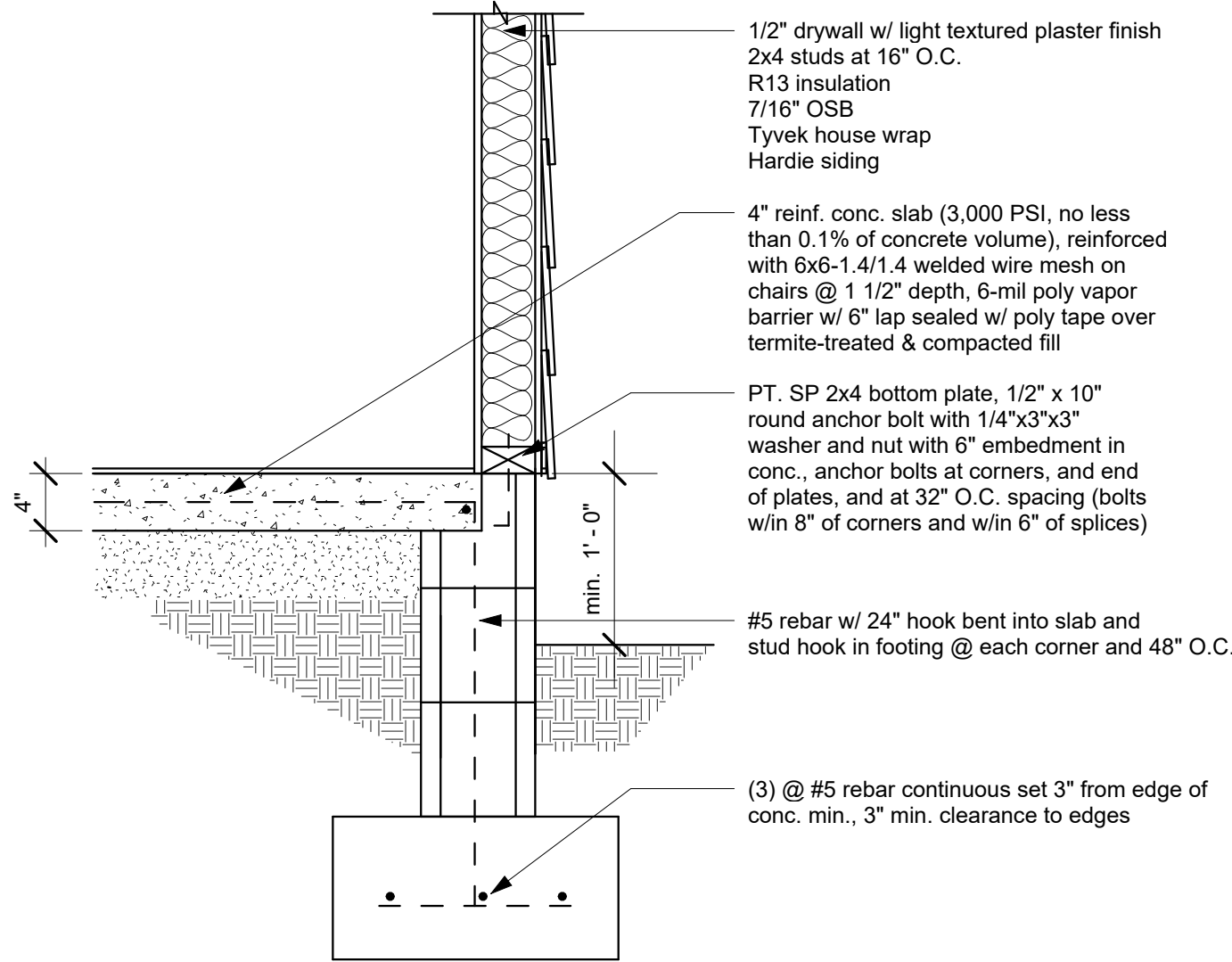
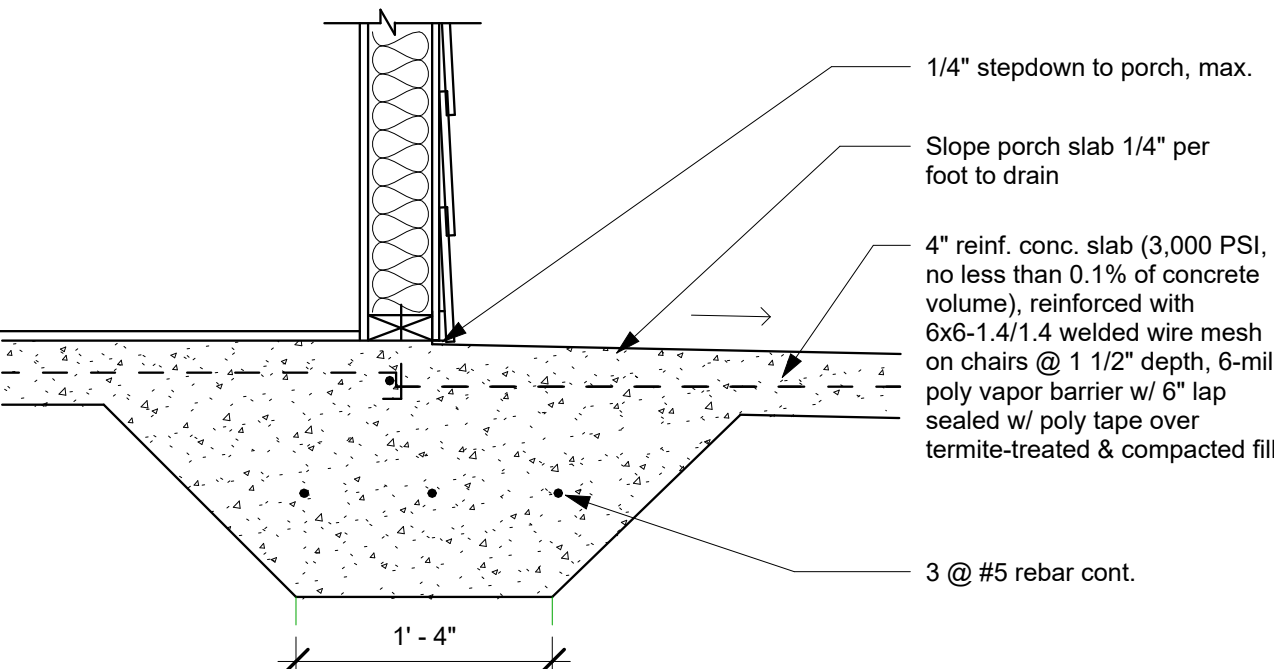


