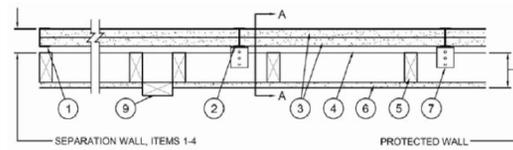
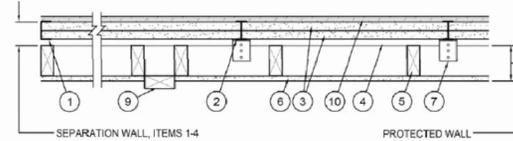


U.L. ASSEMBLY - U347

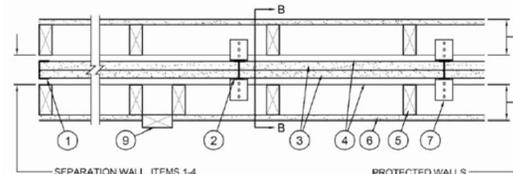
Design No. U347
 December 04, 2020
 Nonbearing Wall Rating — 2 Hr (See Items 5, 5A and 5B) (Separation Wall, See Items 1, 2 and 3)
 Bearing Wall Rating 2 Hr, (Protected Wall, See Items 5 and 5A)
 Nonbearing Wall Rating 2-Hr (Protected Wall, See Item 5, 5A and 5B)
 Finish Rating — 120 Min (See Item 5)
 STC Ratings — 61, 64, 70 (See Items 6, 6A and 6B)
 * Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.



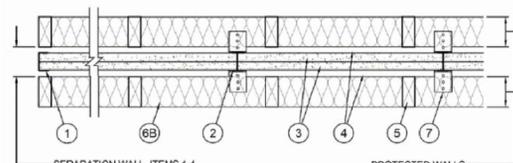
CONFIGURATION A
 EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



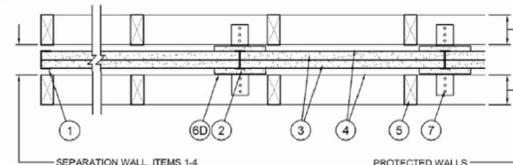
CONFIGURATION B
 EXPOSED TO FIRE FROM AREA SEPARATION WALL SIDE ONLY



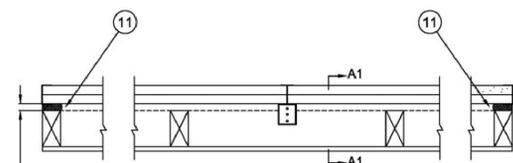
CONFIGURATION C
 EXPOSED TO FIRE FROM EITHER SIDE



CONFIGURATION D
 EXPOSED TO FIRE FROM EITHER SIDE

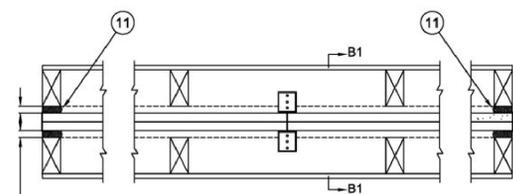


CONFIGURATION E
 EXPOSED TO FIRE FROM EITHER SIDE



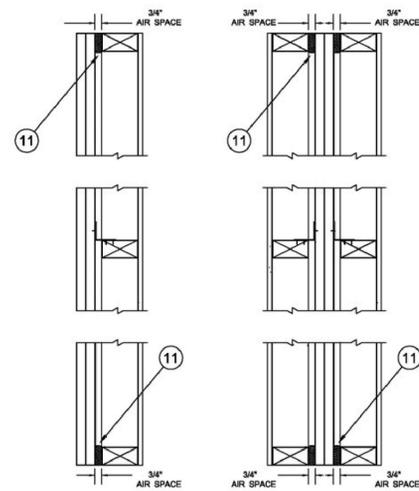
3/4" AIR SPACE

CONFIGURATIONS A and C
 EXPOSED TO FIRE FROM AREA SEPARATION WALL ONLY



3/4" AIR SPACE

CONFIGURATIONS B and D
 EXPOSED TO FIRE FROM EITHER SIDE



SECTION A1-A1

SECTION B1-B1

SEPARATION WALL: (Non-bearing, Max Height - 66 ft - see Item 6)

1. Steel Track — Floor, sidewall or top wall track, Nom 2 in. wide channel shaped with nom 1 in. long legs, formed from No. 25 MSG galv steel, secured with suitable fasteners spaced 24 in. OC.
2. Steel Studs — "H" shaped studs formed from No. 25 MSG galv steel having an overall depth of approximately 2 in. and flange width 1-3/8 in.
3. Gypsum Board* — Two layers of 1 in. thick gypsum wallboard liner panels, supplied in nom 24 in. widths. Vertical edges of panels friction fit into "H" shaped studs.
 NATIONAL GYPSUM CO — Types F5N, F5N-B, F5N-T, F5N-4

PROTECTED WALL: (Bearing or Nonbearing Wall, as indicated in Items 4, 4A and 4B. When Bearing, Load Restricted for Canadian Applications — See Guide BXUV1.)

4. Air Space — Minimum 3/4-in. air space.
5. Wood Studs — For Bearing or Nonbearing Wall Rating — Nom 2 by 4 in. max spacing 24 in. OC. Studs cross braced at mid-height where necessary for clip attachment. Min 3/4 in. separation between wood framing and fire separation wall. Finish rating evaluated for wood studs only.
- 5A. Steel Studs — (As an alternate to Item 5, not shown) — For Bearing Wall Rating — Corrosion protected steel studs, min No. 20 MSG (0.0324 in., min bare metal thickness) steel or min 3- 1/2 in. wide, min No. 20 GSG (0.036 in. thick) galv steel or No. 20 MSG (0.033 in. thick) primed steel, 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 1/2 in. long Type 5-12 steel screws on both sides of studs or by welded or bolted connections designed in accordance with the AISI specifications. Top and bottom tracks shall consist of steel members, min No. 20 MSG (0.0324 in., min bare metal thickness) steel or min No. 20 GSG (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. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
- 5B. Steel Studs — (As an alternate to Items 5 and 5A, for use in Configuration B only, not shown) — For Nonbearing Wall Rating — Channel shaped, fabricated from min 25 MSG corrosion-protected steel, min 3-1/2 in. wide, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height. Top and bottom tracks shall be channel shaped, fabricated from min 25 MSG corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max. Studs cross-braced with stud framing at midheight where necessary for clip attachment. Min 3/4 in. separation between steel framing and area separation wall. Finish rating has not been evaluated for Steel Studs.
6. Gypsum Board — Classified or Unclassified — Min 1/2 in. thick, 4 ft wide, applied horizontally or vertically. Wallboard attached to wood studs (Item 5) with 1-1/4 in. long steel drywall screws spaced 12 in. OC. Wallboard attached to steel studs (Item 5A or 5B) with 1 in. long Type 5 steel screws spaced 12 in. OC. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. As an option, joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
- 6A. Plywood Sheathing or OSB — (not shown) — As an alternate to Item 6, Min 1/2 in. thick plywood or OSB applied horizontally or vertically to wood or steel studs. Vertical joints located over studs. Horizontal joints shall be butted tight to form a closed joint. Fastened to studs with nails or screws of sufficient length, spaced 12 in. OC. Joints and fastener heads are not required to be treated. Aluminum clips shall be spaced as described in Item 7.
- 6B. Batts and Blankets* — (Not shown) — As an alternate to Items 6 and 6A, Glass fiber or mineral wool insulation, min. 3-1/2 in. thick, placed to completely fill the wood or steel stud cavities. When Batts and Blankets are used in place of Items 6 and 6A, the max height is 54 ft and the aluminum clips (Item 7) shall be spaced a max of 5 ft OC vertically. Min 3/4 in. separation between insulation and area separation wall. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.
- 6C. Wall and Partition Facings and Accessories* — (not shown) — As an alternate to Items 6, 6A and 6B, 4 ft wide panels, applied vertically. Panels attached to wood studs (Item 4) with 1-5/8 in. long steel drywall screws spaced 16 in. OC. Vertical joints located over studs. Joints covered with paper tape and joint compound. As an option, screw heads covered with joint compound.
 NATIONAL GYPSUM CO — Type SoundBreak Gypsum Board.

6D. Gypsum Board* — As an alternate to Item 6 - Min 5/8 in. thick, min. 6 in. wide batten strips, applied on both sides of Steel Studs (Item 2) and horizontal back to back Steel Track (Item 1). Min. 5/8 in. thick, min. 3 in. wide batten strips applied on both sides of single Steel Track (Item 1) at perimeter of assembly. Batten strips secured to studs with 1-1/4 in. long Type 5 steel screws spaced 12 in. OC. Batten joints shall be butted tight to form a closed joint. As an option, entire sheet of gypsum board may be used in lieu of the battens. Clip placement as in item 7, 7A, 7B, or 7C.
 NATIONAL GYPSUM CO — Type F5N-3, F5N, F5N-6.

6E. Fiber, Sprayed* — Optional - Not Shown. - 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 — SANCTUARY, FRM, IN5T35, N5745 and IN5T50LD for use with wet or dry application. IN5515LD, IN5541LD, IN5510LD, IN5765LD and IN5773LD are to be used for dry application only.

7. Aluminum Clips — Aluminum angle, 0.049 in. thick, 2 in. wide with 2 in. and 2-1/2 in. legs. Clips secured with Type 5 screws 3/8 in. long to "H" studs and with 1-1/4 in. long screws to wood framing or steel framing through holes provided in clip.
- 7A. Clip placement for separation walls up to 23 ft high: Space clips a max of 10 ft OC vertically between wood or steel framing and "H" studs.
- 7B. Clip placement for separation walls up to 54 ft high: Space clips as described in Item 6A for upper 24 ft. Remaining wall area below requires clips spaced a max of 5 ft OC vertically between wood or steel framing and "H" studs.
- 7C. Clip placement for separation walls up to 66 ft high: Space clips as described in Item 6A for upper 24 ft, space clips as described in Item 6B for middle 30 ft. Remaining wall area below requires clips spaced a max of 39 in. OC vertically between wood or steel framing and "H" studs.
8. STC Rating — The STC Rating of the wall assembly is 61 when it is constructed as described by Items 1 through 6, except:
 - A. Item 5, above — Wood Studs — Shall be spaced 16 in. OC.
 - B. Item 6, above — Gypsum Board — Min. weight 1.5 psf. Shall be applied vertically and attached to studs with 1-1/4 in. long steel drywall screws spaced 16 in. OC. Joints and screwheads shall be covered with paper tape and joint compound.
 - C. Item 7, above — Aluminum Clips — Spaced a max of 10 ft OC vertically.
 - D. Batts and Blankets* — The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 0.80 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.
 - E. Max Height of Separation Wall is 23 ft.
 - F. The STC rating applies to Configuration B only.
- 8A. STC Rating — The STC Rating of the wall assembly is 64 when it is constructed as described by Items 1 through 6, except:
 - A. Item 5, above — Wood Studs — Shall be spaced 16 in. OC.
 - B. Item 6C, above — Wall and Partition Facings and Accessories* — Type QuietRock QR-510 panels shall be installed.
 - C. Item 7, above — Aluminum Clips — Spaced a max of 10 ft OC vertically.
 - D. Batts and Blankets* — The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.
 - E. Max Height of Separation Wall is 23 ft.
 - F. The STC rating applies to Configuration B only.
- 8B. STC Rating — The STC Rating of the wall assembly is 70 when it is constructed as described by Items 1 through 7, except:
 - A. Item 5, above - Wood Studs - Shall be spaced 16 in. OC.
 - B. Item 6C, above - Wall and Partition Facings and Accessories* - Type QuietRock QR-525 panels shall be installed as described in Item 5C.
 - C. Item 7, above — Aluminum Clips - Spaced a max of 10 ft OC vertically.
 - D. Batts and Blankets* — The cavities formed by the wood studs shall be friction fit with 3-1/2 in. thick fiberglass insulation batts, min. 1.0 pcf. See Batts and Blankets (BKNV) category in the Building Materials Directory and Batts and Blankets (BZJZ) category in the Fire Resistance Directory for name of Classified Companies.
 - E. Max Height of Separation Wall is 23 ft.
 - F. The STC rating applies to Configuration B only.
9. Non-Bearing Wall Partition Intersection — (Optional) Wall system consisting of nominal 2 by 4 in. stud or nominal 2 by 6 in. stud. Maximum one non-bearing wall partition intersection per stud cavity.
10. Plywood Sheathing or OSB — (Optional) — Min 1/2 in. thick plywood or OSB applied horizontally or vertically to "H" studs on area separation wall side of Configuration A or Configuration C. Vertical joints located over studs. Fastened to "H" studs with screws of sufficient length, spaced a maximum of 12 in. OC.
11. Caulking and Sealants* — (Optional - Intended for use as an air barrier - Not intended to be used as fireblocking) - A bead of sealant applied around the partition perimeter in the 3/4 in. air space between wood framing (Item 5) and shaftliner panels (Item 3) to create an air barrier.
 DUPONT DE NEMOURS, INC. — Great Stuff Gaps & Cracks, Great Stuff Pro Gaps & Cracks, Great Stuff Pro Window & Door

IGP ADHESIVES & SEALANTS INC — Handi-Foam Fireblock, Handi-Foam Fireblock West, and Fast Foam Fireblock

PABCO BUILDING PRODUCTS L L C, DBA PABCO GYPSUM — Types QuietRock QR-500, QuietRock QR-510, QuietRock QR-525

PLAN REVISION DATES:

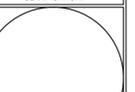
05-26-24 33% CONSTRUCTION DOCS (NOT FOR CONSTRUCTION)



Printed copies of this document are not considered signed and sealed and the SHA authentication code must be verified on an electronic copy.

59' Townhomes
 Townhomes
 Narcoossee Dr., Osceola County, FL 34771

CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS AND NOTES ONLY. ANY DISCREPANCIES TO BE REPORTED TO BUILDER FOR CLARIFICATION!



Matt Phelps
 FL License No. AR88401

A-1A

DIVISION 01 / GENERAL REQUIREMENTS

1. THE FLORIDA BUILDING CODE - FBG-R (RESIDENTIAL) WITH LATEST ADOPTED AND REFERENCED AMENDMENTS, SUB CODES, AND INTERPRETATIONS, (THE "CODE") APPLIES TO ALL CONSTRUCTION ACTIVITIES (THE "WORK") OF A NATURE AND INTENT INDICATED BY THESE CONSTRUCTION DRAWINGS, SPECIFICATIONS, ADDENDA, ETC. (THE "DOCUMENTS") FOR THE STRUCTURE, BUILDING, AND/OR SITE (THE "PROJECT"). THE "SITE" REFERENCED HEREIN, THE GENERAL CONTRACTOR (THE "CONTRACTOR" OR "GC") SHALL COMPLY WITH ALL CODE REQUIREMENTS BEFORE COMMENT OF WORK AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER. ALL TRADES, I.E. MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS OR INDEPENDENTLY CONTRACTED INDIVIDUAL CONTRACTORS (THE "CONTRACTORS"), SHALL PERFORM ALL WORK IN ACCORDANCE WITH ANY AND ALL APPLICABLE CODES CURRENTLY IN EFFECT AT THE TIME OF CONSTRUCTION.
2. AS IT APPLIES TO THE WORK, OSHA REGULATIONS SHALL APPLY WHERE REQUIRED DURING THE COURSE OF THE WORK. A "SAFETY POINT OF CONTACT" OR "SAFETY DIRECTOR" SHALL BE APPOINTED BY THE CONTRACTOR. THIS PERSON WILL BE RESPONSIBLE FOR ALL OSHA SAFETY REQUIREMENTS. NOTHING IN THESE DOCUMENTS REQUIRES THE ARCHITECT OR ENGINEER OR OWNER TO BE RESPONSIBLE FOR ANY SAFETY ASPECTS DURING CONSTRUCTION.
3. ALL WORK SHALL CONFORM WITH MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS OF GOOD PRACTICE. AS WELL AS CONFORM WITH ALL LOCAL, STATE AND FEDERAL CODES.
4. ALL MATERIALS (AS SPECIFIED IN "DOCUMENTS" OR APPROVED BY "ARCHITECT/ENGINEER") SHALL BE STORED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND INDUSTRY STANDARDS, OR ACCORDING WITH APPLICABLE CODES AS REQUIRED.
5. IF ANY CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT/ENGINEER, INSTRUCTIONS SHALL BE OBTAINED BEFORE PROCEEDING WITH AREA OF WORK AFFECTED BY ERRORS OR OMISSIONS. G.C. IS RESPONSIBLE FOR RECTIFYING UNACCEPTABLE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENTS WHICH CAN READILY OR REASONABLY BE DETERMINED AND FOR WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT/ENGINEER BEFORE CONSTRUCTION AND/OR FABRICATION OF SUBTRACT WORK. G.C. SHALL VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE CONTRACT LIMITS.
6. ALL CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND PROTECT ADJACENT WORK FROM DAMAGE. PAINT OVER SPRAY, SOILING, ETC. ALL EQUIPMENT, FLOORS, GLAZING, FIXTURES, AND FINISHES SHALL BE LEFT CLEAN AND READY FOR OWNER'S USE UPON COMPLETION OF THE PROJECT.
7. ALL PREFABRICATED ITEM DIMENSIONS SHALL BE COORDINATED BY G.C. WITH MANUFACTURER.
8. G.C. SHALL PAY FOR ALL TEMPORARY UTILITIES DURING CONSTRUCTION (I.E. ELEC., WATER, SEWER, ETC.) OR AS AGREED ON WITH OWNER.
9. THE ARCHITECT/ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR WORK COMPLETED BY CONTRACTOR(S) THAT DEVIATES FROM ADOPTED APPLICABLE CODES, OR THE INTENT OF THESE CONTRACT DOCUMENTS. THE G.C. SHALL RECTIFY ALL NON-CONFORMANCE ISSUES IN ORDER TO COMPLY WITH CODE AND THESE CONTRACT DOCUMENTS AT NO ADDITIONAL COSTS TO THE OWNER. CERTIFICATE OF OCCUPANCY DOES NOT REPRESENT THE ENTIRETY OF THE SCOPE OF WORK OF THIS PROJECT.
10. DO NOT SCALE DRAWINGS. WRITTEN TEXT AND DIMENSIONS SHALL SUPERCEDE GRAPHIC CONDITIONS, MATERIALS, AND DISTANCES SHOWN.
11. ENLARGED DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
12. DETAILS, BUILDING AND WALL SECTIONS ARE GIVEN AT SPECIFIC LOCATIONS AND INTENDED TO SERVE AS A REPRESENTATION OF TYPICAL CONSTRUCTION METHODOLOGY FOR ALL SIMILAR CONDITIONS. CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS FROM THESE AND MODIFY AS DEEMED SO. MAJOR VARIATIONS SHALL BE BROUGHT TO THE ARCHITECT/ENGINEER BEFORE PERFORMING SUCH WORK.
13. G.C. SHALL MAKE NO STRUCTURAL CHANGES TO PROJECT WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT/ENGINEER.
14. G.C. SHALL PERMIT THE COST OF ALL REQUIRED PERMITS AND INSPECTIONS FOR THIS PROJECT AND SHALL COORDINATE ALL INSPECTIONS IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY PERMIT UPON COMPLETION OF THE WORK.
15. PROVISIONS FOR RADON NOT INCLUDED, G.C. TO NOTIFY OWNER IF SITE CONDITIONS WARRANT THE INCLUSION OF POSITIVE RADON CONTROL SYSTEM IN THE SCOPE OF WORK FOR THIS PROJECT.
16. G.C. SHALL PROTECT UPON COMPLETION OF CONSTRUCTION, INCLUDING ANY FINAL REPAIRS OR WORK IDENTIFIED BY PUNCHLIST ITEMS TO THE SATISFACTION OF THE OWNER AND ARCHITECT/ENGINEER.
17. G.C. SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR MINIMUM. ALL PRODUCTS INSTALLED WITH MANUFACTURER'S WRITTEN WARRANTIES SHALL BE GUARANTEED IN ACCORDANCE WITH EACH WARRANTY. G.C. SHALL PROVIDE A COMPLETE WARRANTY PACKAGE FOR ALL SUCH PRODUCTS TO THE OWNER AT TIME OF PROJECT COMPLETION.

DIVISION 02 / CONSTRUCTION ADMINISTRATION

1. PROJECT COMMUNICATION
 - 1.1. G.C. SHALL PARTICIPATE IN A CONSTRUCTION ADMINISTRATION KICK-OFF MEETING WITH OWNER, ARCHITECT, AND DESIGN TEAM TO DEVELOP AND IMPLEMENT A SYSTEM OF ROUTING AND DISTRIBUTION OF:
 - 1.1.1. PROJECT CORRESPONDENCE
 - 1.1.2. PROJECT EMAILS
 - 1.1.3. SUBMITTALS AND SHOP DRAWINGS
 - 1.1.4. REQUEST FOR INFORMATION (RFI)
 - 1.1.5. FIELD SKETCHES
 - 1.1.6. DRAWING REVISIONS AND DELTAS
- 1.2. G.C. SHALL PROVIDE AND INITIATE ALL COORDINATION EFFORTS DURING CONSTRUCTION TO ENSURE ALL RELEVANT CHANGES REQUIRED ON THE PROJECT ARE COMMUNICATED TO ALL TRADES, SUBCONTRACTORS, OWNER, ARCHITECT, ENGINEER AND ANY OTHER PROJECT TEAM MEMBER.
2. SUBMITTALS AND SHOP DRAWINGS
 - 2.1. SHOP DRAWINGS ARE REQUIRED FOR STRUCTURAL, MECHANICAL, ELECTRICAL AND SPECIALIZED CONSTRUCTION. SHOP DRAWINGS SHALL BE SUBMITTED BY THE G.C. FOR REVIEW FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK. THE CONTRACTORS SHALL BE BOUND TO PERFORM IN COMPLIANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS, IN ALL AREAS WHERE THE CONTRACT DOCUMENTS DO NOT ADDRESS METHODOLOGY.
 - 2.2. G.C. SHALL PREPARE A LIST AND LOG OF ANTICIPATED SUBMITTALS AND SHOP DRAWINGS REQUIRING OWNER AND/OR ARCHITECT AND/OR ENGINEER APPROVAL AS PER THE CONTRACT AGREEMENT PRIOR TO THE START OF CONSTRUCTION. LIST AND LOG SHALL BE DELIVERED TO OWNER/ARCHITECT FOR RECORD AND BE MAINTAINED BY G.C. THROUGHOUT THE CONSTRUCTION PHASE.
 - 2.3. MAX OF 2 REVISIONS PER DRAWING. ADDITIONAL REVIEWS RESULTING FROM ERRORS OR INACCURATE SUBMITTAL DATA WILL BE AT G.C.'S EXPENSE FOR REVIEW TIME AND COSTS INCURRED.
 3. REQUEST FOR INFORMATION (RFI'S)
 - 3.1. ALL RFI FROM FIELD SHALL BE ISSUED TO THE OWNER AND ARCHITECT BY G.C. ALONE. RFI ISSUED FROM SUB-CONTRACTORS OR TRADES TO ARCHITECT OR ENGINEER WILL NOT BE ACCEPTED OR REVIEWED.
 - 3.2. G.C. SHALL PREPARE AND MAINTAIN A LIST AND LOG OF RFI'S (INCLUDING 'OPEN', 'PENDING', 'CLOSED', ETC) FOR THE DURATION OF THE PROJECT.
 4. FIELD SKETCHES
 - 4.1. G.C. WILL BE ASKED TO PREPARE A FIELD SKETCH (IN THE EVENT OF A FIELD REQUESTED CHANGE TO THE DOCUMENTS) THAT ILLUSTRATES THE CORRECTION ALREADY APPROVED. G.C. IS RESPONSIBLE FOR ISSUING THIS SKETCH VIA EMAIL OR ELECTRONIC SUBMISSION TO THE OWNER/ARCHITECT FOR REVIEW PRIOR TO CONTRACTING THE ALTERED DETAIL OR METHOD.
 - 4.2. ARCHITECT/ENGINEER MAY ISSUE REVISED DETAILS OR PLANS TO THE CONTRACTOR IN THE FORM OF FIELD SKETCHES. THESE RELEASES ARE CONSIDERED AN OFFICIAL PART OF THE CONTRACT DOCUMENTS ONCE RELEASED AND ALL G.C.'S CONTRACT TERMS AND RESPONSIBILITIES WILL THEN APPLY. DEVIATION FROM A FIELD SKETCH SHALL BE CONSIDERED EQUAL TO DEVIATIONS FROM THE CONTRACT DRAWINGS OR SPECIFICATIONS.
 - 4.3. ARCHITECT/ENGINEER'S GENERAL PRACTICE SHALL BE TO INCLUDE FIELD SKETCHES ON FULL DELTA REVISED DRAWINGS AT A LATER DATE FOR THE PURPOSE OF DOCUMENTATION FOR CODE AND INSPECTION PURPOSES.
 5. DRAWING REVISIONS AND DELTAS
 - 5.1. ARCHITECT/ENGINEER WILL RELEASE REVISED DRAWINGS AT KEY AND CRITICAL TIMES OF THE CONSTRUCTION PHASE AS NEEDED FOR ADDRESSING:
 - 5.1.1. INITIAL PERMIT AND REVIEW COMMENTS
 - 5.1.2. PRICING RFI'S
 - 5.1.3. OWNER REQUESTED CHANGES FROM PRICING RESULTS
 - 5.1.4. MAJOR CHANGES DURING CONSTRUCTION
 - 5.1.5. REQUESTS FROM JURISDICTION FOR PROGRESS SIGNED/SEALED
 - 5.2. REVISION SETS MAY BE RELEASED COMBINING MULTIPLE PROPOSES OUTLINED ABOVE (I.E. A DELTA #1 SET THAT CAPTURES BOTH THE INITIAL PERMIT REVIEW COMMENTS ALONG WITH THE PRICING RFI'S AND OWNER REQUESTED CHANGES FROM BID RESULTS ALL IN ONE REVISED SET - OFTEN LABELED AS "ISSUED FOR CONSTRUCTION").
 - 5.3. ALL REVISION SETS ISSUED BY THE ARCHITECT/ENGINEER WILL BE DONE WITH ALL CHANGES CLOUDED AND MARKED WITH A TRIANGLE 'DELTA' AND NUMBER INDICATING THE REVISION RELEASE. TITLE BLOCKS ON ALL SHEETS WILL ALSO HAVE THE DELTA NUMBER AND THE RELEASE DATE.
 - 5.4. G.C. IS RESPONSIBLE TO DISTRIBUTE REVISED SETS TO ALL TRADES AND ENSURE THAT ALL TRADES ARE WORKING FROM THE MOST RECENT SET OF DOCUMENTS. OWNER AND ARCHITECT/ENGINEER WILL NOT BE RESPONSIBLE FOR ERRORS, OMISSIONS, OR INCORRECT INSTALLATIONS THAT RESULT FROM G.C. OR ANY SUB CONTRACTORS NOT WORKING FROM THE MOST CURRENT SET OF DRAWINGS. CORRECTION OF SUCH ERRORS SHALL BE AT G.C.'S RESPONSIBILITY AT NO COST TO THE OWNER/ARCHITECT AND AT THE DISCRETION OF THE OWNER.
 6. SITE VISITS AND FIELD OBSERVATIONS
 - 6.1. G.C. SHALL COORDINATE WITH OWNER AND ARCHITECT AND INTERIOR DESIGNER (IF APPLICABLE TO THE PROJECT) FOR THE SCHEDULING OF ANY/ALL SITE VISITS DURING PLANNING, MOBILIZATION, CONSTRUCTION, AND/OR CLOSOUT.
 - 6.2. SITE VISITS BY THE OWNER AND ARCHITECT MAY BE WITHOUT ADVANCE WARNING BUT WILL ALWAYS YIELD TO THE SITE CONDITIONS THAT MAY INTERFERE SAFELY WITH WORK (I.E. TRUCKS OR OVERLAP WITH TRUCKS) INSTALLATION.
 - 6.3. G.C. SHALL MAKE EVERY EFFORT POSSIBLE TO BE AVAILABLE ON DAYS OF SITE VISITS TO ACCOMPANY OWNER/ARCHITECT ON SITE WALK TO ANSWER QUESTIONS AND NOTE ANY AREAS OF CONCERN OR REQUIRED CORRECTIONS.
 - 6.4. G.C. SHALL FOLLOW-UP AFTER EACH SITE VISIT WITH A WRITTEN SUMMARY OF ITEMS DISCUSSED, ISSUES NOTED, AND A PLAN OF ACTION TO ADDRESS ANY CONCERNS OR CORRECTIONS REQUIRED BASED ON THE SITE WALK.
 - 6.5. G.C. SHALL TAKE DIGITAL PHOTOGRAPHS OF CONSTRUCTION PROCESS ON A WEEKLY BASIS AND POST IMAGES TO AN ONLINE FILE-SHARING PLATFORM (I.E. DROPBOX OR OTHER FTP SHARING SITE) FOR OWNER/ARCHITECT REVIEW. IMAGES SHALL BE OF ALL ANGLES, INTERIOR AND EXTERIOR, CLOSE-UPS OF REBAR AND FORMS, ETC AS NECESSARY FOR THE OWNER AND DESIGN TEAM TO REVIEW AND COMMENT WITHOUT HAVING TO BE PRESENT ON THE SITE.
 7. PROJECT CLOSOUT
 - 7.1. AT TIME OF SUBSTANTIAL PROJECT COMPLETION, G.C. SHALL DELIVER NOTICE TO OWNER AND ARCHITECT ALONG WITH A LIST OF ANY OUTSTANDING ITEMS TO BE COMPLETED OR CORRECTED AS A RESULT OF FINAL PUNCH-LIST WALK THROUGH OR PERMITTING "CERTIFICATE OF OCCUPANCY" INSPECTIONS).
 - 7.2. G.C. SHALL PREPARE AND DELIVER A FINAL FIELD INSPECTION REPORT TO THE OWNER AND ARCHITECT FOR RECORD.
 - 7.3. G.C. SHALL PREPARE, ASSEMBLE, AND DELIVER A COMPLETE SET OF MARKUPS AND FIELD DRAWINGS TO THE OWNER AND ARCHITECT IN BOTH HARD COPY AND FULL SIZE COLOR HD RESOLUTION SCANS FOR USE IN AS-BUILT DOCUMENTATION. INCLUDED SHALL BE LISTED ANY SUBSTITUTIONS OR VARIATIONS IMPLEMENTED (EITHER BY APPROVED RFI OR CHANGE ORDER OR BY G.C.'S FIELD DECISIONS BASED ON BEST PRACTICES) ALONG WITH ANY SKETCHES OF ALTERED DETAILS OR INSTALLATION PROCEDURE.

