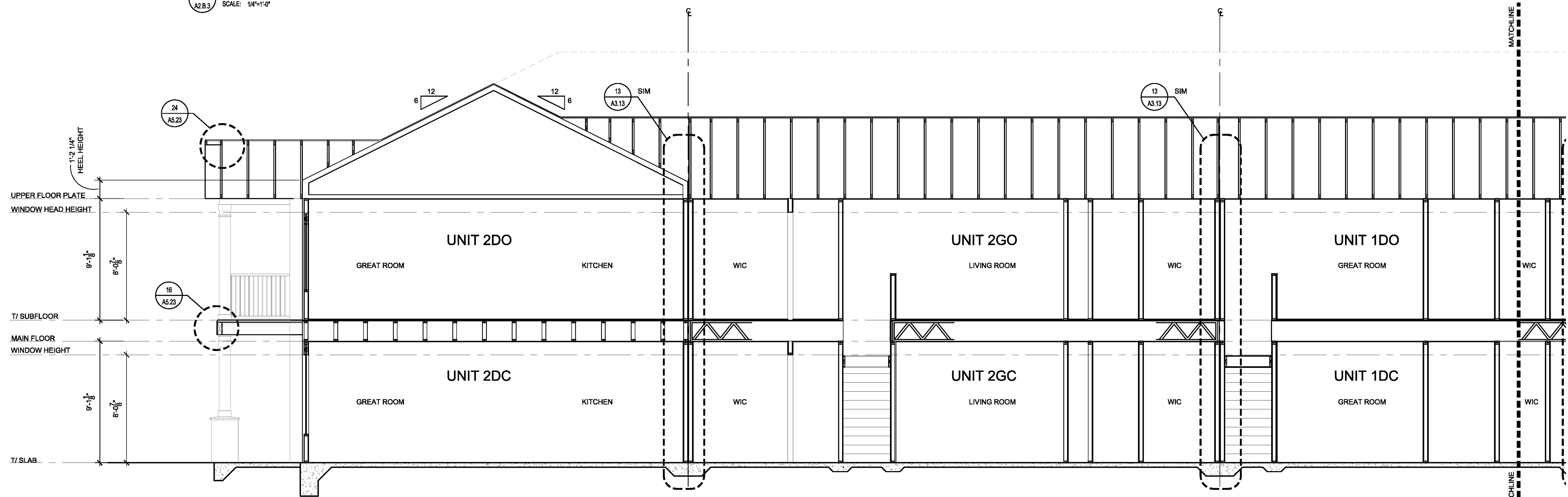
SHEET NUMBER

A2.B.3

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

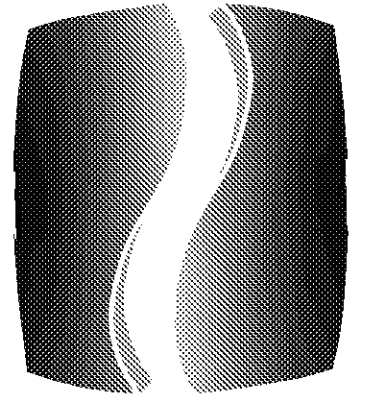


2 BUILDING G24 SECTION (RIGHT)
SCALE: 1/4"=1'-0"



1 BUILDING G24 SECTION (LEFT)
SCALE: 1/4"=1'-0"

BUILDING NUMBER			
2	5	6	9



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

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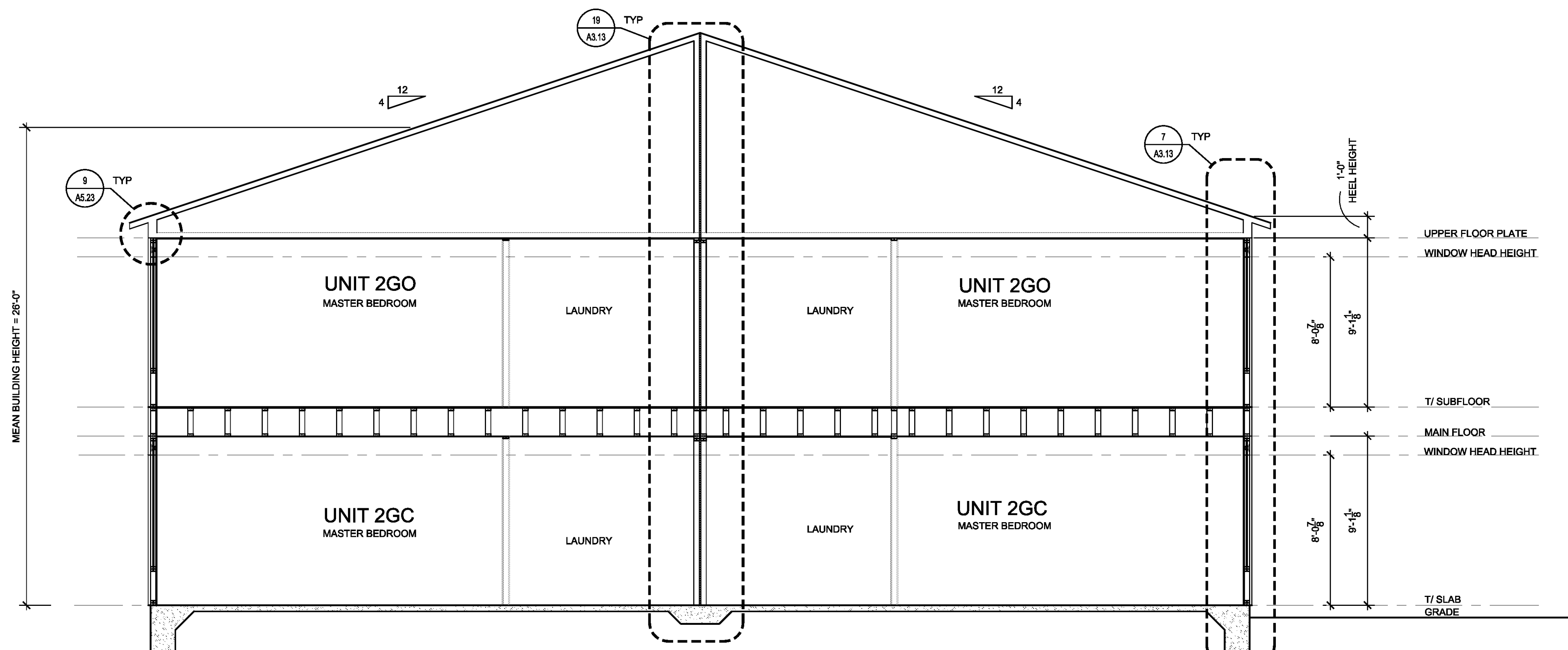
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BUILDING SECTIONS - BUILDING TYPE G24

SHEET NUMBER

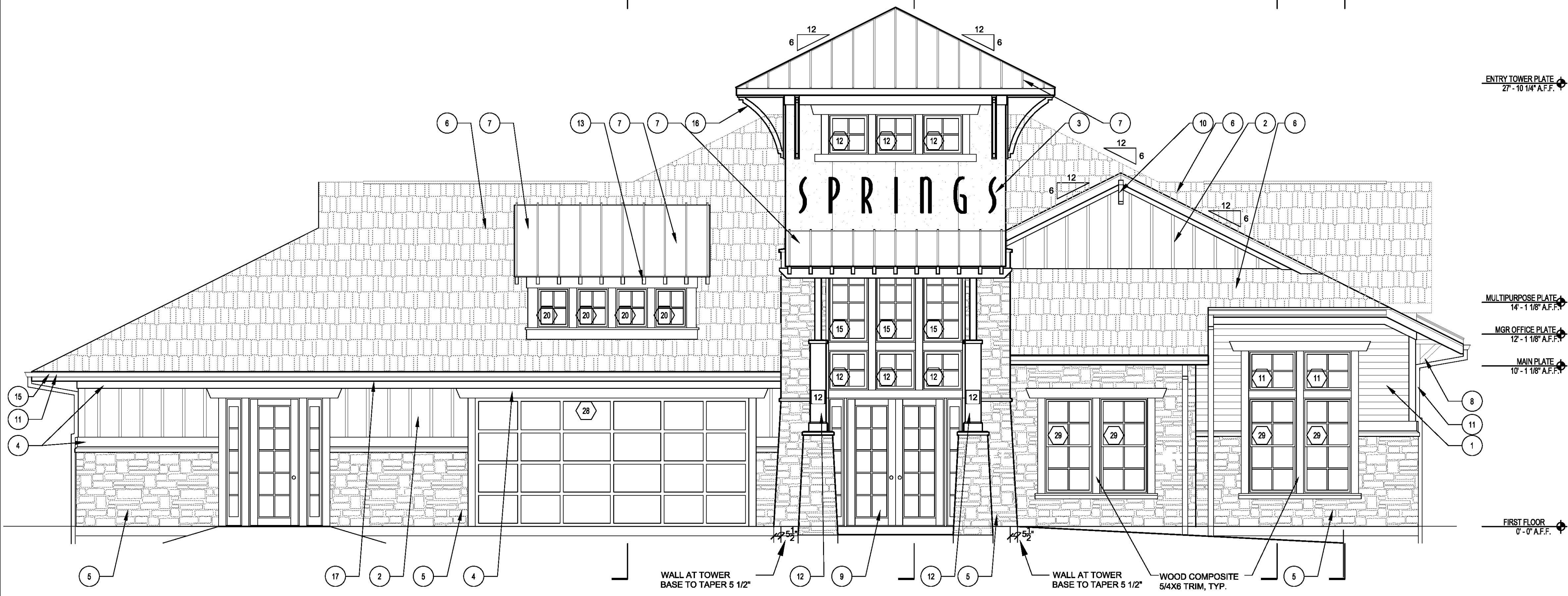
A2.B.4

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

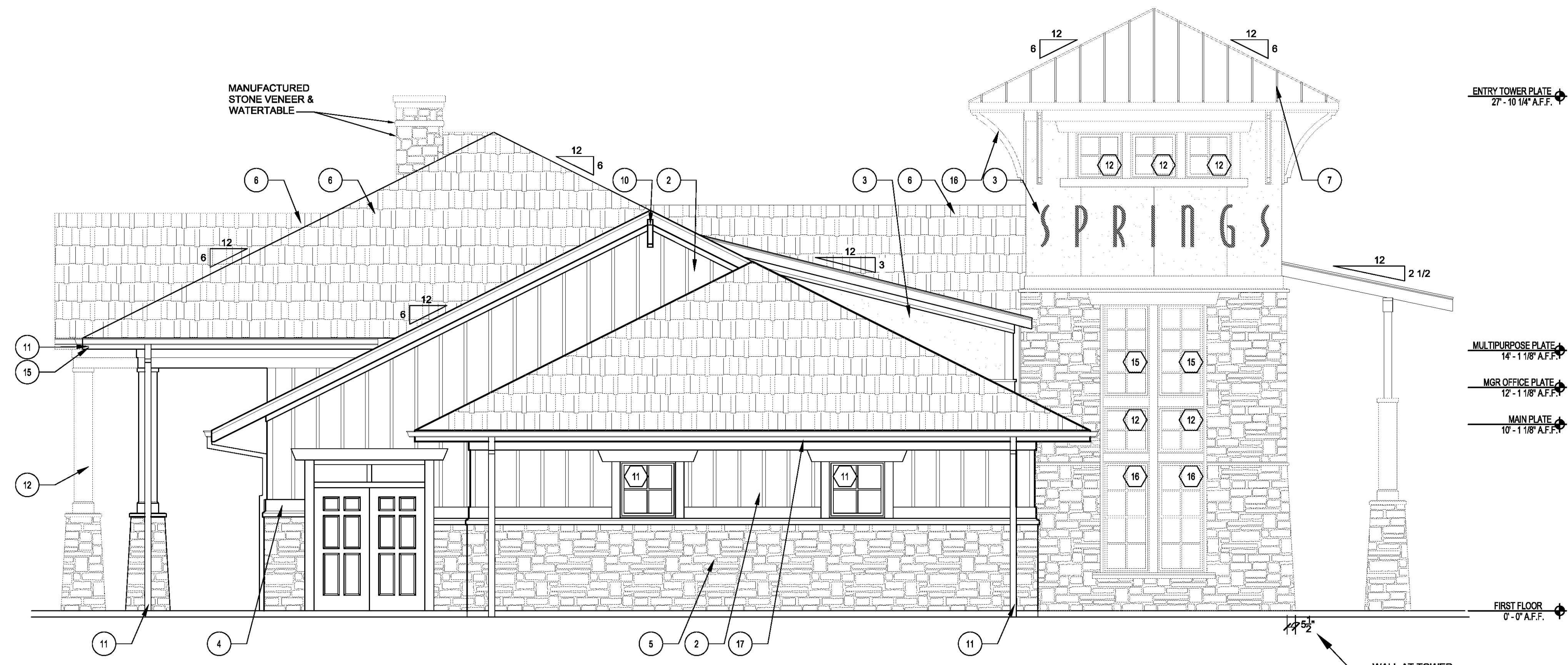


BUILDING G24 SECTION
SCALE: 1/4"=1'-0"

BUILDING NUMBER			
2	5	6	9



1 FRONT ELEVATION - CLUBHOUSE
SCALE: 1/4"=1'-0"



2 LEFT ELEVATION - CLUBHOUSE
SCALE: 1/4"=1'-0"

LEGEND

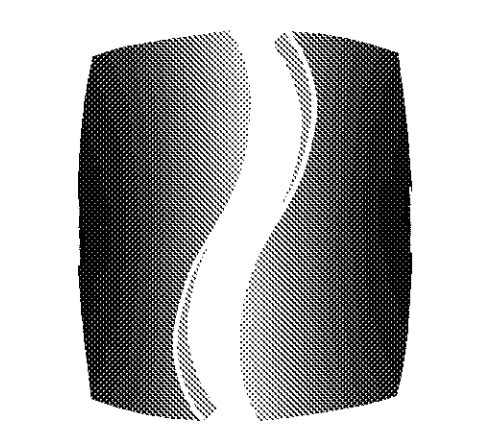
- (XX) WINDOW TAG - SEE SHEET A6.02
- (X) KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES

1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.
5. SEE GENERAL NOTES AND DETAILS FOR MORE INFORMATION.
6. PROVIDE FIBER CEMENT PADS BEHIND ALL BRACKETS, ELECTRICAL DEVICES, FIXTURES, ETC. PAINT: TYP.

KEYED NOTES

- 1 SIDING 1: HORIZONTAL SIDING: HARDIPANEL SELECT CEDARMILL C, 8.25" W/7" EXPOSURE (WOOD GRAIN), INSTALLED W/ FLASHING @ BUTT JOINTS PER MANUFACTURER RECOMMENDATIONS. COLOR: PRE-FIN. HEATHERED MOSS OR PPG PAINT #410-4 OLIVE SPRING.
- 2 SIDING 2: BOARD AND BATTEN: HARDIPANEL (SMOOTH) W/ VERTICAL HARDITRIM BATTENS (SMOOTH) AT 18" OC. COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: PRE-FIN. MOUNTAIN SAGE OR PPG PAINT #410-7 FINETOP.
- 3 SIDING 3: HARDIPANEL 'STUCCO' W/ 1" CLIPS AT SEAMS. SEE ELEVATIONS FOR SEAM LOCATIONS. COLOR: PRE-FIN. MONTEREY TAUPE OR PPG PAINT #615-5 STONEHENGE GREIGE
- 4 HARDITRIM (SMOOTH)- AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER BOARDS. PRE-FINISHED COLOR: TIMBER BARK (OR APPROVED EQUAL). INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. PRE-FINISHED METAL FLASHING WHERE REQUIRED.
- 5 MANUFACTURED STONE VENEER. CORONADO, TEXAS RUBBLE (CT117 - DARK) OR APPROVED EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 6 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES. TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL 1" CLIPS ON TRUSSES AT 24" O.C. (PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL).
- 7 STANDING SEAM ROOF SYSTEM ON 15LB. FELT OVER ROOF SHEATHING ON PRE-ENGINEERED WOOD TRUSSES WITH CEDAR RAFTER TAILS AND TRIM, SEE NOTE 13.
- 8 DECORATIVE CEDAR BRACKET, PAINT 'TIMBER BARK' OR APPROVED EQUAL - SEE DETAIL 8/A5.C.23
- 9 ENTRY STOOPS AND PATIO: BROOM FINISH CONCRETE - SEALED
- 10 DECORATIVE CEDAR BRACKET, PAINT 'TIMBER BARK' OR APPROVED EQUAL - SEE DETAIL 8/A5.C.23
- 11 PREFINISHED ALUMINUM S' GUTTER AND 3"x4" DOWNSPOUT. STYLE: K, COLOR: BRONZE. TIE DOWNSPOUT IN TO STORM SYSTEM
- 12 HARDIPANEL (SMOOTH) CLAD COLUMN WRAP AND TRIM - COLUMN W/ SQUARE CAP AND BASE OVER 6x6 TREATED POST OR STEEL TUBE, COLOR TBD, INSTALLED PER MFR. RECOMMENDATIONS.
- 13 CEDAR RAFTER TAILS AND TRIM - PAINT 'TIMBER BARK' OR APPROVED EQUAL. ENTRY CEILING AT CEDAR RAFTERS TO BE EXPOSED STAIN GRADE PLYWOOD, STAINED TO MATCH CEDAR RAFTERS, COORDINATE SEAMS WITH RAFTERS.
- 14 AREA FOR MOUNTING OF UTILITY EQUIPMENT, COLOR TO MATCH ADJACENT MATERIAL. COORDINATE ELECTRICAL, TELEPHONE, AND CABLE BOX LOCATIONS ON BUILDING IN FIELD W/ UTILITY LOCATIONS. REFER TO MOUNTING DETAILS ON SHEET A5.28.
- 15 PRE-FINISHED METAL DRIP EDGE OVER 2x8 FASCIA BOARD WRAPPED IN ALUMINUM. COLOR: BROWN.
- 16 PYPON DECORATIVE BRACKET- 48" H 36" PROJECTION - SIMILAR TO BRACKET MODEL BKT24X36 PROFILE, OR ARCHITECT APPROVED EQUAL. COLOR TO MATCH FASCIA.
- 17 VENTED VINYL SOFFIT: CERTAINTED (OR APP. EQ.) STYLE: UNIVERSAL TRIPLE, COLOR: BROWN.



PHILLIPS

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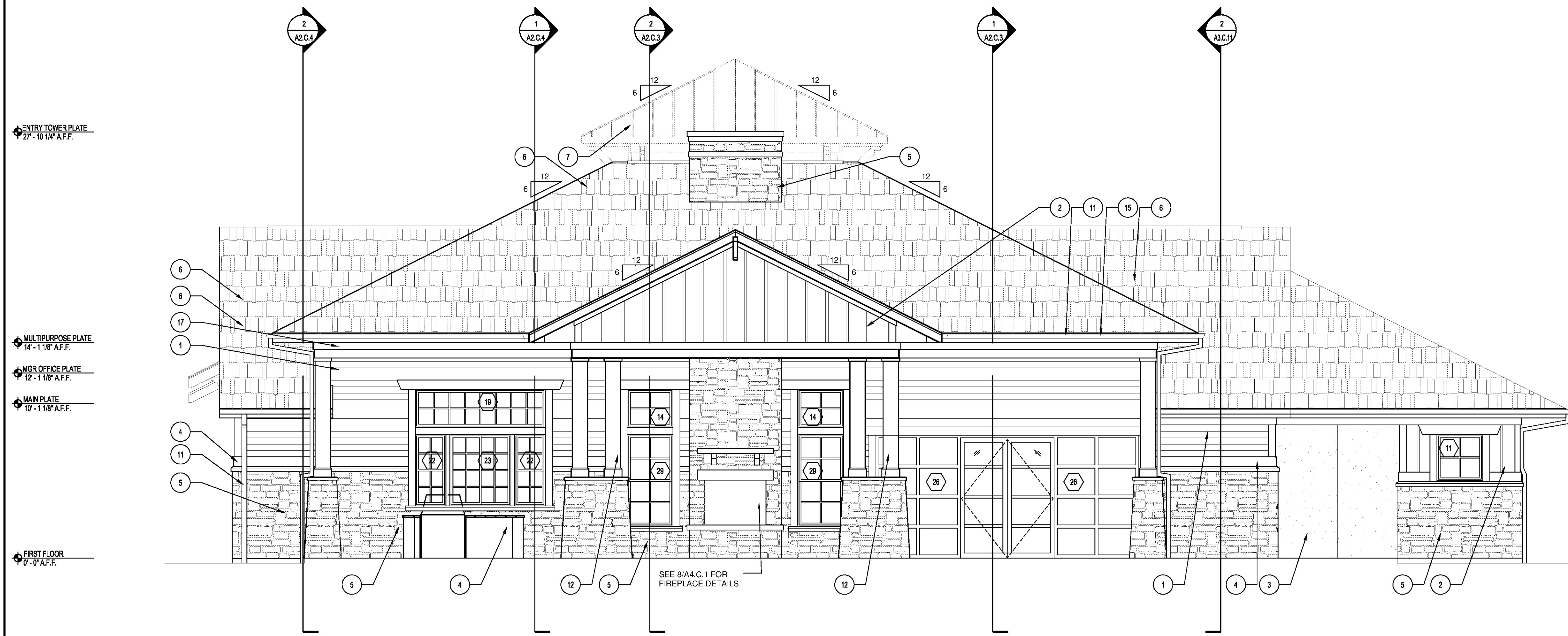
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EXTERIOR ELEVATIONS CLUBHOUSE

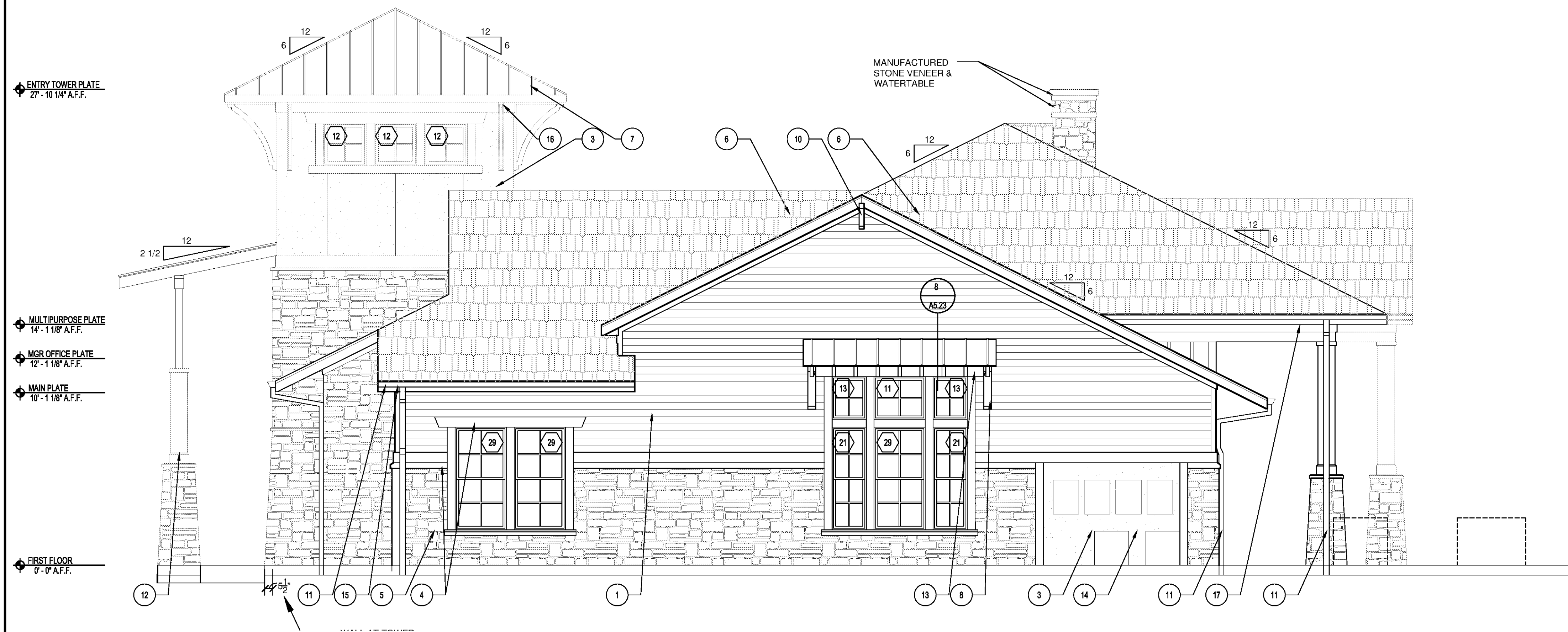
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A2.C.1

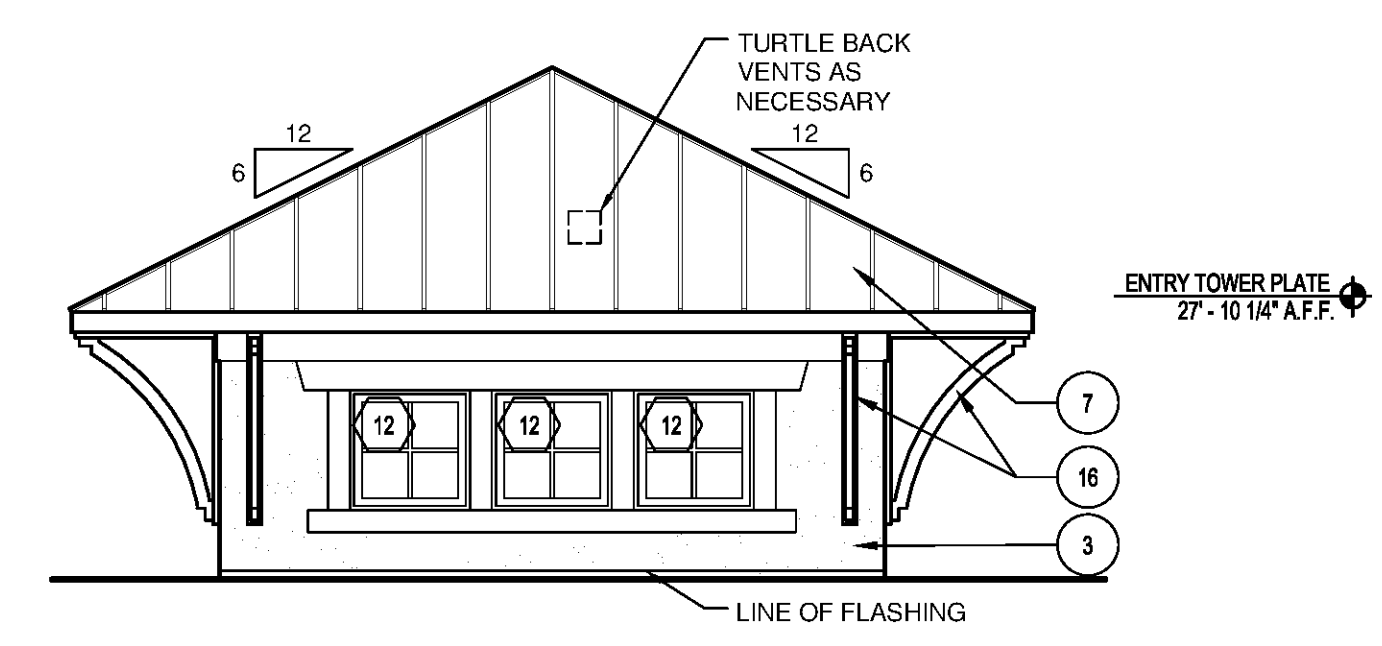
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346



1 REAR ELEVATION - CLUBHOUSE
SCALE: 1/4"=1'-0"

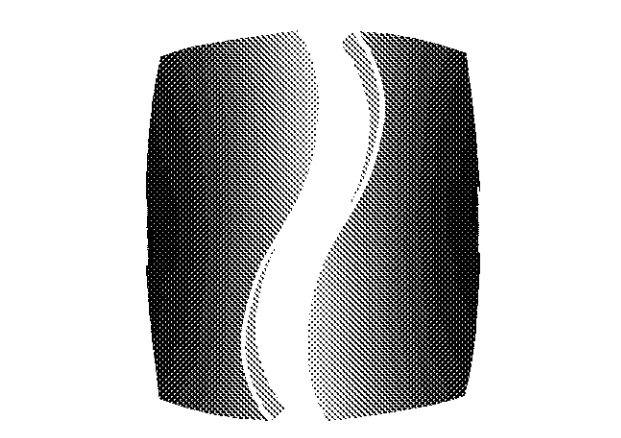


2 RIGHT ELEVATION - CLUBHOUSE
SCALE: 1/4"=1'-0"



3 REAR TOWER ELEVATION - CLUBHOUSE
SCALE: 1/4"=1'-0"

- LEGEND**
- (XX) WINDOW TAG - SEE SHEET A6.02
 - (X) KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION
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PHILLIPS

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CONSULTANT

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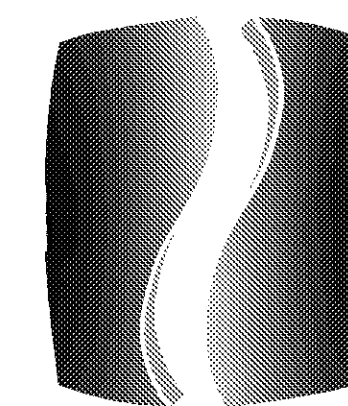
DRAWING TITLE

EXTERIOR ELEVATIONS CLUBHOUSE

SHEET NUMBER

A2.C.2

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



PHILLIPS

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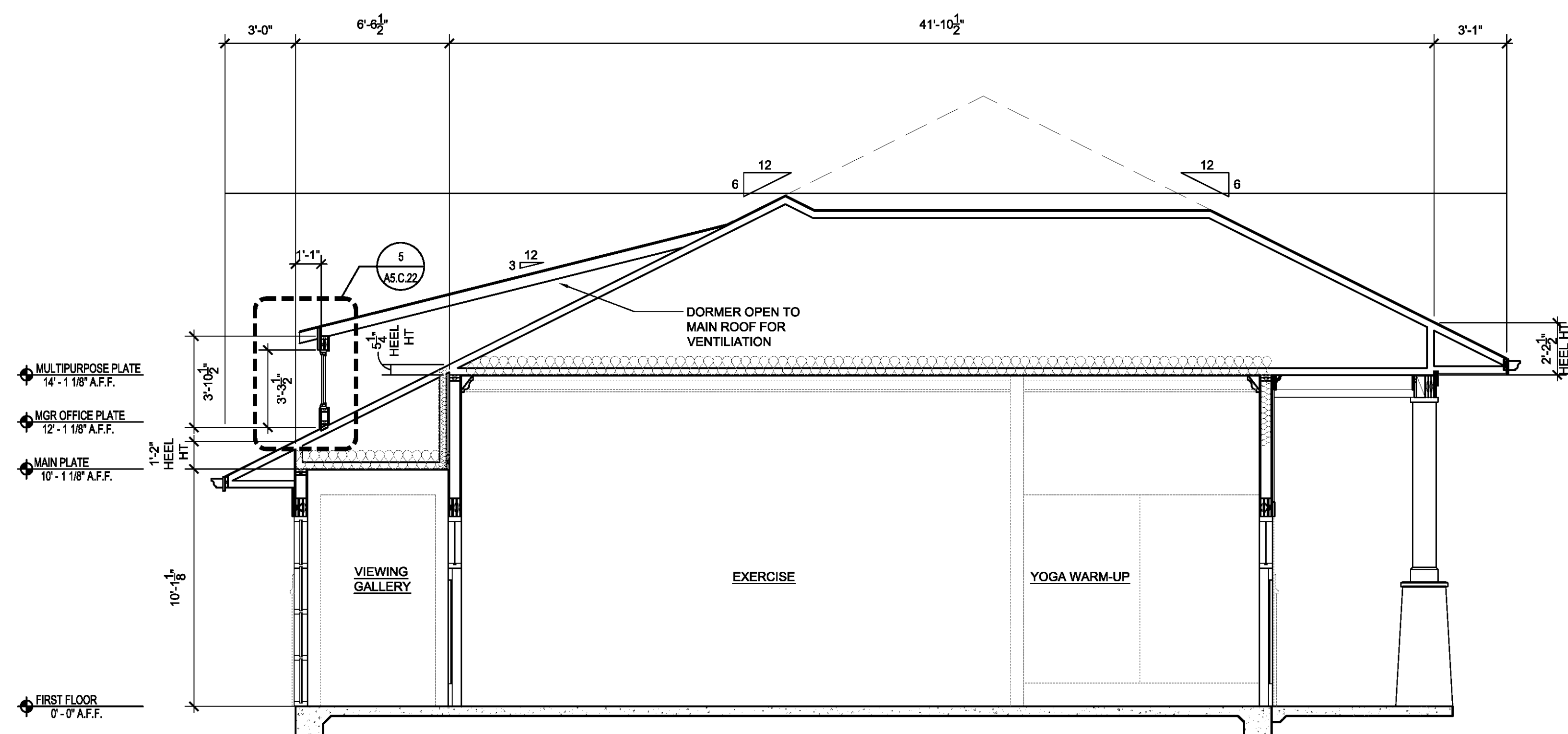
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BUILDING SECTIONS CLUBHOUSE

SHEET NUMBER _____

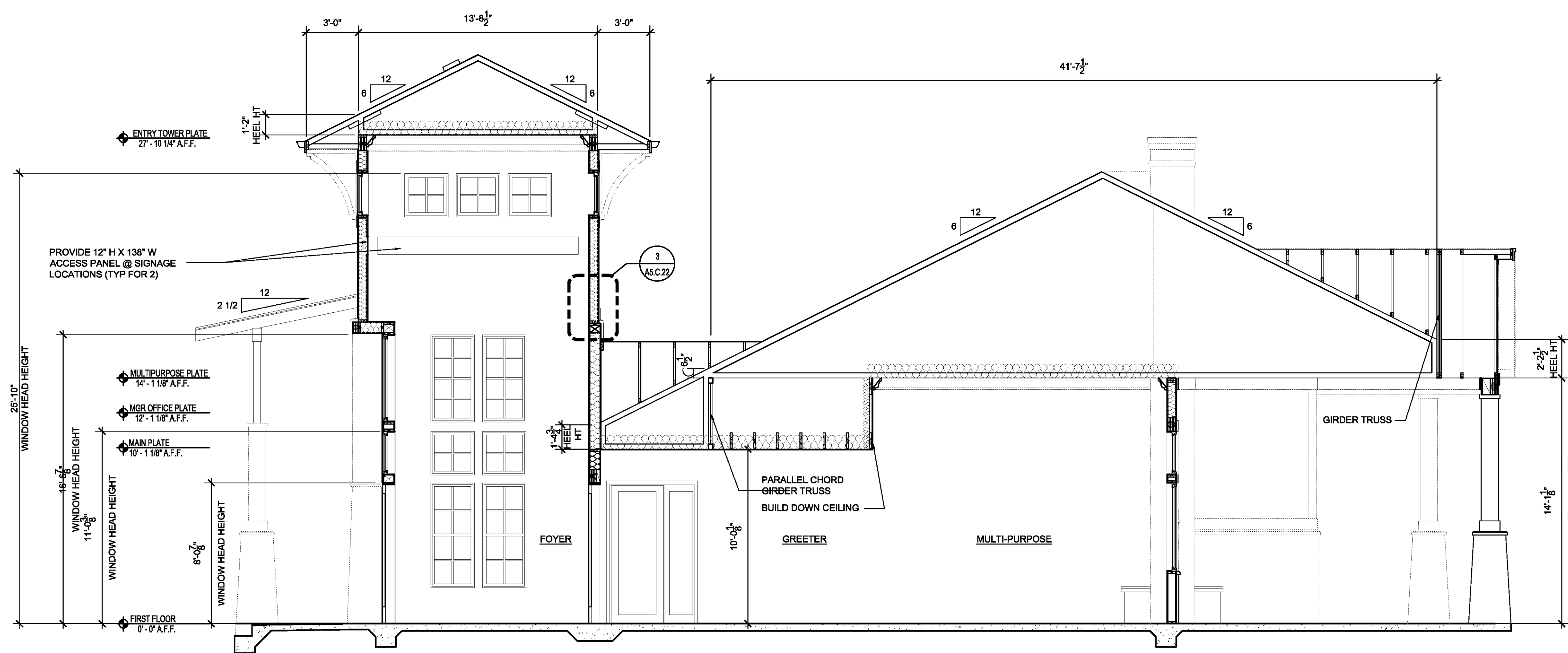
A2.C.3

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



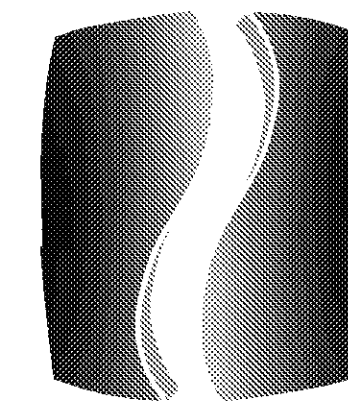
1 BUILDING SECTION - CLUBHOUSE

SCALE: 1/4"=1'-0"



2 BUILDING SECTION - CLUBHOUSE

SCALE: 1/4"=1'-0"



PHILLIPS

PH 770.394.1616 TX 770.394.1314

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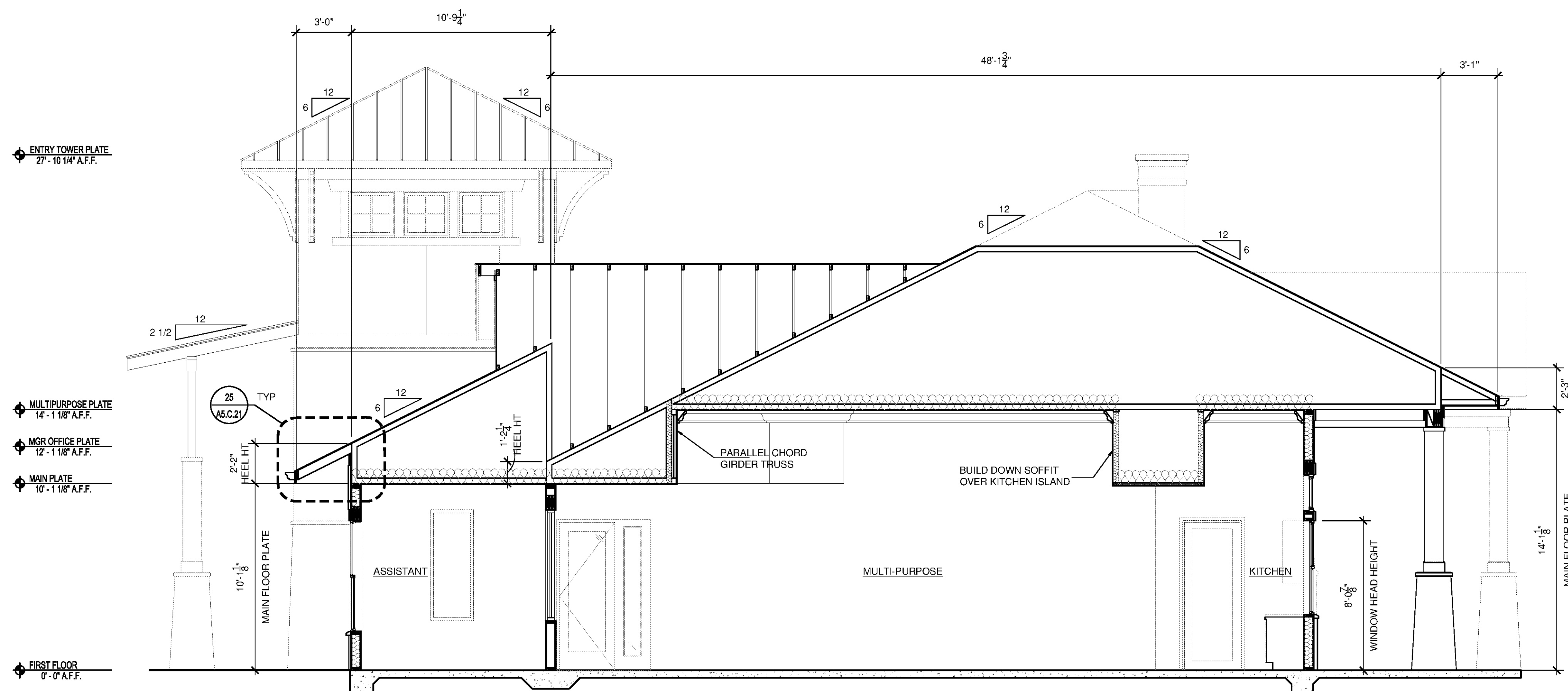
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BUILDING SECTIONS - CLUBHOUSE

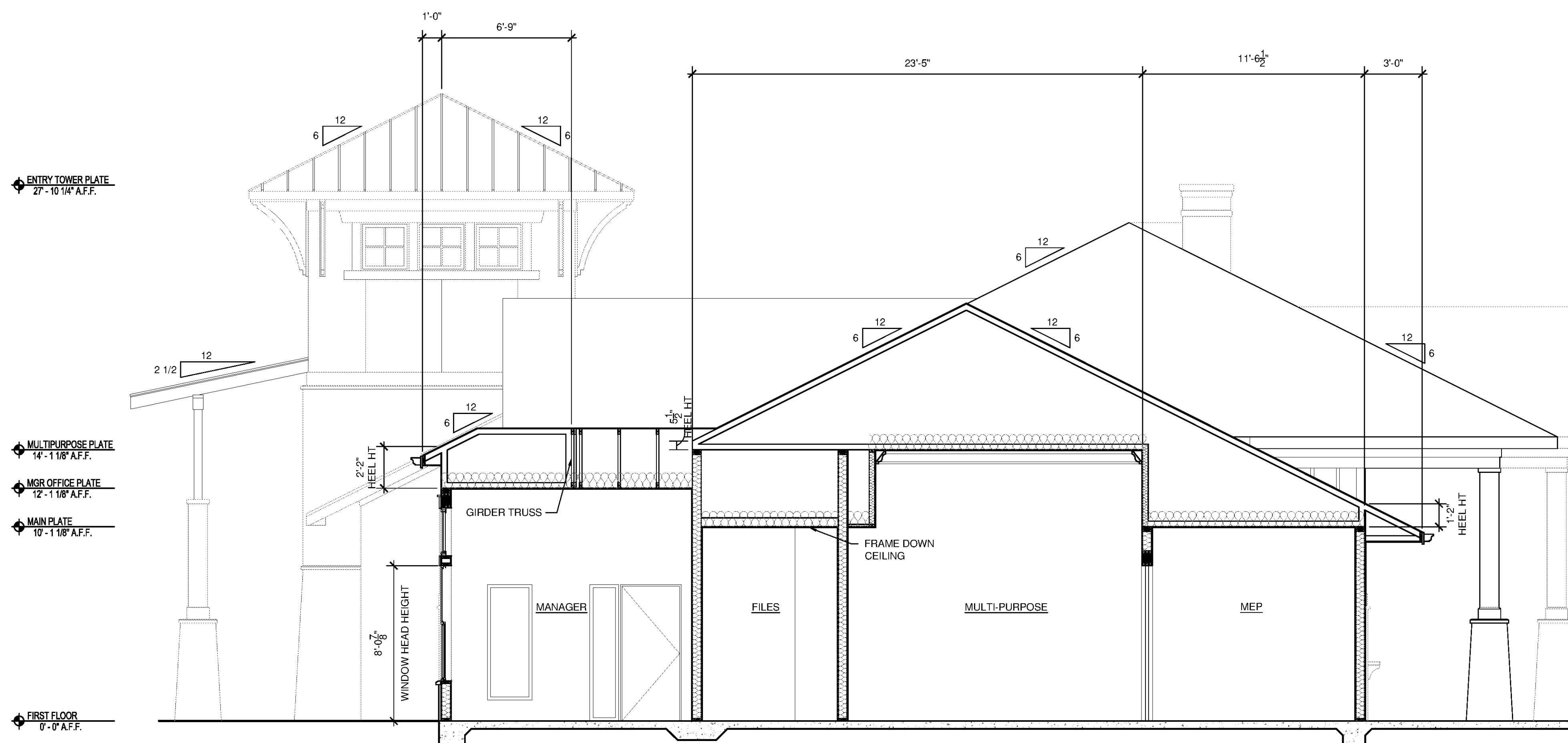
SHEET NUMBER

A2.C.4

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



1 BUILDING SECTION - CLUBHOUSE
SCALE: 1/4"=1'-0"



2 BUILDING SECTION - CLUBHOUSE
SCALE: 1/4"=1'-0"

BUILDING ASSEMBLIES AND COMPONENTS

BALCONY FLOOR ASSEMBLY 1 (TYPICAL BALCONY):
3/4" PVC TONGUE + GROOVE DECKING BY GENOVATIONS (COLOR: CHESTNUT) INSTALLED PERPENDICULAR TO EXTERIOR WALLS PER MANUFACTURERS RECOMMENDATIONS W/ SEALANT AT EACH GROOVE AND C-CHEVILES AT EDGES. REFER TO STRUCTURAL DRAWINGS FOR JOIST SIZE AND SPACING. JOISTS EXPOSED FROM BELOW. SLOPE BALCONIES 1/8" PER FT MIN. AWAY FROM BUILDING TO DRAIN.

BALCONY FLOOR ASSEMBLY 2 (BALCONY OVER GARAGE):
1 1/2" THICK MIN. LT-WT CONCRETE TOPPING (2500 PSI) MIN. COMPRESSIVE STRENGTH AND CAST DENSITY OF 100 +/- 5 PCF. WATER REPELLENT SEALED W/ TAMMS-TAMMSOAT 1" WATER BASED ACRYLIC EMULSION PROTECTIVE COATING (OVER ENTIRE DECK) PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ALUMINUM 1" BAR AT PERIMETER SHIMMED TO ALLOW DRAINAGE WEEP FOR MEMBRANE OVER DRAINAGE MAT OVER 60 MIL WATERPROOFING MEMBRANE BY MEL-ROL OR EQUAL ON 3/4" T&G EXTERIOR GRADE PLYWOOD GLUED AND NAILED TO FLOOR TRUSS. R-19 BATT INSULATION TO BE STAPLED TO UNDERSIDE OF SHEATHING. TRUSS TO BE 14" W/ SLOPED TOP CHORD (1/8" PER FT MIN. TO EXT.) AT 24" O.C. MAX. AND 2x6 STRONGBACKS PER TRUSS MFR RECOMMENDATIONS. SOFFIT TO BE 5/8" TYPE 'C' GWSB ON RESILIENT CHANNELS PER U.L. - L528.

BALCONY PATIO RAILING 1 (EXTERIOR):
PRE-FINISHED 42" MIN. HIGH (METAL REINF.) VINYL BALCONY RAILING ASSEMBLY WITH PICKETS AT 4 1/2" O.C. MAX. (4" DIA. SPHERE SHALL NOT PASS THRU SPACE BETWEEN PICKETS). EQUALLY SPACED POSTS AT 5'-0" O.C. MAX. W/ BASE PLATES ANCHORED TO DECK. BOTTOM RAIL 2" MAX ABOVE FINISHED DECK SURFACE. INSTALL RAIL PER MFR. RECOMMENDATIONS. RAILING MFR TO PROVIDE CLIP ANGLES TO ANCHOR SYSTEM TO SIDE WALLS.

CEILING 1 (BELOW ATTIC):
(1) LAYER OF 5/8" TYPE 'C' GYPSUM BOARD ON METAL RESILIENT CHANNELS @ 12" O.C. INSTALLED PER U.L. - F522 (1-HR. RATED).

EXTERIOR CEILING 1 (BALCONY CEILING):
CERTAINTEED (OR APPROVED EQUAL) SOLID VINYL BEAD BOARD SOFFIT (COLOR TO MATCH ROOF SOFFIT).

EXTERIOR DOOR 1:
EXTERIOR WOOD DOOR AND FRAME W/ WEATHER STRIPPING. SEE DOOR SCHEDULE FOR ADDITIONAL REQUIREMENTS.

FASCIA 1:
CERTAINTEED, 2x8 FASCIA WRAPPED IN PRE-FINISHED ALUMINUM, COLOR BROWN.

FLOOR/CEILING ASSEMBLY 1 (JUL L528 - 1 HOUR):
3/4" MIN. GYP-CRETE TOPPING ON ACOUSTIC UNDERLAYMENT MAT ON 3/4" OSB T&G SUBFLOOR ON 18" DEEP OPEN WEB WOOD FLOOR TRUSSES AT 24" O.C. W/ R-11 UNFACED BATT INSULATION IN FLOOR CAVITY (R-19 BATT INSULATION WHEN UNIT IS OVER GARAGE) AND (1) LAYER 5/8" TYPE 'C' GYPSUM BOARD ON METAL RESILIENT CHANNELS AT 16" O.C. INSTALLED PER U.L. L528 (1-HR. RATED) W/ MIN. STC RATING OF 50 (SEE NOTES ON SHEET A5.29). ACOUSTIC UNDERLAYMENT MAT IS NOT REQUIRED AT AREAS SCHEDULED FOR CARPET OR AREAS ABOVE GARAGES. ONLY REQUIRED AT AREAS WITH VINYL OR TILED FLOORING. TRUSS ENDS TO RECEIVE R-13 BATT INSULATION CONTINUOUS.

FOUNDATION 1 (APARTMENT BUILDINGS):
POST TENSIONED CONCRETE SLAB AND FOUNDATION SYSTEM DESIGNED BY OTHERS. PROVIDE ARCHITECTURAL RUBBED CONCRETE FINISH FOR EXPOSED EDGE OF SLAB ABOVE GRADE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION. CONCRETE AT PATIO AND STOOPS TO RECEIVE BROOM FINISH.

GARAGE DOOR 1 (APARTMENT BUILDINGS):
INSULATED METAL GARAGE DOOR W/ 2x6 GARAGE DOOR BUCK AND CONTINUOUS DOUBLE TOP PLATE - STAGGER SPICE LOCATIONS - PROVIDE PERIMETER WEATHER STRIPPING AND DOOR BOTTOM SEAL AND AUTOMATIC ELECTRIC OPENER AND CONTROLS.

GLAZING SYSTEM 1:
PRE-FINISHED FIXED OR SINGLE HUNG, LOW-E GLAZING, DOUBLE PANE, INSULATED VINYL WINDOW ASSEMBLY WITH DP RATING TO COMPLY WITH IBC 2009 WIND LOAD CRITERIA. PROVIDE TEMPERED GLASS WITH IN 24" OF DOOR AND WITHIN 60" OF STANDING SURFACE PER IBC 2009 SECTION 2406. PROVIDE OBSCURE GLASS AT BATHROOMS. WINDOW ASSEMBLY COLOR TAN.

GUTTER 1:
PRE-FINISHED 5" ALUMINUM METAL GUTTER & 3" x 4" DOWNSPOUT ASSEMBLY, COLOR BRONZE. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS.

ATTIC HATCH 1:
PROVIDE INSULATED FIRE RATED ATTIC ACCESS HATCH W/ LOCK. SEE ROOF PLANS FOR LOCATIONS.

ROOF ASSEMBLY 1:
30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES. COLOR WEATHERED WOOD (GC TO SUBMIT SAMPLE PRIOR TO INSTALLATION) ON 15# FELT W/ ICE & WATER SHIELD AT EAVES, ON 7/16" OSB ROOF SHEATHING WITH METAL 1" CLIPS ON PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. (PROVIDE UPLIFT RESISTANT CONNECTIONS AT EACH END OF EACH TRUSS - SEE STRUCTURAL).
ATTIC TO RECEIVE R-30 BLOWN INSULATION AT APARTMENT BUILDINGS (OMIT AT GARAGE BUILDINGS AND GARAGE UNITS IN MANUFACTURE BUILDING). SEE ROOF PLANS FOR VENTILATION SCHEDULE. PROVIDE AIR Baffles AT EACH TRUSS SPACE TO PROVIDE 2" MIN. AIRSPACE. FASCIA TO BE PRE-FINISHED ALUMINUM WRAPPED 2x8, COLOR BROWN.

ROOF ASSEMBLY 2 (APARTMENT ENTRY):
STANDING SEAM METAL ROOF ON 15# FELT PAPER W/ ICE & WATER SHIELD AT EAVES ON 1/2" STAIN GRADE EXTERIOR PLYWOOD ROOF SHEATHING ON CEDAR RAFTERS AT 16" O.C. (COORDINATE SEAMS W/ RAFTERS).

ROOF EDGE TRIM 1:
PRE-FINISHED METAL TRIM, COLOR TO MATCH GUTTER.

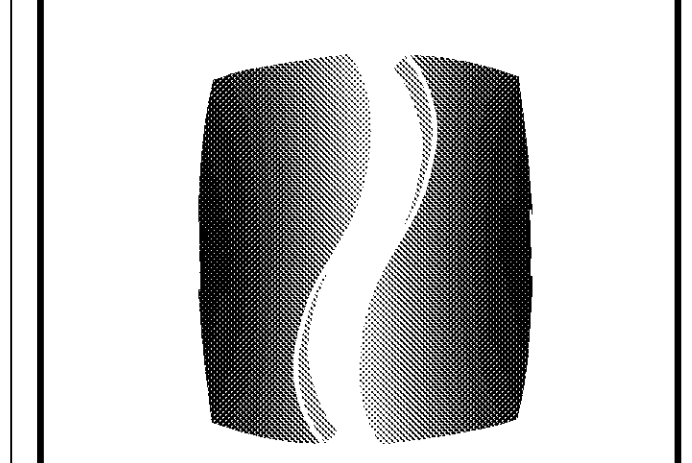
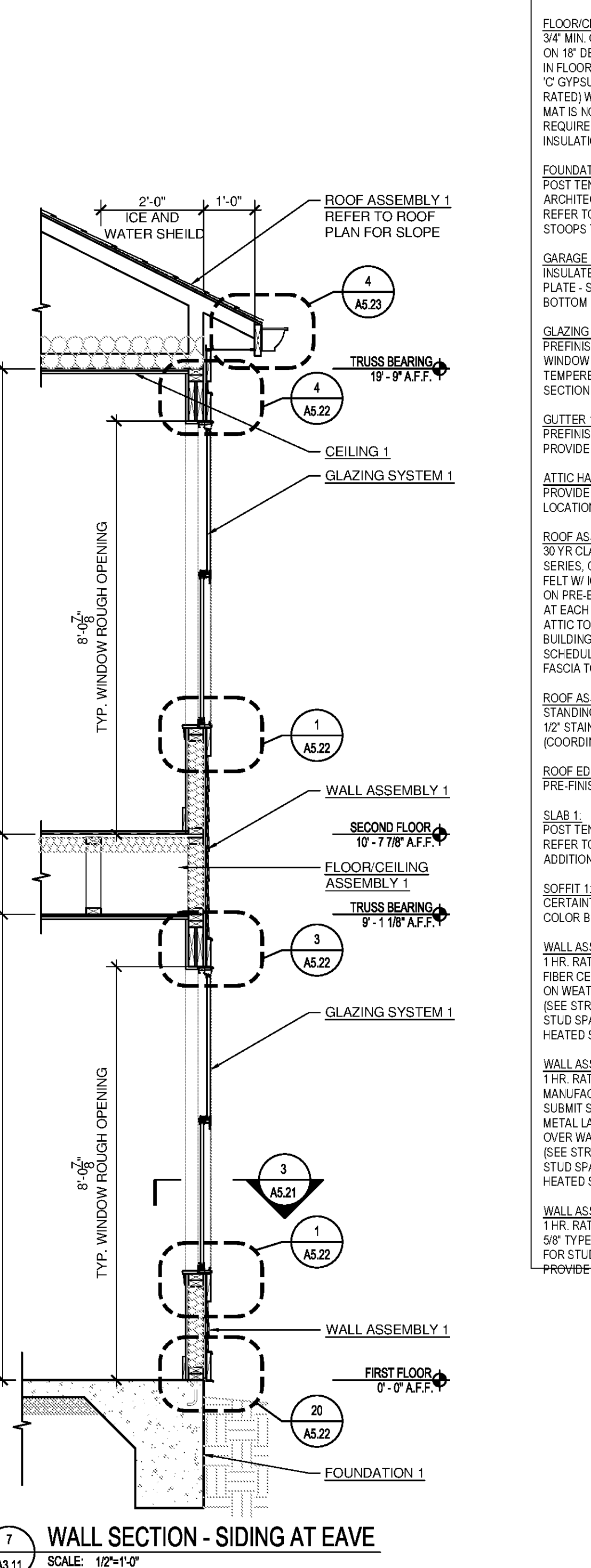
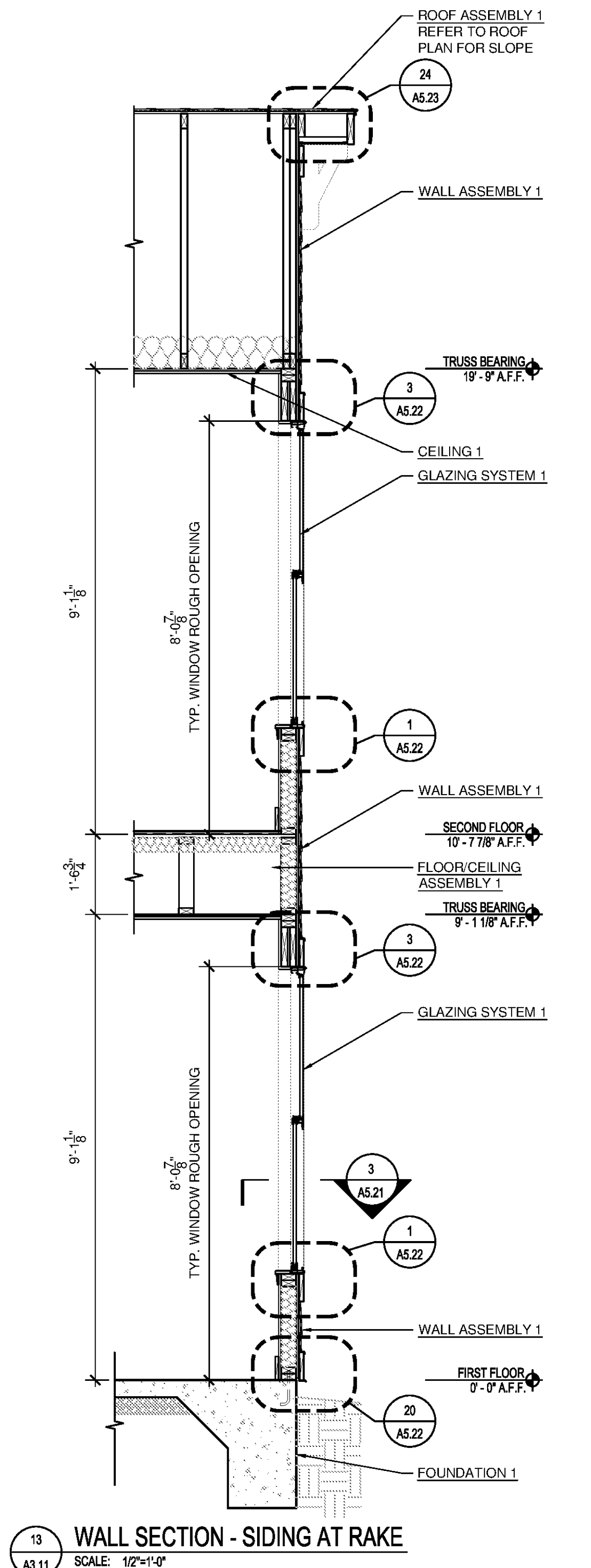
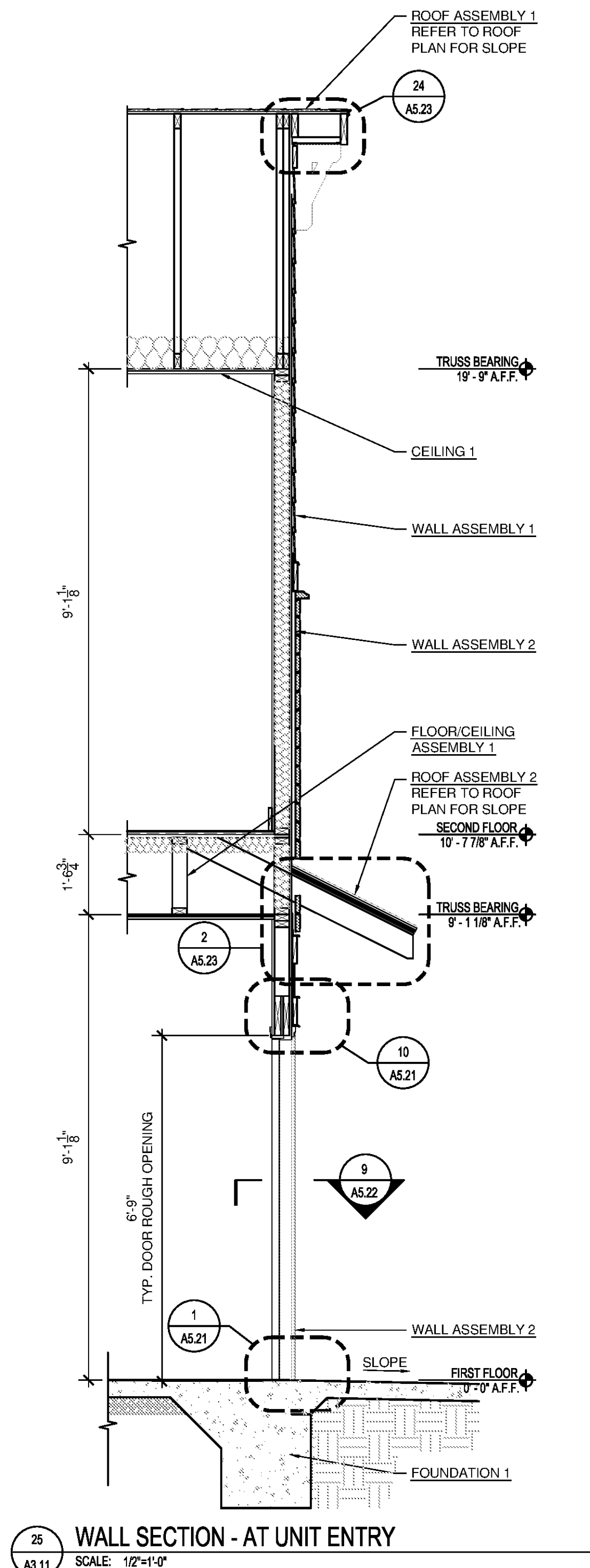
SLAB 1:
POST TENSIONED & REINFORCED CONCRETE SLAB ON GRADE W/ 10 MIL VAPOR BARRIER. REFER TO STRUCTURAL DRAWINGS AND P/T DRAWINGS PREPARED BY OTHERS FOR ADDITIONAL INFORMATION. ENTRY STOOPS AND PATIO SLABS TO RECEIVE BROOM FINISH.

SOFFIT 1:
CERTAINTEED VENTED VINYL SOFFIT (MIN. 9 SQ IN PER LF NET FREE AREA), UNIVERSAL TRIPLE COLOR BROWN.

WALL ASSEMBLY 1 (EXTERIOR SIDING):
1 HR. RATED WALL ASSEMBLY UL DESIGN NO. U356
FIBER CEMENT SIDING AND TRIM (SEE ELEVATIONS FOR TYPE, FINISH AND COLOR)
ON WEATHER RESISTIVE BARRIER ON EXTERIOR GRADE OSB SHEATHING (SEE STRUCTURAL FOR TYPE) ON 2x4 WOOD STUD FRAMING (SEE STRUCTURAL SHEETS FOR STUD SPACING). CAVITY FILLED W/ R-13 MIN. BATT INSULATION W/ INTEGRAL VAPOR BARRIER ON HEATED SIDE. INTERIOR FACE TO RECEIVE 5/8" TYPE 'C' GYPSUM BOARD.

WALL ASSEMBLY 2 (EXTERIOR STONE VENEER):
1 HR. RATED WALL ASSEMBLY UL DESIGN NO. U356
MANUFACTURED STONE VENEER CORONADO (OR APPROVED EQ) TEXAS RUBBLE CT117 (GC TO SUBMIT SAMPLE PRIOR TO INSTALLATION) OVER MORTAR SETTING BED OVER SCRATCH COAT METAL LATHE NAILED TO SHEATHING (C/P UP) OVER 15# FELT STAPLED OVER DRAINAGE MAT OVER WATER RESISTIVE BARRIER OVER EXTERIOR GRADE OSB SHEATHING (SEE STRUCTURAL FOR TYPE) ON 2x4 WOOD STUD FRAMING (SEE STRUCTURAL SHEETS FOR STUD SPACING). CAVITY FILLED W/ R-13 MIN. BATT INSULATION W/ INTEGRAL VAPOR BARRIER ON HEATED SIDE. INTERIOR FACE TO RECEIVE 5/8" TYPE 'C' GYPSUM BOARD.

WALL ASSEMBLY 3 (TENANT SEPARATION WALL):
1 HR. RATED WALL ASSEMBLY UL DESIGN NO. U341
5/8" TYPE 'X' GYPSUM BOARD EA. SIDE ON 2x4 WOOD STUD FRAMING (SEE STRUCTURAL SHEETS FOR STUD SPACING) CAVITY TO RECEIVE FULL THICKNESS R-11 SOUND ATTENUATION BATTS. PROVIDE DRAFT STOPS IN ATTIC (SEE ROOF PLANS) AND IN FLOOR ASSEMBLY CAVITY.



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
07/07/14		BID SET

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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 ATL/DEB

DRAWING TITLE

WALL SECTIONS - APARTMENT BUILDINGS

SHEET NUMBER

A3.11

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

BUILDING ASSEMBLIES AND COMPONENTS

BALCONY FLOOR ASSEMBLY 1 (TYPICAL BALCONY):
 5/4" PVC TONGUE + GROOVE DECKING BY GENOVATIONS (COLOR: CHESTNUT) INSTALLED PERPENDICULAR TO EXTERIOR WALLS PER MANUFACTURER'S RECOMMENDATIONS W/ SEALANT AT EACH GROOVE AND C-CHANNEL AT EDGES. REFER TO STRUCTURAL DRAWINGS FOR JOIST SIZE AND SPACING. JOISTS EXPOSED FROM BELOW. SLOPE BALCONIES 1/8" PER FT MIN. AWAY FROM BUILDING TO DRAIN.

BALCONY FLOOR ASSEMBLY 2 (BALCONY OVER GARAGE):
 1 1/2" THICK MIN. LT WT CONCRETE TOPPING (2500 PSI MIN. COMPRESSIVE STRENGTH AND CAST DENSITY OF 100 +/- 5 PCF). WATER REPELLENT SEALED W/ TAMMS-TAMMS COAT 1" WATER BASED ACRYLIC EMULSION PROTECTIVE COATING (OVER ENTIRE DECK) PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALUMINUM T-BAR AT PERIMETER SHIMMED TO ALLOW DRAINAGE WEEP FOR MEMBRANE OVER DRAINAGE MAT OVER 60 MIL WATERPROOFING MEMBRANE BY MEL-ROL OR EQUAL ON 3/4" T&G EXTERIOR GRADE PLYWOOD GLUED AND NAILED TO FLOOR TRUSS. R-19 BATT INSULATION TO BE STAPLED TO UNDERSIDE OF SHEATHING. TRUSS TO BE 14" W/ SLOPED TOP CHORD (1/8" PER FT MIN. TO EXT.) AT 24" OC MAX. AND 2x6 STRONGBACKS PER TRUSS MFR RECOMMENDATIONS. SOFFIT TO BE 5/8" TYPE 'X' GWS ON RESILIENT CHANNELS PER U.L. - L528.

BALCONY/PATIO RAILING 1 (EXTERIOR):
 PREFINISHED 42 MIN. HIGH METAL REINF. VINYL BALCONY RAILING ASSEMBLY WITH PICKETS AT 4 1/2" O.C. MAX. (4" DIA. SPHERE SHALL NOT PASS THRU SPACE BETWEEN PICKETS). EQUALLY SPACED POSTS AT 5'-0" OC MAX. W/ BASE PLATES ANCHORED TO DECK. BOTTOM RAIL 2" MAX ABOVE FINISHED DECK SURFACE. INSTALL RAIL PER MFR. RECOMMENDATIONS. RAILING MFR TO PROVIDE CLIP ANGLES TO ANCHOR SYSTEM TO SIDE WALLS.

CEILING 1 (BELOW ATTIC):
 (1) LAYER OF 5/8" TYPE 'C' GYPSUM BOARD ON METAL RESILIENT CHANNELS @ 12" O.C. INSTALLED PER U.L. - F522 (1-HR. RATED).

EXTERIOR CEILING 1 (BALCONY CEILINGS):
 CERTAINTED (OR APPROVED EQUAL) SOLID VINYL BEAD BOARD SOFFIT (COLOR TO MATCH ROOF SOFFIT).

EXTERIOR DOOR 1:
 EXTERIOR WOOD DOOR AND FRAME W/ WEATHER STRIPPING. SEE DOOR SCHEDULE FOR ADDITIONAL REQUIREMENTS.

FASCIA 1:
 CERTAINTED, 2x8 FASCIA WRAPPED IN PRE-FINISHED ALUMINUM, COLOR BROWN.

FLOOR/CEILING ASSEMBLY 1 (U.L. L528 - 1 HOUR):
 3/4" MIN. GYP-CRETE TOPPING ON ACOUSTIC UNDERLAYMENT MAT ON 3/4" OSB T&G SUBFLOOR ON 18" DEEP OPEN WEB WOOD FLOOR TRUSSES AT 24" O.C. W/ R-11 UNFACED BATT INSULATION IN FLOOR CAVITY (R-19 BATT INSULATION WHEN UNIT IS OVER GARAGE) AND (1) LAYER 5/8" TYPE 'C' GYPSUM BOARD ON METAL RESILIENT CHANNELS AT 16" OC INSTALLED PER U.L. L528 (1-HR. RATED) W/ MIN. STG. RATING OF 50 (SEE NOTES ON SHEET A5.29). ACOUSTIC UNDERLAYMENT MAT IS NOT REQUIRED AT AREAS SCHEDULED FOR CARPET OR AREAS ABOVE GARAGES. ONLY REQUIRED AT AREAS WITH VINYL OR TILED FLOORING. TRUSS ENDS TO RECEIVE R-13 BATT INSULATION CONTINUOUS.

FOUNDATION 1 (APARTMENT BUILDINGS):
 POST TENSIONED CONCRETE SLAB AND FOUNDATION SYSTEM DESIGNED BY OTHERS. PROVIDE ARCHITECTURAL RUBBERED CONCRETE FINISH FOR EXPOSED EDGE OF SLAB ABOVE GRADE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION. CONCRETE AT PATIO AND STOOPS TO RECEIVE BROOM FINISH.

GARAGE DOOR 1 (APARTMENT BUILDINGS):
 INSULATED METAL GARAGE DOOR W/ 2x6 GARAGE DOOR BULK AND CONTINUOUS DOUBLE TOP PLATE - STAGGER SPICE LOCATIONS - PROVIDE PERIMETER WEATHER STRIPPING AND DOOR BOTTOM SEAL AND AUTOMATIC ELECTRIC OPENER AND CONTROLS.

GLAZING SYSTEM 1:
 PREFINISHED FIXED OR SINGLE HUNG, LOW-E GLAZING, DOUBLE PANE, INSULATED VINYL WINDOW ASSEMBLY WITH DP RATING TO COMPLY WITH IBC 2009 WIND LOAD CRITERIA. PROVIDE TEMPERED GLASS WITHIN 24" OF DOOR AND OR WITHIN 60" OF STANDING SURFACE PER IBC 2009 SECTION 2406. PROVIDE OBSCURE GLASS AT BATHROOMS. WINDOW ASSEMBLY COLOR TAN.

GUTTER 1:
 PREFINISHED 5" ALUMINUM METAL GUTTER & 3" x 4" DOWNSPOUT ASSEMBLY, COLOR BRONZE. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS.

ATTIC HATCH 1:
 PROVIDE INSULATED FIRE RATED ATTIC ACCESS HATCH W/ LOCK. SEE ROOF PLANS FOR LOCATIONS.

ROOF ASSEMBLY 1:
 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD (GC TO SUBMIT SAMPLE PRIOR TO INSTALLATION) ON 15# FELT W/ ICE & WATER SHIELD AT EAVES ON 7/16" OSB ROOF SHEATHING WITH METAL "H" CLIPS ON PRE-ENGINEERED WOOD TRUSSES AT 24" OC. PROVIDE UPLIFT RESISTANT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL.
 ATTIC TO RECEIVE R-30 BLOWN INSULATION AT APARTMENT BUILDINGS (OMIT AT GARAGE BUILDINGS AND GARAGE UNITS IN MAINTENANCE BUILDINGS). SEE ROOF PLANS FOR VENTILATION SCHEDULE. PROVIDE AIR SPACE AT EACH TRUSS SPACE TO PROVIDE 2" MIN. AIRSPACE. FASCIA TO BE PRE-FINISHED ALUMINUM WRAPPED 2x8, COLOR BROWN.

ROOF ASSEMBLY 2 (APARTMENT ENTRY):
 STANDING SEAM METAL ROOF ON 15# FELT PAPER W/ ICE & WATER SHIELD AT EAVES ON 1/2" STAIN GRADE EXTERIOR PLYWOOD ROOF SHEATHING ON CEDAR RAFTERS AT 16" OC. (COORDINATE SEAMS W/ RAFTERS).

ROOF EDGE TRIM 1:
 PRE-FINISHED METAL TRIM, COLOR TO MATCH GUTTER.

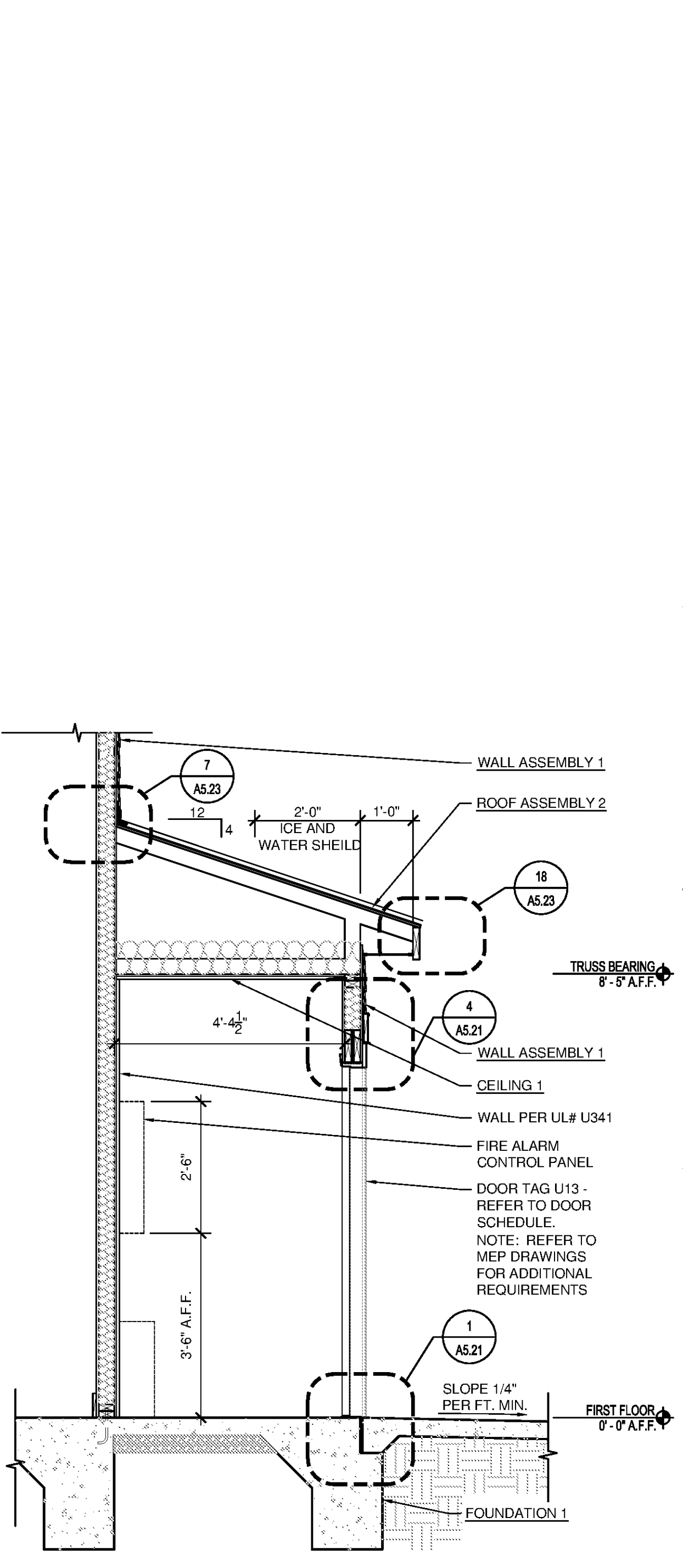
SLAB 1:
 POST TENSIONED 4" REINFORCED CONCRETE SLAB ON GRADE W/ 10 MIL VAPOR BARRIER. REFER TO STRUCTURAL DRAWINGS AND P/T DRAWINGS PREPARED BY OTHERS FOR ADDITIONAL INFORMATION. ENTRY STOOPS AND PATIO SLABS TO RECEIVE BROOM FINISH.

SOFFIT 1:
 CERTAINTED VENTED VINYL SOFFIT (MIN. 9 SQ IN PER LF NET FREE AREA), UNIVERSAL TRIPLE COLOR BROWN.

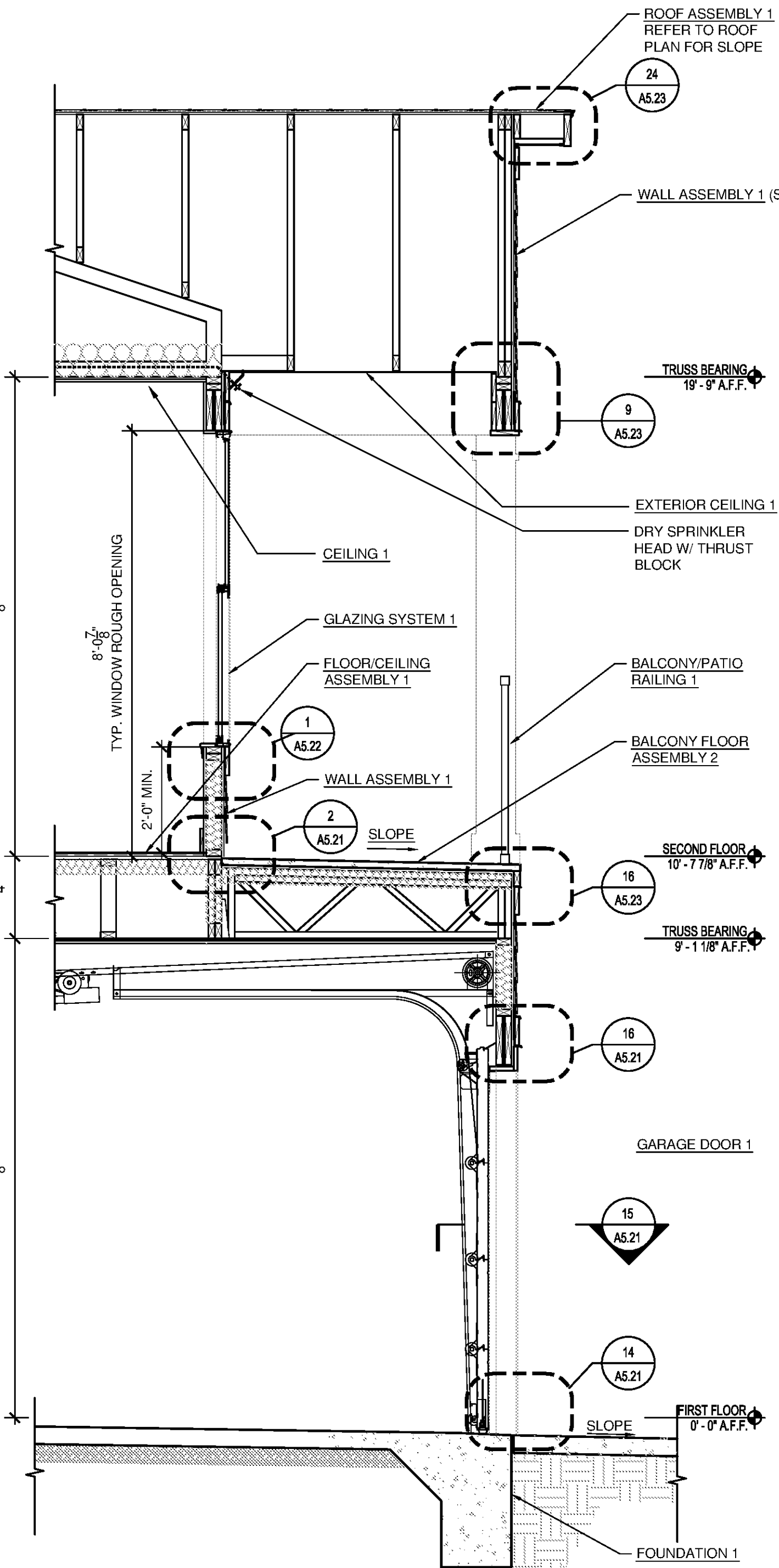
WALL ASSEMBLY 1 (EXTERIOR SIDING):
 1 HR. RATED WALL ASSEMBLY UL DESIGN NO. U356
 FIBER CEMENT SIDING AND TRIM (SEE ELEVATIONS FOR TYPE, FINISH AND COLOR)
 ON WEATHER RESISTIVE BARRIER ON EXTERIOR GRADE OSB SHEATHING (SEE STRUCTURAL FOR TYPE) ON 2x4 WOOD STUD FRAMING (SEE STRUCTURAL SHEETS FOR STUD SPACING). CAVITY FILLED W/ R-13 MIN. BATT INSULATION W/ INTEGRAL VAPOR BARRIER ON HEATED SIDE. INTERIOR FACE TO RECEIVE 5/8" TYPE 'X' GYPSUM BOARD.

WALL ASSEMBLY 2 (EXTERIOR STONE VENEER):
 1 HR. RATED WALL ASSEMBLY UL DESIGN NO. U356
 MANUFACTURED STONE VENEER CORONADO (OR APPROVED EQ) TEXAS RUBBLE CT117 (GC TO SUBMIT SAMPLE PRIOR TO INSTALLATION) OVER MORTAR SETTING BED OVER SCRATCH COAT METAL LATH NAILED TO SHEATHING (CLIP UP) OVER 15# FELT STAPLED OVER DRAINAGE MAT OVER WATER RESISTIVE BARRIER OVER EXTERIOR GRADE OSB SHEATHING (SEE STRUCTURAL FOR TYPE) ON 2x4 WOOD STUD FRAMING (SEE STRUCTURAL SHEETS FOR STUD SPACING). CAVITY FILLED W/ R-13 MIN. BATT INSULATION W/ INTEGRAL VAPOR BARRIER ON HEATED SIDE. INTERIOR FACE TO RECEIVE 5/8" TYPE 'X' GYPSUM BOARD.

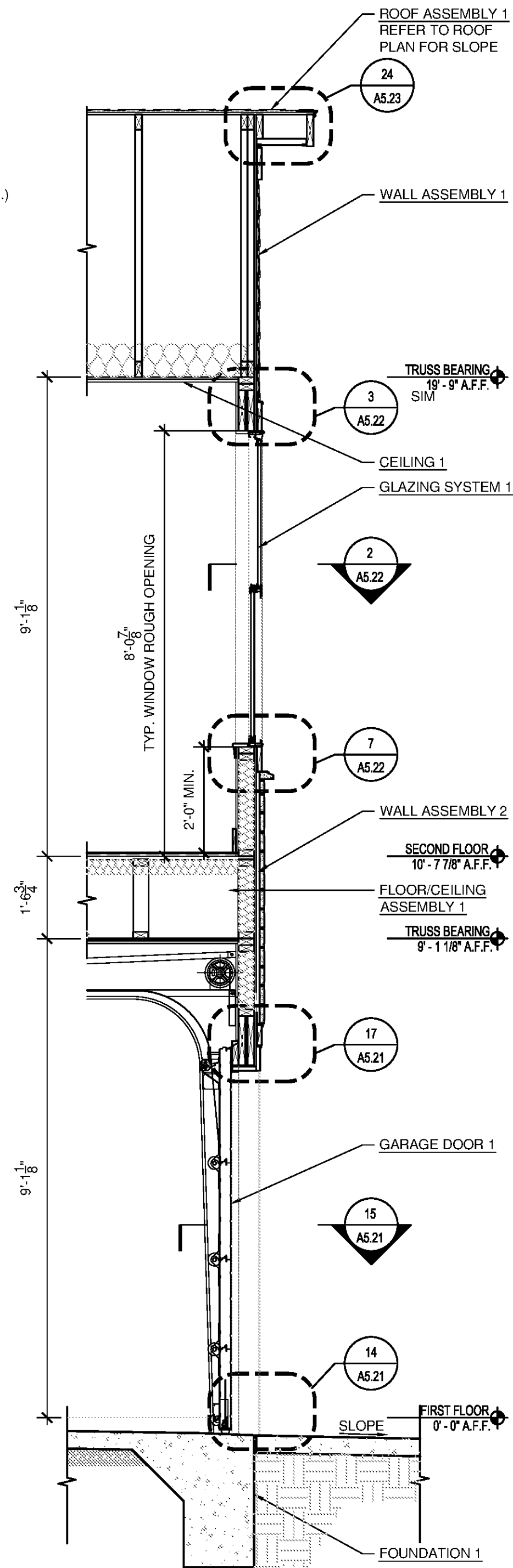
WALL ASSEMBLY 3 (TENANT SEPARATION WALL):
 1 HR. RATED WALL ASSEMBLY UL DESIGN NO. U341
 5/8" TYPE 'X' GYPSUM BOARD EA. SIDE ON 2x4 WOOD STUD FRAMING (SEE STRUCTURAL SHEETS FOR STUD SPACING) CAVITY TO RECEIVE FULL THICKNESS R-11 SOUND ATTENUATION BATTS PROVIDE DRAFT STOPS IN ATTIC (SEE ROOF PLANS) AND IN FLOOR ASSEMBLY CAVITY.



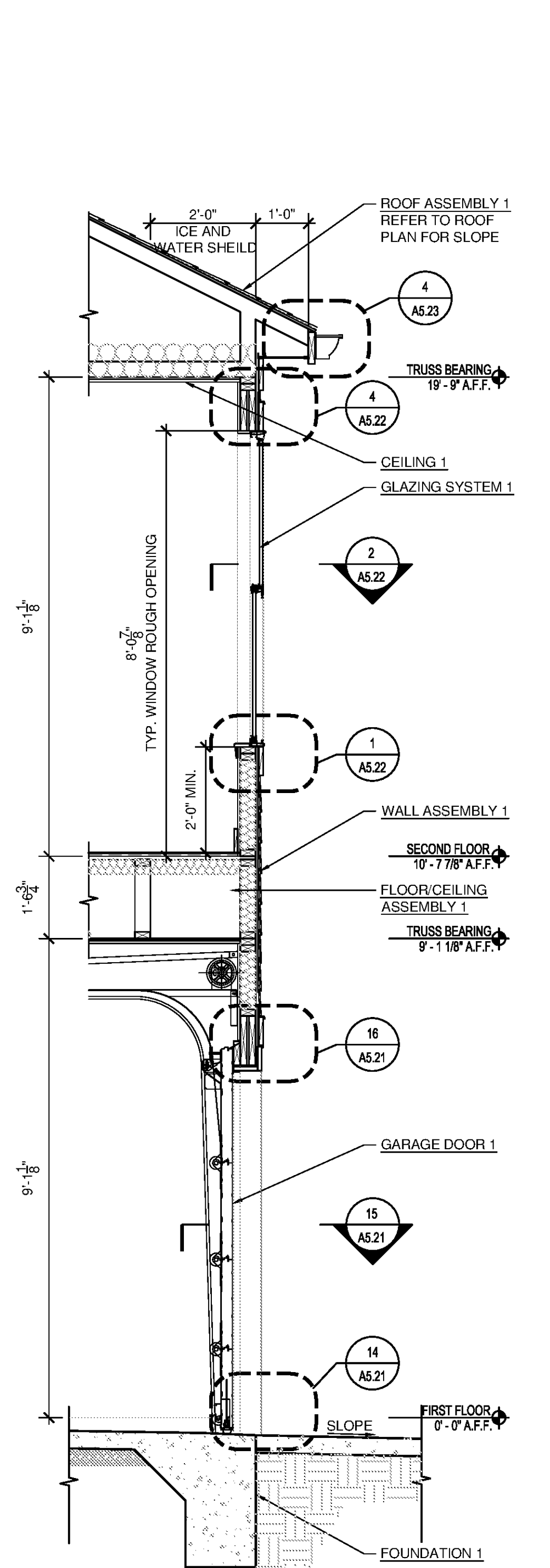
25 WALL SECTION - SPRINKLER ROOM
 SCALE: 1/2"=1'-0"



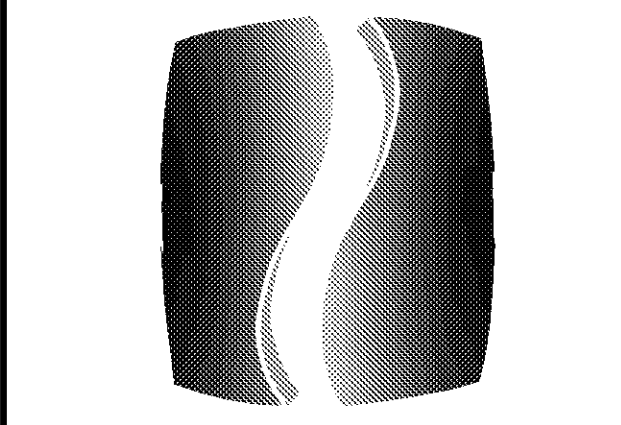
19 WALL SECTION - EXTERIOR BALCONY ABOVE GRADE
 SCALE: 1/2"=1'-0"



13 WALL SECTION - GRADE WITH SIDING AT RAKE
 SCALE: 1/2"=1'-0"



7 WALL SECTION - GRADE WITH SIDING AT EAVE
 SCALE: 1/2"=1'-0"



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
 SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
 CONTINENTAL 294 FUND LLC
 W134 N8875 EXECUTIVE PARKWAY
 MENOMONEE FALLS, WI 53051
 262.502.5500 • FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

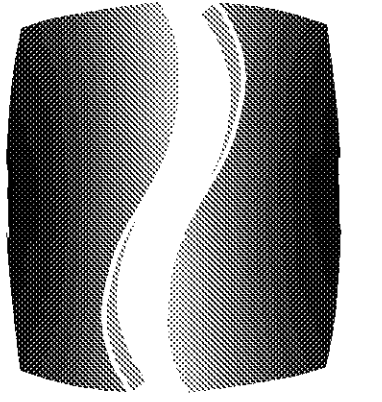
ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY ATL/DEB

DRAWING TITLE WALL SECTIONS - APARTMENT BUILDINGS

SHEET NUMBER A3.12

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



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

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CONTINENTAL 294 FUND LLC
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MENOMONEE FALLS, WI 53051
262.502.5500 • FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY ATL/DEB

DRAWING TITLE

WALL SECTIONS - APARTMENT BUILDINGS

SHEET NUMBER

A3.13

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

BUILDING ASSEMBLIES AND COMPONENTS

BALCONY FLOOR ASSEMBLY 1 (TYPICAL BALCONY)
5/8" PVC TONGUE & GROOVE DECKING BY GENOVATIONS (COLOR: CHESTNUT) INSTALLED PERPENDICULAR TO EXTERIOR WALLS PER MANUFACTURER'S RECOMMENDATIONS W/ SEALANT AT EACH GROOVE AND C-HANNEL AT EDGES. REFER TO STRUCTURAL DRAWINGS FOR JOIST SIZE AND SPACING. JOISTS EXPOSED FROM BELOW. SLOPE BALCONIES 1/8" PER FT MIN. AWAY FROM BUILDING TO DRAIN.

BALCONY FLOOR ASSEMBLY 2 (BALCONY OVER GARAGE)
1 1/2" THICK MIN. LT-WT CONCRETE TOPPING (2000 PSI MIN. COMPRESSIVE STRENGTH AND CAST DENSITY OF 100+/- 5 PCF). WATER REPELLENT SEALED W/ TAMKO TAMMSCOAT 4" WATER-BASED ACRYLIC EMULSION PROTECTIVE COATING (OVER ENTIRE DECK) PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALUMINUM T-BAR AT PERIMETER SHIMMED TO ALLOW DRAINAGE WEEP FOR MEMBRANE OVER DRAINAGE MAT OVER 60 MIL WATERPROOFING MEMBRANE BY MEL-ROL OR EQUAL ON 3/4" T&G EXTERIOR GRADE PLYWOOD GLUED AND NAILED TO FLOOR TRUSS. TRUSSES TO BE 14" W/ SLOPED TOP CHORD (1/8" PER FT MIN. TO EXT.) AT 24" OC MAX. AND 2x6 STRONGBACKS PER TRUSS MFR RECOMMENDATIONS. SOFFIT TO BE 5/8" TYPE 'X' GWB ON RESILIENT CHANNELS PER U.L. - L528.

BALCONY/PATIO RAILING 1 (EXTERIOR)
PREFINISHED 42" MIN. HIGH (METAL REINF.) VINYL BALCONY RAILING ASSEMBLY WITH PICKETS AT 4 1/2" O.C. MAX. (4" DIA. SPHERE SHALL NOT PASS THRU SPACE BETWEEN PICKETS). EQUALLY SPACED POSTS AT 5'-0" OC MAX. W/ BASE PLATES ANCHORED TO DECK. BOTTOM RAIL 2" MAX. ABOVE FINISHED DECK SURFACE. INSTALL RAIL PER MFR RECOMMENDATIONS, RAILING MFR TO PROVIDE CLIP ANGLES TO ANCHOR SYSTEM TO SIDE WALLS.

CEILING 1 (BELOW ATTIC)
(1) LAYER OF 5/8" TYPE 'C' GYPSUM BOARD ON METAL RESILIENT CHANNELS @ 12" O.C. INSTALLED PER U.L. - F522 (1-HR. RATED).

EXTERIOR CEILING 1 (BALCONY CEILING)
CERTAINTED (OR APPROVED EQUAL) SOLID VINYL BEAD BOARD SOFFIT (COLOR TO MATCH ROOF SOFFIT).

EXTERIOR DOOR 1
EXTERIOR WOOD DOOR AND FRAME W/ WEATHER STRIPPING. SEE DOOR SCHEDULE FOR ADDITIONAL REQUIREMENTS.

FASCIA 1
CERTAINTED, 2x8 FASCIA WRAPPED IN PRE-FINISHED ALUMINUM, COLOR BROWN.

FLOOR/CEILING ASSEMBLY 1 (UL L528 - 1 HOUR)
3/4" MIN. GYP-CRETE TOPPING ON ACOUSTIC UNDERLAYMENT MAT ON 3/4" OSB T&G SUBFLOOR ON 18" DEEP OPEN WEB WOOD FLOOR TRUSSES AT 24" O.C. W/ R-11 UNFACED BATT INSULATION IN FLOOR CAVITY (WHEN UNIT IS OVER GARAGE) AND (1) LAYER 5/8" TYPE 'C' GYPSUM BOARD ON METAL RESILIENT CHANNELS AT 19" OC INSTALLED PER U.L. L528 (1-HR. RATED) W/ MIN. STC RATING OF 50 (SEE NOTES ON SHEET A5.29). ACOUSTIC UNDERLAYMENT MAT IS NOT REQUIRED AT AREAS SCHEDULED FOR CARPET OR AREAS ABOVE GARAGES. ONLY REQUIRED AT AREAS WITH VINYL OR TILED FLOORING. TRUSS ENDS TO RECEIVE R-13 BATT INSULATION CONTIGUOUS.

FOUNDATION 1 (APARTMENT BUILDINGS)
POST-TENSIONED CONCRETE SLAB AND FOUNDATION SYSTEM DESIGNED BY OTHERS. PROVIDE ARCHITECTURAL RUBBER CONCRETE FINISH FOR EXPOSED EDGE OF SLAB ABOVE GRADE. REFER TO STRUCTURAL DRAWINGS FOR MORE INFORMATION. CONCRETE AT PATIO AND SToops TO RECEIVE BROOM FINISH.

GARAGE DOOR 1 (APARTMENT BUILDINGS)
INSULATED METAL GARAGE DOOR W/ 2x6 GARAGE DOOR BUCK AND CONTINUOUS DOUBLE TOP PLATE - STAGGER SPLICE LOCATIONS - PROVIDE PERIMETER WEATHER STRIPPING AND DOOR BOTTOM SEAL AND AUTOMATIC ELECTRIC OPENER AND CONTROLS.

GLAZING SYSTEM 1
PREFINISHED FIXED OR SINGLE HUNG, LOW-E GLAZING, DOUBLE PANE, INSULATED VINYL WINDOW ASSEMBLY WITH DP RATING TO COMPLY WITH IBC 2009 WIND LOAD CRITERIA. PROVIDE TEMPERED GLASS WITHIN 24" OF DOOR AND/OR WITHIN 90" OF STANDING SURFACE PER IBC 2009 SECTION 2406. PROVIDE OBSCURE GLASS AT BATHROOMS. WINDOW ASSEMBLY COLOR TAN.

GUTTER 1
PREFINISHED 3" ALUMINUM METAL GUTTER & 3" x 4" DOWNSPOUT ASSEMBLY, COLOR BRONZE. PROVIDE DIVERTERS AND SPLASH GUARDS AT CORNERS AND VALLEYS.

ATTIC HATCH 1
PROVIDE INSULATED FIRE RATED ATTIC ACCESS HATCH W/ LOCK. SEE ROOF PLANS FOR LOCATIONS.

ROOF ASSEMBLY 1
30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TAMKO HERITAGE SERIES, COLOR WEATHERED WOOD (GC TO SUBMIT SAMPLE PRIOR TO INSTALLATION) ON 15# FELT W/ ICE & WATER SHIELD AT EAVES ON 7/16" OSB ROOF SHEATHING WITH METAL "H" CLIPS ON PRE-ENGINEERED WOOD TRUSSES AT 24" O.C. PROVIDE UPLIFT RESISTANT CONNECTIONS AT EACH END OF EACH TRUSS - (SEE STRUCTURAL).
ATTIC TO RECEIVE R-30 BLOWN INSULATION AT APARTMENT BUILDINGS (OMIT AT GARAGE BUILDINGS AND GARAGE UNITS IN MAINTENANCE BUILDING). SEE ROOF PLANS FOR VENTILATION SCHEDULE. PROVIDE AIR Baffles AT EACH TRUSS SPACE TO PROVIDE 2" MIN. AIRSPACE FASCIA TO BE PRE-FINISHED ALUMINUM WRAPPED 2x8, COLOR BROWN.

ROOF ASSEMBLY 2 (APARTMENT ENTRY)
STANDING SEAM METAL ROOF ON 15# FELT PAPER W/ ICE & WATER SHIELD AT EAVES ON 1/2" STAIN GRADE EXTERIOR PLYWOOD ROOF SHEATHING ON CEDAR RAFTERS AT 16" OC. (COORDINATE SEAMS W/ RAFTERS).

ROOF EDGE TRIM 1
PRE-FINISHED METAL TRIM, COLOR TO MATCH GUTTER.

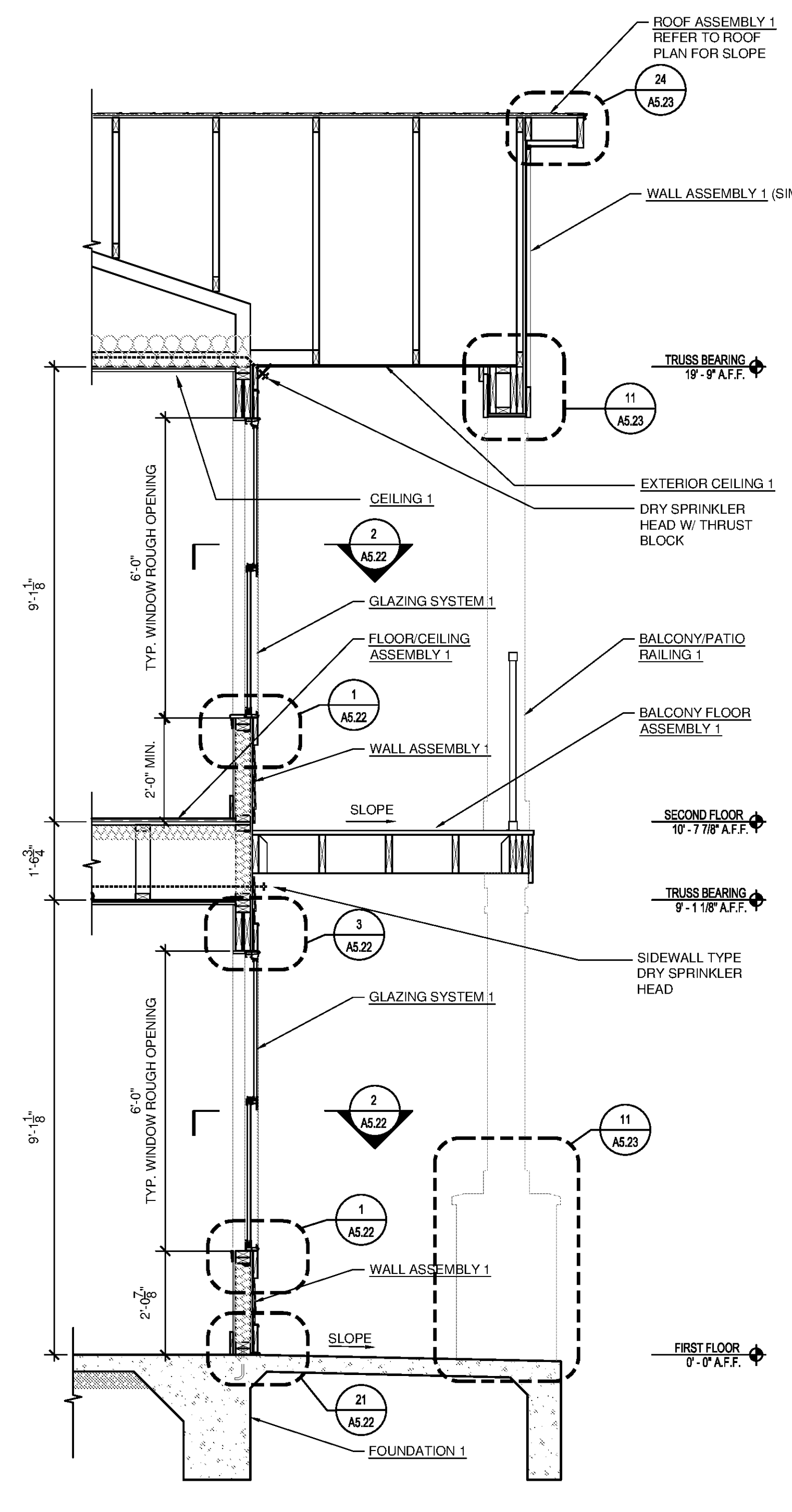
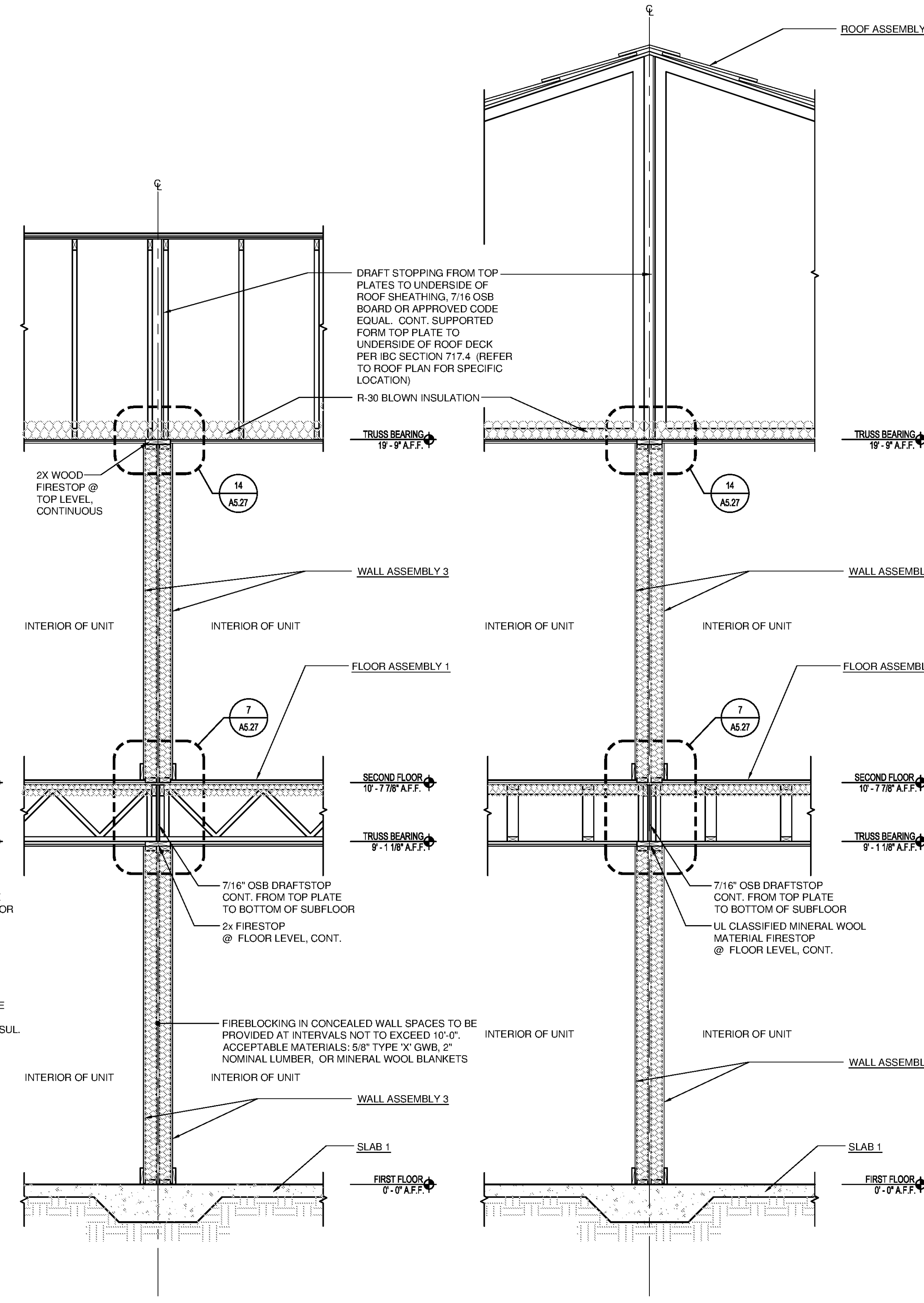
SLAB 1
POST-TENSIONED 4" REINFORCED CONCRETE SLAB ON GRADE W/ 10 MIL VAPOR BARRIER. REFER TO STRUCTURAL DRAWINGS AND P/T DRAWINGS PREPARED BY OTHERS FOR ADDITIONAL INFORMATION. ENTRY SToops AND PATIO SLABS TO RECEIVE BROOM FINISH.

SOFFIT 1
CERTAINTED VENTED VINYL SOFFIT (MIN. 9 SQ IN PER LF NET FREE AREA), UNIVERSAL TRIPLE COLOR BROWN.

WALL ASSEMBLY 1 (EXTERIOR SIDING)
1 HR. RATED WALL ASSEMBLY UL DESIGN NO. U356
FIBER CEMENT SIDING AND TRIM (SEE ELEVATIONS FOR TYPE, FINISH AND COLOR)
ON WEATHER RESISTIVE BARRIER ON EXTERIOR GRADE OSB SHEATHING
(SEE STRUCTURAL FOR TYPE) ON 2x4 WOOD STUD FRAMING (SEE STRUCTURAL SHEETS FOR STUD SPACING). CAVITY FILLED W/ R-13 MIN. BATT INSULATION W/ INTEGRAL VAPOR BARRIER ON HEATED SIDE. INTERIOR FACE TO RECEIVE 5/8" TYPE 'X' GYPSUM BOARD.

WALL ASSEMBLY 2 (EXTERIOR STONE VENEER)
1 HR. RATED WALL ASSEMBLY UL DESIGN NO. U356
MANUFACTURED STONE VENEER CORONADO (OR APPROVED EQ) TEXAS RUBBLE CT117 (GC TO SUBMIT SAMPLE PRIOR TO INSTALLATION) OVER MORTAR SETTING BED OVER SCRATCH COAT METAL LATH NAILED TO SHEATHING (CLIP UPI) OVER 15# FELT STARLED OVER DRAINAGE MAT OVER WATER RESISTIVE BARRIER OVER EXTERIOR GRADE OSB SHEATHING (SEE STRUCTURAL FOR TYPE) ON 2x4 WOOD STUD FRAMING (SEE STRUCTURAL SHEETS FOR STUD SPACING). CAVITY FILLED W/ R-13 MIN. BATT INSULATION W/ INTEGRAL VAPOR BARRIER ON HEATED SIDE. INTERIOR FACE TO RECEIVE 5/8" TYPE 'X' GYPSUM BOARD.

WALL ASSEMBLY 3 (TENANT SEPARATION WALL)
1 HR. RATED WALL ASSEMBLY UL DESIGN NO. U341
5/8" TYPE 'X' GYPSUM BOARD EA. SIDE ON 2x4 WOOD STUD FRAMING (SEE STRUCTURAL SHEETS FOR STUD SPACING) CAVITY TO RECEIVE FULL THICKNESS R-11 SOUND ATTENUATION BATTS. PROVIDE DRAFT STOPS IN ATTIC (SEE ROOF PLANS) AND IN FLOOR ASSEMBLY CAVITY.

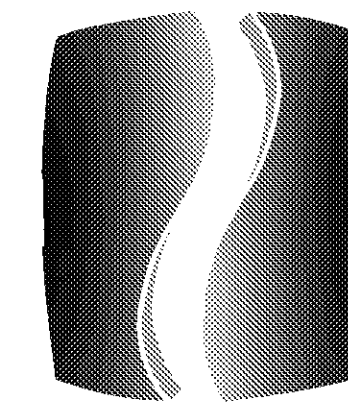


25 WALL SECTION AT GARAGE SEPARATION SCALE: 1/2"=1'-0"

19 WALL SECTION - TENANT SEPARATION WALL AT RIDGE SCALE: 1/2"=1'-0"

13 WALL SECTION - TENANT SEPARATION WALL SCALE: 1/2"=1'-0"

7 WALL SECTION - EXTERIOR BALCONY ABOVE PATIO SCALE: 1/2"=1'-0"



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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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

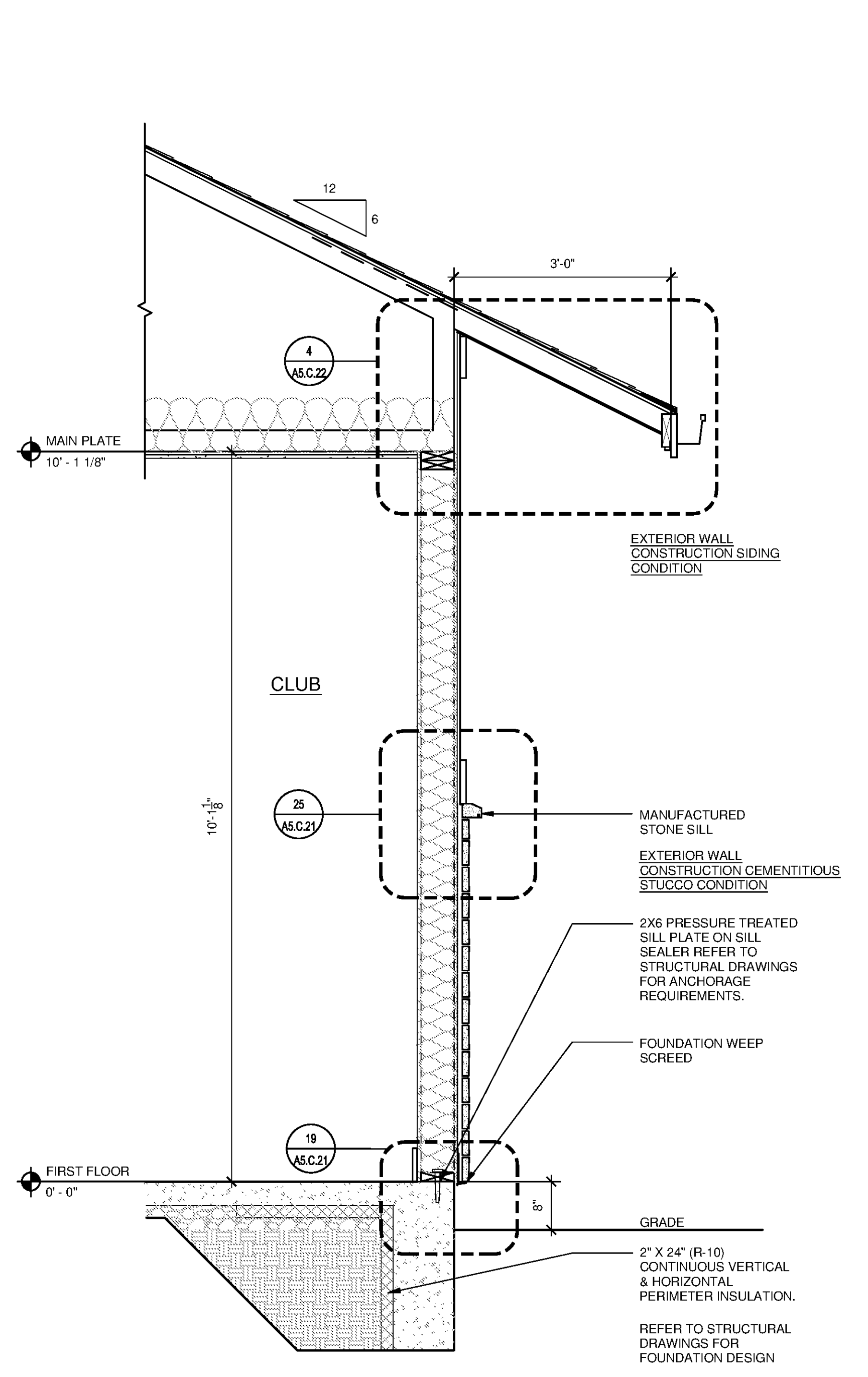
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DRAWING TITLE WALL SECTIONS - CLUBHOUSE

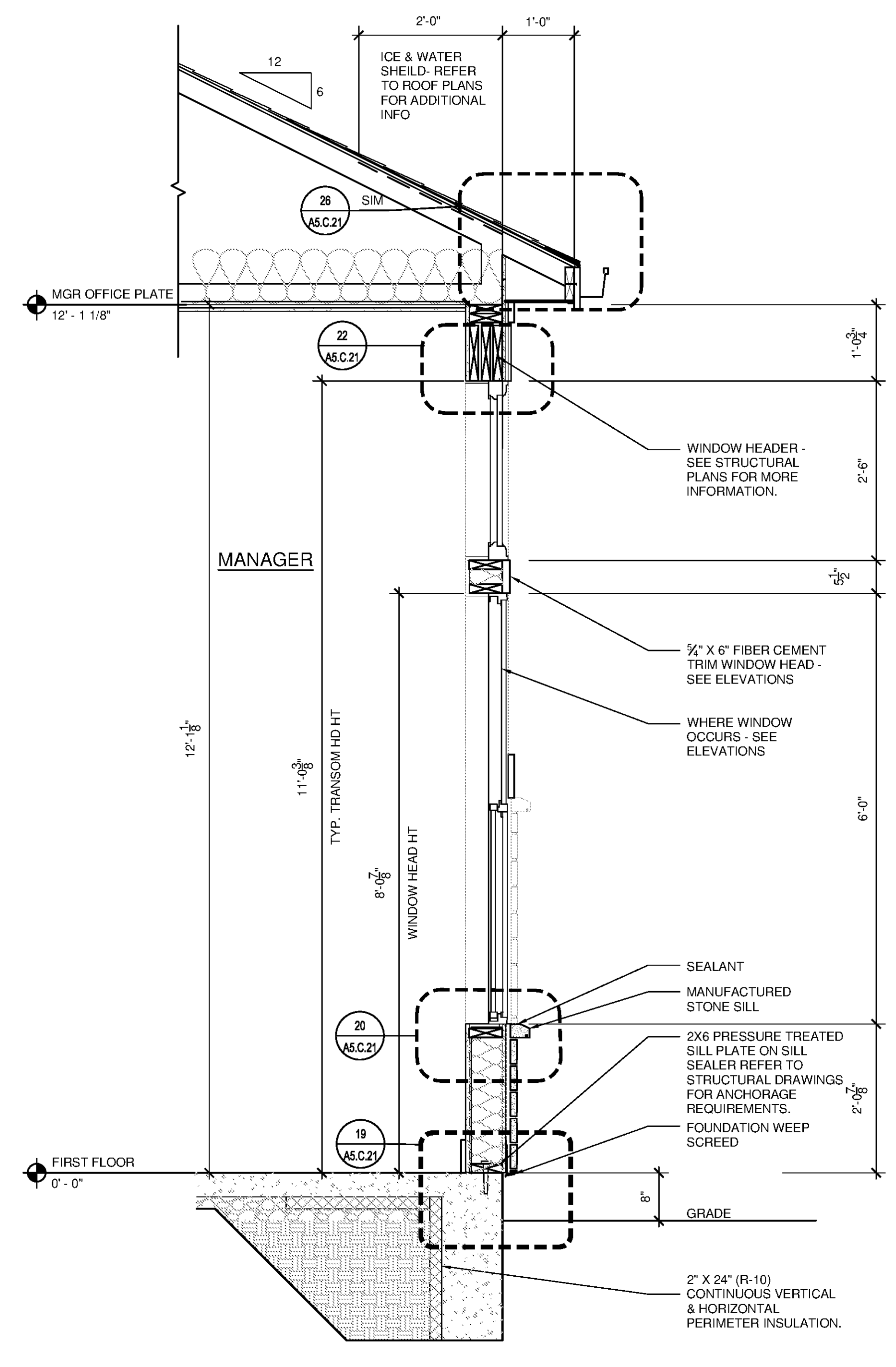
SHEET NUMBER

A3.C.11

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



2 EXTERIOR - NON FLOOR BEARING WALL SECTION SCALE: 3/4"=1'-0"



1 EXTERIOR - NON FLOOR BEARING WALL SECTION SCALE: 3/4"=1'-0"

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. 3/4" 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. 3/4" 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.

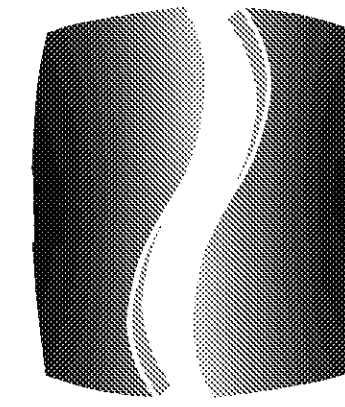
CEILING AND FLOOR OPENINGS: FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS.

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.



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

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PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY ATL/DEB

DRAWING TITLE

UNIT 1DC FLOOR PLAN, ELEVATIONS, AND DETAILS

SHEET NUMBER

A4.1DC

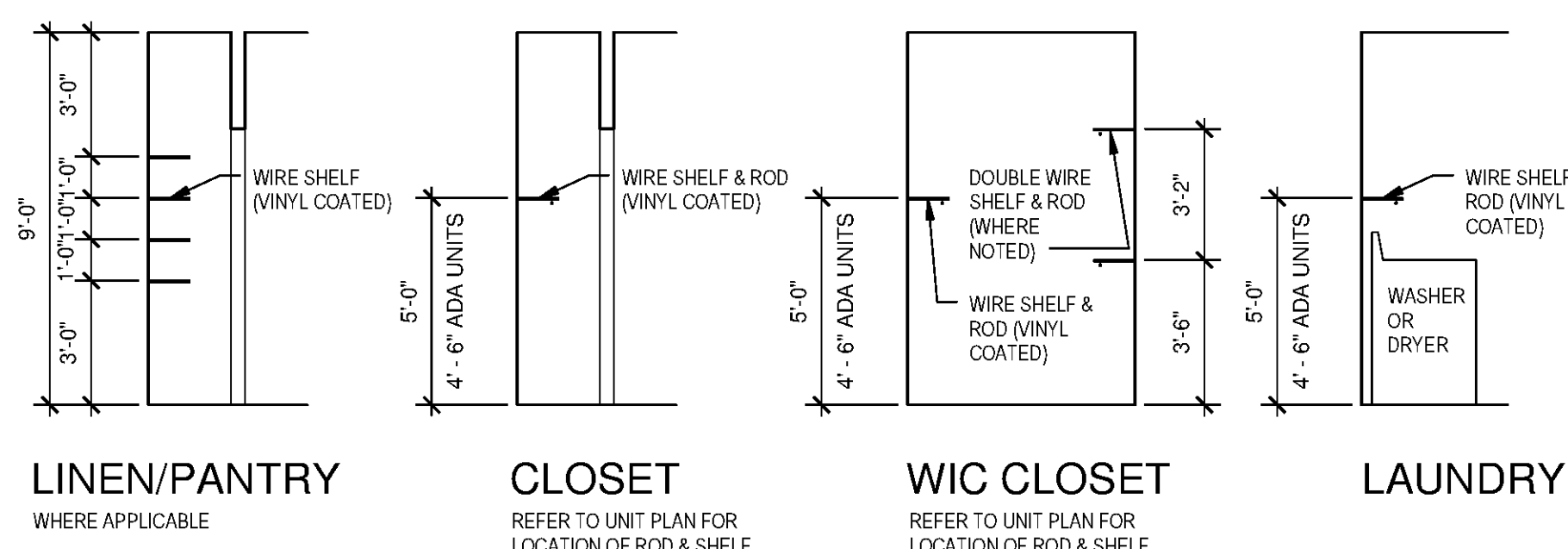
NORTH TERRACES 400 PERIMETER CENTER TERRACE SUITE 660 ATLANTA, GEORGIA 30346

GENERAL PLAN NOTES:

- INTERIOR DIMENSIONS TAKEN TO FACE OF STUD. EXTERIOR DIMENSIONS TAKEN TO THE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO OUTSIDE FACE OF EXTERIOR SHEATHING.
- ALL WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE. NON BEARING WALLS ARE HATCHED SOLID. BEARING WALLS TO BE 1-HR RATED. SEE STRUCTURAL DRAWINGS.
- VINYL COATED WIRE VENTILATED SHELVING AT ALL CLOSETS. CLOTHES CLOSETS: SHELVING TO BE AT 5'-0" A.F.F. FOR SINGLE RODS. DOUBLE RODS TO BE AT 3'-6" AND 6'-0". PANTRY AND LINEN CLOSETS (4 SHELVES); MOUNTING HEIGHT: 1ST SHELF @3'-0" A.F.F. 2ND THRU 4TH SHELF @1'-0" O.C. FROM EACH. INSTALL (1) 10" DEEP SHELVES LOCATED ABOVE WASHER/DRYER. NO SHELVES INSTALLED ABOVE STACKABLE W/D APPLIANCES.
- ALL INTERIOR FINISHES TO BE CLASS B OR C. SEE A6.02 FOR SCHEDULE.
- APPLIANCES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR AS SELECTED BY OWNER. TYPICAL APPLIANCES TO BE BLACK. UPGRADE/CONCIERGE UNIT APPLIANCES TO BE STAINLESS STEEL. TYPICAL UNIT REFRIGERATOR TO BE TOP-FREEZER. UPGRADE CONCIERGE UNIT REFRIGERATOR TO BE SIDE-BY-SIDE (EXCEPT STUDIO UNITS). APPLIANCES IN ANSI TYPE A UNITS TO BE ADA.
- PROVIDE HORIZONTAL 2" FAUX WOOD MINI BLINDS AT ALL WINDOWS COLOR: WHITE.
- BATHROOMS: PROVIDE TOILET ACCESSORIES INCLUDING: TOWEL BARS, (MOUNTED AT 46" A.F.F.), TOILET PAPER HOLDERS (MD. AT 24" A.F.F.) AND SOAP DISHES (MD. AT 40" A.F.F.) AS SHOWN ON PLAN. SHOWER HEAD TO BE MOUNTED AT 6'-8" A.F.F. MANUFACTURER, STYLE, AND MODELS TO BE SELECTED BY OWNER. FINISH: CHROME.
- AT RETURN AIR GRILLS, PAINT INSIDE OF WALL CAVITY BLACK.
- WINDOW SIZES SHOWN ON PLANS ARE GENERIC SIZES. ACTUAL SIZE MAY VARY W/ SUPPLIER.
- CONTRACTOR TO VERIFY TUB DIMENSIONS PRIOR TO CONSTRUCTION OF SURROUNDING WALLS. REFER TO DETAILS.
- CABINET HARDWARE SHALL BE SACO. STAINLESS STEEL BAR PULL. DOOR HARDWARE TO BE BRUSHED NICKEL. ALL ENTRY AND ANSI TYPE A UNIT DOOR HANDLES TO BE LEVER TYPE. TYPICAL DOOR HANDLES TO BE KNOB TYPE. STYLE AND MFR TO BE SELECTED BY OWNER.
- INSTALL MOISTURE RESISTANT GWB ON WALLS AT SHOWERS AND TUBS TO CEILING.
- TYPICAL COUNTER TOPS AND ISLAND TOPS TO BE PLASTIC LAMINATE BY FORMICA (OR APPROVED EQUAL). UPGRADE/CONCIERGE UNIT COUNTERTOPS AND ISLAND TOPS TO BE ISTONE. SEE FINISH SCHEDULE ON A6.02 FOR COLOR AND FINISH.
- PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT EXTERIOR DOORS SET IN FULL SEALANT BED. EXTERIOR DOOR THRESHOLDS AT FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER ANSI.
- REFER TO SITE PLAN, 1/8" BUILDING PLANS AND MECHANICAL DRAWINGS FOR CONDENSER AND PAD LOCATIONS.
- PROVIDE LIGHT BROOM FINISHED CONCRETE TO PATIO AND ENTRY STOOPS.
- REFER TO U.L. FIRE RATED ASSEMBLY MANUALS FOR PROPER U.L. ASSEMBLIES, PENETRATIONS AND RATINGS.
- SET ELECTRICAL OUTLETS AND SWITCHES (INCLUDING THERMOSTAT) PER ANSIFHA REQUIREMENTS. TYPICAL ALL FIRST FLOOR UNITS.
- DOORS ARE TO BE LOCATED 4" OFF ADJACENT WALL AND OR CENTERED IN SPACE, UNLESS OTHERWISE NOTED.
- PROVIDE UNIT SIGNAGE ON ENTRY DOOR AS SELECTED BY OWNER AND COORDINATE LOCATION W/ OWNER.
- INSTALL FINGER JOINT WOOD BASE AND CASING IN ALL UNITS. SEE SCHEDULE A6.02.
- PROVIDE SOLID BLOCKING AT GROUND FLOOR BATHROOM TUB/SHOWER WALLS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER ANSIFHA GUIDELINES AND REQUIREMENTS.
- PROVIDE ACOUSTICAL SOUND MAT UNDERLAYMENT BY ENCORE. QT SOUND CONTROL. QT-SCU 4006 1/4" MAT (OR APPROVED EQUAL) MINIMUM STC RATING OF 50 AT SECOND FLOOR HARD SURFACE AREAS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE TEMPERED GLAZING MATERIAL IN WINDOWS WHERE A DOOR IS WITHIN A 24" ARC TO THE NEAREST EXPOSED EDGE OF A PANEL AND WHERE THE BOTTOM EXPOSED EDGE OF PANEL IS LESS THAN 60" ABOVE A STANDING SURFACE AT TOP & BOTTOM OF STAIRS AND LANDINGS.
- SEE ROOF PLANS FOR 1HR RATED, INSULATED, LOCKABLE ATTIC ACCESS.
- PROVIDE FIRE EXTINGUISHER AND BRACKET AT EACH UNIT. GC TO VERIFY REQUIREMENTS WITH LOCAL JURISDICTION.
- SEE SCHEDULE ON A6.02 FOR FINISHES. CONFIRM FINAL FINISH SELECTIONS AND SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.
- PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM.
- INTERIOR WALLS TO BE PARTITION TYPE OWE UNLESS NOTED OTHERWISE. SEE WALL SECTIONS FOR TENANT SEPARATION WALL CONSTRUCTION.
- WOOD CAP AT STAIR HALF WALL TO HAVE EASED EDGES AND CORNERS (PAINTED).
- PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR.
- TYPICAL UNITS TO RECEIVE 30"x60" TUB/SHOWER W/ FIBERGLASS SURROUND. CONCIERGE/UPGRADE UNITS TO RECEIVE 36"x60" TUB/SHOWER.
- CONCIERGE UNITS TO HAVE 3X6 TILE BACK SPLASH ABOVE UNIT KITCHEN COUNTERTOPS.

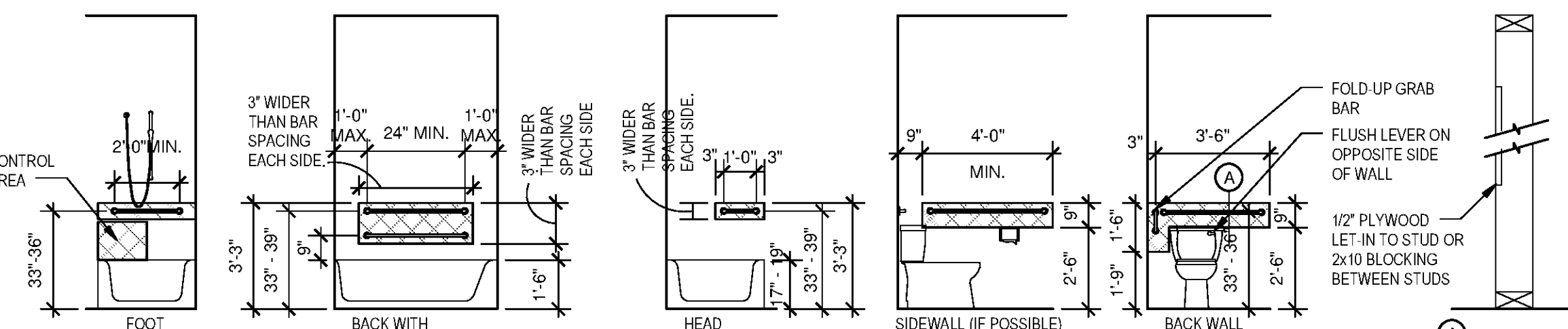
PLAN LEGEND:

- ① PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.



10 TYPICAL SHELVING PROFILES

A4.1DC SCALE: 1/4"=1'-0"



BATHTUB REINFORCING

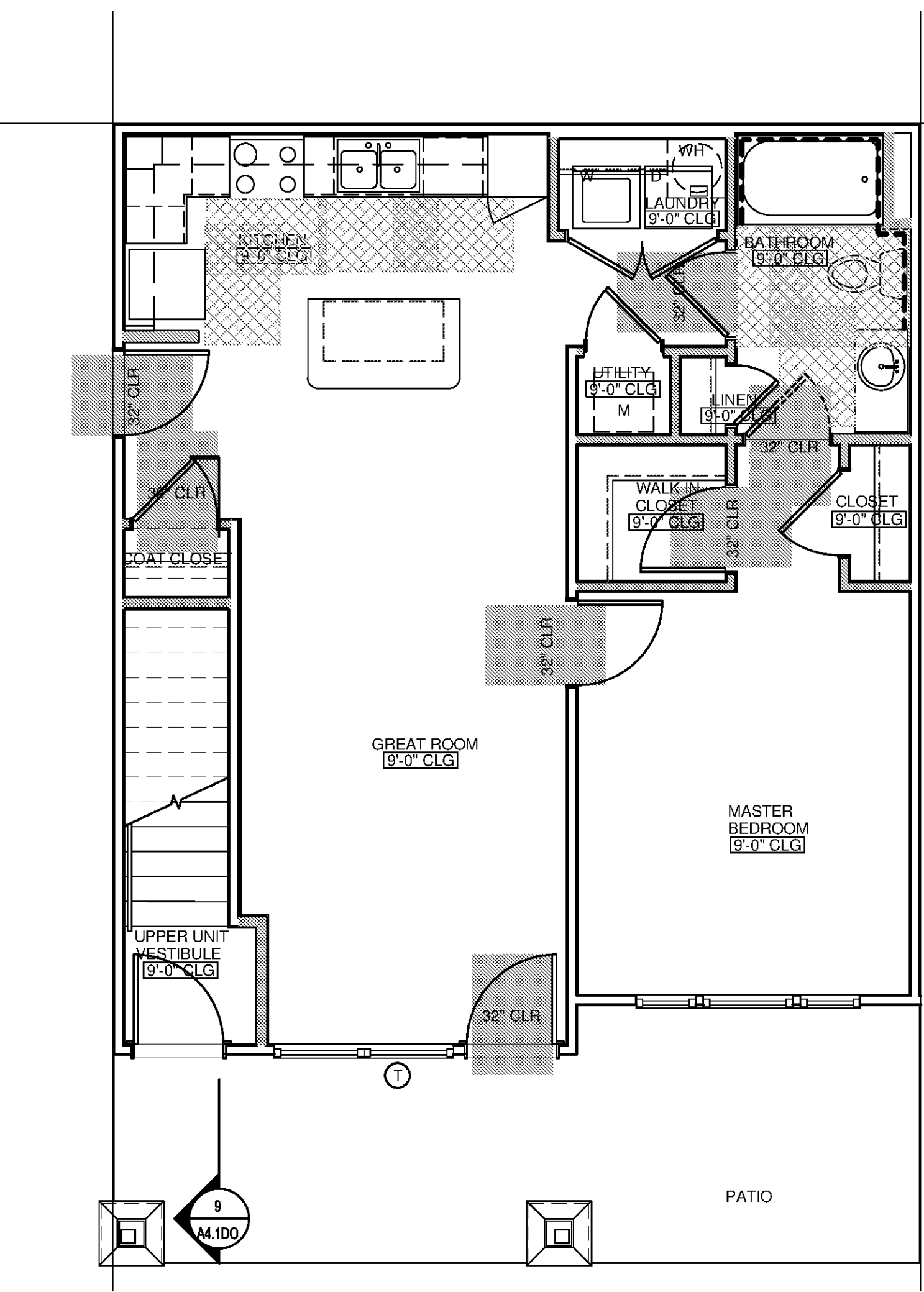
BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED

W.C. REINFORCING

BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED

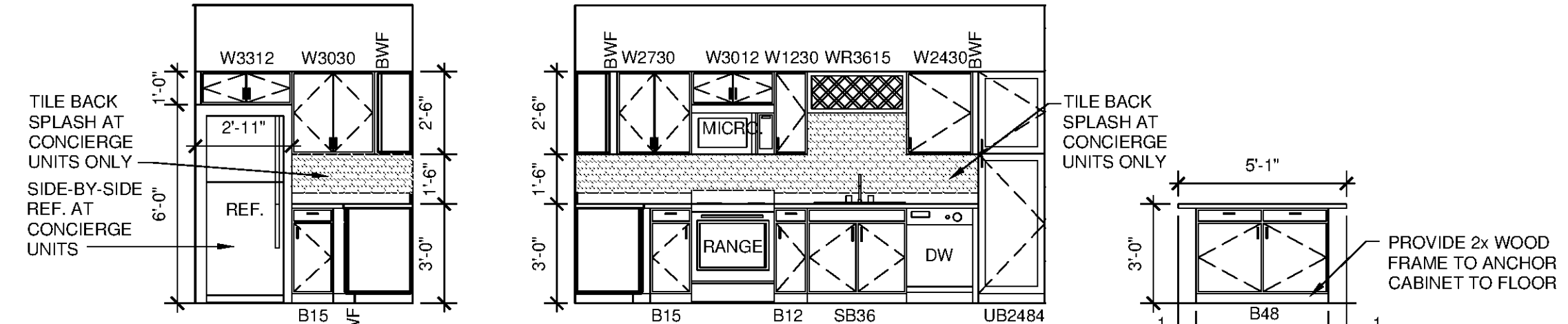
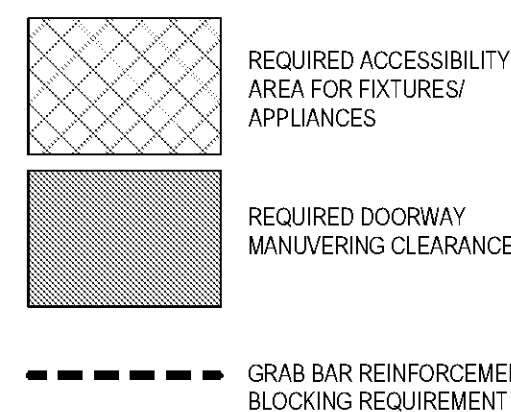
9 REINFORCEMENT REQUIREMENTS (FHA UNIT, A & B BATHS)

A4.1DC SCALE: 1/4"=1'-0"



2 1 BEDROOM / 1 BATH (OPTION 'A' BATH)

A4.1DC SCALE: 1/4"=1'-0"



8 UNIT 1DC - KITCHEN SIDE

A4.1DC SCALE: 1/4"=1'-0"

5 UNIT 1DC - KITCHEN

A4.1DC SCALE: 1/4"=1'-0"

3 UNIT 1DC - KITCHEN ISLAND FRONT

A4.1DC SCALE: 1/4"=1'-0"

7 UNIT 1DC - KITCHEN ISLAND BACK

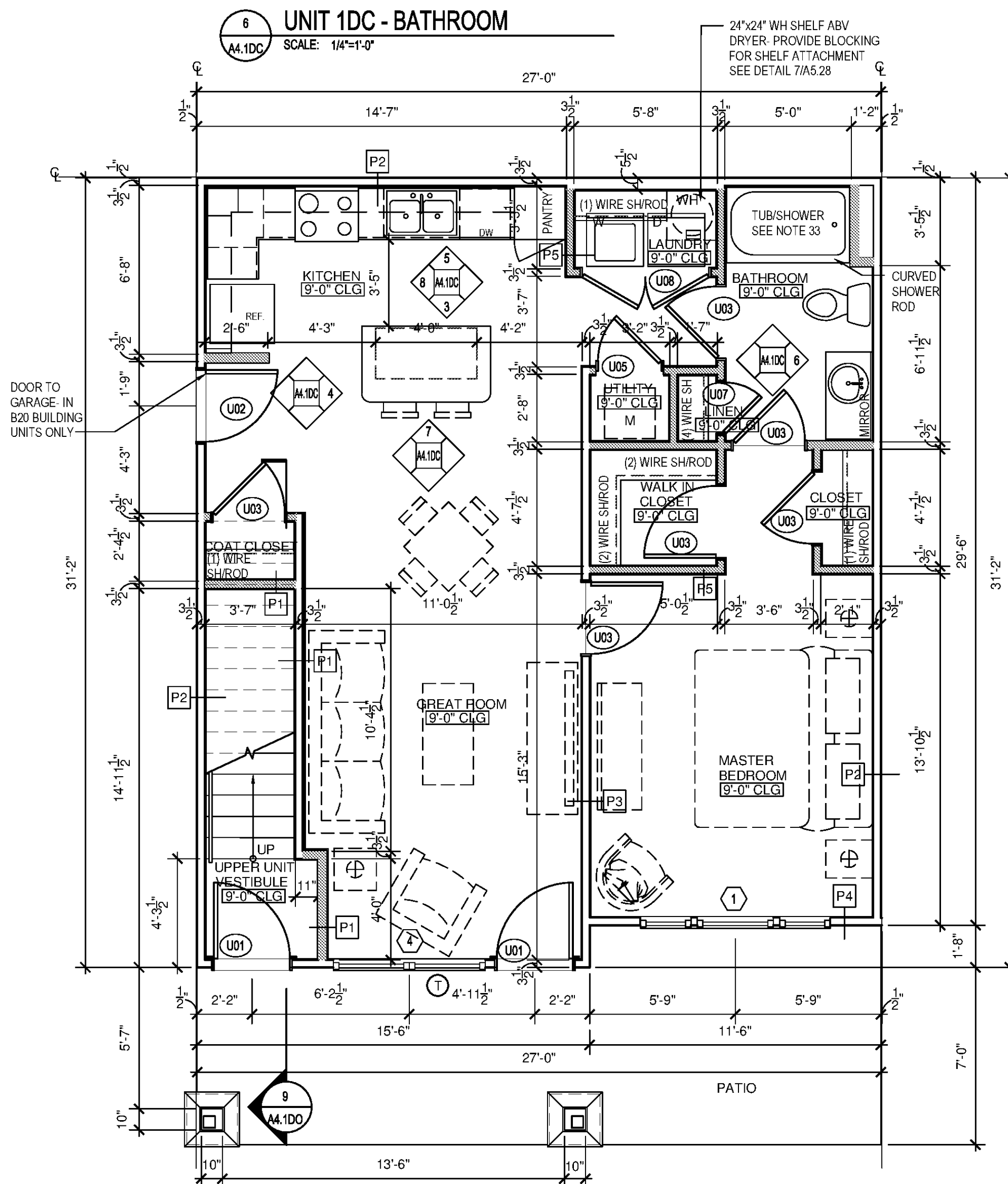
A4.1DC SCALE: 1/4"=1'-0"

4 UNIT 1DC - KITCHEN ISLAND SIDE

A4.1DC SCALE: 1/4"=1'-0"

6 UNIT 1DC - BATHROOM

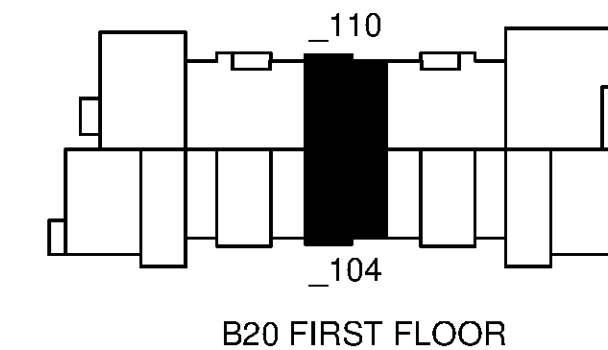
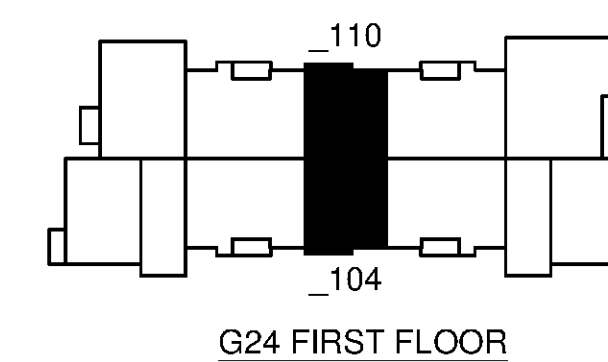
A4.1DC SCALE: 1/4"=1'-0"

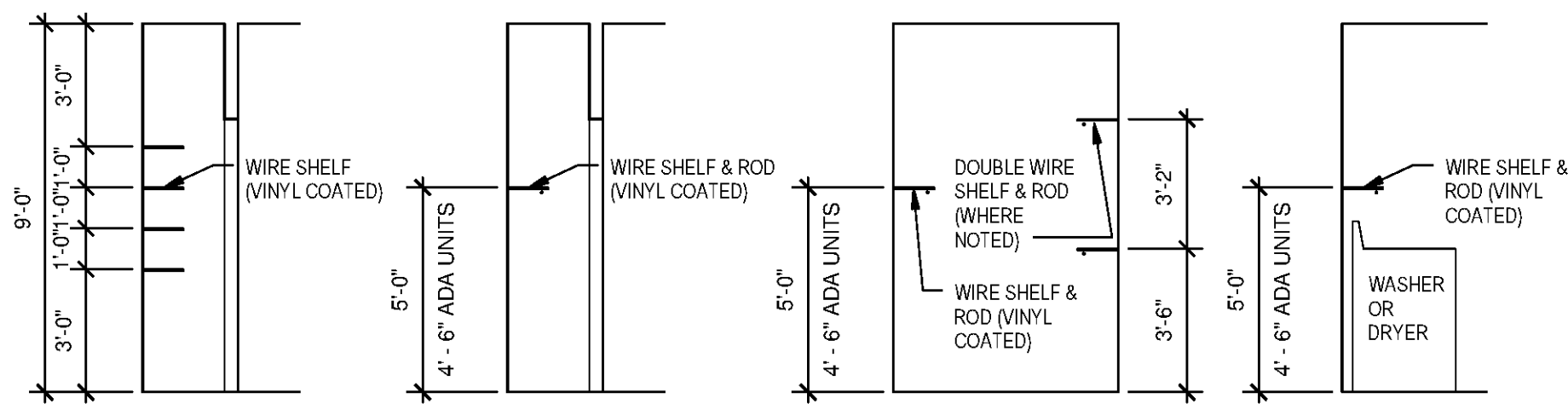


1 1 BEDROOM / 1 BATH

A4.1DC SCALE: 1/4"=1'-0"

CONDITIONED SPACE	760 SF
PATIO / BALCONY	100 SF





LINEN/PANTRY
WHERE APPLICABLE

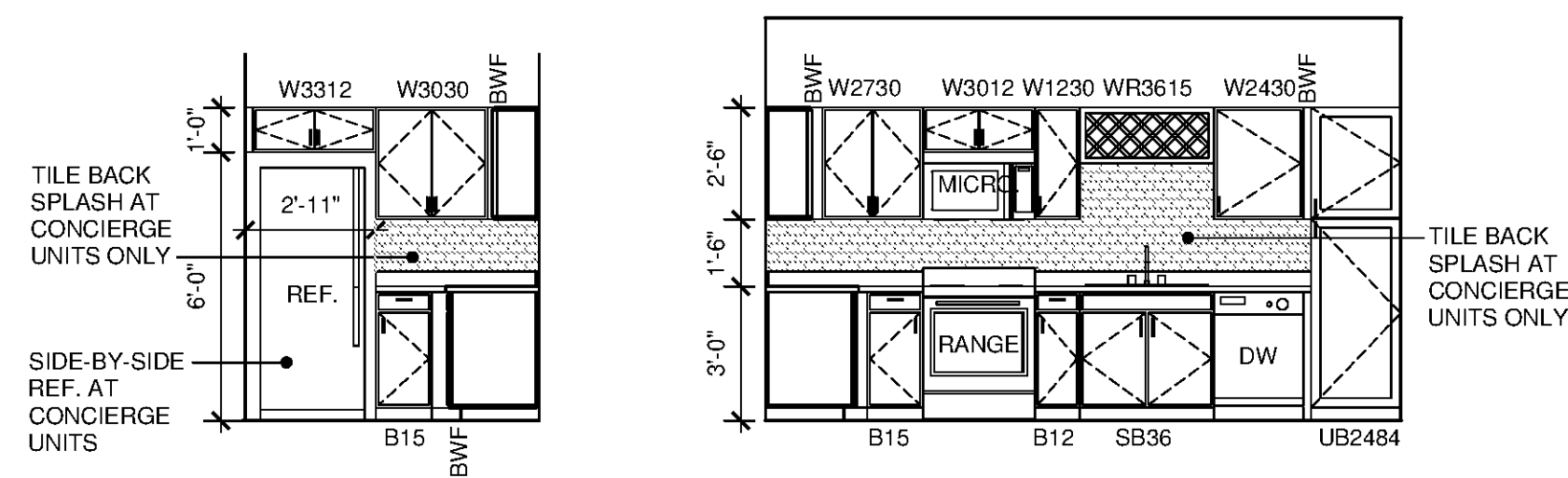
CLOSET
REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF

WIC CLOSET
REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF

LAUNDRY

8 TYPICAL SHELVING PROFILES

SCALE: 1/4"=1'-0"

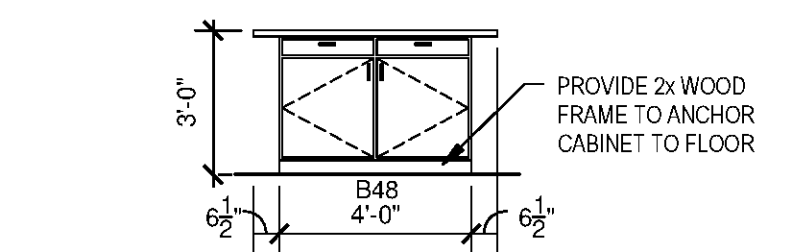


7 UNIT 1DC - KITCHEN SIDE

SCALE: 1/4"=1'-0"

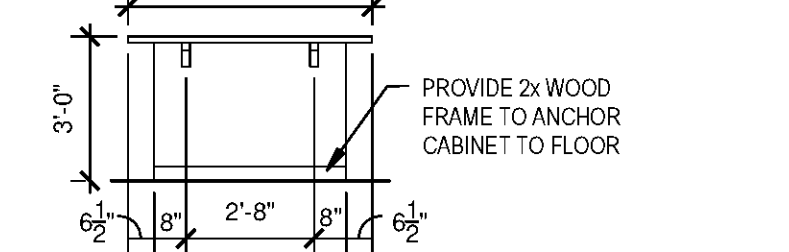
4 UNIT 1DC - KITCHEN

SCALE: 1/4"=1'-0"



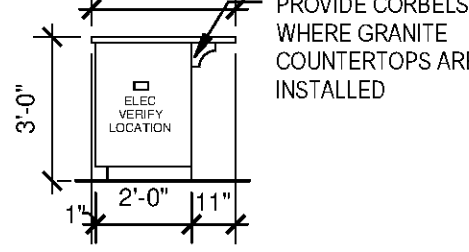
6 UNIT 1DC - KITCHEN ISLAND FRONT

SCALE: 1/4"=1'-0"



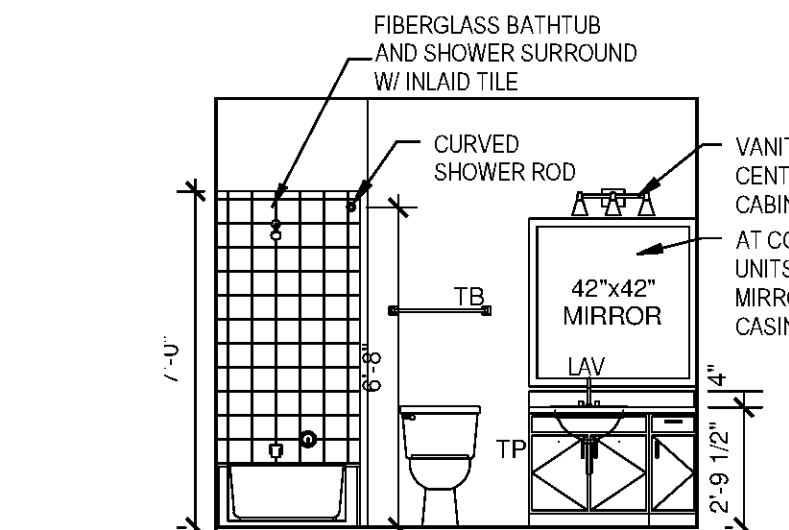
3 UNIT 1DC - KITCHEN ISLAND BACK

SCALE: 1/4"=1'-0"



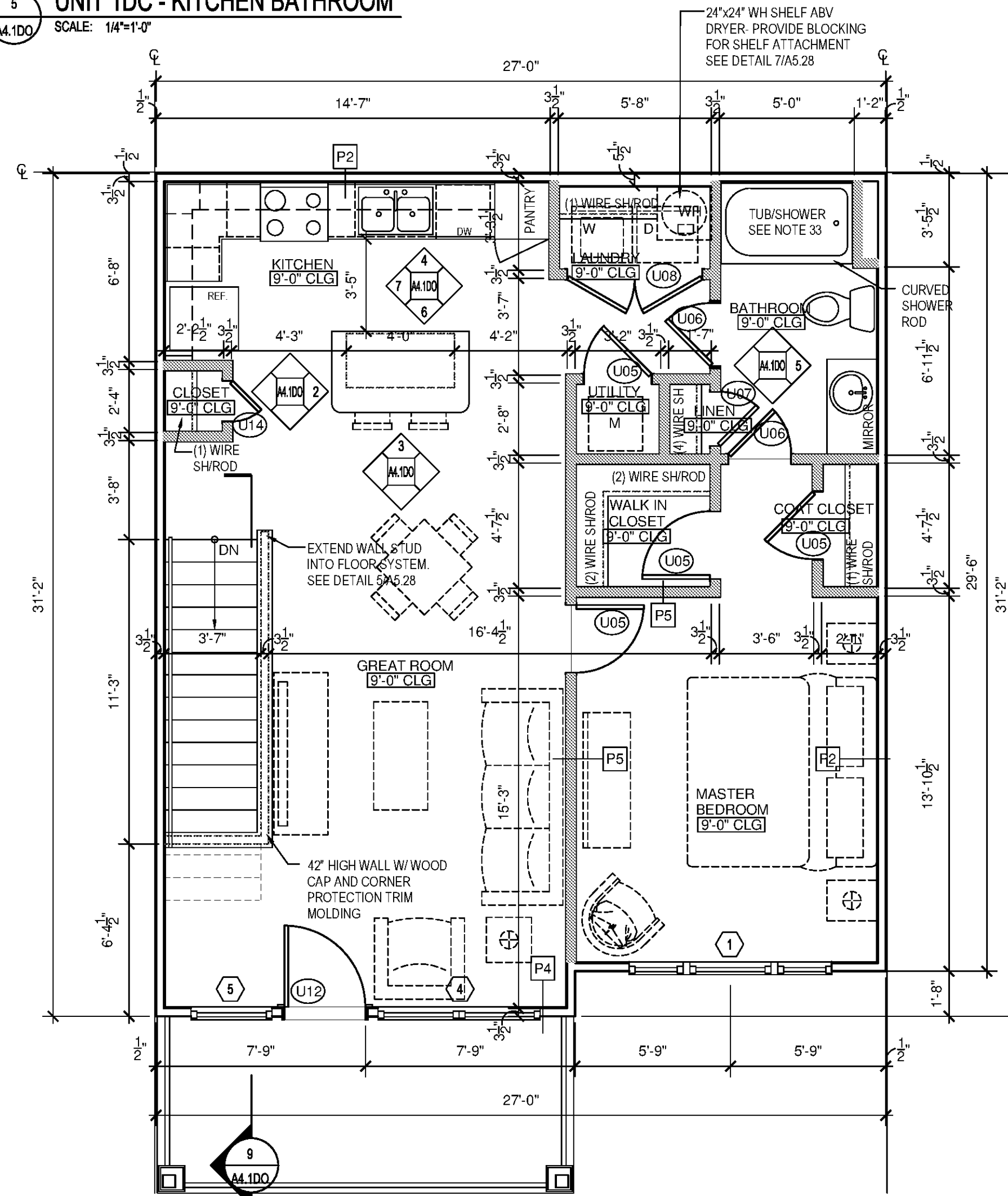
2 UNIT 1DC - KITCHEN ISLAND SIDE

SCALE: 1/4"=1'-0"



5 UNIT 1DC - KITCHEN BATHROOM

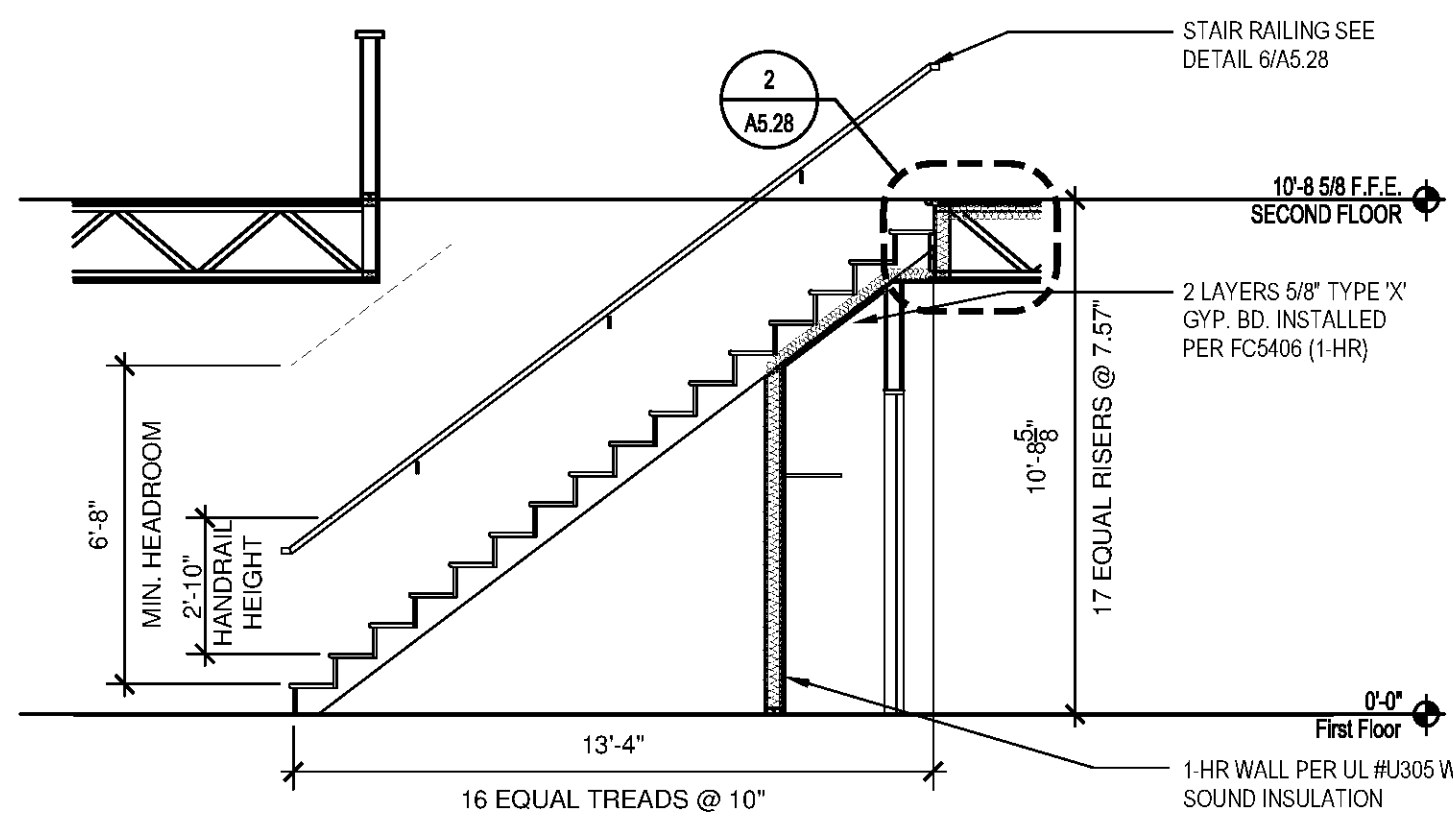
SCALE: 1/4"=1'-0"



1 UNIT 1DO - FLOOR PLAN

SCALE: 1/4"=1'-0"

CONDITIONED SPACE	857 SF
PATIO / BALCONY	101 SF



9 UNIT 1DO - STAIR SECTION

SCALE: 1/4"=1'-0"

STAIR NOTES

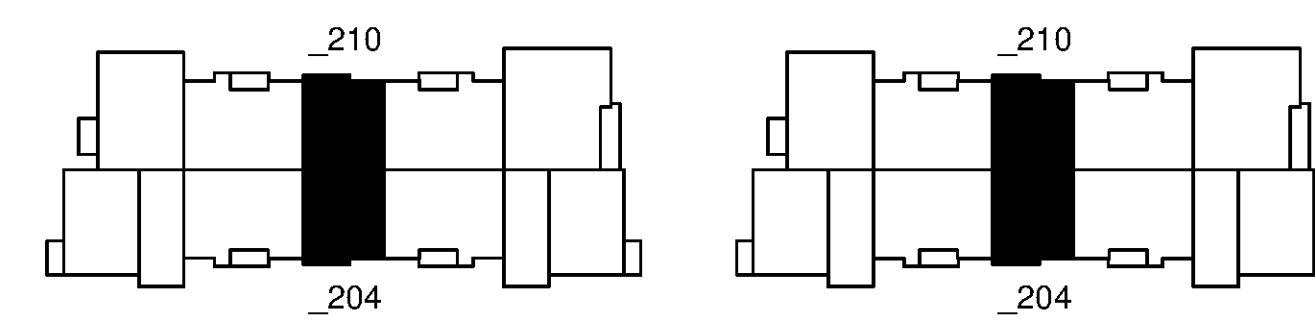
- MINIMUM TREAD DEPTH IS 11" MEASURED FROM NOSING TO NOSING.
- MAXIMUM RISER HEIGHT IS 7"
- NOSING SHALL BE 3/4" MINIMUM TO 1" MAXIMUM
- HANDRAIL GRIP SIZE RANGE: 1 1/2" TO 2"
- HANDRAIL HEIGHT - 34" ABOVE LEADING EDGE OF TREADS
- HANDRAILS SHALL RETURN TO WALL

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- TYPICAL COUNTER TOPS AND ISLAND TOPS TO BE PLASTIC LAMINATE BY FORMICA (OR APPROVED EQUAL). UPGRADE/CONCERGE UNIT COUNTERTOPS AND ISLAND TOPS TO BE ISTONE. SEE FINISH SCHEDULE ON A6.02 FOR COLOR AND FINISH.
- PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT EXTERIOR DOORS SET IN FULL SEALANT BED. EXTERIOR DOOR THRESHOLDS AT FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER ANSI
- REFER TO SITE PLAN, 1st FLOOR BUILDING PLANS AND MECHANICAL DRAWINGS FOR CONDENSER AND PAD LOCATIONS.
- PROVIDE LIGHT-BROOM FINISHED CONCRETE TO PATIO AND ENTRY STOOPS.
- REFER TO U.L. FIRE RATED ASSEMBLY MANUALS FOR PROPER U.L. ASSEMBLIES, PENETRATIONS AND RATINGS.
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- INSTALL FINGER JOINT WOOD BASE AND CASING IN ALL UNITS. SEE SCHEDULE A6.02
- PROVIDE SOLID BLOCKING AT GROUND FLOOR BATHROOM TUBSHOWER WALLS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER ANSIFHA GUIDELINES AND REQUIREMENTS.
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- PROVIDE TEMPERED GLAZING MATERIAL IN WINDOWS WHERE A DOOR IS WITHIN A 24" ARC TO THE NEAREST EXPOSED EDGE OF A PANEL AND WHERE THE BOTTOM EXPOSED EDGE OF PANEL IS LESS THAN 60" ABOVE A STANDING SURFACE AT TOP & BOTTOM OF STAIRS AND LANDINGS
- SEE ROOF PLANS FOR 1HR RATED, INSULATED, LOCKABLE ATTIC ACCESS.
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- PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM.
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- PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR
- TYPICAL UNITS TO RECEIVE 30"x60" TUBSHOWER W/ FIBERGLASS SURROUND. CONCERGE/UPGRADE UNITS TO RECEIVE 36"x60" TUBSHOWER
- CONCERGE UNITS TO HAVE 3x6 TILE BACK SPLASH ABOVE UNIT KITCHEN COUNTERTOPS

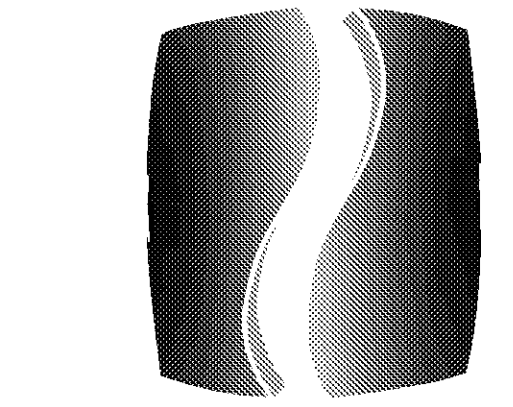
PLAN LEGEND:

- 1 PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.



