New Construction of

MADISON TERRACE

APARTMENTS

Lake Worth Beach, Florida



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THRESHOLD BUILDING

3/27/2025 1:44:52 PM

PROJECT No: 2024-14 SEAL

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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

COVER SHEET

A000

ARCHITECTURAL

SHT No.	SHEET TITLE	ISSUED	CURRENT REVISION DATE	CURRENT REVISION No.
A000	COVER SHEET	9-23-2024	2-26-25	1
A001	INDEX OF DRAWINGS	9-23-2024	3-27-25	2
A002	CODE ANALYSIS	9-23-2024	2-26-25	1
A003	UNIT MIX, AREA CALCS, FHFC REQMTS	9-23-2024	2-26-25	1
A004	ARCHITECTURAL SITE PLAN, LEGENDS	9-23-2024	2-26-25	1
A005	ARCHITECTURAL GENERAL NOTES	9-23-2024	2-26-25	1
A006	PARTITIONS AND WALL ASSEMBLIES	9-23-2024	2-26-25	1
A007	FLOOR AND ROOF CEILING ASSEMBLIES	9-23-2024	2-26-25	1
A010	OCCUPANT LOAD SCHEDULE - LEGEND PLANS	9-23-2024	2-26-25	1
A011	FIRST FLOOR LIFE SAFETY PLAN	9-23-2024	2-26-25	1
A012	SECOND FLOOR LIFE SAFETY PLAN	9-23-2024	2-26-25	1
A013	3RD THRU 6TH FLOOR LIFE SAFETY PLAN	9-23-2024	2-26-25	1
A111	FIRST FLOOR DIMENSION PLAN	9-23-2024	2-26-25	1
A112	SECOND FLOOR DIMENSION PLAN	9-23-2024	2-26-25	1
A113	3RD THRU 6TH FLOOR DIMENSION PLAN	9-23-2024	3-27-25	2
A114	ROOF DIMENSION PLAN	9-23-2024	2-26-25	1
A115	FIRST FLOOR ENLARGED DIMENSION PLAN	9-23-2024	2-26-25	1
A121	FIRST FLOOR REFERENCE PLAN	9-23-2024	3-27-25	2
A122	SECOND FLOOR REFERENCE PLAN	9-23-2024	2-26-25	1
A123	3RD THRU 6TH FLOOR REFERENCE PLAN	9-23-2024	3-27-25	2
A124	ROOF REFERENCE PLAN	9-23-2024	3-27-25	2
A131	FIRST FLOOR REFLECTED CEILING PLAN	9-23-2024	2-26-25	1
A132	SECOND FLOOR REFLECTED CEILING PLAN	9-23-2024	2-26-25	1
A133	THIRD THRU SIXTH FLOOR REFLECTED CEILING PLAN	9-23-2024	2-26-25	1
A141	FIRST FLOOR DECK PLAN	9-23-2024	3-27-25	2
A142	SECOND FLOOR DECK PLAN	9-23-2024	3-27-25	2
A143	3RD THRU 6TH FLOOR DECK PLAN	9-23-2024	3-27-25	2
A144	ROOF DECK PLAN - SLEEVING	9-23-2024	3-27-25	2
A145	ROOF MECHANICAL LAYOUT	9-23-2024	3-27-25	2
A201	BUILDING ELEVATIONS EAST & SOUTH	9-23-2024	2-26-25	1
A202	BUILDING ELEVATIONS WEST & NORTH	9-23-2024	2-26-25	1
A203	BUILDING COURTYARD ELEVATIONS	3-27-2025		
A311	ENLARGED SECTIONS	9-23-2024	2-26-25	1
A411	UNIT A, A.1 / A2, A2-AC - FLOOR AND CEILING PLANS	9-23-2024	3-27-25	2
A412	UNIT B1, B2 - FLOOR AND CEILING PLANS	9-23-2024	3-27-25	2
A413	UNIT C, D - FLOOR AND CEILING PLANS	9-23-2024	3-27-25	2
A421	UNIT A, A.1 / A2, A2-AC - KITCHEN PLANS & ELEVATIONS	9-23-2024	2-26-25	1
A422	UNIT B1, B2 - KITCHEN PLANS & ELEVATIONS	9-23-2024	2-26-25	1
A423	UNIT C, D - KITCHEN PLANS & ELEVATIONS	9-23-2024	2-26-25	1
A431	UNIT A, A.1 / A2, A2-AC - BATH PLANS & ELEVATIONS	9-23-2024	2-26-25	1
A432	UNIT B1, B2 - BATH PLANS & ELEVATIONS	9-23-2024	2-26-25	1
A433	UNIT C, D - BATH PLANS & ELEVATIONS	9-23-2024	2-26-25	1
A441	UNIT DETAILS	9-23-2024	2-26-25	1
A451	STAIRS	9-23-2024	2-26-25	1
A452	ELEVATORS	11-25-2024	2-26-25	1
A461	RESTROOMS	9-23-2024	3-27-25	2
A462	ACTIVITY ROOM	9-23-2024	2-26-25	1
A463	OFFICE, WORKROOM	9-23-2024	2-26-25	1
A465	MAIL ROOM, STORAGE ROOM	9-23-2024	2-26-25	1
A466	BILLIARDS & GAME ROOMS	9-23-2024	2-26-25	1
A467	MAINTENANCE ROOM	9-23-2024	2-26-25	1
A468	TRASH ROOMS	9-23-2024	3-27-25	2
A471	DUMPSTER ENCLOSURE	12-20-2024		
A501	DETAILS	9-23-2024	3-27-25	2
A502	DETAILS	9-23-2024	3-27-25	2
A503	DETAILS	9-23-2024	2-26-25	1
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A505	DETAILS	9-23-2024	2-26-25	1
A601	FINISH SCHEDULES	9-23-2024	3-27-25	2
A701	DOOR SCHEDULES AND DOOR TYPES - UNITS	9-23-2024	2-26-25	1
A702	DOOR SCHEDULES AND DOOR TYPES - COMMON AREAS	9-23-2024	3-27-25	2
A703	DOOR DETAILS	9-23-2024	3-27-25	2
A704	WINDOW TYPES AND DETAILS	9-23-2024	3-27-25	2
A801	UL ASSEMBLIES AND PENETRATIONS	9-23-2024	2-26-25	1
A802	UL ASSEMBLIES AND PENETRATIONS	9-23-2024	2-26-25	1
A803	UL ASSEMBLIES AND PENETRATIONS	9-23-2024	2-26-25	1
A804	UL ASSEMBLIES AND PENETRATIONS	9-23-2024	2-26-25	1
A805	UL ASSEMBLIES AND PENETRATIONS	9-23-2024	2-26-25	1
A806	UL ASSEMBLIES AND PENETRATIONS	9-23-2024	2-26-25	1
A807	FLORIDA PRODUCT APPROVALS	9-23-2024	2-26-25	1
A901	3D VIEWS	9-23-2024	2-26-25	1

STRUCTURAL

SHT No.	SHEET TITLE	ISSUED	CURRENT REVISION DATE	CURRENT REVISION No.
S001	STRUCTURAL NOTES AND SCHEDULES	9-23-2024	2-26-25	1
S110	FOUNDATION PLAN	9-23-2024	3-27-25	2.
S111	FIRST FLOOR CONCRETE FRAMING PLAN	9-23-2024	2-26-25	1
S112	SECOND FLOOR CONCETE FRAMING PLAN	9-23-2024	2-26-25	1
S113	THIRD THRU SIXTH FLOOR CONCRETE FRAMING PLAN	9-23-2024	3-27-25	2.
S114	ROOF CONCRETE FRAMING PLAN	9-23-2024	3-27-25	2.
S201	EXTERIOR ELEVATIONS EAST, SOUTH	9-23-2024	2-26-25	1
S202	EXTERIOR ELEVATIONS WEST, NORTH	9-23-2024	2-26-25	1
S301	STRUCTURAL SECTIONS	9-23-2024	3-27-25	2.
S501	TYPICAL DETAILS	9-23-2024	2-26-25	1
S502	TYPICAL POST-TENSION AND COLUMN SHEAR REINF. DETAILS	9-23-2024	2-26-25	1
S503	TYPICAL DETAILS	9-23-2024	3-27-25	2.
S601	STRUCTURAL SCHEDULES AND DETAILS	9-23-2024	2-26-25	1
S801	STRUCTURAL SPECIFICATIONS	9-23-2024	2-26-25	1
S802	STRUCTURAL SPECIFICATIONS	9-23-2024	2-26-25	1
S803	STRUCTURAL SPECS, THRESHOLD INSPECTIONS	9-23-2024	2-26-25	1
S901	3D VIEWS	9-23-2024	2-26-25	1

ELECTRICAL

SHT No.	SHEET NAME	ISSUED	CURRENT REVISION DATE	CURRENT REVISION No.
E001	ELECTRICAL LEGEND, NOTES & ABBREVIATIONS	09-23-2024	2-26-25	1
E002	ELECTRICAL SCHEDULES	09-23-2024	3-27-25	2
E010	SITE PLAN - ELECTRICAL	09-23-2024	2-26-25	1
E011	SITE PLAN - PHOTOMETRICS	09-23-2024	2-26-25	1
E121	FIRST FLOOR PLAN - ELECTRICAL	09-23-2024	2-26-25	1
E122	SECOND FLOOR PLAN - ELECTRICAL	09-23-2024	2-26-25	1
E123	THIRD THUR SIXTH FLOOR PLAN - ELECTRICAL	09-23-2024	2-26-25	1
E124	ROOF PLAN - ELECTRICAL	09-23-2024	3-27-25	2
E401	ENLARGED PLANS - ELECTRICAL	09-23-2024	3-27-25	2
E411	ENLARGED UNIT PLANS - ELECTRICAL	09-23-2024	3-27-25	2
E412	UNIT PANEL SCHEDULES	09-23-2024	3-27-25	2
E501	ELECTRICAL DISTRIBUTION RISER DIAGRAM	09-23-2024	2-26-25	1
E601	PANEL SCHEDULES	09-23-2024	2-26-25	1
E701	FIRE ALARM RISER AND DETAILS	09-23-2024	2-26-25	1
E801	ELECTRICAL DETAILS	09-23-2024	2-26-25	1

FIRE PROTECTION

SHT No.	SHEET NAME	ISSUED	CURRENT REVISION DATE	CURRENT REVISION No.
F001	FIRE PROTECTION LEGEND, NOTES & ABBREVIATIONS	09-23-2024	2-26-25	1
F010	SITE PLAN - FIRE PROTECTION	09-23-2024	2-26-25	1
F121	FIRST FLOOR PLAN - FIRE PROTECTION	09-23-2024	2-26-25	1
F122	SECOND FLOOR PLAN - FIRE PROTECTION	09-23-2024	2-26-25	1
F123	3RD THUR 6TH FLOOR PLAN - FIRE PROTECTION	09-23-2024	2-26-25	1
F501	ENLARGED FIRE PUMP ROOM	09-23-2024	2-26-25	1

MECHANICAL

SHT No.	SHEET NAME	ISSUED	CURRENT REVISION DATE	CURRENT REVISION No.
M001	MECHANICAL LEGEND, NOTES & ABBREVIATIONS	09-23-2024	2-26-25	1
M002	MECHANICAL SCHEDULES	09-23-2024	3-27-25	2
M121	FIRST FLOOR PLAN - MECHANICAL	09-23-2024	3-27-25	2
M122	SECOND FLOOR PLAN - MECHANICAL	09-23-2024	2-26-25	1
M123	3RD THRU 6TH FLOOR PLAN - MECHANICAL	09-23-2024	2-26-25	1
M124	ROOF PLAN - MECHANICAL	09-23-2024	3-27-25	2
M411	ENLARGED UNIT PLANS - MECHANICAL	09-23-2024	3-27-25	2
M501	MECHANCIAL RISERS	09-23-2024	2-26-25	1
M901	MECHANICAL DETAILS	09-23-2024	2-26-25	1
M902	MECHANICAL DETAILS	09-23-2024	2-26-25	1
M903	MECHANICAL DETAILS	09-23-2024	2-26-25	1
M904	MECHANICAL DETAILS	09-23-2024	2-26-25	1
M905	MECHANICAL DETAILS	09-23-2024	2-26-25	1

PLUMBING

SHT No.	SHEET NAME	ISSUED	CURRENT REVISION DATE	CURRENT REVISION No.
P001	PLUMBING LEGEND, NOTES & ABBREVIATIONS	09-23-2024		
P002	PLUMBING SCHEDULES	09-23-2024	3-27-25	2
P120	UNDERGROUND PLAN	09-23-2024	3-27-25	2
P121	FIRST FLOOR PLAN - PLUMBING	09-23-2024	3-27-25	2
P122	SECOND FLOOR PLAN - PLUMBING	09-23-2024		
P123	3RD THUR 6TH FLOOR PLAN - PLUMBING	09-23-2024		
P124	ROOF PLAN - PLUMBING	09-23-2024		
P401	ENLARGED PLANS - PLUMBING	09-23-2024	3-27-25	2
P411	ENLARGED UNIT PLANS - PLUMBING	09-23-2024	3-27-25	2
P501	PLUMBING RISERS	09-23-2024		
P701	PLUMBING DETAILS	09-23-2024		

2 REVISION 3-27-25
1. UPDATE INDEXES.
2. CLOUD NEW SHEETS.

PROJECT No: 2024-14 **SEAL**

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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	3-27-25	Owner, Contractor Revisions

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

INDEX OF DRAWINGS

A001

THRESHOLD BUILDING

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PROJECT INFORMATION

PROJECT TYPE:

ONE (6) STORY BUILDING APARTMENTS; WITH CONCRETE FLOORS AND SINGLE PLY ROOF DECK.

GOVERNING BODIES:

1. LAKE WORTH BEACH, FLORIDA

APPLICABLE CODES:

2023 (8TH EDITION) FLORIDA BUILDING CODE - BUILDING
2023 (8TH EDITION) FLORIDA BUILDING CODE - MECHANICAL
2023 (8TH EDITION) FLORIDA BUILDING CODE - PLUMBING
2023 (8TH EDITION) FLORIDA BUILDING CODE - FUEL GAS
2023 (8TH EDITION) FLORIDA BUILDING CODE - ACCESSIBILITY
NATIONAL ELECTRIC CODE 2020
FLORIDA FIRE PREVENTION CODE (8TH EDITION)
FLORIDA STATUTES
FLORIDA ADMINISTRATIVE CODE

ACCESSIBILITY:

FLORIDA BUILDING CODE 8TH EDITION 2023 ACCESSIBILITY
FAIR HOUSING ACT ACCESSIBILITY GUIDELINES
- ACCESSIBLE BUILDING ENTRANCE ON ACCESSIBLE ROUTE.
- ACCESSIBLE AND USABLE PUBLIC AND COMMON USE AREAS.
- USABLE DOORS
- ACCESSIBLE ROUTE INTO AND THROUGH THE COVERED UNIT.
- LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, AND OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.
- REINFORCED WALLS FOR GRAB BARS.
- USABLE KITCHENS AND BATHROOMS.

F.B.C. - BUILDING CODE COMPLIANCE:

OCCUPANCY CLASSIFICATION AND USE DESIGNATIONS (CHAPTER 3):

OCCUPANCY CLASSIFICATION

RESIDENTIAL: R2

USE DESIGNATIONS

RESIDENTIAL: R2

ACTIVITY ROOM: A3

BILLIARDS RM: A3

GAME RM: A3

MAINTENANCE: S2

CONSTRUCTION TYPE	TYPE IB (W/ NFPA 13 SPRINKLER SYSTEM)			
	ALLOWED			PROVIDED
OCCUPANCY	R-2	A-3	S-2	
(TABLE 504.3 & 4 & 506.2 F.B.C.)			MOST RESTRICTIVE	
MAX NUMBER OF STORIES	12	12	12	6
AREA	UL	UL	237,000	12,540 SF
MAX HEIGHT	180	180	180	67'-0" T.O. ROOF PARAPET
FIRE RESISTANT RATING (TABLE 601-602 F.B.C.)				
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS, TRUSSES	2 HR			2 HR
EXTERIOR BEARING WALLS	2 HR			2 HR
INTERIOR BEARING WALLS	2 HR			2 HR
NON-BEARING WALLS EXTERIOR	X > 30' 10 < X < 30			0 HR 1 HR
NON-BEARING WALLS INTERIOR	0 HR			0 HR
FLOOR CONSTRUCTION	2 HR			2 HR
ROOF CONSTRUCTION	1 HR			1 HR

MIXED USED & OCCUPANCY

(SECTION 508.3) NONSEPARATED OCCUPANCIES

508.3.1 MOST RESTRICTIVE PROVISIONS OF CHAPTER 9 (ALL OCCUPANCIES HAVE REQUIRED NFPA 13 SPRINKLER SYSTEM).

508.3.2 BUILDING COMPLIES WITH MOST RESTRICTIVE HEIGHT AND AREA REQUIREMENTS OF OCCUPANCY S-2. NO SEPARATION IS REQUIRED.

708.3 ALL UNIT SEPARATION WALLS SHALL HAVE FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. CORRIDOR WALLS SHALL HAVE MINIMUM 1/2 HOUR FIRE-RESISTANCE RATING PER TABLE 1018.1.

INTERIOR FINISHES

(TABLE T803.9 F.B.C.-B & NFPA 101 12.3.3.2-12.3.3.3 / 30.3.3.2-30.3.3.3 / 42.3.3.2)

	A3	R2	S2
VERTICAL EXIT & EXIT PASSAGEWAY	A	A	A
EXIT ACCESS	B	B	B
ROOM & ENCLOSED SPACES	B	C	C

OCCUPANCY AND MEANS OF EGRESS

(CHAPTER 10 F.B.C. - BUILDING)

OCCUPANT LOAD PER TABLE 1004.1.2 F.B.C.:

EXITING REQUIREMENTS	REQUIRED	PROVIDED
	2 EXITS	2 EXITS
MAX EXIT ACCESS TRAVEL DISTANCE (PER TABLE 10.16.2 F.B.C.)	250 LF (W/SPRINKLER)	120 LF MAX (WORST CASE)
MINIMUM WIDTH AND LENGTH REQUIRED:	REQUIRED	PROVIDED
CORRIDORS	44"	71"
STAIRS	44"	44"
RISE	7"	6.8" (VARIES - MAX. 7")
RUN	11"	11"
LANDING	44"	48"
HEADROOM	6'-8"	6'-8" WORST CASE
INTERIOR STAIR SHAFT CONSTRUCTION	2 HR	2 HR
HANDRAIL		
HEIGHT	34"-38"	34"
CONTINUOUS	FOR FULL LENGTH OF STAIR	PROVIDED
EXTENSIONS - UP RAIL	LEVEL 12" BEYOND TOP RISER	PROVIDED
EXTENSIONS - DOWN RAIL	ONE TREAD	PROVIDED
DIAMETER	1-1/4" TO 2" MAX	1-1/2" PROVIDED
PROJECTION FROM WALL	2-1/4" PER N.F.P.A. 101	2-1/4" PROVIDED
GUARDRAIL	42" HIGH	42" HIGH

OPEN PARKING GARAGE

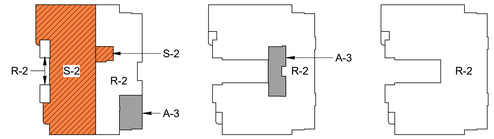
(CHAPTER 4 - SECTION 406.5)

CHAPTER 4 - OPEN GARAGE
- MIN. CLEAR HEIGHT = 7'
- OPENINGS ON MIN 2 SIDES NOT LESS THAN 20% OF AREA
- AGGREGATE LENGTH NOT LESS THAN 40% OF PERIMETER

420.2 SEPARATION WALLS
- WALLS SEPARATION DWELLING UNITS TO BE FIRE PARTITIONS PER 708

420.3 HORIZONTAL SEPARATION
- FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDINGS, FLOOR ASSEMBLIES SEPARATING SLEEPING UNITS IN THE SAME BUILDING AND FLOOR ASSEMBLIES SEPARATING DWELLING OR SLEEPING UNITS FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711

OCCUPANCY USE LOCATIONS



ALL OCCUPANCIES EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN BUILDING TYPE I-B CONSTRUCTION

THRESHOLD BUILDING

PROJECT No: 2024-14 SEAL

DM ARCHITECT, LLC
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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

CODE ANALYSIS

A002

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FHFC CONSTRUCTION FEATURES

Madison Terrace is an affordable housing project for the elderly. The following items are requirements pursuant to the affordable housing tax credit program administered by the Florida Housing Finance Corp. ("FHFC"), a State agency. The Construction Feature requirements are stated in the Request for Applications RFA 2023-202, Section Four, Exhibit A, 8. Construction Features.

This Exhibit A contains the specific applicant and project information. Some items are selected from lists of available items. Items that are not applicable to Elderly projects are not included. The following items are mandatory.

RFA 2023-202, Section Four, Exhibit A

8. Construction Features

All units are expected to meet all requirements as outlined below.

a. Federal Requirements and State Building Code Requirements for all Developments

All proposed Developments must meet all federal requirements and state building code requirements, including the following, incorporating the most recent amendments, regulations, and rules:

Florida Accessibility Code for Building Construction as adopted pursuant to Section 553.503, Florida Statutes;
The Fair Housing Act as implemented by 24 CFR 100;
Section 504 of the Rehabilitation Act of 1973*; and
Titles II and III of the Americans with Disabilities Act of 1990 as implemented by 28 CFR 35.

The above documents are available on the RFA Webpage.

*All Developments must comply with Section 504 of the Rehabilitation Act of 1973, as implemented by 24 CFR Part 8 ("Section 504 and its related regulations"). All Developments must meet accessibility standards of Section 504. Section 504 accessibility standards require a minimum of 5 percent of the total dwelling units, but not fewer than one unit, to be accessible for individuals with mobility impairments. An additional 2 percent of the total units, but not fewer than one unit, must be accessible for persons with hearing or vision impairments. All of the accessible units must be equally distributed among different unit sizes and Development types and must be dispersed on all accessible routes throughout the Development.

To the extent that a Development is not otherwise subject to Section 504 and its related regulations, the Development shall nevertheless comply with Section 504 and its related regulations as requirements of the Corporation funding program to the same extent as if the Development were subject to Section 504 and its related regulations in all respects. To that end, all Corporation funding shall be deemed "Federal financial assistance" within the meaning of that term as used in Section 504 and its related regulations for all Developments.

b. General Features

(1) The Development will provide the following General Features:

- Broadband infrastructure which includes cables, fiber optics, wiring, or other infrastructure, as long as the installation results in accessibility in each unit;
- Termite prevention;
- Pest control;
- Window covering for each window and glass door inside each unit;
- Cable or satellite TV hook-up in each unit and, if the Development offers cable or satellite TV service to the residents, the price cannot exceed the market rate for service of similar quality available to the Development's residents from a primary provider of cable or satellite TV;
- Washer and dryer hook ups in each of the Development's units or an on-site laundry facility for resident use. If the proposed Development will have an on- site laundry facility, the following requirements must be met:
  - Omitted, no "on-site laundry facility";
  - Omitted, no "on-site laundry facility";
  - Omitted, no "on-site laundry facility"
- Omitted, no "3 bedroom or larger new construction units";
- Omitted, does not apply to Elderly Developments; and
- Elderly Developments must have a minimum of one elevator per residential building provided for all Elderly Set-Aside Units that are located on a floor higher than the first floor.

(2) Omitted, does not apply to Elderly Developments.

(3) All Elderly Developments must also provide a full-size range and oven in all units. (*Rephrased for clarity.*)

c. Required Accessibility Features, regardless of the age of the Development

Federal and state law and building code regulations requires that programs, activities, and facilities be readily accessible to and usable by persons with disabilities. The Corporation requires that the design, construction, or alteration of its financed Developments be in compliance with federal and state accessibility requirements. When more than one law and accessibility standard applies, the Applicant shall comply with the standard (2010 ADA Standards, Section 504, Fair Housing Act, or Florida Building Code, Accessibility) which affords the greater level of accessibility for the residents and visitors. Areas required to be made accessible to mobility-impaired residents and their visitors, including those in wheelchairs, shall include, but not be limited to, accessible routes and entrances, paths of travel, primary function areas, parking, trash bins, mail and package receiving areas for residents, pool and other amenities, including paths of travel to amenities and laundry rooms, including washers and dryers.

(1) Required Accessibility Features in all Units

- Primary entrance doors on an accessible route shall have a threshold with no more than a 1/2-inch rise;
- All door handles on primary entrance door and interior doors must have lever handles;
- Lever handles on all bathroom faucets and kitchen sink faucets;
- Mid-point on light switches and thermostats shall not be more than 48 inches above finished floor level; and
- Cabinet drawer handles and cabinet door handles in bathroom and kitchen shall be lever or D-pull type that operate easily using a single closed fist.

(2) Omitted, does not apply to Elderly Developments.

(3) Accessibility Features in all Developments with the Elderly (ALF or Non-ALF) Demographic must also provide the following features:

- 20 percent of the new construction units must have roll-in showers.
- Horizontal grab bars in place around each tub and/or shower, or a Corporation-approved alternative approach for grab bar installation. The installation of the grab bars must meet or exceed the 2010 ADA Standards for Accessible Design, Section 609. In addition, the following standards for grab bars are required:
  - If a bathtub/shower combination with a permanent seat is provided, grab bars shall be installed to meet or exceed the 2010 ADA Standards for Accessible Design, Section 607.4.1.
  - If a bathtub/shower combination without a permanent seat is provided, grab bars shall be installed to meet or exceed the 2010 ADA Standards for Accessible Design, Section 607.4.2.
  - If a roll-in shower is provided, grab bars shall be installed to meet or exceed the 2010 ADA Standards for Accessible Design, Section 608.3.2.
- Reinforced walls for future installation of horizontal grab bars in place around each toilet, or a Corporation-approved alternative approach for grab bar installation. The installation of the grab bars must meet or exceed the 2010 ADA Standards for Accessible Design;
- All bathrooms in all new construction units must have vanity cabinets with at least one roll-out shelf or drawer in bottom of cabinet.
- Adjustable shelving in master bedroom closets (must be adjustable by resident); and
- In one of the kitchen's base cabinets, there shall be a large bottom drawer that opens beyond full extension, also referred to as an "over-travel feature." Drawers with the over-travel feature allow drawers to extend completely past the cabinet front so all the contents can be accessed. The drawer shall be deep and wide enough to store pots and pans and the drawer slides shall have a weight load rating of a minimum of 100 pounds. The drawers shall be mounted on a pair of metal side rails that are ball- bearing.

d. Required Green Building Features in all Developments

(1) All new construction units and, as applicable, all common areas must have the features listed below:

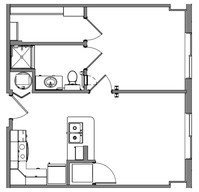
- Low or No-VOC paint for all interior walls (Low-VOC means 50 grams per liter or less for flat; 150 grams per liter or less for non-flat paint);
- Low-flow water fixtures in bathrooms—WaterSense labeled products or the following specifications:
  - Toilets: 1.28 gallons/flush or less,
  - Urinals: 0.5 gallons/flush,
  - Lavatory Faucets: 1.5 gallons/minute or less at 60 psi flow rate,
  - Showerheads: 2.0 gallons/minute or less at 80 psi flow rate;
- Energy Star certified refrigerator;
- Energy Star certified dishwasher;
- Energy Star certified ventilation fan in all bathrooms;
- Water heater minimum efficiency specifications:
  - Residential Electric:
    - Up to 55 gallons = 0.95 EF or 0.92 UEF; or
    - More than 55 gallons = Energy Star certified; or
    - Tankless = 0.97 EF and Max GPM of ≥ 2.5 over a 77° rise or 0.87 UEF and GPM of ≥ 2.9 over a 67° rise;
  - Residential Gas (storage or tankless/instantaneous): Energy Star certified;
  - Commercial Gas Water Heater: Energy Star certified;
- Energy Star certified ceiling fans with lighting fixtures in bedrooms and living rooms;
- Air Conditioning (in-unit or commercial):
  - Air-Source Heat Pumps – Energy Star certified:
    - ≥ 7.8 HSPF2/ ≥15.2 SEER2/ ≥11.7 EER2 for split systems
    - ≥ 7.2 HSPF2 ≥15.2 SEER2/ ≥10.6 EER2 for single package equipment including gas/electric package units
  - Central Air Conditioners – Energy Star certified:
    - ≥15.2 SEER2/ ≥12.0 EER2 for split systems
    - ≥15.2 SEER2/ ≥11.5 EER2* for single package equipment including gas/electric package units.

  NOTE: Window air conditioners and portable air conditioners are not allowed. Package Terminal Air Conditioners (PTACs) / Package Terminal Heat Pumps (PTHPs) are allowed in studio and one-bedroom units.

(2) In addition to the required Green Building features outlined in (1) above, this New Construction Development commits to achieve the following Green Building Certification Program:
  - ICC 700 National Green Building Standard (NGBS).

(3) Omitted, does not apply to Elderly Developments.

e. Omitted, does not apply to Elderly Developments.

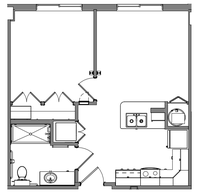


UNIT A, A-SH, A.1

1 BEDROOM, 1 BATHROOM

UNIT TYPE	QTY	SQ. FT.
A	25	577
A-SH	2	577
A.1	5	590
TOTAL	32	

UNITS "A AND "A.1" ARE THE SAME EXCEPT "A.1" LIVING ROOM EXTENDS AN ADDITIONAL 1'-0" AT THE EXTERIOR WALL.

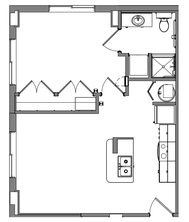


UNIT A2, A2.1, A2-AC, A2.1-AC

1 BEDROOM, 1 BATHROOM

UNIT TYPE	QTY	SQ. FT.
A2	11	576
A2.1	4	588
A2-AC	4	576
A2.1-AC	1	588
TOTAL	20	

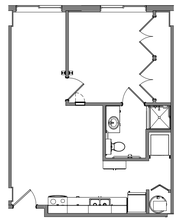
UNITS "A2 AND "A2.1" ARE THE SAME EXCEPT "A2.1" LIVING ROOM EXTENDS AN ADDITIONAL 1'-0" AT THE EXTERIOR WALL.
UNITS WITH "-AC" SUFFIX ARE THE SAME AS BASE UNITS EXCEPT THEY HAVE U.F.A.S. COMPLIANT KITCHEN AND BATHROOM.



UNIT B1

1 BEDROOM, 1 BATHROOM

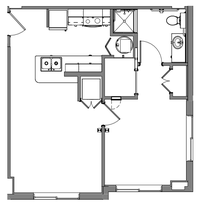
UNIT TYPE	QTY	SQ. FT.
B1	5	612
TOTAL	5	



UNIT B2

1 BEDROOM, 1 BATHROOM

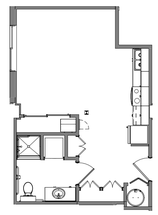
UNIT TYPE	QTY	SQ. FT.
B2	15	590
TOTAL	15	



UNIT C

1 BEDROOM, 1 BATHROOM

UNIT TYPE	QTY	SQ. FT.
B2	11	597
TOTAL	11	



UNIT D

1 BEDROOM, 1 BATHROOM

UNIT TYPE	QTY	SQ. FT.
B2	8	455
TOTAL	8	

BUILDING AREA

NAME	AREA	TYPE	AC
FLOOR 1			
ELEVATOR	90 SF	CIRCULATION	
ELEVATOR	91 SF	CIRCULATION	
CORRIDOR	791 SF	CIRCULATION	**YES**
STAIRS	196 SF	CIRCULATION	
STAIRS	196 SF	CIRCULATION	
LOBBY	93 SF	CIRCULATION	**YES**
LOBBY	284 SF	CIRCULATION	**YES**
LOBBY	50 SF	CIRCULATION	**YES**
CIRCULATION	**1,791 SF**		
ACTIVITY RM	583 SF	COMMON USE	**YES**
MAIL	142 SF	COMMON USE	**YES**
RESTROOMS	133 SF	COMMON USE	**YES**
ARTS AND CRAFTS	193 SF	COMMON USE	**YES**
BAR	193 SF	COMMON USE	**YES**
COMMON USE	**1,244 SF**		
ELECTRICAL	361 SF	MECHANICAL	**YES**
FIRE PUMP	319 SF	MECHANICAL	**YES**
TRASH RM	262 SF	MECHANICAL	**YES**
TRASH	9 SF	MECHANICAL	**YES**
MAINTENANCE	287 SF	MECHANICAL	**YES**
COMM	47 SF	MECHANICAL	**YES**
MECHANICAL	**1,285 SF**		
OFFICE	6 SF	OFFICE	**YES**
OFFICE	349 SF	OFFICE	**YES**
OFFICE	**355 SF**		
APARTMENTS	591 SF	RESIDENTIAL	**YES**
APARTMENTS	1,177 SF	RESIDENTIAL	**YES**
RESIDENTIAL	**1,769 SF**		
STORAGE	88 SF	STORAGE	**YES**
STORAGE	**88 SF**		
FLOOR 1	**6,532 SF**		
FLOOR 2			
STAIRS	198 SF	CIRCULATION	
STAIRS	198 SF	CIRCULATION	
ELEVATOR	85 SF	CIRCULATION	
ELEVATOR	85 SF	CIRCULATION	
CORRIDOR	1,470 SF	CIRCULATION	**YES**
LOBBY	50 SF	CIRCULATION	**YES**
LOBBY	71 SF	CIRCULATION	**YES**
CIRCULATION	**2,157 SF**		
COMM	45 SF	MECHANICAL	**YES**
TRASH	25 SF	MECHANICAL	**YES**
MECHANICAL	**70 SF**		
APARTMENTS	7,097 SF	RESIDENTIAL	**YES**
APARTMENTS	1,609 SF	RESIDENTIAL	**YES**
APARTMENTS	1,608 SF	RESIDENTIAL	**YES**
RESIDENTIAL	**10,314 SF**		
FLOOR 2	**12,540 SF**		
FLOOR 3			
CORRIDOR	1,470 SF	CIRCULATION	**YES**
STAIRS	198 SF	CIRCULATION	
STAIRS	198 SF	CIRCULATION	
ELEVATOR	85 SF	CIRCULATION	
ELEVATOR	85 SF	CIRCULATION	
LOBBY	50 SF	CIRCULATION	**YES**
LOBBY	50 SF	CIRCULATION	**YES**

BUILDING AREA

NAME	AREA	TYPE	AC
CIRCULATION	**2,157 SF**		
TRASH	25 SF	MECHANICAL	
COMM	45 SF	MECHANICAL	**YES**
MECHANICAL	**70 SF**		
APARTMENTS	7,097 SF	RESIDENTIAL	**YES**
APARTMENTS	3,216 SF	RESIDENTIAL	**YES**
RESIDENTIAL	**10,314 SF**		
FLOOR 3	**12,540 SF**		
FLOOR 4			
CORRIDOR	1,470 SF	CIRCULATION	**YES**
STAIRS	198 SF	CIRCULATION	
STAIRS	198 SF	CIRCULATION	
ELEVATOR	85 SF	CIRCULATION	
ELEVATOR	85 SF	CIRCULATION	
LOBBY	50 SF	CIRCULATION	**YES**
LOBBY	71 SF	CIRCULATION	**YES**
CIRCULATION	**2,157 SF**		
TRASH	25 SF	MECHANICAL	
COMM	45 SF	MECHANICAL	**YES**
MECHANICAL	**70 SF**		
APARTMENTS	7,097 SF	RESIDENTIAL	**YES**
APARTMENTS	3,216 SF	RESIDENTIAL	**YES**
RESIDENTIAL	**10,314 SF**		
FLOOR 4	**12,540 SF**		
FLOOR 5			
CORRIDOR	1,470 SF	CIRCULATION	**YES**
STAIRS	198 SF	CIRCULATION	
STAIRS	198 SF	CIRCULATION	
ELEVATOR	85 SF	CIRCULATION	
ELEVATOR	85 SF	CIRCULATION	
LOBBY	50 SF	CIRCULATION	**YES**
LOBBY	71 SF	CIRCULATION	**YES**
CIRCULATION	**2,157 SF**		
TRASH	25 SF	MECHANICAL	
COMM	45 SF	MECHANICAL	**YES**
MECHANICAL	**70 SF**		
APARTMENTS	7,097 SF	RESIDENTIAL	**YES**
APARTMENTS	3,216 SF	RESIDENTIAL	**YES**
RESIDENTIAL	**10,314 SF**		
FLOOR 5	**12,540 SF**		
FLOOR 6			
CORRIDOR	1,470 SF	CIRCULATION	**YES**
STAIRS	198 SF	CIRCULATION	
STAIRS	198 SF	CIRCULATION	
ELEVATOR	85 SF	CIRCULATION	
ELEVATOR	85 SF	CIRCULATION	
LOBBY	50 SF	CIRCULATION	**YES**
LOBBY	71 SF	CIRCULATION	**YES**
CIRCULATION	**2,157 SF**		
TRASH	25 SF	MECHANICAL	
COMM	45 SF	MECHANICAL	**YES**
MECHANICAL	**70 SF**		
APARTMENTS	7,097 SF	RESIDENTIAL	**YES**
APARTMENTS	3,216 SF	RESIDENTIAL	**YES**
RESIDENTIAL	**10,314 SF**		
FLOOR 6	**12,540 SF**		
TOTAL AREA	**69,235 SF**		

EXTERIOR AREA

NAME	AREA
FLOOR 1	
PARKING	6,608 SF
ENTRY	45 SF
ENTRY	48 SF
SHAFT	11 SF
ENTRY	94 SF
SIDEWALK	427 SF
SIDEWALK	126 SF
SIDEWALK	252 SF
SIDEWALK	27 SF
SIDEWALK	29 SF
FLOOR 1	**7,668 SF**
FLOOR 2	
BALCONY	79 SF
BALCONY	97 SF
SHAFT	25 SF
LEDGE	48 SF
LEDGE	24 SF
LEDGE	24 SF
FLOOR 2	**296 SF**
FLOOR 3	
SHAFT	25 SF
BALCONY	97 SF
BALCONY	79 SF
LEDGE	24 SF
LEDGE	48 SF
LEDGE	24 SF
FLOOR 3	**296 SF**
FLOOR 4	
SHAFT	25 SF
BALCONY	97 SF
BALCONY	79 SF
LEDGE	24 SF
LEDGE	48 SF
LEDGE	24 SF
FLOOR 4	**296 SF**
FLOOR 5	
SHAFT	25 SF
BALCONY	97 SF
BALCONY	79 SF
LEDGE	24 SF
LEDGE	48 SF
LEDGE	24 SF
FLOOR 5	**296 SF**
FLOOR 6	
SHAFT	25 SF
BALCONY	97 SF
BALCONY	79 SF
LEDGE	24 SF
LEDGE	48 SF
LEDGE	24 SF
FLOOR 6	**296 SF**
TOTAL AREA: 40	**9,150 SF**

SPECIAL UNITS SCHEDULE

FHA SECTION 504 COMPLIANCE

TYPE	U.F.A.S. MOBILITY UNIT #	U.F.A.S. SIGHT & HEARING UNIT #	
A2-AC	204		
A-SH		302	
A2.1-AC	315		
A2-AC	420		
A2-AC	504		
A-SH		519	
A2-AC	621		
TOTAL	5	2	
PERCENT	5.5%	2.2%	MIN REQ'D: 5%, 2%

ROLL-IN SHOWERS

UNIT TYPE	UNIT #	SHOWER TYPE	
A2-AC	204	SH-3 ROLL-IN ADA	UFAS MOBILITY UNIT
A2	304	SH-2 ROLL-IN	
A2	404	SH-2 ROLL-IN	
A2-AC	504	SH-3 ROLL-IN ADA	UFAS MOBILITY UNIT
A2	604	SH-2 ROLL-IN	
A2.1	215	SH-2 ROLL-IN	
A2.1-AC	315	SH-3 ROLL-IN ADA	UFAS MOBILITY UNIT
A2.1	415	SH-2 ROLL-IN	
A2.1	515	SH-2 ROLL-IN	
A2.1	615	SH-2 ROLL-IN	
A2	220	SH-2 ROLL-IN	
A2	320	SH-2 ROLL-IN	
A2-AC	420	SH-3 ROLL-IN ADA	UFAS MOBILITY UNIT
A2	520	SH-2 ROLL-IN	
A2	620	SH-2 ROLL-IN	
A2	221	SH-2 ROLL-IN	
A2	321	SH-2 ROLL-IN	
A2	421	SH-2 ROLL-IN	
A2	521	SH-2 ROLL-IN	
A2-AC	621	SH-3 ROLL-IN ADA	UFAS MOBILITY UNIT
TOTAL	20		
PERCENT	22.0%		MIN REQ'D: 20%

NOTES:

1. ALL 91 UNITS SHALL HAVE FULL SET OF A.D.A. COMPLIANT GRAB BARS.
2. ALL ROLL-IN SHOWERS SHALL BE HAVE A.D.A. COMPLIANT THRESHOLDS.
3. ROLL-IN SHOWERS FOR U.F.A.S. MOBILITY UNITS SHALL HAVE ADJUSTABLE SPRAY UNITS WITH MIN. 59" LONG HOSE AND FOLD-DOWN SEAT.
4. U.F.A.S. MOBILITY UNITS SHALL HAVE REMOVEABLE KITCHEN SINK AND VANITY BASE CABINETS.
5. SEE UNIT KITCHEN & BATHROOM PLANS FOR DETAILS AND SHOWER REFERENCES.
6. UNITS WITH THE SUFFIX "AC" SHALL COMPLY WITH THE MOBILITY ACCESSIBILITY REQUIREMENTS OF U.F.A.S.
7. UNITS WITH THE SUFFIX "SH" SHALL COMPLY WITH THE SIGHT & HEARING IMPAIRED REQUIREMENTS OF U.F.A.S.

BUILDING UNIT MIX AND LOCATIONS

Stack No.	01 02	03 04r	05r	07	09r	11r 12r	13 14	15	17	19r 20	21 22r	23r	A	A-SH	A2	A2-AC	B1	B2	C	D	Each Floor
Floor 6	B1	B2	B2	B2	C	A.1	A	A2.1	C	A	A2-AC	A	4	-	1	1	1	3	2	-	18
	A	A2				D	D			A2	A		2	-	2	-	-	-	-	2	
Floor 5	B1	B2	B2	B2	C	A.1	A	A2.1	C	A-SH	A2	A	3	1	2	-	1	3	2	-	18
	A	A2-AC				D	D			A2	A		2	-	1	1	-	-	-	2	
Floor 4	B1	B2	B2	B2	C	A.1	A	A2.1	C	A	A2	A	4	-	2	-	1	3	2	-	18
	A	A2				D	D			A2-AC	A		2	-	1	1	-	-	-	2	
Floor 3	B1	B2	B2	B2	C	A.1	A	A2.1-AC	C	A	A2	A	4	-	1	1	1	3	2	-	18
	A-SH	A2				D	D			A2	A		1	1	2	-	-	-	-	2	
Floor 2	B1	B2	B2	B2	C	A.1	A	A2.1	C	A	A2	A	4	-	2	-	1	3	2	-	16
	A	A2-AC								A2	A		2	-	1	1	-	-	-	-	
Floor 1					C	A				A			2	-	-	-	-	-	1	-	3
													-	-	-	-	-	-	-	-	
Total	10	10	5	5	6	10	9	5	5	11	10	5	30	2	15	5	5	15	11	8	91

NOTES:
Prefix: A, B, C = 1 Bedroom / 1 Bathroom
D = Studio / 1 Bathroom

Suffix: AC = UFAS Mobility Impaired Unit
SH = UFAS Sight & Hearing Impaired Unit
Stack No. suffix "r" = Reverse of enlarged unit floor plans

Unit types with ".1" suffix are the same as base unit except Living Rm has 1'-0" extension to exterior.
Stack No. is the location defined by the last two digits of the unit number.
A single digit floor number prefixes the stack # to create the individual unit numbers.
See plans for stack locations.

UNIT VARIATIONS

UNIT TYPE 1BR/1BA	QTY	SQ FT	Total SF	Roll-in Shower	DESCRIPTION
A	25	577	14,425	-	Unit A base unit
A-SH	2	577	1,154	-	Unit A plus Sight & Hearing Impaired features
A.1	5	590	2,950	-	Unit A plus 1'-0" LR extension to exterior
A2	11	576	6,336	11	Unit A2 base unit
A2.1	4	588	2,352	4	Unit A2 plus 1'-0" LR extension to exterior
A2-AC	4	576	2,304	4	Unit A2 plus Accessibility Equipped
A2.1-AC	1	588	588	1	Unit A2.1 plus Accessibility Equipped
B1	5	612	3,060	-	Linear kitchen
B2	15	590	8,850	-	Linear kitchen
C	11	597	6,567	-	Corner unit
D	8	455	3,640	-	Studio
TOTAL	91		52,226	20	

PROJECT No: 2024-14

SEAL

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
AA 26004029
1007 Chatham Break St.
Orlando, FL 32828
Tel: 407-759-8822
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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS

821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

UNIT MIX, AREA CALCS, FHFC REQMTS

A003

THRESHOLD BUILDING

3/27/2025 1:45:04 PM

ABBREVIATIONS

1S	ONE SIDE	ENL	ENLARGED	L	LENGTH	REV	REVISION	W/D	WASHER / DRYER
2S	TWO SIDE	EQ	EQUAL	L#	LEVEL NUMBER (FLOORS, ROOF)	RH	RIGHT HAND	WD	WOOD
4S	FOUR (ALL) SIDE	EQUIP	EQUIPMENT	LAV	LAVATORY	RM	ROOM	WDW	WINDOW
		ES	EACH SIDE	LF	LINEAR FOOT	RO	ROUGH OPENING	WF	WIDE FLANGE
A/C	AIR CONDITIONING	EW	EACH WAY	LH	LEFT HAND	RVS	REVERSE	WI	WROUGHT IRON
AB	AS-BUILT	EWH	ELECTRIC WATER HEATER	LWIC	LIGHTWEIGHT INSULATED CONCRETE			WWR	WELDED WIRE REINFORCEMENT AKA WWF, WWM
AEC	ARCHITECTURE, ENGINEERING, AND CONSTRUCTION	EWC	ELECTRIC WATER COOLER			S	SOUTH		
		EXST	EXISTING			SAN	SANITARY	WM	WASHING MACHINE
A/E	ARCHITECT / ENGINEER	EXP JT	EXPANSION JOINT	LT WT	LIGHTWEIGHT	SC	SOLID CORE	WP	WATERPROOF
AFF	ABOVE FINISHED FLOOR			LWC	LIGHTWEIGHT CONCRETE	SCHED	SCHEDULE		
AFL	ABOVE FLOOR LEVEL	FB	FOOTING BEAM			SECT	SECTION	X	BY - EXAMPLE, 4' X 4'
AGL	ABOVE GROUND LEVEL	F'c	CHARACTERISTIC CONCRETE STRENGTH	MAINT	MAINTENANCE	SF	SQUARE FOOT		
AHU	AIR HANDLER UNIT			MAX	MAXIMUM	SHR	SHOWER	SPECIAL CHARACTERS & SYMBOLS	
ALT	ALTERNATE	FD	FLOOR DRAIN	MECH	MECHANICAL	SHT	SHEET	◄►	DIM LINE | CENTER OF OBJECT
AOR	AREA OF RESCUE	FCU	FAN COIL UNIT	MFG	MANUFACTURING	SHTG	SHEATHING	°F	DEGREES FAHRENHEIT
APPROX	APPROXIMATELY	FDC	FIRE DEPT CONNECTION	MFR	MANUFACTURER	SIM	SIMILAR	Ø	DIAMETER
ARCH	ARCHITECT, ARCHITECTURAL	FDV	FIRE DEPT VALVE	MIN	MINIMUM	SPEC	SPECIFICATION	#	NUMBER
		FEC	FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS	SQ	SQUARE		
B	BOTTOM	FF	FINISH FLOOR	MO	MASONRY OPENING	SQ FT	SQUARE FOOT	SECTION DIRECTIONS	
BLDG	BUILDING	FIN GR	FINISH GRADE	MULL	MULLION	SS, SST	STAINLESS STEEL	NS	NORTH / SOUTH AXIS
BLK	BLOCK	FL	FLOOR LEVEL			STC	SOUND TRANSMISSION CLASS	EW	EAST / WEST AXIS
BOT	BOTTOM	FLR	FLOOR	N	NORTH	STD	STANDARD	**-D	D = N, S, E, or W
BT	BATHTUB	FO	FINISH OPENING	NA	NOT APPLICABLE	STL	STEEL	EXAMPLES	
BTM	BOTTOM	FR	FRAMING	NIC	NOT IN CONTRACT	STRUT	STRUCTURAL	NS-E =	NORTH / SOUTH AXIS looking EAST
BW	BOTH WAYS	FRT	FIRE RETARDANT TREATED	NO	NUMBER	SYM	SYMBOL	EW-N =	EAST / WEST AXIS looking NORTH
		FT	FOOT, FEET	NOM	NOMINAL	SYMM	SYMMETRICAL		
C/C	CENTER TO CENTER	FTG	FOOTING	NS	NEAR SIDE			NOTE: ABBREVIATIONS MAY BE USED WITH AND WITHOUT PUNCTUATION.	
CFMF	COLD FORMED METAL FRAMING			N.S.O.P.	NOT SHOWN ON PLAN	T	TOP, TREAD		
CJ	CONTROL JOINT, CONSTRUCTION JOINT	GA	GAUGE	NTS	NOT TO SCALE	T	TREAD		
		GALV	GALVANIZED			T&G	TONGUE AND GROOVE		
CCTV	CLOSED CIRCUIT TELEVISION	GD	GARBAGE DISPOSAL	OA, O/A	OVERALL	TB	TIE BEAM		
CL	CENTER LINE	GL	GLASS	OD	OUTSIDE DIAMETER	TBD	TO BE DETERMINED		
CLG	CEILING	GR	GRADE	OFFC	OFFICE	TEL	TELEPHONE		
CLR	CLEARANCE	GYP	GYPSUM BOARD	OPNG	OPENING	TEMP	TEMPERATURE		
CMU	CEMENT MASONRY UNIT	GWB	GYPSUM WALLBOARD	OPH	OPPOSITE HAND	THK	THICK		
COL	COLUMN			OPP	OPPOSITE	TFF	TOP OF FINISH FLOOR		
COMM	COMMUNICATION	H	HEIGHT	OVHD	OVERHEAD	TO, T.O.	TOP OF		
CONC	CONCRETE	HC	HOLLOW CORE	OPT	OPTIONAL	TOC	TOP OF CONCRETE		
CONT	CONTINUOUS	HGT	HEIGHT			TW	TOP OF WALL		
CPT	CARPET	HORZ	HORIZONTAL	PL	PLATE	TYP	TYPICAL		
CVR	COVER	HM	HOLLOW METAL	PLAM	PLASTIC LAMINATE				
		HMD	HOLLOW METAL DOOR	PLYWD	PLYWOOD	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS (FOR UNITS, SIM TO ADA)		
D	DEPTH	HMF	HOLLOW METAL FRAME	PNL	PANEL				
DETL	DETAIL	HP	HIGH PRESSURE	PR	PAIR	UNFIN	UNFINISHED		
DIA	DIAMETER	HAS	HEADED STUD ANCHOR	PREFAB	PREFABRICATED	UNO	UNLESS NOTED OTHERWISE		
DIAG	DIAGONAL	HVAC	HEATING, VENTING, AIR CONDITIONING	PRELIM	PRELIMINARY	U/S	UNDER SIDE		
DIM	DIMENSION			PT	PRESERVATIVE TREATED	UPS	UNINTERRUPTIBLE POWER SUPPLY		
DN	DOWN	HT	HEIGHT	PTD	PAINTED	UR	URINAL		
DR	DOOR	ID	INSIDE DIAMETER	PVC	POLY VINYL CHLORIDE	VCT	VINYL COMPOSITION TILE		
DS	DOWNSPOUT	INSUL	INSULATION	PVMT	PAVEMENT	VERT	VERTICAL		
DW	DISHWASHER	INV	INVERT ELEVATION			W	WIDTH, WEST		
DWG	DRAWING			QTY	QUANTITY	W/	WITH		
		JST	JOIST			W/O	WITHOUT		
EA	EACH	JT	JOINT	R	RADIUS / RISER	WC	WATER CLOSET		
EF	EACH FACE			REF	REFERENCE, REFRIGERATOR				
EL, ELEV	ELEVATION	KS	KITCHEN SINK	REFL	REFLECTED				
ELEC	ELECTRICAL	KWh	KILOWATT HOUR	REINF	REINFORCEMENT				
ELEV.	ELEVATOR			REQD	REQUIRED				

SYMBOLS LEGEND

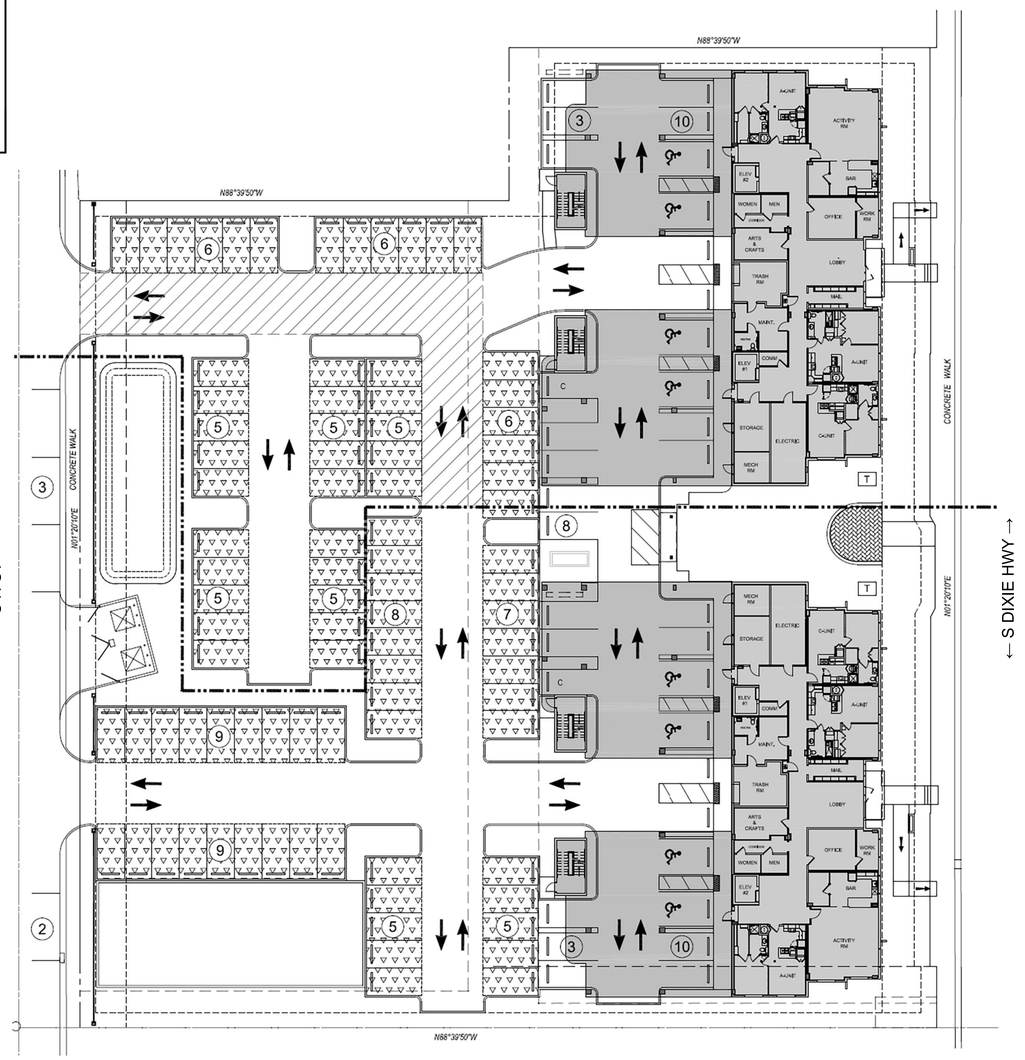
ROOM TITLE	FIRST DIGIT REPRESENTS FLOOR LEVEL. REMAINING DIGITS REPRESENT ROOM NUMBER 01 THRU 99.
DOOR SYMBOL	DOOR LABELED BY NUMBER OF SPACE INTO WHICH DOOR SWINGS, FOLLOWED BY LETTER IN ALPHABETICAL SEQUENCE IF MORE THAN ONE DOOR.
WINDOW SYMBOL	NUMBERED BY TYPE
WALL TAG	INDICATES PARTITION TYPE. SEE A005.
M.8 GRID LINE LABEL	A, B, C, ETC. IN EAST-WEST DIRECTION 1, 2, 3, ETC. IN NORTH-SOUTH DIRECTION LOCATION OF GRID NOTED: C-1, D.2-5, ETC GRID LINE OFFSET: D(-7 3/4")-8(-8'-0 1/2"); NEG. TOWARD PRECEDING GRID LINE
TITLE	DETAIL NO. 14 DETAIL TITLE VIEW NAME SCALE: 1 1/2" = 1'-0" SCALE R / R101
4 2 INTERIOR ELEVATION 3 DIRECTION OF VIEW	MAJOR BUILDING SECTION DETAIL # INDICATES DIRECTION OF SECTION SHEET IN WHICH DETAIL IS DRAWN
	PARTIAL SECTION 1 A101 DETAIL # SIM INDICATES DIRECTION OF SECTION SHEET IN WHICH DETAIL IS DRAWN

MATERIAL DESIGNATIONS

EARTH / COMPACTED	PLYWOOD (SMALL SCALE)	GLAZING
POROUS FILL (STONE, GRAVEL, ETC)	PLYWOOD (LARGE SCALE)	GLASS (SMALL SCALE)
CONCRETE / STRUCTURAL (CAST-IN-PLACE, PRECAST)	WOOD / FINISH	GLASS (large SCALE)
CONCRETE / LIGHTWEIGHT (CONCRETE FILL)	WOOD / ROUGH	ACOUSTIC TILE
STUCCO, SAND FINISH	WOOD / BLOCKING	CERAMIC TILE
PLASTER, SAND, CEMENT, GROUT	INSULATION BATT	
METAL (LARGE SCALE)	INSULATION RIGID	
METAL (SMALL SCALE)	GYPSUM WALL BOARD (FIBERBOARD, ETC)	

(#) SITE NOTES

1. THIS SITE PLAN IS FOR ARCHITECTURAL INFORMATION ONLY. SEE CIVIL DOCUMENTS FOR SPECIFIC BUILDING LOCATIONS AND SITE REQUIREMENTS.
2. THIS SET OF CONSTRUCTION DOCUMENTS IS FOR THE APARTMENT BUILDING ONLY. ALL OTHER BUILDINGS ARE DOCUMENTED SEPARATELY.
3. SEE CIVIL DOCUMENTS FOR SITE PLAN ELEVATIONS FOR ACCESSIBLE ROUTES AND HANDICAP COMPLIANT SLOPES. SLOPES NOT TO EXCEED 1:20 EXCEPT WHERE SHOWN WITH ADA COMPLIANT SLOPES, LANDINGS AND RAILINGS.



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

THRESHOLD BUILDING

PROJECT No: 2024-14 SEAL

DM ARCHITECT, LLC
David A. Mallory
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ARCHITECTURE & PLANNING
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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

ARCHITECTURAL SITE PLAN, LEGENDS

A004

3/27/2025 1:45:08 PM

GENERAL NOTES

1 CONTRACTOR, SUBCONTRACTOR AND VENDORS MUST COMPLY WITH THE FEATURES AND AMENITIES PROVISIONS ON SHEET A003 AS THEY RELATE TO THEIR INSTALLATION OF MATERIALS AND EQUIPMENT.
2 THE CONTRACTOR AND SUBCONTRACTORS SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY AND/OR UNCERTAINTY REGARDING WHAT PRODUCT OR MATERIAL IS TO BE USED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT PRIOR TO COMMENCING.
3 IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER AND ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.
4 CONTRACTOR SHALL VERIFY ALL COLUMN COORDINATES AND CHECK THEM AGAINST THE DIMENSIONS SHOWN ON THE PLANS AND DETAILS. NOTIFY ARCHITECT OF ANY DISCREPANCIES DISCOVERED DURING STAKING THE BUILDING LAYOUT.
5 ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LAWS, CODES, ORDINANCES, AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION.
6 THE CONTRACTOR AND SUBCONTRACTORS SHALL COORDINATE THEIR CONSTRUCTION OPERATIONS WITH THOSE OF OTHERS TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK. EACH CONTRACTOR SHALL COORDINATE ITS OPERATION WITH OPERATIONS BEING PERFORMED BY OTHERS WHICH HAVE INTERDEPENDENCE FOR PROPER INSTALLATION, CONNECTION AND/OR OPERATION.
7 THE GENERAL CONTRACTOR SHALL EMPLOY A TESTING LABORATORY APPROVED BY THE OWNER AS REQUIRED BY GOVERNING AUTHORITIES TO MAKE ALL TESTS FOR SOIL COMPACTION AND CONCRETE TO ENSURE COMPLIANCE WITH SPECIFICATIONS, PLANS, STANDARDS AND LOCAL CODES. REFER TO SPECIFICATIONS, LOCAL AUTHORITIES, AND INDUSTRY PRACTICES FOR FREQUENCY OF TESTS TO BE PERFORMED. SUBCONTRACTORS ARE RESPONSIBLE FOR PAYMENT OF RETESTS OF DEFICIENT WORK.
8 REFER TO AND COORDINATE THESE DRAWINGS WITH THE SITE LANDSCAPE PROVIDED BY OTHERS.
9 ALL RESIDENTIAL UNITS AND ALL UNITS ACCESSIBLE BY ELEVATOR SHALL BE ACCESSIBLE AND ADAPTABLE IN ACCORDANCE WITH FEDERAL FAIR HOUSING ACT STANDARDS.
10 ALL TENANT SEPARATION WALLS SHALL BE MINIMUM 3-5/8" METAL STUDS AT 16" O.C. UNLESS NOTED OTHERWISE.
11 ALL LUMBER SHALL BE GRADE STAMPED AND IN ACCORDANCE WITH THE STRUCTURAL PLANS OR THEIR INTENDED USE.
12 SUPPORTS SPECIFIED FOR HEADERS SHALL BE CARRIED CONTINUOUSLY TO THE FOUNDATION.
13 ALL FRAMING SHALL BE IN ACCORDANCE WITH THE STRUCTURAL PLANS, APPROVED SHOP DRAWINGS AND LOCAL BUILDING CODE REQUIREMENTS.
14 ALL FASTENERS, INSTALLATION, AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH REFERENCED FIRE RATED ASSEMBLIES AND PROPER INDUSTRY PRACTICES FOR THE TYPES OF MATERIALS AND LOCATIONS.
15 PROPER SEALANT SHALL BE INSTALLED AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS, AT JOINTS AROUND DOOR AND WINDOW FRAMES, BETWEEN WALL CAVITIES, BETWEEN WALL AND FOUNDATION, BETWEEN WALL AND ROOF INTERSECTIONS, BETWEEN WALL PANELS, AND AT ALL EXTERIOR PENETRATIONS OF UTILITIES THROUGH WALLS AND ROOFS. SEAL ALL DISSIMILAR MATERIAL TO PROVIDE WATERTIGHT CONSTRUCTION.
16 FLASHING SHALL BE INSTALLED AT THE EXTERIOR OF ALL DOOR AND WINDOW HEADS, AND INTERSECTIONS BETWEEN THE WALL AND ROOF SURFACES. INSTALL IN ACCORDANCE WITH SMACNA STANDARDS TO PROVIDE WATERTIGHT CONSTRUCTION.
17 PAINT TRASH CHUTE ROOF PENETRATION TO MATCH EXTERIOR WALLS.
18 PROVIDE ONE 2A-5/BC 5LB. FIRE EXTINGUISHER WITH CURRENT CERTIFICATE IN EACH UNIT LOCATED AS APPROVED BY THE LOCAL FIRE OFFICIALS (PROPOSED TO BE LOCATED IN THE KITCHEN SINK BASE CABINET).
19 ALL WORK AND EQUIPMENT SHALL BE FULLY GUARANTEED BY GENERAL CONTRACTOR, ALL SUBCONTRACTORS, AND MATERIALS SUPPLIERS FOR A MINIMUM OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
20 PROVIDE TERMIDOR TERMITE TREATMENT WITH 5 YEAR WARRANTY AND SHALL INCLUDE THE ANNUAL INSPECTIONS DURING THIS PERIOD. (IF THE OWNER APPROVES AN ALTERNATE TERMITE TREATMENT, THE OTHER PROVISIONS HEREIN REMAIN.) THE CONTRACTOR SHALL PROVIDE A PERMANENT SIGN WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR REINSPECTION AND TREATMENT CONTRACT RENEWAL SHALL BE PROVIDED. THE SIGN SHALL BE POSTED IN THE MAINTENANCE ROOM OR AS DIRECTED BY THE ARCHITECT.
21 EACH TERMITE TREATMENT SHALL BE FULLY DOCUMENTED AS EACH TREATMENT IS COMPLETED, PROVIDING A COPY TO THE OWNER AND FOR THE BUILDING PERMIT FILES. THE TREATMENT CERTIFICATE SHALL PROVIDE THE PRODUCT USED, IDENTITY OF THE APPLICATOR, TIME AND DATE OF THE TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED, TO ESTABLISH A VERIFIABLE RECORD OF PROTECTIVE TREATMENT. FINAL EXTERIOR TREATMENT SHALL BE COMPLETED PRIOR TO FINAL BUILDING APPROVAL.
22 CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE AND RELATED SERVICE CONNECTION WITH THE RESPECTIVE UTILITY COMPANIES.
23 CONTRACTOR SHALL PERFORM ALL WORK WITHIN PUBLIC RIGHTS OF WAY ACCORDING TO THE PLANS AND SPECIFICATIONS AND REQUIREMENTS BY THE COUNTY OR GOVERNING AUTHORITY, AND SHALL OBTAIN PERMITS FROM THE APPROPRIATE AGENCIES.
24 THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS SHALL BE CONSIDERED COMPLIMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CONSULTANT PROVIDED INFORMATION WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY CONSULTANT'S WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ATTENTION OF THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE COMMENCEMENT OR RESUMPTION OF WORK.
25 CONTRACTOR SHALL REFER TO AND CROSS REFERENCE DETAILS, DIMENSIONS, NOTES AND REQUIREMENTS SHOWN ON THE ARCHITECTURAL DRAWING WITH RELATED REQUIREMENTS SHOWN ON OTHER DISCIPLINES DRAWINGS.
26 PIPE SLEEVES, FRAMED OPENINGS AND ANY MISCELLANEOUS OPENING WHETHER SHOWN OR NOT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE SIZED, LOCATED AND INSTALLED AS INDICATED ON THE APPLICABLE STRUCTURAL, MECHANICAL, FIRE PROTECTION OR ELECTRICAL DRAWINGS.
27 CONTRACTOR SHALL BE RESPONSIBLE FOR THE COSTS AND COMPLETION OF MECHANICAL/LIGHTING SYSTEM COMMISSIONING AS REQUIRED BY THE FLORIDA BUILDING CODE AND SUCH OTHER TESTING OF INSTALLED SYSTEMS AS MAY BE REQUIRED BY THE FLORIDA BUILDING CODE.
28 NO PRODUCTS OR SYSTEMS SHALL BE INSTALLED THAT CAN ONLY BE SERVICED BY A SINGLE PROVIDER. IF NO REASONABLE COST ALTERNATIVE IS AVAILABLE, CONTRACTOR SHALL PROVIDE DOCUMENTATION INCLUDING COST RAMIFICATIONS. THIS IS NOT INTENDED TO APPLY TO WARRANTY WORK PERFORMED BY THE CONTRACTOR OR SUPPLIER.
29 SHOP DRAWINGS SUBMITTED SHALL INCLUDE THE SPECIFIC ITEMS INTENDED TO BE INSTALLED INCLUDING THE CONTRACTOR'S INTENDED MATERIALS TO COMPLY WITH U.L. ASSEMBLIES THAT ALLOW ALTERNATIVE MATERIALS FOR COMPLIANCE. ANY DEVIATIONS FROM THE PLANS AND SPECIFICATIONS SHALL BE NOTED CLEARLY IN THE SHOP DRAWING SUBMITTALS.
30 BUILDING WILL BE TESTED BY A QUALIFIED 3RD PARTY COMPANY PRIOR TO BUILDING FINAL INSPECTIONS TO VERIFY IF BUILDING NEEDS A D.A.S. SYSTEM

BUILDING NOTES

1 REFER TO SHEET A601 FOR FLORIDA HOUSING FINANCE CORP. (F.H.F.C.) FEATURES AND AMENITIES REQUIREMENTS.
2 REFER TO LIFE SAFETY PLANS AND REFERENCE FLOOR PLANS FOR FIRE RATED WALL LOCATIONS AND TYPES.
3 ALL ROOF COVERINGS SHALL MEET REQUIREMENTS OF FBC 2017.
4 PROVIDE INSPECTOR TEST VALVE ACCESS PANEL AS REQUIRED FOR SPRINKLER SYSTEM.
5 SEE PLUMBING, ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR SLOPED FLOOR SLAB ELEVATIONS.
6 REFER TO SITE WORK DRAWINGS FOR SIDEWALK LOCATIONS AND CONNECTIONS TO BUILDING PORCHES.
7 ALL PRIMARY ROOF DRAINS SHALL BE PIPED INTERNALLY AND CONNECTED TO THE STORMWATER SYSTEM. TERMINATION LOCATIONS AND DETAILS SHALL BE COORDINATED WITH CIVIL DRAINAGE PLANS. METAL ROOFS SHALL HAVE GUTTERS AND DOWNSPOUTS AS INDICATED ON THE ARCH. PLANS.
8 INTERIOR AND EXTERIOR LOAD BEARING PARTITIONS AND STRUCTURAL MEMBERS THAT SUPPORT ONE OR MORE FLOORS OR ROOF, OR SUPPORT A RATED ASSEMBLY, SHALL BE FIRE BLOCKED AT OPENINGS AND HAVE A FIRE RESISTANCE RATING NOT LESS THAN THE ASSEMBLY BEING SUPPORTED, AND NOT LESS THAN ONE HOUR.
9 VERIFY SIZE AND SPACING OF INTERIOR AND EXTERIOR LOAD BEARING PARTITIONS WITH STRUCTURAL DRAWINGS.
10 VERIFY LOCATION OF FIRE RISER AND FACP CLOSETS WITH FIRE PROTECTION, PLUMBING AND FIRE ALARM DRAWINGS AND CONFIRM LOCATIONS ARE ACCEPTABLE BY THE FIRE DEPARTMENT.
11 CONFIRM ALL FINISH GRADE, FINISH FLOOR PORCH, STEP AND SIDEWALK REQUIREMENTS WITH APPROVED SITE ENGINEERING. ALL ENTRIES INTO BUILDING SHALL BE A.D.A. COMPLIANT INCLUDING THRESHOLDS AND LANDINGS.
12 ALL INTERIOR AND EXTERIOR WALL INSULATION TO BE NON-FACED UNLESS NOTED OTHERWISE.
13 ALL GROUT ON ALL COMMON AREA FLOOR TILE SHALL BE SEALED.
14 ALL FLOORING IN STAIRWELLS AND STAIRWELL TREADS SHALL BE PROTECTED DURING CONSTRUCTION TO ENSURE FLOORING AND TREADS LOOK NEW AT COMPLETION.
15 PROPER FASTENING SCHEDULE MUST BE USED FOR EACH FIRE ASSEMBLY. SEE A800 SERIES SHEETS.
16 CONDENSING UNIT, TYP. COORDINATE LOCATION AND CLEARANCES WITH MECHANICAL AND PLUMBING DRAWINGS. MAINTAIN 3'-0" CLEAR AT DISCONNECTS PER 2017 NEC REQUIREMENTS.
17 CONTRACTOR SHALL PROVIDE A LOCK BOX AT THE PRIMARY POINT OF FIRE DEPARTMENT ACCESS TO THE BUILDING AS DETERMINED BY THE FIRE DEPARTMENT.

ROOFING NOTES

1 ALL ROOF COVERINGS TO MEET REQUIREMENTS OF THE FLORIDA BUILDING CODE.
2 ALL ROOF DRAINS SHALL BE PIPED INTERNALLY AND CONNECTED TO THE STORMWATER SYSTEM. TERMINATION LOCATIONS AND DETAILS SHALL BE COORDINATED WITH CIVIL DRAINAGE PLANS.
3 CONDENSING UNIT, TYP. COORDINATE LOCATION AND CLEARANCES WITH MECHANICAL AND PLUMBING DRAWINGS. MAINTAIN 3'-0" CLEAR AT DISCONNECTS PER CURRENT NEC REQUIREMENTS.
4 LIGHTENING PROTECTION SYSTEM SHALL BE INSTALLED ON THE ROOF. SEE ELECTRICAL PLANS FOR DETAILS.

ELEVATION NOTES

1 ALL ROOF COVERINGS TO MEET REQUIREMENTS OF FLORIDA BUILDING CODE.
2 CONFIRM PORCH AND STEP REQUIREMENTS WITH APPROVED CIVIL ENGINEERING.
3 ALL DOORS AND WINDOWS TO MEET DESIGN PRESSURES SHOWN ON STRUCTURAL DRAWINGS.
4 ALL EXTERIOR GLASS ON WINDOWS AND DOORS SHALL MEET THE FLORIDA BUILDING CODE. WIND REQUIREMENTS.
5 DOOR AND WINDOW MANUFACTURER SHALL PROVIDE CERTIFICATION, SIGNED AND SEALED, BY A REGISTERED FLORIDA PROFESSIONAL.
6 COORDINATE ALL EXTERIOR BUILDING MOUNTED LIGHT LOCATIONS WITH ELECTRICAL AND LANDSCAPE PLANS.
7 ALL DRYER/BATH EXHAUST AND INTAKE VENT LOCATIONS SHALL BE CAREFULLY COORDINATED WITH THE PLACEMENTS OF THE WINDOW OPENINGS, BUILDING TRIM AND BUILDING MOUNTED LIGHTS. A PLAN IDENTIFYING THE LOCATIONS OF EACH VENT SHALL BE SUBMITTED BY THE HVAC CONTRACTOR TO THE OWNER FOR APPROVAL PRIOR TO INSTALLATION.
8 PROVIDE BLOCKING AT ALL ITEMS TO BE ATTACHED TO INTERIOR OR EXTERIOR WALLS INCLUDING, BUT NOT LIMITED TO, CABINETRY, RAILINGS, GRAB BARS, LIGHTS WHERE NEEDED, ENTRANCE ID NUMBERS AND BUILDING ADDRESSES.
9 APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR NEW BUILDING SO THAT THE NUMBER OR ADDRESS IS PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMERALS SHALL BE NOT LESS THAN THREE INCHES IN HEIGHT FOR RESIDENTIAL STRUCTURES AND AT LEAST SIX INCHES IN HEIGHT FOR ALL OTHER BUILDING STRUCTURES.
10 PAINT INTERIOR & EXTERIOR METAL FINISHES UNLESS PROVIDED WITH FACTORY FINISH.
11 ALL STUCCO SHALL BE 3-COATS OVER METAL LATH, OVER LAYER OF KRAFT "D" UNDERLAYMENT AND TYVEK BUILDING WRAP DESIGNED FOR STUCCO.