DIVISION 03 / CONCRETE - 04 / MASONRY - 05 / METALS

1. REFER TO STRUCTURAL DRAWINGS FOR SPECS AND GENERAL INFORMATION.

DIVISION 06 / WOOD, PLASTICS, AND COMPOSITES

1. ALL WOOD PRODUCTS AND MATERIALS SHALL BE STORED, STAGED, AND INSTALLED DRY AND SHALL BE PROTECTED FROM MOISTURE TO GREATEST EXTENT PRACTICABLE. STANDING WATER SHALL BE IMMEDIATELY REMOVED FROM WOOD MATERIALS EXPOSED TO MOISTURE DURING CONSTRUCTION. P.T. LUMBER SHALL BE "ARSENIC-FREE".
2. ALL METAL AND/OR WOOD FRAMING MATERIALS SHALL BE FREE OF VISUALLY OBSERVABLE WARPING, CUPPING, CHECKING, AND OTHER SUBSTANTIVE IMPERFECTIONS THAT ADVERSELY AFFECT STRUCTURAL PERFORMANCE OR THE PROVISION OF PLUMB AND TRUE CONNECTIONS WITH OTHER FRAMING MEMBERS.
3. ALL WOOD TRIM EXPOSED TO THE ELEMENTS, OR IN CONTACT WITH EARTH, CONCRETE, OR MASONRY, SHALL BE OF ARSENIC-FREE PRESERVATIVE-TREATED LUMBER.
4. G.C. SHALL PROVIDE ADEQUATE SUPPORTS AND/OR BACKING MATERIAL IN NEW OR EXISTING WALLS FOR EQUIPMENT AND/OR ACCESSORIES ATTACHED THERETO.
- 5.1. FOAM TRIM
 - 5.1.1. BASIS OF SPEC FOR THIS PROJECT SHALL BE THE FOLLOWING:
 - 5.1.1.1. LOCATIONS AT OR BELOW 5'-0" ABOVE GRADE: "STONE ON FOAM"
 - 5.1.1.2. LOCATIONS AT OR ABOVE 5'-0" ABOVE GRADE: HARDCOAT POLYURETHANE
 - 5.1.2. ALL FOAM TO HAVE SURFACE TEXTURE AND COLOR FINISH AS SPECIFIED BY OWNER OR ARCHITECT.
 - 5.1.3. ALL FOAM TO BE RESPONSIBLE TO PROTECT AND RECEIVE ALL TRIM FROM THE SITE FREE OF DEFECT OR BLEMISH OR SHALL REPLACE BROKEN OR DAMAGED PIECES OF FOAM AS NEEDED. PUTTY OR SURFACE PATCH REPAIRS TO DEFECT FOAM PIECES IS PROHIBITED. STORE FOAM ON SITE IN A WEATHER PROTECTED LOCATION FOR MINIMUM 24-HOURS UNTIL INSTALLED.
 - 5.1.4. ADHERED FOAM TRIM TO BUILDING SUBSTRATE WITH ADHESIVE AS PER RECOMMENDED MANUFACTURER SPECIFICATION. PROVIDE FILLER AT JOINTS ONLY AND SMOOTH TO FINISH AS NOTED ON PLANS PRIOR TO FINAL PAINTING/STUCCO.
 - 5.1.5. INSTALL FOAM IN ACCORDANCE WITH ALL MANUFACTURER INSTALLATION INSTRUCTIONS TO ENSURE PROPER FIT, FINISH, AND PROTECTION FROM UV DEGRADATION AS PER THE FOAM PRODUCT WARRANTY PACKAGE.
 - 5.1.6. FOAM TRIM SHALL BE TO SIZE GAUGE, AND DIMENSION AS SHOWN ON PLANS.
 - 5.1.7. NOTIFY OWNER/ARCHITECT IMMEDIATELY OF ANY INADEQUATE CONDITIONS OR GEOMETRIC ISSUES PREVENTING FOAM INSTALLATION. DO NOT INSTALL ANY FOAM TRIM THAT DOES NOT MEET THE DRAWING DESIGN OR ELEVATION INTENT. G.C. WILL BE RESPONSIBLE FOR CORRECTING ANY INCORRECT INSTALLATION OF FOAM TRIM THAT DOES NOT MATCH THE DRAWINGS.

DIVISION 07 / THERMAL AND MOISTURE PROTECTION

1. THE FOLLOWING SPECIFICATION SHALL GOVERN WITH MODIFICATIONS AS SPECIFIED HERIN: AMERICAN SOCIETY OF HEATING, REFRIGERATING AND AIR CONDITIONING ENGINEERS (ASHRAE) HANDBOOK OF FUNDAMENTALS.
 - 1.1. FLASHING SHALL BE INSTALLED AS FOLLOWS:
 - 2.1. INSTALL FLASHING AND SHEET METAL IN COMPLIANCE WITH "ARCHITECTURAL SHEET METAL MANUAL" BY SMACNA.
 - 2.2. ALUMINUM FLASHING SHALL CONFORM TO ASTM B 209, AND BE MINIMUM 0.016" THICK STANDARD BUILDING SHEET OF PLAIN FINISH.
 - 2.3. GALVANIZED STEEL FLASHING SHALL CONFORM TO ASTM A 526, 0.020" COPPER, 26 GAUGE (0.0174") ASTM A 525, DESIGNATION G 90 HOT-DIP GALVANIZED, MILL PHOSPHATIZED.
 - 2.4. NON-FERROUS FLASHING SHALL BE BLACK ELASTIC SHEET FLASHING OF 50 TO 65 MIL THICKNESS SHALL COMPLY WITH THE FOLLOWING: SHORE A HARDNESS: ASTM D-2240 - TENSILE STRENGTH: ASTM D-412 TEAR RESISTANCE: ASTM D-624, DIE C - ULTIMATE ELONGATION: ASTM D-412 LOW TEMPERATURE BRITTLENESS: ASTM D-1141 - OZONE AGING: ASTM D-1141 HEAT AGING: ASTM D-573.
 - 2.5. BACKPAINT FLASHINGS WITH BITUMINOUS PAINT WHERE EXPECTED TO BE IN CONTACT WITH CEMENTITIOUS MATERIALS OR DISSIMILAR LAM.
 - 2.6. PROVIDE AND INSTALL FLASHING AT ALL ROOF TO WALL CONDITIONS. PROJECTIONS OF WOOD BEAMS THROUGH EXTERIOR WALLS, EXTERIOR OPENINGS, AND ELSEWHERE AS REQUIRED TO PROVIDE WATERTIGHT/WEATHERPROOF ENVELOPE.
 3. ROOF TILE
 - 3.1. ROOFING SHALL BE PROVIDED PER SPEC. OVER SELF ADHERING MEMBRANE UNDERLAYMENT INSTALLED AS PER MANUFACTURER'S INSTRUCTIONS. ROOF FINISH APPLICATIONS TO COMPLY WITH FRSA CONCRETE AND GLAY ROOF TILE INSTALLATION MANUAL SYSTEM ONE ROOFING STANDARDS.
 - 3.2. INSTALL ALL ROOFING TILES AS PER MANUFACTURER'S SPECIFICATIONS. PROVIDE TILES, HIP CAPS, DRIP EDGES, EDGE DETAIL CONDITIONS, TRIM, FLASHINGS, CLOSURES, UNDERLAYMENTS, AND ACCESSORIES AS REQUIRED.
 - 3.3. G.C. SHALL PROVIDE ROOF TILE SAMPLES FOR OWNER AND ARCHITECT REVIEW AND SELECTION PRIOR TO ORDERING MATERIALS.
 - 3.4. MANUFACTURER MUST AGREE TO REPAIR FINISH OR REPLACE ROOF TILE THAT SHOW EVIDENCE OF DETERIORATION OF COLOR OR SURFACE TEXTURE WITHIN THE SPECIFIED WARRANTY PERIOD.
 4. OVER ROOF SHEATHING:
 - 4.1. VENTILATION OF ATTIC SPACES ABOVE INSULATED CEILING:
 - 4.1.1. ENCLOSED ATTIC SPACES AND ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS WHICH SHALL BE NOT LESS THAN 1/50 OF THE AREA TO BE VENTILATED. UNLESS OTHERWISE SPECIFIED, VENTILATING AREAS SHALL BE NOT LESS THAN 1/50 OF THE AREA TO BE VENTILATED. EXCEPT THE MINIMUM REQUIRED AREA SHALL BE REDUCED TO 1/300 OF THE AREA TO BE VENTILATED WHERE AT LEAST 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED. VENTILATORS SHALL BE LOCATED AT LEAST THREE FEET (3'-0") ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
 - 4.1.2. VENTILATION OF ATTIC SPACES WITH SPRAY FOAM INSULATION:
 - 5.1. THE HVAC SYSTEM DESIGN (BY OTHERS) SHALL ACCOUNT FOR AIR CHANGE IN AN INSULATED ATTIC SPACE TO AVOID MOISTURE BUILDUP OVER TIME. IT IS RECOMMENDED THAT THE HVAC DESIGNER OBTAIN THE RECOMMENDATIONS OF THE SPRAY INSULATION MANUFACTURER FOR THE PROJECT SPECIFIC CONDITIONS AND CONSIDER THEM FOR INCLUSION OF THEIR DESIGN.
 - 6.1. FIBERGLASS BLANKET INSULATION SHALL CONFORM TO ASTM C 665, TYPE I WITH MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDICES OF 25 AND 50 RESPECTIVELY, PASSING ASTM E 136 FOR COMBUSTION CHARACTERISTICS.
 - 6.2. PROTECT ALL INSULATION MATERIALS FROM PHYSICAL DAMAGE FROM DETERIORATION BY MOISTURE, SOILING, AND OTHER SOURCES. STORE INSIDE AND DRY LOCATION.
 - 6.3. INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR/CEILING ASSEMBLIES, ROOF/CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723 EXCEPT AS OTHERWISE PERMITTED PER CODE.
 - 6.4. PROVIDE AND INSTALL 1/2" THICK RIGID FOAM PLASTIC INSULATION BOARD WITH A MINIMUM INSULATION ONLY VALUE OF R-5 IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS WHERE SHOWN ON DRAWINGS. (WHEN APPLICABLE)
 - 6.5. PROVIDE AND INSTALL 5-1/2" THICK KRAFT FACED GLASS FIBER BATT INSULATION WITH AN INSULATION-ONLY VALUE OF R-11 IN EXTERIOR WALLS OF 2X6 CONSTRUCTION OR AS INDICATED ON DRAWINGS. KRAFT FACING SHALL BE POSITIONED ON THE CONDITIONED SIDE OF THE WALL (TYP TO THE INT).
 - 6.6. PROVIDE AND INSTALL 3-1/2" THICK KRAFT FACED GLASS FIBER BATT INSULATION WITH AN INSULATION-ONLY VALUE OF R-13 IN EXTERIOR WALLS OF 2X4 CONSTRUCTION OR AS INDICATED ON DRAWINGS. KRAFT FACING SHALL BE POSITIONED ON CONDITIONED SIDE OF THE WALL (TYP TO THE INT).
 6. PROVIDE AND INSTALL SPRAY APPLIED INSULATION WITH IGNITION BARRIER WITH AN INSULATION-ONLY VALUE OF R-18 ON UNDERSIDE OF ROOF SHEATHING AND TRUSS TOP CHORDS AS SHOWN ON DRAWINGS. (OR) PROVIDE AND INSTALL KRAFT FACED GLASS FIBER BATT INSULATION OF BLOWN-IN CELLULOSE WITH AN INSULATION-ONLY VALUE OF R-30 IN ROOF OR CEILING AND CRAWL SPACE FLOOR JOIST AS SHOWN ON DRAWINGS.
 - 6.8. PROVIDE AND INSTALL GLASS FIBER BATT INSULATION AT WINDOW SHIM SPACES.
 - 6.9. FIT INSULATION TIGHT WITHIN SPACES AND TIGHT TO AND BEHIND MECHANICAL AND ELECTRICAL SERVICES WITHIN THE PLANE OF INSULATION.
 7. VENTILATION OF ATTIC SPACES BEING SURE NOT TO COMPRESS GLASS INSULATION.
 - 7.1. PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS PER SMACNA ARCHITECTURAL SHEET METAL MANUAL. (WHEN SELECTED BY OWNER)
 - 7.1.1. GUTTER - PER MATERIAL SPECIFICATION
 - 7.2. DOWNSPOUT - CONTINUOUS PER SPECIFICATION (ALUMINUM)
 - 7.3. CONNETT DOWNSPOUTS TO IN-GROUND PERIMETER DRAINAGE SYSTEM PIPING OR SPLASHING TO GRADE WITH CONCRETE SPLASHBLOCKS AS INDICATED ON DRAWINGS.
 - 7.4. PROVIDE AND INSTALL RAINWATER CONDUCTORS PLUMB AND TRUE AND FASTEN TO SUBSTRATE AS REQUIRED FOR SECURE ATTACHMENT CONSIDERING POTENTIAL DYNAMIC THRUST CREATED BY STORMWATER FLOW AND VOLUME. ALL FASTENERS AND SUPPORT ACCESSORIES SHALL BE OF THE SAME MATERIAL AS THE CONDUCTOR AND SHALL BE PROVIDED TO ELIMINATE THE POSSIBILITY OF GALVANIC CORROSION DUE TO DISSIMILAR METALS.
 8. EXTERIOR STUCCO TO BE 5/8" ON BLOCK, 7/8" ON WOOD FRAMING, (2) COAT SYSTEM AT 1/4" EACH (SCRATCH, AND FINISH) STUCCO TO BE APPLIED OVER 2-LAYERS OF PAPER BACKED METAL LATH. USE APPROPRIATE CORNER BEADS, MOLDINGS, ETC. TO ENSURE PROPER INSTALLATION.
 - 8.1. PROVIDE AND INSTALL GUTTERS AND DOWNSPOUTS AS PER COLOR BLOCKS PROVIDED BY OWNER.
 - 8.1.1. WHERE CEMENT PLASTER (STUCCO) IS TO BE APPLIED TO LATH OVER FRAME CONSTRUCTION, MEASURES SHALL BE TAKEN TO PREVENT BONDING BETWEEN THE CEMENT PLASTER AND THE WATER RESISTIVE BARRIER. A BOND BREAK SHALL BE PROVIDED BETWEEN THE WATER RESISTIVE BARRIER AND THE CEMENT PLASTER (STUCCO) CONSISTING OF ONE OF THE FOLLOWING:
 - 8.1.1.1. POLYETHYLENE SHEET GABRIER OR
 - 8.1.2. ONE LAYER OF AN APPROVED WATER RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP, OR
 - 8.1.3. OTHER APPROVED METHODS OR MATERIALS APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 - 8.2. MINIMUM THICKNESS OF STUCCO WEATHER COVERINGS (EXCLUSIVE OF TEXTURES)

| COATING TYPE | MINIMUM THICKNESS: |
|--|--------------------|
| THREE-COAT WORK OVER METAL PLASTER BASE | 0.815" |
| UNIT MASONRY, C.I.P. OR PRECAST CONCRETE | 0.625" |
| TWO-COAT WORK OVER UNIT MASONRY | 0.500" |
| CAST-IN-PLACE OR PRECAST CONCRETE | 0.315" |
 - 8.3. STUCCO, FLASHING, CONTROL JOINTS, AND WEATHER BARRIERS SHALL BE INSTALLED WITH STRICT ADHERENCE TO ALL APPLICABLE ASTM STANDARDS AND BUILDING CODE REQUIREMENTS.

DIVISION 08 / OPENINGS

1. REFERENCE STANDARDS FOR METAL DOORS, WOOD DOORS, AND WINDOWS SHALL BE:
 - 1.1. UNDERWRITER'S LABORATORIES, INC. BUILDING MATERIALS DIRECTORY.
 - 1.2. NATIONAL FIRE PROTECTION ASSOCIATION; FPMHPLE-N 80 STANDARD FOR FIRE DOORS AND WINDOWS.
 - 1.3. THE REFERENCED STANDARDS OF FLORIDA BUILDING CODE - RESIDENTIAL.
 - 1.4. IF CONSTRUCTION MATERIALS AS SPECIFIED IN THESE DOCUMENTS IS NOT REFERENCED IN THE 'RESIDENTIAL' CODE THEN THE APPLICABLE REFERENCED STANDARDS OF THE FLORIDA BUILDING CODE SHALL BE USED.
 - 1.5. REFERENCED STANDARDS INCLUDE BUT ARE NOT LIMITED TO MANUFACTURING, TESTING, PERFORMANCE (INCLUDES STRUCTURAL, GLAZING, AIR INFILTRATION, WATER PENETRATION).
2. ALL DOORS AND WINDOWS SHALL COMPLY WITH THE CODE FOR THE SITE LOCATION & GEOGRAPHIC SPECIFIC REQUIREMENTS AND AS SELECTED BY OWNER FROM BUILDER / DEVELOPER'S CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS.
 3. CONTRACTOR SHALL CONFORM TO THE ADOPTED EGRESS CODE AND VERIFY THAT MAXIMUM WINDOW AND DOOR INFILTRATION RATES ARE NOT EXCEEDED.
 4. ALL DOORS, WINDOWS, TRANSOMS, SIDELIGHTS, ETC. OPENINGS TO THE EXTERIOR OR TO UNCONDITIONED AREAS SHALL BE FULLY WEATHER STRIPPED, GASKETED OR OTHERWISE TREATED TO LIMIT AIR FILTRATION.
 5. DOORS
 - 5.1. GLAZING IN DOORS ARE CONSIDERED A HAZARDOUS LOCATION AND SHALL BE TEMPERED GLASS EXCEPT AS PERMITTED PER CODE.
 - 5.2. DOOR UNITS AND FRAMES SHALL BE PROTECTED DURING CONSTRUCTION FROM THE GENERAL CONTRACTOR SHALL REPAIR/REPLACE ANY DAMAGE TO SUCH MATERIALS AND PRODUCTS AT NO ADDITIONAL COST TO THE OWNER.
 - 5.3. ALL DOOR HEIGHTS TO BE AS INDICATED ON THE CONSTRUCTION DOCUMENTS. DOOR HEIGHT TO BE MODIFIED BY G.C. AS REQUIRED TO ACCOMMODATE VARIOUS FLOOR FINISHES, THRESHOLDS, ROUGH OPENINGS AND MECHANICAL DESIGN UNDERCUTS.
 - 5.4. REFER TO DRAWINGS FOR DOOR TYPES, SIZES, FRAME DETAILS, AND HARDWARE SET DESIGNATIONS AND APPROVED BUILDER / DEVELOPER'S CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS.
 - 5.5. ALL DOORS SHALL BE STORED IN A THERMALLY CONTROLLED ENVIRONMENT ON SITE UNTIL INSTALLED. STORE DOORS UPRIGHT WITH HEADS UP AND BLOCKING BETWEEN DOORS TO PREVENT DAMAGE OR WARPING.
 - 5.6. ALL LOCKS AND LOCKSETS SHALL BE COORDINATED WITH THIRD PARTY SECURITY CONTRACTOR AND/OR OWNER. VERIFY KEY QUANTITIES AND COPIES NEEDED AND ADHERE TO OWNER'S SECURITY POLICY FOR LOCKING ACCESSORIES.
 6. WINDOWS AND GLAZING
 - 6.1. WINDOWS ARE BASED UPON THE BASIS OF DESIGN MANUFACTURER SPECIFIED. IF NOT SPECIFIED PROVIDE PER THE BUILDER / DEVELOPER'S CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS.
 - 6.2. GLAZING SHALL BE IMPACT-RATED IF INDICATED ON THE COVER SHEET.
 - 6.3. GLAZING IN LOCATIONS WHICH MAY BE SUBJECT TO HUMAN IMPACT SUCH AS FRAMELESS GLASS DOORS, GLASS ENTRANCES AND EXIT DOORS, FIXED GLASS PANELS, SLIDING GLASS DOORS, SHOWER DOORS, TUB ENCLOSURES, AND STORM DOORS SHALL MEET THE REQUIREMENTS SET FORTH IN THE EFC AND THE SAFETY STANDARD FOR GLAZING MATERIALS (16 CFR 1201).
 - 6.4. GLAZING ADJACENT DOORS: ALL GLAZED PANELS LOCATED WITHIN 24" OF A DOOR AND LESS THAN 60" ABOVE THE WALKING SURFACE ARE CONSIDERED A HAZARDOUS LOCATION AND SHALL BE TEMPERED GLASS EXCEPT AS OTHERWISE PERMITTED PER CODE.
 - 6.5. GLAZING PANELS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE: PANELS LARGER THAN 4 5/8" FT. BOTTOM LOWER THAN 18" AFF AND TOP ABOVE 36" AFF ARE CONSIDERED A HAZARDOUS LOCATION AND SHALL BE TEMPERED GLASS EXCEPT AS OTHERWISE PERMITTED PER CODE.
 - 6.6. ANALYZE PROJECT LOADS AND IN-SERVICE CONDITION TO CONFIRM MINIMUM GLASS THICKNESS IN ACCORDANCE WITH ASTM E 1300. EXPERIENCED TRADESMEN SHALL HAVE COMPLETED GLAZING SIMILAR MATERIAL, DESIGN, AND EXTENT TO THAT INDICATED FOR THIS PROJECT AND WHO EMPLOY GLASS INSTALLERS WHO ARE CERTIFIED UNDER THAT NATIONAL GLASS ASSOCIATIONS CERTIFIED GLASS INSTALLER PROGRAM. STORE ALL GLAZING MATERIALS ACCORDING TO MANUFACTURER'S WRITTEN SPECIFICATIONS AND AS REQUIRED TO PREVENT DAMAGE FROM CONDENSATION, TEMPERATURE CHANGES, DIRECT EXPOSURE TO SUN, OR ANY OTHER HARMFUL CONDITIONS.
 - 6.7. GLAZING SHALL BE INSTALLED AS PER MANUFACTURER'S INSTRUCTION AND COORDINATED WITH THE ALUMINUM DOOR AND GLAZING FRAMING SYSTEMS. USE TEMPERED SAFETY GLAZING AS PER CODE. EXTERIOR GLAZING SHALL BE INSULATED TYPE, FULLY GASKETED.
 7. ACCESS DOORS AND PANELS
 - 7.1. ACCESS DOORS AND PANELS AS SHOWN AND SIZED ON DRAWINGS AT EACH LOCATION SHALL CONFORM TO ASTM A1008-07 FOR SHEET STEEL AND COLD ROLLED DOOR SYSTEMS. FIRE RATED ACCESS DOORS AND PANELS (IF APPLICABLE) SHALL CONFORM TO NFPA-06 AND UL FIRE RESISTANCE DIRECTORY ACCORDING TO THE HOUR RATINGS NOTED ON THE PLANS.
 - 7.2. ACCESS DOORS AND PANELS SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION UNLESS OTHERWISE DIRECTED.
 - 7.3. ALL ACCESS DOORS AND PANELS (INTERIOR AND EXTERIOR) SHALL BE NON-INSULATED TYPE (INSULATION ACHIEVED BY OTHER MEANS IF NECESSARY) AND PAINTED TO MATCH ADJACENT WALL OR CEILING FINISHES UNLESS NOTED OTHERWISE ON PLANS OR BY OWNER.
 8. EMERGENCY ESCAPE AND RESCUE (E.E.R.) OPENINGS:
 - 8.1. SLEEPING ROOMS, BASEMENTS, HABITABLE ATTIC SPACES SHALL HAVE AT LEAST ONE WINDOW THAT MEETS THE (E.E.R.) REQUIREMENTS OF THE CODE.
 - 8.2. WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL REQUIRED LOCATIONS MEETS (E.E.R.) REQUIREMENTS.
 - 8.3. WINDOW SUPPLIER TO ADVISE ARCHITECT & CONTRACTOR OF ANY E.E.R. WINDOW SIZE SPECIFICATION THAT ADVERSELY AFFECTS THE "CONSTRUCTIBILITY" PRIOR TO BEGINNING THE WORK.
 9. FALL PROTECT TO FINISH AS NOTED ON PLANS.
 - 9.1. IN DWELLING UNITS, WHERE THE OPENING OF AN OPERABLE WINDOW IS LOCATED MORE THAN 12 INCHES ABOVE THE FINISHED GRADE OR SURFACE BELOW, THE LOWEST PART OF THE CLEAR OPENING OF THE WINDOW SHALL BE A MINIMUM OF 24 INCHES ABOVE THE FINISHED FLOOR OF THE ROOM IN WHICH THE WINDOW IS LOCATED. OPERABLE SECTIONS OF WINDOWS SHALL NOT PERMIT OPENINGS THAT ALLOW PASSAGE OF A 4 INCH DIAMETER SPHERE WHERE SUCH OPENINGS ARE LOCATED WITHIN 24 INCHES OF THE FINISHED FLOOR EXCEPT AS OTHERWISE PERMITTED BY CODE.