B20 SECOND FLOOR

G24 SECOND FLOOR



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
07/07/14		BID SET

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N6875 EXECUTIVE PARKWAY
MENOMONIE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

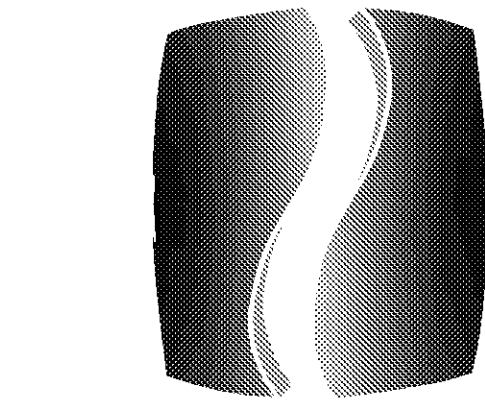
DRAWN BY/CHECKED BY ATU/DEB

DRAWING TITLE UNIT 1DO FLOOR PLAN, ELEVATIONS, AND DETAILS

SHEET NUMBER

A4.1DO

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



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

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SPRINGS AT FREMAUX TOWN CENTER
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MENOMONEE FALLS, WI 53051
262.502.5500 • FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY ATU/DEB

DRAWING TITLE

UNIT 1GC FLOOR PLAN, ELEVATIONS, AND DETAILS

SHEET NUMBER

A4.1GC

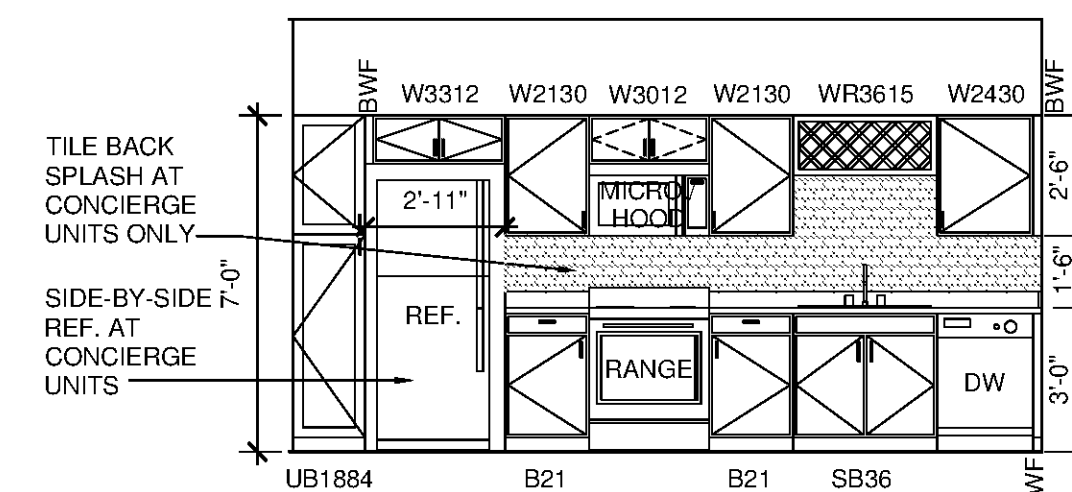
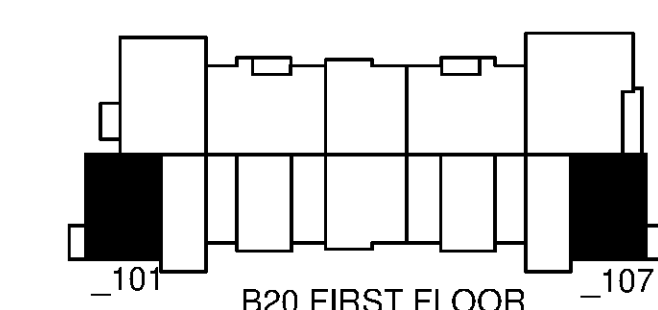
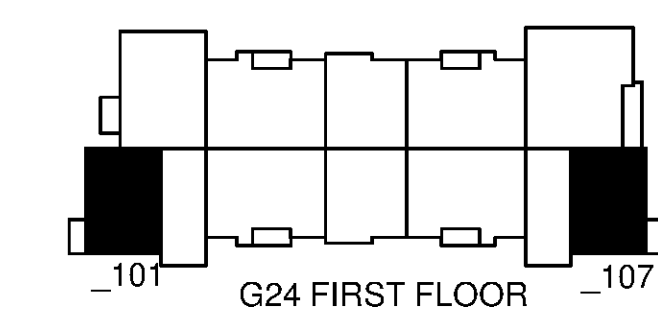
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346

GENERAL PLAN NOTES:

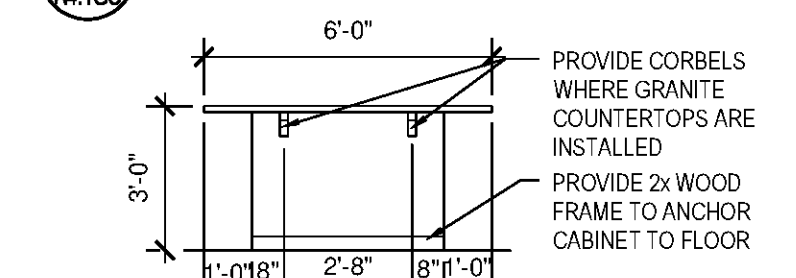
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PLAN LEGEND:

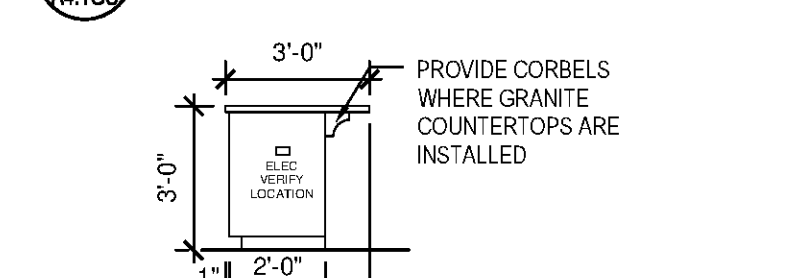
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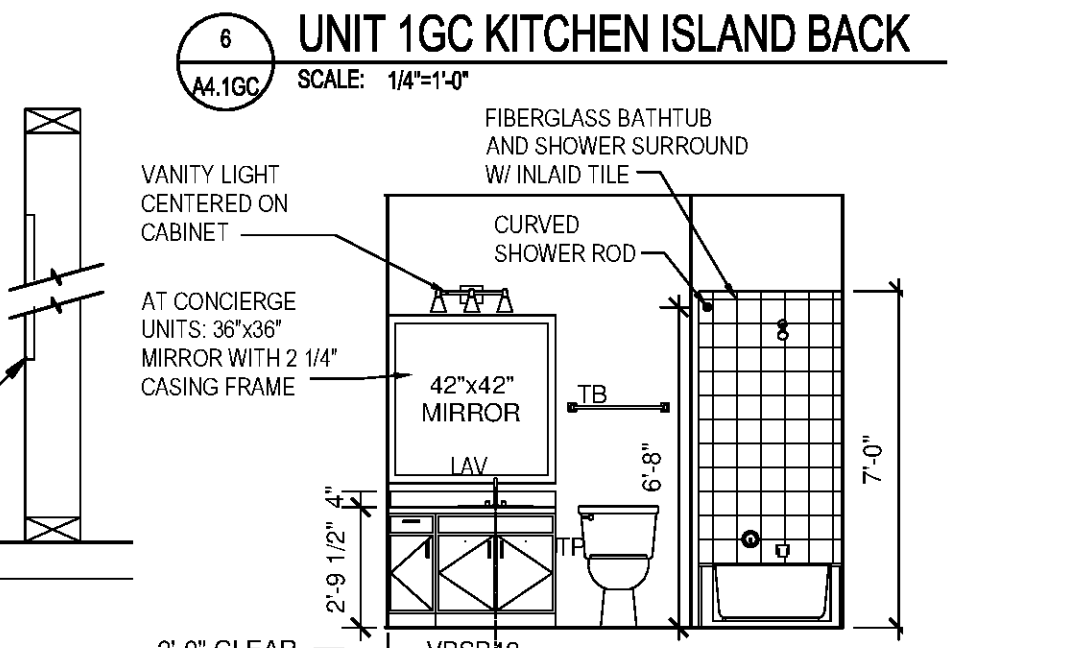
UNIT 1GC KITCHEN FRONT
SCALE: 1/4"=1'-0"



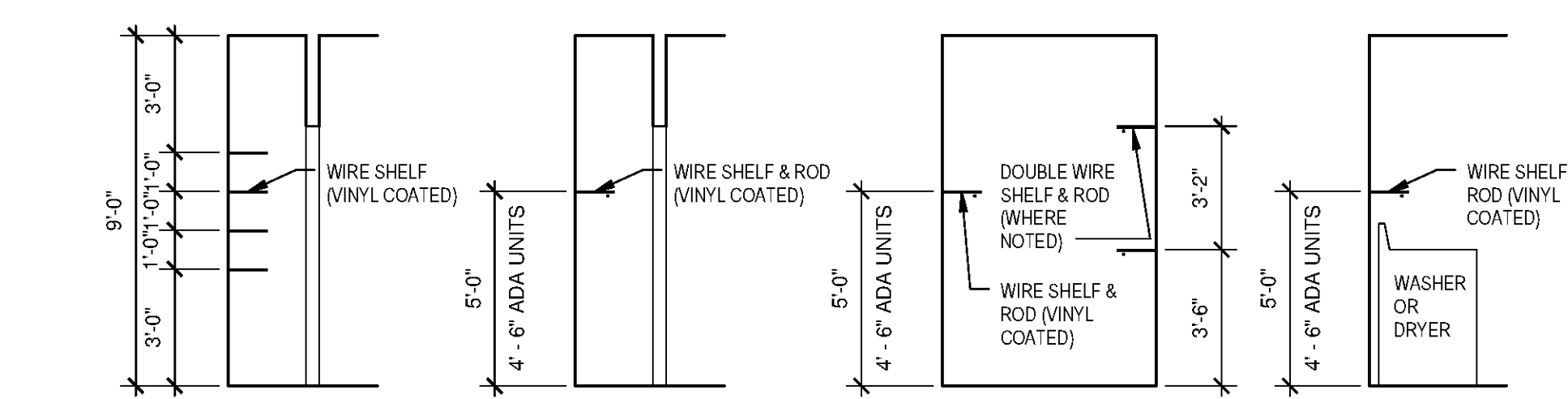
UNIT 1GC KITCHEN ISLAND BACK
SCALE: 1/4"=1'-0"



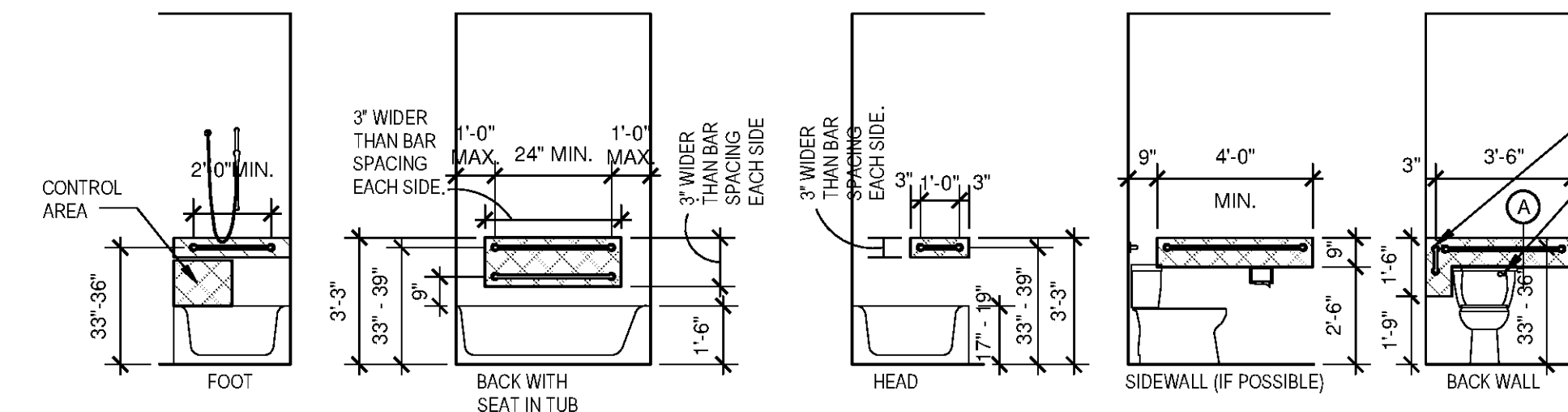
UNIT 1GC KITCHEN ISLAND SIDE
SCALE: 1/4"=1'-0"



UNIT 1GC BATHROOM
SCALE: 1/4"=1'-0"



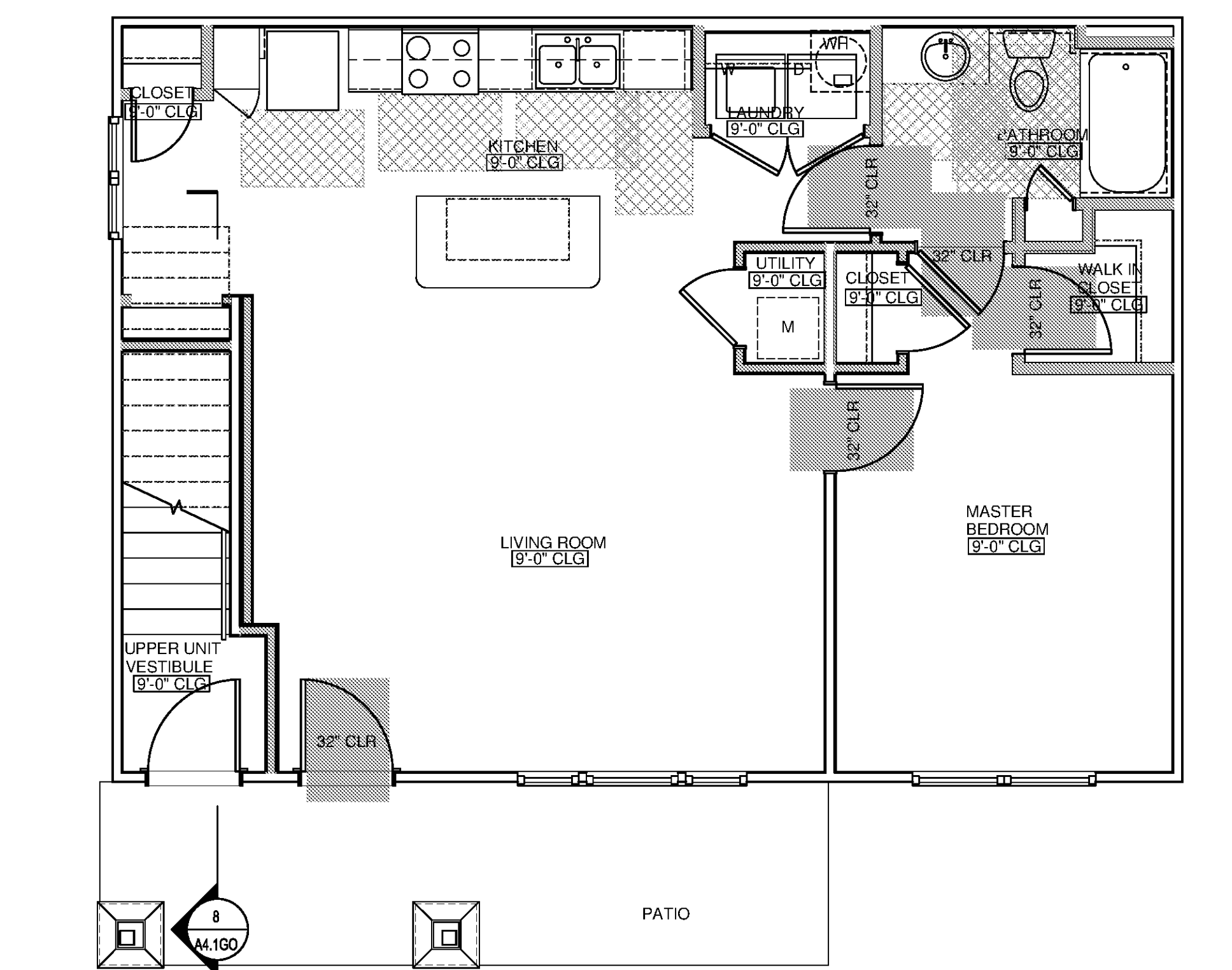
TYPICAL SHELVING PROFILES
SCALE: 1/4"=1'-0"



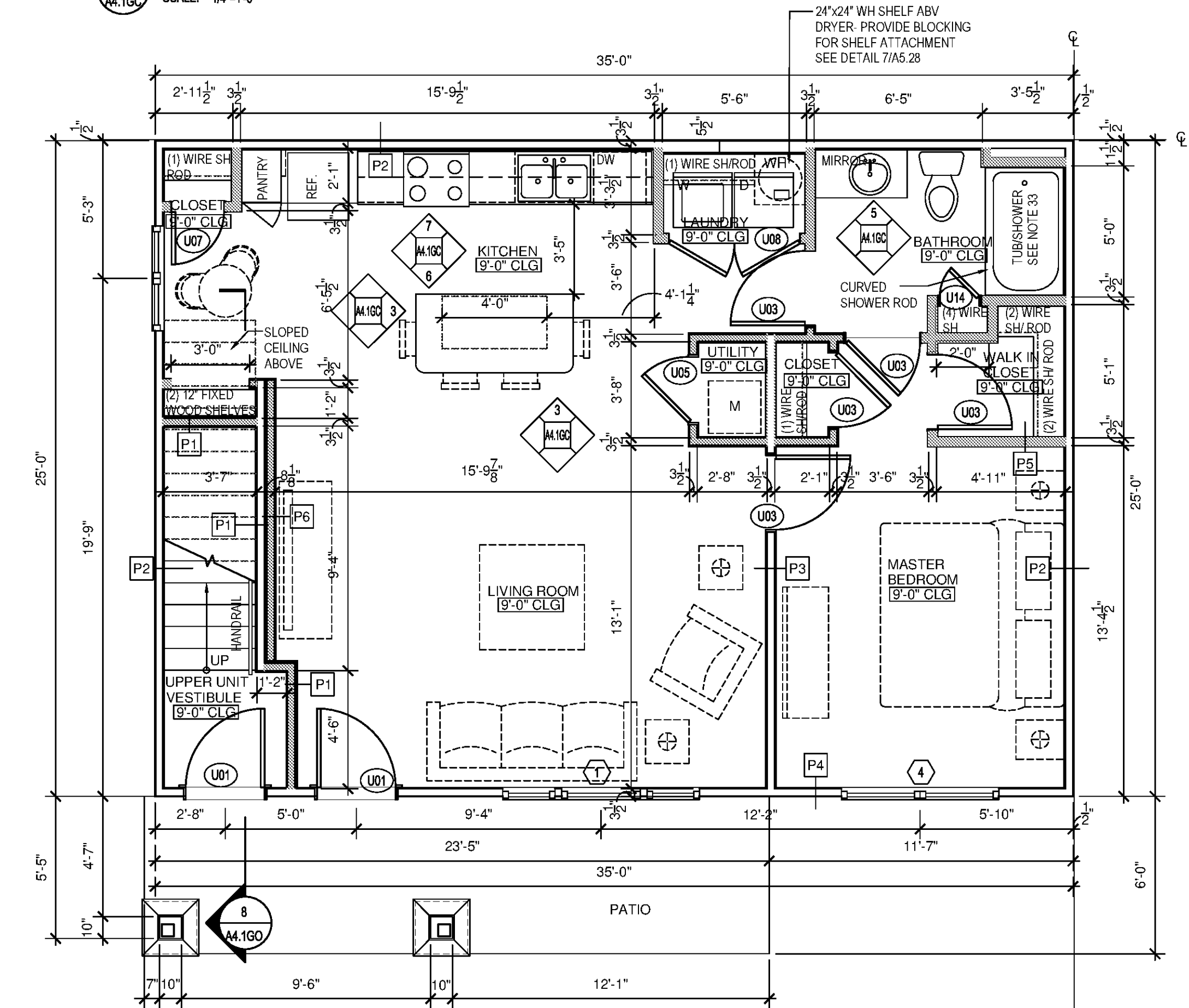
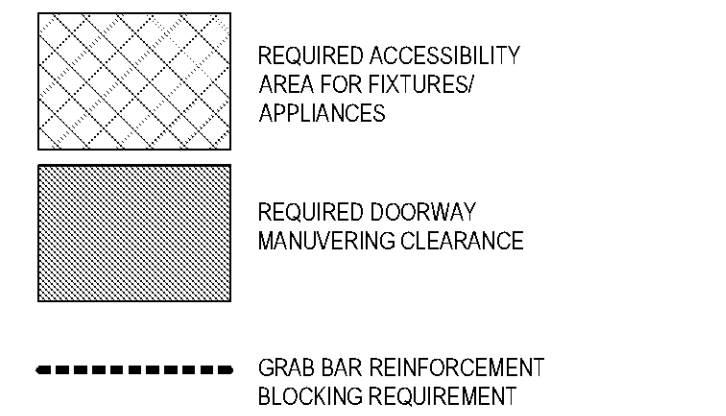
BATHTUB REINFORCING
BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED

W.C. REINFORCING
BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED

REINFORCEMENT REQUIREMENTS (FHA UNIT TYPE 'B', A & B BATHS)
SCALE: 1/4"=1'-0"



1 BEDROOM / 1 BATH (OPTION 'A' BATH)
UNIT 1GC FLOOR PLAN (FHA UNIT TYPE 'B')
SCALE: 1/4"=1'-0"

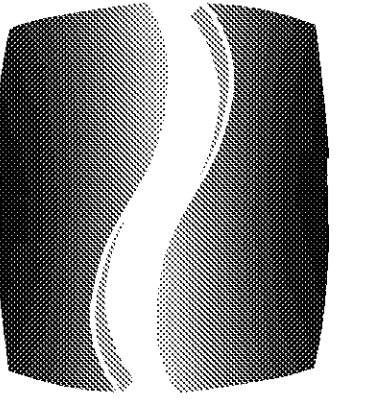


1 BEDROOM / 1 BATH
UNIT 1GC FLOOR PLAN
SCALE: 1/4"=1'-0"

CONDITIONED SPACE	816 SF
PATIO / BALCONY	65 SF

2
A4.1GC

1
A4.1GC



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES CONTINENTAL 234 FUND LLC W134 N6875 EXECUTIVE PARKWAY MEMPHIS, TN 38117 262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY ATU/DEB

DRAWING TITLE

UNIT 1GC (TYPE A) FLOOR PLAN, ELEVATIONS & DTLS.

SHEET NUMBER

A4.1GCA

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

GENERAL PLAN NOTES:

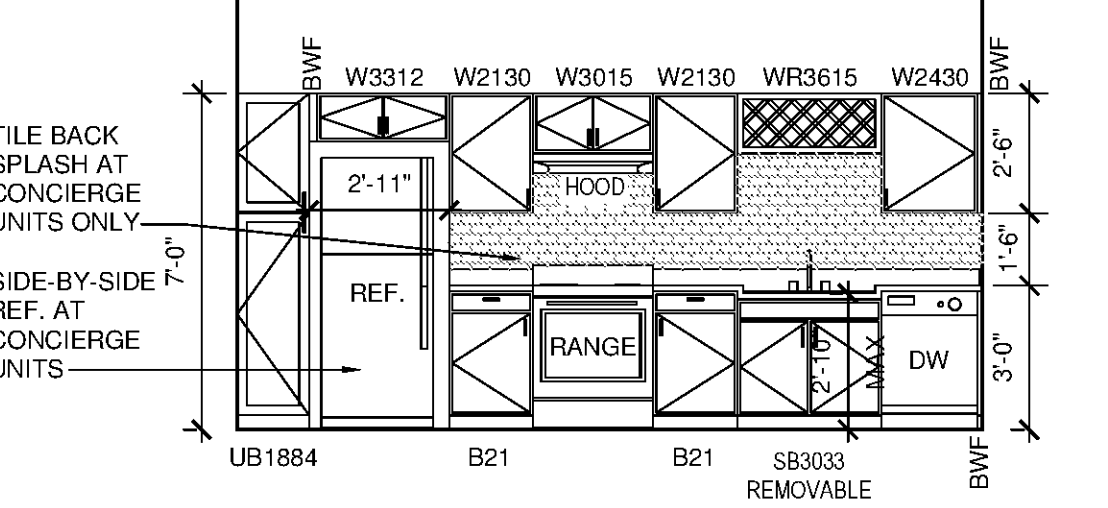
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PLAN LEGEND:

- PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.

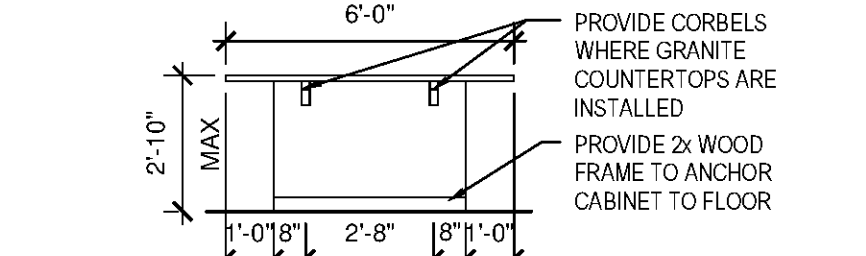
ADA UNIT KEYED NOTES

- APPLIANCES: OPERABLE FEATURES OF APPLIANCES (INCLUDING KITCHEN AND LAUNDRY APPLIANCES) MUST MEET ADA REQUIREMENTS. MICROWAVES (IF PROVIDED AT OTHER DWELLING UNITS) SHALL BE LOCATED SUCH THAT IT MEETS ADA APPLIANCE REQUIREMENTS. VERIFY MECHANICAL REQUIREMENTS FOR ALTERNATE LOCATIONS IF NECESSARY. A 30" x 48" CLEAR FLOOR SPACE IS REQUIRED AT RANGE, REFRIGERATOR AND DISHWASHER. LOCATED PER ADA REQUIREMENTS.
- BATHTUB: 30" x 60" CLEAR FLOOR SPACE REQUIRED AT BATHTUB. FLOOR SPACE MAY EXTEND UNDER VANITY CABINET SO LONG AS NO CABINET IS INSTALLED, OR INSTALLED CABINET IS REMOVABLE. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING REQUIREMENTS FOR ADDITIONAL INFORMATION. A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED AT EACH ACCESSIBLE BATHTUB PER ADA SECTION 607.3.
- KITCHEN SINK: 30" x 48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT KITCHEN SINK. THE SINK (RM) AND COUNTER TOP TO BE MAX. 34" AFF. PER ADA SECTION 606. CABINETS MAY BE INSTALLED UNDER KITCHEN SINK SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER KITCHEN SINK. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS. PROVIDE PIPE PROTECTION PER ADA SECTION 606.5.
- TOILET: CLEAR FLOOR SPACE: 60" ACROSS REAR WALL AND 66" PERPENDICULAR TO REAR WALL PER ADA SECTION 604. FLOOR SPACE MAY EXTEND UNDER VANITY CABINET PER 604.3.2 SO LONG AS NO CABINET IS INSTALLED, OR INSTALLED CABINET IS REMOVABLE. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING REQUIREMENTS FOR ADDITIONAL INFORMATION. TOILETS MUST BE CENTERED 16" MIN. - 18" MAX FROM FINISHED WALL.
- VANITY: 30" x 48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT VANITY (WITH KNEE SPACE BELOW VANITY). THE VANITY (RM) AND COUNTERTOP TO BE MAX. 34" AFF. PER ADA SECTION 606.3. CABINETS MAY BE INSTALLED UNDER VANITY SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER VANITY. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS. PROVIDE PIPE PROTECTION PER ADA SECTION 606.5.
- WORK SURFACE: A MINIMUM 30" WIDE WORK SURFACE IS REQUIRED WITH COUNTER TOP AT MAX. 34" AFF. A 30" x 48" CLEAR FLOOR SPACE IS REQUIRED FOR FRONTAL APPROACH AT WORK SURFACE. CABINETS MAY BE INSTALLED UNDER WORK SURFACE SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER WORK SPACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.
- DOORS ON AN ACCESSIBLE ROUTE IN ADA UNITS TO BE 3'-0" WIDE TO PROVIDE 32" CLEAR WIDTH PER ADA 404.2.3.

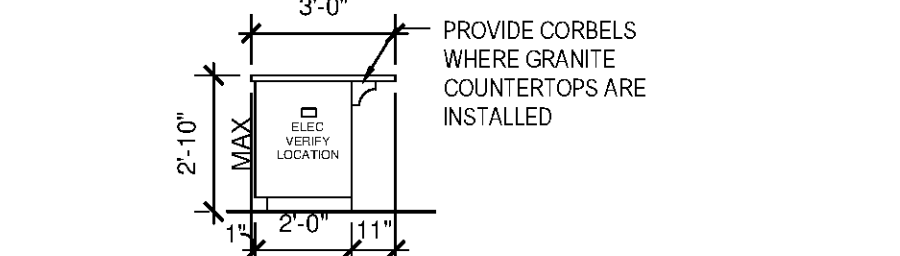


UNIT 1GCA - KITCHEN SCALE: 1/4"=1'-0"

UNIT 1GCA - KITCHEN ISLAND FRONT SCALE: 1/4"=1'-0"

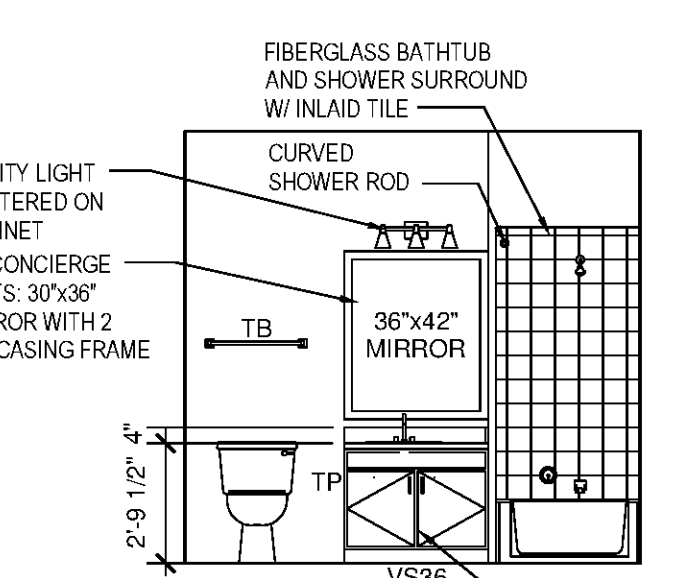


UNIT 1GCA - KITCHEN ISLAND BACK SCALE: 1/4"=1'-0"

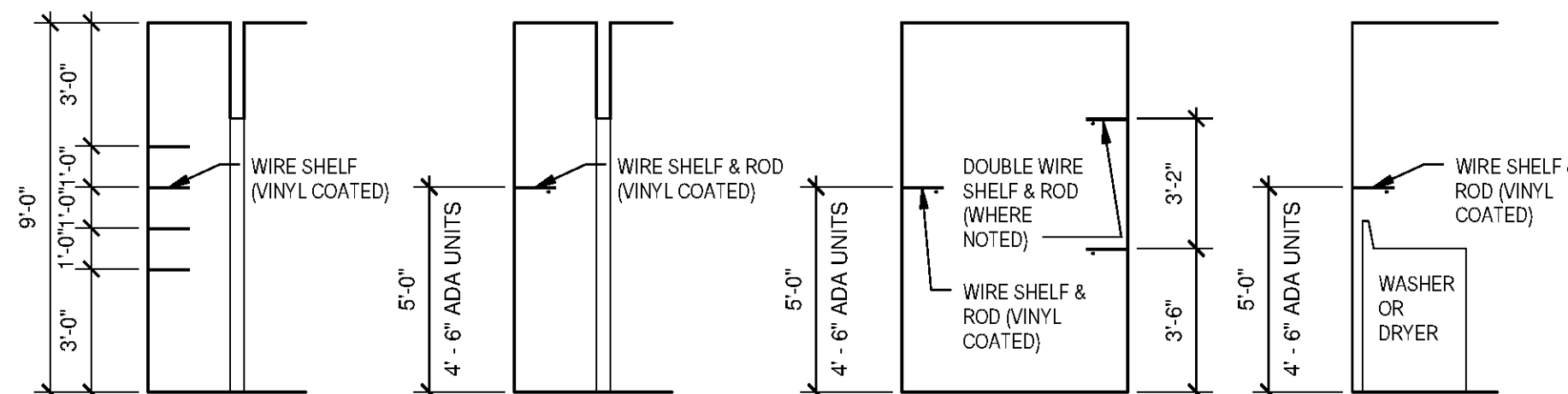


UNIT 1GCA - KITCHEN ISLAND SIDE SCALE: 1/4"=1'-0"

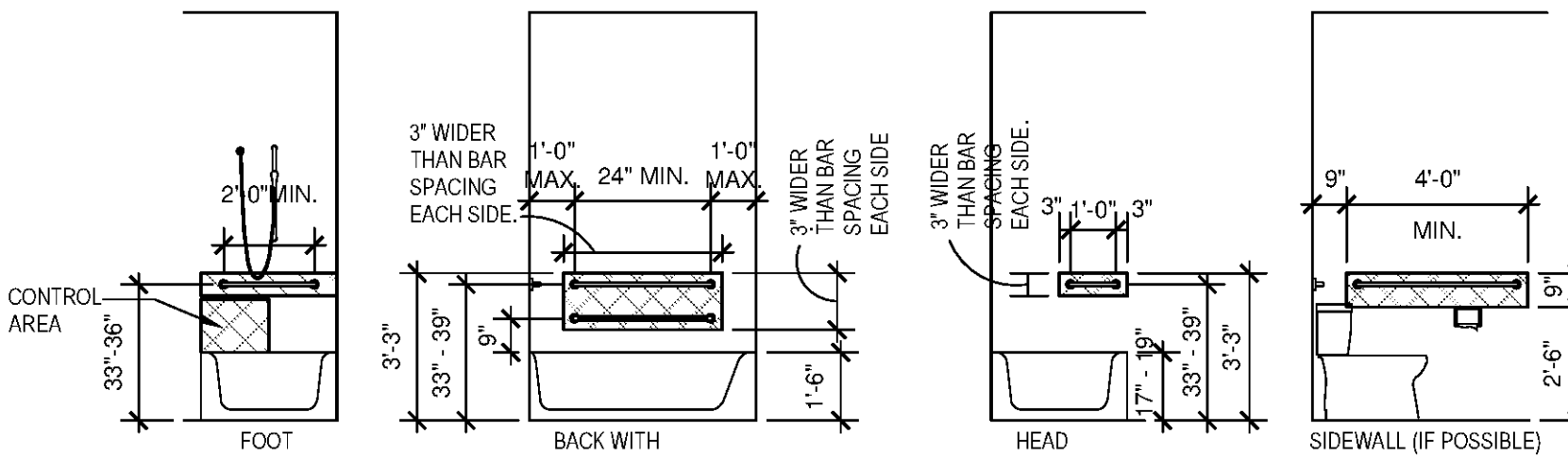
UNIT 1GCA - BATHROOM SCALE: 1/4"=1'-0"



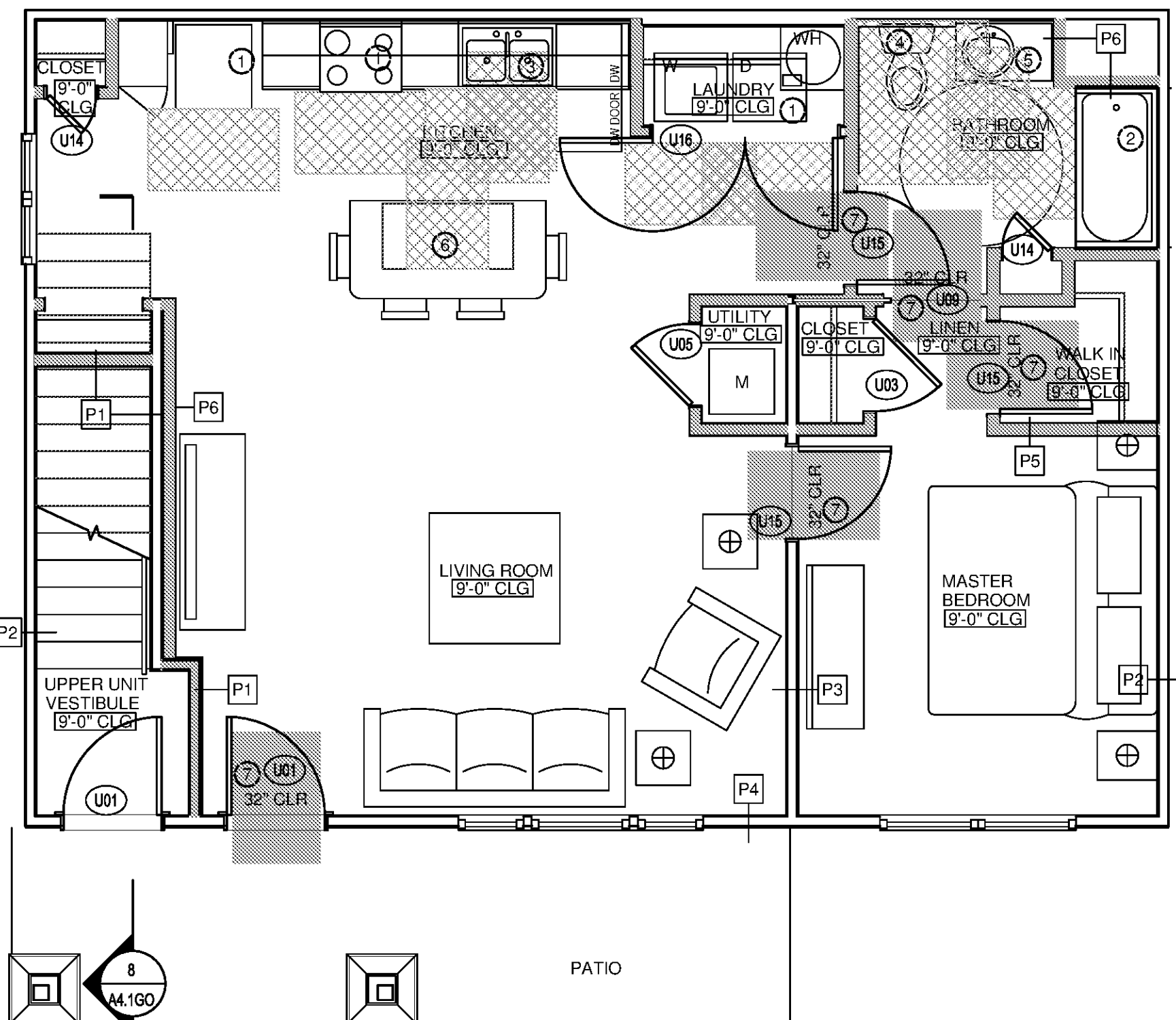
UNIT 1GCA - BATHROOM SCALE: 1/4"=1'-0"



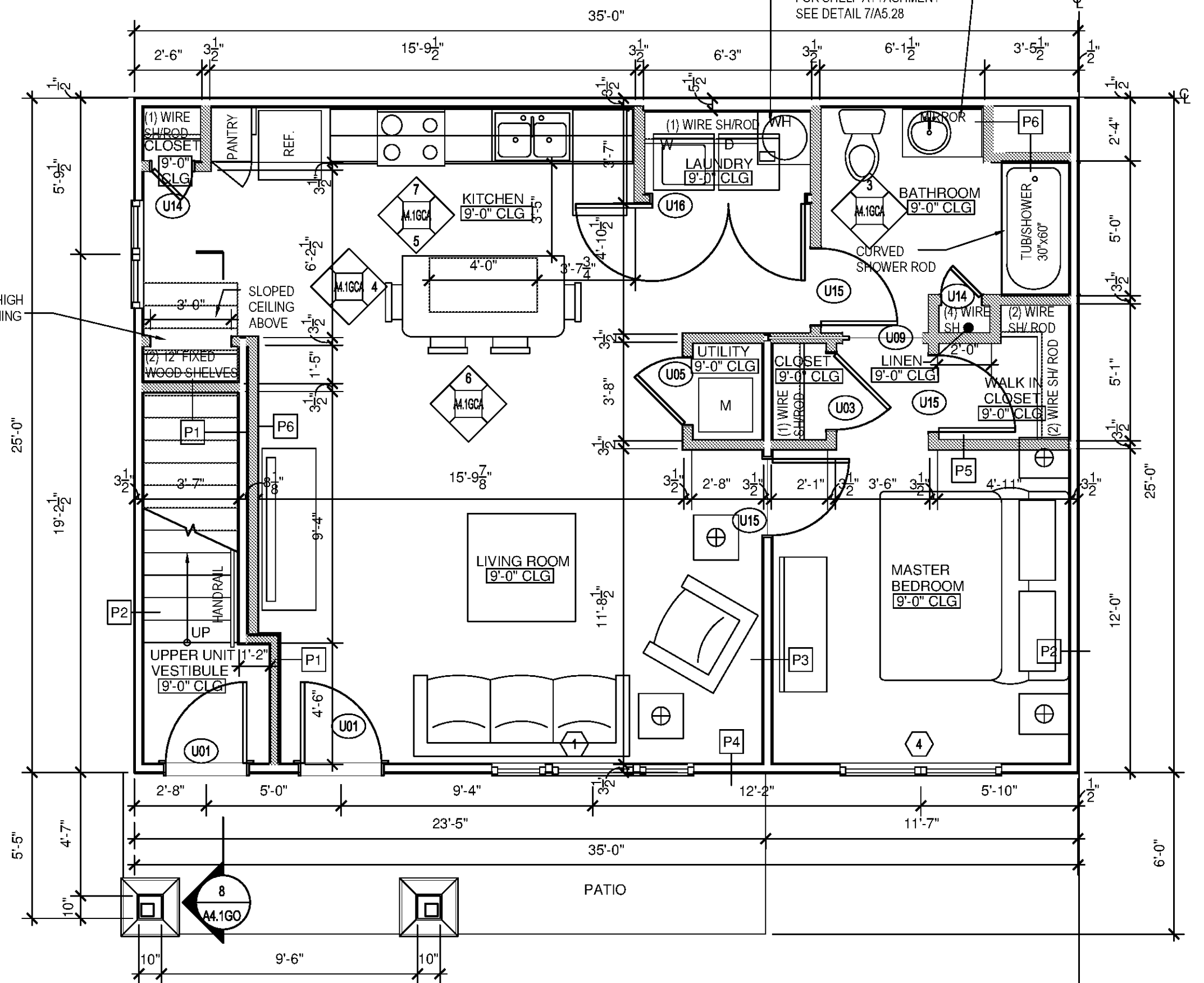
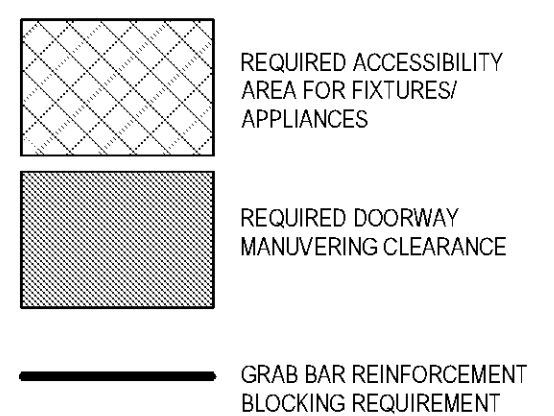
TYPICAL SHELVING PROFILES SCALE: 1/4"=1'-0"



REINFORCEMENT REQUIREMENTS (ADA UNIT TYPE 'A') SCALE: 1/4"=1'-0"

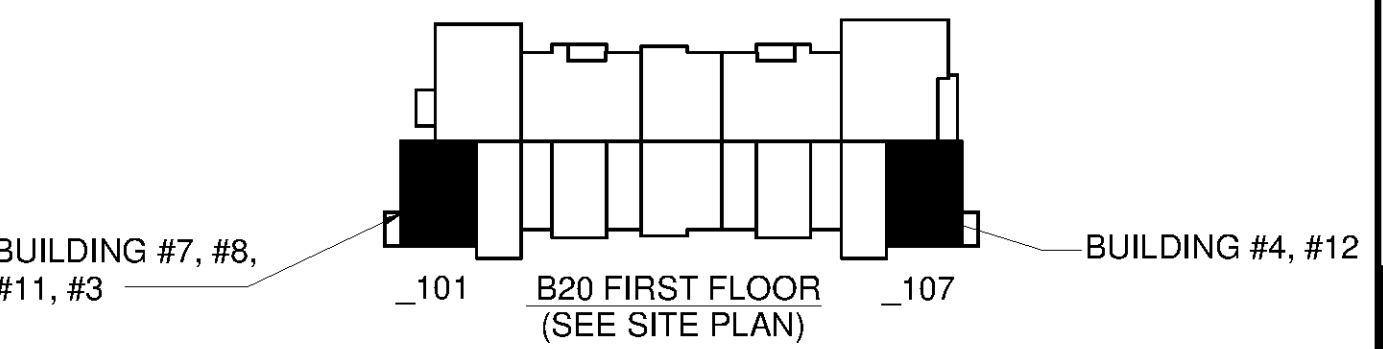
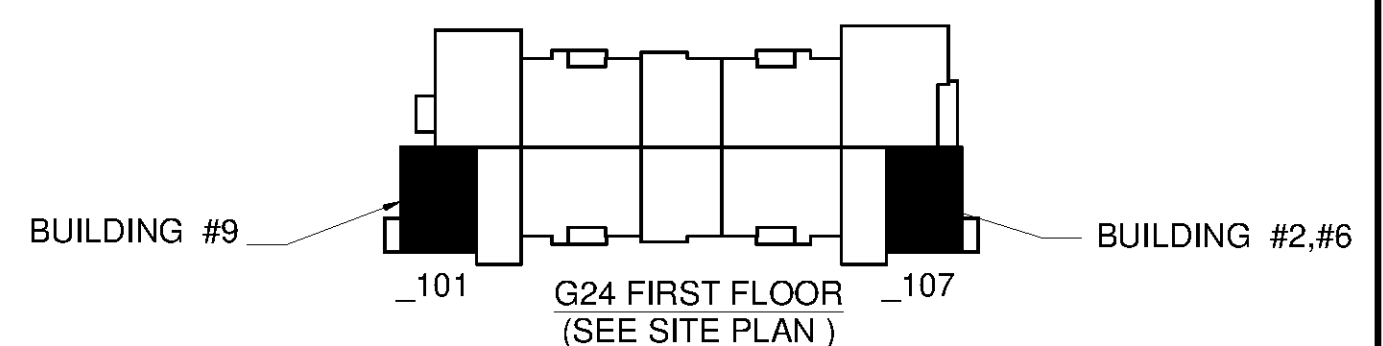


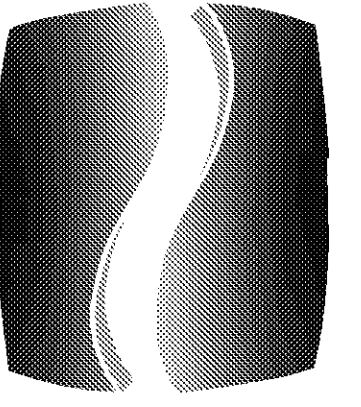
1 BEDROOM / 1 BATH UNIT 1GCA FLOOR PLAN (ADA UNIT TYPE 'A') SCALE: 1/4"=1'-0"



1 BEDROOM / 1 BATH UNIT 1GCA FLOOR PLAN (ADA UNIT TYPE 'A') SCALE: 1/4"=1'-0"

CONDITIONED SPACE	816 SF
PATIO / BALCONY	65 SF





PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES CONTINENTAL 294 FUND LLC W134 N6875 EXECUTIVE PARKWAY MENOMONIE FALLS, WI 53051 262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

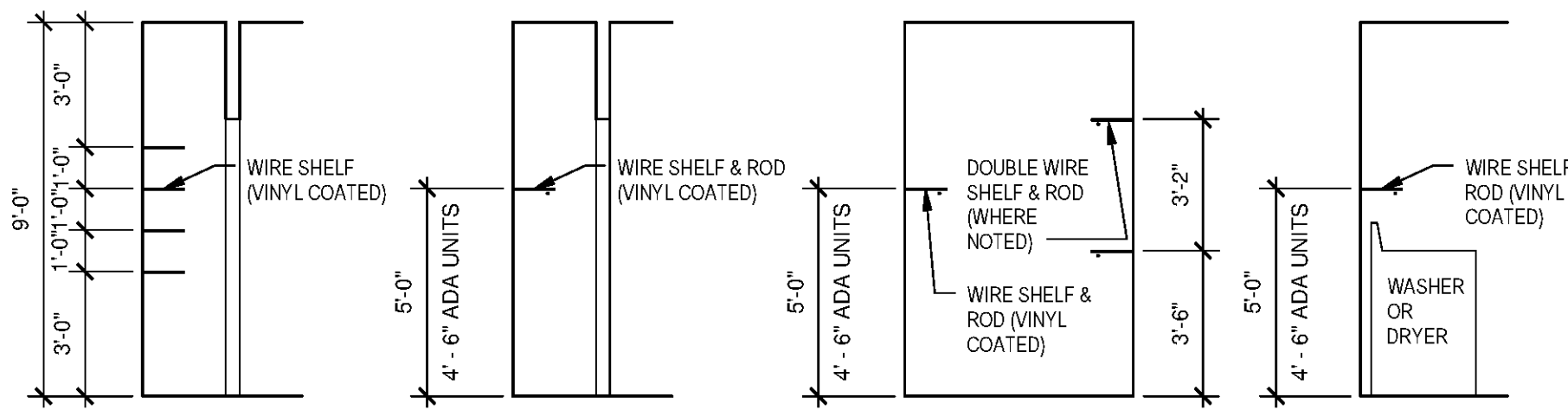
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DRAWING TITLE

UNIT 1GO FLOOR PLAN, ELEVATIONS & DTLS.

SHEET NUMBER A4.1GO

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



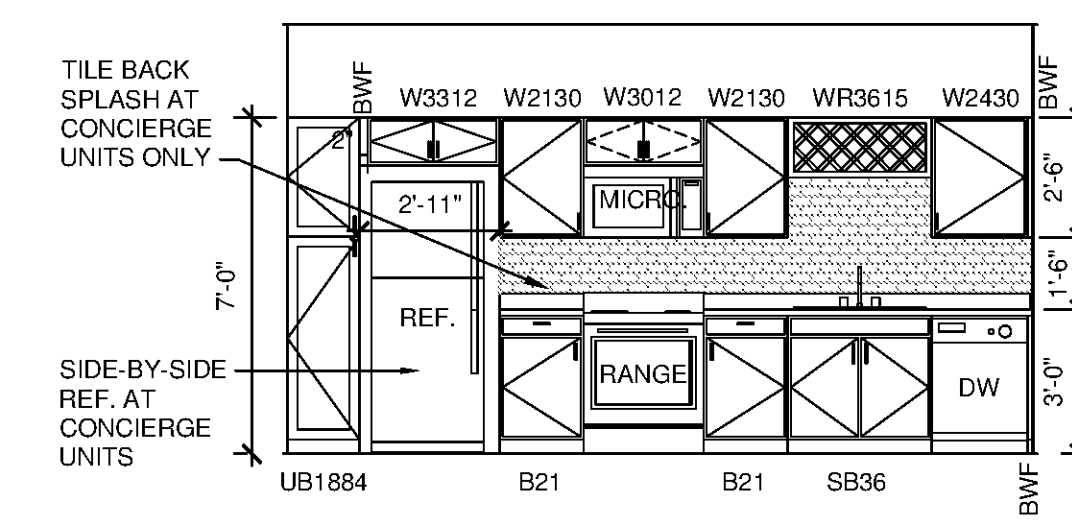
LINEN/PANTRY WHERE APPLICABLE

CLOSET REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF

WIC CLOSET REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF

LAUNDRY

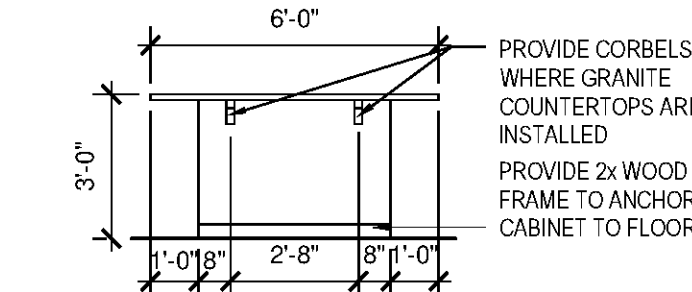
7 TYPICAL SHELVING PROFILES SCALE: 1/4"=1'-0"



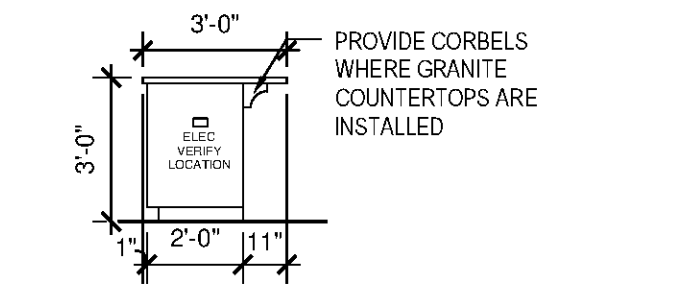
6 UNIT 1GO - KITCHEN SCALE: 1/4"=1'-0"

5 UNIT 1GO - KITCHEN ISLAND FRONT SCALE: 1/4"=1'-0"

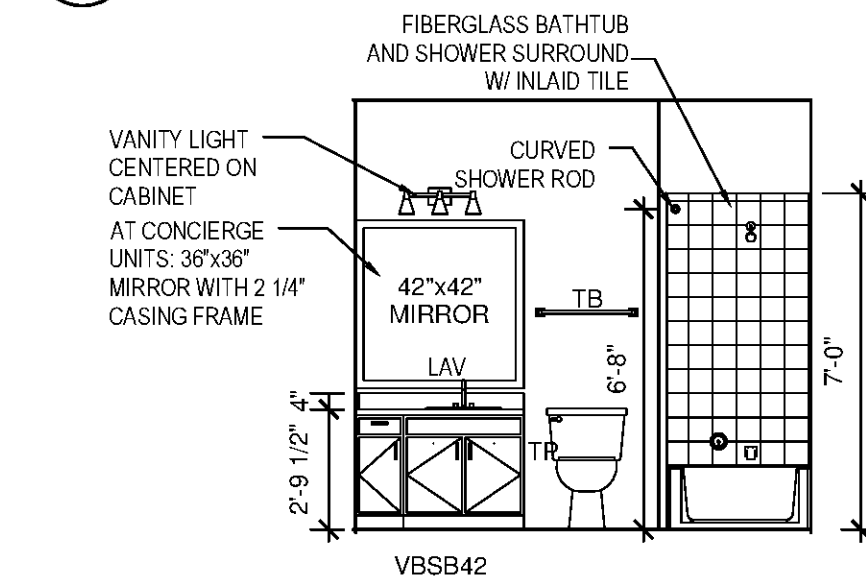
4 UNIT 1GO - BATHROOM SCALE: 1/4"=1'-0"



3 UNIT 1GO - KITCHEN ISLAND BACK SCALE: 1/4"=1'-0"

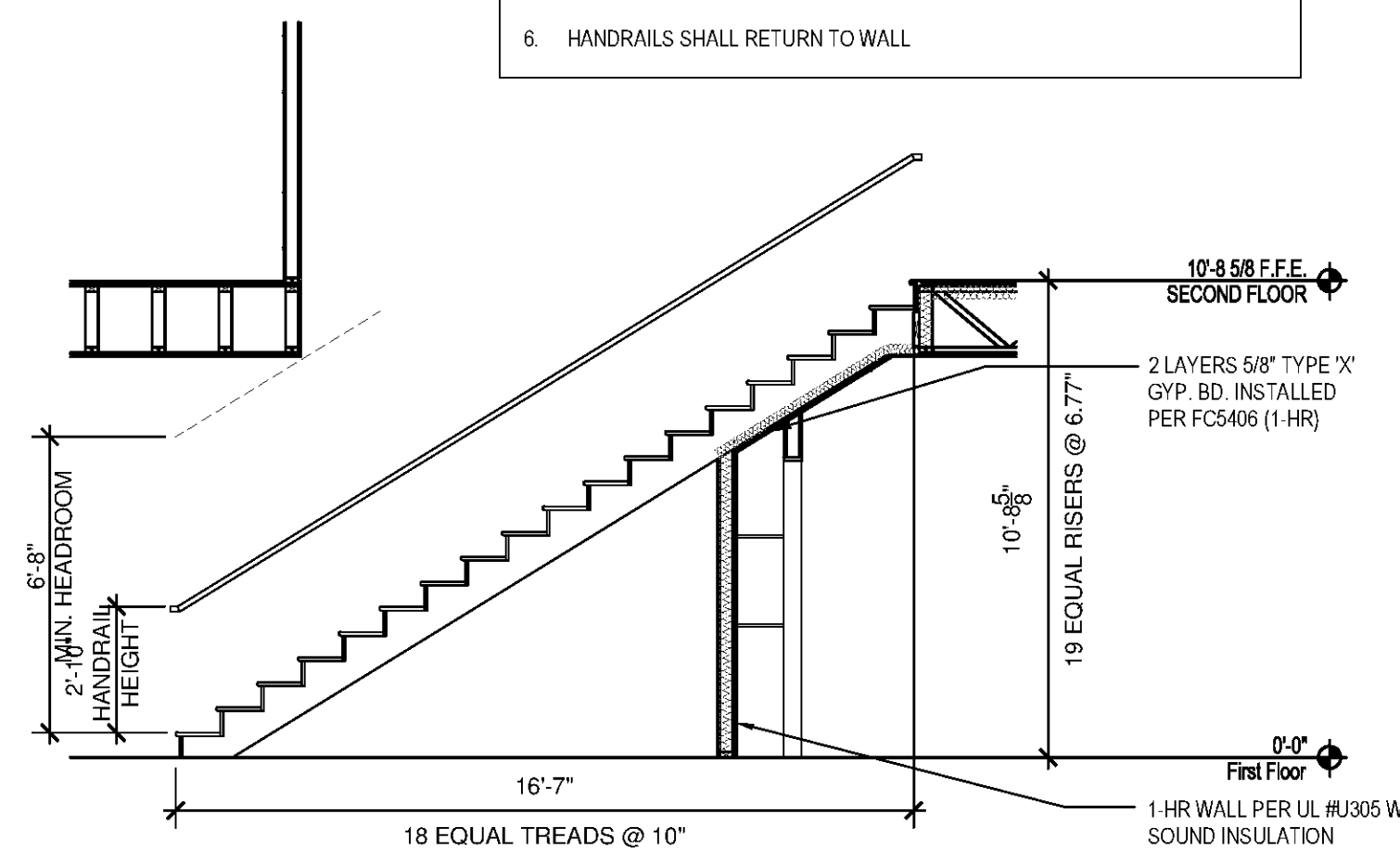


2 UNIT 1GO - KITCHEN ISLAND SIDE SCALE: 1/4"=1'-0"

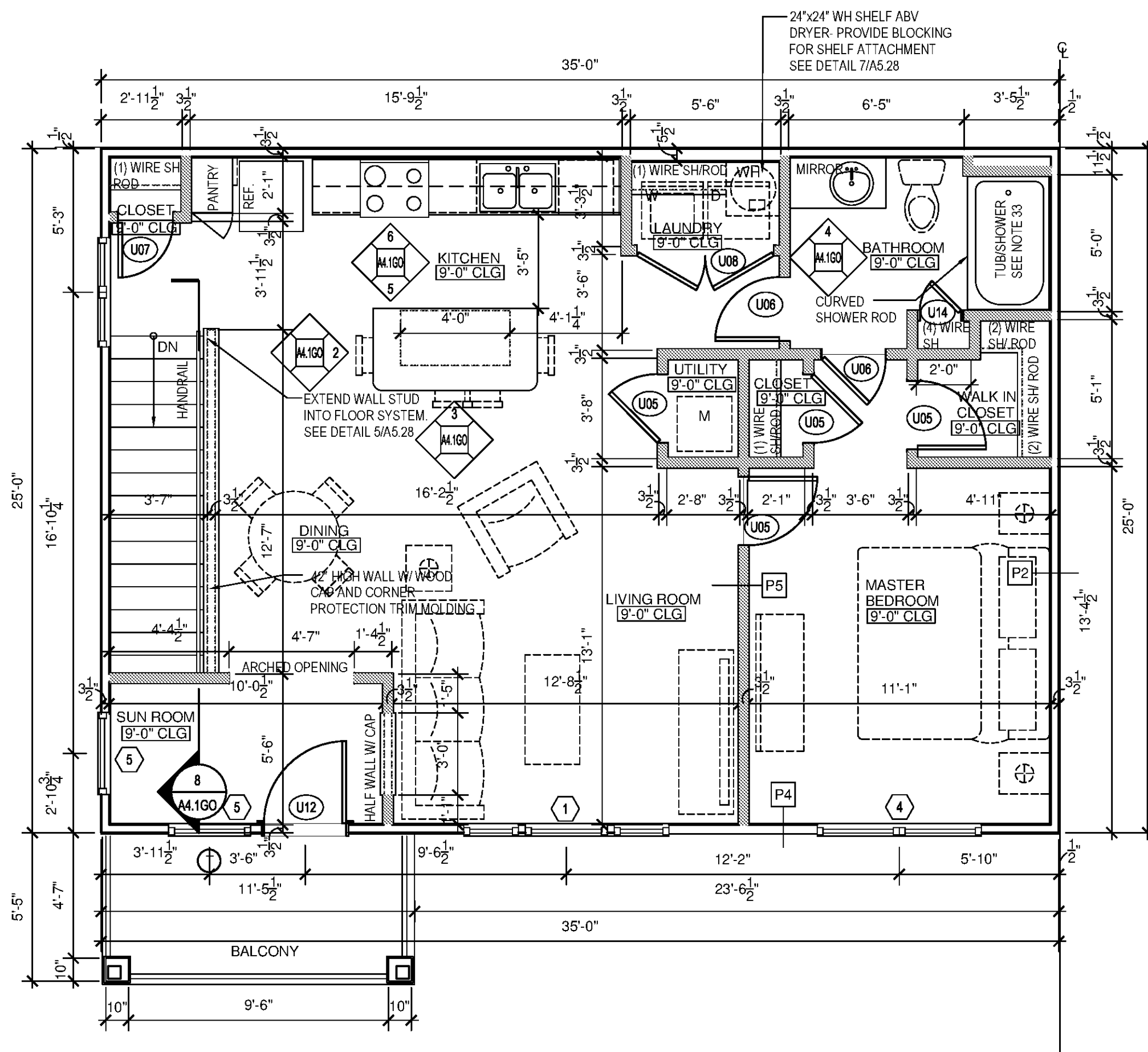


STAIR NOTES

- MINIMUM TREAD DEPTH IS 11" MEASURED FROM NOSING TO NOSING.
- MAXIMUM RISER HEIGHT IS 7"
- NOSING SHALL BE 3/4" MINIMUM TO 1" MAXIMUM
- HANDRAIL GRIP SIZE RANGE: 1 1/2" TO 2"
- HANDRAIL HEIGHT .34" ABOVE LEADING EDGE OF TREADS
- HANDRAILS SHALL RETURN TO WALL



8 UNIT 1GO - STAIR SECTION SCALE: 1/4"=1'-0"



1 UNIT 1GO - FLOOR PLAN SCALE: 1/4"=1'-0"

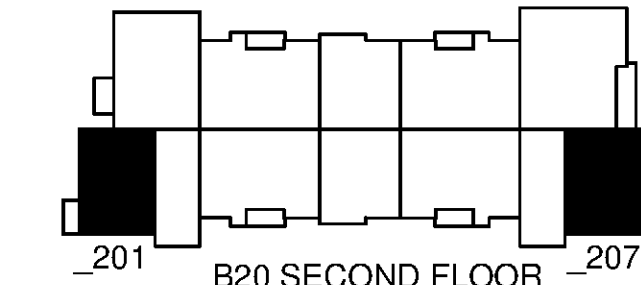
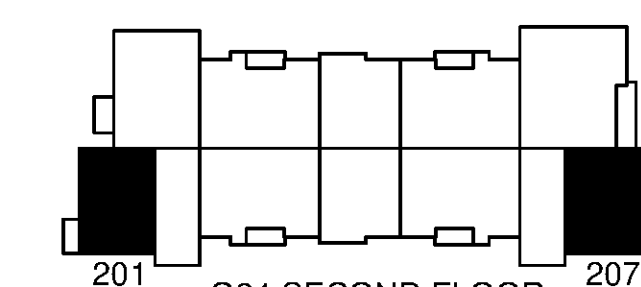
CONDITIONED SPACE	909 SF
PATIO / BALCONY	62 SF

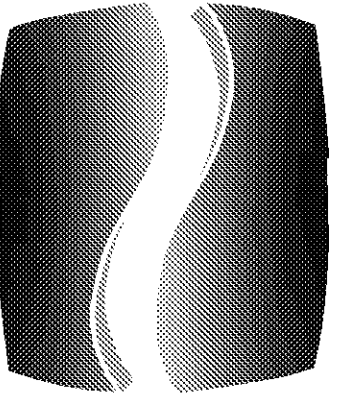
GENERAL PLAN NOTES:

- INTERIOR DIMENSIONS TAKEN TO FACE OF STUD. EXTERIOR DIMENSIONS TAKEN TO THE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO OUTSIDE FACE OF EXTERIOR SHEATHING.
- ALL WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE. NON BEARING WALLS ARE HATCHED SOLID. BEARING WALLS TO BE 1-HR RATED. SEE STRUCTURAL DRAWINGS.
- VINYL COATED WIRE VENTILATED SHELVING AT ALL CLOSETS. CLOTHES CLOSETS: SHELVING TO BE AT 9'-0" A.F.F. FOR SINGLE RODS. DOUBLE RODS TO BE AT 3'-6" AND 9'-6" PANTRY AND LINEN CLOSETS (4 SHELVES). MOUNTING HEIGHT: 1ST SHELF @ 3'-0" A.F.F. 2ND THRU 4TH SHELF @ 1'-0" O.C. FROM EACH. INSTALL (1) 18" DEEP SHELVES LOCATED ABOVE WASHER/DRYER. NO SHELVES INSTALLED ABOVE STACKABLE W/D APPLIANCES.
- ALL INTERIOR FINISHES TO BE CLASS B OR C. SEE A6.02 FOR SCHEDULE.
- APPLIANCES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR AS SELECTED BY OWNER. TYPICAL APPLIANCES TO BE BLACK. UPGRADE/CONCIERGE UNIT APPLIANCES TO BE STAINLESS STEEL. TYPICAL UNIT REFRIGERATOR TO BE TOP-FREEZER. UPGRADE/CONCIERGE UNIT REFRIGERATOR TO BE SIDE-BY-SIDE (EXCEPT STUDIO UNITS). APPLIANCES IN ANSI TYPE A UNITS TO BE ADA.
- PROVIDE HORIZONTAL 2" FAUX WOOD MINI BLINDS AT ALL WINDOWS COLOR: WHITE.
- BATHROOMS: PROVIDE TOILET ACCESSORIES INCLUDING: TOWEL BARS, (MOUNTED AT 46" A.F.F.), TOILET PAPER HOLDERS (MD AT 24" A.F.F.) AND SOAP DISHES (MD AT 40" A.F.F.) AS SHOWN ON PLAN. SHOWER HEAD TO BE MOUNTED AT 6'-8" A.F.F. MANUFACTURER, STYLE, AND MODEL TO BE SELECTED BY OWNER. FINISH: CHROME.
- AT RETURN AIR GRILLS, PAINT INSIDE OF WALL CAVITY BLACK
- WINDOW SIZES SHOWN ON PLANS ARE GENERIC SIZES. ACTUAL SIZE MAY VARY WITH SUPPLIER.
- CONTRACTOR TO VERIFY TUB DIMENSIONS PRIOR TO CONSTRUCTION OF SURROUNDINGS WALLS. REFER TO DETAILS.
- CABINET HARDWARE SHALL BY SACC. STAINLESS STEEL BAR PULL. DOOR HARDWARE TO BE BRUSHED NICKEL. ALL ENTRY AND ANSI TYPE UNIT DOOR HANDLES TO BE LEVER TYPE. TYPICAL DOOR HANDLES TO BE KNOB TYPE. STYLE AND MFR TO BE SELECTED BY OWNER.
- INSTALL MOISTURE RESISTANT GWB ON WALLS AT SHOWERS AND TUBS TO CEILING.
- TYPICAL COUNTER TOPS AND ISLAND TOPS TO BE PLASTIC LAMINATE BY FORMICA (OR APPROVED EQUAL). UPGRADE/CONCIERGE UNIT COUNTERTOPS AND ISLAND TOPS TO BE ISTONE. SEE FINISH SCHEDULE ON A6.02 FOR COLOR AND FINISH.
- PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT EXTERIOR DOORS SET IN FULL SEALANT BED. EXTERIOR DOOR THRESHOLDS AT FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER ANSI
- REFER TO SITE PLAN, 1/8" BUILDING PLANS AND MECHANICAL DRAWINGS FOR CONDENSER AND PAD LOCATIONS.
- PROVIDE LIGHT-BROOM FINISHED CONCRETE TO PATIO AND ENTRY STOOPS.
- REFER TO U.L. FIRE RATED ASSEMBLY MANUALS FOR PROPER U.L. ASSEMBLIES, PENETRATIONS AND RATINGS.
- SET ELECTRICAL OUTLETS AND SWITCHES (INCLUDING THERMOSTAT) PER ANSIFHA REQUIREMENTS. TYPICAL ALL FIRST FLOOR UNITS.
- DOORS ARE TO BE LOCATED 4" OFF ADJACENT WALL AND OR CENTERED IN SPACE, UNLESS OTHERWISE NOTED.
- PROVIDE UNIT SIGNAGE ON ENTRY DOOR AS SELECTED BY OWNER AND COORDINATE LOCATION W/ OWNER.
- INSTALL FINGER JOINT WOOD BASE AND CASING IN ALL UNITS. SEE SCHEDULE A6.02.
- PROVIDE SOLID BLOCKING AT GROUND FLOOR BATHROOM TUBSHOWER WALLS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER ANSIFHA GUIDELINES AND REQUIREMENTS.
- PROVIDE ACOUSTICAL SOUND MAT UNDERLAYMENT BY ENCORE. QT-SOUND CONTROL. QT-SCU-4005 1/4" MAT (OR APPROVED EQUAL) MINIMUM STC RATING OF 50 AT SECOND FLOOR HARD SURFACE AREAS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE TEMPERED GLAZING MATERIAL IN WINDOWS WHERE A DOOR IS WITHIN A 24" ARC TO THE NEAREST EXPOSED EDGE OF A PANEL AND WHERE THE BOTTOM EXPOSED EDGE OF PANEL IS LESS THAN 60" ABOVE A STANDING SURFACE AT TOP & BOTTOM OF STAIRS AND LANDINGS
- SEE ROOF PLANS FOR 1HR RATED, INSULATED, LOCKABLE ATTIC ACCESS.
- PROVIDE FIRE EXTINGUISHER AND BRACKET AT EACH UNIT. GO TO VERIFY REQUIREMENTS WITH LOCAL JURISDICTION.
- SEE SCHEDULE ON A6.02 FOR FINISHES. CONFIRM FINAL FINISH SELECTIONS AND SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.
- PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM.
- INTERIOR WALLS TO BE PARTITION TYPE OMC UNLESS NOTED OTHERWISE. SEE WALL SECTIONS FOR TENANT SEPARATION WALL CONSTRUCTION.
- WOOD CAP AT STAIR HALF WALL TO HAVE EASED EDGES AND CORNERS (PAINTED).
- PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR
- TYPICAL UNITS TO RECEIVE 30"x60" TUBSHOWER W/ FIBERGLASS SURROUND. CONCIERGE/UPGRADE UNITS TO RECEIVE 36"x60" TUBSHOWER
- CONCIERGE UNITS TO HAVE 3X6 TILE BACK SPLASH ABOVE UNIT KITCHEN COUNTERTOPS

PLAN LEGEND:

- PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.





PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES CONTINENTAL 294 FUND LLC W134 N6875 EXECUTIVE PARKWAY MEMPHIS, TN 38117 262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

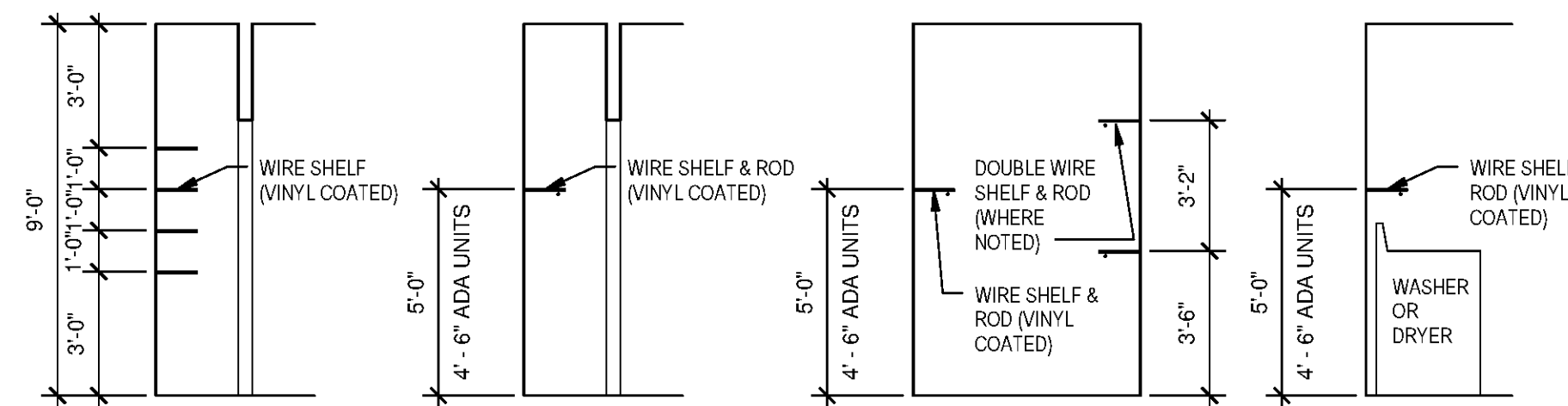
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DRAWING TITLE

UNIT 2DC FLOOR PLAN, ELEVATIONS & DTLS. SHEET NUMBER

A4.2DC

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



LINEN/PANTRY

WHERE APPLICABLE

CLOSET

REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF

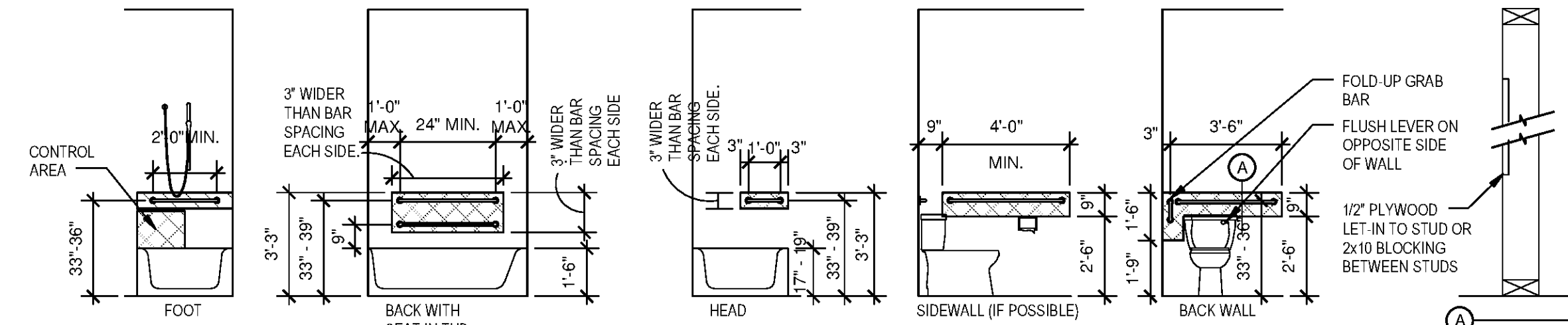
WIC CLOSET

REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF

LAUNDRY

11 TYPICAL SHELVING PROFILES

M.2DC SCALE: 1/4"=1'-0"



BATHTUB REINFORCING

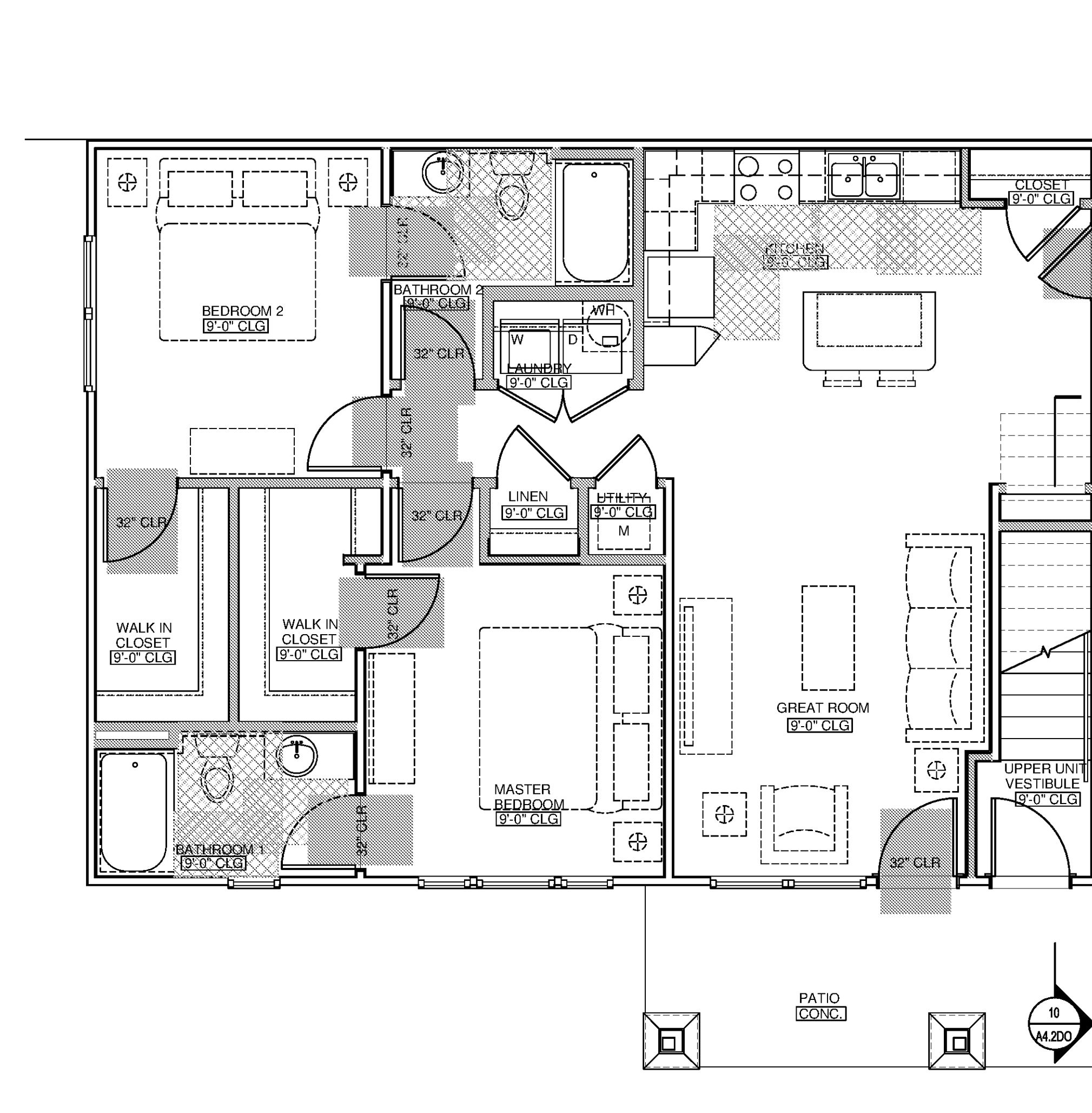
BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED

W.C. REINFORCING

BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED

10 REINFORCEMENT REQUIREMENTS (FHA UNIT TYPE A & B BATHS)

M.2DC SCALE: 1/4"=1'-0"



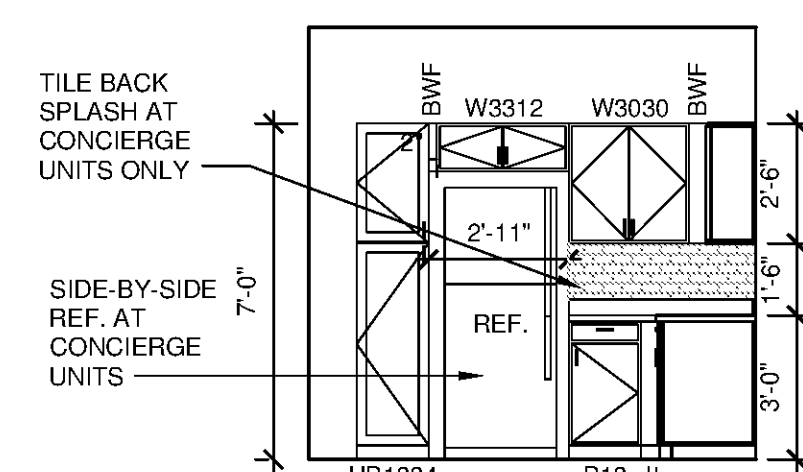
2 BEDROOM / 2 BATH (OPTION 'A' BATHS) UNIT 2DC - FLOOR PLAN (FHA UNIT TYPE 'B')

M.2DC SCALE: 1/4"=1'-0"



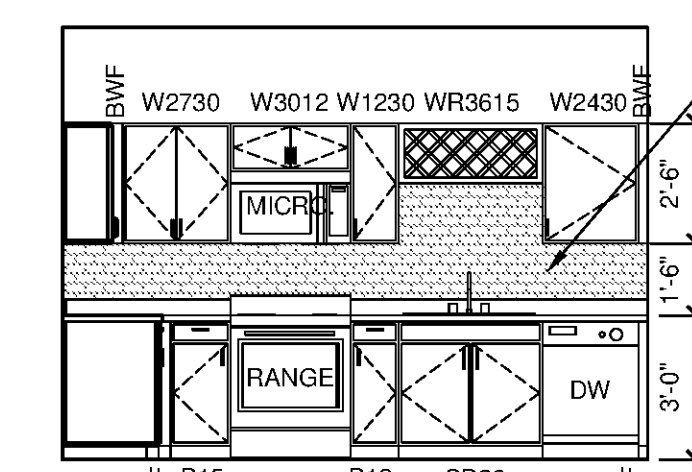
REQUIRED ACCESSIBILITY AREA FOR FIXTURES/APPLIANCES REQUIRED DOORWAY MANEUVERING CLEARANCE

GRAB BAR REINFORCEMENT BLOCKING REQUIREMENT



9 UNIT 2DC - KITCHEN SIDE

M.2DC SCALE: 1/4"=1'-0"

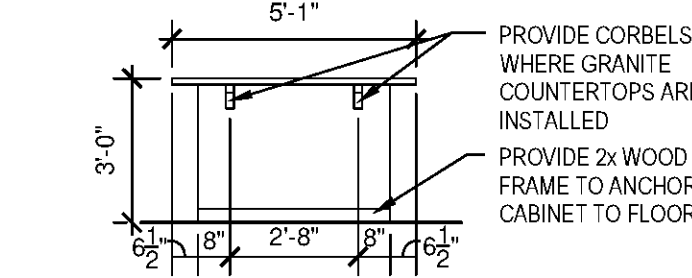


8 UNIT 2DC - KITCHEN

M.2DC SCALE: 1/4"=1'-0"

5 UNIT 2DC - KITCHEN ISLAND FRONT

M.2DC SCALE: 1/4"=1'-0"

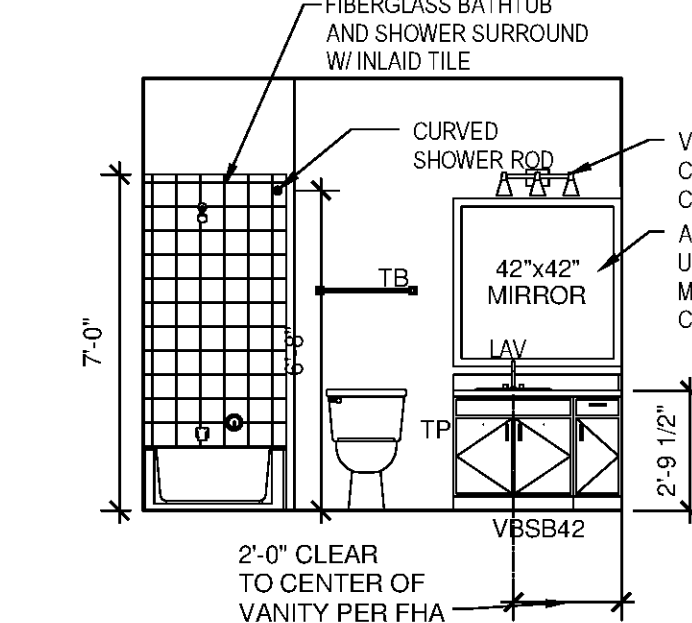


7 UNIT 2DC - KITCHEN BACK

M.2DC SCALE: 1/4"=1'-0"

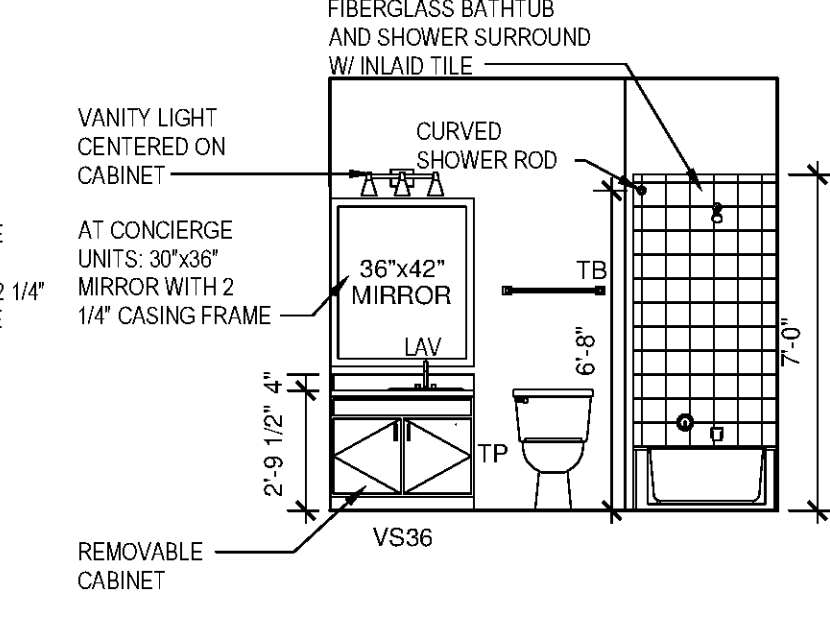
4 UNIT 2DC - KITCHEN SIDE

M.2DC SCALE: 1/4"=1'-0"



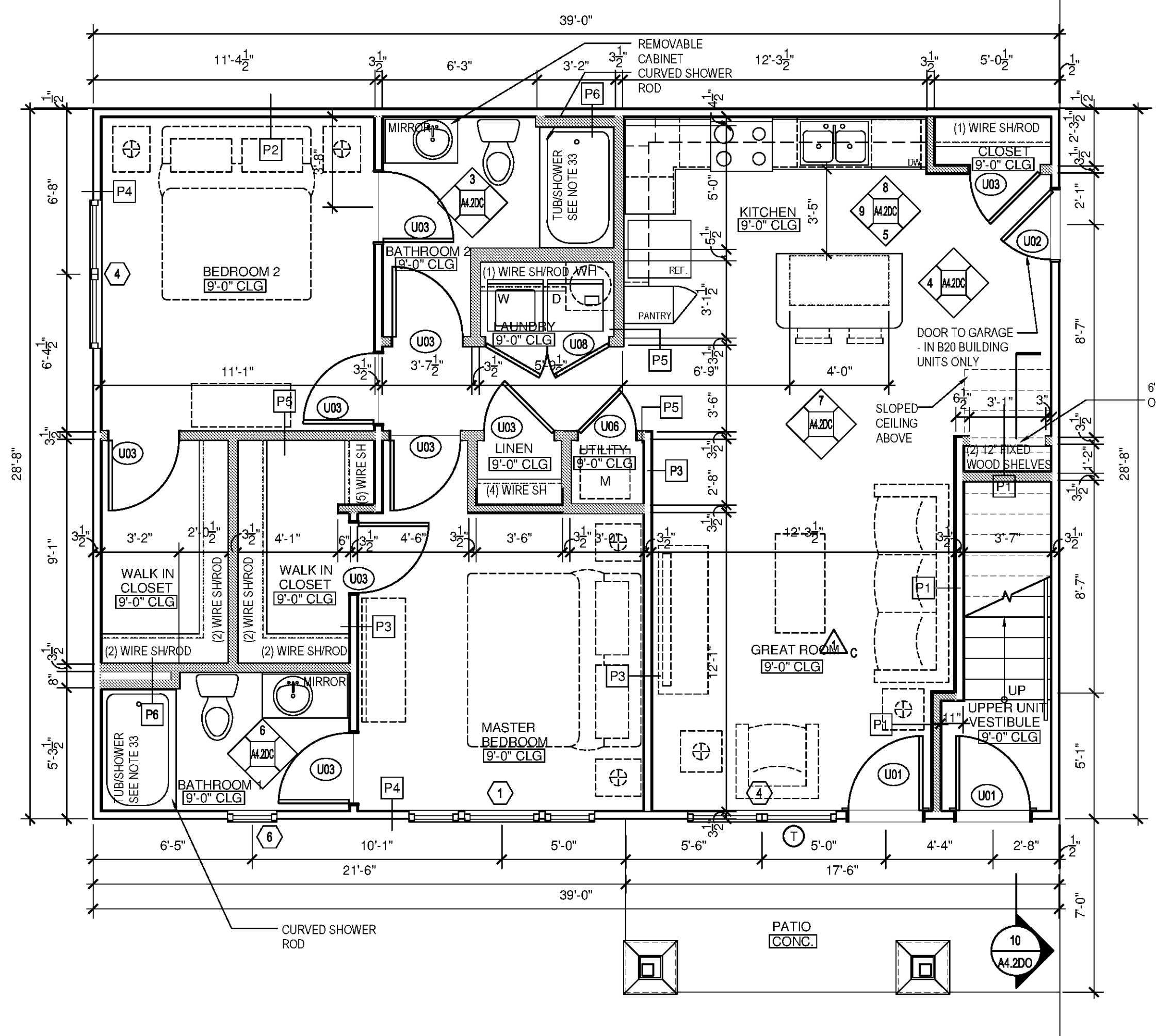
6 UNIT 2DC - BATHROOM

M.2DC SCALE: 1/4"=1'-0"



3 UNIT 2DC - BATHROOM 2

M.2DC SCALE: 1/4"=1'-0"



2 BEDROOM / 2 BATH UNIT 2DC - FLOOR PLAN

M.2DC SCALE: 1/4"=1'-0"

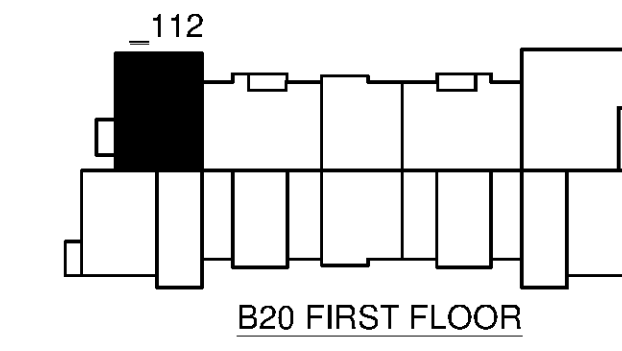
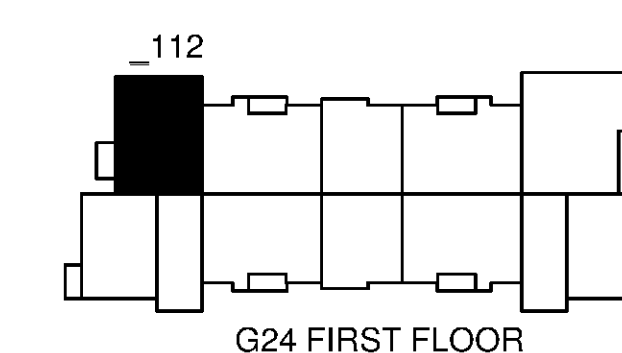
CONDITIONED SPACE	1062 SF
PATIO / BALCONY	89 SF

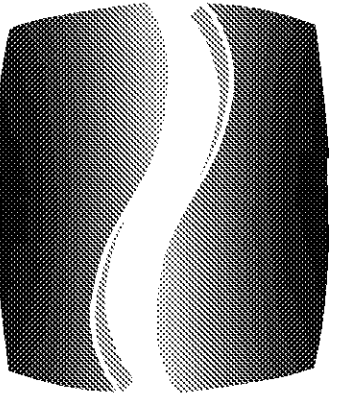
GENERAL PLAN NOTES:

- INTERIOR DIMENSIONS TAKEN TO FACE OF STUD. EXTERIOR DIMENSIONS TAKEN TO THE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO OUTSIDE FACE OF EXTERIOR SHEATHING.
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- VINYL COATED WIRE VENTILATED SHELVING AT ALL CLOSETS. CLOTHES CLOSETS: SHELVING TO BE AT 5'-0" A.F.F. FOR SINGLE RODS. DOUBLE RODS TO BE AT 3'-6" AND 6'-8". PANTRY AND LINEN CLOSETS (4 SHELVES): MOUNTING HEIGHT: 1ST SHELF @3'-0" A.F.F. 2ND THRU 4TH SHELF @1'-0" O.C. FROM EACH. INSTALL (1) 16" DEEP SHELVES LOCATED ABOVE WASHER/DRYER. NO SHELVES INSTALLED ABOVE STACKABLE WID APPLIANCES.
- ALL INTERIOR FINISHES TO BE CLASS B OR C. SEE A6.02 FOR SCHEDULE.
- APPLIANCES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR AS SELECTED BY OWNER. TYPICAL APPLIANCES TO BE BLACK. UPGRADE/CONCIERGE UNIT APPLIANCES TO BE STAINLESS STEEL. TYPICAL UNIT REFRIGERATOR TO BE TOP FREEZER. UPGRADE/CONCIERGE UNIT REFRIGERATOR TO BE SIDE-BY-SIDE (EXCEPT STUDIO UNITS). APPLIANCES IN ANSI TYPE UNITS TO BE ADA.
- PROVIDE HORIZONTAL 2" FAUX WOOD MINI BLINDS AT ALL WINDOWS COLOR: WHITE.
- BATHROOMS: PROVIDE TOILET ACCESSORIES INCLUDING: TOWEL BARS, (MOUNTED AT 46" A.F.F.), TOILET PAPER HOLDERS (MD. AT 24" A.F.F.) AND SOAP DISHES (MD. AT 40" A.F.F.) AS SHOWN ON PLAN. SHOWER HEAD TO BE MOUNTED AT 6'-8" A.F.F. MANUFACTURER, STYLE, AND MODELS TO BE SELECTED BY OWNER. FINISH: CHROME.
- AT RETURN AIR GRILLS, PAINT INSIDE OF WALL CAVITY BLACK.
- WINDOW SIZES SHOWN ON PLANS ARE GENERIC SIZES. ACTUAL SIZE MAY VARY WITH SUPPLIER.
- CONTRACTOR TO VERIFY TUB DIMENSIONS PRIOR TO CONSTRUCTION OF SURROUNDING WALLS. REFER TO DETAILS.
- CABINET HARDWARE SHALL BY SACO. STAINLESS STEEL BAR PULL. DOOR HARDWARE TO BE BRUSHED NICKEL. ALL ENTRY AND ANSI TYPE UNIT DOOR HANDLES TO BE LEVER TYPE. TYPICAL DOOR HANDLES TO BE KNOB TYPE. STYLE AND MFR TO BE SELECTED BY OWNER.
- INSTALL MOISTURE RESISTANT GWB ON WALLS AT SHOWERS AND TUBS TO CEILING.
- TYPICAL COUNTER TOPS AND ISLAND TOPS TO BE PLASTIC LAMINATE BY FORMICA (OR APPROVED EQUAL). UPGRADE/CONCIERGE UNIT COUNTERTOPS AND ISLAND TOPS TO BE STONE. SEE FINISH SCHEDULE ON A6.02 FOR COLOR AND FINISH.
- PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT EXTERIOR DOORS SET IN FULL SEALANT BED. EXTERIOR DOOR THRESHOLDS AT FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER ANSI.
- REFER TO SITE PLAN, 1/8" BUILDING PLANS AND MECHANICAL DRAWINGS FOR CONDENSER AND PAD LOCATIONS.
- PROVIDE LIGHT-BROOM FINISHED CONCRETE TO PATIO AND ENTRY STOOPS.
- REFER TO U.L. FIRE RATED ASSEMBLY MANUALS FOR PROPER U.L. ASSEMBLIES, PENETRATIONS AND RATINGS.
- SET ELECTRICAL OUTLETS AND SWITCHES (INCLUDING THERMOSTAT) PER ANSIFHA REQUIREMENTS. TYPICAL ALL FIRST FLOOR UNITS.
- DOORS ARE TO BE LOCATED 4" OFF ADJACENT WALL AND OR CENTERED IN SPACE, UNLESS OTHERWISE NOTED.
- PROVIDE UNIT SIGNAGE ON ENTRY DOOR AS SELECTED BY OWNER AND COORDINATE LOCATION W/ OWNER.
- INSTALL FINGER JOINT WOOD BASE AND CASING IN ALL UNITS. SEE SCHEDULE A6.02.
- PROVIDE SOLID BLOCKING AT GROUND FLOOR BATHROOM TUB/SHOWER WALLS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER ANSIFHA GUIDELINES AND REQUIREMENTS.
- PROVIDE ACOUSTICAL SOUND MAT UNDERLAYMENT BY ENCORE, QT SOUND CONTROL. QT 533 4005 1/4" MAT (OR APPROVED EQUAL) MINIMUM STC RATING OF 50 AT SECOND FLOOR HARD SURFACE AREAS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE TEMPERED GLAZING MATERIAL IN WINDOWS WHERE A DOOR IS WITHIN A 24" ARC TO THE NEAREST EXPOSED EDGE OF A PANEL AND WHERE THE BOTTOM EXPOSED EDGE OF PANEL IS LESS THAN 60" ABOVE A STANDING SURFACE AT TOP & BOTTOM OF STAIRS AND LANDINGS.
- SEE ROOF PLANS FOR 1HR RATED, INSULATED, LOCKABLE ATTIC ACCESS.
- PROVIDE FIRE EXTINGUISHER AND BRACKET AT EACH UNIT. GC TO VERIFY REQUIREMENTS WITH LOCAL JURISDICTION.
- SEE SCHEDULE ON A6.02 FOR FINISHES. CONFIRM FINAL FINISH SELECTIONS AND SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.
- PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM.
- INTERIOR WALLS TO BE PARTITION TYPE OWE UNLESS NOTED OTHERWISE. SEE WALL SECTIONS FOR TENANT SEPARATION WALL CONSTRUCTION.
- WOOD CAP AT STAIR HALF WALL TO HAVE EASED EDGES AND CORNERS (PAINTED).
- PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR.
- TYPICAL UNITS TO RECEIVE 30"x60" TUB/SHOWER W/ FIBERGLASS SURROUND. CONCIERGE/UPGRADE UNITS TO RECEIVE 36"x60" TUB/SHOWER.
- CONCIERGE UNITS TO HAVE 3X6 TILE BACK SPLASH ABOVE UNIT KITCHEN COUNTERTOPS.

PLAN LEGEND:

- PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.





PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES CONTINENTAL 294 FUND LLC W134 N6875 EXECUTIVE PARKWAY MENOMONIE FALLS, WI 53051 262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY ATU/DEB

DRAWING TITLE UNIT 2DCA (ADA UNIT) FLOOR PLAN, ELEVATIONS & DTLS.

SHEET NUMBER

A4.2DCA

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

ADA UNIT KEYED NOTES

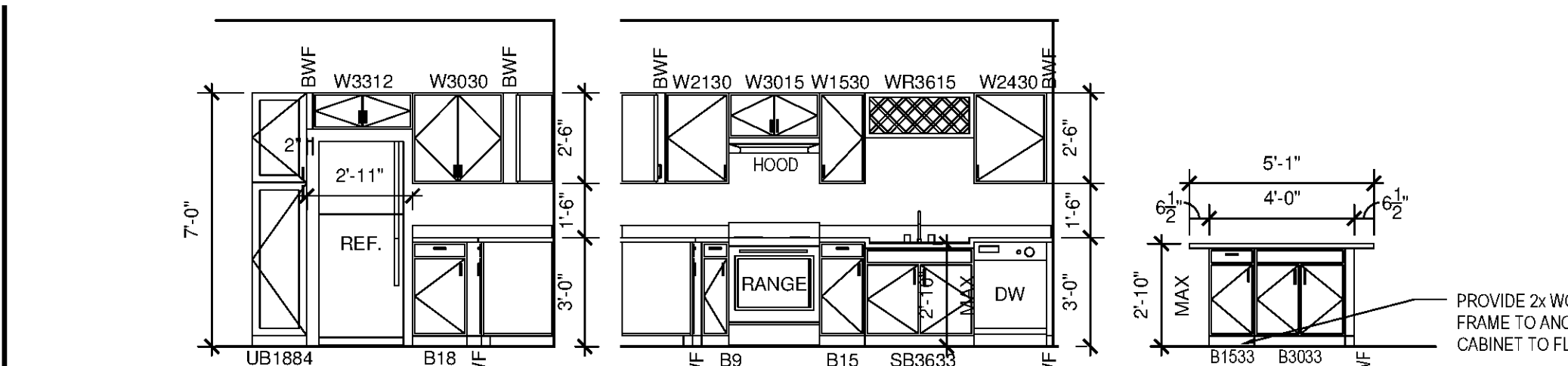
- APPLIANCES: OPERABLE FEATURES OF APPLIANCES (INCLUDING KITCHEN AND LAUNDRY APPLIANCES) MUST MEET ADA REQUIREMENTS. MICROWAVES (IF PROVIDED AT OTHER DWELLING UNITS) SHALL BE LOCATED SUCH THAT IT MEETS ADA APPLIANCE REQUIREMENTS. VERIFY MECHANICAL REQUIREMENTS FOR ALTERNATE LOCATIONS IF NECESSARY. A 30" x 48" CLEAR FLOOR SPACE IS REQUIRED AT RANGE, REFRIGERATOR AND DISHWASHER. LOCATED PER ADA REQUIREMENTS.
- BATHTUB: 30" x 60" CLEAR FLOOR SPACE REQUIRED AT BATHTUB. FLOOR SPACE MAY EXTEND UNDER VANITY CABINET SO LONG AS NO CABINET IS INSTALLED. REMOVABLE GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING REQUIREMENTS FOR ADDITIONAL INFORMATION. A REMOVABLE IN-TUB SEAT SHALL BE PROVIDED AT EACH ACCESSIBLE BATHTUB PER ADA SECTION 607.3.
- KITCHEN SINK: 30" x 48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT KITCHEN SINK. THE SINK (RIM) AND COUNTER TOP TO BE MAX. 34" AFF. PER ADA SECTION 606. CABINETS MAY BE INSTALLED UNDER KITCHEN SINK SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER KITCHEN SINK. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS. PROVIDE PIPE PROTECTION PER ADA SECTION 606.5.
- TOILET: CLEAR FLOOR SPACE: 60" ACROSS REAR WALL AND 66" PERPENDICULAR TO REAR WALL PER ADA SECTION 604. FLOOR SPACE MAY EXTEND UNDER VANITY CABINET PER 604.3.2 SO LONG AS NO CABINET IS INSTALLED. GRAB BARS NEED NOT BE INSTALLED AT THIS TIME, BUT REQUIRED REINFORCING MUST BE INSTALLED AT TIME OF CONSTRUCTION. SEE REINFORCING REQUIREMENTS FOR ADDITIONAL INFORMATION. CABINETS MAY BE INSTALLED UNDER VANITY SO LONG AS THEY ARE REMOVABLE. FLOORING IS TO EXTEND UNDER VANITY. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS. PROVIDE PIPE PROTECTION PER ADA SECTION 606.5.
- VANITY: 30" x 48" CLEAR FLOOR SPACE REQUIRED FOR FRONTAL APPROACH AT VANITY (WITH KNEE SPACE BELOW VANITY). THE VANITY (RIM) AND COUNTER TOP TO BE MAX. 34" AFF. PER ADA SECTION 606.3. CABINETS MAY BE INSTALLED UNDER VANITY SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER VANITY. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS. PROVIDE PIPE PROTECTION PER ADA SECTION 606.5.
- WORK SURFACE: A MINIMUM 30" WIDE WORK SURFACE IS REQUIRED WITH COUNTER TOP AT MAX. 34" AFF. A 30" x 48" CLEAR FLOOR SPACE IS REQUIRED FOR FRONTAL APPROACH AT WORK SURFACE. CABINETS MAY BE INSTALLED UNDER WORK SURFACE SO LONG AS THEY ARE REMOVABLE. FLOORING MUST BE INSTALLED UNDER WORK SURFACE. IF CABINETS ARE INSTALLED, FLOORING IS TO EXTEND UNDER CABINETS.
- DOORS ON AN ACCESSIBLE ROUTE IN ADA UNITS TO BE 3'-0" WIDE TO PROVIDE 32" CLEAR WIDTH PER ADA 404.2.3.

GENERAL PLAN NOTES:

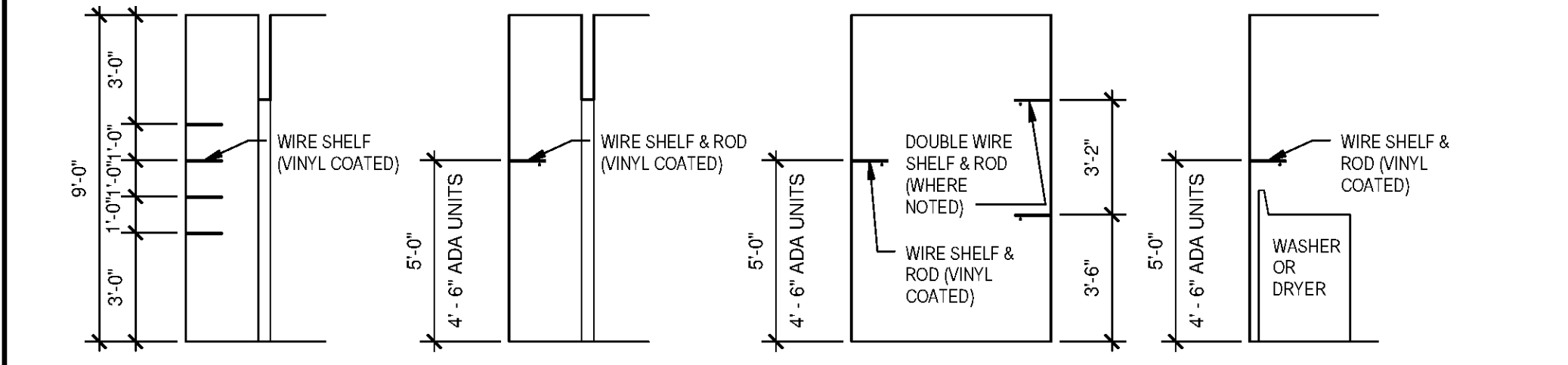
- INTERIOR DIMENSIONS TAKEN TO FACE OF STUD. EXTERIOR DIMENSIONS TAKEN TO THE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO OUTSIDE FACE OF EXTERIOR SHEATHING.
- ALL WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE. NON BEARING WALLS ARE HATCHED SOLID. BEARING WALLS TO BE 1HR RATED. SEE STRUCTURAL DRAWINGS.
- VINYL COATED WIRE VENTILATED SHELVING AT ALL CLOSETS. CLOTHES CLOSETS: SHELVING TO BE AT 5' 0" A.F.F. FOR SINGLE RODS. DOUBLE RODS TO BE AT 3' 6" AND 6' 0". PANTRY AND LINEN CLOSETS (4 SHELVES): MOUNTING HEIGHT: 1ST SHELF @3' 0" A.F.F. 2ND THRU 4TH SHELF @1' 0" O.C. FROM EACH. INSTALL (1) 16" DEEP SHELVES LOCATED ABOVE WASHER/DRYER. NO SHELVES INSTALLED ABOVE STACKABLE W/D APPLIANCES.
- ALL INTERIOR FINISHES TO BE CLASS B OR C. SEE A6.02 FOR SCHEDULE.
- APPLIANCES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR AS SELECTED BY OWNER. TYPICAL APPLIANCES TO BE BLACK. UPGRADE/CONCIERGE UNIT APPLIANCES TO BE STAINLESS STEEL. TYPICAL UNIT REFRIGERATOR TO BE TOP-FREEZER. UPGRADE/CONCIERGE UNIT REFRIGERATOR TO BE SIDE-BY-SIDE (EXCEPT STUDIO UNITS). APPLIANCES IN ANSI TYPE A UNITS TO BE ADA.
- PROVIDE HORIZONTAL 2" FAUX WOOD MINI BLINDS AT ALL WINDOWS COLOR: WHITE.
- BATHROOMS: PROVIDE TOILET ACCESSORIES INCLUDING: TOWEL BARS, (MOUNTED AT 48" A.F.F.), TOILET PAPER HOLDERS (MD. AT 24" A.F.F.) AND SOAP DISHES (MD. AT 40" A.F.F.) AS SHOWN ON PLAN. SHOWER HEAD TO BE MOUNTED AT 6'-8" A.F.F. MANUFACTURER, STYLE, AND MODEL TO BE SELECTED BY OWNER. FINISH: CHROME.
- AT RETURN AIR GRILLS, PAINT INSIDE OF WALL CAVITY BLACK.
- WINDOW SIZES SHOWN ON PLANS ARE GENERIC SIZES. ACTUAL SIZE MAY VARY WITH SUPPLIER.
- CONTRACTOR TO VERIFY TUB DIMENSIONS PRIOR TO CONSTRUCTION OF SURROUNDING WALLS. REFER TO DETAILS.
- CABINET HARDWARE SHALL BY SAO. STAINLESS STEEL BAR PULL. DOOR HARDWARE TO BE BRUSHED NICKEL. ALL ENTRY AND ANSI TYPE A UNIT DOOR HANDLES TO BE LEVER TYPE. TYPICAL DOOR HANDLES TO BE KNOB TYPE. STYLE AND MFR TO BE SELECTED BY OWNER.
- INSTALL MOISTURE RESISTANT GWB ON WALLS AT SHOWERS AND TUBS TO CEILING.
- TYPICAL COUNTER TOPS AND ISLAND TOPS TO BE PLASTIC LAMINATE BY FORMICA (OR APPROVED EQUAL). UPGRADE/CONCIERGE UNIT COUNTERTOPS AND ISLAND TOPS TO BE ISTONE. SEE FINISH SCHEDULE ON A6.02 FOR COLOR AND FINISH.
- PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT EXTERIOR DOORS SET IN FULL SEALANT BED. EXTERIOR DOOR THRESHOLDS AT FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER ANSI.
- REFER TO SITE PLAN, 18" BUILDING PLANS AND MECHANICAL DRAWINGS FOR CONDENSER AND PAD LOCATIONS.
- PROVIDE LIGHT-BROOM FINISHED CONCRETE TO PATIO AND ENTRY STOOPS.
- REFER TO U.L. FIRE RATED ASSEMBLY MANUALS FOR PROPER U.L. ASSEMBLIES, PENETRATIONS AND RATINGS.
- SET ELECTRICAL OUTLETS AND SWITCHES (INCLUDING THERMOSTAT) PER ANSIFHA REQUIREMENTS. TYPICAL ALL FIRST FLOOR UNITS.
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- PROVIDE UNIT SIGNAGE ON ENTRY DOOR AS SELECTED BY OWNER AND COORDINATE LOCATION W/ OWNER.
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- PROVIDE SOLID BLOCKING AT GROUND FLOOR BATHROOM TUB/SHOWER WALLS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER ANSIFHA GUIDELINES AND REQUIREMENTS.
- PROVIDE ACOUSTICAL SOUND MAT UNDERLAYMENT BY ENCORE QT-SOUND CONTROL QT-SCU-4005 1/4" MAT (OR APPROVED EQUAL) MINIMUM STC RATINGS OF 50 AT SECOND FLOOR HARD SURFACE AREAS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE TEMPERED GLAZING MATERIAL IN WINDOWS WHERE A DOOR IS WITHIN A 24" ARC TO THE NEAREST EXPOSED EDGE OF A PANEL AND WHERE THE BOTTOM EXPOSED EDGE OF PANEL IS LESS THAN 60" ABOVE A STANDING SURFACE AT TOP & BOTTOM OF STAIRS AND LANDINGS.
- SEE ROOF PLANS FOR 1HR RATED, INSULATED, LOCKABLE ATTIC ACCESS.
- PROVIDE FIRE EXTINGUISHER AND BRACKET AT EACH UNIT. GO TO VERIFY REQUIREMENTS WITH LOCAL JURISDICTION.
- SEE SCHEDULE ON A6.02 FOR FINISHES. CONFIRM FINAL FINISH SELECTIONS AND SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.
- PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM.
- INTERIOR WALLS TO BE PARTITION TYPE ONE UNLESS NOTED OTHERWISE. SEE WALL SECTIONS FOR TENANT SEPARATION WALL CONSTRUCTION.
- WOOD CAP AT STAIR HALL WALL TO HAVE EASED EDGES AND CORNERS (PAINTED).
- PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR.
- TYPICAL UNITS TO RECEIVE 30"x60" TUB/SHOWER W/ FIBERGLASS SURROUND. CONCIERGE/UPGRADE UNITS TO RECEIVE 36"x60" TUB/SHOWER.
- CONCIERGE UNITS TO HAVE 3X6 TILE BACK SPLASH ABOVE UNIT KITCHEN COUNTERTOPS.

PLAN LEGEND:

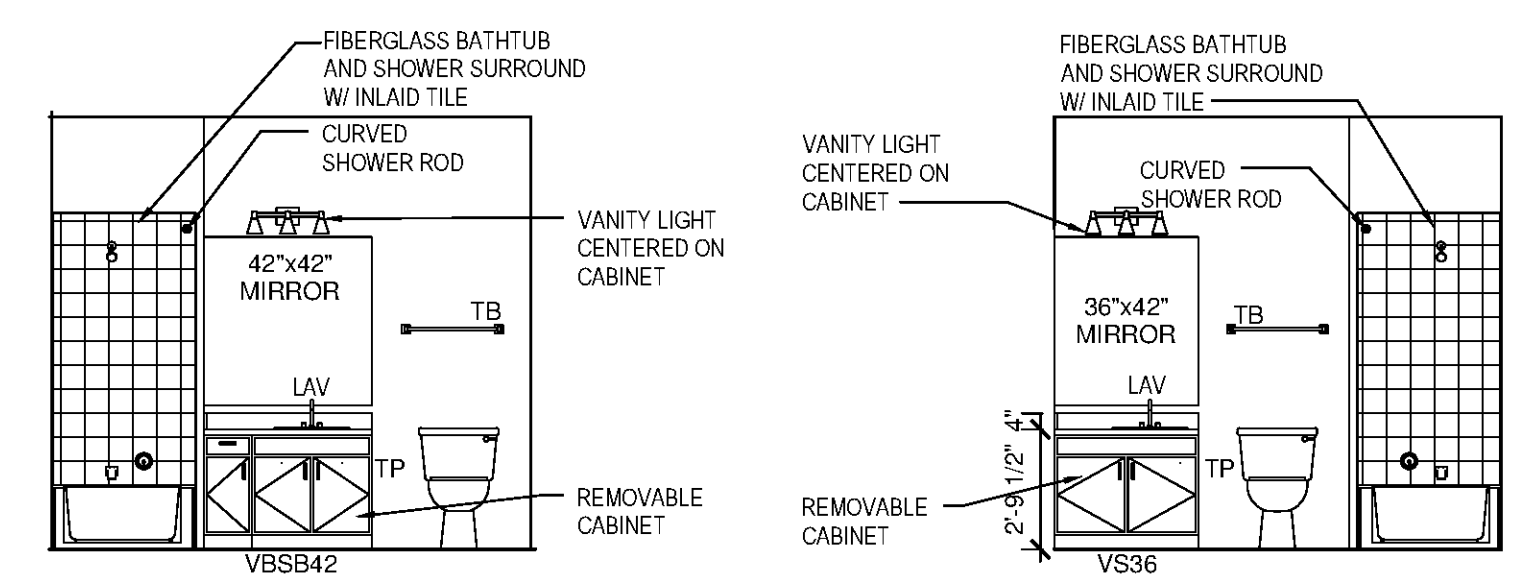
- PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.



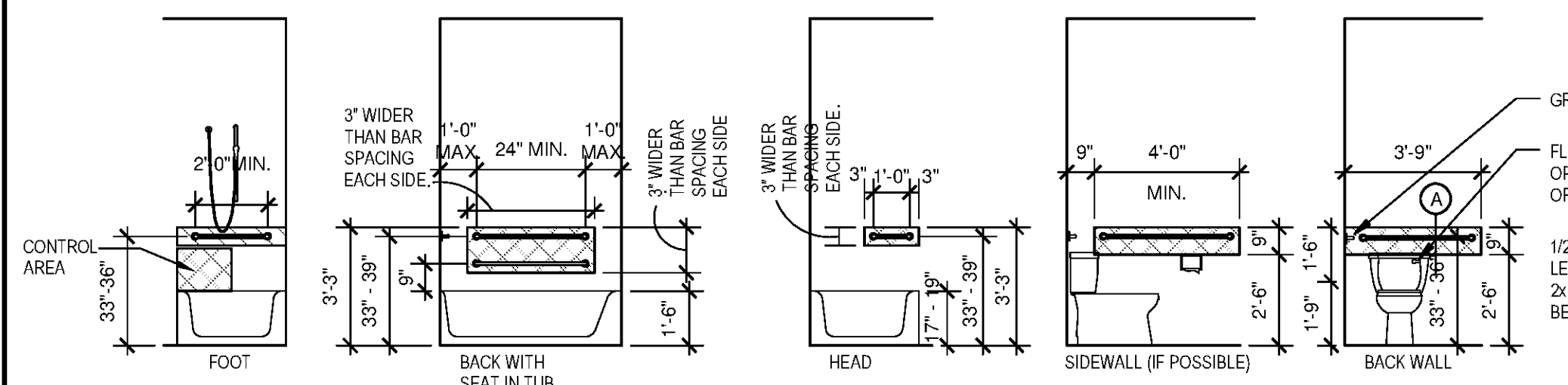
9 UNIT 2DCA - KITCHEN SIDE SCALE: 1/4"=1'-0"
 8 UNIT 2DCA - KITCHEN SCALE: 1/4"=1'-0"
 7 UNIT 2DCA - KITCHEN ISLAND FRONT SCALE: 1/4"=1'-0"
 6 UNIT 2DCA - KITCHEN ISLAND BACK SCALE: 1/4"=1'-0"
 4 UNIT 2DCA - KITCHEN ISLAND SIDE SCALE: 1/4"=1'-0"



11 TYPICAL SHELVING PROFILES SCALE: 1/4"=1'-0"
 LINEN/PANTRY WHERE APPLICABLE
 CLOSET REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF
 WIC CLOSET REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF
 LAUNDRY WASHER OR DRYER



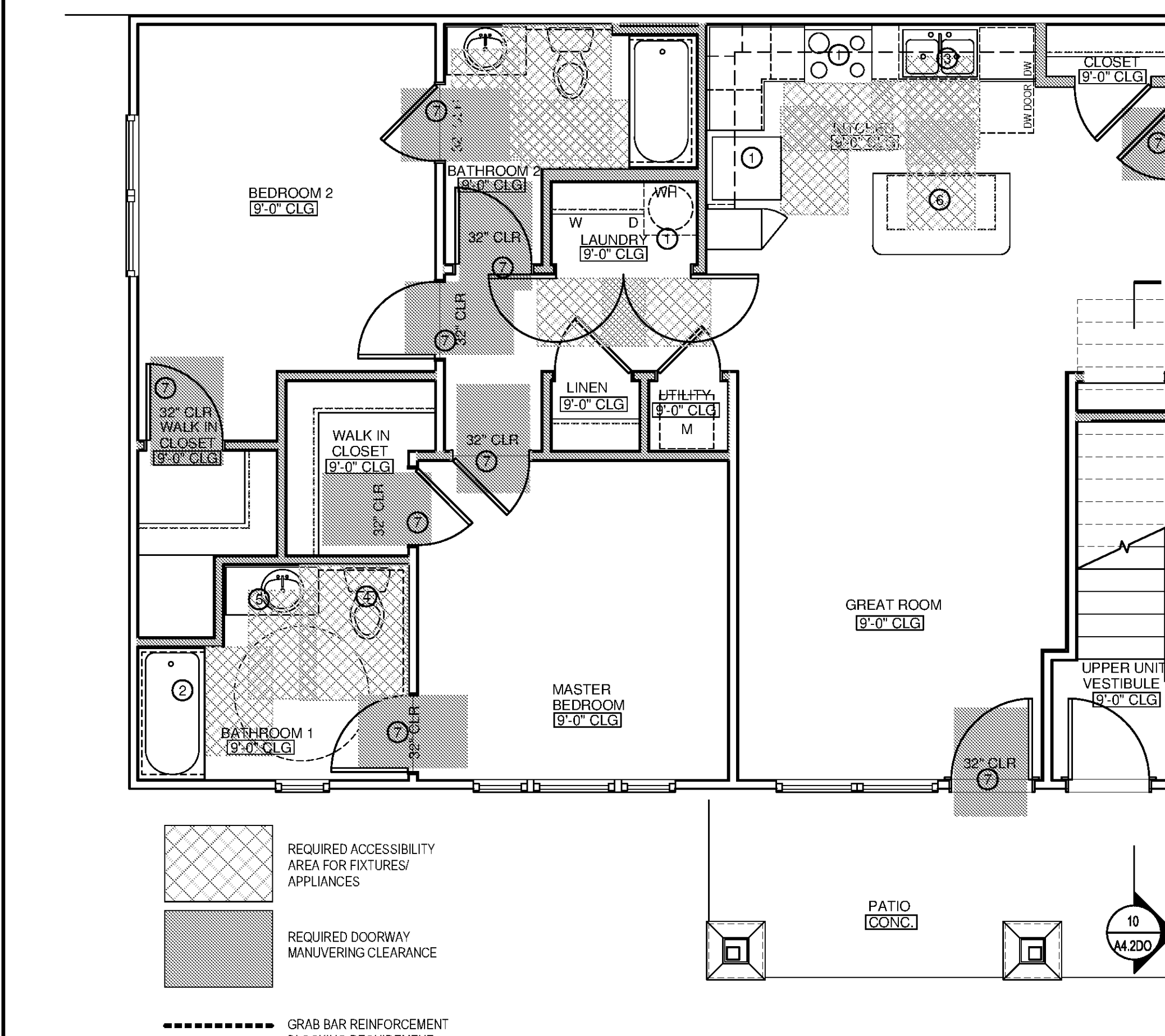
5 UNIT 2DCA - BATHROOM 1 SCALE: 1/4"=1'-0"
 3 UNIT 2DCA - BATHROOM 2 SCALE: 1/4"=1'-0"



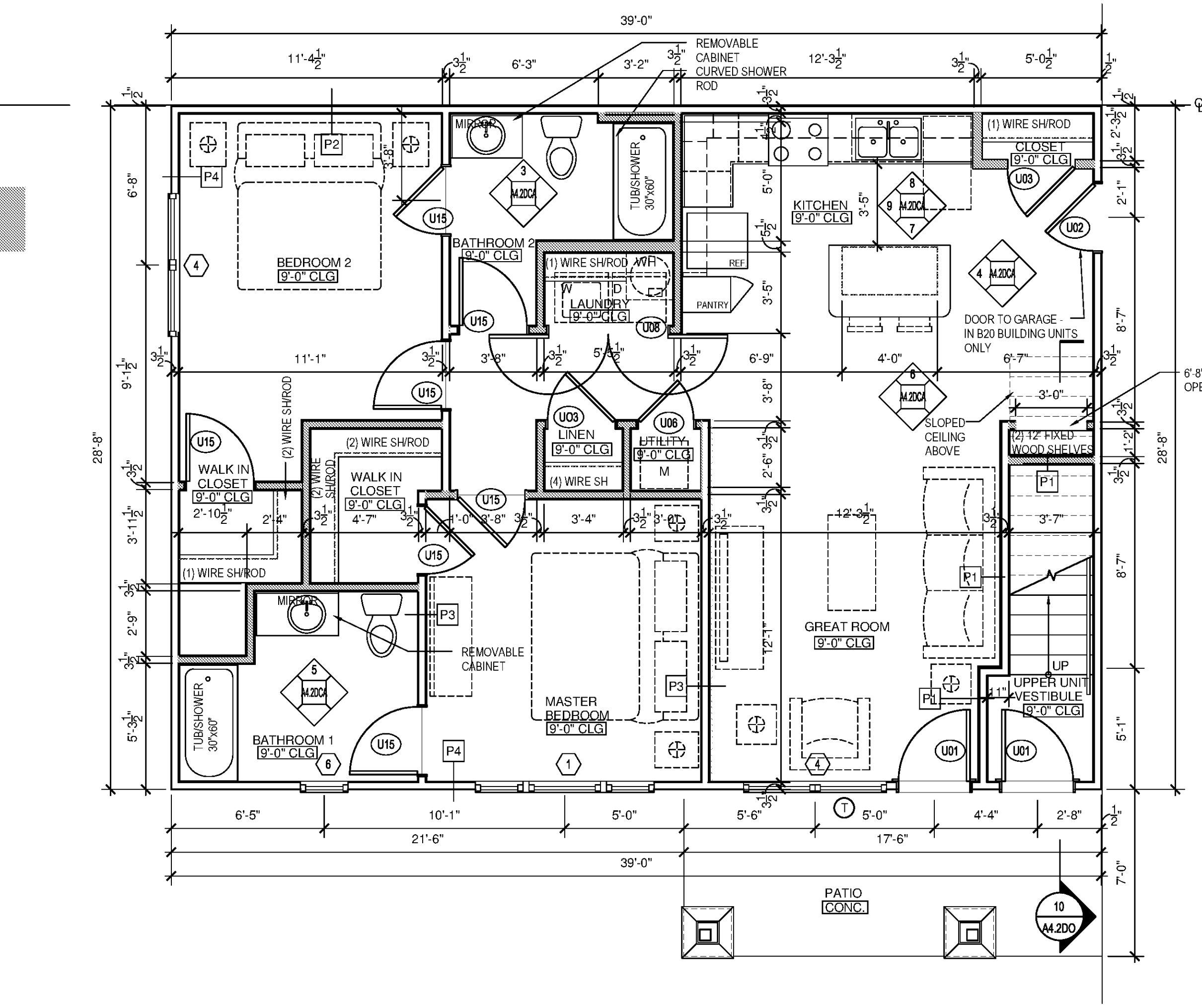
BATHTUB REINFORCING BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED
 W.C. REINFORCING BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED

REINFORCEMENT REQUIREMENTS (ADA UNIT)

10 SCALE: 1/4"=1'-0"

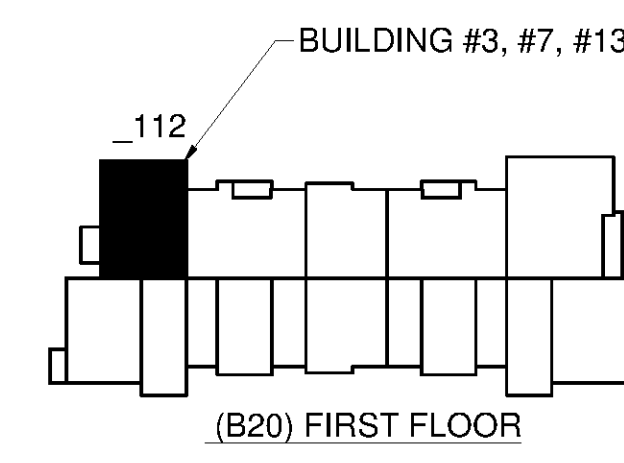


2 BEDROOM / 2 BATH UNIT 2DCA FLOOR PLAN (ADA UNIT) SCALE: 1/4"=1'-0"

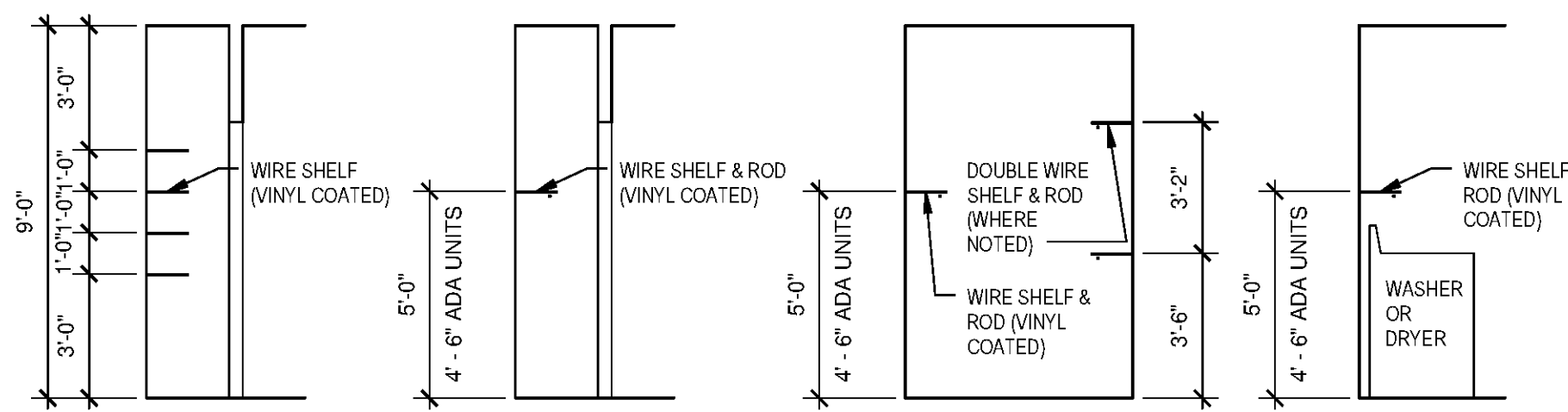


2 BEDROOM / 2 BATH UNIT 2DCA FLOOR PLAN (ADA UNIT) SCALE: 1/4"=1'-0"

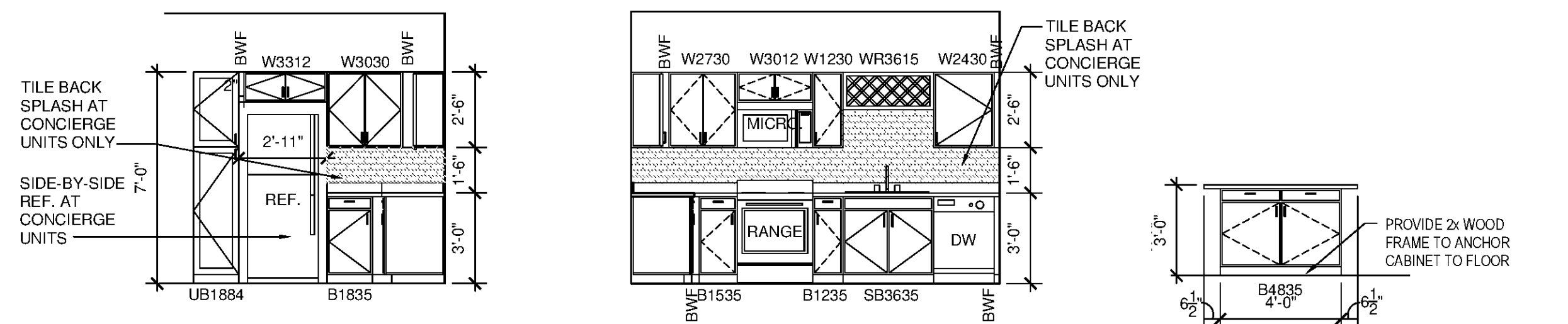
CONDITIONED SPACE	1062 SF
PATIO / BALCONY	89 SF



(B20) FIRST FLOOR



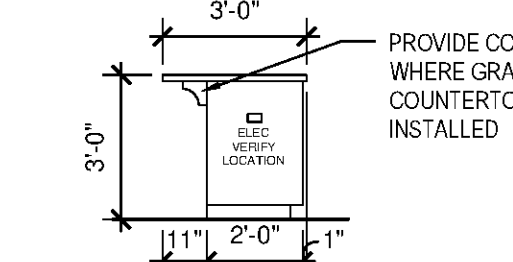
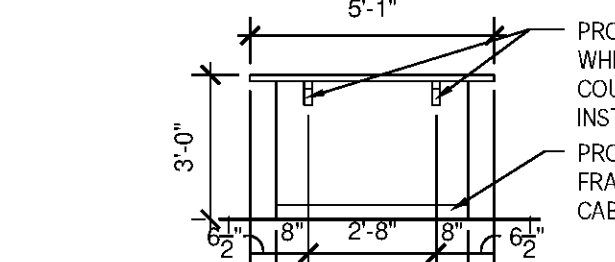
9 TYPICAL SHELVING PROFILES
SCALE: 1/4"=1'-0"



8 UNIT 2DC - KITCHEN SIDE
SCALE: 1/4"=1'-0"

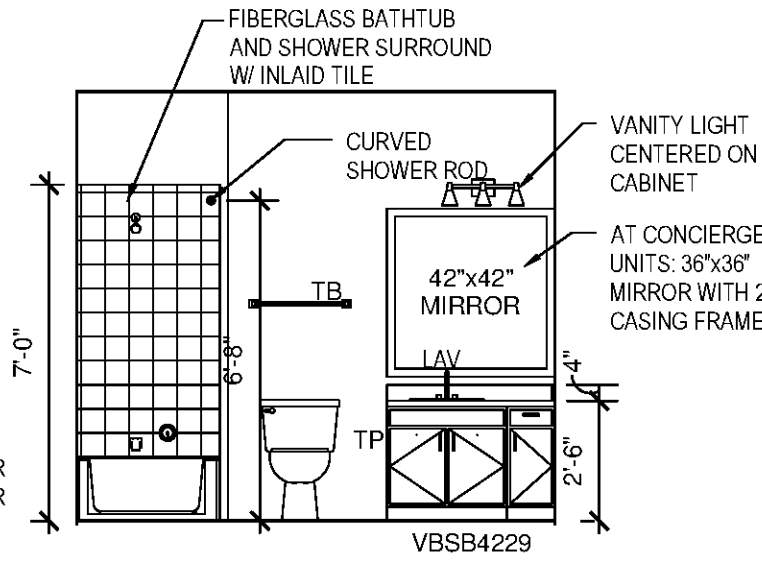
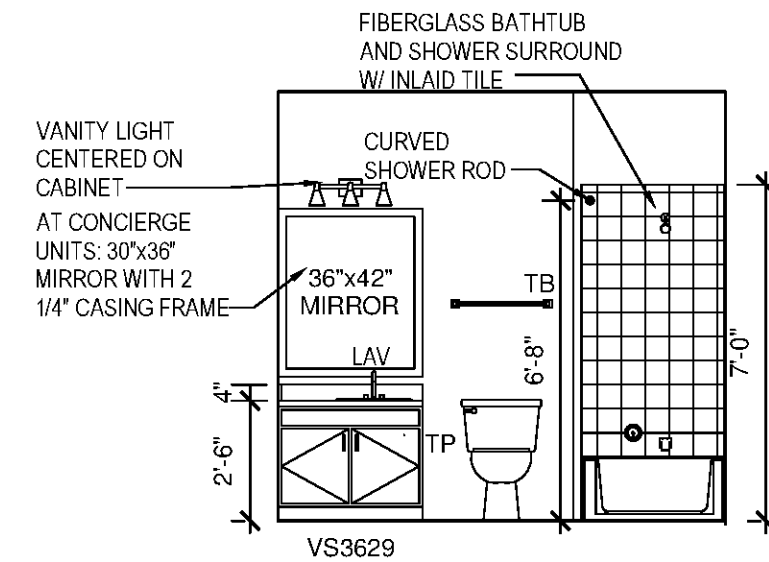
5 UNIT 2DC - KITCHEN
SCALE: 1/4"=1'-0"

2 UNIT 2DC - KITCHEN ISLAND FRONT
SCALE: 1/4"=1'-0"



7 UNIT 2DC - KITCHEN ISLAND BACK
SCALE: 1/4"=1'-0"

4 UNIT 2DC - KITCHEN ISLAND SIDE
SCALE: 1/4"=1'-0"



6 UNIT 2DC - BATHROOM 2
SCALE: 1/4"=1'-0"

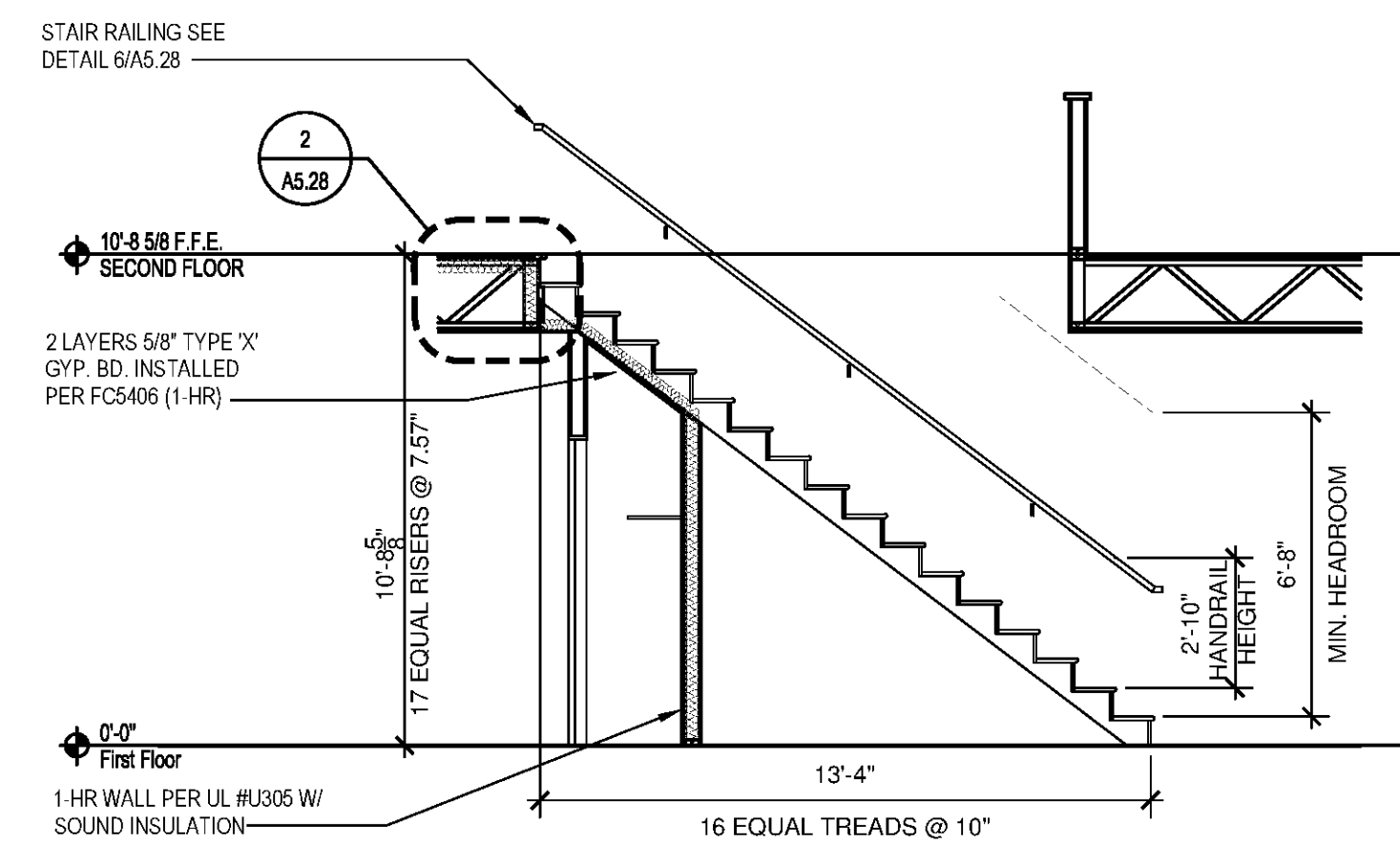
3 UNIT 2DC - BATHROOM 1
SCALE: 1/4"=1'-0"

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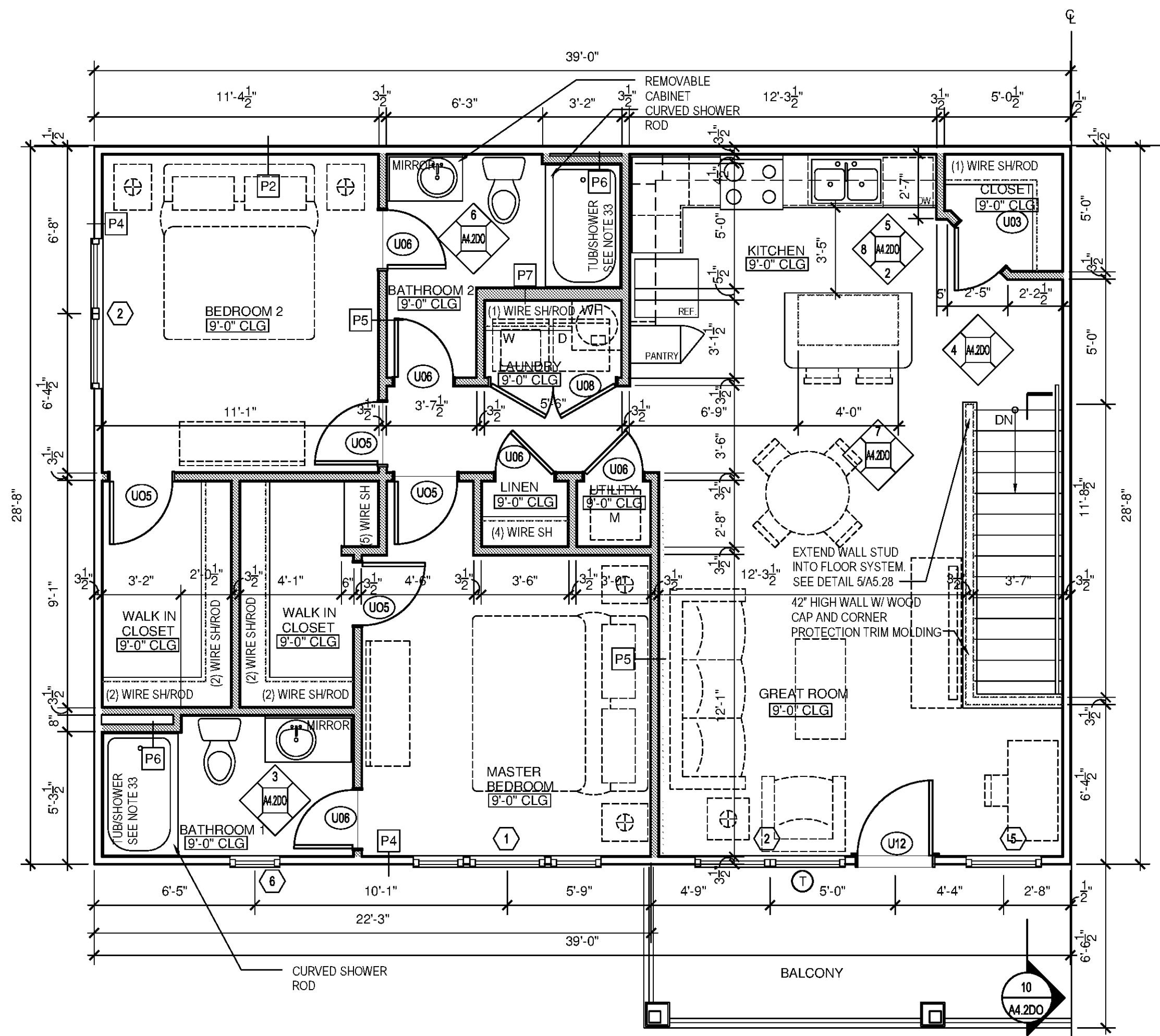
- 1 PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.



10 UNIT 2DO STAIR SECTION
SCALE: 1/4"=1'-0"

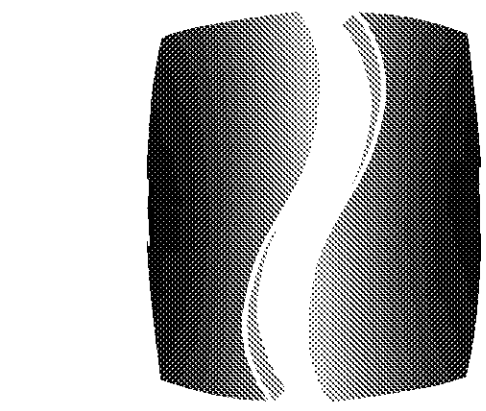
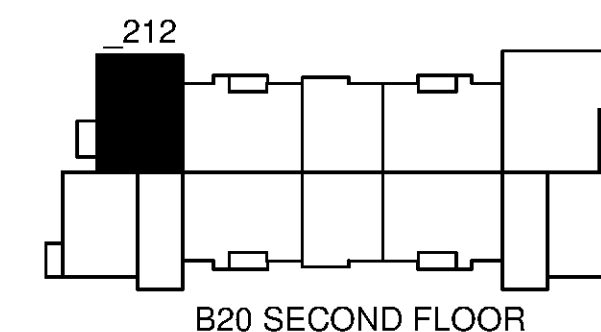
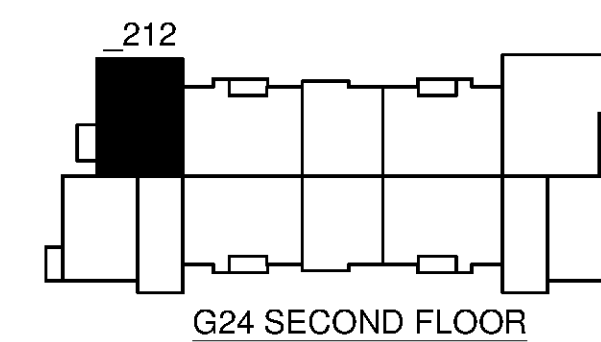
STAIR NOTES

- MINIMUM TREAD DEPTH IS 11" MEASURED FROM NOSING TO NOSING.
- MAXIMUM RISER HEIGHT IS 7"
- NOSING SHALL BE 3/4" MINIMUM TO 1" MAXIMUM
- HANDRAIL GRIP SIZE RANGE: 1 1/2" TO 2"
- HANDRAIL HEIGHT - 34" ABOVE LEADING EDGE OF TREADS
- HANDRAILS SHALL RETURN TO WALL



1 UNIT 2DO - FLOOR PLAN
SCALE: 1/4"=1'-0"

CONDITIONED SPACE	1151 SF
PATIO / BALCONY	78 SF



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N6875 EXECUTIVE PARKWAY
MENOMONIE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER

1333104

ISSUE DATE

07/07/14

DRAWN BY/CHECKED BY

ATL/DEB

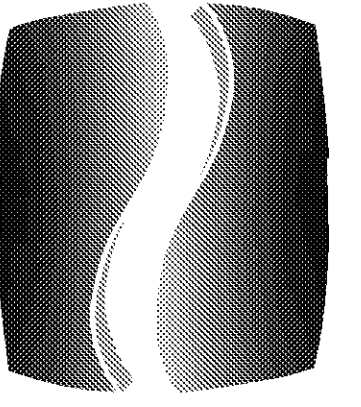
DRAWING TITLE

UNIT 2DO FLOOR PLAN, ELEVATIONS & DTLS.

