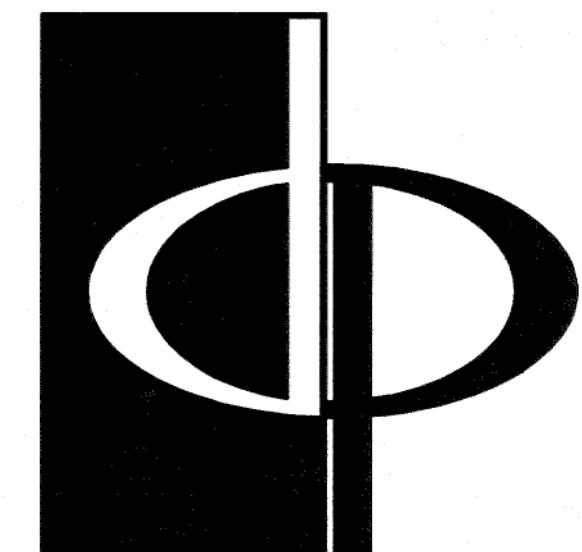


GENERAL SECTION NOTES

- POST-TENSIONED SLAB ON GRADE W/ 6 MIL POLY VAPOR BARRIER ON 95% COMPACTED SOIL. 4 TERTITE TREATED. SEE STRUCTURAL DRAWINGS FOR FOUNDATIONS & DETAILS. (CONCRETE RATED VAPOR BARRIER - 2 LAYERS OF 6MIL POLY FIBER REINFORCED BITUMINOUS MEMBRANE SANICATED BETWEEN 2 LAYERS OF POLYETHYLENE OVERLAP & TAPE JOINTS EVERY 12" MINIMUM)
- TYPICAL MASONRY WALL ASSEMBLY (UL 4356, 1 HOUR)  
1/2" TYPE 'X' 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  
PT. 2x2 MIDDLELL 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)  
1/2" TYPE 'X' 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" GYPCRETE ON 1" SOUND INSULATION MAT (R-15 BY USG CORP) ON 1/2" FELT ON 1/2" PLYWOOD SHEATHING ON 18" PARALLEL CHORD TRUSS, SEE UNIT FRAMING PLAN. CEILING TO BE NO. 26 1/2" 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 M56 GALVANIZED STEEL RESILIENT CHANNELS # 16" O.C. (MAX) 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 5/8" BUILDING FELT ON 1/2" OSB, 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 1241, 1 HOUR)  
ONE 1/2" TYPE 'X' 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 1205, 1 HOUR)  
ONE LAYER 1/2" TYPE 'X' 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" GYPCRETE 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 JOINT SIZE AND SPACING. CEILING TO BE NO. 26 1/2" GALVANIZED STEEL FURRING CHANNELS # 24" O.C. PERPENDICULAR TO FLOOR FRAMING AND ONE 1/2" TYPE 'UR' EXTERIOR CEILING GYPSUM BOARD
- TYPICAL BREEZEWAY FLOOR/CEILING ASSEMBLY (UL 1501, 1 HOUR)  
SYSTEM 3, 2 1/2" MAX. LIGHTWEIGHT CONCRETE ON 5/8" 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 M56 STEEL RESILIENT CHANNELS ON PREMANUFACTURED WOOD TRUSSES
- TYPICAL UNIT/BREEZEWAY WALL ASSEMBLY (UL 4305, 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 'X' GYPSUM WALL BOARD ON 2x4 WOOD STUDS (SIZED & SPACED AS REQUIRED BY STRUCTURAL) WITH SPRAY-APPLIED CELLULOSE INSULATION WITH 1/2" TYPE 'X' GYPSUM WALL BOARD
- TYPICAL 4HR FIREWALL SEPARATION (UL-15B2)
- HARDBE PANEL SOFFITS (SMOOTH) WITH A 2" CONTINUOUS VENT STRIP (6.4 SQ. IN. OF NET FREE VENTILATION PER LINEAR FOOT) BETWEEN EACH, WITH W2 AND 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 AB-14 FOR INSTALLATION DETAILS.