SECTION & DETAILS NOTES

1 REFER TO STRUCTURAL DRAWINGS FOR CONCRETE REINFORCING AND SPECIFICATIONS.
2 PROVIDE SILL SEALER AND ACOUSTICAL SEALANT AT ALL PERIMETER WALLS, AND TENANT SEPARATION AND CORRIDOR WALLS.
3 LAP METAL FLASHING A MIN. OF 8" EACH SIDE OF VALLEY.
4 4" MIN. HORIZ. LAP, 6" MIN. VERTICAL LAP ON FLASHING.
5 KEEP 5/8" BACK FROM EDGE OF SLAB AT LEVELS 2 THROUGH 7.
6 SEE FIRE RATED ASSEMBLY A800 SERIES SHEETS FOR LOCATION AND FASTENING OF ASSEMBLIES.
7 ALL DOORS AND WINDOWS TO MEET DESIGN PRESSURES SHOWN ON STRUCTURAL DWGS.
8 ALL INSULATION TO BE NON-FACED UNLESS NOTED OTHERWISE.
9 PROVIDE 1/8" GAP BETWEEN ALL DENSSHIELD TO ALLOW FOR EXPANSION / CONTRACTION. SEAL JOINTS PER MANUFACTURER'S RECOMMENDATIONS.
10 ALL GYP. BD. TO BE INSTALLED WITH SCREWS IN ACCORDANCE WITH THE FIRE RATED ASSEMBLY OR MANUFACTURER'S RECOMMENDATIONS.
11 SOUND TRANSMISSION FOR WALLS AND CEILING SHALL COMPLY WITH THE REQUIREMENTS OF FBC CHAPTER 12, SECTION 1207.
12 ALL STUCCO SHALL BE 3-COATS OVER METAL LATH, OVER LAYER OF KRAFT "D" UNDERLAYMENT AND TYVEK BUILDING WRAP.

DOOR & WINDOW NOTES

1. All doors and windows shall meet minimum pressures shown on structural drawings.
2. All exterior glass on windows and doors shall meet FBC 2023 wind and impact requirements.
3. Safety Glazing shall be installed in Hazardous Locations in accordance with the requirements of FBC 2406.4 .
4. Door and window manufacturer shall provide signed and sealed certification by a registered Florida professional.
5. Provide (2) peepholes at unit entry doors located at 58" A.F.F. and 43" A.F.F.
6. Provide door sweep at threshold for exterior and unit entry doors. Unit entry doors shall be provided with deadbolts with thumbturns.
7. Set thresholds at exterior doors in full silicone sealant bed and shall be max 1/2" w/ 1 vert x 2 horz beveled edges and extend min. 6" up face of jamb, both sides. All installed thresholds shall be ADA compliant.
8. All rated doors and frames shall have the same hourly rating and letter classifications.
9. All fire doors shall be self-closing and self-latching.
10. All doors located along exit corridors shall have not less than 20-minute fire rating and shall be self-closing and self-latching.
11. Undercut door 1" where required for return air flow.
12. Install 20 mil peel and stick flashing at all door jambs and heads - typ. (jambs first, head last). To be installed over building wrap except at head according to manufacturer's recommendations.
13. Paint all interior gypsum board finishes.
14. Paint exterior stucco and trim finishes.
15. Paint interior and exterior metal finishes unless provided with factory finish.
16. All exterior wall insulation to be non-faced where applicable.
17. All metal flashing to be 26-gauge galvanized steel or .032" aluminum.
18. Supply and install steel doors and frames in accordance with ANSI/SDI A250.6.
19. The fire rating of the steel frames does not require grouting and grouting should not be installed since it can be detrimental to the frames, hinges and gypsum board, if applicable.
20. Set threshold supports (front, back & intermediate) in full bed of 25-year silicone caulk.
21. Caulk threshold exposed ends and where it abuts door jamb.
22. All common area windows shall receive wood sills and 3-1/4" wood aprons under sills.
23. All apartment windows shall receive marble sills and 2-1/4" wood aprons under sills. Marble sills shall be sized to overhang aprons by about one inch.
24. All exterior windows shall have insulated glass.
25. All rated doors and frames shall be labeled per FBC 716.5 as appropriate. See sheet A701 for unit door schedule.
26. Fire door assemblies shall meet the requirements for a smoke and draft control door assembly tested in accordance with UL 1784. No louvers shall be allowed. Installation of smoke doors shall be in accordance with NFPA 105.
27. Power-operated doors shall comply with FBC 2023. Doors should be capable of manually being opened or closed in the event of a power failure.

STAIR NOTES

1 CONTRACTOR TO SUBMIT STAIR AND RAILING SHOP DRAWINGS CERTIFYING COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.
2 REFER TO CIVIL OR LANDSCAPE SITE PLAN FOR SIDEWALK LAYOUT LEADING TO STAIRS.
3 STAIR TOP RAILS SHALL RETURN TO WALL.
4 FINISH ALL STEEL HANDRAILS, GUARDRAILS AND STRINGERS WITH EPOXY PRIMER AND PAINT.
5 METAL BRACKET SPACES AT 48" O.C. (MAX.).
6 ALL TREADS AND LANDINGS SHALL BE PROTECTED DURING CONSTRUCTION.

PARTITION NOTES

1 DO NOT SCALE DRAWINGS. SEE PLANS FOR SPECIFIC LOCATIONS, DIMENSIONS, CEILING HEIGHTS, FLOOR TO FLOOR HEIGHTS, ETC.
2 FOR SPECIFIC REQUIREMENTS OF MATERIALS TO BE USED AND INSTALLATION REQUIREMENTS SEE UL ASSEMBLIES, SHT. A800 SERIES, AND APPROVED SHOP DRAWINGS.
3 ALL PARTITIONS ARE NON-RATED UNLESS NOTED OTHERWISE.
4 ALL 5/8" GYPSUM WALL BOARD (GWB) SHALL BE TYPE "X", U.N.O.
5 STAGGER HORIZONTAL JOINTS 1'-0" MIN. ON OPPOSITE SIDES OF RATED STUD WALLS.
6 INSTALL FIRE RATED WALL PRIOR TO SETTING BATHTUBS AND SHOWER UNITS. DENSSHIELD IS INSTALLED OVER THE EXPOSED PORTIONS OF THE FIRE RATED WALL AT THESE LOCATIONS.
7 INSTALL DENSSHIELD BOARD AT ALL SHOWER AND TUB LOCATIONS, INCLUDING CEILING, EXCEPT WHERE THE WALL IS COVERED BY PREFAB SHOWER UNIT OR BATHTUB. USE FIRE RATED DENSSHIELD BOARD AT FIRE RATED WALL FOR ENTIRE AREA ABUTTING SHOWER WHERE SHOWER CONTROLS ARE LOCATED IN A CORRIDOR FIRE RATED WALL.
8 MOISTURE RESISTANT (M.R.) GYPSUM WALL BOARD AT ALL UNIT BATHROOMS INCLUDING CEILING OUTSIDE THE SHOWER OR BATHTUB AREA.
9 RATED PARTITIONS SHALL BE STENCILED ABOVE ACCESSIBLE CEILINGS AT 20 FT MAX. SPACING WITH THE FIRE RATING OF THE WALL IN THE MANNER REQUIRED BY LOCAL CODE OFFICIALS.

COMMON AREAS NOTES

1 ALL DIMENSIONS SHOWN ARE FINISH DIMENSIONS EXCEPT AS NOTED OR TO CENTERLINE OF PARTY WALLS.
2 REFER TO BUILDING PLANS FOR FIRE RATED BEARING WALLS.
3 PROVIDE FIRE RETARDANT 2" HORIZONTAL FAUX WOOD BLINDS AT ALL WINDOWS.
4 ALL INSULATIONS TO BE UNFACED UNLESS NOTED OTHERWISE.
5 PROVIDE SIGNAGE AT ELEVATOR: "IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS" PER FBC SECTION 3002.3.
6 PROVIDE 4A-40 B.C. FIRE EXTINGUISHER. LOCATE AS PER PLAN. THE GRIP HEIGHT OF THE EXTINGUISHERS SHALL NOT EXCEED A.D.A. REQUIREMENTS.
7 PROVIDE THERMOSTATS AND ELECTRICAL SWITCHES ON M.E.P. DRAWINGS MOUNTED 46" A.F.F. TO CENTERLINE. ALL OPERATING CONTROLS SHALL BE NO GREATER THAN 48" A.F.F.
8 ALL ASSEMBLY OCCUPANCY ROOMS TO RECEIVE A OCCUPANCY LOAD SIGN.

UNIT NOTES

A. Refer to sheets A002 and A003 for General Project Notes, Material Designations and Symbol Legend.
B. Refer to sheet A601 for Florida Housing Finance Corp. ("FHFC") features and amenities requirements.
C. Refer to Special Units Schedule on sheet A601 for locations of Uniform Federal Accessibility Standards ("UFAS") required "Mobility" impaired" units and "Sight & Hearing" impaired units, UFAS accessible showers, and roll-in showers required by FHFC.
D. Refer to sheets A421 through A441 for additional requirements and information for the units.
E. 100% of all units shall be adaptable as required by the state and federal regulations.
F. All passage doorway openings in these units shall be 32" (min) clear.
G. Provide lever hardware on all doors, kitchen sinks and bathroom fixtures at all units.
H. Use grid lines and demising wall centerlines for layout. Do not use slab edges for layout.
I. Electrical receptacles shall be offset in tenant walls for noise control.
J. Insulation installation shall meet RESNET Grade I standards. All insulation to be unfaced unless noted otherwise.
K. Install fire rated wallboard prior to setting bathtubs and shower units. DensShield is installed over the exposed portions of the fire rated wall at these locations.
L. Install DensShield tile backer at all shower and tub locations, including ceiling, except where the wall is covered by prefab shower unit or bathtub. Where shower controls are in a fire rated corridor wall, install 5/8" DensShield Fireguard tile backer for the entire area abutting the shower.
M. In all unit bathrooms install moisture resistant (M.R.) gypsum wall board at all ceilings and walls outside the shower or bathtub areas covered by DensShield.
N. Provide removable base at kitchen sink in "UFAS mobility" units with minimum dimension 27" high x 30" wide. The finished floor shall extend under the counter to the walls. Provide finished walls with trim and paint.
O. Removable base cabinet at kitchen workspace in "UFAS mobility" units (5%). Base shall be removable under the full 30" min. Frontage of the counter. The finished floor shall Extend under the counter to the walls.

1. Min. 18" clear floor space from latch of pulled side of door.
2. Min. 12" clear floor space from latch of pushed side of entry door.
3. Provide R-11 insulation for sound barrier and caulk perimeter and penetrations in wall. Same for exterior walls except provide R-19 insulation.
4. Soffit for bathroom exhaust vent. See floor dimension plans and details on sht A441.
5. Provide (2) peepholes at all unit entry doors located at 58" A.F.F. and 43" A.F.F.
6. Provide one 3A-40B:C 5-lb fire extinguisher with current certificate in each unit located as approved by the local fire officials.
7. 100% of the units shall have adjustable shelving in master closet which must be adjustable by resident. Install (5) adjustable shelves - 16" deep x 24"wide @ 16" o.c. from F.F.
8. Provide fire retardant vertical window blinds with 2" wide louvers at all windows in units. Blinds shall open at the same side as the horizontal sliding windows. In "UFAS mobility" units the blinds shall be operable per UFAS requirements.
9. Load Center and Media Panel.
10. In Laundry Closet thicken wall by adding 7/8" metal furring where shown.
11. In Sight & Hearing ("SH") units, install control switch to deactivate doorbell signals in bedrooms. Toggle switch is located with light & fan switches in farthest position from the doorway. The switch is to be gray or black.

FINISH SCHEDULE NOTES

1 ALL INTERIOR FINISHES SHALL BE AS REQUIRED BY FBC, SECTION 8, TABLE 803.11.
2 SEE SHT A601 - A602 FINISH SCHEDULES.
3 PAINT COLORS AND FLOOR COLORS MAY BE CHANGED BY THE OWNER OR WILL BE PROVIDED AT A LATER DATE FOR ITEMS INDICATED AS "TBD" (TO BE DETERMINED). REVISIONS SHALL BE DOCUMENTED WITH A REVISED FINISH SCHEDULE ON LETTER SIZE PAPER ISSUED TO THE GENERAL CONTRACTOR.
4 CONTRACTORS SHALL PROVIDE SHOP DRAWINGS AND/OR REQUEST CONFIRMATION OF COLORS IN A TIMELY MANNER THAT WILL PROVIDE ADEQUATE TIME FOR A RESPONSE WITHOUT DELAYING THE CONSTRUCTION SCHEDULE.
5 CONTRACTORS SHALL CONFIRM PAINT COLORS AND FLOOR COLORS VIA SHOP DRAWINGS OR IN WRITING BEFORE ORDERING MATERIALS.

#KITCHEN NOTES

A. Refer to sheet A002 and A003 for general project notes, special units schedule, material designations and symbol legend.
B. Refer to sheet A003 for F.H.F.C. required features and amenities.
C. Refer to sheet A421 and A422 for additional requirements for the units.
D. See table on A003 sheet for locations of required accessible kitchens per UFAS standards.
E. Provide lever hardware on all doors, kitchen sinks and bathroom fixtures at all units.
F. Install min. 1x4 wood blocking for kitchen cabinets - the top of top blocking at the top of cabinets and bottom of bottom blocking at the bottom of cabinets.

1. 30"x48" clear floor space for parallel or perpendicular approach to range, oven, sink, dishwasher and refrigerator.
2. 5'-0" turnaround clearance for wheelchairs.
3. Provide (1) 3A-40B:C 5-lb. Fire extinguisher per unit. Locate as per plan.
4. In one kitchen base cabinet provide one full-extension drawer ("over-travel feature") that allows the drawer to extend completely past the cabinet front so all the contents can be accessed. The drawer shall be deep and wide enough to store pots and pans, and the drawer slides shall have a weight load rating of a minimum of 100 pounds. The drawers shall be mounted on a pair of metal side rails that are ball-bearing. Provide documentation of full-extension, load rating and ball-bearings to Owner.
5. UFAS Mobility Units (5%). Comply with Uniform Federal Accessibility Standards:
   a. Provide removable base at kitchen sink in "UFAS mobility" units with minimum dimension 27" high x 30" wide. The finished floor shall extend under the counter to the walls. Provide finished walls with trim and paint.
   b. Work Surface - Minimum dimension 27" high x 30" wide. The finished floor shall extend under the counter to the walls. Provide base trim.
   c. Work Surface - The finished floor shall extend under the counter to the walls. Provide finished walls with trim and paint.
   d. Rough-in plumbing shall be located to accept connections of supply and drain pipes for sinks mounted at the height of 28 in.
6. Install garbage disposal switch closer to the sink than the nearby quad outlet.
7. Countertops adjacent to refrigerator shall be flush with end of base cabinet or support.
8. Provide hood control (power on/off, high/low, light on/off) at accessible location for all UFAS Mobility units.

BATHROOM NOTES

A. Refer to sheet A002 and A003 for general project notes, special units schedule, material designations and symbol legend.
B. Refer to sheet A003 for F.H.F.C. required features and amenities.
C. Refer to sheets A431, A432 & A433 for additional requirements and information for the units.
D. See Special Units Schedule on A003 sheet for locations of required accessible showers per ADA standards.
E. Provide lever hardware on all doors, kitchen sinks and bathroom fixtures at all units.
F. All toilets shall be A.D.A. compliant. All flush levers shall be installed on the approach side of the toilet.
G. All bathrooms shall have vanity cabinets with at least one roll-out shelf or drawer in bottom of cabinet.
H. Install 4"h x 1/8" almond rubber (type TS) cove base in all bathrooms which have UFAS / A.D.A. shower thresholds. Set cove base in 25-yr 100% silicone latex with mildew retardant additive.
I. 100% of all units shall have grab bars in all unit bathrooms complying with A.D.A. regulations.

1. All grab bars shall have 2x6 wood blocking centered vertically on the grab bar height. The blocking shall extend minimum 6" horizontally from grab bar mounts.
2. All 36" x 36" showers shall have 2x8 wood blocking installed in the full width of the wall opposite the controls with the bottom at 32". This is to provide for possible future grab bar when no seat is required. This blocking is not required in showers in which seats will be installed. In this wall also install two rows of 2x12 wood blocking the full width of the wall. Install the bottom 2x12 1" above the floor. Install the top 2x12 tight to the top of the bottom 2x12.
3. 30"x48" clear floor space for parallel approach to sink for bathrooms.
4. 100% of all units shall have solid blocking in bathroom walls for grab bars and towel bars. See note below for shower enclosure blocking.
5. Removable vanity base in adaptable bathrooms in "UFAS mobility" units (5%).
6. All showers in "SH-2" units shall have all controls, faucets, and the shower unit mounted on the side wall opposite the seat. A shower spray unit shall have a hose at least 60 inches long that can be used as a fixed shower head at various heights or as a hand-held shower shall be provided.
7. Shower threshold for "UFAS mobility" and "SH-2" units shall meet UFAS / A.D.A. accessible requirements.
8. Install fire rated wall prior to setting bathtubs and shower units. DensShield is installed over the exposed portions of the fire rated wall at these locations.
9. Install DensShield board at all shower and tub locations, including ceiling, except where the wall is covered by prefab shower unit or bathtub. Use fire rated DensShield board at fire rated wall for entire area abutting shower where shower controls are located in a corridor fire rated wall.
10. Moisture resistant (M.R.) gypsum wall board at all unit bathrooms including ceiling outside the shower or bathtub area.
11. Provide scald control valve on all tub & shower faucets. Rough-in plumbing shall be located to accept connections of supply and drain pipes for sinks mounted at the height of 28 in.
12. Lavatories in "UFAS mobility" units shall be mounted with the rim or counter surface no higher than 34 in A.F.F. Provide a clearance of at least 29 in from the floor to the bottom of the apron. Knee and toe clearance shall comply with U.F.A.S. fig. 31.
13. Where the floor tile abuts the tub and shower thresholds greater than 1/2" high, install vinyl shoe molding (3/4" x 5/16") fully embedded in white 25-yr silicone caulk.
14. Countertop end shall be flush with base cabinet.
15. Trim escutcheon to fit if necessary.
16. Install solid shim, each end, if necessary.

3/27/2025 1:45:09 PM

THRESHOLD BUILDING

PROJECT No: 2024-14 SEAL

DM ARCHITECT, LLC
David A. Mallory
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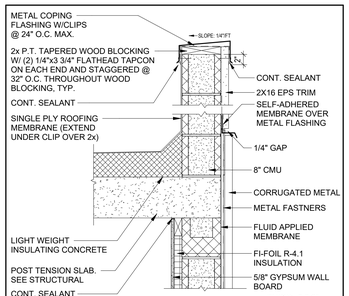
No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

ARCHITECTURAL GENERAL NOTES

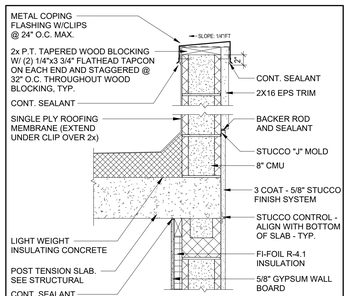
A005



THICK: 8 3/8"

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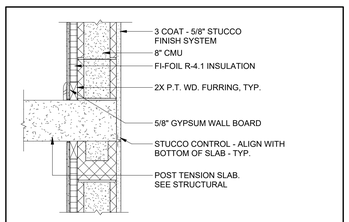
X-1 8" CMU PARAPET, CORR. METAL



THICK: 8 3/8"

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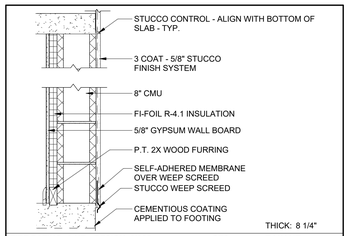
X-2 8" CMU PARAPET, STUCCO, TPO



THICK: 8 1/4"

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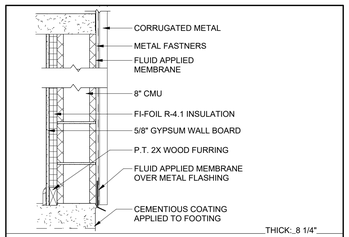
X-3 8" CMU WITH STUCCO @ LEVEL



THICK: 8 1/4"

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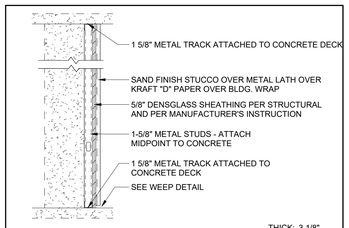
X-4 8" CMU FDN - STUCCO



THICK: 8 1/4"

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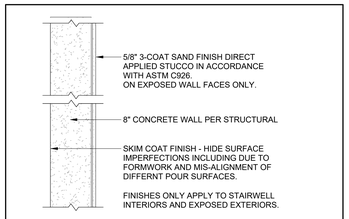
X-5 8" CMU FDN - CORR. METAL



THICK: 3 1/8"

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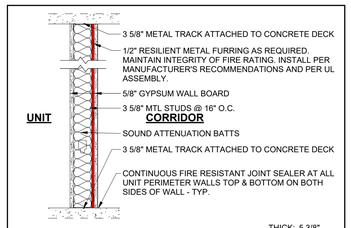
X-6 FURR EXTERIOR CONC COLUMN



THICK: 8"

FIRE RATING: 2-HR DESIGN: FBCB T721.1(2) 4-1.1 STC: - R-VALUE: -

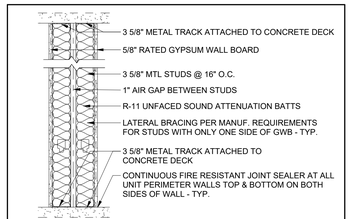
X-7 8" CONCRETE WALL



THICK: 5 3/8"

FIRE RATING: 1-HR DESIGN: UL# 423 STC: 50 MIN. R-VALUE: R-11

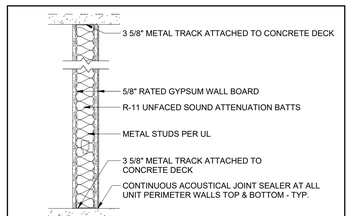
W-1 CORRIDOR WALL



THICK: 4 1/4"

FIRE RATING: 1-HR DESIGN: UL# V446 STC: 50 MIN. R-VALUE: (2)R-11

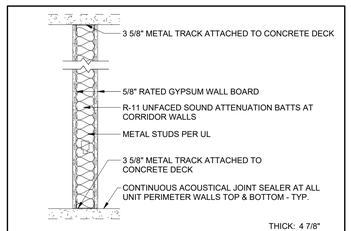
W-2 DEMISING WALL



THICK: 4 7/8"

FIRE RATING: 1-HR DESIGN: UL# U423 STC: 50 MIN. R-VALUE: R-11

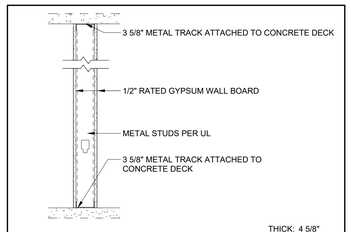
W-3 PARTITION 5/8" GWB E.S., R-11



THICK: 4 7/8"

FIRE RATING: 1-HR DESIGN: UL# U423 STC: - R-VALUE: -

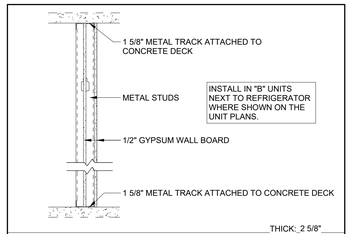
W-4 PARTITION 5/8" GWB E.S.



THICK: 4 5/8"

FIRE RATING: - DESIGN: - STC: - R-VALUE: -

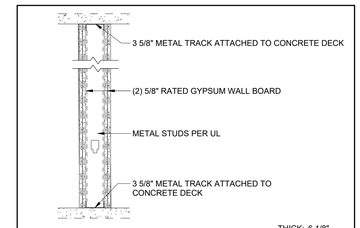
W-5 PARTITION 1/2" GWB E.S.



THICK: 2 5/8"

FIRE RATING: - DESIGN: - STC: - R-VALUE: -

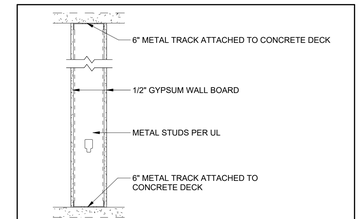
W-6 WING WALL 1/2" GWB E.S.



THICK: 6 1/8"

FIRE RATING: 2-HR DESIGN: UL# U423 STC: - R-VALUE: -

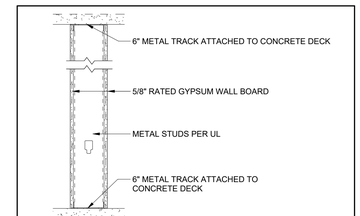
W-7 2-HOUR INTERIOR WALL



THICK: 7"

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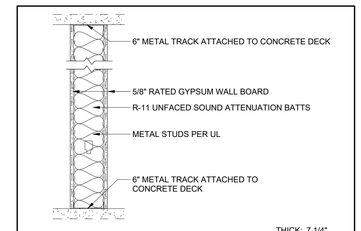
W-8 INTERIOR 6" STUD PARTITION



THICK: 7 1/4"

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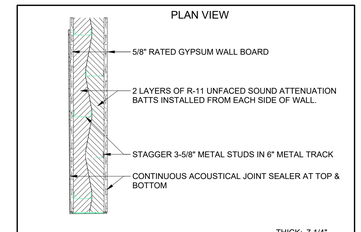
W-9 INTERIOR 6" STUD PARTITION



THICK: 7 1/4"

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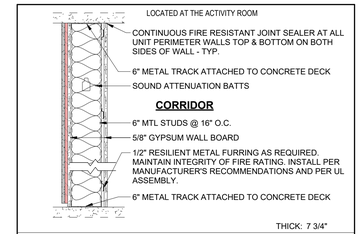
W-10 INTERIOR 6" STUD PARTITION



THICK: 7 1/4"

FIRE RATING: 1-HR DESIGN: UL# U423 STC: 50 MIN. R-VALUE: (2)R-11

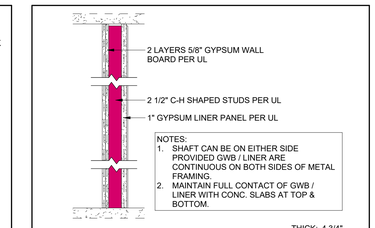
W-11 6" STAGGERED STUD PARTITION



THICK: 7 3/4"

FIRE RATING: 1-HR DESIGN: UL# 423 STC: 50 MIN. R-VALUE: R-11

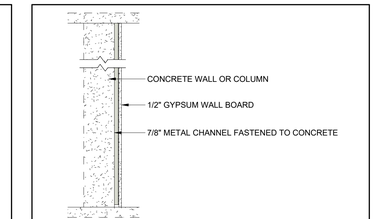
W-12 CORRIDOR/ACTIVITY RM



THICK: 4 3/4"

FIRE RATING: 2-HR DESIGN: UL# U415 STC: - R-VALUE: -

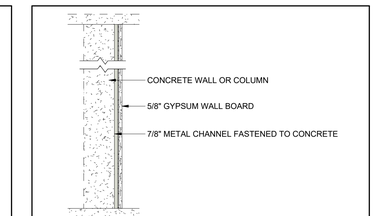
W-13 SHAFT WALL



THICK: 1 3/8"

FIRE RATING: - DESIGN: STC: - R-VALUE: -

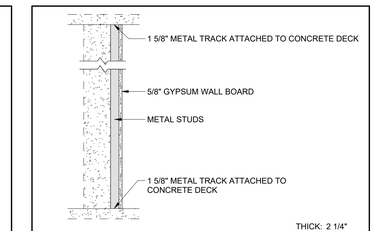
W-14 FURR 7/8" CHANNEL, 1/2" GWB



THICK: 1 1/2"

FIRE RATING: - DESIGN: STC: - R-VALUE: -

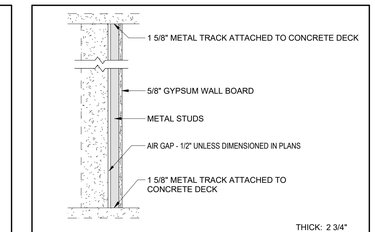
W-15 FURR 7/8" CHANNEL, 5/8" GWB



THICK: 2 1/4"

FIRE RATING: - DESIGN: STC: - R-VALUE: -

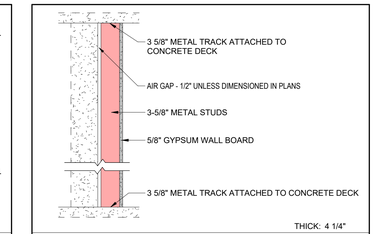
W-16 FURR 1-5/8" STUD, 5/8" GWB



THICK: 2 3/4"

FIRE RATING: - DESIGN: STC: - R-VALUE: -

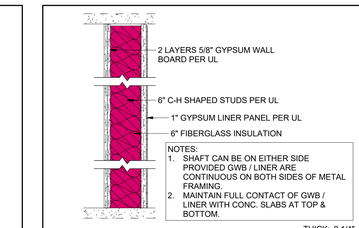
W-17 FURR 1-5/8" STUD, 5/8" GWB, GAP



THICK: 4 1/4"

FIRE RATING: - DESIGN: STC: - R-VALUE: -

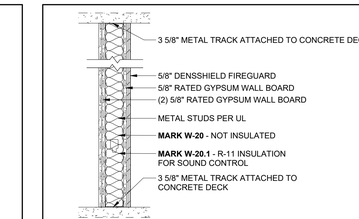
W-18 FURR 3-5/8" STUD, 5/8" GWB



THICK: 8 1/4"

FIRE RATING: 2-HR DESIGN: UL# U415 System F STC: - R-VALUE: -

W-19 SHAFT WALL



THICK: 6 1/8"

FIRE RATING: 2-HR DESIGN: UL# U423 STC: - R-VALUE: -

W-20 WATER RESISTANT PARTITION

PARTITION NOTES

1. Do not scale drawings. See plans for specific locations, dimensions, ceiling heights, floor to floor heights, etc.
2. For specific requirements of materials to be used and installation requirements see UL assemblies, Sht. A800 series, and approved shop drawings. Contractor to provide submittals for all materials for fire rated wall assemblies.
3. All partitions are non-rated unless noted otherwise.
4. All 5/8" gypsum wall board (GWB) shall be Type "X", U.N.O.
5. Stagger horizontal joints 1'-0" min. on opposite sides of rated stud walls.
6. Install fire rated wall prior to setting bathtubs and shower units. DensShield is installed over the exposed portions of the fire rated wall at these locations.
7. Install DensShield board at all shower and tub locations, including ceiling, except where the wall is covered by prefab shower unit or bathtub. Use fire rated DensShield board at fire rated wall for entire area abutting shower where shower controls are located in a corridor fire rated wall.
8. Moisture resistant (M.R.) gypsum wall board at all unit bathrooms including ceiling outside the shower or bathtub area.
9. Rated partitions shall be stenciled above accessible ceilings at 20 ft max. spacing with the fire rating of the wall in the manner required by local code officials.

PROJECT No: 2024-14 **SEAL**

DM ARCHITECT, LLC
David A. Mallory
AR100561
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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS

821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

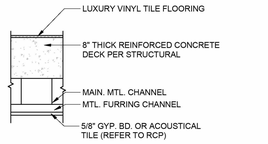
PARTITIONS AND WALL ASSEMBLIES

A006

EXTERIOR **INTERIOR**

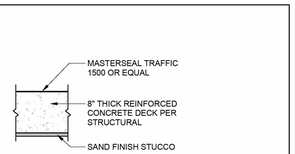
THRESHOLD BUILDING

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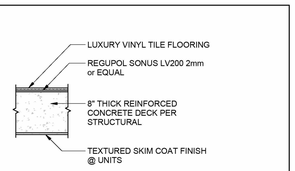
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STC: 50 OR BETTER	IIC: 50 OR BETTER

FC-1 TYPICAL



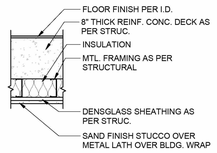
FIRE RATING: 2 HR	DESIGN: CALC. ASEM. FBC T122.2.2.1
STC: 50 OR BETTER	IIC: 50 OR BETTER

FC-2 TYP. @ BALCONY



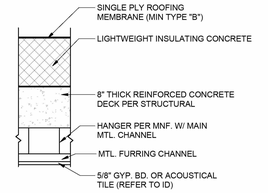
FIRE RATING: 2 HR	DESIGN: CALC. ASEM. FBC T122.2.2.1
STC: 50 OR BETTER	IIC: 50 OR BETTER

FC-3 TYP. @ ROOMS W. NO CLG FINISH



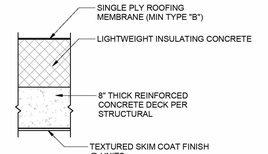
FIRE RATING: 2 HR	DESIGN: CALC. ASEM. FBC T122.2.2.1
STC: 50 OR BETTER	IIC: 50 OR BETTER

FC-4 TYP. EXTERIOR DROP SOFFITS



FIRE RATING: 2 HR	DESIGN: CALC. ASEM. FBC T122.2.2.1
STC: 50 OR BETTER	IIC: 50 OR BETTER

RC-1 TYPICAL



FIRE RATING: 2 HR	DESIGN: CALC. ASEM. FBC T122.2.2.1
STC: 50 OR BETTER	IIC: 50 OR BETTER

RC-2 TYPICAL

THRESHOLD BUILDING

3/27/2025 1:45:11 PM

PROJECT No: 2024-14 **SEAL**

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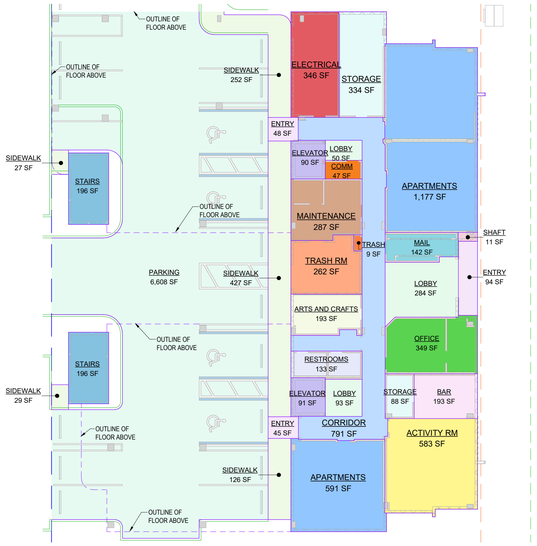
STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS

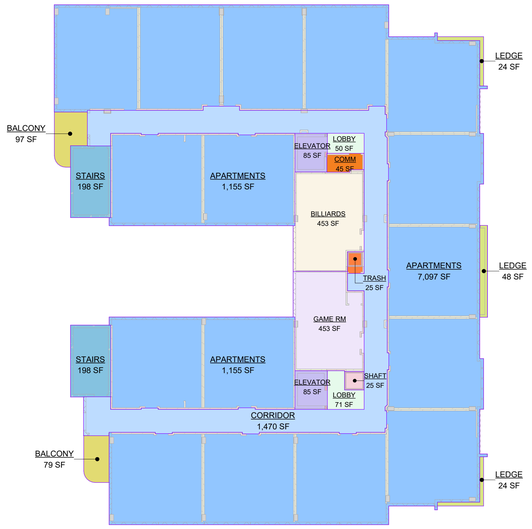
821 S. DIXIE HWY
LAKE WORTH BEACH **FLORIDA**

FLOOR AND ROOF CEILING ASSEMBLIES

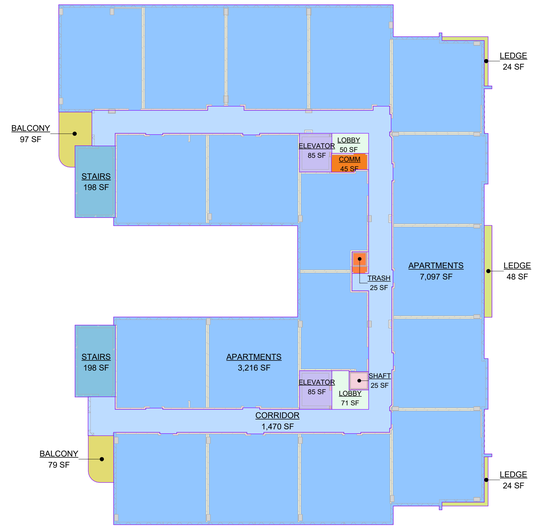
A007



1 FIRST FLOOR OCCUPANT LOAD LEGEND
SCALE: 1/16" = 1'-0" 1 / A201



2 SECOND FLOOR OCCUPANT LOAD LEGEND
SCALE: 1/16" = 1'-0" 3 / A012



3 THIRD THRU SIXTH FLOOR OCCUPANT LOAD LEGEND
SCALE: 1/16" = 1'-0" 1 / A201

OCCUPANT LOAD BY FLOOR

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
FLOOR 1				
COMM	Accessory storage areas, mechanical equipment room	47 SF	300 SF GROSS	1
ELECTRICAL	Accessory storage areas, mechanical equipment room	346 SF	300 SF GROSS	2
MAINTENANCE	Accessory storage areas, mechanical equipment room	287 SF	300 SF GROSS	1
STORAGE	Accessory storage areas, mechanical equipment room	423 SF	300 SF GROSS	3
TRASH	Accessory storage areas, mechanical equipment room	9 SF	300 SF GROSS	1
TRASH RM	Accessory storage areas, mechanical equipment room	262 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**1,373 SF**		**9**
ARTS AND CRAFTS	Assembly without fixed seats - Concentrated (Chairs only - not fixed)	193 SF	7 SF NET	28
Assembly without fixed seats - Concentrated (Chairs only - not fixed)		**193 SF**		**28**
ACTIVITY RM	Assembly without fixed seats - Unconcentrated (tables and Chairs)	583 SF	15 SF NET	39
Assembly without fixed seats - Unconcentrated (tables and Chairs)		**583 SF**		**39**
BAR	Bar Linear 18" per occupant	193 SF	30 SF Linear	7
Bar Linear 18" per occupant		**193 SF**		**7**
PARKING	Parking garages	6,608 SF	200 SF GROSS	34
Parking garages		**6,608 SF**		**34**
APARTMENTS	Residential	1,769 SF	200 SF GROSS	9
CORRIDOR	Residential	791 SF	200 SF GROSS	4
ELEVATOR	Residential	181 SF	200 SF GROSS	2
LOBBY	Residential	427 SF	200 SF GROSS	4
MAIL	Residential	142 SF	200 SF GROSS	1
RESTROOMS	Residential	133 SF	200 SF GROSS	1
STAIRS	Residential	392 SF	200 SF GROSS	2
Residential		**3,835 SF**		**23**
FLOOR 1		**12,785 SF**		**140**
FLOOR 2				
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1

OCCUPANT LOAD BY FLOOR

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	9,407 SF	200 SF GROSS	48
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**11,741 SF**		**64**
FLOOR 2		**11,835 SF**		**67**
FLOOR 3				
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	10,314 SF	200 SF GROSS	53
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**12,647 SF**		**69**
FLOOR 3		**12,741 SF**		**72**
FLOOR 4				
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	10,314 SF	200 SF GROSS	53
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2

OCCUPANT LOAD BY FLOOR

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**12,647 SF**		**69**
FLOOR 4		**12,741 SF**		**72**
FLOOR 5				
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	10,314 SF	200 SF GROSS	53
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**12,647 SF**		**69**
FLOOR 5		**12,741 SF**		**72**
FLOOR 6				
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	10,314 SF	200 SF GROSS	53
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**12,647 SF**		**69**
FLOOR 6		**12,741 SF**		**72**
Grand total		**75,585 SF**		**495**

OCCUPANT LOAD SUMMARY

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
COMM	Accessory storage areas, mechanical equipment room	272 SF	300 SF GROSS	6
ELECTRICAL	Accessory storage areas, mechanical equipment room	346 SF	300 SF GROSS	2
MAINTENANCE	Accessory storage areas, mechanical equipment room	287 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	123 SF	300 SF GROSS	5
STORAGE	Accessory storage areas, mechanical equipment room	423 SF	300 SF GROSS	3
TRASH	Accessory storage areas, mechanical equipment room	132 SF	300 SF GROSS	6
TRASH RM	Accessory storage areas, mechanical equipment room	262 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**1,844 SF**		**24**
ARTS AND CRAFTS	Assembly without fixed seats - Concentrated (Chairs only - not fixed)	193 SF	7 SF NET	28
Assembly without fixed seats - Concentrated (Chairs only - not fixed)		**193 SF**		**28**
ACTIVITY RM	Assembly without fixed seats - Unconcentrated (tables and Chairs)	583 SF	15 SF NET	39
Assembly without fixed seats - Unconcentrated (tables and Chairs)		**583 SF**		**39**
BAR	Bar Linear 18" per occupant	193 SF	30 SF Linear	7
Bar Linear 18" per occupant		**193 SF**		**7**
PARKING	Parking garages	6,608 SF	200 SF GROSS	34
Parking garages		**6,608 SF**		**34**
APARTMENTS	Residential	52,431 SF	200 SF GROSS	269
BALCONY	Residential	881 SF	200 SF GROSS	10
CORRIDOR	Residential	8,142 SF	200 SF GROSS	44
ELEVATOR	Residential	1,033 SF	200 SF GROSS	12
LOBBY	Residential	1,033 SF	200 SF GROSS	14
MAIL	Residential	142 SF	200 SF GROSS	1
RESTROOMS	Residential	133 SF	200 SF GROSS	1
STAIRS	Residential	2,369 SF	200 SF GROSS	12
Residential		**66,164 SF**		**363**
Grand total		**75,585 SF**		**495**

THRESHOLD BUILDING

4/04/2025 7:56:59 AM

PROJECT No: 2024-14 SEAL

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
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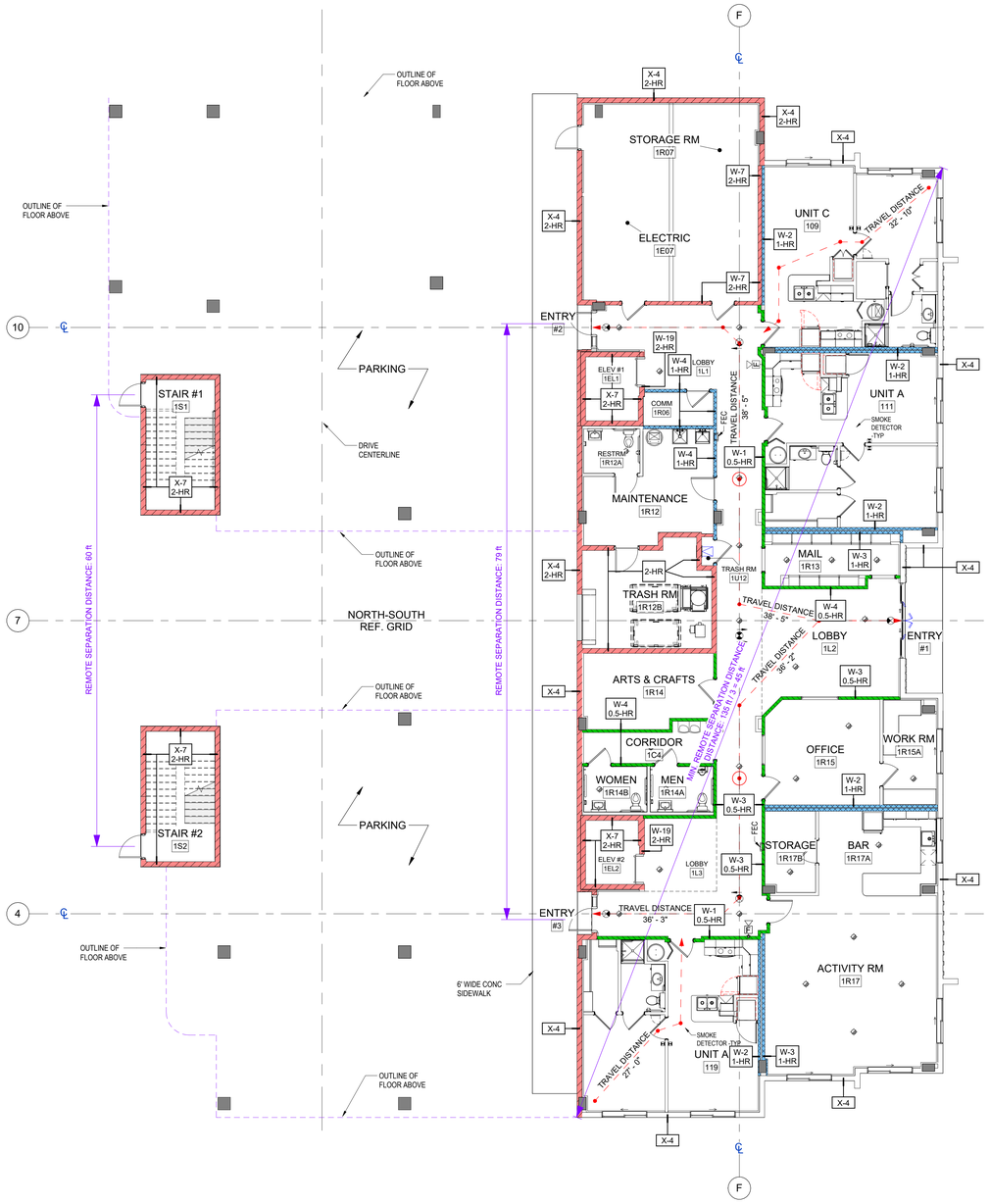
STATUS: FOR CONSTRUCTION
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MADISON TERRACE APARTMENTS

821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

OCCUPANT LOAD SCHEDULE - LEGEND PLANS

A010



1 FIRST FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0" 1 / A201

SIGNAGE NOTES

- SIGNAGE FOR PUBLIC SPACE AREAS SHALL COMPLY WITH FLORIDA BUILDING CODE - ACCESSIBILITY 2023.
- ALL SPACES ACCESSED FROM A CORRIDOR SHALL HAVE A SIGN INDICATING THE FUNCTION OF THE SPACE.
- OCCUPANT LOAD SIGNAGE:
  1. ACTIVITY ROOM AND BAR - 43
  2. BILLIARDS - 39
  3. GRAND PARLOR - 40
- SIGNAGE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS.

AREA OF REFUGE KEYNOTES

1. FLUSH MOUNT "AREA OF REFUGE" BASE COMMUNICATION STATION IN CABINET WITH FIREMAN'S LOCK (RATH 2500-210FM) WALL MOUNTED @ 60" AFF TO ITS CENTERLINE. COORDINATE LOCATION WITH FIRE DEPT.
2. POWER SUPPLY FOR "AREA OF REFUGE" COMMUNICATION SYSTEM (RATH 2500-PWR24U).

AREA OF REFUGE SIGNAGE NOTES

- FIREFIGHTERS SAFETY WARNING & "AREA OF REFUGE SIGNS TO BE PROVIDED.
- ILLUMINATED "AREA OF REFUGE" SIGN MUST HAVE RED OR BLUE LED LIGHTS THAT PROVIDE CONSTANT UNIFORM ILLUMINATION. SIGN MUST ALSO BE PROVIDED WITH DIRECTIONAL ARROW.
- TACTILE SIGNAGE SHALL BE WHITE LETTERS WITH BLUE BACKGROUND.
- INSTRUCTION SIGNAGE SHALL INCLUDE BLACK LETTERS WITH WHITE BACKGROUND.

INSTRUCTION SIGNAGE TO INCLUDE ALL OF THE FOLLOWING:

1. PERSONS ABLE TO USE THE EXIT STAIRWAY SHOULD DO SO AS SOON AS POSSIBLE, UNLESS THEY ARE ASSISTING OTHERS.
2. INFORMATION ON PLANNED AVAILABILITY OF ASSISTANCE IN THE USE OF SUPERVISED OPERATION OF ELEVATORS, AND HOW TO SUMMON SUCH ASSISTANCE.
3. DIRECTIONS FOR USE OF THE TWO WAY COMMUNICATIONS SYSTEM.

LIFE SAFETY LEGEND

	FIRE EXTINGUISHER CABINET
	FIRE EXTINGUISHER
O.C. O.C.	OCCUPANCY LOAD SIGN
	EXIT FIXTURE. SHADING INDICATES SINGLE OR DOUBLE FACE. ARROWS INDICATE DIRECTION.
SD (S)	SMOKE DETECTOR
(H)	HEAT DETECTOR
F	MANUAL PULL STATION
F	COMBINATION AUDIO/VISUAL SIGNALING UNIT
FAAP	FIRE ALARM ANNUNCIATOR PANEL
L	STROBE LIGHT
FS	FLOW SWITCH
TS	TAMPER SWITCH
	EMERGENCY LIGHT
	0.5 HOUR RATED WALL
	1 HOUR RATED WALL
	2 HOUR RATED WALL
X MIN	DOOR TYPE FIRE RATING (NR = NOT RATED)

MAXIMUM OCCUPANT LOAD FLOOR 1

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
COMM	Accessory storage areas, mechanical equipment room	47 SF	300 SF GROSS	1
ELECTRICAL	Accessory storage areas, mechanical equipment room	361 SF	300 SF GROSS	2
FIRE PUMP	Accessory storage areas, mechanical equipment room	319 SF	300 SF GROSS	2
MAINTENANCE	Accessory storage areas, mechanical equipment room	287 SF	300 SF GROSS	1
STORAGE	Accessory storage areas, mechanical equipment room	88 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	9 SF	300 SF GROSS	1
TRASH RM	Accessory storage areas, mechanical equipment room	262 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**1,373 SF**		**9**
ARTS AND CRAFTS	Assembly without fixed seats - Concentrated (Chairs only - not fixed)	193 SF	7 SF NET	28
Assembly without fixed seats - Concentrated (Chairs only - not fixed)		**193 SF**		**28**
ACTIVITY RM	Assembly without fixed seats - Unconcentrated (tables and Chairs)	583 SF	15 SF NET	39
Assembly without fixed seats - Unconcentrated (tables and Chairs)		**583 SF**		**39**
BAR	Bar Linear 18" per occupant	193 SF	30 SF Linear	7
Bar Linear 18" per occupant		**193 SF**		**7**
PARKING	Parking garages	6,608 SF	200 SF GROSS	34
Parking garages		**6,608 SF**		**34**
APARTMENTS	Residential	1,769 SF	200 SF GROSS	9
CORRIDOR	Residential	791 SF	200 SF GROSS	4
ELEVATOR	Residential	181 SF	200 SF GROSS	2
LOBBY	Residential	427 SF	200 SF GROSS	4
MAIL	Residential	142 SF	200 SF GROSS	1
RESTROOMS	Residential	133 SF	200 SF GROSS	1
STAIRS	Residential	392 SF	200 SF GROSS	2
Residential		**3,835 SF**		**23**
Grand total		**12,785 SF**		**140**

PROJECT No: 2024-14 SEAL

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
AA 26004029
1007 Chatham Break St. Orlando, FL 32828
Tel: 407-759-8822
dm@dmarchs.com

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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS

821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

FIRST FLOOR LIFE SAFETY PLAN

A011

THRESHOLD BUILDING

3/27/2025 1:45:18 PM

SIGNAGE NOTES

- SIGNAGE FOR PUBLIC SPACE AREAS SHALL COMPLY WITH FLORIDA BUILDING CODE - ACCESSIBILITY 2023.
- ALL SPACES ACCESSED FROM A CORRIDOR SHALL HAVE A SIGN INDICATING THE FUNCTION OF THE SPACE.
- OCCUPANT LOAD SIGNAGE:
  1. ACTIVITY ROOM AND BAR - 43
  2. BILLIARDS - 39
  3. GRAND PARLOR - 40
- SIGNAGE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS.

(#) AREA OF REFUGE KEYNOTES

3. HANDS FREE 2-WAY EMERGENCY CALL BOX (TYP. EACH FLOOR ABOVE GROUND FLOOR, RATH 2100-956SR) WALL SURFACE MOUNTED @ 48" AFF TO PUSH BUTTON CENTERLINE.
4. 6"W X 8"H 'CALL BOX INSTRUCTIONS' TACTILE SIGN (RAISED LETTER AND BRAILLE, RATH 7049SS) WALL MOUNTED @ 48" AFF TO ITS TOP AND ADJACENT TO CALL BOX.
5. PHOTOLUMINESCENT 7.75"H X 7.75"W. "EMERGENCY COMMUNICATION" SIGN (RATH 7041E) WALL MOUNTED @ 80" AFF TO ITS TOP ON EACH SIDE OF ENTRANCE TO ELEVATOR LOBBY.
6. 7.75"H X 7.75"W. "EMERGENCY COMMUNICATION" SIGN (RATH 7087) WALL MOUNTED @ 56" AFF TO ITS TOP ON EACH SIDE OF ENTRANCE TO ELEVATOR LOBBY.

AREA OF REFUGE SIGNAGE NOTES

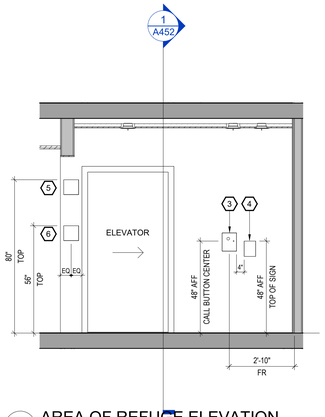
- FIREFIGHTERS SAFETY WARNING & "AREA OF REFUGE SIGNS TO BE PROVIDED.
- ILLUMINATED "AREA OF REFUGE" SIGN MUST HAVE RED OR BLUE LED LIGHTS THAT PROVIDE CONSTANT UNIFORM ILLUMINATION. SIGN MUST ALSO BE PROVIDED WITH DIRECTIONAL ARROW.
- TACTILE SIGNAGE SHALL BE WHITE LETTERS WITH BLUE BACKGROUND.
- INSTRUCTION SIGNAGE SHALL INCLUDE BLACK LETTERS WITH WHITE BACKGROUND.

INSTRUCTION SIGNAGE TO INCLUDE ALL OF THE FOLLOWING:

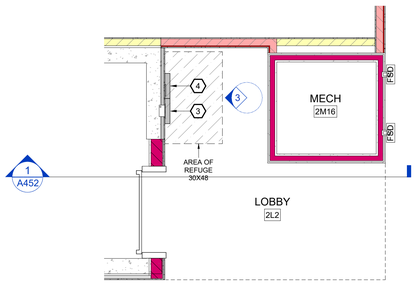
1. PERSONS ABLE TO USE THE EXIT STAIRWAY SHOULD DO SO AS SOON AS POSSIBLE, UNLESS THEY ARE ASSISTING OTHERS.
2. INFORMATION ON PLANNED AVAILABILITY OF ASSISTANCE IN THE USE OF SUPERVISED OPERATION OF ELEVATORS, AND HOW TO SUMMON SUCH ASSISTANCE.
3. DIRECTIONS FOR USE OF THE TWO WAY COMMUNICATIONS SYSTEM.

LIFE SAFETY LEGEND

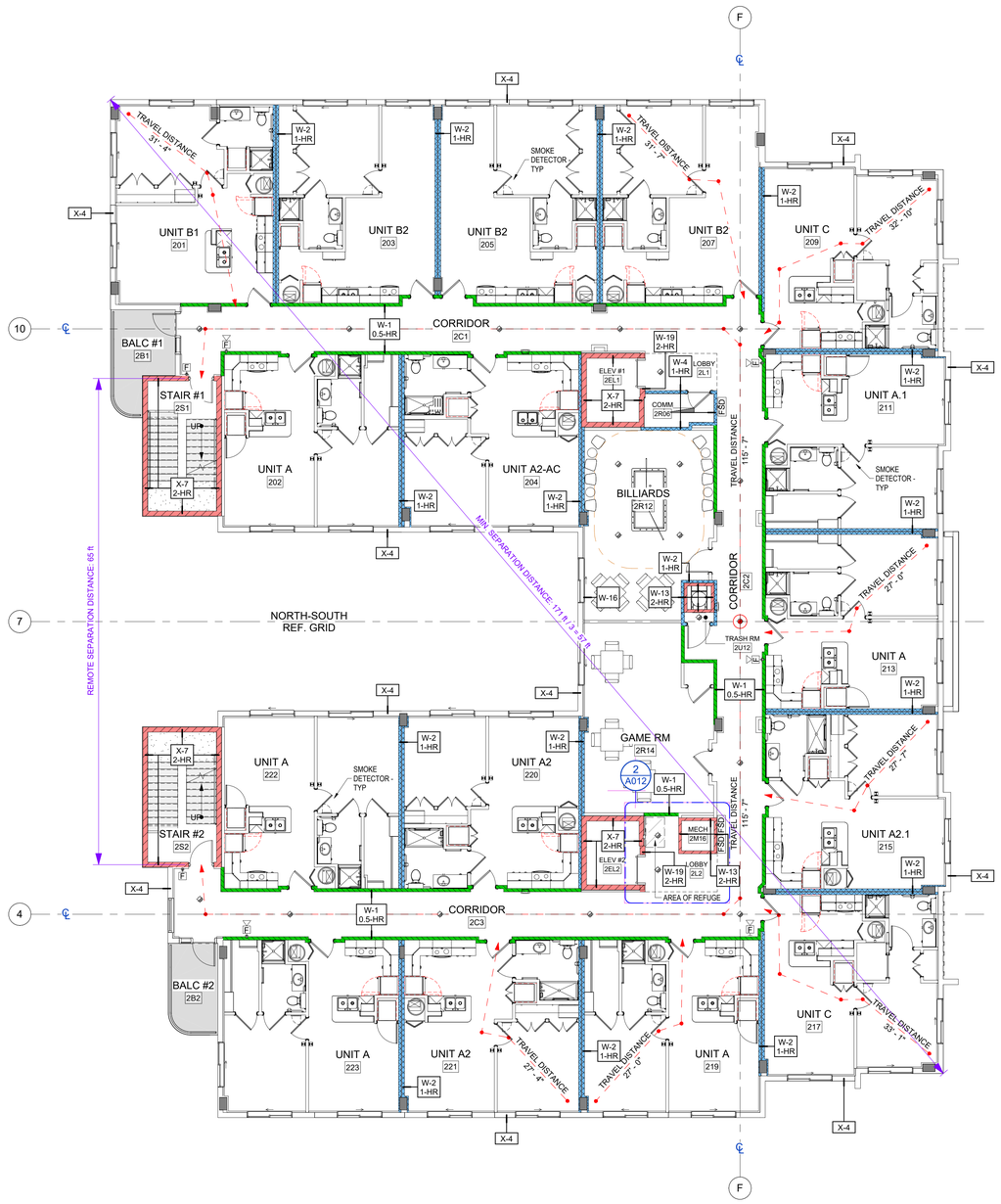
- FIRE EXTINGUISHER CABINET
- FIRE EXTINGUISHER
- O.C. — OCCUPANCY LOAD SIGN
- EXIT FIXTURE. SHADING INDICATES SINGLE OR DOUBLE FACE. ARROWS INDICATE DIRECTION.
- SD (S) — SMOKE DETECTOR
- (H) — HEAT DETECTOR
- F — MANUAL PULL STATION
- F — COMBINATION AUDIO/VISUAL SIGNALING UNIT
- FAAP — FIRE ALARM ANNUNCIATOR PANEL
- L — STROBE LIGHT
- FS — FLOW SWITCH
- TS — TAMPER SWITCH
- EMERGENCY LIGHT
- 0.5 HOUR RATED WALL
- 1 HOUR RATED WALL
- 2 HOUR RATED WALL
- X MIN — DOOR TYPE FIRE RATING (NR = NOT RATED)



3 AREA OF REFUGE ELEVATION
SCALE: 3/8" = 1'-0" 2 / A012



2 AREA OF RESCUE
SCALE: 3/8" = 1'-0" 1 / A012



1 SECOND FLOOR LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0" 3 / A012

MAXIMUM OCCUPANT LOAD FLOOR 2

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	10,314 SF	200 SF GROSS	54
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**12,647 SF**		**70**
Grand total		**12,741 SF**		**73**

THRESHOLD BUILDING

PROJECT No: 2024-14 SEAL

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David A. Mallory
AR100561
ARCHITECTURE & PLANNING
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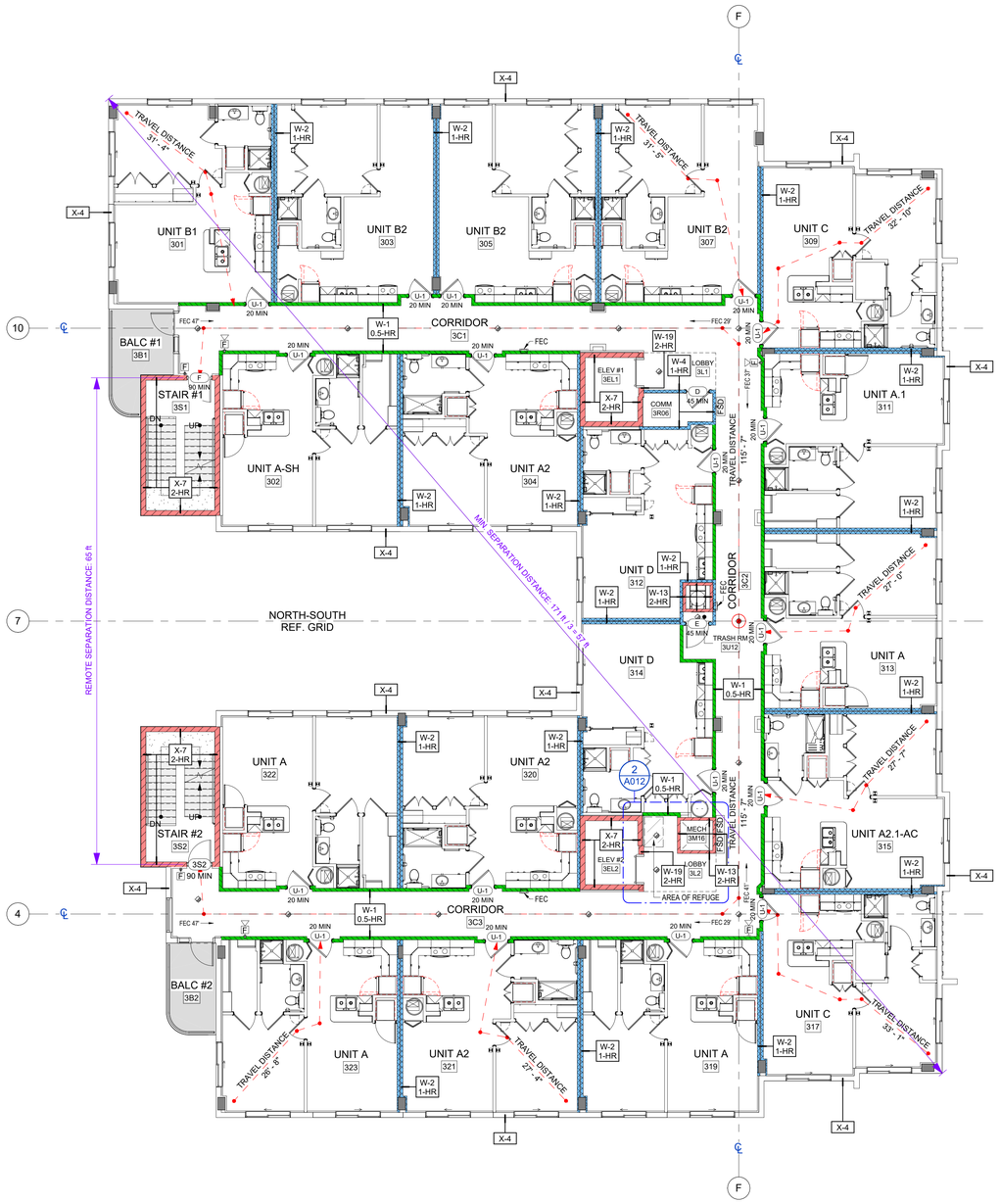
MADISON TERRACE APARTMENTS

821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

SECOND FLOOR LIFE SAFETY PLAN

A012

3/27/2025 1:45:27 PM



1 THIRD THRU SIXTH FLOOR LIFE SAFTEY PLAN
SCALE: 1/8" = 1'-0" 1 / A201

SIGNAGE NOTES

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  1. ACTIVITY ROOM AND BAR - 43
  2. BILLIARDS - 39
  3. GRAND PARLOR - 40
- SIGNAGE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS.

(#) AREA OF REFUGE KEYNOTES

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LIFE SAFETY LEGEND

FE	FIRE EXTINGUISHER CABINET
	FIRE EXTINGUISHER
O.C. O.C.	OCCUPANCY LOAD SIGN
	EXIT FIXTURE. SHADING INDICATES SINGLE OR DOUBLE FACE. ARROWS INDICATE DIRECTION.
SD S	SMOKE DETECTOR
H	HEAT DETECTOR
F	MANUAL PULL STATION
F	COMBINATION AUDIO/VISUAL SIGNALING UNIT
FAAP	FIRE ALARM ANNUNCIATOR PANEL
L	STROBE LIGHT
FS	FLOW SWITCH
TS	TAMPER SWITCH
	EMERGENCY LIGHT
	0.5 HOUR RATED WALL
	1 HOUR RATED WALL
	2 HOUR RATED WALL
X MIN	DOOR TYPE FIRE RATING (NR = NOT RATED)

MAXIMUM OCCUPANT LOAD FLOORS 3 THRU 6

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	10,314 SF	200 SF GROSS	53
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**12,647 SF**		**69**
Grand total		**12,741 SF**		**72**

THRESHOLD BUILDING

PROJECT No: 2024-14 SEAL

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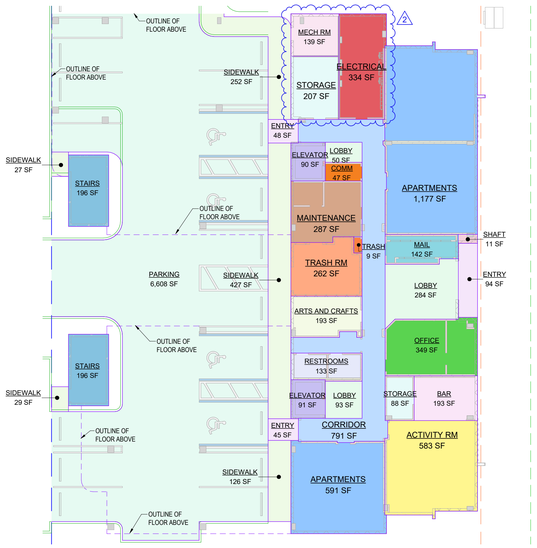
MADISON TERRACE APARTMENTS

821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

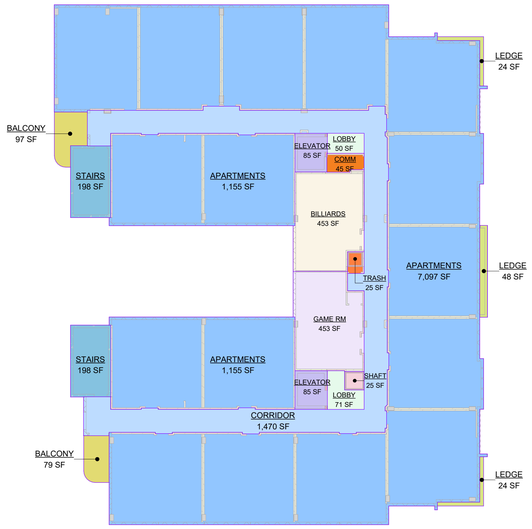
3RD THRU 6TH FLOOR LIFE SAFETY PLAN

A013

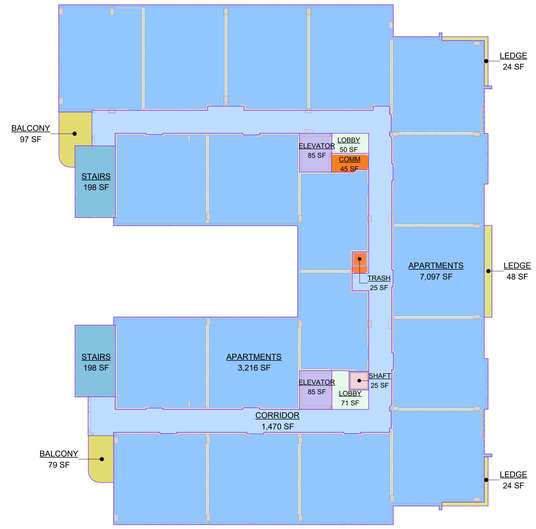
3/27/2025 1:45:33 PM



1 FIRST FLOOR OCCUPANT LOAD LEGEND
SCALE: 1/16" = 1'-0" 1 / A201



2 SECOND FLOOR OCCUPANT LOAD LEGEND
SCALE: 1/16" = 1'-0" 3 / A012



3 THIRD THRU SIXTH FLOOR OCCUPANT LOAD LEGEND
SCALE: 1/16" = 1'-0" 1 / A201

OCCUPANT LOAD BY FLOOR

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
FLOOR 1				
COMM	Accessory storage areas, mechanical equipment room	47 SF	300 SF GROSS	1
ELECTRICAL	Accessory storage areas, mechanical equipment room	334 SF	300 SF GROSS	2
MAINTENANCE	Accessory storage areas, mechanical equipment room	287 SF	300 SF GROSS	1
MECH RM	Accessory storage areas, mechanical equipment room	139 SF	300 SF GROSS	1
STORAGE	Accessory storage areas, mechanical equipment room	295 SF	300 SF GROSS	2
TRASH	Accessory storage areas, mechanical equipment room	9 SF	300 SF GROSS	1
TRASH RM	Accessory storage areas, mechanical equipment room	262 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**1,373 SF**		**9**
ARTS AND CRAFTS	Assembly without fixed seats - Concentrated (Chairs only - not fixed)	193 SF	7 SF NET	28
Assembly without fixed seats - Concentrated (Chairs only - not fixed)		**193 SF**		**28**
ACTIVITY RM	Assembly without fixed seats - Unconcentrated (tables and Chairs)	583 SF	15 SF NET	39
Assembly without fixed seats - Unconcentrated (tables and Chairs)		**583 SF**		**39**
BAR	Bar Linear 18" per occupant	193 SF	30 SF Linear	7
Bar Linear 18" per occupant		**193 SF**		**7**
PARKING	Parking garages	6,608 SF	200 SF GROSS	34
Parking garages		**6,608 SF**		**34**
APARTMENTS	Residential	1,769 SF	200 SF GROSS	9
CORRIDOR	Residential	791 SF	200 SF GROSS	4
ELEVATOR	Residential	181 SF	200 SF GROSS	2
LOBBY	Residential	427 SF	200 SF GROSS	4
MAIL	Residential	142 SF	200 SF GROSS	1
RESTROOMS	Residential	133 SF	200 SF GROSS	1
STAIRS	Residential	392 SF	200 SF GROSS	2
Residential		**3,835 SF**		**23**
FLOOR 1		**12,785 SF**		**140**
FLOOR 2				
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1

OCCUPANT LOAD BY FLOOR

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	9,407 SF	200 SF GROSS	48
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**11,741 SF**		**64**
FLOOR 2		**11,835 SF**		**67**
FLOOR 3				
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	10,314 SF	200 SF GROSS	53
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**12,647 SF**		**69**
FLOOR 3		**12,741 SF**		**72**
FLOOR 4				
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	10,314 SF	200 SF GROSS	53
BALCONY	Residential	176 SF	200 SF GROSS	2

OCCUPANT LOAD BY FLOOR

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**12,647 SF**		**69**
FLOOR 4		**12,741 SF**		**72**
FLOOR 5				
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	10,314 SF	200 SF GROSS	53
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**12,647 SF**		**69**
FLOOR 5		**12,741 SF**		**72**
FLOOR 6				
COMM	Accessory storage areas, mechanical equipment room	45 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
TRASH	Accessory storage areas, mechanical equipment room	25 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**94 SF**		**3**
APARTMENTS	Residential	10,314 SF	200 SF GROSS	53
BALCONY	Residential	176 SF	200 SF GROSS	2
CORRIDOR	Residential	1,470 SF	200 SF GROSS	8
ELEVATOR	Residential	170 SF	200 SF GROSS	2
LOBBY	Residential	121 SF	200 SF GROSS	2
STAIRS	Residential	395 SF	200 SF GROSS	2
Residential		**12,647 SF**		**69**
FLOOR 6		**12,741 SF**		**72**
Grand total		**75,585 SF**		**495**

OCCUPANT LOAD SUMMARY

NAME	FUNCTION OF SPACE	AREA	OCCUPANT LOAD FACTOR	CALCULATED OCCUPANCY LOAD
COMM	Accessory storage areas, mechanical equipment room	272 SF	300 SF GROSS	6
ELECTRICAL	Accessory storage areas, mechanical equipment room	334 SF	300 SF GROSS	2
MAINTENANCE	Accessory storage areas, mechanical equipment room	287 SF	300 SF GROSS	1
MECH RM	Accessory storage areas, mechanical equipment room	139 SF	300 SF GROSS	1
SHAFT	Accessory storage areas, mechanical equipment room	123 SF	300 SF GROSS	5
STORAGE	Accessory storage areas, mechanical equipment room	295 SF	300 SF GROSS	2
TRASH	Accessory storage areas, mechanical equipment room	132 SF	300 SF GROSS	6
TRASH RM	Accessory storage areas, mechanical equipment room	262 SF	300 SF GROSS	1
Accessory storage areas, mechanical equipment room		**1,844 SF**		**24**
ARTS AND CRAFTS	Assembly without fixed seats - Concentrated (Chairs only - not fixed)	193 SF	7 SF NET	28
Assembly without fixed seats - Concentrated (Chairs only - not fixed)		**193 SF**		**28**
ACTIVITY RM	Assembly without fixed seats - Unconcentrated (tables and Chairs)	583 SF	15 SF NET	39
Assembly without fixed seats - Unconcentrated (tables and Chairs)		**583 SF**		**39**
BAR	Bar Linear 18" per occupant	193 SF	30 SF Linear	7
Bar Linear 18" per occupant		**193 SF**		**7**
PARKING	Parking garages	6,608 SF	200 SF GROSS	34
Parking garages		**6,608 SF**		**34**
APARTMENTS	Residential	52,431 SF	200 SF GROSS	269
BALCONY	Residential	881 SF	200 SF GROSS	10
CORRIDOR	Residential	8,142 SF	200 SF GROSS	44
ELEVATOR	Residential	1,033 SF	200 SF GROSS	12
LOBBY	Residential	1,033 SF	200 SF GROSS	14
MAIL	Residential	142 SF	200 SF GROSS	1
RESTROOMS	Residential	133 SF	200 SF GROSS	1
STAIRS	Residential	2,369 SF	200 SF GROSS	12
Residential		**66,164 SF**		**363**
Grand total		**75,585 SF**		**495**

THRESHOLD BUILDING

2 REVISION 5-09-25
1. CHANGE FIRE PUMP RM TO STORAGE RM.
2. CHANGE ELECTRIC ROOM LAYOUT.
3. ADD MECH RM 1M07 FOR FIRE LINE AND DOMESTIC BOOSTER PUMP.

PROJECT No: 2024-14

SEAL

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with Chapter 553 and Chapter 633, Florida Statutes.

