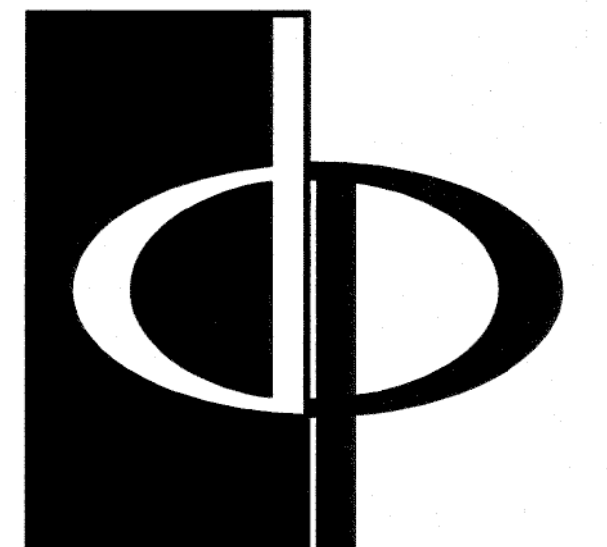


GENERAL SECTION NOTES

- POST-TENSIONED SLAB ON GRADE W/ 6 MIL POLY VAPOR BARRIER ON 8% COMPACTED SOIL & TERMITES TREATED. SEE STRUCTURAL DRAWINGS FOR FOUNDATIONS & DETAILS. (CONCRETE RATED VAPOR BARRIER - 2 LAYERS OF 6MIL POLY FIBER REINFORCED BITUMINOUS MEMBRANE SANDWICHED BETWEEN 2 LAYERS OF POLYTHENE. OVERLAP & TAPE JOINTS EVERY 12" MINIMUM)
- TYPICAL MASONRY WALL ASSEMBLY (UL 1356, 1 HOUR)
 1/2" TYPE 'C' GYPSUM WALL BOARD, 2x4 WOOD STUDS SPACED AS REQUIRED BY STRUCTURAL W/ R-13 BATT INSULATION, EXTERIOR GRADE SHEATHING PER STRUCTURAL, TYVEK BUILDING WRAP, 2" AIRSPACE, MASONRY UNIT W/ GALVANIZED METAL ADJUSTABLE VENEER ANCHORS # 16" O.C., BOTH WAYS.
- TYPICAL BASE PLATE ASSEMBLY
 FT. 2X TRUSS WITH CONTINUOUS BEAD OF SEALANT & SEAL GASKET, ANCHOR PER STRUCTURAL SPECIFICATIONS FOR VARIOUS SHEAR WALL TYPES, TYP.
- TYPICAL STUCCO EXTERIOR WALL ASSEMBLY (UL 1356, 1 HOUR)
 (SEE STRUCTURAL FOR BEARING WALL SCHEDULE)
 1/2" TYPE 'C' GYPSUM WALL BOARD, 2x4 WOOD STUDS SPACED AS REQUIRED BY STRUCTURAL W/ R-13 BATT INSULATION, EXTERIOR GRADE SHEATHING PER STRUCTURAL, TYVEK BUILDING WRAP AND 2-COAT STUCCO SYSTEM ON SELF-FURRING GALVANIZED METAL LATH (PAINTED ELASTOMERIC FINISH).
- TYPICAL UNIT FLOOR/CEILING ASSEMBLY (UL * 1501, 1 HOUR)
 1/2" GYPCORE ON 1/2" SOUND INSULATION MAT (41x12 BY H&G CORP) ON 1/2" FELT ON 1/2" PLYWOOD SHEATHING ON 1" PARALLEL CHORD TRUSS, SEE UNIT FRAMING PLAN, CEILING TO BE NO. 26 MSG GALVANIZED STEEL FURRING CHANNELS # 24" O.C. PERPENDICULAR TO TRUSS AND ONE 1/2" TYPE 'C' GYPSUM BOARD. PROVIDE R-II BATT INSULATION.
- TYPICAL ROOF/CEILING ASSEMBLY (UL * 1502, 1 HOUR)
 1/2" TYPE 'C' GYPSUM WALL BOARD OVER 25 MSG GALVANIZED STEEL RESILIENT CHANNELS # 16" O.C. (TWO) ON PREMANUFACTURED WOOD TRUSSES. R-30 BLOW-IN INSULATION & VAPOR RETARDER, PROVIDE EXTERIOR GRADE GYPSUM WALL BOARD AT ALL WEATHER EXPOSED CONDITIONS.
