

PHILLIPS

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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
- HOSE BIB
- ELEVATION KEYED NOTES - SEE THIS SHEET FOR MORE INFORMATION

GENERAL NOTES

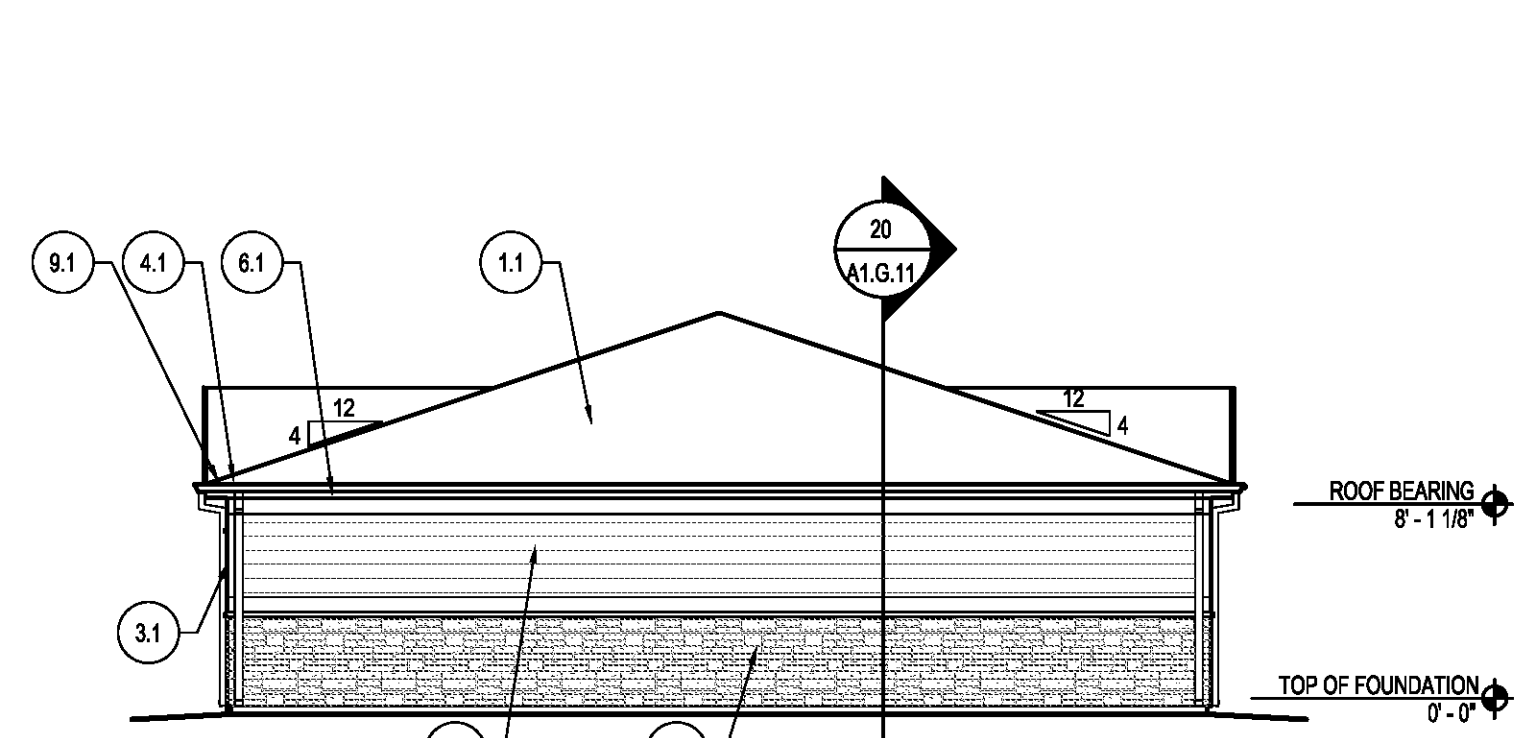
1. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE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