DIVISION 09 / FINISHES

1. PROVIDE AND INSTALL GYPSUM WALL BOARD IN ACCORDANCE WITH "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM HALDBOARD", AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION.
 2. APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.
 3. ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTER'S FINISH EXCEPT COORDINATED FACTORY FINISH SURFACES. TOP AND BOTTOM OF ALL DOORS TO BE SEALED AND PAINTED.
 4. ALL GYP BOARD WALL SURFACES SHALL BE LEVEL. (4) FINISH MINIMUM. CONTRACTOR TO PROVIDE A BID OPTION FOR LEVEL (5) FINISH ON ALL GYP BOARD WALLS AS PER OWNER'S REQUEST AND SPECIFICATION. COORDINATE WITH OWNER.
 5. APPLICATION SHALL BE WORK-MANLIKE MANNER PROVIDING A SMOOTH SURFACE.
 6. APPLY FINISH TO BE THAT REQUESTED BY THE MANUFACTURER.
 7. APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED.
 8. EXTERIOR TRIM TO RECEIVE PRIME COAT AND (2) FINISH COATS OF OIL BASED PAINT.
 9. FLOOR COVERING MATERIALS TO BE TESTED BY AN APPROVED AGENCY PER NFPA 253. MATERIAL TO BE PROVIDED WITH TAG TO IDENTIFY "MANUFACTURER'S NAME, MODEL, GRADE, AND MANUFACTURE DATE".
 10. PROVIDE RESILIENT FLOORING AND WALL BASE PER OWNER'S SCHEDULE AND SPECIFICATIONS. INSTALL IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
11. PROVIDE CERAMIC TILE, MARBLE TILE AND ACCESSORIES COMPLYING WITH TILE COUNCIL OF AMERICA SPECIFICATION (S7.1) IN COLORS AND PATTERNS SELECTED BY THE OWNER FROM STANDARD COLORS AND PATTERNS OF THE APPROVED MANUFACTURER.
 12. INSTALL CERAMIC TILE AND MARBLE TILE IN COMPLIANCE WITH PERTINENT RECOMMENDATIONS CONTAINED IN THE TILE COUNCIL OF AMERICA "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND MANUFACTURER'S PRINTED INSTRUCTIONS.
 13. PROVIDE GYPSUM WALL BOARD AS INDICATED ON DRAWINGS AS MANUFACTURED BY AMERICAN GYPSUM CO. (OR APPROVED EQUAL) COMPLYING WITH WHICH EVER HAS THE MOST STRINGENT SPECIFICATION AND MUST COMPLY WITH TYPE OF GYPSUM BOARD INDICATED AND WHICHEVER IS MORE STRINGENT ALONG WITH JOINT COMPOUND PER MANUFACTURER'S RECOMMENDATIONS. FOR TILE BACKING AREAS, PROVIDE GLASS-MAT, WATER RESISTANT BACKING BOARD COMPLYING WITH ASTM C 1178/C 1178M WITH JOINT COMPOUND PER MANUFACTURER'S RECOMMENDATIONS.
 14. ALL JOINTS IN GYPSUM WALL BOARD PANELS SHALL BE JOINT TAPED WITH JOINT COMPOUND PER MANUFACTURER'S RECOMMENDATIONS.
 15. PROVIDE AND INSTALL MOISTURE RESISTANT GYPSUM WALL BOARD, TYPE VII, GRADE M OR X AS REQUIRED, CLASS 2, 1/2" THICK, AT SHOWER/TUB ENCLOSURES AT WALLS AND CEILING.
 16. PROVIDE AND INSTALL 5/8" OR REGULAR GYPSUM HALDBOARD, 1/2" THICK AT ALL WALLS AND CEILING UNLESS OTHERWISE INDICATED ON DRAWINGS OR SPECIFIED. CONTRACTOR SHALL PROVIDE ALL TRIM ACCESSORIES, FINISH TAPING AND SPACKLING IN ACCORDANCE WITH AMERICAN GYPSUM CO. PRINTED INSTRUCTIONS.
 17. STORE GYPSUM WALL BOARD PANELS IN THERMALLY CONTROLLED ENVIRONMENT, INDOORS, AND AWAY FROM DAMP AREAS UNTIL READY FOR USE. ALL GYPSUM WALL BOARD PANELS SHALL BE DRY AND FREE OF MOISTURE OR CONDENSATION FROM STORAGE PRIOR TO INSTALLATION.
 18. CEILING AND WALL FINISHES TO BE CLASS 'C' IN ACCORDANCE WITH ASTM E 84, AT MIN.

DIVISION 10 / SPECIALTIES

1. TOILET ROOM ACCESSORIES, IF NOT SPECIFIED, TO BE PROVIDED PER THE BUILDER / DEVELOPER'S CODE APPROVED AND DESIGNATED BUILDING MATERIAL SPECIFICATIONS.
 2. PROVIDE FIRE EXTINGUISHERS DURING CONSTRUCTION AND AS OTHERWISE REQUIRED BY CODE FOR PERMANENT INSTALLATION AFTER CONSTRUCTION IS COMPLETE AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL FIRE OFFICIAL.
 3. WHERE REQUIRED, INSTALL FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10. "PORTABLE FIRE EXTINGUISHERS" CARRYING A STANDARD MANUFACTURER'S LABEL AS INDICATED ON DRAWINGS. PROVIDE AT LOCATIONS SHOWN ON DRAWINGS. PROVIDE AT THE CAPACITY AND HAZARD TYPES AS LISTED ON PLANS. EXTINGUISHERS SHALL BE WALL MOUNTED OR ENCLOSED IN AN APPROVED CABINET AS NOTED. ALL HANGERS, CABINETS, ACCESSORIES, SIGNAGE, LABELING, ETC. SHALL BE PROVIDED IN ACCORDANCE WITH NFPA 10. "PORTABLE FIRE EXTINGUISHERS" FOR EACH LOCATION SHOWN.
 4. SCREEN ENCLOSURES (IF APPLICABLE) SHALL BE INSTALLED AS PER THE OWNER'S PREFERRED MANUFACTURER AND SPECIFICATION. ALL ENCLOSURES OVER POOLS SHALL MEET REQUIREMENTS FOR POOL CHEMICAL RESISTANCE AND DESIGN. ALL SCREEN ENCLOSURES FRAMES SHALL BE ALUMINUM EXTRUSIONS WITH FINISH SELECTED BY OWNER. SCREEN TYPE SELECTED BY OWNER OR AS NOTED ON PLANS FOR INSECT, PRIVACY, GLARE, ETC. ALL FRAMES SHALL BE ANCHORED INTO SOLID STRUCTURES WITH FASTENERS UNDER AN APPROVED COMPONENTS AND CLADDING DESIGN IN ACCORDANCE WITH THE FLORIDA BUILDING CODE.

DIVISION 11 / EQUIPMENT

1. G.C. TO ENSURE THAT ALL UTILITY CONNECTIONS ARE MADE AVAILABLE, ROUGHED IN, AND FINALLY INSTALLED. G.C. SHALL COORDINATE LIST OF EQUIPMENT WITH OWNER TO ENSURE THAT CUT SHEETS ARE RECEIVED IN ORDER TO INSTALL NECESSARY UTILITIES.
 2. UNIT ELECTRIC METER ARE SHOWN AS SUGGESTED LOCATION ONLY. LOCATION AND CONFIGURATION OF UNIT ELECTRIC METERS SHALL BE CONFIRMED AND ENGINEERED BY OTHERS.

DIVISION 12 / FURNISHINGS

1. CASEWORK SHALL BE PROVIDED IN UNIT DIMENSIONS AND PRODUCT SIZES AND MOUNTED AT HEIGHTS AS INDICATED ON THE DRAWINGS.
 2. SUBMIT PRODUCT DATA FOR CABINETS, COUNTERTOPS, AND CABINET HARDWARE AS APPLICABLE. SUBMIT SHOP DRAWINGS FOR CABINET AND COUNTERTOPS INCLUDING PLANS, ELEVATIONS, DETAILS, AND ATTACHMENTS TO OTHER WORK, SHOP MATERIALS, FINISHES, FILLER PANELS, HARDWARE, EDGE AND BACKSPLASH PROFILES, AND METHODS OF COUNTERTOP ATTACHMENT. ALSO INCLUDE COLOR SAMPLES FOR SELECTION BY OWNER AND ARCHITECT INCLUDING SELECTIONS OF UNITS SHOWING THE FULL RANGE OF COLORS, TEXTURES, AND PATTERNS AVAILABLE FOR EACH TYPE OF MATERIAL EXPOSED TO VIEW.
 3. CASEWORK SHALL NOT BE DELIVERED, STORED, OR INSTALLED ON SITE UNTIL BUILDING IS ENCLOSED, NET-WORK IS COMPLETE, AND HVAC SYSTEM IS OPERATIONAL AND WILL MAINTAIN TEMPERATURE AND RELATIVE HUMIDITY FOR THE REMAINDER OF THE CONSTRUCTION PERIOD.
 4. PROVIDE AND INSTALL WATER RESISTANT BARRIER OR BARRIER OVER APPROVED WATER RESISTANT BARRIER OVER AN APPROVED PLASTIC HOUSE WRAP, OR
 5. EXPOSED CABINET MATERIALS SHALL BE WOOD SPECIES OF COMPATIBLE COLOR AND GRAIN. DO NOT USE TWO ADJACENT SURFACES THAT ARE NOTICEABLY DISSIMILAR IN COLOR, GRAIN, FIGURE, OR NATURAL CHARACTER MARKINGS. STAIN, LAMINATE, OR PAINT FINISH SELECTIONS BY OWNER/ARCHITECT.
 6. SEMI-EXPOSED MATERIALS SHALL BY PLYWOOD UNLESS NOTED OTHERWISE WITH GRADE C FACES AND NOT LESS THAN GRADE 3 BACKS OF SAME SPECIES AS FACES. FACE VENEERS OF SAME SPECIES AS EXPOSED SURFACES OR STAINED TO BE COMPATIBLE WITH EXPOSED SURFACES.
 7. CONCEALED MATERIALS SHALL BE SOLID WOOD OR PLYWOOD, OF ANY HARDWOOD OR SOFTWOOD SPECIES WITH NO DEFECTS, AFFECTING STRENGTH OR GRAIN. FACE FINISH: MDF OR HARDWOOD.
 8. HINGES SHALL BE CONCEALED EUROPEAN STYLE SELF CLOSING HINGES. CASEWORK PULLS SHALL BE SELECTED BY OWNER AND ARCHITECT. PROVIDE PRODUCT DATA SUBMITTALS FOR FULL RANGE OF MANUFACTURER'S PRODUCT LINE. DRAWER GUIDES SHALL BE EPOXY COATED METAL, SELF CLOSING, WITH BALL BEARING ROLLERS.

DIVISION 21 / FIRE SUPPRESSION: IF APPLICABLE

1. REFER TO FIRE PROTECTION ENGINEERS DRAWINGS AND CALCULATIONS FOR SPECS AND GENERAL INFORMATION.

DIVISION 22 / PLUMBING

1. REFER TO PLUMBING DRAWINGS FOR SPECS AND GENERAL INFORMATION.

DIVISION 23 / HEATING, VENTILATION, AND AIR CONDITIONING

1. REFER TO MECHANICAL DRAWINGS FOR SPECS AND GENERAL INFORMATION.

DIVISION 27 / COMMUNICATIONS

1. REFER TO ELECTRICAL DRAWINGS FOR SPECS AND GENERAL INFORMATION OR TO OWNERS SPECS FOR PREFERRED COMMUNICATIONS SYSTEMS AND DETAILS.

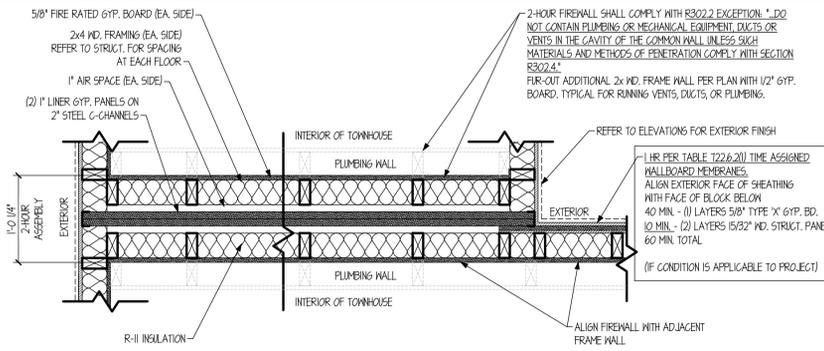
DIVISION 28 / ELECTRONIC SAFETY AND SECURITY

1. REFER TO ELECTRICAL DRAWINGS FOR SPECS AND GENERAL INFORMATION OR TO OWNERS SPECS FOR PREFERRED COMMUNICATIONS SYSTEMS AND DETAILS.

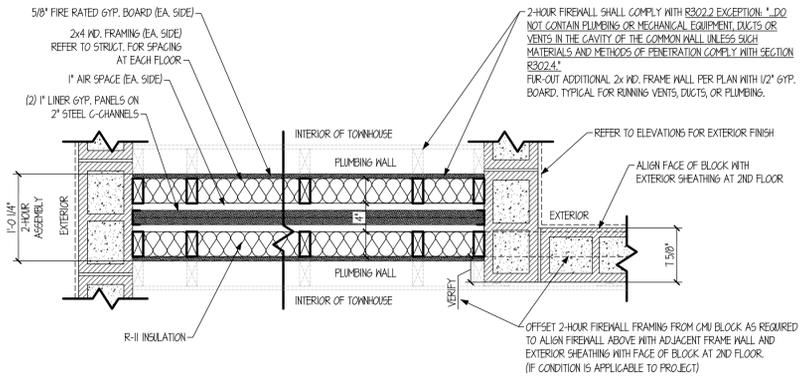
DIVISION 31 / EARTHWORK

1. REFER TO CIVIL DRAWINGS FOR SPECS AND GENERAL INFORMATION.
 2. REFER TO THE CIVIL ENGINEERING DOCUMENTS CREATED FOR THIS SPECIFIC PROJECT WITH REGARD TO UTILITIES AND UTILITY COORDINATION, AND TO THE EFC FOR THE NECESSARY INFORMATION CONTAINED THEREIN. PRIOR TO START OF CONSTRUCTION, WHEN INFORMATION CONTAINED IN THESE DOCUMENTS, CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE CIVIL ENGINEER, NOTIFY THE ARCHITECT/ENGINEER, AND CONTINUE TO PERFORM THE WORK IN ACCORDANCE WITH THE MOST STRINGENT REQUIREMENTS UNLESS OTHERWISE DIRECTED.
 3. G.C. SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES

WALL TYPES



2-HOUR FIRE WALL @ 2ND FLOOR EXTERIOR FRAME WALL INTERSECTIONS (UL -U347)



2-HOUR FIRE WALL @ 1ST FLOOR EXTERIOR BLOCK INTERSECTIONS (UL -U347)

TYPICAL FINISH MATERIAL SPECIFICATIONS

1. **ROOFING**
 1. ROOF SHINGLES OVER 15# ROOFING FELT PER SPECIFICATIONS
2. **ROOF TRUSSES**
 1. PRE-ENGINEERED ROOF TRUSSES AT TYP. 24" O.C. WITH NOM. SHEATHING (REFER TO STRUCTURAL).
 2. REFER TO TRUSS MANUFACTURER DRAWINGS
 3. REFER TO ARCHITECTURAL DETAILS (TRUSS / EAVE PROFILES MAY VARY).
3. **ROOF INSULATION**
 1. SPARY ON "ICYNENE" FOAM INSULATION ON UNDERSIDE OF ROOF DECK. (MIN R-30-FOAM ONLY) INSTALLATION AND MATERIALS PER MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS, METHODS AND PRECAUTIONS. PROVIDE A COMPLETELY ENCLOSED ENVELOPE SYSTEM THAT INTEGRATES WITH THE CMU AND FRAME WALL INSULATION SYSTEMS. (SEE INT. WALL FINISH OVER FRAME BELOW).
4. **DRIP EDGE AND FASCIA**
 1. 2X6 SUB FASCIA, PLUMB CUT
 2. PRE-FINISHED ALUMINUM METAL DRIP EDGE, GAGE PER SMACNA - ARCHITECTURAL SHEET METAL MANUAL. COLOR AND FINISH BY OWNER.
 3. FASCIA MATERIAL AS PERMITTED BY CODE AND DETERMINED BY OWNER OR SPECIFICATIONS
5. **SOFFIT MATERIAL**
 1. MATERIAL AS PERMITTED BY CODE - VENTED OR NON-VENTED AS REQUIRED.
6. **EXTERIOR RUNNING TRIM OVER FRAME**
 1. JAMES HARDIE "HARDIETRIM" - BASIS OF DESIGN. SEE ELEVATIONS FOR TRIM SIZES (PER DEVELOPER SPECIFICATIONS).
7. **EXTERIOR WALL FINISH (SIDING) OVER FRAME**
 1. JAMES HARDIE "HARDIEPLANK" LAP SIDING - BASIS OF DESIGN. SEE ELEVATIONS FOR PLANK SIZES (PER DEVELOPER SPECIFICATIONS), OVER HOUSE WRAP - WEATHER RESISTIVE BARRIER (W.R.B.) HOUSE WRAP MUST BE APPROVED AND INSTALLED AS WATER RESISTIVE VAPOR PERMEABLE BARRIER, OVER 1/2" NOMINAL SPAN RATED PLYWOOD SHEATHING, OVER MIN. 2X4 STUDS AT 16" O.C. (REFER TO STRUCTURAL).
8. **EXTERIOR WALL FINISH OVER FRAME (STUCCO)**
 1. 1/8" PORTLAND CEMENT PLASTER (STUCCO), PER ASTM C-926, 3-COAT OVER PAPER BACKED GALV. METAL LATH,
 2. OVER HOUSE WRAP - WEATHER RESISTIVE BARRIER (W.R.B.)
 3. OVER 1/2" NOMINAL SPAN RATED PLYWOOD SHEATHING, OVER MIN. 2X4 STUDS AT 16" O.C. (REFER TO STRUCTURAL).
 4. STRUCTURAL PANELS USED IN PRESCRIPTIVE FIRE RATED ASSEMBLIES SHALL BE A MINIMUM 15/32" MIN. WOOD BONDED W/ EXTERIOR GLUE.
 5. ALL LATH AND LATH ATTACHMENTS SHALL BE OF CORROSION - RESISTANT MATERIALS. EXPANDED METAL OR WOVEN WIRE LATH SHALL BE ATTACHED WITH 1 1/2-INCH-LONG (38MM), #16 GAGE NAILS HAVING A 1/16-INCH (1.1 MM) HEAD, OR 1/8-INCH-LONG (22.2 MM), #16 GAGE STAPLES, SPACED AT NO MORE THAN 6 INCHES.
 6. KEEP SCREEDS - A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE), CORROSION-RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3-1/2 INCHES (89 MM) SHALL BE PROVIDED.
9. **EXTERIOR TRIM OVER CMU / STUCCO**
 1. STONE ON FOAM - AND OR - STUCCO BUILT UP BANDING SIZED PER ELEVATIONS.
10. **GYPSON WALLBOARD IN RATED ASSEMBLIES**
 1. PROVIDE WALLBOARD SUITABLE TO THE SYSTEMS SPECIFIED AND APPROPRIATE FOR HEAT AND MOISTURE EXPOSED CONDITIONS SUCH AS CONCEALED, UN-CONDITIONED ATTICS AND OVERHANGS.
11. **GUTTERS AND DOWNSPOUTS**
 1. PROVISIONS OF GUTTERS AND DOWNSPOUTS, UNLESS OTHERWISE NOTED, IS BY OTHERS. VERIFY PROVISION, PROFILE AND MATERIAL AS DETERMINED BY OWNER.
12. **EXTERIOR WALL FINISH OVER BLOCK**
 1. 5/8" PORTLAND CEMENT PLASTER (STUCCO), PER ASTM C-926, TEXTURED FINISH AT FIELD, SAND FINISH AT TRIMS, PER ELEVATION.
13. **EXTERIOR WALL FINISH OVER FRAME**
 1. 1/8" PORTLAND CEMENT PLASTER (STUCCO), PER ASTM C-926, 3-COAT OVER PAPER BACK GALV. METAL LATH,
 2. OVER HOUSE WRAP - WEATHER RESISTIVE BARRIER (W.R.B.)
 3. OVER 1/2" NOMINAL SPAN RATED PLYWOOD SHEATHING, OVER MIN. 2X4 STUDS @ 16" O.C. (REFER TO STRUCTURAL)
14. **WEATHER RESISTIVE BARRIER (W.R.B.) - HOUSE WRAP - OVER WOOD FRAMING AND SHEATHING**
 1. BASIS OF DESIGN; DUPONT RESIDENTIAL AIR AND WATER BARRIERS FOR RESIDENTIAL CONSTRUCTION. VERIFY MANUFACTURER WITH OWNER. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE COMPATIBILITY OF ALL PRODUCTS INCLUDING HOUSE WRAP, SEALANTS, AND SELF-ADHERING FLASHING MATERIALS TO BE USED IN THE WEATHER RESISTANT BARRIER SYSTEM AND THAT THE W.R.B. IS INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
15. **INTERIOR WALL FINISH AND INSULATION OVER BLOCK**
 1. 1/2" GYP. BD. OVER RADIANT BARRIER INSULATION (R-4.1), BASIS OF DESIGN "FI-FOIL" OVER 1x2 PT. FURRING AT 24" O.C.
16. **INTERIOR WALL FINISH AND INSULATION BETWEEN 2X FRAME**
 1. 1/2" GYP. BD. OVER KRAFT FACED FIBERGLASS BATT INSULATION (MIN. R-11) BETWEEN 2X FRAMING @ 16" O.C.
 2. HORIZONTAL FIBERGLASS BATT INSULATION TO BE MIN. R-19.
17. **WINDOW SILLS**
 1. SILL SPEC AND MATERIAL - WITH COMPATIBLE ADHESIVE BED (PER COMMUNITY SPECS).
18. **WINDOW OPENING WATERPROOF COATING**
 1. ALL MASONRY OPENINGS SHALL HAVE A LIQUID APPLIED, CEMENTITIOUS WATERPROOFING COATING MATERIAL APPLIED FULL DEPTH OF OPENING AND 4" MINIMUM AROUND THE FRONT SURFACES
19. **INTERIOR CEILING FINISH**
 1. 1/2" GYP. BD.
 2. 5/8" TYPE 'X' GYP. BD. AT GARAGE CEILING
20. **EXTERIOR CEILING FINISH - ENTRY, LANAI, AND UNDER CANTILEVER**
 1. EXTERIOR GRADE SOFFIT BOARD WITH KNOCK DOWN FINISH

PLAN REVISION DATES:

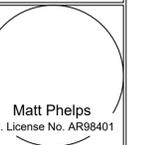
05-28-24 33% CONSTRUCTION DOCS (NOT FOR CONSTRUCTION)



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59' Townhomes
Townhomes
Narcoossee Dr., Osceola County, FL 34771

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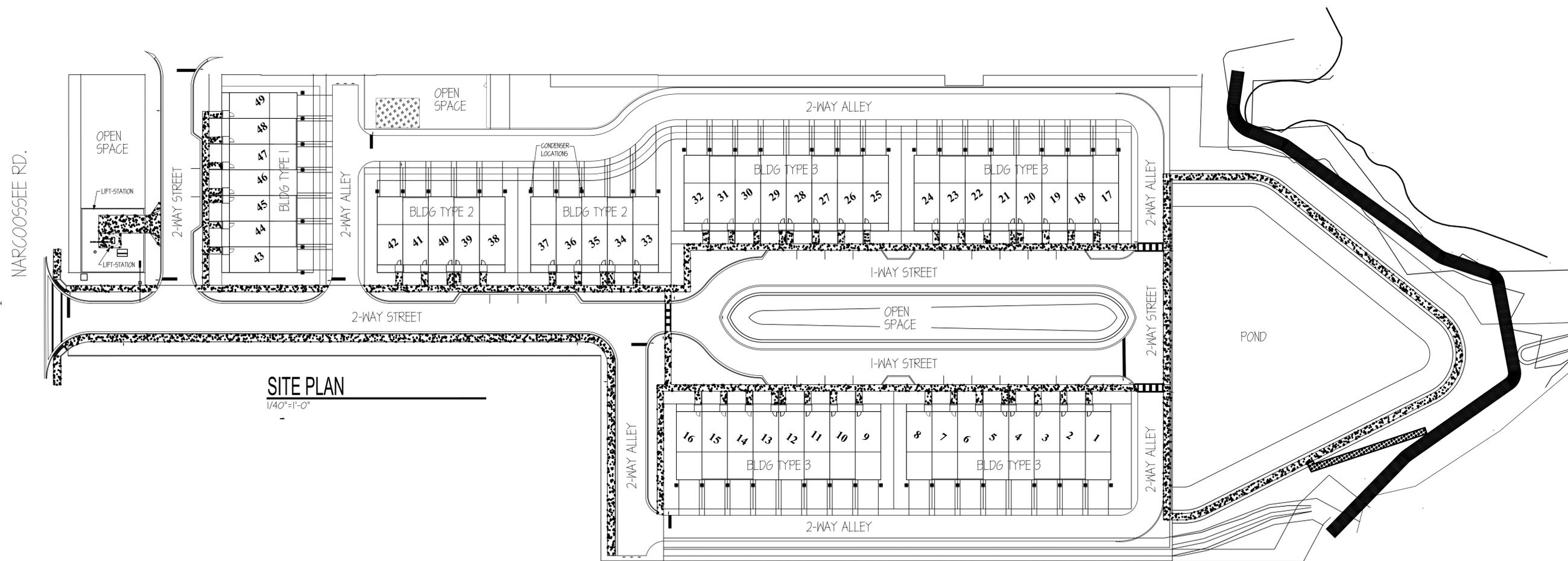
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SITE PLAN
1/40"=1'-0"

NARCOOSSEE RD.