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FLORIDA FIRM LICENSE NO. AA-000501  
CONSULTANT

SEAL  
FBL MAR-0056603

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

FOR



PHILLIPS DEVELOPMENT  
& REALTY, LLC

2020 BRENTWOOD DRIVE  
RALEIGH, NC 27604  
919-984-1100

PRINTED

PERMIT SUBMITTAL 9/9/25

REVISIONS  
CODE COMMENTS DATE  
A VALUE ENGINEERING 2/15/21

DATE

JOB NUMBER 0421701

DRAWN BY REE

CHECKED BY MDL

DRAWING TITLE GARAGE ENTRY SECTIONS

DRAWING NUMBER

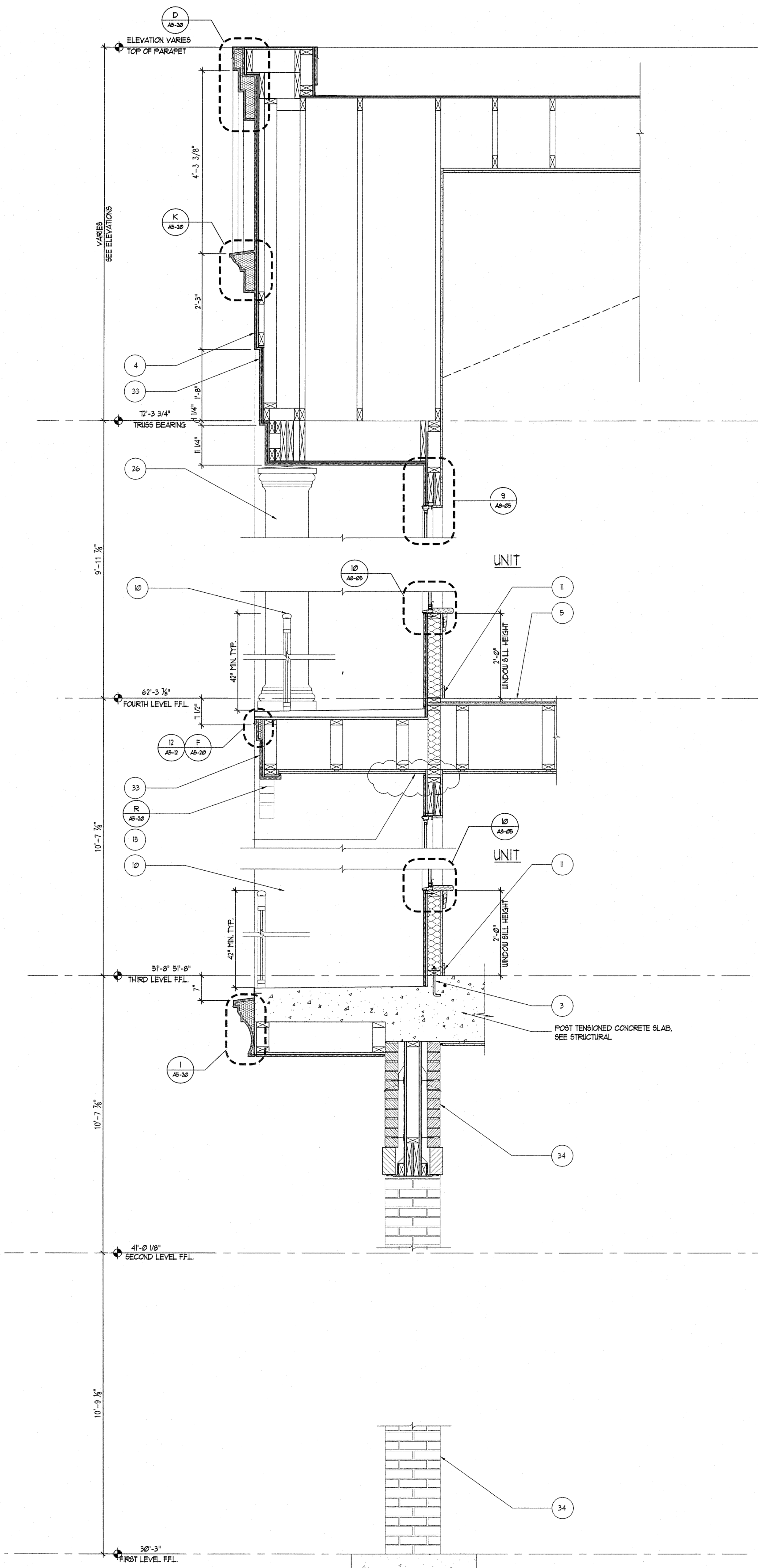
A5-04

COMMENTS

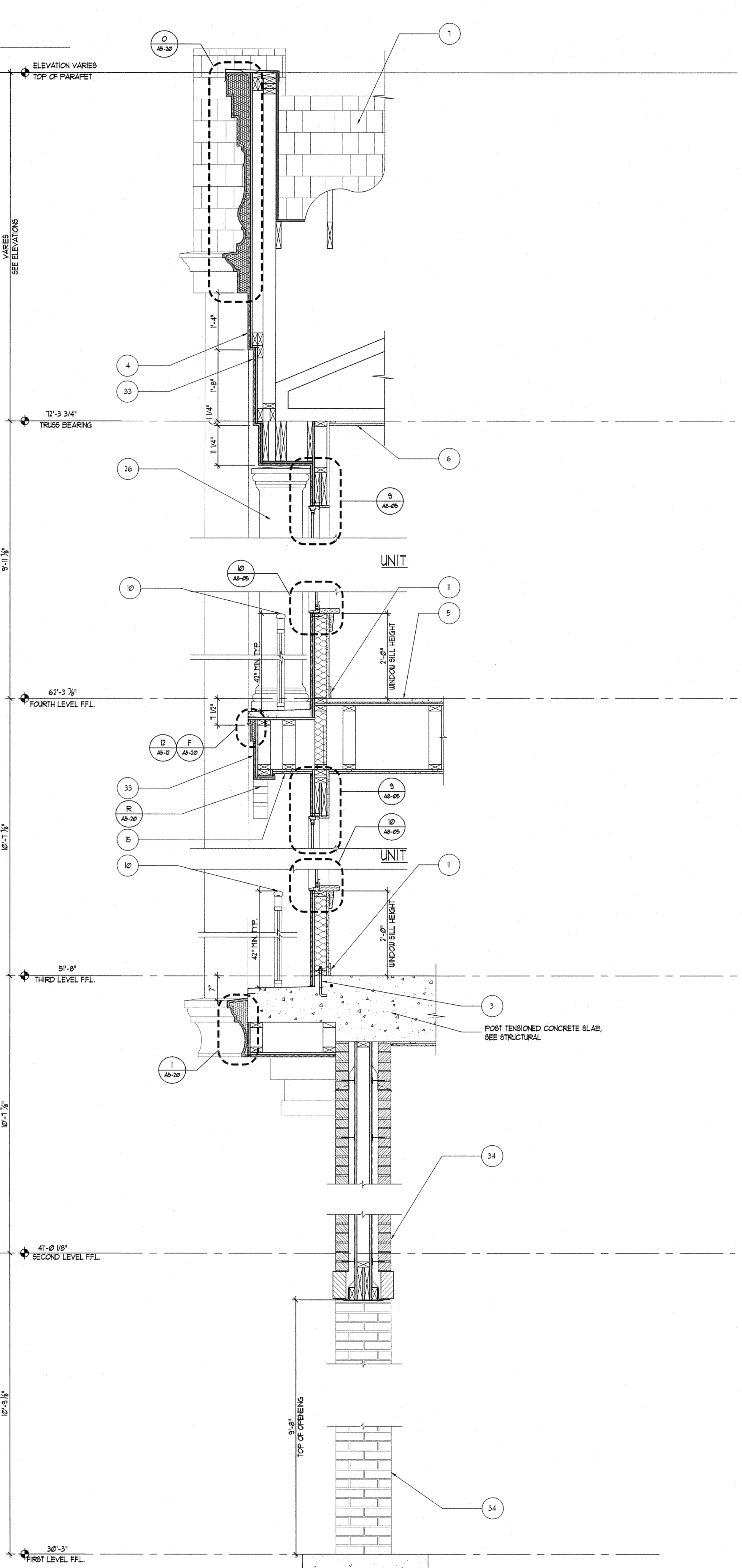
STUCCO PROFILES  
1 SEE SHEET A5-20 FOR STUCCO PROFILES AND DIMENSIONS.

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 CHANGED ROOF FINISH TO ASPHALT SHINGLES  
B REVISED FINISH FLOOR HEIGHTS  
C CHANGED CONSTRUCTION TYPE TO WOOD FRAME  
D REVISED GENERAL SECTION NOTES



2 WALL SECTION MAIN ENTRY  
SCALE: 3/4"=1'-0"



1 TYP. SECTION GARAGE ENTRY  
SCALE: 3/4"=1'-0"

A 5/11/25 PREPARED BY: PHILLIPS DEVELOPMENT & REALTY, LLC. DRAWING NO. 0421701-04. SCALE: 3/4"=1'-0".  
 PROJECT: LE JARDIN MULTI-FAMILY HOMES, TAMPA, FLORIDA. DATE: 9/9/25.