ELEVATION KEYED NOTES

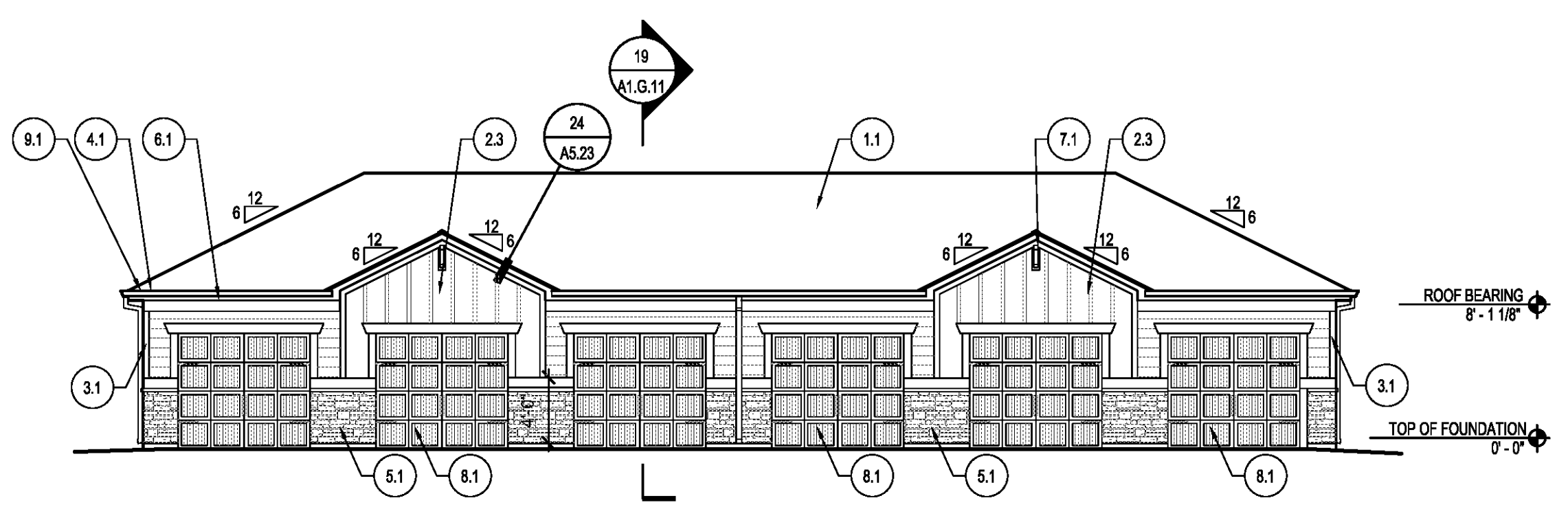
1. 30 YR CLASS B ARCHITECTURAL GRADE SELF-SEALING ASPHALT SHINGLES, TIMBER HERITAGE SERIES, COLOR WEATHERED WOOD ON 15# FELT ON 7/16" OSB ROOF SHEATHING W/ METAL W/ CLIPS ON TRUSSES AT 24" O.C. PROVIDE UPLIFT CONNECTORS AT EACH END OF EACH TRUSS - SEE STRUCTURAL.
2. SIDING 1A: HORIZONTAL SIDING: HARDYPLANK 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" HARDYTRIM BATTENS (SMOOTH) AT 16" OC COORDINATE PANEL SEAMS WITH BATTEN LOCATIONS. COLOR: PRE-FIN MOUNTAIN SAGE OR PPG PAINT #410-7 "YINLET".
5. HARDYTRIM (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