This item has been electronically signed and sealed by DAVID A. MALLORY using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

STATE OF FLORIDA · DAVID A. MALLORY · AR100561 · REGISTERED ARCHITECT

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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	5-09-25	Owner Revisions

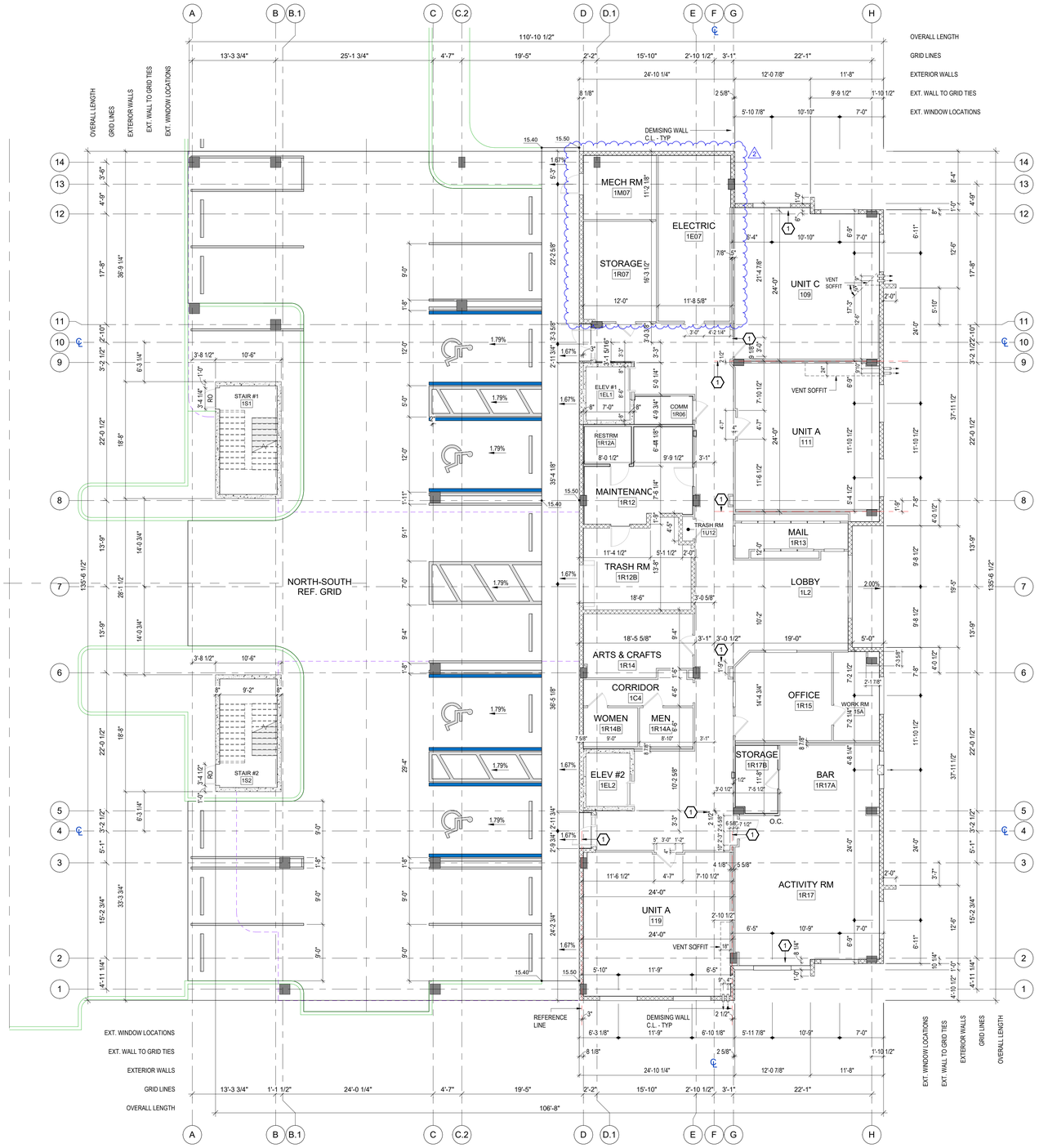
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MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

OCCUPANT LOAD SCHEDULE - LEGEND PLANS

A010

5/12/2025 8:35:19 AM



1 FIRST FLOOR DIMENSION PLAN
SCALE: 1/8" = 1'-0" 1 / A201

FRAMING NOTES

A. Dimensions are to framing or indicated features.
B. Concrete PT slab is installed approx. 1/2" back from exterior framing except on the roof slab. See structural framing plans.
C. First floor concrete slab in installed approx. 1/2" to the exterior of the framing dimension or as provided on the structural plans.
D. Use grid lines "4", "10" and "F" to locate the exterior face of exterior walls and the corridor side of framed walls.
E. Do not use the edge of slab to set framing locations. Bring any discrepancies in slab locations to the attention of the superintendent.
F. Exhaust vent centerlines shown for all units and dimensioned from demising walls or exterior frame as indicated. Dimensions under 2'-0" shown as inches. See also Sht A441.

1. Demising line is center of most demising walls. Use for dimensional control of windows, unit entry doors and unit floor plans.
2. Storm drainage pipe.
3. Align finish. Adjacent walls have different GWB thicknesses or need to be furred out.
4. Frame wall after elevator doors have been installed.
5. Furr out concrete column. Align pilaster on opposite side of corridor.

2 REVISION 5-09-25
1. ADD UNIT EXHAUST VENTS AND THEIR SOFFIT FRAMING.
2. CHANGE FIRE PUMP RM TO STORAGE RM.
3. CHANGE ELECTRIC ROOM LAYOUT.
4. ADD MECH RM 1M07 FOR FIRE LINE AND DOMESTIC BOOSTER PUMP.

PROJECT No: 2024-14

To the best of the architect`s or engineer`s knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with Chapter 553 and Chapter 633, Florida Statutes.

This item has been electronically signed and sealed by DAVID A. MALLORY using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEAL
STATE OF FLORIDA
DAVID A. MALLORY
AR100561
REGISTERED ARCHITECT

DM ARCHITECT, LLC
David A. Mallory
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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	5-09-25	Owner Revisions

STATUS: FOR CONSTRUCTION
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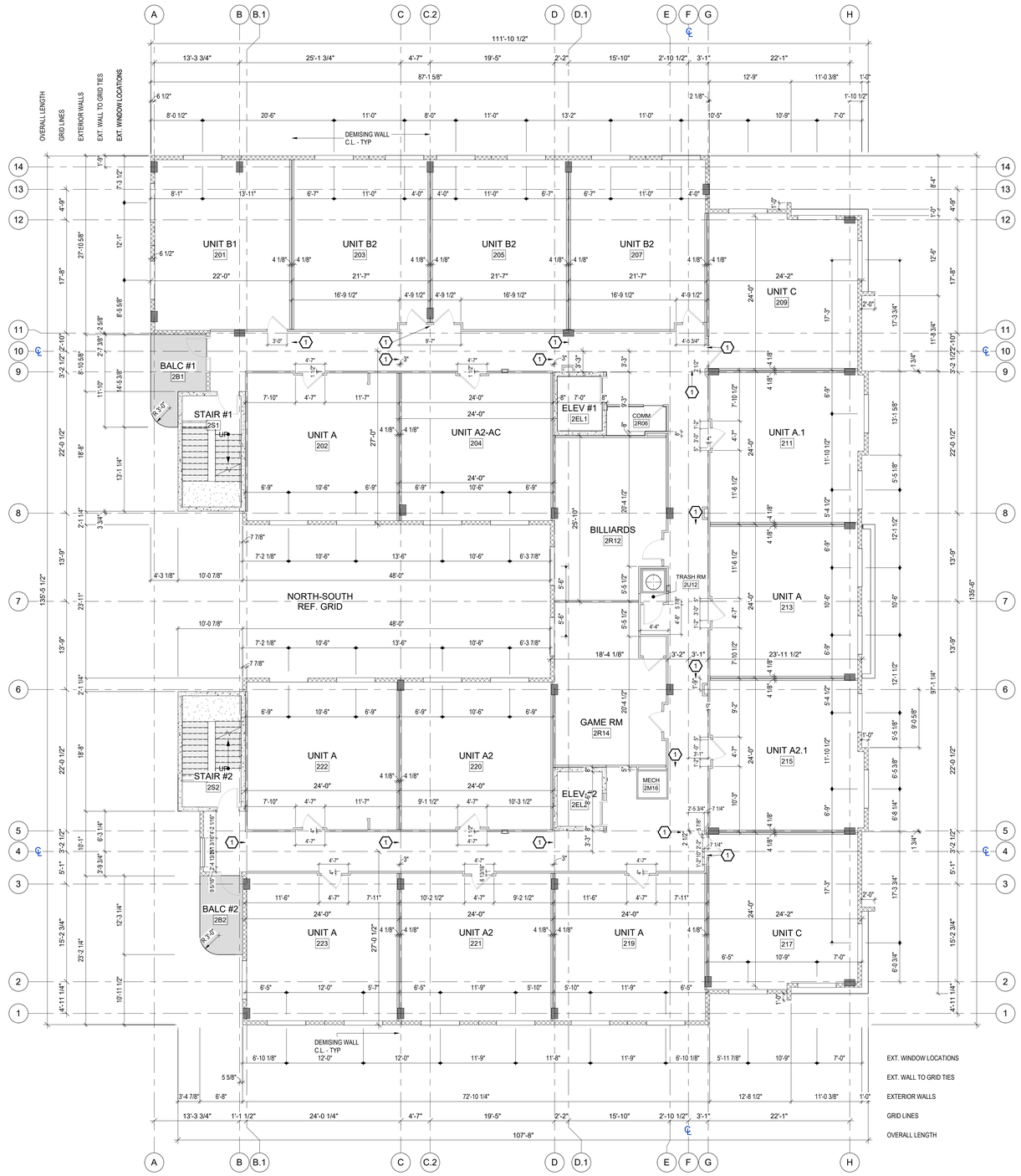
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

FIRST FLOOR DIMENSION PLAN

A111

THRESHOLD BUILDING

5/12/2025 8:35:35 AM



1 SECOND FLOOR DIMENSION PLAN
SCALE: 1/8" = 1'-0" 3 / A012

FRAMING NOTES

A. Dimensions are to framing or indicated features.
B. Concrete PT slab is installed approx. 1/2" back from exterior framing except on the roof slab. See structural framing plans.
C. First floor concrete slab in installed approx. 1/2" to the exterior of the framing dimension or as provided on the structural plans.
D. Use grid lines "4", "10" and "F" to locate the exterior face of exterior walls and the corridor side of framed walls.
E. Do not use the edge of slab to set framing locations. Bring any discrepancies in slab locations to the attention of the superintendent.
F. Exhaust vent centerlines shown for all units and dimensioned from demising walls or exterior frame as indicated. Dimensions under 2'-0" shown as inches. See also Sht A441.

1. Demising line is center of most demising walls. Use for dimensional control of windows, unit entry doors and unit floor plans.
2. Storm drainage pipe.
3. Align finish. Adjacent walls have different GWB thicknesses or need to be furred out.
4. Frame wall after elevator doors have been installed.
5. Furr out concrete column. Align pilaster on opposite side of corridor.

PROJECT No: 2024-14 SEAL

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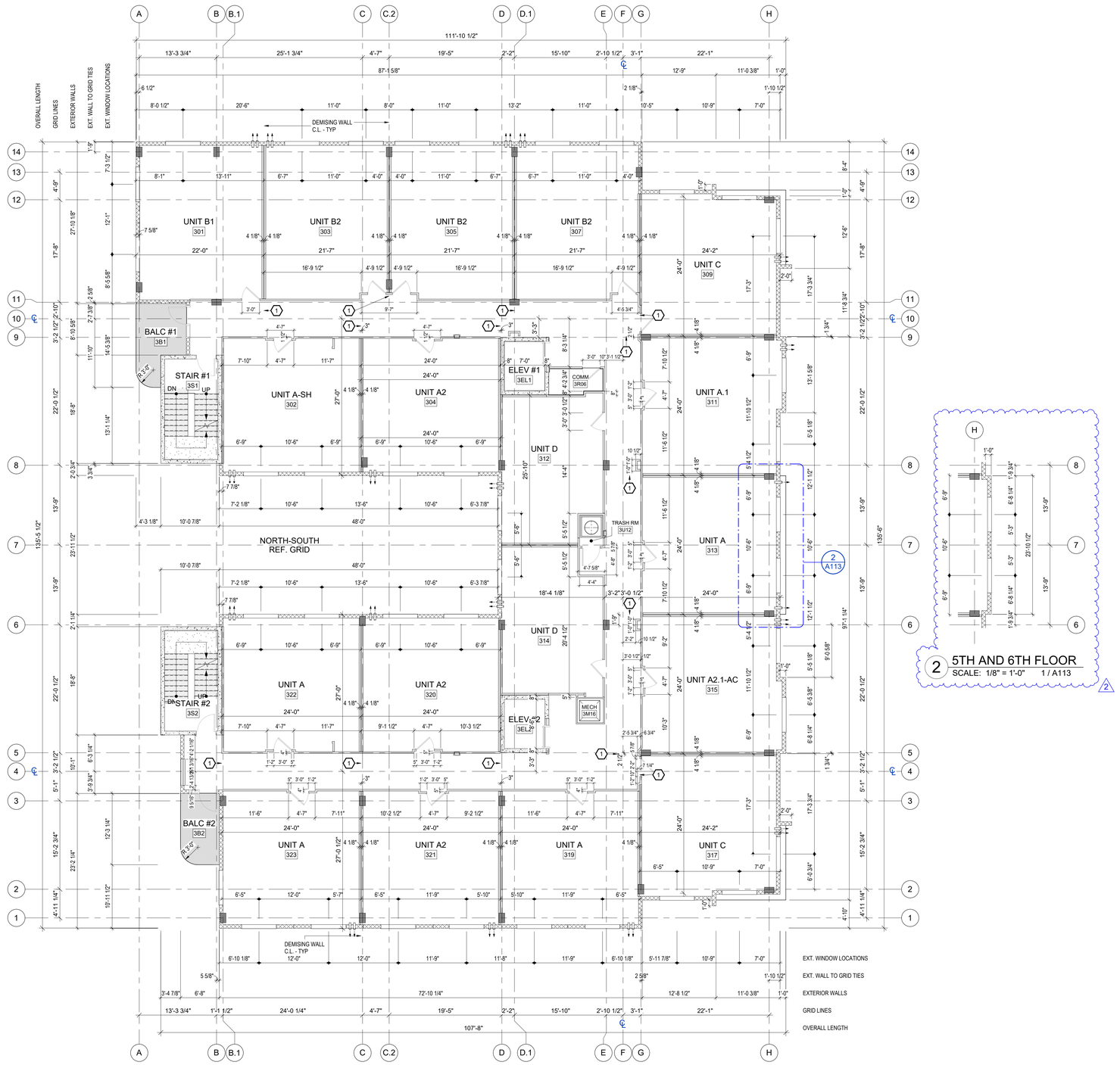
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

SECOND FLOOR DIMENSION PLAN

A112

THRESHOLD BUILDING

3/27/2025 1:45:36 PM



1 3RD THRU 6TH FLOOR DIMENSION PLAN
SCALE: 1/8" = 1'-0" 1 / A201

2 5TH AND 6TH FLOOR
SCALE: 1/8" = 1'-0" 1 / A113

FRAMING NOTES

A. Dimensions are to framing or indicated features.
B. Concrete PT slab is installed approx. 1/2" back from exterior framing except on the roof slab. See structural framing plans.
C. First floor concrete slab in installed approx. 1/2" to the exterior of the framing dimension or as provided on the structural plans.
D. Use grid lines "4", "10" and "F" to locate the exterior face of exterior walls and the corridor side of framed walls.
E. Do not use the edge of slab to set framing locations. Bring any discrepancies in slab locations to the attention of the superintendent.
F. Exhaust vent centerlines shown for all units and dimensioned from demising walls or exterior frame as indicated. Dimensions under 2'-0" shown as inches. See also Sht A441.

1. Demising line is center of most demising walls. Use for dimensional control of windows, unit entry doors and unit floor plans.
2. Storm drainage pipe.
3. Align finish. Adjacent walls have different GWB thicknesses or need to be furred out.
4. Frame wall after elevator doors have been installed.
5. Furr out concrete column. Align pilaster on opposite side of corridor.

2 REVISION 3-27-25
1. ADD BUMP-OUT PLAN AT FRONT MIDDLE OF BUILDING AT FLOORS 5 AND 6.

PROJECT No: 2024-14 **SEAL**

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MADISON TERRACE APARTMENTS

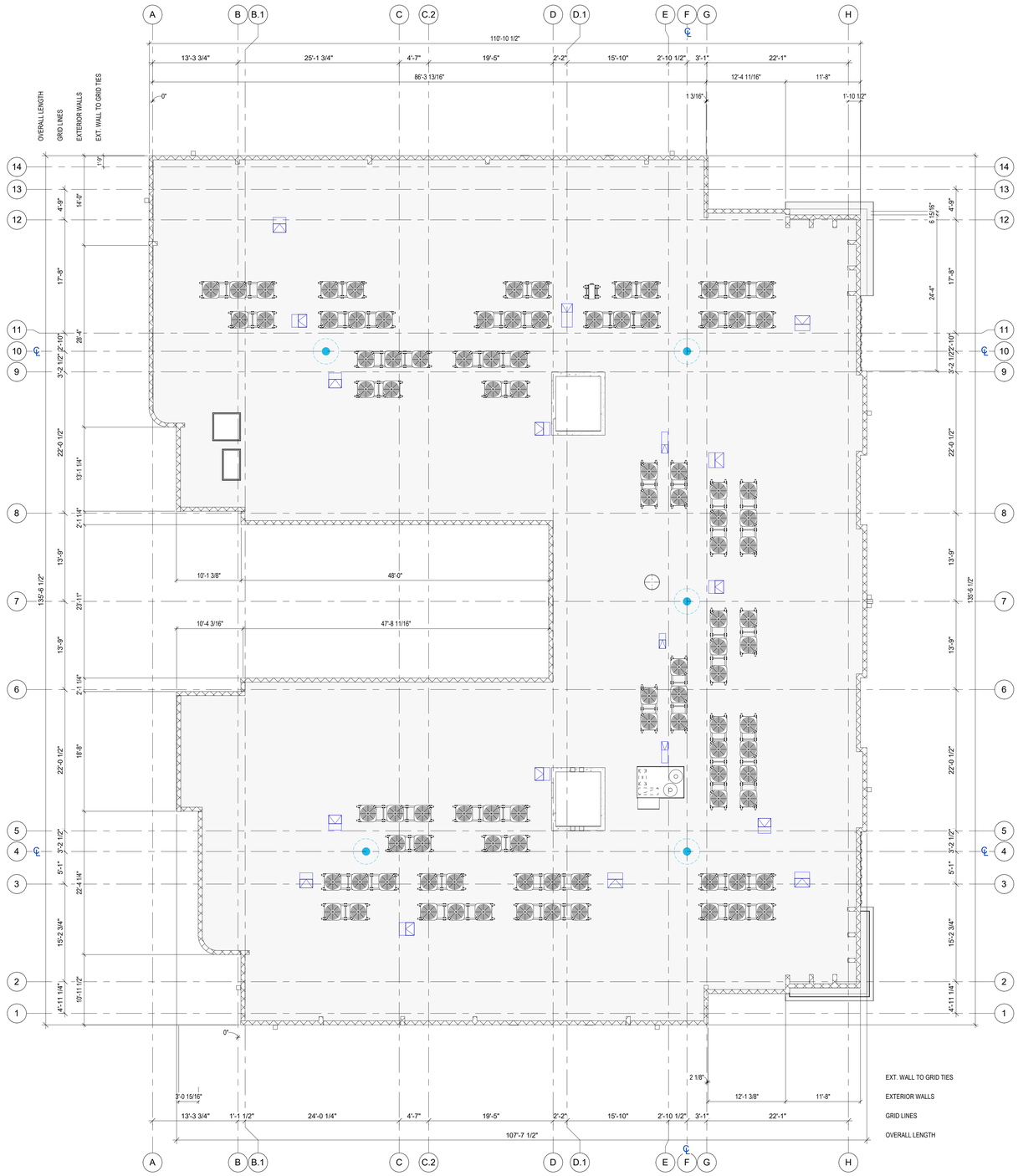
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

3RD THRU 6TH FLOOR DIMENSION PLAN

A113

THRESHOLD BUILDING

3/27/2025 1:45:38 PM



1 ROOF DIMENSION PLAN
SCALE: 1/8" = 1'-0" 1 / A201

ROOF FRAMING NOTES

1. DIMENSIONS ARE TO FRAMING OR INDICATED FEATURES.
2. USE GRID LINES "4", "10" AND "F" TO LOCATE EXTERIOR FACE OF PARALLEL EXTERIOR WALLS.
3. DO NOT USE THE EDGE OF SLAB TO SET FRAMING LOCATIONS. BRING ANY DISCREPANCIES IN SLAB LOCATIONS TO THE ATTENTION OF THE SUPERINTENDENT.
4. ROOF SLAB EXTENDS TO EDGE OF BALCONIES.

LEGEND

= CONCRETE COLUMN BELOW. SEE STRUCTURAL FOR LOCATIONS.
= ROOF SCUPPER
= CONCRETE SLAB

PROJECT No: 2024-14 SEAL

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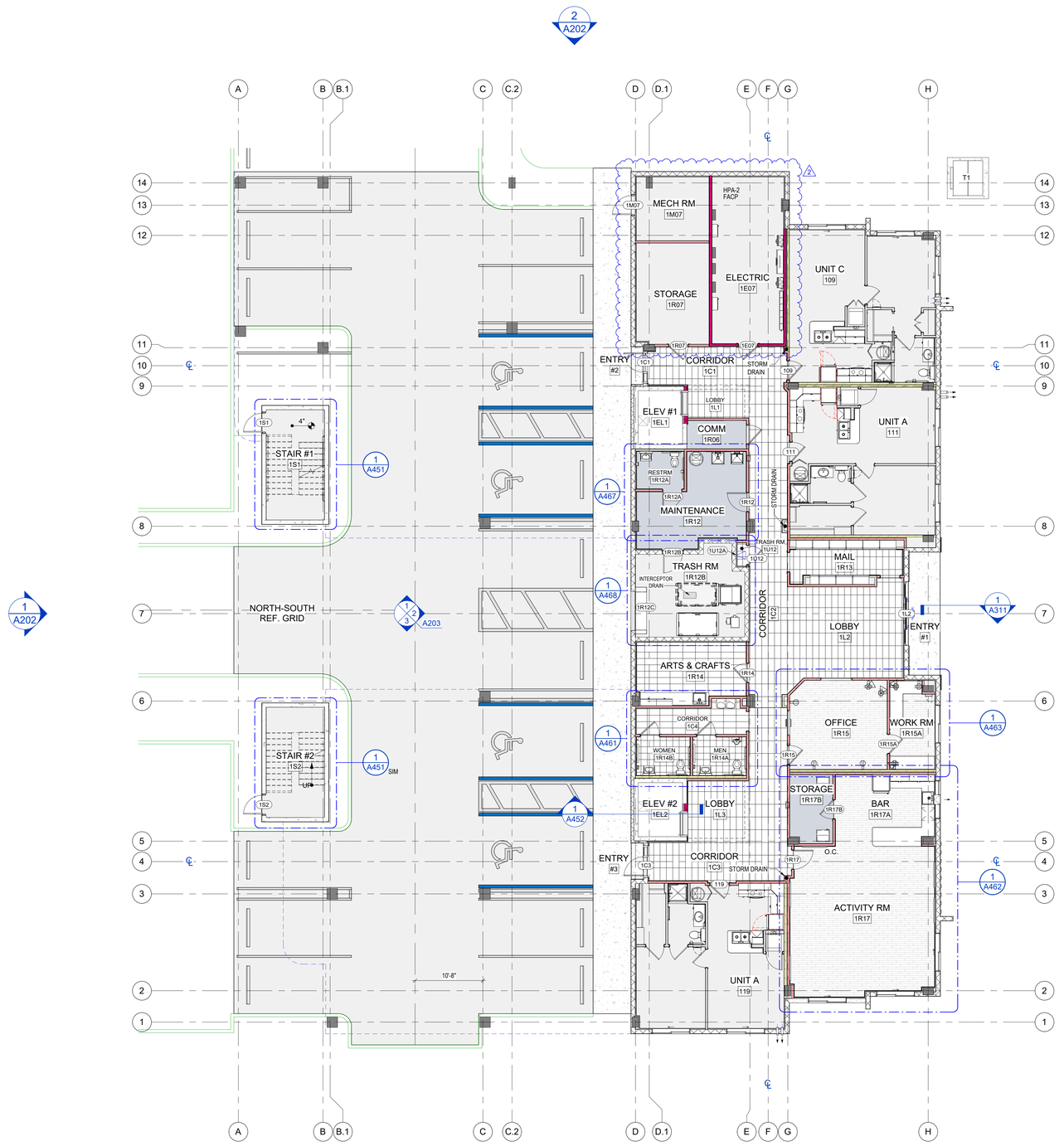
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

ROOF DIMENSION PLAN

A114

THRESHOLD BUILDING

3/27/2025 1:45:39 PM



1 FIRST FLOOR REFERENCE PLAN
SCALE: 1/8" = 1'-0" 1 / A201

FLOORING LEGEND

- 12" x 24" CERAMIC TILE
- 12" x 12" CERAMIC TILE
- 2" x 2" DECORATIVE CERAMIC TILE
- LUXURY VINYL PLANK
- CUSHIONED FLOORING
- CONCRETE SEALER
- EPOXY COATING
- HERRINGBONE PATTERN 60mm PAVERS

♦ SEE A411, 412 AND A413 FOR FLOORING IN UNITS.

(#) SECURITY SYSTEM KEYNOTES

1. Interior Video Camera mounted to underside of ceiling.
2. Exterior Video Camera mounted to wall 24" above floor level.

2 REVISION 5-09-25
1. CHANGE LAYOUT OF FIRE PUMP RM AND ELECTRIC RM SPACE BY REMOVING FIRE PUMP RM, ADDING MECH RM FOR FIRE LINE AND DOMESTIC BOOSTER PUMP AND MOVING ELECTRIC RM TO EAST SIDE OF THIS SPACE.
2. ADD CALLOUTS TO ROOMS WITH ENLARGED PLANS.

PROJECT No: 2024-14

SEAL

To the best of the architect 's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with Chapter 553 and Chapter 633, Florida Statutes.

This item has been electronically signed and sealed by DAVID A. MALLORY using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

STATE OF FLORIDA · DAVID A. MALLORY · AR100561 · REGISTERED ARCHITECT

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MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

FIRST FLOOR REFERENCE PLAN

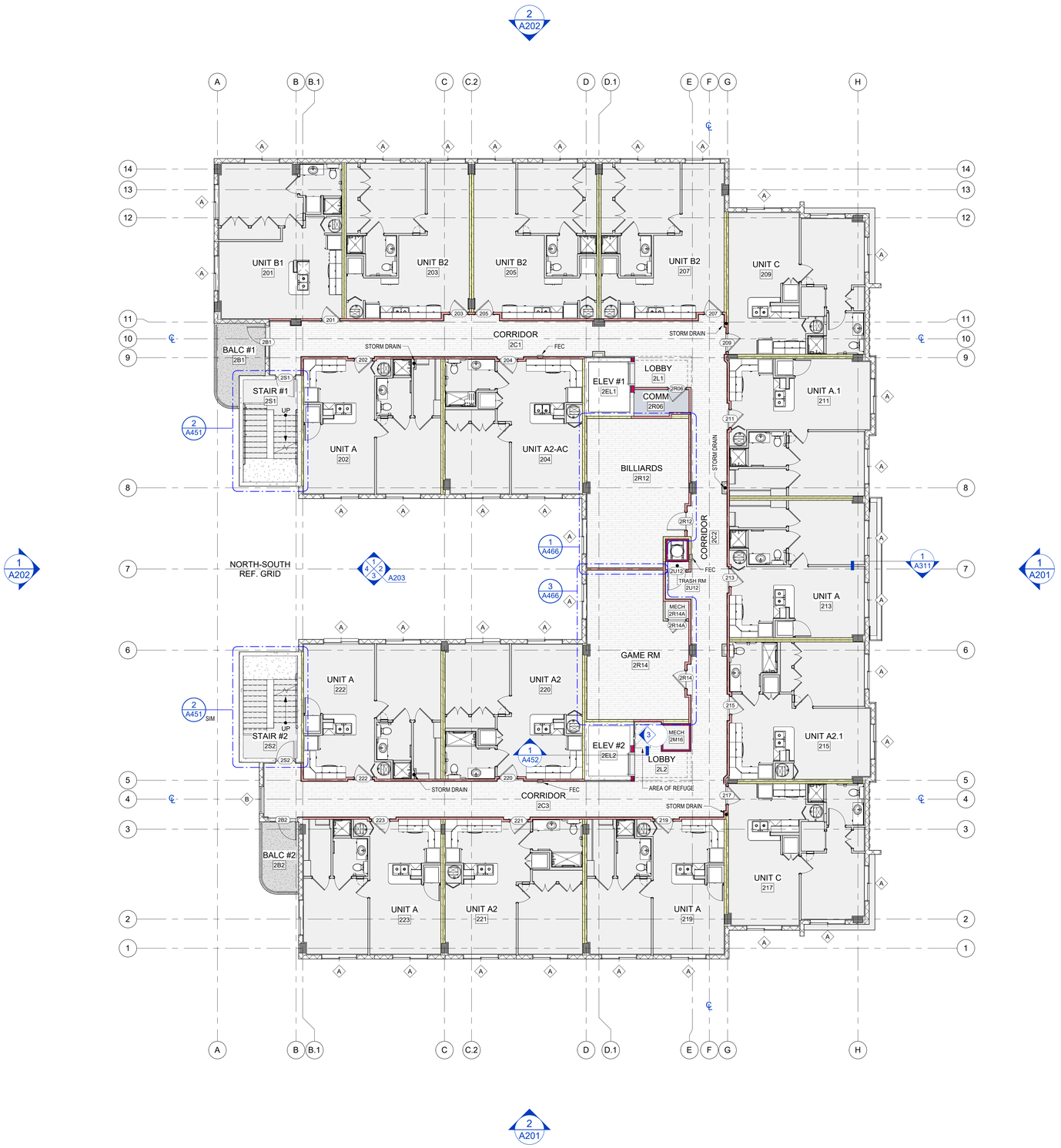
A121

THRESHOLD BUILDING

5/12/2025 8:35:51 AM

SECURITY SYSTEM KEYNOTES

1. Interior Video Camera mounted to underside of ceiling.
2. Exterior Video Camera mounted to wall 24" above floor level.



1 SECOND FLOOR REFERENCE PLAN
SCALE: 1/8" = 1'-0" 3 / A012

3/27/2025 1:45:51 PM

THRESHOLD BUILDING

PROJECT No: 2024-14 SEAL

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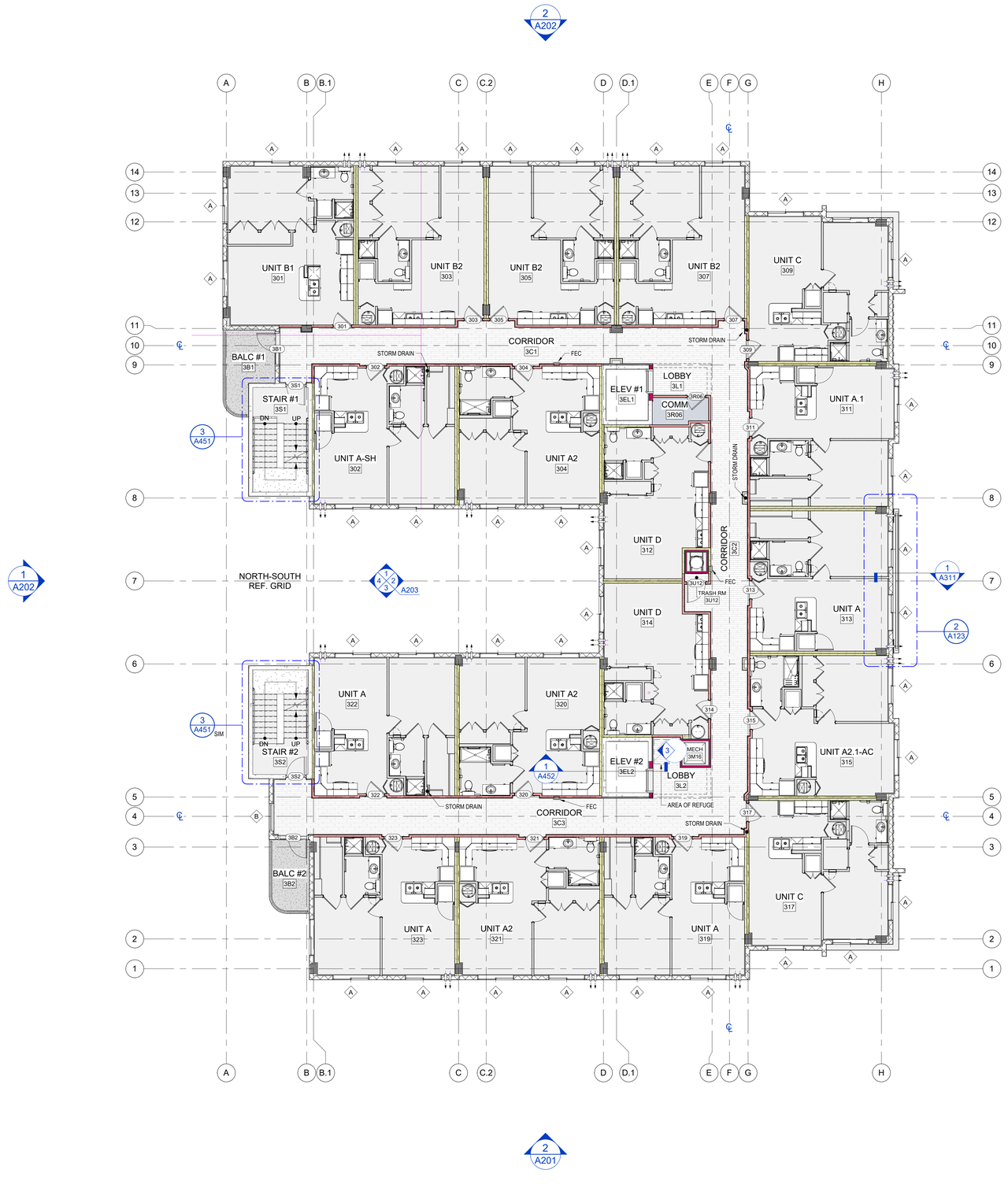
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MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

SECOND FLOOR REFERENCE PLAN

A122



1 THIRD THRU SIXTH FLOOR REFERENCE PLAN
SCALE: 1/8" = 1'-0" 1 / A201

2 REVISION 3-27-25
1. ADD BUMP-OUT PLAN AT FRONT MIDDLE OF BUILDING AT FLOORS 5 AND 6.

PROJECT No: 2024-14 **SEAL**

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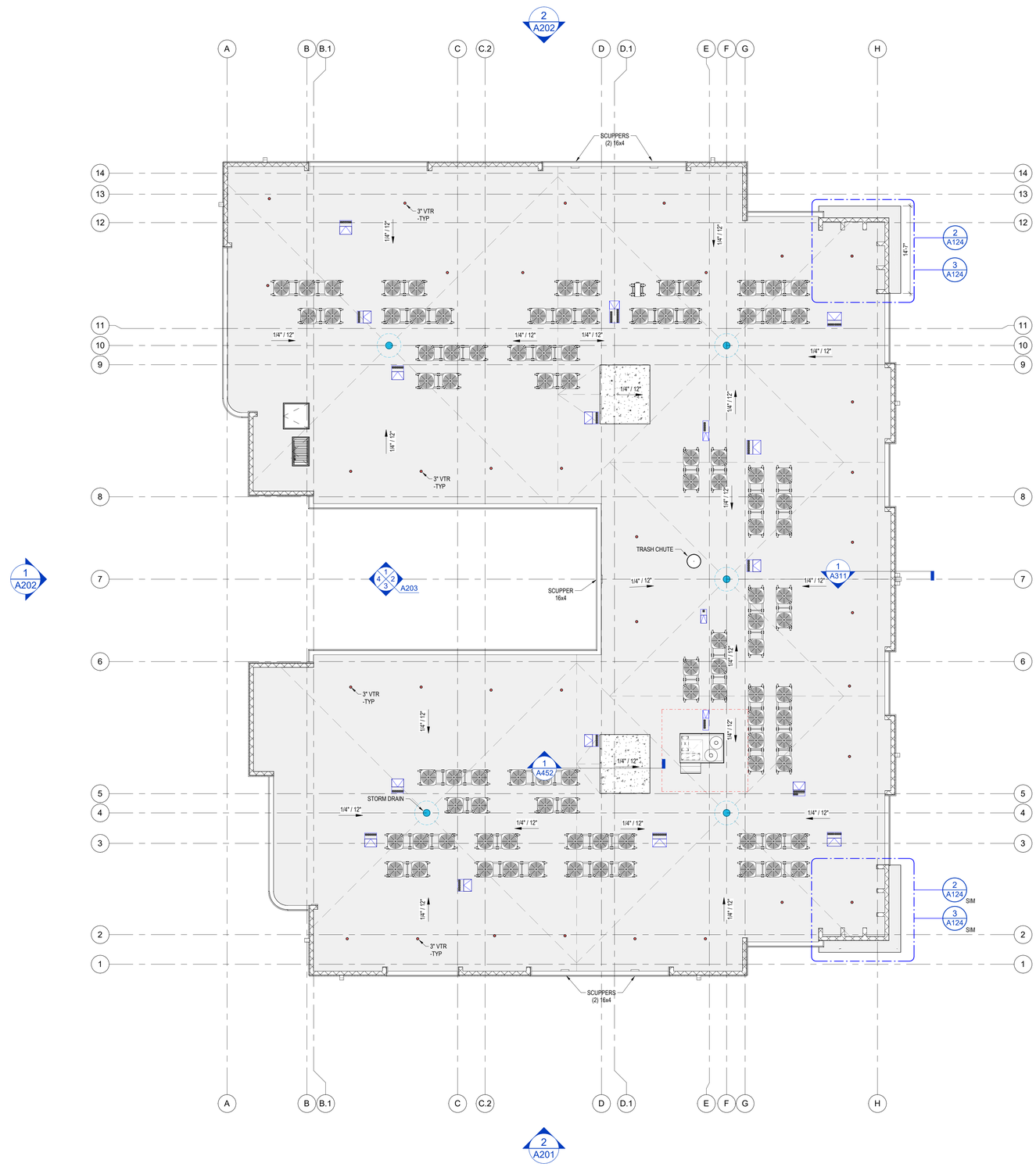
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

3RD THRU 6TH FLOOR REFERENCE PLAN

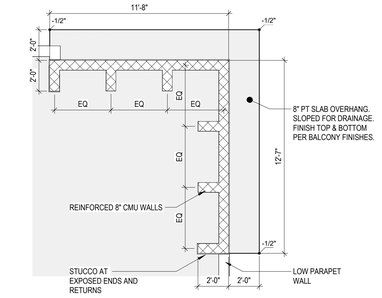
A123

THRESHOLD BUILDING

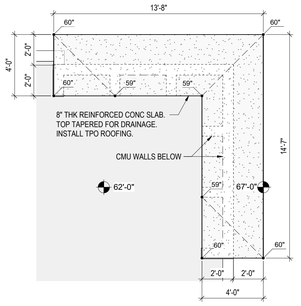
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1 ROOF REFERENCE PLAN
SCALE: 1/8" = 1'-0" 1 / A201



2 PARAPET CORNER FRAMING
SCALE: 1/4" = 1'-0" 1 / A124



3 PARAPET CORNER CAP
SCALE: 1/4" = 1'-0" 1 / A124

2 REVISION 3-27-25
1. ADD DETAIL OF PARAPET CORNER FRAMING.
2. ADD DETAIL OF PARAPET CORNER CAP.
3. -

PROJECT No: 2024-14 SEAL

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MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

ROOF REFERENCE PLAN

A124

THRESHOLD BUILDING

3/27/2025 1:46:02 PM



1 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0" 1 / A201

CEILING LEGEND

- CEILINGS IN UNITS TO BE SMOOTH CONCRETE FINISHED WITH TEXTURE TO MATCH DRYWALL CEILINGS
- CEILINGS IN COMMON AREAS TO BE SMOOTH AND UNFINISHED
- 24" x 24" ACOUSTICAL CEILING TILE
- 12" x 12" ACOUSTICAL CEILING TILE
- TEXTURED DRYWALL LESS 9'-0" AFF
- TEXTURED DRYWALL 9'-0" AFF TO LESS THAN 10'-0"
- TEXTURED DRYWALL[1] OVER 10'-0" AFF

1. TEXTURED CONCRETE AT MAIN EXTERIOR ENTRY

(#) SECURITY SYSTEM KEYNOTES

1. Interior Video Camera mounted to underside of ceiling.
2. Exterior Video Camera mounted to wall 24" above floor level.

PROJECT No: 2024-14 SEAL

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MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

FIRST FLOOR REFLECTED CEILING PLAN

A131

THRESHOLD BUILDING

3/27/2025 1:46:07 PM



1 SECOND FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0" 3 / A012

CEILING LEGEND

- CEILINGS IN UNITS TO BE SMOOTH CONCRETE FINISHED WITH TEXTURE TO MATCH DRYWALL CEILINGS
- CEILINGS IN COMMON AREAS TO BE SMOOTH AND UNFINISHED
- 24" x 24" ACOUSTICAL CEILING TILE
- 12" x 12" ACOUSTICAL CEILING TILE
- TEXTURED DRYWALL LESS 9'-0" AFF
- TEXTURED DRYWALL 9'-0" AFF TO LESS THAN 10'-0"
- TEXTURED DRYWALL[1] OVER 10'-0" AFF

1. TEXTURED CONCRETE AT MAIN EXTERIOR ENTRY

(#) SECURITY SYSTEM KEYNOTES

1. Interior Video Camera mounted to underside of ceiling.
2. Exterior Video Camera mounted to wall 24" above floor level.

PROJECT No: 2024-14 SEAL

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MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

SECOND FLOOR REFLECTED CEILING PLAN

A132

THRESHOLD BUILDING

3/27/2025 1:46:13 PM



1 THIRD THRU SIXTH FLOOR REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0" 1 / A201

CEILING LEGEND

- CEILINGS IN UNITS TO BE SMOOTH CONCRETE FINISHED WITH TEXTURE TO MATCH DRYWALL CEILINGS
- CEILINGS IN COMMON AREAS TO BE SMOOTH AND UNFINISHED
- 24" x 24" ACOUSTICAL CEILING TILE
- 12" x 12" ACOUSTICAL CEILING TILE
- TEXTURED DRYWALL LESS 9'-0" AFF
- TEXTURED DRYWALL 9'-0" AFF TO LESS THAN 10'-0"
- TEXTURED DRYWALL[1] OVER 10'-0" AFF

1. TEXTURED CONCRETE AT MAIN EXTERIOR ENTRY

PROJECT No: 2024-14 SEAL

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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS

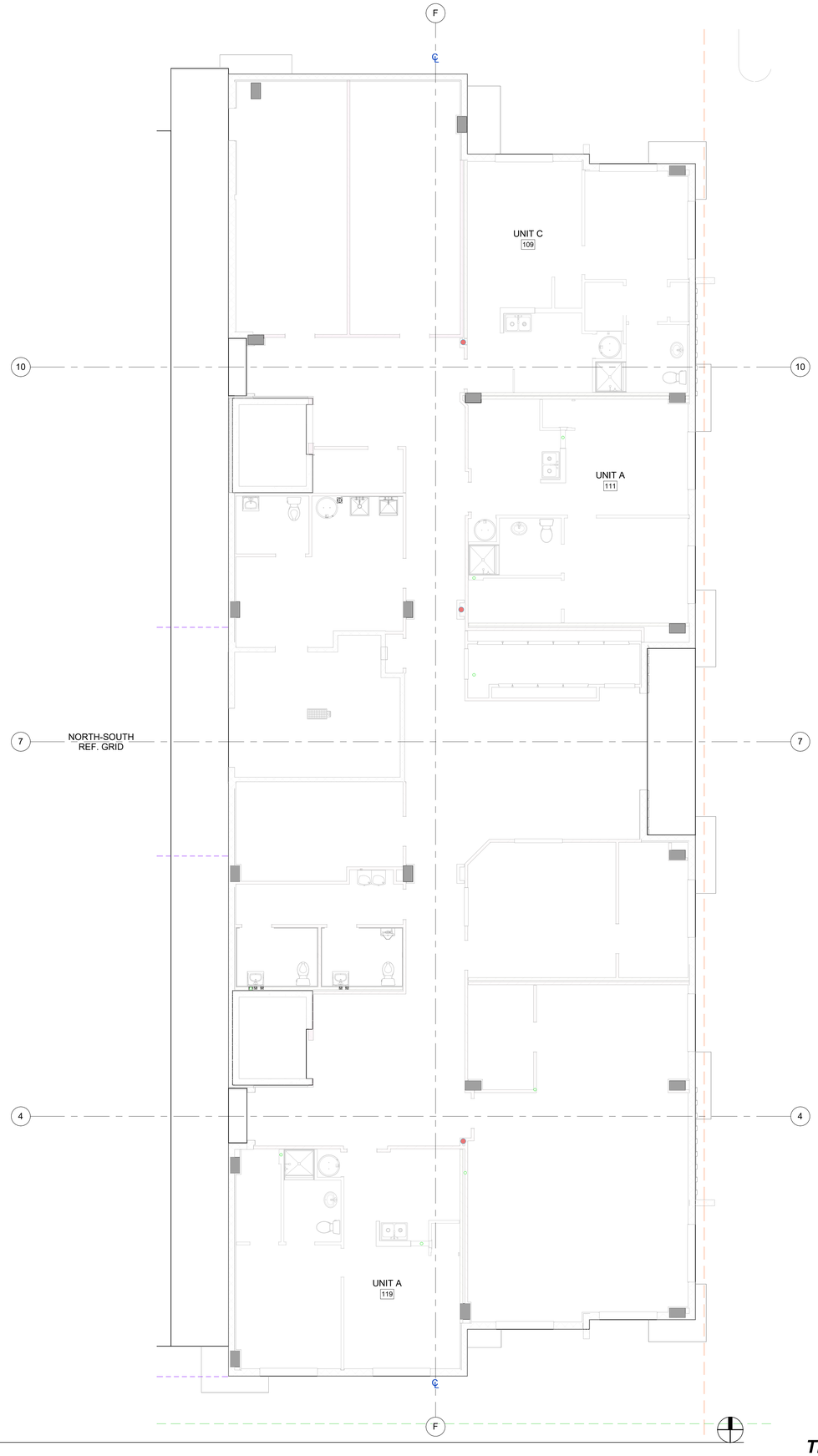
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

THIRD THRU SIXTH FLOOR REFLECTED CEILING PLAN

A133

THRESHOLD BUILDING

3/27/2025 1:46:19 PM



1 FIRST FLOOR DECK PLAN
SCALE: 3/16" = 1'-0" 1 / A201

DECK PLAN NOTES

1. Sleeves are to be approved in writing by the slab PT/reinforcing structural engineer in accordance with the design documents.
2. Locations, sleeve type and sizes are intended to assist coordination. CONTRACTORS ARE RESPONSIBLE FOR FINAL LOCATIONS, SLEEVE TYPE AND SIZES.
3. These plans shall be reviewed and coordinated by all affected contractors well before the Floor 2 deck is commenced to allow ample time for revisions to be made.
4. SLEEVE LABELS
   A. C = Condensate/Water Heater Pan drain
   B. C4 = Hub Drain
   C. D = Storm Drain
   D. E = Electric incl deck mounted outlets
   E. F = Fire Protection
   F. M = Mechanical (Linesets)
   G. S = Sanitary (DWV)
   H. W = Water
5. SLEEVE SIZES
   A. Number = nominal sleeve size except "1" = 1.5".
   B. Firestop sleeves are based on the Nominal Pipe Size (NPS).
   C. Concrete Pipe Sleeves (CPS) by Arlington or equal are based on the sleeve inside diameter.
   D. Unless noted otherwise, Firestop sleeves are used.
   E. Shower drain sleeve = CPS "S-5".
6. Electric sleeves = CPS.
7. Electric outlets for ceiling mounted lighting fixtures below are shown as "E4".
8. Shower drains require 1/2" recess x 10" x 10".
9. Lineset sleeves (firestop)
   A. Max. three (2) linesets are assumed per 4" sleeve.
   B. Max. one (1) lineset is assumed for 2" sleeve.
   C. Lineset sleeves always start in right rear corner as shown with additional sleeves aligned along the right wall.
   D. Shown are sleeves required. The number increases per floor level.
   E. The sleeve in the mechanical closet ceiling closest to the front of the closet always has the the lineset for current floor.
10. Electric
    A. Layout is designed to coordinate with 16" oc framing with staggered studs for 1-hr demising partition in which outlets, etc., are not to be installed back-to-back in order to minimize sound transmission.
    B. Sleeves are located adjacent to areas with drop ceilings.
11. Fire sleeves are CPS in stairwells (F2, F6) and firestop (F-4) elsewhere.
12. Dimensioning
    A. Dimensions are to center of sleeves.
    B. Dimensions for sleeves in units:
       a. In one direction are from corridor centerlines (GL-2 and GL-F).
       b. Dimensions in other direction are from center of unit demising partitions including assumed centerlines for end units.
       c. Dimensions for areas outside of units are to indicated features (grid lines, concrete wall slab edge, etc.)
       d. Dimensions may continue for closely spaced, identical sleeves.
    C. Dimension suffixes where provided:
13. If revisions are needed or errors are found, coordinate with the project superintendent.

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PROJECT No: 2024-14 SEAL

No.	DATE	REVISION / SUBMISSIONS
2	3-27-25	Owner, Contractor Revisions

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

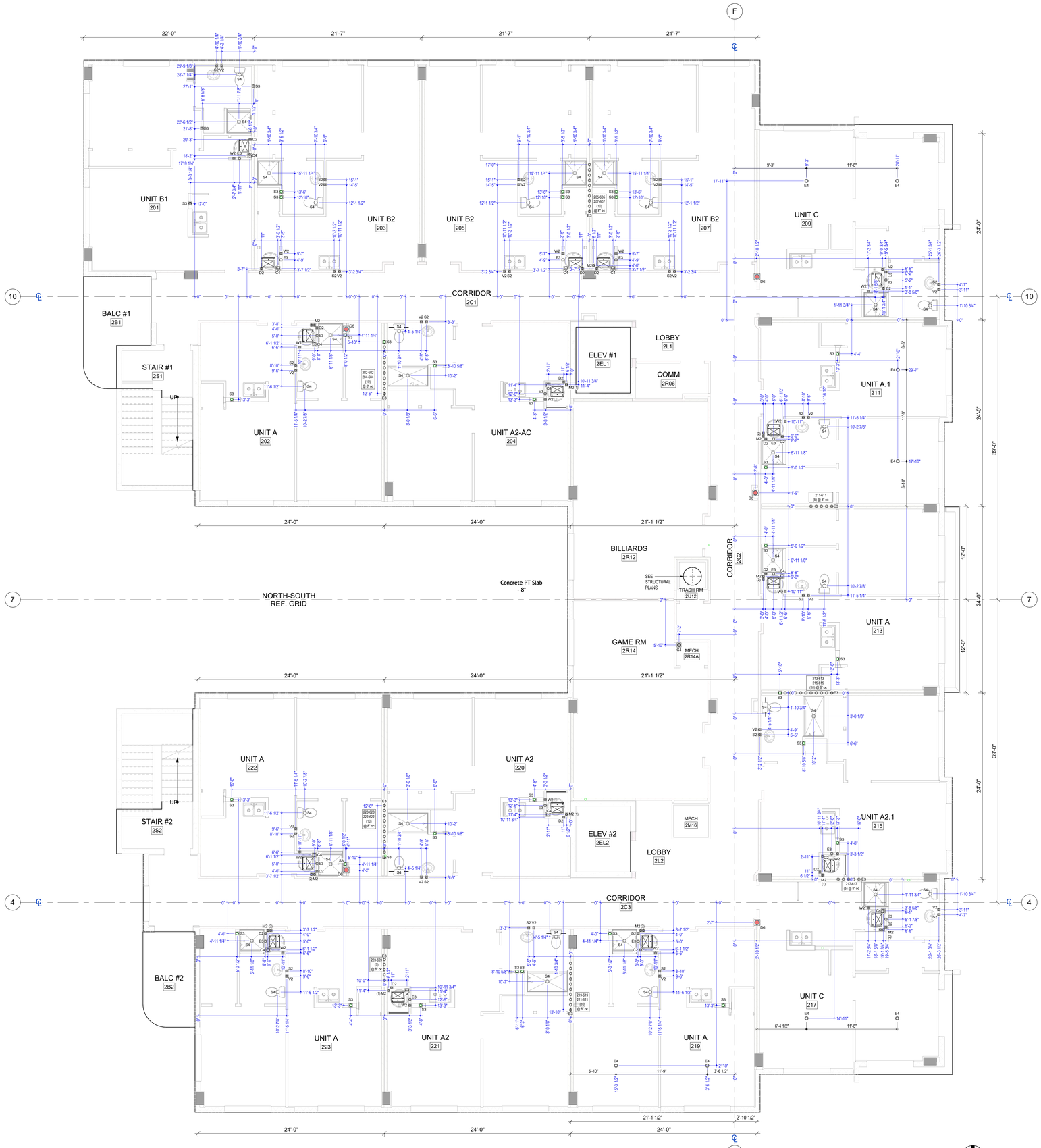
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

FIRST FLOOR DECK PLAN

A141

THRESHOLD BUILDING

3/27/2025 1:46:20 PM



1 SECOND FLOOR DECK PLAN
SCALE: 3/16" = 1'-0" 3 / A012

DECK PLAN NOTES

1. Sleeves are to be approved in writing by the slab PT/reinforcing structural engineer in accordance with the design documents.
2. Locations, sleeve type and sizes are intended to assist coordination. CONTRACTORS ARE RESPONSIBLE FOR FINAL LOCATIONS, SLEEVE TYPE AND SIZES.
3. These plans shall be reviewed and coordinated by all affected contractors well before the Floor 2 deck is commenced to allow ample time for revisions to be made.
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   G. S = Sanitary (DWV)
   H. W = Water
5. SLEEVE SIZES
   A. Number = nominal sleeve size except "1" = 1.5".
   B. Firestop sleeves are based on the Nominal Pipe Size (NPS).
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   D. Unless noted otherwise, Firestop sleeves are used.
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10. Electric
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    C. Dimension suffixes where provided:
13. If revisions are needed or errors are found, coordinate with the project superintendent.

2 REVISION 3-27-25
1. ADD SHEET TO SHOW SLEEVE LOCATIONS, ELECTRICAL OUTLETS FOR CEILING BELOW

PROJECT No: 2024-14 SEAL

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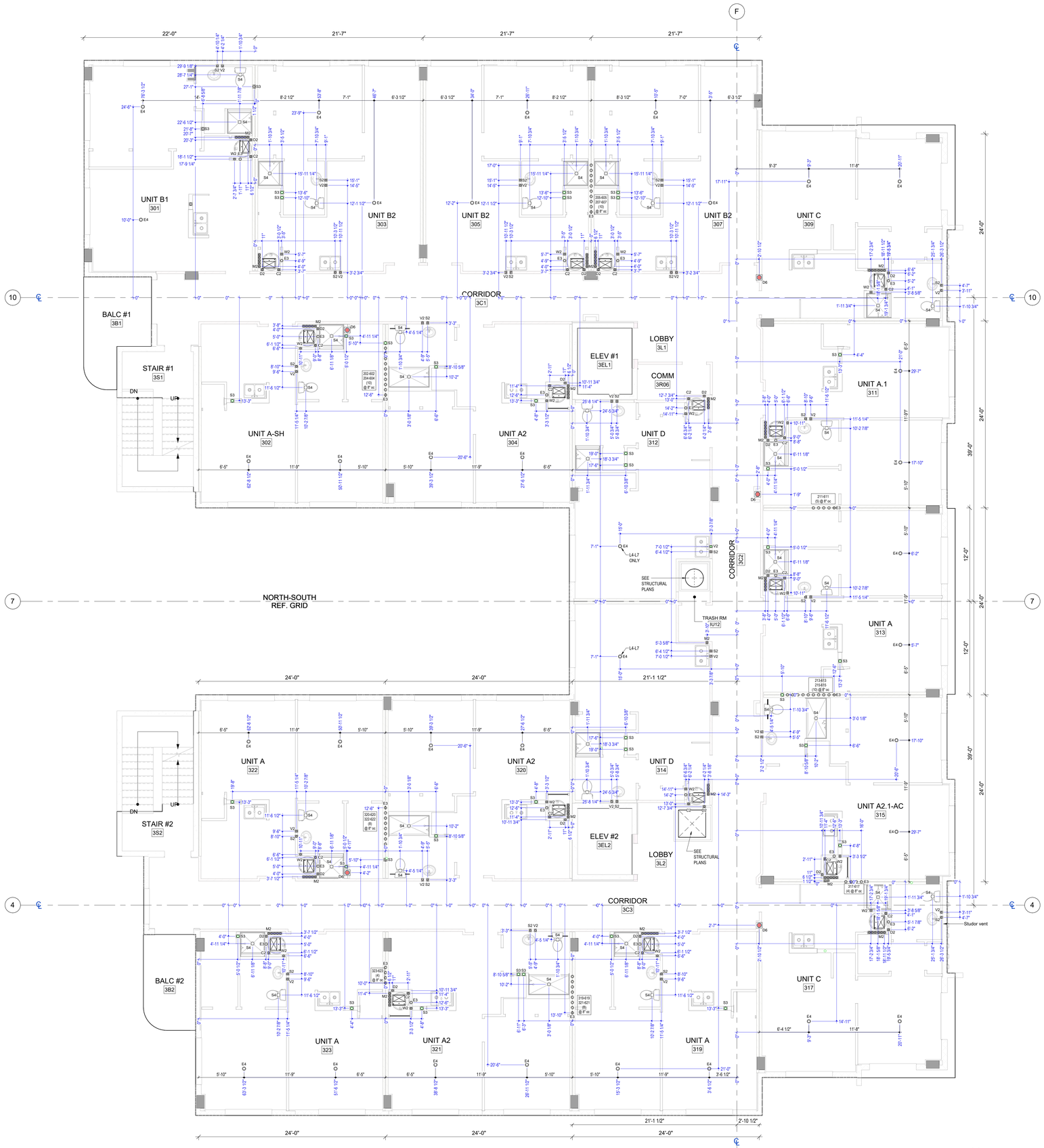
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

SECOND FLOOR DECK PLAN

A142

THRESHOLD BUILDING

3/27/2025 1:46:23 PM



1 3RD THRU 6TH FLOOR DECK PLAN
SCALE: 3/16" = 1'-0" 1 / A201

DECK PLAN NOTES

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    C. Dimension suffixes where provided:
13. If revisions are needed or errors are found, coordinate with the project superintendent.

2 REVISION 3-27-25
1. ADD SHEET TO SHOW SLEEVE LOCATIONS, ELECTRICAL OUTLETS FOR CEILING BELOW

PROJECT No: 2024-14 SEAL

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No.	DATE	REVISION / SUBMISSIONS
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STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

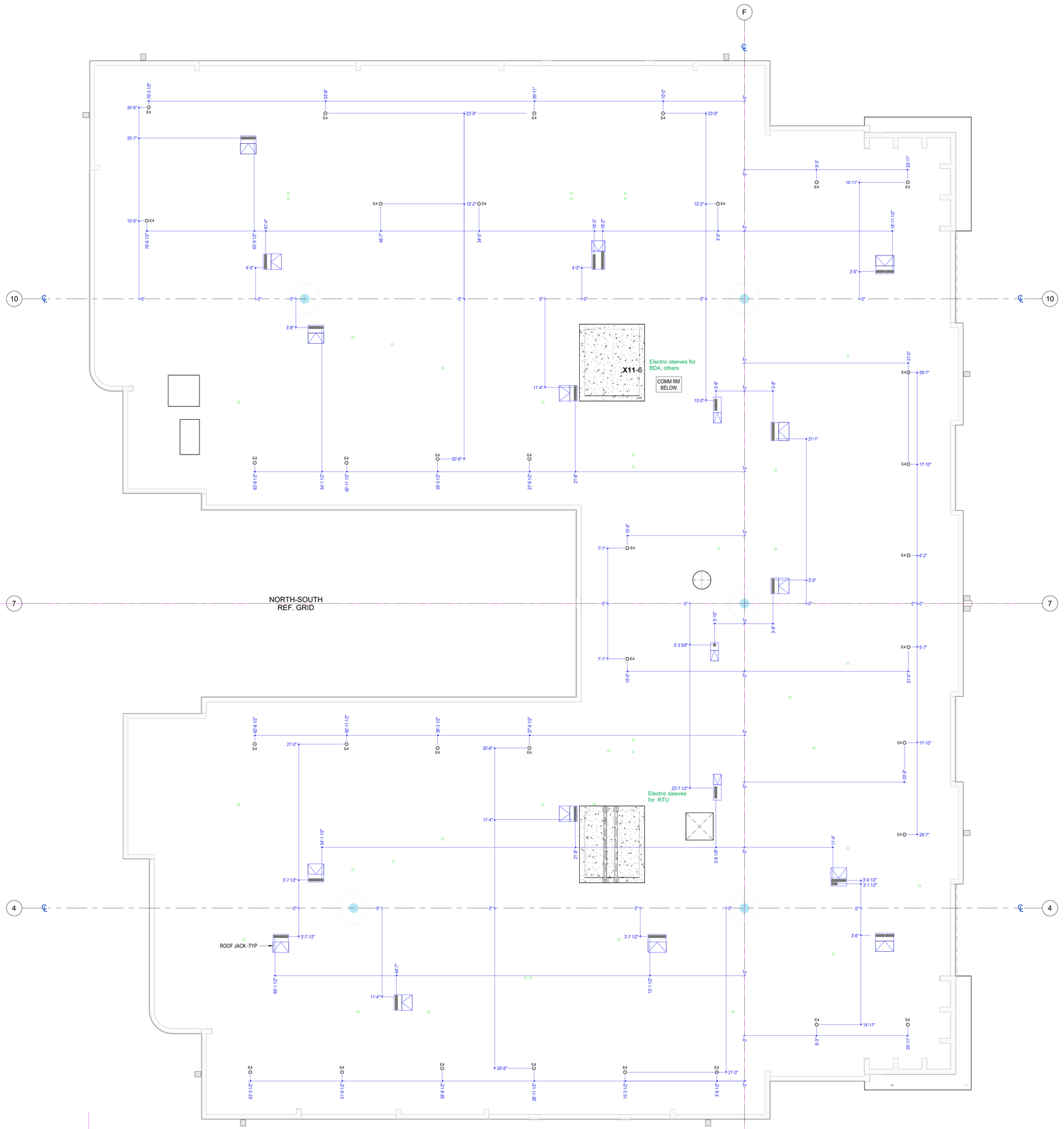
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

3RD THRU 6TH FLOOR DECK PLAN

A143

THRESHOLD BUILDING

3/27/2025 1:46:26 PM



1 ROOF DECK PLAN
SCALE: 3/16" = 1'-0" 1 / A201

2 REVISION 3-27-25
1. ADD SHEET TO SHOW ROOF JACK LOCATIONS, VTR SLEEVES, ELECTRICAL OUTLETS FOR CEILING BELOW

PROJECT No: 2024-14

SEAL

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No.	DATE	REVISION / SUBMISSIONS
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STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DA

MADISON TERRACE
APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

ROOF DECK PLAN - SLEEVING

2

A144

THRESHOLD BUILDING

3/27/2025 1:46:29 PM



1 ROOF DECK PLAN
SCALE: 3/16" = 1'-0" 1 / A201

3/27/2025 1:46:32 PM

2 REVISION 3-27-25
1. ADD SHEET TO SHOW MECHANICAL EQUIPMENT LOCATIONS.

PROJECT No: 2024-14 SEAL

DM ARCHITECT, LLC
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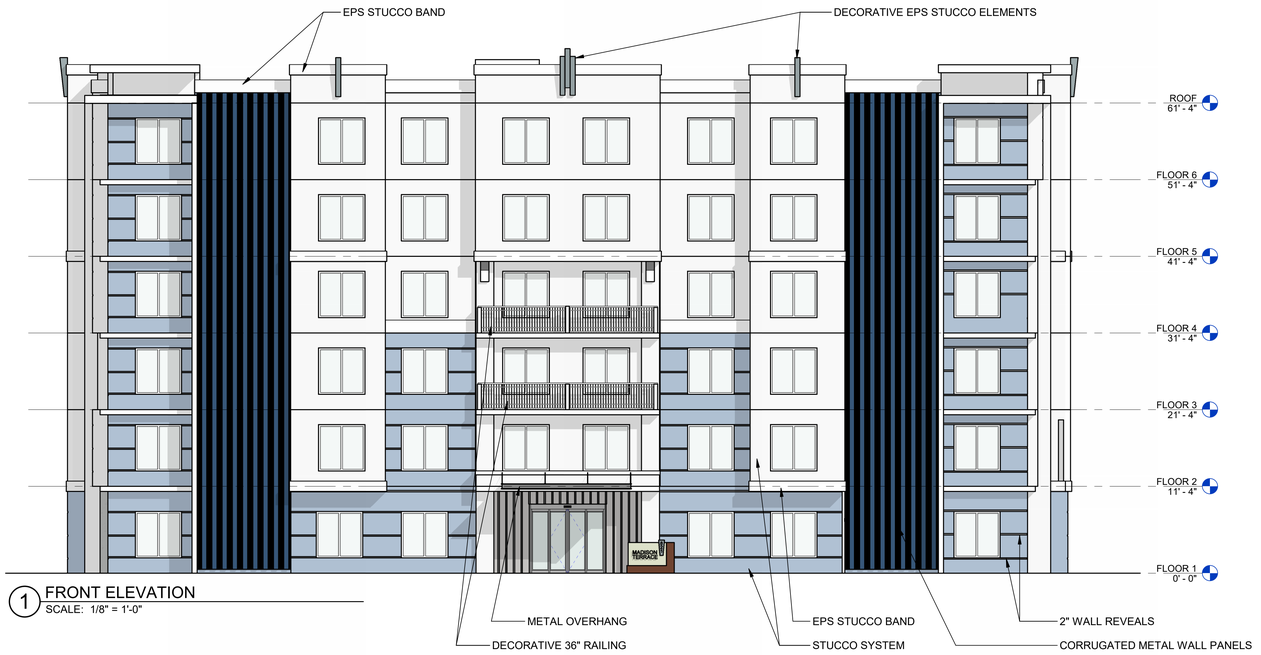
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

ROOF MECHANICAL LAYOUT

A145

2

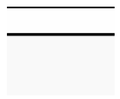
THRESHOLD BUILDING



1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



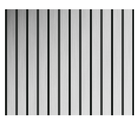
CORRUGATED METAL
SW 6811
HONORABLE BLUE



MAIN STUCCO
SW 7006
EXTRA WHITE



ACCENT 1
SW 6807
WONDEROUS BLUE



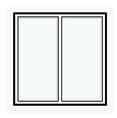
CORRUGATED
BRUSHED
ALUMINUM



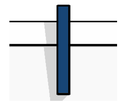
STUCCO SYSTEM
SW 6807
WONDEROUS BLUE



POWDER COATED RAILING
SW 7662
EVENING SHADOW



WINDOW TRIM
SW 7662
EVENING SHADOW



DECORATIVE EPS STUCCO
SW 6811
HONORABLE BLUE

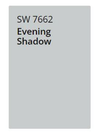
















DM
ARCHITECT

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1007 CHATHAM BREAK ST.
ORLANDO, FL. 32828
PHONE:407-759-8822
DM@DMARCHS.COM

ISSUE HISTORY

No.	Description	Date
1	SCHEMATIC DESIGN	
2	DESIGN DEVELOPMENT	
3	SITE PLAN APPROVAL	
4	PERMIT REVIEW SET	08/26/2022

REVISION HISTORY

No.	Description	Date

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MADISON
TERRACE

EXTERIOR
ELEVATIONS

Project number	23-22
Date	
Drawn by	GPL
Checked by	DAM

A201

DAVID A. MALLORY
FLORIDA LICENSE - AR100561

6/30/2023 7:55:35 PM



1 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0" 1 / A121



2 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0" 1 / A121

THRESHOLD BUILDING

3 REVISION 7-25-25
1. RAISE PARAPET STUCCO BANDS TO ALIGN WITH TOP OF PARAPETS.
2. REVISE COPING TO COVER ADJACENT STUCCO BAND.
3. RENAME STUCCO TYPE "C" TO "A".
4. CHANGE STUCCO BAND TYPES "D" AND "E" TO "A".
5. RENAME STUCCO TYPE "F" TO "B".
6. ADD EXTERIOR BUILDING LIGHT FIXTURES.
7. ADD WALL HYDRANTS.
8. ADD SHADE AWNING AT MAIN ENTRY.
9. ADD LIGHT FIXTURES AT MAIN ENTRY.
10. ADD DIMENSIONS TO MECHANICAL VENTS.
11. ADD CALLOUTS FOR CORRIDOR SECTIONS.
12. ADD CALLOUTS AND TAGS FOR STUCCO CONTROL JOINTS, 2" STUCCO REVEALS, STUCCO TRIM BANDS, STUCCO FINISH.

PROJECT No: 2024-14

To the best of the architect 's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with Chapter 553 and Chapter 633, Florida Statutes.

This item has been electronically signed and sealed by DAVID A. MALLORY using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEAL
STATE OF FLORIDA · DAVID A. MALLORY · AR100561 · REGISTERED ARCHITECT

DM ARCHITECT, LLC
David A. Mallory
AR100561
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No.	DATE	REVISION / SUBMISSIONS
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2	5-09-25	Owner Revisions
3	7-25-25	Owner Revisions

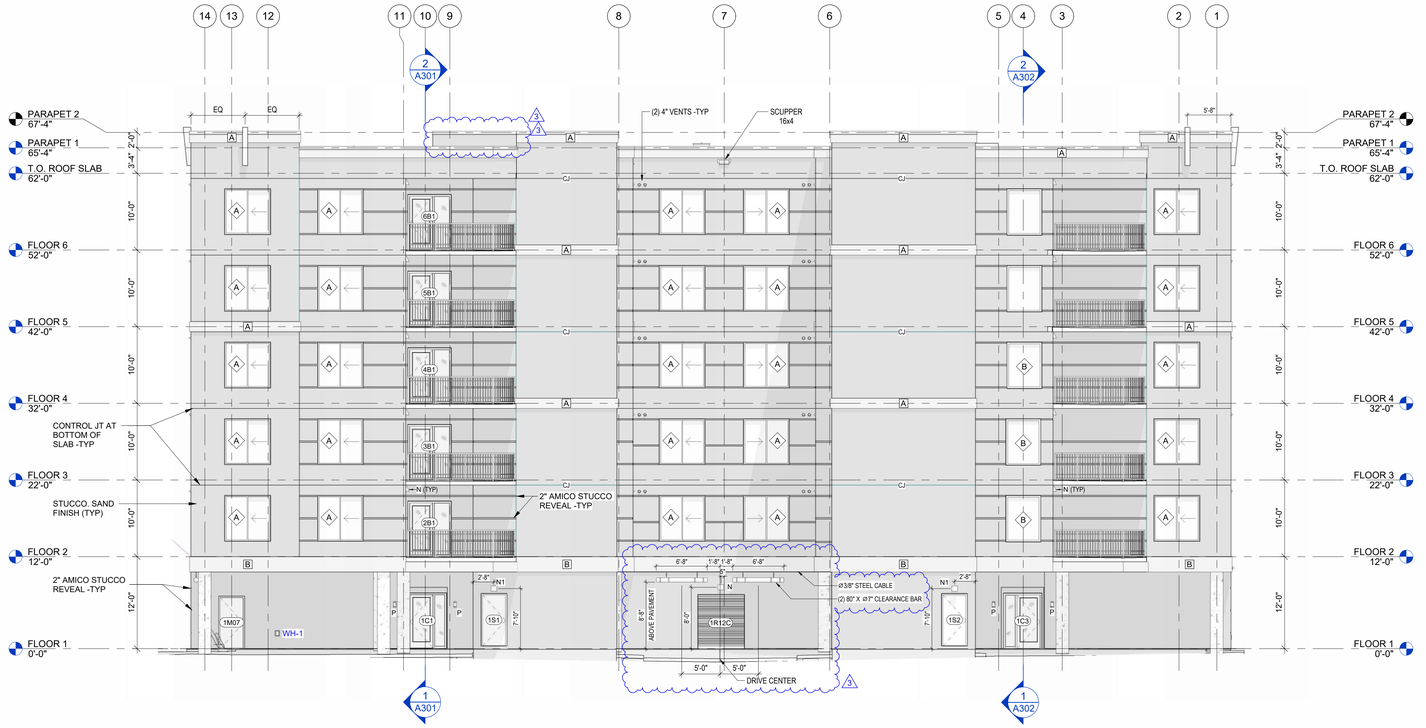
STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

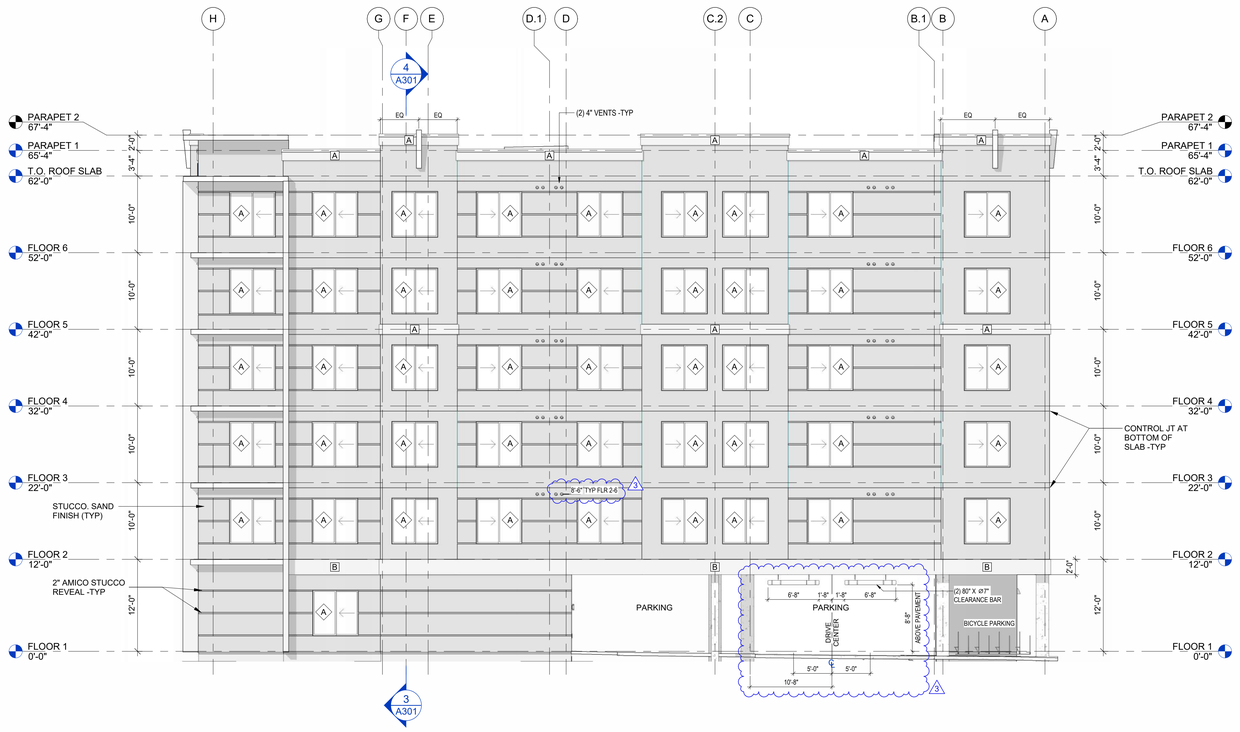
BUILDING ELEVATIONS EAST & SOUTH

A201

7/28/2025 12:27:27 PM



1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0" 1 / A121



2 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0" 1 / A121

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7. ADD WALL HYDRANTS.
8. ADD PARKING GARAGE CLEARANCE BARS.
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10. ADD CALLOUTS FOR CORRIDOR SECTIONS.
11. ADD CALLOUTS AND TAGS FOR STUCCO CONTROL JOINTS, 2" STUCCO REVEALS, STUCCO FINISH.

PROJECT No: 2024-14

SEAL

To the best of the architect 's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with Chapter 553 and Chapter 633, Florida Statutes.