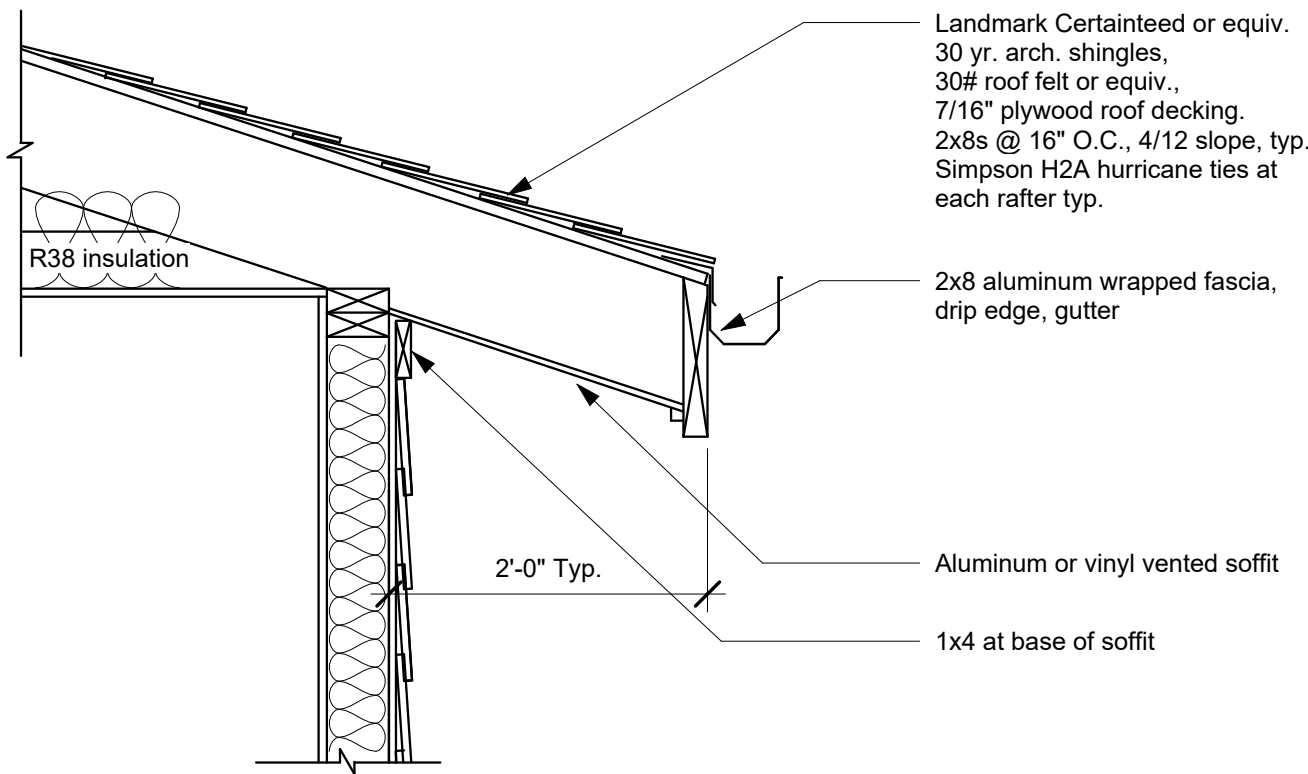
FILE PATH: V:\Building\REVIT\ADU Project\ ADU Project Set\ADU Plans FOR CITY TO HAND OUT\T22 C - Springhill ADU - done\T22 C - Springhill ADU.rvt