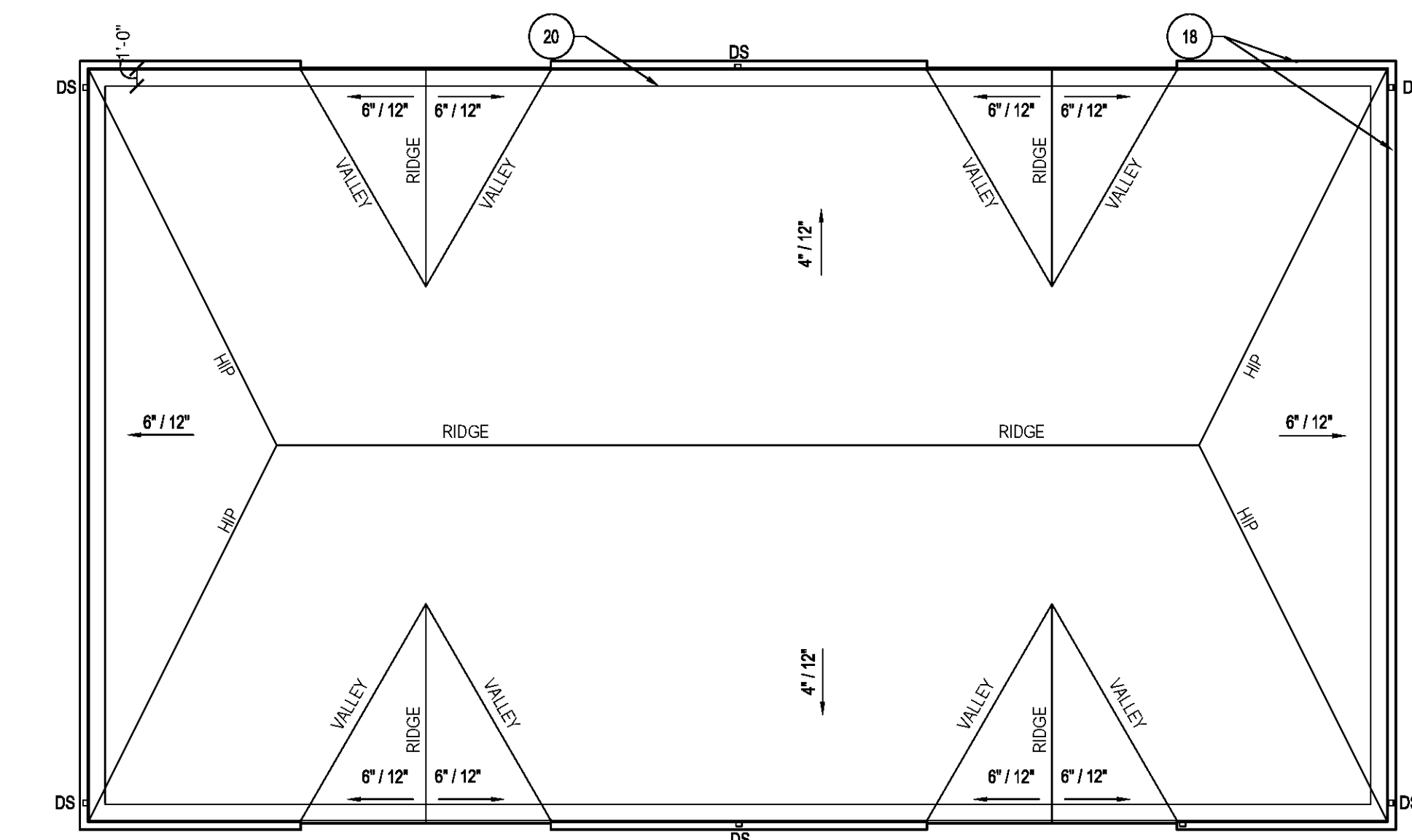
1. CAR CARE VACUUM #9225 BY J.E. ADAMS INDUSTRIES.
2. LANDA WATER CLEANING SYSTEMS VACUUM #SEAB-1100.
3. PROVIDE HOT WATER HEATER W/ WALL MOUNTED SUPPORT BRACKET AND SHELF ASSEMBLY. PROVIDE PLYWOOD BLOCKING IN WALL.
4. PROVIDE PLUMBING ROUGH IN FOR FUTURE TOILET AND HAND SINK. EXACT LOCATIONS TO BE COORDINATED 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 ECHOS-502S 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.