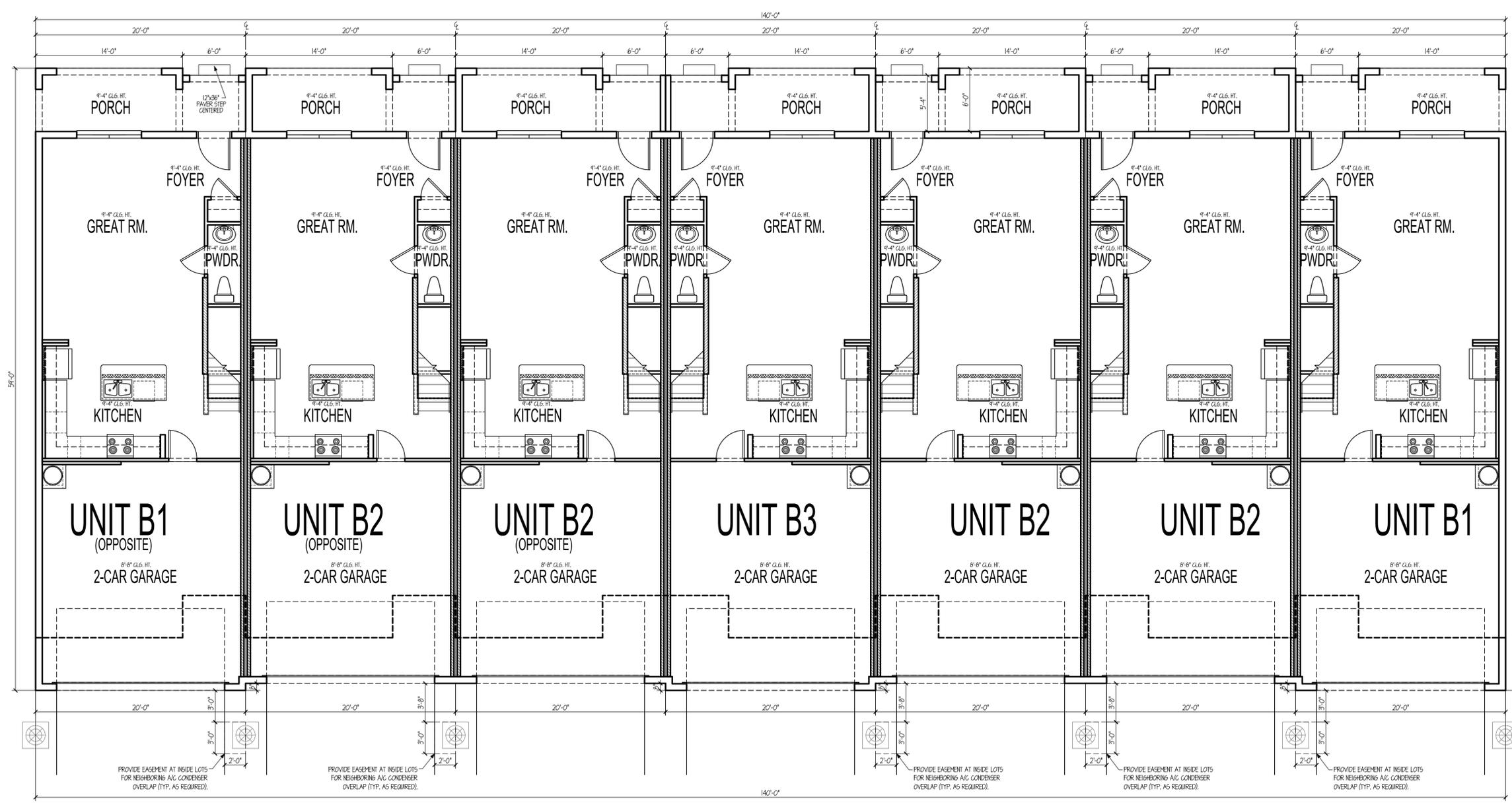
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A-3-1



BLDG TYPE 1 - FIRST FLOOR PLAN
 3/16"=1'-0"



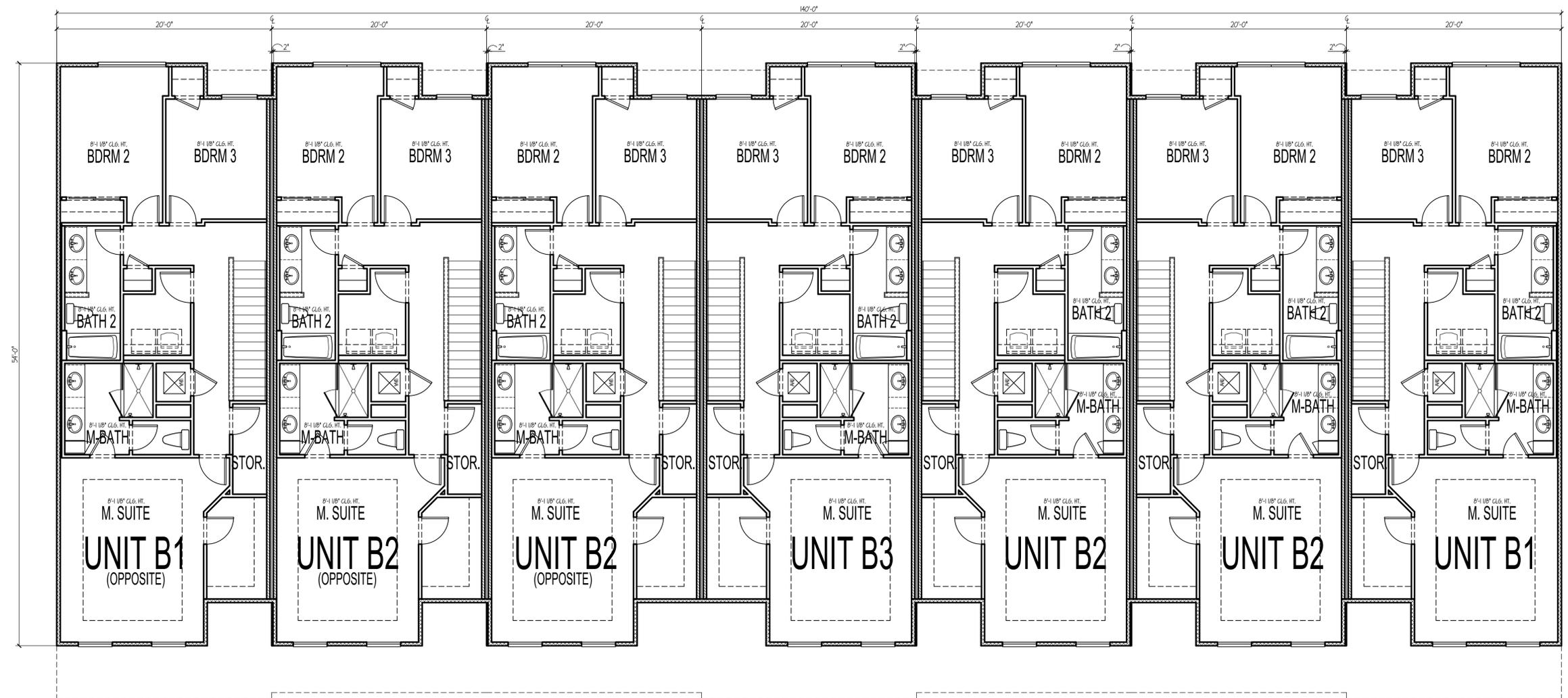
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59' Towns
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A-3-2



BLDG TYPE 1 - SECOND FLOOR PLAN
 3/16"=1'-0"



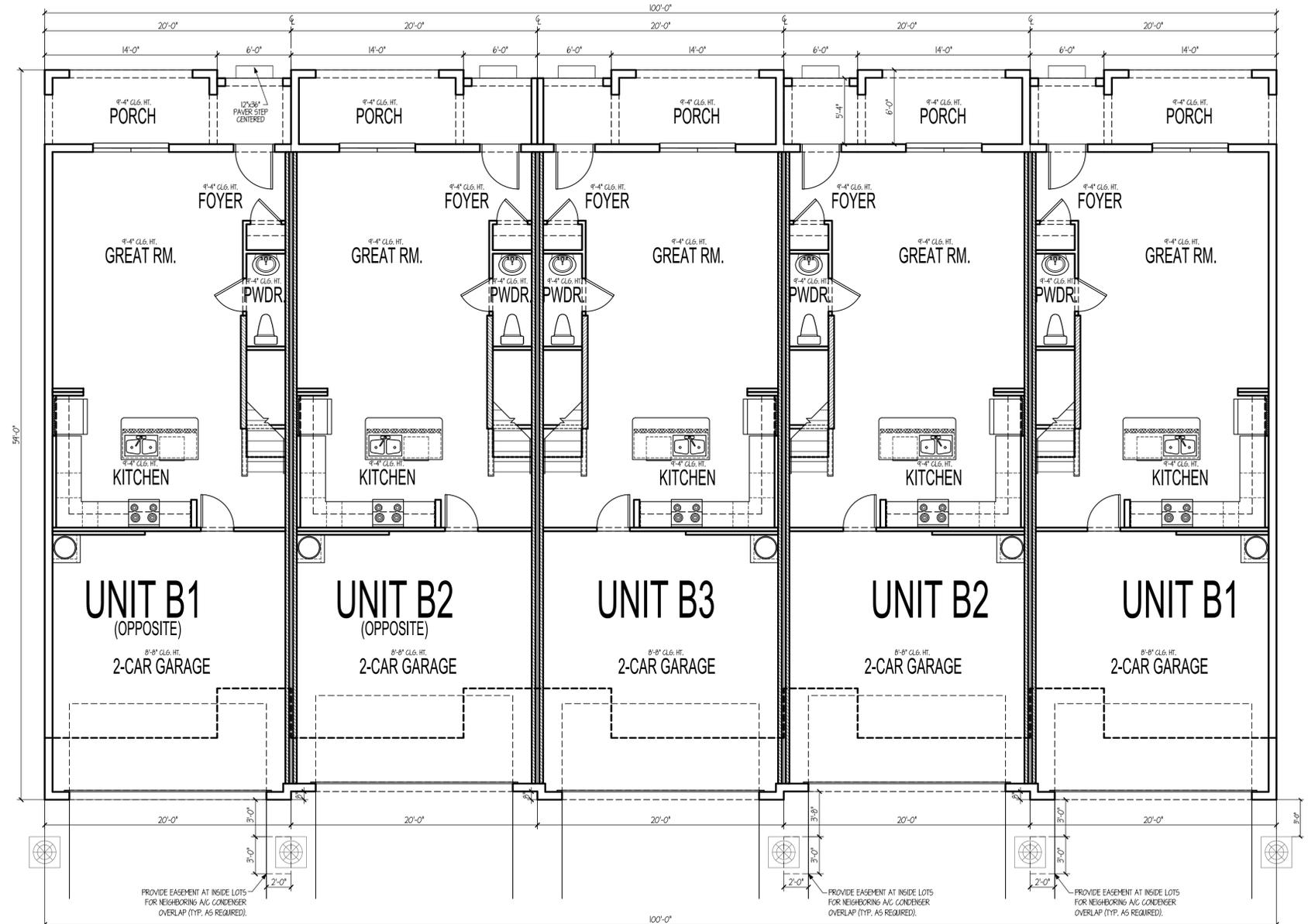
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59' Townhomes
 Townhomes
 Narcoossee Dr, Osceola County, FL 34771

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A-4-1



BLDG TYPE 2 - FIRST FLOOR PLAN
 3/16"=1'-0"



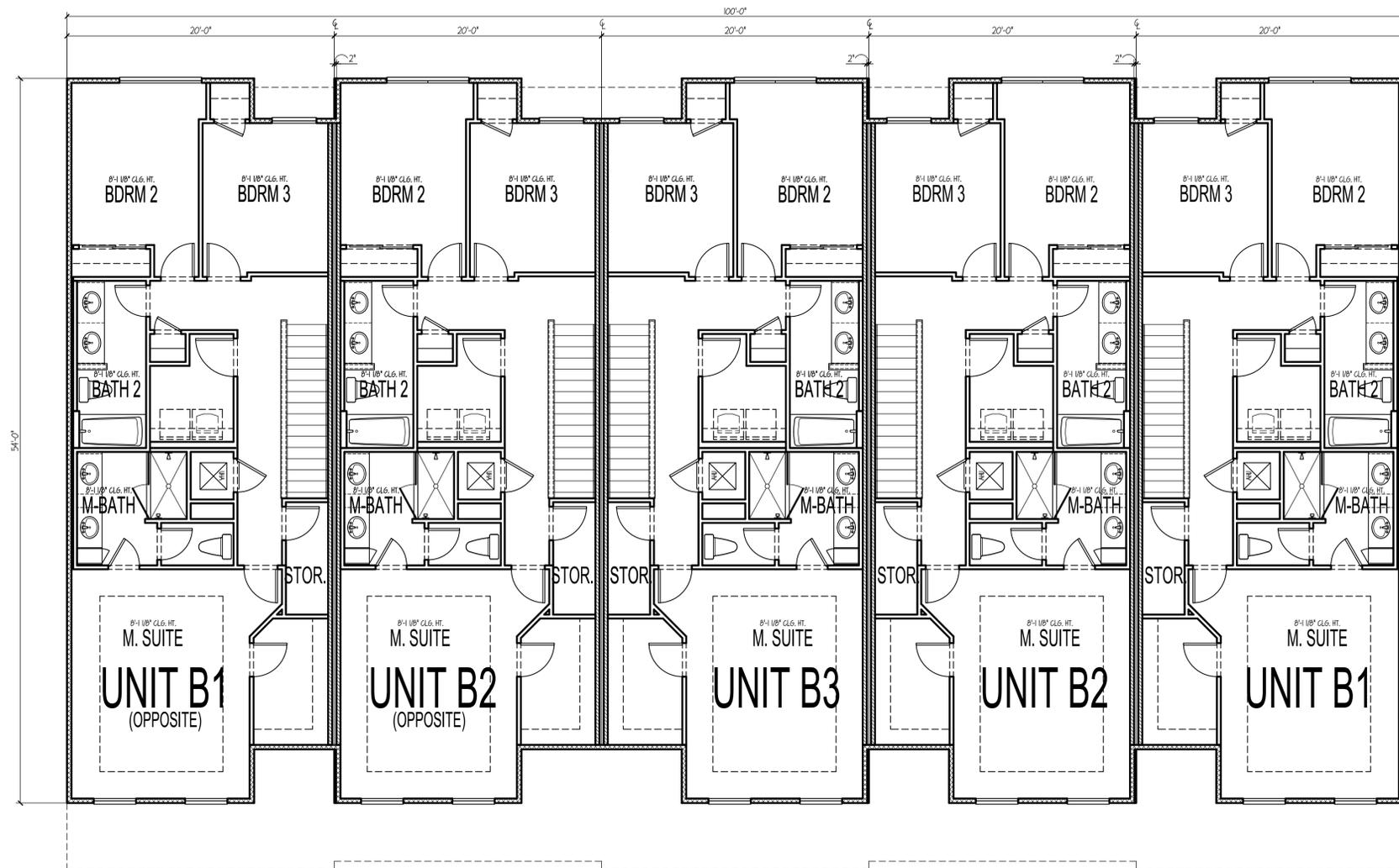
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59' Townhomes
 Townhomes
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A-4-2



BLDG TYPE 2 - SECOND FLOOR PLAN
 3/16"=1'-0"



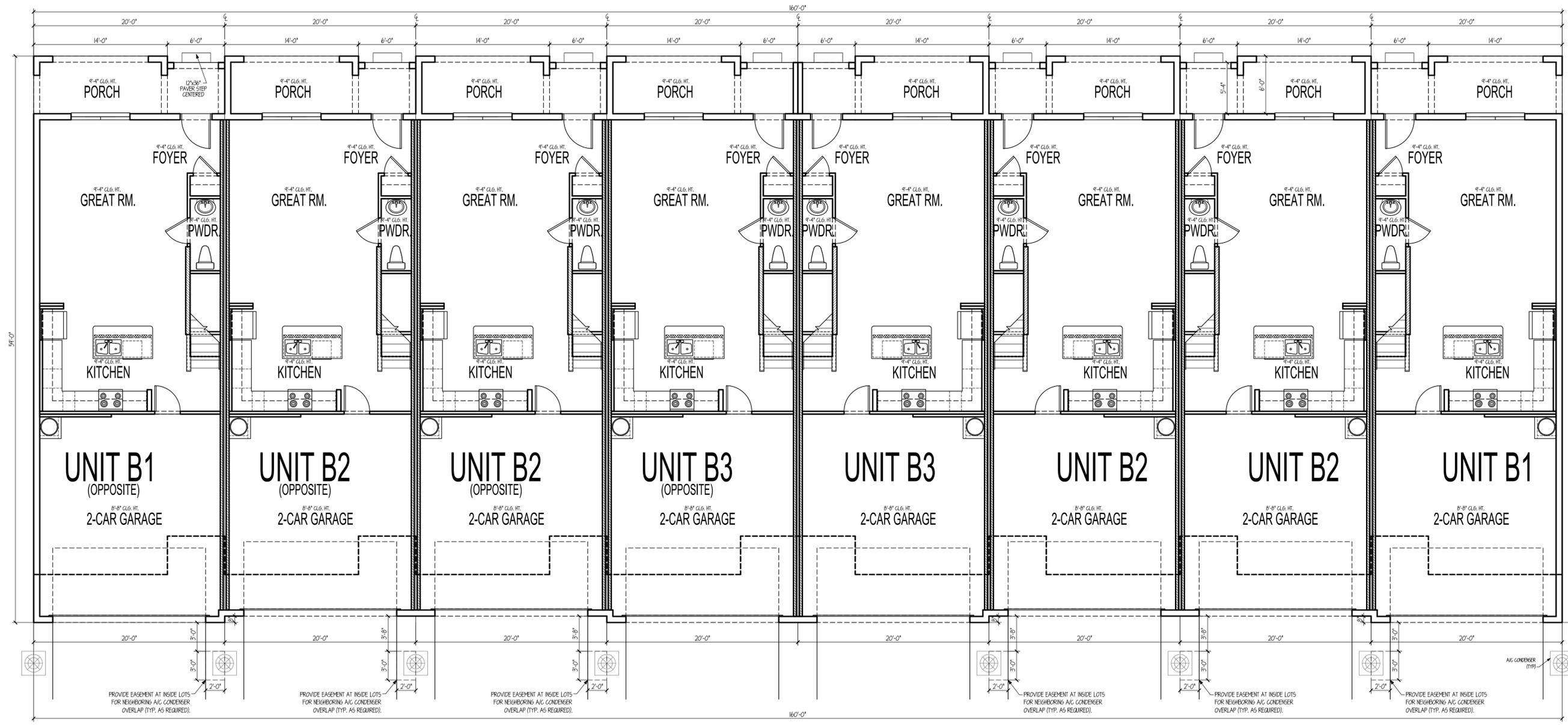
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**59' Towns
 Townhomes**
 Narcoossee Dr., Osceola County, FL 34771

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A-5-1



BLDG TYPE 3 - FIRST FLOOR PLAN
 3/16"=1'-0"

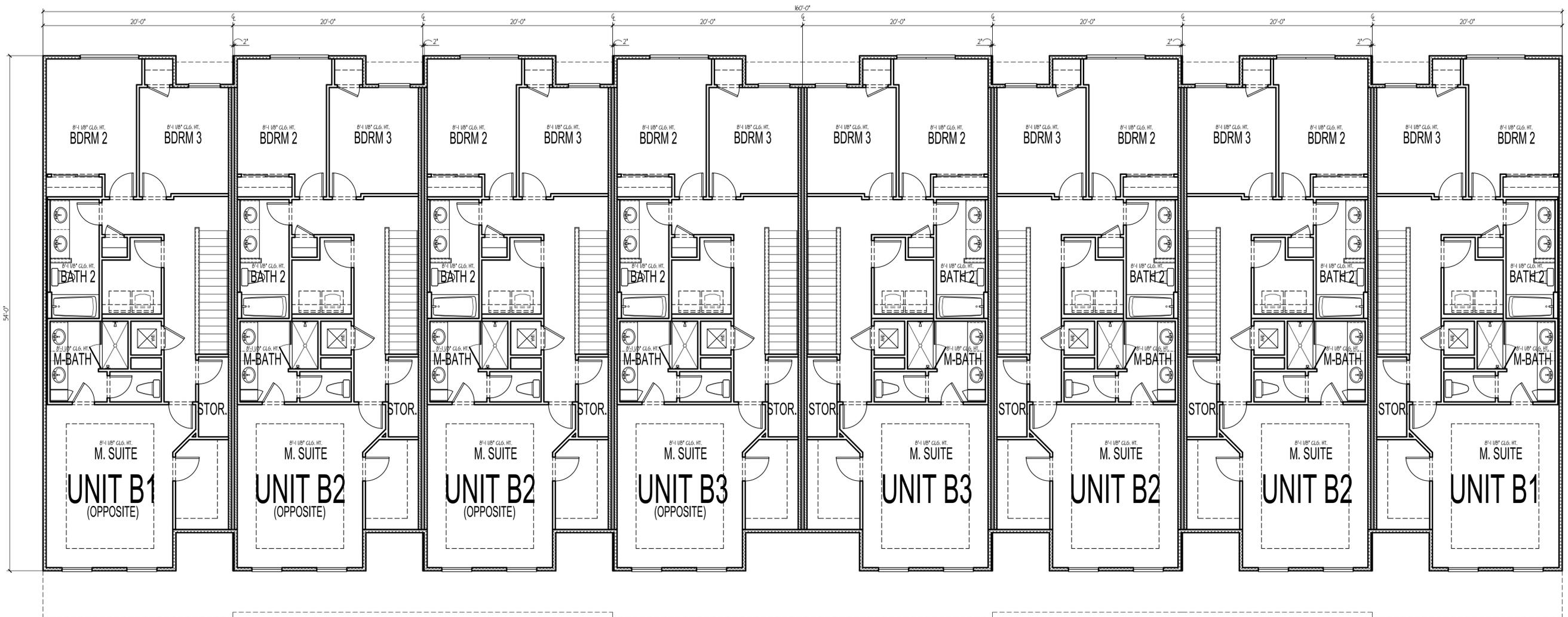


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BLDG TYPE 3 - SECOND FLOOR PLAN
 3/16"=1'-0"

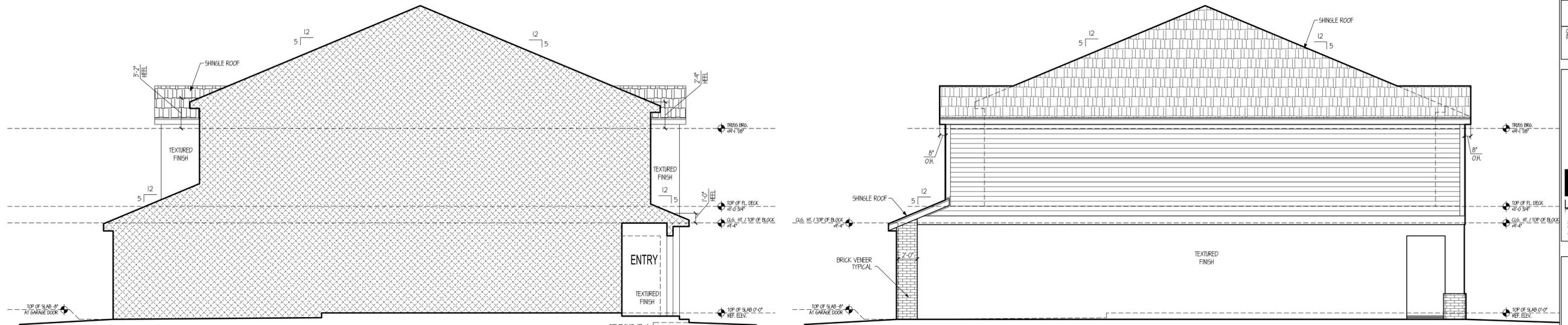


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59' Townhomes
Townhomes
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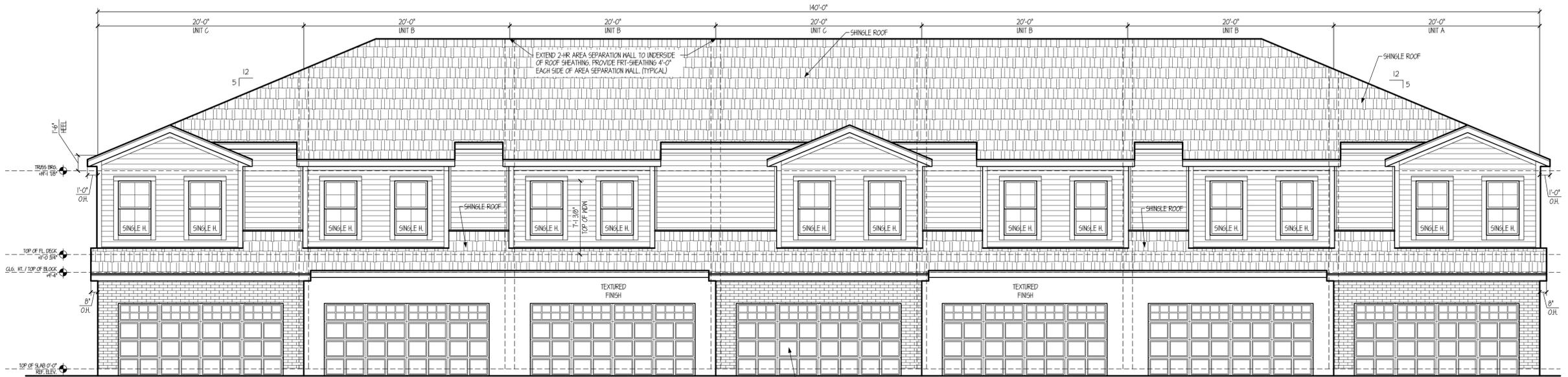
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ENTRY SECTION / ELEVATION
3/16"=1'-0"

ALL TYPES - LEFT SIDE ELEVATION (RIGHT SIMILAR)
3/16"=1'-0"



BLDG TYPE 1 - REAR ELEVATION / GARAGE
3/16"=1'-0"



BLDG TYPE 1 - FRONT ELEVATION
3/16"=1'-0"

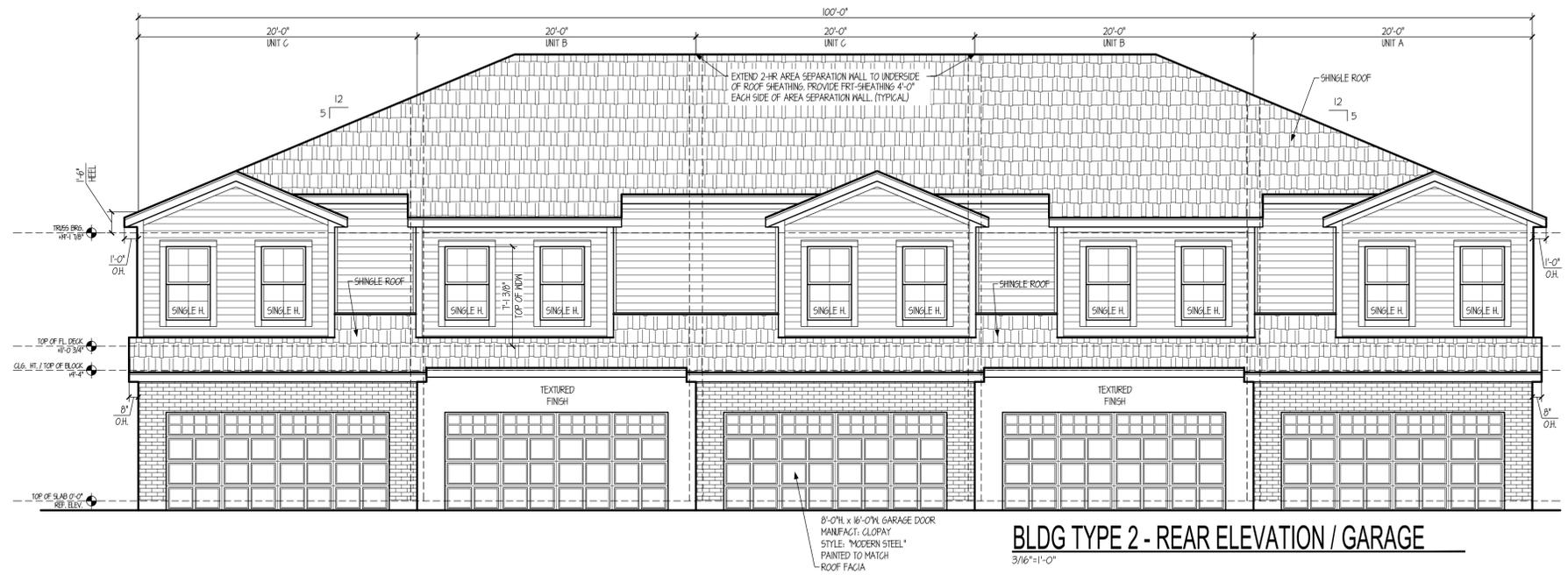


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BLDG TYPE 2 - REAR ELEVATION / GARAGE
 3/16"=1'-0"



BLDG TYPE 2 - FRONT ELEVATION
 3/16"=1'-0"

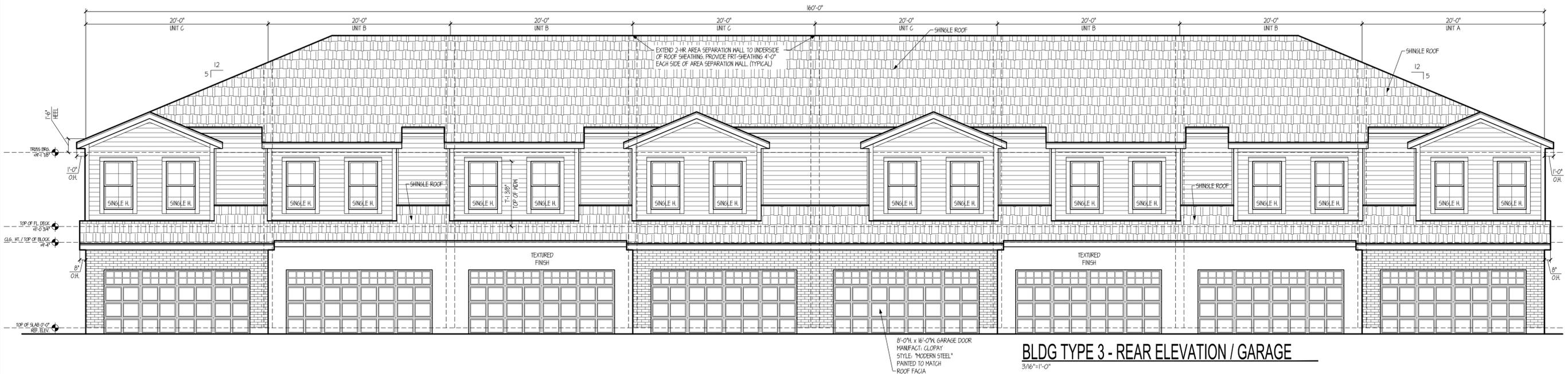


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59' Townhomes
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BLDG TYPE 3 - REAR ELEVATION / GARAGE

3/16"=1'-0"

