

**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 MANUFACTURERS 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-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" OC MAX. AND 2x6 STRONGBACKS PER TRUSS MFR RECOMMENDATIONS. SOFFIT TO BE 5/8" TYPE 'C' 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" 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, 2x6 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" 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 CONTINUOUS.

**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 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 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:**  
 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 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 2x6, 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.

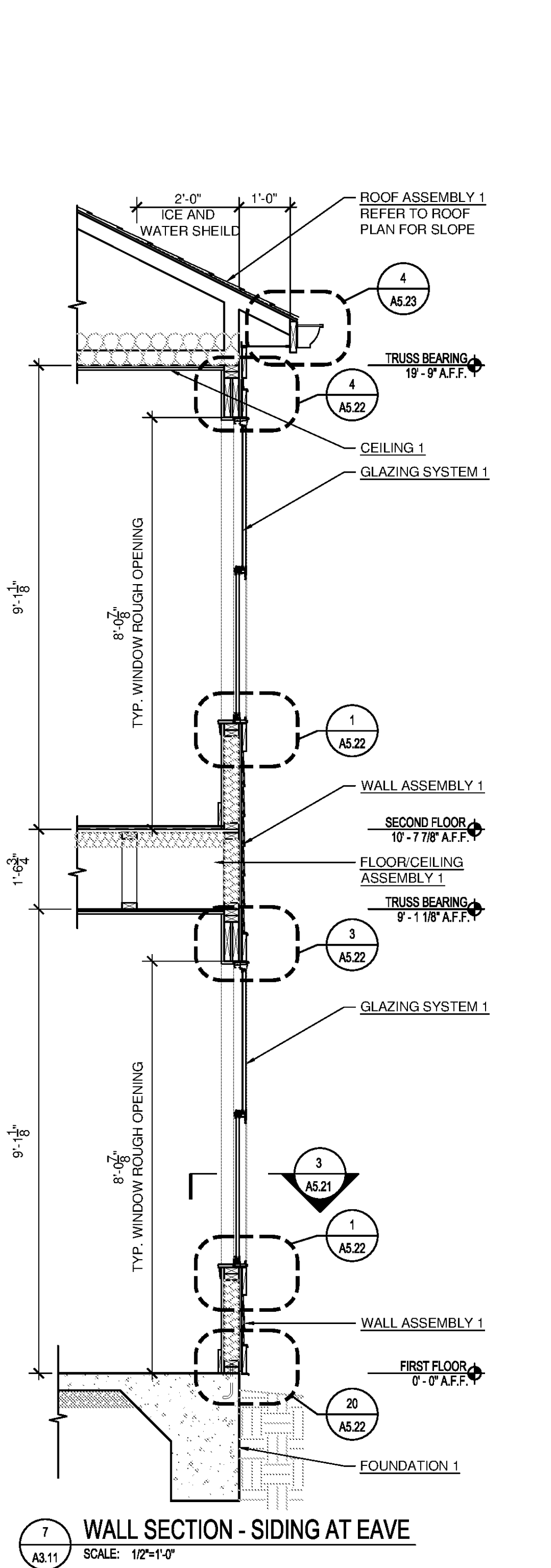
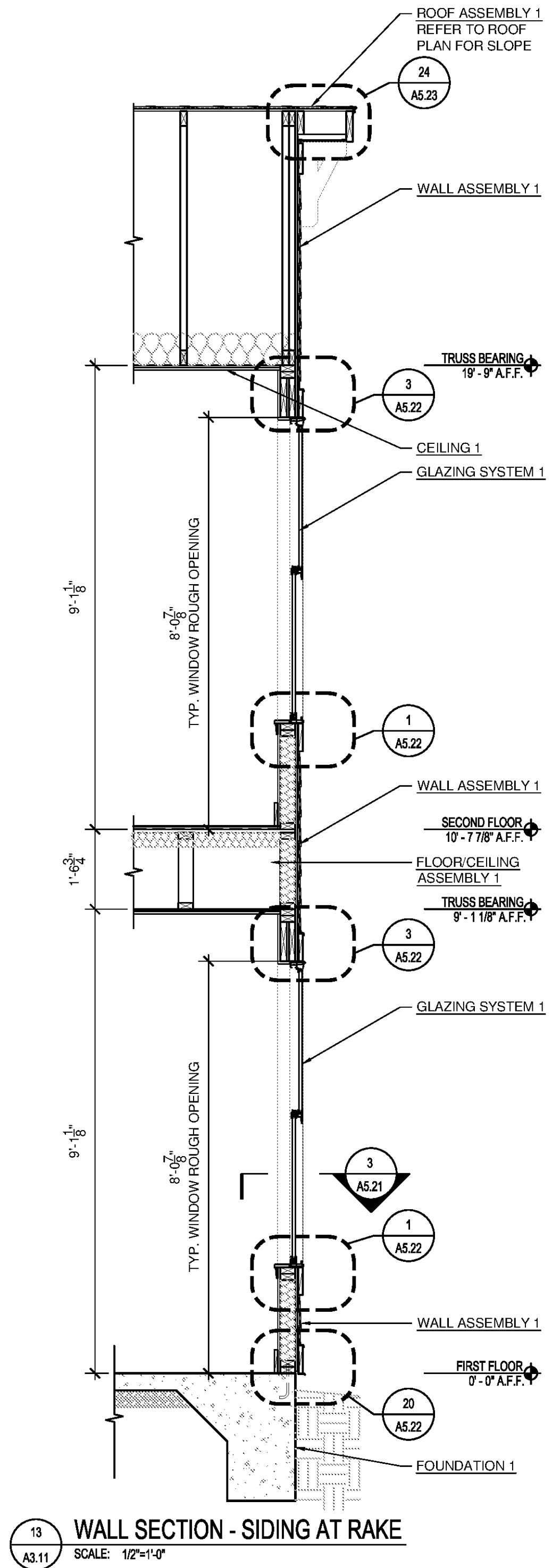
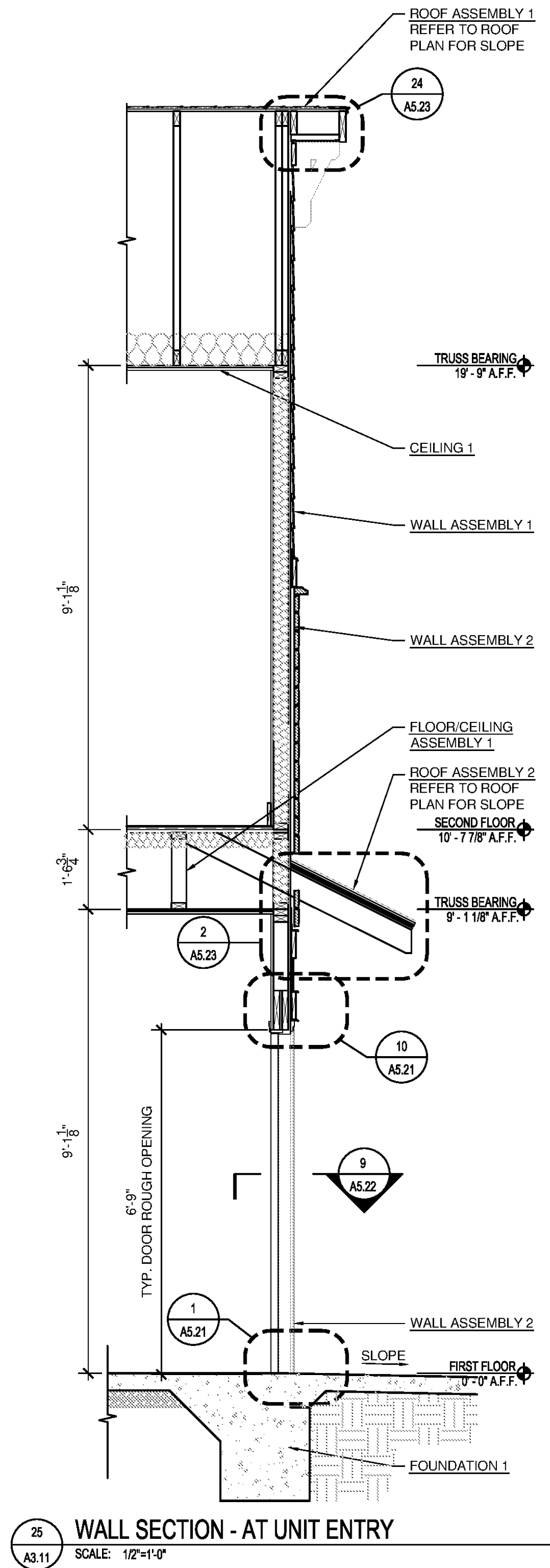
**SLAB 1:**  
 POST TENSIONED & REINFORCED CONCRETE SLAB ON GRADE W/ 10 MIL VAPOR BARRIER. REFER TO STRUCTURAL DRAWINGS AND P/T DRAWINGS PREPARED BY OTHERS FOR ADDITIONAL INFORMATION. ENTRY STOOPS AND PATIO SLABS TO RECEIVE BROOM FINISH.

**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**

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CONSULTANT

SEAL

**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  
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**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