SHEET NUMBER

A4.2DO

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



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES CONTINENTAL 294 FUND LLC W134 N6875 EXECUTIVE PARKWAY MEMPHIS, TN 38117 262.502.5500 FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY ATL/DEB

DRAWING TITLE

UNIT 2GC FLOOR PLAN, ELEVATIONS & DTLS. SHEET NUMBER

A4.2GC

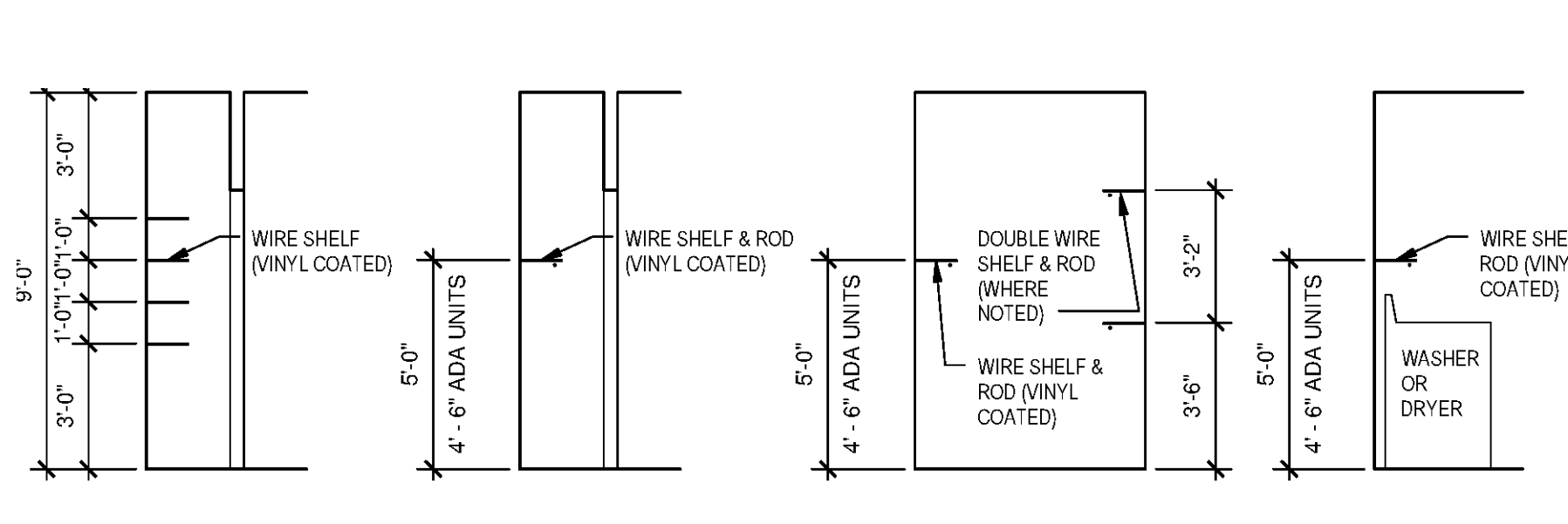
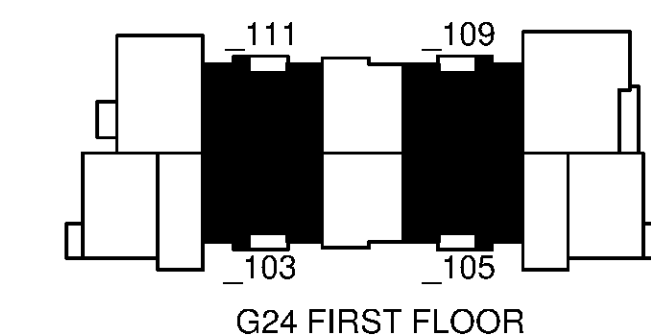
NORTH TERRACES 400 PERIMETER CENTER TERRACE SUITE 650 ATLANTA, GEORGIA 30346

GENERAL PLAN NOTES:

- INTERIOR DIMENSIONS TAKEN TO FACE OF STUD. EXTERIOR DIMENSIONS TAKEN TO THE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO OUTSIDE FACE OF EXTERIOR SHEATHING.
- ALL WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE. NON-BEARING WALLS ARE HATCHED SOLID. BEARING WALLS TO BE 1-HR RATED. SEE STRUCTURAL DRAWINGS.
- VINYL COATED WIRE VENTILATED SHELVING AT ALL CLOSETS. CLOTHES CLOSETS: SHELVING TO BE AT 9'-0" A.F.F. FOR SINGLE RODS. DOUBLE RODS TO BE AT 3'-0" AND 6'-0". PANTRY AND LINEN CLOSETS (4 SHELVES): MOUNTING HEIGHT: 1ST SHELF @ 8'-0" A.F.F. 2ND THRU 4TH SHELF @ 1'-0" O.C. FROM EACH. INSTALL (1) 16" DEEP SHELVES LOCATED ABOVE WASHER/DRYER. NO SHELVES INSTALLED ABOVE STACKABLE W/D APPLIANCES.
- ALL INTERIOR FINISHES TO BE CLASS B OR C. SEE A6.02 FOR SCHEDULE.
- APPLIANCES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR AS SELECTED BY OWNER. TYPICAL APPLIANCES TO BE BLACK. UPGRADE/CONCIERGE UNIT APPLIANCES TO BE STAINLESS STEEL. TYPICAL UNIT REFRIGERATOR TO BE TOP-FREEZER. UPGRADE/CONCIERGE UNIT REFRIGERATOR TO BE SIDE-BY-SIDE (EXCEPT STUDIO UNITS). APPLIANCES IN ANSI TYPE A UNITS TO BE ADA.
- PROVIDE HORIZONTAL 2" FAUX WOOD MINI BLINDS AT ALL WINDOWS COLOR: WHITE.
- BATHROOMS: PROVIDE TOILET ACCESSORIES INCLUDING: TOWEL BARS, (MOUNTED AT 46" A.F.F.), TOILET PAPER HOLDERS (MD AT 24" A.F.F.) AND SOAP DISHES (MD AT 40" A.F.F.) AS SHOWN ON PLAN. SHOWER HEAD TO BE MOUNTED AT 6'-8" A.F.F. MANUFACTURER, STYLE, AND MODELS TO BE SELECTED BY OWNER, FINISH: CHROME.
- AT RETURN AIR GRILLS, PAINT INSIDE OF WALL CAVITY BLACK.
- WINDOW SIZES SHOWN ON PLANS ARE GENERIC SIZES. ACTUAL SIZE MAY VARY WITH SUPPLIER.
- CONTRACTOR TO VERIFY TUB DIMENSIONS PRIOR TO CONSTRUCTION OF SURROUNDING WALLS. REFER TO DETAILS.
- CABINET HARDWARE SHALL BY SACO. STAINLESS STEEL BAR PULL. DOOR HARDWARE TO BE BRUSHED NICKEL. ALL ENTRY AND ANSI TYPE A UNIT DOOR HANDLES TO BE BEVERLY TYPE. TYPICAL DOOR HANDLES TO BE KNOB TYPE. STYLE AND MFR TO BE SELECTED BY OWNER.
- INSTALL MOISTURE RESISTANT GWB ON WALLS AT SHOWERS AND TUBS TO CEILING.
- TYPICAL COUNTER TOPS AND ISLAND TOPS TO BE PLASTIC LAMINATE BY FORMICA (OR APPROVED EQUAL). UPGRADE/CONCIERGE UNIT COUNTERTOPS AND ISLAND TOPS TO BE STONE. SEE FINISH SCHEDULE ON A6.02 FOR COLOR AND FINISH.
- PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT EXTERIOR DOORS SET IN FULL SEALANT BED. EXTERIOR DOOR THRESHOLDS AT FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER ANSI.
- REFER TO SITE PLAN, 1/8" BUILDING PLANS AND MECHANICAL DRAWINGS FOR CONDENSER AND PAD LOCATIONS.
- PROVIDE LIGHT-BROOM FINISHED CONCRETE TO PATIO AND ENTRY STOOPS.
- REFER TO U.L. FIRE RATED ASSEMBLY MANUALS FOR PROPER U.L. ASSEMBLIES, PENETRATIONS AND RATINGS.
- SET ELECTRICAL OUTLETS AND SWITCHES (INCLUDING THERMOSTAT) PER ANSIFHA REQUIREMENTS. TYPICAL ALL FIRST FLOOR UNITS.
- DOORS ARE TO BE LOCATED 4" OFF ADJACENT WALL AND OR CENTERED IN SPACE, UNLESS OTHERWISE NOTED.
- PROVIDE UNIT SIGNAGE ON ENTRY DOOR AS SELECTED BY OWNER AND COORDINATE LOCATION W/ OWNER.
- INSTALL FINGER JOINT WOOD BASE AND CASING IN ALL UNITS. SEE SCHEDULE A6.02.
- PROVIDE SOLID BLOCKING AT GROUND FLOOR BATHROOM TUB/SHOWER WALLS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER ANSIFHA GUIDELINES AND REQUIREMENTS.
- PROVIDE ACOUSTICAL SOUND MAT UNDERLAYMENT BY ENCORE. QT SOUND CONTROL QT-SCU 4005 1/4" MAT (OR APPROVED EQUAL) MINIMUM STC RATING OF 50 AT SECOND FLOOR HARD SURFACE AREAS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE TEMPERED GLAZING MATERIAL IN WINDOWS WHERE A DOOR IS WITHIN A 24" ARC TO THE NEAREST EXPOSED EDGE OF A PANEL AND WHERE THE BOTTOM EXPOSED EDGE OF PANEL IS LESS THAN 60" ABOVE A STANDING SURFACE AT TOP & BOTTOM OF STAIRS AND LANDINGS.
- SEE ROOF PLANS FOR 1-HR RATED, INSULATED, LOCKABLE ATTIC ACCESS.
- PROVIDE FIRE EXTINGUISHER AND BRACKET AT EACH UNIT. GC TO VERIFY REQUIREMENTS WITH LOCAL JURISDICTION.
- SEE SCHEDULE ON A6.02 FOR FINISHES. CONFIRM FINAL FINISH SELECTIONS AND SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.
- PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM.
- INTERIOR WALLS TO BE PARTITION TYPE ONE UNLESS NOTED OTHERWISE. SEE WALL SECTIONS FOR TENANT SEPARATION WALL CONSTRUCTION.
- WOOD CAP AT STAIR HALF WALL TO HAVE EASED EDGES AND CORNERS (PAINTED).
- PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR.
- TYPICAL UNITS TO RECEIVE 30"x60" TUB/SHOWER W/ FIBERGLASS SURROUND. CONCIERGE/UPGRADE UNITS TO RECEIVE 36"x60" TUB/SHOWER.
- CONCIERGE UNITS TO HAVE 3x6 TILE BACK SPLASH ABOVE UNIT KITCHEN COUNTERTOPS.

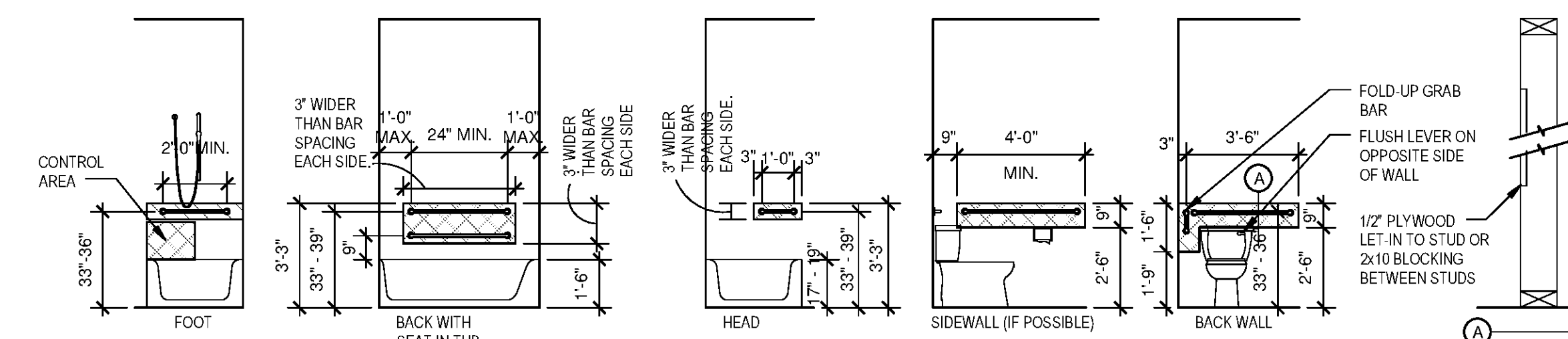
PLAN LEGEND:

- PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.



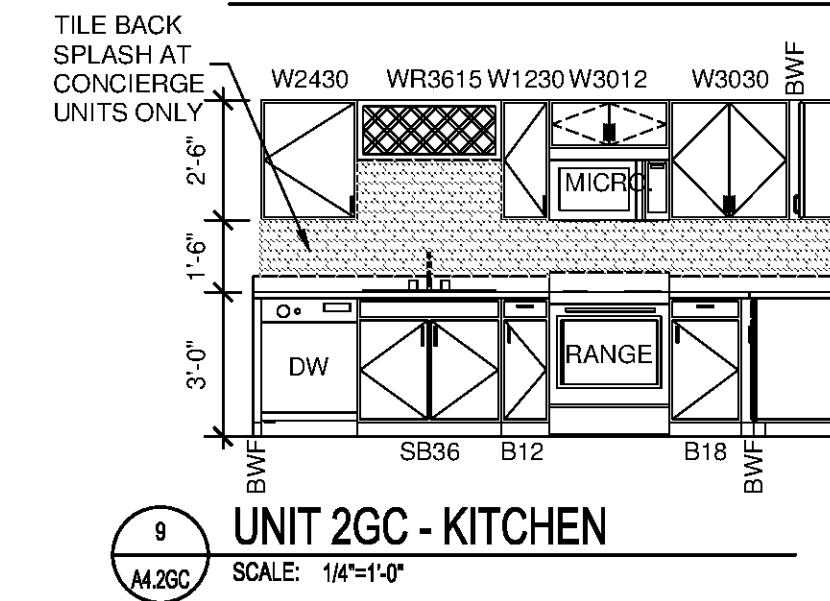
LINEN/PANTRY WHERE APPLICABLE
 CLOSET REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF
 WIC CLOSET REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF
 LAUNDRY WASHER OR DRYER

11 TYPICAL SHELVING PROFILES SCALE: 1/4"=1'-0"

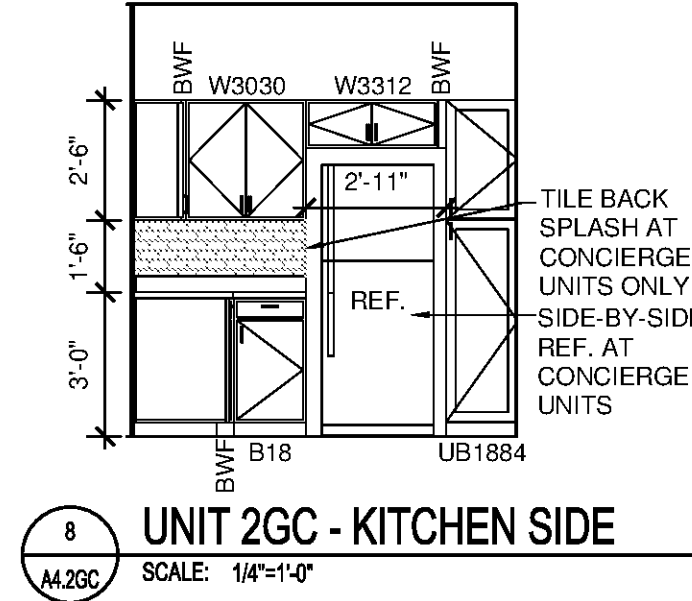


BATHTUB REINFORCING BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED
 W.C. REINFORCING BLOCKING TO BE A MIN. OF 6" WIDER THAN GRAB BAR BEING INSTALLED

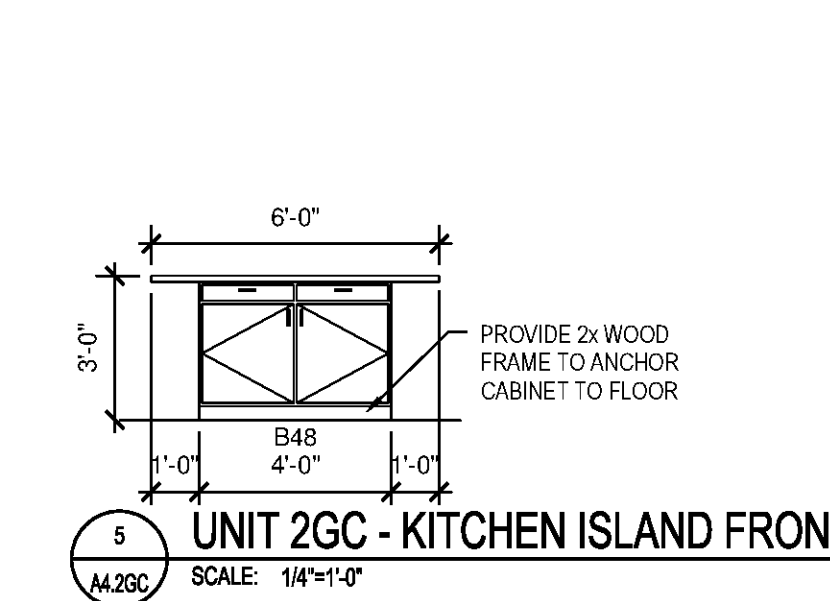
10 REINFORCEMENT REQUIREMENTS (FHA UNIT TYPE 'B', A & B BATHS) SCALE: 1/4"=1'-0"



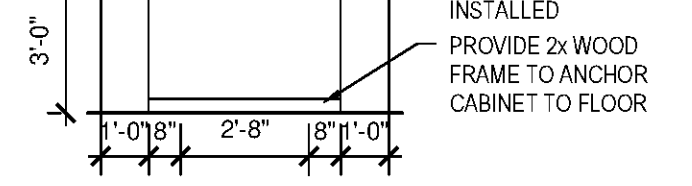
9 UNIT 2GC - KITCHEN SCALE: 1/4"=1'-0"



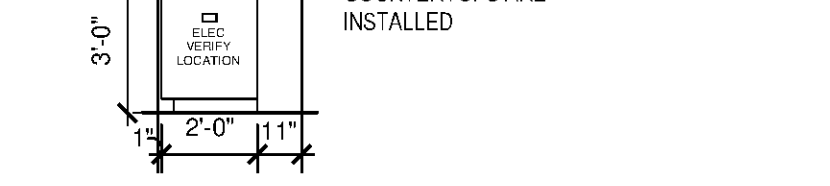
8 UNIT 2GC - KITCHEN SIDE SCALE: 1/4"=1'-0"



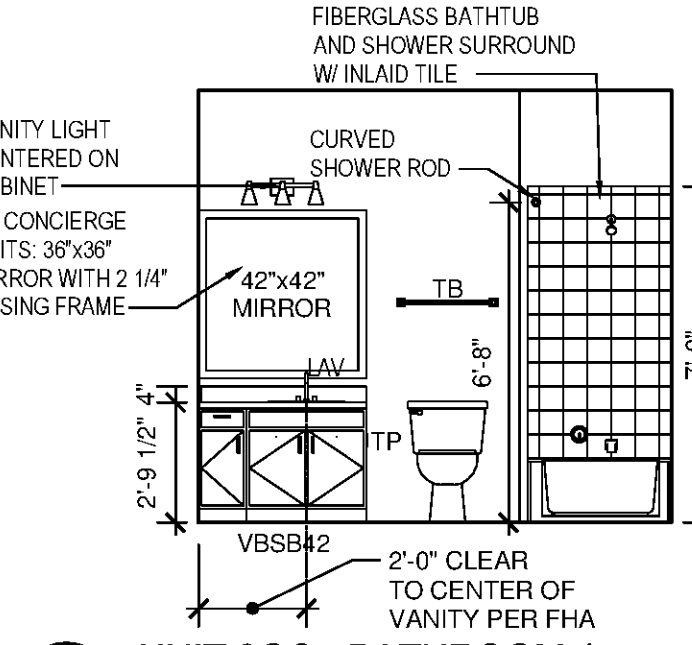
5 UNIT 2GC - KITCHEN ISLAND FRONT SCALE: 1/4"=1'-0"



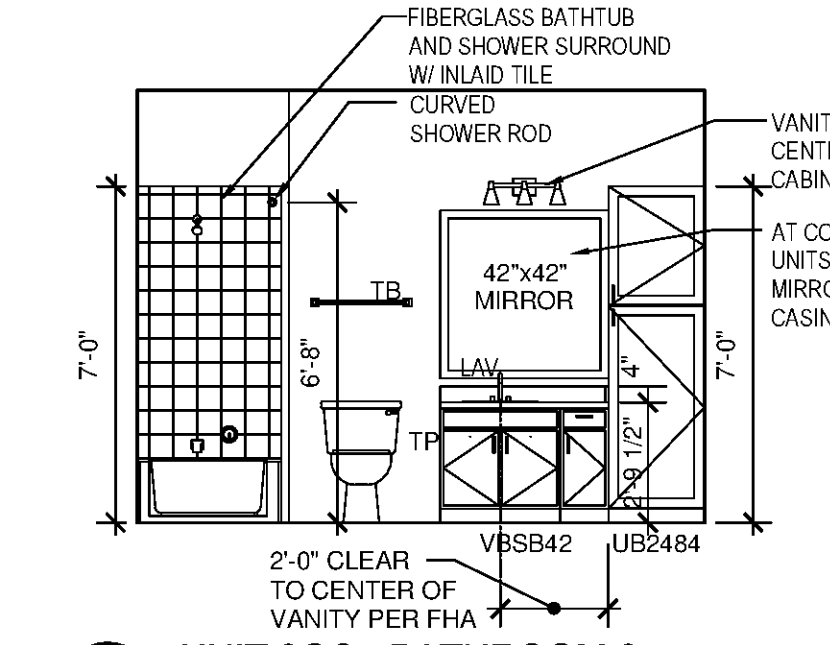
7 UNIT 2GC - KITCHEN ISLAND BACK SCALE: 1/4"=1'-0"



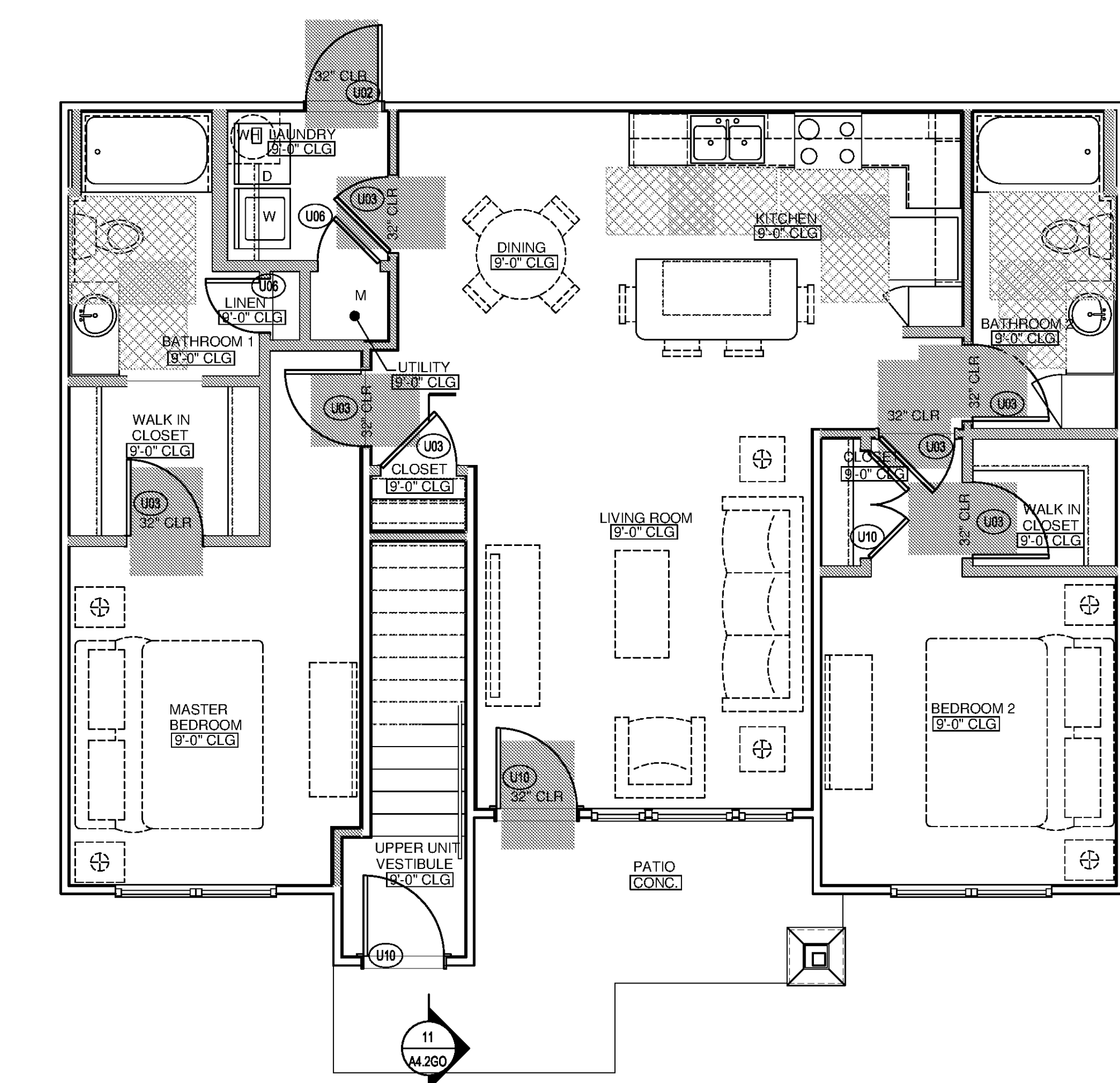
4 UNIT 2GC - KITCHEN ISLAND SIDE SCALE: 1/4"=1'-0"



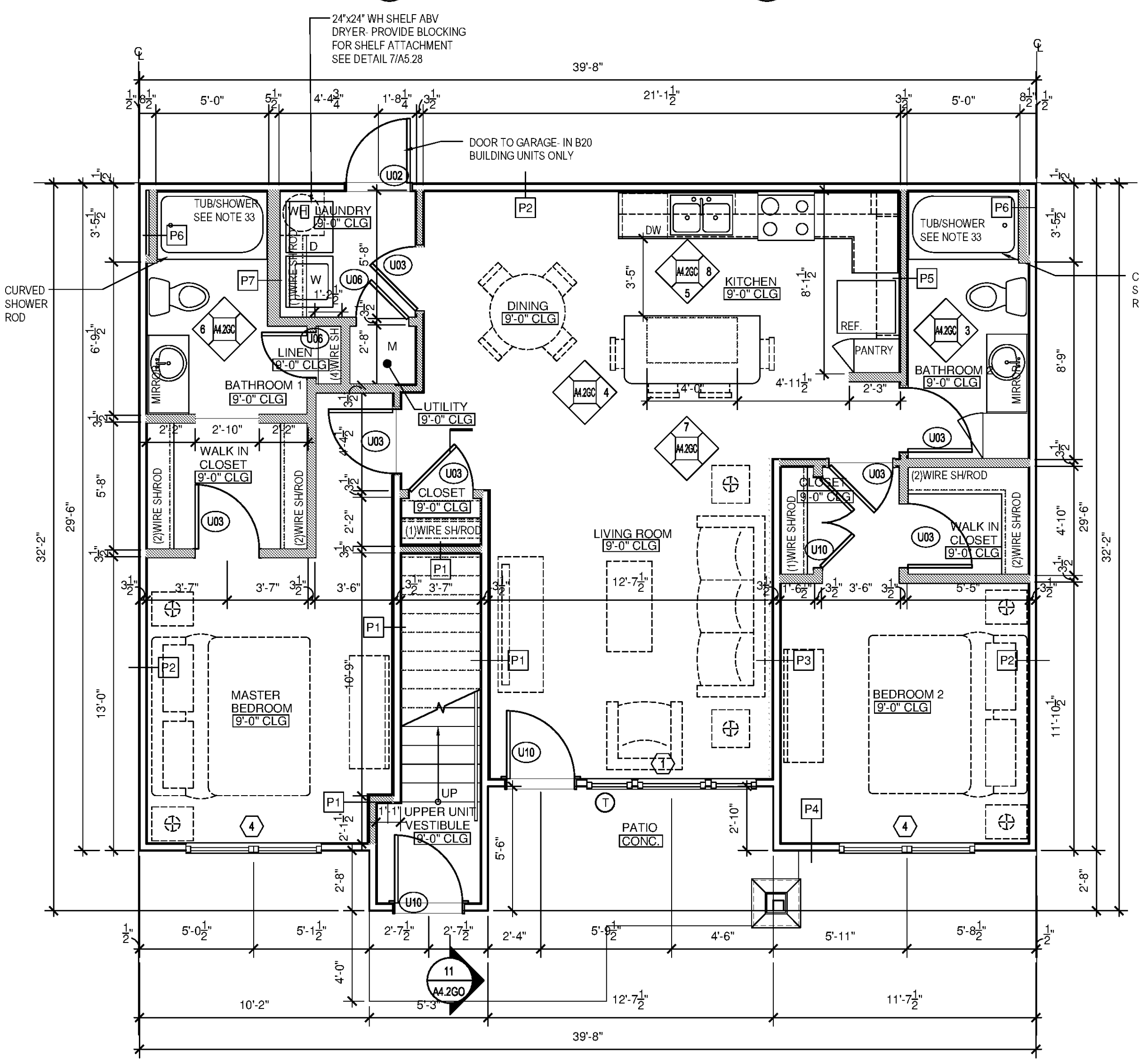
6 UNIT 2GC - BATHROOM 1 SCALE: 1/4"=1'-0"



3 UNIT 2GC - BATHROOM 2 SCALE: 1/4"=1'-0"

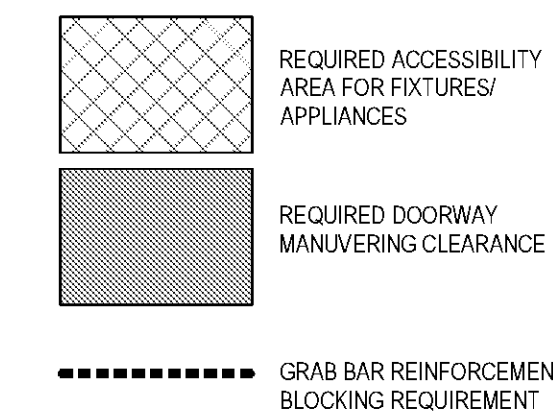


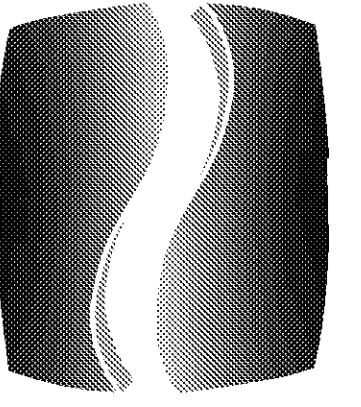
2 BEDROOM / 2 BATH (OPTION 'A' BATHS)
 UNIT 2GC - FLOOR PLAN (FHA UNIT TYPE 'B')
 SCALE: 1/4"=1'-0"



2 BEDROOM / 2 BATH
 UNIT 2GC - FLOOR PLAN
 SCALE: 1/4"=1'-0"

CONDITIONED SPACE	1088 SF
PATIO / BALCONY	70 SF





PHILLIPS

770.394.1616 770.394.1314

CONSULTANT

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES CONTINENTAL 294 FUND LLC W134 N6875 EXECUTIVE PARKWAY MENOMONIE FALLS, WI 53051 262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

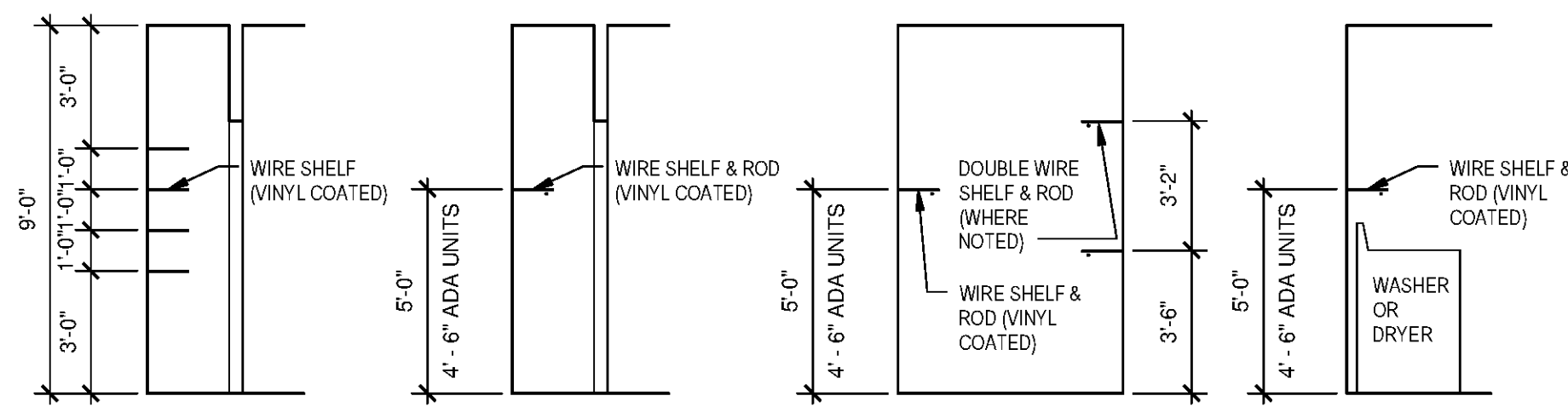
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DRAWING TITLE

UNIT 2GO FLOOR PLAN, ELEVATIONS & DTLS. SHEET NUMBER

A4.2GO

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



LINEN/PANTRY WHERE APPLICABLE

CLOSET REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF

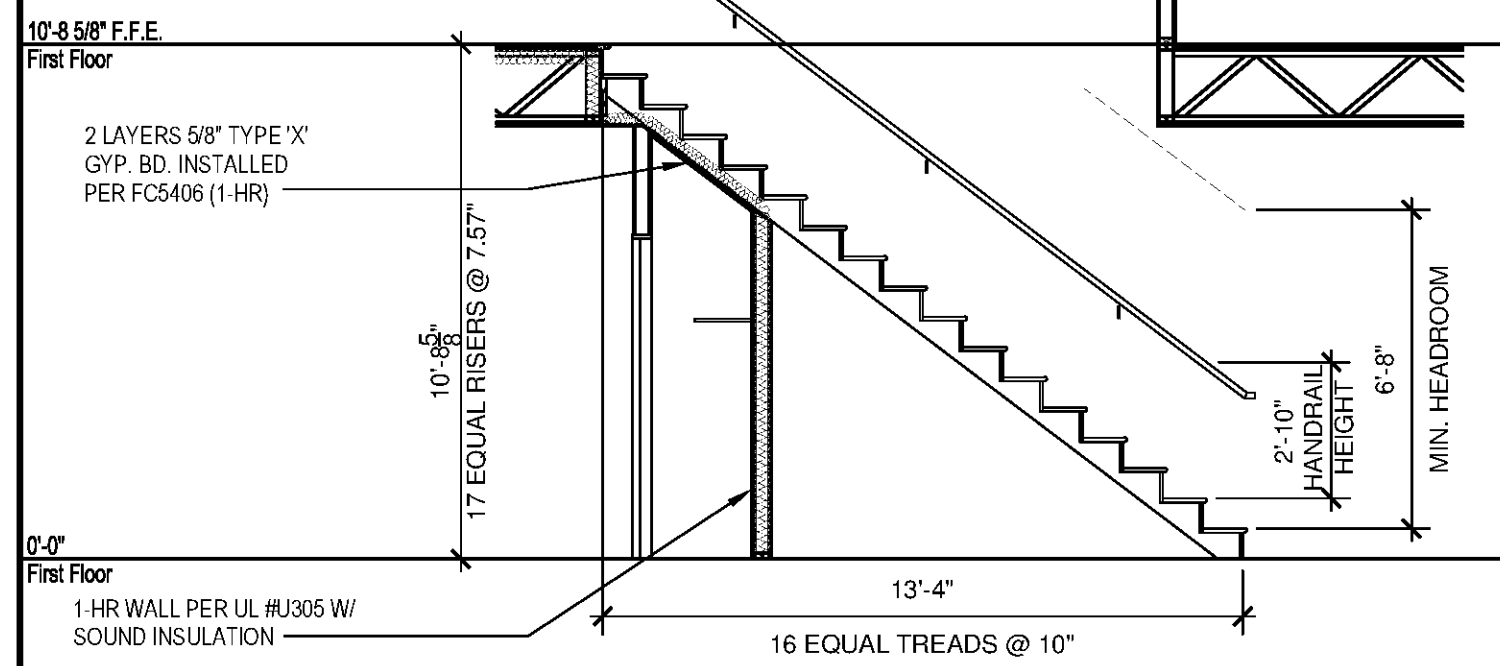
WIC CLOSET REFER TO UNIT PLAN FOR LOCATION OF ROD & SHELF

LAUNDRY

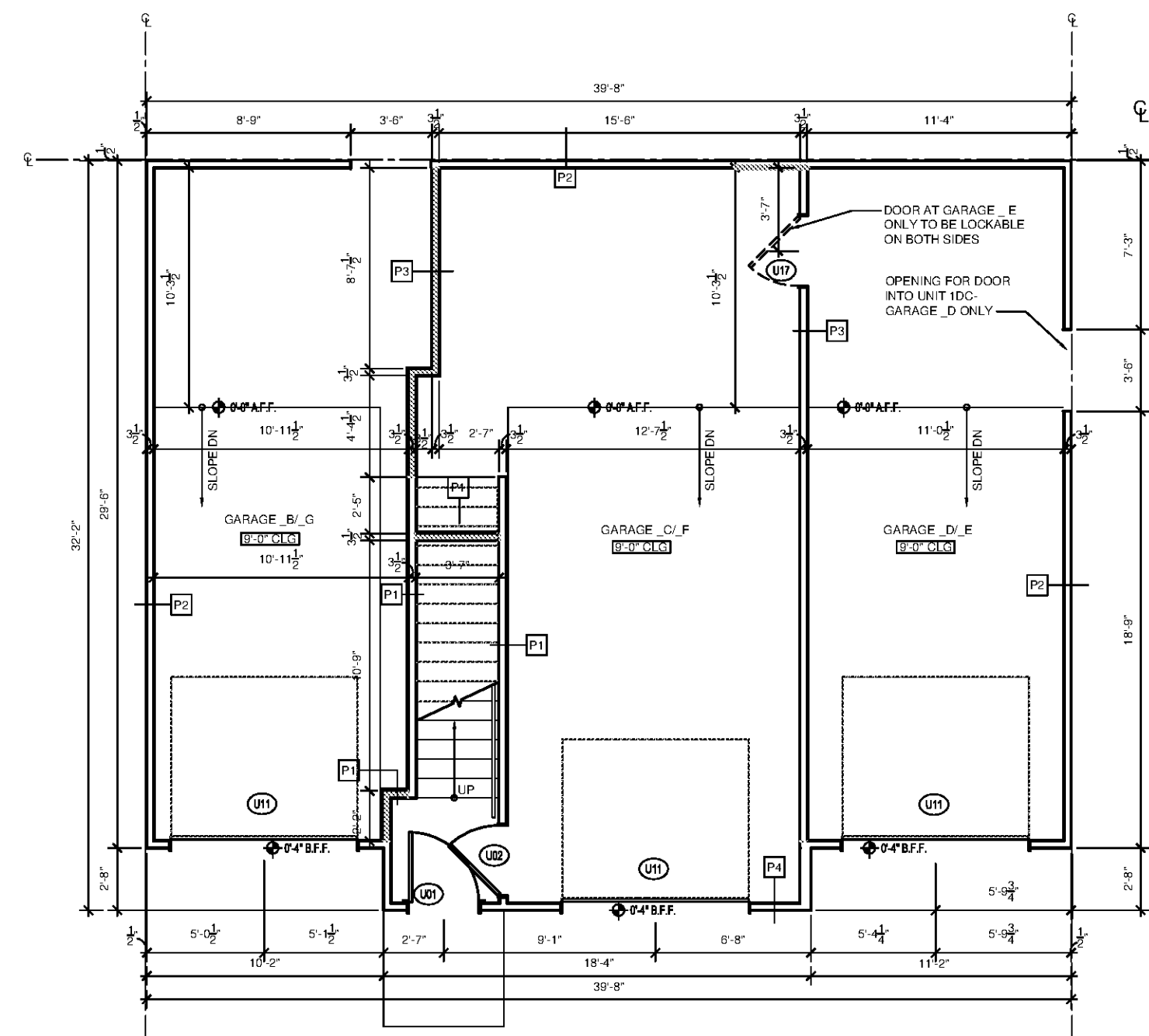
12 TYPICAL SHELVING PROFILES SCALE: 1/4"=1'-0"

STAIR NOTES

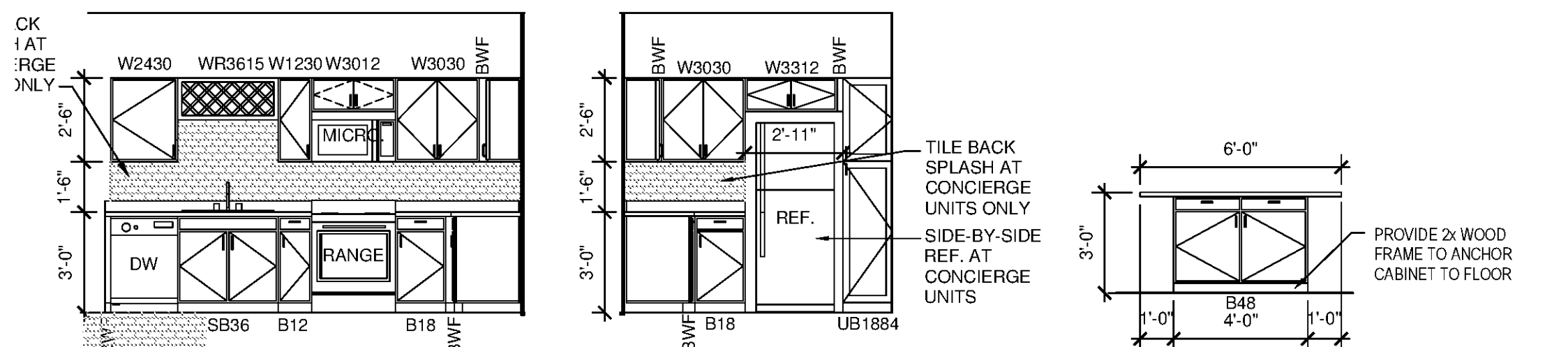
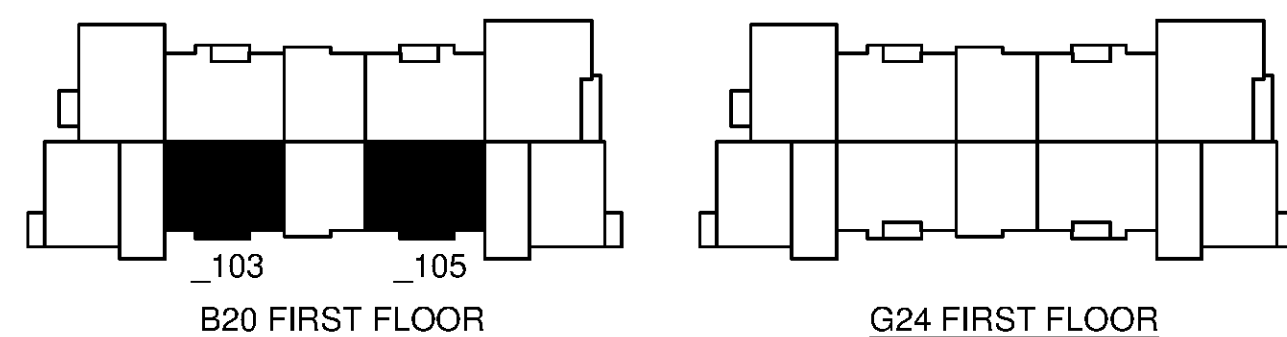
- 1. MINIMUM TREAD DEPTH IS 11" MEASURED FROM NOSING TO NOSING. 2. MAXIMUM RISER HEIGHT IS 7" 3. NOSING SHALL BE 3/4" MINIMUM TO 1" MAXIMUM 4. HANDRAIL GRIP SIZE RANGE: 1 1/2" TO 2" 5. HANDRAIL HEIGHT - 34" ABOVE LEADING EDGE OF TREADS 6. HANDRAILS SHALL RETURN TO WALL



11 TYPICAL SHELVING PROFILES SCALE: 1/4"=1'-0"



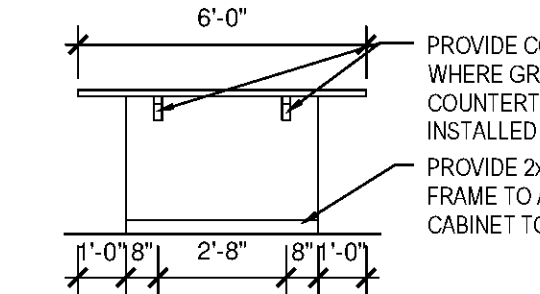
2 GARAGE U2GC - FLOOR PLAN SCALE: 1/4"=1'-0"



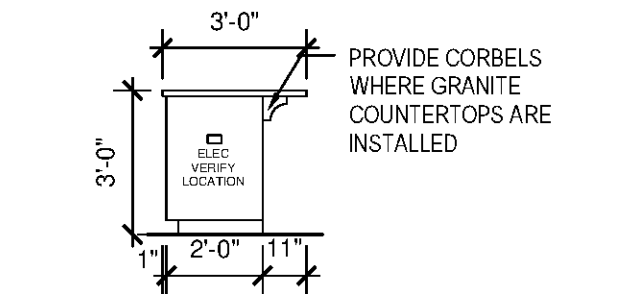
9 UNIT 2GO - KITCHEN SCALE: 1/4"=1'-0"

6 UNIT 2GO - KITCHEN SIDE SCALE: 1/4"=1'-0"

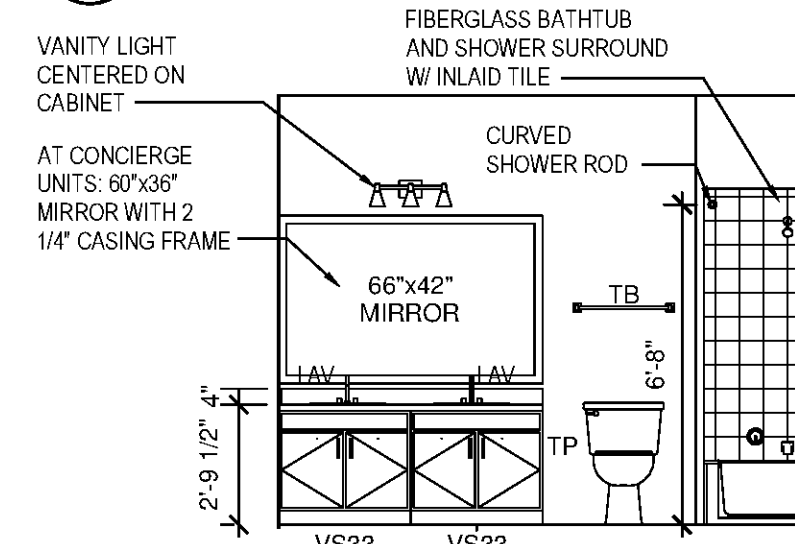
3 UNIT 2GO - KITCHEN ISLAND FRONT SCALE: 1/4"=1'-0"



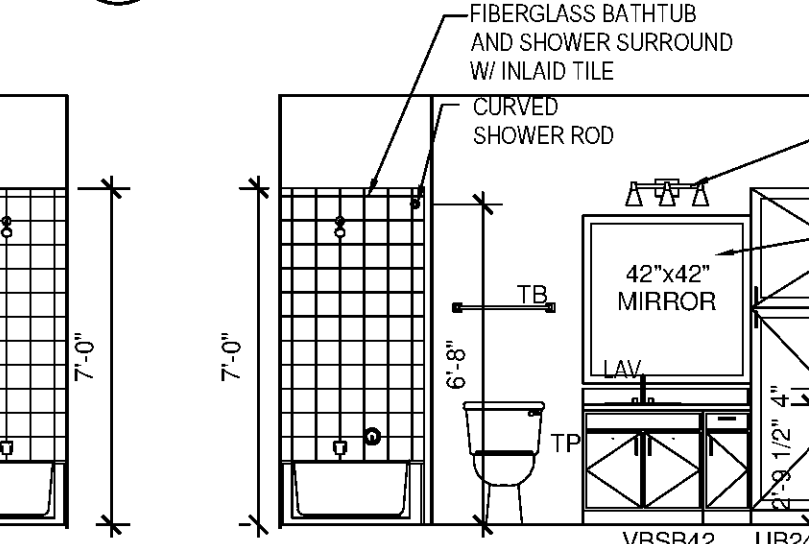
8 UNIT 2GO - KITCHEN ISLAND BACK SCALE: 1/4"=1'-0"



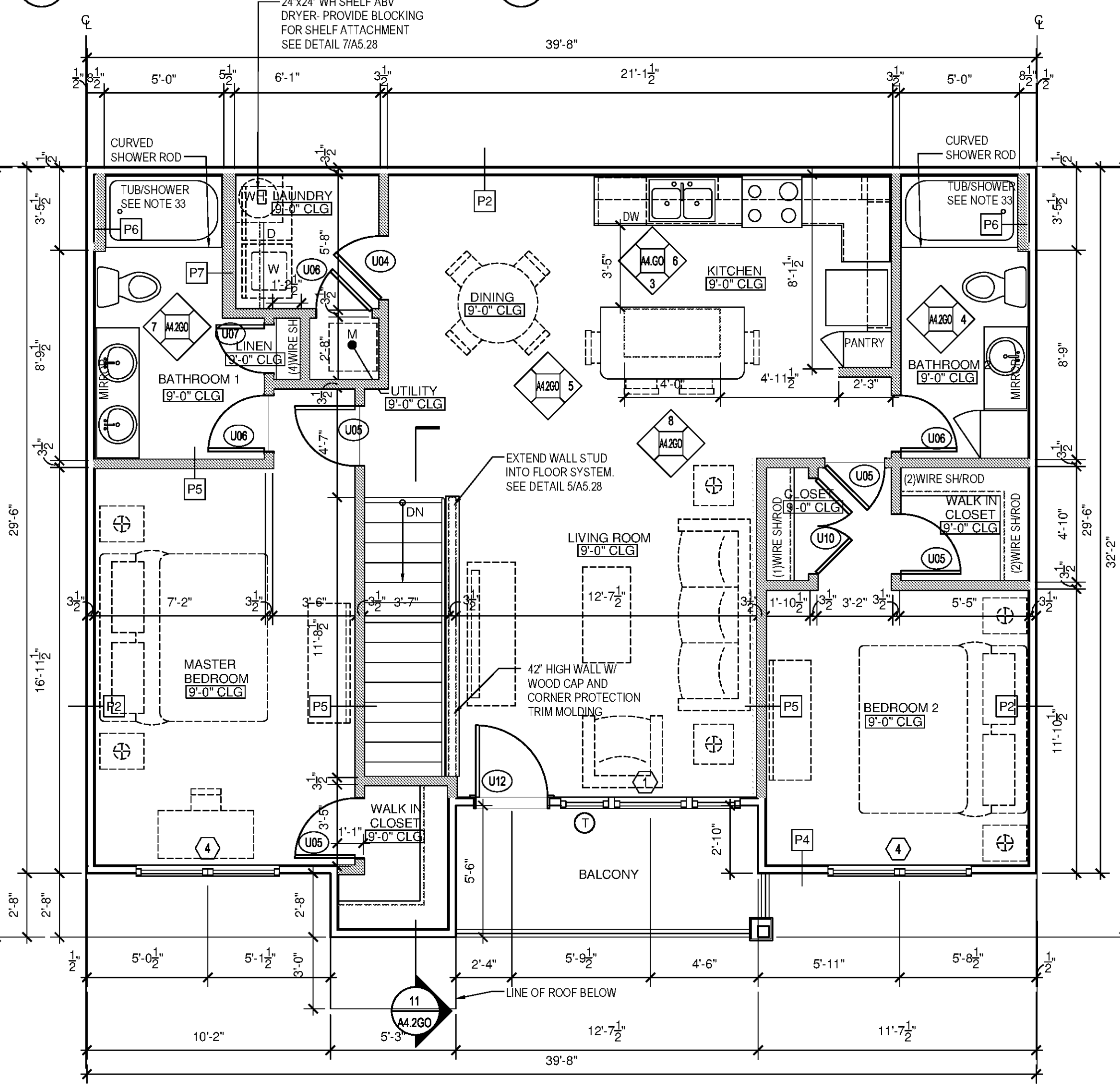
5 UNIT 2GO - KITCHEN ISLAND SIDE SCALE: 1/4"=1'-0"



7 UNIT 2GO - MASTER BATHROOM SCALE: 1/4"=1'-0"



4 UNIT 2GO - BATHROOM 2 SCALE: 1/4"=1'-0"



1 UNIT 2GO - FLOOR PLAN SCALE: 1/4"=1'-0"

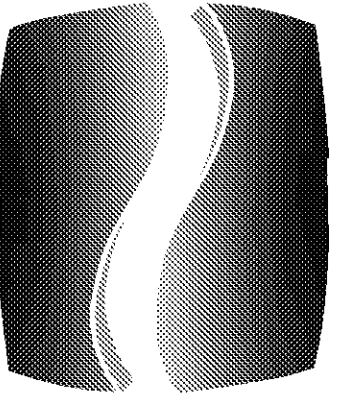
CONDITIONED SPACE	1185 SF
PATIO / BALCONY	70 SF

GENERAL PLAN NOTES:

- 1. INTERIOR DIMENSIONS TAKEN TO FACE OF STUD. EXTERIOR DIMENSIONS TAKEN TO THE FACE OF STUD. 2. SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO OUTSIDE FACE OF EXTERIOR SHEATHING. 3. ALL WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE. NON BEARING WALLS ARE HATCHED SOLID. BEARING WALLS TO BE 1-HR RATED. SEE STRUCTURAL DRAWINGS. 4. VINYL COATED WIRE VENTILATED SHELVING AT ALL CLOSETS. CLOTHES CLOSETS: SHELVING TO BE AT 5'-0" A.F.F. FOR SINGLE RODS. DOUBLE RODS TO BE AT 3'-6" AND 6'-8" PANTRY AND LINEN CLOSETS (4 SHELVES); MOUNTING HEIGHT: 1ST SHELF @3'-0" A.F.F. 2ND THRU 4TH SHELF @1'-0" O.C. FROM EACH. INSTALL (1) 16" DEEP SHELVES LOCATED ABOVE WASHER/DRYER. NO SHELVES INSTALLED ABOVE STACKABLE W/D APPLIANCES. 5. ALL INTERIOR FINISHES TO BE CLASS B OR C. SEE A6.02 FOR SCHEDULE. 6. APPLIANCES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR AS SELECTED BY OWNER. TYPICAL APPLIANCES TO BE BLACK. UPGRADE/CONCIERGE UNIT APPLIANCES TO BE STAINLESS STEEL. TYPICAL UNIT REFRIGERATOR TO BE TOP FREEZER. UPGRADE/CONCIERGE UNIT REFRIGERATOR TO BE SIDE-BY-SIDE (EXCEPT STUDIO UNITS). APPLIANCES IN ANSI TYPE A UNITS TO BE ADA. 7. PROVIDE HORIZONTAL 2" FAUX WOOD MINI BLINDS AT ALL WINDOWS COLOR: WHITE. 8. BATHROOMS: PROVIDE TOILET ACCESSORIES INCLUDING: TOWEL BARS, (MOUNTED AT 46" A.F.F.), TOILET PAPER HOLDERS (MD AT 24" A.F.F.) AND SOAP DISHES (MD AT 42" A.F.F.) AS SHOWN ON PLAN. SHOWER HEAD TO BE MOUNTED AT 6'-8" A.F.F. MANUFACTURER, STYLE, AND MODELS TO BE SELECTED BY OWNER, FINISH: CHROME. 9. AT RETURN AIR GRILLS. PAINT INSIDE OF WALL CAVITY BLACK. 10. WINDOW SIZES SHOWN ON PLANS ARE GENERIC SIZES. ACTUAL SIZE MAY VARY WITH SUPPLIER. 11. CONTRACTOR TO VERIFY TUB DIMENSIONS PRIOR TO CONSTRUCTION OF SURROUNDING WALLS. REFER TO DETAILS. 12. CABINET HARDWARE SHALL BY SACO, STAINLESS STEEL BAR PULL. DOOR HARDWARE TO BE BRUSHED NICKEL. ALL ENTRY AND ANSI TYPE A UNIT DOOR HANDLES TO BE LEVER TYPE. TYPICAL DOOR HANDLES TO BE KNOB TYPE. STYLE AND MFR TO BE SELECTED BY OWNER. 13. INSTALL MOISTURE RESISTANT GWB ON WALLS AT SHOWERS AND TUBS TO CEILING. 14. TYPICAL COUNTER TOPS AND ISLAND TOPS TO BE PLASTIC LAMINATE BY FORMICA (OR APPROVED EQUAL). UPGRADE/CONCIERGE UNIT COUNTERTOPS AND ISLAND TOPS TO BE STONE. SEE FINISH SCHEDULE ON A6.02 FOR COLOR AND FINISH. 15. PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT EXTERIOR DOORS SET IN FULL SEALANT BED. EXTERIOR DOOR THRESHOLDS AT FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER ANSI. 16. REFER TO SITE PLAN, 118' BUILDING PLANS AND MECHANICAL DRAWINGS FOR CONDENSER AND PAD LOCATIONS. 17. PROVIDE LIGHT BROOM FINISHED CONCRETE TO PATIO AND ENTRY STOOPS. 18. REFER TO U.L. FIRE RATED ASSEMBLY MANUALS FOR PROPER U.L. ASSEMBLIES, PENETRATIONS AND RATINGS. 19. SET ELECTRICAL OUTLETS AND SWITCHES (INCLUDING THERMOSTAT) PER ANSIFHA REQUIREMENTS. TYPICAL ALL FIRST FLOOR UNITS. 20. DOORS ARE TO BE LOCATED 4" OFF ADJACENT WALL AND OR CENTERED IN SPACE, UNLESS OTHERWISE NOTED. 21. PROVIDE UNIT SIGNAGE ON ENTRY DOOR AS SELECTED BY OWNER AND COORDINATE LOCATION W/ OWNER. 22. INSTALL FINGER JOINT WOOD BASE AND CASING IN ALL UNITS. SEE SCHEDULE A6.02. 23. PROVIDE SOLID BLOCKING AT GROUND FLOOR BATHROOM TUB/SHOWER WALLS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER ANSIFHA GUIDELINES AND REQUIREMENTS. 24. PROVIDE ACOUSTICAL SOUND MAT UNDERLAYMENT BY ENCORE. QT SOUND CONTROL QT-SCU 4005 1/4" MAT (OR APPROVED EQUAL) MINIMUM STC RATING OF 50 AT SECOND FLOOR HARD SURFACE AREAS. INSTALL PER MANUFACTURERS RECOMMENDATIONS. 25. PROVIDE TEMPERED GLAZING MATERIAL IN WINDOWS WHERE A DOOR IS WITHIN A 24" ARC TO THE NEAREST EXPOSED EDGE OF A PANEL AND WHERE THE BOTTOM EXPOSED EDGE OF PANEL IS LESS THAN 60" ABOVE A STANDING SURFACE AT TOP & BOTTOM OF STAIRS AND LANDINGS. 26. SEE ROOF PLANS FOR 1HR RATED, INSULATED, LOCKABLE ATTIC ACCESS. 27. PROVIDE FIRE EXTINGUISHER AND BRACKET AT EACH UNIT. GC TO VERIFY REQUIREMENTS WITH LOCAL JURISDICTION. 28. SEE SCHEDULE ON A6.02 FOR FINISHES. CONFIRM FINAL FINISH SELECTIONS AND SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION. 29. PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM. 30. INTERIOR WALLS TO BE PARTITION TYPE ONE UNLESS NOTED OTHERWISE. SEE WALL SECTIONS FOR TENANT SEPARATION WALL CONSTRUCTION. 31. WOOD CAP AT STAIR HALF WALL TO HAVE EASED EDGES AND CORNERS (PAINTED). 32. PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR. 33. TYPICAL UNITS TO RECEIVE 30"x60" TUB/SHOWER W/ FIBERGLASS SURROUND. CONCIERGE/UPGRADE UNITS TO RECEIVE 36"x60" TUB/SHOWER. 34. CONCIERGE UNITS TO HAVE 3X6 TILE BACK SPLASH ABOVE UNIT KITCHEN COUNTERTOPS.

PLAN LEGEND:

- 1 PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES CONTINENTAL 294 FUND LLC W134 N6875 EXECUTIVE PARKWAY MENOMONEE FALLS, WI 53051 262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

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UNIT 3GCA FLOOR PLAN, ELEVATIONS & DTLS. SHEET NUMBER

A4.3GCA

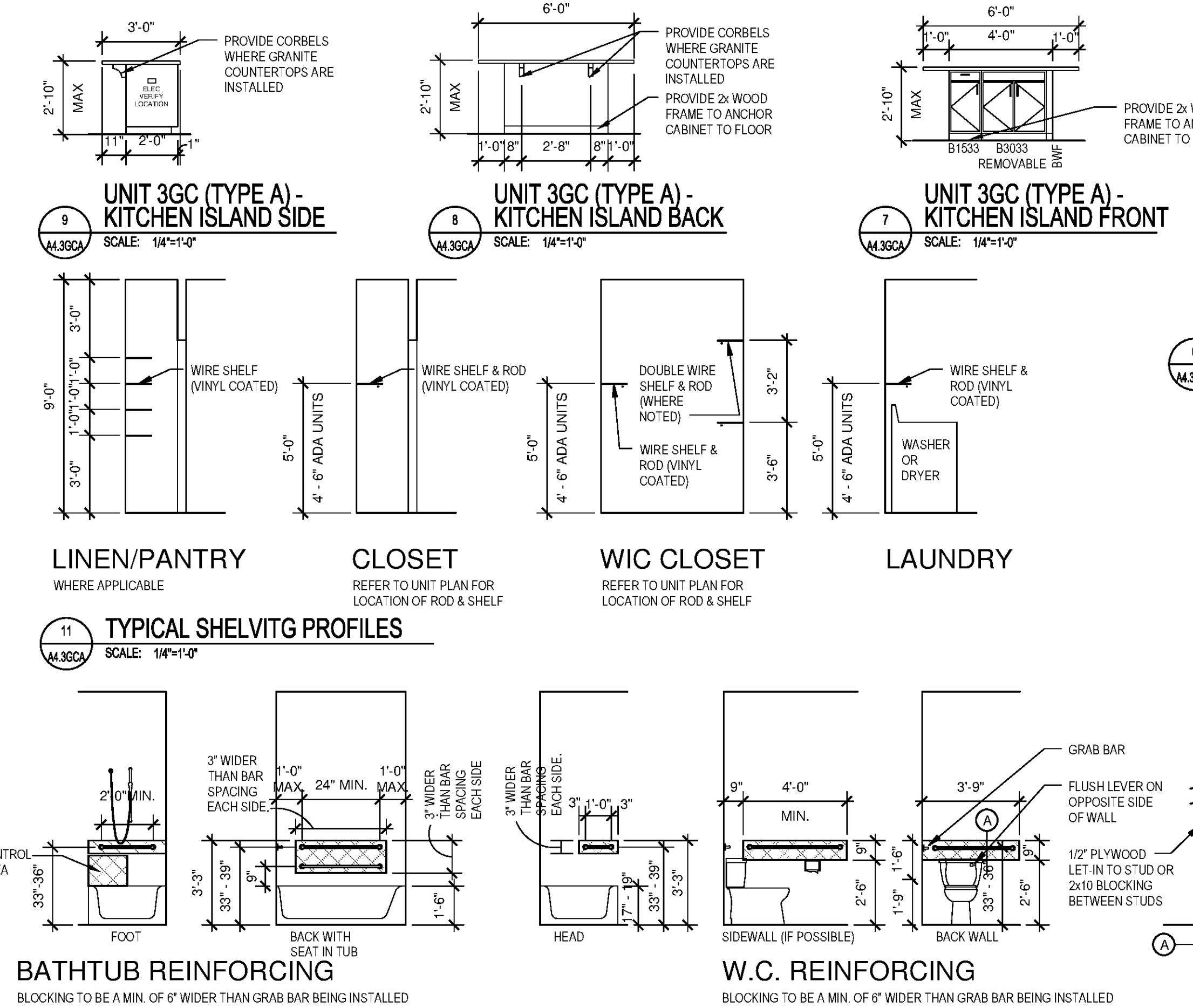
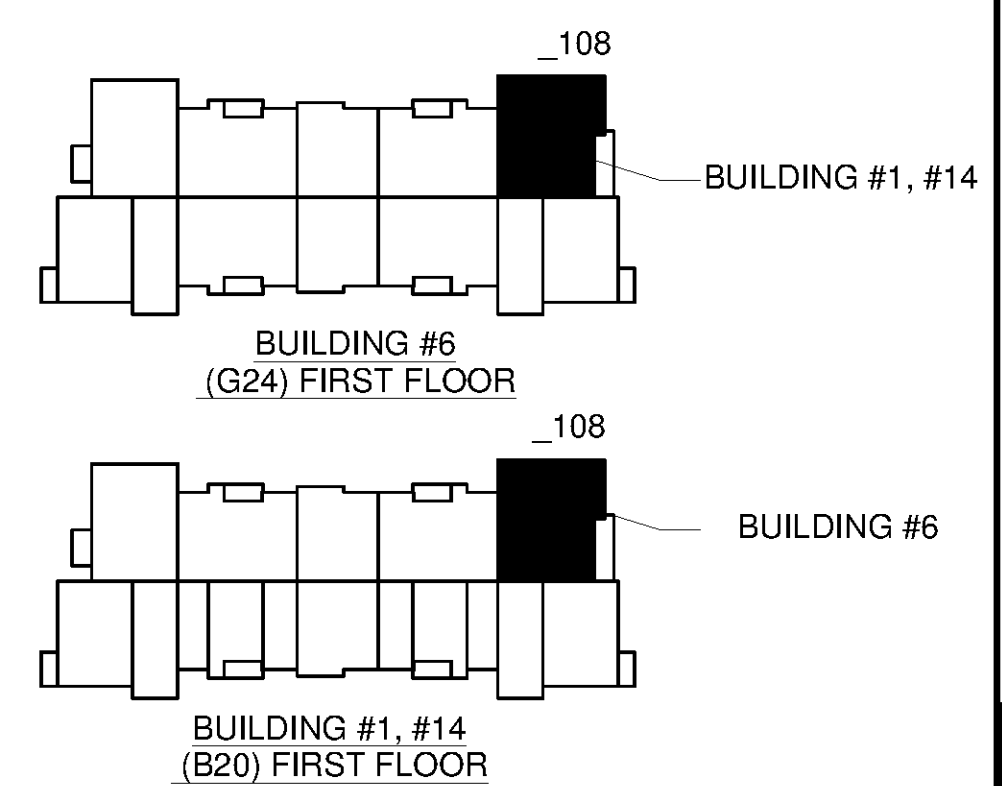
NORTH TERRACES 400 PERIMETER CENTER TERRACE SUITE 650 ATLANTA, GEORGIA 30346

GENERAL PLAN NOTES:

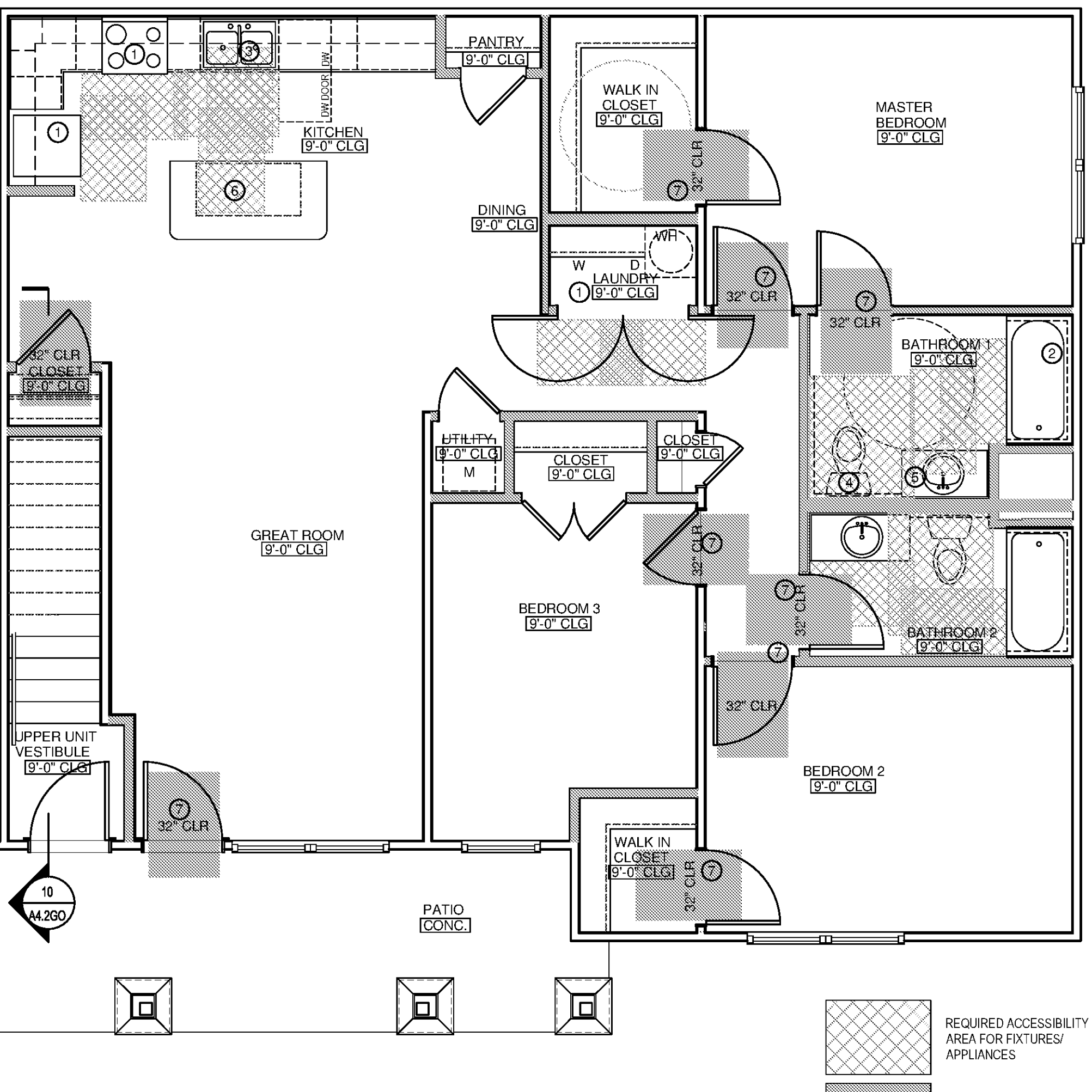
- INTERIOR DIMENSIONS TAKEN TO FACE OF STUD. EXTERIOR DIMENSIONS TAKEN TO THE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO OUTSIDE FACE OF EXTERIOR SHEATHING.
- ALL WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE. NON-BEARING WALLS ARE HATCHED SOLID. BEARING WALLS TO BE 1HR RATED. SEE STRUCTURAL DRAWINGS.
- VINYL COATED WIRE VENTILATED SHELVING AT ALL CLOSETS. CLOTHES CLOSETS: SHELVING TO BE AT 5' 0" A.F.F. FOR SINGLE RODS. DOUBLE RODS TO BE AT 3' 6" AND 6' 8". PANTRY AND LINEN CLOSETS (4 SHELVES); MOUNTING HEIGHT: 1ST SHELF @ 3' 0" A.F.F. 2ND THRU 4TH SHELF @ 1' 0" O.C. FROM EACH. INSTALL (1) 16" DEEP SHELVES LOCATED ABOVE WASHER/DRYER. NO SHELVES INSTALLED ABOVE STACKABLE W/D APPLIANCES.
- ALL INTERIOR FINISHES TO BE CLASS B OR C. SEE A6.02 FOR SCHEDULE.
- APPLIANCES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR AS SELECTED BY OWNER. TYPICAL APPLIANCES TO BE BLACK. UPGRADE/CONCIERGE UNIT APPLIANCES TO BE STAINLESS STEEL. TYPICAL UNIT REFRIGERATOR TO BE TOP FREEZER. UPGRADE/CONCIERGE UNIT REFRIGERATOR TO BE SIDE BY SIDE (EXCEPT STUDIO UNITS). APPLIANCES IN ANSI TYPE A UNITS TO BE ADA.
- PROVIDE HORIZONTAL 2" FAUX WOOD MINI BLINDS AT ALL WINDOWS COLOR: WHITE.
- BATHROOMS: PROVIDE TOILET ACCESSORIES INCLUDING: TOWEL BARS, (MOUNTED AT 46" A.F.F.), TOILET PAPER HOLDERS (MD. AT 24" A.F.F.) AND SOAP DISHES (MD. AT 40" A.F.F.) AS SHOWN ON PLAN. SHOWER HEAD TO BE MOUNTED AT 6' 8" A.F.F. MANUFACTURER, STYLE, AND MODELS TO BE SELECTED BY OWNER. FINISH: CHROME.
- AT RETURN AIR GRILLS, PAINT INSIDE OF WALL CAVITY BLACK.
- WINDOW SIZES SHOWN ON PLANS ARE GENERIC SIZES. ACTUAL SIZE MAY VARY WITH SUPPLIER.
- CONTRACTOR TO VERIFY TUB DIMENSIONS PRIOR TO CONSTRUCTION OF SURROUNDING WALLS. REFER TO DETAILS.
- CABINET HARDWARE SHALL BE SACO. STAINLESS STEEL BAR PULL. DOOR HARDWARE TO BE BRUSHED NICKEL. ALL ENTRY AND ANSI TYPE A UNIT DOOR HANDLES TO BE LEVER TYPE. TYPICAL DOOR HANDLES TO BE KNOB TYPE. STYLE AND MFR TO BE SELECTED BY OWNER.
- INSTALL MOISTURE RESISTANT GWB ON WALLS AT SHOWERS AND TUBS TO CEILING.
- TYPICAL COUNTER TOPS AND ISLAND TOPS TO BE PLASTIC LAMINATE BY FORMICA (OR APPROVED EQUAL). UPGRADE/CONCIERGE UNIT COUNTERTOPS AND ISLAND TOPS TO BE STONE. SEE FINISH SCHEDULE ON A6.02 FOR COLOR AND FINISH.
- PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT EXTERIOR DOORS SET IN FULL SEALANT BED. EXTERIOR DOOR THRESHOLDS AT FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER ANSI.
- REFER TO SITE PLAN, 1/8" BUILDING PLANS AND MECHANICAL DRAWINGS FOR CONDENSER AND PAD LOCATIONS.
- PROVIDE LIGHT BROOM FINISHED CONCRETE TO PATIO AND ENTRY STOOPS.
- REFER TO U.L. FIRE RATED ASSEMBLY MANUALS FOR PROPER U.L. ASSEMBLIES, PENETRATIONS AND RATINGS.
- SET ELECTRICAL OUTLETS AND SWITCHES (INCLUDING THERMOSTAT) PER ANSIFHA REQUIREMENTS. TYPICAL ALL FIRST FLOOR UNITS.
- DOORS ARE TO BE LOCATED 4" OFF ADJACENT WALL AND OR CENTERED IN SPACE, UNLESS OTHERWISE NOTED.
- PROVIDE UNIT SIGNAGE ON ENTRY DOOR AS SELECTED BY OWNER AND COORDINATE LOCATION W/ OWNER.
- INSTALL FINGER JOINT WOOD BASE AND CASING IN ALL UNITS. SEE SCHEDULE A6.02.
- PROVIDE SOLID BLOCKING AT GROUND FLOOR BATHROOM TUB/SHOWER WALLS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER ANSIFHA GUIDELINES AND REQUIREMENTS.
- PROVIDE ACOUSTICAL SOUND MAT UNDERLAYMENT BY ENCORE. QT SOUND CONTROL. QT SC214026 1/4" MAT (OR APPROVED EQUAL) MINIMUM STC RATING OF 50 AT SECOND FLOOR HARD SURFACE AREAS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE TEMPERED GLAZING MATERIAL IN WINDOWS WHERE A DOOR IS WITHIN A 24" ARC TO THE NEAREST EXPOSED EDGE OF A PANEL AND WHERE THE BOTTOM EXPOSED EDGE OF PANEL IS LESS THAN 6" ABOVE A STANDING SURFACE AT TOP & BOTTOM OF STAIRS AND LANDINGS.
- SEE ROOF PLANS FOR 1HR RATED, INSULATED, LOCKABLE ATTIC ACCESS.
- PROVIDE FIRE EXTINGUISHER AND BRACKET AT EACH UNIT. GC TO VERIFY REQUIREMENTS WITH LOCAL JURISDICTION.
- SEE SCHEDULE ON A6.02 FOR FINISHES. CONFIRM FINAL FINISH SELECTIONS AND SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.
- PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM.
- WOOD CAP AT STAIR HALF WALL TO HAVE EASED EDGES AND CORNERS (PAINTED).
- PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR.
- TYPICAL UNITS TO RECEIVE 36"x60" TUB/SHOWER W/ FIBERGLASS SURROUND. CONCIERGE/UPGRADE UNITS TO RECEIVE 36"x60" TUB/SHOWER.
- CONCIERGE UNITS TO HAVE 3X6 TILE BACK SPLASH ABOVE UNIT KITCHEN COUNTERTOPS.

PLAN LEGEND:

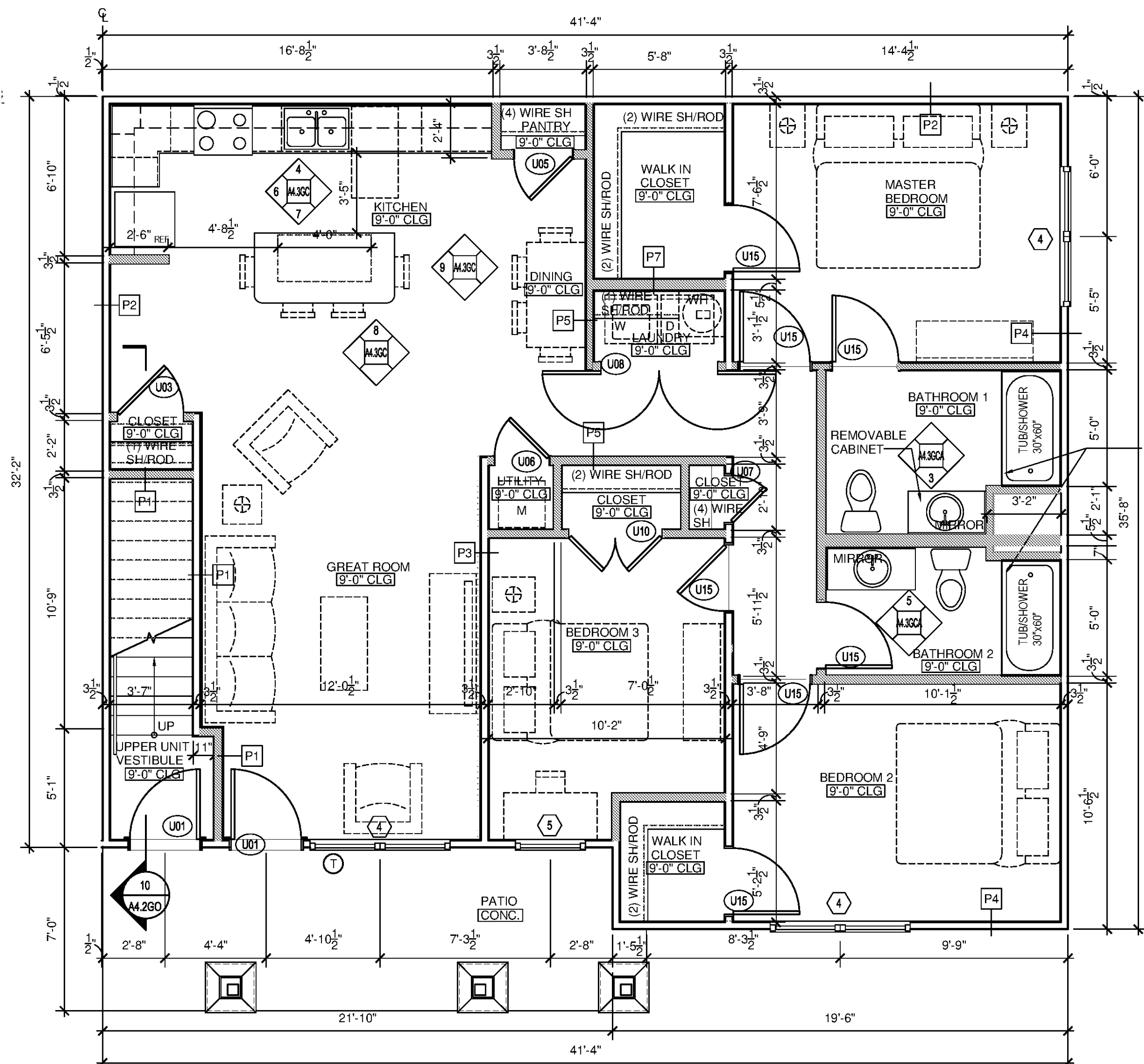
- PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.



REINFORCEMENT REQUIREMENTS (ADA UNIT TYPE 'A')

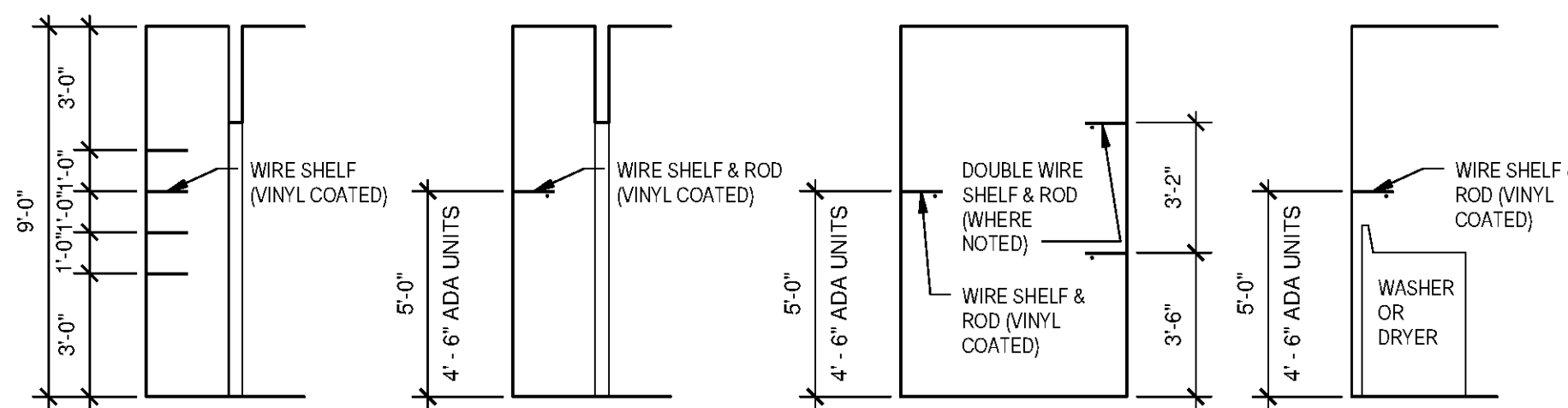


3 BEDROOM / 2 BATH UNIT 3GCA FLOOR PLAN (ADA UNIT TYPE 'A') SCALE: 1/4"=1'-0"

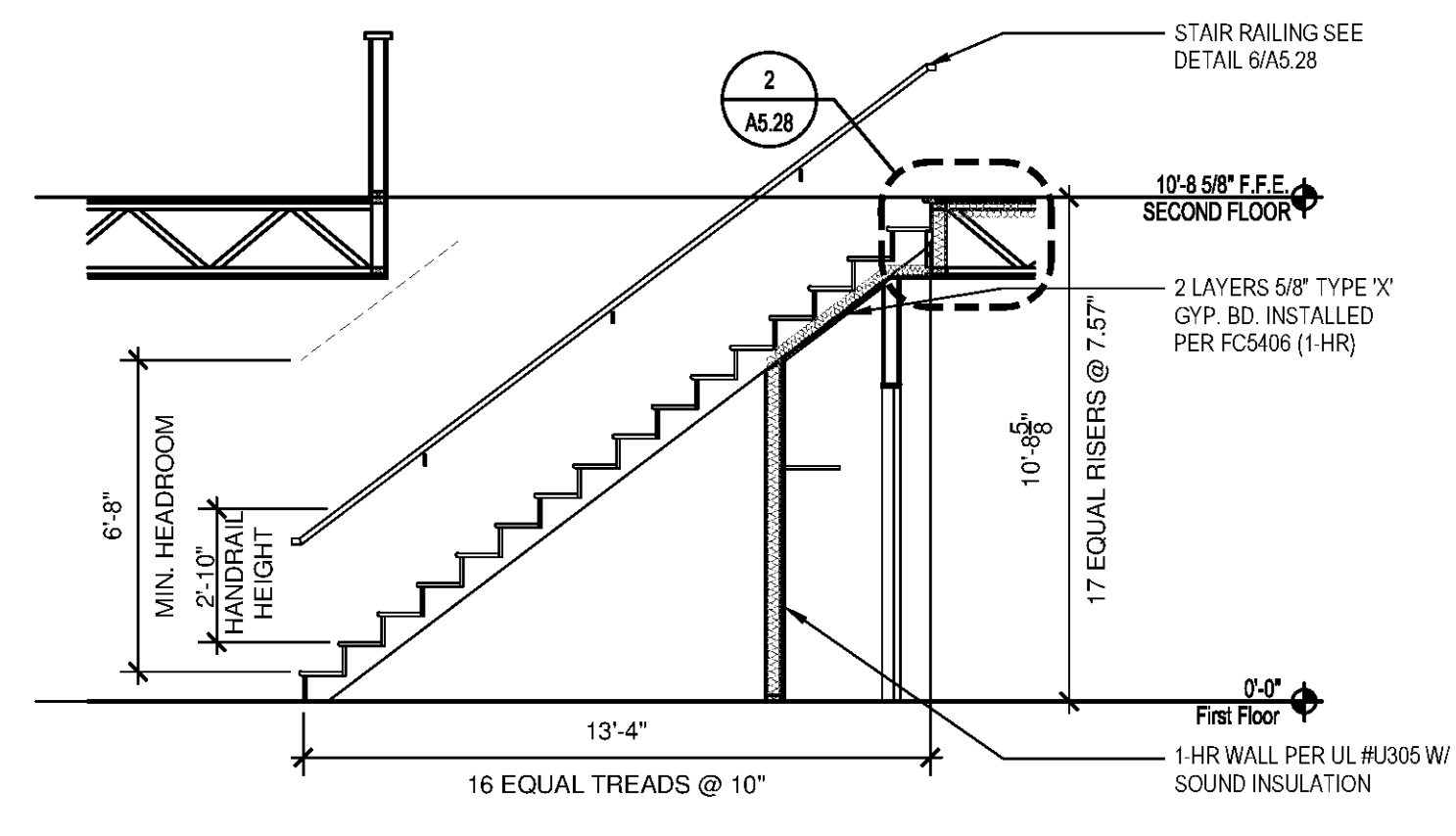
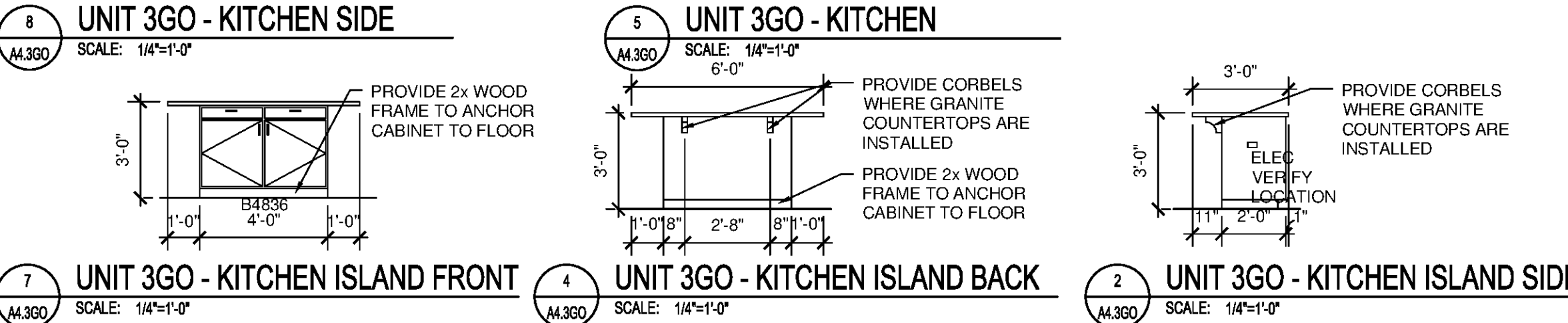
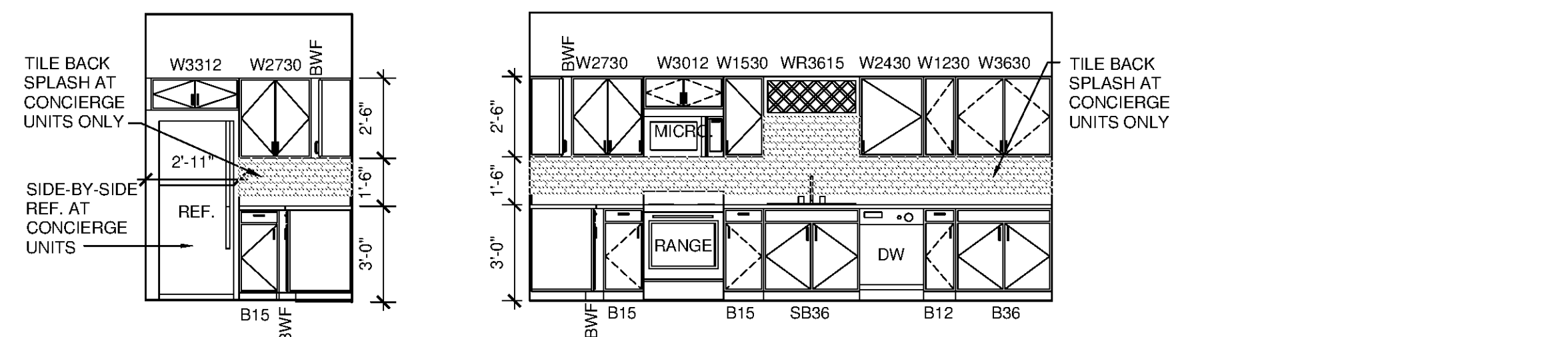


3 BEDROOM / 2 BATH UNIT 3GCA FLOOR PLAN (ADA UNIT TYPE 'A') SCALE: 1/4"=1'-0"

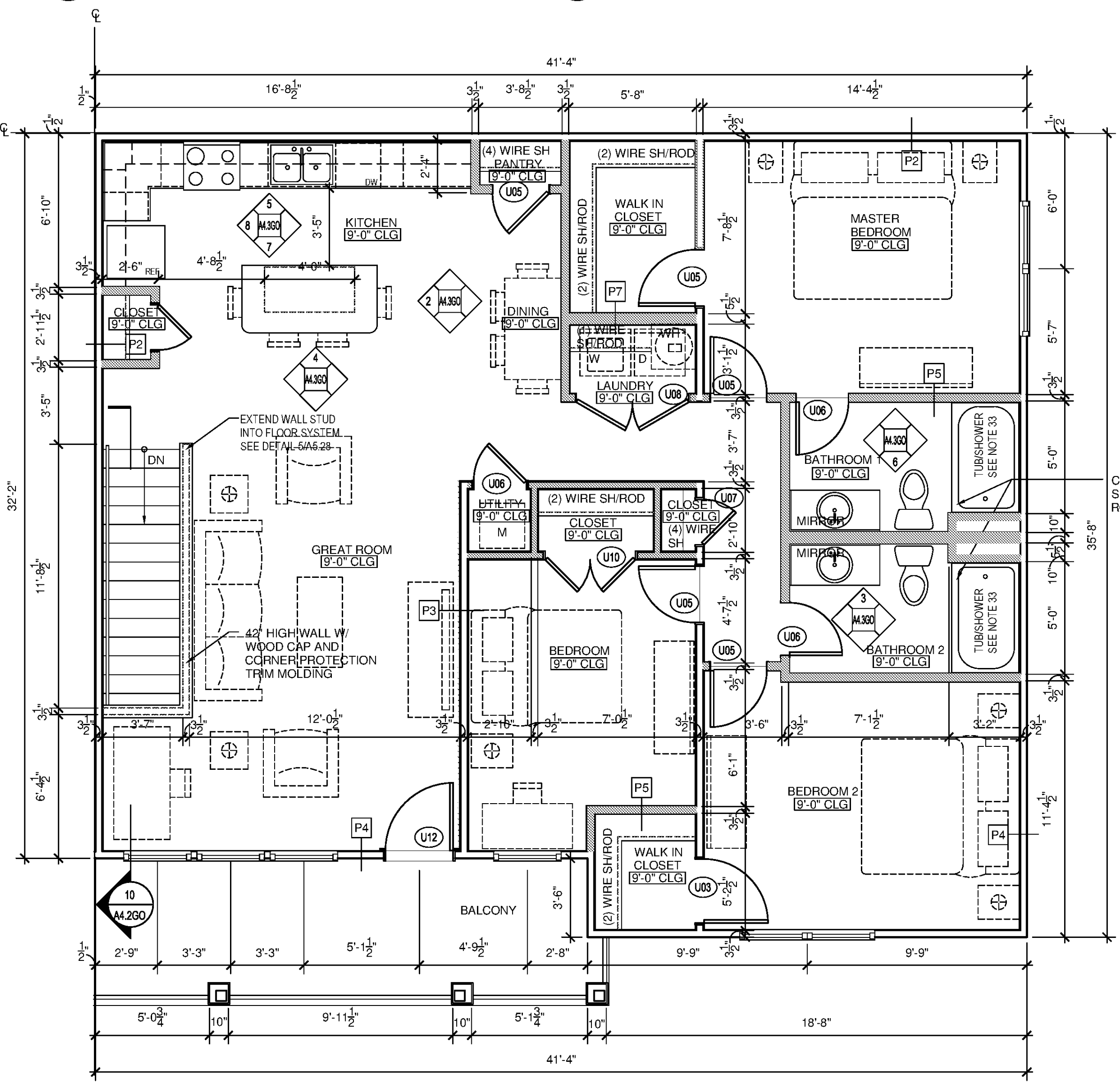
CONDITIONED AREA	1334 SF
PATIO / BALCONY	87 SF



9 TYPICAL SHELVING PROFILES
SCALE: 1/4"=1'-0"



- STAIR NOTES**
- MINIMUM TREAD DEPTH IS 11" MEASURED FROM NOSING TO NOSING.
 - MAXIMUM RISER HEIGHT IS 7"
 - NOSING SHALL BE 3/4" MINIMUM TO 1" MAXIMUM
 - HANDRAIL GRIP SIZE RANGE: 1 1/2" TO 2"
 - HANDRAIL HEIGHT: 34" ABOVE LEADING EDGE OF TREADS
 - HANDRAILS SHALL RETURN TO WALL

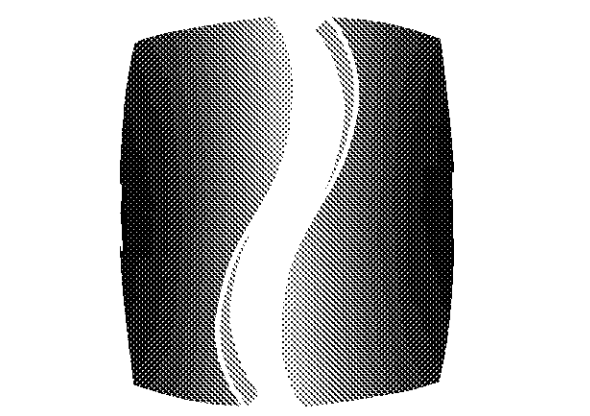
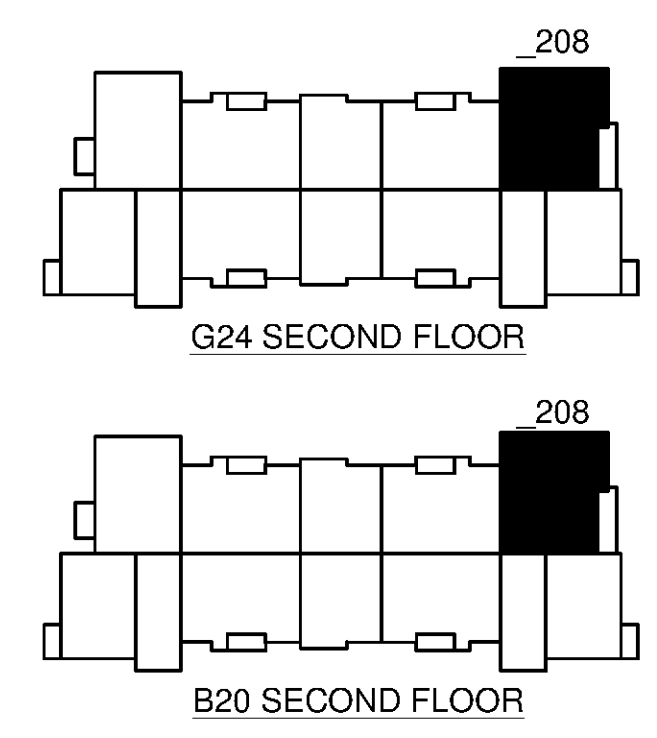


CONDITIONED AREA	1430 SF
PATIO / BALCONY	75 SF

GENERAL PLAN NOTES:

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- VINYL COATED WIRE VENTILATED SHELVING AT ALL CLOSETS. CLOTHES CLOSETS: SHELVING TO BE AT 8" O.C. FOR SINGLE RODS. DOUBLE RODS TO BE AT 3' 6" AND 6' 9". PANTRY AND LINEN CLOSETS (4 SHELVES): MOUNTING HEIGHT: 1ST SHELF @ 3' 0" A.F.F. AND 4TH SHELF @ 1' 0" O.C. FROM EACH. INSTALL (1) 16" DEEP SHELVES LOCATED ABOVE WASHER/DRYER. NO SHELVES INSTALLED ABOVE STACKABLE W/D APPLIANCES.
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- PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM.
- INTERIOR WALLS TO BE PARTITION TYPE OWE UNLESS NOTED OTHERWISE. SEE WALL SECTIONS FOR TENANT SEPARATION WALL CONSTRUCTION.
- WOOD CAP AT STAIR HALF WALL TO HAVE EASED EDGES AND CORNERS (PAINTED).
- PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR
- TYPICAL UNITS TO RECEIVE 30"x60" TUB/SHOWER W/ FIBERGLASS SURROUND. CONCIERGE/UPGRADE UNITS TO RECEIVE 38"x60" TUB/SHOWER
- CONCIERGE UNITS TO HAVE 3X6 TILE BACK SPLASH ABOVE UNIT KITCHEN COUNTERTOPS

- PLAN LEGEND:**
- PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314
CONSULTANT

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ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N6875 EXECUTIVE PARKWAY
MENOMONIE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

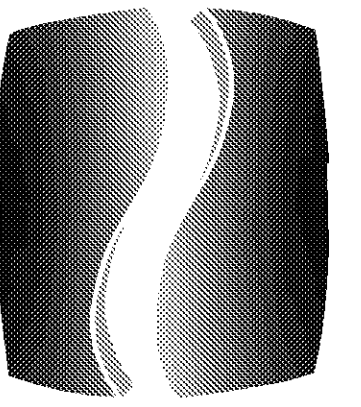
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DRAWING TITLE

UNIT 3GO FLOOR PLAN, ELEVATIONS & DTLS.

A4.3GO

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



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

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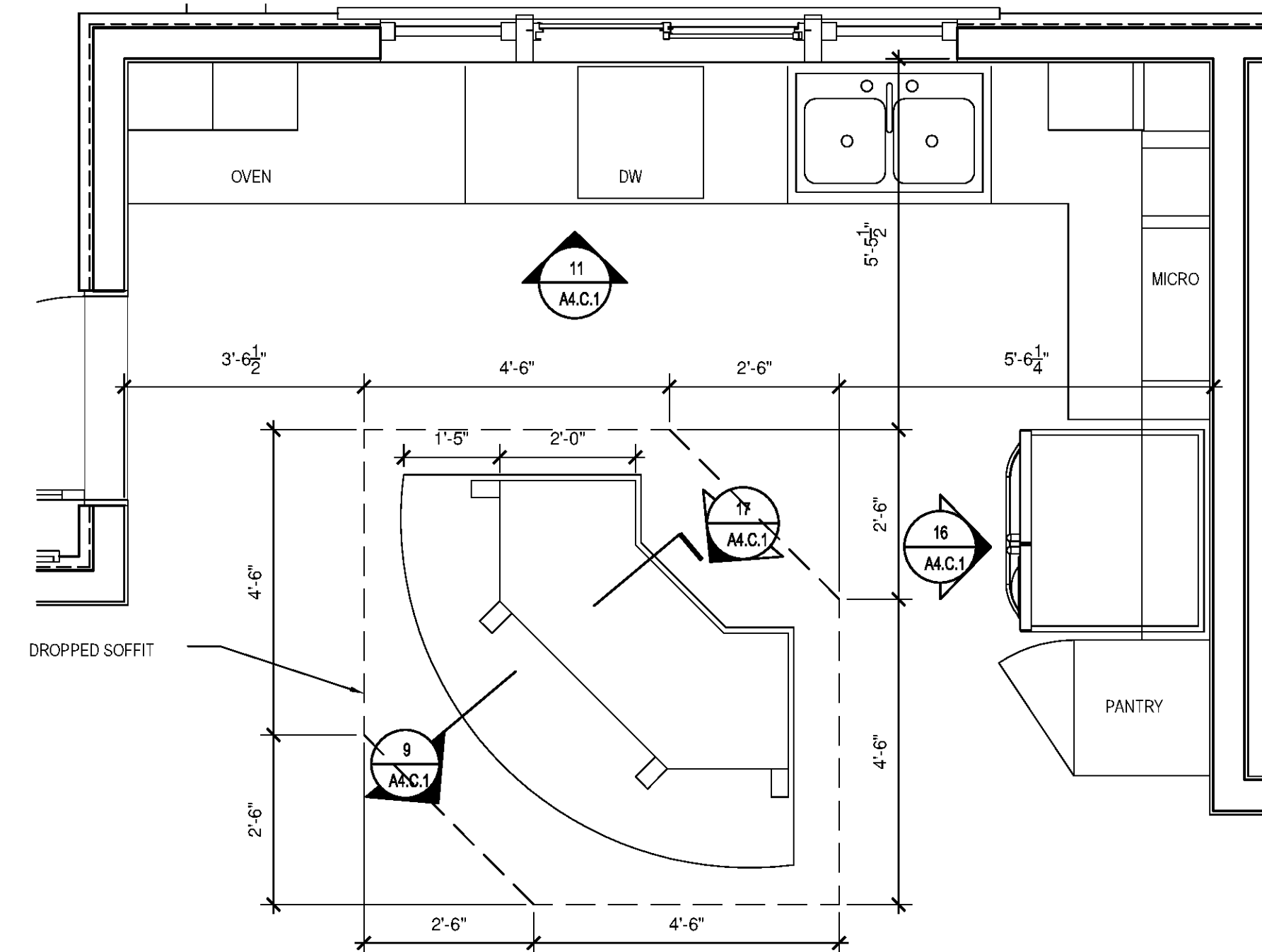
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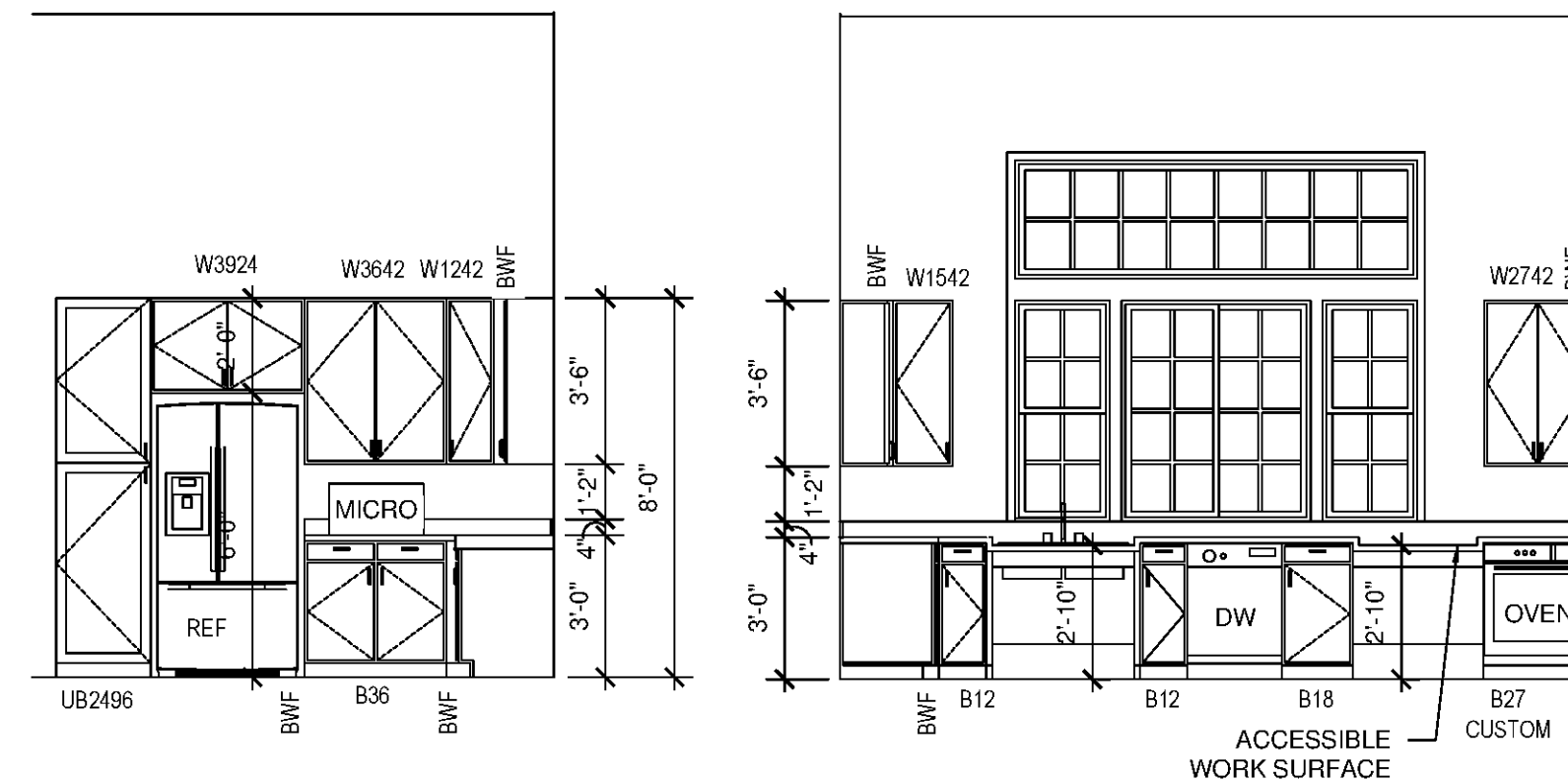
SHEET NUMBER

A4.C.1

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



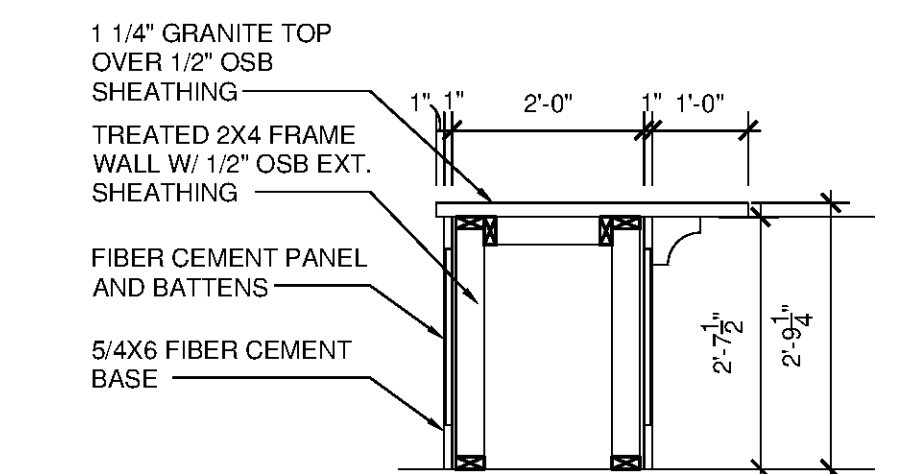
5 ENLARGED KITCHEN PLAN
SCALE: 1/2"=1'-0"



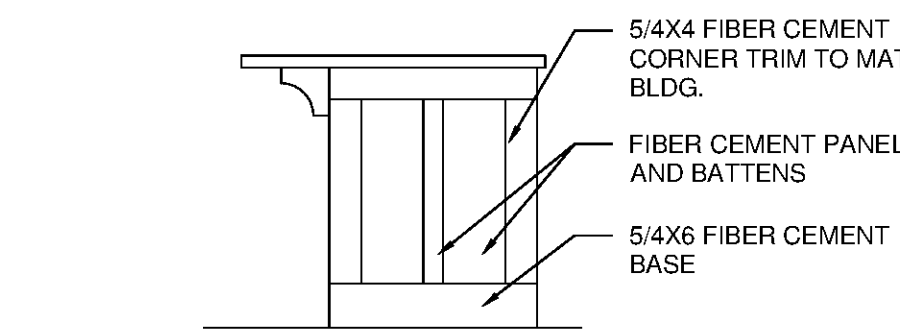
17 KITCHEN - 1
SCALE: 1/4"=1'-0"

11 KITCHEN - 2
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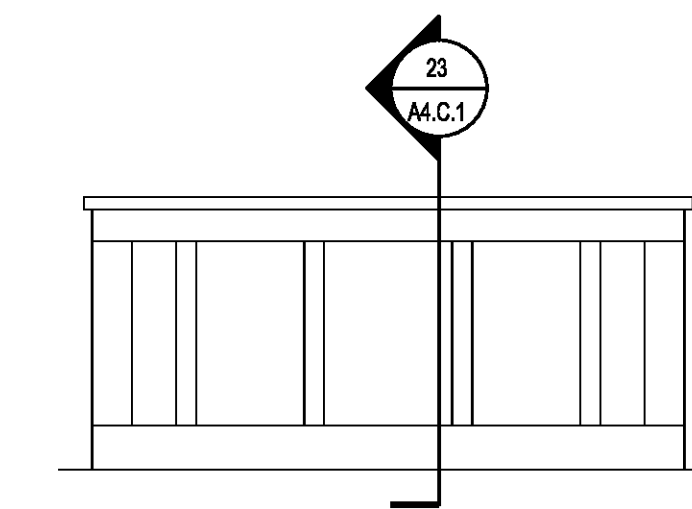
24 STORAGE CLOSET SHELVING PROFILES
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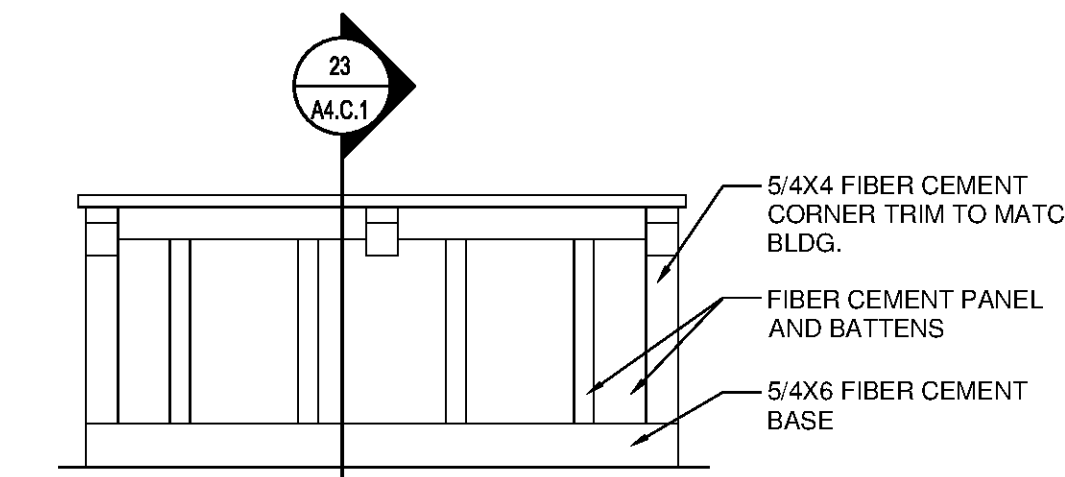
23 OUTDOOR ISLAND - SECTION
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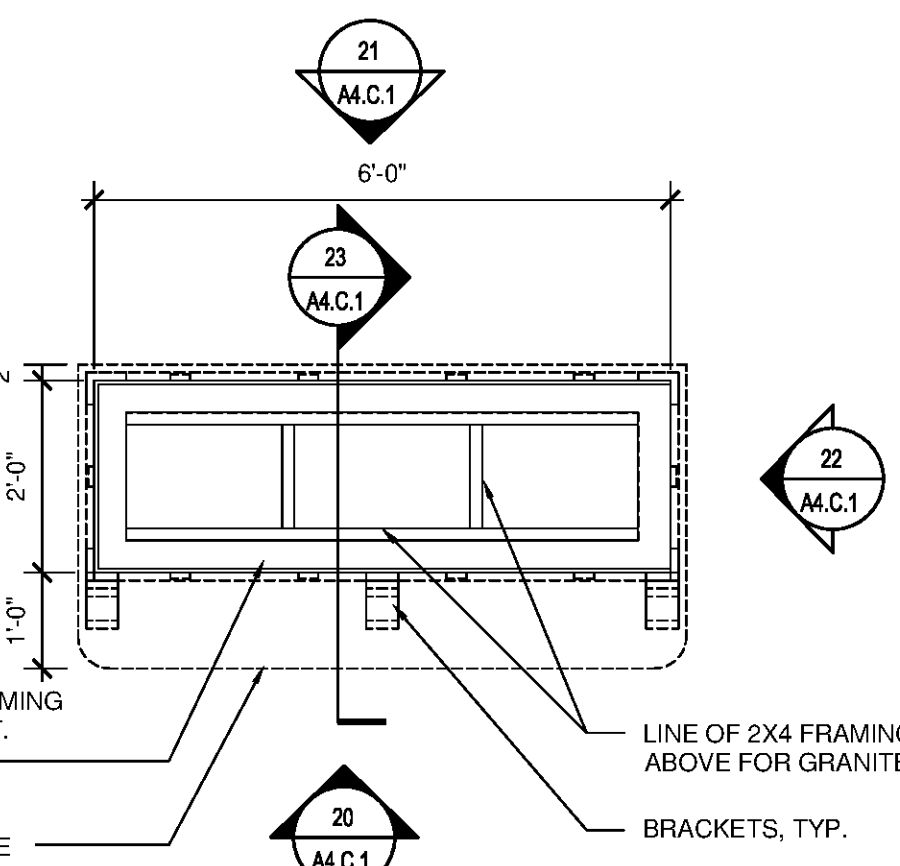
22 OUTDOOR ISLAND - SIDE ELEVATION
SCALE: 1/2"=1'-0"



21 OUTDOOR ISLAND - REAR ELEVATION
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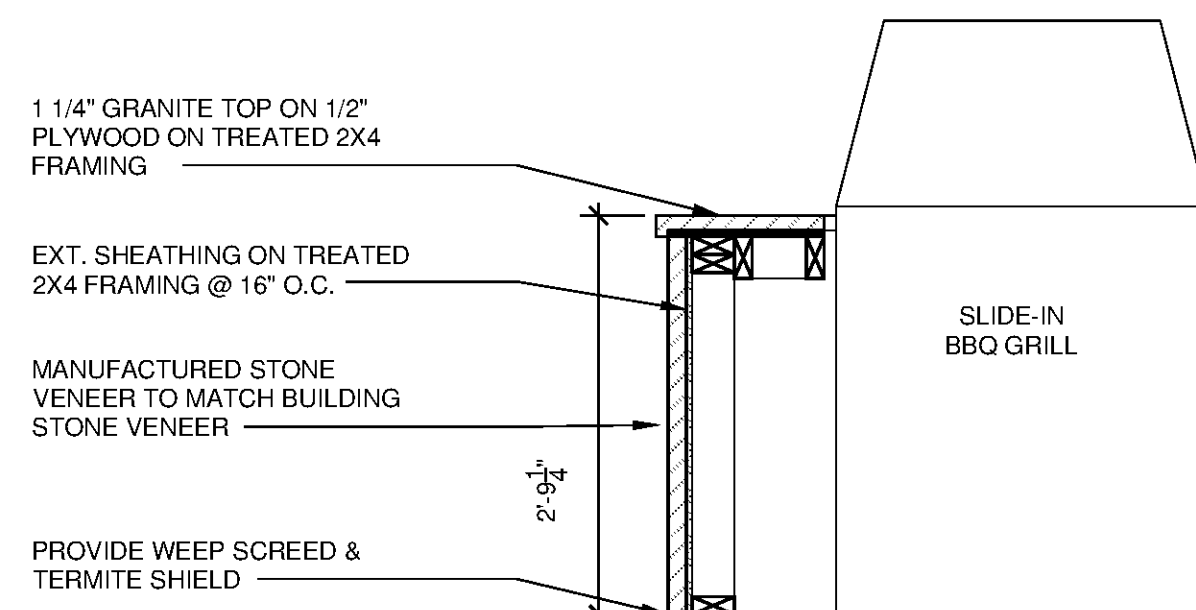


20 OUTDOOR ISLAND - FRONT ELEVATION
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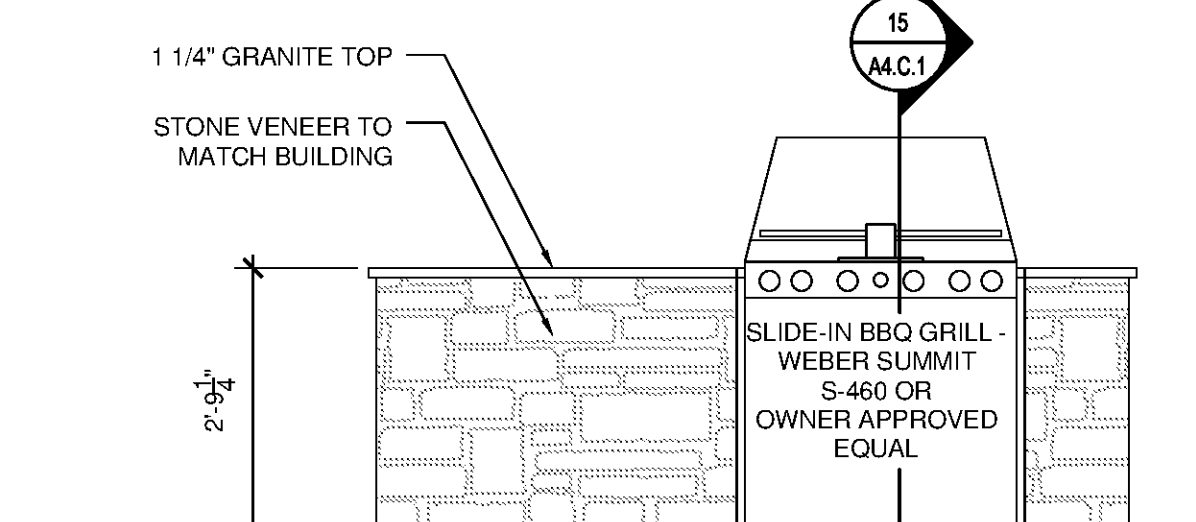


19 OUTDOOR ISLAND - PLAN
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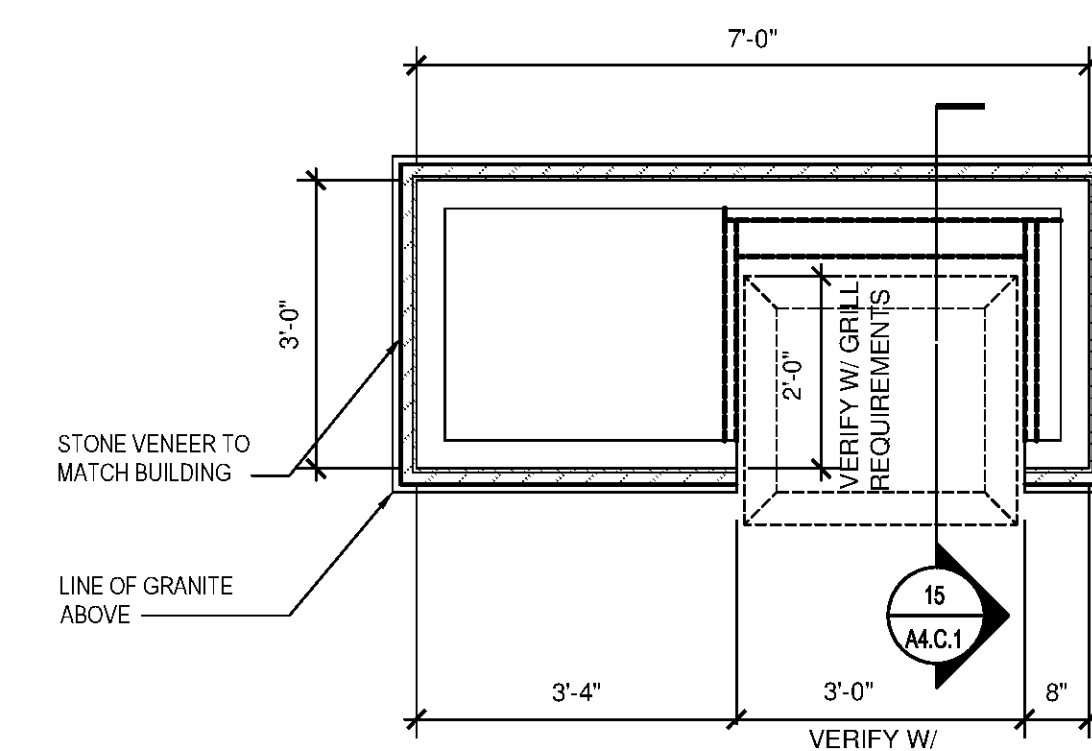
16 KITCHEN - 3
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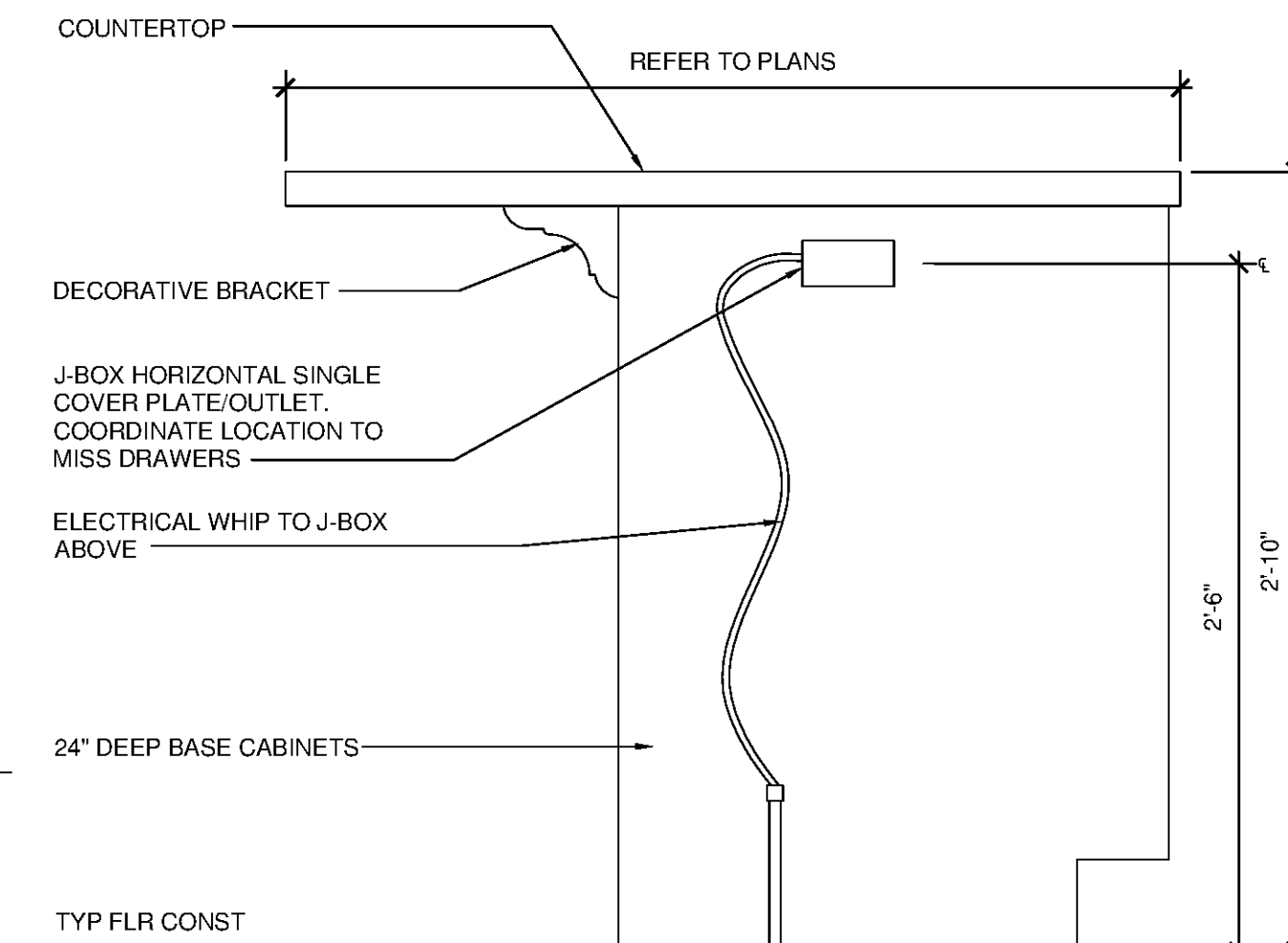
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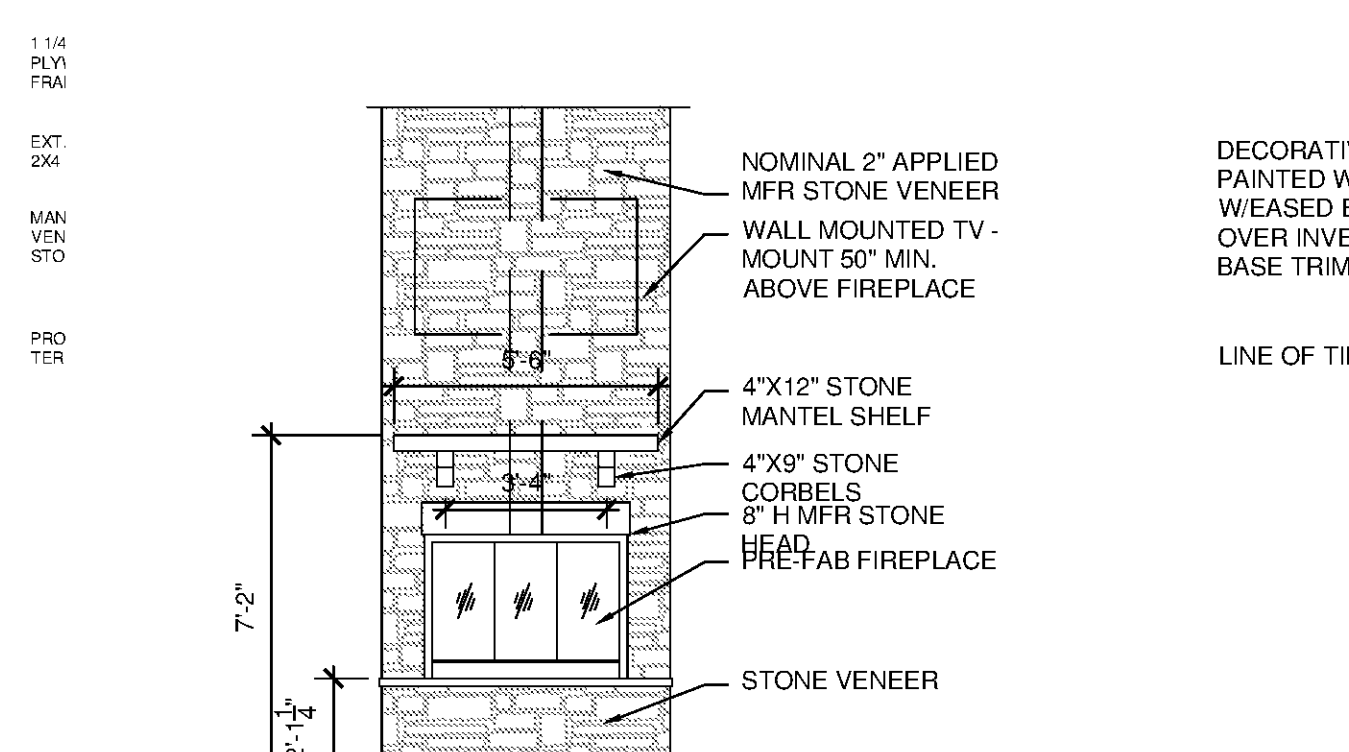
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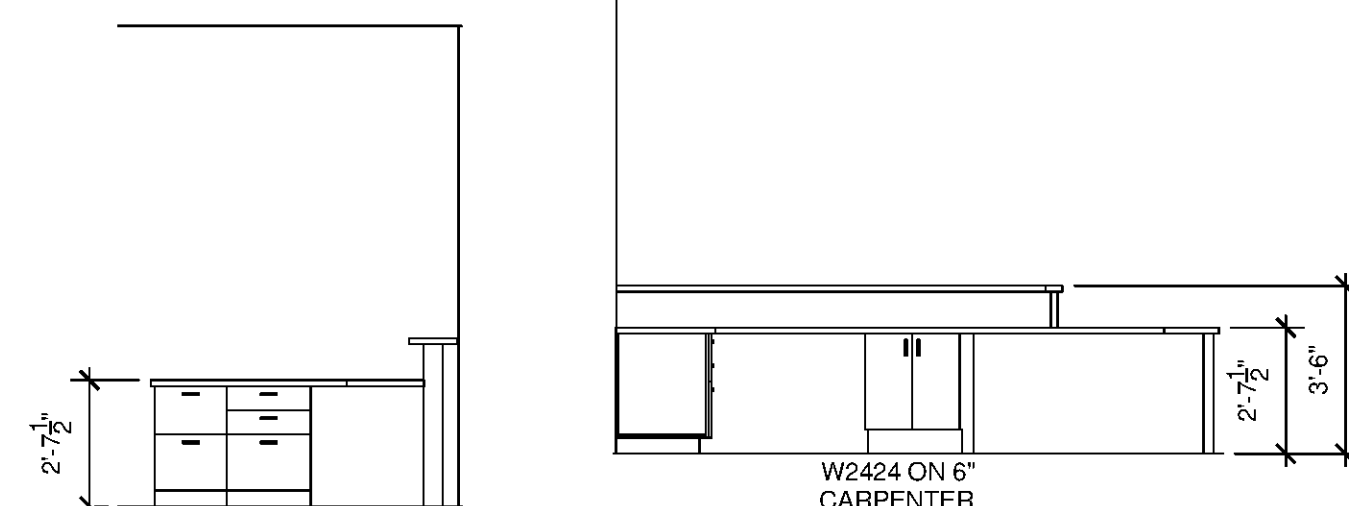
13 GRILL PLAN
SCALE: 1/2"=1'-0"



9 COUNTERTOP DETAIL
SCALE: 1 1/2"=1'-0"

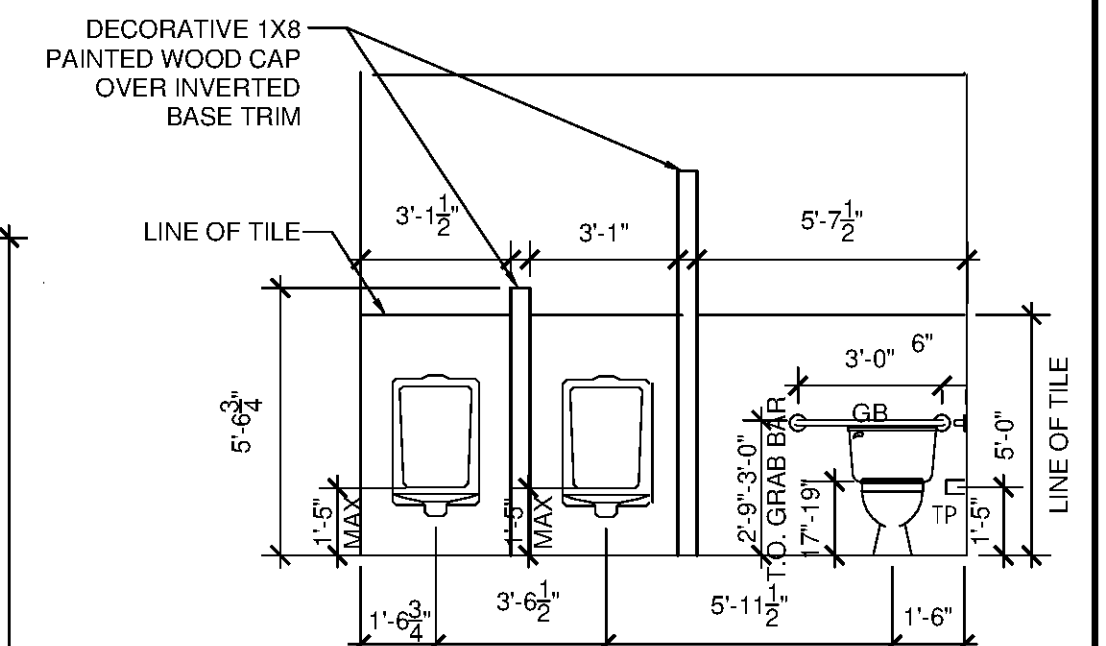


8 FIREPLACE
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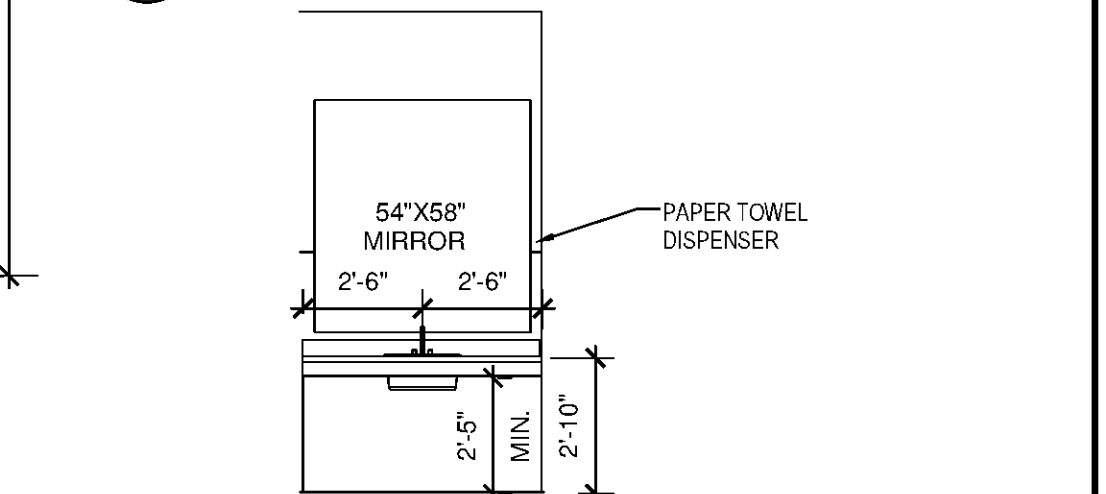


6 RECEPTION-2
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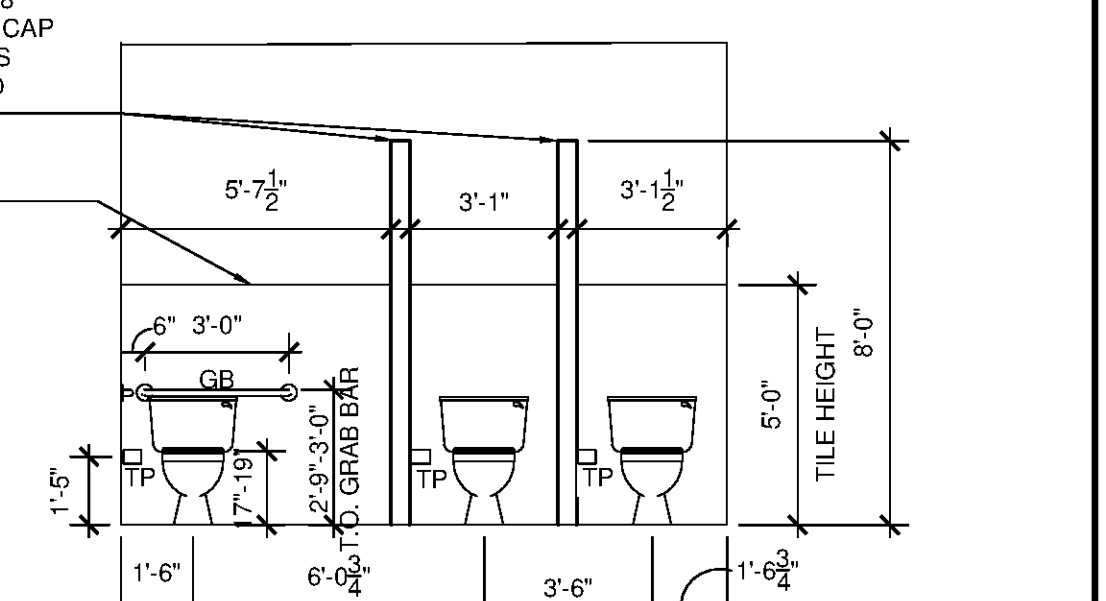
7 RECEPTION-1
SCALE: 1/4"=1'-0"



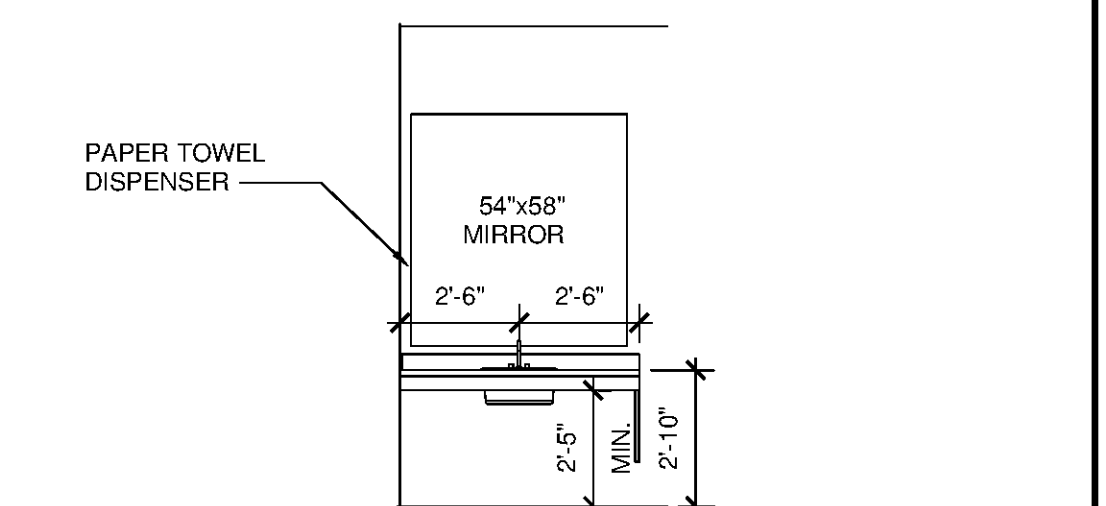
4 MEN'S WET WALL
SCALE: 1/4"=1'-0"



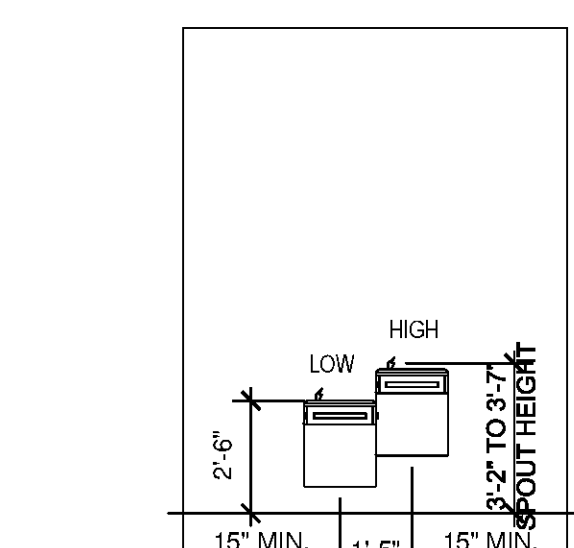
3 MEN'S VANITY
SCALE: 1/4"=1'-0"



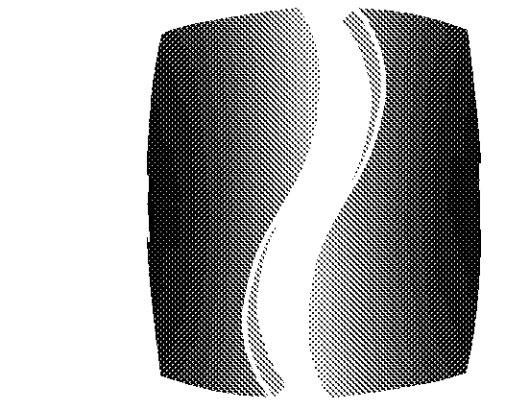
2 WOMEN'S WET WALL
SCALE: 1/4"=1'-0"



1 WOMEN'S VANITY
SCALE: 1/4"=1'-0"



25 DRINKING FOUNTAINS - ELEVATION
SCALE: 1/4"=1'-0"



PHILLIPS

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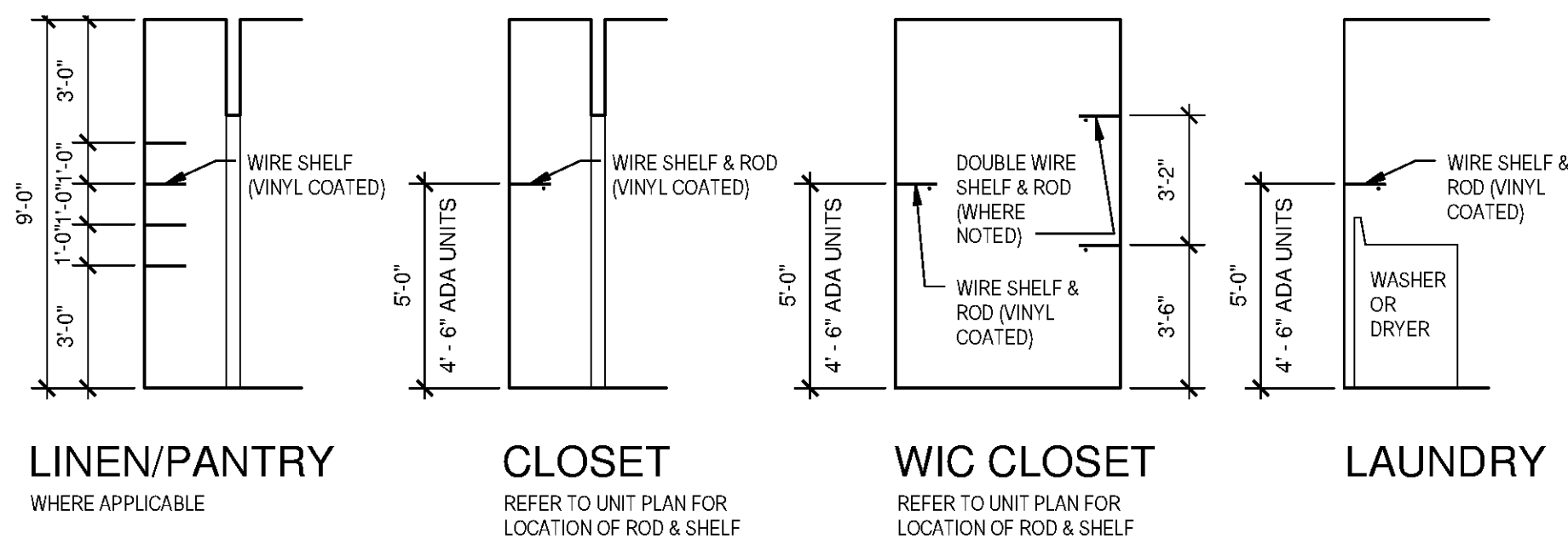
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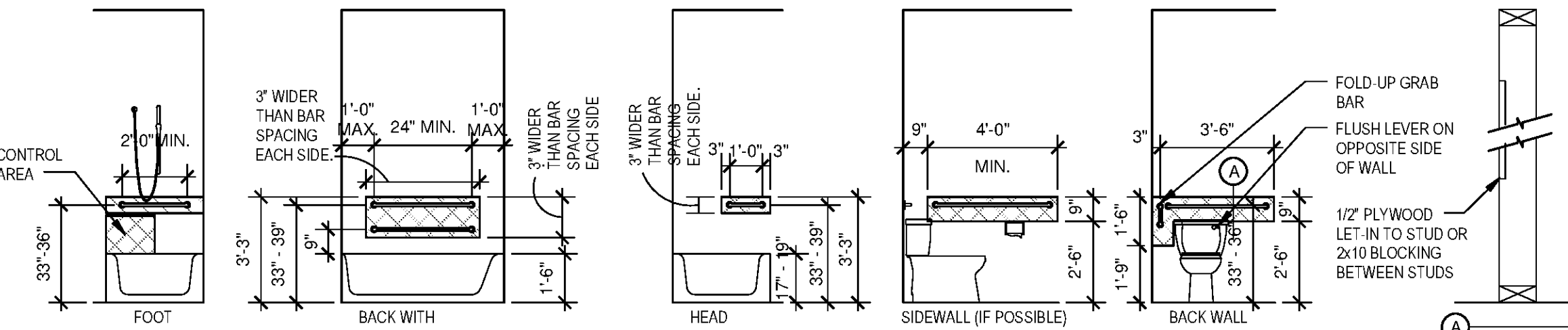
UNIT S1 FLOOR PLAN, ELEVATIONS & DTLS. SHEET NUMBER

A4.S1

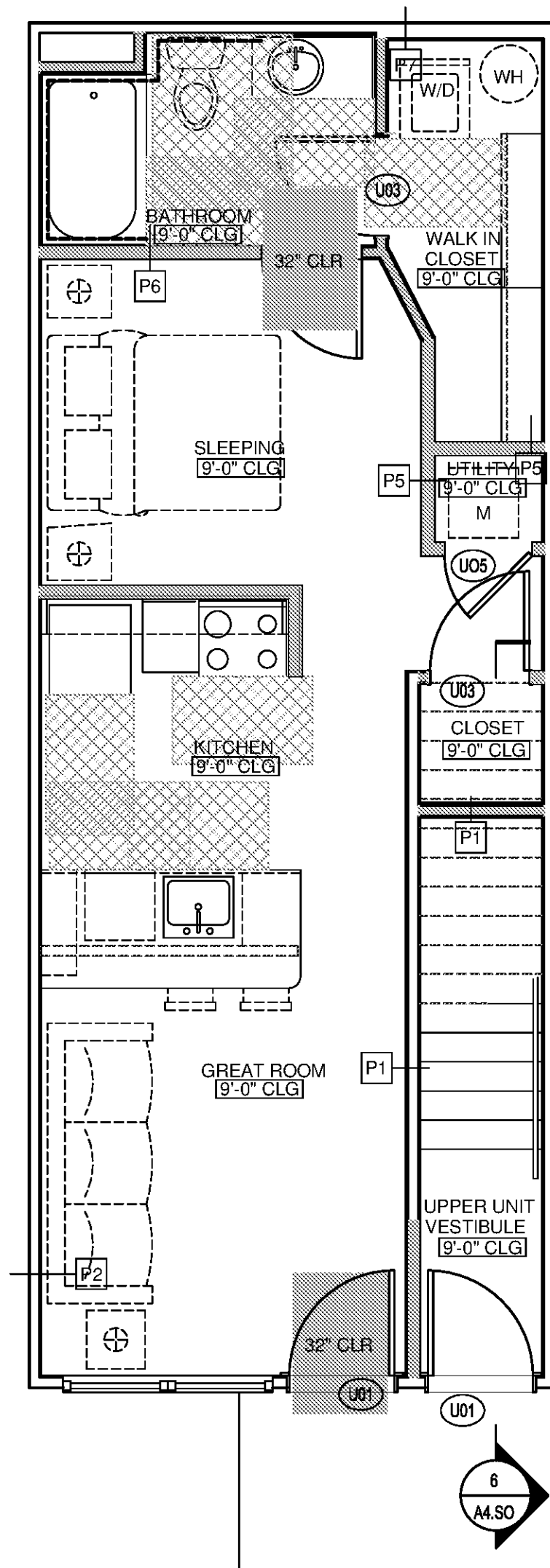
NORTH TERRACES 400 PERIMETER CENTER TERRACE SUITE 650 ATLANTA, GEORGIA 30346



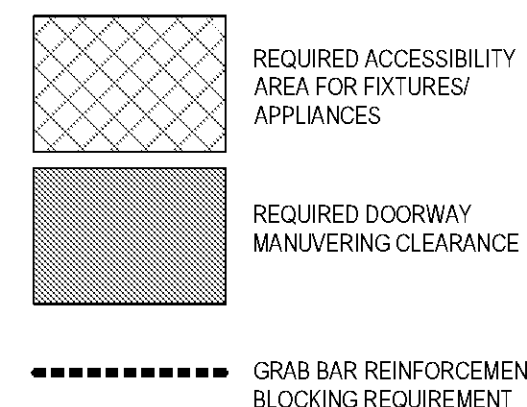
7 TYPICAL SHELVING PROFILES SCALE: 1/4"=1'-0"



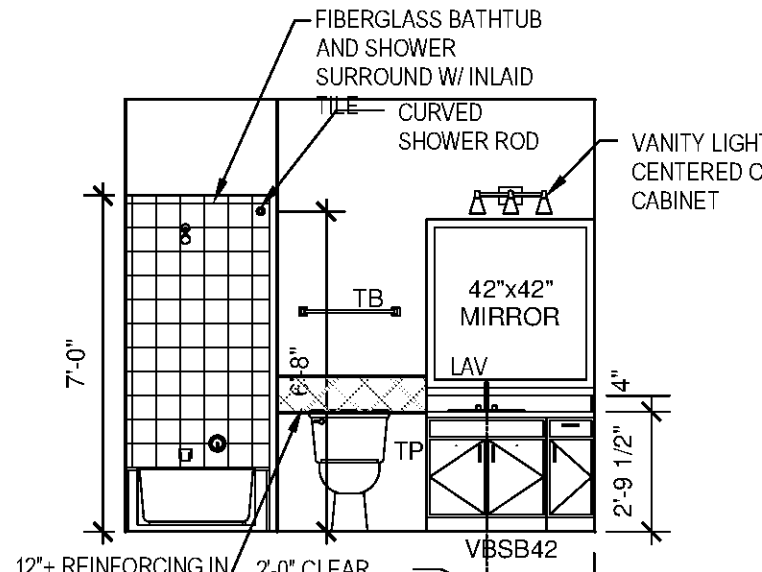
6 REINFORCEMENT REQUIREMENTS (FHA UNIT TYPE 'B', A AND B BATHS) SCALE: 1/4"=1'-0"



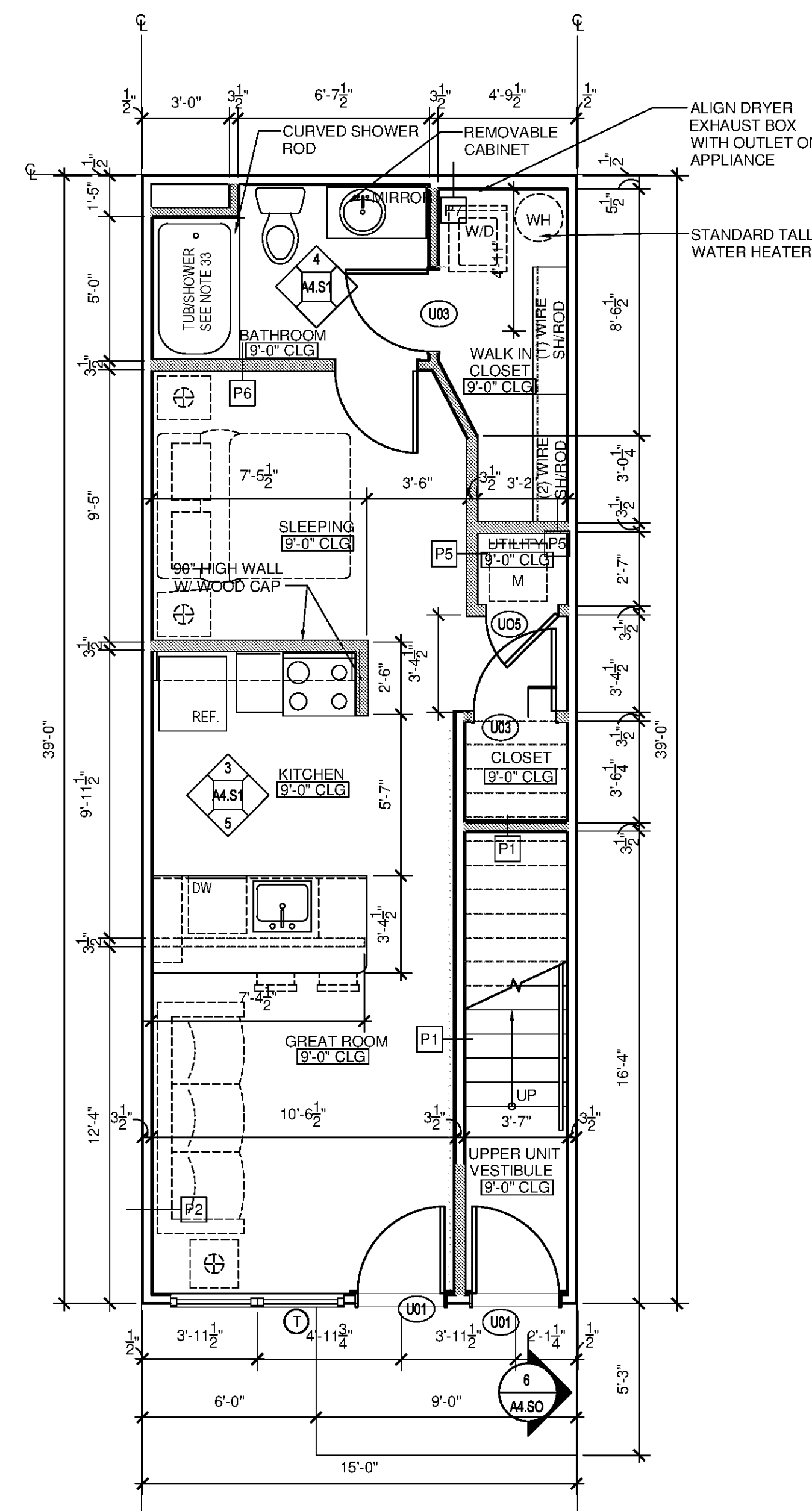
2 UNIT S1 - FLOOR PLAN (FHA UNIT TYPE 'B') SCALE: 1/4"=1'-0"



5 UNIT S1 - KITCHEN SCALE: 1/4"=1'-0"

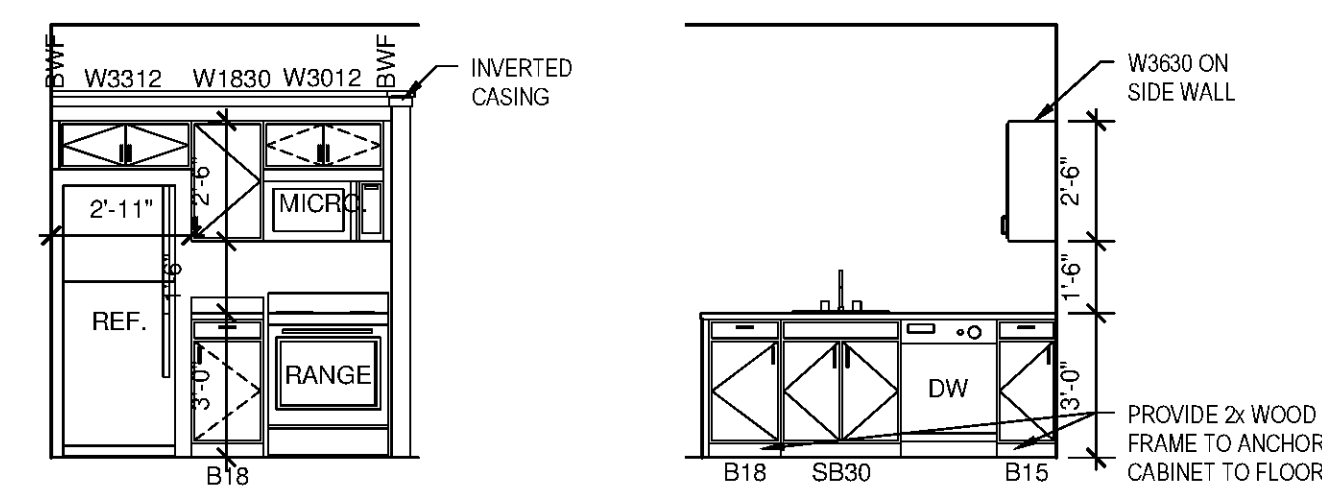


4 UNIT S1 - BATHROOM SCALE: 1/4"=1'-0"



1 UNIT S1 - FLOOR PLAN SCALE: 1/4"=1'-0"

CONDITIONED SPACE 525 SF

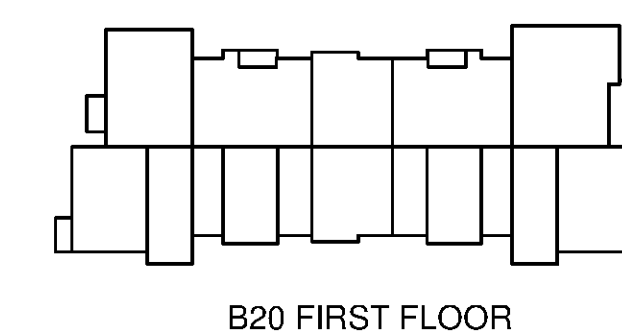
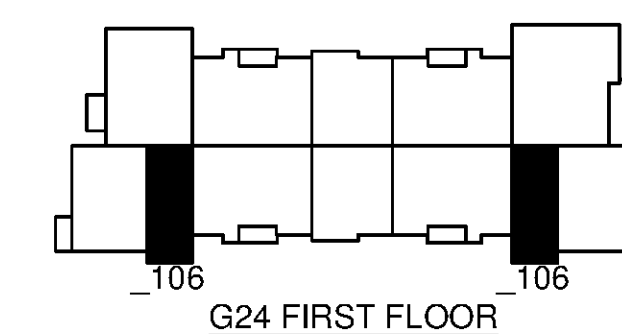


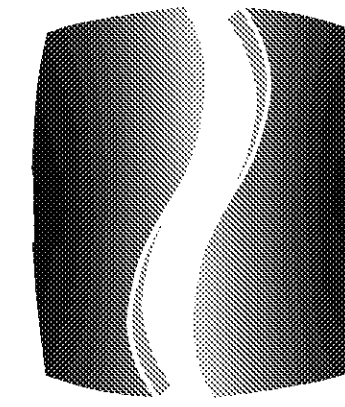
GENERAL PLAN NOTES:

- INTERIOR DIMENSIONS TAKEN TO FACE OF STUD. EXTERIOR DIMENSIONS TAKEN TO THE FACE OF STUD.
- SQUARE FOOTAGE CALCULATIONS ARE TAKEN TO OUTSIDE FACE OF EXTERIOR SHEATHING.
- ALL WALLS TO BE 2x4 STUDS UNLESS NOTED OTHERWISE. NON BEARING WALLS ARE HATCHED SOLID. BEARING WALLS TO BE 1 HR RATED. SEE STRUCTURAL DRAWINGS.
- VINYL COATED WIRE VENTILATED SHELVING AT ALL CLOSETS. CLOTHES CLOSETS: SHELVING TO BE AT 6" O.C. FOR SINGLE RODS. DOUBLE RODS TO BE AT 3' 6" AND 6" PANTRY AND LINEN CLOSETS (4 SHELVES). MOUNTING HEIGHT: 1ST SHELF @3'0" A.F.F. 2ND THRU 4TH SHELF @1'0" O.C. FROM EACH. INSTALL (1) 16" DEEP SHELVES LOCATED ABOVE WASHER/DRYER. NO SHELVES INSTALLED ABOVE STACKABLE WID APPLIANCES.
- ALL INTERIOR FINISHES TO BE CLASS B OR C. SEE A6.02 FOR SCHEDULE.
- APPLIANCES TO BE SUPPLIED AND INSTALLED BY CONTRACTOR AS SELECTED BY OWNER. TYPICAL APPLIANCES TO BE BLACK. UPGRADE/CONCIERGE UNIT APPLIANCES TO BE STAINLESS STEEL. TYPICAL UNIT REFRIGERATOR TO BE TOP-FREEZER. UPGRADE/CONCIERGE UNIT REFRIGERATOR TO BE SIDE-BY-SIDE (EXCEPT STUDIO UNITS). APPLIANCES IN ANSI TYPE A UNITS TO BE ADA.
- PROVIDE HORIZONTAL Z FAUX WOOD MINI BLINDS AT ALL WINDOWS COLOR: WHITE.
- BATHROOMS: PROVIDE TOILET ACCESSORIES INCLUDING TOWEL BARS, (MOUNTED AT 46" A.F.F.), TOILET PAPER HOLDERS (MD AT 24" A.F.F.) AND SOAP DISHES (MD AT 40" A.F.F.) AS SHOWN ON PLAN. SHOWER HEAD TO BE MOUNTED AT 6'-8" A.F.F. MANUFACTURER, STYLE, AND MODELS TO BE SELECTED BY OWNER. FINISH CHROME.
- AT RETURN AIR GRILLS, PAINT INSIDE OF WALL CAVITY BLACK
- WINDOW SIZES SHOWN ON PLANS ARE GENERIC SIZES. ACTUAL SIZE MAY VARY WITH SUPPLIER.
- CONTRACTOR TO VERIFY TUB DIMENSIONS PRIOR TO CONSTRUCTION OF SURROUNDING WALLS. REFER TO DETAILS.
- CABINET HARDWARE SHALL BY SACO. STAINLESS STEEL BAR PULL. DOOR HARDWARE TO BE BRUSHED NICKEL. ALL ENTRY AND ANSI TYPE A UNIT DOOR HANDLES TO BE LEVER TYPE. TYPICAL DOOR HANDLES TO BE KNOB TYPE. STYLE AND MFR TO BE SELECTED BY OWNER.
- INSTALL MOISTURE RESISTANT GWB ON WALLS AT SHOWERS AND TUBS TO CEILING.
- TYPICAL COUNTER TOPS AND ISLAND TOPS TO BE PLASTIC LAMINATE BY FORMICA (OR APPROVED EQUAL). UPGRADE/CONCIERGE UNIT COUNTERTOPS AND ISLAND TOPS TO BE STONE. SEE FINISH SCHEDULE ON A6.02 FOR COLOR AND FINISH.
- PROVIDE ALUMINUM THRESHOLD WITH VINYL SEAL AT EXTERIOR DOORS SET IN FULL SEALANT BED. EXTERIOR DOOR THRESHOLDS AT FIRST FLOOR UNITS TO BE HANDICAP ACCESSIBLE PER ANSI
- REFER TO SITE PLAN, 1/8" BUILDING PLANS AND MECHANICAL DRAWINGS FOR CONDENSER AND PAD LOCATIONS.
- PROVIDE LIGHT-BROOM FINISHED CONCRETE TO PATIO AND ENTRY STOOPS.
- REFER TO U.L. FIRE RATED ASSEMBLY MANUALS FOR PROPER U.L. ASSEMBLIES, PENETRATIONS AND RATINGS.
- SET ELECTRICAL OUTLETS AND SWITCHES (INCLUDING THERMOSTAT) PER ANSIFHA REQUIREMENTS. TYPICAL ALL FIRST FLOOR UNITS.
- DOORS ARE TO BE LOCATED 4" OFF ADJACENT WALL AND OR CENTERED IN SPACE. UNLESS OTHERWISE NOTED.
- PROVIDE UNIT SIGNAGE ON ENTRY DOOR AS SELECTED BY OWNER AND COORDINATE LOCATION W/ OWNER.
- INSTALL FINGER JOINT WOOD BASE AND CASING IN ALL UNITS. SEE SCHEDULE A6.02.
- PROVIDE SOLID BLOCKING AT GROUND FLOOR BATHROOM TUB/SHOWER WALLS FOR FUTURE INSTALLATION OF GRAB BARS. INSTALL PER ANSIFHA GUIDELINES AND REQUIREMENTS.
- PROVIDE ACOUSTICAL SOUND MAT UNDERLAYMENT BY ENCORE, QT-SOUND CONTROL, QT-SCU-4005 1/4" MAT (OR APPROVED EQUAL) MINIMUM STC RATING OF 50 AT SECOND FLOOR HARD SURFACE AREAS. INSTALL PER MANUFACTURERS RECOMMENDATIONS.
- PROVIDE TEMPERED GLAZING MATERIAL IN WINDOWS WHERE A DOOR IS WITHIN A 24" ARC TO THE NEAREST EXPOSED EDGE OF A PANEL AND WHERE THE BOTTOM EXPOSED EDGE OF PANEL IS LESS THAN 60" ABOVE A STANDING SURFACE AT TOP & BOTTOM OF STAIRS AND LANDINGS
- SEE ROOF PLANS FOR 1HR RATED, INSULATED, LOCKABLE ATTIC ACCESS.
- PROVIDE FIRE EXTINGUISHER AND BRACKET AT EACH UNIT. GC TO VERIFY REQUIREMENTS WITH LOCAL JURISDICTION.
- SEE SCHEDULE ON A6.02 FOR FINISHES. CONFIRM FINAL FINISH SELECTIONS AND SUBMIT SAMPLES TO OWNER PRIOR TO INSTALLATION.
- PROVIDE 2x6 STUDS AT PLUMBING WALLS IN LAUNDRY ROOM.
- INTERIOR WALLS TO BE PARTITION TYPE DWE UNLESS NOTED OTHERWISE. SEE WALL SECTIONS FOR TENANT SEPARATION WALL CONSTRUCTION.
- WOOD CAP AT STAIR HALF WALL TO HAVE EASED EDGES AND CORNERS (PAINTED).
- PROVIDE CORNER GUARD PROTECTION TRIM MOLDING AT HALF WALL CORNERS AT TOP OF STAIR
- TYPICAL UNITS TO RECEIVE 30"x60" TUB/SHOWER W/ FIBERGLASS SURROUND. CONCIERGE/UPGRADE UNITS TO RECEIVE 36"x60" TUB/SHOWER
- CONCIERGE UNITS TO HAVE 3X6 TILE BACK SPLASH ABOVE UNIT KITCHEN COUNTERTOPS

PLAN LEGEND:

- PROVIDE TEMPERED GLASS AT WINDOW INDICATED. ALL GLASS IN DOORS TO BE TEMPERED.





PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N8875 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

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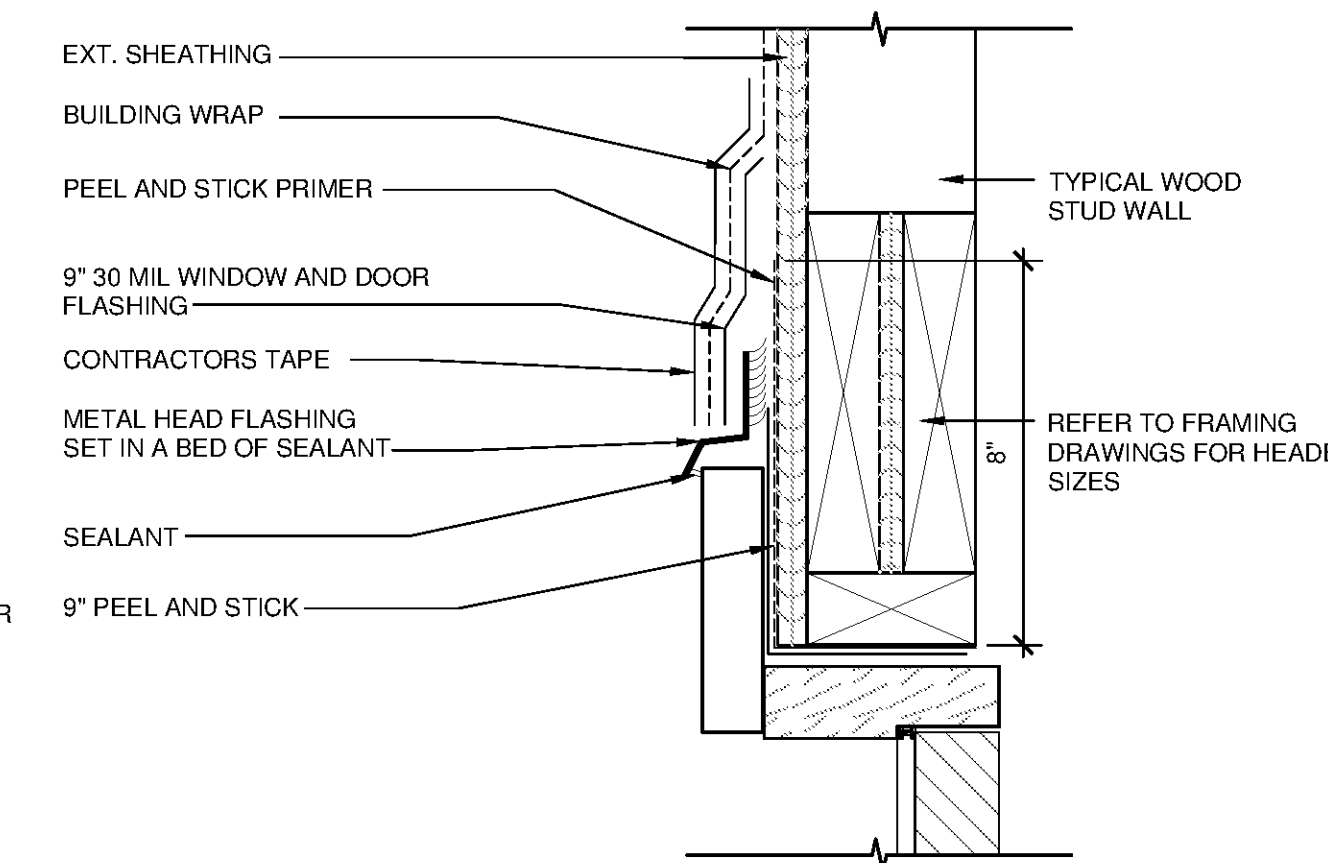
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WINDOW/DOOR FLASHING DETAILS

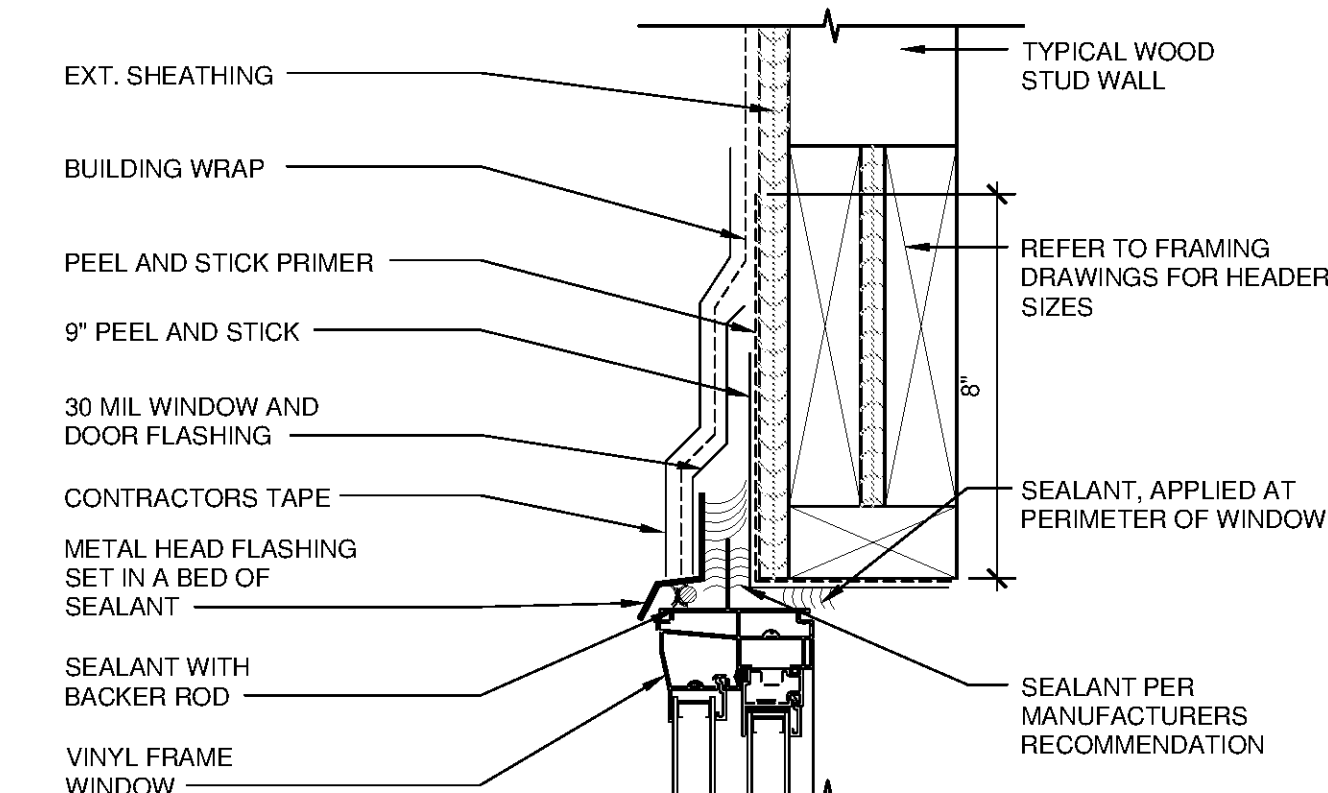
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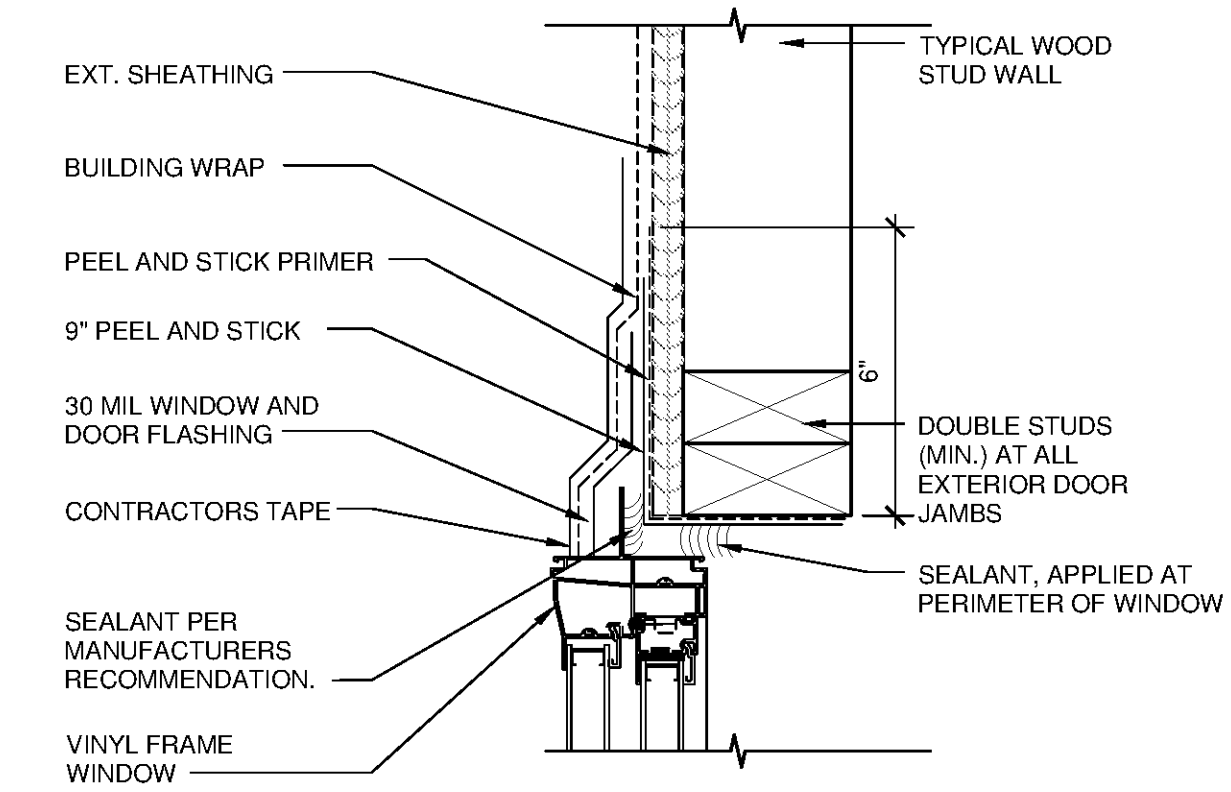
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 660
ATLANTA, GEORGIA 30346



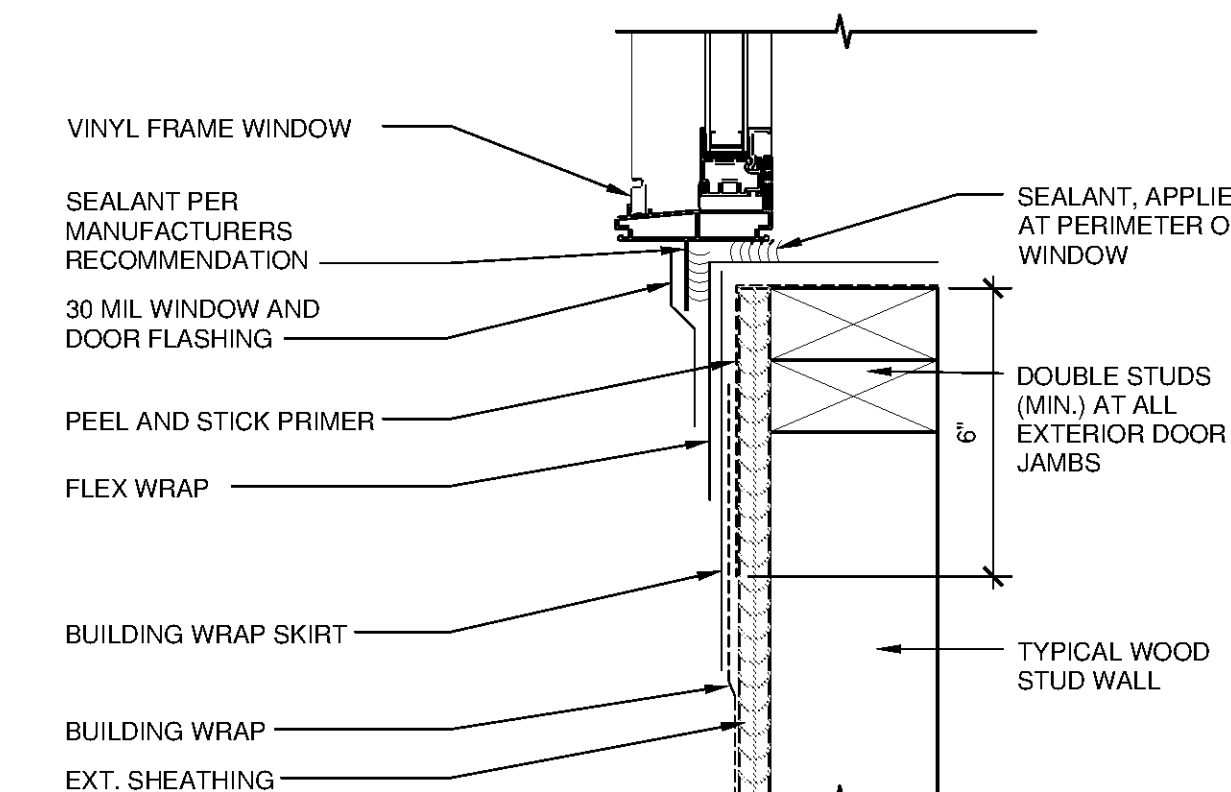
4 TYPICAL DOOR HEAD FLASHING
A5.11 SCALE: 3/4"=1'-0"



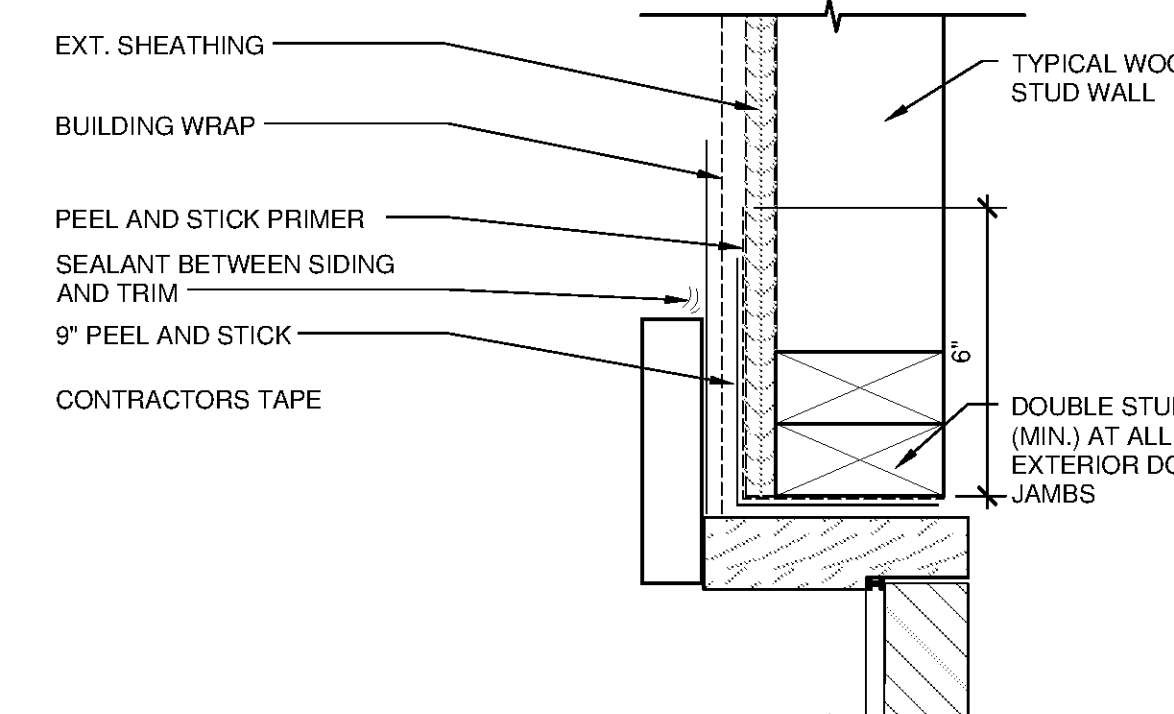
3 TYPICAL WINDOW HEAD FLASHING
A5.11 SCALE: 3/4"=1'-0"



2 TYPICAL WINDOW JAMB FLASHING
A5.11 SCALE: 3/4"=1'-0"

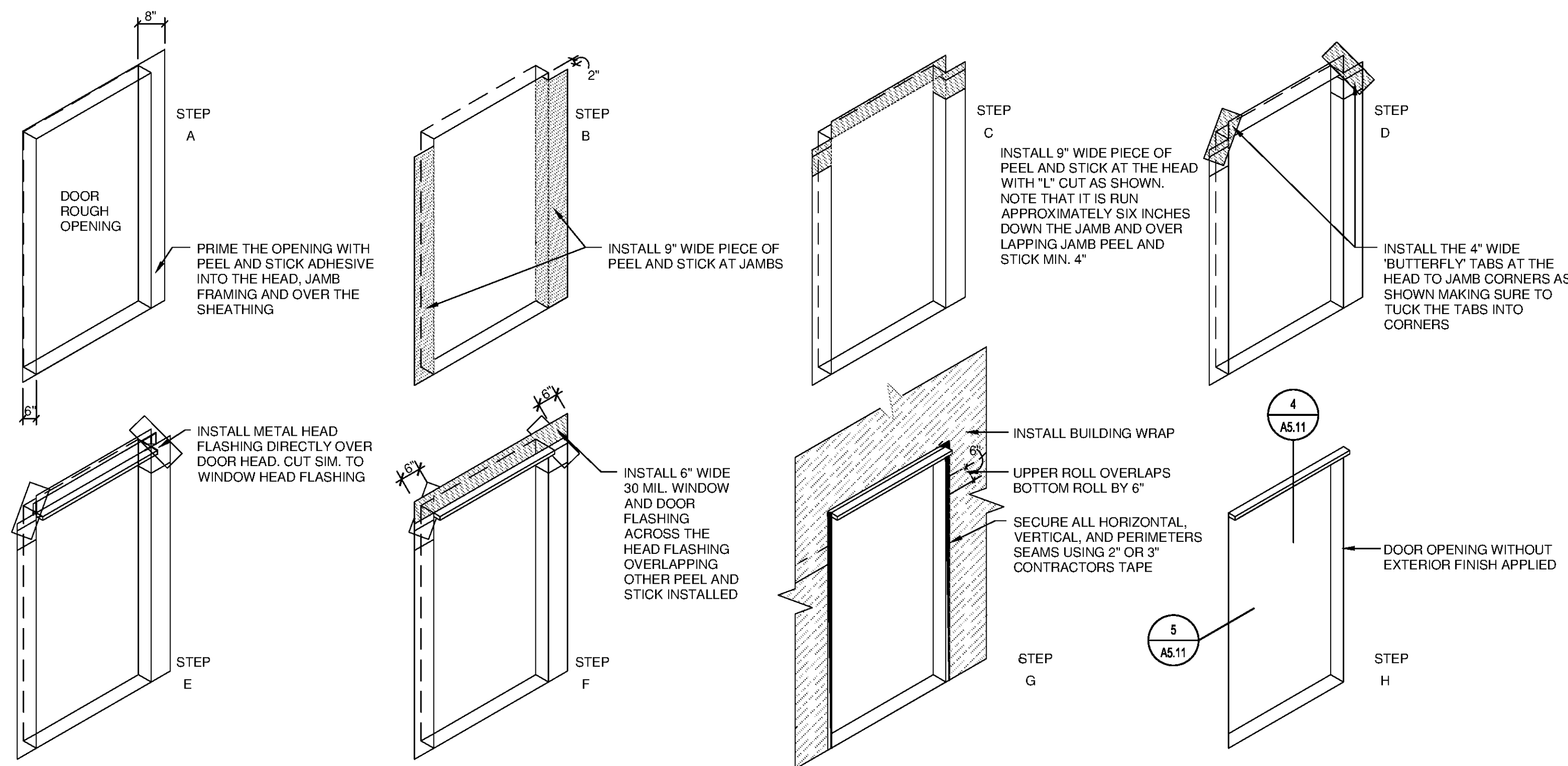


1 TYPICAL WINDOW SILL FLASHING
A5.11 SCALE: 3/4"=1'-0"

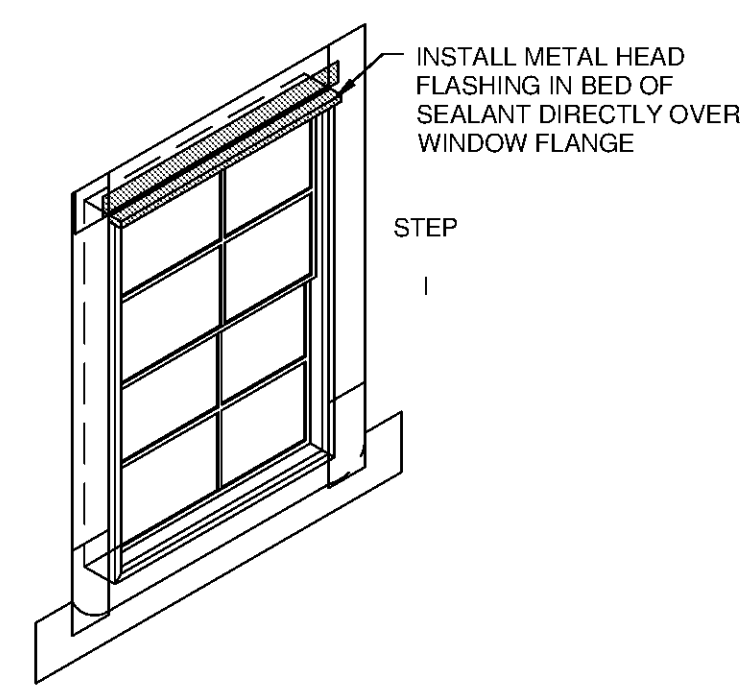
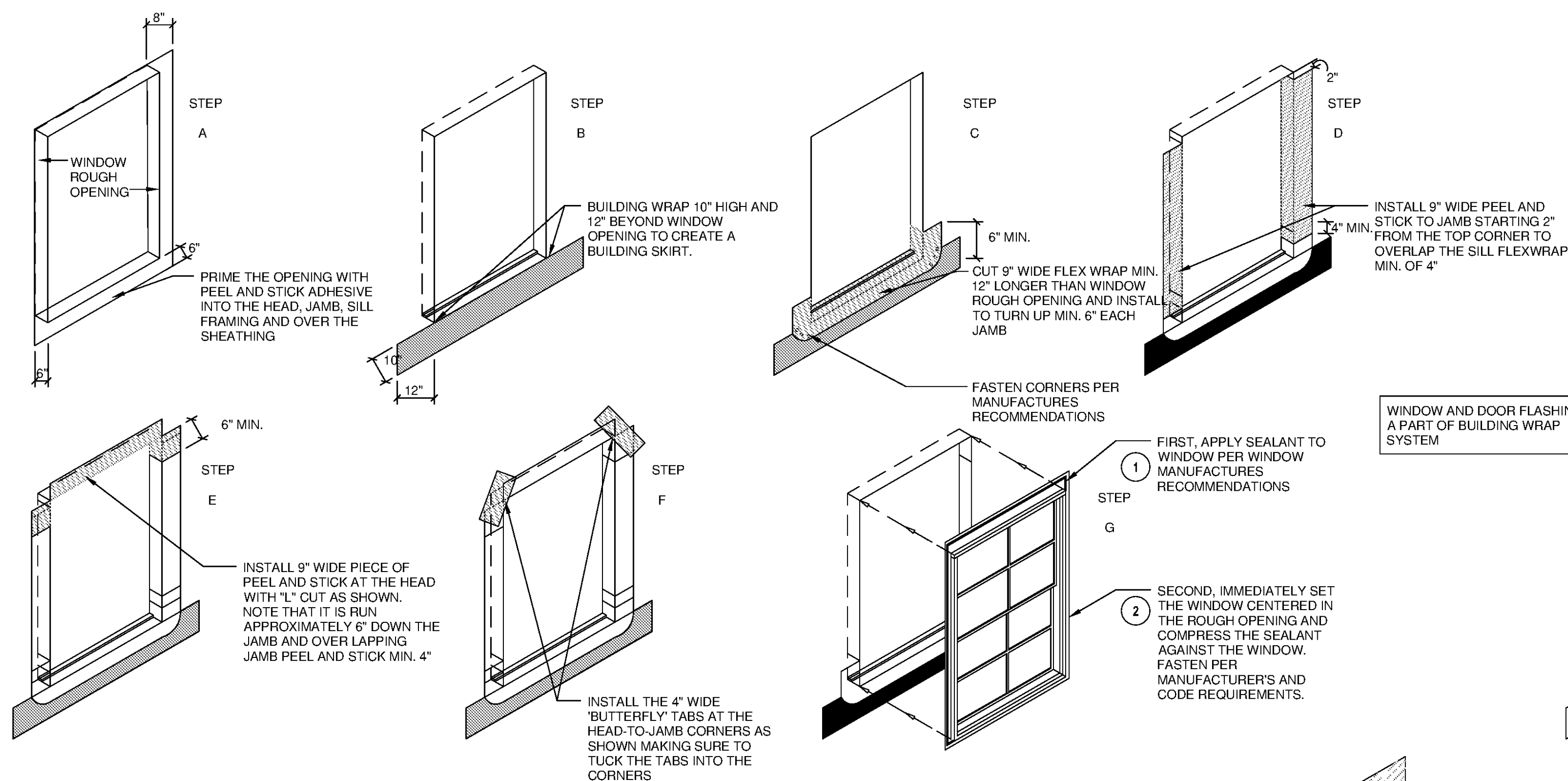


5 TYPICAL DOOR JAMB FLASHING
A5.11 SCALE: 3/4"=1'-0"

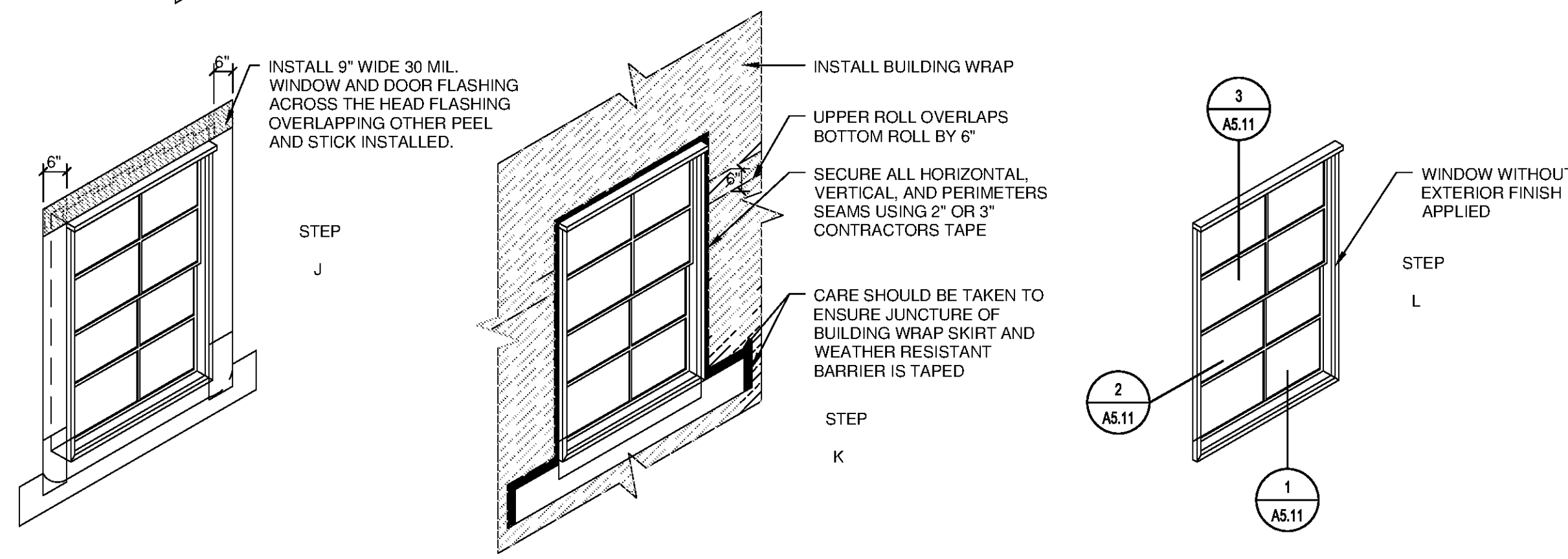
GENERAL NOTE: EXTERIOR CLADDING NOT SHOWN FOR CLARITY



7 DOOR INSTALLATION/TRAPING DETAILS
A5.11 SCALE: 3/4"=1'-0"

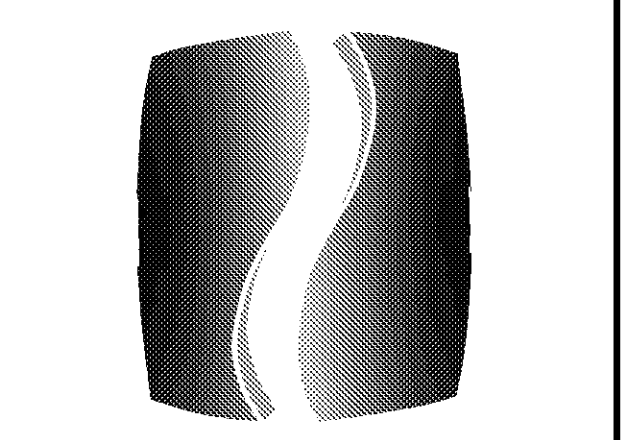
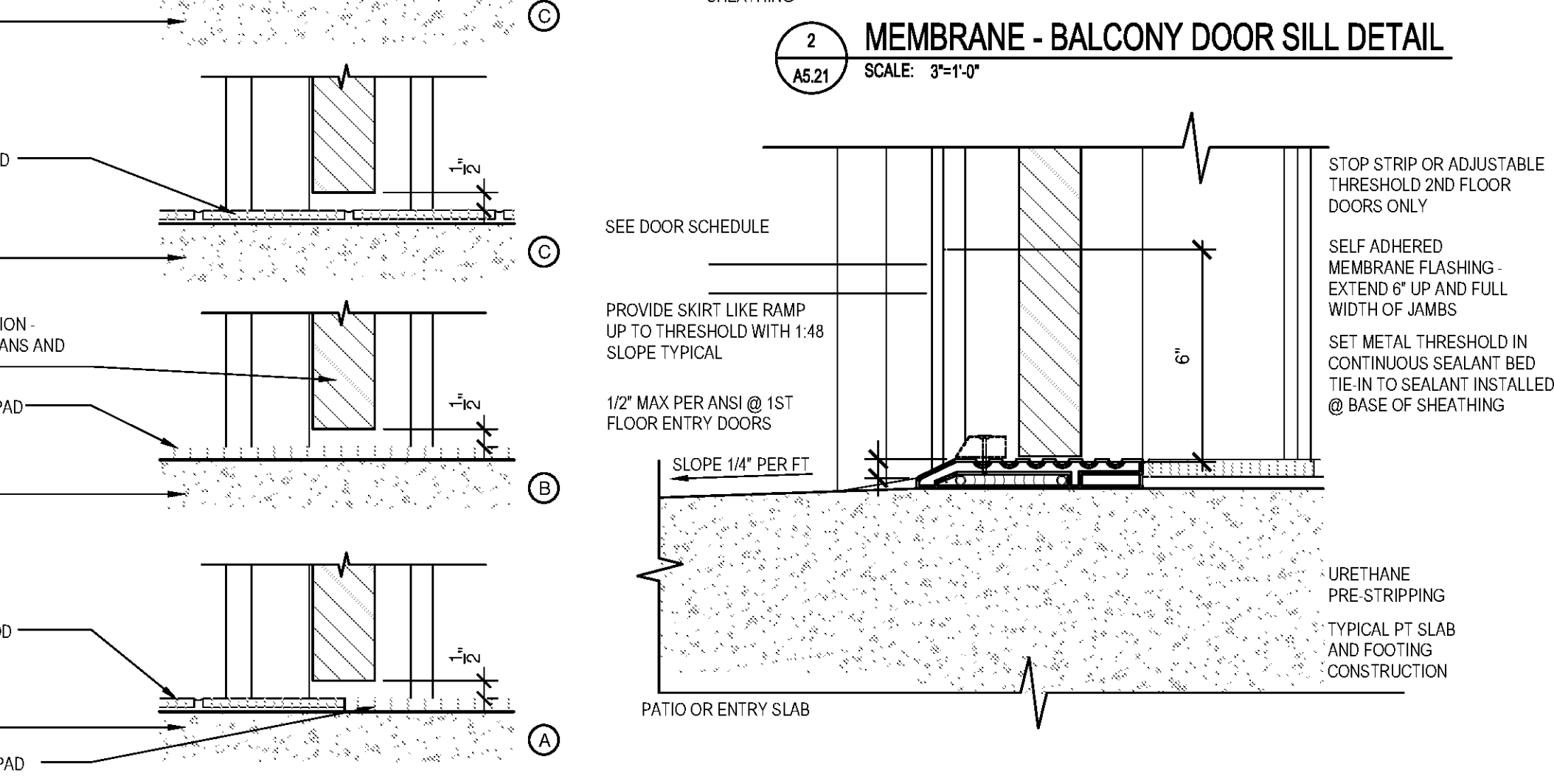
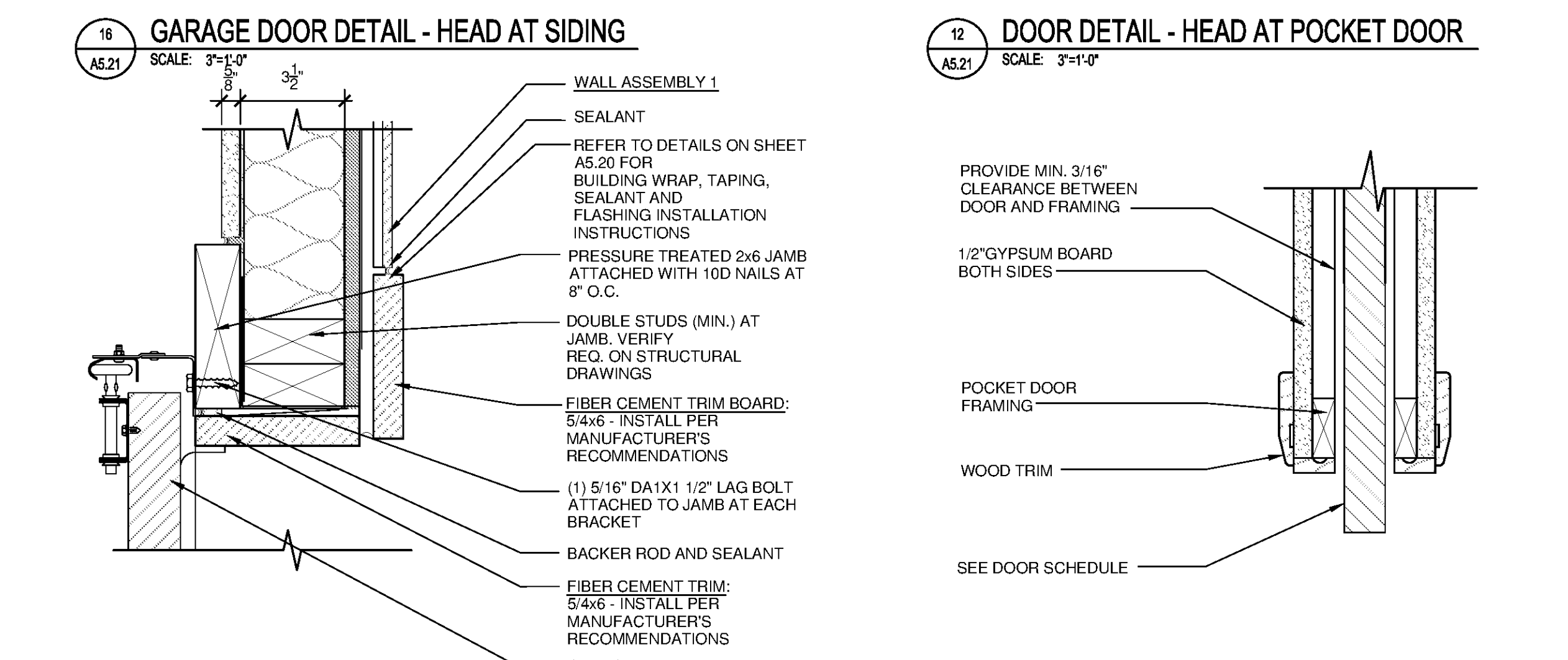
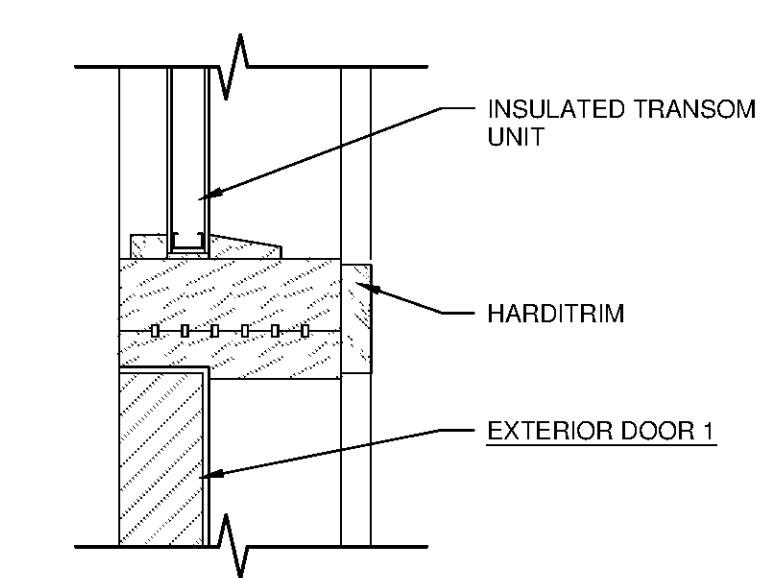
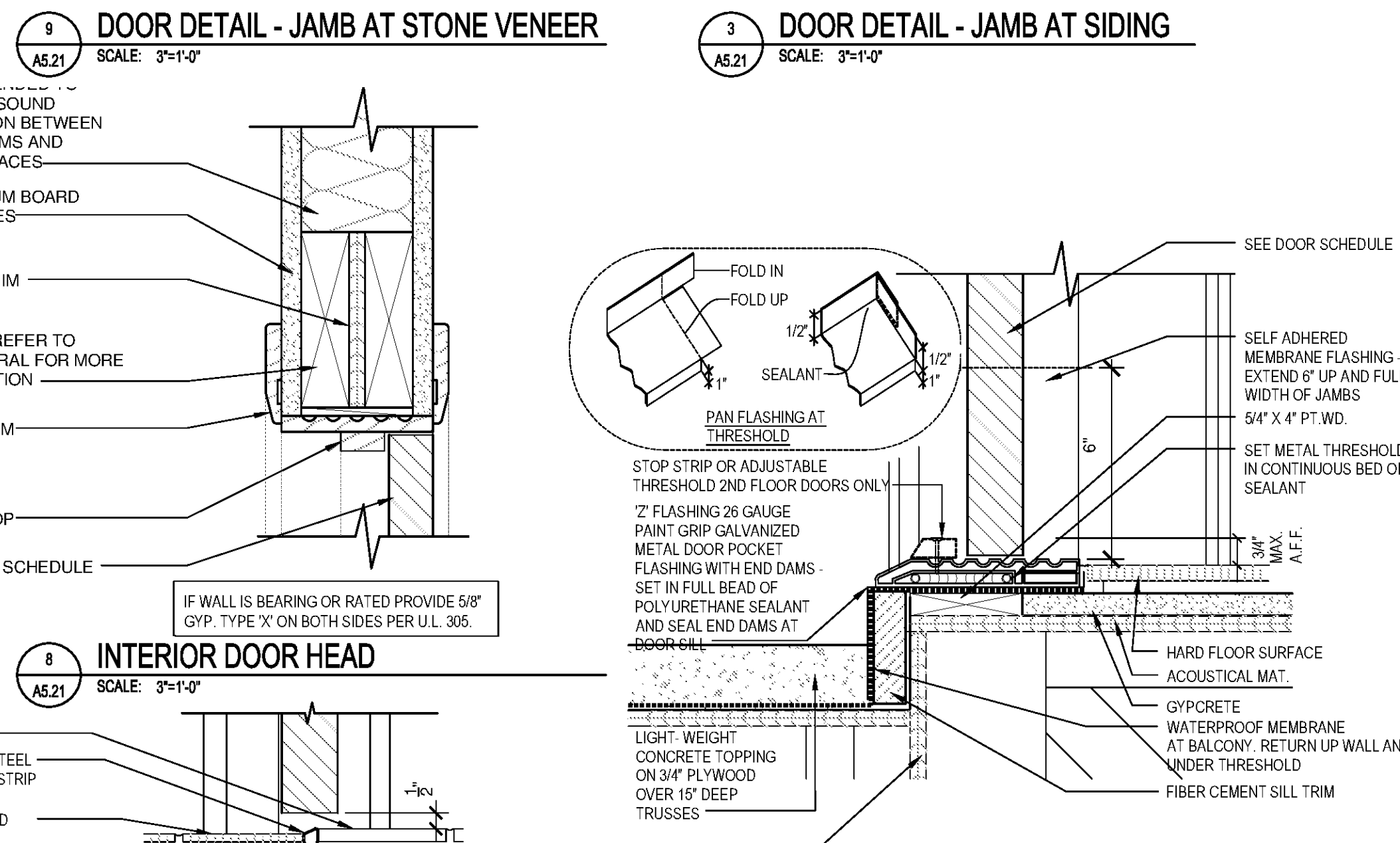
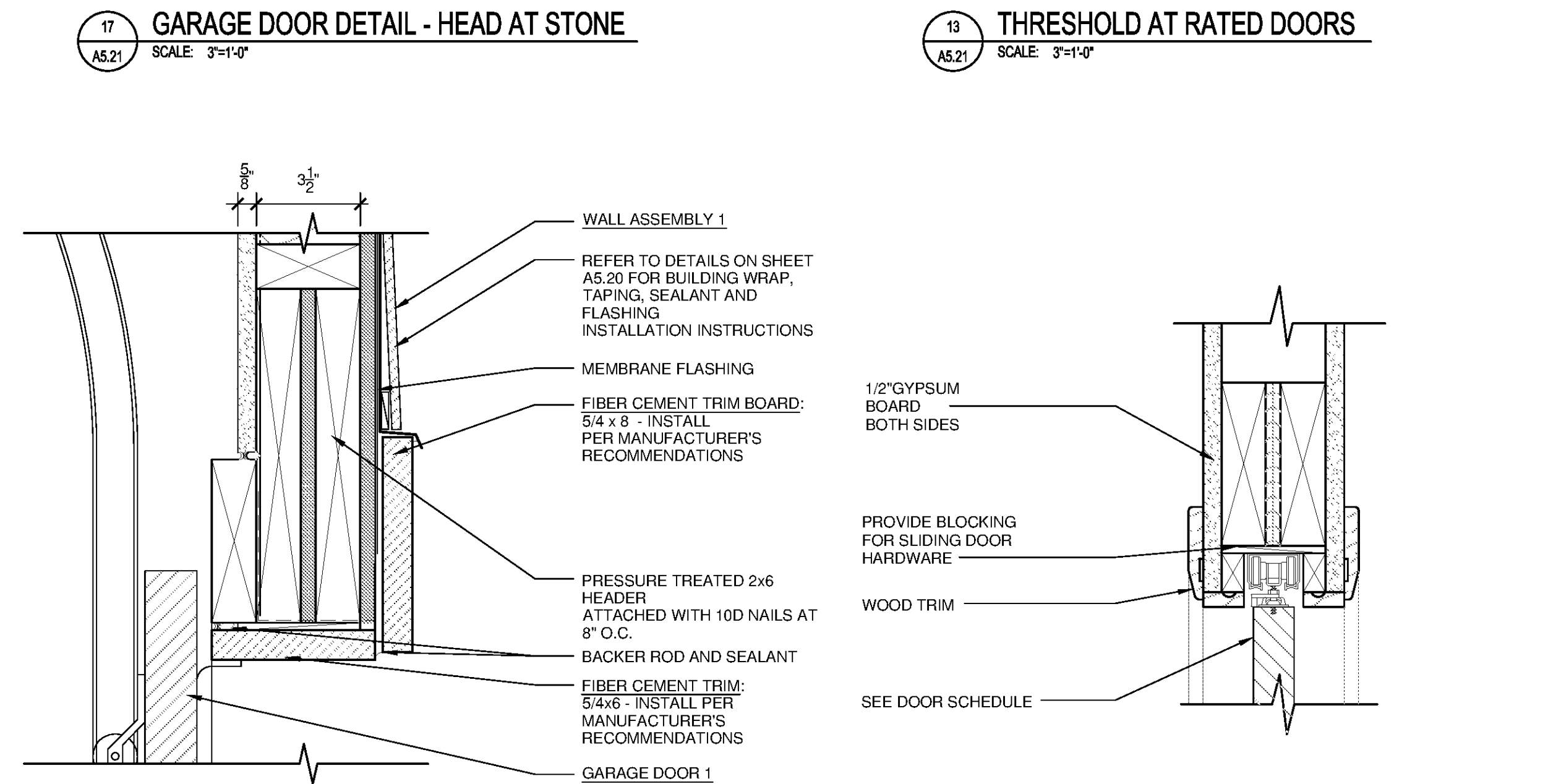
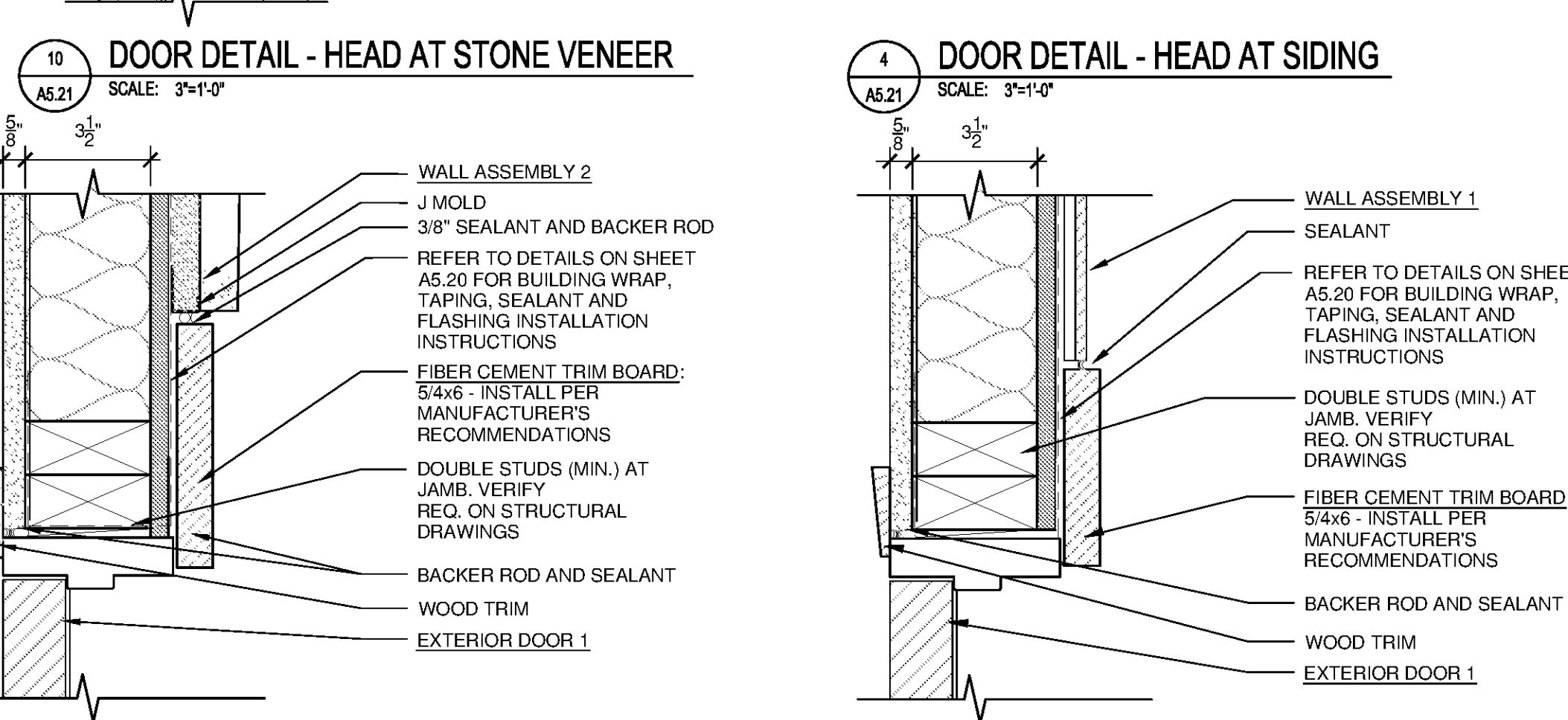
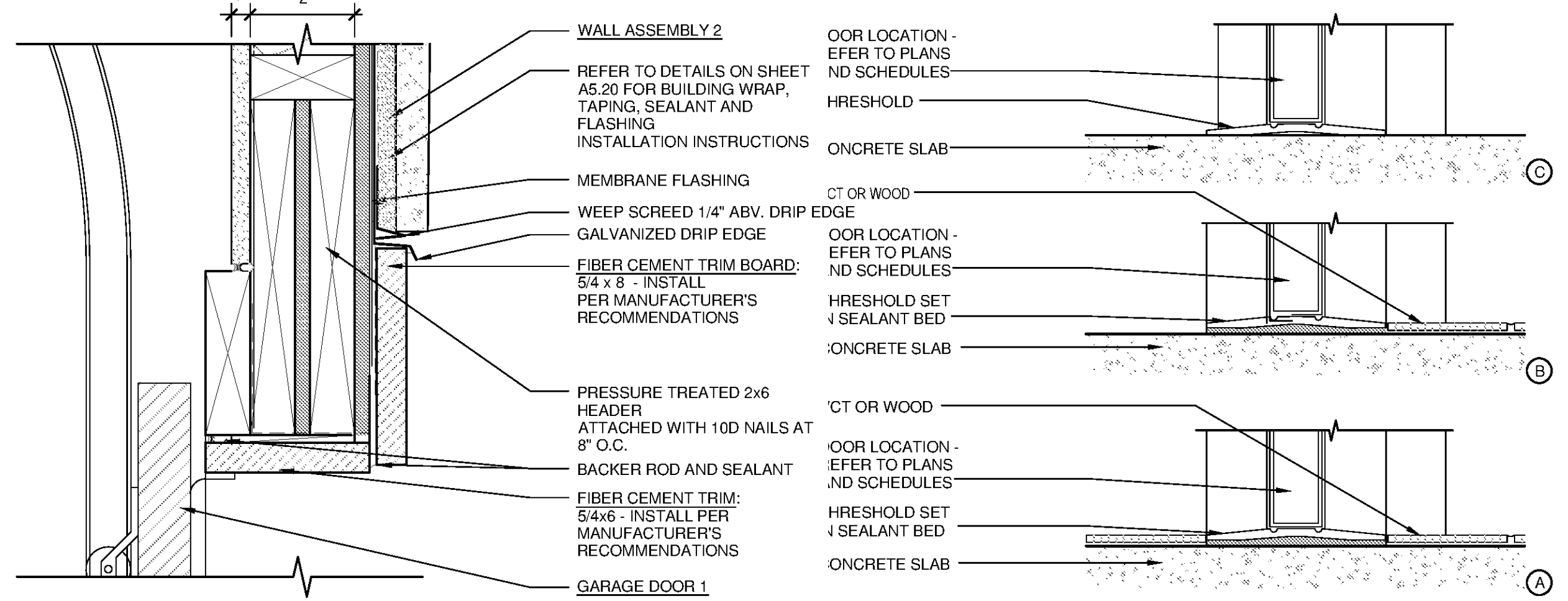
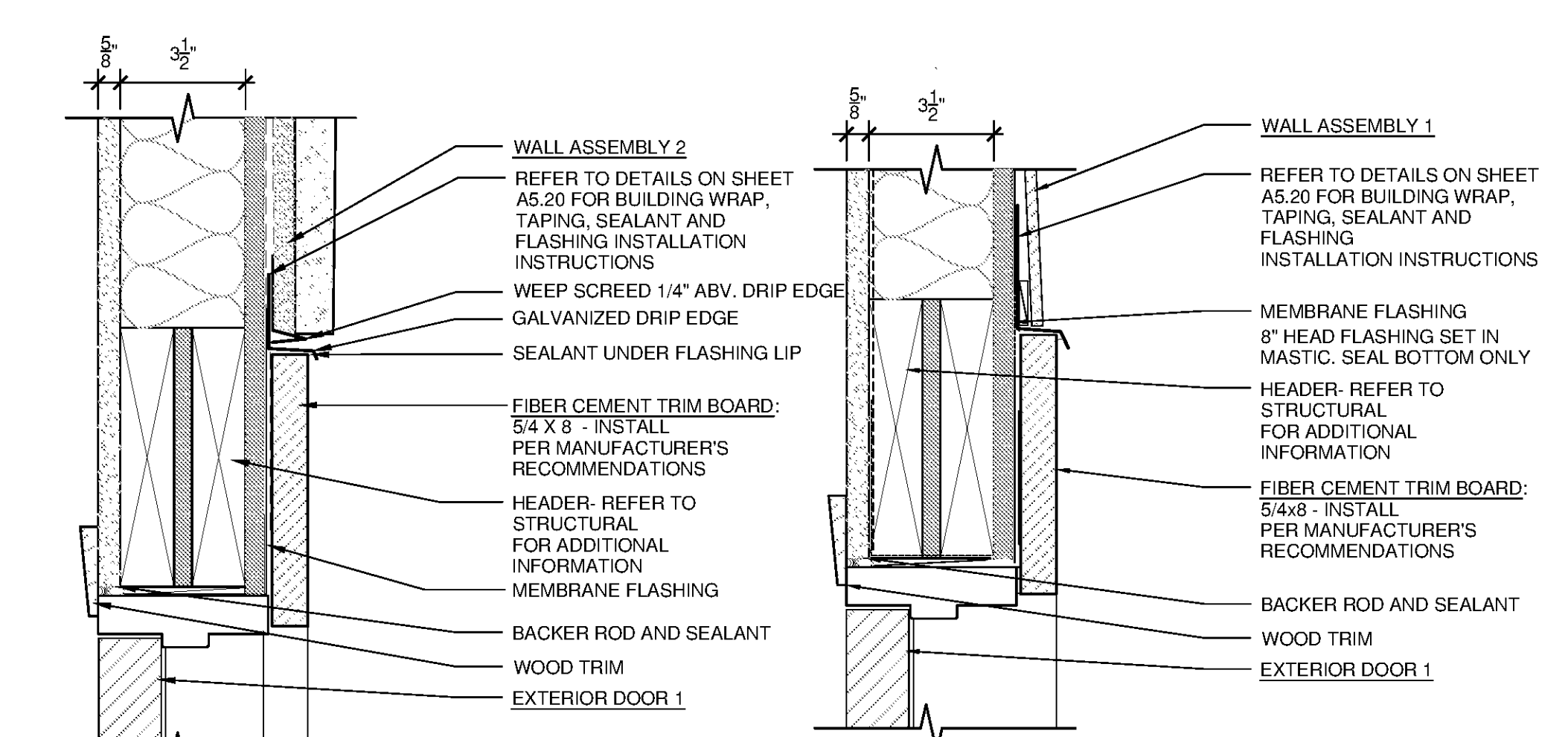
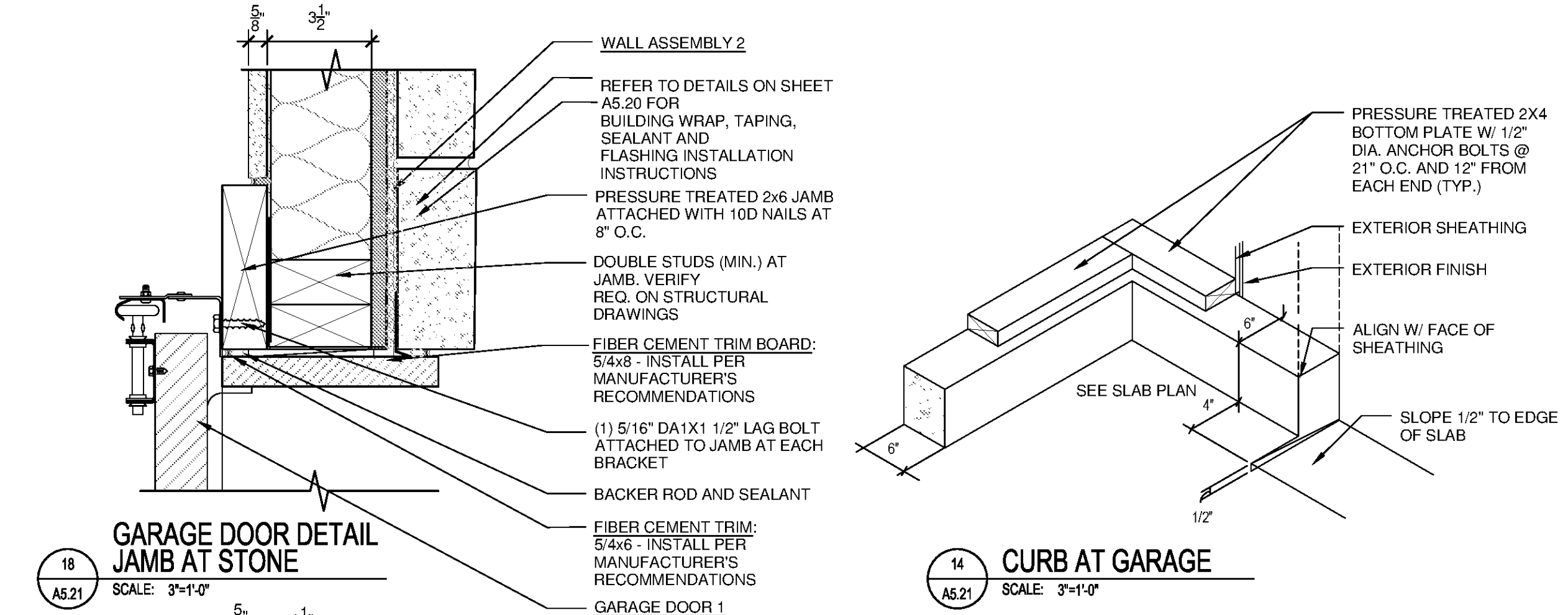


6 WINDOW INSTALLATION/TRAPING DETAILS
A5.11 SCALE: 3/4"=1'-0"



6 WINDOW INSTALLATION/TRAPING DETAILS
A5.11 SCALE: 3/4"=1'-0"

HARDITRIM (OR APPROVED EQ.) AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FINISH TO BE SMOOTH



PHILLIPS

770.394.1616 770.394.1314

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
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MENOMONEE FALLS, WI 53051
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PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

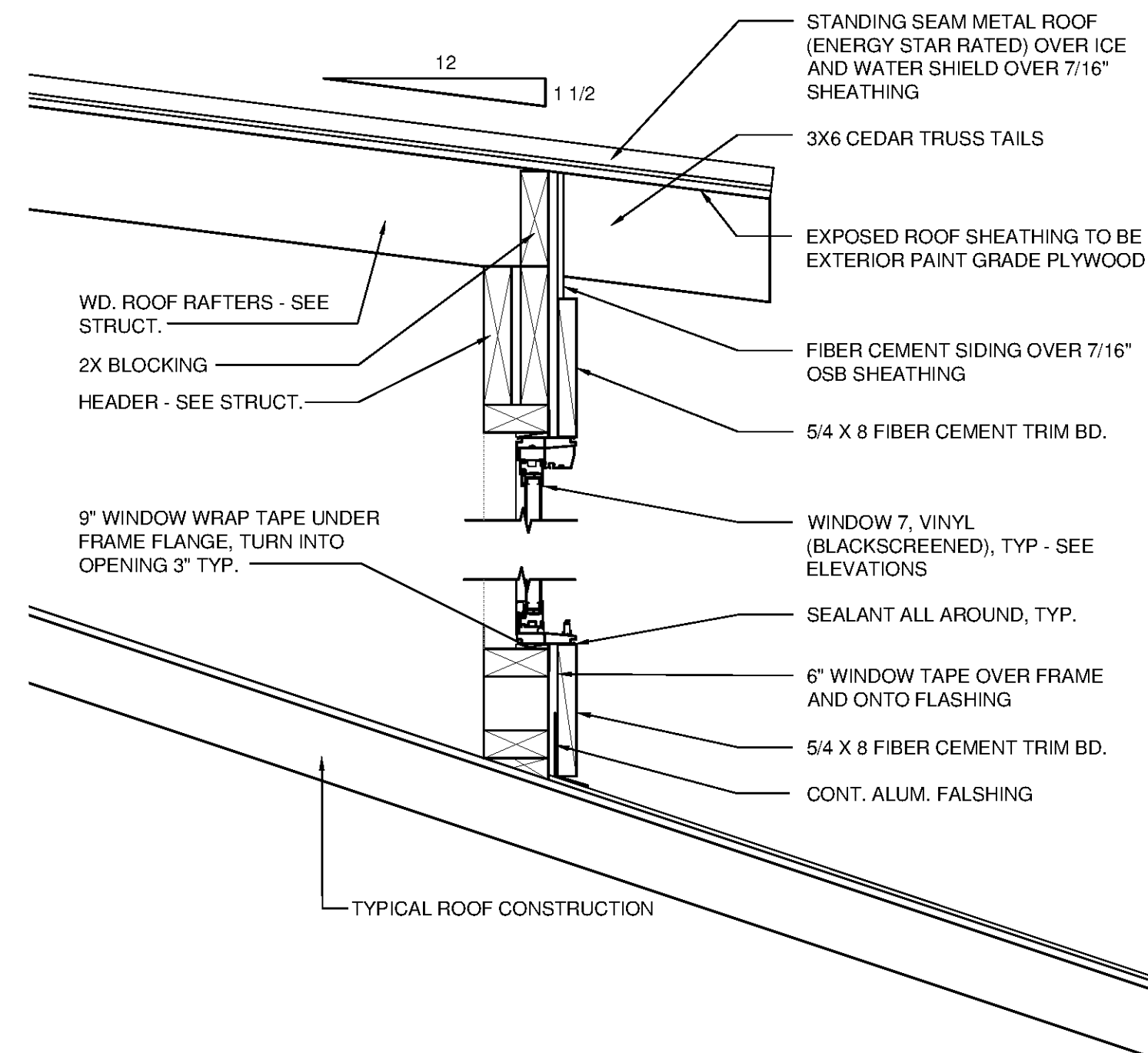
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SHEET NUMBER

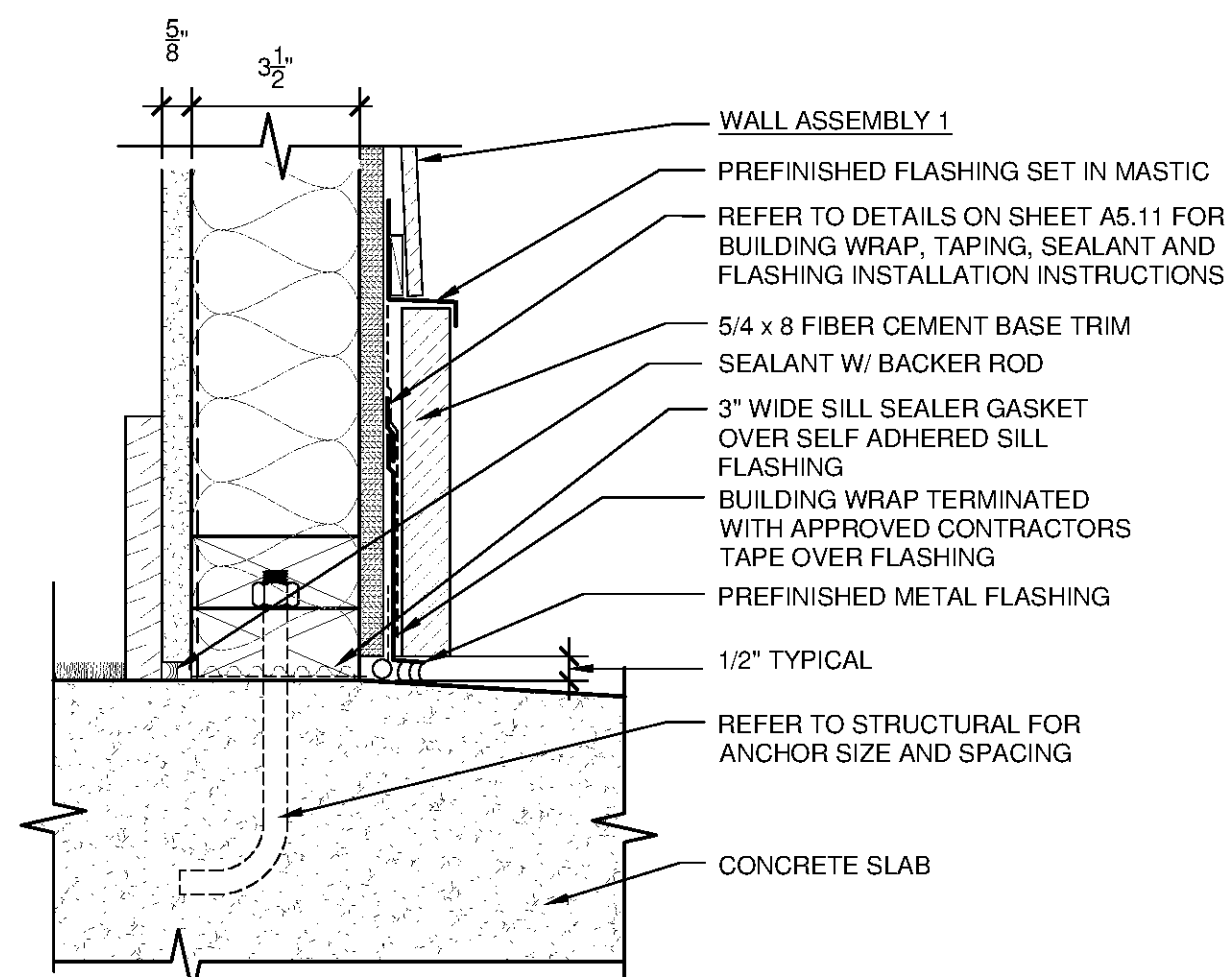
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NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 600
ATLANTA, GEORGIA 30346

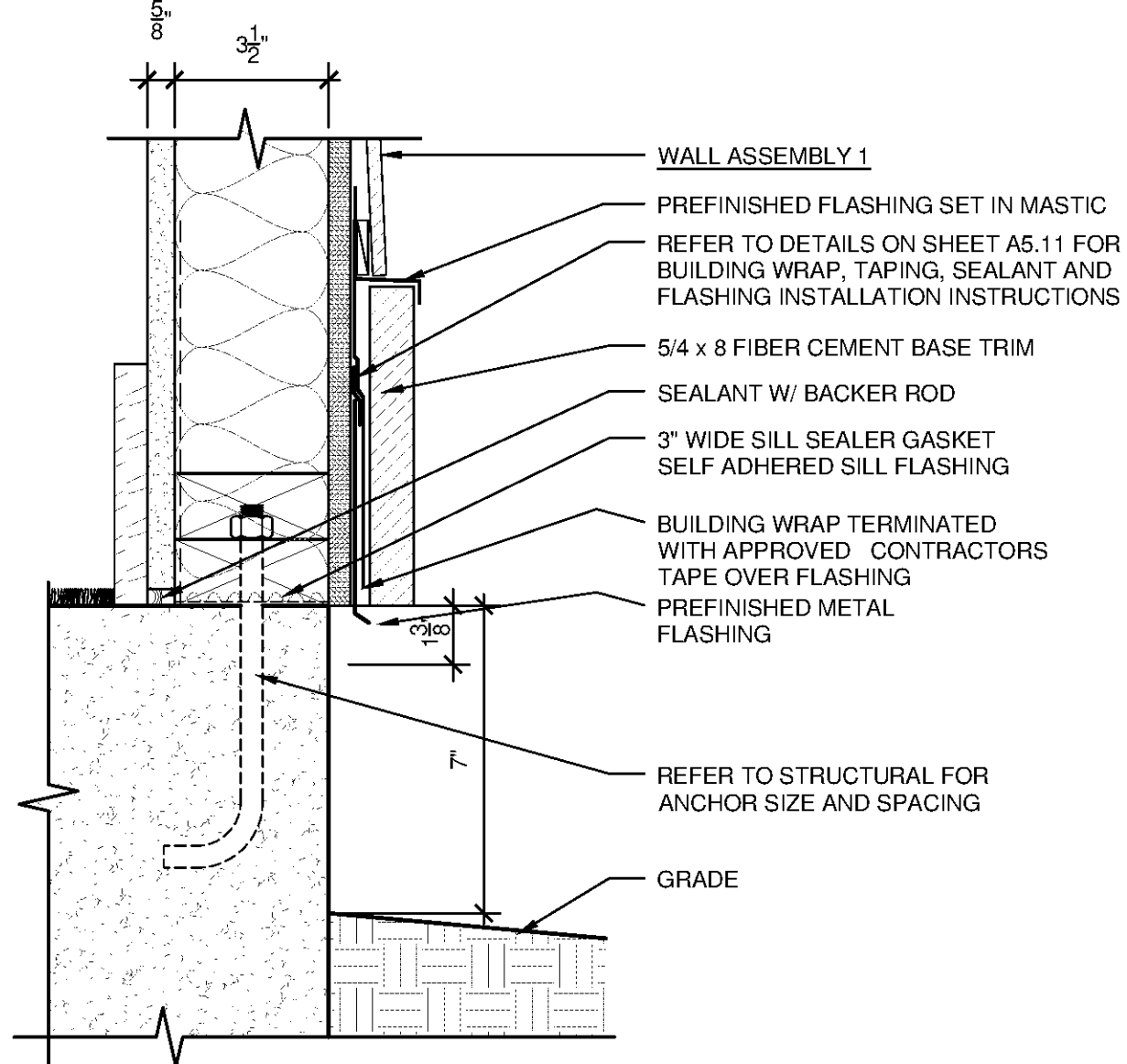


22 DORMER WINDOW DETAIL
SCALE: 3/4"=1'-0"

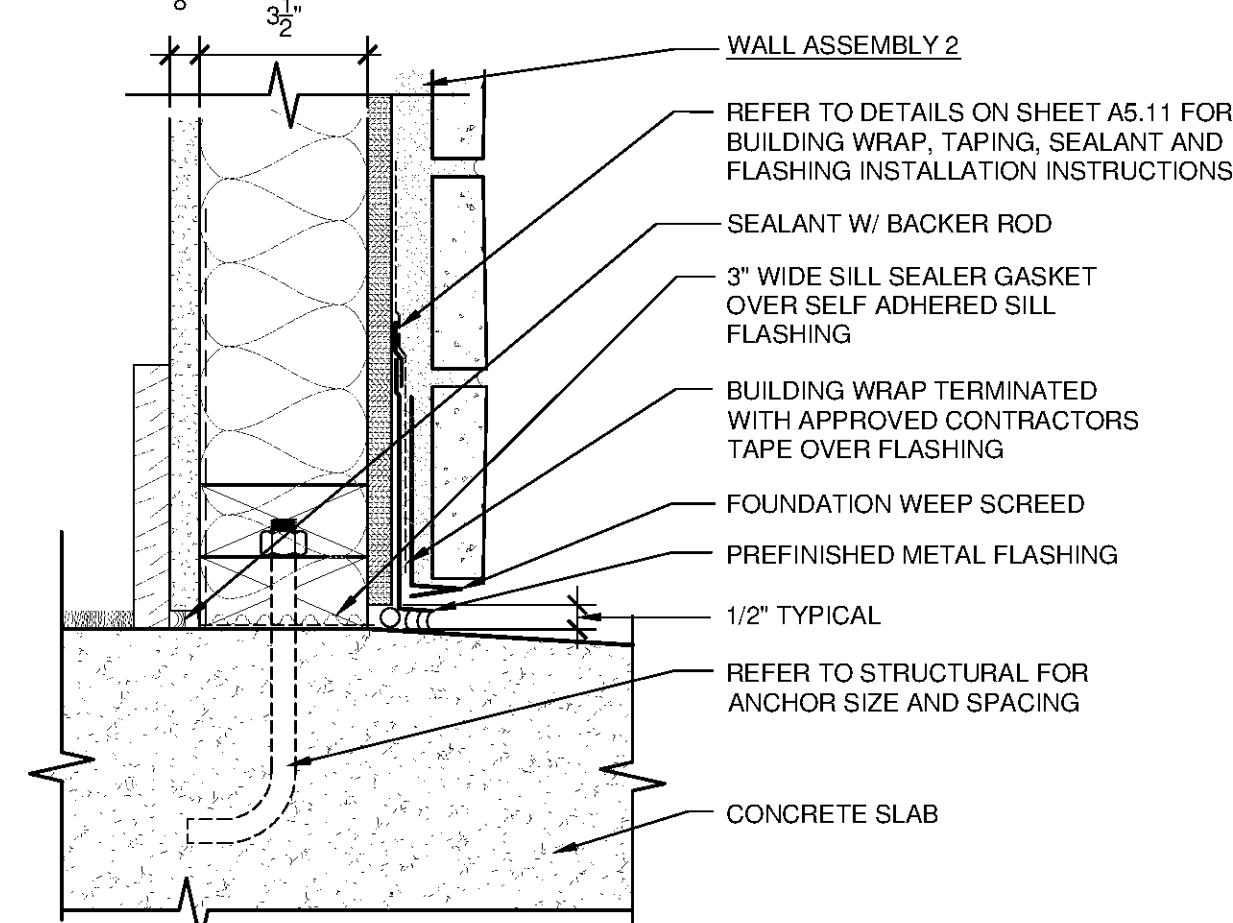
HARDITRIM (OR APPROVED EQ.) AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FINISH TO BE SMOOTH



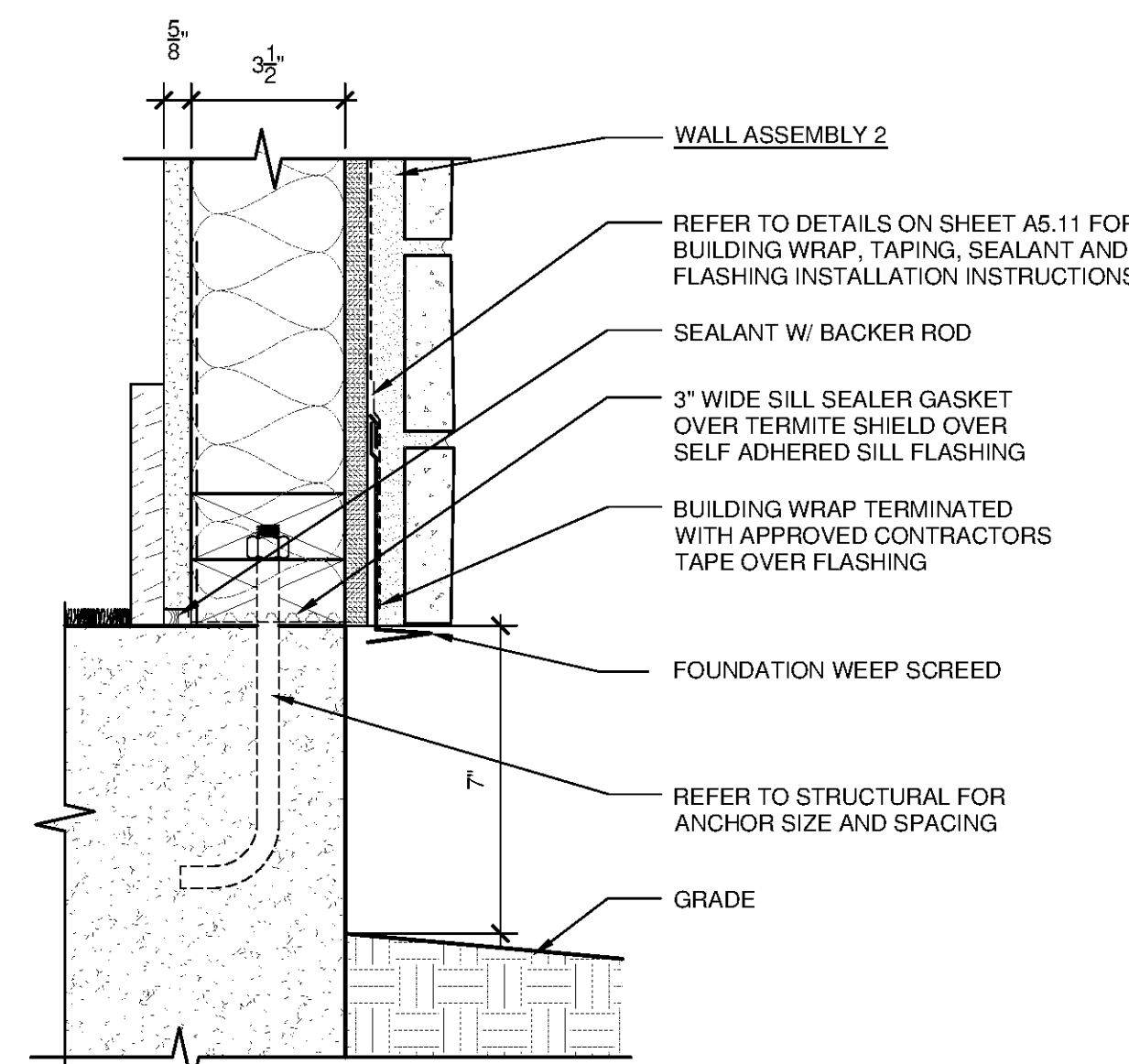
21 SIDING TERMINATION AT PAVING
SCALE: 3/4"=1'-0"



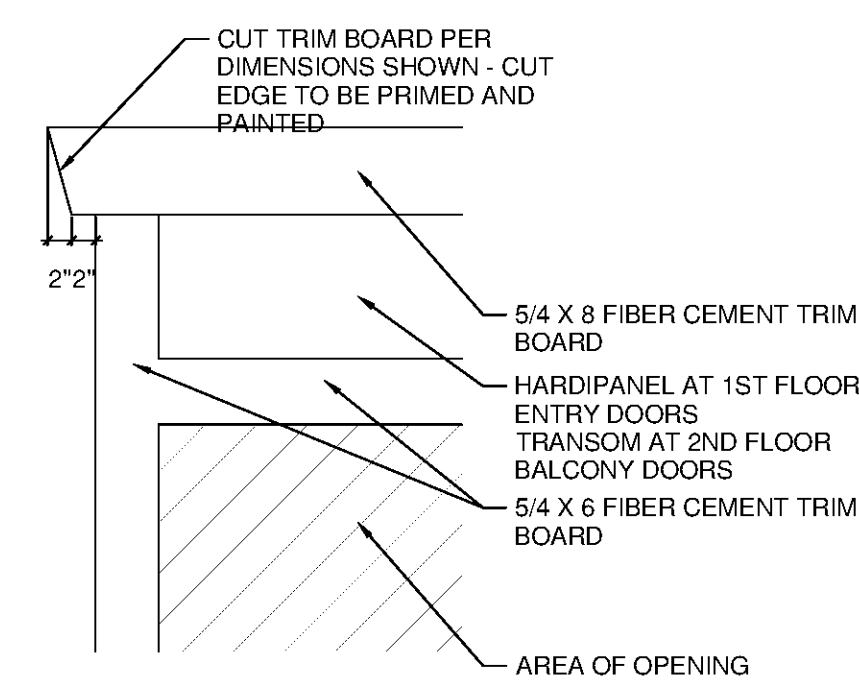
20 SIDING TERMINATION AT GRADE
SCALE: 3/4"=1'-0"



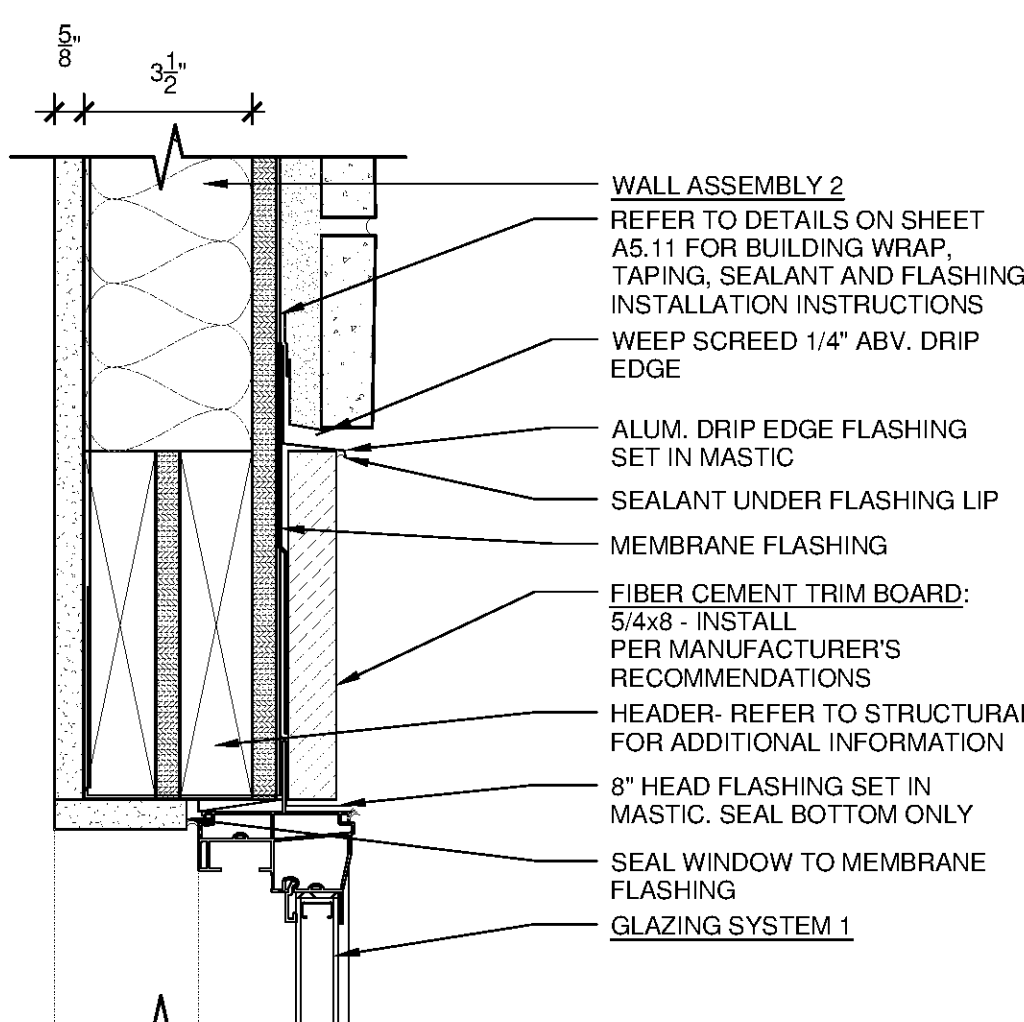
15 MASONRY VENEER TERMINATION @ PAVING
SCALE: 3/4"=1'-0"



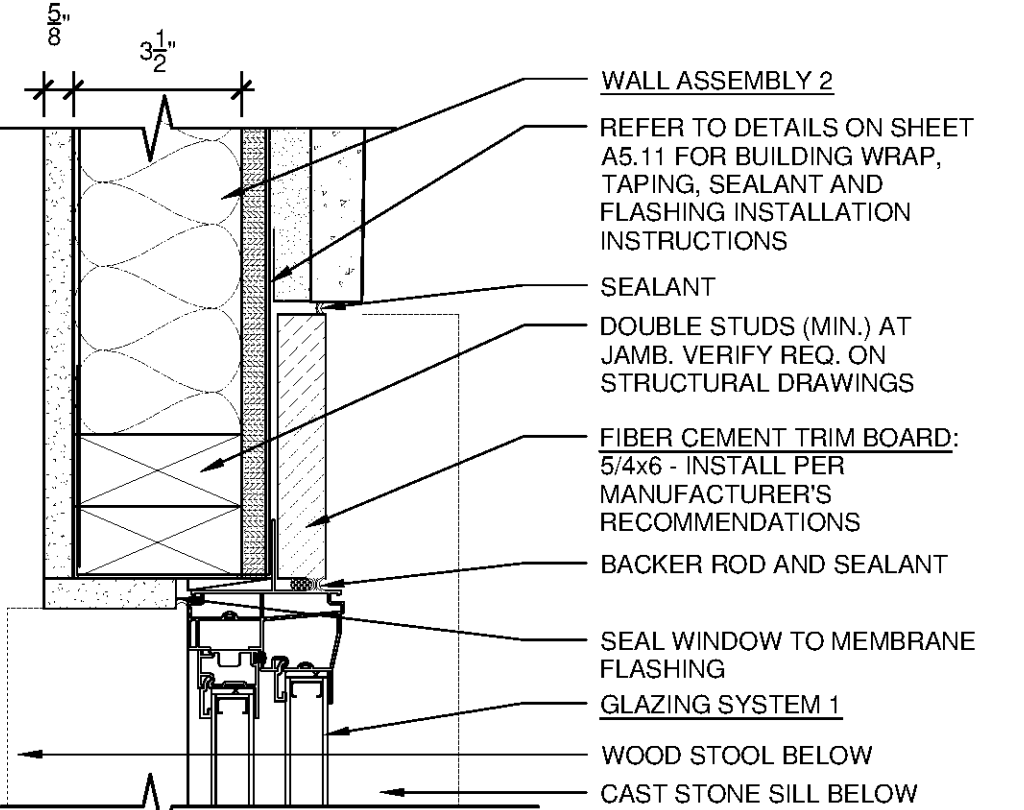
14 MASONRY VENEER TERMINATION @ GRADE
SCALE: 3/4"=1'-0"



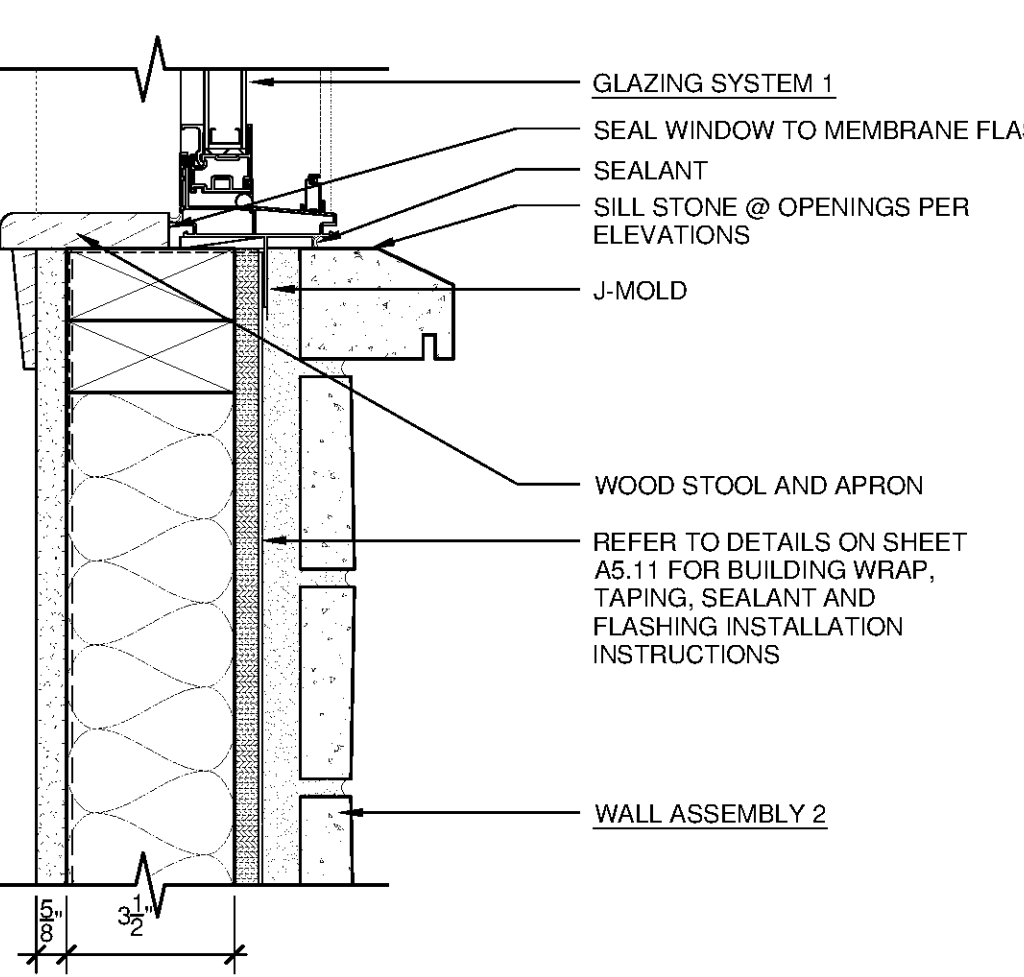
10 FIBER CEMENT WINDOW TRIM DETAIL
SCALE: 3/4"=1'-0"



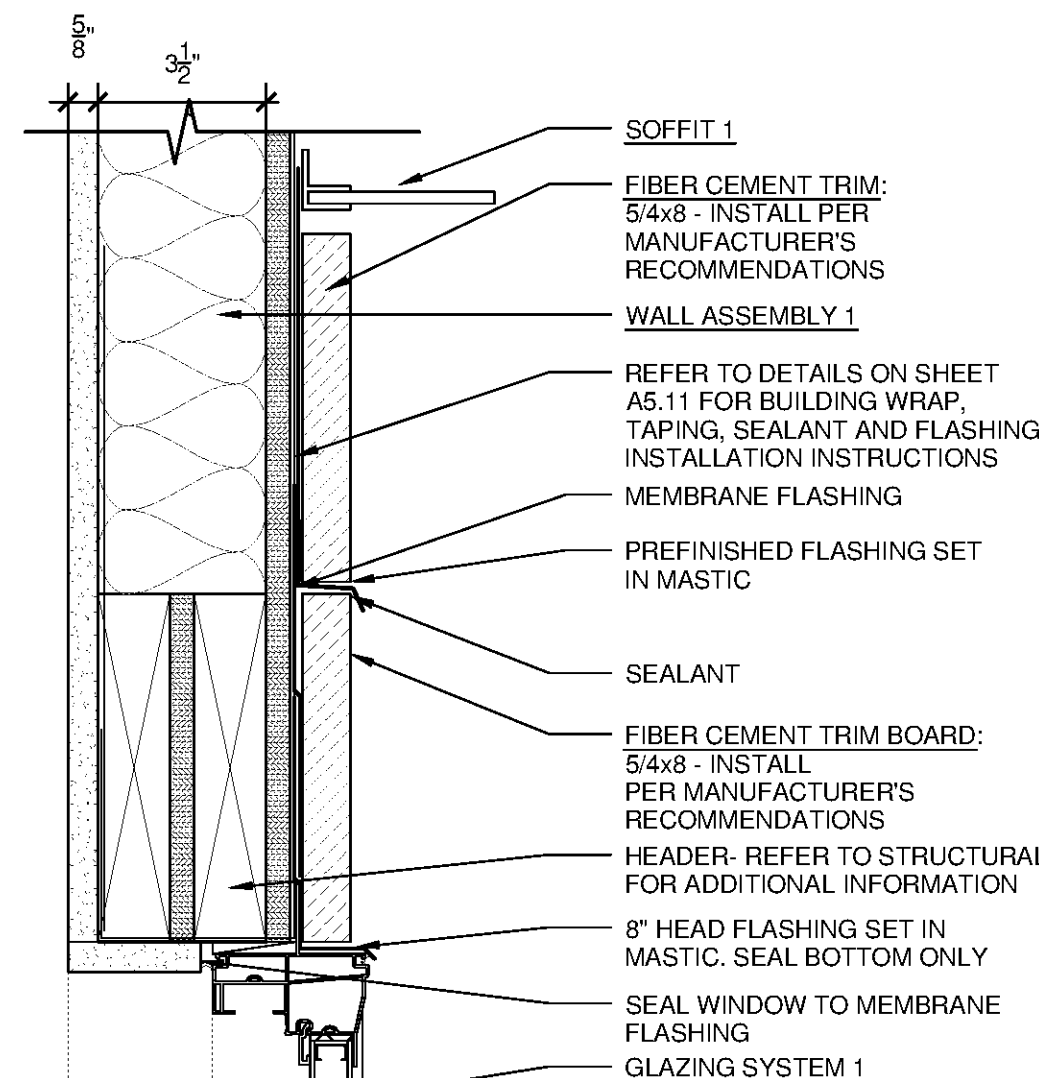
9 WINDOW HEAD DETAIL @ MSONRY VENEER
SCALE: 3/4"=1'-0"



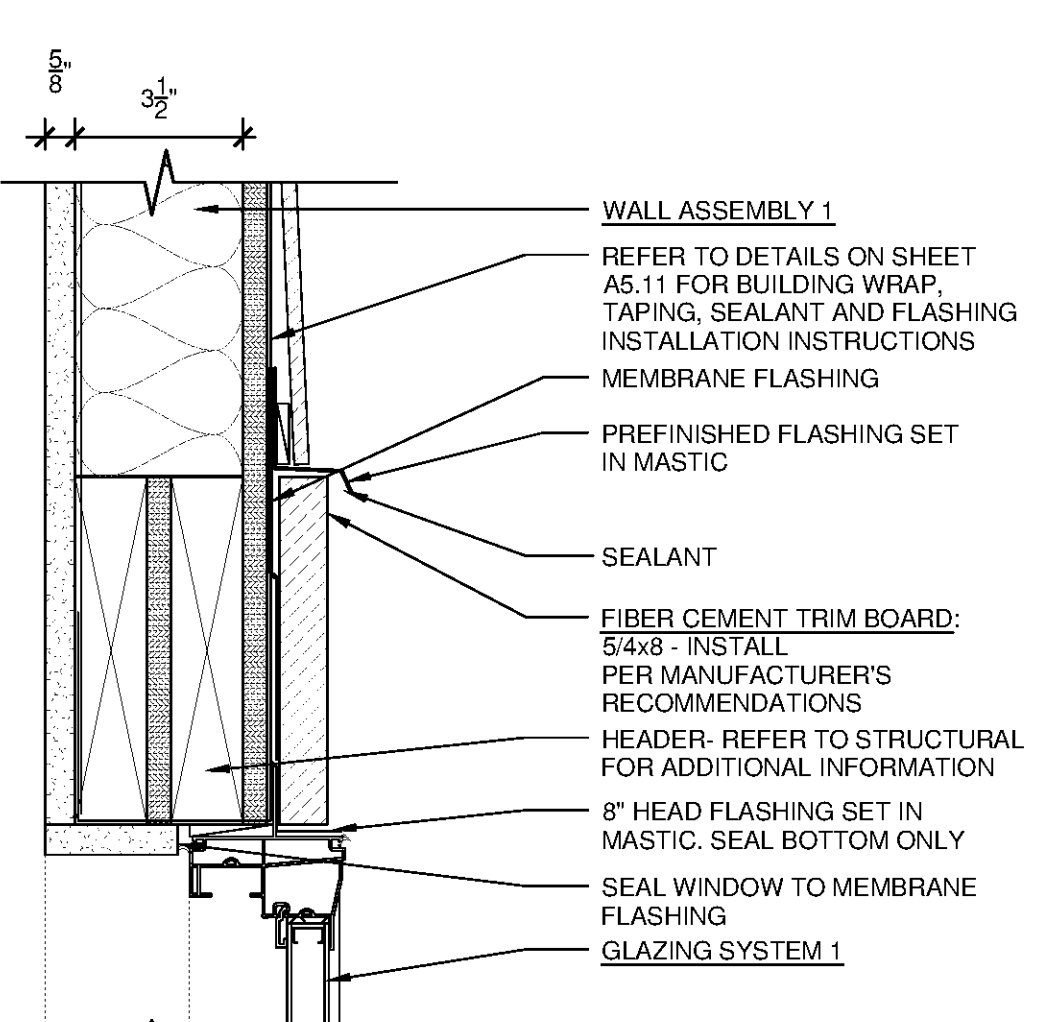
8 WINDOW JAMB AT MASONRY VENEER
SCALE: 3/4"=1'-0"



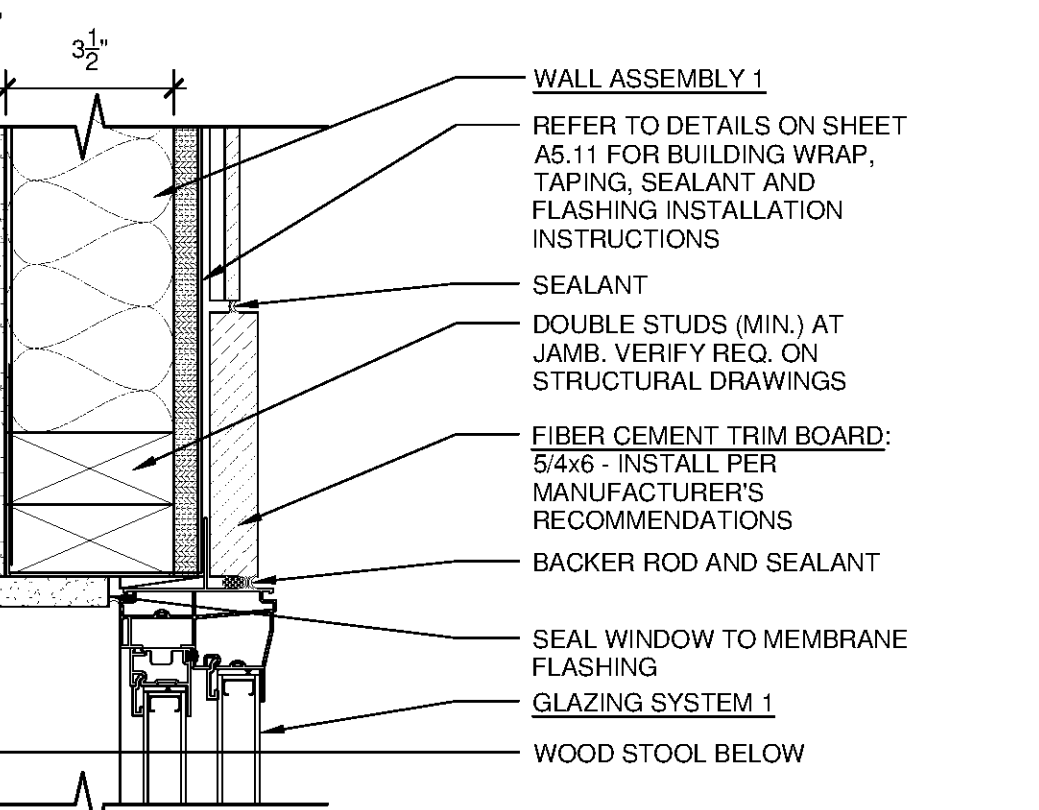
7 WINDOW SILL AT MASONRY VENEER
SCALE: 3/4"=1'-0"



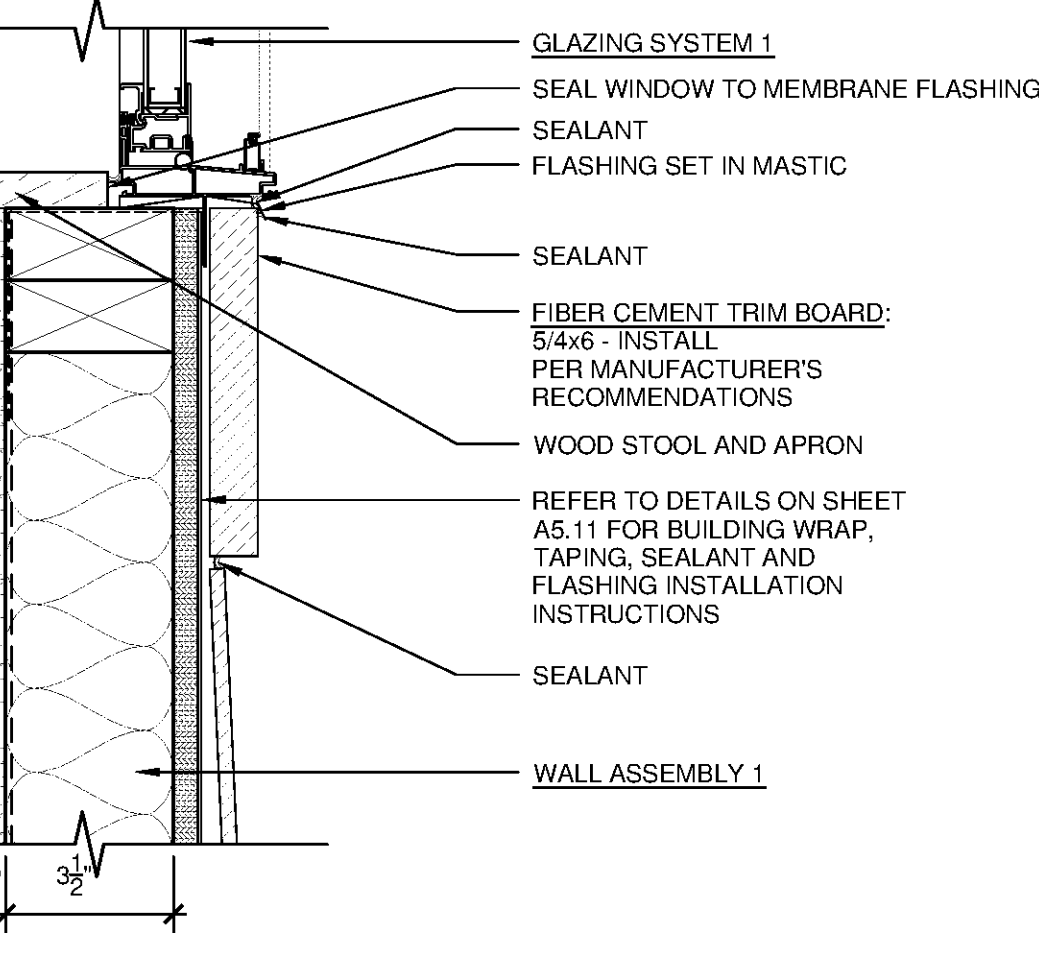
4 WINDOW HEAD DETAIL @ SOFFIT
SCALE: 3/4"=1'-0"



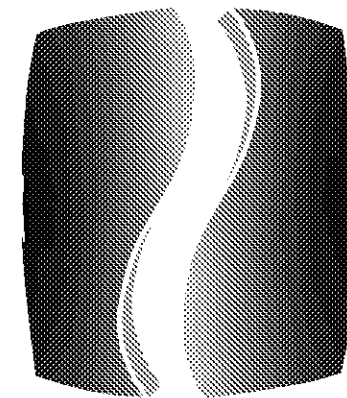
3 WINDOW HEAD DETAIL @ SIDING
SCALE: 3/4"=1'-0"



2 WINDOW JAMB AT SIDING
SCALE: 3/4"=1'-0"



1 WINDOW SILL AT SIDING
SCALE: 3/4"=1'-0"



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SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
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PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

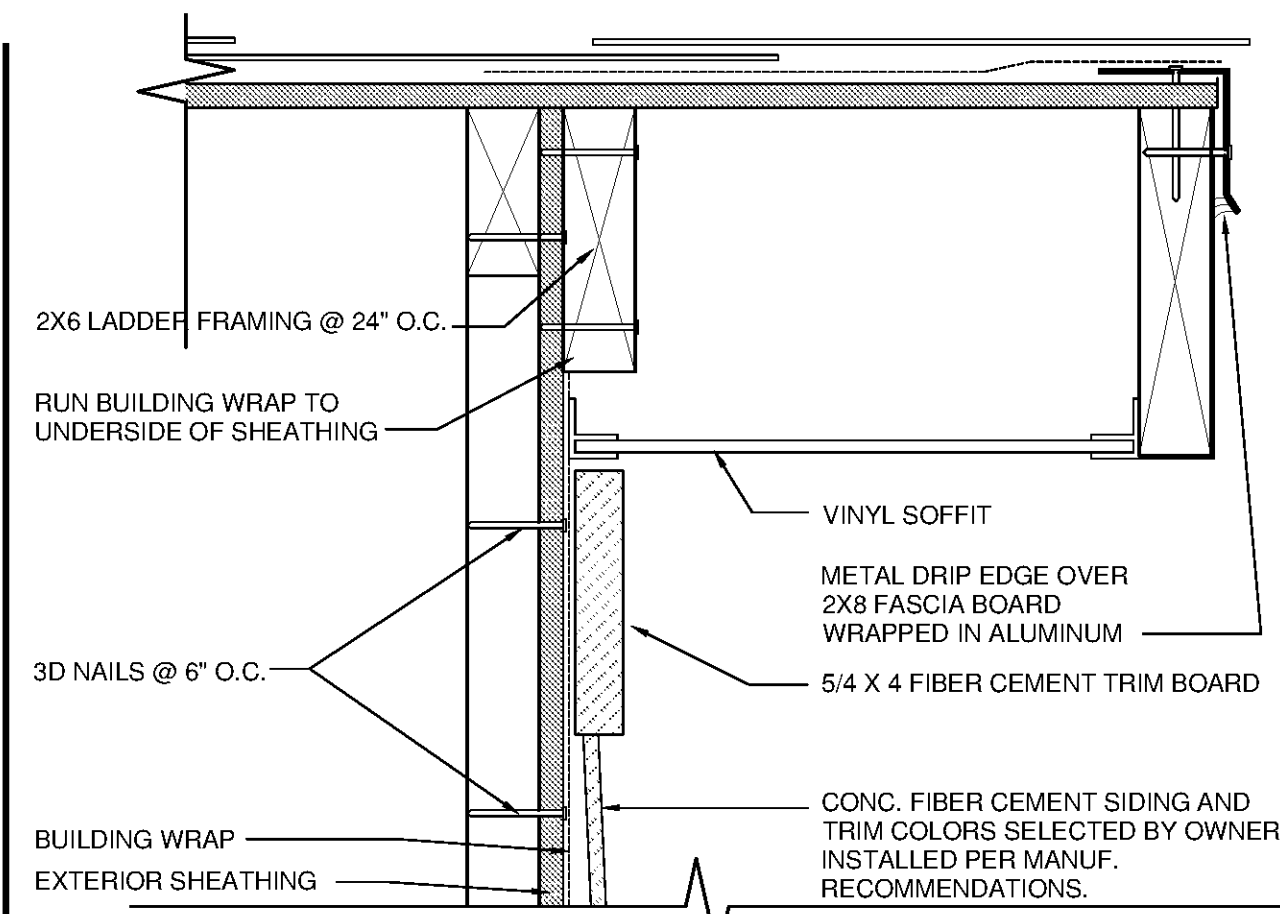
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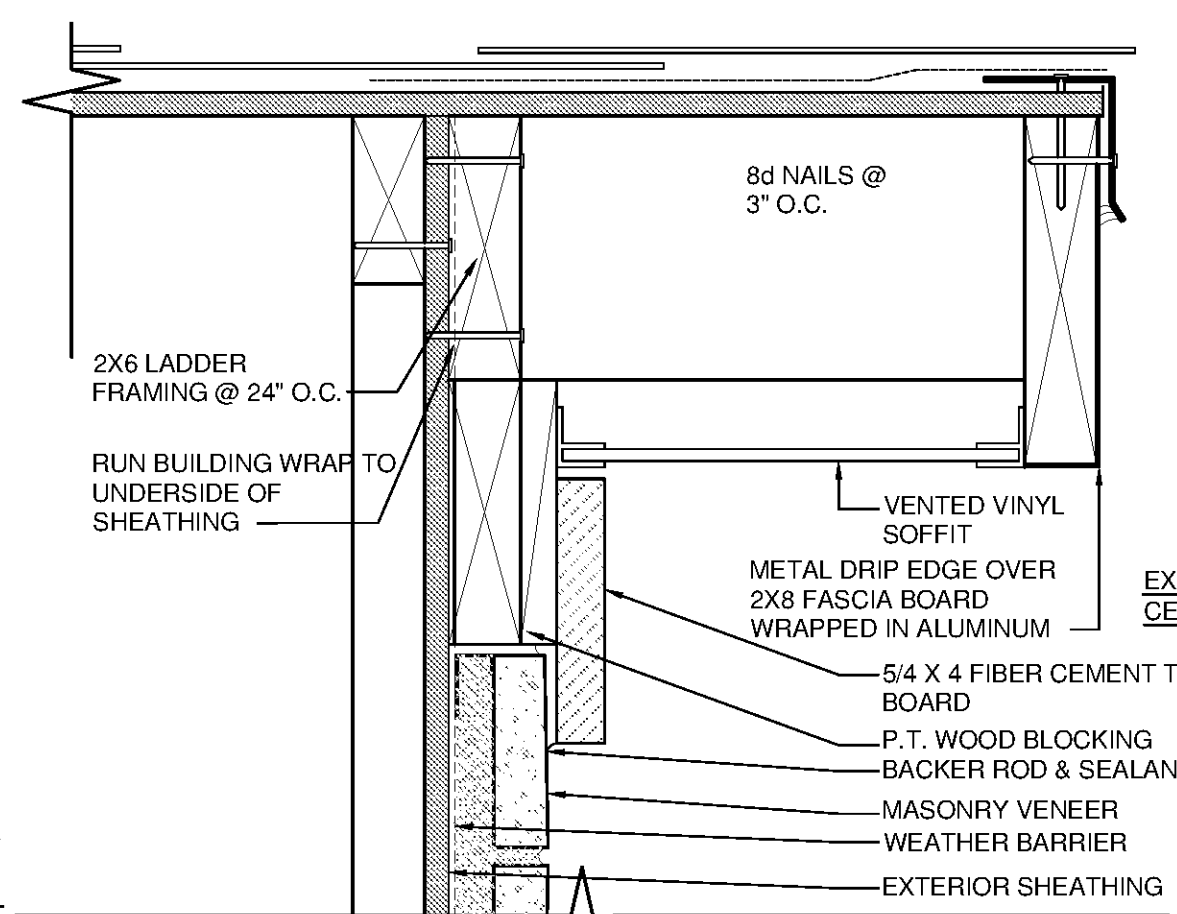
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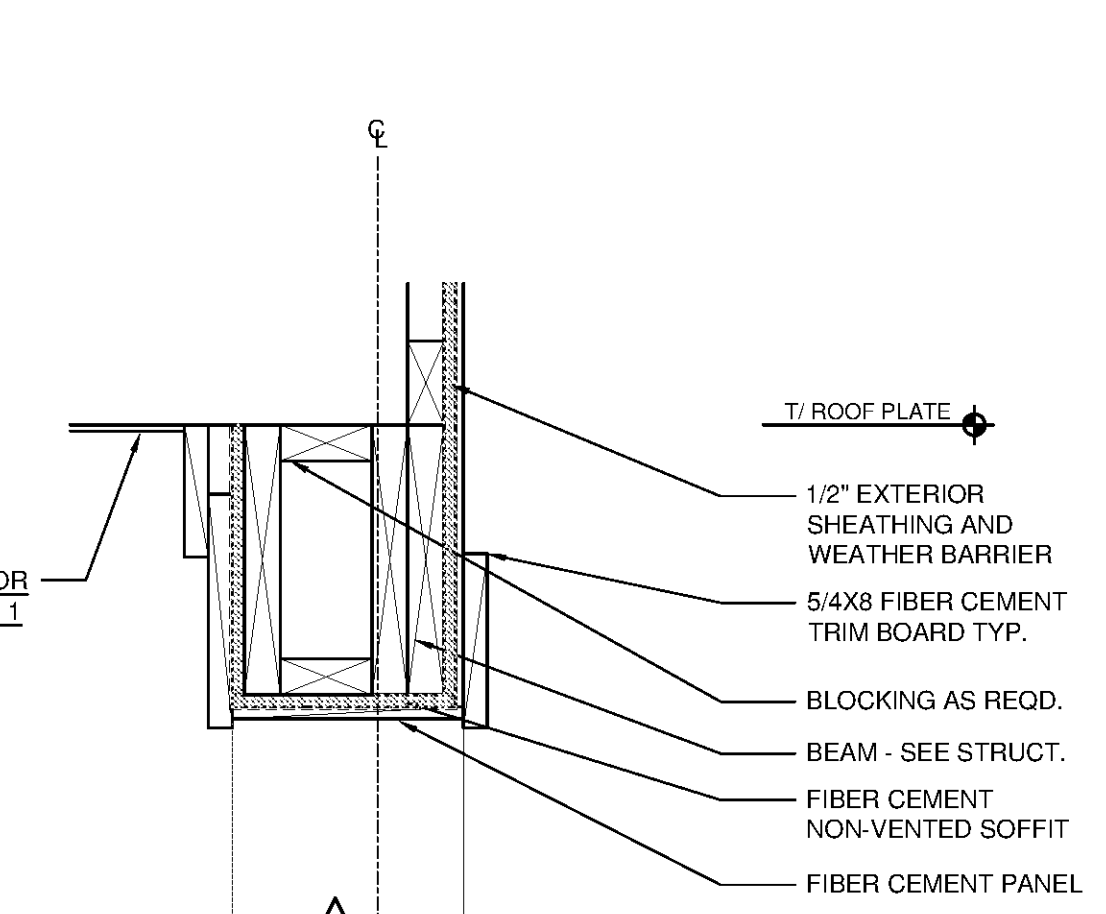
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346



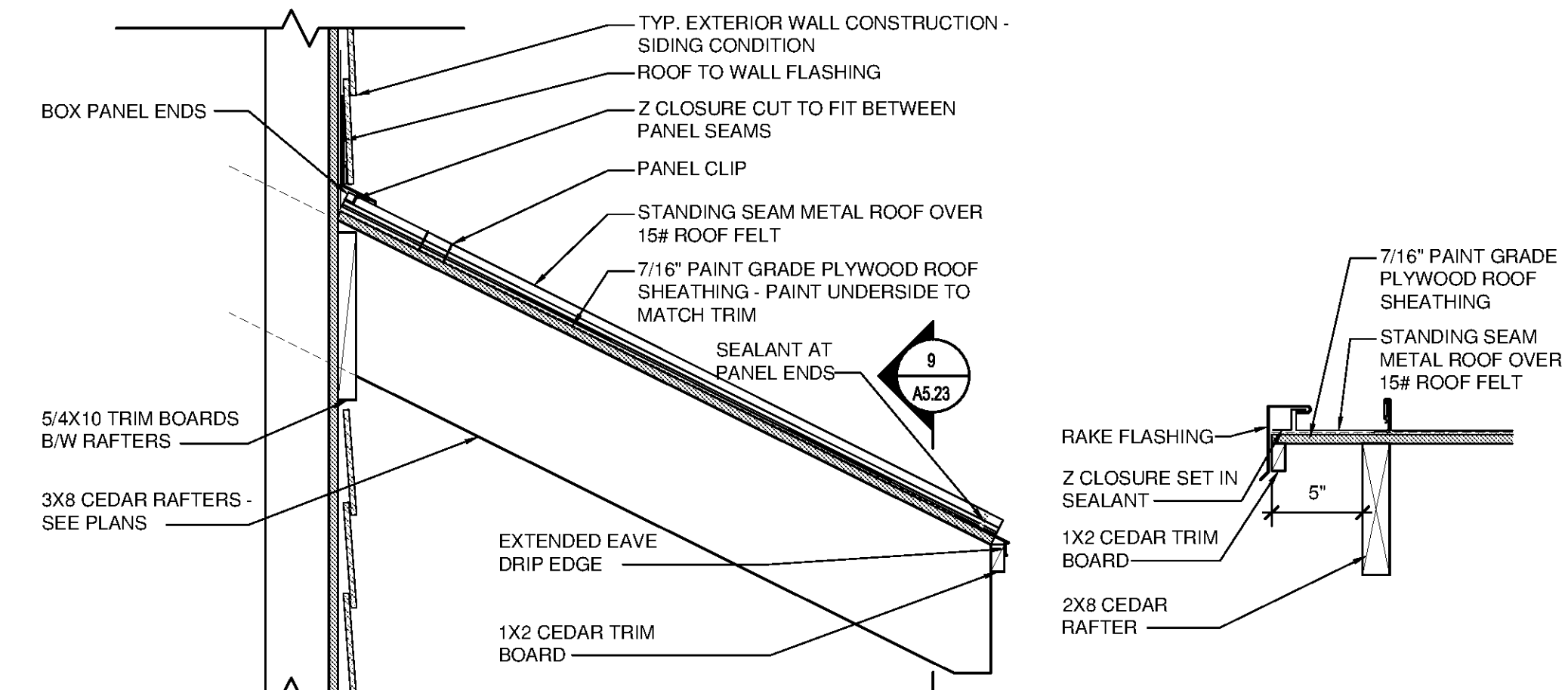
24 FACIA RAKE DETAIL AT SIDING
SCALE: 3/4"=1'-0"



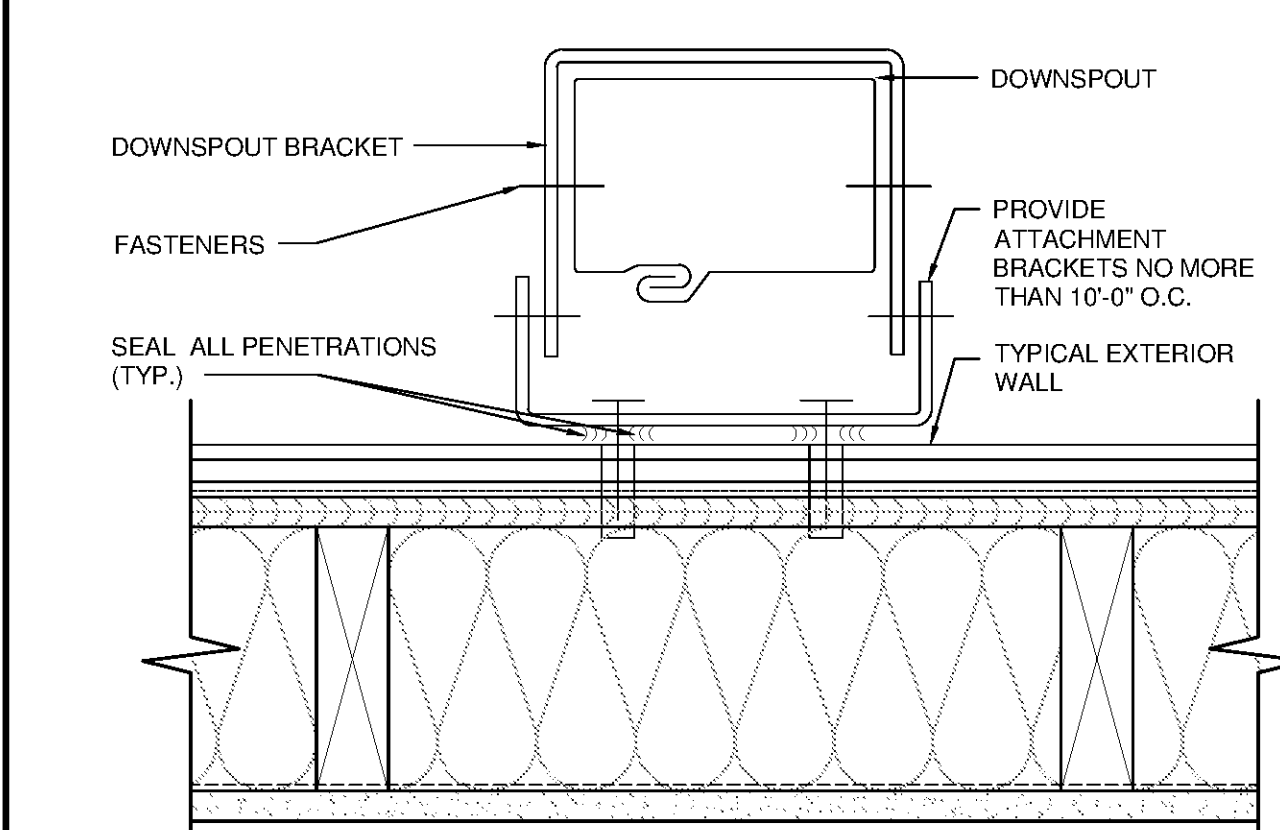
19 FACIA RAKE DETAIL AT STONE VENEER
SCALE: 3/4"=1'-0"



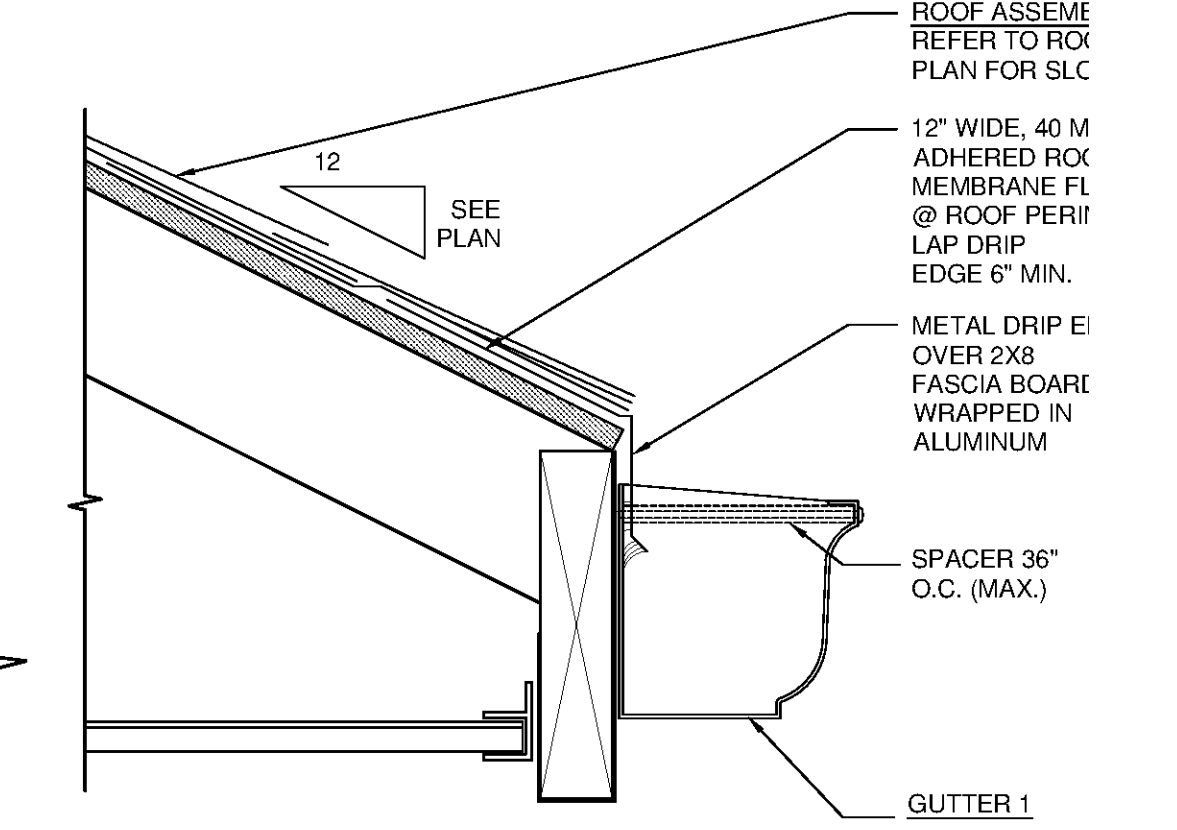
10 SHED ROOF DETAIL
SCALE: 1 1/2"=1'-0"



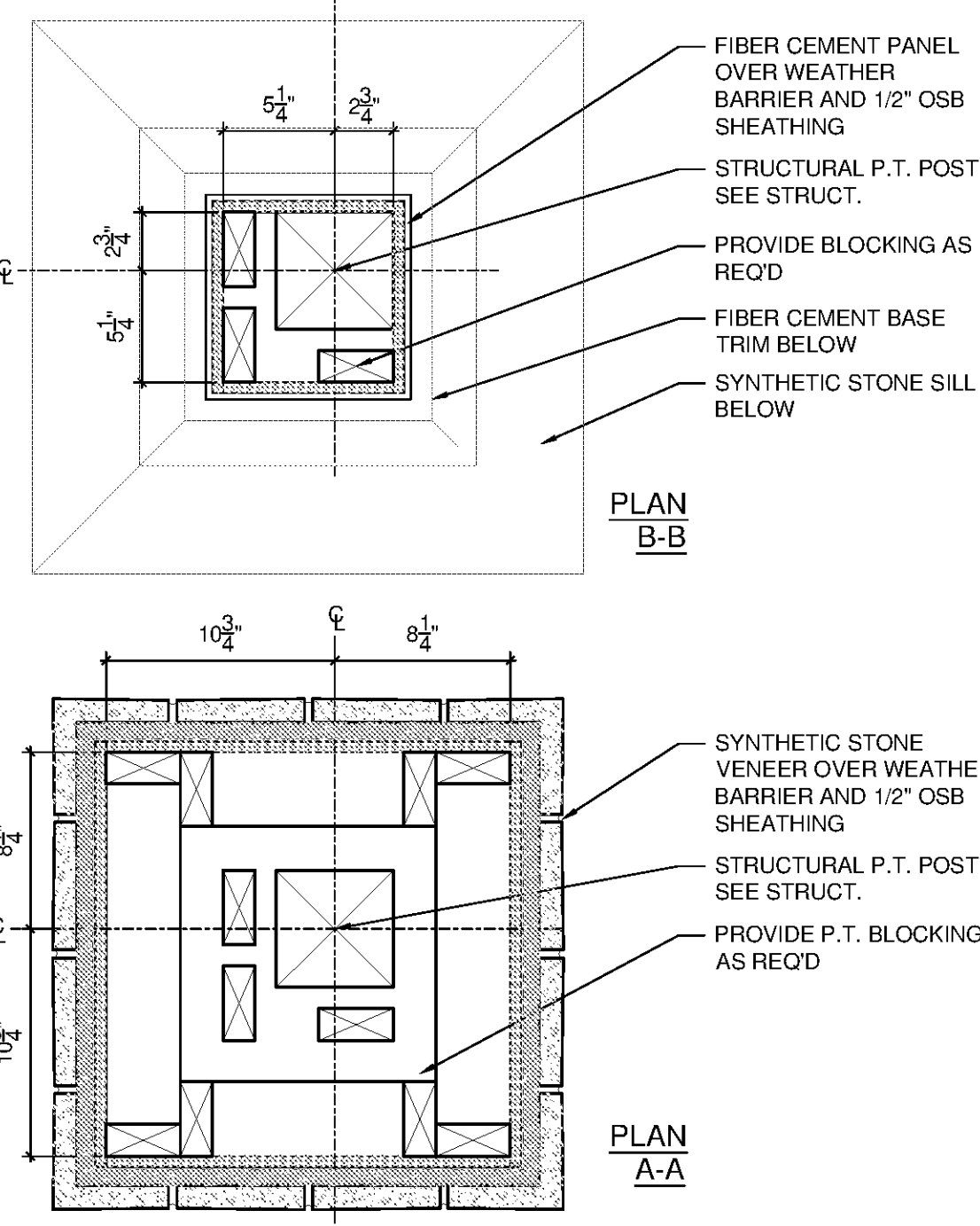
5 RAKE DETAIL
SCALE: 1 1/2"=1'-0"



23 DOWNSPOUT HANGER
SCALE: 3/4"=1'-0"

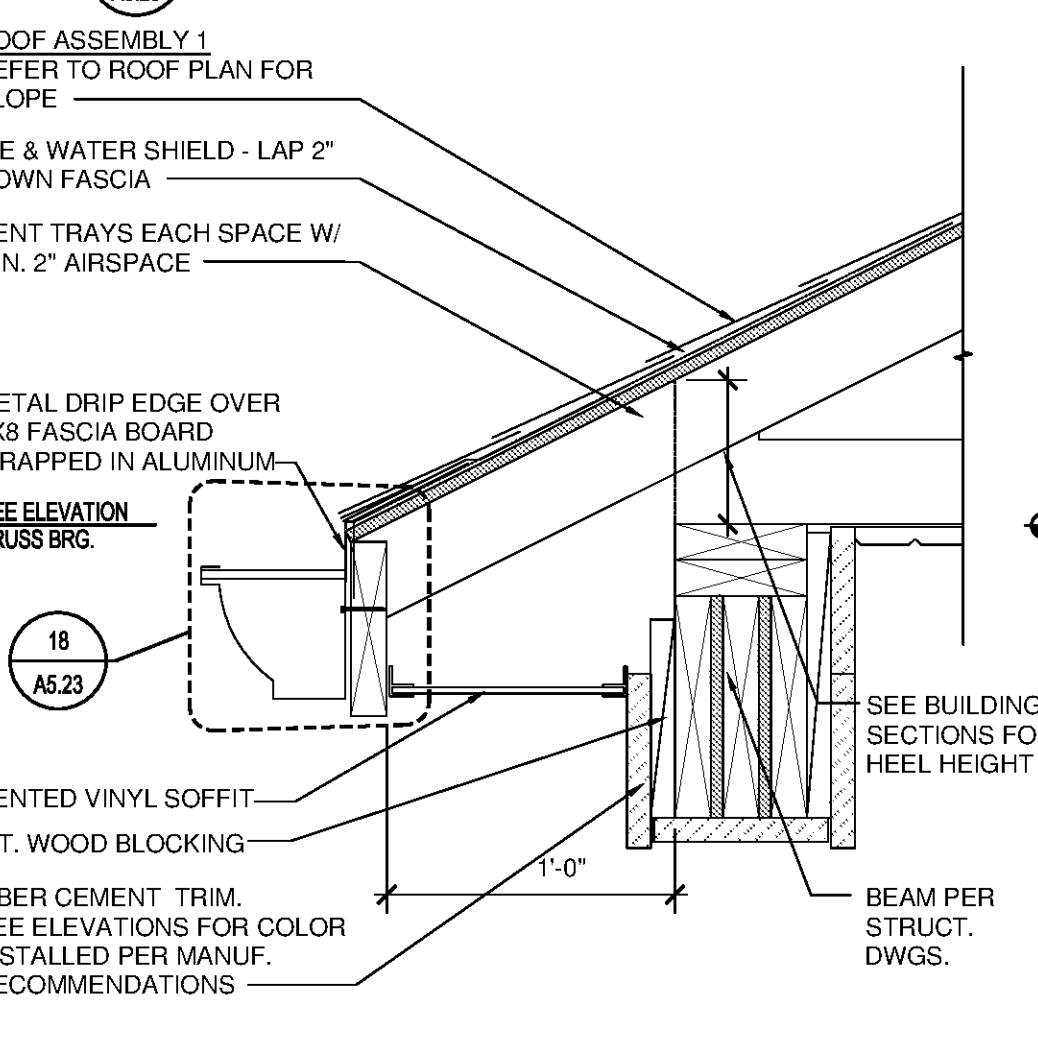


18 GUTTER DETAIL
SCALE: 3/4"=1'-0"

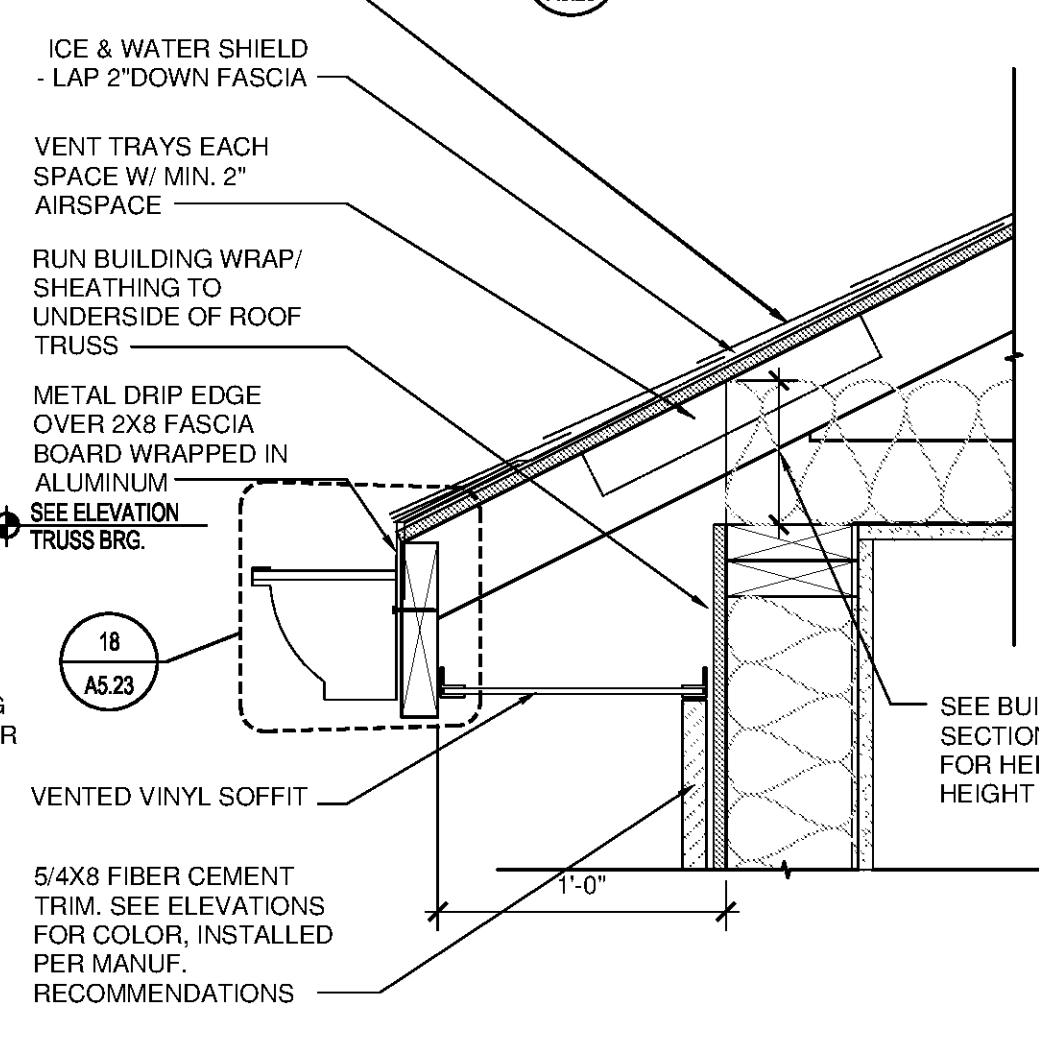


PLAN A-A

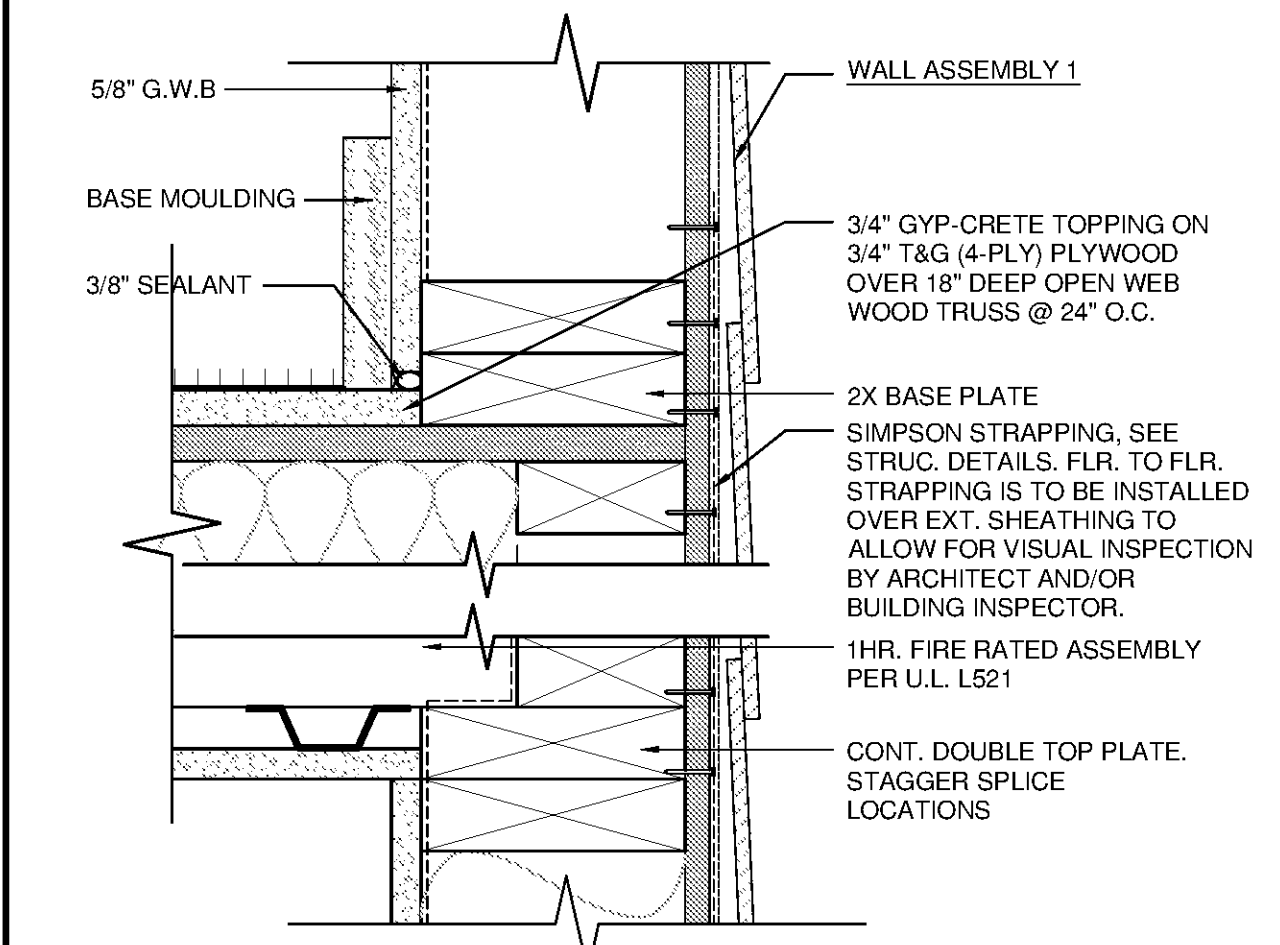
PLAN B-B



9 EAVE DETAIL AT BEAM
SCALE: 1 1/2"=1'-0"



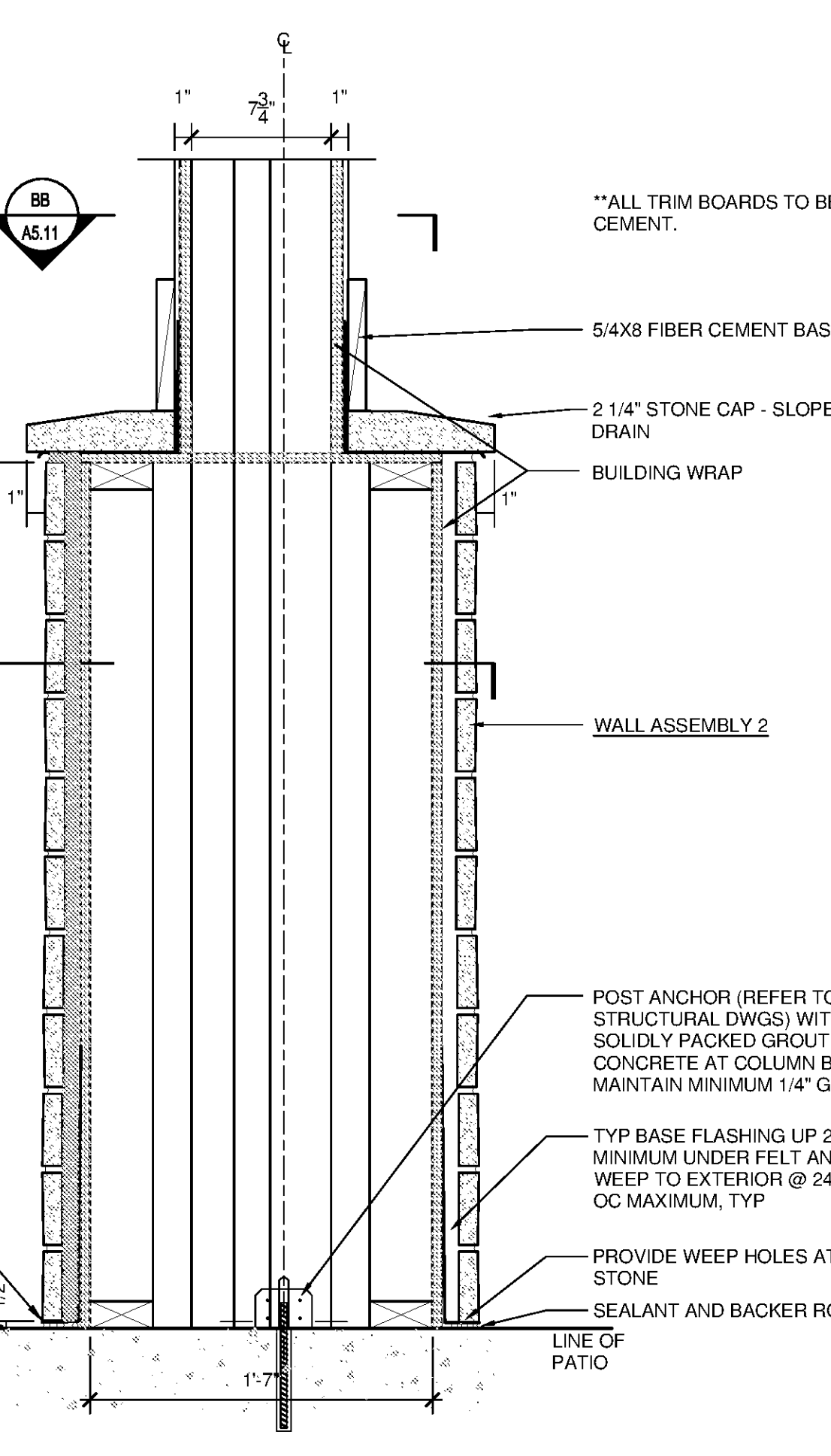
4 FACIA DETAIL - EAVE
SCALE: 1 1/2"=1'-0"



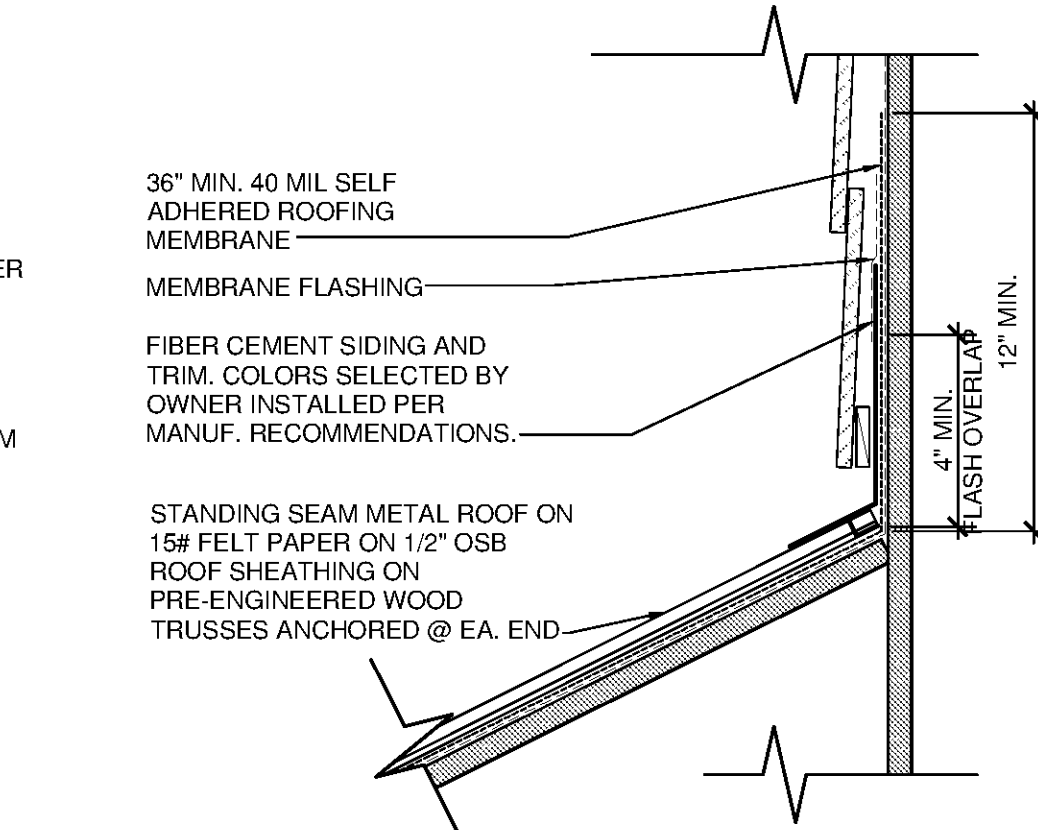
22 WALL STRAPPING DETAIL
SCALE: 3/4"=1'-0"