- TYPICAL ROOF ASSEMBLY
 ASPHALT SHINGLES ON 3/4" BUILDING FELT ON 1/2" O.S.B. EXPOSURE ROOF DECKING WITH STEEL PLYCLIPS ON PREMANUFACTURED WOOD TRUSSES # 24" O.C.
- ANCHORS # EACH TRUSS, SEE STRUCTURAL DRAWINGS
- INSULATION Baffle WITH BLOCKING AS REQUIRED. MAINTAIN 2" MINIMUM CLEAR SPACE FOR ATTIC VENTILATION.
- 42" HIGH METAL GUARDRAIL
- WOOD BASE AND SEALANT, TYP.
- TYPICAL TENANT SEPARATION WALL ASSEMBLY (UL 1341, 1 HOUR)
 ONE 1/2" TYPE 'C' GYPSUM WALL BOARD TO EACH SIDE OF DOUBLE ROW 3/4" WOOD STUDS ON SEPARATE PLATES 1" APART, BATT INSULATION ON BOTH SIDES. SEE STRUCTURAL FOR STUD SPACING.
- TYPICAL UNIT CORRIDOR WALL ASSEMBLY (UL 1305, 1 HOUR)
 ONE LAYER 1/2" TYPE 'C' GYPSUM WALL BOARD TO EACH SIDE OF DOUBLE ROW 3/4" WOOD STUDS WITH SPRAY APPLIED CELLULOSE INSULATION.
- TYPICAL CORRIDOR FLOOR/CEILING ASSEMBLY (UL 1501, 1 HOUR)
 1/2" GYPCORE ON 1/2" PLYWOOD SHEATHING ON PREMANUFACTURED WOOD TRUSSES. CEILING TO BE ONE 1/2" TYPE 'C' GYPSUM WALL BOARD ON RESILIENT CHANNELS.
- TYPICAL BALCONY FLOOR/CEILING ASSEMBLY (UL 1501, 1 HOUR)
 LIGHTWEIGHT CONCRETE (MINIMUM THICKNESS 3/4") ON WATERPROOF MEMBRANE ON FLOOR SHEATHING ON PREMANUFACTURED WOOD TRUSSES. SEE STRUCTURAL FOR JOIST SIZE AND SPACING. CEILING TO BE NO. 26 MSG GALVANIZED STEEL FURRING CHANNELS # 24" O.C. PERPENDICULAR TO FLOOR FRAMING AND ONE 1/2" TYPE 'C' GYPSUM WALL BOARD ON RESILIENT CHANNELS.
- TYPICAL BREEZEWAY FLOOR/CEILING ASSEMBLY (UL 1501, 1 HOUR)
 SYSTEM 3, 2" MAX. LIGHTWEIGHT CONCRETE ON 3/4" FELT ON PLYWOOD SUBFLOOR ON PREMANUFACTURED WOOD TRUSSES (REF. FRAMING PLAN). CEILING TO BE ONE 1/2" TYPE 'C' GYPSUM WALL BOARD ON RESILIENT CHANNELS.
- TYPICAL BREEZEWAY ROOF/CEILING ASSEMBLY (UL * 1502, 1 HOUR)