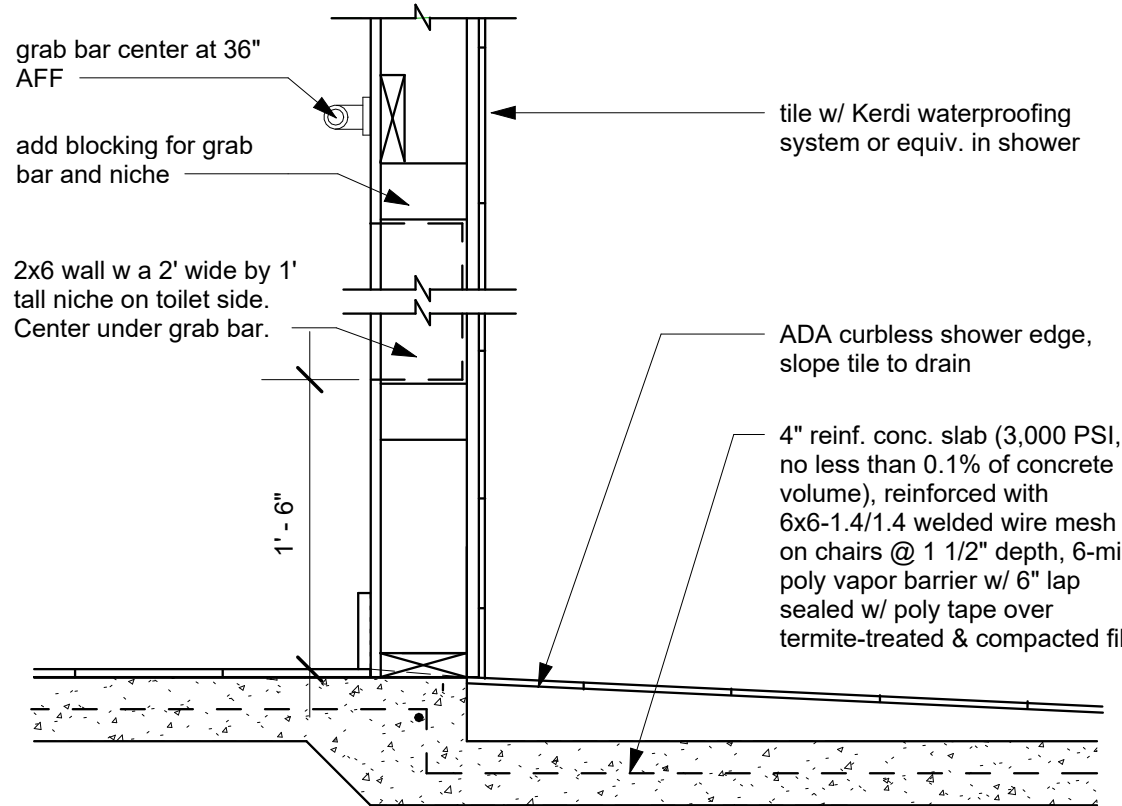
1 STEM WALL DETAIL, TYP.
1" = 1'-0"