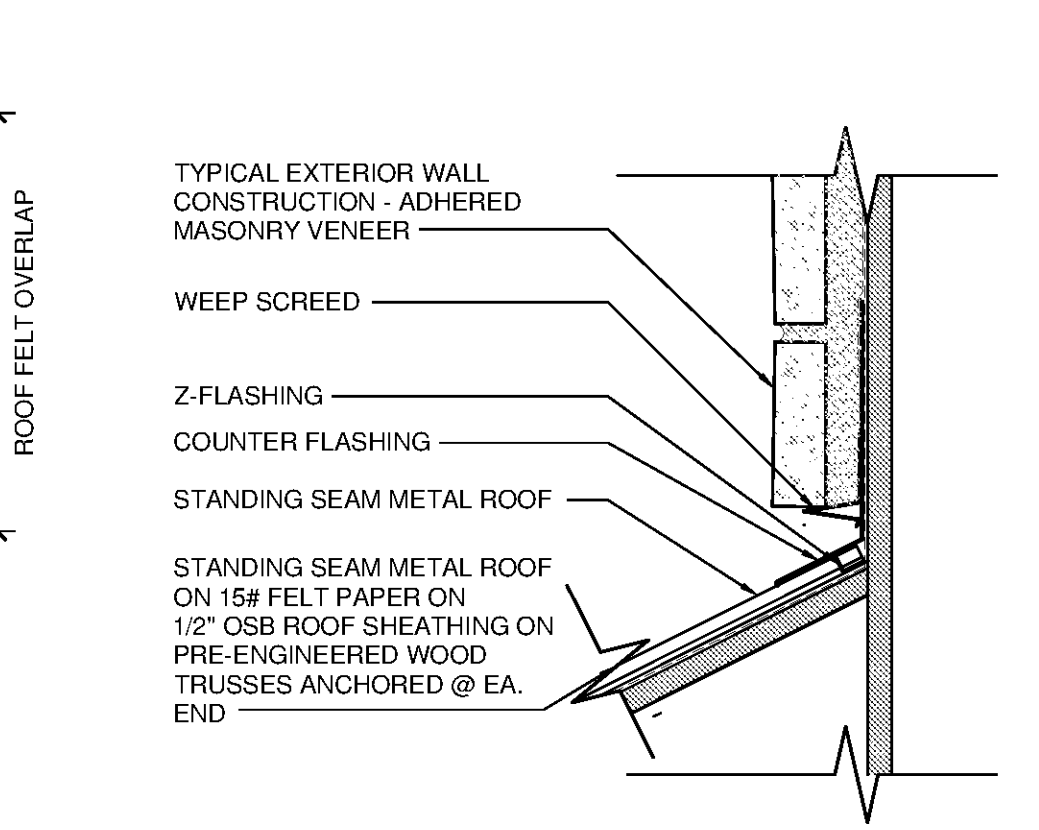
16 BALCONY EDGE @ 2GO UNIT
SCALE: 3/4"=1'-0"



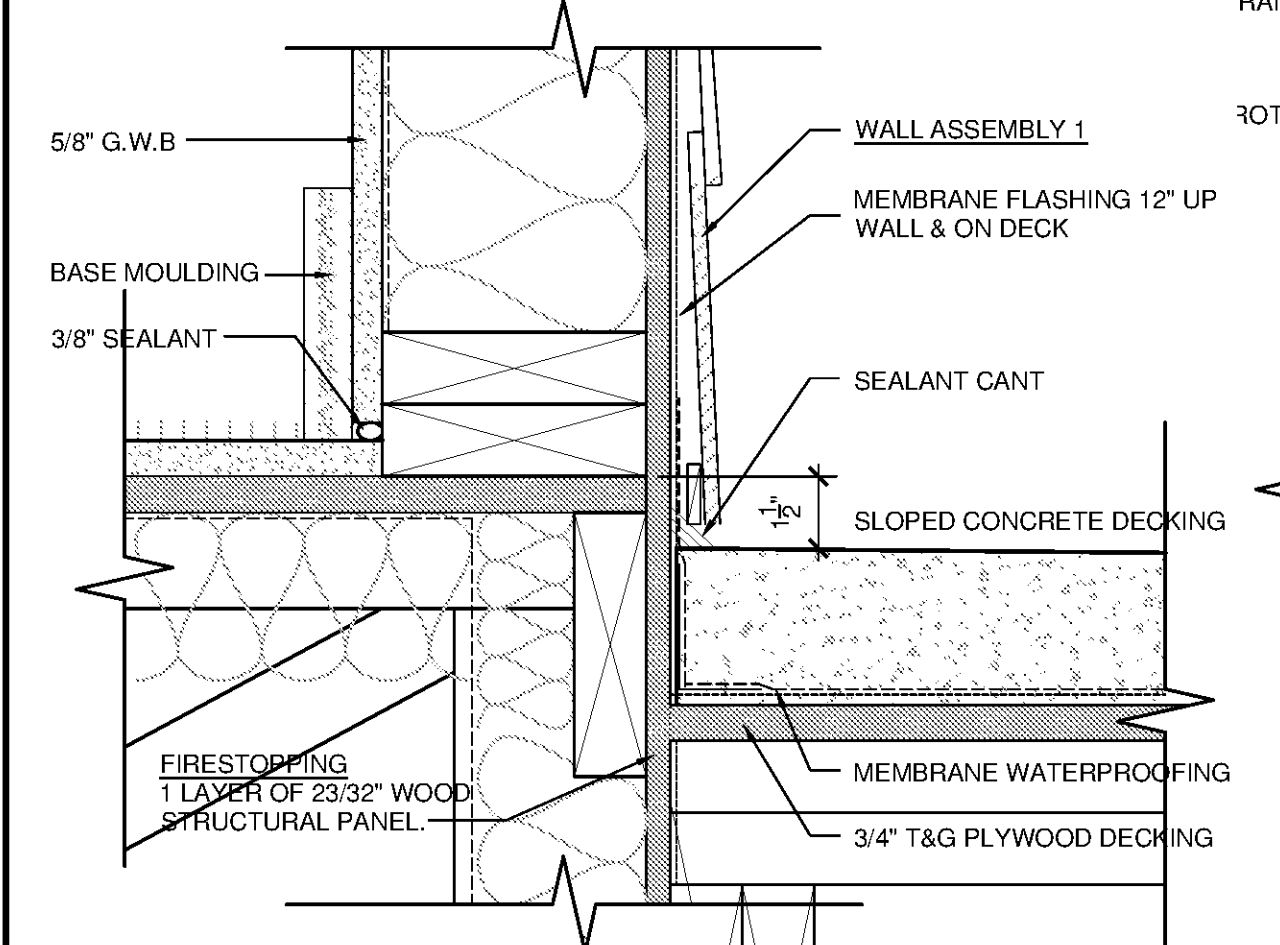
11 TYPICAL PERI / COLUMN
SCALE: 3/4"=1'-0"



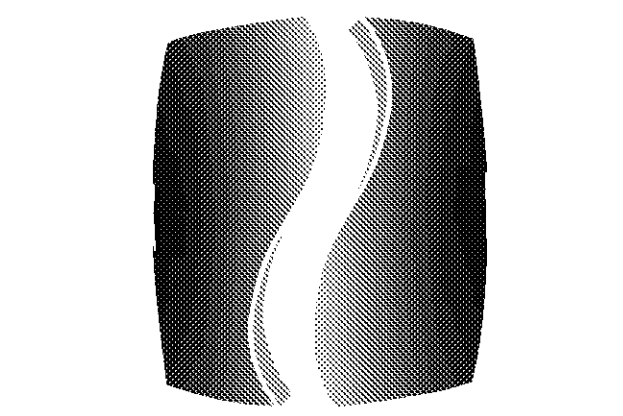
7 ENTRY FLASHING DETAIL @ CEMENT BOARD SIDING
SCALE: 3/4"=1'-0"



2 ENTRY FLASHING DETAIL AT STONE VENEER
SCALE: 1 1/2"=1'-0"



21 WALL TERMINATION DETAIL
SCALE: 3/4"=1'-0"



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314
CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N6875 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 ATL/DEB

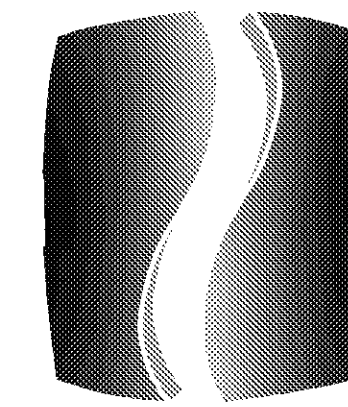
DRAWING TITLE

EXTERIOR DETAILS

SHEET NUMBER

A5.23

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



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

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262.502.5500 • FAX 262.502.5522

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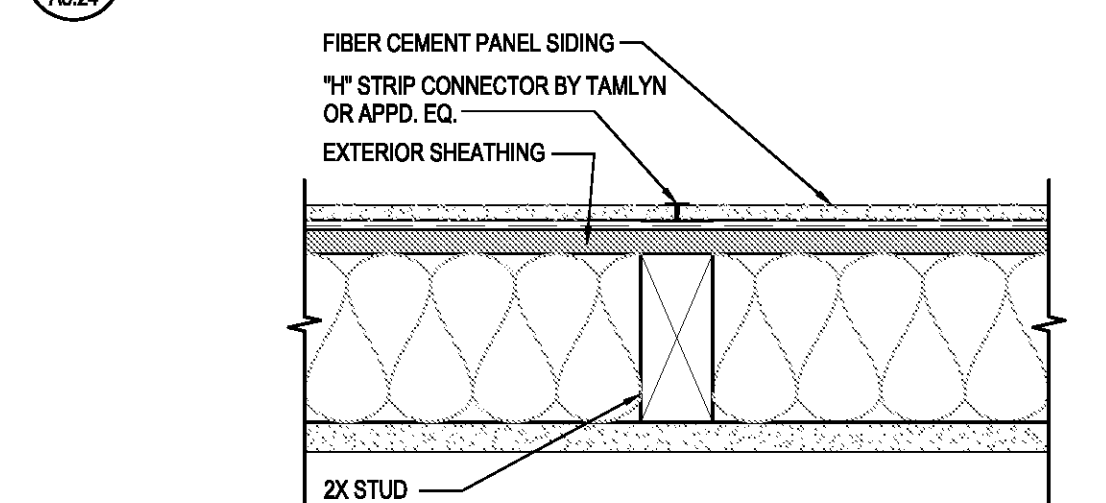
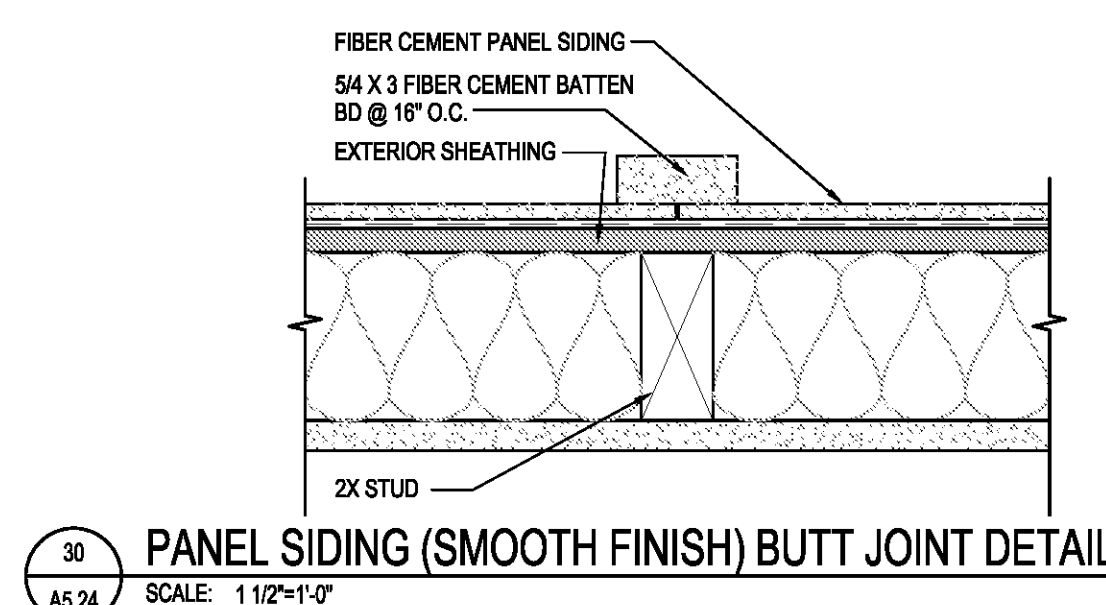
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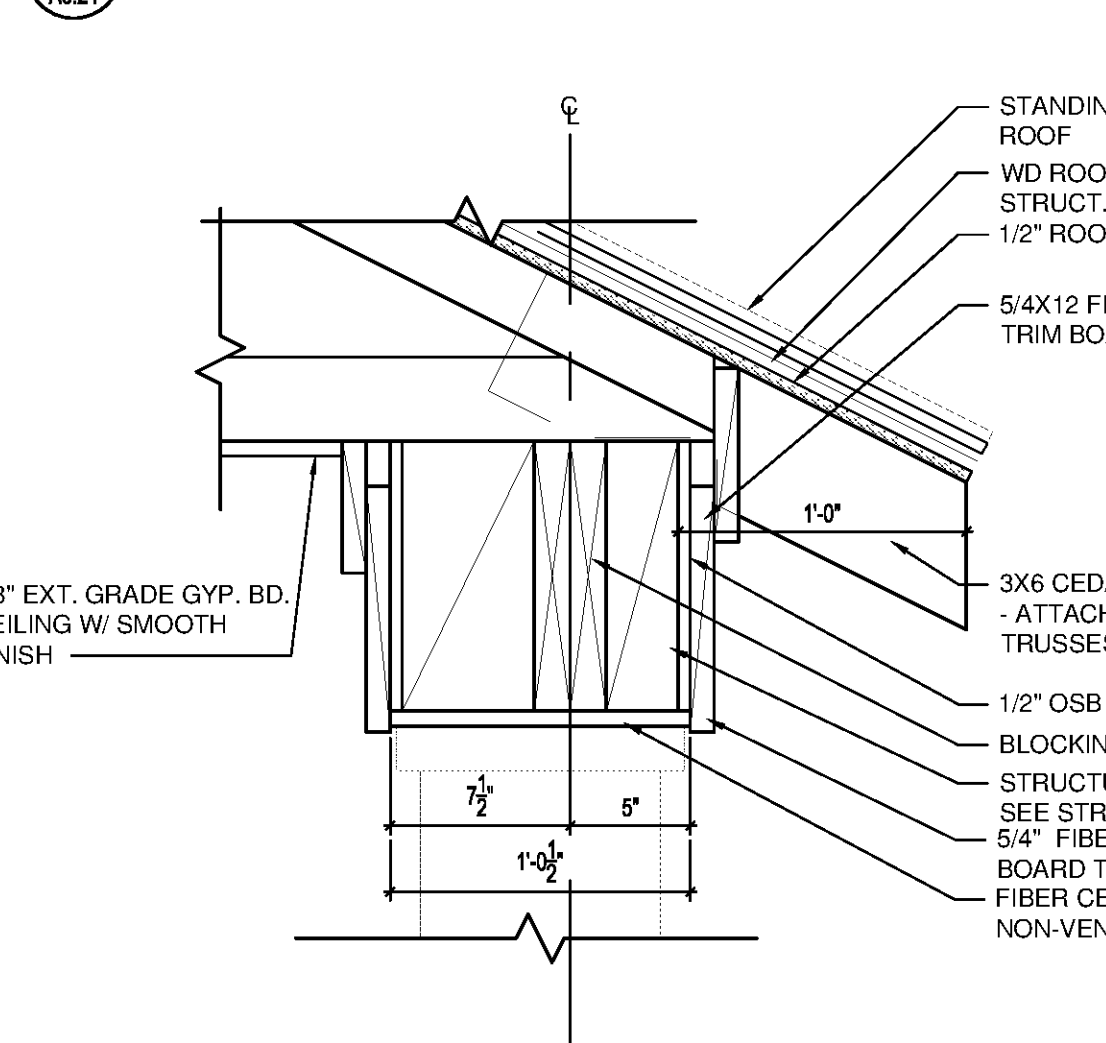
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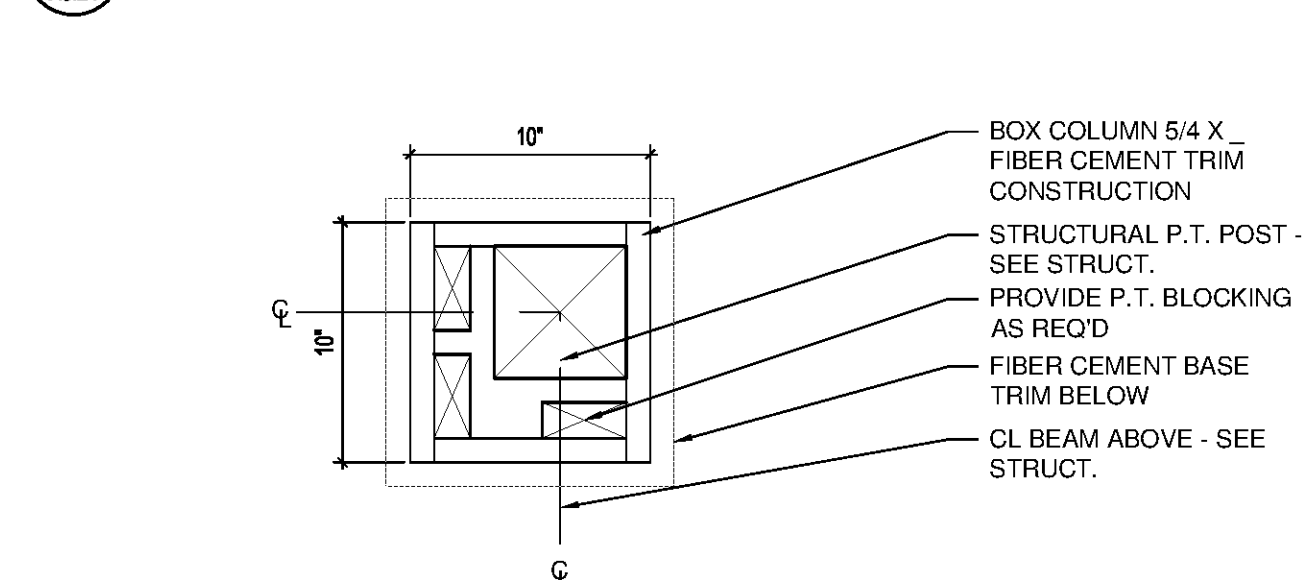
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346



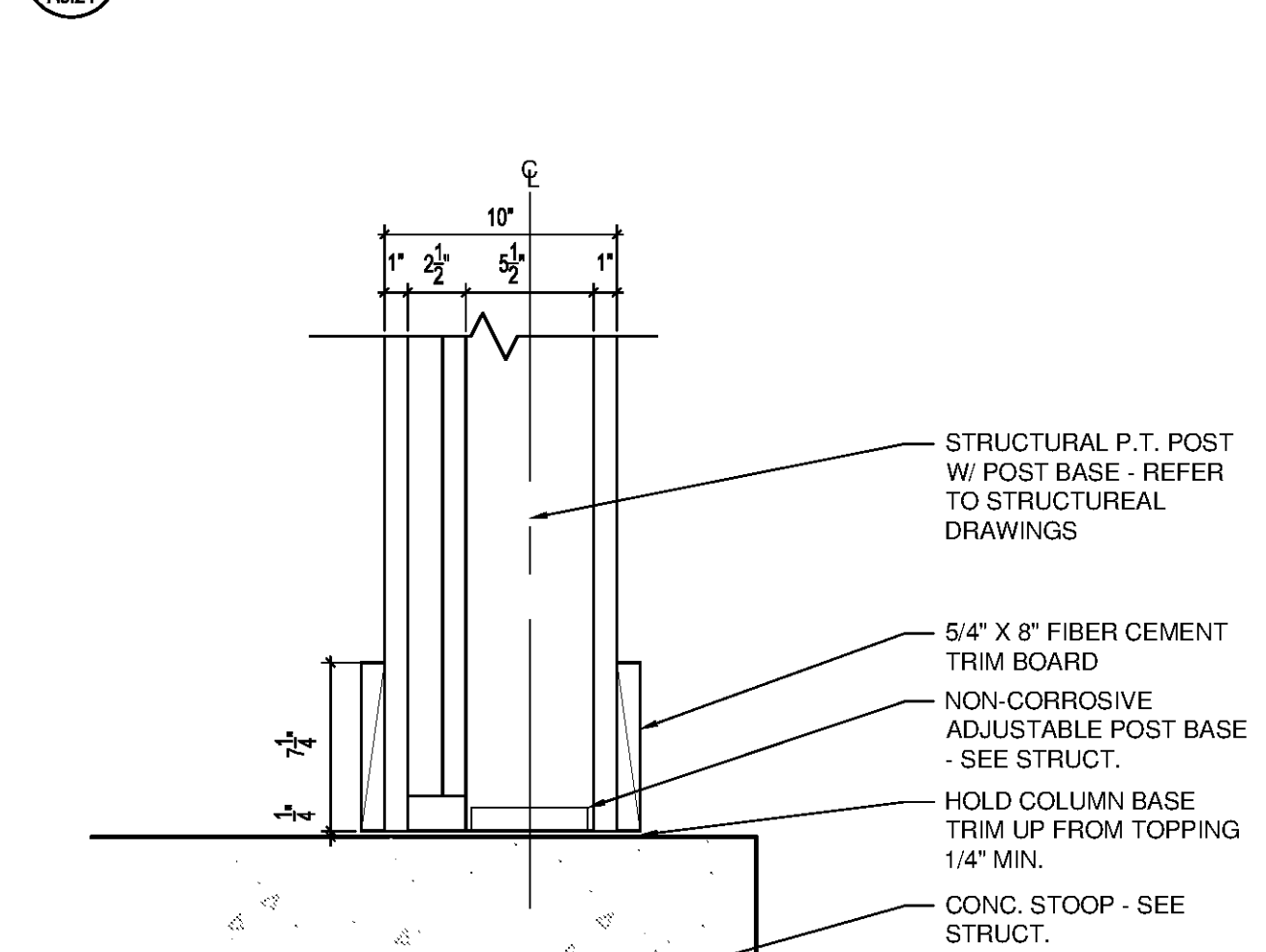
30 PANEL SIDING (SMOOTH FINISH) BUTT JOINT DETAIL
SCALE: 1 1/2"=1'-0"



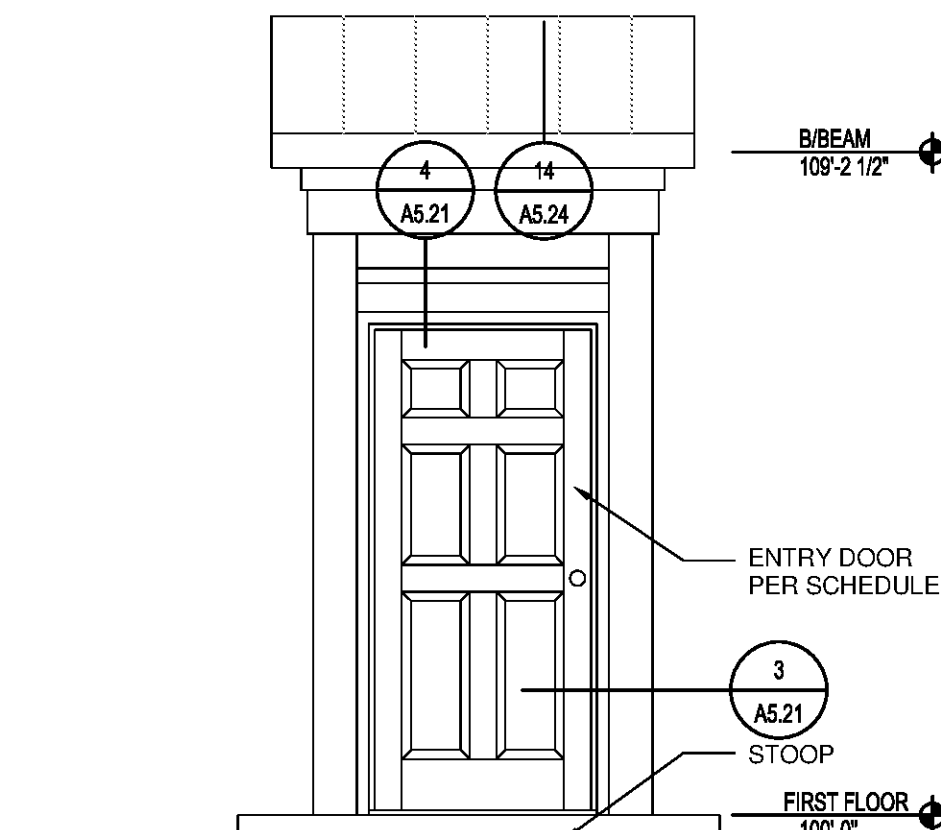
29 TYP EAVE BEAM/COLUMN
SCALE: 1 1/2"=1'-0"



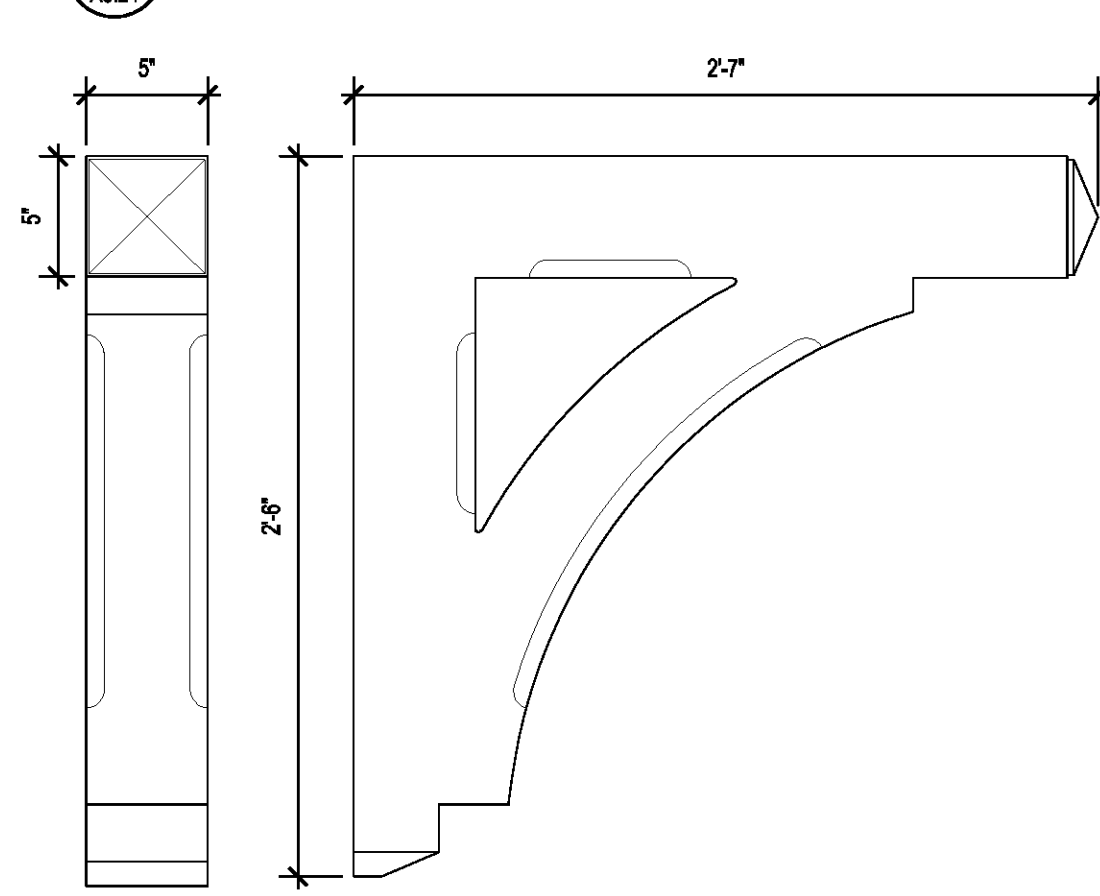
27 TYP COLUMN DETAIL
SCALE: 1 1/2"=1'-0"



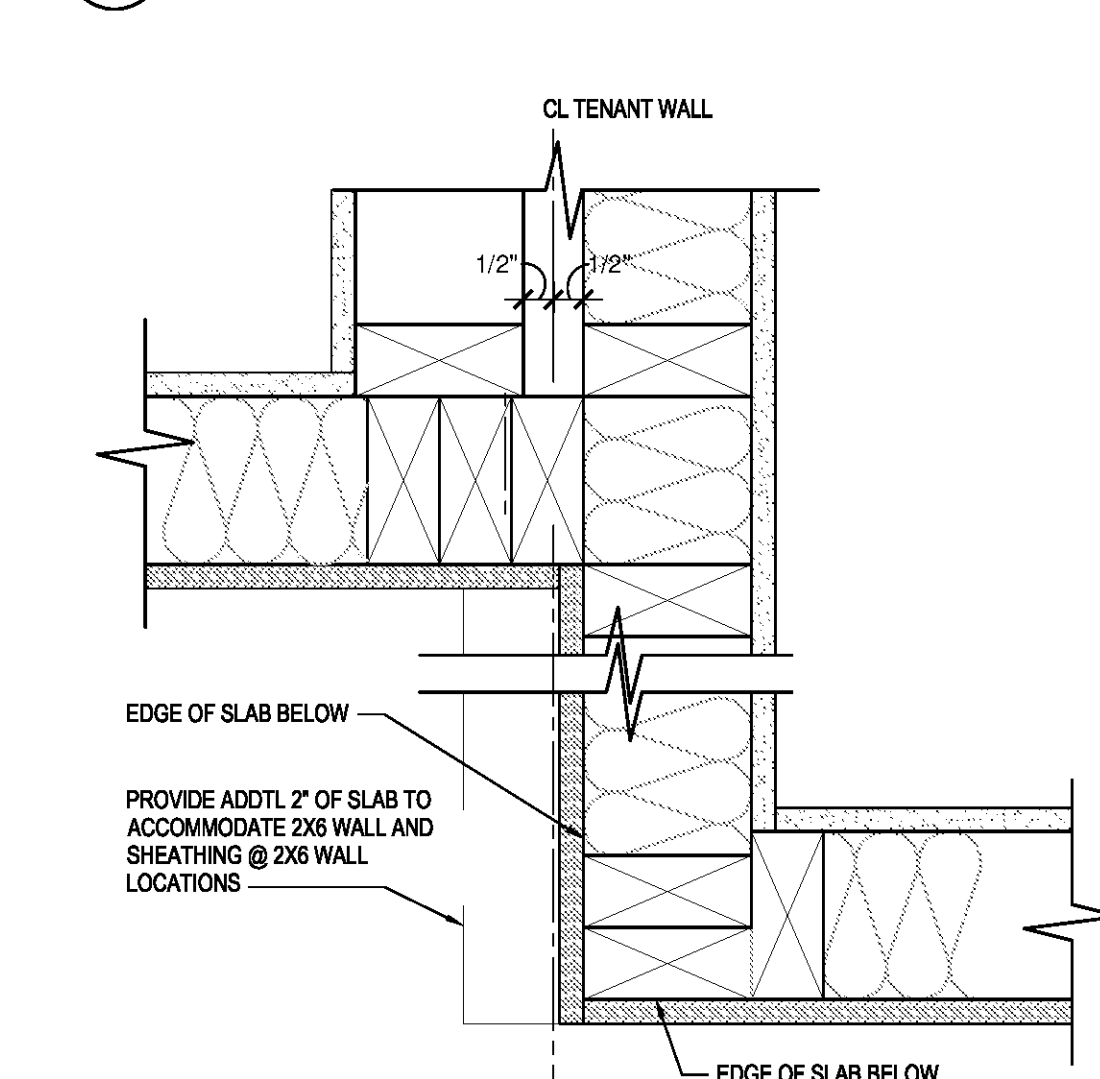
25 TYP COLUMN BASE AT CAR CARE AREA
SCALE: 1 1/2"=1'-0"



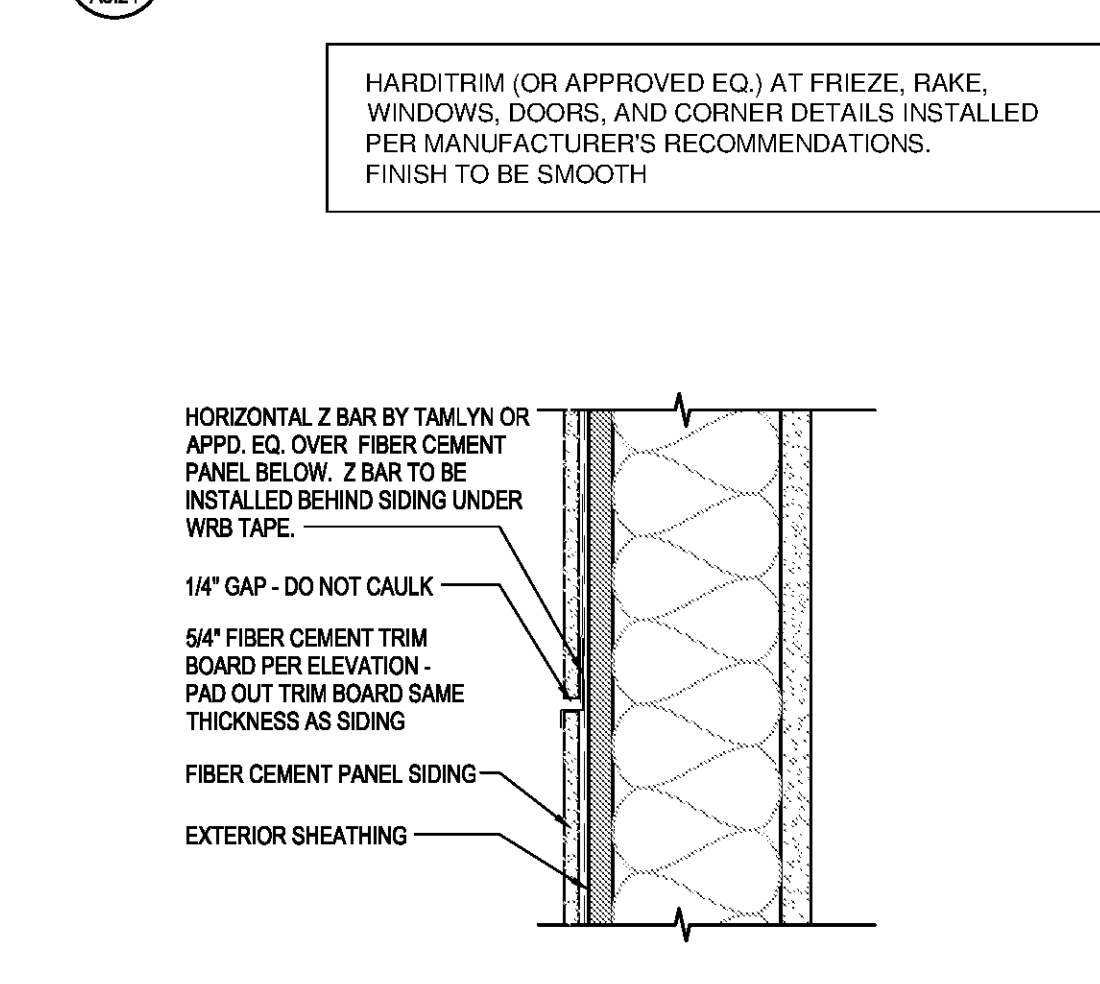
23 ENTRY DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



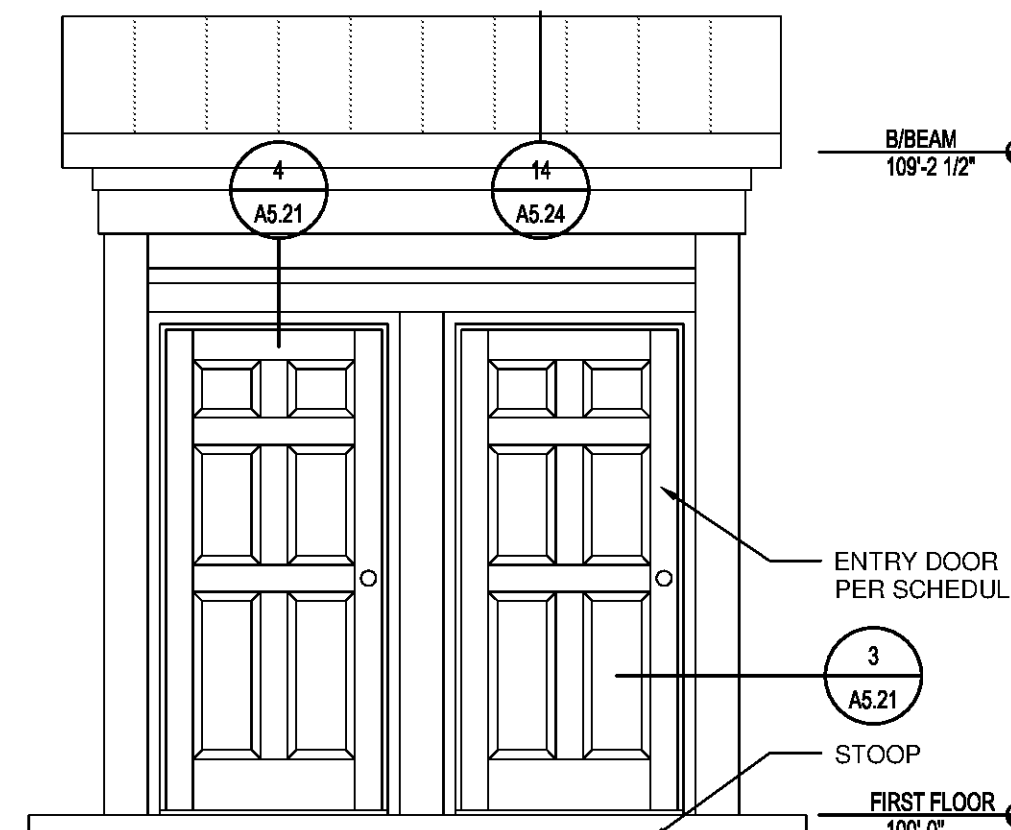
21 FYPON BRACKET AT RAKE
SCALE: 1 1/2"=1'-0"



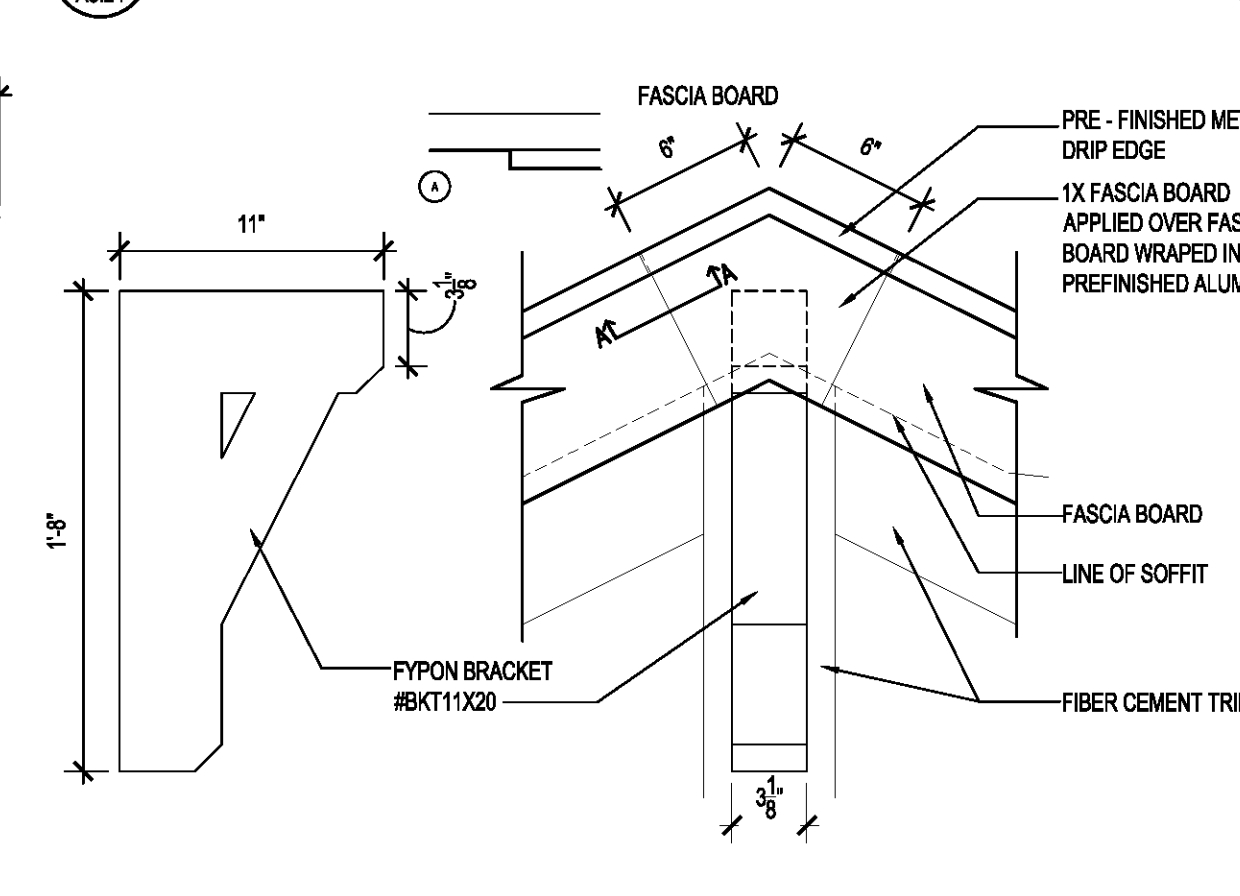
20 EDGE OF SLAB DETAIL
SCALE: 3"=1'-0"



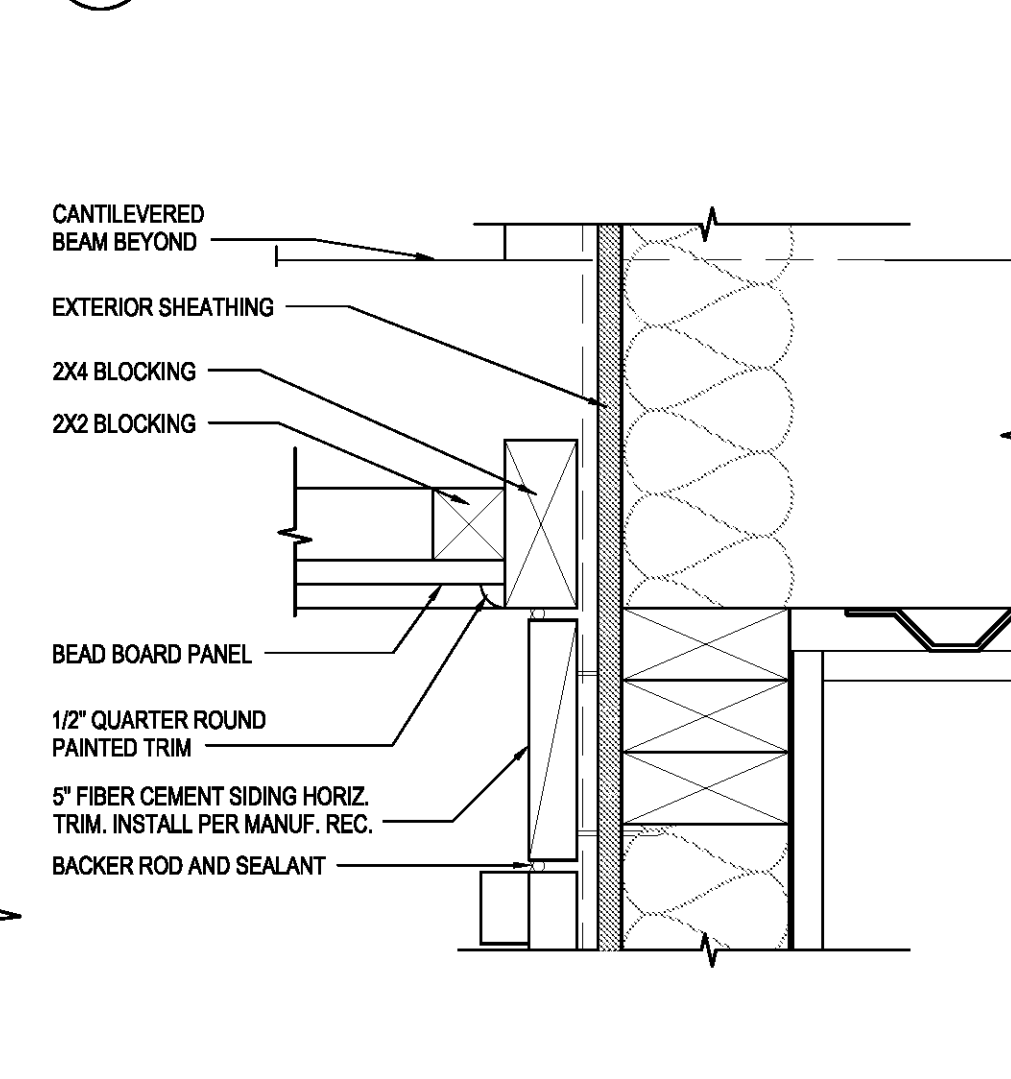
19 STANDARD HORIZONTAL SEAM
SCALE: 3"=1'-0"



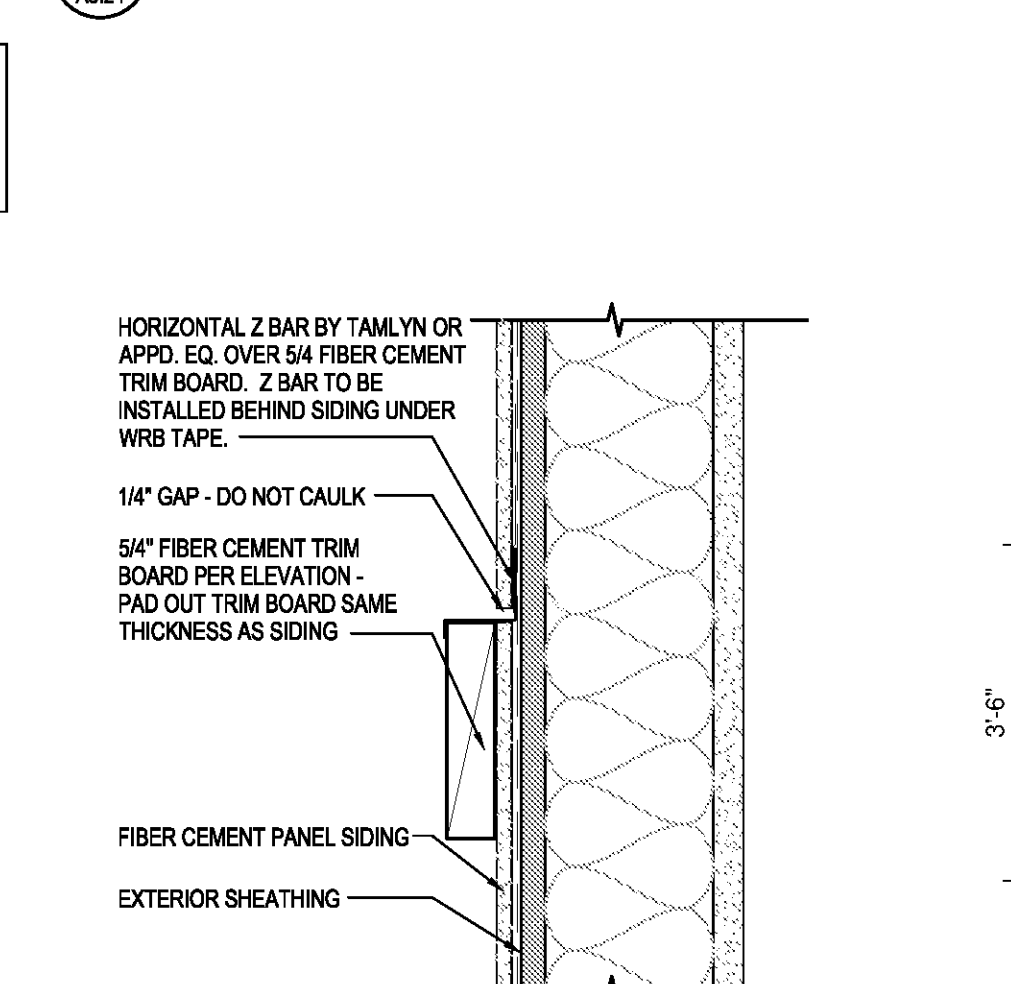
16 ENTRY DETAIL @ SHED ROOF
SCALE: 3/8"=1'-0"



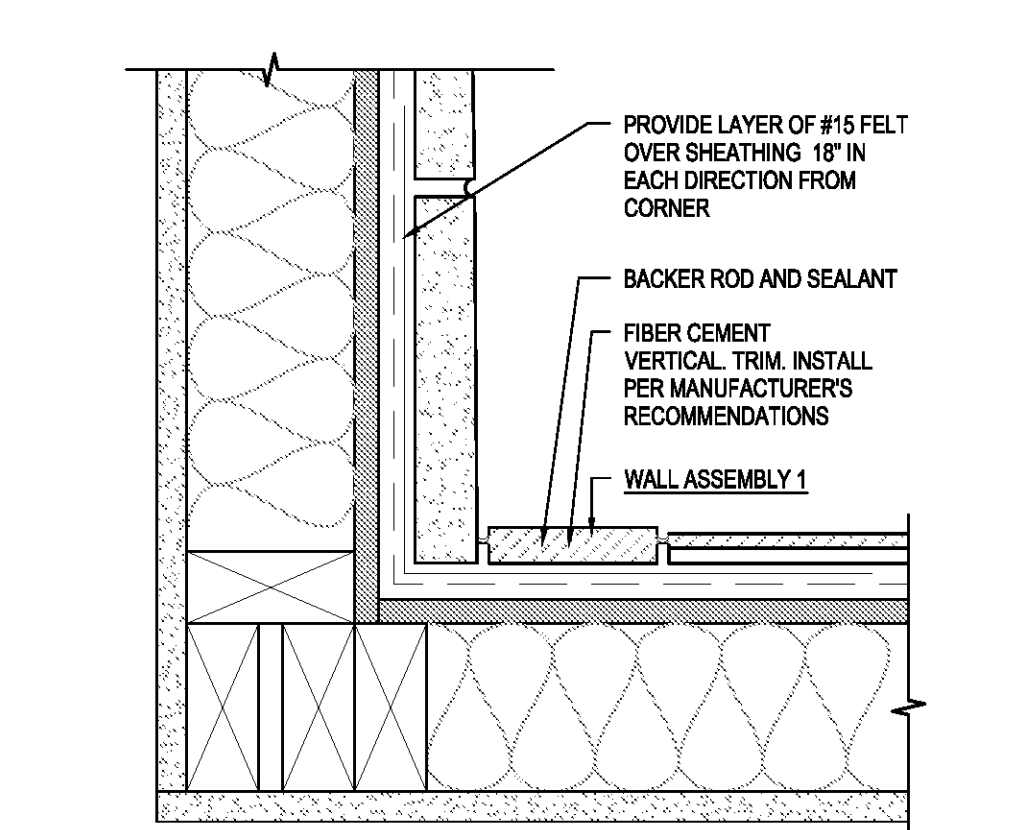
15 FYPON BRACKET AT RAKE
SCALE: 1 1/2"=1'-0"



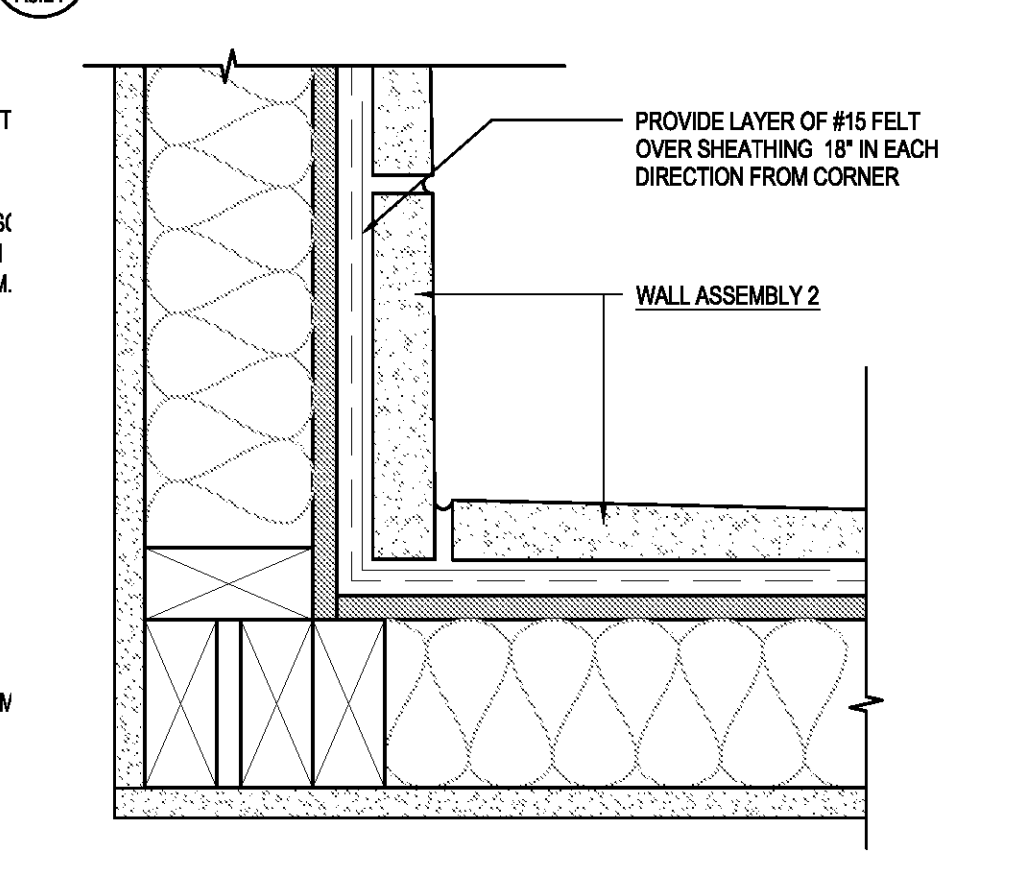
14 ENTRY DOOR TRIM @ HEAD
SCALE: 3"=1'-0"



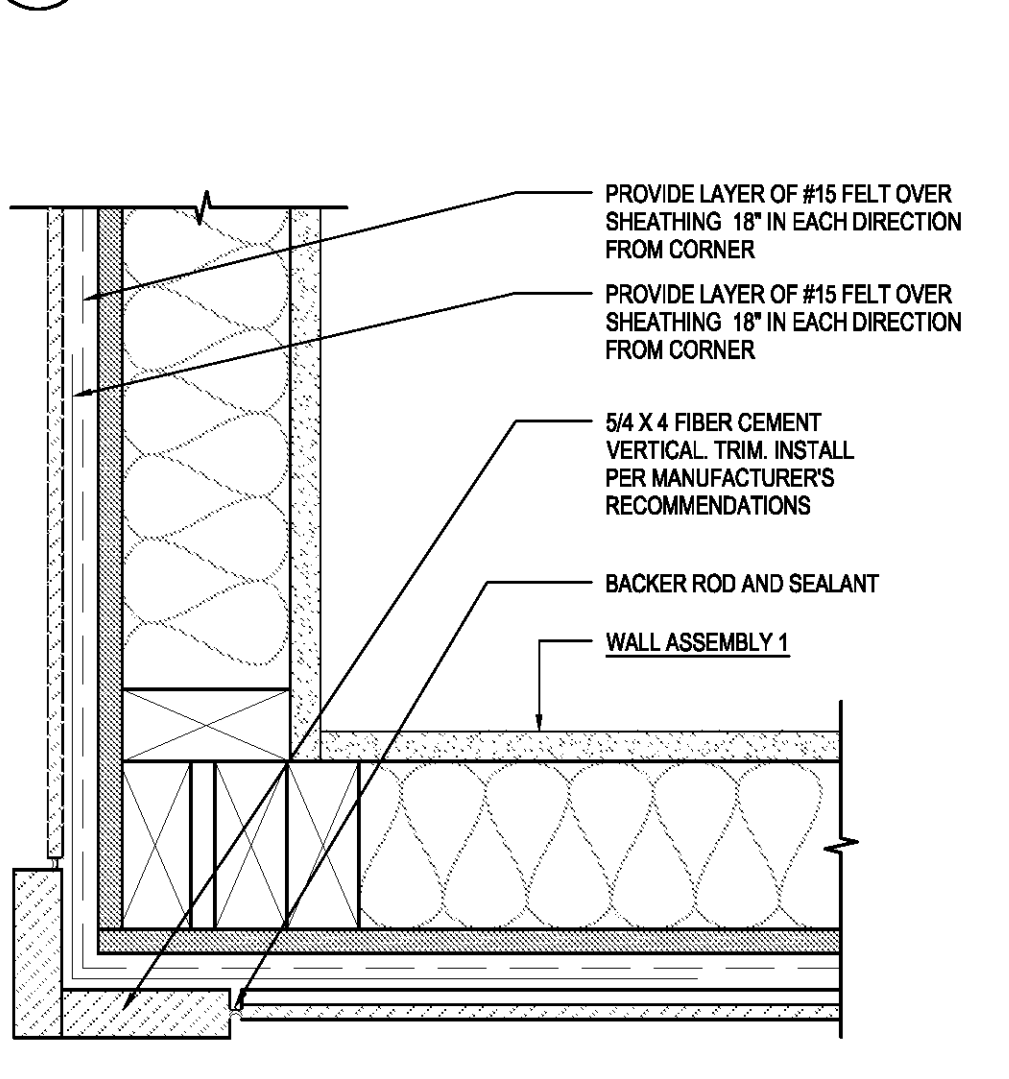
11 HORIZONTAL SEAM AT TRIM BOARD
SCALE: 3"=1'-0"



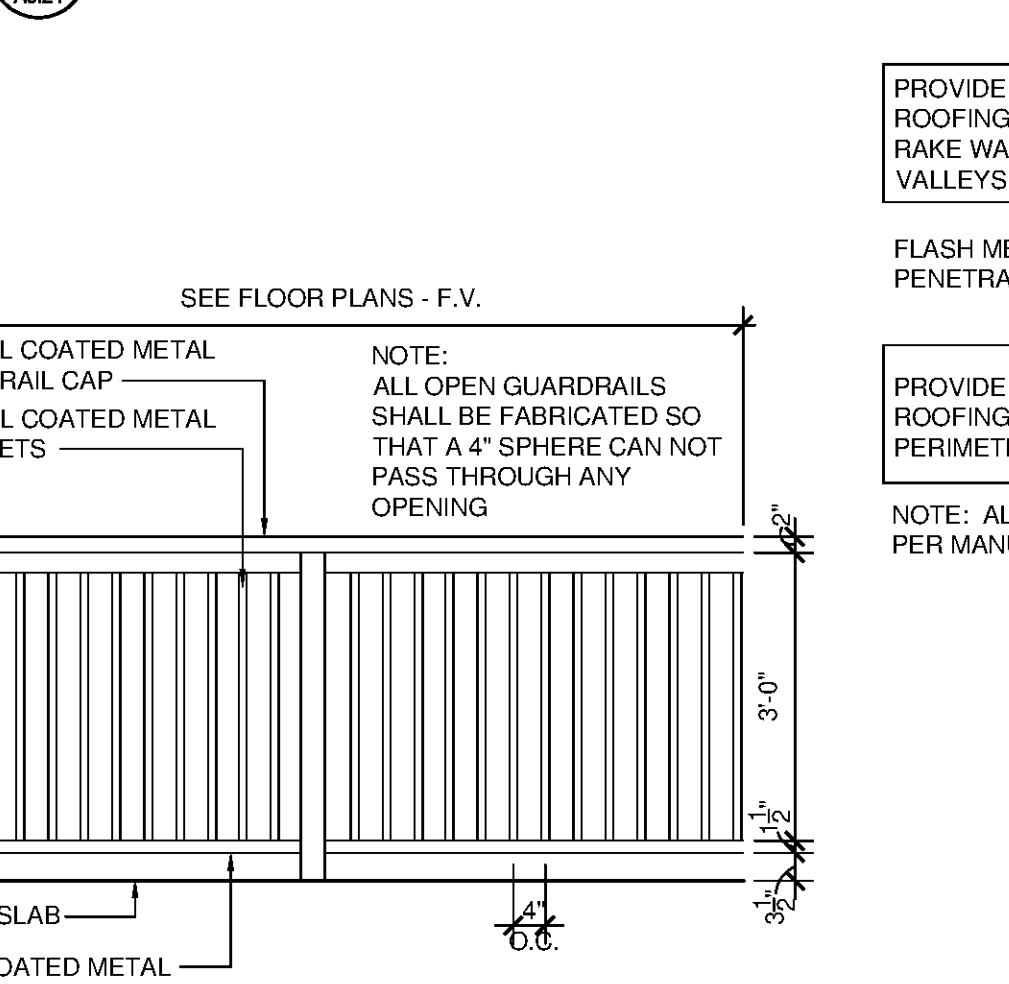
10 MASONRY VENEER TERMINATION INSIDE CORNER
SCALE: 3"=1'-0"



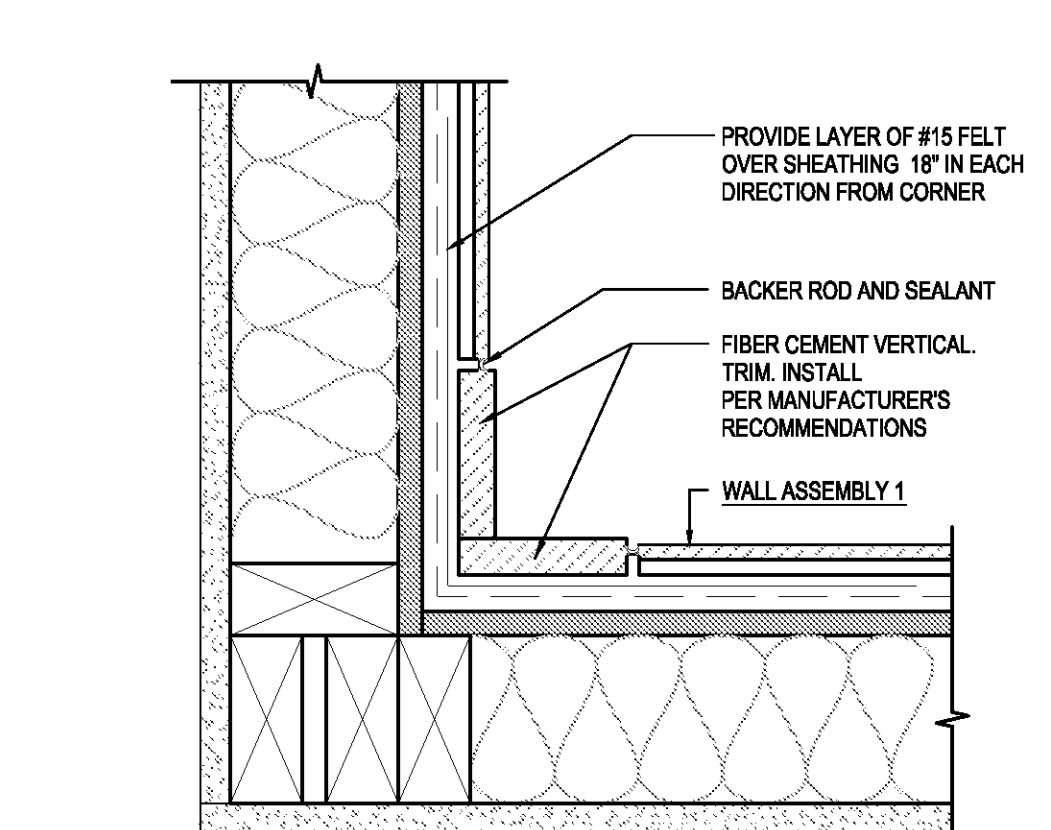
9 MASONRY VENEER AT INSIDE CORNER
SCALE: 3"=1'-0"



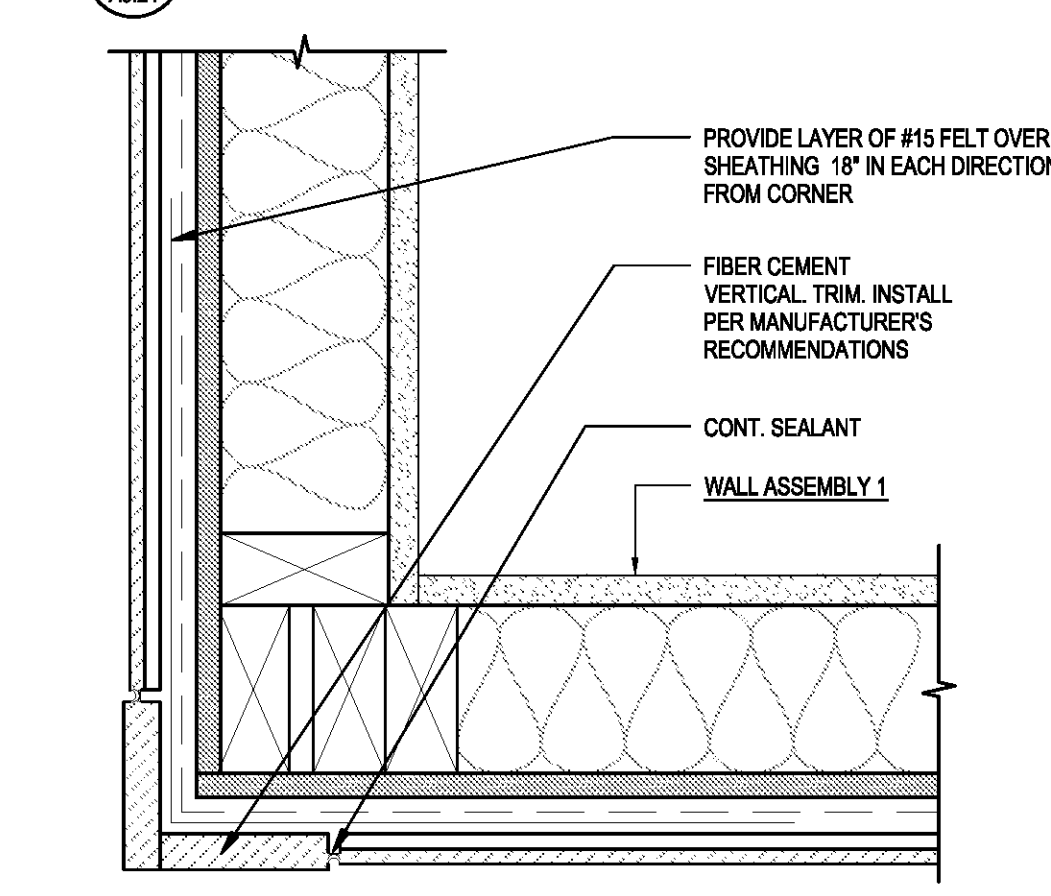
8 LAP SIDING/PANEL SIDING @ OUTSIDE CORNER
SCALE: 3"=1'-0"



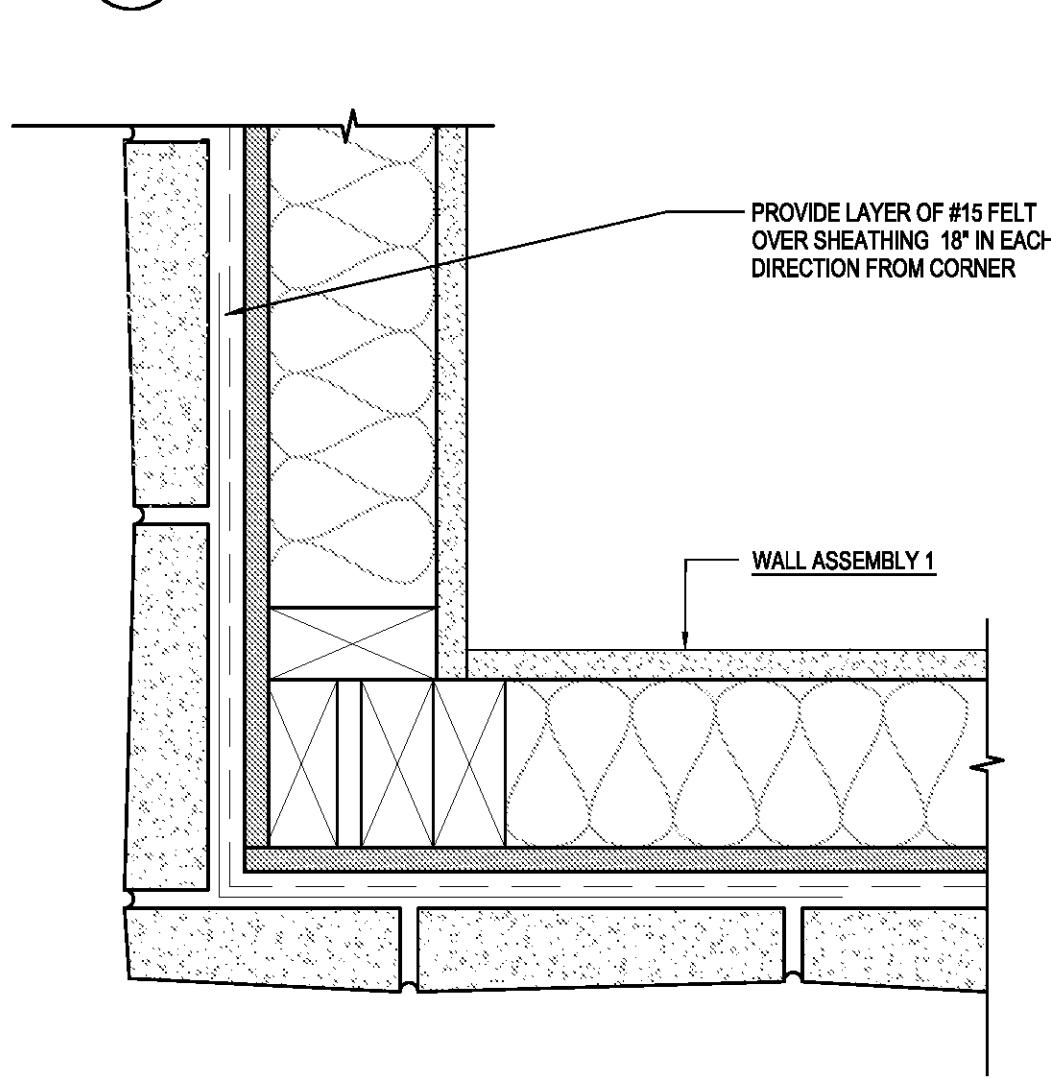
7 TYPICAL BALCONY/PATIO RAILING DTL
SCALE: 1/2"=1'-0"



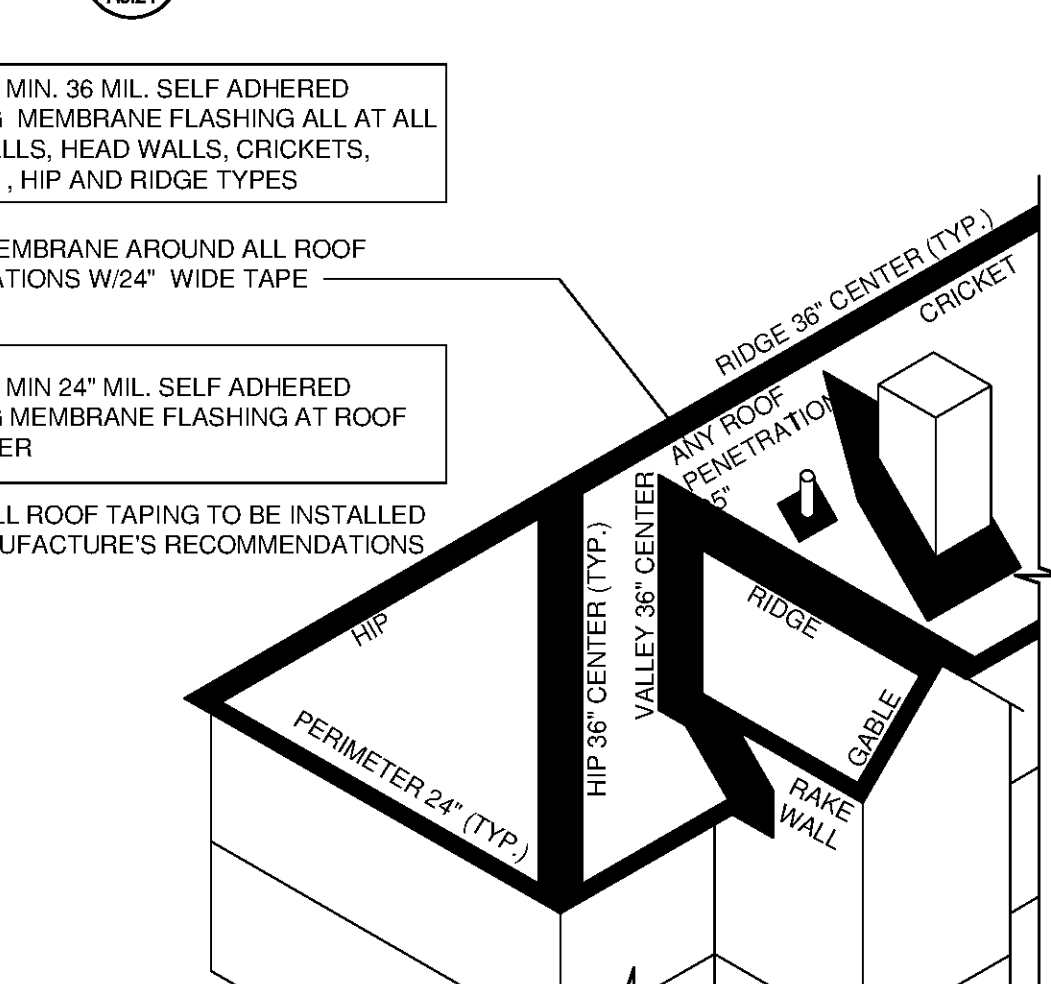
4 SIDING TERMINATION INSIDE CORNER
SCALE: 3"=1'-0"



3 SIDING TRIM AT OUTSIDE CORNER
SCALE: 3"=1'-0"



2 MASONRY VENEER AT OUTSIDE CORNER
SCALE: 3"=1'-0"



1 ROOF TAPING DETAIL
SCALE: 3"=1'-0"

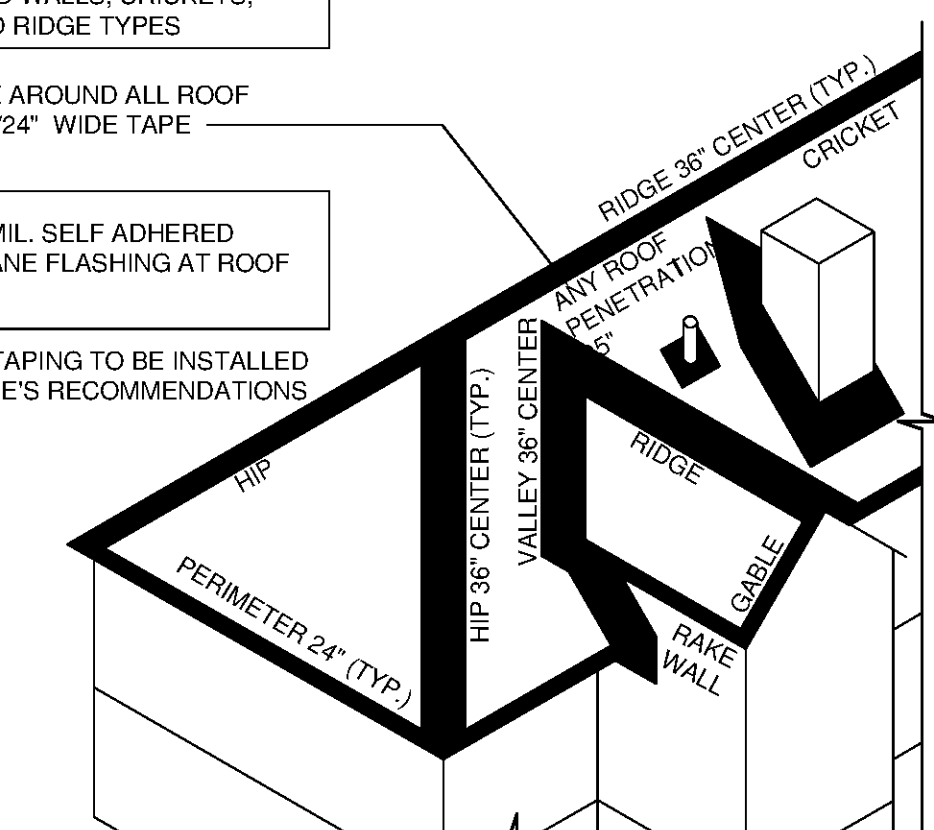
HARD TRIM (OR APPROVED EQ.) AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. FINISH TO BE SMOOTH

PROVIDE MIN. 36 MIL. SELF ADHERED ROOFING MEMBRANE FLASHING AT ALL RAKE WALLS, HEAD WALLS, CRICKETS, VALLEYS, HIP AND RIDGE TYPES

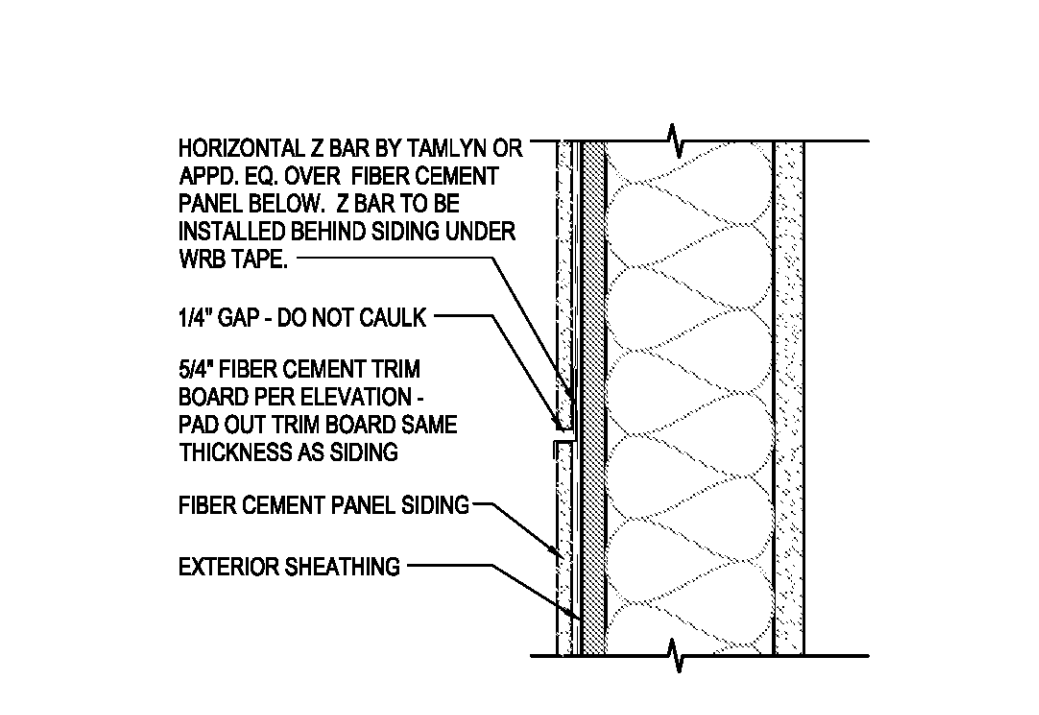
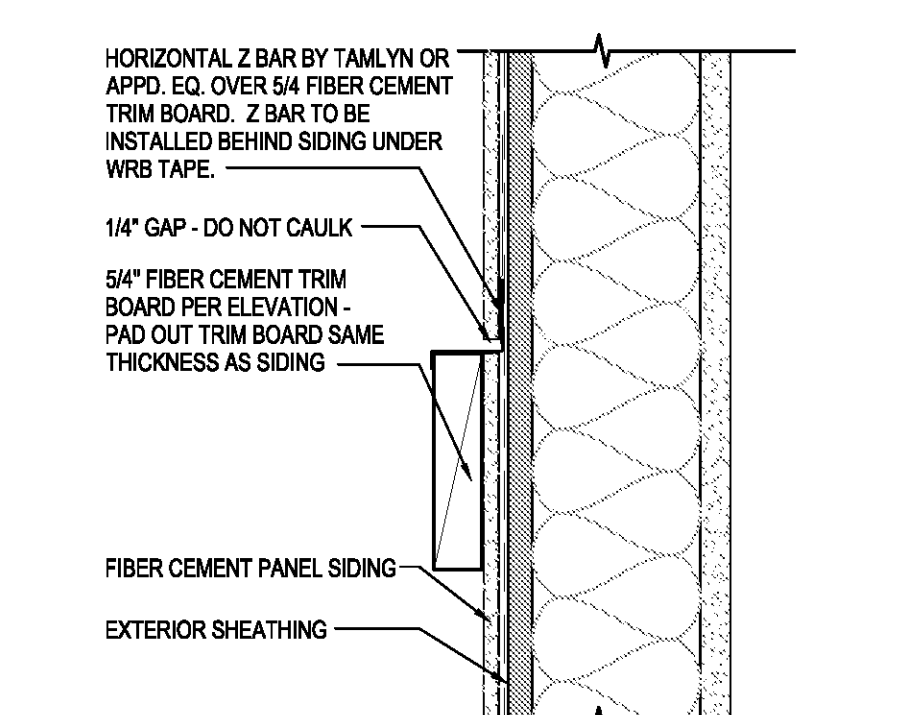
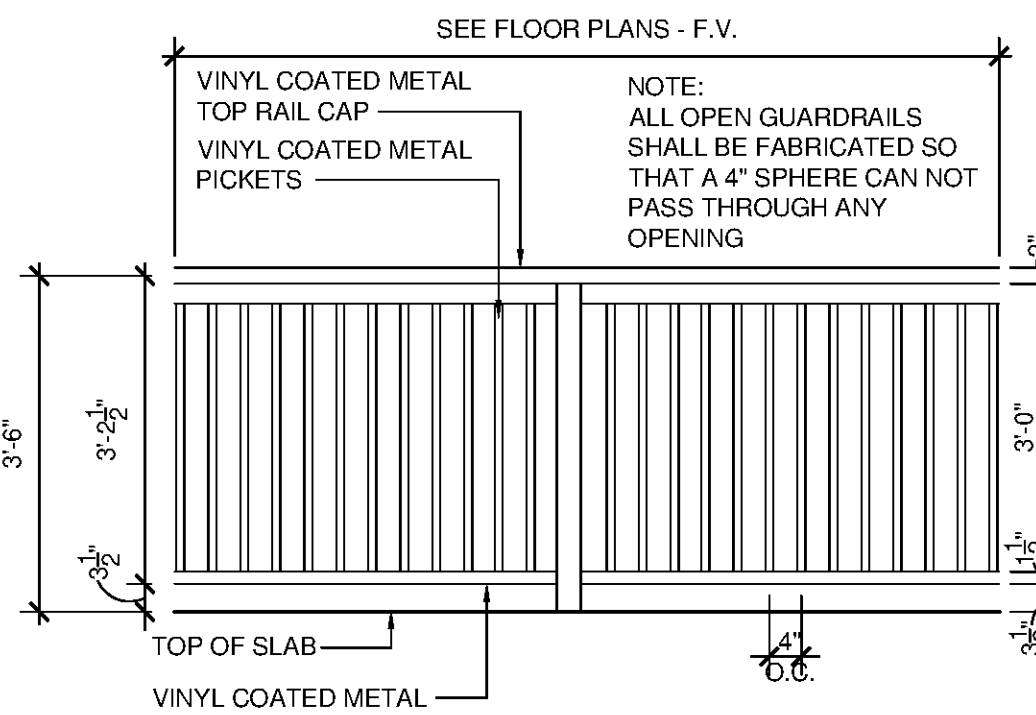
FLASH MEMBRANE AROUND ALL ROOF PENETRATIONS W/24" WIDE TAPE

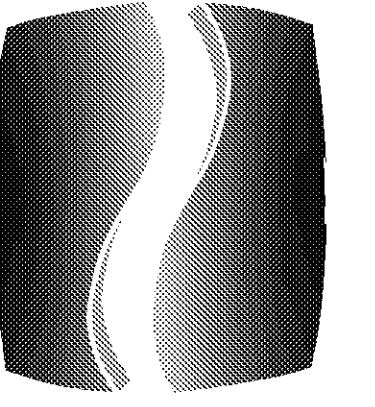
PROVIDE MIN 24" MIL. SELF ADHERED ROOFING MEMBRANE FLASHING AT ROOF PERIMETER

NOTE: ALL ROOF TAPING TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS



SEE FLOOR PLANS - F.V.
VINYL COATED METAL TOP RAIL CAP
VINYL COATED METAL PICKETS
NOTE: ALL OPEN GUARDRAILS SHALL BE FABRICATED SO THAT A 4" SPHERE CAN NOT PASS THROUGH ANY OPENING





PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

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MENOMONEE FALLS, WI 53051
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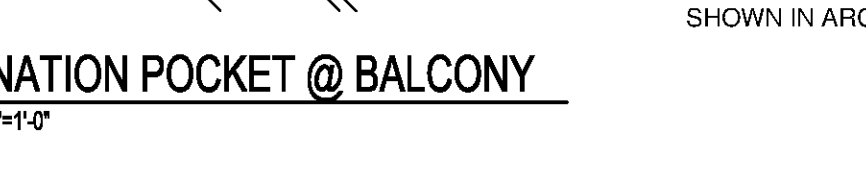
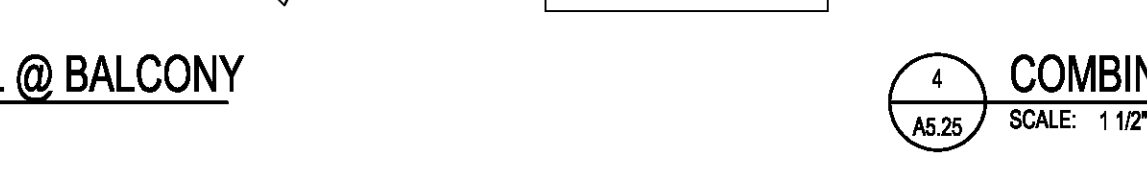
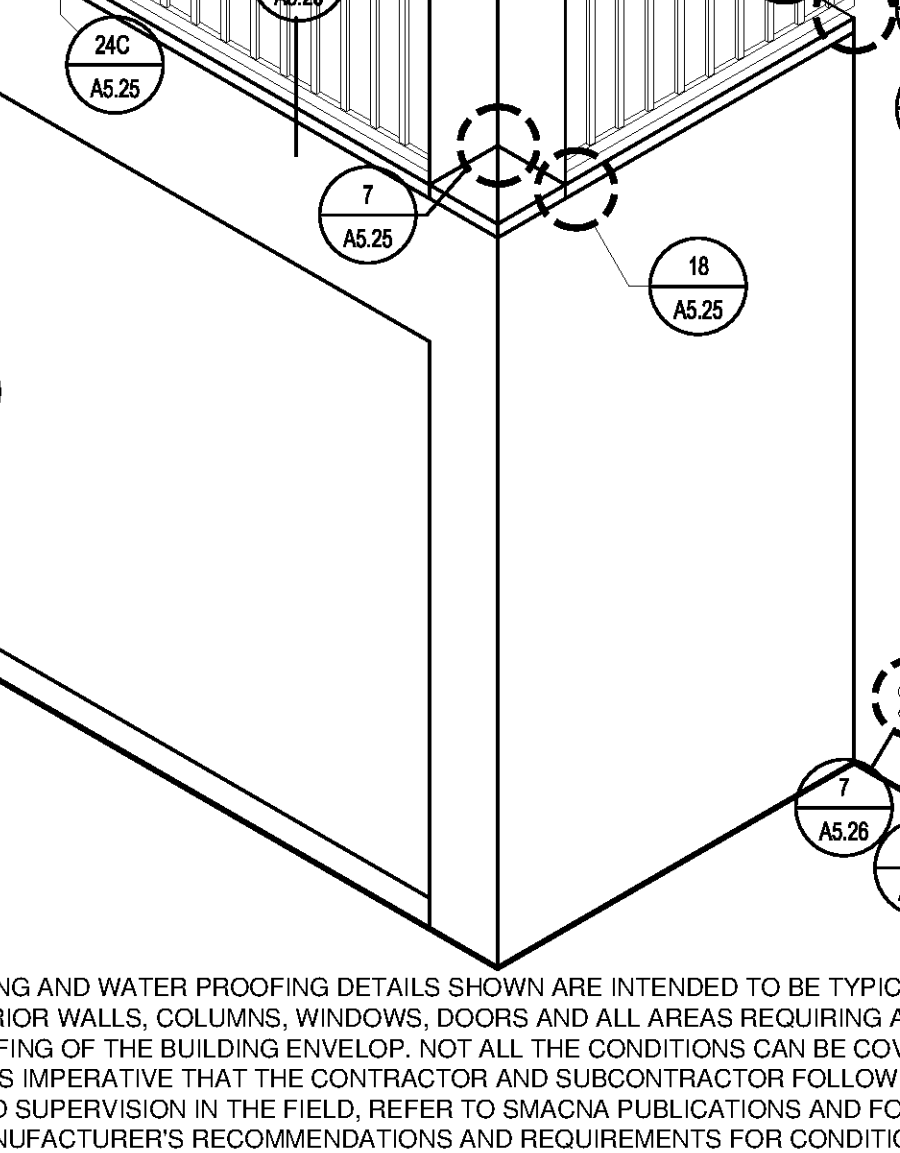
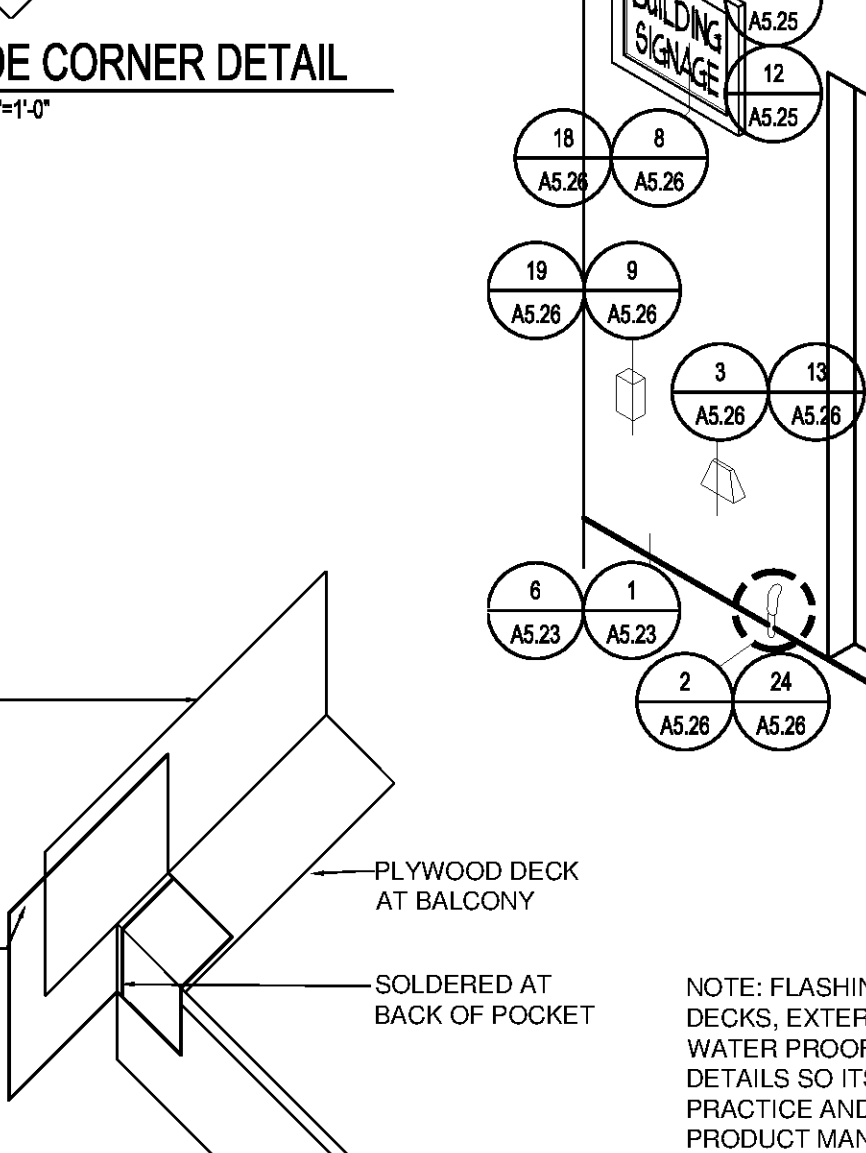
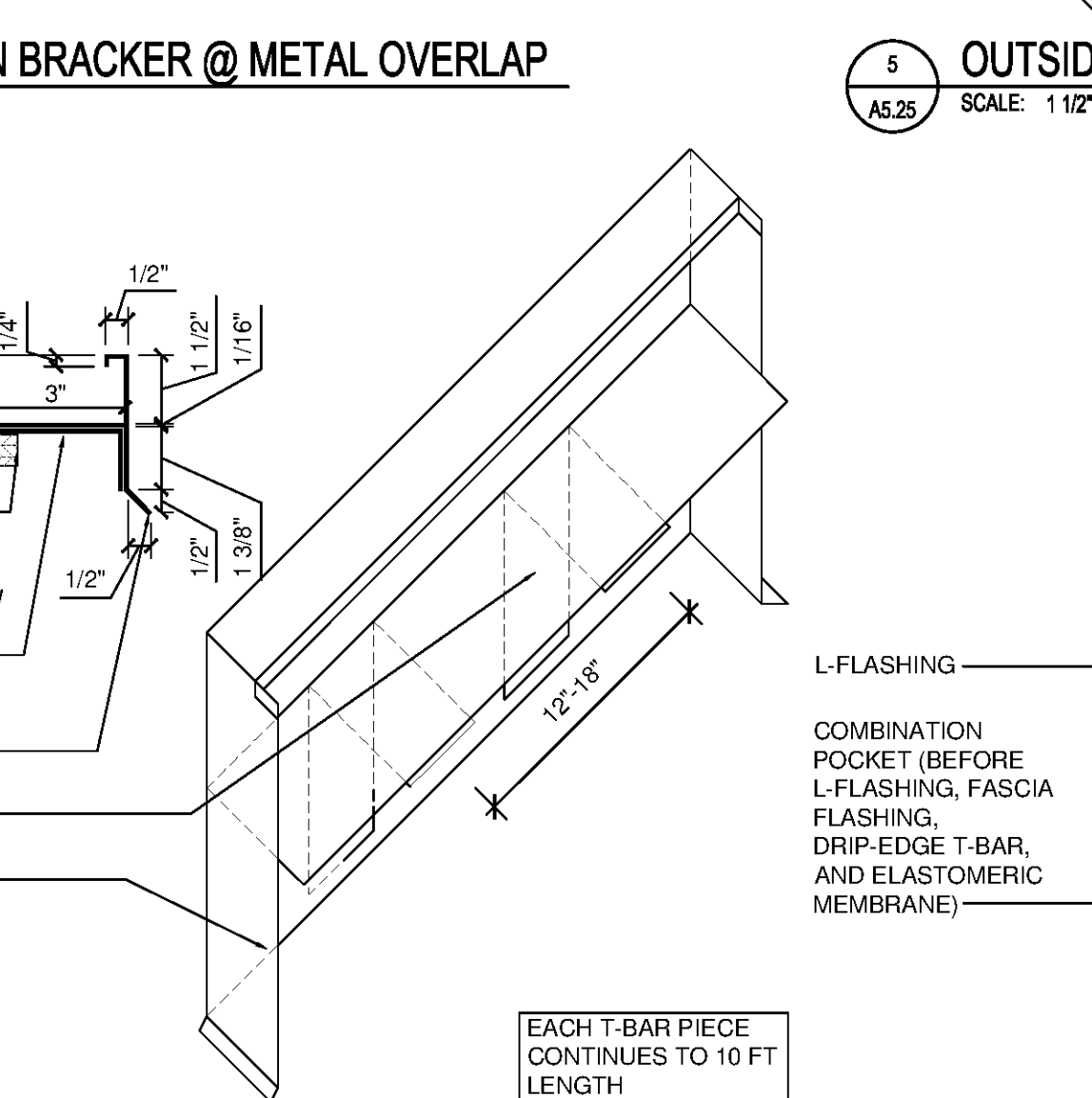
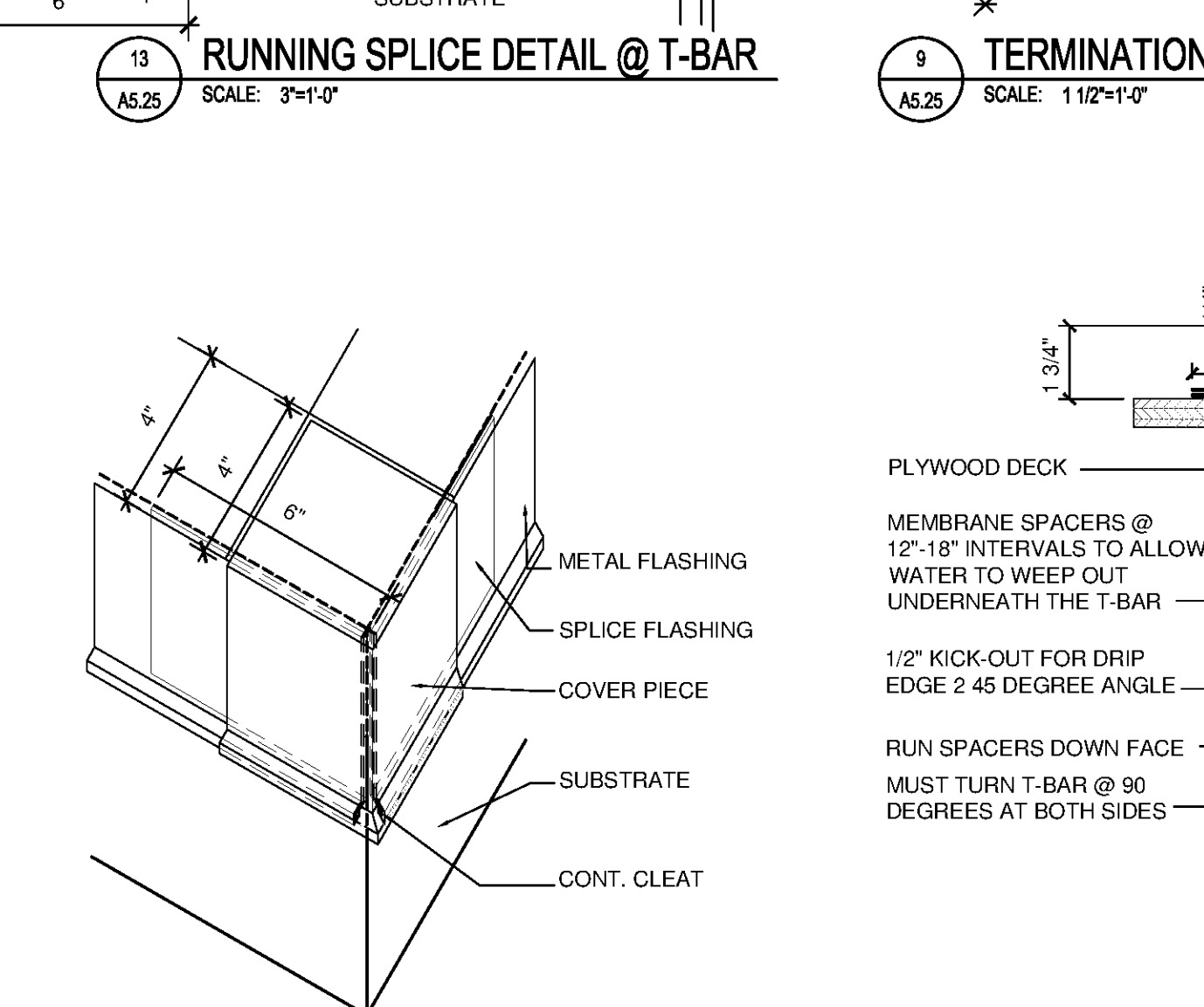
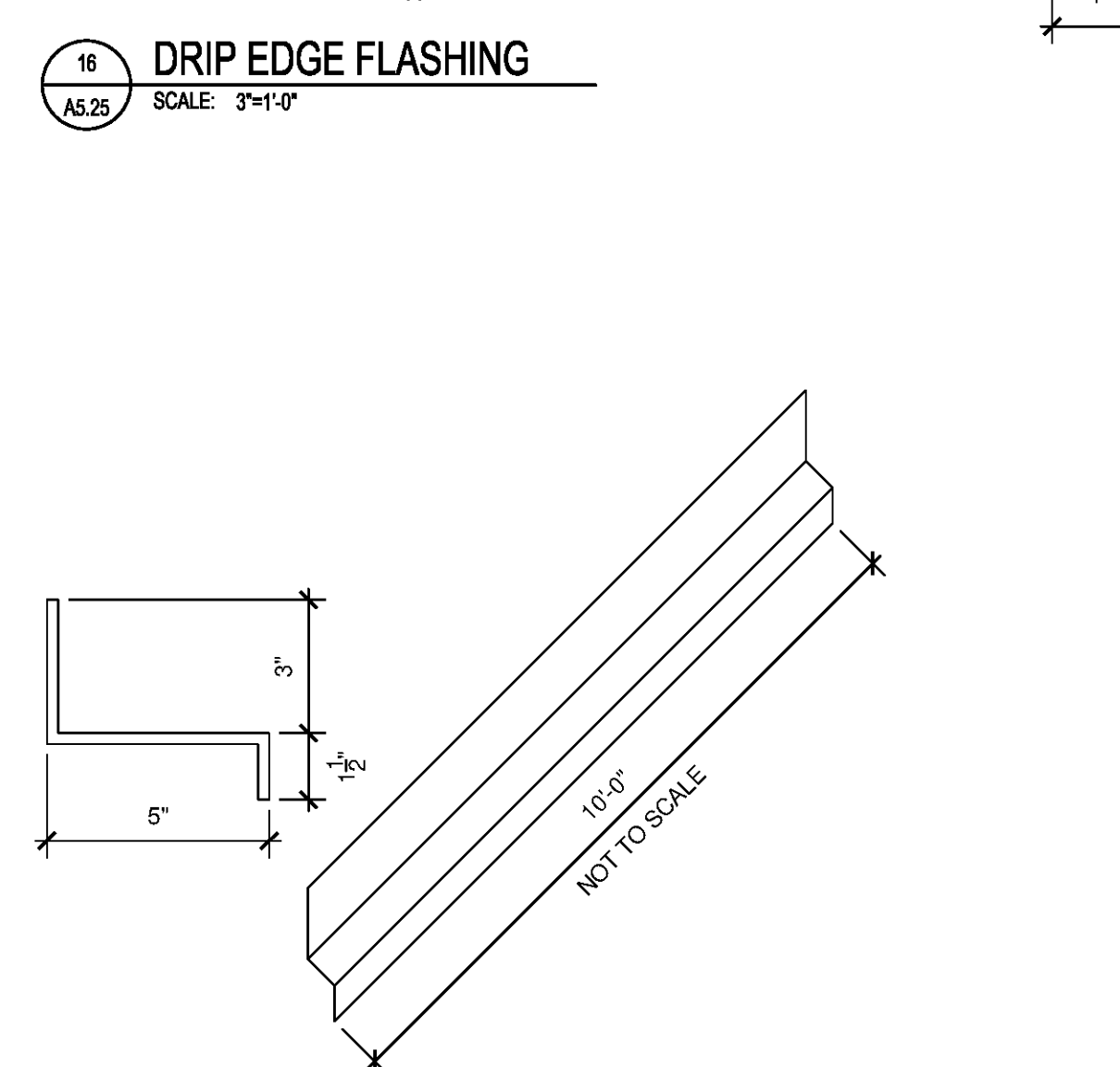
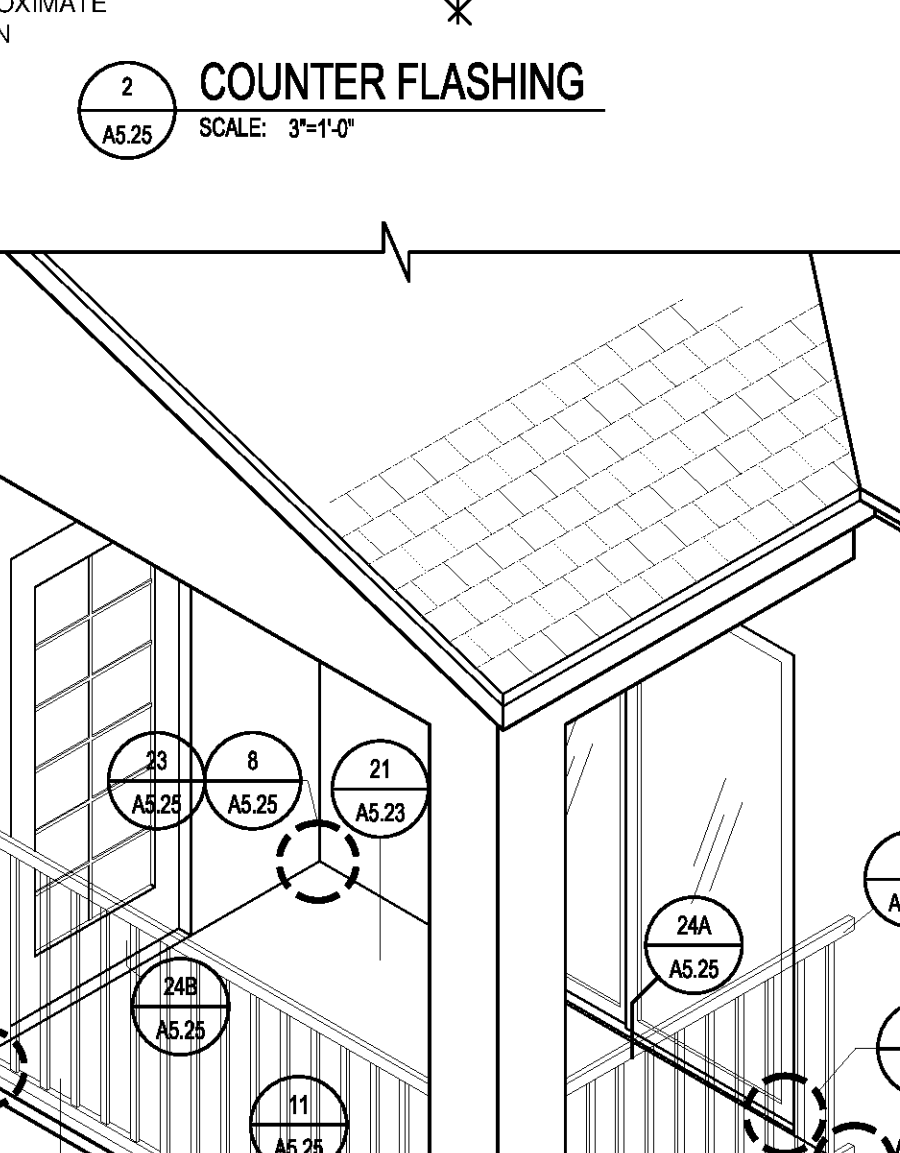
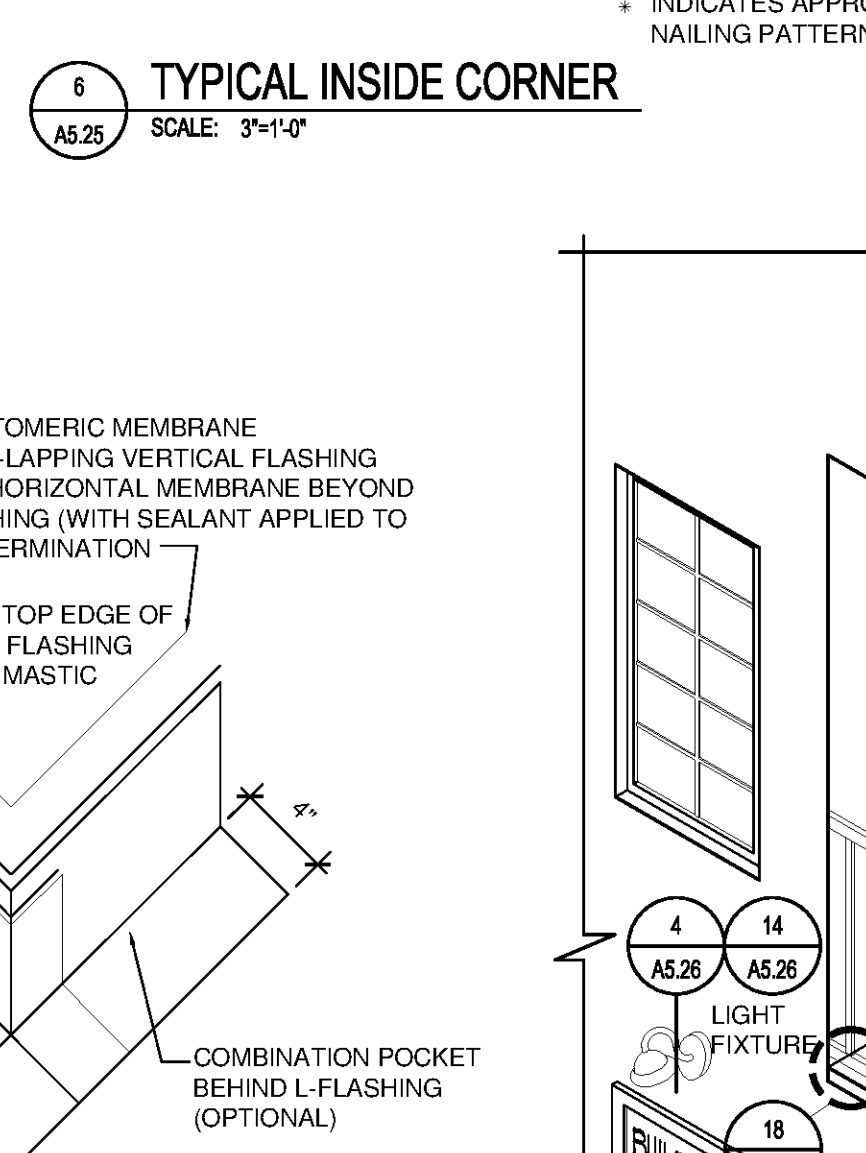
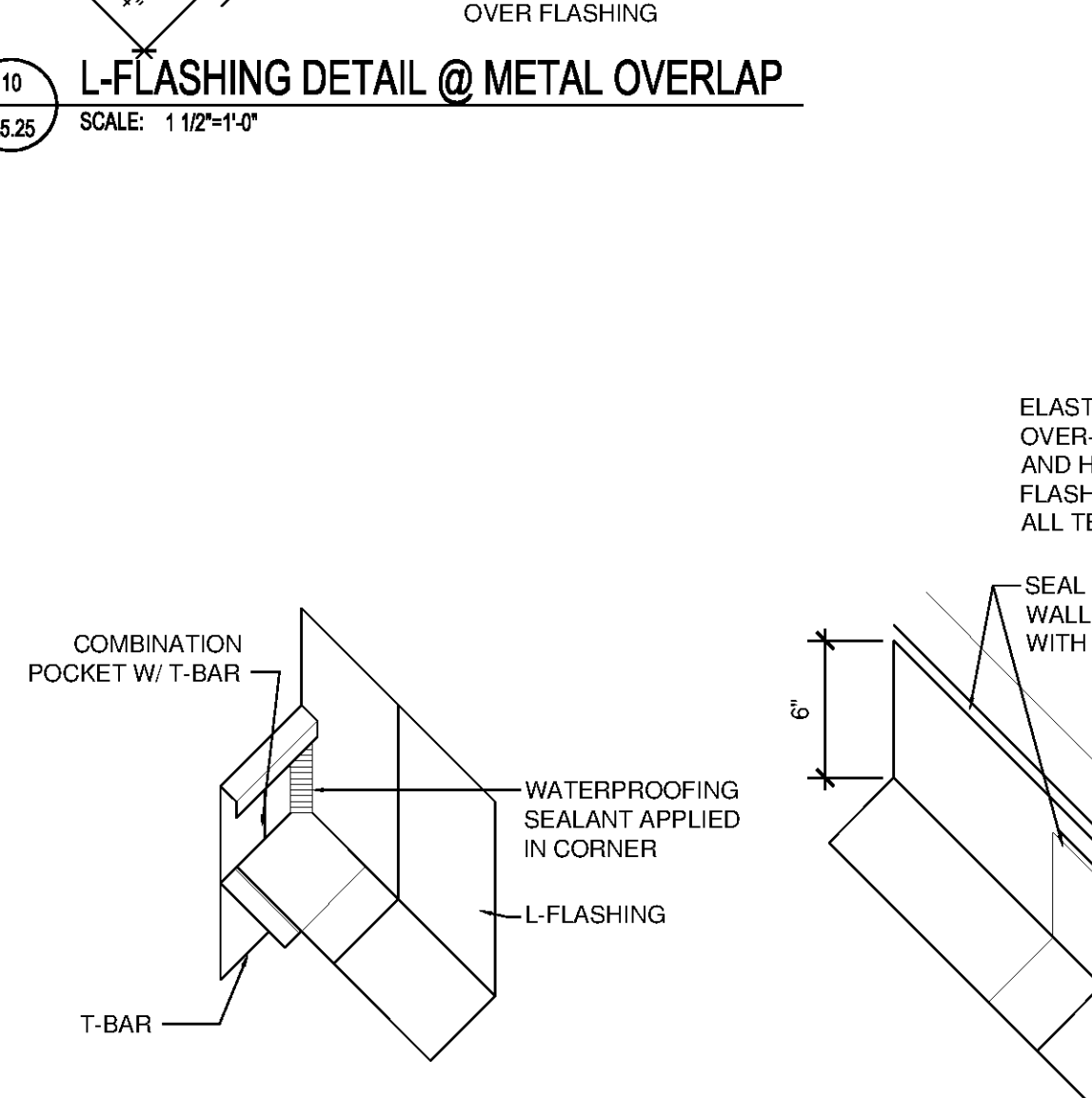
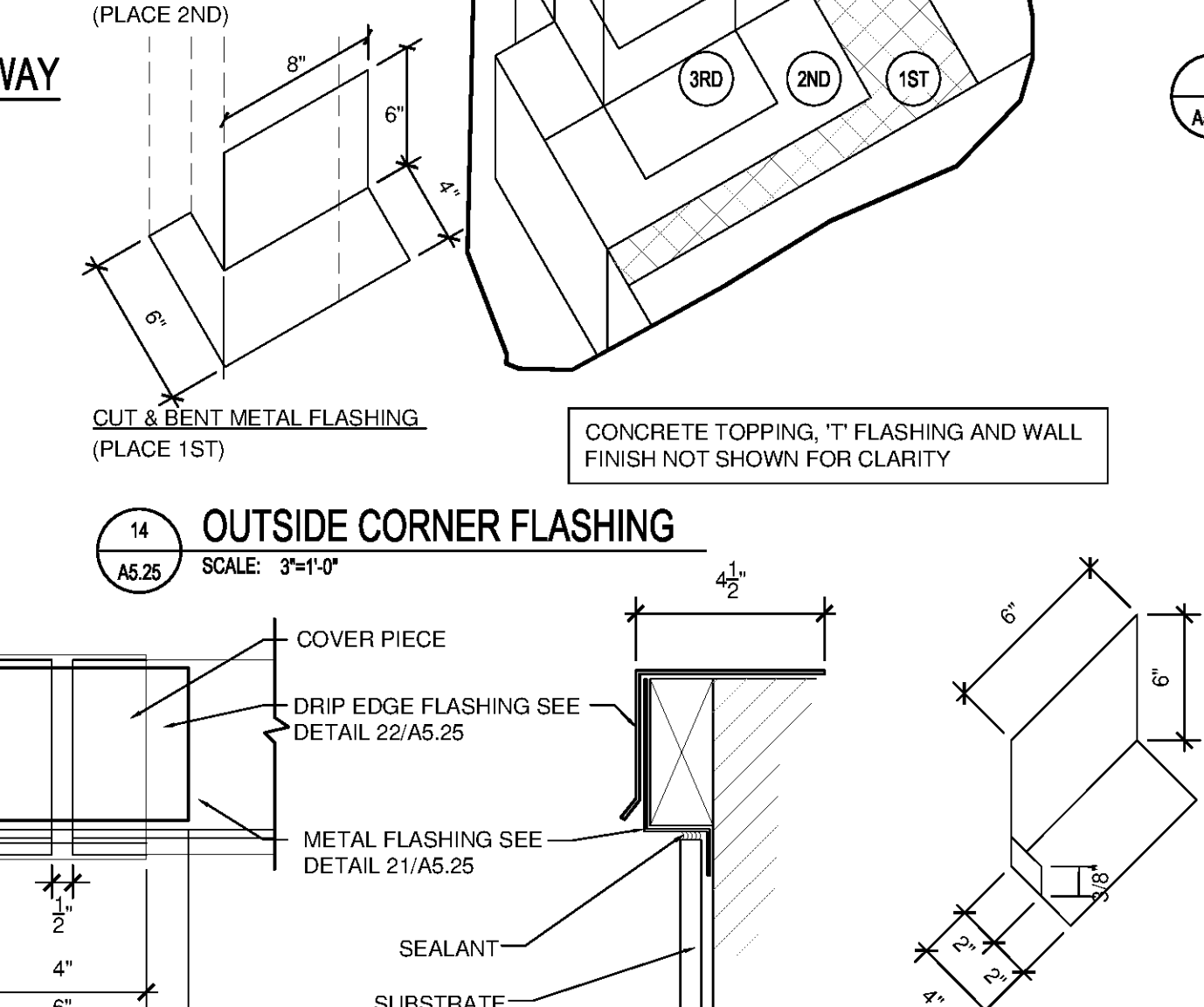
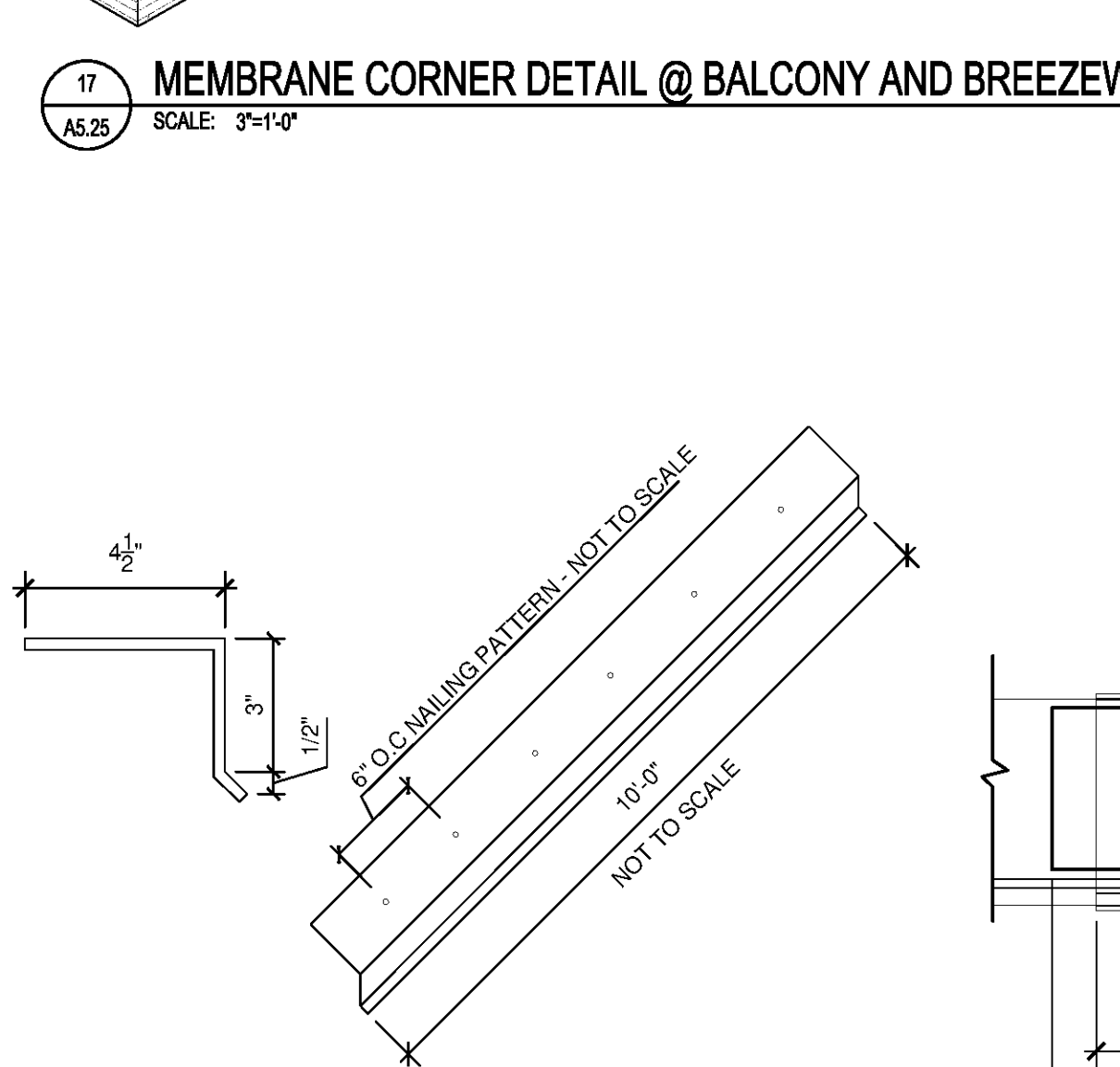
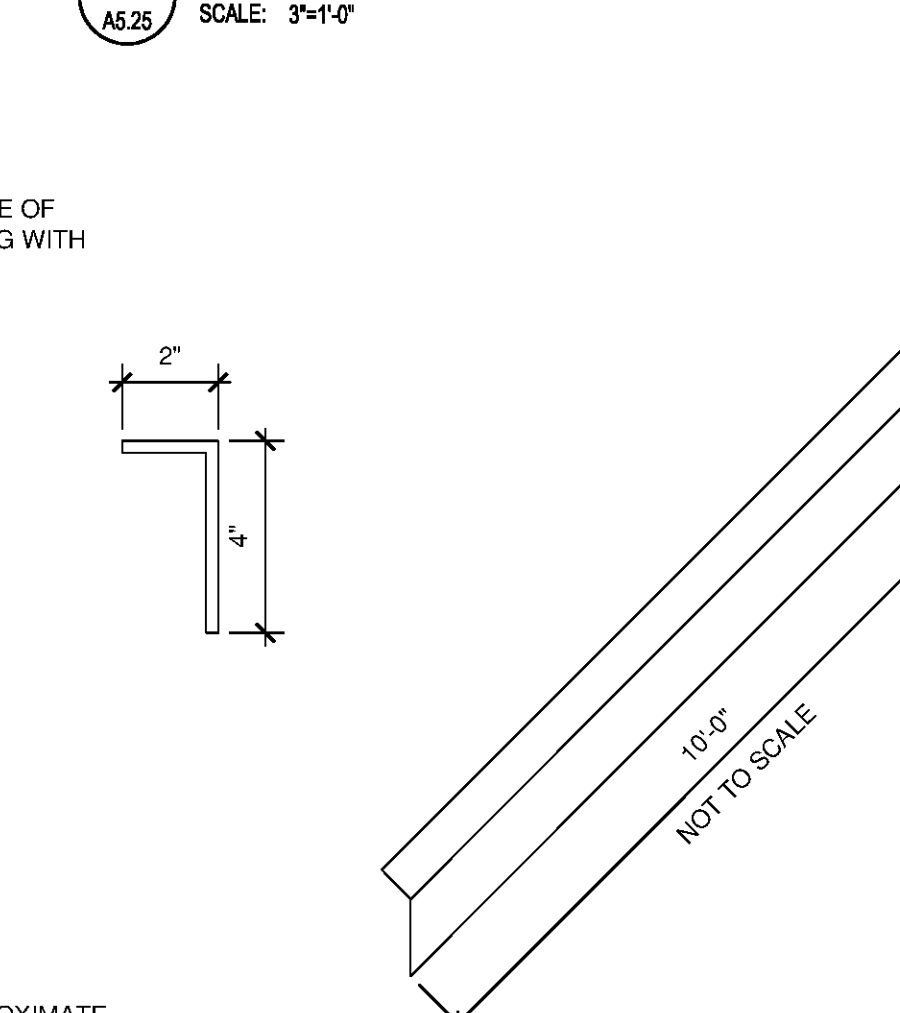
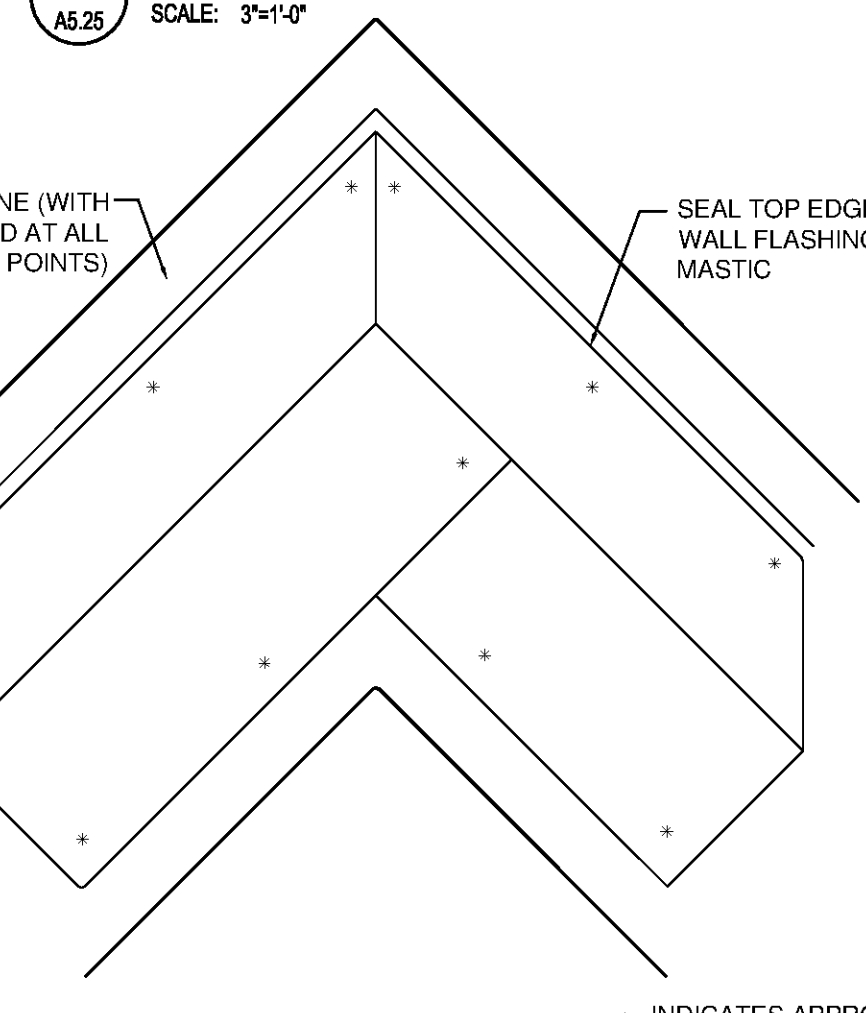
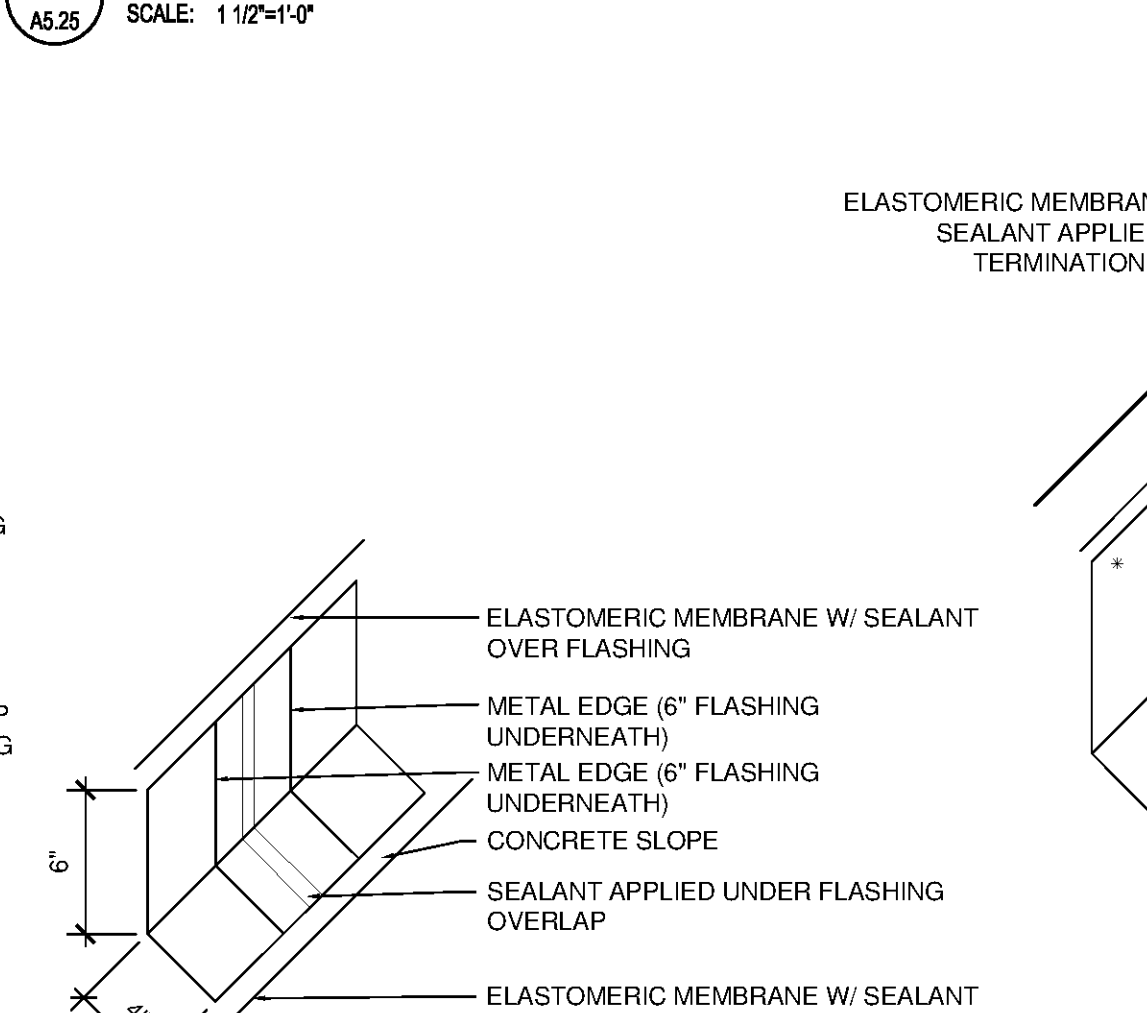
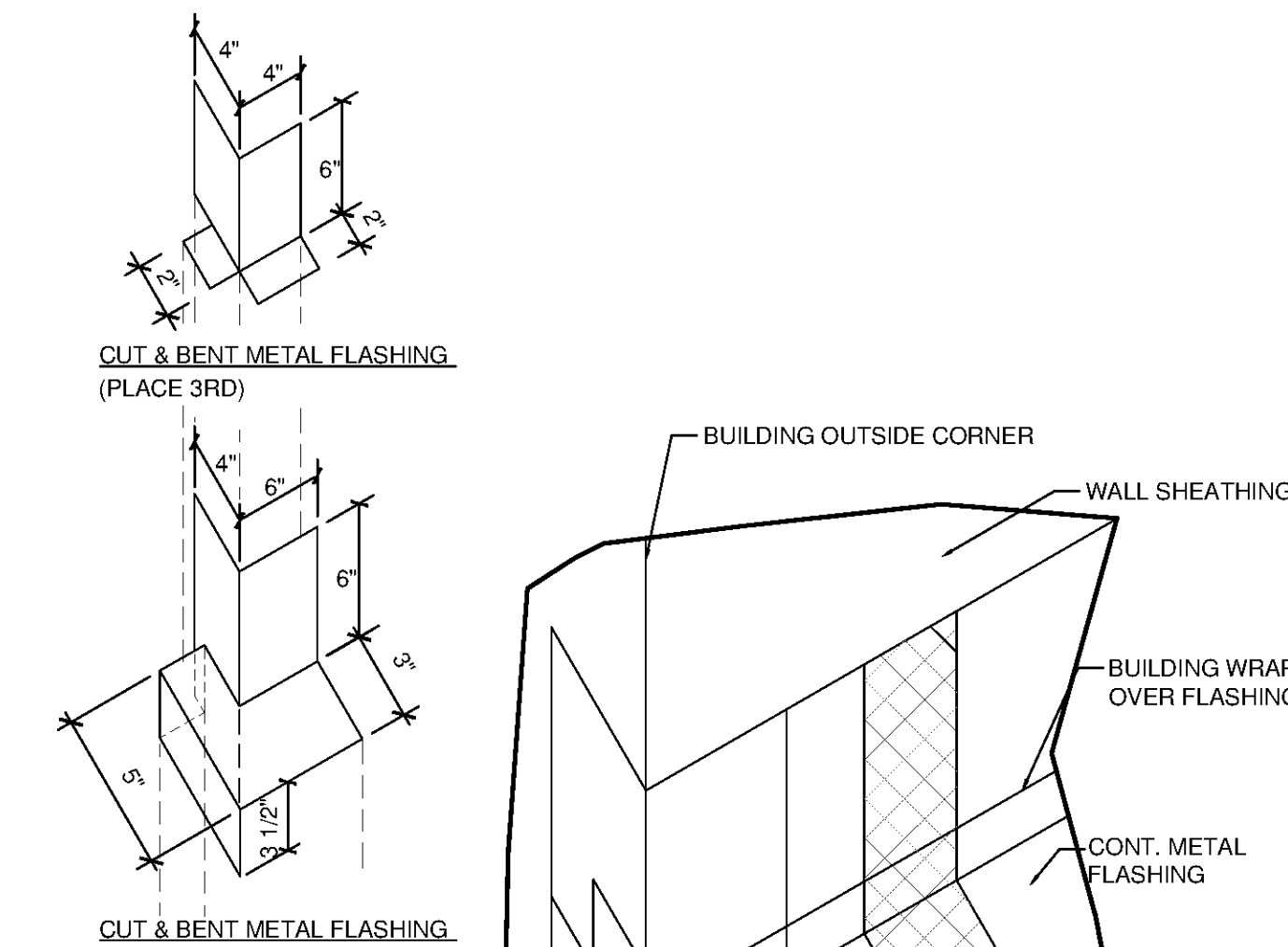
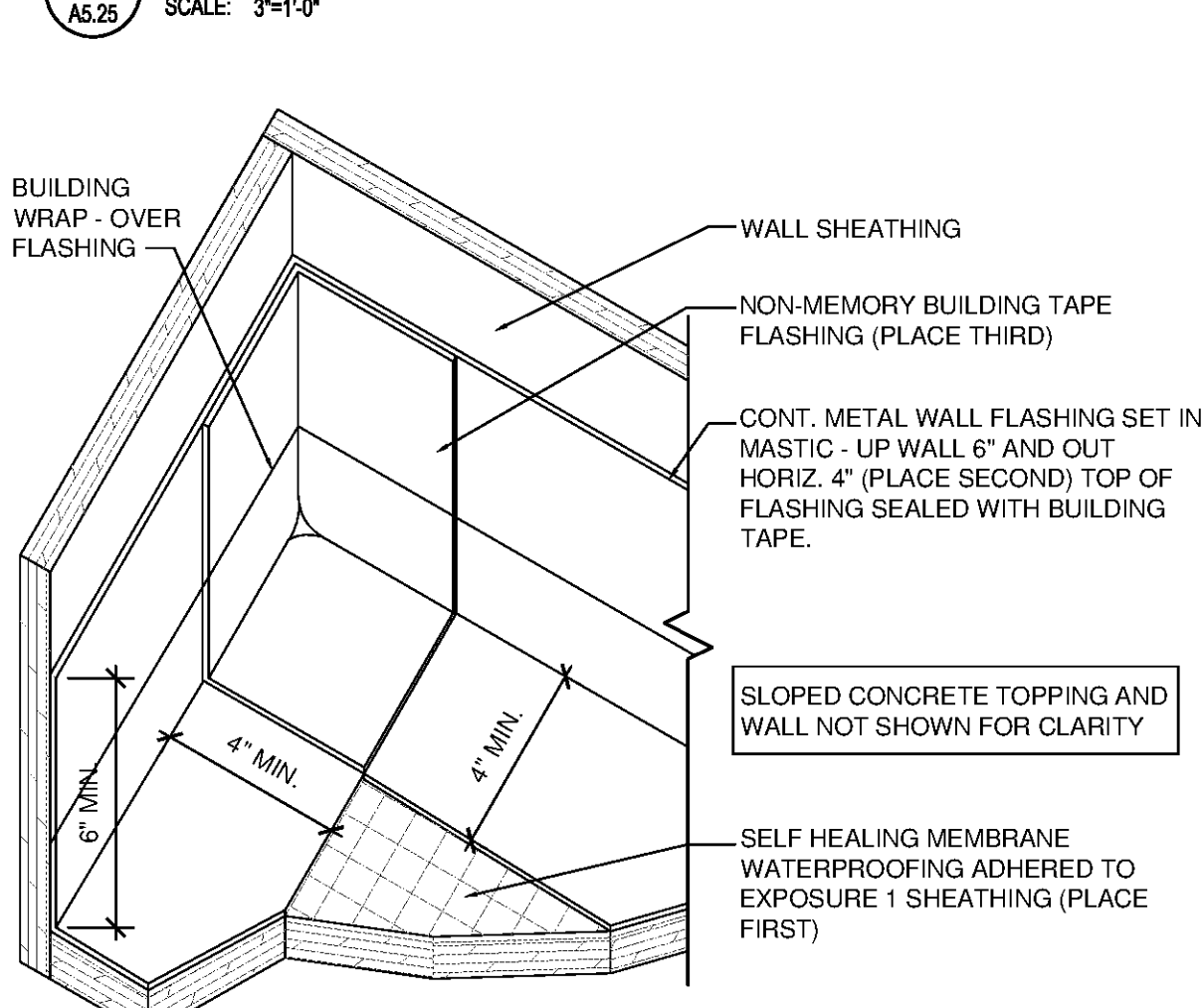
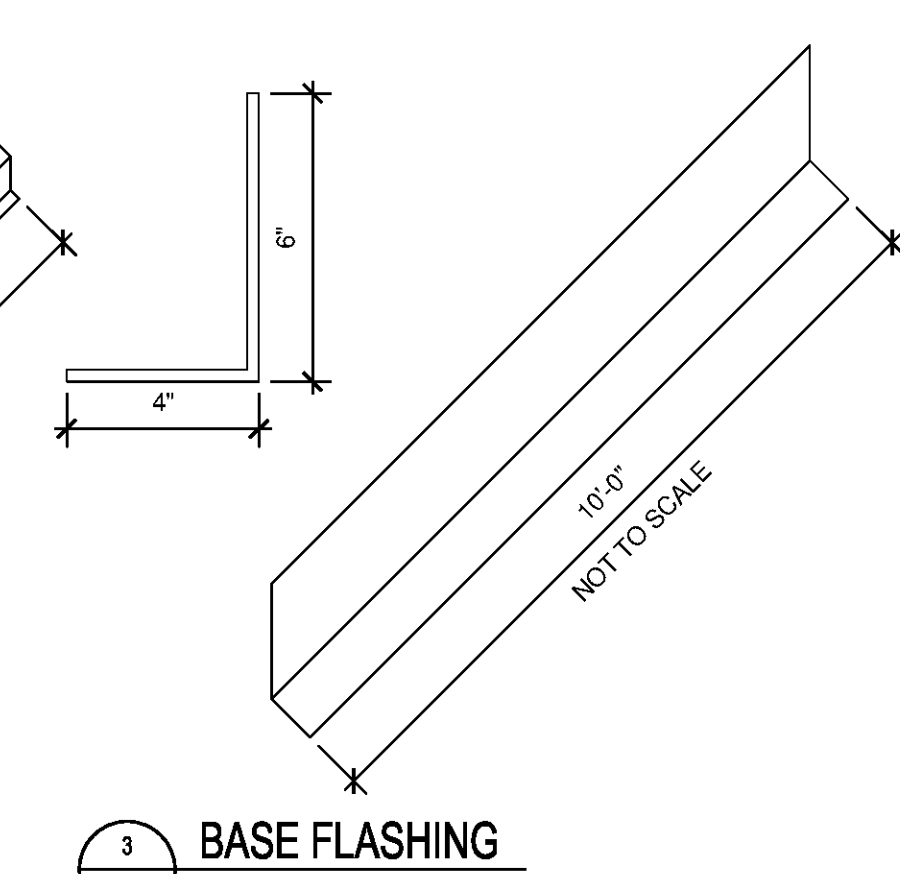
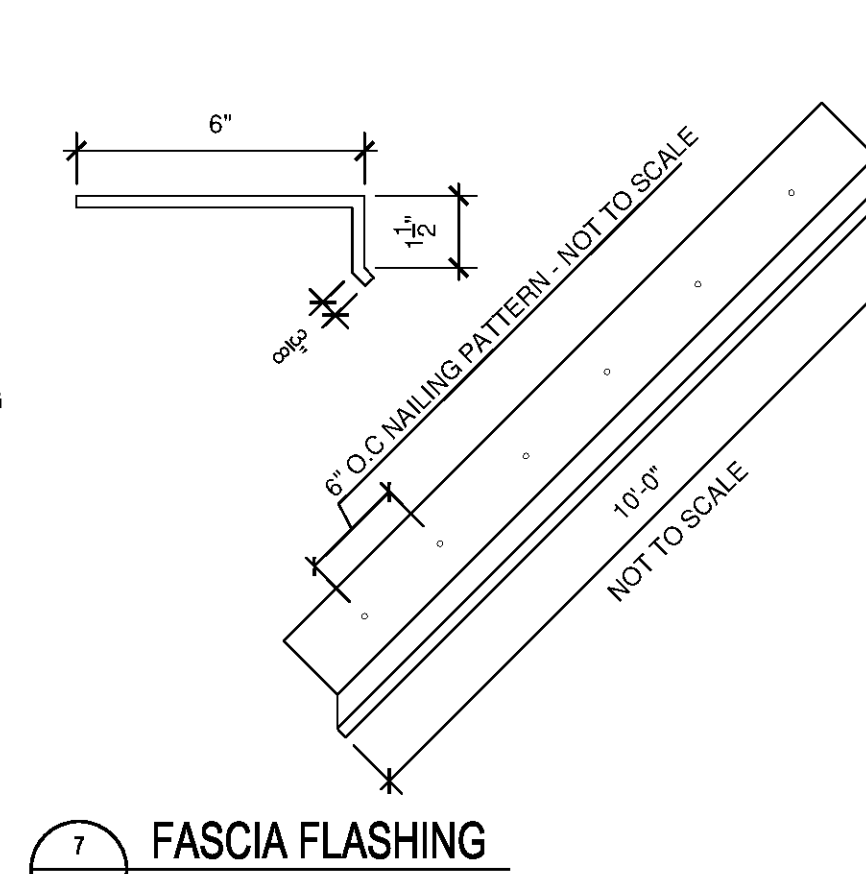
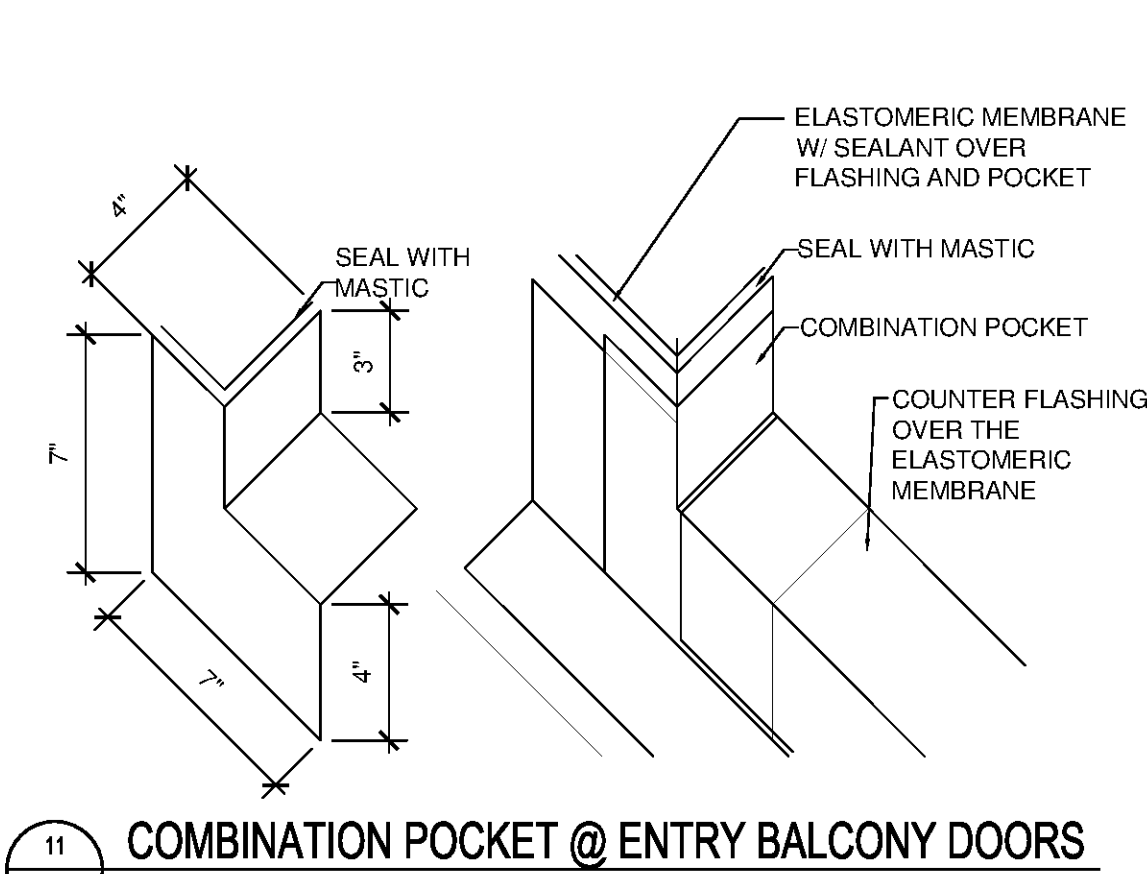
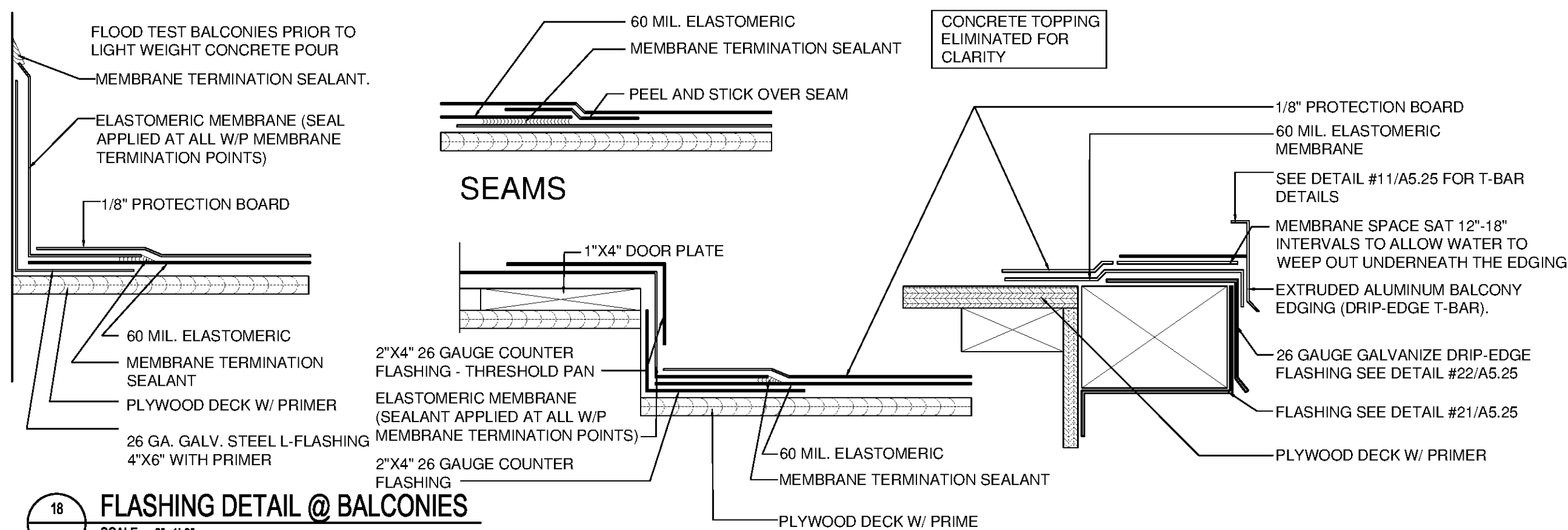
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ISSUE DATE 07/07/14
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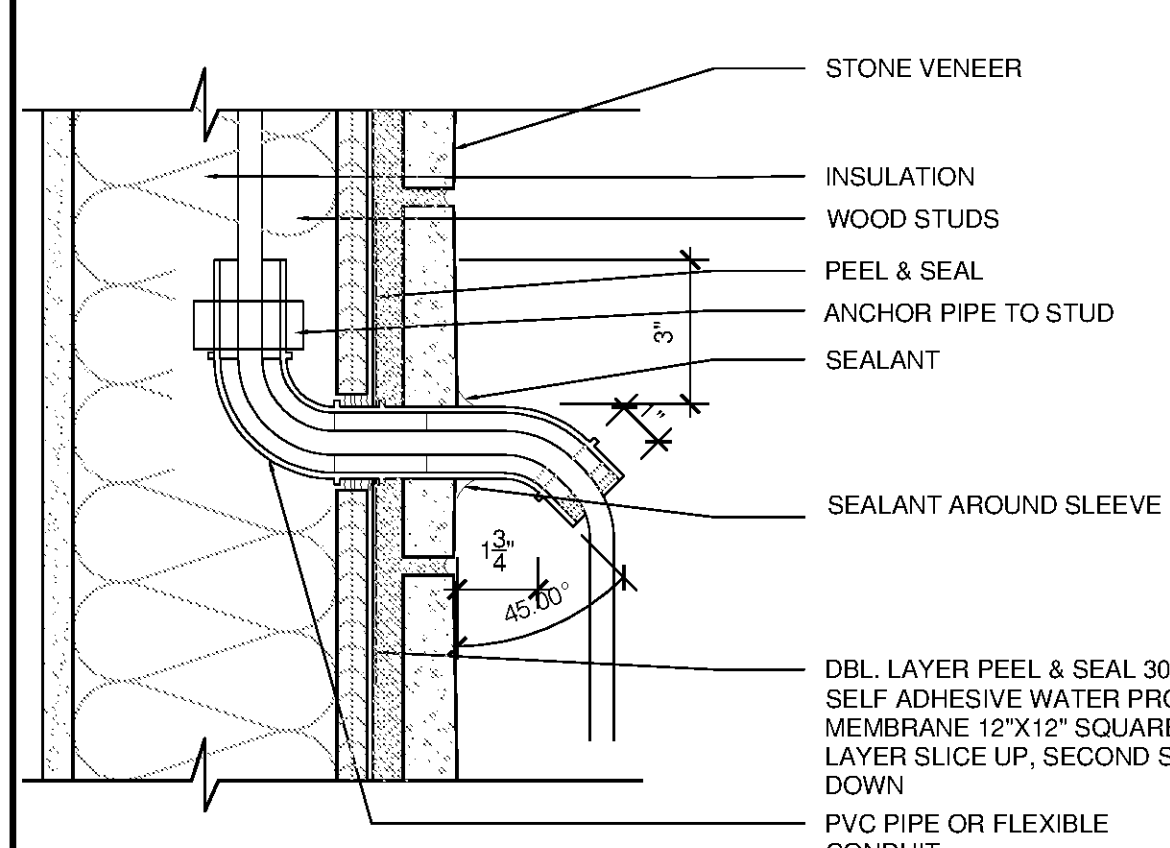
EXTERIOR DETAILS