STATE OF FLORIDA · DAVID A. MALLORY · AR100561 · REGISTERED ARCHITECT

This item has been electronically signed and sealed by DAVID A. MALLORY using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
AA 26004029
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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	5-09-25	Owner Revisions
3	7-25-25	Owner Revisions

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

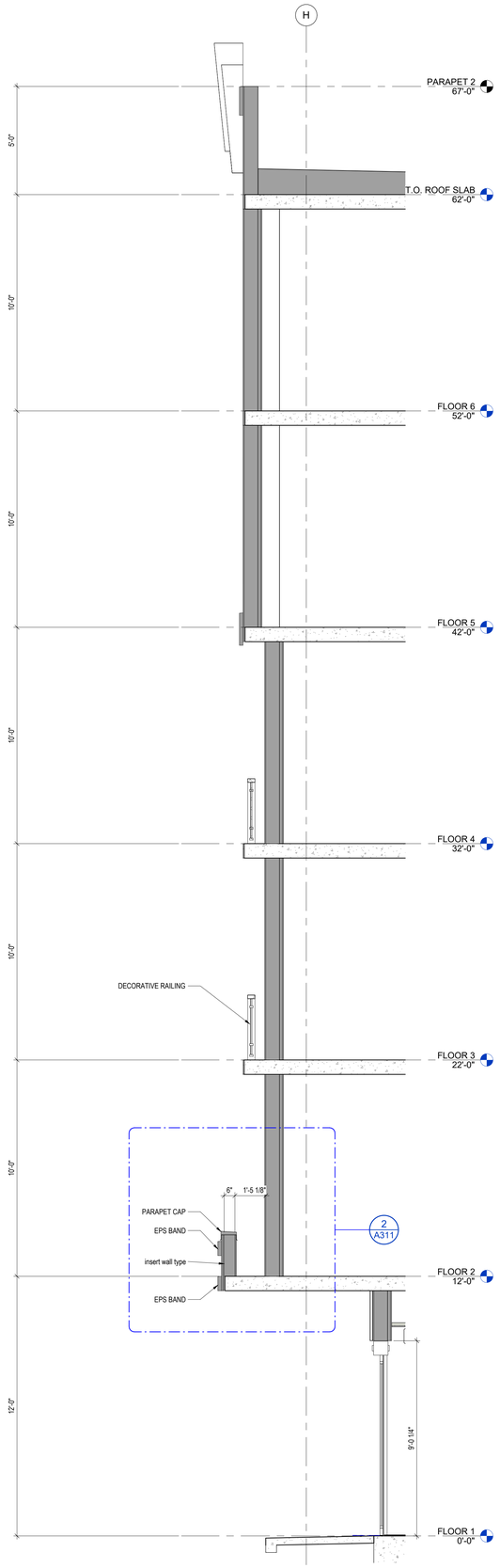
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

BUILDING ELEVATIONS WEST & NORTH

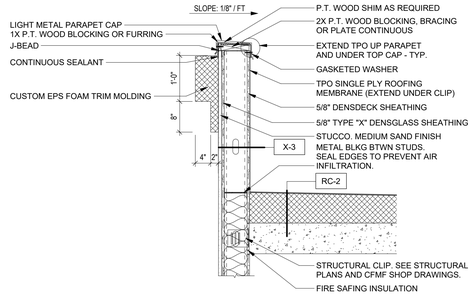
A202

THRESHOLD BUILDING

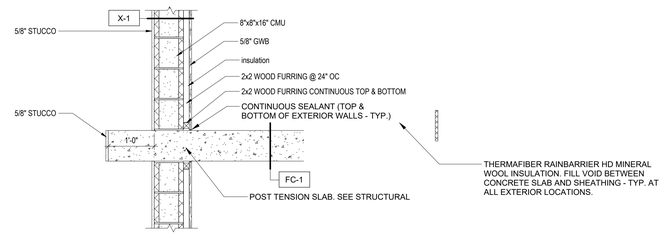
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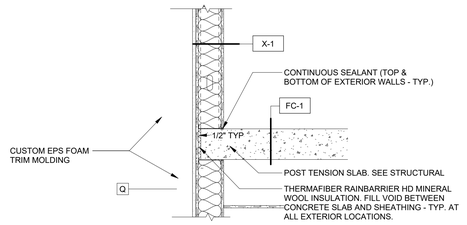
1 EXTERIOR WALL SECTION AT ENTRY #1
SCALE: 3/8" = 1'-0" 1 / A121



3 ENLARGED SECTION DETAIL
SCALE: 3/4" = 1'-0"



4 ENLARGED SECTION DETAIL
SCALE: 3/4" = 1'-0"



2 ENLARGED SECTION DETAIL
SCALE: 3/4" = 1'-0" 1 / A311

SECTION & DETAILS NOTES

1 REFER TO STRUCTURAL DRAWINGS FOR CONCRETE REINFORCING AND SPECIFICATIONS.
2 PROVIDE SILL SEALER AND ACOUSTICAL SEALANT AT ALL PERIMETER WALLS, AND TENANT SEPARATION AND CORRIDOR WALLS.
3 LAP METAL FLASHING A MIN. OF 8" EACH SIDE OF VALLEY.
4 4" MIN. HORIZ. LAP, 6" MIN. VERTICAL LAP ON FLASHING.
5 KEEP 5/8" BACK FROM EDGE OF SLAB AT LEVELS 2 THROUGH 7.
6 SEE FIRE RATED ASSEMBLY A800 SERIES SHEETS FOR LOCATION AND FASTENING OF ASSEMBLIES.
7 ALL DOORS AND WINDOWS TO MEET DESIGN PRESSURES SHOWN ON STRUCTURAL DWGS.
8 ALL INSULATION TO BE NON-FACED UNLESS NOTED OTHERWISE.
9 PROVIDE 1/8" GAP BETWEEN ALL DENSSHIELD TO ALLOW FOR EXPANSION / CONTRACTION. SEAL JOINTS PER MANUFACTURER'S RECOMMENDATIONS.
10 ALL GYP. BD. TO BE INSTALLED WITH SCREWS IN ACCORDANCE WITH THE FIRE RATED ASSEMBLY OR MANUFACTURER'S RECOMMENDATIONS.
11 SOUND TRANSMISSION FOR WALLS AND CEILING SHALL COMPLY WITH THE REQUIREMENTS OF FBC CHAPTER 12, SECTION 1207.
12 ALL STUCCO SHALL BE 3-COATS OVER METAL LATH, OVER LAYER OF KRAFT "D" UNDERLAYMENT AND TYVEK BUILDING WRAP.

NOTES:
1. INSTALL TPO ON PARAPETS PER MANUFACTURER RECOMMENDATIONS IN ACCORDANCE WITH ITS 30-YEAR WARRANTY REQUIREMENTS.
2. INSTALL PARAPET CAPS PER MANUFACTURER AND INDUSTRY STANDARDS.
3. DIMENSIONS TO FINISH SURFACES U.N.O.

PROJECT No: 2024-14 **SEAL**

DM ARCHITECT, LLC
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AR100561
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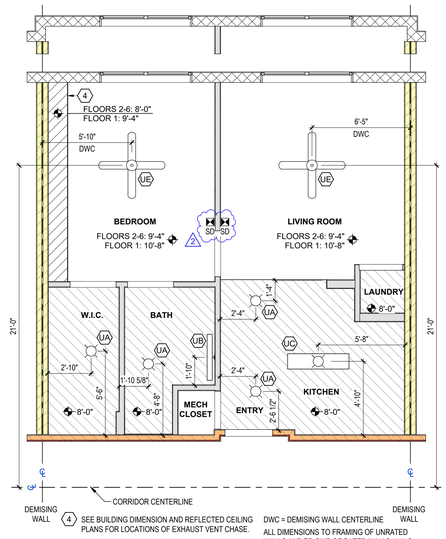
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

ENLARGED SECTIONS

A311

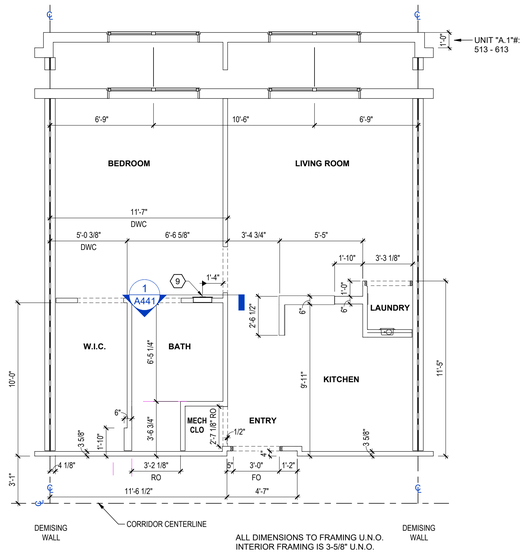
THRESHOLD BUILDING

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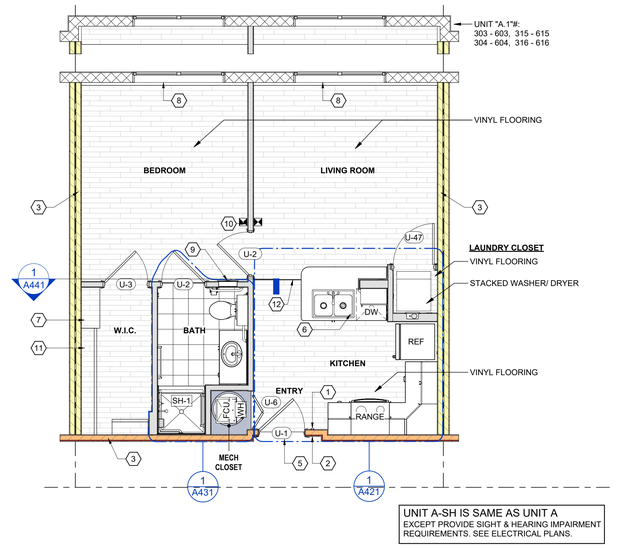
1 UNIT A, A-SH, A.1, A.2 CEILING PLAN

SCALE: 1/4" = 1'-0" 2 / A421



2 UNIT A, A-SH, A.1, A.2 FRAMING PLAN

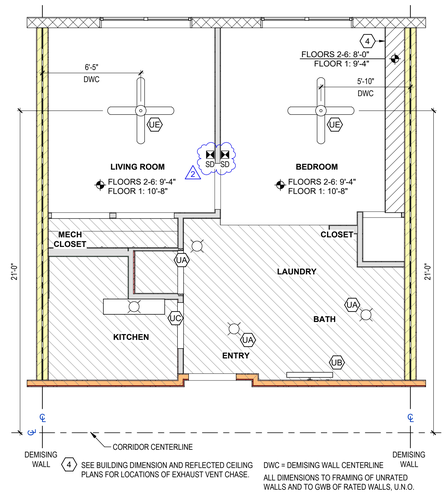
SCALE: 1/4" = 1'-0" 2 / A421



UNIT A-SH IS SAME AS UNIT A
EXCEPT PROVIDE SIGHT & HEARING IMPAIRMENT REQUIREMENTS. SEE ELECTRICAL PLANS.

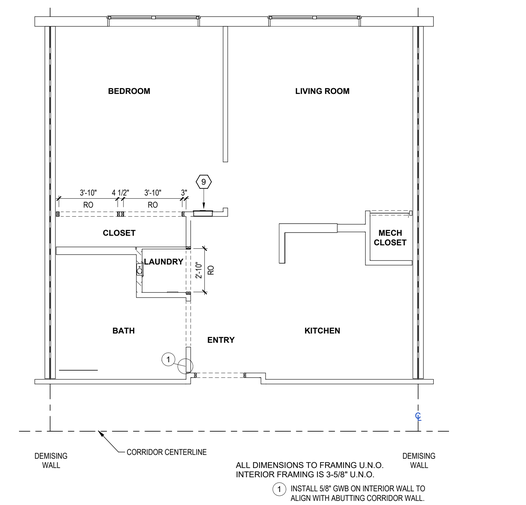
3 UNIT A, A-SH, A.1, A.2 REFERENCE PLAN

SCALE: 1/4" = 1'-0" 2 / A421



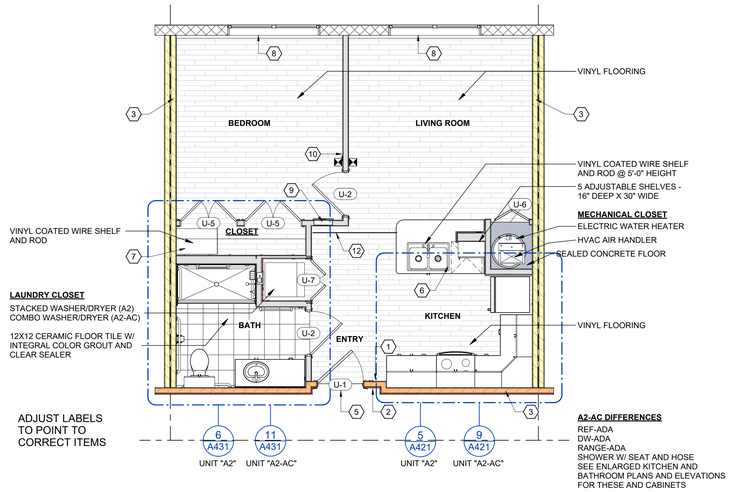
4 UNIT A2, A2.1, A2-AC, A2.1-AC CEILING PLAN

SCALE: 1/4" = 1'-0" 2 / A421



5 UNIT A2, A2.1, A2-AC, A2.1-AC FRAMING PLAN

SCALE: 1/4" = 1'-0" 2 / A421



6 UNIT A2, A2.1, A2-AC, A2.1-AC REFERENCE PLAN

SCALE: 1/4" = 1'-0" 2 / A421

THRESHOLD BUILDING

UNIT NOTES

A. Refer to sheets A002 and A003 for General Project Notes, Material Designations and Symbol Legend.
B. Refer to sheet A601 for Florida Housing Finance Corp. ("FHFC") features and amenities requirements.
C. Refer to Special Units Schedule on sheet A601 for locations of Uniform Federal Accessibility Standards ("UFAS") required "Mobility" impaired" units and "Sight & Hearing" impaired units, UFAS accessible showers, and roll-in showers required by FHFC.
D. Refer to sheets A421 through A441 for additional requirements and information for the units.
E. 100% of all units shall be adaptable as required by the state and federal regulations.
F. All passage doorway openings in these units shall be 32" (min) clear.
G. Provide lever hardware on all doors, kitchen sinks and bathroom fixtures at all units.
H. Use grid lines and demising wall centerlines for layout. Do not use slab edges for layout.
I. Electrical receptacles shall be offset in tenant walls for noise control.
J. Insulation installation shall meet RESNET Grade I standards. All insulation to be unfaced unless noted otherwise.
K. Install fire rated wallboard prior to setting bathtubs and shower units. DensShield is installed over the exposed portions of the fire rated wall at these locations.
L. Install DensShield tile backer at all shower and tub locations, including ceiling, except where the wall is covered by prefab shower unit or bathtub. Where shower controls are in a fire rated corridor wall, install 5/8" DensShield Fireguard tile backer for the entire area abutting the shower.
M. In all unit bathrooms install moisture resistant (M.R.) gypsum wall board at all ceilings and walls outside the shower or bathtub areas covered by DensShield.
N. Provide removable base at kitchen sink in "UFAS mobility" units with minimum dimension 27" high x 30" wide. The finished floor shall extend under the counter to the walls. Provide finished walls with trim and paint.
O. Removable base cabinet at kitchen workspace in "UFAS mobility" units (5%). Base shall be removable under the full 30" min. Frontage of the counter. The finished floor shall Extend under the counter to the walls.

1. Min. 18" clear floor space from latch of pulled side of door.
2. Min. 12" clear floor space from latch of pushed side of entry door.
3. Provide R-11 insulation for sound barrier and caulk perimeter and penetrations in wall. Same for exterior walls except provide R-19 insulation.
4. Soffit for bathroom exhaust vent. See building dimension and reflected ceiling plans for locations and details on Sht A441.
5. Provide (2) peepholes at all unit entry doors located at 58" A.F.F. and 43" A.F.F.
6. Provide one 3A:40B:C 5-lb fire extinguisher with current certificate in each unit located as approved by the local fire officials.
7. 100% of the units shall have adjustable shelving in master closet which must be adjustable by resident. Install (5) adjustable shelves - 16" deep x 32" wide @ 16" o.c. from the floor.
8. Provide fire retardant vertical window blinds with 2" wide louvers at all windows in units. Blinds shall open at the same side as the horizontal sliding windows. In "UFAS mobility" units the blinds shall be operable per UFAS requirements.
9. Load Center and Media Panel.
10. In Sight & Hearing ("SH") units, install control switch to deactivate doorbell signals in bedrooms. Toggle switch is located with light & fan switches in farthest position from the doorway. The switch is to be gray or black.
11. Provide high and low vinyl coated adjustable shelves and rods on 4' high standards set initially at 80" and 40".
12. Transition strip between LVT and LVT with accoustical sublayer.

FLOORING AND CEILING LEGEND

- LUXURY VINYL PLANK
- CEILING TO BE SMOOTH CONC. FINISHED WITH TEXTURE TO MATCH DRYWALL CEILINGS
- 12" X 12" CERAMIC TILE
- GYPSUM BOARD CEILING TO BE FRAMED DOWN TO 8'-0" A.F.F.
- SEALED CONCRETE FLOOR

PROJECT No: 2024-14 **SEAL**

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1007 Chatham Break St. **Tel: 407-759-8822**
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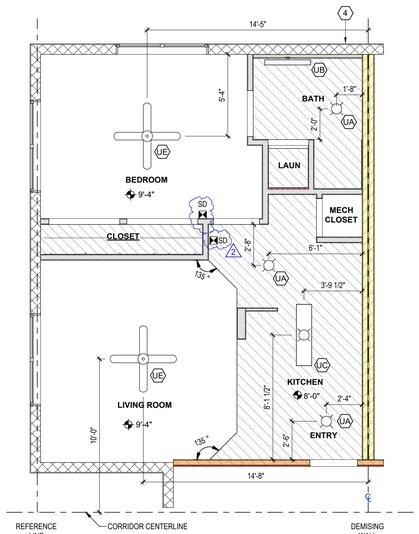
STATUS: FOR CONSTRUCTION
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MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

UNIT A, A.1 / A2, A2-AC - FLOOR AND CEILING PLANS

A411

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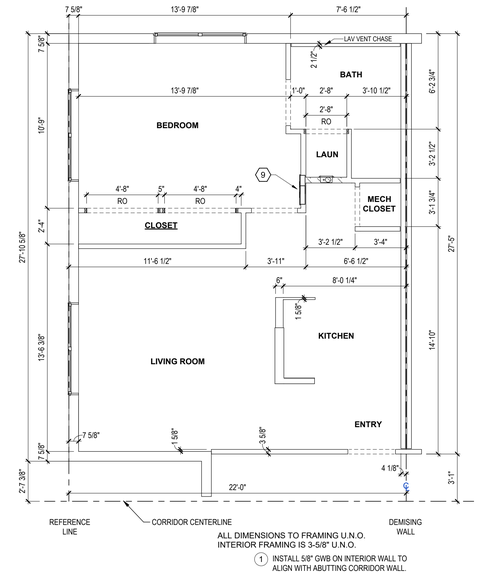


4 SEE BUILDING DIMENSION AND REFLECTED CEILING PLANS FOR LOCATIONS OF EXHAUST VENT CHASE.

ALL DIMENSIONS TO FRAMING OF UNRATED WALLS AND TO GWB OF RATED WALLS, U.N.O.

1 UNIT B1 CEILING PLAN

SCALE: 1/4" = 1'-0" 2 / A421

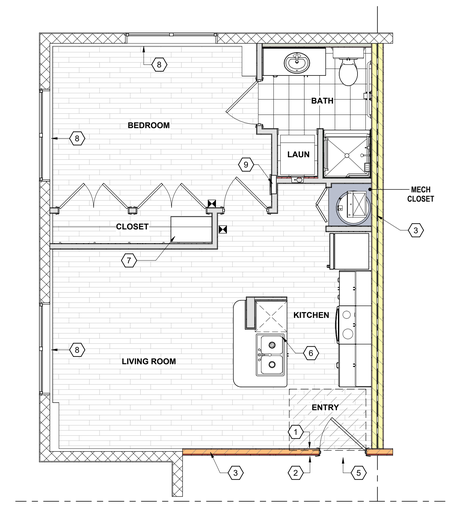


ALL DIMENSIONS TO FRAMING U.N.O.
INTERIOR FRAMING IS 3-5/8" U.N.O.

1 INSTALL 5/8" GWB ON INTERIOR WALL TO ALIGN WITH ABUTTING CORRIDOR WALL.

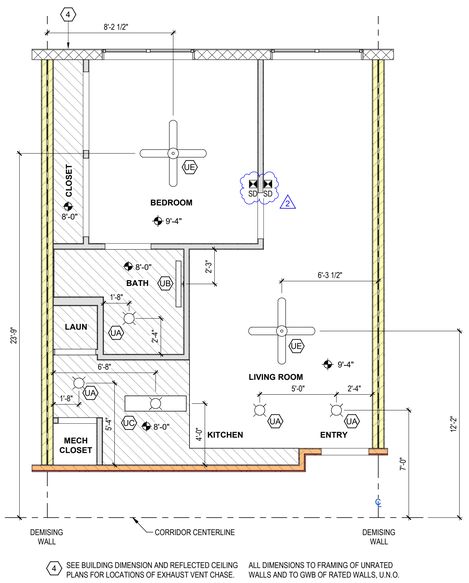
2 UNIT B1 FRAMING PLAN

SCALE: 1/4" = 1'-0" 2 / A421



3 UNIT B1 REFERENCE PLAN

SCALE: 1/4" = 1'-0" 2 / A421

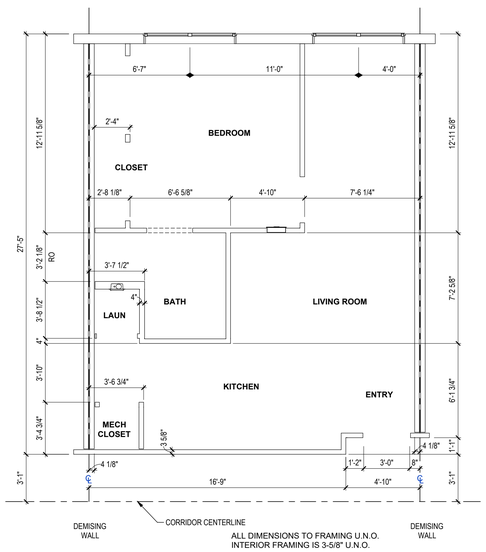


4 SEE BUILDING DIMENSION AND REFLECTED CEILING PLANS FOR LOCATIONS OF EXHAUST VENT CHASE.

ALL DIMENSIONS TO FRAMING OF UNRATED WALLS AND TO GWB OF RATED WALLS, U.N.O.

4 UNIT B2 CEILING PLAN

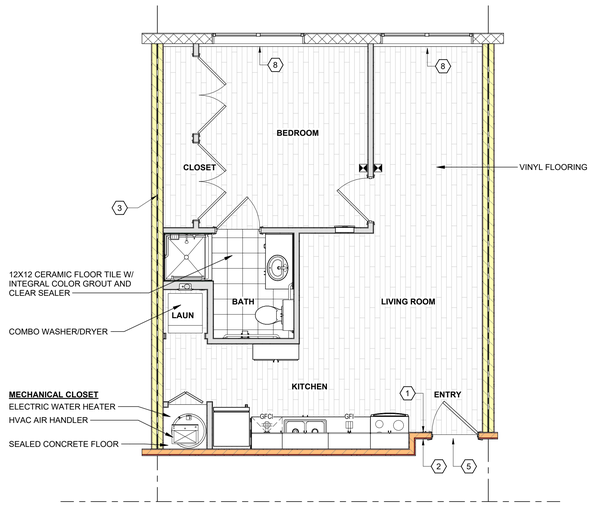
SCALE: 1/4" = 1'-0" 2 / A421



ALL DIMENSIONS TO FRAMING U.N.O.
INTERIOR FRAMING IS 3-5/8" U.N.O.

5 UNIT B2 FRAMING PLAN

SCALE: 1/4" = 1'-0" 2 / A421



6 UNIT B2 REFERENCE PLAN

SCALE: 1/4" = 1'-0" 2 / A421

UNIT NOTES

A. Refer to sheets A002 and A003 for General Project Notes, Material Designations and Symbol Legend.
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- 12" X 12" CERAMIC TILE
- GYPSUM BOARD CEILING TO BE FRAMED DOWN TO 8'-0" A.F.F.
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MADISON TERRACE APARTMENTS

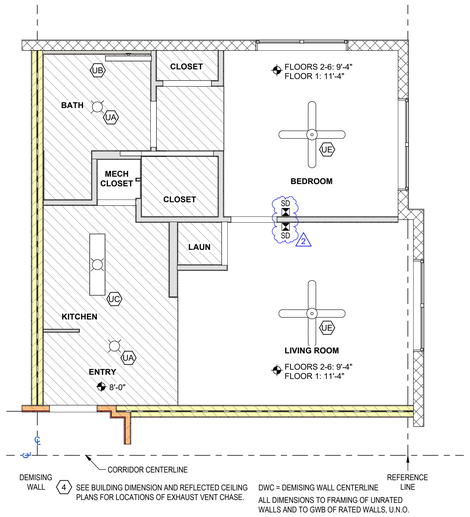
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LAKE WORTH BEACH FLORIDA

UNIT B1, B2 - FLOOR AND CEILING PLANS

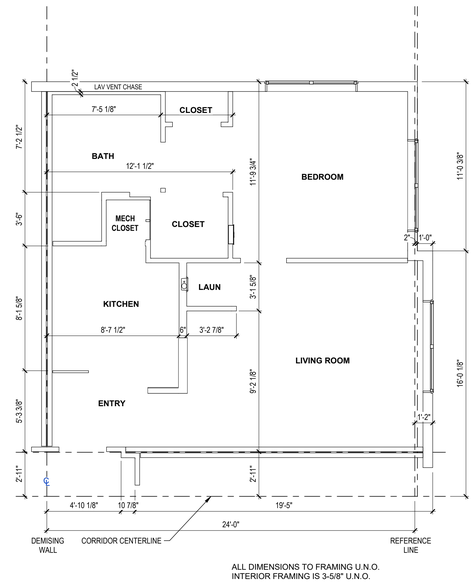
A412

THRESHOLD BUILDING

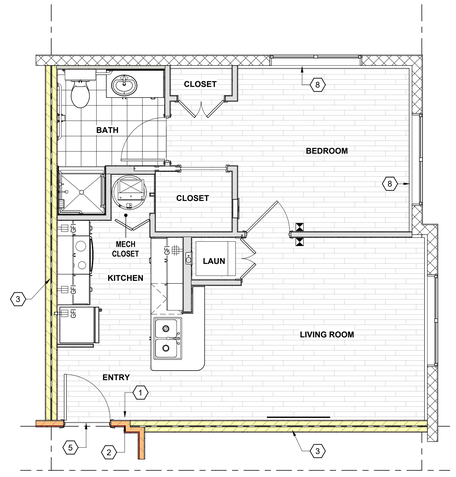
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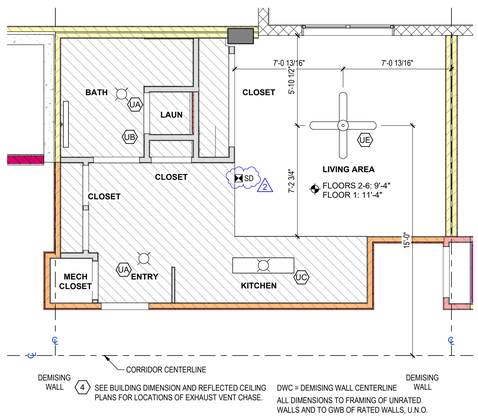
1 UNIT C CEILING PLAN
SCALE: 1/4" = 1'-0" 2 / A421



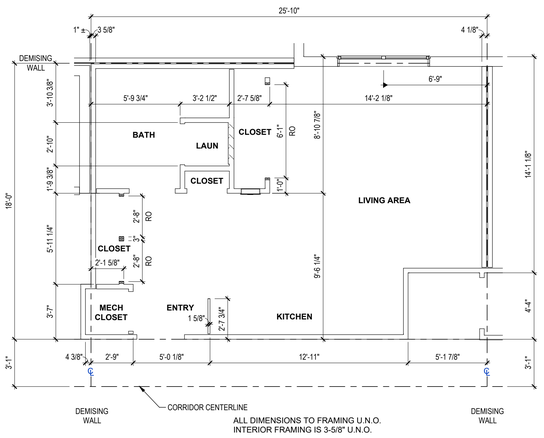
2 UNIT C FRAMING PLAN
SCALE: 1/4" = 1'-0" 2 / A421



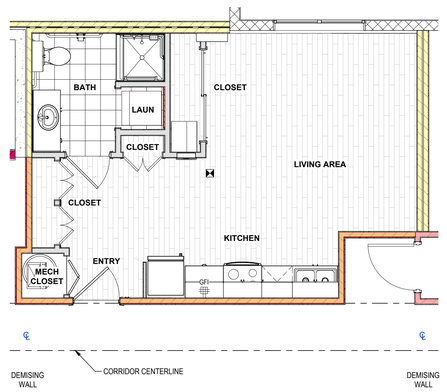
3 UNIT C REFERENCE PLAN
SCALE: 1/4" = 1'-0" 2 / A421



4 UNIT D CEILING PLAN
SCALE: 1/4" = 1'-0" 2 / A421



5 UNIT D FRAMING PLAN
SCALE: 1/4" = 1'-0" 2 / A421



6 UNIT D REFERENCE PLAN
SCALE: 1/4" = 1'-0" 2 / A421

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THRESHOLD BUILDING

UNIT NOTES

A. Refer to sheets A002 and A003 for General Project Notes, Material Designations and Symbol Legend.
B. Refer to sheet A601 for Florida Housing Finance Corp. ("FHFC") features and amenities requirements.
C. Refer to Special Units Schedule on sheet A601 for locations of Uniform Federal Accessibility Standards ("UFAS") required "Mobility" impaired" units and "Sight & Hearing" impaired units, UFAS accessible showers, and roll-in showers required by FHFC.
D. Refer to sheets A421 through A441 for additional requirements and information for the units.
E. 100% of all units shall be adaptable as required by the state and federal regulations.
F. All passage doorway openings in these units shall be 32" (min) clear.
G. Provide lever hardware on all doors, kitchen sinks and bathroom fixtures at all units.
H. Use grid lines and demising wall centerlines for layout. Do not use slab edges for layout.
I. Electrical receptacles shall be offset in tenant walls for noise control.
J. Insulation installation shall meet RESNET Grade I standards. All insulation to be unfaced unless noted otherwise.
K. Install fire rated wallboard prior to setting bathtubs and shower units. DensShield is installed over the exposed portions of the fire rated wall at these locations.
L. Install DensShield tile backer at all shower and tub locations, including ceiling, except where the wall is covered by prefab shower unit or bathtub. Where shower controls are in a fire rated corridor wall, install 5/8" DensShield Fireguard tile backer for the entire area abutting the shower.
M. In all unit bathrooms install moisture resistant (M.R.) gypsum wall board at all ceilings and walls outside the shower or bathtub areas covered by DensShield.
N. Provide removable base at kitchen sink in "UFAS mobility" units with minimum dimension 27" high x 30" wide. The finished floor shall extend under the counter to the walls. Provide finished walls with trim and paint.
O. Removable base cabinet at kitchen workspace in "UFAS mobility" units (5%). Base shall be removable under the full 30" min. Frontage of the counter. The finished floor shall Extend under the counter to the walls.

1. Min. 18" clear floor space from latch of pulled side of door.
2. Min. 12" clear floor space from latch of pushed side of entry door.
3. Provide R-11 insulation for sound barrier and caulk perimeter and penetrations in wall. Same for exterior walls except provide R-19 insulation.
4. Soffit for bathroom exhaust vent. See building dimension and reflected ceiling plans for locations and details on Sht A441.
5. Provide (2) peepholes at all unit entry doors located at 58" A.F.F. and 43" A.F.F.
6. Provide one 3A:40B:C 5-lb fire extinguisher with current certificate in each unit located as approved by the local fire officials.
7. 100% of the units shall have adjustable shelving in master closet which must be adjustable by resident. Install (5) adjustable shelves - 16" deep x 32" wide @ 16" o.c. from the floor.
8. Provide fire retardant vertical window blinds with 2" wide louvers at all windows in units. Blinds shall open at the same side as the horizontal sliding windows. In "UFAS mobility" units the blinds shall be operable per UFAS requirements.
9. Load Center and Media Panel.
10. In Sight & Hearing ("SH") units, install control switch to deactivate doorbell signals in bedrooms. Toggle switch is located with light & fan switches in farthest position from the doorway. The switch is to be gray or black.
11. Provide high and low vinyl coated adjustable shelves and rods on 4' high standards set initially at 80" and 40".
12. Transition strip between LVT and LVT with accoustical sublayer.

FLOORING AND CEILING LEGEND

- LUXURY VINYL PLANK
- CEILING TO BE SMOOTH CONC. FINISHED WITH TEXTURE TO MATCH DRYWALL CEILINGS
- 12" X 12" CERAMIC TILE
- GYPSUM BOARD CEILING TO BE FRAMED DOWN TO 8'-0" A.F.F.
- SEALED CONCRETE FLOOR

PROJECT No: 2024-14 **SEAL**

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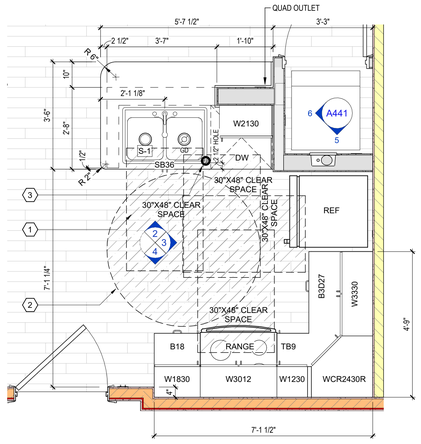
No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	3-27-25	Owner, Contractor Revisions

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK:

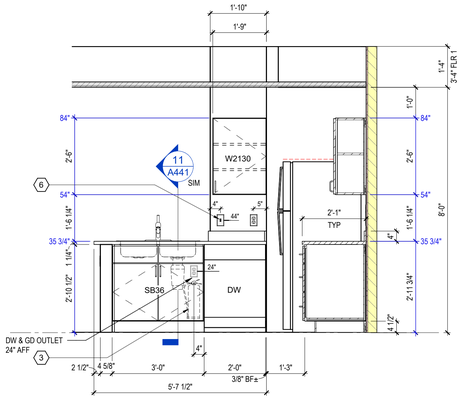
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

UNIT C, D - FLOOR AND CEILING PLANS

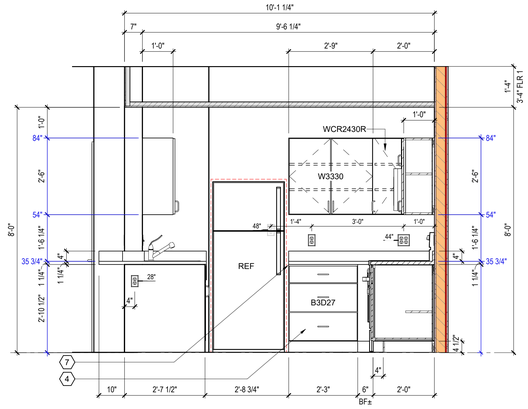
A413



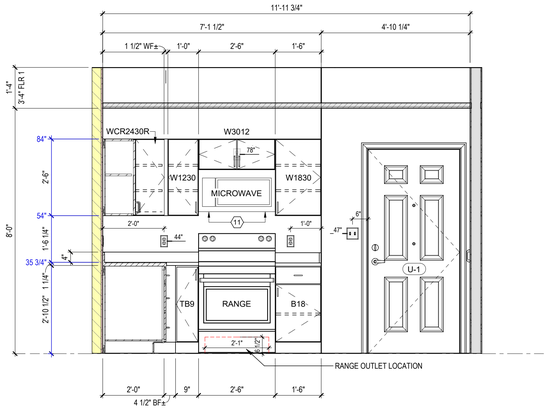
1 UNIT A, A.1 KITCHEN PLAN
SCALE: 1/2" = 1'-0" 3 / A411



2 UNIT A, A.1 KITCHEN - ELEV 1
SCALE: 1/2" = 1'-0" 1 / A421



3 UNIT A, A.1 KITCHEN - ELEV 2
SCALE: 1/2" = 1'-0" 1 / A421



4 UNIT A, A.1 KITCHEN - ELEV 3
SCALE: 1/2" = 1'-0" 1 / A421

5 UNIT A2 KITCHEN PLAN
SCALE: 1/2" = 1'-0" 6 / A411

6 UNIT A2 KITCHEN - ELEV 1
SCALE: 1/2" = 1'-0" 5 / A421

7 UNIT A2 KITCHEN - ELEV 2
SCALE: 1/2" = 1'-0" 5 / A421

8 UNIT A2 KITCHEN - ELEV 3
SCALE: 1/2" = 1'-0" 5 / A421

9 UNIT A2-AC KITCHEN PLAN
SCALE: 1/2" = 1'-0" 6 / A411

10 UNIT A2-AC KITCHEN - ELEV 1
SCALE: 1/2" = 1'-0" 9 / A421

11 UNIT A2-AC KITCHEN - ELEV 2
SCALE: 1/2" = 1'-0" 9 / A421

12 UNIT A2-AC KITCHEN - ELEV 3
SCALE: 1/2" = 1'-0" 9 / A421

KITCHEN NOTES

A. Refer to sheet A002 and A003 for general project notes, special units schedule, material designations and symbol legend.
B. Refer to sheet A601 for F.H.F.C. required features and amenities.
C. Refer to sheet A411 and A421 for additional requirements for the units.
D. See table on A601 sheet for locations of required accessible kitchens per UFAS standards.
E. Provide lever hardware on all doors, kitchen sinks and bathroom fixtures at all units.
F. Install min. 1x4 wood blocking for kitchen cabinets - the top of top blocking at the top of cabinets and bottom of bottom blocking at the bottom of cabinets.

1. 30"x48" clear floor space for parallel or perpendicular approach to range, oven, sink, dishwasher and refrigerator, and Work Space in Accessible Unit.
2. 5'-0" turnaround clearance for wheelchairs.
3. Provide (1) 3A:40B:C 5-lb. Fire extinguisher per unit. Locate as per plan.
4. In one kitchen base cabinet provide one full-extension drawer ("over-travel feature") that allows the drawer to extend completely past the cabinet front so all the contents can be accessed. The drawer shall be deep and wide enough to store pots and pans, and the drawer slides shall have a weight load rating of a minimum of 100 pounds. The drawers shall be mounted on a pair of metal side rails that are ball-bearing. Provide documentation full-extension, load rating and ball-bearings to Owner.
5. UFAS Mobility Units (5%). Comply with Uniform Federal Accessibility Standards:
   a. Provide removable base at kitchen sink in "UFAS mobility" units with minimum dimension 27" high x 30" wide. The finished floor shall extend under the counter to the walls. Provide finished walls with trim and paint.
   b. Work Surface - Minimum dimension 27" high x 30" wide. The finished floor shall extend under the counter to the walls. Provide base trim.
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6. Install garbage disposal switch closer to the sink than the nearby outlet.
7. Countertops adjacent to refrigerator shall be flush with end of base cabinet or support.
8. Bevel corner of countertop 1" x 1".
9. Align pantry cabinet with wall edge.
10. Provide hood control (power on/off, high/low, light on/off) at accessible location for all UFAS Mobility units.
11. Provide (2) Stovetop Firestop - Microhood, black, to the bottom of each microwave over a range per manufacturer's instructions.
12. Provide (2) Stovetop Firestop - Rangehood, black, to the bottom of each rangehood over a range per manufacturer's instructions.

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PROJECT No: 2024-14 SEAL

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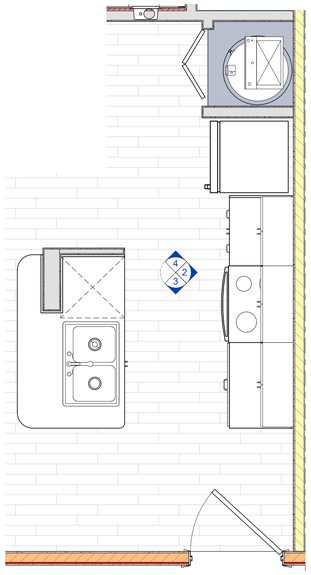
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

UNIT A, A.1 / A2, A2-AC - KITCHEN PLANS & ELEVATIONS

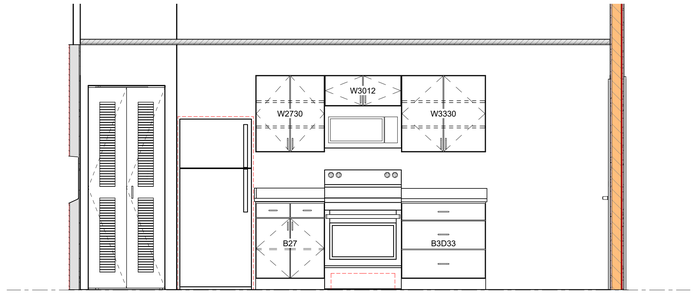
A421

THRESHOLD BUILDING

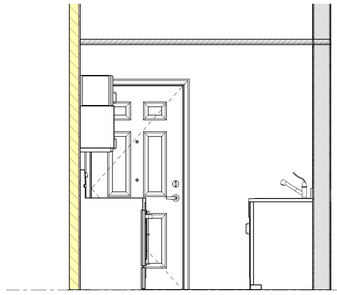
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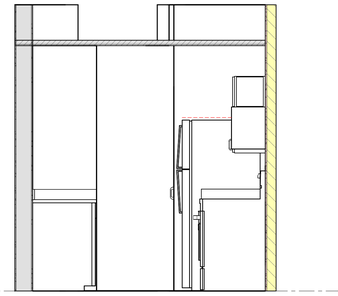
1 UNIT B1 KITCHEN PLAN
SCALE: 1/2" = 1'-0"



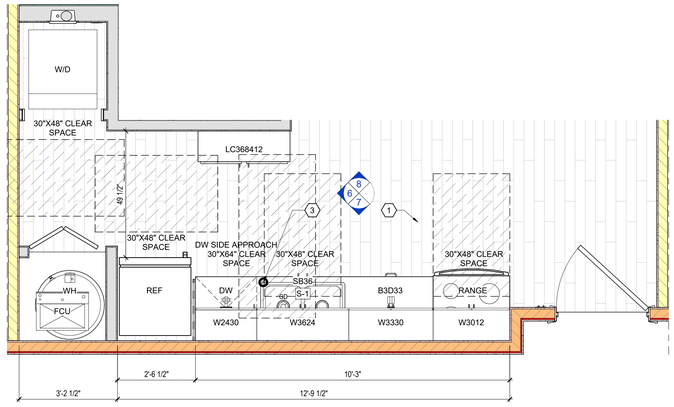
2 UNIT B1 KITCHEN - ELEV 1
SCALE: 1/2" = 1'-0" 1 / A422



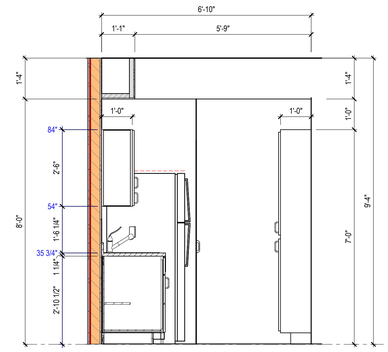
3 UNIT B1 KITCHEN - ELEV 2
SCALE: 1/2" = 1'-0" 1 / A422



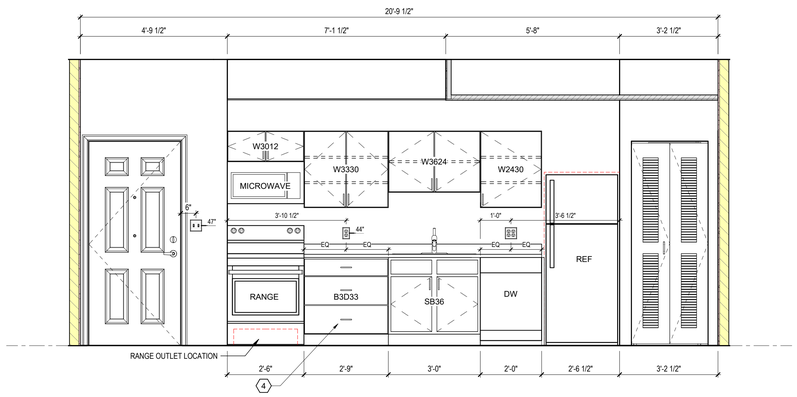
4 UNIT B1 KITCHEN - ELEV 4
SCALE: 1/2" = 1'-0" 1 / A422



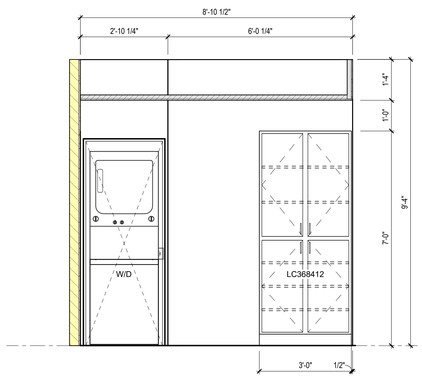
5 UNIT B2 KITCHEN PLAN
SCALE: 1/2" = 1'-0"



6 UNIT B2 KITCHEN - ELEV 1
SCALE: 1/2" = 1'-0" 5 / A422



7 UNIT B2 KITCHEN - ELEV 2
SCALE: 1/2" = 1'-0" 5 / A422



8 UNIT B2 KITCHEN - ELEV 3
SCALE: 1/2" = 1'-0" 5 / A422

KITCHEN NOTES

A. Refer to sheet A002 and A003 for general project notes, special units schedule, material designations and symbol legend.
B. Refer to sheet A601 for F.H.F.C. required features and amenities.
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9. Align pantry cabinet with wall edge.
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11. Provide (2) Stovetop Firestop - Microhood, black, to the bottom of each microwave over a range per manufacturer's instructions.
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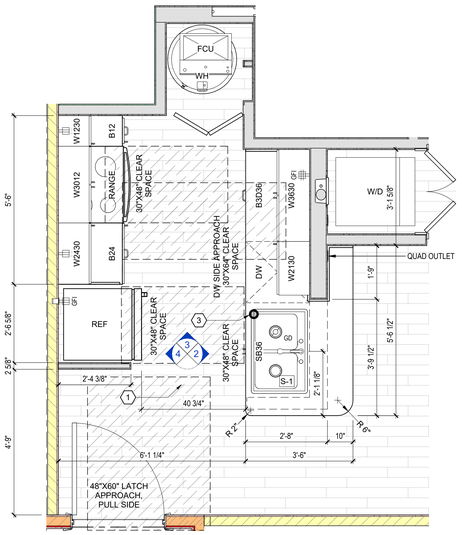
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

UNIT B1, B2 - KITCHEN PLANS & ELEVATIONS

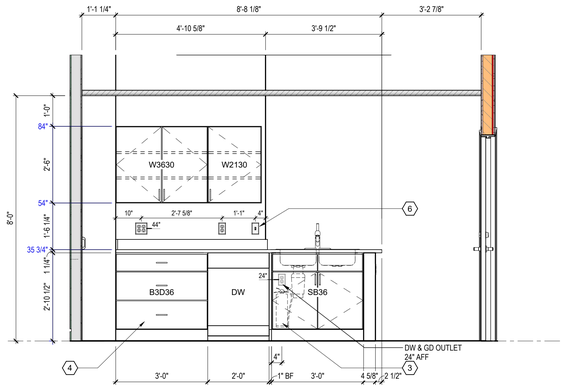
A422

THRESHOLD BUILDING

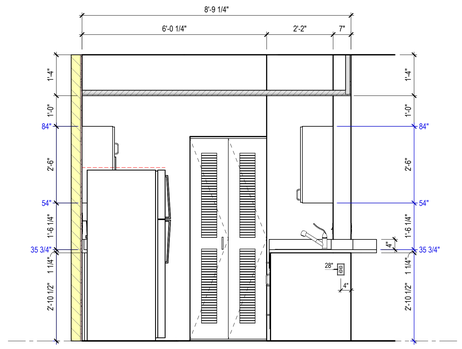
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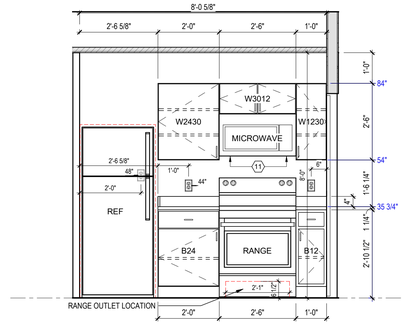
1 UNIT C KITCHEN PLAN
SCALE: 1/2" = 1'-0"



2 UNIT C KITCHEN - ELEV 1
SCALE: 1/2" = 1'-0" 1 / A423

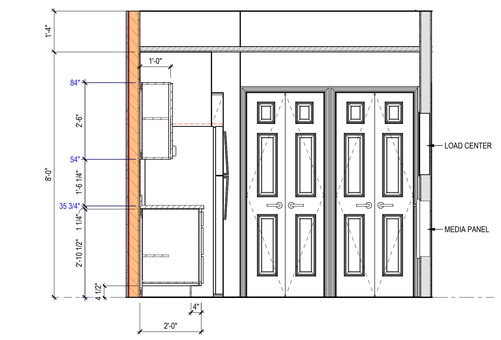


3 UNIT C KITCHEN - ELEV 2
SCALE: 1/2" = 1'-0" 1 / A423



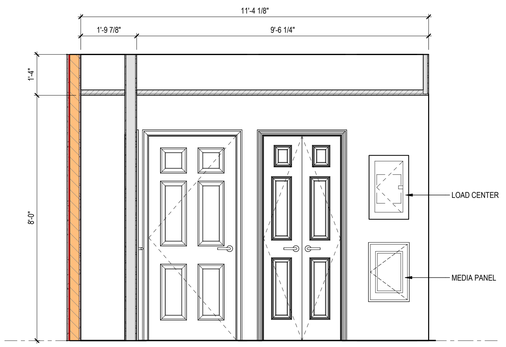
4 UNIT C KITCHEN - ELEV 3
SCALE: 1/2" = 1'-0" 1 / A423

5 UNIT D KITCHEN PLAN
SCALE: 1/2" = 1'-0"



6 UNIT D KITCHEN - ELEV 1
SCALE: 1/2" = 1'-0" 5 / A423

7 UNIT D KITCHEN - ELEV 2
SCALE: 1/2" = 1'-0" 5 / A423



8 UNIT D KITCHEN - ELEV 3
SCALE: 1/2" = 1'-0" 5 / A423

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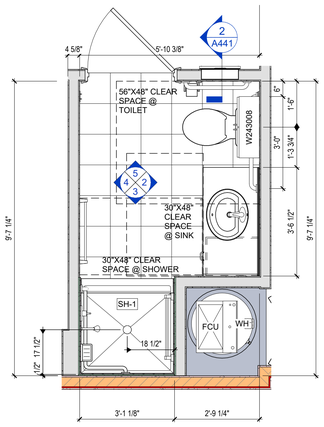
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LAKE WORTH BEACH FLORIDA

UNIT C, D - KITCHEN PLANS & ELEVATIONS

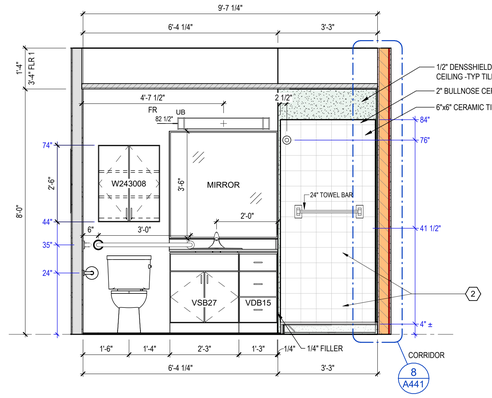
A423

THRESHOLD BUILDING

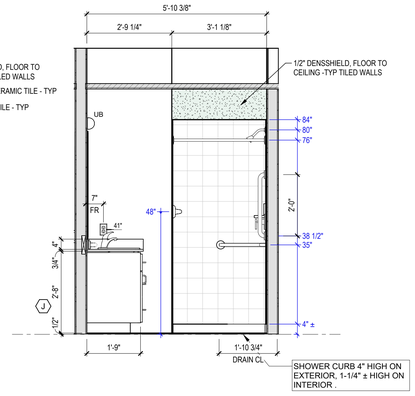
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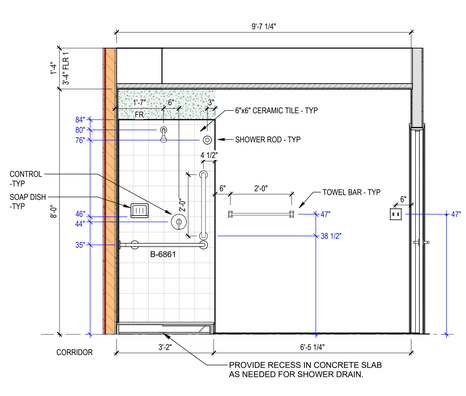
1 UNIT A, A.1 BATH PLAN
SCALE: 1/2" = 1'-0" 3 / A411



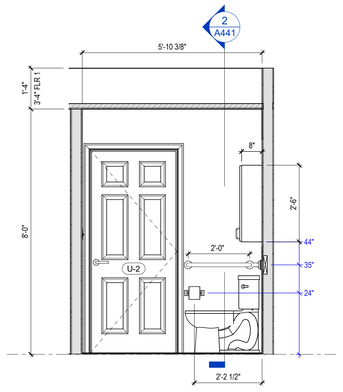
2 UNIT A, A.1 BATH - ELEV 1
SCALE: 1/2" = 1'-0" 1 / A431



3 UNIT A, A.1 BATH - ELEV 2
SCALE: 1/2" = 1'-0" 1 / A431



4 UNIT A, A.1 BATH - ELEV 3
SCALE: 1/2" = 1'-0" 1 / A431



5 UNIT A, A.1 BATH - ELEV 4
SCALE: 1/2" = 1'-0" 1 / A431

6 UNIT A2 BATH PLAN
SCALE: 1/2" = 1'-0" 6 / A411

7 UNIT A2 BATH - ELEV 1
SCALE: 1/2" = 1'-0" 6 / A431

8 UNIT A2 BATH - ELEV 2
SCALE: 1/2" = 1'-0" 6 / A431

9 UNIT A2 BATH - ELEV 3
SCALE: 1/2" = 1'-0" 6 / A431

10 UNIT A2 BATH - ELEV 4
SCALE: 1/2" = 1'-0" 6 / A431

11 UNIT A2-AC BATH PLAN
SCALE: 1/2" = 1'-0" 6 / A411

12 UNIT A2-AC BATH - ELEV 1
SCALE: 1/2" = 1'-0" 11 / A431

13 UNIT A2-AC BATH - ELEV 2
SCALE: 1/2" = 1'-0" 11 / A431

14 UNIT A2-AC BATH - ELEV 3
SCALE: 1/2" = 1'-0" 11 / A431

15 UNIT A2-AC BATH - ELEV 4
SCALE: 1/2" = 1'-0" 11 / A431

BATHROOM NOTES

A. Refer to sheet A002 and A003 for general project notes, special units schedule, material designations and symbol legend.
B. Refer to sheet A003 for F.H.F.C. required features and amenities.
C. Refer to sheet A411 & A421 for additional requirements and information for the units.
D. See Special Units Schedule on A003 sheet for locations of required accessible showers per UFAS standards.
E. Provide lever hardware on all doors, kitchen sinks and bathroom fixtures at all units.
F. All toilets shall be ADA compliant - seat height 17" min., 19" max. All flush levers shall be installed on the approach side of the toilet.
G. All bathrooms shall have vanity cabinets with at least one roll-out shelf or drawer in bottom of cabinet.
H. Install 4"h x 1/8" almond rubber (type TS) cove base in all bathrooms which have UFAS / ADA. shower thresholds. Set cove base in 25-yr 100% silicone latex with mildew retardant additive.
I. 100% of all units shall have grab bars in all unit bathrooms complying with A.D.A. Standards.
J. Ceramic tile shall be installed to extend under vanity base edges. Vanity bases are approx. 1/2" AFL.

1. All grab bars shall have 2x6 wood blocking centered vertically on the grab bar height. The blocking shall extend minimum 6" horizontally from grab bar mounts.
2. All 38" x 38" showers shall have 2x8 wood blocking installed in the full width of the wall opposite the controls with the bottom at 31-1/2". This is to provide for possible future grab bar when no seat is required. This blocking is not required in showers in which seats will be installed. In this wall also install two rows of 2x12 wood blocking the full width of the wall. Install the bottom 2x12 2" above the floor. Install the top 2x12 tight to the top of the bottom 2x12.
3. 30"x48" clear floor space for parallel approach to sink for bathrooms.
4. 100% of all units shall have solid blocking in bathroom walls for grab bars and towel bars. See note below for shower enclosure blocking.
5. Provide removable vanity in "UFAS mobility" units. The finished floor shall extend under the removable portion of the vanity to the walls. Provide finished walls with trim and paint.
6. All showers in "SH-3" units shall have all controls, faucets, and the shower unit mounted on the rear wall adjacent to the seat. A shower spray unit shall have a hose at least 59 inches long that can be used as a fixed shower head at various heights or as a hand-held shower shall be provided.
7. Shower threshold for "SH-2" and "SH-3" units shall meet UFAS / A.D.A. accessible requirements.
8. Install fire rated wall prior to setting bathtubs and shower units. DensShield is installed over the exposed portions of the fire rated wall at these locations.
9. Install DensShield board at all shower and tub locations, including ceiling. Use fire rated DensShield board at fire rated wall for entire area abutting shower where shower controls are located in a corridor fire rated wall.
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13. Countertop end shall be flush with base cabinet.
14. Trim grab bar escutcheon to fit, if necessary. Install solid shim, each end, if necessary.

DIMENSION NOTES
ALL DIMENSIONS TO FACE OF GWB
EXCEPT AS NOTED:
FR AND RO = FRAMING
TL = TILE
TILE DIMENSIONS ARE APPROX. MINOR ADJUSTMENTS FOR BEST PRACTICES

REVISION 11-25-24
1. REVISE BATHROOM NOTES #6 RE UFAS/ADA THRESHOLDS.
2. ADD NOTE TO DETAILS 9 AND 14 RE UFAS/ADA THRESHOLDS.

THRESHOLD BUILDING

PROJECT No: 2024-14

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with Chapter 553 and Chapter 633, Florida Statutes.

This item has been electronically signed and sealed by DAVID A. MALLORY using a Digital Signature and Date. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEAL
STATE OF FLORIDA · DAVID A. MALLORY · AR100561 · REGISTERED ARCHITECT

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
AA 26004029
1007 Chatham Break St.
Orlando, FL 32828
Tel: 407-759-8822
dm@dmarchs.com

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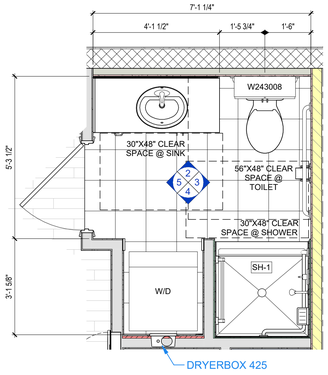
STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

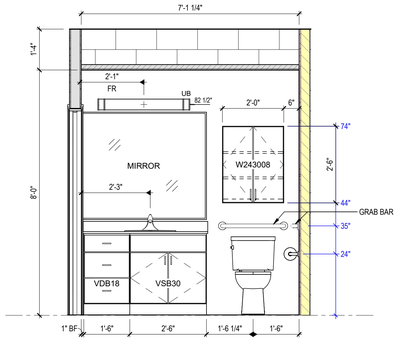
UNIT A, A.1 / A2, A2-AC - BATH PLANS & ELEVATIONS

A431

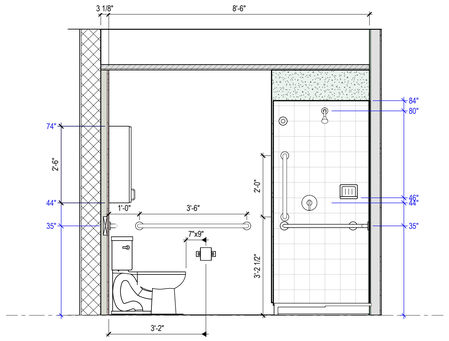
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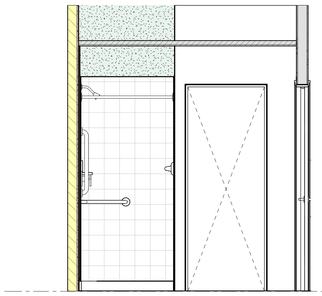
1 UNIT B1 BATH PLAN
SCALE: 1/2" = 1'-0"



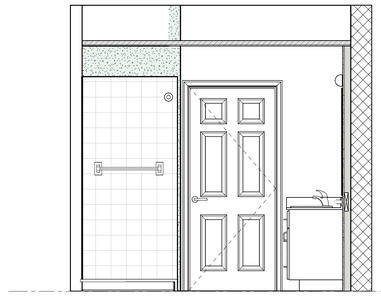
2 UNIT B1 BATH - ELEV 1
SCALE: 1/2" = 1'-0" 1 / A432



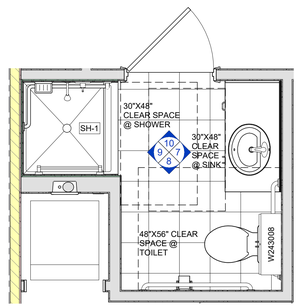
3 UNIT B1 BATH - ELEV 2
SCALE: 1/2" = 1'-0" 1 / A422



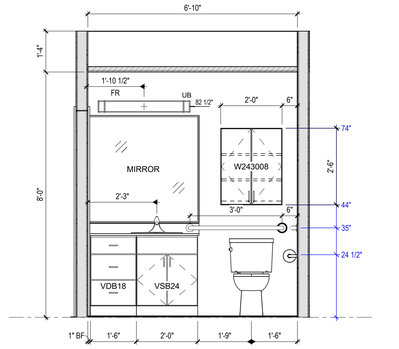
4 UNIT B1 BATH - ELEV 3
SCALE: 1/2" = 1'-0" 1 / A432



5 UNIT B1 BATH - ELEV 4
SCALE: 1/2" = 1'-0" 1 / A422



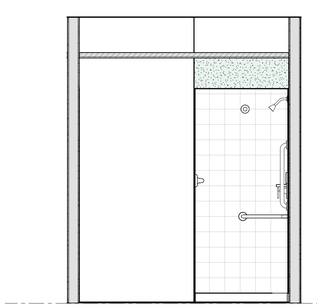
6 UNIT B2 BATH PLAN
SCALE: 1/2" = 1'-0"



7 UNIT B2 BATH - ELEV 1
SCALE: 1/2" = 1'-0" 6 / A432



8 UNIT B2 BATH - ELEV 2
SCALE: 1/2" = 1'-0" 6 / A432



9 UNIT B2 BATH - ELEV 3
SCALE: 1/2" = 1'-0" 6 / A432



10 UNIT B2 BATH - ELEV 4
SCALE: 1/2" = 1'-0" 5 / A422

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THRESHOLD BUILDING

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
AA 26004029
1007 Chatham Break St.
Orlando, FL 32828
Tel: 407-759-8822
dm@dmarchs.com

PROJECT No: 2024-14
SEAL

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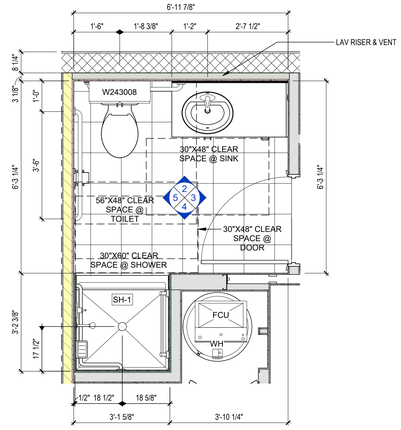
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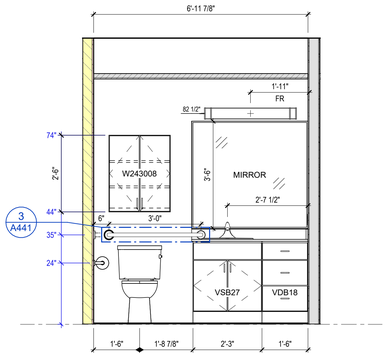
UNIT B1, B2 - BATH PLANS & ELEVATIONS

A432

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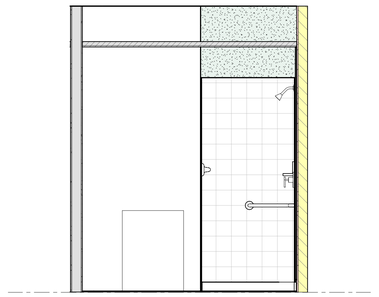
1 UNIT C BATH PLAN
SCALE: 1/2" = 1'-0"



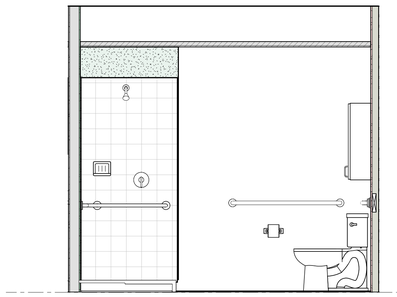
2 UNIT C BATH - ELEV 1
SCALE: 1/2" = 1'-0" 1 / A433



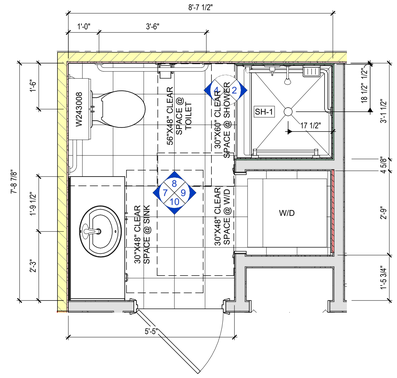
3 UNIT C BATH - ELEV 2
SCALE: 1/2" = 1'-0" 1 / A423



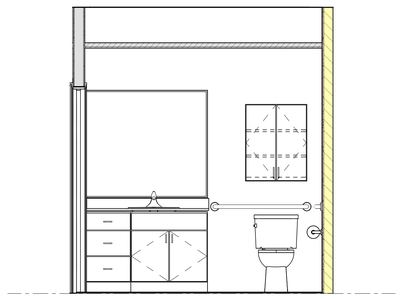
4 UNIT C BATH - ELEV 3
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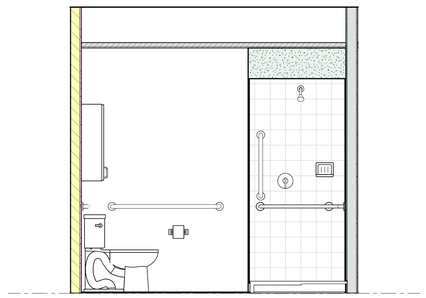
5 UNIT C BATH - ELEV 4
SCALE: 1/2" = 1'-0" 1 / A423



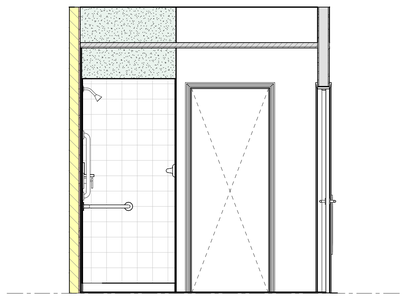
6 UNIT D BATH PLAN
SCALE: 1/2" = 1'-0"



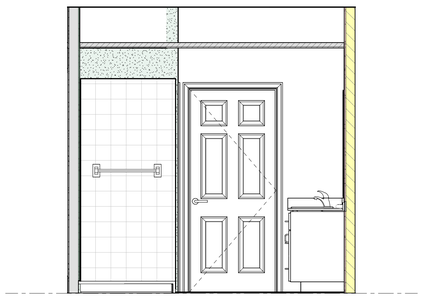
7 UNIT D BATH - ELEV 1
SCALE: 1/2" = 1'-0" 5 / A423



8 UNIT D BATH - ELEV 2
SCALE: 1/2" = 1'-0" 6 / A433



9 UNIT D BATH - ELEV 3
SCALE: 1/2" = 1'-0" 5 / A423



10 UNIT D BATH - ELEV 4
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1	2-26-25	FOR CONSTRUCTION per Permit Approval

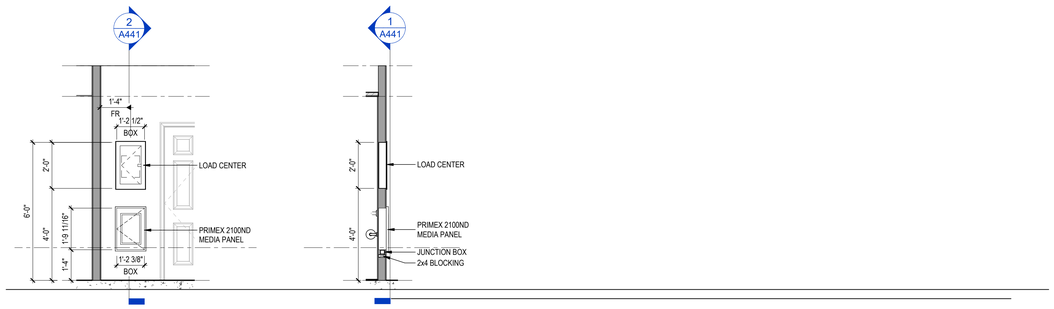
STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

UNIT C, D - BATH PLANS & ELEVATIONS

A433

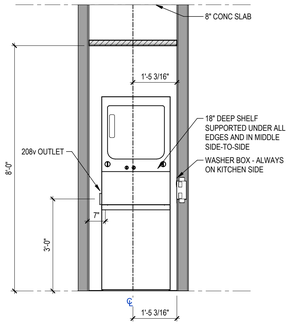
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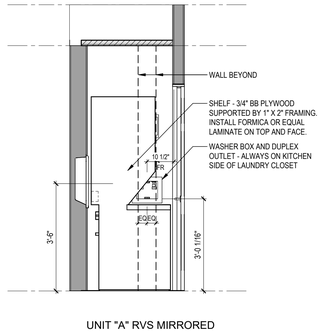
1 UNIT "A" ELEVATION
SCALE: 3/8" = 1'-0" 2 / A411

2 UNIT "A" SECTION
SCALE: 3/8" = 1'-0" 1 / A431

LOAD CENTER / MEDIA PANEL ELEVATIONS AND SECTIONS



5 LAUNDRY CLOSET ELEVATION UNIT "A"
SCALE: 1/2" = 1'-0" 1 / A421

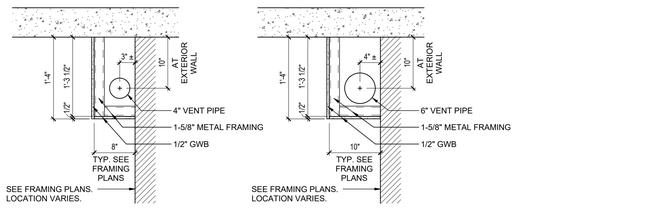


UNIT "A" RVS MIRRORED

6 WASHER BOX SIDEWALL UNIT "A"
SCALE: 1/2" = 1'-0" 1 / A421

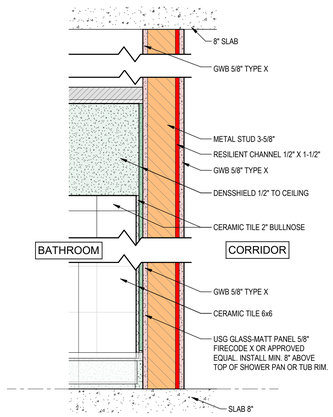


3 GRAB BAR ABOVE TOILET
SCALE: 1" = 1'-0" 2 / A433

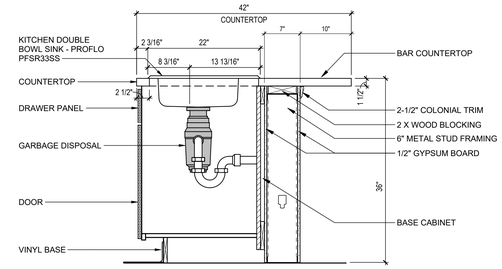


NOTES:
1. FINISHED BOTTOM OF SOFFITS SHALL BE 8'-0" A.F.F. EXCEPT FIRST FLOOR SHALL BE 10'-4" A.F.F.
2. VENT PIPES SHALL SLOPE CONTINUOUSLY UPWARDS FROM EXTERIOR WALL PENETRATION SHOWN TO THEIR CONNECTION TO THE EXHAUST FAN.
3. LOCATIONS OF VENTS MUST BE CONSISTENT AND ALIGN HORIZONTALLY AND VERTICALLY ON THE EXTERIOR ELEVATIONS.
4. SEE FLOOR DIMENSION PLANS FOR EXACT LOCATIONS THRU EXTERIOR WALLS.

7 EXHAUST VENT LOCATION ELEVATIONS
SCALE: 1" = 1'-0"



8 SHOWER AT RATED WALL DETAIL
SCALE: 1 1/2" = 1'-0" 2 / A431



11 KITCHEN SINK BASE AND BARTOP
SCALE: 1" = 1'-0" 2 / A421

LAUNDRY CENTER NOTES:
1. DIMENSIONS TO FRAMING OR INDICATED FEATURES.
2. WASHER BOX - VERIFY TRIM AROUND BOX WILL FIT BEFORE WASHER BOX IS PERMANENTLY INSTALLED.

THRESHOLD BUILDING

PROJECT No: 2024-14 SEAL

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
AA 26004029
1007 Chatham Break St.
Orlando, FL 32828
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dm@dmarchs.com

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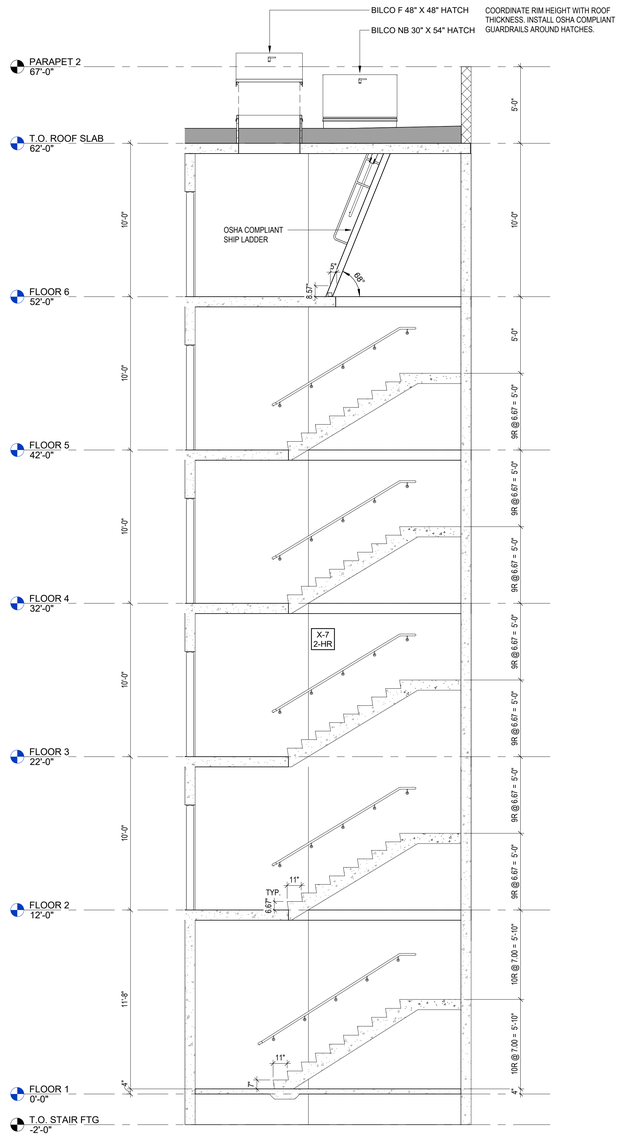
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MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

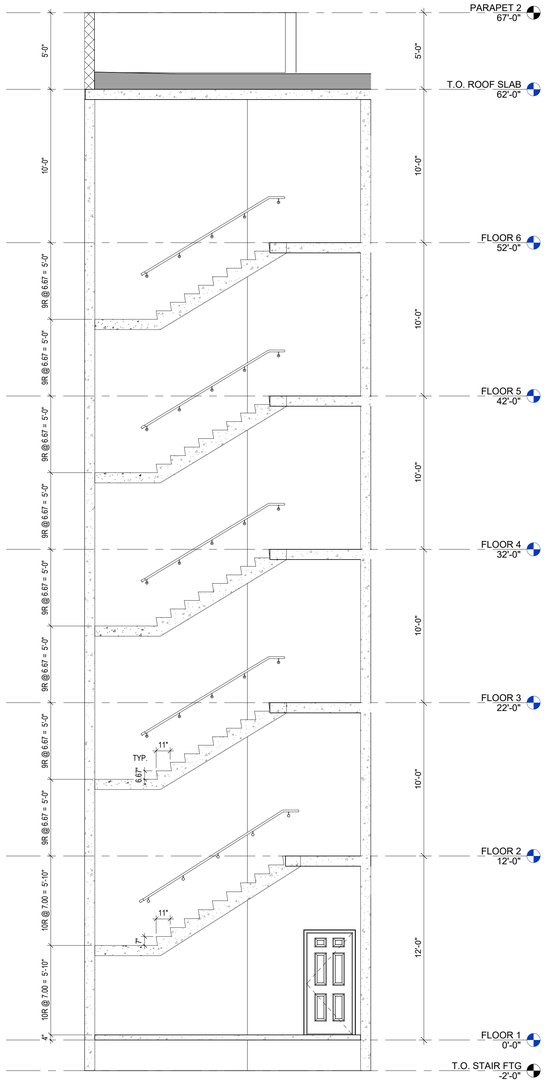
UNIT DETAILS

A441

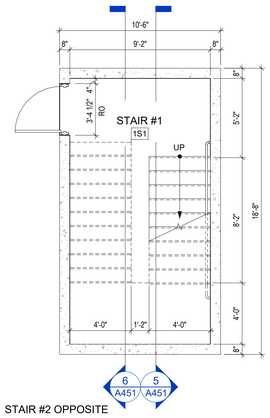
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5 STAIR #1 SECTION NS-EAST (STAIR #2 OPPOSITE)
SCALE: 1/4" = 1'-0" 1 / A451

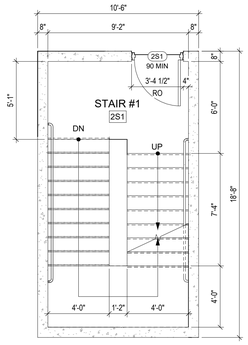


6 STAIR #1 SECTION NS-WEST
SCALE: 1/4" = 1'-0" 1 / A451



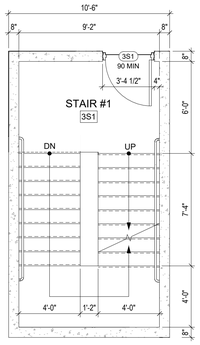
STAIR #2 OPPOSITE

1 STAIR #1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



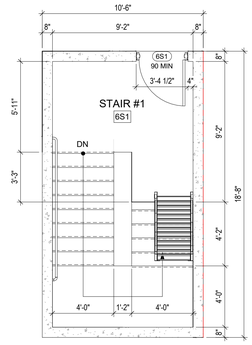
STAIR #2 OPPOSITE

2 STAIR #1 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 1 / A122



STAIR #2 OPPOSITE

3 STAIR #1 3RD THRU 6TH FLOOR PLAN
SCALE: 1/4" = 1'-0" 1 / A123



STAIR #1 ONLY

4 STAIR #1 SIXTH FLOOR PLAN
SCALE: 1/4" = 1'-0"

STAIR NOTES

1. CONTRACTOR TO SUBMIT STAIR AND RAILING SHOP DRAWINGS CERTIFYING COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.
2. REFER TO CIVIL OR LANDSCAPE SITE PLAN FOR SIDEWALK LAYOUT LEADING TO STAIRS.
3. STAIR TOP AND BOTTOME RAILS SHALL RETURN TO WALL.
4. FINISH ALL STEEL HANDRAILS, GUARDRAILS AND STRINGERS WITH EPOXY PRIMER AND PAINT.
5. METAL BRACKET SPACES AT 48" O.C. (MAX.).
6. ALL TREADS AND LANDINGS SHALL BE PROTECTED DURING CONSTRUCTION.