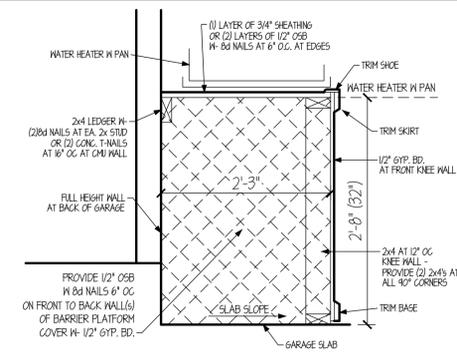


BLDG TYPE 3 - FRONT ELEVATION

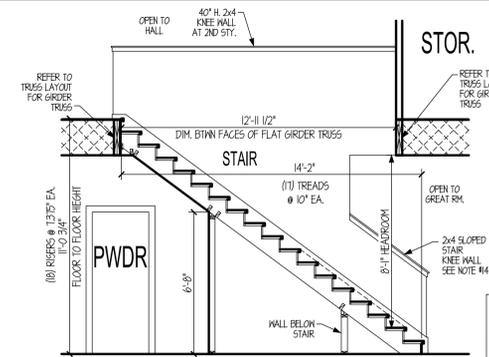
3/16"=1'-0"

FLOOR PLAN KEYED NOTES:

- ALL INTERIOR WALLS ARE DRAWN AND DIMENSIONED 3/4" WIDE UNLESS NOTED OTHERWISE.
- ALL 2ND STORY EXTERIOR FRAME WALLS ARE 2x4 STUDS - DRAWN AND DIMENSIONED 4" WIDE UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK ARE SHOWN AND DIMENSIONED 1 5/8" WIDE UNLESS NOTED OTHERWISE.
- ALL FULL HEIGHT BLOCK WALLS WITH NO OPENINGS BTWN GROUTED FILLED CELLS SHALL BE CONSIDERED SHEAR WALLS.
- XXXXX DENOTES INTERIOR BEARING WALL WITH NO LIFT. SEE PLAN FOR WALL HEIGHTS.
- XXXXX DENOTES INTERIOR BEARING WALL WITH NO LIFT. SEE PLAN FOR WALL HEIGHTS.
- INDICATES REINFORCED AND CONC. FILLED VERTICAL BLOCK CELL-CONT. FROM FOOTING TO C.M.U. TOP COURSE.
- MTL. DRYER BOX - VENT DRYER TO OUTSIDE THROUGH ATTIC OR WALL PER FCG-R-MB02.4.4. 4" PIPE - MAX. 35' - EQUIVALENT LENGTHS - 45° ELBOW = 23', 90° ELBOW = 5'.
- PROVIDE 2x4 WALL CAVITY, VOID OF STUDS, BEHIND WASHER FOR PLUMBING BOX AND STACK.
- PROVIDE 2x4 WALL CAVITY, VOID OF STUDS, AT SHOWER CONTROL VALVE LOCATION.
- TEMPERED GLASS SHWR. ENCLOSURE - SET ON TOP OF CURB, TUB DECK OR KNEE WALL PER PLAN.
- XXXX INDICATES WIND PRESSURE IN PSF. FOR EXTERIOR OPENING.
- FLOOR LINE - INDICATES CHANGE IN FLOOR FINISH.
- REFER TO CONTRACT CHANGE ORDERS FOR FLOOR FINISHES.
- PROVIDE HEATHERSTRIPPING AT ALL EXTERIOR SWING DOORS.
- GARAGE STD WALLS DO NOT ALIGN WITH GARAGE SLAB EDGE.
- FRAME HVAC INT PLATFORM COORDINATE HT. IN HVAC CONTRACTOR.
- SLOPED STAIR 2x4 KNEE WALL IN WOOD CAP. TOP OF KNEE WALL AT 40" ABOVE LEADING EDGE OF STAIR TREAD NOSING.
- DOOR LEADING FROM GARAGE TO LIVING AREA TO BE SOLID CORE WOOD (1-3/8" THICK MIN) & HAVE SELF CLOSING HINGE.
- PROVIDE R-13 INSULATION PER SPEC. IN FRAME WALLS BTWN ACU SPACE AND GARAGE.
- TUB DECK WITH 3/4" PLYWOOD TOP. COORDINATE HEIGHT WITH TUB MANUF. RECOMMENDATIONS.
- 2x4x24x32 HIGH WATER HEATER BARRIER PLATFORM IN 1/2" OSB AT FRONT TO BACK SIDE(S) WALLS. SEE DETAIL THIS SHIT.



GARAGE WATER HEATER BARRIER PLATFORM
RAISED IGNITION SOURCE



SECTION THRU STAIR
SEE TYP. STAIR DETAIL ON SHIT. 102 FOR ADDL. INFORMATION

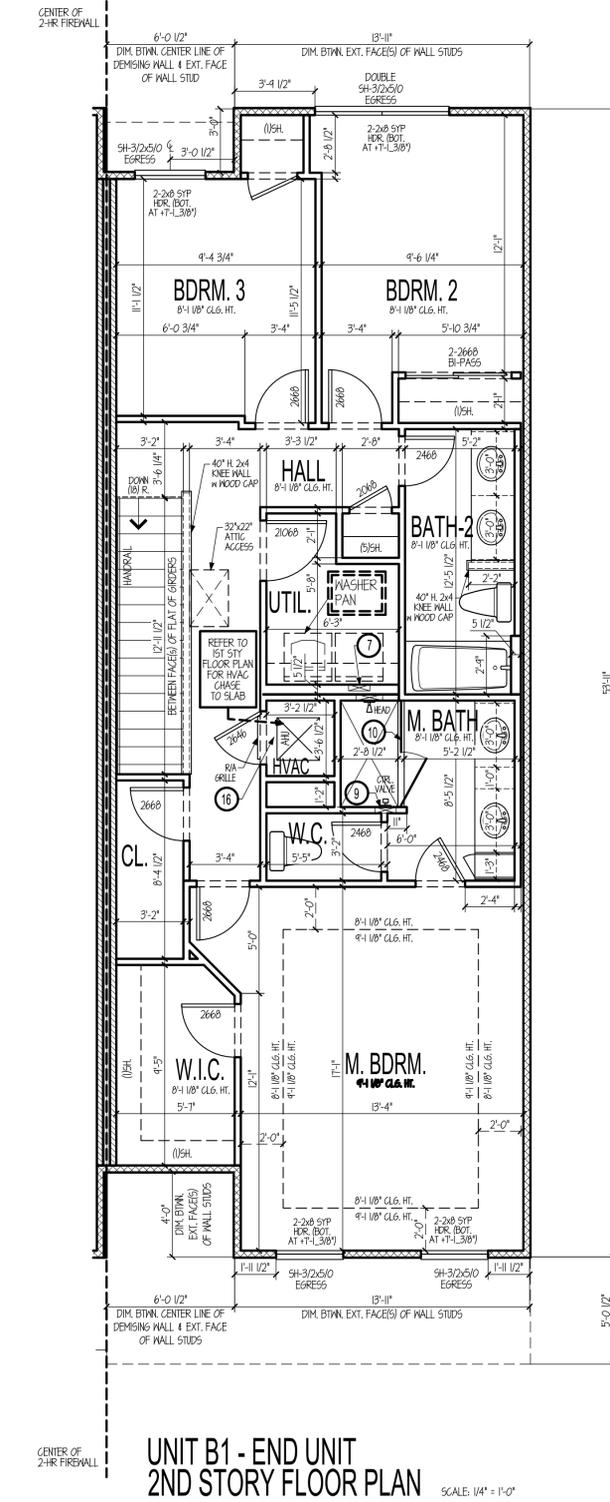
| SQUARE FOOTAGE | |
|------------------|--------------|
| | UNIT "B1" |
| 1st FLOOR LIVING | 625 sq. ft. |
| 2nd FLOOR LIVING | 1038 sq. ft. |
| TOTAL LIVING | 1663 sq. ft. |
| ENTRY | 36 sq. ft. |
| PORCH | 84 sq. ft. |
| GARAGE | 434 sq. ft. |
| TOTAL UNDER ROOF | 2217 sq. ft. |

STRUCTURAL KEYED NOTES:

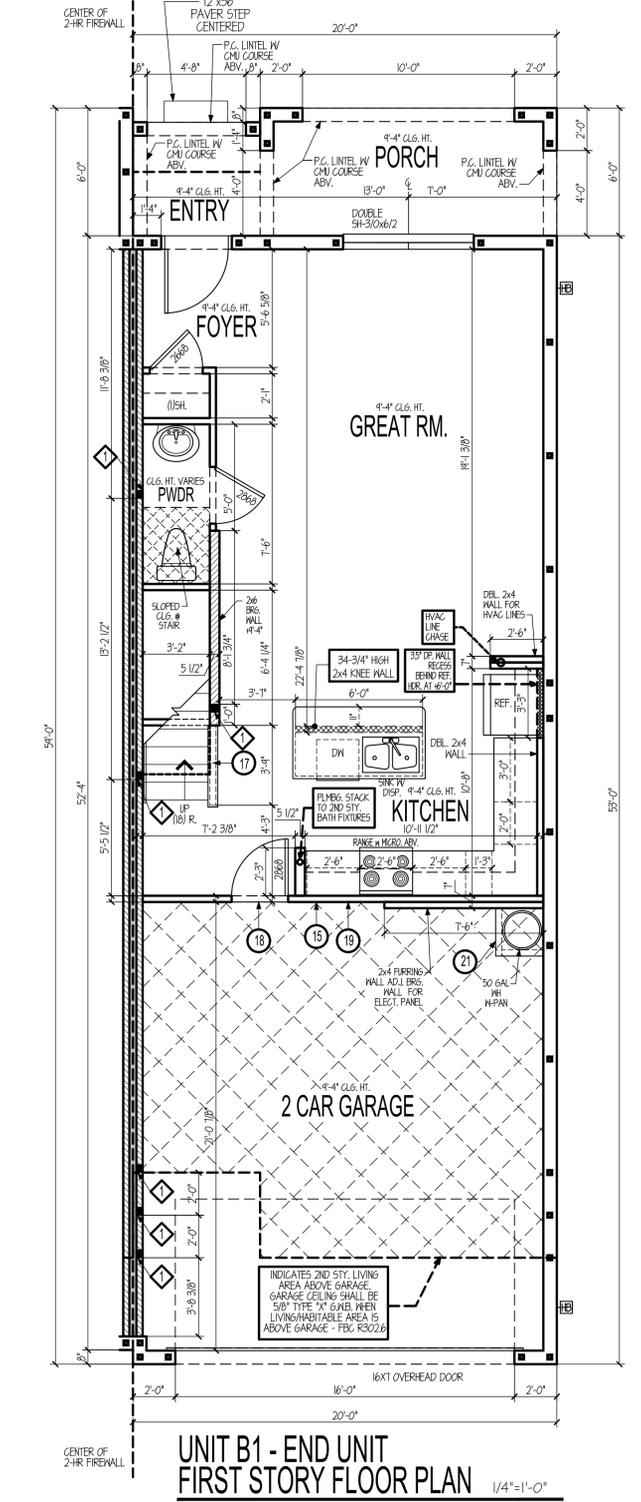
1. 2x6 STUD COLUMN BELOW GIRDER TRUSS (SEE SHIT. 101 FOR EXL. T-4P. COLUMN REQUIREMENTS). PROVIDE SOLID BLOCK BTWN 2ND & 1ST STY STUDS/GM WALL AS APPLICABLE.

PLAN REVISION DATES:
05-28-24 33% CONSTRUCTION DOCS (NOT FOR CONSTRUCTION)

Level Eleven Studio
220 SANDLEWOOD TRL.
WINTER PARK, FL 32789
407.519.9157



UNIT B1 - END UNIT 2ND STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT B1 - END UNIT FIRST STORY FLOOR PLAN
1/4" = 1'-0"



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59' Townhomes
Townhomes
Narcoossee Dr., Osceola County, FL 34771

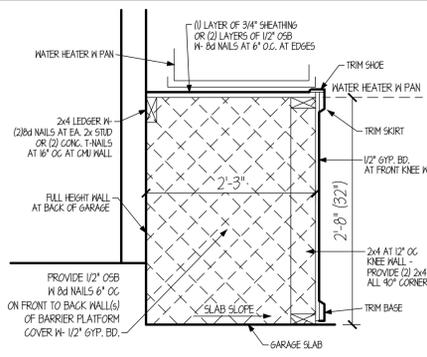
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Fl. License No. AR98401

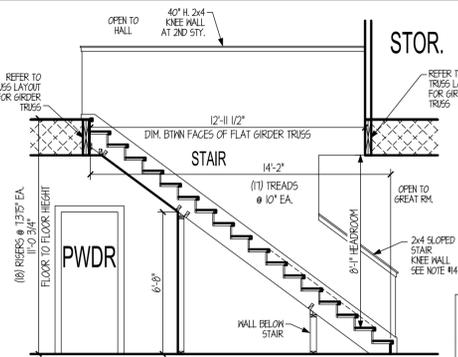
A-9

FLOOR PLAN KEYED NOTES:

- ALL INTERIOR WALLS ARE DRAWN AND DIMENSIONED 3/4" WIDE UNLESS NOTED OTHERWISE.
- ALL 2ND STORY EXTERIOR FRAME WALLS ARE 2x4 STUDS - DRAWN AND DIMENSIONED 4" WIDE UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK ARE SHOWN AND DIMENSIONED 1 5/8" WIDE UNLESS NOTED OTHERWISE.
- ALL FULL HEIGHT BLOCK WALLS WITH NO OPENINGS BTWN GROUTED FILLED CELLS SHALL BE CONSIDERED SHEAR WALLS.
- XXXXX DENOTES INTERIOR BEARING WALL WITH NO LIFT, SEE PLAN FOR WALL HEIGHTS.
- XXXXX DENOTES INTERIOR BEARING WALL WITH NO LIFT, SEE PLAN FOR WALL HEIGHTS.
- INDICATES REINFORCED AND CONC. FILLED VERTICAL BLOCK CELL-CONT. FROM FOOTING TO C.M.U. TOP COURSE.
- MTL DRYER BOX - VENT DRYER TO OUTSIDE THROUGH ATTIC OR WALL PER FBC-R-MB02.4.4, 4" PIPE - MAX. 35' - EQUIVALENT LENGTHS - 45° ELBOW = 25', 90° ELBOW = 5'.
- PROVIDE 2x4 WALL CAVITY, VOID OF STUDS, BEHIND WASHER FOR PLUMBING BOX AND STACK.
- PROVIDE 2x4 WALL CAVITY, VOID OF STUDS, AT SHOWER CONTROL VALVE LOCATION.
- TEMPERED GLASS SHWR. ENCLOSURE - SET ON TOP OF CURB, TUB DECK OR KNEE WALL PER PLAN.
- XXXX INDICATES WIND PRESSURE IN PSF, FOR EXTERIOR OPENING.
- "FLOOR LINE" - INDICATES CHANGE IN FLOOR FINISH.
- REFER TO CONTRACT CHANGE ORDERS FOR FLOOR FINISHES.
- PROVIDE HEATHERSTRIPPING AT ALL EXTERIOR SWING DOORS.
- GARAGE STD WALLS DO NOT ALIGN WITH GARAGE SLAB EDGE.
- FRAME HVAC UNIT PLATFORM, COORDINATE HT. W/ HVAC CONTRACTOR.
- SLOPED STAIR 2x4 KNEE WALL W/ WOOD CAP, TOP OF KNEE WALL AT 40" ABOVE LEADING EDGE OF STAIR TREAD NOSING.
- DOOR LEADING FROM GARAGE TO LIVING AREA TO BE SOLID CORE WOOD (1-3/8" THICK MIN) & HAVE SELF CLOSING HINGE.
- PROVIDE R-13 INSULATION PER SPEC. IN FRAME WALLS BTWN ACU SPACE AND GARAGE.
- TUB DECK WITH 3/4" PLYWOOD TOP, COORDINATE HEIGHT WITH TUB MANUF. RECOMMENDATIONS.
- 2x4x24x32 HIGH WATER HEATER BARRIER PLATFORM W/ 1/2" OSB AT FRONT TO BACK SIDES WALLS, SEE DETAIL THIS SHIT.



GARAGE WATER HEATER BARRIER PLATFORM



SECTION THRU STAIR

| SQUARE FOOTAGE | | |
|------------------|-----------|---------|
| | UNIT "B2" | |
| 1st FLOOR LIVING | 625 | sq. ft. |
| 2nd FLOOR LIVING | 1038 | sq. ft. |
| TOTAL LIVING | 1663 | sq. ft. |
| ENTRY | 36 | sq. ft. |
| PORCH | 84 | sq. ft. |
| GARAGE | 420 | sq. ft. |
| TOTAL UNDER ROOF | 2203 | sq. ft. |

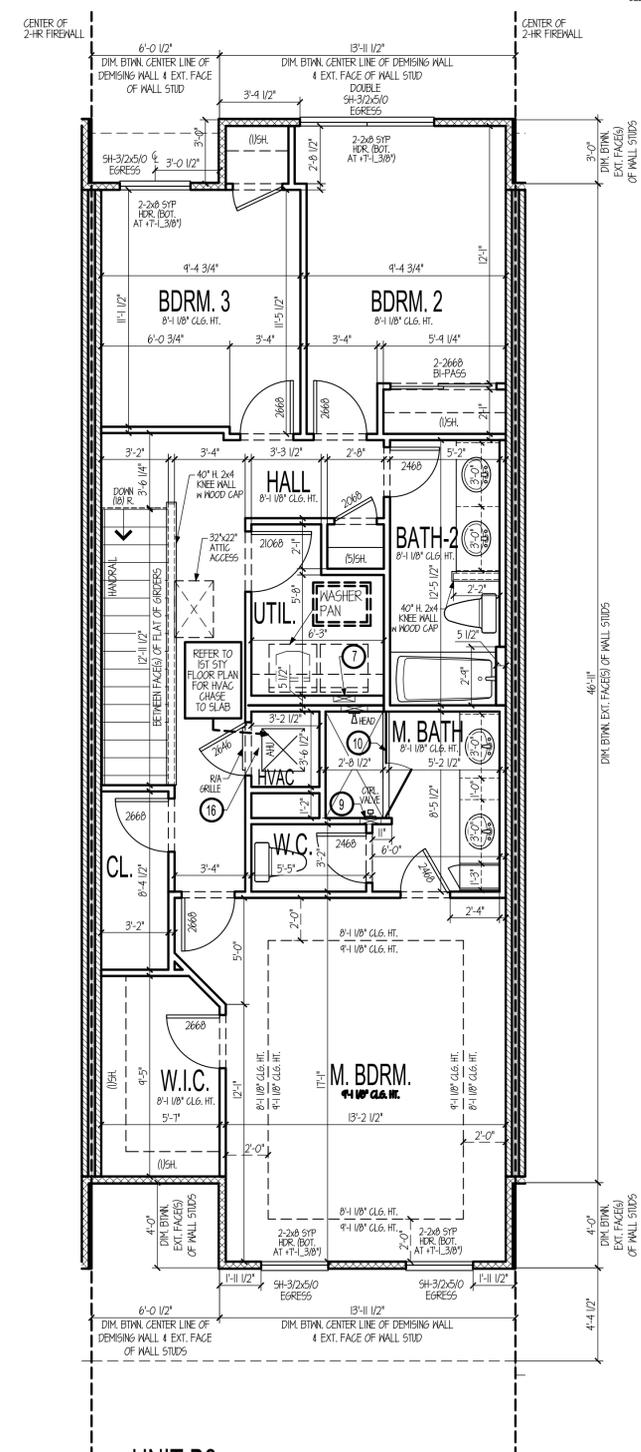
STRUCTURAL KEYED NOTES:

(B) 2x6 STUD COLUMN BELOW GARDER TRUSS (SEE SHIT, "D") FOR BUILT-UP COLUMN REQUIREMENTS! PROVIDE SOLID BLOCK BTWN 2ND & 1ST STY STUDS/C/M WALL AS APPLICABLE.

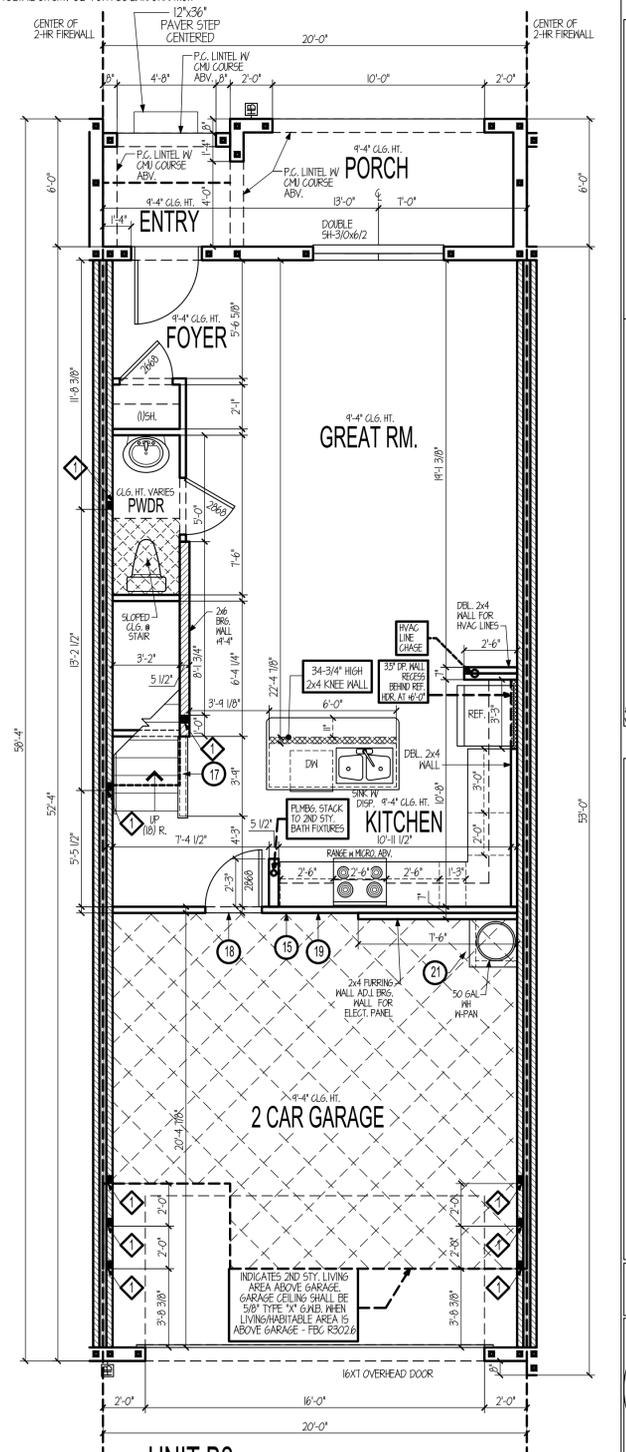
PLAN REVISION DATES:

05-28-24 33% CONSTRUCTION DOCS (NOT FOR CONSTRUCTION)

Level Eleven Studio
220 SANDLEWOOD TRL
WINTER PARK, FL 32789
407.619.9157



UNIT B2 2ND STORY FLOOR PLAN SCALE: 1/4" = 1'-0"



UNIT B2 FIRST STORY FLOOR PLAN 1/4" = 1'-0"



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59' Townhomes
Townhomes
Narcoossee Dr., Osceola County, FL 34771

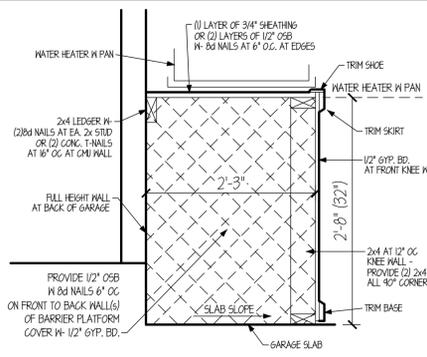
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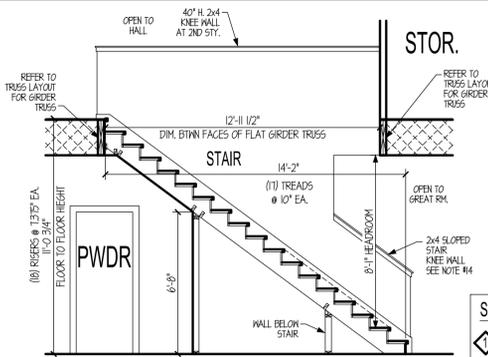
A-10

FLOOR PLAN KEYED NOTES:

- ALL INTERIOR WALLS ARE DRAWN AND DIMENSIONED 3/4" WIDE UNLESS NOTED OTHERWISE.
- ALL 2ND STORY EXTERIOR FRAME WALLS ARE 2x4 STUDS - DRAWN AND DIMENSIONED 4" WIDE UNLESS NOTED OTHERWISE.
- ALL EXTERIOR BLOCK ARE SHOWN AND DIMENSIONED 1 5/8" WIDE UNLESS NOTED OTHERWISE.
- ALL FULL HEIGHT BLOCK WALLS WITH NO OPENINGS BTWN GROUTED FILLED CELLS SHALL BE CONSIDERED SHEAR WALLS.
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- PROVIDE R-13 INSULATION PER SPEC. IN FRAME WALLS BTWN ACU SPACE AND GARAGE.
- TUB DECK WITH 3/4" PLYWOOD TOP, COORDINATE HEIGHT WITH TUB MANUF. RECOMMENDATIONS.
- 2x4x24x32" HIGH WATER HEATER BARRIER PLATFORM IN 1/2" OSB AT FRONT TO BACK SIDE(S) WALLS. SEE DETAIL THIS SHIT.