SHEET NUMBER

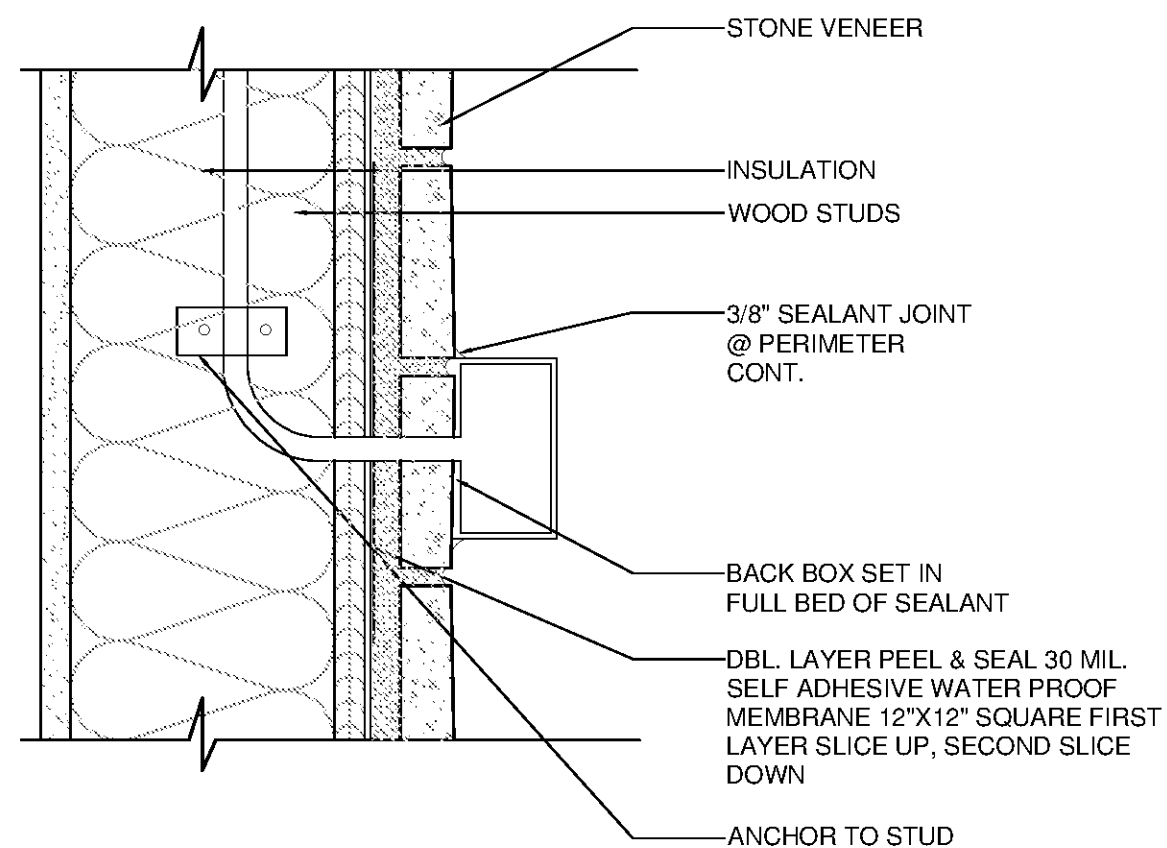
A5.25

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

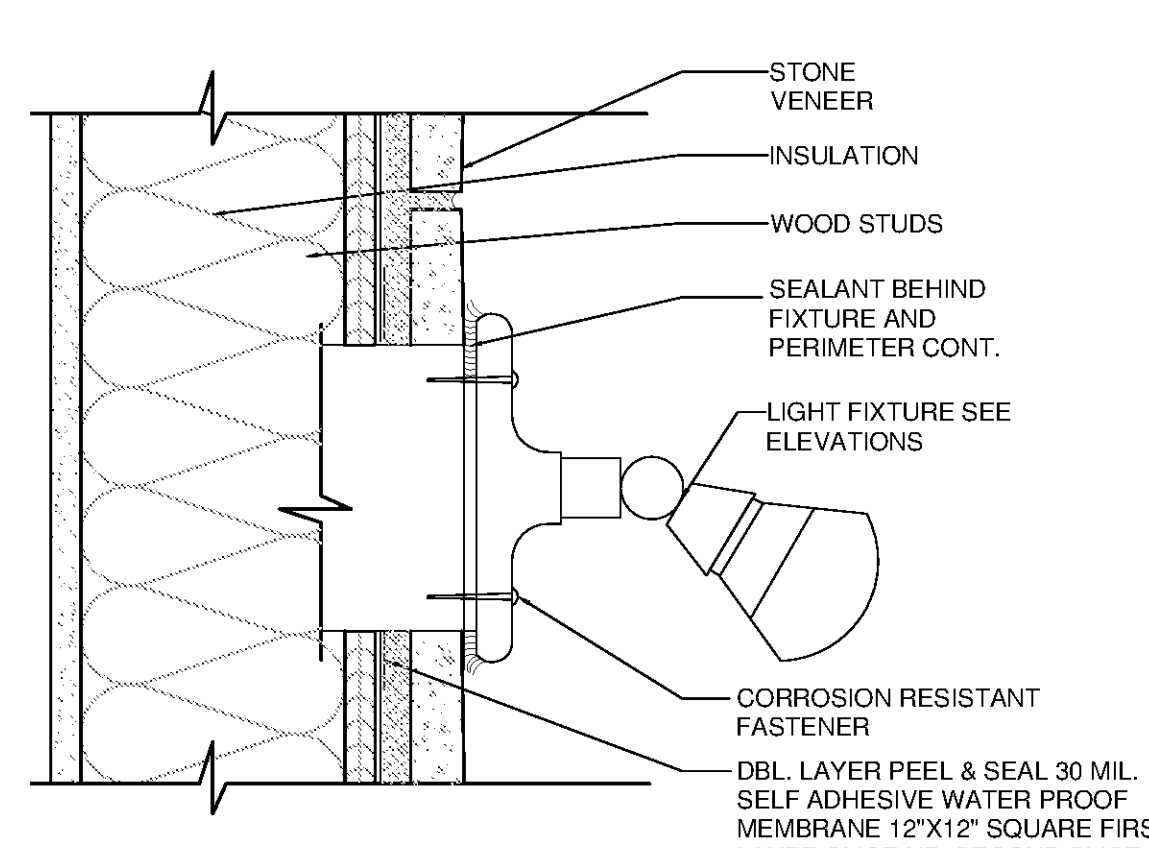




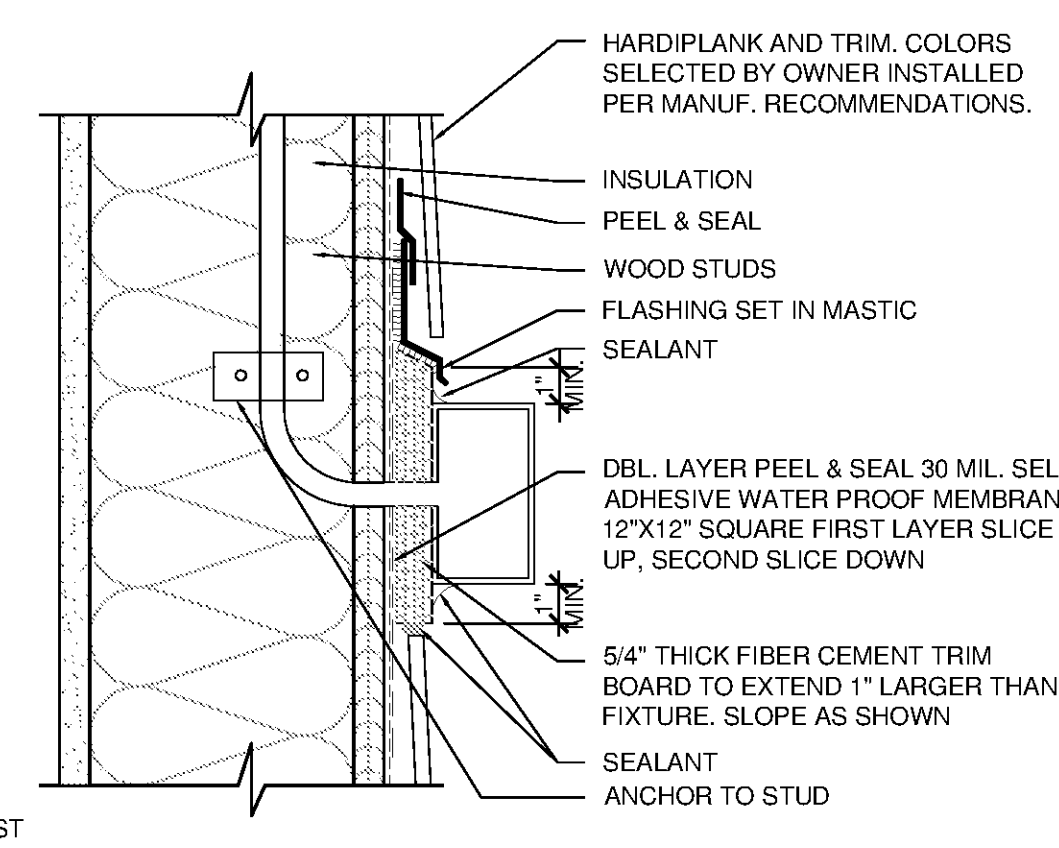
16 SLEEVE PENETRATION AT MASONRY VENEER
SCALE: 3/4"=1'-0"



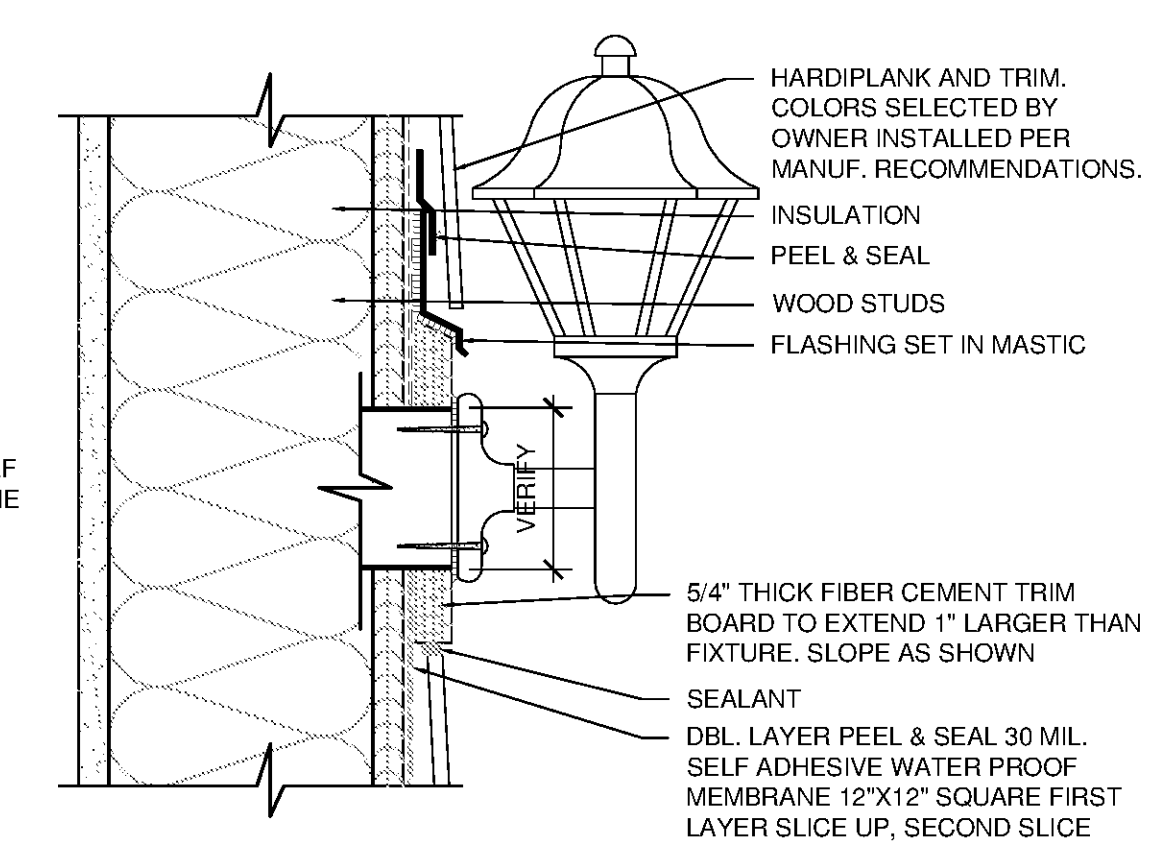
14 ELECT DEVICE MOUNTING AT MASONRY VENEER
SCALE: 3/4"=1'-0"



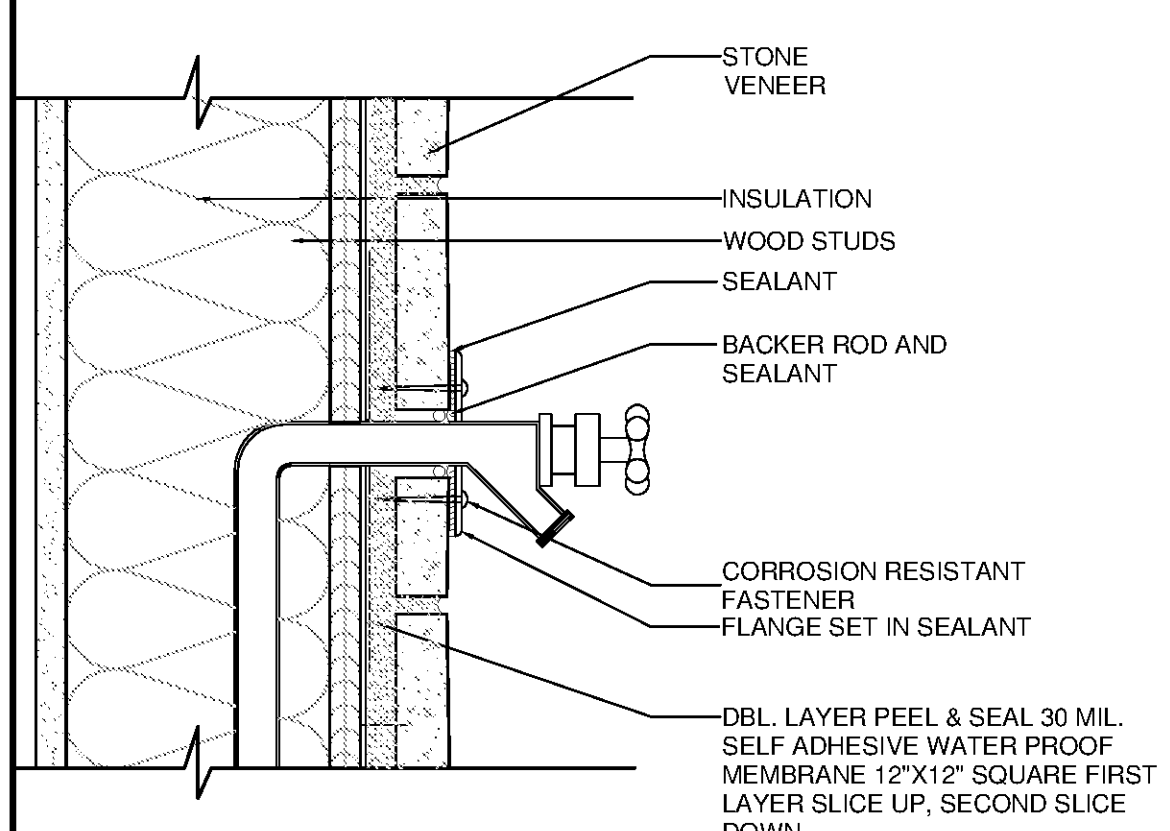
11 ELECT FIXTURE AT MASONRY VENEER
SCALE: 3/4"=1'-0"



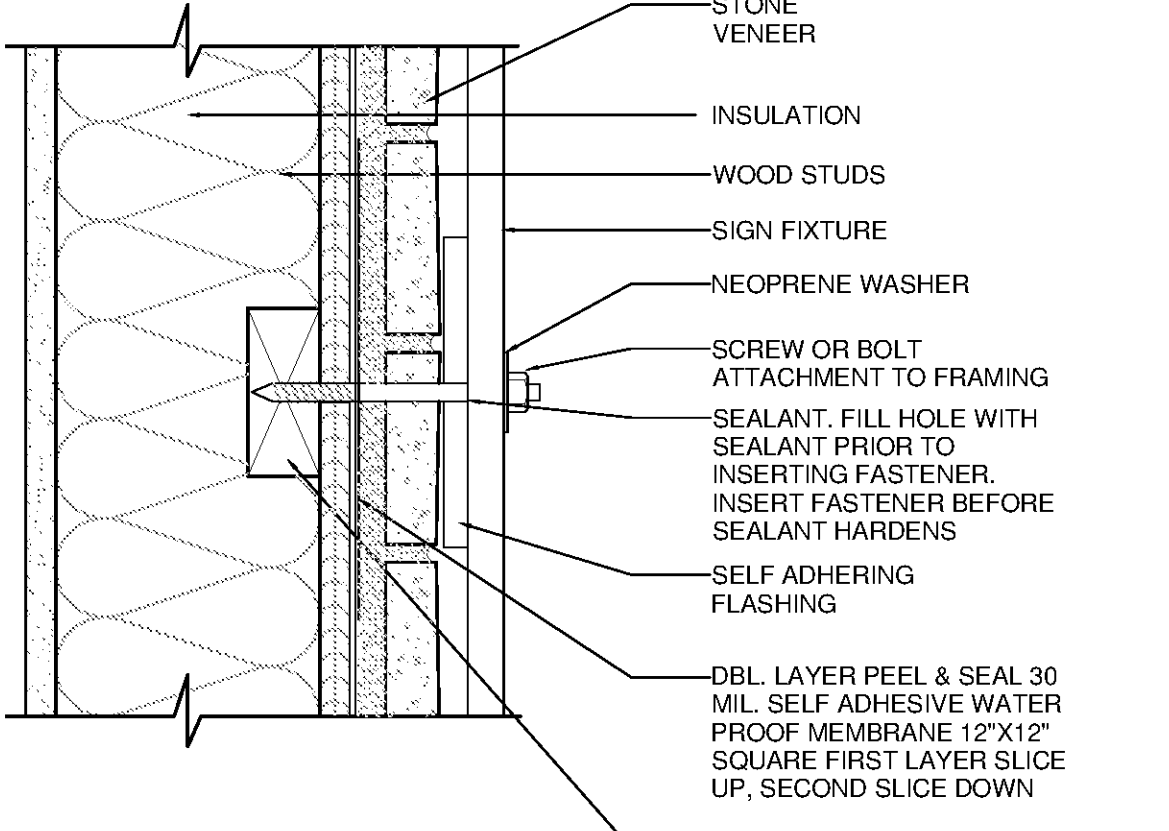
7 ELECT DEVICE MOUNTING AT SIDING
SCALE: 3/4"=1'-0"



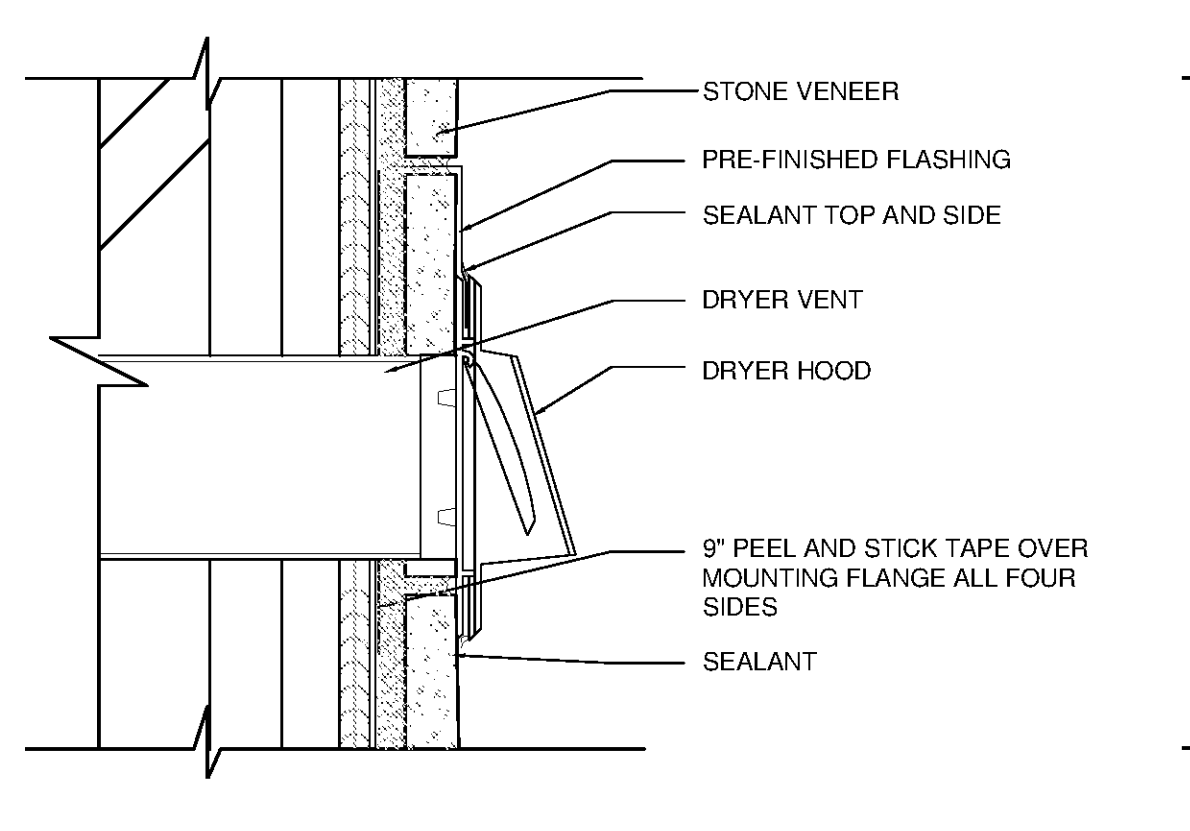
4 ELECTRICAL FIXTURE AT SIDING
SCALE: 3/4"=1'-0"



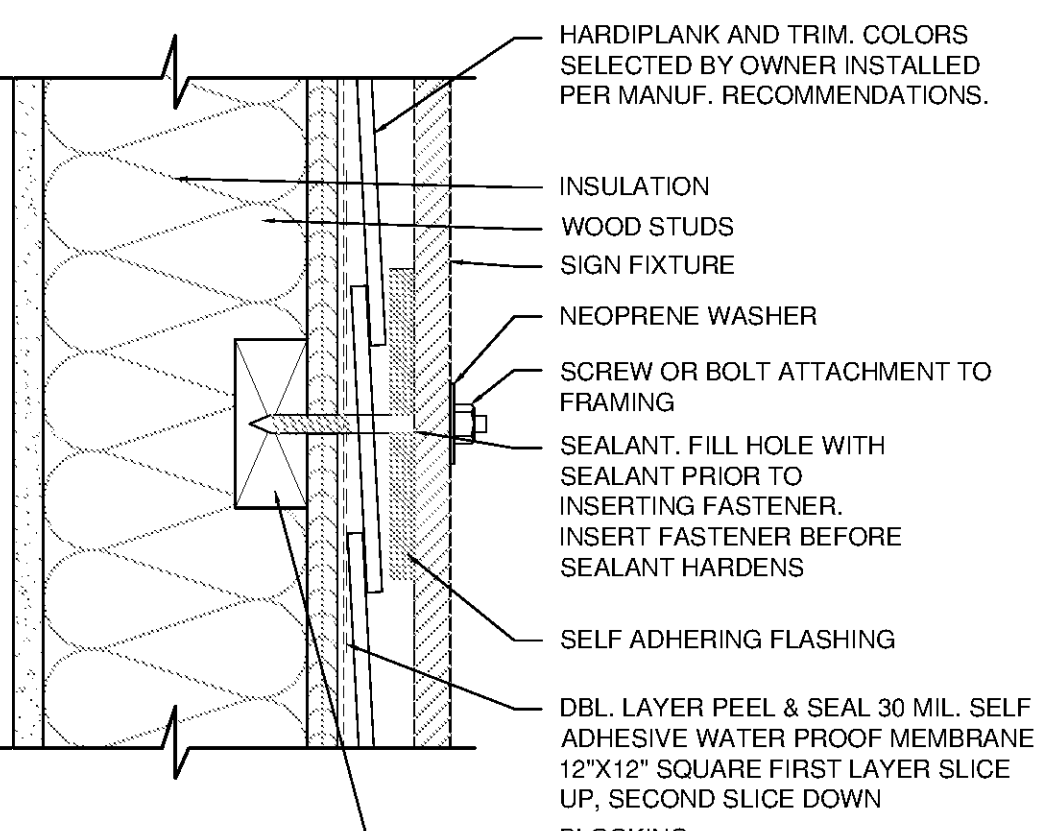
15 HOSE BIB AT MASONRY VENEER
SCALE: 3/4"=1'-0"



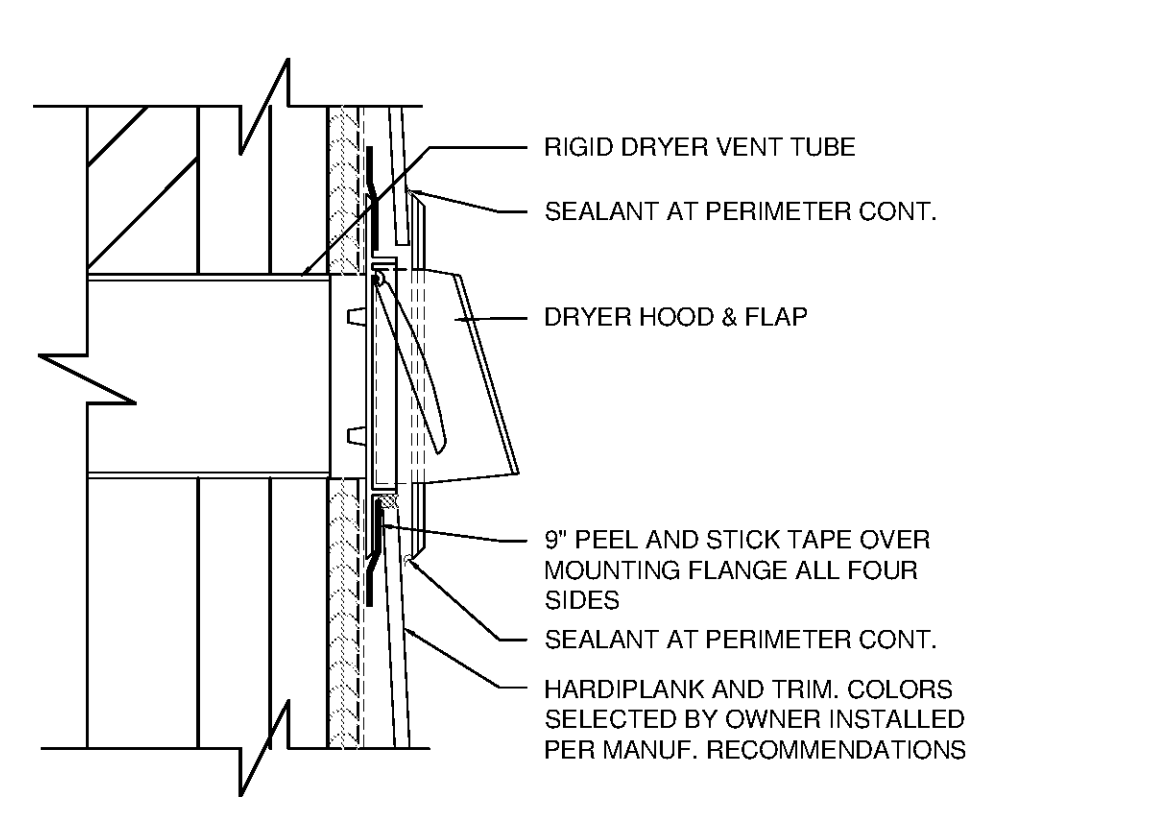
13 BUILDING SIGN ATTACHMENT AT MASONRY VENEER
SCALE: 3/4"=1'-0"



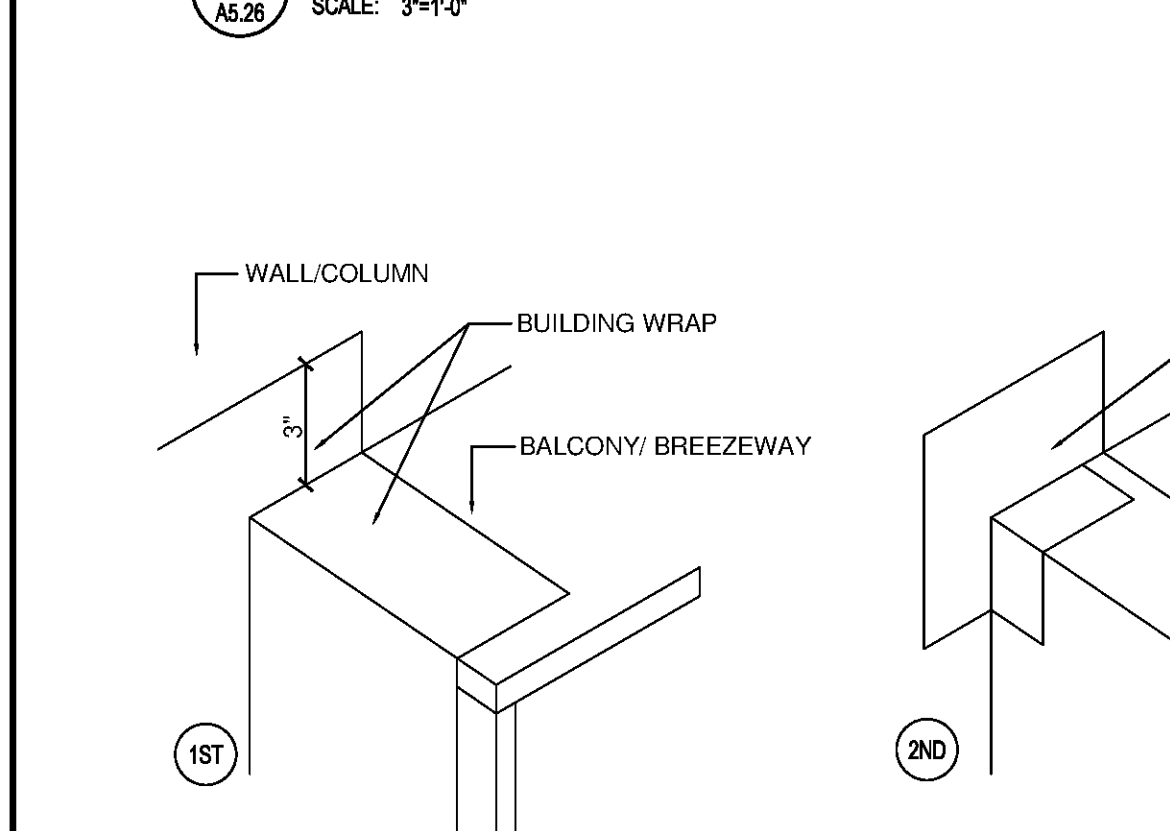
10 DRYER VENT AT MASONRY VENEER
SCALE: 3/4"=1'-0"



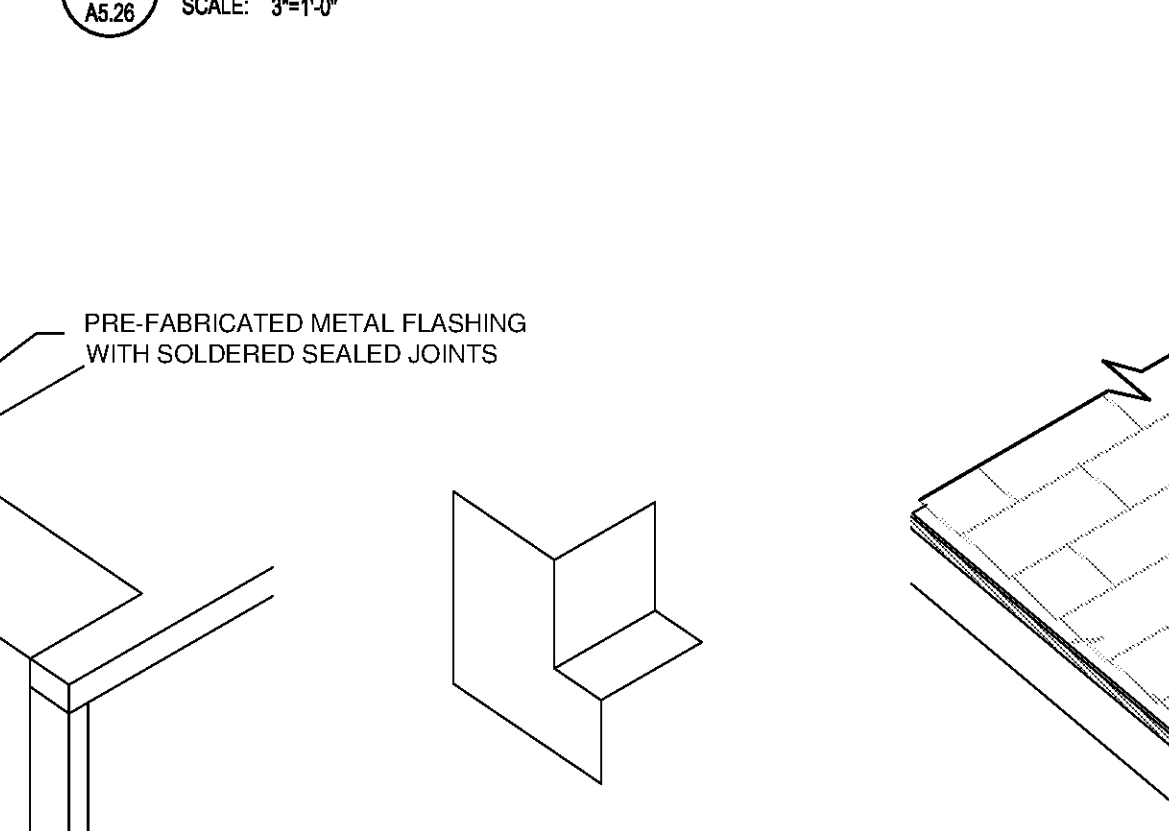
6 BUILDING SIGN ATTACHMENT AT SIDING
SCALE: 3/4"=1'-0"



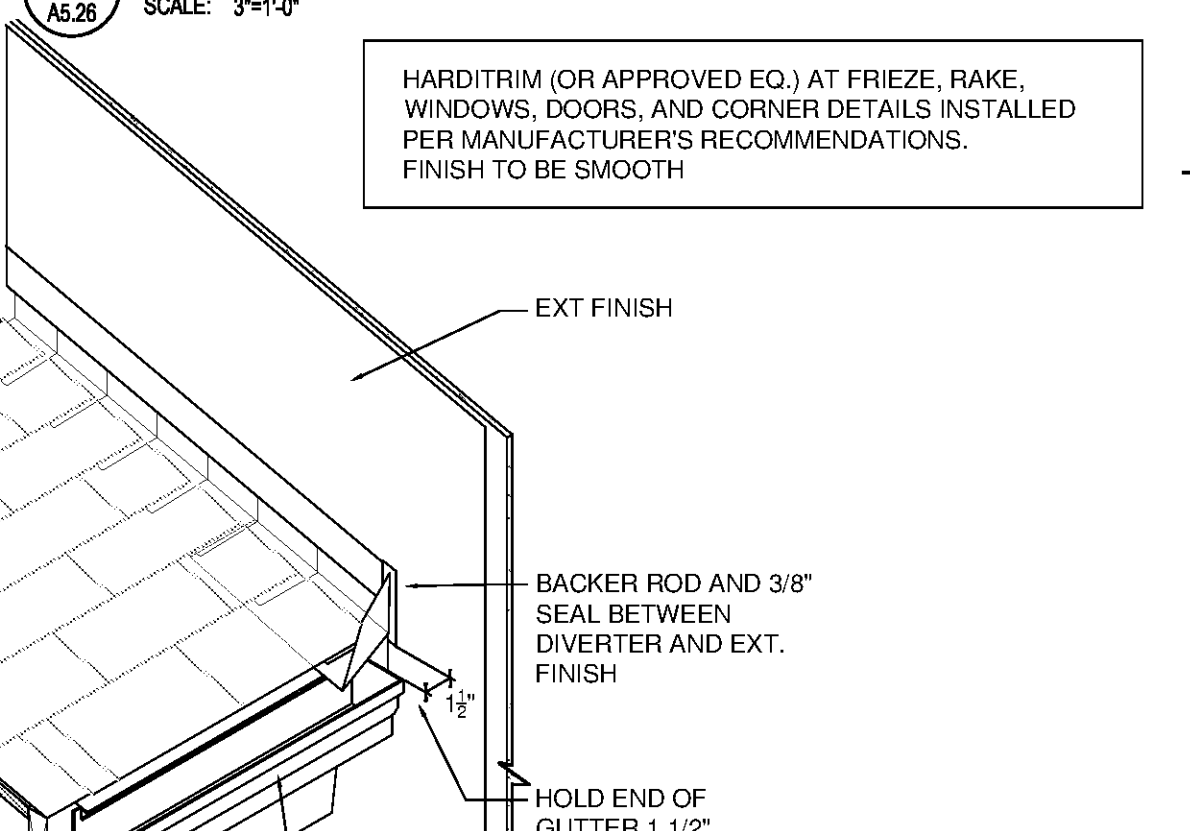
3 DRYER VENT AT SIDING
SCALE: 3/4"=1'-0"



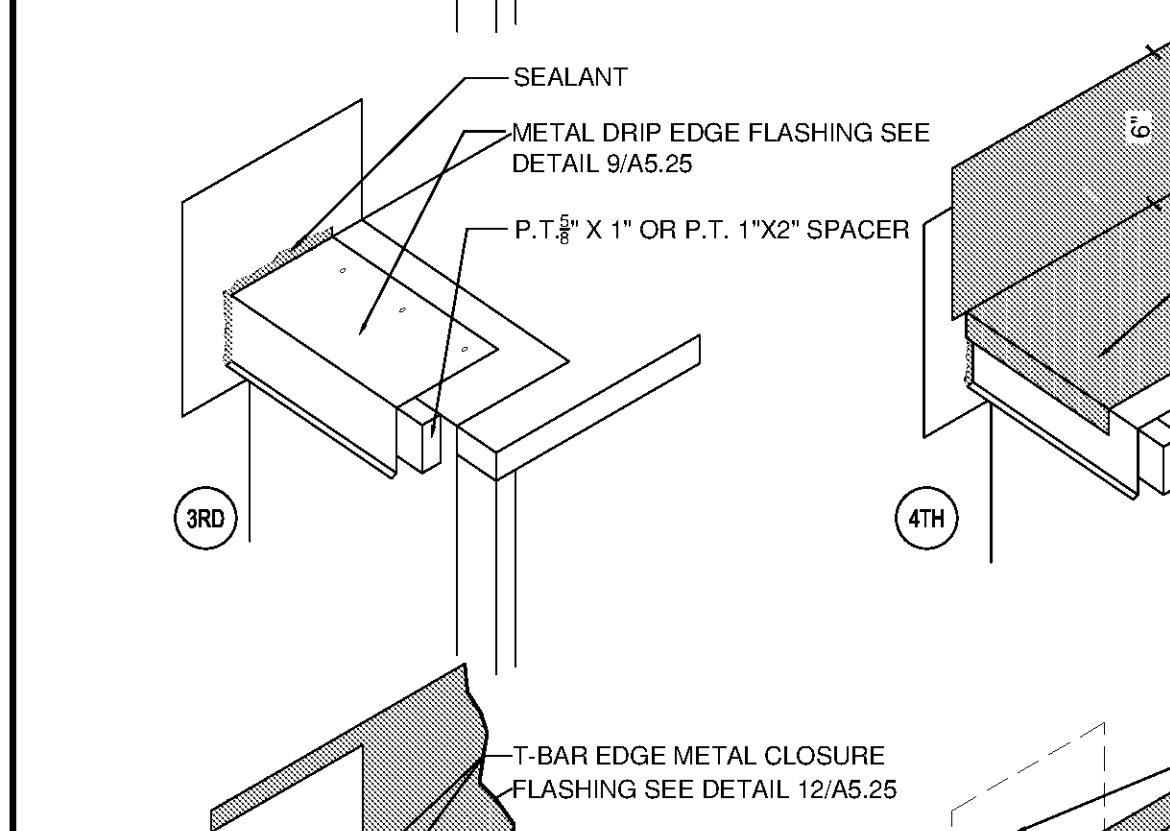
1ST



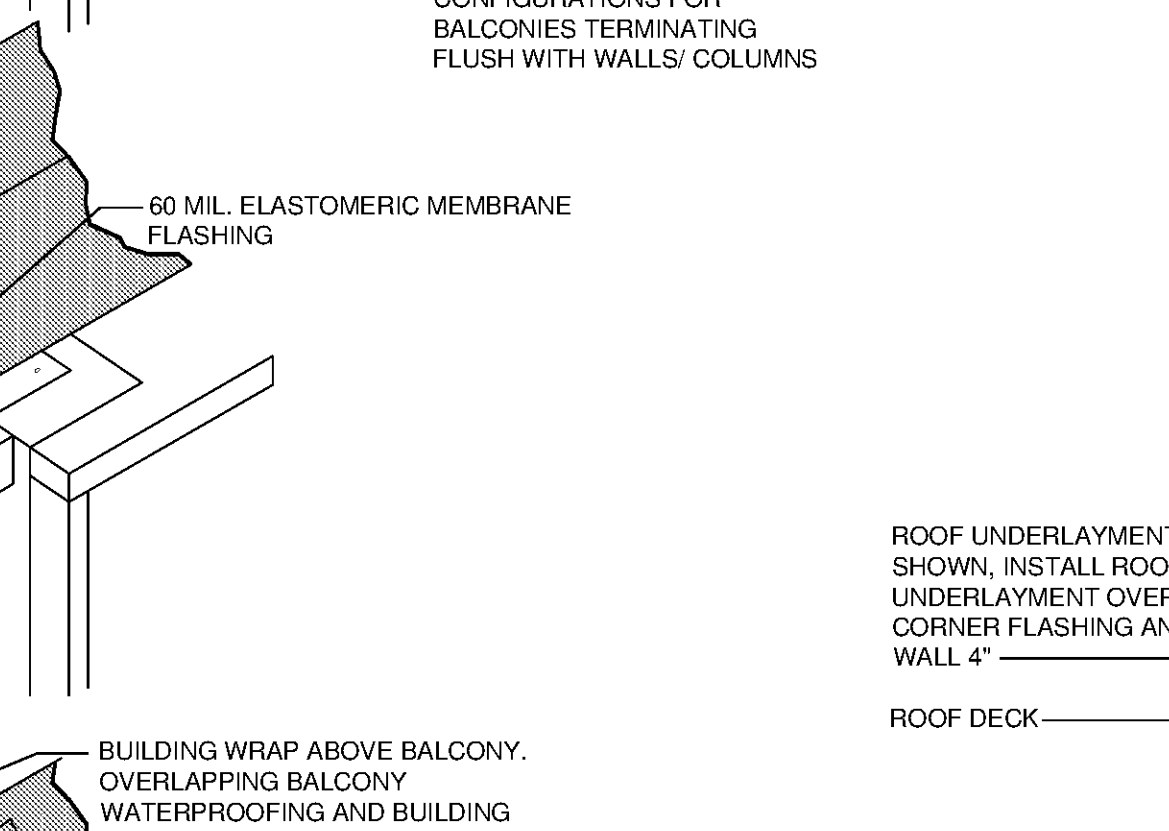
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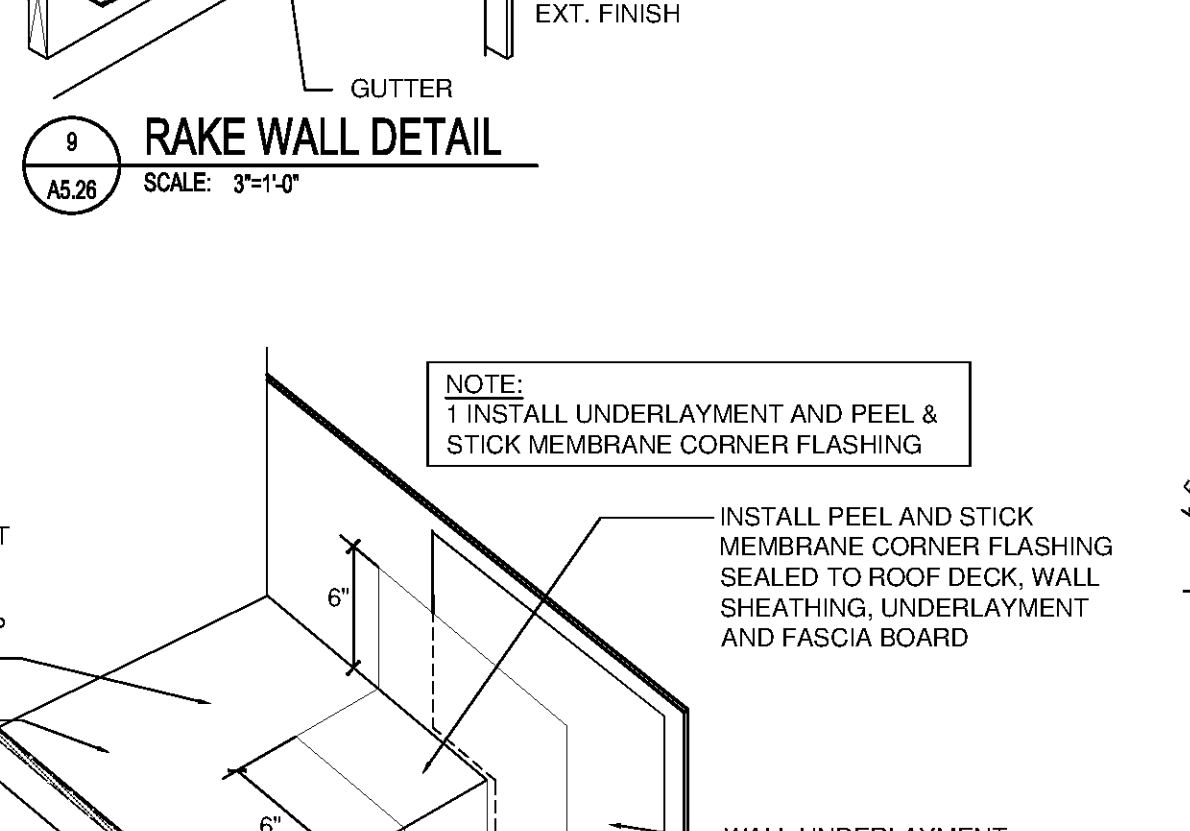
9 RAKE WALL DETAIL
SCALE: 3/4"=1'-0"



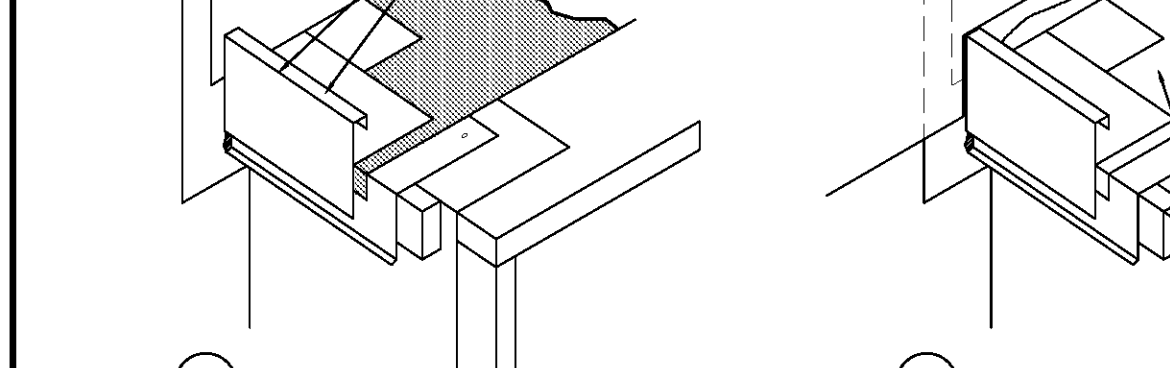
3RD



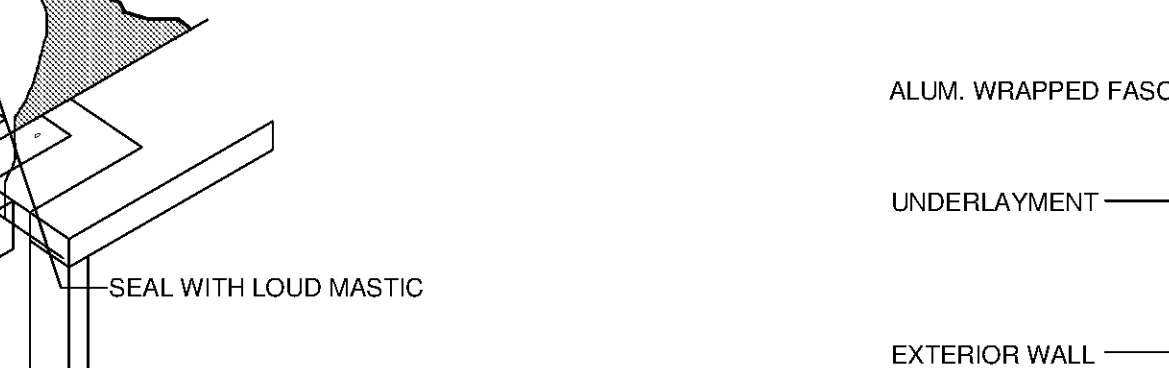
4TH



8 FACIA RAKE DETAIL
SCALE: 3/4"=1'-0"

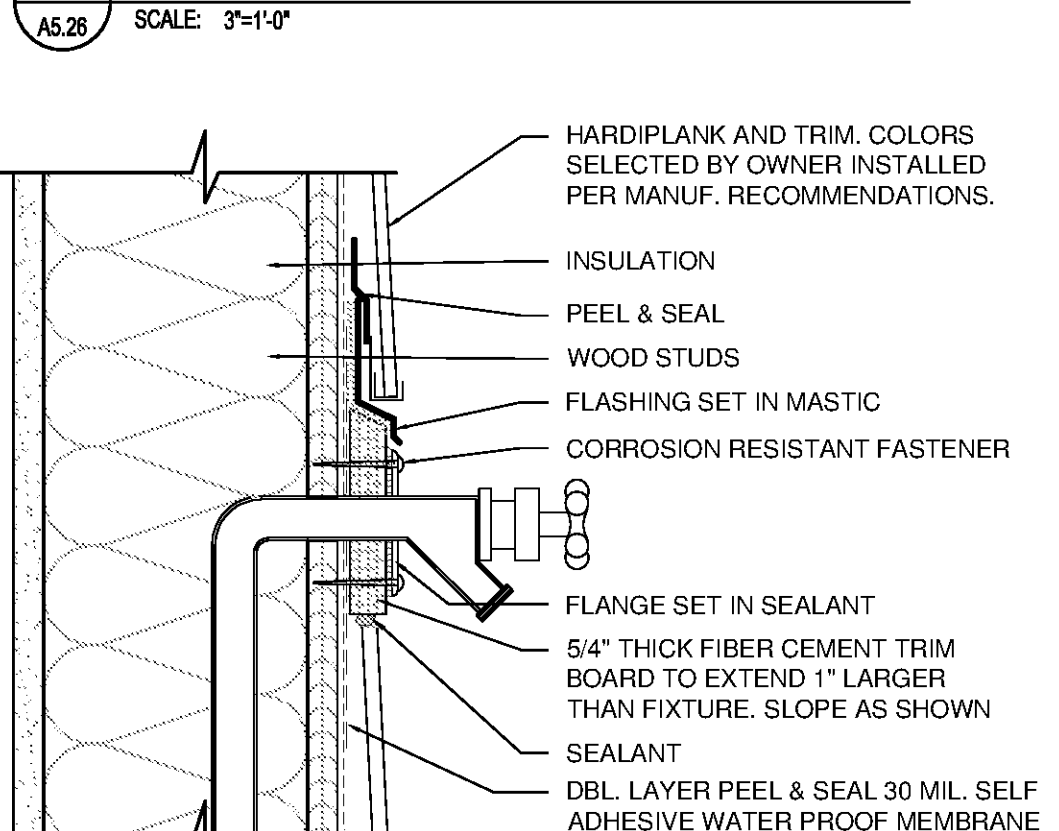


5TH

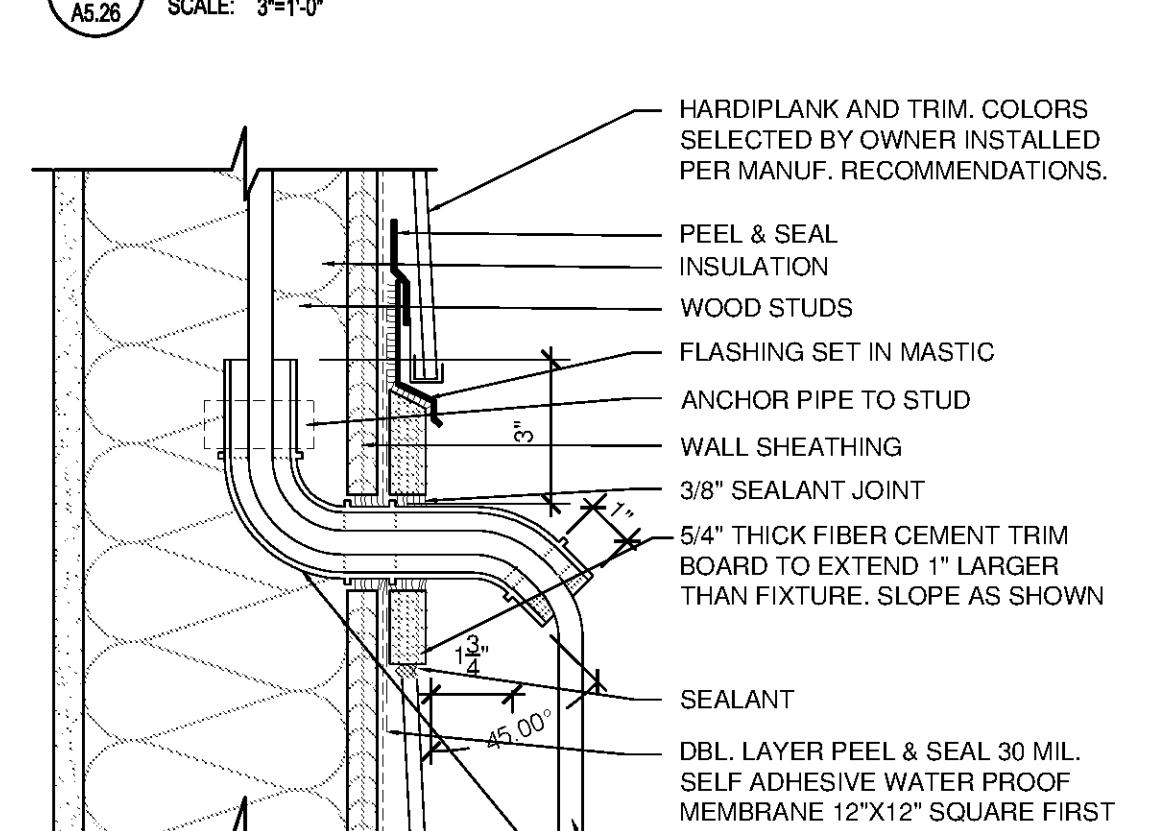


6TH

12 BALCONY WATERPROOFING
SCALE: 3/4"=1'-0"



5 HOSE BIB AT SIDING
SCALE: 3/4"=1'-0"

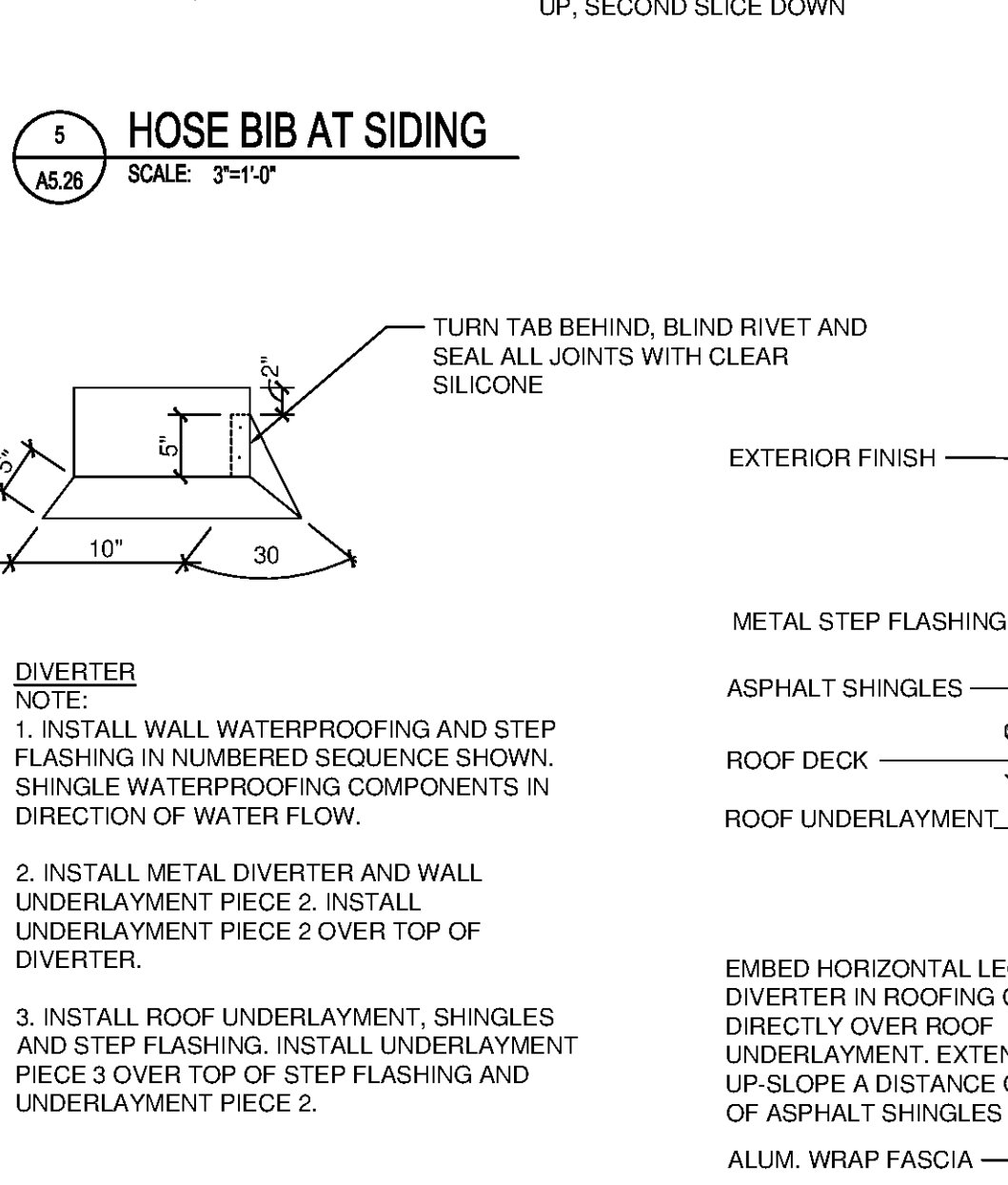


2 SLEEVE PENETRATION AT SIDING
SCALE: 3/4"=1'-0"

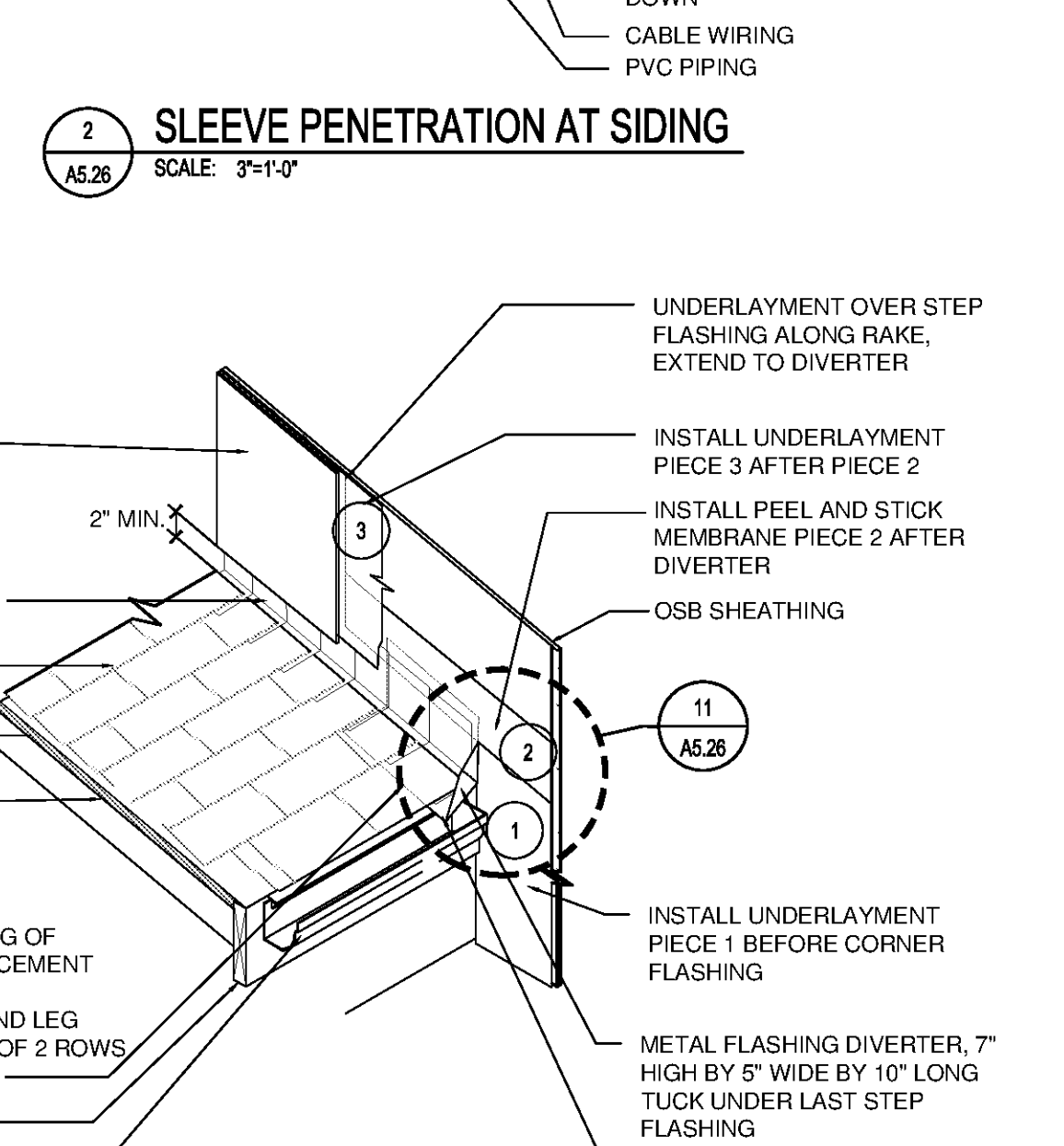
12 BALCONY WATERPROOFING
SCALE: 3/4"=1'-0"

12 BALCONY WATERPROOFING
SCALE: 3/4"=1'-0"

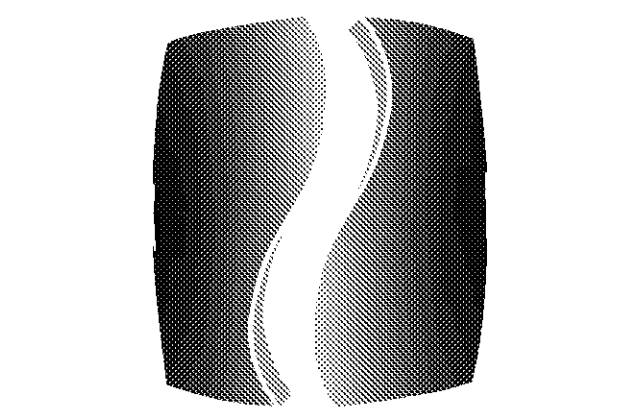
8 FACIA RAKE DETAIL
SCALE: 3/4"=1'-0"



1 STEP FLASHING AND DIVERTER
SCALE: 3/4"=1'-0"



2 SLEEVE PENETRATION AT SIDING
SCALE: 3/4"=1'-0"



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N6875 EXECUTIVE PARKWAY
MENDOTA, WI 53051
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

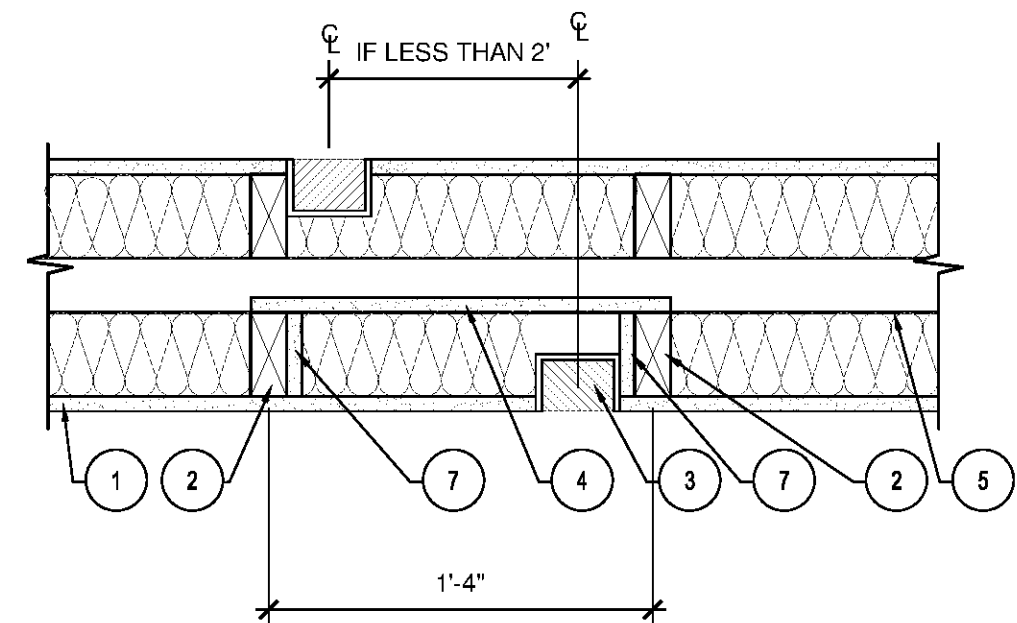
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SHEET NUMBER A5.26

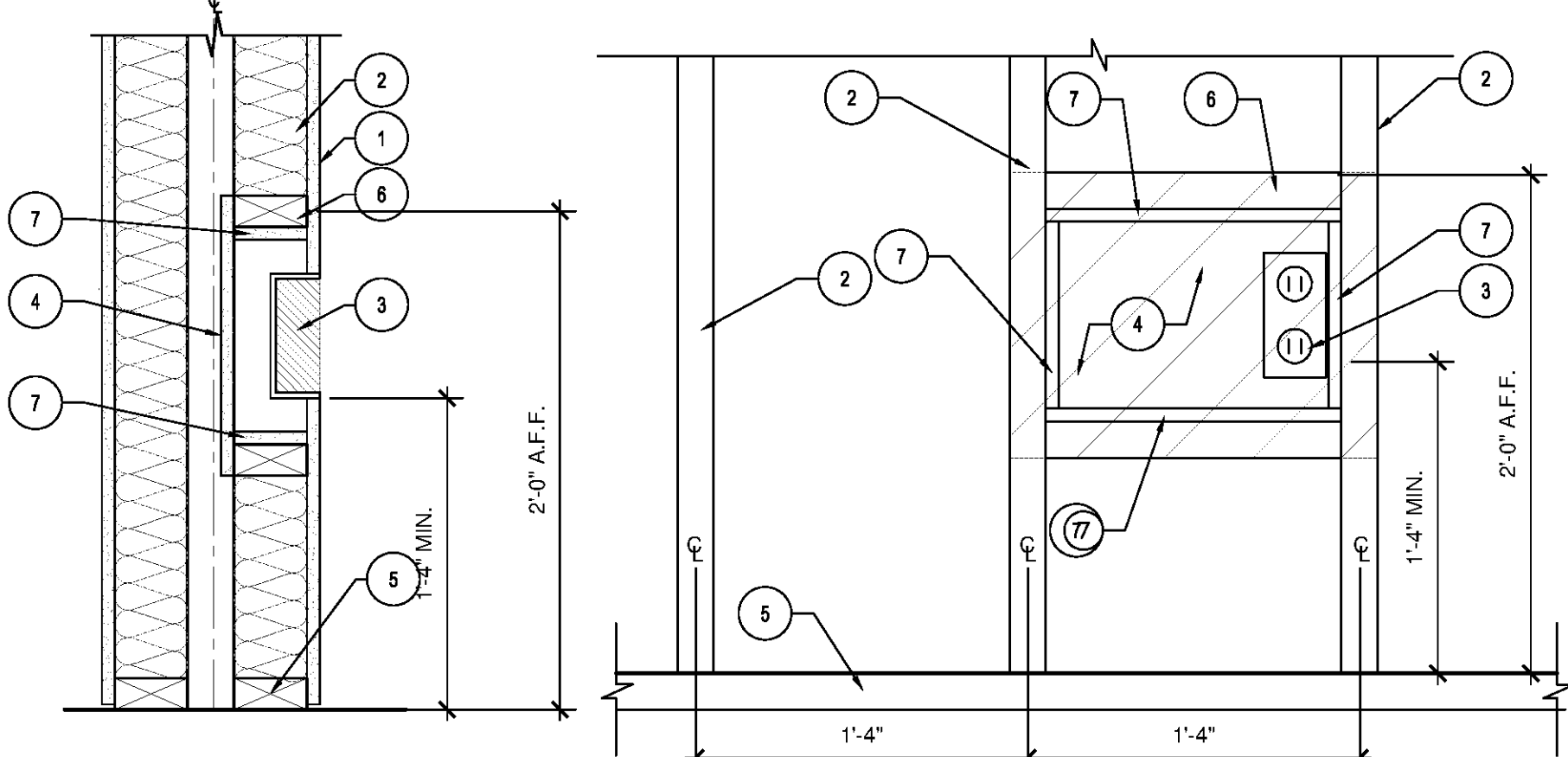
A5.26

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



NOTE:
ONLY DO ONE SIDE OF CONTINUOUS
TENANT SEPARATION

PLAN



SECTION

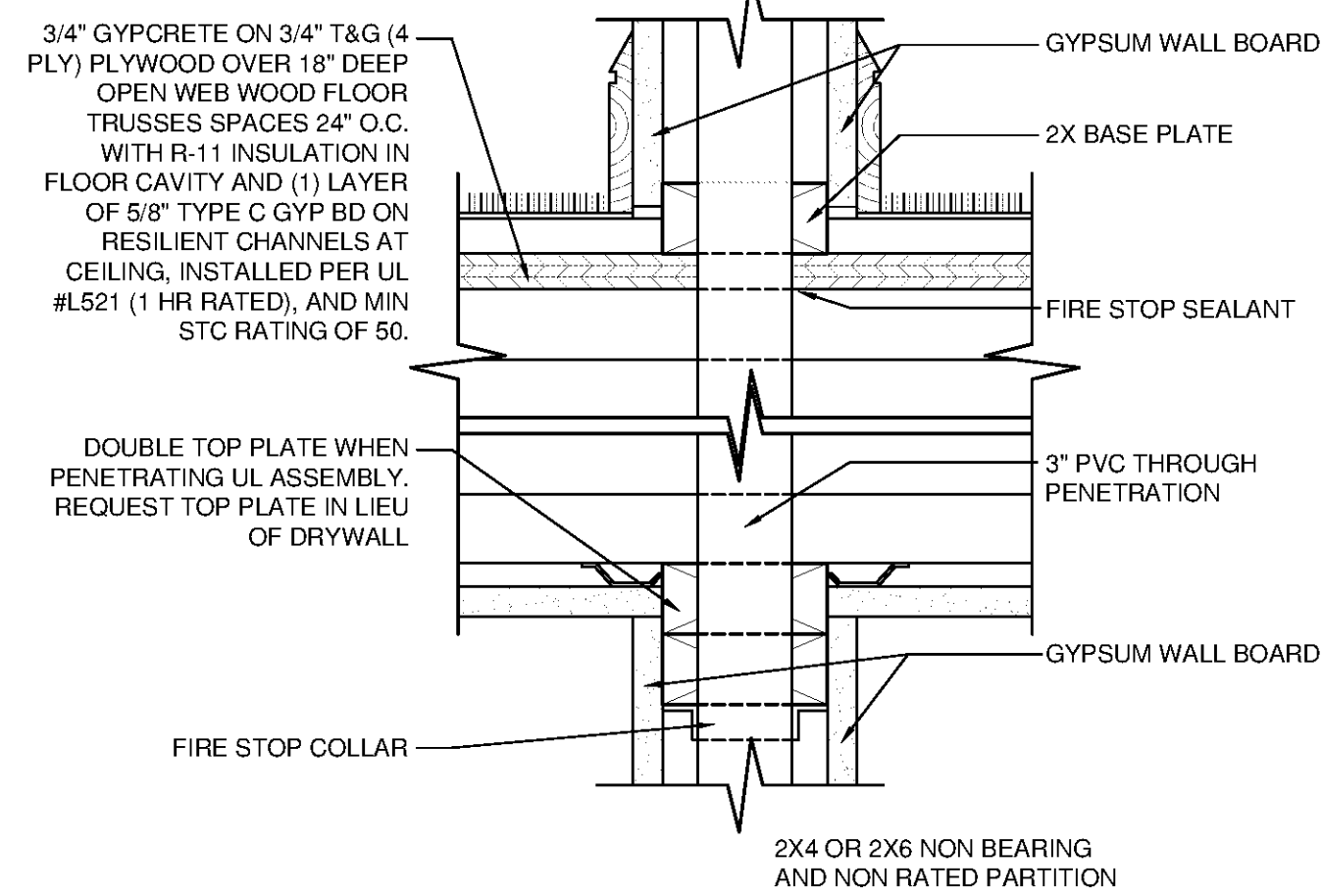
ELEVATION

10 OUTLET BOX @TENANT SEPARATION WALL

SCALE: 1 1/2"=1'-0"

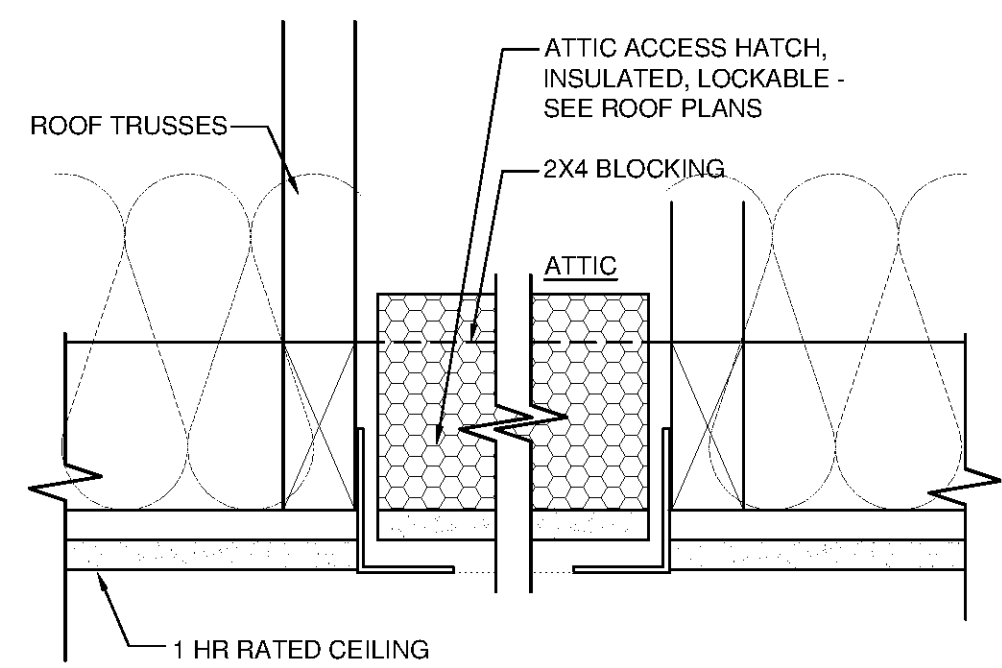
KEYED NOTES (OUTLET BOX DTL):

- ONE LAYER 5/8" TYPE X DRYWALL EACH SIDE OF PARTY WALL ON 2X4 STUDS AT 16" O.C. INSTALL IN ACCORDANCE W/ UL#U341
- WD STUDS @ 16" O.C.
- TYP. ELECT OUTLET BOX.
- ONE LAYER 5/8" TYPE X DRYWALL ON BACK SIDE.
- 2X4 BASE PLATE.
- 2X4 BLOCKING @ 24" A.F.F.
- ONE LAYER 5/8" TYPE X DRYWALL.
- CONTRACTOR MAY SUBSTITUTE PUTTY PACKS FOR THIS DETAIL. CONTRACTOR TO SUBMIT UL COMPLIANCE REPORT FOR APPROVAL.



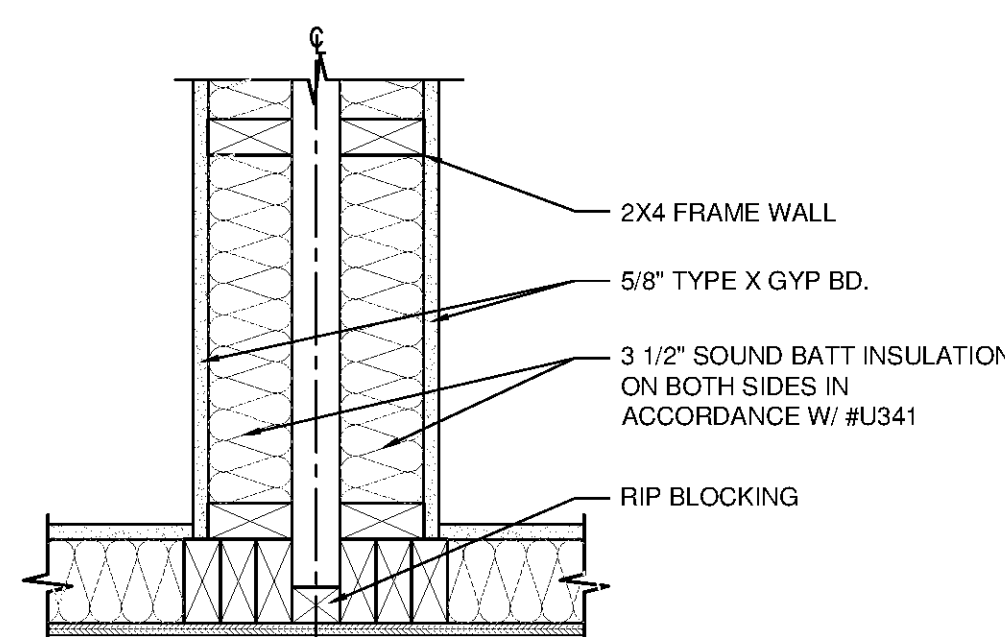
5 FIRE STOP DETAIL

SCALE: 3"=1'-0"



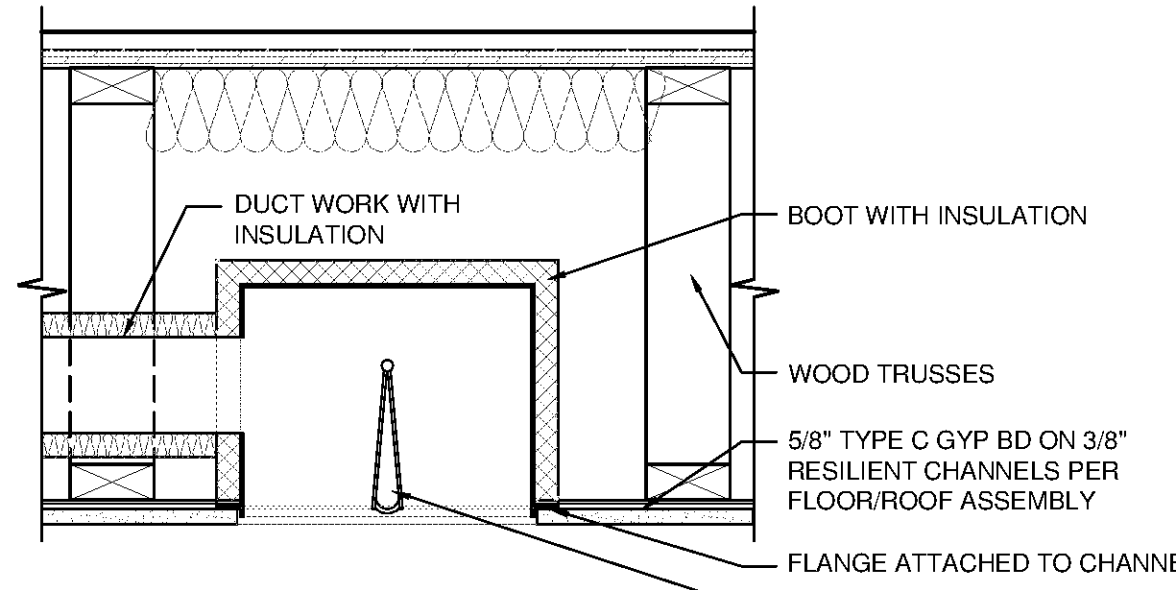
16 ATTIC ACCESS PANEL (RATED CEILING)

SCALE: 3"=1'-0"



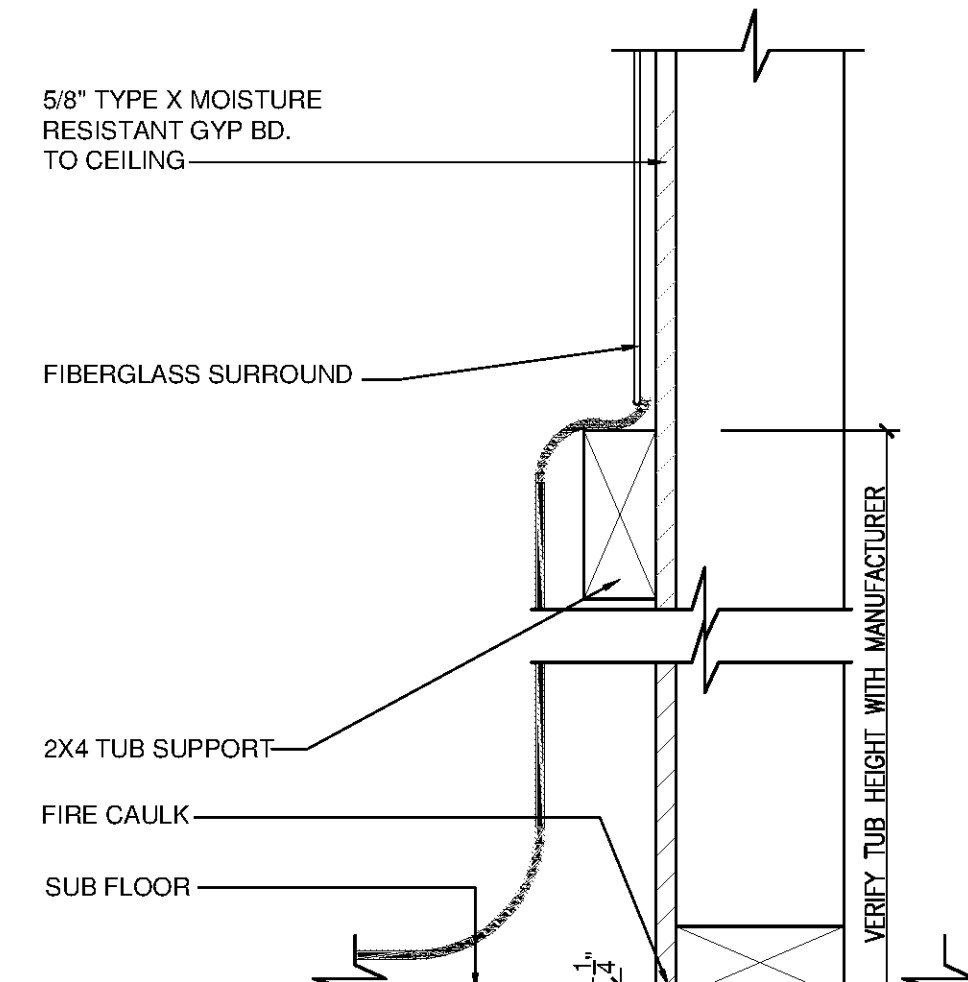
13 TENANT SEPARATION WALL PLAN

SCALE: 1 1/2"=1'-0"



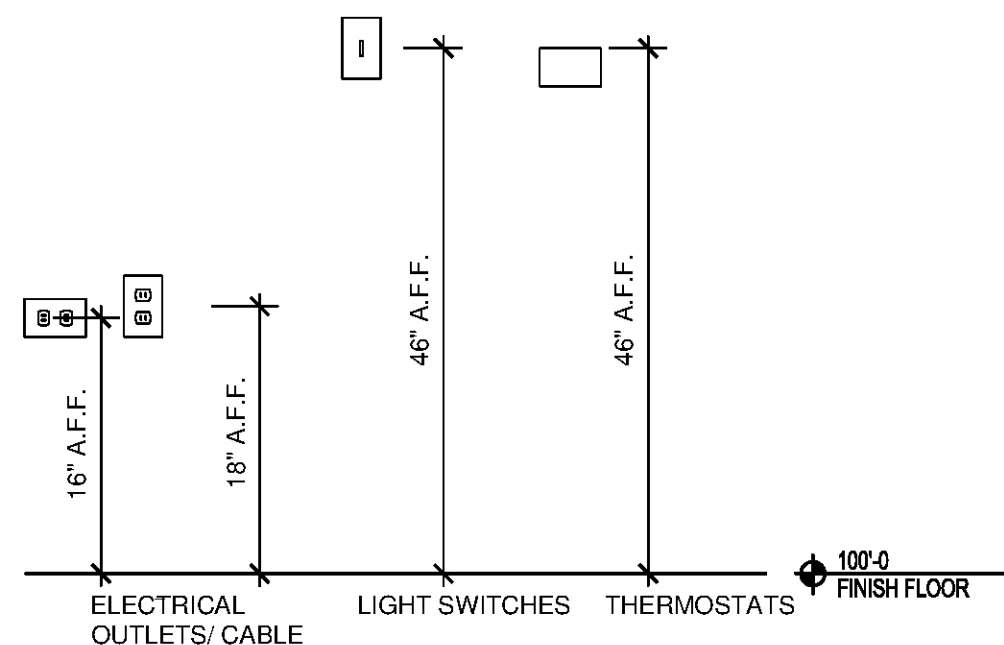
8 TYPICAL CEILING FIRE DAMPER

SCALE: 1 1/2"=1'-0"



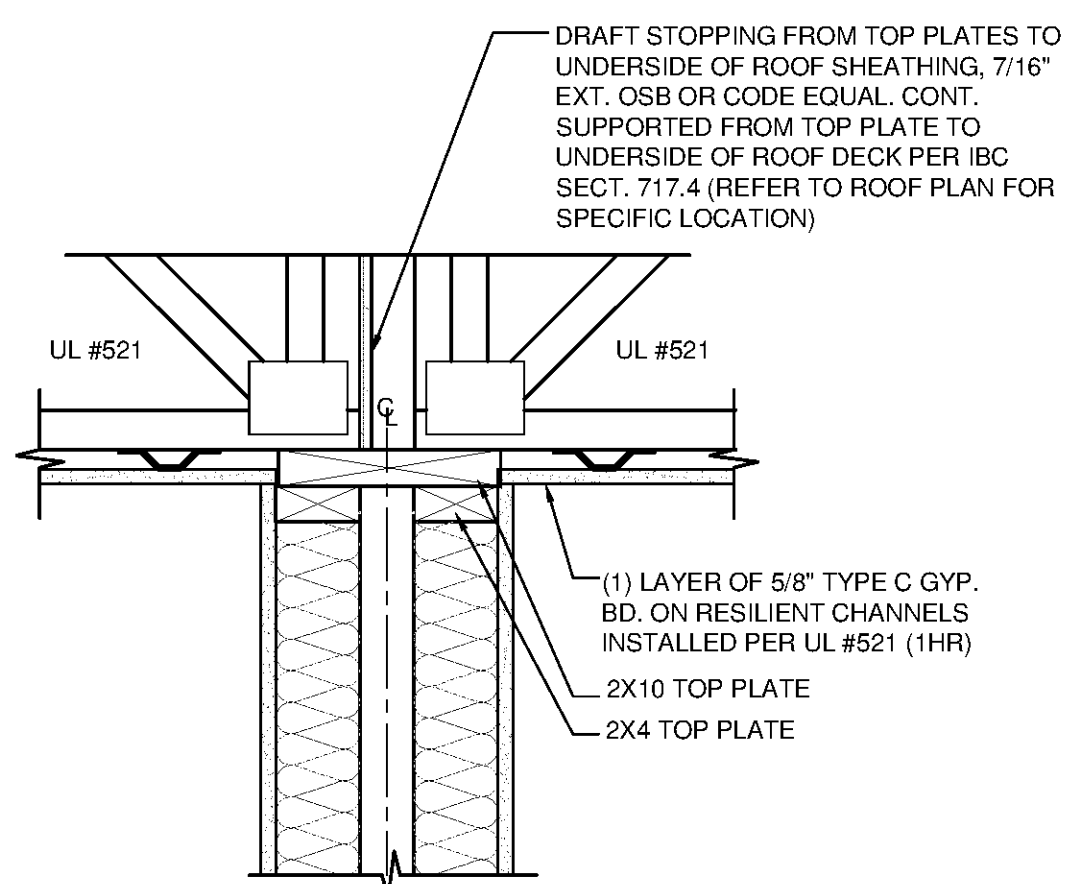
4 TUB @ RATED AND NON-RATED WALLS

SCALE: 3"=1'-0"



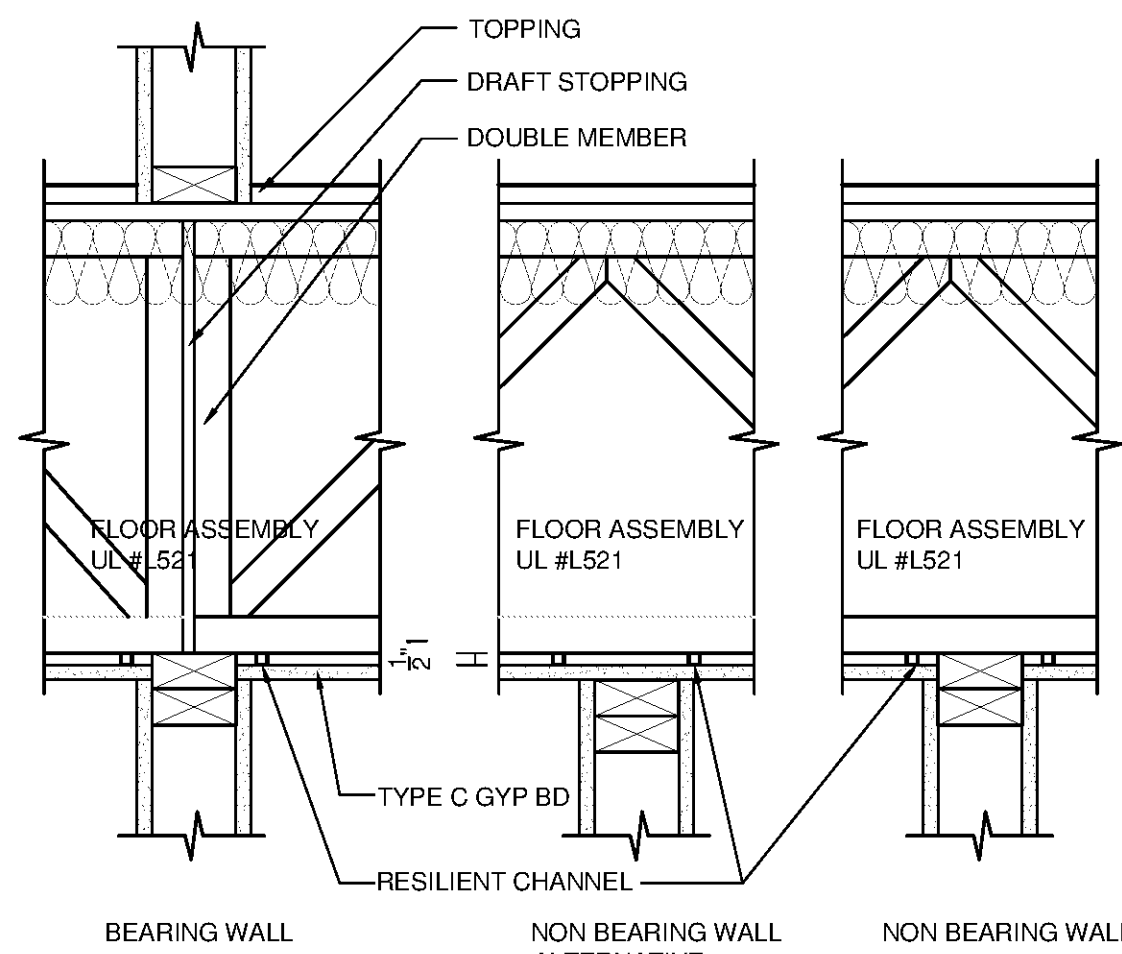
18 TYPICAL OUTLET HEIGHTS

SCALE: 3"=1'-0"



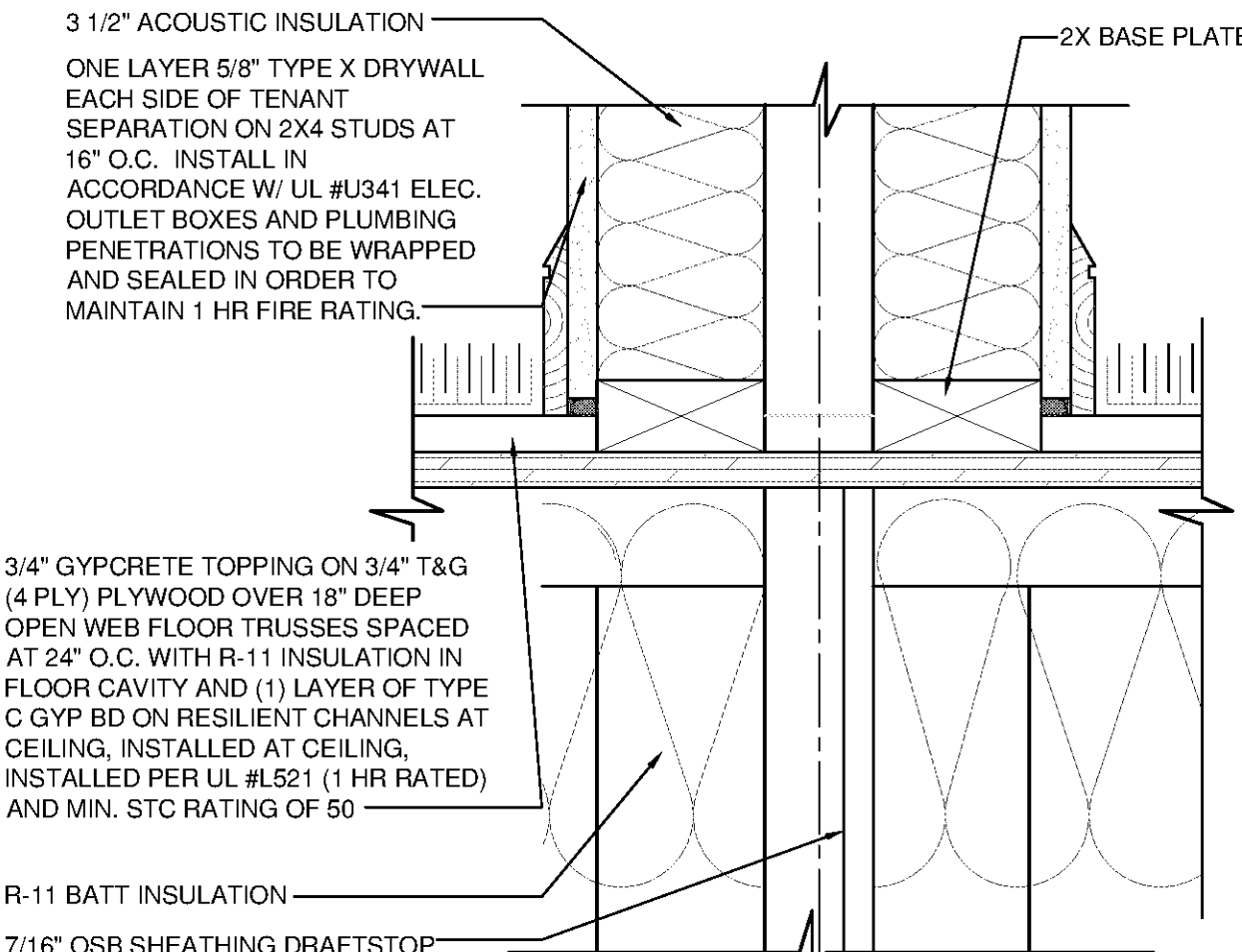
14 TENANT SEPARATION WALL @ CEILING

SCALE: 1 1/2"=1'-0"



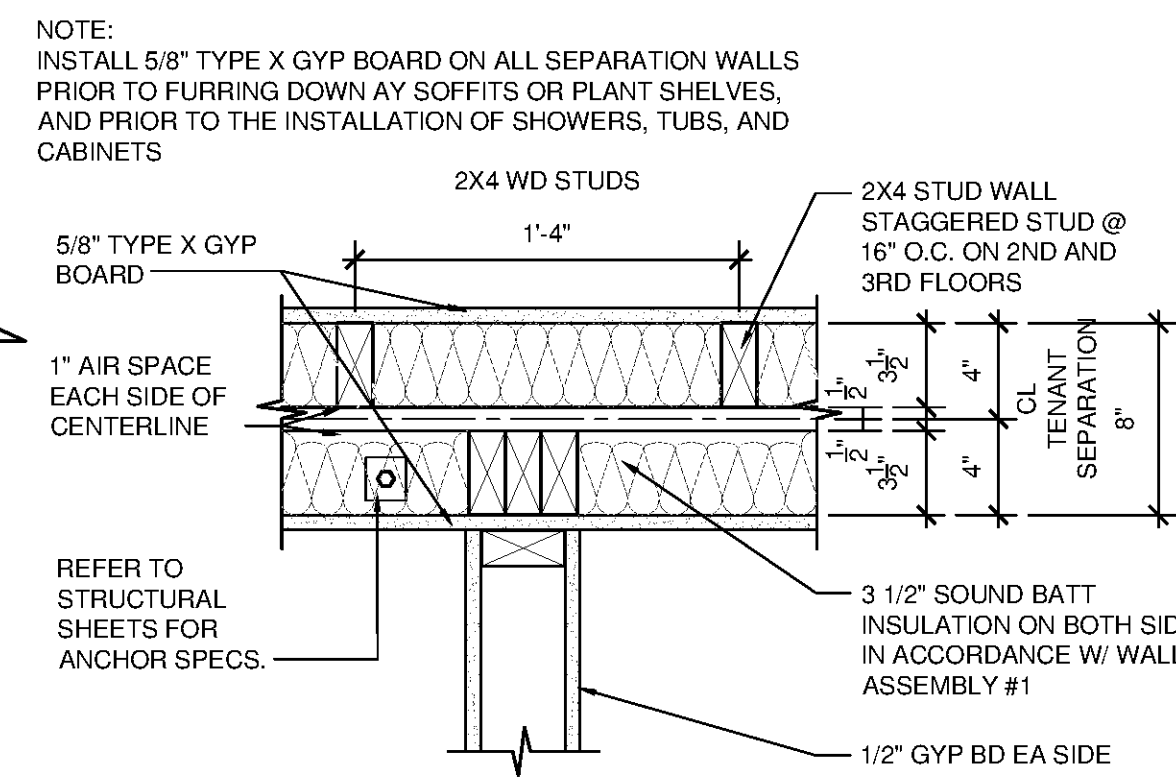
12 TYPICAL WALL TOP PLATE

SCALE: 1 1/2"=1'-0"



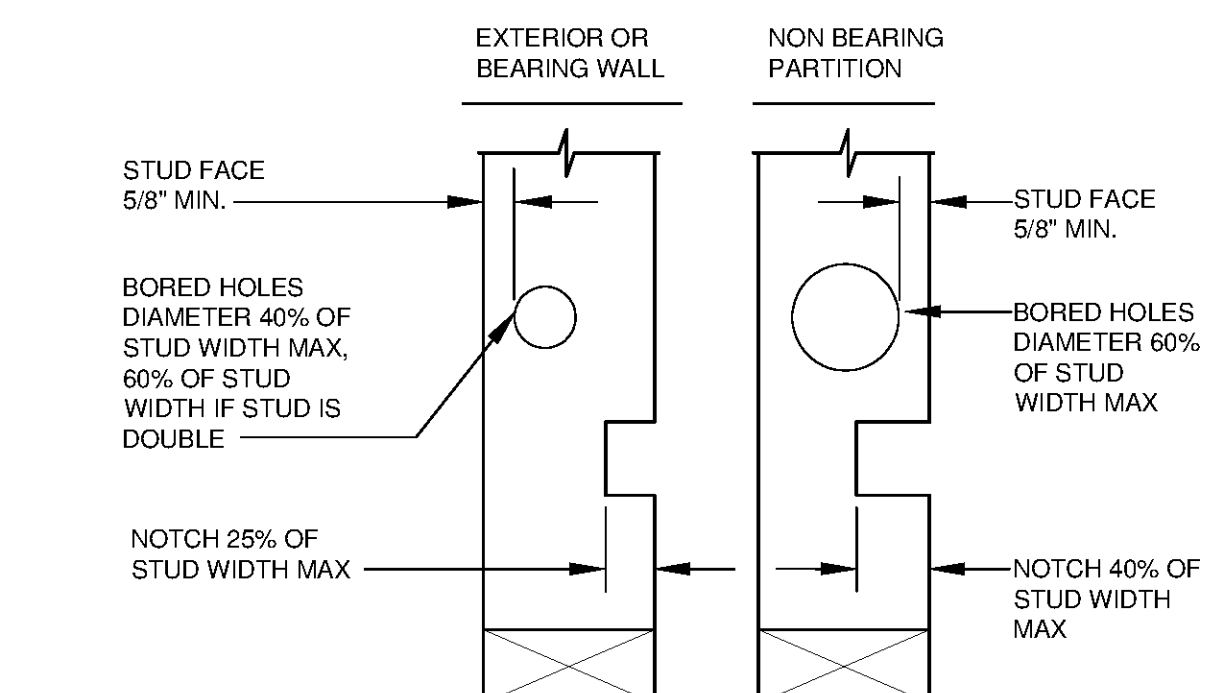
7 DRAFTSTOP @ FLOOR TRUSSES

SCALE: 3"=1'-0"



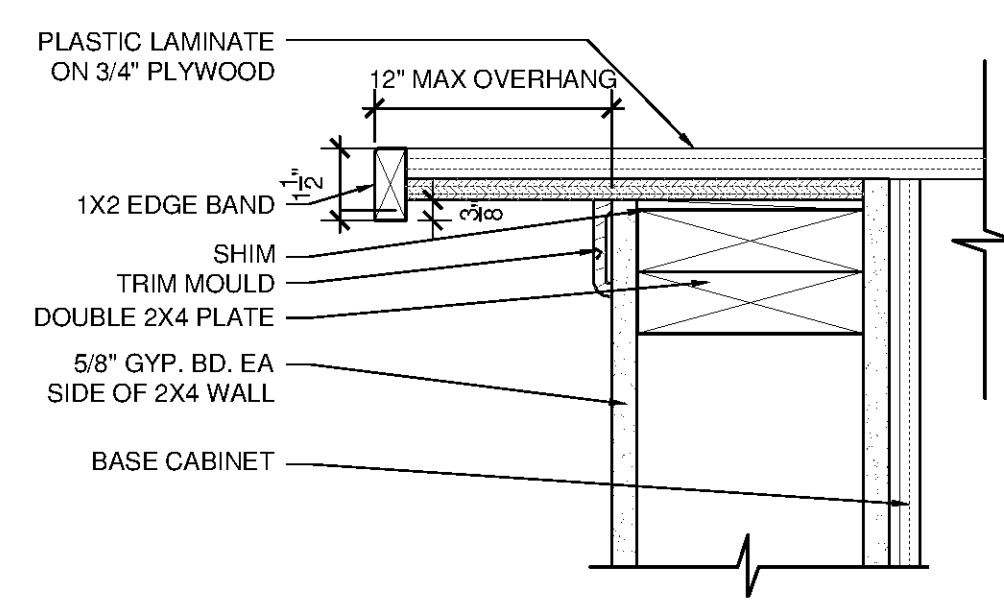
2 FIRE STOP AT RATED WALL

SCALE: 1 1/2"=1'-0"



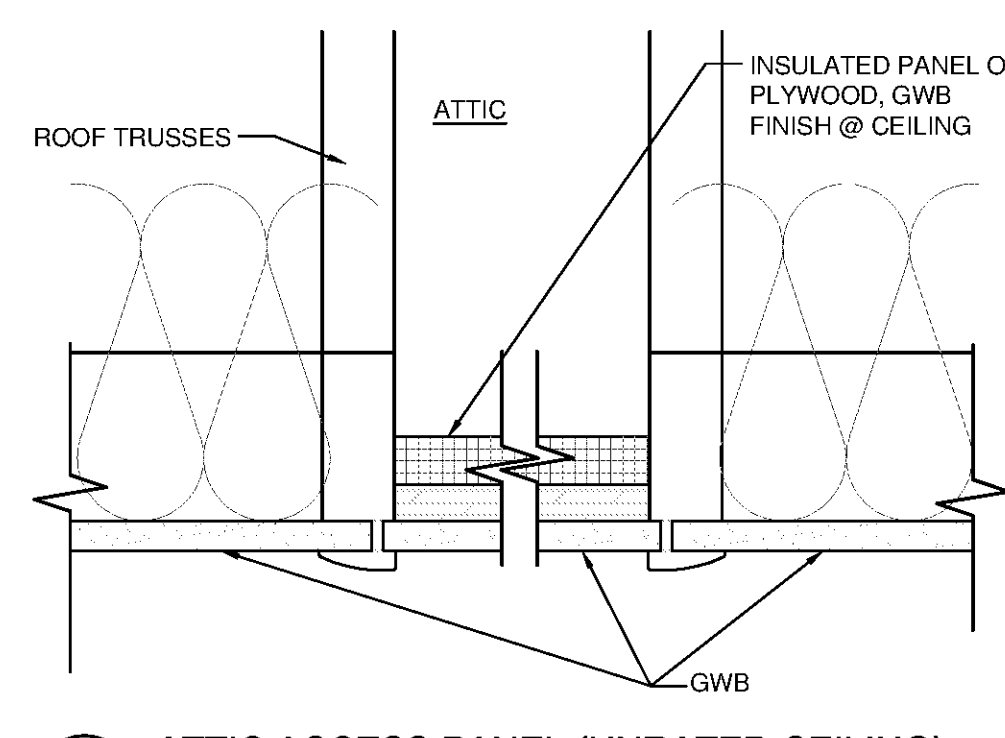
17 TYPICAL WD STUD DTL @ PENETRATIONS

SCALE: 3"=1'-0"



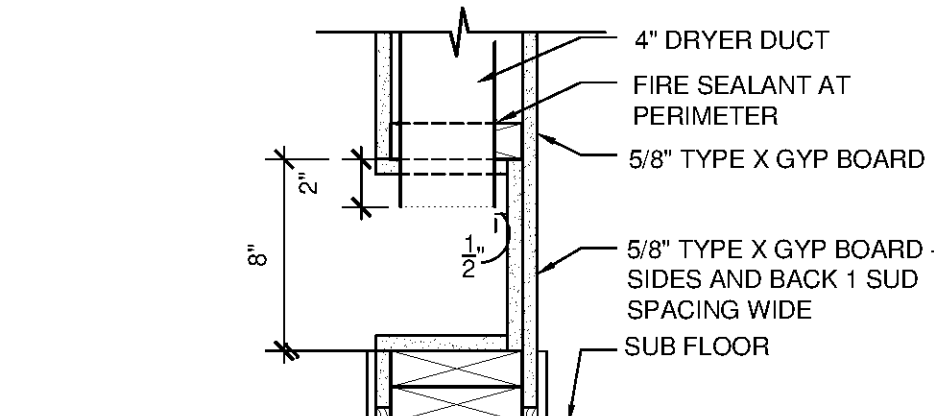
15 COUNTER OVERHANG DTL (STUDIO UNITS)

SCALE: 3"=1'-0"



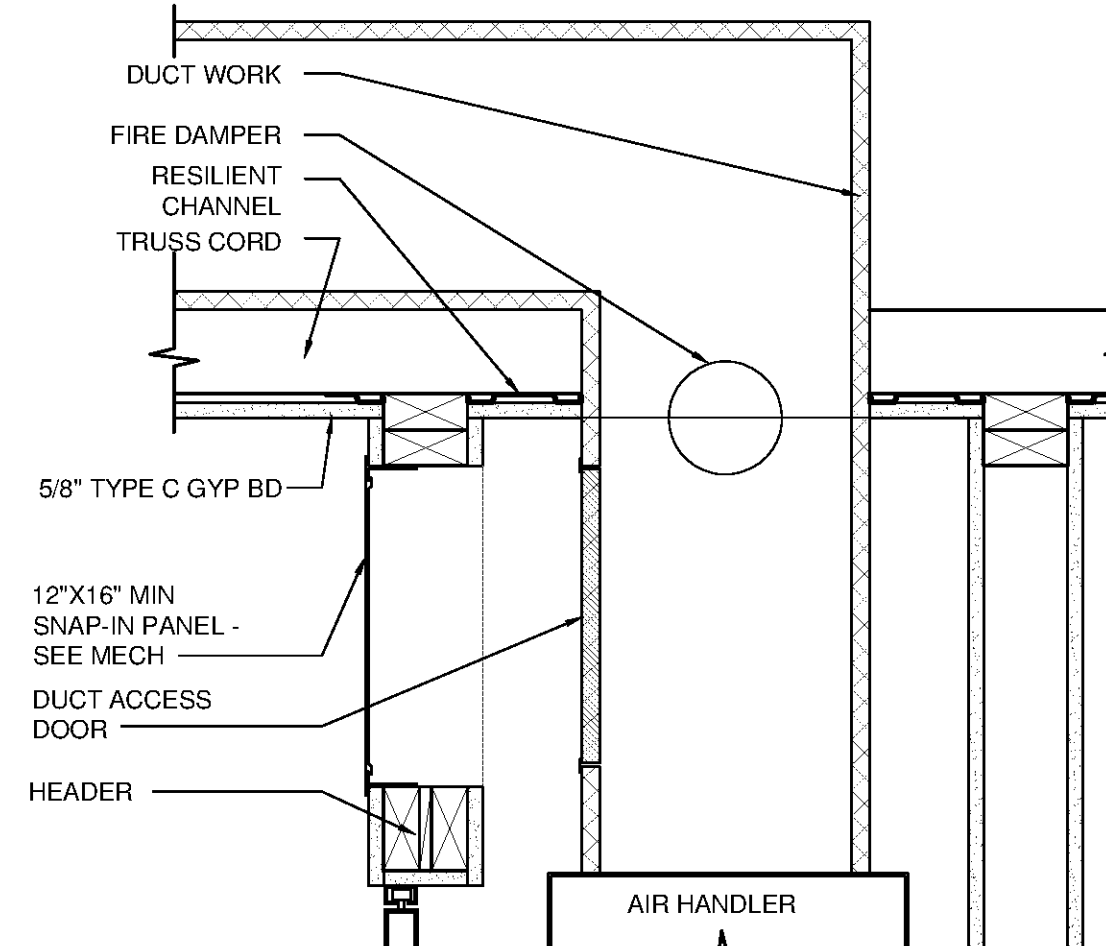
11 ATTIC ACCESS PANEL (UNRATED CEILING)

SCALE: 3"=1'-0"



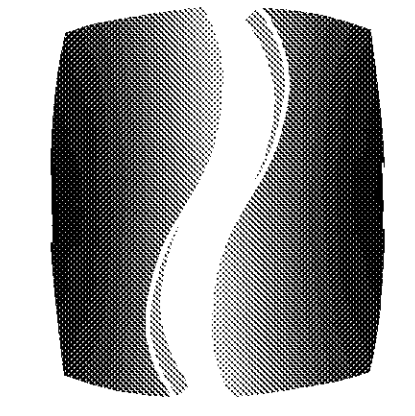
6 TYP. DRYER EXHAUST DTL

SCALE: 3"=1'-0"



1 DAMPER ACCESS DOOR

SCALE: 1 1/2"=1'-0"



PHILLIPS

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CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N8875 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

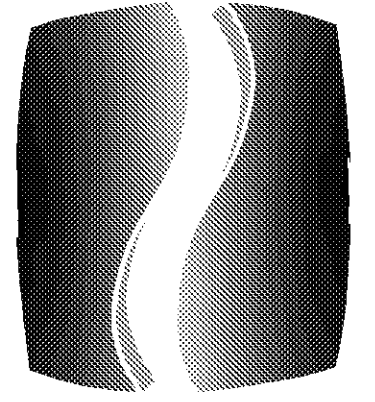
PHILLIPS JOB NUMBER 1333104
ISSUE DATE 07/07/14
DRAWN BY/CHECKED BY JSL/DEB
DRAWING TITLE

INTERIOR DETAILS

SHEET NUMBER

A5.27

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



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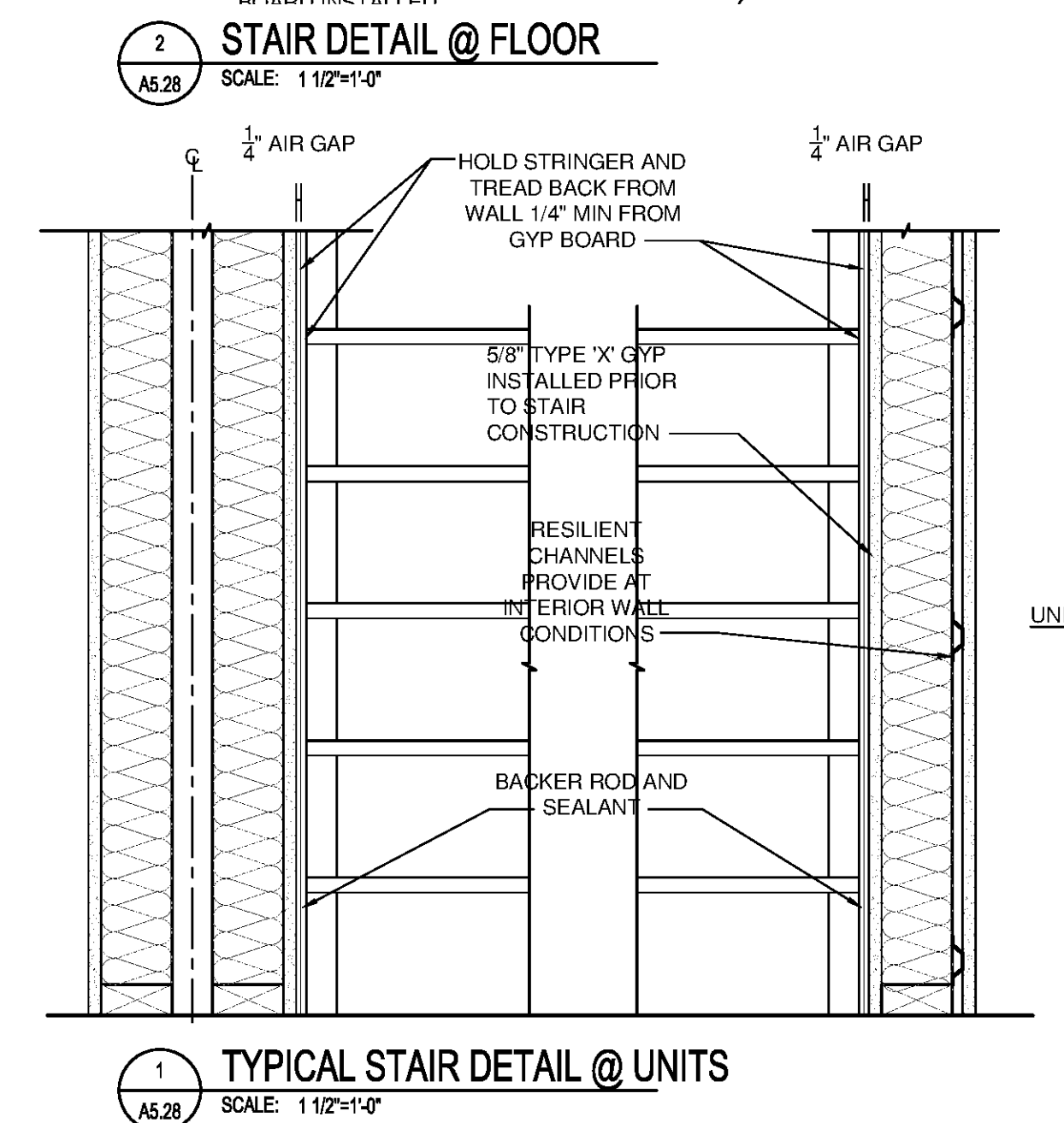
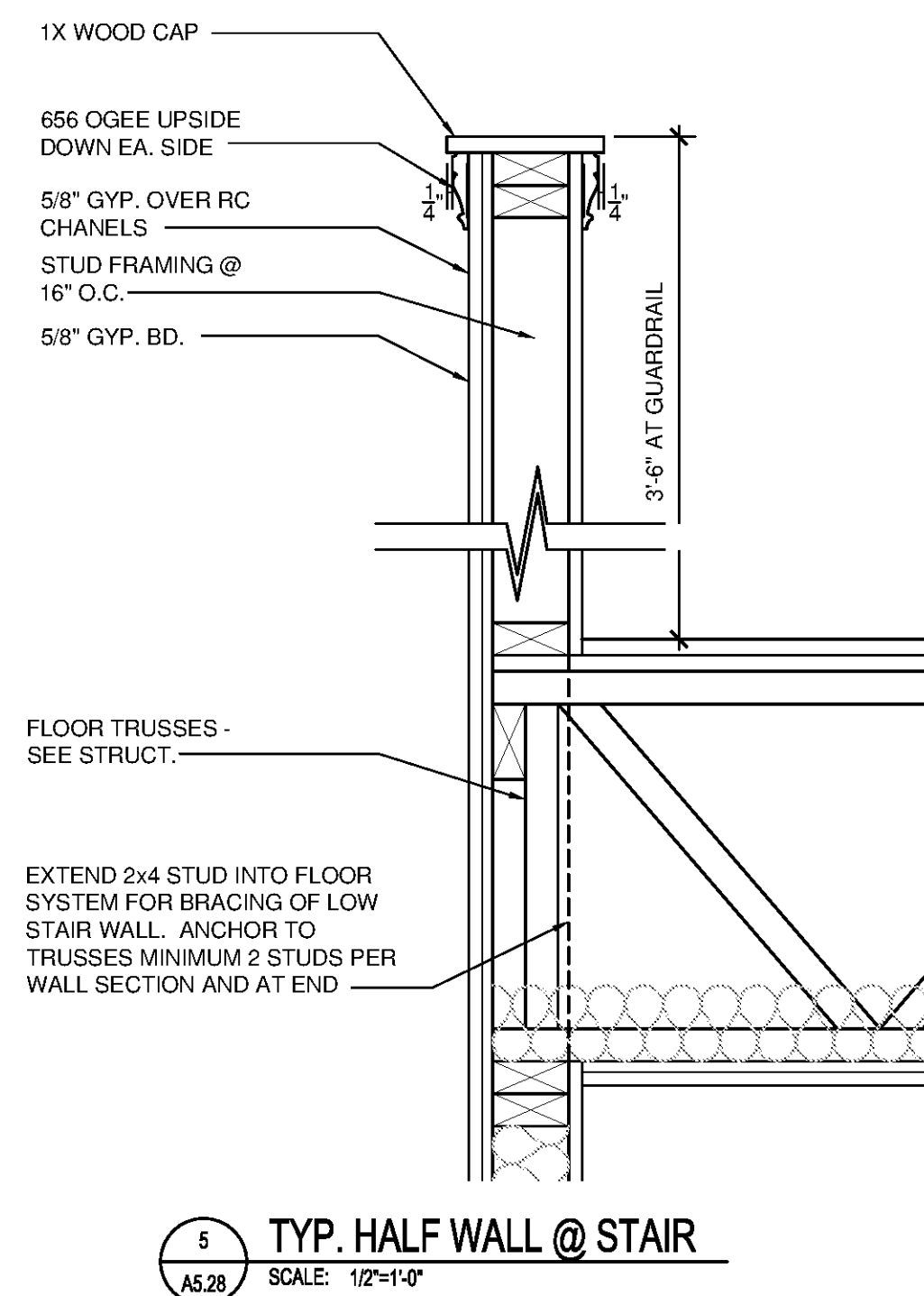
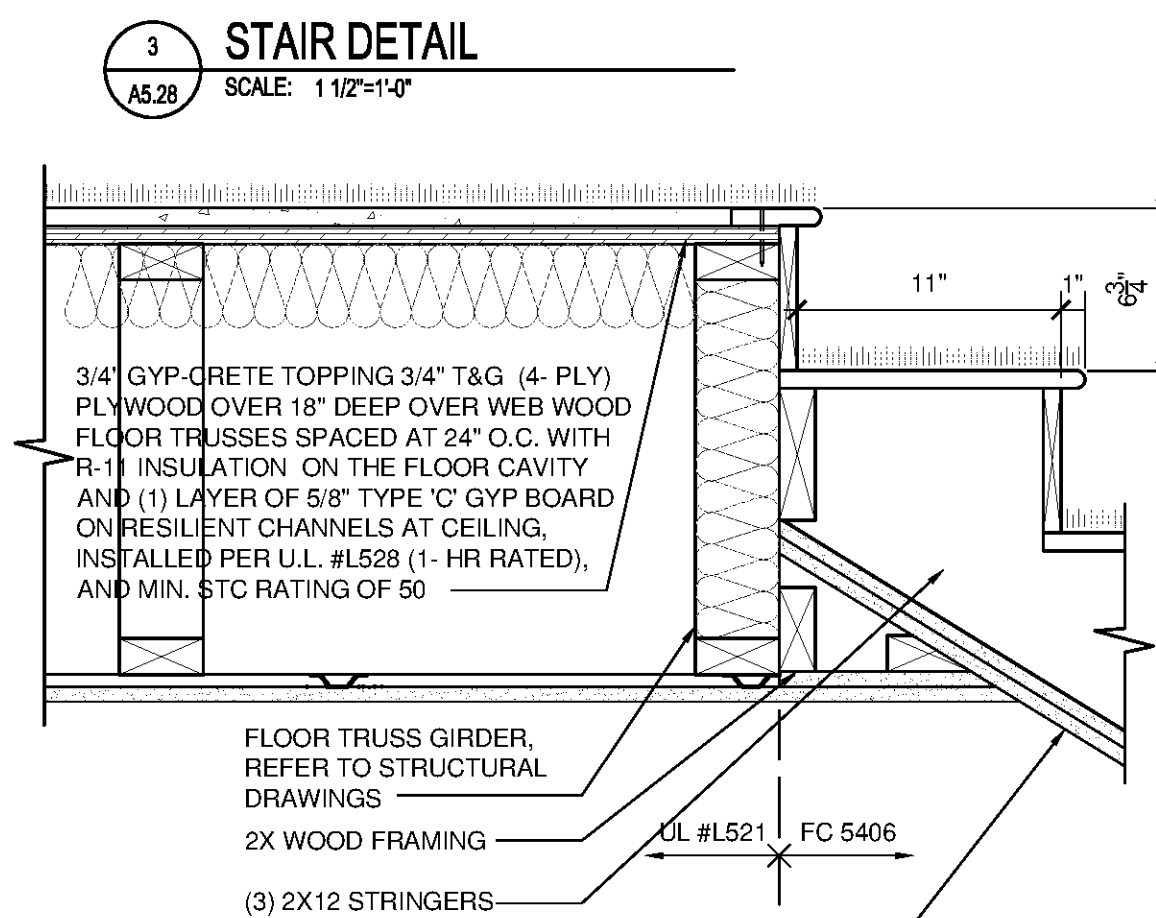
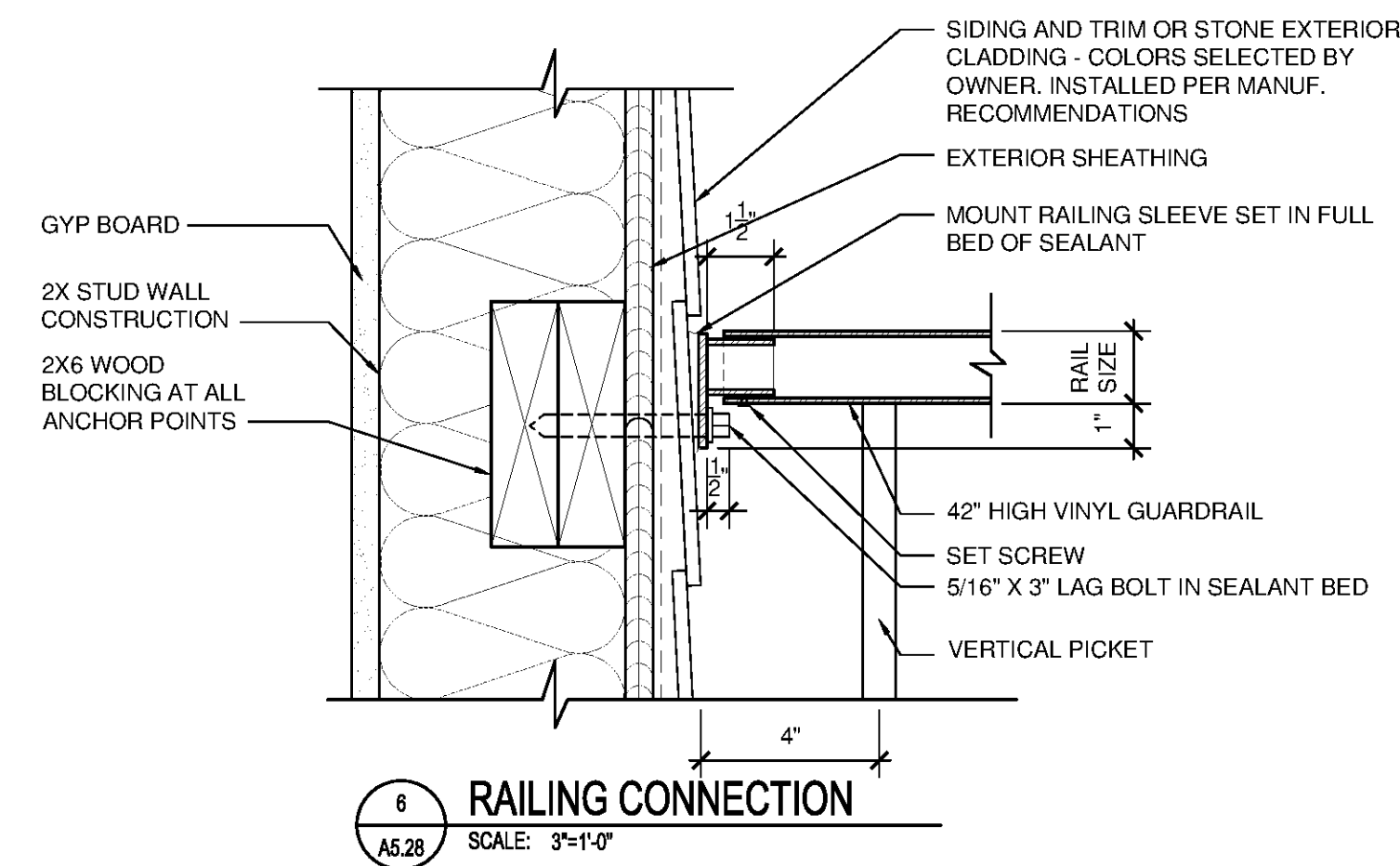
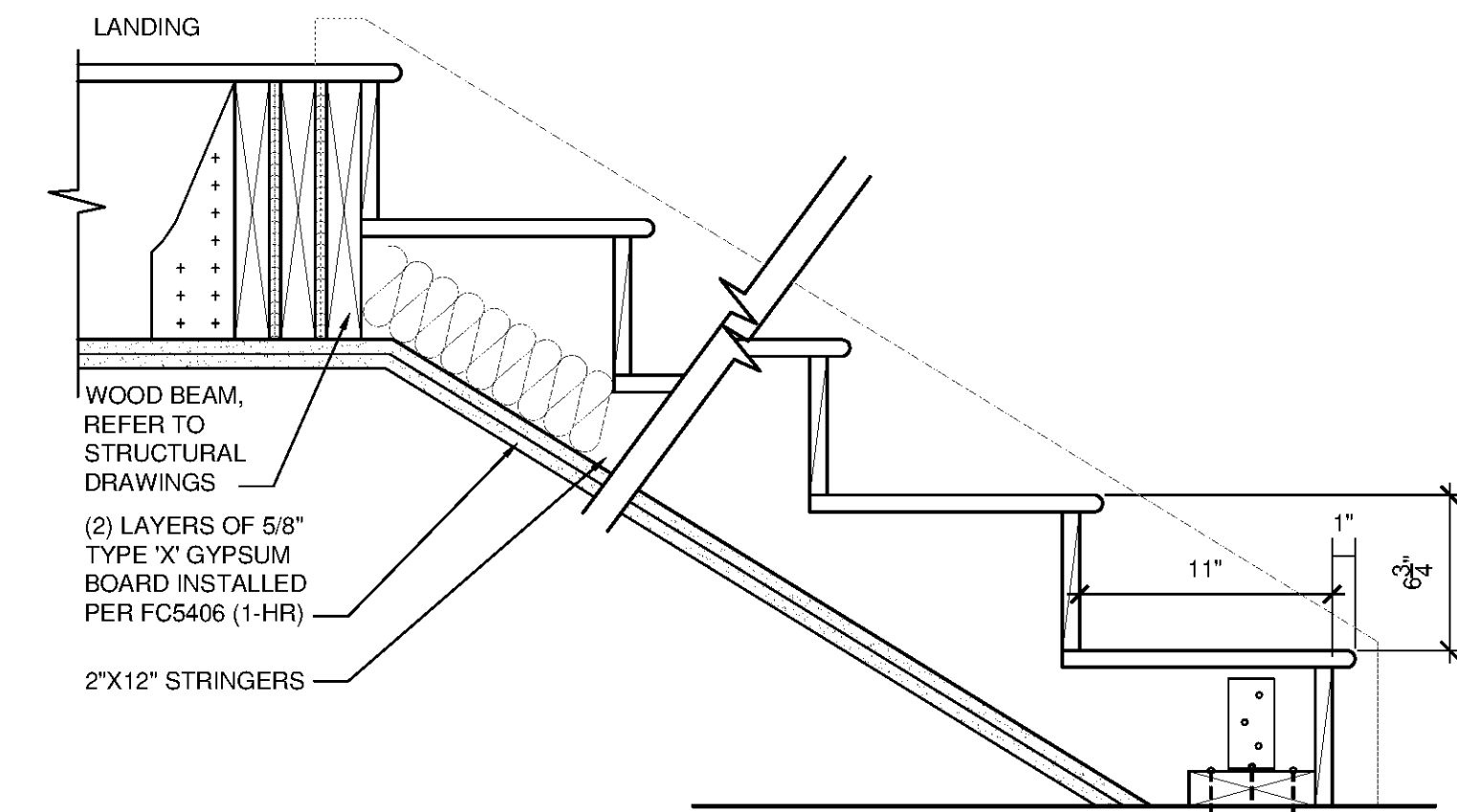
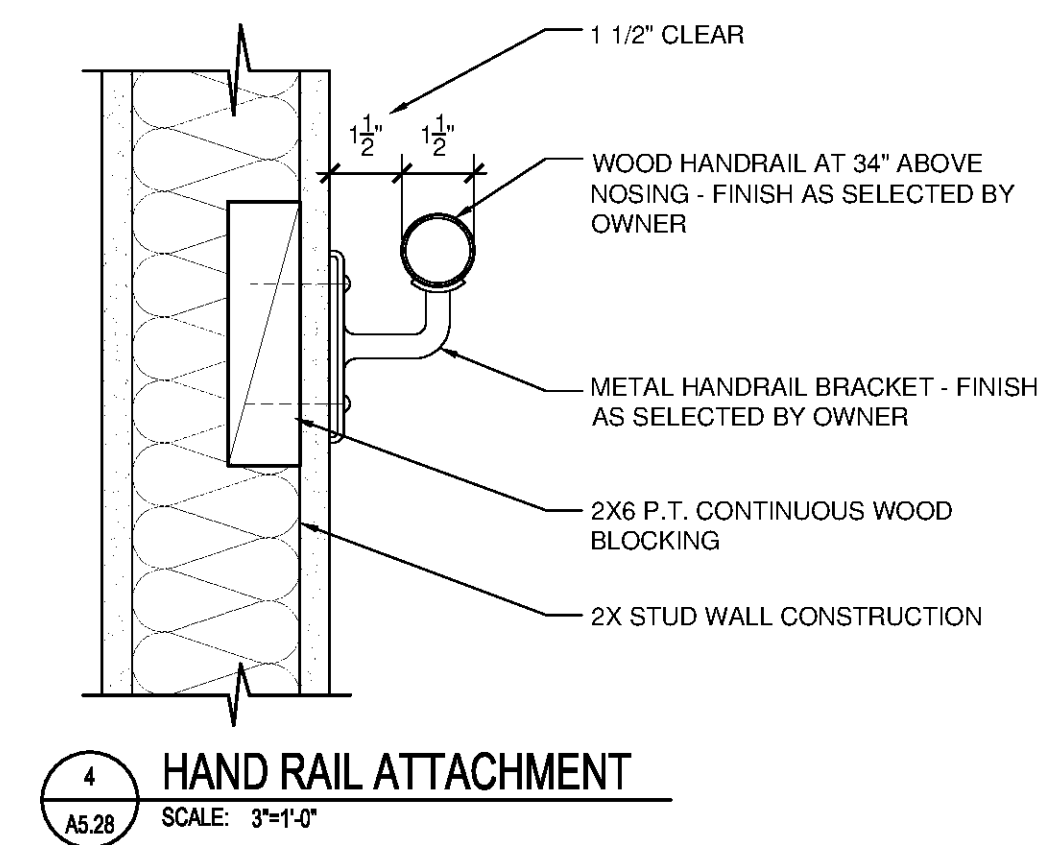
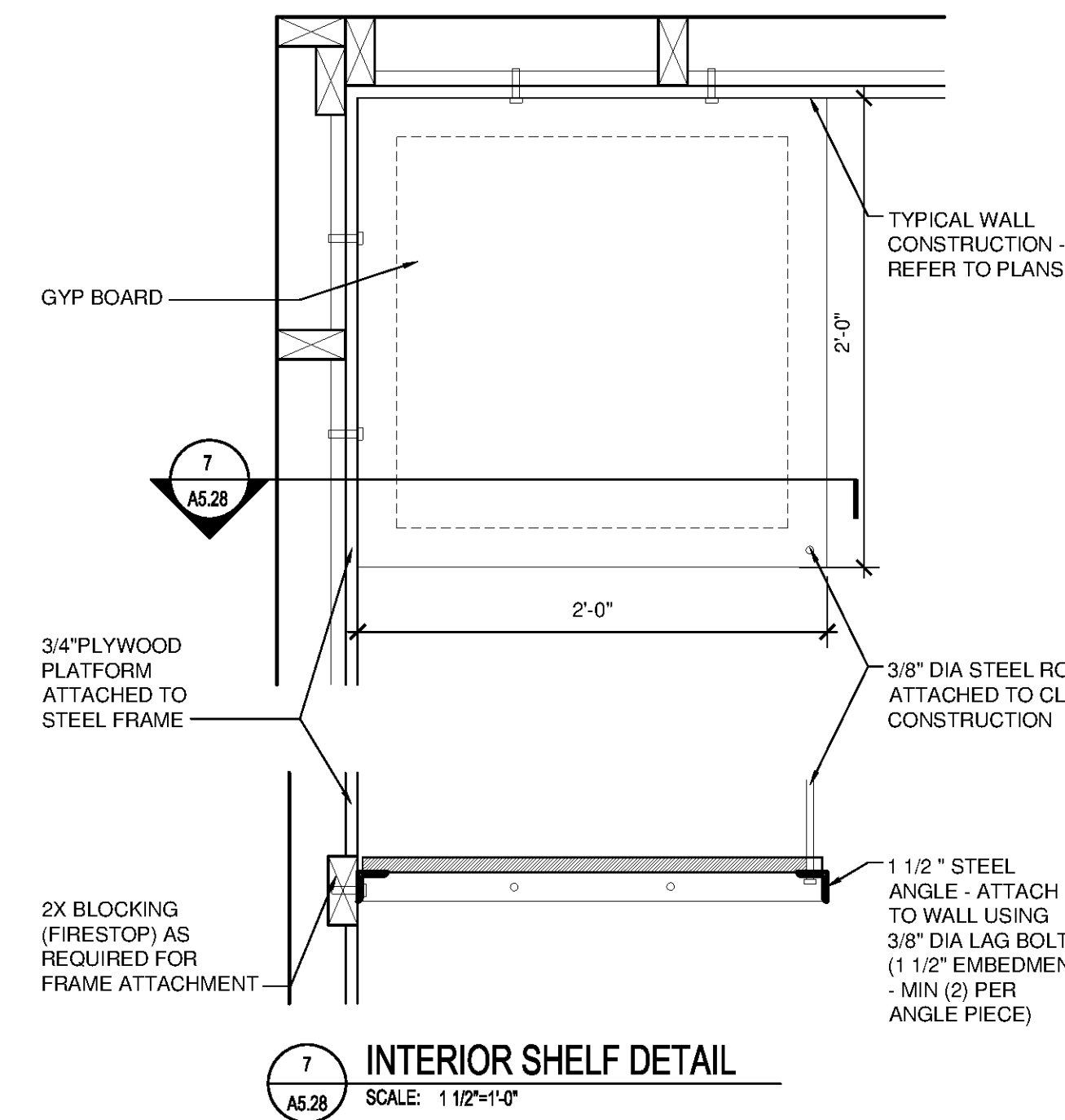
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INTERIOR DETAILS

SHEET NUMBER

A5.28

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

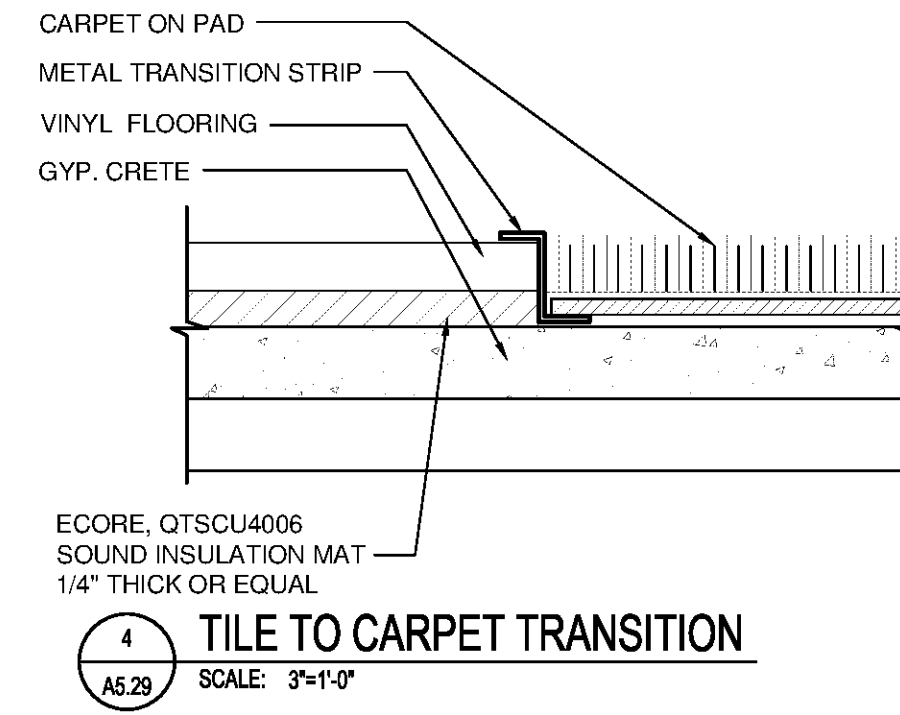


NOISE REDUCTION GENERAL NOTES

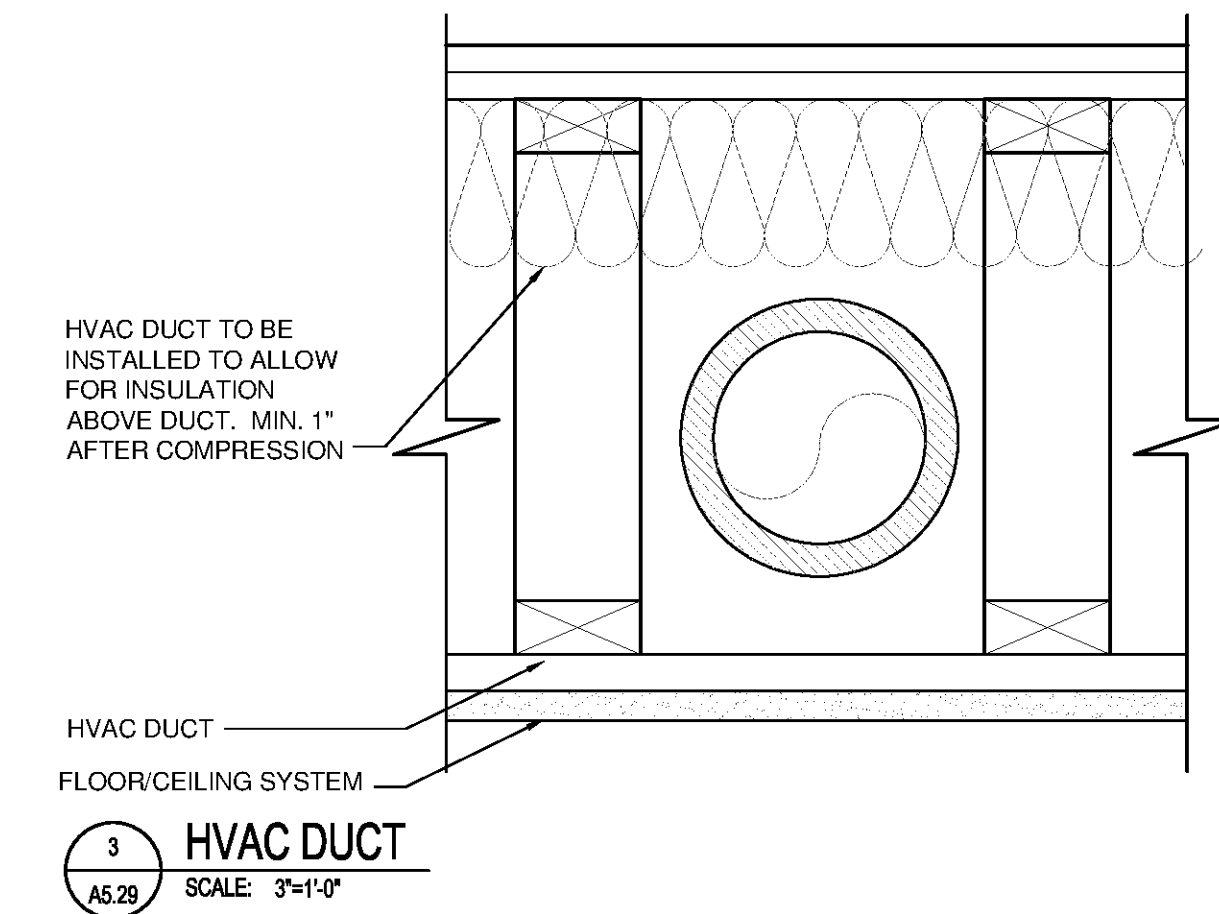
- KEEP AIR CAVITIES CLEAN OF CONSTRUCTION DEBRIS THAT MAY ACT AS A BRIDGE THROUGH THE GAP
- THE TENANT WALL PERIMETER IS CRITICAL. ACOUSTICAL SEALANT SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAIL PROVIDED TO ENSURE AN AIR TIGHT SEAL. ALSO CRITICAL IS THE SEAL AROUND ANY ELECTRICAL OR MECHANICAL PENETRATIONS.
- JUNCTION BOXES SHOULD NOT BE LOCATED BACK TO BACK, JUNCTIONS BOXES SHALL NOT BE LOCATED IN THE SAME BAY.
- WALL PANELS SHALL BE STAGGERED TO AVOID BACK TO BACK BUTT JOINTS.
- RESILIENT CHANNELS SHALL BE HELD BACK FROM INTERSECTING SURFACES. 1/2" ON THE SIDE EDGES OF THE WALL AND 6" ON TOP AND BOTTOM OF THE WALL.
- CHANNELS SHALL BE MOUNTED HORIZONTALLY WITH THE LARGER OPEN FLANGE UP.
- DRYWALL SCREWS SHALL NOT COME IN CONTACT WITH THE WALL BEHIND WHICH COULD IMPEDE THE RESILIENCY OF THE ASSEMBLY.

SOUND CONTROL NOTES

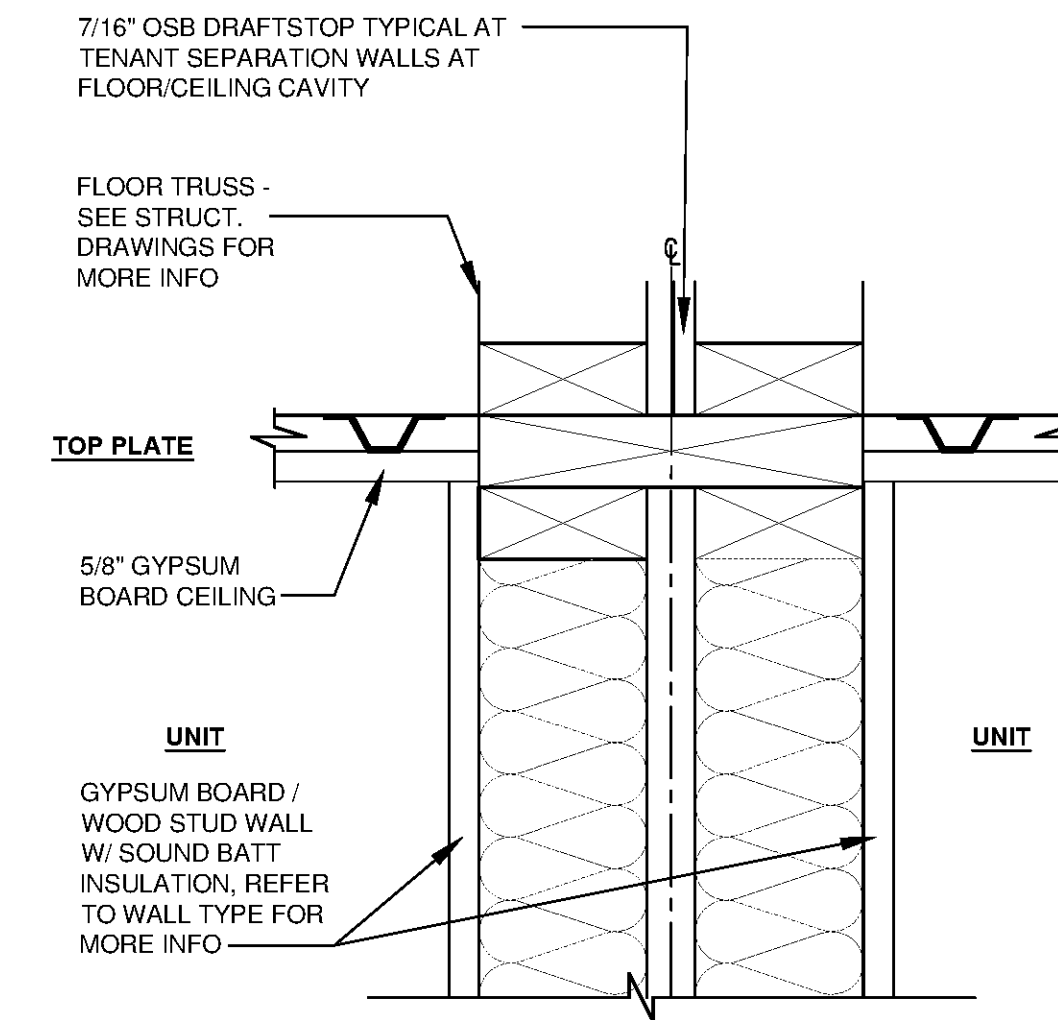
- ENSURE THAT THE HVAC FLEXIBLE DUCTING THAT IS INSTALLED WITHIN THE FLOOR/CEILING SYSTEM IS LOCATED TO ALLOW INSULATION TO BE PLACED BETWEEN THE TOP OF THE DUCT AND THE PLYWOOD SUBFLOOR. THIS DUCTING SHALL NOT BE IN DIRECT CONTACT WITH THE BOTTOM OF THE SUBFLOOR. THERE SHALL BE AT LEAST ONE INCH OF INSULATION ABOVE THE DUCTING. AFTER COMPRESSION, IF THE DUCTING IS IN CONTACT WITH THE FLOOR, IT PROVIDES A DIRECT PATH FOR FOOTFALL NOISE TO ENTER THE DUCTING AND TRAVEL EFFICIENTLY INTO THE LIVING SPACE BELOW. PLEASE REFER TO FIGURE 7 FOR CONCEPTUAL SKETCH.
- ENSURE THE PERIMETER OF ALL FIRE DAMPERS AND FIRE SPRINKLERS ARE COMPLETELY SEALED WITH FIRE CAULKING. PLEASE REFER TO FIGURE 4 FOR CONCEPTUAL SKETCH.
- ENSURE THAT PLUMBING PIPES DO NOT DIRECTLY CONTACT WALL, CEILINGS AND FLOORS, INCLUDING JOISTS AND DRYWALL.
- ENSURE THAT BATHROOM EXHAUST AND DRYER EXHAUST VENTS ARE NOT ROUTED NEAR ANY PLUMBING WASTE PIPE. THEY SHOULD BE IN SEPARATE STUD CAVITIES OR JOIST AREAS, SURROUNDED WITH INSULATION, AND WITH NO CONTACT TO THE BACK OF THE DRYWALL, THE STUDS, OR THE PLYWOOD SUBFLOOR.
- WHERE POSSIBLE, REGULATE THE WATER PRESSURE TO THE LOWER END OF THE ACCEPTABLE RANGE.
- USE 1/4" THICK NEOPRENE OR FIBERGLASS TO SEAL PIPING PENETRATIONS THROUGH BLOCKS, STUD, JOIST, PLATE, WALLBOARD, AND MASONRY. FIRE CAULK IS AN ACCEPTABLE SUBSTITUTE WHERE REQUIRED IN FIRE RATED ASSEMBLIES.
- SEAL THE PERIMETER OF ALL PIPES, FAUCETS, AND SPOUTS THAT PENETRATE THROUGH WALLS, FLOORS, AND SHOWER STALLS.
- USE RESILIENT CAULKING GENEROUSLY AROUND ALL OF THE ABOVE PENETRATIONS.
- SHOWER PANS SHOULD BE INSTALLED ON THE RESILIENT PADS TO MINIMIZE WATERFALL NOISE IMPACT. THIS IS NOT REQUIRED IN THE FIRST FLOOR RESIDENCES OR THE SECOND FLOOR UNITS LOCATED OVER GARAGE DRIVEWAYS.
- FIT THE DRYWALL TO FORM A WELL-SEALED TENANT SEPARATION WALL BEFORE INSTALLING BATHTUBS AND SHOWERS ADJACENT TO THIS WALL.
- ISOLATE TOILETS FROM STRUCTURE USING NEOPRENE PADS AND/OR RESILIENT SLEEVES AROUND PIPES, AND CAULK.
- USE FLEXIBLE HOSES TO CONNECT DISHWASHERS AND CLOTHES WASHERS TO WATER SUPPLY AND WASTE LINES.
- RESILIENT CHANNELS SHALL NOT BE CRUSHED DURING INSTALLATION. CARE MUST BE TAKEN TO INSTALL THE CHANNELS AND THE DRYWALL IN SUCH A WAY THAT CRUSHING IS AVOIDED.
- APPLY RUBBER GASKETS OR NON-HARDENING CAULK TO SEAL ALL OPENINGS AROUND PIPES AND CONDUITS THAT PENETRATE WALLS (EVEN WHEN VISUALLY HIDDEN BEHIND DRYWALL LAYERS). THIS IS APPLICABLE TO PLUMBING PIPES AS WELL AS HVAC REFRIGERANT LINES AND CONDUITS. AT FIRE RATED PARTITIONS, THE SEALING CAN BE DONE USING FIRE CAULK.
- CAULK TO SEAL DRYWALL AT THE BASE OF ALL WALLS. ENSURE THAT NO CONSTRUCTION DEBRIS IS PRESENT IN THE GAP BEFORE CAULKING, AS THAT WILL MINIMIZE THE EFFECTIVENESS OF THE CAULK SEAL. A RESILIENT, NON HARDENING CAULK, SUCH AS SILICONE OR POLYURETHANE IS REQUIRED.
- WEATHER STRIP ALL WINDOWS AND EXTERIOR DOORS.
- PROVIDE ECORE, QTSQU4005 SOUND INSULATION MAT 1/4" THICK OR EQUAL SYSTEM AT ALL HARD FLOOR SURFACE AREAS AS SELECTED BY OWNER.