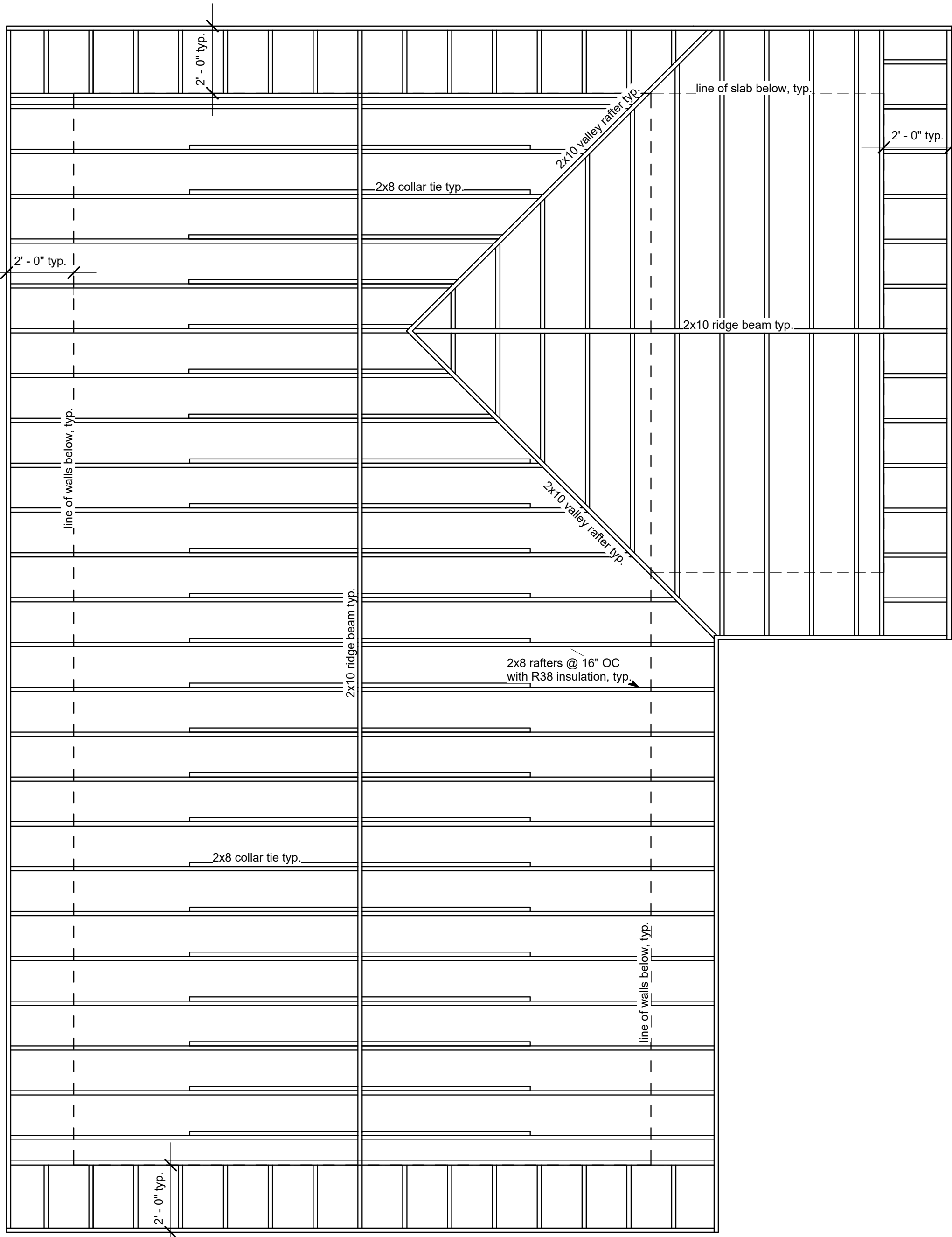
2 STEP DOWN IN SLAB AT PORCHES, TYP.
1" = 1'-0"