 ONE 1/2" UL CLASS FIRE-RATED, MOISTURE RESISTANT SOFFIT GYPSUM WALL BOARD ON 25 MSG. STEEL RESILIENT CHANNELS ON PREMANUFACTURED WOOD TRUSSES.
- TYPICAL UNIT/BREEZEWAY WALL ASSEMBLY (UL 1305, 1 HOUR)
 2-COAT STUCCO SYSTEM WITH ELASTOMERIC FINISH (INSTALL PER MANUFACTURER'S SPECIFICATIONS) OVER PAPER-BACKED GALVANIZED METAL LATH ON "GREEN GUARD" AIR & MOISTURE BARRIER ON 1/2" TYPE 'C' GYPSUM WALL BOARD ON 2x4 WOOD STUDS (SIZED & SPACED AS REQUIRED BY STRUCTURAL) WITH SPRAY-APPLIED CELLULOSE INSULATION WITH 1/2" TYPE 'C' GYPSUM WALL BOARD.
- TYPICAL 4HR FIREWALL SEPARATION (UL-1802)
 HARDIE PANEL SOFFITS (SMOOTH) WITH A 2" CONTINUOUS VENT STRIP (6.4 SQ. IN. OF NET FREE VENTILATION PER LINEAR FOOT) BETWEEN EACH. WITH 1/2" CONTINUOUS SEALANT AROUND PERIMETER.
- 3/8" HARDI FASCIA OVER 2x WOOD BLOCKING
- NOT USED
- NOT USED
- 3/4" HARDI FASCIA OVER 2x WOOD BLOCKING
- 3/4" HARDI TRIM OVER 2x WOOD BLOCKING
- GLASS FIBER REINFORCED CONCRETE COLUMN, PAINTED
- PREFINISHED ALUMINUM HALF-ROUND GUTTER. FASTEN PER MANUFACTURER INSTRUCTIONS AND PAINT TO MATCH TRIM. DOWNSPOUT SHALL BE 4" DIAMETER ROUND, TYPICAL.
- 4" PERFORATED DRAIN PIPE W/ HOLES ORIENTED DOWNWARD. SLOPE TO DAYLIGHT OR STORM SEWER. WRAP PIPE W/ 3/8" MIN. RIVER ROCK AND COVER W/ FILTER FABRIC.
- GALVANIZED METAL CONTROL JOINT (FINISH TO MATCH STUCCO)
- 4" COMPACTED GRAVEL
- CONCRETE RATED VAPOR BARRIER - (2) LAYERS 6MIL POLY FIBER-REINFORCED BITUMINOUS MEMBRANE. OVERLAP & TAPE JOINTS EVERY 12" MINIMUM.
- GALVANIZED DRIP EDGE FLASHING. FINISH TO MATCH FASCIA
- TYPICAL BRICK VENEER
 MODULAR BRICK WITH GALVANIZED ADJUSTABLE MASONRY ANCHORS # 16" O.C. VERTICAL AND HORIZONTAL.
- TYPICAL 3-COAT STUCCO VENEER
 PAPER-BACKED GALVANIZED METAL LATH AND PORTLAND CEMENT STUCCO WITH ACRYLIC FINISH. INSTALL PER MANUFACTURER'S SPECIFICATIONS. SEE A5-14 FOR INSTALLATION DETAILS.