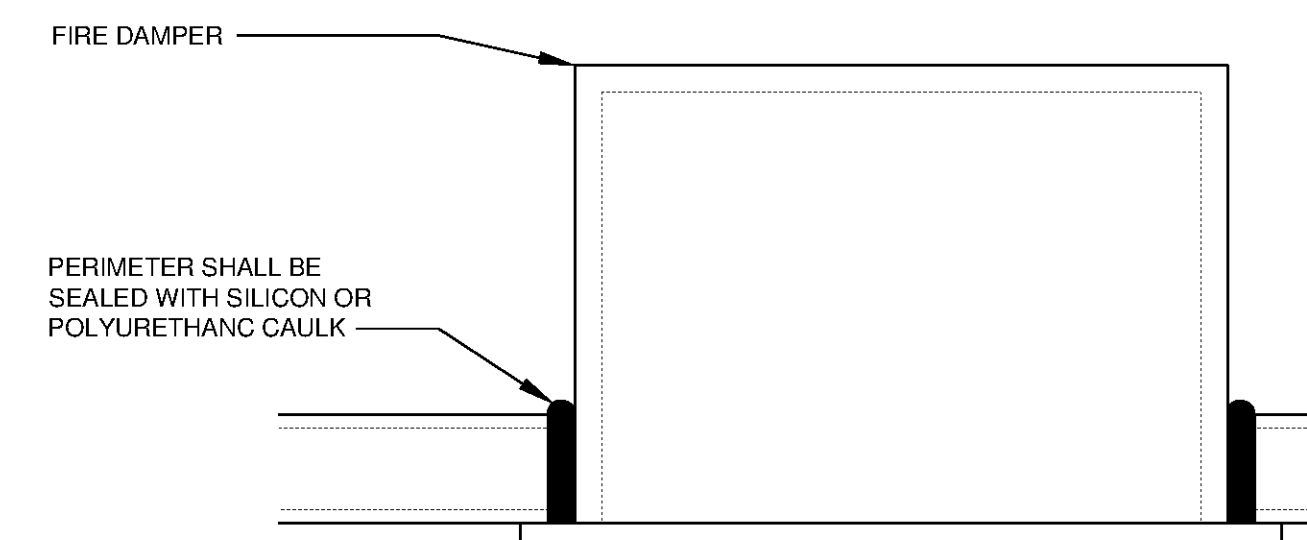
4 TILE TO CARPET TRANSITION
SCALE: 3/4"=1'-0"



3 HVAC DUCT
SCALE: 3/4"=1'-0"



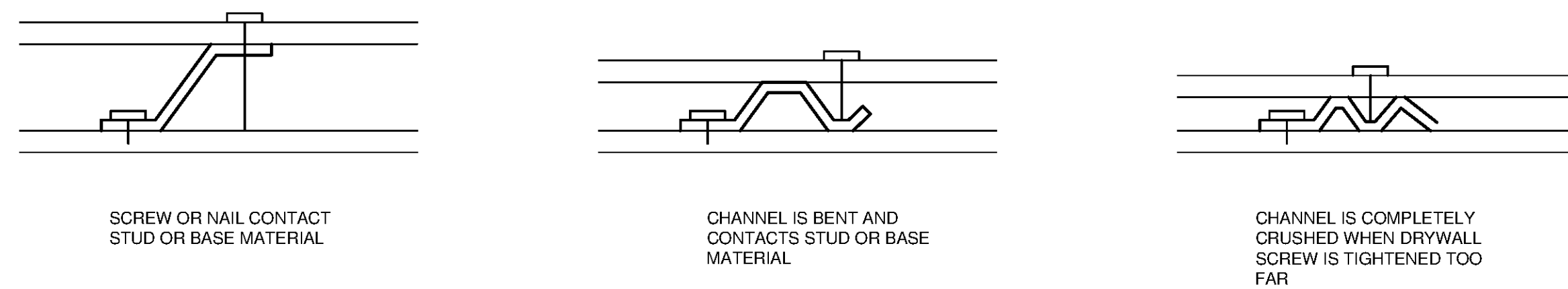
2 WALL DETAILS AT UNITS (SECOND FLOOR SIM.)
SCALE: 3/4"=1'-0"



1 FIRE DAMPER DETAIL
SCALE: 3/4"=1'-0"

FURRING Z-CHANNELS

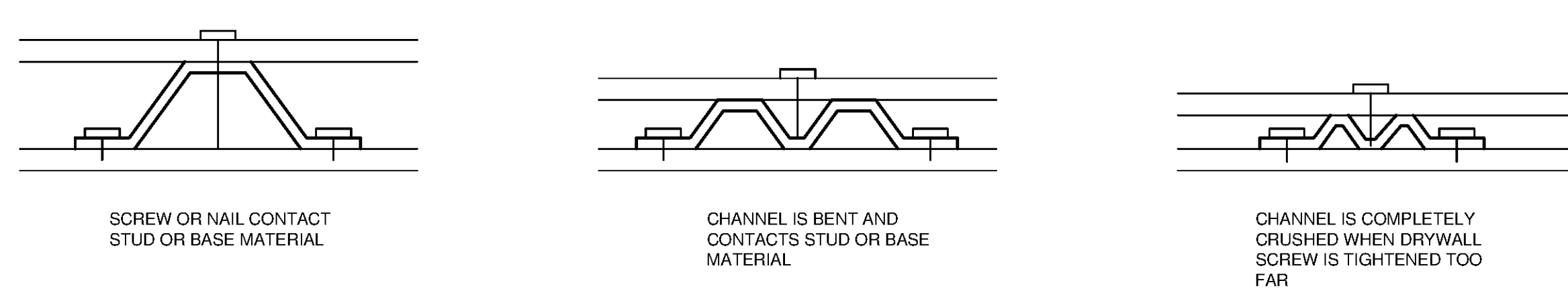
PROPER INSTALLATION



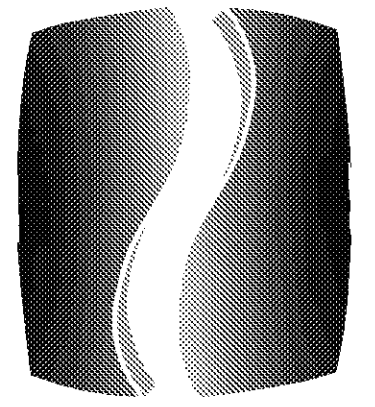
IMPROPER INSTALLATION

FURRING HAT CHANNELS

PROPER INSTALLATION



IMPROPER INSTALLATION



PHILLIPS

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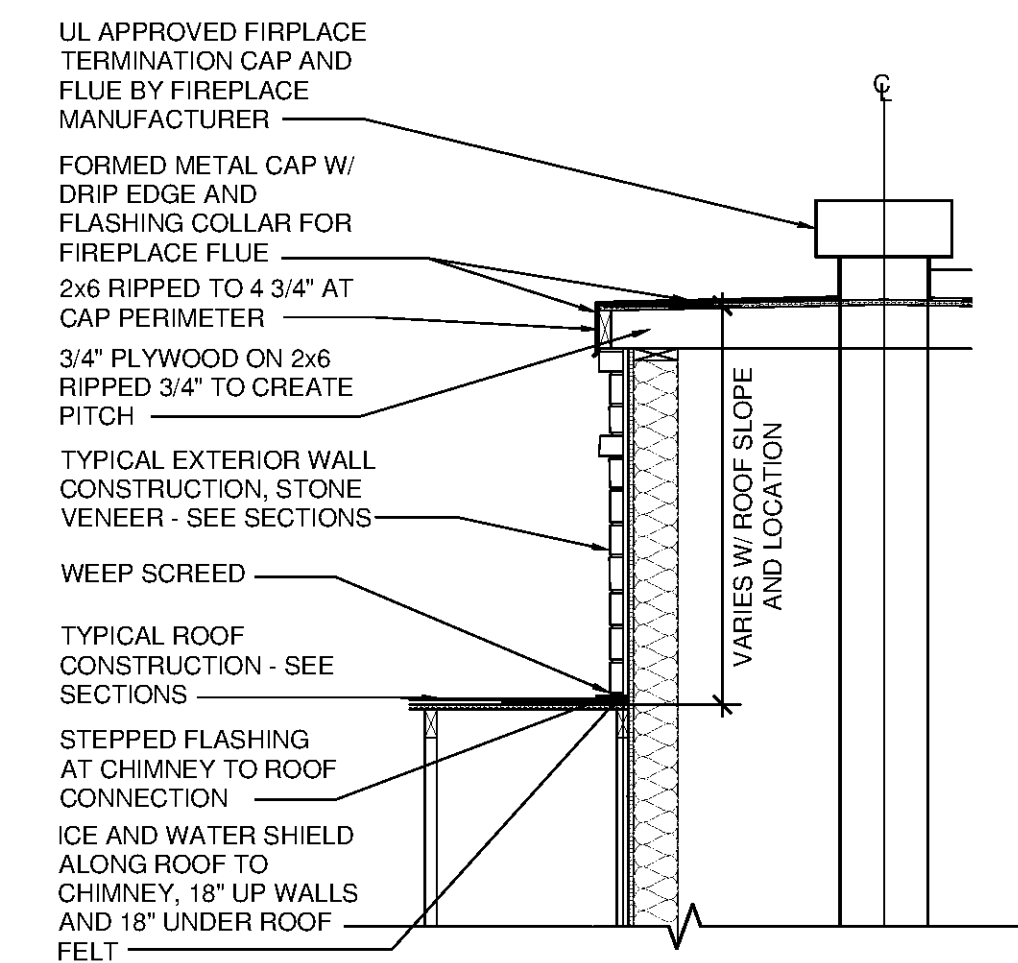
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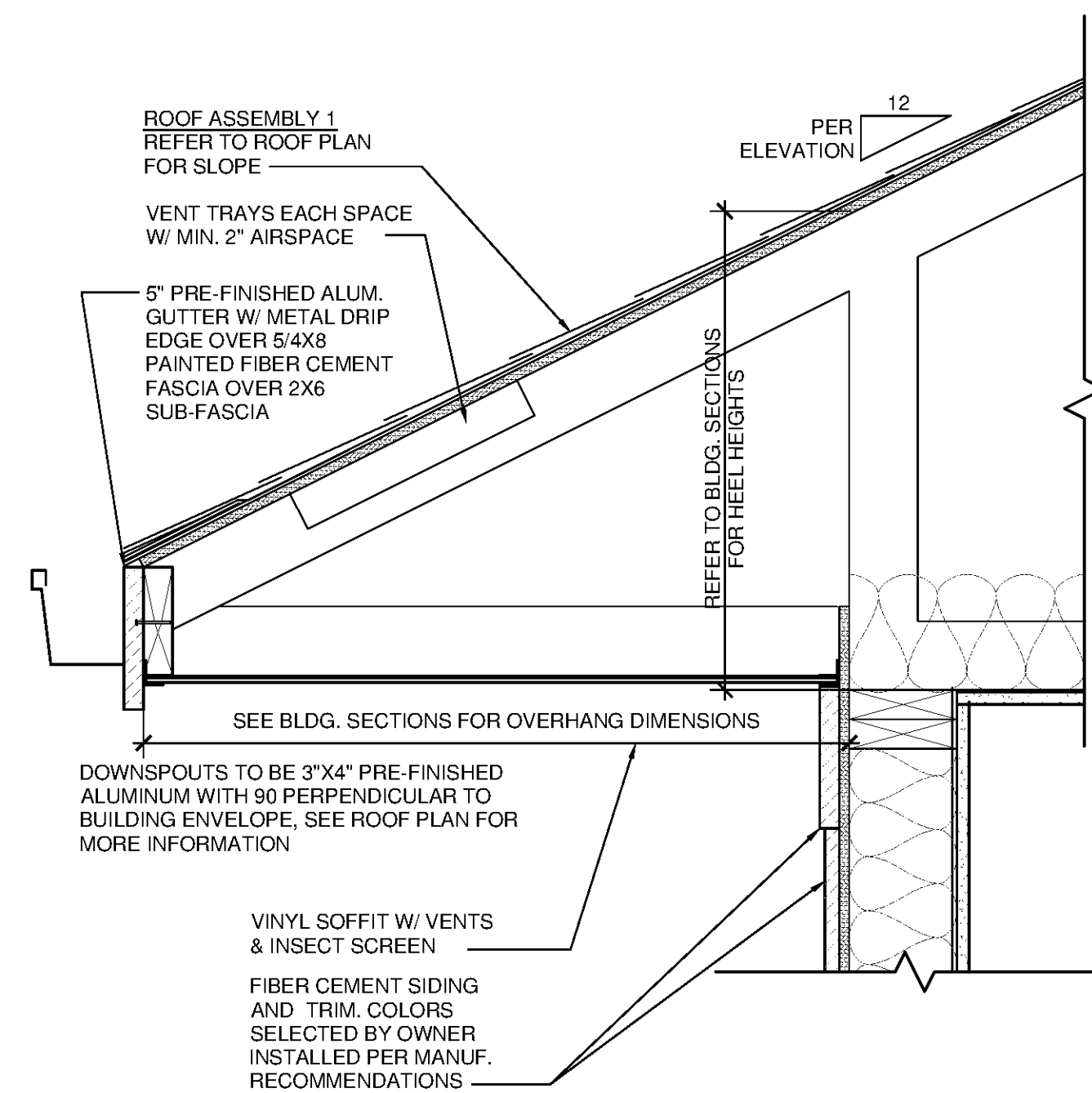
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SHEET NUMBER

A5.29

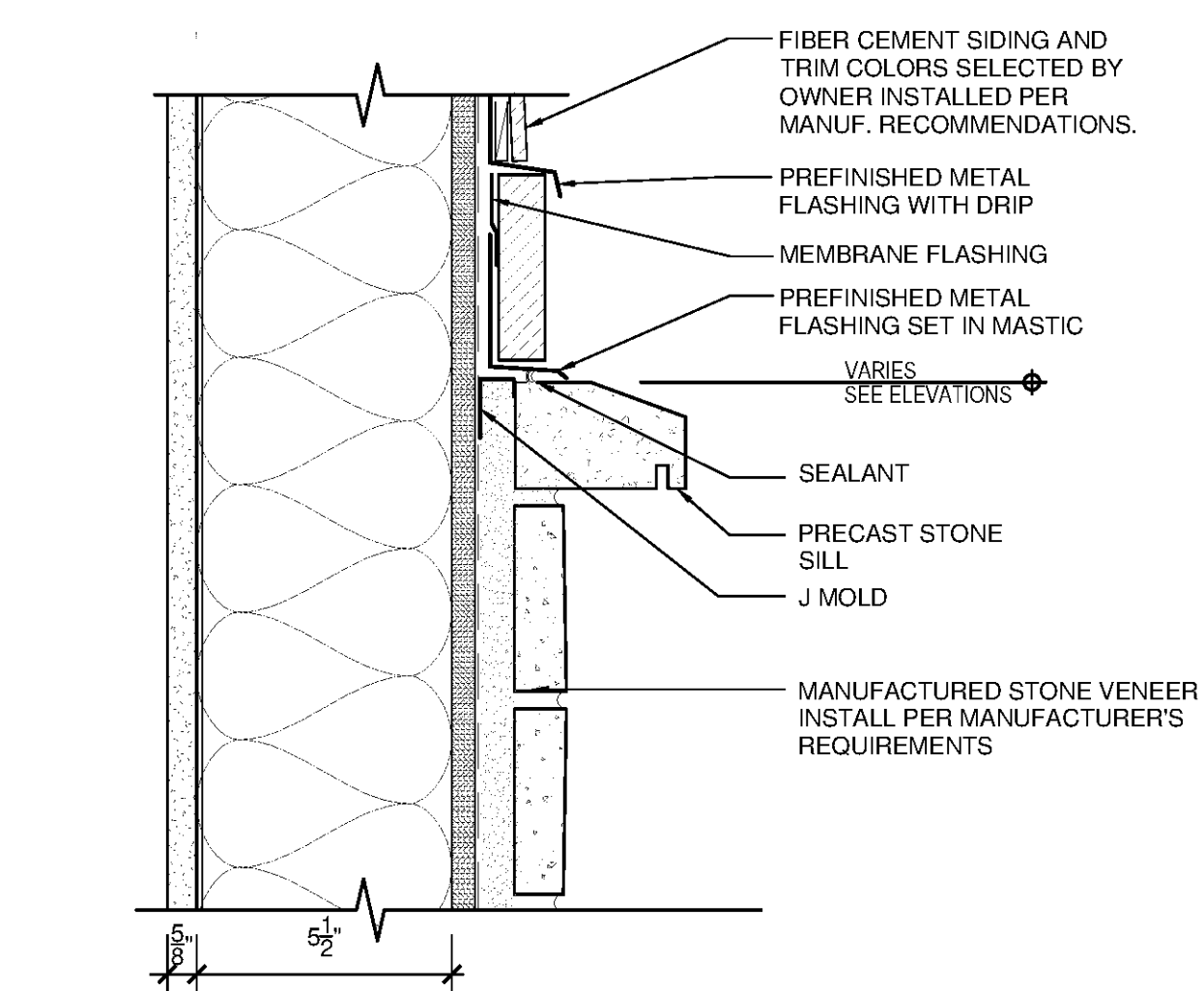
NORTH TERRACES
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ATLANTA, GEORGIA 30346



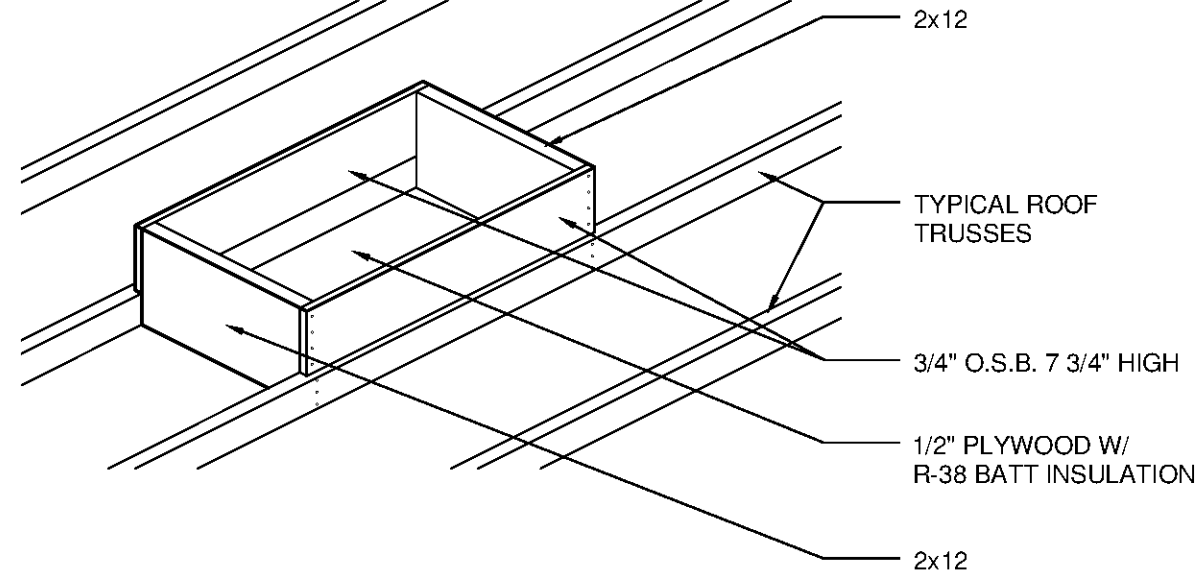
28 CLUBHOUSE CHIMNEY CAP DETAIL
SCALE: 1/2" = 1'-0"



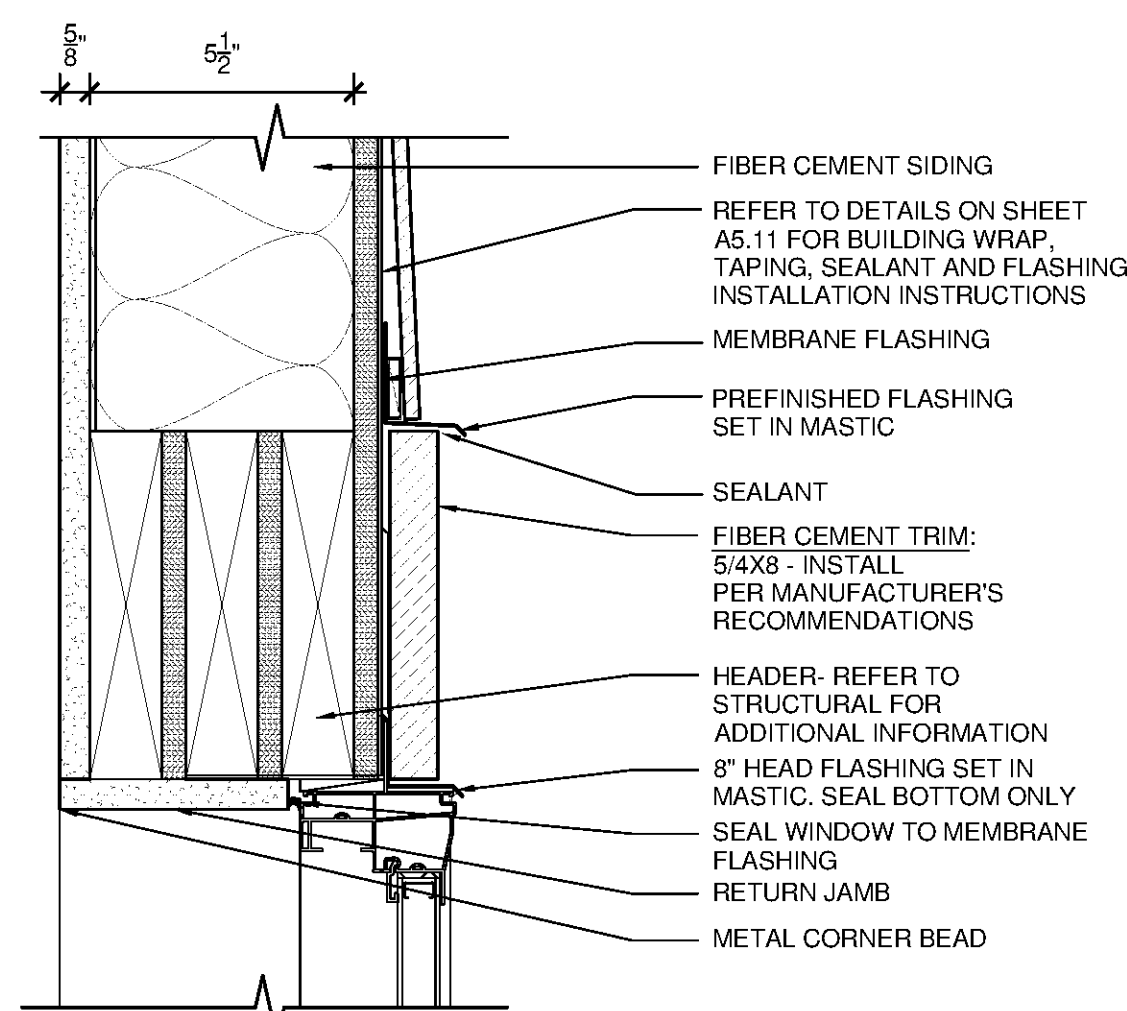
26 FASCIA DETAIL - TYPICAL EAVE
SCALE: 1 1/2" = 1'-0"



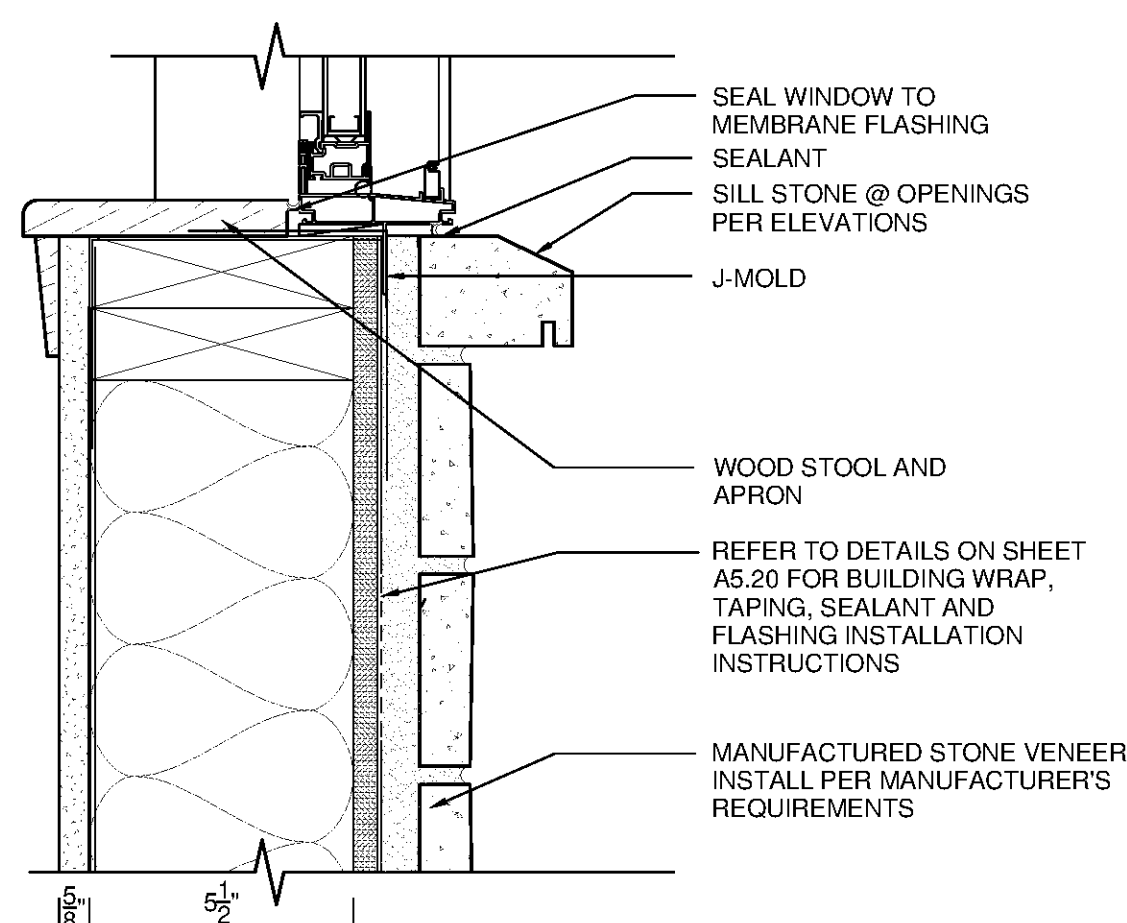
25 STONE VENEER / SIDING TRANSITION
SCALE: 3" = 1'-0"



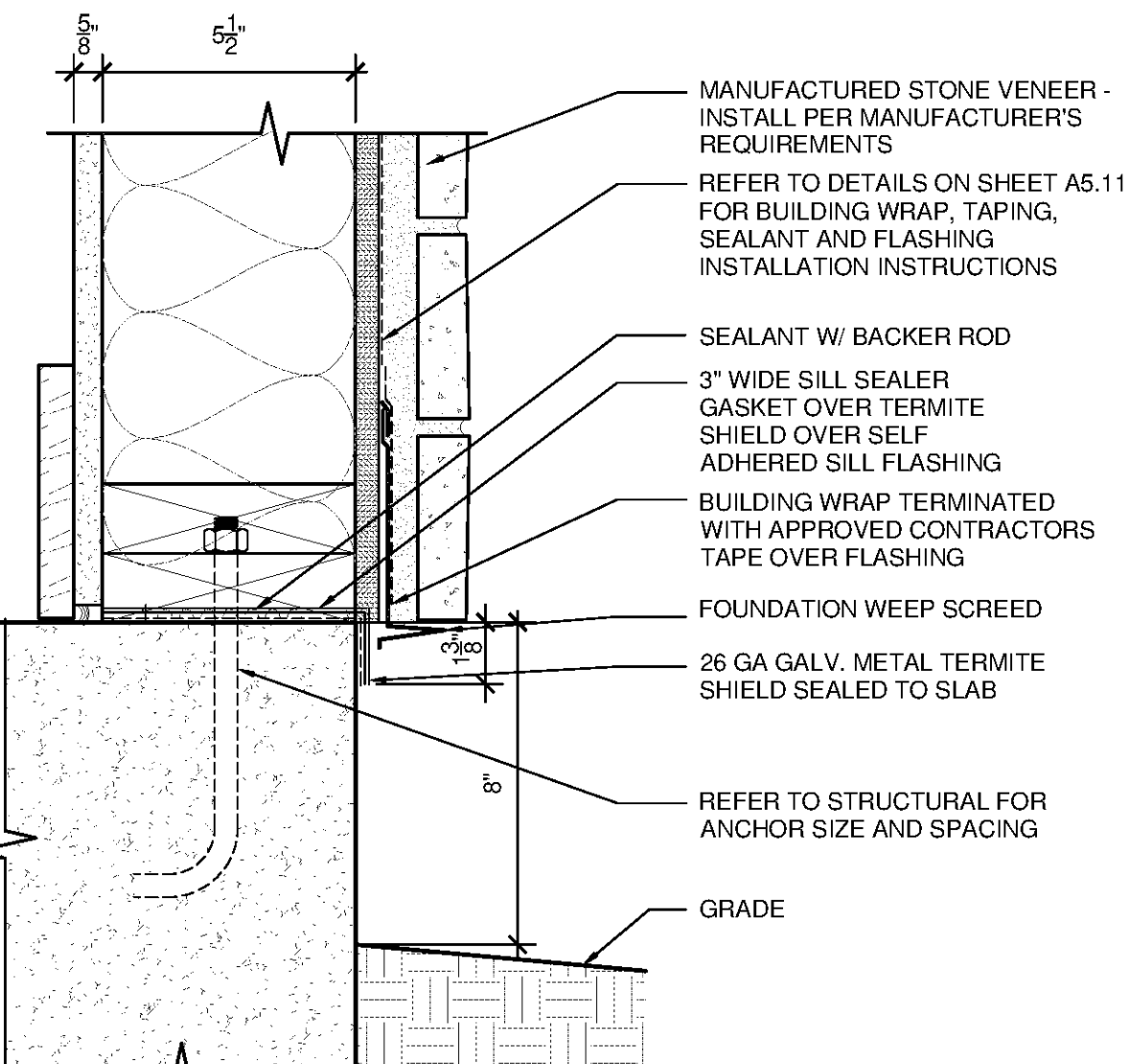
23 ATTIC ACCESS FRAMING DETAIL
SCALE: 1 1/2" = 1'-0"



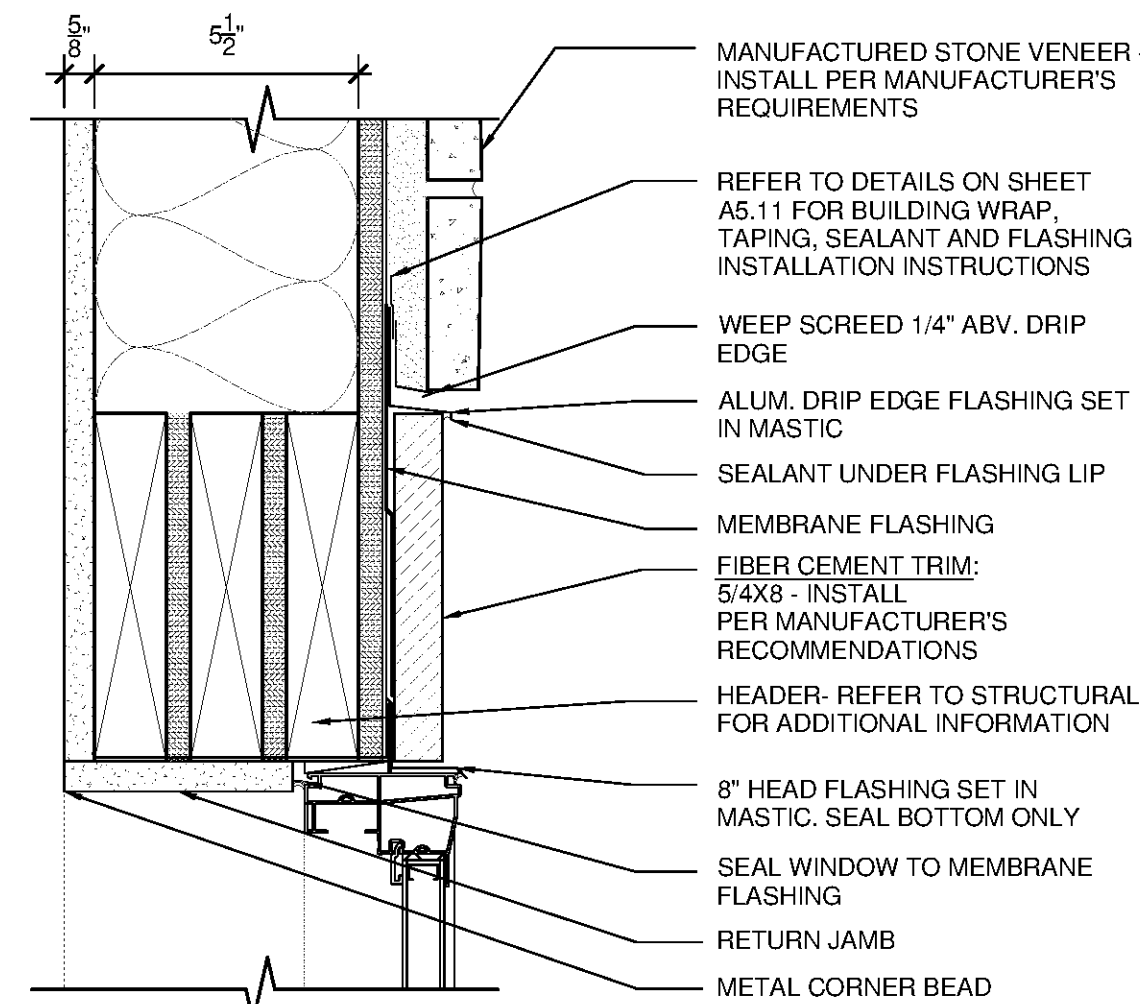
22 WINDOW HEAD AT SIDING
SCALE: 3" = 1'-0"



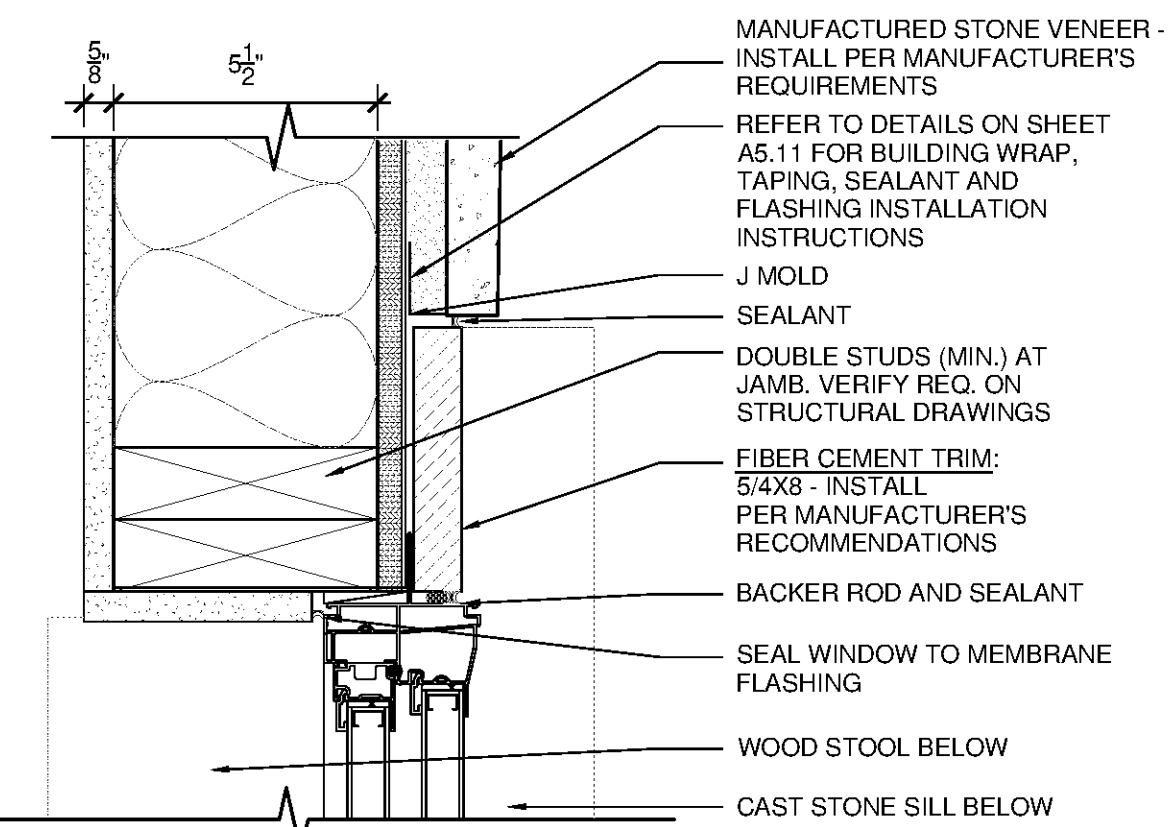
20 WINDOW SILL AT STONE VENEER
SCALE: 3" = 1'-0"



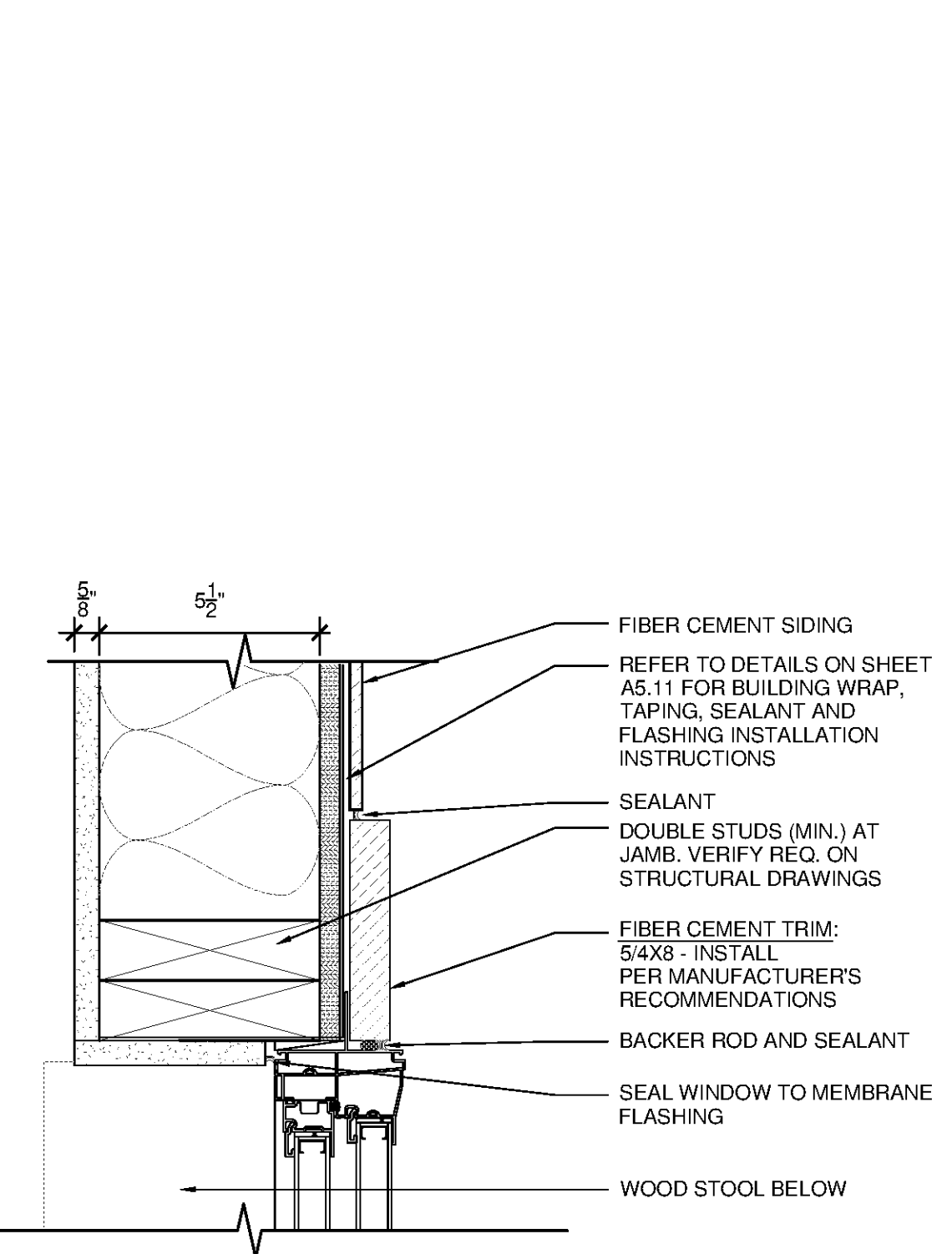
19 STONE VENEER TERMINATION AT GRADE
SCALE: 3" = 1'-0"



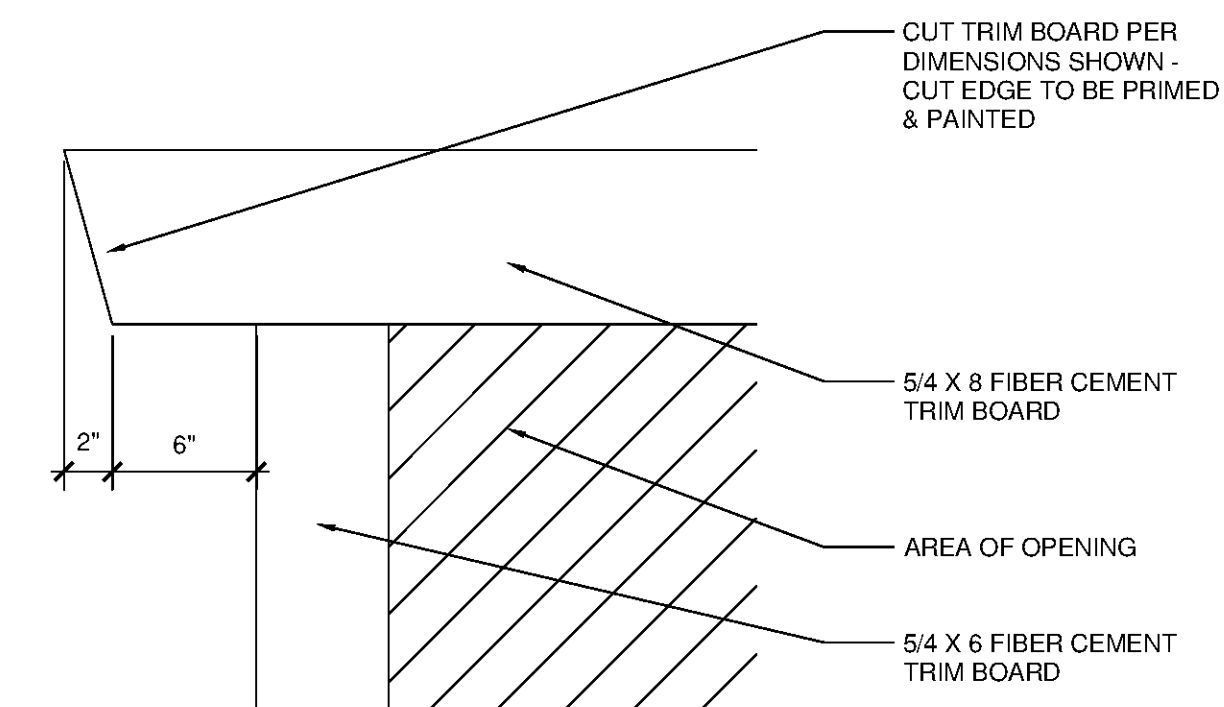
10 WINDOW HEAD AT STONE VENEER
SCALE: 3" = 1'-0"



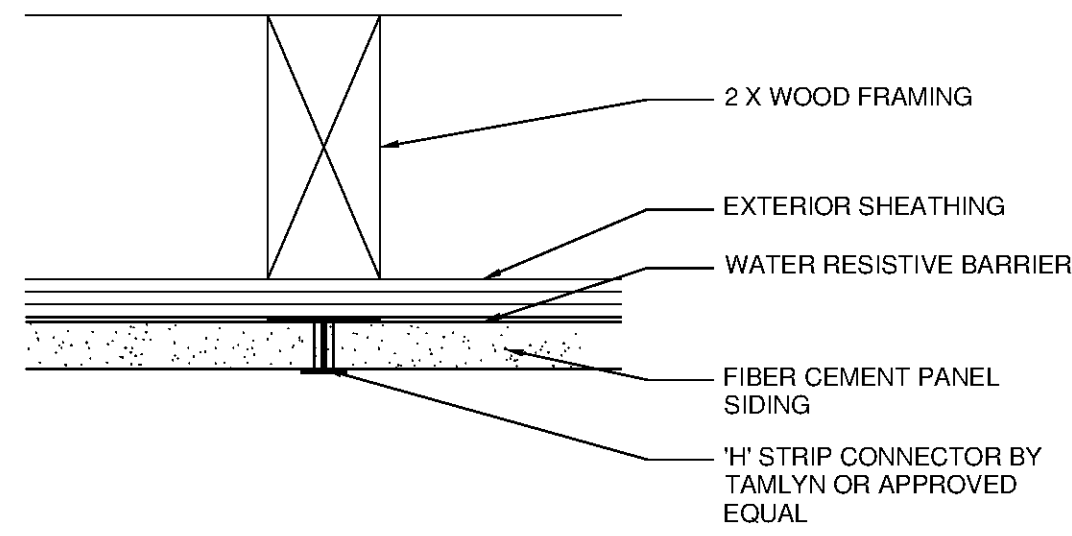
9 WINDOW JAMB AT STONE VENEER
SCALE: 3" = 1'-0"



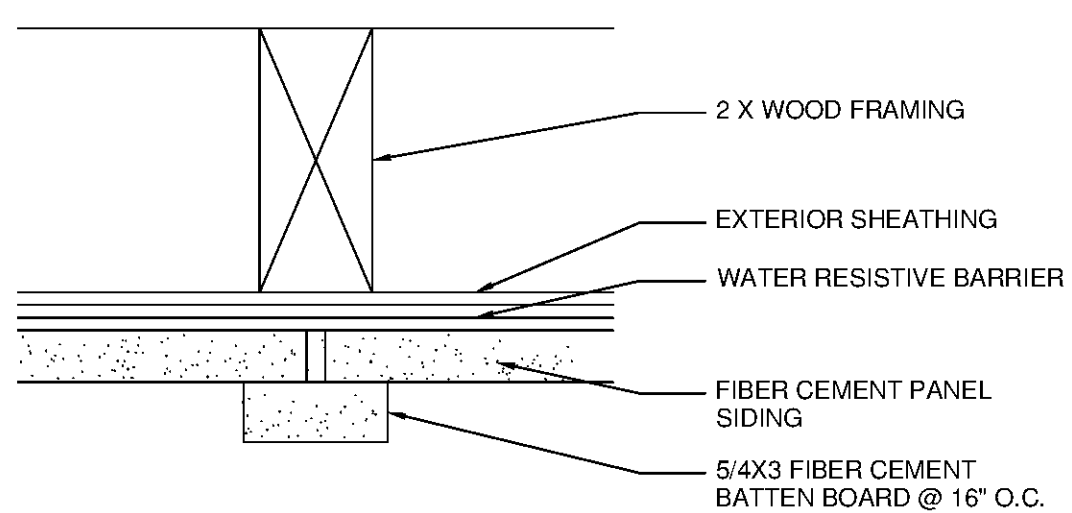
8 WINDOW JAMB AT SIDING
SCALE: 3" = 1'-0"



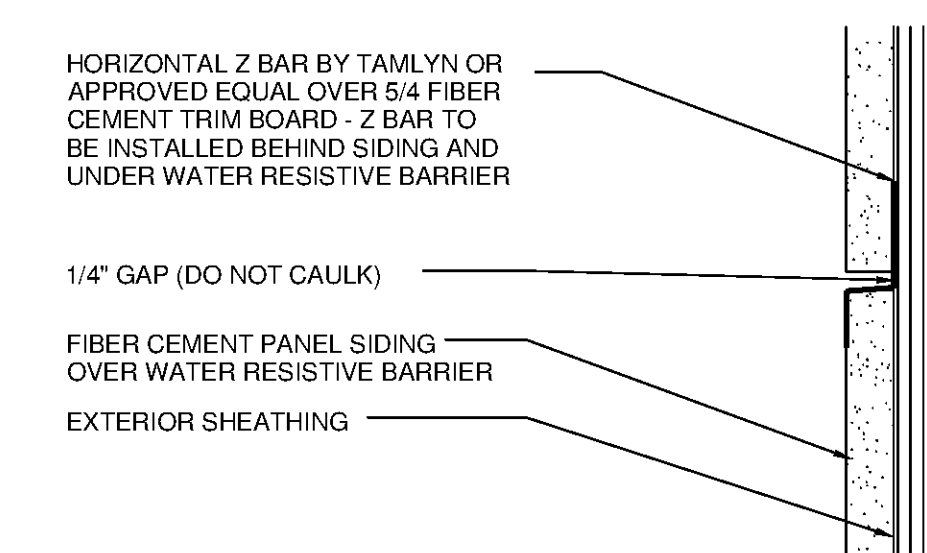
5 TYPICAL HEAD TRIM - ELEVATION DETAIL
SCALE: 1 1/2" = 1'-0"



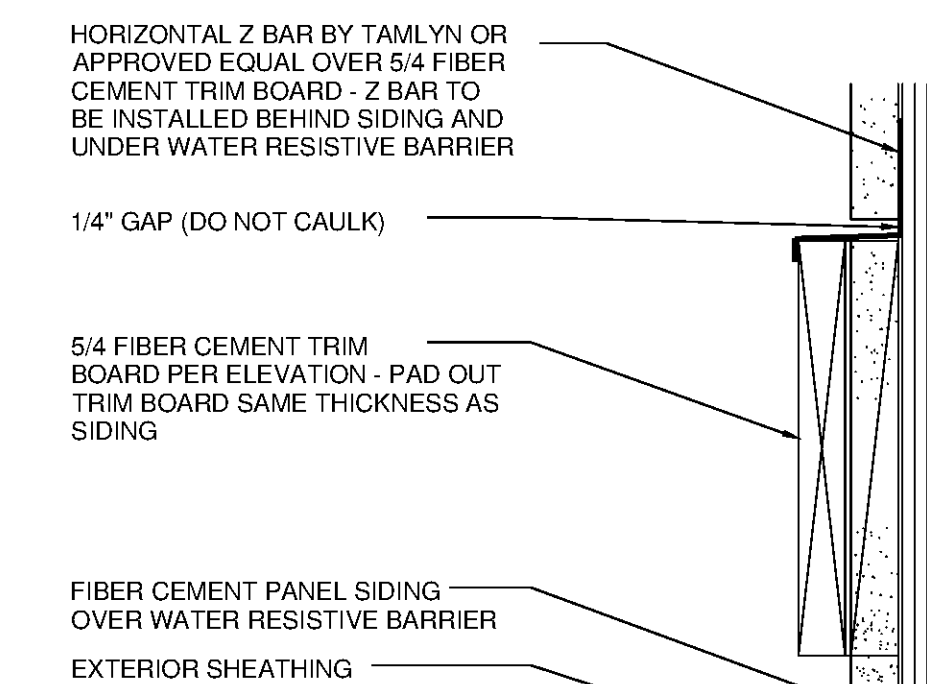
4 STUCCO BOARD - VERTICAL SEAM
SCALE: 3" = 1'-0"



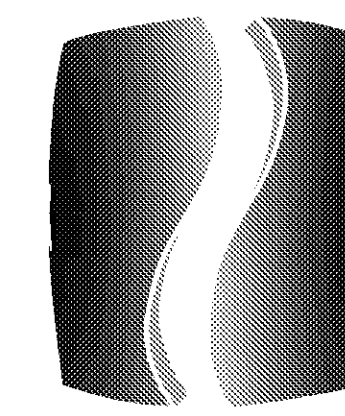
3 BATTEN BOARD - VERTICAL SEAM
SCALE: 3" = 1'-0"



2 SIDING - HORIZONTAL SEAM
SCALE: 3" = 1'-0"



1 TRIM BOARD - HORIZONTAL SEAM
SCALE: 3" = 1'-0"



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SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N6875 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 • FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

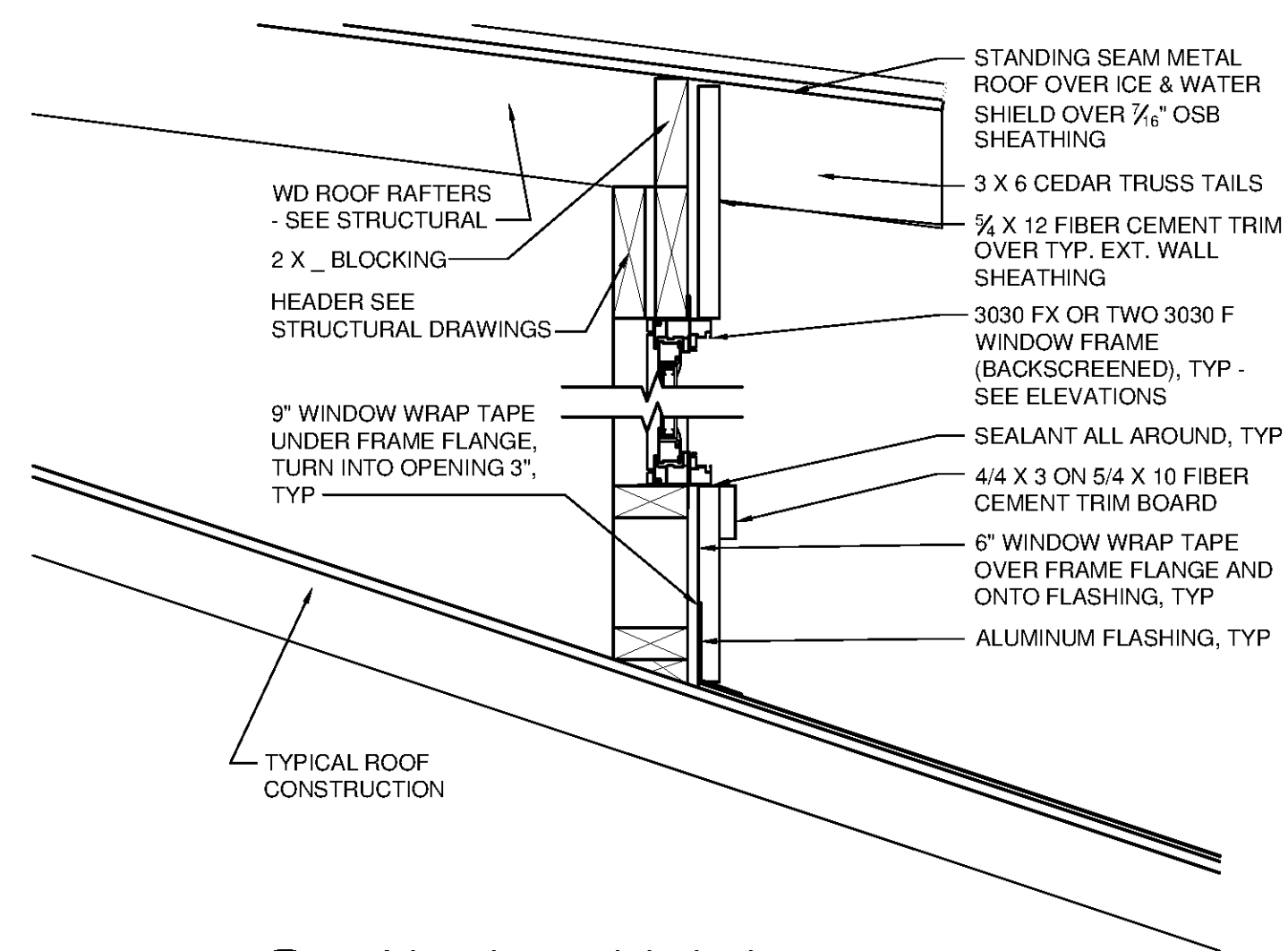
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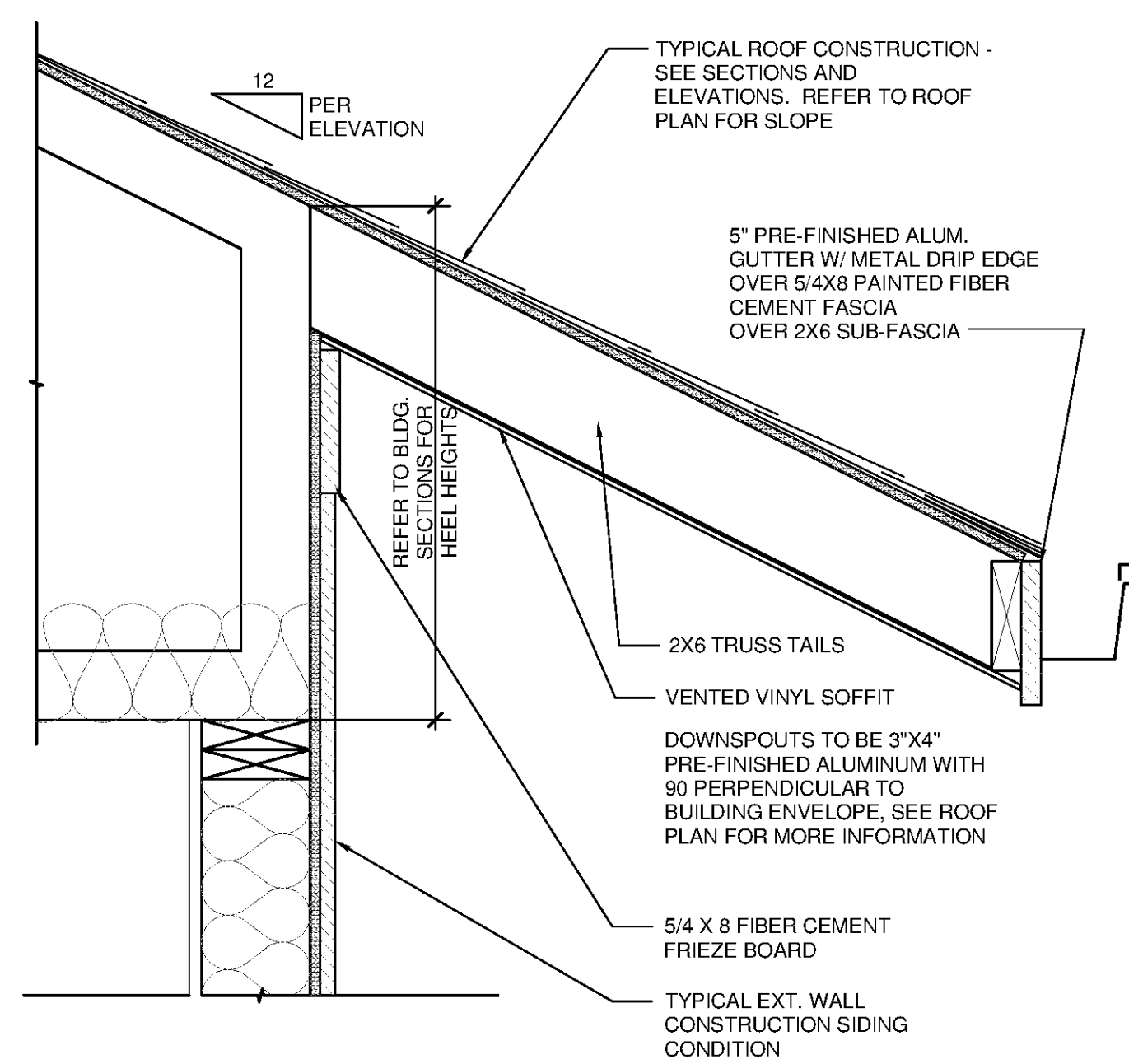
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SHEET NUMBER A5.C.21

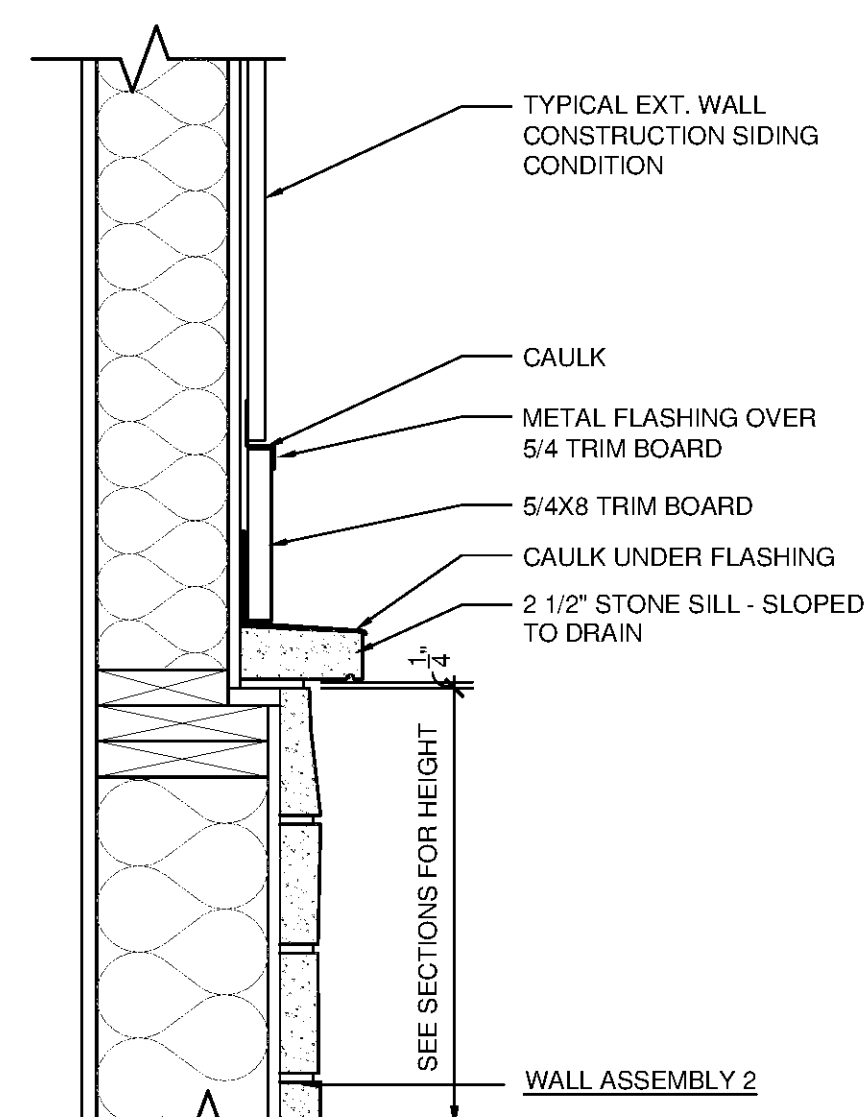
NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346



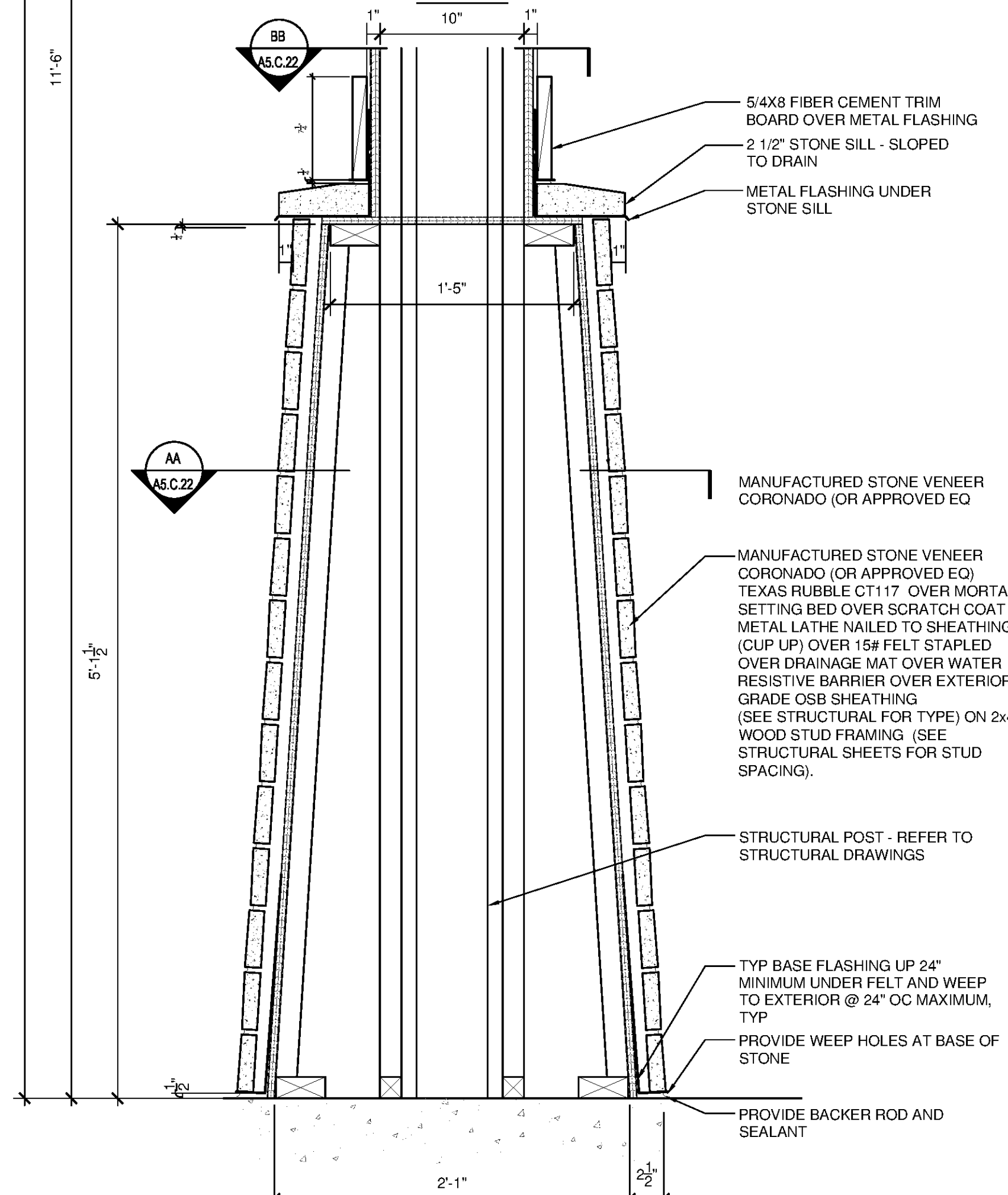
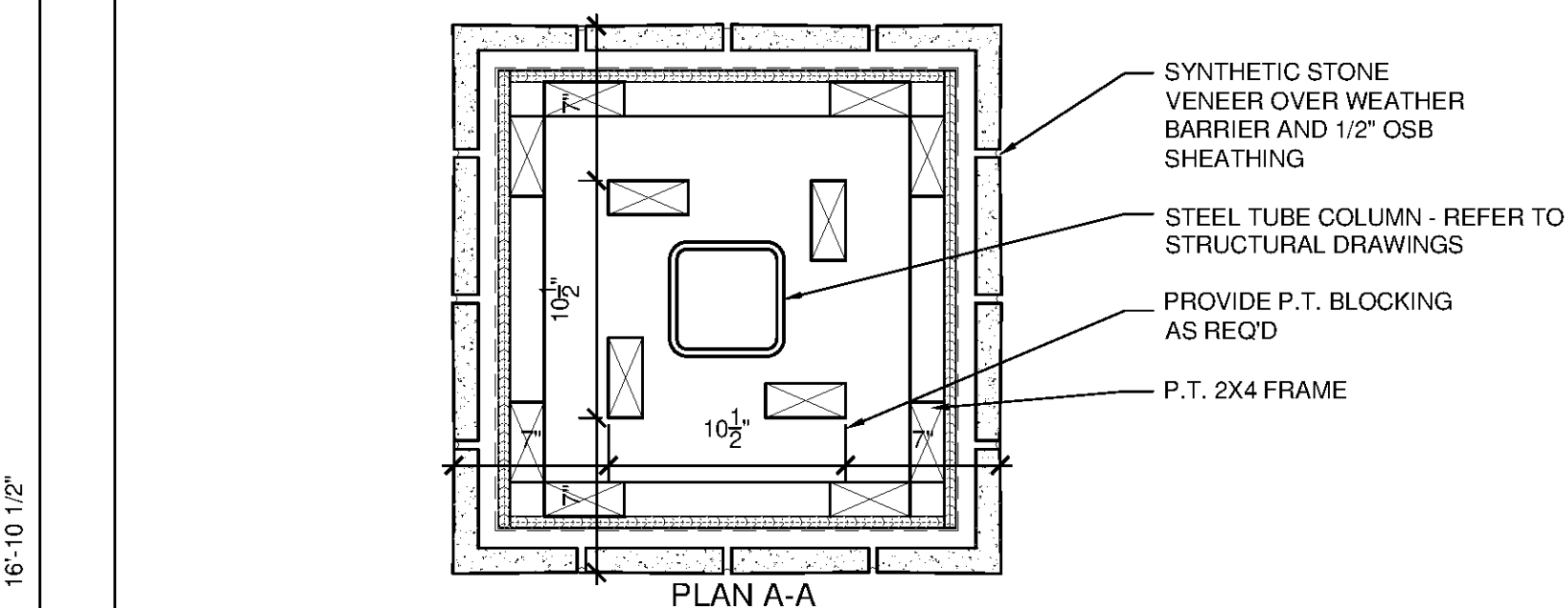
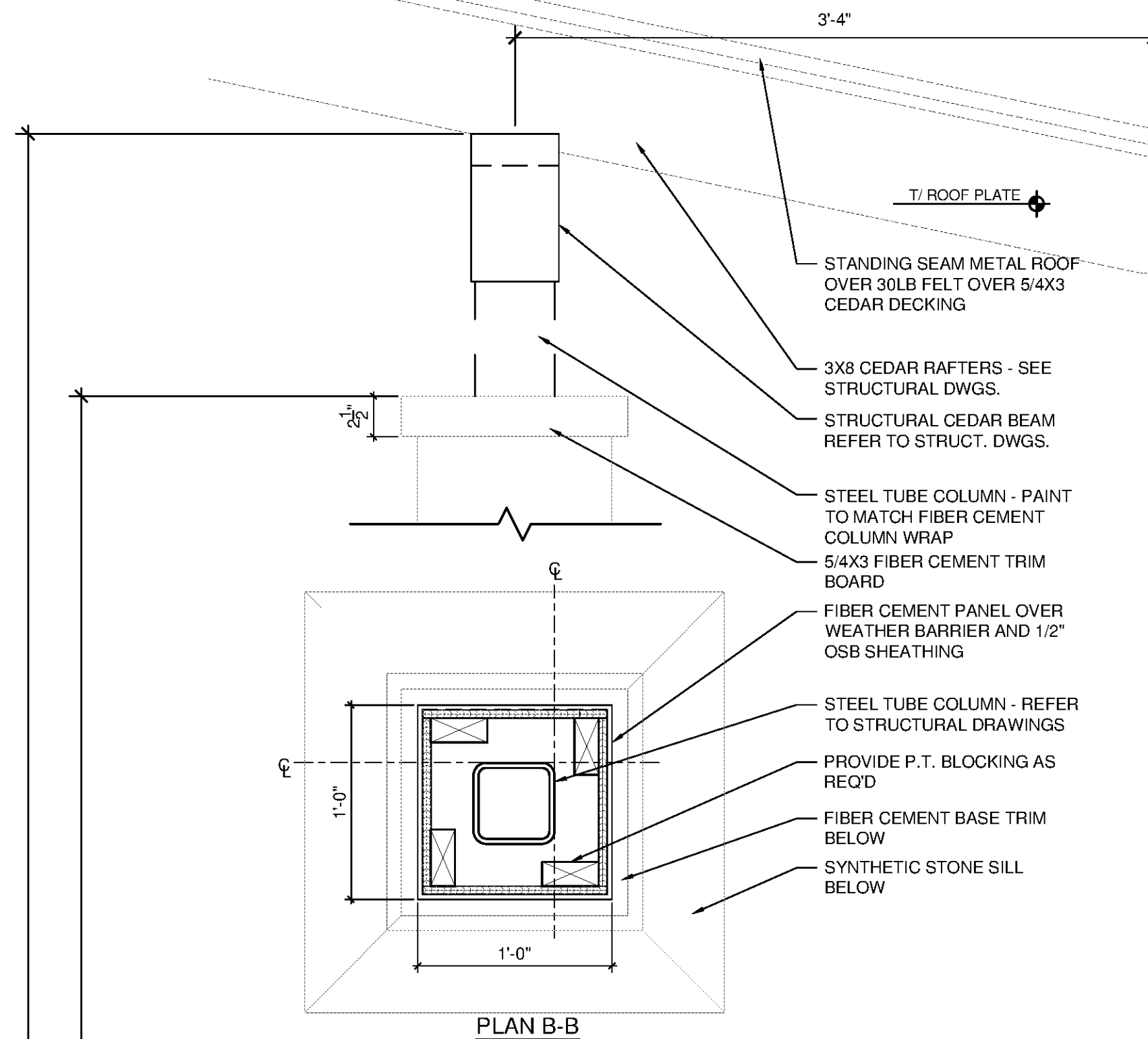
5 ROOF DORMERS SECTION DETAIL
 A5.C.22 SCALE: 1-1/2" = 1'-0"



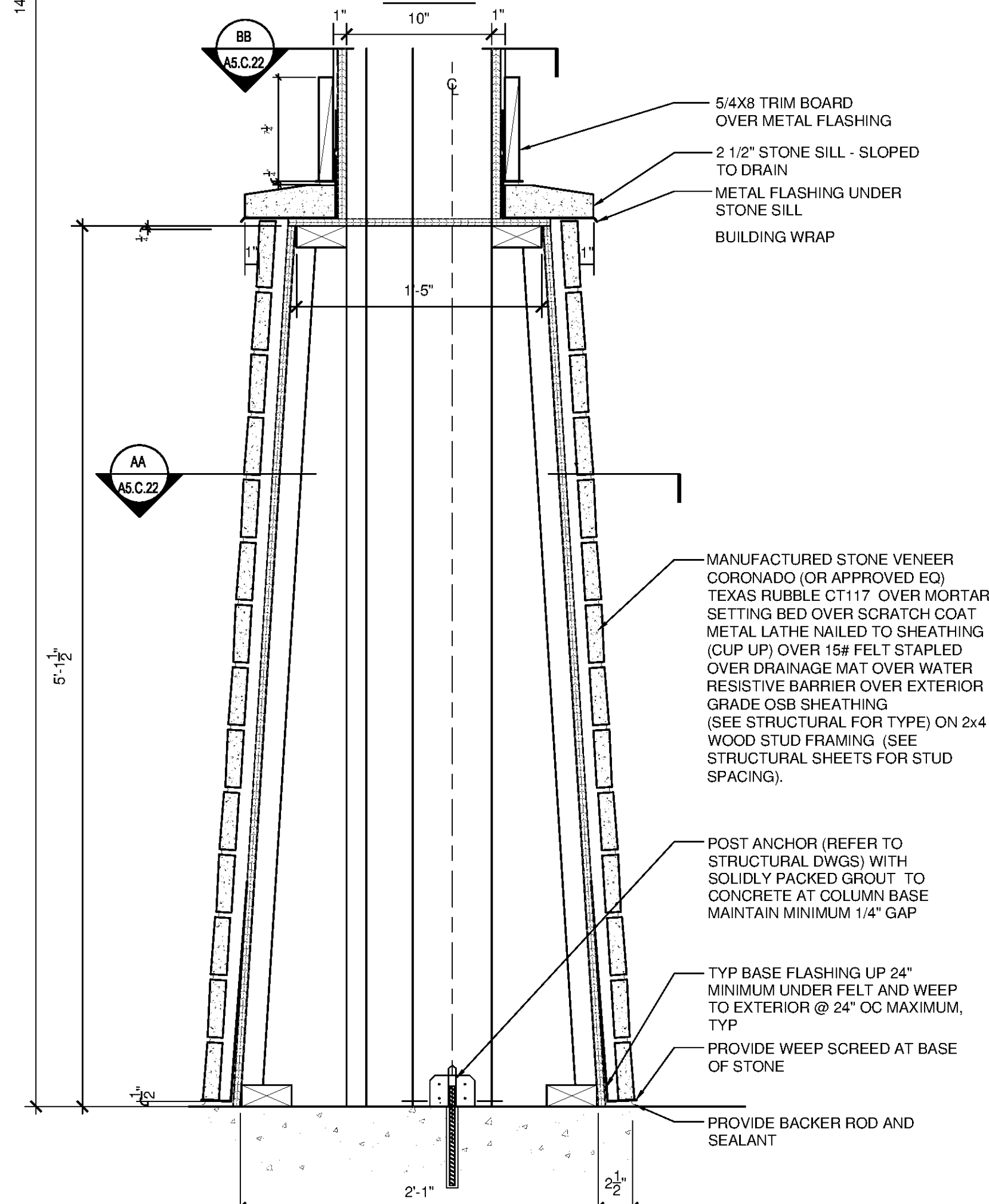
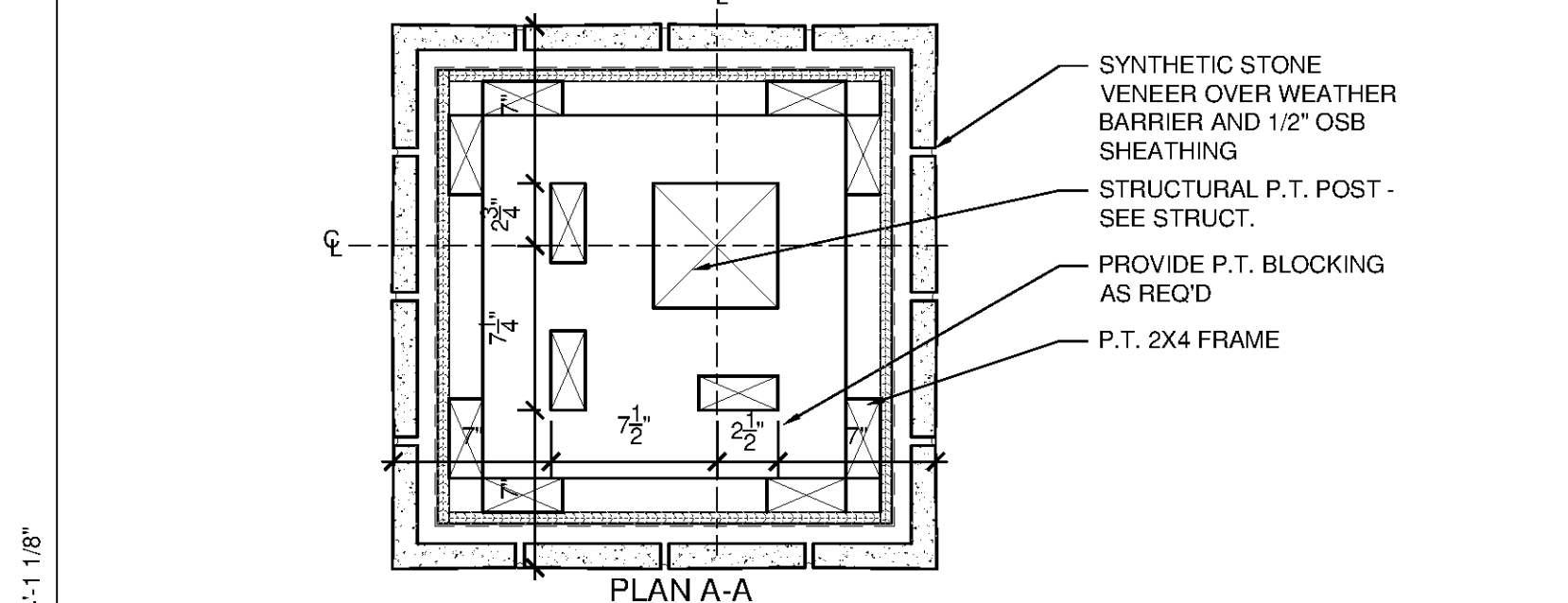
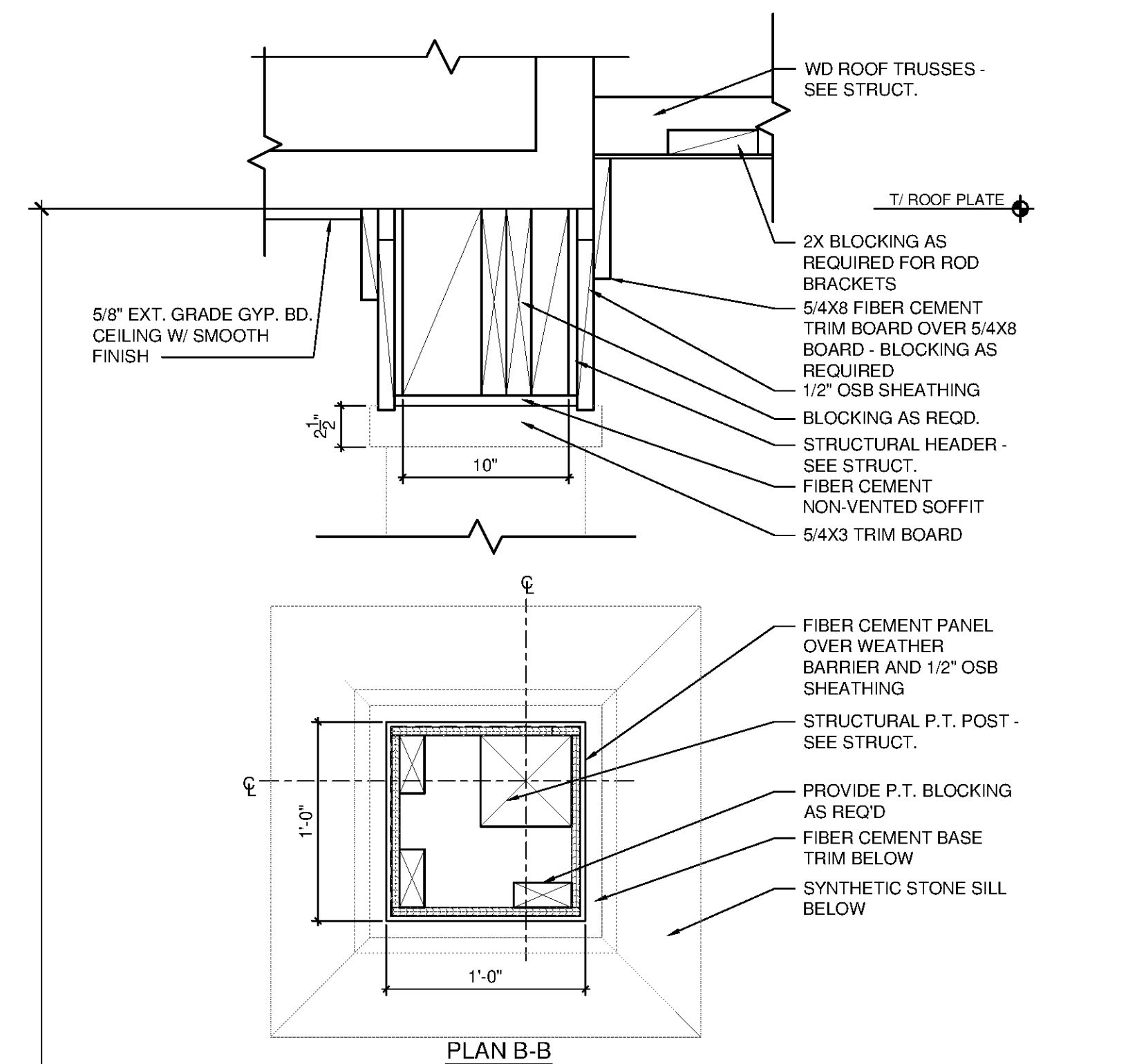
4 TYPICAL EAVE SECTION DETAIL
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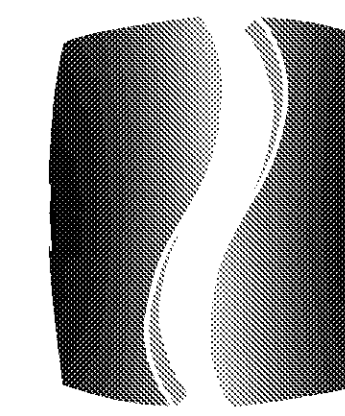
3 STONE TRANSITION DETAIL @ ENTRY
 A5.C.22 SCALE: 1-1/2" = 1'-0"



2 STONE COLUMN @ ENTRY - SECTION DETAIL
 A5.C.22 SCALE: 1-1/2" = 1'-0"



1 STONE COLUMN - SECTION DETAIL
 A5.C.22 SCALE: 1-1/2" = 1'-0"



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 SLIDELL, LA

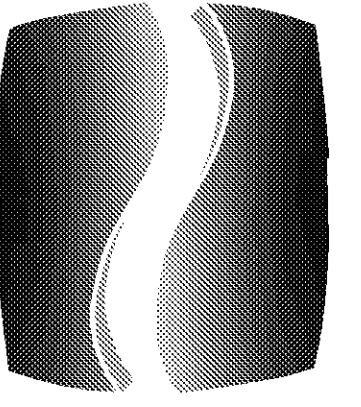
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CLUBHOUSE EXTERIOR DETAILS

SHEET NUMBER
A5.C.22

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



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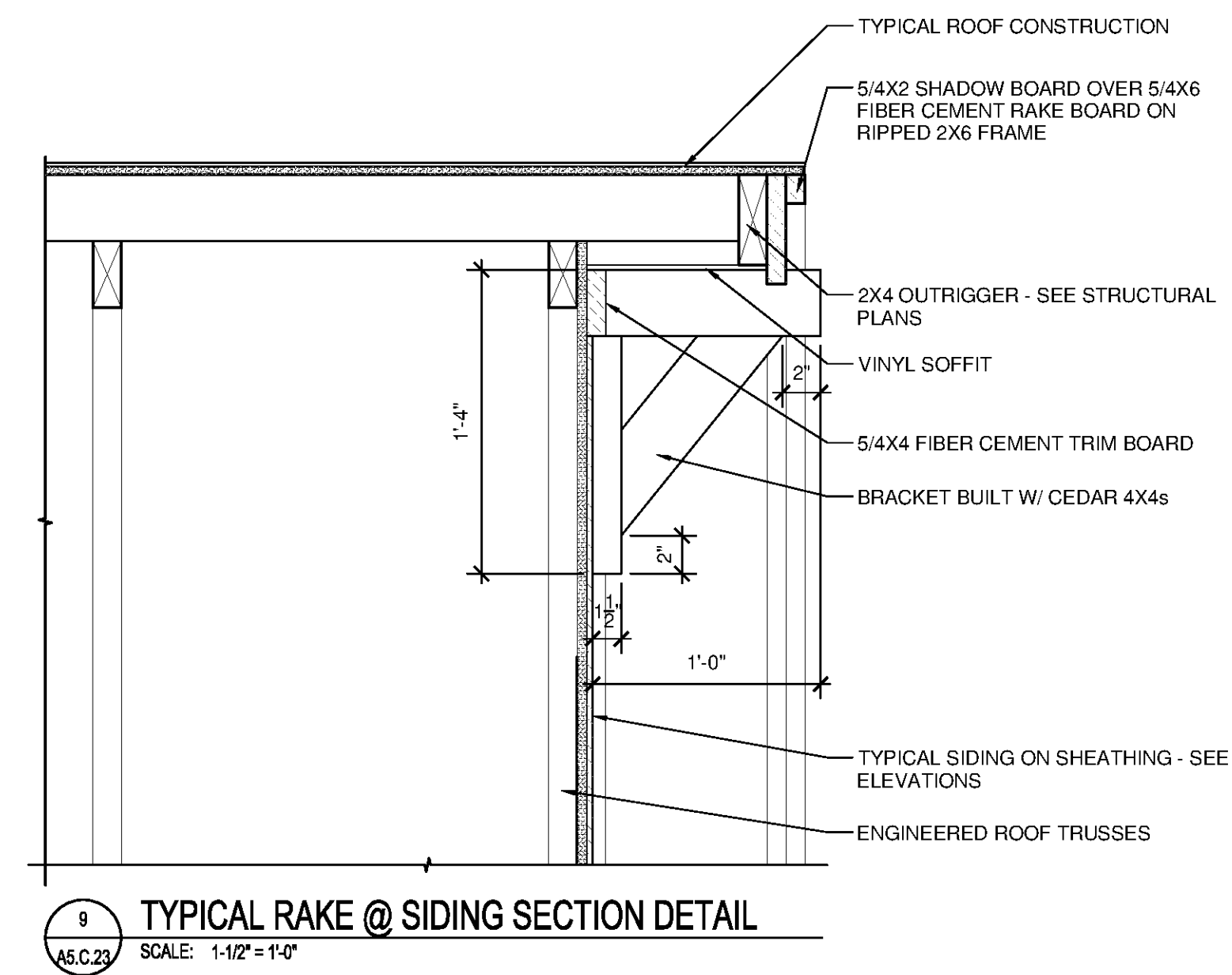
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CLUBHOUSE EXTERIOR DETAILS

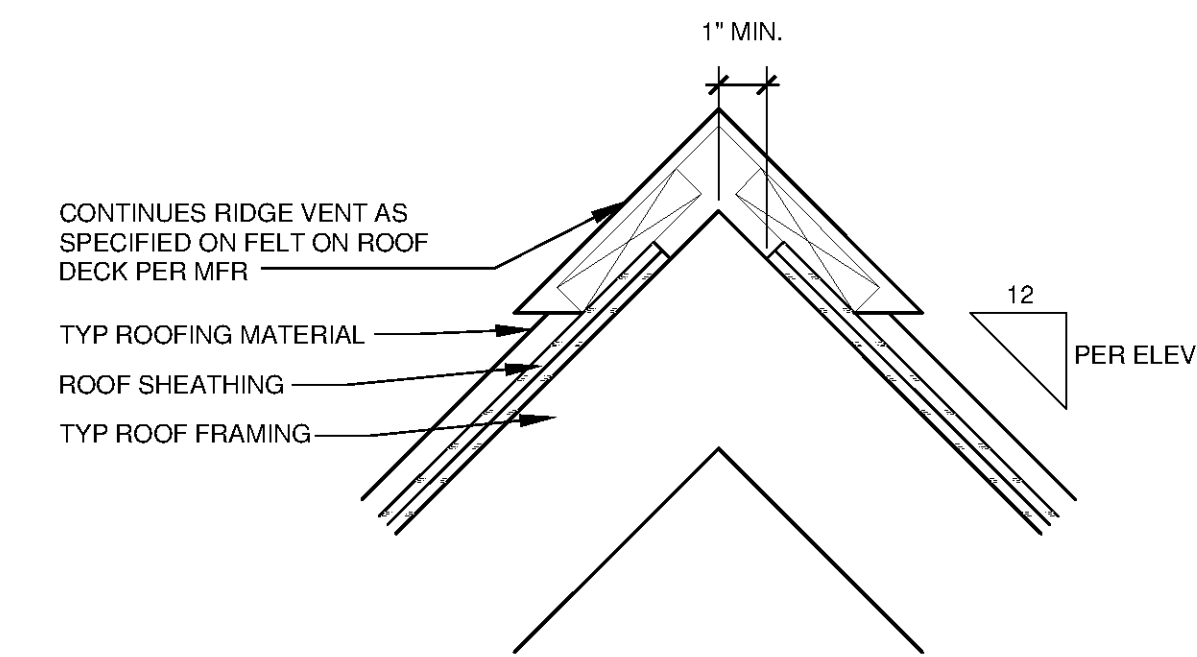
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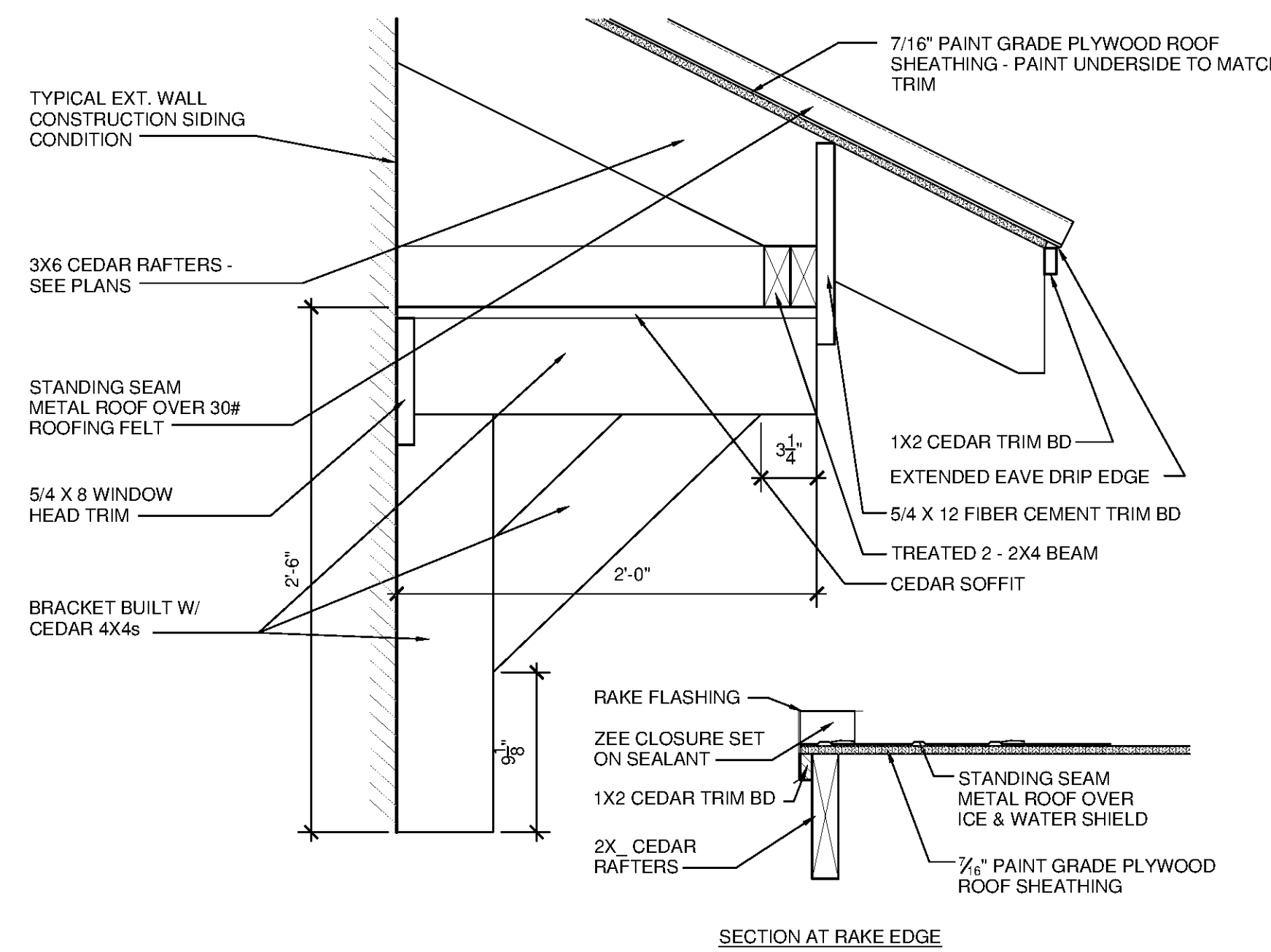
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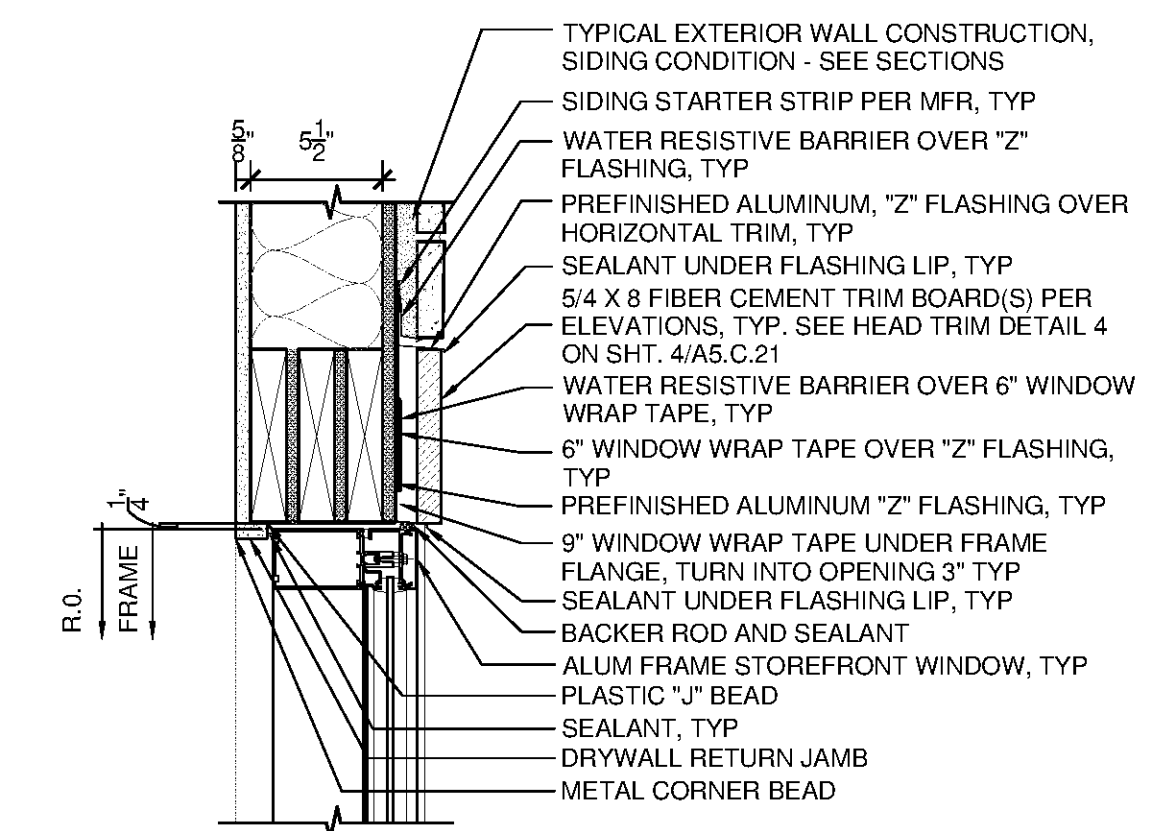
9 TYPICAL RAKE @ SIDING SECTION DETAIL
SCALE: 1-1/2" = 1'-0"



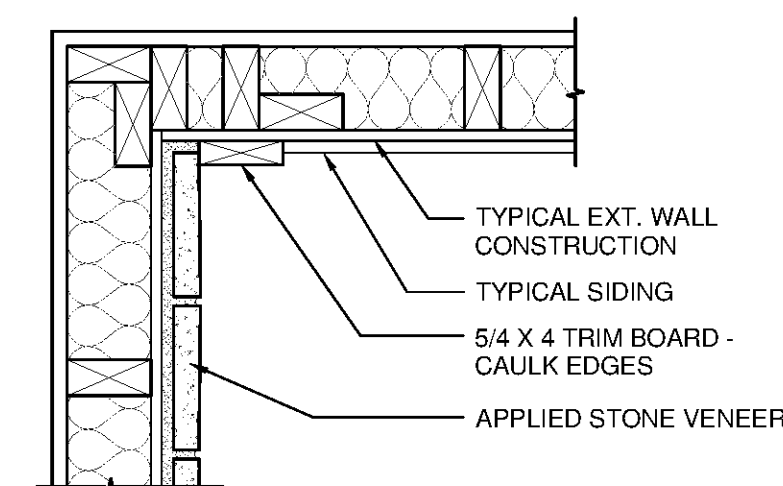
5 VENT DETAIL AT RIDGE
SCALE: 3" = 1'-0"



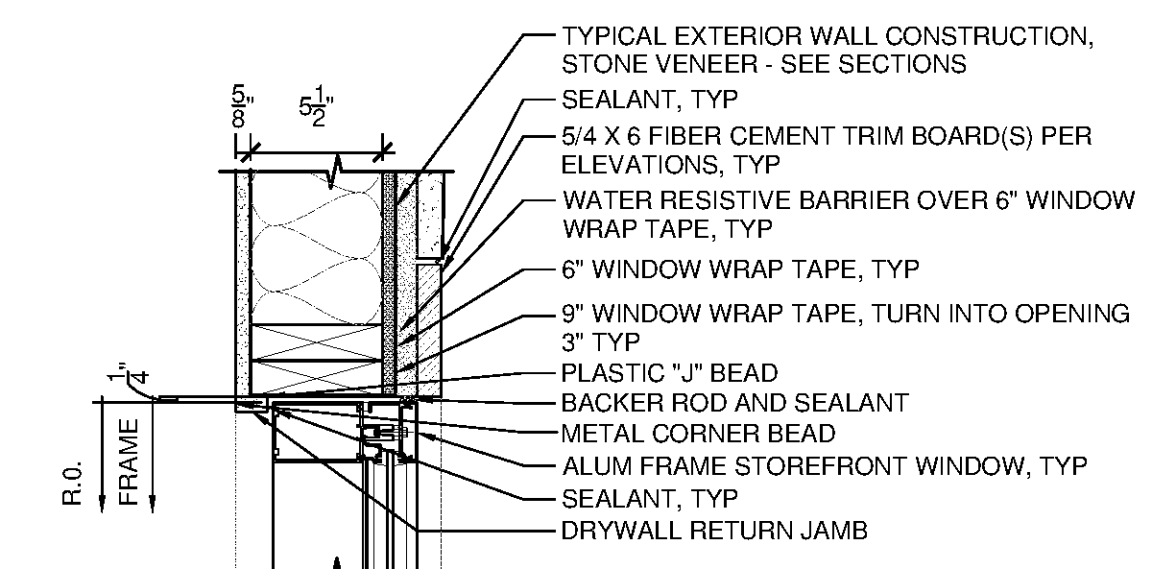
8 SHED ROOF DETAIL AT CLOSING/FLEX WINDOW
SCALE: 1-1/2" = 1'-0"



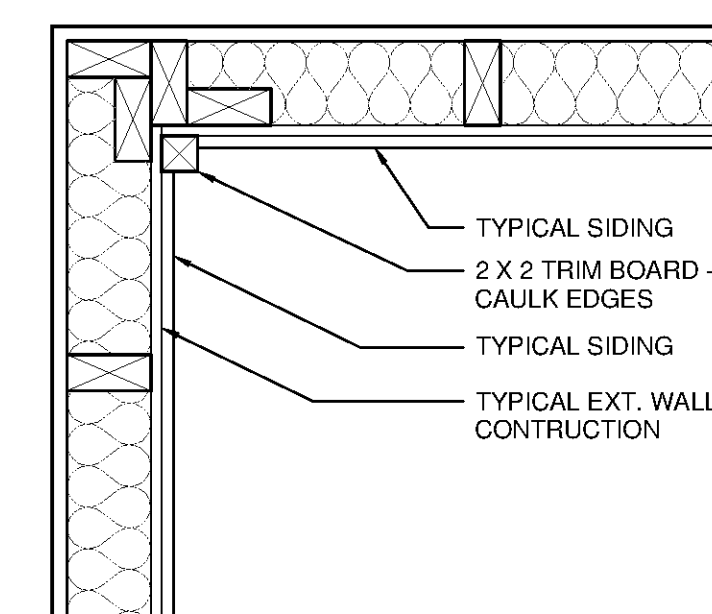
4 WINDOW HEAD AT VIEWING GALLERY
SCALE: 1-1/2" = 1'-0"



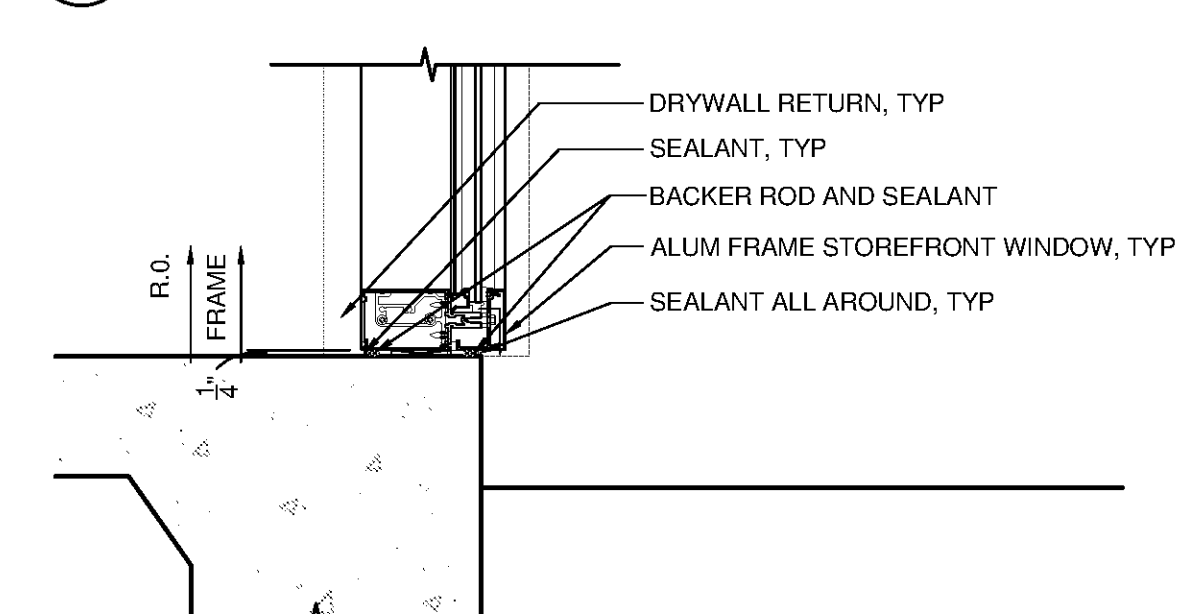
7 FRAMING DETAIL AT INTERIOR CORNER AT MASONRY VENEER / LAP SIDING
SCALE: 1-1/2" = 1'-0"



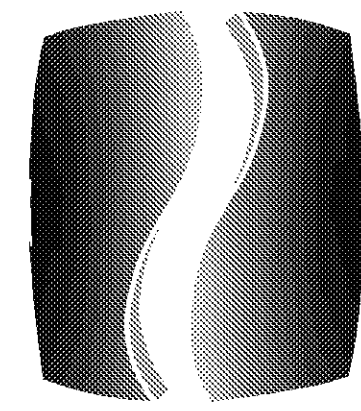
3 WINDOW JAMB AT VIEWING GALLERY
SCALE: 1-1/2" = 1'-0"



6 FRAMING DETAIL AT INTERIOR CORNER AT SIDING
SCALE: 1-1/2" = 1'-0"



2 WINDOW SILL AT VIEWING GALLERY
SCALE: 1-1/2" = 1'-0"



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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

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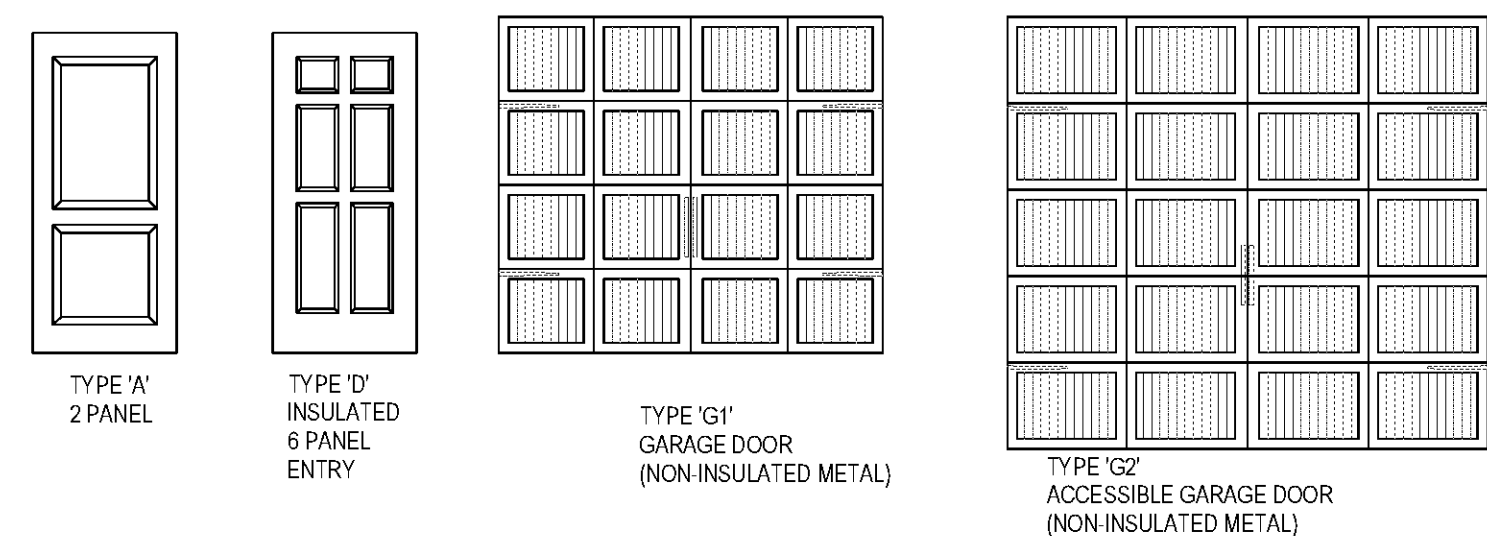
DOOR TYPES AND SCHEDULES

SHEET NUMBER

A6.01

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

DOOR TYPES - GARAGE/MAINT. BUILDINGS

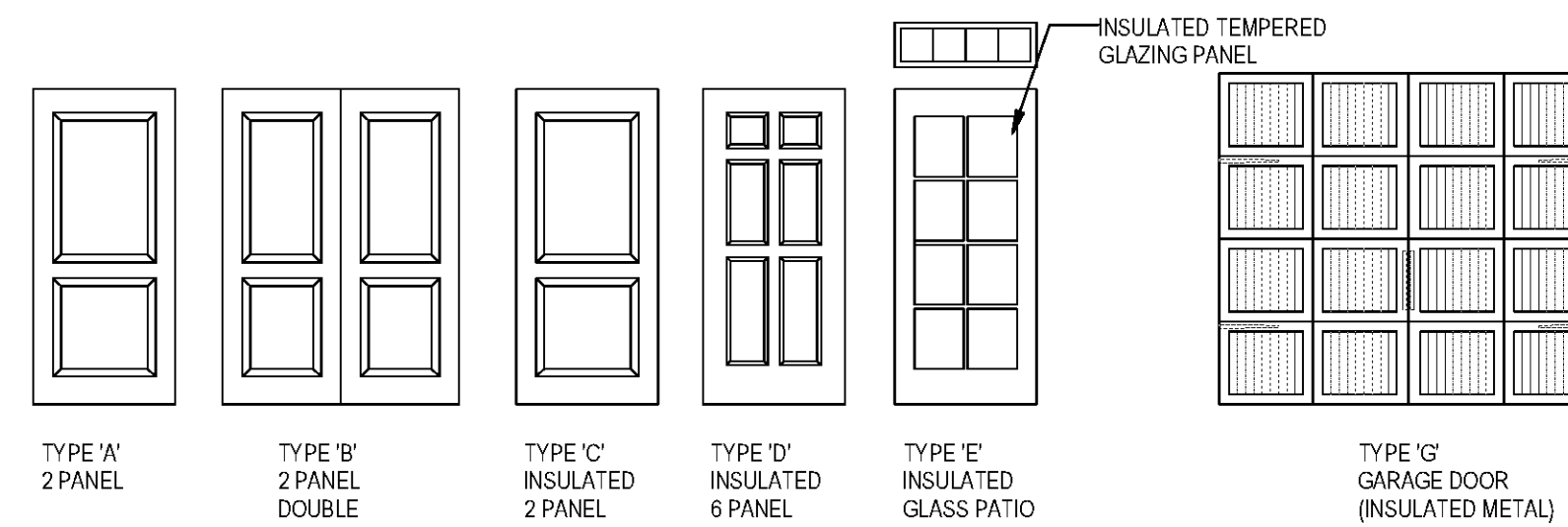


GARAGE/MAINT. BUILDING DOOR SCHEDULE

DOOR TAG	DOOR LOCATION	DOORS			DOOR MATERIAL	DOOR FRAME	DETAILS (SHEET A5.21)			REMARKS
		WIDTH	HEIGHT	TYPE			HEAD	JAMB	SILL	
M01	MAINT BLDG ENTRY	3'-0"	6'-8"	A	INSUL. METAL	WOOD	4	3	1	2, 3, 5
M02	MAINT BLDG TR	2'-10"	6'-8"	B	H.C. WOOD	WOOD	8	8	-	6
G01	TYPE DETACHED GARAGE	8'-0"	7'-0"	G1	NON-INSUL. MTL	METAL	16	15	-	1, 4
G02	FHA GARAGE	10'-0"	9'-0"	G2	NON-INSUL. MTL	METAL	16	15	-	1

- REMARKS:
- PROVIDE WEATHER STRIPPING AND AUTOMATIC GARAGE DOOR OPENER W/ REMOTE AND KEYPAD REMOTE.
 - SEALED FRAME AND THRESHOLD AT EXTERIOR DOORS
 - ALL DOORS TO RECEIVE LEVER HARDWARE
 - PROVIDE INSULATED METAL GARAGE DOOR AT MAINTENANCE AREA ONLY
 - AT MAINTENANCE BUILDING ENTRY DOOR (M01) PROVIDE: 1-1/2" PAIR BB BUTT HINGES, 1 PASSAGE LOCKSET WITH DEADBOLT ABOVE LEVER TYPE, SPRING HINGES (MAX 5LB PULL), 1 WALL STOP, PRE-FINISHED ADA COMPLIANT ALUMINUM THRESHOLD, WEATHER STRIPPING
 - AT INTERIOR MAINTENANCE DOOR (M02) PROVIDE: 1-1/2" PAIR BUTT SPRING HINGES (MAX 5LB PULL), 1 LEVER SET PASSAGE FUNCTION, 1 WALL STOP

DOOR TYPES - APARTMENT BUILDINGS



HARDWARE SET SCHEDULE - APARTMENTS

SET #01	UNIT ENTRY DOOR -1-1/2" PAIR BB BUTT HINGES -1 PRIVACY LOCKSET WITH DEADBOLT ABV. -LEVER OR OTHER HARDWARE MEETING REQUIREMENTS OF ADA ABA 308.4 -SPRING HINGES (MAX 5LB PULL) -WALL STOP (FLOOR OR HINGE) -1 SET WEATHER STRIPPING -1 PRE-FINISHED ADA COMPLIANT ALUMINUM THRESHOLD	SET #04	PASSAGE CLOSET DOORS -1-1/2" PAIR BB BUTT HINGES -1 PASSAGE LATCHSET -1 WALL STOP (WALL OR HINGE) -LEVER HANDLES AT ADA UNITS -PROVIDE 180 DEGREE HINGES AT ADA UNITS LAUNDRY ROOMS
SET #02	UNIT GARAGE ENTRY DOOR -1-1/2" PAIR BB BUTT HINGES -1 PASSAGE LOCKSET WITH DEADBOLT ABV. -SPRING HINGES (MAX 5LB PULL) -WALL STOP (FLOOR OR HINGE) -1 SET WEATHER STRIPPING -1 PRE-FINISHED ALUMINUM ADJUSTABLE THRESHOLD AT TYPICAL UNITS	SET #05	PATIO DOOR -1-1/2" PAIR BB BUTT HINGES -1 PASSAGE WITH KEYLESS DEADBOLT - (2) @ FIRST FLOOR -WALL STOP (FLOOR OR HINGE) -1 SET WEATHER STRIPPING -1 PRE-FINISHED ALUMINUM ADJUSTABLE THRESHOLD
SET #03	PRIVACY DOOR BEDROOMS/BATHROOMS -1-1/2" PAIR BB BUTT HINGES -1 PRIVACY LOCKSET -1 WALL STOP (WALL OR HINGE) -LEVER HANDLES AT ADA UNITS	SET #06	WATER RISER ROOM -1-1/2" PAIR BB BUTT SPRING HINGES -1 KEYED DEADBOLT -1 PRE-FINISHED ALUMINUM ADJUSTABLE THRESHOLD
		SET #07	PRIVACY POCKET DOOR -ACCURATE MODEL 2001ADAP 5 (OR APPROVED EQ.)
		SET #08	UNIT GARAGE DOOR -1-1/2" PAIR BB BUTT HINGES -1 PASSAGE LOCKSET WITH TWO (2) DEADBOLT ABV. -SPRING HINGES (MAX 5LB PULL) -WALL STOP (FLOOR OR HINGE) -1 SET WEATHER STRIPPING -1 PRE-FINISHED ALUMINUM ADJUSTABLE THRESHOLD AT TYPICAL UNITS -ADA COMPLIANT ALUMINUM THRESHOLD AT ADA UNIT -LEVER HANDLES AT ADA UNIT

APARTMENT UNIT DOOR SCHEDULE

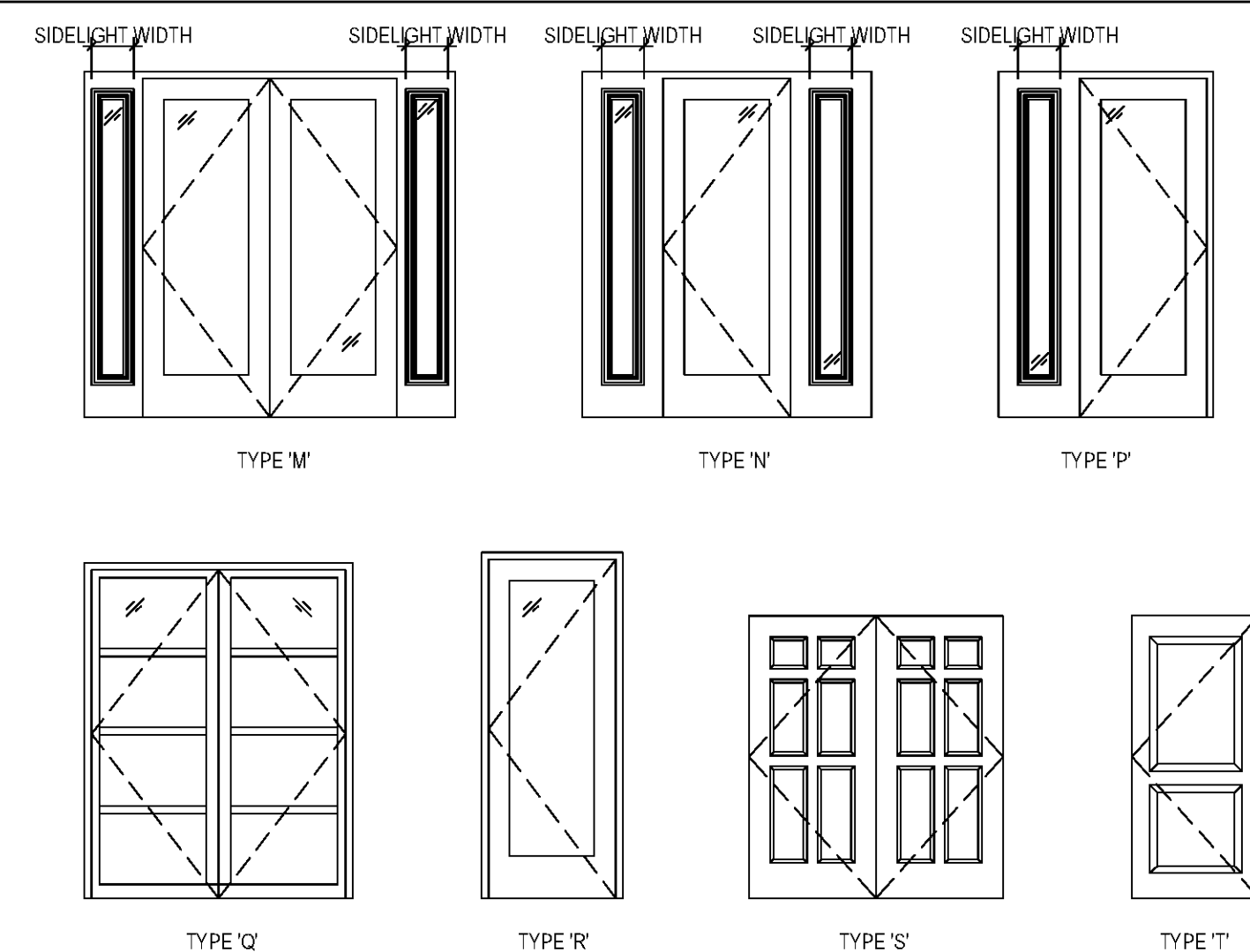
DOOR TAG	DOOR LOCATION	DOOR			DOOR MATERIAL	FRAME	GLAZING	DETAILS (SHEET A5.21)			HARDWARE SET	REMARKS
		WIDTH	HEIGHT	TYPE				HEAD	JAMB	THRES.		
U01	UNIT ENTRY	3'-0"	6'-8"	D	INSUL. METAL	WOOD	-	4	3	1	SET #01	1, 2
U02	UNIT GAR. ENTRY	3'-0"	6'-8"	C	INSUL. METAL	METAL	-	-	-	-	SET #02	1, 2, 3
U03	1ST FLR BEDRM CLOSET	2'-10"	6'-8"	A	H.C. WOOD	WOOD	-	8	8	7	SET #03 / SET #04	-
U04	LAUNDRY	2'-8"	6'-8"	A	H.C. WOOD	WOOD	-	8	8	7	SET #04	-
U05	2ND FLR BEDRM CLOSET	2'-8"	6'-8"	A	H.C. WOOD	WOOD	-	8	8	7	SET #03 / SET #04	-
U06	1ST FLR LINEN / 2ND FLR BATHRM	2'-4"	6'-8"	A	H.C. WOOD	WOOD	-	8	8	7	SET #04	-
U07	CLOSET	2'-0"	6'-8"	A	H.C. WOOD	WOOD	-	8	8	7	SET #04	-
U08	LAUNDRY	(2) 2'-6"	6'-8"	B	H.C. WOOD	WOOD	-	8	8	7	SET #04	4
U09	ANSI A BEDROOM	2'-10"	6'-8"	A	H.C. WOOD	WOOD	-	12	11	7	SET #07	7
U10	CLOSET	(2) 2'-0"	6'-8"	B	H.C. WOOD	WOOD	-	8	8	7	SET #04	-
U11	UNIT GARAGE	8'-0"	7'-0"	G	INSUL. METAL	METAL	-	16	15	-	-	1, 5
U12	BALCONY	3'-0"	6'-8"	E	INSUL. METAL	WOOD	W/ 1'-0" TRANSOM	4, 27	3	2	SET #05	1, 2
U13	WATER RISER RM	3'-0"	6'-8"	D	INSUL. METAL	METAL	-	4	3	1	SET #06	1, 2, 6
U14	LINEN CLOSET	1'-8"	6'-8"	A	H.C. WOOD	WOOD	-	8	8	7	SET #04	-
U15	ANSI A BEDRM CLOSET / BATHRM	3'-0"	6'-8"	A	H.C. WOOD	WOOD	-	8	8	7	SET #03 / SET #04	-
U16	ANSI A LAUNDRY	(2) 2'-10"	6'-8"	B	H.C. WOOD	WOOD	-	8	8	7	SET #04	-
U17	UNIT GAR.	3'-0"	6'-8"	C	INSUL. METAL	METAL	-	-	-	-	SET #08	1, 2, 3, 9

- REMARKS:
- METAL INSULATED DOOR SEE DOOR NOTES.
 - PROVIDE SEALED FRAME AND THRESHOLD.
 - DOORS FROM APARTMENT UNITS INTO ATTACHED GARAGES SHALL BE 3/4" HR FIRE RATING W/ WEATHER STRIPPING AND THRESHOLD PER ANSI.
 - DOORS TO BE REMOVED WHEN CLEAR FLOOR SPACE FOR WASHER/DRYER IS REQUESTED/REQUIRED BY TENANT.
 - MODEL 400 BY LINK MANUFACTURING; TRACKS AND BRACKETS PROVIDED BY MFR. PROVIDE WEATHER STRIPPING AND AUTOMATIC GARAGE DOOR OPENER W/ REMOTE AND KEYPAD REMOTE.
 - FIRE SPRINKLER ROOM DOORS TO HAVE WEATHER STRIPPING AND THRESHOLD. PROVIDE KNOX BOX NEAR SPRINKLER ROOM DOOR - COORDINATE EXACT LOCATION W/ LOCAL FIRE DEPT.
 - POCKET DOOR HARDWARE TO BE ANSI/ADA COMPLIANT. MAINTAIN 32" CLEAR OPENING.

APARTMENT DOOR NOTES:

- GLAZING IN EXTERIOR APARTMENT DOORS TO BE INSULATED, LOWE, WITH U-FACTOR=1.10 AND SHGC = 25 PER ASHRAE 90.1 2007 TABLE 5.5.2, CLIMATE ZONE 2A.
- ALL GLASS IN DOORS TO BE IMPACT RATED (EXTERIOR)
- ALL EXTERIOR DOORS TO COMPLY WITH IBC WIND LOAD DESIGN CRITERIA. MEANS OF EGRESS DOOR OPERATION TO COMPLY WITH IBC 1008.1.9
- REFER TO SHEET A5.21 FOR DOOR DETAILS.
- INTERIOR DOOR COLOR TO BE DELICATE WHITE #518-1 (PITTSBURGH PAINTS); FINISH: SEMI-GLOSS. EXTERIOR ENTRY DOOR COLOR TO BE PPG #347 "BURGANDY WINE" W/ SATIN FINISH. DOOR HINGES TO REMAIN UNPAINTED.
- HARDWARE FINISH TO BE BRUSHED NICKEL. STYLE TO BE SELECTED BY OWNER PROVIDE ANSI/ADA COMPLIANT HARDWARE W/ LEVER HANDLES AT ALL ENTRY AND ANSI TYPE A UNITS.
- CONTRACTOR TO VERIFY ALL ROUGH OPENINGS WITH DOOR MFR. PRIOR TO ORDERING. FABRICATION, OR INSTALLATION.
- EXTERIOR H.M. FRAMES TO BE GALVANIZED, INSULATED AND FULLY WELDED. INTERIOR H.M. FRAMES TO BE EQUIPPED W/ 3 (MIN.) SILENCERS, TYP.
- DEADBOLT TO BE LOCKABLE FROM ONE SIDE EACH PROVIDING ABILITY TO LOCK FROM EACH SIDE INDEPENDENTLY.

DOOR TYPES - CLUBHOUSE



NOTE: PROVIDE IMPACT RATED GLASS PANELS AT ALL DOORS AND INSULATED PANELS AT EXTERIOR DOORS

CLUBHOUSE DOOR SCHEDULE

DOOR TAG	DOOR LOCATION	DOORS			DOOR MATERIAL	FRAME		DETAILS (SHEET A5.21)			HARDWARE SET	REMARKS
		WIDTH	HEIGHT	TYPE		SIDE LIGHT WIDTH	GLAZING	HEAD	JAMB	THRES.		
B01	VESTIBULE - EXT	(2) 3'-0"	8'-0"	M	INSUL. METAL	(2) 1'-0"	INSULATED/IMPACT RATED	10	9	1	SET #01	1, 2, 3
B02	HALL - EXT	3'-0"	8'-0"	N	INSUL. METAL	(2) 1'-0"	INSULATED/IMPACT RATED	4	3.9	1	SET #02A	1, 2, 3
B03	KITCHEN - EXT	3'-0"	8'-0"	R	INSUL. METAL	-	INSULATED/IMPACT RATED	4	3.9	1	SET #02B	1, 2, 3
B04	TOILET RM - EXT	3'-0"	8'-0"	T	INSUL. METAL	-	INSULATED/IMPACT RATED	4	3.9	1	SET #05	1, 2
B05	POOL EQUIP - EXT	(2) 3'-0"	6'-8"	S	INSUL. METAL	-	INSULATED/IMPACT RATED	4	3.9	1	SET #10	1, 2
B06	VIEWING GALLERY	3'-0"	8'-0"	P	H.C. WOOD	(1) 1'-6"	TEMPERED	8	8	7	SET #04	-
B07	EXERCISE	(2) 3'-0"	7'-9"	Q	ALUM.	-	TEMPERED	-	-	-	SET #11	-
B08	ASSISTANT	3'-0"	8'-0"	R	H.C. WOOD	-	TEMPERED	8	8	7	SET #06	-
B09	MANAGER	3'-0"	8'-0"	P	H.C. WOOD	(1) 1'-6"	TEMPERED	8	8	7	SET #06	-
B10	FILESAT	3'-0"	8'-0"	T	H.C. WOOD	-	TEMPERED	8	8	7	SET #07	-
B11	TOILET RM - INT	3'-0"	8'-0"	T	H.C. WOOD	-	TEMPERED	8	8	7	SET #12	-
B12	TOILET RM - INT	2'-4"	6'-8"	T	H.C. WOOD	-	TEMPERED	8	8	7	SET #09	-
B13	TOILET RM - INT	3'-0"	6'-8"	T	H.C. WOOD	-	TEMPERED	8	8	7	SET #09	-
B14	YOGAWARM UP	(2) 3'-0"	7'-9"	Q	INSUL. METAL	-	INSULATED/IMPACT RATED	-	-	1	SET #13	1, 2
B15	JANITOR	3'-0"	8'-0"	T	H.C. WOOD	-	TEMPERED	8	8	7	SET #07	-
B16	VESTIBULE - INT	(2) 3'-0"	8'-0"	M	H.C. WOOD	(2) 1'-0"	INSULATED/TEMPERED	8	8	1	SET #03	1, 2, 3
B17	MEP	3'-0"	8'-0"	T	H.C. WOOD	-	TEMPERED	8	8	7	SET #07	-

- REMARKS:
- METAL INSULATED DOOR SEE DOOR NOTES.
 - PROVIDE SEALED FRAME, WEATHER STRIPPING AND THRESHOLD.
 - EXIT DOOR - PROVIDE PANIC HARDWARE

CLUBHOUSE DOOR NOTES:

- OPAQUE EXTERIOR CLUBHOUSE DOORS TO BE INSULATED WITH U-FACTOR= 70 PER ASHRAE 90.1 2007 TABLE 5.5.2. GLAZING IN EXTERIOR CLUBHOUSE DOORS TO BE INSULATED, LOWE, WITH U-FACTOR=1.10 AND SHGC = 25 PER ASHRAE 90.1 2007 TABLE 5.5.2, CLIMATE ZONE 2A.
- ALL GLASS IN DOORS TO BE IMPACT RATED IN THE INTERIOR AND IMPACT RATED IN THE EXTERIOR.
- ALL EXTERIOR DOORS TO COMPLY WITH IBC WIND LOAD DESIGN CRITERIA.
- REFER TO SHEET A5.21 FOR DOOR DETAILS.
- INTERIOR DOOR COLOR TO BE DELICATE WHITE #518-1 (PITTSBURGH PAINTS); FINISH: SEMI-GLOSS. EXTERIOR DOOR COLOR TO BE SELECTED BY OWNER. DOOR HINGES TO REMAIN UNPAINTED.
- HARDWARE FINISH TO BE BRUSHED NICKEL. COLOR AND STYLE TO BE SELECTED BY OWNER.
- PROVIDE ANSI/ADA COMPLIANT HARDWARE W/ LEVER HANDLES ON ALL DOORS.
- ALL HOLLOW METAL FRAMES SHALL BE EQUIPPED WITH MINIMUM THREE (3) DOOR SILENCERS, TYP.
- CONTRACTOR MUST VERIFY ALL ROUGH OPENINGS WITH DOOR MANUFACTURER PRIOR TO ORDERING, FABRICATING, OR INSTALLATION.
- CONTRACTOR TO REVIEW AND COORDINATE ALL HARDWARE REQUIREMENTS INCLUDING LOCKING, KEYING, AND OTHER SECURITY REQUIREMENTS WITH OWNER.
- CAULK AND SEAL AROUND DOOR FRAMES.
- PROVIDE SOUND REINFORCING AT LOCATIONS OF ALL LOCK AND LATCH SETS AND CLOSERS WHERE APPLICABLE.
- UPON ACTIVATION OF THE FIRE ALARM SYSTEM OR LOSS OF POWER TO THE BUILDING, ALL ELECTRIC STRIKES AND MAGNETIC HOLD OPEN LOCKS SHALL RELEASE AND THOSE DOORS SHALL BE READILY OPENABLE.
- ALL MEANS OF EGRESS DOORS SHALL BE READILY OPENABLE FROM THE SIDE WHICH EGRESS IS TO BE MADE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- PROVIDE A TACTILE WARNING (KNURLING) ON ALL DOOR HANDLES FOR DOORS THAT LEAD TO POTENTIALLY DANGEROUS AREAS, SUCH AS ELECTRICAL, MECHANICAL, OR TRASH DOORS.

HARDWARE SET SCHEDULE - CLUBHOUSE

SET #01	EXTERIOR DOORS (HEAVY DUTY USE) -1-1/2" PAIR BB BUTT HINGES PER EACH LEAF -2 CLOSERS WITH BACKCHECK (MAX 5LB PULL) -2 LEVER SETS, 1 PASSAGE LATCHSET -2 EXIT DEVICES -1 SET WEATHER STRIPPING -1 PRE-FINISHED ADA COMPLIANT ALUMINUM THRESHOLD	SET #03	INTERIOR FOYER DOORS (HEAVY DUTY USE) -1-1/2" PAIR BB BUTT HINGES PER EACH LEAF -2 CLOSERS WITH BACKCHECK (MAX 5LB PULL) -2 LEVER SETS, 1 ENTRANCE LOCKSET W/ SINGLE LOCKING FUNCTION -2 EXIT DEVICES -1 PRE-FINISHED ADA COMPLIANT ALUMINUM THRESHOLD	SET #07	FILES / INTERIOR MECHANICAL DOORS -1-1/2" PAIR BUTT SPRING HINGES (MAX 5LB PULL) -1 LEVER SET, STOREROOM FUNCTION (CORRIDOR SIDE) -1 WALL STOP	SET #11	INTERIOR FITNESS STOREFRONT DOORS (HEAVY DUTY USE) -1-1/2" PAIR BB BUTT HINGES PER EACH LEAF -2 CLOSERS WITH BACKCHECK & HOLD OPEN DEVICE (MAX 5LB PULL) -2 LEVER SETS, 1 CLASSROOM LOCKSET -2 FLUSH BOLTS (1 TOP AND 1 BOTTOM ON DOOR WITHOUT LOCKSET)
SET #02A	EXTERIOR DOORS (HEAVY DUTY USE) -1-1/2" PAIR BB BUTT HINGES -1 CLOSERS WITH BACKCHECK (MAX 5LB PULL) -1 LEVER SET, ENTRANCE LOCKSET W/ SINGLE LOCKING FUNCTION -1 SET WEATHER STRIPPING -1 PRE-FINISHED ADA COMPLIANT ALUMINUM THRESHOLD -1 DOOR CONTACT -1 KEY FOB ACCESS READER	SET #04	VIEWING GALLERY -1-1/2" PAIR BUTT SPRING HINGES (MAX 5LB PULL) -1 LEVER SET, STOREROOM FUNCTION (KEY ONLY TO LOCK AND UNLOCK FROM BOTH SIDES) -1 HOLD OPEN DEVICE -1 WALL STOP	SET #08	CLOSET DOOR -1-1/2" PAIR BB BUTT HINGES -1 LEVER SET, PASSAGE FUNCTION -1 HINGE STOP	SET #12	MENS AND WOMENS TOILET ROOM DOOR (HEAVY DUTY USE) -1-1/2" PAIR BB BUTT HINGES -1 CLOSER WITH BACKCHECK & HOLD OPEN DEVICE (MAX 5LB PULL) -1 PULL HANDLE BAR (ON BATHROOM SIDE) -1 PUSH PLATE (ON CORRIDOR SIDE) -2 KICK PLATES -1 WALL STOP
SET #02B	EXTERIOR DOORS (HEAVY DUTY USE) -1-1/2" PAIR BB BUTT HINGES -1 CLOSERS WITH BACKCHECK (MAX 5LB PULL) -1 LEVER SET, ENTRANCE LOCKSET W/ SINGLE LOCKING FUNCTION -1 EXIT DEVICE -1 SET WEATHER STRIPPING -1 PRE-FINISHED ADA COMPLIANT ALUMINUM THRESHOLD	SET #05	MENS AND WOMENS EXTERIOR TOILET ROOM DOOR (HEAVY DUTY USE) -1-1/2" PAIR BUTT HINGES -1 PULL HANDLE BAR (EXTERIOR SIDE) 1 PUSH PLATE (INTERIOR SIDE) -1 CLOSERS WITH BACKCHECK (MAX 5LB PULL) -1 CLASSROOM DEADLOCK ABV -1 SET WEATHER STRIPPING -1 PRE-FINISHED ADA COMPLIANT ALUMINUM THRESHOLD -1 DOOR CONTACT -1 KEY FOB ACCESS READER	SET #09	TOILET ROOM DOOR -1-1/2" PAIR BUTT SPRING HINGES (MAX 5LB PULL) -1 LEVER SET, PRIVACY LOCKSET -1 WALL STOP	SET #13	EXTERIOR YOGA / WARM UP STOREFRONT DOORS (HEAVY DUTY USE) -1-1/2" PAIR BB BUTT HINGES -2 CLOSERS WITH BACKCHECK & HOLD OPEN DEVICE (MAX 5LB PULL) -2 FLUSH BOLTS (1 TOP AND 1 BOTTOM ON DOOR WITHOUT LOCKSET) -1 SET WEATHER STRIPPING -1 PRE-FINISHED ADA COMPLIANT ALUMINUM THRESHOLD -2 WALL STOPS -1 SET WEATHER STRIPPING -1 PRE-FINISHED ALUMINUM THRESHOLD
		SET #06	OFFICE DOOR -1-1/2" PAIR BUTT HINGES -1 LEVER SET, ENTRANCE LOCKSET -1 WALL STOP	SET #10	STORAGE EXTERIOR DOOR -1-1/2" PAIR BB BUTT HINGES PER EACH LEAF -2 LEVER SETS, STORE LOCKSET FUNCTION -1 SET WEATHER STRIPPING WITHOUT LOCKSET -2 CLOSERS WITH BACKCHECK -2 WALL STOPS -1 SET WEATHER STRIPPING -1 PRE-FINISHED ALUMINUM THRESHOLD		

APARTMENT - ROOM FINISH SCHEDULE		REMARKS	
FLOOR	ROOM	1ST FLOOR	2ND FLOOR
	ROOM	BEDROOM (SLEEPING STUDIO UNIT), BATHROOM, LIVING ROOM, DINING ROOM, GREAT ROOM, KITCHEN, LAUNDRY, LINEN CLOSETS, MECH. CLOSETS, W.I.C., STAIRS, FOYERS, SHELF NICHE (UNDER STAIRS)	BEDROOM (SLEEPING STUDIO UNIT), BATHROOM, LIVING ROOM, DINING ROOM, GREAT ROOM, KITCHEN, SUNROOM, LAUNDRY, MECH. CLOSETS, W.I.C.
	FLOOR	7" WOOD LAMINATE, CARPET, CARPET PAD, SOUND MAT, BASE	SHAW CAMERON PLUS 600 TROPIC, BEAULIEU OF AMERICA - 3026 SUNRISE BAY, COLOR 06 LIGHT, 1/2" THICK, 5 LB. REBOND, *NO SOUND MAT REQUIRED ABOVE GARAGES, 3 1/2" PRE-PRIMED, FINGER JOINT - DELICATE WHITE, #518-1, FINISH SEMI GLOSS
	WALLS	WALL FINISH, PAINT, PAINT	HEAVY KNOCKDOWN TEXTURE, PITTSBURGH PAINTS - TOASTED ALMOND, # 414-3, FINISH, FLAT, TRANSITION FLAT TO SEMI-GLOSS AT CORNER OR TRIM, PITTSBURGH PAINTS - TOASTED ALMOND, # 414-3, FINISH, SEMI-GLOSS, TRANSITION FLAT TO SEMI-GLOSS AT CORNER OR TRIM
	TRIM	TRIM, TRIM	FINGER JOINTED WOOD, PPG DELICATE WHITE, #518-1, SEMI-GLOSS, FINGER JOINTED PINE, PPG DELICATE WHITE, #518-1, SEMI-GLOSS
	CEILINGS	PAINT, PAINT	PITTSBURGH PAINTS - TOASTED ALMOND, # 414-3, FINISH, FLAT, PITTSBURGH PAINTS - TOASTED ALMOND, #414-3, SEMI-GLOSS
	COUNTER TOPS	FORMICA, FORMICA	OVER CABINETS EXCEPT ISLAND, FORMICA - COLOR: 3450 MINERAL JET, FINISH: RADIENCE, KITCHEN ISLAND, FORMICA - COLOR: 7734-46 JAMOCOA GRANITE, FINISH: ETCHINGS, WRAPPED CORNERS
	MIRRORS	VANITY	42" HIGH MIRROR, WIDTH TO MATCH VANITY SIZE
	BLINDS	FAUX WOOD	ALL INTERIOR & EXTERIOR WINDOWS, HORIZONTAL 2" WHITE FAUX WOOD
NOTES: 1) GENERAL CONTRACTOR TO PROVIDE MATERIAL AND COLOR SAMPLES FOR OWNER FOR APPROVAL PRIOR TO INSTALLATION 2) DOOR HINGES ARE TO REMAIN UNPAINTED 3) CARPET SHALL COMPLY WITH ANSI 302.2 (FLOOR SURFACES)			

APARTMENT - ROOM FINISH SCHEDULE (CONCIERGE UNITS BUILDING #4)

APARTMENT - ROOM FINISH SCHEDULE (CONCIERGE UNITS BUILDING #4)		REMARKS	
FLOOR	ROOM	1ST FLOOR	2ND FLOOR
	ROOM	BEDROOM (SLEEPING STUDIO UNIT), BATHROOM, LIVING ROOM, DINING ROOM, GREAT ROOM, KITCHEN, LAUNDRY, LINEN CLOSETS, MECH. CLOSETS, W.I.C., STAIRS, FOYERS, SHELF NICHE (UNDER STAIRS)	BEDROOM (SLEEPING STUDIO UNIT), BATHROOM, LIVING ROOM, DINING ROOM, GREAT ROOM, KITCHEN, SUNROOM, LAUNDRY, MECH. CLOSETS, W.I.C.
	FLOOR	7" WOOD LAMINATE, CARPET, CARPET PAD, SOUND MAT, BASE	SHAW CAMERON PLUS 450 FOUNDRY, BEAULIEU OF AMERICA - 3026 SUNRISE BAY, COLOR 06 LIGHT, 1/2" THICK, 5 LB. REBOND, *NO SOUND MAT REQUIRED ABOVE GARAGES, 3 1/2" PRE-PRIMED, FINGER JOINT - DELICATE WHITE, #518-1, FINISH SEMI GLOSS
	WALLS	WALL FINISH, PAINT, PAINT	HEAVY KNOCKDOWN TEXTURE, PITTSBURGH PAINTS - TOASTED ALMOND, # 414-3, FINISH, FLAT, TRANSITION FLAT TO SEMI-GLOSS AT CORNER OR TRIM, PITTSBURGH PAINTS - TOASTED ALMOND, # 414-3, FINISH, SEMI-GLOSS, TRANSITION FLAT TO SEMI-GLOSS AT CORNER OR TRIM
	TRIM	TRIM, TRIM, TRIM	FINGER JOINTED WOOD, PPG DELICATE WHITE, #518-1, SEMI-GLOSS, FINGER JOINTED WOOD, PPG DELICATE WHITE, #518-1, SEMI-GLOSS
	CEILINGS	PAINT, PAINT	PITTSBURGH PAINTS - DELICATE WHITE, #518-1, FINISH, FLAT, PITTSBURGH PAINTS - DELICATE WHITE, #518-1, FINISH, SEMI-GLOSS
	COUNTER TOPS	GRANITE	CONCIERGE UNITS - OVERALL CABINETS/ KITCHEN ISLAND/ BATHROOM COUNTERS, ISTONE - EDGE EASED, ISTONE "GALLO ORNAMENTAL"
	MIRRORS	VANITY	42" HIGH MIRROR, WIDTH TO MATCH VANITY SIZE, PROVIDE WOOD FRAME AROUND MIRRORS (@ CONCIERGE UNITS ONLY) - REFER TO INTERIOR ELEVATIONS
	BLINDS	FAUX WOOD	ALL INTERIOR & EXTERIOR WINDOWS, HORIZONTAL 2" WHITE FAUX WOOD
NOTES: 1) GENERAL CONTRACTOR TO PROVIDE MATERIAL AND COLOR SAMPLES FOR OWNER FOR APPROVAL PRIOR TO INSTALLATION 2) DOOR HINGES ARE TO REMAIN UNPAINTED 3) CARPET SHALL COMPLY WITH ANSI 302.2 (FLOOR SURFACES)			

WINDOW NOTES (APARTMENTS):

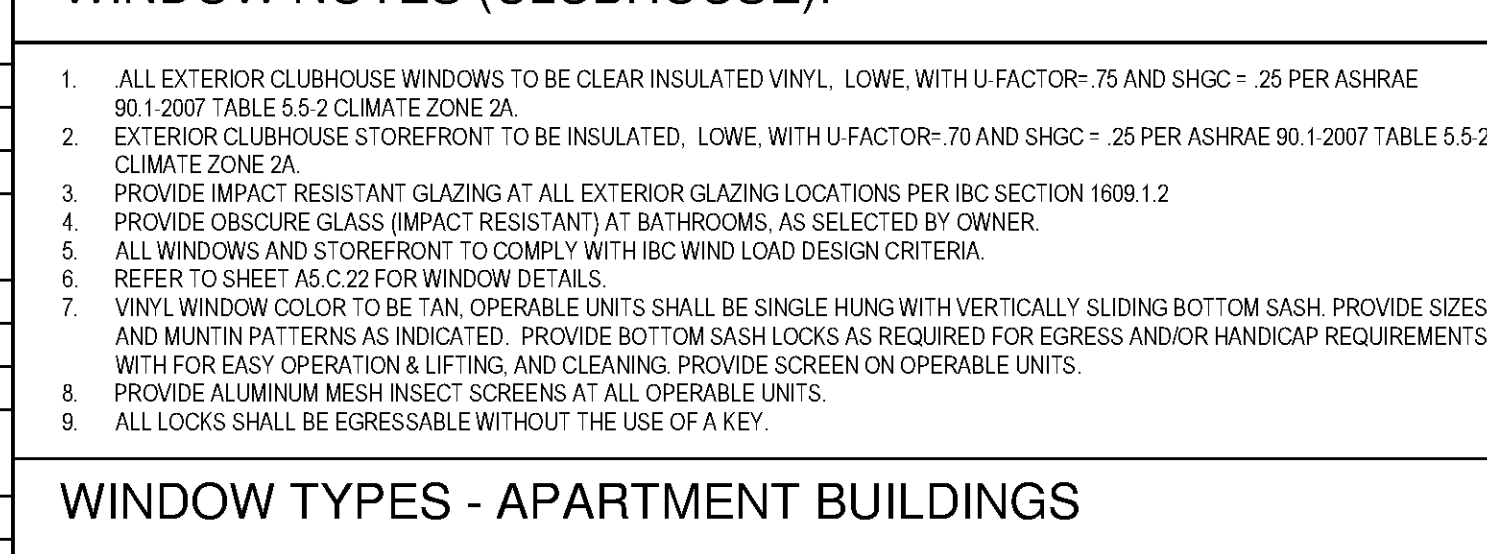
- ALL EXTERIOR APARTMENT WINDOWS TO BE CLEAR INSULATED VINYL, LOWE, WITH U-FACTOR= .75 AND SHGC = .25 PER ASHRAE 90.1 2007 TABLE 5.5.2 CLIMATE ZONE 2A.
- PROVIDE IMPACT RESISTANT GLAZING AT ALL EXTERIOR GLAZING LOCATIONS PER IBC SECTION 1609.1.2.
- PROVIDE OBSCURE GLASS (IMPACT RESISTANT) AT BATHROOMS, AS SELECTED BY OWNER.
- ALL WINDOWS TO COMPLY WITH IBC WIND LOAD DESIGN CRITERIA.
- REFER TO SHEET A522 FOR WINDOW DETAILS.
- WINDOW COLOR TO BE TAN, OPERABLE UNITS SHALL BE SINGLE HUNG WITH VERTICALLY SLIDING BOTTOM SASH, PROVIDE SIZES AND MUNTIN PATTERNS AS INDICATED. PROVIDE BOTTOM SASH LOCKS AS REQUIRED FOR EGRESS AND/OR HANDICAP REQUIREMENTS, WITH FOR EASY OPERATION & LIFTING, AND CLEANING, PROVIDE SCREEN ON OPERABLE UNITS.

CLUBHOUSE ROOM FINISH SCHEDULE		REMARKS	
FLOOR	ROOM	1ST FLOOR	2ND FLOOR
	ROOM	VESTIBULE, MULTIPURPOSE, MANAGER, FILEDIT, JANITOR, ASSISTANT MANAGER, FITNESS, YOGAWARMUP, KITCHEN, MEN'S BATHROOM, WOMEN'S BATHROOM, HALL, VIEWING GALLERY, STORAGE/MEP	
	FLOOR	6" WOOD LAMINATE, CERAMIC TILE, GROUT, RUBBER EXERCISE MAT, BASE	SHAW CAMERON PLUS, DAL-TILE - FLOOR TILE NAME: FIDENZA, COLOR: DORADO (FD03), SIZE: 12" X 12" / SCHLUTER SCHIENO, DAL-TILE - COLOR: MAPIE #05 CHAMOIS, RUBBER MAT - ROPPE 3/4" GAUGE OR JOHNSONITE 3/4" GAUGE / SCHLUTER RENO-T, 6" PAINT GRADE PRE-PRIMED, FINGER JOINT
	WALLS	WALL FINISH, WALL FINISH, PAINT, PAINT, PAINT, PAINT, PAINT, CERAMIC TILE, CERAMIC TILE, GROUT	HEAVY KNOCKDOWN TEXTURE, SMOOTH FINISH, PITTSBURGH PAINTS - NAME: TBD FINISH: FLAT, YOGAWARMUP AREA NORTH OF PILASTERS, PLAN SOUTH WALL, PITTSBURGH PAINTS - NAME: TBD FINISH: FLAT, MULTIPURPOSE ROOM STANDARD WALLSDROP SCOFFIT ABOVE GREETING DESK & KITCHEN ISLAND, PITTSBURGH PAINTS - NAME: TBD FINISH: FLAT, FITNESS PLAN EAST/WEST WALLS, PITTSBURGH PAINTS - NAME: TBD FINISH: FLAT, ACCENT WALLS; MANAGERS OFFICE (PLAN EAST) & ASSISTANT MANAGER'S OFFICE (PLAN SOUTH), PITTSBURGH PAINTS - NAME: DELICATE WHITE, #518-1, FINISH: FLAT, PILASTERS DIVIDING FITNESS/ YOGA AREAS, PITTSBURGH PAINTS - NAME: DELICATE WHITE, #518-1, FINISH: SEMI-GLOSS, OFFICE CHAIR RAIL & BEAD BOARD TRIM
	CEILINGS	PAINT	PITTSBURGH PAINTS - NAME: DELICATE WHITE, #518-1, FINISH: FLAT
	COUNTER TOPS	GRANITE	LAVARTIS (OR EQUAL) COLOR: YELLOW ROSE DARK GRANITE, (2" HOLE WITH GROMMET FOR WATER LINE AT KITCHEN COUNTER, GROMMETS FOR COMPUTER/PHONE CORDS (2 WORK STATIONS) AT RECEPTION DESK, GROMMETS IN EACH BATHROOM FOR VESSEL SINK/FAUCET
	MIRRORS	VANITY MIRROR, PLATE MIRROR	SIZE: PER PLAN, SIZE: 5'X3', COUNT: 4, TO BE MOUNTED 12" AFF. 12" FROM CEILING ON PLAN EAST AND WEST WALLS OF YOGA AREA
	BLINDS	FAUX WOOD	ALL INTERIOR & EXTERIOR WINDOWS, HORIZONTAL 2" FAUX WOOD, COLOR: WHITE
NOTES: 1) GENERAL CONTRACTOR TO PROVIDE MATERIAL AND COLOR SAMPLES TO OWNER FOR APPROVAL PRIOR TO INSTALLATION			

WINDOW NOTES (CLUBHOUSE):

- ALL EXTERIOR CLUBHOUSE WINDOWS TO BE CLEAR INSULATED VINYL, LOWE, WITH U-FACTOR= .75 AND SHGC = .25 PER ASHRAE 90.1 2007 TABLE 5.5.2 CLIMATE ZONE 2A.
- EXTERIOR CLUBHOUSE STOREFRONT TO BE INSULATED, LOWE, WITH U-FACTOR= .70 AND SHGC = .25 PER ASHRAE 90.1 2007 TABLE 5.5.2 CLIMATE ZONE 2A.
- PROVIDE IMPACT RESISTANT GLAZING AT ALL EXTERIOR GLAZING LOCATIONS PER IBC SECTION 1609.1.2.
- PROVIDE OBSCURE GLASS (IMPACT RESISTANT) AT BATHROOMS, AS SELECTED BY OWNER.
- ALL WINDOWS AND STOREFRONT TO COMPLY WITH IBC WIND LOAD DESIGN CRITERIA.
- REFER TO SHEET A522 FOR WINDOW DETAILS.
- VINYL WINDOW COLOR TO BE TAN, OPERABLE UNITS SHALL BE SINGLE HUNG WITH VERTICALLY SLIDING BOTTOM SASH, PROVIDE SIZES AND MUNTIN PATTERNS AS INDICATED. PROVIDE BOTTOM SASH LOCKS AS REQUIRED FOR EGRESS AND/OR HANDICAP REQUIREMENTS, WITH FOR EASY OPERATION & LIFTING, AND CLEANING, PROVIDE SCREEN ON OPERABLE UNITS.
- PROVIDE ALUMINUM MESH INSECT SCREENS AT ALL OPERABLE UNITS.
- ALL LOCKS SHALL BE EGRESSABLE WITHOUT THE USE OF A KEY.

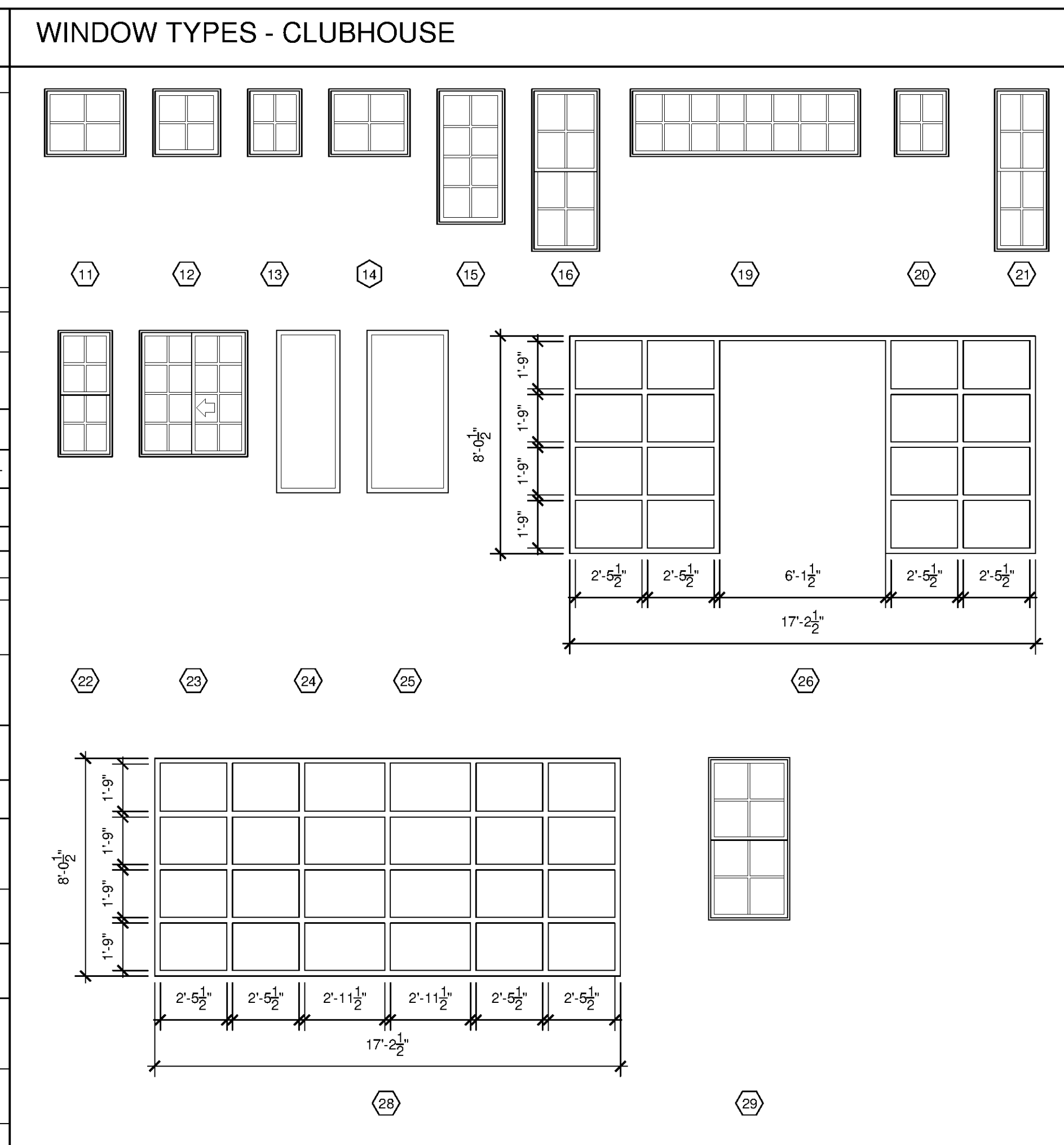
WINDOW TYPES - APARTMENT BUILDINGS



WINDOW SCHEDULE - APARTMENT BUILDINGS

TYPE	WIDTH	HEIGHT	DESCRIPTION	MATERIAL	GLAZING	REMARKS
1	(2) 2'-0" x 3'-0"	6'-0"	SINGLE HUNG	VINYL	INSULATED	2, 3
2	(3) 3'-0"	6'-0"	SINGLE HUNG	VINYL	INSULATED	2, 3
3	(2) 2'-0"	6'-0"	SINGLE HUNG	VINYL	INSULATED	2, 4
4	(2) 3'-0"	6'-0"	SINGLE HUNG	VINYL	INSULATED	2, 4
5	3'-0"	6'-0"	SINGLE HUNG	VINYL	INSULATED	2
6	2'-0"	3'-0"	FIXED	VINYL	INSULATED	1
7	2'-6"	2'-6"	FIXED	VINYL	INSULATED	

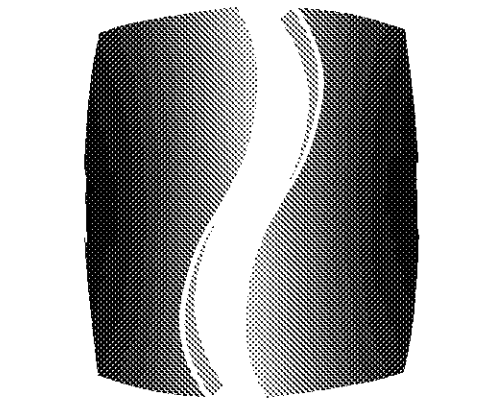
REMARKS:
 1. PROVIDE INSULATED OBSCURE GLASS AT BATHROOMS - PATTERN AS SELECTED BY OWNER.
 2. PROVIDE IMPACT RESISTANT GLAZING AT ALL EXTERIOR GLAZING LOCATIONS AND TEMPERED GLASS WITHIN 24" OF DOOR AND/OR WITHIN 60" OF STANDING SURFACE (AT INTERIOR GLAZING LOCATIONS) PER IBC CODE SECTION 2406.3
 3. ALUMINUM STOREFRONT WINDOW ASSEMBLY, 2 1/2"X6" MULLION, SEE ELEVATIONS FOR MULLION SPACING.
 4. STOREFRONT IS TO HAVE ANODIZED ALUMINUM FINISH.
 NOTE: ALL EXTERIOR DOORS AND WINDOWS TO COMPLY WITH IBC WIND LOAD DESIGN CRITERIA.



