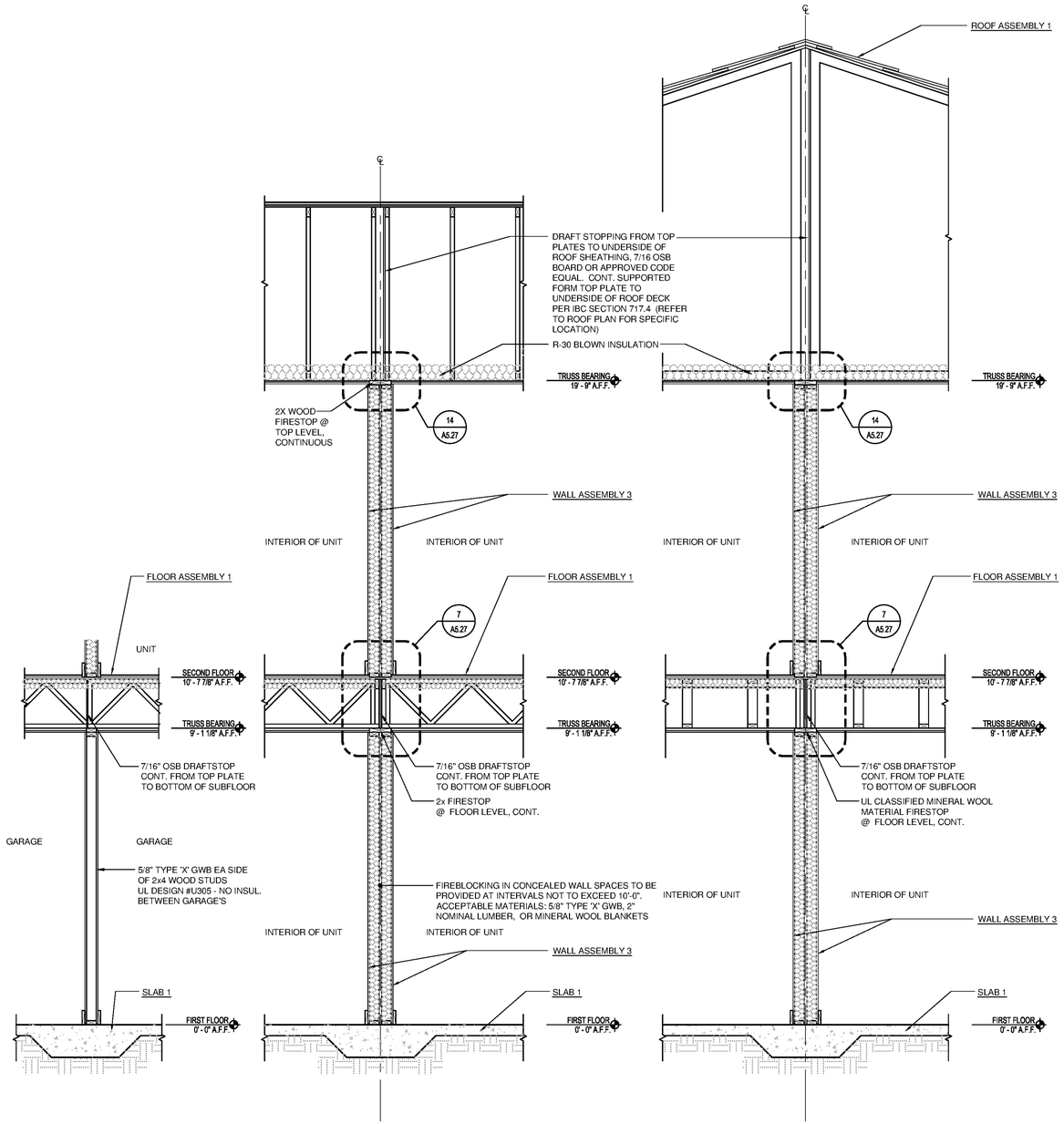

WALL SECTION AT GARAGE SEPARATION
25 / A3.13 SCALE: 1/2"=1'-0"

WALL SECTION - TENANT SEPARATION WALL AT RIDGE
19 / A3.13 SCALE: 1/2"=1'-0"

WALL SECTION - TENANT SEPARATION WALL
13 / A3.13 SCALE: 1/2"=1'-0"

WALL SECTION - EXTERIOR BALCONY ABOVE PATIO
7 / A3.13 SCALE: 1/2"=1'-0"

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-TAMMSCOAT H" 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. 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' 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. - P522 (1-HR. RATED).

EXTERIOR CEILING 1 (BALCONY CEILINGS):
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 (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 (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 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 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 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" 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:
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 'X' GYPSUM BOARD

WALL ASSEMBLY 2: (EXTERIOR STONE VENEER)
1 HR. RATED WALL ASSEMBLY UL DESIGN NO. U366
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 (CUP 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.

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
A3.13

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