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 CONSULTANT

SEAL
 FBL: MAR-02B/603

PROJECT
 LE JARDIN
 MULTI-FAMILY HOMES
 CITY OF TAMPA
 TAMPA, FLORIDA

FOR



PHILLIPS DEVELOPMENT & REALTY, LLC
 2020 BRENTWOOD DRIVE
 RALEIGH, NC 27604
 919-524-1100
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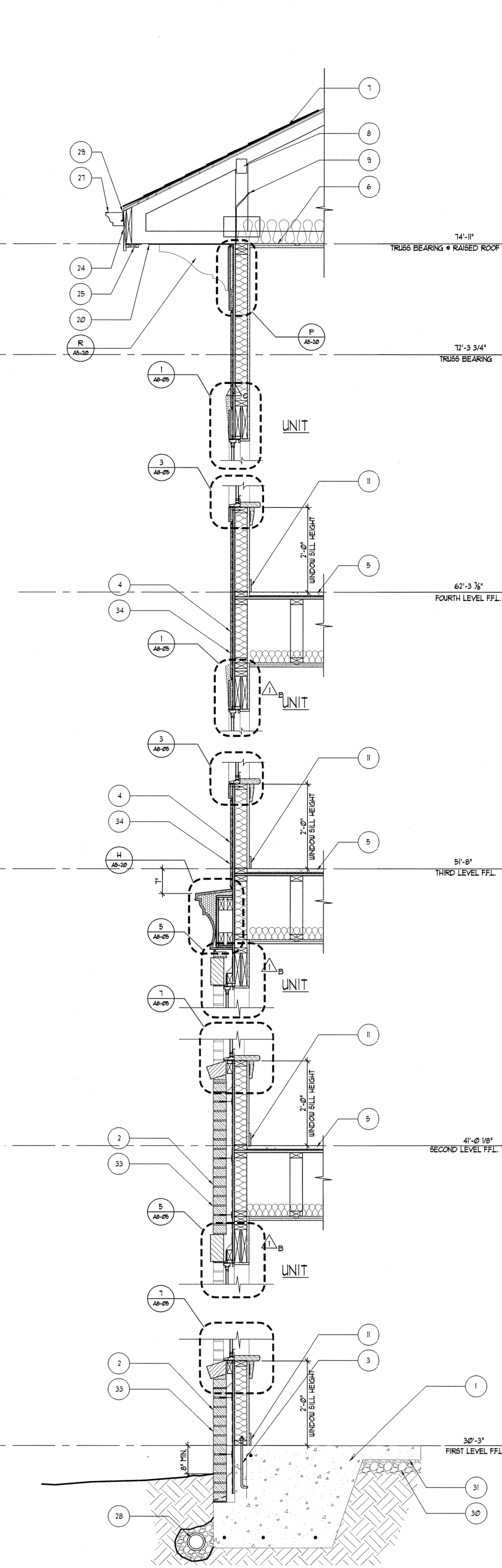
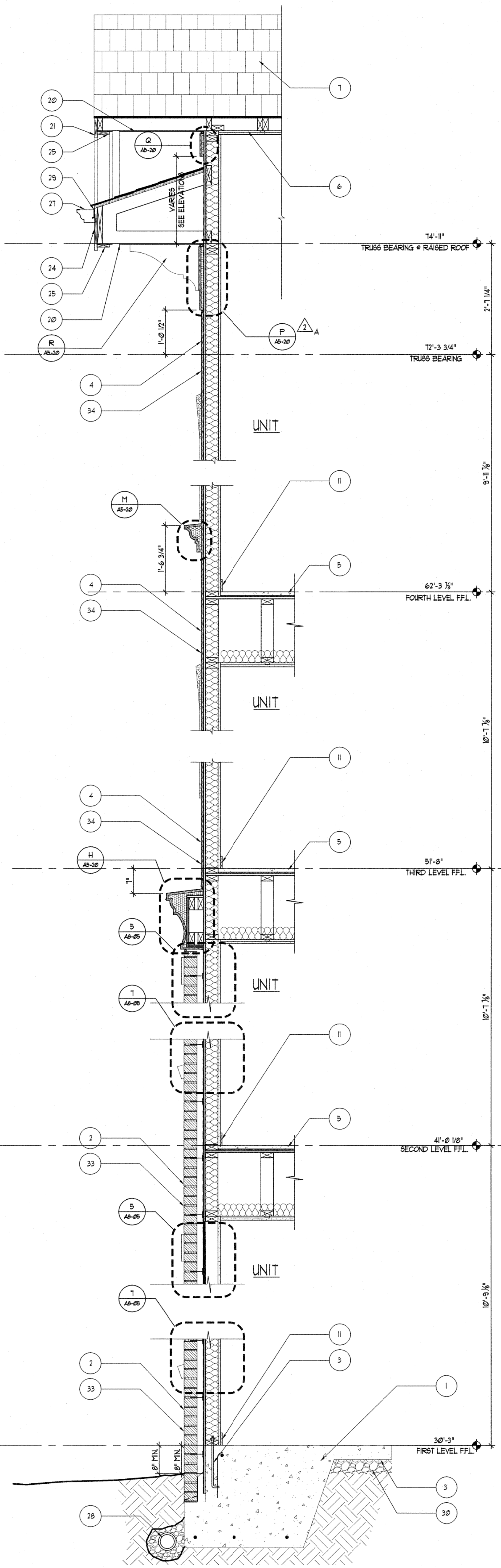
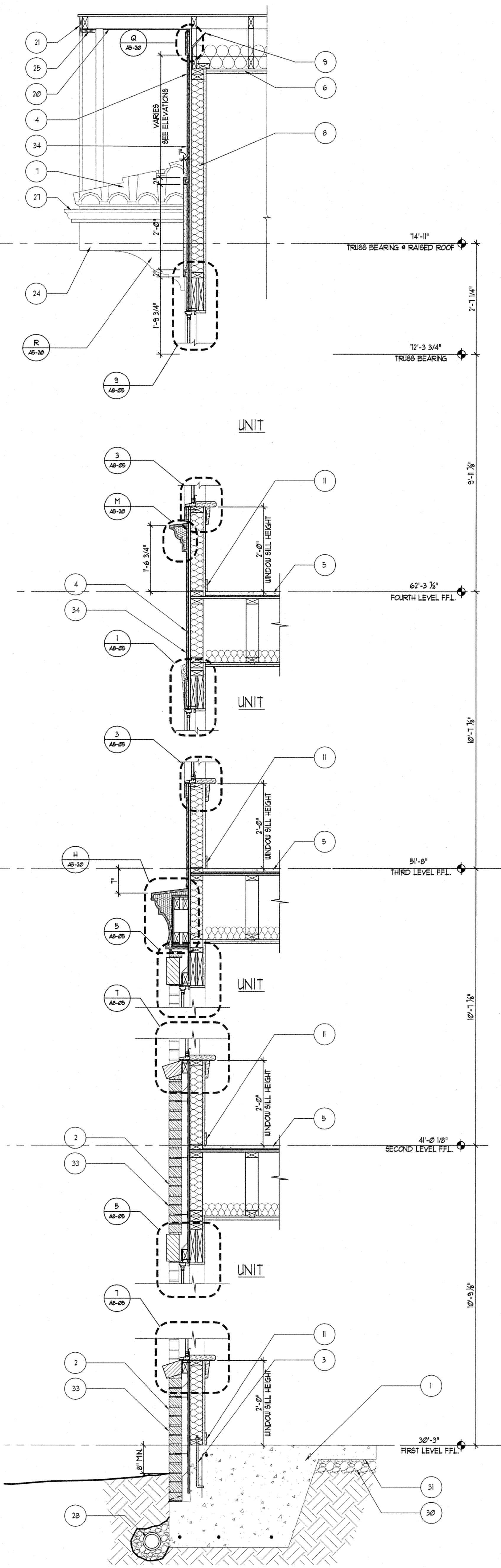
PERMIT SUBMITTAL	9/9/25
REVISIONS	
CODE COMMENTS	01/23/26
VALUE ENGINEERING	2/15/27

DATE	
JOB NUMBER	0421701
DRAWN BY	REE
CHECKED BY	MDL
DRAWING TITLE	RAISED ROOF MASONRY WALL SECTIONS
DRAWING NUMBER	A5-02B
COMMENTS	

STUCCO PROFILES
 1. SEE SHEET A5-20 FOR STUCCO PROFILES AND DIMENSIONS.

TYVEK NOTES:
 1. OVERLAP ALL HORIZONTAL & VERTICAL SEAMS BY 6" MIN.
 2. SEAL ALL SEAMS W/ TYVEK CONTRACTOR'S SHEATHING TAPE.

REVISION #2 SUMMARY
 A SHEET ADDED



3 MASONRY LIVING ROOM SECTION @ RAISED ROOF
 A5-02B SCALE: 3/4"=1'-0"

2 MASONRY LIVING ROOM SECTION @ RAISED ROOF
 A5-02B SCALE: 3/4"=1'-0"

1 MASONRY BEDROOM SECTION @ RAISED ROOF
 A5-02B SCALE: 3/4"=1'-0"