HANDRAIL DESIGN & CONSTRUCTION

1. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS (890N) APPLIED TO ANY POINT AND IN ANY DIRECTION.
2. HANDRAILS LOCATED OTHER THAN WITHIN THE DWELLING UNITS SHALL ALSO BE DESIGNED AND CONSTRUCTED FOR A LOAD OF 50 PLF (730N/M) APPLIED IN ANY DIRECTION.
3. LOADING CONDITIONS IN 1608.2.1.1 AND 1608.2.1.2 SHALL NOT BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR ANY OF THE SUPPORTING COMPONENTS.
4. GUARDRAILS SYSTEM DESIGN AND CONCENTRATION GUARDRAIL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS (890N) APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL. GUARDRAIL SYSTEMS LOCATED OTHER THAN WITHIN DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED FOR A LOAD OF 50 PLF (730 N/M) APPLIED HORIZONTALLY AT THE REQUIRED HEIGHT AND SIMULTANEOUS LOAD OF 100 PLF (1459 N/M) APPLIED VERTICALLY DOWNWARD AT THE TOP OF THE GUARDRAIL.
5. THE GUARDRAIL SYSTEM SHALL ALSO BE DESIGNED AND CONSTRUCTED TO RESIST A 200 LB (890N) CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 FOOT SQUARE AREA (0.093M) AT ANY POINT IN THE SYSTEM INCLUDING INTERMEDIATE RAILS OR OTHER ELEMENTS SERVING THIS PURPOSE.
6. LOADING CONDITIONS IN 1608.2.2.1, 1608.2.2.2, AND 1608.2.2.3 SHALL NOT BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR ANY OF THE SUPPORTING COMPONENTS.

OPENINGS

1. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4 INCH (102MM) DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. A BOTTOM RAIL OR CURB SHALL BE PROVIDED THAT WILL REJECT THE PASSAGE OF A 2 INCH (51MM) DIAMETER SPHERE, PER FBC SECTION 1015.3.

EXCEPTIONS

1. A 6 INCH (152MM) SPHERE SHALL NOT PASS THROUGH THE TRIANGULAR OPENING FORMED BY A THREAD, RISER AND BOTTOM OF A GUARDRAIL.

PROJECT No: 2024-14 SEAL

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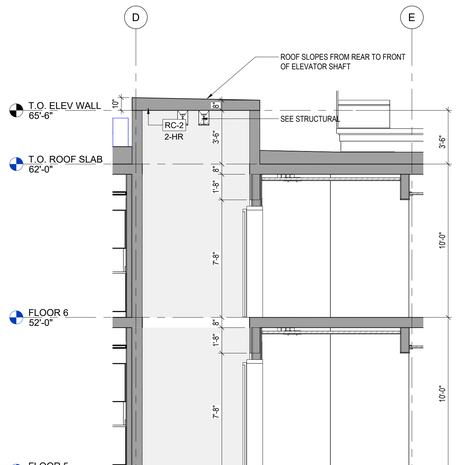
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

STAIRS

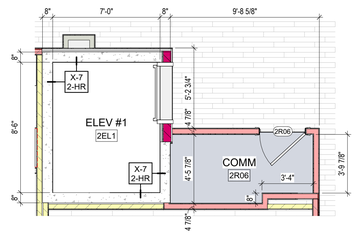
A451

THRESHOLD BUILDING

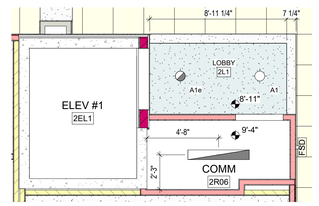
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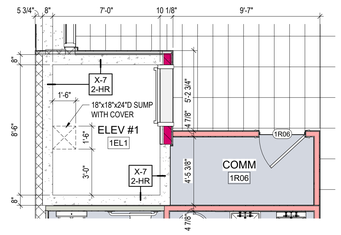
1 ELEVATOR HOISTWAY SECTION
SCALE: 1/4" = 1'-0" 3 / A012



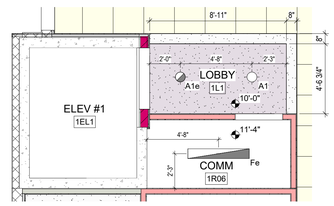
3 2ND THRU 6TH FLOOR ELEVATOR LOBBY
SCALE: 1/4" = 1'-0" 3 / A012



5 2ND THRU 6TH FLOOR ELEVATOR LOBBY RCP
SCALE: 1/4" = 1'-0" 3 / A012



2 FIRST FLOOR ELEVATOR LOBBY
SCALE: 1/4" = 1'-0" 1 / A201



4 FIRST FLOOR REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0" 1 / A201

ELEVATOR #1 / LOBBY SHOWN. ELEVATOR #2 / LOBBY - SIMILAR

ELEVATOR NOTES

1. Confirm and coordinate with elevator manufacturer installation requirements in all respects.
2. MRL gearless traction elevators.
3. Elevator equipment:
4. Capacity: 2500 lbs
5. Speed: 150 fpm
6. Door: 3'-6" x 7'-0" single slide
7. Cab height: 8'-0"
8. Controller: Simplex
9. #4 stainless steel doors & frames.
10. Flat walls with a laminate finish.
11. Ceiling- 6 Led downlights with a #4 stainless steel finish.
12. Handrail- #4 stainless steel at rear & side walls.
13. Braille buttons.
14. In use lights at all hall stations.
15. 3D proximity edge.
16. ADA telephone with two way video communication.
17. Fireman's emergency service.
18. Acknowledgment lights in car station.
19. Position indicators in car station.
20. Directional arrows and arrival gongs.
21. Aluminum sills.
22. Twelve (12) months new installation maintenance.
23. 208 volt 3 phase power.
24. Elevator manufacturer/installer to provide and install elev. Pit ladder per all applicable codes.
25. Apply metal oxide waterproofing to interior surfaces of the elevator pit.
26. Caulk all penetrations of waterproofed surface.

REVISION 11-25-24
1. ADD SHT A452 - ELEVATORS.

PROJECT No: 2024-14

SEAL

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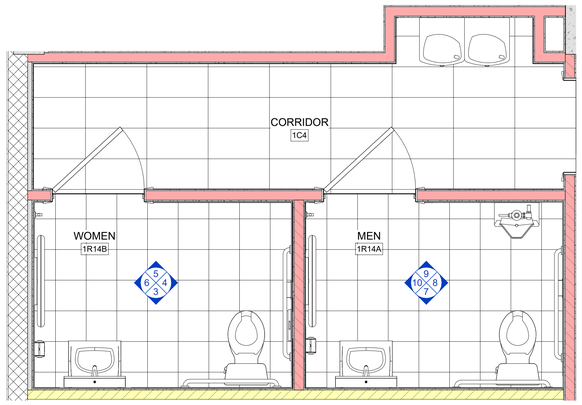
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

ELEVATORS

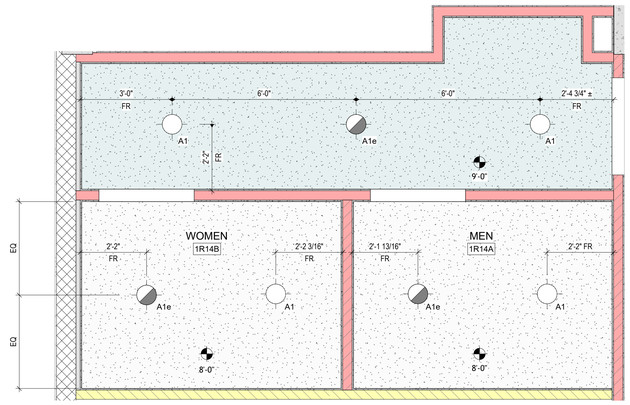
A452

THRESHOLD BUILDING

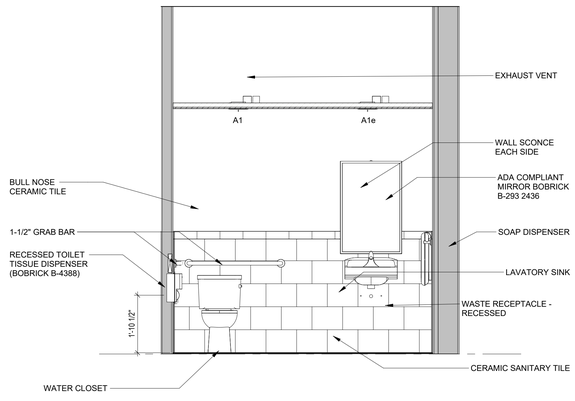
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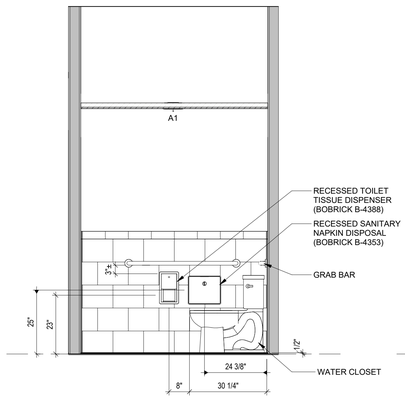
1 RESTROOMS PLAN
SCALE: 1/2" = 1'-0" 1 / A201



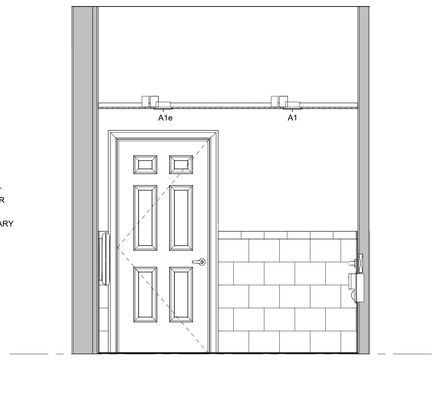
2 RESTROOMS RCP
SCALE: 1/2" = 1'-0" 1 / A201



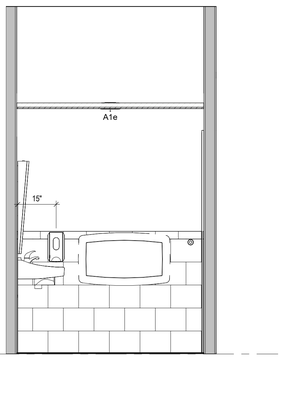
3 WOMEN SOUTH ELEVATION
SCALE: 1/2" = 1'-0" 1 / A461



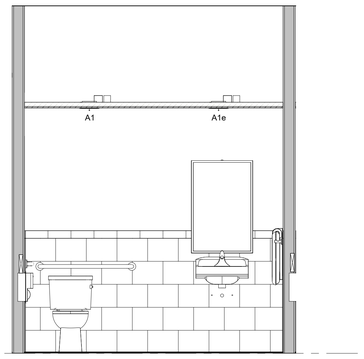
4 WOMEN EAST ELEVATION
SCALE: 1/2" = 1'-0" 1 / A461



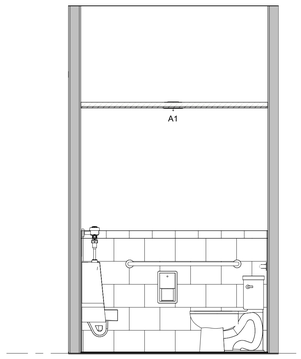
5 WOMEN NORTH ELEVATION
SCALE: 1/2" = 1'-0" 1 / A461



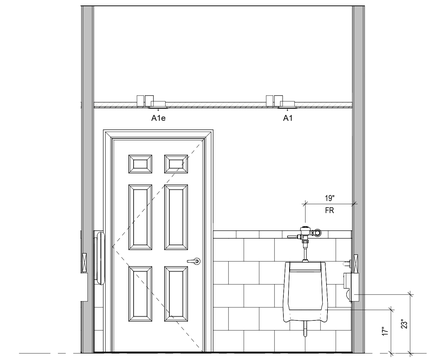
6 WOMEN WEST ELEVATION
SCALE: 1/2" = 1'-0" 1 / A461



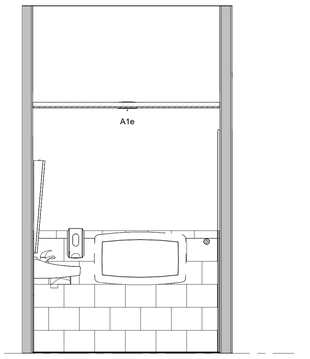
7 MEN SOUTH ELEVATION
SCALE: 1/2" = 1'-0" 1 / A461



8 MEN EAST ELEVATION
SCALE: 1/2" = 1'-0" 1 / A461



9 MEN NORTH ELEVATION
SCALE: 1/2" = 1'-0" 1 / A461



10 MEN WEST ELEVATION
SCALE: 1/2" = 1'-0" 1 / A461

THRESHOLD BUILDING

2 REVISION 3-27-25
1. NEW SHEET PROVIDING ENLARGED PLANS AND ELEVATIONS.

PROJECT No: 2024-14 SEAL

DM ARCHITECT, LLC
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No.	DATE	REVISION / SUBMISSIONS
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2	3-27-25	Owner, Contractor Revisions

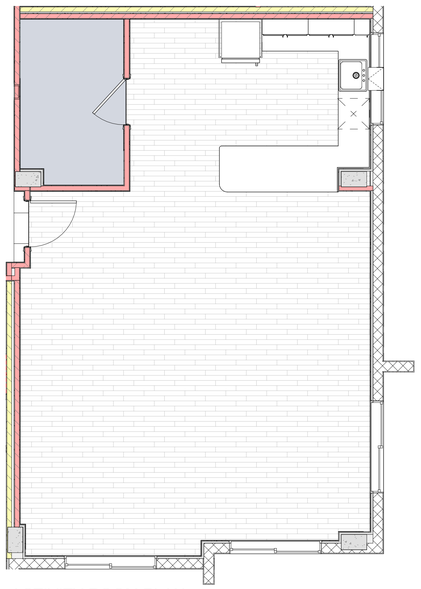
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821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

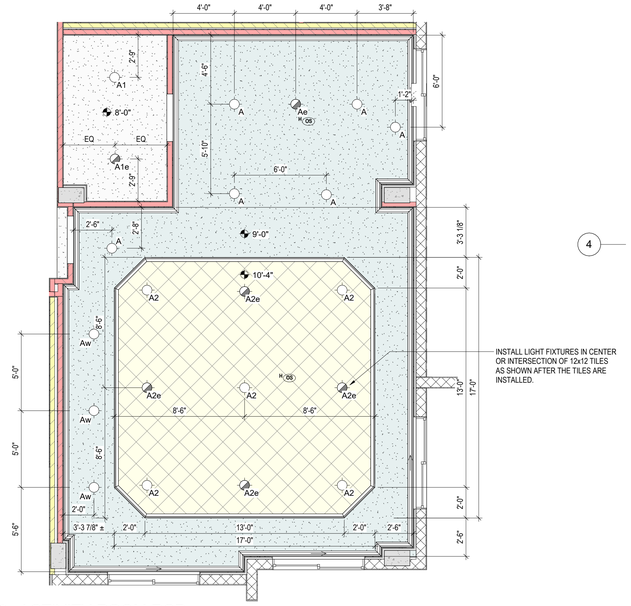
RESTROOMS

A461

3/27/2025 1:47:52 PM

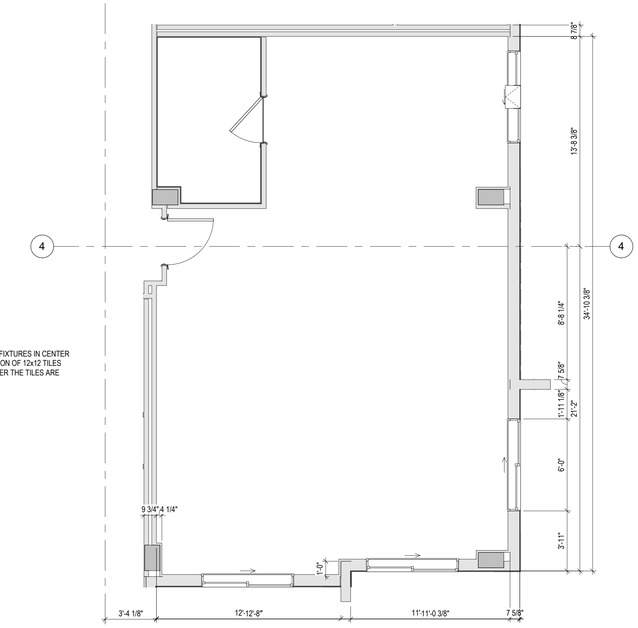


1 ACTIVITY ROOM PLAN
SCALE: 1/4" = 1'-0" 1 / A201



INSTALL LIGHT FIXTURES IN CENTER OR INTERSECTION OF 12x12 TILES AS SHOWN AFTER THE TILES ARE INSTALLED.

2 ACTIVITY ROOM RCP
SCALE: 1/4" = 1'-0" 1 / A201



3 ACTIVITY ROOM FRAMING
SCALE: 1/4" = 1'-0" 1 / A201

PROJECT No: 2024-14 SEAL

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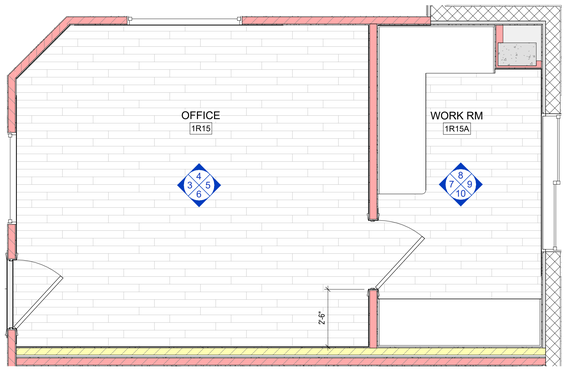
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

ACTIVITY ROOM

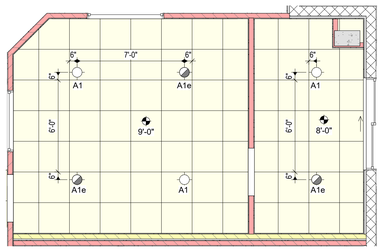
A462

THRESHOLD BUILDING

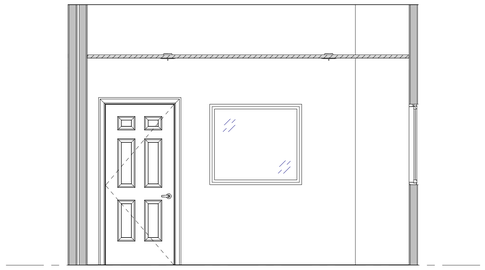
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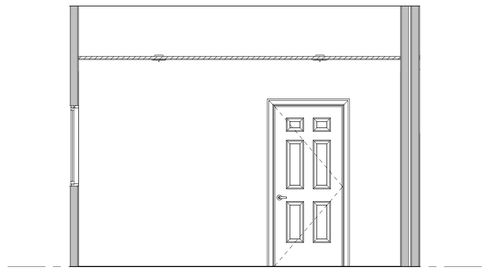
1 OFFICE WORKROOM
SCALE: 3/8" = 1'-0" 1 / A201



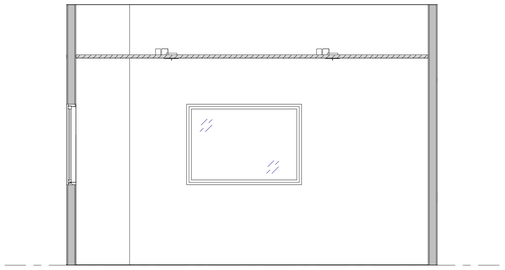
2 OFFICE / WORK RM RCP
SCALE: 1/4" = 1'-0" 1 / A201



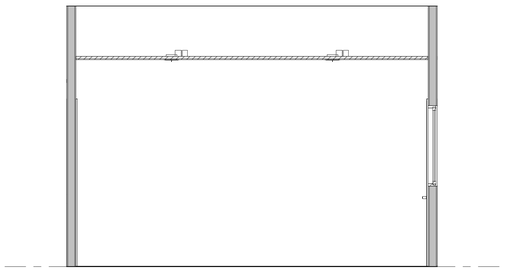
3 OFFICE WEST ELEVATION
SCALE: 3/8" = 1'-0" 1 / A462



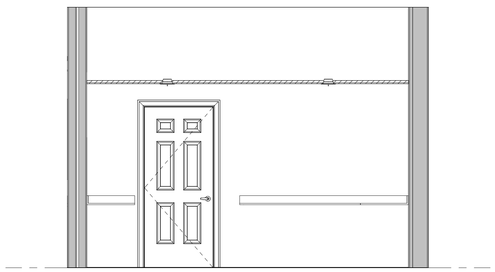
5 OFFICE EAST ELEVATION
SCALE: 3/8" = 1'-0" 1 / A462



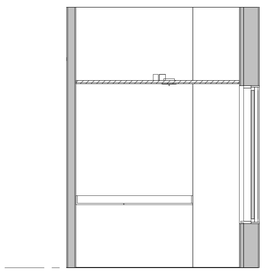
4 OFFICE NORTH ELEVATION
SCALE: 3/8" = 1'-0" 1 / A463



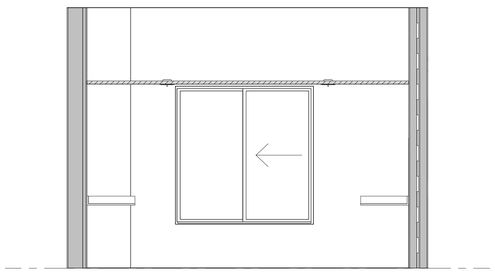
6 OFFICE SOUTH ELEVATION
SCALE: 3/8" = 1'-0" 1 / A463



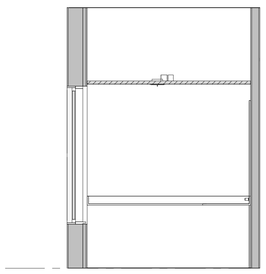
7 WORK RM WEST ELEVATION
SCALE: 3/8" = 1'-0" 1 / A462



8 WORK RM NORTH ELEVATION
SCALE: 3/8" = 1'-0" 1 / A463



9 WORK RM EAST ELEVATION
SCALE: 3/8" = 1'-0" 1 / A462



10 WORK RM SOUTH ELEVATION
SCALE: 3/8" = 1'-0" 1 / A463

NOTE: DIMENSIONS ARE TO FINISH SURFACES U.N.O.

THRESHOLD BUILDING

3/27/2025 1:48:33 PM

PROJECT No: 2024-14 **SEAL**

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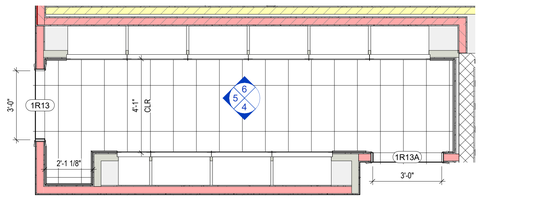
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821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

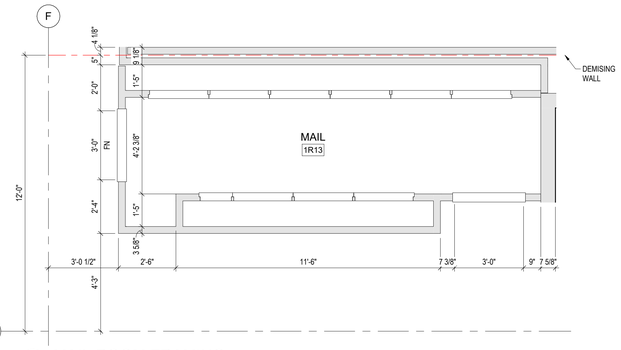
OFFICE, WORKROOM

A463

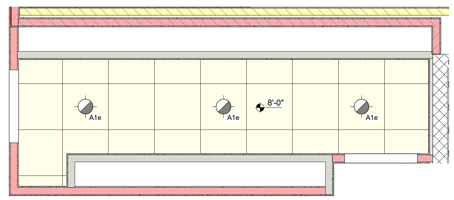


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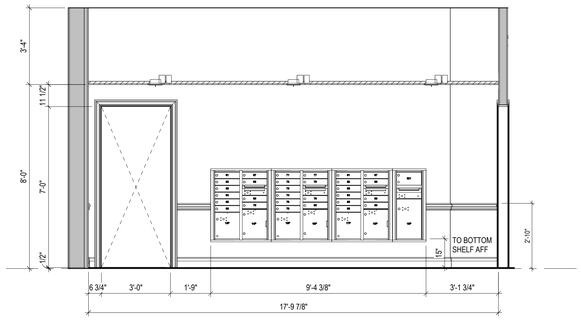
1 MAIL ROOM PLAN
SCALE: 3/8" = 1'-0" 1 / A201



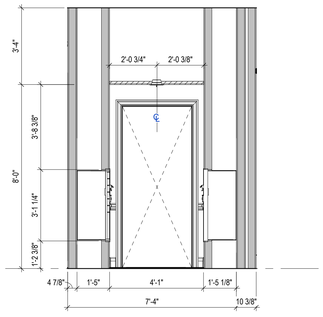
2 MAIL ROOM FRAMING
SCALE: 3/8" = 1'-0" 1 / A201



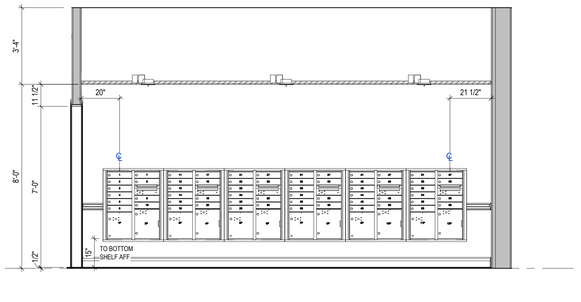
3 MAIL ROOM RCP
SCALE: 3/8" = 1'-0" 1 / A201



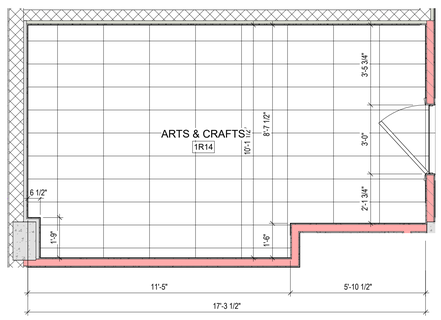
4 MAIL ROOM SOUTH ELEVATION
SCALE: 3/8" = 1'-0" 1 / A465



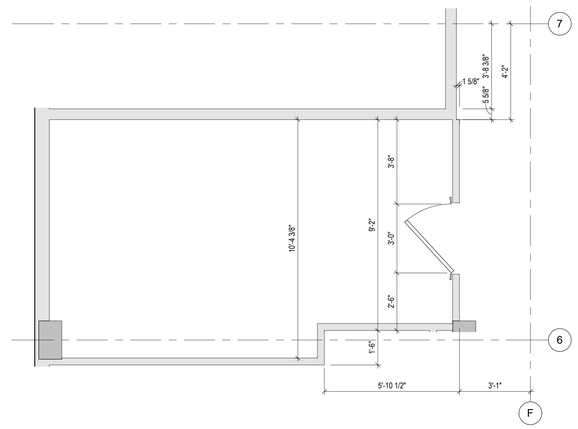
5 MAIL ROOM WEST ELEVATION
SCALE: 3/8" = 1'-0" 1 / A465



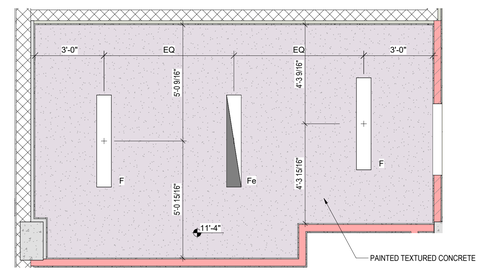
6 MAIL ROOM NORTH ELEVATION
SCALE: 3/8" = 1'-0" 1 / A465



7 STORAGE ROOM PLAN
SCALE: 3/8" = 1'-0" 1 / A201



8 STORAGE ROOM FRAMING
SCALE: 3/8" = 1'-0" 1 / A201



9 STORAGE ROOM RCP
SCALE: 3/8" = 1'-0" 1 / A201

MAILBOX NOTES

INSTALL FLORENCE (8)4CADD-10 USPS APPROVED 4C RECESSSED HORIZONTAL FRONT LOAD MAILBOXES

USPS REGULATIONS
1. The mailboxes must be installed according to Postal Regulations.
2. The foor of the lowest patron mailbox shall be no less than 28" above the finished foor (AFF).
3. The patron lock in the highest mailbox shall be no more than 67" above the finished foor.
4. The USPS Arrow lock (master door lock) opening must be a minimum of 36" and a maximum of 48" above the finished foor.
5. The foor of the lowest parcel locker shall be no less than 15" above the finished foor.
6. The master access door(s) must be allowed to open a minimum of 90 degrees with no obstruction.
7. There must be at least one parcel locker for every (5) five patron mailboxes in installations of (5) five or more patron mailboxes.

Color: Silver Speck
Door Indentification: Engraved with Black Color Fill
Font: US BLOCK
Lock type: Standard

PROJECT No: 2024-14 **SEAL**

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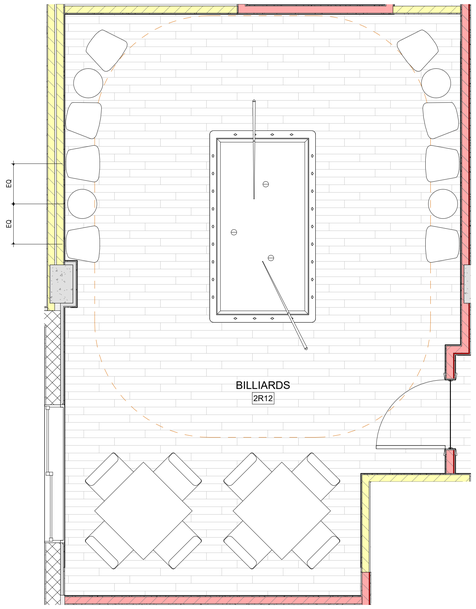
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

MAIL ROOM, STORAGE ROOM

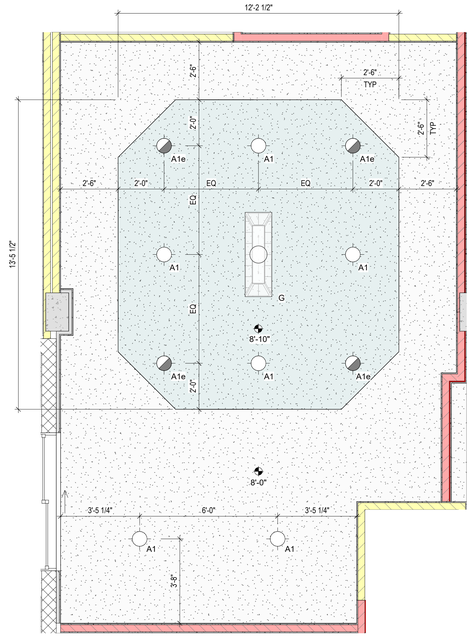
A465

THRESHOLD BUILDING

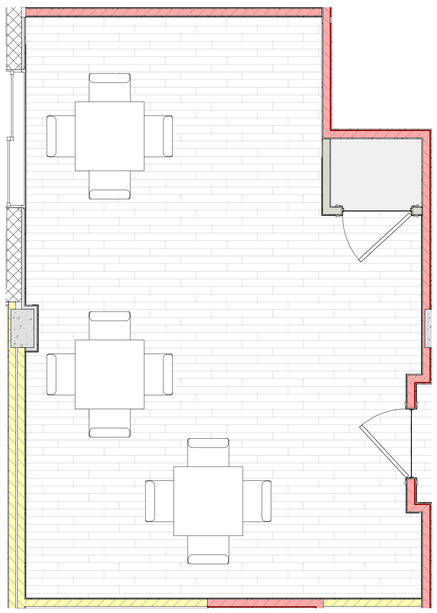
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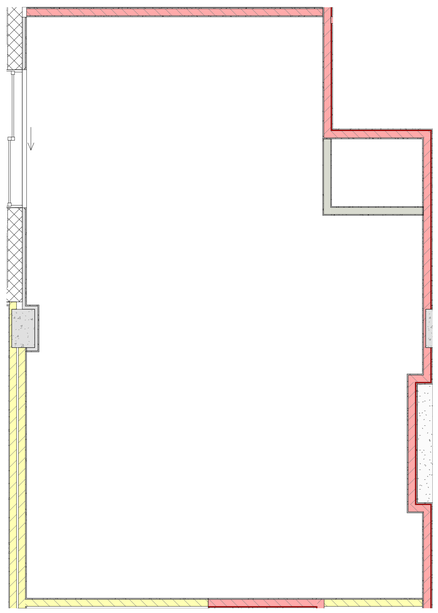
1 BILLIARDS PLAN
SCALE: 3/8" = 1'-0" 3 / A012



2 BILLIARDS RCP
SCALE: 3/8" = 1'-0" 3 / A012



3 GAME ROOM
SCALE: 3/8" = 1'-0" 3 / A012



4 GAME RM RCP
SCALE: 3/8" = 1'-0" 3 / A012

3/27/2025 1:48:56 PM

THRESHOLD BUILDING

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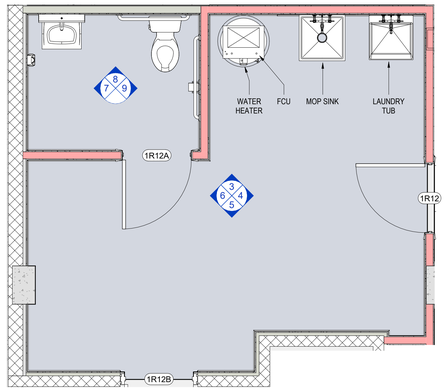
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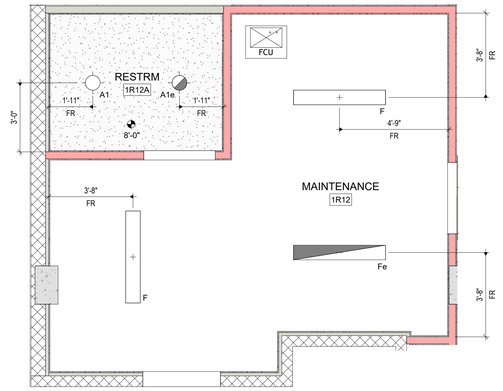
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

BILLIARDS & GAME ROOMS

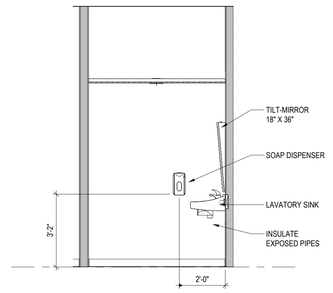
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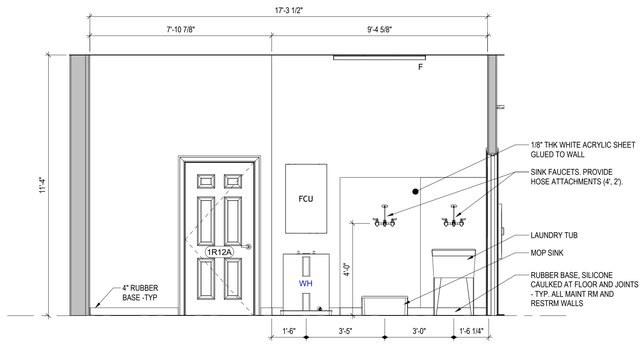
1 MAINTENANCE RM PLAN
SCALE: 3/8" = 1'-0" 1 / A121



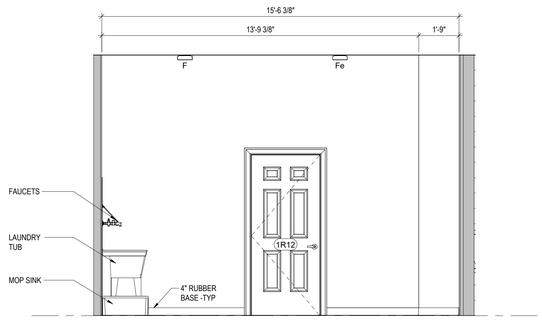
2 MAINTENANCE RM RCP
SCALE: 3/8" = 1'-0" 1 / A201



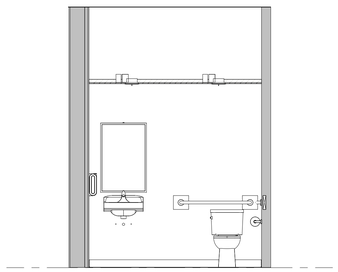
7 MAINT RESTRM WEST ELEVATION
SCALE: 3/8" = 1'-0" 2 / A452



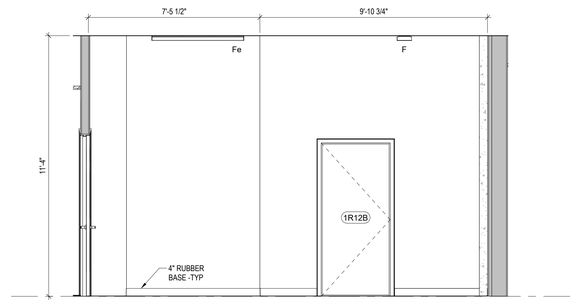
3 MAINTENANCE RM NORTH ELEVATION
SCALE: 3/8" = 1'-0" 1 / A121



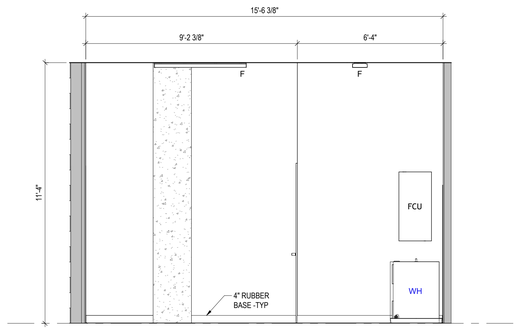
4 MAINTENANCE RM EAST ELEVATION
SCALE: 3/8" = 1'-0" 1 / A121



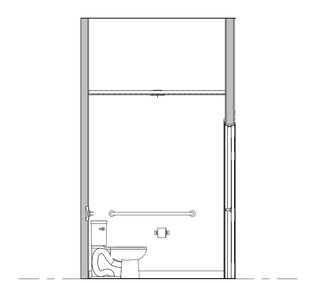
8 MAINT RESTRM NORTH ELEVATION
SCALE: 3/8" = 1'-0" 1 / A467



5 MAINTENANCE RM SOUTH ELEVATION
SCALE: 3/8" = 1'-0" 1 / A121



6 MAINTENANCE RM WEST ELEVATION
SCALE: 3/8" = 1'-0" 2 / A452



9 MAINT RESTRM EAST ELEVATION
SCALE: 3/8" = 1'-0" 2 / A452

THRESHOLD BUILDING

3/27/2025 1:49:04 PM

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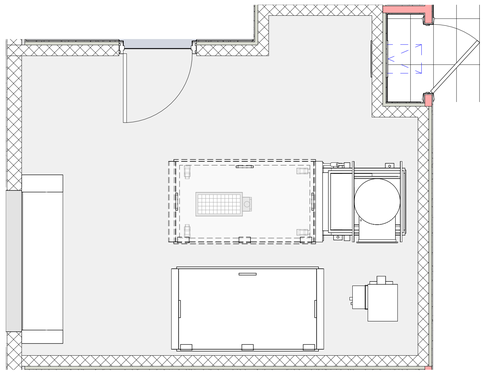
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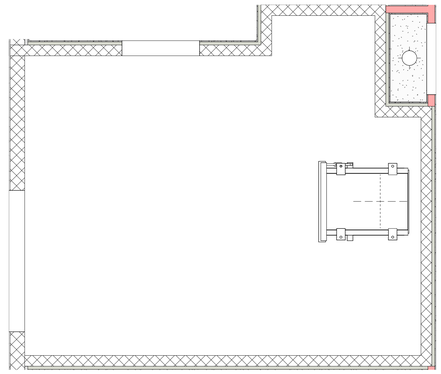
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

MAINTENANCE ROOM

A467



1 TRASH RM PLAN
SCALE: 3/8" = 1'-0" 1 / A201



2 TRASH RM RCP
SCALE: 3/8" = 1'-0" 1 / A201

2 REVISION 3-27-25
1. ADD SHEET TO SHOW ENLARGED PLANS AND ELEVATIONS.

PROJECT No: 2024-14 **SEAL**

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
AA 26004029
1007 Chatham Break St.
Orlando, FL 32828
Tel: 407-759-8822
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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	3-27-25	Owner, Contractor Revisions

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

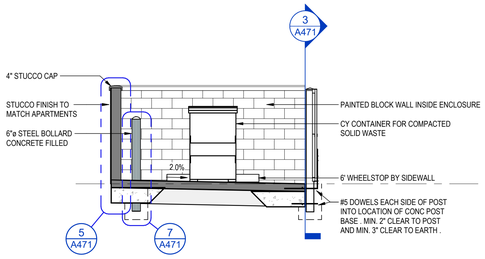
TRASH ROOMS

2

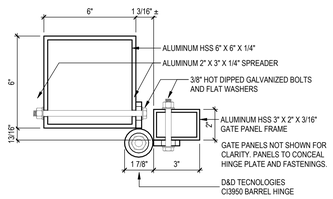
A468

THRESHOLD BUILDING

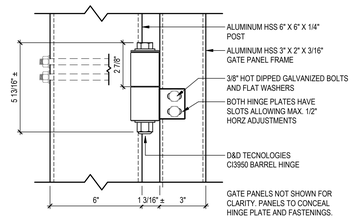
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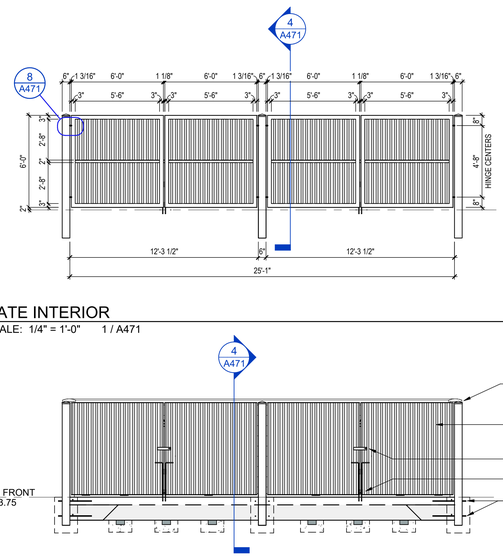
4 SECTION LOOKING EAST
SCALE: 1/4" = 1'-0" 1 / A471



6 HINGE DETAIL PLAN
SCALE: 3" = 1'-0" 1 / A471



8 HINGE DETAIL ELEVATION
SCALE: 3" = 1'-0" 3 / A471



3 GATE INTERIOR
SCALE: 1/4" = 1'-0" 1 / A471

2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 1 / A471

5 WALL SECTION AT BACK WALL
SCALE: 1" = 1'-0" 4 / A471

7 BOLLARD SECTION
SCALE: 1" = 1'-0" 4 / A471

1 DUMPSTER ENCLOSURE PLAN
SCALE: 1/4" = 1'-0" 2 / A471

NOTES

PARCEL NO.: 15-26-30-0702-0001-0050

APPLICABLE CODES

FLORIDA BUILDING CODE 7TH EDITION 2020 BUILDING
FLORIDA BUILDING CODE 7TH EDITION 2020 ACCESSIBILITY
NATIONAL ELECTRIC CODE 2017
FLORIDA FIRE PREVENTION CODE 7TH EDITION 2020
FLORIDA STATUTES
FLORIDA ADMINISTRATIVE CODE
FAIR HOUSING ACT ACCESSIBILITY GUIDELINES
- ACCESSIBLE USABLE PUBLIC AND COMMON USE AREAS
- ACCESSIBLE LOCATIONS FOR ELECTRICAL OUTLETS, SPECIALTIES AND EQUIPMENT

GENERAL NOTES

1. SEE SHEET A004 FOR GENERAL NOTES, BUILDING NOTES, ROOFING NOTES, SECTION & DETAILS NOTES OF THE MADISON GROVE MAIN BUILDING PLANS WHICH HAVE CONTRACT AND PERFORMANCE INFORMATION THAT APPLIES TO THIS WORK.
2. SPECIFICATIONS FOR FOOTINGS, MASONRY, STUCCO, PLUMBING AND ELECTRICAL SHALL MEET SPECIFICATIONS FOR THE MAIN BUILDING.
3. THE STRUCTURE HAS BEEN DESIGNED TO MEET OR EXCEED THE 139 MPH WIND LOAD REQUIREMENT OF FBC 2020.

STRUCTURAL NOTES

WIND LOADS
- A. ASCE 7-16, FOR A 139 MPH(ULT)/108 MPH(ASD) WIND SPEED, DESIGN PRESSURE 35 PSF, EXPOSURE C, 0.0 INTERNAL PRESSURE COEFFICIENT, 1.0 IMPORTANCE FACTOR, AND RISK CATEGORY II.
- B. THE PROJECT WAS DESIGNED IN ACCORDANCE WITH FLORIDA BUILDING CODE 2020 EDITION.
- C. BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318 AS MODIFIED BY FBC-B 1905.1.1).
- D. BUILDING CLASSIFICATION: OPEN BUILDING

FOUNDATIONS

1. FOUNDATION DESIGN IS BASED ON AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF AND SHALL BE VERIFIED BY A GEOTECHNICAL ENGINEER REGISTERED IN THE STATE OF FLORIDA.
2. SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS.

CAST-IN-PLACE CONCRETE

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, HAVE A SLUMP OF 5" PLUS OR MINUS 1", AND HAVE 4-6% AIR ENTRAINMENT.
2. ALL REINFORCING STEEL SHALL BE MANUFACTURED FROM HIGH STRENGTH BILLET STEEL CONFORMING TO ASTM DESIGNATION A615 GRADE 60.

MASONRY CONSTRUCTION

1. HOLLOW LOAD BEARING UNITS SHALL BE NORMAL WEIGHT, GRADE N, TYPE 2, CONFORMING TO ASTM C90, WITH A MINIMUM NET COMPRESSIVE STRENGTH OF 2000 PSI (f'm = 1500 PSI) AS CALCULATED IN ACCORDANCE WITH ASTM C1314.
2. MORTAR SHALL BE TYPE M OR S, CONFORMING TO ASTM C270.
3. COARSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND SHALL BE A HIGH SLUMP MIX HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
4. INSTALL HOT DIPPED GALVANIZED LADDER TYPE HORIZONTAL JOINT REINFORCEMENT (9 GA.) AT 16" ON CENTER VERTICAL IN WALLS.
5. INSTALL 2 #5 REBAR CONTINUOUS IN BOND BEAM. LAPS MIN. 31".
6. INTERIOR SIDE OF MASONRY WALLS TO HAVE TOOLED JOINTS READY FOR PAINTING.

GATES

1. POSTS SHALL BE ALUMINUM HSS 6" X 6" X 1/4" AND PROTECTED FROM CONCRETE WITH ADDITIONAL COATING OF ENAMEL PAINT IN THE CONTACT AREAS.
2. GATE FRAMES CONSTRUCTED OF ALUMINUM HSS 3" X 2" X 3/16" WITH WELDED JOINTS. FRAMES TO BE TRUE TO DIMENSIONS AND PLANE.
3. ONE HORIZONTAL 2" X 2" X 3/16" ALUMINUM ANGLES TO BE WELDED BETWEEN HSS 3" X 2" TUBES AT EQUAL DISTANCES.
4. POSTS AND GATE FRAMES TO BE WHITE POWDER COATED.
5. GATES TO BE INSTALLED WITH D&D TECHNOLOGIES #CI3950 BARREL HINGE.
6. FACE OF GATES TO BE COVERED WITH POWDER COATED 20 GA. ALUMINUM CORRUGATED PANELS. PROFILE SHOWN IS WESTERN 7.2 RIB.
7. SCREW ATTACHMENTS SHALL BE STAINLESS STEEL. THE TYPE SHALL BE PER MANUFACTURER'S SPECIFICATIONS.
8. ALL DISSIMILAR METAL INSTALLED SHALL BE PROTECTED FROM DIALECTRIC CORROSION.
9. EACH GATE TO HAVE A DROP ROD LOCK TO HOLD GATE IN OPEN AND CLOSED POSITIONS.
10. HOLES IN CONCRETE TO BE INSTALLED AT THE OPEN AND CLOSED GATE POSITIONS.
11. EACH GATE PAIR TO HAVE A HASP LOCK.
12. ALTERNATE GATE DESIGN WILL BE CONSIDERED THAT ACHIEVE DESIGN GOALS OF DURABILITY AND MIN. MAINTENANCE REQMTS.

SEE CIVIL PLANS FOR SITE LOCATION

DUMPSTER ENCLOSURE	
OCCUPANCY TYPE:	U
CONSTRUCTION TYPE:	V-B
NON INSULATED, NON SPRINKLERED	
HEIGHT:	6'-2"
AREA:	326 SQ. FT.

2 REVISION 3-27-25
1. ADD SHEET TO SHOW DETAILED CONSTRUCTION OF THE DUMPSTER ENCLOSURE SHOWN ON THE CIVIL PLANS.

THRESHOLD BUILDING

PROJECT No: 2024-14 **SEAL**

DM ARCHITECT, LLC David A. Mallory AR100561
ARCHITECTURE & PLANNING
AA 26004029
1007 Chatham Break St. Orlando, FL 32828 **Tel: 407-759-8822 dm@dmarchs.com**

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No.	DATE	REVISION / SUBMISSIONS
2	Date 2	Revision 2

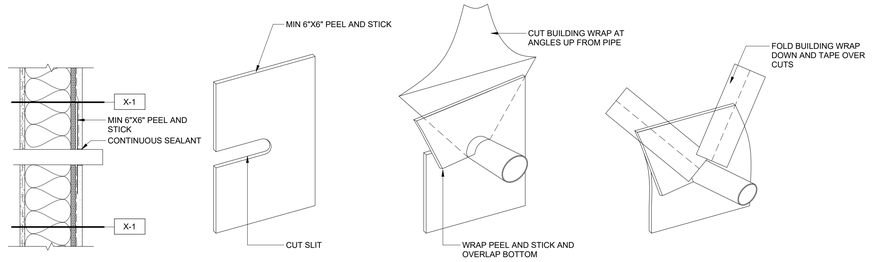
STATUS: ISSUED FOR PERMIT
SHT ISSUE DATE: 12-20-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

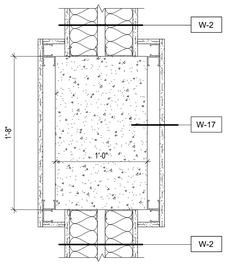
DUMPSTER ENCLOSURE

A471

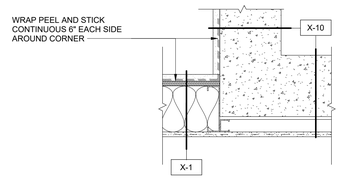
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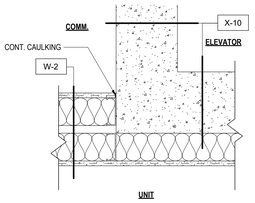
1 PIPE PENETRATION DETAIL
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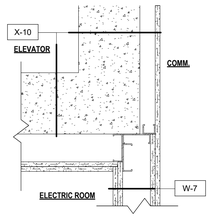
2 COLUMN AT TENANT SEPARATION WALL DETAIL
SCALE: 1 1/2" = 1'-0"



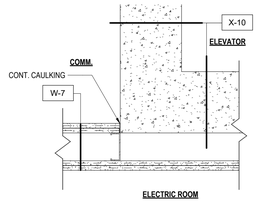
3 INTERIOR CORNER STUD - CONC. DETAIL
SCALE: 1 1/2" = 1'-0"



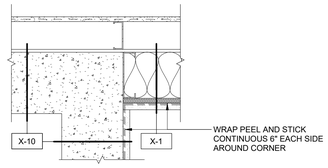
4 WALL DETAIL
SCALE: 1 1/2" = 1'-0"



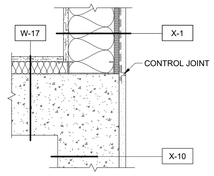
5 WALL DETAIL
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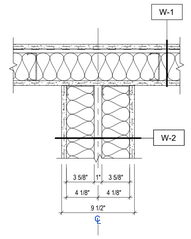
6 WALL DETAIL
SCALE: 1 1/2" = 1'-0"



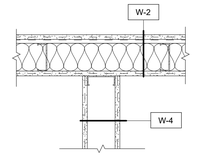
7 INTERIOR CORNER STUD - CONC. DETAIL
SCALE: 1 1/2" = 1'-0"



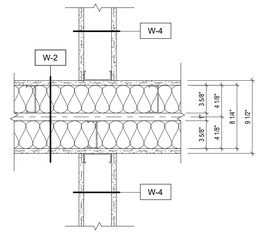
8 CONCRETE - STUD STUCCO DETAIL
SCALE: 1 1/2" = 1'-0"



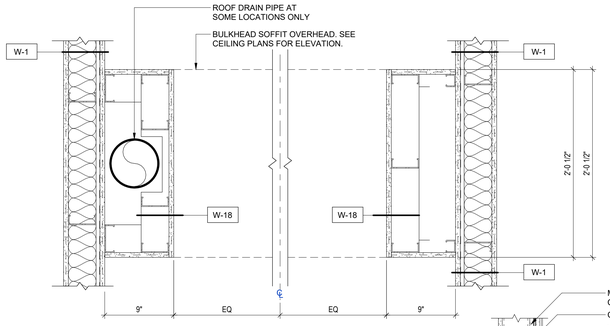
12 TENANT SEPARATION WALL @ CORRIDOR
SCALE: 1 1/2" = 1'-0"



15 WALL INTERSECTION DETAIL
SCALE: 1 1/2" = 1'-0"

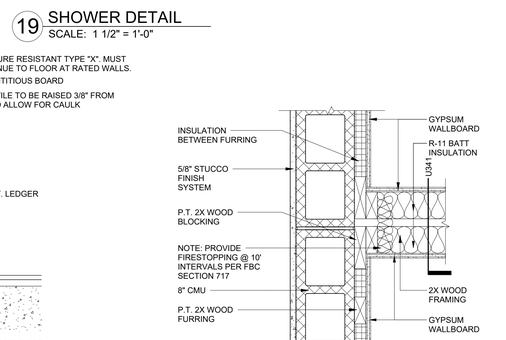


14 TENANT SEPARATION WALL INT DETAIL
SCALE: 1 1/2" = 1'-0"



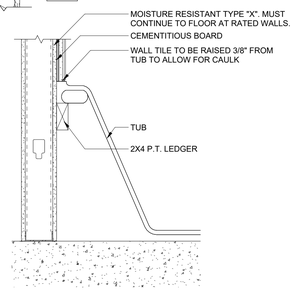
NOTES:
1. USE 20 GA (EQUIVALENT) METAL FRAMING AS NEEDED TO ACHIEVE FINISH DIMENSIONS SHOWN.
2. USE 5/8" GWB (TYPE X FOR CORRIDOR WALLS).
3. WHERE THERE IS A CONCRETE COLUMN, ALIGN WITH ITS CENTER. OTHERWISE, LOCATE PER FRAMING PLANS.
4. THE RELATIVE LOCATION OF THE CONC. COLUMN TO THE CORRIDOR VARIES BY LOCATION. ADJUST FRAMING TO PROVIDE THE FINISH DIMENSIONS SHOWN.
5. ROOF DRAIN PIPE MAY NOT BE IN THE CENTER OF THE ENCLOSURE.

17 CORRIDOR PLAN SECTION
SCALE: 1 1/2" = 1'-0"



NOTE: SEE PLUMBING FIXTURE SCHEDULE FOR MODEL # - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

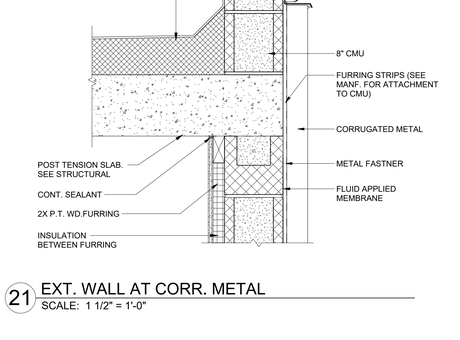
19 SHOWER DETAIL
SCALE: 1 1/2" = 1'-0"



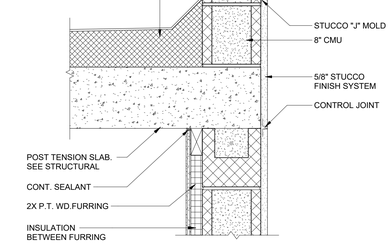
NOTE: SEE PLUMBING FIXTURE SCHEDULE FOR MODEL # - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.

18 TUB DETAIL
SCALE: 1 1/2" = 1'-0"

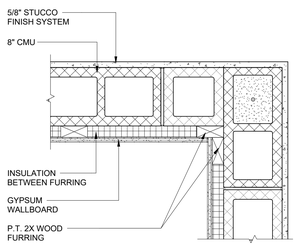
20 PARTY WALL AT CMU
SCALE: 1 1/2" = 1'-0"



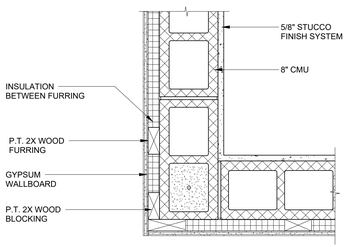
21 EXT. WALL AT CORR. METAL
SCALE: 1 1/2" = 1'-0"



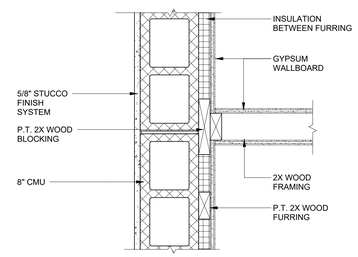
22 EXT. WALL AT ROOF PARAPET
SCALE: 1 1/2" = 1'-0"



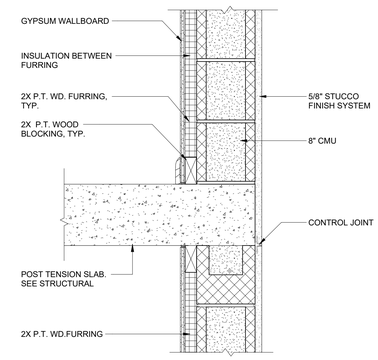
23 TYP. EXT. WALL AT CMU
SCALE: 1 1/2" = 1'-0"



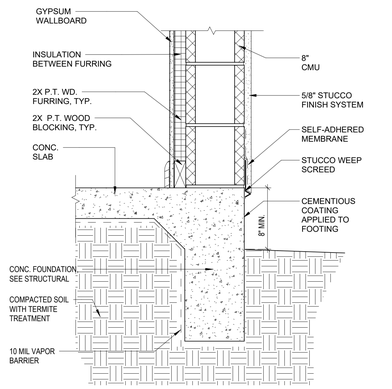
24 OUTSIDE CORNER WALL AT CMU
SCALE: 1 1/2" = 1'-0"



25 INT. WALL AT CMU
SCALE: 1 1/2" = 1'-0"



26 EXT. WALL AT FLOOR
SCALE: 1 1/2" = 1'-0"



27 FOUNDATION DETAIL
SCALE: 1 1/2" = 1'-0"

THRESHOLD BUILDING

3/27/2025 1:49:06 PM

2 REVISION 3-27-25
1. REVISE EXTERIOR WALL DETAILS FOR CMU WALL TYPES.
2. ADD DETAILS 20 THRU 27.

PROJECT No: 2024-14 **SEAL**

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
AA 26004029
1007 Chatham Break St. **Tel: 407-759-8822**
Orlando, FL 32828 **dm@dmarchs.com**

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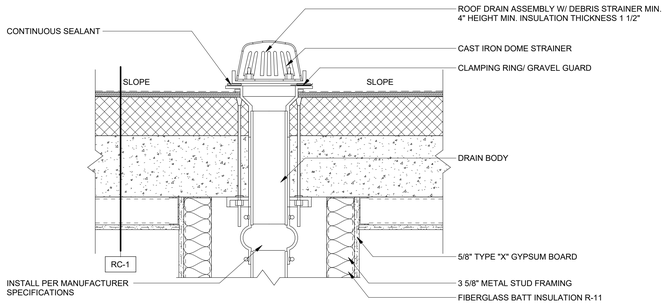
No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	3-27-25	Owner, Contractor Revisions

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

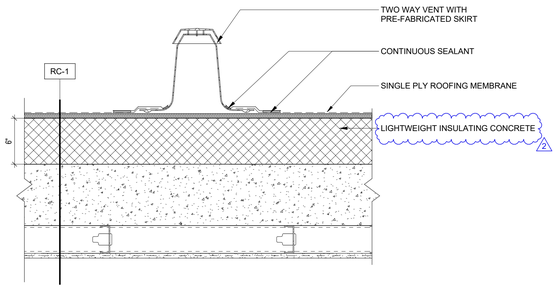
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH **FLORIDA**

DETAILS

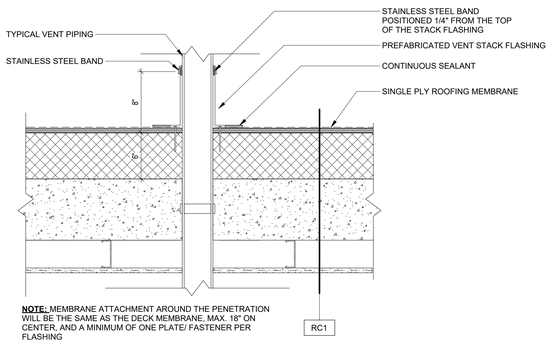
A501



1 ROOF DRAIN DETAIL
SCALE: 1 1/2" = 1'-0"

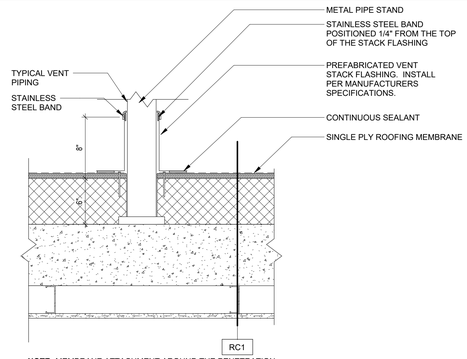


2 BREATHER VENT
SCALE: 1 1/2" = 1'-0"



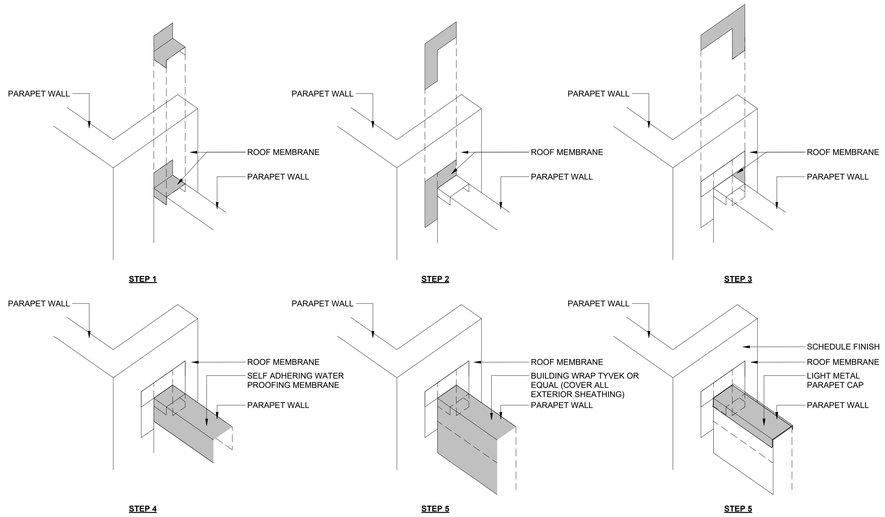
NOTE: MEMBRANE ATTACHMENT AROUND THE PENETRATION WILL BE THE SAME AS THE DECK MEMBRANE, MAX. 18" ON CENTER, AND A MINIMUM OF ONE PLATE/ FASTENER PER FLASHING

3 ROUND ROOF PENETRATIONS
SCALE: 1 1/2" = 1'-0"

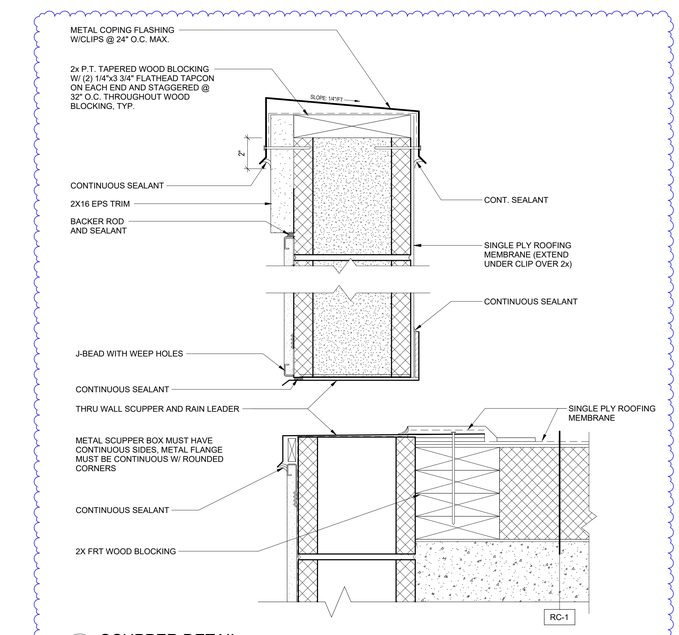


NOTE: MEMBRANE ATTACHMENT AROUND THE PENETRATION WILL BE THE SAME AS THE DECK MEMBRANE, MAX. 18" ON CENTER, AND A MINIMUM OF ONE PLATE/ FASTENER PER FLASHING

4 PIPE STAND SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

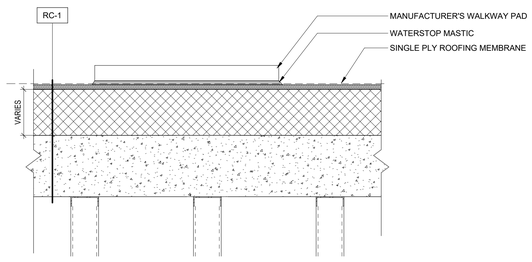


5 PARAPET FLASHING DETAIL
SCALE: 3/4" = 1'-0"

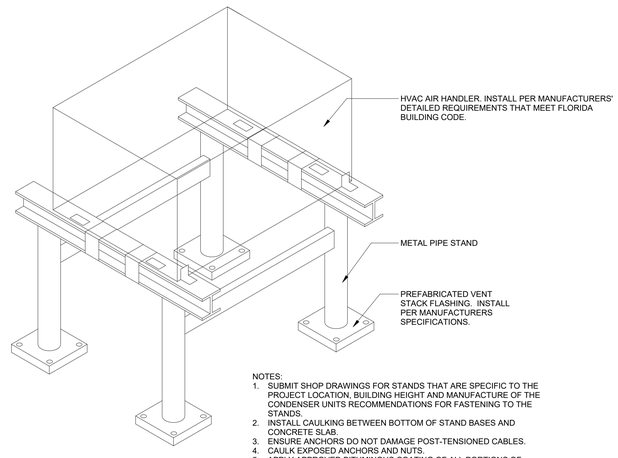


2 REVISION 3-27-25
1. REVISE #6 SCUPPER DETAIL.

6 SCUPPER DETAIL
SCALE: 3" = 1'-0"



7 WALKWAY PAD DETAIL @ ROOF
SCALE: 1 1/2" = 1'-0"



NOTES:
1. SUBMIT SHOP DRAWINGS FOR STANDS THAT ARE SPECIFIC TO THE PROJECT LOCATION, BUILDING HEIGHT AND MANUFACTURE OF THE CONDENSER UNITS RECOMMENDATIONS FOR FASTENING TO THE STANDS.
2. INSTALL CAULKING BETWEEN BOTTOM OF STAND BASES AND CONCRETE SLAB.
3. ENSURE ANCHORS DO NOT DAMAGE POST-TENSIONED CABLES.
4. CAULK EXPOSED ANCHORS AND NUTS.
5. APPLY APPROVED BITUMINOUS COATING OF ALL PORTIONS OF STANDS THAT WILL BE IN CONTACT WITH THE ROOFING LIGHTWEIGHT INSULATED CONCRETE.