GARAGE WATER HEATER BARRIER PLATFORM
RAISED IGNITION SOURCE



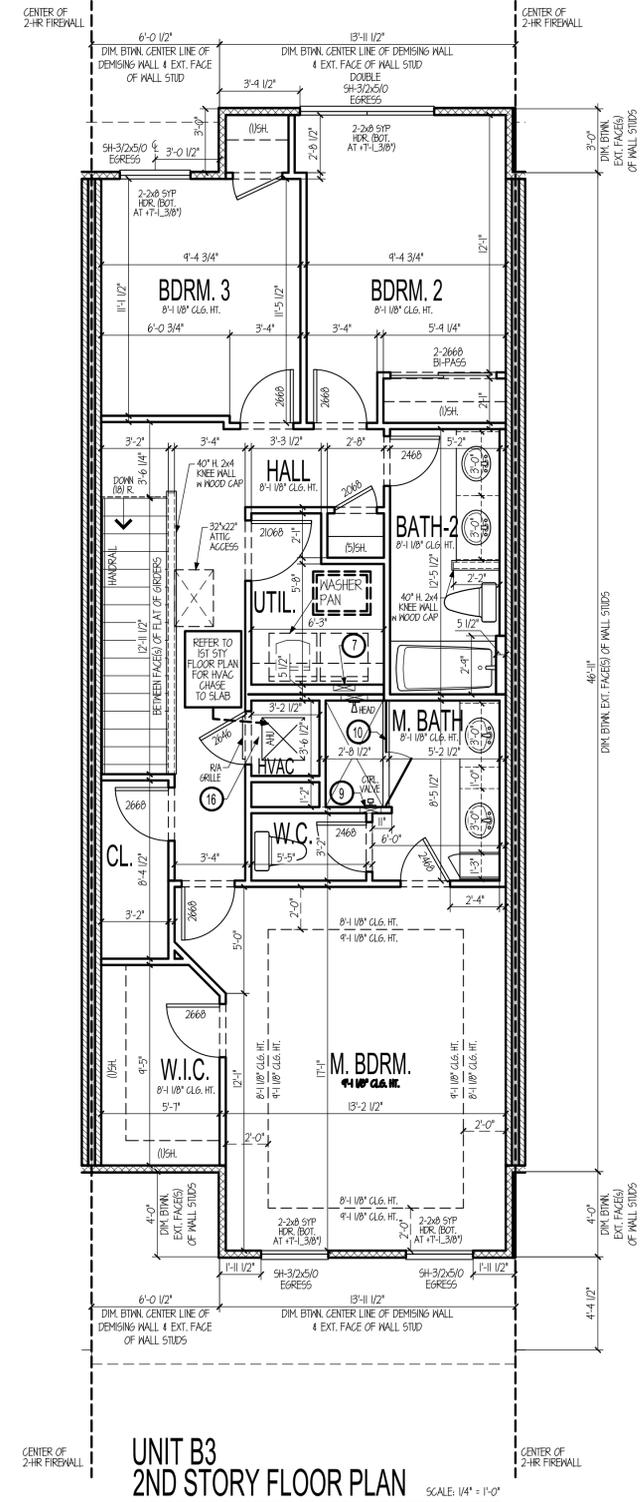
SECTION THRU STAIR
SEE TYP. STAIR DETAIL ON SHIT. "D2" FOR ADDL. INFORMATION

| SQUARE FOOTAGE | | UNIT "B3" |
|------------------|------|-----------|
| 1st FLOOR LIVING | 625 | sq. ft. |
| 2nd FLOOR LIVING | 1038 | sq. ft. |
| TOTAL LIVING | 1663 | sq. ft. |
| ENTRY | 36 | sq. ft. |
| PORCH | 84 | sq. ft. |
| GARAGE | 434 | sq. ft. |
| TOTAL UNDER ROOF | 2217 | sq. ft. |

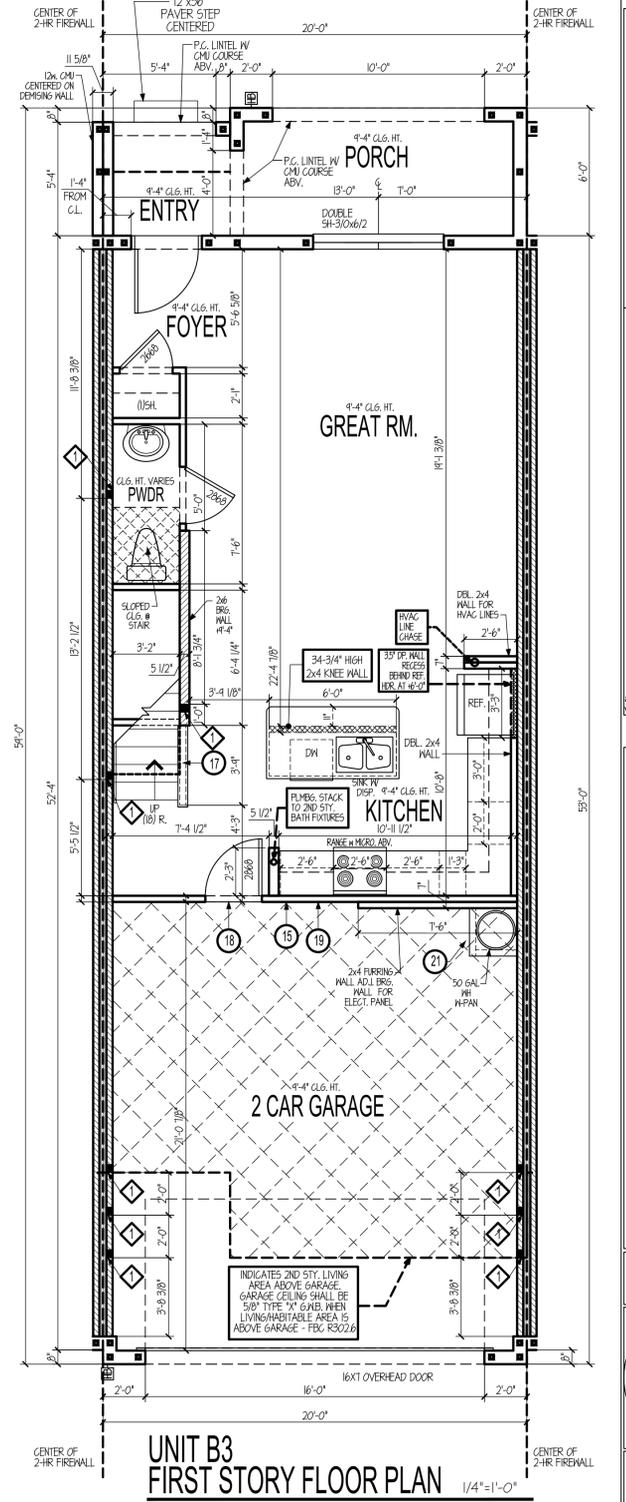
STRUCTURAL KEYED NOTES:
 (B) 2x6 STUD COLUMN BELOW GARDER TRUSS (SEE SHIT. "D1" FOR BUILT-UP COLUMN REQUIREMENTS) PROVIDE SOLID BLOCK BTWN 2ND & 1ST STY STUDS/CMU WALL AS APPLICABLE

PLAN REVISION DATES:
05-28-24 33% CONSTRUCTION DOCS (NOT FOR CONSTRUCTION)

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WINTER PARK, FL 32789
407.619.9157



UNIT B3 2ND STORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



UNIT B3 FIRST STORY FLOOR PLAN
1/4" = 1'-0"



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59' Townhomes
Townhomes
Narcoossee Dr., Osceola County, FL 34771

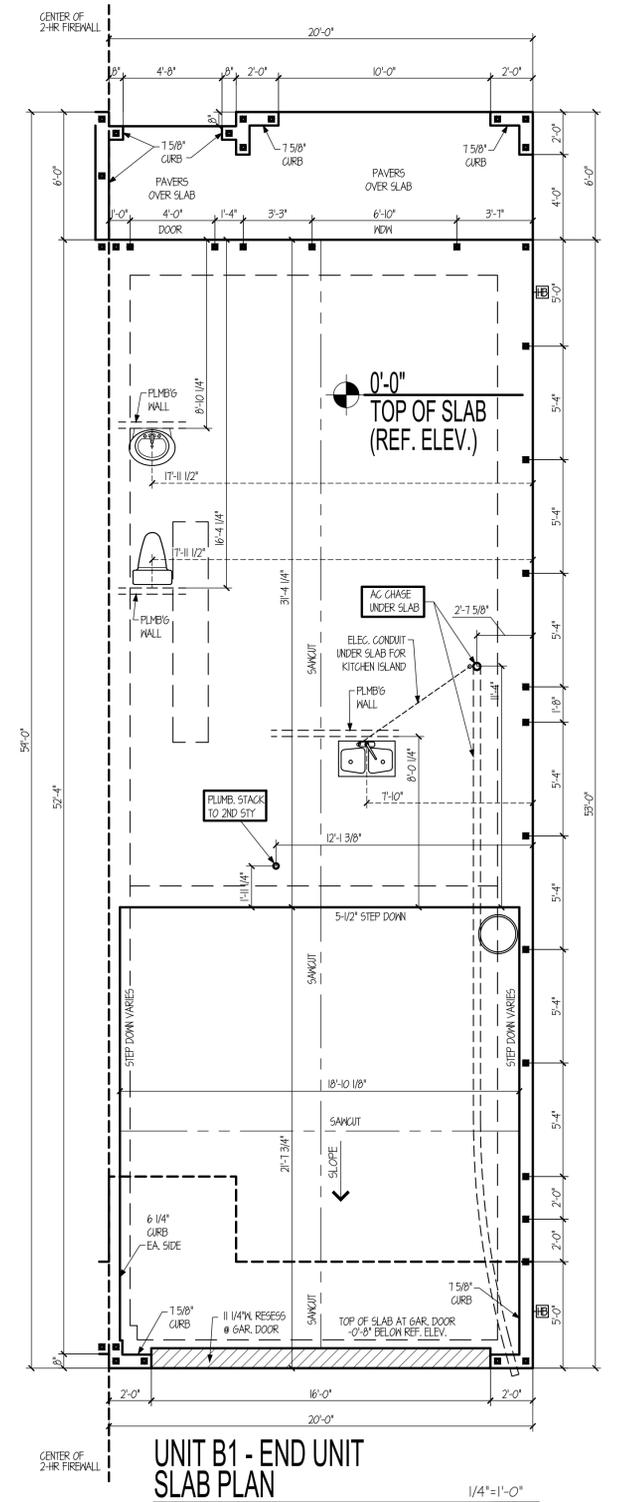
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Matt Phelps
Fl. License No. AR98401

A-11

- SLAB NOTES:**
1. ■ DENOTES FILLED CELL W/ 3,000 PSI GROUT W/ 1-#5 REBAR UNLESS NOTED OTHERWISE.
 2. 4" MIN. 2500 PSI CONCRETE SLAB WITH 6"X6" #10/10 NUM/ OR FIBER MESH ON 6 MIL VAPOR BARRIER ON CLEAN WELL COMPACTED EARTH FILL.

- PLUMBING NOTES:**
1. PROVIDE 1" WATER SERVICE.
 2. ALL SUPPLY PIPES SHALL BE CPVC.
 3. ALL SANITARY DRAIN PIPES SHALL BE PVC.
 4. PROVIDE 4" DIA. SANITARY DRAIN TO SEWER.



**UNIT B1 - END UNIT
SLAB PLAN**
1/4" = 1'-0"



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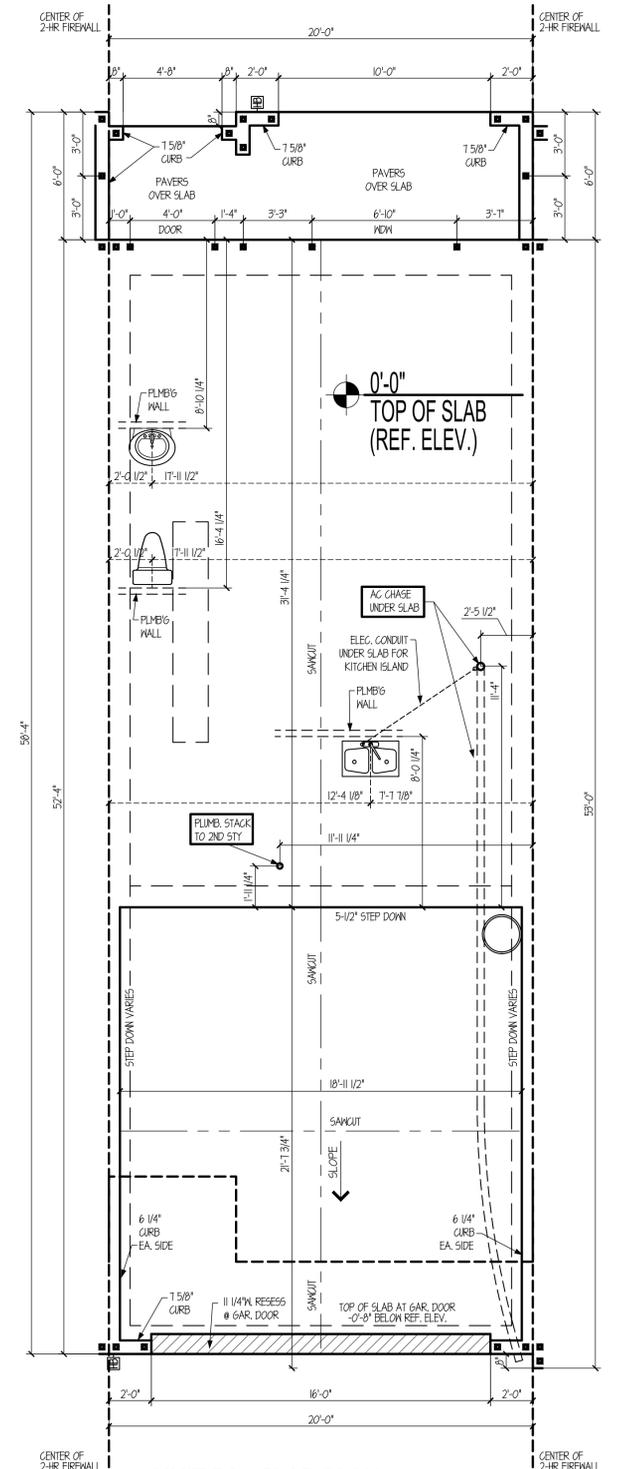
59' Townhomes
Townhomes
Narcossee Dr, Osceola County, FL 34771

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Matt Phelps
Fl. License No. AR98401

- SLAB NOTES:**
- DENOTES FILLED CELL W/ 3,000 PSI GROUT W/ 1-#5 REBAR UNLESS NOTED OTHERWISE.
 - 4" MIN. 2500 PSI CONCRETE SLAB WITH 6"X6" #10/10 NUM/ OR FIBER MESH ON 6 MIL VAPOR BARRIER ON CLEAN WELL COMPACTED EARTH FILL.

- PLUMBING NOTES:**
- PROVIDE 1" WATER SERVICE.
 - ALL SUPPLY PIPES SHALL BE CPVC.
 - ALL SANITARY DRAIN PIPES SHALL BE PVC.
 - PROVIDE 4" DIA. SANITARY DRAIN TO SEWER.



UNIT B2 - SLAB PLAN

1/4" = 1'-0"

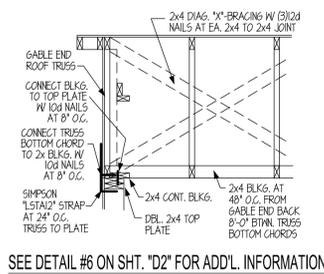


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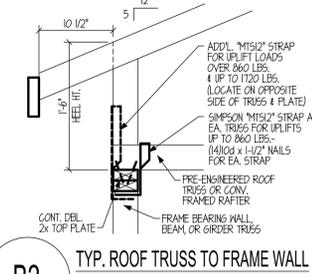
59' Townhomes
Townhomes
Narcossee Dr, Osceola County, FL 34771

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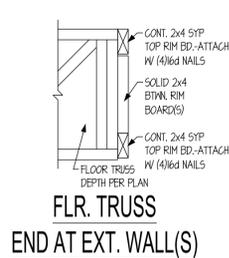
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B3 TYP. GABLE END TRUSS DETAIL



B2 TYP. ROOF TRUSS TO FRAME WALL UPLIFT STRAP CONNECTION



FLR. TRUSS END AT EXT. WALL(S)

1 INDICATES FACE OF TRUSS, TRUSS END, OR VERT. TRUSS HEEL SETBACK 1/2" FROM FACE OF BLOCK TO ALIGN FACE OF EXT. SHEATHING W- FACE OF EXT. FACE OF CMU WALL

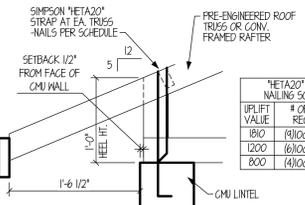
ALL 1ST STY BEARING WALL HTS. +9'-4" AFF UNLESS OTHERWISE NOTED

5:12 ROOF SLOPE AT 2ND STORY ROOFS

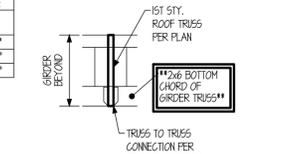
- FRAMING PLAN NOTES:**
- PERMANENT OR TEMPORARY BRACING OF TRUSSES SHALL BE PER SECA-BOSI GUIDE OR AS NOTED ON THESE CONSTRUCTION PLANS AND INDIVIDUAL SIGNED AND SEALED TRUSS DIAGRAMS BY TRUSS ENGINEER.
 - ALL TRUSS TO TRUSS CONNECTORS & TRUSS TO LEDGER CONNECTORS SHALL BE THE RESPONSIBILITY OF TRUSS MANUFACTURER.
 - PROVIDE #2 OR BETTER 2x4 BKG. AT 48" O.C. B/WN. TRUSS BOT. CHORDS W/ (2)-6d COMMON TOE-NAILED EA. SIDE. (TYP. AT 1ST (4) TRUSS BAYS AT ALL GABLE ENDS UNLESS OTHERWISE SHOWN ON THE PLAN)
 - ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE ON FRAMING PLAN OR ELEVATIONS.
 - PROVIDE MIN. (2)-10d TOE-NAILED COMMON AT EA. TRUSS BEARING BOTTOM CHORD TO TOP PLATE AT ALL FRAME BRG. WALLS. (ADDS 150 LBS UPLIFT CAPACITY TO STRAP CAPACITY)
 - SEE TRUSS ENGINEERING FOR REQUIRED NUMBER OF TRUSSES & GIRDERS
 - PROVIDE MIN. 2 STUDS @ GIRDER TRUSS LOCATIONS OR AS NOTED.
 - AT FLOOR TRUSSES PARALLEL TO EXTERIOR WALLS SHALL HAVE 2x4 LATERAL BKG. AT 32" O.C. ABV. TRUSS BOTTOM CHORD. PROVIDE (4) 16d NAIL AT EA. JOINT
 - AT FLOOR TRUSS EXTERIOR WALL ENDS, PROVIDE 2x4 RIM BOARD AT TOP & BOTTOM OF FLOOR TRUSS END.
 - AT FLOOR TRUSS INTERIOR WALL ENDS, PROVIDE 2x4 RIM BOARD AT TOP OF FLOOR TRUSS END.
 - FACE OF ROOF OR FLOOR TRUSS END VERTICAL SETBACK 1/2" FROM FACE OF CMU WALL BELOW.
 - AT RAISED HEEL TRUSS ENDS ALONG EXTERIOR WALLS, PROVIDE 2x4 BKG. BETWEEN TRUSSES AT TOP & BOTTOM OF TRUSS HEEL FOR WALL SHEATHING NAILING.

PLAN REVISION DATES:
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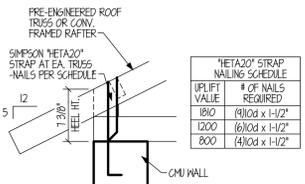
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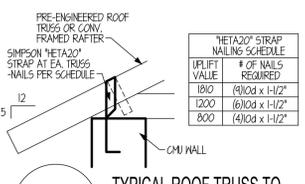
A2 ENTRY ROOF TRUSS TO BLOCK WALL CONNECTION



A1 TRUSS HANGER DETAIL



A4 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION

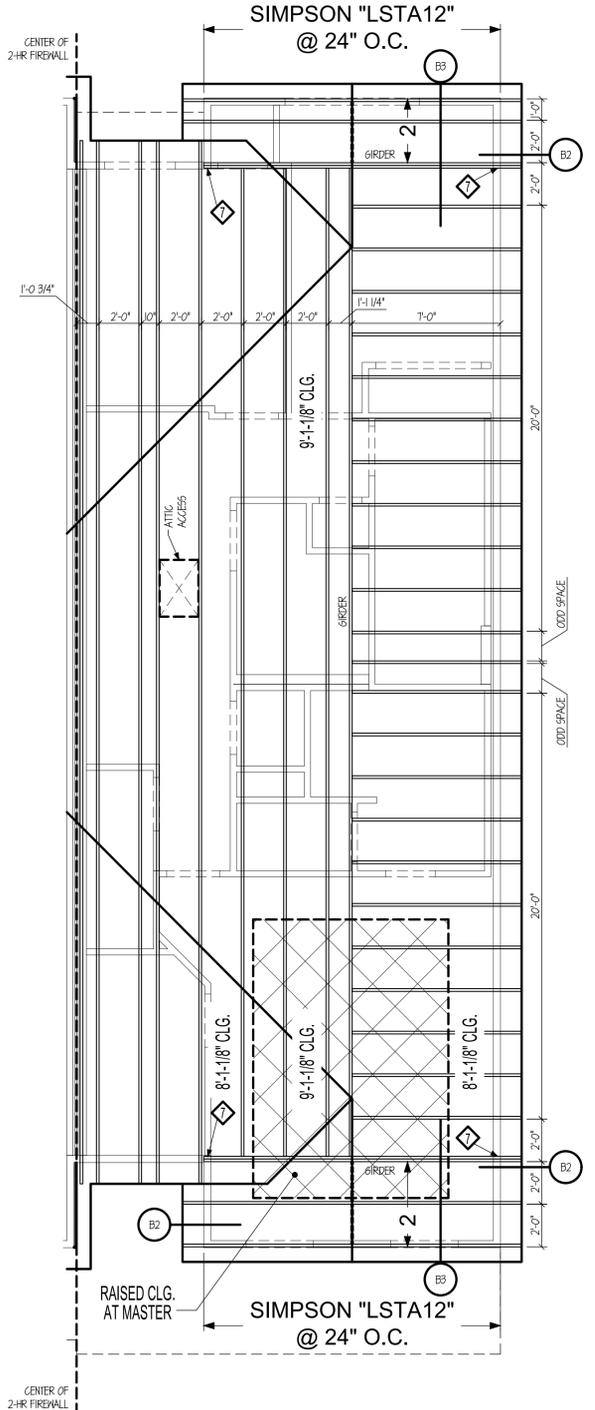


A3 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION

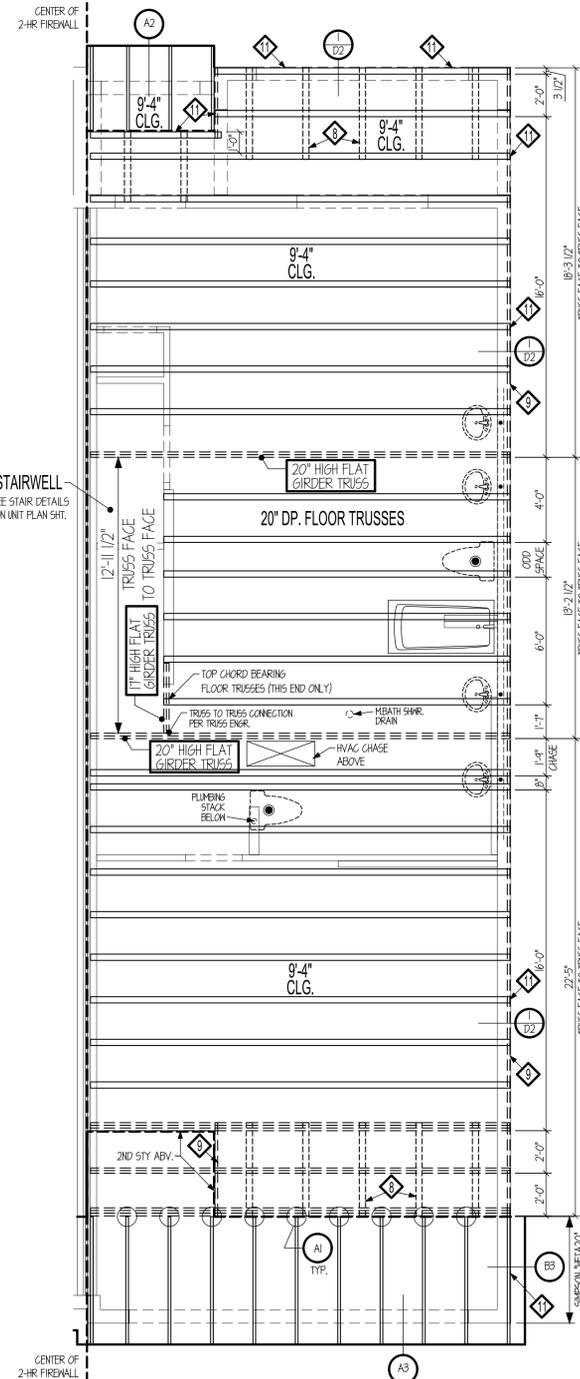
| CONNECTOR SCHEDULE | | | | | |
|--------------------|--------------------------------|------|---------------------|-------------|--|
| PLAN MARK | APPLICATION | QTY. | CONNECTOR MODEL NO. | MAX. UPLIFT | FASTENERS / REMARKS |
| 1 | TRUSS TO BLOCK WALL | 1 | HETA20 | 1200 | 10d x 1-1/2" - NUMBER OF NAILS PER DETAIL #1 THIS SHT. |
| 2 | TRUSS TO FRAME WALL | 1 | M1512 | 860 | (#4)-10d x 1-1/2" - SEE DETAIL #2 THIS SHT. |
| 3 | FLOOR TRUSS TO BLOCK WALL | 1 | HETA20 | 1200 | (#4)-10d x 1-1/2" - REFER TO DETAIL #1 ON SHEET "D2" FOR ADDL. INFORMATION |
| 4 | TRUSS TO BLOCK WALL | 2 | HETA20 | 2295 | (#2)-10d x 1-1/2" @ SINGLE PLY. TRUSSES |
| 5 | TRUSS TO FRAME WALL | 2 | HETA20 | 2500 | (#2)-6d EA. @ 2 or 3 PLY. TRUSSES |
| 6 | GABLE TRUSS TO BLOCK WALL | 1 | HETA20 | 1120 | (#4)-10d x 1-1/2" EA. |
| 7 | TRUSS END TO BLOCK WALL | 2 | HETA20 | 2500 | (#2)-6d EA. ANCHOR BOLTS AT 48" O.C. TYP. GABLE END DETAIL SEE DETAIL #1 ON SHT. "D1" |
| 8 | 2nd STY STUDS TO TRUSS | 2 | LSTA36 | 2500 | (#4)-10d EA. CORNER HOLD DOWN SEE DETAIL #4 SHT. "D2" |
| 9 | 2nd STY GIRDER TO 5THD COLUMN | 3 | M1512 | | (#4)-10d x 1-1/2" EA. |
| 10 | 2nd STY STUDS TO 1ST STY STUDS | 2 | LSTA48 | 2500 | (#2)-10d EA. - CENTER ON FLOOR TRUSS BOTTOM CHORD - HALF OF NAILS SPECIFIED REQUIRED TO BE INSTALLED IN FACE GRAIN OF WOOD MEMBERS |
| 11 | 1st STY STUDS TO SLAB | -- | PER PLAN | | SEE FLOOR PLAN SHT 3 FOR CONNECTION |
| 12 | 1st STY STUDS TO 2nd STY STUDS | 2 | LSTA36 | 2500 | (#2)-10d EA. - CENTER ON FLOOR TRUSS BOTTOM CHORD - HALF OF NAILS SPECIFIED REQUIRED TO BE INSTALLED IN FACE GRAIN OF WOOD MEMBERS |
| 13 | TRUSS END TO 2x4 RIM BOARD | 1 | H1524 | 825 | (#4)-10d EA. TO CARRYING MEMB. (2)-10d EA. TO CARRIED MEMBER |
| 14 | TRUSS END TO FRAME WALL | 1 | H1526 | 1550 | (#4)-6d EA. TO CARRYING MEMB. (#4)-6d EA. TO CARRIED MEMBER |
| 15 | TRUSS TO FRAME WALL | 1 | H15 | 455 | (#2)-6d x 1-1/2" EA. |
| 16 | GIRDER TRUSS TO BLOCK WALL | 2 | HETA20 | 3360 | (#2)-6d EA. @ 2 or 3 PLY. TRUSSES |
| 17 | | 1 | M1546 | | (#4) 1/4"x2-1/4" TITEN TO CMU // (1)-10d TO TRUSS |

| CONNECTOR INDICATORS ON THE PLAN | |
|----------------------------------|-------------------------------|
| | CONNECTOR NUMBER PER SCHEDULE |
| | CONNECTOR NUMBER PER SCHEDULE |

DESIGN LOADS:
ROOF LOADS:
LIVE - 20 PSF
DEAD - 11 PSF (I.C. - 1 PSF), (B.C. - 10 PSF)
ATTIC MID STOR. LIVE LOAD PER IBC-R TABLE 301.5(6)
BOTTOM CHORD NON-CONCURRENT LIVE LOAD - 10 PSF
WIND SPEED - 144 - 139 MPH...Wind - 10 MPH
EXPOSURE CATEGORY - "C"
"ENCLOSED" BUILDING TYPE
FLOOR LOADS:
LIVE - 40 PSF
DEAD - 15 PSF (I.C. - 10 PSF), (B.C. 5 PSF)
STAIR LOAD:
LIVE - 40 PSF



UNIT B1 - END UNIT 2nd STORY ROOF FRAMING PLAN



UNIT B1 - END UNIT 2ND STY. FLOOR AND 1ST STY. ROOF FRAMING PLAN

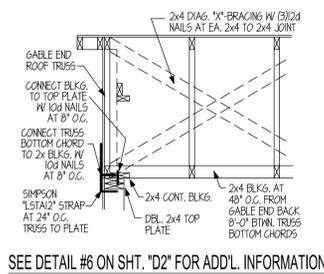


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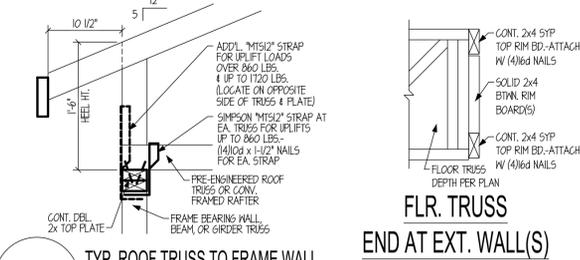
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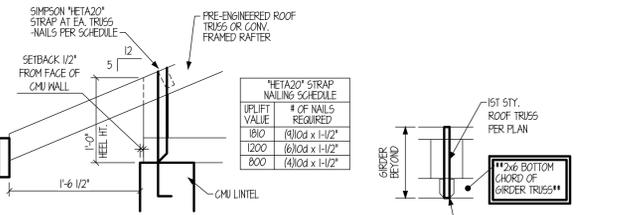
SEE DETAIL #6 ON SHT. "D2" FOR ADD'L. INFORMATION

B3 TYP. GABLE END TRUSS DETAIL



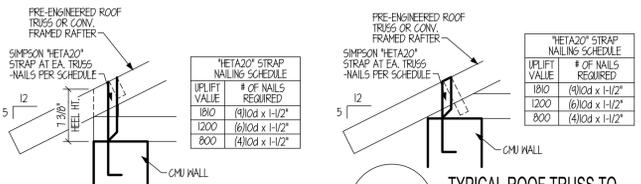
B2 TYP. ROOF TRUSS TO FRAME WALL UPLIFT STRAP CONNECTION

* UNLESS OTHERWISE NOTED ON THE PLAN
 * SEE TYPICAL WALL SECTION FOR PLATE TO STUD CONNECTION
 * UPLIFT LOAD REQUIREMENTS OBTAINED FROM SEALED ENGINEERING DRAWINGS FROM TRUSS MANUF.