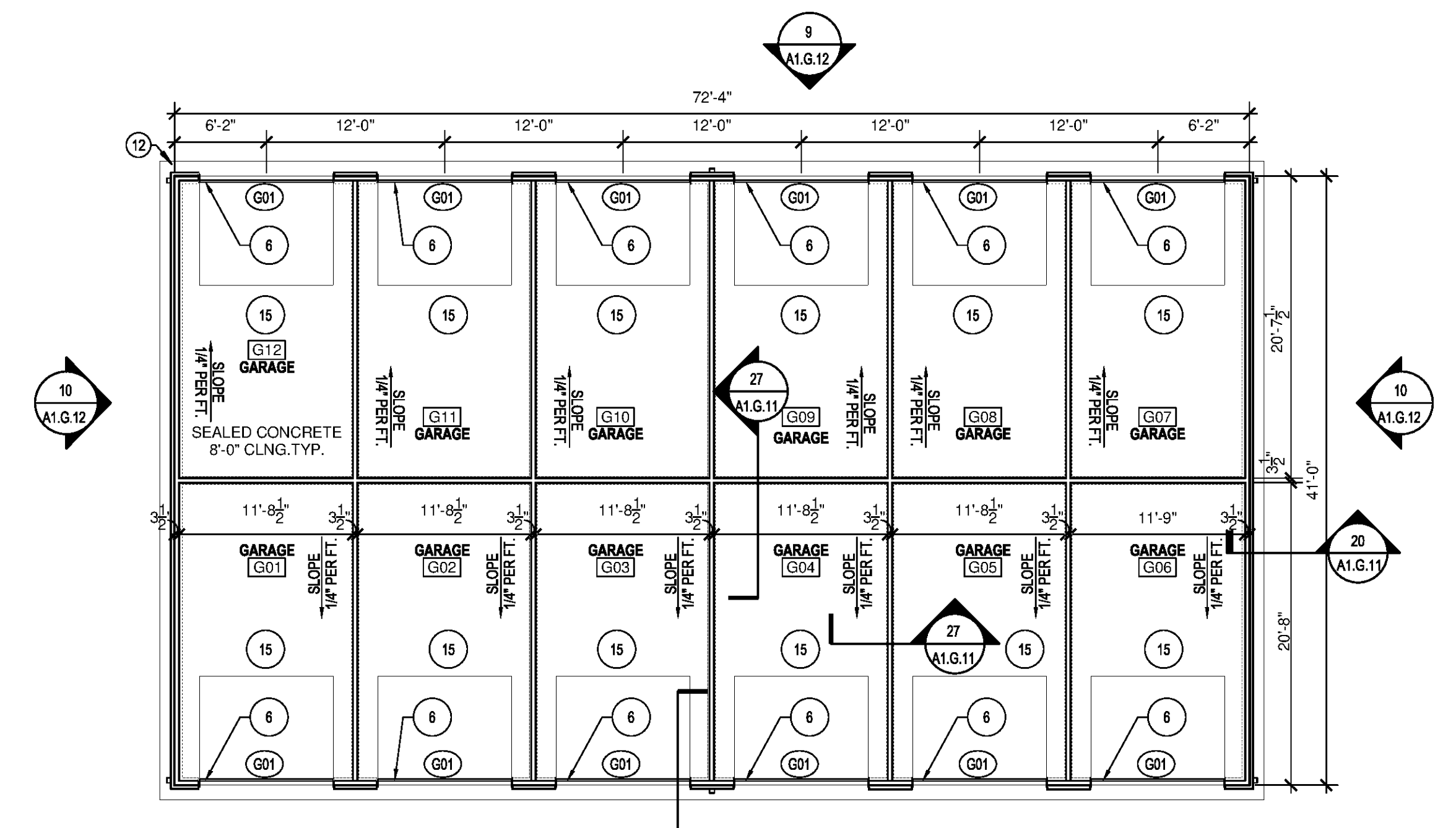
10 RIGHT/LEFT ELEVATION - GARAGE 12G SCALE: 1/8"=1'-0"



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"