3 ROOF OVERHANG DETAIL TYP.
1" = 1'-0"



4 TOILET/SHOWER WALL
1" = 1'-0"



5 ROOF FRAMING PLAN
3/8" = 1'-0"

DESIGN NO.	UL U305
FIRE RATING:	1 HOUR
TEST RATING:	UL
SOUND TEST:	RAL T111 120
SYSTEM THICKNESS:	4 1/2" (113 mm)
LOCATION:	INTERIOR
FRAMING TYPE:	WOOD STUD (LOAD BEARING)

ASSEMBLY REQUIREMENTS:

GYP/SUM PANELS: ONE LAYER 5/8" (15.9 MM) SHEETROCK® GYP/SUM PANEL (5A TYPE SCG)

WOOD STUDS: 2" x 4" (38 x 89 MM) WOOD STUDS, 16" (406 MM) C.C.

GYP/SUM PANELS: ONE LAYER 5/8" (15.9 MM) SHEETROCK® GYP/SUM PANEL (5A TYPE SCG)

GENERAL WALL NOTES:

- REFER TO APPLICABLE CODES REQUIREMENTS TO ENSURE COMPLIANCE PRIOR TO CONSTRUCTION.
- FOR THE MOST UP-TO-DATE DETAILS, INCLUDING CONSTRUCTION WARNINGS, REFER TO THE PUBLISHED DESIGN.
- WHERE DESIGN NO. INDICATES "REF", THE FIRE RATING IS BASED ON LABORATORY TEST DATA OF THE REFERENCED ASSEMBLY.
- STUD SIZES AND REGULATION THICKNESS ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- STUD AND FASTENER SPACING ARE MINIMUM UNLESS OTHERWISE STATED IN THE PUBLISHED ASSEMBLY.
- PANEL ORIENTATION SHALL BE AS SPECIFIED IN THE PUBLISHED DESIGN.
- FIRE RATINGS ARE PROVIDED FROM BOTH BUILT-UP AND CHASED STUDS.
- FIRE RATINGS ARE MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, DECREASE FASTENER SPACING, INCREASE REGULATION THICKNESS UP TO CAVITY DEPTH.
- WHERE ACOUSTICAL PERFORMANCE IS PROVIDED IN AN ESTIMATED RANGE, THE VALUES ARE BASED ON LABORATORY TEST DATA OF SIMILARLY CONSTRUCTED ASSEMBLIES.
- DO NOT RATING IS MAINTAINED WITH ONE OR MORE OF THE FOLLOWING MODIFICATIONS: INCREASE STUD DEPTH, INCREASE STUD MATERIAL THICKNESS, INCREASE STUD SPACING, INCREASE FASTENER SPACING, INCREASE REGULATION THICKNESS UP TO CAVITY DEPTH. MODIFICATIONS MUST NOT EXCEED LIMITATIONS OF FIRE RATINGS.

UL U305

W-P-1-04

Fire-rated Wall Information (if attached unit)

FBC-R 302.3 Two-Family Dwellings

Dwelling units in two-family dwellings shall be separated from each other by wall and floor assemblies having not less than a 1-hour fire-resistance rating where tested in accordance with ASTM E119, UL 263 or Section 703.2.2 of the Florida Building Code, Building. Fire-resistance-rated floor/ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend to the underside of the roof sheathing.

FBC-R302.4.2 Membrane Penetrations

Membrane penetrations shall comply with Section R302.4.1. Where walls are required to have a fire-resistance rating, recessed fixtures shall be installed so that the required fire-resistance rating will not be reduced.