A2 ENTRY ROOF TRUSS TO BLOCK WALL CONNECTION

* UNLESS OTHERWISE NOTED ON THE PLAN
 * UPLIFT LOAD REQUIREMENTS OBTAINED FROM SEALED ENGINEERING DRAWINGS FROM TRUSS MANUF.

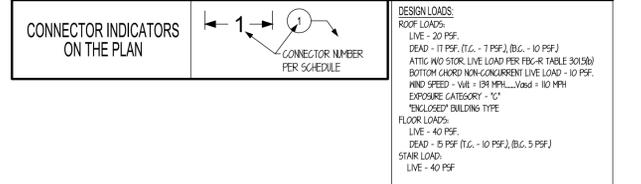


A3 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION

* UNLESS OTHERWISE NOTED ON THE PLAN
 * UPLIFT LOAD REQUIREMENTS OBTAINED FROM SEALED ENGINEERING DRAWINGS FROM TRUSS MANUF.

| CONNECTOR SCHEDULE | | | | | |
|--------------------|---------------------------------|------|---------------------|-------------|--|
| PLAN MARK | APPLICATION | QTY. | CONNECTOR MODEL NO. | MAX. UPLIFT | FASTENERS / REMARKS |
| 1 | TRUSS TO BLOCK WALL | 1 | HETA20 | 1200 | 10x3 x 1/2" - NUMBER OF NAILS PER DETAIL #1 THIS SHT. |
| 2 | TRUSS TO FRAME WALL | 1 | M1512 | 260 | (4)-10x3 x 1/2" - SEE DETAIL #2 THIS SHT. |
| 3 | FLOOR TRUSS TO BLOCK WALL | 1 | HETA20 | 1200 | (4)-10x3 x 1/2" - REFER TO DETAIL #1 ON SHEET "D2" FOR ADD'L. INFORMATION |
| 4 | TRUSS TO BLOCK WALL | 2 | HETA20 | 2235 | (2)-10x3 x 1/2" # SINGLE PLY. TRUSSES |
| 5 | TRUSS TO FRAME WALL | 2 | HETA20 | 2500 | (2)-10x3 EA. # 2 or 3 PLY. TRUSSES |
| 6 | GABLE TRUSS TO BLOCK WALL | 1 | HETA20 | 1120 | (4)-10x3 x 1/2" EA. |
| 7 | TRUSS END TO BLOCK WALL | 2 | HETA20 | 2500 | (2)-10x3 EA. ANCHOR BOLTS AT 48" O.C. |
| 8 | 2nd STY STUDS TO TRUSS | 2 | LSTA36 | 2500 | (2)-10x3 EA. |
| 9 | 2nd STY GIRDER TO 2ND STY STUDS | 3 | M1512 | | (4)-10x3 x 1/2" EA. |
| 10 | 2nd STY STUDS TO 1ST STY STUDS | 2 | LSTA48 | 2500 | (2)-10x3 EA. - CENTER ON FLOOR TRUSS BOTTOM CHORD - HALF OF NAILS SPECIFIED REQUIRED TO BE INSTALLED IN FACE GRAIN OF WOOD MEMBERS |
| 11 | 1st STY STUDS TO SLAB | -- | PER PLAN | | SEE FLOOR PLAN SHT 3 FOR CONNECTION |
| 12 | 1st STY STUDS TO 2nd STY STUDS | 2 | LSTA36 | 2500 | (2)-10x3 EA. - CENTER ON FLOOR TRUSS BOTTOM CHORD - HALF OF NAILS SPECIFIED REQUIRED TO BE INSTALLED IN FACE GRAIN OF WOOD MEMBERS |
| 13 | TRUSS END TO 2x4 RIM BOARD | 1 | H1524 | 825 | (4)-10x3 EA. TO CARRYING MEMB. (2)-10x3 EA. TO CARRIED MEMBER |
| 14 | TRUSS END TO FRAME WALL | 1 | H1526 | 1550 | (4)-10x3 EA. TO CARRYING MEMB. (2)-10x3 EA. TO CARRIED MEMBER |
| 15 | TRUSS TO FRAME WALL | 1 | H15 | 455 | (2)-8x3 x 1/2" EA. |
| 16 | GIRDER TRUSS TO BLOCK WALL | 2 | HETA20 | 3360 | (2)-10x3 EA. # 2 or 3 PLY. TRUSSES |
| 17 | | 1 | M1546 | | (4) 1/4"x2-1/4" TITEN TO CMU // (1)-10x3 TO TRUSS |

All Connectors to be Simpson Strong-Tie. Installation per Manufacturer Requirements. Epoxy to be High Strength Epoxy such as Simpson Epoxy-Tie SET.



DESIGN LOADS:
 ROOF LOADS:
 LIVE - 20 PSF
 DEAD - 11 PSF (I.C. - 1 PSF), (B.C. - 10 PSF)
 ATTIC AND STOR. LIVE LOAD PER FIG. R TABLE 301.5(b)
 BOTTOM CHORD NON-CONCURRENT LIVE LOAD - 10 PSF
 WIND SPEED - 144 - 139 MPH...Wind - 10 MPH
 EXPOSURE CATEGORY - 'C'
 "ENCLOSED" BUILDING TYPE
 FLOOR LOADS:
 LIVE - 40 PSF
 DEAD - 5 PSF (I.C. - 10 PSF), (B.C. 5 PSF)
 STAIR LOAD:
 LIVE - 40 PSF

FLR. TRUSS END AT EXT. WALL(S)

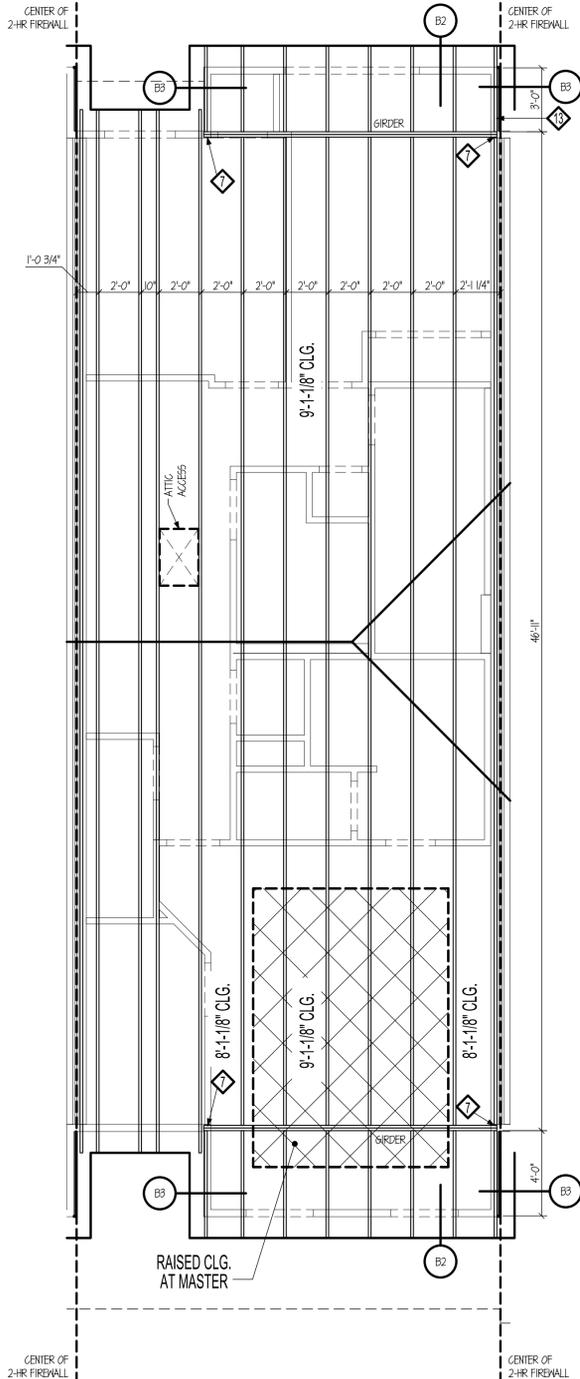
11 INDICATES FACE OF TRUSS, TRUSS END, OR VERT. TRUSS HEEL SETBACK 1/2" FROM FACE OF BLOCK TO ALIGN FACE OF EXT. SHEATHING W- FACE OF EXT. FACE OF CMU WALL

ALL 1ST STY BEARING WALL HTS. +9'-4" AFF UNLESS OTHERWISE NOTED

5:12 ROOF SLOPE AT 2ND STORY ROOFS

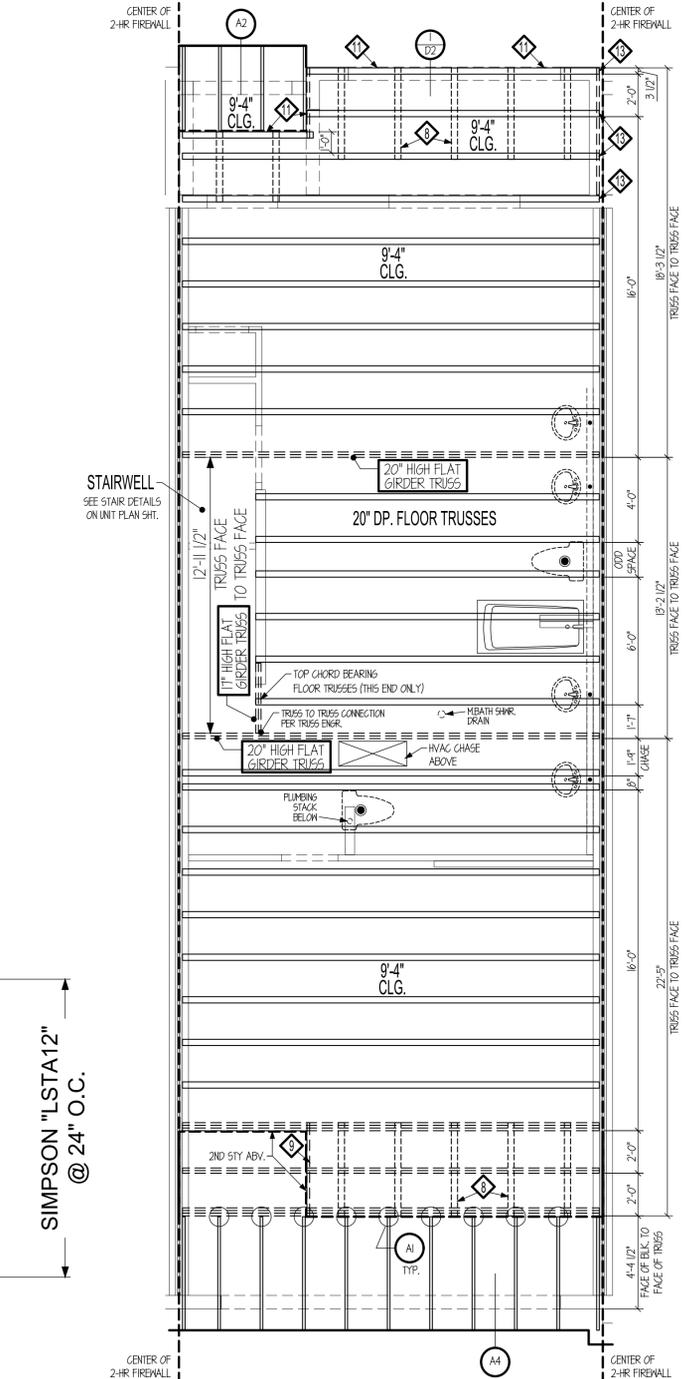
- FRAMING PLAN NOTES:**
- PERMANENT OR TEMPORARY BRACING OF TRUSSES SHALL BE PER SECA-BOSI GUIDE OR AS NOTED ON THESE CONSTRUCTION PLANS AND INDICIAL SIGNED AND SEALED TRUSS DIAGRAMS BY TRUSS ENGINEER.
 - ALL TRUSS TO TRUSS CONNECTORS & TRUSSES TO LEDGER CONNECTORS SHALL BE THE RESPONSIBILITY OF TRUSS MANUFACTURER.
 - PROVIDE #2 OR BETTER 2x4 BLKS. AT 48" O.C. B/WN. TRUSS BOT. CHORDS W/ (2)-16d COMMON TOE-NAILLED EA. SIDE. (TYP. AT 1ST (4) TRUSS BAYS AT ALL GABLE ENDS UNLESS OTHERWISE SHOWN ON THE PLAN)
 - ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE ON FRAMING PLAN OR ELEVATIONS.
 - PROVIDE MIN. (2)-10d TOE-NAILLED COMMON AT EA. TRUSS BEARING BOTTOM CHORD TO TOP PLATE AT ALL FRAME BRG. WALLS. (ADDS 150 LBS UPLIFT CAPACITY TO STRAP CAPACITY)
 - SEE TRUSS ENGINEERING FOR REQUIRED NUMBER OF TRUSSES & GIRDERS
 - PROVIDE MIN. 2 STUDS @ GIRDER TRUSS LOCATIONS OR AS NOTED.
 - AT FLOOR TRUSSES PARALLEL TO EXTERIOR WALLS SHALL HAVE 2x4 LATERAL BLKS. AT 32" O.C. ABV. TRUSS BOTTOM CHORD. PROVIDE (4) 16d NAIL AT EA. JOINT
 - AT FLOOR TRUSS EXTERIOR WALL ENDS, PROVIDE 2x4 RIM BOARD AT TOP & BOTTOM OF FLOOR TRUSS END.
 - AT FLOOR TRUSS INTERIOR WALL ENDS, PROVIDE 2x4 RIM BOARD AT TOP OF FLOOR TRUSS END.
 - FACE OF ROOF OR FLOOR TRUSS END VERTICAL SETBACK 1/2" FROM FACE OF CMU WALL BELOW.
 - AT RAISED HEEL TRUSS ENDS ALONG EXTERIOR WALLS, PROVIDE 2x4 BLKS. BETWEEN TRUSSES AT TOP & BOTTOM OF TRUSS HEEL FOR WALL SHEATHING NAILING.

13 INDICATES FACE OF TRUSS, TRUSS END, OR VERT. TRUSS HEEL SETBACK 2" FROM FACE OF BLOCK TO ALIGN FACE OF EXT. SHEATHING W- FACE OF EXT. FACE OF CMU WALL



UNIT B2 2nd STORY ROOF FRAMING PLAN

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



UNIT B2 2ND STY. FLOOR AND 1ST STY. ROOF FRAMING PLAN

1/4" = 1'-0"

PLAN REVISION DATES:
 05-28-24 33% CONSTRUCTION DOCS (NOT FOR CONSTRUCTION)

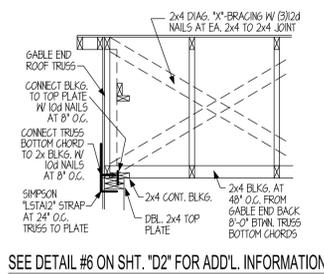


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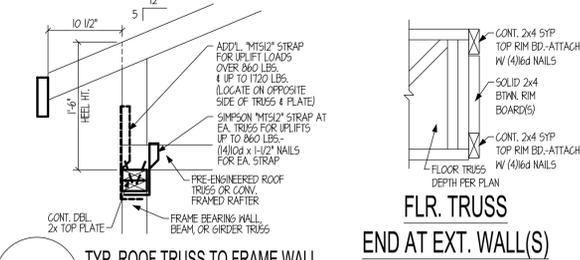
59' Townhomes
 Townhomes
 Narcoossee Dr., Osceola County, FL 34771

CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS AND NOTES ONLY. ANY DISCREPANCIES TO BE REPORTED TO BUILDER FOR CLARIFICATION!

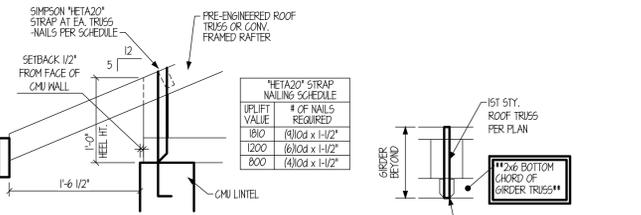
Matt Phelps
 FL License No. AR98401



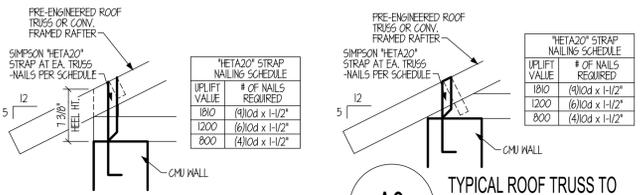
B3 TYP. GABLE END TRUSS DETAIL
SEE DETAIL #6 ON SHT. "D2" FOR ADD'L. INFORMATION



B2 TYP. ROOF TRUSS TO FRAME WALL UPLIFT STRAP CONNECTION
* UNLESS OTHERWISE NOTED ON THE PLAN
* UPLIFT LOAD REQUIREMENTS OBTAINED FROM SEALED ENGINEERING DRAWINGS FROM TRUSS MANUF.

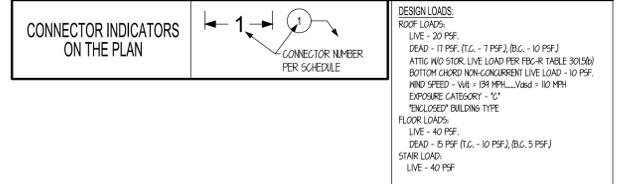


A2 ENTRY ROOF TRUSS TO BLOCK WALL CONNECTION
* UNLESS OTHERWISE NOTED ON THE PLAN
* UPLIFT LOAD REQUIREMENTS OBTAINED FROM SEALED ENGINEERING DRAWINGS FROM TRUSS MANUF.

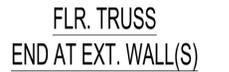


A3 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION
* UNLESS OTHERWISE NOTED ON THE PLAN
* UPLIFT LOAD REQUIREMENTS OBTAINED FROM SEALED ENGINEERING DRAWINGS FROM TRUSS MANUF.

| CONNECTOR SCHEDULE | | | | |
|--------------------|----------------------------------|------|---------------------|-------------|
| PLAN MARK | APPLICATION | QTY. | CONNECTOR MODEL NO. | MAX. UPLIFT |
| 1 | TRUSS TO BLOCK WALL | 1 | HETA20 | 1200 |
| 2 | TRUSS TO FRAME WALL | 1 | M1512 | 860 |
| 3 | FLOOR TRUSS TO BLOCK WALL | 1 | HETA20 | 1200 |
| 4 | TRUSS TO BLOCK WALL | 2 | HETA20 | 2235 |
| 5 | TRUSS TO FRAME WALL | 2 | M1512 | 1120 |
| 6 | GABLE TRUSS TO BLOCK WALL | 1 | HETA20 | 1021 |
| 7 | TRUSS END TO BLOCK WALL | 2 | HETA20 | 2500 |
| 8 | 2nd STY STUDS TO TRUSS | 2 | LSTA36 | 2500 |
| 9 | 2nd STY GIRDER TO 2ND STY COLUMN | 3 | M1512 | |
| 10 | 2nd STY STUDS TO 1ST STY STUDS | 2 | LSTA48 | 2500 |
| 11 | 1st STY STUDS TO SLAB | -- | PER PLAN | |
| 12 | 1st STY STUDS TO 2nd STY STUDS | 2 | LSTA36 | 2500 |
| 13 | TRUSS END TO 2x4 RIM BOARD | 1 | H1524 | 825 |
| 14 | TRUSS END TO FRAME WALL | 1 | H1526 | 1550 |
| 15 | TRUSS TO FRAME WALL | 1 | H15 | 455 |
| 16 | GIRDER TRUSS TO BLOCK WALL | 2 | HETA20 | 3360 |
| 17 | | 1 | M1546 | |



A4 TYPICAL ROOF TRUSS TO BLOCK WALL CONNECTION
* UNLESS OTHERWISE NOTED ON THE PLAN
* UPLIFT LOAD REQUIREMENTS OBTAINED FROM SEALED ENGINEERING DRAWINGS FROM TRUSS MANUF.



FLR. TRUSS END AT EXT. WALL(S)

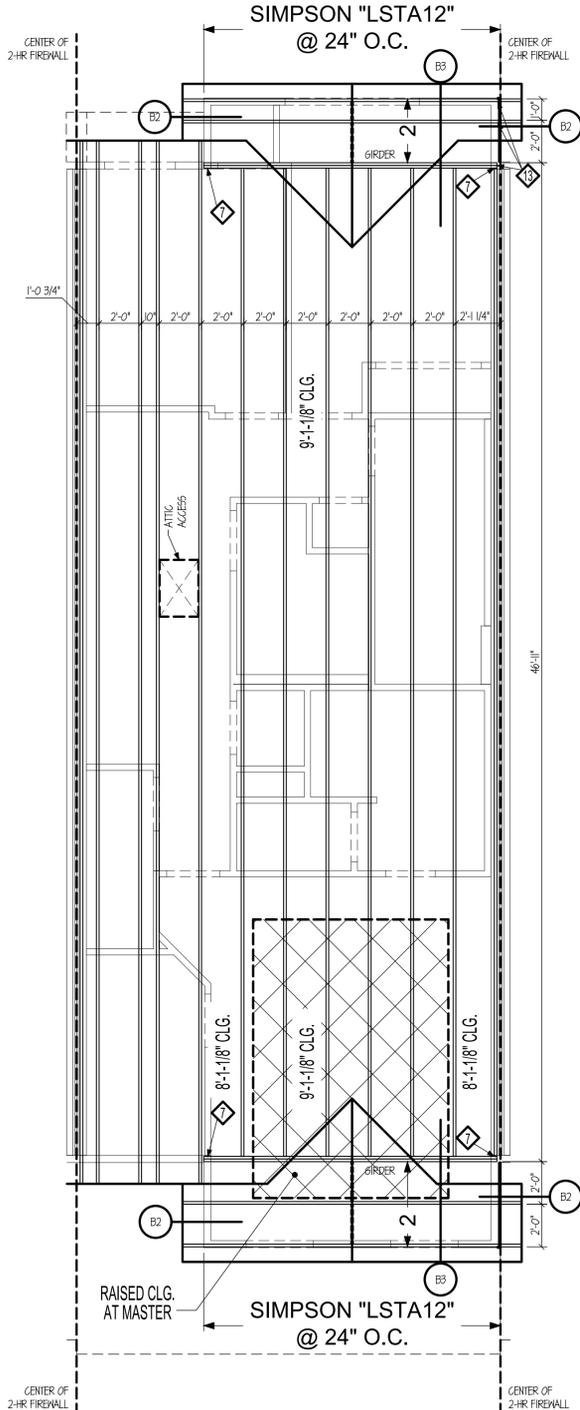
11 INDICATES FACE OF TRUSS, TRUSS END, OR VERT. TRUSS HEEL SETBACK 1/2" FROM FACE OF BLOCK TO ALIGN FACE OF EXT. SHEATHING W- FACE OF EXT. FACE OF CMU WALL

ALL 1ST STY BEARING WALL HTS. +9'-4" AFF UNLESS OTHERWISE NOTED

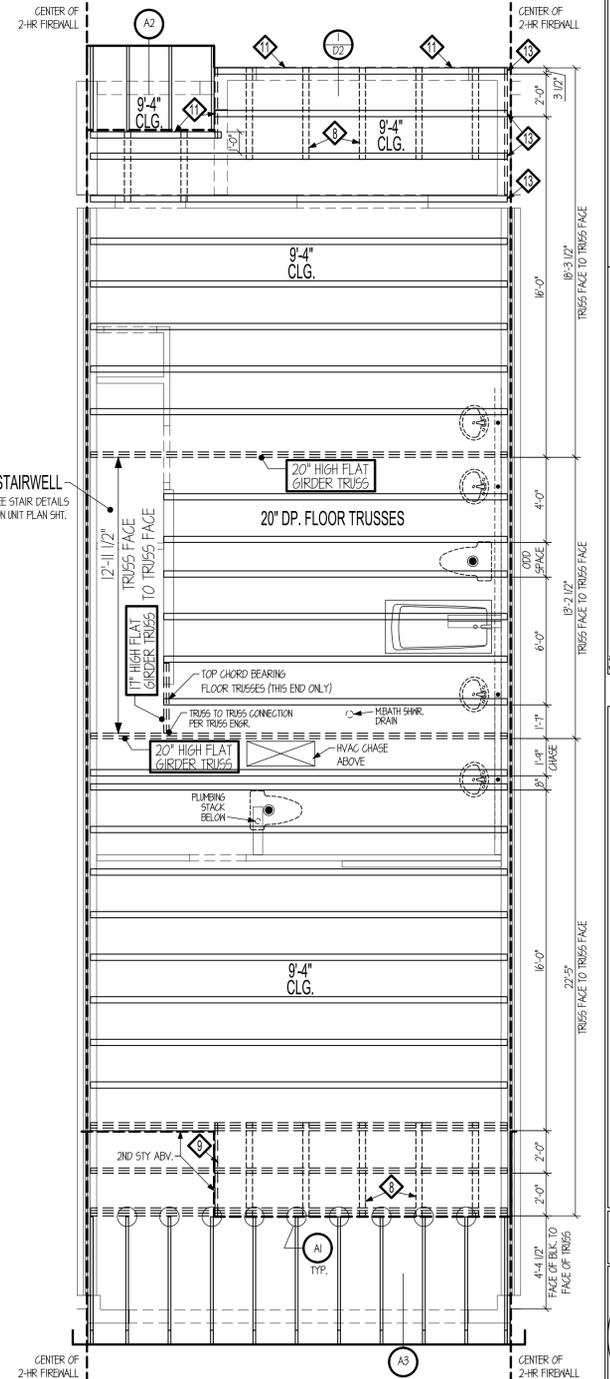
5:12 ROOF SLOPE AT 2ND STORY ROOFS

- FRAMING PLAN NOTES:**
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 - ALL OVERHANGS SHALL BE 12" UNLESS NOTED OTHERWISE ON FRAMING PLAN OR ELEVATIONS.
 - PROVIDE MIN. (2)-10d TOE-NAILED COMMONS AT EA. TRUSS BEARING BOTTOM CHORD TO TOP PLATE AT ALL FRAME BRG. WALLS. (ADDS 150 LBS UPLIFT CAPACITY TO STRAP CAPACITY)
 - SEE TRUSS ENGINEERING FOR REQUIRED NUMBER OF TRUSSES & GIRDERS
 - PROVIDE MIN. 2 STUDS @ GIRDER TRUSS LOCATIONS OR AS NOTED.
 - AT FLOOR TRUSSES PARALLEL TO EXTERIOR WALLS SHALL HAVE 2x4 LATERAL BLKS. AT 32" O.C. ABV. TRUSS BOTTOM CHORD. PROVIDE (4) 16d NAIL AT EA. JOINT
 - AT FLOOR TRUSS EXTERIOR WALL ENDS, PROVIDE 2x4 RIM BOARD AT TOP & BOTTOM OF FLOOR TRUSS END.
 - AT FLOOR TRUSS INTERIOR WALL ENDS, PROVIDE 2x4 RIM BOARD AT TOP OF FLOOR TRUSS END.
 - FACE OF ROOF OR FLOOR TRUSS END VERTICAL SETBACK 1/2" FROM FACE OF CMU WALL BELOW.
 - AT RAISED HEEL TRUSS ENDS ALONG EXTERIOR WALLS, PROVIDE 2x4 BLKS. BETWEEN TRUSSES AT TOP & BOTTOM OF TRUSS HEEL FOR WALL SHEATHING NAILING.