8 PIPE STAND DETAIL
SCALE: 3/4" = 1'-0"

PROJECT No: 2024-14 **SEAL**

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dm@dmarchs.com

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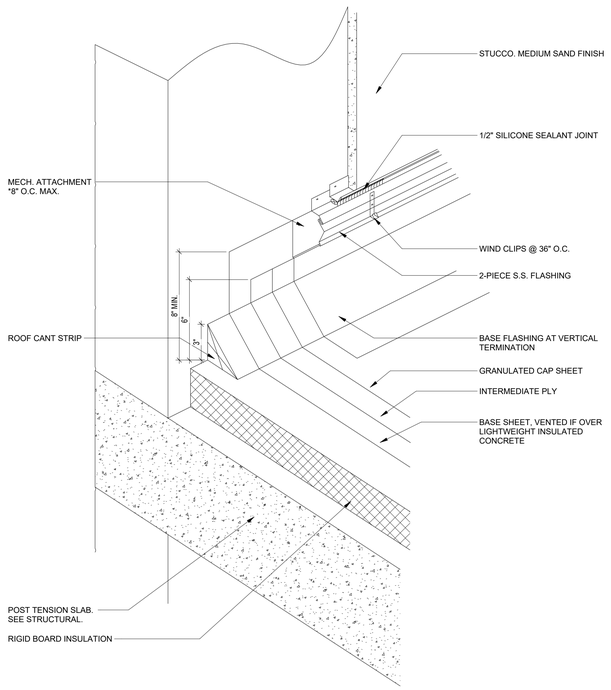
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

DETAILS

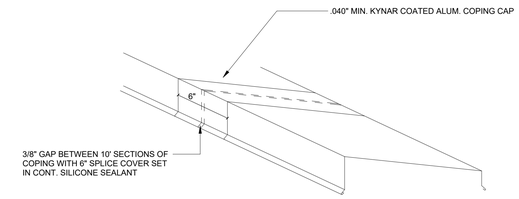
A502

THRESHOLD BUILDING

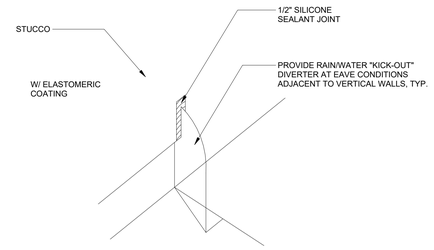
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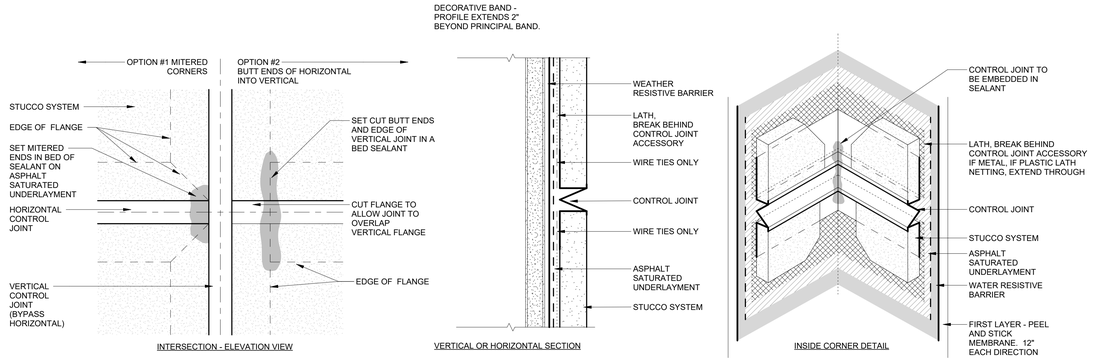
1 TERMINATION AT PARAPET WALL
SCALE: 1 1/2" = 1'-0"



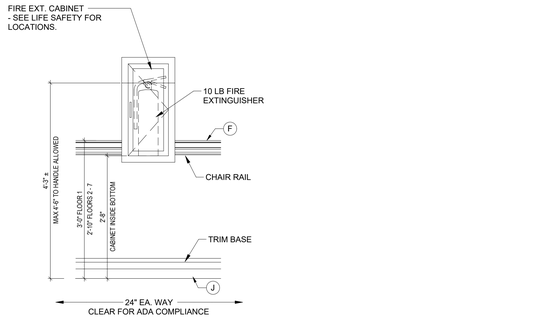
2 COPING CAP DETAIL
SCALE: 1 1/2" = 1'-0"



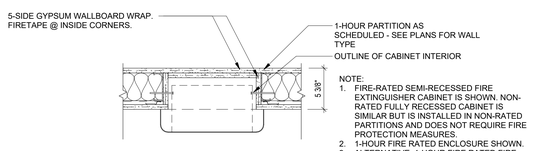
3 DIVERTER DETAIL
SCALE: 3" = 1'-0"



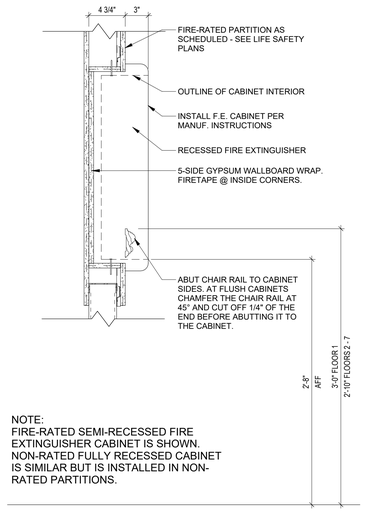
7 STUCCO CONTROL JOINT DETAILS
SCALE: 6" = 1'-0"



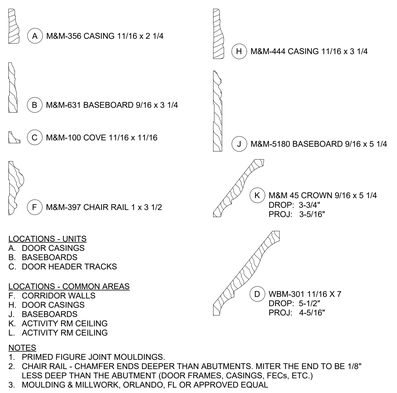
4 FIRE EXTINGUISHER IN CORRIDOR ELEVATION
SCALE: 3/4" = 1'-0"



5 FIRE EXTINGUISHER IN CORRIDOR PLAN VIEW
SCALE: 1 1/2" = 1'-0"



6 FIRE EXTINGUISHER IN CORRIDOR SECTION VIEW
SCALE: 1 1/2" = 1'-0"



8 WOOD MOULDING PROFILES
SCALE: 3" = 1'-0"

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PROJECT No: 2024-14 **SEAL**

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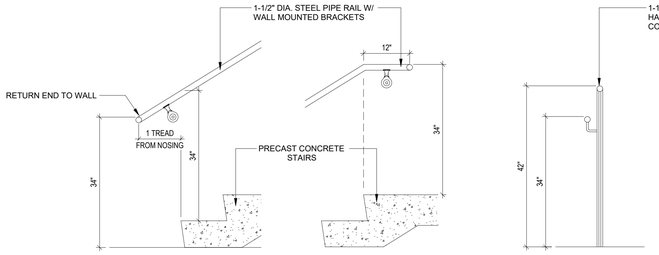
STATUS: FOR CONSTRUCTION
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MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

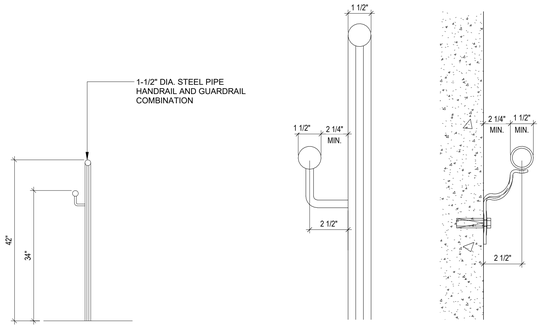
DETAILS

A503

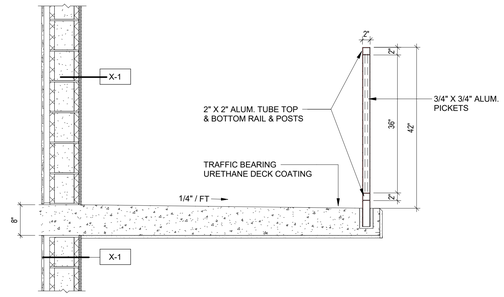
THRESHOLD BUILDING



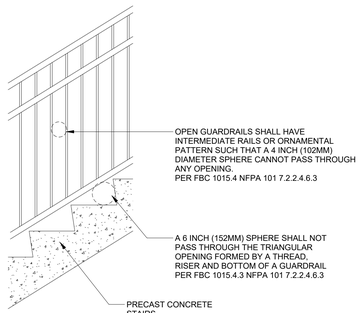
1 STAIR RAILING HEIGHTS
SCALE: 3/4" = 1'-0"



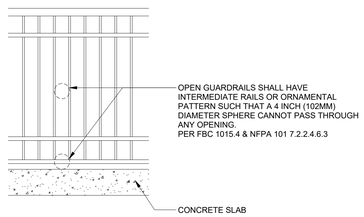
2 STAIR RAILING ENLARGED DETAILS
SCALE: 3" = 1'-0"



3 BALCONY SECTION
SCALE: 3/4" = 1'-0"

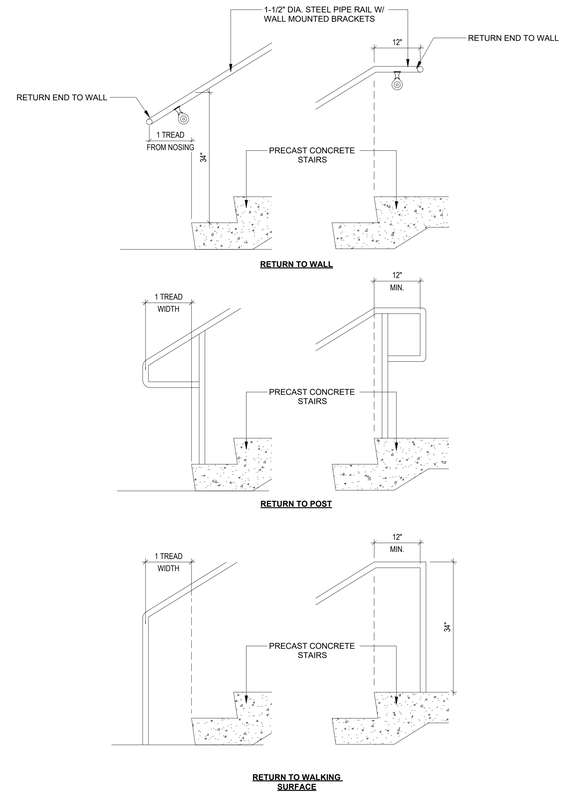


GUARDRAIL @ STAIRS

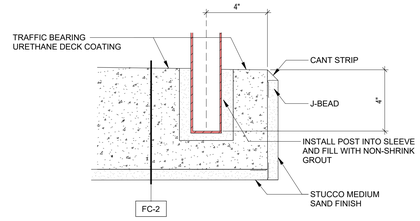


GUARDRAIL @ BALCONY

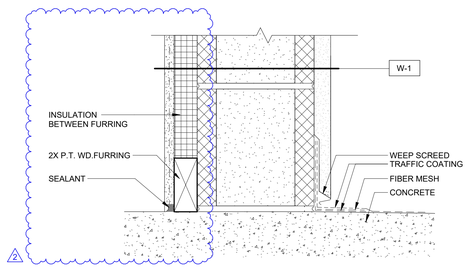
4 RAILING OPENING LIMITATIONS
SCALE: 3/4" = 1'-0"



5 HANDRAIL RETURN REQUIREMENTS
SCALE: 3/4" = 1'-0"



6 RAILING DETAIL
SCALE: 3" = 1'-0"



7 BALCONY / WALL DETAIL
SCALE: 3" = 1'-0"

STAIR NOTES

1. CONTRACTOR TO SUBMIT STAIR AND RAILING SHOP DRAWINGS CERTIFYING COMPLIANCE WITH APPLICABLE CODE REQUIREMENTS SIGNED AND SEALED BY AN ENGINEER REGISTERED IN THE STATE OF FLORIDA.
2. REFER TO CIVIL OR LANDSCAPE SITE PLAN FOR SIDEWALK LAYOUT LEADING TO STAIRS.
3. STAIR TOP RAILS SHALL RETURN TO WALL.
4. FINISH ALL STEEL HANDRAILS, GUARDRAILS AND STRINGERS WITH EPOXY PRIMER AND PAINT.
5. METAL BRACKET SPACES AT 48" O.C. (MAX.).
6. ALL TREADS AND LANDINGS SHALL BE PROTECTED DURING CONSTRUCTION.

HANDRAIL DESIGN AND CONSTRUCTION:

1. HANDRAILS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS (890N) APPLIED TO ANY POINT AND IN ANY DIRECTION.
2. HANDRAILS LOCATED OTHER THAN WITHIN THE DWELLING UNITS SHALL ALSO BE DESIGNED AND CONSTRUCTED FOR A LOAD OF 50 PLF (730N/M) APPLIED IN ANY DIRECTION.
3. LOADING CONDITIONS IN 1608.2.1.1 AND 1608.2.1.2 SHALL NOT BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR ANY OF THE SUPPORTING COMPONENTS.
4. GUARDRAILS SYSTEM DESIGN AND CONCENTRATION GUARDRAIL SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED FOR A CONCENTRATED LOAD OF 200 LBS (890N) APPLIED AT ANY POINT AND IN ANY DIRECTION AT THE TOP OF THE GUARDRAIL. GUARDRAIL SYSTEMS LOCATED OTHER THAN WITHIN DWELLING UNITS SHALL BE DESIGNED AND CONSTRUCTED FOR A LOAD OF 50 PLF (730 N/M) APPLIED HORIZONTALLY AT THE REQUIRED HEIGHT AND SIMULTANEOUS LOAD OF 100 PLF (1459 N/M) APPLIED VERTICALLY DOWNWARD AT THE TOP OF THE GUARDRAIL.
5. THE GUARDRAIL SYSTEM SHALL ALSO BE DESIGNED AND CONSTRUCTED TO RESIST A 200 LB (890N) CONCENTRATED HORIZONTAL LOAD APPLIED ON A 1 FOOT SQUARE AREA (0.093M) AT ANY POINT IN THE SYSTEM INCLUDING INTERMEDIATE RAILS OR OTHER ELEMENTS SERVING THIS PURPOSE.
6. LOADING CONDITIONS IN 1608.2.2.1, 1608.2.2.2, AND 1608.2.2.3 SHALL NOT BE APPLIED SIMULTANEOUSLY, BUT EACH SHALL BE APPLIED TO PRODUCE MAXIMUM STRESS IN EACH OF THE RESPECTIVE COMPONENTS OR ANY OF THE SUPPORTING COMPONENTS.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR WALKING SURFACE OR SHALL BE CONTINOUS TO THE HANDRAIL OF AN ADJACENT FLIGHT OF STAIRS OR RAMP RUN.

OPENINGS:

1. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL PATTERN SUCH THAT A 4 INCH (102MM) DIAMETER SPHERE CANNOT PASS THROUGH ANY OPENING. A BOTTOM RAIL OR CURB SHALL BE PROVIDED THAT WILL REJECT THE PASSAGE OF A 2 INCH (51MM) DIAMETER SPHERE, PER FBC SECTION 1015.3.

EXCEPTIONS:

1. A 6 INCH (152MM) SPHERE SHALL NOT PASS THROUGH THE TRIANGULAR OPENING FORMED BY A THREAD, RISER AND BOTTOM OF A GUARDRAIL.

2 REVISION 3-27-25
1. REVISE #7 BALCONY / WALL DETAIL.

PROJECT No: 2024-14 **SEAL**

DM ARCHITECT, LLC
David A. Mallory
AR100561
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MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH **FLORIDA**

HANDRAIL AND BALCONY DETAILS

A504

THRESHOLD BUILDING

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EXTERIOR

LOCATION	ITEM	MANUFACTURER	DESCRIPTION	COLOR	REV
EXTERIOR FLOORING					
Sidewalks; Porches, Drive under the building (UNO)	Concrete	Concrete	Broom Finish, Curing Compound	N/A	
Dumpster Pad	Concrete	Concrete	Sealed	Gray	

EXTERIOR FINISHES	ITEM	MANUFACTURER	DESCRIPTION	COLOR	REV
Storefront	Doors	TBD	See shop dwgs	White Anodized	
Exterior Doors (not storefront)	Doors & Jambs	Sherwin-Williams	Semi-Gloss	SW 6807 Wonderous Blue	
Main Walls (UNO)	Stucco	Sherwin-Williams	Loxon Self-Cleaning Satin	SW 7006 Extra White	
Accent Walls (see elevations)	Stucco	Sherwin-Williams	Loxon Self-Cleaning Satin	SW 6807 Wonderous Blue	
Walls - See Elevations	2" Stucco Reveals	Per approved shop drawings	Vertical Face: No Finish - protect from stucco & paint	White (the top & bottom returns are painted to match the wall color)	
Decorative Panels (1) Floors 1 at Front Entry	Corrugated Metal Panels	TBD	Vertically Installed 12" O/A with 10" x 1/1/2" projections	Brushed Aluminum	
Decorative Panels (2) Floors 1 - 6	Corrugated Metal Panels	TBD	Vertically Installed 16" O/A with 6" x 1-1/2" projections	SW 6811 Honorable Blue	
Walls	EPS Trim	Sherwin-Williams	Loxon Self-Cleaning Semi-Gloss	SW 7006 Extra White	
Walls	EPS Decorative Features	Sherwin-Williams	Loxon Self-Cleaning Semi-Gloss	SW 6811 Honorable Blue	
Soffits (Balconies and Entries)	Textured Hard Resin	Sherwin-Williams	Loxon Self-Cleaning Satin	SW 7008 Alabaster	
Balcony	Deck Coating	Tremco Sealants	Vulkem 351	Gray	
Balcony	Aluminum Railings	meet AAMA 2604	Anodized Powder Coated	SW 7662 Evening Shadow	
All	Drip Edge & Flashing	TBD	Metal	White, Match SW 7006	
All	Gutters	TBD	Powder Coated	White, Match SW 7006	
Walls - North, South, East	Common Area Vents	Greenheck	See Mech Plans	GF201 Sterling	
Walls - West	Common Area Vents	Greenheck	See Mech Plans	GF102 Bone White	
Walls	Unit Vents	Seiho	SFX-N (Insect Screen)	Anodized Aluminum	
Dumpster Enclosure Walls	Stucco Exterior	Sherwin-Williams	Loxon Self-Cleaning Satin	SW 7640 Fawn Brindle	
Dumpster Enclosure Walls	CMU interior	Sherwin-Williams	Loxon Self-Cleaning Semi-Gloss	SW 7008 Alabaster	
Dumpster Enclosure Caps	EPS	Sherwin-Williams	Loxon Self-Cleaning Semi-Gloss	SW 7006 Extra White	
Dumpster Enclosure	Aluminum Gates & Posts	TBD	Anodized Powder Coated	Match SW 7640 Fawn Brindle	
Exterior	Bike Rack	Madrax	UX190-IG-P	Blue	

INTERIOR PAINTING and CEILINGS

NOTES		REV
All paint is PPG latex unless noted otherwise ("UNO").		
WALLS	Locations ending with "A" or "B"	
Color A	Apt/Room Entry Furr-down Ceilings.	
Color A	Above Chair Rails and entire walls without Chair Rails unless noted otherwise.	
Color B	Below Chair Rails.	
Wood Trim	Includes chair rails, crown, casing, base, unless noted otherwise.	
ACT	Dropped down 24" x 24" ACT; Armstrong Fine Fissured - Medium Texture Angled Tegular #1732 (White)	
	with 15/16" White steel grid.	
ACT 12x12	Activity Rm - Armstrong Fine Fissured - Medium Texture #741 (White) 12x12x1/2 Beveled Tongue & Groove.	
KD	Knock-Down drywall finish. All drywall walls and ceilings U.N.O.	

LOCATION	MANUFACTURER	COLOR	TYPE	REV
FLOOR 1 THRU 6 AS APPLICABLE - COMMON AREAS				
WALLS - A Above chair rails and solid walls	PPG	PPG1000-1 Dust Bunny	Flat	
WALLS - B Below chair rails	PPG	PPG1000-3 Fieldstone	Satin	
Mechanical, Comm	PPG	PPG1006-2 Shark	Semi-gloss	
Wood Trim	PPG	PPG1001-1 Delicate White	Semi-gloss	
Drywall Ceilings (All - Uno)	PPG	PPG1001-1 Delicate White	Satin	
Metal Frame & Doors	PPG	PPG1001-1 Delicate White	Industrial Enamel	
Stairwell #1 & #2 Including Ceiling	PPG	PPG1001-1 Delicate White	Flat	
Trash Room (Walls and Floor)	PPG	PPG1001-3 Fieldstone	Amerlock 2 Epoxy Coating	
UNITS				
All Walls - Unless noted otherwise	PPG	PPG1010-1 Pegasus	Semi-gloss	
Kitchen, Bath & ALL Trim & Doors	PPG	PPG1001-1 Delicate White	Semi-gloss	
All Ceilings - Unless noted otherwise	PPG	PPG1001-1 Delicate White	Flat	
Kitchen, Bath ceilings	PPG	PPG1001-1 Delicate White	Semi-gloss	
Mechanical Closet	See All Walls above			

2

RESTROOMS

LOCATION	ITEM	MANUFACTURER	MODEL NUMBER	REV
MEN 1R14A				
Main	Baby Changing Station	Koala Kare	KB300-05 White Granite	
Main	Tilt Mirror with Stainless Steel Frame	Bobrick	B-293-2436	
Main	Liquid Soap Dispenser	Gojo	LTX-12 Chrome/Black	
Main	Automated Roll Paper Towel Dispenser - Recess Mounted - provide 4 "D" batteries	Georgia-Pacific	59466A Stainless	
Main	Waste Receptacle - Recessed	Bobrick	B-3644	
Main	Multi-Roll Toilet Tissue Dispenser - Recessed	Bobrick	B-4388	
WOMEN 1R14B				
Main	Baby Changing Station	Koala Kare	KB300-05 White Granite	
Main	Tilt Mirror with Stainless Steel Frame	Bobrick	B-293-2436	
Main	Liquid Soap Dispenser	Gojo	LTX-12 Chrome/Black	
Main	Automated Roll Paper Towel Dispenser - Recess Mounted - provide 4 "D" batteries	Georgia-Pacific	59466A Stainless	
Main	Waste Receptacle - Recessed	Bobrick	B-3644	
Main	Sanitary Napkin Disposal - Recessed	Bobrick	B-4353	
Main	Multi-Roll Toilet Tissue Dispenser - Recessed	Bobrick	B-4388	
RESTROOM 1R12A				
Maintenance	Tilt Mirror with Stainless Steel Frame	Bobrick	B-293-2436	
Maintenance	Toilet Tissue Holder, Towel Bar	Same as Units		
Maintenance	Liquid Soap Dispenser	Gojo	LTX-12 Chrome/Black	

2

FLOORING / WALL TILE / RUBBER BASE

ROOM #	LOCATION	ITEM	MANUFACTURER	DESCRIPTION	COLOR	REV
TILE NOTES FOR AREAS AS NOTED (SEE ARCH. PLANS A111 - A123 FOR LOCATIONS AND DIMENSIONS):						
All	Floor Tile		All	Slip Resistant Rating ≥ .42 Wet	N/A	
All	**Tile (Floor and Wall)**	**Sealer**	**Custom Building Products**	**Aqua Mix Sealer's Choice Gold**	**Clear**	
Corridors	Doors	Transition at all corridor doors for sound control	TBD	Door Threshold and Sweep (by Other Trade)	Aluminum	
Common	Tile / Vinyl or Concrete	Transition	Schluter	RENO-U AEU 100 (3/8")	Satin Anodized Aluminum finish (AE)	
All	Vinyl / Concrete	Transition	Johnsonite	SSR-80-B Reducer 1/8" to 0"	80 Fawn	

COMMON AREAS

ROOM #	LOCATION	ITEM	MANUFACTURER	DESCRIPTION	COLOR	REV
S1 / S2	Stairwell (All)	Concrete	N/A	Broom Finish	N/A	
EL1 / EL2	Elevator - Floor	Floor Tile	Interface	19.69" x 19.69" x 0.18"; 22 mil / 4.5 mm; Grid Pattern	A001 Natural Stones / A00101 Jet Mist	
1ST FLOOR						
1C1, 1C2, 1C3, 1L1, 1L2, 1L3, 1U12, 1R13	Corridor, Lobbies, Trash Rm/Corridor, Mail Room	Ceramic Tile	Daltile	Scripter Stone Look 12" x 24" x 5/16"; Grid Pattern	AR60 Oracle	
		Grout	Custom Building Products	1/8" Polyblend Plus Sanded	545 Bleached Wood	
1R07	Fire Pump	Concrete Floor	N/A	Smooth Finish	N/A	
1E07	Electrical Room	Concrete Floor	N/A	Smooth Finish	N/A	
1T09	Comm Rm	Concrete Floor	TBD	Smooth Finish	Sealed	
1R12	Maintenance Room	Concrete Floor	Sealed	Sealed Concrete	Gray	
		Wall Base	Johnsonite	4" Rubber w/ 1/8" Cove w/ Toe	55 Silver Grey	
1R12B	Trash Room	Concrete Floor	PPG	Epoxy Floor Coating w/ Integral 4" Wall Base	PPG10001-3 Fieldstone	
1R14	Storage	Concrete Floor	TBD	Sealed Concrete	Gray	
1R14A/B	Restrooms	Floor Tile	Daltile	Parkway 18" x 18"	Gray PK98	
		Wall Tile	Daltile	Parkway 9x12"; Horizontal Running Bond	Gray PK98	
		Bullnose Tile	Daltile	Bullnose 3x12	Gray PK98	
		Cove	Schluter Systems	Schluter-Dilex-AHK and inside and outside corner accessories	Satin Anodized Aluminum finish (AE) Classic Gray	
1R15, 1R15A	Office & Workroom	Luxury Vinyl Tile	Shaw	Surpass Plank VE442, 6" x 48"; Random Wood Pattern	05139 Muse	
1R17, 1R17A	Activity/Bar	Luxury Vinyl Tile	Shaw	Surpass Plank VE442, 6" x 48"; Random Wood Pattern	05139 Muse	
		Cabinet Base	Armstrong	Rubber 4"	54 Black-Brown	
1R17B	Storage	Concrete Floor	TBD	Sealed Concrete	Gray	
Mech - ALL	Mech - ALL U.N.O.	Concrete Floor	N/A	Sealed Concrete	Gray	
2ND FLOOR THRU 6TH FLOOR (X = FLOOR #)						
XL1, XL2	Elevator Lobby	Luxury Vinyl Tile	Shaw Floors	Surpass Plank VE442, 6" x 48"; Random Wood Pattern	05139 Muse	
XC1, XC2, XC3	Residential Corridor	Luxury Vinyl Tile	Shaw Floors	Surpass Plank VE442, 6" x 48"; Random Wood Pattern	05139 Muse	
XR06	Comm Rm	Concrete	N/A	Smooth Finish	Sealed	
XU12	Trash Chute Room	Luxury Vinyl Tile	Shaw Floors	Surpass Plank VE442, 6" x 48"; Random Wood Pattern	05139 Muse	
	Trash Chute Room	Vinyl Wall Base	Johnsonite	Traditional Rubber 4" x 1/8", Toe	80 Fawn	
2R12	Billiards Room	Luxury Vinyl Tile	Shaw	Surpass Plank VE442, 6" x 48"; Random Wood Pattern	05139 Muse	
2R14	Game Room	Luxury Vinyl Tile	Shaw	Surpass Plank VE442, 6" x 48"; Random Wood Pattern	05139 Muse	

UNITS

LOCATION	ITEM	MANUFACTURER	DESCRIPTION	COLOR	REV
All (Except Bath & Mech)	Luxury Vinyl Tile (LVT) Flooring	Shaw Industries	Surpass Plank VE442, 6" x 48"; Random Wood Pattern	05139 Muse	
All	Carpet	NA	NA	NA	
Under LVT with no GWB ceiling below, Floors 2 - 6	Acoustic Floor Underlayment	Regupol Acoustics	LV200 2mm	NA	
Mechanical Closet	Floor		Sealed Concrete	Gray	
Kitchen, Laundry Closet	Wall Base	Johnsonite	4" Rubber w/ 1/8" Cove w/ Toe	80 Fawn	
Bathroom	Ceramic Floor Tile	Daltile	Severino 12" x 12"; Grid Pattern	Cenere Fog SV98	
	Floor Tile Grout	Custom Building Products	1/8" Polyblend Plus Sanded	542 Graystone	
	Ceramic Wall Tile	Daltile	Color Wheel Classic Semi-gloss 6" x 6"; Grid Pattern; 2" x 6" Bullnose	White 0100	
	Wall Tile Grout	Custom Building Products	1/16" Polyblend Plus Non-Sanded	381 Bright White	
	Ceramic Soap Dish	Daltile	Soap Dish BA725	White 0100	
	Ceramic Towel Bar	Daltile	Towel Bar Brackets BA730	White 0100	
	Wall Base	Johnsonite	4" Rubber w/ 1/8" Cove w/ Toe	55 Silver Grey	
Bathroom Bathtubs	Bathtub Cove Base	Johnsonite	TM-50-A 1" x 1/2"	White	
Ceramic Tile / Vinyl	Transition	TBD	Reducer	Anodized Aluminum, Silver Satin	
Vinyl / Concrete	Transition	Johnsonite	SSR-80-B Reducer 1/8" to 0"	80 Fawn	

APPLIANCES

LOCATION	ITEM	CERTIFICATIONS		MANUFACTURER	MODEL NUMBER	QTY	REV
STANDARD UNITS							
Standard Units	17.5 CF Refrigerator, Top Freezer	Energy Star		GE	GTE18GSNRSS	86	
Standard Units	30" Electric Range, Self-clean			GE	GRF500PVSS	86	
Standard Units	1.6 CF, 30" Microwave-Range Hood Combo			GE	JNM3163RJSS	86	
Standard Units	Hood Filter Kit			GE	WB02X10776	86	
Standard Units	Dishwasher with Power Cord	Energy Star		GE	GDF511PSRSS	86	
Standard Units	Stacked Washer/Dryer			GE	GUD27ESSMWW	86	
UFAS (ADA) MOBILITY UNITS							
ADA Mobility	19.2 CF Refrigerator, Top Freezer	Energy Star	ADA	GE	GTE19JSNRSS	5	
ADA Mobility	30" Elec.Range, Self Clean, Front Controls		ADA	GE	GRS500PVSS	5	
ADA Mobility	Range Hood 30", Ductless with Filter, ADA Remote Switches	GE Wiring Diagram 991.0438.344	ADA	GE	JVX3300SJSS	5	
ADA Mobility	Range Hood Power Cord Kit			GE	JXHC1	5	
ADA Mobility	1.6 CF Countertop Microwave Oven		ADA	GE	JES1657SMSS	5	
ADA Mobility	Dishwasher with Power Cord	Energy Star	ADA	GE	GDT225SSLSS	5	
All Units	4.8 CF Combo All-In-One Washer/Dryer	Energy Star	ADA	GE	PFQ97HSPVDS	5	
ALL UNITS							
All Units	Range Cord			GE	WX9X35	91	
All Units as needed	Reverse Refrigerator Doors Swings				Per Plans		
All Units	Disposer 1/3 HP with Power Cord			GE	GFC325N	91	
COMMON AREAS							
1R17A Activity Rm Bar	19.2 CF Refrigerator, Top Freezer	Energy Star	ADA	GE	GTE19JSNRSS	1	
1R17A Activity Rm Bar	1.6 CF Countertop Microwave Oven		ADA	GE	JES1657SMSS	1	
1R17A Activity Rm Bar	Dishwasher with Power Cord	Energy Star	ADA	GE	GDT225SSLSS	1	
1R17A Activity Rm Bar	Disposer 1/3 HP with Power Cord			GE	GFC325N	1	

2

CABINETS & COUNTERTOPS

COMMON AREAS

ROOM #	LOCATION	ITEM	MANUFACTURER	DESCRIPTION	MODEL/COLOR	REV
1R15A	Work Room	Cabinets	Spraggins	Full overlay doors	SW 1005 Pure White	
		Countertop	Spraggins	Polished Granite	Ivory White	
1R17A	Bar (Activity Room)	Cabinets	Spraggins	TBD	SW 1005 Pure White	
		Countertop	Spraggins	Polished Granite	Ivory White	

UNITS

LOCATION	ITEM	MANUFACTURER	DESCRIPTION	MODEL/COLOR	REV
Kitchen & Bath	Cabinets	Spraggins	Full overlay doors, Shaker drawer and doors	SW 1005 Pure White	
	Cabinet Handles	Spraggins	6" Bar Pull	Brushed Nickel	
Kitchen	Kitchen Countertops	Spraggins	Polished Granite	Ivory White	
Bathrooms	Vanity Countertops	Spraggins	Polished Granite	Ivory White	
All	Countertop Caulking	DAP	Alex Ultra 230	Match Countertop	

INTERIOR ACCESSORIES

COMMON AREAS

ROOM #	LOCATION	ITEM	MANUFACTURER	DESCRIPTION	MODEL/COLOR	REV
	Doors (See Door Schedule in Plans)					
	All	Electrical Receptacles/Outlets/Trim		Standard	White	
	West, South, East Exterior Windows	Window Treatments	SWF Contract	G-85 - Vertical Fire Retard.	9306 White	
1R17	Activity Room	Acoustical Wall Panels	Acoustical Surfaces	Noise S.T.O.P. Custom Graphic NRC 1.10	Custom Images	
1R13	Mail Room	Mail Boxes	Florence Corp.	4C Recessed, ADA	Silver Speck, Door ID Engraved Black	
1R15	Office wall	Rent Drop Box	Protex	WDS-311	Beige	
1R15A	Work Room	Key Cabinet	Master Lock	120-Count Cabinet	7126D	
	Corridors	Fire Extinquisher Cabinet FEC	William Brothers Corporation	Elite Series Semi-Recessed Fire Rated	E-363-VD-FR-PBL-DVR	
	Corridors	Fire Extinquisher	Strike First Corporation	10 lb 4-A : 80-B:C	SF-ABC480AP	

UNITS

LOCATION	ITEM	MANUFACTURER	DESCRIPTION	MODEL/COLOR	REV
All	Window Blinds	SWF Contract	G-85 - Vertical Fire Retard.	9306 White	
All	Window Blinds - ADA	Marietta Drapery	Vinyl - Vertical Fire Retard., Wand Control w/ ADA Compliant Handle	White	
Windows	Window Sills	StoneXchange	Nueva Marble 6" x 5/8"	White Carrara	
Kitchen Sink Base Cabinet	Fire Extinquisher	Strike First Corporation	5 lb 3-A : 40-B:C	SF-ABC340ALV	
Bathrooms	Mirror	TBD	42" High x Vanity Width	1/4" Pencil Polished Edge	
Bathrooms	Grab Bars	Harney	1 1/2" Dia. Satin Stainless Steel with Snap Flange	7176X Series	
Bathrooms	L-Shaped Grab Bars	Bobrick	1 1/2" Dia. Stainless Steel with Snap Flange	B-6861	
ADA/UFAS Shower	HC Shower Seat	American Specialties, Inc	L-Shaped Fold-Up Seat	8206-28 White	
All	Electrical Trim	Standard	Standard	White	
Load Center	Load Center Cover	TBD	Load Center Cover	White	

ELEVATORS

ROOM #	LOCATION	ITEM	MANUFACTURER	DESCRIPTION	MODEL/COLOR	REV
EL1, EL2	Elevator	Cab Walls	Formica	Laminate	Sarum Twill 8827-58	
EL1, EL2	Elevator	Cab Ceiling	Schindler	Baked Enamel	Silver Metallic	
EL1, EL2	Elevator	Cab Doors	Schindler	Stainless Steel	Brushed Stainless Steel	
EL1, EL2	Elevator	Cab Sills	Schindler	Aluminum	Aluminum	
EL1, EL2	Elevator	Cab Flooring	Interface	19.69" x 19.69" x 0.18"; 22 mil / 4.5 mm; Grid Pattern	A001 Natural Stones / A00101 Jet Mist	
EL1, EL2	Elevator	Hoist Frames/Doors	Schindler	Stainless Steel	Stainless	
EL1, EL2	Elevator	Hoist Sills	Schindler	Aluminum	Aluminum	
EL1, EL2	Walls	Elevator Pads	Schindler	Padding w/ Hooks	Per Manufacturer	

UNITS

CATEGORY	FINISH SCHEDULES
PAINTING	See INTERIOR PAINTING and CEILINGS
FLOORING / BASE	See FLOORING / WALL TILE / RUBBER BASE
WALL TILE	See FLOORING / WALL TILE / RUBBER BASE
INTERIOR ACCESSORIES	See INTERIOR ACCESSORIES
CABINETS & COUNTERTOPS	See CABINETS & COUNTERTOPS
DOORS, HARDWARE, TRIM	See A701

2 REVISION 3-27-25
1. REVISE PRIOR FINISH SCHEDULES.
2. ADD CLOUDED FINISH SCHEDULES.

PROJECT No: 2024-14

SEAL

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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	3-27-25	Owner, Contractor Revisions

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

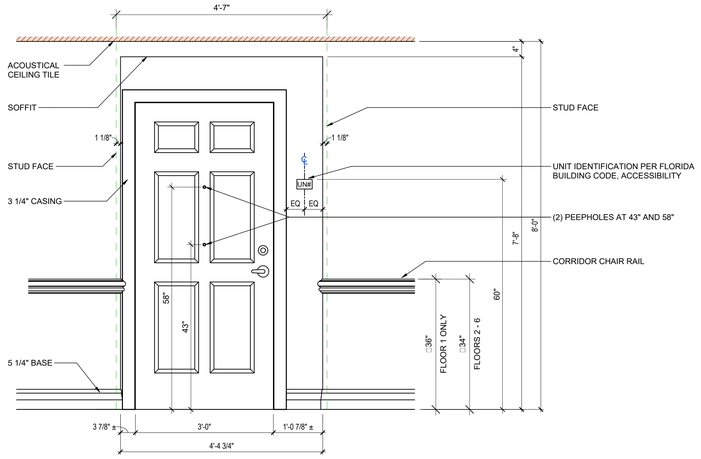
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FINISH SCHEDULES

A601

THRESHOLD BUILDING

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DIMENSIONS SHOWN APPLY TO ALL UNIT TYPES EXCEPT UNIT "B4". ITS RECESS IS 1-1/2" WIDER. SEE DIMENSION PLANS.

1 TYPICAL UNIT APARTMENT DOOR ELEVATION & SIGNAGE

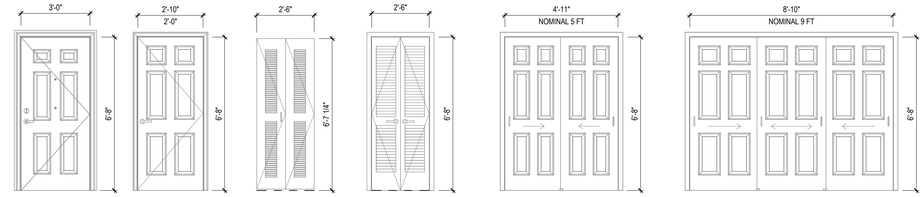
SCALE: 3/4" = 1'-0"

DOOR SCHEDULE - UNITS

SYMBOL	TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICK	DOOR MATERIAL	DOOR CORE	FRAME HEAD	FRAME JAMB	FRAME MATERIAL	HARDWARE	FIRE RATING	REMARKS
U-1	U-A	3' - 0"	6' - 8"	1 3/4"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	20 MIN	<varies>
U-2	U-B	2' - 10"	6' - 8"	1 3/8"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	-	<varies>
U-3	U-B	2' - 10"	6' - 8"	1 3/8"	WD	HOLLOW	4/A703	8/A703	WD	U3	-	6 PANEL TEXTURED
U-4		2' - 6"	6' - 8"	1 3/8"							-	
U-5	U-B	3' - 8"	6' - 8"	1 3/8"	WD	HOLLOW	4/A703	8/A703	WD	U4	-	DOUBLE 6-PANEL TEXTURED
U-6	U-C	2' - 6"	6' - 8"	1 3/8"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	-	<varies>
U-7	U-D	2' - 8"	6' - 8"	1 3/8"	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	-	<varies>
U-9	U-F	5' - 11"	6' - 8"	1 3/8"							-	
U-11		5' - 8"	6' - 8"	1 3/8"	WD	HOLLOW	4/A703	8/A703	WD	U4	-	DOUBLE 6-PANEL TEXTURED
U-12		5' - 0"	6' - 8"	1 3/8"							-	
U-21		3' - 0"	6' - 8"	1 3/4"								
U-22		3' - 0"	6' - 8"	1 3/4"	6-PANEL	HOLLOW						CLOSER
U-29		2' - 6"	6' - 8"	3/4"								
U-32	U-D	3' - 0"	6' - 8"	1 3/8"							-	
U-38		4' - 6"	6' - 8"	1 3/8"	WD	HOLLOW	4/A703	8/A703	WD	U4	-	DOUBLE 6-PANEL TEXTURED
U-47		2' - 8"	6' - 8"	1 3/8"	WD	HOLLOW	4/A703	8/A703	WD	U4	-	LOUVERED

DOOR HARDWARE

U1 SINGLE CYLINDER DEADBOLT, LEVER PASSAGE, SPRING HINGES/CLOSURE, DOOR SILENCERS, ADA COMPLIANT FULL WIDTH THRESHOLD WITH DOOR SWEEP
U2 LEVER PRIVACY
U3 LEVER PASSAGE
U4 DUMMY LEVER PULLS WITH BALL CATCHES, HINGE STOPS TO ALLOW FULL OPENING
U5 SWISCO ADA COMPLIANT PULL HANDLE, 3-1/2", PRODUCT CODE: 10-570
U6 SWISCO ADA COMPLIANT PULL HANDLE, 3-1/2", PRODUCT CODE: 10-570 (2 EA). 2-3/8" BACKSET, INSTALL TRACK STOPS TO PREVENT DOOR ENDS FROM HITTING OTHER DOOR PULLS.



U-A METAL 6-PANEL
U-B WOOD 6-PANEL
U-C METAL BIFOLD LOUVER
U-D WOOD DOUBLE LOUVER
U-E WOOD 2-DOOR BYPASS 6-PANEL
U-F WOOD 3-DOOR BYPASS 6-PANEL

2 DOOR TYPE ELEVATIONS - UNITS

SCALE: 3/8" = 1'-0"

DOOR & WINDOW NOTES

1. All doors and windows shall meet minimum pressures shown on structural drawings.
2. All exterior glass on windows and doors shall meet the 2020 F.B.C. wind and impact requirements.
3. Door and window manufacturer shall provide signed and sealed certification by a registered Florida professional.
4. Provide (2) peepholes at unit entry doors located at 58" A.F.F. and 43" A.F.F.
5. Provide door sweep at threshold for exterior and unit entry doors. Unit entry doors shall be provided with deadbolts with thumbturns.
6. Set thresholds at exterior doors in full silicone sealant bed and shall be max 1/2" w/ 1 vert x 2 horz beveled edges and extend min. 6" up face of jamb, both sides. All installed thresholds shall be ADA compliant.
7. All rated doors and frames shall have the same hourly rating and letter classifications.
8. All fire doors shall be self-closing and self-latching.
9. All doors located along exit corridors shall have not less than 20-minute fire rating and shall be self-closing and self-latching.
10. Undercut door 1" where required for return air flow.
11. Install 20 mil peel and stick flashing at all door jambs and heads - typ. (jambs first, head last). To be installed over building wrap except at head according to manufacturer's recommendations.
12. Paint all interior gypsum board finishes.
13. Paint exterior stucco and trim finishes.
14. Paint interior and exterior metal finishes unless provided with factory finish.
15. All exterior wall insulation to be non-faced where applicable.
16. All metal flashing to be 26-gauge galvanized steel or .032" aluminum.
17. Supply and install steel doors and frames in accordance with ANSI/SDI A250.8.
18. The fire rating of the steel frames does not require grouting and grouting should not be installed since it can be detrimental to the frames, hinges and gypsum board, if applicable.
19. Set threshold supports (front, back & intermediate) in full bed of 25-year silicone caulk.
20. Caulk threshold exposed ends and where it abuts door jamb.
21. All common area windows shall receive wood sills and 3-1/4" wood aprons under sills.
22. All apartment windows shall receive marble sills and 2-1/4" wood aprons under sills. Marble sills shall be sized to overhang aprons by about one inch.
23. All exterior windows shall have insulated glass.
24. All rated doors and frames shall be labeled per FBC 716.5 as appropriate. See sheet A701 for unit door schedule.
25. Fire door assemblies shall meet the requirements for a smoke and draft control door assembly tested in accordance with UL 1784. No louvers shall be allowed. Installation of smoke doors shall be in accordance with NFPA 105.
26. Power-operated doors shall comply with section 1010.1.4.2 in the FBC 2020. Doors should be capable of manually being opened or closed in the event of a power failure. Additionally, a note has been added to the door schedule referencing the additional requirement for doors 1L2 and 1L3.
27. Exterior Door/Sidelights - Dimensions shown are for Non-Impact rated assembly. For Impact rated assembly the jambs, head and mullion are 2 1/2" and the overall dimensions are the same.

PROJECT No: 2024-14 **SEAL**

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STATUS: FOR CONSTRUCTION
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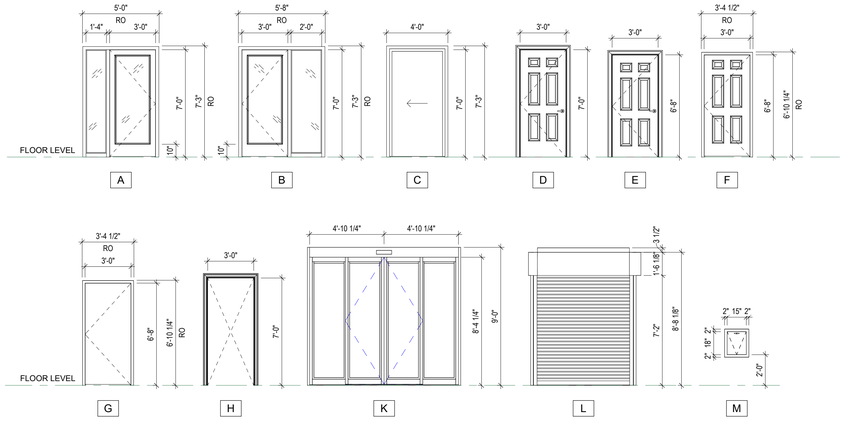
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

DOOR SCHEDULES AND DOOR TYPES - UNITS

A701

THRESHOLD BUILDING

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NOTES:

A. CORAL FL550 IMPACT RESISTANT STOREFRONT OR EQUAL. ENTRY #2 & #3, BALC #2.
B. CORAL FL550 IMPACT RESISTANT STOREFRONT OR EQUAL. BALC #1.
C. COORDINATE WITH ELEVATOR SHOP DWGS.
D. DUNBARTON REDIFRAME. 3-1/4" WOOD CASING BOTH SIDES.
E. DUNBARTON REDIFRAME. 3-1/4" WOOD CASING BOTH SIDES.
F. HOLLOW METAL FRAME WELDED 16 GA 5-3/4" WITH 2" HEAD. 6-PANEL DOOR. STAIRS FLR 2-6.
G. HOLLOW METAL FRAME WELDED 16 GA 5-3/4" WITH 2" HEAD. FLUSH PANEL DOOR. STAIRS FLR 1, ELECTRIC EXT, FIRE PUMP EXT.
H. CASED OPENING WITH 3-1/4" WOOD CASING BOTH SIDES.
K. AUTO-DOOR SLIDING BIPART TORMAX TX9200 STORM IMPACT GLASS SIDELIGHT WITH NO TRANSOM.
L. OVERHEAD COILING DOOR. OVER HEAD DOOR FIREKING 630, 2-HR FIRE RATED.
M. TRASH CHUTE DOOR.

1 DOOR TYPES - COMMON AREAS
SCALE: 1/4" = 1'-0"

DOOR HARDWARE SCHEDULE

DOOR CLOSER. CAL-ROYAL CR441 HEAVY DUTY GRADE 1

PANIC HARDWARE. CAL-ROYAL 2200F PANIC BAR - ALUM

LATCHSET. CAL-ROYAL XP SERIES - US26D

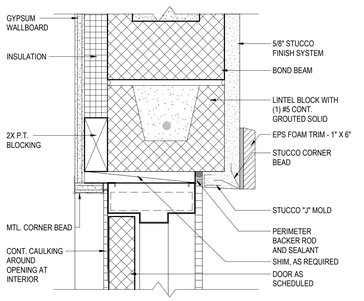
HINGES. CAL-ROYAL 4.5" X 4.5" BB HINGES NRP - US32D

HINGE BACKER PLATES

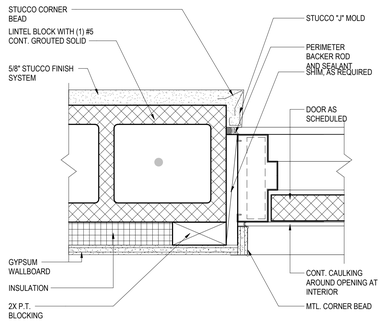
FRAME SILENCERS. ALL DOORS.

DOOR SCHEDULE - COMMON AREAS

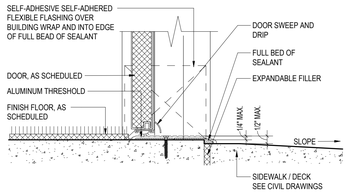
DOOR #	TYPE	TO ROOM	FROM ROOM	DOOR Width	DOOR Height	DOOR Thick	Fire Rating	Panic HDW	Door Closer	E-Lock	Key Group
FLOOR 1											
1C1	A	#2-ENTRY	1C1-CORRIDOR	4'-11 1/2"	7'-0"	1 3/4"	90 MIN	Y	Y	Y	A
1C3	A	#3-ENTRY	1C3-CORRIDOR	4'-11 1/2"	7'-0"	1 3/4"	90 MIN	Y	Y	Y	A
1C4	H	1C2-CORRIDOR	1C4-CORRIDOR	3'-0"	7'-0"	3/4"		-	-	-	-
1E07	D	1C1-CORRIDOR	1R07-STORAGE RM	3'-0"	7'-0"	1 3/4"	90 MIN	Y	Y	-	B
1L2	K	1L2-LOBBY	#1-ENTRY	10'-0"	9'-0"	1 3/4"	NR	Y	Y	Y	D
1R06	D	1R06-COMM	1L1-LOBBY	3'-0"	7'-0"	1 3/4"	45 MIN	-	Y	-	B
1R07B	G		1E07-ELECTRIC	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	C
1R12	D	1R12-MAINTENANCE	1C2-CORRIDOR	3'-0"	7'-0"	1 3/4"	45 MIN	-	Y	-	B
1R12A	E	1R12-MAINTENANCE	1R12A-RESTRM	3'-0"	6'-8"	1 3/4"	NR	-	-	-	B
1R12B	G	1R12B-TRASH RM	1R12-MAINTENANCE	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	C
1R12C	L	1R12B-TRASH RM		6'-0"	7'-0"	2"	90 MIN	-	Y	-	E
1R13	H	1R13-MAIL	1C2-CORRIDOR	3'-0"	7'-0"	3/4"	NR	Y	Y	-	-
1R13A	H	1R13-MAIL	1L2-LOBBY	3'-0"	7'-0"	3/4"	NR	Y	Y	-	-
1R14	D	1R14-ARTS & CRAFTS	1C2-CORRIDOR	3'-0"	7'-0"	1 3/4"	20 MIN	-	Y	-	B
1R15	D	1R15-OFFICE	1C2-CORRIDOR	3'-0"	7'-0"	1 3/4"	20 MIN	-	Y	-	B
1R15A	D	1R15A-WORK RM	1R15-OFFICE	3'-0"	7'-0"	1 3/4"	NR	-	-	-	B
1R17	D	1R17-ACTIVITY RM	1C3-CORRIDOR	3'-0"	7'-0"	1 3/4"	20 MIN	-	Y	-	B
1R17B	D	1R17B-STORAGE	1R17A-BAR	3'-0"	7'-0"	1 3/4"	NR	-	-	-	B
1S1	F			3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
1S2	F		1S2-STAIR #2	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
1U12	D	1C2-CORRIDOR	1U12-TRASH RM	3'-0"	7'-0"	1 3/4"	45 MIN	-	Y	-	B
1U12A	M	1U12-TRASH RM	1R12B-TRASH RM	1'-3"	1'-6"	2"	90 MIN	Y	Y	-	-
324	D	1C4-CORRIDOR	1R14A-MEN	3'-0"	7'-0"	1 3/4"	20 MIN	-	Y	Y	B
325	D	1C4-CORRIDOR	1R14B-WOMEN	3'-0"	7'-0"	1 3/4"	20 MIN	-	Y	Y	B
326	D	1C1-CORRIDOR	1E07-ELECTRIC	3'-0"	7'-0"	1 3/4"					
FLOOR 1: 25											
FLOOR 2											
2B1	B	2B1-BALC #1	2C1-CORRIDOR	5'-7 1/2"	7'-0"	1 3/4"	NR	-	Y	-	A
2B2	A	2B2-BALC #2	2C3-CORRIDOR	4'-11 1/2"	7'-0"	1 3/4"	NR	-	Y	-	A
2R06	D	2R06-COMM	2L1-LOBBY	3'-0"	7'-0"	1 3/4"	45 MIN	-	Y	-	B
2R12	E	2R12-BILLIARDS	2C2-CORRIDOR	3'-0"	6'-8"	1 3/4"		-	Y	Y	B
2R14	E	2R14-GAME RM	2C2-CORRIDOR	3'-0"	6'-8"	1 3/4"		-	Y	Y	B
2R14A	E	2R14-GAME RM	2R14A-MECH	3'-0"	6'-8"	1 3/4"		-	-	-	B
2S1	F	2S1-STAIR #1	2C1-CORRIDOR	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
2S2	F	2S2-STAIR #2	2C3-CORRIDOR	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
2U12	E	2C2-CORRIDOR	2U12-TRASH RM	3'-0"	6'-8"	1 3/4"	45 MIN	-	Y	-	B
FLOOR 2: 9											
FLOOR 3											
3B1	B	3B1-BALC #1	3C1-CORRIDOR	5'-7 1/2"	7'-0"	1 3/4"	NR	-	Y	-	A
3B2	A	3B2-BALC #2	3C3-CORRIDOR	4'-11 1/2"	7'-0"	1 3/4"		-	Y	-	A
3R06	D	3R06-COMM	3L1-LOBBY	3'-0"	7'-0"	1 3/4"	45 MIN	-	Y	-	B
3S1	F	3S1-STAIR #1	3C1-CORRIDOR	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
3S2	F	3S2-STAIR #2	3C3-CORRIDOR	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
3U12	E	3C2-CORRIDOR	3U12-TRASH RM	3'-0"	6'-8"	1 3/4"	45 MIN	-	Y	-	B
FLOOR 3: 6											
FLOOR 4											
4B1	B	4B1-BALC #1	4C1-CORRIDOR	5'-7 1/2"	7'-0"	1 3/4"		-	Y	-	A
4B2	A	4B2-BALC #2	4C3-CORRIDOR	4'-11 1/2"	7'-0"	1 3/4"		-	Y	-	A
4R06	D	4R06-COMM	4L1-LOBBY	3'-0"	7'-0"	1 3/4"	45 MIN	-	Y	-	B
4S1	F	4S1-STAIR #1	4C1-CORRIDOR	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
4S2	F	4S2-STAIR #2	4C3-CORRIDOR	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
4U12	E	4C2-CORRIDOR	4U12-TRASH RM	3'-0"	6'-8"	1 3/4"	45 MIN	-	Y	-	B
FLOOR 4: 6											
FLOOR 5											
5B1	B	5B1-BALC #1	5C1-CORRIDOR	5'-7 1/2"	7'-0"	1 3/4"		-	Y	-	A
5B2	A	5B2-BALC #2	5C3-CORRIDOR	4'-11 1/2"	7'-0"	1 3/4"		-	Y	-	A
5R06	D	5R06-COMM	5L1-LOBBY	3'-0"	7'-0"	1 3/4"	45 MIN	-	Y	-	B
5S1	F	5S1-STAIR #1	5C1-CORRIDOR	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
5S2	F	5S2-STAIR #2	5C3-CORRIDOR	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
5U12	E	5C2-CORRIDOR	5U12-TRASH RM	3'-0"	6'-8"	1 3/4"	45 MIN	-	Y	-	B
FLOOR 5: 6											
FLOOR 6											
6B1	B	6B1-BALC #1	6C1-CORRIDOR	5'-7 1/2"	7'-0"	1 3/4"		-	Y	-	A
6B2	A	6B2-BALC #2	6C3-CORRIDOR	4'-11 1/2"	7'-0"	1 3/4"		-	Y	-	A
6R06	D	6R06-COMM	6L1-LOBBY	3'-0"	7'-0"	1 3/4"	45 MIN	-	Y	-	B
6S1	F	6S1-STAIR #1	6C1-CORRIDOR	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
6S2	F	6S2-STAIR #2	6C3-CORRIDOR	3'-0"	6'-8"	1 3/4"	90 MIN	Y	Y	-	-
6U12	E	6C2-CORRIDOR	6U12-TRASH RM	3'-0"	6'-8"	1 3/4"	45 MIN	-	Y	-	B
FLOOR 6: 6											
T.O. ROOF SLAB											
H701				2'-6"	1'-10"			-	Y	-	F
H702				4'-0"	1'-10"			-	Y	-	F
T.O. ROOF SLAB: 2											



2 HEAD DETAIL CMU - HM STUCCO
SCALE: 3" = 1'-0"



3 JAMB DETAIL CMU - HM STUCCO
SCALE: 3" = 1'-0"



4 THRESHOLD - HM STUCCO
SCALE: 3" = 1'-0"

3/27/2025 1:49:25 PM

THRESHOLD BUILDING

2 REVISION 3-27-25
1. REVISE DOOR SCHEDULE - COMMON AREAS.
2. ADD DETAIL DOOR TYPES - COMMON AREAS.
3. ADD DOOR HARDWARE SCHEDULE.
4. ADD EXTERIOR WALL JAMB/THRESHOLD DETAILS.

PROJECT No: 2024-14 **SEAL**

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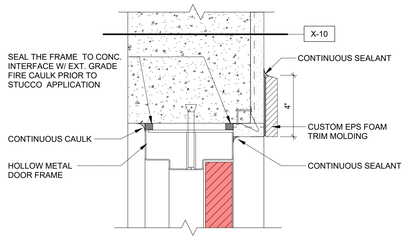
No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	3-27-25	Owner, Contractor Revisions

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

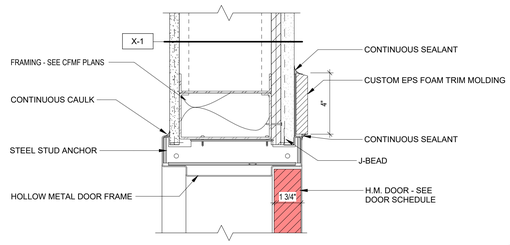
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

DOOR SCHEDULES AND DOOR TYPES - COMMON AREAS

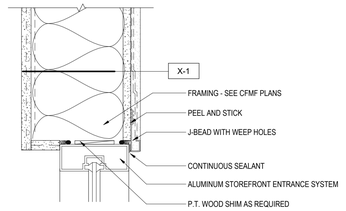
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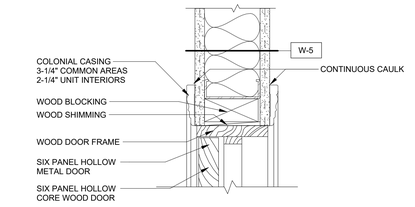
1 EXTERIOR DOOR HEAD AT STAIRWAY
SCALE: 3" = 1'-0"



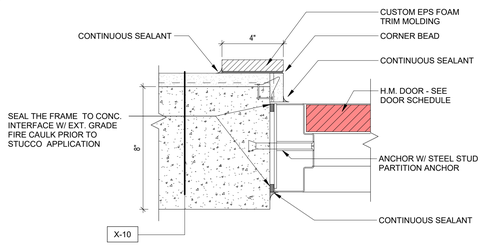
2 EXTERIOR DOOR HEAD - FRAMED WALL
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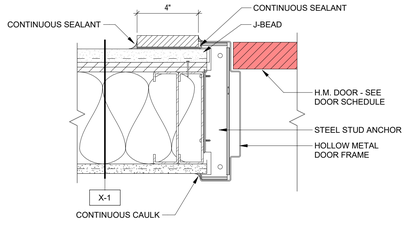
3 STOREFRONT DETAIL - HEAD
SCALE: 3" = 1'-0"



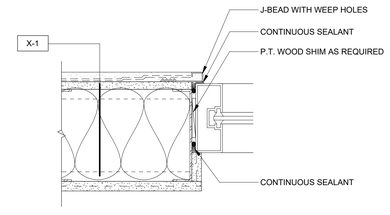
4 INTERIOR DOOR HEAD
SCALE: 3" = 1'-0"



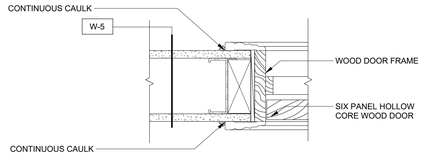
6 EXTERIOR DOOR JAMB AT STAIRWAY
SCALE: 3" = 1'-0"



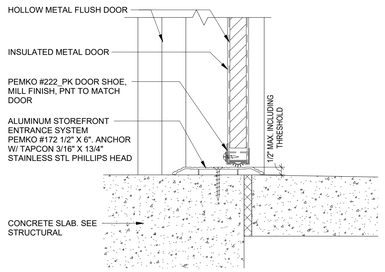
7 EXTERIOR DOOR JAMB
SCALE: 3" = 1'-0"



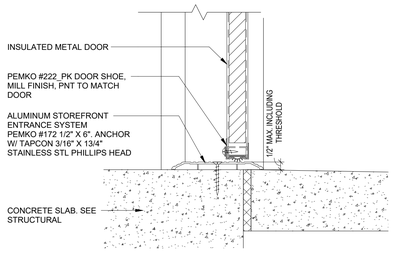
8 STOREFRONT DETAIL - JAMB
SCALE: 3" = 1'-0"



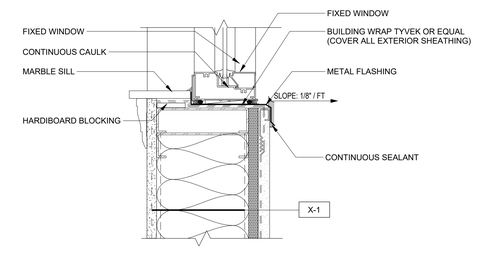
9 INTERIOR DOOR JAMB
SCALE: 3" = 1'-0"



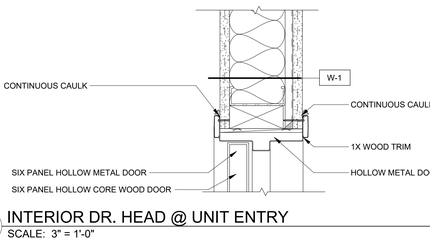
11 EXTERIOR DOOR THRESHOLD AT STAIRWAY
SCALE: 3" = 1'-0"



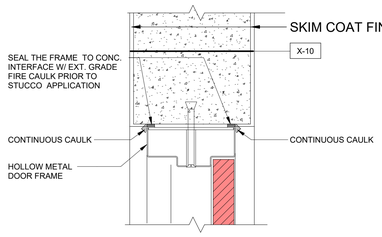
12 EXTERIOR DOOR THRESHOLD AT CORRIDOR
SCALE: 3" = 1'-0"



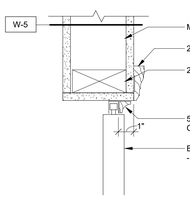
13 STOREFRONT DETAIL - SILL
SCALE: 3" = 1'-0"



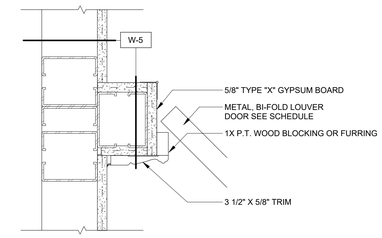
5 INTERIOR DR. HEAD @ UNIT ENTRY
SCALE: 3" = 1'-0"



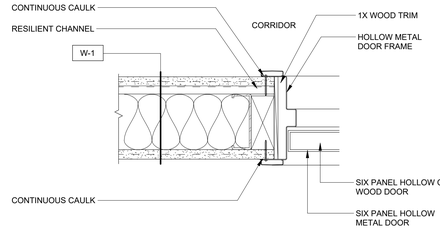
16 EXTERIOR DOOR HEAD AT STAIRWAY / PUMP ROOM
SCALE: 3" = 1'-0"



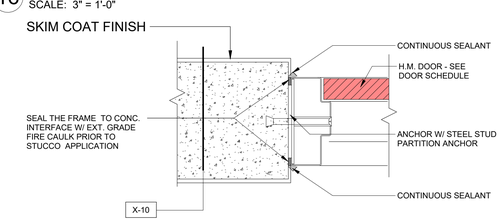
15 BI-FOLD DOOR HEAD
SCALE: 3" = 1'-0"



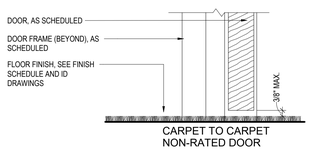
14 BI-FOLD DOOR JAMB
SCALE: 3" = 1'-0"



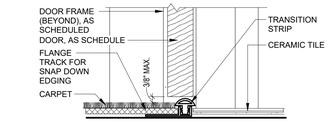
10 INTERIOR DR. JAMB @ UNIT ENTRY
SCALE: 3" = 1'-0"



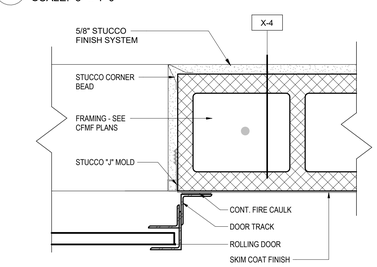
17 EXTERIOR DOOR JAMB AT STAIRWAY PUMP ROOM
SCALE: 3" = 1'-0"



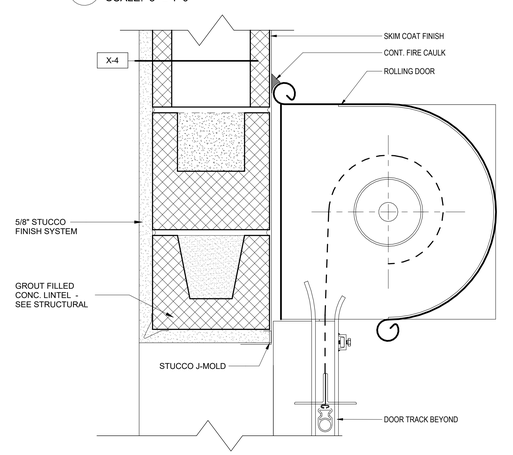
18 THRESHOLD DETAIL CARPET
SCALE: 3" = 1'-0"



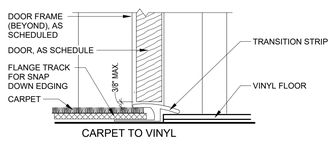
19 THRESHOLD DETAIL CARPET TO TILE
SCALE: 3" = 1'-0"



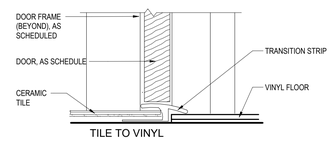
23 ROLLING DOOR JAMB DETAIL
SCALE: 3" = 1'-0"



22 ROLLING DOOR HEAD DETAIL
SCALE: 3" = 1'-0"



20 THRESHOLD DETAIL CARPET TO VINYL
SCALE: 3" = 1'-0"



21 THRESHOLD DETAIL TILE TO VINYL
SCALE: 3" = 1'-0"

DOOR & WINDOW NOTES

1. All doors and windows shall meet minimum pressures shown on structural drawings.
2. All exterior glass on windows and doors shall meet FBC 2023 wind and impact requirements.
3. Safety Glazing shall be installed in Hazardous Locations in accordance with the requirements of FBC 2406.4 .
4. Door and window manufacturer shall provide signed and sealed certification by a registered Florida professional.
5. Provide (2) peepholes at unit entry doors located at 58" A.F.F. and 43" A.F.F.
6. Provide door sweep at threshold for exterior and unit entry doors. Unit entry doors shall be provided with deadbolts with thumbturns.
7. Set thresholds at exterior doors in full silicone sealant bed and shall be max 1/2" w/ 1 vert x 2 horz beveled edges and extend min. 6" up face of jamb, both sides. All installed thresholds shall be ADA compliant.
8. All rated doors and frames shall have the same hourly rating and letter classifications.
9. All fire doors shall be self-closing and self-latching.
10. All doors located along exit corridors shall have not less than 20-minute fire rating and shall be self-closing and self-latching.
11. Undercut door 1" where required for return air flow.
12. Install 20 mil peel and stick flashing at all door jambs and heads - typ. (jambs first, head last). To be installed over building wrap except at head according to manufacturer's recommendations.
13. Paint all interior gypsum board finishes.
14. Paint exterior stucco and trim finishes.
15. Paint interior and exterior metal finishes unless provided with factory finish.
16. All exterior wall insulation to be non-faced where applicable.
17. All metal flashing to be 26-gauge galvanized steel or .032" aluminum.
18. Supply and install steel doors and frames in accordance with ANSI/SDI A250.6.
19. The fire rating of the steel frames does not require grouting and grouting should not be installed since it can be detrimental to the frames, hinges and gypsum board, if applicable.
20. Set threshold supports (front, back & intermediate) in full bed of 25-year silicone caulk.
21. Caulk threshold exposed ends and where it abuts door jamb.
22. All common area windows shall receive wood sills and 3-1/4" wood aprons under sills.
23. All apartment windows shall receive marble sills and 2-1/4" wood aprons under sills. Marble sills shall be sized to overhang aprons by about one inch.
24. All exterior windows shall have insulated glass.
25. All rated doors and frames shall be labeled per FBC 716.5 as appropriate. See sheet A701 for unit door schedule.
26. Fire door assemblies shall meet the requirements for a smoke and draft control door assembly tested in accordance with UL 1784. No louvers shall be allowed. Installation of smoke doors shall be in accordance with NFPA 105.
27. Power-operated doors shall comply with FBC 2023. Doors should be capable of manually being opened or closed in the event of a power failure.

2 REVISION 3-27-25
1. UPDATED OVERHEAD ROLLING DOOR DETAILS.

PROJECT No: 2024-14 **SEAL**

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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	3-27-25	Owner, Contractor Revisions

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

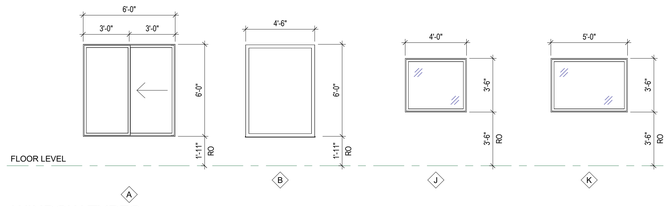
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

DOOR DETAILS

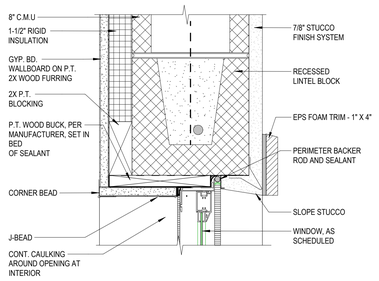
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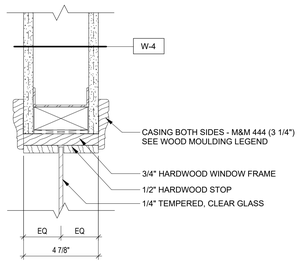
THRESHOLD BUILDING



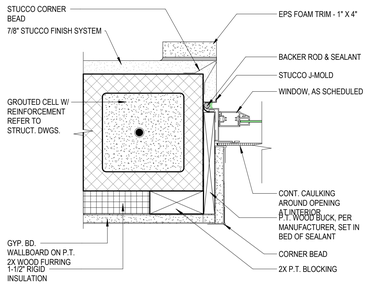
1 WINDOW TYPES
SCALE: 1/4" = 1'-0"



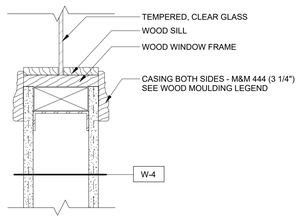
2 EXTERIOR WINDOW HEAD
SCALE: 3" = 1'-0"



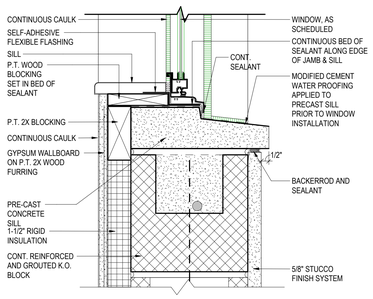
5 INTERIOR WINDOW HEAD DETAIL
SCALE: 3" = 1'-0"



3 EXTERIOR WINDOW JAMB
SCALE: 3" = 1'-0"



6 INTERIOR WINDOW SILL DETAIL
SCALE: 3" = 1'-0"



4 EXTERIOR WINDOW SILL
SCALE: 3" = 1'-0"

DOOR & WINDOW NOTES

1. All doors and windows shall meet minimum pressures shown on structural drawings.
2. All exterior glass on windows and doors shall meet FBC 2023 wind and impact requirements.
3. Safety Glazing shall be installed in Hazardous Locations in accordance with the requirements of FBC 2406.4 .
4. Door and window manufacturer shall provide signed and sealed certification by a registered Florida professional.
5. Provide (2) peepholes at unit entry doors located at 58" A.F.F. and 43" A.F.F.
6. Provide door sweep at threshold for exterior and unit entry doors. Unit entry doors shall be provided with deadbolts with thumbturns.
7. Set thresholds at exterior doors in full silicone sealant bed and shall be max 1/2" w/ 1 vert x 2 horz beveled edges and extend min. 6" up face of jamb, both sides. All installed thresholds shall be ADA compliant.
8. All rated doors and frames shall have the same hourly rating and letter classifications.
9. All fire doors shall be self-closing and self-latching.
10. All doors located along exit corridors shall have not less than 20-minute fire rating and shall be self-closing and self-latching.
11. Undercut door 1" where required for return air flow.
12. Install 20 mil peel and stick flashing at all door jambs and heads - typ. (jambs first, head last). To be installed over building wrap except at head according to manufacturer's recommendations.
13. Paint all interior gypsum board finishes.
14. Paint exterior stucco and trim finishes.
15. Paint interior and exterior metal finishes unless provided with factory finish.
16. All exterior wall insulation to be non-faced where applicable.
17. All metal flashing to be 26-gauge galvanized steel or .032" aluminum.
18. Supply and install steel doors and frames in accordance with ANSI/SDI A250.6.
19. The fire rating of the steel frames does not require grouting and grouting should not be installed since it can be detrimental to the frames, hinges and gypsum board, if applicable.
20. Set threshold supports (front, back & intermediate) in full bed of 25-year silicone caulk.
21. Caulk threshold exposed ends and where it abuts door jamb.
22. All common area windows shall receive wood sills and 3-1/4" wood aprons under sills.
23. All apartment windows shall receive marble sills and 2-1/4" wood aprons under sills. Marble sills shall be sized to overhang aprons by about one inch.
24. All exterior windows shall have insulated glass.
25. All rated doors and frames shall be labeled per FBC 716.5 as appropriate. See sheet A701 for unit door schedule.
26. Fire door assemblies shall meet the requirements for a smoke and draft control door assembly tested in accordance with UL 1784. No louvers shall be allowed. Installation of smoke doors shall be in accordance with NFPA 105.
27. Power-operated doors shall comply with FBC 2023. Doors should be capable of manually being opened or closed in the event of a power failure.

2 REVISION 3-27-25
1. ADD WINDOW TYPES DETAIL

PROJECT No: 2024-14

SEAL

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
AA 26004029
1007 Chatham Break St.
Orlando, FL 32828
Tel: 407-759-8822
dm@dmarchs.com

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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval
2	3-27-25	Owner, Contractor Revisions

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

WINDOW TYPES AND DETAILS

A704

THRESHOLD BUILDING

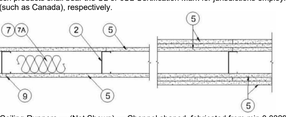
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Design No. U423

Design No. U423
February 16, 2024

Bearing Wall Ratings — 3/4 Hr, 1, 1-1/2 or 2 Hr (See Items 5 & 7)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Floor and Ceiling Runners — (Not Shown) — Channel shaped, fabricated from min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel, that provide a sound structural connection between steel studs and adjacent assemblies such as floors, ceilings and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.
1A. Floor and Ceiling Runners — (Not Shown, As an alternate to Item 1, For Use With Item 5A and 5C) — Channel shaped runners min 3-1/2 in. deep with 1-1/4 in. flanges fabricated from min No. 20 MSG corrosion-protected steel. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. OC.
2. Steel Studs — Min 0.0329 in., bare metal thickness (No. 20 MSG) corrosion-protected steel studs, min 3-1/2 in. wide, cold formed, designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 24 in. OC. Studs attached to floor and ceiling runners with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications.
2A. Steel Studs — (As an alternate to Item 2, For use with Item 5A, 5C, 5D, and 5E) — Channel shaped, fabricated from min 20 MSG corrosion-protected galv steel, 3-1/2 in. min width, min 1-1/2 in. flanges and 1/4 in. return, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners.
2B. Steel Studs — (As an alternate to Item 2 and 2A, For Use With Item 5B) — Min 0.0329 in., (No. 20 MSG) corrosion-protected cold formed steel studs, min 3-1/2 in. deep by 1-5/8 in. wide with 1/2 in. returns. Braced at mid-height and designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute (AISI). All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing shall not exceed 24 in. OC. Studs attached to floor and ceiling runners with 1/2 in. long Type S-12 steel screws on both sides of the studs or by welded or bolted connections designed in accordance with the AISI specifications.
2C. Framing Members - Steel Studs — (As an alternate to Item 2, For use with Item 5C) — Channel shaped, fabricated from min 20 MSG (0.0327 in. thick) corrosion-protected or galv steel, 3-1/2 in. min width, min 1-1/2 in. flanges and 1/4 in. return, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.
3. Lateral Support Members — (Not shown) — Where required for lateral support of studs, support shall be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.
4. Wood Structural Panel Sheathing — (Optional, For use with Item 5 only) — (Not Shown) — 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. in the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.
The maximum loading on the steel studs was evaluated with the steel studs braced at mid-height and not braced by the plywood sheathing.

5. Gypsum Board* — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered when load is reduced to 90 percent of max stud capacity. When load is at 100 percent, horizontal edge joints and horizontal butt joints on opposite sides of studs staggered a min of 12 in. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered at 100 percent load with Type ULIX. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) with Type ULIX need not be staggered. When used in widths other than 48 in., gypsum panels to be installed horizontally. The thickness and number of layers and percent of design load for the 45 min, 1 hr, 1-1/2 hr, and 2 hr ratings are as follows:

Wallboard Protection on Each Side of Wall

Rating	No. of Layers & Thkns of Panel	% of Design Load
45 Min	1 layer, 1/2 in. thick	100
1 hr	1 layer, 5/8 in. thick	100
1-1/2 hr	2 layers, 1/2 in. thick	100
2 hr	2 layers, 5/8 in. thick	80
2 hr@	2 layers, 5/8 in. thick	100
2 hr	3 layers, 1/2 in. thick	100
2 hr	2 layers, 3/4 in. thick	100

@Rating applicable when Batts and Blankets (Item 7) are used.