Exceptions:

Membrane penetrations of not more than 2-hour fire-resistance-rated walls and partitions by steel electrical boxes that do not exceed 16 square inches (0.0103 m²) in area provided that the aggregate area of the openings through the membrane does not exceed 100 square inches (0.0645 m²) in any 100 square feet (9.29 m²) of wall area. The annular space between the wall membrane and the box shall not exceed 1/8 inch (3.1 mm). Such boxes on opposite sides of the wall shall be separated by one of the following:

By a horizontal distance of not less than 24 inches (610 mm) where the wall or partition is constructed with individual noncommunicating stud cavities.

By a horizontal distance of not less than the depth of the wall cavity where the wall cavity is filled with cellulose loose-fill, rockwool or slag mineral wool insulation.

By solid fireblocking in accordance with Section R302.11.

By protecting both boxes with listed putty pads.

By other listed materials and methods.

Membrane penetrations by listed electrical boxes of any materials provided that the boxes have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing. The annular space between the wall membrane and the box shall not exceed 1/8 inch (3.1 mm) unless listed otherwise. Such boxes on opposite sides of the wall shall be separated by one of the following:

By the horizontal distance specified in the listing of the electrical boxes.

By solid fireblocking in accordance with Section R302.11.

By protecting both boxes with listed putty pads.

By other listed materials and methods.

The annular space created by the penetration of a fire sprinkler or water-filled fire sprinkler piping provided that the annular space is covered by a metal escutcheon plate.

Ceiling membrane penetrations by listed luminaires or by luminaires protected with listed materials that have been tested for use in fire-resistance-rated assemblies and are installed in accordance with the instructions included in the listing.

6 FIRE WALL ASSEMBLY AND CODE REQUIREMENTS FOR ATTACHED UNITS

PROJECT NAME:

City of Gainesville
Accessory Dwelling
Unit Initiative

Model: Springhill (722 C)

OWNER:

DEVELOPER:

SURVEYOR:

DESIGNERS:



City of Gainesville
Department of Sustainable Development
306 NE 6th Ave, Thomas Center B
Gainesville, FL 32601
Tel. 352-334-5050

This Accessory Dwelling Unit (ADU) Construction Plan ("ADU Plans") was prepared by the City of Gainesville for general distribution to the public in an effort to promote affordable housing opportunities. Any person or entity that accepts or uses these generally-distributed ADU Plans ("User") agrees to assume any and all risks incidental to or inherent in such acceptance or use of the ADU Plans, and any and all use of or modification to the ADU Plans is the sole responsibility of the User. All construction pursued in accordance with the ADU Plans must comply with the applicable current building codes (FBC Residential 8th Edition 2023, as may be amended) and all applicable local codes and regulations. The City of Gainesville and its elected and appointed officials, officers, employees, and agents ("Released Parties") are not responsible for the ways and means of construction by the User or any of User's agents, employees, partners, contractors, or subcontractors, pursued in accordance with the ADU Plans, and the Released Parties provide no warranty and assume no liability for any acceptance or use of the ADU Plans.

By User's willful act of accepting or using the ADU Plans, User agrees to release and forever discharge the Released Parties of and from all liabilities, claims, suits, actions, damages, costs, or expenses of any nature arising out of or in any way connected with User's acceptance or use of the ADU Plans. User further agrees to indemnify and hold each of the Released Parties harmless against any and all such liabilities, judgments, losses, claims, actions, demands, damages, costs, fines, fees, expenses, liens, penalties, suits, proceedings, actions, costs of actions, and attorneys' fees for trial and on appeal (collectively, "Claims"), whether or not a lawsuit is filed, which Claims of any kind and nature are alleged or found to have arisen out of or to be in any way connected with User's acceptance and use of the ADU Plans or the use of the ADU Plans by any of User's agents, employees, partners, contractors, or subcontractors. User understands that this release and indemnity includes any claims based on any negligent act or omission, or reckless or intentional wrongful act or omission, of the Released Parties, and covers bodily injury (including death) and property loss or damage, before, during or after any acceptance or use of the ADU Plans.

DATE: 5/15/2025

PROJECT NUMBER:

PROJECT PHASE:

SCALE: As indicated

SHEET NAME

Details, Roof Framing Plan, Fire Wall Specs

A3

DATE TIME STAMP: 5/8/2025 1:35:18 PM