13 INDICATES FACE OF TRUSS, TRUSS END, OR VERT. TRUSS HEEL SETBACK 2" FROM FACE OF BLOCK TO ALIGN FACE OF EXT. SHEATHING W- FACE OF EXT. FACE OF CMU WALL



UNIT B3 2ND STORY ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



UNIT B3 2ND STY. FLOOR AND 1ST STY. ROOF FRAMING PLAN
1/4" = 1'-0"

PLAN REVISION DATES:
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59' Townhomes
Townhomes
Narcossee Dr., Osceola County, FL 34771

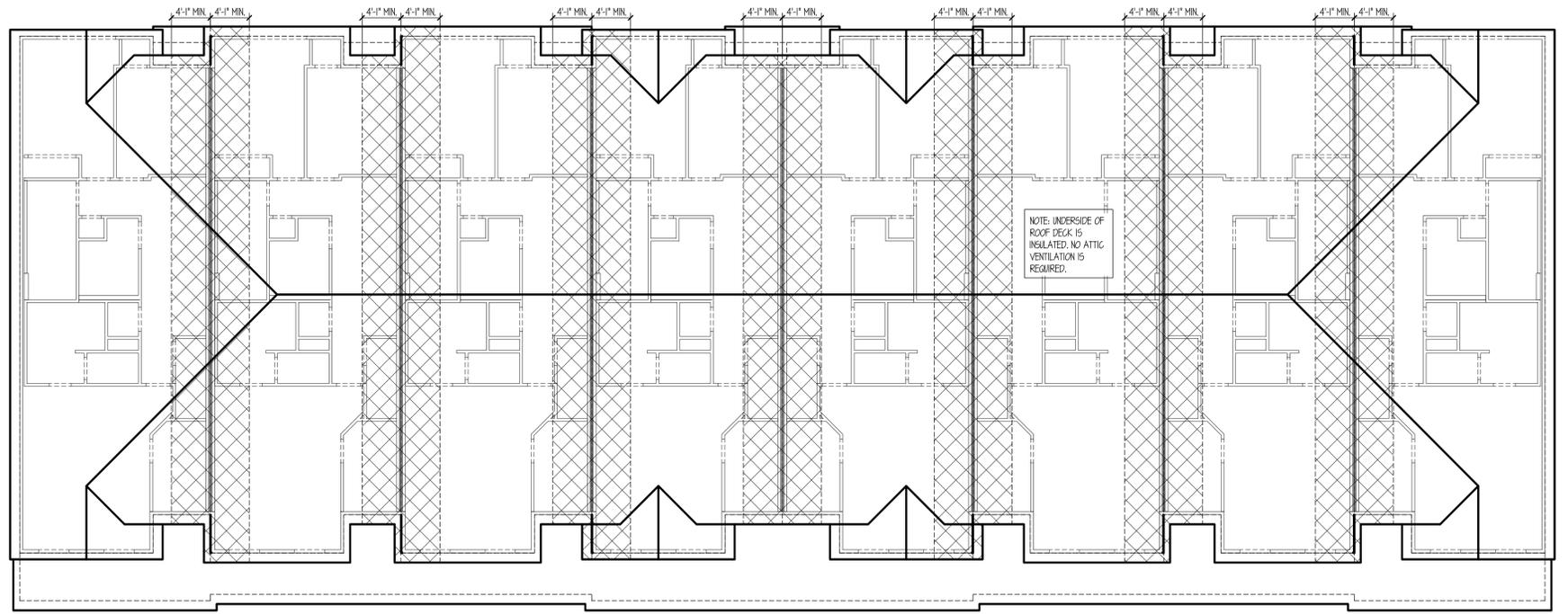
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Matt Phelps
Fl. License No. AR98401

ROOF DIAGRAM NOTES:

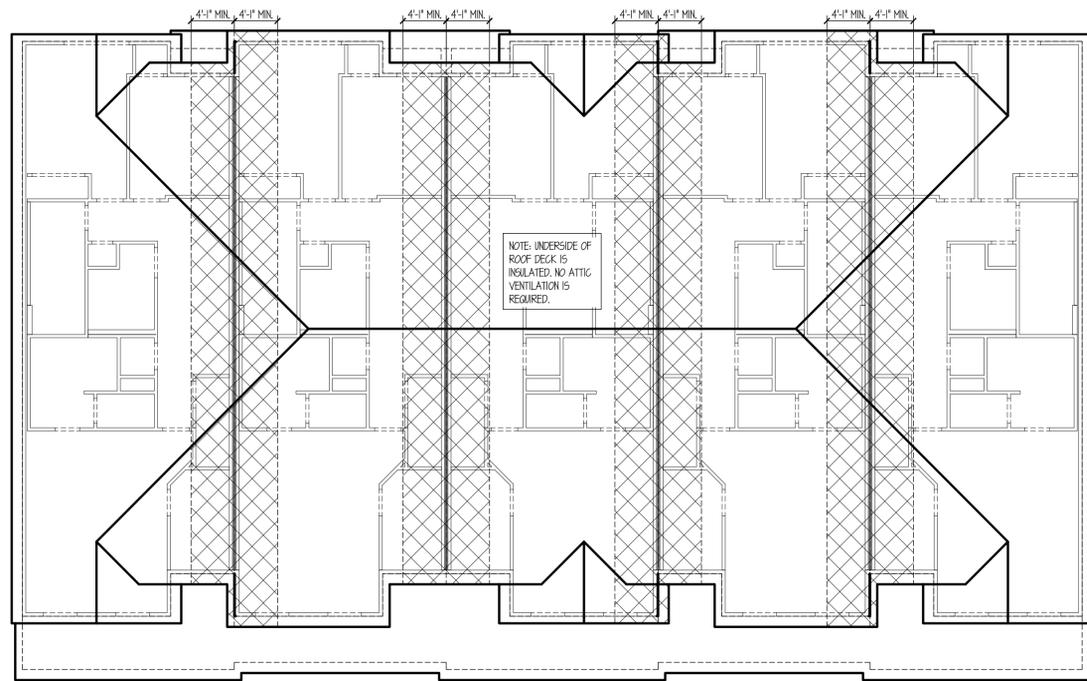


1. AREA OF FIRE RESISTANT ROOF SHEATHING - NO PENETRATIONS IN THIS AREA
2. PROVIDE 2" ROOF OVERHANGS AT ALL GABLE ENDS.
3. PROVIDE 12" ROOF OVERHANGS TYPICAL (EXCEPT GABLE ENDS).



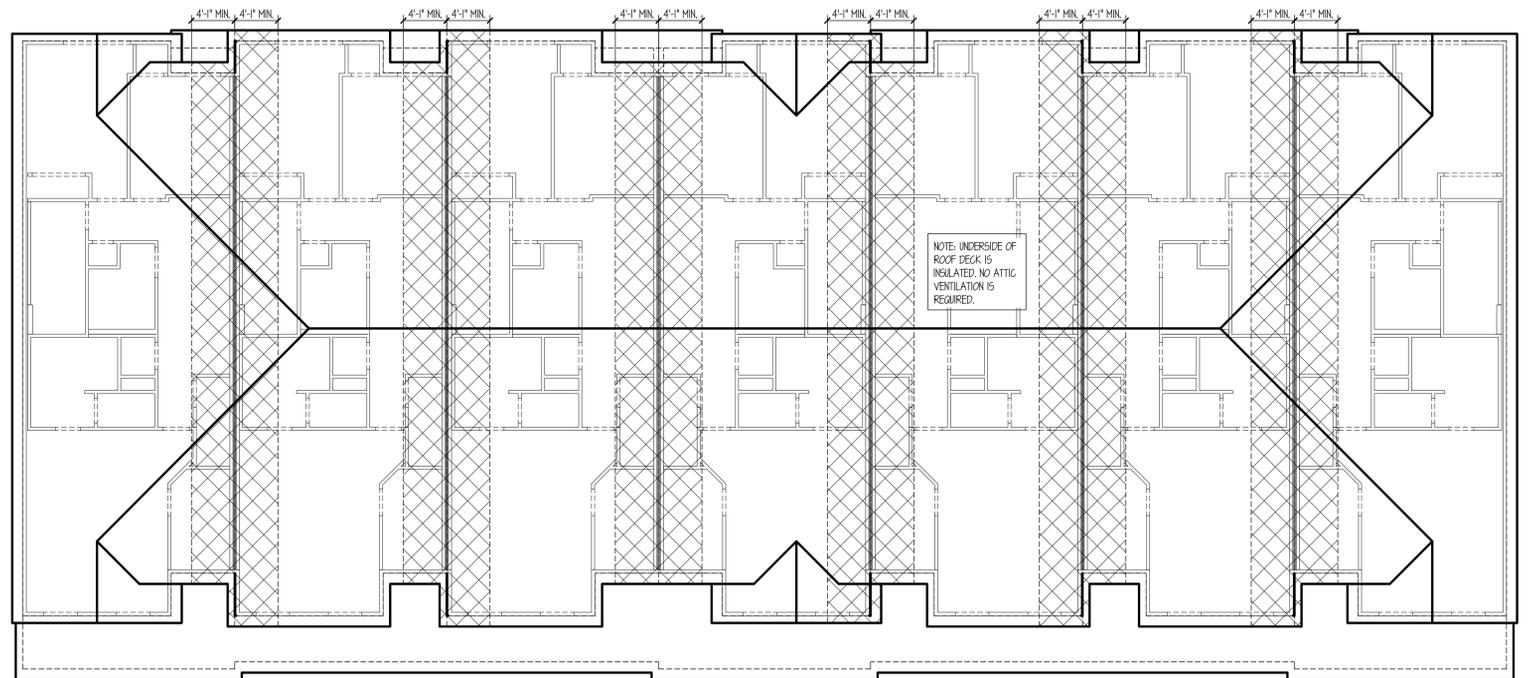
BLDG TYPE 3 - 8-UNIT BUILDING MIX - ROOF PLAN

1/8"=1'-0"



BLDG TYPE 2 - 5-UNIT BUILDING MIX - ROOF PLAN

1/8"=1'-0"



BLDG TYPE 1 - 7-UNIT BUILDING MIX - ROOF PLAN

1/8"=1'-0"

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Narcossee Dr, Osceola County, FL 34771

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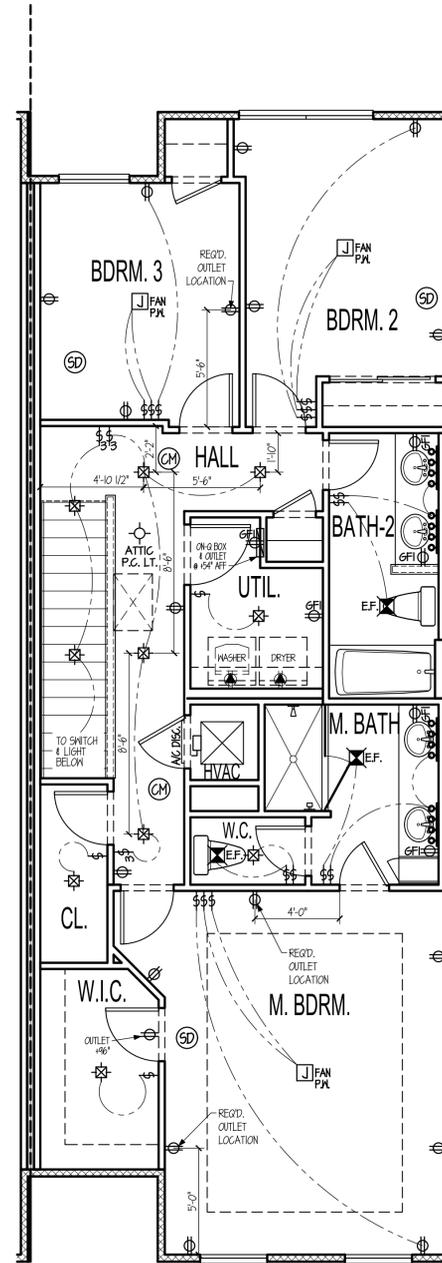
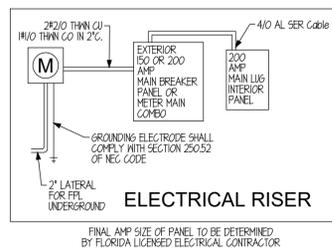
Matt Phelps
Fl. License No. AR98401

ELECTRICAL NOTES:

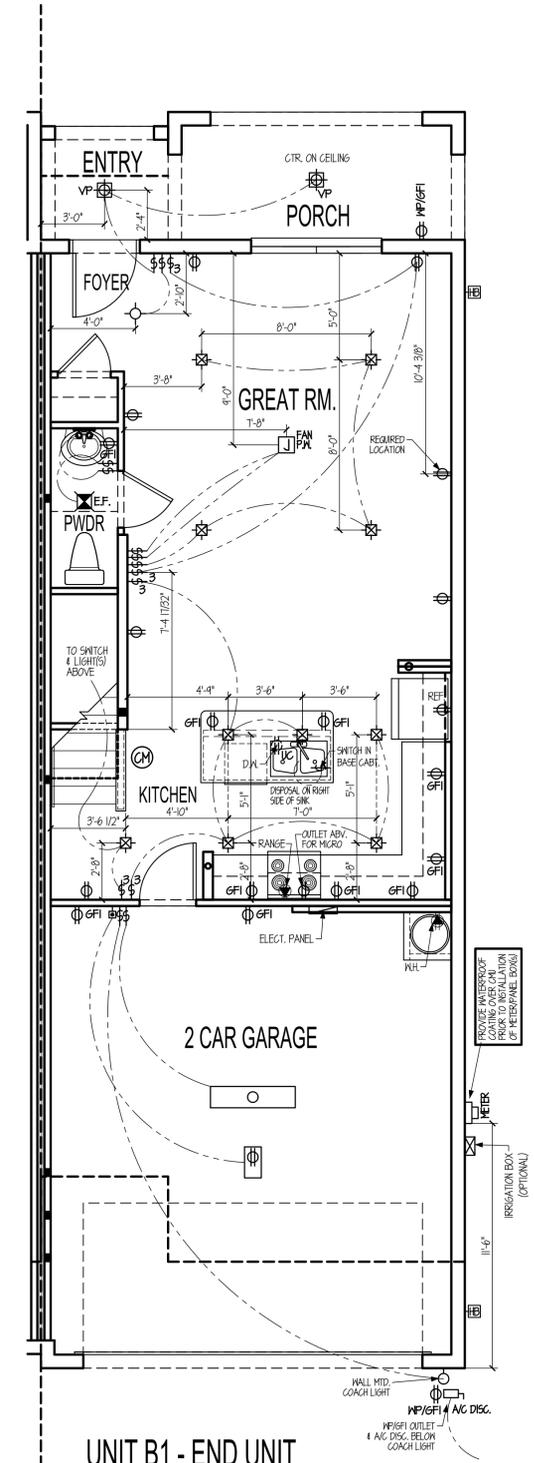
- ALL ELECTRICAL WORK PER NEC 2020
- ELECTRICAL LAYOUT SHOWN IS SCHEMATIC. ELECTRICAL CONTRACTOR SHALL VERIFY THAT ALL ELECTRICAL INSTALLATIONS MEET ALL APPLICABLE LOCAL, STATE AND NATIONAL ELECTRICAL CODES.
- ALL FAN, PHONE AND T.V. PREWIRE LOCATIONS SHALL BE DETERMINED & VERIFIED AT PRE-CON MITG.
- ALL RECEPTACLE OUTLETS SHALL BE TAMPER RESISTANT & PROTECTED BY AFCI (FAULT CIRCUIT INTERRUPTERS) EXCEPT AT REQ'D GFI ONLY LOCATIONS PER NEC 2020.
- ALL SMOKE DETECTORS & CARBON MONOXIDE DETECTORS SHALL BE HARD WIRED & EQUIPPED W/ BATTERY BACK-UP & WIRED IN SUCH A MANNER THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.
- ALL EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR.
- ALL FAN PREWIRES AND CHANDELER FIXTURES SHALL BE MTD. TO SOLID BLDG. BTWN. TRUSSES AS REQ'D. TO SUPPORT FIXTURE LOAD. COORDINATE LOAD OF FIXTURE PRIOR TO INSTALLATION.
- CMU CELL SHELL OR CONC. FILL SHALL NOT BE CUT OR CHIPPED AT CMU FILLED CELL LOCATIONS. ELECTRICAL BOXES ON SINGLE FIBER CMU WALLS SHALL BE LOCATED IN NON-FILLED CELLS.

ELECTRICAL LEGEND

| | |
|--|--|
| | STANDARD SWITCH |
| | 3 WAY SWITCH |
| | 4 WAY SWITCH |
| | DIMMER SWITCH |
| | PUSH BUTTON |
| | DUPLEX OUTLET |
| | GFI DUPLEX OUTLET |
| | WEATHERPROOF GFI DUPLEX OUTLET |
| | 220 VOLT OUTLET |
| | DEDICATED OUTLET |
| | CEILING MOUNTED DUPLEX OUTLET |
| | UNDER COUNTER DUPLEX OUTLET |
| | CEILING MOUNTED OUTLET FOR GAR. DOOR OPENER |
| | PRE-WIRED JUNCTION BOX |
| | PRE-WIRED FAN JUNCTION BOX |
| | CEILING MOUNTED LIGHT FIXTURE |
| | CEILING MOUNTED-VAPOR PROOF LIGHT FIXTURE |
| | LED WALL OR CEILING MOUNTED LIGHT FIXTURE |
| | ATTIC PULL CHAIN |
| | RECESSED LIGHT FIXTURE |
| | RECESSED-VAPOR PROOF LIGHT FIXTURE |
| | WALL MOUNTED LIGHT FIXTURE |
| | COACH LIGHT (PRE-WIRE AS NOTED) |
| | FLOOD LIGHT |
| | LED CEILING MOUNTED LIGHTING STRIP |
| | FLUORESCENT STRIP |
| | UNDER CABINET FLUORESCENT STRIP |
| | WALL MOUNTED INCANDESCENT STRIP |
| | EXHAUST FAN |
| | EXHAUST FAN WITH LIGHT |
| | SMOKE DETECTOR |
| | COMBINATION SMOKE & CARBON MONOXIDE DETECTOR |
| | SPEAKER PRE-WIRE |
| | ELECTRICAL PANEL |
| | AFCI DISCONNECT |
| | ELECTRICAL METER |
| | TELEVISION OUTLET |
| | TELEPHONE JACK |
| | DATA |



**UNIT B1 - END UNIT
 2ND STORY ELEC. PLAN**
 SCALE: 1/4" = 1'-0"



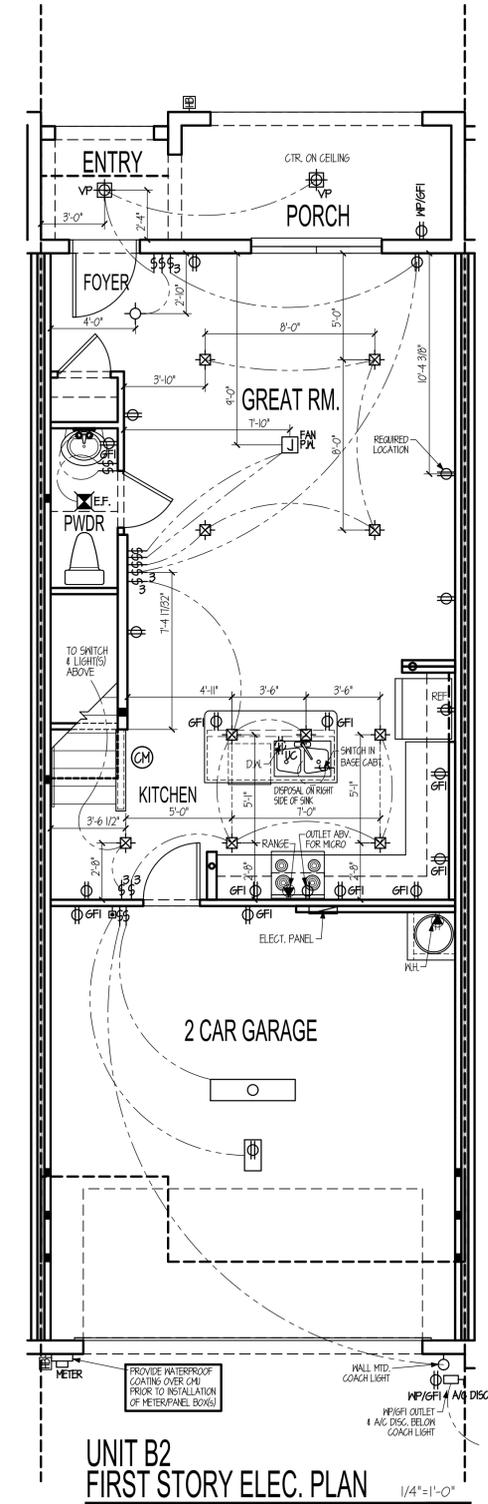
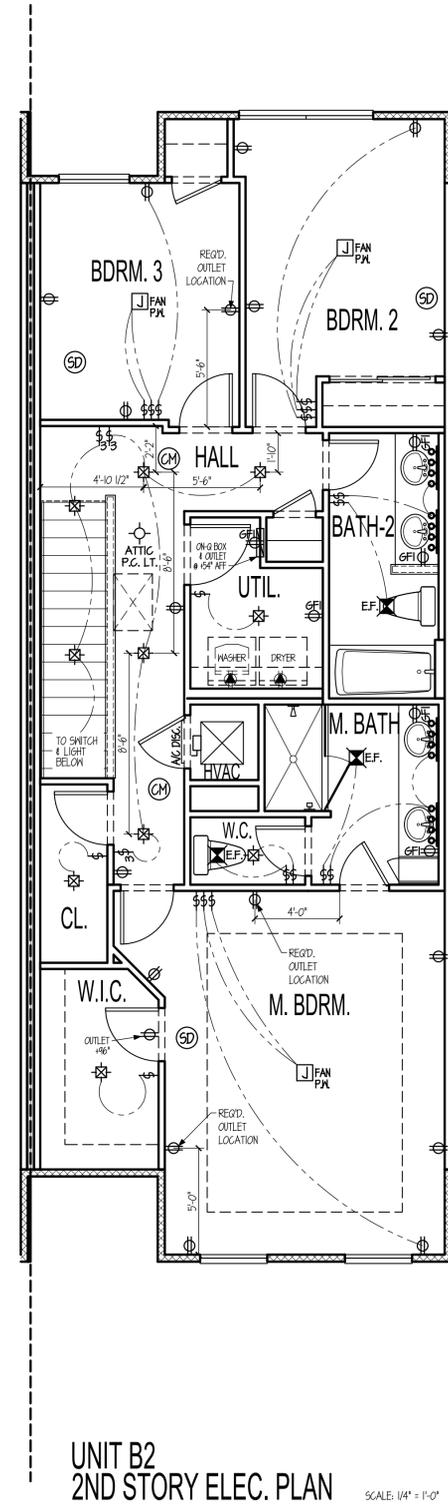
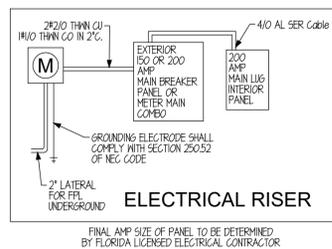
**UNIT B1 - END UNIT
 FIRST STORY ELEC. PLAN**
 1/4" = 1'-0"

ELECTRICAL NOTES:

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6. ALL EXHAUST FANS SHALL BE VENTED TO THE EXTERIOR.
7. ALL FAN PREWIRES AND CHANDELER FIXTURES SHALL BE MTD. TO SOLID BLKG. BTWN. TRUSSES AS REQ'D. TO SUPPORT FIXTURE LOAD. COORDINATE LOAD OF FIXTURE PRIOR TO INSTALLATION.
8. CMU CELL SHELL OR CONC. FILL SHALL NOT BE CUT OR CHIPPED AT CMU FILLED CELL LOCATIONS. ELECTRICAL BOXES ON SINGLE BARR. CMU WALLS SHALL BE LOCATED IN NON-FILLED CELLS.

ELECTRICAL LEGEND

| | |
|--|--|
| | STANDARD SWITCH |
| | 3 WAY SWITCH |
| | 4 WAY SWITCH |
| | DIMMER SWITCH |
| | PUSH BUTTON |
| | DUPLEX OUTLET |
| | GFI DUPLEX OUTLET |
| | WEATHERPROOF/GFI DUPLEX OUTLET |
| | 220 VOLT OUTLET |
| | DEDICATED OUTLET |
| | CEILING MOUNTED DUPLEX OUTLET |
| | UNDER COUNTER DUPLEX OUTLET |
| | CEILING MOUNTED OUTLET FOR GAR. DOOR OPENER |
| | PRE-WIRED JUNCTION BOX |
| | PRE-WIRED FAN JUNCTION BOX |
| | CEILING MOUNTED LIGHT FIXTURE |
| | CEILING MOUNTED-VAPOR PROOF LIGHT FIXTURE |
| | LED WALL OR CEILING MOUNTED LIGHT FIXTURE |
| | ATTIC PULL CHAIN |
| | RECESSED LIGHT FIXTURE |
| | RECESSED-VAPOR PROOF LIGHT FIXTURE |
| | WALL MOUNTED LIGHT FIXTURE |
| | COACH LIGHT (PRE-WIRE AS NOTED) |
| | FLOOD LIGHT |
| | LED CEILING MOUNTED LIGHTING STRIP |
| | FLUORESCENT STRIP |
| | UNDER CABINET FLUORESCENT STRIP |
| | WALL MOUNTED INCANDESCENT STRIP |
| | EXHAUST FAN |
| | EXHAUST FAN WITH LIGHT |
| | SMOKE DETECTOR |
| | COMBINATION SMOKE & CARBON MONOXIDE DETECTOR |
| | SPEAKER PRE-WIRE |
| | ELECTRICAL PANEL |
| | AFCI DISCONNECT |
| | ELECTRICAL METER |
| | TELEVISION OUTLET |
| | TELEPHONE JACK |
| | DATA |



ELECTRICAL NOTES:

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ELECTRICAL LEGEND

| | |
|--|--|
| | STANDARD SWITCH |
| | 3 WAY SWITCH |
| | 4 WAY SWITCH |
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| | PUSH BUTTON |
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| | CEILING MOUNTED LIGHT FIXTURE |
| | CEILING MOUNTED-VAPOR PROOF LIGHT FIXTURE |
| | LED WALL OR CEILING MOUNTED LIGHT FIXTURE |
| | ATTIC PULL CHAIN |
| | RECESSED LIGHT FIXTURE |
| | RECESSED-VAPOR PROOF LIGHT FIXTURE |
| | WALL MOUNTED LIGHT FIXTURE |
| | COACH LIGHT (PRE-WIRE AS NOTED) |
| | FLOOD LIGHT |
| | LED CEILING MOUNTED LIGHTING STRIP |
| | FLUORESCENT STRIP |
| | UNDER CABINET FLUORESCENT STRIP |
| | WALL MOUNTED INCANDESCENT STRIP |
| | EXHAUST FAN |
| | EXHAUST FAN WITH LIGHT |
| | SMOKE DETECTOR |
| | COMBINATION SMOKE & CARBON MONOXIDE DETECTOR |
| | SPEAKER PRE-WIRE |
| | ELECTRICAL PANEL |
| | AFCI DISCONNECT |
| | ELECTRICAL METER |
| | TELEVISION OUTLET |
| | TELEPHONE JACK |
| | DATA |