CGC INC — 1/2 in. thick Type IP-X2, IPC-AR, C, WRC, or; 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, IP-AR, IP-X2, IPC-AR, ULIX, ULX, or WRC; 3/4 in. thick Types AR, IP-AR, IP-X3, ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR, or WRC; 5/8 in. thick Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, WRX, or WRC; 3/4 in. thick Type AR, IP-AR or IP-X3, ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR, WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, WRX or WRC; 3/4 in. thick Types AR, IP-AR, IP-X3, ULTRACODE

5A. Gypsum Board* — (As an alternate to Item 5 when used as the base layer on one or both sides of wall, For direct attachment only, not to be used with Item 4) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1A, 2A 8, 8A(a). Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 12) or Lead Discs or Tabs (see Item 13).
RAY-BAR ENGINEERING CORP — Type RB-LBG

5B. Gypsum Board* — (As an alternate to Items 5 and 5A) — Nom 5/8 in. thick gypsum panels with square edges, applied horizontally or vertically. For the1 hour single layer system -when the gypsum board panels are installed horizontally the joints are to be staggered by a minimum of 12 in. on opposite sides of assembly, they are to be secured on each side of the studs with 1-1/4 in. long Type S-12 bugle head steel screws spaced 8 in. OC to the top and bottom tracks and in the field with screws 1 in. and 4 in. from the horizontal joints. When the gypsum board panels are installed vertically all vertical joints must be centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC to the top and bottom tracks and in the field with screws 1 in and 4 in. from the perimeter. For the 2 hour double layer system - when the gypsum board panels are installed horizontally the joints need not be staggered on opposite sides of assembly. Base layer secured on each side of the studs with 1-1/4 in. long Type S-12 bugle head steel screws spaced 16 in. OC to the top and bottom track and in the field with screws beginning 1 in. and 8 in. from the horizontal joints. Face layer horizontal joints staggered 8 in from base layer joints and secured with 1-5/8 in. long Type S-12 bugle head steel screws spaced 16 in. OC to the top and bottom tracks and in the field with screws beginning 1 in. and 8 in. from the horizontal joints. Face layer screws offset 8 in. from base layer screws. When the gypsum board panels are installed vertically all vertical joints must be centered over studs and staggered min 1 stud cavity on opposite sides of studs. Face layer gypsum boards secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 16 in. OC with screws 2 in. and 16 in. from the perimeter. Base layer gypsum boards secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 16 in. OC with screws 1-1/2 in and 8 in. from the perimeter. Face layer screws offset 8 in. from base layer screws.
CGC INC — Type USGX

UNITED STATES GYPSUM CO — 5/8 in. thick Type USGX (Joint tape and compound, Item 9, optional with Type USGX)

USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type USGX (Joint tape and compound, Item 9, optional with Type USGX)

USG MEXICO S A DE C V — Type USGX

5C. Gypsum Board* — (As an alternate to Item 5 when used as the base layer on one or both sides of wall, For direct attachment only, not to be used with Item 4) — Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or #6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5D. Gypsum Board* — (As an alternate to Item 5 when used as the base layer on one or both sides of wall, For direct attachment only, not to be used with Item 4) — Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1A, 2A 8, 8A(a). Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. To be used with Lead Batten Strips (see Item 12A) or Lead Discs (see Item 13A).
MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5E. Gypsum Board* — (As an alternate to Item 5 when used as the base layer on one or both sides of wall, For direct attachment only, not to be used with Item 4) — Nom 5/8 in. may be used as alternate to all 5/8. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1A, 2A 8, 8A(a). Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. . Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 lb long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

5F. Gypsum Board* — (As an alternate to Item 5 when Foam Plastic insulation (Item 17 or 18) is used) — Any 5/8 in. thick, 4 ft. wide, Gypsum Board listed in Item 5 above. Applied vertically with vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Gypsum panels secured to studs with 1-1/4 in. long Type S steel screws spaced 8 in. OC at perimeter and in the field. For 2 layer assemblies outer layer will be attached to studs over inner layer with the 1-7/8 in. long steel screws spaced 8 in. OC.

6. Fasteners — (Not Shown) — For use with Item 5 - Type S-12 steel screws used to attach panels to runners (Item 1 or 1A) and studs (Item 2 or 2A) or furring channels (Item 8). Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 12 in. OC when panels are applied vertically. Single layer system with Type ULIX: 1 in. long, spaced 12 in. OC along the perimeter and in the field when panels are applied horizontally or vertically. Two layer systems: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in. and 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. Three-layer systems: First layer- 1 in. long for 1/2 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.
7. Batts and Blankets* — (Required as indicated under Item 5) — Nom 2 in. thick mineral wool batts, friction fitted between studs and runners. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
7A. Batts and Blankets* — (Optional, Not Shown) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.
7B. Batts and Blankets* — (Optional, Not Shown) — Placed in stud cavities, glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.
OWENS CORNING — Type QuietZone Acoustic Batts

7C. Fiber, Sprayed* — (Optional) — As an alternate to Batts and Blankets (Item 7) — Not for use with Items 8A or 8B) — Spray applied mineral wool insulation. The fiber is applied with adhesive, at a minimum density of 4.0 pcf, to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

8. Furring Channels — (Optional on one or both sides, not shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 panhead steel screws. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.
8A. Steel Framing Members (Not Shown)* — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8, furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.
b. Steel Framing Members* — Used to attach furring channels (Item 8a) to studs (Item 2). Clips spaced max. 48 in. OC., and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips. RSIC-1 clip for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) clip for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75).

8B. Steel Framing Members* — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8, furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.
b. Steel Framing Members* — Used to attach furring channels to studs (Item 2). Clips spaced max. 48 in. OC., and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PLITEQ INC — Type GENIECLIP

8C. Steel Framing Members* — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8, furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 6. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.
b. Steel Framing Members* — Used to attach furring channels to studs (Item 2). Clips spaced max. 48 in. OC., and secured to studs with No. 8 x 2 in. coarse drywall screw through a 2 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

8D. Steel Framing Members* — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8, furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 8Db. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 6. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.
b. Steel Framing Members* — Used to attach furring channels to studs (Item 2). Clips spaced max. 48 in. OC, and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

8E. Steel Framing Members* — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8, resilient channels and Steel Framing Members as described below:
a. Resilient Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5. Not for use with type FRX-G gypsum panels and Item 5A, 5C, 5D, or 5E.
b. Steel Framing Members* — Used to attach resilient channels (Item 8Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw a
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

8F Steel Framing Members* — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 8, furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. deep, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels are overlapped 6 in. and tied together with double strand of No. 18 SWG galv steel wire near each end of overlap. As an alternate, ends of adjoining channels may be overlapped 6 in. and secured together with two self-tapping #6 framing screws, min. 7/16 in. long at the midpoint of the overlap, with one screw on each flange of the channel. Gypsum board attached to furring channels as described in Item 5.
b. Steel Framing Members* — Used to attach furring channels (Item 8Fa) to studs. Clips spaced maximum 48 in. OC. Clips secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

9. Joint Tape and Compound — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layers. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges.

10. Siding, Brick or Stucco — (Optional, Not Shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.

11. Caulking and Sealants* — (Optional, Not Shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.
UNITED STATES GYPSUM CO — Type AS

12. Lead Batten Strips — (Not Shown, For Use With Item 5A) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5A) and optional at remaining stud locations. Required behind vertical joints.

12A. Lead Batten Strips — (Not Shown, for use with Item 5D) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 6) and optional at remaining stud locations.

13. Lead Discs or Tabs — (Not Shown, For Use With Item 5A) — Used in lieu of or in addition to the lead batten strips (Item 12) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 5A) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".

13A. Lead Discs — (Not Shown, for use with Item 5D) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".

14. Lead Batten Strips — (Not Shown, For Use With Item 5C) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 5C) and optional at remaining stud locations.

15. Lead Tabs — (Not Shown, For Use With Item 5C) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 5C) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.

16. Wall and Partition Facings and Accessories* — (CLBV) (Optional, Not Shown) — For use with Item 1, Item 2 to 2C, Item 3, Item 5,Item 6, Item 7A, Item 8 and Item 9. For a maximum fire rating of 1 hour. On one side of the wall, over the first layer of Gypsum Board (Item 5), install ReflexKor membrane with the gold side facing outwards. Membrane installed with T50 staples spaced 12 inches on center in both directions as per manufacturer's instructions, seams in membrane to be overlapped by 2 inches. When ReflexKor membrane is used an additional layer of Gypsum Board identical to the one used in the first layer and as specified in Item 5 shall be installed over the membrane. Additional layer of Gypsum Board to be installed through the membrane to the stud as specified in Item 5 except the fastener length shall be increased by a minimum of 5/8 inch. Install Batts and Blankets in the stud cavity as per Item 7A.

On the other side of the wall prior to the installation of the Gypsum Board install Resilient Channels as per Item 8. Over the Resilient Channels install 3/4 inch thick SONOpan panel secured to the Resilient Channels with min. 1-1/4 in. long drywall screws and washers spaced at 16 in. OC on the perimeter of the panel and 8 in. OC in the field of the panel. Over the SONOpan panel install the same Gypsum Board as specified in Item 5 with the fastener length increased by minimum 3/4 inch. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

Alternately, on the other side of the wall prior to the installation of the Gypsum Board (Item 5), install 3/4 in. thick SONOpan panels, secured to one side of studs either horizontally or vertically. Panels secured to each stud with min. 1-1/4 in. long drywall screws spaced 12 in. OC. Over the SONOpan, install 25 MSG galv steel, Resilient Channels, spaced vertically 24 in. OC. Resilient Channels fastened through panels to each stud with min. 2 in. long drywall screws or self-tapping screws. Over the Resilient Channels install Gypsum Board as specified in Item 5 with drywall screws as specified in Item 6. Panels not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.

MSL — ReflexKor membrane, SONOpan panel.

17. Foamed Plastic* – (Optional – only for use with item 5F, Not Shown, As an alternate to Item 7) Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity. When foamed plastic is used, minimum stud depth shall be 3-1/2 in. with minimum 20 MSG steel thickness.

CARLISLE SPRAY FOAM INSULATION – Types SealTite ONE, SealTite Pro Closed Cell (CC), SealTite Pro Open Cell (OC), SealTite Pro OCX, SealTite Pro No Trim 21, SealTite Pro One Zero, Foamulate Closed Cell, Foamulate OCX, Foamulate 70, and Foamulate HFO

18. Foamed Plastic*– (Optional, Not Shown, Only for use with item 5F, As an alternate to Item 7) Spray applied, foamed plastic insulation, at any thickness from partial fill to completely filling stud cavity. When foamed plastic is used, minimum stud depth shall be 3-1/2 in. with minimum 20 MSG steel thickness.

BASF CORP - Enertite® NM, Enertite® G, FE178®, Sprayfite® 178, Sprayfite® 81206, Walltite® 200, Walltite® US, Walltite® US-N, Walltite® HP+, Sprayfite Comfort® XL, Walltite® XL, and Walltite® MAX

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2024-02-16

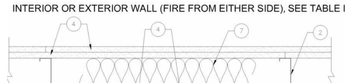
Design No. U425

Design No. U425
February 16, 2024

Bearing Wall Rating — 3/4 Hr., 1, 1-1/2 or 2 Hr.
(See Items 2, 4 and 5)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

INTERIOR OR EXTERIOR WALL (FIRE FROM EITHER SIDE), SEE TABLE I



EXTERIOR WALL (FIRE FROM INTERIOR SIDE ONLY), SEE TABLE II

1. Steel Floor and Ceiling Tracks — (Not Shown) — Top and bottom tracks of wall assemblies shall consist of steel members, min No. 20 MSG (0.0329 in., min bare metal thickness) steel or min No. 20 MSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C.
1A. Steel Floor and Ceiling Tracks – Framing Members* — (Not shown) In lieu of Item 1 – For use with Item 2C, Min 3-5/8 in. wide, No. 20 MSG (0.0329 in., bare metal thickness) galv steel tracks designed in accordance with the Steel Framing Industry Association specifications. Steel floor and ceiling tracks shall provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C.

PANEL REY S A – SUPRA Track 20/33 mil

2. Steel Studs — Min 3-1/2 in. wide, No. 20 MSG (0.0329 in., min bare metal thickness) corrosion protected cold formed steel studs designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC (or 16 in. OC when Item 5b is used). Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications.
2A. Steel Studs — Framing Members* — In lieu of Item 2 — Min 3-1/2 in. wide, No. 20 MSG (0.0329 in., min bare metal thickness) corrosion protected cold formed steel studs designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC (or 16 in. OC when Item 5b is used). Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications.
EB METAL INC — NITROSTUD

2B. Steel Studs — Framing Members* — In lieu of Item 2 — Min 3-5/8 in. wide, No. 20 MSG (0.036 in. min. thickness) corrosion protected cold formed steel studs designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC (or 16 in. OC when Item 5b is used). Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications.
BAILEY METAL PRODUCTS LTD

2C. Steel Studs – Framing Members* — In lieu of Item 2 through 2B – For use with Item 1A. Min 3-5/8 in. wide, No. 20 MSG (0.0329 in. min. thickness) galv steel studs designed in accordance with the Steel Framing Industry Association specifications. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC (or 16 in. OC when Item 5b is used). Studs attached to floor and ceiling tracks with 1/2 in. long Type S-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications.

PANEL REY S A – SUPRA Stud 20/33 mil

3. Lateral Support Members — (Not Shown) — Where required for lateral support of studs, support may be provided by means of steel straps, channels or other similar means as specified in the design of a particular steel stud wall system.
4. Gypsum Board* — Any 1/2 in. thick UL Classified Gypsum Board that is eligible for use in Design No. X515. Any 5/8 in. thick UL Classified Gypsum Board that is eligible for use in Design Nos. L501, G512 or U305. Gypsum board bearing the UL Classification Marking as to Fire Resistance. Applied vertically with joints between layers staggered. Outer layer of 3 layer construction may be applied horizontally unless specified below. The thickness and number of layers and percent of design load for the 45 min, 1 hr, 1-1/2 hr and 2 hr ratings are as follows:

TABLE I
Interior or Exterior Walls (Fire From Either Side)

Rating	Wallboard Protection Both Sides of Wall - No. of Layers & Thkns of Board In. Each Layers	% of Design Load
45 min	1 layer, 1/2 in. thick	100
1 hr	1 layer, 5/8 in. thick	100
1-1/2 hr	2 layers, 1/2 in. thick	100
2 hr	2 layers, 5/8 in. thick or	80
2 hr	3 layers, 1/2 in. thick	100
2 hr	2 layers, 3/4 in. thick	100

Note: Exterior facings allowed for use with Item 5 are also allowed to be installed on one side of the above walls.

TABLE II
Exterior Walls (Fire from Interior Side Only)

Rating	Wallboard Protection on Interior Side of Wall - No. of Layers & Thkns of Board In. Each Layers	% of Design Load
45 min	1 layer, 5/8 in. thick	100
1 hr	2 layers, 1/2 in. thick	100
1-1/2 hr	2 layers, 5/8 in. thick	100
2 hr	3 layers, 1/2 in. thick	100
2 hr	2 layers, 3/4 in. thick	100

AMERICAN GYPSUM CO (View Classification) — CKNX.R14196

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO (View Classification) — CKNX.R19374

CABOT MANUFACTURING ULC (View Classification) — CKNX.R25370

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R3660

CGC INC (View Classification) — CKNX.R19751

CERTAINTEED GYPSUM INC (View Classification) — CKNX.R18482

GEORGIA-PACIFIC GYPSUM L L C (View Classification) — CKNX.R2717

NATIONAL GYPSUM CO (View Classification) — Riyadh, Saudi Arabia — CKNX.15208

NATIONAL GYPSUM CO (View Classification) — CKNX.R3501

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM (View Classification) — CKNX.R7094

PANEL REY S A (View Classification) — CKNX.R21796

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD (View Classification) — CKNX.R19262

THAI GYPSUM PRODUCTS PCL (View Classification) — CKNX.R27517

THE SIAM GYPSUM INDUSTRY (SONGKHLA) CO (View Classification) — CKNX.R40305

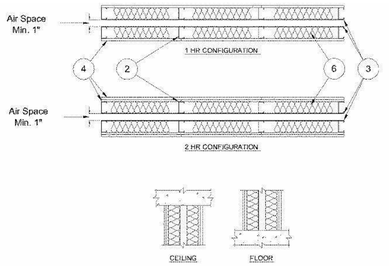
UNITED STATES GYPSUM CO (View Classification) — CKNX.R1319

USG BORAL DRYWALL SFZ L

Design No. V446
August 18, 2015
Bearing Wall Rating - 1 or 2 HR. (See Item 4)

This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Steel Floor and Ceiling Tracks — (Not Shown) - Top and bottom tracks of wall assemblies shall consist of steel members, min 0.034 in. thick galv steel (0.033 in., min bare metal thickness, 350T125-33) steel, that provide a sound structural connection between steel studs, and to adjacent assemblies such as a floor, ceiling, and/or other walls. Attached to floor and ceiling assemblies with steel fasteners spaced not greater than 24 in. O.C.
2. Steel Studs — Corrosion protected steel studs, min 3-1/2 in. wide by min 1-5/8 in. deep with min 1/2 in. stiffeners, min 0.034 in. thick galv steel (0.033 in., min bar metal thickness, 350S162-33), cold formed, shall be designed in accordance with the current edition of the Specification for the Design of Cold-Formed Steel Structural Members by the American Iron and Steel Institute. All design details enhancing the structural integrity of the wall assembly, including the axial design load of the studs, shall be as specified by the steel stud designer and/or producer, and shall meet the requirements of all applicable local code agencies. The max stud spacing of wall assemblies shall not exceed 24 in. OC. Studs attached to floor and ceiling tracks with four min 1/2 in. long No. 8 pan head screws, one through each face. Studs may be offset in adjacent rows.
3. Bracing — A min 1-1/2 in. wide by min 33 mil steel strap, fastened to the interior side of the steel studs at the mid-height with one min 1/2 in. long No. 8 pan head screw at each stud. Solid bracing cut from steel runners or studs placed between outer studs and at each end of the steel strap at mid-height. Solid bracing is screw-attached with one min 1/2 in. long No. 8 pan head screw per flange or two min 1/2 in. long No. 8 pan head screws per web. As an alternate, any bracing method in accordance with the Cold-Formed Steel Framing Design Guide by the American Iron and Steel Institute shall be acceptable.
4. Gypsum Board* — Spacing between adjacent rows of studs is a minimum of 1 in. Min. 5/8 in. thick gypsum wallboard 4 ft wide. Applied vertically with joints centered over studs and staggered 24 in. OC on opposite sides of studs on each exterior side of the assembly. The thickness and number of layers and percent of design load for the 1 hr, and 2 hr ratings are as follows:

Rating	Wallboard Protection Exterior Sides of Wall - No. of Layers & Thkns of Board In. Each Layers	% of Design Load
1 hr	1 layer, 5/8 in. thick	80
2 hr	2 layers, 5/8 in. thick	100

UNITED STATES GYPSUM CO — Type AR, FRX-G, IP-AR or SCX.

USG MEXICO S A DE C V — Type AR, IP-AR or SCX.

5. Fasteners — (Not Shown) - Screws used to attach wallboard to studs: self-tapping bugle head sheet steel type, spaced 12 in. OC along the perimeter and in the field. First layer of wallboard fastened with min 1-1/4 in. long No. 6 screws. Second layer of wallboard fastened with min 1-5/8 in. long No. 6 screws.
6. Batts and Blankets* — Placed in stud cavities, any glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance, having a min density of 0.5 pcf.
See Batts and Blankets (BKNV and/or BZJZ) Categories for names of Classified Companies.

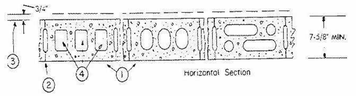
7. Joint Tape and Compound — (Not Shown) - Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layer. Paper tape, 2 in. wide, embedded in first layer of compound over all joints of outer layer.
8. Mineral and Fiber Board* — (Optional, Not shown) — For optional use as an additional layer on one or both sides of the wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to studs and floor and ceiling runners with 1-5/8 in. long Type S steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2015-08-18

Design No. U905
March 02, 2020
Bearing Wall Rating — 2 HR.
Nonbearing Wall Rating — 2 HR
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Concrete Blocks* — Various designs. Classification D-2 (2 hr).
See Concrete Blocks category for list of eligible manufacturers.

2. Mortar — Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints separated.
3. Portland Cement Stucco or Gypsum Plaster — Add 1/2 hr to classification if used. Where combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr. Attached to concrete blocks (Item 1).
4. Loose Masonry Fill — If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellant vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.
5. Foamed Plastic* — (Optional-Not Shown) — 1-1/2 in. thick max, 4 ft wide sheathing attached to concrete blocks (Item 1).
ATLAS ROOFING CORP — "EnergyShield Pro Wall Insulation", "EnergyShield Pro 2 Wall Insulation", EnergyShield CGF Pro and EnergyShield Ply Pro

CARLISLE COATINGS & WATERPROOFING INC — Type R2+ SHEATHE

DUPONT DE NEMOURS, INC. — Types Thermax Sheathing, Thermax Light Duty Insulation, Thermax Heavy Duty Insulation, Thermax Metal Building Board, Thermax White Finish Insulation, Thermax ci Exterior Insulation, Thermax XARMOR ci Exterior Insulation, Thermax IH Insulation, Thermax Plus Liner Panel, Thermax Heavy Duty Plus (HDP), TUFF-R™ ci Insulation, Thermax Butler Stylwall Insulation Board and Thermax Morton Heavy Duty Insulation Board

FIRESTONE BUILDING PRODUCTS CO L L C — "Enverge™ CI Foil Exterior Wall Insulation" and "Enverge™ CI Glass Exterior Wall Insulation"

HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — Types "Xci-Class A", "Xci Foil (Class A)", "Xci 286"

RMAX OPERATING L L C — Types "TSX-8500", "ECOMAXci FR", "TSX-8510", "ECOMAX xi FR White", "ECOMAXci", "ECOMAXci FR Air Barrier", "Thermasheath-XP", "Thermasheath", "Durasheath", "Thermasheath-3", "Durasheath-3".

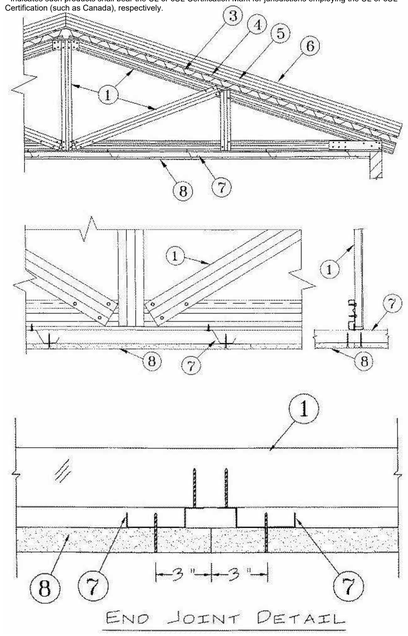
5A. Building Units — As an alternate to Items 5, min. 1-in thick polyisocyanurate composite foamed plastic insulation boards, nom. 48 by 48 or 96 in.
HUNTER PANELS, A DIVISION OF CARLISLE CONSTRUCTION MATERIALS, LLC — "Xci NB", "Xci Ply"

RMAX OPERATING L L C — "Thermasheath-SI", "ECOBASEci", "ThermaBase-CI", "ECOMAXci FR Ply", "ECOMAXci Ply".

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2020-03-02

Design No. P521
November 14, 2019
Restrained Assembly Rating — 1, 1-1/2 and 2 Hr. (See Items 3A, 5, 5A, 5B, 5C, 5D, 8 and 8A)
Unrestrained Assembly Rating — 1, 1-1/2 and 2 Hr. (See Items 3A, 5, 5A, 5B 5C, 5D, 8 and 8A)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Structural Steel Members* — Pre-fabricated light gauge steel truss system consisting of cold-formed, galvanized steel chord and web sections. Trusses fabricated in various sizes, depths, and from various steel thickness. Trusses spaced a max of 48 in. OC.
AEGIS METAL FRAMING, DIV OF MITEK — Ultra-Span, Pre-fabricated Light Gauge Steel Truss System

2. Bridging — (Not Shown) — Location of lateral bracing for truss chord and web sections to be specified on truss engineering.
3. Steel Floor and Form Units — (Classified or Unclassified) — Corrugated or fluted steel form units, min 22 MSG painted or galv steel, welded or mechanically fastened max 12 in. OC to truss-top chords.
4. Cementitious Backer Units* — Nom 1/2 or 5/8 in. thick sheets. End-joists to occur over crests of steel roof deck with end-joints staggered in adjacent rows. Units loosely laid, adhered or mechanically attached to steel roof deck.
UNITED STATES GYPSUM CO — Type DCB.

4A. Gypsum Board — (Classified or Unclassified) — (Not Shown) — As an alternate to Item 4, Gypsum sheathing, min 1/2 in. thick, applied perpendicular to steel roof deck. End joints to occur over crests of steel roof deck. Sheathing loosely laid, adhered or mechanically attached to steel roof deck. See Gypsum Board (CKNX) category for names of Classified companies.
5. Roof Insulation — Foamed Plastic* — Any polyisocyanurate foamed plastic insulation boards bearing the UL Classification Marking. Min thickness is 1 in. for the 1 hr assembly ratings, 2 in. for the 1-1/2 hr assembly ratings and 4 in. for the 2 hr ratings, with no limit on max overall thickness. Boards installed over the cementitious backer units (Item 4) or gypsum sheathing (Item 4A), with the end-joints staggered in adjacent rows. When applied in more than one layer, each layer of board to be offset in both directions from layer below in order to lap all joints. Boards loosely laid, adhered or mechanically fastened to cementitious backer units or gypsum sheathing, and to steel roof deck (Item 3). See Foamed Plastic (CCVW) Category in the Fire Resistance Directory.
5A. Roof Insulation — Foamed Plastic* — (Not Shown) — As an alternate to Item 5 — For 1 and 1-1/2 hr ratings only — Any polystyrene foamed plastic insulation boards bearing the UL Classification Marking. Min thickness is 1 in. for the 1 hr assembly ratings, and 2 in. for the 1-1/2 hr assembly ratings, with no limit on max overall thickness. Boards installed over the cementitious backer units (Item 4) or gypsum sheathing (Item 4A), with the end-joints staggered in adjacent rows. When applied in more than one layer, each layer or board to be offset in both directions from layer below in order to lap all joints. Boards loosely laid, adhered or mechanically fastened to cementitious backer units or gypsum sheathing, and to steel roof deck (Item 3). See Foamed Plastic (BRYX) category in the Building Materials Directory or Foamed Plastic (CCVW) category in the Fire Resistance Directory.
5B. Roof Insulation — Mineral and Fiber Boards* — (Not Shown) — As an alternate to Item 5 — Mineral wool, glass fiber or perlite insulation boards, 24 by 48 in. min size, applied in one or more layers. Min thickness is 1 in. for the 1 hr assembly ratings, 2 in. for the 1-1/2 hr assembly rating and 4 in. for the 2 hr ratings, with no limit on max overall thickness. Boards installed over the cementitious backer units (Item 4) or gypsum sheathing (Item 4A), with the end-joints staggered in adjacent rows. When applied in more than one layer, each layer of board to be offset in both directions from layer below in order to lap all joints. Boards loosely laid, adhered or mechanically fastened to cementitious backer units or gypsum sheathing, and to steel roof deck (Item 3).
See Mineral and Fiber Boards (BQXR) Category in the Building Materials Directory or Mineral and Fiber Boards (CERZ) Category in the Fire Resistance Directory.

5C. Roof Insulation —Building Units* — (Not Shown) — As an alternate to Item 5—Any polyisocyanurate foamed plastic insulation faced on the top surface with oriented strand board or faced on the underside or both sides with wood fiber board, bearing the UL Classification Marking for Fire Resistance. No min thickness of the polyisocyanurate foamed plastic core required for the 1 hr assembly ratings, min 2 in. polyisocyanurate foamed plastic core for the 1-1/2 hr assembly ratings and min 4 in. polyisocyanurate foamed plastic core for the 2 hr rating with no limit on max overall thickness. Boards installed over the cementitious backer units (Item 4) or gypsum sheathing (Item 4A), with the end-joints staggered in adjacent rows. When applied in more than one layer, each layer of board to be offset in both directions from layer below in order to lap all joints. Boards loosely laid, adhered or mechanically fastened to cementitious backer units or gypsum sheathing and to steel roof deck (Item 3). See Building Units (BZXX) category in the Fire Resistance Directory.
5D. Roof Insulation — Foamed Plastic* — (Not Shown) — For use with Item 8A. Any polyisocyanurate foamed plastic insulation boards bearing the UL Classification Marking. Min thickness is 1 in. for the 1 hr. Assembly Ratings and 3 in. for the 1-1/2 hr and 2 hr. Assembly Ratings, with no limit on max overall thickness. Boards installed over the cementitious backer units (Item 4), with the end-joints staggered in adjacent rows. When applied in more than one layer, each layer of board to be offset from layer below in order to lap all joints. Boards loosely laid, adhered or mechanically fastened to cementitious backer units (Item 4). See Foamed Plastic (CCVW) Category in the Fire Resistance Directory.
6. Roof Covering* — Consisting of hot-mopped or cold-application materials compatible with insulation(s) described herin which provide Class A, B or C coverings. See Roofing Materials and Systems Directory-Roof Covering Materials (TEVT).
6A. Roofing Membrane* — (Not Shown) — In lieu of Item 6, single-ply membrane that is either ballasted, adhered or mechanically attached to the insulation(s) described herin as permitted under the respective company's Classification. See Fire Resistance Directory-Roofing Membranes (CHCI) Category.
6B. Metal Roof Deck Panels* — In Lieu of or in addition to Items 6 and 6A, the roof covering may consist of mechanically fastened galv or painted steel roof deck panels. Panels may be installed above a steel purlin assembly per metal roof deck manufacturer's specifications. Steel purlin assembly to be installed transverse to steel roof trusses (Item 1). A line of sealant or tape may be used at panel side and end laps. See Metal Roof Deck Panels Category in the Roofing Materials and Systems Directory (TJPV) or Fire Resistance Directory (CETW) for names of manufacturers.
6C. Roof Covering* — In Lieu of Item 6 — Any UL Class A, B or C Prepared Roof Covering (TFNZ) acceptable for use over plywood sheathing or nonveneer APA Rated Series Sheathing. Sheathing mechanically fastened through roof insulation to top chord of steel trusses with fasteners spaced a max of 12 in. OC. As an alternate to the plywood sheathing or nonveneer APA Rated Series Sheathing, the Prepared Roof Covering (TFNZ) may be applied directly to the Building Units* (Item 5C) if the building units also carry the UL Classification Marking for Prepared Roofing Accessories (TGDY). Fasteners to be of sufficient length to penetrate top chord of truss by 3/8 in.
7. Resilient Channels — Resilient channels formed of 25 MSG galv steel, installed perpendicular to the trusses (Item 1) when steel trusses are spaced a max 24 in. OC,. Resilient channels spaced a max of 16 in. OC. Channels oriented opposite at wallboard butt-joints. Channel spices overlapped 4 in. beneath steel trusses. Channels secured to each truss with Type S-12 by 1/2 in. long screws.
7A. Furring Channels — (Not Shown) — As an alternate to Item 7 — Hat chanels min 20 MSG galv steel, min 2-5/8 in. wide by min 7/8 in. deep, installed perpendicular to the trusses (Item 1) spaced a max of 16 in. OC. Two courses of channel positioned 6 in. OC at wallboard butt-joints (3 in. from each end of wallboard). Channel splices overlapped 6 in. beneath steel trusses. Channels secured to each truss with No. 18 SWG steel wire double strand saddle ties. Channels tied together with double strand of No.18 SWG steel wire at each end overlap.
7B. Resilient Channels — (Not Shown) — As an alternate to Items 7 and 7A, resilient channels, double legged formed of 25 MSG galv steel, 2-7/8 in. wide by 1/2 in. deep, perpendicular to steel trusses (Item 1) when steel trusses are spaced a max 24 in. OC. Resilient channels spaced a max of 16 in. OC. Two courses of resilient channel positioned 6 in. OC at wallboard butt-joints (3 in. from each end of wallboard). Channel splices overlapped 4 in. beneath steel trusses. Channels secured to each truss with Type S12 by 1/2 in. long screws or with No. 18 SWG galv steel wire double strand saddle ties. Channels tied together with double strand of No. 18 SWG galv steel wire at each end overlap.
8. Gypsum Board* — For all ratings except the 2 Hr Assembly Ratings — One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Base layer attached as described above. Face layer attached to the resilient channels using 1 in. long Type S bugle-head screws spaced 12 in. OC along butted end-joints and 12 in. OC in the field. Screws staggered from base layer screws. Face layer side and end joints offset a minimum 16 in. from base layer side and end joints.
CGC INC — Types C, IP-X2, IPC-AR.

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR.

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR.

8A. Gypsum Board* — (Not Shown) — For use with Item 5D. For all ratings except the 2 Hr Assembly Ratings - One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the furring channels using 1 in. long Type S bugle-head screws spaced 8 in. OC along butted end-joints and in the field. For the 2 Hr Ratings — Two layers of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Base layer attached as described above. Face layer attached to the resilient channels using 1-5/8 in. long Type S bugle-head screws spaced 8 in. OC along butted end-joints and 8 in. OC in the field. Screws staggered from base layer screws. Face layer side and end joints offset a min 8 in. from base layer side and end joints.
CGC INC — Type ULIX

UNITED STATES GYPSUM CO — Type ULIX

9. Finishing System — (Not Shown) — Vinyl, dry of premixed joint compound, applied in two coats to joints and screw heads, paper tape, 2 in. wide, embedded in first layer of compound over all joints.
Alternate Ceiling Membrane — (Not shown).
10. Steel Framing Members —
a. Main runners — Installed perpendicular to Structural Steel Members — Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft OC. Main runners hung a min of 2 in. from bottom chord of Structural Steel Members with 12 SWG galv steel wire. Wires located a max of 48 in. OC.
b. Cross tees or channels — Nom 4 ft long, 15/16 in. or 1-1/2 in. wide face or cross channels, nom 4 ft long, 1-1/2 in. wide face, installed perpendicular to the main runners, spaced 16 in. OC. Additional cross tees or channels used at 8 in. from each side of butted wallboard end joints. The cross tees or channels may be riveted or screw-attached to the wall angle or channel to facilitate the ceiling installation.
c. Wall angles or channels — Used to support steel framing member ends and for screw-attachment of the gypsum wallboard — Min 0.016 in. thick painted or galvanized steel angle with 1 in. legs or min. 0.016 in.thick painted or galvanized steel channel with a 1 by 1-1/2 by 1 in. profile, attached to walls at perimeter of ceiling with fasteners 16 in. OC.
CGC INC — Type DGL or RX.

USG INTERIORS LLC — Type DGL or RX.

10A. Alternate Steel Framing Members* — (Not Shown) — As an alternate to Item 10 — For the 1 and 1-1/2 hr ratings only. Main runners nom 12 ft long, spaced 72 in. OC. Main runners hung a min of 2 in. from bottom chord of Structural Steel Members with 12 SWG galv steel wire. Wires located a max of 48 in. OC. Cross tees, nom 6 ft long, installed perpendicular to main runners and spaced 24 in. OC. Additional 6 ft long cross tees required at each gypsum board end joint with butted gypsum board end joints centered between cross tees spaced 8 in. OC. The main runners and cross tees may be riveted or screw attached to the wall angle or channel to facilitate the ceiling installation.
USG INTERIORS LLC — Type DGL or RX

11. Gypsum Board* — For use with Steel Framing Members (Item 10) — For the 1 and 1-1/2 hr ratings — One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to the main runners. Wallboard fastened to each cross tee or channel with five wallboard screws, with one screw located at the midspan of the cross tee or channel, one screw located 12 in. from and on each side of the cross tee or channel mid span and one screw located 1-1/2 in. from each wallboard side joint. Except at wallboard end joints, wallboard screws shall be located on alternating sides of cross tee flange. At wallboard end joints, wallboard screws shall be located 1/2 in. from the joint. Wallboard fastened to main runners with wallboard screws 1/2 in. from side joints, midway between intersections with cross tees or channels (16 in. OC). End joints of adjacent wallboard sheets shall be staggered not less than 32 in. Wallboard sheets screw attached to leg of wall angle with wallboard screws spaced 12 in. OC. Joints treated as described in Item 8. For the 2 hr rating — Two layers of nominal 5/8 in. thick by 48 in. wide boards. Inner layer installed with long dimension perpendicular to cross tees with side joints centered along main runners and end joints centered along cross tees. Inner layer fastened to cross tees with 1-1/4 in. long Type S bugle-head steel screws spaced 8 in. OC along buted end joints and 12 in. OC in the field of the board. End joints of adjacent wallboard sheets shall be staggered not less than 4 ft OC. Outer layer attached to the cross tees through inner layer using 1-7/8 in. long Type S bugle-head steel screws spaced 8 in. OC at butted end joints and 12 in. OC in the field. Butted end joints to be centered along cross tees and be offset a min of 32 in. from end joints of inner layer. Rows of screws on both sides of butted end joints of each layer shall be located 3/8 to 1/2 in. from end joints. Butted side joints of outer layer to be offset a min of 18 in. from butted side joints of inner layer. Joints treated as described in Item 8.
CGC INC — Type C or IP-X2

UNITED STATES GYPSUM CO — Type C or IP-X2

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Type C or IP-X2

11A. Gypsum Board* — For use with Steel Framing Members (Item 10A) — For the 1 and 1-1/2 hr ratings — One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension (side joints) perpendicular to the 6 ft long cross tees with the end joints staggered min 4 ft and centered between cross tees which are spaced 8 in. OC. Gypsum board side joints may occur beneath or between main runners. Prior to installation of the gypsum board sheets, backer strips consisting of nom 7-3/4 in. wide pieces of gypsum board are to be laid atop the cross tee flanges and centered over each butted end joint location. The backer strips are to be secured to the flanges of the cross tees at opposite corners of the backer strip with hold down clips to prevent the backer strips from being uplifted during screw-attachment of the gypsum board sheets. Gypsum board fastened to cross tees with 1 in. drywall screws spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board. The butted end joints are to be secured to the backer strip with No. 10 by 1-1/2 in. long Type G laminating screws located 1 in. from each side of the butted end joint and spaced 1 in. and 4 in. from the side joints and max 8 in. OC in the field of the board.
CGC INC — Type C or IP-X2

UNITED STATES GYPSUM CO — Type C or IP-X2

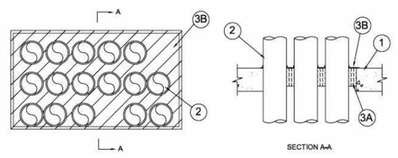
USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Type C or IP-X2

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2019-11-14

System No. C-AJ-1606
June 17, 2010
F Rating — 2 Hr

T Rating —1/2 Hr



1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or1600-2400 kg/m3) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max area of opening is 576 sq in. (3716 cm2) with max dimension of 32 in. (81 cm).
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.

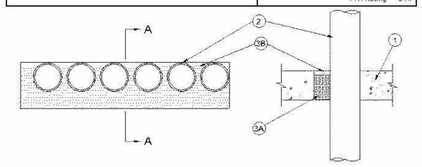
2. Through Penetrants — One or more penetrants to be installed in opening. The annular space between penetrants shall be min 1/4 in. (6 mm) to max 5-1/2 in. (127 mm). The annular space between penetrants and periphery of through opening shall be min 0 in. (point contact) to max 7 in. (178 mm). Pipe or conduit to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of metallic pipes or conduits may be used:
A. Steel Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or steel conduit.
C. Iron Pipe — Nom 4 in. (102 mm) diam (or smaller) cast or ductile iron pipe.
3. Firestop System — The details of the firestop system shall be as follows:
A. Packing Material — Min 4 in. (102 mm) thickness of min 4 pcf (64 kg/m3) mineral wool batt insulation firmly packed into the opening as a permanent form. Packing material to be installed flush with top surface of floor or both surfaces of wall to accommodate the fill material.
B. Fill, Void, or Cavity Material* — Spray — Min 1/8 in. (3 mm) wet thickness applied to completely cover mineral wool batt packing material between and around penetrants on top surface of floor or both sides of wall. Spray material to overlap min 1/2 in. (13 mm) onto floor or wall surfaces and onto penetrants.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP672 Firestop Spray or CFS-SP WB Firestop Joint Spray

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 2010-06-17

System No. C-AJ-1513
January 08, 2015

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 2 Hr	F Rating — 2 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
	FH Rating — 2 Hr
	FTH Rating — 0 Hr



1. Floor or Wall Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete floor. Min 5 in. (127 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m3) concrete wall. Wall may also be constructed of any UL Classified Concrete Blocks*. Max size of opening is 8 in. (203 mm) by 30 in. (763 mm).
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. Through Penetrants — One or more metallic penetrants to be installed either concentrically or eccentrically within the firestop system. The total number of penetrants is dependent on the size of the opening and sizes of penetrants. The annular space between the penetrants and periphery of opening shall be min 0 in. (point contact). The annular space between nom 2 in. (51 mm) diam (and smaller) penetrants shall be a min 0 in. (point contact). The annular space between penetrants greater than nom 2 in. (51 mm) diam shall be a min. 1/2 in. (13 mm). A max annular space in the system shall be 12 in. (305 mm). Penetrants to be rigidly supported on both sides of floor or wall assembly. The following types and sizes of penetrants may be used:
A. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic tubing or rigid steel conduit
B. Through Penetrating Product* — Flexible Metal Piping — The following types of steel flexible metal gas piping may be used:
1.) Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
OMEGA FLEX INC

2.) Nom 1 in. (25 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
GASTITE, DIV OF TITEFLEX

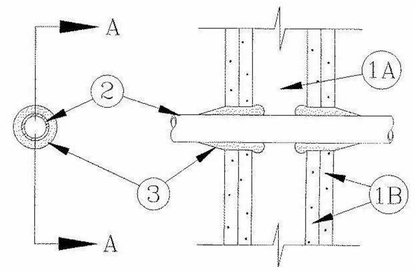
3.) Nom 2 in. (51 mm) diam (or smaller) steel flexible metal gas piping. Plastic covering on piping may or may not be removed on both sides of floor or wall assembly.
WARD MFG L L C

3. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Min 4 in. (102 mm) thickness of 4 pcf (64 kg/m3) mineral wool batt insulation tightly packed into the opening as a permanent form. Packing material to be recessed from top surface of floor or both surfaces of wall to accommodate the required thickness of fill material.
B. Fill, Void or Cavity Material - Sealant* — Min 1/2 in. (13 mm) thickness of fill material applied within the annulus flush with the top surface of the floor or both surfaces of the wall.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — FS-ONE Sealant or FS-ONE MAX Intumescent Sealant.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

System No. W-L-1050
February 04, 1994
F Rating — 1, 2 Hr (See Item 1B)

T Rating — 1 Hr



1. Wall Assembly — The 1 or 2 h fire-rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner described in the individual U300 or U400 Series Wall or Partition Design in the UL Fire Resistance Directory and shall include the following construction features:
A. Studs — Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
B. Gypsum Board * — 1/2 in. thick, 4 ft wide with square or tapered edges. The gypsum wallboard type, thickness, number of layers, fastener type and sheet orientation shall be as specified in the individual U300 or U400 Series Design in the UL Fire Resistance Directory. Max diam of opening is 2 in.
The hourly F Rating of the firestop system is equal to the hourly fire rating of the wall assembly in which it is installed.

2. Through Penetrants — One metallic pipe, conduit or tubing to be centered within the firestop system. A nom annular space of 1/4 in. is required within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
A. Steel Pipe — Nom 1-1/4 in. diam (or smaller) Schedule 5 (or heavier) steel pipe.
B. Conduit — Nom 1-1/4 in. diam (or smaller) steel electrical metallic tubing or steel conduit.
3. Fill, Void or Cavity Material* — Caulk in 2 h fire-rated assemblies, min 1 in. thickness of fill material applied within the annulus on both surfaces of wall. Additional fill material to be installed such that a min 1/4 in. crown is formed around the penetrating item.
In 1 h fire-rated assemblies, min 1/2 in. thickness of fill material applied within annulus on both surfaces of wall. Additional fill material to be installed such that a min 3/4 in. crown is formed around the penetrating item and lapping 1 in. beyond the periphery of the opening.

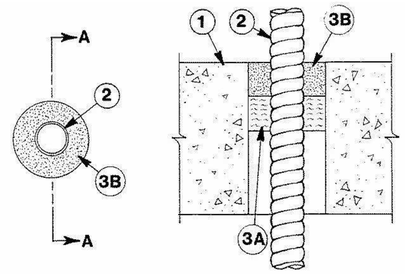
A/D FIRE PROTECTION SYSTEMS INC — A/D FireBarrier Silicone.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Last Updated on 1994-02-04

System No. C-AJ-1091
December 09, 1995
F Rating — 2 Hr

T Ratings — 0, 1-1/2 and 2 Hr (See Item 2)



1. Floor or Wall Assembly — Min 4-1/2 in. thick lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 3 in.
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.

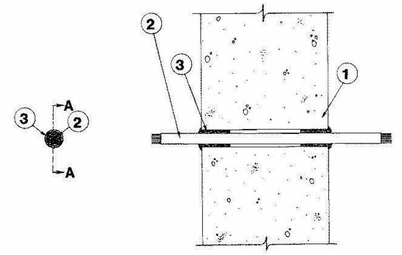
2. Through-Penetrating Product* — Flexible Metal Conduit — Nom 2 in. diam (or smaller) aluminum Flexible Metal Conduit+. Max one flexible metal conduit installed near center of through opening in floor or wall assembly. Diam of opening to be min 1/2 in. to max 1-1/2 in. larger than diam of flexible metal conduit. When nom 1-1/4 in. to 2 in. diam conduit is used, T Rating is 0 hr. When nom 1/2 in. to 1 in. diam conduit is used, T Rating is 1-1/2 hr. When nom 3/8 in. diam conduit is used, T Rating is 2 hr. Flexible metal conduit to be rigidly supported on both sides of floor or wall assembly.
ANAMET INDUSTRIAL INC

3. Firestop System — The firestop system shall consist of the following:
A. Packing Material — Nom 1 in. thickness of ceramic (alumina silica) fiber blanket or mineral wool batt insulation firmly packed into opening as a permanent form. Packing material to be recessed min 1 in. from top surface of floor or from both surfaces of wall.
B. Fill, Void or Cavity Material* — Caulk — Applied to fill the annular space around the through-penetrating product. In floors, a min 1 in. depth of fill material to be installed flush with top surface of floor. In walls, a min 1 in. depth of fill material to be installed flush with wall surface on both sides of wall assembly.
3M COMPANY — CP 25WB+

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

System No. C-AJ-3026
November 29, 1995
F Rating — 2 Hr

T Rating — 1-1/2 Hr



1. Floor or Wall Assembly — Min 4-1/2 in. thick reinforced lightweight or normal weight (100-150 pcf) concrete. Wall may also be constructed of any UL Classified Concrete Blocks*. Max diam of opening is 1/2 in.
See Concrete Blocks (CAZT) category in the Fire Resistance Directory for names of manufacturers.

2. Cable — Max 25 pair No. 24 AWG telephone cable, polyvinyl chloride insulation and jacket materials. One cable to be centered within the firestop system. A nom annular space of 1/8 in. is required within the firestop system. Cable to be rigidly supported on both sides of floor or wall assembly.
3. Fill, Void or Cavity Material* — Caulk — Caulk fill material to be forced within the annulus to max extent possible, flush with top surface of floor or with both surfaces of wall. Additional fill material to be installed such that a min 1/4 in. crown is formed around the penetrating item on both sides of wall and floor.
RECTORSEAL — Metacaulk 950

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

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THRESHOLD BUILDING

PROJECT No: 2024-14

SEAL

DM ARCHITECT, LLC
David A. Mallory
AR100561
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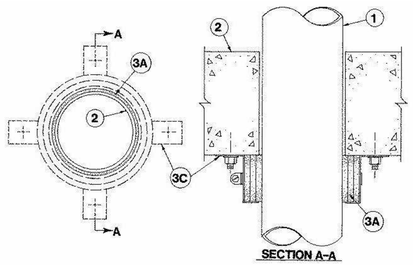
No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval

System No. C-AJ-2001
May 18, 2005
F Rating — 2 Hr

T Ratings — 0, 1-1/2 and 2 Hr (See Item 3)

L Rating at Ambient — 7 CFM/sq ft (See Item 3B)

L Rating at 400 F — 1 CFM/sq ft (See Item 3B)



SECTION A-A

1. Floor or Wall Assembly — Lightweight or normal weight (100-150 pcf or 1600 - 2400 kg/m3) concrete. Except as footnoted for floor assembly in table under Item 3, min thickness of solid concrete floor or wall assembly is 4-1/2 in. (114 mm). Floor assembly may also be constructed of any min 6 in. (152 mm) thick UL Classified hollow core Precast Concrete Units*. Wall may also be constructed of any UL Classified Concrete Blocks*. Diam of opening through floor or wall to be 0 to 1/4 in. (0 to 6 mm) larger than the outside diam of nom 2 in. (51 mm) diam and smaller pipes or conduits. Diam of opening to be 0 to 1/2 in. (0 to 13 mm) larger than the outside diam of nom 2-1/2 in. (64 mm) diam and larger pipes or conduits. Max diam of opening is 7 in. (178 mm).
See Concrete Blocks (CAZT) and Precast Concrete Units (CFTV) categories in Fire Resistance Directory for names of manufacturers.

2. Through Penetrants — One nonmetallic pipe or conduit to be centered in the through opening. Pipe or conduit to be rigidly supported on both sides of the floor or wall assembly. The following types and sizes of nonmetallic pipes or conduits may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 solid-core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
B. Cellular — Core Polyvinyl Chloride (ccPVC) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
C. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 6 in. (152 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
D. Acrylonitrile Butadiene Styrene (ABS) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 solid-core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
E. Cellular Core Acrylonitrile Butadiene Styrene (ccABS) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 cellular core ABS pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
F. Polybutylene (PB) Pipe — Nom 3 in. (76 mm) diam (or smaller) SDR11 (or heavier) PB pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
G. Rigid Nonmetallic Conduit++ — Nom 4 in. (102 mm) diam (or smaller) (Schedule 40 or 80) PVC conduit installed in accordance with Article 347 of the National Electric Code (NFPA No. 70).
H. Flame Retardant Polypropylene (FRPP) Pipe — Nom 4 in. (102 mm) diam (or smaller) Schedule 40 (or heavier) FRPP pipe for use in closed (process or supply) or vented (drain, waste or vent) piping systems.
See Rigid Nonmetallic Conduit (DZKT) category in UL Electrical Construction Materials Directory for names of manufacturers.

3. Firestop System — The details of the firestop system shall be as follows:
A. Fill, Void or Cavity Materials* — Wrap Strip — Nom 1/4 in. (6 mm) thick intumescent elastomeric material faced on one side with aluminum foil, supplied in 1 and 2 in. (25 and 51 mm) wide strips. Strips tightly wrapped around nonmetallic pipe (foil side exposed) with the edges butted against the underside of the concrete floor or both sides of wall surface. Sufficient layers of wrap strip shall be installed to lap a min of 3/16 in. (5 mm) on the concrete around the entire perimeter of the through opening. The min wrap strip width and the min number of layers of wrap required is dependent upon the pipe type, the nom pipe diam, the wall of floor thickness and the hourly T Rating required, as shown in the following table.

Pipe Type	Nom Pipe Diam In.	Min Wall or Floor Thkns In.	Wrap Strip Width In.	Min Wrap Strip Layers	T Rating Hr
PVC, ccPVC or CPVC	1/2 to 1-1/2 (13 to 38)	2-1/2 (64)	1 (25)	1	0
ABS, ccABS or FRPP(a)	1/2 to 1-1/2 (13 to 38)	2-1/2 (64)	1 (25)	1	1
PVC, ccPVC or CPVC	1/2 to 2 (13 to 51)	2-1/2 (64)	2 (51)	1	0
PVC, ccPVC or CPVC	2 (51)	2-1/2 (64)	1 (25)	2	0
ABS, ccABS or FRPP(a)	2 (13 to 38)	2-1/2 (64)	1 (25)	2	1
PVC, ccPVC or CPVC	2-1/2 to 3 (64 to 76)	2-1/2 (64)	2 (51)	2	0
PVC, ccPVC or CPVC	3-1/2 to 4 (89 to 102)	2-1/2 (64)	2 (51)	3	0
PVC, ccPVC or CPVC,	1/2 to 1-1/2 (13 to 38)	4-1/2 (114)	1 (25)	1	2
ABS, ccPVC or FRPP(a)					
PVC, ccPVC, CPVC, ABS,	2 (13 to 38)	4-1/2 (114)	1 (25)	2	2
ABS, ccABS or FRPP(a)					
PVC, ccPVC, CPVC,	2-1/2 to 3 (64 to 76)	4-1/2 (114)	1 (25)	3	2
ABS, ccABS or FRPP(a)					
PVC, ccPVC, CPVC, ABS,	2-1/2 to 3 (64 to 76)	4-1/2 (114)	2 (51)	2	2
ccABS, PB or FRPP(a)					
PVC, ccPVC or CPVC	3-1/2 to 4 (89 to 102)	4-1/2 (114)	2 (51)	2	1-1/2
PVC, ccPVC, CPVC,	3-1/2 to 4 (89 to 102)	4-1/2 (114)	2 (51)	3	2
ABS,ccABS or FRPP(b)					
PVC	6 (152)	4-1/2 (114)	3 (76)	3	0

(a) — Requires use of aluminum tape detailed in Item 3E.

(b) — Requires use of pipe covering detailed in Item 3D.

(c) — For nom 6 in. (152 mm) diam pipe, 1 in. and 2 in., (25 and 51 mm) wide wrap strips are "Stacked" to attain nom 3 in. (76 mm) wrap strip width.

Each layer of wrap strip to be installed with butted seam with butted seams in successive layers staggered. Wrap strip layers temporarily held in position using aluminum foil tape, steel wire tie, or equivalent. In wall assemblies, the wrap strip is to be installed in the same manner used for floor assemblies, but it shall be installed symmetrically on both sides of the wall assembly.

3M COMPANY — FS-195+

B. Fill, Void or Cavity Materials* — Caulk, Sealant or Putty — (Not Shown) — Generous bead of caulk or putty to be applied to outer perimeter of wrap strip at its interface with floor or wall surface(s).
3M COMPANY — CP 25WB+ caulk; FB-3000 WT sealant; Type MP+ Stix putty or IC 15WB+ caulk (Note: L Ratings apply only when Type CP 25WB+ caulk or FB-3000 WT sealant is used. CP 25WB+ not suitable for use with CPVC pipes.)

C. Steel Collar — Nom 1, 2 or 3 in. (25, 51 or 76 mm) deep collar, dependent upon wrap strip width, with 1-1/4 in. (32 mm) wide by 2 in. (51 mm) long anchor tabs and min 1/2 in. (13 mm) long tabs to retain wrap strip layers. Coils of precut 0.016 in. (0.41 mm) thick (28 gauge) galv sheet steel available from wrap strip manufacturer. As an alternate, collar may be field-fabricated from min 0.016 in. (0.41 mm) thick (28 gauge) galv sheet steel in accordance with instruction sheet supplied by wrap strip manufacturer. Steel collar, with anchor tabs bent outward 90 deg, wrapped tightly around wrap strip layers with min 1 in. (25 mm) overlap at seam. Anchor tabs to be pressed tightly against floor or wall surface(s), and collar to be compressed around wrap strip layers using a min 1/2 in. (13 mm) wide by 0.028 in. (0.71 mm) thick stainless steel band clamp at the collar midheight. Two band clamps are required for 3 in. (76 mm) high collar on nom 6 in. (152 mm) diam pipe. As an alternate to the band clamps, 1 in. and 2 in. (25 and 51 mm) deep collars may be secured by a means No. 10 by 1/2 in. (13 mm) long sheet metal screws installed in the vertical axis at the center of the 1 in. (25 mm) overlap along the perimeter joint of the collar. A min of two and three screws are required for 1 and 2 in. (25 and 51 mm) deep collars, respectively. Collar to be secured to floor or wall surface(s) with 1/4 in. (6 mm) diam by min 1-1/2 in. (38 mm) long steel expansion bolts, or equivalent, in conjunction with steel nuts and min 1-1/4 in. (32 mm) diam steel fender washers. Anchor bolts to be used with every other anchor tab or as described in the following which ever is greater. Two anchor bolts, symmetrically located, required for nom 1/2 in. (13 mm) to nom 2 in. (51 mm) diam pipes. Three anchor bolts, symmetrically located, required for nom 2-1/2 to 3 in. (64 to 76 mm) diam pipes. Four anchor bolts, symmetrically located, required for nom 3-1/2 and 4 in. (89 to 102 mm) diam pipes. For 6 in. (152 mm) diam pipes, anchor bolts to be used with each anchor tab. Retainer tabs to be bent 90 deg toward pipe to lock wrap strip layers in position.
D. Pipe Covering* — Nom 1 in. (25 mm) thick hollow cylindrical heavy density glass fiber units jacketed on the outside with an all service jacket. When required (see table), min 6 in. (152 mm) length of pipe covering installed around pipe at its egress from the steel collar (Item C) on the underside of floor or on both sides of wall. Pipe covering secured to pipe with steel wire ties spaced max 4 in. (102 mm) OC. Edge of pipe covering abutting steel collar to be sealed with a min 1/4 in. (6 mm) diam bead of caulk or putty (Item B).
See Pipe and Equipment Covering — Materials (BRGU) category in Building Materials Directory for names of manufacturers. Any pipe covering material meeting the above specifications and bearing the UL Classification Marking with a Flame Spread Index of 25 or less and a Smoke Developed Index of 50 or less may be used.

E. Foil Tape — When required (see tables), nom 4 in. (102 mm) wide, 3 mil thick aluminum tape installed around pipe prior to installation of wrap strip (Item 3A) or Firestop Device (Item 3F). Min one layer wrapped around pipe with top edge of tape flush with bottom surface of floor and extending downward. In walls, min one layer wrapped around pipe flush with both sides of wall and extending outward.
F. Firestop Device* — (Not Shown) — As an alternate to Items A and C when nom 1-1/2, 2, 3, 4 or 6 in. (38, 51, 76, 102 or 152 mm) diam nonmetallic pipes are used, a firestop device consisting of a sheet-steel split collar lined with intumescent material and provided with steel clips for attachment may be used. Firestop device to be installed on underside of floor or on both sides of wall in accordance with the accompanying installation instructions. The firestop device type to be used is dependent upon the wall of floor thickness, the pipe type and nom pipe diam, as tabulated below:

Pipe Type	Nom Pipe Diam In.	Min Wall or Floor Thkns In.	Firestop Device
PVC, ccPVC or CPVC,	1-1/2 (38)	2-1/2 (64)	PPD 1.5 or PPD 150
ABS, ccABS or FRPP(a)			
PVC, ccPVC or CPVC	2 (51)	2-1/2 (64)	PPD 2 or PPD 200
ABS, ccABS or FRPP(a)			
PVC, ccPVC or CPVC	3 (76)	2-1/2 (64)	PPD 300
PVC, ccPVC or CPVC	4 (102)	2-1/2 (64)	PPD 400
PB	1-1/2 (38)	4-1/2 (114)	PPD 150
PB	2 (51)	4-1/2 (114)	PPD 200
PVC, ccPVC or CPVC,	3 (76)	4-1/2 (114)	PPD 3 or PPD 300
ABS, ccABS or FRPP(a)			
PB	3 (76)	4-1/2 (114)	PPD 300
PVC, ccPVC or CPVC,	4 (102)	4-1/2 (114)	PPD 4 or PPD 400
ABS, ccABS or FRPP(a)	4 (102)	4-1/2 (114)	PPD 400
PVC	6 (152)	4-1/2 (114)	PPD 6

(a) — Requires use of aluminum tape detailed in Item 3E.

(b) — Requires use of pipe covering detailed in Item 3D.

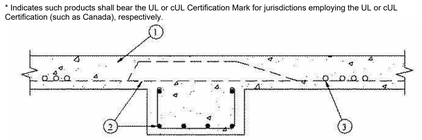
3M COMPANY

++Bearing the UL Listing Mark

*Bearing the UL Classification Mark

Design No. K913
October 30, 2019
Restrained Assembly Rating — 1-1/2 or 2 Hr. (See Items 1 and 3)
Unrestrained Assembly Rating — 1 and 2 Hr. (See Item 1)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Normal Weight Reinforced Concrete — Reinforced slab and beam designed in accordance with the current ACI-318. Carbonate aggregate, minimum compressive strength of 3500 psi., and unit weight of 145 +/- 5 pcf. Minimum Slab thickness and reinforcement cover described in the table below:

Restrained Assembly Rating (hr.)	Unrestrained Assembly Rating (hr.)	Min. Total Slab Thickness (in.)	Min. Concrete Cover Over Positive Reinforcement. (in.)
2	1-1/2	6-1/2	1
2	2	6-1/2	1 - 1/2

2. Steel Reinforcement — Various sized Grade 40 or 60 deformed steel bars located as required by ACI-318 design for positive and negative reinforcement. Minimum concrete cover to be placed over positive reinforcement as described in Item 1.
3. Non-Metallic Plumbing Components* — Nominal 1/2 in through 2 in.diameter tubing tied perpendicular to and on the top side of the positive reinforcing bars. The tubing may be placed inside a flexible or rigid polyethelene or rigid PVC sleeve. The tubing may penetrate the floor membrane through a sill plate and into a stud cavity of a wall as necessary. Tubes may be supported by 1-1/2 in wide by 3/8 in thick "PVC" or steel brackets. The maximum amount of tubing shall be defined as shown in the table below:

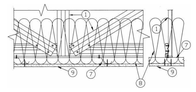
Restrained Assembly Rating (hr.)	Unrestrained Assembly Rating (hr.)	Max. Density of Tube per ft.^{3} of concrete (in.^{3})
2	1-1/2	13
2	2	13

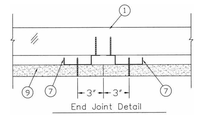
UPONOR WIRSBO COMPANY — Types AquaPex White, AquaPex Red, AquaPex Blue, Pre-Insulated AquaPex and HePex

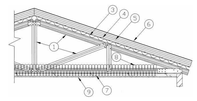
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2019-10-30

Design No. P550
January 11, 2019
Restrained Assembly Rating — 1, 1-1/2 and 2 Hr. (See Items 8, 8A and 9)
Unrestrained Assembly Rating — 1, 1-1/2, and 2 Hr. (See Items 8, 8A, and 9)
This design was evaluated using a load design method other than the Limit States Design Method (e.g., Working Stress Design Method). For jurisdictions employing the Limit States Design Method, such as Canada, a load restriction factor shall be used — See Guide BXUV or BXUV7

*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**







1. Structural Steel Members* — Pre-fabricated light gauge steel truss system consisting of cold-formed, galvanized steel chord and web sections. Trusses fabricated in various sizes, depths, and from various steel thickness. Trusses spaced a max of 48 in. OC.
AEGIS METAL FRAMING, DIV OF MITEK — Ultra-Span, Pre-fabricated Light Gauge Steel Truss System

TRUSSTEEL, DIV OF ITW BUILDING COMPONENTS INC — TrusSteel

1A. Structural Steel Members* — As an alternate to Item 1 — Pre-fabricated steel truss system consisting of cold-formed, galvanized steel chord and web sections. Trusses spaced a max of 48 in. OC. Trusses fabricated in various sizes, depths, and from various steel thicknesses. Truss ends placed over and secured to Bearing Seats (Item 1B) with two min. #10 by 3/4 in. long screws on each side of Bearing Seats. Allowable loading must be calculated so as to stress the steel trusses to a maximum of 98% of the stress calculated in accordance with the allowable stress design approach outlined in the manufacturer's load tables.
EISEN PANEL SYSTEMS L L C — Type Gateway Panel pre-fabricated steel truss system.

1B. Bearing Seats* — (Not Shown) — For use with Item 1A — Galvanized steel tube, min. 1 in. by 2-1/2 in. by 13 ga., oriented vertically and welded to min. 4 in. by 4 in. by 10 ga., galvanized steel plate. Bearing seats spaced 48 in. OC and attached to bearing supports by welding or screw attaching the steel plate to the bearing supports.
EISEN PANEL SYSTEMS L L C — Type Gateway Panel bearing seat.

2. Bridging — (Not Shown) — Location of lateral bracing for truss chord and web sections to be specified on truss engineering.
3. Steel Floor and Form Units — (Classified or Unclassified) — Corrugated or fluted steel form units, min 22 MSG painted or galv steel, welded or mechanically fastened max 12 in. OC to truss-top chords.
4. Gypsum Board — (Classified or Unclassified) — (Not Shown) — Gypsum sheathing, min 1/2 in. thick, applied perpendicular to steel roof deck. End joints to occur over crests of steel roof deck. Sheathing loosely laid, adhered or mechanically attached to steel roof deck. See Gypsum Board (CKNX) category for names of Classified companies.
4A. Cementitious Backer Units* — As an alternate to Item 4 — Nom 1/2 or 5/8 in. thick sheets. End-joists to occur over crests of steel roof deck with end-joints staggered in adjacent rows. Units loosely laid, adhered or mechanically attached to steel roof deck.
UNITED STATES GYPSUM CO — Type DCB

4B. Gypsum Board* — (Optional) — 1/4, 5/16, 3/8 or 1/2 in. thick. gypsum board placed perpendicular to and on top of Item 4 or 4A. Gypsum board loosely laid or adhered with Adhesive*. Adhesive applied in approx 1/2 in. wide ribbons 6 in. OC, at rate of 0.4 gal per 100 sq ft. See Adhesives (BYWR) category for names of manufacturers.
AMERICAN GYPSUM CO — Type AG-R

5. Roof Insulation — Foamed Plastic* — Any polyisocyanurate foamed plastic insulation boards bearing the UL Classification Marking. No min. thickness and no limit on max overall thickness for the 1 hour ratings and min 2 in. thickness and no limit on max overall thickness for the 1-1/2 and 2 hour ratings. Boards installed over the gypsum sheathing or cementitious backer units (Items 4 and 4A), with the end-joints staggered in adjacent rows. Boards loosely laid, adhered or mechanically fastened to gypsum sheathing, and to steel roof deck (Item 3). See Foamed Plastic (CCVW) Category in the Fire Resistance Directory.
5A. Roof Insulation — Foamed Plastic* — (Not Shown) — As an alternate to Item 5 - Any polystyrene foamed plastic insulation boards bearing the UL Classification Marking. No min. thickness and no limit on max overall thickness for the 1 hour rating and min 2 in. thickness and no limit on max overall thickness for the 1-1/2 and 2 hour ratings. Boards installed over the gypsum sheathing or cementitious backer units (Items 4 and 4A), with the end-joints staggered in adjacent rows. Boards loosely laid, adhered or mechanically fastened to gypsum sheathing, and to steel roof deck (Item 3). See Foamed Plastic (BRYX) category in the Building Materials Directory or Foamed Plastic (CCVW) category in the Fire Resistance Directory.
5B. Roof Insulation — Mineral and Fiber Boards* — (Not Shown) — As an alternate to Item 5 - Mineral wool, glass fiber or perlite insulation boards, 24 by 48 in. min size. No min. thickness and no limit on max overall thickness for the 1 hour rating and min 2 in. thickness and no limit on max overall thickness for the 1-1/2 and 2 hour ratings. Boards installed over the gypsum sheathing or cementitious backer units (Items 4 and 4A), with the end-joints staggered in adjacent rows. Boards loosely laid, adhered or mechanically fastened to gypsum sheathing, and to steel roof deck (Item 3). See Mineral and Fiber Boards (BQXR) Category in the Building Materials Directory or Mineral and Fiber Boards (CERZ) Category in the Fire Resistance Directory.
5C. Roof Insulation — Building Units* — (Not Shown) — As an alternate to Item 5-Any polyisocyanurate foamed plastic insulation faced on the top surface with oriented strand board or faced on the underside or both sides with wood fiber board, bearing the UL Classification Marking for Fire Resistance. No min thickness and no limit on max overall thickness of the polyisocyanurate foamed plastic core for the 1 hour rating and min 2 in. thickness and no limit on max overall thickness of the polyisocyanurate foamed plastic core for the 1-1/2 and 2 hour ratings. Boards installed over the gypsum sheathing or cementitious backer units (Items 4 and 4A), with the end-joints staggered in adjacent rows. Boards loosely laid, adhered or mechanically fastened to gypsum sheathing and to steel roof deck (Item 3). See Building Units (BZXX) category in the Fire Resistance Directory.
6. Roof Covering* — Consisting of hot-mopped or cold-application materials compatible with insulation(s) described herin which provide Class A, B or C coverings. See Roofing Materials and Systems Directory-Roof Covering Materials (TEVT).
6A. Roofing Membrane* — (Not Shown) — In lieu of Item 6, single-ply membrane that is either ballasted, adhered or mechanically attached to the insulation(s) described herin as permitted under the respective company's Classification. See Fire Resistance Directory-Roofing Membranes (CHCI) Category.
6B. Metal Roof Deck Panels* — In Lieu of or in addition to Items 6 and 6A, the roof covering may consist of mechanically fastened galv or painted steel roof deck panels. Panels may be installed above a steel purlin assembly per metal roof deck manufacturer's specifications. Steel purlin assembly to be installed transverse to steel roof trusses (Item 1). A line of sealant or tape may be used at panel side and end laps. See Metal Roof Deck Panels Category in the Roofing Materials and Systems Directory (TJPV) or Fire Resistance Directory (CETW) for names of manufacturers.
6C. Roof Covering* — In Lieu of Item 6 — Any UL Class A, B or C Prepared Roof Covering (TFWZ) acceptable for use over plywood sheathing or nonveneer APA Rated Series Sheathing. Sheathing mechanically fastened through roof insulation to top chord of steel trusses with fasteners spaced a max of 12 in. OC. As an alternate to the plywood sheathing or nonveneer APA Rated Series Sheathing, the Prepared Roof Covering (TFWZ) may be applied directly to the Building Units* (Item 5C) if the building units also carry the UL Classification Marking for Prepared Roofing Accessories (TGDY). Fasteners to be of sufficient length to penetrate top chord of truss by 3/8 in.
7. Furring Channels — Resilient channels formed of 25 MSG galv steel, installed perpendicular to the trusses (Item 1), spaced a max of 12 in. OC. when batts and blankets (Item 8) or loose fill material (Item 8A) are used and a max of 16 in OC when they are not. Channels oriented opposite at wallboard butt-joints. Channel splices overlapped 4 in. beneath steel trusses. Channels secured to each truss with Type S-12 by 1/2 in. long steel screws.
7A. Furring Channels — (Not Shown) — As an alternate to Item 7 - Hat channels min 20 MSG galv steel, min 2-5/8 in. wide by min 7/8 in. deep, installed perpendicular to the trusses (Item 1) spaced a max of 12 in. OC when batts and blankets (Item 8) or loose fill material (Item 8A) are used and a max of 16 in. OC when they are not. Two courses of channel positioned 6 in. OC, 3 in. from each end of wallboard. Channel splices overlapped 6 in. beneath steel trusses. Channels secured to each truss with No. 18 SWG steel wire double strand saddle ties. Channels tied together with double strand of No.18 SWG steel wire at each end overlap.
7B. Furring Channels — As an alternate to Items 7 and 7A, resilient channels, double legged formed of 25 MSG galv steel, 2-7/8 in. wide by 1/2 in. deep, installed perpendicular to steel trusses (Item 1), spaced a max of 12 in. OC when batts and blankets (Item 8) or loose fill material (Item 8A) are used and a max of 16 in. OC when they are not. Two courses of resilient channel positioned 6 in. OC at wallboard butt-joints (3 in. from each end of wallboard). Channel splices overlapped 4 in. beneath steel trusses. Channels secured to each truss with Type S12 by 1/2 in. long screws or with No. 18 SWG galv steel wire double strand saddle ties. Channels tied together with double strand of No. 18 SWG galv steel wire at each end of overlap.

8. Batts and Blankets — Optional — Any thickness mineral wool or glass fiber insulation bearing the UL Classification Marking for Surface Burning Characteristics, having a flame spread value of 25 or less and a smoke spread value of 50 or less. Insulation fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane. When insulation is installed in the concealed space the maximum rating is 1 hour.
8A. Loose Fill Material — Optional — As an alternate to Item 8 - Any thickness of loose fill material bearing the UL Classification Marking for Surface Burning Characteristics, having a flame spread value of 25 or less and a smoke spread value of 50 or less. Insulation fitted in the concealed space, draped over the resilient channel/gypsum board ceiling membrane. When insulation is installed in the concealed space the maximum rating is 1 hour.
9. Gypsum Board* — For all Ratings except the 2 Hr Unrestrained Assembly Rating — One layer of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Attached to the resilient channels using 1in. long Type S bugle-head screws spaced 12 in. OC along butted end-joints and 12 in. OC in the field when no insulation (Items 8 or 8A) is fitted in the concealed space or a max of 8 in. OC along butted end-joints and in the field when insulation (Item 8 or 8A) is fitted in the concealed space, draped over the resilient channel/gypsum wallboard ceiling membrane. For the 2 Hr Unrestrained Rating When No Insulation (Items 8 or 8A) Is Fitted In The Concealed Space — Two layers of nom 5/8 in. thick by 48 in. wide boards, installed with long dimension parallel to trusses. Base layer attached as described above. Face layer attached to the resilient channels using 1-5/8 in. long Type S bugle-head screws spaced 12 in. OC along butted end-joints and 12 in. OC in the field. Screws staggered from base layer screws. Face layer side and end joints offset a minimum 16 in. from base layer side and end joints.

AMERICAN GYPSUM CO — Type AG-C

GEORGIA-PACIFIC GYPSUM L L C — Type TG-C

10. Finishing System — (Not Shown) — Vinyl, dry of premixed joint compound, applied in two coats to joints and screw heads, paper tape, 2 in. wide, embedded in first layer of compound over all joints.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

PROJECT No: 2024-14 SEAL

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1	2-26-25	FOR CONSTRUCTION per Permit Approval

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

UL ASSEMBLIES AND PENETRATIONS

A803

THRESHOLD BUILDING

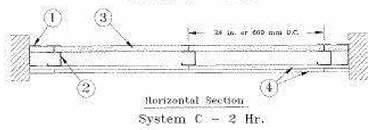
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Design No. U415
September 27, 2019
Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

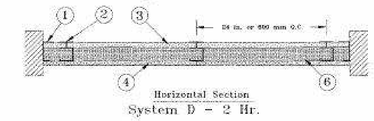
System A – 1 Hr.



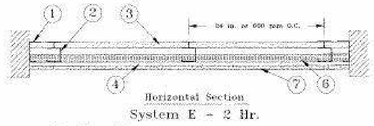
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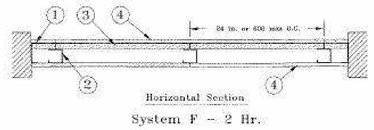
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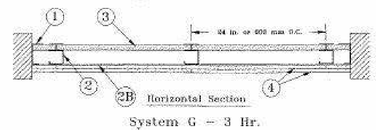
System D – 2 Hr.



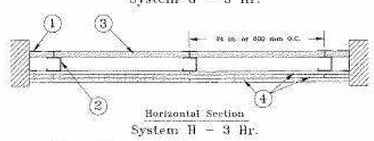
System E – 2 Hr.



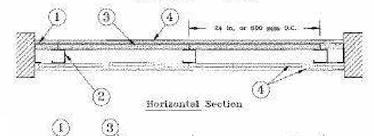
System F – 2 Hr.

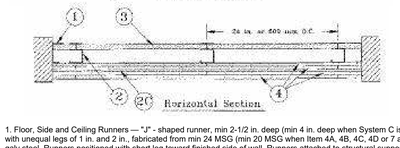


System G – 3 Hr.



System H – 3 Hr.