WINDOW SCHEDULE - CLUBHOUSE

TYPE	WIDTH	HEIGHT	DESCRIPTION	MATERIAL	GLAZING	REMARKS
11	3'-0"	3'-0"	FIXED	VINYL	INSULATED	1, 2
12	2'-6"	2'-6"	FIXED	VINYL	INSULATED	2
13	2'-0"	2'-6"	FIXED	VINYL	INSULATED	2
14	3'-0"	2'-6"	FIXED	VINYL	INSULATED	2
15	2'-6"	5'-0"	FIXED	VINYL	INSULATED	2
16	2'-6"	6'-0"	FIXED	VINYL	INSULATED	2
17	NOT USED					
18	NOT USED					
19	8'-6"	2'-6"	FIXED	VINYL	INSULATED	2
20	2'-0"	2'-6"	FIXED	VINYL	INSULATED	2
21	2'-0"	6'-0"	SINGLE HUNG	VINYL	INSULATED	2
22	2'-0"	4'-8"	SINGLE HUNG	VINYL	INSULATED	2
23	4'-0"	4'-8"	SLIDING	VINYL	INSULATED	2
24	2'-4"	6'-0"	FIXED	WOOD	TEMPERED	2
25	3'-0"	6'-0"	FIXED	WOOD	TEMPERED	2
26	17'-2 1/2"	8'-1/2"	STOREFRONT	ALUMINUM	TEMPERED	2, 3
27	NOT USED					
28	17'-2 1/2"	8'-1/2"	STOREFRONT	THERMAL BREAK ALUMINUM	INSULATED	2, 3
29	3'-0"	6'-0"	SINGLE HUNG	VINYL	INSULATED	2

WINDOW TYPES - CLUBHOUSE

PHILLIPS

Phone 770.394.1616 Fax 770.394.1314
 CONSULTANT

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

PROJECT

SPRINGS AT FREMAUX TOWN CENTER
 SLIDELL, LA

CLIENT

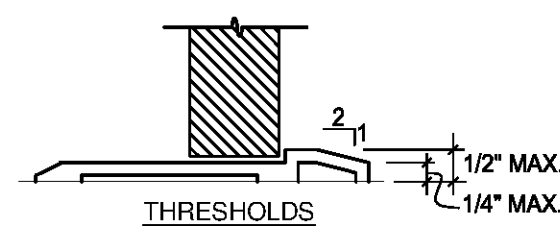
CONTINENTAL PROPERTIES
 CONTINENTAL 294 FUND LLC
 W134 N8675 EXECUTIVE PARKWAY
 MENOMONEE FALLS, WI 53051
 262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104
 ISSUE DATE 07/07/14
 DRAWN BY/CHECKED BY ATJ/DEB
 DRAWING TITLE WINDOW TYPES AND FINISH SCHEDULES
 SHEET NUMBER **A6.02**

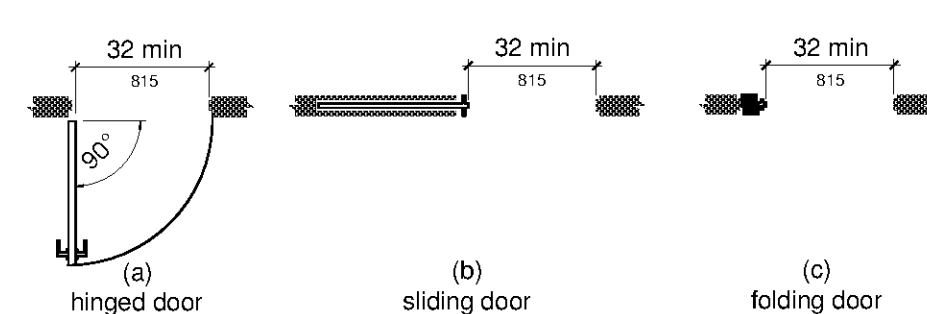
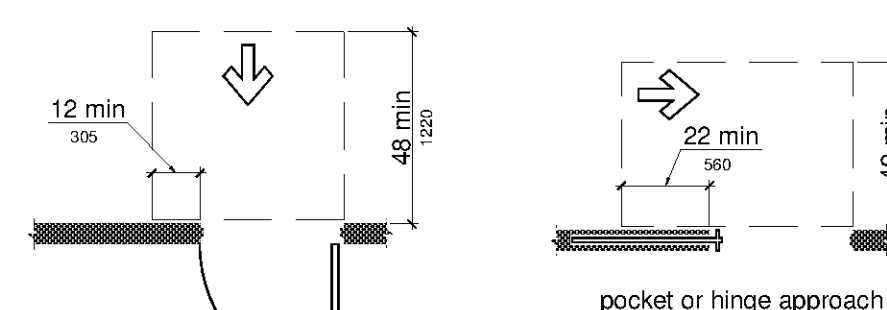
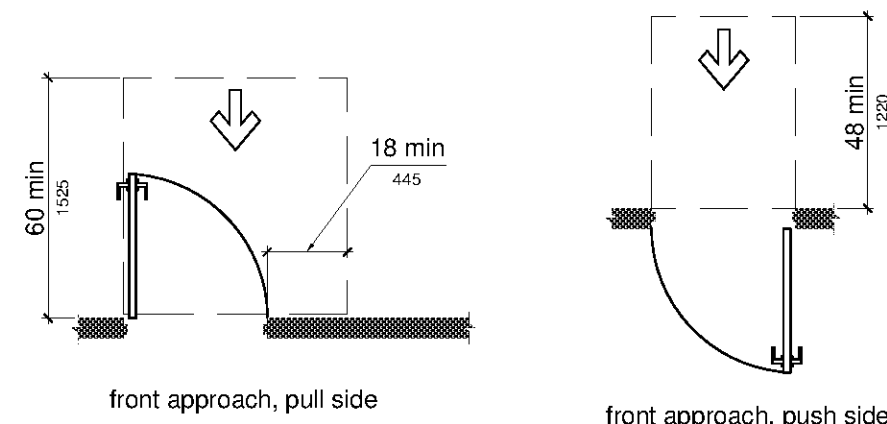
NORTH TERRACES
 400 PERIMETER CENTER TERRACE
 SUITE 650
 ATLANTA, GEORGIA 30346

1 DOORS & ACCESSIBLE ROUTES

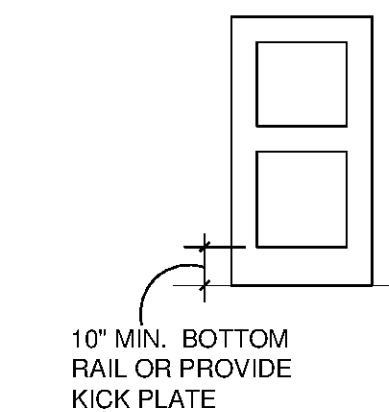
- A. LATCHES AND LOCKSETS: PROVIDE LEVER TYPE, PUSH-PULL OR PANIC TYPE HARDWARE 34 INCHES TO 48 INCHES ABOVE FLOOR.
- B. ADJUSTABLE CLOSURE PROVIDED WITH MAXIMUM PRESSURE FOR OPENING DOORS AS FOLLOWS:
 INTERIOR DOORS - 5 POUNDS PRESSURE
 EXTERIOR DOORS - 8.5 POUNDS PRESSURE
 FIRE DOORS - PER ADMINISTRATIVE AUTHORITY
 DOOR CLOSURES TO BE ADJUSTED TO CLOSE FROM AN OPEN POSITION OF 90 DEG IN NOT LESS THAN 5 SECONDS TO A POINT 12" FROM LATCH. ADJUST CLOSURES AFTER INSTALLATION AND TEST DOOR COMPLIANCE.
- C. FLOOR LEVEL AT DOORS
 1. THRESHOLDS: THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOOR WAY. CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. (SEE BELOW).



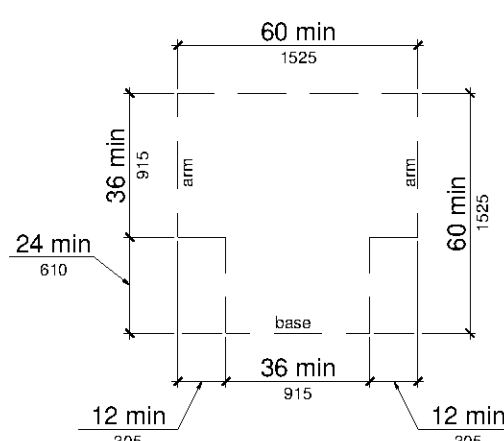
2. LEVEL FLOOR OR LANDING: THERE SHALL BE A LEVEL AND CLEAR AREA ON EACH SIDE OF AN EXIT DOOR. THE LEVEL AREAS SHALL BE AS SHOWN BELOW. THE SPACE BETWEEN TWO CONSECUTIVE DOOR OPENING (VESTIBULE) SHALL PROVIDE 48 INCHES OF CLEAR SPACE FROM ANY DOOR OPENING INTO SUCH SPACE (SEE BELOW).



- D. DOOR WIDTH & HEIGHT: 3 FEET WIDE AND 6 FEET 8 INCHES HIGH. CLEAR WIDTH: 32 INCHES MINIMUM WITH DOOR OPEN 90 DEG. MEASURED FROM THE FACE OF THE DOOR TO THE OPPOSITE STOP.
- E. THE BOTTOM 10 INCHES OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

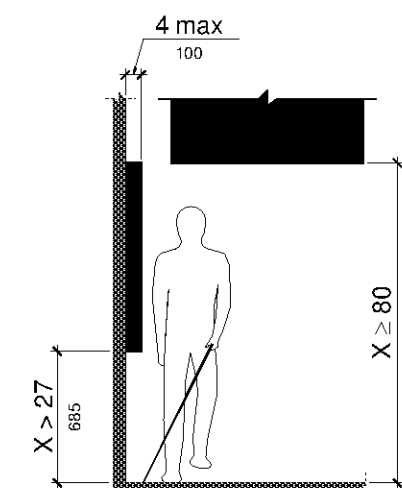


- F. CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL BE A MAXIMUM 1/2" IN HEIGHT. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO THE FLOOR AND SHALL HAVE TRIM ALONG THE ENTIRE LENGTH OF EXPOSED EDGE.



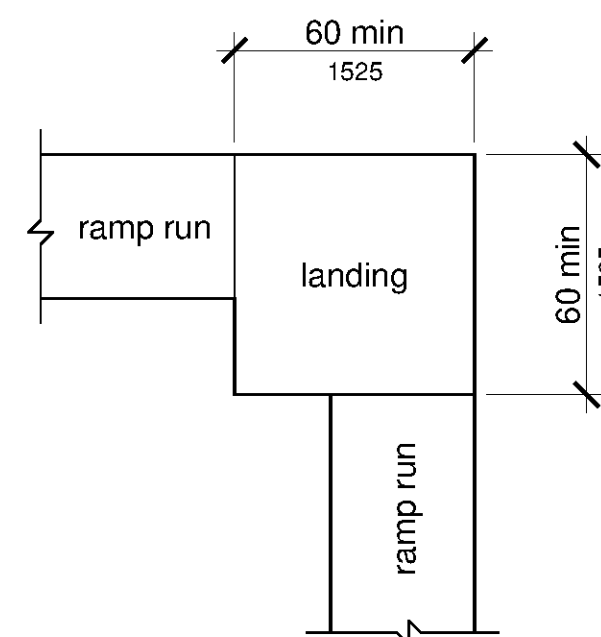
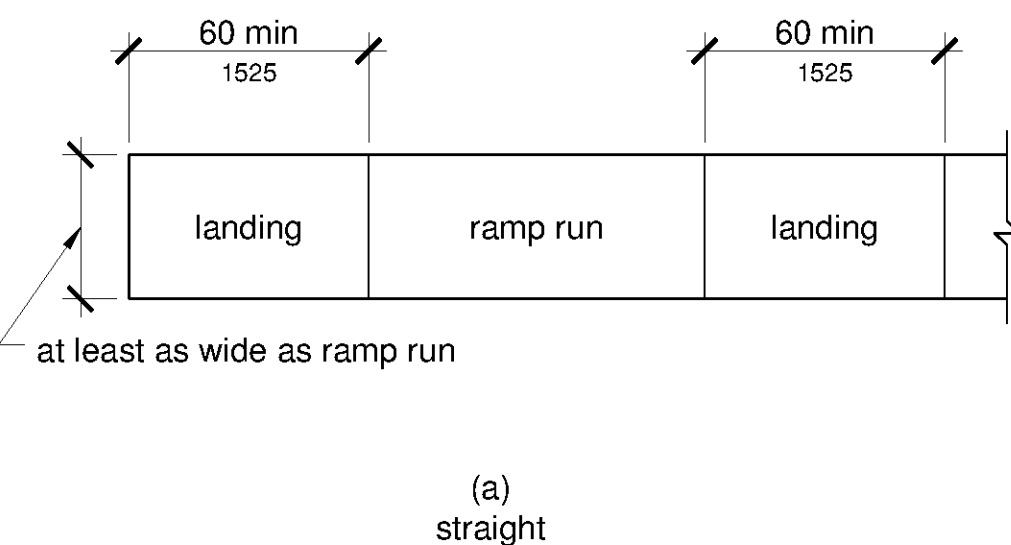
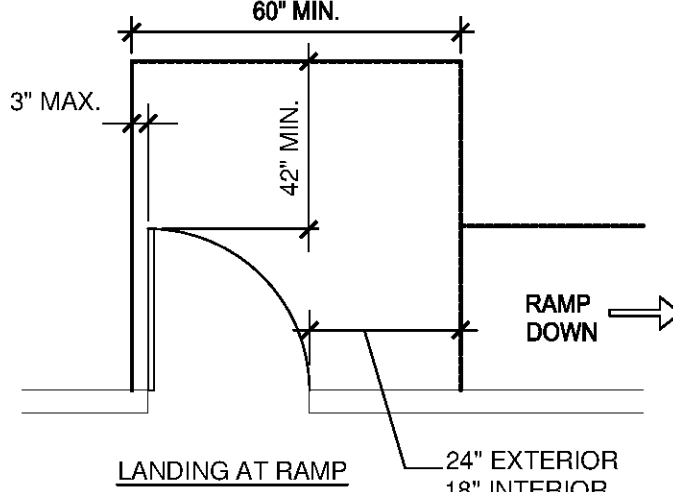
T-SHAPED TURNING SPACE

- G. OBJECTS WITH LEADING EDGES MORE THAN 27 INCHES AND NOT MORE THAN 80" ABOVE THE FINISH FLOOR OR GROUND SHALL PROTRUDE 4" MAX. HORIZONTALLY INTO THE CIRCULATION PATH.

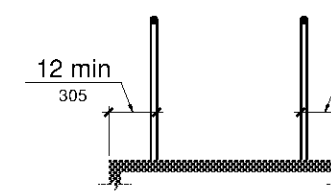
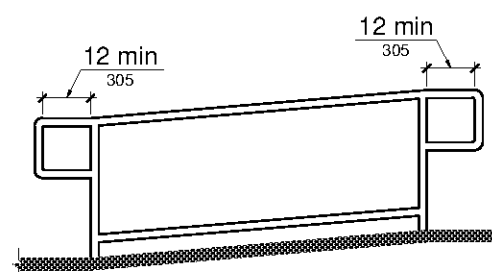


2 RAMPS

- A. ANY PATH OF TRAVEL SHALL BE CONSIDERED A RAMP IF ITS SLOPE IS GREATER THAN 1:20 (1:12 MAXIMUM)
- B. 1:12 SLOPED RAMPS WITH LENGTH GREATER THAN 72" SHALL HAVE HANDRAILS ON BOTH SIDES.
- C. THE TOP LANDINGS ON A RAMP MUST BE AT LEAST 60 INCHES IN DEPTH.
- D. IF A DOOR SWINGS ONTO A TOP LANDING, THE MIN. LANDING DIMENSION SHALL BE NOT LESS THAN 42 INCHES CLEAR PLUS THE WIDTH OF THE DOOR.
- E. THE TOP LANDING SHALL HAVE A WIDTH NOT LESS THAN ITS DEPTH.
- F. THE TOP LANDING SHALL EXTEND NOT LESS THAN 24-INCHES BEYOND THE STRIKE SIDE OF THE DOOR AT EXTERIOR RAMPS AND 18-INCHES AT INTERIOR RAMPS.
- G. THE BOTTOM LANDING SHALL BE NOT LESS THAN 60 INCHES DEEP
- H. INTERMEDIATE LANDINGS SHALL BE PROVIDED AT TURNS AND WHENEVER THE CHANGE IN LEVEL EXCEEDS 30 INCHES.
- I. INTERMEDIATE LANDINGS ON RAMPS SHALL HAVE A DEPTH OF NOT LESS THAN 60". WHERE A CHANGE IN RAMP DIRECTION OCCURS, A MINIMUM 60" BY 60" LANDING SHALL BE PROVIDED.
- J. RAMPS SHALL BE NOT LESS THAN 36" WIDE CLEAR BETWEEN HANDRAILS.
- K. HANDRAILS SHALL BE PLACED ON EACH SIDE OF EACH RAMP AND SHALL BE CONTINUOUS THE FULL LENGTH OF THE RAMP. HANDRAILS SHALL BE 34 TO 38 INCHES ABOVE THE RAMP SURFACE AND EXTEND A MINIMUM OF 1 FOOT BEYOND THE TOP AND BOTTOM OF THE RAMP.
- L. SURFACES OF RAMPS SHALL BE SLIP-RESISTANT.
- M. RAMPS & LANDINGS WITH DROP OFFS SHALL HAVE CURBS, WALLS, RAILING OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. CURB SHALL BE A MIN. 2" IN HEIGHT. MAXIMUM ELEVATION CHANGE BETWEEN LANDINGS IS 30".



(b) change in direction

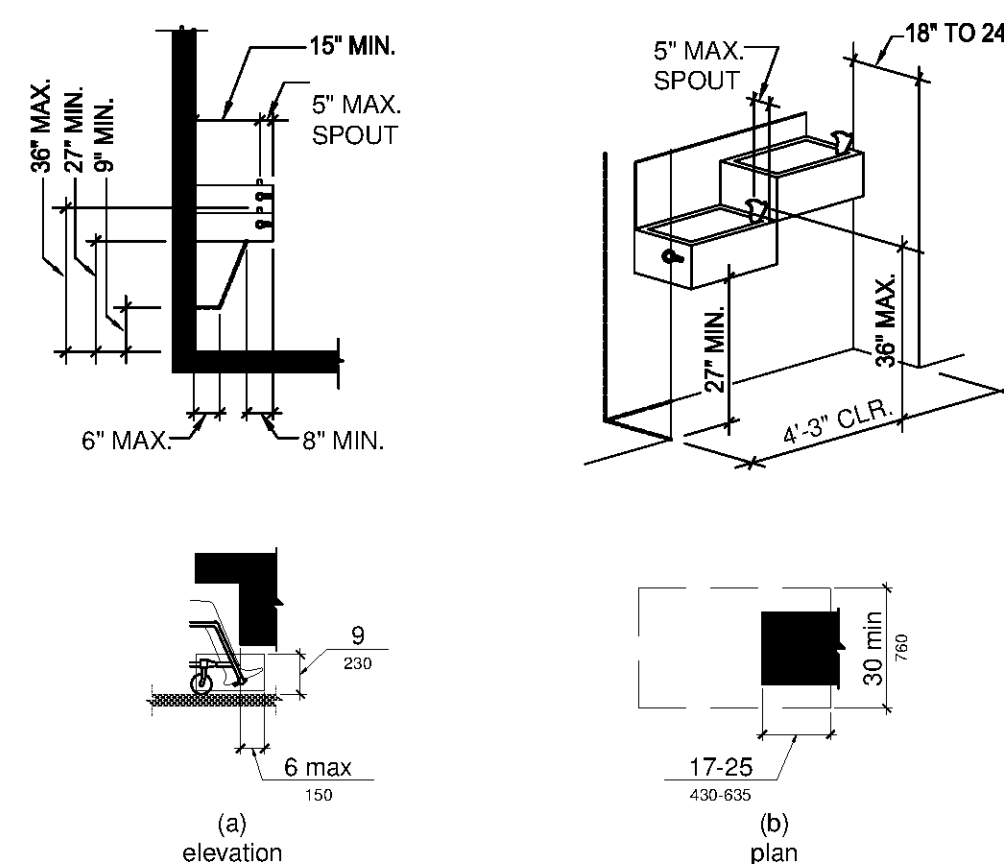


3 ELECTRICAL

- A. ELECTRICAL RECEPTACLES (15, 20 AND 30 AMPS) SHALL BE AT LEAST 15 INCHES ABOVE THE FLOOR.
- B. SWITCHES AND CONTROLS FOR LIGHTS, APPLIANCES, COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE NOT LESS THAN 3 FEET NOR MORE THAN 4 FEET ABOVE THE FLOOR.
- C. FIRE ALARM INITIATING DEVICES SHALL BE 48 INCHES MAX ABOVE THE FLOOR, GROUND OR SIDEWALK.

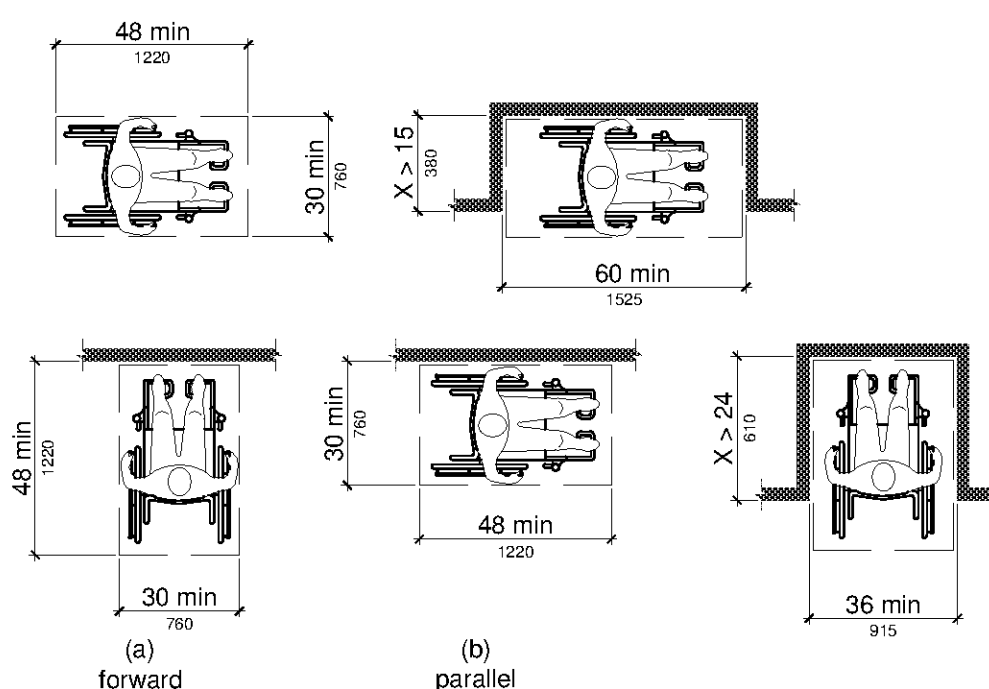
4 DRINKING FOUNTAINS

- A. PROVIDE HI-LOW DRINKING FOUNTAIN, 17 INCHES TO 19 INCHES IN DEPTH WITH CLEAR KNEE SPACE BETWEEN BOTTOM OF APRON AND FLOOR NOT LESS THAN 27 INCHES HIGH, 30 INCHES WIDE AND PROJECTING 8 INCHES UNDER FRONT EDGE OF FOUNTAIN.
- B. SPOUT OUTLET FOR LOWER FOUNTAIN TO BE 36 INCHES MAXIMUM ABOVE FLOOR. SPOUT OUTLET FOR UPPER FOUNTAIN TO BE BETWEEN 38 INCHES AND 43 INCHES ABOVE FLOOR.
- C. BUBBLER TO BE ACTIVATED BY A HAND OPERATED LEVER LOCATED WITHIN 6 INCHES OF THE FRONT OF THE FOUNTAIN OR BY A PUSH BAR ALONG THE FRONT OF THE FOUNTAIN.
- D. BUBBLER TO PROVIDE A FLOW OF WATER 4 INCHES HIGH AND BE LOCATED 5 INCHES MAXIMUM FROM FRONT OF UNIT.



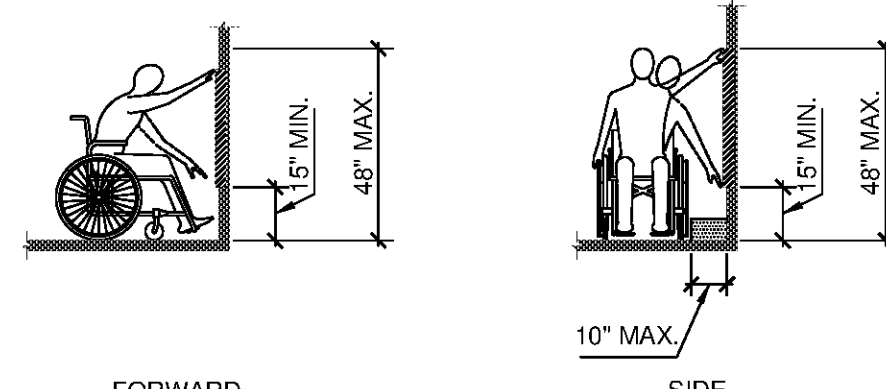
DRINKING FOUNTAINS

5 CLEAR FLOOR SPACE



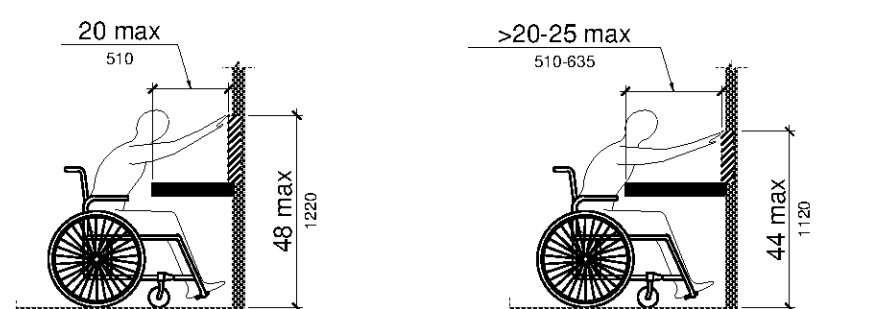
6 REACH RANGES

- A. FORWARD REACH
- WHERE A FORWARD REACH IS UNOBSTRUCTED, THE HIGH FORWARD REACH SHALL BE 48 INCHES MAX. AND THE LOW FORWARD REACH SHALL BE 15 INCHES MIN. ABOVE THE FLOOR.
 - WHERE A PARALLEL APPROACH TO AN ELEMENT AND THE SIDE REACH IS UNOBSTRUCTED, THE HIGH SIDE REACH SHALL BE 48 INCHES MAX. AND THE LOW SIDE REACH SHALL BE 15 INCHES MIN. ABOVE THE FLOOR.
 - WHERE A HIGH FORWARD REACH IS OVER AN OBSTRUCTION, THE CLEAR FLOOR SPACE SHALL EXTEND BENEATH THE ELEMENT FOR A DISTANCE NOT LESS THAN THE REQUIRED REACH DEPTH OVER THE OBSTRUCTION. THE HIGH FORWARD REACH SHALL BE 48 INCHES MAX. WHERE REACH DEPTH EXCEEDS 20 INCHES, THE HIGH FORWARD REACH SHALL BE 44 INCHES MAX. AND THE REACH DEPTH SHALL BE 25 INCHES MAX.

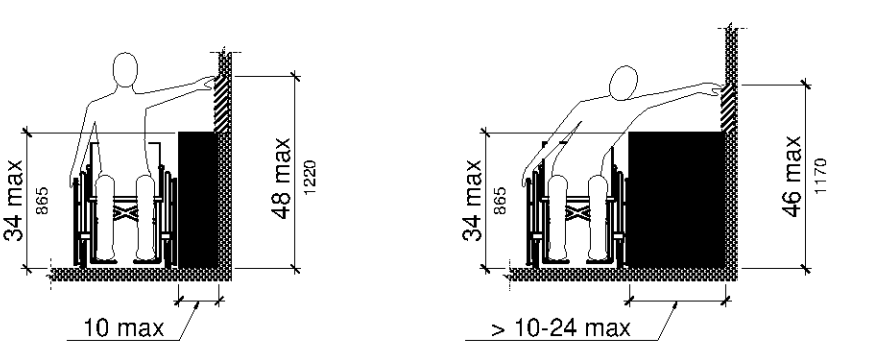


FORWARD

SIDE



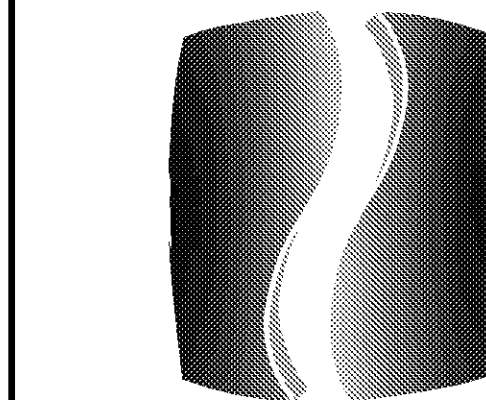
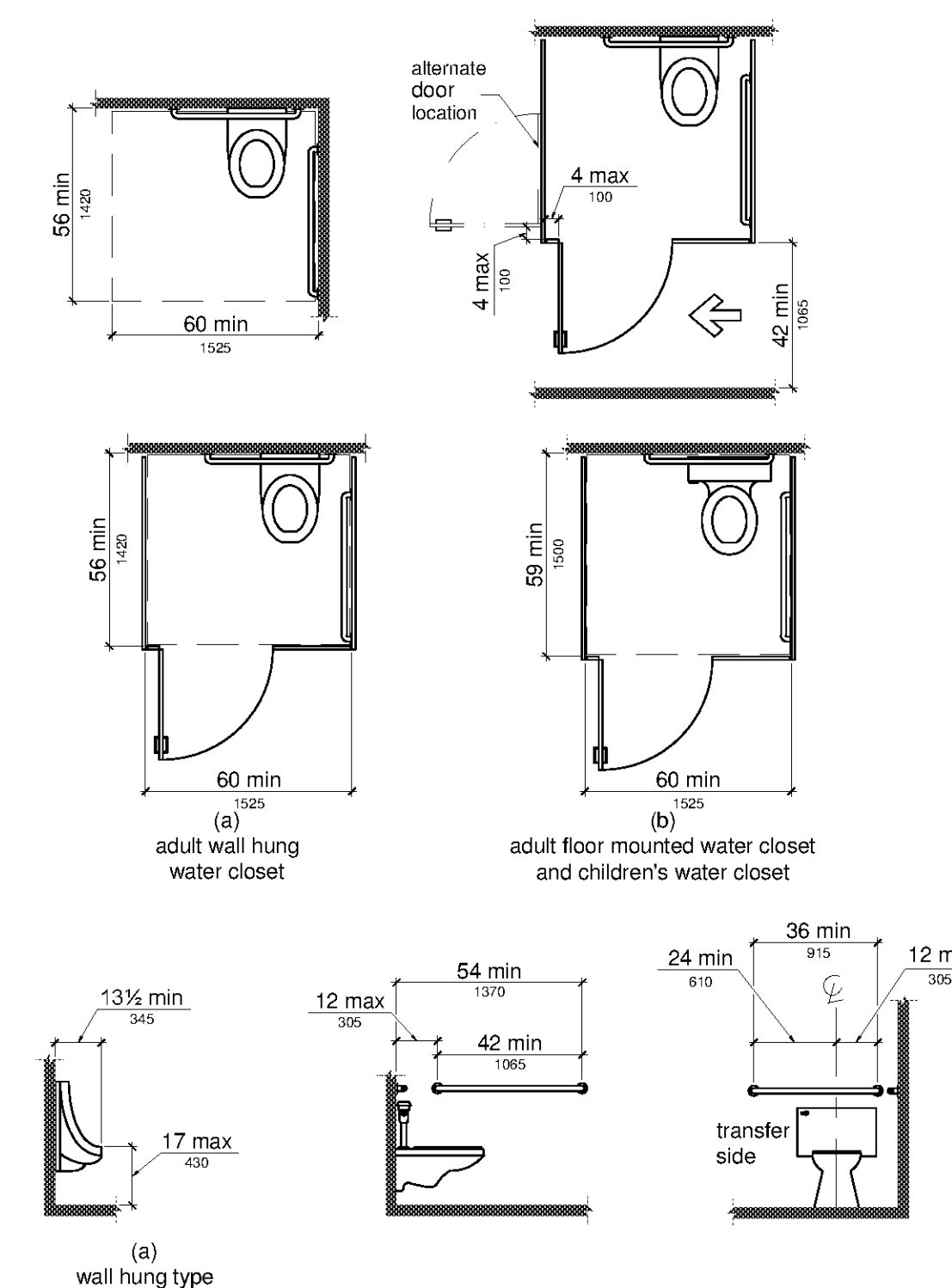
OBSTRUCTED HIGH FORWARD REACH



OBSTRUCTED HIGH SIDE REACH

7 SANITARY FACILITIES

- A. GEOMETRICAL SYMBOLS
- RAISED LETTERS SHALL BE PROVIDED IN CONFORMANCE TO ADA SECTION 703.2 AND ACCOMPANIED BY GRADE II BRAILLE PER ADA 703.5 AND SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH OUTSIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE SUCH THAT BRAILLE IS BETWEEN 48" AND 60" ABOVE FINISHED SIGN. MOUNTING LOCATION SHALL BE DETERMINED SO THAT A PERSON MAY APPROACH WITHIN 3 INCHES OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
 - PICTORIAL SYMBOL SIGNS (PICTOGRAMS). PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE BORDER DIMENSION OF THE PICTOGRAM SHALL BE A MINIMUM OF 6 INCHES (152 MM) IN HEIGHT.
- B. ACCESSIBLE COMPARTMENT DOORS SHALL BE EQUIPPED WITH AN AUTOMATIC CLOSING DEVICE. THE INSIDE AND OUTSIDE OF THE COMPARTMENT DOOR SHALL BE EQUIPPED WITH A LOOP OR U-SHAPED HANDLE IMMEDIATELY BELOW THE LATCH. THE LATCH SHALL BE FLIP-OVER STYLE, SLIDING, OR OTHER HARDWARE NOT REQUIRING THE USER TO GRASP OR TWIST.
- C. WATER CLOSET: FLUSH CONTROLS ARE TO BE OPERABLE BY AN OSCILLATING HANDLE WITH A MINIMUM OPERATING FORCE OF 5 LBF OR BY A LOW VOLTAGE BUTTON. THE HANDLE OR BUTTON IS TO BE LOCATED ON THE WIDE SIDE SO AS TO BE OPERABLE WITHOUT REQUIRING EXCESSIVE BODY MOVEMENT. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET.
- D. URINALS: PROVIDE ALL WALL HUNG URINALS WITH ELONGATED RIM. FLUSH CONTROLS ARE TO BE HAND OPERATED AND ARE TO MEET THE SAME REQUIREMENTS AS THE FLUSH CONTROLS FOR THE WATER CLOSET AND ARE TO BE A MAXIMUM OF 44 INCHES ABOVE THE FLOOR. RIM ELEVATION TO BE 17 INCHES A.F.F.
- E. LAVATORY: PROVIDE A CLEARANCE OF AT LEAST 27 INCHES FROM THE FLOOR TO THE BOTTOM OF THE APRON WITH KNEE CLEARANCE UNDER THE FRONT LIP EXTENDING A MINIMUM OF 30 INCHES WIDE, TO 8 INCHES MINIMUM DEPTH AT THE TOP. PROVIDE FOR THE CLEARANCE AT LEAST 30 INCHES WIDE, TO 9 INCHES ABOVE THE FLOOR AND 17 INCHES DEEP FROM THE FRONT OF THE LAVATORY. PROVIDE A CLEAR FLOOR SPACE 30 INCHES X 48 INCHES IN FRONT OF LAVATORY. THE CLEAR SPACE MAY EXTEND INTO KNEE AND TOE SPACE UNDER THE LAVATORY. INSULATE HOT WATER AND DRAIN PIPES UNDER LAVATORIES. NO SHARP OR ABRASIVE SURFACES ARE ALLOWED UNDER LAVATORIES. FAUCET CONTROLS ARE REQUIRED TO BE OPERABLE WITH ONE HAND AND CANNOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. THE FORCE NECESSARY TO OPERATE CONTROLS IS NOT TO EXCEED 5 LBF.
- F. ACCESSORIES: WHERE TOWEL, SANITARY NAPKIN AND WASTE RECEPTACLES AND SIMILAR DISPENSING AND DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS TO BE LOCATED WITH ALL OPERABLE PARTS, INCLUDING COIN SLOTS, WITHIN 40 INCHES FROM THE FLOOR.
- LOCATE MIRRORS WITH THE BOTTOM EDGE NO MORE THAN 40 INCHES FROM THE FLOOR.
- LOCATE TOILET TISSUE DISPENSERS ON THE WALL WITHIN 7" MIN TO 9" MAX. FROM THE FRONT EDGE OF THE TOILET SEAT.
- G. THE STRUCTURAL STRENGTH OF GRAB BARS, FASTENERS, AND MOUNTING DEVICES SHALL MEET THE SPECIFICATIONS OF THE AMERICAN DISABILITIES ACT.
- H. SINGLE ACCOMMODATION: A CLEAR FLOOR SPACE OF AT LEAST 60 INCHES IN DIAMETER IS REQUIRED FOR SINGLE ACCOMMODATION TOILET ROOMS.



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CONSULTANT

SEAL

ISSUE & REVISION RECORD

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PROJECT

SPRINGS AT
FREMAUX
TOWN CENTER
SLIDELL, LA

CLIENT

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282.502.5500 * FAX 282.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY ATL/DEB

DRAWING TITLE ACCESSIBILITY SCHEDULES

SHEET NUMBER

A6.03

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

SPRINGS AT FREMAUX TOWN CENTER

TOWN CENTER PARKWAY
SLIDELL, LA 70458



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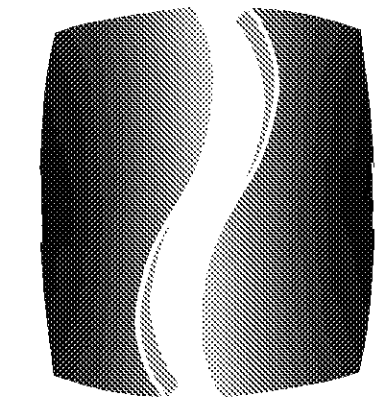
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CLIENT _____

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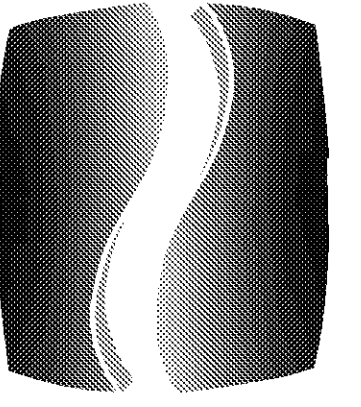
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G0.00

NORTH TERRACES
400 PERIMETER CENTER TERRACE
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ATLANTA, GEORGIA 30346

DRAWING INDEX

TITLE		DATE / ISSUE		TITLE		DATE / ISSUE		TITLE		DATE / ISSUE	
GENERAL		30% SET	BID SET	STRUCTURAL		30% SET	BID SET	ELECTRICAL		30% SET	BID SET
G0.00	TITLE SHEET	06/18/2014	07/07/2014	S0.1	GENERAL NOTES	06/18/2014	07/07/2014	E0.00	ELECTRICAL NOTES AND LEGEND	06/18/2014	07/07/2014
G0.01	SHEET INDEX	06/18/2014	07/07/2014	S0.2	GENERAL NOTES	06/18/2014	07/07/2014	E0.01	ELECTRICAL SPECIFICATIONS	06/18/2014	07/07/2014
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G0.50	UL HORIZONTAL ASSEMBLIES	06/18/2014	07/07/2014	S1.A.13	ROOF FRAMING PLAN - BUILDING TYPE B20	06/18/2014	07/07/2014	E1.B.11	FIRST FLOOR ELECTRICAL PLAN - BUILDING TYPE G24	06/18/2014	07/07/2014
G0.60	UL PENETRATION DETAILS	06/18/2014	07/07/2014	S1.B.11a	FOUNDATION PLAN - BUILDING TYPE G24	06/18/2014	07/07/2014	E1.B.12	SECOND FLOOR ELECTRICAL PLAN - BUILDING TYPE G24	06/18/2014	07/07/2014
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G1.B.1	CODE DIAGRAMS - BUILDING TYPE G24	06/18/2014	07/07/2014	S1.B.13	ROOF FRAMING PLAN - BUILDING TYPE G24	06/18/2014	07/07/2014	E2.C.11	FIRST FLOOR LIGHTING PLAN CLUBHOUSE	06/18/2014	07/07/2014
G1.C.1	CODE DIAGRAMS - CLUBHOUSE	06/18/2014	07/07/2014	S1.C.11	FOUNDATION PLAN - CLUBHOUSE	06/18/2014	07/07/2014	E2.G.10	GARAGE BUILDING ELECTRICAL PLANS	06/18/2014	07/07/2014
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A1.B.11	FIRST FLOOR PLAN - BUILDING TYPE G24	06/18/2014	07/07/2014	S4.1	TYPICAL WOOD DETAILS	06/18/2014	07/07/2014	E4.1DC	UNIT 1DC: POWER AND LIGHTING PLAN	06/18/2014	07/07/2014
A1.B.12	SECOND FLOOR PLAN - BUILDING TYPE G24	06/18/2014	07/07/2014	S4.2	WOOD FRAMING SECTIONS	06/18/2014	07/07/2014	E4.1DO	UNIT 1DO: POWER AND LIGHTING PLAN	06/18/2014	07/07/2014
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A1.C.11	FIRST FLOOR PLAN - CLUBHOUSE	06/18/2014	07/07/2014	S4.4	CLUBHOUSE ROOF FRAMING SECTIONS	06/18/2014	07/07/2014	E4.1GO	UNIT 1GO: POWER AND LIGHTING PLAN	06/18/2014	07/07/2014
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A1.G.12	DETACHED GARAGE BUILDING PLANS, ELEVATIONS AND SECTIONS	06/18/2014	07/07/2014	PLUMBING				E4.2GO	UNIT 2GO: POWER AND LIGHTING PLANS	06/18/2014	07/07/2014
A1.K.11	MAIL KIOSK PLANS, ELEVATIONS AND SECTIONS	06/18/2014	07/07/2014	P1.A.11	FIRST FLOOR PLUMBING PLAN - BUILDING TYPE B20	06/18/2014	07/07/2014	E4.3GC	UNIT 3GC: POWER AND LIGHTING PLANS	06/18/2014	07/07/2014
A1.M.11	MAINTENANCE BUILDING PLANS, ELEVATIONS AND SECTIONS	06/18/2014	07/07/2014	P1.A.12	SECOND FLOOR PLUMBING PLAN - BUILDING TYPE B20	06/18/2014	07/07/2014	E4.3GO	UNIT 3GO: POWER AND LIGHTING PLANS	06/18/2014	07/07/2014
A1.P.11	PERGOLA BUILDING PLANS, ELEVATIONS AND SECTIONS	06/18/2014	07/07/2014	P1.A.13	ROOF PLUMBING PLAN - BUILDING TYPE B20	06/18/2014	07/07/2014	E4.S1	UNIT S1: POWER AND LIGHTING PLANS	06/18/2014	07/07/2014
A1.T.11	TRASH ENCLOSURE PLANS, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	P1.B.11	FIRST FLOOR PLUMBING PLAN - BUILDING TYPE G24	06/18/2014	07/07/2014	E4.S0	UNIT S0 & USO: POWER AND LIGHTING PLANS	06/18/2014	07/07/2014
A2.A.1	EXTERIOR ELEVATIONS - BUILDING TYPE B20	06/18/2014	07/07/2014	P1.B.12	SECOND FLOOR PLUMBING PLAN - BUILDING TYPE G24	06/18/2014	07/07/2014				
A2.A.2	EXTERIOR ELEVATIONS - BUILDING TYPE B20	06/18/2014	07/07/2014	P1.C.11	FIRST FLOOR PLUMBING PLAN CLUBHOUSE	06/18/2014	07/07/2014				
A2.A.3	SECTIONS - BUILDING TYPE B20	06/18/2014	07/07/2014	P1.G.11	GARAGE, MAINTENANCE AND MAIL KIOSK	06/18/2014	07/07/2014				
A2.A.4	SECTIONS - BUILDING TYPE B20	06/18/2014	07/07/2014	P4.1DC	UNIT 1DC - PLUMBING PLANS	06/18/2014	07/07/2014				
A2.B.1	EXTERIOR ELEVATIONS - BUILDING TYPE G24	06/18/2014	07/07/2014	P4.1DO	UNIT 1DO - PLUMBING PLANS	06/18/2014	07/07/2014				
A2.B.2	EXTERIOR ELEVATIONS - BUILDING TYPE G24	06/18/2014	07/07/2014	P4.1GC	UNIT 1GC - PLUMBING PLANS	06/18/2014	07/07/2014				
A2.B.3	SECTIONS - BUILDING TYPE G24	06/18/2014	07/07/2014	P4.1GO	UNIT 1GO - PLUMBING PLANS	06/18/2014	07/07/2014				
A2.B.4	SECTIONS - BUILDING TYPE G24	06/18/2014	07/07/2014	P4.2DO	UNIT 2DO - PLUMBING PLANS	06/18/2014	07/07/2014				
A2.C.1	EXTERIOR ELEVATIONS - CLUBHOUSE	06/18/2014	07/07/2014	P4.2DC	UNIT 2DC - PLUMBING PLANS	06/18/2014	07/07/2014				
A2.C.2	EXTERIOR ELEVATIONS - CLUBHOUSE	06/18/2014	07/07/2014	P4.2GO	UNIT 2GO - PLUMBING PLANS	06/18/2014	07/07/2014				
A2.C.3	BUILDING SECTIONS - CLUBHOUSE	06/18/2014	07/07/2014	P4.3GO	UNIT 3GO - PLUMBING PLANS	06/18/2014	07/07/2014				
A2.C.4	BUILDING SECTIONS - CLUBHOUSE	06/18/2014	07/07/2014	P4.3GO	UNIT 3GO - PLUMBING PLANS	06/18/2014	07/07/2014				
A3.11	WALL SECTIONS - APARTMENT BUILDINGS	06/18/2014	07/07/2014	P4.3GO	UNIT 3GO - PLUMBING PLANS	06/18/2014	07/07/2014				
A3.12	WALL SECTIONS - APARTMENT BUILDINGS	06/18/2014	07/07/2014	P4.S1	UNIT S1 - PLUMBING PLANS	06/18/2014	07/07/2014				
A3.13	WALL SECTIONS - APARTMENT BUILDINGS	06/18/2014	07/07/2014	P4.S0	UNIT S0 - PLUMBING PLANS	06/18/2014	07/07/2014				
A3.C.11	WALL SECTIONS - CLUBHOUSE	06/18/2014	07/07/2014	P6.01	PLUMBING SCHEDULES	06/18/2014	07/07/2014				
A4.C.1	INTERIOR ELEVATIONS - CLUBHOUSE	06/18/2014	07/07/2014	P6.02	PLUMBING DETAILS	06/18/2014	07/07/2014				
A4.1DC	UNIT 1DC FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	MECHANICAL							
A4.1DO	UNIT 1DO FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M0.01	MECHANICAL SPECIFICATIONS	06/18/2014	07/07/2014				
A4.1GC	UNIT 1GC FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M1.02	MECHANICAL SPECIFICATIONS AND ABBREVIATIONS	06/18/2014	07/07/2014				
A4.1GO	UNIT 1GO (TYPE A) FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M1.A.11	FIRST FLOOR MECHANICAL PLAN - BUILDING TYPE B20	06/18/2014	07/07/2014				
A4.1GO	UNIT 1GO FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M1.A.12	SECOND FLOOR MECHANICAL PLAN - BUILDING TYPE B20	06/18/2014	07/07/2014				
A4.2DC	UNIT 2DC FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M1.B.11	FIRST FLOOR MECHANICAL PLAN - BUILDING TYPE G24	06/18/2014	07/07/2014				
A4.2DC	UNIT 2DC (TYPE A) FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M1.B.12	SECOND FLOOR MECHANICAL PLAN - BUILDING TYPE G24	06/18/2014	07/07/2014				
A4.2DO	UNIT 2DO FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M1.C.11	FIRST FLOOR MECHANICAL PLAN - CLUBHOUSE	06/18/2014	07/07/2014				
A4.2GO	UNIT 2GO FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M1.G.11	GARAGE, MAINTENANCE AND MAIL KIOSK	06/18/2014	07/07/2014				
A4.2GO	UNIT 2GO AND GARAGE U2GO FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M4.1DC	UNIT 1DC - MECHANICAL PLANS	06/18/2014	07/07/2014				
A4.3GC	UNIT 3GC FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M4.1DO	UNIT 1DO - MECHANICAL PLANS	06/18/2014	07/07/2014				
A4.3GC	UNIT 3GC (TYPE A) FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M4.1GC	UNIT 1GC - MECHANICAL PLANS	06/18/2014	07/07/2014				
A4.3GO	UNIT 3GO FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M4.2DC	UNIT 2DC - MECHANICAL PLANS	06/18/2014	07/07/2014				
A4.S1	UNIT S1 FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M4.2DO	UNIT 2DO - MECHANICAL PLANS	06/18/2014	07/07/2014				
A4.S0	UNIT S0 AND GARAGE USO FLOOR PLAN, ELEVATIONS AND DETAILS	06/18/2014	07/07/2014	M4.1GO	UNIT 1GO - MECHANICAL PLANS	06/18/2014	07/07/2014				
A5.11	WINDOW/DOOR FLASHING DETAILS	06/18/2014	07/07/2014	M4.2DC	UNIT 2GC - MECHANICAL PLANS	06/18/2014	07/07/2014				
A5.21	EXTERIOR DETAILS - DOORS	06/18/2014	07/07/2014	M4.2DO	UNIT 2GO - MECHANICAL PLANS	06/18/2014	07/07/2014				
A5.22	EXTERIOR DETAILS - WINDOWS	06/18/2014	07/07/2014	M4.3GC	UNIT 3GC - MECHANICAL PLANS	06/18/2014	07/07/2014				
A5.23	EXTERIOR DETAILS	06/18/2014	07/07/2014	M4.3GO	UNIT 3GO - MECHANICAL PLANS	06/18/2014	07/07/2014				
A5.24	EXTERIOR DETAILS	06/18/2014	07/07/2014	M4.S1	UNIT S1 - MECHANICAL PLANS	06/18/2014	07/07/2014				
A5.25	EXTERIOR DETAILS	06/18/2014	07/07/2014	M4.S0	UNIT S0 - MECHANICAL PLANS	06/18/2014	07/07/2014				
A5.26	EXTERIOR DETAILS	06/18/2014	07/07/2014	M6.01	MECHANICAL SCHEDULES - UNITS	06/18/2014	07/07/2014				
A5.27	INTERIOR DETAILS	06/18/2014	07/07/2014	M6.02	MECHANICAL DETAILS - UNITS	06/18/2014	07/07/2014				
A5.28	INTERIOR DETAILS	06/18/2014	07/07/2014	M6.03	MECHANICAL SCHEDULES - CLUBHOUSE	06/18/2014	07/07/2014				
A5.29	INTERIOR DETAILS - SOUND CONTROL	06/18/2014	07/07/2014	M6.04	MECHANICAL DETAILS - CLUBHOUSE	06/18/2014	07/07/2014				
A5.C.21	CLUBHOUSE EXTERIOR DETAILS	06/18/2014	07/07/2014								
A5.C.22	CLUBHOUSE EXTERIOR DETAILS	06/18/2014	07/07/2014								
A5.C.23	CLUBHOUSE EXTERIOR DETAILS	06/18/2014	07/07/2014								
A6.01	DOOR TYPES AND SCHEDULES	06/18/2014	07/07/2014								
A6.02	WINDOW TYPES AND SCHEDULES	06/18/2014	07/07/2014								
A6.03	ACCESSIBILITY STANDARDS	06/18/2014	07/07/2014								



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

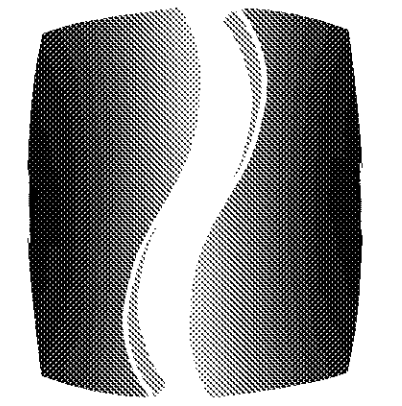
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PROJECT

SPRINGS AT FREMAUX TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N6875 EXECUTIVE PARKWAY
MENDOTA, WI 53051
262.502.5500 FAX 262.502.5522



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT _____

SEAL _____

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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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 ATL/DEB

DRAWING TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

GO.10

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

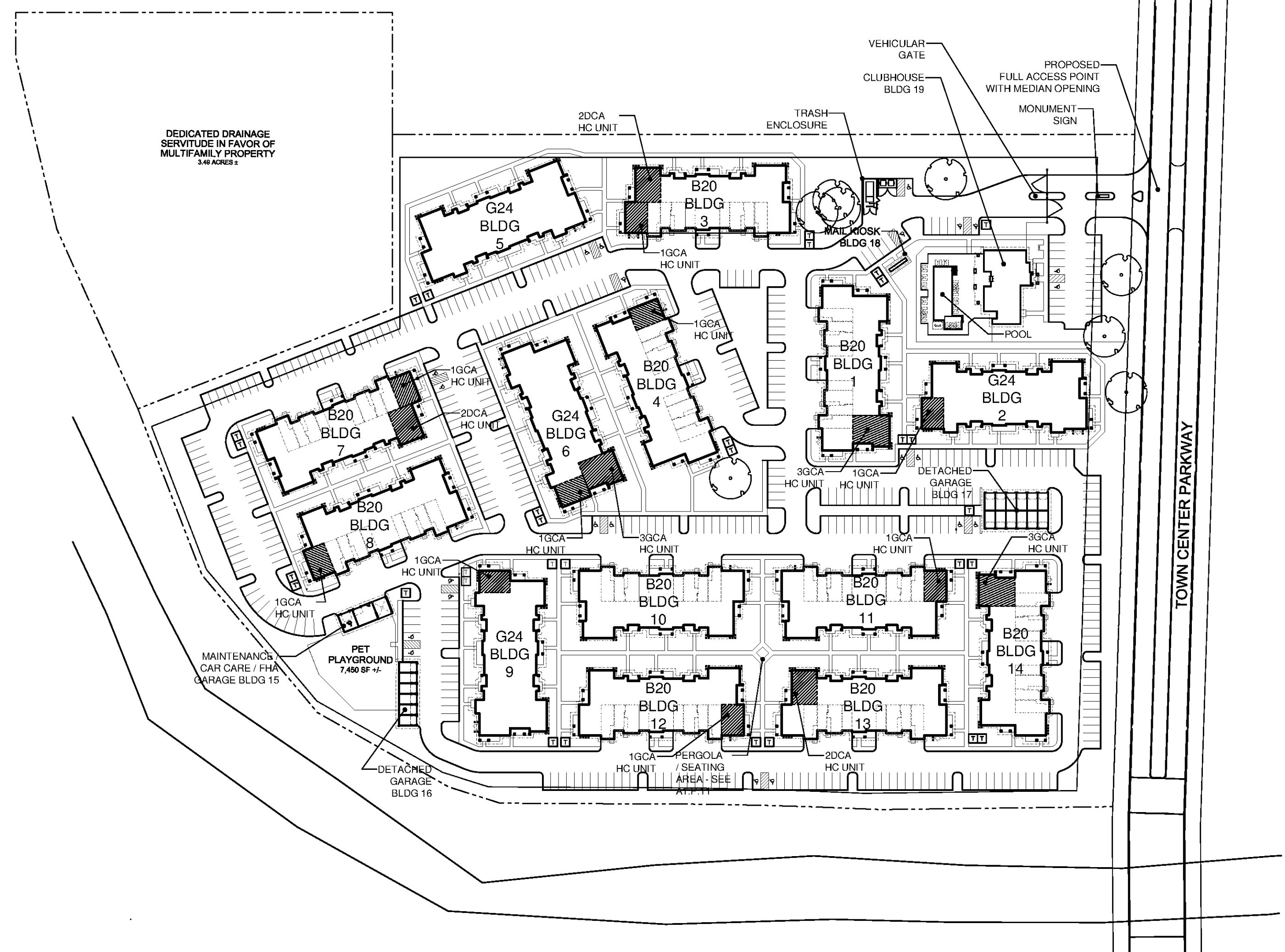


2 VICINITY MAP
SCALE: N.T.S.

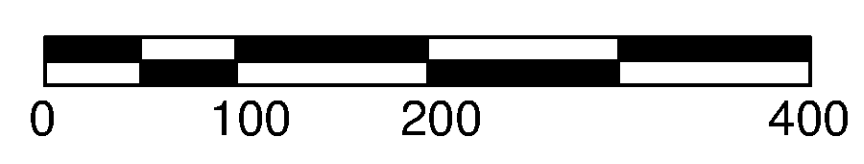
BUILDING NUMBER	BUILDING TYPE	BUILDING AREA (SQ.FT.)
1	BUILDING TYPE B20	25,146
2	BUILDING TYPE G24	25,146
3	BUILDING TYPE G24	25,146
4	BUILDING TYPE B20	25,146
5	BUILDING TYPE B20	25,146
6	BUILDING TYPE G24	25,146
7	BUILDING TYPE B20	25,146
8	BUILDING TYPE B20	25,146
9	BUILDING TYPE B20	25,146
10	BUILDING TYPE B20	25,146
11	BUILDING TYPE B20	25,146
12	BUILDING TYPE B20	25,146
13	BUILDING TYPE B20	25,146
14	BUILDING TYPE G24	25,146
15	MAINTENANCE / FHA GARAGE	1,210
16	GARAGE TYPE 1 (6 BAY)	1,494
17	GARAGE TYPE 2 (12 BAY)	2,966
18	MAIL KIOSK	227
19	CLUBHOUSE	4,246
TOTAL BUILDING AREA		362,187

UNIT TYPE	BEDRM QUANTITY	BATHROOM QUANTITY	UNIT COND. SQFT	BLDG TYPE B20 UNIT QTY	BLDG TYPE G24 UNIT QTY	TOTAL UNITS
1DC*	1	1	760	20	8	28
1DO	1	1	857	20	8	28
1GC*	1	1	816	14	5	19
1GCA**	1	1	816	6	3	9
1GO	1	1	909	20	8	28
2DC	2	2	1062	7	4	11
2DCA**	2	2	1062	3	0	3
2DO	2	2	1151	10	4	14
2GC*	2	2	1088	20	16	36
2GO	2	2	1185	40	16	56
3GC*	3	2	1334	8	3	11
3GCA**	3	2	1334	2	1	3
3GO	3	2	1430	10	4	14
S1*	1 (STUDIO)	1	525	0	8	8
SO	1 (STUDIO)	1	623	20	8	28
TOTALS				200	96	296

* ALL GROUND FLOOR UNITS TO COMPLY WITH THE FAIR HOUSING ACT (FHA UNITS).
 ** (15) UNITS (5% OF TOTAL UNITS) TO COMPLY WITH 203.3.1.1 (ADA UNITS):
 (9) 1GCA, (3) 2DCA, AND (3) 3GCA. SEE SITE PLAN FOR LOCATIONS
 2% OF RESIDENTIAL UNITS SHALL PROVIDE COMMUNICATION FEATURES COMPLYING WITH 203.3.1.2 (2004 ADA-ABA)
 *** ALL UNITS IN BUILDING #4 TO BE UPGRADE/CONCIERGE UNITS



1 ARCHITECTURAL SITE PLAN
SCALE: 1"=100'
NORTH

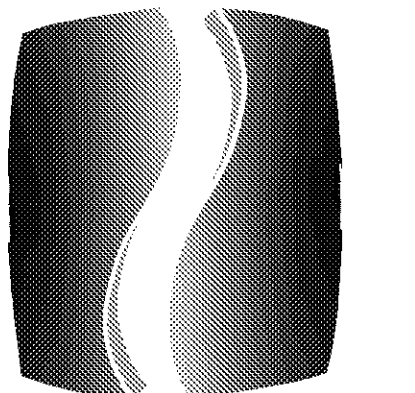


ABBREVIATIONS			THROUGHOUT THE DOCUMENTS THESE ABBREVIATIONS ARE USED TO DESCRIBE PARTIES, MATERIALS, WEIGHTS, OR DIRECTIONS RELATED TO THE CONTRACT DOCUMENTS.		
AC	AIR CONDITIONING	EA	EACH	LA	LENGTH LONG
ACS PNL	ACCESS PANEL	EIFS	EXTERIOR INSTALLATION FINISH SYSTEM	LAV	LAVATORY
ACT	ACOUSTICAL CEILING TILE	EJ	EXPANSION JOINT	LBS	POUNDS(S)
ADDM	ADDENDUM	EL	ELEVATION	LKR	LOCKER
ADJ	ADJUSTABLE	ELEC	ELECTRIC/ELECTRICAL	LT WT	LIGHTWEIGHT
ADO	AUTOMATIC DOOR OPERATOR	ELEV	ELEVATOR	LGB	LEAD LINED GYPSUM BOARD
AFF	ABOVE FINISHED FLOOR	EMER	EMERGENCY		
ALT	ALTERNATE	EP	ELECTRICAL PANEL	MAS	MASONRY
ALUM	ALUMINUM	EQ	EQUAL	MATL	MATERIAL
ANOD	ANODIZED	EQUIP	EQUIPMENT	MAX	MAXIMUM
APPROX	APPROXIMATE	ES	ELECTRIC STRIKE	MCH	MECHANICAL
ARCH	ARCHITECT	ETR	EXISTING TO REMAIN	MED	MEDIUM
AUX	AUXILIARY	EWC	ELECTRIC WATER COOLER	MFR	MANUFACTURER
AUX	AVERAGE	EXHFN	EXHAUST FAN	MH	MANHOLE
		EXIST	EXISTING	MID	MIDDLE
BD	BOARD	EXP	EXPANSION	MN	MINIMUM
BITUM	BITUMINOUS	EXPO	EXPOSED	MIR	MIRROR
BLDG	BUILDING	EXT	EXTERIOR	MISC	MISCELLANEOUS
BLKG	BLOCKING			MO	MASONRY OPENING
BLKHD	BULKHEAD	FA	FIRE ALARM	MS	METAL STUD
BM	BEAM	FDR	FLOOR DRAIN	MSB	MOP SERVICE BASIN
BM	BENCHMARK	FE	FIRE EXTINGUISHER	MTD	MOUNTED
BO	BOTTOM OF (ITEM)	FEC	FIRE EXTINGUISHER & CABINET	MTL	METAL
BO	BY OTHERS	FF	FINISH FACE	MW	MINERAL WOOL
BRG	BEARINGS	FGL	FIBERGLASS		
BS	BOTH SIDES	FH	FIRE HOSE CABINET	NIC	NOT IN CONTRACT
BT_JNT	BUTT JOINT	FIN	FINISH	NO	NUMBER
BTWN	BETWEEN	FIXT	FIXTURE	NOM	NOMINAL
		FL	FLOOR LINE	NTS	NOT TO SCALE
		FLR	FLOOR		
CAS	CARD ACCESS SYSTEM	FR	FLOOR FINISH	O'	OVER
CB	CATCH BASIN	FO	FACE OF (ITEM)	OA	OVERALL
CB	CONSTRUCTION BULLETIN	FOF	FACE OF FINISH	OC	ON CENTER
CF/CI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	FOM	FACE OF MASONRY	OD	OUTSIDE DIAMETER
CG	CORNER GUARD	FP	FIREPROOF, FIRE PROTECTION	OF/CI	OWNER FURNISHED CONTRACTOR INSTALLED
CH	COAT HOOK	FR	FRAME	OFD	OVERFLOW DRAIN
CJ	CONTROL JOINT	FT	FOOT OR FEET	OH	OVERHEAD
CL	CENTER LINE	FTG	FOOTING	OPNG	OPENING
CLG	CEILING	FURG	FURRING	OPP	OPPOSITE
CLO	CLOSET	FV	FIELD VERIFY		
CLR	CLEAR			PE	PEDESTAL
CMU	CONCRETE MASONRY UNIT	GA	GAGE	PERIM	PERIMETER
CO	CASED OPENING	GAL	GALLON	PL	PLATE
COL	COLUMN	GALV	GALVANIZED	PL	PROPERTY LINE
CONC	CONCRETE	GB	GRAB BAR	PLM	PLASTIC LAMINATE
CONT	CONTINUE, CONTINUOUS	GC	GENERAL CONTRACTOR	PLBG	PLUMBING
CORR	CORRIDOR	GFRG	GLASS FIBER REINFORCED CONCRETE	PLYWD	PLYWOOD
CPT	CARPET	GFRG	GLASS FIBER REINFORCED GYPSUM	POC	POINT OF CONNECTION
CRS	COURSE, COURSES	GL	GLASS	PR	PAPER
CT	CERAMIC TILE	GM	GLASS MAT WATER RESISTANT BOARD	PRFB	PREFABRICATED
CTR	CENTER	GYP BD	GYPSUM BOARD	PRELIM	PRELIMINARY
CJH	CABINET UNIT HEATER			PSF	POUNDS PER SQUARE FOOT
		HB	HOSEBIBB	PT	PAINT
DBL	DOUBLE	HDW	HARDWARE	PTD	PAPER TOWEL DISPENSER
DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM	HDM	HARDWOOD	PTDR	PAPER TOWEL DISPENSER WITH RECEPTACLE
DEMO	DEMOLITION	HORIZ	HORIZONTAL		
DEP	DEPRESSED	HP	HORSE POWER	PTM	PATCH TO MATCH
DF	DRINKING FOUNTAIN	HR	HOUR		
DIA	DIAMETER	HTR	HEATER	QT	QUARRY TILE
DIAG	DIAGONAL	HVAC	HEATING, VENTILATION & AIR CONDITIONING		
DIM	DIMENSION			R	RADIUS
DISP	DISPENSER			R	RISER
DIV	DIVISION	ID	INSIDE DIAMETER	RA	RETURN AIR
DN	DOWN	IN	INCH	RC	RESILIENT CHANNEL
DS	DOWNSPOUT	INCL	INCLUDE, INCLUDING	RD	ROOF DRAIN
DT	DRAIN TILE	INT	INTERIOR	REF	REFERENCE
DW	DISHWASHER			REF	REFRIGERATOR
DWG	DRAWING	JAN	JANITOR	REFL	REFLECTED
DWR	DRAWER	JNT	JOINT	REIN	REINFORCED
				REQD	REQUIRED
		KS	KNEE SPACE	REV	REVISION
				RFI	REQUEST FOR INFORMATION
				RM	ROOM
				RO	ROUGH OPENING
				ROW	RIGHT OF WAY
				RTU	ROOM TOP UNIT

SYMBOL IDENTIFICATION			
SYMBOL NAME	SYMBOL MARK	NOTES	
DETAIL REFERENCE		DRAWING NUMBER SHEET NUMBER	NEW STRUCTURAL GRID LINE REFERENCE
DETAIL MANUAL REFERENCE	21-101	DETAIL MANUAL SHEET NUMBER	EXISTING STRUCTURAL GRID LINE REFERENCE
SECTION REFERENCE		DRAWING NUMBER SHEET NUMBER	ELEVATION REFERENCE
FLOOR PLAN KEY NOTE REFERENCE	1	FLOOR PLAN KEY NOTE NUMBER	ELEVATION REFERENCE
WINDOW REFERENCE		WINDOW NUMBER	REVISION REFERENCE
ROOM REFERENCE	OFFICE 9' 0" CLR	ROOM NAME CEILING HEIGHT	REVISION CLOUD
DOOR REFERENCE	UD1	DOOR NUMBER	FLOOR PLAN ELEVATION TARGET
PARTITION TYPE REFERENCE	1A	PARTITION NUMBER	BUILDING SECTION ELEVATION TARGET
REFLECTED CEILING PLAN KEY NOTE REFERENCE	1	REFLECTED CEILING PLAN KEY NOTE NUMBER	FLOOR FINISH MATERIAL REFERENCE

MATERIAL IDENTIFICATION			
	ACOUSTIC TILE		CONCRETE (CAST-IN-PLACE)
	ALUMINUM		CONCRETE (PRE-CAST)
	BRICK		EARTH
	CMU		GRAVEL BACKFILL
	CMU (SOLID FILLED)		MORTAR MUDSET
	PLYWOOD		RIGID INSULATION
	SEMI-RIGID INSULATION		STEEL
	TILE		WOOD
	WOOD		

PROJECT NOTES:	
1.0	ALL WORK SHALL CONFORM TO ALL LOCAL ORDINANCES AND LOCAL AUTHORITIES, APPLICABLE CODES AND ALL CODES, STANDARDS, AND GUIDELINES.
1.1	CONTRACTORS SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNER, FIRE DEPARTMENT, AND COUNTY AND STATE AUTHORITIES.
1.2	GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FEES AND PERMITS PERTAINING TO THE GENERAL CONSTRUCTION, PLUMBING, FIRE PROTECTION, HVAC AND ELECTRICAL WORK.
1.3	ALL CONTRACTORS SHALL FIELD INSPECT THE JOB SITE PRIOR TO BIDDING AND COMMENCEMENT OF WORK TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OF THE WORK. CONTRACTORS SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNERS, FIRE DEPARTMENT, AND STATE AUTHORITIES.
1.4	CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS, DISCREPANCIES, ERRORS OR OMISSIONS ENCOUNTERED ON THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF THERE ARE ANY QUESTIONS REGARDING THESE DRAWINGS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RE-IFIED WORK. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS. ONLY ARCHITECT SHALL INTERPRET THE DRAWINGS AND SPECIFICATIONS.
1.5	THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. PRIOR TO START OF THE PROJECT, THE GENERAL CONTRACTOR SHALL VERIFY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULED REQUIRES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING ARCHITECT, AND THE OWNER AND TENANT IMMEDIATELY OF ANY POTENTIAL DELAYS.
1.6	ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. ALL CONTRACTORS SHALL CLOSELY COORDINATE THEIR WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
1.7	THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, PER MANUFACTURERS SPECIFICATIONS AND/OR REQUIREMENTS WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
1.8	"ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
1.9	"SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
1.10	AREA AND DIMENSIONS: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL AREA TAKEOFFS AND DIMENSIONS BY MAKING THEIR OWN FIELD MEASUREMENTS BEFORE BIDDING, STARTING WORK OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO COMMENCING WORK.
1.11	THE CONTRACTOR(S) SHALL PROVIDE AND VERIFY THE LOCATION OF ALL UTILITIES AND PROTECT THEM AS REQUIRED. THE CONTRACTOR(S) SHALL REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
1.12	ALL FLOORS, CEILINGS, AND WALLS SHALL BE SEALED AROUND PIPE AND DUCT PENETRATIONS TO PREVENT PASSAGE OF SMOKE AND FLAMES. FIRE RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE FIRE RATED ASSEMBLIES AND IN ACCORDANCE WITH GOVERNING CODES AND REGULATIONS AND U.L. TESTED ASSEMBLIES. PROVIDE U.L. APPROVED PENETRATION RATED DEVICES.
1.13	CONTRACTOR SHALL COORDINATE, PROVIDE, LOCATE, AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, BLOCKING, DRAFT STOPS, BACKING PLATES, SUPPORTING BRACKETS, OPENINGS, SLEEVES, HANGERS, CLEATS, UNISTRUT ASSEMBLY, EQUIPMENT SUPPORTS, DRAIN PANS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACHED AND ACCOMMODATE OTHER WORK.
1.14	DUCTS PENETRATING CEILINGS, WALLS, AND ROOF SHALL BE PROVIDED WITH NECESSARY FRAMES, BRACING, COLLARS, ETC. AND SEAL PENETRATIONS AROUND THE OPENING TO MEET RATED ASSEMBLIES.
1.15	GENERAL CONTRACTOR TO PROVIDE AND VERIFY SIZE AND LOCATION OF ACCESS PANELS REQUIRED FOR MEP EQUIPMENT IN WALLS AND CEILINGS WITH ALL MEP CONTRACTORS AND ARCHITECT.
1.16	ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERRECTED, CLEANED AND CONDITIONED PER MANUFACTURERS SPECIFICATIONS AND INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURERS INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY ARCHITECT AND OBTAIN INSTRUCTIONS BEFORE PROCEEDING.
1.17	CONTRACTOR SHALL SUBMIT A SHOP DRAWING AND SAMPLE SUBMITTAL SCHEDULE FOR ARCHITECT'S APPROVAL. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA SHEETS, MSDS SHEETS, MATERIAL SAMPLES, MATERIAL SCHEDULES, PAINT DRAW-DOWNS, ACCESSORIES, FIXTURES, DEVICES, EQUIPMENT, MATERIALS, FINISHES, STRUCTURAL SHOP DRAWINGS, MEP SHOP DRAWINGS, FIXTURE CUTS, TEST REPORTS, ETC. FOR ALL ELEMENTS PROVIDED DURING CONSTRUCTION. CONTRACTOR SHALL SUBMIT FOUR (4) COPIES MINIMUM FOR APPROVAL. ELECTRONIC PDF FILES ARE ACCEPTABLE FOR CERTAIN ITEMS. MATERIAL AND FINISHES SHALL BE ACTUAL SAMPLES. SHOP DRAWINGS SHALL BE SUBMITTED IN A TIMELY MANNER ALLOWING FIVE (5) BUSINESS DAYS FOR REVIEW. IF SHOP DRAWINGS/SUBMITTALS REQUIRE CONCURRENT REVIEW WITH OTHER TRADES, ETC. FOR COORDINATION, ALLOW TEN (10) DAYS FOR REVIEW.
1.18	CONTRACTOR SHALL PROVIDE DUMPSTER FOR DEBRIS FOR THIS PROJECT AND SHALL KEEP CONSTRUCTION SITE CLEAN. REMOVE ALL CONSTRUCTION DEBRIS AND WASTE FROM SITE DAILY. COORDINATE LOCATION OF DUMPSTER WITH OWNER.
1.19	GENERAL CONTRACTOR SHALL REVIEW AND APPROVE THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO ARCHITECT. BY APPROVING AND SUBMITTING SHOP DRAWINGS AND SAMPLES, ETC. TO ARCHITECT, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS, AND SIMILAR DATA AND THAT EACH SUBMITTAL HAS BEEN CHECKED AND COORDINATED WITH CONTRACT REQUIREMENTS. REVIEW OF SHOP DRAWINGS BY ARCHITECT SHALL BE FOR CONFORMANCE TO DESIGN CONCEPT ONLY. CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF SHOP DRAWINGS, PROPER FITTING, COORDINATION OF WORK, CONSTRUCTION TECHNIQUES, MATERIALS, DIMENSIONS, AND WORK REQUIRED BY CONTRACT DOCUMENTS.
1.20	ALL CONTRACTORS, SUBCONTRACTORS AND OTHER VENDORS SHALL FAMILIARIZE THEMSELVES WITH THE ENTIRE DRAWING PACKAGE AS SPECIFIC CONTRACTOR REQUIREMENTS MAY APPEAR ON MULTIPLE SHEETS OTHER THAN THEIR TRADE SHEETS.
1.21	CONTRACTOR AND ALL SUBCONTRACTORS ARE TO SUBMIT (3) SETS OF HARD COPY AND ELECTRONIC PDF FILE AS BUILT RECORD DRAWINGS AND O&M MANUALS TO ARCHITECT FOR BUILDING OWNER WITHIN 30 DAYS FROM THE COMPLETION OF THE PROJECT. AS BUILT RECORD DRAWINGS SHALL INCLUDE: ALL ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, POOL, ETC. ALONG WITH ALL SUBMITTALS, SAMPLES, PERMITS, TEST AND INSPECTION REPORTS, AND CERTIFICATES OF INSURANCE, CONTACT LIST, ETC.
1.22	CONTRACTOR TO PROVIDE APPROPRIATE SAFEGUARDS DURING CONSTRUCTION TO COMPLY WITH CODE AND REGULATORY AGENCIES' REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, COORDINATING OPERATION OF SPRINKLER SYSTEMS, FIRE EXTINGUISHERS, AND INTERIM LIFE SAFETY PLANS.
1.23	SAFETY: THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE SAFETY OF ALL PERSONS AND PROPERTY IS INCLUDED DURING THE PERFORMANCE OF THE WORK AND SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
1.24	EACH CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THEIR CONTRACT WITH THE OTHER TRADES.
1.25	EACH CONTRACTOR SHALL GUARANTEE THEIR LABOR AND MATERIALS FOR ONE (1) YEAR. CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK UNDER THEIR CONTRACT USING THEIR BEST SKILL AND ATTENTION AND IN NO CASE SHALL THIS BE BELOW INDUSTRY STANDARDS.
1.26	FURNITURE SHOWN IN PLANS IS FOR REFERENCE ONLY, AND IS NOT IN CONTRACT (UNLESS NOTED OTHERWISE); CONTRACTOR TO COORDINATE WORK WITH OWNER'S VENDORS.
1.27	CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF GOODS BEING INSTALLED UNDER THIS CONTRACT, AS WELL AS FOR COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.
1.28	CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/OR SUBCONTRACTORS, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.
1.29	THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING THE COURSE OF CONSTRUCTION FOR USE BY ALL TRADES AND INSPECTORS AND PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
1.30	CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
1.31	FINISH DRYWALL COMPLETELY FROM FLOOR TO HEAD OF WALL TO INSURE THAT IMPERFECTIONS WILL NOT SHOW ABOVE BASE. SEAL PERIMETER OF NEW PARTITIONS AT ALL WINDOW MULLIONS, FLOOR, CEILINGS, AND EXTERIOR WALLS.
1.32	FLOORS AND WALLS SHALL BE SEALED AROUND PIPE AND DUCT PENETRATIONS TO PREVENT PASSAGE OF SMOKE AND FLAMES. FIRE RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE FIRE RATED ASSEMBLIES AND IN ACCORDANCE WITH GOVERNING CODES AND REGULATIONS.
1.33	PROVIDE ACOUSTICAL SOUND BATT INSULATION IN PARTITIONS AND AT ALL PLUMBING PIPES, DRAINS, ETC.
1.34	REFER TO A8 02 FOR ADDITIONAL FINISH, MATERIAL AND FIXTURE SELECTIONS.
1.35	PROVIDE CONTROL JOINTS IN MASONRY WALLS TO MEET INDUSTRY STANDARDS. SEALANT COLOR TO MATCH MASONRY MATERIAL AS SELECTED BY OWNER.
1.36	PROVIDE AND INSTALL MAILBOXES AND MAIL EQUIPMENT FOR MAIL ROOM. MOUNT TO MEET ADA. MEET ALL MAILBOXES FINAL EQUIPMENT SELECTIONS TO BE COORDINATED W/ OWNER.
1.37	PROVIDE STAINLESS STEEL TOILET ACCESSORIES FOR CLUBHOUSE TOILET ROOMS INCLUDING BUT NOT LIMITED TO: PAPER TOWEL DISPENSER, WASTE CONTAINER, GRAB BARS, TOILET PAPER HOLDERS, CHANGING STATION, SANITARY NAPKIN DISPOSAL, MIRRORS, ETC. COORDINATE SELECTIONS W/ OWNER.
1.38	ALL STAIRWAY HANDRAILS MUST RETURN TO THE WALL AND MAY TERMINATE AT THE TOP AND BOTTOM NOSING.
1.39	ALL ASSEMBLIES REFERRED TO AS RATED AND/OR FIRE RATED SHALL BE A MINIMUM OF ONE HOUR FIRE RATED UNLESS SPECIFICALLY NOTED OTHERWISE.
1.40	CONTRACTOR SHALL PROVIDE CUSTOM AND MULTI COLOR SELECTIONS OF PAINT FOR OWNERS SELECTION AND APPROVAL.
1.41	HARDWARE, BATHROOM, AND LIGHTING FIXTURES AND OTHER MISCELLANEOUS ITEMS NOT SPECIFICALLY CALLED OUT ON DRAWINGS SHALL BE SELECTED BY OWNER.
1.42	CONTRACTOR SHALL COORDINATE, PROVIDE AND INSTALL ALL CABINETS, COUNTERS, BRACKETS, HANGERS, COLLARS, LOCKS, COAT HOOKS, DOOR STOPS, ACCESSORIES, AND ALL OF THE WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS FIXTURES AND EQUIPMENT, ETC. COORDINATE BLOCKING LOCATIONS IN FIELD WITH ARCHITECT AND OWNER PRIOR TO CLOSING WALLS.
1.43	ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
1.44	SHOULD JOB CONDITIONS, MANUFACTURERS' INSTRUCTIONS, SPECIFIED REFERENCES, OR SPECIFICATIONS PROVIDED IN DRAWINGS BE IN CONFLICT, CONTRACTOR SHALL CONSULT WITH ARCHITECT. DO NOT PROCEED WITHOUT CLEAR INSTRUCTIONS.
1.45	CONTRACTOR SHALL EMPLOY AND PAY FOR SERVICES OF AN INDEPENDENT, QUALIFIED TESTING LABORATORY TO PERFORM SOIL COMPACTION TESTS AS WELL AS COMPRESSIVE STRENGTH TESTS IN CONCRETE SAMPLINGS, AS PER ASTM STANDARDS.
1.46	CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH SPECIFIC STANDARDS AND REQUIREMENTS BY CORRESPONDING TESTING AGENCIES ON ASSEMBLIES CALLED OUT IN DRAWINGS.
1.47	TO OBTAIN ARCHITECT'S APPROVAL ON APPLICATIONS FOR PAYMENT, CONTRACTOR SHALL SUBMIT DETAILED SCHEDULE OF VALUES PER TRADE, BROKEN DOWN TO SUFFICIENT LINE ITEMS TO GRANT PAYMENT ON COMPLETED PORTIONS ONLY. NO PAYMENTS WILL BE APPROVED ON PARTIALLY COMPLETED LINE ITEMS.
1.48	PROVIDE TOILET ACCESSORIES FOR ALL APARTMENT UNITS INCLUDING BUT NOT LIMITED TO: TOILET PAPER HOLDERS, MIRRORS, PAPER BARS, ADA SHOWER SEAT, ETC. COORDINATE SELECTIONS AND FINISHES W/ OWNER.
1.49	SLOPE PATIOS/STOOPS AWAY FROM BUILDINGS @ 1/4" / 1' 0"
1.50	PROVIDE FIRE EXTINGUISHER & BRACKET IN EACH APARTMENT UNIT. LOCATION TO BE DETERMINED BY OWNER.



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ACCESSIBILITY NOTES:

- 2.1 FOLLOW ALL ADA/ADA 117.1(FHA) GUIDELINES WHERE REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS.
- 2.2 ACCESSIBLE ROUTES SHALL NOT CHANGE IN LEVEL OF MORE THAN 1/2" ALONG ROUTE INCLUDING AT BUILDING ENTRANCES. PROVIDE THRESHOLDS OF NO MORE THAN 1/2" AT ALL ENTRANCES.
- 2.3 ALL DOORS SHALL PROVIDE A MIN. CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES.
- 2.4 LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, FAN CONTROLS, EXHAUST CONTROLS, AND OTHER ENVIRONMENTAL CONTROLS ARE TO BE LOCATED WITH OPERABLE PARTS NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR. IF REACH IS OVER AN OBSTRUCTION THE HEIGHT SHALL BE 41" FOR FORWARD APPROACH AND 46" FOR PARALLEL APPROACH (NOTE: OBSTRUCTIONS MAY NOT EXTEND MORE THAN 25" FROM WALL).
- 2.5 GRAB BARS IN BATHROOMS TO BE ADAPTABLE PER FHADA REQUIREMENTS AT APARTMENT UNITS AND INSTALLED IN CLUBHOUSE PRIOR TO OCCUPANCY.
- 2.6 VANITIES, LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE CENTER LINE OF THE FIXTURE A MINIMUM OF 15" FROM ADJACENT WALL OR FIXTURE AND THE TOP OF THE FIXTURE RIM NO HIGHER THAN 2", 10" MAX. A.F.F.
- 2.7 ALL FLOOR FINISHES IN ACCESSIBLE ROUTES, INTO AND THROUGHOUT SUITE, AND IN PUBLIC AREAS SHALL BE SLIP RESISTANT WITH A MIN OF .60 COF.
- 2.8 PROVIDE WOOD BLOCKING IN WALLS FOR TOILET ACCESSORIES, GRAB BARS, ETC. TO MEET ADA AND FHA REQUIREMENTS.
- 2.9 PROVIDE STAINLESS STEEL GRAB BARS AT SHOWER AND TOILET AND REMOVABLE TUB SEAT IN ADA/FHA APARTMENT UNITS.
- 2.10 INSTALL BREAKER PANELS IN ADA APARTMENT UNITS W/ HIGHEST BREAKER NO HIGHER THAN 48" A.F.F.
- 2.12 PROVIDE LEVER HANDLES ON ALL DOORS OF ADA/FHA UNITS AND ENTRANCES.

FIRE BLOCKING 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, BATT'S 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 SPACES, 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:
FIREBLOCKING 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.

DRAFTSTOPPING IN GROUP R 2:
DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACES. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.

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

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

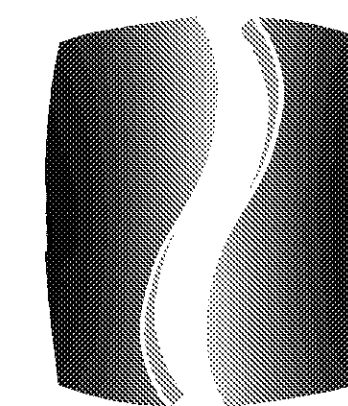
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DRAWING TITLE

PROJECT STANDARDS, NOTES

SHEET NUMBER **GO.20**

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



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

SEAL

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

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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

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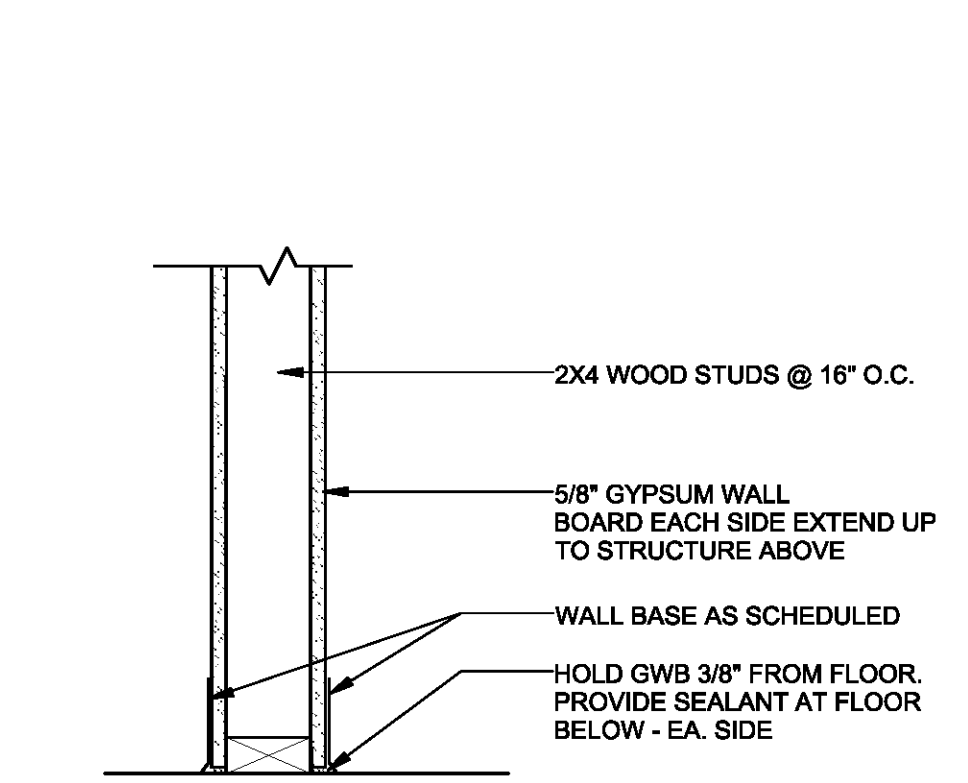
CLUBHOUSE AND APARTMENT BUILDING PARTITION SCHEDULE

SHEET NUMBER

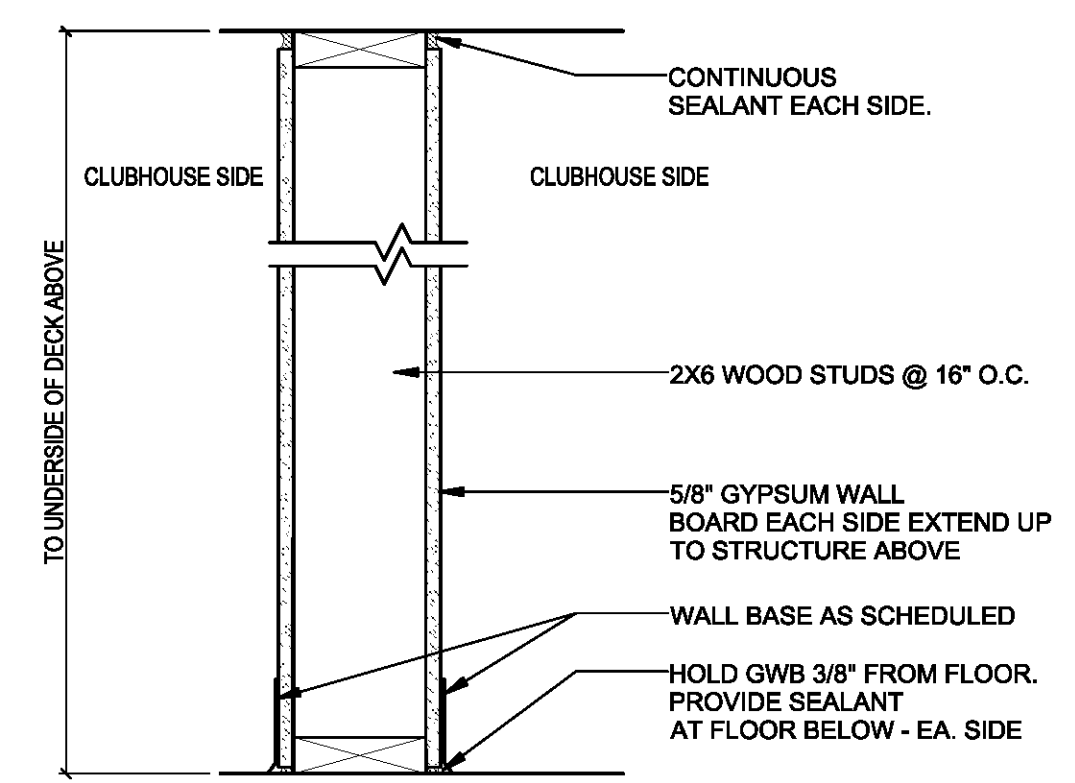
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NORTH TERRACES 400 PERIMETER CENTER TERRACE SUITE 650 ATLANTA, GEORGIA 30346

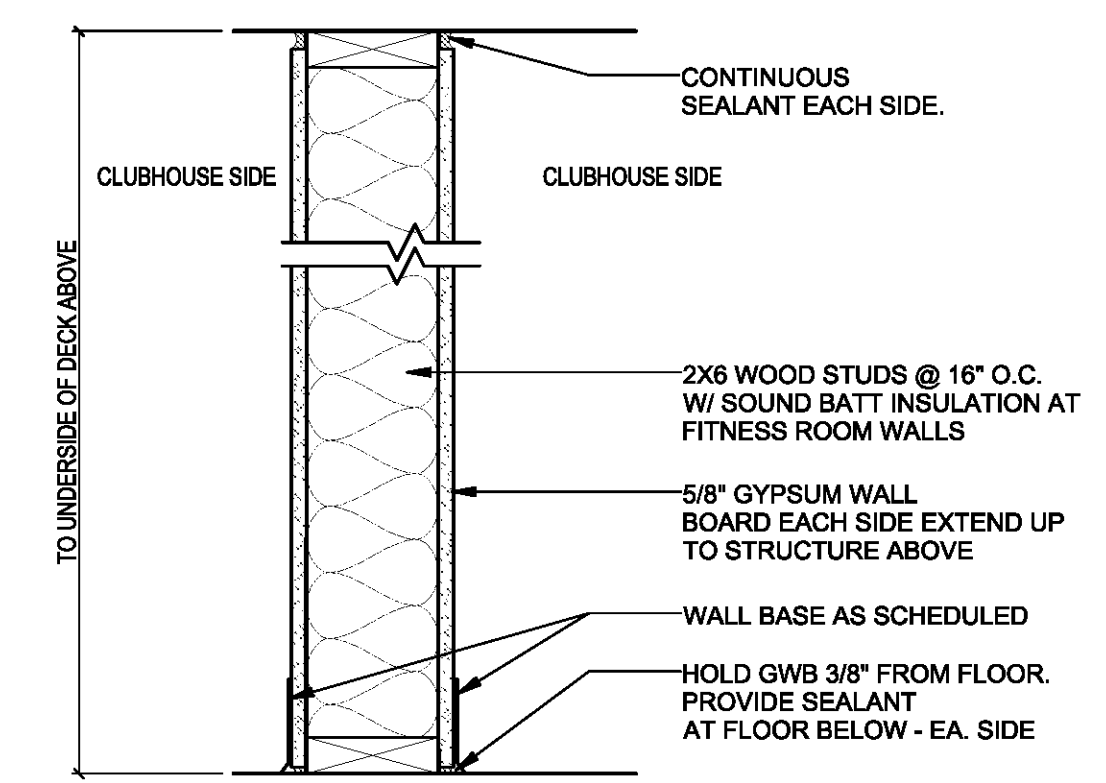
- WALL PARTITION NOTES:
- 5/8" TYPE 'X' MOISTURE RESISTANT GYP. BD. BEHIND AND ABOVE TUB SURROUNDS AND ON CEILINGS ABOVE TUB/SHOWER.
 - ALL INTERIOR WALLS AND INTERIOR SIDE OF EXTERIOR WALLS TO RECEIVE 5/8" TYPE 'X' GWB.
 - MAINTAIN RATED ASSEMBLIES AT ICEMAKER, WASHER BOX AND DRYER VENT BOX AT RATED WALLS



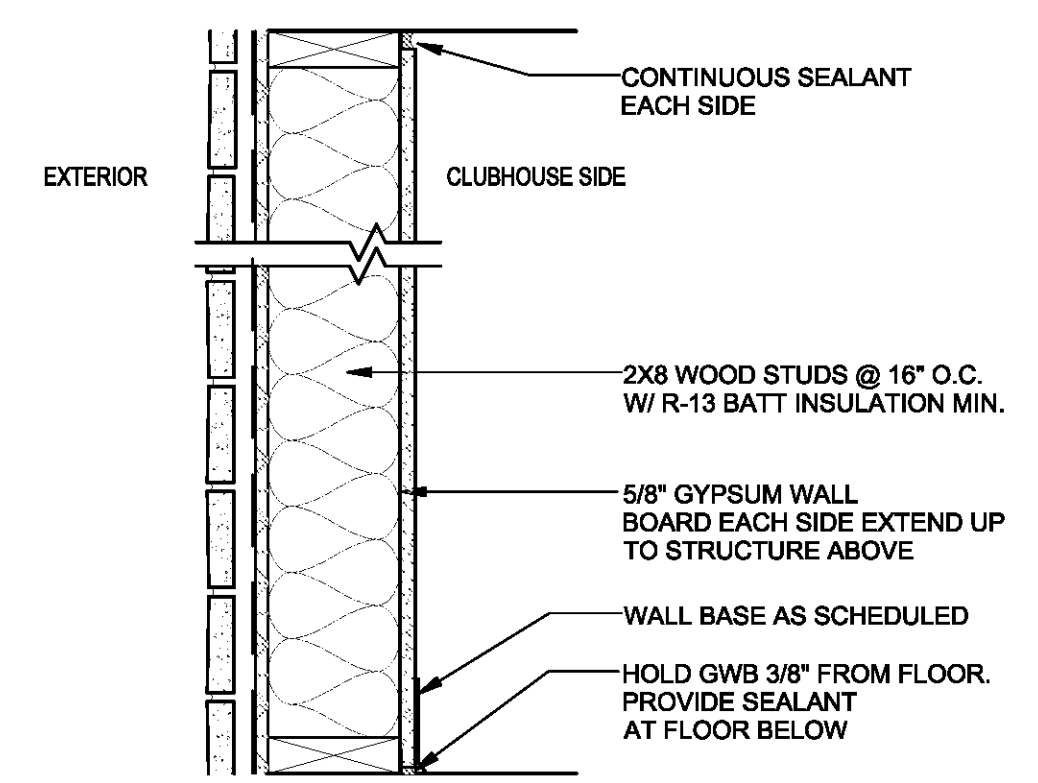
P11 TOILET ROOM PARTITIONS @ CLUBHOUSE
1 1/2" = 1'-0"



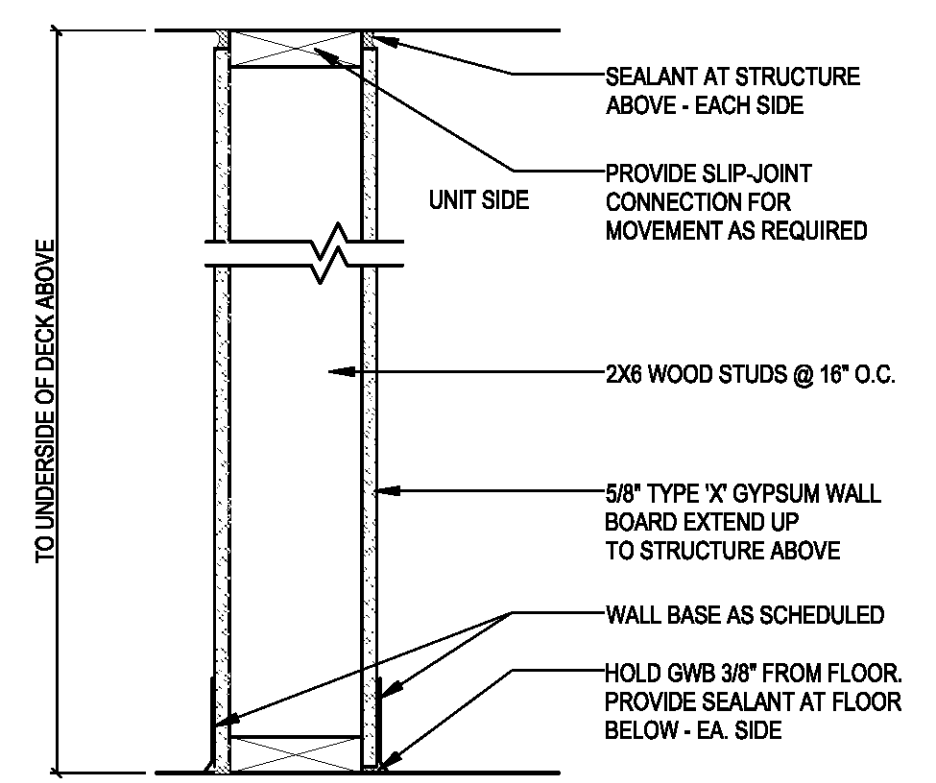
P10 NON-BEARING WALL @ CLUBHOUSE
1 1/2" = 1'-0" VERIFY LOCATION WITH BUILDING PLANS



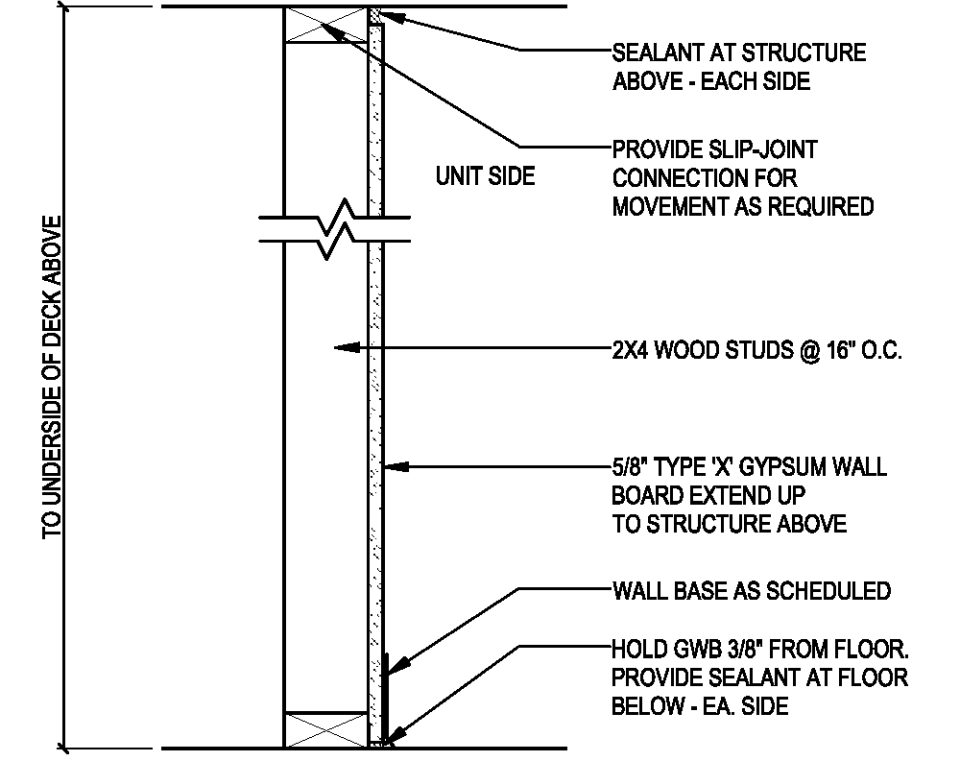
P9 BEARING WALL @ CLUBHOUSE
1 1/2" = 1'-0" VERIFY LOCATION WITH BUILDING PLANS



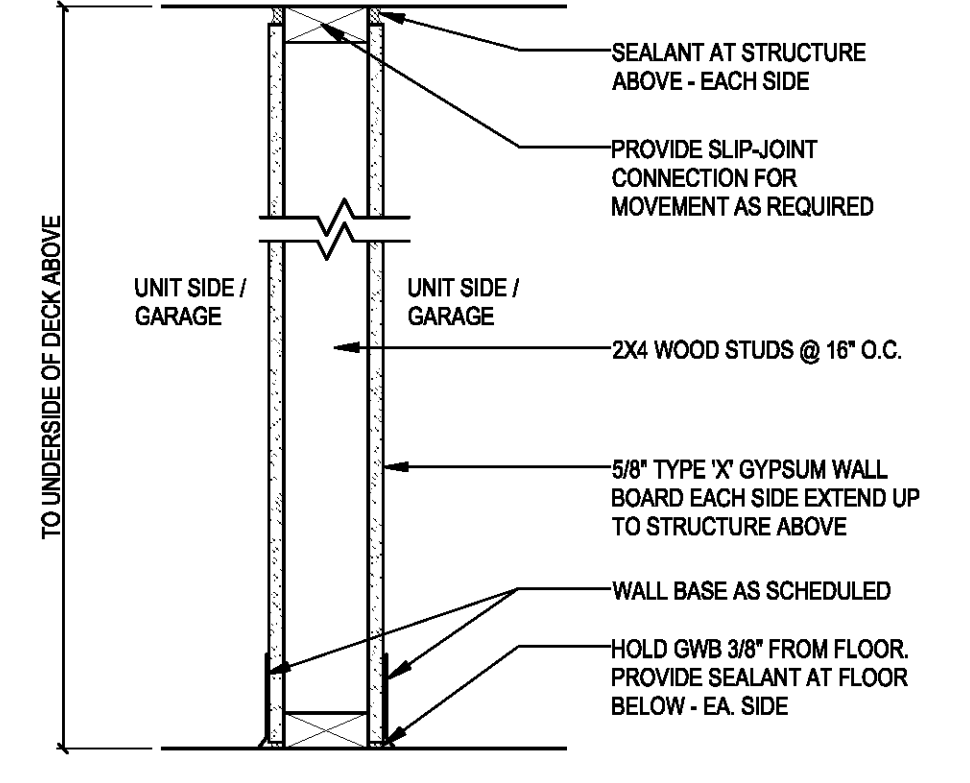
P8 BEARING WALL @ CLUBHOUSE
1 1/2" = 1'-0" VERIFY LOCATION WITH BUILDING PLANS



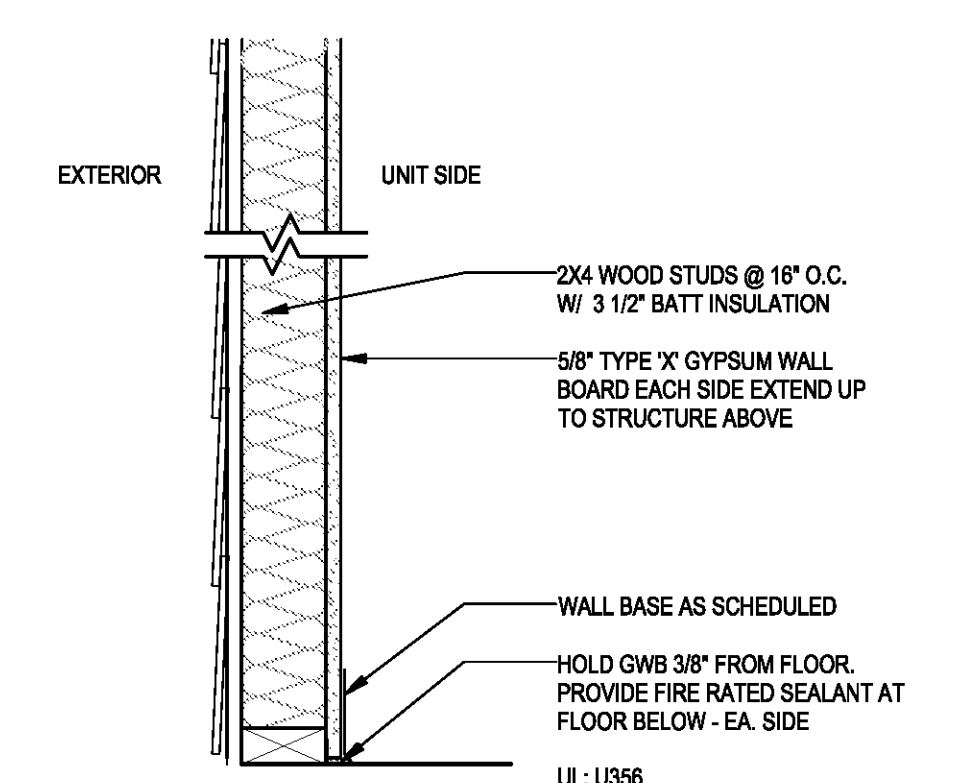
P7 TYPICAL PARTITION
1 1/2" = 1'-0" @ PLUMBING AND BEARING WALLS - VERIFY LOCATION WITH BUILDING PLANS



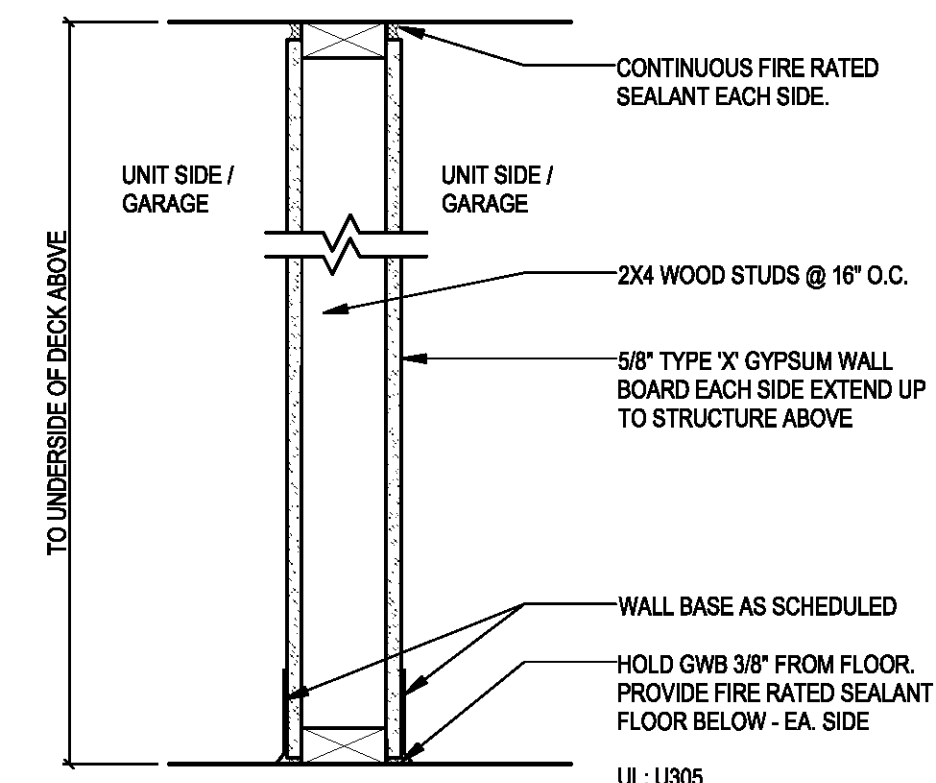
P6 TYPICAL PARTITION (NON RATED)
1 1/2" = 1'-0" @ INTERIOR WALLS



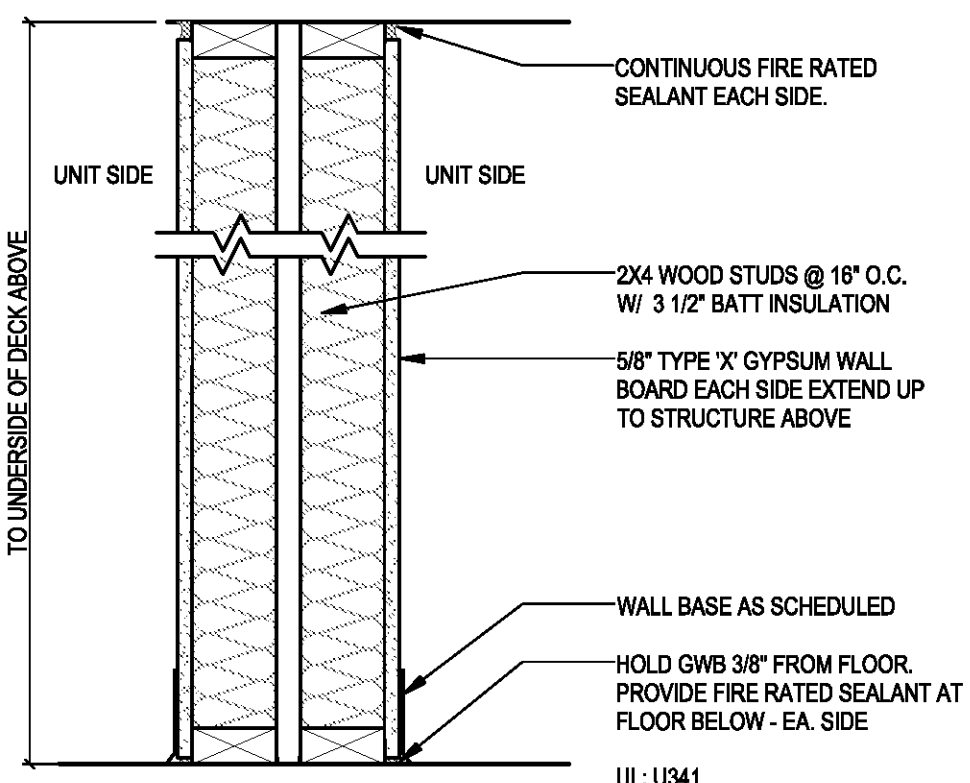
P5 TYPICAL PARTITION (NON RATED)
1 1/2" = 1'-0" @ INTERIOR WALLS



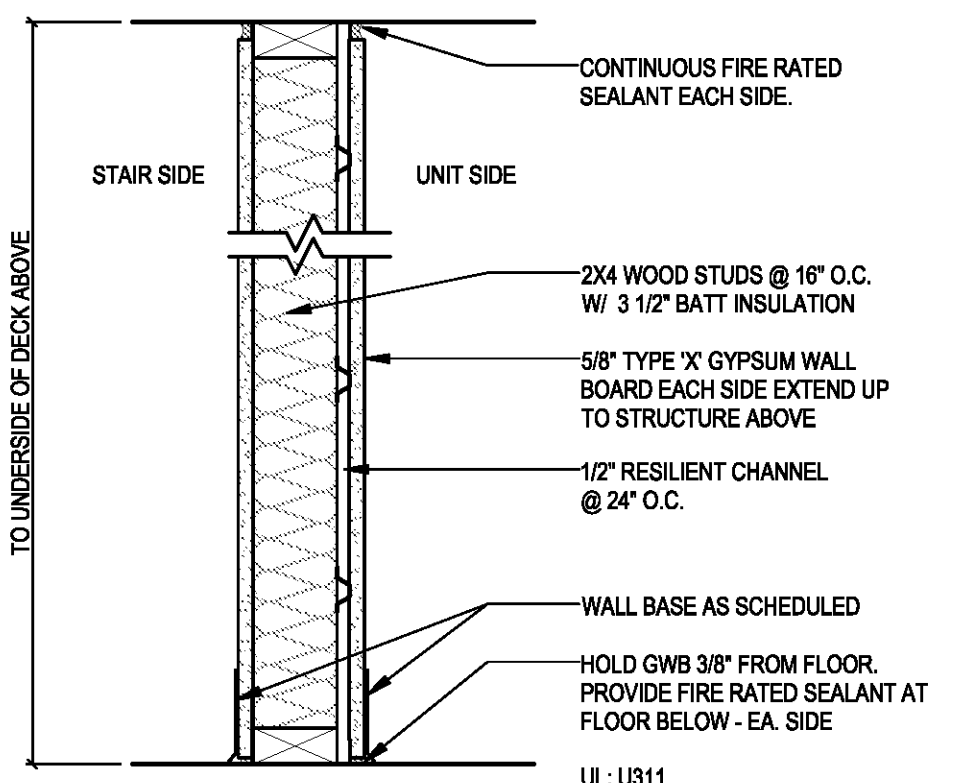
P4 1-HR RATED PARTITION @ BEARING WALL
1 1/2" = 1'-0" VERIFY LOCATION WITH BUILDING PLANS



P3 1-HR RATED PARTITION @ BEARING WALL
1 1/2" = 1'-0" VERIFY LOCATION WITH BUILDING PLANS



P2 1-HR RATED PARTITION @ BEARING WALL
1 1/2" = 1'-0" VERIFY LOCATION WITH BUILDING PLANS



P1 1-HR RATED PARTITION @ STAIR
1 1/2" = 1'-0" VERIFY LOCATION WITH BUILDING PLANS

APARTMENT BUILDINGS ENVELOPE THERMAL PERFORMANCE REQUIREMENTS					
PER ASHRAE 90.1 - 2007 TABLE 5.5-2 SLIDELL, ST. TAMMANY PARISH, LOUISIANA CLIMATE ZONE: 2A					
FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	FLOOR R-VALUE	SLAB R-VALUE & DEPTH
0.70	0.25	38	13	19	0

CLUBHOUSE, MAINTENANCE ENVELOPE THERMAL PERFORMANCE REQUIREMENTS						
PER ASHRAE 90.1 - 2007 TABLE 5.5-2 SLIDELL, ST. TAMMANY PARISH, LOUISIANA CLIMATE ZONE: 2A						
FENESTRATION U-FACTOR	GLAZED FENESTRATION SHGC	ALL FRAME TYPES SHGC (PF<0.25)	GLAZED ENTRANCE DOOR U-FACTOR (SWING)	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	SLAB R-VALUE
0.70	0.70	0.25	1.10	38	13	NR

NR = NO REQUIREMENT

CODE DATA SUMMARY					
SCOPE OF WORK: NEW CONSTRUCTION FOR MULTI-FAMILY DEVELOPMENT: (14) 2-STORY APARTMENT BUILDINGS, PRIVATE GARAGE BUILDINGS, MAINTENANCE BUILDING, TRASH ENCLOSURE, MAIL KIOSK, CLUBHOUSE					
APARTMENT BUILDINGS WILL CONSIST OF TWO TYPES: TYPE B4 BUILDING - 20 GROUP R-2 DWELLING UNITS ON TWO FLOORS AND 8 GROUP U GROUND LEVEL PRIVATE GARAGE BAYS. TYPE G24 BUILDING - 24 GROUP R-2 DWELLING UNITS ON TWO FLOORS.					
ANCILLARY BUILDINGS: DETACHED GARAGES, TRASH ENCLOSURE, MAIL KIOSK, , MAINTENANCE, CLUBHOUSE AND POOL.					
THIS PROJECT IS TO BE BUILT IN ACCORDANCE WITH THE ADOPTED CODES OF THE CITY OF SLIDELL, ST. TAMMANY PARISH, AND THE STATE OF LOUISIANA APPLICABLE CODES SECTION.					
ENERGY CODE ANALYSIS: NEW CONSTRUCTION FOR A MULTI-FAMILY APARTMENT BUILDING COMPLEX AND ACCESSORY STRUCTURES TO COMPLY WITH THE 2007 COMMERCIAL ENERGY CODE ASHRAE 90.1.					
REFER TO BUILDING PLANS FOR LOCATIONS OF 1-HOUR RATED TENANT AND OCCUPANCY SEPARATION WALLS. 1-HOUR RATED CONSTRUCTION ASSEMBLIES: SEPARATION BETWEEN GARAGE AND DWELLING UNITS: 1-HOUR; UL# U305, U341, L528 OPENING PROTECTION: 3/4 HOUR AT DOOR BETWEEN GARAGE AND UNIT SEPARATION BETWEEN DWELLING UNITS: 1-HOUR; UL# U341 AND L528 APARTMENT BUILDING EXTERIOR WALLS: 1-HOUR; UL# U356 SEE BUILDING ASSEMBLY NOTES FOR SPECIFIC UL DESIGN SYSTEMS REFERENCED.					
ALL FIRST AND SECOND FLOOR PARTITIONS FOR THE APARTMENT BUILDINGS EXTEND FROM THE FLOOR TO THE UNDERSIDE OF THE FLOOR AND/OR ROOF ASSEMBLY. CEILING HEIGHT TO TOP PLATE 9'-1 1/8".					
APARTMENT BUILDINGS - CONSTRUCTION TYPE VA CLUBHOUSE/GARAGES/MAINTENANCE/MAIL KIOSK - CONSTRUCTION TYPE VB					
FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC TABLE 601):					
BUILDING ELEMENT	TYPE VA	PROVIDED	TYPE VB	PROVIDED	
Structural Frame	1 hr	1 hr	0 hr	0 hr	
Bearing Walls - Exterior	1 hr	1 hr	0 hr	0 hr	
Bearing Walls - Interior	1 hr	1 hr			
Nonbearing Walls and Partitions - Exterior	See Below				
Non bearing Walls and Partitions - Interior	0 hr	0 hr	0 hr	0 hr	
Floor Constructions Including Beams and Joists	1 hr	1 hr	0 hr	0 hr	
Roof Construction Including Beams and Joists	1 hr	1 hr	0 hr	0 hr	
FIRE SEPARATION DISTANCE PER TABLE 602:					
SEPARATION DISTANCE OCCUPANCY= A, R, U	CONSTRUCTION TYPE VA	CONSTRUCTION TYPE VB			
X<5'	1 hr	1 hr			
5'<X<10'	1 hr	1 hr			
10'<X<30'	1 hr	0 hr			
X>30	0 hr	0 hr			
OCCUPANT LOADS:					
OCCUPANT LOAD (2012 IBC TABLE 1004.1.2)					
RESIDENTIAL APARTMENTS		200 GSF/PERSON			
GARAGE		200 GSF/PERSON			
CLUBHOUSE					
Assembly A-3 Concentrated		7 Net SF/Person			
Assembly A-3 Unconcentrated		15 Net SF/Person			
Business Area		100 GSF/Person			
Exercise Room		50 GSF/Person			
Accessory Storage		300 GSF/Person			
MEANS OF EGRESS:					
Apartment Buildings (Sprinklered):					
Egress width Section 1005					
0.3"/Person - Stairways					
0.2"/Person - Other egress components					
Maintenance Building/Private Detached Garages/Clubhouse:					
(Non-sprinklered)					
Egress width Section 1005					
0.3"/Person - Stairways					
0.2"/Person - Other egress components					
Dwelling Units:					
Stairway width (1009.4) 44" min.*					
*36" if serving 50 or less occupants					
Common Path of Travel (1014.3):					
Residential Group R2		125'			
Garage Group U		100'			
Assembly		75'			
Dead End Corridors (1018.4)					
50' max where protected by an automatic sprinkler system		20' max			
Vertical Shafts (IBC 708.4)		1 hr			
Exit Distance (1016.1):					
Groups R-2: Sprinklered (903.3.1.2)		250'			
Groups A: Non Sprinklered		200'			
Groups U: Non Sprinklered		300'			
Corridor Width (1018.2):					
44" min					
Exceptions:					
36" within Dwelling Unit or Occupancy less than 50					
24" for access utilization of MEP systems					

CLUBHOUSE BUILDING DATA	
OCCUPANCY TYPE:	ASSEMBLY A-3 (MIXED-USE NONSEPARATED - PER IBC SECTION 508.3)
CONSTRUCTION TYPE:	VB
SPRINKLER TYPE:	NON SPRINKLERED
AREA:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	6,000 SF
PROPOSED FIRST FLOOR AREA	4,246 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	40'
PROPOSED HEIGHT (GRADE TO ROOF MIDPOINT)	30'-4"
MAXIMUM # OF FLOORS	1
PROPOSED # OF FLOORS	1

MAIL KIOSK BUILDING DATA	
OCCUPANCY TYPE:	LOW HAZARD STORAGE S-2
CONSTRUCTION TYPE:	VB
SPRINKLER TYPE:	NON SPRINKLERED
AREA:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	13,500 SF
PROPOSED FIRST FLOOR AREA	227 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	40'
PROPOSED HEIGHT (GRADE TO ROOF MIDPOINT)	10'-7"
MAXIMUM # OF FLOORS	2
PROPOSED # OF FLOORS	1

DETACHED GARAGE BUILDING DATA	
OCCUPANCY TYPE:	U (PRIVATE GARAGE)
CONSTRUCTION TYPE:	VB
SPRINKLER TYPE:	NON SPRINKLERED
AREA:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	5,500 SF
GARAGE TYPE 1 (6 BAY) PROPOSED FIRST FLOOR AREA	1,494 SF
GARAGE TYPE 2 (12 BAY) PROPOSED FIRST FLOOR AREA	2,966 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	40'
GARAGE TYPE 1 HEIGHT	12'-6"
GARAGE TYPE 2 HEIGHT (GRADE TO ROOF MIDPOINT)	13'-6"
MAXIMUM # OF FLOORS	1
PROPOSED # OF FLOORS	1

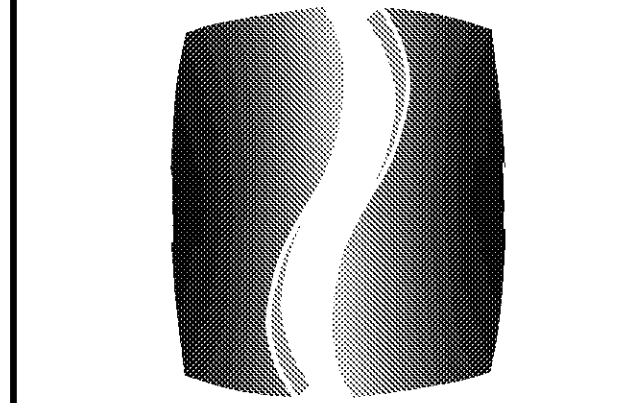
MAINTENANCE/CAR CARE/FHA GARAGE DATA	
OCCUPANCY TYPE:	U (MAINTENANCE, CARPORT)
CONSTRUCTION TYPE:	VB
SPRINKLER TYPE:	NON SPRINKLERED
AREA:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	5,500 SF
PROPOSED FIRST FLOOR AREA	
MAINTENANCE AREA	496 SF
FHA GARAGE BAY	298 SF
CAR PORT AREA	416 SF
TOTAL	1210 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	40'
PROPOSED HEIGHT (GRADE TO ROOF MIDPOINT)	15'
MAXIMUM # OF FLOORS	1
PROPOSED # OF FLOORS	1

TRASH ENCLOSURE DATA	
OCCUPANCY TYPE:	U (TRASH ENCLOSURE)
CONSTRUCTION TYPE:	VB
SPRINKLER TYPE:	NON SPRINKLERED
Area:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	5,500 SF
PROPOSED FIRST FLOOR AREA	800 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	40'
PROPOSED HEIGHT	9'
MAXIMUM # OF FLOORS	1
PROPOSED # OF FLOORS	1

BUILDING CODES	
APPLICABLE CODES:	
2012 INTERNATIONAL BUILDING CODE (IBC)	
2012 NFPA 101 LIFE AND SAFETY CODE	
2012 INTERNATIONAL MECHANICAL CODE (IMC)	
2013 LOUISIANA PLUMBING CODE (IPC)	
2012 INTERNATIONAL FUEL GAS CODE (IFGC)	
2011 NATIONAL ELECTRICAL CODE (NEC)	
2007 COMMERCIAL ENERGY CODE - ANSI/ASHRAE/IESNA 90.1	
2013 NFPA 13 - SPRINKLER SYSTEMS	
2013 NFPA 13R - SPRINKLER SYSTEMS	
2013 NFPA 14 - STANDPIPE, HOSE SYSTEMS	
2013 NFPA 72 - FIRE ALARM	
2000 FAIR HOUSING ACT DESIGN MANUAL	
2004 ADA-ABA (STANDARDS FOR ACCESSIBLE DESIGN 2010)	
ENGINEERING DATA: (SEE S0.1)	
FROST DEPTH:	4" MIN.
WIND SPEED:	140 MPH
SEISMIC DESIGN CATEGORY:	B
SITE CLASS:	D
WIND-BOURNE DEBRIS REGION	

BUILDING SITE TOTALS	
BUILDING TYPE	TOTAL #
BUILDING TYPE B20	10
BUILDING TYPE G24	4
CLUBHOUSE	1
MAINTENANCE/CAR CARE/FHA GARAGE	1
DETACHED GARAGE TYPE-1 (6 CAR)	1
DETACHED GARAGE TYPE-2 (12 CAR)	1
MAIL KIOSK	1
TOTAL NUMBER OF BUILDINGS	19
COMPACTOR/RECYCLING ENCLOSURE	1

APARTMENT BUILDING DATA	
BUILDING TYPES B20 AND G24	
OCCUPANCY TYPE:	R-2 RESIDENTIAL (APARTMENTS)
CONSTRUCTION TYPE:	VA
SPRINKLER TYPE:	SPRINKLERED PER NFPA 13R
AREA:	
ALLOWABLE AREA PER FLOOR (PER IBC TABLE 503)	12,000 SF
ALLOWABLE AREA WITH AREA INCREASE DUE TO FRONTAGE PER SECTION 506.2	18,000 SF
$I_f = [F / P - 0.25] W / 30$	
$I_f = [690 / 690 - 0.25] 20 / 30 = 0.5$	
$A_a = [A_t + [A_t x I_f] + [A_t x I_s]]$	
$A_a = [12,000 + [12,000 x 0.5] + [12,000 x 0]] = 18,000$	
PROPOSED FIRST FLOOR AREA	12,629 SF
PROPOSED SECOND FLOOR AREA	12,517 SF
TOTAL BUILDING AREA	25,146 SF
HEIGHT:	
BUILDING HEIGHT LIMITATION (PER IBC TABLE 503)	50'
PROPOSED HEIGHT (GRADE TO ROOF MIDPOINT)	26'
MAXIMUM # OF FLOORS (PER IBC TABLE 503)	3
PROPOSED # OF FLOORS	2



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PROJECT

SPRINGS AT
FREMAUX
TOWN CENTER
SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N8875 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522

PHILLIPS JOB NUMBER

ISSUE DATE

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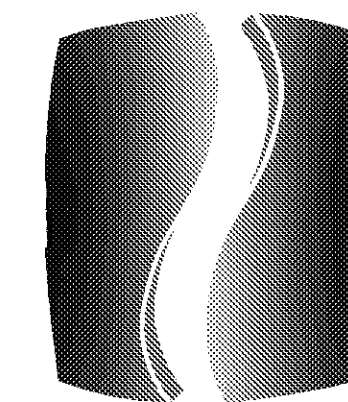
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CODE DATA

SHEET NUMBER

G1.00

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 660
ATLANTA, GEORGIA 30346



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

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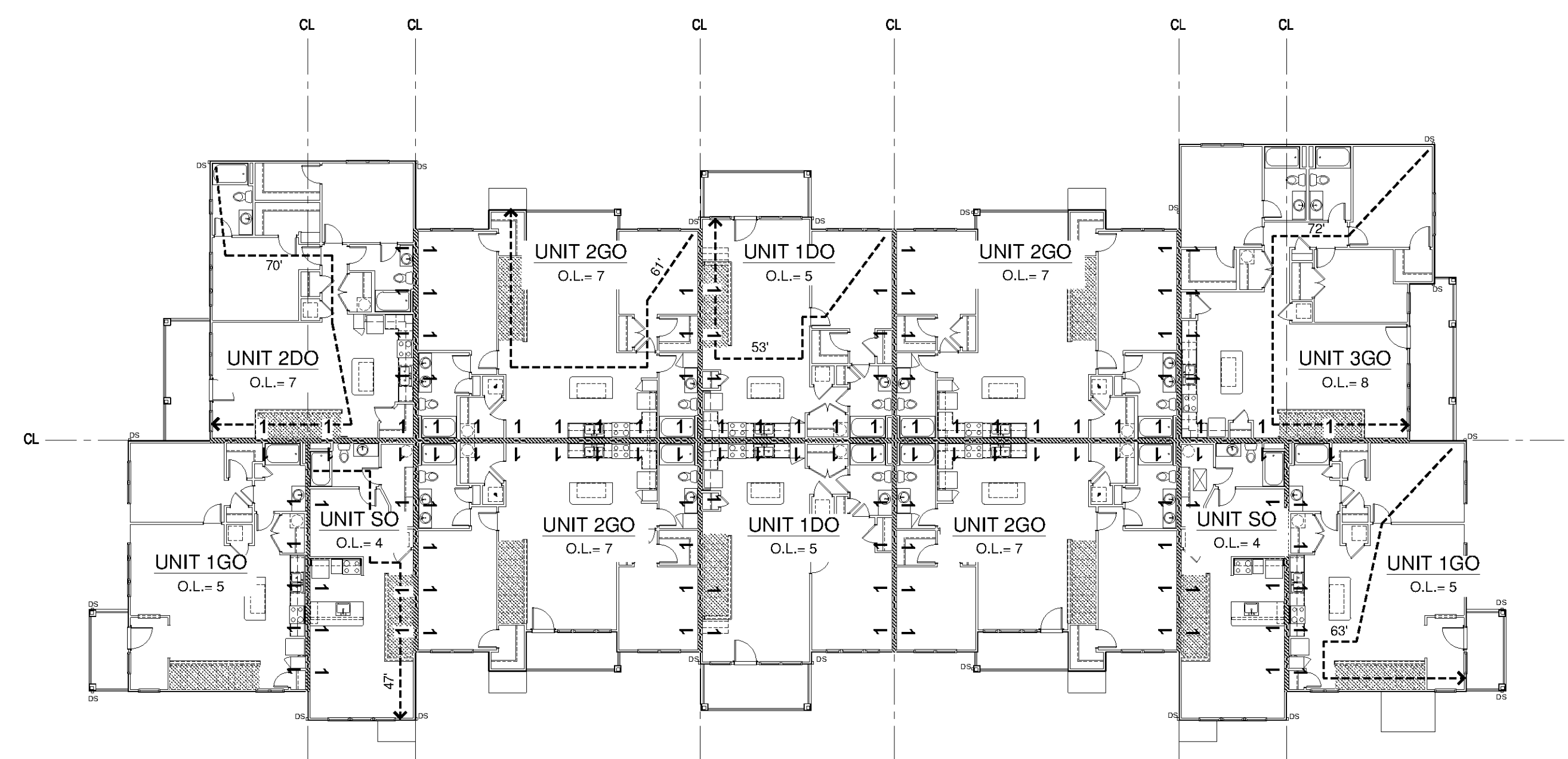
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CODE DIAGRAMS
BUILDING TYPE B20

SHEET NUMBER

G1.A.1

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



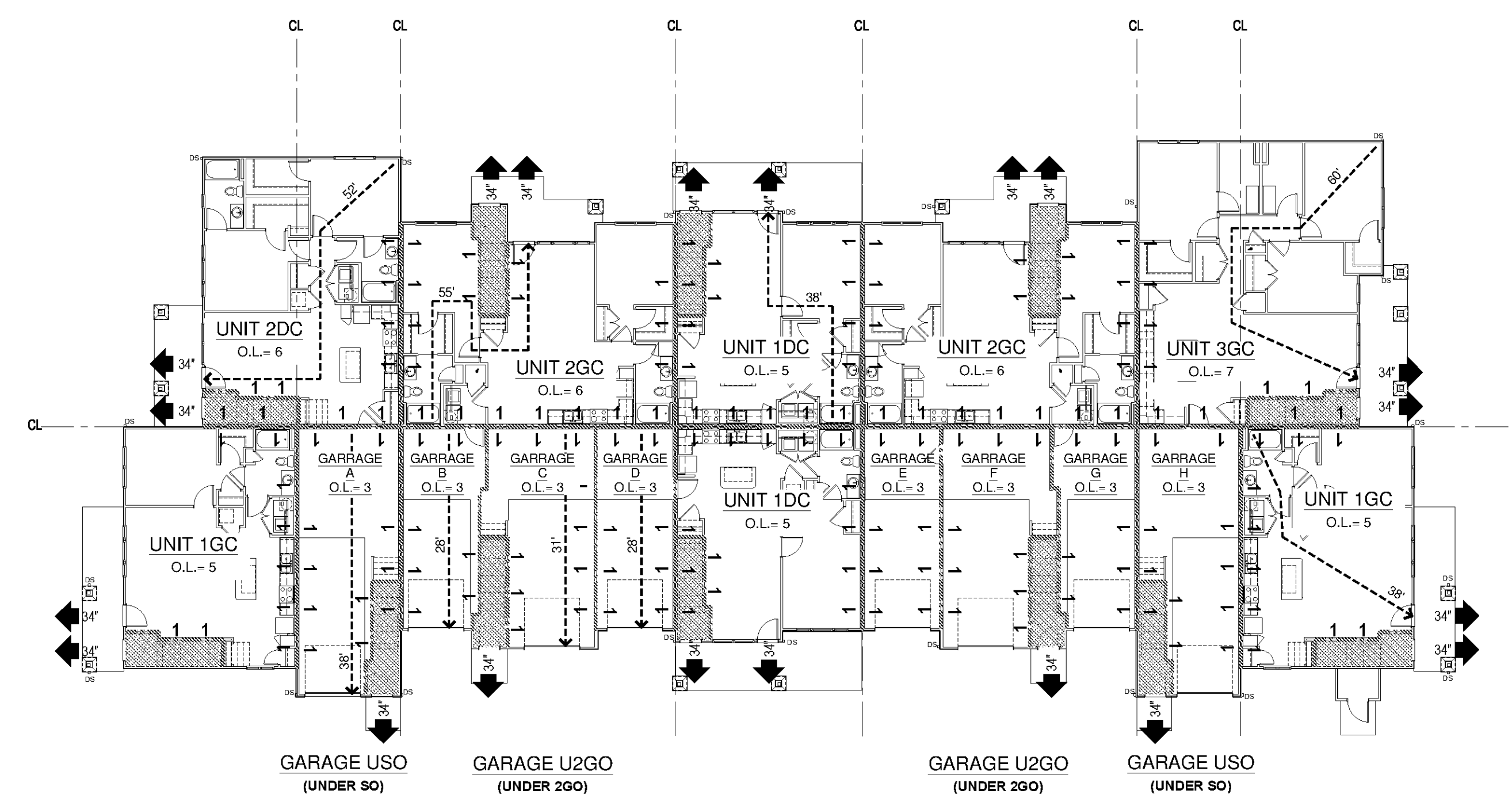
MEANS OF ESCAPE/SEPARATION DIAGRAM
BUILDING TYPE B20 - SECOND FLOOR
SCALE: 1/16"=1'-0"

CODE DIAGRAM LEGEND

- 1 1 HOUR TENANT SEPARATION AND INTERIOR GARAGE SEPARATION WALLS
- MEANS OF ESCAPE:
REQUIRED CLEAR WIDTH = 36" MIN.
PROVIDED CLEAR WIDTH = 41 3/4" MIN.
- UNIT EXIT DOOR
REQUIRED CLEAR WIDTH = 32"
PROVIDED CLEAR WIDTH = 34"
- O.L.=X
OCCUPANT LOAD PER UNIT
ROUNDED UP
- X
TRAVEL DISTANCE FROM REMOTE POINT
MAXIMUM PER IBC = 250'
(BY UNIT TYPE)

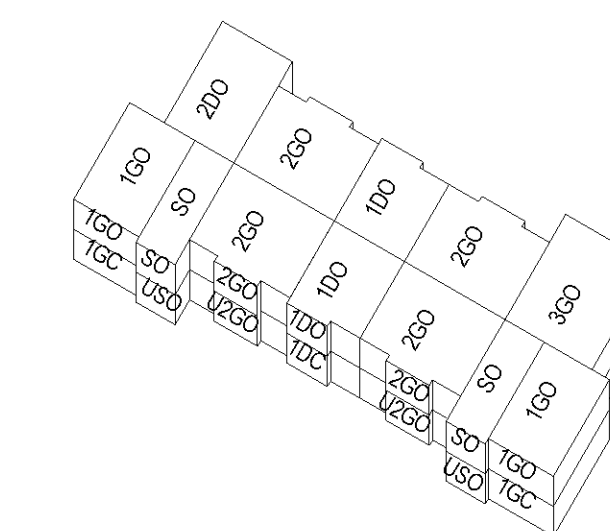
GENERAL NOTES

1. 1 HOUR RATED CONSTRUCTION ASSEMBLIES:
- SEPARATION WALLS BETWEEN TENANT APARTMENT UNITS: 1 HOUR, UL# U341, U311
- SEPARATION WALLS BETWEEN GARAGES AND TENANT UNITS: 1 HOUR, UL# U341, U305
- OPENING PROTECTION BETWEEN GARAGE AND UNIT: 3/4 HOUR OR C RATING
- INTERIOR LOAD BEARING WALLS: 1 HR, UL# U305
- APARTMENT BUILDING EXTERIOR WALLS: 1 HOUR, UL# U356
2. OCCUPANT LOAD OF EACH RESIDENTIAL DWELLING UNIT IS 200 GSF PER OCCUPANT.
3. ALL EXTERIOR WALLS TO BE 1-HR RATED WALLS
4. PER SECTION 24.2 OF THE NFPA LIFE SAFETY CODE (2012) THE PROVISIONS OF CHAPTER 7 DO NOT APPLY TO MEANS OF ESCAPE UNLESS SPECIFICALLY REFERENCED IN THIS CHAPTER.

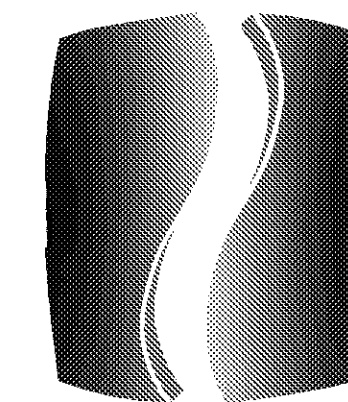


MEANS OF ESCAPE/SEPARATION DIAGRAM
BUILDING TYPE B20 - FIRST FLOOR
SCALE: 1/16"=1'-0"

BUILDING TYPE B20



UNIT TYPE	BUILDING NUMBER			
	1	3	4	7
UNIT 1DC	2	-	2	8
UNIT 1DO	-	2	2	10
UNIT 1GC	2	-	2	13
UNIT 1GO	-	2	2	14
UNIT 2DC	1	-	1	-
UNIT 2DO	-	1	1	-
UNIT 2GC	2	-	2	-
UNIT 2GO	-	4	4	-
UNIT 3GC	1	-	1	-
UNIT 3GO	-	1	1	-
U2GC (3 GARAGES)	2	-	2	-
USO (1 GARAGE)	2	-	2	-
TOTAL UNITS	8	12	20	-
TOTAL GARAGES	8	-	8	-



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SLIDELL, LA

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CONTINENTAL 294 FUND LLC
1134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
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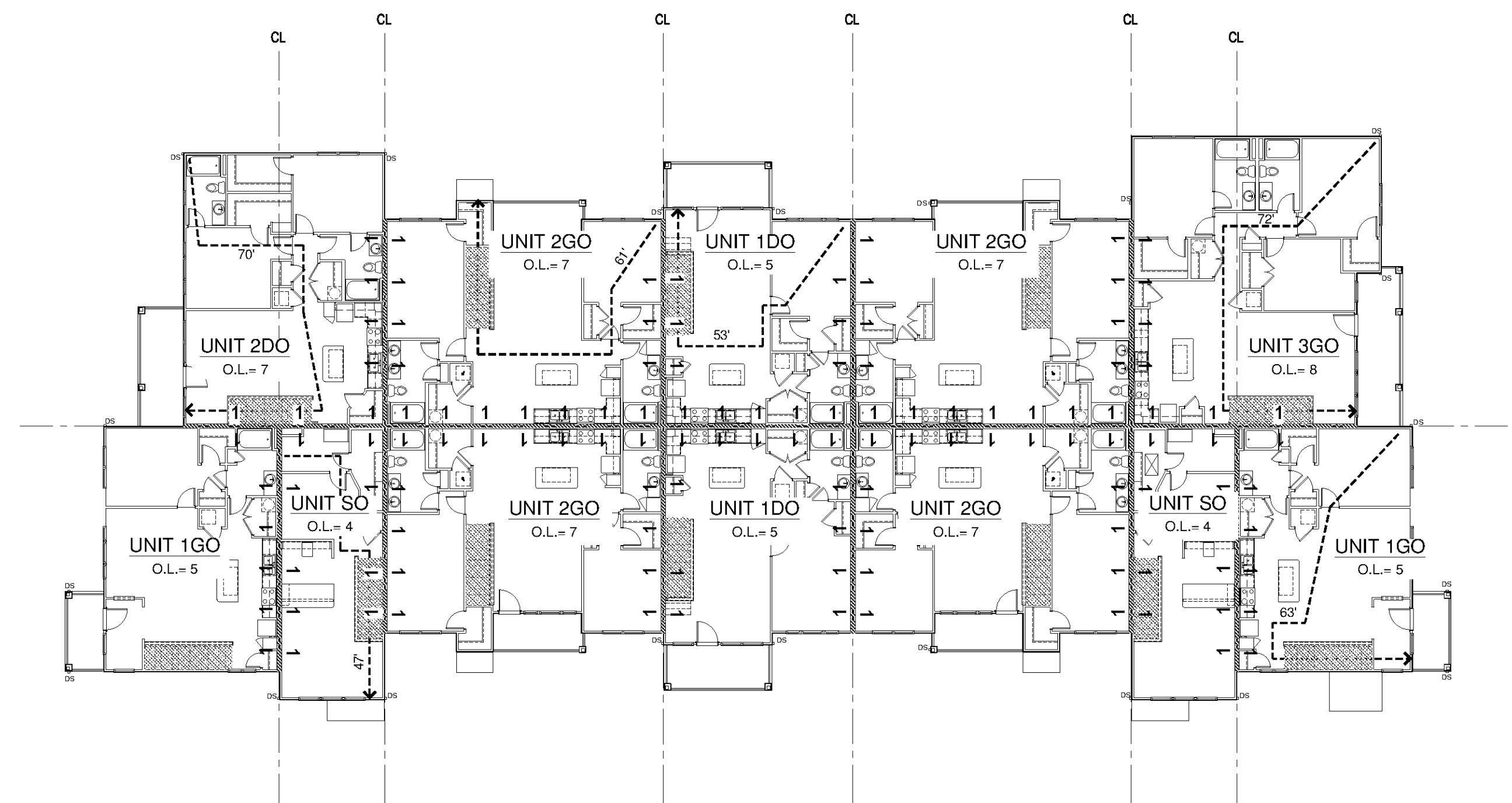
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**CODE DIAGRAMS
BUILDING TYPE G24**

SHEET NUMBER

G1.B.1

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



**EGRESS/SEPARATION DIAGRAM
BUILDING TYPE G24 - SECOND FLOOR**

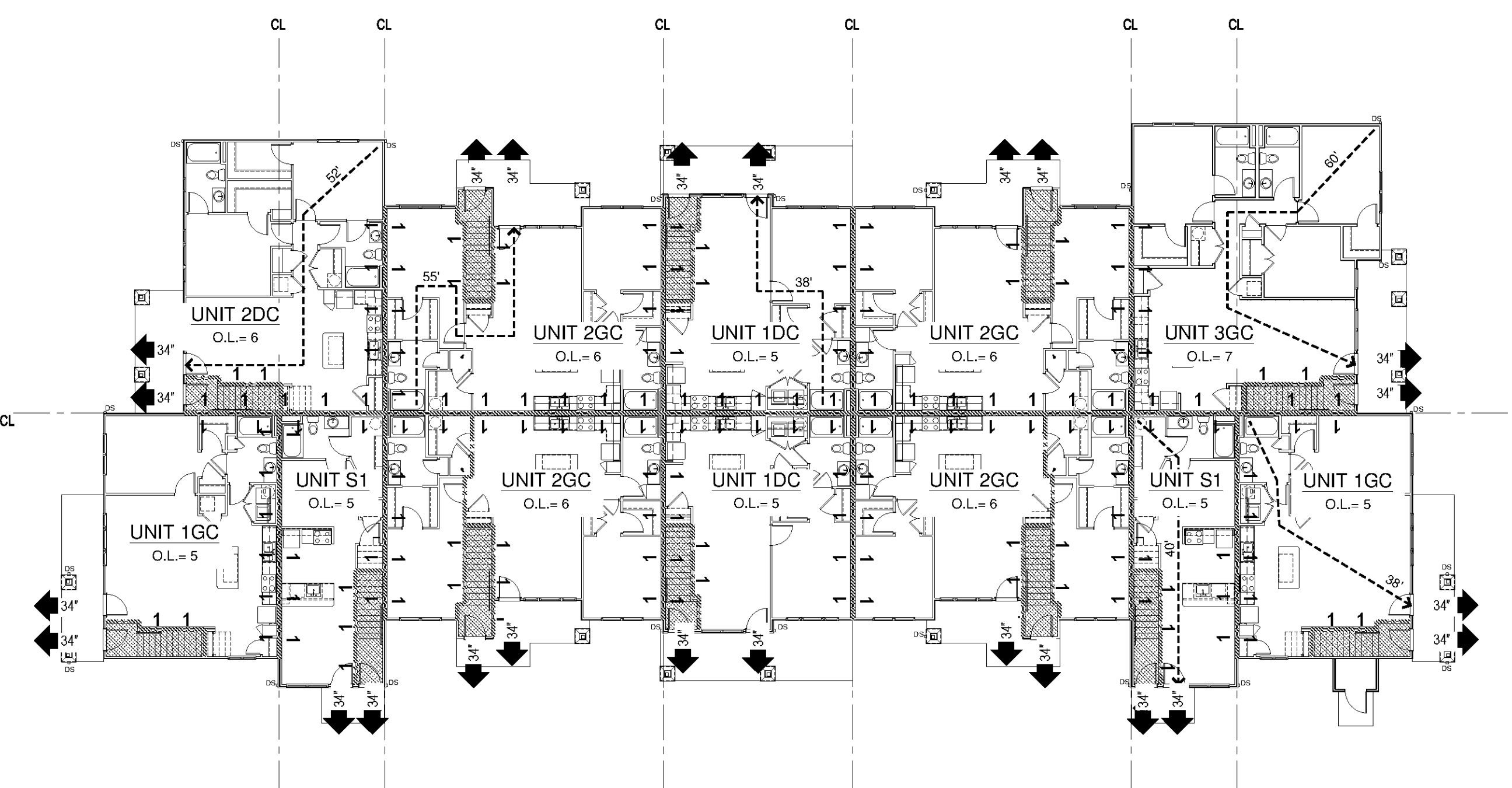
2
G1.B.1 SCALE: 1/16"=1'-0"

CODE DIAGRAM LEGEND

- 1 1 HOUR TENANT SEPARATION AND INTERIOR GARAGE SEPARATION WALLS
- MEANS OF ESCAPE:
REQUIRED CLEAR WIDTH = 36" MIN.
PROVIDED CLEAR WIDTH = 41 3/4" MIN.
- UNIT EXIT DOOR
REQUIRED CLEAR WIDTH = 32"
PROVIDED CLEAR WIDTH = 34"
- O.L.-X OCCUPANT LOAD PER UNIT
ROUNDED UP
- X TRAVEL DISTANCE FROM REMOTE POINT
MAXIMUM PER IBC = 250'
(BY UNIT TYPE)

GENERAL NOTES

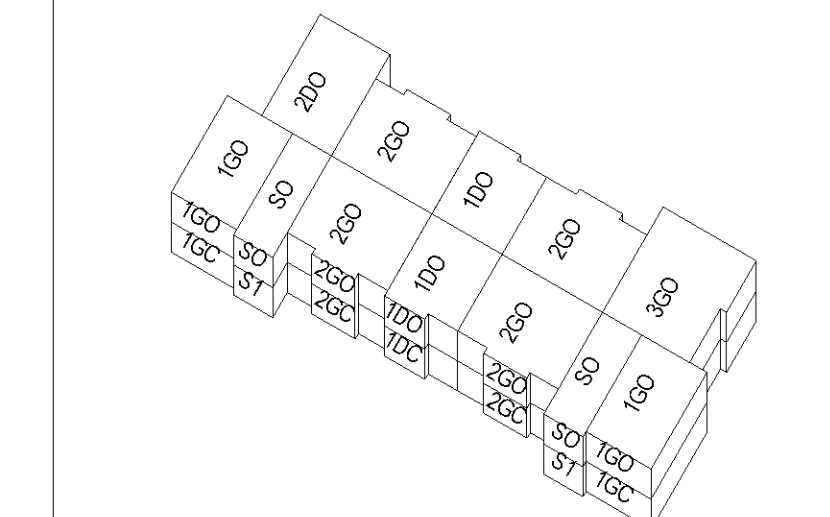
1. 1 HOUR RATED CONSTRUCTION ASSEMBLIES:
- SEPARATION WALLS BETWEEN TENANT APARTMENT UNITS: 1-HOUR; ULF - U341, U311
- SEPARATION WALLS BETWEEN GARAGES AND TENANT UNITS: 1-HOUR; ULF - U341, U306
- OPENING PROTECTION BETWEEN GARAGE AND UNIT: 3/4 HOUR OR C RATINGS
- INTERIOR LOAD BEARING WALLS: 1-HR; ULF - U305
- APARTMENT BUILDING EXTERIOR WALLS: 1-HOUR; ULF - U356
2. OCCUPANT LOAD OF EACH RESIDENTIAL DWELLING UNIT IS 200 GSF PER OCCUPANT.
3. ALL EXTERIOR WALLS TO BE 1-HR RATED WALLS.
4. PER SECTION 24.2 OF THE NFPA LIFE SAFETY CODE (2012) THE PROVISIONS OF CHAPTER 7 DO NOT APPLY TO MEANS OF ESCAPE UNLESS SPECIFICALLY REFERENCED IN THIS CHAPTER.



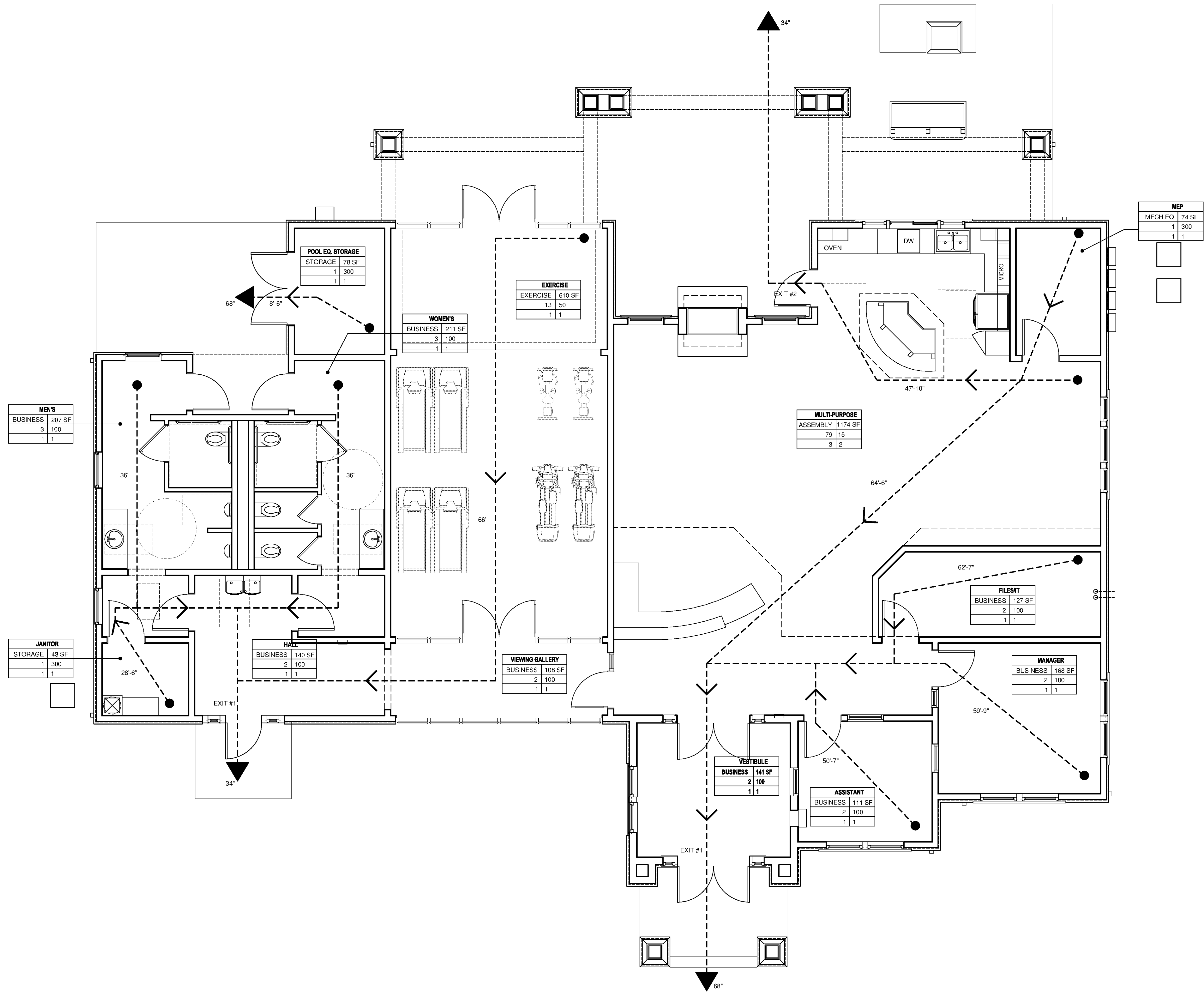
**EGRESS/SEPARATION DIAGRAM
BUILDING TYPE G24 - FIRST FLOOR**

1
G1.B.1 SCALE: 1/16"=1'-0"

BUILDING TYPE G24



UNIT TYPE MATRIX PER BUILDING	BUILDING NUMBER			
	2	5	6	9
UNIT 1DC	-	-	-	-
UNIT 1DO	-	-	-	-
UNIT 1GO	2	-	-	-
UNIT 1GO	-	2	-	-
UNIT S1	2	-	-	-
UNIT SO	-	2	-	-
UNIT 2DC	1	-	-	-
UNIT 2DO	-	1	-	-
UNIT 2GC	4	-	-	-
UNIT 2SO	-	4	-	-
UNIT 3GC	1	-	-	-
UNIT 3GO	-	1	-	-
TOTAL UNITS	12	12	24	



LIFE SAFETY PLAN LEGEND

---> EXIT PATH
 ◀* EXIT - EXTERIOR

ROOM TAG LEGEND

ROOM NAME	
AREA	OCCUPANCY
OCCUPANT LOAD FACTOR	OCCUPANT LOAD
EXITS REQUIRED	EXITS PROVIDED

GENERAL NOTES

1. BUILDING OCCUPANT LOAD: 113 OCCUPANTS

MEP	
MECH EQ	74 SF
1	300
1	1

MEN'S	
BUSINESS	207 SF
3	100
1	1

JANITOR	
STORAGE	43 SF
1	300
1	1

POOL EQ. STORAGE	
STORAGE	78 SF
1	300
1	1

EXERCISE	
EXERCISE	610 SF
13	50
1	1

WOMEN'S	
BUSINESS	211 SF
3	100
1	1

MULTI-PURPOSE	
ASSEMBLY	1174 SF
79	15
3	2

HALL	
BUSINESS	140 SF
2	100
1	1

VIEWING GALLERY	
BUSINESS	108 SF
2	100
1	1

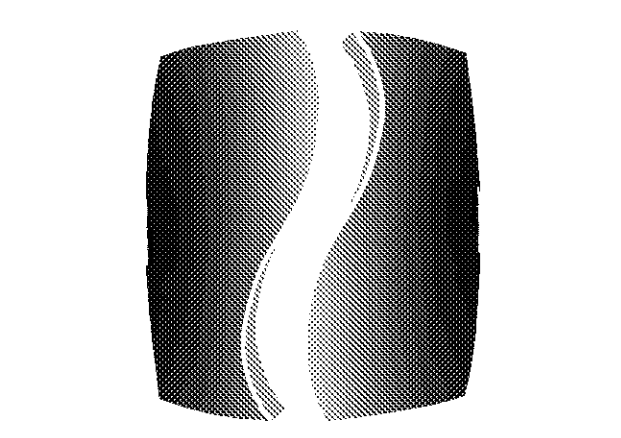
VESTIBULE	
BUSINESS	141 SF
2	100
1	1

ASSISTANT	
BUSINESS	111 SF
2	100
1	1

FILET	
BUSINESS	127 SF
2	100
1	1

MANAGER	
BUSINESS	168 SF
2	100
1	1

1 FIRST FLOOR EGRESS PLAN - CLUBHOUSE
 G1.H.1 SCALE: 1/4"=1'-0"



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PHILLIPS JOB NUMBER 1333104

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DRAWING TITLE

CODE DIAGRAMS CLUBHOUSE

SHEET NUMBER

G1.C.1

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