1. Floor, Side and Ceiling Runners — "J" - shaped runner, min 2-1/2 in. deep (min 4 in. deep when System C is used), with unequal legs of 1 in. and 2 in., fabricated from min 24 MSG (min 20 MSG when Item 4A, 4B, 4C, 4D or 7 are used) galv steel. Runners positioned with short leg toward finished side of wall. Runners attached to structural supports with steel fasteners located not greater than 2 in. from ends and not greater than 24 in. OC. "E" - shaped studs (Item 2A) may be used as side runners in place of "J" - shaped runners.
2. Steel Studs — "C-H" - shaped studs, min 2-1/2 in. deep (min 4 in. deep when System C is used), fabricated from min 25 MSG (min 20 MSG when Items 2D, 4A, 4B, 4C, 4D or 7 is used) galv steel. Cut to lengths 3/8 to 1/2 in. less than floor-to-ceiling height and spaced 24 in. or 600 mm OC (max 16 in. OC when Items 4A, 4B, 4C, or 4D are used).
2A. Steel Studs — (Not Shown) — "E" - shaped studs installed back to back in place of "C-H" - shaped studs (Item 2) "E" - shaped studs secured together with steel screws spaced a maximum 12 in. OC. Fabricated from min 25 MSG (min 20 MSG when Item 2D, 4A, 4B or 7 is used) galv steel, min 2-1/2 in. deep (min 4 in. deep when System C is used), with one leg 1 in. long and two legs 3/4 in. long. Shorter legs 1 in. apart to engage gypsum liner panels. Cut to lengths 3/8 to 1/2 in. less than floor to ceiling heights.
2B. Furring Channels — (Optional, Not Shown) — For use with single or double layer systems. Resilient furring channels fabricated from min 25MSG corrosion protected steel, installed horizontally, and spaced vertically a max 24 in. OC. Flange portion of channel attached to each intersecting "C-H" or "E" stud on side of stud opposite the 1 in. liner panels with 1/2 in. long Type S or S-12 pan-head steel screws. When furring channels are used, wallboard to be installed vertically only. . Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
2C. Furring Channels — For use with System I - "Hat" - shaped, 25 MSG galv steel furring channels attached directly over the inner layers of wallboard to each stud with 2 in. long Type S pan head steel screws. Screws alternate from top flange to bottom flange at each stud intersection. Furring channels spaced vertically max 24 in. OC.
2D. Steel Framing Members* — (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 4.
b. Steel Framing Members* — Used to attach furring channels (Item 2D) to studs (Item 2 or 2A). Clips spaced max. 24 in. OC., and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-1 (2.75)

2E. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. . Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.Gypsum board attached to furring channels as described in Item 4.
b. Steel Framing Members* — Used to attach furring channels (Item 2Ea) to studs. Clips spaced 24 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips.
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237R

2F. Steel Framing Members* — (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 3.
b. Steel Framing Members* — Used to attach furring channels (Item 2Da) to studs (Item 2 or 2A). Clips spaced max. 24 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PLITEQ INC — Type GENIECLIP

2G. Steel Framing Members* — (Optional, Not Shown) — Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 2Gb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire. Gypsum board attached to furring channels as described in Item 4.
b. Steel Framing Members* — Used to attach furring channels (Item 2Ga) to studs. Clips spaced 24 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

2H. Steel Framing Members* — (Optional, Not Shown) — Resilient channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. Resilient Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 4.
b. Steel Framing Members* — Used to attach resilient channels (Item 2Ha) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

2I. Steel Framing Members* — (Optional, Not Shown) — For use with single or double layer systems. Furring channels and Steel Framing Members as described below. Not to be used with Type FRX-G gypsum board, lead backed gypsum boards (Items 4A-4D), or cementitious backer units (Item 7).
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-23/32 in. wide by 7/8 in. or 1-1/2 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board installed vertically only and attached to furring channels as described in Item 4.
b. Steel Framing Members* — Used to attach furring channels (Item 2Ia) to studs (Item 2 or 2A). Clips spaced max. 24 in. OC., and secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
CLARKDIETRICH BUILDING SYSTEMS — Type ClarkDietrich Sound Clip

3. Gypsum Board* — Gypsum liner panels, nom 1 in. thick, 24 in. or 600 mm (for metric spacing) wide. Panels cut 1 in. less in length than floor to ceiling height. Vertical edges inserted in "H" portion of "C-H" studs or the gap between the two 3/4 in. legs of the "E" studs. Free edge of end panels attached to long leg of vertical "J" - runners with 1-5/8 in. long Type S steel screws spaced not greater than 12 in. OC. When wall height exceeds liner panel length, liner panel may be butted to extend to the full height of the wall. Horizontal joints need not be backed by steel framing. In System I, butt joints in liner panels are staggered min 36 in. Butt joints backed with 6 in. by 22 in. strips of 3/4 in. thick gypsum wallboard (Item 4). Wallboard strips centered over butt joints and secured to liner panels with six 1-1/2 in. long Type G steel screws, three screws along the 22 in. dimension at the top and bottom of the strips.
CGC INC — Type SLX

UNITED STATES GYPSUM CO — Type SLX

USG BORAL DRYWALL SFZ LLC — Type SLX

USG MEXICO S A DE C V — Type SLX

4. Gypsum Board* —
System A — 1 Hr
Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached to studs with 1 in. long Type S steel screws spaced 12 in. when installed vertically or 8 in OC when installed horizontally. Horizontal joints need not be backed by steel framing.

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, WRC, WRX, USGX. When ULIX is used insulation, Item 6, Batts and Blankets* is required and minimum stud depth is 4 in.

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System B — 2 Hr
Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally in two layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 12 in. OC when installed vertically and staggered 12 in. from base layer screws or 8 in. OC when installed horizontally and staggered 8 in. from base layer screws. Horizontal joints between inner and outer layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in.

CGC INC — 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

UNITED STATES GYPSUM CO — 1/2 in. Types C, IP-X2, IPC-AR, or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — 1/2 in. Types C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System C — 2 Hr
Gypsum panels, with beveled, square or tapered edges, nom 3/4 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, secured with 1-1/4 in. long Type S steel screws spaced 8 in. OC along vertical edges and 12 in. OC in the field when installed vertically or 8 in. OC along the vertical edges and in the field when installed horizontally. Horizontal joints need not be backed by steel framing. Screws along side joints offset 4 in. Requires min 4 in. deep framing per Items 1, 2 and 3. Requires min 3 in. thick mineral wool batts per Item 6.

CGC INC — Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — Type ULTRACODE

USG MEXICO S A DE C V — Types IP-X3 or ULTRACODE

System D — 2 Hr
Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached directly to studs with 1 in. long Type S steel screws spaced 24 in. when installed vertically or 16 in. OC when installed horizontally. Horizontal joints need not be backed by steel framing. Requires face layer of 1/2 or 5/8 in. thick cementitious backer units per Item 7 and min 1-1/2 in. thick mineral wool batts per Item 6.

CGC INC — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

UNITED STATES GYPSUM CO — Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System E — 2 Hr
Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, attached to studs with 1 in. long Type S steel screws spaced 12 in. OC when installed vertically or 8 in. when installed horizontally. Horizontal joints need not be backed by steel framing.

CGC INC — 1/2 in. Type C, IP-X2, IPC-AR; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

UNITED STATES GYPSUM CO — 1/2 in. Types C, IP-X2, IPC-AR; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — 1/2 in. Types C, IP-X2, IPC-AR; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System F — 2 Hr
Gypsum panels, with beveled, square or tapered edges, nom 1/2 in. or 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically in two layers. Inner or base layer attached to resilient furring channels (Item 2B) with 1 in. long Type S steel screws spaced 24 in. Outer or face layer attached to resilient furring channels (Item 2B) with 1-5/8 in. long Type S steel screws spaced 12 in. OC and staggered 12 in. from base layer screws. Joints between inner and outer layers staggered 24 in.

CGC INC — 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

UNITED STATES GYPSUM CO — 1/2 in. Type C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, ULX, USGX, WRC, WRX.

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX

USG MEXICO S A DE C V — 1/2 in. Types C, IP-X2, IPC-AR or WRC; 5/8 in. Types AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, ULX, USGX, WRC, WRX

System G — 3 Hr
Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally in three layers. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in OC when installed horizontally. Middle layer attached to studs with 1-5/8 in. long Type S steel screws spaced 24 in. when installed vertically or 16 in. OC when installed horizontally. Outer or face layer attached to studs with 2-1/4 in. long Type S steel screws spaced 16 in. when installed vertically or 12 in. OC when installed horizontally. Screws offset 6 in. from layer below. Horizontal joints on adjacent layers staggered a min of 12 in. . Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. on adjacent layers.

CGC INC — Types C, IP-X2, IPC-AR, WRC

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, WRC

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR, WRC

System H — 3 Hr
Gypsum panels, with beveled, square or tapered edges, nom 5/8 in. thick, 48 in. or 1200 mm wide, applied vertically or horizontally, two layers over the flange of the "C" section of the studs, one layer over the flange of the "H" section of the studs. Inner or base layer attached to studs with 1 in. long Type S steel screws spaced 24 in. OC when installed vertically or 16 in. OC when installed horizontally. Face layer attached to studs with 1-5/8 in. long Type S steel screws spaced 16 in. when installed vertically or 12 in. OC when installed horizontally. Screws offset 6 in. from layer below. Horizontal joints on adjacent layers staggered a min of 12 in. Horizontal joints need not be backed by steel framing. Vertical joints centered over studs and staggered 24 in. on adjacent layers.

CGC INC — Types C, IP-X2, IPC-AR, WRC

UNITED STATES GYPSUM CO — Types C, IP-X2, IPC-AR, WRC

USG BORAL DRYWALL SFZ LLC — Type C

USG MEXICO S A DE C V — Types C, IP-X2, IPC-AR, WRC

System I — 4 Hr
Gypsum panels, with beveled, square or tapered edges, nom 3/4 in. thick, 4 ft wide (or 1200 mm for metric spacing) wallboard with square or tapered edges. Total of four layers to be used. First and second (inner) layers applied vertically or horizontally over the steel studs. Horizontal joints need not be backed by steel framing. When applied vertically, joints centered over studs and staggered min 24 in., otherwise all joints staggered min 12 in. First layer secured to studs with 1-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 24 in. OC. Second layer secured to studs with 2-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. Third layer applied vertically over the furring channels (Item 2C) with a 1-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. Fourth layer applied vertically or horizontally with 2-1/4 in. long Type S self-drilling, self-tapping bugle-head steel screws spaced 12 in. OC. When applied vertically, joints to be staggered min 24 in. from third layer, otherwise all joints staggered min 12 in.

CGC INC — Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — Type ULTRACODE

USG MEXICO S A DE C V — Types IP-X3 or ULTRACODE

4A. Gypsum Board* — (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1, 2, 2A, 2B and 2D. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 9) or Lead Discs or Tabs (see Item 10).
RAY-BAR ENGINEERING CORP — Type RB-LBG

4B. Gypsum Board* — (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or #6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Type Nelco

4C. Gypsum Board* — (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. See Items 1, 2, 2A, 2B and 2D. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 9A) or Lead Discs (see Item 10A). Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 10 ft long with a max thickness of 0.140 in. placed on the face of studs and attached to the stud with two 1 in. long Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip.
MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

4D. Gypsum Board* — (As an alternate to Item 4 Systems A, B, C, D, E, G, H, and I when used as the base layer, For direct attachment only) — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

5. Joint Tape and Compound — (Not Shown)
Systems A, B, C, E, F, G, H, I
Joints on outer layers of gypsum boards (Item 4 and 4A) covered with paper tape and joint compound. Paper tape and joint compound may be omitted when gypsum boards are supplied with square edges. Exposed screw heads covered with joint compound.

6. Batts and Blankets* —
Systems A, B, E, F, G, H, I
(Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt mineral bearing the UL Classification Marking as to Fire Resistance.

System A With Type ULIX Gypsum Boards
Placed in stud cavities, any min. 3-1/2 in. thick glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance. See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

Systems C & D
Min 3 in. (System C) and min 1-1/2 in. (System D) thick mineral wool batts, friction fitted between the studs and floor and ceiling runners.

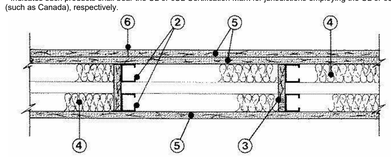
ROCKWOOL — Type AFB, min. density 1.8 pcf / 28.8 kg/m3

THERMAFIBER INC — Type SAFB, SAFB FF

7. Cementitious Backer Units* — (System D) — Nom 1/2 or 5/8 in. thick panels, square edge, attached to studs over gypsum wallboard with 1-5/8 in. long, Type S-12, corrosion resistant steel screws spaced 8 in. OC and staggered 8 in. from gypsum wall board screws. Joints covered with glass fiber mesh tape. Vertical joints staggered one stud cavity from gypsum wallboard joints. Horizontal joints staggered a min of 12 in. from the gypsum wallboard joints.
UNITED STATES GYPSUM CO — Type DCB

8. Laminating Adhesive* — (Optional, Not Shown) — Used to bond outer layer of Cementitious Backer Units (Item 7) to inner layers of Gypsum Board (Item 4) in System D. ANSI A136.1 Type 1 organic adhesive applied with 1/4 in. square notched trowel. See Adhesives (BYWR) in the Fire Resistance Directory or Adhesives (BJLZ) in the Building Materials Directory for names of Classified companies.
9. Lead Batten Strips — (Not Shown, For Use With Item 4A) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 4A) and optional at remaining stud locations.
Required behind vertical joints.
9A. Lead Batten Strips — (Not Shown, for use with Item 4C) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". . Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 6) and optional at remaining stud locations.
10. Lead Discs or Tabs — (Not Shown, For Use With Item 4A) — Used in lieu of or in addition to the lead batten strips (Item 9) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 4A) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
10A. Lead Discs — (Not Shown, for use with Item 4C) — Max 5/16 in. diam by max 0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".
11. Lead Batten Strips — (Not Shown, For Use With Item 4B) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of 0.142 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 4B) and optional at remaining stud locations.
12. Lead Tabs — (Not Shown, For Use With Item 4B) — 2 in. wide, 5 in. long with a max thickness of 0.142 in. Tabs friction-fit around front face of stud, the stud folded back flange, and the back face of the stud. Tabs required at each location where a screw (that secures the gypsum boards, Item 4B) will penetrate the steel stud. Lead tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead tabs may be held in place with standard adhesive tape if necessary.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.
Last Updated on 2019-09-27

Design No. U466
March 12, 2020
Nonbearing Wall Rating — 1 HR.
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Floor and Ceiling Runner — (Not Shown) — Channel-shaped runners, min 1-5/8 in. wide by 1 in. deep fabricated from 25 MSG galv steel. Attached to floor and ceiling with fasteners, 24 in. OC, max.
1A. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2A, proprietary channel shaped runners, 1-1/4 in. deep by min 1-5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

FUSION BUILDING PRODUCTS — Viper20™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track

1B. Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 1 — For use with Item 2B, channel shaped runners, 1-1/4 in. deep by min 1-5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced max 24 in. OC.
CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA METAL FRAMING — ProTRAK

RAM SALES L L C — Ram ProTRAK

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK

1C. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. deep by min 1-5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
TELLING INDUSTRIES L L C — Viper20™ Track

1D. Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 1 — For use with Item 2D, channel shaped runners, 1-1/4 in. deep by min 1-5/8 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced max 24 in. OC.
TELLING INDUSTRIES L L C — TRUE-TRACK™

1E. Framing Members* — Floor and Ceiling Runners — Not Shown — In lieu of Item 1 — For use with Item 2F, channel shaped runners, 1-1/4 in. deep by min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced max 24 in. OC.
STEEL INVESTMENT GROUP L L C — AlphaTRAK

1F. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2G, proprietary channel shaped runners, 1-1/4 in. deep by min 1-5/8 in. wide fabricated from min 0.020 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
CRACO MFG INC — SmartTrack20™

2. Studs — Channel-shaped, 1-5/8 in. wide by 1-1/4 in. deep with 1/4 in. folded back return flange legs. Fabricated from 25 MSG galv steel. Max stud spacing 24 in. OC.
2A. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — For use with Item 1A, proprietary channel shaped steel studs, 1-1/4 in. deep by min 1-5/8 in. wide fabricated from min 0.018 in. thick galv steel. Studs 3/8 in. less in lengths than assembly heights. Max stud spacing 24 in. OC.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

FUSION BUILDING PRODUCTS — Viper20™

IMPERIAL MANUFACTURING GROUP INC — Viper20™

2B. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1B, channel shaped studs, min 2-1/2 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 1/2 in. less than assembly height.
CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD

DMFCWBS L L C — ProSTUD

MBA METAL FRAMING — ProSTUD

RAM SALES L L C — Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

2C. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — For use with Item 1C, proprietary channel shaped steel studs, 1-1/4 in. deep by min 1-5/8 in. wide fabricated from min 0.020 in. thick galv steel. Studs 3/8 in. less in lengths than assembly heights. Max stud spacing 24 in. OC.
TELLING INDUSTRIES L L C — Viper20™

2D. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1D, channel shaped studs, min 2-1/2 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 1/2 in. less than assembly height.
TELLING INDUSTRIES L L C — TRUE-STUD™

2E. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1A (3-5/8 in. wide track), channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, 1-1/4 in. wide by min 3-5/8 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™

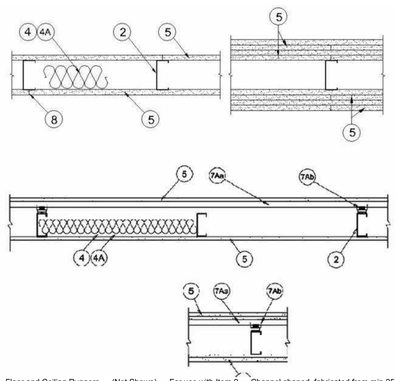
2F. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1E, channel shaped studs, min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 1/2 in. less than assembly height.
STEEL INVESTMENT GROUP L L C — AlphaSTUD

2G. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — For use with Item 1A, proprietary channel shaped steel studs, 1-1/4 in. deep by min 1-5/8 in. wide fabricated from min 0.020 in. thick galv steel. Studs 3/8 in. less in lengths than assembly heights. Max stud spacing 24 in. OC.
CRACO MFG INC — SmartStud20™

3. Bracing — Two Types — Cut from steel runners or studs, cavity width. Fastened with two 1/2 in. long, Type S steel screws in each stud, space braces max 48 in. OC. As an alternate bracing cut from gypsum board, length equal to stud cavity width and 6 in. wide. Fasten with two 1 in. long, Type S steel screws (1-1/4 in. long if Item 5A is used) in each stud, space braces max 48 in. OC.
4. Batts and Blankets* — (Optional) — Mineral wool or glass fiber batts, partially or completely filling stud cavity.
See Batts and Blankets (BZJZ) category for names of manufacturers.

4A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 4) — (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or ad

Design No. U419
September 13, 2019
Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 4 & 5 through 5K)
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



1. Floor and Ceiling Runners — (Not Shown) — For use with Item 2 — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth to accommodate stud size, with min 1-1/4 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.

1A. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2B, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™ Track

CRACO MFG INC — SmartTrack25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™ Track

FUSION BUILDING PRODUCTS — Viper25™ Track

IMPERIAL MANUFACTURING GROUP INC — viper25™ Track

1B. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2C, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

FUSION BUILDING PRODUCTS — Viper20™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track

1C. Framing Members* — Floor and Ceiling Runners — (Not Shown) — In lieu of Item 1 — Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

1D. Floor and Ceiling Runners — (Not Shown) — For use with Item 2A — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min depth to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.
1E. Framing Members* — Floor and Ceiling Runners — (Not Shown, As an alternate to Item 1) — For use with Items 2E, 5F or 5G or 5I only, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA METAL FRAMING — ProTRAK

RAM SALES L L C — Ram ProTRAK

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK

1F. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2F, proprietary channel shaped runners, minimum width to accommodate stud size, with 1- 1/8 in. long legs fabricated from min 0.015 in. (min bare metal thickness) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
SUPER STUD BUILDING PRODUCTS — The Edge

1G. Framing Members* — Floor and Ceiling Runner — For use with Item 2G, proprietary channel shaped runners, minimum width to accommodate stud size attached to floor and ceiling with fasteners 24 in. OC max.
STUDCO BUILDING SYSTEMS — CROCSTUD Track

1H. Floor and Ceiling Runners — (Not Shown) — Channel shaped, fabricated from min 0.02 in. galv steel, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below and fabricated from min 0.018 in. galv steel or thicker, attached to floor and ceiling with fasteners spaced max 24 in. OC.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100

FUSION BUILDING PRODUCTS — Viper20™ Track VT100

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track VT100

1I. Framing Members* — Floor and Ceiling Runners — (Not Shown, As an alternate to Item 1) — For use with Items 2H, channel shaped, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, attached to floor and ceiling with fasteners 24 in. OC. max.
TELLING INDUSTRIES L L C — TRUE-TRACK™

1J. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2I, proprietary channel shaped runners, 3-5/8 in. deep attached to floor and ceiling with fasteners 24 in. OC max.
TELLING INDUSTRIES L L C — Viper25™ Track

1K. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2J, proprietary channel shaped runners, 1-1/4 in. wide by 3-5/8 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
TELLING INDUSTRIES L L C — Viper20™ Track

1L. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2N, proprietary channel shaped runners, 1-1/4 in. wide by min. 3-1/2 in. deep fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
STEEL INVESTMENT GROUP L L C — AlphaTRAK

1M. Framing Members* — Floor and Ceiling Runners — Not Shown — As an alternate to Item 1 — For use with Item 2O, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
RONDO BUILDING SERVICES PTY LTD — Rondo Wall Track

1N. Framing Members* — Floor and Ceiling Runners — Not Shown — As an alternate to Item 1 — For use with Item 2P, proprietary channel shaped runners, min width to accommodate stud size, galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.
OEG BUILDING MATERIALS — OEG Track

1O. Framing Members* — Floor and Ceiling Runner — Not Shown — In lieu of Item 1 — For use with Item 2Q, proprietary channel shaped runners, min width to accommodate stud size, fabricated from min. 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners spaced 24 in. OC max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X Track

2. Steel Studs — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.

2A. Steel Studs — (As an alternate to Item 2, For use with Items 5B, 5E, 5H, 5J and 5K) — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.

2B. Framing Members* - Steel Studs — (As an alternate to Item 2, For use with Items 5C, 5I or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper25™

CRACO MFG INC — SmartStud25™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper25™

FUSION BUILDING PRODUCTS — Viper25™

IMPERIAL MANUFACTURING GROUP INC — Viper25™

2C. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

FUSION BUILDING PRODUCTS — Viper20™

IMPERIAL MANUFACTURING GROUP INC — Viper20™

2D. Framing Members* — Steel Studs — In lieu of Item 2 — Channel shaped studs, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

2E. Framing Members* — Steel Studs — (Not Shown, As an alternate to Item 2) — For use with Items 5F or 5G or 5I or 5K only, channel shaped studs, min depth as indicated under Item 5F, 5G or 5I, fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD

DMFCWBS L L C — ProSTUD

MBA METAL FRAMING — ProSTUD

RAM SALES L L C — Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

2F. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, minimum width indicated under Item 5, 1-1/4 in. deep fabricated from min 0.015 in. (min bare metal thickness) galvanized steel. Studs 3/8 in. to 3/4 in. less in lengths than assembly heights.
SUPER STUD BUILDING PRODUCTS — The Edge

2G. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — proprietary channel shaped studs, minimum width indicated under Item 5, Studs to be cut 3/8 to 3/4 in less than the assembly height.
STUDCO BUILDING SYSTEMS — CROCSTUD

2H. Framing Members* — Steel Studs — (Not Shown, As an alternate to Item 2) — Fabricated from min. 0.015 in. (min bare metal thickness) galvanized steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
TELLING INDUSTRIES L L C — TRUE-STUD™

2I. Framing Members* — Steel Studs — (As an alternate to Item 2, For use with Items 5C or 5L or 5K) — Proprietary channel shaped studs, 3-5/8 in. deep spaced a max of 24 in. OC. Studs to be cut 3/4 in less than the assembly height and installed with a 1/2 in. gap between the end of the stud and track at the bottom of the wall. For direct attachment of gypsum board only.
TELLING INDUSTRIES L L C — Viper25™

2J. Framing Members* — Metal Studs — Not Shown — In lieu of Item 2 — proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max if 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights
TELLING INDUSTRIES L L C — Viper20™

2K. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
EB METAL INC — NITROSTUD

2L. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
OLMAR SUPPLY INC — PRIMESTUD

2M. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1, channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, min depth as indicated under Item 5, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™

2N. Framing Members*— Steel Studs — As an alternate to Item 2 — proprietary channel shaped steel studs, min depth 3-1/2 in. and as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 0.018 in. thick galv steel. Studs cut 3/8 in. to 3/4 in. less in length than assembly height.
STEEL INVESTMENT GROUP L L C — AlphaSTUD

2O. Framing Members* — Steel Studs — As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.
RONDO BUILDING SERVICES PTY LTD — Rondo Lipped Wall Stud

2P. Framing Members* — Steel Studs — As an alternate to Item 2 — proprietary channel shaped steel studs, min width as indicated under Item 5, min 25 MSG galv steel. Studs to be cut 3/8 to 3/4 in. less in lengths than assembly height. Spaced 24 in. OC max.
OEG BUILDING MATERIALS — OEG Stud

2Q. Framing Members* — Steel Studs — Not Shown — In lieu of Item 2 — For use with Item 1O, proprietary channel shaped steel studs, min depth as indicated under Item 5, spaced a max of 24 in. OC, fabricated from min 25 MSG (0.018 in. min. bare metal thickness). Studs cut 3/8 in. to 3/4 in. less in lengths than assembly heights.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X

3. Wood Structural Panel Sheathing — (Optional, For use with Item 5 Only) — (Not Shown) — 4 ft wide, 7/16 in. thick oriented strand board (OSB) or 15/32 in. thick structural 1 sheathing (plywood) complying with DOC PS1 or PS2, or APA Standard PRP-108, manufactured with exterior glue, applied horizontally or vertically to the steel studs. Vertical joints centered on studs, and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. In the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in.

4. Batts and Blankets* — (Required as indicated under Item 5) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 5.
See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

4A. Batts and Blankets* — (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.
See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

4B. Batts and Blankets* — For use with Item 5K. Placed in stud cavities, any min. 3-1/2 in. thick glass fiber insulation bearing the UL Classification Marking as to Surface Burning Characteristics and/or Fire Resistance.
See Batts and Blankets (BKNV or BZJZ) Categories for names of Classified companies.

4C. Fiber, Sprayed* — (Optional) and as an alternate to Batts and Blankets (Item 4B) where insulation is required - Spray applied granulated mineral fiber material. The fiber is applied with adhesive at a minimum density of 4.0 pcf to completely fill the wall cavity in accordance with the application instructions supplied with the product. See Fiber, Sprayed (CCAZ).
AMERICAN ROCKWOOL MANUFACTURING, LLC — Type Rockwool Premium Plus

5. Gypsum Board* — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2, 2C, 2D, 2F, 2G, 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SGX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Types IP-X3 or ULTRACODE

When Item 7B, Steel Framing Members*, is used, Nonbearing Wall Rating is limited to 1 Hr. Min. stud depth is 3-1/2 in., min. thickness of insulation (Item 4) is 3 in., and two layers of gypsum board panels (1/2 in. or 5/8 in. thick) shall be attached to furring channels as described in Item 6. One layer of gypsum board panels (1/2 in. or 5/8 in. thick) attached to opposite side of stud without furring channels as described in Item 6.

5A. Gypsum Board* — (As an alternate to Item 5) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 6.
CGC INC — Type SHX.

UNITED STATES GYPSUM CO — Type FRX-G, SHX.

USG MEXICO S A DE C V — Type SHX.

5B. Gypsum Board* — (Not Shown) — As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 in or 3/4 in. thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) — Nom 5/8 in. or 3/4 in. may be used as alternate to all 5/8 in. or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 in. or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered one stud space from wallboard joints. Attached to studs with flat-head self-drilling tapping screws with a min. head diam. of 0.292 in. at maximum 6 in. OC. In the perimeter and 12 in. OC. in the field. When used, gypsum panels attached over OSB or plywood panels and fastener lengths for gypsum panels increased by min. 1/2 in. or 3/4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. Vertical joints are to be centered over studs and staggered one stud cavity on opposite sides of studs. (Horizontal Application) - The gypsum board is to be installed on each side of the studs with 1 in. long Type S coated steel screws spaced 8 in. OC starting 4 in. from the edge of the board at the vertical edges and 12 in. OC starting 6 in. from the edge of the board at the center of each board. Gypsum boards are to be secured to the top and bottom track with screws spaced 8 in. OC starting 4 in. from the board edge. Fasteners shall not penetrate through both the stud and the track at the same time. All horizontal joints are to be backed as outlined under section VI of Volume 1 in the Fire Resistive Directory.
CGC INC — Type SCX.

UNITED STATES GYPSUM CO — Type SCX, SGX.

USG BORAL DRYWALL SFZ LLC — Type SCX

USG MEXICO S A DE C V — Type SCX

5D. Gypsum Board* — (As an alternate to Item 5) — 5/8 in. thick, 48 in. wide, applied vertically or horizontally. Secured as described in Item 6. For use with Items 1 and 2 only.
CGC INC — Type USGX

UNITED STATES GYPSUM CO — Type USGX

USG BORAL DRYWALL SFZ LLC — Type USGX

USG MEXICO S A DE C V — Type USGX

5E. Gypsum Board* — (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nominal 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 (or No. 6 by 1-1/4 in. long bugle head fine driller) steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
NEW ENGLAND LEAD BURNING CO INC, DBA NELCO — Nelco

5F. Gypsum Board* — (As an alternate to Item 5) — For use with Items 1E and 2E and limited to 1 Hour Rating only, Gypsum panels with beveled, square or tapered edges, applied vertically, and fastened to the steel studs with 1 in. long Type S screws spaced 8 in. OC along vertical and bottom edges and 12 in. OC in the field. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Steel stud depth shall be a minimum 3-5/8 in.
UNITED STATES GYPSUM CO — 5/8 in. thick Type SCX, SGX

USG BORAL DRYWALL SFZ LLC — 5/8 in. thick Type SCX, SGX

5G. Gypsum Board* — (As an alternate to Item 5) — For use with Items 1E and 2E only, Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally, as specified in the table below and fastened to the steel studs as described in Item 6. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 2 hr, 3 hr and 4 hr ratings are as follows:

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Item 2E	No. of Layers & Thickness of Panel	Min Thkns of Insulation (Item 4)
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional

CGC INC — 1/2 in. thick Type C, IP-X2 or IPC-AR; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type SCX, SGX, SHX, IP-X1, AR, C, , FRX-G, IP-AR, IP-X2, IPC-AR, ULIX; 3/4 in. thick Types IP-X3 or ULTRACODE

USG BORAL DRYWALL SFZ LLC — 1/2 in. Type C; 5/8 in. Types C, SCX, SGX, ULTRACODE

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, or; 3/4 in. thick Types IP-X3 or ULTRACODE

5H. Gypsum Board* — (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 5/8 or 3/4 in thick products are specified. For direct attachment only to steel studs Item 2A, (not to be used with Item 3) - Nom 5/8 or 3/4 in. may be used as alternate to all 5/8 or 3/4 in. shown in Item 5, Wallboard Protection on Each Side of Wall table. Nom 5/8 or 3/4 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over 20 MSG steel studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Gypsum board secured to 20 MSG steel studs Item 2B with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. For Joint Compound see Item 5. To be used with Lead Batten Strips (see Item 11A) or Lead Discs (see Item 12A).
MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

5I. Gypsum Board* — (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 5. Steel stud minimum depth shall be as indicated in Item 5.
CGC INC — Type ULX

UNITED STATES GYPSUM CO — Type ULX

USG MEXICO S A DE C V — Type ULX

5J. Gypsum Board* — (Not Shown) — (As an alternate to Item 5 when used as the base layer on one or both sides of wall when 1/2 in. or 5/8 in thick products are specified, For direct attachment only to steel studs Item 2A, not to be used with Item 3). Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

5K. Gypsum Board* — (Not Shown) — (As an alternate to Item 5) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) need not be staggered. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. The number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:
Gypsum Board Protection on Each Side of Wall

Gypsum Board Protection on Each Side of Wall

Rating, Hr	Min Stud Depth, in. Items 2 through 2O	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 4B)
1	3-5/8	1 layer, 5/8 in. thick	3-1/2 in.
2	1-5/8	2 layers, 5/8 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional

6. Fasteners — (Not Shown) — For use with Items 2 and 2F - Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 7). Single layer systems: 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer.Three-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. Four-layer systems: First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.

7. Furring Channels — (Optional, Not Shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 5A.

7A. Framing Members* — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-9/16 in. or 2-23/32 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b. Steel Framing Members* — Used to attach furring channels (Item 7Aa) to studs (Item 2). Clips spaced max. 48 in. OC. RSIC-1 and RSIC-1 (2.75) clips secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. RSIC-V and RSIC-V (2.75) clips secured to studs with No. 8 x 9/16 in. minimum self-drilling, S-12 steel screw through the center hole. Furring channels are friction fitted into clips. RSIC-1 and RSIC-V clips for use with 2-9/16 in. wide furring channels. RSIC-1 (2.75) and RSIC-V (2.75) clips for use with 2-23/32 in. wide furring channels.
PAC INTERNATIONAL L L C — Types RSIC-1, RSIC-V, RSIC-1 (2.75), RSIC-V (2.75).

7B. Framing Members* — (Optional, Not Shown) — As an alternate to Item 7, for single or double layer systems, furring channels and Steel Framing Members on only one side of studs as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Batts and Blankets placed in stud cavity as described in Item 5. Two layers of gypsum board attached to furring channels as described in Item 5. Not for use with Item 5A.
b. Steel Framing Members* — Used to attach furring channels (Item 7Ba) to one side of studs (Item 2) only. Clips spaced 48 in. OC., and secured to studs with two No. 8 x 2-1/2 in. coarse drywall screws, one through the hole at each end of the clip. Furring channels are friction fitted into clips.
KINETICS NOISE CONTROL INC — Type Isomax

7C. Framing Members* — (Not Shown) — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. 2-3/8 in. wide by 7/8 in. deep, spaced max. 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b. Steel Framing Members* — Used to attach furring channels (Item 7Cb) to studs (Item 2). Clips spaced max. 48 in. OC. GENIECLIPS secured to studs with No. 8 x 1-1/2 in. minimum self-drilling, S-12 steel screw through the center grommet. Furring channels are friction fitted into clips.
PLITEQ INC — Type GENIECLIP

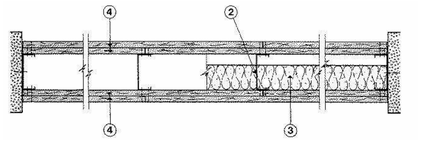
7D. Steel Framing Members* — (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A.
b. Steel Framing Members* — Used to attach furring channels (Item 7Da) to studs. Clips spaced 48 in. OC., and secured to studs with 2 in. coarse drywall screw with 1 in. diam washer through the center hole. Furring channels are friction fitted into clips
STUDCO BUILDING SYSTEMS — RESILMOUNT Sound Isolation Clips - Type A237 or A237R

7E. Steel Framing Members* — (Optional on one or both sides, not shown, for single or double layer systems) — Furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No. 25 MSG galv steel. Spaced 24 in. OC perpendicular to studs. Channels secured to studs as described in Item 7Eb. Ends of adjoining channels overlapped 6 in. and tied together with double strand of No. 18 AWG galvanized steel wire.. Gypsum board attached to furring channels as described in Item 6. Not for use with Item 5A and 5E.
b. Steel Framing Members* — Used to attach furring channels (Item 7Ea) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Furring channels are friction fitted into clips.
REGUPOL AMERICA — Type SonusClip

7F. Steel Framing Members* — (Optional on one or both sides, not shown, for single or double layer systems) — Resilient channels and Steel Framing Members as described below:
a. Resilient Channels — Formed of No. 25 MSG galv steel, spaced 24 in. OC, and perpendicular to studs. Channels secured to studs as described in Item b. Ends of adjoining channels overlapped 6 in. and secured in place with two No. 8 15 x 1/2 in. Philips Modified Truss screws spaced 2-1/2 in. from the center of the overlap. Gypsum board attached to resilient channels as described in Item 5. Not for use with Item 5A and 5E.
b. Steel Framing Members* — Used to attach resilient channels (Item 7Fa) to studs. Clips spaced 48 in. OC., and secured to studs with No. 8 x 2-1/2 in. coarse drywall screw through the center hole. Resilient channels are secured to clips with one No. 10 x 1/2 in. pan-head self-drilling screw.
KEENE BUILDING PRODUCTS CO INC — Type RC+ Assurance Clip

7G. Framing Members* — (Optional on one or both sides, not shown, for single or double layer systems) — As an alternate to Item 7, furring channels and Steel Framing Members as described below:
a. Furring Chann

Design No. U411
March 11, 2020
Nonbearing Wall Rating — 2 Hr.
*** Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.**



1. Floor and Ceiling Runner — (Not Shown) — Min. 25 MSG galv steel, 1 in. return legs, 2-1/2 in. deep (min), attached to floor and ceiling with fasteners 24 in. OC max.
1A. Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1 - For use with Item 2A, channel shaped, min 2-1/2 in. deep, attached to floor and ceiling with fasteners 24 in. OC. max.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™ Track

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track

FUSION BUILDING PRODUCTS — Viper20™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

1B. Floor and Ceiling Runners — (Not Shown) — For use with Item 2B- Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners spaced max 24 in. OC.
1C. Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1 - For use with Item 2C, channel shaped, min 2-1/2 in. wide fabricated from min 0.015 in. thick galv steel, attached to floor and ceiling with fasteners 24 in. OC. max.
CLARKDIETRICH BUILDING SYSTEMS — CD ProTRAK

DMFCWBS L L C — ProTRAK

MBA METAL FRAMING — ProTRAK

RAM SALES L L C — Ram ProTRAK

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProTRAK

1D. Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1 - For use with Item 2D, channel shaped, min 2-1/2 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners 24 in. OC. max.
TELLING INDUSTRIES L L C — TRUE-TRACK™

1E. Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1 - For use with Item 2E, channel shaped, min 2-1/2 in. wide fabricated from min 25 MSG steel, attached to floor and ceiling with fasteners 24 in. OC. max.
KIRII (HONG KONG) LTD — Type KIRII

1F. Floor and Ceiling Runners — (Not Shown) — Channel shaped, min width to accommodate stud size, with min 1 in. long legs, for use with studs specified below, attached to floor and ceiling with fasteners spaced max 24 in. OC.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™ Track VT100

FUSION BUILDING PRODUCTS — Viper20™ Track

IMPERIAL MANUFACTURING GROUP INC — Viper20™ Track

1G. Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1 - For use with Item 2G, channel shaped, min 2-1/2 in. deep, attached to floor and ceiling with fasteners 24 in. OC. max.
TELLING INDUSTRIES L L C — Viper20™ Track

1H. Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1 - For use with Item 2J. Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.
BAILEY METAL PRODUCTS LTD — Type PLATINUM PLUS

1I. Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1 - For use with Item 2K, channel shaped, min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, attached to floor and ceiling with fasteners 24 in. OC. max.
STEEL INVESTMENT GROUP L L C — AlphaTRAK

1J. Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1 - For use with Item 2L. Channel shaped, attached to floor and ceiling with fasteners 24 in. OC. max.
OEG BUILDING MATERIALS — OEG Track

1K. Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1 - For use with Item 2M, channel shaped, min 2-1/2 in. deep, formed of min. 25 MSG (0.018 in. min. bare metal thickness), attached to floor and ceiling with fasteners 24 in. OC. max.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X Track

1L. Framing Members* — Floor and Ceiling Runners — (Not Shown) — As an alternate to Item 1 - For use with Item 2N. Channel shaped, min. 2-1/2 in. deep, attached to floor and ceiling with fasteners 24 in. OC. max.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D25

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D25

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D25

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D25

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D25

UNITED METAL PRODUCTS INC — Type SUPREME D25

1M. Floor and Ceiling Runner — (Not shown) - As an alternate to Item 1, For use with Items 2O and 4O - Min 25 MSG galv steel, 1-5/8 in. deep (min), attached to floor and ceiling with fasteners 24 in. OC. max.
2. Steel Studs — Min 2-1/2 in. deep, formed of min 25 MSG galv steel max stud spacing 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
2A. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1G, channel shaped studs, min 2-1/2 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper20™

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D24/30EQD and Type SUPREME D20

MARINO/WARE, DIV OF WARE INDUSTRIES INC — Viper20™

FUSION BUILDING PRODUCTS — Viper20™

IMPERIAL MANUFACTURING GROUP INC — Viper20™

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D24/30EQD and Type SUPREME D20

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D24/30EQD and Type SUPREME D20

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D24/30EQD and Type SUPREME D20

UNITED METAL PRODUCTS INC — Type SUPREME D24/30EQD and Type SUPREME D20

2B. Steel Studs — (As an alternate to Item 2, For use with Item 4D, 4H, and 4J) — Channel shaped, fabricated from min 20 MSG corrosion-protected or galv steel, 3-1/2 in. min depth, spaced a max of 16 in. OC. Studs friction-fit into floor and ceiling runners. Studs to be cut 5/8 to 3/4 in. less than assembly height.
2C. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1C, channel shaped studs, min 2-1/2 in. wide fabricated from min 0.015 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
CLARKDIETRICH BUILDING SYSTEMS — CD ProSTUD

DMFCWBS L L C — ProSTUD

MBA METAL FRAMING — ProSTUD

RAM SALES L L C — Ram ProSTUD

STEEL STRUCTURAL PRODUCTS L L C — Tri-S ProSTUD

2D. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1D, channel shaped studs, min 2-1/2 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
TELLING INDUSTRIES L L C — TRUE-STUD™

2E. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1E, channel shaped studs, min 2-1/2 in. wide fabricated from min 25 MSG steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
KIRII (HONG KONG) LTD — Type KIRII

2F. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1G, channel shaped studs, min 2-1/2 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
TELLING INDUSTRIES L L C — Viper20™

2G. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1, channel shaped studs, Min 2-1/2 in. deep, formed of min 25 MSG galv steel max stud spacing 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
EB METAL INC — NITROSTUD

2H. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1, channel shaped studs, Min 2-1/2 in. deep, formed of min 25 MSG galv steel max stud spacing 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
OLMAR SUPPLY INC — PRIMESTUD

2I. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1A (3-5/8 in. wide track), channel shaped studs, fabricated from min 25 MSG corrosion-protected steel, 1-1/4 in. wide by 3-5/8 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
MARINO/WARE, DIV OF WARE INDUSTRIES INC — StudRite™

2J. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1H, channel shaped, min 3-5/8 in. wide, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
BAILEY METAL PRODUCTS LTD — Type PLATINUM PLUS

2K. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1I, channel shaped studs, min 3-1/2 in. wide fabricated from min 0.018 in. thick galv steel, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
STEEL INVESTMENT GROUP L L C — AlphaSTUD

2L. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1J, channel shaped studs, Min 2-1/2 in. deep, formed of min 25 MSG galv steel max stud spacing 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
OEG BUILDING MATERIALS — OEG Stud

2M. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1K, channel shaped studs, min 2-1/2 in. deep, formed of min. 25 MSG (0.018 in. min. bare metal thickness), spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
CALIFORNIA EXPANDED METAL PRODUCTS CO — Viper X

2N. Framing Members* — Steel Studs — As an alternate to Item 2 — For use with Item 1L, channel shaped studs, min depth 2-1/2 in. deep, spaced a max of 24 in. OC. Studs to be cut 3/4 in. less than assembly height.
ALLSTEEL & GYPSUM PRODUCTS INC — Type SUPREME D25

CONSOLIDATED FABRICATORS CORP, BUILDING PRODUCTS DIV — Type SUPREME D25

QUAIL RUN BUILDING MATERIALS INC — Type SUPREME D25

SCAFCO STEEL STUD MANUFACTURING CO — Type SUPREME D25

STEEL CONSTRUCTION SYSTEMS INC — Type SUPREME D25

UNITED METAL PRODUCTS INC — Type SUPREME D25

2O. Framing Members — Steel Studs — (As an alternate to Item 2) For use with Items 1M and 4O - channel shaped studs min 1-5/8 in. deep, formed of 25 MSG galv steel, max stud spacing 24 in. OC. Studs cut 3/8 in. to 3/4 in. less than assembly height.
3. Batts and Blankets* — (Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity.
See Batts and Blankets (BZJZ) category for names of manufacturers

ROCKWOOL — Type AFB, min. density 1.69 pcf / 27.0 kg/m3

ROCKWOOL MALAYSIA SDN BHD — Type Acoustical Fire Batts

3A. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — (100% Borate Formulation) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product with a nominal dry density of 2.7 lb/ft3. Alternate Application Method: The fiber is applied without water or adhesive at a nominal dry density of 3.5 lb/ft3, in accordance with the application instructions supplied with the product.
U S GREENFIBER L L C — INS735, INS745 and INS750LD for use with wet or dry application. INS765LD and INS773LD are to be used for dry application only.

3B. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product. Applied to completely fill the enclosed cavity. Minimum dry density of 4.3 pounds per cubic ft.
NU-WOOL CO INC — Cellulose Insulation

3C. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose fiber. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. The minimum dry density shall be 4.30 lbs/ft3.
INTERNATIONAL CELLULOSE CORP — Celbar-RL

3D. Fiber, Sprayed* — As an alternate to Batts and Blankets (Item 3) — Spray-applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. To facilitate the installation of the material, any thin, woven or non-woven netting may be attached by any means possible to the outer face the studs. The material shall reach equilibrium moisture content before the installation of materials on either face of the studs. The minimum dry density shall be 5.79 lbs/ft3.
APPLEGATE HOLDINGS L L C — Applegate Advanced Stabilized Cellulose Insulation

4. Gypsum Board* — 5/8 in. thick, outer layer paper, glass mat or vinyl surfaced. (Laminated System) Gypsum board applied vertically in two layers. Inner layer attached to studs with 1 in. long Type S steel screws spaced 8 in. OC along vertical edges, and 12 in. OC in the field and outer layer laminated to inner layer with joint compound, applied with a notched spreader producing continuous beads of compound about 3/8 in. in diameter, spaced not greater than 2 in. OC. Joints of laminated outer layer offset 12 in. from inner layer joints Outer layer gypsum board attached to floor and ceiling runner track with 1-5/8 in. long Type S steel screws spaced 12 in. OC.
Optional, (Direct Attached System), Inner layer attached to studs with 1 in. long Type S steel screws spaced 16 in. OC in the field and along the vertical edges. Outer layer attached to the studs over the inner layer with 1-5/8 in. long Type S steel screws spaced 16 in. OC in the field and along the vertical edges and 12 in. OC to the floor and ceiling runners. Joints of screw-attached outer layer offset from inner layer joints. Joints of outer layer may be taped or untaped.

Nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

AMERICAN GYPSUM CO — Types AG-C, AGX-1, M-Glass, AGX-11, LightRoc

BEIJING NEW BUILDING MATERIALS PUBLIC LTD CO — Type DBX-1

CABOT MANUFACTURING ULC — Type X, 5/8 Type X, Type Blueglass Exterior Sheathing

CERTAINTEED GYPSUM INC — Types EGRG, GlasRoc, GlasRoc-2, Type X, Type X-1, Type C, or 5/8" Easi-Lite Type X

CGC INC — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, USGX, WRC or WRX

CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC2A, LGFC6A, LGFC-C/A, LGFC-WD, LGLLX, CLLX

GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPFS6, LS, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X, Type X ComfortGuard Sound Deadening Gypsum Board, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W

NATIONAL GYPSUM CO — Types eXP-C, FSK, FSK-C, FSW, FSW-3, FSW-5, FSW-6, FSW-8, FSW-C, FSW-G, FSMR-C, FSL, Type SBWB

NATIONAL GYPSUM CO — Riyadh, Saudi Arabia — Type FR, or WR.

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type C, PG-3, PG-5, PG-9, PG-11, PG-C, PGS-WRS

PANEL REY S A — Types GREX, GRIX, PRX, RHX, MDX, ETX, PRC or PRC2

SIAM GYPSUM INDUSTRY (SARABURI) CO LTD — Type EX-1

SAINT-GOBAIN GYPROC MIDDLE EAST FZE — Type Gyproc FireStop, Gyproc FireStop MR, Gyproc FireStop M2TECH, Gyproc FireStop ACTIV'Air, Gyproc FireStop MR ACTIV'Air, Gyproc FireStop M2TECH ACTIV'Air, Gyproc DuraLine, Gyproc DuraLine MR, Gyproc DuraLine M2TECH, Gyproc DuraLine ACTIV'Air, Gyproc DuraLine MR ACTIV'Air, Gyproc DuraLine M2TECH ACTIV'Air

THAI GYPSUM PRODUCTS PCL — Type C or Type X

UNITED STATES GYPSUM CO — Type AR, C, FRX-G, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SGX, SHX, ULIX, USGX, WRC, WRX

USG BORAL DRYWALL SFZ LLC — Types C, SCX, SGX, USGX

USG MEXICO S A DE C V — Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, USGX, WRC or WRX

4A. Gypsum Board* — (As an alternate to Item 4) — Nom 3/4 in. thick, installed as described in Item 4 with 1-1/4 in. long Type S screws for inner layer and 2-1/4 in. long Type S screws for outer layer.
CGC INC — Types AR, IP-AR

UNITED STATES GYPSUM CO — Types AR, IP-AR

USG MEXICO S A DE C V — Types AR, IP-AR

4B. Gypsum Board* — (As an alternate to Items 4 and 4A) — 5/8 in. thick, 24 to 54 in. wide, applied horizontally as the outer layer to one side of the assembly. Horizontal joints need not be backed by steel framing. Secured as described in Item 4 for the direct attached system. When used in widths other than 48 in., gypsum panels to be installed horizontally.
CERTAINTEED GYPSUM INC — Type X, Type C, Type GlasRoc

CGC INC — Type SHX

SAINT-GOBAIN GYPROC MIDDLE EAST FZE — Type Gyproc FireStop, Gyproc FireStop MR, Gyproc FireStop M2TECH, Gyproc FireStop ACTIV'Air, Gyproc FireStop MR ACTIV'Air, Gyproc FireStop M2TECH ACTIV'Air, Gyproc DuraLine, Gyproc DuraLine MR, Gyproc DuraLine M2TECH, Gyproc DuraLine ACTIV'Air, Gyproc DuraLine MR ACTIV'Air, Gyproc DuraLine M2TECH ACTIV'Air

THAI GYPSUM PRODUCTS PCL — Type X, Type C

UNITED STATES GYPSUM CO — Type SHX, FRX-G

USG MEXICO S A DE C V — Type SHX

4C. Gypsum Board* — (As an alternate to Items 4, 4A and 4B) — Two layers of 5/8 in. thick gypsum board applied horizontally or vertically. Inner layer attached to studs with No. 6 by 1 in. long Type S bugle head screws spaced 24 in. OC along the top and bottom tracks starting 2 in. and then 12 in. from the vertical edge. Inner layer screws spaced 24 in. OC along the studs, starting 2 in. and then 12 in. from the top and bottom of the studs and starting 1-1/4 in. from the horizontal joints when installed horizontally. Outer layer attached to studs with 1-5/8 in. long Type S bugle head screws spaced 16 in. OC along the top and bottom tracks starting 1-3/4 in. from the vertical edge. Outer layer screws spaced 16 in. OC along the studs, starting 1-3/4 in. and then 8 in. from the top and bottom of the studs and starting 1-1/4 in. and then 8 in. from the horizontal joints when installed horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers staggered a min of 12 in. When outer layers are installed horizontally, vinyl or casein, dry or premixed joint compound shall be applied in two coats to joints and screw heads of outer layer. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
GEORGIA-PACIFIC GYPSUM L L C — Types 5, 6, 9, C, DAP, DD, DA, DAPC, DGG, DS, GPFS6, LS, TG-C, Type X, Veneer Plaster Base-Type X, Water Rated-Type X, Sheathing Type-X, Soffit-Type X, GreenGlass Type X, Type X ComfortGuard Sound Deadening Gypsum Board, Type LWX, Veneer Plaster Base-Type LWX, Water Rated-Type LWX, Sheathing Type-LWX, Soffit-Type LWX, Type DGLW, Water Rated-Type DGLW, Sheathing Type- DGLW, Soffit-Type DGLW, Type LW2X, Veneer Plaster Base - Type LW2X, Water Rated - Type LW2X, Sheathing - Type LW2X, Soffit - Type LW2X, Type DGL2W, Water Rated - Type DGL2W, Sheathing - Type DGL2W

4D. Gypsum Board* — (Not Shown) — (As an alternate to Item 4 when used as the base layer on one or both sides of wall. For direct attachment only to steel studs Item 2B) — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Gypsum board secured to studs with 1-1/4 in. long Type S-12 steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field.
RAY-BAR ENGINEERING CORP — Type RB-LBG

4E. Gypsum Board* — (As an alternate to Items 4 through 4D) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock ES

4F. Gypsum Board* — (As an alternate to Items 4 through 4E) —5/8 in. thick, applied vertically or horizontally as the outer layer to one side of the assembly. Horizontal joints need not be backed by steel framing. Secured as described in Item 4 for the direct attached system. When used in widths other than 48 in., gypsum panels to be installed horizontally.
CERTAINTEED GYPSUM INC — Type SilentFX

4G. Gypsum Board* — As an alternate to Item 4 — Nom. 5/8 in. thick, inner layer attached vertically to studs with 1 in. long Type S steel screws spaced 16 in. OC in the field and along the vertical edges. Outer layer attached to the studs horizontally over the inner layer with 1-5/8 in. long Type S steel screws spaced 16 in. OC in the field and along the vertical edges and 12 in. OC to the floor and ceiling runners. Joints of outer layer must be taped. Nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard.
CABOT MANUFACTURING ULC — Type Blueglass Exterior Sheathing

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types C, PG-11, PGS-WRS

4H. Gypsum Board* — (Not Shown) — (As an alternate to Items 4. For direct attachment only to steel studs Item 2B) — For Direct Application to Studs Only- For use as the base layer on one or both sides of the wall. Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-5/8 in. long Type S 12 steel screws spaced 8 in. OC at perimeter and 12 in OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Fasteners for face layer gypsum panels when installed over lead backed board to be min 2-1/2 in. Type S-12 bugle head steel screws spaced as described in Item 4. To be used with Lead Batten Strips (see Item 5A) or Lead Discs (see Item 6A).
MAYCO INDUSTRIES INC — Type X-Ray Shielded Gypsum

4I. Gypsum Board* — (As an alternate to Item 4, not for use with Items 1C and 2C or 1L and 2N) — Nom. 5/8 in. thick gypsum panels with beveled, square or tapered edges installed as described in Item 4.
CGC INC — Type ULX

UNITED STATES GYPSUM CO — Type ULX

USG MEXICO S A DE C V — Type ULX

4J. Gypsum Board* — (As an alternate to Item 4 when used as the base layer on one or both sides of wall. For direct attachment only to steel studs Item 2B) — Nom 5/8 in. thick lead backed gypsum panels with beveled, square or tapered edges, applied vertically. Vertical joints centered over studs and staggered min 1 stud cavity on opposite sides of studs. Wallboard secured to studs with 1-1/4 in. long Type S-12 steel screws gypsum panel steel screws spaced 8 in. OC at perimeter and 12 in. OC in the field. Lead batten strips required behind vertical joints of lead backed gypsum wallboard and optional at remaining stud locations. Lead batten strips, min 2 in. wide, max 8 ft long with a max thickness of 0.14 in. placed on the face of studs and attached to the stud with construction adhesive and two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead discs, nominal 3/8 in. diam by max 0.085 in. thick. Compression fitted or adhered over the screw heads. Lead batten strips and discs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
RADIATION PROTECTION PRODUCTS INC — Type RPP - Lead Lined Drywall

4K. Gypsum Board — (As an alternate to Items 4 through 4J, not for use with Items 1C and 2C.) — Two layers of nominal 15 mm thick gypsum board applied vertically. Inner layer attached to studs with No. 3.5 x 1-3/8 in. long bugle head, self-drilling screws spaced 23-5/8 in. OC in the field and 15-3/4 in. OC in the perimeter, with the first screw 2 in. from the edge. Outer layer attached to the studs over the inner layer with No. 3.5 x 1-3/4 in. long bugle head, self-drilling screws spaced 11-13/16 in. OC in the field and 7-7/8 in. OC in the perimeter, with the first screw 3/4 in. from the edge. Outer layer screws staggered from inner layer screws. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layer staggered one stud cavity. Self-adhesive fiberglass mesh (9x9 mesh) tape, nom 2 in. wide, applied over all joints of outer layer panels. Dry or premixed joint compound applied in two coats to joints over the mesh tape and screw heads of outer layer.
GYPSEMNA CO LLC — Types MRFW, FW, TF

4L. Gypsum Board* — (As an alternate to Items 4 through 4K) — Two layers of 5/8 in. thick gypsum board applied vertically or horizontally. Inner layer attached to studs with #6 x 1 in. long bugle head screws spaced 12 in. OC along the top and bottom tracks and 16 in. OC in the field and along the vertical edges. Outer layer attached to studs with #6 x 1-5/8 in. long bugle head screws spaced 12 in. OC along the top and bottom tracks and 16 in. OC in the field and along the vertical edges. Vertical joints are centered over studs and staggered between layers and on opposite sides of the wall. Horizontal joints on the face layer are staggered 12 in. from the base layer. Horizontal joints need not to be backed by steel framing.
CONTINENTAL BUILDING PRODUCTS OPERATING CO, L L C — Types LGFC2A, LGFC6A, LGFC-C/A, LGFC-WD

4M. Wall and Partition Facings and Accessories* — (As an alternate to Items 4 through 4L) — Nominal 5/8 in. thick, 4 ft wide panels, applied vertically and secured as described in Item 4.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 527.

4N. Gypsum Board* — (As an alternate to Item 4 through 4M) — For direct application to studs only - Four layers nom. 5/16 in. thick gypsum panels applied vertically or horizontally. When applied horizontally, base layer secured to studs with 1 in. Type S screws spaced 24 in. OC. Second layer installed with joints offset 12 in. from base layer and secured with 1 in. Type S screws spaced 24 in. OC. Third layer installed with joints in line with base layer and secured with 1-1/2 in. Type S screws spaced 16 in. OC. Fourth layer installed with joints in line with second layer and secured with 1-5/8 in. Type S screws spaced 12 in. OC. For all layers, screws offset 4 in. from previous layer. When applied vertically, base layer secured with 1 in. Type S screws spaced 24 in. OC. Second layer secured with joints offset one stud cavity and secured with 1 in. Type S screws spaced 24 in. OC. Third layer installed with joints in line with base layer and secured with 1-1/2 in. Type S screws spaced 12 in. OC. Fourth layer secured with joints in line with second layer and secured with 1-5/8 in. Type S screws spaced 8 in. OC along vertical edges and 12 in. OC in the field. For all layers, screws offset 4 in. from previous layer.
NATIONAL GYPSUM CO — Type FSW

4O. Gypsum Board* — (As an alternate to Items 4 through 4N) — Two layers of 5/8 in. thick gypsum board applied vertically or horizontally. Inner layer attached to studs with 1 in. long Type S screws spaced 16 in. OC in the field and vertical edges and along top and bottom tracks. Outer layer attached to studs with 1-5/8 in. long Type S screws spaced 16 in. OC in the field and vertical edges and along the top and bottom tracks. Vertical joints are centered over studs and staggered between layers and on opposite sides of studs. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered or backed by steel framing. Horizontal edge joints and horizontal butt joints in adjacent layers need not be staggered.
NATIONAL GYPSUM CO — Type FSLX

4P. Wall and Partition Facings and Accessories* — (As an alternate to Item 4) — Nominal 1-3/8 in. thick, 4 ft wide panels, applied vertically or horizontally. Fastened with #6 x 2 in. long drywall screws spaced 8 in. OC along the perimeter and 12 in. OC in the field.
PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Type QuietRock 545

5. Lead Batten Strips — (Not Shown, For Use With Item 4D) — Lead batten strips, min 1-1/2 in. wide, max 10 ft long with a max thickness of 0.125 in. Strips placed on the interior face of studs and attached from the exterior face of the stud with two 1 in. long Type S-12 pan head steel screws, one at the top of the strip and one at the bottom of the strip. Lead batten strips to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C". Lead batten strips required behind vertical joints of lead backed gypsum board (Item 4D) and optional at remaining stud locations. Required behind vertical joints.
5A. Lead Batten Strips — (Not Shown, for use with Item 4H) — Lead batten strips, 2 in. wide, max 10 ft long with a max thickness of0.140 in. Strips placed on the face of studs and attached to the stud with two min. 1 in. long min. Type S-8 pan head steel screws, one at the top of the strip and one at the bottom of the strip or with one min. 1 in. long min. Type S-8 pan head steel screw at the top of the strip. Lead batten strips to have a purity of 99.5% meeting the Federal specification QQ-L-201f, Grades "B, C or D". Lead batten strips required behind vertical joints of lead backed gypsum wallboard (Item 6) and optional at remaining stud locations.
6. Lead Discs or Tabs — (Not Shown, For Use With Item 4D) — Used in lieu of or in addition to the lead batten strips (Item 5) or optional at other locations - Max 3/4 in. diam by max 0.125 in. thick lead discs compression fitted or adhered over steel screw heads or max 1/2 in. by 1-1/4 in. by max 0.125 in. thick lead tabs placed on gypsum boards (Item 4D) underneath screw locations prior to the installation of the screws. Lead discs or tabs to have a purity of 99.9% meeting the Federal specification QQ-L-201f, Grade "C".
6A. Lead Discs — (Not Shown, for use with Item 4H) — Max 5/16 in. diam by max0.140 in. thick lead discs compression fitted or adhered over steel screw heads. Lead discs to have a purity of 99.5% meeting the Federal Specification QQ-L-201f, Grades "B, C or D".
7. Mineral and Fiber Board* — (Optional, Not Shown) — For optional use as an additional layer on one side of wall. Nom 1/2 in. thick, 4 ft wide with long dimension parallel and centered over studs. Attached to studs and floor and ceiling runners with 1-5/8 in. long Type S steel screws, spaced 12 in. OC. The required UL Classified gypsum board layer(s) is/are to be installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
HOMASOTE CO — Homasote Type 440-32

7A. Mineral and Fiber Board — (Optional, Not Shown) — For optional use as an additional layer on one side of wall - Nom 1/2 in. thick, 4 ft wide, square edge fiber boards applied vertically to studs on one side of the wall in between the wood studs and the UL Classified Gypsum Board (Item 4). Fiber boards installed with 1-1/4 in. long, Type S steel screws spaced 12 in. OC max. with the last screws spaced 2 in. and 6 in. from edge of board. Gypsum board (Item 4) installed as indicated as to fastener type and spacing, except that the required fastener length shall be increased by a minimum of 1/2 in. Not evaluated or intended as a substitute for the required layer(s) of UL Classified Gypsum Board.
BLUE RIDGE FIBERBOARD INC — SoundStop

8. Furring Channels — (Optional, Not Shown — not for use with Items 4D, 4H, 4J, or 4N) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws.
8A. Framing Members* — (Optional on one or both sides, Not Shown — not for use with Items 4D, 4H, 4J, or 4N) — As an alternate to Item 8, furring channels and Steel Framing Members as described below:
a. Furring Channels — Formed of No.

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THRESHOLD BUILDING

PROJECT No: 2024-14 **SEAL**

DM ARCHITECT, LLC David A. Mallory AR100561
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No.	DATE	REVISION / SUBMISSIONS
1	2-26-25	FOR CONSTRUCTION per Permit Approval

STATUS: FOR CONSTRUCTION
SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

UL ASSEMBLIES AND PENETRATIONS

A806

N.O.A # 24-0116.09
Application Type Revision
Code Version 2023
Application Status Approved

Comments
Archived

Product Manufacturer Custom Window Systems Inc.
Address/Phone/Email 1900 SW 44th Avenue
Ocala, FL 34474
(352) 368-6922
certifications@cws.cc

Authorized Signature Mary Rukashaza-Mukome
certifications@cws.cc

Technical Representative Mary Rukashaza-Mukome
Address/Phone/Email 1900 SW 44th Avenue
Ocala, FL 34474
(641) 621-3317
rukashazamc@pella.com

Quality Assurance Representative Dave Criscuolo
Address/Phone/Email 1900 SW 44th Avenue
Orlando, FL 34474
(352) 368-6922
dcriscuolo@cws.cc

Category Windows
Subcategory

Compliance Method Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report Lucas A. Turner
Florida License PE-58201
Quality Assurance Entity Keystone Certifications, Inc.
Quality Assurance Contract Expiration Date 09/22/2027
Validated By Steven M. Urich, PE
Validation Checklist - Hardcopy Received

Referenced Standard and Year (of Standard)
Standard Year
AAMA/WDMA/CSA/101/I.S.2/A440 2017
ASTM E1886 2019
ASTM E1996 2020
PA TAS 201/202/2031994

Equivalence of Product Standards
Certified By

Sections from the Code

Description Series7300 (Flange Frame)" Aluminum Fixed Window - L.M.I.

1 WINDOWS
SCALE: 1" = 1'-0"

FL # FL35066-R1
Application Type Revision
Code Version 2023
Application Status Approved

Comments
Archived

Product Manufacturer Coral Industries, Inc.
Address/Phone/Email 600 64h Avenue
Northport, AL 35476
(205) 345-1013
knolan@obe.com

Authorized Signature Joshua Royce
josh@jmroyce-engineering.com

Technical Representative Bill Lang
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Terrell, TX 75160
(972) 551-6164
blang@obe.com

Quality Assurance Representative Ron Shambro
Address/Phone/Email 600 64th Avenue
Northport, AL 35476
(205) 345-1013 Ext 52351
ron.shambro@coralind.com

Category Panel Walls
Subcategory Storefronts

Compliance Method Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report Joshua M. Royce
Florida License PE-68180
Quality Assurance Entity Keystone Certifications, Inc.
Quality Assurance Contract Expiration Date 02/24/2026
Validated By Rene J.Quiroga, PE
Validation Checklist - Hardcopy Received

Certificate of Independence FL35066_R1_COI_Certificate of Independence - 2023 FBC.pdf

Referenced Standard and Year (of Standard)
Standard Year
AAMA501 2015
ASTM E283 2004
ASTM E330 2014
ASTM E331 2000
TAS201 1994
TAS202 1994
TAS203 1994

Equivalence of Product Standards
Certified By
Florida Licensed Professional Engineer or Architect
FL35066_R1_Equiv_ASTM E330 Equivalency Letter 2023 FBC.pdf

Sections from the Code

Product Approval Method Method 1 Option D

Date Submitted 10/22/2023
Date Validated 10/23/2023
Date Pending FBC Approval 11/02/2023
Date Approved 12/13/2023

2 PANEL WALLS STOREFRONTS
SCALE: 1" = 1'-0"

FL # FL17900-R4
Application Type Revision
Code Version 2023
Application Status Approved

Comments
Archived

Product Manufacturer Tell Manufacturing, Inc.
Address/Phone/Email 18 Richard Drive
Lititz, PA 17543
(832) 709-0832
michael.koester@spectrumbrands.com

Authorized Signature Michael Koester
michael.koester@spectrumbrands.com

Technical Representative
Address/Phone/Email

Quality Assurance Representative
Address/Phone/Email

Category Exterior Doors
Subcategory Swinging Exterior Door Assemblies

Compliance Method Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report Robert J. Amoruso, P.E.
Florida License PE-49752
Quality Assurance Entity Architectural Testing, Inc., an Intertek Company
Quality Assurance Contract Expiration Date 12/31/2026
Validated By Steven M. Urich, PE
Validation Checklist - Hardcopy Received

Certificate of Independence FL17900_R4_COI_CI_2594_Rev2_15-35_15-35L_ss.pdf

Referenced Standard and Year (of Standard)
Standard Year
ASTM E1886 13a
ASTM E1996 14a
TAS 202 1994

Equivalence of Product Standards
Certified By
Florida Licensed Professional Engineer or Architect
FL17900_R4_Equiv_EER_2594_Rev2_15-35_15-35L_ss.pdf

Sections from the Code

Product Approval Method Method 1 Option D

Date Submitted 10/17/2023
Date Validated 10/17/2023
Date Pending FBC Approval 10/21/2023
Date Approved 12/12/2023

3 EXTERIOR DOOR ASSEMBLIES
SCALE: 1" = 1'-0"

NOTES:
There are no Shutters or Skylights.
Impact Protective Systems are incorporated into Windows, Sliding Doors, Panel Wall Storefronts, and Exterior Door Assemblies.

FL # FL9274-R31
Application Type Revision
Code Version 2023
Application Status Approved

Comments
Archived

Product Manufacturer Sika Sarnafil, Inc.
Address/Phone/Email 100 Dan Road
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(781) 332-3223
jensen.jon@us.sika.com

Authorized Signature Jon Jensen
jensen.jon@us.sika.com

Technical Representative
Address/Phone/Email

Quality Assurance Representative
Address/Phone/Email

Category Roofing
Subcategory Single Ply Roof Systems

Compliance Method Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report Robert Nieminen
Florida License PE-59166
Quality Assurance Entity UL LLC
Quality Assurance Contract Expiration Date 12/14/2026
Validated By John W. Knezevich, PE
Validation Checklist - Hardcopy Received

Certificate of Independence FL9274_R30_COI_2023_07_COI_NIEMINEN.pdf

Referenced Standard and Year (of Standard)
Standard Year
ASTM C1289 2018
ASTM D4434 2015
ASTM D4601 2012
ASTM D4897 2016
ASTM D6163 2016
ASTM D6164 2016
ASTM G154 2016
FM 4470 2016
FM 4474 2011
TAS 114 2011

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method Method 1 Option D

Date Submitted 06/12/2024
Date Validated 06/13/2023
Date Pending FBC Approval 06/16/2024
Date Approved 08/13/2024

4 ROOFING SINGLE PLY SYSTEMS
SCALE: 1" = 1'-0"

FL # FL17440-R7
Application Type Revision
Code Version 2023
Application Status Approved

Comments
Archived

Product Manufacturer Sika Corporation
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(352) 446-1627
fraker.sean@us.sika.com

Authorized Signature Sean Fraker
fraker.sean@us.sika.com

Technical Representative
Address/Phone/Email

Quality Assurance Representative
Address/Phone/Email

Category Roofing
Subcategory Waterproofing

Compliance Method Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report Zachary R. Priest
Florida License PE-74021
Quality Assurance Entity PRI Construction Materials Technologies, LLC
Quality Assurance Contract Expiration Date 12/31/2027
Validated By Steven M. Urich, PE
Validation Checklist - Hardcopy Received

Certificate of Independence FL17440_R6_COI_CoI_CREEK Technical Services_2023.pdf

Referenced Standard and Year (of Standard)
Standard Year
ASTM C 836 2018
ASTM D 6083 2021
FM 4474 2011
TAS 114(D&J) 2011
UL 1897 2015

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method Method 1 Option D

Date Submitted 07/12/2024
Date Validated 07/15/2024
Date Pending FBC Approval 07/17/2024
Date Approved 10/15/2024

5 WATERPROOFING
SCALE: 1" = 1'-0"

FL # FL17419-R8
Application Type Revision
Code Version 2023
Application Status Approved

Comments
Archived

Product Manufacturer Cornell Iron Works, Inc.
Address/Phone/Email 24 Elmwood Ave.
Mountaintop, PA 18707
(570) 474-6773 Ext 4595
rickm@cornelliron.com

Authorized Signature Chris Rebarchak
Chris.Rebarchak@cornellcookson.com

Technical Representative Chris Rebarchak
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Chris.rebarchak@cornellcookson.com

Quality Assurance Representative Mark Royer
Address/Phone/Email 24 Elmwood Avenue
Mountaintop, PA 18707
(570) 474-6773 Ext 616
markr@cornelliron.com

Category Exterior Doors
Subcategory Roll-Up Exterior Door Assemblies

Compliance Method Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report Shawn Patrick Kelley
Florida License PE-58299
Quality Assurance Entity UL LLC
Quality Assurance Contract Expiration Date 06/21/2025
Validated By Eric C. VanHorn, P.E.
Validation Checklist - Hardcopy Received

Certificate of Independence FL17419_R8_COI_Eval Report 2023 CIW 60-65.pdf

Referenced Standard and Year (of Standard)
Standard Year
TAS 201 1994
TAS 202 1994
TAS 203 1994

Equivalence of Product Standards
Certified By
Florida Licensed Professional Engineer or Architect
FL17419_R8_Equiv_FL 17419 Equivalent Standards Letter_SS (10-20-23).pdf

Sections from the Code

Product Approval Method Method 1 Option D

Date Submitted 10/12/2023
Date Validated 10/23/2023
Date Pending FBC Approval 10/31/2023
Date Approved 12/12/2023

6 OVERHEAD DOOR
SCALE: 1" = 1'-0"

FL # FL42314
Application Type Revision
Code Version 2023
Application Status Approved

Comments
Archived

Product Manufacturer Miami Tech, Inc.
Address/Phone/Email 3611 NW 74th Street
Miami, FL 33147
(305) 593-7054
matt@miamitech.com

Authorized Signature Frank Bennardo P.E.
frank@engineeringexpress.com

Technical Representative
Address/Phone/Email

Quality Assurance Representative
Address/Phone/Email

Category Structural Components
Subcategory Pre-engineered AC Stands

Compliance Method Evaluation Report from a Florida Registered Architect or a Licensed Florida Professional Engineer
Evaluation Report - Hardcopy Received

Florida Engineer or Architect Name who developed the Evaluation Report Richard Neet
Florida License PE-86488
Quality Assurance Entity National Accreditation and Management Institute
Quality Assurance Contract Expiration Date 12/31/2025
Validated By John Henry Kampmann Jr.
Validation Checklist - Hardcopy Received

Certificate of Independence FL42314 R0 COI INDEP.pdf

Referenced Standard and Year (of Standard)
Standard Year
ADM 2020

Equivalence of Product Standards
Certified By

Sections from the Code

Product Approval Method Method 1 Option D

Date Submitted 08/16/2023
Date Validated 09/04/2023
Date Pending FBC Approval 09/07/2023
Date Approved 10/17/2023

7 MECHANICAL STAND
SCALE: 1" = 1'-0"

REVISION 11-25-24
1. ADD SHT A807 - FLORIDA PRODUCT APPROVALS.

PROJECT No: 2024-14 SEAL

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
AA 26004029
1007 Chatham Break St. Tel: 407-759-8822
Orlando, FL 32828 dm@dmarchs.com

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SHT ISSUE DATE: 9-23-2024 DRW: GPL CHK: DAM

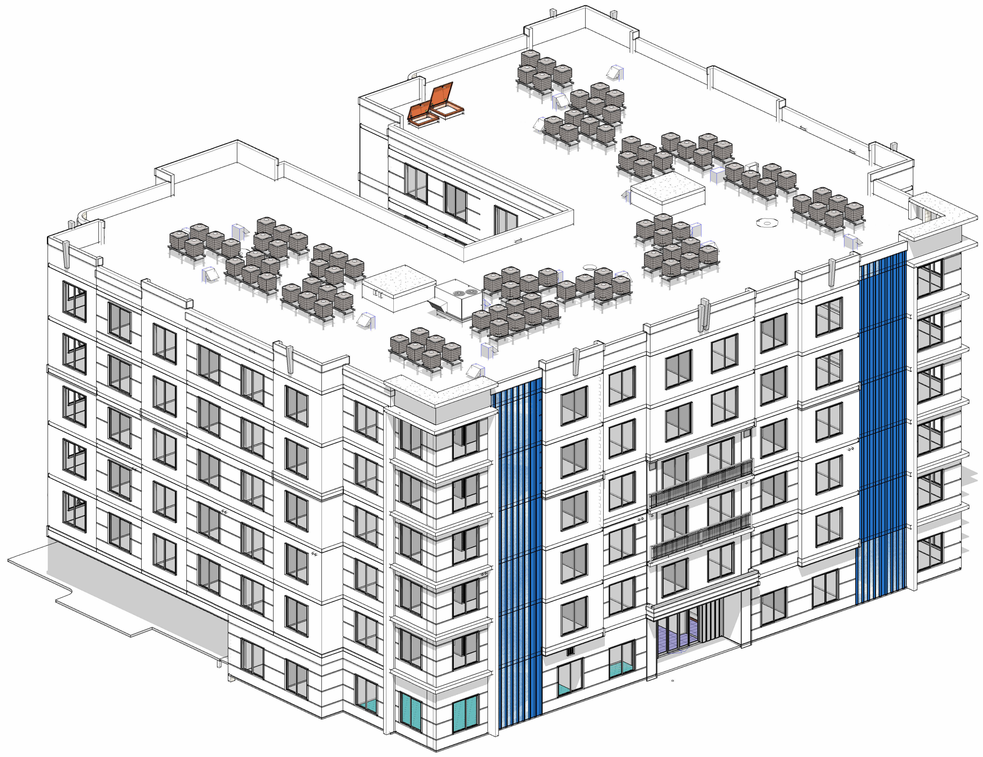
MADISON TERRACE APARTMENTS
821 S. DIXIE HWY
LAKE WORTH BEACH FLORIDA

FLORIDA PRODUCT APPROVALS

A807

THRESHOLD BUILDING

3/27/2025 1:49:43 PM



1 SOUTHEAST VIEW
SCALE:



2 NORTHWEST VIEW
SCALE:

3/27/2025 1:50:22 PM

THRESHOLD BUILDING

PROJECT No: 2024-14 **SEAL**

DM ARCHITECT, LLC
David A. Mallory
AR100561
ARCHITECTURE & PLANNING
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1007 Chatham Break St. **Tel: 407-759-8822**
Orlando, FL 32828 **dm@dmarchs.com**

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MADISON TERRACE APARTMENTS

821 S. DIXIE HWY
LAKE WORTH BEACH **FLORIDA**

3D VIEWS

A901